

DAY



ONE VICTORIA, Great Ducie Street Snagging Timeline and Final Sample Panel Photographs

DAY

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Sample Panel 01



Sample panel 02: Sawtooth bay details



Sample panel 02 was presented to MCC with window sill and head flashings formed in mill finished aluminium as previously agreed with MCC. DAY confirmed that the main facades are to be installed in anodised aluminium 100A to match the surrounding windows and approved materials palette.

MCC visual inspection highlighted the following observations which require further works to bring the sample panel in line with the case officers expectations.

- Better control of joint alignment is required to all joints with particular attention drawn to the window head external corner and the window sill internal corner. Please refer to photo 1 and 02 below highlighting the details in question.
- Better control of joint alignment is required to the right-hand window jamb to eliminate wide mastic joints. Please refer to photo 1 and 02 below highlighting the details in question.
- Mastic joints, to be finished in black at interface with the surrounding brickwork. Mastic pointing to be controlled to prevent bleeding into the masonry and mortar joints (see photo 03)
- Mastic joints between aluminium panels to be finished in grey as presented. Mastic pointing to be controlled to prevent bleeding into other surrounding finishes.

Sample panel 02: Image 01

Head flashing out of alignment. Capping detail to be brought into alignment with adjacent panel and drip interface.



Sample panel 02: Image 02

Cut joint in sill flashing to be "clean" and within alignment with adjacent panel.



Sample panel 02: Image 03 and 04

Alignment of sill flashing to window jamb to be brought into alignment.



Window drain hole cover caps

An additional request was made for DAY to review alternate colour options for the window drain hole cover caps. Discussions with the supplier has identified the following options:

- I. Remove black drain hole cover caps and leave drainage weep vent open (see photo 05 and 06 below for comparison)
- II. Provide a bespoke painted finish to the drain hole cover caps to closely match the finish of the windows. DAY are seeking clarification on the longevity and warranty surrounding the applied paint finish when applied over the plastic drain caps. If the drainage caps can not be warranted by the supplier an alternate solution will need to be discussed with all parties.

Photo 05



Photo 06



28th August 2024

Below are comparison photographs from 08.08.24 site visit compared to the latest inspection following the remedial works.

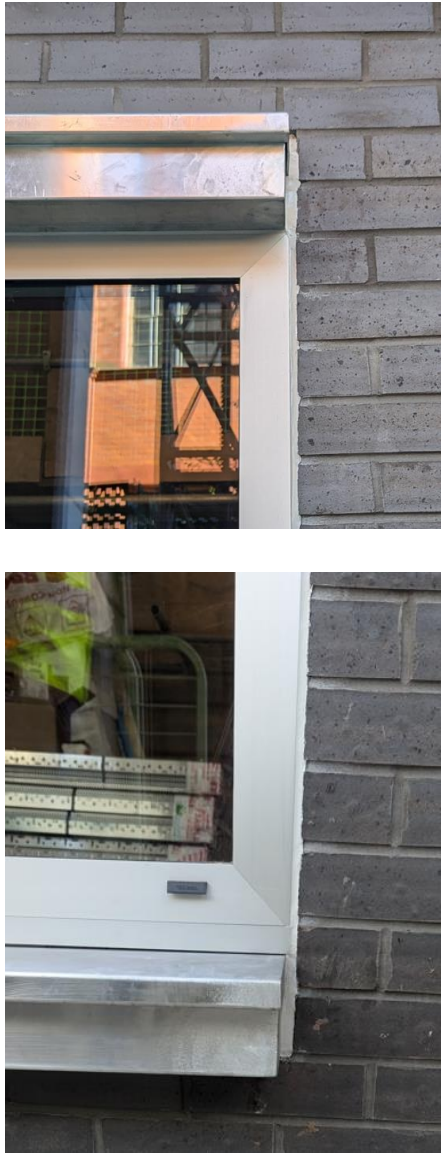
REMEDIATION 1

Head flashing out of alignment. Capping detail to be brought into alignment with adjacent panel and drip interface.

Inspection of works 08.08.24	Inspection of works 21.08.24
	 Panel has been realigned and joint between panels has been infilled with grey mastic to match mastic used around frame.

REMEDIATION 2

Better control of joint alignment is required to the window jamb to eliminate wide mastic joints.

Inspection of works 08.08.24	Inspection of works 21.08.24
	 Panels now aligned with mastic replaced in black as requested by MCC.

REMEDIATION 3

Cut joint in sill flashing to be “clean” and within alignment with adjacent panel.

Inspection of works 08.08.24	Inspection of works 21.08.24
	 Tolerance between joints better aligned and treated with colour matched mastic.

REMEDICATION 4

Additional request for grey window drain hole cover caps.

For context, the windows at One Victoria are an 'FZ' system, the windows at Fairfax are an 'FY' system. Technal are the window manufacturer for both schemes. Technal only supply white or black cover caps for the 'FZ' system (used at One Victoria).

Unable to source the caps from the manufacturer, our window supplier have sourced a plastic injection company that have created a drainage cap to match our natural silver anodised window. 5 sample caps have been installed onto the sample panel as shown in the photograph below.

Inspection of works 08.08.24	Inspection of works 22.08.24
	 Drainage caps matching natural silver anodised window.

FINAL PHOTOGRAPHS

SAMPLE PANEL 01



SAMPLE PANEL 02



