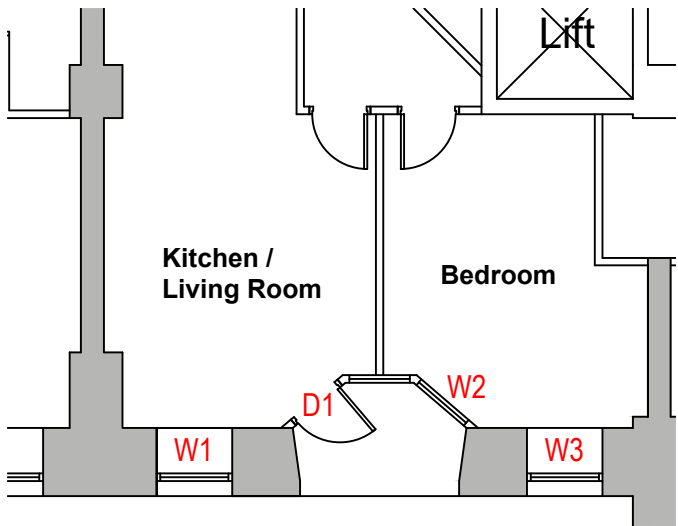
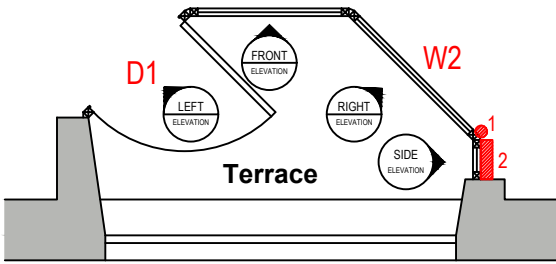
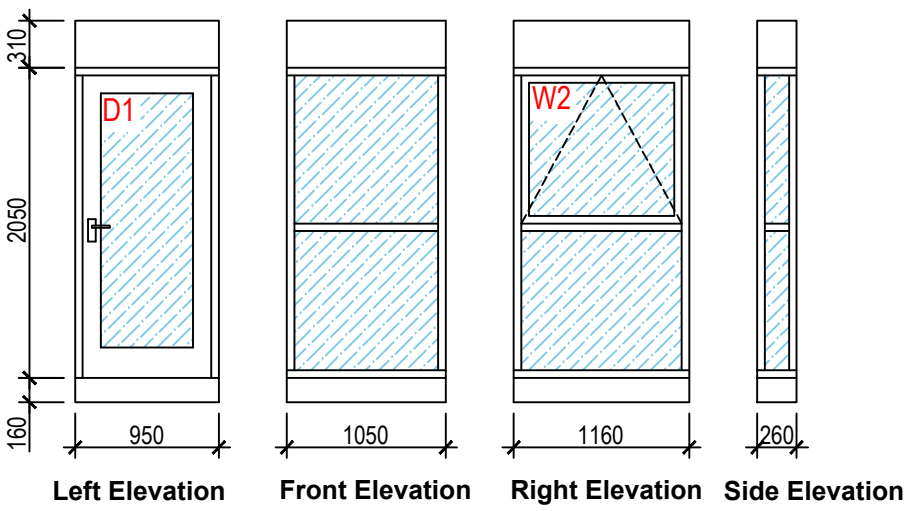


Apartment 409 - Window Elevations
Scale 1:50 @ A3

Apartment 409 - Apartment Plan
Scale 1:100 @ A3

Apartment 409 - Terrace Layout and Elevations
Scale 1:50 @ A3

Tilt and turn windows										
Location	Comments	E&A	Timber repairs	Window Fastener	Window stay	Pivot Hinge	External sealant	Draught strips	Beading	Glazing
Kitchen / Living Room W1	Evidence of historic ivy growth - remove. Replace approx. 25Nr timber beads. Evidence of rot to sill - allow for full replacement.	✗	✓ Replace sill.	✓ 2Nr	✗	✓ 2Nr	✓	✓	✓ 25Nr	✗
Bedroom W3	Allow for replacement of approximately 30 window beads and allow for 400mm splice repair to bottom rail. Allow for replacement of the sill. Allow for replacing 3 window panes where the seals have blown. Allow for raking out and replacing the two-part polysulfide mastic seal to the perimeter.	✗	✓ Splice repair.	✓ 2Nr	✗	✓ 2Nr	✓	✓	✓ 30Nr	✓ 3Nr

Door and window side screens																
Location	Comments	E&A	Timber repairs	Window Fastener	Window stay	Window Hinges	Door Hinges	Door handles + Lock	Shoot bolts	External perimeter sealant	Draught strips - doors	Draught strips - windows	Internal perimeter sealant	Sealant to vertical joints	Beading	Glazing
Kitchen / Living Room D1	Single leaf door. Door is binding on the sill - ease and adjust. Replace ironmongery. Replace trickle vent above door.	✓	✗	✗	✗	✗	✓ 3Nr	✓	✗	✓	✓	✗	✓	✓	✗	✗
Bedroom W2	Top hung opening casement. Evidence of historic ivy growth - remove. Casement is binding on the frame, allow for easing. Rake out mastic and reapply.	✓	✗	✗	✓	✓ 2Nr	✗	✗	✗	✓	✗	✓	✓	✓	✗	✗

ANSTEY HORNE

EST. 1705

Chartered Surveyors

Rights of Light/ Daylight & Sunlight

Party Walls & Neighbourly Matters

Building Consultancy

Fire Consultancy

Project & Cost Management

Building Safety

GENERAL NOTES:

1 - Vertical seal required.

2 - Replace window board.

3 - Replace timber window beading.

4 - Replace rotten sill.

5 - 400mm splice repair to bottom window rail.

01

Tender issue

04/07/25

00

First draft for review

13/05/25

REV

DESCRIPTION

DATE

PROJECT INFORMATION

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Do not scale from drawing - all dimensions to be verified on site.

CLIENT:

Peel L&P (Ports No 3) Limited

PROJECT TITLE:

Middle Warehouse, Castle Quay, Manchester Windows, Doors, and Terraces Repair and Maintenance Scheme

DRAWING TITLE:

Apartment 409 Layout, Elevations and Schedule

LEAD / UPDATED:

DJR / RCN

DATE:

04/07/2025

SCALE:

As Shown

A3

DRAWING No:

BSC03236 - 409

REVISION:

01

Tender