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GENERAL NOTES:			
Works to each Terrace to include: Supply and install new hardwood pre-finished 200mm wide fascia boards with a Taurus moulding to the full perimeter of the building, include for mechanically fixing back to the structure. Leave ready to receive decoration specified later. Carefully remove the bargeboards above the balcony doors and replace with Tricoya timber barge boards to match the existing arrangement / dimensions. Include for reinstating leadwork to the bargeboards on completion. Carefully remove the plywood timber cheeks and replace with Tricoya in a style to match existing. Include for reinstating the leadwork on replacement of the timber cheeks. Carefully remove the existing PVCu rainwater hoppers and downpipes to drain the deep parapet gutter to the eaves guttering, and remove from site. New pipework to be Heritage Cast Aluminium manufactured by Alumasc Rainwater Tel: +44 (0)1744 648400 (or equal approved) and comply with BS 8530 Traditional-style half round, beaded half round, Victorian ogee and moulded ogee aluminium rainwater systems - Specification. Clear out the gutters, and overcoat the sheet lead joints to the guttering with Sikalastic Rapid Trafficable (Waterproofing & Wearing) membrane manufactured by Sika as set out in the attached Sika specification, to create a seamless gutter. Carefully rake out the cement verges and neatly point the verges in NHL 3.5 mortar with flush profile in a continuous operation, to the gables and dormer / terrace elevations. Timber repairs to doors, windows and screens noted on separate drawings.			
01	Tender issue		04/07/25
00	First draft for review		13/05/25
REV	DESCRIPTION		DATE
PROJECT INFORMATION			
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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: Level 5 Terrace Repair Works Locations			
LEAD: / UPDATED: DJR / RCN	DATE: 10/03/2026	SCALE: As Shown	A3
DRAWING No:			REVISION:
BSC03236 - 008			01
Tender			

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Works to each Terrace to include:

Supply and install new hardwood pre-finished 200mm wide fascia boards with a Taurus moulding to the full perimeter of the building, include for mechanically fixing back to the structure. Leave ready to receive decoration specified later.

Carefully remove the bargeboards above the balcony doors and replace with Tricoya timber barge boards to match the existing arrangement / dimensions. Include for reinstating leadwork to the bargeboards on completion.

Carefully remove the plywood timber cheeks and replace with Tricoya in a style to match existing. Include for reinstating the leadwork on replacement of the timber cheeks.

Carefully remove the existing PVCu rainwater hoppers and downpipes to drain the deep parapet gutter to the eaves guttering, and remove from site.

New pipework to be Heritage Cast Aluminium manufactured by Alumasc Rainwater Tel: +44 (0)1744 648400 (or equal approved) and comply with BS 8530 Traditional-style half round, beaded half round, Victorian ogee and moulded ogee aluminium rainwater systems - Specification.

Clear out the gutters, and overcoat the sheet lead joints to the guttering with Sikalastic Rapid Trafficable (Waterproofing & Wearing) membrane manufactured by Sika as set out in the attached Sika specification, to create a seamless gutter.

Carefully rake out the cement verges and neatly point the verges in NHL 3.5 mortar with flush profile in a continuous operation, to the gables and dormer / terrace elevations.

Timber repairs to doors, windows and screens noted on separate drawings.