

## **206 Burger Street - RENOVATIONS AND ALTERATIONS –SPECIFICATION**

### **1) GENERAL**

It is recommended that demolitions and new work in the form of wet trades are finished to carcass level prior to proceeding with final renovations and finishes.

Renovations to be carried out in an orderly manner from top down. I.E. work should start on the ceilings and progress down to the floors internally and from roof to ground level externally. Work should not be started on anywhere where there is the possibility of damage from unfinished work above.

The works should be adequately protected as work proceeds. I.E. all elements below the work being carried out should be protected from any possible damage. Particular attention should be paid to areas of timber floors if scaffolding or similar is to be used. Timber floor should be protected with scaffolding boards from load or movement damage. Care should be taken in protecting finished work (normally above) if work below may create damage.

### **2) DEMOLITION**

2.1) It is recommended that the contractor takes detailed photographic records of the paving prior to commencing work paying particular attention to channels and other such features. It is further advised that the contractor should carefully lift and set aside the brick paving to minimise damage during construction. If the paving is set aside this should be in a secure location to reduce losses. Lifted paving should only be re-laid towards the end of the contract and in accordance with photographic record on new sub layers to Engineers specification.

2.2) All timber floors which have to be removed should be undertaken with care and all retrieved material should be set aside for selection and reuse in repairs and renovations to timber floor elsewhere.

2.3) As indicated on drawings there are a number of existing doors and windows which are to be carefully removed and set aside for reuse. It is suggested that this should be done with care as the certain doors (and windows) will be reused and those that are not may be useful in the repair or replacement of other doors and windows.

### **3) EXTERNAL**

#### **3.1) ROOFS**

[Provisional awaiting Entomologist report and Structural Engineers recommendations]

Note:-

It would appear that the roof sheeting, barge boards, finials, fascias, gutters and downpipes may have been replaced in a previous renovation. The present timber barge boards and finials to not appear to match those that can be seen in 1880 photographs.

#### **3.1) Roof Sheeting**

Existing roof sheeting to be removed in a controlled and orderly manner. Structure below to be protected from the elements by means of tarpaulins or other suitable method for the duration of exposure. Roof trusses, purlins and other timbers to be renovated to Engineers instructions.

New 0.80mm Z200 galvanised prepainted (Chromadek) S rib roof sheeting and flashing's of matching colour on new heavy duty, fire retardant, double sided, reflective foil laminate as per Sisalation FR430 or other approved.

#### **3.2) Ventilators**

Remove existing ventilators and set aside in secure location. Renovate, repaint and reattach to roof after roof renovations. Missing ventilator to be replaced with new ventilator constructed from similar materials and to match other ventilators on the roof.

#### **3.3) Chimneys**

All chimneys to be inspected for damage to brickwork or cement capping. Photos to be taken of damage and submitted to Architect for repair instructions. (No obvious damage at time of survey)

All flashing's around chimney to be replaced with roof sheeting.

If chimney remains open then a  $\pm 10$ mm thick fibre cement board is to be inserted on 40 x 40 x 3mm angles  $\pm 100$ mm down in chimney. Chimney to be filled with concrete plug with top finished with steel trowel to a rounded shape.

#### **3.4) Barge Boards**

All timber barge boards and capping boards to be carefully removed and used as patterns to create new approved painted hardwood barge boards to match existing. Roof timbers to be renovated as directed by Engineer prior to installing new barge boards

#### **3.5) Fascias**

All timber fascias and exposed ends to trusses to be inspected and any defect timber to be noted and brought to the attention of the Architect/Engineer. All defective timber to be carefully removed and replaced with new approved hardwood to match existing. Roof timbers to be renovated as directed by Engineer prior to installing new fascias

#### **3.6) Louvers (Roof space ventilation)**

Timber louvers to be inspected for any damaged and reported to Architect for repair instructions. (No obvious visible damage noted at time of survey). Louvre's to have all flaking paint removed, sanded smooth, under coated and repainted with enamel.

Bird proofing to inside to be inspected and to be replaced if it is damaged or does not conform to the new bird proofing. New bird proofing to consist of a galvanised welded (or expanded) steel mesh with an aperture not exceeding 10mm and a wire diameter not less than 0.9mm.

### 3.7) Verandah columns

All timber verandah columns to be inspected for damage and any defects brought to the attention of the Architect/Engineer. Defective columns to be carefully removed and replaced with new treated and painted hardwood columns to match existing.

Note:-

Although plinths exist for verandah columns on the west side of Block B the 1880 photographs show that a verandah roof was never constructed

## 3.2) WALLS

### 3.2.1) Stone Plinths

All stone plinths to be inspected for damage and brought to the attention of the Architect/Engineer. All defective stone to be carefully removed and replaced with similar matching stone. Mortar to match existing. Large areas may need further work and the walls over supported - refer Engineers instructions.

### 3.2.2) Facebrick External Walls.

All external walls are facebrick with a flush pointed jointing.

Clean existing facebrick walls with a nebulous water spray of sufficient pressure to loosen the dirt. Care to be taken not to excessively wet the brickwork otherwise this may cause efflorescence. The use of approved natural bristle scrubbing brushes should only be used for cleaning of the brickwork. Wooden scrapers or in server case phosphor bronze brushes can be used for the removal of stubborn excrescences. All paint for previous signage, etc. to be removed from brickwork by chemical means or if this is not adequate then by a carefully application of a mechanical method. Where this is not successful bricks are to be removed and replaced.

All bricks which are soft and crumbling and/or have eroded in excess of 5mm from their original face are to be carefully broken out and replaced with approved "new" matching facebricks obtained from elsewhere. When removing bricks this should be by drilling overlapping holes to perforate the brick and then chipping out the remainder with a sharp cold chisel. Joints can be carefully cut through with a small angle grinder taking care not to damage adjacent brickwork. Pockets formed by removing old bricks should be thoroughly cleaned out of all dust and debris and the surrounding pocket sides dampened. Replacement bricks should be heavily battered on all surface in contact with the pocket surfaces and all joints filled the mortar. Mortar should be 1:2:9 mix cement, hydraulic lime and sand. DPC layer

All DPC layers to be inspected and any signs of rising damp to be brought to the attention of the Architect/Engineer [*original DPC layer is probably of a malthoid like material and has decayed*] Replace the existing damp proof layer by drilling 12mm diameter holes at approximately 120mm centres to a depth of 75% of the wall and injecting with an a silicone, siloxane or other approved material. [*AMAFA has had success with product named Dryzone*]

Pointing

Where pointing is found to be crumbling rake out to good material. Replace pointing to raked out areas and areas where pointing has eroded in excess of 10mm from the facebrick surface. New pointing to consist of 1 part cement, 2 parts hydraulic lime and 9 parts matching sand (found in local rivers). Contractor to supply cured samples of mortar mix for approval prior to commencing with pointing.

### 3.2.3) Air Intakes (Airbricks).

There are numerous air intakes in the external walls at various levels for under floor ventilation, cavity ventilation and room ventilation.

The following work is to be undertaken:-

- i) Where the cast iron grille is still in good condition regardless of type this is to remain. Wire brush down and paint with a red oxide paint.
- ii) Where a conventional clay airbrick has been used this is to remain without any further action.
- iii) Where there is no airbrick remaining or a damaged airbrick/grille then the opening is to be cleaned out and a conventional clay airbrick is to be built in.

### 3.2.4) Plaster and Paint

As indicated on drawings existing painted walls, mouldings, reveals, heads and sills to windows, doors and other openings to be scraped down and all loose and flaking paint is to be removed. Inspect walls for any major problems and report to Architect and repair as instructed. Fill all cracks and uneven surfaces with an approved filler. Sand down to an even and consistent finish. Wall to be prepared with suitable bonding agent/primer for painting. Paint all walls with an undercoat and then coats of PVA in accordance with paint manufacturers recommendations to an even and uniform finish.

## 3.3) FLOORS

### 3.3.2) Veranda Floors quarry tiles

Quarry tiles to be water wash and scrub with natural bristle scrubbing brushes. Repair all cracks and/or previous poor repairs. Replace any missing or broken quarry tiles.

## 3.4) EXTERNAL WORKS

### 3.4.1) Brick paving

Refer 2.1 above

#### 3.4.2) Asphalt

It is recommended that renovations to asphalt surfaces only be undertaken towards the end of the contract to avoid possible damage. Asphalt surfaces to be ripped up and sub base stabilised and re-compacted or new sub layers laid all to Engineers details and specification.

Note Large tree has roots disrupting asphalt surface. Roots to be removed by specialist.

#### 3.4.3) Sewer

All the existing sewers to the buildings are to be abandoned back to the Municipal connection unless otherwise instructed. New sewers as shown on the drawings and as detailed by the Engineers are to be laid. (note:- There is the possibility that there may have been septic or conservancy tanks at the rear of the building at some time and these may require demolition and/or filling to lay the new services)

#### 3.4.4) Rainwater and Stormwater

##### Gutters

All gutters have at some point in time been replaced with continuous rolled pre-painted aluminium gutters. In the event of the roof and/or fascias requiring replacement it is envisaged that a large percentage of guttering will be damaged or lost. All damaged or missing gutters to be replaced with matching continuous rolled pre-painted aluminium gutters.

##### Downpipes

All external downpipes have at some point in time been replaced with rectangular PVC downpipes. Numerous downpipes are missing at lower levels and require replacement with matching pipes.

##### Hopper heads

There are a number of pre-painted aluminium hopper heads some of which appear to have become blocked and are overflowing causing damage to walls. All hopper heads to be inspected and cleaned out. All hopper heads to get 2 to 3 20 to 25mm diameter holes drilled in the front face close to the top so any future blockage is obvious and possibly reduced from running down walls.

#### 3.4.5) Water Reticulation.

The existing water reticulation appears to have been redone and is in good order.

All existing underground water reticulation to be checked and confirmed with Engineer.

All major water reticulation within the buildings to be checked and confirmed with Architect.

All minor reticulation to fittings to be removed and replaced with new fittings.

Some new underground and above ground reticulation required to areas of new fittings.

#### 3.4.6) Fire Reticulation

A new fire main system and fire hose reels have recently been laid and no action is envisaged in this regard other than minor relocation of some fire hose reels

#### 3.4.7) Fence

The existing fence is to be removed. A new 1.8 - 2.2m high galvanised and pre-painted steel "clear view" fence is to be erected consisting of minimum posts at 3m centres with intermediate fence. New pedestrian gates as per drawing to be erected. New sliding gates as per drawings.

### 4) INTERNAL

#### 4.1) FLOORS

##### 4.1.1) Repairing existing timber board floor.

Areas of floor to be repaired to be agreed with Architect and Engineer prior to commencing any work. Totally remove or carefully cut out damaged floor boards leaving a staggered joint to the good existing floor boards. The existing good floor boards may require partial lifting.

The Contractor is to source new or good reclaimed timber flooring of same species, colour and shape to match existing floor. Underlying support to timber floor to be inspected and if suspect then this is to be reported to the Architect/Engineer for repair instructions. New floor to be laid in a staggered pattern - no straight joint across 2 or more boards. After repairs are completed refurbish entire floor as specified.

##### 4.1.2) Renovating existing timber board floor.

Clean floor and inspect for damage or loose areas. Obtain agreement that from both Architect and Engineer that existing floor is suitable for renovation. Bring to the attention of the Architect/Engineer any damaged areas and repair as instructed. Re-nail any loose or springy areas of floor. Inspect floor for any foreign objects such as nails, paint, glue, etc and remove them. Inspect floor for any protruding or surface visible flooring nails and sink them  $\pm 3$ mm into the floor. Fill all nail heads and any deep scratches, grooves or gaps in planking with a suitable coloured wood filler. Lightly mechanically sand floor paying particular attention to corners and along walls where hand sanding may be necessary to obtain a constant and even finish. Clean and vacuum floor prior to coating. Paint with oil based polyurethane varnish to manufacturers specification.

##### 4.1.3) New timber board floor

Where new floor boards are required this may require all or part of the following:-

Lay new timber floor consisting of minimum 19mm thick tongue and groove or step lapped boards with concealed nail fixing of similar width and of similar species to existing. Boards to be laid on timber joists bearing in slots in walls, or wall plates, or intermediate beams which in turn may bear on external walls and new brick support columns all as detailed by the Engineer. New minimum 0.5mm bent galvanised metal ant guard to be inserted into raked out joint in existing brick wall (preferable the same joint as the dpc). All new and if used existing brick piers to have similar metal ant proofing capping. At ground floor level earth under floor to be raked smooth, poisoned with approved termite and herbicide poisoning and left free of debris.

#### 4.1.4) New concrete floor.

Existing floor, supporting beams and piers to be removed as indicated on drawings and as described in demolition above. New supporting piers on new foundations to be constructed. New steel or concrete beams on piers and into surrounding walls to be laid. New concrete floor to be laid with steel float finish suitable for vinyl tiles. All to Structural Engineers details.

#### 4.1.5) Existing concrete and/or screeded floor.

Remove all traces of any laid floor finish and clean floor and inspect for damage, cracked or loose areas. Bring to the attention of the Architect any damaged areas and repair as instructed. Sand surface to provide a key for new finish paying particular attention to areas of repair or change in original surface finish.

#### 4.1.6) New porcelain floor tiles

Examine floor surface (possibly new or existing concrete/screed) and prepare as necessary for new tile finish. Lay 300 x 300 x 8,3 - 8,5 full bodied porcelain tiles in compliance with UPEC specifications with joints varying from 3mm - 5mm. Colour to be uniform light colour Salt and Pepper range. All grouting of floor tiles to be finished flush pointed to tile edges. An approved aluminium transition threshold between different floor materials to be plugged and screwed to floor. Tiles to be laid in accordance with SANS 10107 (REV A)

#### 4.1.7) New vinyl sheeting Or vinyl tiles.

Examine floor and prepare to receive floor finish.

a) Lay 2,5mm thick x 1,2m wide fully flexible vinyl floor sheeting manufactured to SABS specification 786-1992 as per Marley Superflex or other approved laid in acrylic adhesive as per Marley No. 60 or other approved spread with a notched trowel having 1,5mm x 1,5mm x 1,5mm triangular notches at 4,0mm centres at the rate of between 5,5m<sup>2</sup> and 6,5m<sup>2</sup> per litre. Joints to be butted, grooved and heat welded ensuring that the welding rod bonds to more than 70% of the sheet thickness. It is essential that on completion the installation be rolled, in both directions with an articulated 68kg three sectional metal floor roller.

b) Lay 300 x 300 x 2,0mm thick fully flexible vinyl floor tiles manufactured to SABS Specification 786-1992 laid in an approved acrylic adhesive spread with a notched trowel having 1,5 mm x 1,5 mm x 1,5 mm triangular notches at 4,0 mm centres at the rate of between 5,5m<sup>2</sup> and 6,5m<sup>2</sup> per litre. It is essential that on completion the installation be rolled, in both directions with an articulated 68kg three sectional metal floor roller.

The newly laid floor should, after 72 hours be scrubbed with a diluted neutral detergent complying with SABS 825 and thoroughly rinsed. Apply three coats of a water based floor dressing complying to SABS 1042.

### 4.2) SKIRTINGS, CHAIR/DADO RAILS, PICTURE RAILS, SILLS, DOOR AND WINDOW SUROUNDS

#### 4.2.1) Timber fittings.

All timber fittings to be checked for damage and brought to the attention of the architect.

Damaged timber fittings to be removed and replaced with matching hardwood timber fittings finished to match original.

Re-nail or screw any loose fittings. Inspect fittings for any foreign objects such as nails and remove. Inspect fittings for any protruding or surface visible fixings and sink them by  $\pm 3$ mm. Fill all nail and screw heads and any deep scratches, grooves or gaps with a suitable wood filler. Lightly sand fittings paying particular attention to corners and along walls .  
Paint with:-

a) oil based polyurethane varnish to manufacturers specification to match existing.

b) enamel paint to manufacturers specification to match existing.

c) PVA emulsion paint to manufactures specification to match existing

#### 4.2.2) New tiled skirting

As indicated on drawings existing walls previously painted and/or tiled to be prepared by removal of paint/tile adhesive by grinding or grooving to form a surface for good adhesion of new tiling adhesive for tiling with new tiles. Walls to be tiled 100mm high x 300 x 8,3 - 8,5 full bodied porcelain tile skirting as per floor tiles fixed to walls as per floor tiles. Joints of skirting wherever possible to align with joints of floor tiles.

#### 4.2.3) New vinyl skirting

An approved contact adhesive should be used. It should be spread evenly and quickly with a brush onto both material and working surface. Allow both surfaces to become touch dry – approximately 15 minutes. Place material carefully into position at one end, and then work gradually along its length. When completely positioned, apply firm pressure along whole length to ensure perfect contact between the two adhesive surfaces.

### 4.3) WALLS AND DADO'S

#### 4.3.1) Painted walls general areas

As indicated on drawings existing painted walls, dados, reveals and heads to windows, doors and other openings to be scraped down and all loose and flaking paint is to be removed. Inspect all for any major problems and report to Architect and repair as instructed. Fill all cracks and uneven surfaces with and approved filler. Sand down to an even and consistent finish. Surfaces to be prepared with suitable bonding agent/primer for painting. Paint all walls with an undercoat and then coats of PVA in accordance with paint manufacturers recommendations to an even and uniform finish.

#### 4.3.2) New tiled walls.

As indicated on drawings existing walls previously painted and/or tiled to be prepared by removal of paint/tile adhesive by grinding or grooving to form a surface for good adhesion of new tiling adhesive for tiling with new tiles. Walls to be tiled with:-

- a) Glazed 1st Grade 200mm x 200mm matt white wall tiles with PVC edge trim to all edges and changes in direction. (skirting between tiles and floor see skirting). pointing to be with a suitable white cement.
- b) Glazed 1st Grade 150mm x 150mm matt white wall tiles with PVC edge trim to all edges and changes in direction. (skirting between tiles and floor see skirting). pointing to be with a suitable white cement.

#### 4.4) CORNICES

##### 4.4.1) Existing cornice.

All timber cornices to be checked for damage and brought to the attention of the Architect.

Damaged timber cornices to be removed and replaced with matching hardwood timber fittings finished to match original.

Re-nail or screw any loose cornices. Inspect cornices for any foreign objects such as nails and remove. Inspect fittings for any protruding or surface visible fixings and sink them by  $\pm 3$ mm. Fill all nail and screw heads and any deep scratches, grooves or gaps with a suitable wood filler. Lightly sand cornices paying particular attention to corners and along walls. Paint with:-

- a) oil based polyurethane varnish to manufacturers specification to match existing.
- b) enamel paint to manufacturers specification to match existing.
- c) PVA emulsion paint to manufactures specification to match existing

##### 4.4.2) New cornice.

As indicated on drawings fit new 75mm coved gypsum or polystyrene cornices in accordance with manufacturers instructions. All junctions to be mitred and taped. Fill all fixing holes, joints and junctions between wall and/or ceiling and cornice. Prepare, undercoat and paint with PVA to and even and consistent finish in accordance with manufacturers recommendations.

#### 4.5) CEILINGS

Note that in many instances ceilings have been repaired, replaced, refurbished and repainted in a previous renovation and are still in good condition.

##### 4.5.1) Existing timber boarded ceiling.

Inspect ceiling for damage and/or loose boarding. Bring to the attention of the Architect any damaged areas and repair as instructed. Nail up any loose ceiling boards. Inspect for foreign objects such as nails, etc and remove. Sink any protruding ceiling fixings and fill fixing holes and minor scratches, etc with an approved wood filler. Rake out joints and sand down ceiling to an even and consistent finish. Paint with:-

- a) oil based polyurethane varnish to manufacturers specification to match existing.
- b) enamel paint to manufacturers specification to match existing.
- c) PVA emulsion paint to manufactures specification to match existing

##### 4.5.2) New timber boarded ceilings

Timber board ceilings shall consist of 12mm treated tongue and grooved or ship lapped boards of approximately 150mm wide SA pine or other approved boards to match existing. It is important to acclimatise boards to local conditions by laying them out in the location where they are to be fixed for up to 14 days. Boards are to be fixed by secrete nailing with minimum 40mm long nails at maximum 150mm centres to 38 x 38 timber battens fixed at maximum 450mm centres to roof trusses over.

##### 4.5.3) New gypsum plaster board ceiling.

New ceilings to be 6,4mm gypsum plasterboard manufactured according to SABS 266 in 1,2m widths laid at right angles to brandering with staggered end joints. All joints to have reinforcing tape. Ceiling to be fixed to brandering with 25mm sharp pointed screws at 150mm centres. All joints and fixings to be skimmed and sanded to form a smooth and even surface. Brandering to be 38 x 38 timber at maximum 400mm centres fixed to trusses and/or bearers.

##### 4.5.4) New Suspended ceilings

###### Standard Ceilings

Suspended ceilings should be installed in accordance with the current code of practice for ceiling installation adopted by the South African Building Interior System Association (SABISA). Nominal 1200 x 600 x 9mm gypsum plaster board white lay in ceiling tiles as per "Pelican Econotile" or other approved. Grid system to be 24 x 38mm hot dipped galvanised and prepainted (white) suspended steel grid system as per "Pelican Econogrid" or other approved. 3,6m long main tees to be suspended at 1,2m centres by adjustable hangers from roof structure over with cross tees at 600mm centres. Ceilings may be horizontal and to be set out in rooms so as to minimise to occurrence of small or odd shaped ceiling tiles at edges refer ceiling drawings.

###### Moisture Resistant

As above but Nominal 1200 or 600 x 600 white PVA painted 6mm thick fibre cement lay in ceiling tiles as per "Nutec ref 366-102" or other approved.

#### 4.6) OTHER

##### 4.6.1) Existing internal ventilation and/or light openings in walls and ceilings.

In many of the rooms there will be found openings in both walls and ceilings which have a timber frame and a wire mesh screen. These openings are old ventilation system connecting to the wall cavity or the original lights. These are all to be closed with a minimum 12mm thick "supawood" board with bevelled edges fixed with countersunk screws to existing timber frame. All fixings to be filled and board to be sanded smooth. Prepare and paint with PVA as per ceiling or wall.

Note the circular opening in the centre of ceilings to G22 with ornate grille connected to roof vent over and must be lift as is.

#### 4.7) WINDOWS, DOORS AND GLAZING

##### 4.7.1) Existing Timber Windows

##### 4.7.2) New Aluminium Windows

All aluminium windows are to be of a AAAMSA approved design and are to be suitable for the position and environment in which they are to be installed. Windows to be natural anodized aluminium as shown on drawings and or schedules. Size of openings to be checked on site prior to manufacture of windows. All windows to be true and square with suitable strong mechanical fixing to closed smooth mitred joints. Windows to be fixed all round to structure in accordance with manufacturers specification. Aluminium to be protected from damage/staining until surrounding finishes have been completed. All fastenings, handles, etc are to be of a prior approved heavy duty design suitable for the environment. All hinges and friction stays to be manufactured from an approved stainless steel or heavy duty aluminium. All glazing to be of type specified and to be fixed in neoprene or other approved gaskets/seals with aluminium glazing beads. Windows are to have suitable weather seal between frame and opening sections. Windows to be sealed all round to the surrounding structure externally and internally with silicone sealant. end specification

##### 4.7.3) Existing Timber Doors and Door Frames

Existing doors have been identified into the following categories:-

- 1) Sand down and repaint.
- 2) Repair damage, sand down and repaint.
- 3) Carefully remove and use as pattern to build new and matching. Fit, sand down, prime, undercoat and paint.
- 4) Fit new, sand down, prime, undercoat and paint.

##### 4.7.4) New Doors and Door Frames

##### 4.7.4.1) Steel Door Frames

Steel door frames are to be manufactured to accordance with SANS 1129 from minimum 1,2mm mild steel sheet with double rebated frame with mitred top corners, joints seam welded and supplied with corner stiffeners in the reveals on the inside in sizes as shown on the door schedule with profiles to suit wall thickness. One pair of 100mm butt hinges, 2no. rubber bump stops and an adjustable striking plate to be fixed in 1,6mm thick mild steel lock box fixed to frame (note certain frames do not have striker plate or lock box refer door schedule). Building in fixing straps are to be weld to the frame to suit building in every fifth course of a standard brick wall. Completed door frame to be hot dipped galvanised to SANS 121 (SABS 763). All imperfections in zinc coating to be carefully sanded smooth and frame prepared and painted with a suitable primer and enamel in accordance with paint manufacturers recommendation to obtain an even and consistent finish.

##### 4.7.4.2) Door External Exposed Areas

Doors to exposed areas are to be constructed from suitable hardwoods to sizes shown on door schedule. Doors to consist of a 44mm thick hardwood mortise and wedge tenoned frame, with the tenon showing on the outside edge of styles, 22mm hardwood T & G boarding and 22mm centre ledge in such a position that a mortice lock will not destruct the tenon joint and 15mm cross bracing where applicable. Rear of door to be panelled with 4mm plywood where applicable. Doors with glazing to have hardwood glazing beads and glazing set in silicon. After installation and fitting of ironmongery (note - after fitting ironmongery is to be removed for painting) doors are to be sanded down, prepared, primed and painted with an enamel paint in accordance with paint manufacturers recommendation to obtain an even and consistent finish.

##### 4.7.4.3) Door External Semi Exterior Area

Doors to be heavy duty (HD) door suitable for semi exterior (SE) of sizes shown on door schedule and constructed from a solid laminated kiln dried softwood (pine) core with 4mm thick hardwood cross banding layer, a hardwood veneer face suitable for painting and hardwood styles and top edge. All to be glued together with weather and boil proof adhesive. After installation and fitting of ironmongery (note - after fitting ironmongery is to be removed for painting) doors are to be sanded down, prepared, primed and painted with an enamel paint in accordance with paint manufacturers recommendation to obtain an even and consistent finish.

##### 4.7.4.4) Door Internal

Doors to be heavy duty (HD) door suitable for dry interior use (DI) of sizes shown on door schedule and constructed from a solid laminated kiln dried softwood (pine) or laminated chipboard core with 4mm thick composite board (hardboard) cross banding layer, a hardboard face suitable for painting and hardwood styles and top edge. After installation and fitting of ironmongery (note - after fitting ironmongery is to be removed for painting) doors are to be sanded down, prepared, primed and painted with an enamel paint in accordance with paint manufacturers recommendation to obtain an even and consistent finish.

##### 4.7.5) Windows Existing Buildings

Carefully sand down window. Check and repair where necessary glazing beads and/or putty. Prime and repaint with enamel.

##### 4.7.5.1) Sash Window Renovation.

Carefully release moving sash from frame. plane and adjust to fit opening.

Pulleys to be renovated/serviced or replaced as necessary. Sash chords to be renewed and balance weight adjusted by adding or removing to counter sliding sash weight. (If a spring has been used then this needs to be serviced and possible re-tensioned).

Replace all or damaged glazing as specified and check and repair glazing beads and/or putty. Recondition/service or fit new as required brass sash window centre rail cam locks. Remove all other devices such as barrel bolts and make good. Install new draught seals around edges of window. Check parting bead at meeting stiles and replace if damaged and fit new seals. Close up all opened areas and make good. Sand down, prime and repaint with enamel.

#### 4.7.5.2) Central Pivot Window Renovation

Carefully remove pivoting frames. Clean, plane and adjust moving frames to fit openings. Clean and service brass pivot hinges or replace as necessary. Refit openable frame and fit reconditioned brass hardware or fit new as necessary. Replace all or damaged glazing as specified and check and repair glazing beads and/or putty. Sand down, prime and repaint with enamel.

#### 4.7.5.3) Fixed and Side, Bottom or Top Hung Sash Windows

Check opening sections, clean, plane and adjust moving frames to fit openings and service hinges. Fit reconditioned brass hardware or fit new as necessary. Replace all or damaged glazing as specified and check and repair glazing beads and/or putty. Sand down, prime and repaint with enamel.

#### 4.7.5.4) Window Replacement

As indicated certain windows of high conservation value need to be replaced. Carefully remove existing window to be used as a pattern.

Construct new hardwood window to match existing window. First fit ironmongery.

Prime window and install making good plaster.

Re-glaze see glazing.

Sand down, under coat and paint window with enamel. Second fit ironmongery

Sand down, prime and repaint with enamel.

#### 4.7.5.5) New Windows Existing Building

As indicated certain windows are to be replaced with new windows of similar size and design (Original window has no conservation value). New window to be primed all round prior to fitting. Carefully break out existing window, fit new window and make good surrounding walls, head and sill. Fit new (or salvaged) glazing as specified. Sand down, prime and paint with enamel. Fit new (or salvaged) ironmongery. Silicon seal around window and wall external junction.

#### 4.7.6) New Windows New Building

All new windows to new building to be anodized aluminium frame glazed windows in accordance with AAAMSA and as shown on window schedules.

#### 4.7.7) Glazing

Glazed doors, fanlights, side lights and windows have been identified into the following categories:-

- 1) Now work required
- 2) Check putty/glazing beads and make good as required.
- 3) As 2 above + replace broken window panes with matching glazing
- 4) Remove existing glazing and replace with clear 6,4mm laminated safety glazing.
- 5) As 4 above but 6,4mm opaque safety glazing.
- 6) As 4 above but 3mm clear polycarbonate sheeting as per Lexan or other approved. (vandalism prevention).
- 7) As 6 above but 3mm opaque polycarbonate sheeting. (vandalism prevention)
- 8) Existing glazing is of high conservation value. Make a photographic record of window prior to proceeding. Carefully remove glazing and set aside in secure area for reuse. Refit glazing to renovated window and replace any damaged glazing or fixings to produce an "as new" finish.
- 9) 6,4mm laminated safety glass Louvre blades ±120mm wide with edges sealed with silicone or other approved to fit timber frame with insect mesh behind.

All new windows in new building to have 6,4mm clear or opaque safety glazing.