

This document is to be read in conjunction with the Drawings and Specifications.

## **GENERAL**

- Assume that all components, i.e., interior trim, jamb trim, parting strips, sashes, etc., etc., are to be restored unless they are identified to be replaced.
- See drawings for terminology of components.
- Artefacts and furnishings shall be moved by owner.
- Assume the need to fill multiple holes in all old wood components, larger holes are to be epoxy repairs, minor holes can be filled with putty after first coat of paint is applied.
- Assume the need to fill screw holes at all hardware locations to provide sound purchase for new screws.
- Assume that 20% of all exterior surfaces on old material require epoxy repairs.
- Note that muntin bar profiles vary amongst double hung sash, transom sash and loop hole covers.
- For all interior trim such as soffits, stools, jamb extensions at windows and interior trim at doors mask and neatly point gap between wood and masonry with Perma-Chink™ and tool smooth.

## **Windows** including double hung sashes, transom sashes and sashes forming loop hole covers

- Assume at gallery level that all sills are to be replaced and that the bottoms of all jambs require an extensive combination of Dutchman and epoxy repairs.
- Assume that 50% of all joints in sashes, transom lights and loop hole covers require stabilization.
- Assume that all blind stops are to be replaced.
- Assume that all parting beads and interior stops are to be replaced except where noted.
- Assume all interior trim is restored by gluing splits, epoxy repairs and splicing in Dutchmen to damaged areas.
- Assume all jamb extensions are replaced.
- Assume that all soffits, aprons and stools, identified for restoration, require the gluing of splits, epoxy repairs and splicing in Dutchmen to damaged areas.
- Assume each sash requires three Dutchmen repairs average length 200.
- Assume 10% of glass is currently broken and assume 30% will break during removal.
- Assume each window frame being restored requires the removal of decayed wood and stabilization of corners by the insertion of counter sunk screws.
- Assume that all hinged sash supports for upper sashes are replaced.

## **Louvred Vents**

- Assume each louvred vent requires replacement insect screen, black aluminum, and completely new screen moulding.
- Assume each louvred vent requires adjustment to height and width by either planing or adding to.

## **Doors**

- Assume at gallery level that all sills are to be replaced (except where noted) and that the bottoms of all jambs require an extensive combination of Dutchman and epoxy repairs.
- Assume each door being retained requires on average four Dutchman repairs average length 200 mm.

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- Assume each door frame and/or associated trim being retained requires two Dutchman repairs average length 150 mm.
- Assume each door frame being retained requires the removal of decayed wood and stabilization of corners by the insertion of counter sunk screws.
- Assume that all interior trim at transom bar and head is restored by the use of Dutchman and epoxy repairs.

## WINDOW OPENINGS

RW1-69	Remove existing unit and replace.
RW1-70	Remove existing unit and replace.
RW1-71	Remove existing unit and replace.
RW1-72	Remove existing unit and replace.
RW1-73	Remove existing unit and replace.
RW1-74	Remove existing unit and replace.
RW1-75	Remove existing unit and replace.
RW1-76	Remove existing unit and replace.
RW1-77	Remove existing unit and replace.
RW1-78	Remove existing unit and replace.
RW1-79	Remove existing unit and replace.
RW1-80	Remove existing unit and replace.
RW1-81	Remove existing unit and replace.
RW1-82	Remove existing unit and replace.
RW1-83	Remove existing unit and replace.
RW1-84	Remove existing unit and replace.
RW1-85	Remove existing unit and replace.
RW1-86	Remove existing unit and replace.
RW1-87	Remove existing unit and replace.
RW1-88	Remove existing unit and replace.
RW1-89	Remove existing unit and replace.
RW1-90	Remove existing unit and replace.
RW1-91	Remove existing unit and replace.
RW1-92	Remove existing unit and replace.
RW1-93	Remove existing unit and replace. Restore louvred vent. Re-glaze sash with obscure glazing.
RW1-94	Remove existing unit and replace. Restore louvred vent. Re-glaze sash with obscure glazing.
RW1-95	Remove existing unit and replace. Restore louvred vent. Re-glaze sash with obscure glazing.
RW1-96	Remove existing unit and replace. Restore louvred vent. Re-glaze sash with obscure glazing.

RW1-97	Remove existing unit and replace. Restore louvred vent. Re-glaze sash with obscure glazing.
RW1-98	Remove existing unit and replace. Restore louvred vent. Re-glaze sash with obscure glazing.
RW1-99	Remove existing unit and replace. Restore louvred vent.
RW1-100	Remove existing unit and replace. Restore louvred vent.
RW1-101	Remove existing unit and replace. Restore louvred vent. Remove modern steel shutters to facilitate work and reinstall at job end.
RW1-102	Remove existing unit and replace. Restore louvred vent. Remove electrical to facilitate work and reinstall at job end.
RW1-103	Restore hardware with new copper clad shutter, see drawings and specifications.
RW1-104	Restore hardware with new copper clad shutter, see drawings and specifications.
RW2-01	Restore frame and sashes. Remove insect screen and discard. Restore parting bead at head. Restore soffit, stool and apron. Coordinate with conservation of iron bars. Remove cut nails, curtains, and curtain cord to facilitate work and reinstall at job end.
RW2-02	Restore frame and sashes. Remove insect screen and discard. Restore parting bead at head. Restore soffit, stool and apron. Remove cut nails, curtains, and curtain cord to facilitate work and reinstall at job end. Coordinate with conservation of iron bars.
RW2-03	Restore frame and sashes. Replace Dutchman underside lower sash meeting rail. Restore parting bead at head. Restore soffit. Remove cut nails, curtains, and curtain cord to facilitate work and reinstall at job end. Coordinate with conservation of iron bars.
RW2-04	Restore frame and lower sash Replace upper sash. Restore parting bead at head. Restore soffit, stool and apron. Remove cut nails, curtains, and curtain cord to facilitate work and reinstall at job end. Coordinate with conservation of iron bars.

RW2-05	Restore frame and lower sash. Replace upper sash. Retain parting bead at head. Remove cut nails, curtains, and curtain cord to facilitate work and reinstall at job end. Coordinate with conservation of iron bars.
RW2-06	Restore frame and lower sash. Replace upper sash. Retain parting bead at head. Restore soffit. Remove cut nails, curtains, and curtain cord to facilitate work and reinstall at job end. Coordinate with conservation of iron bars.
RW2-07	Restore frame and sashes. Restore parting bead and stop at head. Remove cut nails, curtains, and curtain cord to facilitate work and reinstall at job end.
RW2-08	Restore frame and sashes. Retain parting bead and stop at head, splice Dutchman into end of stop Restore soffit. Remove cut nails, curtains, and curtain cord to facilitate work and reinstall at job end.
RW2-09	Restore frame and sashes. Splice in Dutchman bottom of west stile lower sash. Remove cut nails, curtains, and curtain cord to facilitate work and reinstall at job end.
RW2-10	Restore frame and upper sash. Replace lower sash. Remove cut nails, curtains, and curtain cord to facilitate work and reinstall at job end.
RW2-11	Restore frame and sashes. Restore stool and apron.
RW2-12	Restore frame and sashes. Restore stool and apron.
RW2-13A	Restore frame and sashes. Restore stool and apron.
RW2-13B	Restore frame and sashes. Restore soffit.
RW2-14	Restore frame and sashes.
RW2-15	Restore frame and lower sash. Replace upper sash.
RW2-16	Restore frame and sashes.
RW2-17	Restore frame and sashes. Restore stool and apron.
RW2-18	Restore frame and sashes. Restore soffit.
RW2-19	Restore frame and lower sash. Replace upper sash. Restore soffit. Restore stop at head.

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RW2-20	Restore frame and sashes. Restore stool and apron. Restore stop at head.
RW2-21	Restore frame and sashes. Restore soffit.
RW2-22	Restore frame and sashes. Replace Dutchman across underside of bottom rail on lower sash. Restore soffit.
RW2-23	Restore frame and sashes. Restore louvred vent. Restore stop at head.
RW2-24	Restore frame and sashes. Restore parting bead at head and stop at head. Restore soffit.
RW2-25	Restore both <b>frame and</b> sashes. Restore stool and apron. Restore interior stops.
RW2-26	Remove existing paneling to facilitate work and rebuild once window restoration work is completed. Restore both <b>frame and</b> sashes. Glaze sashes with obscure glass. Assume all interior wood work is to be replaced.
RW2-27	Remove existing paneling to facilitate work and rebuild once window restoration work is completed. Restore both <b>frame and</b> sashes. Glaze sashes with obscure glass. Assume all interior wood work is to be replaced.
RW2-28	Restore <b>frame and</b> sashes. Restore louvred vent. Restore stop at head. Restore soffit, stool and apron.
RW2-29	Restore <b>frame and</b> sashes. Replace soffit. Restore louvred vent. Restore stool and apron.
RW2-30	Restore <b>frame and</b> sashes. Restore louvred vent. Restore soffit, stool and apron. Restore stop at head.
RW2-31	Restore <b>frame and</b> sashes. Restore louvred vent. Restore soffit, stool and apron. Restore stop at head.
RW2-32	Restore <b>frame and</b> sashes. Restore louvred vent. Restore soffit, stool and apron.

	Restore parting bead and stop at head.
RW2-33	Restore <b>frame and</b> sashes. Restore louvred vent. Restore soffit and stool. Restore parting bead and stop at head.
RW2-34	Restore s <b>frame and</b> ashes. Restore louvred vent. Restore stop at head.
RW2-35	***Electrical conduit through lower sash Restore louvred vent. Restore stop at head. Restore <b>frame and</b> sashes. Restore soffit.

## DOOR OPENINGS

RD1-40	Remove existing and replace door and frame. Retain and restore transom sash.
RD1-41	Remove existing and replace door and frame. Retain and restore transom sash.
RD1-42	Remove existing and replace door and frame. Retain and restore transom sash.
RD1-43	Remove existing and replace door and frame. Retain and restore transom sash.
RD1-44	Remove existing and replace door and frame. Retain and restore transom sash.
RD1-45	Remove existing and replace door and frame. Retain and restore transom sash.
RD1-46	Remove existing and replace door and frame. Retain and restore transom sash.
RD1-47 (Washroom)	Remove existing and replace door and frame. Install new white oak threshold to match outward appearance of existing. Replace existing hinges with new forged HL hinges. Reclaim and reinstall washroom signs, automatic closers, push plates and pulls.
RD1-48 (Washroom)	Remove existing and replace door and frame. Install new white oak threshold to match outward appearance of existing. Replace existing hinges with new forged HL hinges. Reclaim and reinstall washroom signs, automatic closers, push plates and pulls.
RD1-49	Remove existing and replace door, frame and transom.
RD1-50	Remove existing and replace door, frame and transom. Replace existing hinges with new forged HL hinges.
RD1-51	Remove existing and replace door, frame and transom. Replace existing hinges with new forged HL hinges.
RD1-51A	Remove existing and replace door and frame.

	Retain and restore transom sash.
RD1-52	Remove existing and replace door and frame. Retain and restore transom sash. Replace missing HL hinges.
RD1-53	Remove existing and replace door and frame. Retain and restore transom sash. Replace missing HL hinges.
RD1-54	Remove existing and replace door and frame. Retain and restore transom sash. Replace missing HL hinges.
RD1-55	Remove existing and replace door and frame. Retain and restore transom sash. Replace missing HL hinges.
RD2-01	Remove outer storm door frame and carefully remove sealant. Restore door frame and transom sash. Replace door. Replace jamb trim for full height but restore piece at head. Restore soffit. Replace jamb trim.
RD2-02	Restore door frame and transom sash. Replace door. Replace jamb trim for full height but restore piece at head. Restore soffit. Replace interior trim.
RD2-03	Restore door frame and transom sash. Replace door. Replace jamb trim for full height but restore piece at head. Restore soffit. Replace interior trim.
RD2-04	Restore door frame and transom sash. Replace door. Replace jamb trim for full height but restore piece at head. Restore soffit. Replace interior trim. Splice in 6" Dutchman to interior face of transom bar.
RD2-05 (UNASSIGNED)	
RD2-06	Restore door frame and transom sash. Replace door. Replace jamb trim for full height but restore piece at head. Restore soffit. Replace interior trim, splice 2 dutchman repairs into interior transom bar trim.

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RD2-07	Restore door frame and transom sash. Replace door. Replace jamb trim for full height but restore piece at head. Restore soffit. Replace interior trim. Remove transom screen and associated fittings and discard.
RD2-08	Restore door frame in situ DO NOT REMOVE Restore door DO NOT REPLACE. Replace jamb trim for full height but restore piece at head. Restore soffit.
RD2-09	Restore door frame and transom sash. Replace door. Replace jamb trim from transom bar down. Restore soffit. Replace interior trim at both jambs.
RD2-10	Restore door frame and transom sash. Replace door. Replace jamb trim from the transom bar down. Restore soffit. Replace interior trim at west jamb only from transom bar down.
RD2-11	Restore door frame and transom sash. Replace door. Remove electrical and reinstall at job end. Replace jamb trim from the transom bar down. Restore soffit. Replace interior trim both jambs only.
RD2-12	Restore door frame and transom sash. Replace door. Replace jamb trim from the transom bar down. Restore soffit. Replace interior trim from transom bar down.
RD2-13	Restore door frame and transom sash. Replace door. Replace jamb trim from the transom bar down. Restore soffit. Replace interior trim at west jamb, splice Dutchman repair to bottom of trim at east jamb.
RD2-14	Restore door frame and transom sash. Replace door. Replace jamb trim from both jambs, remove bar to facilitate work and reinstall. Restore soffit. Replace interior trim at west jamb only.



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RD2-15	Restore door frame in situ DO NOT REMOVE. Restore door DO NOT REPLACE AND DO NOT STRIP PAINT. Replace jamb trim for full height but restore piece at head. Restore soffit. Replace missing HL hinges.
RD2-16	Restore frame and transom sash. Restore soffit. Replace glazed door. Discard louvred vent and associated fittings. Discard added exterior frame. Replace all jamb trim.
RD2-17	Restore frame and soffit. Replace glazed door and transom sash. Discard louvred vent and associated fittings. Replace all jamb trim. Replace interior trim.
RD2-18	Restore frame and transom sash. Discard louvred vent and associated fittings. Replace glazed door. Replace interior trim. Replace jamb trim. Splice in Dutchman repairs to outside face of transom bar. Restore louvred vent. Restore soffit with 8" Dutchman to beaded edge.
RD2-19	Restore frame and transom sash. Replace glazed door. Restore soffit. Replace jamb trim. Replace interior trim. Discard louvred transom vent and associated fittings. Splice in Dutchman repairs to outside face of transom bar.
RD2-20	Temporarily remove electrical and security contacts and reinstall at job end. Restore frame and transom sash. Replace glazed door. Restore soffit. Replace jamb trim. Replace interior trim. Discard louvred transom vent and exterior frame. Splice in Dutchman repairs to inside face of transom bar at hardware damage.