

# TRADES HALL STAGE THREE

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JOINERY SCHEDULE OF REPAIR

54 Victoria Street, Carlton VIC 3054

June 2024

Prepared for

VICTORIAN TRADES HALL COUNCIL

Prepared by

LOVELL CHEN



Notes: This scope is to be read in conjunction with Lovell Chen Drawings.

Refer to Menu of Repair for full description of Repair Codes. All repairs are to match like with like, to original detailing.

<b>GENERAL</b>		
General		Prepare and paint all joinery unless otherwise noted and in accordance with the specification
General		All new/replacement Lockwood hardware to be Oil Rubbed Bronze Finish
General		All new/replacement Domino hardware to be Aged Brass Finish
Room No.	Item No.	Proposed Works
<b>BASEMENT</b>		
B1	D0.66	Remove panic bolt from G39 side Remove existing handle, lock and deadbolt, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new electromagnetic lock, closers and handle hardware Install new panic bolt to inside face, install new brush seals to full perimeter and meeting stile.
B2	DB.06	Remove existing handle, lock and deadbolt, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new hardware
B4	DB.08	Remove existing handle, lock and deadbolt, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new hardware
	DB.09	Remove existing handle, lock and deadbolt, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new hardware
B5.1	DB.07	Remove existing handle, lock and deadbolt, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new hardware
	DB.10	Remove existing handle, lock and deadbolt, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new hardware
B5.2	DB.05	Remove existing handle, lock and deadbolt, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new hardware
B5.3	DB.04	Remove existing handle, lock and deadbolt, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new hardware
	DB.03	Remove existing handle, lock and deadbolt, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new lock and handle hardware
B5.4	DB.01	Remove existing handle, lock and deadbolt, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new hardware
	DB.02	Remove existing handle, lock and deadbolt, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new hardware
B9	DB.11	Remove existing handle, lock and deadbolt, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new hardware
General		Paint removal of all internal glazing and frames, windows to be reinstated as original
B8	WB.01	No works
	WB.02	No works
B7	WB.03	No works
B6	WB.04	No works
B2	WB.05	No works
B3	WB.06	No works
B4	WB.07	No works
	WB.08	No works
	WB.09	No works

Room No.	Item No.	Proposed Works
<b>GROUND FLOOR</b>		
G28	W0.86	Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock Install new window Bolt
	W0.87	Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock Install new window Bolt
	W0.88	Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock Install new window Bolt
G29	D0.51	Remove redundant fixings and fill any dints in the timber to make stiles and frame sound. Fix leaf in shut position.
	W0.84	Replace glazing in 2 no. sash Remove embedded metal items from window frames, putty and fill all holes within frame in accordance with J06 Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock Install new window bolt
	W0.85	Replace glazing in 2 no. sash Remove embedded metal items from window frames, putty and fill all holes within frame in accordance with J06 Replace 2 no. sash lifts Replace 1 no. sash lock Install new window bolt
	W0.89	Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock
	W0.90	Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock
G32	W0.57	Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock Install new window Bolt
	W0.58	Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock Install new window Bolt
	W0.59	Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock Install new window Bolt
G33	W0.56	Splice repair sections of window frame to left and right hand sides, matching profile and detail in accordance with repair code J01 Putty and fill all holes in accordance with repair code J01 Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock Install new window bolt
G34	D0.40	Remove embedded metal items in accordance with repair code J06
	D0.41	Remove embedded metal items in accordance with repair code J06
G34	W0.60	Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock Install new window Bolt
	W0.61	Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock

Room No.	Item No.	Proposed Works
	W0.62	Install new window Bolt Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock
	W0.63	Install new window bolt Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock
	W0.64	Install new window Bolt Remove embedded metal items (5) from window frames, putty and fill all holes within frame in accordance with J06 Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock
G35	D0.56	Dismantle and salvage timber door, refer architectural drawings
	D0.57	Remove existing handle, lock and deadbolt, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new hardware
	D0.58	Remove existing handle, lock and deadbolt, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new hardware
G36	D0.59	Splice repair portion of timber door frame in accordance with repair code J03 Remove existing handle, lock and deadbolt, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new hardware
G45	D0.60	Dismantle and salvage original door, refer architectural drawings
	D0.61	Remove existing handle, lock and deadbolt, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new hardware
	D0.62	Remove existing handle, lock and deadbolt, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new hardware
	D0.63	Dismantle and remove door and frame, refer architectural drawings
	D0.64	Dismantle and remove door and frame, refer architectural drawings
	D0.65	Remove existing handle, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new hardware
STAIR 2	D0.53	Demolish/dismantle door, retain frame. Refer to architectural drawings
	D0.54	Demolish/dismantle door and frame, refer to architectural drawings.
	D0.55	Demolish/dismantle door and frame, refer to architectural drawings.
	D1.48	Demolish/dismantle door and frame, refer to architectural drawings.
	W2.04	Replace hardware
	W0.65	Fix window shut Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock
	W0.66	Fix window shut Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock
	W1.75	Fix window shut Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock
G35	W0.67	Replace opaque glazing in 3 no. sash Make window operable, cleaning and lubricating mechanism Replace hardware.
G36	W0.68	Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock

Room No.	Item No.	Proposed Works
	W0.69	Install new window bolt Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock Install new window bolt
G36 - kitchenette	W0.70	Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock Install new window bolt
G37	W0.71	Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock Install new window bolt
	W0.72	Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock Install new window bolt
G38	W0.73	Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock Install new window bolt
	W0.74	Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock Install new window bolt
G39	W0.75	Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Remove embedded metal items in window frame in accordance with J06 Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock Install new window bolt
	W0.76	Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Remove embedded metal items in window frame in accordance with J06 Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock Install new window bolt
	W0.77	Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Remove embedded metal items in window frame in accordance with J06 Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock Install new window bolt
	W0.78	Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Remove embedded metal items in window frame in accordance with J06 Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock Install new window bolt
	W0.79	Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Remove embedded metal items in window frame in accordance with J06 Replace glazing in 2 no. sash

Room No.	Item No.	Proposed Works
		Replace 2 no. sash lifts
		Replace 1 no. sash lock
		Install new window bolt
	W0.80	Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord
		Remove embedded metal items in window frame in accordance with J06
		Replace glazing in 2 no. sash
		Replace 2 no. sash lifts
		Replace 1 no. sash lock
		Install new window Bolt
	W0.81	Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord
		Remove embedded metal items in window frame in accordance with J06
		Replace glazing in 2 no. sash
		Replace 2 no. sash lifts
		Replace 1 no. sash lock
		Install new window Bolt
	W0.82	Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord
		Remove embedded metal items in window frame in accordance with J06
		Replace glazing in 2 no. sash
		Replace 2 no. sash lifts
		Replace 1 no. sash lock
		Install new window bolt
	W0.83	Remove embedded metal items in window frame in accordance with J06
		Replace glazing in 2 no. sash
		Replace 2 no. sash lifts
		Replace 1 no. sash lock
		Install new window Bolt
G46	D0.30	Remove Embedded metal item from door architrave from G28 side in accordance with J06
	D0.31	No works
	D0.32	No works
	D0.34	No works
	D0.35	No works
	D0.36	No works
	D0.40	No works
	D0.41	No works
G47	D0.37	No works
	D0.38	No works
	D0.39	No works
G26	D0.13	No works
	D0.33	No works
G55	D0.45	Remove existing handle, lock, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound
		Install new hardware
G56	D0.46	Remove existing handle, lock, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound
		Install new hardware
G57	D0.47	Remove redundant fixings and fill any dints in the timber to make stiles and frame sound. Fix leaf in shut position.
	D0.48	Remove existing handle, lock, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound
		Install new hardware
	D0.49	Remove existing handle, lock, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound
		Install new hardware
G55	W0.91	Replace glazing in 2 no. sash
		Replace 2 no. sash lifts
		Replace 1 no. sash lock
		Install new window bolt

Room No.	Item No.	Proposed Works
<b>UNDERCROFT</b>		
	D0.44	No works
	D0.50	No works
	D0.51	Remove metal items in door in accordance with repair code J06 Install new locking hardware
BATHROOMS	W0.51	Replace glazing 1 no. sash Repair frame where original louvre glazing has been removed including filling voids to make frame sound
	W0.52	Replace 1 no. sash Repair frame where original louvre glazing has been removed including filling voids to make frame sound
	W0.53	Remove louvre glazing Install new glazing 1 no. sash Repair frame where original louvre glazing has been removed including filling voids to make frame sound
	W0.54	Remove louvre glazing Install new glazing 1 no. sash Repair frame where original louvre glazing has been removed including filling voids to make frame sound
	W0.55	Remove louvre glazing Install new glazing 1 no. sash Repair frame where original louvre glazing has been removed including filling voids to make frame sound

Room No.	Item No.	Proposed Works
<b>FIRST FLOOR</b>		
F20	W1.99	Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock Install new window Bolt
	W1.100	Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock Install new window Bolt
	W1.101	Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock Install new window Bolt
	W1.102	Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace glazing in 2 no. sash Replace 2 no. sash lifts Replace 1 no. sash lock Install new window Bolt
F23	D1.42	Remove embedded metal items on door architrave in accordance with J06
F23	W1.94	Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace 2 no. sash lifts Replace 1 no. sash lock
	W1.95	Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace 2 no. sash lifts Replace 1 no. sash lock
F22	W1.96	Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace 2 no. sash lifts Replace 1 no. sash lock
	W1.97	Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace 2 no. sash lifts Replace 1 no. sash lock
	W1.98	Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace 2 no. sash lifts Replace 1 no. sash lock
F31	D1.49	Remove existing handle, lock, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new hardware
	D1.50	Remove existing handle, lock, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new hardware
F30	D1.51	Remove existing handle, lock, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new hardware
F29	D1.52	Replace missing panel on timber door Remove existing handle, lock, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new hardware
F28	D1.53	Remove existing handle, lock, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new hardware
	D1.54	Remove existing handle, lock, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new hardware
	D1.55	Remove existing handle, lock, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new hardware
F26	D1.56	Remove existing handle, lock, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new hardware
F33	D1.57	Remove existing handle, lock, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new hardware



Room No.	Item No.	Proposed Works
F25	D1.58	Remove sliding door, frame and track
F27	D1.59	Remove existing handle hardware and lock, repair door where hardware has been removed including filling voids with new timber to make stile and frame sound Install new hardware
F31	W1.76	Replace glazing in 2 no. sash Replace sill, sash and 3x architraves, beads covers and frame as required in accordance with repair code J02 Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord supply and install new sash lifts 2 no. Replace 1 no. sash lock
	W1.77	Replace glazing in 2 no. sash Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace 2 no. sash lifts Replace 1 no. sash lock
	W1.78	Replace glazing in 2 no. sash Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace 2 no. sash lifts Replace 1 no. sash lock
F30	W1.79	Replace glazing in 2 no. sash Putty and fill holes in architrave in accordance with repair code J06 prior to paint preparation Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace 2 no. sash lifts Replace 1 no. sash lock
	W1.80	Replace glazing in 2 no. sash Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace 2 no. sash lifts Replace 1 no. sash lock
F29	W1.81	Replace glazing in 2 no. sash Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace 2 no. sash lifts Replace 1 no. sash lock
	W1.82	Replace glazing in 2 no. sash Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace 2 no. sash lifts Replace 1 no. sash lock
F28	W1.83	Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace 2 no. sash lifts Replace 1 no. sash lock
	W1.84	Replace glazing in 2 no. sash Remove embedded metal items (4) in accordance with repair code J06 Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace 2 no. sash lifts Replace 1 no. sash lock
F27	W1.85	Replace glazing in 2 no. sash Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace 2 no. sash lifts Replace 1 no. sash lock
	W1.86	Replace glazing in 2 no. sash Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace 2 no. sash lifts Replace 1 no. sash lock
F26	W1.87	Replace glazing in 2 no. sash Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace 2 no. sash lifts Replace 1 no. sash lock
	W1.88	Replace glazing in 2 no. sash Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord Replace 2 no. sash lifts Replace 1 no. sash lock

Room No.	Item No.	Proposed Works
F25	W1.89	Replace glazing in 2 no. sash
		Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord
		Replace 2 no. sash lifts
	W1.90	Replace 1 no. sash lock
		Replace glazing in 2 no. sash
		Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord
F24	W1.91	Replace 2 no. sash lifts
		Replace 1 no. sash lock
		Replace glazing in 2 no. sash
	W1.92	Restrict bottom sash to an opening of less than 125mm with the installation of timber blocks to each side of sash cord
F34	W1.93	Replace 2 no. sash lifts
		Replace 1 no. sash lock
		Fill and repair hole in sash from redundant electrical cable in accordance with repair code J06.
		Replace glazing in 2 no. sash
	ND.22	No works
F35	D1.20	No works
	D1.41	No works
	D1.42	No works
	D1.43	No works
	D1.46	No works
	D1.47	Remove existing handle and lock, filling dints and reswing door. Install new hardware.
	D1.18	No works
D1.21	No works	
	D1.44	No works

Room No.	Item No.	Proposed Works
<b>ROOF</b>		
	SL.01	Replace skylight glazing and flashings, retain skylight mullions and framing, refer to drawing A-103
	SL.02	Replace skylight glazing and flashings, retain skylight mullions and framing, refer to drawing A-103
	SL.03	Replace skylight glazing and flashings, retain skylight mullions and framing, refer to drawing A-103
	SL.04	Replace skylight glazing and flashings, retain skylight mullions and framing, refer to drawing A-103
	SL.05	Replace skylight glazing and flashings, retain skylight mullions and framing, refer to drawing A-103
	SL.06	Demolish roof slates, ridge cappings and gutters to extent shown, refer to A-103