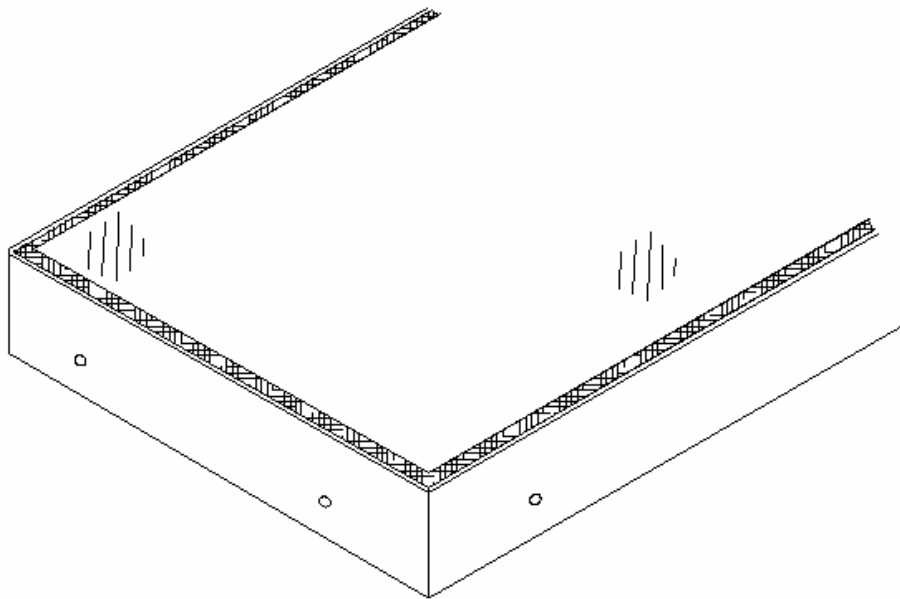




Installation Guide and O&M manual

For the

'FLUSHGLAZE' Range

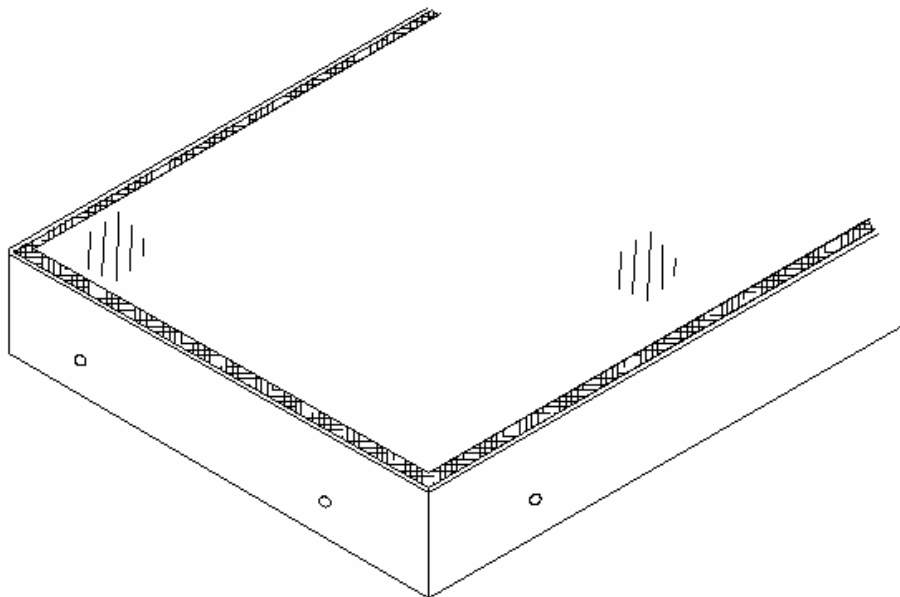




Installation Guide

For the

'FLUSHGLAZE' Range



Flushglaze INSTALLATION INSTRUCTIONS

Introduction

(Please note that it is important to read this section before commencing installation)

There are different styles of Flushglaze with this range, these include the standard fixed unit, a wall mounted unit, walk-on specification and a multi-pane unit (with a split frame).

Below is a list of pre-installation check items, please take a moment to read them before installing your unit.

1. The Flushglaze unit should arrive on site in undamaged packaging, which includes edge protection, all wrapped in a polythene external envelope. Please inspect for damage to packaging and/or vent and advise Glazing Vision on receipt.
2. Enclosed within the packaging you should find a packet containing woodscrews, a selection of plastic packers for edge support and butyl tape for sealing against your kerb. An expanding foam tape will need to be supplied by others if it is required, as it is not included in the Flushglaze hardware pack.
3. For a cross sectional detail of a fully installed Flushglaze, please refer to the Glazing Vision Standard Drawing specific to your type of unit (i.e. 402/ASS/001, 402/ASS/003 or 402/ASS/004), copies are attached.
4. To guarantee there is no water ponding on the Flushglaze, a pitch of between 3 and 5 degrees should have already been built into the up stand. For the walk-on Flushglaze, it may be positioned flat, however we cannot guarantee no water ponding which will mean more regular cleaning of the unit in this instance. (Units may be supplied with frosted glass). For a guide to up stands please refer to the attached drawing S0001.

Installation procedure

Installation may vary slightly depending on your unit type, below are instructions on fitting these units:

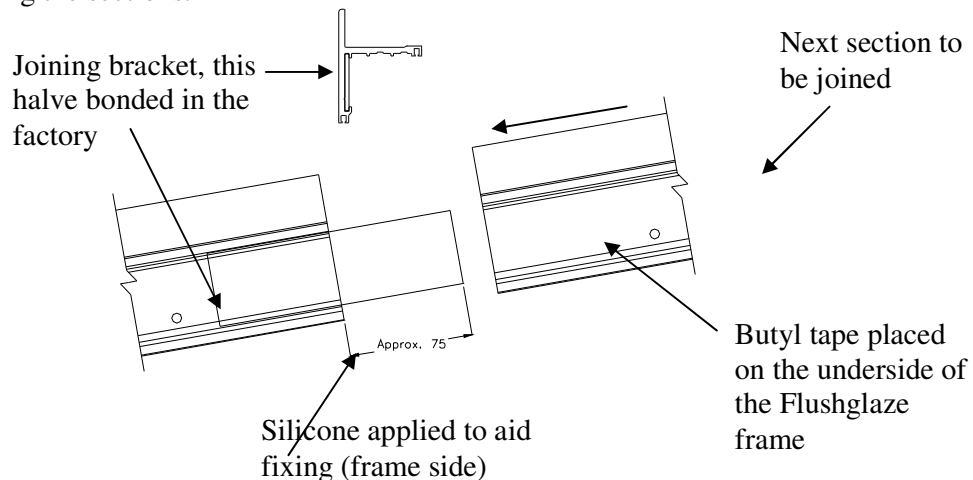
Single Fixed Flushglaze

1. Place two runs of the butyl tape around the base of the Flushglaze as shown on our installation drawing 402/ASS/001, copy attached, and place the Flushglaze onto your kerb ensuring that it is centred, i.e. drip flashing overhanging equally round all sides. Take care with this positioning as once the weight of the unit has been placed on the butyl tape, it adheres to the unit making repositioning very difficult.
2. Fix the Flushglaze down with the No12 x 2" woodscrews supplied ensuring that the horseshoe packers are placed between the kerb and the framework to support the overhanging section around each screw fixing.
3. Once all points of the Flushglaze have been fixed in place, run the expanding foam tape (for example Alfas C Seal) around the inside edge, between the glass and the kerb, to completely seal the unit (this is not supplied by Glazing Vision).

Multi-part Flushglaze

This type of unit will be supplied with a joining bracket and will require some on-site silicone work. This work can be done through Glazing Vision Limited or others may do the work (although this will not be warranted by glazing vision). If the unit has a Tee Section, the unit will appear as per our DWG 402/ASS/002.

1. Place two runs of the butyl tape around the first section of the Flushglaze to be put into position. This should be the end piece, which has the factory bonded slide brackets extending from the Flushglaze frame.
2. The closed end of this section should then be lowered into position (please ensure correct alignment around the kerb). The open end should then be propped up using blocks so that the butyl tape does not seal the entire end section down. Before the open end of this section is lowered, the next part of the unit should be prepared with two runs of butyl tape (if there are more than two section, only the edges of the intermediate panes will house butyl tape).
3. With the next section ready, the frame sections should be joined together sliding the frame onto the previous sections extending brackets. Silicone should be applied to the bracket so that a seal is created as well as assisting joining the sections.



4. Fix the Flushglaze down with the No12 x 2" woodscrews supplied ensuring that the horseshoe packers are placed between the kerb and the framework to support the overhanging section around each screw fixing. This will be in the same format as a single fixed Flushglaze.
5. Once the unit has been securely screwed to the kerb, the silicone work can be completed between the sections. If Glazing Vision Limited carries out the installation; the installation team will complete all this. If the work is to be done by others, the space between the glass panes should have the expanded foam-backing rod inserted and then silicone applied from either side and tooled off. The edges of the frames should sit flush, if required silicone can be applied to aid weathering.
6. Once all points of the Flushglaze have been fixed in place, run the expanding foam tape (for example Alfas C Seal) around the inside edge, between the glass and the kerb, to completely seal the unit (this is not supplied by Glazing Vision).

Walk-on Flushglaze

1. Take extreme care when fitting these units, they are heavier than standard units due to the specification of the glass. If the unit has been split into two panes, a Tee section will be used as per our DWG 402/ASS/007.
2. Place two runs of the butyl tape around the base of the Flushglaze as shown on our installation drawing 402/ASS/003, copy attached. The kerb for the walk-on Flushglaze should have a step within the structure; this is for the step in the glass. Place the Flushglaze onto your kerb ensuring that it is centred, i.e. drip flashing overhanging equally round all sides and the stepped glass positioned within the stepped kerb.
3. Fix the Flushglaze down with the No12 x 2" woodscrews supplied ensuring that the horseshoe packers are placed between the kerb and the framework to support the overhanging section around each screw fixing.
4. Once all points of the Flushglaze have been fixed in place, run the expanding foam tape (e.g. Alfas C Seal) around the inside edge, between the glass and the kerb, to completely seal the unit (not supplied by Glazing Vision).
5. If the walk-on unit is part of a raised decked area, this can now be built up (by others) around the unit.

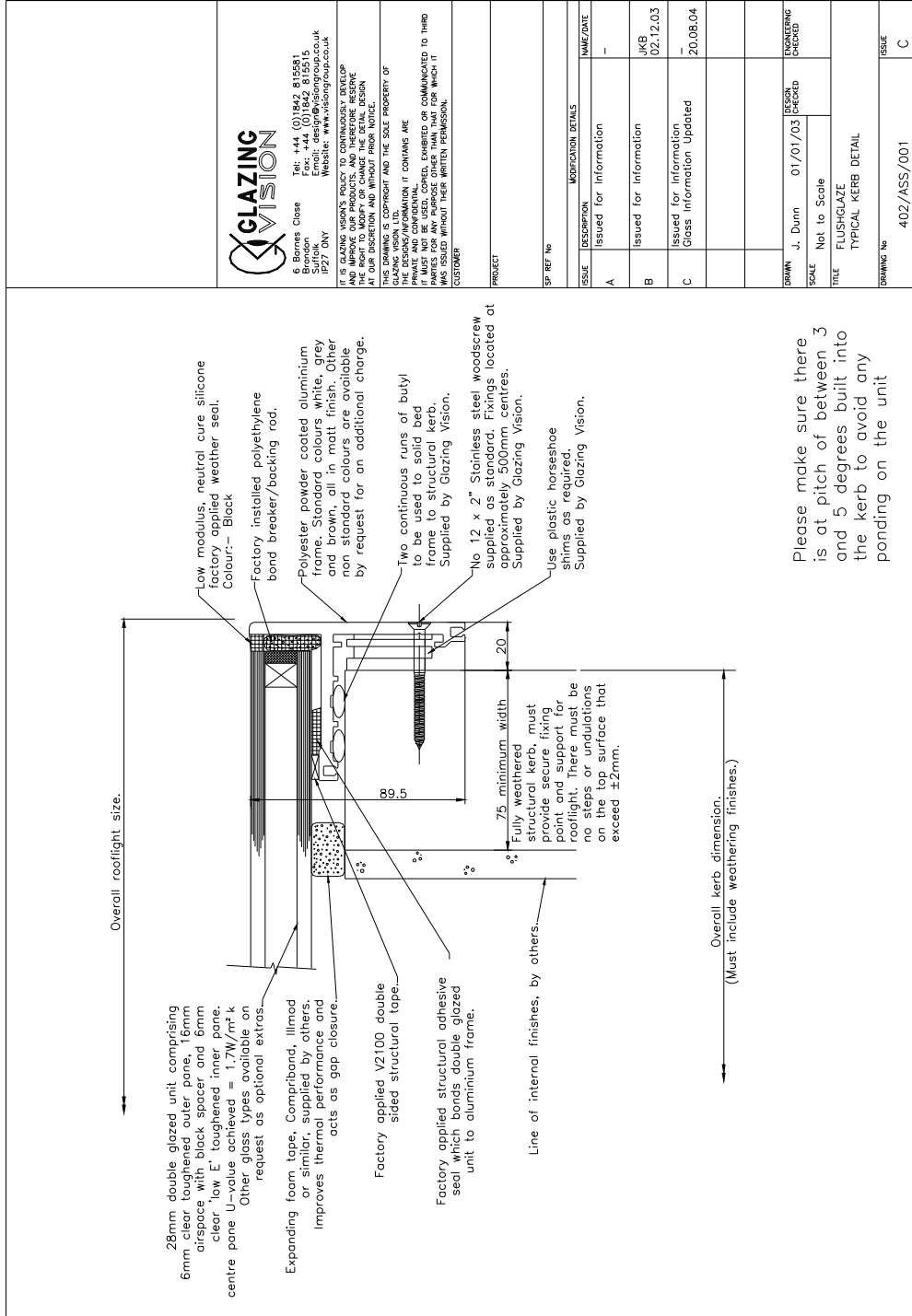
Wall Mounted Flushglaze

1. Place two runs of the butyl tape around the edges not positioned against a wall. Placement of the Flushglaze should be as shown on our installation drawing 402/ASS/004, copy attached. Place the Flushglaze onto your kerb ensuring that it is centred, i.e. drip flashing overhanging equally round all sides, and that the wall mounted angle sits straight along the wall depending on the quality of the brick work or render (this may mean that there is a varying gap between the wall and the unit, however packers are supplied to ensure a solid and level fixing base).
2. The wall side should already have lead flashing chased into the wall ready to overlap the wall section of the Flushglaze.
3. Fixing screws for the wall section are supplied however any plugs will not be, others must ensure that suitable plugs for their specific walls are supplied. Wall fixings should be put in first in case any adjustment is required. Take care supporting the wall edge(s) whilst not fixed in place. Temporary propping may be required.
4. Fix the Flushglaze down with the No12 x 2" woodscrews supplied ensuring that horseshoe packers are placed between the kerb and the framework to support the overhanging section around each screw fixing.
5. The lead flashing within the wall can then be dressed over the frame section that sits against the wall. This will weather the unit.
6. Once all points of the Flushglaze have been fixed in place, run the expanding foam tape (e.g. Alfas C Seal) around the inside edge, between the glass and the kerb, to completely seal the unit (not supplied by Glazing Vision).
7. For the wall-mounted section, silicone can be run on the inside, between the wall and the frame. This will not need to be watertight; it will only aid draft proofing. However it is recommended that the internal finishes be brought up to the wall angle of the frame to completely finish off the unit.

For further information on care and material specification, please refer to separate operating and maintenance instructions.

Standard Drawings

Standard Drawings associated with the installation instructions



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PROJECT

SP REF No

MODIFICATION DETAILS

ISSUE	DESCRIPTION	NAME/DATE
A	Issued for Information	-
B	Issued for Information	JKB 02.12.03
C	Issued for Information Glass Information Updated	20.08.04

DESIGNED BY

CHECKED

DATE

SCALE

TITLE

DRAWING No

ISSUE

402/ASS/001

C

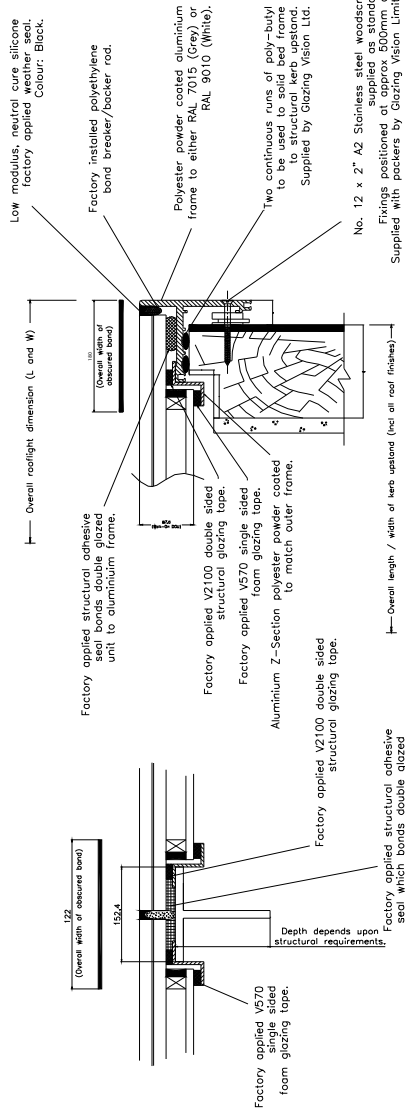
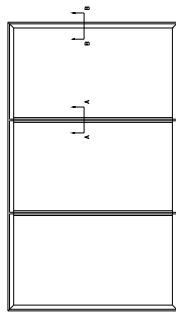
STANDARD DRAWING

For Slopes between 3° - 5° (max)

For Slopes in excess of 5°

Quantity: N/A	Finish: N/A	Materials: N/A	
Description: Critical kerb Dimensioning			
Product: visionvent/flushglaze	Stock/Part No: 401 / 402	Drawn by: John	Date: 21/05/03
Product Ref:		Drawing No: S0001	

Multi Pane Walk-On



SECTION B-B

SECTION A-A



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CUSTOMER: CLIENT

PROJECT: SITE/LOCATION DETAILS

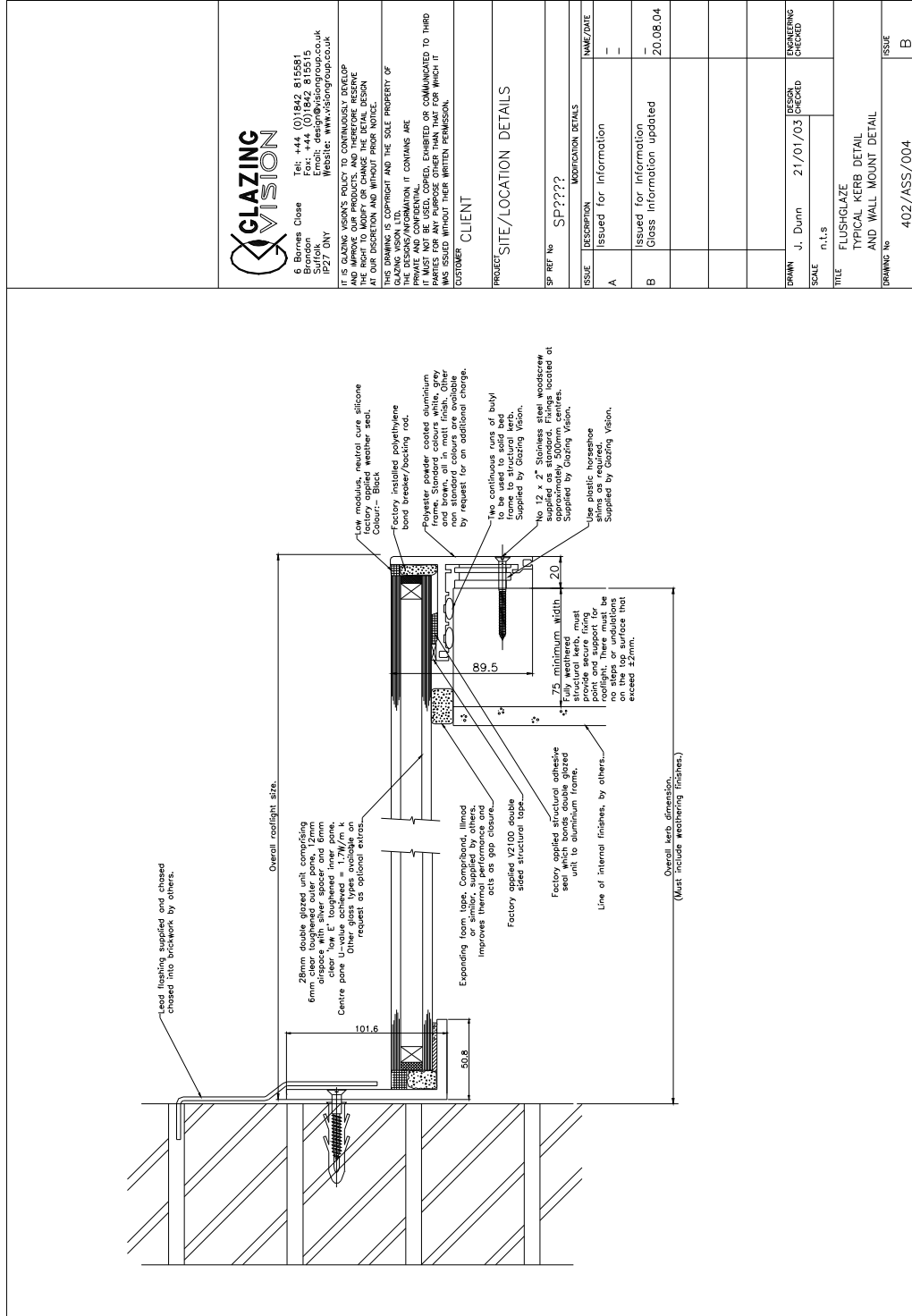
SP REF No SP????

MODIFICATION DETAILS		NAME/DATE
A	Issued for Information	John 22.01.04
B	Issued for Information	John 16.02.04

DRAWN	John	22/01/04	DESIGN CHECKED
SCALE	n.i.s.		

TITLE	Walk-on FLUSHGLAZE TYPICAL KERB DETAIL AND INTERMEDIATE BAR.
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DRAWING No	402/ASS/007
ISSUE	B



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CUSTOMER CLIENT

PROJECT SITE/LOCATION DETAILS

SP REF No SP7777?

ISSUE	DESCRIPTION	TIME/DATE
A	Issued for Information	-
B	Issued for Information Glass Information updated	20.08.04

MODIFICATION DETAILS	

DRAWN J. Dunn 21/01/03 DESIGN CHECKED

SCALE n.t.s

TITLE FLUSHGLAZE
TYPICAL KERB DETAIL
AND WALL MOUNT DETAIL

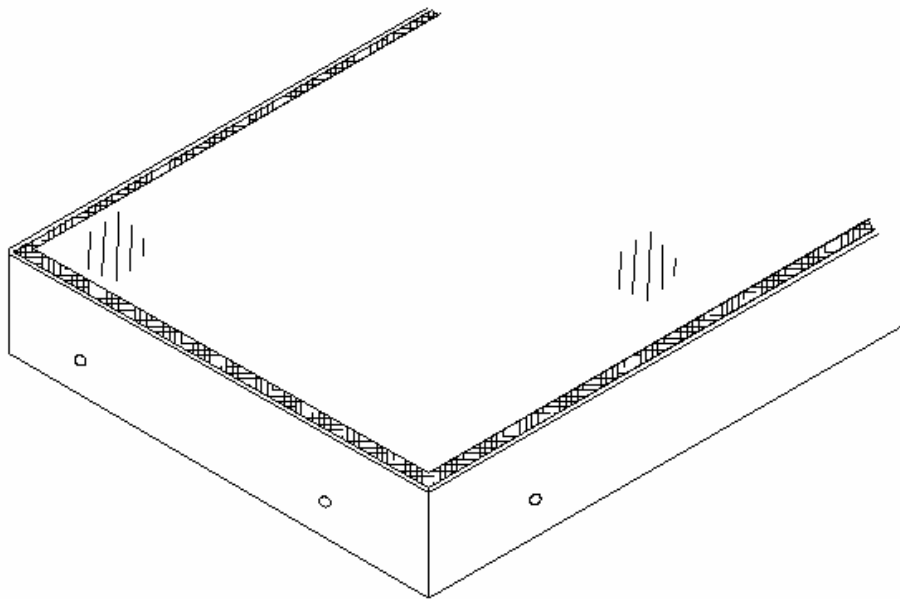
DRAWING No 402/ASS/004 ISSUE B



Operation and Maintenance Manual

For the

'FLUSHGLAZE' Range



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Operation and Maintenance Manual for the FLUSHGLAZE (Fixed Glazing)

1. Standard Glass Specification and Breakage Instructions

Typical performance data for standard glass used within the Flushglaze product is given below:

The glass used within the Flushglaze comprises of a 6mm toughened outer pane, a 16mm air filled silicone sealed cavity and a 6mm Low E coated toughened inner pane. If the unit is a walk-On Flushglaze, then the glass used comprises of a 21.5mm Toughened Laminated heat soaked outer pane, a 16mm air filled silicone sealed cavity and a 6mm Low E coated Toughened inner pane.

<u>PROPERTY</u>	<u>VALUE</u>
Light Transmittance	74.5%
Light Reflectance	11.3%
Shading Coefficient TOTAL	0.70
Centre Pane U Value	1.7 W/m ² K
Sound Insulation (Rw)	33 dB
Mass	30 Kg/m ²

Figure 1.1 – Glass Performance Data (this will vary for walk-on units)

Should the double glazed unit break for any reason, due to the unique method of bonding the glass unit into the frame, a new unit would need to be supplied. Glass breakage is not covered in the product warranty unless the breakage is a direct result of Glazing Vision Limited or its product failing. In the event of the glass being damaged please contact Glazing Vision to order a replacement.

2. General Maintenance & Safety

To make sure the Flushglaze unit remains in good working order; there are a few basic points that should be observed.

1. Unless the unit has been specifically designed to handle increased loading (i.e. Walk-On Flushglaze), do not load the glass of the Flushglaze as this may cause damage to the units and / or glass.
2. Unless the unit has been specifically design for walk-on purposes (i.e. Walk-On Flushglaze), do not walk on the unit.
3. For Walk-On specification units, take care when walking over the unit especially in wet conditions. Glass can become extremely slippery even with a surface finish (for example sand blasted)
4. Do not use any abrasives or aggressive cleaners on the unit as this may affect the powder coated finish and the glass finish.
5. It is recommended that a general inspection is carried out on the unit at least once every 6 months. Glazing Vision, if required, can offer a service / maintenance contract. Please contact our office for further details.

3. Contact Information

If you have any problems with your Flushglaze please contact our Service Engineer at the address below who will be able to help or if needed, book a visit.

<p><i>Glazing Vision Limited</i> 6 Barnes Close Brandon Suffolk IP27 0NY Tel: - 01842 815581 Fax: - 01842 815515 Website: - http://www.visiongroup.co.uk</p>
--

4. Cleaning of the Unit

Due to the flushglaze's unique bonding method and as long as the client has constructed their kerb with at least a 3 degree pitch into the up stand, there is no water ponding on the glass, which leads to watermarks and unsightly distortion. To clean the glass any standard glass-cleaning product can be used. However take care not to use abrasive materials or cleaners as this may affect the unit and its finish. The framework of the unit can be cleaned using warm soapy water with a soft lint free cloth.

5. COSHH and Safe Disposal

There are no hazardous materials used in the construction of the Flushglaze. When disposing of the Flushglaze unit, please recycle wherever possible. The following materials are used throughout the unit:

- Aluminium Extrusion
- Aluminium Corner Brackets
- Stainless Steel Fixings
- High Modulus Silicone
- Toughened Glass Panes
- Silicone beads
- Polyester Powder Coated finish
- EPDM rubber Gaskets
- PVC foam tape
- Polyethylene backing rod
- Aluminium Spacer bar
- PVB laminate interlayer (walk-On Flushglaze units only)

Figure 5.1 – Flushglaze Material List