

In the following pages you will find what has been included within your quotation and which optional upgrades are available for your project. Please read through carefully to ensure that we can exceed your expectations.

Experts in Steel Windows. We design, manufacture and install bespoke frames throughout the world.



Why Steel and why Fabco?

Steel windows and doors have been around for a long time, but the industry has been very slow to move into the modern era and utilise the many benefits modern technology provides. Our competitors still manufacture their products using the same processes, machinery and techniques employed over 50 years ago.

Within our modern manufacturing facility in West Sussex, we use state of the art CNC machinery designed and built solely for Fabco Sanctuary; this technology allows us to manufacture our products to a significantly higher specification and accuracy than recommended by both British Standards and the Steel Window Association.

All frames are TIG welding rather than MIG because it offers a stronger smoother weld and doesn't need any cleaning or grinding which often shows through a painted finish.

We only use the finest quality Frank Allart ironmongery, components and handmade glazing to ensure perfect slim sightlines and maximum glass area. This attention to detail allows us to maximise thermal performance, our steel window and doors offer the most efficient Energy Ratings and U-Values within the industry.

Unlike our competitors we do not employ any sub-contractors, all members of staff are fully employed by Fabco Sanctuary allowing us to project manage from start to finish giving the customer peace of mind.

Steel windows and doors bring character and richness to a building that no other glazing can provide, our approach to exceeding industry standards ensures these products exceed not only performance but also customer expectation.

Doors

Our doors offer the slimmest sightlines which means they are beautiful to look at - and look through. On a functional level, Fabco is the only firm to achieve a certified B-energy rating with the W20 range. W20 steel door systems are the slimmest of all hot rolled steel framing systems currently available. They offer maximum glass area, thin sections, and exceptional performance. The system utilises traditional steel glazing bars which is one of the reasons they've become so popular, due to the almost limitless choice of design, from modern to traditional.

The system works extremely well in both internal and external applications and can be coupled with window sections and other doors to produce larger screen assemblies, or a perfect solution to separate rooms in your property.

U-Value/Performance:

Ud - (U-Value of Door)	No bars; or attached bars	1.95	W/m ² K
	Single cross bar in IGU	2.0	
	Multiple cross bar in IGU	2.1	
	Glazing bar (Georgian Bar)	2.3	

Glass Specifications:

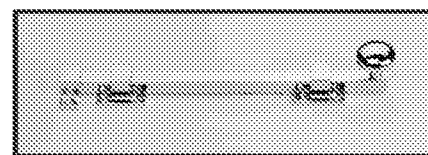
- * Standard External Glass Specification: 18mm Double Glazed Krypton filled Units/4mm Clear Low Iron/10mm Krypton filled cavity/4mm Low-E 8mm Sightline/Toughened Glass has been included/Centre pane U-Value of glass unit = 1.1 W/m²K
- * Standard Internal Glass Specification: 6mm Toughened Glass / 7.2mm Pyroguard Glass with Steel beading
- * Silicone Glazed (Wet Glaze): Increases thermal performance, weather proofing and life span of the glazed unit.

This will apply to your product unless otherwise specified in the Variations section on your quote. Please bear in mind as soon as a different specification is provided, we can no longer offer a B rating (externally) and you should check with building control that this is acceptable for your project.

We use silicone beading as standard on all external items as this allows us to offer the 'B' rating, however, there are other options available to you upon request. We can also offer an aluminium (stick on) bead internally and externally and lastly, we offer fire (clip on) beading internally. On any fire item, we will need to put a 2-3mm capping bead of Fire retardant silicone on both sides of the glass. This is only available in either Black, white or grey. The perimeter of the frame will also need to be sealed in one of the 3 Fire retardant silicones *Both upgrade options are POA and images of all 3 options are available upon request.*

Compulsory Furniture

- * Drop Bolts (External Doors Only) - These are compulsory for extra security on your doors alongside our 5 Lever Lock. We generally use a 150mm bolt at the bottom and top of the door however, if the height is over 2250mm we will use a 300mm bolt. Other sizes available upon request.
- * Concealed Bolts (Double Doors Only) - On the slave leaf, there will be concealed bolts which will enable the door to remain shut when unused and have the ability to open to maximise space. These are key operated.



Locking

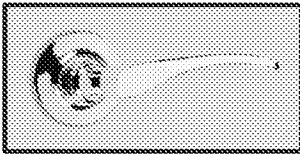
- * External Doors - We use a Union 2234E 5 Lever Mortice Sash Lock for all external doors, this is compulsory. We can supply a 'keyed alike' system however you will need to check with your insurance the maximum number of locks that can operate off the same key. Other features include; Latch bolt withdrawn by lever handle from either side. Deadbolt locked or unlocked by key from either side. Anti-pick and anti-saw security features. Kitemarked, tested to BS 3621: 2007. More technical information is available upon request.

Please note, all internal doors come without a lock unless this is requested. Options for locking are 5 Lever lock, Latch only or a Cylinder Lock. All sliding doors are incompatible with a locking system.

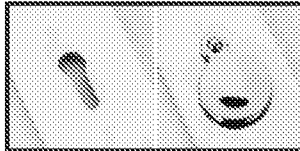
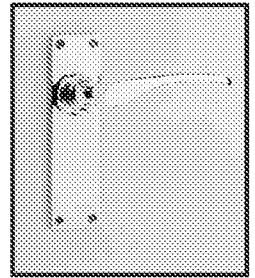
Furniture Options

Your quotation will include our standard furniture package and finishes, also a standard paint colour finish. There are optional upgrades available for you to choose from as we understand each individual customer has their own specific design requirements and final touches.

Hinged Doors – There are 17 different series of handle designs for you to choose from, some are standard, some will incur a price upgrade. Each series will have the choice of a round rose or a long back plate with no price difference. Please see example below.



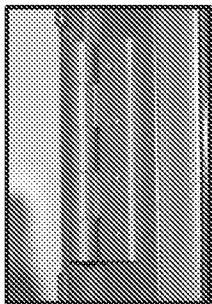
On all quotations the standard ironmongery has been allowed for. These finishes are Satin Brass Unlacquered (SBU) or Polished Brass Unlacquered (PBU) unless otherwise specified. Other finishes are available however please note that they will incur additional costs.



This is the 55 Series handle; The left image shows a round rose backplate. On external doors you will have a separate keyhole and escutcheon. The right image shows the long back plate. On external doors you will have the keyhole and escutcheon built in.

For the full document on all handle styles that we offer, including other standards and some premium handles, please let your estimator know. The backplates come in various sizes which will also be shown on this document. Alternatively, you can supply your own furniture however we will need to check compatibility.

Hinge Options



Butt Hinge



Bullet Hinge

Butt Hinge: These are heavy duty hinges that are already included in the cost of your quotation as standard.

Bullet Hinge: These are also known as projection hinges, they have acquired this name as they have the facility to project further than the butt hinge. These come at an additional cost (POA).

All hinges will come PPC the same colour as the frame to ensure a simplistic look.

Sliding Doors:

As well as hinged internal doors, this option is a brilliant way to brighten up a room that does not have a great deal of natural light. The sliding doors create a very elegant setting and are mainly used as room separators. They are also ideal for space saving whilst still allowing the whole area to appear as 'one' when the doors are open - Practical, flexible, stylish.

The track is held at the top of the door and therefore has a flat threshold throughout. You can either have this fitted to the ceiling or have this embedded for a more minimalist look. *The track must be supplied by Fabco.*

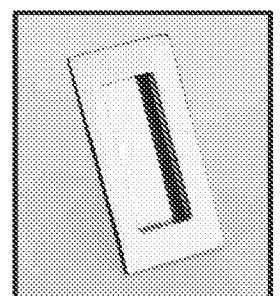
The door is operated using an unseen guide pin at the bottom of the door to stop the doors from swinging.

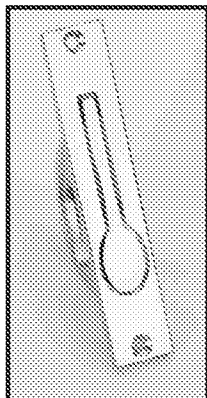
Size/Weight Limitations:

- * If the sliding door is below 750mm wide, they will only be fitted with a soft close, not open. Each leaf must be a minimum of 750mm wide to allow for both.
- * The track can hold up to 80kg per leaf.
- * Our maximum sizes per leaf are 1000mm wide x 2600mm high with the track held at the top allowing a flat threshold.
- * We do not manufacture fire rated sliding doors.

Furniture Options

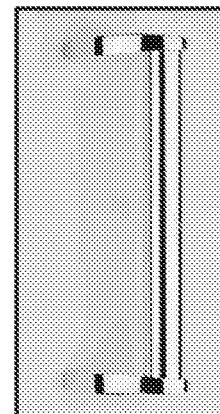
The image on the right-hand side is a flush pull handle. This will be Polyester Powder Coated to the same RAL colour as the frame for a discrete look. You can also specify this to be in a Frank Allart Finish.





The image on the left-hand side is a door edge pull handle this is used for a pocket sliding door. This is when your door slides into a cavity in the wall.

The image on the right-hand side is a 'pull handle'. Other finishes are available however please note that they may incur additional costs. Please see PDF 'Finishes and care' for all other options.

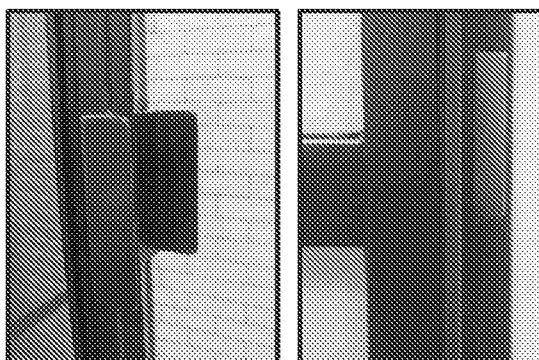


Internal Shower Doors

Our shower screens can be crafted to fit any space - allowing you countless design possibilities. Many design styles are available including single fixed panel screens, bathroom door partitioning or fully enclosed shower cubicles. Cubicle units can be made to fit almost any available shower tray and can be manufactured full height or be open. The end effect is clean and sleek and establishes a look that cannot be achieved with a high-street purchase.

When it comes to a shower door, you will need to have an upstand and a four-sided frame rather than a 'goal post frame'. The reason being is for water proofing to reduce the risk of water leaks.

Whilst all the Frank Allart furniture is available on shower doors, we do have a couple of alternatives that have become increasingly popular.



The alternative Z handle that has a minimalistic appearance and has the advantage of not requiring a lock box. This will be welded to the frame and will be finished in the same Polyester powder coating as the frame.

The final option available is to have magnets on the inside of the door frame to keep the door closed and more secure.

Both options do not incur a price upgrade.

Windows

Manufactured to the highest standards and to your exact specifications, our windows are both practical and aesthetically pleasing. Steel windows have the slimmest of sightlines allowing maximum light into your home plus, we offer a range of styles from classic contemporary to old traditional and can offer a variety of different glazing.

Opening Options

- * Side Hung – Will require a locking handle, we have 4 design options available. A non-locking peg stay if your opening is below 650mm wide. If the width exceeds this, you will need a double arm sliding stay for practicality. If your window is over 1500mm high, you will require a duplex handle set.
- * Top Hung – Will require a locking peg stay. If your window is over 1200mm wide, you will require 2no stays.
- * Pivot & Bottom Hung – Will require a fanlight catch.

We use a hexagonal grub screw lock on all window handles and locking stays. We also have a night latch on the handles which will enable the window to be open slightly to let air flow through the room, however this can still be secured with the lock mechanism.

Please see below images of the options available.

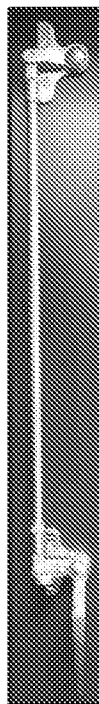
Soho



Berkeley



Duplex

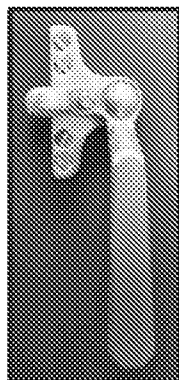


Furniture Options

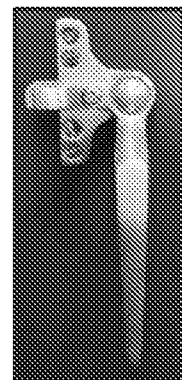
Side Hung Openers

The images on the left-hand side shows the 4 options of handles available. These styles are available in all the Frank Allart finishes however you have currently been priced for our standard; Satin Brass Unlacquered (SBU) or Polished Brass Unlacquered (PBU). If your window is over 1500mm high, you will require a duplex handle set.

Deco



Phoenix



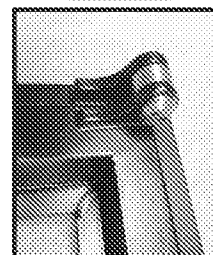
You have two different types of hinge available for the side hung opener.

Standard Hinge: These are the standard hinge and therefore already included in the cost.

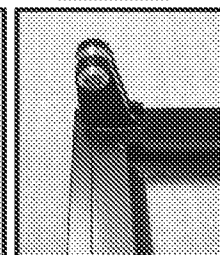
Projection Hinge: The projection hinge has acquired this name as they have the facility to project further than the standard hinge.

POA

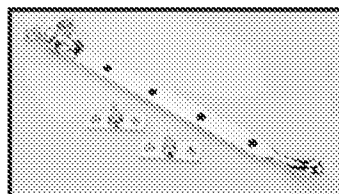
Standard



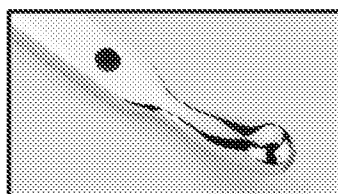
Projection



Stays



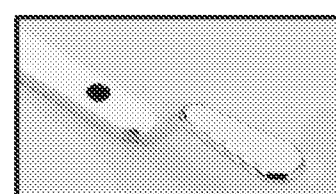
The minimum size window we can offer for a stay is 365mm wide.



Side Hung: 0372 Non-locking
Top Hung: 0373 Locking
Standard Item

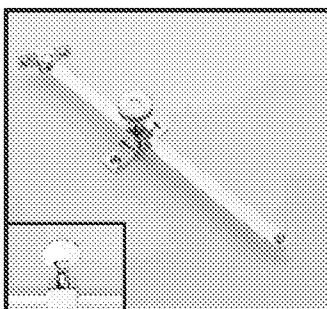


Side Hung: 0378 Non-locking
Top Hung: 0379 Locking
Additional Cost: POA



Side Hung: 9570 Non-locking
Top Hung: 9571 Locking
Additional Cost: POA

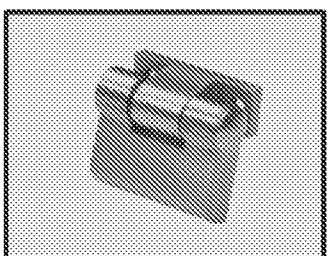
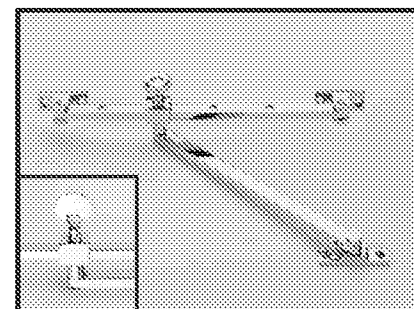
Any Top Hung over 1200mm wide will require 2no peg stays.



Side Hung: 8018 Knurled Knob Sliding Stay/ 8017 Gas Tap Sliding Stay. Picture to the left. Additional Cost: POA

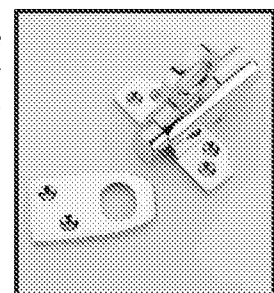
For side hung casements over 650mm wide, you will require a double arm stay, see right image. They will have screw down holes to restrict the window.

FS1031 Knurled Knob Sliding Stay/ FS1035 Gas Tap Sliding Stay
Additional Cost: POA



On a Top Hung casement, next to a door opening, we will always advice using the B528M hinge if you still require your doors to fold to 180 degrees. They sit slightly flusher to the frame work and provide a discrete look as they will be PPC the same colour as the frame. Picture to the left.

Fanlight Catch: Used on Bottom hung windows and Pivot Windows.
Please see right image. Standard Item.



Glass Specifications:

- * Standard External Glass Specification: 18mm Double Glazed Krypton filled Units/4mm Clear Low Iron/10mm Krypton filled cavity/4mm Low-E 8mm Sightline/Toughened Glass has been included/Centre pane U-Value of glass unit = 1.1 W/m²K
- * Silicone Glazed (Wet Glaze): Increases thermal performance, weather proofing and life span of the glazed unit.

This will apply to your product unless otherwise specified in the Variations section on your quote. Please bear in mind as soon as a different specification is provided, we can no longer offer a B rating (externally) and you should check with building control that this is acceptable for your project.

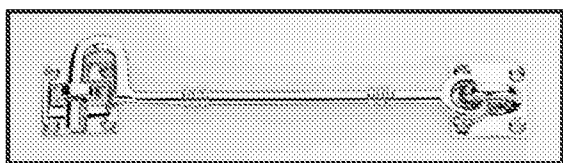
We use silicone beading as standard on all external items as this allows us to offer the 'B' rating, however, there are other options available to you upon request. We can also offer an aluminium (stick on) bead internally and externally and lastly, we offer fire (clip on) beading internally. *Both upgrade options are POA and images of all 3 options are available upon request.*

Maximum Size Limitations:

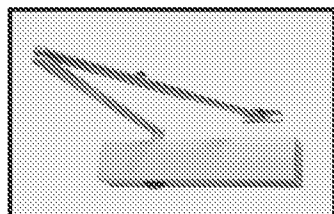
We offer a wide range of products that are suitable for almost any project, however, to ensure the quality of our products, we do have maximum manufacturing sizes for all items. Please speak to a member of our sales or technical team for more information regarding this.

Optional Upgrades

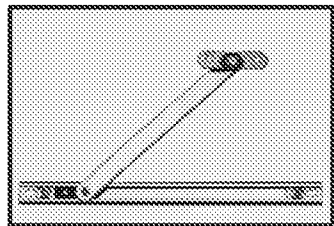
Whilst we have included the 'Standard' specification in your quotation, there are a number of optional upgrades which you can incorporate into your project to exceed your expectations of the finished product.



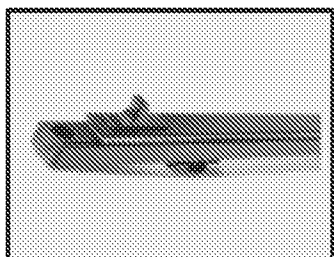
Cabin Hooks: These are used to pin back your doors to prevent swinging and damage being caused. This is a hook and eye device that can only be fitted onsite. Whilst these are great for your doors, we cannot use these on window section.



Door Closure: Designed to slowly bring the door back to a closed position. More commonality used in internal, commercial environments.



Restrictors: These are used to restrict the window/door opening to a desired angle up to 110 degrees. These are compulsory if your side hung window is 800mm wide or over.



Trickle Vents: These are one of several methods of increasing air-flow within a property. In the winter months the risk of condensation will be more prominent due to the humidity in the air. To reduce the risk of condensation there are a few things you can do.

Condensation is caused by water particles in the air, when this comes into contact with a cold surface, such as glass or steel, it will reach dew point and turn back into water. To minimise this risk, make sure your home is above 15°C and there is sufficient ventilation in the room.

For the full document on how to reduce the risk, please let your sales estimator know.

POA – Subject to feasibility.

These are only available in black or white.

RAL Colours

All of our frames will be finished in a Polyester Powder coating in your chosen RAL colour. The Paint used is a 30% Gloss level which gives an overall Matt finish. Whilst a large amount of the colours we offer come as standard as included in your quotation, non-standards will incur additional costs.

Please note, samples are available upon request up to a maximum of 5.

Standard RAL colours:

RAL 1001 Beige	RAL 5011 – Steel Blue	RAL 7009 Squirrel Grey	RAL 7037 Camel Grey	RAL 8019 – Grey Brown
RAL 1002 Sand Yellow	RAL 7012 Light Blue	RAL 7031 – Silver Grey	RAL 7034 Yellow Grey	RAL 8022 – Black Brown
RAL 1003 Signal Yellow	RAL 7014 Bright Blue	RAL 7052 – Olive Grey	RAL 7035 Light Grey	RAL 9001 – Cream
RAL 1011 Bronze Beige	RAL 7021 Water Blue	RAL 7053 – Pine Grey	RAL 7036 Platinum Grey	RAL 9002 – Grey White
RAL 1013 – Oyster White	RAL 7024 Lazulite Blue	RAL 7054 – Signal Grey	RAL 7037 – Dusty Grey	RAL 9003 – Signal White
RAL 1015 – Light Ivory	RAL 7029 Faint Green	RAL 7055 – Pine Grey	RAL 7038 – Agate Grey	RAL 9004 – Signal Black
RAL 1018 – Zinc Yellow	RAL 7031 – Emerald Green	RAL 7056 – Slate Grey	RAL 7039 Quartz Grey	RAL 9005 – Jet Black
RAL 1019 Grey Beige	RAL 6003 – Olive Green	RAL 7010 – Turquoise Grey	RAL 7040 – Window Grey	RAL 9006 – White Aluminium
RAL 1024 Olive Yellow	RAL 6005 Dark Green	RAL 7011 Iron Grey	RAL 7042 Traffic Grey A	RAL 9007 – Grey Aluminium
RAL 2013 Deep Orange	RAL 6009 – Fir Green	RAL 7012 Smalt Grey	RAL 7043 Traffic Grey B	RAL 9010 – Pure White
RAL 3006 Flame Red	RAL 6013 Forest Green	RAL 7015 Slate Grey	RAL 7044 Silk Grey	RAL 9011 Graphite Black
RAL 3001 – Signal Red	RAL 6015 – Black Olive	RAL 7016 – Anthracite Grey	RAL 7045 – Tele Grey 1	RAL 9016 – Traffic White
RAL 3002 Carmine Red	RAL 6019 Yellow Green	RAL 7021 – Grey Black	RAL 7046 – Tele Grey 2	RAL 9017 – Traffic Black
RAL 3005 Wine Red	RAL 6019 Pastel Green	RAL 7022 – Hunter Grey	RAL 7047 – Tele Grey 4	
RAL 3020 Traffic Red	RAL 6020 Chrome Green	RAL 7027 Concrete Grey	RAL 9008 Clay Brown	
RAL 5001 Green Blue	RAL 6011 Pink Green	RAL 7024 Granite Grey	RAL 9007 – Fawn Brown	
RAL 5002 Ultramarine Blue	RAL 6025 Forest Green	RAL 7030 Slate Grey	RAL 9014 – Sepia Brown	
RAL 5006 – Grey Blue	RAL 6027 Light Green	RAL 7031 – Blue Grey	RAL 9015 Goodwill Brown	
RAL 5010 Cerulean Blue	RAL 6028 Pine Green	RAL 7032 Pebble Grey	RAL 9017 – Chocolate Brown	

Non-Standard RAL colours:

RAL 1000 – Green Beige	RAL 3014 Antique Pink	RAL 5009 Azure Blue	RAL 6023 Steel Turquoise
RAL 1004 Light Yellow	RAL 3015 – Light Pink	RAL 5013 – Cobalt Blue	RAL 6024 – Steel Turquoise
RAL 1005 Light Yellow	RAL 3016 – Coral Red	RAL 5015 – Sky Blue	RAL 7008 Ghost Grey
RAL 1014 – Ivory	RAL 3022 Salmon Pink	RAL 5017 – Traffic Blue	RAL 7009 – Green Grey
RAL 1017 Yellow Yellow	RAL 3024 Luminous Red	RAL 5018 Tartan Blue	RAL 7013 Brown Grey
RAL 1020 Silver Yellow	RAL 3025 Luminous Bright Red	RAL 5019 Capri Blue	RAL 7014 – Brown Grey
RAL 1021 Silver Yellow	RAL 3027 Raspberry Red	RAL 5020 – Ocean Blue	RAL 7000 Green Brown
RAL 1022 Silver Yellow	RAL 3031 Orchard Red	RAL 5021 – Distant Blue	RAL 8001 Olive Brown
RAL 1026 – Pearl Gold	RAL 3032 Pearl Ruby Red	RAL 6002 – Leaf Green	RAL 8002 Signal Brown
RAL 1027 Silver Yellow	RAL 3033 Pearl Pink	RAL 6004 – Blue Green	RAL 8004 – Copper Brown
RAL 1028 Yellow Orange	RAL 3001 Red Blue	RAL 6006 – Grey Olive	RAL 8011 – Nut Brown
RAL 2001 – Red Orange	RAL 4002 – Red Violet	RAL 6007 – Bottle Green	RAL 8012 – Red Brown
RAL 2013 Pearl Orange	RAL 4003 Heather Violet	RAL 6010 – Grass Green	RAL 8016 – Mahogany Brown
RAL 3003 Ruby Red	RAL 4004 Claret Violet	RAL 6011 Rosa Green	RAL 8023 Orange Brown
RAL 3004 – Purple Red	RAL 4005 Blue Lilac	RAL 6012 – Black Green	RAL 8024 – Beige Brown
RAL 3007 – Black Red	RAL 5000 – Blue Violet	RAL 6016 – Turquoise Green	RAL 8025 – Pale Brown
RAL 3009 – Oxide Red	RAL 5003 – Sapphire Blue	RAL 6017 – Rift Green	RAL 8028 – Terra Brown
RAL 3011 Brown Red	RAL 5007 – Brilliant Blue	RAL 6022 – Olive Drab	RAL 9018 Papyrus White
RAL 3013 Tomato Red	RAL 5008 Red Light Grey	RAL 6029 – Steel Green	

Colour Matching

We can colour match our Steel Windows and Doors to any colours required, we've manufactured our frames in a variety of individual colours but most notably Farrow and Ball is a common choice. Due to the bespoke nature of this service please contact us for further details about your requirements. Unfortunately, all prices are on application.

Silicone

Most of the RAL colours listed above will come with a matching silicone, however, some may incur an additional cost. Please ask a member of our team for more details.

Frame Information

Corrosion Protection with either galvanising or hot zinc coating. Steel frames will be Polyester Powder Coated to a choice of RAL colour.

Terms and Conditions

Terms:

40% with order, production time will be allocated on receipt of cleared funds.

ANY ORDERS UNDER £1000 EXC VAT TO BE PAID IN FULL

Balance Payment:	Balance 60% of order value to be paid at completion of manufacture prior to installation or delivery.
Installation by Others:	No liability can be accepted for damage or incorrect installations caused by others.
Retention:	Is not allowed for and must be added to contact value if required.
Main Contractors Discount:	Is not allowed for and must be added to contact value if required.
Installation:	On the final day of installation it would be helpful for a representative of the client to inspect the works are to satisfaction.

All goods will remain the property of Fabco Sanctuary Ltd until payment is received in full.

We do not accept any Liquidated and Ascertained Damages within our contract.

Acceptance of our quotation is acceptance of our terms and conditions.

Survey:

The survey is not compulsory however we do recommend having this service as **all quotations are subject to survey**. If survey is not required, the charge will be £150 + VAT to produce CAD and Technical drawings.

Installation:

If installation has been included in the quotation then we have estimated the amount of time it should take to undertake the works, if we take longer than we anticipated then there will be no additional charge to the customer if the delay is our responsibility, however, if we are delayed due to circumstances caused by the site or situations that we are not notified about, then each additional man day will be charged at £550.00 per man, per day.

Placing your order

If you would like to proceed with this quotation as per the above, please fill in the attached 'Order Form' and return at your earliest convenience.

High level Site Access

No Scaffolding or MEWP's (Mobile Elevated Work Platforms) have been included within this quotation, where safe and secure site access is required the client or contractor must provide it at their own expense.

If Fabco Sanctuary is commissioned to carry out both the site survey and installation, a full risk assessment will be carried out, and you will be notified of any access requirements. If no survey is required, but you still want us to provide installation, we will need a full risk assessment to be supplied before installation.

(Please note any screen or door assemblies over 3m high MUST have access equipment, or scaffolding supplied erected onsite)

All Scaffolding must be issued with a Scafftag and be inspected daily by a competent person and then every seven days by the scaffolding supplier.

All MEWP's must have up to date service and maintenance records and be checked daily by the supplied IPAF certified operator.