SECTION 085313

WINDOW REPLACEMENT

PART 1 – GENERAL

1.1 Scope of Work:

A. Removal of existing windows and associated exterior and interior trim and drywall where required. Existing Hurricane Shutters and associated accessories, if present, shall not to be removed or damaged.

B. Replacement of existing windows including installation of all flashing, metal receptor system, waterproofing, accessories and caulk/sealants as required to provide a complete watertight installation.

1.2 Permits, Fees and Insurance:

A. The Owner and/or their contractor shall coordinate all approvals through the Association Board and the AIPCA Architectural Review Board, as applicable.

B. Contractor shall secure all necessary permits prior to commencement of the work.

C. Contractor shall procure and maintain in force until the completion of work the following insurances in the amounts required by the Owner and the Association Board: general liability insurance, employer's liability insurance, automobile insurance and worker compensation. Contractor shall insure that current insurance certificates are on file at Amelia Island Management.

1.3 Quality Assurance:

A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, approved by the local building code agency and have been in satisfactory use in similar service for three years. Use experienced installers.

B. It is the responsibility of the Contractor to ensure that the replacement door units design wind pressures, at the time of procurement and installation, comply with the current Florida Building Code. Contractor shall contact Engineer to verify compliance.

C. Manufacturer's Qualifications: Company specializing in the manufacture of products for a minimum of 5 years. Company shall be a member of the American Architectural Manufacturers Association (AAMA).

D. Installer Qualifications: Company specializing in the performance of the work for a minimum of 5 years.

E. All work shall be performed in accordance with the manufacturer's recommended installation instructions and details.

F. Contractor may substitute other equivalent products as approved by the Owner, Association Board and AIPCA Architectural Review Board if required.

G. All temporary utility services, including toilet facilities, are to be obtained and paid for by the contractors performing the work described herein.

1.4 Warranty:

A. Manufacture: Provide manufacturer's standard warranty. Warranty shall include replacement of assemblies due to coating failure within five years of installation.

B. Installer: Provide all labor and materials required to repair work that fails to perform for five (5) years following the date of substantial completion.

1.5 System Performance Requirements:

A. General: Provide aluminum window units that comply with performance requirements specified, as demonstrated by testing the manufacturer's corresponding stock systems. Window manufacturer to have tested proposed assembly units through a recognized independent testing laboratory or agency using the tests & test procedures specified below, and in accordance with procedures specified in AAMA 101, including requirements of AAMA 101, Section 3, "Optional Performance Classes." All assemblies shall be in accordance with the current Building Code.

B. Design Pressure Requirements (Components and Cladding): -70/+70 psf.

C. Uniform Load Structural and Deflection Tests: Test in accordance with ASTM E 330 at 150 percent of the design pressure. After each specified loading there shall be no glass breakage, permanent damage to fasteners, hardware parts, support arms or actuating mechanisms or any other damage which causes the window to be inoperable. No member shall deflect more than 1/175 of its span under load, and there shall be no permanent deformation of any main frame, sash, pane, or ventilator member in excess of 0.2 percent of its span.

D. Water Penetration: Test in accordance with ASTM E331, at 11 psf and ASTM E 547 at 11 psf. There shall be no water penetration as defined in the test method. The AMMA permitted 1/3 reduction in passing criteria for testing of field installations shall NOT be allowed.

E. Impact Resistance: Provide window units and glazing that have been tested to pass the large and small missile impact test per ASTM E 1886. Obtain prior permission from Owner if non-impact glass is intended to be used.

F. Air infiltration: Test in accordance with ASTM E 283 at 6.24 lbf/ft^2. Air infiltration rate shall not exceed 0.03 cfm/ft^2.

G. Forced-Entry Resistance: Provide windows units that comply with requirements for Performance Level 10 when tested in accordance with AAMA 1302.5-76 Test A through G.

H. Condensation Resistance Factor (CRF): Provide windows with a minimum CRF of 62 per AAMA 1503.

I. Energy Performance: Provide windows units with a maximum thermal transmittance (u-value) of 0.40 (to achieve an Energy Star Rating) when tested in accordance with AAMA 1503.1, latest edition.

J. Solar Heat Gain Coefficient (SHGC): Provide windows with SHGC <0.25 (to achieve an Energy Star Rating).

K. Light emission: Provide window units with inside-to-outside visible light transmittance (VLT)value of 45% or less to comply with Florida Statute 161.163 and Florida Administrative Code Rule 62B-55 or other local ordinance requirements for light emission for the protection of sea turtle nesting when required.

1.6 Work Performance Field Verification:

A. Watertight performance of all work is required.

B. All newly installed windows may be subjected to a visual inspection, operation test, an AAMA 501.2 hose test (for fixed windows), and an AAMA 502 Sill Dam Test following completed installation and prior to the installation of interior trim components.

C. At the owner's option, installed assemblies may be tested in accordance with ASTM E 1105 at 15% of the structural design pressure rating. There shall be no water penetration as defined in the test method. The AMMA permitted 1/3 reduction in passing criteria for testing of field installations shall NOT be allowed.

D. New windows that do not pass water testing shall be repaired or replaced per the Owner's Representative's discretion.

PART 2 - SUBMITTALS

2.1 General:

A. Contractor shall submit proof of employer's liability insurance, general liability insurance, automobile insurance and workman's compensation.

B. Contractor shall submit names and addresses for all suppliers and all subcontractors providing materials and/or labor on project.

C. For substitutions, Contractor shall submit proof data to demonstrate that substitutions are equal in performance and durability to materials specified. Data shall include but not be limited to Florida Building Code Approval, Miami Dade NOA, and complete installation instructions.

D. Contractor shall submit 3 copies of all requested submittal materials to the Association Board for approval prior to commencement of the work. Contractor shall indicate Owner's approval on submittal cover sheet.

2.2 Windows:

A. Product Data: Contractor shall submit manufacturer's product literature for all products and accessories furnished.

B. Installation Instructions: Contractor shall submit manufacturer's installation instruction sheets for all products and accessories furnished.

C. Contract Closeout Submittals: Contractor shall submit to the owner bound manual clearly identified with project name, location and completion date. Identify type and size of new windows installed. Provide recommendations for periodic inspections, care and maintenance.

2.3 Contractor shall provide manufacturer's product literature, installation instructions and color samples (exposed materials only) for the following:

A. Waterproofing membrane

B. Joint sealant & backing materials

C. Elastomeric coating materials

D. Metal flashing materials

PART 3 - MATERIALS

3.1 Windows:

A. Type: Coated Aluminum
B. Manufacturer: Windoor Inc. or approved equivalent
C. Model: WinDoor 3000 Series Fixed, WinDoor 4000 Series Single Hung or approved equals.
D. Frame: No fin
E. Style: Fixed, to match appearance of the existing (w/exception of operable center sash – to be replaced with fixed sash.)
F. Glass: Double pane insulated clear glass.
G. Hardware: As selected by the owner. All components shall be stainless steel or equivalent corrosion resistance.
H. Color: Exterior window panel and frame to be approved by the Owner.
I. Coating: Suitable for aggressive chloride rich environment.

3.2 Receptor System:

A. Dimensions:
   a. Sill Component
      i. Vertical: Equivalent to the height of the fenestration back dam minus ¼-inch or compliant with height requirements of Table A3.1 of ASTM E 2112. Applicable to back dam and end dams
      ii. Horizontal: width of sill component shall fit the full width of the rough opening so that the base of the vertical perimeter sealant joints are captured within the sill component.
      iii. Lateral: sill component and integral end dams shall project beyond the exterior plane of the window frame. The leading horizontal edge of the sill component shall contain a down turned leg of a minimum of 3/8-inch.

iv. End Dam Terminations: Shall extend beyond the jamb's perimeter sealant joint.
v. Slope: continuous, firmly supported, 1/8":1'-0" toward the exterior.

b. Head and Jamb Components:
i. Interior return: Interior back leg shall extend 1". Exterior front leg shall extend ½".
ii. Horizontal: Width of receptor shall fit the rough opening to sit inside the sill component and end dams
iii. Lateral: Receptor members shall project beyond the exterior plane of the window frame with sufficient geometry to meet the existing EIFS banding as per the project documents.

c. See drawings for profiles

B. Type: Aluminum 0.032 thickness. Coated product containing a minimum of 70% Polyvinylidene Fluoride (PVDF) or *Kynar* or approved equivalent.

C. Joints:
a. Integral component joints: Welded or soldered
b. Component to component: Approved silicone sealant.

D. Sealing:
a. Installation: Receptor components shall be set in (3) parallel generously applied continuous beads of sealant along its length and at the corners of the rough opening.
b. Interior: The back legs of the receptor components shall be continuously sealed to the window frame to prevent passage of air from outside to inside.
c. Exterior: The underside of the receptors shall be continuously sealed to the walls at the jamb and/or header.

3.3 Joint Sealants:

A. Sealants:
a. Metal to EIFS: Dow 795 or approved Silicone equivalent.
b. Metal to Metal: Dow 795 or approved Silicone equivalent
c. Prosoco R-Guard FastFlash
B. Backing Materials
a. Backer Rod: Round, closed-cell, polyethylene foam rod compatible with sealant; oversized 30 to 50 percent larger than joint width.
b. Bond Breaker Tape: Adhesive backed polyethylene tape with slick-surfaced facing by Pecora or approved equivalent. Width sized to suit joint.
C. Primer:
a. As required by the manufacture to achieve bond to substrate.
D. Profile:
a. Adhesive face and profile compliant with Dow Installation Handbook: 3/8" minimum adhesive face.

3.4 Fasteners: All components shall be installed using Series 300 stainless steel screws and anchors.

PART 4 – EXECUTION

4.1 General:

A. All work shall be coordinated with the unit Owner, the Association Board and the owner's representative.

4.2 Removal:

A. All exterior trim, existing caulk, flashing, etc. shall be removed.

A. Existing windows shall be removed and legally disposed.

B. Remove all miscellaneous materials, fasteners, sealants, etc. Clean all surfaces to produce a smooth finish, suitable for reinstallation.

C. Remove interior accessories, wood blocking, drywall, interior trim, etc. as required to install new window.

D. Existing Hurricane Shutters and associated accessories, if present, shall not to be removed or damaged. Contractor is responsible for repair to shutter assemblies if damage occurs during the course of the work.

E. Contractor shall notify owner's representative of any existing shutter damage noted prior to commencement of the work on that window unit.

F. Prior to cutting drywall, contractor shall mark work using straight and true cut lines.

G. Cuts shall not be made into the exterior sheathing or wall framing.

4.3 Examination:

A. Contractor shall request a field review involving the Contractor and a representative of the Association Board or Owners Representative to assess the condition of the opening where the window has been removed. All parties present shall conduct an examination of the existing conditions documenting any deteriorated or damaged wall framing, stucco, drywall or miscellaneous work needing repair.

B. Contractor shall identify, in writing, conditions that will prevent proceeding with the work. If the Contractor fails to document the adverse conditions and/or proceeds with work without repairing unsatisfactory conditions, the sole responsibility for any and all replacement or repair work shall be that of the Contractor.

4.4 Installation:

A. Contractor to verify that new windows are sized to match existing windows.

B. New windows shall be installed in accordance with applicable portions of ASTM E 2112, the manufacturer's installation instructions, provided details, and project documents.

C. Set window units plumb, level, and true to line, without warp or rack of frames or sash. Provide proper support and anchor securely in place.

D. Flashings, receptor system, and sealants shall be installed as shown in the details of the project documents, as specified above, and in strict accordance with the manufacturer's installation instructions.

E. Separate aluminum and other corrodible surfaces from sources of corrosion or electrolytic action at points of contact with other materials by complying with the requirements specified under paragraph "Dissimilar Materials" in the Appendix to AAMA 101.

F. Where damaged, install EIFS in accordance with EIMA requirements and coat with same coating type and color currently applied per the manufacturer's instructions. If color does not match, entire peripheral area shall be coated to the next wall interruption.

G. Interior finishes, where damaged or affected by window installation shall be repaired or replaced to match the existing appearance.

4.5 Storage and Clean-Up

A. All new window assemblies shall be stored and transported in such a manner to prevent scratching, deformation, or racking of the frames. It is the right of the owner or the owner's representative to require replacement of any units containing such damage.

B. Contractor shall remove all removed and unused materials from the project site.

C. All surfaces shall be swept clean daily.

D. Contractor shall final clean all replacement windows per manufacturer's instructions.

END OF SECTION

SECTION 080000

EXTERIOR DOOR REPLACEMENT

PART 1 – GENERAL

1.1 Scope of Work:

A. Removal of existing doors and associated exterior and interior trim where required.

B. Removal of existing exterior EIFS and interior drywall as required.

C. Replacement of existing doors including installation of all flashing, waterproofing, EIFS, accessories and caulk/sealants as required to produce a complete watertight installation.

D. Removal and replacement of deteriorated wall framing, exterior sheathing and wall insulation when encountered at door rough openings.

1.2 Permits, Fees and Insurance:

A. The Owner and/or their contractor shall coordinate all approvals through the Association Board and the AIPCA Architectural Review Board.

B. Contractor shall secure all necessary permits prior to commencement of the work.

C. Contractor shall procure and maintain in force until the completion of work the following insurances in the amounts required by the Owner and the Association Board: general liability insurance, employer's liability insurance, automobile insurance and worker compensation. Contractor shall insure that current insurance certificates are on file at Amelia Island Management.

1.3 Quality Assurance:

A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, approved by the local building code agency and have been in satisfactory use in similar service for three years. Use experienced installers.

B. It is the responsibility of the Contractor to ensure that the replacement door units design wind pressures, at the time of procurement and installation, comply with the current Florida Building Code. CONTRACTOR SHALL CONTACT ENGINEER TO VERIFY COMPLIANCE.

C. Manufacturer's Qualifications: Company specializing in the manufacture of products for a minimum of 5 years. Company shall be a member of the American Architectural Manufacturers Association (AAMA).

D. Installer Qualifications: Company specializing in the performance of the work for a minimum of 5 years.

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E. All work shall be performed in accordance with the manufacturer's recommended installation instructions and details.

F. Contractor may substitute other equivalent products as approved by the Owner, Association Board and AIPCA Architectural Review Board if required.

G. All temporary utility services, including toilet facilities, are to be obtained and paid for by the contractors performing the work described herein.

1.4 Warranty

A. Manufacture: Provide manufacturer's standard warranty.

B. Installer: Provide all labor and materials required to repair work that fails to perform for (5) five years following the date of substantial completion.

1.5 Work Performance Field Verification:

A. Watertight performance of all work is required.

B. All newly installed window and sliding glass door installations must pass a visual inspection, operation test, an AAMA 501.2 hose test, where deemed appropriate, and an AAMA 502 sill dam test following completed installation and prior to the installation of interior trim components.

C. Door installations that fail the AAMA 501.2 hose test and AAMA 502 sill dam test will not be approved for payment until passing results are achieved. If passing results cannot be achieved, the unit shall be replaced with one that does pass at no additional cost to the owner.

PART 2 - SUBMITTALS

2.1 General:

A. Contractor shall submit proof of employer's liability insurance, general liability insurance, automobile insurance and workman's compensation.

B. Contractor shall submit names and addresses for all suppliers and all subcontractors providing materials and/or labor on project.

C. For substitutions, Contractor shall submit proof data to demonstrate that substitutions are equal in performance and durability to materials specified.

D. Contractor shall submit 4 copies of all requested submittal materials to the Association Board for approval prior to commencement of the work. Contractor shall indicate Owner's approval on submittal cover sheet.

2.2 Door Units:

A. Product Data: Contractor shall submit manufacturer's product literature for all products and accessories furnished.

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B. Florida Building Code approval and/or Miami-Dade Notice of Acceptance "NOA" indicating the specific model/series product's compliance with code requirements.

C. Design Pressure Calculation for each window or door opening to be modified.

D. Installation Instructions: Contractor shall submit manufacturer's installation instruction sheets for all products and accessories furnished.

E. Contract Closeout Submittals: Contractor shall submit to the owner bound manual clearly identified with project name, location and completion date. Identify type and size of new window and sliding glass door units installed. Provide recommendations for periodic inspections, care and maintenance.

2.3 Contractor shall provide manufacturer's product literature, installation instructions and color samples (exposed materials only) for the following:

A. Waterproofing membrane (liquid applied)

B. Self-adhered membrane

C. Joint sealant & backing materials

D. Elastomeric coating materials

PART 3 - MATERIALS

3.1 Door Units:

A. Hardware: Stainless steel or approved equivalent corrosion resistant material for the salt air environment.

B. Color: to match existing.

C. Sliding Glass Doors: WinDoor 7000 series, WinDoor 8100 Series, or approved equal.

D. Terrace Doors: WinDoor 9050 or approved equal.

E. System Performance Requirements:

1. General: Provide door units that comply with performance requirements specified, as demonstrated by testing the manufacturer's corresponding stock systems. Test each type and size of required unit through a recognized independent testing laboratory or agency using the tests & test procedures specified below, and in accordance with procedures specified in AAMA 101, including requirements of AAMA 101, Section 3, "Optional Performance Classes." All assemblies shall be in accordance with the current Building Code.

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2. Design Wind Pressure Requirements: -70/+70 psf.

3. Uniform Load Structural and Deflection Tests: Test in accordance with ASTM E 330 at 150 percent of the design pressure. After each specified loading, there shall be no glass breakage, permanent damage to fasteners, hardware parts, support arms or actuating mechanisms or any other damage, which causes the window to be inoperable. No member shall deflect more than 1/175 of its span under load, and there shall be no permanent deformation of any main frame, sash, pane, or ventilator member in excess of 0.2 percent of its span.

4. Water Penetration (Laboratory): Test in accordance with ASTM E 331, and ASTM E 547 both at 15% of the structural design pressure rating. There shall be no water penetration as defined in the test method.

5. Impact Resistance: Provide window units and glazing that have been tested to pass the large and small missile impact test per ASTM E 1886. Obtain approval from the Owner if impact glass is not intended to be used.

6. Water Penetration (Field) Test in accordance with ASTM E 1105 at 15% of the structural design pressure rating. There shall be no water penetration as defined in the test method. The AMMA permitted 2/3 reduction in passing criteria for testing of field installations shall NOT be allowed.

7. Air infiltration: Test in accordance with ASTM E 283 at 1.6 lbf/ft². Air infiltration rate shall not exceed 0.03 cfm/ft^2.

8. Forced-Entry Resistance: Provide units that comply with requirements for Performance Level 10 when tested in accordance with AAMA 1302.5-76 Test A through G.

9. Condensation Resistance Factor (CRF): Provide units with CRF of 16 per AAMA 1503.

10. Energy Performance: Provide units with a maximum thermal transmittance (u-value) of 0.40 (or as required to achieve an Energy Star rating) when tested in accordance with AAMA 1503.1, latest edition.

11. Light emission: Provide units that comply with Florida Statute 62B-55 or other local ordinance requirements for light emission for the protection of sea turtle nesting.

12. Solar Heat Gain Coefficient (SHGC): Provide units with SHGC <0.25.

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3.2 Sill Flashing:

A. Sill Flashing:

1. Type:

a. AISI type 316 stainless steel complying with ASTM A-167, with 2D annealed finish. Minimum thickness to be 0.0156" (28 gauge) U.O.N. (see drawings for profile). All corner joints shall be welded.

b. PVC manufactured by Jamsill Guard or approved equivalent, size to fit new appurtenance and opening.

2. Dimensions:

a. Vertical: Back and end legs compliant with height requirements of Table A3.1 of ASTM E 2112.

b. Horizontal: width of pan shall fit the full width of the rough opening so that the base of the vertical perimeter sealant joints are captured within the pan.

c. Lateral: Sill pan tray and end dams shall project beyond the exterior plane of the window frame or door frame. The leading horizontal edge of the tray shall contain a down turned leg of a minimum of 3/8-inch.

d. End Dam Terminations: Shall project beyond the jamb's perimeter sealant joint. Where exposed to the exterior, the pan legs shall be hemmed and curve cut.

3. Slope: the pan shall be sloped a minimum of 1/8":6" toward the exterior by means necessary.

4. Joints: Fully fused by soldering, welding, or PVC liquid cement. Caulk shall not be used to seal PVC pan overlaps PVC liquid cement must be used.

5. Sealing:

a. Installation: Pan shall be set in (3) parallel generously applied continuous beads of sealant along its length and at the corners of the rough opening.

b. Interior: The top legs (back and ends) of the sill pan shall be continuously sealed to the sliding glass door frame to prevent passage of air from outside to inside.

c. Exterior: The underside of the pan and the outside surface of the end dams shall be sealed to the wall.

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6. Flashing material: Prosoco R-Guard FastFlash or approved equivalent.

3.3 In-Organic Curb (Below Sliding Glass Door):

A. Fiber-cement board manufactured by James Hardie Building Products or approved equivalent, size to fit new appurtenance and opening.

B. Cellular Vinyl PVC manufactured by Royal Mouldings Limited or approved equivalent, size to fit new appurtenance and opening.

C. Concrete: 3,000 psi w/ pea gravel aggregate. Reinforced w/ (2) cont. #4 rebar.

3.4 Waterproofing Membrane (Balcony & Patio Decks):

A. Tiled Surfaces:

1. NEOGARD liquid applied polyurethane waterproofing coating or approved equivalent system.

2. The NEOGARD system shall be used in all areas where tile is anticipated to be reinstalled – tile must be reinstalled within 60 days following application. Broadcast silica sand in wet NEOGARD for tile adhesion.

B. Exposed Surfaces:

1. NEOGARD Peda-Gard liquid applied polyurethane waterproofing coating system. Current balcony silica sand color and texture shall match.

C. Accessories:

1. Primer: NEOGARD approved primers.

2. Aggregate: colored quartz to match existing; local aggregate approved by coating manufacturer.

3.5 Flashing Membrane:

A. Type: Prosoco R-Guard FastFlash or approved equivalent.

B. Related Materials: Provide primer, mastic, sealant and other miscellaneous products as required by the manufacturer to be compatible with specified waterproofing membrane.

3.6 Joint Sealants:

A. Sealant:

1. Exposed Sealants: MasterSeal NP 10 or approved equal manufactured by BASF Construction Chemicals, LLC-Building Systems or approved equivalent.

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2. Sealants Incorporated into deck coating: Sikaflex 15 LM, manufactured by Sika Corporation.

B. Joint Backing: Round, closed-cell, polyethylene foam rod compatible with sealant; oversized 30 to 50 percent larger than joint width.

C. Bond Breaker Tape: Adhesive backed polyethylene tape with slick-surfaced facing by Pecora or approved equivalent. Width sized to suit joint.

3.7 Fasteners: Doorframes shall be installed using 300 Series stainless steel screws.

PART 4 – EXECUTION

4.1 General:

A. All work shall be coordinated with the unit Owner, the Owner's representative, the Association Board and Amelia Island Management Co. for notification of work to begin and scheduling of inspections.

B. Contractor shall post appropriate permit documents on site.

4.2 Removal:

A. Remove existing fenestration from opening, taking care not to damage finishes.

B. Legally dispose of removed fenestration.

C. All exterior trim, existing caulk, flashing, etc. shall be removed.

D. Remove all miscellaneous materials, fasteners, sealants, etc. Clean all surfaces to produce a smooth finish.

E. Remove exterior finish and accessories, wood blocking, drywall, interior trim, etc. as required to install new window or sliding glass door.

F. Prior to cutting EIFS or drywall, contractor shall mark work using straight and true cut lines.

G. Cuts shall not be made into the exterior sheathing or wall framing.

H. If damaged framing or sheathing is encountered, finishes shall be removed as required to expose the extent of the damage and as necessary to permit its repair.

4.3 Examination:

A. Contractor shall request a field review involving the Engineer and a Representative of the Association Board or Owner's Representative to assess the condition of the opening where assemblies have been removed. All parties present shall conduct an examination of the existing conditions to document any deteriorated or damaged wall framing, EIFS, drywall or miscellaneous work needing repair.

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B. Contractor shall identify, in writing, conditions that will prevent proceeding with the work. If the Contractor fails to document the adverse conditions and/or proceeds with work without repairing unsatisfactory conditions, the sole responsibility shall be that of the Contractor.

4.4 Installation of New Door Units:

A. Storage and Handling: All new door assemblies shall be stored and transported in such a manner to prevent scratching, deformation, or racking of the frames. It is the right of the owner or the owner's representative to require replacement of any units containing such damage.

B. Contractor shall verify that new door units are sized to fit existing rough openings.

C. Sill pans shall be installed as shown on the replacement details.

D. If fasteners must be installed through the sill pan, they must be installed in a predrilled hole, injected with sealant. The installed fastener head must also be capped with sealant.

E. New door units shall be installed in accordance with the manufacturer's installation instructions, ASTM E 2112 and in accordance with the replacement details.

F. Install door unit on a curb (in-organic material) that provides a 1-1/2" minimum step up from exterior finish floor surface. Secure curb with ¼" diameter stainless steel concrete screws with minimum 2" embedment into concrete substrate at 6" on center, staggered.

G. Set door units plumb, level, and true to line, without warp or rack of frames or sash. Provide proper support and anchor securely in place.

H. Separate aluminum and other corrodible surfaces from sources of corrosion or electrolytic action at points of contact with other materials by complying with the requirements specified under paragraph "Dissimilar Materials" in the Appendix to AAMA 101.

4.5 Waterproofing Membrane (For Door Curb Installation):

A. Preparation:

1. Contractor shall remove any tile, paver, or other floor finishes from a 12-inch wide area of the balcony floor adjacent to the door opening to expose the existing waterproof deck coating. Care shall be taken not to damage the existing waterproofing membrane surface, if present.

2. Contractor shall ensure that the existing waterproofing membrane is compatible with the new waterproofing membrane system. Contractor

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shall coordinate with the manufacturer to test the surface for adherence, to ensure compatibility.

3. Clean all deck surfaces to receive coating system in accordance with manufacturer's instructions; vacuum clean or blow clean with oil-free compressed air all surfaces to receive sealants, detailing materials or coatings immediately prior to installation.

4. Rout, clean, prepare and detail surface cracks in accordance with manufacturer's instructions; install backer rod where required.

5. Clean metal surfaces to bright metal by wire brushing or mechanical etching; scuff-sand lead flashing and plastic surfaces.

6. Prime surfaces in accordance with manufacturer's instructions.

7. Install properly sized diameter backer rod or bond breaker tape into corner of all 90-degree junctures and cover with 1" detail cant of approved sealant.

8. Allow detail applications to cure in accordance with manufacturer's instructions, prior to general application of coating.

9. Surface preparation, detailing and tie-in procedures shall be in accordance with waterproof coating system manufacturer's instructions.

B. Application:

1. Verify proper dry condition of substrate using method recommended by coating system manufacturer; perform adhesion checks prior to general application of coating system using field adhesion test method recommended by manufacturer.

2. Mask off adjoining surfaces not to receive coating system.

3. DO NOT APPLY waterproofing coating system over PRESSURE TREATED LUMBER.

4. Select Appropriate NOEGARD waterproof membrane system based on existing and intended conditions.

5. Install waterproof coating system in accordance with manufacturer's recommendations and instructions. Lap new material over existing membrane, if present a minimum of 4-inches.

6. Grid deck surfaces to assure proper coverage rates and verify coating wet-film mil thickness with gauges as work progresses.

7. Apply base coat uniformly, and allow to cure in accordance with manufacturer's instructions.

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8. Wipe clean all detail coats with white rags wetted with Xylene solvent; do not saturate detail coat.

9. Clean area minimum 6" wide along terminating edge of existing coating with Xylene solvent on clean white rags prior to of new coating. Use interlaminar primer per manufacturer's instructions, as needed.

10. For tile installations, immediately broadcast aggregate into wet material to refusal. Loose aggregate must be removed before tile installation, if applicable.

11. Allow membrane to cure per manufacturer's instructions.

12. Where waterproofing membrane does not exist, the new waterproofing membrane that is installed under the door sill pan shall extend onto the balcony deck or patio for the full width of the removed floor finish.

4.6 Flashing Membrane:

A. Membranes shall be installed according to manufacturer's installation instructions and as shown on replacement details.

B. Prime surfaces as recommended by manufacturer.

4.7 Clean-Up

A. Contractor shall remove all unused materials from the project site.

B. All surfaces shall be swept clean daily.

C. Contractor shall final clean all replacement window and sliding glass door units per manufacturer's instructions.

END OF SECTION

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DESIGN CRITERIA

CODE: 2014 FLORIDA BUILDING CODE (FBC)
2014 FLORIDA RESIDENTIAL CODE (FRC)

WIND DESIGN CRITERIA PER FBC 2014,
SECTION 1609, & ASCE 7-10
BASIC WIND SPEED: 130 MPH (3-SEC GUST)
RISK CATEGORY TYPE II
EXPOSURE CATEGORY: D
ENCLOSURE CLASSIFICATION: ENCLOSED
INTERNAL PRESSURE COEF: ±0.18
ROOF SLOPE: (7":12") TYP
EDGE STRIP = 10'-0" (C&C)

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH WITH CHAPTER 6 (REPAIRS) OF THE 2014 FLORIDA BUILDING CODE (EXISTING BUILDINGS)

Main Wind Reinforcing System Wall Pressures (PSF)	
Load Case 1	65.7
Load Case 2	54.3

LRFD - Component and Cladding Wall Pressures (PSF)				
Eff Wind Area	Zone 4		Zone 5	
	+	-	+	-
0 - 20 SF	61.1	-66.3	55.9	-102.4
21 - 50 SF	57.7	-62.6	52.9	-96.8
51 - 100 SF	53.1	-57.7	48.7	-89.1
101 - 200 SF	50.1	-54.4	45.9	-84.0
201 - 500 SF	46.7	-50.7	42.8	-78.4
501 -1000 SF	42.7	-46.4	39.2	-71.7

ASD - Component and Cladding Wall Pressures (PSF)				
Eff Wind Area	Zone 4		Zone 5	
	+	-	+	-
0 - 20 SF	36.6	-39.8	33.6	-61.5
21 - 50 SF	34.6	-37.6	31.7	-58.1
51 - 100 SF	31.9	-34.6	29.2	-53.5
101 - 200 SF	30.0	-32.6	27.5	-50.4
201 - 500 SF	28.0	-30.4	25.7	-47.0
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GENERAL NOTES:

CONTRACTOR SHALL VISIT SITE TO OBSERVE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND CONDITIONS PROVIDED ON DRAWINGS PRIOR TO START OF CONSTRUCTION. RESOLVE ANY DISCREPANCIES WITH THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.

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WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDA.

MATERIAL SPECIFICATIONS

WOOD

ALL STRUCTURAL LUMBER SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATIONS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.

ALL LUMBER SHALL COMPLY WITH PS 20 "AMERICAN SOFTWOOD LUMBER STANDARD" AND WITH THE APPLICABLE RULE OF INSPECTION AGENCIES CERTIFIED BY AMERICAN LUMBER STANDARD. FACTORY MARK EACH PIECE OF LUMBER WITH GRADE STAMP OF INSPECTION AGENCY EVIDENCING COMPLIANCE WITH GRADING RULE REQUIREMENTS.

ALL STUDS SHALL BE NO. 2 SPF (UNO).

ALL DBL PLATES IN VERTICAL FRAMING SHALL BE NO. 2 SYP (UNO).

NO CUTS, HOLES, OR COPES REQUIRED FOR OTHER TRADES IN STRUCTURAL WOOD FRAMING WILL BE PERMITTED WITHOUT PRIOR REVIEW AND APPROVAL OF ENGINEER AND ARCHITECT.

PRESSURE TREAT ALL NEW WOOD WITH WATER-BORNE PRESEVATIVES ALL LUMBER FOR SILL PLATES AND OTHER WOOD WHICH MAY BE EXPOSED TO WEATHER OR EARTH. PRESSURE TREATMENT SHALL COMPLY WITH REQUIREMENTS OF AWPB STANDARDS C2 AND LP-22.

ALL METAL FASTENERS AND CONNECTORS INSTALLED IN PRESSURE TREATED LUMBER SHALL BE PROTECTED IN ACCORDANCE WITH TABLE BELOW.

FASTENERS IN PRESSURE TREATED LUMBER

PRESERVATIVE	
ACQ & NON-DOT BORATE	CONNECTORS MUST HAVE Z-MAX, G120 OR TRIPLE ZINC COATED FINISH. ALL FASTENERS MUST BE HOT DIPPED GALVANIZED.
SODIUM BORATE	STANDARD FINISH IS ACCEPTABLE (UNO)
ACZA	NOT RECOMMENDED. STAINLESS CONNECTORS AND FASTENERS REQUIRED.

NAILS

COMMON WIRE NAILS AND THREADED HARDENED STEEL NAILS SHALL CONFORM TO THE NOMINAL SIZES SPECIFIED IN ASTM F1667. NOMINAL DIAMETER SIZES APPLY TO FASTENERS BEFORE APPLICATION OF PROTECTIVE COATING.

WHEN A BORED HOLE IS REQUIRED TO PREVENT SPLITTING OF A WOOD DUE TO FASTENER PENETRATION, THE BORED HOLE SHALL NOT EXCEED 75% OF THE NAIL OR SPIKE DIAMETER

THE NOMINAL DIAMETER AND LENGTH OF TYPICAL FASTENERS SPECIFIED FOR THIS PROJECT ARE AS LISTED IN THE TABLE BELOW

NAIL SIZE TABLE	DIA.	LENGTH
16d COMMON	0.165"	3 1/2"
16d COMMON	0.148"	3 1/4"
12d COMMON	0.148"	3 1/4"
10d COMMON	0.148"	3"
10d x 1½"	0.148"	1 1/2"
8d COMMON	0.131"	2 1/2"
10d RINGSHANK	0.134"	3"
8d RINGSHANK	0.134"	2 1/2"

CONSTRUCTION SOLUTIONS, INC.
961687 GATEWAY BLVD - SUITE 101B
AMELIA ISLAND, FLORIDA 32034
PHONE: (904) 261-8703 FAX: (877) 808-1839
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 26752

WINDOW AND DOOR REPLACEMENTS
FOR THE
PIPER DUNES NORTH CONDOMINIUMS
AMELIA ISLAND, FLORIDA

GENERAL NOTES

REV:	DATE:	DESC:

NOT FOR CONSTRUCTION - FOR BUDGET ONLY

JEFFREY B. SELLERS
FL PE # 68313
12/13/2016

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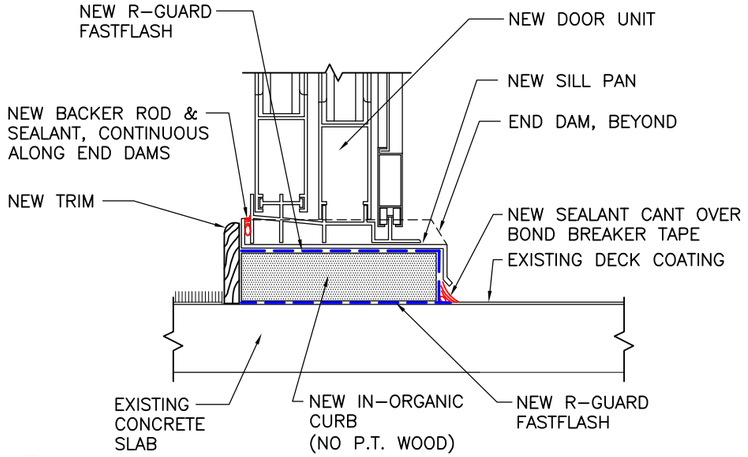
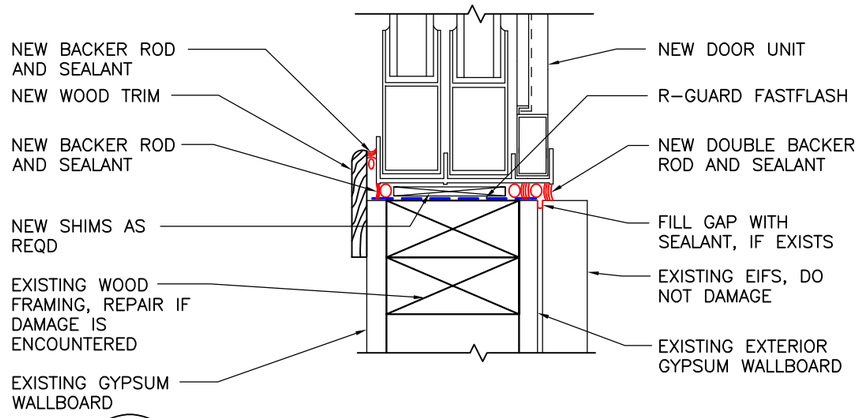


1 / A2 SILL SECTION REPLACEMENT DOOR

SCALE: NONE

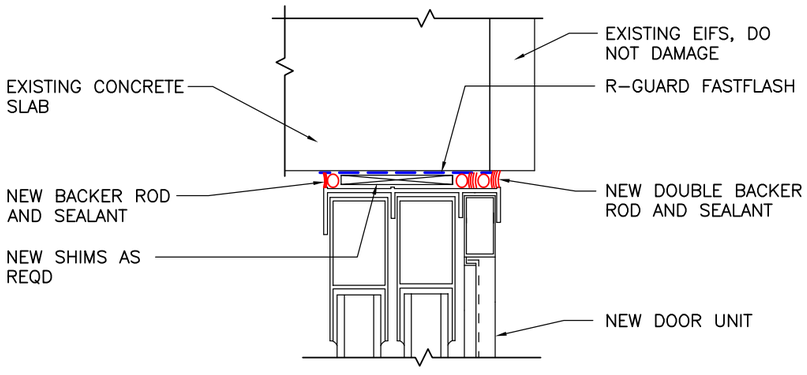
NOTES:
1. MATERIALS AND INSTALLATION SHALL BE PER SPECIFICATION SECTION 080000. DRAWING DETAIL SHALL NOT BE USED EXCLUSIVELY.
2. CURB BELOW DOOR SHALL PROVIDE A MINIMUM 1½" STEP UP FROM EXTERIOR FINISH FLOOR SURFACE.
3. SILL PAN TO BE SET IN BED OF SEALANT.
4. SEAL SILL PAN END DAMS TO SIDE OF SLIDING GLASS DOOR FRAME.
5. IF DOOR MANUFACTURER REQUIRES FASTENING THROUGH THE SILL PAN, FASTENERS SHALL BE INTO PREDRILLED HOLES FILLED WITH SEALANT AND CAPPED WITH SEALANT.



2 / A2 JAMB SECTION REPLACEMENT DOOR

SCALE: NONE

NOTES:
1. MATERIALS AND INSTALLATION SHALL BE PER SPECIFICATION SECTION 080000. DRAWING DETAIL SHALL NOT BE USED EXCLUSIVELY.
2. SHINGLE JAMB TAPE OVER SILL PAN END DAMS.
3. EIFS CONSTRUCTION TO RECEIVE NEW SEALANT SHALL HAVE EXISTING TEXTURED FINISH COAT REMOVED FROM SURFACE OF BASE COAT IN ACCORDANCE WITH EIFS MANUFACTURER'S RECOMMENDATIONS. IMPROPERLY EMBEDDED AND/OR DAMAGED REINFORCING MESH SHALL BE REPAIRED IN ACCORDANCE WITH EIFS MANUFACTURER'S RECOMMENDATIONS.



3 / A2 HEAD SECTION REPLACEMENT DOOR

SCALE: NONE

NOTES:
1. MATERIALS AND INSTALLATION SHALL BE PER SPECIFICATION SECTION 080000. DRAWING DETAIL SHALL NOT BE USED EXCLUSIVELY.
2. EIFS CONSTRUCTION TO RECEIVE NEW SEALANT SHALL HAVE EXISTING TEXTURED FINISH COAT REMOVED FROM SURFACE OF BASE COAT IN ACCORDANCE WITH EIFS MANUFACTURER'S RECOMMENDATIONS. IMPROPERLY EMBEDDED AND/OR DAMAGED REINFORCING MESH SHALL BE REPAIRED IN ACCORDANCE WITH EIFS MANUFACTURER'S RECOMMENDATIONS.

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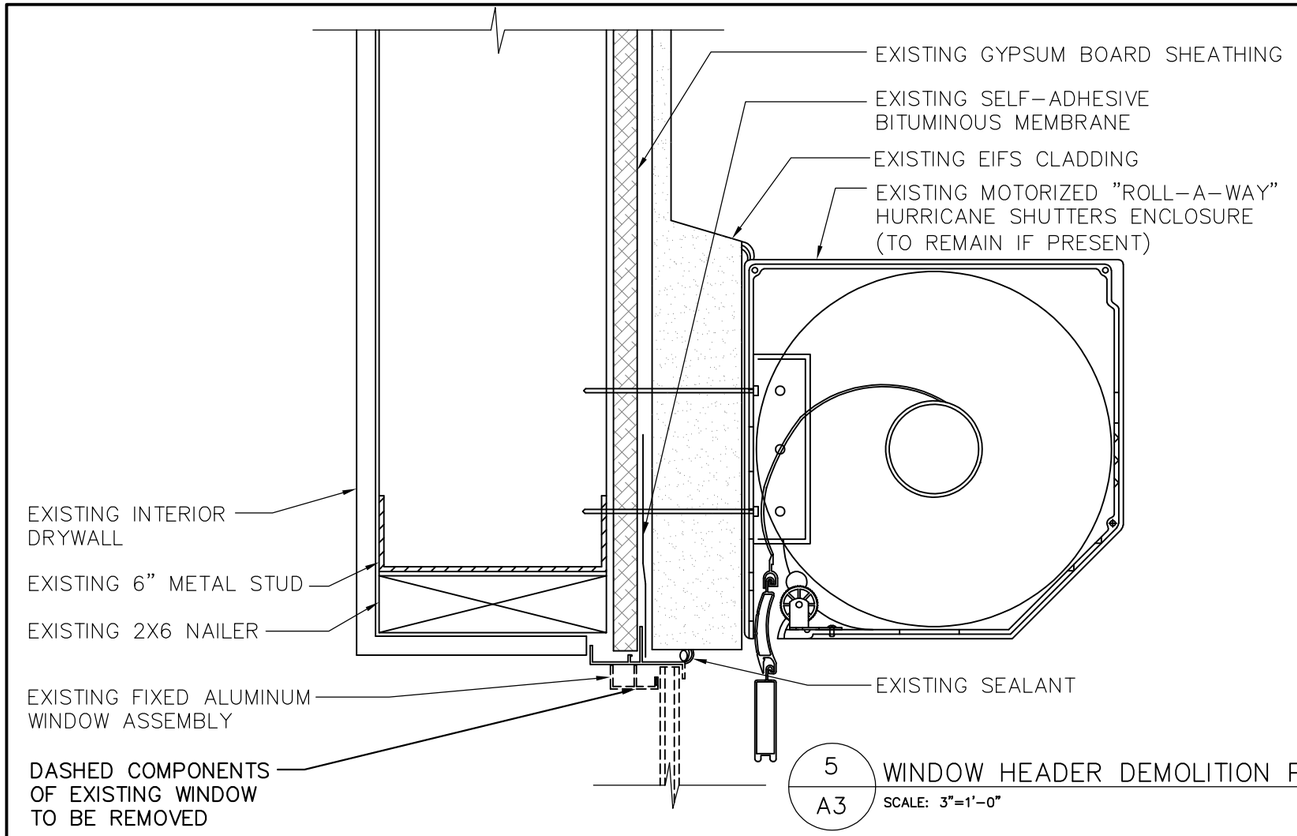
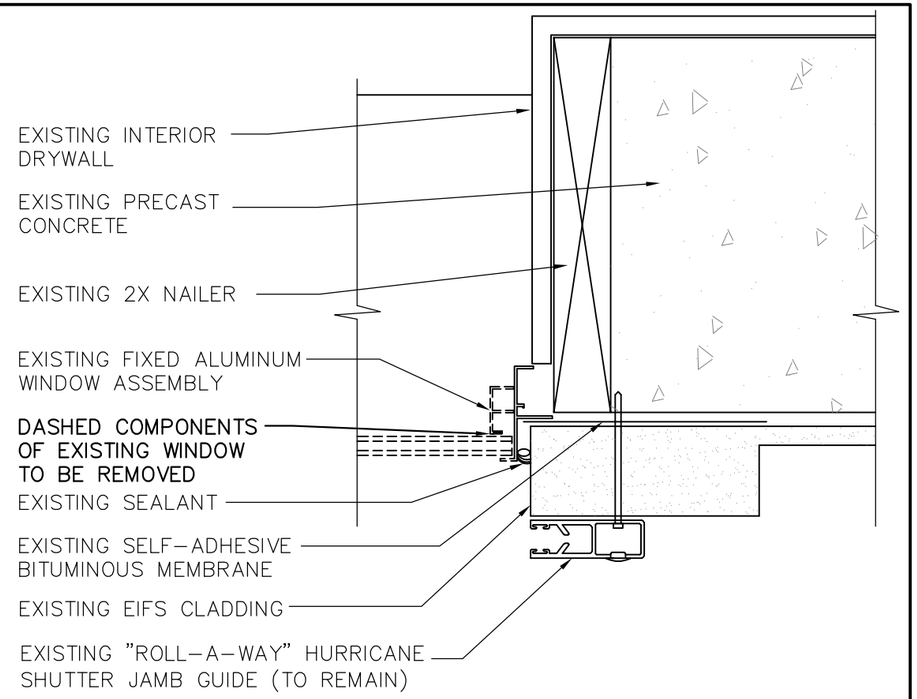
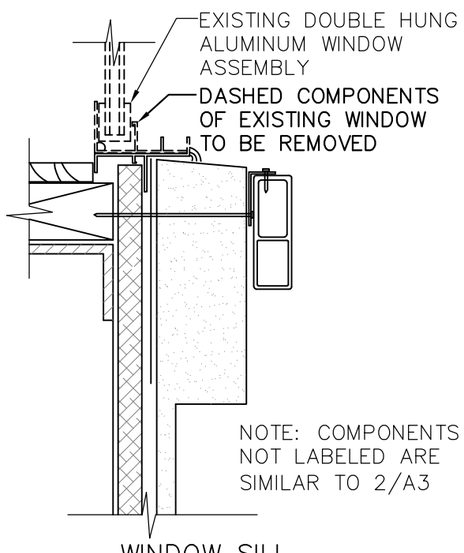


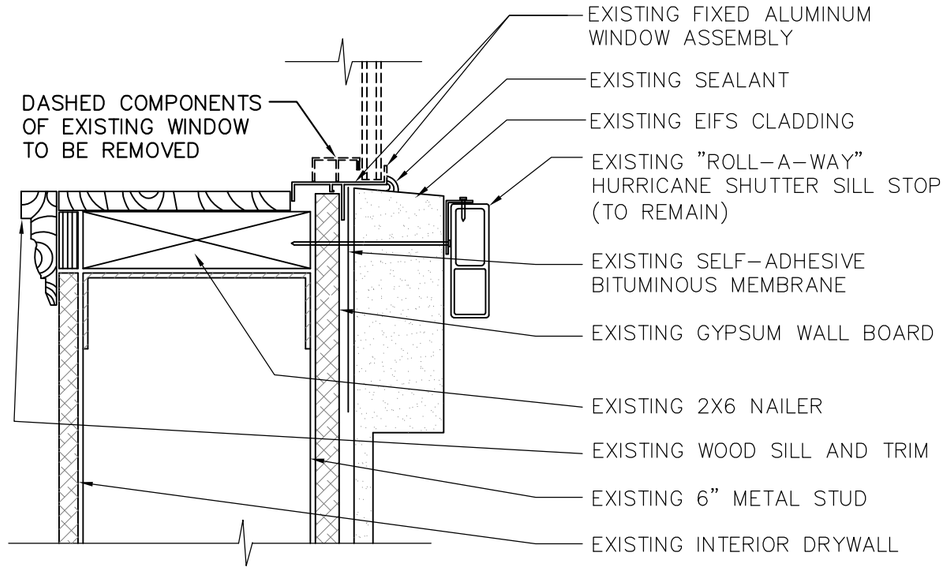
5/A3 WINDOW HEADER DEMOLITION PLAN
SCALE: 3"=1'-0"



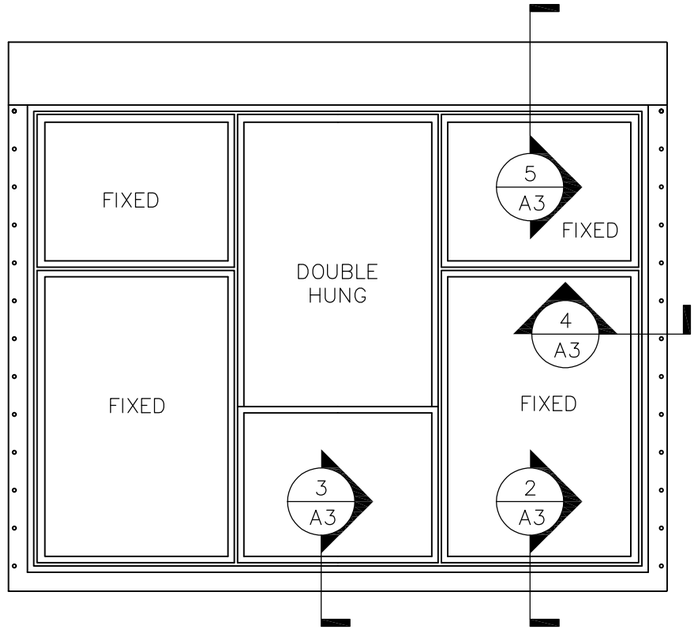
4/A3 WINDOW JAMB DEMOLITION PLAN
SCALE: 3"=1'-0"



3/A3 WINDOW SILL DEMOLITION PLAN DOUBLE HUNG
SCALE: 3"=1'-0"



2/A3 WINDOW SILL DEMOLITION PLAN CASEMENT
SCALE: 3"=1'-0"



1/A3 MASTER BEDROOM WINDOW ELEVATION DEMOLITION PLAN
SCALE: 1/2"=1'-0"

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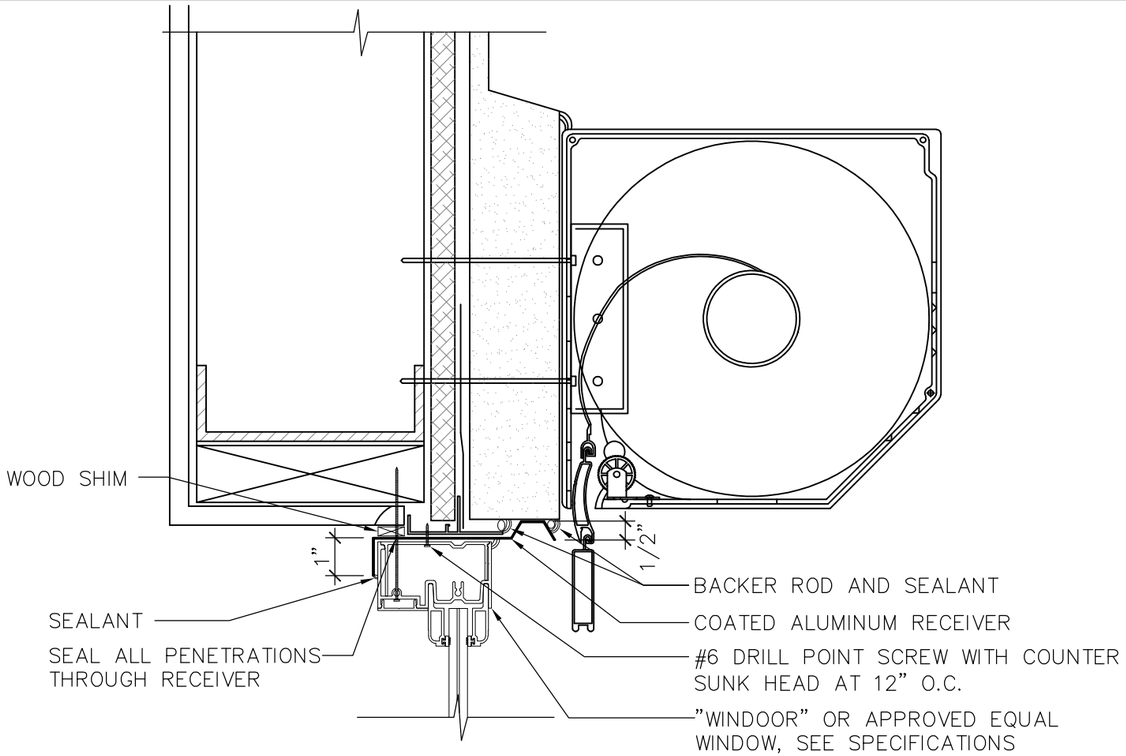
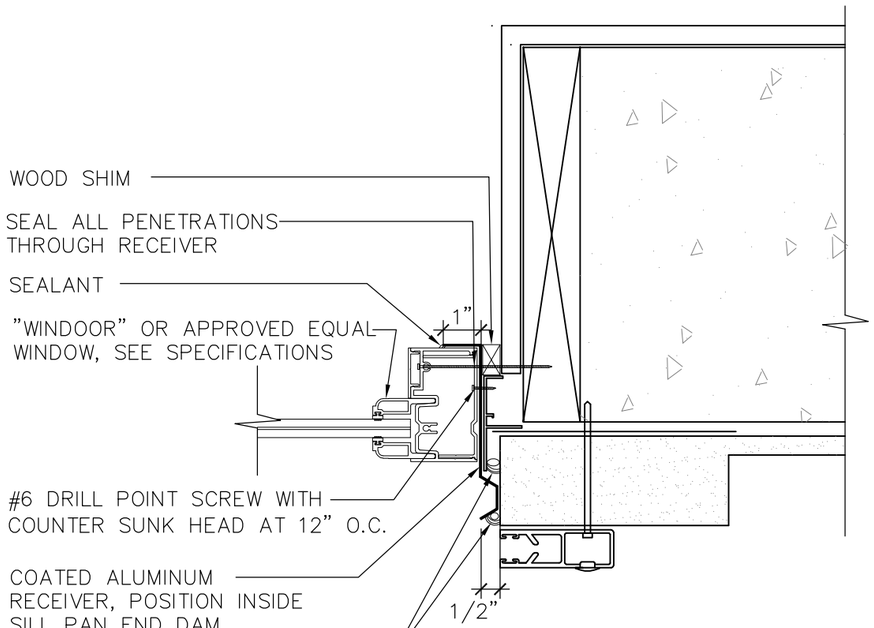
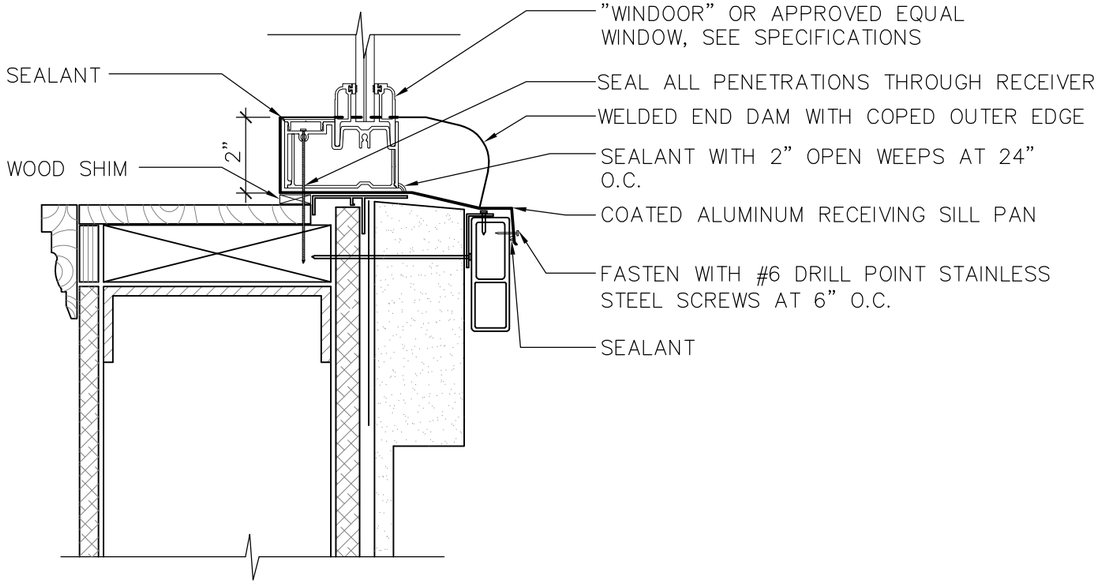


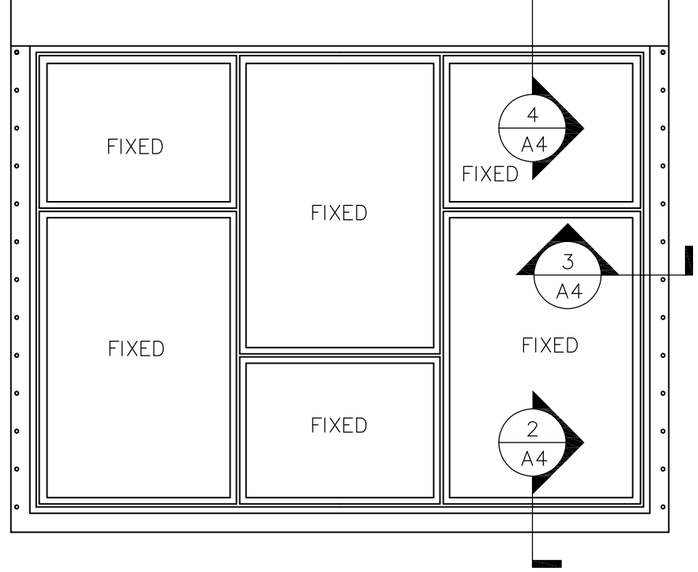
4/A4 PROPOSED WINDOW HEADER
SCALE: 3"=1'-0"



3/A4 PROPOSED WINDOW JAMB
SCALE: 3"=1'-0"



2/A4 PROPSED WINDOW SILL CASEMENT
SCALE: 3"=1'-0"



1/A4 PROPOSED MASTER BEDROOM WINDOW ELEVATION
SCALE: 1/2"=1'-0"

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EXPOSURE CATEGORY: D
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16d COMMON	0.148"	3 1/4"
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GENERAL NOTES

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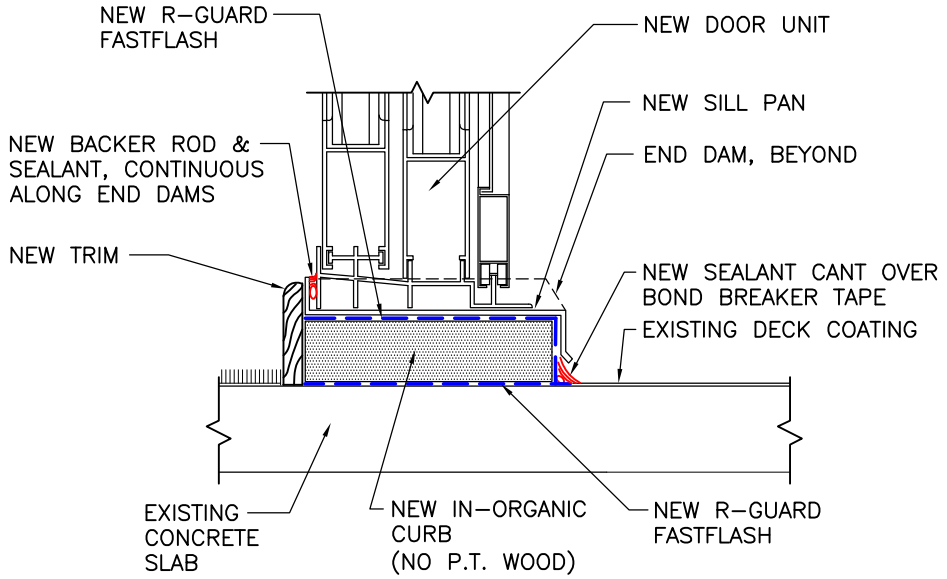
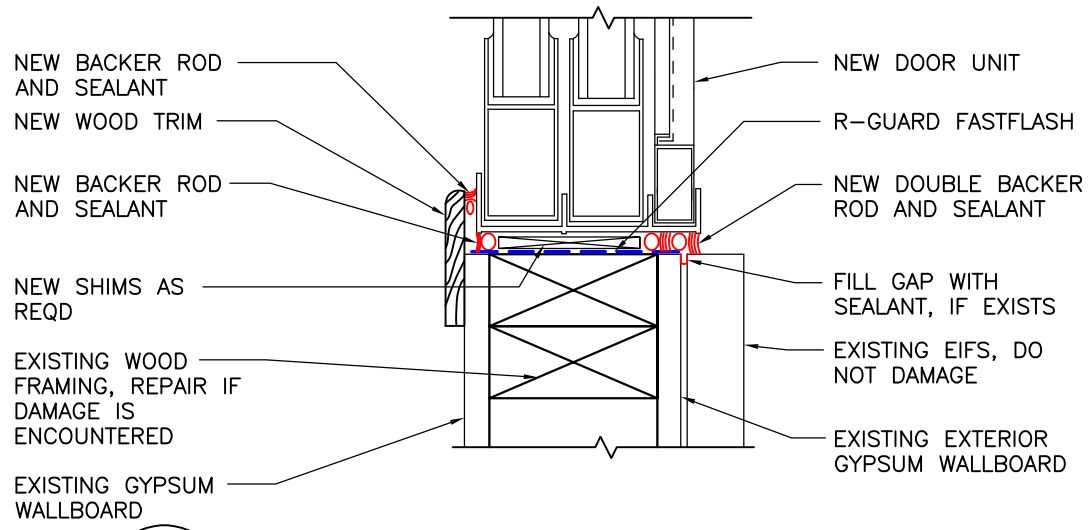


1 / A2 SILL SECTION REPLACEMENT DOOR

SCALE: NONE

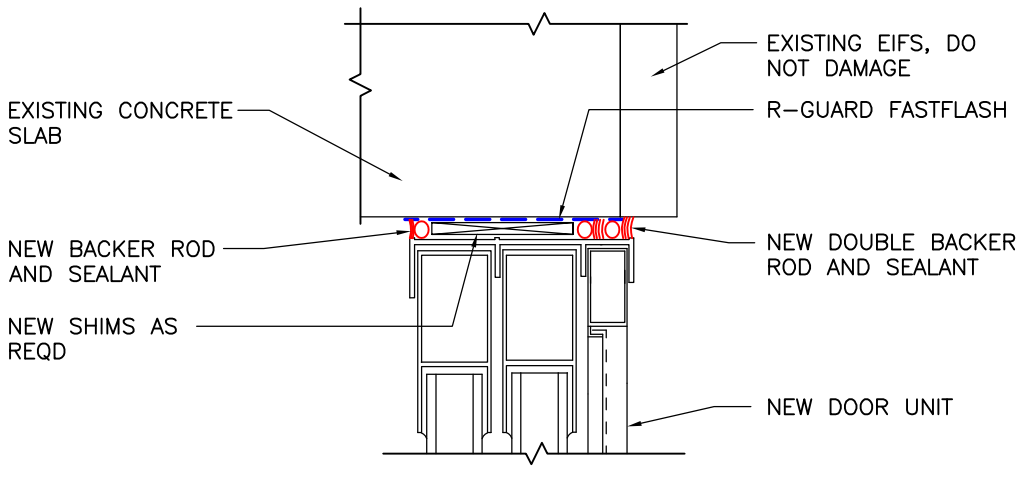
NOTES:
1. MATERIALS AND INSTALLATION SHALL BE PER SPECIFICATION SECTION 080000. DRAWING DETAIL SHALL NOT BE USED EXCLUSIVELY.
2. CURB BELOW DOOR SHALL PROVIDE A MINIMUM 1½" STEP UP FROM EXTERIOR FINISH FLOOR SURFACE.
3. SILL PAN TO BE SET IN BED OF SEALANT.
4. SEAL SILL PAN END DAMS TO SIDE OF SLIDING GLASS DOOR FRAME.
5. IF DOOR MANUFACTURER REQUIRES FASTENING THROUGH THE SILL PAN, FASTENERS SHALL BE INTO PREDRILLED HOLES FILLED WITH SEALANT AND CAPPED WITH SEALANT.



2 / A2 JAMB SECTION REPLACEMENT DOOR

SCALE: NONE

NOTES:
1. MATERIALS AND INSTALLATION SHALL BE PER SPECIFICATION SECTION 080000. DRAWING DETAIL SHALL NOT BE USED EXCLUSIVELY.
2. SHINGLE JAMB TAPE OVER SILL PAN END DAMS.
3. EIFS CONSTRUCTION TO RECEIVE NEW SEALANT SHALL HAVE EXISTING TEXTURED FINISH COAT REMOVED FROM SURFACE OF BASE COAT IN ACCORDANCE WITH EIFS MANUFACTURER'S RECOMMENDATIONS. IMPROPERLY EMBEDDED AND/OR DAMAGED REINFORCING MESH SHALL BE REPAIRED IN ACCORDANCE WITH EIFS MANUFACTURER'S RECOMMENDATIONS.



3 / A2 HEAD SECTION REPLACEMENT DOOR

SCALE: NONE

NOTES:
1. MATERIALS AND INSTALLATION SHALL BE PER SPECIFICATION SECTION 080000. DRAWING DETAIL SHALL NOT BE USED EXCLUSIVELY.
2. EIFS CONSTRUCTION TO RECEIVE NEW SEALANT SHALL HAVE EXISTING TEXTURED FINISH COAT REMOVED FROM SURFACE OF BASE COAT IN ACCORDANCE WITH EIFS MANUFACTURER'S RECOMMENDATIONS. IMPROPERLY EMBEDDED AND/OR DAMAGED REINFORCING MESH SHALL BE REPAIRED IN ACCORDANCE WITH EIFS MANUFACTURER'S RECOMMENDATIONS.

CONSTRUCTION SOLUTIONS, INC.
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FLORIDA CERTIFICATE OF AUTHORIZATION NO. 26752

WINDOW AND DOOR REPLACEMENTS
FOR THE
PIPER DUNES NORTH CONDOMINIUMS
AMELIA ISLAND, FLORIDA

SECTIONS AND DETAILS

REV:	DATE:	DESC:

NOT FOR CONSTRUCTION - FOR BUDGET ONLY

JEFFREY B. SELLERS
FL PE # 68313
12/13/2016

DRAWING SHEET:
A2

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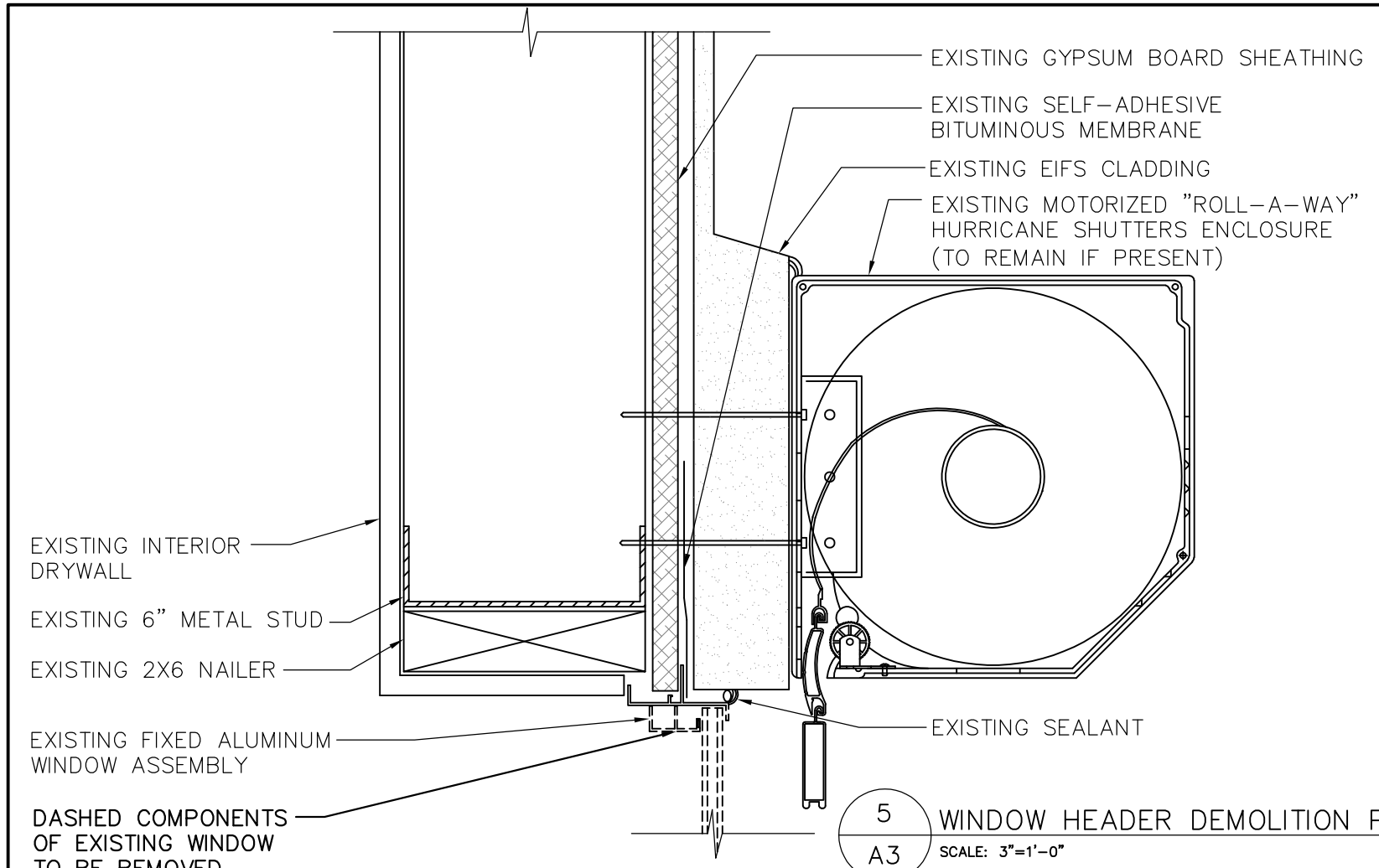
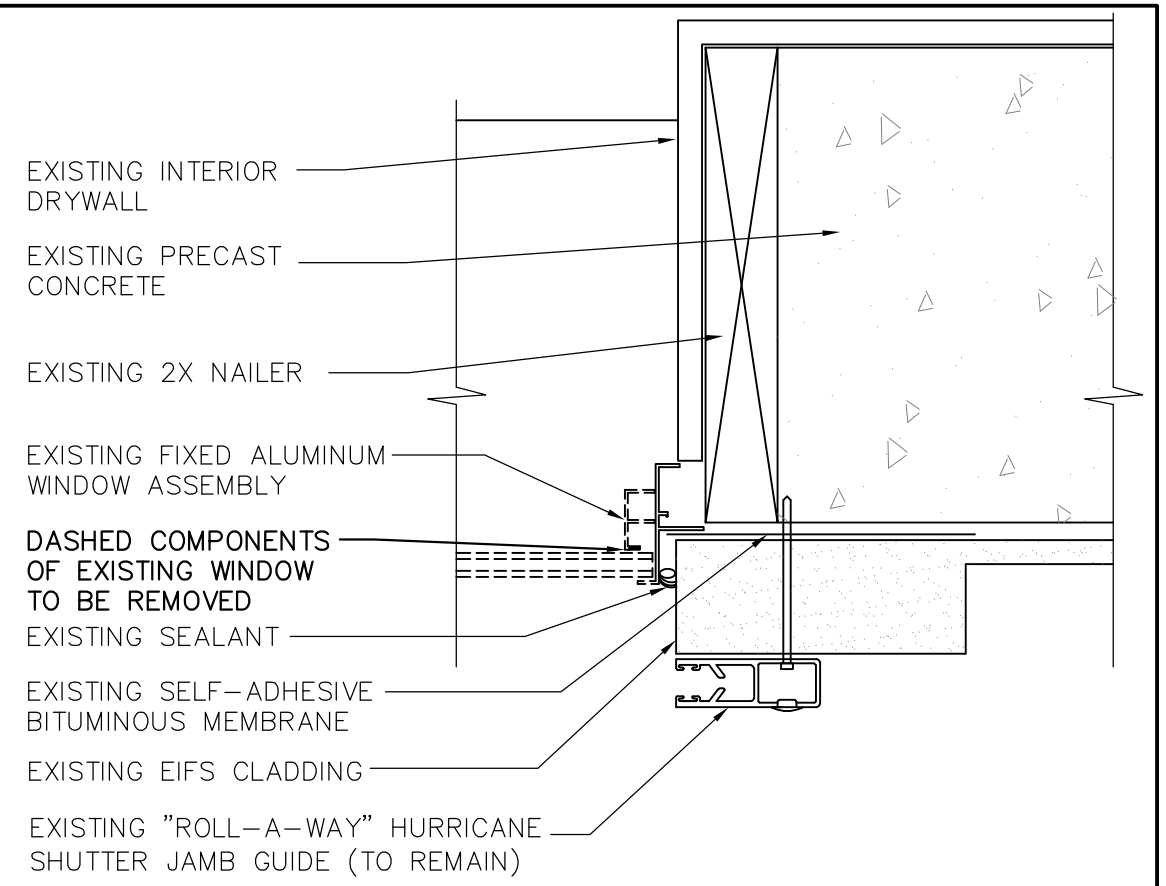
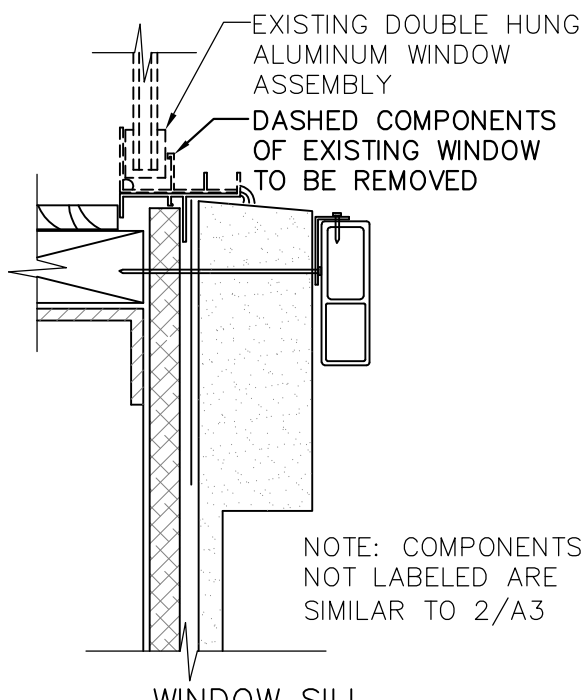


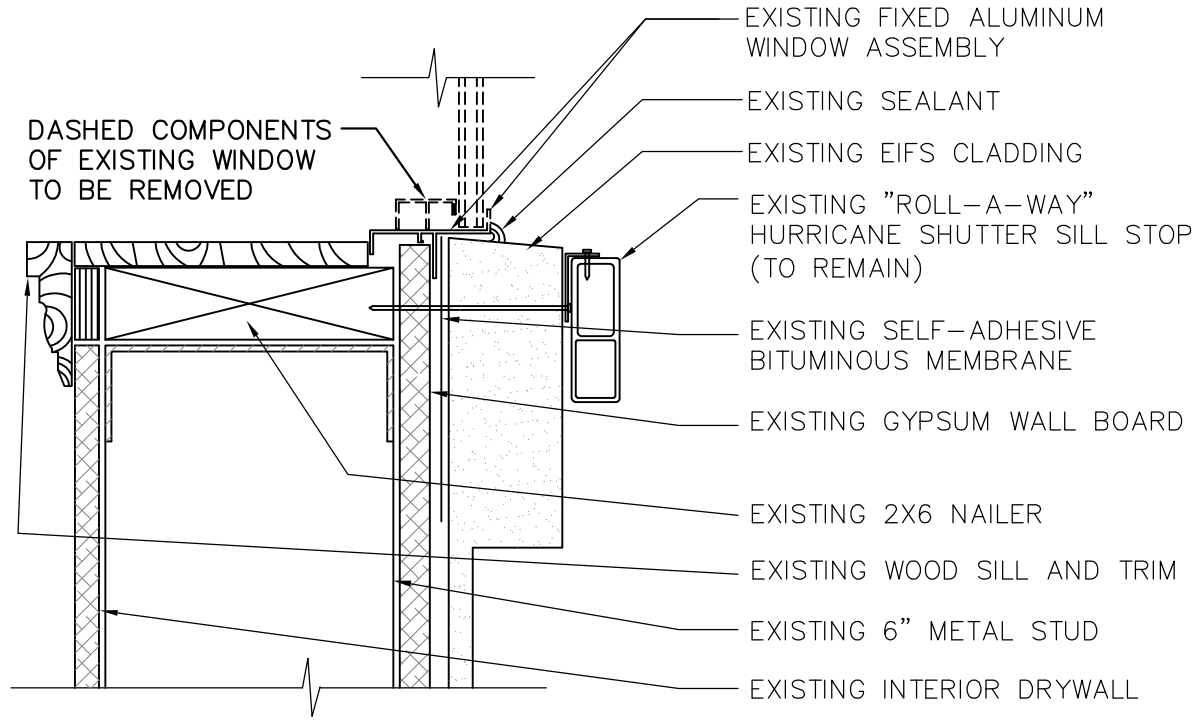
5/A3 WINDOW HEADER DEMOLITION PLAN
SCALE: 3"=1'-0"



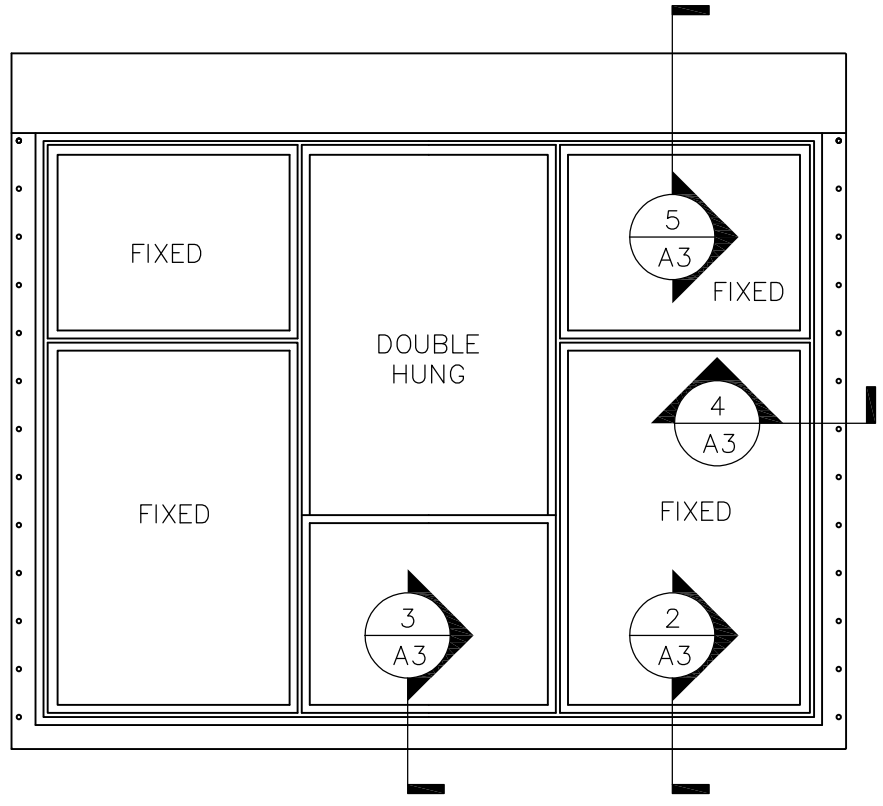
4/A3 WINDOW JAMB DEMOLITION PLAN
SCALE: 3"=1'-0"



3/A3 WINDOW SILL DEMOLITION PLAN DOUBLE HUNG
SCALE: 3"=1'-0"



2/A3 WINDOW SILL DEMOLITION PLAN CASEMENT
SCALE: 3"=1'-0"



1/A3 MASTER BEDROOM WINDOW ELEVATION DEMOLITION PLAN
SCALE: 1/2"=1'-0"

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A3

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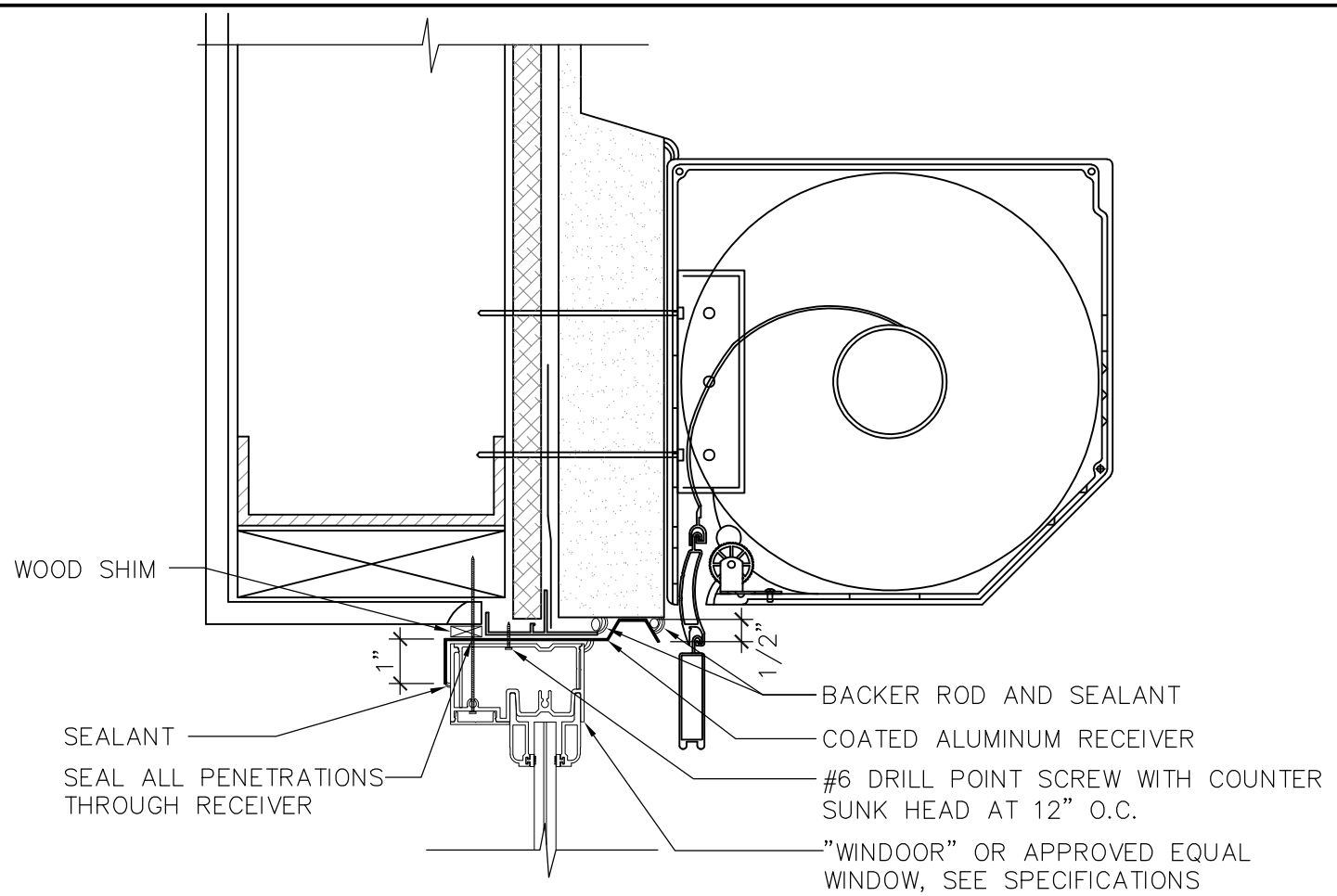
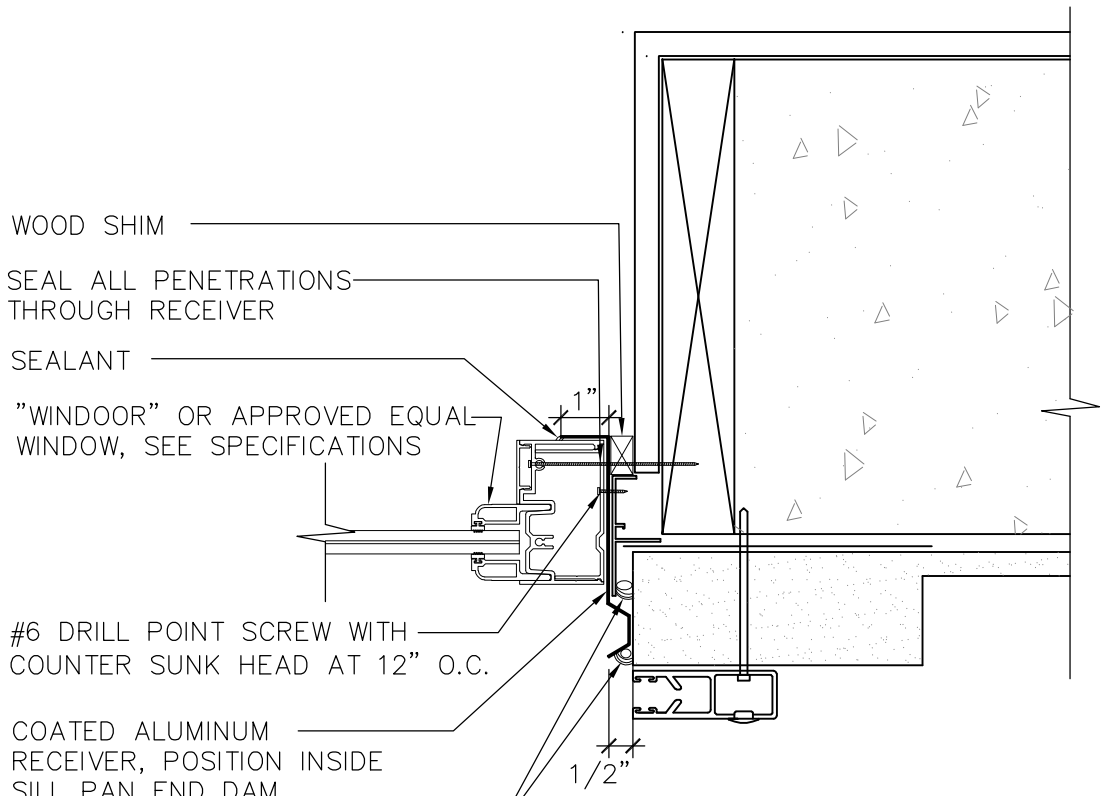
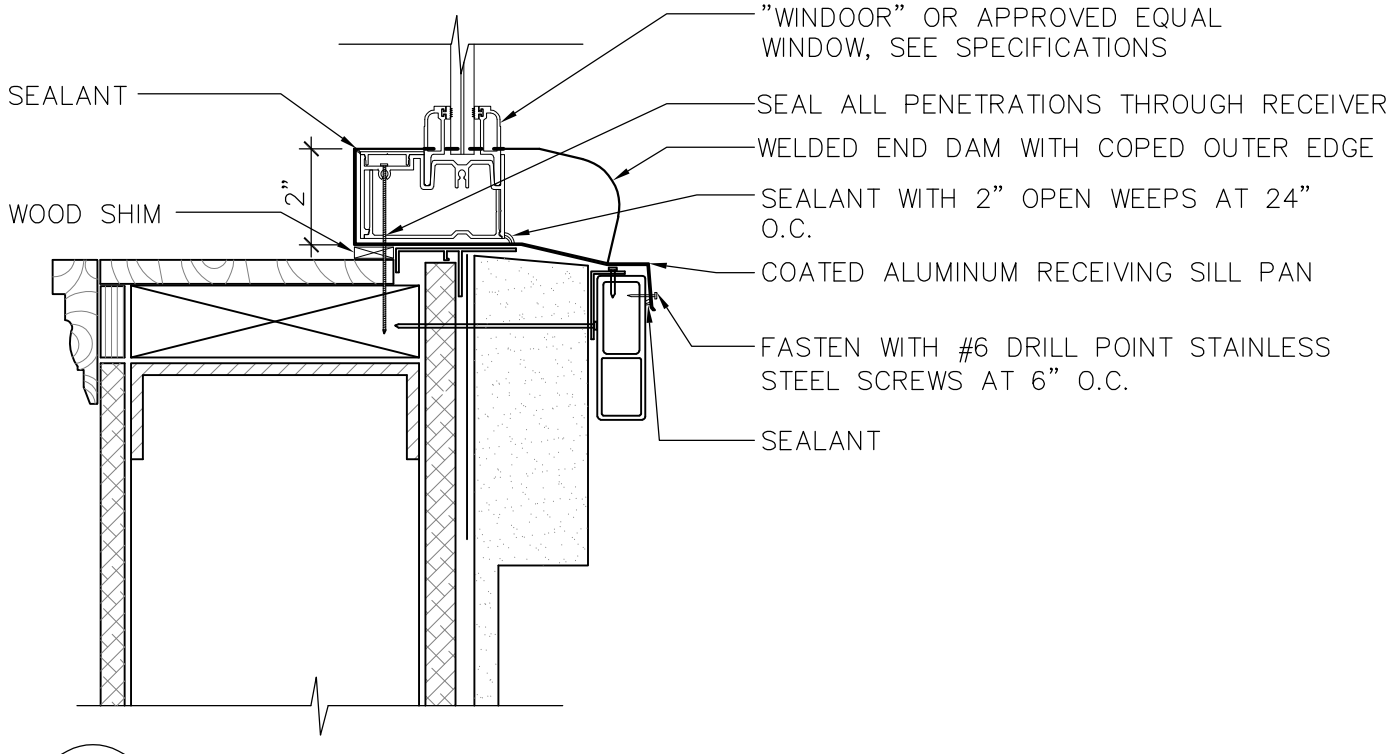


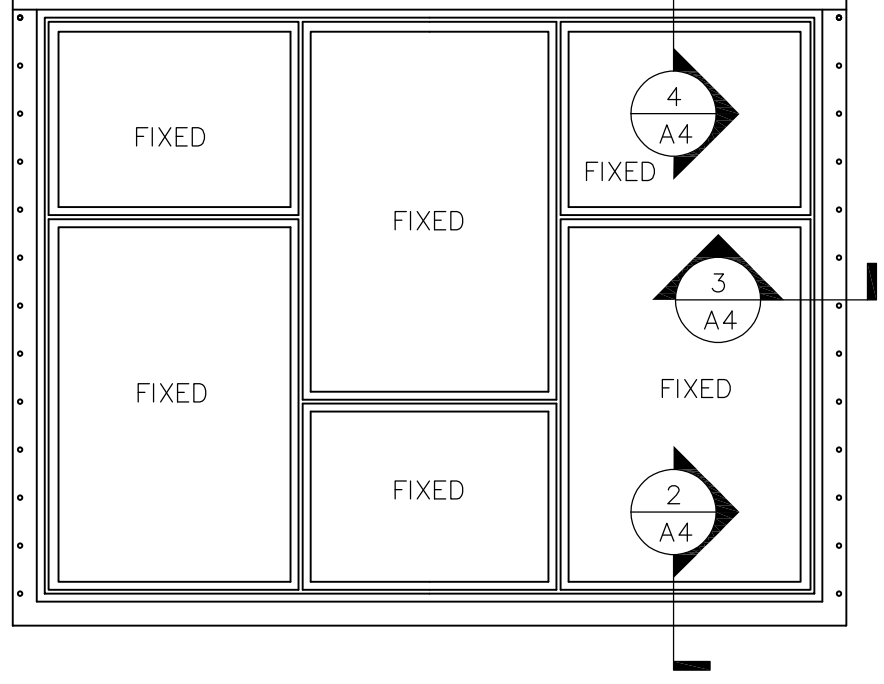
4/A4 PROPOSED WINDOW HEADER
SCALE: 3"=1'-0"



3/A4 PROPOSED WINDOW JAMB
SCALE: 3"=1'-0"



2/A4 PROPSED WINDOW SILL CASEMENT
SCALE: 3"=1'-0"



1/A4 PROPOSED MASTER BEDROOM WINDOW ELEVATION
SCALE: 1/2"=1'-0"

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