



Creciente Condominium Association, Inc.

SPECIFICATIONS for
Installation of Sliding Glass Doors at
Unit Balconies

PART 1 PREPARATION AND WATERPROOFING

1.1 SUMMARY

- 1.1.1 Prior to the installation of Sliding Glass Doors at unit balconies, surfaces shall be properly prepared and waterproofed. Scope of work includes, but is not limited to:
- 1.1.2 Removal of existing Sliding Glass Doors if applicable.
- 1.1.3 Proper surface preparation prior of remedial work including concrete spall repairs at floor slab, ceilings, jambs, column and walls.
- 1.1.4 Proper installation of waterproofing membrane at concrete floor slab.
- 1.1.5 Proper installation of the new Sliding Glass Doors.
- 1.1.6 All work shall be done in strict accordance with manufacturers' specifications. Manufacturers' warranties shall be issued at completion of job.

1.2 SUBMITTALS

1.2.1 Product data

- 1.2.1.1 Submit Manufacturer's complete list of repair and waterproofing products proposed for use.
- 1.2.1.2 Indicate manufacturer, brand name, quality, and type for each surface to be finished. Indicate VOC rating and compliance with applicable regulations.
- 1.2.1.3 Indicate manufacturer's instructions regarding mixing, surface preparation and application. Include application rates, film thickness and required primers.
- 1.2.1.4 Intent of Contractor to use same or other's products specified does not relieve him from responsibility of submitting product list.

1.3 DELIVERY, STORAGE AND HANDLING

1.3.1 Deliver materials to project site ready-mixed in original containers with labels intact; labels bearing manufacturer's name, paint type, color and recommended installation and reducing procedures.

1.3.2 Storage and handling:

1.3.2.1 Store materials in location acceptable to Owner and at the atmospheric conditions specified by the product manufacturer.

1.3.2.2 Maintain neat, clean conditions in storage area. Remove rags and waste materials at end of each day's work.

1.3.2.3 Close containers at end of day's work. Leave no materials open.

1.4 PROJECT/SITE CONDITIONS

1.4.1 Environmental requirements:

1.4.1.1 Comply with manufacturer's product data as to environmental conditions under which materials may be applied.

1.4.1.2 Apply no materials in spaces where dust is being generated.

1.4.1.3 Comply with applicable VOC regulations.

1.5 QUALITY ASSURANCE

1.5.1 Applicable standards, as referenced herein: Environmental Protection Agency (EPA), volatile organic compounds (VOC) standards as required by local codes and regulations.

1.6 PATCHING CRACKS

1.6.1 All hairline cracks less than 1/16" shall be detailed with manufacturer approved elastomeric patching compound brush grade. Cracks shall be bridged approximately two (2) inches on both sides and center crowned directly over cracks as specified by Manufacturer to allow for thermal movement.

1.6.2 All cracks greater than 1/16" shall be routed open, dusted clean and filled with an approved, one part urethane sealant and tooled to insure proper adhesion and aesthetic appearance. A detailed coat of elastomeric patching compound shall be applied over the repair. Crack shall be bridged approximately two (2) inches on both sides and center crowned directly over crack, approximately 1/16" to allow for thermal movement.

1.7 CAULKING AND SEALANTS

- 1.7.1 Remove all loose, cracked, and/or deteriorated caulking from doors, and other wall penetrations.
- 1.7.2 Apply a complete and continuous bead of an approved, one part sealant to the perimeter of all doors, and other penetrations. Tool sealant in a professional manner to assure adhesion, present a professional appearance, and to form a water tight seal.

1.8 WATERPROOF COATING SYSTEM

- 1.8.1 Apply one (1) coat of exterior primer/surface conditioner as specified by manufacturer. Apply one finish coat of hi-build urethane waterproofing coating. Bidder shall indicate per gallon coverage rate and DFT (Dry Film Thickness) yield. Testing shall be conducted during application by use of a wet film thickness gauge. Bidders shall identify percentage of solids in the urethane coating both by volume and by weight. Coating shall be applied in strict accordance with specifications as set forth by the manufacturer. This material shall be applied to balcony surface.

1.8.2 PREPARATION

- 1.8.2.1 Clean surfaces of dirt, dust, loose mortar, efflorescence, oil and grease as recommended by coating manufacturer.
- 1.8.2.2 Mechanically clean concrete surfaces to provide good bonding surface.
- 1.8.2.3 Mask adjacent surfaces not to be coated.
- 1.8.2.4 Observe coating manufacturer's recommendations for curing time of new concrete and masonry surfaces.
- 1.8.2.5 Prepare previously painted surfaces in accordance with coating manufacturer's instructions.
- 1.8.2.6 Prime surfaces, when applicable, in accordance with coating manufacturer's instructions.
- 1.8.2.7 Cover or otherwise protect finished work of other trades, surfaces not to be coated, or surfaces not concurrently being coated.
- 1.8.2.8 When solvents are used, take appropriate precautions in accordance with manufacturer's recommendations.

1.8.3 MEMBRANE INSTALLATION

- 1.8.3.1 Finish deck surfaces
- 1.8.3.2 Apply a prime coat of Vulkem #171 primer to the un-waterproofed portion of deck surface under the sliding glass door track.
- 1.8.3.3 Apply one (1) base coat of Vulkem #350 Urethane Waterproof Membrane.
- 1.8.3.4 Apply one (1) coat of Vulkem #351 Urethane Top Coat w/aggregate.
- 1.8.3.5 Color selections of top coat shall be made by the Owner from manufacturer's standard colors. Allow a minimum of thirty (30) days for color selection after start of work.
- 1.8.3.6 Apply uniformly in continuous film without voids, pinholes or sags, and with even distribution of aggregates to refusal. Remove excess aggregate per manufacturer's specifications.

1.9 WARRANTY

- 1.9.1 All products used shall be covered by manufacturer's maximum warranty program for product application. Details shall be spelled out with the submittal of all bids.

1.10 CRAFTSMANSHIP

- 1.10.1 All work shall be done in accordance with manufacturer's specifications.
- 1.10.2 All work subject to inspection and approval of Owner.

PART 2 SLIDING GLASS DOOR INSTALLATION

2.1 GENERAL

- 2.1.1 This document specifies the installation criteria of glass enclosures and sliding glass doors.
- 2.1.2 Where this specification varies with published installation instructions of the product manufacturer or Florida Building Code, the more restrictive instructions shall apply.

2.2 QUALITY ASSURANCE

- 2.2.1 Installer qualifications: company specializing in installation of glass enclosures and sliding glass doors with five (5) years minimum documented experience with installations of similar scope, materials and design.

2.2.2 Application is to be submitted for Board approval and include a copy of the shop drawings, copy of general liability insurance policy, copy of workman's compensation insurance policy and copy of contract.

2.2.2.1 Application to include a copy of the Building Permit documents including, but not limited to: Design drawings signed and sealed by a Florida Registered Engineer, Notice of Acceptance (NOA) by Miami-Dade or a Florida Product Approval.

2.3 MAINTENANCE DATA

2.3.1 Submit recommended maintenance including cleaning methods and solutions, stain removal methods, polishes and waxes.

2.4 WARRANTY

2.4.1 Contractor shall warrant work to be in accordance with this specification and free from faults and defects in materials and workmanship for a period of three (3) years. Submit warranty signed and countersigned by installer and manufacturer.

2.4.2 Manufacturer of installation systems shall provide a comprehensive non pro-rated written three (3) year warrantee against defective products which covers replacement materials and labor costs for demolition, tile accessories, and installation systems. Submit warranty signed and countersigned by the installer and manufacturer.

2.5 DELIVERY, STORAGE AND HANDLING

2.5.1 Store installation system materials in a dry location; Prevent chipping, breakage, and contamination.

2.6 PRODUCTS, GENERAL

2.6.1 All materials shall be delivered to the job site in the original, unopened, containers with the manufacturer's identification on each package. The addition of water or other materials not approved in writing by the manufacturer will not be permitted.

2.6.2 All Frame material to be clear anodized the same color and white aluminum finish to match the existing frames of the other units in the building.

2.6.3 Glass must be the same tint as existing sliding glass doors. In other units of the buildings units facing the gulf may or may not require tinting or shading to comply with turtle nesting season requirements.

2.7 INSTALLATION

- 2.7.1 Window enclosures and sliding glass doors shall have a tested wind rating equal to or greater than the design wind load as established by the Engineer of Record in the permit documents.
- 2.7.2 All screws used to install framing must be stainless steel.
- 2.7.3 Jambs, head, and tracks are to be caulked between the frame and building surfaces with a one part urethane caulk. All screws and anchors installed in concrete or masonry must be set in a urethane caulk.
- 2.7.4 No element of the glass enclosure or sliding glass door assembly is permitted to be attached to any portion of the screen frames. Engineer of Record is responsible for specifying the design and installation of any structural members needed.
- 2.7.5 All shims used in the installation of the glass enclosures or sliding glass doors shall be specified by the Engineer of Record.

2.8 CLEANING AND PROTECTION

2.8.1 Cleaning

- 2.8.1.1 Upon completion of installation clean installed frame, glass, and surrounding area.

2.8.2 PROTECTION

- 2.8.2.1 Where work occurs between the balcony and living space proper care should be taken to protect the interior of the unit from weather construction debris.
- 2.8.2.2 Where work occurs adjacent to the aluminum frames and screens at the balcony edge, proper care should be taken to protect this assembly.
- 2.8.2.3 Protect work so that it will be without any evidence of damage or use at time of acceptance.

END OF SPECIFICATION