

JADE BEACH EAST

REPLACEMENT WINDOW & DOOR REQUIREMENTS

The Board is recommending the use of Vinyl windows from CWS and the installation by the approved contractor, SafeGuard Impact Windows & Doors. Alternatively, if aluminum windows are preferred, then they should be from Lawson (CWS).

Window and Door requirements

Windows are required to be similar in appearance to what is being replaced.

Doors are required to fit the complete opening – concrete to concrete.

Frames - white Vinyl or if white aluminum with a Kynar or Duranar finish.

Glass - Turtle Grey with Low E hurricane glass. 366 glass laminated insulate to be used on all windows and doors.

All projects require Board approval.

Installation

All doors and windows are required to fit the complete opening so that concrete is on all 4 sides. That will require some sliding doors to be larger than what is currently installed.

The buck/box is required to be replaced with pressure treated wood which is required to be secured into solid concrete using stainless tapcons. All screws are required to be stainless. See sealants and adhesives in the specs.

When the window/door and existing buck is removed, if there is any concrete damage, the concrete contractor is required to be notified so that the concrete damage can be repaired before the window/door is installed.

Sliding doors – existing openings lack consistency throughout the building because the majority of the previous installations were not part of the original construction and did not comply with requirements. Previously a sliding door was installed where a window and a passage door from original construction was removed. Exterior walls were built to fit the size of the sliding door installed.

The hurricane sliding doors are required to be attached to concrete on all 4 sides. As such, the new sliders will fill the space necessary to go from concrete to concrete. In most cases this will result in a 9 foot sliding hurricane door. There may need to be some concrete work completed prior to installation. This is required to be coordinated with our concrete contractor.

Installation of the windows and doors will occur as the concrete contractor is completing the concrete work on the building. The work is beginning on stack 1 and moving around the building in order. The window/door installer must coordinate installation with the concrete contractor.

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REPLACEMENT WINDOW & DOOR SPECS

The following are the specs approved by the Board to be used for replacements.

Vinyl windows should be Custom Window Systems (CWS)

1. White frames with gray Low e 366 glass laminated insulated.
2. Single hung Model 8100 series
3. Horizontal roller Model 8200
4. French door Model 8700 with multi point hardware
5. Sliding glass door Model 8800 series

Aluminum windows should be Lawson (CWS)

1. White frames with gray Low e 366 glass monolithic or laminated insulated.
2. Single hung Model 7700
3. Horizontal roller Model 8700
4. French door Model 2400 with multi point hardware
5. Sliding glass door Model 9400

Fasteners & Sealants

DOWSIL BUILDING SEALANT [DOWSIL™ 790 Silicone Building Sealant | Dow Inc.](#)

SIKAFLEX SEALANT [Sikaflex-1a is an elastomeric joint sealant / adhesive](#)

SS 410 TAPCONS [410 Stainless Steel Tapcon Concrete Screw | Tapcon](#)