

# APPROVED MATERIALS AND SPECIFICATIONS

PROJECT NAME:

**AUDUBON VILLAS AT HUNTER'S CREEK CONDOMINIUM**

**BUILDING 10**

Below is a summary of approved materials and specifications, however, the contractors performing the project can submit RFI to the EOR to approve alternatives. Structural design, specifications, fastener details, connection details, etc. will be provided in the structural sheets with the Permit Package.

All surfaces shall be prepared in accordance with the manufacturer's specifications. All materials shall be stored, mixed, prepared, and installed in accordance with the manufacturer's specifications and recommendations. Used, or repurposed materials will not be allowed. All work shall be performed in accordance with the applicable codes and standards.

## 1. Structural Repairs: Wood Frame

- 1.1. To be used in the following **General Scope of Work Items**:
  - I. Structural Repairs
  - III. Column/Posts Chase (Stucco) Repairs
- 1.2. Wood Members
  - So. Pine No. 2, S4S
  - Moisture content not greater than 19%
  - All wood in contact with concrete or masonry shall be pressure treated.
- 1.3. Metal to Wood Connectors
  - Galvanized Simpson Strong Tie Co.
  - In conformance with ASTM A307I.
  - Use washers between wood and all bolt heads and nuts.
- 1.4. Sheathing (Balcony Decking)
  - Exterior grade APA rated plywood, minimum 23/32", Exposure 1, Structural 1 and 32/16 span rating
  - Fastening shall be at a minimum in accordance with Table 2304.10.1 of the 8<sup>th</sup> Edition Florida Building Code
- 1.5. Sheathing (Walls)
  - Exterior grade APA rated plywood, minimum 15/32", Exposure 1, Structural 1 and 32/16 span rating

- Fastening shall be at a minimum in accordance with Table 2304.10.1 of the 8<sup>th</sup> Edition Florida Building Code

## 2. Façade Repairs: Stucco System.

- 2.1. To be used in the following **General Scope of Work Items**:
  - III. Column/Posts Chase (Stucco) Repairs
  - IV. Exterior Façade (Stucco Repairs)
- 2.2. Water Resistive Barrier (WRB):
  - Install to cover the sheathing per ASTM C1063 specifications, WRB to comply with ASTM E2556 specifications.
  - Dupont Tyvek Commercial Wrap WRB or equal over sheathing.
- 2.3. Paper Backed Lath:
  - Install to comply with ASTM C1063 specifications
  - Amico Paper Backed Lath or equal.
- 2.4. Stucco Accessories:
  - Casing beads, control/expansion joints per ASTM C1063.
  - Replace control/expansion joints; shingle-lap WRB; cure stucco per Product Data Sheet (PDS).
  - Adhesion mockups required where coating over new stucco.
- 2.5. Stucco:
  - Amerimix Scratch & Brown Stucco – AMX 730 SB or equal.

## 3. Decks

- 3.1. Applies to the following **General Scope of Work Items**:
  - II. Balcony, Exterior Corridor, and Landing Restoration
- 3.2. Substrate Preparation
  - Substrate must be intact, sound, clean, dry, and securely fastened with non-corrosive screws.
  - Substrate must be sloped to 1/8" per foot - 2% min. to edge
- 3.3. Plywood Waterproofing Membrane Application:
  - Sikalastic® HLM 5000 R.
  - Where needed seal plywood joints with Sikaflex® HY 100
- 3.4. Drainage Mat:
  - Sika® Drainage Mat 1000.
  - Secure the drain mat by adhering with SikaFlex® 11 FC to prevent shifting during concrete placement.

3.5. Concrete Topping:

- 3000 PSI 28-days compressive strength
- 5 inches slump
- 4.5% air entrainment
- 10' - 0" max spacing for control joints

3.6. Concrete Sealing:

- SikaCem -100 Pro 350 sealer
- Perimeter/vertical/stucco terminations (outside the coated deck field): Sikaflex® HY 100 acceptable; prime as required; use backer rod/bond-breaker and tool to concave profile
- Deck finish color to be selected by Owner.

## 4. Paint

4.1. Applies to the following **General Scope of Work Items**:

- V. Painting of Repair Areas

4.2. Stucco Surfaces:

- Painting in accordance with the provided Sherwin Williams painting specifications.
- Identify and repair cracks per manufacturer's recommendations.
- Primer: Loxon Conditioner (LX03-100).
- Finish and Intermediate Coat: Loxon XP Satin (LX21 Series).
- Primer not required for new stucco, apply two coats of paint to new stucco.

4.3. Exterior Ceiling Surfaces:

- Painting in accordance with the provided Sherwin Williams painting specifications.
- Clean all areas per manufacturer's recommendations.
- Prime all stains with ProBlock Latex Primer B51 series.
- SuperPaint Exterior Acrylic Satin (A89 Series).

## 5. Sealants

5.1. Applies to the following **General Scope of Work Items**:

- V. Painting of Repair Areas

5.2. Sealant Joints – Dissimilar Materials:

- Sherwin-Williams LOXON H1 One Component Low Modulus Sealant.
- Uniformly apply caulks and sealant without skips, voids, or sags. Tool bead to a consistent, smooth surface.