

SECTION 00010 - SUMMARYOwner'sRepresentative:

The Queen's Landing Condominium, Council of Unit Owners, Inc.
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Chester, Maryland 21619
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Engineer:

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General Information

Buildings are wood-framed construction with exterior finishes consisting of either a hybrid version of a stucco system or an early generation exterior insulation and finish system (EIFS). Wall sheathing is generally plywood, oriented strand board (OSB) or gypsum board. Some buildings have a weather resistive barrier (WRB) while other do not. The roofs are steep-sloped with asphalt shingles of various ages and conditions. Roofs are owned by the Association but repair and replacement costs are borne by the unit owners directly under them.

Some building facades have a Sto water/air barrier StoGuard system (Sto Goldcoat) and self-adhered flashing (SAF) membrane.

Existing framing is either: solid sawn lumber which is generally 2x4 or 2x6 studs. Replace it with SYP#2 or better. Replace existing plywood with GP Plytanium sheathing.

Summary of Work

The work includes the following tasks. Sto materials and installation guidelines are to be used/followed, where possible. All items are considered to be lump sum unless noted otherwise:

1. General conditions including but not limited to supervision, protection of existing construction, overhead and profit.
2. Obtaining building permits and drawings, if needed.
3. Work described by the Owner or Owner's Representative. The general scope of work for door or window replacement is as follows:
 - A. Replace door(s) or window(s) where directed by the Owner's Representative. For pricing purposes assume the materials listed below. Check rough opening dimensions prior to ordering any materials.
 - B. Remove and replace a 12" wide band of exterior finish system at each door and window and install new through-wall flashing at head and sill.
 - C. Replace any rotted sheathing. If damaged sheathing beyond the 12" band or rotted framing is found, contact the Owner's Representative.
 - D. Install a water/air barrier system on the building sheathing at the exposed areas or touch-up the system that is in place.
 - E. Caulk the fenestration perimeter with DOW Corning 790 silicone sealant.
 - F. Coat the disturbed areas with Sto Hot Prime and Sto Lotusan (Kenseal Construction Products - Color Code 31377).
 - G. Install new door window and door trim to match existing. New trim to synthetic material. Paint trim to match existing.

Door and Window Information for Bidding Purposes

Hinged Doors – Therma Tru Frame Saver S601/S118 Low E, Exterior Mojave Red, Interior Morning Dove

Sliding Glass Doors – Andersen 200 Series, Exterior Dark Bronze, Interior Clear

Casement Windows – Andersen 400 Series, Exterior Terratone, Interior Factory painted White

Work Items Not Specified in this Project Manual or Items that are the Responsibility of the Owner:

1. Notification of residents affected by the work.

Pre-Construction Survey

Conduct a pre-construction damage survey prior to beginning work. Conduct survey in the presence of the Owner's representative. Photograph and catalog damages. Supply copies of photographs and log to the Owner's representative and the Engineer.