

Twenty-One Irvington Condominiums – Window & Patio Door Specifications

In 2007 and 2008, the Windows and Doors Committee worked to upgrade to energy-efficient windows and doors in all units at **Twenty-One** Irvington. Because we were unable to achieve 100% owner approval, the property-wide replacement was abandoned in lieu of unit-by-unit replacement. So that windows and patio doors can be replaced if/when an individual owner so chooses, the Board has assembled the following requirements.

Tax Rebates & Incentives

Your new windows and patio doors may be eligible for additional tax rebates and/or incentives. Contact the energy Trust of Oregon (1.866.ENTRUST, energytrust.org) for more information

Approved Window Type & Style

The Board recommends the following for our window and patio door replacement:

- Renewal by Andersen – Series 1
- Anderson Windows – Series 2

These windows and patio doors were chosen based on the following:

- Highly energy-efficient
- Manufactured by a nationally-recognized and reputable company
- Durable, attractive, and maintenance-free

The Board has selected a neutral trim finish intended to blend with the building exterior. Your window operation (horizontal sliding and picture) and configuration (size of openings and window breaks) will need to match your existing windows. The color, operation, and configuration will allow individual units to replace their windows without compromising the overall appearance of the property.

Manufacturer & Installer

The Board recommends the following manufacturer and installer:

RECOMMENDED MANUFACTURER:

Renewal by Andersen – Series 1

Andersen Windows – Series 2

RECOMMENDED INSTALLER:

Renewal by Andersen of Portland

Contact: 503-718-6723

****Press option 1 for a free in home estimate**

(Indicate that you are in Irvington Condominiums)

Option 1: The **Renewal by Andersen – Series 1** window is only available from Andersen Windows and can only be purchased and installed by a Renewal by Andersen dealer. Renewal by Andersen of Portland is the exclusive provider of this product.

Option 2: The **Andersen Windows - Series 2** window is also available from Andersen Windows, and the recommended installer is *Renewal by Andersen of Portland*.

Option 3: A different window and/or patio door manufacturer may be used if they meet the attached window and patio door specifications. You may also choose to have the window and/or patio door installed by the installer of your choice as long as all guidelines are followed.

Option 2 & 3: Installation Instruction & Details

To ensure that the windows are being installed in a manner that will keep our exterior walls weather-tight, *Renewal by Andersen of Portland* reviewed our buildings and provided the attached installation details.

If the Board recommended manufacturer and installer are not used:

- Your installer will be required to install your windows per the attached installation details.
- A third-party inspection is required during the installation (please refer to the Next Steps on page 2 for more details).
- All installers are required by HOA Bylaws to be licensed, insured, and bonded.
- *Renewal by Andersen* cannot provide the *Andersen Windows – Series 2* window and/or patio door if they are not performing the installation.

Next Steps

If you choose to replace your windows and/or patio doors, please follow these steps:

1. Contact **CENTURY 21 Turner Properties Management Company** and inform them that you plan to replace your windows and/or patio doors.
2. Contact a licensed, bonded, and insured installer of windows and/or patio doors.
3. Provide the installer with a copy of the attached window specifications and/or patio door specifications and installation details.
4. With your window installer, select any options (e.g. interior finish and interior trim).
5. Prepare a Design Review Application and submit it to the Board for their review and approval. A copy of the application can be obtained from **CENTURY 21 Turner Properties Management Company** or from the *21 Yahoo! Groups* Website.
6. Per the Design Review Application, obtain signatures from all directly-adjacent homeowners (including those above or below the unit) indicating that they're aware of the proposed work (email or written signatures from offsite owners also acceptable).

If NOT using the Recommended Manufacturer and Installer, the following steps must also be completed:

1. After the Board has given approval and before construction begins, contact an inspector to schedule an inspection of your proposed window installation. Refer to *Inspection* below, for the Board recommended inspector.
2. Provide the inspector with a copy of the *Twenty-One Irvington Condominiums – Window & Patio Door Specifications*.
3. During installation, the inspector must be present to verify that your windows are being installed in full compliance with the attached specifications and installation details.
4. Once installation is complete, the inspector must sign off at completion of the installation with a written report, verifying that the windows and/or patio doors were installed per the specifications.
5. A copy of the report must be provided to the Board.

Inspection

If the Board-recommended manufacturer and installer above are not used for the installation, a third-party inspection is required during the installation. The Board recommends the following inspector. (The inspector charges on an hourly basis.)

Northwest Building Forensics: Brent Williamson (503) 201-8578; brent@nwbf.net

Twenty-One Irvington Condominiums

Window Specification

Part 1 – GENERAL

1.01 SUMMARY

- A. Section Includes: Fibrex windows with capstock color interior and exterior in Sandtone of the following type(s): (won't chip, peel, rot)
 - a. Horizontal sliding windows
 - b. Picture windows.

1.02 WARRANTY

- A. Residential Special Warranty (for Owner-occupied units only):
 - a. Lifetime craftsmanship guarantee to original owner. 20/10 Glass and product warranty.
 - b. Transferability
 - i. Window- 20/10 Craftsmanship-first 10 years of installation
 - c. Guarantee windows against defects in materials and workmanship including costs for parts and labor.

Part 2 – PRODUCTS

2.01 MANUFACTURER

- A. Renewal By Andersen
18151 SW Boones Ferry Rd
Portland, OR, 97224
Website: <http://www.renewalbyandersennw.com/>
 - a. Manufacturer's Representative:
Call for a free in home consultation
503-465-8600
- B. Window Series: Renewal By Andersen Series One and Series Two windows.

2.02 MATERIALS

- A. Fibrex: Renewal by Andersen & Andersen Trademark material.

2.03 GENERAL PERFORMANCE REQUIREMENTS

- A. Thermal Performance: Comply with NFRC 100.
- B. Air Leakage, Water Resistance, Structural Test: Comply with ANSI/AAMA/NWWDA101/I.S.2.
- C. Forced-Entry Resistance: Comply with CAWM 301-90.

2.04 WINDOW TYPES

- A. Horizontal Glider – Series 1 or 2:
 - a. Nail fin setback: 1-3/8 inch (35mm). (Nail fin only at wood and vinyl siding (see picture installation details). No nail fin at brick—(backer-rod and sealant per installation specs.)

- b. Sightlines: Equal for operating and fixed sash.
- c. Hardware:
 - i. Interlocking hardware with a metal Cam locking system.
- d. Weatherstripping: Closed cellular bulb weatherstripping.
- e. Nail fin setback: 1-3/8 inch (35mm). (Nail fin only at wood and vinyl siding (see picture installation details). No Nail fin at brick—backer-rod and sealant per installation specs.)
- f. Frame: multi-chambered Fibrex pultrusion.

2.05 INSTALLATION TYPES

- A. Front windows in lap siding
 - a. Flange window, remove and replace siding up to new window. (No exterior trim detail) homeowner is responsible for painting siding after install.
- B. Windows in Brick
 - a. Backer rod and Sealant joint with sand.
- C. Windows in Vinyl Siding (Back elevation)
 - a. Fibrex Brickmould all sides except where tight to soffit (3 sides in these cases)
 - b. New Vinyl J channel
- D. Side windows between the buildings in lap siding
 - a. Fibrex brickmould same as back of buildings in vinyl siding.

2.06 GLAZING

- A. Spacer Bar: Stainless Steel one piece.
- B. High Performance LowE Smart Sun glass-Andersen Patented.
- C. Optional upgrade to Laminated glass for sound reduction purposes.

2.07 INSECT SCREENS:

- A. Provide tight-fitting screen for operating sash
 - a. Screen Cloth: Charcoal colored fiberglass mesh.
 - b. Frame: Cambered formed aluminum with rigid plastic corner keys with metal wing clip for easy removal. (Color same as exterior color)

2.08 FABRICATION

- A. Fabricate frames and panels with Chemically welded and mortise and tennon joints. Trim and finish corners to match adjacent surfaces.

2.09 FINISH

- A. Frame and Sash.
 - a. Exterior: Sandtone color only.
 - b. Interior: Owner's discretion (Choose from: Series 1: White, Sandtone or pine, maple, oak wood. Series 2: White interior only)
- B. Hardware: Powder coated Metal: Stone color (if homeowners want to upgrade to specialty finishes there is an extra charge)
- C. Screen Frame Color:
 - a. Exterior Mounted Screens: Match frame to exterior window frame and sash color (Sandtone only).

END OF SECTION

Twenty-One Irvington Condominiums

Patio Door Specifications

Part 1 – GENERAL

1.01 SUMMARY

- A. Section Includes: Permashield Andersen framed glass doors with exterior and interior finish sandtone. (option: Andersen Narroline wood interior doors)
 - a. Sliding doors.

Part 2 – Products

2.01 MANUFACTURER-RENEWAL BY ANDERSEN SERIES ONE

2.02 GLAZING

- A. Andersen High Performance Smart Sun LowE glass
 - a. Glazing Type: Tempered as needed for meeting tempering codes. High Performance LowE Smart Sun glass.
 - b. Space Bar: Stainless steel on piece spacer.

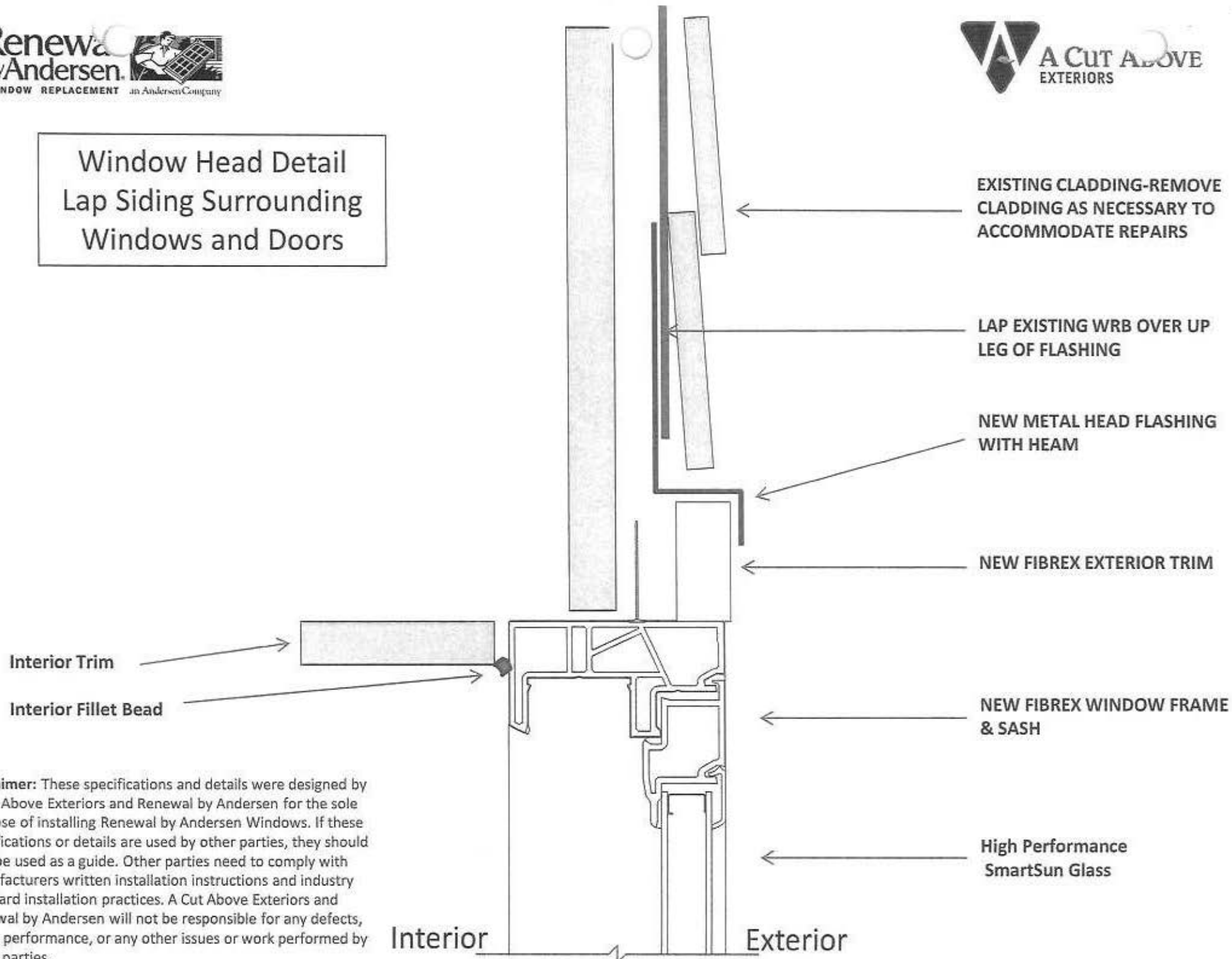
2.03 INSECT SCREENS:

- B. Sliding Door Screen:
 - a. Frame: Extruded aluminum, 2 by 13/16 inches (51 by 21mm).
 - b. Hardware:
 - i. Lock: Reach out lock system
 - ii. Rollers: 2 adjustable ball bearing wheels, and 2 adjustable Stainless steel rollers.
 - iii. Compression cellular weatherstripping with interlocking system.
 - c. Screen Cloth: charcoal colored fiberglass mesh.

2.04 FINISH

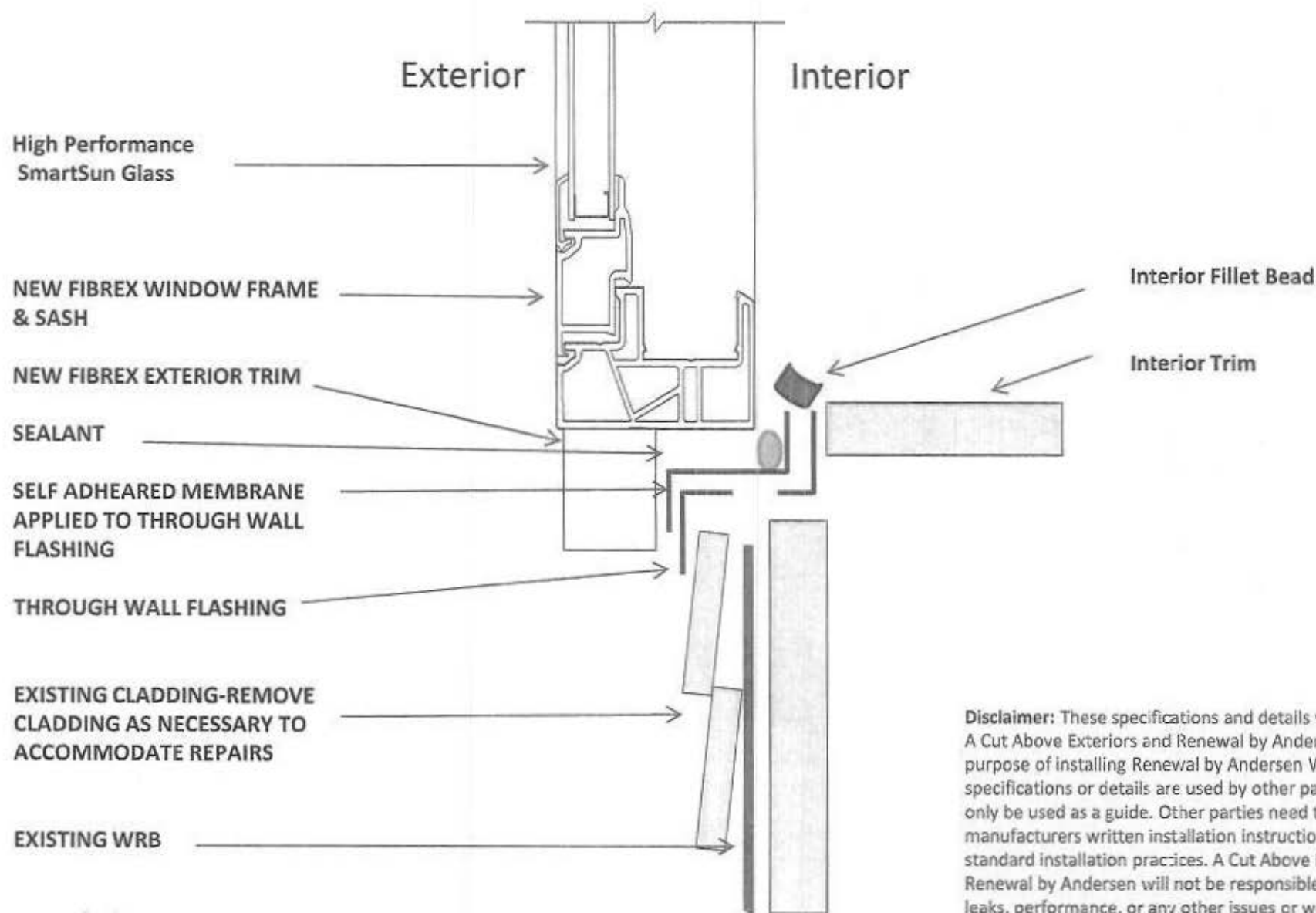
- C. Exterior trim on all sliding glass doors to be primed cedar
- D. Frame and Panel Color:
 - a. Exterior: Sandtone Permashield cladding.
 - b. Interior: Owner's discretion (Choose from: Sandtone or Upgrade-Pine)
 - c. Hardware: Stone-OR Upgrade to Polished Brass, Polished Chrome, Antique Brass, Satin Chrome, Oil Rubbed Bronze-Note: it WILL increase price for upgraded hardware).
- E. Hardware:
 - a. Sliding Door Interior: Owner's discretion (Standard: Stone. OR Upgrade to finished hardware WILL INCREASE PRICE).
 - b. Sliding Door Exterior to be Sandtone.
 - c. Sliding Door: Match exterior frame and panel color.

Window Head Detail Lap Siding Surrounding Windows and Doors



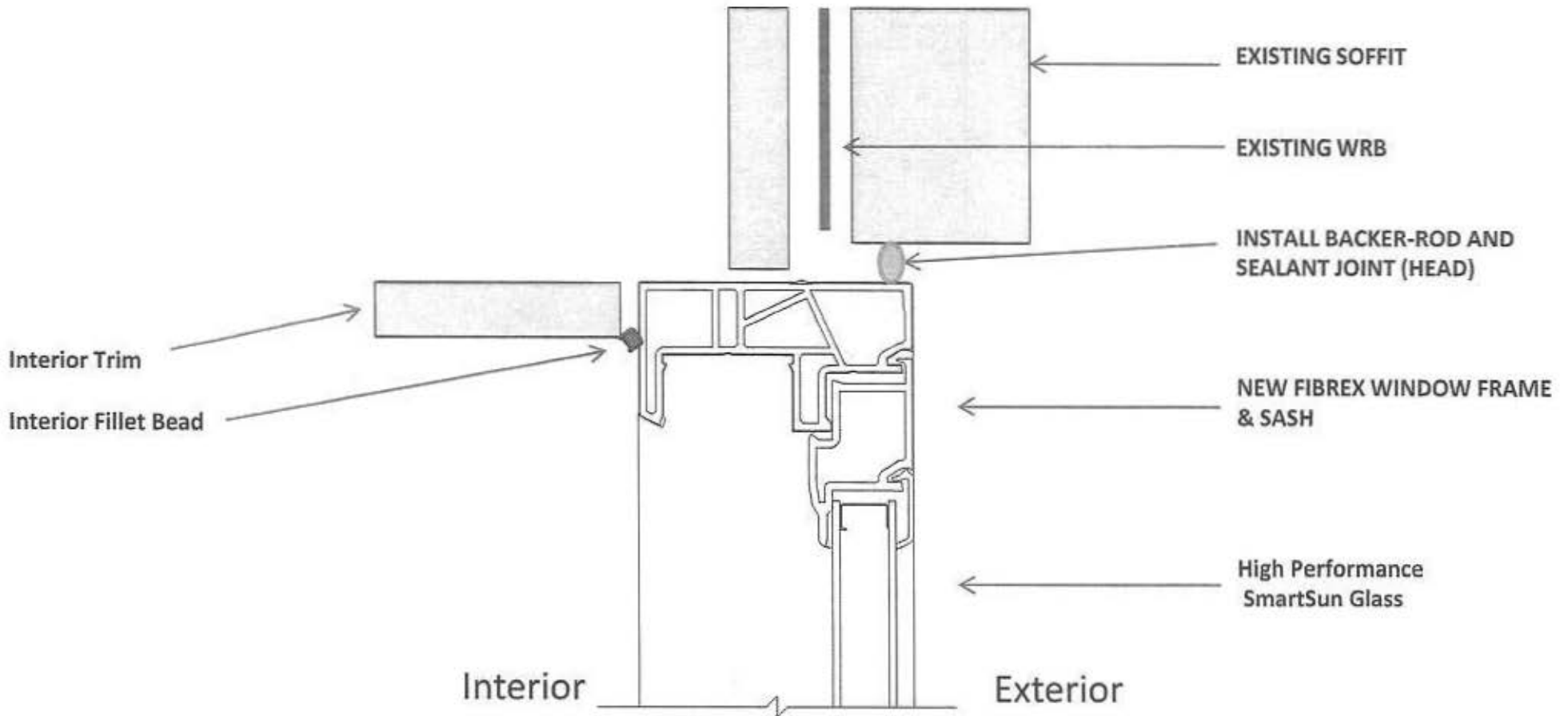
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Window Sill Detail Lap Siding Surrounding Windows



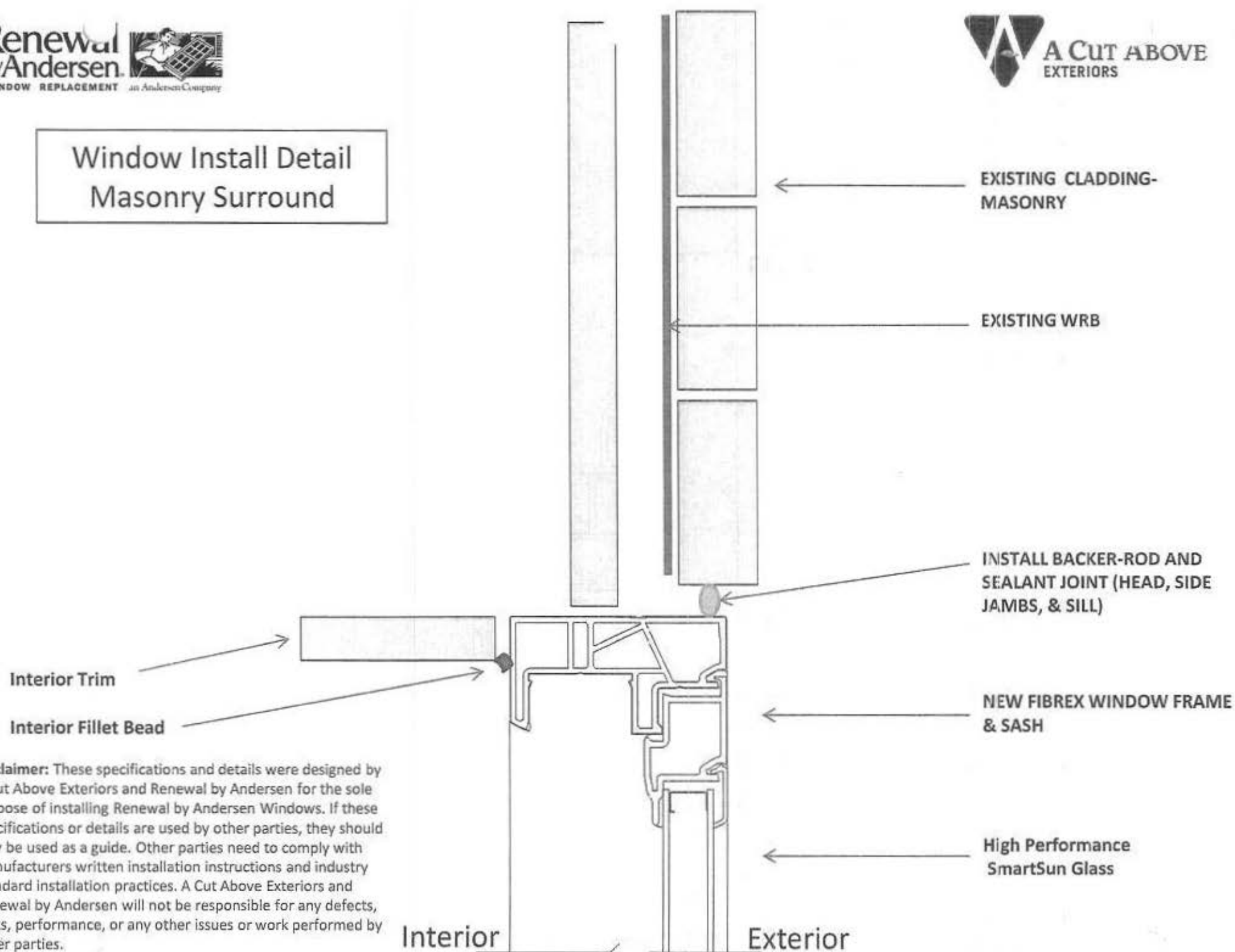
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Window Install Detail Soffit Head Jamb



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Window Install Detail Masonry Surround



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