

ARCHITECTURE 101 March Monthly Report	Harbor Island Building 'M' Exterior Renovations
DATE: 3/31/2025	
GENERAL NOTES & CRICAL MILESTONES REACHED:	
<ol style="list-style-type: none"> 1. Site visits were conducted by the Architectural Team on 3/7, 3/11, 3/18, and 3/25. 2. Owner / Architect / Contractor (OAC) meetings were held on 3/11 and 3/25 	
SUBMITTALS:	
<ol style="list-style-type: none"> 1. All submittals have been received, and the last two submittals (Engineered Railings and Gutters / Downspouts) are in the process of review. 	
RFI's:	
<ol style="list-style-type: none"> 1. No RFI's were received during the month of March. 	
Clarifications and Questions:	
<ol style="list-style-type: none"> 1. Egress Code Compliance: The existing double-hung windows in the bedrooms on Building 'M' did not meet current egress codes, which are implemented to ensure that occupants can safely exit or receive outside assistance from the fire department in the event of an emergency. Double-hung windows often are limited to the amount of free area provided to allow for a clear and accessible exit. Casement windows, on the other hand, open outward in a manner that fully complies with the required egress width, providing a safer exit route as needed. This allowed us to keep the windows the current size, while ensuring current code compliance. 2. Corrosion Prevention with Manufacturer's Coastal Coating: Given the building's location, exposure to coastal elements and saltwater can accelerate window frame corrosion. The new casement windows have been equipped with the manufacturer's specialized coastal coating, which significantly enhances their resistance to corrosion and prolongs the life of the windows. This protective coating is an important feature to ensure the longevity of the windows, especially in coastal climates where the risk of corrosion is high. 3. What is a spray test and why are they important: Early next month, our Waterproofing Expert will conduct air and water testing on three installed doors and one window to verify the installations compliance with both air infiltration and water infiltration during windy and wet periods. A spray test on doors and windows is a method used to evaluate the water resistance and the effectiveness of the weatherproofing of installed doors and windows. The test involves spraying water, using a high-pressure nozzle, onto the exterior of the installed doors and windows while subject to a specified negative pressure. This simulates the effects of heavy, wind-driven rain (similar to a small hurricane) to see if any water leaks through the seals, frames, or other components of the assembly. The units will also be tested against air intrusion to verify the compliance of the units to the manufacturer's requirements for the units and the continuity of the perimeter weather seals. 4. What is a door installation mock-up and why is it important: On 3/18 a mock-up installation conference was held for the sliding door in Unit 118. The GC, Waterproofing and Window Subcontractor, CRAM, the Waterproofing Consultant, and A101 met and were all present for the first installation of the Kolbe Sliding Door. Each step of the 	

installation process was verified and checked versus the approved construction documents, the window manufacturer's (Kolbe) written installation instructions, and the waterproofing manufacturer's (Prosoco) written installation instructions. This is a very important step in this process, as there are many steps to installing a door unit and a missing step can easily cause a future leak.

5. Color selected for the exterior of Building 'M':

One of the discussion topics discussed during our 3/25 OAC meeting was that both Buildings 'M' and 'L' have been renovated so many times, and each time the paint color is just 'matched', at this point there are numerous paint colors on the building and each one is subtly different. It was important to the Board that we select a color that is a close match to the existing but is also a defined color that can be used for all future renovations. After careful consideration with CRAM and the Board, we have selected Sherwin Williams "Requisite Gray" SW7023 for the siding color and the semi-opaque stain for the deck framing.

SUMMARY:

We are pleased with both the construction quality and progress throughout the month of March. Almost all exterior waterproofing has been installed on the rear of the building and deck framing is nearly complete. All windows have been installed and door installations are about to commence.

Once the doors have been installed and spray tested, the next big steps will be the installation of the siding and Duxxbak Decking. These should both take place during the month of April and the building will be very close to completion.

Steven G. Stowers, AIA
Principal, Architecture 101

CONSTRUCTION PHOTOS:



AIR BARRIER INSTALLATION PROGRESS 3-7-2025



SLIDING DOOR MOCK-UP INSTALLATION MEETING 3-18-2025



DECK FRAMING / DOOR AND WINDOW INSTALL PROGRESS 3-25-2025

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