



MEMORANDUM | August 21, 2024

Long Lots Elementary School

Short-Term Sealant Repair Strategies and Prioritization

WJE PROJECT NO. 2022.5958.2

TO	Town of Westport
FROM	Sarah Sinusas, Joe Caputo

Background

The Long Lots Elementary School is a two-story, approximately 109,000-square-foot school that was originally constructed in 1953. The building was renovated in 1957, 1962, 1971, 1974, 1993, and 1995, with additions added to the original building as part of the 1957, 1962, 1971 and 1974 renovations.

WJE performed a building envelope and structural condition assessment in December 2022 and published our findings in a report dated March 1, 2023. As requested by the Town of Westport (Town), our report included short-term repair recommendations to maintain the existing building envelope for approximately 5 years, to facilitate the planning of a new school or large renovation project.

We understand that the Town is currently pursuing a replacement of the school building. The Town requested WJE expand upon two of the Short-Term Repair recommendations included in our March 1, 2023 report: Perimeter Sealant and Wet-Seals at Windows and Sloped Glazing. The Town asked WJE to provide recommendations for priority repair locations, typical details for sealant repairs, and material recommendations.

Material Specifications and Architectural Details

WJE has prepared a drawing set to describe typical sealant repairs, dated August 21, 2024 and attached to this memorandum. The drawing set includes the following:

- Technical notes identifying recommended products and standard sealant replacement execution requirements.
- Photo elevations classifying the windows by framing type and rough opening numbers. This should not be considered exhaustive, and field verification should be performed by the selected contractor. The purpose of the photo elevations is to provide bidding contractors with context and reference images, and to create a nomenclature for identifying priority repair locations. An optional scope table, which could be used by the Town as part of the bid solicitation process in order to compare bids from selected qualified contractors, is attached to this memorandum.
- Photo details for each framing type identifying locations for sealant removal and replacement.
- Typical sealant details to describe the requirements for new sealant installation.

Rationale for Prioritization of Repairs

Pertinent information from our March 2023 report that relates to our recommended prioritization of window and skylight sealant repairs is included below. Full observations and information gleaned from Long Lots staff can be found in our March 2023 report.

- The building is negatively pressurized. This is not by design; rather the custodial staff is unable to balance or positively pressurize the building.
- During the winter, cold drafts are reportedly prevalent near classroom windows of the 1953 wing. WJE observed daylight through metal-to-metal joints in the window framing.
- Water leaks through windows are reported periodically and are addressed via the application of sealant at the exterior of windows. WJE observed evidence of previous sealant repairs primarily at the 1953 wing.
- Water leakage periodically occurs through the sloped glazing at the southwest corner of the building. Water drips from the sloped glazing aluminum framing. When identified, leaks are addressed via the application of sealant at the exterior. There is currently no active water leakage through the sloped glazing.

Prioritization of Sealant Repairs:

WJE's recommendations for prioritizing repairs, starting with the highest priority (#1) and moving to the lowest priority (#6) are included below.

1. Areas of known water leakage. This could include isolated window frame assemblies or entire areas, such as the skylight.
 - a. Please note that the locations for sealant identified in the drawings are intended to address primary potential paths of air and water leakage. It is possible, however, that additional joints or water leakage paths could be contributing to water leakage and would require a water leakage investigation to diagnose.
2. Windows at the 1953 Building Wing – Window Framing Type B.
 - a. These windows have been identified as a priority based on reports of draftiness, evidence of past sealant repairs, daylight being visible through joints in the windows, and evidence of interior water staining.
3. Windows at the 1971 Building Wing – Window Framing Type A – that are not below an overhang.
 - a. These windows have been identified as a priority because water leakage into the wall assembly can lead to corrosion of concealed metal framing. Examples of windows that are not below an overhang and are therefore a higher priority include: A-7 through A-10, A-16, A-18 through A-25, and A-28 through A-29.
4. Windows at the 1974 Building Wing – Window Framing Type C – that are within the stucco-clad wall assembly.

- a. These windows have been identified as a priority because water leakage into the wall assembly can lead to corrosion of concealed metal framing and gypsum wall board. WJE observed loose wall cladding panels during our 2022 assessment, both below and adjacent to windows.
5. Window framing Type D near the baseball field.
 - a. These windows have been identified as a priority because water leakage into the wall assembly can lead to corrosion of concealed metal framing and gypsum wall board. These windows are a lower priority compared to Window Framing Type C because the rooms at the interior of these windows are unused.
6. All other locations are of equal priority (presuming no reports of water leakage). Sealant repairs could be performed to reduce the rate of air leakage through the windows or proactively mitigate potential water leakage. This includes the following:
 - a. Skylights
 - b. Window Framing Type C at areas of brick cladding.
 - c. Window Framing Type A at areas below overhangs (e.g., windows A-3 to A-6).
 - d. Window Framing Type E (Kalwall system at the gymnasium).

SCOPE OF WORK TABLE

Work should be performed in accordance with the guidelines included in drawings titled Long Lots Elementary School, Westport, Connecticut – Short-Term Window Sealant Repairs. The final scope of work will be elected by the Owner. Please provide estimated linear footage of sealant repairs for each category. Contractor shall perform field measurements as necessary to provide a complete bid. Access and work hours shall be coordinated with the Town.

Description	Approximate Linear Footage (LF)			Total Bid
	Perimeter Sealant	Cap Bead	Silicone Sheet	
Framing Type A – which are not below overhangs (i.e., A-0; A-7 to A-10; A-16; A-18 to A-25; A-28, A-29)				\$
Framing Type A – below overhangs (i.e., A-1 to A-6; A-11 to A15; A-17; A-26; A-27; A-30; A-31)				\$
Framing Type B				\$
Framing Type C – at areas of stucco cladding (i.e., C-3 to C-19)				\$
Framing Type C - at areas of brick cladding (i.e., C-1 and C-2)				\$
Framing Type D, near the baseball field				\$
Framing Type E (Kalwall)				\$
Skylight				\$
Mock-Ups for Adhesion Testing and General Quality Review (min. 3 locations)	30 LF	10 LF	10 LF	\$

LONG LOTS ELEMENTARY SCHOOL
WESTPORT, CONNECTICUT

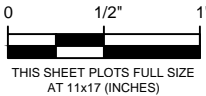
SHORT-TERM WINDOW SEALANT REPAIRS



- DRAWING SHEET LIST:
- T-00 COVER SHEET
 - A-01 OVERALL PLANS
 - A-02 OVERALL PHOTO ELEVATIONS - FRAME A
 - A-03 WINDOW FRAME TYPE A
 - A-04 OVERALL PHOTO ELEVATIONS - FRAME B
 - A-05 WINDOW FRAME TYPE B
 - A-06 OVERALL PHOTO ELEVATIONS - FRAME C
 - A-07 WINDOW FRAME TYPE C
 - A-08 PHOTO ELEVATIONS AND DETAILS - FRAME D
 - A-09 PHOTO ELEVATIONS AND DETAILS - FRAME E
 - A-10 PHOTO ELEVATIONS AND DETAILS - SKYLIGHT
 - A-11 TYPICAL SEALANT DETAILS

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1. GENERAL NOTES:
- A. THE PURPOSE OF THESE DRAWINGS IS TO PROVIDE GENERAL GUIDANCE FOR QUALIFIED CONTRACTORS PERFORMING WINDOW SEALANT REPAIRS AT THE LONG LOTS ELEMENTARY SCHOOL. THE ACTUAL SCOPE/EXTENT OF WORK SHALL BE SELECTED BY THE OWNER.
 - B. ALL WORK SHALL COMPLY WITH THE BUILDING CODES, RULES, AND REGULATIONS APPLICABLE IN THE TOWN OF WESTPORT, THE STATE OF CONNECTICUT AND ANY OTHER AUTHORITY HAVING JURISDICTION.
 - C. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO STARTING THE WORK, AND SHALL NOTIFY THE TOWN OF ANY DISCREPANCIES, OMISSIONS, OR OTHER CONDITIONS WHICH MAY AFFECT THE SCOPE OF WORK IMMEDIATELY, PRIOR TO BEGINNING REPAIRS IMPACTED BY THE NOTED CONDITIONS.
 - D. DO NOT SCALE DRAWINGS.
 - E. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT AS REQUIRED TO COMPLETE THE WORK.
 - F. THE CONTRACTOR SHALL PROPERLY PROTECT AND MAKE SAFE ADJACENT PROPERTIES AND OWNER'S PROPERTY AS JOB CONDITIONS REQUIRE.
 - G. UNANTICIPATED CONDITIONS OR DISTRESSED BUILDING ELEMENTS ENCOUNTERED DURING THE COURSE OF THE WORK SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. NO ADDITIONAL WORK SHALL BE PERFORMED UNLESS APPROVED IN ADVANCE BY THE OWNER.
 - H. THE DRAWINGS AND TECHNICAL NOTES ARE TO BE TAKEN IN THEIR ENTIRETY AND AS A WHOLE. IF A DISCREPANCY IS FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE ARCHITECT/ENGINEER SHALL DETERMINE WHICH GOVERNS, AS IS CONSISTENT WITH THE INTENT OF THE DESIGN.
 - I. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SITE SAFETY AND METHODS AND MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL MAKE ANY INSPECTIONS OR ANALYSIS NECESSARY TO VERIFY THAT EXISTING BUILDING ELEMENTS HAVE ADEQUATE LOAD CAPACITY TO SUPPORT ANY REQUIRED FORCES HE/SHE CHOOSES TO IMPOSE ON THEM.
 - J. THE BUILDING SHALL REMAIN OCCUPIED DURING THE COURSE OF THE WORK AND CONSTRUCTION RELATED ACTIVITIES SHALL BE THOROUGHLY COORDINATED WITH THE OWNER AND SHALL NOT BLOCK EXISTING MEANS OF EGRESS OR PEDESTRIAN WALKWAYS. WORK SHALL BE PHASED SO THAT SAFE ACCESS TO THE BUILDING IS MAINTAINED AT ALL TIMES AND THAT BUILDING OPERATIONS ARE NOT DISTURBED.
 - K. NO HAZARDOUS MATERIAL TESTING HAS BEEN PERFORMED BY THE ARCHITECT/ENGINEER, NOR IS THE ARCHITECT/ENGINEER AWARE OF TESTING PERFORMED BY THE OWNER. EVALUATION OF NEED FOR HAZARDOUS MATERIAL TESTING IS OUTSIDE OF THE ARCHITECT/ENGINEERS SCOPE OF WORK.

SPECIFICATIONS – GENERAL

- L. QUALITY ASSURANCE
 - I. THE CONTRACTOR SHALL HAVE A MINIMUM OF 5 YEARS EXPERIENCE IN THIS TYPE OF WORK.
 - II. WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND ORDINANCES INCLUDING THE LATEST EDITION OF THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).
 - III. STORE MATERIALS AS INDICATED IN MANUFACTURER'S WRITTEN LITERATURE.
- M. WARRANTY
 - I. CONTRACTORS SHALL WARRANT FOR TWO (2) YEARS FROM INSTALLATION, UNLESS NOTED OTHERWISE, THAT THE WORK IS NOT DEFECTIVE IN WORKMANSHIP OR MATERIALS AND CONFORMS TO THE DRAWINGS AND SPECIFICATIONS. DEFECTIVE WORK SHALL BE PROMPTLY CORRECTED BY THE CONTRACTOR AT NO COST TO THE OWNER. THIS WARRANTY APPLIES TO BOTH PATENT AND LATENT DEFECTS BUT DOES NOT INCLUDE DAMAGE CAUSED BY ACTS OF GOD, ORDINARY WEAR AND TEAR, OR UNUSUAL ABUSE OR NEGLIGENCE, OR THE ACTS OF OMISSION OF PARTIES OTHER THAN THIS CONTRACTOR. WARRANTY SHALL INCLUDE BUT NOT BE LIMITED TO: WATER INFILTRATION, SEALANTS, AND METAL FINISHES.
- N. FIELD MEASUREMENTS AND INSPECTION
 - I. CONTRACTOR SHALL PERFORM FIELD MEASUREMENTS AS NECESSARY TO BID AND COMPLETE THE WORK.

2. SPECIFICATIONS - PRODUCTS

- A. MATERIALS
 - I. SEALANT:
 - 1) DOWSIL 795 SILICONE BUILDING SEALANT MANUFACTURED BY DOW CORNING CORPORATION OR APPROVED EQUAL.
 - A) THE COLOR BLACK TO BE USED AT GLAZING SEAL BETWEEN ALUMINUM WINDOW FRAME AND GLASS.
 - B) COLOR OF ALL OTHER PERIMETER SEALS TO BE SELECTED BY OWNER FROM MANUFACTURER'S STANDARD RANGE.
 - 2) DEDUCT ALTERNATE FOR PERIMETER SEALANT: SIKAFLEX 1A PLUS MANUFACTURED BY SIKA OR APPROVED EQUAL. COLOR TO BE SELECTED BY OWNER FROM MANUFACTURER'S STANDARD RANGE.
 - II. JOINT PRIMER: PERFORM PROJECT-SPECIFIC ADHESION PULL TESTS TO DETERMINE WHICH OF THE SEALANT MANUFACTURER'S RECOMMENDED PRIMERS SHALL BE USED.
 - III. JOINT CLEANER: SOLVENT WIPE WITH DENATURED ALCOHOL
 - IV. BACKER ROD: CLOSED CELL OR BI-CELLULAR BACKER ROD IN DIAMETER RECOMMENDED BY MANUFACTURER TO FIT JOINT.
 - V. PRE-FORMED SILICONE SHEET: DOWSIL 123 MANUFACTURED BY DOW CORNING CORPORATION OR APPROVED EQUAL. WIDTH AS NECESSARY TO PROVIDE REQUIRED MINIMUM BOND SURFACE OF 3/8 INCH. COLOR TO BE SELECTED BY OWNER FROM MANUFACTURER'S STANDARD RANGE.
 - VI. RETICULATED FOAM BAFFLE: WEEP VENT MANUFACTURED BY MORTAR NET SOLUTIONS, OR APPROVED EQUAL. COLOR TO MATCH SEALANT. CUT TO SIZE.

3. SPECIFICATIONS - EXECUTION

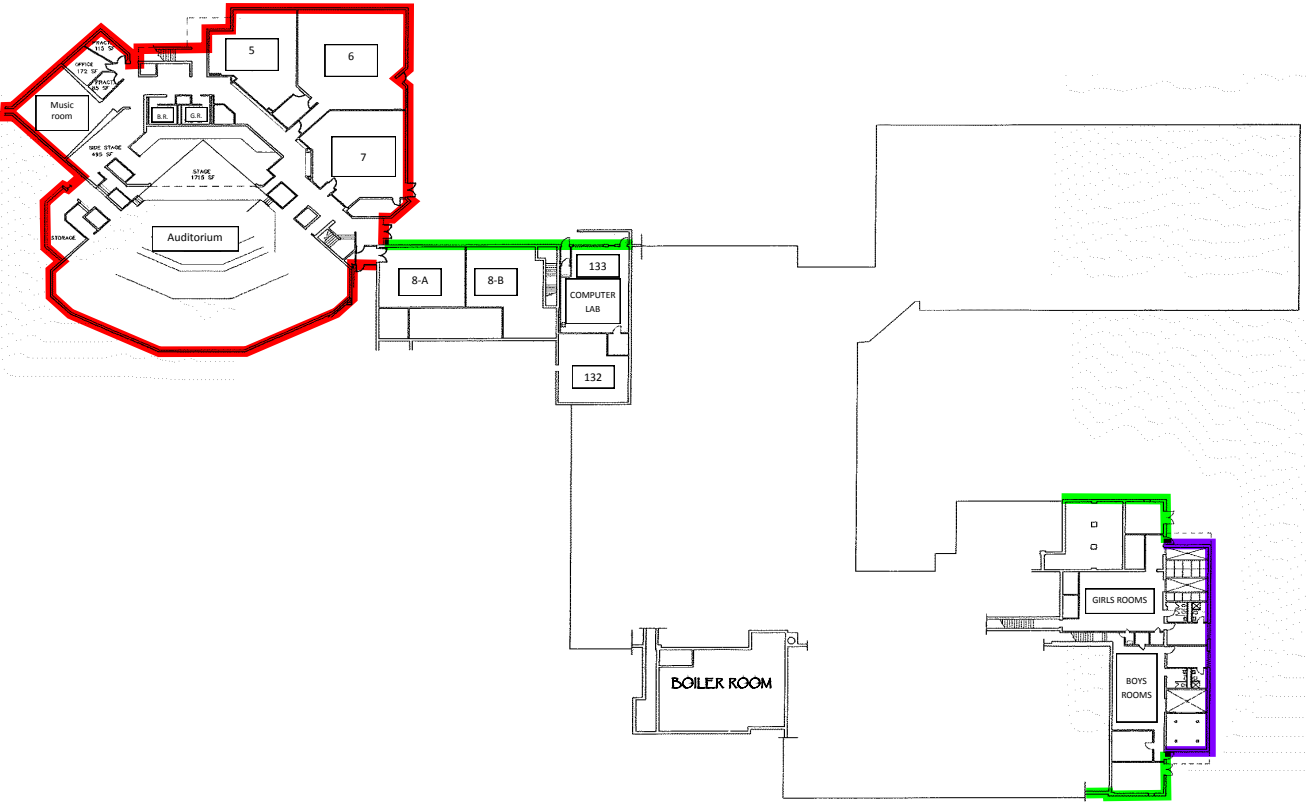
- A. MOCK-UPS:
 - I. PROJECT-SPECIFIC SEALANT ADHESION TESTING, AS NOTED UNDER THE 'JOINT PRIMER' SECTION ABOVE, ON EACH PROJECT SUBSTRATE TO DETERMINE APPROPRIATE SURFACE PREPARATION AND PRIMER(S). PERFORM PULL ADHESION TESTING IN ACCORDANCE WITH ASTM C1521 AND DOW CORNING LITERATURE.
 - II. PERFORM BENCHMARK MOCK-UP AT ONE WINDOW OPENING FOR REVIEW BY PROJECT TEAM, PRIOR TO PERFORMING THE REMAINDER OF THE WORK. MAKE MODIFICATIONS AS MUTUALLY AGREED UPON BY OWNER, CONTRACTOR, AND ARCHITECT/ENGINEER.
- B. CLEAN JOINT SUBSTRATES IMMEDIATELY BEFORE INSTALLING SEALANT, TO COMPLY WITH SEALANT MANUFACTURER'S WRITTEN INSTRUCTIONS BASED ON MOCKUPS AND PRECONSTRUCTION TESTING.
- C. SEALANTS SHALL BE TOOLED TO FILL THE JOINT AND PROVIDE A SMOOTH FINISHED SURFACE WITH PROFILE AS SHOWN ON THE DRAWINGS.
- D. DO NOT INSTALL EXTERIOR SEALANTS WHEN EXTERIOR AMBIENT TEMPERATURE IS LESS THAN 40° F OR WHEN INCLEMENT (RAIN OR SNOW) ARE FORECAST WITHIN 24 HOURS OF INSTALLATION.
- E. PROTECT SURFACES ADJACENT TO SEALANT INSTALLATION. REMOVE FROM THE INSTALLED WORK AND ADJACENT AND ADJOINING SURFACES ALL SEALANT SURPLUSES OR OTHER UNSIGHTLY MARKS.
- F. DAMAGE OR DISFIGUREMENT OF THE WORK OR ADJACENT OR ADJOINING AREAS CAUSED BY THE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO CHARGE TO THE OWNER AND TO THE SATISFACTION OF THE ARCHITECT/ENGINEER. THIS INCLUDES DAMAGE AS A RESULT OF IMPROPER CLEANING METHODS OR MATERIALS.

4.

- A. AT THE CONCLUSION OF WORK REMOVE ALL EQUIPMENT USED IN THE WORK, CLEAN UP ALL DEBRIS, REFUSE AND SURPLUS MATERIAL AND REMOVE FROM THE PREMISES.

<div><div>WJE</div><div>ENGINEERS ARCHITECTS MATERIALS SCIENTISTS</div></div> <div>Wiss, Janney, Elstner Associates, Inc. 2 Trap Falls Road, Suite 502 Shelton, Connecticut 06484 203.944.9424 tel 203.944.6997 fax www.wje.com</div>	Project	Long Lots Elementary School Short-Term Window Sealant Repairs	Proj. No. 2022.5958.2	T-00
	Sheet Title	COVER SHEET	Date August 21, 2024	
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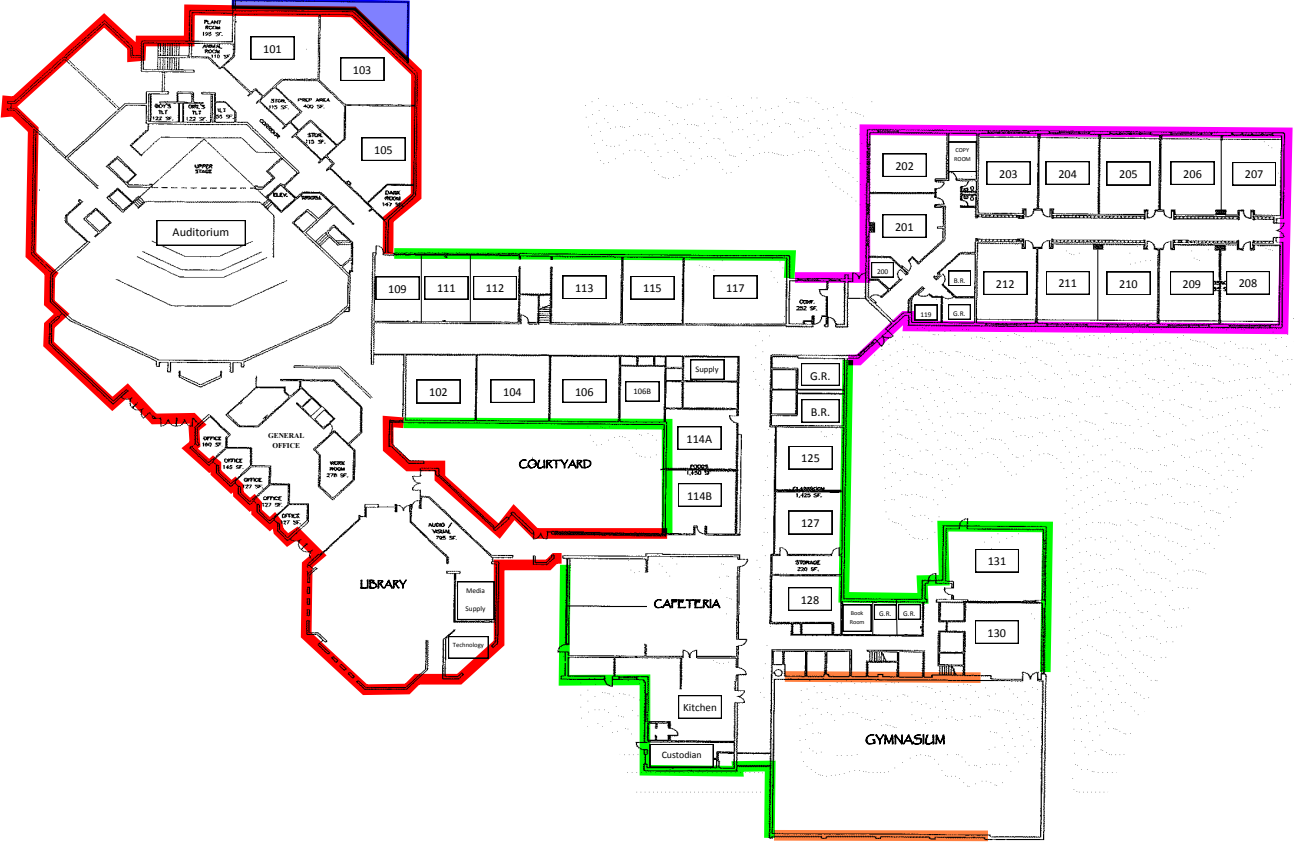


1 LOWER LEVEL
N.T.S.

LEGEND:

- WINDOW FRAMING TYPE A - 1971 EXTERIOR WALLS - SEE SHEET A1 TO A2
- WINDOW FRAMING TYPE B - 1953/1962 EXTERIOR WALLS - SEE SHEET B1 TO B2
- WINDOW FRAMING TYPE C - 1974 EXTERIOR WALLS - SEE SHEET C1 TO C2
- WINDOW FRAMING TYPE D - BASEBALL FIELD - SEE SHEET D1 TO D2
- WINDOW FRAMING TYPE E - GYMNASIUM KALWALL - SEE SHEET E1 TO E2
- SKYLIGHT ASSEMBLY- SEE SHEET SK1

NOTES:
1. WINDOW FRAME TYPE GROUPINGS ESTABLISHED BASED ON WALK-THROUGH FROM GRADE AND PROVIDED FOR CONTRACTOR REFERENCE. VERIFY IN FIELD.
2. DRAWINGS USE COLOR. PRINT ALL SHEETS IN COLOR.



1 MAIN LEVEL
N.T.S.

PLOT SHEET IN FULL COLOR

0 1/2" 1"

THIS SHEET PLOTS FULL SIZE AT 11x17 (INCHES)

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Project

Sheet Title

OVERALL PLANS

Proj. No. 2022.5958.2

Date August 21, 2024

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A-01

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1 PHOTO 1



2 PHOTO 2



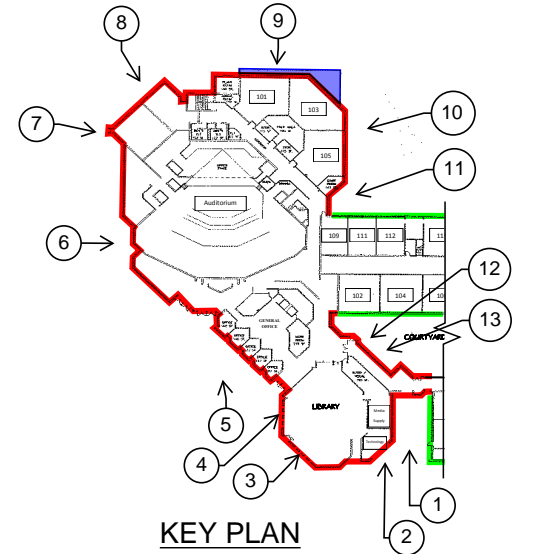
3 PHOTO 3

LEGEND:

A-1 → ROUGH OPENING NUMBER OF THAT FRAMING TYPE

— WINDOW FRAMING TYPE

NOTE: NUMBER OF WINDOW ROUGH OPENINGS ARE PROVIDED FOR CONTRACTOR AND OWNER REFERENCE AND BIDDING PURPOSES. FIELD VERIFY.



4 PHOTO 4



5 PHOTO 5



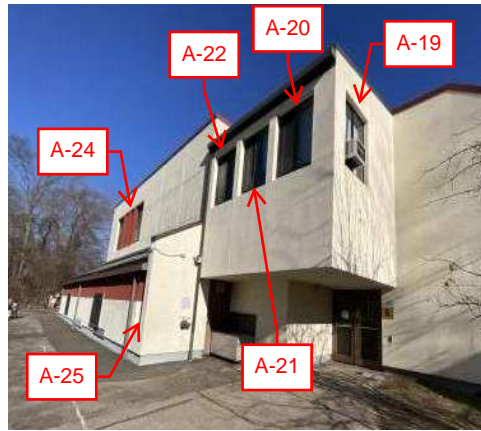
6 PHOTO 6



7 PHOTO 7



8 PHOTO 8



9 PHOTO 9



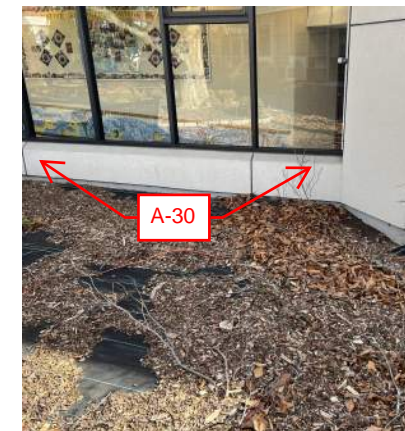
10 PHOTO 10



11 PHOTO 11



12 PHOTO 12



13 PHOTO 13

PLOT SHEET IN FULL COLOR

0 1/2" 1"

THIS SHEET PLOTS FULL SIZE AT 11x17 (INCHES)

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Sheet Title

OVERALL PHOTO ELEVATIONS - FRAME A

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A-02

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1 WINDOW FRAME TYPE A - PARTIAL ELEVATION

PERIMETER SEALANT

PREFORMED SILICONE SHEET SET IN SEALANT ACROSS METAL-TO-METAL JOINT AT GLAZING STOP

CAP BEAD SEALANT AT PERIMETER OF GLASS

THERE ARE SEVERAL LOCATIONS WHERE THE GLASS STOP IS CONCEALED BY THE CLADDING AND PERIMETER SEALANT. IN THOSE INSTANCES, NO PRE-FORMED SILICONE SHEET IS NECESSARY BECAUSE METAL-TO-METAL JOINTS ARE NOT EXPOSED.

LEGEND:

- PERIMETER SEALANT. REMOVE EXISTING POLYURETHANE PERIMETER SEALANT. PREPARE SUBSTRATES AS RECOMMENDED BY SEALANT MANUFACTURER AND PROVIDE NEW SILICONE SEALANT AND BACKER ROD. SEE DETAIL 1/A-11.
- CAP BEAD. CUT BACK EXISTING BUTYL SEALANT OR REMOVE EXISTING SILICONE CAP BEAD, WHERE PRESENT. PROVIDE NEW SILICONE CAP BEAD. SEE DETAIL 2/A-11.
- METAL-TO-METAL JOINT. PROVIDE PRE-FORMED SILICONE SHEET SPANNING ACROSS METAL-TO-METAL JOINT. SEE DETAIL 3/A-11.



2 WINDOW FRAME TYPE A - TYPICAL SILL CORNER

PERIMETER SEALANT

PREFORMED SILICONE SHEET SET IN SEALANT ACROSS METAL-TO-METAL JOINT AT GLAZING STOP

CAP BEAD SEALANT AT PERIMETER OF GLASS

CAP BEAD SEALANT AT METAL-TO-METAL JOINTS AT CORNERS OF WINDOW

PLOT SHEET IN FULL COLOR

0 1/2" 1"
THIS SHEET PLOTS FULL SIZE AT 11x17 (INCHES)

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WINDOW FRAME TYPE A	

A-03

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1 PHOTO 1



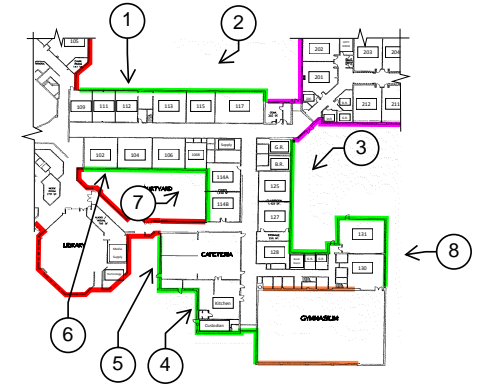
2 PHOTO 2

LEGEND:

B-1 → ROUGH OPENING NUMBER OF THAT FRAMING TYPE

— WINDOW FRAMING TYPE

NOTE: NUMBER OF WINDOW ROUGH OPENINGS ARE PROVIDED FOR CONTRACTOR AND OWNER REFERENCE AND BIDDING PURPOSES. FIELD VERIFY.



KEY PLAN



3 PHOTO 3



4 PHOTO 4

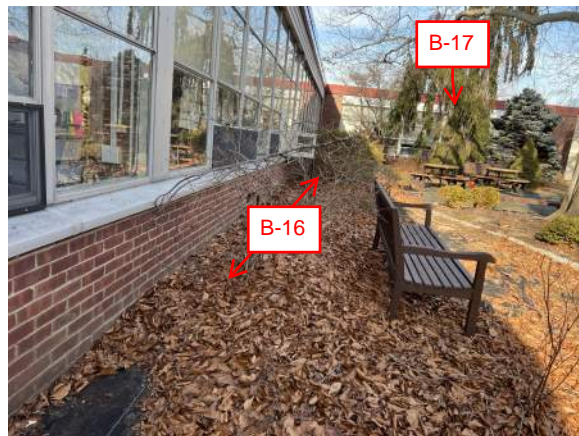
See Sheet A-02 for other Building Wing



5 PHOTO 5



6 PHOTO 6



7 PHOTO 7



8 PHOTO 8

PLOT SHEET IN FULL COLOR

0 1/2" 1"

THIS SHEET PLOTS FULL SIZE AT 11x17 (INCHES)

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Project

Sheet Title

OVERALL PHOTO ELEVATIONS - FRAME B

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A-04

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1 WINDOW FRAME TYPE B - PARTIAL ELEVATION

PERIMETER SEALANT

CAP BEAD SEALANT
AT METAL-TO-METAL
JOINT AT MEETING
MULLION

CAP BEAD SEALANT AT
PERIMETER OF GLASS

PERIMETER SEALANT.
PROVIDE 2" WIDE
WEEPS WITH
RETICULATED FOAM
BAFFLE AT 16 INCHES
ON CENTER.

LEGEND:

- PERIMETER SEALANT. REMOVE EXISTING POLYURETHANE PERIMETER SEALANT. PREPARE SUBSTRATES AS RECOMMENDED BY SEALANT MANUFACTURER AND PROVIDE NEW SILICONE SEALANT AND BACKER ROD. SEE DETAIL 1/A-11.
- CAP BEAD. CUT BACK EXISTING BUTYL SEALANT OR REMOVE EXISTING SILICONE CAP BEAD, WHERE PRESENT. PROVIDE NEW SILICONE CAP BEAD. SEE DETAIL 2/A-11.
- METAL-TO-METAL JOINT. PROVIDE PRE-FORMED SILICONE SHEET SPANNING ACROSS METAL-TO-METAL JOINT. SEE DETAIL 3/A-11.



2 WINDOW FRAME TYPE B - TYPICAL SILL CORNER

CAP SEAL
MISCELLANEOUS
HOLES IN FRAME

CAP BEAD SEALANT
AT METAL-TO-METAL
JOINTS AT MEETING
MULLION

OPERABLE WINDOW
JOINT; NO SEALANT.

CAP BEAD SEALANT AT
PERIMETER OF GLASS

CAP BEAD AT
METAL-TO-METAL JOINT
AT FRAME CORNERS

PERIMETER SEALANT. PROVIDE
2" WIDE WEEPS WITH
RETICULATED FOAM BAFFLE AT
16 INCHES ON CENTER.

**PLOT SHEET IN
FULL COLOR**

0 1/2" 1"
THIS SHEET PLOTS FULL SIZE
AT 11x17 (INCHES)

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ARCHITECTS
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WINDOW FRAME TYPE B

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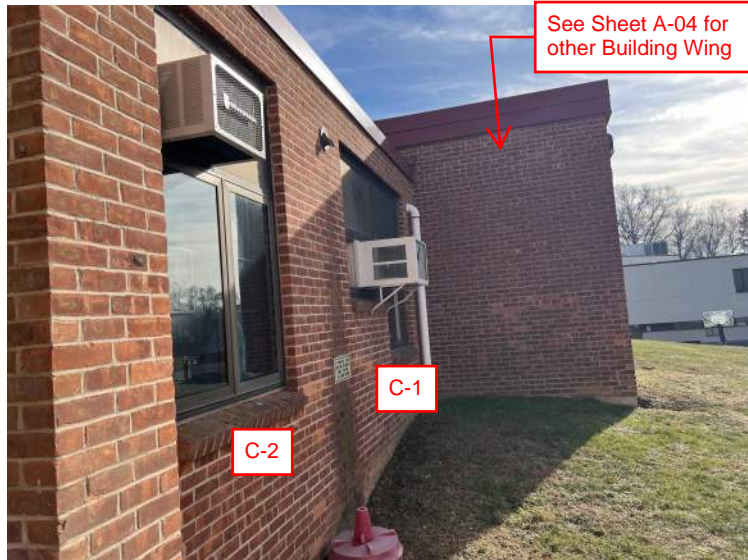
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A-05

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1 PHOTO 1



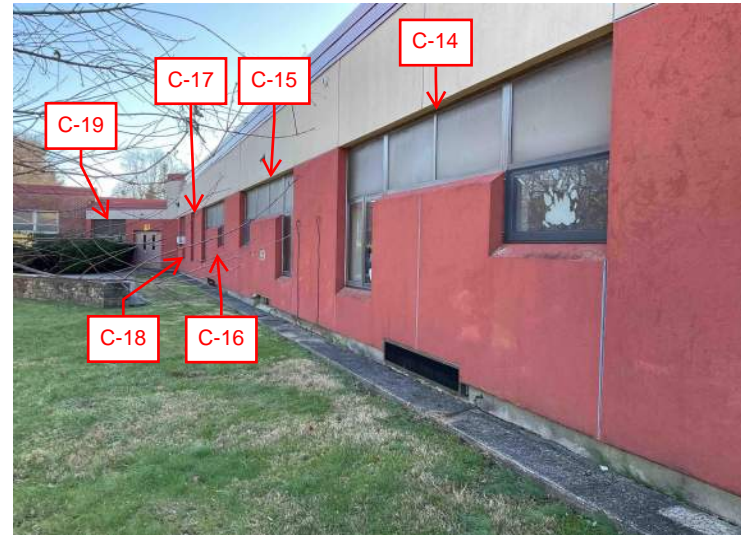
2 PHOTO 2



3 PHOTO 1



4 PHOTO 4



5 PHOTO 5



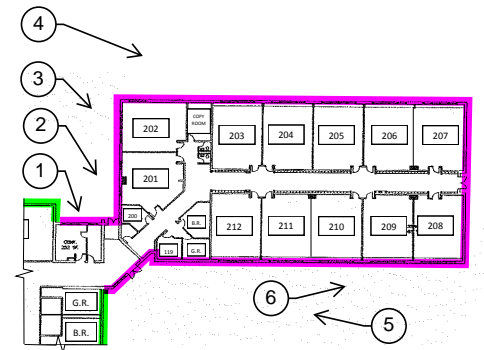
6 PHOTO 6

LEGEND:

C-1 → ROUGH OPENING NUMBER OF THAT FRAMING TYPE

→ WINDOW FRAMING TYPE

NOTE: NUMBER OF WINDOW ROUGH OPENINGS ARE PROVIDED FOR CONTRACTOR AND OWNER REFERENCE AND BIDDING PURPOSES. FIELD VERIFY.



KEY PLAN

PLOT SHEET IN FULL COLOR

0 1/2" 1"

THIS SHEET PLOTS FULL SIZE AT 11x17 (INCHES)

WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS

Wiss, Janney, Elstner Associates, Inc.
2 Trap Falls Road, Suite 502
Shelton, Connecticut 06484
203.944.9424 tel | 203.944.6997 fax
www.wje.com

Project

Sheet Title

OVERALL PHOTO ELEVATIONS - FRAME C

Proj. No. 2022.5958.2

Date August 21, 2024

Drawn IMP

Checked SFS

Scale N.T.S.

A-06

Sheet No.

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PERIMETER SEALANT

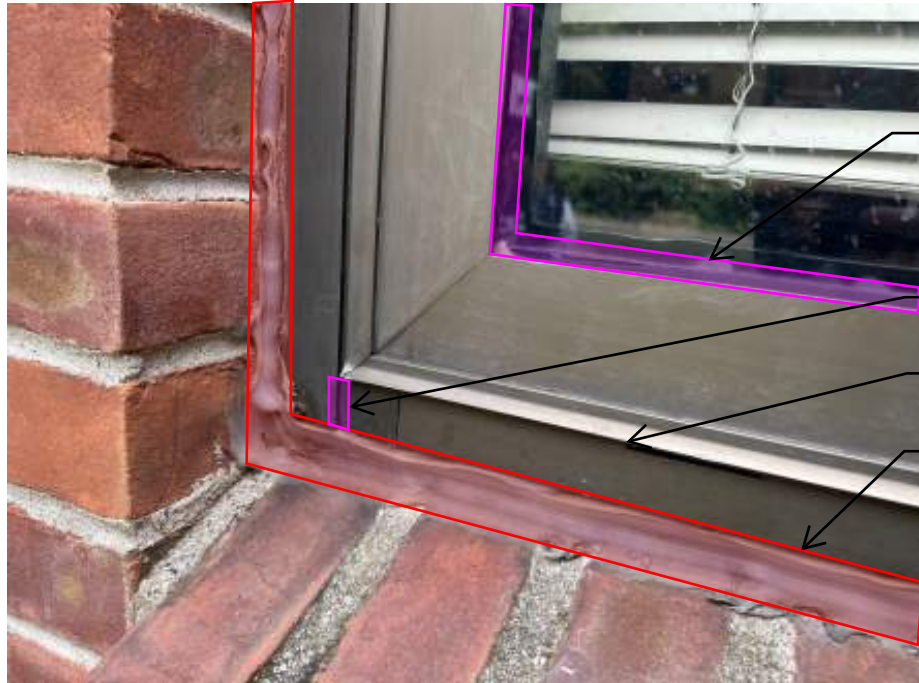
CAP BEAD SEALANT AT PERIMETER OF SPANDREL PANEL

SILICONE SHEET AT METAL-TO-METAL JOINT AT MEETING MULLION

CAP BEAD SEALANT AT PERIMETER OF GLASS

1 WINDOW FRAME TYPE C - PARTIAL ELEVATION

- LEGEND:**
- PERIMETER SEALANT. REMOVE EXISTING POLYURETHANE PERIMETER SEALANT. PREPARE SUBSTRATES AS RECOMMENDED BY SEALANT MANUFACTURER AND PROVIDE NEW SILICONE SEALANT AND BACKER ROD. SEE DETAIL 1/A-11.
 - CAP BEAD. CUT BACK EXISTING BUTYL SEALANT OR REMOVE EXISTING SILICONE CAP BEAD, WHERE PRESENT. PROVIDE NEW SILICONE CAP BEAD. SEE DETAIL 2/A-11.
 - METAL-TO-METAL JOINT. PROVIDE PRE-FORMED SILICONE SHEET SPANNING ACROSS METAL-TO-METAL JOINT. SEE DETAIL 3/A-11.



CAP BEAD SEALANT AT PERIMETER OF GLASS

CAP SEAL OVER METAL-TO-METAL JOINT

OPERABLE WINDOW JOINT; NO SEALANT

PERIMETER SEALANT

2 WINDOW FRAME TYPE C - TYPICAL SILL CORNER

PLOT SHEET IN FULL COLOR

0 1/2" 1"

THIS SHEET PLOTS FULL SIZE AT 11x17 (INCHES)

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Sheet Title

WINDOW FRAME TYPE C

Proj. No. 2022.5958.2

Date August 21, 2024

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Sheet No.


A-07



1 PHOTO 1




LEGEND:

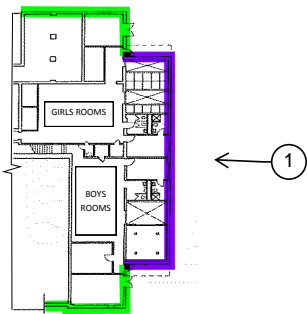
 ROUGH OPENING NUMBER OF THAT FRAMING TYPE

 WINDOW FRAMING TYPE

NOTE: NUMBER OF WINDOW ROUGH OPENINGS ARE PROVIDED FOR CONTRACTOR AND OWNER REFERENCE AND BIDDING PURPOSES. FIELD VERIFY.

LEGEND:

-  - PERIMETER SEALANT. REMOVE EXISTING POLYURETHANE PERIMETER SEALANT. PREPARE SUBSTRATES AS RECOMMENDED BY SEALANT MANUFACTURER AND PROVIDE NEW SILICONE SEALANT AND BACKER ROD. SEE DETAIL 1/A-11.
-  - CAP BEAD. CUT BACK EXISTING BUTYL SEALANT OR REMOVE EXISTING SILICONE CAP BEAD, WHERE PRESENT. PROVIDE NEW SILICONE CAP BEAD. SEE DETAIL 2/A-11.
-  - METAL-TO-METAL JOINT. PROVIDE PRE-FORMED SILICONE SHEET SPANNING ACROSS METAL-TO-METAL JOINT. SEE DETAIL 3/A-11.



KEY PLAN



2 WINDOW FRAME TYPE D - PARTIAL ELEVATION



3 WINDOW FRAME TYPE D - TYPICAL SILL CORNER

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PLOT SHEET IN FULL COLOR

0 1/2" 1"

THIS SHEET PLOTS FULL SIZE AT 11x17 (INCHES)

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PHOTO ELEVATIONS AND DETAILS - FRAME D

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A-08

Sheet No.



1 PHOTO 1



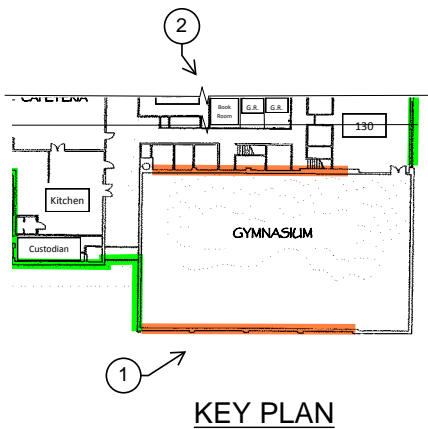
2 PHOTO 2

LEGEND:

E-1 → ROUGH OPENING NUMBER OF THAT FRAMING TYPE

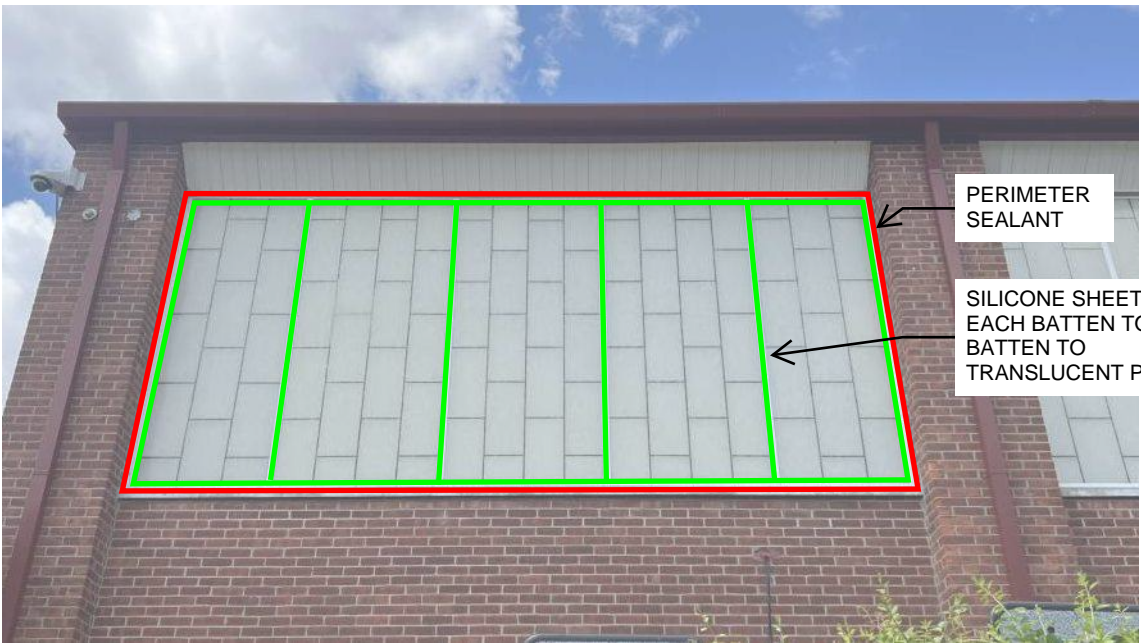
→ WINDOW FRAMING TYPE

NOTE: NUMBER OF WINDOW ROUGH OPENINGS ARE PROVIDED FOR CONTRACTOR AND OWNER REFERENCE AND BIDDING PURPOSES. FIELD VERIFY.

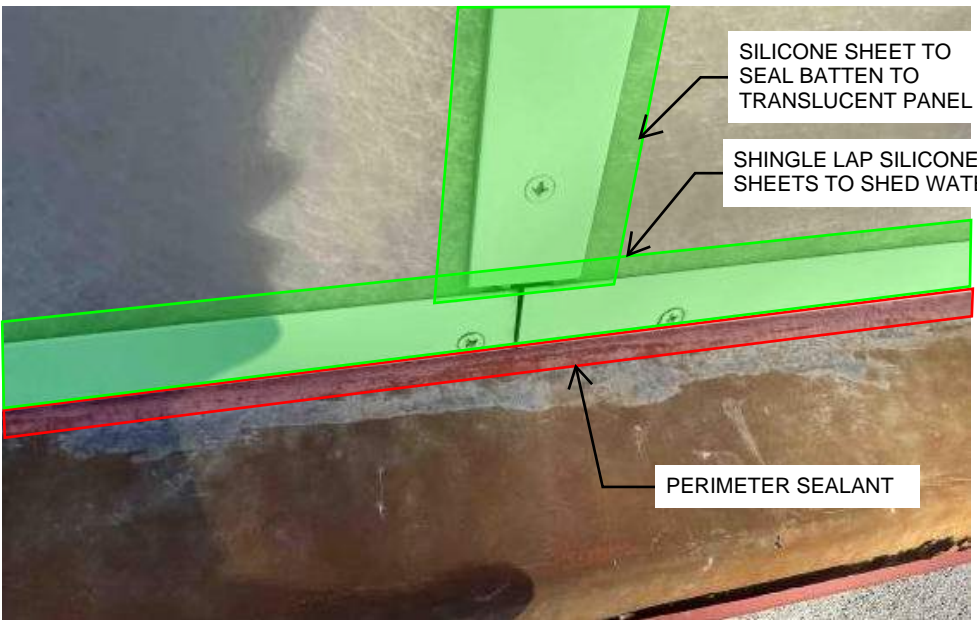


LEGEND:

- PERIMETER SEALANT. REMOVE EXISTING POLYURETHANE PERIMETER SEALANT. PREPARE SUBSTRATES AS RECOMMENDED BY SEALANT MANUFACTURER AND PROVIDE NEW SILICONE SEALANT AND BACKER ROD. SEE DETAIL 1/A-11.
- CAP BEAD. CUT BACK EXISTING BUTYL SEALANT OR REMOVE EXISTING SILICONE CAP BEAD, WHERE PRESENT. PROVIDE NEW SILICONE CAP BEAD. SEE DETAIL 2/A-11.
- METAL-TO-PANEL JOINT. PROVIDE PRE-FORMED SILICONE SHEET SPANNING ACROSS METAL-TO-PANEL JOINT. SEE DETAIL 3/A-11.



3 WINDOW FRAME TYPE E - ELEVATION



4 WINDOW FRAME TYPE E - TYPICAL SILL

PLOT SHEET IN FULL COLOR

0 1/2" 1"

THIS SHEET PLOTS FULL SIZE AT 11x17 (INCHES)

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PHOTO ELEVATIONS AND DETAIL - FRAME E

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A-09

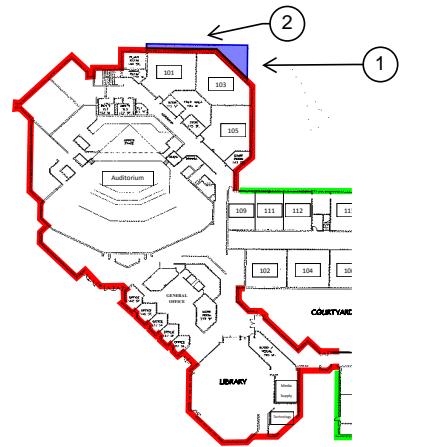
Sheet No.



1 PHOTO 1

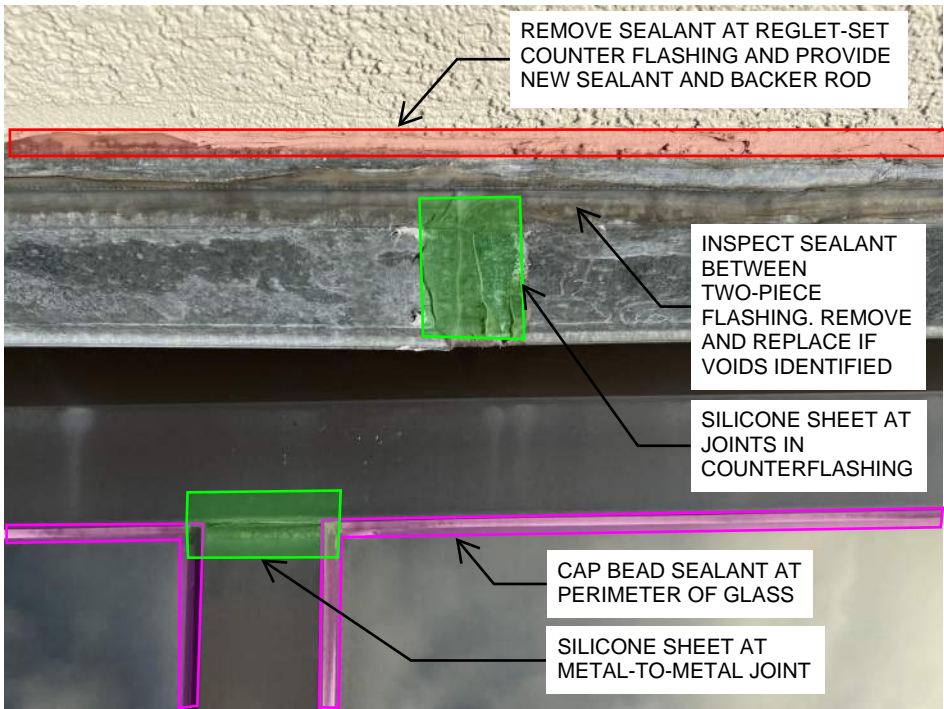


2 PHOTO 2

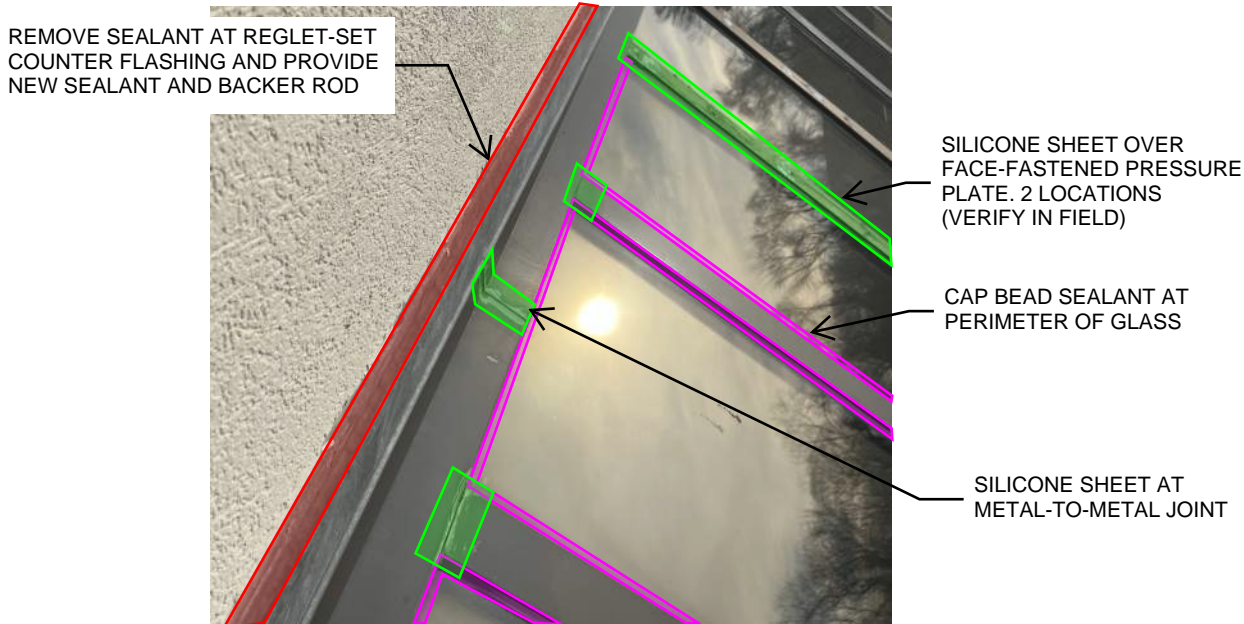


KEY PLAN

- LEGEND:**
- PERIMETER SEALANT. REMOVE EXISTING POLYURETHANE PERIMETER SEALANT. PREPARE SUBSTRATES AS RECOMMENDED BY SEALANT MANUFACTURER AND PROVIDE NEW SILICONE SEALANT AND BACKER ROD. SEE DETAIL 1/A-11.
 - CAP BEAD. CUT BACK EXISTING BUTYL SEALANT OR REMOVE EXISTING SILICONE CAP BEAD, WHERE PRESENT. PROVIDE NEW SILICONE CAP BEAD. SEE DETAIL 2/A-11.
 - METAL-TO-METAL JOINT. PROVIDE PRE-FORMED SILICONE SHEET SPANNING ACROSS METAL-TO-METAL JOINT. SEE DETAIL 3/A-11.



3 SKYLIGHT ASSEMBLY - TYPICAL HEAD



4 SKYLIGHT ASSEMBLY - TYPICAL HEAD

PLOT SHEET IN FULL COLOR

0 1/2" 1"

THIS SHEET PLOTS FULL SIZE AT 11x17 (INCHES)

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PHOTO ELEVATIONS AND DETAILS - SKYLIGHT

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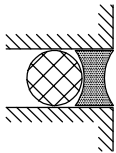
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A-10

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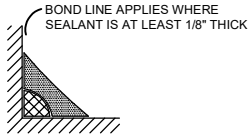
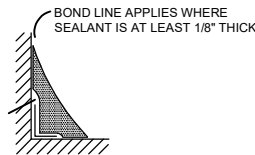
BUTT JOINT:



NOTES:

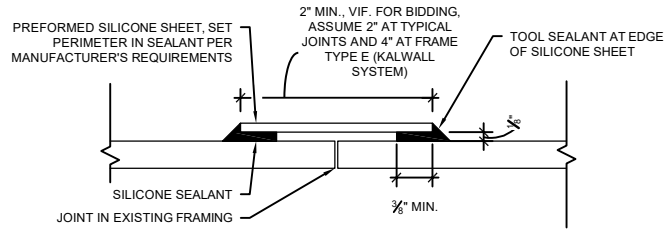
1. BOND LINE (B) - MINIMUM 3/8" ON CONCRETE, STUCCO, OR MASONRY; MINIMUM 1/4" ON METAL OR GLASS
2. SEALANT DEPTH (D) - MINIMUM 1/8" ; MAXIMUM 1/2"
3. SEALANT WIDTH (W) - MINIMUM 1/4"; MAXIMUM 2"
4. TOOL SEALANT TO ELIMINATE AIR POCKETS AND TO PROVIDE CONTACT OF SEALANT TO SIDES OF JOINT. PROVIDE "HOURLASS" PROFILE (B>D)
5. RATIO OF WIDTH (B) TO DEPTH (D) SHALL BE 2:1 MINIMUM.

FILLET JOINTS:



1 TYPICAL PERIMETER SEALANT PROFILE

SCALE: 1-1/2"=1'0"



3 TYPICAL PREFORMED SILICONE SHEET SEAL

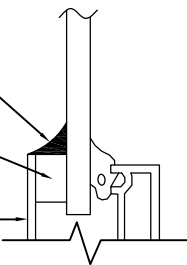
SCALE: 6"=1'0"

OUT IN

SILICONE SEALANT; MIN 1/4" BOND ONTO GLASS; MIN. 1/4" BOND TO ALUMINUM, OR FULL WIDTH OF ALUMINUM IF LESS THAN 1/4" SURFACE AVAILABLE

EXISTING BUTYL SEALANT OR GLAZING TAPE; CUT BACK FLUSH WITH FRAME. CLEAN AND PREPARE METAL FRAME AND GLASS IN PREPARATION FOR NEW SEALANT

EXISTING WINDOW FRAME

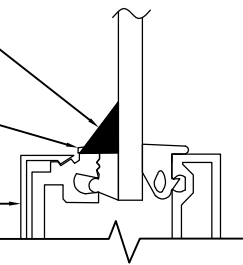


OUT IN

SILICONE SEALANT; MIN 1/4" BOND ONTO GLASS; MIN. 1/4" BOND TO ALUMINUM, OR FULL WIDTH OF ALUMINUM IF LESS THAN 1/4" SURFACE AVAILABLE

EXISTING GASKET; RESET OR CUT BACK TO EXPOSE WINDOW FRAME SURFACE. CLEAN AND PREPARE METAL FRAME AND GLASS IN PREPARATION FOR NEW SEALANT

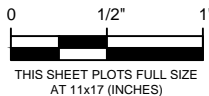
EXISTING WINDOW FRAME



2 TYPICAL CAP BEAD SEALANT PROFILE

SCALE: 6"=1'0"

**PLOT SHEET IN
FULL COLOR**



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TYPICAL SEALANT DETAILS

A-11

Sheet No.