

**DROP OFF 8:00AM – 12:00PM MON,
WED, THURS & FRI.**

ARCHITECTURAL FORM



WYNMOOR

EFFECTIVE JUNE 2022

- 1) All applications for approval of proposed changes can be submitted via email (Architectural@wynmoorcc.org) or by dropping off with the security guard at the Main Swimming Pool Complex (Administration).
- 2) Any request to remove patio sliding doors and extend living area to encompass existing patio is considered a material change to the building and per State Statues must be approved by the Unit Owners of the Association by Vote.
- 3) All contractors be aware that our buildings are constructed with pre-stressed cables. There can be no cuts or penetrations without specific engineering and approval of the City Inspectors as well as Association approval.
- 4) Any applications for repair and/or remodeling to condominium units must comply with Florida Building Code and include the name, license, valid current liability, and worker's compensation insurance for all electrical and plumbing sub-contractors.
- 5) Any job that require the disconnect and reconnect of appliances and plumbing will need to be conducted by a licensed plumber and electrician. You must submit the license, liability insurance with Wynmoor Community Council, Inc. as second insured, and Workman's Comp insurance or exemption.
- 6) Contractors must dispose of all debris. Do not place in dumpsters or in areas around the building.
- 7) All mold related remediations require permits.
- 8) Failure to comply with these instructions may result in a delay of your application.
- 9) Any applications rejected during WCC Plan and Review process will be returned to contractor for corrections. Please be sure contractors address is correct.

I _____ a representative of _____
(Contractor)

acknowledge that I have read and understand the above information.

Signature: _____ Date : _____

Wynmoor Community Council
Architectural Committee

3/4/21

M E M O :

To: Wynmoor Unit Owner Contractors

From: The Wynmoor Architectural Committee

Re: Contracts involving Impact window systems for the **first** thru fourth floor exterior balconies for the Wynmoor Communities

Copies to: Mike Salimbene, Director of Building Maintenance
Fred Michael, Director, Association Affairs

Please be advised that Wynmoor's Engineering consultant has confirmed that the weight of an impact window system may exceed the design limits of the precast floor slabs, including that of the 2nd Floor(1st floor ceiling).

Therefore, all new impact window systems on first floor patios from now on ALSO must follow the performance guidelines for all floor levels, indicated on the attached 3/2/21 update to the 12/6/19 James D. Bushouse, PE letter, or equivalent.

James D. Bushouse, PE

Consulting Engineers

December 6, 2019

Mike Salimbene
Director of Maintenance
Wynmoor Community Council
2395 Wynmoor Road N.
Coconut Creek, Fl. 33066

Re: Impact window systems for the first thru fourth floor exterior balconies for the Wynmoor Communities

Dear Mike,

Per our conversations and meeting with the Architectural Review Committee, the exterior balconies were originally designed for a screen enclosure or acrylic window systems. An impact window system will significantly increase the loading at the outside edge of the precast floor panels, for which they were not designed to accept. To help disperse the increased weight of the window systems, I would suggest the following:

1. Install a new minimum 2" x 4" x 0.125 continuous aluminum tube at the top and bottom of the opening set in a continuous bed of mastic or butyl tape.
2. Install a 2" x 4" x 0.125 aluminum tube column at each end of the patio opening attached to the adjacent wall systems and the top and bottom tubes with clip angles.
3. The balcony opening should be separated vertically into a minimum of 3 spaces with a maximum width of opening not to exceed approximately 6', with 2" x 4" x 0.125 minimum aluminum tube columns attached tightly to the top and bottom continuous tubes with clip angles.
4. Install solid wall or glass panels for the bottom 3' of each opening for fall protection or provide a railing system for fall protection.
5. The frame work should be set a minimum of 2" back from the edge of the opening to allow for a continuous bead of polyurethane caulking between the tube and the concrete and to keep the edge distance for the

3300 NE 10th Terrace #24, Pompano Beach, Fl 33064

Phone:(954) 956-2203 Fax: (954) 956-2204

P.O. Box 1237, Arcadia, Florida 34265

Phone: (863) 491-8242 Fax: (863) 491-8243

jim@jamesbushouseinc.com

James D. Bushouse, PE

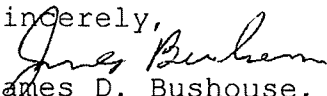
Consulting Engineers

fasteners for the tubes and columns greater than 3"
from the edge of the balcony.

All connections for the new framing system should be designed for wind loads for a 170 mph, Exposure C, 3 second gust wind loading as determined by ASCE 7. The attachment to the precast panels should be done with concrete screws with a maximum penetration of 1 1/2". I would recommend the windows be fabricated with a flange to fit on the outside of the frame work for the balcony with the attachment thru the window jambs to the frame work per the separate product approvals for the windows.

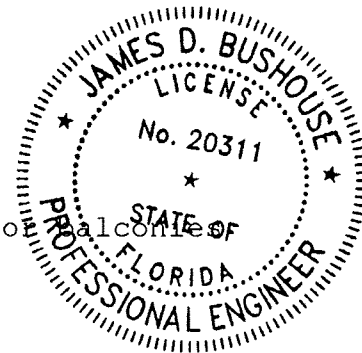
If you have any questions, please contact me at the below addresses.

Sincerely,


James D. Bushouse, P.E.
Professional Engineer #20311
State of Florida

3/3/21

Revised 3/3/21 to include the first floor balconies



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Wynmoor Community Council – Architectural Committee

Subject: Sound Transmission Code Compliance

HISTORY: When the Wynmoor Community was built, the buildings were erected using five (5”) inch thick prestressed concrete with no ceiling assembly below.

CURRENTLY: The Florida Building Code Part 1207 has the following minimum standard for the alteration and use of every building or structure:

1207.2 Air-borne sound.

Walls, partitions and floor/ceiling assemblies separating dwelling units and sleeping units from each other or from public or service areas shall have a sound transmission class of not less than 50, or not less than 45 if field tested, for air-borne noise when tested in accordance with ASTM E90. Penetrations or openings in construction, etc.

1207.3 Structure-borne sound

Floor/ceiling assemblies between dwelling units and sleeping units or between a dwelling unit or sleeping unit and a public or service area within the structure shall have an impact insulation class rating of not less than 50, or not less than 45 if field tested, when tested in accordance with ASTM E492.

Accordingly, all applications for new flooring shall indicate a floor underlayment material having a Sound Transmission Class (STC) (FBC 1207.2 Air-borne sound) and an Impact Insulation Class (IIC) (FBC 1207.3 Structure-borne sound) of not less than 50, based on a five (5”) inch concrete deck with no ceiling assembly.

Because no current testing is available for 5” thick slabs like Wynmoor’s, we refer to the current ratings for **6” slabs without attached ceilings**. Based on our research and the advice of other licensed building professionals, like ourselves, the following flooring assemblies can be considered compliant with these standards:

For wood or vinyl laminate flooring: Use of a 3mm underlayment, or equivalent, with STC (Sound Transmission Class) of 68 & IIC (Impact Installation Class) of 68 or higher*.

For LVT/WPC/SPC flooring: (Luxury Vinyl Tile/Wood Plastic Composite/Stone Plastic Composite) Rigid Core waterproof flooring with pad attached (no cork), or equivalent, requires STC/IIC of 68 or higher*
If additional underlayment is required: Use Sound Block 1.5 mm or Eternity 1.5 mm, or equivalent.

For ceramic or porcelain tile flooring: Use of Use Protecto Whisper Mat CS or Proflex MSC 90, or equivalent, with STC/IIC 65 or higher* (cork is no longer an option)

* As tested on a 6” concrete slab “with no ceiling assembly.”

Manufacturers specifications and/or samples submitted with flooring applications shall demonstrate compliance with the minimum Florida State Building Code standards indicated above.

Wynmoor Community Council, Inc.

1310 Avenue of the Stars, Coconut Creek, FL 33066

APPLICATION FOR AUTHORIZATION OF PROPOSED CHANGES TO:

EFFECTIVE SEPTEMBER 24, 2021

Address: _____ Unit #: _____

Unit Owner(s): _____ Phone: _____

Description of proposed work: _____

Attach Required Information: (Info for all six boxes need to be submitted)

- Contractor's License (Florida State or Broward County)
- Copy of Contract
- Detailed Drawings
- Specifications/Description of proposed Work/Materials
- Contractor's Liability Insurance and Worker's Comp
(With Wynmoor Community Council, Inc. as second insured)

I/we have contracted with:

Contractor: _____

Address: _____

Contact Person: _____ Phone: _____

Contractor's E-Mail Address (print clearly): _____

Unit Owner's Signature: _____ Date: _____

Condominium Association Approval:

The _____ Condominium Association has reviewed the proposed work and find it TO COMPLY with the condominium association architectural guidelines and specifications.

NAME: _____ Signature: _____ Title: _____

Architectural Committee Action:

City Permits Required: Yes No Recommended for approval subject to: _____

Signature of Authorized AC Member: _____ Date: _____

Wynmoor Community Council Action:

- Approved
- Disapproved

Signature of Administrator: _____ Date: _____