

LEISURE VILLAGE WEST ASSOCIATION
MANCHESTER, NEW JERSEY

SPECIFICATION NO. 3_1
PERMIT REQUIRED
Page 1 of 4
TRUSTEE APPROVED
DATE: June 23, 1994

SPECIFICATION FOR INSTALLATION OF AN OUTSIDE DOOR
IN **GREENBRIAR AND ETON** MODEL CONDOMINIUMS
MANCHESTER BUILDING PERMIT REQUIRED
MANCHESTER ELECTRICAL PERMIT REQUIRED

Option A: Removal of one rear window unit and modification of the wall with 30-1/8" wide x 80-1/8" high finished opening framed to permit installation of a 6'-8" x 2' 6" in-swing door left of the remaining window unit, with suitable finish trim, per Fig. 1. "Peachtree" A-300 in-swing complete door and frame assembly is recommended, but component purchase and carpenter framed, finish trimmed and installed with weather stripping and hardware is permitted but must meet the below specification requirements.

Option B: Removal of both rear window units, modification of the wall with 71-1/8" wide x 81-1/4" high finished opening framed to permit installation of a "Peachtree" A-300 in-swing 6'-8" x 3'-0" door with 14" side lites complete door and frame assembly per Fig. 2. This assembly comes with all hardware, insulation and weather stripping complete, and its use is mandatory if this option is selected. The assembly meets all the below specification requirements.

Option C: Provision of door in dining room outside wall in Eton model that is end unit of group. Since this wall is load-bearing, construction shall include a double 2" x 12" or suitable-width header to permit a 6'-10 1/4" high rough framed opening for 6'-8" x 2'-8" in-swing door, per Fig. 3. Other conditions same as Option A.

SPECIFICATION

1. Door shall be steel faced, polyurethane insulated bonded to a 1-3/4" thickness on pine stiles and top rail, with steel with neoprene seal bottom rail.
2. Frame shall be toxic-treated pine mortised for hinges and lock strikes, strike mortise reinforced with steel security plate.
3. Sill shall be adapted to in-swing door, aluminum outside drain and oak inside in contact with bottom door seal.
4. Hinges shall be three 4" butt type steel, removable pins, fully mortised to jamb and door edge, dull brass finish.
5. Weather stripping shall be polyethylene-covered foam compression type.
6. Astragals shall be toxic-treated pine. Side astragals shall cover all opening or rough edges of siding in weather tight manner.
7. Installation shall be painted one prime coat and one finish coat, outside to be a color suitable to the existing siding color.
8. With all options, the owner is to provide a 3 ft. concrete walkway from door to curb or walk, an exterior light fixture and outside electrical outlet.

THE RESPONSIBILITY FOR MAINTENANCE OR REPAIR OF THIS IMPROVEMENT IS THAT OF THE OWNER OR SUBSEQUENT OWNER AND NOT THAT OF LEISURE VILLAGE WEST ASSOCIATION. THE ASSOCIATION RESERVES THE RIGHT TO INSPECT THE COMPLETED INSTALLATION.