

## Greenwich Condominium

### Specifications for replacement of front balcony doors

*Because the front balconies and exterior doors and windows are Limited Common Elements, the Executive Board defines the required specifications and must pre-approve the contractor(s) who will be performing the replacement. The Executive Board reserves the right to inspect all projects involving the Common Elements or Limited Common Elements while in progress and/or upon completion.*

*Per the Declaration & Bylaws, owners are responsible for all actions of their contractor(s), including incomplete cleanup and damage to neighboring units or the common areas. The back driveway must never be blocked unless approved by the Board and supervised by Board-authorized personnel.*

- After the removal of the existing doors, jambs, and casings, any damaged or rotted non-visible sub-structure must be replaced with either pressure-treated lumber or solid cellular PVC (e.g. “Azek Trim”).
- The existing door sill must be replaced if it is damaged or rotted. A replacement sill of aluminum with a pressure-treated wood or composite substrate is recommended. The new sill must be sealed with urethane caulk where it meets the brick, limestone, concrete, and so on.
- All jambs and exterior casings must be replaced with solid cellular PVC (e.g. “Azek Trim”). The original exterior design and reveals must be replicated. The smooth (not textured) side of the PVC material must face the exterior. The exterior jambs and casings should be sealed with urethane caulk where they meet the brick, limestone, concrete, lintel, and so on.
- The replacement doors are to be of solid wood and of the same size as the originals, and are to be constructed of Douglas-Fir or Hemlock, or one of the following woods with grain filler applied to the exterior: Oak, Walnut, or Mahogany. (In other words, the exterior of the doors should have a smooth, painted surface.) The new doors must NOT be constructed of Pine, Poplar, or Adler. (The Board will consider other species of wood if so requested.) As an alternative, the replacement doors may be constructed of insulated fiberglass provided the doors have a smooth, painted exterior surface.
- The doors must make use of an astragal (a molding applied to one stile of the door which the other door strikes), and the doorway opening must be unrestricted by a vertical mullion.
- The doors must open (i.e. swing) inward.
- The doors must be outfitted with weather stripping in a manner not readily visible from the exterior.
- The daylight opening (DLO), the width and height of the visible glass of the doors, must be in the same position relative to the frames/stiles of the original doors, and must be of the same size as that of the original doors. The glazing of the doors must be double-paned. (Insulated glazing for fiberglass doors is thicker than that for wood doors, so raised stops similar to those used on the inner vestibule doors of 4250, 4254, and 4256 Lindell may be used instead of flush stops as long as they are painted in the approved color as described below.)
- For the Lindell units, the DLO of the fixed transom above the doors must be in the same position relative to the original doors, jambs, and casings, be of the same size as the original, and be double-paned. (The glazing of the fixed transom will most likely not need to be replaced.)
- No screens, screen doors, or storm doors may be installed on the exterior.
- The exterior doors, jambs, and casings must be painted with exterior-grade semi-gloss enamel. The color must be the same as the standard, original color (i.e. Navajo white, or a color matched to an original painted surface using a spectrophotometer/computer or other paint color matching tool).
- The exterior door hardware (e.g. the handle and lockset) must be of polished brass.
- The selection of the finish of the interior sides of the doors and the style and finish of the interior casings is left to the discretion of the unit owner(s).