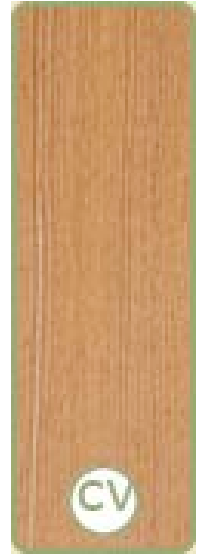


Twenty-one Irvington Condominiums Door Specifications

The Board has approved a new door style, which will coordinate nicely with our existing doors, while providing flexibility for replacing our doors property-wide. It is a plain 'slab' style door (no recessed panels) in Douglas Fir. At this time, the exterior of the door is to be painted dark brown for consistency with other existing doors.

The interior finish of your door is at your discretion. However, clear vertical (CV) Douglas Fir (see image at right) has been selected for its compatibility with our current interior wood species, and also the wood-clad option of the Andersen windows selected for our complex.



EXTERIOR DOOR

- Material: 1-3/4" solid core wood door, flush.
Species: Clear vertical grain (CV) Douglas fir or Birch.
Ext. Finish: Base: Clear sealed with waterborne polyurethane, 2-3 coats (SprayKote-recommended product: Zar).
Finish: Waterbourne DTM paint (SprayKote-recommended product: Pittsburg Paints 'Pitt Tech'). 1 coat of primer, 2 finish coats. Color: Dark Brown, Miller "Evermore" 0557 3-24-1 (check with HOA Board to see if extra pain is available). Finish: Semi-gloss.
Size: To match existing (if new jamb is to be installed, verify final size).

DOOR JAMB (replacement is at Owner's discretion)

- Material: Fiberglass (not required, but is recommended by Door Representatives as being more break-in-resistant)
Finish: Painted semi-gloss. Color TBD.
Size: Depth to match existing conditions.

DOOR HARDWARE

- Lockset: Epitome Hardware, Zeus entry set, or equal. Finish: stainless steel.
Peephole: Permitted. Finish: stainless steel (or similar).
Mailslot: Not permitted.



Choice of door suppliers, installers, and finishers are at the Homeowner's discretion (please note that Contractors are required by HOA Bylaws to be licensed, insured, and bonded). Here are some available sources:

DOOR, JAMB, & HARDWARE SUPPLIER

Todd Grewell, WestPac (Western Pacific Building Materials)
2805 NW 31st Avenue, Portland
p. 503.224.9142

Todd has offered to include a concealed steel reinforcement 'Jambguard' in any door purchased through him for our project at no additional charge.

GENERAL CONTRACTOR

Will Pickens, Bridgeport Construction
p. 503.309.0790

DOOR & JAMB PRE-FINISHING

Spray-Kote
3544 SE Milwaukie Avenue, Portland
p. 503.232.4321

Doors and jambs are not required to be pre-finished. However, pre-finishing typically ensures a higher-quality finish.