



# ROSSMOOR ALTERATION STANDARDS

## GARAGE DOOR REPLACEMENT - Roll-up or sectional

### Third Walnut Creek Mutual

All owners in the same building must apply for alteration permits at the same time, each owner for a separate permit. Owners should meet with the project director to agree upon door color, window layout (if interested) or keypad options. All alterations to be submitted as a package.

Old doors and hardware to be removed off site by the contractor.

Door specifications:

- a. Manufacturer: Amarr
- b. Style
- c. Stafford series or equivalent
- d. All hardware must be new
- e. All new wood must be primed and painted. All painting must be done by the contractor or RPM before the final inspection.

After final inspection and approval by RPM, the project will assume responsibility for door maintenance or replacement if required; however, any lubrication issue are the owners responsibility.

### Project 49 exemption

Garage door standard specifications:

- a. Manufacturer: Wayne Dalton
- b. Model: 8300/8500 Classic Steel
- c. Style: Contemporary with obscure glass panels at top

### Mutual Seventy

All owners may change the flip up solid wood panel door with a sectional metal door without an alteration permit as long as the owner uses the approved door brand and color. The owner must pay for the door and any equipment changes. All new wood trim must be primed and painted by the contractor or RPM (billable service). Once installed, the door will be maintained by the Mutual for normal wear and tear. The opener remains the responsibility of the residents.

Door specifications:

- a. Manufacturer: Cloplay
- b. Premium series
- c. Color: Spanish Brown