

Thunder Island Condominium Association

c/o Mana-Jit, Inc.
18 41st Street Unit 104
Ocean City, MD 21842

3/14/22

Dear Gary,

After reviewing the sliding door information with the various manufacturers customer service department/tech support they gave me the following information which shall be used for selection of the Balcony Sliding Doors.

There are two manufacturer's we have used in the past, so we can continue with them.

Our Prime manufacturer is Anderson Windows and Doors:

They can use the "A series Storm Watch" or "400 Series French Glider" both which have a DP rating of 70/80 for their 2 panel doors for 7'-0" or 8'-0" high Openings. One panel is fixed while other door is gliding. The Owner will have to figure the opening pattern which they want so they can have the appropriate doors opening for their units. The glass for these doors shall be Low E4 insulating glass with no tint. There shall be no grids in the glass are, it shall be one clear glass area per door unit.

There is no upgrade required for these doors.

The Secondary manufacturer is Simonton Windows and Doors:

They can use the "INOVO Storm Breaker Doors" which have a DP rating of 50 for their 2 panel doors. One panel is fixed while other door is gliding. The Owner will have to figure the opening pattern which they want so they can have the appropriate doors opening for their units. The glass for these doors shall be Low E4 insulating glass with no tint. There shall be no grids in the glass are, it shall be one clear glass area per door unit.

There is no upgrade required for these doors.

Both of these doors can be supplied in white, both interior and exterior to match the present doors.

These new doors are not full vinyl doors as the ones we have now. Both of these doors are made of treated wood with an exterior of vinyl cladding and exposed preservative treated wood on interior for painting.

These new doors, due to the new local Code DP upgrade requirement have a slightly larger vision line, which is different from our present doors.

Permits Required: The Owners will have to apply to Town of Ocean City Permit Department for a building permit.

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The Owners application should also include a copy of the engineers signed and sealed calculations, which we were provided from GMB Engineers, and a plan indicating the location of the sliding doors and which door panels will be the operating units.

It should be noted here that a stainless steel flashing shop fabricated sub-sill or pan flashing with watertight end and back dams under exterior sliding door sill system finished in same finish as framing members. Provide prefabricated ASTM A 666 Type 304, soft temper, 24 ga., 0.024 inch thick; smooth No. 4 finish stainless steel sub-sill pan flashing with watertight end and back dams for use under exterior sliding door sills assemblies. Provide full bed of sealant under sub-sill, pan flashing unit, and then set sliding door sill in full bed of sealant over top of sub-sill pan flashing.

The Owners shall understand they have to apply for a permit, and get approval first, or they cannot get approval to install new sliding doors at Thunder Island.

When Owner's get your permit, and your contractor, provide the ARC Committee with a copy of the permit, a copy of your Contractors OC, MD license, a copy of their insurance covering any damage to TICA property and a copy of plans for the installation.

The above information is for use of Unit Owner's to apply for required permit to OC Permit Department prior to the purchase their Balcony sliding doors from one of the two manufacturer's.

Sincerely,

Andrew J. Balto, Sr.
Thunder Island Condominium Association
ARC Committee