

Office of the Community Architect
King Farm Citizens Assembly
621 Crooked Creek Drive
Rockville, MD 20850
(301) 548- 1387
Fax (301) 548- 1015

DATE: 15 December 2000 Pages: 2

TO: Mark Gregg King Farm Design Trust & King Farm Associates
Ollie Kollevol
Tim McDonald F 301.548-9190

FROM: Larry Frank Community Architect
Ralph Bennett

CC: Ted Wessel Legum & Norman F 703.848-0982

RE: Requirements for Painting of Rear Yard Deck Elements

This document is intended to clarify the requirements for painting of elements of decks located in rear yards.

Design Guidelines:

Basic requirements are outlined in the King Farm Design Guidelines:

- A. Materials: The Porches Rear Yard Decks and Patios / Materials matrix of the King Farm Design Guidelines Page 3 notes the following pertinent requirements:
1. Decks shall be made of pressure treated wood unless built on top of a residential parking garage.
 2. Rails and caps of decks visible from adjacent streets shall be painted to match the predominant color of the trim of the main building.
- B. Forms and Types: The Porches Rear Yard Decks and Patios / Forms and Types matrix of the King Farm Design Guidelines Page 3 notes the following additional requirements:
1. Decks shall be screened to a height of 5'-6" when located on a corner lot.
 2. The undercroft of decks, when visible from the street, must be screened. Decorative wood lattice is encouraged.

King Farm Community Architect:

The Community Architect's Office has made the following interpretations based upon the Design Guidelines:

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1. Alleys / Painting of Rails: For the purpose of this interpretation, alleys are considered as streets. All deck rails and guards are required to be painted in accordance with A. 2. Above.
2. Decking When Visible from Public Ways (including Alleys): When the decking of a deck is plainly visible from a Public Way (including Alleys), the deck surface shall be painted a "Porch Floor Gray."

Please call me if you have any questions.