

**Office of the Community Architect
King Farm Citizens Assembly
702 King Farm Boulevard, Suite B-100
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DATE: 27 August 2004
Revised 23 March 2009
Revised 9 April 2014

Pages: 2

TO: King Farm Architectural Trust
King Farm Citizens Assembly

FROM: Larry Frank Community Architect

RE Garage Door – Wood & Alternates

CC: Jennifer Gilmore, King Farm Citizens Assembly

The King Farm Community Architect has been asked to provide information regarding suitable garage doors. Citizens at King Farm are in need of this information to replace existing garage doors.

The Design Guidelines require all “Residential garage doors shall be made of wood, embossed hardwood or wood veneer. (Steel doors shall be permitted in retail and commercial office buildings only.) Fenestration is permitted. Garage doors of the side hinged type are encouraged,” (Design Guidelines Sheet 3 Matrix Intersection: Windows, Doors, Awnings /Materials, item 4.)

The Design Guidelines further require that the doors be “recessed a minimum of 6” from the exterior face of the garage wall,” (Design Guidelines Sheet 3 Matrix Intersection: Driveways, Outbuildings and Garages/Forms and Types, item 3.)

Residential garage doors were intended to be constructed of wood. The King Farm Community Architect has permitted garage doors on Multi-family dwelling types to be constructed of metal.

Citizens have requested permission to replace wood garage doors with doors constructed of metal and fiberglass.

Alternate garage doors constructed of metal or fiberglass will be permitted provided they comply with the following conditions:

1. Painted: Garage doors shall be pre-finished or painted to match existing garage door color.

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RE: Garage Doors – Wood & Alternates

2. Panel Profile: Garage door panels shall be recessed to provide a shadow line consistent with that found on a wood door. All garage door components shall be painted as noted above. Flush panel garage doors are prohibited.
3. Panel Quantity/Layout: Garage door panel layout shall match the existing door panel layout “X” number high by “Y” number wide.
4. Approved Garage Doors: The community architect shall maintain a list of approved garage doors as they are submitted for approval by homeowners.

The following garage doors are suitable replacement doors:

1. Amarr Stratford – 25 Gauge
2. Amarr Stratford 3000 - with short panel design
3. Clopay Model – Premium Series Model 4050
4. Clopay Classic Premium series (model 4050) - steel door with “colonial” raised panel design
5. Clopay model # 1000 insulated - short traditional panel shall be used.
6. Raynor Centura model steel door -“Colonial” raised panel design
7. Raynor Showcase model steel door - “Colonial” raised panel design
8. Raynor Relante Series – Colonial
9. Raynor Trademark steel door - (colonial raised panel)
10. Raynor CHI-2240 steel door – with raised panel design
11. ReliaBilt steel door - “colonial” raised panel design

Please call if you have any questions.