

## DESIGN GUIDELINES

### DOORS, PEDESTRIAN AND GARAGE

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#### OBJECTIVE/GOAL

Provide guidelines for new or replacement door styles to ensure their selection and installation are compatible in style and character with the architecture of the unit and general appearance of the cluster.

Door color guidelines are specified in the *CCCA Design Guidelines – Color Palette* document.

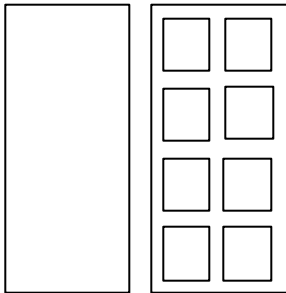
#### GUIDELINES

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These guidelines apply to the following doors:

- Front, main entry door
  - Front, main screen / storm door
  - Rear entry doors
  - Exterior pedestrian door into garage
  - Garage Door
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**AS BUILT PEDESTRIAN DOORS**

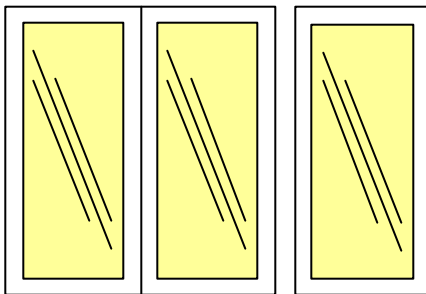


Flush, No Windows

Eight Panel, No Windows

Cedar Cove town homes were originally built using the following door styles:

- **Main Entry Doors** –
  - Eight panel smooth finish with no raised wood grain texture
  - Flush smooth finish with no raised wood grain texture.
  - No storm doors were installed by the builders.
  
- **Pedestrian Entry Door Into Garage** –
  - Eight Panel smooth finish with no raised wood grain texture
  - Flush smooth finish with no raised wood grain texture.
  
- **Garage door** – A solid flush door (no windows) covered with *Eight inch Channel Rustic Cedar Siding* on a 45 degree diagonal pattern.
  
- **Rear Entry Doors** – Full view sliding glass doors with clear glass, no mullions, no integrated blinds, and no raised wood grain texture.

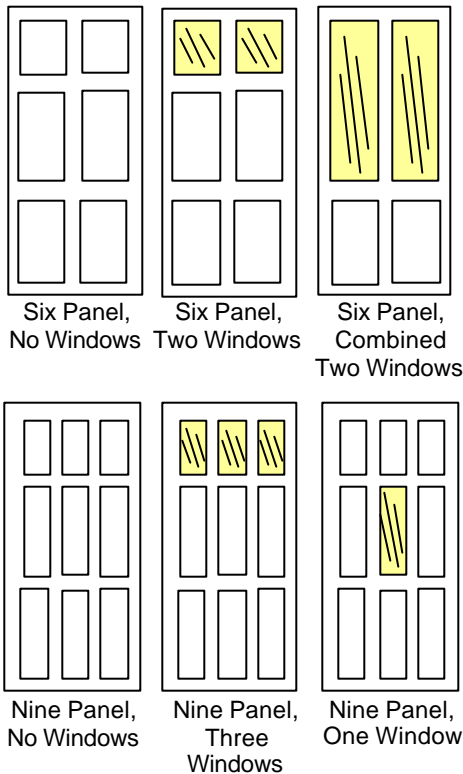


Full View Sliding

Full View Hinged

Some models have single hinged full view doors for passage onto the upper level deck. These doors have clear glass, no mullions, no integrated blinds, and no raised wood grain texture

**MAIN ENTRY DOOR, REPLACEMENT**



The replacement door must be architecturally compatible with the front elevation of the building and approximately the same size as the original door.

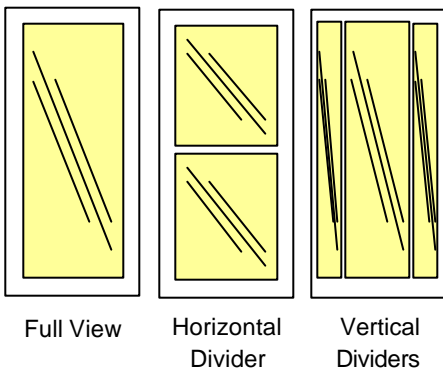
**Style** – In addition to the As Built door styles, the following replacement door styles are acceptable:

- **Six Panel**
- **Nine Panel**
- **Glass Windows in Door** – Doors with glass inserts must have clear glass or frosted glass. No beveled, V-groove, leaded, or stained glass is allowed. No mullions, grilles, or integrated blinds are allowed.

**Finish** – Smooth finish with no visible wood grain texture.

**Material** – Doors may be constructed of wood, fiberglass, or steel.

**MAIN ENTRY SCREEN/STORM DOOR, REPLACEMENT**



Glass must be clear glass. No frosted, beveled, V-groove, leaded, or stained glass is allowed. No mullions, grilles, or integrated blinds are allowed.

**Style** –

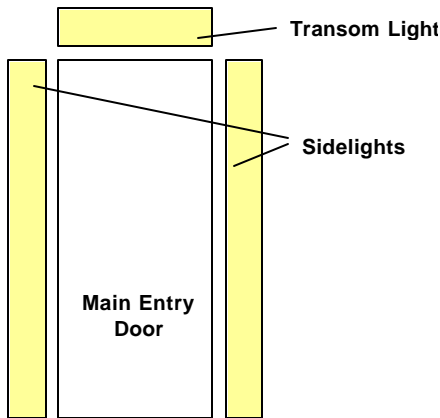
- **Full View** – One single pane of glass that covers most of the door.
- **Horizontal Divider** – Two panes of glass with a single horizontal separation.
- **Vertical Dividers** – Three panes of glass with two vertical separations.

**Finish** – Smooth finish with no raised wood grain texture.

**Material** – Screen/Storm doors may be constructed of wood, vinyl clad wood, fiberglass, or aluminum.

**SIDELIGHTS AND TRANSOM LIGHTS**

Rectangular Transom Light and / or Side Lights may be installed on the main entrance of houses that have no other glass in the door.



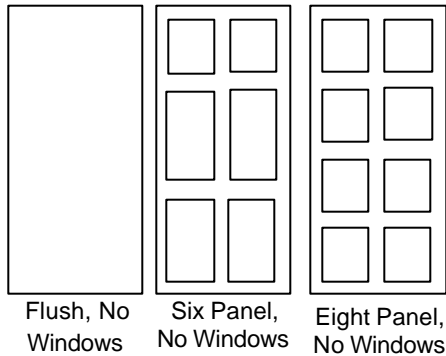
**Style** – Transom and Side Lights must be clear glass. No frosted, beveled, V-groove, leaded, or stained glass is allowed. No mullions, grilles, or integrated blinds are allowed.

**Finish** – Smooth finish with no raised wood grain texture.

**Material** – Transom and Side Lights may be constructed of wood, vinyl clad wood, or fiberglass.

**PEDESTRIAN DOOR INTO GARAGE, REPLACEMENT**

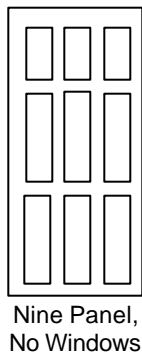
The replacement door must be architecturally compatible with the side elevation of the building and approximately the same size as the existing door.



**Style** – Flush, Six Panel, Eight Panel, or Nine Panel.

**Finish** – Smooth finish with no raised wood grain texture.

**Material** – Doors may be constructed of wood, fiberglass, or steel.



**GARAGE DOOR, REPLACEMENT**

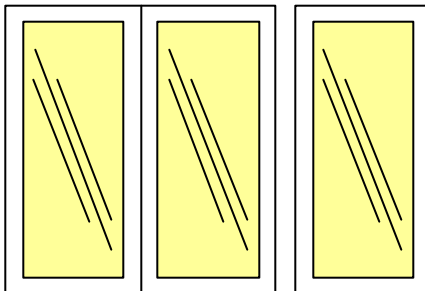
The replacement door must be as close as possible to the same size as the existing door.

**Style** – A solid flush door (no windows) covered with *Eight inch Channel Rustic Cedar Siding* on a 45 degree diagonal pattern finished to match the siding.

**Material** – The actual garage door (under the Cedar Siding) may be constructed of wood or fiberglass.

**REAR ENTRY DOORS, REPLACEMENT**

The replacement door must be architecturally compatible with the rear elevation of the building and approximately the same size as the existing door.



Full View Sliding  
or Hinged

Full View  
Hinged

**Style** – Full view Sliding-glass or hinged

**Door Glazing** – Door glazing may be clear or tinted. No frosted, beveled, V-groove, leaded, or stained glass is allowed. No mullions, grilles, or integrated blinds are allowed.

**Finish** – Smooth finish with no raised wood grain texture.

**Material** – Sliding doors may be constructed of wood, vinyl clad wood, fiberglass, or aluminum. Hinged doors may be constructed of wood, vinyl clad wood, or fiberglass.