

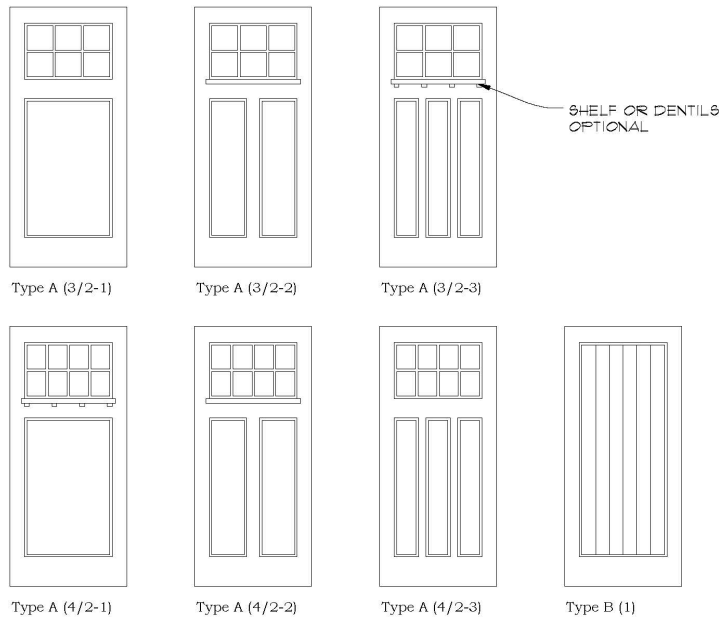
EXTERIOR DOORS — INTRODUCTION & INTENT

(Front Doors, Rear Doors, Screen Doors, All Doors)

1. As a part of the process of remodeling or updating a home, the replacement of exterior doors will sometimes be desired. Most of the original front entry doors are painted flush door made of wood. Most of the original exterior doors leading to rear decks are glass set into aluminum or wood frames.
2. Maintaining the architectural integrity of Chinquapin is the charter of the Architectural Review Committee. The front entry is an important part of one's home and is an important part of the appearance of the Chinquapin community as a whole. In that this portion of the exterior is partly a reflection of the individuality of the homeowner, the entry door styles allowed have some flexibility in their design as long as they are consistent with the provisions below and in harmony with the architectural character of the building and of Chinquapin in general.
3. When proposing replacement doors, keep in mind the appearance of the building as a whole when viewed from the Common Areas. Doors may be replaced as they were originally designed — flush wood doors with a painted finish — or they may be replaced with one of the other options shown below. The stain or paint color should be selected from the list below. Approvable options include stained or painted doors made of Douglas fir, cherry, mahogany and redwood. Other species of solid wood doors may be used if they are painted in lieu of stained or meet the character of these other types of wood.
4. For door replacement projects, applicants must include with their proposals the door's finish and the proposed finish of the hinges and door handle. Glass, if desired, must also be specified in detail at the time of submittal. When proposing glazing, be certain that the glazing is in harmony with the architectural theme of the remainder of the windows as well as the building itself. A listing of approved paint colors, stains, hardware finishes, and glazing is provided at the end of this Section.
5. Door designs should be simple. If they are not flush (blank) wood doors, openings and trim should be used with restraint. Contemporary, French, ornately detailed, or other door styles inconsistent with the architecture of Chinquapin will not be approved.
6. All projects must be contracted to a California licensed building contractor. The cost of design and installation of all doors will be borne by owner.

FRONT DOOR SPECIFICS:

1. The following door styles may be selected for replacement front doors:



DOOR TYPES

2. Art glass (tinted, stained or patterned glass is discouraged, but may be approved on a case-by-case basis if used with restraint. When proposing glazing, be certain that the project is in compliance with energy codes and specifies tempered glass. Glass that is approved for use includes: clear; beveled; and water glass. Art glass with clear patterns or colors will be reviewed on a case-by-case basis. **Be certain to specify tempered glass in all doors.**
3. Doors may be lightly sandblasted to achieve a textured/aged appearance. Doors may not be mechanically distressed.
4. Do not propose steel-clad doors in that they can become dented and lose their ability to appear as if they have been constructed of wood.
5. Door designs should be constructed using square edges (sticking) in keeping with the detailing consistent with Chinquapin's architecture. Do not use ogee or similar cuts on exterior doors at Chinquapin.
6. Doors may be ordered from any reputable manufacturer. Caseywood Lumber Company (530-273-3883) has predesigned doors that match Types A-F above. [Do we want to put this manufacturer? Check to see if still good.]

REAR DOOR SPECIFICS:

When replacing rear doors, match the style and configuration of the original doors. Additionally, the finish should be consistent with the finishes of the other rear doors in Chinquapin. Sliding glass doors must be consistent with the adjacent windows. See “Windows” Section for further information.

SCREEN DOOR SPECIFICS:

1. Swinging wood screen doors will be allowed when constructed with substantial (minimum 4'1") stile and rail (minimum 6'1") dimensions and must match the door in material and finish. Aluminum swinging screen doors may not be installed at Chinquapin.
2. If proposing a screen door, be certain to include information in your proposal indicating the materials of the frame and screen as well as the hardware desired. When adding screen doors, it is suggested that they be provided by the same manufacturer as the door to ensure a match of the finishes. All screen material must be finished in a dark color.
3. Panels to protect the lower portion of the swinging screen door from damage must be removable, matching wood or tempered glass panels. These panels must match the remainder of the door construction. For sliding screen doors, protection may be of any dark or clear material and must be placed on the interior side of the screen. For rear doors, utilize the same manufacturer as the window system whether these doors are hinge-mount or sliding. This will assure that the aluminum finishes will match the windows.
4. Sliding screen doors may be constructed of an aluminum frame to more closely match the aluminum sliding glass doors.

SPECIFICS FOR ALL DOORS:

1. For transparent or semitransparent stains, select from one of the following:
 - a. Superdeck: DB 1905 – Heart Redwood; DB 1907 – Canyon Brown; or BD 1910 – Natural.
 - b. Other stain manufacturers may be used if stain colors are matched to the above.
2. For painted surfaces, select from one of the following colors:
 1. Benjamin Moore: Burnt Cinnamon (2094-10); Van Buren Brown (HC-70)
 2. ICI Paint Systems: Pendulum (Leaf 156/Card 980)
 - c. Other paint manufacturers may be used if paint colors are matched to the above.
3. Door hardware must be simple in design. Do not propose over scaled or ornate hardware.
4. For hardware finishes, select from the following: oil-rubbed bronze; dark oxidized (statuary) bronze; and painted flat black. The threshold must also be a dark or black color. Bright or brushed chrome, bright or brushed brass, antique bronze, and similar materials will not be approved for use as exterior door hardware.