

Appendix E – Metal Garage Door Specifications

LENOX PLACE AT SUNNYSIDE HOMEOWNERS ASSOCIATION SPECIFICATIONS FOR METAL GARAGE DOORS

These specifications cover the installation or replacement of metal garage doors in the Lenox Place at Sunnyside (hereafter referred to as Lenox Place) community located in Alexandria, VA. When selecting a replacement garage door, residents should consider weather ability, impact resistance and heat shrinkage of the door material.

Metal garage doors used to replace existing garage doors in Lenox Place must meet ARC zone guidelines with respect to the:

- Size of the door;
- Number of panels in the door;
- Number of window panes, their size and design;
- Window pane inserts are prohibited;
- Placement of window panes within the garage door; and
- Texture, finish and color of the door.

Raised panels will be acceptable for metal garage doors in the event that recessed panels cannot be found or are not available. Replacement doors made of wood must have recessed panels.

When replacing a wooden garage door with a metal one, the entire door must be replaced. It is not acceptable to replace a panel on a wooden garage door with a metal panel. Both garage doors must be replaced at the same time if the town home has a two-car garage with separate doors for each car bay.

Professional installation of garage doors is recommended.

Metal Garage Doors Specifications:

Specifications	Description
Metal	steel
Metal thickness	25-gauge or better
Frame	metal
Insulation	7/8" thick or greater, sandwiched between two layers of metal
Thermal performance rating	8.0 R-value or better
Texture	smooth, i.e., no texture
Finish	low gloss Color – one of the approved Lenox Place garage door colors

Per the Association's bylaws, the Architectural Review Committee ("ARC") must approve all exterior projects requiring more than standard repair and maintenance. Variance requests for metal garage door installation must contain information that confirms the proposed replacement door meets the minimum specifications listed above. Because of the importance to the community of the exterior appearance of our homes, the ARC will carefully review all variance requests and may require additional information related to a variance request. Homeowners MUST submit a copy of the installer's proposal. Incomplete variance requests will be denied and returned to the homeowner.

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