

## Windows

### *General Considerations*

Windows shall be compatible in style with the architecture of the house. Storm/screen windows must not distract from or alter the appearance of the house.

Windows shall be of quality material and workmanship and consistent in proportion, detailing and style. The type, style, material, color, detailing and installation of a new or replacement window must be consistent with that of existing windows.

Generally, no application is required for the replacement of existing windows, and/or the installation/replacement of storm/screen windows, that are similar in type, style and color.

The addition/replacement of windows, including storm/screen windows, in **attached and multi-family housing** shall be in accordance with the approved project standards established by the builder. In the absence of defined project standards, the following Specific Guidelines shall apply.

### *Specific Guidelines*

#### **Window Additions/Replacements**

- New windows, including sliding or French doors, must be compatible in style and character with existing windows and their proposed locations must be appropriate to the architecture of the house.
- Individual replacement windows must match or be compatible with existing windows in design, configuration, material, frame width and color.
- Window frames shall be clad or painted in white, dark anodize “bronze”, or a color consistent with other windows. Mill-finished clear or gold anodized aluminum is not permitted.
- Windows shall have clear glass. Highly reflective glass tinting is not permitted.
- Windows on the same elevation of the house should be of the same or similar style, type, material, color and detailing.
- Specialty windows such as encasement, bay, slider, individual, etc. will be considered on a case by case basis.

BROADLANDS  
*Modifications Subcommittee Design Guidelines*

**Windows – continued**

**Storm/Screen Windows**

- Storm/screen windows must not substantially alter the appearance of the existing windows.
- When installed over existing windows, storm/screen window frames should be of the same material and have a similar color as the existing window frames.
- Additional storm/screen windows must match the type, material, frame width and color of the existing storm/screen windows.

***Submission Requirements***

- Photographs showing the house, existing windows and doors and the proposed location of new and/or replacement windows
- Where new windows are proposed, elevation drawings, to scale, showing the existing house and the proposed location of the windows
- Catalogue photographs or manufacturer’s “cut sheets” identifying window type and style, including the specific “name” of the window, if applicable, and dimensions, materials and colors
- A sample of the window, frame finish and color, if applicable.