



Window and Sliding Glass Door Standards

As of October 11, 2011

Following are the new window and patio door standards for HGC which covers replacement or new window/sliding glass door configurations in our Cluster. The standards were approved by DRB on October 11, 2011.

Overview:

Before replacing windows or sliding glass doors all residents are required to submit an application to RA as noted in the Reston Association Design Review Guidelines (www.reston.org) and obtain RA approval of the same. Applications conforming to Cluster window and door standards can be reviewed and approved at the RA staff level. Applications for window and patio door replacement not conforming to the Cluster standards must be reviewed by the Design Review Board. For more information or to submit an application contact Lucy Renault, RA Covenants Advisor, at 703.435.6527.

Window Configurations:

- 1) Single frame, 5' wide x 4' tall and 2 panel sliding window
- 2) Single frame 6' wide x 4' tall, 2 pane sliding window
- 3) Single frame, 3' wide x 4' tall and 2 pane sliding window
- 4) Single frame, 5' wide x 2' tall, 2 pane sliding window (which may be increased to a height of 3').
- 5) Single frame 1' wide x 6' tall, non-operating picture window.
- 6) Single frame 4' wide x 4' tall single frame non-operating picture window (may be converted to 2 pane sliding window).

Sliding Glass Door Configurations:

- 1) Single frame, 6' wide x 6'8" tall, 2 panel (either left or right operating panel)
- 2) Single frame, 9' wide x 6'8" tall, 3 panel (with center operating panel, sliding left or right)

Transom Windows:

- 6' wide x 3' tall (2 pane, 3' tall x 3' wide, mullioned) to be installed above 6' wide x 6' tall mullioned windows only

RA/DRB Stipulations:

- 1) Units with 9' wide x 6' tall mullied windows shall maintain the 1/3, 1/3/, 1/3 equal vertical divisions with the 2/3 dominant top sash height and 1/3 bottom sash height and the vertical mullions shall run continuous for the full height of 6' with horizontal mullions at 1/3 from the bottom.
- 2) Units with 9' wide x 4' tall mullied windows shall have two vertical mullions that divide the width into the 3 equal divisions.
- 3) Units with 6' wide x 6' tall mullied windows shall have the horizontal mullion run the full 6' width and the configuration shall be the same 2/3 dominant top sash height with the 1/3 size bottom sash height below, and the horizontal mullion shall be at 1/3 from the bottom and the short remaining 1/3 height vertical mullion shall be centered.
- 4) Units with 3' wide x 6' tall windows shall have the single horizontal at 1/3 height from the bottom of the opening and the bottom sash shall be one picture frame or awning window without mullions.
- 5) Two-level end units with 3'6' wide x 9' tall mullioned windows at gable end shall have the single horizontal mullion at 1/3 from the bottom, and the smaller 1/3 lower sash may be an awning or casement style.
- 6) Three-level end units with 3'6" wide x 9" tall mullioned windows shall have another fixed picture unit window (3'6" wide x 4' tall awning acceptable) approximately 1' below the large mullioned window.
- 7) Units with 6' wide x 6' tall mullioned windows may convert these windows to 6' wide sliding glass doors and must have new deck structure built at time of conversion.
- 8) Vertical mullion in the transom windows must be centered and vertically aligned with the existing window mullion beneath it.
- 9) Transom windows may only be installed above the 6' wide x 6' tall mullioned windows on units with 14' (approximately 13') living room ceilings.
- 10) The overall frame/mullion dimension (glass to glass) shall be a maximum of 6".
- 11) Replacement windows or sliding glass doors shall be clear glass with no grids.
- 12) No exterior coil stock wrapping be installed.

13) No coil stock covered mullions be installed (mullions must be covered with manufacturer's mullion strip).

14) The frame color shall be dark bronze or dark brown.

Note: It is suggested that you review the RA/DRB stipulations with your contractor.

Example Window Diagrams (see **attached** diagrams following this page):

I. Typical 6' wide x 6' high mullioned sliding windows:

This window configuration consist of one 2-pane horizontal sliding windows mullioned (joined) on top of two 3' wide x 2' high stationary windows. The drawing also shows the "glass to glass" mullioned area of a window.

II. Typical 9' wide x 6' high mullioned window:

This window configuration consists of 6-panel window panes mullioned (joined) together. The top 3 panes are each 3' wide x 4' high; the bottom 3 panes are each 3' wide x 2' high. Typically the middle top pane slides right or left. The remaining panes are stationary.

III. Angled window view of a typical window showing frame of window and reveal area common to all windows.

Suggested window/sliding glass door manufacturers:

Gerkin: <http://www.gerkin.com/>

Pella: <http://www.pella.com/>

West Windows: <http://westwindow.com/>

Soft-lite: <http://www.soft-lite.com/>

Jeld-Wen: <http://www.jeld-wen.com/>

Marvin: <http://www.marvin.com/>

Anderson: <http://www.andersenwindows.com/>