

Center Court Condominium
Specifications for Window & Patio/Balcony Door Replacement

PART I- Procedures

All Owners wishing to replace their existing windows and/or patio/balcony doors with new thermal-paned vinyl replacement windows and doors may do so in compliance with the following set of specifications. Owners may replace any or all windows and/or the patio/balcony door as they desire. Owners are responsible for all costs of window/door replacement. Owners may contact contractors and obtain estimates, but should not enter into a contract or begin work until an Architectural Control Request for Window and Patio/Balcony Door Replacement form has been approved by the Board of Directors. Owners should have and submit written assurance that the exterior color and specifications as stated herein will be followed.

PART II- Material Specifications

Glass Specifications:

1. Minimum glass specifications: Low E/Argon gas #366 glass package, or equivalent.
2. Owners may upgrade glass package to Krypton gas insert, but no upgrades to glass are allowed that change external appearance (i.e., no obscure, tinted, or frosted glass).
3. No grids or muttons of any kind will be allowed in the glass, except as specified for the lower Den window.
4. Tempered safety glass must be used where indicated by local building codes (i.e., patio doors, and windows less than 18" from the ground).

Frame Color and Screens:

1. Exterior color must be "Dark Bronze" for all windows and doors,
2. The interior color is the standard white color unless owner's contract for optional interior colors.
3. Half-screens must be installed on alt slider windows. Patio/balcony doors must have sliding screen doors.

Flashing and Caulking Materials

1. Recommended flashing and exposed flashing/capping: Alcoa/Mastic Brand T524 trim coil in Bronze #09 with Alumalure 2000 Finish.
2. Caulking recommended: OSI Quad Based Premium Silicone in Bronze #201 for exterior.

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PART III- Installation Specifications

1. Use minimum exterior flashing/capping to maintain uniform community appearance.
2. Contractor will fabricate an in-field structural mullion to separate the sliding upper Den window from the lower fixed Den picture window (See Diagram in Part VI).
2. Finished structural mullion will be completely maintenance free on both interior and exterior and must use finish materials with dark bronze on exterior frame.
3. Lower Den Window will have installed a four-inch-wide exterior trim grid piece in Dark Bronze as a center "divider" to maintain a uniform appearance with original windows. A double 2" x 3" install between upper and lower den window is recommended to carry the weight.
4. Contractor will remove and haul away all old windows and patio doors.

PART IV- Specific Opening Descriptions

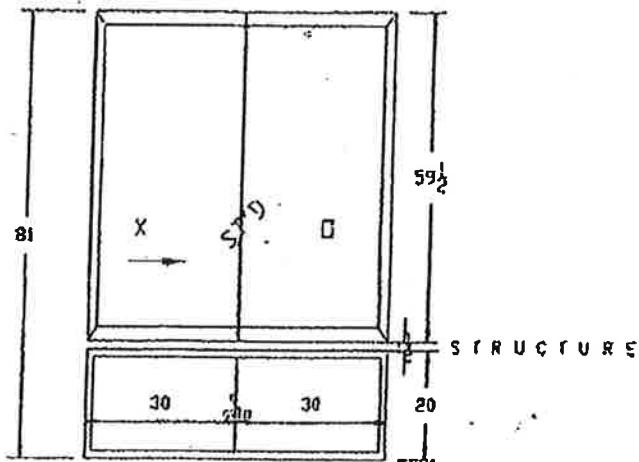
All dimensions are approximate. Exact measurements will be taken individually and may fluctuate by 1/8" or more. All windows and doors will be custom ordered by owner. See Part V for specific diagrams.

1. Den Window (Diagram 1)
Opening size: 60" x 81" h
2-lite slider 60" x 59½" upper window mullion to 60" x 20" picture window one center Dark Bronze standard width (1/2-inch-wide) center interior dividing trim grid to mimic original installed window.
2. Master Bedroom Window(s) (Diagram 2) Opening
size: 48" X 60" h
2-lite slider -
Only for windows above trash rooms: Opening size: 48" X 32"
3. Second Bedroom Window (Diagram 3) Opening
size: 36" X 60" h
2-lite slider -
4. Patio/Balcony Door (Diagram 4)
Unit size: Standard 8' door -

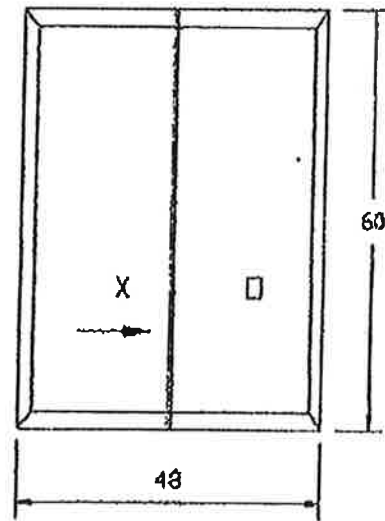
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Part V: Replacement Window Diagrams

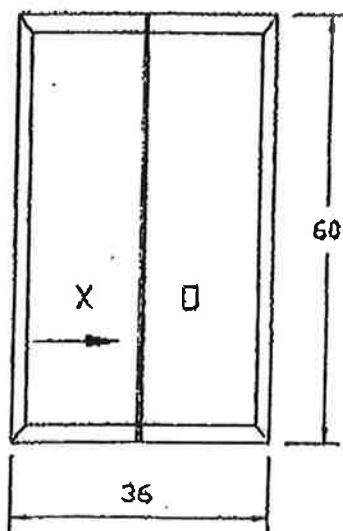
Den Window



Master Bedroom Window



Bedroom 2 (if existing)



Patio Door

