

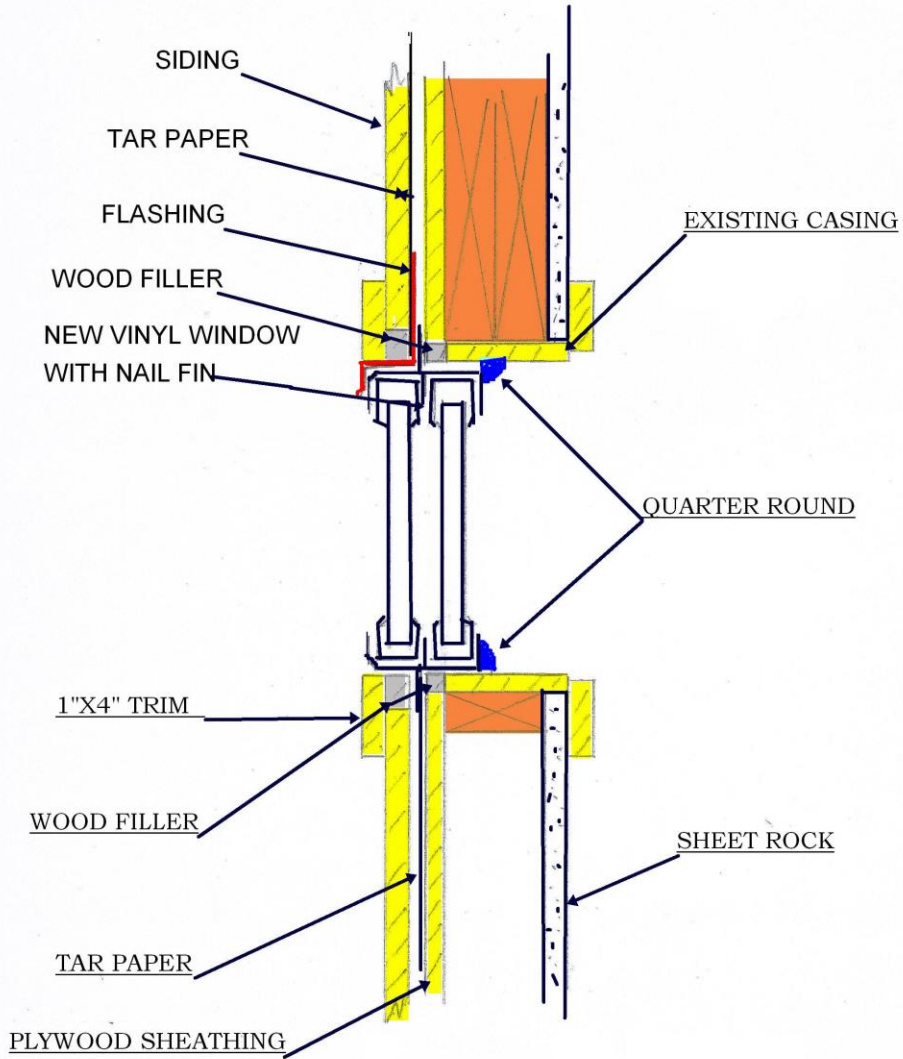


ORONOQUE VILLAGE CONDOMINIUM ASSOCIATION STANDARD FOR

New Windows

1. Application to Architectural Committee is to include a dimensional drawing to scale showing location on building and window sizes, window manufacturer and installing contractor. All windows shall be fixed or horizontal sliders and be compatible with the existing type and style. Casement style windows are allowed in bathrooms limited to existing size.
2. Window construction
 - A. Maximum window size shall be considered by location.
 - B. Material to be vinyl or wood with aluminum or vinyl cladding.
 - C. Outside face of all windows members to be medium bronze (dark brown) in color, factory finished.
 - D. Screens to be same color aluminum frame with “charcoal” fiberglass or “bronze” aluminum mesh factory finished.
 - E. Glazing to be:
 1. Minimum of 5/8” thick insulating glass (3/4” recommended).
 2. Low “E” glass is recommended for appropriate locations to counteract sun load (All exposures except North).
 3. Argon gas filled glass is a recommended option for insulation performance.
 - F. All corners to be fusion welded.
 - G. Nailing fin to be an integral part of window frame. No “J” channel fin is acceptable (See installation details below).

- H. Acceptable manufactures are:
1. Kas- Kel Windows (Vinyl)
 2. Anderson Windows (Wood with alum or vinyl cladding)
 3. Pella Windows (Wood with alum or vinyl cladding)
 4. Marvin Windows (Wood with alum or vinyl cladding)
 5. Lincoln Windows (Wood with alum or vinyl cladding)
 6. Alternate approved equal will be considered
3. Window Installation
- A. All new windows must be installed by a contractor registered with the OVCA Maintenance Department. Contractor must be informed on OVCA standards for window installation.
 - B. In installation of new windows, “headers: and other structural members must be to local code. Proper flashing shall be installed above window. (see flashing detail page 3)
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 - C. After attachment of window “fins: to sheathing, all voids to be packed with insulations and window heads flashed, all per OVCA standards.
 - D. Then siding is reapplied. A bead of caulking to be installed between window frame and siding. After installation of new (whether new or replacement opening) wood trim, a caulking bead to be applied at perimeter of trim to window frame. Caulking material to be high quality exterior silicone caulk.
 - E. Wood trim material to be per OVCA standard – 1” x 4” ND rough sawn cedar.
 - F. Paint wood to match color of existing trim and siding with 100 percent acrylic stain.
 - G. Any technical questions are to be referred to the OVCA Maintenance Department.



**TYPICAL VINYL
WINDOW INSTALLATION**