

WINDOW STANDARD

- 1) Brown Trim Units. Window units (frame & sash) must be an approved, factory issue exterior color ranging from medium to dark brown.
- 2) Gray Trim Units. Window units (frame & sash) must be an approved, factory issue exterior color ranging from either medium to dark brown or medium to dark gray.
- 3) Trim (Cladding) Requirement: Exterior wood components must be covered with aluminum cladding/capping, which cannot be seamed or pieced in the vertical or horizontal runs. The coil stock color for brown trim units is 'Royal Brown'. The coil stock color for gray trim units is 'Certainteed Charcoal Gray'.
- 4) Replacement Window units must be the same size as the original installation: dimensions cannot be altered.
 - A) **DOUBLE-HUNG WINDOWS:** may be replaced with;
Option #1) Double-Hung unit / 2 Sash of equal dimension / same overall size as original.
Option #2) Casement unit / same overall size as original (centered horizontal trim optional).
 - B) **DOUBLE-HUNG / FIXED & AWNING (COMBO) WINDOWS:** may be replaced with;
Option #1) Double-Hung unit / 2 Sash of equal dimension / same overall size as original.
Option #2) Casement unit / same overall size as original (centered horizontal trim optional).
 - C) **SLIDING WINDOWS:** may be replaced with;
Option #1) Sliding unit / same size and style as the original.
Option #2) Casement unit / same size and style as the original.
- 5) Color samples are suggested with requests for Window replacements.
- 6) Egress (emergency exit) is an important safety consideration in the replacement of all windows; and a requirement specific to the replacement of bedroom windows. All window installations must meet Uniform Building Code requirements where applicable. Contact the East Windsor Twp. Building Dept. @ (609) 443-4000 for Code guidelines.
- 7) This standard covers replacement guidelines for original installations. Refer to S/2B -Windows Detail for drawings. For additional replacement options specific to Unit Type or other styles, refer to standards S/2C thru S/2R. Style = overall appearance of unit; and does not denote operation. Side-by-side 3 Panel Window units (found on Unit Types #4 & #22), may be replaced with single units; to be: A) Double-Hung, B) Double Slider, or C) Double Casement. Front Entry Window (2 Panel Slider, found on Split-Level Unit Types #1, #6 & #16), may be replaced with a Single Panel unit. Split-Level end units may replace Gable End Double Slider w/ Single Casement. All replacement windows must be a direct size.

ARCHITECTURAL CONTROL STANDARDS

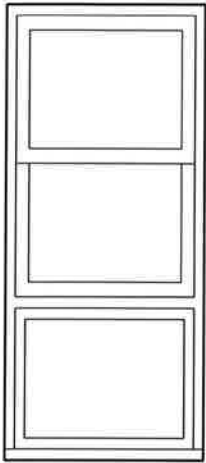
For
TWIN RIVERS COMMUNITY TRUST
92 Twin Rivers Drive West
East Windsor, NJ 08520

WINDOWS
(SPECIFICATIONS)

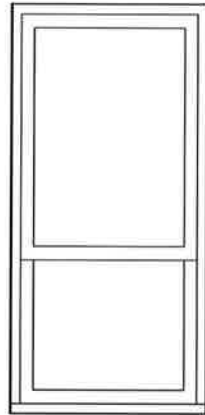
S
2a

WINDOW REPLACEMENT STANDARDS

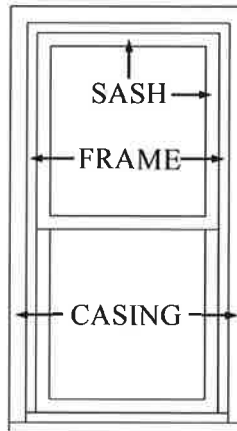
ORIGINAL WINDOW STYLES



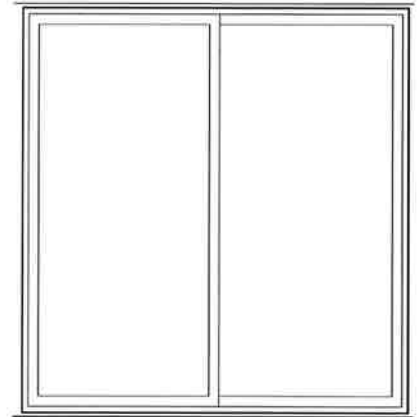
Double-Hung
Fixed/Awning
Combination



Double-Hung
w/
extended top Sash



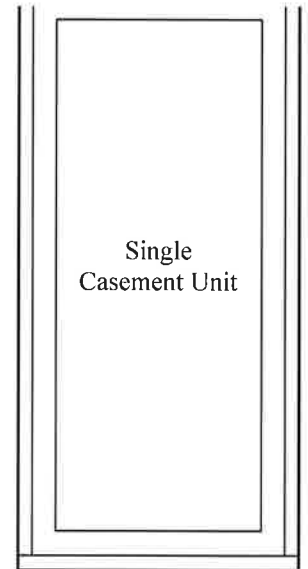
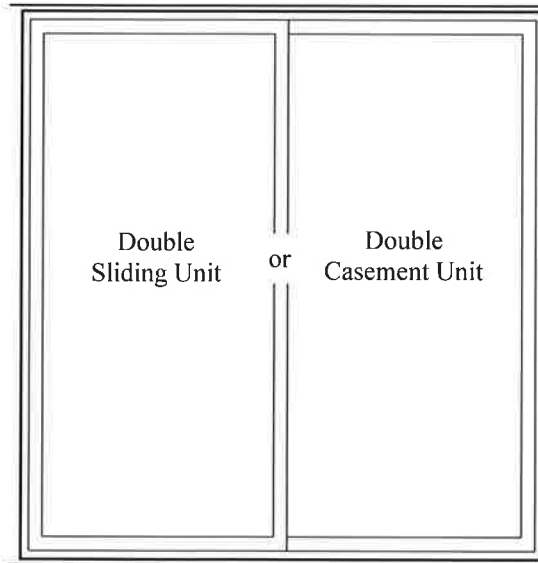
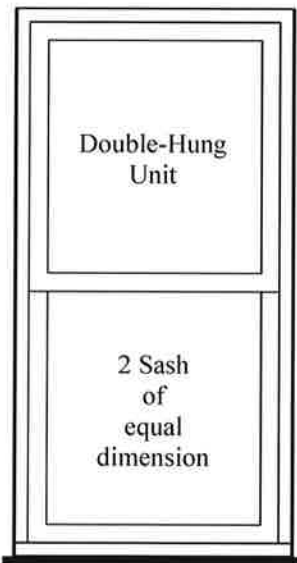
Double-Hung
w/
2 equal dimension Sash



Double Sliding
Unit

Refer to **S/2a**, for written specifications and guidelines. Replacement units must remain the same overall size as that of the original. Rough opening dimensions cannot not be altered. **Note: Egress (emergency exit) is an important safety consideration in the replacement of all windows and a requirement specific to the replacement of bedroom windows. All Window installations must meet Uniform Building Code requirements where applicable. Contact East Windsor Twp. Bldg. Dept. for Code guidelines.**

OPTIONAL REPLACEMENT WINDOW STYLES



Single
Casement Unit

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East Windsor, NJ 08520

WINDOWS
(DETAIL)

S
2b