

OLD BRAESWOOD POA

WINDOW SPECIFICATIONS

Many Old Braeswood homeowners are considering new or replacement windows for their homes and have been asking for suggestions for approved window options. Below are a few manufacturer and model options for divided light windows that meet specifications for ARC approval. At this time, vinyl and unfinished aluminum window frames are not being approved. In addition, the glazing bead or muntin bar on divided lite window must be either full divided light with internal spacer bar or a simulated divided light. The muntin bars or grilles must have a 3-dimensional profile (e.g. not a flat strip adhered to the glass).

Even if you are submitting a window on the approved list you must submit your design specifications as there could be a component of the order which might not meet with ARC approval.

Alternative windows that meet these general requirements are welcomed and will be reviewed once the required review fee is paid and the submittal is complete. To request a window not on the list below, submit a brochure, cut sheet of window cross section as well corner sample or small window sample. Window samples are generally available from the window supplier.

Required parameters:

- Paintable or factory finished painted frames
- Divided light windows must have a 3-dimensional profile on the dividers
- Code compliant to meet City of Houston Energy codes

These are windows that have been approved by the Architectural Review Committee (ARC). ARC has assembled this list based on the exterior appearance of the windows only and is not recommending them in terms of their performance. Each window is different and has different advantages and disadvantages. It is up to each Homeowner and their Architect and/or Contractor to investigate and determine which window will be appropriate for their job.

Approvable Window Manufacturer and Series

Andersen Windows (and Doors): E Series

Jeld-Wen: Custom Wood, Sitaline, W-2500 and 4500 series

Kolbe: Ultra Series and VistaLuxe (for modern applications)

Marvin: Signature Ultimate or Elevate

Pella: Architecture Series or Lifestyle Series

RAM: S900 (for modern applications)

Weather Shield: Premium Series or Contemporary Collection

(Updated 8/22/2019)