

## **Section 3.5.6 & 3.5.7 Window and Door Details**

**Adopted: 8-1-07**

**(Applies to Custom Homesites)**

### **3.5.6 Window Details**

5. Window frames and mullions shall be wood, metal-clad wood, or steel. Except where permitted elsewhere, true divided lights are required. Simulated divided light windows may be allowed if they appear to be "true divided". Simulated divided lights must have a filler bar inside of the double pane glass at each divider bar. Divider bars must be permanent. Aluminum, vinyl, vinyl-clad wood, or fiberglass-clad wood windows are not permitted.

6. Individual picture window units, where permitted, shall not exceed 6-feet in width and shall be flanked on both sides by divided light windows. Windows and doors located under loggias are not required to have divided lights. The excessive use of picture windows is discouraged.

7. Circular, elliptical, square and arch-top windows may be used as accent windows in a limited number of locations depending upon the chosen style. The use of these window types shall be approved on a case-by-case basis.

Note: Square windows may be used more extensively in clerestory locations.

10. When wood or stone headers are expressed over window or door openings, the recessed soffit shall be of the same material.

### **3.5.7 Door Details**

2. French doors may be used subject to style requirements. French doors shall have true or simulated divided lights except when French doors are located on side or rear elevations, and are beneath a covered loggia or porch, or are largely concealed from curbside eye-level view.

3. Sliding glass and "lift and slide" doors are permitted only on rear or courtyard elevations, provided they are located beneath the roof of a covered loggia, patio, porch etc., or are largely concealed from curbside eye-level view. These doors must be constructed of a similar, compatible material as the standard exterior doors and windows, and express similar characteristics of design. Divided lights are not required on these types of doors.

5. Garage doors must be hand crafted in appearance and constructed of wood. They shall have "hand-forged" type hardware to give them a carriage door appearance. Metal doors are not allowed.

**Section 3.5.6 & 3.5.7 Window and Door Details**

**Adopted: 8-1-07**

**(Applies to Custom Homesites)**