

## Window Replacement Standard-Final- Adopted 1.22.2019

Windows are an integral part of the design and character of most buildings and homes, and choosing appropriate replacement windows is frequently a critical aspect of any rehabilitation project. Along with the need for energy conservation, the various window systems available today can overwhelm an owner in selecting the appropriate treatment for window replacement. Windows located on primary elevations (the front or those *Visible from Neighboring Property*) traditionally feature a higher degree of detail and ornamentation than windows located on secondary (the side or some) rear elevations. With such a variety of different window shapes, profiles, methods of operation and configurations, seemingly minor changes can seriously alter the appearance of a home and overall neighborhood character.

1. Replacement windows proposed for any type of structure Visible from Neighboring Property, as defined in the Ocotillo CC&R's, should be compatible with both the character of the community and the subject building in terms of size, glazing, operation, finish, exterior profiles and arrangement. Mixing window types and materials creates an inconsistent appearance to community character.
2. Windows must be set into the exterior wall of the home on the same plane as they currently exist.
  - a) For example they cannot extend past the outside face of the exterior wall since the window is flush with exterior wall penetration.
  - b) If the existing window is set inside a pop-out, the new window and frame must be placed in the same location and set back from the outside face from the pop-out.
3. The exterior plan/profile of the replacement frame when *Viewed from Neighboring Property* must not exceed one (1.5) inch wider than the original frame and shall be compatible with the existing community design and color as solely determined by the ODRB. For example if the exposed portion of the window frame (un-stuccoed and un-painted) to the edge of the glass is one (1.5) inch, the new frame shall not exceed three (3) inches.
4. The color of the new window frame shall match the existing frame color in the community.
5. Retrofit windows generally do not follow these standards and will not be an acceptable form of window unless sufficient information is obtained that shows it will fall within these standards.
6. **Submittal requirements:** The applicant shall provide the information necessary to ensure the most efficient review possible for the ODRB to determine compatibility with the neighborhood as detailed in this section. The ODRB also requires the materials, size, and appearance of both the existing and the new window and frame to properly evaluate compatibility. The applicant shall also submit all the construction method with details and photographs of how the new windows will be set into the wall penetration of the existing window. The information shall include, but may not be limited to the following:
  - a) Photographs of the overall structure taken from the curb and streetscape photos of the immediate block. Also, include close-up photos of the different types of windows to be replaced, including details surrounding the window openings. †
  - b) A site plan or clear aerial photograph showing the home and the walls of your neighbor's building on each side of you as well as overall photos of each elevation where the proposed window replacement is to occur.
  - c) Window manufacturer and details for the proposed windows (head, jamb, meeting rail, sill, etc.) with dimensions and showing exterior profiles including surrounding exterior materials.
  - d) Please note that in some instances the ODRB may request additional information.
7. **Do not purchase replacement windows before confirming with The OCA that the windows can be approved.** The OCA will not approve inappropriate replacement windows, even if they have already been purchased or installed.
8. See page 2 for examples of acceptable window replacements comparing before and after frame installation.

## Examples of Acceptable Window Replacement or Retrofit



**1. Before Frame Replacement = 1.5 inches**  
(Face of frame painted to match stucco)



**After Frame Replacement = 1.5 up to 3.0 inches**



**2. Before Frame Replacement (Recessed) = 1.5 inches**  
(Face of frame painted to match stucco)



**After Frame Replacement (Recessed) = 2.0 inches**



**3. Before Frame Replacement = 1.75 inches**  
(Face of frame painted to match stucco)



**After Frame Replacement = 3.0 inches**