

Window and Slider Standards

Courtyard Homes Association Inc.
aka Spoonbill Landings

Homeowners installing new windows or sliders must submit an Architectural Review Request for approval prior to beginning any work. Proposals should contain enough detail to enable the Committee to determine its conformity to the established standard. All new windows and sliders must meet or exceed the Miami-Dade impact standards, require a building permit from the City of Bradenton and must be installed following manufacturer's specifications.

1. Specifications:

- A. The exterior construction of the buildings in our community are stick built, not masonry, so windows should be ordered with nailing fins to enable effective water sealing.
- B. All windows shall be white vinyl, impact-rated, clear low-e glass, with grids between the glass or better.
- C. Sliders shall be clear low-e glass without grids.
- D. Sliders being converted to windows shall match the windows near to them in size, style and location from the floor. Variations may be allowed subject to the discretion of the Architectural Review Committee.
- E. Any modifications to the windows and sliders at the rear of the building must not move the structural supports of the rear wall.
- F. An example of the window specifications for a Grand Cayman is in section 5 below.

2. Grand Cayman Windows and Sliders:

- A. **The kitchen and guest bedroom** openings on the courtyard may either be sliders **or** windows. The windows must have a 6 over 6 grid pattern to match the original windows.



This Grand Cayman has a window with grids in the kitchen and a slider in the guest bedroom.

B. **The side kitchen window** on the front side of the building shall have a 6 over 6 grid pattern.



C. **The original Garden Window:**

The original window is not impact-rated but it can be replaced with a Miami-Dade rated garden window **or** a Miami-Dade rated single-hung, casement or awning window with grids to match adjacent windows. See smaller window next to the Palladian below.



D. **The Palladian window** is a wagon wheel window over two 6 by 6 windows.



Grand Cayman Palladian window and new window with grids (former Garden window).

E. Living-room window:

The side living-room window (on the right) shall have a 6 over 6 grid pattern. The window on the left is part of the enclosed lanai.



F. Enclosed lanai:

The enclosed lanai shall have sliders at the rear of the unit, with clear e-glass and no grids. On the side of the lanai, you can either have 2 windows with 6 over 6 grids (like in the above picture) **or** a fixed slider (that doesn't open) **or** an operating slider if egress stairs are installed on that part of the lanai.



This lanai has a fixed slider on this side.



Lanai rear sliders and master bedroom bay window.

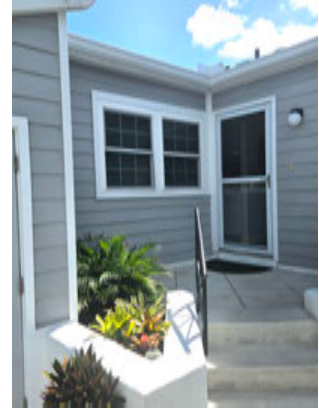
G. Master bedroom window:

The windows of the master bedroom on the rear of the building (see picture on the right) shall be a bay window with 4 over 4 windows on the ends and 2 x 6 over 6 windows in the middle.

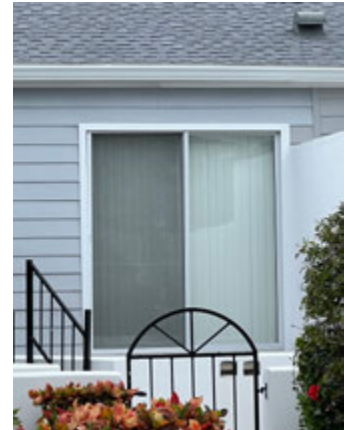
3. St. Bart's Windows and Sliders:

A. Courtyard:

The kitchen window is either a slider **or** a window with a 6 over 6 grid pattern.

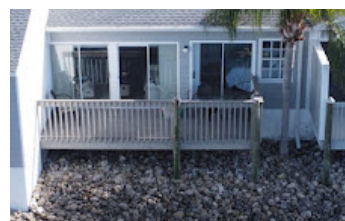


The bedroom window on the courtyard is either two 6 over 6 windows **or** a slider.



B. Back of Unit and Lanai:

The original design has 2 sliders to the deck and a 6 over 6 window in the bedroom (left picture). Adding a slider (top right) or a second window with 6 over 6 grids (bottom right) in the bedroom are approved variations.



4. Antigua's Window and Sliders:

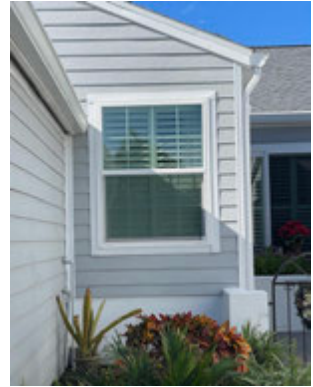
- A. Courtyard windows:** The kitchen bay window is made of two 4 over 4 side windows with a 6 over 6 in the middle. The master bedroom has an 8 over 8 in the courtyard or an 8 over 8 facing the street, if there is a 1 car garage.



Kitchen bay window



Courtyard bedroom window



Master bedroom window

- B. Back of Unit and Lanai:** There are 3 sliders to the deck (without grids).

