

PLAZA SOUTH IMPACT GLASS

WINDOW AND DOOR REQUIREMENTS AND

SPECIFICATIONS

EXHIBIT A

1. All impact glass window and door installations must be by permit and approved in writing by the Manager or Chief Building Engineer.
2. All impact glass window and doors frames must be white.
3. All impact glass window and door glass must be #3 grey in color. Window panes in all kitchens and bedrooms may be single or double hung - one over one window.
4. If written permission is not obtained, impact glass windows and doors may be required to be removed at owner's expense.
5. Before impact glass windows and doors can be approved for installation, drawings & specifications, the contractor information with their insurance certificate must be submitted with the approval form to the office.
6. All impact glass windows and doors and frames must meet current **Florida, Miami Dade, Broward County and Fort Lauderdale building codes.**
7. If "pop out" windows on floor to ceiling windows are to be eliminated they should be noted on plans.
8. If "curb" at base of windows or doors are to be eliminated a separate "covenant" and Board approval are required.
9. If the curb on the base of windows is eliminated, no finish or material on the balcony flooring shall cover or impede any weep holes or channels that exist to allow water to escape through a sliding door runner/channel.
10. All fasteners shall be as per the Code and shall be coated with urethane caulking.

11. All exterior portions of the new window and door frames shall be caulked and all caulking to the outside of the new windows shall be at owners/contractor's sole expense.

12. All said installations of new windows and doors shall be subject to final inspections and test(s) by Plaza South's Chief Building Engineer to assure the new installation of windows and doors conforms to and meets or exceeds any and all requirements as stated herein..

13. Owner must present to the Association a final fully executed and signed off final Building Permit once the installation is complete. The Association shall then have the right to have a final sign off of all work and government inspection once completed.

14. Installation details, plans and specifications (including but not limited to tie-in to concrete of window frames, caulking, insulation, etc.) must be submitted and approved prior to any work or demolition being performed.

15. Owner must have submitted a fully executed Covenant for Installation of Hurricane Windows to the Association prior to any work being done.

Plaza South Association, Inc.

Date: _____20__

IMPACT GLASS WINDOW APPROVAL FORM

DATE: _____ OWNER: _____ Apt.#: _____
Print Name

Permission is hereby requested to install the following:

Description of Product: _____

Detail of color to be used: _____

Description of location where product will be installed: _____

**I have given a set of Plaza South Contractor's Information Package
the specifications and procedures for installation of impact glass
windows**

to _____ and the type of windows installed
(Name of Company Installing windows)

will conform to approved guidelines and property specifications.

Signature of Unit Owner Unit Number

Prior to approval, Plans & Specifications, Notice of Acceptance of Miami Dade Code (NOA), Drawings/Photos and Certificate of Insurance must be submitted to the management office.

Approved: ____

Denied: ____

Signed: _____
Maintenance Manager

Revised: 12/2020