

COBBLE EAST CONDOMINIUM

HURRICANE-PROOF SPECIFICATIONS FOR WINDOWS & FRONT DOORS

General Requirements

All replacement windows shall have **bronze-colored frames** and a **full-view configuration**. Three approved tinted-glass options are available: **Clear, Gray, and Green**. The appropriate glass tint may be selected based on the specific location and requirements of the opening, as well as the Homeowner's preference.

The dimensions provided in this document are **approximate nominal dimensions for reference only**. The Window Subcontractor is required to **field-measure every individual opening** prior to ordering or fabricating any window or door unit. Final fabrication dimensions shall be based on verified field measurements.

All windows and doors shall comply with applicable building codes and shall have the required **approved Notice of Acceptance (NOA)** documentation.

1. Front Entry Door

BHI Smooth Fiberglass Unit, or approved equal

Nominal size: 38" x 80"

Configuration: 6-panel or 2-panel with Plank

Hinge: Left-hand, outswing

Jamb: 6-9/16" composite jamb

Lock preparation: Double bore

Sill: Aluminum sill with sill extender

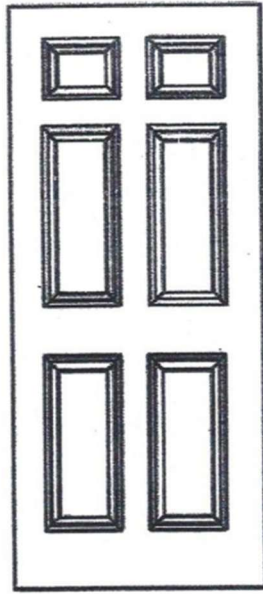
Hinges: Stainless steel

Exterior trim: Brickmold

Interior trim: Included

Hurricane/impact-rated assembly as required by applicable code and approved NOA

There are **two approved architectural options** for the appearance of the front entry door, as established in the Cobble East Rules and Regulations document. The selected design shall conform to one of these approved options.



Panel White Fiberglass Door



Door DRA2A
3/0 x 6/8
Two Panel w/ Plank

1.1 Unit Number Requirements

In accordance with **City of Oakland Park code requirements**, the unit number shall:

- Be a minimum of **3 inches in height**.
- Be installed on the pillar closest to the entry door.
- Be clearly visible from the sidewalk and/or parking lot.
- Be available in either **Dark Bronze or Nickel** to coordinate with the approved door hardware.

For loft units, when facing the entry door, the unit number shall be installed on the **pillar to the right of the entry**.

If shutters, downspouts, or other existing conditions obstruct the right pillar, the unit number shall be installed on the **left pillar**.

The unit number shall:

- Be centered horizontally on the pillar.
- Have the **top of the number located 68" to 72" above finished ground level**.

Examples include Units **1-A, 2-A, and 37-H**.

For larger two-story units, the unit number shall be installed on the **pillar located outside the entry door.**

The unit number shall:

- Be centered horizontally on the pillar.
- Have the **top of the number located 68" to 72" above finished ground level.**

Examples include Units **44-I and 45-I.**

1.2 Installation of Unit Numbers

Do not drill into impact-rated doors.

When attaching unit numbers to stucco pillars:

1. Drill the required mounting hole in the stucco pillar.
2. Apply **silicone caulk/sealant** into the hole to waterproof the penetration.
3. Insert the appropriate anchor.
4. Securely attach the unit number.

The installation shall prevent water intrusion and shall not compromise the integrity of the impact-rated door assembly.

2. First-Floor Family Room — Rear Sliding Door

PGT 7700 Series, or approved equal

Nominal size: 107" x 80"

Design Pressure (DP): +46.7 to -60 or similar

U-Factor: 1.09 or similar

SHGC: 0.27

Configuration: OXO

Panels: 3 panels

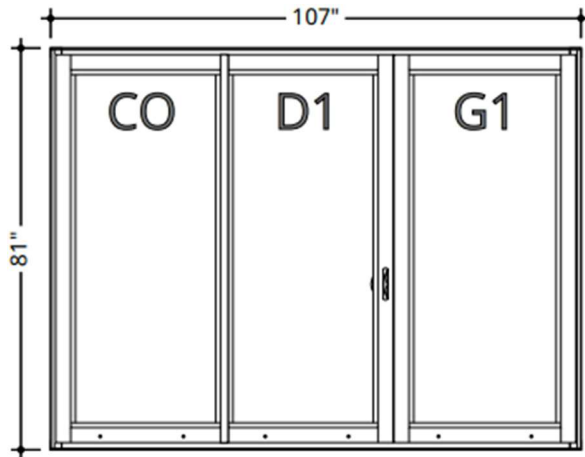
Track: 2-track

Sill: 2-1/2" narrow sill riser

Screen: Box screen door

Approval: Approved NOA required

The center panel shall operate, with the two exterior panels fixed, creating an OXO configuration.



3. Second-Floor Master Bedroom — Balcony Sliding Door

Front or Rear Balcony

PGT 7700 Series, or approved equal

Nominal size: 105" x 80"

Design Pressure (DP): +46.7 to -60 or similar

U-Factor: 1.09 or similar

SHGC: 0.27

Configuration: OXO

Panels: 3 panels

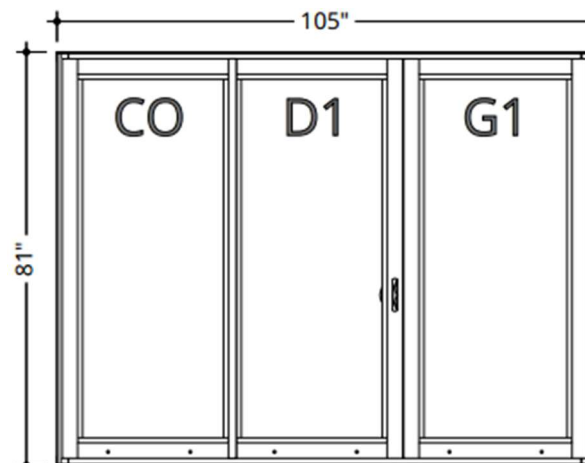
Track: 2-track

Sill: 2-1/2" narrow sill riser

Screen: Box screen door

Approval: Approved NOA required

The two exterior panels shall be fixed, with the center panel operating, creating an OXO configuration.



4. Round Side Window — Corner Unit Stair Area

PGT 7720A Series, or approved equal

Type: Fixed round window

Nominal size: 36" x 36"

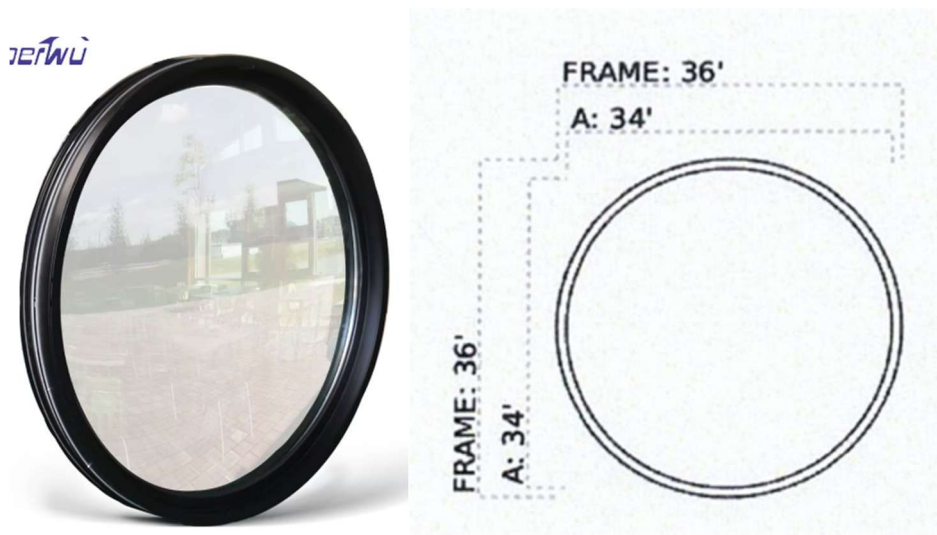
Glass configuration: 1 Lite

Design Pressure (DP): +65 to -80 or similar

U-Factor: 1.06 or similar

SHGC: 0.62 or similar

Approval: Approved NOA required



5. Upper Side Stair Window — Corner Unit Foyer

PGT 7700A Series, or approved equal

Type: Fixed angled window

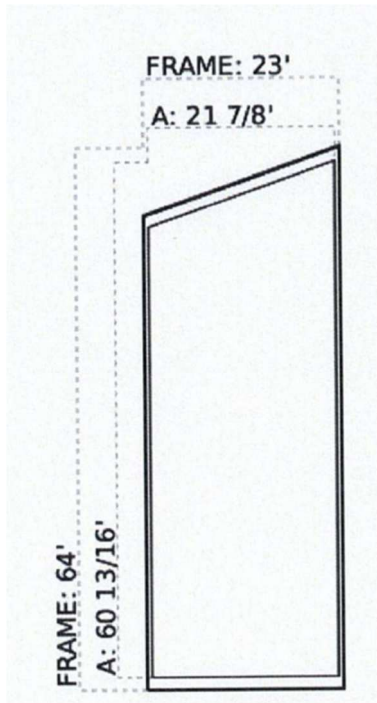
Nominal size: 23" x 64"

Leg: 57" left side

Design Pressure (DP): +65 to -80 or similar

U-Factor: 1.04 or similar

SHGC: 0.27 Approval: Approved NOA required



6. Lower Side Stair Window — Corner Unit Foyer

PGT 7700A Series, or approved equal

Type: Single-hung window

Nominal size: 51" x 38"

Configuration: 1-over-1

Design Pressure (DP): +65 to -80 or similar

U-Factor: 1.04 or similar

SHGC: 0.27

Approval: Approved NOA required

7. Loft Upper Front Window

PGT 7700A Series, or approved equal

Provide a group of **four (4) single-hung windows** with an overall size 204" x 39"
(4 windows) equal size muntin applied in the middle to make equal top and bottom.

Nominal size of each window: 51" x 38"

Configuration: 1-over-1

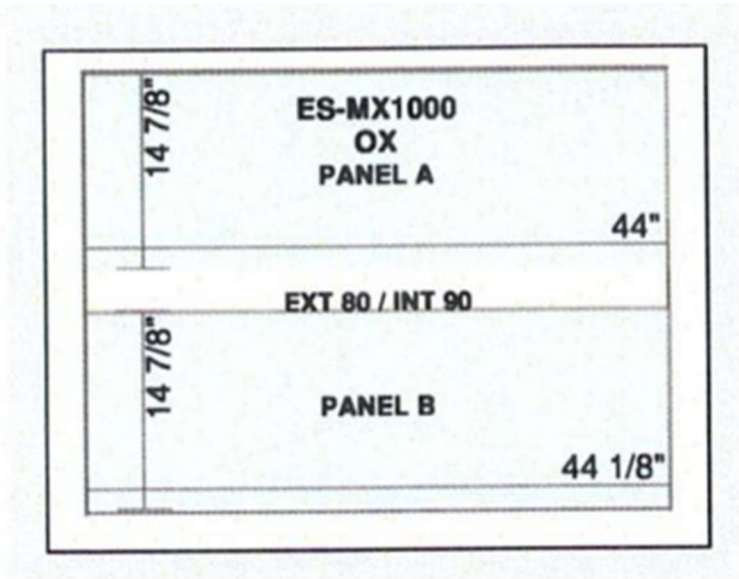
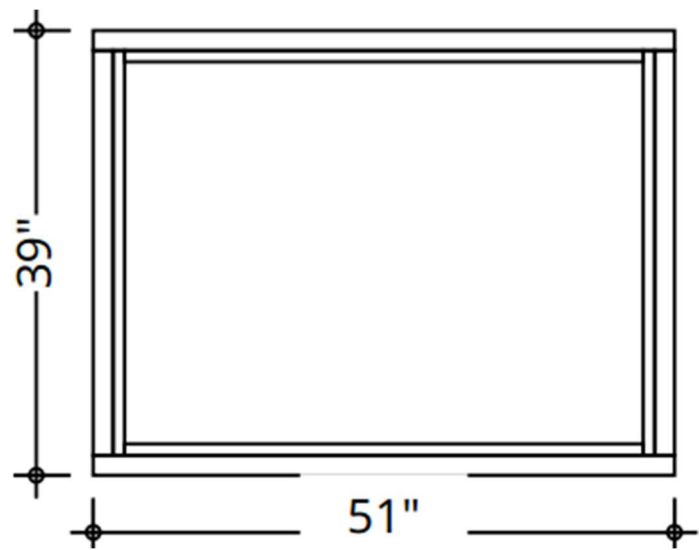
Design Pressure (DP): +65 to -80 or similar

U-Factor: 1.06 or similar

SHGC: 0.62 or similar

Approval: Approved NOA required
Mullion bars and clips: 1" x 2-3/4"
Configuration: 3-high (3HI)
Wall thickness: 1/4"

Looking from the outside



7	BETWEEN LOFT WINDOWS		MULLION	2 X 4 X 1/8	
				1/8	
				SIZE	50" X 2"
				WEIGHT	8.05 LBS (3.66 KG)
				AREA	0.69 FT ²
				FINISH	AAMA 2604 BRONZE
				GLASS	
				ANCHOR TYPE	OUT SIDE
MULLION					
TYPE		2 X 4 X 1/8			

8. First-Floor Front Living Room — Large Window

PGT 7700A Series, or approved equal

Type: Single-hung window

Nominal size: 53" x 74"

ProView custom sash height: 25" or 31", as available

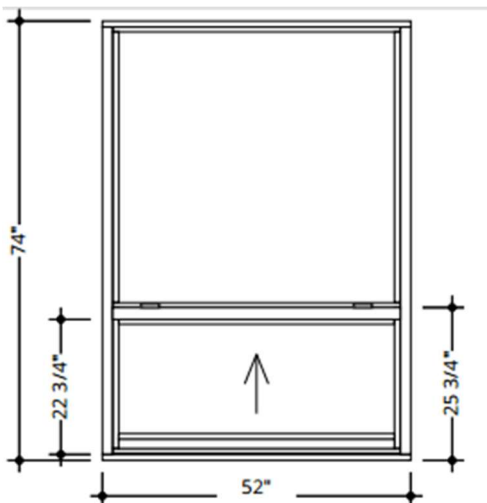
Sash height: 25"

Design Pressure (DP): +65 to -80 or similar

U-Factor: 1.04 or similar

SHGC: 0.27

Approval: Approved NOA required



9. Front Living Room — Small Window

PGT 7700A Series, or approved equal

Type: Single-hung window

Nominal size: 23" x 74"

ProView custom sash height: 25" or 31", as available

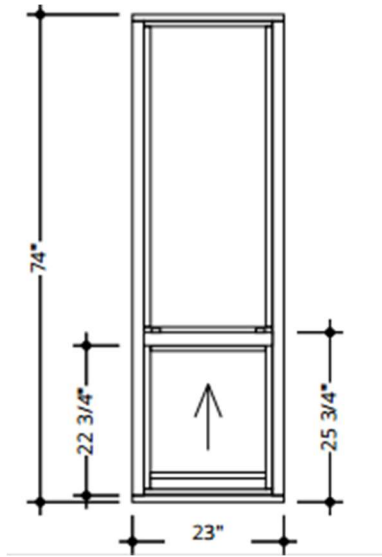
Sash height: 25"

Design Pressure (DP): +65 to -80 or similar

U-Factor: 1.04 or similar

SHGC: 0.27

Approval: Approved NOA required



10. Side Dining Room Window - Corner Unit

PGT 7710A Series, or approved equal

Type: Horizontal window

Nominal size: 96" x 48"

Configuration: XOX

Panel proportions: 1/4 - 1/2 - 1/4

Design Pressure (DP): +60 or similar

U-Factor: 1.06 or similar

SHGC: 0.61

Approval: Approved NOA required

PGT 7710A Series or similar Horizontal window 96" x 48", XOX 1/4-1/2-1/4, DP + 60 or similar, U-Factor 1.06 or similar, SHGC 0.61 with approved NOA.

11. Second-Floor Bedroom #2 - Rear Window

PGT 7700A Series, or approved equal

Type: Horizontal window

Nominal size: 108" x 46"

Configuration: XOX

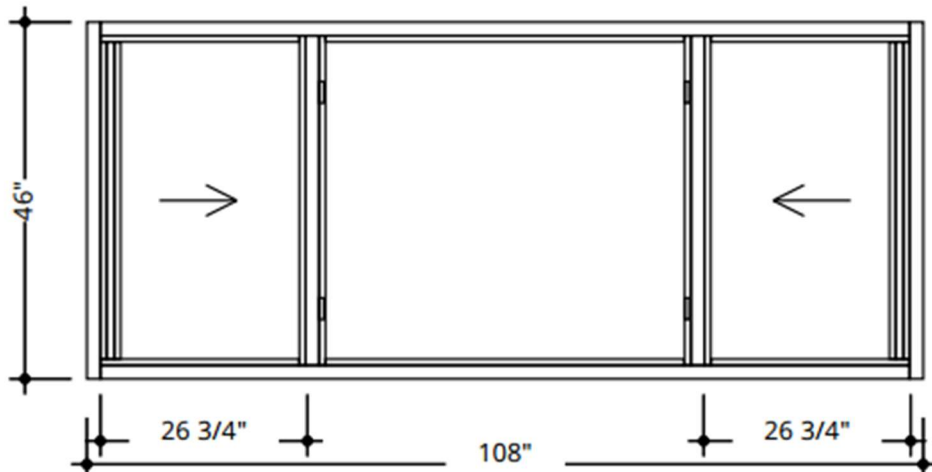
Panel proportions: 1/4 - 1/2 - 1/4

Design Pressure (DP): +60 to -60 or similar

U-Factor: 1.06 or similar

SHGC: 0.27

Approval: Approved NOA required



12. Second-Floor Bedroom — Side Window

Applicable to Units 7, 19, and 23 only

PGT 7700A Series, or approved equal

Type: Horizontal window

Nominal size: 60" x 47-1/2"

Configuration: XO

Panel proportions: 1/2 - 1/2

Design Pressure (DP): +60 to -60 or similar

U-Factor: 1.06 or similar

SHGC: 0.27

Approval: Approved NOA required

The window shall consist of two equal-size panels, with one fixed panel and one operating panel.

13. Second-Floor Front Window

PGT 7700A Series, or approved equal

Type: Horizontal window

Nominal size: 144" x 49"

Configuration: OXO

Panel proportions: 1/3 - 1/3 - 1/3

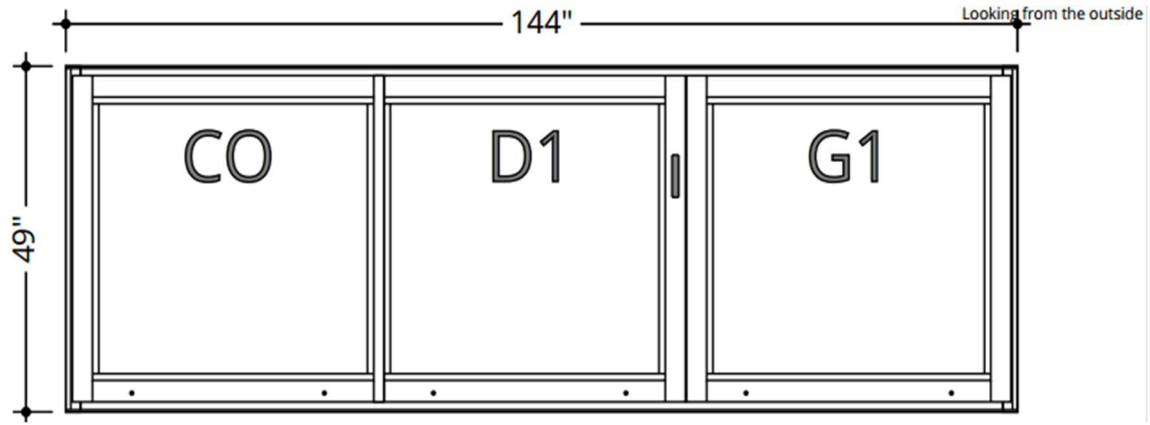
Design Pressure (DP): +60 to -60 or similar

U-Factor: 1.06 or similar

SHGC: 0.27

Approval: Approved NOA required

The window shall consist of three equal-size panels in an OXO configuration, with the center panel operating and the two exterior panels fixed.



Contractor / Window Subcontractor Requirements

Before any window or door is ordered or fabricated, the Window Subcontractor shall:

1. **Field-measure every individual opening.**
2. Verify all rough-opening and finished-opening dimensions.
3. Confirm the required configuration and operation of each unit.
4. Verify that the proposed product meets the specified **Design Pressure, U-Factor, and SHGC requirements**, or approved equivalent requirements.
5. Provide the applicable **approved NOA documentation** for review.
6. Confirm that all products and installation methods comply with applicable **City of Oakland Park, Florida Building Code, and other governing requirements**.
7. Coordinate all installation details with existing stucco, trim, shutters, downspouts, balconies, and other building conditions.
8. Obtain approval before making substitutions to the specified products, configurations, or architectural appearance.

Field measurements shall govern final fabrication dimensions. No window or door shall be fabricated solely from the nominal dimensions listed in this document

Configuration Legend

Configuration Description

OXO	Fixed – Operating – Fixed
XOX	Operating – Fixed – Operating
XO	Operating – Fixed
1-over-1	One operating sash over one fixed/operating sash, per approved product configuration
3HI	Three windows installed in a high configuration