



REQUEST: **Certificate of Appropriateness for Major Alteration**
 • **Alteration of One Opening and Installation of New Wall Signs**

Case Number	PLN-HP-COA-20010004	FMSF#	BD01334
Owner	21 West LLC		
Applicant	Jared Galbut, Bodega FLL LLC		
Address	21 W. Las Olas Bouelvard		
General Location	Northeast corner of the intersection of West Las Olas Boulevard and SW 1st Avenue.		
Legal Description	FT LAUDERDALE B-40 D LOT 5 POR DESC AS COMM AT SW COR OF LOT 5,E 10 TO POB,N .46, E 65.90,S .57,W 65.90 TO POB, LOT 6 LESS E 70,7 LESS E 70, 8 LESS E 70 & LESS S 30 FOR ST BLK 26		
Existing Use	Mixed Use		
Proposed Use	Mixed Use		
Zoning	RAC-CC		
Applicable ULDR Sections	47-24.11.D.3.c.i; 47-24.11.D.3.c.ii		
Landmark/Historic District	Bryan Building		
Authored By	Trisha Logan, Urban Planner III		

Property Background:

The Bryan Building was constructed in 1913 and was initially used to house the post office and Fort Lauderdale Bank. This building is locally designated Historic Landmark and is listed on the National Register of Historic Places.

The following is an excerpt from the Statement of Significance included in the National Register of Historic Places:

"The property was developed by Tom Bryan, a member of one of Fort Lauderdale's most influential pioneer families. Bryan built the structure during a period of great commercial development which occurred after the devastating 1912 fire. The commercial growth was enhanced by the opening of the North New River Canal system linking Fort Lauderdale to Lake Okeechobee. The building represents a move away from the fire susceptible frame vernacular buildings to a more fire resistant masonry buildings [sic]. It was been [sic] called in the Architectural and Historical Survey of Fort Lauderdale."



Photo of Bryan Building c.1995



Photo of Bryan Building c.1925
(Courtesy of the Fort Lauderdale Historical Society)

Certificate of Appropriateness for Major Alteration

Included in the application for a Certificate of Appropriateness for Major Alterations are two requests. The first request is to remove an existing floor to ceiling storefront window and replace the opening with a new bi-fold door in the existing opening. Proposed new doors maintain the same dimensions as the existing storefront panels with a fixed window above.

The second request is to install two flat wall signs, one on each street elevation. Lit by neon, the tubed lettering is set on a 12" thick perforated aluminum faced cabinet with an overall dimension of 8'-6" in height by 3'-11" in width. Proposed signs are identical in materials, lighting, and dimensions, except for the location of a directional arrow.



Current Photo of Bryan Building

Criteria for Certificate of Appropriateness

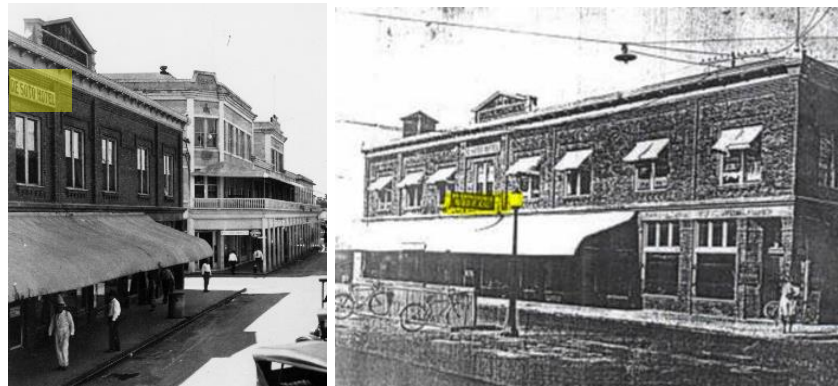
Pursuant to ULDR, Section 47-24.11.D.3.c.i, in approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the Historic Preservation Board (HPB) shall use the following general criteria:

ULDR, Section 47-24.11.C.3.c.i	Staff Response
<p>a) <i>The effect of the proposed work on the landmark or the property upon which such work is to be done;</i></p>	<p>The first request to remove an existing floor to ceiling storefront window and replace the opening with a new bi-fold door in the existing opening. This modification is in line with the existing conditions of the remainder of the structure. Proposed new doors maintain the same dimensions as the existing storefront panels with a fixed window above.</p> <p>Request meets criterion.</p>



The second request to install two flat wall signs, one on each street lit by neon does not align with the Historic Preservation Design Guidelines. Neon is not stylistically appropriate for this structure that was built in 1913 and is the Masonry Vernacular style. The introduction of neon signs in the United States did not occur until the 1920s and there is not any indication that this structure historically had a neon sign, therefore another sign type/material would be more appropriate.

An early sign for the DeSoto Hotel which was houses in the building shows a flat wall sign centered on the second floor of the structure and another early sign (not legible) shows a projecting sign placed between the first and second floor.



Additionally, the proposed a method of attaching the sign (shown on Sheet 2 and 4) is not feasible as there is a raised decorative brick stretcher inlay in the façade. The sign would need to project outward from the façade to avoid this architectural feature. Additionally, the attachment method shows holes for the sign fasteners drilled directly into the brick surface. A preferred method of attaching signs to a brick façade is by placing fasteners into the mortar rather than through the brick.

Within the Historic Preservation Design Guidelines, the following is stated:

Encouraged:

- Sign design that reflects the architectural characteristics with materials that are consistent with the historic character of the building;
- Light styles that are consistent with the character of the historic building including location, orientation and brightness;
- Customized neon signs to enhance the style or character of a building, if permitted by the Municipal Zoning Ordinances and stylistically appropriate.

Discouraged:

- Use of fasteners and hangers that destroys important building fabric for the installation of signs or awnings;
- Exposed conduit, junction boxes and raceways for signage or lighting.

Sign Location:

- Signs should not be installed in locations that damage or obstruct important architectural features
- Signage for 1st floor businesses should be located below 2nd floor window sills.

Request does not meet criterion.



Pursuant to ULDR, Section 47-24.11.D.3.c.ii, Additional guidelines, alterations, in approving or denying applications for certificates of appropriateness for alterations, the board shall also consider whether and the extent to which the following additional guidelines, which are based on the United States Secretary of the Interior's Standards for Rehabilitation, will be met:

ULDR, Section 47-24.11.C.3.c.ii	Staff Response
<p>a) Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose; and</p>	<p>Multiple uses have been within this structure over time, including a restaurant/bar use.</p> <p>Proposed alterations to the storefront are in keeping with the existing conditions on the first floor and do not require the enlargement of the openings.</p> <p>Request meets criterion.</p> <p>The second request to install two flat wall signs, one on each street lit by neon does not align with the Historic Preservation Design Guidelines. Neon is not stylistically appropriate for this structure that was built in 1913 and is the Masonry Vernacular style. The introduction of neon signs in the United States did not occur until the 1920s and there is not any indication that this structure historically had a neon sign, therefore another sign type/material would be more appropriate.</p> <p>Additionally, the proposed a method of attaching the sign (shown on Sheet 2 and 4) is not feasible as there is a raised decorative brick stretcher inlay in the façade. The sign would need to project outward from the façade to avoid this architectural feature. Additionally, the attachment method shows holes for the sign fasteners drilled directly into the brick surface. A preferred method of attaching signs to a brick façade is by placing fasteners into the mortar rather than through the brick.</p> <p>Request does not meet criterion.</p>

Summary Conclusion:

In accordance with Sections 47-24.11.D.3.c.i, and 47-24.11.D.3.c.ii of the ULDR, staff finds that the application for a COA for Major Alterations under case number PLN-HP-COA-20010004 located at 21 W. Las Olas Boulevard partially meets the criteria as outlined in Section 47-24.11.D.3.c.i. of the ULDR and partially meets the criteria as outlined in Sections 47-24.11.D.3.c.ii. of the ULDR.

The following conditions are provided for consideration by the HPB if the application is to be approved:

1. Holes for the sign fasteners must be drilled into the mortar rather than the brick and should avoid the raised decorative stretcher inlay. Side profile drawings must be updated to reflect the locations of each fastener, to be submitted at the time of permitting.
2. This application is subject to the approval by Building, Zoning, and all ULDR requirements.

Historic Preservation Board Suggested Motion:

Motion to **(approve, approve with conditions, or deny)** the resolution for a Certificate of Appropriateness for Major Alterations under case number PLN-HP-COA-20010004 located at 21 W. Las Olas Boulevard based on findings of fact (i.e. as outlined in the staff memorandum) **and** is subject to the following conditions (state applicable conditions on the record).



CERTIFICATE OF APPROPRIATENESS

Rev: 2 | Revision Date: 10/24/2019 | I.D. Number: DSD.UDP.HPB.COA

HISTORIC PRESERVATION BOARD (HPB) Certificate of Appropriateness Application

Table of Contents:

- Deadline, Notes, and Fees
- Applicant Information Sheet
- Technical Specifications of Application
- Submittal Checklist

DEADLINE: Submittals must be received by 4:00 PM by submittal deadline (see website for dates) Monday through Thursday and prior to 12:00 PM on Friday. The Department will review all applications to determine completeness within thirty (30) days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

<input type="checkbox"/>	Review & Comment	\$ 230.00
<input checked="" type="checkbox"/>	Major Alteration	\$ 310.00
<input type="checkbox"/>	New Construction ≤ 2000 SF GFA	\$ 310.00
<input type="checkbox"/>	New Construction > 2000 SF GFA	\$ 560.00
<input type="checkbox"/>	Demolition – Accessory	\$ 230.00
<input type="checkbox"/>	Demolition – Primary	\$ 560.00
<input type="checkbox"/>	Relocation	\$ 490.00

(No fee required for exterior painting only)

HPB Certificate of Appropriateness - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number		Date of Complete Submittal	
Zoning Review		Landscape Review	
Case Intake			

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	21 West LLC		
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.		
Address, City, State, Zip	17 W Las Olas Boulevard, Fort Lauderdale, Florida 33301		
E-mail Address		Phone Number	
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record		

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	Bodega FLL LLC	Signature	<i>Jared Galbut</i>
Applicant / Agent's	Jared Galbut, Manager of Bodega FLL LLC		
Address, City, State, Zip	3050 Biscayne Boulevard, PH1, Miami, Florida 33137		
E-mail Address	elancaster@meninhospitality.com	Phone Number	(786) 427-1145
Letter of Consent Submitted	Please see attached.		

Project Name	Bodega Taqueria Y Tequila	Project Address	21 West Las Olas Boulevard
Legal Description	Please see attached.		
Tax ID Folio Numbers (For all parcels in development)	5042 10 01 2790		
Request / Description of Project	*see below*		
Applicable ULDR Sections	Section 47.24-11 & Section 47-22.4		
Current Zoning Designation	RAC-CC	Current Use of Property	Nightclub with Entertainment

Dimensional Requirements	Required	Proposed
Building Height (Feet / Levels)	/	/
Structure Length	Not Applicable	Not Applicable
Landscape Area	Not Applicable	Not Applicable

* The Applicant is seeking to modify one existing window pane of the west elevation of the property and to add two identifying wall signs on the west and south sides of the building.

TECHNICAL SPECIFICATIONS:

This page must be filled in. An attached narrative may be included but cannot substitute for completing this section.

BUILDING FEATURES:

Structural System:

Please see attached.

Roof and Roofing:

Please see attached.

Windows and Doors:

Please see attached.

Materials (Masonry, Wood, etc.):

Please see attached.

Porches, Porte-Cocheres, Garage and Steps:

Please see attached.

DESCRIPTION OF PROJECT:

1. Provide an overall description of the project (what changes will be made and how they will be accomplished). Also, provide information on the chronology of work involved and describe all alterations, new construction, demolition, and/or relocation that will be required.

Please see attached.

2. Describe what the use of the building will be after the work is completed.

Please see attached.

3. Discuss any impacts the new use will have on the future preservation of the building.

Please see attached.

4. Describe the compatibility with the surrounding properties.

Please see attached.

SUBMITTAL CHECKLIST

Applicant shall provide to the Urban Design & Planning counter a complete application, one (1) full set of plans, and any additional requirements, as specified below. Within five (5) days of receipt, Urban Design & Planning staff shall review the application to determine its completeness and compliance with the ULDR.

For cases that require a hearing before the Historic Preservation Board, the applicant will be required to submit one (1) original and twelve (12) additional sets of plans / applications/photos with any additional requirements.

**The City of Fort Lauderdale is committed to serving the needs of all of its citizens and visitors, and our goal is to ensure access to information for a diverse audience. Please incorporate accessibility design standards to meet Universal Design concepts supported by the W3C Guidelines and ADA Accessibility Requirements into all application submittal documents.*

FOR ALL APPLICATIONS

- Complete application. No items are to be left blank. If it does not apply, indicate with 'N/A'.
- Provide Proof of Ownership
- Property owners signature and/or agent letter signed by the property owner
- One (1) sealed survey
- One (1) vicinity map (typically on the survey)
- One (1) electronic version of complete application and plans in PDF format

NEW CONSTRUCTION & ALTERATION

- Photos of that part of the building that will be modified (e.g., if front elevation is to be modified, supply a photo of the front and label it with the direction it faces [i.e. FRONT – NORTH]).
- One (1) set of sealed drawings that include the site plan, building elevations and floor plan. All drawings must be drawn to scale.
- One (1) landscape plan for any multi family or non-residential development.
- One (1) set of Product Approvals, Manufacturers' Specifications, or brochures for all building features to be modified (i.e. windows, doors, roofs, fences, siding, garages, carports, etc.)

FOR NEW CONSTRUCTION ONLY:

- Photos or elevation drawings of buildings adjacent to the subject site.

DEMOLITION:

- Demolition Rider completely filled out, signed and dated with all required documents listed in Demolition Rider.

RELOCATION:

- A site plan showing the property as it currently exists and a proposed site plan of how the property will look once the building is relocated.
- Narrative describing what the plans are for the site to be vacated, whether the building or structure can be moved without sufficient damage to its physical integrity, and the compatibility of the building or structure to its proposed site and adjacent properties.
- Photos of all sides of structure to be relocated and label the direction each side faces. If structure is to be relocated to another site, photos of that site as well.

REVIEW AND COMMENT:

- Demolition Rider completely filled out, signed and dated with all required documents listed in Demolition Rider.

RELOCATION

- A site plan showing the property as it currently exists and a proposed site plan of how the property will look once the building is relocated.
- Narrative describing what the plans are for the site to be vacated, whether the building or structure can be moved without sufficient damage to its physical integrity, and the compatibility of the building or structure to its proposed site and adjacent properties.
- Photos of all sides of structure to be relocated and label the direction each side faces. If structure is to be relocated to another site, photos of that site as well.

Applicant's Affidavit

I acknowledge that all requirements as listed above of this application are met.

Print Name Jared Galbut Signature *Jared Galbut* Date 01/27/2020

Technical Specifications:

Building Features:

Structural System:

Not applicable as no changes are being made to the Structural System.

Roof and Roofing:

Not applicable as no changes are being made to the existing Roof and Roofing.

Windows and Doors:

Please see enclosed Shop Drawing by American Impact Windows and Doors for specifications on the proposed window pane on the west elevation of the property. There is an existing fixed window pane on the west elevation of the property, which the Applicant is seeking to replace with an operable window in the same configuration as currently at the property today. The Applicant is not seeking to enlarge or modify the dimensions of the existing window pane and will utilize the same glass that is currently installed to remain consistent with the existing historical design of the building.

Materials (Masonry, Wood, etc.):

Please see enclosed Shop Drawings by American Impact Windows for specifications on the proposed window pane. The Applicant will utilize the same design and glass that is currently installed to remain consistent with the existing historical design of the building.

Please see the enclosed plans by Art Sign Company for specifications on the proposed wall sign(s).

Porches, Porte-Cocheres, Garage and Steps:

Not applicable as no changes are being made to the existing Porches, Porte-Cocheres, Garage and Steps.

Description of Project:

1. Provide an overall description of the project (what changes will be made and how they will be accomplished). Also, provide information on the chronology of the work involved and describe all alterations, new construction, demolition, and/or relocation that will be required.

There is an existing fixed window pane on the west elevation of the property, which the Applicant is seeking to replace with an operable window in the same configuration as currently at the property today. The Applicant is not seeking to enlarge or modify the dimensions of the existing window pane and will utilize the same glass that is currently installed to remain consistent with the existing historical design of the building.

The Applicant is also seeking to add two identifying wall signs on the west and south sides of the building. The proposed sign consists of a perforated aluminum face cabinet backed with plexi and single and double tube neon, which is consistent with the Applicant's brand "Bodega Tequila y Taqueria." The Property Owner has indicated that a similar sign was previously approved, which consisted of individual reverse channel backlit lettering. A copy of the approved plan by Architect Jeff Falkanger & Associated Incorporated dated June 03, 1996 has been enclosed herewith.

2. Describe what the use of the building will be after the work is completed.

The use of the building will remain the same as currently permitted under the existing Business Tax Receipt.

3. Discuss any impacts the new use will have on the future preservation of the building.

The use will remain the same as currently permitted. There is an existing fixed window pane on the west elevation of the property, which the Applicant is seeking to replace with an operable window in the same configuration as currently at the property today. The Applicant is not seeking to enlarge or modify the dimensions of the existing window pane and will utilize the same glass that is currently installed to remain consistent with the existing historical design of the building. The proposed window modification will allow the same level of transparency into the structure when closed. The proposed wall signs are identifying for this specific business and will not have any negative impacts on the future preservation of the building.

4. Describe the compatibility with the surrounding properties.

The proposed modifications are not expected to impact the compatibility with the surrounding properties. The use will remain the same as currently permitted. A high rise mixed-use development is currently under construction at the adjacent property to the west.

February 10, 2020

Via Hand Delivery

City of Fort Lauderdale, Urban Design and Planning Division
Trisha Logan, AICP, Urban Planner III
700 NW 19th Avenue
Fort Lauderdale, Florida 33311

Re: Letter of Intent for Certificate of Appropriateness Application for the Property Located 21 West Las Olas Boulevard, Fort Lauderdale, Florida 33301

Dear Trisha:

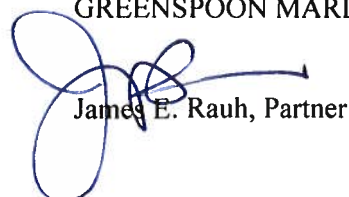
Our Law Firm represents Bodega FLL, LLC (the "Applicant"), the tenant of the property located at 21 West Las Olas Boulevard, Fort Lauderdale, Florida 33301 (the "Property"). Please allow this correspondence to serve as the Applicant's Letter of Intent in support of the enclosed application seeking a Certificate of Appropriateness from the Historic Preservation Board ("HPB").

The Property is located within the building identified as the historic Bryan Building/Shepard Building. The two story building was one of the first hotels in Fort Lauderdale's original downtown district and was one of the first commercial buildings to be built after the 1912 fire that destroyed much of the original city. The building has a brick façade as depicted in the enclosed application materials. The Applicant is fully licensed and permitted and a copy of the Applicant's Business Tax Receipt has been included with the application materials.

The Applicant seeks a Certificate of Appropriateness to modify one existing window pane of the west elevation of the property. There is an existing fixed window pane on the west elevation of the property, which the Applicant is seeking to replace with an operable window in the same configuration as currently at the property today. The Applicant is also seeking to add two identifying wall signs on the west and south sides of the building.

In light of the foregoing, and the application materials submitted herewith, we respectfully request the Historic Preservation Board's favorable review and approval of this application.

Very truly yours,
GREENSPOON MARDER LLP



James E. Rauh, Partner

Enclosures as stated



WILL CALL
DAVID G. MURRAY, ESQ.
P. O. BOX 2427
FT. LAUDERDALE, FL 33303

INSTR # 99350341
OR BK 29582 PG 1393

RECORDED 06/22/99 02:27 PM
COMMISSION
BROWARD COUNTY
DOC STMP-D 0.70
DEPUTY CLERK 1012

This Instrument Prepared By:
DAVID G. MURRAY, ESQ.
DAVID G. MURRAY, P.A.
Post Office Box 2427
Fort Lauderdale, Florida 33303

Tax Folio No. 0210-01-2790

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED executed this 11 day of June, 1999, by HALMOS HOLDINGS, INC., a Florida corporation, Grantor, to 21 WEST, LLC, a Florida limited liability company, and whose permanent mailing address is 21 West Las Olas Boulevard, Fort Lauderdale, Florida, 33301, Grantee.

WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, in hand paid by the said Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee, all the right, title, interest, claim and demand which the said Grantor has in and to the following described land, situate, lying and being in the County of Broward, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

HALMOS HOLDINGS, INC.,
a Florida corporation

July Fortin
Print Name: JULIE FORTIN

By: *[Signature]*
STEVEN J. HALMOS, President
21 West Las Olas Boulevard
Fort Lauderdale, Florida 33301

Denise Wilson
Print Name: DENISE WILSON
WITNESSES

STATE OF FLORIDA)

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 11 day of June, 1999, by STEVEN J. HALMOS, as President of HALMOS HOLDINGS, INC., a Florida corporation. He is personally known to me or has produced _____ as identification.

Karrie Anne Bednar
NOTARY PUBLIC
Print Name: Karrie Anne Bednar
(SEAL)

My Commission Expires:



KARRIE ANNE BEDNAR
My Commission C.C.486238
Expires Aug 09, 1999
Bonded by ANB
800-852-5878

2

EXHIBIT "A"

All of the portions of Lots Six (6), Seven (7) and Eights (8) of Block Twenty-six (26) of the Town of FORT LAUDERDALE, Broward County, Florida, according to the Plat thereof recorded in Plat Book "B", page 40, in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida, which are particularly described as follows: BEGINNING at a point ten (10) feet East from the Northwest corner of said Lot Six (6) of Block Twenty-six (26), running thence South parallel with the West boundary of said Lots Six (6), Seven (7) and Eight (8) of Block Twenty-six (26), a distance of 112 feet; thence East Parallel with and twelve (12) feet South from the North boundary of said Lot Eight (8), a distance of 65.9 feet; thence running North 112 feet to a point on the North boundary of said Lot Six (6), a distance of 75.9 feet East from the Northwest corner of the said Lot Six (6) thence West along the North boundary of said Lot Six (6) a distance of 65.9 feet to the point of beginning. ALSO that portion of Lot Five (5), Block Twenty-six (26), of the Town of Fort Lauderdale, according to plat thereof recorded in Plat Book "B" page 40, of the Public Records of Miami-Dade County Florida, described as follows: Commence at the original Southwest corner of said Lot Five (5) for a point of reference; thence along the South boundary of said Lot Five (5) N. 88° 21' 00" E, a distance of 10.00 feet to the point of beginning of this description; thence No. 01° 46' 40" W, a distance of 0.46 feet; thence N. 88° 15' 40" E, a distance of 65.90 feet; thence S. 01° 46' 40" E, a distance of 0.57 feet, to an intersection with said South boundary of said Lot Five (5); thence along said South boundary S. 88° 21' 00" W, a distance of 65.90 feet, to the point of beginning of this description; said lands situate, lying and being in Broward County, Florida.

LETTER OF CONSENT

I, STEVEN J. HALMOS, being first duly sworn, depose and certify as follows: (1) I am the authorized representative of the owner of the real property that is the subject of these applications. (2) Bodega FLL, LLC and Greenspoon Marder LLP, its attorneys, are authorized to file these applications on behalf of such entity, including sketches, data, and other supplementary materials. (3) I hereby authorize Bodega FLL, LLC and Greenspoon Marder LLP, its attorneys, to be appear before the Historic Preservation Board and/or Development Review Committee on these applications.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the 29th day of January in the year two thousand twenty.

By: [Signature]
Steven J. Halmos, Managing Member of 21 West, LLC

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 29th day of January, 2020, **STEVEN J. HALMOS**, as **MANAGING MEMBER** of **21 WEST, LLC**, who personally appeared before me at the time of notarization, and who is personally known to me or who has produced _____ as identification.

[Signature]
NOTARY PUBLIC, State of Florida at Large

My Commission Expires:
5/28/2023



POWER OF ATTORNEY

I, JARED GALBUT, being first duly sworn, depose and certify as follows: (1) I am the tenant of the real property that is the subject of these applications. (2) Greenspoon Marder LLP is authorized to file these applications on behalf of such entity, including sketches, data, and other supplementary materials. (3) I hereby authorize Greenspoon Marder LLP to be my representative before the Historic Preservation Board and/or Development Review Committee on these applications.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the 27th day of January in the year two thousand twenty.

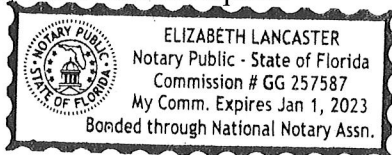
By: *Jared Galbut*
Jared Galbut, Manager of Bodega FLL, LLC

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 27 day of January, 2020, **JARED GALBUT**, as **MANAGER** of **BODEGA FLL, LLC**, who personally appeared before me at the time of notarization, and who is X personally known to me or who has produced _____ as identification.

ELIZABETH LANCASTER
NOTARY PUBLIC, State of Florida at Large

My Commission Expires:





CITY OF FORT LAUDERDALE BUSINESS TAX YEAR 2019-2020



Business Tax Division

100 N ANDREWS AVE | FORT LAUDERDALE, FL 33311 | (954) 828 - 5195

Business ID: BT-GEN-19120001

Business Name: BODEGA TAQUERIA Y TEQUILA

Business Address: 21 W LAS OLAS BLVD, SUITE C, D & E

JARED GALBUT
BODEGA FLL, LLC
600 BRICKELL AVE # 3600
MIAMI FL 33131

TAX CATEGORIES

402401 ATM (NOT LOCATED AT BANK, PER MACH)

415100 NIGHT CLUBS

409000 ENTERTAINMENT

Contact:

JARED GALBUT

Business Email:

Kim.Rasnake@Gmlaw.Com

- This Receipt is issued for the period commencing October 1st and ending September 30th of the years shown above.
- If you have closed or moved out of the city, please email businessstax@fortlauderdale.gov and include the Business ID #.
- A transfer of business location within city limits is subject to zoning approval. Complete a Business Tax Transfer Application and bring the application to our office or mail the application to obtain the necessary approval. A transfer fee of 10% of the Business Tax fee applies, not less than \$3.00, no more than \$25.00.
- If you have sold your business, please email a copy of the Bill of Sale to businessstax@fortlauderdale.gov and include the Business ID #. A transfer of ownership will incur a transfer fee of 10% of the Business Tax fee, not less than \$3.00, no more than \$25.00.

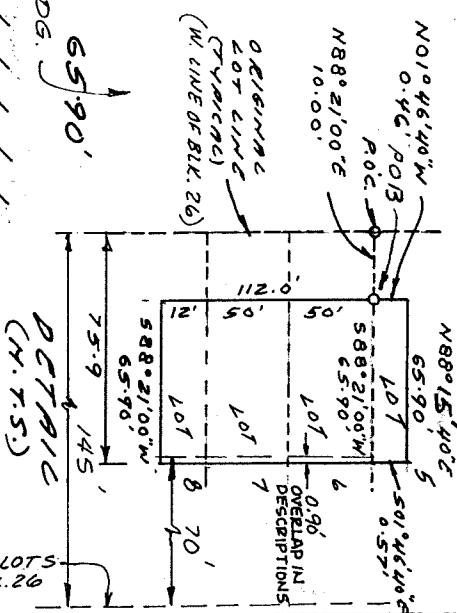
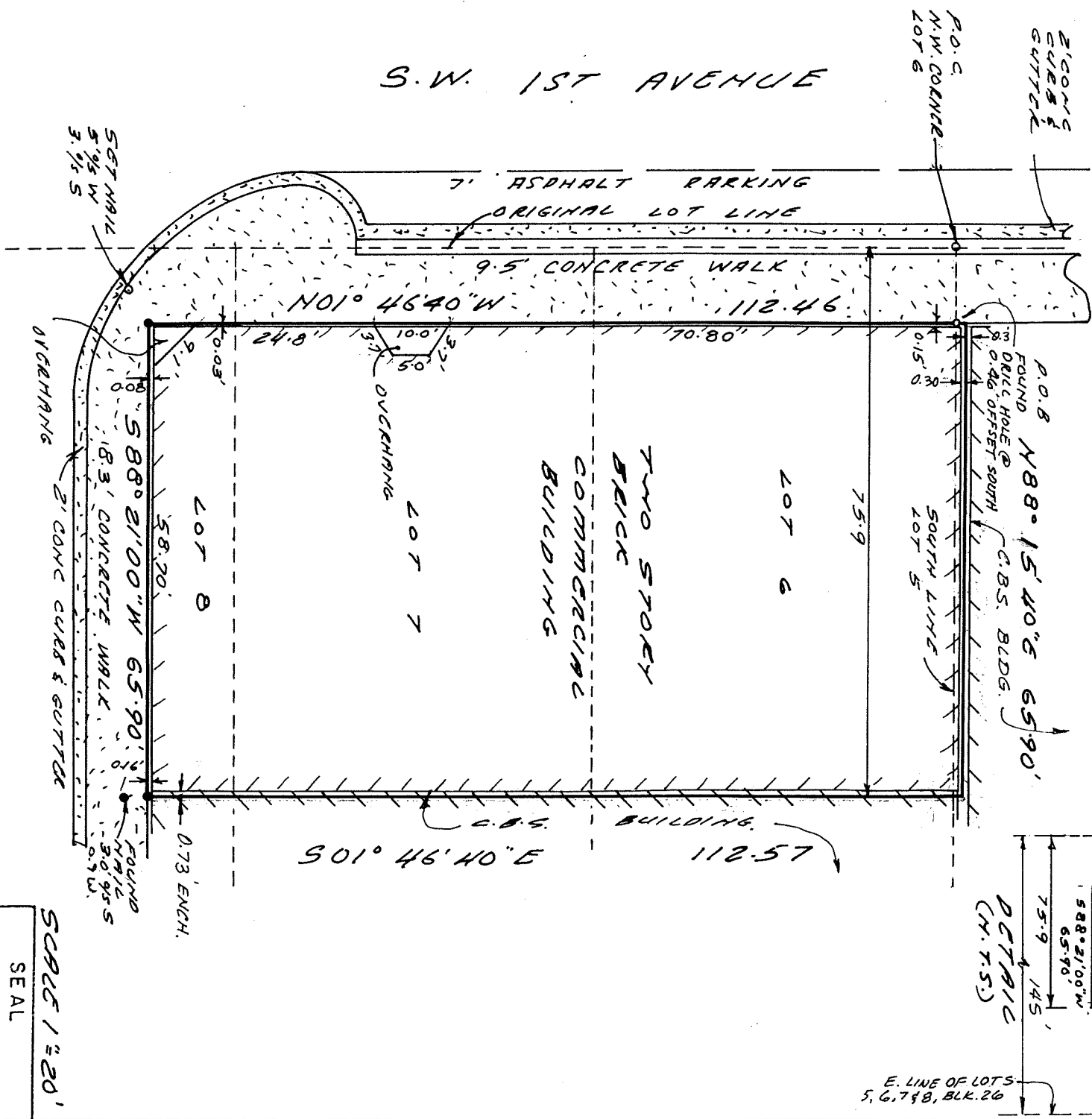
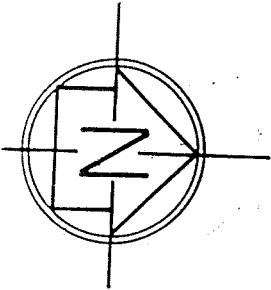
Please be advised that this issuance of a Business Tax Receipt establishes that the business you intend to conduct is a use permitted by the City Zoning Code for the location at which you intend to operate. The issuance of a Business Tax Receipt in no way certifies that the property located at this address is in compliance with other provisions of the City Code of Ordinances.

1309 SE 1st Street
(305) 782-1441

ACCURATE LAND SURVEYORS, INC.

Pompano Beach, FL
33060

SHEET 2 OF 2



STERLING PLACE
(WALL STREET)
LAS OLAS BLVD.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF
ALONG THE Center LINE OF S.W. 1st Avenue
PLAT BOOK B PAGE 40 ABDS COUNTY RECORDS.

NOTE: THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, OR EASEMENTS

CERTIFICATE THIS SURVEY IS FOR TITLE AND MORTGAGE PURPOSES ONLY

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING UNDER RULE 61G17-6, F.A.C. ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, OCTOBER 1993

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED LAND
SURVEYOR'S SEAL.

SEAL

SCALE 1" = 20'

REVISIONS

NO.	DATE	BY

DATE OF SURVEY	DRAWN	CHECKED	FIELD BOOK
6/24/95	P.O.I.	RLT	952300
PROFESSIONAL LAND SURVEYOR NO. 3869 - STATE OF FLORIDA			
ROBERT L. THOMPSON			

SKETCH 20
S-C-95-2300

1309 SE 1st Street
(305) 782-1441

ACCURATE LAND SURVEYORS, INC.

Pompano Beach, FL
33060



SHEETS 2300 F 3
SU

All of the portions of Lots Six (6), Seven (7) and Eight (8) of Block Twenty-Six (26) of the Town of FORT LAUDERDALE, Broward County, Florida, according to the Plat thereof recorded in Plat Book "B", Page 40 in the Office of the Clerk of the Circuit Court of Dade County, Florida, which are particularly described as follows: BEGINNING at a point ten (10) feet East from the Northwest corner of said Lot Six (6) of Block Twenty-Six (26), running thence South parallel with the West boundary of said Lots Six (6), Seven (7) and Eight (8) of Block Twenty-Six (26); a distance of 112 feet; thence East parallel with and Twelve (12) feet South from the North boundary of said Lot Eight (8), a distance of 65.9 feet; thence running North 112 feet to a point on the North boundary of said Lot Six (6), a distance of 75.9 feet East from the Northwest corner of the said Lot Six (6); thence West along the North boundary of said Lot Six (6) a distance of 65.9 feet to the Point of Beginning, also that portion of Lot Five (5), Block Twenty-Six (26), of the Town of Fort Lauderdale, according to plat thereof recorded in Plat Book "B", Page 40, of the Public Records of Dade County, Florida, described as follows; Commence at the original Southwest corner of said Lot Five (5) for a point of reference; thence along the South boundary of said Lot Five (5) N. 88° 21' 00" E., a distance of 10.00 feet to the Point of Beginning of this description; thence N. 01° 46' 40" W., a distance of 0.46 feet; thence N. 88° 15' 40" E., a distance of 65.90 feet; thence S. 01° 46' 40" E., a distance of 0.57 feet, to an intersection with said South boundary of said Lot Five (5), thence along said South boundary S. 88° 21' 00" W., a distance of 65.90 feet, to the Point of this description.

Said land being situated in Broward County, Florida.

ADDRESS: 220 - 228 S.W. 1st Avenue, Ft. Lauderdale, FL

FLOOD ZONE: AE BASE FLOOD ELEVATION: 7' NGVD CPN 125105 218 F
EFFECTIVE: 8/18/92 REVISED: N/A

LOWEST FLOOR ELEV.: 5.28' NGVD GARAGE FLOOR ELEV.: N/A NGVD

REFERENCE BENCH MARK: B.M. = Nail in cor at North west prop line

CERTIFY TO: ELEV. = 5.13'
5' o/s West

1. Shalmos Holdings, Inc.
2. James, Bielejeski and Aurelius, P.A.
3. Attorneys' Title Insurance Fund, Inc.
4. _____

UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS

LEGEND OF ABBREVIATIONS:

RES. = RESIDENCE	I.P. = IRON PIPE	STA. = STATION
CHAFF. = CHATTAHOOCHEE	I.R. = IRON ROD	FL. = FLORIDA POWER & LIGHT
A/C = AIR CONDITIONER	P.R.H. = PERMANENT REFERENCE POINT	N.T.S. = NOT TO SCALE
R = RADIUS	P.O.C. = POINT OF COMMENCEMENT	COL. = COLUMN
Δ = DELTA	P.O.B. = POINT OF BEGINNING	BOED = BROWARD COUNTY ENGINEERING DEPARTMENT
A = ARC LENGTH	NOVD = NATIONAL GEODETIC VERTICAL DATUM	DEED = DADE COUNTY ENGINEERING DEPARTMENT
C = CHORD	D.E. = DRAINAGE EASEMENT	PEBD = PALM BEACH COUNTY ENGINEERING DEPARTMENT
T = TANGENT	U.E. = UTILITY EASEMENT	M&D = NAIL AND DISK
C.B. = CHORD BEARING	A.E. = ANCHOR EASEMENT	HSL = MEAN SEA LEVEL
C.B.S. = CONCRETE BLOCK STRUCTURE	MAINT. = MAINTENANCE	H.H. = HAN HOLE
R/W = RIGHT OF WAY	EASMT. = EASEMENT	(H) = MEASURED
P.C. = POINT OF CURVE	ELEV. = ELEVATION	LP = LIGHT POLE
P.P. = POWER POLE	B.H. = BENCH MARK	GAR. = GARAGE
W.H. = WATER METER	SEC. = SECTION	F.H. = FIRE HYDRANT
SAW. = SAWTARY	TRM. = TRIM	F.F. = FINISH FLOOR
O.H. = OVERHANG	ROE. = RANGE	ELEC. = ELECTRIC
N = NORTH	SO.FT. = SQUARE FEET	D.B. = DEED BOOK
S = SOUTH	P.B. = PLAT BOOK	C.L.F. = CHAIN LINK FENCE
E = EAST	O.R.B. = OFFICIAL RECORDS BOOK	(G) = CALCULATED
W = WEST	RAD. = RADIAL	BLK. = BLOCK
CONC. = CONCRETE	(R) = RECORD BY PLAT OR DEED	ALUM. = ALUMINUM
TRP. = TYPICAL	PPS = PERMANENT CONTROL POINT	ADD'N = ADDITION
ASPH. = ASPHALT	P.A. = PARCEL	CONST. = CONSTRUCTION
STY. = STORY	(P) = PLAT	BLVD. = BOULEVARD
FND. = FOUND	(B) = BACK OF WALK	ENCH. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT	B.C.R. = BROWARD COUNTY RECORDS	E.O.W. = EDGE OF WATER

IT IS A VIOLATION OF THE FLORIDA STATUTES, CHAPTER 472, TO USE THIS SURVEY FOR A PURPORTED "HOMEOWNER / SURVEYOR" AFFIDAVIT. ANY VIOLATION IS PUNISHABLE AS PROVIDED BY s.775.082 OR s.775.083.

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED LAND
SURVEYOR'S SEAL.

Historic Photographs of Property



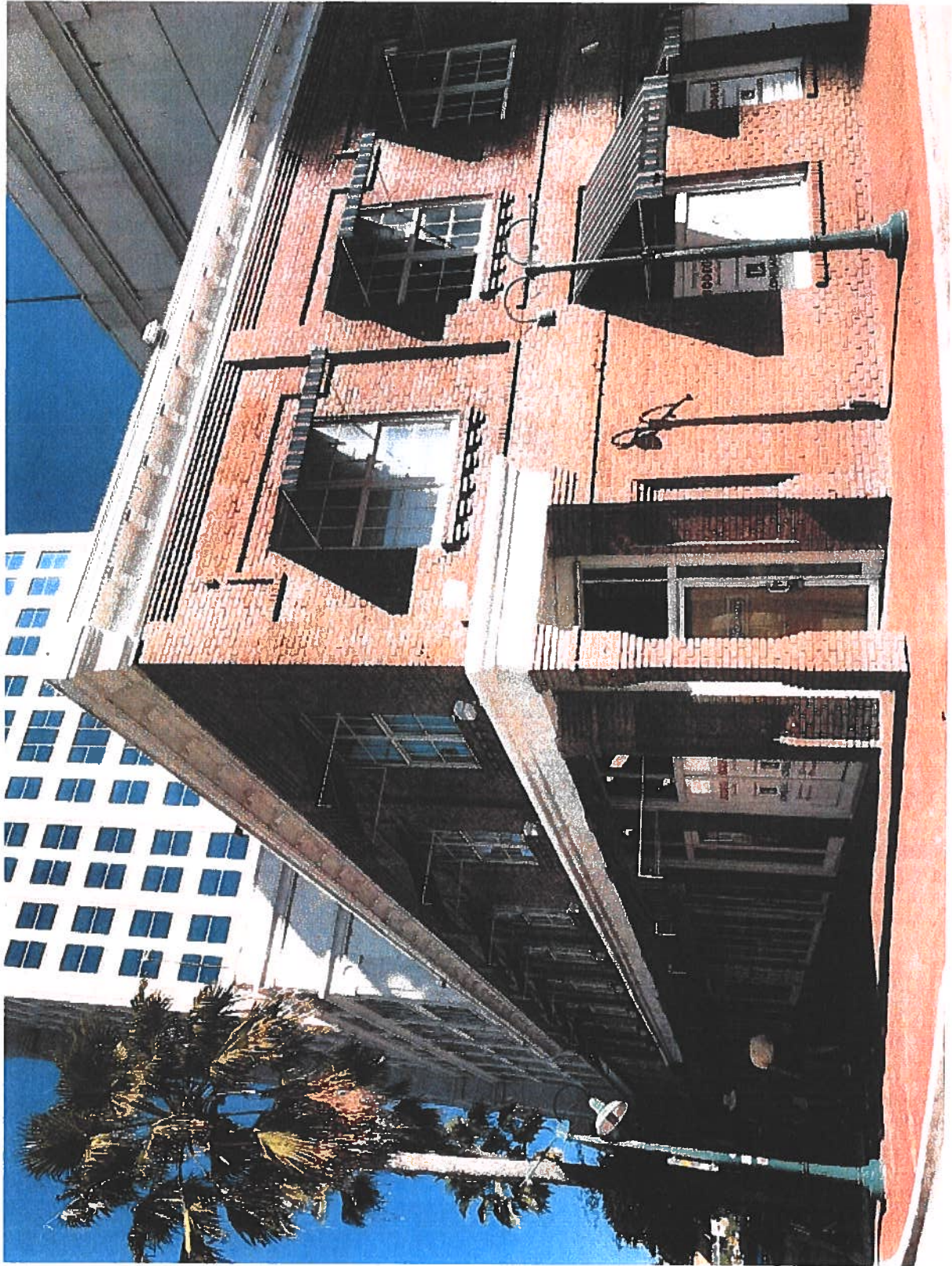


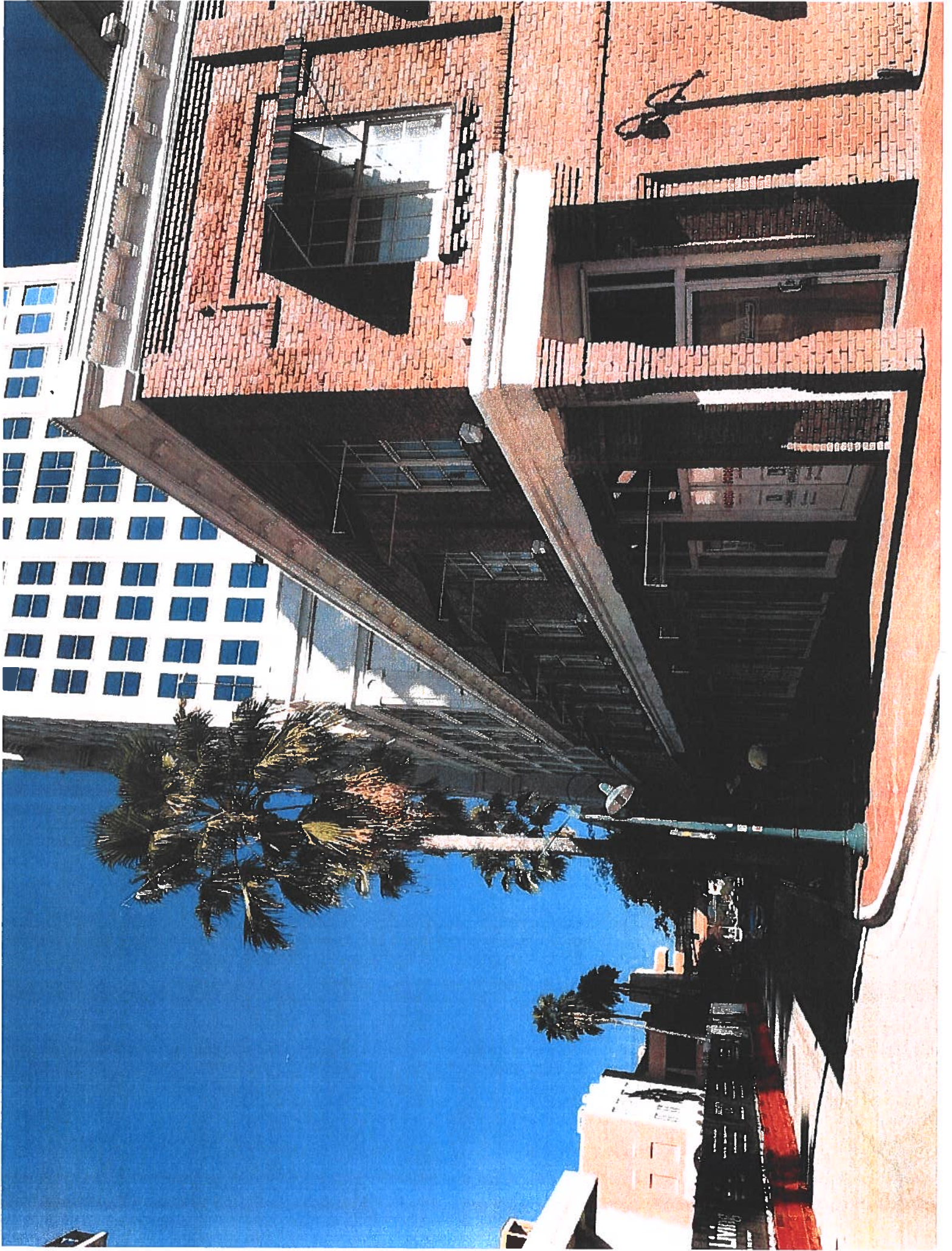
Fort Lauderdale

Historical Society

Dougherty

Current Photographs of Property

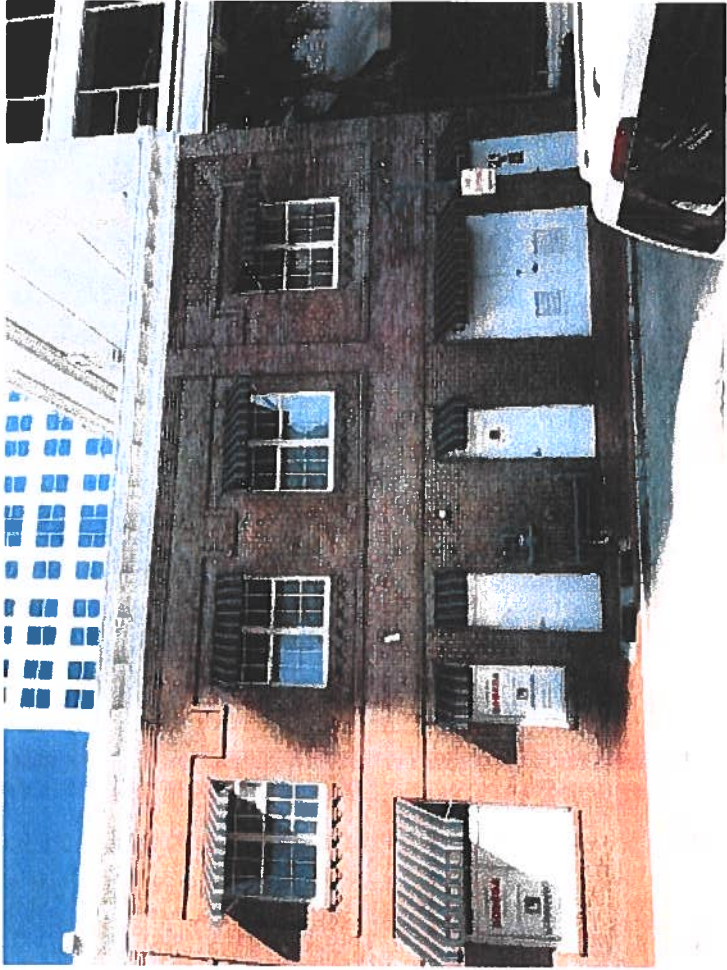










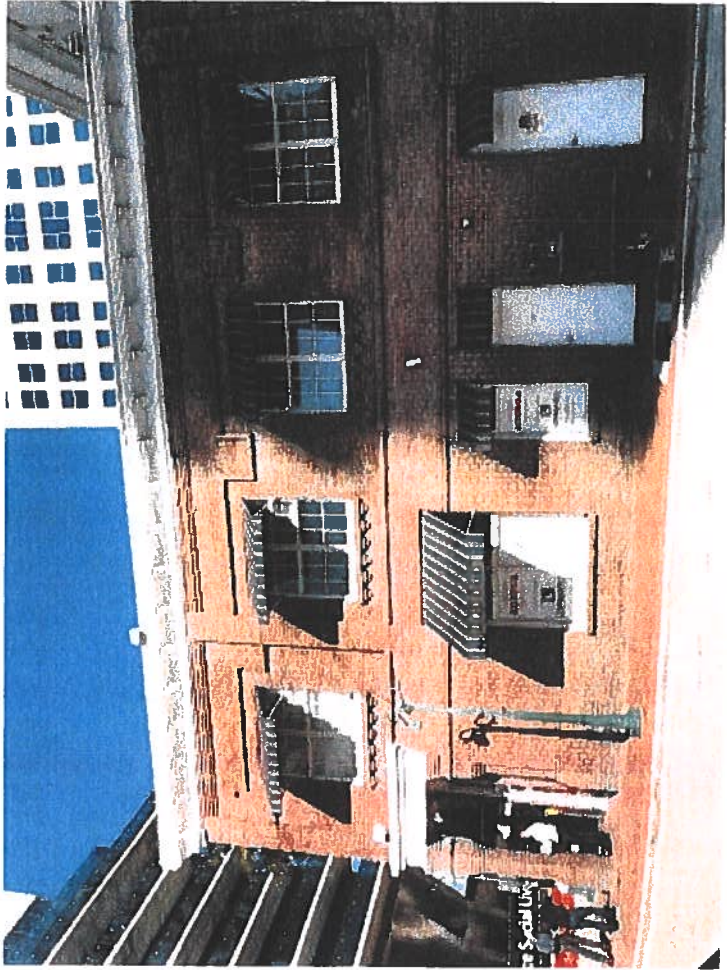








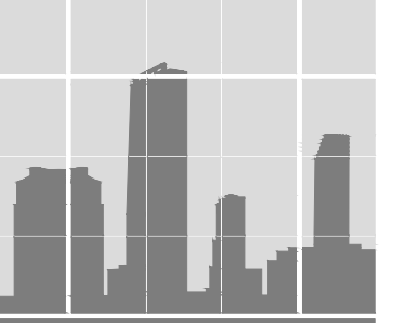




AMERICAN IMPACT WINDOWS AND DOORS

GLAZING SHOP DRAWINGS FOR

21 W LAS OLAS BOULEVARD
FORT LAUDERDALE, FL 33301



DLG ENGINEERING, INC.
STRUCTURAL CONSULTANTS
5825 Sunset Drive - Suite 300 | South Miami, Florida 33143
P: 305 665-9089 | www.dlgengineering.com
F: 305 665-4672 | mailing@dlgengineering.com

DESIGN CRITERIA

2017 FLORIDA BUILDING CODE
WIND LOADS PER ASCE 7-05:
-BASIC WIND SPEED: 170
-EXPOSURE CATEGORY: C
-RISK CATEGORY: II
-WIND DIRECTIONAL FACTOR KD: .85
-MEAN ROOF HEIGHT: 28 FT

GENERAL NOTES

- ANCHORS SHALL BE AS LISTED, SPACED AS SHOWN ON DETAILS.
- EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL FINISHES OR STUCCO.
- MATERIALS INCLUDING BUT NOT LIMITED TO STEEL/ALUMINUM, THAT COME IN CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE.
- ALL ALUMINUM TO BE 6061-T6, AS PER SPECIFICATION 2 OF THE ALUMINUM DESIGN MANUAL.(UNLESS OTHERWISE NOTED)
- WOOD BUCKS TO BE 1X OR 2X FULL DEPTH OF GLAZING FRAMES TO SUBSTRATE AS FOLLOWS: 1/4" TAPCON WITH 1-1/4" EMBED @ 12" O.C. INTO CONCRETE OR #14 SMS/TEKS @ 12" O.C. INTO METAL. PROVIDE CLUSTER OF [2] AT JAMB ENDS AND EACH SIDE OF MULLION, AND MUST ADHERE TO EDGE DISTANCE AND SPACING LIMITATIONS.
- DLGE WILL NOT PROVIDE A STATEMENT OF INSPECTION UNLESS CALLED PRIOR TO INSTALLATION.
- SHOP DRAWING COVER STRUCTURAL REQUIREMENTS ONLY.
- FOR FINISHES SEE ARCHITECTURAL DRAWINGS.
- G.C. TO PROVIDE OR REPLACE FIRE PROTECTION ON ALL STRUCTURAL MEMBERS, NEW AND EXISTING, AS NECESSARY, TO MEET FIRE RATING REQUIREMENTS BY APPLICABLE CODES

INDEX OF DRAWINGS

SHEET	SHEET TITLE
000	GENERAL NOTES AND PLAN
100	OVERALL FLOOR PLAN
101	OVERALL ELEVATION
200	ENLARGED ELEVATION AND SECTIONS

GLAZING SYSTEMS

A. BIFOLD DOOR - LARGE MISSILE IMPACT
FL #20656
SERIES 800-10 ALUMINUM UNFOLDING BI-FOLD DOOR - L.M.I.
MANUFACTURER: SIW IMPACT WINDOWS, LLC
FINISH: WHITE ALUMINUM FRAME
SATIN STAINLESS STEEL HINGES
WHITE HANDLE

GLAZED WITH:
7/16" THICK OVERALL LAMINATED GLASS
OUTBOARD: 3/16" GRAY HEAT STRENGTHENED GLASS
INTERLAYER: 0.090 INTERLAYER BUTACITE PVB BY 'KURARAY'
INBOARD: 3/16" CLEAR HEAT STRENGTHENED GLASS

ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊙	ALUM.	DWG.	DRAWING	MIN.	MINIMUM	N.I.C.	NOT IN CONTRACT	SMS	SHEET METAL SCREW	SYSTEM ABBREVIATIONS	
⊙	ATT.	E.A.	EACH	MIR.	MIRROR	O.C.	ON CENTER	STL.	STEEL	CW	CURTAIN WALL
⊙	BLDG.	E.DIST.	EDGE DISTANCE	MTL.	METAL	O.D.	OUTSIDE DIAMETER	STRUCT.	STRUCTURE	ED	ENTRANCE DOOR
⊙	BOT.	EMBED.	EMBEDMENT	N.I.C.	NOT IN CONTRACT	OPG.	OPENING	THK.	THICK	FX	FIXED WINDOW
⊙	C.C.	EXIST.	EXISTING	HORIZ.	HORIZONTAL	P.T.	PRESSURE TREATED	TYP.	TYPICAL	HM	HOLLOW METAL DOOR
⊙	C.L.	F.D.	FRAME DIMENSION	HSS	HOLLOW STRUCTURAL SECTION	PL.	PLATE	U.O.N.	UNLESS OTHERWISE NOTED	HR	HORIZONTAL ROLLER WINDOW
⊙	CLG.	H.	HEIGHT	M.O.	MASONRY OPENING	R.	RADIUS	V.I.F.	VERIFY IN FIELD	LV	LOUVER
⊙	COL.	HORIZ.	HORIZONTAL	MAT'L.	MATERIAL	R.O.	ROUGH OPENING	VERT.	VERTICAL	SF	STOREFRONT
⊙	CONC.	HSS	HOLLOW STRUCTURAL SECTION	MAX.	MAXIMUM	REINF.	REINFORCEMENT	W.	WIDTH	SGD	SLIDING GLASS DOOR
⊙	CONT.	M.O.	MASONRY OPENING	MFR.	MANUFACTURER	REINFD	REINFORCED	W/	WITH	SH	SINGLE HUNG
⊙	D.	MAT'L.	MATERIAL	MIN.	MINIMUM	REQ'D	REQUIRED	WD.	WOOD	SKL	SKYLIGHT
⊙	DIA.	MAX.	MAXIMUM	MIR.	MIRROR	SIM.	SIMILAR			WW	WINDOW WALL
⊙		MFR.	MANUFACTURER	MTL.	METAL	SL.	SLOPE				

SYMBOL LEGEND

NORTH ARROW	DETAIL NUMBER (TYP.)	SHEET NUMBER (TYP.)	OVERALL ELEVATION TAG	SECTION TAGS	DETAIL TAGS	SYSTEM DETAIL TAG	WINDOW TAG	COLUMN TAG	SYSTEM ID TAG	ELEVATION MARK	WIND LOAD TAG

DIMENSIONS SHOWN ARE NOMINAL, GLAZING / STEEL FABRICATOR TO OBTAIN FIELD DIMENSIONS PRIOR TO FABRICATION

THE EXISTING STRUCTURE AND SUBSTRATE SHOULD BE VERIFIED, BY OTHERS, TO SUPPORT THE LOADS IMPOSED BY THE GLAZING SYSTEM

CONTRACTOR TO REPORT ANY DEVIATIONS BETWEEN FIELD CONDITIONS AND DETAILS SHOWN ON THESE DRAWINGS TO DLG ENGINEERING PRIOR TO INSTALLATION

REVISIONS

DATE	DESCRIPTION	BY
02-07-20	PRODUCT CHANGE	

WIMAL SUARIS, P.E.
PE# 37369
CA# 28476

GENERAL NOTES AND PLAN

CLIENT: AMERICAN IMPACT WINDOWS AND DOORS
7859 NW 15TH ST
MIAMI, FL 33126
P: (305) 520-7745

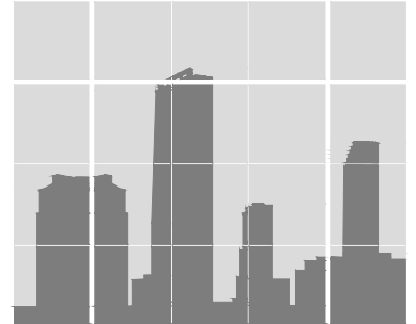
PROJECT: 21 W. LAS OLAS BOULEVARD
FT. LAUDERDALE, FL 33301

DATE	01-08-2020
SCALE	AS NOTED
DRAWN	BR
CHECKED BY	
PROJECT	20-003

DRAWING NO.
20-003

SHEET
000

PRELIMINARY DRAWINGS



DLG ENGINEERING, INC.
STRUCTURAL CONSULTANTS
 5825 Sunset Drive - Suite 300 | South Miami, Florida 33143
 P: 305 665-9089 | www.dlgenengineering.com
 F: 305 665-4672 | mailing@dlgenengineering.com

REVISIONS	
03-07-20	PRODUCT CHANGE

WIMAL SUARIS, P.E.
 PE# 37369
 CA# 28476

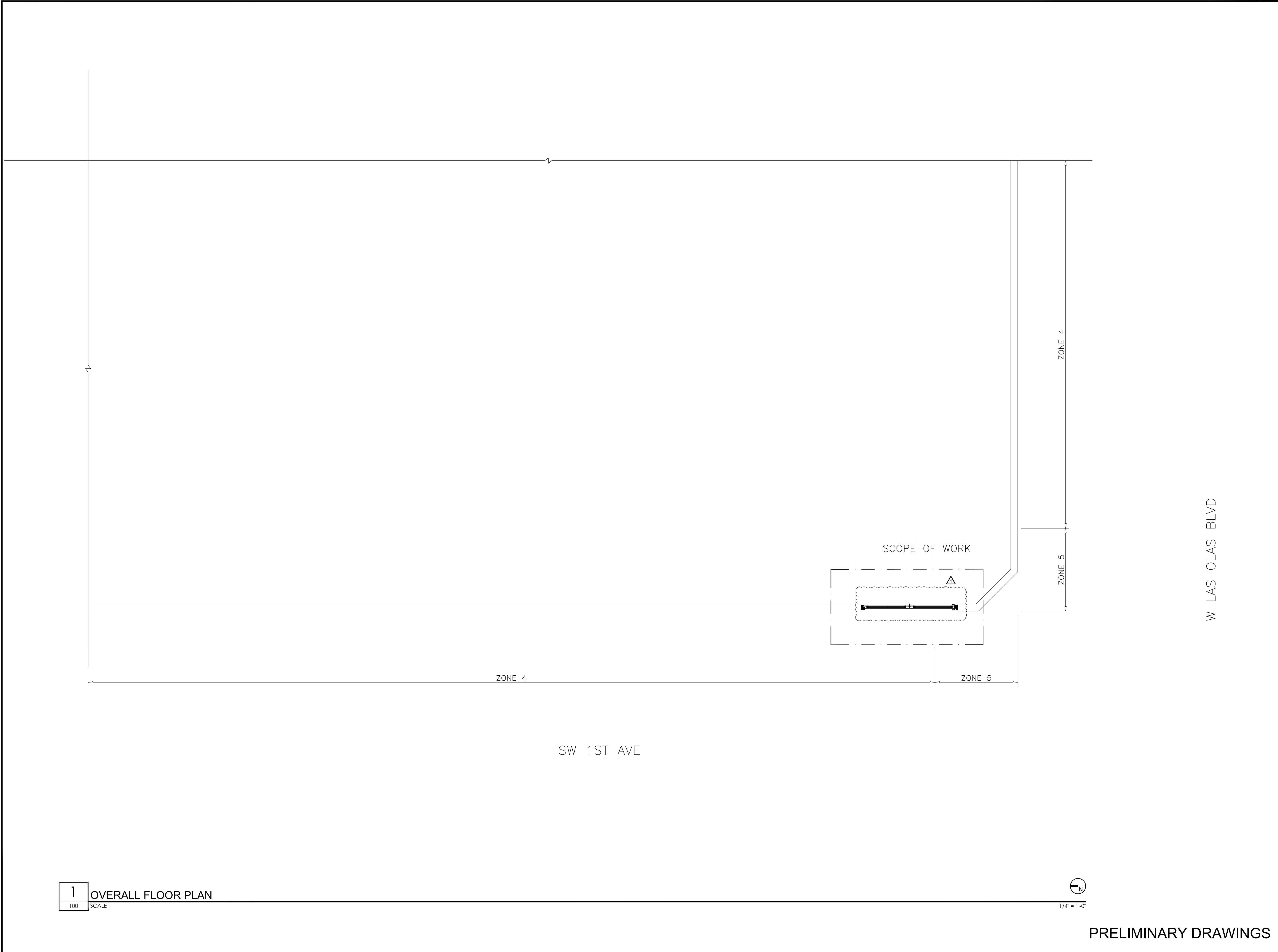
OVERALL FLOOR PLAN
 PROJECT:
21 W. LAS OLAS BOULEVARD
 FT. LAUDERDALE, FL 33301

CLIENT:
AMERICAN IMPACT
WINDOWS AND DOORS
 7859 NW 15TH ST
 MIAMI, FL 33126
 P: (305) 520-7745

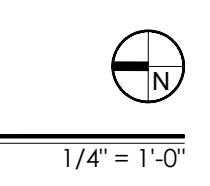
DATE	01-08-2020
SCALE	1/4" = 1'-0"
DRAWN BY	LS
CHECKED BY	
PROJECT	20-003

DRAWING NO.
20-003

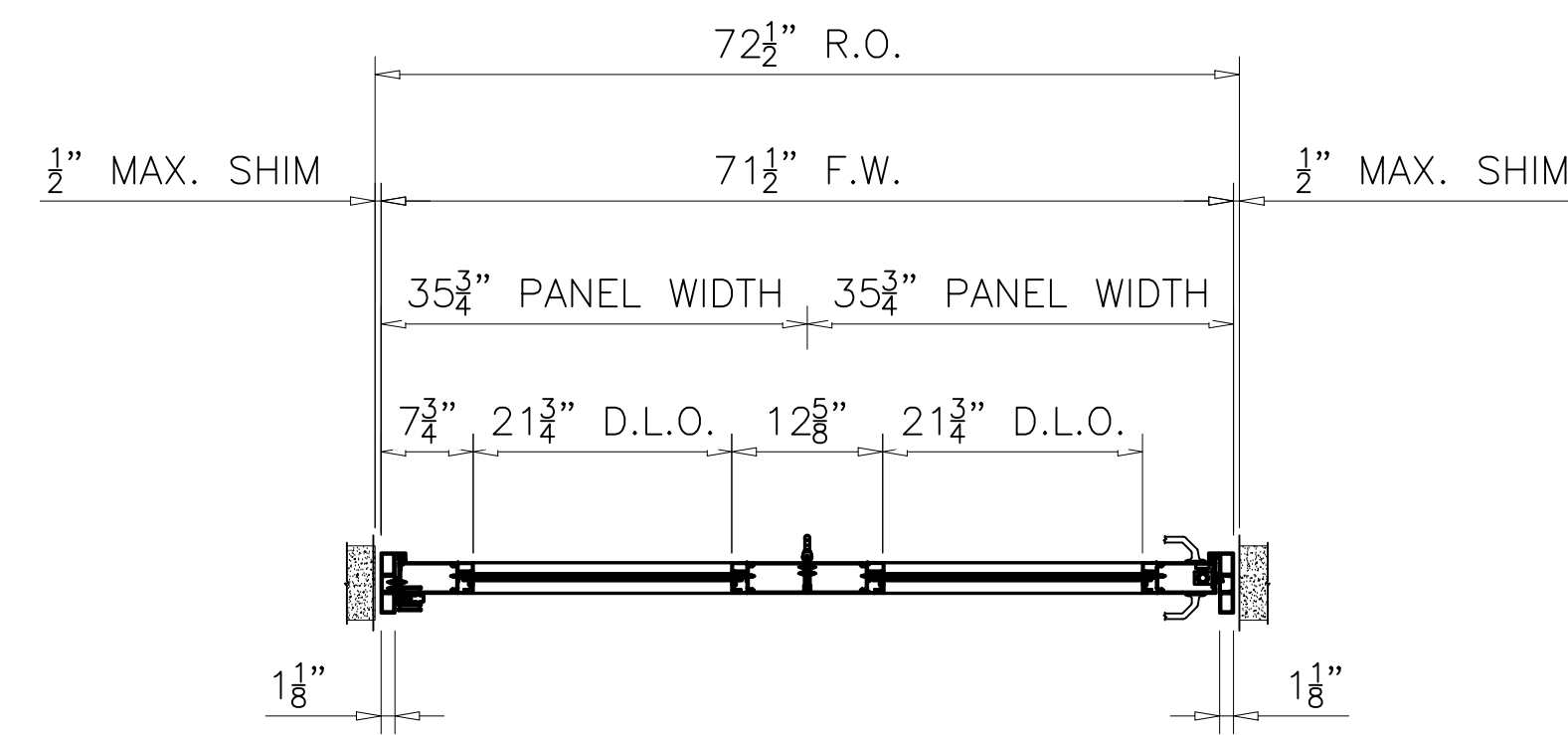
SHEET
100



1 OVERALL FLOOR PLAN
 100 SCALE

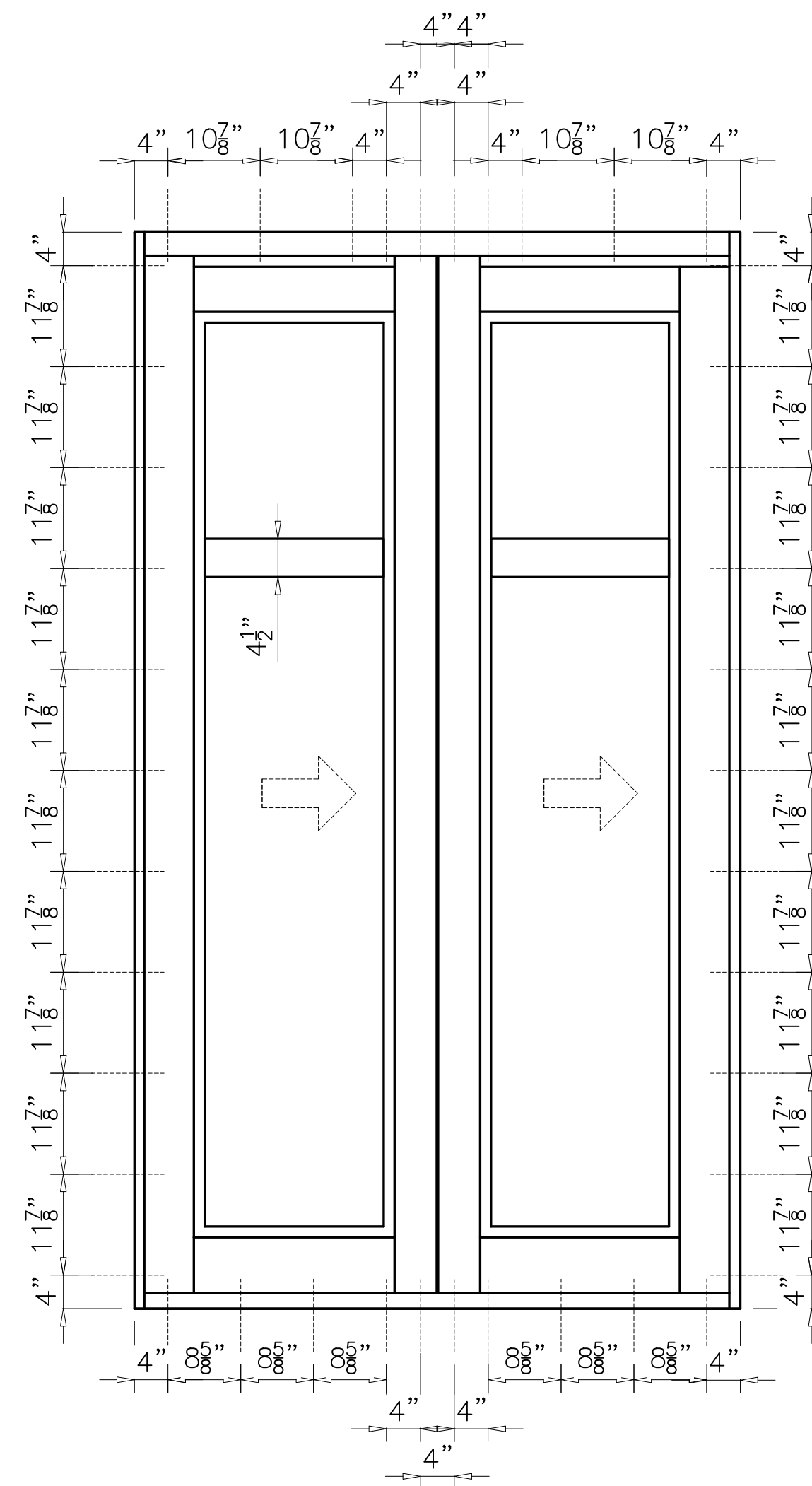


PRELIMINARY DRAWINGS



2 PLAN
200 SCALE 3/4" = 1'-0"

NOTE:
SURFACE APPLIED HORIZONTAL MUNTINS USED



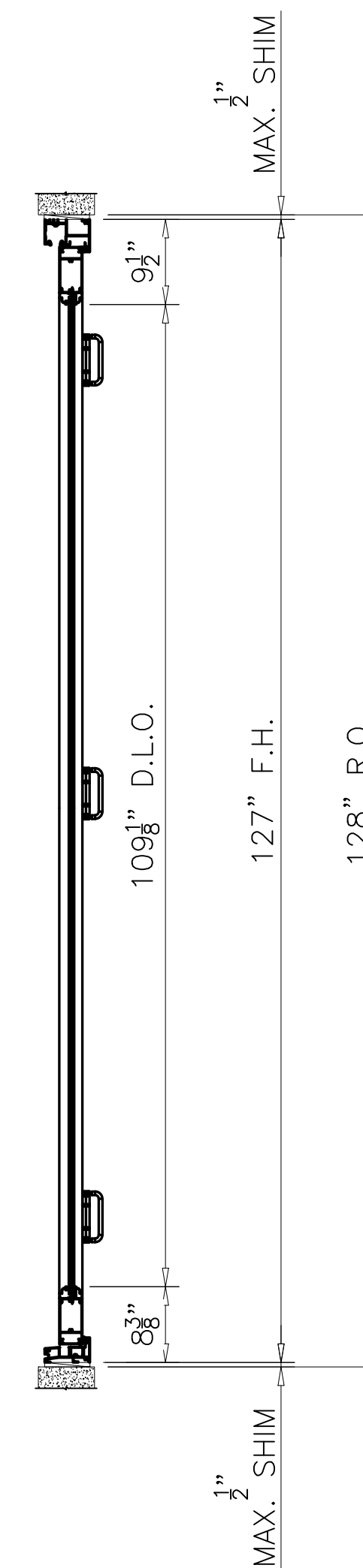
1 ENLARGED ELEVATION (EXTERIOR)
200 SCALE 3/4" = 1'-0"

SERIES 800-10 ALUMINUM OUTFOLDING BI-FOLD DOOR
FL # 20656
ZONE 5 - 7/16" LAMINATED GLASS

LOAD = + 39.4 PSF
- 52.6 PSF



3 SECTION (EXT. HINGES)
200 SCALE 3/4" = 1'-0"



4 SECTION (INT. HINGES)
200 SCALE 3/4" = 1'-0"

ANCHORAGE PATTERN AT HEAD, SILL & JAMBS:

1/4" DIA. ULTRACON BY 'ELCO' DIRECTLY INTO CONCRETE
MIN. LENGTH = 3-1/4"
2" MIN. EMBEDMENT INTO CONCRETE
2 1/2" MIN. EDGE DISTANCE
SPACED AS SHOWN ON ELEVATION

NOTE:
G.C. TO VERIFY SUBSTRATE BEFORE INSTALLATION. IF
CONDITIONS DIFFER FROM THOSE SPECIFIED ON THESE
PLANS, G.C. IS TO NOTIFY DLGE TO COORDINATE
ALTERNATIVE INSTALLATION PROCEDURE.

REVISIONS	
02-07-20	PRODUCT CHANGE

WIMAL SUARIS, P.E.
PE# 37369
CA# 28476

ENLARGED ELEVATIONS AND SECTIONS

PROJECT
**AMERICAN IMPACT
WINDOWS AND DOORS**
21 W. LAS OLAS BOULEVARD
FT. LAUDERDALE, FL 33301

CLIENT
7859 NW 15TH ST
MIAMI, FL 33126
P: (305) 520-7745

DATE	01-08-2020
SCALE	3/4"
DRAWN	LS
CHECKED BY	
PROJECT	20-003

DRAWING NO.
20-003

SHEET
200



Product Approval
USER: Public User

License efficiently. Regulate fairly.

[Product Approval Menu](#) > [Product or Application Search](#) > [Application List](#) > **Application Detail**

OFFICE OF THE
SECRETARY

FL #	FL20656								
Application Type	New								
Code Version	2014								
Application Status	Pending FBC Approval								
Comments									
Archived	<input type="checkbox"/>								
Product Manufacturer	SIW Impact Windows, LLC.								
Address/Phone/Email	975 S. Congress Ave. #102 Delray Beach, FL 33445 (561) 274-9392 ALOPEZ@SIWIMPACTWINDOWS.COM								
Authorized Signature	Javad Ahmad alfarooq@afceng.com								
Technical Representative	Chris McDonald								
Address/Phone/Email	975 S. Congress Ave Suite 102 Delray Beach, FL 33445 (561) 274-9392 cmcdonald@siwimpactwindows.com								
Quality Assurance Representative	William Fernandez								
Address/Phone/Email	975 S. Congress Ave Suite 102 Delray Beach, FL 33445 (561) 274-9392 wfernandez@siwimpactwindows.com								
Category	Exterior Doors								
Subcategory	Sliding Exterior Door Assemblies								
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer <input type="checkbox"/> Evaluation Report - Hardcopy Received								
Florida Engineer or Architect Name who developed the Evaluation Report	Javad Ahmad								
Florida License	PE-70592								
Quality Assurance Entity	National Accreditation & Management Institute								
Quality Assurance Contract Expiration Date	12/31/2016								
Validated By	Ammad Riaz, P.E. <input checked="" type="checkbox"/> Validation Checklist - Hardcopy Received								
Certificate of Independence	FL20656_R0_COI_SS - Series 800-10 Alum Outfold Bi-Fold DR (LMI)-CI 2014.pdf								
Referenced Standard and Year (of Standard)	<table border="0"> <thead> <tr> <th><u>Standard</u></th> <th><u>Year</u></th> </tr> </thead> <tbody> <tr> <td>TAS 201</td> <td>1994</td> </tr> <tr> <td>TAS 202</td> <td>1994</td> </tr> <tr> <td>TAS 203</td> <td>1994</td> </tr> </tbody> </table>	<u>Standard</u>	<u>Year</u>	TAS 201	1994	TAS 202	1994	TAS 203	1994
<u>Standard</u>	<u>Year</u>								
TAS 201	1994								
TAS 202	1994								
TAS 203	1994								

Equivalence of Product Standards
Certified By

Sections from the Code

Product Approval Method

Method 1 Option D

Date Submitted

06/15/2016

Date Validated

06/15/2016

Date Pending FBC Approval

06/16/2016

Summary of Products

FL #	Model, Number or Name	Description
20656.1	Series S 800-10 Aluminum Outfolding Bi-Fold Door	Large missile impact resistant aluminum outfolding bi-fold door.
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: +60/-60 Other: See attached installation drawing W16-49 for span vs load combinations and installation details.		Installation Instructions FL20656_R0_II_SS - Series 800-10 Alum Outfold Bi-Fold DR (LMI)- DWG W16-49.pdf Verified By: Javad Ahmad PE # 70592 Created by Independent Third Party: Yes Evaluation Reports FL20656_R0_AE_SS - Series 800-10 Alum Outfold Bi-Fold DR (LMI)-PAE 2014.pdf Created by Independent Third Party: Yes

[Back](#)

[Next](#)

[Contact Us](#) :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-1824

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Under Florida law, email addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. To determine if you are a licensee under Chapter 455, F.S., please click [here](#).

Product Approval Accepts:



THESE DOORS ARE RATED FOR LARGE & SMALL MISSILE IMPACT. SHUTTERS ARE NOT REQUIRED.

**SERIES 800-10
ALUMINUM UNFOLDING BI-FOLD DOOR**

THIS PRODUCT HAS BEEN DESIGNED AND TESTED TO COMPLY WITH THE REQUIREMENTS OF THE 2014 (5TH EDITION) FLORIDA BUILDING CODE INCLUDING HIGH VELOCITY HURRICANE ZONE (HVHZ).

1BY OR 2BY WOOD BUCKS BY OTHERS, MUST BE ANCHORED PROPERLY TO TRANSFER LOADS TO THE STRUCTURE.

ANCHORS SHALL BE AS LISTED, SPACED AS SHOWN ON DETAILS, ANCHORS EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO.

ANCHORING OR LOADING CONDITIONS NOT SHOWN IN THESE DETAILS ARE NOT PART OF THIS APPROVAL.

A LOAD DURATION INCREASE IS USED IN DESIGN OF ANCHORS INTO WOOD ONLY.

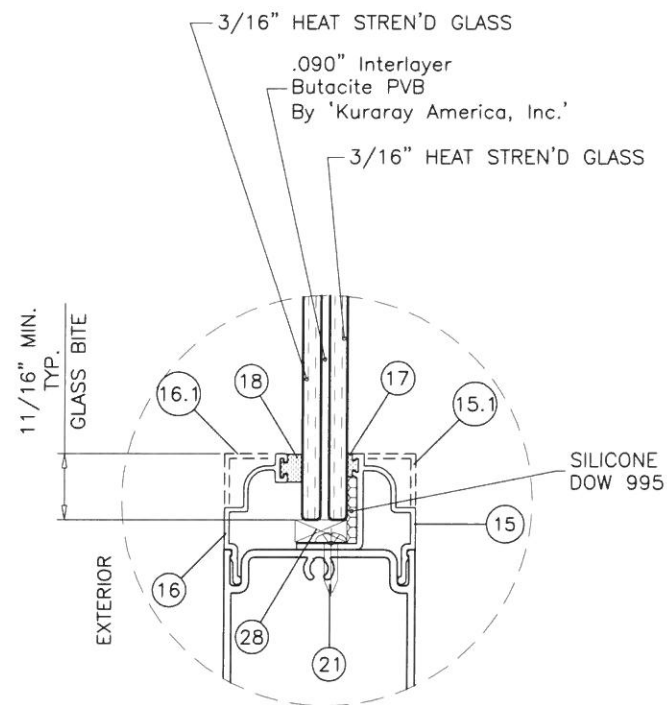
ALL SHIMS TO BE HIGH IMPACT, NON-METALLIC AND NON-COMPRESSIBLE.

MATERIALS INCLUDING BUT NOT LIMITED TO STEEL/METAL SCREWS, THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE & ADOPTED STANDARDS.

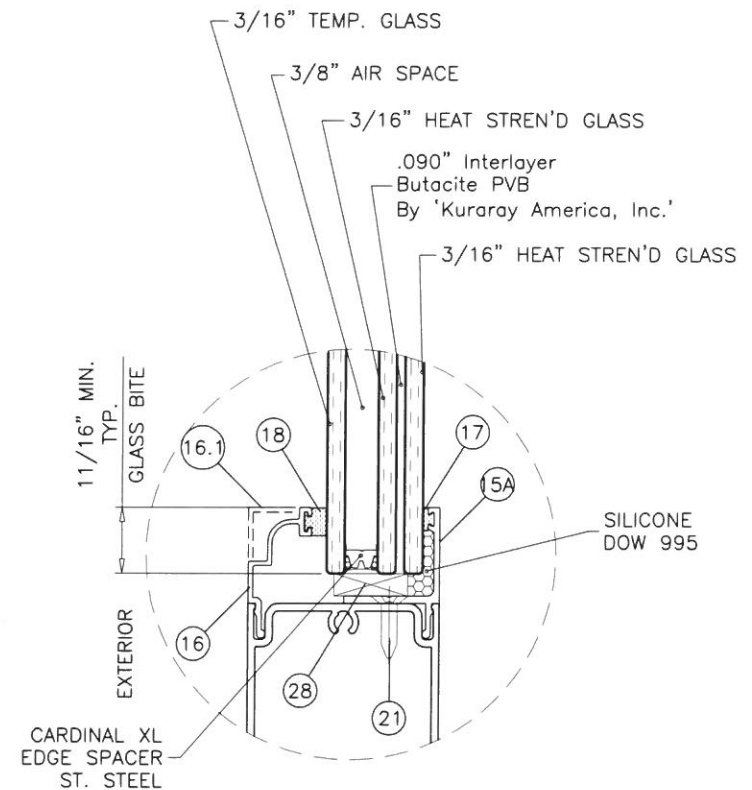
MANUFACTURER'S LABEL SHALL BE LOCATED ON A READILY VISIBLE LOCATION IN ACCORDANCE WITH SECTION 1710.8.3 OF FLORIDA BUILDING CODE. LABELING TO COMPLY WITH SECTION 1710.8.2.

DOORS WITH STANDARD BOTTOM TRACK (SIW802) APPROVED FOR INSTALLATIONS WHERE WATER INFILTRATION RESISTANCE IS REQUIRED.

DOORS WITH LOW PROFILE BOTTOM TRACK (SIW804) NOT APPROVED FOR WATER RESISTANCE.



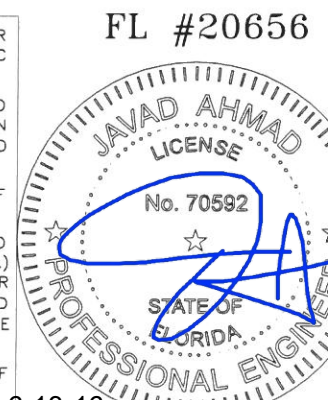
GLAZING DETAIL
7/16" OVERALL LAM. GLASS



GLAZING DETAIL
1" OVERALL INSUL. LAM. GLASS

NOTE:
VERIFY COMPLIANCE WITH EGRESS LIMITATIONS WHERE REQUIRED.

- A- THIS PRODUCT EVALUATION DOCUMENT (P.E.D.) PREPARED BY THIS ENGINEER IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SITE SPECIFIC PROJECT; i.e. WHERE THE SITE CONDITIONS DEVIATE FROM THE P.E.D.
- B- CONTRACTOR TO BE RESPONSIBLE FOR THE SELECTION, PURCHASE AND INSTALLATION OF THIS PRODUCT BASED ON THIS PRODUCT EVALUATION PROVIDED HE/SHE DOES NOT DEVIATE FROM THE CONDITIONS DETAILED ON THIS DOCUMENT.
- C- THIS PRODUCT EVALUATION DOCUMENT WILL BE CONSIDERED INVALID IF ALTERED BY ANY MEANS.
- D- SITE SPECIFIC PROJECTS SHALL BE PREPARED BY A FLORIDA REGISTERED ENGINEER OR ARCHITECT WHICH WILL BECOME THE ENGINEER OF RECORD (E.O.R.) FOR THE PROJECT AND WHO WILL BE RESPONSIBLE FOR THE PROPER USE OF THE P.E.D. ENGINEER OF RECORD, ACTING AS A DELEGATED ENGINEER TO THE P.E.D. ENGINEER SHALL SUBMIT TO THIS LATTER THE SITE SPECIFIC DRAWINGS FOR REVIEW.
- E- THIS P.E.D. SHALL BEAR THE DATE AND ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL ENGINEER OF RECORD THAT PREPARED IT.

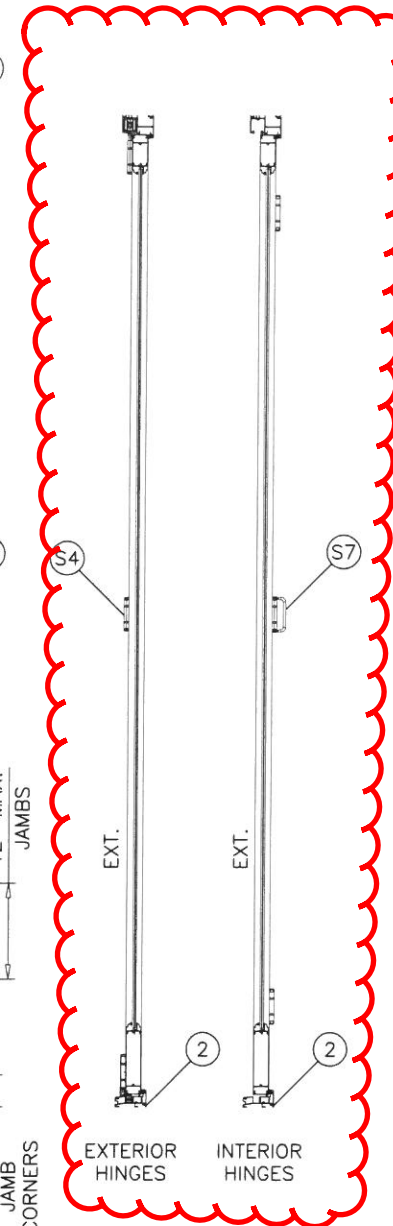
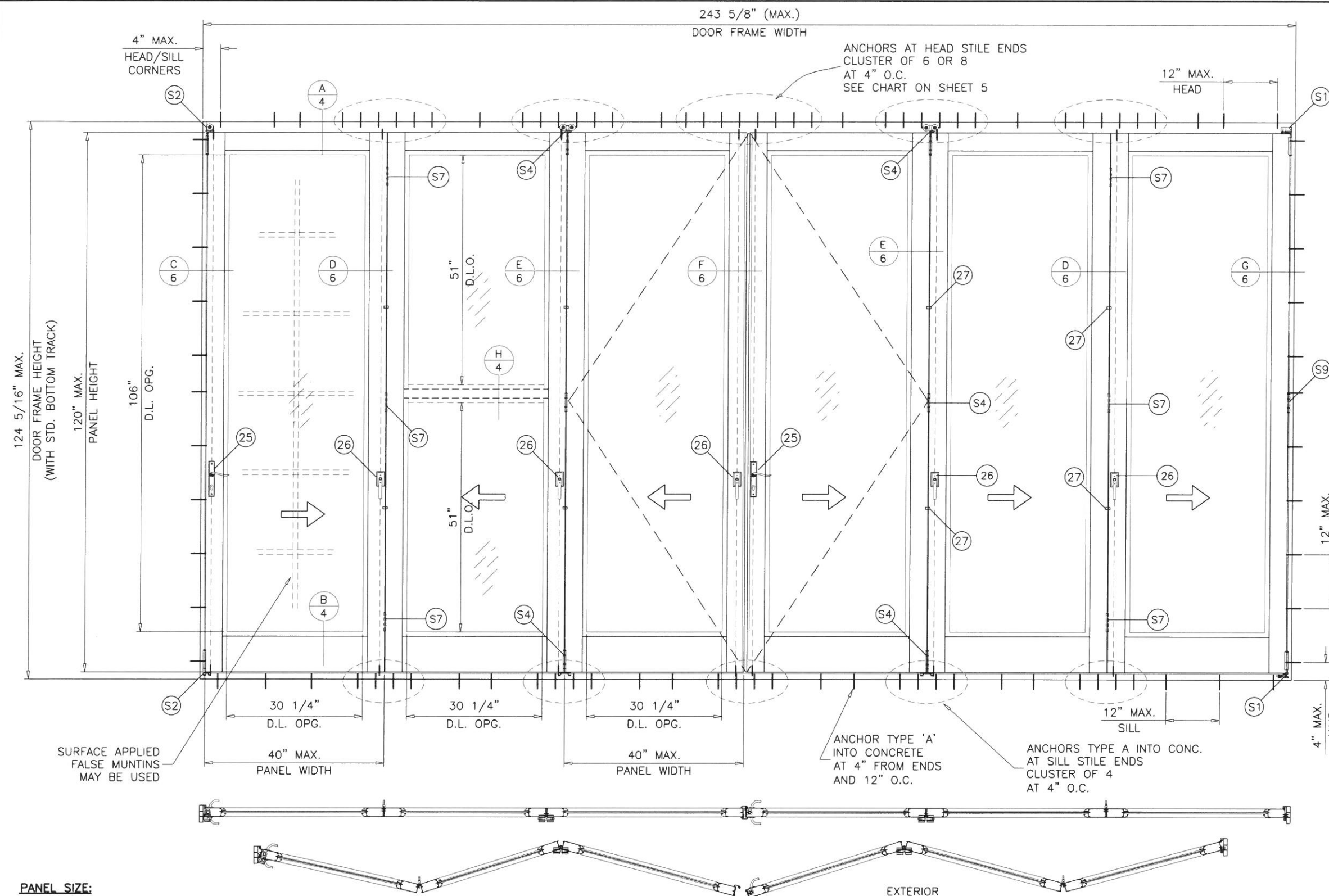


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AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
9360 SUNSET DRIVE, SUITE 220
MIAMI, FLORIDA 33173 (C.A.N. 3538)
TEL. (305) 264-8100 FAX. (305) 262-6978
COMP-ANL\W16-49SIW

S-800-10 ALUM UNFOLDING BI-FOLD DOOR (L.M.I.)
SIW IMPACT WINDOWS, LLC.
975 S. CONGRESS AVE. #102
DELRAY BEACH, FL. 33445
TEL. (561) 274-9392 FAX. (561) 274-9262

revisions:	no	date	by	description
date:	06-08-16	scale:	1/2" = 1"	dr. by:
				TARIQ
			chk. by:	
drawing no.	W16-49			
sheet	1 of 11			



PANEL SIZE:
 NOM. PANEL WIDTH = (DOOR FRAME WIDTH - 3.625")/6
 PANEL HEIGHT = DOOR FRAME HEIGHT - 4.188"

DAYLITE OPENINGS:
 DLO WIDTH = NOM. PANEL WIDTH - 9.750"
 DLO HEIGHT = PANEL HEIGHT - 14"

STD. BOTTOM TRACK
 *
 MAXIMUM DESIGN LOAD RATING = + 60.0 PSF
 (FOR LEAF SIZE SHOWN OR SMALLER) - 60.0 PSF
 AS PERMITTED BY FBC REQUIREMENTS

* APPROVED FOR WATER INFILTRATION RESISTANCE.

TYPICAL ELEVATION (6 PANELS TESTED CONFIGURATION)
 BI-FOLD DOOR WITH OUT-SWING LEAFS
 STANDARD BOTTOM TRACK
 SEE SHEET 5 FOR ANCHOR OPTIONS AND CAPACITIES

SIX PANEL DOOR CONFIGURATION WITH FOLDING AND SWING PANELS SHOWN.
 DOOR MAY HAVE 9 OR 10 PANELS AS SHOWN ON CHARTS ON SHEET 5
 USING THE STILE CONFIGURATIONS SHOWN HEREIN.

NOTE:
 GLASS CAPACITIES ON THIS SHEET ARE
 BASED ON ASTM E1300-09 (3 SEC. GUSTS)
 AND FLORIDA BUILDING COMMISSION
 DECLARATORY STATEMENT DCA05-DEC-219

Sealed 6-13-16

date: 06-08-16
 scale: 1/2"=1'-0"
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 chk. by:

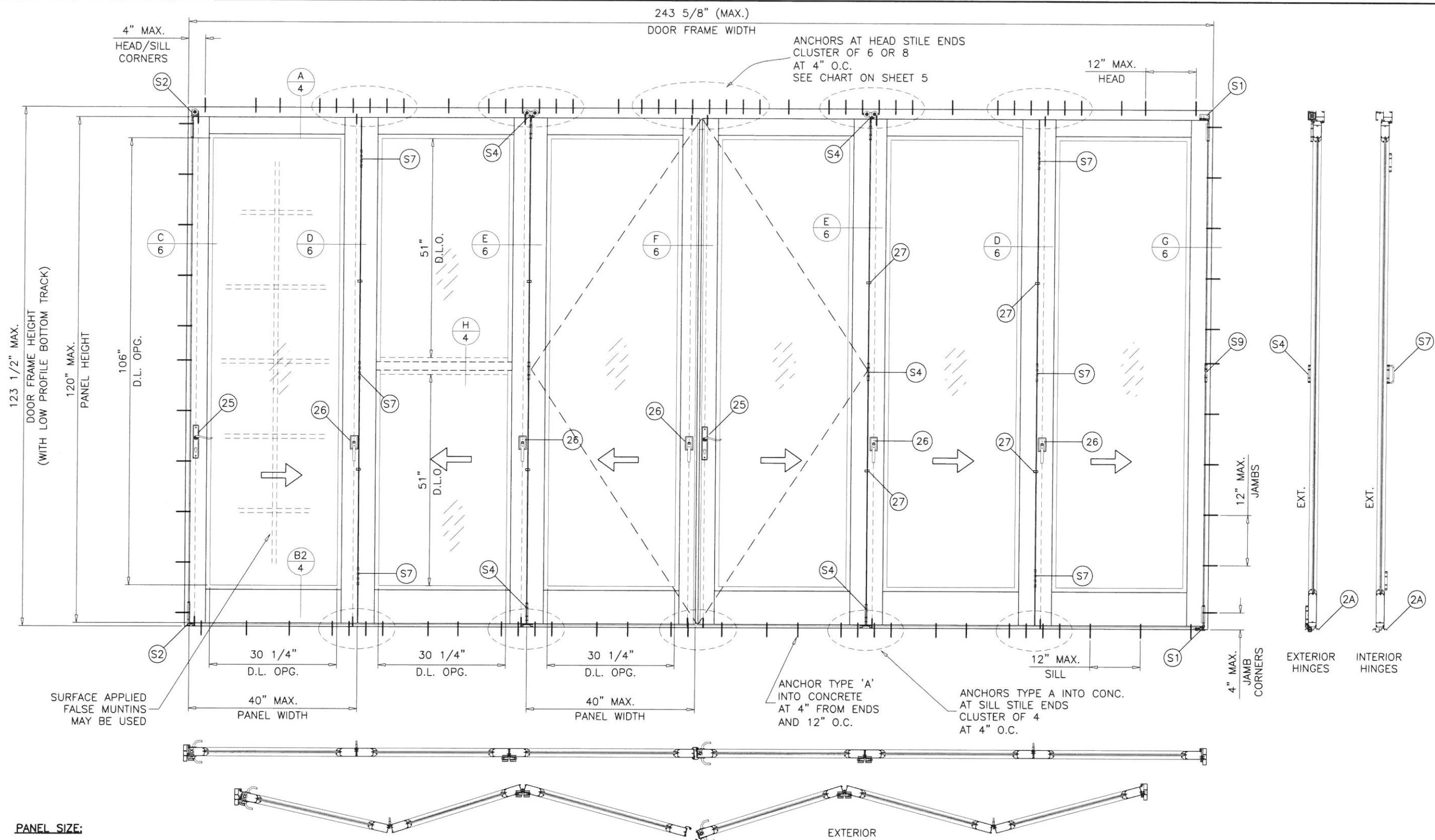
FL #20656

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AL-FAROOQ CORPORATION
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revisions:	no	date	by	description

drawing no.
W16-49
 sheet 2 of 11



PANEL SIZE:
 NOM. PANEL WIDTH = (DOOR FRAME WIDTH - 3.625")/6
 PANEL HEIGHT = DOOR FRAME HEIGHT - 3.375"

DAYLITE OPENINGS:
 DLO WIDTH = NOM. PANEL WIDTH - 9.750"
 DLO HEIGHT = PANEL HEIGHT - 14"

LOW PROFILE BOTTOM TRACK
 *
 MAXIMUM DESIGN LOAD RATING = + 60.0 PSF
 (FOR LEAF SIZE SHOWN OR SMALLER) - 60.0 PSF
 AS PERMITTED BY FBC REQUIREMENTS

* NOT APPROVED FOR WATER INFILTRATION RESISTANCE.

TYPICAL ELEVATION (6 PANELS CONFIGURATION)
 BI-FOLD DOOR WITH OUT-SWING LEAFS
 LOW PROFILE BOTTOM TRACK
 SEE SHEET 5 FOR ANCHOR OPTIONS AND CAPACITIES

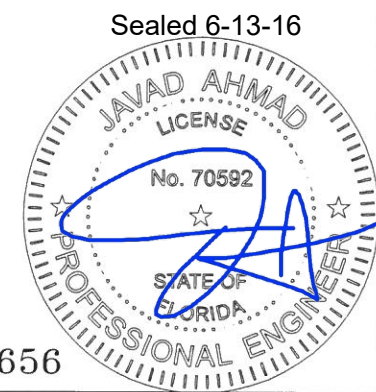
SIX PANEL DOOR CONFIGURATION WITH FOLDING AND SWING PANELS SHOWN.
 DOOR MAY HAVE 9 OR 10 PANELS AS SHOWN ON CHARTS ON SHEET 5
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 DECLARATORY STATEMENT DCA05-DEC-219

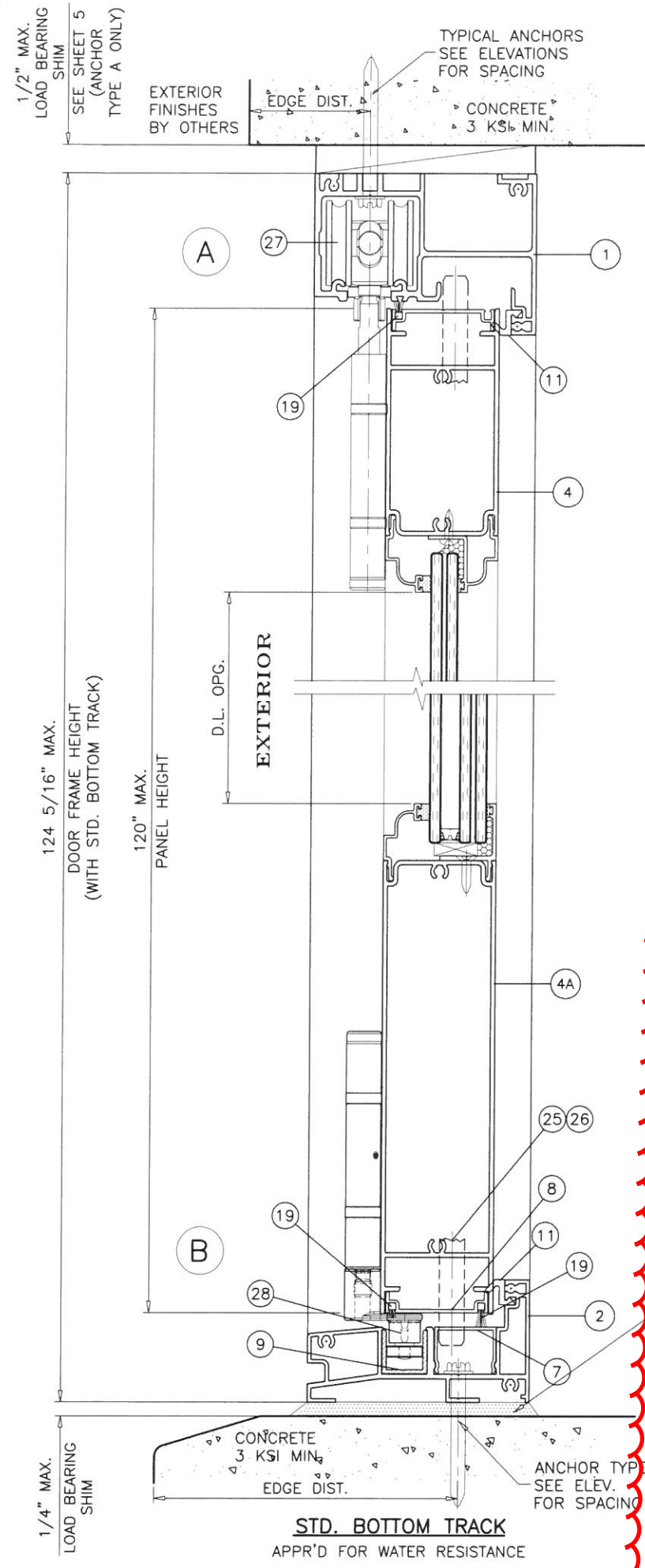
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sheet	3 of 11			



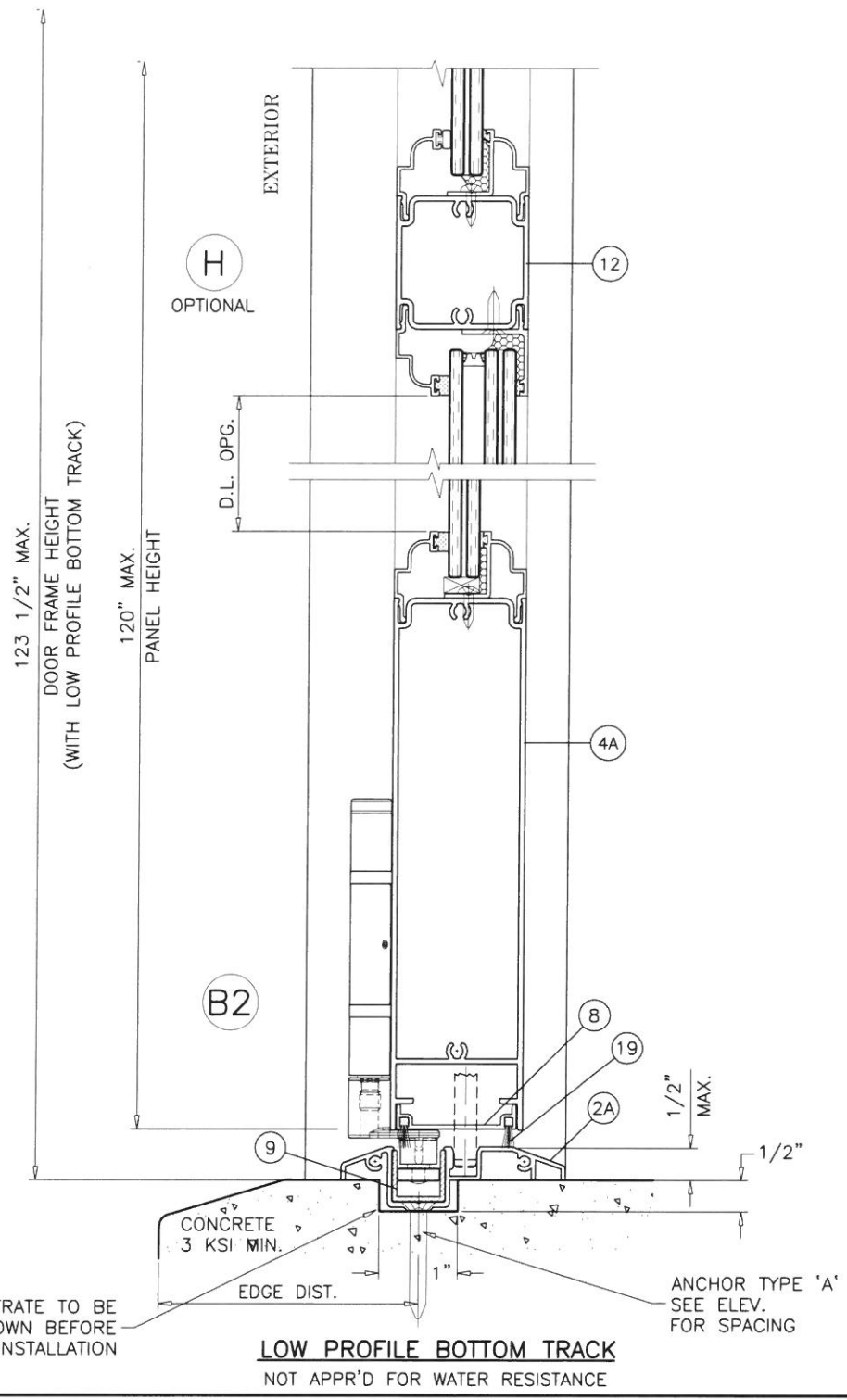
FL #20656



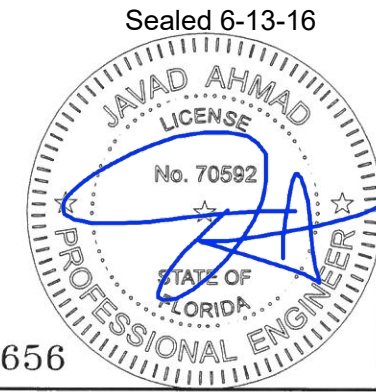
POURED & HARDENED
HIGH STRENGTH GROUT
f'c = 5000 PSI MIN.
NOT BY S.I.W.
MUST TRANSFER SHEAR
LOADS TO STRUCTURE

LOAD BEARING
(SOLID SHIMS
OPTIONAL TO GROUT)

CONCRETE SUBSTRATE TO BE
RECESSED AS SHOWN BEFORE
LOW TRACK INSTALLATION



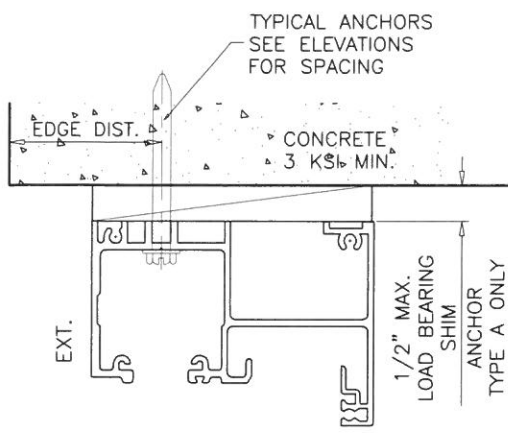
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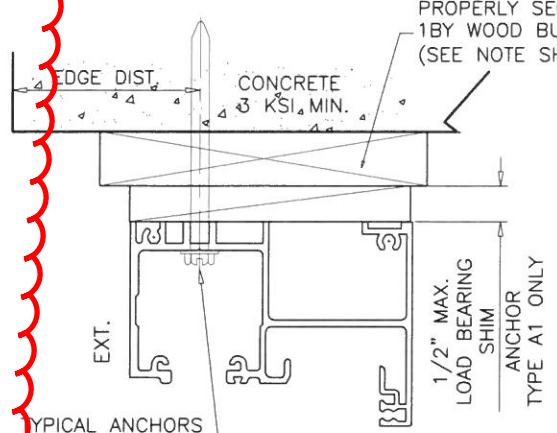
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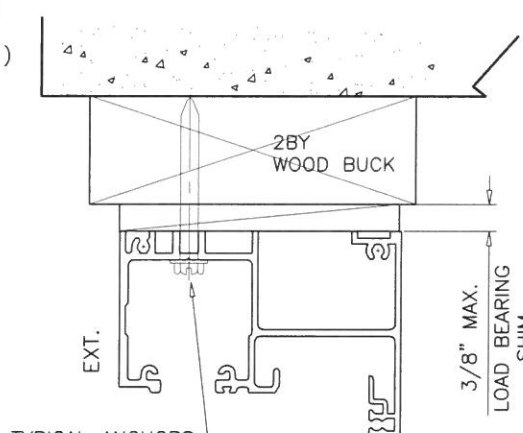
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sheet	4 of 11			



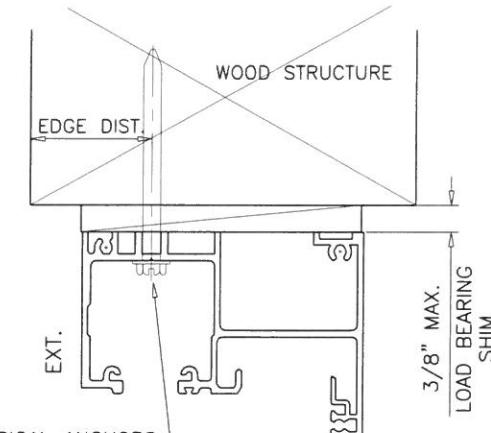
ANCHORS TYPE 'A'



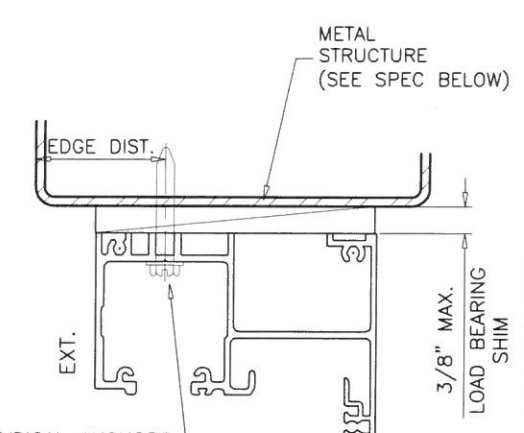
ANCHORS TYPE 'A1'



ANCHORS TYPE 'B'



ANCHORS TYPE 'B1'



ANCHORS TYPE 'C'

WOOD BUCKS AND METAL STRUCTURE NOT BY SIW WINDOWS MUST SUSTAIN LOADS IMPOSED BY GLAZING SYSTEM AND TRANSFER THEM TO THE BUILDING STRUCTURE.

TYPICAL ANCHORS: SEE ELEV. FOR SPACING

TYPE 'A' - 1/4" DIA. ULTRACON BY 'ELCO' (Fu=177 KSI, Fy=155 KSI)
MIN. LENGTH = 3-1/4"

DIRECTLY INTO CONC. OR MASONRY
2" MIN. EMBED INTO CONCRETE (HEAD/SILL)
2" MIN. EMBED INTO CONC. OR MASONRY (JAMBS)

TYPE 'A1' - 1/4" DIA. ULTRACON BY 'ELCO' (Fu=177 KSI, Fy=155 KSI)
MIN. LENGTH = 3-1/4"

THRU 1BY BUCKS INTO CONC. OR MASONRY
1-5/8" MIN. EMBED INTO CONCRETE (HEAD)
1-1/4" MIN. EMBED INTO CONC. OR MASONRY (JAMBS)

TYPE 'B' - #14 SMS (GRADE 2 CRS)
INTO 2BY WOOD BUCKS OR WOOD STRUCTURES
1-1/2" MIN. PENETRATION INTO WOOD (HEAD/JAMBS)

TYPE 'B1' - #14 SMS (GRADE 2 CRS)
INTO WOOD STRUCTURES
2" MIN. PENETRATION INTO WOOD (HEAD)

TYPE 'C' - 1/4" DIA. HILTI KWIK-FLEX SELF DRILLING SCREWS (Fu=120 KSI, Fy=90 KSI)
INTO F.B.C. APPROVED MULLIONS (MIN. THK. = 1/4")
INTO METAL STRUCTURES (HEAD/JAMBS)
STEEL : 1/8" THK. MIN. (Fy = 36 KSI MIN.)
ALUMINUM : 1/4" THK. MIN. (6063-T5 MIN.) (HEAD)
(STEEL IN CONTACT WITH ALUMINUM TO BE PLATED OR PAINTED)

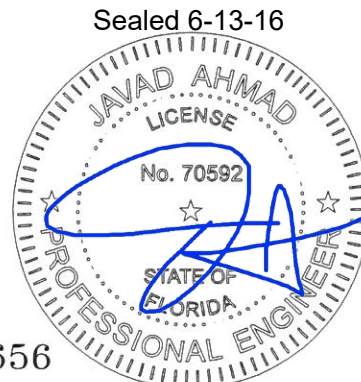
TYPICAL EDGE DISTANCE

INTO CONCRETE AND MASONRY = 2-1/2" MIN.
INTO WOOD STRUCTURE = 1" MIN.
INTO METAL STRUCTURE = 3/4" MIN.

WOOD AT HEAD OR JAMBS SG = 0.55 MIN.
CONCRETE AT HEAD, SILL OR JAMBS f'c = 3000 PSI MIN.
C-90 HOLLOW/FILLED BLOCK AT JAMBS f'm = 2000 PSI MIN.

HEAD ANCHORS LOAD CAPACITY - PSF											
ANCHOR TYPE			ANCHOR TYPE 'A'		ANCHOR TYPE 'A1'		ANCHOR TYPE 'B'		ANCHOR TYPE 'B1'		ANCHOR 'C'
MAXIMUM PANEL WIDTH INCHES	MAXIMUM PANEL HEIGHT INCHES	MAXIMUM NUMBER OF PANELS ALLOWED	6 ANCHORS AT MTG. STILE ENDS	8 ANCHORS AT MTG. STILE ENDS	6 ANCHORS AT MTG. STILE ENDS	8 ANCHORS AT MTG. STILE ENDS	6 ANCHORS AT MTG. STILE ENDS	8 ANCHORS AT MTG. STILE ENDS	6 ANCHORS AT MTG. STILE ENDS	8 ANCHORS AT MTG. STILE ENDS	6 ANCHORS AT MTG. STILE ENDS
			EXT. (+) INT. (-)	EXT. (+) INT. (-)	EXT. (+) INT. (-)	EXT. (+) INT. (-)	EXT. (+) INT. (-)	EXT. (+) INT. (-)	EXT. (+) INT. (-)	EXT. (+) INT. (-)	EXT. (+) INT. (-)
24		10	60.0	60.0	60.0	60.0	52.2	60.0	60.0	60.0	60.0
28		10	60.0	60.0	53.7	60.0	44.7	59.6	55.3	60.0	60.0
32	120	10	60.0	60.0	47.0	60.0	39.1	52.2	48.4	60.0	60.0
36		10	53.7	60.0	41.8	55.7	34.8	46.4	43.0	57.3	60.0
40		9	48.3	60.0	37.6	50.1	31.3	41.7	38.7	51.6	60.0

NOTES:
FOR DOOR CAPACITY SEE SHEETS 2 & 3
FOR ANCHOR CAPACITY SEE CHART ABOVE
LOWER VALUES FROM DOOR CAPACITY OR ANCHOR CAPACITY CHART WILL APPLY TO ENTIRE SYSTEM.

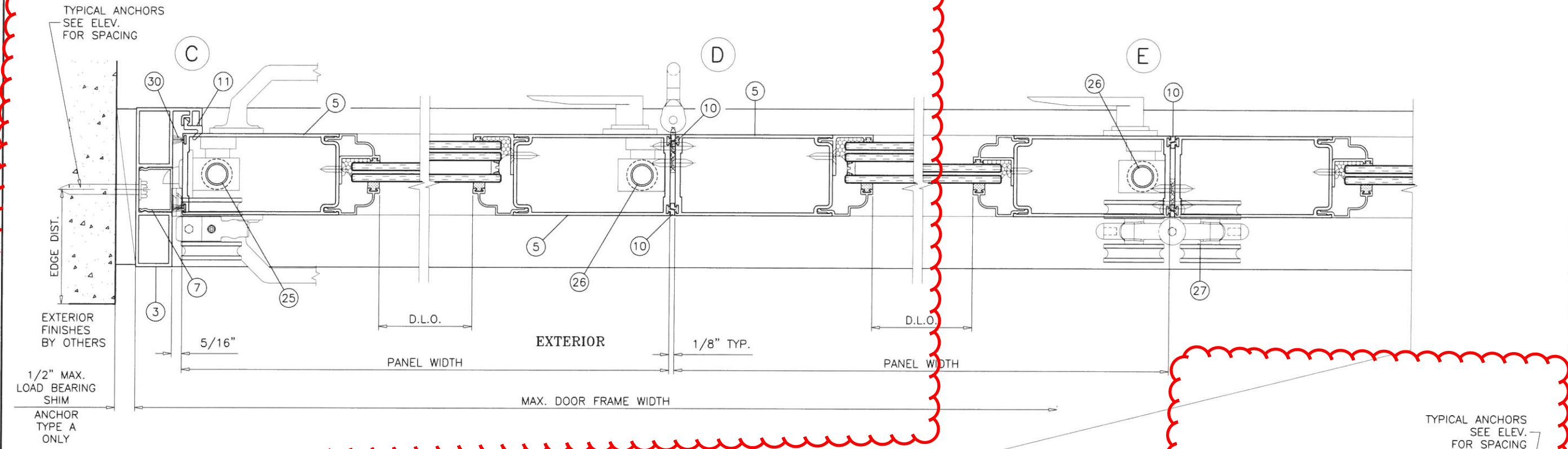


FL #20656

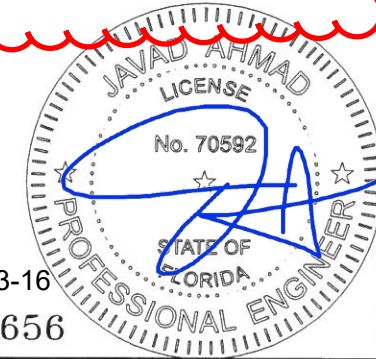
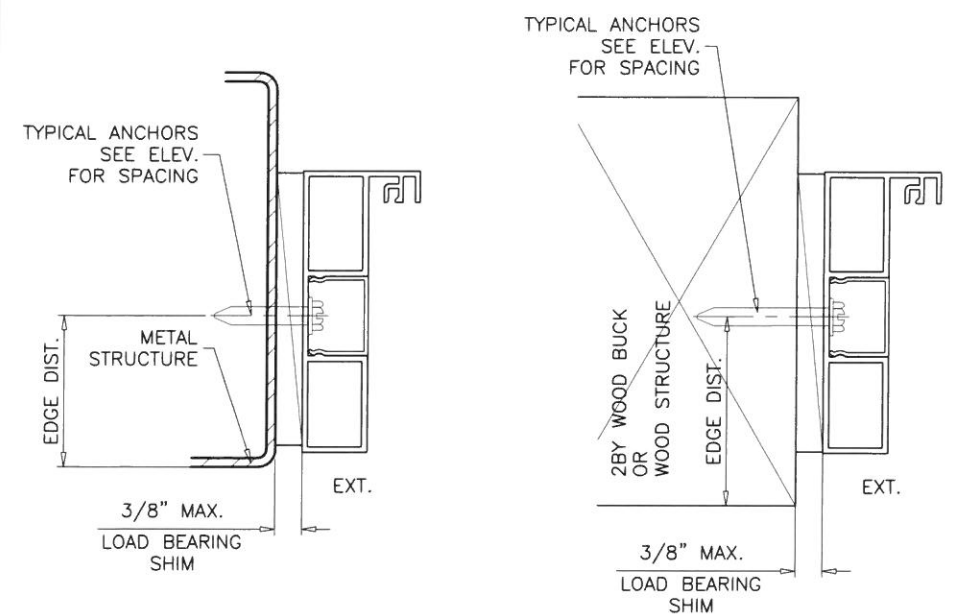
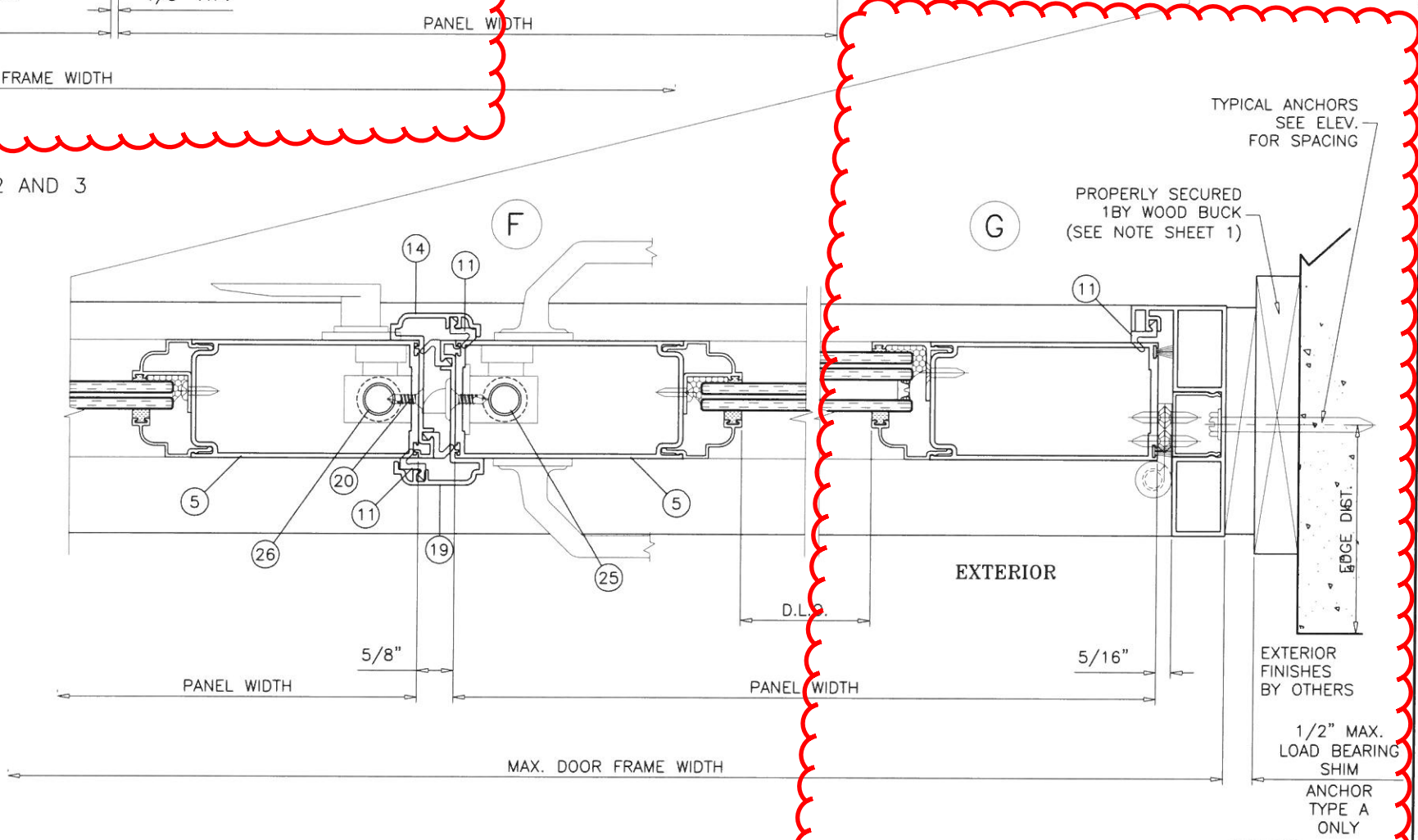
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AL-FAROOQ CORPORATION
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dr. by:	TARIQ	chk. by:		
drawing no.	W16-49			
sheet	5 of 11			



FOR 6 PANEL CONFIGURATION SEE SHEETS 2 AND 3



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FL #20656

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 chk. by:
 drawing no. **W16-49**
 sheet 6 of 11

ITEM #	PART #	REQD.	DESCRIPTION	MATERIAL	MANF./SUPPLIER/REMARKS
1	SIW801	1	TOP TRACK	6063-T6	SUPPLIER PER SIW SPEC.
2	SIW802	1	STD. BOTTOM TRACK	6063-T6	SUPPLIER PER SIW SPEC.
2A	SIW804	1	LOW PROFILE BOTTOM TRACK	6063-T6	SUPPLIER PER SIW SPEC.
3	SIW803	2	FRAME JAMB	6063-T6	SUPPLIER PER SIW SPEC.
4	SIW805	2/ PANEL	PANEL TOP RAIL	6063-T6	SUPPLIER PER SIW SPEC.
4A	SIW814	1	PANEL BOTTOM RAIL	6063-T6	SUPPLIER PER SIW SPEC.
5	SIW806	2/ PANEL	PANEL STILE	6063-T6	SUPPLIER PER SIW SPEC.
6	SIW807	AS REQD.	PANEL ALIGNMENT CLIP	6063-T6	SUPPLIER PER SIW SPEC.
7	SIW808	AS REQD.	SILL AND JAMB SNAP COVER	6063-T6	SUPPLIER PER SIW SPEC.
8	SIW809	1/ PANEL	BOTTOM RAIL SWEEP ADAPTER	6063-T6	SUPPLIER PER SIW SPEC.
9	SIW810	1	BOTTOM TRACK LINER	POLYPROPYLENE	DUROMETER 62 SHORE D
10	SIW811	AS REQD.	BULB W'STRIPPING	SOFT PVC	CENTRAL PLASTICS, DUROMETER 67±5 SHRE A
11	U2132	AS REQD.	COMPRESSION W'STRIPPING	Q-LON	SUPPLIER PER SIW SPEC.
12	SIW816	AS REQD.	CHAIR RAIL	6063-T6	SUPPLIER PER SIW SPEC.
14	SIW815	AS REQD.	ASTRAGAL ADAPTER	6063-T6	SUPPLIER PER SIW SPEC.
15	SIW512	AS REQD.	INTERIOR GLASS STOP (LAM. GLASS)	6063-T6	SUPPLIER PER SIW SPEC.
15.1	SIW540	AS REQD.	INTERIOR GLASS STOP SQUARE (LAM. GLASS)	6063-T6	SUPPLIER PER SIW SPEC.
15A	SIW520	AS REQD.	INTERIOR GLASS STOP (INSUL. LAM. GLASS)	6063-T6	SUPPLIER PER SIW SPEC.
16	SIW513	AS REQD.	EXTERIOR GLASS STOP	6063-T6	SUPPLIER PER SIW SPEC.
16.1	SIW541	AS REQD.	EXTERIOR GLASS STOP SQUARE	6063-T6	SUPPLIER PER SIW SPEC.
17	5530	AS REQD.	INTERIOR GLAZING GASKET (DUROMETER 70±5)	SANTOPRENE	CENTRAL PLASTICS
18	5531	AS REQD.	EXTERIOR GLAZING GASKET (DUROMETER 70±5)	SANTOPRENE	CENTRAL PLASTICS
19	1104-5601-9	AS REQD.	W'STRIPPING SK560-SKIRT	POLYPROPYLENE	SCHLEGEL
20	#8 X 3/4"	AS REQD.	ASTRAGAL SCREWS PH TEKS	-	AT 6" FROM ENDS & 16" O.C.
21	#8 X 1/2"	AS REQD.	GLASS STOP SCREWS SELF DRILLING	-	AT 6" FROM ENDS & 15" O.C.
24	#12 X 1-1/2"	AS REQD.	FRAME AND PANEL ASSEMBLY SCREWS	ST. STEEL	HWH SMS
25	DL01-6014	AS REQD.	THREE POINT LOCK	-	INTERLOCK, USA
26	BF01-6501	AS REQD.	TWO POINT LOCK	-	INTERLOCK, USA
27	SIW830	AS REQD.	LOCKING PINS IN NYLON BUSHINGS	-	-
28	-	2/ LITE	SETTING BLOCKS	EPDM	DUROMETER 85±5 SHORE A
29	W33321NG	AS REQD.	FINSEAL W'STRIPPING	-	ULTRAFAB
30	W23201N	AS REQD.	FINSEAL W'STRIPPING	-	ULTRAFAB
S1	BF05-6010-560	AS REQD.	PIVOT SET, SURFACE MOUNT	ST. STEEL	INTERLOCK, USA
S2	BF05-6020-560	AS REQD.	END HANGER SET, SURFACE MOUNT	ST. STEEL	INTERLOCK, USA
S4	BF05-6040-560	AS REQD.	INTERMEDIATE HANGER SET, SURFACE MOUNT	ST. STEEL	INTERLOCK, USA
S7	BF05-6070-560	AS REQD.	OFFSET HINGE HANDLE SET, SURFACE MOUNT	ST. STEEL	INTERLOCK, USA
S9	BF05-6015-560	AS REQD.	JAMB PIVOT HINGE	ST. STEEL	INTERLOCK, USA

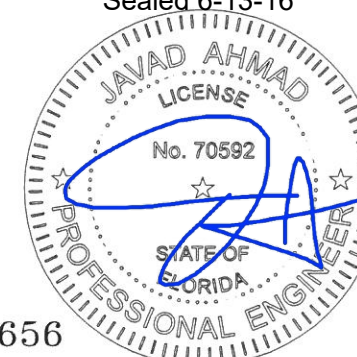
SEALANTS:

ALL JOINTS AND FRAME CONNECTIONS SEALED WITH SMALL JOINT SEALER.

LOCKS:

- ②5 3 POINT LOCK SYSTEM (DL01-6014) BY INTERLOCK WITH ACTIVATING HANDLE AT 35-1/2" FROM BOTTOM FASTENED TO STILE WITH (2) #12 X 1/2" FH MACHINE SCREWS HANDLE ACTIVATES DEAD BOLT AND SHOOT BOLTS ENGAGING AT HEAD AND SILL 1/2" DIA. BULLET TIPS SHOOT BOLTS CONNECTED TO LOCK WITH 5/16" DIA. THREADED RODS
- ②6 2 POINT LOCK SYSTEM (BF01-6501) BY INTERLOCK WITH ARIA BIFOLD ACTIVATING HANDLE (BF01-6514) AT 36-1/4" FROM BOTTOM FASTENED TO STILE WITH (2) #10 X 3/4" TEKS HANDLE ACTIVATES SHOOT BOLTS ENGAGING AT HEAD AND SILL 1/2" DIA. BULLET TIPS SHOOT BOLTS CONNECTED TO LOCK WITH 5/16" DIA. THREADED RODS
- ②7 1/2" DIA. BULLET TIP LOCKING PINS AT 20" AND 88" FROM BOTTOM ENGAGING IN 5/8" DIA. RECEIVING HOLES WITH NYLON BUSHING (#2550-HDG) BY 'MASSOUD & BROS.' IN OPPOSITE PANELS

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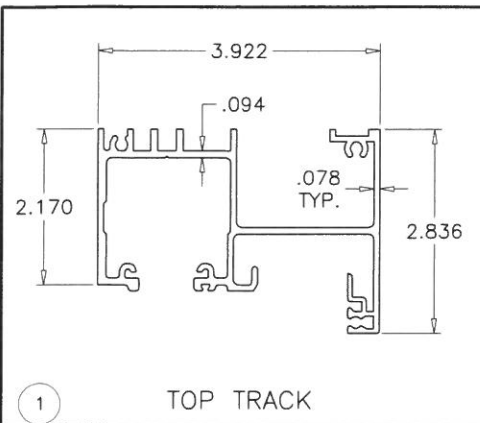
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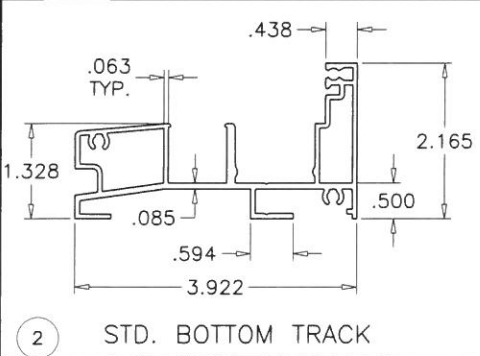
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revisions:	no	date	by	description
date:	06-08-16	scale:	3/8" = 1"	
dr. by:	TARIQ	chk. by:		
drawing no.	W16-49			
sheet	7 of 11			

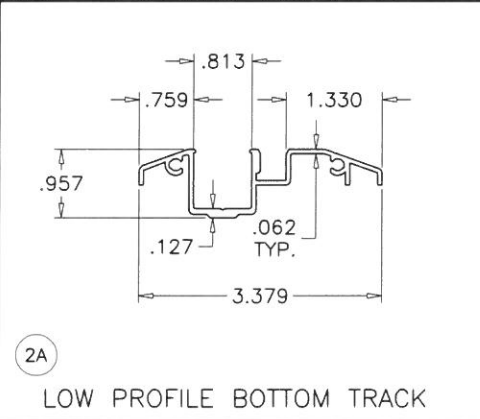
COMP-ANL\W16-49SIW



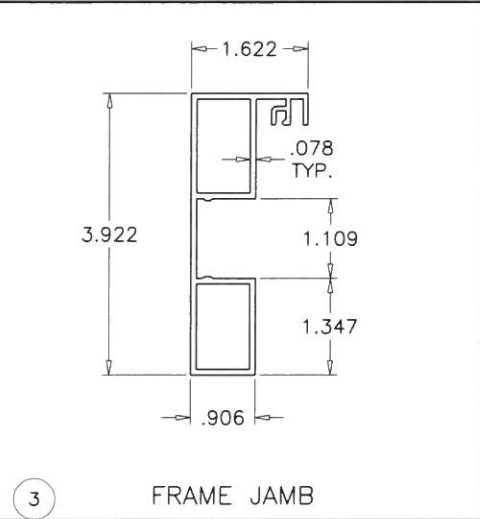
1 TOP TRACK



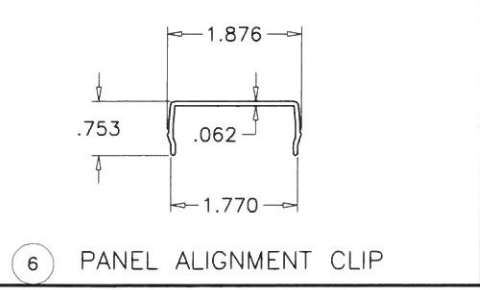
2 STD. BOTTOM TRACK



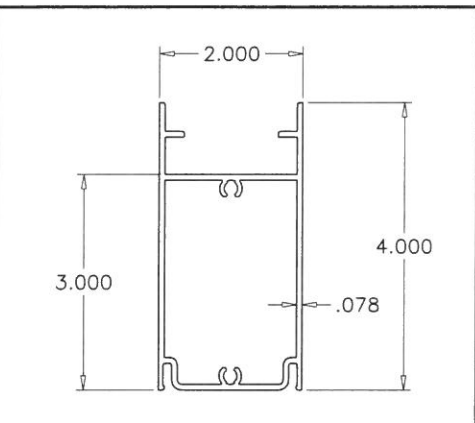
2A LOW PROFILE BOTTOM TRACK



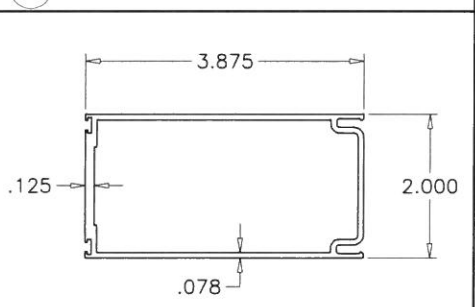
3 FRAME JAMB



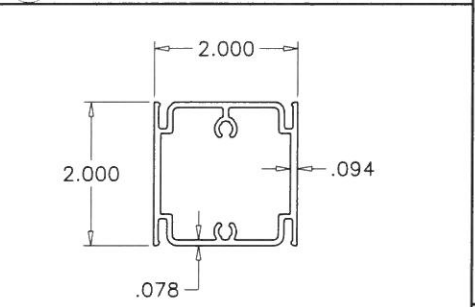
6 PANEL ALIGNMENT CLIP



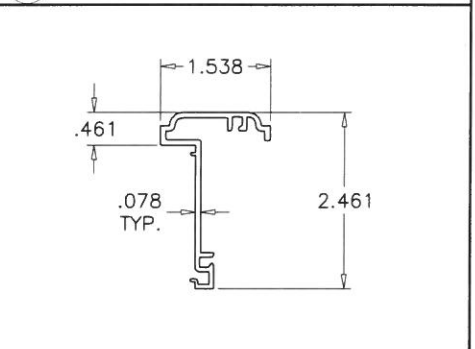
4 PANEL TOP RAIL



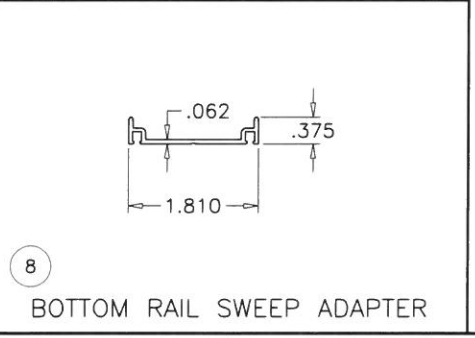
5 PANEL STILE



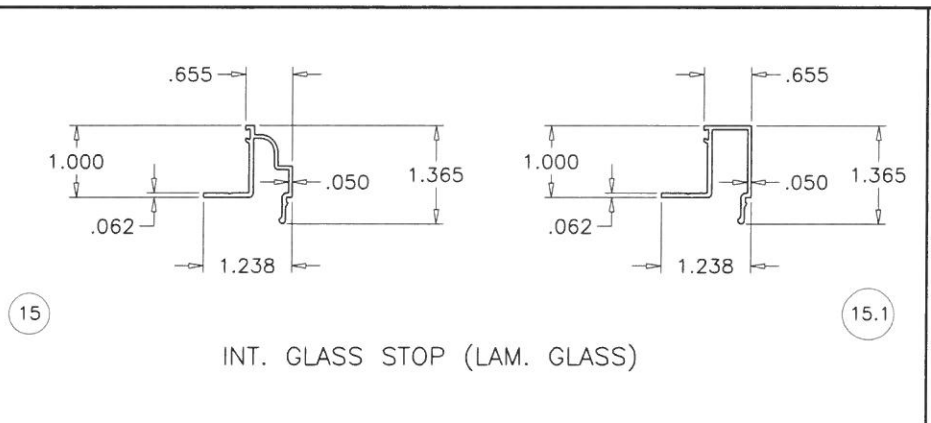
12 CHAIR RAIL



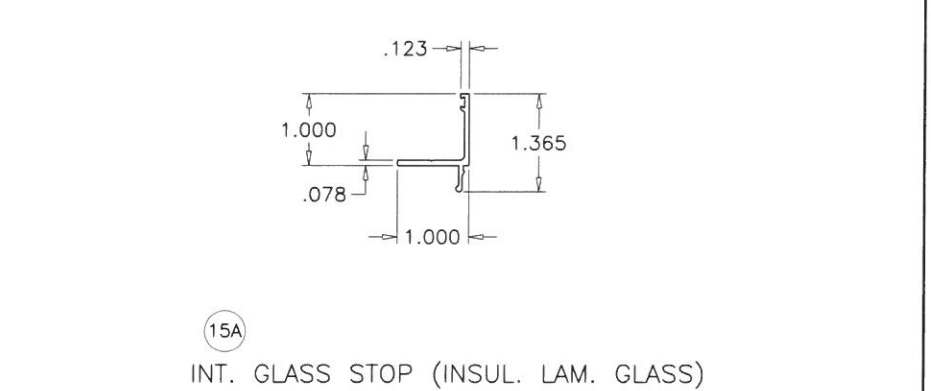
14 ASTRAGAL ADAPTER



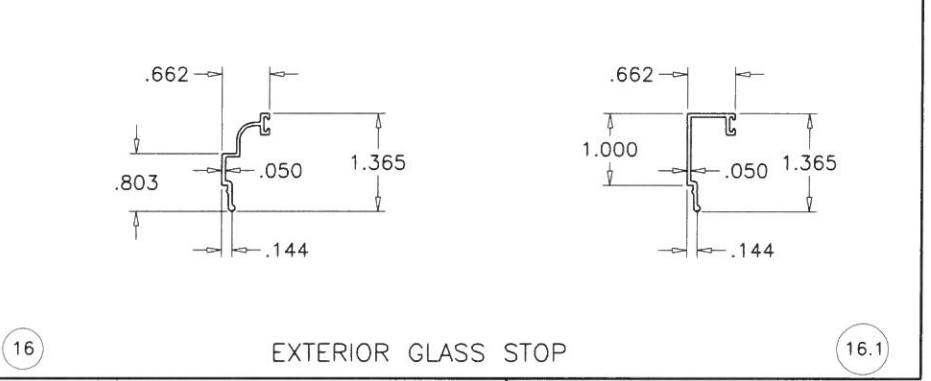
8 BOTTOM RAIL SWEEP ADAPTER



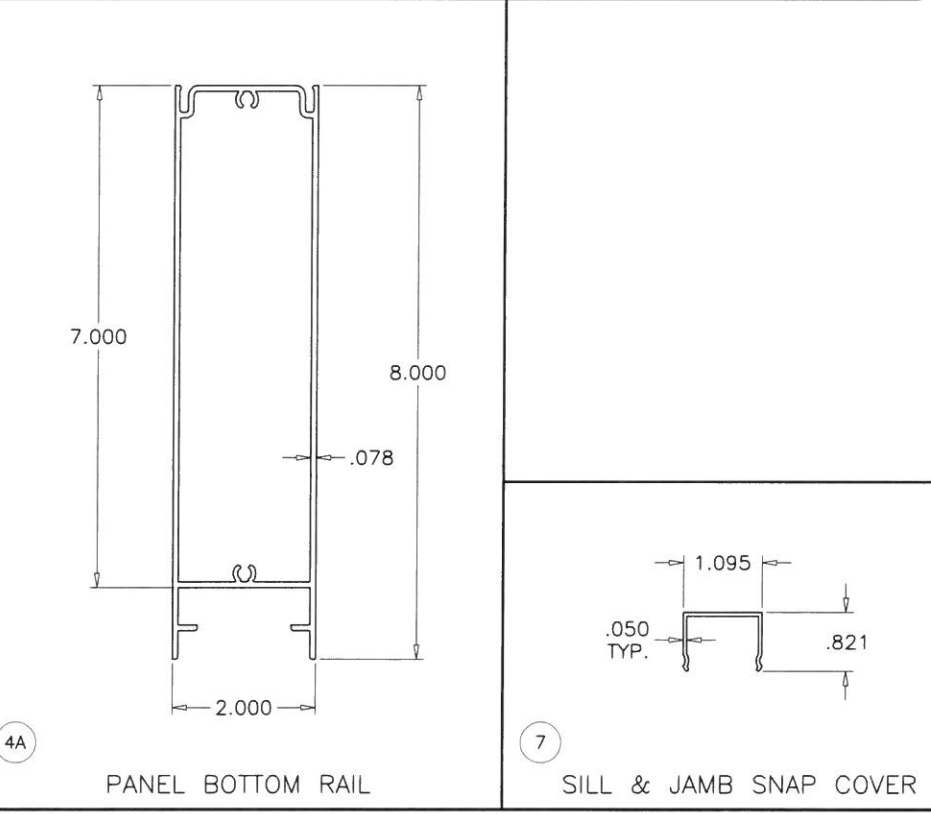
15 INT. GLASS STOP (LAM. GLASS)



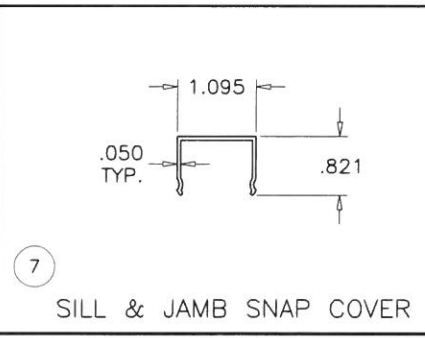
15A INT. GLASS STOP (INSUL. LAM. GLASS)



16 EXTERIOR GLASS STOP



4A PANEL BOTTOM RAIL



7 SILL & JAMB SNAP COVER



AL-FAROOQ CORPORATION
 ENGINEERS & PRODUCT DEVELOPMENT
 9360 SUNSET DRIVE, SUITE 220
 MIAMI, FLORIDA 33173 (C.A.N. 3538)
 TEL. (305) 264-8100 FAX. (305) 262-6978

COMP-ANL\W16-49SIW

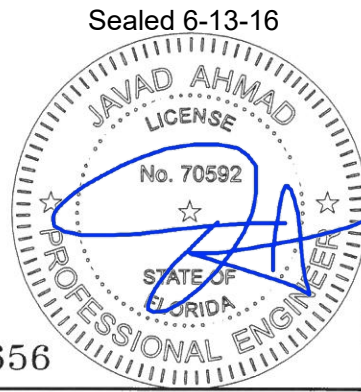
S-800-10 ALUM. OUTFOLDING BI-FOLD DOOR (L.M.I.)

SIW IMPACT WINDOWS, LLC.
 975 S. CONGRESS AVE. #102
 DELRAY BEACH, FL. 33445
 TEL. (561) 274-9392 FAX. (561) 274-9262

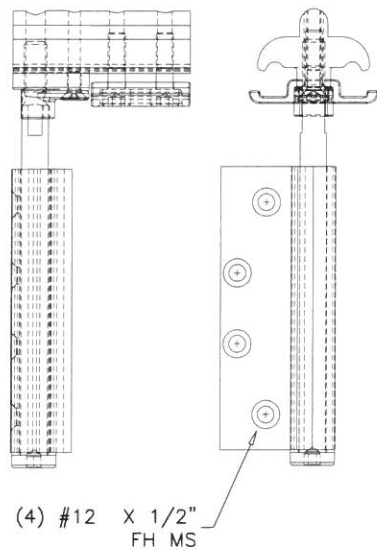
no.	date	by	description

date: 06-08-16
 scale: 3/8" = 1"
 dr. by: TARIQ
 chk. by:

drawing no.
W16-49
 sheet 8 of 11

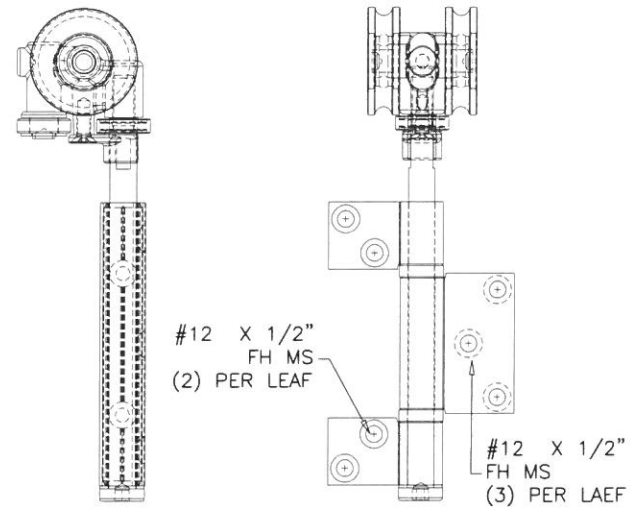


FL #20656



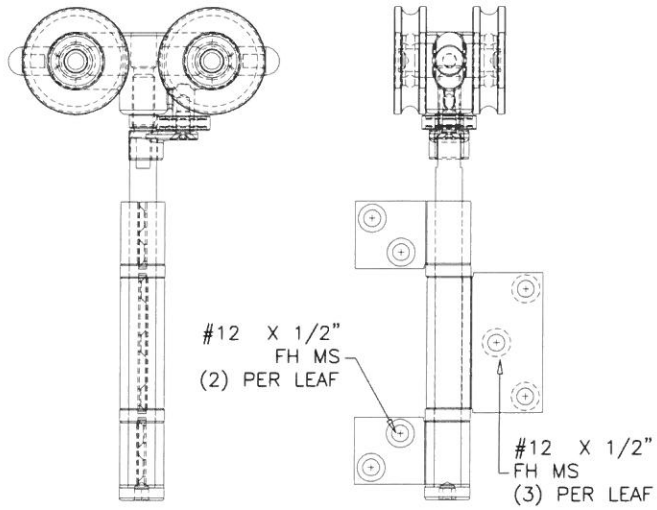
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PIVOT SET



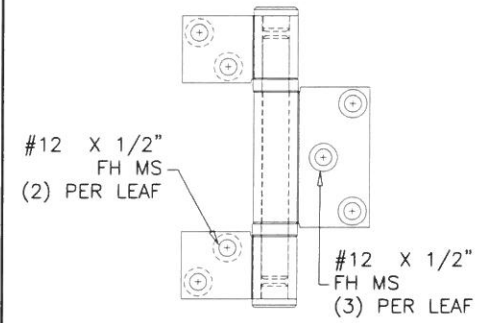
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END HANGERS SET



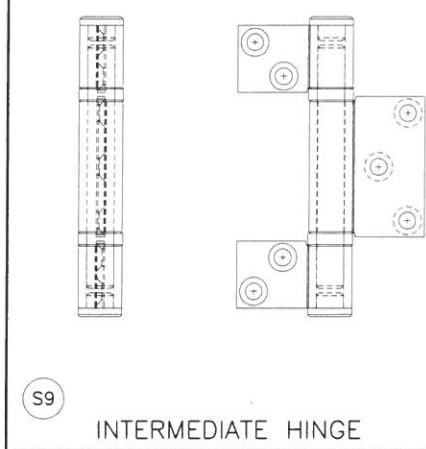
S4

INTERMEDIATE HANGERS SET



S7

OFFSET HINGE HANDLE SET



S9

INTERMEDIATE HINGE

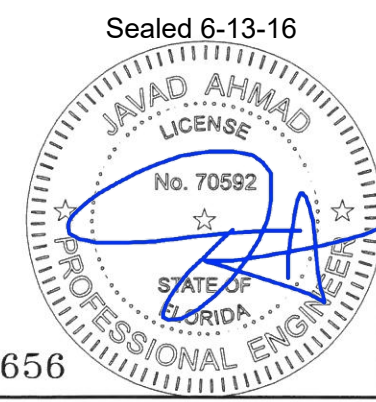
af c
AL-FAROOQ CORPORATION
 ENGINEERS & PRODUCT DEVELOPMENT
 9360 SUNSET DRIVE, SUITE 220
 MIAMI, FLORIDA 33173 (C.A.N. 3538)
 TEL. (305) 264-8100 FAX. (305) 262-6978
 COMP-ANL\W16-49SIW

S-800-10 ALUM OUTFOLDING BI-FOLD DOOR (L.M.I.)
SIW IMPACT WINDOWS, LLC.
 975 S. CONGRESS AVE. #102
 DELRAY BEACH, FL. 33445
 TEL. (561) 274-9392 FAX. (561) 274-9262

revisions:	no	date	by	description

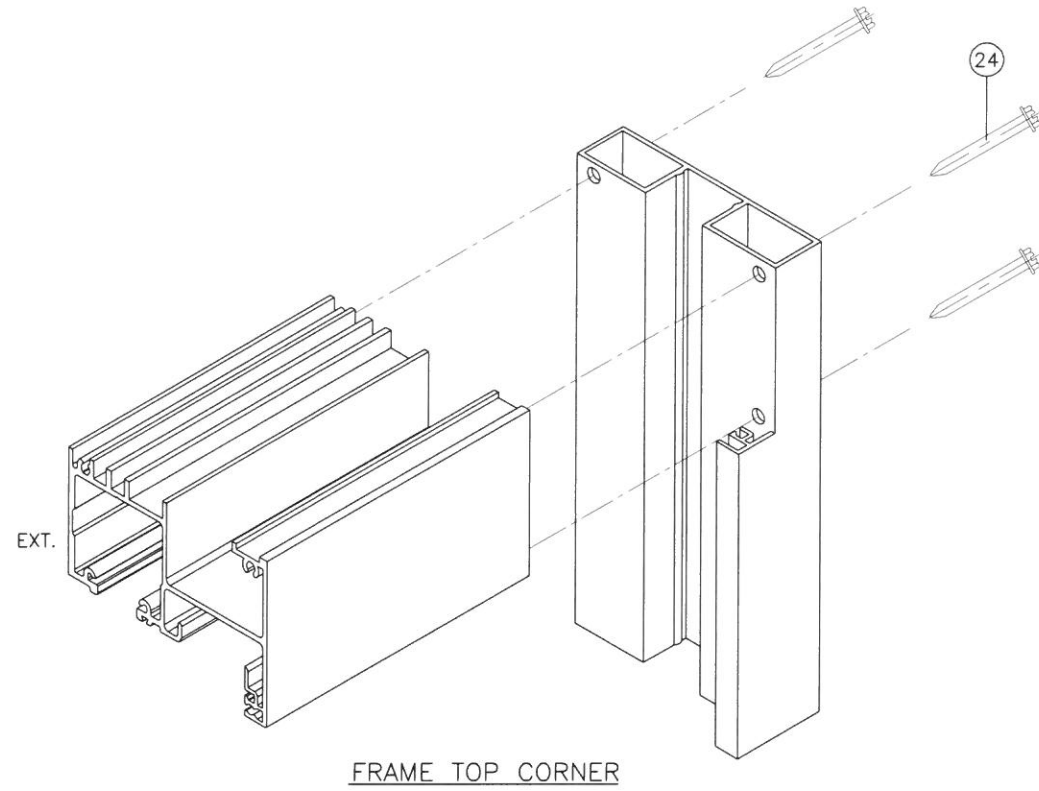
date: 06-08-16
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 dr. by: TARIQ
 chk. by:

drawing no.
W16-49
 sheet 9 of 11

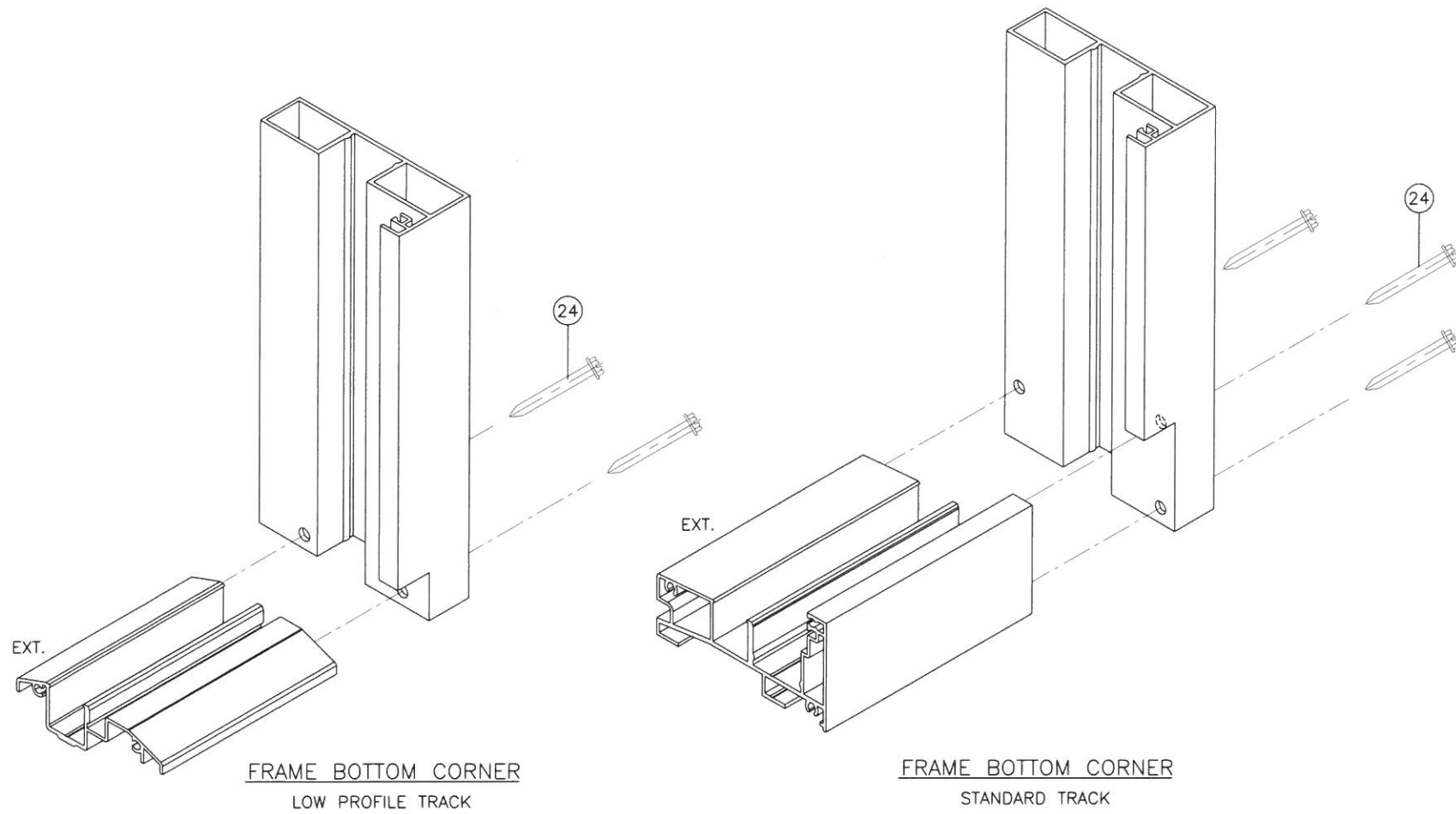


Sealed 6-13-16

FL #20656

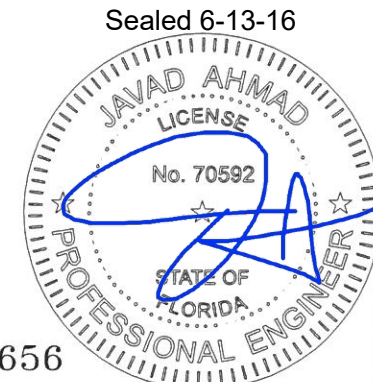


FRAME TOP CORNER



FRAME BOTTOM CORNER
LOW PROFILE TRACK

FRAME BOTTOM CORNER
STANDARD TRACK



FL #20656



AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
9360 SUNSET DRIVE, SUITE 220
MIAMI, FLORIDA 33173 (C.A.N. 3538)
TEL. (305) 264-8100 FAX. (305) 262-6978

COMP-ANL\W16-49SIW

S-800-10 ALUM. OUTFOLDING BI-FOLD DOOR (L.M.I.)

SIW IMPACT WINDOWS, LLC.
975 S. CONGRESS AVE. #102
DELRAY BEACH, FL. 33445
TEL. (561) 274-9392 FAX. (561) 274-9262

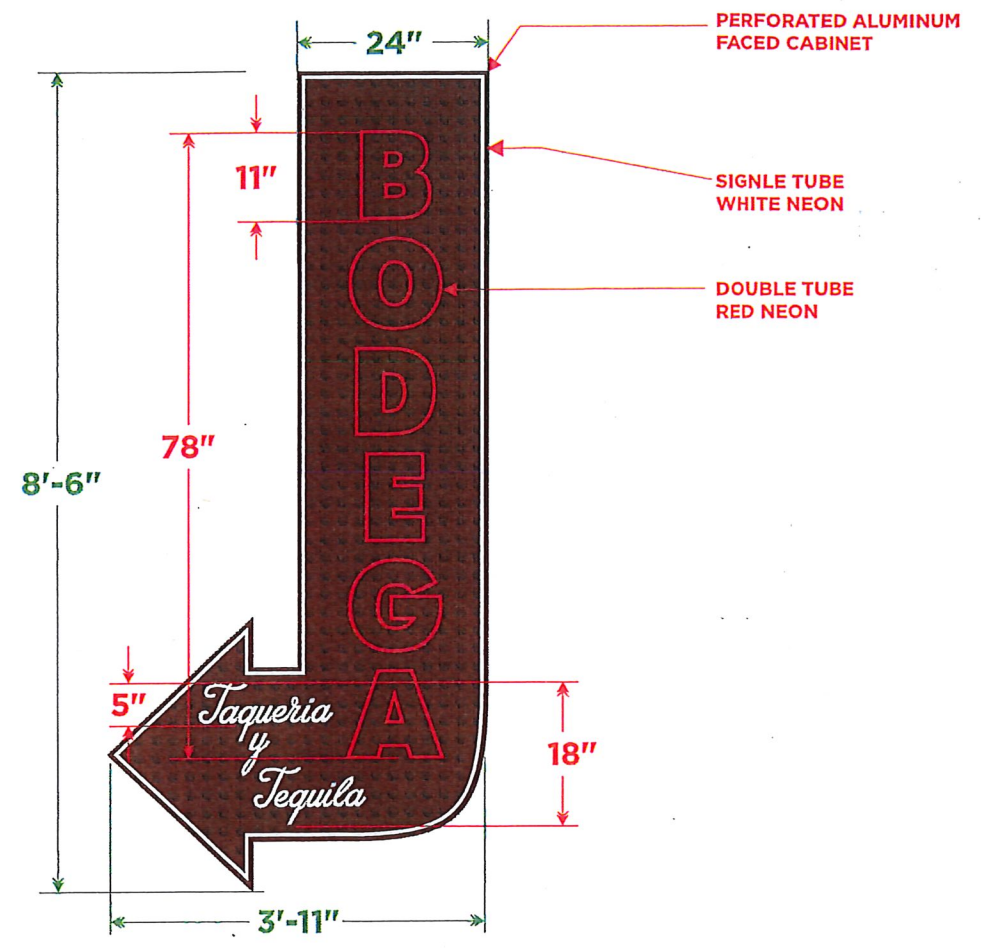
revisions:	no	date	by	description

date: 06-08-16	scale: 3/8" = 1"	dr. by: TARIQ	chk. by:
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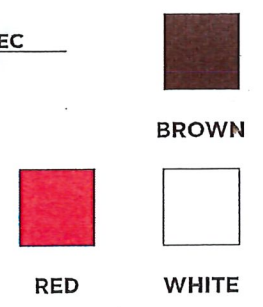
drawing no.
W16-49
sheet 10 of 11

SINGLE-SIDED NON-ILLUMINATED ALUMINUM CABINET

perforated aluminum face backed w/ clear plexi, single & double tube neon



B1 MOCKUP & SPEC
Scale: 1/2" = 1'



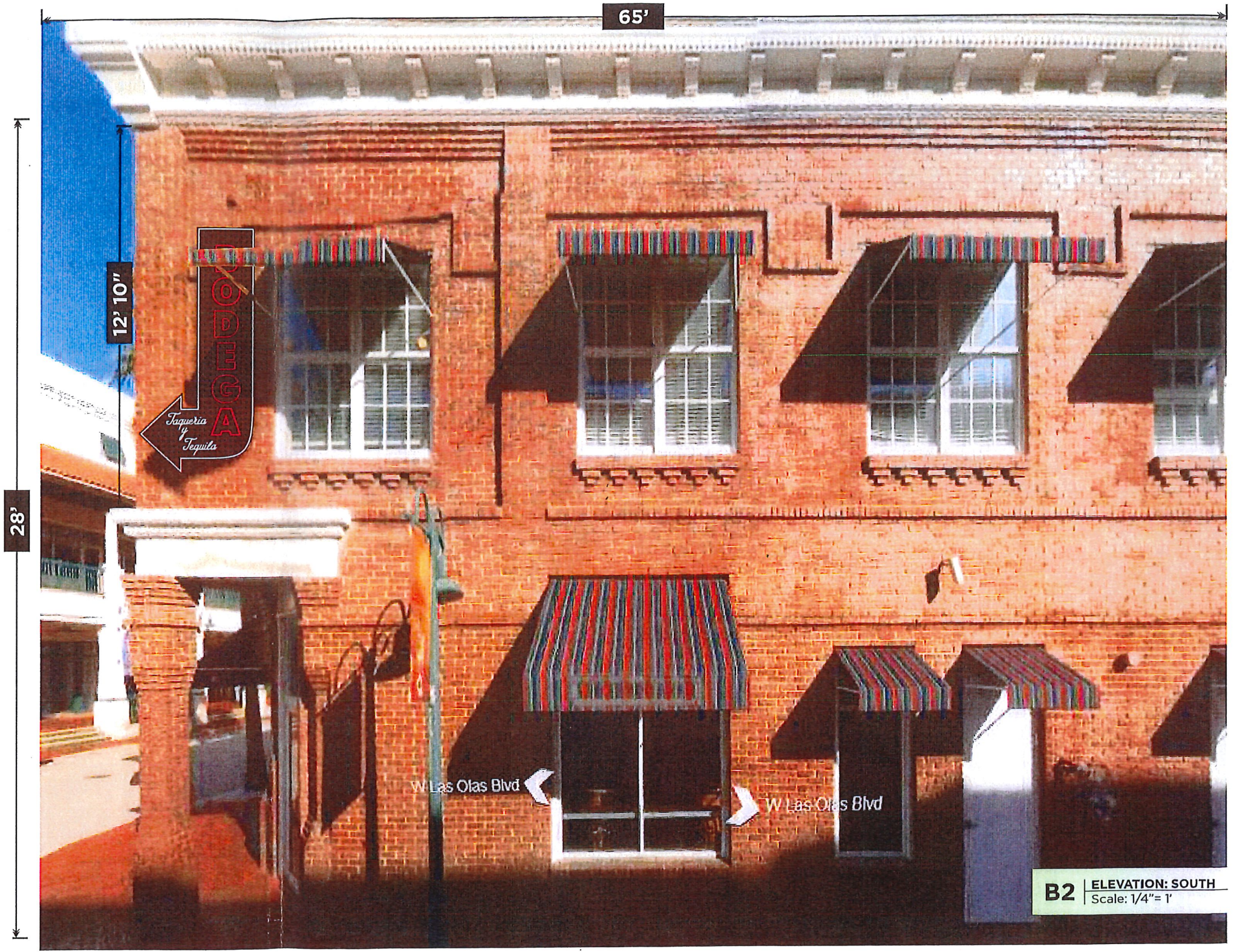
Face: Brown & White & Red Neon

Letter Height: 5" - 11"

Letter Style: Logotype

Allowed Sq. Ft.: 120

Proposed Sq. Ft.: 33.3



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SINGLE-SIDED NON-ILLUMINATED ALUMINUM CABINET

perforated aluminum face backed w/ clear plexi, single & double tube neon



ENGINEER TONG LE P.E., INC.
 Consulting Structural Engineers
 5100 W Copans Rd. #700 Margate Fl.
 Tong Le President (954)974-6560



QTY	SOURCE	SIZE	AMPS	TOTAL
5	France	9KV	2.75	13.75

ELECTRICAL SPECIFICATIONS:
 All electrical components are UL Listed.
 Signage grounding and bonding as per NEC 250.
 Primary wiring 12 AWG COPPER as per NEC 600.
 Minimum 20 Amp. disconnect switch per NEC 600.6
 Minimum 1/2" conduit, Astronomical Time Clock per FEC.

CIRCUITS REQUIREMENTS

# OF CIRCUITS REQUIRE	1	TOTAL AMPS	13.75
# OF 20 AMP DISCONNECT SWITCHES	1		
BREAKER #	12	PANEL	A

Broward & North Wall Sign

1. Design, fabrication and construction to the following codes and specifications:

- A. The Florida Building Code (2017)
- B. American Welding Society AWS D1.1-04 & D1.2
- C. Specifications for aluminum structures by the Aluminum Association (Current Edition)

2. Structural requirements:

- A. All bolted connections shall be made with ASTM A307 bolt or equal
- B. All anchors bolts shall be ASTM A307 or equal (flat washers at nut)
- C. All welds shall be made with E70XX electrodes or equal
- D. The electrical installation shall be in compliance with the National Electric Code (NEC 2014) grounding and bonding as per NEC 250 600-7
- E. H.V.H.Z., section 1620 F.B.C., ASCE 7-10 170 MPH, exposure C, Category 2, Chapter 16

2" X 2" X 3/16" ANGLE

SINGLE TUBE NEON

DOUBLE TUBE NEON

GTO WIRE

PERFORATED ALUMINUM FACED CABINET BACKED W/ PLEXI

20 AMP DISCONNECT PER NEC 600-6

3/8" X 6-1/4" EXPANSION ANCHORS (MIN. 20 W/ SPACERS).

TRANSFORMERS

1/4" MINIMUM DRAIN HOLES W/ BAFFLES NEC 600-8 REQUIREMENTS

EXISTING 120V / 20A PRIMARY ELECTRICAL SIGNAGE HOOKUP

A4 ELEVATION
 Scale: 3/4" = 1'



FILE: Bodega_Neon_SM_V3
 CLIENT: Bodega
 ADDRESS: 21 W Las Olas
 MUNICIPALITY: City of Fort Lauderdale

REVISION V2: 01/16 | ADD MEASUREMENTS
 REVISION V3: 02/05 | MOUNTED CHANGES
 REVISION V4: 02/06 | WALL MOUNT STRUCTURAL

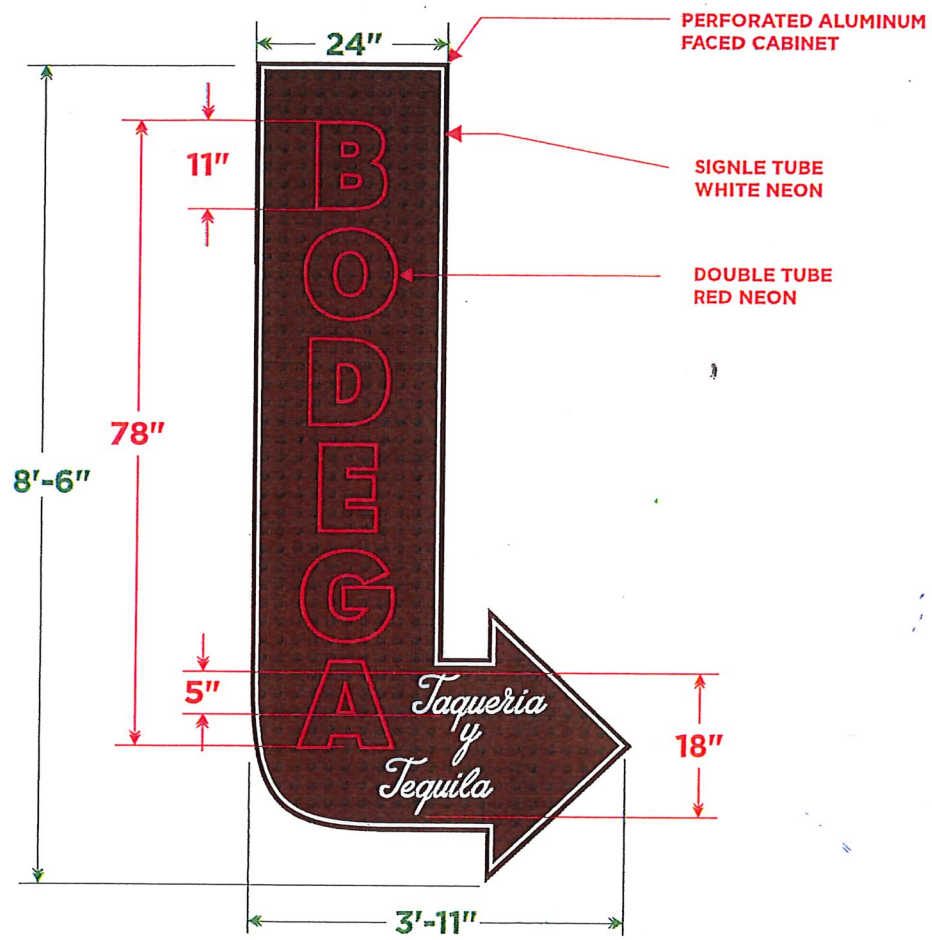
CLIENT APPROVAL:
 *Colors shown on drawing are for presentation purposes. All colors must be confirmed initialed by project manager before painting.

START DATE: 01/02/2019
 SALE REP: Diana
 ARTIST: Steph / Germaine

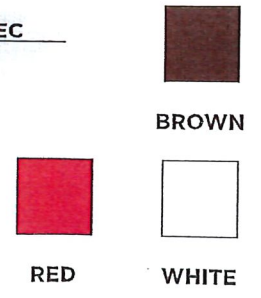
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SINGLE-SIDED NON-ILLUMINATED ALUMINUM CABINET

perforated aluminum face backed w/ clear plexi, single & double tube neon



A1 MOCKUP & SPEC
Scale: 1/2" = 1'



Face: Brown & White & Red Neon
Letter Height: 5" - 11"
Letter Style: Logotype
Allowed Sq. Ft.: 120
Proposed Sq. Ft.: 33.3

A2 ELEVATION: WEST
Scale: 1/4" = 1'

Art SIGN COMPANY 954.763.4410
artsignfl.com
835 NW 6th Ave. Ft. Lauderdale, FL. 33311

FILE: Bodega_Neon_SM_V3
CLIENT: Bodega
ADDRESS: 21 W Las Olas
MUNICIPALITY: City of Fort Lauderdale

REVISION V2: 01/16 | ADD MEASUREMENTS
REVISION V3: 02/05 | MOUNTED CHANGES
REVISION V4: 02/06 | NEON COLOR

CLIENT APPROVAL:

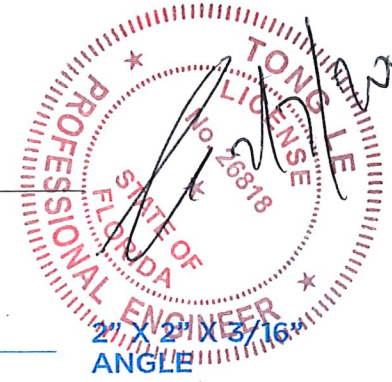
*Colors shown on drawing are for presentation purposes. All colors must be confirmed initialed by project manager before painting.

START DATE: 01/02/2019
SALE REP: Diana
ARTIST: Steph / Jermaine

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SINGLE-SIDED NON-ILLUMINATED ALUMINUM CABINET

perforated aluminum face backed w/ clear plexi, single & double tube neon



ENGINEER TONG LE PE., INC.
 Consulting Structural Engineers
 5100 W Copans Rd. #700 Margate Fl.
 Tong Le President (954)974-6560



ELECTRICAL SPECIFICATIONS:
 All electrical components are UL Listed.
 Signage grounding and bonding as per NEC 250.
 Primary wiring 12 AWG COPPER as per NEC 600.
 Minimum 20 Amp. disconnect switch per NEC 600.5
 Minimum 1/2" conduit, Astronomical Time Clock per FEC.

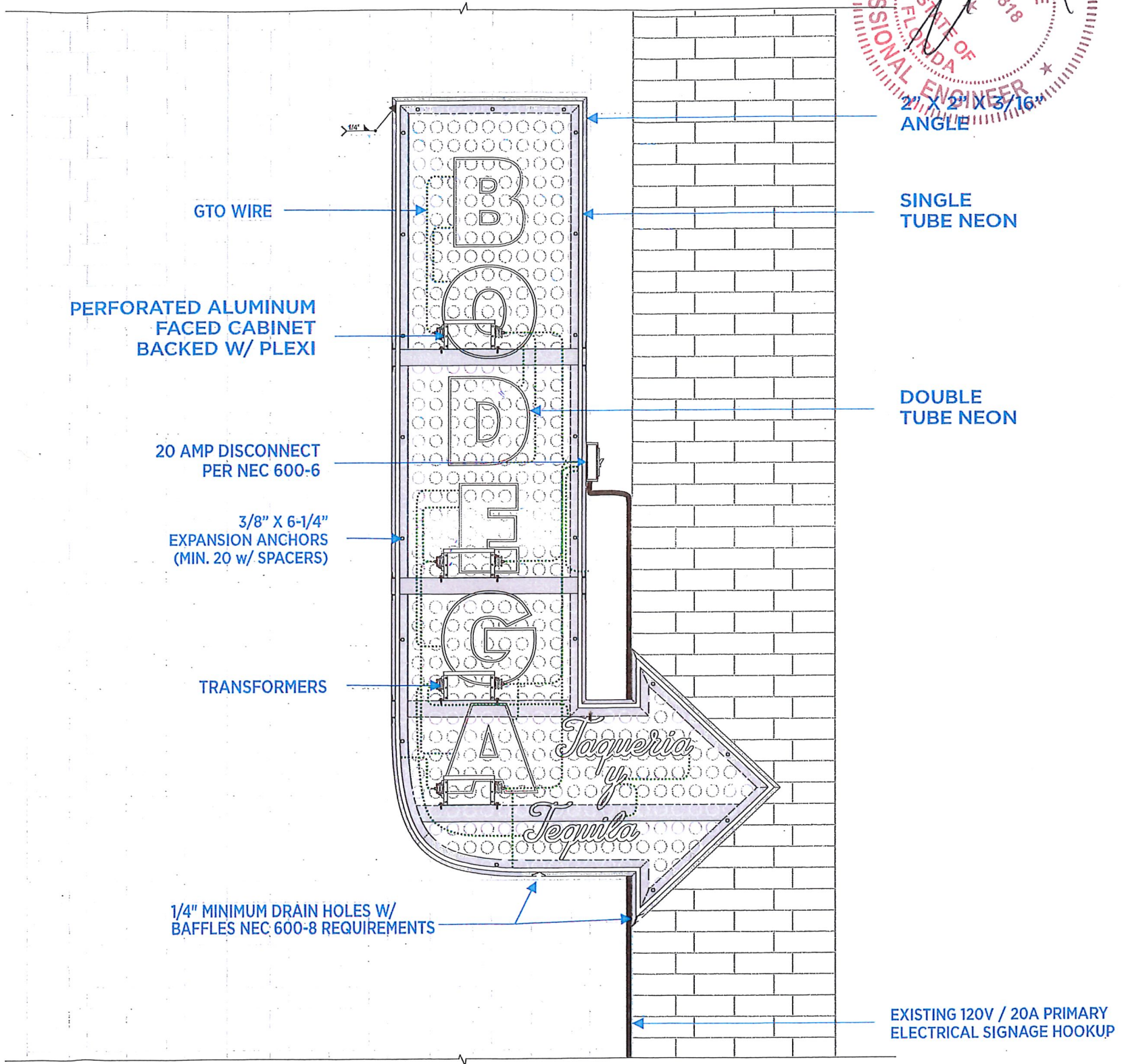
QTY	SOURCE	SIZE	AMPS	TOTAL
5	France	9KV	2.75	13.75

CIRCUITS REQUIREMENTS

# OF CIRCUITS REQUIRE	1	TOTAL AMPS	13.75
# OF 20 AMP DISCONNECT SWITCHES	1		
BREAKER #	12	PANEL	A

Broward & North Wall Sign

- Design, fabrication and construction to the following codes and specifications:
 - The Florida Building Code (2017)
 - American Welding Society AWS D1.1-04 & D1.2
 - Specifications for aluminum structures by the Aluminum Association (Current Edition)
- Structural requirements:
 - All bolted connections shall be made with ASTM A307 bolt or equal
 - All anchors bolts shall be ASTM A307 or equal (flat washers at nut)
 - All welds shall be made with E70XX electrodes or equal
 - The electrical installation shall be in compliance with the National Electric Code (NEC 2014) grounding and bonding as per NEC 250 600-7
 - H.V.H.Z., section 1620 F.B.C., ASCE 7-10 170 MPH, exposure C, Category 2, Chapter 16



A4 ELEVATION
 Scale: 3/4" = 1'

Art SIGN COMPANY 954.763.4410
 artsignfl.com
 835 NW 6th Ave. Ft. Lauderdale, FL. 33311

FILE: Bodega_Neon_SM_V3
CLIENT: Bodega
ADDRESS: 21 W Las Olas
MUNICIPALITY: City of Fort Lauderdale

REVISION V2: 01/16 | ADD MEASUREMENTS
REVISION V3: 02/05 | MOUNTED CHANGES
REVISION V4: 02/06 | WALL MOUNT STRUCTURAL

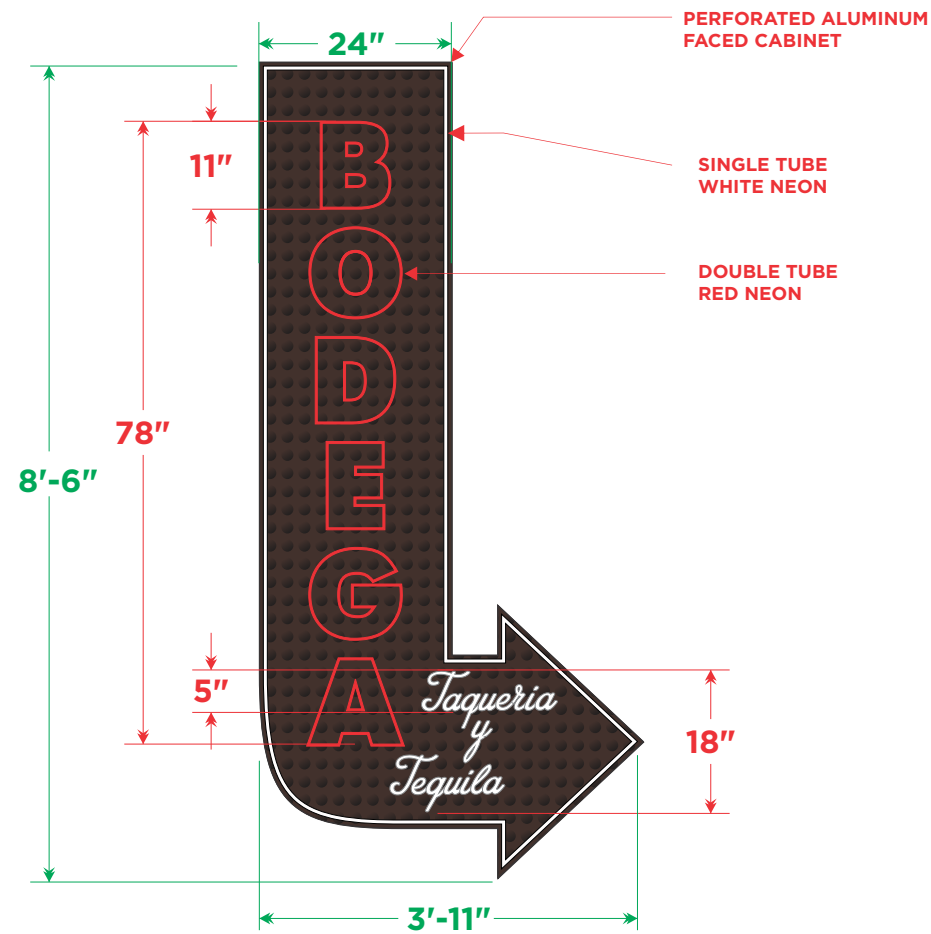
CLIENT APPROVAL:
 *Colors shown on drawing are for presentation purposes. All colors must be confirmed initialed by project manager before painting.

START DATE: 01/02/2019
SALE REP: Diana
ARTIST: Steph /Jermaine

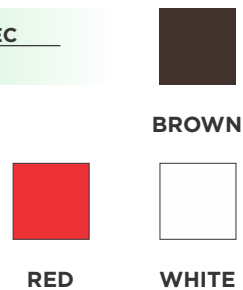
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SINGLE-SIDED NON-ILLUMINATED ALUMINUM CABINET

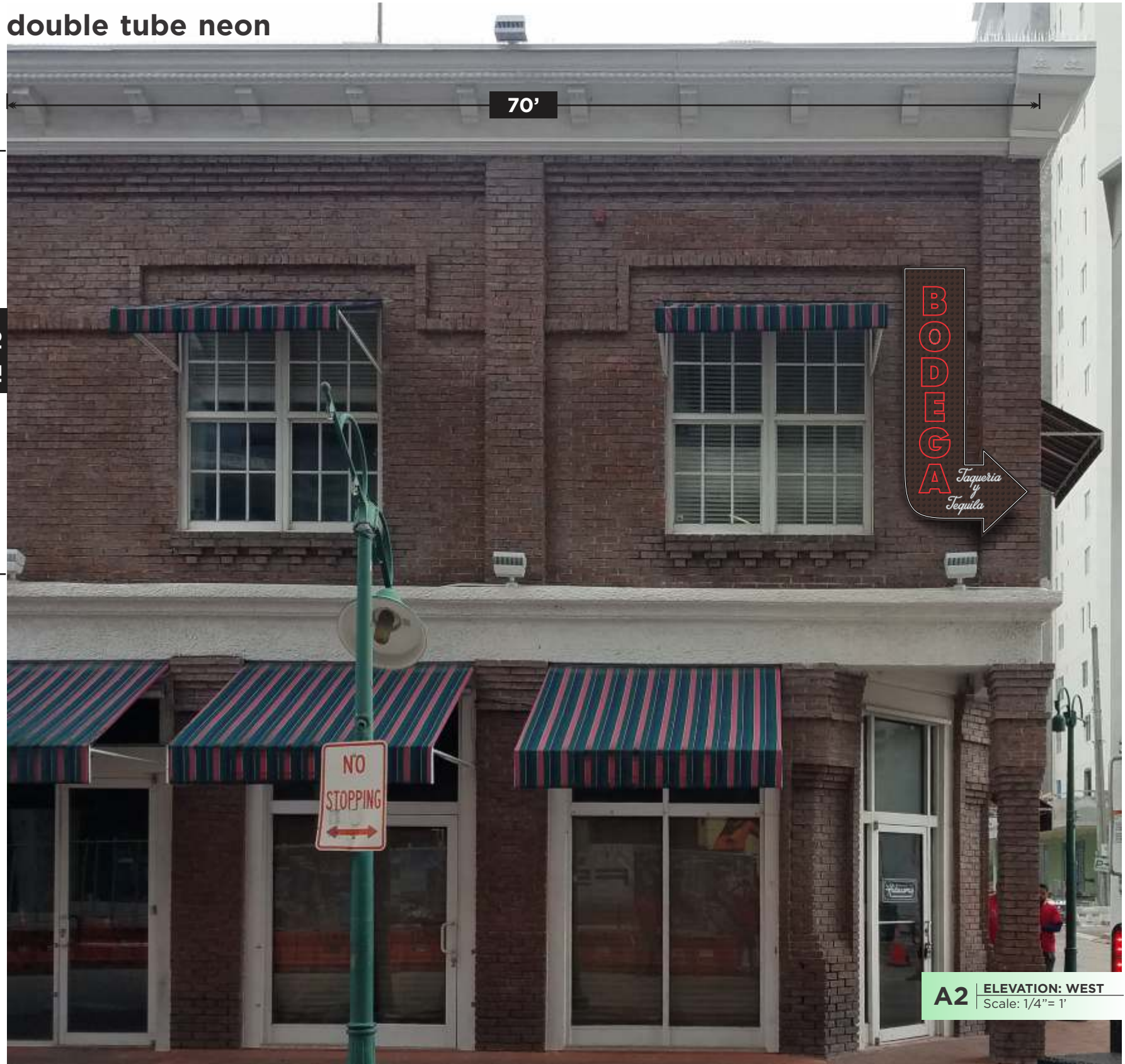
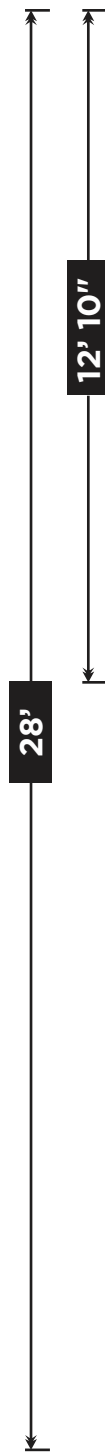
perforated aluminum face backed w/ clear plexi, single & double tube neon



A1 MOCKUP & SPEC
Scale: 1/2" = 1'



Face: Brown & White & Red Neon
Letter Height: 5" - 11"
Letter Style: Logotype
Allowed Sq. Ft.: 120
Proposed Sq. Ft.: 33.3



A2 ELEVATION: WEST
Scale: 1/4" = 1'

SINGLE-SIDED NON-ILLUMINATED ALUMINUM CABINET

perforated aluminum face backed w/ clear plexi, single & double tube neon

ENGINEER TONG LE P.E., INC.
 Consulting Structural Engineers
 5100 W Copans Rd. #700 Margate Fl.
 Tong Le President (954)974-6560

UL Underwriters Laboratories Inc.®
 Listed

ELECTRICAL SPECIFICATIONS:
 All electrical components are UL Listed.
 Signage grounding and bonding as per NEC 250.
 Primary wiring 12 AWG COPPER as per NEC 600.
 Minimum 20 Amp. disconnect switch per NEC 600.6
 Minimum 1/2" conduit, Astronomical Time Clock per FEC.

QTY	SOURCE	SIZE	AMPS	TOTAL
5	France	9KV	2.75	13.75

CIRCUITS REQUIREMENTS

# OF CIRCUITS REQUIRE	1	TOTAL AMPS	13.75
# OF 20 AMP DISCONNECT SWITCHES	1		
BREAKER #	12	PANEL	A

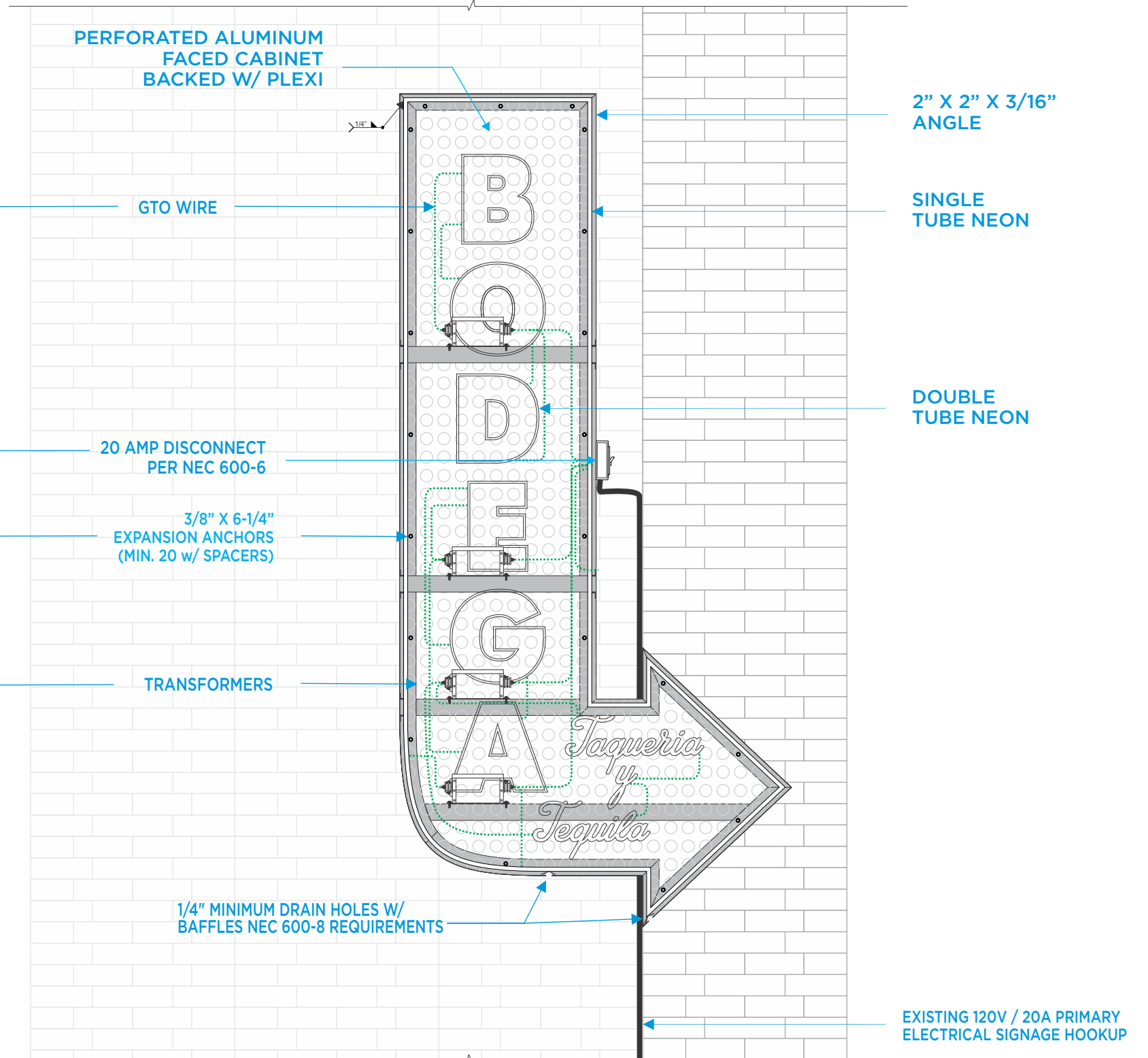
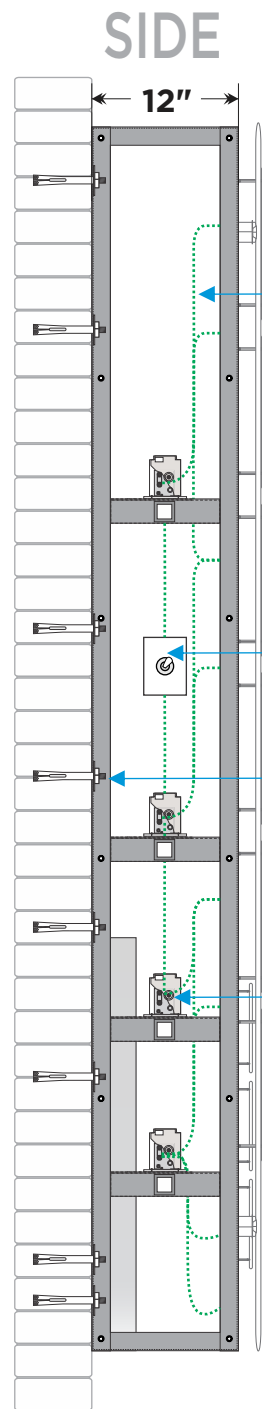
Broward & North Wall Sign

1. Design, fabrication and construction to the following codes and specifications:

- A. The Florida Building Code (2017)
- B. American Welding Society AWS D1.1-04 & D1.2
- C. Specifications for aluminum structures by the Aluminum Association (Current Edition)

2. Structural requirements:

- A. All bolted connections shall be made with ASTM A307 bolt or equal
- B. All anchor bolts shall be ASTM A307 or equal (flat washers at nut)
- C. All welds shall be made with E70XX electrodes or equal
- D. The electrical installation shall be in compliance with the National Electric Code (NEC 2014) grounding and bonding as per NEC 250 600-7
- E. H.V.H.Z., section 1620 F.B.C., ASCE 7-10 170 MPH, exposure C, Category 2, Chapter 16



A4 ELEVATION
 Scale: 3/4" = 1'

Art SIGN COMPANY 954.763.4410
 artsignfl.com
 835 NW 6th Ave. Ft. Lauderdale, FL. 33311

FILE: Bodega_Neon_SM_V4

CLIENT: Bodega
 ADDRESS: 21 W Las Olas
 MUNICIPALITY: City of Fort Lauderdale

REVISION V2: 01/16 | ADD MEASUREMENTS
 REVISION V3: 02/05 | MOUNTED CHANGES
 REVISION V4: 02/06 | WALL MOUNT STRUCTURAL

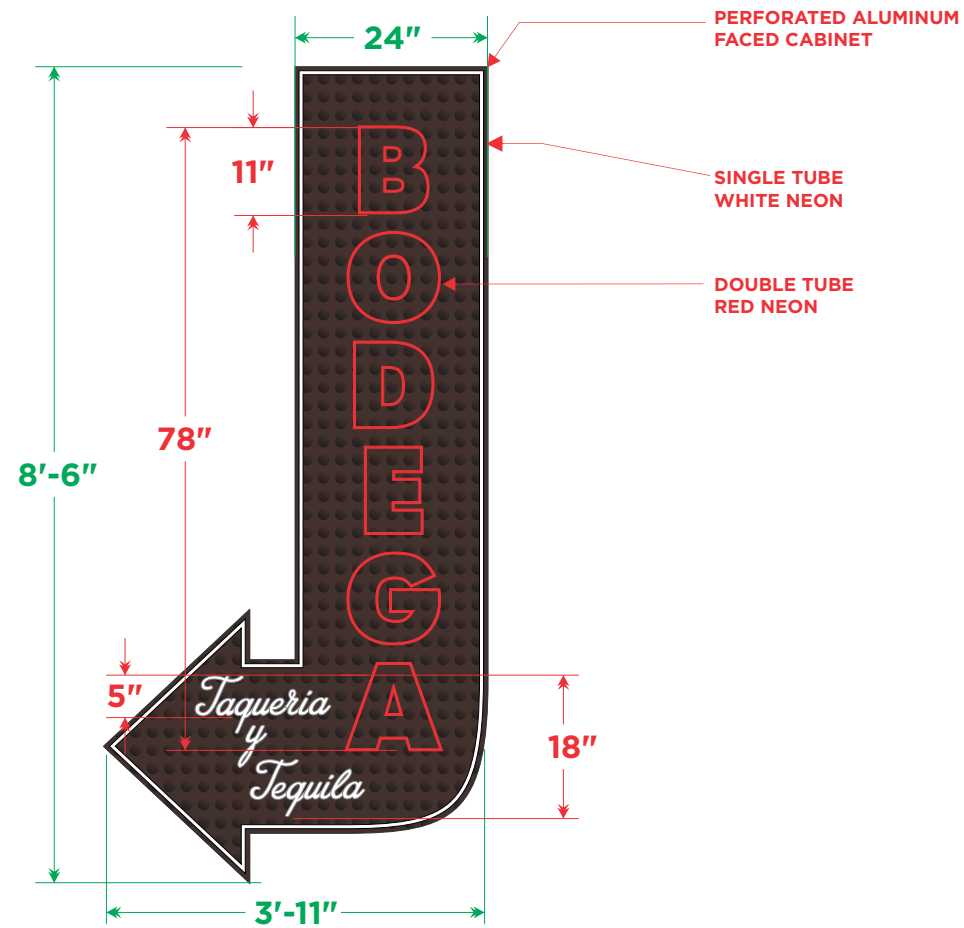
CLIENT APPROVAL:

*Colors shown on drawing are for presentation purposes. All colors must be confirmed initialed by project manager before painting.

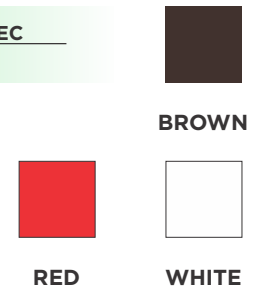
START DATE: 01/02/2019
 SALE REP: Diana
 ARTIST: Steph /Jermaine

SINGLE-SIDED NON-ILLUMINATED ALUMINUM CABINET

perforated aluminum face backed w/ clear plexi, single & double tube neon



B1 MOCKUP & SPEC
Scale: 1/2" = 1'



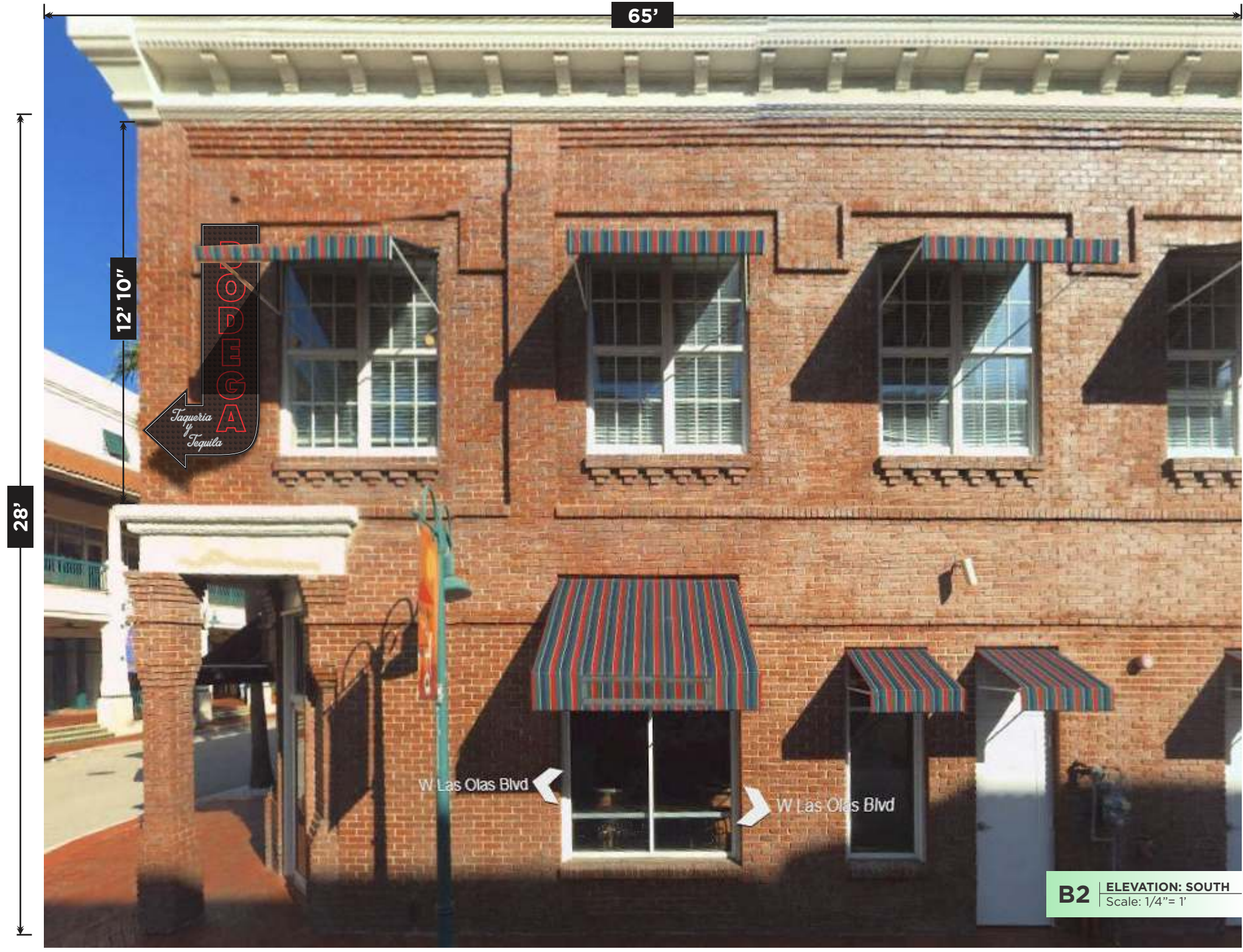
Face: Brown & White & Red Neon

Letter Height: 5" - 11"

Letter Style: Logotype

Allowed Sq. Ft.: 120

Proposed Sq. Ft: 33.3



B2 ELEVATION: SOUTH
Scale: 1/4" = 1'

Art SIGN COMPANY 954.763.4410
artsignfl.com
835 NW 6th Ave. Ft. Lauderdale, FL. 33311

FILE: Bodega_Neon_SM_V4

CLIENT: Bodega

ADDRESS: 21 W Las Olas

MUNICIPALITY: City of Fort Lauderdale

REVISION V2: 01/16 | ADD MEASUREMENTS

REVISION V3: 02/05 | MOUNTED CHANGES

REVISION V4: 02/06 | NEON COLOR

CLIENT APPROVAL:

*Colors shown on drawing are for presentation purposes. All colors must be confirmed initialed by project manager before painting.

START DATE: 01/02/2019

SALE REP: Diana

ARTIST: Steph / Jermaine

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SINGLE-SIDED NON-ILLUMINATED ALUMINUM CABINET

perforated aluminum face backed w/ clear plexi, single & double tube neon

ENGINEER TONG LE P.E., INC.
Consulting Structural Engineers
5100 W Copans Rd. #700 Margate Fl.
Tong Le President (954)974-6560

UL Underwriters Laboratories Inc.
Listed

QTY	SOURCE	SIZE	AMPS	TOTAL
5	France	9KV	2.75	13.75

ELECTRICAL SPECIFICATIONS:
All electrical components are UL Listed.
Signage grounding and bonding as per NEC 250.
Primary wiring 12 AWG COPPER as per NEC 600.
Minimum 20 Amp. disconnect switch per NEC 600.6
Minimum 1/2" conduit, Astronomical Time Clock per FEC.

CIRCUITS REQUIREMENTS
OF CIRCUITS REQUIRE 1 TOTAL AMPS 13.75
OF 20 AMP DISCONNECT SWITCHES 1
BREAKER # 12 PANEL A

Broward & North Wall Sign

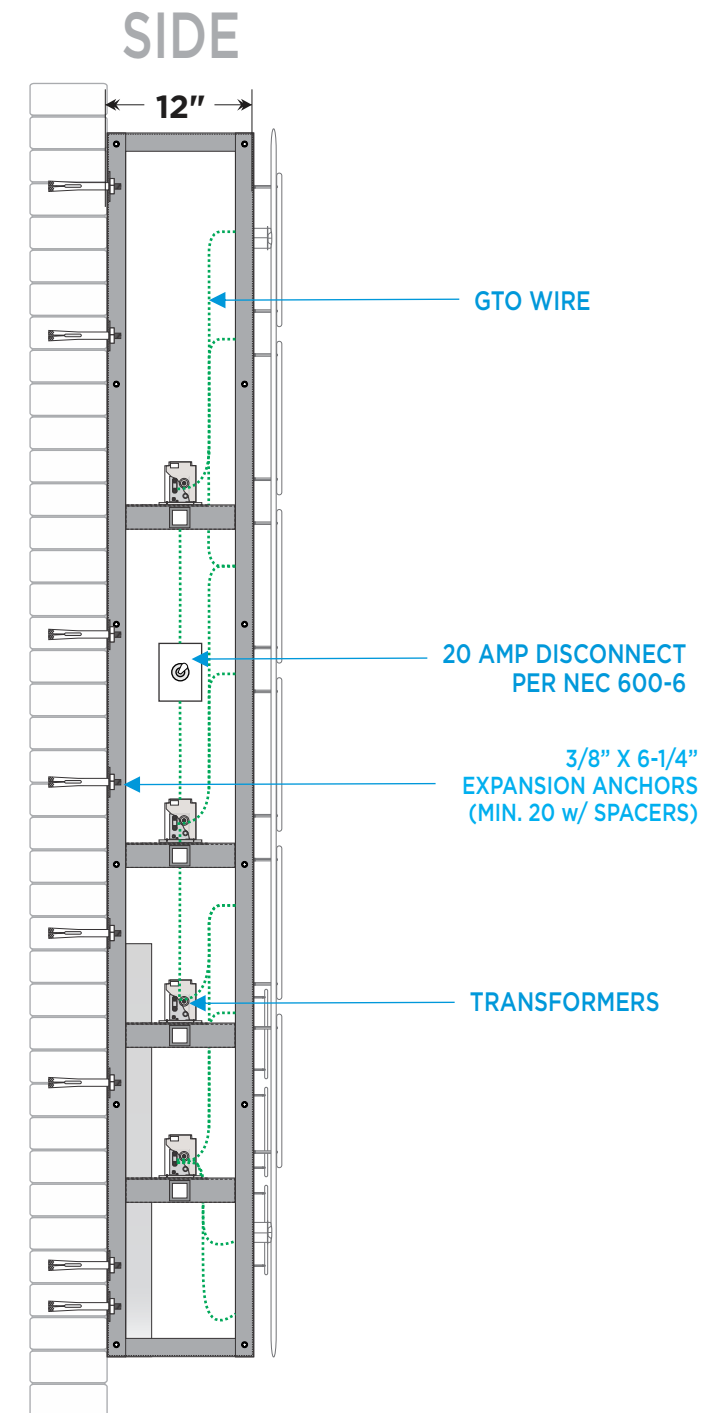
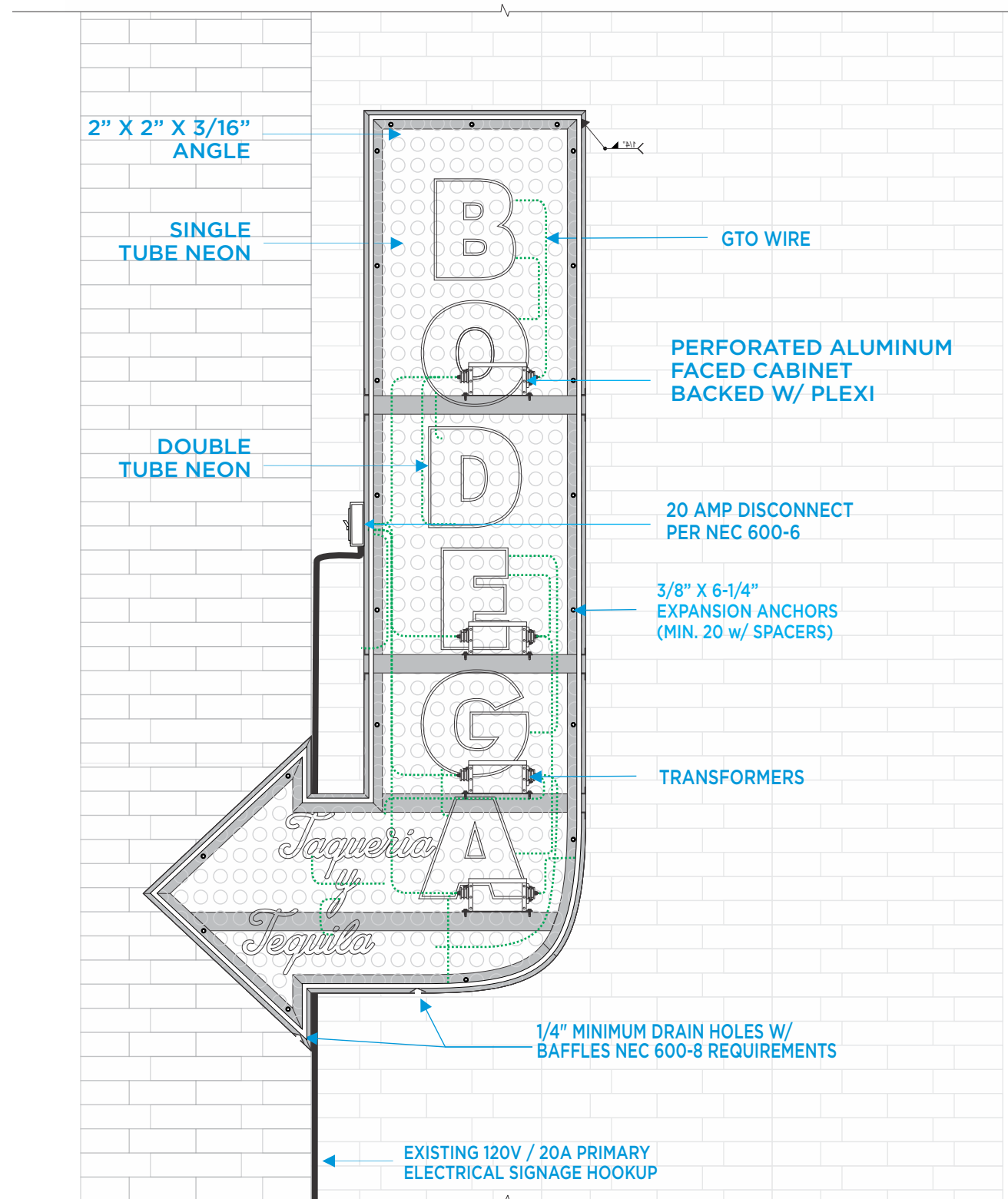
1. Design, fabrication and construction to the following codes and specifications:

- A. The Florida Building Code (2017)
- B. American Welding Society AWS D1.1-04 & D1.2
- C. Specifications for aluminum structures by the Aluminum Association (Current Edition)

2. Structural requirements:

- A. All bolted connections shall be made with ASTM A307 bolt or equal
- B. All anchors bolts shall be ASTM A307 or equal (flat washers at nut)
- C. All welds shall be made with E70XX electrodes or equal
- D. The electrical installation shall be in compliance with the National Electric Code (NEC 2014) grounding and bonding as per NEC 250 600-7
- E. H.V.H.Z., section 1620 F.B.C., ASCE 7-10 170 MPH, exposure C, Category 2, Chapter 16

A4 ELEVATION
Scale: 3/4" = 1'



Art SIGN COMPANY 954.763.4410
artsignfl.com
835 NW 6th Ave. Ft. Lauderdale, FL. 33311

FILE: Bodega_Neon_SM_V4

CLIENT: Bodega
ADDRESS: 21 W Las Olas
MUNICIPALITY: City of Fort Lauderdale

REVISION V2: 01/16 | ADD MEASUREMENTS
REVISION V3: 02/05 | MOUNTED CHANGES
REVISION V4: 02/06 | WALL MOUNT STRUCTURAL

CLIENT APPROVAL:

*Colors shown on drawing are for presentation purposes. All colors must be confirmed initialed by project manager before painting.

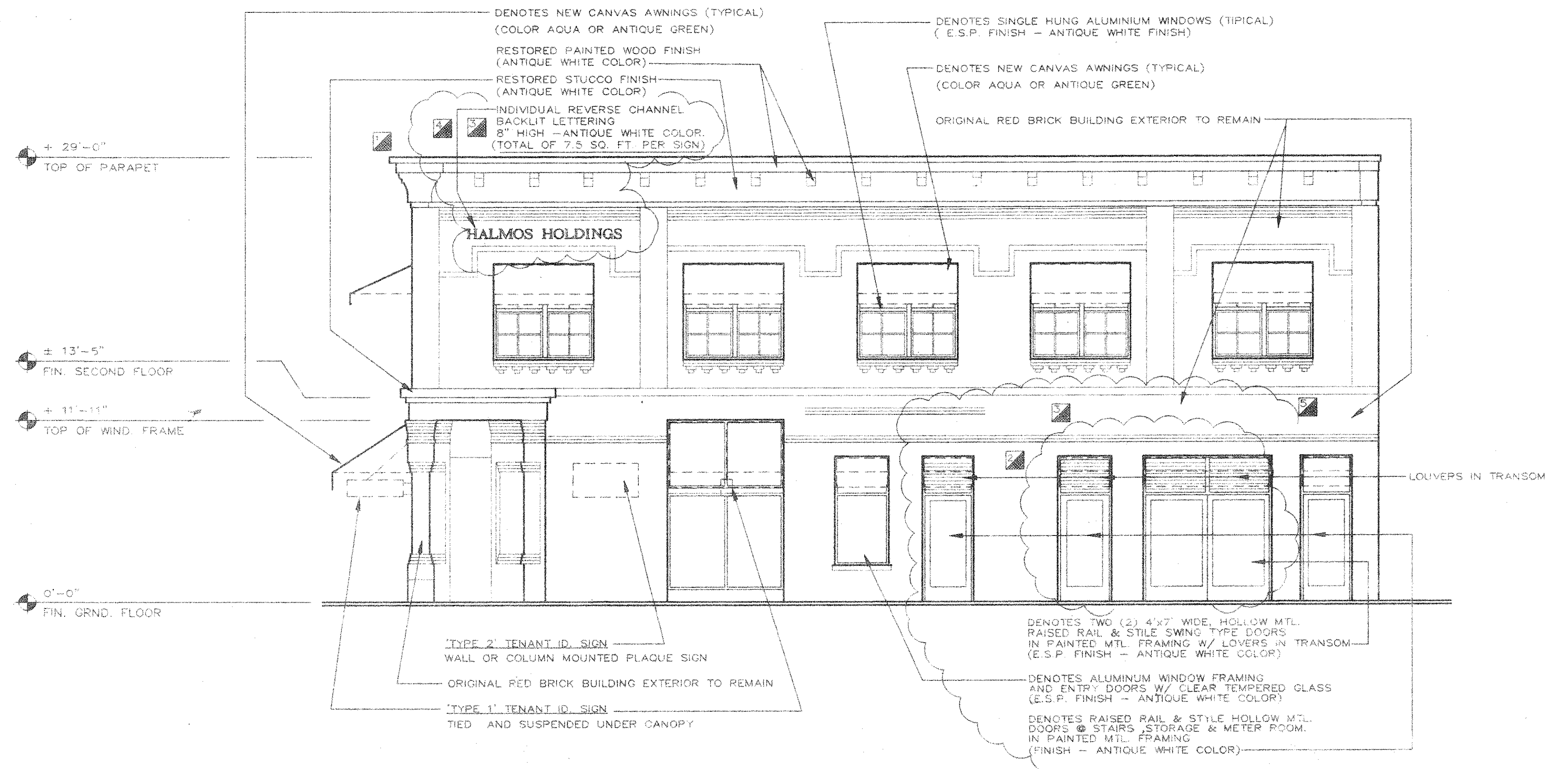
START DATE: 01/02/2019
SALE REP: Diana
ARTIST: Steph /Jermaine



WEST SIDE ELEVATION - BRICKELL AVE. / S.W. 1st. AVE.

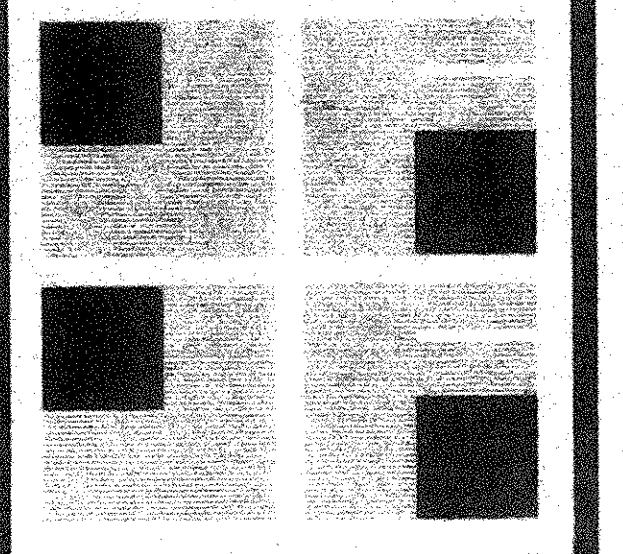
3/16" = 1'-0"

NOTE:
STOREFRONT FRAMING AND ENTRY DOOR LAYOUT W/IN EXISTING OPENING MAY BE MODIFIED TO ACCOMMODATE FUTURE TENANTS.



SOUTH SIDE ELEVATION - W. LAS OLAS BLVD.

3/16" = 1'-0"



ARCHITECT
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DESIGNED
DRAWN **LL. F.**
CHECKED

- 07-29-96 PERMIT REVISIONS
- REMOVED "1913" PARAPET
- REPOSITIONED WINDOWS
- 08-15-96 OWNER'S REQ. REVISION
- ADDED NEW DOORS
- 08-29-96 OWNER'S REQ. REVISION
- REMOVED REQUESTED DBL DOORS/ TEXT
- REMOVED SIGN'S 'TILL HISTORIC BOARD'S APPROVAL
- 09-10-96 OWNER'S REQ. REVISION
- ADDED SIGN'S AFTER HISTORIC BOARD'S APPROVAL
- 09-25-96 GENERAL REVISION
- ADDED 8' DBL DOOR W/ LOUVER
- ADDED LOUVER @ EL. RM. DOOR

REVISIONS	
COMM.	DATE
96014	06-03-96

'SHEPHERD' BUILDING REMODELING

Historic Reconstruction

220-228 S.W. 1st. Ave.
FT. LAUDERDALE, FL.

CONSTRUCTION DOCUMENTS

EXTERIOR ELEVATIONS

A-5 OF 7

LAST DATE PRINTED