DEVELOPMENT APPLICATION FORM

Application Form: All Applications | **Rev.** 03/06/2026

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-24, Development Permits and Procedures, and must be filled out accurately with all applicable sections completed. Refer to Development Application Guide and Instructions document on overall review process, refer to Specifications for Plan Submittal by application type for submittal requirements, and refer to Public Participation Requirements, all of which are available on the City's website.

Select application type and approval level in **SECTION A** and then complete applicable sections specified under each type.

Applicant must initial acknowledgments and provide signature in **SECTION K** for application to be deemed complete.

A APPLICATION TYPE AND APPROVAL LEVEL

Select the application type from the list below and check the applicable type.

☐ LEVEL I
ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)

- ☐ New Nonresidential less than 5,000 square feet
- ☐ Change of use *(same impact or less than existing use)*
- ☐ Plats
- ☐ Plat Note or Nonvehicular access line (NVAL) amendment
- ☐ Administrative site plan
- ☐ Amendment to site plan
- ☐ Affordable Housing per §166.04151(7) Fla. Stat. *(Live Local Act)*
- ☐ Parking Agreements *(separate from site plans)*

COMPLETE SECTIONS
B, C, D, E, F, G or H (for amendments), K

☑ LEVEL II
DEVELOPMENT REVIEW COMMITTEE (DRC)

- ☐ New Nonresidential 5,000 square feet or greater
- ■ Residential 5 units or more
- ☐ Nonresidential use within 100 feet of residential property
- ☐ Redevelopment proposals
- ☐ Change in use *(if greater impact than existing use)*
- ☐ Development in Regional Activity Centers (RAC)*
- ☐ Development in Uptown Project Area*
- ☐ Regional Activity Center (RAC) Signage
- ☐ Affordable Housing (≥10%)

COMPLETE SECTIONS
B, C, D, E, F, G, K

☐ LEVEL III
PLANNING AND ZONING BOARD (PZB)

- ☐ Conditional Use
- ☐ Parking Reduction
- ☐ Flex Allocation
- ☐ Cluster / Zero Lot Line
- ☐ Modification of Yards
- ☐ Waterway Use
- ☐ Mixed-Use Development
- ☐ Community Residences*
- ☐ Social Service Residential Facility (SSRF)
- ☐ Medical Cannabis Dispensing Facility*
- ☐ Community Business District for uses greater than 10,000 square feet
- ☐ GAA/AIP Uses needing PZB Determination

COMPLETE SECTIONS
B, C, D, E, F, G, K

☐ LEVEL IV
CITY COMMISSION (CC)

- ☐ Land Use Amendment
- ☐ Rezoning
- ☐ Public Purpose Use
- ☐ Central Beach Development of Significant Impact*
- ☐ Vacation of Right-of-Way

City Commission Review*
- ☐ Vacation of Easement

COMPLETE SECTIONS
B, C, D, E, F, G, K

☐ MISCELLANEOUS

- ☐ Affordable Workforce Housing Tax Reimbursement
- ☐ Community Residence
- ☐ Construction Noise Waiver
- ☐ Design Review Team (DRT)
- ☐ Development Agreement

COMPLETE SECTIONS
B, C, D, E, J, K

☐ EXTENSION OR DEFERRAL

- ☐ Request to defer after an application is scheduled for public hearing
- ■ Request extension to previously approved application *(request must be within original approval date timeframe)*

COMPLETE SECTIONS
B, C, E, I, K

☐ APPEAL/DE NOVO

- ■ Appeal decision by approving body and De Novo hearing items

COMPLETE SECTIONS
B, C, E, I, K

☐ PROPERTY AND ROW ITEM

- ☐ Road Closures
- ☐ Construction Staging Plan
- ☐ Revocable licenses

COMPLETE SECTIONS
B, C, E, K

**Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.*

B APPLICANT INFORMATION

If applicant is the business operator, complete the agent column and provide property owner authorization.

Applicant/ Property Owner	TEQUESTA & CO HOMES LLC	**Authorized Agent**	Greg Brewton
Address	518 SW 11 STREET	**Address**	1451 NW 31st Ave
City, State, Zip	FORT LAUDERDALE, FL 33315	**City, State, Zip**	Lauderhill, FL 33311
Phone	714.343.0841	**Phone**	954-593-2081
Email	rob@mokarranproperties.com	**Email**	gemarbrewton@gbaftl.com
Proof of Ownership	Provide Warranty Deed or Tax Record	**Authorization Letter**	Provide Agent Authorization Letter

C PARCEL INFORMATION

Address/General Location	806-808 SW 4 STREET FORT LAUDERDALE, FL 33312
Folio Number(s)	5042-10-18-1161/5042-10-18-1162
Legal Description *(Brief)*	BRYAN SUB BLK 64 FT LAUD 1-29D LOT 23-LOT 25
City Commission District	District 2
Civic Association	Sailboat Bend

D LAND USE INFORMATION

Existing Use	VACANT
Land Use	Medium-High
Zoning	RML-25 - Residential Multifamily Low
Proposed *Applications requesting land use amendments and rezonings.*	
Proposed Land Use	Medium-High
Proposed Zoning	RML-25 - Residential Multifamily Low

E PROJECT INFORMATION

Provide project information.

Project Name	RESIDENCES AT TEQUESTA
Project Description *(Describe in detail)*	NEW CONSTRUCUTION OF TWO (2) 3-STORY MANSORNY UNIT TOWNHOUSE BUILDINGS CONSISTING OF APPROXIMATIVELY 7,013 S.F. AC, 8,486 S.F. (UNDER ROOF) EACH.
Estimated Project Cost	$ $3,550,000.00 *(Estimated total project cost including land costs for all new development applications only)*

F PROJECT DETAILS

Provide project details. Circle yes or no where noted. If item is not applicable, indicate N/A.

Waterway Use	No			**Traffic Study Required**	
Flex Units		**Redevelopment Units**		**Parking Reduction**	
Flex Acreage				**Public Participation**	
Single Family				Commercial	
Townhouses				Restaurant	
Multifamily				Office	
Cluster/Zero Lot Line				Industrial	
Other				Other	
Total *(dwelling units)*				**Total** *(square feet)*	
Residential Unit Mix	Efficiency / Studio	1- Bedroom	2-Bedroom	3-Bedroom or More	
Affordable Housing Units		**% of AMI**			
Affordable Unit Mix	Efficiency / Studio	1- Bedroom	2-Bedroom	3-Bedroom or More	

G PROJECT DIMENSIONAL STANDARDS

Indicate all required and proposed standards for the project. Circle yes or no where indicated.

	Required Per ULDR	Proposed
Lot Size *(Square feet/acres)*	7,500 - 0.1722	14,000 - 0.3213
Lot Density *(Units/acres)*	25 UNITS X ACRE	8 UNITS ALLOWED - 6 PROPOSED
Lot Width	50 FEET	100 FEET
Building Height *(Feet)*	35 FEET	32 FEET - 4 INCHES - 3 STORIES
Structure Length	200 FEET	104 FEET - 6 INCHES
Floor Area Ratio *(F.A.R)*		
Lot Coverage	N/A	41.8%
Open Space		
Landscape Area		
Parking Spaces		
SETBACKS *(Indicate direction N,S,E,W)*	**Required Per ULDR**	**Proposed**
Front [N____]	15 FEET	15 FEET - 3 INCHES
Side [E____]	10 FEET	10 FEET - 6 INCHES, WORST CONDITION
Corner / Side [W____]	10 FEET	10 FEET - 2.5 INCHES, WORST CONDITION
Rear [S____]	20 FEET	20 FEET - 3 INCHES

For projects in Central Beach, Downtown, Northwest, South Andrews, and Uptown Master Plans complete in conjunction with the applicable items above.

Tower Stepback	**Required Per ULDR**	**Proposed**	**Deviation**
Front / Primary Street [____]			
Sides / Secondary Street [____]			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate *(square feet)*			
Residential Unit Size *(minimum)*			

H AMENDED PROJECT INFORMATION

Identify each standard being amended for project. Circle yes or no where indicated.

	Original Approval	Proposed Amendment	Brief Reason for Amendment
Residential Uses *(dwelling units)*			
Non-Residential Uses *(square feet)*			
Identify Each Standard Below			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			

I EXTENSION, DEFERRAL, APPEAL INFORMATION

Provide information for specific request. Circle approving body and yes or no.

EXTENSION REQUEST	
Approving Body	
Original Approval Date	
Expiration Date *(Permit Submittal Deadline)*	
Expiration Date *(Permit Issuance Deadline)*	
Requested Extension *(No more than 24 months)*	
Code Enforcement *(Applicant Obtain by Code Compliance Division)*	

DEFERRAL REQUEST	
Approving Body	
Scheduled Meeting Date	
Requested Deferral Date	
Previous Deferrals Granted	
Justification Letter Provided	

APPEAL REQUEST / DE NOVO HEARING	
Approving Body	
30 Days from Meeting *(Provide Date)*	
60 Days from Meeting *(Provide Date)*	
Appeal Request	
Indicate Approving Body Appealing	
De Novo Hearing Due to City Commission Call-Up	

J MISCELLANEOUS

Provide information for specific request.

AFFORDABLE HOUSING TAX REIMBURSEMENT*	
As Is Value	$
Date	
Completion Value	$
Date	
Stabilized Value	$
Date	
Acquisition Value	$
Date	

COMMUNITY RESIDENCE	
Residence Type	
Certification	
Length of Stay	
Number of Residents	
Number of Live-in Staff	
Habitable Rooms Gross Floor Area	
DEVELOPMENT REVIEW TEAM (DRT)* *Complete Section F*	

NOISE WAIVER*	
DRC Case Number	
Request Start Date	
Request End Date	
Construction Start Time	
Construction End Time	
Sunday Construction Times	
DEVELOPMENT AGREEMENT* *Complete Section F*	

**Application is subject to specific fees based on hourly rate with minimum amount of: DRT $477, Affordable Housing Tax Reimbursement $2,500, Noise Waiver $954*

CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following outlines the necessary items for submittal to ensure application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

☐ **Preliminary Development Meeting** completed on the following date: PROVIDE DATE

☐ **Development Application Form** completed with the applicable information including signatures.

☐ **Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.

☐ **Address Verification Form** applicant contact Jazmine Eveillard at 954-828-5233 or Jeveillard@fortlauderdale.gov

☐ **Project and Unified Land Development Code Narratives**

- ***Project Description*** in detail the project type, uses, and overall development intent. Provide as much detail as possible including building and site design approach, site elements, architectural style, pedestrian access, enhancements, open space elements, landscape improvements, loading, site access, multi-modal including bicycle and parking.
- ***Unified Land Development Regulations*** the applicable criteria based on application type with point-by-point responses to each criterion stating how the project complies with such. Generally, the following code sections require a narrative; however, the following sections are not inclusive of all criteria.
  - Section 47-20.3, Parking Reduction
  - Section 47-24.3, Conditional Use
  - Section 47-25.2, Adequacy Review
  - Section 47-25.3, Neighborhood Compatibility
  - Section 47-28, Density and Flexibility Rules
  - Section 47-23.8, Waterway Use
  - Section 47-23.11, Modification of Yards
  - Section 47-23.16, Affordable Housing Regulations
  - Section 47-24.4, Rezoning
  - Section 47-24.6, Vacation of Right-of-way
- ***Master Plans*** for the applicable master plan, a narrative that states the project design compliance with the goals and design intent of the master plan. Generally, the following master plans require narratives for:
  - Downtown Master Plan
  - Northwest Master Plan
  - South Andrews Master Plan
  - Uptown Master Plan

☐ **Traffic Study or Statement** submittal of traffic study or traffic statement completed by a registered professional engineer. A traffic methodology meeting was conducted on the following date: PROVIDE DATE

- To schedule a methodology meeting with the City's Traffic Engineer representative, contact Benjamin Restrepo at (954) 828-4696 or email at brestrepo@fortlauderdale.gov

☐ **Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention for LauderBuild.

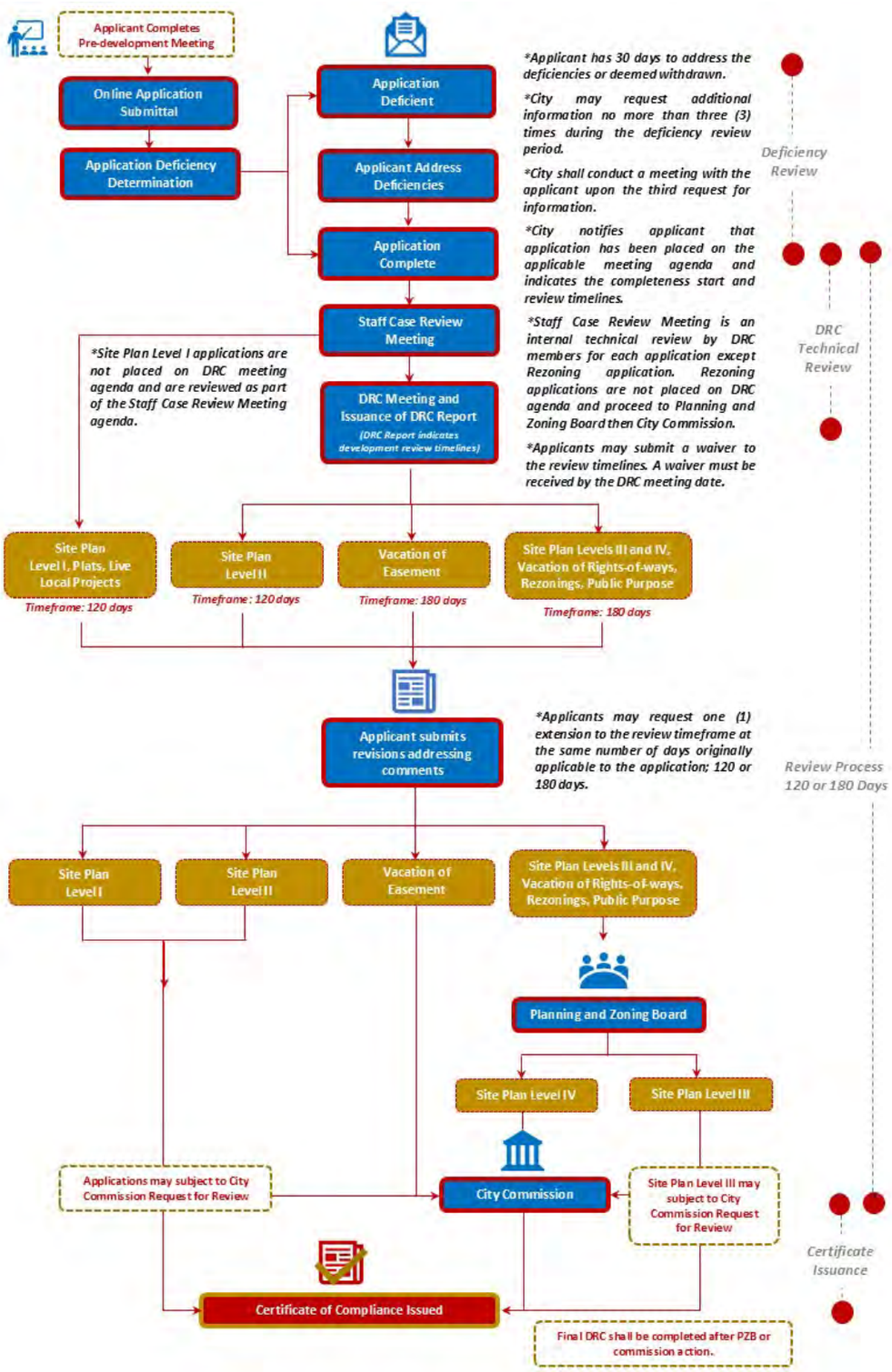
☐ **Public Mail Notices *(rezoning)*** stamped envelopes for each property owner within three hundred (300) feet of the subject site for City to send the mail notices. Applicants shall provide a signed and notarized affidavit stating compliance with mail notice requirements.

☐ **Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through the City's online portal LauderBuild. No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at LauderBuild Plan Room.

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delays in processing.
- **File Naming Convention** file names must adhere to the City's File Naming Convention.
- **Reduce File Size** plans and other large files must be flattened to reduce file size.
- **Document Categories** choose the correct document category when uploading.

DEVELOPMENT REVIEW FLOWCHART:



ASSISTANCE: For questions regarding submittal contact Planning. For LauderBuild issues contact DSD staff.

GENERAL SUBMITTAL QUESTIONS	LAUDERBUILD ASSISTANCE AND QUESTIONS
Planning Counter at 954-828-6520 planning@fortlauderdale.gov	DSD Customer Service at 954-828-6520 lauderbuild@fortlauderdale.gov

APPLICANT ACKNOWLEDGMENT AND SIGNATURE: The applicant or agent (if representing the applicant) must initial each item below and sign at the bottom of the page.

K ACKNOWLEDGMENTS AND SIGNATURE

Applicant or agent must initial each item and sign below.

INITIAL	ITEM
GB	I have reviewed the application submittal requirements, applicable specifications for plan submittal by the application type, and attest that the information, plans, data, and supplemental documents provided are accurate, complete, and comply with the City's Unified Land Development Regulations (ULDR) to the best of my knowledge.
GB	I have reviewed the Public Participation Notice requirements applicable to this application and understand that failure to provide the applicable notice may result in the application not being placed on a meeting agenda.
GB	I acknowledge if the application is deemed: (1) incomplete, such deficiencies must be addressed within 30 days from the incomplete notice from the City, or (2) complete, such application must be approved, approved with conditions, or denied within 120 days for non-quasi-judicial applications or 180 days for quasi-judicial applications or subject to Commission Request for Review pursuant to Fla. Stat. § 166.033 unless a one-time extension is granted or a waiver form is submitted waiving the statutory review timeframes in Fla. Stat. § 166.033.
GB	I acknowledge that the review and approval of the application is limited to compliance with the City's ULDR, and such approval does not guarantee compliance with other applicable regulations, standards, and code as required by the Florida Building Code, Engineering Standards, and FEMA Floodplain requirements, which are reviewed during the building permit process, and in the event, the development permit issued for this application is impacted on compliance during the building permit process, I remain solely responsible to comply and if necessary process an amendment to this application approval to address changes.
GB	I acknowledge that application fees must be paid upon receipt of an invoice from the City and that failure to pay application fees may result in delay on processing the application. ***Fraud Alert Information*** The City of Fort Lauderdale has been made aware of fraudulent emails and payment requests sent to applicants that do not originate from the City. Always verify the sender's email address and avoid clicking on suspicious links or opening unexpected attachments. Any suspicious communications that appear to be sent on behalf of the City should be reported to City staff immediately. — The City **does not** send unsolicited requests for payment or sensitive personal information. — The Development Services Department **does not** accept payments over the phone. — The City will **never** threaten enforcement action or demand payment by gift card, wire transfer, or digital currency. — The City will **never** request personal or financial information such as bank account numbers, credit or debit card numbers, Social Security numbers, or passwords via email or phone.

APPLICANT/AGENT SIGNATURE	
	
PRINT	Greg Brewton
DATE	7/21/20

LEGAL DESCRIPTION:

LOTS 23 & 25 OF "BRYAN SUBDIVISION OF BLOCK 64". ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA.

ERNEST W. DUNCAN P.S.M. 5182

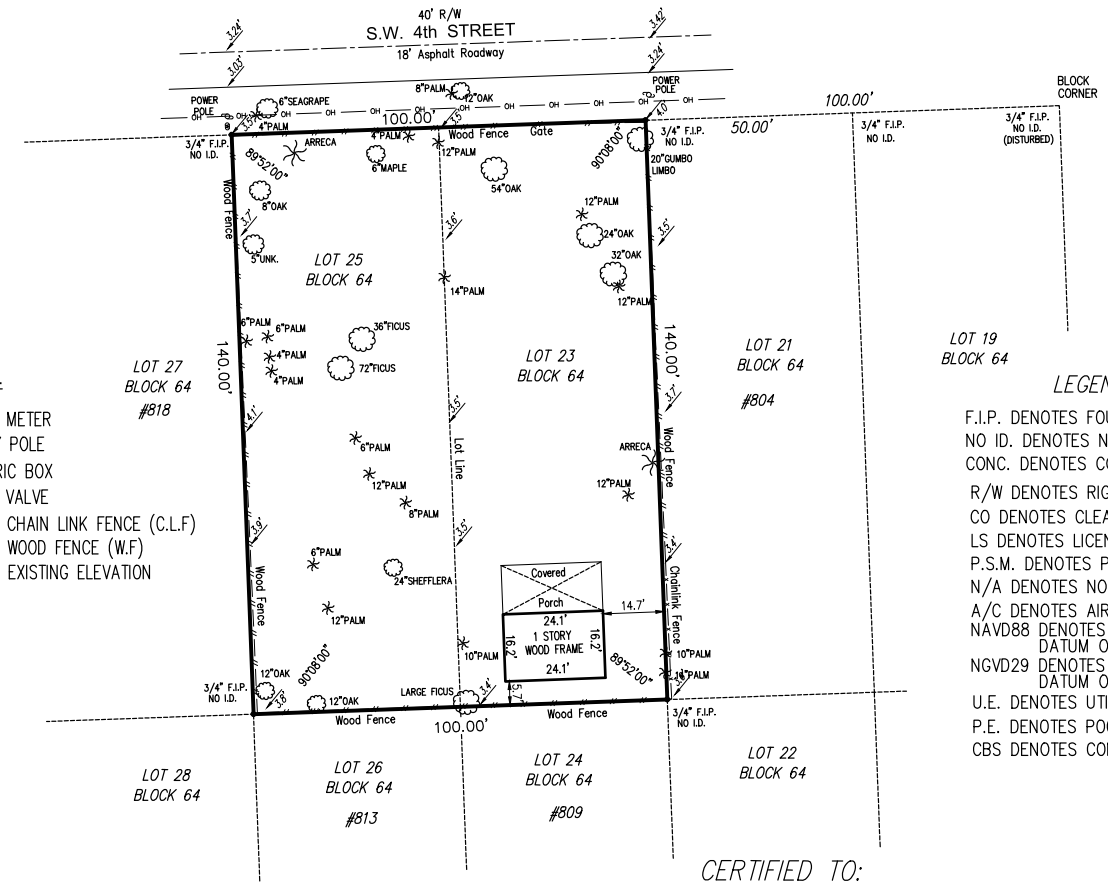
521 SE 5TH COURT
POMPANO BEACH, FL. 33060

PHONE: (754) 264-2166
FAX: (954) 827-0535

BOUNDARY SURVEY

PROPERTY ADDRESS: 806 S.W. 4TH STREET
FORT LAUDERDALE, FL 33312

Scale: 1" = 30'



SYMBOL

- WATER METER
- UTILITY POLE
- ELECTRIC BOX
- WATER VALVE
- CHAIN LINK FENCE (C.L.F)
- WOOD FENCE (W.F)
- 0.00' EXISTING ELEVATION

SURVEYORS NOTES:

1. ANGLES SHOWN HEREON ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
2. BENCHMARK REFERENCE: CITY OF FORT LAUDERDALE BENCHMARK SW513, ELEVATION=3.277 NAVD88. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
3. MINIMUM LINEAR ACCURACY OBTAINED: 1 FOOT IN 7,500 FEET AS REQUIRED FOR A SUBURBAN SURVEY
4. NO TITLE INFORMATION WAS SUPPLIED OR REVIEWED IN THE PREPARATION OF THIS SURVEY WITH THE EXCEPTION OF THE LEGAL DESCRIPTION.
5. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND IMPROVEMENTS, OVERHEAD UTILITIES, (POWERLINES, ETC) FOUNDATIONS OR WETLANDS.
6. EASEMENTS SHOWN HEREON ARE PER THE PLAT.
7. SURVEYOR HAS MADE NO RESEARCH OF THE PUBLIC RECORDS. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS.

LEGEND:

F.I.P. DENOTES FOUND IRON PIPE
NO ID. DENOTES NO IDENTIFCATION
CONC. DENOTES CONCRETE
R/W DENOTES RIGHT OF WAY
CO DENOTES CLEANOUT
LS DENOTES LICENSED LAND SURVEYOR
P.S.M. DENOTES PROFESSIONAL LAND SURVEYOR
N/A DENOTES NOT APPLICABLE
A/C DENOTES AIR CONDITIONER
NAVD88 DENOTES NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD29 DENOTES NATIONAL GEODETIC VERTICAL DATUM OF 1929
U.E. DENOTES UTILITY EASEMENT
P.E. DENOTES POOL EQUIPMENT
CBS DENOTES CONCRETE BLOCK STRUCTURE

FLOOD ZONE: AE
BASE FLOOD ELEV.= 6'
FEMA MAP # 12011C 0557H
DATE OF FIRM: 07/31/24
CITY OF FT LAUDERDALE: 125105

Ernest W Duncan

Digitally signed by Ernest W Duncan
Date: 2026.07.27 10:59:07 -04'00'

REVISE FEMA DATA 7/25/26
DATE OF SURVEY 5/01/26

CERTIFIED TO:

Tequesta & Co. Homes, LLC
Richard N. Rosa, P.A.
Old Republic National Title Insurance Company

ERNEST W. DUNCAN, P.S.M. STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. LS 5182
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

RESIDENCES AT TEQUESTA

806 SW 4TH STREET - FORT LAUDERDALE, FL 33312

18 AUGUST, 2026 - DRC SITE PLAN LEVEL II SUBMITTAL

OWNER:
TEQUESTA & CO. HOMES, LLC
518 SW 11TH STREET
FORT LAUDERDALE, FL 33315
Tel: 714.343.0841
Contact: ROBERT CETRON

ARCHITECT:
ANTONINO TREU, ARCHITECT
1501 Coral Ridge Drive
Fort Lauderdale, FL. 33304
TEL.: 954.563.5472
Contact: Antonino Treu

CIVIL ENGINEER:
JOHN B. SMITH ENGINEERS, INC.
1457 N.E. 4TH AVENUE
FORT LAUDERDALE, FL. 33304
TEL.: 954.763.4177
Contact: Robert Smith

MEP ENGINEER:
I.C.E.D., INC.
4310 WEST BROWARD BLVD.
PLANTATION, FL 33317
T. 561.707.6795
Contact: Joseph Spasovski

STRUCTURAL ENGINEER:
TARNOWSKI ENGINEERING, INC.
7360 N.W. 5th STREET
PLANTATION, FL 33317
T: 954.727.2027
Contact: Costantino (Gus) Tarnowski

LANDSCAPE ARCHITECT:
LANDFORM DESIGN GROUP
1729 SW 13TH COURT
FORT LAUDERDALE, FL 33312
T: 954.461.6191
Contact: Malcolm Miller

SURVEYORS:
ACCURATE DIMENSIONS, INC
521 SE 5TH COURT
POMPANO BEACH, FL 33060
Tel: 754.264.2166
Contact: Ernest W. Duncan

GENERAL CONTRACTOR:
CANNATELLI BUILDERS, INC.
2101 NW 33RD STREET SUITE 2800A
POMPANO BEACH, FL 33069
T. 954.977.2775
Contact: Edward Cannatelli



LOCATION MAP

N.T.S.



PROJECT SCOPE

PROPOSED TWO (2) NEW THREE-STORY TOWNHOUSE BUILDING TO BE LOCATED AT 806-808 SW 4TH STREET, FORT LAUDERDALE, FL 33312.
THE STRUCTURES WILL CONSTRUCTED WITH REINFORCED MASONRY, SLAB ON GRADE, PREFABRICATED CONCRETE UPPER FLOOR AND ENGINEER WOOD ROOF TRUSSES.
EACH BUILDING CONSISTING OF APPROXIMATIVELY 7,013 SQUARE FEET UNDER AIR AND 8,486 SQUARE FEET UNDER ROOF.

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UTILITY SERVICE PROVIDERS

ELECTRICITY - FLORIDA POWER & LIGHT (FPL)

WATER & WASTEWATER - CITY OF FORT LAUDERDALE

SOLID WASTE & RECYCLING - PRIVATE PROVIDER

APPLICABLE CODES

2023 FLORIDA BUILDING CODE - 8TH EDITION
2023 FLORIDA BUILDING CODE - RESIDENTIAL - 8TH EDITION
2023 FLORIDA BUILDING CODE - MECHANICAL - 8TH EDITION
2023 FLORIDA ENERGY CONSERVATION CODE - 8TH EDITION
2020 NATIONAL ELECTRICAL CODE (NFPA 70)
2021NFPA 101-FLORIDA FIRE PREVENTION CODE - 8TH EDITION
ASCE/SEI 7-16

DRC CASE #:

APPROVAL DATE:

BUILDING CODE DATA

2023 FLORIDA BUILDING CODE	PROPOSED NEW CONSTRUCTION
OCCUPANCY CLASSIFICATION	R-3 RESIDENTIAL
CONSTRUCTION CLASSIFICATION	III-B EQUIPPTED WITH FIRE SPRINKERS
CLASSIFICATION OF WORK	NEW CONSTRUCTION AS PER 2023 FBC
RISK CATEGORY	RISK CATEGORY II

ANTONINO TREU, REGISTERED ARCHITECT IN THE STATE OF FLORIDA, LICENSE NO. AR 0017510. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANTONINO TREU ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Antonino Treu — Digitally signed by Antonino Treu Date: 2026.08.19 13:04:19 -04'00'

ANTONINO TREU
Architect
1501 Coral Ridge Drive
Fort Lauderdale, FL 33304
Tel.: 954.563.5472
Fax: 954.563.2571
atreu@atadesign.com
Architect Licence #: AR 0017510

THE DOCUMENTS CONTAINED HERE ARE COPYRIGHTED WITH ALL RIGHTS RESERVED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES AND IN THE TREATIES OF THE WORLD. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART BETWEEN OWNER (SELLER) OF PROJECT AND ANYBODY ELSE WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT (OWNER) OF SAME. BEST EFFORTS HAVE BEEN EXTENDED TO COMPLY WITH APPLICABLE CODES AND OBSERVATION REQUIREMENTS. ANY VIOLATION TO THESE RESTRICTIONS WILL BE STRICTLY ENFORCED AND PROSECUTED TO THE FULLEST EXTENT OF THE LAW. COLLECTIVE COPYRIGHT ©2023 ANTONINO TREU, ARCHITECT

Comments:
DRC SUBMITTAL

© ATA Copyright 2026

PROJECT: RESIDENCES AT TEQUESTA - 806 SW 4TH STREET, FORT LAUDERDALE, FL 33312

SHEET TITLE: COVER SHEET

REVISIONS

1	
2	
3	
4	
5	

Drawn by: AT

Scale: AS NOTED

Date: 08.18.2026

SHEET NO.
A-0.0

STATE OF FLORIDA — ANTONINO TREU — REGISTERED ARCHITECT — AR0017510

GENERAL NOTES:

1. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE LICENSED AND INSURED BY THE STATE OF FLORIDA AND BROWARD COUNTY, THEY SHALL BE APPROVED BY THE OWNER IF REQUIRED AND ALL CONSTRUCTION SHALL CONFORM TO ALL CODE REGULATIONS AND RESTRICTIONS HAVING JURISDICTION.
THE CONTRACTOR AND HIS SUB-CONTRACTORS, BY AND THROUGH SUBMISSION OF THE BID, AGREES THAT HE AND HIS SUB-CONTRACTORS SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE LOCATION OF ALL PROPOSED WORK AND FOR HAVING SATISFIED HIMSELF FROM HIS OWN PROFESSIONAL KNOWLEDGE AND EXPERIENCE OR PROFESSIONAL ADVICE AS THE CHARACTER, AND LOCATION OF THE SITE, THE NATURE OF THE EXISTING CONDITIONS, THE LOCATION OF THE EXISTING UTILITIES, AND ANY OTHER CONDITION SURROUNDING AND AFFECTING HE WORK, ANDY OBSTRUCTIONS, THE NATURE OF THE EXISTING CONSTRUCTION, AND ALL OTHER PHYSICAL CHARACTERISTIC OF THE JOB. IN ORDER THAT HE MAY INCLUDE IN THE PRICES WHICH HE BIDS ALL COST COMPLETION THEREOF, INCLUDING THE REMOVAL, RELOCATION OR REPLACEMENT OF ANY OBJECTS OR OBSTRUCTION WHICH MAY BE ENCOUNTERED IN DOING THE PROPOSED WORK.
ANY WORK NOT SHOWN ON THE DRAWINGS OR SPECIFICALLY MENTIONED IN THE SPECIFICATIONS BUT CONSIDERED NECESSARY FOR THE COMPLETION OF THE WORK IN THE PROPER MANNER, SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL CHARGE.

1A. CLARIFICATION OF MEANING OF WORD "CONTINGENCY". THE "CONTINGENCY" CARRIED AS A BUDGET ITEM IS INTENDED TO COVER THE COST TO THE CONTRACTOR FOR UNFORSEEN AND UNEXPECTED CONDITIONS ENCOUNTERED ON SITE DURING THE CONSTRUCTION OF THE PROJECT. IT ALSO COVERS THE COST OF CHANGES AND/OR ADDITIONS TO THE SCOPE OF WORK GENERATED BY THE OWNER. THE "CONTINGENCY" DOES NOT COVER REPAIRS, CORRECTIONS AND OTHER DEFECTS OF WORKMANSHIP BY THE CONTRACTOR IN THE EXECUTION OFTHE WORK AND/OR FOR LACK OF UNDERSTANDING OF MIS-READING OF THE ARCHITECT'S PERMIT DOCUMENTS.

2. GENERAL CONTRACTOR TO SUBMIT BID TO OWNER ON A.1.A. FORM #A-107 AND TO INCLUDE "BREAKDOWN" COSTS OF MAJOR CATEGORIES, PLUS "EXCLUSIONS" - IF ANY.

3. THE A.I.A. GENERAL CONDITIONS, THE SUPPLEMENTAL GENERAL CONDITIONS AND GENERAL REQUIREMENTS AS AMENDED BY OWNER SHALL BE CONSIDERED AN INCLUSIVE PART OF THESE SPECIFICATIONS AND OR DRAWINGS. ALL SUB-CONTRACTORS AS WELL AS THE GENERAL CONTRACTOR SHALL BE GOVERNED BY ALL APPLICABLE SECTIONS OF THESE DOCUMENTS WITH REFERENCE TO THEIR RESPECTIVE AREA OF WORK. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ADVISE AND INFORM HIS SUB-CONTRACTORS AND SUPPLIERS OF ALL OF THESE REQUIREMENTS.

4. THE CONTRACTOR SHALL USE THE APPLICATION FOR PAYMENT ISSUED BY THE AMERICAN INSTITUTE OF ARCHITECT FORM "G702" COMPLETE WITH MATERIALS BREAKDOWNS. THE GENERAL CONTRACTOR, ALL SUB-CONTRACTORS AND ALL MAJOR SUPPLIERS SHALL SUBMIT TO THE OWNER WITHIN 30 DAYS AFTER COMPLETION ALL "RELEASE OF LIENS" FOR ALL WORK PERFORMED PRIOR TO FINAL PAYMENT.

A. PARTIAL LIEN WAIVERS TO BE SUBMITTED WITH MONTHLY REQUISITION.

5. GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND JOB SITE CONDITIONS RELATED TO THIS WORK. ANY DISCREPANCY IN DIMENSIONS OR SPECIAL MODIFICATIONS REQUIRED DUE TO FIELD CONDITIONS SHALL BE REPORTED IN WRITING TO THE ARCHITECT FOR CLARIFICATION, OR APPROVAL OR MODIFICATION BEFORE COMMENCING WORK. THE RESPONSIBILITY FOR ANY CHANGES MADE ON THE FIELD WITHOUT PRIOR NOTIFICATIONS TO THE ARCHITECT, SHALL REST WITH THE CONTRACTOR OR ANY OTHER PERSON APPROVING SUCH A CHANGE.

6. ALL DIMENSIONS SHALL BE CONSIDERED "NOMINAL" UNLESS NOTED OTHERWISE. NOTED DIMENSIONS SHALL HAVE PREFERENCE OVER SCALED DRAWINGS. DIMENSIONS ON LARGE SCALE DRAWINGS OR DETAILS WILL PREVAIL OVER SMALLER SCALED DRAWINGS. IT IS RECOGNIZED THAT DESIGN DETAILS DO NOT COVER EVERY CONDITION. IT IS HOWEVER INTENDED THAT ANY CONDITION NOT DETAILED BY THE ARCHITECT SHALL BE DEVELOPED THROUGH THE CONTRACTOR'S SHOP DRAWINGS TO THE SAME LEVEL OF AESTHETIC AND IN COMPLIANCE WITH THE PERFORMANCE CRITERIA, AS INDICATED FOR DETAILED AREAS AND STIPULATED IN THE SPECIFICATIONS THE CONTRACTOR, BY ACCEPTING A CONTRACT FOR WORK, ACKNOWLEDGES THIS AND AGREES THAT THE ARCHITECT SHALL HAVE THE FINAL SAY AS TO ALL MATTERS WHETHER DETAILED OR NOT ON THE DESIGN DETAILS.

7. ALL WORK SHALL BE IN COMPLIANCE WITH THE 2023 F.B.C. - SEVENTH EDITION (LATEST EDITION AND APPLICABLE LOCAL COUNTY AMENDMENTS) AND ALL APPLICABLE STATE, LOCAL REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE PROJECT.

8. ALL MANUFACTURERS AND/OR SUPPLIERS SHALL SUBMIT SHOP DRAWINGS TO THE PROJECT MANAGER FOR APPROVAL PRIOR TO FABRICATIONS.

SHOP DRAWING REQUIREMENTS SHALL BE SUBMITTED WITH ALL OF THE FOLLOWING:

A. TRUSSES:
   1. APPLICATION WITH PROCESS NUMBER AND REFERENCE TO MASTER PERMIT.
   2. LAYOUT TO BE APPROVED BY ENGINEER OF RECORD AND INITIALED.
   3. LAYOUT AND TRUSS SHOP PLANS TO BE SEALED BY "STRUCTURAL ENGINEER".
B. EXTERIOR WINDOWS, DOORS, GARAGE DOORS (SECTIONAL), EXIT DOORS, SKYLIGHTS, AND GLASS BLOCK:
   1. APPLICATION WITH PROCESS NUMBER AND REFERENCE TO MASTER PERMIT.
   2. PLANS AND ELEVATIONS SHOWING SIZE AND LOCATIONS OF DOORS AND WINDOWS OR GLASS BLOCKS AND INDICATING MEAN ROOF HEIGHT AND THE DESIGN WIND PRESSURES.
   3. PRODUCT APPROVAL INDICATING DESIGN WIND PRESSURES (IF THE DESIGN WIND PRESSURE AS TESTED IS LESS THAN THE REQUIRED WIND PRESSURE, A COMPARATIVE ANALYSIS MAY BE REQUIRED FOR THE SPECIFIC SIZE USED).
C. STORM PANELS/SHUTTERS:
   1. APPLICATION WITH PROCESS NUMBER.
   2. PLANS AND ELEVATIONS SHOWING SIZE AND LOCATIONS OF STORM PANELS OR SHUTTERS AND INDICATING MEAN ROOF HEIGHT.
   3. PRODUCT APPROVAL INDICATING DESIGN WIND PRESSURES.
   4. AUTHORIZATION LETTER FROM MANUFACTURER TO CONTRACTOR OR OWNER BUILDER FOR THE SPECIFIC ADDRESS(ES).

9. GENERAL CONTRACTOR SHALL COORDINATE WITH TRUSS MANUFACTURER AND MECHANICAL CONTRACTOR THE PROVISION OF ALL AIR CONDITIONING DUCTWORK OPENINGS THROUGH TRUSSES.

10. WOOD: ALL WOOD IN CONTRACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED, LUMBER SHALL BE SOUTHERN PINE OR DOUGLAS FIR, GRADE #2, U.O.N.

11. AIR CONDITIONING: SHALL BE ENGINEERED BY AN APPROVED CONTRACTOR AND SHALL COORDINATE SIZE AND LOCATION OF ALL AIR CONDITIONING, VENTILATION EQUIPMENT AND DUCTWORK PRIOR TO CONSTRUCTION.

12. ALL PIPING AND CONDUIT UNDER SLAB SHALL BE A MINIMUM OF 2"-0 CLEAR OF UNDERSIDE OF FOOTING.

13. ALL COLORS AND PATTERNS OF FINISHES AND OTHER MATERIALS OF DESIGN SHALL BE APPROVED OR SELECTED BY THE OWNER/ARCHITECT.

14. THE MECHANICAL AND ELECTRICAL CONTRACTOR SHALL FULLY COORDINATE ALL EQUIPMENT WITH THE OTHER TRADES. THESE CONTRACTORS SHALL BE RESPONSIBLE FOR THE FINAL HOOK-UP OF ALL EQUIPMENT NOT FURNISHED BY THEM, BUT REQUIRING THE SAME FOR FINAL COMPLETION.

15. ALL FINAL SURFACE GRADING SHALL BE COMPLETED TO FACILITATE POSITIVE DRAINAGE AWAY FROM THE BUILDING, REFER TO PAVING AND SITE PLAN.

16. ALL OF THE GENERAL CONTRACTOR'S EQUIPMENT SCAFFOLDING HOISTS, ETC., SHALL BE AVAILABLE TO THE OWNER/ARCHITECT AND HIS STAFF FOR INSPECTION OF ANY AND ALL WORK DURING NORMAL WORKING HOURS.

17. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DELIVERY POINTS, HOISTS LOCATIONS, ACCESS TO AND FROM THE SITE OF THE BUILDING AND UTILITY SERVICES WITH CONTRACTING OFFICER OF HIS AUTHORIZED REPRESENTATIVE.

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18. BID TO INCLUDE ALL NECESSARY AND REQUIRED PERMITS, LICENSES, FEE'S AND INSURANCE - EVIDENCE OF WHICH MUST BE SUBMITTED TO OWNER PRIOR TO ANY CONSTRUCTION.

19. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR DAILY TRASH REMOVAL AND PICK-UP.

20. ALL UNDERGROUND UTILITIES MUST BE VERIFIED AS TO EXACT LOCATIONS SO AS NO INTERFERENCE BY DISRUPTION WILL BE CAUSED.

21. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUB-CONTRACTORS WORKING AT JOB SITE AND FOR ALL COORDINATION OF WORK. THE MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTOR SHALL FULLY COORDINATE ALL EQUIPMENT WITH THE OTHER TRADES. THESE CONTRACTORS SHALL BE RESPONSIBLE FOR FINAL HOOK-UP OF ALL EQUIPMENT NOT FURNISHED BY THEM BUT REQUIRING THE SAME FOR FINAL COMPLETION.

22. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR SECURITY OF ALL MATERIALS AT JOB SITE UNTIL FINAL ACCEPTANCE OF WORK BY OWNER.

23. STONE/CERAMIC/PORCELAIN FLOOR TO BE SELECTED BY OWNER/ARCHITECT AND FURNISHED AND INSTALLED BY GENERAL CONTRACTOR OTHERWISE AGREED TO BY OWNER AND CONTRACTOR THAT MATERIAL BE PURCHASED BY OWNER AND INSTALLED BY CONTRACTOR.

24. MASONRY: ALL BLOCK UNITS SHALL CONFORM TO ASTM C-90 STANDARD SPECIFICATION FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS. MORTAR CONFORMING TO ASTM C-270, TYPE M.

A. SUBMITTALS AND PRODUCTS: MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL REQUIREMENTS OF THE "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 550.1-95/ASCE 6-96/TMS 602-95), AS PUBLISHED BY THE MASONRY STANDARDS JOINT COMMITTEE.

25. STUCCO FINISH APPLIED TO EXTERIOR MASONRY AND CONCRETE SURFACES, SCRATCHED AND FLOATED IN TWO COATS STANDARD OPERATION IN THICKNESS AND FINISH AS SHOWN ON PLANS UNLESS OTHERWISE NOTED.

A. MASONRY CEMENT: DOMESTIC ASTM C 91-66.
B. PORTLAND CEMENT: ASTM C 150-67, TYPE 1.
C. WATERPROOFING AGENT: OMICRON OR EQUAL.
D. STUCCO: 1 PART PORTLAND CEMENT, 1 PART MASONRY CEMENT, 4-5 PARTS FINE SAND. ADD WATER - PROOFING IN FINAL COAT.
E. AGGREGATE: ASTM C 34-62.
F. WATER: POTABLE.

26. PAINTING: (MANUFACTURED BY BENJAMIN MOORE, SHERWIN WILLIAMS, USG DECORATIVE FINISHES, BIOSHEILD PAINT CO., GLIDDEN, OLYMPIC STAINS, BEHR, CABOT'S STAIN OR APPROVED EQUIVALENT). PAINT USED ON THIS PROJECT SHALL BE OF THE HIGHEST QUALITY AVALIABLE FROM THE CHOSEN MANUFACTURER.

A. EXTERIOR: (SELECTED BY OWNER/ARCHITECT) STUCCO: 1 COAT MASONRY PRIMER, 2 COATS EXTERIOR LATEX.
B. INTERIOR: (SELECTED BY OWNER/ARCHITECT). DRYWALL SURFACES: 1 COAT PRIMER-SEALER, 2 COATS FINISH LATEX. WOOD SURFACES: 1 COAT PRIMER, 2 COATS ENAMEL OR STAINED AND SEALED, SEE FINISH SCHEDULES. APPLY AS PER MANUFACTURERS RECOMMENDATIONS.

27. GENERAL CONTRACTOR SHALL PROVIDE ALL OF THE REQUIRED METAL FRAMING, WOOD BLOCKING AND PLYWOOD BACKING NECESSARY, BETWEEN ROOF TRUSSES, CONCRETE SLAB, CONCRETE BLOCK OR METAL PARTITIONS FOR THE SUPPORT OF ALL EQUIPMENT, SUSPENDED LIGHT FIXTURES, DEMISING WALLS, LIGHT TRACKS, VALANCES, PLUMBING, ETC. (FIXTURES AND ACCESSORIES FOR EXACT LOCATION COORDINATE WITH OWNER/PROJECT MANAGER).

28. ANY SUBCONTRACTOR CUTTING INTO WORK ALREADY COMPLETED, CUTTING CHASES AND TRENCHES FOR THE INTRODUCTION OF HIS WORK AND EQUIPMENT IN THE BUILDING SHALL DO OR PAY FOR ALL BACK FILLING, REPARATION OF WALLS, FLOOR, ETC., DAMAGE BY SUCH A COMPANY. ALL REPAIRS SHALL MATCH EXISTING SURFACES.

29. CAULKING AND SEALANTS: INSTALLED SHALL BE GUARANTEED WATERTIGHT. EXTERIOR METAL WORK, INCLUDING WINDOWS AND DOOR FRAMES AND ALL JUNCTIONS BETWEEN MASONRY, CONCRETE AND METAL SHALL BE SEALED WITH NEOPRENE OR POLYURETHANE FILLER AND APPROVED SEALANT COMPOUNDS.

A. INTERIOR WORK: SONNEBORNN, INC. "KAULKIT" OR APPROVED EQUIVALENT.
B. EXTERIOR WORK: POLYSULFIDE BASE SEALANT (ONE PART) COMPOUND "THIOKOL CHEMICAL CORP." OR APPROVED EQUIVALENT.
C. APPLY AS PER MANUFACTURER'S RECOMMENDATIONS.

30. INTERIOR FINISHES AND CABINETRY: SEE FINISH SCHEDULES, INTERIOR DRAWINGS AND SPECIFICATIONS. INTERIOR FINISHES AND CABINETRY TO BE SELECTED BY OWNER/ARCHITECT FURNISHED AND INSTALLED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.

31. PROVIDE A PROTECTIVE BOARD OVER ALL WATERPROOFING MEMBRANE AT ALL WALLS AND CONCRETE SLABS EXPOSED TO EARTH.

32. GENERAL CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITIES MUST BE VERIFIED AS TO EXACT LOCATIONS SO AS NO INTERFERENCE BY DISRUPTION WILL BE CAUSED. DAMAGE THAT MAY BE CAUSED BY GENERAL CONTRACTOR OR SUB-CONTRACTOR TO ANY OF THE ABOVE MENTIONED SHALL BE REPAIRED BY HIM (WITH NO COST TO THE OWNER) AND LEFT IN AS GOOD A CONDITION AS EXISTED PRIOR TO DAMAGING.

33. DROP CONCRETE BEAMS AT ALL DOOR AND WINDOW OPENINGS WITH 2 #5 BOTTOM ADDITIONAL (EXTENDED 6" EACH END OF OPENING) AND #3 TIES AS PER STRUCTURAL DRAWINGS FOR SPANS GREATER THAN 3'-0. FILL SOLID WITH CONCRETE ALL CONCRETE BLOCK CELLS AT DOOR AND WINDOW OPENINGS. REFER TO STRUCTURAL DRAWINGS FOR DETAILED SPECIFICATIONS. STRUCTURAL DRAWINGS' NOTES SUPERCEDS THESE NOTES.

34. GYPSUM WALLBOARD (TO BE MOLD RESISTANT): MANUFACTURED BY UNITED STATES GYPSUM COMPANY, USG INTERIORS, GEORGIA PACIFIC BEST WALL, NATIONAL GYPSUM COMPANY OR APPROVED EQUIVALENT. REFER TO DRAWING A-0.2 FOR USE OF PROPRIETARY MATERAILS ON THIS PROJECT.

A. 5/8" THICK X 48" TYPE "X" WIDE BY HEIGHT REQUIRED APPLIED VERTICALLY ON FURRING STRIPS AT INSIDE OF EXTERIOR MASONRY WALLS AND AT CEILING AS INDICATED.
B. GYPSUM BOARD PARTITIONS SHALL BE ERECTED AS SHOWN ON THE PLANS OR CALLED FOR IN THE PARTITION SCHEDULE. ALL JOINTS SHALL BE LOCATED SO THAT PANELS OPPOSITE ONE ANOTHER SHALL FALL ON ALTERNATE STUBS. ALL JOINTS SHALL BE TAPED, SPACKLED AND FINISHED SMOOTH.
C. ALL GYPSUM BOARD CONSTRUCTION SHALL BE ERECTED PLUMB, LEVEL, SQUARE, STRAIGHT AND SECURELY INSTALLED WITH ALL SEAMS TO BE VERTICAL. ALL JOINTS ON EXPOSED SURFACES SHALL BE FLUSH, TIGHT, AND NEATLY CUT AND CLOSELY FIT AT OPENINGS FOR THE WORK OF OTHER TRADES AND AT INTERSECTIONS OF GYPSUM BOARD AND OTHER MATERIALS.
D. CONTINUOUS HORIZONTAL FIRE BRAKE STRIP TO BE APPLIED AT 8'-0" ABOVE FINISH SLAB.
E. CORNER BEADS SHALL BE USED AT ALL EXPOSED GYPSUM BOARD CORNERS AND ENDS.
F. ALL BATHROOMS SHALL HAVE MOISTURE RESISTANT GYPSUM WALLBOARD.
G. APPLY AS PER MANUFACTURER'S RECOMMENDATIONS.

35. PROVIDE GALVANIC INSULATION BETWEEN ALL DISSIMILAR METALS.

36. ALL NEW CONSTRUCTION ADJACENT TO EXISTING CONSTRUCTION SHALL BLEND TO MEET THE EXISTING CONDITIONS, AND THERE SHALL NOT BE ANY ABRUPT CHANGES IN SURFACES OR UNFINISHED SURFACES.

37. COMPACTION: BUILDING SITE SHALL BE CLEARED OF ALL ORGANIC TOP SOIL AND FILL FOR SLAB ON FILL SHALL BE CLEAN SAND OR SAND LIMEROCK MECHANICAL COMPACTED IN 6" MAXIMUM LAYERS AT 95% DENSITY WITH A HEAVY VIBRATORY ROLLER WITHIN A DISTANCE OF 6" BEYOND ALL FOOTINGS AND SLAB EDGES. VERIFY BY FIELD DENSITY TEST.

38. SOIL INVESTIGATION: SEE ATTACHED SOIL BORING REPORT, IF APPLICABLE.

39. PROVIDE 1" P.V.C. WEEP HOLES AT 36" O.C. MAXIMUM (TYPICAL AT ALL PLANTERS AND AT ALL CONCRETE BLOCK RAILINGS).

40. PROVIDE WATERPROOFING MEMBRANE OVER PROTECTIVE BOARD AND 12" GRAVEL BED WITH "WEED CHECK" FIBERGLASS FILTER BETWEEN TOPSOIL AND GRAVEL BED (TYPICAL AT ALL PLANTERS).

41. PROVIDE WATERPROOFING MEMBRANE OVER PROTECTIVE BOARD AT ALL WALLS EXPOSED TO EARTH.

42. SEE STRUCTURAL DRAWINGS FOR SIZES AND REINFORCING OF SLABS AND STRUCTURAL BEAMS.

43. WOOD TRUSSES: TRUSSES TO BE DESIGNED AND FABRICATED TO MEET THE REQUIREMENTS OF DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES OF THE TRUSS PLATE INSTITUTE. TRUSSES SHALL BE DESIGNED FOR A SUPER IMPOSED LOAD OF 57 P.S.F. ON THE TOP CHORD AND 10 P.S.F. ON THE BOTTOM CHORD. TRUSS DESIGN SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER OR MANUFACTURER SHALL SUBMIT SHOP DRAWINGS TO STRUCTURAL ENGINEER PRIOR TO FABRICATION.

44. STRUCTURAL WOOD: QUALITY OF WOOD TO CONFORM WITH 2023 FLORIDA BUILDING CODE, CHAPTER 23. WOOD SHALL BE OF A GRADE OF NOT LESS THAN 1,000 P.S.I. OF NOMINAL EXTREME FIBER STRESS.

45. ALL SHELVING AS SELECTED BY OWNER/ARCHITECT, FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR.

46. CERAMIC/ PORCELAIN TILE: SEE FINISH SCHEDULES AND INTERIOR ELEVATIONS SELECTED BY OWNER/ARCHITECT AND FURNISHED AND INSTALLED BY CONTRACTOR.

47. SPECIALTIES: FINISH HARDWARE/PLUMBING FIXTURES AND BATHROOM ACCESSORIES TO BE SELECTED AND FURNISHED BY OWNER/ARCHITECT AND INSTALLED BY CONTRACTOR (SEE SCHEDULES AND/OR INTERIOR ELEVATIONS).

48. GENERAL CONTRACTOR TO VERIFY SIZE OF ALL DOOR OPENINGS AND EXACT DOOR SWING AS PER FLOOR PLAN AND CONTACT THE ARCHITECT IF ANY DISCREPANCIES ARE FOUND BEFORE ORDERING DOORS AND/OR FRAMES.

49. THE GENERAL CONTRACTOR SHALL FILL WITH CONCRETE ALL OF THE BROKEN CONCRETE BLOCK CELLS AT ALL INTERIOR AND EXTERIOR MASONRY WALLS CAUSED BY ANY OF THE GENERAL CONTRACTORS OR SUB-CONTRACTORS' WORKERS DURING THE INSTALLATION OF PLUMBING, ELECTRICAL, AIR CONDITIONING OR MECHANICAL PIPES, SLEEVES, CONDUITS, BOXES, EQUIPMENT AND/OR ACCESSORIES DURING THE CONSTRUCTION OF THIS PROJECT, AT NO ADDITIONAL COST TO THE OWNER.

50. NOT USED

51. ALL OF THE FOLLOWING ITEMS LISTED BELOW SHALL HAVE PRODUCT CONTROL APPROVAL AND A SEPARATE BUILDING PERMIT FOR EACH ITEM (WHEN APPLICABLE) IN COMPLIANCE WITH THE 2023 F.B.C.:
1. ANCHORS
2. AWNINGS/SUN-SHADES
3. BUS SHELTERS
4. CANOPIES/CARPORTS
5. COOLERS & FREEZERS EXTERIOR
6. CURTAIN WALLS & STOREFRONTS
7. GARAGE DOORS
8. GLASS BLOCK
9. INSULATION (NON-ROOFING) OPTIONAL
10. METAL & SANDWICH PANELS, SLIDING & SOFFIT
11. METAL ROOF SYSTEMS
12. NAIL & WOOD FASTENERS (OPTIONAL)
13. PASS-THROUGH DEVICES
14. PASSAGE DOORS
15. PLASTICS
16. PLASTIC PLUMBING FIXTURES
17. PLUMBING MATERIAL, APPLIANCES, POOL CHLORINATORS, GLASS & ELECTRICAL POOL HEATERS
18. PREFABRICATED BEAMS
19. PREFABRICATED POOLS
20. PREFABRICATED RAILING
21. EXTERIOR DOORS
22. STEEL JOISTS
23. WOOD CONNECTORS
24. PREFABRICATED FENCES, LIGHT POLES & A/C STANDS
25. ROOFING & ROOF VENTILATORS, TURBINES & RIDGE VENTS
26. SCREEN ENCLOSURES
27. SCREEN ROOM WIND BREAKERS
28. SHEDS & MANUFACTURED BUILDINGS
29. SHUTTERS
30. SKYLIGHTS
31. SOLAR HEATERS
32. SOLAR PHOTOVALTIC ARRAYS
33. SPAS (EXTERIOR)
34. TRUSS PLATES
35. VENEERED LUMBER
36. VINYL (PLASTIC) SIDING & SOFFIT
37. WINDOWS

*****ANY PRODUCT NOT LISTED OR SPECIFIED IN THE .F.B.C. MUST COMPLY WITH THE ALTERNATE REQUIREMENTS OF THE F.B.C.

52. ALL METAL INTERIOR PARTITIONS SHALL BE 25 GAUGE GALVANIZED METAL STUDS MINIMUM EXCEPT THAT STEEL STUDS SUPPORTING HANGING (FIXTURES, CABINETS, GRAB BARS, MONITORS OR EQUIPMENTS) SHALL BE 20 GAUGE GALVANIZED METAL STEEL STUDS AT 16" O.C. MAX.

53. AT THE TIME OF CONSTRUCTION, A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT SHALL SUBMIT TO THE BUILDING OFFICIAL A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED IN COMPLIANCE WITH CHAPTER 18 OF THE 2024 F.B.C. SOIL TO BE STABILIZED AND HAVE A BEARING CAPACITY OF 2000# PER SQUARE FOOT MINIMUM.

54. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR SECURITY OF ALL MATERIALS AT JOB SITE UNTIL FINAL ACCEPTANCE OF WORK BY OWNER.

55. NO SUBSTITUTIONS ARE ALLOWED FOR MATERIALS WHERE SPECIFIC MANUFACTURERS ARE INDICATED, UNLESS APPROVED BY THE OWNER/ARCHITECT. WHERE APPROVED EQUAL IS USED, IT SHALL BE UNDERSTOOD THAT THE SUBSTITUTE SHALL BE JUDGEMENT AND APPROVAL OF THE ARCHITECT, AND REQUESTS FOR SUBSTITUTIONS SHALL BE MADE IN WRITING PRIOR TO ORDERING MATERIALS OR COMMENCING WORK. SUCH REQUESTS SHALL INCLUDE THE DATE, SCOPE OF WORK, ANY ADDITIONAL COSTS TO THE OWNER, AND ANY ANTICIPATED DELAYS CAUSED BY SUCH CHANGES.

56. NO EXTRA WORK OR CHANGE SHALL BE MADE UNLESS A WRITING CHANGE ORDER IS SUBMITTED AND SIGNED BY THE OWNER AND ARCHITECT. THE CHANGE ORDER SHALL STATE THAT THE OWNER HAS AUTHORIZED THE EXTRA WORK OR CHANGE, AND NO CLAIM FOR AN ADDITIONAL SUM SHALL BE VALID UNLESS SO OFFERED AS DESCRIBED ABOVE.

57. PENETRATIONS THROUGH RATED WALLS AND FLOORS SHALL BE SEALED WITH A MATERIAL ACCEPTABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASSES WHEN SUBJECTED TO THE REQUIREMENTS OF THE TEST STANDARD SPECIFIC FOR FIRE STOPS ASTM E-814/UL 1479.

INSTALLATION SHALL BE OF GOOD WORKMANSHIP AND AS PER MANUFACTURER'S RECOMMENDATIONS.

58. UNLESS OTHERWISE NOTED, PROVIDE ALL MISCELLANEOUS FASTENERS. FASTENERS HARDWARE AND ACCESSORIES AS REQUIRED FOR COMPLETE INSTALLATION. EVEN THOUGH SUCH ITEMS MAY NOT HAVE BEEN SPECIFICALLY MENTIONED IN THE DRAWINGS AND SPECIFICATIONS NOTIFY THE ARCHITCET OF ANY REVISIONS OR ADDITIONAL INFORMATION OBTAINED FROM THE MANUFACTURER OF SPECIFIED MATERIALS OR EQUIPMENT WHICH MAY AFFECT THE CONTRACT TIME, COST OR QUALITY OF WORK.

59. CLEANING:

1. DURING CONSTRUCTION
   A. OVERSEE CLEANING AND ENSURE THAT BUILDING GROUNDS ARE MAINTAINED FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH.
   B. REMOVE WASTE MATERIALS. RUBBISH AND DEBRIS DAILY FROM THE EFFECTED PORTIONS OF THE CONSTRUCTION SITE AND PLACE IN DUMPSTER. LEGALLY DISPOSED OF FULL DUMPSTER AT PUBLIC OR PRIVATE DUMPING AREAS OFF THE JOB SITE.

2. SPECIAL CLEANING. BESIDES THE GENERAL BROOM CLEANING, DO THE FOLLOWING SPECIAL CLEANING AT COMPLETION OF WORK (FOR ALL TRADES) USING ONLY CLEANING MATERIAL RECOMMENDED BY MANUFACTURER OF SURFACE TO BE CLEANED AND ONLY ON SURFACES RECOMMENDED BY CLEANING MATERIAL MANUFACTURER.
A. REMOVE ALL PUTTY STAINS AND PAINT FROM ALL GLASS AND WAS AND POLISH SAME, CARE SHALL BE TAKEN NOT TO SCRATCH GLASS. SCRATCH GLASS SHALL BE POLISHED AND RENDERED AS NEW AT NO COST TO THE OWNER.
B. REMOVE ALL MARKS, STAINS, FINGERPRINTS AND OTHER SOIL AND/OR DIRT FROM ALL PAINTED, DECORATED AND STAINED WORK.
C. CLEAN AND POLISH ALL HARDWARE AND FIXTURES FOR ALL TRADES INCLUDING REMOVAL OF ALL STAINS, DUST, ETC. UPON COMPLETION.
D. THE CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE CLEAN AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, WINDOW FRAMES SHALL BE CLEAN, FREE OF ANY CONSTRUCTION DEBREE AND IN PERFECT OPERATION, FLOORS SWEPT BROOM CLEAN, CARPET VACUUMED, FIXTURES WASHED AND ALL CONSTRUCTION TRASH REMOVED FROM SITE. SUBMIT TO OWNER ALL KEYS, DOCUMENTS AND WARRANTIES.

60. QUALITY STANDARDS: ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF CERTIFICATE OF OCCUPANCY UNLESS SPECIFIED FOR A LONGER PERIOD OF TIME ON SPECIFIED ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING HIS OWN DEFECTIVE WORK AS WELL AS PAY ALL COSTS INCIDENTAL THERETO INCLUDING DAMAGE TO OTHER WORK, FURNISHINGS OR EQUIPMENT.

ALL WARRANTIES OR GUARANTEES AS TO MATERIALS OR WORKMANSHIP ON OR WITH RESPECT TO THE OWNERS WORK SHALL BE CONTAINED IN THE CONTRACT OR SUBCONTRACT WHICH SHALL BE SO WRITTEN THAT SUCH GUARANTEE OR WARRANTIES SHALL INSURE TO THE BENEFIT OF OWNER.

61. INSURANCE: PRIOR TO THE COMMENCEMENT OF WORK THE GENERAL CONTRACTOR SHALL DELIVER TO THE OWNER CERTIFICATES OF INSURANCE FOR BOTH COMPREHENSIVE GENERAL LIABILITY AND WORKMAN'S COMPENSATION INCLUDING THE TOTAL AMOUNT OF COVERAGE AND CONDITIONS STIPULATED AND AGREED BY BOTH PARTIES.

62. THE CONTRACTOR WILL ASSIGN A PROJECT MANAGER/JOB SUPERINTENDENT TO THIS PROJECT. THIS INDIVIDUAL WILL BE IDENTIFIED IN THE BID. THE OWNER RESERVES THE RIGHT TO INTERVIEW AND APPROVE THE PROJECT MANAGER/JOB SUPERINTENDENT THAT WILL BE ASSIGNED TO THIS PROJECT. THE INTERVIEW WILL BE CONDUCTED BY THE OWNER AFTER THE REVIEW OF THE SUBMITTED BIDS.

ANTONINO TREU, REGISTERED ARCHITECT IN THE STATE OF FLORIDA, LICENSE NO. AR 0017510. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANTONINO TREU ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Antonino Treu
Digitally signed by Antonino Treu
Date: 2026.08.19 13:04:37 -04'00'

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Comments:
DRC SUBMITTAL

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PROJECT: RESIDENCES AT TEQUESTA - 806 SW 4TH STREET, FORT LAUDERDALE, FL 33312

SHEET TITLE:
GENERAL NOTES

REVISIONS	
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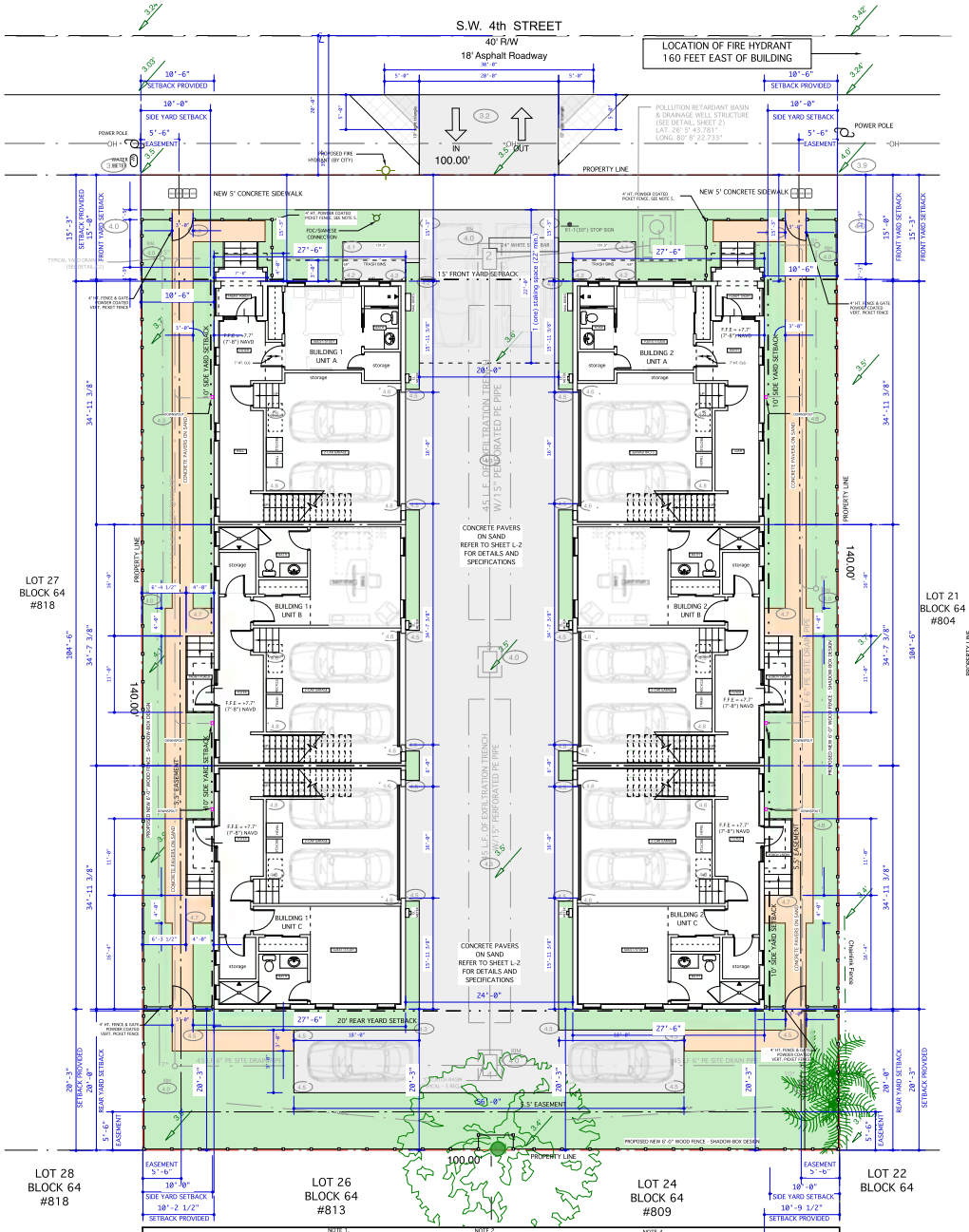
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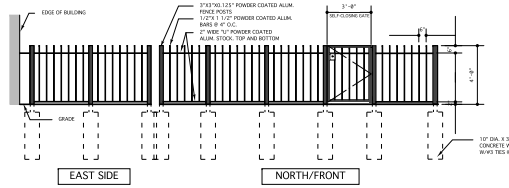
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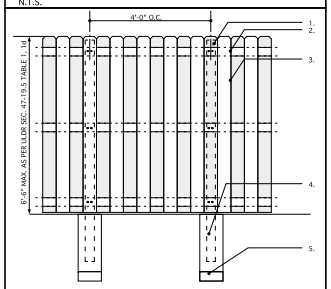
FRONT FENCE ELEVATION (TYPICAL LAYOUT)

SCALE: 1/4" = 1'-0"



TYPICAL WOOD FENCE DETAIL
SHADOW BOX STYLE

N.T.S.



LEGEND:
1. 4X4X8' HT. P.T.WOOD POSTS No. 2 OR BETTER
2. 2X4 P.T.WOOD RAILS, TOP, MIDDLE & BOTTOM
3. 1X6 P.T. WOOD BOARDS CHAMFER @ TOP NAIL TO RAILS W/ (2) 6d GALV. NAILS
4. 10" DIA X30" DEEP 2500 PSI. CONCRETE FOOTING TYP.
5. 4" LAYER OF FINE GRAVEL FOR DRAINAGE

CONSTRUCTION TO CONFORM WITH REGULATIONS AS STATED IN 2023 FBC, SECT. 1616.2.1, AND 2328 "HIGH VELOCITY HURRICANE ZONE FENCES" AND COMPLY WITH LATEST EDITION OF THE CITY OF FORT LAUDERDALE "CODE GUIDANCE FOR WOOD FENCES" REV. 3 DATE: 02.07.2024

ZONING DATA

ZONING DATA TABLE 47-5.35		806/808 SW 4TH STREET SINGLE FAM. DWELLING ATTACHED. TOWNHOUSES
ZONING DISTRICT	RML-25	RML-25
MAX. DENSITY	25du/net ac	6du
MIN. LOT SIZE	7,500 S.F.	14,000 S.F.
MAX. STRUCTURE HT.	35'	(+/-) 32'-4"
MAX. STRUCTURE LENGH	200'	104'-6"
MIN. LOT WIDTH	50'	100'
MIN. FLOOR AREA	750 S.F.	2,313 S.F., UNDER AC - MIN. EA. UNIT
MIN. FRONT YARD - NORTH	15'	15'-3" - complies
MIN. SIDE YARD - EAST	10'	10'-6" - worst condition
MIN. SIDE YARD - WEST	10'	10'-2 1/2" - worst condition
MIN. REAR YARD - SOUTH	20'	20'-3" - complies
MIN. DISTANCE BETW. BLDGS.	N.A	18'-3"
LOT COVERAGE	N.A.	41.8%
FLOOD ZONE	AE	AE
BASE FLOOD ELEVATION (BFE)AS PER FEMA MAP 17.31.2024 - PANEL: 12011C0557J	6 FEET	FIRST FLOOR DESIGN ELEVATION: 7'-8" NAVD - 8'-6" NAVD @ SHOWER RECESS

NOTE: ALL ELEVATIONS ON PLANS ARE BASE ON THE "NORTH AMERICAN VERTICAL DATUM (NAVD) 1988

SITE DATA
DRC SITE PLAN LEVEL II SUMBITTAL

LEGAL DESCRIPTION		LOTS 23 & 25 OF "BRYAN SUBDIVISION OF BLOCK 64". ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA.
CURRENT USE:		LOT 23 BLOCK 64 RESIDENTAL VACANT
		LOT 25 BLOCK 64 RESIDENTIAL VACANT
FOLIO:		504210281161
FUTURE LAND USE DESIGNATION:		MEDIUM HIGH
ZONING DESIGNATION:		RML-25 RESIDENTIAL MULTIFAMILY LOW RISE/MEDIUM HIGH DENSITY
SEWER PROVIDER:		FORT LAUDERDALE
WATER PROVIDER:		FORT LAUDERDALE
TOTAL SITE AREA:	MIN. REQ.	7,500 S.F.(ULDR TABLE 47.5.35)
	PROVIDED	14,000 S.F. - 0.321 ACRES
BUILDINGS FOOTPRINTS:		BUILDING 1 - 2,929 S.F.
		BUILDING 2 - 2,929 S.F.
		TOTAL = 5,858 S.F. - 41.8 % LOT COVERAGE
GROSS FLOOR AREA:		BUILDING 1 - 8,486 S.F.
		BUILDING 2 - 8,486 S.F.
		TOTAL = 16,972 S.F
PARKING DATA:	REQUIRED	2 X UNIT + 0.25 GUEST SPACES X UNIT
		6 DWELLING UNITS X 0.25 = 13.5 SPACES
	PROVIDED	14 PARKING SPACES PROVIDES ON SITE
		(PARKING SPACES FOR EA. UNIT PROVIDED IN EA. GARAGE. HANDICAP PARKING PROVIDED IN INDIVIDUAL GARAGES.)
LOT F.A.R.(ULDR 47-2.2.E):		121%
BUILDING HEIGHT		MAX. BUILDING HT. = +35' FROM BFE+1.4'
		TOP OF ROOF = 32' 4" FROM BFE + 1.4'
		TOP OF EQUIPMENT SCREENING = 38' 3 3/8"
		TOP OF ACCESS STAIR = +41'-2 1/2"
		ALL ELEVATIONS BASED ON NAVD1988
STRUCTURE LENGTH		200' MAX. ALLOWED - 104.5' PROPOSED
NUMBER OF STORIES		3 STORY + ROOF DECK
VEHICULAR USE AREA - V.U.A:		3,064 S.F.
OPEN SPACE:		8,142 S.F.
LANDSCAPED AREA:	REQUIRED	35% OF COMMON AREAS
	PROVIDED	SITE AREA = 14,000 S.F.
		LESS BUILDING FOOTPRINT (5,858 S.F)
		LESS DRIVEWAY & PARKING (3,064 S.F.)
		LESS YEAR YARD NOT INCLUDING 5' SOUTH R.O.W. (1,800 S.F.)
		COMMON AREA TOTAL 3,278 S.F.
		LANDSCAPE REQUIRED: 3,278 X 0.35 = 1,147.3 S.F.
		LANDSCAPE PROVIDED = 2,114 S.F.
SIDEWALK ALONG SW 4TH STREET		NEW SIDEWALK PROVIDED = 100 L.F. - 500 S.F.

NOTE 1
DURING CONSTRUCTION THE ENTIRE PERIMETER MUST BE SECURED. 6' HT. CONSTRUCTION FENCE OR OTHER METHODS TO BE APPROVED BY OWNER AND ARCHITECT MUST BE INSTALLED ON ALL SIDES.

NOTE 2
REFER TO TD-1 FOR TREE DISPOSITION.
AND SHOULD BE PROTECTED DURING CONSTRUCTION
NOTE 3
REFER TO CIVIL DRAWINGS "C" SERIES PREPARED BY JB SMITH ENGINEERS FOR SITE DRAINAGE DESIGN AND DETAILS

NOTE 4
AVERAGE SITE GRADE CALCULATION:
EAST SIDE PROPERTY LINE: (4.0' + 3.6') / 2 = 3.8'
WEST SIDE PROPERTY LINE: (3.5' + 3.8') / 2 = 3.65'
NOTE 5
FRONT FENCE SHALL COMPLY WITH ULDR SEC. 47-19.5, TABLE 1
1b. - 75% MINIMUM TRANSPARENCY

NEW PROPOSED ELEVATION MARKS NAVD 1988 4.0
SURVEYER ELEVATION MARKS NAVD 1988 3.7'

0 2 4 8 16 32

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Comments:
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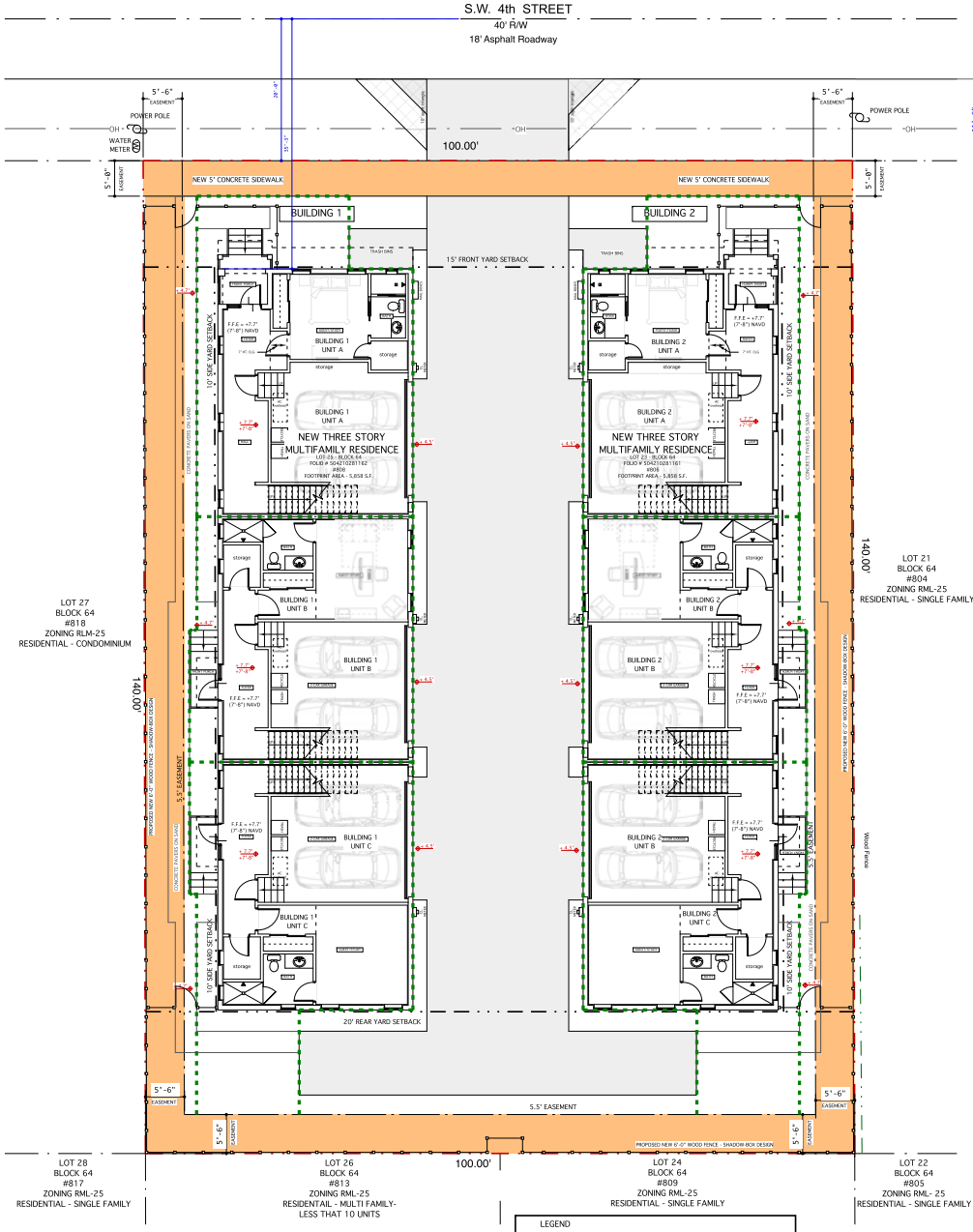
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SITE PLAN
PROJECT INFORMATION

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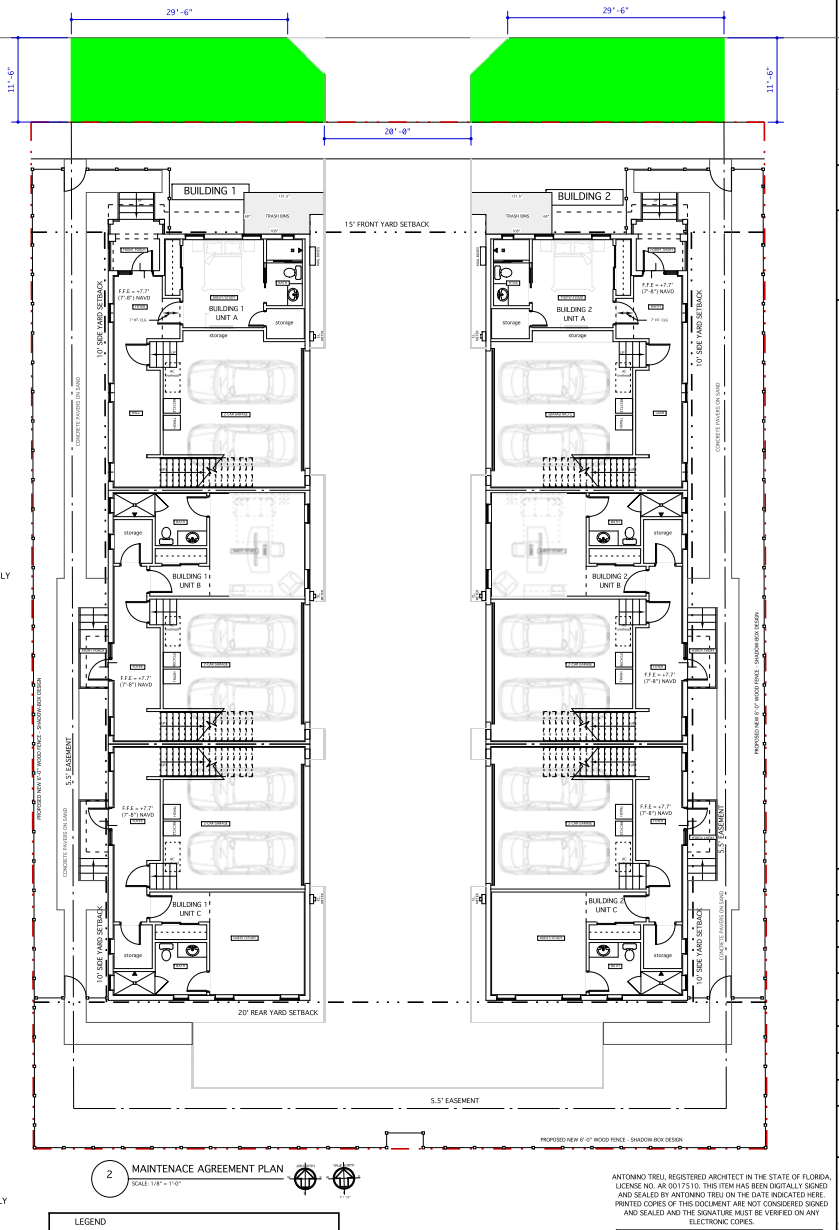
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STATE OF FLORIDA ANTONINO TREU REGISTERED ARCHITECT AR0017510



1 EASEMENT PLAN
SCALE: 1/8" = 1'-0"

LEGEND
- 5 FEET EASEMENT (5.5 FEET INCLUDES ALLOWANCE FOR NEW FENCE AROUND THE PERIMETER
- VEHICULAR, PEDESTRIAN & UTILITY PRIVATE EASEMENT



2 MAINTENACE AGREEMENT PLAN
SCALE: 1/8" = 1'-0"

LEGEND
- AREA TO BE MAINTAINED IN PERPETUITY BY THE DEVELOPER

NEW PROPOSED ELEVATION MARKS

0 2 4 8 16 32

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SHEET TITLE: EASEMENT AND MAINTENANCE AGREEMENT PLANS

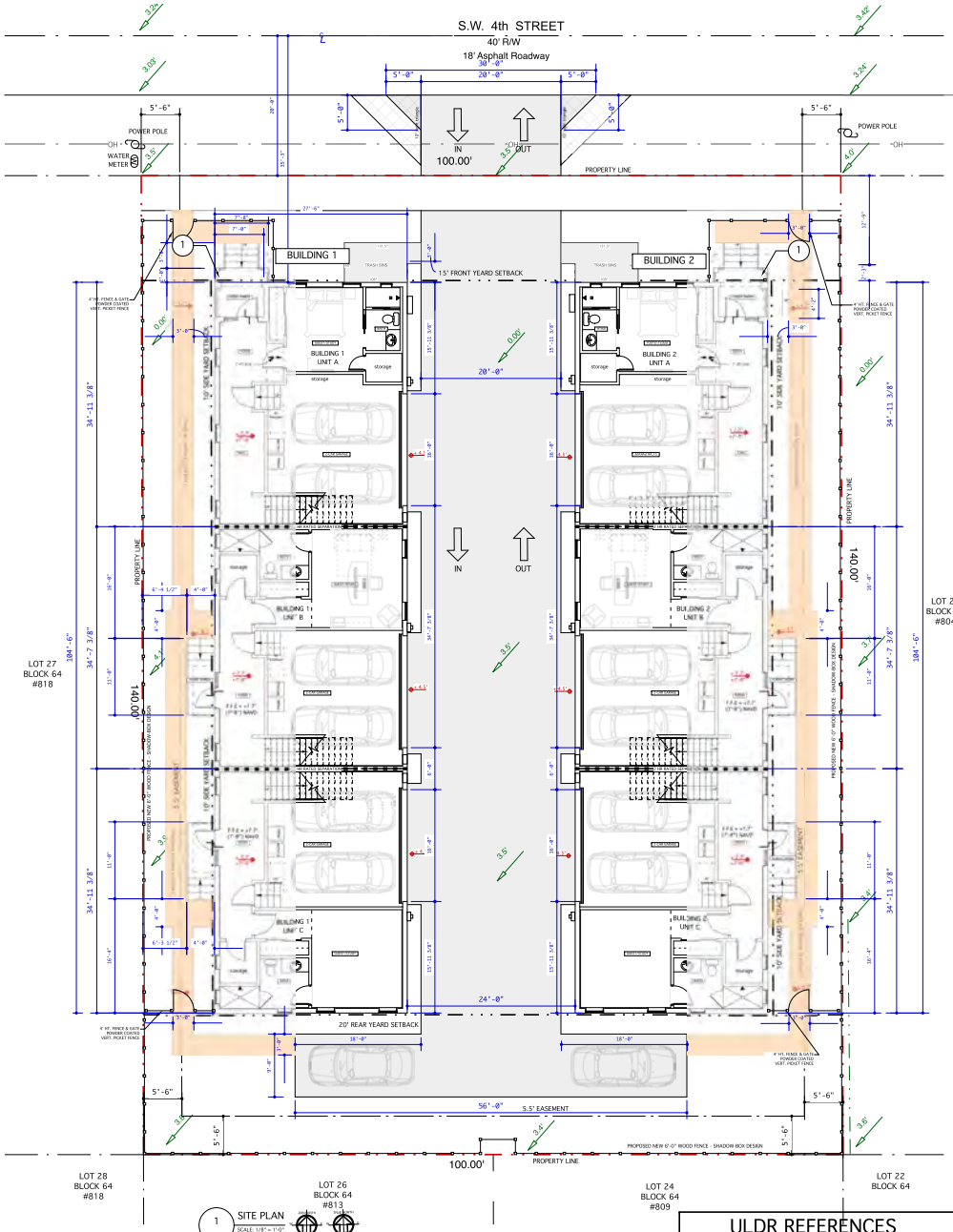
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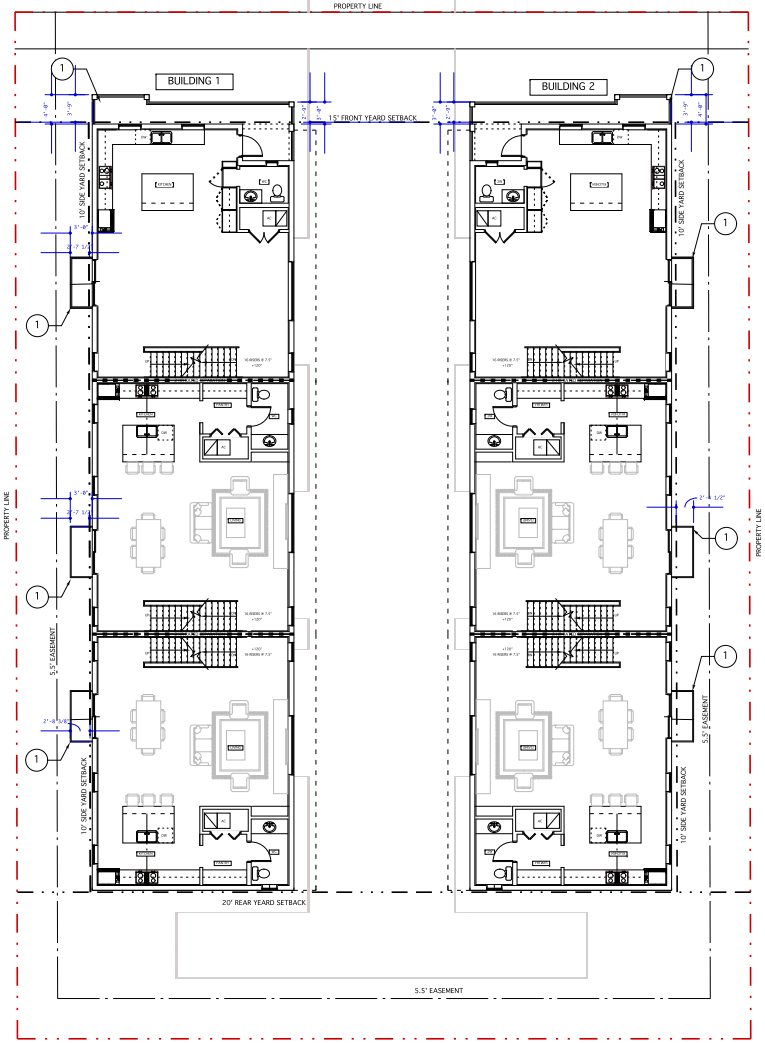
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STATE OF FLORIDA ANTONINO TREU REGISTERED ARCHITECT AR0017510





1 SITE PLAN
SCALE: 1/8" = 1'-0"

1 SECOND FLOOR PLANS
SCALE: 1/8" = 1'-0"

ULDR REFERENCES

REFER TO SITE PLAN

1	SEC. 47-19.2.B ARCHITECTURAL FEATURES IN RES. DISTRICTS UNENCLOSED BALCONIES W/ OPEN RAILINGS ALLOWED TO ENCROACH UP TO 5' INTO SETBACK	COMPLIES

NEW PROPOSED ELEVATION MARKS 7.7' / 7'-8"

SURVEYOR ELEVATION MARKS 3.7'

0 2 4 8 16 32

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SHEET TITLE:

SITE PLAN & SECOND FLOOR UNIT FLOOR PLANS

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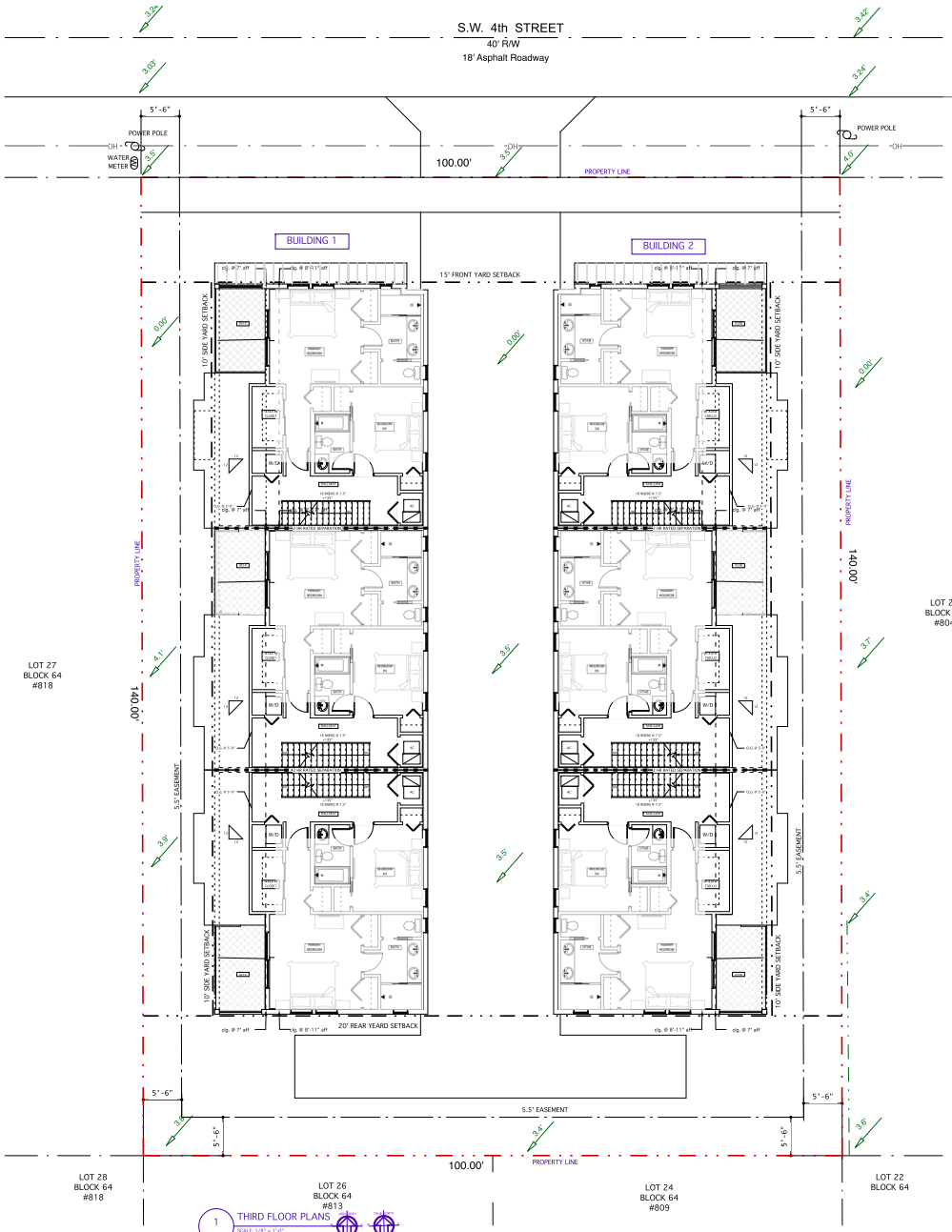
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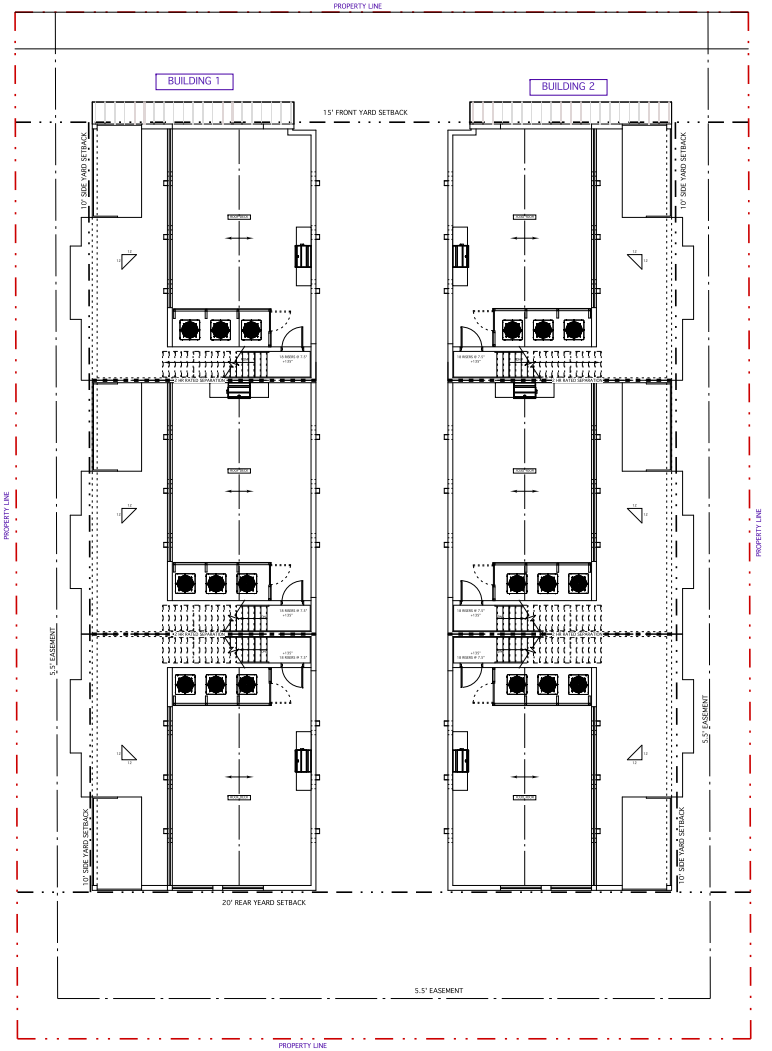
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1 THIRD FLOOR PLANS
SCALE: 1/8" = 1'-0"



2 ROOF DECK FLOOR PLANS
SCALE: 1/8" = 1'-0"

0 2 4 8 16 32

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SHEET TITLE:
THIRD AND ROOF DECK UNIT FLOOR PLANS

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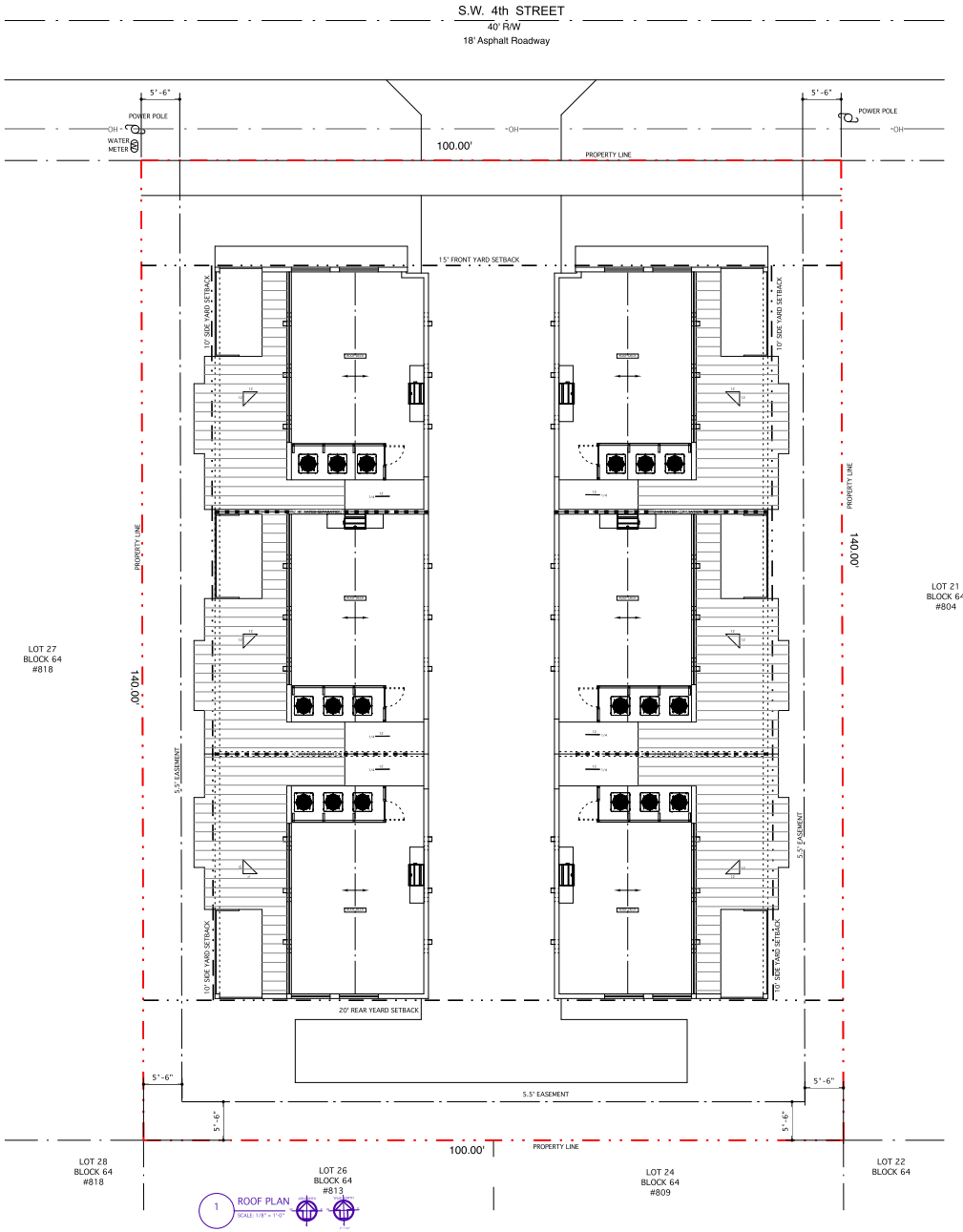
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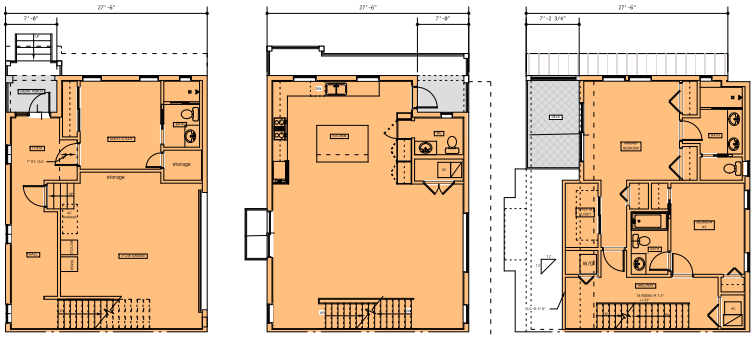
POLICE NOTES

1. ENTRY DOORS SHOULD BE SOLID. IMPACT RESISTANT OR METAL AND SHOULD BE EQUIPPTED WITH A 180-DEGREE VIEW PEEPHOLE.
2. RESIDENTIAL UNIT ENTRY DOORS SHOULD BE EQUIPPED WITH A QUALITY SECONDARY DEADBOLT LOCKING SYSTEM AND HAVE A 180-DEGREE PEEPHOLE OR VIEWPORT FOR SECURITY.
3. SLIDING GLASS WINDOWS SHOULD BE EQUIPPTED WITH BURGLARY DETERRENT FEATURES SUCH AS TRACK BLOCKS, DOOR PINS OR SIMILAR DEVICES.
4. ALL GLAZING SHOULD BE IMPACT RESISTANT.
5. UNITS SHOULD BE PRE-WIRED FOR ALARM SYSTEM.
6. LIGHTING AND LANDSCAPING SHOULD FOLLOW CPTED GUIDELINES.
7. A VIDEO SURVEILLANCE SYSTEM (VSS) SHOULD BE EMPLOYED THROUGHOUT THE PROPERTY WITH FOCUS ON ENTRY-EXIT POINTS, PARKING AREAS AND COMMON AREAS. IT SHOULD BE CAPABLE OF RETRIEVING AN IDENTIFIABLE IMAGE OF A PERSON.
8. EMERGENCY COMMUNICATION DEVICES SHOULD BE PLACED AT THE COMMON AREAS. THESE SHOULD BE EASILY IDENTIFIABLE AND ACCESSIBLE.
9. LIGHT REFLECTIVE PAINT SHOULD BE USED IN THE PARKING AREAS.
10. COMMON DOORS SHOULD BE LOCABLE FROM THE INSIDE TO PROVIDE SAFE SHELTER IN THE CASE OF AN ACTIVE THREAT SUCH AS AN ACTIVE KILLER EVENT.
11. RESIDENTIAL DRIVEWAY SHOULD BE ACCESS CONTROLLED.
12. FIRST RESPONDERS SHOULD BE NOTIFIED IF ALL ACCESS CODES OR PROCEDURES.

FIRE NOTES

1. BUILDINGS NEED TO CONFORM TO SECTION 903.2.11.3 OF THE 2023 FBC – EIGHT EDITION. FIRE SPRINKLERS TO BE INSTALLED IN BOTH BUILDINGS.
2. FIRE HYDRANT LOCATION MUST BE WITHING 100 FEET OF FDC (FIRE DEPARTMENT CONNECTION).

25% FRONTAGE - ULRD SEC. 47-18.33.B.3 - UNIT 1 (27.5' X .25 = 7')



0 2 4 8 16 32

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Comments:
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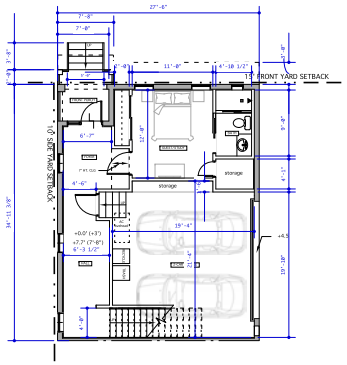
SHEET TITLE: ROOF UNIT PLANS, 25% FRONTAGE & POLICE - FIRE NOTES

REVISIONS
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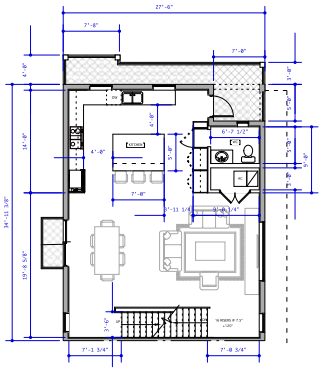
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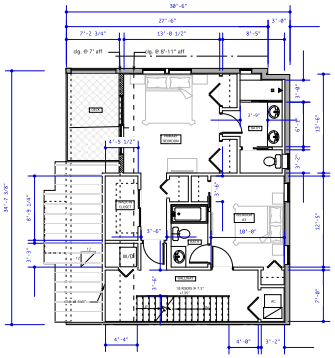
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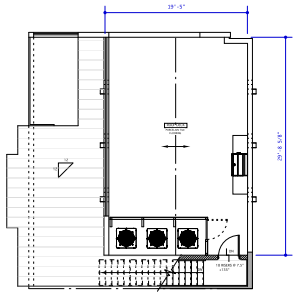
1A UNIT A - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



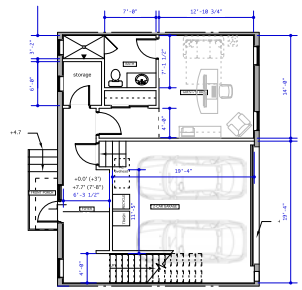
1B UNIT A - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



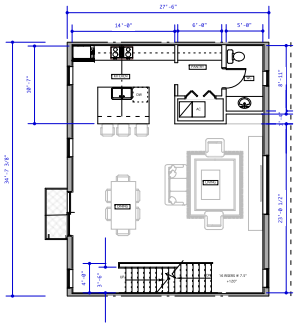
1C UNIT A - THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



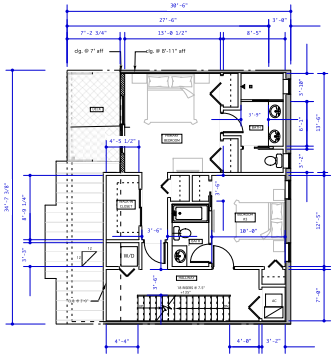
1D UNIT A - ROOF DECK PLAN
SCALE: 1/8" = 1'-0"



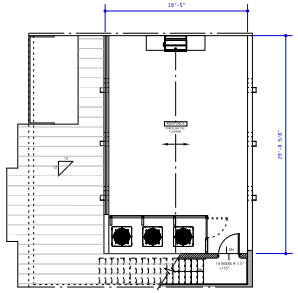
2A UNIT B - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



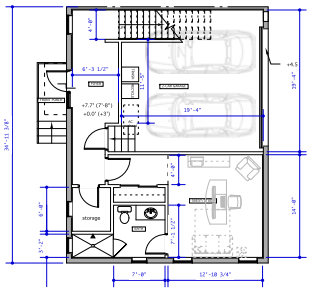
2B UNIT B - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



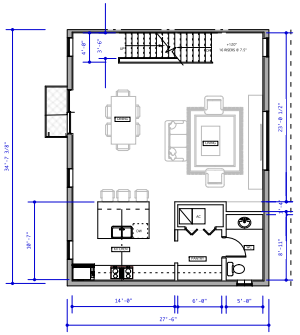
2C UNIT B - THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



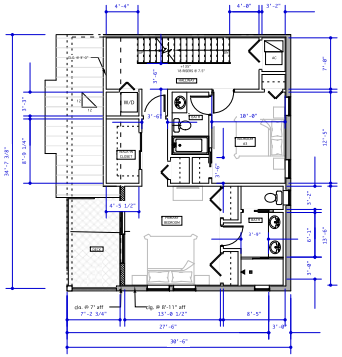
2D UNIT 2 - ROOF DECK PLAN
SCALE: 1/8" = 1'-0"



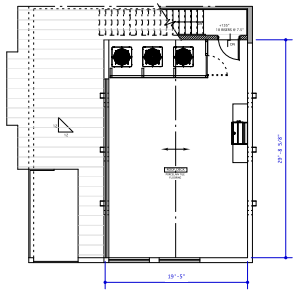
3A UNIT C - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



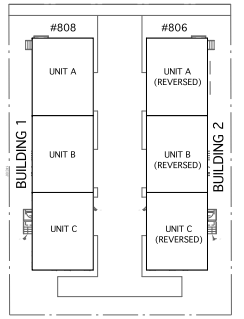
3B UNIT C - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3C UNIT C - THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



3D UNIT 2A - ROOF DECK PLAN
SCALE: 1/8" = 1'-0"



KEY PLAN
NTS

UNIT A
1ST FLOOR
GARAGE 464 S.F.
AC 477 S.F.
FRONT PORCH 35 S.F.
TOTAL FOOTPRINT FIRST FLOOR 961 S.F.

2ND FLOOR
FRONT BALCONY 83 S.F.
AC 961 S.F.
TOTAL SECOND FLOOR 1,044 S.F.

3RD FLOOR
FRONT BALCONY 91 S.F.
AC 858 S.F.
TOTAL 3RD FLOOR 949 S.F.

ROOF DECK
AC - LANDING 30 S.F.
NON AC HABITABLE 608 S.F.
TOTAL ROOF DECK 638 S.F.

TOTAL UNDER AIR (464+961+858+30) 2,313 S.F.
TOTAL OVERALL (961+1,044+949+638) 3,592 S.F.

UNIT B & C
1ST FLOOR
GARAGE 435 S.F.
AC 517 S.F.
ENTRANCE PORCH 32 S.F.
TOTAL FOOTPRINT FIRST FLOOR 984 S.F.

2ND FLOOR
SIDE BALCONY 21 S.F.
AC 952 S.F.
TOTAL SECOND FLOOR 973 S.F.

3RD FLOOR
SIDE BALCONY 85 S.F.
AC 851 S.F.
TOTAL 3RD FLOOR 936 S.F.

ROOF DECK
AC - LANDING 30 S.F.
NON AC HABITABLE 608 S.F.
TOTAL ROOF DECK 638 S.F.

TOTAL UNDER AIR (517+952+851+30) 2,350 S.F.
TOTAL OVERALL (984+973+936+638) 3,531 S.F.

BUILDING 1 - OVERALL UNDER AIR

UNIT A - 2,313 S.F.
UNIT B - 2,350 S.F.
UNIT C - 2,350 S.F.
BUILDING 1 TOTAL UNDER AIR - 7,013 S.F.

BUILDING 1 - OVERALL SQUARE FOOTAGE

UNIT A - 3,592 S.F.
UNIT B - 3,531 S.F.
UNIT C - 3,531 S.F.
BUILDING 1 TOTAL UNDER AIR - 10,654 S.F.

BUILDING 1 - BUILDING FOOTPRINT

UNIT A - 961 S.F.
UNIT B - 984 S.F.
UNIT C - 984 S.F.
BUILDING 1 TOTAL UNDER AIR - 2,929 S.F.

0 2 4 8 16 32

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Date: 2026.08.19 13:06:04 -04'00'

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Comments:
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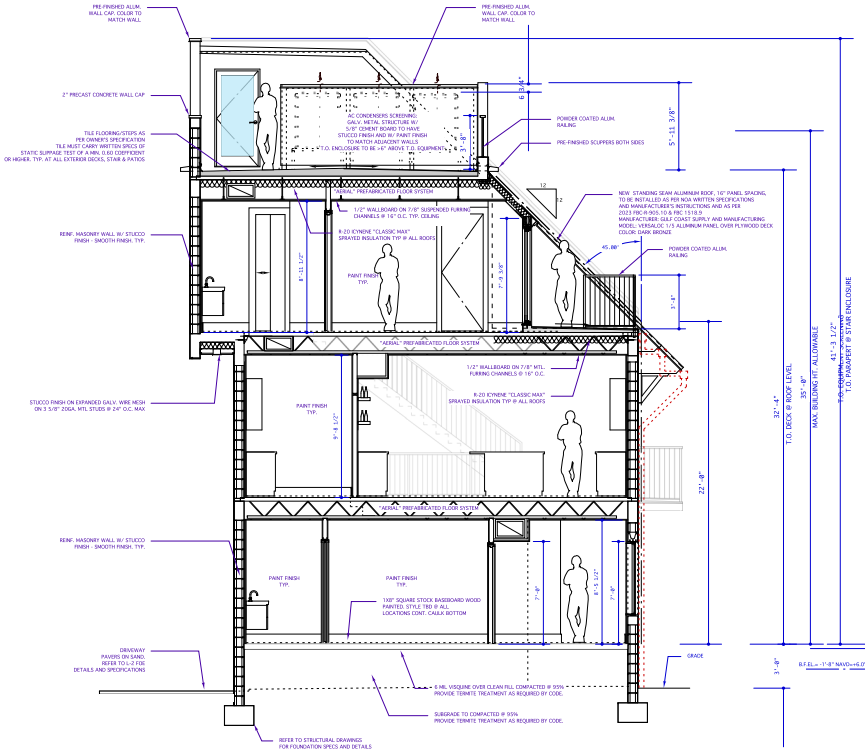
SHEET TITLE:
BUILDING 1 UNIT FLOOR PLANS
BUILDING 2 SAME REVERSED

REVISIONS
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Drawn by: AT
Scale: AS NOTED
Date: 08.18.2026

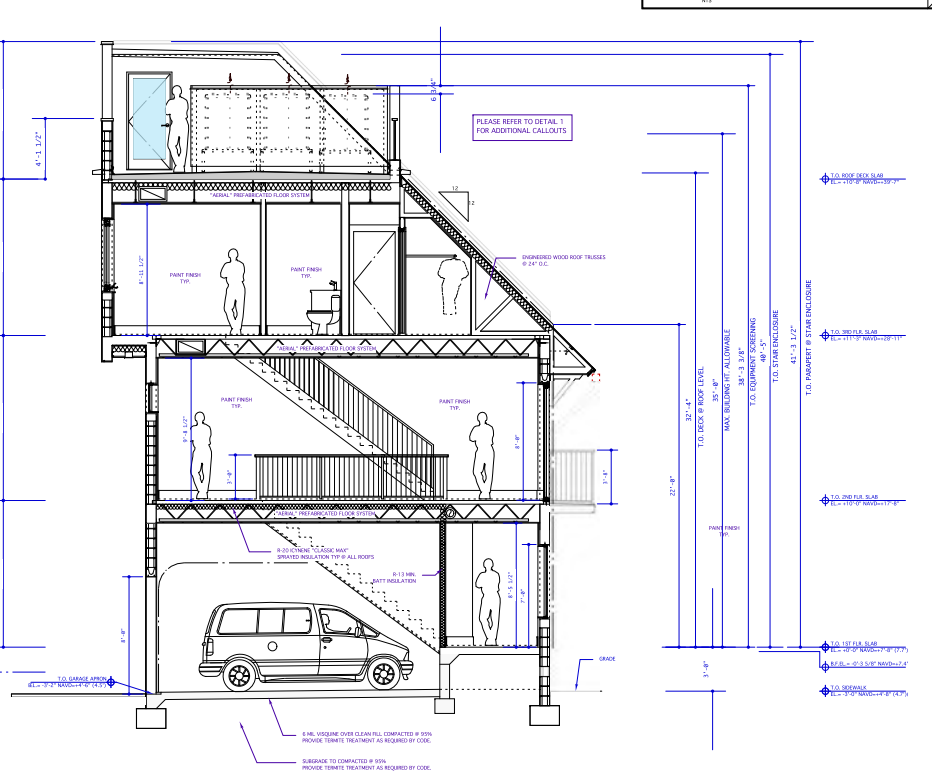
SHEET NO.
A-2.1

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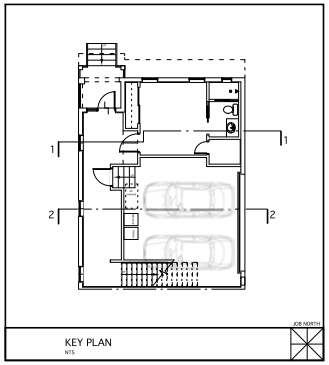
1 BUILDING SECTION

SCALE: 1/4" = 1'-0"



2 BUILDING SECTION

SCALE: 1/4" = 1'-0"



KEY PLAN

NTS

JOB NORTH

0 2 4 8 16 32

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Comments:

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SHEET TITLE: BUILDINGS SECTIONS

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Scale: AS NOTED

Date: 08.18.2026

SHEET NO.

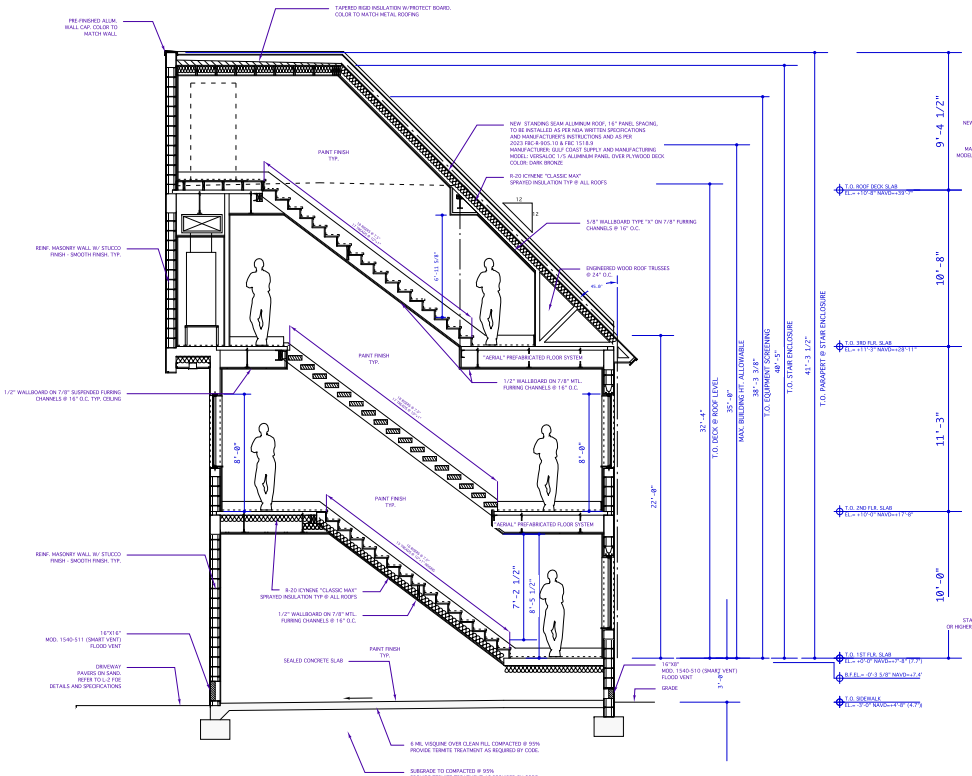
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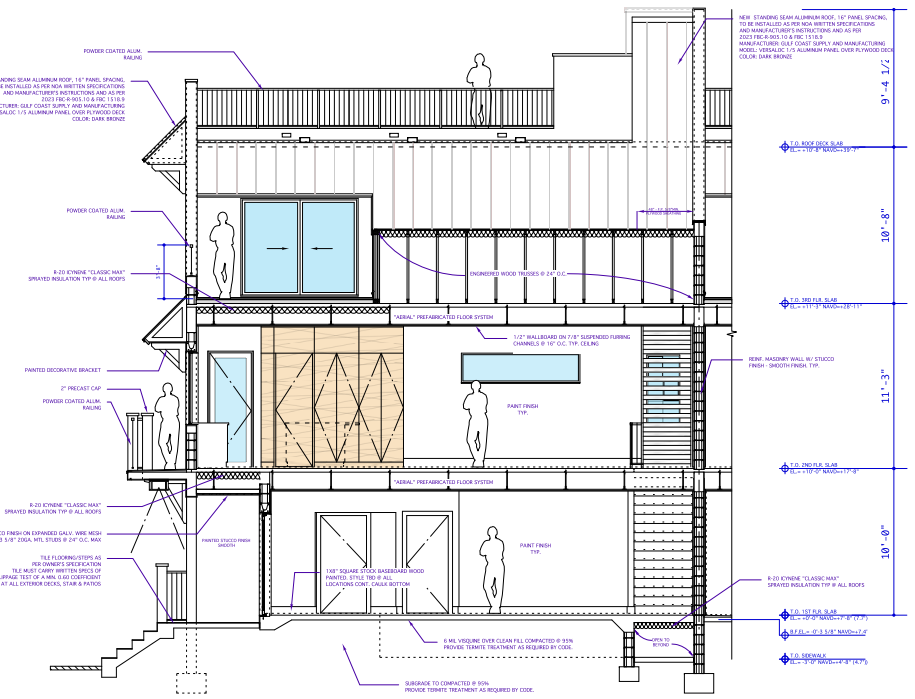
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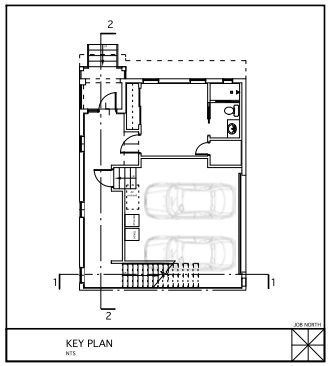
Antonino Treu

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1 BUILDING SECTION @ STAIRS
SCALE: 1/4" = 1'-0"





KEY PLAN
NTS

0 2 4 8 16 32

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SHEET TITLE: BUILDINGS SECTIONS

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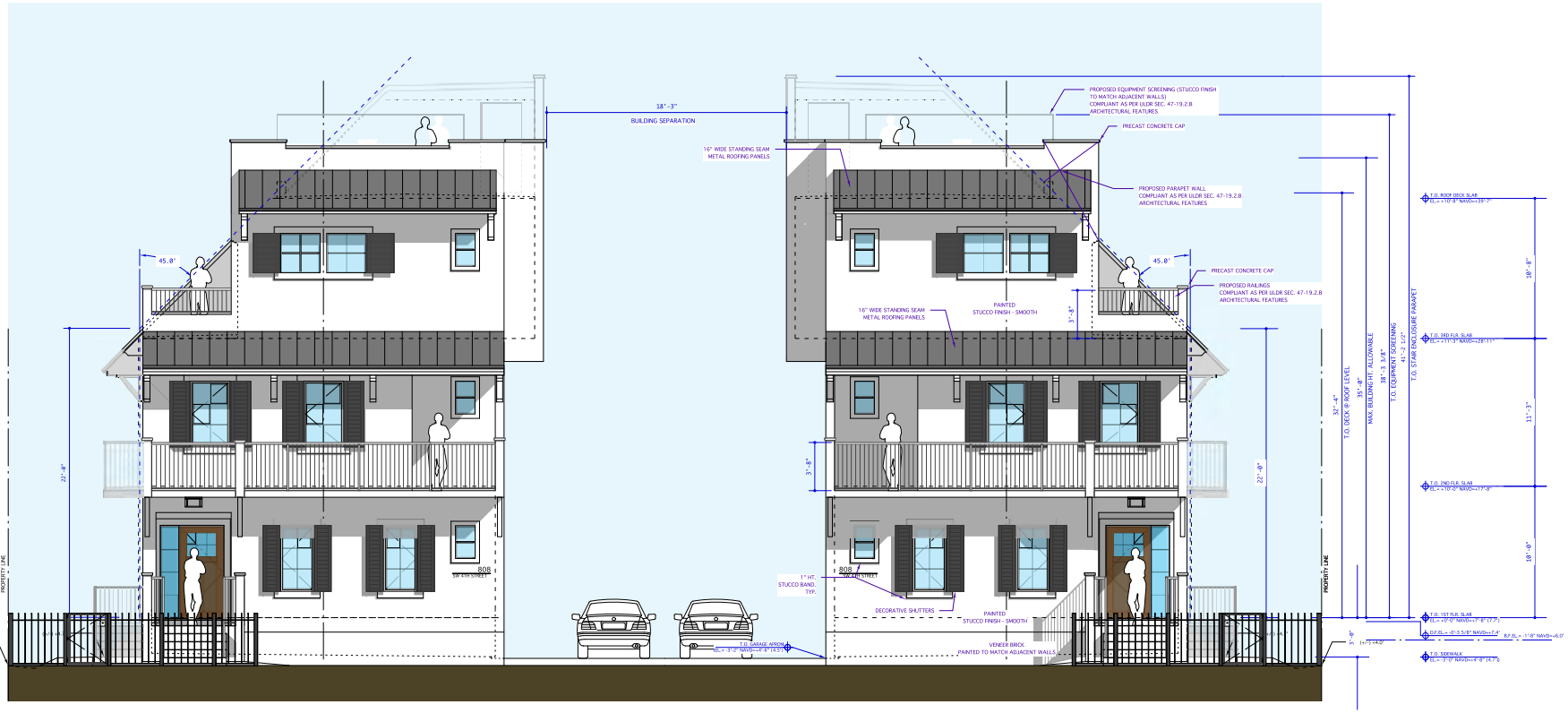
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SHEET NO.
A-3.2

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1 BUILDING ELEVATIONS - FRONT - NORTH
SCALE: 1/4" = 1'-0"

16 8 4 2 1 0

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SHEET TITLE: BUILDINGS ELEVATIONS FRONT - NORTH

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Drawn by: AT

Scale: AS NOTED

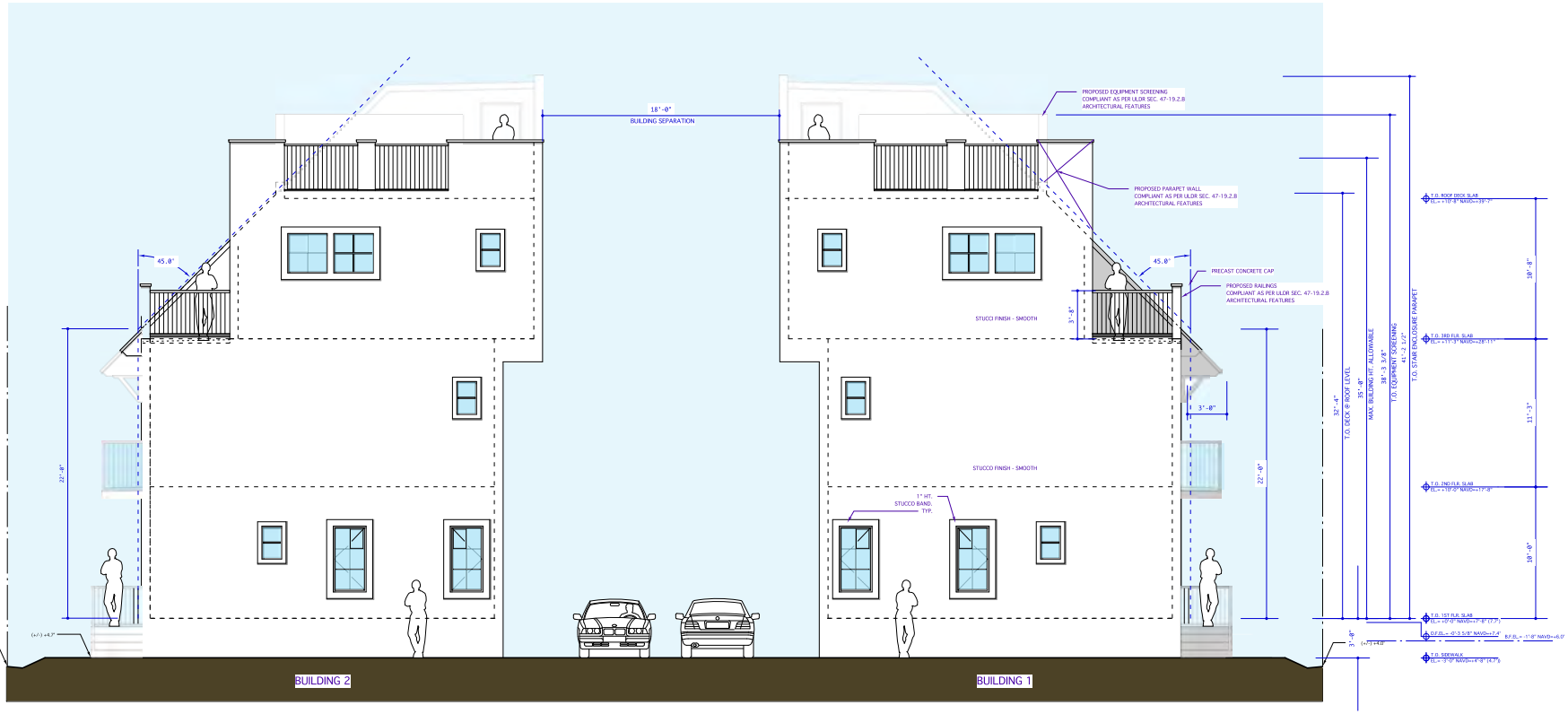
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SHEET NO. A-4.1

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1 BUILDING ELEVATIONS - REAR - SOUTH
SCALE: 1/4" = 1'-0"

0 1 2 4 8 16

0 1 2 4 8 16

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Comments:
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SHEET TITLE:
BUILDING ELEVATIONS
REAR - SOUTH

REVISIONS	
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Scale: AS NOTED
Date: 08.18.2026

SHEET NO.
A-4.2

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STATE OF FLORIDA
ANTONINO TREU
AR0017510
REGISTERED ARCHITECT



1 BUILDING ELEVATIONS - SIDE - UNIT ENTRANCES - WEST
SCALE: 1/8" = 1'-0"

0 1 2 4 8 16

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Comments:
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PROJECT: RESIDENCES AT TEQUESTA - 806 SW 4TH STREET, FORT LAUDERDALE, FL 33312

SHEET TITLE: BUILDING ELEVATIONS
SIDE - WEST

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Drawn by: AT
Scale: AS NOTED
Date: 08.18.2026

SHEET NO.
A-4.3

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STATE OF FLORIDA · ANTONINO TREU · REGISTERED ARCHITECT · AR0017510



1 BUILDING ELEVATIONS - SIDE - UNIT ENTRANCES - WEST
SCALE: 1/4" = 1'-0"

0 1 2 4 8 16

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Comments:

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SHEET TITLE:
BUILDING ELEVATIONS
INTERIOR DRIVEWAY LOOKING WEST

REVISIONS	
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Scale: AS NOTED

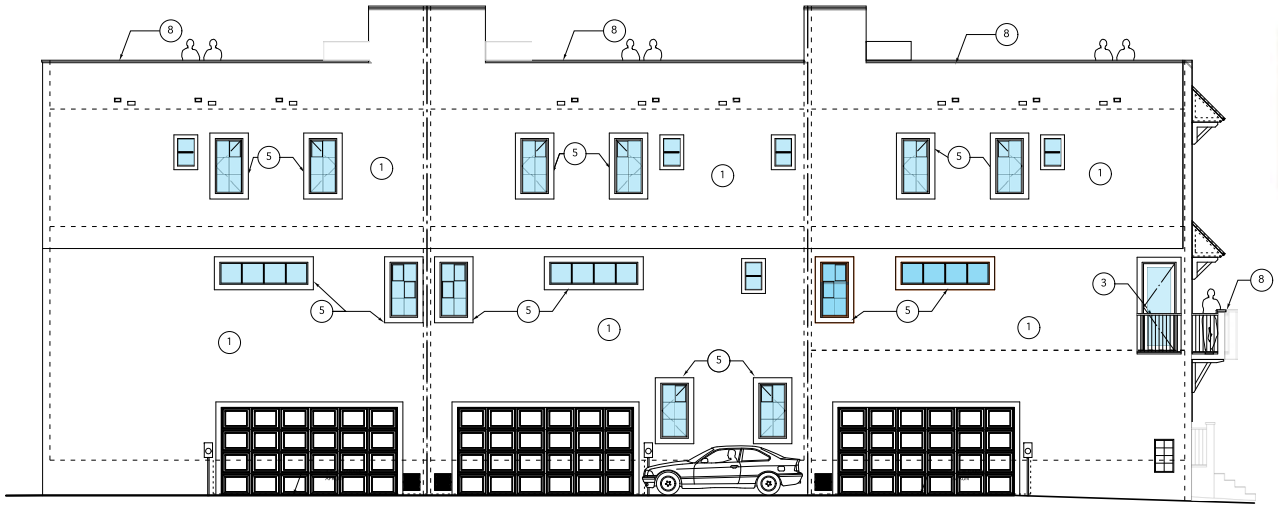
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SHEET NO.
A-4.4

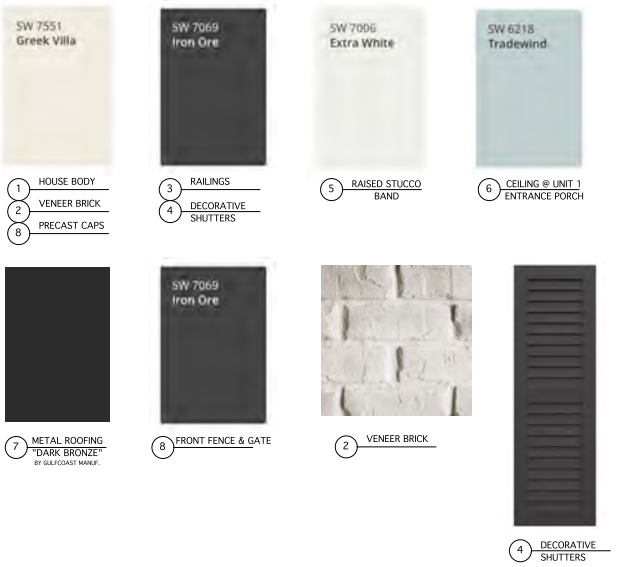
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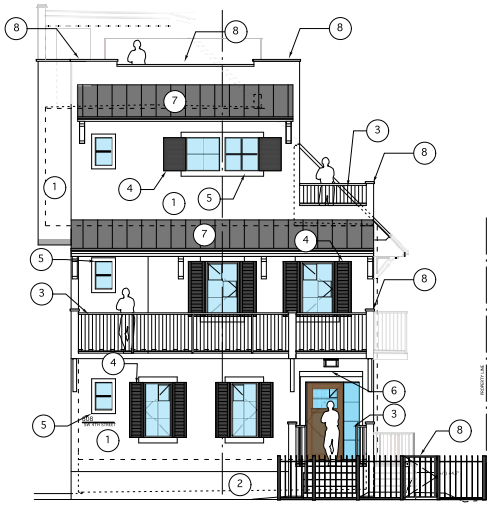
Antonino Treu
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STATE OF FLORIDA · ANTONINO TREU · REGISTERED ARCHITECT · AR0017510



1 BUILDING ELEVATIONS - SIDE - UNIT ENTRANCES - WEST
SCALE: 3/16" = 1'-0"





2 BUILDING ELEVATIONS - FRONT - NORTH
SCALE: 3/16" = 1'-0"



3 BUILDING ELEVATIONS - SIDE - UNIT ENTRANCES - WEST
SCALE: 3/16" = 1'-0"

0 1 2 4 8 16

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Architect Licence #: AR 0017510

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Comments:

DRC SUBMITTAL

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PROJECT: RESIDENCES AT TEQUESTA - 806 SW 4TH STREET, FORT LAUDERDALE, FL 33312

SHEET TITLE: PROJECT INFORMATION
COLOR/MATERIAL SELECTION

REVISIONS	
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Drawn by: AT

Scale: AS NOTED

Date: 08.18.2026

SHEET NO.
A-5.0

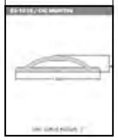
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STATE OF FLORIDA
ANTONINO TREU
REGISTERED ARCHITECT
AR0017510

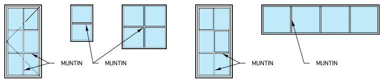
WINDOW SCHEDULE							
TYPE	Window Size Jamb to Jamb W x H	Manufacturer Mod. #	R.O. - W x H TO BE V.I.F.	Description	Material	Finish	Remarks
FIRST FLOOR							
A	2'-6"x 5'-0"	N/A	31" x 61"	CASEMENT	1	1	ES-EL 5000 ELITE SERIES BY ES WINDOWS - EGRESS
B	1'-6"x 2'-6"	N/A	19" x 31"	FIXED	1	1	ES-EL 150 ELITE SERIES BY ES WINDOWS
C	3'-0"x 3'-0"	N/A	37" x 37"	FIXED	1	1	ES-EL 150 ELITE SERIES BY ES WINDOWS
D	2'-6"x 5'-0"	N/A	31" x 61"	FIXED	1	1	ES-EL 150 ELITE SERIES BY ES WINDOWS
E	8'-0"x 2'-0"	N/A	97" x 25"	FIXED	1	1	ES-EL 150 ELITE SERIES BY ES WINDOWS

TYPICAL WINDOW MUNTIN





WINDOW FRAMES: BRONZE FACTORY FINISH



A B C D E

Window Schedule Materials Key:
Material:
1. aluminum frame

Finish:
1. Factory finish: bronze
2. Color stain w/ clear water based polyurethane finish

Note:
1. ALL Rough openings of door and window dimensions to be verified by contractor prior to ordering the windows/

2. Windows Manufacturer: ES WINDOWS & DOORS ELITE SERIES - UNLESS OTHERWISE NOTED

3. IN ORDER TO BE USED IN THIS PROJECT ALL WINDOWS MUST HAVE MIAMI DADE & BROWARD COUNTY PRODUCT APPROVAL UNLESS NOTES

4. All windows to have IMPACT-RESISTANT DOUBLE-GLAZED CLEAR GLASS - LOW-E COATING AS PER ENERGY CALCULATION REQUIREMENTS

5. WINDOW FRAME: FACTORY BRONZE

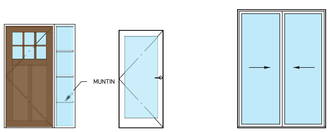
EXTERIOR DOOR SCHEDULE								
Type	Door Size W x H	Thickness	Finish	Threshold	Material	Frame	Remarks	Notes
A	3'-4"X7'-0"	5" FRAME	5	1	5	3	FD BY CRAFTSMAN "FIR GRAIN FINISH"	
	SIDELITES 1'-6"X7'-0"	2" FRAME	5		3	3	SIDELIGHT BY CRAFTSMAN "FIR GRAIN FINISH"	
B	3'-0"X6'-8"	4 1/2" FRAME	5	1	3	3	ES-46T FD SWING DOOR PRESTIGE SERIES	
C	5'-0"X8'-0"	4 3/8" FRAME	5	1	3	3	ES-SGD2020 - 2-TRACKS, 2 PANELS W/ SCREEN - PRESTIGE SERIES	X-X
D	8'-0"X6'-8"	4 3/8" FRAME	5	1	3	3	ES-SGD2020 - 2-TRACKS, 2 PANELS W/ SCREEN - PRESTIGE SERIES	X-X
E	16'-0"X8'-0"						GARAGE DOOR	

EXTERIOR FRENCH DOORS MANUFACTURER:
"ES DOORS - PRESTIGE LINE"
EXTERIOR SLIDING GLASS DOORS MANUFACTURER:
"ES DOORS -PRESTIGE LINE"
FINISH:
1. CLEAR, WATER BASED POLYURETHANE
2. STAIN. TBD
3. PAINT
4. FACTORY FINISH PRIMER. PAINT BY CONTRACTOR
5. FACTORY FINISH

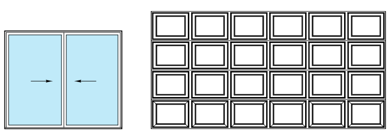
THRESHOLD:
1. ALUMINUM
2. MARBLE
3 WOOD

MATERIAL:
1. WOOD OR MDF - SOLID CORE UNLESS OTHERWISE SPECIFIED
2. PAINTED WOOD INTERIOR WITH GLASS INFILL
3. ALUMINUM CLAD
4. METAL
5. FIBERGLASS

FRAME:
1. WOOD
2. ALUMINUM EXTERIOR CLAD, STAINED WOOD INTERIOR
3. ALUMINUM - FACTORY FINISH. COLOR: BRONZE
4. STEEL



A B C

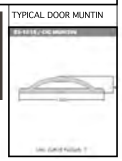


D E



DOOR FRAMES: BRONZE FACTORY FINISH

TYPICAL DOOR MUNTIN





CASEMENT WINDOW



FIXED WINDOW



SLIDING GLASS DOOR ES-SGD2020 FRENCH DOOR ES-46T FD



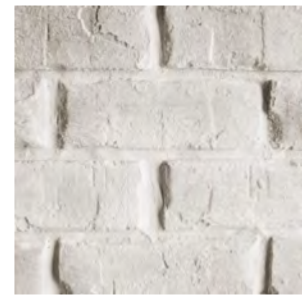
DECORATIVE VINYL SHUTTERS



WOOD SHADOW BOX FENCE (AROUND PERIMETER)



POWDER COATED PICKED FENCE (ALONG SW 4TH STREET)



VENEER BRICK - WATERTABLE - PAINTED (ALONG SW 4TH STREET)



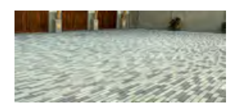
STANDING SEAM METAL ROOF PANELS



LIGHT FIXTURE @ FRONT DOORS



DRIVEWAY & PARKING
STYLE: PLANK PATTERN: COMBO - RUNNING BOND



PEDESTRIAN WALKWAY TO UNITS
STYLE: PLANK - PATTERN: COMBO - RUNNING BOND



DRIVEWAY ACCENT
STYLE: TUSCANY - PATTERN: GRID

PAVERS INSTALLED ON SAND - MANUFACTURER: TREMRON CONCRETE PAVERS
REFER TO SHEET L-2 PROVIDED BY LAND FORM DESIGN GROUP FOR ADDITIONAL DETAILS AND SPECIFICATIONS

ANTONINO TREU
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Comments:
DRC SUBMITTAL

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PROJECT: RESIDENCES AT TEQUESTA - 806 SW 4TH STREET, FORT LAUDERDALE, FL 33312

SHEET TITLE:
PROJECT INFORMATION
SCHEDULES, COLOR SELECTION

REVISIONS	
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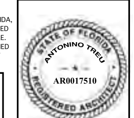
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A-6.0

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0 1 2 4 8 16





1 400 SW 4TH STREET



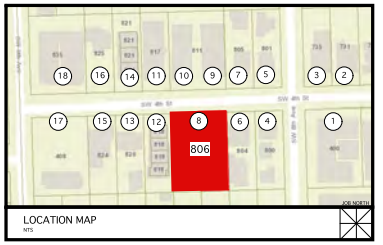
2 731 SW 4TH STREET



3 735 SW 4TH STREET



4 800 SW 4TH STREET





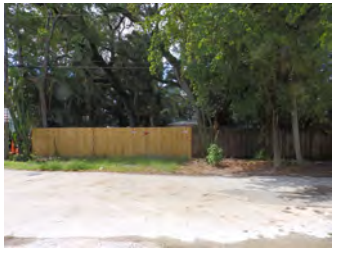
5 801 SW 4TH STREET



6 804 SW 4TH STREET



7 805 SW 4TH STREET



8 806 SW 4TH STREET



9 811 SW 4TH STREET



10 815 SW 4TH STREET



11 817 SW 4TH STREET



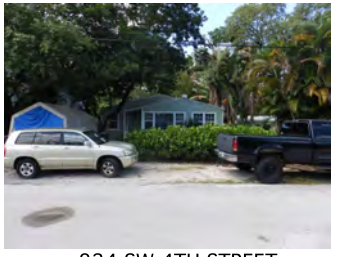
12 818 SW 4TH STREET



13 820 SW 4TH STREET



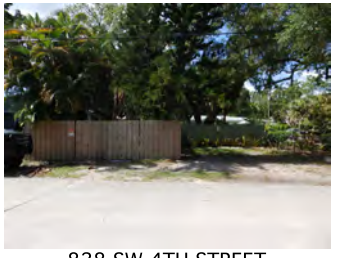
14 821 SW 4TH STREET



15 824 SW 4TH STREET



16 825 SW 4TH STREET



17 828 SW 4TH STREET



18 835 SW 4TH STREET

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Architect Licence #: AR 0017510

Comments:
DRC SUBMITTAL

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PROJECT: RESIDENCES AT TEQUESTA - 806 SW 4TH STREET, FORT LAUDERDALE, FL 33312

SHEET TITLE: NEIGHBORHOOD PHOTOS

REVISIONS

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Drawn by: AT
Scale: AS NOTED
Date: 08.18.2026

SHEET NO.
P-1

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STATE OF FLORIDA · ANTONINO TREU · REGISTERED ARCHITECT · AR0017510



NORTH-EAST VIEW - FRONT



NORTH VIEW - FRONT



NORTH-EAST VIEW - FRONT/SIDE



NORTH-WEST VIEW - FRONT/SIDE

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SHEET TITLE: RENDERINGS

REVISIONS

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Scale: AS NOTED

Date: 08.18.2026

SHEET NO.

R-1

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STATE OF FLORIDA
ANTONINO TREU
AR0017510
REGISTERED ARCHITECT



NORTH-EAST HIGH VIEW - FRONT/SIDE



SOUTH-EAST HIGH VIEW - SIDE



SOUTH-EAST HIGH VIEW - SIDE/REAR



SOUTH-WEST VIEW - REAR

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Comments:

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SHEET TITLE: RENDERINGS

REVISIONS

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Drawn by: AT

Scale: AS NOTED

Date: 08.18.2026

SHEET NO.

R-2

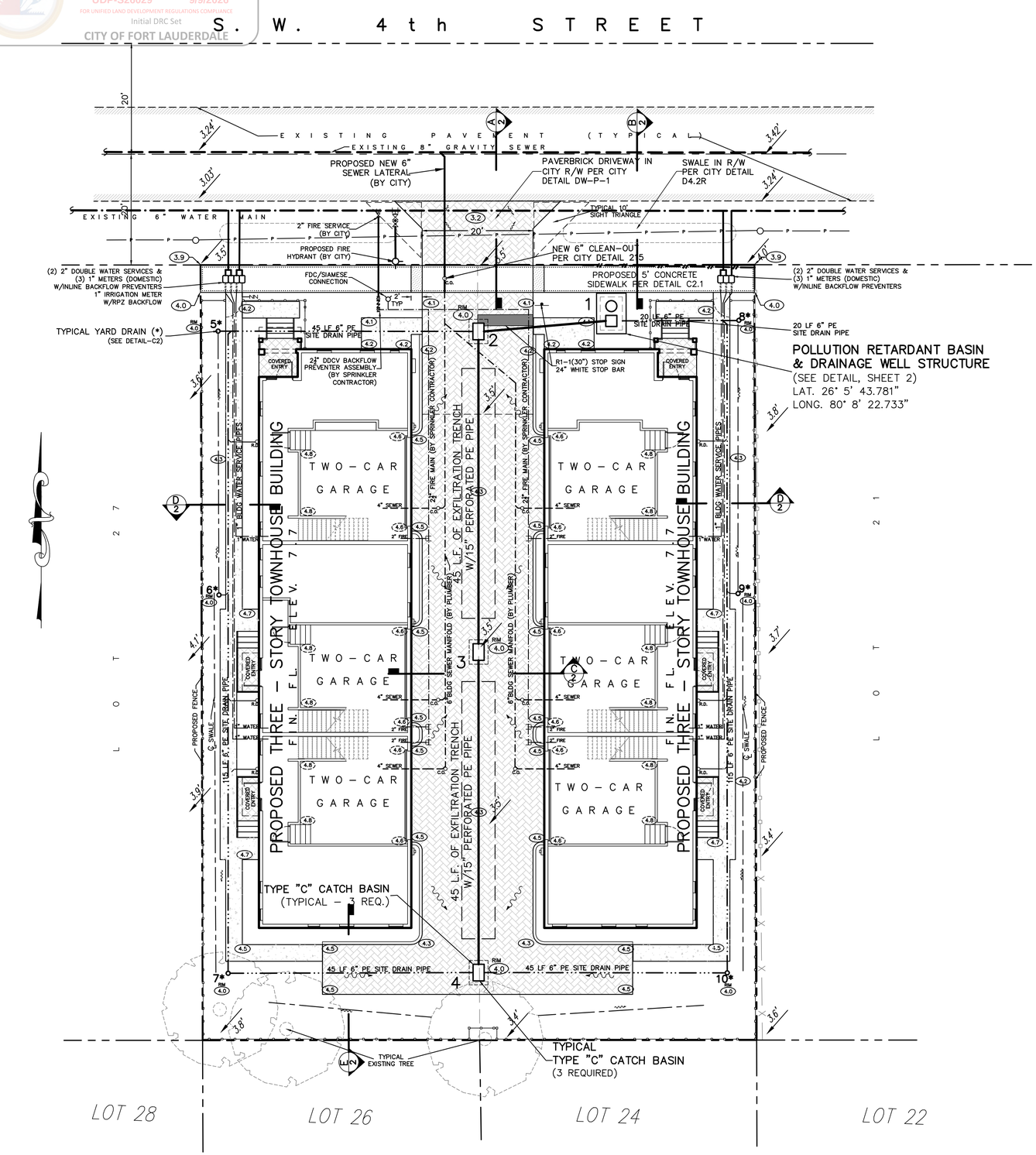
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DEVELOPMENT SERVICES DEPARTMENT
URBAN DESIGN AND PLANNING
REVIEWED
UDP-S26029 9/9/2026
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Initial DRC Set
CITY OF FORT LAUDERDALE



P L A N SCALE: 1" = 10'

NOTES:

1. THE ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM – NAVD 1988
2. PROPERTY LIES IN FLOOD ZONE AE 6 – FEMA JULY 31, 2024
3. BROWARD COUNTY FUTURE (2060) 100 YEAR ELEVATION – 7.0
4. THIS PLAN IS FOR PAVING AND DRAINAGE ELEVATIONS & DETAILS, AND UTILITIES LOCATIONS ONLY. FOR EXACT LAY-OUT, SEE SITE PLAN PREPARED BY ARCHITECT.
5. PER ORDINANCE NO. C-26-13 FOR PUBLIC SEWERS THE CITY IS RESPONSIBLE FOR CONSTRUCTING AND MAINTAINING THESE FACILITIES. THIS INCLUDES ALL SEWER PIPELINES AND APPURTENANCES WITHIN CITY OWNED PROPERTY, THE PUBLIC RIGHT-OF-WAY, OR WITHIN A PUBLIC UTILITY EASEMENT, UNLESS OTHERWISE TRANSFER THROUGH AN AGREEMENT. THE CITY IS RESPONSIBLE FOR CONSTRUCTING AND MAINTAINING THESE FACILITIES. WHERE A SERVICE LATERAL IN THE PUBLIC RIGHT-OF-WAY DOES NOT EXIST, THE CITY WILL CONSTRUCT THE SERVICE LATERAL, AND COST WILL BE PASSED TO THE OWNER AS A SERVICE CONNECTION FEE.

SITE DATA BREAKDOWN

SITE	13500 S.F. – 100%
BUILDING	5680 S.F. – 42%
DRIVEWAY	3065 S.F. – 23%
SIDEWALKS & PORCHS	1150 S.F. – 9%
PERVIOUS AREA	3605 S.F. – 26%

DRAINAGE CALCULATIONS: (Retain greater of)
1a. 1" of Site = 13500 SF x 1" = 1125 C.F. or
1b. 2-1/2" x Impervious Area = 9895 S.F. x 2-1/2" = 2061 C.F.
2. Drainfield Provided:
H_2 = 2.5' W = 6'
Du = 1.5' K = 2 x 10^{-4} (CFS/SF^2 - FT HEAD)
Ds = 1.5' L = 90'

a. Volume Stored in Trench
V(C.F.) = 0.5 x W x D_2 x L= 0.5 x 6 x 1.5 x 90 = 405 C.F.

b. Volume Exfiltrated
V(C.F.) = 3600 K L $\{H_2 W + 2H_2 D_u - D_u^2 + 2H_2 D_s\}$
= 3600 $(2x10)^{-4}$ (90) {2.5(6)+2(2.5)1-51.5+2(2.5)1.5} = 1798 C.F.
Total = 2203 C.F.

CATCH BASIN TABLE

STRUCTURE NO.	STRUCTURE TYPE	RIM ELEVATION	INVERT ELEVATIONS N	S	E	W
1	WELL BOX 4'X6'	5.5	–	–	1.0	1.0
2	"C"	4.0	–	1.0	1.0	1.0
3	"C"	4.0	1.0	1.0	–	–
4	"C"	4.0	1.0	–	1.0	1.0
5*	12"øDB	4.0	–	–	1.0	–
6*	12"øDB	4.0	1.0		1.0	–
7*	12"øDB	4.0	–	–	–	1.0
8*	12"øDB	4.0	–	–	–	1.0
9*	12"øDB	4.0	–	–	–	1-0
10*	12"øDB	4.0	1.0	–	–	1.0

ø – DENOTES DIAMETER
"C" – TYPE "C" CATCH BASIN
DB – DRAIN BASIN
MH – MANHOLE

LEGAL DESCRIPTION:
LOTS 23 & 25, "BYRAN SUBDIVISION OF BLOCK 64", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LEGEND:

- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- EXISTING UTILITIES TO BE REMOVED
- 0.00 EXISTING ELEVATIONS
- (0.0) PROPOSED ELEVATIONS
- DIRECTION OF RUN-OFF
- EXISTING TEE
- PROPOSED TEE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- 1 DENOTES BACTERIOLOGICAL SAMPLING POINTS

ROBERT C smith Digitally signed by ROBERT C smith Date: 2026.08.24 12:23:12 -04'00'

This item has been digitally signed and sealed by Robert C Smith, P.E., on August 24, 2025. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ROBERT CLAYTON SMITH LICENSE No. 31177 STATE OF FLORIDA PROFESSIONAL ENGINEER

WATER AND SEWER SERVICE CONNECTIONS
PAVING AND DRAINAGE
CONCEPTUAL PLAN

ANTONINO TREU ARCHITECT
FORT LAUDERDALE, FLORIDA

806 S.W. 4th STREET

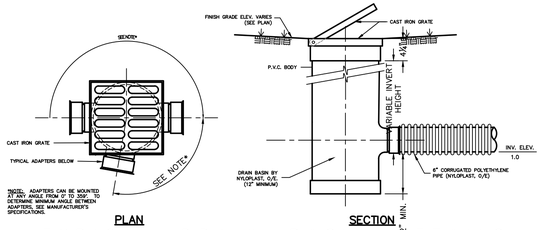
JOHN B. SMITH ENGINEERS, INC.
1457 N.E. 4th AVENUE
FORT LAUDERDALE, FLORIDA 33304
PHONE: (954) 763-4177
CERTIFICATE OF AUTHORIZATION NO. 1688

DESIGN	DRAWN	DATE	FILE
RCS	RCS	JULY, 2026	26-132

Approved By Robert Smith
Robert C. Smith, P.E.
Registered Engineer No. 31177 State of Florida

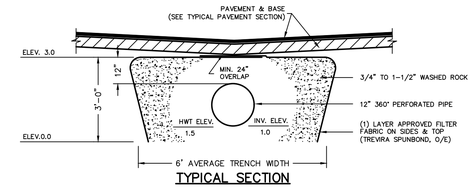
SHEET C 1 OF 4

DEVELOPMENT SERVICES DEPARTMENT
URBAN DESIGN AND PLANNING
REVIEWED
UDP-S26029 9/9/2026
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Initial DRC Set
CITY OF FORT LAUDERDALE

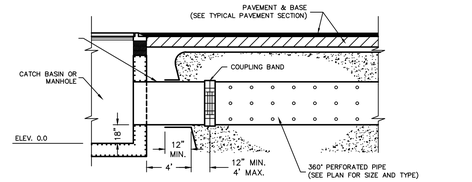


*NOTE: ADAPTERS CAN BE MOUNTED AT 90° ANGLE FROM 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTORS, SEE MANUFACTURER'S SPECIFICATIONS.

TYPICAL DRAIN BASIN DETAILS

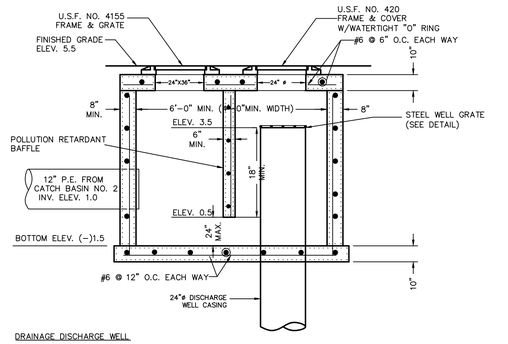


TYPICAL SECTION



SIDE ELEVATION

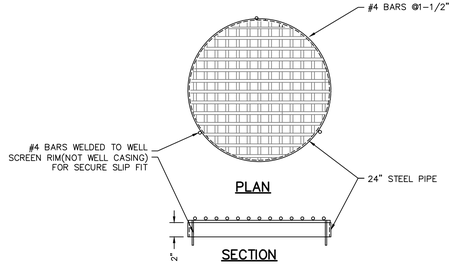
EXFILTRATION TRENCH DETAILS



DRAINAGE DISCHARGE WELL

1. DEPTH OF WELL SHALL BE DETERMINED BY WATER QUALITY AT THE DISCHARGE LEVEL. WATER QUALITY SHALL BE MIN. OF 3,000 P.P.M. CHLORIDE AND 10,000 P.P.M. TDS. APPROX. DEPTH 80–100 FEET. WELL CONTRACTOR SHALL SUBMIT WATER QUALITY ANALYSIS CERTIFYING THAT MINIMUM WATER QUALITY PARAMETERS ARE MET.
2. LENGTH OF UNCASED PORTION OF WELL SHALL BE SUFFICIENT TO ALLOW FOR A DISCHARGE FLOW OF A MINIMUM OF 100 G.P.M./FT–HEAD BASED ON A STARTING ELEVATION OF 3.5. WELL CONTRACTOR TO SUPPLY TESTING AND CERTIFICATION AS TO WELL'S CAPACITY.
3. WELL CASING SHALL BE STANDARD WEIGHT BLACK STEEL (ASTM) A53/A53M–99b, A 135–01, A252–98, A589–96
4. WELL CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE REGULATIONS IN THE CONSTRUCTION OF THE CLASS V WELL.
5. DRAINAGE WELL CAPACITY TEST SHALL BE WITNESSED BY THE CITY AND THE ENGINEER AND A CERTIFIED COPY SHALL BE SUPPLIED TO THE ENGINEER OF RECORD.

DRAINAGE WELL DETAILS



STEEL WELL GRATE DETAIL

NOTES:

GENERAL

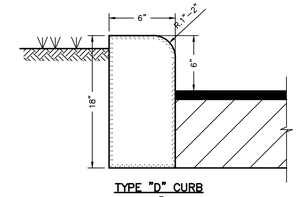
1– ALL CONSTRUCTION, MATERIALS AND INSPECTIONS SHALL COMPLY WITH CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF OAKLAND PARK, BROWARD COUNTY ENGINEERING DIVISION'S "MINIMUM STANDARDS", AND FLORIDA DEPARTMENT OF TRANSPORTATION, WHERE APPLICABLE.
2– LOCATION OF EXISTING UTILITIES ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL LOCATE AND EXPOSE PRIOR TO CONSTRUCTION ALL EXISTING UTILITIES TO BE CONNECTED TO AND BRING TO THE ATTENTION OF THE ENGINEER ANY DEVIATIONS FROM THAT AS SHOWN ON THE PLANS.
3– PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL HOLD A PRECONSTRUCTION MEETING TO INCLUDE THE ENGINEER OF RECORD, CITY, AND ANY OTHER UTILITIES AND/OR AGENCIES INVOLVED.
4– ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
5– ALL UTILITIES AND DRAINAGE INSTALLATIONS UNDER PROPOSED PAVEMENT SHALL BE COMPLETED PRIOR TO COMMENCING PAVEMENT SUB–GRADE CONSTRUCTION.
6– THE CONTRACTOR IS REQUIRED TO HAVE INSPECTIONS MADE ON EACH OF THE FOLLOWING ITEMS BY THE ENGINEER AND CITY:
A) UTILITIES AND DRAINAGE
B) SUB–GRADE
C) ROCK BASE
D) PRIME COAT
E) ASPHALT
F) FINAL
CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 48 HOURS PRIOR TO REQUESTED INSPECTIONS.
7– SHOP DRAWINGS OF ALL MATERIALS TO BE USED SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. APPROVAL FROM ALL APPROPRIATE AGENCIES SHALL BE OBTAINED PRIOR TO INSTALLATION.
8– CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION PLANS ON THE JOB SITE AT ALL TIMES.

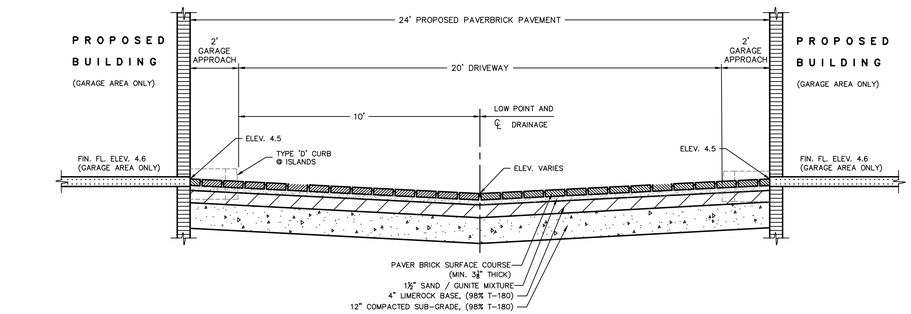
PAVING

1– REMOVE MUCK, OVERBURDEN AND ROOT MATERIAL WITHIN 10 FEET OF ANY EDGE OF PAVEMENT OR BUILDING. BACKFILL TO REQUIRED SUB–GRADE WITH CLEAN, GRANULAR MATERIAL IN MAXIMUM 12 INCH LIFTS, COMPACTED TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO–T–180.
2– STABILIZED SUB–GRADE (MINIMUM L.B.R. 40) SHALL BE COMPACTED TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO–T–180.
3– LIMEROCK BASE SHALL MEET FLORIDA D.O.T. STANDARD SPECIFICATIONS, SECTION 911, AND INSTALLED PER SECTION 200. DENSITY TESTS SHALL BE TAKEN AT A MINIMUM OF EVERY 5,000 S.F. FOR EACH LIFT WITH COPIES TO THE ENGINEER FOR APPROVAL. LIMEROCK BASE TO BE PRIMED IN ACCORDANCE WITH SECTION 300. BASE SHALL HAVE A COMPACTED THICKNESS AS SPECIFIED ON THE PLAN BUT IN NO CASE LESS THAN 6 INCHES.
4– ASPHALTIC CONCRETE SURFACE COURSE SHALL BE TYPE S–III CONFORMING TO SECTION 311, FLORIDA D.O.T. STANDARD SPECIFICATIONS. THE MINIMUM COMPACTED THICKNESS TO BE AS NOTED ON PLANS.
5– FINISHED ROCK "AS–BUILT" GRADES BY A REGISTERED SURVEYOR SHALL BE SUBMITTED TO THE ENGINEER AND CITY FOR APPROVAL PRIOR TO PLACING ASPHALT.
6– PAVEMENT MARKINGS SHALL BE THERMOPLASTIC (T.P.) IN ACCORDANCE WITH FLORIDA D.O.T. SPECIFICATION SECTION 711. REFLECTIVE PAVEMENT MARKER (R.P.M.) SHALL BE IN ACCORDANCE WITH SECTION 706. BOTH PAVEMENT MARKINGS AND R.P.M. SHALL BE INSTALLED IN ACCORDANCE WITH THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AND BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS. ALL TRAFFIC SIGNS SHALL BE HIGH INTENSITY REFLECTIVE MATERIAL.

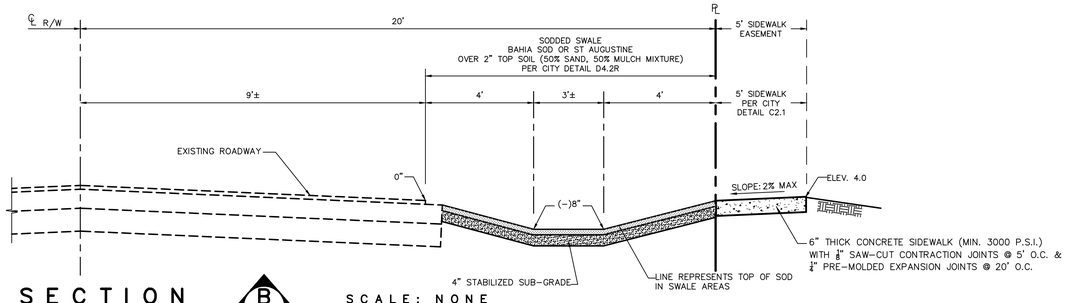
DRAINAGE

1– DRAINAGE PIPE SHALL BE ONE OF THE FOLLOWING:
A) CORRUGATED POLYETHYLENE PIPE (P.E.) FABRICATED TO ASTM 405 AND AASHTO–M294. PIPE SHALL BE ADS N–12, OR APPROVED EQUAL.
B) HELICAL CORRUGATED ALUMINUM (C.A.P.) FABRICATED TO ASTM B209 AND AASHTO–196. PIPE SHALL HAVE 2–2/3" X 1/2" CORRUGATIONS AND SHALL HAVE A MINIMUM THICKNESS OF:
1) 24" AND SMALLER – 16 GAUGE
2) OVER 24" – 14 GAUGE
PIPE COUPLING BANDS SHALL BE SPLIT BANDS OF THE SAME ALLOY AS THE PIPE. POLYURETHANE OR OTHER MANUFACTURED SUPPLIED SEALANT SHALL BE USED WITH THE COUPLINGS. THE BANDS SHALL BE A MINIMUM OF 12 INCHES WIDE.
C) REINFORCED CONCRETE PIPE (R.C.P.) SHALL BE CLASS III AND MEET THE REQUIREMENTS OF ASTM C–76. THE PIPE JOINT SHALL BE OF THE BELL–AND–SPIGOT TYPE.
2– PRECAST DRAINAGE MANHOLES AND CATCH BASINS SHALL MEET THE REQUIREMENTS OF ASTM C–478 WITH A CONCRETE MINIMUM COMPRESSIVE STRENGTH OF 4000 P.S.I. AT 28 DAYS. SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO MANUFACTURE.
3– ALL CONCRETE USED SHALL DEVELOP A MINIMUM OF 3000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.
4– CONTRACTOR SHALL PROVIDE THE ENGINEER "AS–BUILTS" OF THE PROJECT GIVING ALL HORIZONTAL DIMENSIONS AND VERTICAL INFORMATION BY A REGISTERED

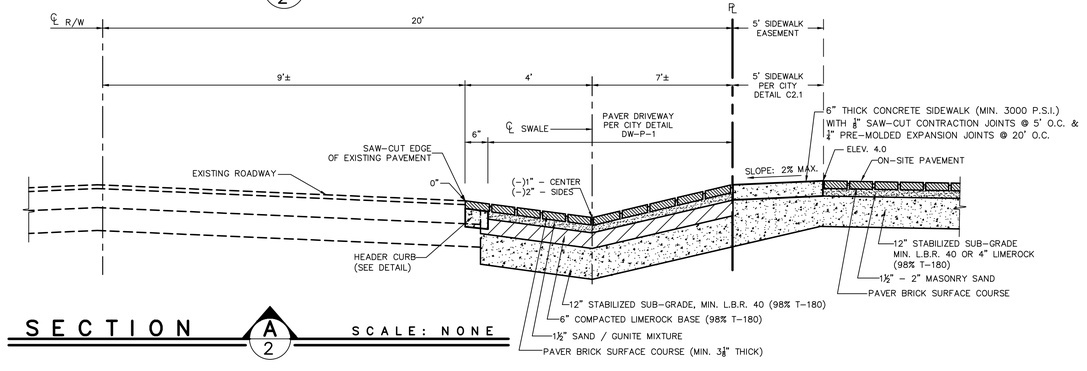




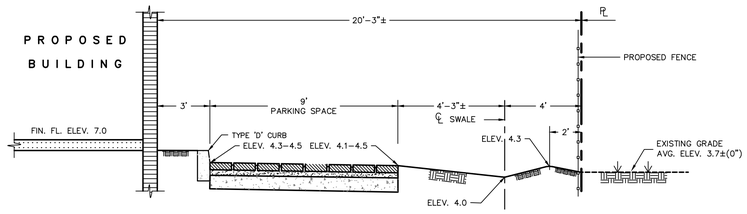
SECTION C 2 SCALE: NONE



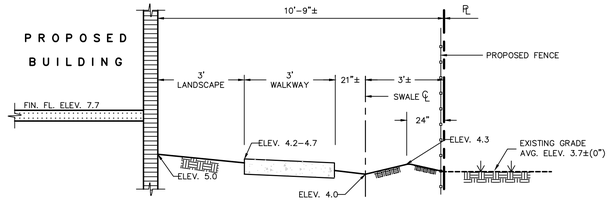
SECTION B 2 SCALE: NONE



SECTION A 2 SCALE: NONE



SECTION E 2 SCALE: NONE



SECTION D 2 SCALE: NONE

ROBERT CLAYTON SMITH LICENSE No. 31177 STATE OF FLORIDA PROFESSIONAL ENGINEER

PAVING AND DRAINAGE DETAILS

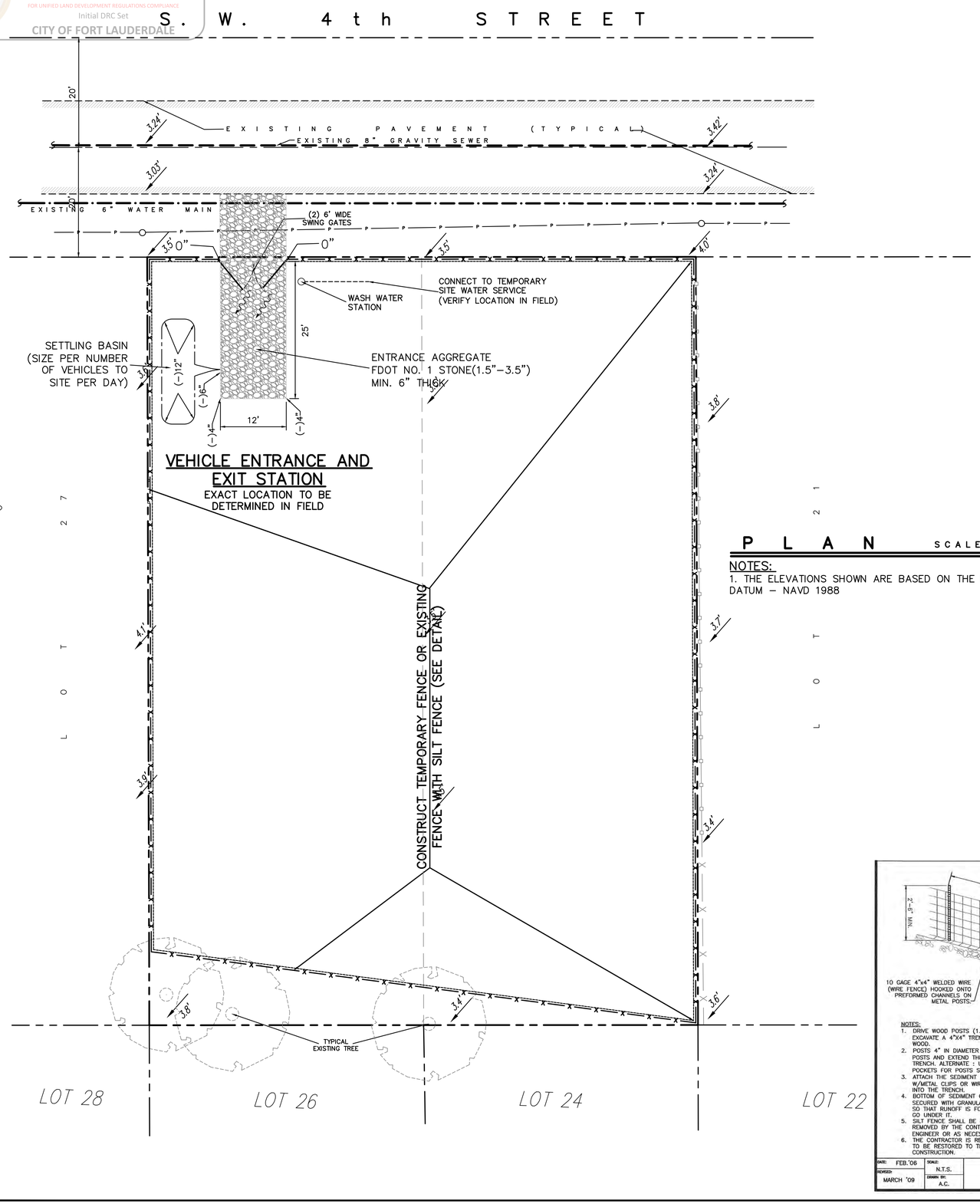
ANTONINO TREU ARCHITECT
FORT LAUDERDALE, FLORIDA
806 S.W. 4th STREET
JOHN B. SMITH ENGINEERS, INC.
1457 N.E. 4th AVENUE
FORT LAUDERDALE, FLORIDA 33304
PHONE: (954) 763–4177
CERTIFICATE OF AUTHORIZATION NO. 1688

DESIGN	DRAWN	DATE	FILE
RCS	RCS	JULY, 2026	26–132

Approved By _____
Robert C. Smith, P.E.
Registered Engineer No. 31177 State of Florida

SHEET C2 OF 4

DEVELOPMENT SERVICES DEPARTMENT
URBAN DESIGN AND PLANNING
REVIEWED
UDP-S26029 9/9/2026
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Initial DRC Set
CITY OF FORT LAUDERDALE



P L A N SCALE: 1" = 10'

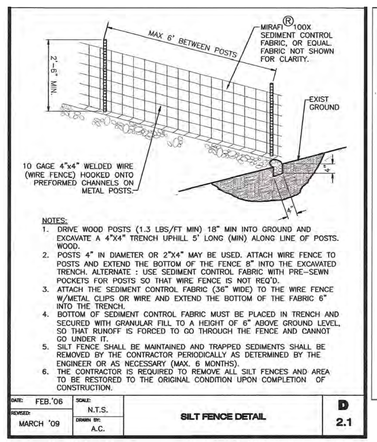
NOTES:
1. THE ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM – NAVD 1988

CITY POLLUTION PREVENTION NOTES

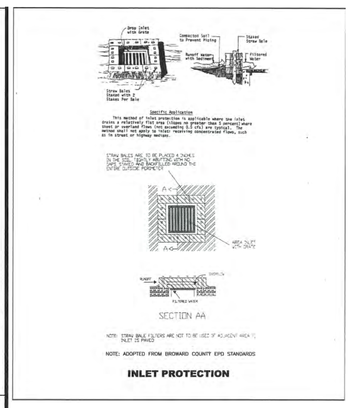
a) Contractor shall adhere to of the National Pollution Discharge Elimination System (NPDES) requirements. The contractor shall institute Best Management Practices (BMPs) to ensure compliance with the NPDES program and to minimize the impact to public stormwater facilities. A Notice of Intent (NOI) shall be filed prior to start construction activities.
b) Prior to demolition activities, contractor shall install pollution prevention control devices (i.e., silt barriers, sediment basins, turbidity barriers around stormwater outfalls on the waterside of lakes, ponds, canals, or waterways, silt screens, etc. according to the approved SWPPP and as recommended by the Florida Department of Environmental Protection (DEP) latest guidelines and permitting requirements.
c) Prior to demolition activities, a silt fence in accordance with the approved SWPPP details and latest DEP standards shall be erected around the site property lines. All public inlets surrounding the site shall be protected by the installation of filter fabric into the frame and grate or other approved BMPs to protect against storm runoff.
d) Pollution control installations, as approved and shown in the SWPPP, shall be maintained throughout demolition and construction periods until the project has been completed and approved by City engineering inspector or project engineer.
e) Contractor shall inspect the pollution control devices daily for signs of malfunction, failure, or needed repairs, and shall make remedial actions immediately upon discovery.
f) Existing stormwater inlets, catch basins, or manholes, onsite and offsite, shall be protected from sediment storm runoff from the proposed demolitions and construction activities.
g) Contractor shall immediately remove all mud, dirt, or other materials tracked or spilled onto existing roads and facilities due to demolition or construction activities from the proposed development.
h) In order to minimize the amount of sediments, mud, and dust transported onto public roadways by the construction vehicles or runoff, the contractor shall install stabilized temporary construction entrance(s) from the construction site as recommended by FDEP. Each temporal construction entrance is a stabilized 6 inch thick layer of 2 to 3 inch Course Aggregate Stone, 12" minimum width, and length to accommodate a minimum of one trucking vehicle.
i. The entrance shall be maintained periodically as conditions demand in a condition that will prevent tracking or flowing of sediments onto public rights-of-way. Sediment shall be trapped in cleanout areas and properly handled as onsite debris per applicable state regulations.
ii. When necessary, vehicle wheels shall be cleaned prior to entrance onto public right-of-way.
iii. All materials spilled, dropped, washed or tracked from vehicles onto roadways or into public storm drains must be removed by the contractor immediately.
iv. Trucks shall not 'cut corners' where the construction exit meets the roadways.
v. Sweeping of public roadways shall be done periodically as condition demand.
i) Dust generated from construction shall be minimized by daily watering of the site.
j) Contractor shall provide an erosion and sedimentation control inspector to inspect all points of discharge into nearby waterbodies to record the condition of discharge points, integrity of silt fence and pollution control devices, dust control measures, vehicular traffic and construction material storage and disposal. Written record of all inspections shall be stored by the contractor during demolition and construction periods and shall be submitted to City inspectors upon request.
The inspection report shall include at a minimum the following information:
i. Name of inspector and his/her qualifications in erosion and sedimentation control
ii. Date of the inspection
iii. Rainfall rate
iv. Observations about the SWPP
v. Actions taken by contractor for all incidents of noncompliance with permit(s)
vi. Certification that the facility is in compliance with the SWPP and permit(s)

LEGEND:

- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- EXISTING UTILITIES TO BE REMOVED
- 0.00 EXISTING ELEVATIONS
- (0.0) PROPOSED ELEVATIONS
- DIRECTION OF RUN–OFF
- EXISTING TEE
- PROPOSED TEE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- 1 DENOTES BACTERIOLOGICAL SAMPLING POINTS



DATE: FEB.'06	SCALE: N.T.S.	SILT FENCE DETAIL	D 2.1
REVISED: MARCH '09	DRAWN BY: A.C.		



ROBERT CLAYTON SMITH LICENSE No. 31177 STATE OF FLORIDA PROFESSIONAL ENGINEER

EROSION CONTROL PLAN

ANTONINO TREU ARCHITECT
FORT LAUDERDALE, FLORIDA

806 S.W. 4th STREET

JOHN B. SMITH ENGINEERS, INC.
1457 N.E. 4th AVENUE
FORT LAUDERDALE, FLORIDA 33304
PHONE: (954) 763–4177
CERTIFICATE OF AUTHORIZATION NO. 1688

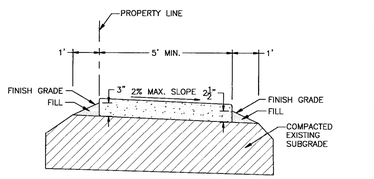
DESIGN	DRAWN	DATE	FILE
RCS	RCS	JULY, 2026	26–132

Approved By _____
Robert C. Smith, P.E.
Registered Engineer No. 31177 State of Florida

SHEET C3 OF 4

DEVELOPMENT SERVICES DEPARTMENT
URBAN DESIGN AND PLANNING
REVIEWED
UDP-S26029 9/9/2026
DEVELOPMENT REGULATIONS COMPLIANCE

CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER



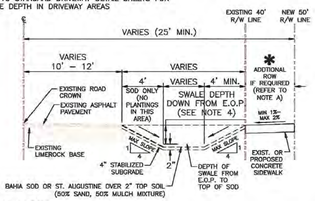
NOTES:

1. A MINIMUM OF 6" THICK SIDEWALK IS REQUIRED AT SIDEWALKS THROUGH DRIVEWAYS AND ON ALL COMMERCIAL SIDEWALK APPLICATIONS.
2. CONCRETE STRENGTH SHALL BE 3000 P.S.I.
3. THE USE OF REINFORCEMENT WILL NOT BE PERMITTED.
4. SIDEWALK SLOPES SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).

DATE: JAN.'82	SCALE: N.T.S.	SIDEWALK CONSTRUCTION	C
REVISED: MARCH '09	DRAWN BY:		2.1

CONSTRUCTION NOTES:

1. SWALE SHALL EXTEND ENTIRE LENGTH OF PROPERTY FROM PROPERTY LINE TO PROPERTY LINE.
2. ALL MATERIALS, WORKMANSHIP, AND RESTORATION OF FEATURES IN THE RIGHT-OF-WAY SHALL BE TO THE SATISFACTION OF THE CITY ENGINEER. MATERIAL CERTIFICATIONS, SAMPLES, SHOP DRAWINGS, DENSITY TESTS MAY BE REQUIRED BY THE CITY INSPECTOR FOR VERIFICATION & APPROVAL.
3. ENGINEERING GROUGH SWALE INSPECTION SHALL BE CALLED, INSPECTED AND PASSED PRIOR TO PLACEMENT OF CONCRETE OR ANY LANDSCAPING OR TREE INSTALLATION.
4. FINAL SWALE DEPTHS SHALL MEET THE FOLLOWING AFTER INSTALLATION OF ANY SOD OR PAVERS (INCLUDING HEADER CURBS IF APPLICABLE) DEPTHS ARE MEASURED FROM EXISTING EDGE OF PAVEMENT (E.O.P.):
   A. 40' ROW SECTION – 6" MINIMUM DEPTH IN NON PAVED & LANDSCAPED OR SODDED AREAS
   B. 50' ROW SECTION – 8" MINIMUM DEPTH IN NON PAVED & LANDSCAPED OR SODDED AREAS
   C. REFER TO STANDARD DRIVEWAY DETAIL SHEETS FOR SWALE DEPTH IN DRIVEWAY AREAS
5. MINIMUM CLEAR ZONE SHALL BE PROVIDED FROM EDGE OF PAVEMENT.
   A. 4' MINIMUM CLEAR ZONE FOR PLANTINGS OR SMALL GROUNDCOVER (SHALL NOT EXCEED 30" IN FULL GROWN HEIGHT)
   B. 8' MINIMUM CLEAR ZONE FOR TREES (SIGHT TRIANGLE REQUIRED ON PLANS)
6. CENTER BOTTOM OF SWALE BETWEEN EDGE OF PAVEMENT AND NEW RIGHT OF WAY LINE IF NO SIDEWALK EXISTS (SPECIAL S/W WAIVER REQUIRED BY CITY ENGINEER).
7. SIDEWALKS SHALL BE CONCRETE, CONFORM TO CITY ENGINEERING STD DETAIL C1.3R, AND RUN CONTINUOUSLY THROUGH ALL DRIVEWAYS.
8. SITE PREPARATION AND EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ADDITIONAL EROSION CONTROL MEASURES AFTER INITIAL GROUGH INSPECTION MAY BE REQUIRED.

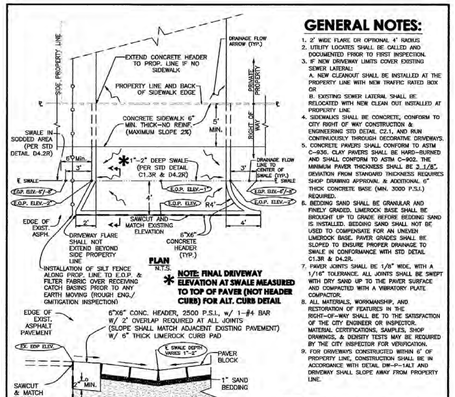


SPECIAL NOTE:

* A. RIGHT OF WAY SECTION REQUIRED TO BE A MINIMUM OF 25' FROM CENTER LINE OF ROADWAY. WHEN MINIMUM RIGHT OF WAY SECTION IS LESS THAN 25' ABUTTING PROPERTY, AN ADDITIONAL 5' RIGHT OF WAY EASEMENT IS REQUIRED. THIS EASEMENT SHALL BE RECORDED AT BROWARD COUNTY RECORDS, PRIOR TO CLOSE OUT OF PERMIT. INSTRUCTIONS AND CITY STANDARD EASEMENT DOCUMENTS CAN BE LOCATED AT: http://www.fortlauderdale.gov/home/showdocument?id=1558

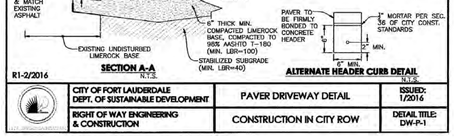
R1-2/2016

CITY OF FORT LAUDERDALE DEPT. OF SUSTAINABLE DEVELOPMENT	TYPICAL SWALE CROSS SECTION	ISSUED: 2/2016
RIGHT OF WAY ENGINEERING & CONSTRUCTION	CONSTRUCTION IN CITY ROW	DETAIL TITLE: D4.2R



PLAN
N.T.S.

NOTE: FINAL DRIVEWAY ELEVATION AT SWALE MEASURED TO TOP OF PAVER (NOT HEADER CURB) FOR ALT. CURB DETAIL



SECTION A-A
N.T.S.

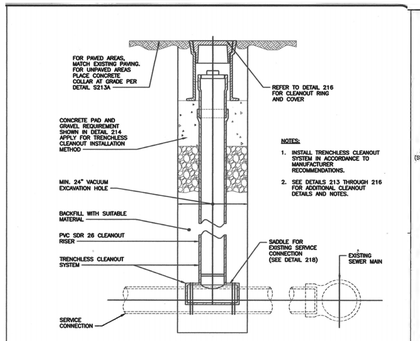
ALTERNATE HEADER CURB DETAIL
N.T.S.

GENERAL NOTES:

1. 2' WIDE FLARE OR OPTIONAL 4' RADIUS
2. UTILITY LOCATES SHALL BE CALLED AND DOCUMENTED PRIOR TO FIRST INSPECTION.
3. IF NEW DRIVEWAY LIMITS COVER EXISTING SEWER LATERAL:
   A. NEW CLEANOUT SHALL BE INSTALLED AT THE PROPERTY LINE WITH NEW TRAFFIC RATED BOX OR
   B. EXISTING SEWER LATERAL SHALL BE RELOCATED WITH NEW CLEAN OUT INSTALLED AT PROPERTY LINE.
4. SIDEWALKS SHALL BE CONCRETE, CONFORM TO CITY RIGHT OF WAY CONSTRUCTION & ENGINEERING STD DETAIL C2.1, AND RUN CONTINUOUSLY THROUGH DECORATIVE DRIVEWAYS.
5. CONCRETE PAVERS SHALL CONFORM TO ASTM C-936. CLAY PAVERS SHALL BE HARD-BURNED AND SHALL CONFORM TO ASTM C-902. THE MINIMUM PAVER THICKNESS SHALL BE 3 1/8". DEVIATION FROM STANDARD THICKNESS REQUIRES SHOP DRAWING APPROVAL & ADDITIONAL 6" THICK CONCRETE BASE (MIN. 3000 P.S.I.) REQUIRED.
6. BEDDING SAND SHALL BE GRANULAR AND FINELY GRADED. LIMEROCK BASE SHALL BE BROOMAT UP TO GRADE BEFORE BEDDING SAND IS INSTALLED. BEDDING SAND SHALL NOT BE USED TO COMPENSATE FOR AN UNEVEN LIMEROCK BASE. PAVER GRADES SHALL BE SLOPED TO ENSURE PROPER DRAINAGE TO SWALE IN CONFORMANCE WITH STD DETAIL C1.3R & D4.2R.
7. PAVER JOINTS SHALL BE 1/8" WIDE, WITH A 1/16" TOLERANCE. ALL JOINTS SHALL BE SWEPT WITH DRY SAND UP TO THE PAVER SUBFACE AND COMPACTED WITH A VIBRATORY PLATE COMPACTOR.
8. ALL MATERIALS, WORKMANSHIP, AND RESTORATION OF FEATURES IN THE RIGHT-OF-WAY SHALL BE TO THE SATISFACTION OF THE CITY ENGINEER OR INSPECTOR. MATERIAL CERTIFICATIONS, SAMPLES, SHOP DRAWINGS, & DENSITY TESTS MAY BE REQUIRED BY THE CITY INSPECTOR FOR VERIFICATION.
9. FOR DRIVEWAYS CONSTRUCTED WITHIN 6' OF PROPERTY LINE, CONSTRUCTION SHALL BE IN ACCORDANCE WITH DETAIL DW-P-1ALT AND DRIVEWAY SHALL SLOPE AWAY FROM PROPERTY LINE.

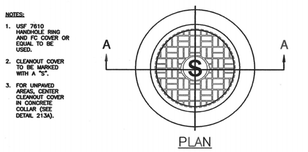
R1-2/2016

CITY OF FORT LAUDERDALE DEPT. OF SUSTAINABLE DEVELOPMENT	PAVER DRIVEWAY DETAIL	ISSUED: 1/2016
RIGHT OF WAY ENGINEERING & CONSTRUCTION	CONSTRUCTION IN CITY ROW	DETAIL TITLE: DW-P-1



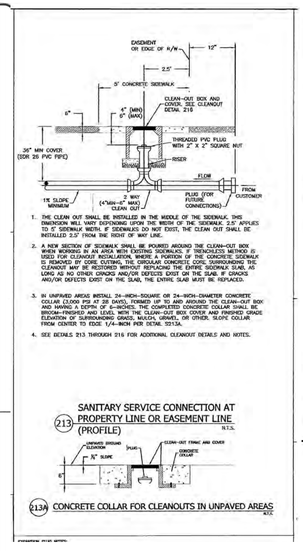
NOTES:
1. INSTALL TRENCHLESS CLEANOUT SYSTEM IN ACCORDANCE TO MANUFACTURER RECOMMENDATIONS.
2. SEE DETAILS 213 THROUGH 216 FOR ADDITIONAL CLEANOUT DETAILS AND NOTES.

215 TRENCHLESS CLEANOUT SYSTEM FOR INSTALLATION ON 4-INCH AND 6-INCH SANITARY SERVICE CONNECTIONS
N.T.S.



NOTES:
1. USF 7610 HANDHOLE RING AND FC COVER OR EQUAL TO BE USED.
2. CLEANOUT COVER TO BE MARKED WITH A "S".
3. FOR UNPAVED AREAS, CENTER CLEANOUT COVER IN CONCRETE COLLAR (SEE DETAIL 213A).

216 CLEANOUT RING AND COVER
N.T.S.

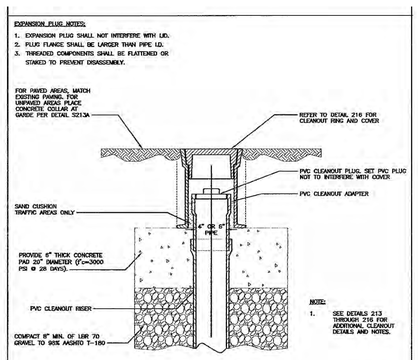


1. THE CLEAN OUT SHALL BE INSTALLED IN THE MIDDLE OF THE SIDEWALK. THIS DIMENSION WILL VARY DEPENDING UPON THE WIDTH OF THE SIDEWALK. 2.5' APPLIES TO 5' SIDEWALK WIDTH. IF SIDEWALKS DO NOT EXIST, THE CLEAN OUT SHALL BE INSTALLED 2.5' FROM THE RIGHT OF WAY LINE.
2. A NEW SECTION OF SIDEWALK SHALL BE POURED AROUND THE CLEAN-OUT BOX WHEN WORKING IN AN AREA WITH EXISTING SIDEWALKS. IF TRENCHLESS METHOD IS USED FOR CLEANOUT INSTALLATION, WHERE A PORTION OF THE CONCRETE SIDEWALK IS REMOVED BY CORE CUTTING, THE CIRCULAR CONCRETE CORE SURROUNDING THE CLEANOUT MAY BE RESTORED WITHOUT REPLACING THE ENTIRE SIDEWALK SLAB, AS LONG AS NO OTHER CRACKS AND/OR DEFECTS EXIST ON THE SLAB. IF CRACKS AND/OR DEFECTS EXIST ON THE SLAB, THE ENTIRE SLAB MUST BE REPLACED.
3. IN UNPAVED AREAS INSTALL 24-INCH-SQUARE OR 24-INCH-DIAMETER CONCRETE COLLAR (3,000 PSI AT 28 DAYS), FORMED UP TO AND AROUND THE CLEAN-OUT BOX AND MARKED A MINIMUM OF 6-INCHES THICK. THE CONCRETE COLLAR SHALL BE BROOM-FINISHED AND LEVEL WITH THE CLEAN-OUT BOX COVER AND FINISHED GRADE ELEVATION OF SURROUNDING GRASS, MULCH, GRAVEL, OR OTHER. SLOPE COLLAR FROM CENTER TO EDGE 1/4-INCH PER DETAIL 521.3A.
4. SEE DETAILS 213 THROUGH 216 FOR ADDITIONAL CLEANOUT DETAILS AND NOTES.

213 SANITARY SERVICE CONNECTION AT PROPERTY LINE OR EASEMENT LINE (PROFILE)
N.T.S.

213A CONCRETE COLLAR FOR CLEANOUTS IN UNPAVED AREAS
N.T.S.

EXPANSION PLUG NOTES:
1. EXPANSION PLUG SHALL NOT INTERFERE WITH I.D.
2. PLUG FLANGE SHALL BE LARGER THAN PIPE I.D.
3. THREADED COMPONENTS SHALL BE FLATTENED OR STAKED TO PREVENT DISASSEMBLY.



NOTE:
1. SEE DETAILS 213 THROUGH 216 FOR ADDITIONAL CLEANOUT DETAILS AND NOTES.

214 CLEAN-OUT COVER ASSEMBLY FOR 4-INCH OR 6-INCH CLEANOUTS
N.T.S.

CITY OF FORT LAUDERDALE

STANDARD DETAILS

FORT LAUDERDALE, FLORIDA

806 S.W. 4th STREET

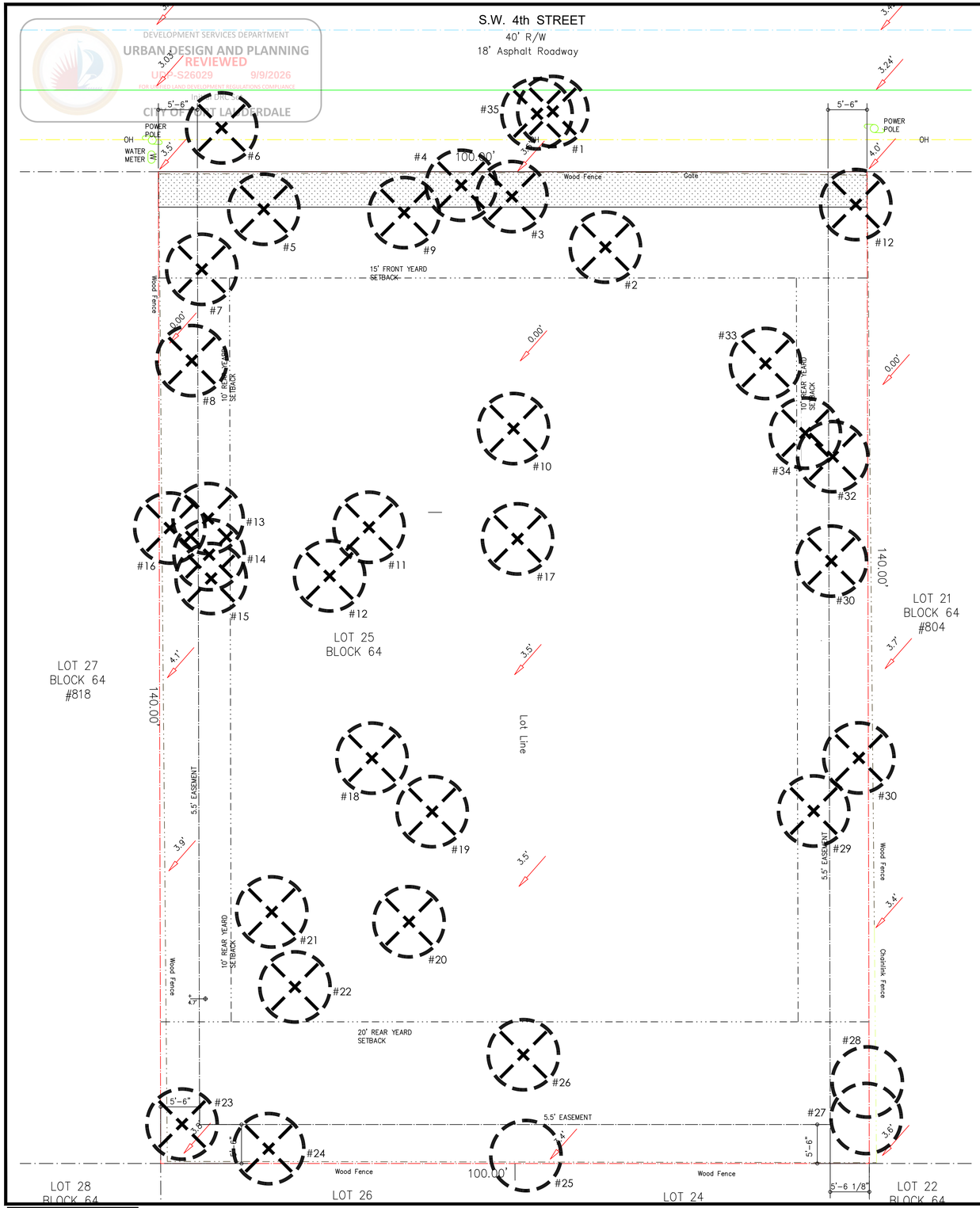
JOHN B. SMITH ENGINEERS, INC.
1457 N.E. 4th AVENUE
FORT LAUDERDALE, FLORIDA 33304
PHONE: (954) 763-4177
CERTIFICATE OF AUTHORIZATION NO. 1688

DESIGN	DRAWN	DATE	FILE
R.C.S.	RCS	JUNE, 2021	21-121

Approved By _____
Robert C. Smith, P.E.
Registered Engineer No. 31177 State of Florida

SHEET C4 OF 4

ROBERT CLAYTON SMITH LICENSE No. 31177 STATE OF FLORIDA PROFESSIONAL ENGINEER



806 SW 4th Street - Tree Inventory

*Source: 806 SW 4th Street Arborist Report. dated May 25, 2026 - ** denotes Native Species*

Tree No.	Common Name	Botanical Name	Overall Height (ft)	Clear Trunk / Grey Wood (ft)	Spread (ft)	Caliper (in)	Observations	Condition	Disposition	Replacement Required (caliper in)	Mitigation Cost
1	Black Olive	Bucida buceras	20		15	8	Poor branch attachment at trunk.	40%	Remove	2	$500
2	Live Oak	Quercus virginiana **	45		30	54	Co-dominant trunks; dieback in crown.	63%	Remove	34	$8,500
3	Sabal Palm	Sabal palmetto **		6		12		50%	Remove		$150
4	Queen Palm	Syagrus romanzoffiana		8		6		25%	Remove		$200
5	Areca Palm (multi-trunk)	Dypsis lutescens	12				Multi-trunk.	25%	Remove		$150
6	Carrotwood Tree	Cupaniopsis anacardioides				6	Volunteer; invasive.	No value	Remove		$0
7	Live Oak	Quercus virginiana **				8	Poor branch attachment and limb structure; volunteer.	25%	Remove	2	$500
8	Geiger Tree	Cordia sebestena **	15	5		5	Volunteer.	25%	Remove	1	$250
9	Red Maple Tree	Acer rubrum **	15	6		8	Volunteer.	25%	Remove	2	$500
10	Royal Palm	Roystonea regia	22	18		10	Volunteer.	30%	Remove		$450
11	Indian Laurel Ficus	Ficus microcarpa	35	25		72	Very poor trunk structure; branch structure mainly vines, not trunks; volunteer.	31%	Remove	14	$3,500
12	Indian Laurel Ficus	Ficus microcarpa	30	15		36	Very poor trunk and branch structure; volunteer.	31%	Remove	7	$1,750
13	Christmas Palm	Adonidia merrillii	20	15		5		Poor	Remove		$375
14	Christmas Palm	Adonidia merrillii	20	15		5		Poor	Remove		$375
15	Christmas Palm	Adonidia merrillii	20	15		5		Poor	Remove		$375
16	Christmas Palm	Adonidia merrillii	20	15		5		Poor	Remove		$375
17	Sabal Palm	Sabal palmetto **	22	18		10		25%	Remove		$450
18	Royal Palm	Roystonea regia	15	7		6	7 ft of grey wood; volunteer.	Poor	Remove		$175
19	Sabal Palm	Sabal palmetto **	24	20		14		Fair	Remove		$500
20	Scheffera Tree	Heptapleurum arboricola	25	10		24		Zero value	Remove		$0
21	Sabal Palm	Sabal palmetto **	25	20		10		Fair	Remove		$500
22	Sabal Palm	Sabal palmetto	25	20		10		Fair	Remove		$500
23	Avocado Tree	Persea americana	20	10		12	Cut 5 in. above grade years ago, volunteer; branches are sucker growth	0%	Remove		$0
24	Avocado Tree	Persea americana	15	10		12	Volunteer; no real branch structure; growing sideways.	0%	Remove		$0
25	Indian Laurel Ficus	Ficus microcarpa	30	20		50	Trunk consists mainly of vines; very poor branch structure.	31%	Remain	9	
26	Sabal Palm	Sabal palmetto **	22	18		12		Fair	Remove		$450
27	Sabal Palm	Sabal palmetto **	26	20		12		Fair	Remain		
28	Sabal Palm	Sabal palmetto **	26	20		12		Fair	Remain		
29	Coconut Palm	Cocos nucifera	25	20		16	Curved trunk; volunteer tree.	Fair	Remove		$500
30	Areca Palm (multi-trunk)	Dypsis lutescens	14				Multi-trunk.	Poor	Remove		$150
31	Sabal Palm	Sabal palmetto **	24	20			Volunteer.	Poor	Remove		$500
32	Sabal Palm	Sabal palmetto **	24	20			Volunteer.	Poor	Remove		$500
33	Live Oak	Quercus virginiana **	30	20		32	Trunk decay and termites; asymmetrical crown; prior large limb loss.	50%	Remove	16	$4,000
34	Live Oak	Quercus virginiana **	35	15		24	Open trunk cavities; dieback in crown.	46%	Remove	11	$2,750
35	Gumbo Limbo	Bursera simaruba **	35	10		20	Next to powerlines; very vertical with few scaffold branches.	50%	Remove	10	$2,500
36	Foxtail Palm	Wodyetia bifurcata	25	15		10	Grown into Black Olive, volunteer	50%	Remove		$375

b.Activity within tree and palm protection zones enclosed by protection barricades are limited as follows:

i.No placement or storage of oil, fill, equipment, building materials, building debris, or any other construction materials is allowed in the enclosure.

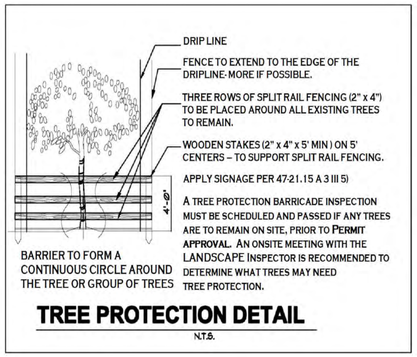
ii.No disposal of any waste materials including but not limited to paint, oil, solvents, asphalt, concrete, mortar, or any other chemical materials is allowed in the enclosure.

iii.The natural grade of the area that existed prior to its enclosure by the protection barricades is required to be maintained in its original, pre-enclosure state.

iv.Grading activity within the tree and palm protection zone is limited to hand digging and hand grading activities. All areas surrounding and abutting the tree and palm protection zone are required to be graded in a manner that provides for the smooth transition of grade from the abutting area outside of the tree protection zone to the nature grade within the tree protection zone.

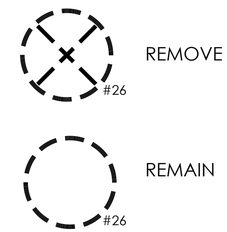
v.Best effort will be made to place underground lines, including, but not limited to, irrigation, plumbing, electrical, infrastructure, or telecommunication lines, outside the areas enclosed by protective barriers. If such placement is not possible, techniques such as tunneling, hand digging, excavation with an air spade, or other options determined acceptable by the Department shall be used to limit soil disturbance and avoid root damage.

vi.No vehicles or equipment are permitted within the tree and palm protection zones.



TREE PROTECTION DETAIL
N.T.S.

TREE DISPOSITION SYMBOL





LAND FORM DESIGN GROUP, INC.
1729 SW 13th COURT
FORT LAUDERDALE, FL 33312
954-461-6191 PHONE
EMAIL : malcolm@landform-design.com

LANDSCAPE PLANS FOR:

806 SW 4th Street

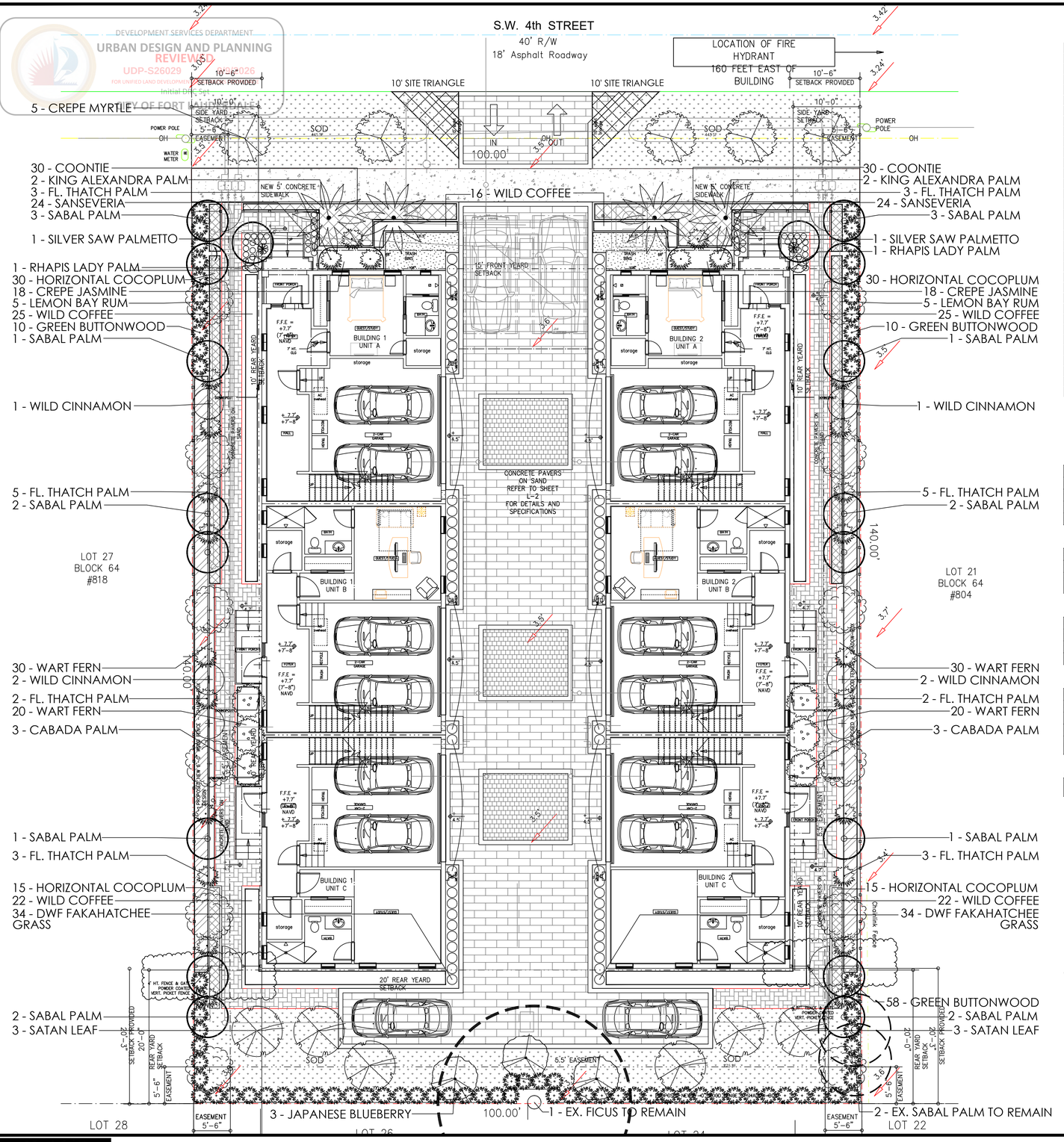
FT. LAUDERDALE, FLORIDA

TREE DISPOSITION PLAN

SCALE:: 1/8" = 1'-0"

L-1

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DEVELOPMENT SERVICES DEPARTMENT
URBAN DESIGN AND PLANNING
REVIEWED
UDP-S26029 [illegible]026
FOR UNIFIED LAND DEVELOPMENT REGULATIONS
Initial DRC Set
CITY OF FORT LAUDERDALE

	PLANT LEGEND	** - denotes native			August 1, 2026
	TREES				
QUANTITY	**BOTANICAL NAME**	**COMMON NAME**	**SPECIFICATION**	**NOTES**	**HYDROZONE**	**MITIGATION**
5	*Lagerstroemia indica*	Crepe Myrtle	45gal., 12' ht x 5' spr., 2.5" cal., Std.	Street Tree, White Flower	HZ-1	
10	*Pimenta racemosa var. citrifolia*	Lemon Bay Rum	65gal., 14" ht x 5' spr.,3" cal., Std.		HZ-2	30"
6	*Canella winterana* **	Wild Cinnamon	25gal, 8' ht x 4' spr., 1.5" cal., Bush		HZ-1	9"
6	*Chrysophyllum oliviforme* **	Satinleaf	45 gal., 12' ht x 5' spr., 2.5" cal., Std	2 REQ. NET LOT TREES	HZ-1	10"
3	*Elaeocarpus decipiens*	Japanese Blueberry	45 gal., 12' ht x 5' spr., 2.5" cal., Std.		HZ-2	7.5"
	PALMS				
QUANTITY	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**NOTES**	**HYDROZONE**	
4	*Archontophoenix alexandrae*	King Alexandra Palm	14' oa ht, 8' ct ht, Dbl trunk	Matched Specimens	HZ-1	4 PALMS
26	*Thrinax radiata* **	Florida Thatch Palm	45 gal, 3' ct ht, Dbl trunk		HZ-1	
18	*Sabal palmetto* **	Sabal Palm	9 @ 12' ct ht, 9 @ 18' ct ht	Sticks, Straight trunks	HZ-1	18 PALMS
2	*Serenoa repens* **	Silver Saw Palmetto	15gal		HZ-1	
2	*Rhapis excelsa*	Rhapis Lady Palm	25gal, 4' ht, Bush		HZ-2	
6	*Dypsis cabadae*	Cabada Palm	45gal, 8' oa ht		HZ-2	
	SHRUBS / GROUNDCOVERS				
QUANTITY	**BOTANICAL NAME**	**COMMON NAME**	**SIZE/ SPACING**	**NOTES**	**HYDROZONE**	
48	*Sansevieria trifasciata var. laurentii*	Variegated Snake Plant	18" x 18", 24" o.c.		HZ-1	
68	*Tripsacum floridanum* **	Dwf. Fakahatchee Grass	24" x 24", 24" o.c.		HZ-1	
84	*Zamia integrifolia* **	Coontie	18" x 18", 24" o.c.		HZ-1	
90	*Chrysobalanus icaco 'Horizontal'* **	Horizontal Cocoplum	18" x 18", 24" o.c.		HZ-2	
36	*Tabernaemontana divaricata*	Crepe Jasmine	30" x 30", 30" o.c.		HZ-2	
104	*Psychotria nervosa* **	Wild Coffee	36" x 36", 30" o.c.		HZ-2	
105	*Conocarpus erectus* **	Green Buttonwood	36" x 36", 30" o.c.		HZ-1	
100	*Microsorum scolopendria*	Wart Fern	8" x 8", 12" o.c.		HZ-2	
	SOD				
QUANTITY	**BOTANICAL NAME**	**COMMON NAME**		**NOTES**	**HYDROZONE**	
890 SF	*Stenotaphrum secundatum*	St. Augustine Sod		R.O.W. SWALE	HZ-T	
775 SF	*Stenotaphrum secundatum*	St. Augustine Sod			HZ-T	

LANDSCAPE CODE COMPLIANCE CHART

806 SW 4TH STREET, FORT LAUDERDALE, FL 33312 - RML-25

ITEM	BASIS / AREA	REQUIRED	PROVIDED
NET LOT / OPEN-SPACE BASIS AREA	3,278 SF		8,142
VEHICULAR USE AREA (VUA)	3,064 SF		3,064
STREET FRONTAGE	100 LF		100
LANDSCAPE AREA PROVIDED	2,114 SF	1,147	2,114

STREET TREE REQUIREMENTS - ULDR 47-21.13.B.16

STREET TREES - STANDARD	1 TREE / 40 LF FRONTAGE	3	N/A
SHADE STREET TREES	50% OF REQUIRED STREET TREES	2	N/A
SMALL STREET TREES - OVERHEAD UTILITY ALTERNATIVE	1 TREE / 20 LF FRONTAGE	5	5

VUA REQUIREMENTS - ULDR 47-21.12

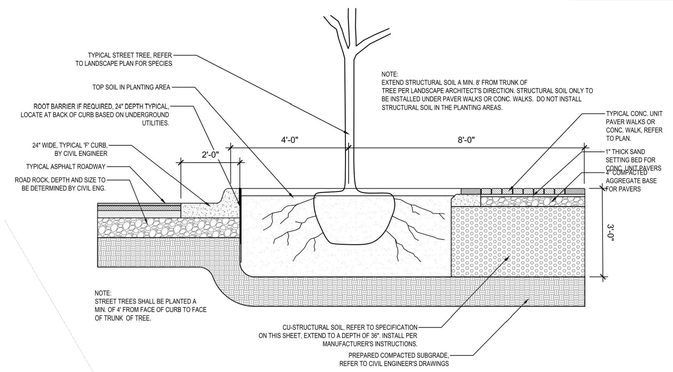
MINIMUM VUA LANDSCAPE AREA	20% OF VUA	612.8 SF	613
VUA TREES	1 TREE / 1,000 SF OR FRACTION	4	7
VUA SHADE TREES	20% OF REQUIRED VUA TREES	1	1
VUA SHRUBS	6 SHRUBS / 1,000 SF OR FRACTION	24	25+

NET LOT / OPEN-SPACE PLANTING - ULDR 47-21.13.B.1, B.10 & B.16

NET LOT / OPEN-SPACE TREES	1 TREE / 1,000 SF OR FRACTION	4	20
SHADE TREES	20% OF REQUIRED NET LOT TREES	1	1
NATIVE TREES	40% OF REQUIRED NET LOT TREES	2	6
ORNAMENTAL SHRUBS	12 SHRUBS / 1,000 SF NET LOT	40	41+
NATIVE SHRUBS	50% OF REQUIRED ORNAMENTAL SHRUBS	20	21+ (100%)

MINIMUM LANDSCAPE / NATIVE-DROUGHT TOLERANT REQUIREMENTS

MINIMUM LANDSCAPE AREA	35% OF NET LOT / OPEN-SPACE BASIS	1,147.3 SF	2,114



CU-STRUCTURAL SOIL DETAIL

NTS

REGISTERED LANDSCAPE ARCHITECT
MICHAEL MATEER JARVIS
LA 6667280
STATE OF FLORIDA

11:47:10 -04'00'

CU-STRUCTURAL SOIL® SPECIFICATIONS

PART 2 - MATERIALS

2.1 CLAY LOAM

A. Soil shall be a "loam" with a minimum clay content of 20% or a "clay loam" based on the "USDA classification system" as determined by mechanical analysis (ASTM D-422) and it shall be of uniform composition, without admixture of subsoil. It shall be free of stones, lumps, plants and their roots, debris and other extraneous matter. It shall not contain toxic substances harmful to plant growth. Clay loam shall contain not less than 2% or more than 5% organic matter as determined by the loss on ignition of oven-dried samples. Test samples shall be oven-dried to a constant weight at a temperature of 230 degrees F., plus or minus 9 degrees.

B. Mechanical analysis for the loam or clay loam shall be as follows:

Textural Class	% of Total Weight
Gravel	less than 5%
Sand	20-45%
Silt	20-50%
Clay	20-40%

C. Chemical analysis: Meet, or be amended to meet the following criteria:

1. pH between 5.5 to 6.5
2. Percent organic matter 2% - 5% by dry weight
3. Adequate nutrient levels
4. Soluble salt less than 1.0 mmho/cm
5. Cation Exchange Capacity (CEC) greater than 10
6. Carbon/Nitrogen ratio less than 33:1

D. Loam or clay loam shall not come from USDA - classified prime farmland.

2.2 FERTILIZER (if needed)

A. Should nutrient analysis suggest that the loam or clay loam need additional nutrients, it shall be amended by Amereq's licensed producer.

2.3 SULFUR (if needed)

A. Sulfur shall be a commercial granular, 90%-pure sulfur, with material and analysis appearing on the labeled container.

B. Sulfur used to lower pH shall be a ferrous sulfate formulation.

C. Application rates shall be dependent on soil test results.

2.4 LIME (if needed)

A. Agricultural lime containing a minimum of 85% carbonates.

B. Application rates shall be dependent on soil test results.

2.5 CRUSHED STONE

A. The size of the crushed stone shall be 0.75 inches to 1.5 inches allowing for up to 10% being greater than 1.5 inches, and up to 10% less than 0.75 inches.

B. Acceptable aggregate dimensions will not exceed 2.5:1.0 for any two dimensions.

C. Minimum 90% with two or more fractured faces.

D. Results of Aggregate Soundness Loss test shall not exceed 18%.

E. Losses from LA Abrasion tests shall not exceed 40%.

2.6 HYDROGEL

A. Hydrogel shall be a coated potassium propenoate-propenamide copolymer (Gelscape® Hydrogel Tackifier) as manufactured by Amereq, Inc. 800-832-8788.

2.7 WATER

A. The installing contractor shall be responsible to furnish his own supply of water (if needed) free of impurities, to the site.

2.8 CU-STRUCTURAL SOIL®

A. A uniformly blended urban tree mixture of crushed stone, clay loam and Gelscape® Hydrogel Tackifier, as produced by an Amereq-licensed company, mixed in the following proportion:

Material	Unit of Weight
specified crushed Stone	100 units dry weight
specified clay loam	20 – 25 units (to achieve minimum CBR of 50)
Gelscape® Hydrogel Tackifier	0.035 units dry weight
moisture	ASTM D698/AASHTO T-99 optimum moisture

CU-STRUCTURAL SOIL SPECIFICATIONS

LAND FORM DESIGN GROUP, INC.
1729 SW 13th COURT
FORT LAUDERDALE, FL 33312
954-461-6191 PHONE
EMAIL : malcolm@landform-design.com

LANDSCAPE PLANS FOR:

806 SW 4th Street

FT. LAUDERDALE, FLORIDA

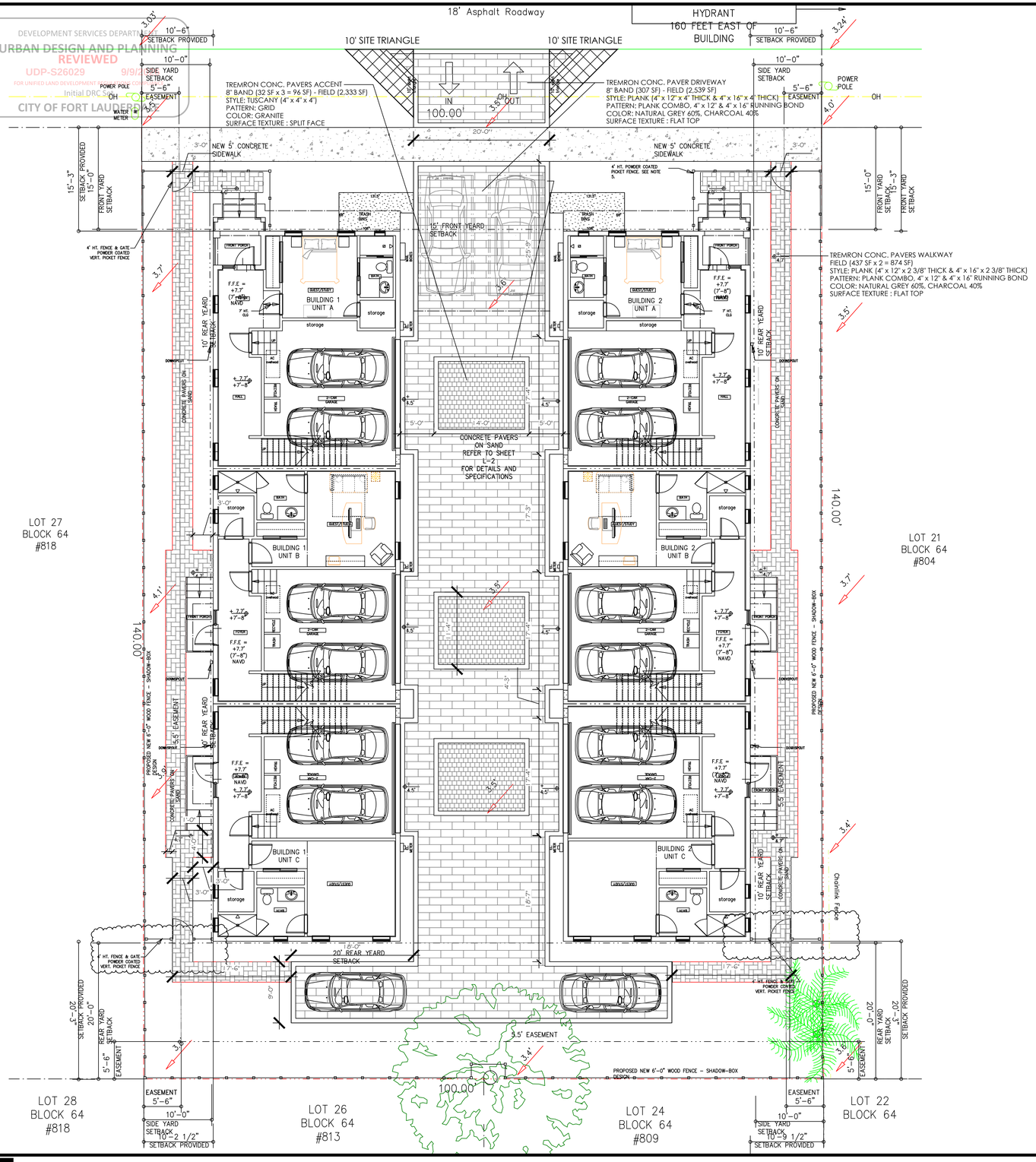
LANDSCAPE PLAN

SCALE:: 1/8" = 1'-0"

L-2

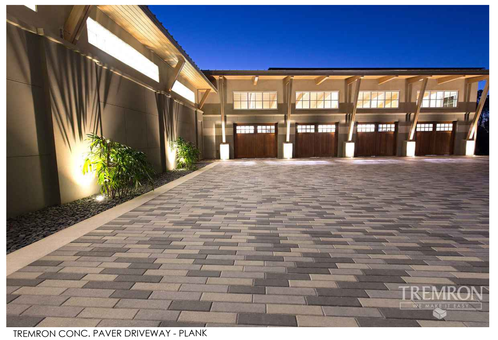
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DEVELOPMENT SERVICES DEPARTMENT
URBAN DESIGN AND PLANNING
REVIEWED
UDP-S26029 9/9/
FOR UNIFIED LAND DEVELOPMENT CODE
Initial DRC
CITY OF FORT LAUDERDALE





TREMRON CONC. PAVERS WALKWAY - PLANK



TREMRON CONC. PAVER DRIVEWAY - PLANK



TREMRON CONC. PAVERS ACCENT - TUSCANY

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J
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M
Da
11:46:50 -04'00'

REGISTERED LANDSCAPE ARCHITECT MICHAEL MATEER JARRIS LA 6667280 STATE OF FLORIDA

LAND FORM DESIGN GROUP

LAND FORM DESIGN GROUP, INC.
1729 SW 13th COURT
FORT LAUDERDALE, FL 33312
954-461-6191 PHONE
EMAIL : malcolm@landform-design.com

LANDSCAPE PLANS FOR:

806 SW 4th Street

FT. LAUDERDALE, FLORIDA

HARDSCAPE PLAN

SCALE:: 1/8" = 1'-0"

L-3

N

DEVELOPMENT SERVICES DEPARTMENT
URBAN PLANNING
UDP-
FOR UNIFIED
CITY O

SPECIFICATIONS

PLANT MATERIAL:

PROVIDE SIZES AND SPECIFICATIONS OF PLANTS AS SHOWN ON PLANS OR LISTED ON PLANT LIST. PLANT QUANTITIES SHOWN ON THE PLANS SHALL CONTROL OVER QUANTITIES SHOWN IN THE PLANT LIST. ALL TREES, PALMS, SHRUBS, GROUND COVERS AND OTHER PLANTS SHALL CONFORM TO THE STANDARD OF FLORIDA NO. 1 OR BETTER AS GIVEN IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS BY FLORIDA DEPARTMENT OF AGRICULTURE, PART I AND II. PLANT MATERIAL SHALL ALSO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI) BULLETIN Z 60.1 - 1990 AND AS REVISED.

SPECIMEN PLANTS SHALL BE FLORIDA FANCY OR BETTER AND SHALL CONFORM TO THE LITERATURE STANDARDS LISTED ABOVE.

SOD SHALL MEET AMERICAN SOD PRODUCES ASSOCIATION STANDARDS FOR NURSERY GROWN SOD FOR THICKNESS OF CUT, PAD SIZE, STRENGTH OF SECTIONS, MOISTURE CONTENT AND THATCH. SOD SHALL BE GUARANTEED TO BE UNIFORM IN COLOR, LEAF TEXTURE, AND SHOOT DENSITY AND FREE OF WEEDS, DISEASE, FUNGUS, INSECTS OR OTHER IMPERFECTIONS AND SUFFICIENTLY KNITTED TO SUSTAIN GROWTH. SOD SHALL BE MOWED FOR FINAL ACCEPTANCE.

WARRANTY:

WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST DEATH AND UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS AND UNUSUAL PHENOMENA BEYOND CONTRACTOR'S CONTROL. REPLACEMENTS SHALL BE MADE WITH COMPATIBLE SIZE AND QUALITY OF MATERIAL AT A TIME REQUESTED OR ACCEPTABLE BY THE OWNER OR LANDSCAPE ARCHITECT. PLANT MATERIAL REJECTED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED WITHIN FIVE (5) WORKING DAYS AND REPLACED BEFORE THE FINAL INSPECTION FOR COMPLETION WILL BE SCHEDULED. WARRANTY ON REPLACEMENT PLANTS SHALL BE 90 DAYS FROM THE DATE OF FINAL ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE TO SODDED OR SEEDED AREAS DURING REPLACEMENT OF PLANT MATERIAL SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR.

QUANTITIES, LOCATION AND SUBSTITUTIONS:

THE QUANTITIES OF PLANT MATERIALS SHOWN ON PLANS SHALL TAKE PRECEDENCE OVER THE PLANT QUANTITIES ON THE PLANT LIST. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE NUMBER AND LOCATIONS OF THE DESIGNATED TYPES AND SPECIES OF PLANTS TO BE USED AT ANY OF THE LOCATIONS SHOWN. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE PLANT MATERIAL. NO SUBSTITUTION OF PLANT MATERIAL TYPES, SPECIFICATIONS OR SIZES WILL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO NOT ACCEPT PLANT MATERIAL THAT DOES NOT, IN THE OPINION OF THE OWNER AND/OR LANDSCAPE ARCHITECT, MEET THE SPECIFICATIONS HEREIN.

FERTILIZATION:

PROVIDE FERTILIZER UNIFORM IN COMPOSITION, DRY, AND IN A FREE FLOWING CONDITION FOR APPLICATION BY SUITABLE EQUIPMENT, AND DELIVER IN UNOPENED BAGS OR CONTAINERS, EACH FULLY LABELED.

FERTILIZE TREES, SHRUBS AND GROUND COVERS WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY MILORGANITE" FERTILIZER AT THE FOLLOWING RATE:
5.00 LBS. OR 14.5 CUPS / PALMS
3.00 LBS. OR 8.70 CUPS / 12-16' MATERIAL
2.00 LBS. OR 5.80 CUPS / 8-12- MATERIAL
0.69 LBS OR 2.00 CUPS / 6-8' MATERIAL
0.19 LBS OR 1/2 CUP / 3 GAL. MATERIAL
0.10 LBS. OR 1/4 CUP / 1 GAL MATERIAL

FERTILIZE TURF AREAS WITH TYPE 1 FERTILIZER, COMPLYING WITH THE STATE FERTILIZER LAWS. THE FERTILIZER SHALL BE CHEMICALLY DESIGNATED WITH 12-8-8. PROVIDE AT LEAST 50% OF THE PHOSPHORIC ACID FROM NORMAL SUPER PHOSPHATE OR AN EQUIVALENT SOURCE PROVIDING A MINIMUM OF TWO UNITS OF SULFUR. THE AMOUNTS OF SULFUR AND ALL OTHER CHEMICAL SHALL BE INDICATED ON THE QUANTITATIVE ANALYSIS CARD ATTACHED TO THE UNOPENED BAG.

SUPER ABSORBENT POLYMER:

"TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRLAMIDE COPOLYMER, POTASSIUM, ACRYLATE. PARTICLE SIZE OF 1.0 MM TO 3.0 MM AND ABSORPTION RATE OF 300 TIMES ITS WEIGHT IN WATER. APPLY DRY, USING THE FOLLOWING AMOUNTS:
1 PAC / TREE - 36" BALL
2 PACS / TREE - OVER 36" BALL
1 PAC / 20 GAL.
0.5 PACS / 7-10 GAL.
0.25 PACS / 3 GAL.
0.12 PACS / 1 GAL

BACKFILL MIXTURE: 1/3 SAND, 1/3 TOPSOIL, 1/3 PEAT HUMUS.

SAND SHALL BE CLEAN, SALT-FREE AND CONTAINING NO EXTRANEOUS MATTER.

TOPSOIL SHALL BE FRIABLE FERTILE SOIL WITH REPRESENTATIVE CHARACTERISTICS OF AREA SOILS. IT SHOULD BE FREE OF HEAVY CLAY, SILT, STONE, EXCESS LIME, SHELL ROCK, PLANT ROOTS, DEBRIS OR OTHER FOREIGN MATTER. IT SHALL NOT CONTAIN NOXIOUS PLANT GROWTH (SUCH AS BERMUDA, TORPEDO OR NUT GRASS). IT SHALL TEST BETWEEN THE PH RANGE OF 5.0 TO 7.0 UNLESS OTHERWISE SPECIFIED AND CONTAIN NO TOXIC RESIDUE OR SUBSTANCES THAT WOULD ENDANGER PLANT GROWTH. IF TOPSOIL IS NOT AVAILABLE ON SITE, IT SHALL BE IMPORTED FROM LOCAL SOURCES WITH SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH NOT LESS THAN 4".

PEAT HUMUS SHALL BE DECOMPOSED PEAT WITH NO IDENTIFIABLE FIBERS OR IF AVAILABLE, MUCK MAY BE SUBSTITUTED AND SHALL BE FREE FROM STONES, EXCESSIVE PLANT ROOTS, DEBRIS OR OTHER FOREIGN MATTER. MUCK SHALL NOT BE OVERLY SATURATED WITH WATER.

UTILITES:

ABOVE AND BELOW GROUND UTILITIES SHALL BE VERIFIED AND LOCATED BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING WORK IN THE PROJECT AREA. IF UTILITY PLANS ARE AVAILABLE, THE CONTRACTOR SHALL EXAMINE THEM AND BRING ANY AND ALL CONFLICTS TO THE ATTENTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT. WHEN WORKING IN AN AREA WHERE KNOWN UTILITIES EXIST, UTILITY LOCATIONS MAY NEED TO BE STAKED BY A SURVEYOR OR THE UTILITY COMPANIES. THE CONTRACTOR HAS THE OPTION TO CONTACT U.N.C.L.E. AT 1-800-432-4770 TO SCHEDULE LOCATION OF THE UTILITIES WHICH SUBSCRIBE TO THEIR SERVICE.

WEEDS:

PRIOR TO THE INSTALLATION OF PLANTS, THE SITE SHALL BE FREE OF WEEDS, GRASS, SOD, DEBRIS, ROCKS OR OTHER MATERIAL MAKINGTHE SITE UNPLANTABLE. FOR FINAL ACCEPTANCE ALL PLANTED AREAS SHALL BE WEED FREE.

GRADING:

THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND GRADING OF TOPSOIL, IF NECESSARY, WITH THE GENERAL CONTRACTOR, TO INSURE THE SITE IS AT FINISH GRADE PRIOR TO INSTALLING PLANTS.

PLANTING TREES:

LAYOUT PLANTS ACCORDING TO LANDSCAPE PLANS. IF A CONFLICT ARISES AS TO THE LOCATION, SPACING OR OTHER CONFLICT, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.

EXCAVATE PIT TO TWO AND ONE-HALF (2 1/2) TIMES THE DIAMETER OF TREE BALL AND NOT LESS THAN 6" DEEPER. COMPACT A LAYER OF BACKFILL MIXTURE IN PIT TO LOCATE COLLAR OF PLANT PROPERLY IN A SLIGHTLY DISHED FINISH GRADE. BACKFILL AROUND BALL WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS, WATERING THOROUGHLY AS LAYERS ARE PLACED. BUILD 3" HIGH BERM OF SOIL BEYOND EDGE OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

PRUNING SHALL BE DONE ON SITE AFTER PLANTING FOR DAMAGED LIMBS OR AS DIRECTED TO IMPROVE OVERALL PLANT APPEARANCE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. PRUNING METHODS SHALL FOLLOW STANDARD HORTICULTURAL PRACTICES USING APPROPRIATE TOOLS. LOPPING, SHEARING OR TOPPING OF PLANT MATERIAL WILL BE GROUNDS FOR REJECTION. DAMAGED, SCARRED, FRAYED, SPLIT OR SKINNED BRANCHES, LIMBS OR ROOTS TO BE PRUNED BACK TO LIVE WOOD. THE CENTRAL LEADER OR BUD SHALL BE LEFT INTACT UNLESS SEVERELY DAMAGED.

GUY AND STAKE TREES, LESS THAN 4" IN CALIPER, IN THREE DIRECTIONS WITH "LAWSON" TREE STAKES, 8' STRAPS, 32" STAKES, MODEL #L832. STAKE TREES IMMEDIATELY AFTER PLANTING. FOR MULTI-TRUNK PLANT MATERIAL, ATTACH GUYS TO THREE (3) LARGEST LIMBS, CARE MUST BE TAKEN NOT TO MAKE GUYS TOO TIGHT. FOR TREES 4" IN CALIPER AND OVER, TREES MUST BE STAKED WITH WOOD 2X4 METHOD. FOLLOW PALM STAKING DETAIL FOR REQUIREMENTS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ELIMINATE GUYING OR STAKING. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE GUYING OR STAKING

PLANTING SHRUBS:

EXCAVATE PITS OR TRENCH TO ONE AND ONE-HALF (1-1/2) TIMES DIAMETER OF BALLS OR CONTAINERS, AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF BACKFILL MIXTURE IN BOTTOM BEFORE PLACING PLANTS. CONTAINER GROWN MATERIALS SHALL BE PLANTED WITH 48 HOURS AFTER DELIVERY TO SITE. PLACE PLANT IN PIT AND BACKFILL AROUND PLANTS WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. WATER THOROUGHLY AS LAYERS ARE PLACED. FORM A 3" HIGH BERM OF SOIL BEYOND THE EDGES OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE, THIN OUT STRUCTURE AND REMOVE NOT MORE THAN 15% OF BRANCHES.

PLANTING GROUNDCOVERS:

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, AND SPREAD BACKFILL MIXTURE.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS, AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST, LIFTING PLANT FOLIAGE ABOVE MULCH. MULCH SHALL BE SPREAD BEFORE PLANTING PLANTS IN POTS LESS THAN 1 GALLON SIZE (4", LINERS, ETC.).

PLANTING LAWNS:

SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

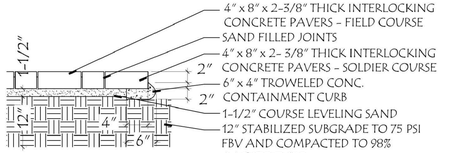
LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1000 S.F.. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR TAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

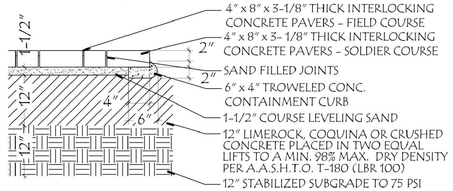
LIGHTING:

CONTRACTOR SHALL INSTALL LANDSCAPE LIGHTING AS SHOWN ON THE LIGHTING PLAN. INSTALLATION SHALL INCLUDE ALL COMPONENTS TO PROVIDE CLIENT WITH A COMPLETELY OPERATIONAL LIGHTING SYSTEM. SYSTEM TO INCLUDE BUT NOT LIMITED TO: TRANSFORMER, TIME CLOCK, PHOTO CELL, WIRE AND FIXTURES ETC.



Paver Walkway Detail

(Pedestrian Use Areas Only) N.T.S.



Paver Driveway Detail

GENERAL NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'GRADES AND STANDARDS' LATEST EDITION.

2. ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF PALM BEACH COUNTY LDR.

3. THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS CHANGES WITHOUT THE AUTHORIZATION OF PALM BEACH COUNTY, THE OWNER AND THE LANDSCAPE ARCHITECT.

4. THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

5. THE LANDSCAPE OR POOL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

6. ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

7. ALL SOD SHALL BE STENOTAPHRUM SECONDATUS FLORITAM-PALMETTO (ST. AUGUSTINE SOD). APPLY 2" TOPSOIL PRIOR TO INSTALL.

8. ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV 5/95)

9. PERIMETER TREES AT THE TIME OF PLANTING SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED AREAS.

10. THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE, INCLUDING RAILROAD SIGNALS.

11. TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING.

12. ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL BE TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

LANDSCAPE MAINTENANCE:

MAINTENANCE AND GENERAL CLEAN UP SHALL BE PERFORMED DAILY. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, REMOVAL OF LITTER, MOWING, PRUNING, RESETTING SETTLED PLANTS, REMOVING, REPAIRING OR REPLACING STAKES AND GUYS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GROWTH AND HEALTHY PLANT MATERIAL. MAINTENANCE SHALL BEGIN AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR NINETY (365) DAYS FROM THE DATE OF FINAL ACCEPTANCE.

CONTRACTOR SHALL PROVIDE OWNER & LANDSCAPE ARCHITECT A PROPOSAL FOR MONTHLY MAINTENANCE

13. ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO PALM BEACH COUNTY CODE.

14. TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SIGHT VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 18" AND 8'. TWENTY BY TWENTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION, ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FDOT INDEX 546.

15. ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

16. EXISTING PALMS TO BE REMOVED AND/OR TRANSPLANTED FROM PROJECT LIMITS ARE TO BE STORED. COORDINATE WITH OWNER FOR STORAGE LOCATION.

17. ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR. TURF AND PLANT ZONES SHALL BE SEPARATED WITH HEAD TO HEAD COVERAGE. BUBBLERS SHALL BE PLACED ON ALL TREES & PALMS.

18. MULCH TO BE APPLIED TO ALL PLANTING BEDS, 3" THICK MIN., SHREDDED CYPRESS MULCH.

19. ALL CONSTRUCTION DEBRIS & HARDPAN TO BE REMOVED FROM PLANTING BEDS TO A DEPTH OF 30" THEN BACKFILLED WITH A 70% SAND AND 30% ORGANIC SOIL MIX.

20. ALL CABBAGE PALMS SHALL BE 15'- 20' HT. UNLESS OTHERWISE INDICATED ON PLAN.

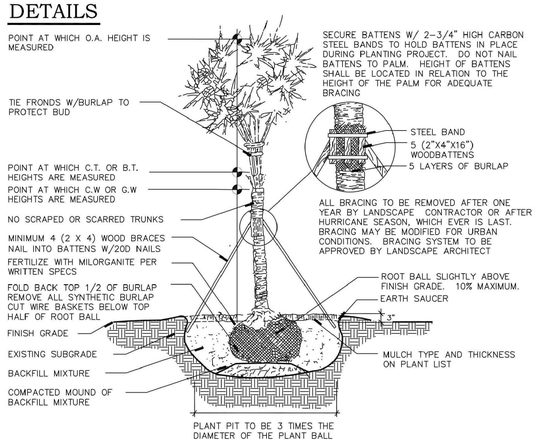
21. ROOT BARRIERS ARE TO BE INSTALLED FOR ANY TREES WHOSE ROOT SYSTEM IS WITHIN 2' OF PAVEMENT, POOL, SWALES AND SEAWALL CAP. THE ROOT BALL MUST BE A MINIMUM OF 2' FROM THE SEAWALL CAP.

22. ALL EXISTING STREET TREES (24" OAKS) SHALL REMAIN.

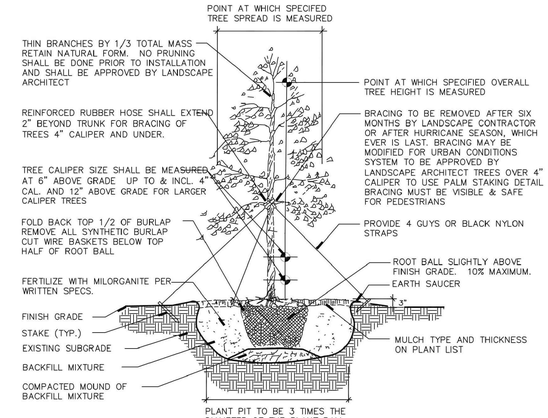
23. CONTRACTORS SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING RESIDENCE. CONTRACTOR SHALL PROVIDE POWER WASHING, REPAIR OF ANY EXISTING DAMAGED STRUCTURE, PAINTING AND WINDOW WASHING AT THE OWNERS REQUEST.

24. CONTRACTORS SHALL PLACE SLEEVES IN SUITABLE LOCATIONS TO FACILITATE FUTURE INSTALLATION OF IRRIGATION, LIGHTING, ETC. CONTRACTORS SHALL VERIFY LOCATIONS WITH THE OWNER OR LANDSCAPE ARCHITECT.

DETAILS



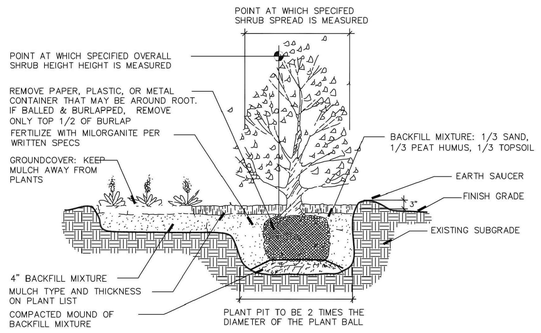
Palm Planting Detail



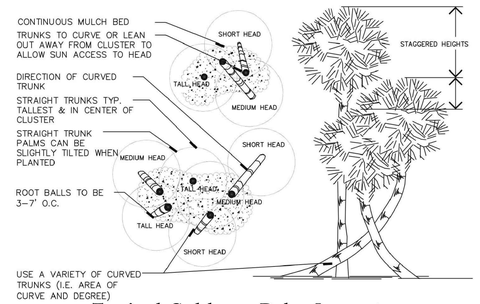
Tree Root Barrier Detail

Root Barrier Plan

Tree Planting Detail



Shrub & Ground Cover Planting Detail



Typical Cabbage Palm Layout

REGISTERED LANDSCAPE ARCHITECT
MICHAEL MATEER JARVIS
LA 6667280
STATE OF FLORIDA

LAND FORM DESIGN GROUP, INC.
1729 SW 13th COURT
FORT LAUDERDALE, FL 33312
954-461-6191 PHONE
EMAIL : malcolm@landform-design.com

LANDSCAPE PLANS FOR:

806 SW 4th Street

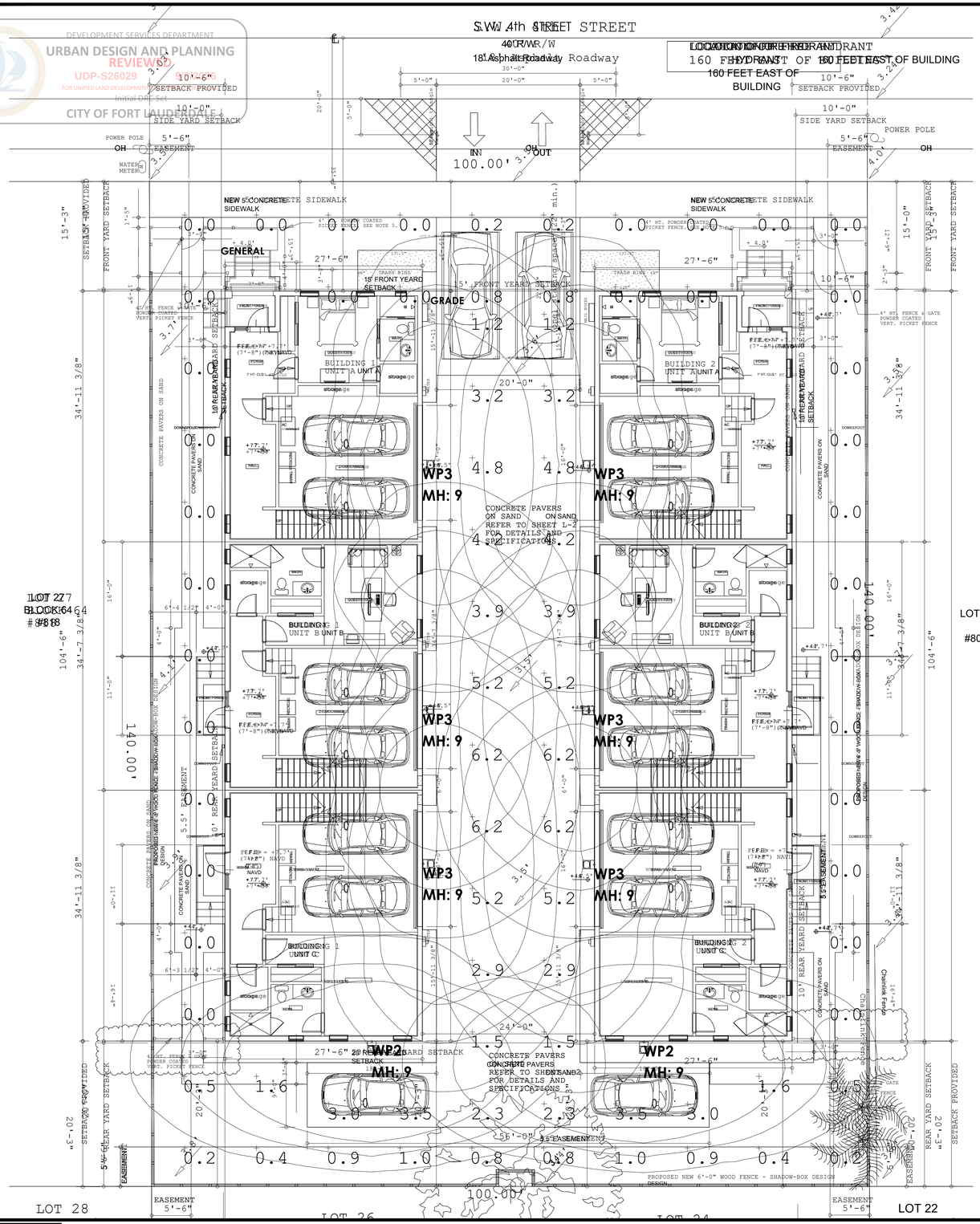
FT. LAUDERDALE, FLORIDA

NOTES & DETAILS

SCALE: N.T.S.

L-4

DEVELOPMENT SERVICES DEPARTMENT
URBAN DESIGN AND PLANNING
REVIEWED
UDP-S26029
FOR UNIFIED LAND DEVELOPMENT CODE
Initial DRC Set
CITY OF FORT LAUDERDALE



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	Luminaire Watts	LLF	Description	Manufacturer
	2	WP2	Single	2569	16.89	0.900	GBS-A02-840-T2M	GARDCO
	6	WP3	Single	2604	16.89	0.900	GBS-A02-840-T3M	GARDCO

Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb	Grid Z
GENERAL	Illuminance	Fc	0.25	1.6	0.0	N.A.	N.A.	10	10	0
GRADE	Illuminance	Fc	3.81	4.2	1.2	3.18	5.17	10	10	0

GARDCO

Wall Mount
GeoForm
GBS LED wall sconce



Gardco GeoForm block small LED wall sconce features a compact geometric design that will complement a range of architectural styles. GeoForm is available with two light engines: precision plus optics which feature type 2, 3, and 4 distributions, as well as light effects optics which offer wall wash, spot, and pencil beam distributions. GeoForm with light effects may be inverted for a wet location uplight option. A diffuse lens is also available for over doorway applications. Emergency battery backup option provides path-of-egress illumination and multiple control options further enhance energy savings.

Project:
Location:
Cat.No.:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: GBS-A03-840-T3M-UNV-MG

Luminaire	Configuration (nom. lumens)	Color Temperature	Distribution	Voltage	Dimming Controls[2]	Electrical	Options	Finish
GBS GeoForm Block Small	**Precision Plus optics**			**120** 120V	**none** Leave blank (0-10V dimming driver standard)	**none** Leave blank (10kV kA surge protection standard)	**none** Leave blank	**Textured**
	A01[1] 1,500 lumens	**830** 80CRI 3000K	**T2M** Type 2	**208** 208V	**DLEA**[2] Dimming Leads Externally Accessible (controls by others)	**SP2** Surge Protector 20kV/10kA (option)	**EM**[3,4] Leave blank Emergency Battery Pack (0-40°C)	**BK** Black
	A02[1] 2,500 lumens	**840** 80CRI 4000K	**T3M** Type 3	**240** 240V	**FAWS**[5] Field Adjustable Wattage Selector	**FS1** Single Fuse (120, 277, or 347VAC)	**BAC**[1] Meets the requirements of the Buy American Act of 1933 (BAA)	**WH** White
	A03 4,000 lumens	**740** 70CRI 4000K	**T4M** Type 4	**277** 277V		**FS2** Double Fuse (208V, 240V, or 480V)	**BABAF**[6] Meets the requirements of the Build America Buy America Act for projects funded through FHWA that are obligated before October 1, 2026, and meets the Buy America preferences for FTA	**BZ** Bronze
	A04 5,000 lumens	**750** 70CRI 5000K	**DFL** Diffusing lens	**UNV** 120-277V		**PCB**[4] Photocontrol Button (120-277V)		**DG** Dark Gray
	A05 6,000 lumens			**347** 347V				**MG** Medium Gray
	Light Effects optics			**480** 480V				**Customer specified**
	B01[3] 700 lumens	**830** 80CRI 3000K	**WAW** Wall Wash	**HVU** 347-480V				**OC** Specify optional color or RAL, contact factory
	B02[3] 1,100 lumens	**840** 80CRI 4000K	**SPT** Spot					**SC** Special Color (must supply color chip, requires factory quote)
	B03[3] 2,200 lumens		**PEN** Pencil Beam					

Luminaire Accessories (order separately)[6]

GF-WS-BK Wall Mounted Box for surface conduit, painted black
GF-INV Inversion Mounting kit (required with inverted mounting)

1. Only available from 120-277V, or in UNV.
2. Only one option can be selected from Dimming Controls column.
3. Not available with Emergency battery pack.
4. Only available from 120-277V, must specify voltage.
5. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies. Genlyte's products with a BAC option code designation are manufactured in the US and utilize a BAA COTS exemption rule for compliance. "BABAF" designates the product will meet the standards set by FHWA for BABA and FTA for Buy America. As noted, for FHWA BABA compliance, applicable projects must be funded by October 1, 2026.
6. Consult Signify to confirm whether specific accessories are BAA-compliant.

BABA BAA DARKSKY APPROVED Reduces light pollution Certified by DarkSky.org DLC LISTED PREMIUM c UL us

REGISTERED LANDSCAPE ARCHITECT MICHAEL MATEER JARVIS LA 6667280 STATE OF FLORIDA

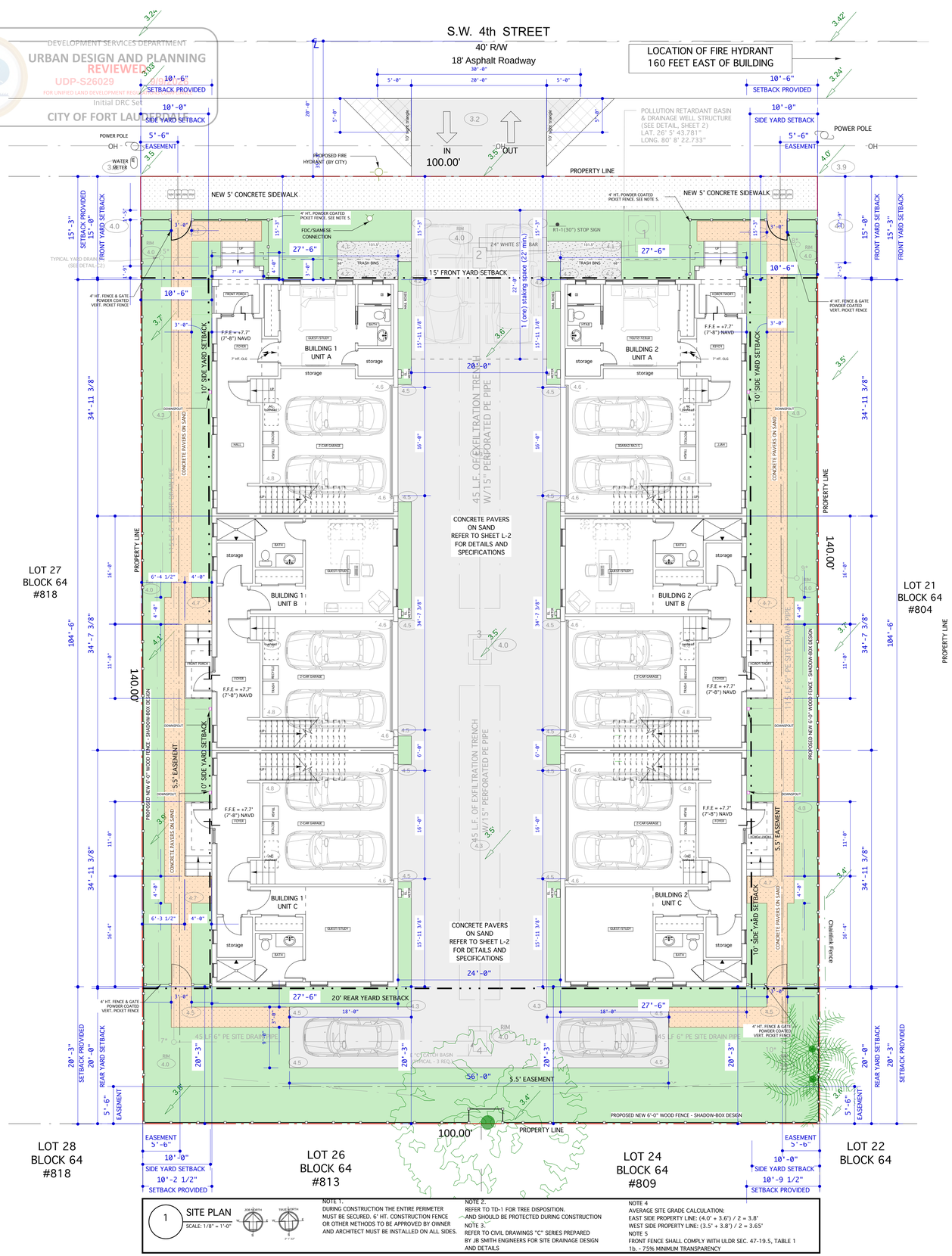
LAND FORM DESIGN GROUP
LAND FORM DESIGN GROUP, INC.
1729 SW 13th COURT
FORT LAUDERDALE, FL 33312
954-461-6191 PHONE
EMAIL : malcolm@landform-design.com

LANDSCAPE PLANS FOR:
806 SW 4th Street
FT. LAUDERDALE, FLORIDA

PHOTOMETRIC PLAN
SCALE:: 1/8" = 1'-0"

L-5

DEVELOPMENT SERVICES DEPARTMENT
URBAN DESIGN AND PLANNING
REVIEWED
UDP-S26029
FOR UNIFIED LAND DEVELOPMENT REGULATIONS
Initial DRC Set
CITY OF FORT LAUDERDALE



1 SITE PLAN
SCALE: 1/8" = 1'-0"

NOTE 1:
DURING CONSTRUCTION THE ENTIRE PERIMETER MUST BE SECURED. 6' HT. CONSTRUCTION FENCE OR OTHER METHODS TO BE APPROVED BY OWNER AND ARCHITECT MUST BE INSTALLED ON ALL SIDES.

NOTE 2.
REFER TO TD-1 FOR TREE DISPOSITION. AND SHOULD BE PROTECTED DURING CONSTRUCTION

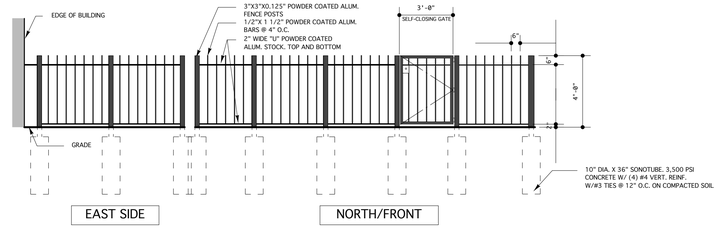
NOTE 3.
REFER TO CIVIL DRAWINGS "C" SERIES PREPARED BY JB SMITH ENGINEERS FOR SITE DRAINAGE DESIGN AND DETAILS

NOTE 4
AVERAGE SITE GRADE CALCULATION:
EAST SIDE PROPERTY LINE: (4.0' + 3.6') / 2 = 3.8'
WEST SIDE PROPERTY LINE: (3.5' + 3.8') / 2 = 3.65'

NOTE 5
FRONT FENCE SHALL COMPLY WITH ULDR SEC. 47-19.5, TABLE 1
1b. - 75% MINIMUM TRANSPARENCY

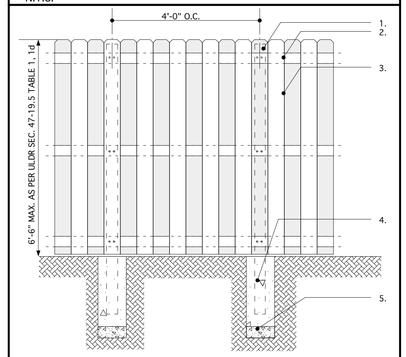
FRONT FENCE ELEVATION (TYPICAL LAYOUT)

SCALE: 1/4" = 1'-0"



TYPICAL WOOD FENCE DETAIL SHADOW BOX STYLE

N.T.S.



LEGEND:
1. 4X4X8' HT. P.T.WOOD POSTS No. 2 OR BETTER
2. 2X4 P.T.WOOD RAILS. TOP, MIDDLE & BOTTOM
3. 1X6 P.T. WOOD BOARDS CHAMFER @ TOP NAIL TO RAILS W/ (2) 6d GALV. NAILS
4. 10" DIA X30" DEEP 2500 PSI. CONCRETE FOOTING TYP.
5. 4" LAYER OF FINE GRAVEL FOR DRAINAGE

CONSTRUCTION TO CONFORM WITH REGULATIONS AS STATED IN 2023 FBC. SECT. 1616.2.1, AND 2328 "HIGH VELOCITY HURRICANE ZONE FENCES" AND COMPLY WITH LATEST EDITION OF THE CITY OF FORT LAUDERDALE "CODE GUIDANCE FOR WOOD FENCES" REV. 3 DATE: 02.07.2024

ZONING DATA

ZONING DATA TABLE 47-5.35		806/808 SW 4TH STREET SINGLE FAM. DWELLING ATTACHED. TOWNHOUSES
ZONING DISTRICT	RML-25	RML-25
MAX. DENSITY	25du/net ac	6du
MIN. LOT SIZE	7,500 S.F.	14,000 S.F.
MAX. STRUCTURE HT.	35'	(+/-) 32'-4"
MAX. STRUCTURE LENGH	200'	104'-6"
MIN. LOT WIDTH	50'	100'
MIN. FLOOR AREA	750 S.F.	2,313 S.F. UNDER AC - MIN. EA. UNIT
MIN. FRONT YARD - NORTH	15'	15'-3" - complies
MIN. SIDE YARD - EAST	10'	10'-6" - worst condition
MIN. SIDE YARD - WEST	10'	10'-2 1/2" - worst condition
MIN. REAR YARD - SOUTH	20'	20'-3" - complies
MIN. DISTANCE BETW. BLDGS.	N.A	18'-3"
LOT COVERAGE	N.A.	41.8%
FLOOD ZONE	AE	AE
BASE FLOOD ELEVATION (BFE)AS PER FEMA MAP 17.31.2024 - PANEL: 1201C0557J	6 FEET	FIRST FLOOR DESIGN ELEVATION: 7'-8" NAVD - 8'-6" NAVD @ SHOWER RECESS

NOTE: ALL ELEVATIONS ON PLANS ARE BASE ON THE "NORTH AMERICAN VERTICAL DATUM (NAVD) 1988

NEW PROPOSED ELEVATION MARKS NAVD 1988 — 4.5

SURVEYOR ELEVATION MARKS NAVD 1988 — 3.7'

0 2 4 8 16 32

SITE DATA

DRC SITE PLAN LEVEL II SUMBITTAL

LEGAL DESCRIPTION		LOTS 23 & 25 OF "BRYAN SUBDIVISION OF BLOCK 64". ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA.
CURRENT USE:		LOT 23 BLOCK 64 RESIDENTAL VACANT LOT 25 BLOCK 64 RESIDENTIAL VACANT
FOLIO:		504210281161
FUTURE LAND USE DESIGNATION:		MEDIUM HIGH
ZONING DESIGNATION:		RML-25 RESIDENTIAL MULTIFAMILY LOW RISE/MEDIUM HIGH DENSITY
SEWER PROVIDER:		FORT LAUDERDALE
WATER PROVIDER:		FORT LAUDERDALE
TOTAL SITE AREA:	MIN. REQ.	7,500 S.F.(ULDR TABLE 47.5.35)
	PROVIDED	14,000 S.F. - 0.321 ACRES
BUILDINGS FOOTPRINTS:		BUILDING 1 - 2,929 S.F. BUILDING 2 - 2,929 S.F. TOTAL = 5,858 S.F. - 41.8 % LOT COVERAGE
GROSS FLOOR AREA:		BUILDING 1 - 8,486 S.F. BUILDING 2 - 8,486 S.F. TOTAL = 16,972 S.F
PARKING DATA:	REQUIRED	2 X UNIT + 0.25 GUEST SPACES X UNIT 6 DWELLING UNITS X 0.25 = 13.5 SPACES
	PROVIDED	14 PARKING SPACES PROVIDES ON SITE (PARKING SPACES FOR EA. UNIT PROVIDED IN EA. GARAGE. HANDICAP PARKING PROVIDED IN INDIVIDUAL GARAGES.)
LOT F.A.R.(ULDR 47-2.2.E):		121%
BUILDING HEIGHT		MAX. BUILDING HT. = +35' FROM BFE+1.4' TOP OF ROOF = 32' 4" FROM BFE + 1.4' TOP OF EQUIPMENT SCREENING = 38' 3 3/8" TOP OF ACCESS STAIR = +41'-2 1/2" ALL ELEVATIONS BASED ON NAVD1988
STRUCTURE LENGTH		200' MAX. ALLOWED - 104.5' PROPOSED
NUMBER OF STORIES		3 STORY + ROOF DECK
VEHICULAR USE AREA - V.U.A:		3,064 S.F.
OPEN SPACE:		8,142 S.F.
LANDSCAPED AREA:	REQUIRED	35% OF COMMON AREAS
	PROVIDED	SITE AREA = 14,000 S.F. LESS BUILDING FOOTPRINT (5,858 S.F) LESS DRIVEWAY & PARKING (3,064 S.F.) LESS YEAR YARD NOT INCLUDING 5' SOUTH R.O.W. (1,800 S.F.) COMMON AREA TOTAL 3,278 S.F. LANDSCAPE REQUIRED: 3,278 X 0.35 = 1,147.3 S.F. LANDSCAPE PROVIDED = 2,114 S.F.
SIDEWALK ALONG SW 4TH STREET		NEW SIDEWALK PROVIDED = 100 L.F. - 500 S.F.

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Comments:

DRC SUBMITTAL

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PROJECT: RESIDENCES AT TEQUESTA - 806 SW 4TH STREET, FORT LAUDERDALE, FL 33312

SHEET TITLE:
SITE PLAN
PROJECT INFORMATION

REVISIONS	
1	
2	
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Drawn by: AT

Scale: AS NOTED

Date: 08.18.2026

SHEET NO.
SP-1.0

STATE OF FLORIDA — ANTONINO TREU — AR0017510 — REGISTERED ARCHITECT

DEVELOPMENT SERVICES DEPARTMENT
URBAN DESIGN AND PLANNING
REVIEWED
UDP-S26029 9/9/2026
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Initial DRC Set
CITY OF FORT LAUDERDALE

S.W. 4th STREET
40' R/W
18' Asphalt Roadway

100.00'

5'-6" EASEMENT
POWER POLE
OH
WATER METER
35'-3"
28'-8"
10' light triangle
10' clear triangle
5'-0" EASEMENT
NEW 5' CONCRETE SIDEWALK

BUILDING 1
BUILDING 2
TRASH BINS
15' FRONT YARD SETBACK
10' SIDE YARD SETBACK
CONCRETE PAVERS ON SAND
PROPOSED NEW 6'-0" WOOD FENCE - SHADOW-BOX DESIGN
5.5' EASEMENT
20' REAR YARD SETBACK

F.F.E = +7.7' (7'-8") NAVD
7' HT. CLG
BUILDING 1 UNIT A
BUILDING 2 UNIT A
storage
NEW THREE STORY MULTIFAMILY RESIDENCE
LOT 25 - BLOCK 64
FOLIO # 504210281162
#808
FOOTPRINT AREA - 5,858 S.F.
LOT 23 - BLOCK 64
FOLIO # 504210281161
#806
FOOTPRINT AREA - 5,858 S.F.
BUILDING 1 UNIT B
BUILDING 2 UNIT B
2-CAR GARAGE
BUILDING 1 UNIT C
BUILDING 2 UNIT C
GUEST/STUDY
BATH
FRONT PORCH
FOYER
HALL
KITCHEN
LIVING
DINING
BEDROOM
CLOSET
LAUNDRY
BALCONY
TRASH
BICYCLE
AC condenser
+4.7'
+4.5'
+7.7' +7'-8"

140.00'

LOT 27
BLOCK 64
#818
ZONING RLM-25
RESIDENTIAL - CONDOMINIUM

LOT 21
BLOCK 64
#804
ZONING RML-25
RESIDENTIAL - SINGLE FAMILY

LOT 28
BLOCK 64
#817
ZONING RML-25
RESIDENTIAL - SINGLE FAMILY

LOT 26
BLOCK 64
#813
ZONING RML-25
RESIDENTIAL - MULTI FAMILY-
LESS THAT 10 UNITS

LOT 24
BLOCK 64
#809
ZONING RML-25
RESIDENTIAL - SINGLE FAMILY

LOT 22
BLOCK 64
#805
ZONING RML- 25
RESIDENTIAL - SINGLE FAMILY

1 EASEMENT PLAN
SCALE: 1/8" = 1'-0"

LEGEND
5 FEET EASEMENT (5.5 FEET INCLUDES ALLOWANCE FOR NEW FENCE AROUND THE PERIMETER
VEHICULAR, PEDESTRIAN & UTILITY PRIVATE EASEMENT

29'-6"
11'-6"
20'-0"

2 MAINTENACE AGREEMENT PLAN
SCALE: 1/8" = 1'-0"

LEGEND
AREA TO BE MAINTAINED IN PERPETUITY BY THE DEVELOPER

NEW PROPOSED ELEVATION MARKS +7.7' +7'-8"

0 2 4 8 16 32

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Comments:
DRC SUBMITTAL

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PROJECT: RESIDENCES AT TEQUESTA - 806 SW 4TH STREET, FORT LAUDERDALE, FL 33312

SHEET TITLE:
EASEMENT AND MAINTENANCE AGREEMENT PLANS

REVISIONS	
1	
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Scale: AS NOTED
Date: 08.18.2026

SHEET NO.
SP-2.0

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STATE OF FLORIDA ANTONINO TREU REGISTERED ARCHITECT AR0017510

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DEVELOPMENT SERVICES DEPARTMENT
URBAN DESIGN AND PLANNING
REVIEWED
UDP-S26029 9/9/2026
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Initial DRC Set
CITY OF FORT LAUDERDALE

RESIDENCES AT TEQUESTA

806 SW 4TH STREET - FORT LAUDERDALE, FL 33312

18 AUGUST, 2026 - DRC SITE PLAN LEVEL II SUBMITTAL

OWNER:
TEQUESTA & CO. HOMES, LLC
518 SW 11TH STREET
FORT LAUDERDALE, FL 33315
Tel: 714.343.0841
Contact: ROBERT CETRON

ARCHITECT:
ANTONINO TREU, ARCHITECT
1501 Coral Ridge Drive
Fort Lauderdale, FL. 33304
TEL.: 954.563.5472
Contact: Antonino Treu

CIVIL ENGINEER:
JOHN B. SMITH ENGINEERS, INC.
1457 N.E. 4TH AVENUE
FORT LAUDERDALE, FL. 33304
TEL.: 954.763.4177
Contact: Robert Smith

MEP ENGINEER:
I.C.E.D., INC.
4310 WEST BROWARD BLVD.
PLANTATION, FL 33317
T. 561.707.6795
Contact: Joseph Spasovski

STRUCTURAL ENGINEER:
TARNOWSKI ENGINEERING, INC.
7360 N.W. 5th STREET
PLANTATION, FL 33317
T: 954.727.2027
Contact: Costantino (Gus) Tarnowski

LANDSCAPE ARCHITECT:
LANDFORM DESIGN GROUP
1729 SW 13TH COURT
FORT LAUDERDALE, FL 33312
T: 954.461.6191
Contact: Malcolm Miller

SURVEYORS:
ACCURATE DIMENSIONS, INC
521 SE 5TH COURT
POMPANO BEACH, FL 33060
Tel: 754.264.2166
Contact: Ernest W. Duncan

GENERAL CONTRACTOR:
CANNATELLI BUILDERS, INC.
2101 NW 33RD STREET SUITE 2800A
POMPANO BEACH, FL 33069
T. 954.977.2775
Contact: Edward Cannatelli



LOCATION MAP

N.T.S.



PROJECT SCOPE

PROPOSED TWO (2) NEW THREE-STORY TOWNHOUSE BUILDING TO BE LOCATED AT 806-808 SW 4TH STREET, FORT LAUDERDALE, FL 33312.
THE STRUCTURES WILL CONSTRUCTED WITH REINFORCED MASONRY, SLAB ON GRADE, PREFABRICATED CONCRETE UPPER FLOOR AND ENGINEER WOOD ROOF TRUSSES.
EACH BUILDING CONSISTING OF APPROXIMATIVELY 7,013 SQUARE FEET UNDER AIR AND 8,486 SQUARE FEET UNDER ROOF.

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UTILITY SERVICE PROVIDERS

ELECTRICITY - FLORIDA POWER & LIGHT (FPL)

WATER & WASTEWATER - CITY OF FORT LAUDERDALE

SOLID WASTE & RECYCLING - PRIVATE PROVIDER

APPLICABLE CODES

2023 FLORIDA BUILDING CODE - 8TH EDITION
2023 FLORIDA BUILDING CODE - RESIDENTIAL - 8TH EDITION
2023 FLORIDA BUILDING CODE - MECHANICAL - 8TH EDITION
2023 FLORIDA ENERGY CONSERVATION CODE - 8TH EDITION
2020 NATIONAL ELECTRICAL CODE (NFPA 70)
2021NFPA 101-FLORIDA FIRE PREVENTION CODE - 8TH EDITION
ASCE/SEI 7-16

DRC CASE #:

APPROVAL DATE:

BUILDING CODE DATA

2023 FLORIDA BUILDING CODE	PROPOSED NEW CONSTRUCTION
OCCUPANCY CLASSIFICATION	R-3 RESIDENTIAL
CONSTRUCTION CLASSIFICATION	III-B EQUIPPTED WITH FIRE SPRINKERS
CLASSIFICATION OF WORK	NEW CONSTRUCTION AS PER 2023 FBC
RISK CATEGORY	RISK CATEGORY II

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Comments:

DRC SUBMITTAL

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PROJECT: RESIDENCES AT TEQUESTA - 806 SW 4TH STREET, FORT LAUDERDALE, FL 33312

SHEET TITLE: COVER SHEET

REVISIONS	
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Drawn by: AT

Scale: AS NOTED

Date: 08.18.2026

SHEET NO.
A-0.0

STATE OF FLORIDA · ANTONINO TREU · AR0017510 · REGISTERED ARCHITECT

GENERAL NOTES:

URBAN DESIGN AND PLANNING
REVIEWED
Initial DRC Set

1. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE LICENSED AND INSURED BY THE STATE OF FLORIDA AND BROWARD COUNTY, THEY SHALL BE APPROVED BY THE OWNER IF REQUIRED AND ALL CONSTRUCTION SHALL CONFORM TO ALL CODE REGULATIONS AND RESTRICTIONS HAVING JURISDICTION.
THE CONTRACTOR AND HIS SUB-CONTRACTORS, BY AND THROUGH SUBMISSION OF THE BID, AGREES THAT HE AND HIS SUB-CONTRACTORS SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE LOCATION OF ALL PROPOSED WORK AND FOR HAVING SATISFIED HIMSELF FROM HIS OWN PROFESSIONAL KNOWLEDGE AND EXPERIENCE OR PROFESSIONAL ADVICE AS THE CHARACTER, AND LOCATION OF THE SITE, THE NATURE OF THE EXISTING CONDITIONS, THE LOCATION OF THE EXISTING UTILITIES, AND ANY OTHER CONDITION SURROUNDING AND AFFECTING HE WORK, ANDY OBSTRUCTIONS, THE NATURE OF THE EXISTING CONSTRUCTION, AND ALL OTHER PHYSICAL CHARACTERISTIC OF THE JOB. IN ORDER THAT HE MAY INCLUDE IN THE PRICES WHICH HE BIDS ALL COST COMPLETION THEREOF, INCLUDING THE REMOVAL, RELOCATION OR REPLACEMENT OF ANY OBJECTS OR OBSTRUCTION WHICH MAY BE ENCOUNTERED IN DOING THE PROPOSED WORK.
ANY WORK NOT SHOWN ON THE DRAWINGS OR SPECIFICALLY MENTIONED IN THE SPECIFICATIONS BUT CONSIDERED NECESSARY FOR THE COMPLETION OF THE WORK IN THE PROPER MANNER, SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL CHARGE.

1A. CLARIFICATION OF MEANING OF WORD "CONTINGENCY". THE "CONTINGENCY" CARRIED AS A BUDGET ITEM IS INTENDED TO COVER THE COST TO THE CONTRACTOR FOR UNFORSEEN AND UNEXPECTED CONDITIONS ENCOUNTERED ON SITE DURING THE CONSTRUCTION OF THE PROJECT. IT ALSO COVERS THE COST OF CHANGES AND/OR ADDITIONS TO THE SCOPE OF WORK GENERATED BY THE OWNER. THE "CONTINGENCY" DOES NOT COVER REPAIRS, CORRECTIONS AND OTHER DEFECTS OF WORKMANSHIP BY THE CONTRACTOR IN THE EXECUTION OFTHE WORK AND/OR FOR LACK OF UNDERSTANDING OF MIS-READING OF THE ARCHITECT'S PERMIT DOCUMENTS.

2. GENERAL CONTRACTOR TO SUBMIT BID TO OWNER ON A.1.A. FORM #A-107 AND TO INCLUDE "BREAKDOWN" COSTS OF MAJOR CATEGORIES, PLUS "EXCLUSIONS" - IF ANY.

3. THE A.I.A. GENERAL CONDITIONS, THE SUPPLEMENTAL GENERAL CONDITIONS AND GENERAL REQUIREMENTS AS AMENDED BY OWNER SHALL BE CONSIDERED AN INCLUSIVE PART OF THESE SPECIFICATIONS AND OR DRAWINGS. ALL SUB-CONTRACTORS AS WELL AS THE GENERAL CONTRACTOR SHALL BE GOVERNED BY ALL APPLICABLE SECTIONS OF THESE DOCUMENTS WITH REFERENCE TO THEIR RESPECTIVE AREA OF WORK. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ADVISE AND INFORM HIS SUB-CONTRACTORS AND SUPPLIERS OF ALL OF THESE REQUIREMENTS.

4. THE CONTRACTOR SHALL USE THE APPLICATION FOR PAYMENT ISSUED BY THE AMERICAN INSTITUTE OF ARCHITECT FORM "G702" COMPLETE WITH MATERIALS BREAKDOWNS. THE GENERAL CONTRACTOR, ALL SUB-CONTRACTORS AND ALL MAJOR SUPPLIERS SHALL SUBMIT TO THE OWNER WITHIN 30 DAYS AFTER COMPLETION ALL "RELEASE OF LIENS" FOR ALL WORK PERFORMED PRIOR TO FINAL PAYMENT.

A. PARTIAL LIEN WAIVERS TO BE SUBMITTED WITH MONTHLY REQUISITION.

5. GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND JOB SITE CONDITIONS RELATED TO THIS WORK. ANY DISCREPANCY IN DIMENSIONS OR SPECIAL MODIFICATIONS REQUIRED DUE TO FIELD CONDITIONS SHALL BE REPORTED IN WRITING TO THE ARCHITECT FOR CLARIFICATION, OR APPROVAL OR MODIFICATION BEFORE COMMENCING WORK. THE RESPONSIBILITY FOR ANY CHANGES MADE ON THE FIELD WITHOUT PRIOR NOTIFICATIONS TO THE ARCHITECT, SHALL REST WITH THE CONTRACTOR OR ANY OTHER PERSON APPROVING SUCH A CHANGE.

6. ALL DIMENSIONS SHALL BE CONSIDERED "NOMINAL" UNLESS NOTED OTHERWISE. NOTED DIMENSIONS SHALL HAVE PREFERENCE OVER SCALED DRAWINGS. DIMENSIONS ON LARGE SCALE DRAWINGS OR DETAILS WILL PREVAIL OVER SMALLER SCALED DRAWINGS. IT IS RECOGNIZED THAT DESIGN DETAILS DO NOT COVER EVERY CONDITION. IT IS HOWEVER INTENDED THAT ANY CONDITION NOT DETAILED BY THE ARCHITECT SHALL BE DEVELOPED THROUGH THE CONTRACTOR'S SHOP DRAWINGS TO THE SAME LEVEL OF AESTHETIC AND IN COMPLIANCE WITH THE PERFORMANCE CRITERIA, AS INDICATED FOR DETAILED AREAS AND STIPULATED IN THE SPECIFICATIONS THE CONTRACTOR, BY ACCEPTING A CONTRACT FOR WORK, ACKNOWLEDGES THIS AND AGREES THAT THE ARCHITECT SHALL HAVE THE FINAL SAY AS TO ALL MATTERS WHETHER DETAILED OR NOT ON THE DESIGN DETAILS.

7. ALL WORK SHALL BE IN COMPLIANCE WITH THE 2023 F.B.C. - SEVENTH EDITION (LATEST EDITION AND APPLICABLE LOCAL COUNTY AMENDMENTS) AND ALL APPLICABLE STATE, LOCAL REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE PROJECT.

8. ALL MANUFACTURERS AND/OR SUPPLIERS SHALL SUBMIT SHOP DRAWINGS TO THE PROJECT MANAGER FOR APPROVAL PRIOR TO FABRICATIONS.

SHOP DRAWING REQUIREMENTS SHALL BE SUBMITTED WITH ALL OF THE FOLLOWING:
A. TRUSSES:
  1. APPLICATION WITH PROCESS NUMBER AND REFERENCE TO MASTER PERMIT.
  2. LAYOUT TO BE APPROVED BY ENGINEER OF RECORD AND INITIALED.
  3. LAYOUT AND TRUSS SHOP PLANS TO BE SEALED BY "STRUCTURAL ENGINEER".
B. EXTERIOR WINDOWS, DOORS, GARAGE DOORS (SECTIONAL), EXIT DOORS, SKYLIGHTS, AND GLASS BLOCK:
  1. APPLICATION WITH PROCESS NUMBER AND REFERENCE TO MASTER PERMIT.
  2. PLANS AND ELEVATIONS SHOWING SIZE AND LOCATIONS OF DOORS AND WINDOWS OR GLASS BLOCKS AND INDICATING MEAN ROOF HEIGHT AND THE DESIGN WIND PRESSURES.
  3. PRODUCT APPROVAL INDICATING DESIGN WIND PRESSURES (IF THE DESIGN WIND PRESSURE AS TESTED IS LESS THAN THE REQUIRED WIND PRESSURE, A COMPARATIVE ANALYSIS MAY BE REQUIRED FOR THE SPECIFIC SIZE USED).
C. STORM PANELS/SHUTTERS:
  1. APPLICATION WITH PROCESS NUMBER.
  2. PLANS AND ELEVATIONS SHOWING SIZE AND LOCATIONS OF STORM PANELS OR SHUTTERS AND INDICATING MEAN ROOF HEIGHT.
  3. PRODUCT APPROVAL INDICATING DESIGN WIND PRESSURES.
  4. AUTHORIZATION LETTER FROM MANUFACTURER TO CONTRACTOR OR OWNER BUILDER FOR THE SPECIFIC ADDRESS(ES).

9. GENERAL CONTRACTOR SHALL COORDINATE WITH TRUSS MANUFACTURER AND MECHANICAL CONTRACTOR THE PROVISION OF ALL AIR CONDITIONING DUCTWORK OPENINGS THROUGH TRUSSES.

10. WOOD: ALL WOOD IN CONTRACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED, LUMBER SHALL BE SOUTHERN PINE OR DOUGLAS FIR, GRADE #2, U.O.N.

11. AIR CONDITIONING: SHALL BE ENGINEERED BY AN APPROVED CONTRACTOR AND SHALL COORDINATE SIZE AND LOCATION OF ALL AIR CONDITIONING, VENTILATION EQUIPMENT AND DUCTWORK PRIOR TO CONSTRUCTION.

12. ALL PIPING AND CONDUIT UNDER SLAB SHALL BE A MINIMUM OF 2"-0 CLEAR OF UNDERSIDE OF FOOTING.

13. ALL COLORS AND PATTERNS OF FINISHES AND OTHER MATERIALS OF DESIGN SHALL BE APPROVED OR SELECTED BY THE OWNER/ARCHITECT.

14. THE MECHANICAL AND ELECTRICAL CONTRACTOR SHALL FULLY COORDINATE ALL EQUIPMENT WITH THE OTHER TRADES. THESE CONTRACTORS SHALL BE RESPONSIBLE FOR THE FINAL HOOK-UP OF ALL EQUIPMENT NOT FURNISHED BY THEM, BUT REQUIRING THE SAME FOR FINAL COMPLETION.

15. ALL FINAL SURFACE GRADING SHALL BE COMPLETED TO FACILITATE POSITIVE DRAINAGE AWAY FROM THE BUILDING, REFER TO PAVING AND SITE PLAN.

16. ALL OF THE GENERAL CONTRACTOR'S EQUIPMENT SCAFFOLDING HOISTS, ETC., SHALL BE AVAILABLE TO THE OWNER/ARCHITECT AND HIS STAFF FOR INSPECTION OF ANY AND ALL WORK DURING NORMAL WORKING HOURS.

17. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DELIVERY POINTS, HOISTS LOCATIONS, ACCESS TO AND FROM THE SITE OF THE BUILDING AND UTILITY SERVICES WITH CONTRACTING OFFICER OF HIS AUTHORIZED REPRESENTATIVE.

18. BID TO INCLUDE ALL NECESSARY AND REQUIRED PERMITS, LICENSES, FEE'S AND INSURANCE - EVIDENCE OF WHICH MUST BE SUBMITTED TO OWNER PRIOR TO ANY CONSTRUCTION.

19. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR DAILY TRASH REMOVAL AND PICK-UP.

20. ALL UNDERGROUND UTILITIES MUST BE VERIFIED AS TO EXACT LOCATIONS SO AS NO INTERFERENCE BY DISRUPTION WILL BE CAUSED.

21. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUB-CONTRACTORS WORKING AT JOB SITE AND FOR ALL COORDINATION OF WORK. THE MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTOR SHALL FULLY COORDINATE ALL EQUIPMENT WITH THE OTHER TRADES. THESE CONTRACTORS SHALL BE RESPONSIBLE FOR FINAL HOOK-UP OF ALL EQUIPMENT NOT FURNISHED BY THEM BUT REQUIRING THE SAME FOR FINAL COMPLETION.

22. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR SECURITY OF ALL MATERIALS AT JOB SITE UNTIL FINAL ACCEPTANCE OF WORK BY OWNER.

23. STONE/CERAMIC/PORCELAIN FLOOR TO BE SELECTED BY OWNER/ARCHITECT AND FURNISHED AND INSTALLED BY GENERAL CONTRACTOR OTHERWISE AGREED TO BY OWNER AND CONTRACTOR THAT MATERIAL BE PURCHASED BY OWNER AND INSTALLED BY CONTRACTOR.

24. MASONRY: ALL BLOCK UNITS SHALL CONFORM TO ASTM C-90 STANDARD SPECIFICATION FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS. MORTAR CONFORMING TO ASTM C-270, TYPE M.

A. SUBMITTALS AND PRODUCTS: MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL REQUIREMENTS OF THE "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 550.1-95/ASCE 6-96/TMS 602-95), AS PUBLISHED BY THE MASONRY STANDARDS JOINT COMMITTEE.

25. STUCCO FINISH APPLIED TO EXTERIOR MASONRY AND CONCRETE SURFACES, SCRATCHED AND FLOATED IN TWO COATS STANDARD OPERATION IN THICKNESS AND FINISH AS SHOWN ON PLANS UNLESS OTHERWISE NOTED.

A. MASONRY CEMENT: DOMESTIC ASTM C 91-66.
B. PORTLAND CEMENT: ASTM C 150-67, TYPE 1.
C. WATERPROOFING AGENT: OMICRON OR EQUAL.
D. STUCCO: 1 PART PORTLAND CEMENT, 1 PART MASONRY CEMENT, 4-5 PARTS FINE SAND. ADD WATER - PROOFING IN FINAL COAT.
E. AGGREGATE: ASTM C 34-62.
F. WATER: POTABLE.

26. PAINTING: (MANUFACTURED BY BENJAMIN MOORE, SHERWIN WILLIAMS, USG DECORATIVE FINISHES, BIOSHEILD PAINT CO., GLIDDEN, OLYMPIC STAINS, BEHR, CABOT'S STAIN OR APPROVED EQUIVALENT). PAINT USED ON THIS PROJECT SHALL BE OF THE HIGHEST QUALITY AVALIABLE FROM THE CHOSEN MANUFACTURER.

A. EXTERIOR: (SELECTED BY OWNER/ARCHITECT) STUCCO: 1 COAT MASONRY PRIMER, 2 COATS EXTERIOR LATEX.
B. INTERIOR: (SELECTED BY OWNER/ARCHITECT). DRYWALL SURFACES: 1 COAT PRIMER-SEALER, 2 COATS FINISH LATEX. WOOD SURFACES: 1 COAT PRIMER, 2 COATS ENAMEL OR STAINED AND SEALED, SEE FINISH SCHEDULES. APPLY AS PER MANUFACTURERS RECOMMENDATIONS.

27. GENERAL CONTRACTOR SHALL PROVIDE ALL OF THE REQUIRED METAL FRAMING, WOOD BLOCKING AND PLYWOOD BACKING NECESSARY, BETWEEN ROOF TRUSSES, CONCRETE SLAB, CONCRETE BLOCK OR METAL PARTITIONS FOR THE SUPPORT OF ALL EQUIPMENT, SUSPENDED LIGHT FIXTURES, DEMISING WALLS, LIGHT TRACKS, VALANCES, PLUMBING, ETC. (FIXTURES AND ACCESSORIES FOR EXACT LOCATION COORDINATE WITH OWNER/PROJECT MANAGER).

28. ANY SUBCONTRACTOR CUTTING INTO WORK ALREADY COMPLETED, CUTTING CHASES AND TRENCHES FOR THE INTRODUCTION OF HIS WORK AND EQUIPMENT IN THE BUILDING SHALL DO OR PAY FOR ALL BACK FILLING, REPARATION OF WALLS, FLOOR, ETC., DAMAGE BY SUCH A COMPANY. ALL REPAIRS SHALL MATCH EXISTING SURFACES.

29. CAULKING AND SEALANTS: INSTALLED SHALL BE GUARANTEED WATERTIGHT. EXTERIOR METAL WORK, INCLUDING WINDOWS AND DOOR FRAMES AND ALL JUNCTIONS BETWEEN MASONRY, CONCRETE AND METAL SHALL BE SEALED WITH NEOPRENE OR POLYURETHANE FILLER AND APPROVED SEALANT COMPOUNDS.

A. INTERIOR WORK: SONNEBORNN, INC. "KAULKIT" OR APPROVED EQUIVALENT.
B. EXTERIOR WORK: POLYSULFIDE BASE SEALANT (ONE PART) COMPOUND "THIOKOL CHEMICAL CORP." OR APPROVED EQUIVALENT.
C. APPLY AS PER MANUFACTURER'S RECOMMENDATIONS.

30. INTERIOR FINISHES AND CABINETRY: SEE FINISH SCHEDULES, INTERIOR DRAWINGS AND SPECIFICATIONS. INTERIOR FINISHES AND CABINETRY TO BE SELECTED BY OWNER/ARCHITECT FURNISHED AND INSTALLED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.

31. PROVIDE A PROTECTIVE BOARD OVER ALL WATERPROOFING MEMBRANE AT ALL WALLS AND CONCRETE SLABS EXPOSED TO EARTH.

32. GENERAL CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITIES MUST BE VERIFIED AS TO EXACT LOCATIONS SO AS NO INTERFERENCE BY DISRUPTION WILL BE CAUSED. DAMAGE THAT MAY BE CAUSED BY GENERAL CONTRACTOR OR SUB-CONTRACTOR TO ANY OF THE ABOVE MENTIONED SHALL BE REPAIRED BY HIM (WITH NO COST TO THE OWNER) AND LEFT IN AS GOOD A CONDITION AS EXISTED PRIOR TO DAMAGING.

33. DROP CONCRETE BEAMS AT ALL DOOR AND WINDOW OPENINGS WITH 2 #5 BOTTOM ADDITIONAL (EXTENDED 6" EACH END OF OPENING) AND #3 TIES AS PER STRUCTURAL DRAWINGS FOR SPANS GREATER THAN 3'-0. FILL SOLID WITH CONCRETE ALL CONCRETE BLOCK CELLS AT DOOR AND WINDOW OPENINGS. REFER TO STRUCTURAL DRAWINGS FOR DETAILED SPECIFICATIONS. STRUCTURAL DRAWINGS' NOTES SUPERCEDS THESE NOTES.

34. GYPSUM WALLBOARD (TO BE MOLD RESISTANT): MANUFACTURED BY UNITED STATES GYPSUM COMPANY, USG INTERIORS, GEORGIA PACIFIC BEST WALL, NATIONAL GYPSUM COMPANY OR APPROVED EQUIVALENT. REFER TO DRAWING A-0.2 FOR USE OF PROPRIETARY MATERAILS ON THIS PROJECT.

A. 5/8" THICK X 48" TYPE "X" WIDE BY HEIGHT REQUIRED APPLIED VERTICALLY ON FURRING STRIPS AT INSIDE OF EXTERIOR MASONRY WALLS AND AT CEILING AS INDICATED.
B. GYPSUM BOARD PARTITIONS SHALL BE ERECTED AS SHOWN ON THE PLANS OR CALLED FOR IN THE PARTITION SCHEDULE. ALL JOINTS SHALL BE LOCATED SO THAT PANELS OPPOSITE ONE ANOTHER SHALL FALL ON ALTERNATE STUBS. ALL JOINTS SHALL BE TAPED, SPACKLED AND FINISHED SMOOTH.
C. ALL GYPSUM BOARD CONSTRUCTION SHALL BE ERECTED PLUMB, LEVEL, SQUARE, STRAIGHT AND SECURELY INSTALLED WITH ALL SEAMS TO BE VERTICAL. ALL JOINTS ON EXPOSED SURFACES SHALL BE FLUSH, TIGHT, AND NEATLY CUT AND CLOSELY FIT AT OPENINGS FOR THE WORK OF OTHER TRADES AND AT INTERSECTIONS OF GYPSUM BOARD AND OTHER MATERIALS.
D. CONTINUOUS HORIZONTAL FIRE BRAKE STRIP TO BE APPLIED AT 8'-0" ABOVE FINISH SLAB.
E. CORNER BEADS SHALL BE USED AT ALL EXPOSED GYPSUM BOARD CORNERS AND ENDS.
F. ALL BATHROOMS SHALL HAVE MOISTURE RESISTANT GYPSUM WALLBOARD.
G. APPLY AS PER MANUFACTURER'S RECOMMENDATIONS.

35. PROVIDE GALVANIC INSULATION BETWEEN ALL DISSIMILAR METALS.

36. ALL NEW CONSTRUCTION ADJACENT TO EXISTING CONSTRUCTION SHALL BLEND TO MEET THE EXISTING CONDITIONS, AND THERE SHALL NOT BE ANY ABRUPT CHANGES IN SURFACES OR UNFINISHED SURFACES.

37. COMPACTION: BUILDING SITE SHALL BE CLEARED OF ALL ORGANIC TOP SOIL AND FILL FOR SLAB ON FILL SHALL BE CLEAN SAND OR SAND LIMEROCK MECHANICAL COMPACTED IN 6" MAXIMUM LAYERS AT 95% DENSITY WITH A HEAVY VIBRATORY ROLLER WITHIN A DISTANCE OF 6" BEYOND ALL FOOTINGS AND SLAB EDGES. VERIFY BY FIELD DENSITY TEST.

38. SOIL INVESTIGATION: SEE ATTACHED SOIL BORING REPORT, IF APPLICABLE.

39. PROVIDE 1" P.V.C. WEEP HOLES AT 36" O.C. MAXIMUM (TYPICAL AT ALL PLANTERS AND AT ALL CONCRETE BLOCK RAILINGS).

40. PROVIDE WATERPROOFING MEMBRANE OVER PROTECTIVE BOARD AND 12" GRAVEL BED WITH "WEED CHECK" FIBERGLASS FILTER BETWEEN TOPSOIL AND GRAVEL BED (TYPICAL AT ALL PLANTERS).

41. PROVIDE WATERPROOFING MEMBRANE OVER PROTECTIVE BOARD AT ALL WALLS EXPOSED TO EARTH.

42. SEE STRUCTURAL DRAWINGS FOR SIZES AND REINFORCING OF SLABS AND STRUCTURAL BEAMS.

43. WOOD TRUSSES: TRUSSES TO BE DESIGNED AND FABRICATED TO MEET THE REQUIREMENTS OF DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES OF THE TRUSS PLATE INSTITUTE. TRUSSES SHALL BE DESIGNED FOR A SUPER IMPOSED LOAD OF 57 P.S.F. ON THE TOP CHORD AND 10 P.S.F. ON THE BOTTOM CHORD. TRUSS DESIGN SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER OR MANUFACTURER SHALL SUBMIT SHOP DRAWINGS TO STRUCTURAL ENGINEER PRIOR TO FABRICATION.

44. STRUCTURAL WOOD: QUALITY OF WOOD TO CONFORM WITH 2023 FLORIDA BUILDING CODE, CHAPTER 23. WOOD SHALL BE OF A GRADE OF NOT LESS THAN 1,000 P.S.I. OF NOMINAL EXTREME FIBER STRESS.

45. ALL SHELVING AS SELECTED BY OWNER/ARCHITECT, FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR.

46. CERAMIC/ PORCELAIN TILE: SEE FINISH SCHEDULES AND INTERIOR ELEVATIONS SELECTED BY OWNER/ARCHITECT AND FURNISHED AND INSTALLED BY CONTRACTOR.

47. SPECIALTIES: FINISH HARDWARE/PLUMBING FIXTURES AND BATHROOM ACCESSORIES TO BE SELECTED AND FURNISHED BY OWNER/ARCHITECT AND INSTALLED BY CONTRACTOR (SEE SCHEDULES AND/OR INTERIOR ELEVATIONS).

48. GENERAL CONTRACTOR TO VERIFY SIZE OF ALL DOOR OPENINGS AND EXACT DOOR SWING AS PER FLOOR PLAN AND CONTACT THE ARCHITECT IF ANY DISCREPANCIES ARE FOUND BEFORE ORDERING DOORS AND/OR FRAMES.

49. THE GENERAL CONTRACTOR SHALL FILL WITH CONCRETE ALL OF THE BROKEN CONCRETE BLOCK CELLS AT ALL INTERIOR AND EXTERIOR MASONRY WALLS CAUSED BY ANY OF THE GENERAL CONTRACTORS OR SUB-CONTRACTORS' WORKERS DURING THE INSTALLATION OF PLUMBING, ELECTRICAL, AIR CONDITIONING OR MECHANICAL PIPES, SLEEVES, CONDUITS, BOXES, EQUIPMENT AND/OR ACCESSORIES DURING THE CONSTRUCTION OF THIS PROJECT, AT NO ADDITIONAL COST TO THE OWNER.

50. NOT USED

51. ALL OF THE FOLLOWING ITEMS LISTED BELOW SHALL HAVE PRODUCT CONTROL APPROVAL AND A SEPARATE BUILDING PERMIT FOR EACH ITEM (WHEN APPLICABLE) IN COMPLIANCE WITH THE 2023 F.B.C.:
1. ANCHORS
2. AWNINGS/SUN-SHADES
3. BUS SHELTERS
4. CANOPIES/CARPORTS
5. COOLERS & FREEZERS EXTERIOR
6. CURTAIN WALLS & STOREFRONTS
7. GARAGE DOORS
8. GLASS BLOCK
9. INSULATION (NON-ROOFING) OPTIONAL
10. METAL & SANDWICH PANELS, SLIDING & SOFFIT
11. METAL ROOF SYSTEMS
12. NAIL & WOOD FASTENERS (OPTIONAL)
13. PASS-THROUGH DEVICES
14. PASSAGE DOORS
15. PLASTICS
16. PLASTIC PLUMBING FIXTURES
17. PLUMBING MATERIAL, APPLIANCES, POOL CHLORINATORS, GLASS & ELECTRICAL POOL HEATERS
18. PREFABRICATED BEAMS
19. PREFABRICATED POOLS
20. PREFABRICATED RAILING
21. EXTERIOR DOORS
22. STEEL JOISTS
23. WOOD CONNECTORS
24. PREFABRICATED FENCES, LIGHT POLES & A/C STANDS
25. ROOFING & ROOF VENTILATORS, TURBINES & RIDGE VENTS
26. SCREEN ENCLOSURES
27. SCREEN ROOM WIND BREAKERS
28. SHEDS & MANUFACTURED BUILDINGS
29. SHUTTERS
30. SKYLIGHTS
31. SOLAR HEATERS
32. SOLAR PHOTOVALTIC ARRAYS
33. SPAS (EXTERIOR)
34. TRUSS PLATES
35. VENEERED LUMBER
36. VINYL (PLASTIC) SIDING & SOFFIT
37. WINDOWS

*****ANY PRODUCT NOT LISTED OR SPECIFIED IN THE .F.B.C. MUST COMPLY WITH THE ALTERNATE REQUIREMENTS OF THE F.B.C.

52. ALL METAL INTERIOR PARTITIONS SHALL BE 25 GAUGE GALVANIZED METAL STUDS MINIMUM EXCEPT THAT STEEL STUDS SUPPORTING HANGING (FIXTURES, CABINETS, GRAB BARS, MONITORS OR EQUIPMENTS) SHALL BE 20 GAUGE GALVANIZED METAL STEEL STUDS AT 16" O.C. MAX.

53. AT THE TIME OF CONSTRUCTION, A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT SHALL SUBMIT TO THE BUILDING OFFICIAL A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED IN COMPLIANCE WITH CHAPTER 18 OF THE 2024 F.B.C.
SOIL TO BE STABILIZED AND HAVE A BEARING CAPACITY OF 2000# PER SQUARE FOOT MINIMUM.

54. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR SECURITY OF ALL MATERIALS AT JOB SITE UNTIL FINAL ACCEPTANCE OF WORK BY OWNER.

55. NO SUBSTITUTIONS ARE ALLOWED FOR MATERIALS WHERE SPECIFIC MANUFACTURERS ARE INDICATED, UNLESS APPROVED BY THE OWNER/ARCHITECT. WHERE APPROVED EQUAL IS USED, IT SHALL BE UNDERSTOOD THAT THE SUBSTITUTE SHALL BE JUDGEMENT AND APPROVAL OF THE ARCHITECT, AND REQUESTS FOR SUBSTITUTIONS SHALL BE MADE IN WRITING PRIOR TO ORDERING MATERIALS OR COMMENCING WORK. SUCH REQUESTS SHALL INCLUDE THE DATE, SCOPE OF WORK, ANY ADDITIONAL COSTS TO THE OWNER, AND ANY ANTICIPATED DELAYS CAUSED BY SUCH CHANGES.

56. NO EXTRA WORK OR CHANGE SHALL BE MADE UNLESS A WRITING CHANGE ORDER IS SUBMITTED AND SIGNED BY THE OWNER AND ARCHITECT. THE CHANGE ORDER SHALL STATE THAT THE OWNER HAS AUTHORIZED THE EXTRA WORK OR CHANGE, AND NO CLAIM FOR AN ADDITIONAL SUM SHALL BE VALID UNLESS SO OFFERED AS DESCRIBED ABOVE.

57. PENETRATIONS THROUGH RATED WALLS AND FLOORS SHALL BE SEALED WITH A MATERIAL ACCEPTABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASSES WHEN SUBJECTED TO THE REQUIREMENTS OF THE TEST STANDARD SPECIFIC FOR FIRE STOPS ASTM E-814/UL 1479.

INSTALLATION SHALL BE OF GOOD WORKMANSHIP AND AS PER MANUFACTURER'S RECOMMENDATIONS.

58. UNLESS OTHERWISE NOTED, PROVIDE ALL MISCELLANEOUS FASTENERS. FASTENERS HARDWARE AND ACCESSORIES AS REQUIRED FOR COMPLETE INSTALLATION. EVEN THOUGH SUCH ITEMS MAY NOT HAVE BEEN SPECIFICALLY MENTIONED IN THE DRAWINGS AND SPECIFICATIONS NOTIFY THE ARCHITCET OF ANY REVISIONS OR ADDITIONAL INFORMATION OBTAINED FROM THE MANUFACTURER OF SPECIFIED MATERIALS OR EQUIPMENT WHICH MAY AFFECT THE CONTRACT TIME, COST OR QUALITY OF WORK.

59. CLEANING:

1. DURING CONSTRUCTION
  A. OVERSEE CLEANING AND ENSURE THAT BUILDING GROUNDS ARE MAINTAINED FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH.
  B. REMOVE WASTE MATERIALS. RUBBISH AND DEBRIS DAILY FROM THE EFFECTED PORTIONS OF THE CONSTRUCTION SITE AND PLACE IN DUMPSTER. LEGALLY DISPOSED OF FULL DUMPSTER AT PUBLIC OR PRIVATE DUMPING AREAS OFF THE JOB SITE.

2. SPECIAL CLEANING. BESIDES THE GENERAL BROOM CLEANING, DO THE FOLLOWING SPECIAL CLEANING AT COMPLETION OF WORK (FOR ALL TRADES) USING ONLY CLEANING MATERIAL RECOMMENDED BY MANUFACTURER OF SURFACE TO BE CLEANED AND ONLY ON SURFACES RECOMMENDED BY CLEANING MATERIAL MANUFACTURER.
A. REMOVE ALL PUTTY STAINS AND PAINT FROM ALL GLASS AND WAS AND POLISH SAME, CARE SHALL BE TAKEN NOT TO SCRATCH GLASS. SCRATCH GLASS SHALL BE POLISHED AND RENDERED AS NEW AT NO COST TO THE OWNER.
B. REMOVE ALL MARKS, STAINS, FINGERPRINTS AND OTHER SOIL AND/OR DIRT FROM ALL PAINTED, DECORATED AND STAINED WORK.
C. CLEAN AND POLISH ALL HARDWARE AND FIXTURES FOR ALL TRADES INCLUDING REMOVAL OF ALL STAINS, DUST, ETC. UPON COMPLETION.
D. THE CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE CLEAN AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, WINDOW FRAMES SHALL BE CLEAN, FREE OF ANY CONSTRUCTION DEBREE AND IN PERFECT OPERATION, FLOORS SWEPT BROOM CLEAN, CARPET VACUUMED, FIXTURES WASHED AND ALL CONSTRUCTION TRASH REMOVED FROM SITE. SUBMIT TO OWNER ALL KEYS, DOCUMENTS AND WARRANTIES.

60. QUALITY STANDARDS: ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF CERTIFICATE OF OCCUPANCY UNLESS SPECIFIED FOR A LONGER PERIOD OF TIME ON SPECIFIED ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING HIS OWN DEFECTIVE WORK AS WELL AS PAY ALL COSTS INCIDENTAL THERETO INCLUDING DAMAGE TO OTHER WORK, FURNISHINGS OR EQUIPMENT.

ALL WARRANTIES OR GUARANTEES AS TO MATERIALS OR WORKMANSHIP ON OR WITH RESPECT TO THE OWNERS WORK SHALL BE CONTAINED IN THE CONTRACT OR SUBCONTRACT WHICH SHALL BE SO WRITTEN THAT SUCH GUARANTEE OR WARRANTIES SHALL INSURE TO THE BENEFIT OF OWNER.

61. INSURANCE: PRIOR TO THE COMMENCEMENT OF WORK THE GENERAL CONTRACTOR SHALL DELIVER TO THE OWNER CERTIFICATES OF INSURANCE FOR BOTH COMPREHENSIVE GENERAL LIABILITY AND WORKMAN'S COMPENSATION INCLUDING THE TOTAL AMOUNT OF COVERAGE AND CONDITIONS STIPULATED AND AGREED BY BOTH PARTIES.

62. THE CONTRACTOR WILL ASSIGN A PROJECT MANAGER/JOB SUPERINTENDENT TO THIS PROJECT. THIS INDIVIDUAL WILL BE IDENTIFIED IN THE BID. THE OWNER RESERVES THE RIGHT TO INTERVIEW AND APPROVE THE PROJECT MANAGER/JOB SUPERINTENDENT THAT WILL BE ASSIGNED TO THIS PROJECT. THE INTERVIEW WILL BE CONDUCTED BY THE OWNER AFTER THE REVIEW OF THE SUBMITTED BIDS.

ANTONINO TREU, REGISTERED ARCHITECT IN THE STATE OF FLORIDA, LICENSE NO. AR 0017510. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANTONINO TREU ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Antonino Treu
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Comments:
DRC SUBMITTAL

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PROJECT: RESIDENCES AT TEQUESTA - 806 SW 4TH STREET, FORT LAUDERDALE, FL 33312
SHEET TITLE:
GENERAL NOTES

REVISIONS	
1	
2	
3	
4	
5	

Drawn by: AT
Scale: AS NOTED
Date: 08.18.2026
SHEET NO.
A-0.1

STATE OF FLORIDA
ANTONINO TREU
AR0017510
REGISTERED ARCHITECT

DEVELOPMENT SERVICES DEPARTMENT
URBAN DESIGN AND PLANNING
REVIEWED
UDP-S26029
3/9/2026
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Initial DRC Set
CITY OF FORT LAUDERDALE

S.W. 4th STREET
40' R/W
18' Asphalt Roadway

PROPERTY LINE

BUILDING 1
BUILDING 2
15' FRONT YARD SETBACK
10' SIDE YARD SETBACK
20' REAR YARD SETBACK
5.5' EASEMENT

BUILDING 1 UNIT A
BUILDING 1 UNIT B
BUILDING 1 UNIT C
BUILDING 2 UNIT A
BUILDING 2 UNIT B
BUILDING 2 UNIT C

IN
OUT
100.00'
140.00'

LOT 27 BLOCK 64 #818
LOT 21 BLOCK 64 #804
LOT 28 BLOCK 64 #818
LOT 26 BLOCK 64 #813
LOT 24 BLOCK 64 #809
LOT 22 BLOCK 64

POWER POLE
WATER METER
4' HT. FENCE & GATE POWDER COATED VERT. PICKET FENCE
PROPOSED NEW 6'-0" WOOD FENCE - SHADOW-BOX DESIGN
CONCRETE PAVERS ON SAND

1 SITE PLAN
SCALE: 1/8" = 1'-0"

1 SECOND FLOOR PLANS
SCALE: 1/8" = 1'-0"

ULDR REFERENCES
REFER TO SITE PLAN

1	SEC. 47-19.2.B ARCHITECTURAL FEATURES IN RES. DISTRICTS UNENCLOSED BALCONIES W/ OPEN RAILINGS ALLOWED TO ENCROACH UP TO 5' INTO SETBACK	COMPLIES

NEW PROPOSED ELEVATION MARKS +7.7' (7'-8")
SURVEYOR ELEVATION MARKS 3.7'

0 2 4 8 16 32

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Comments:
DRC SUBMITTAL

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PROJECT: RESIDENCES AT TEQUESTA - 806 SW 4TH STREET, FORT LAUDERDALE, FL 33312

SHEET TITLE:
SITE PLAN & SECOND FLOOR UNIT FLOOR PLANS

REVISIONS	
1	
2	
3	
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Drawn by: AT
Scale: AS NOTED
Date: 08.18.2026

SHEET NO.
A-1.0

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Antonino Treu
Digitally signed by Antonino Treu
Date: 2026.08.19 13:05:20 -04'00'

STATE OF FLORIDA — ANTONINO TREU — AR0017510 — REGISTERED ARCHITECT

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40' R/W
18' Asphalt Roadway

POWER POLE
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LOT 27 BLOCK 64 #818
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LOT 24 BLOCK 64 #809
LOT 22 BLOCK 64

BUILDING 1
BUILDING 2
15' FRONT YARD SETBACK
10' SIDE YARD SETBACK
20' REAR YARD SETBACK
5.5' EASEMENT
2 HR RATED SEPARATION
clg. @ 7' aff
clg. @ 8'-11" aff
18 RISERS @ 7.5" +135°
W/D
AC
BATH
BEDROOM #3
PRIMARY BEDROOM
WALK-IN CLOSET
HALLWAY
STAIR
YARD/LOBBY
DECK
ROOF DECK
ROOF/DOOR

1 THIRD FLOOR PLANS
SCALE: 1/8" = 1'-0"

2 ROOF DECK FLOOR PLANS
SCALE: 1/8" = 1'-0"

0 2 4 8 16 32

ANTONINO TREU
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Comments:
DRC SUBMITTAL

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PROJECT: RESIDENCES AT TEQUESTA - 806 SW 4TH STREET, FORT LAUDERDALE, FL 33312

SHEET TITLE:
THIRD AND ROOF DECK UNIT FLOOR PLANS

REVISIONS	
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Scale: AS NOTED
Date: 08.18.2026

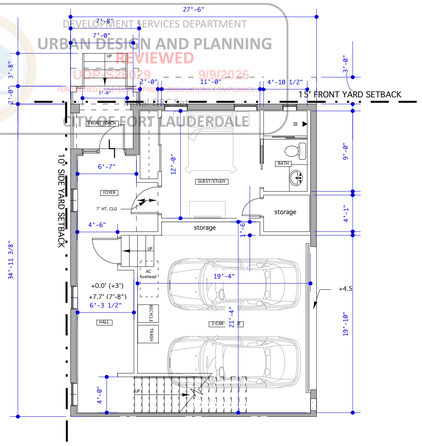
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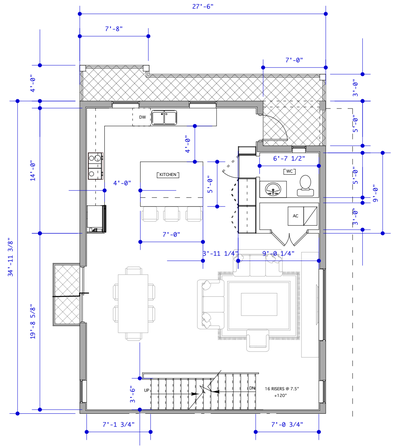
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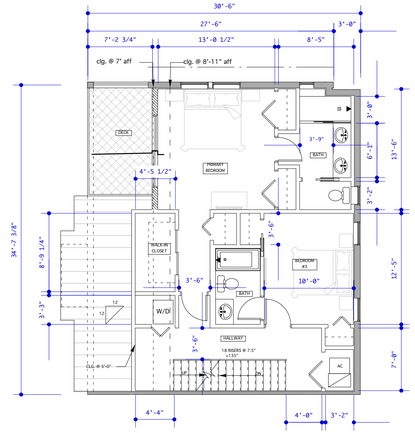
DEVELOPMENT SERVICES DEPARTMENT
URBAN DESIGN AND PLANNING
REVIEWED
9/9/2026
CITY OF FORT LAUDERDALE



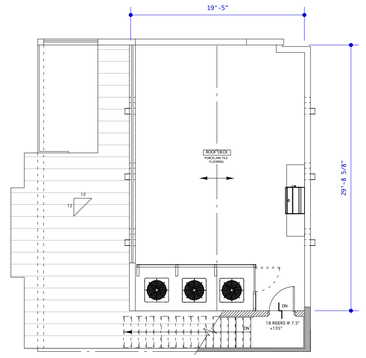
1A UNIT A - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



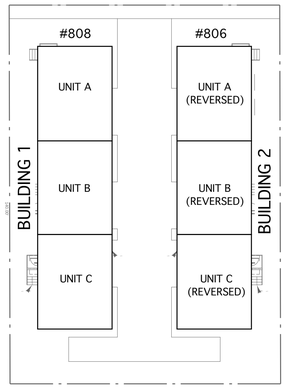
1B UNIT A - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1C UNIT A - THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

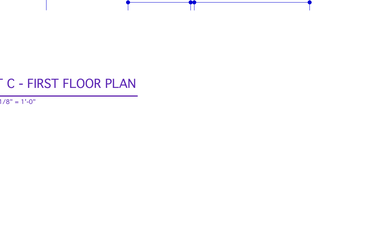


1D UNIT A - ROOF DECK PLAN
SCALE: 1/8" = 1'-0"



KEY PLAN
NTS

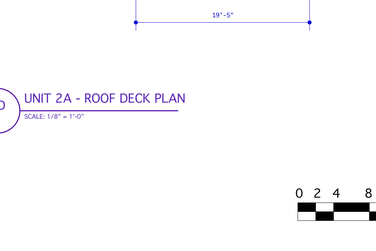
JOB NORTH



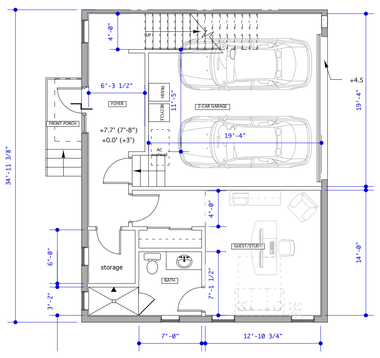
2A UNIT B - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

2B UNIT B - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

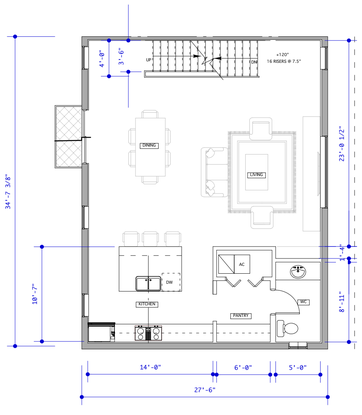
2C UNIT B - THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



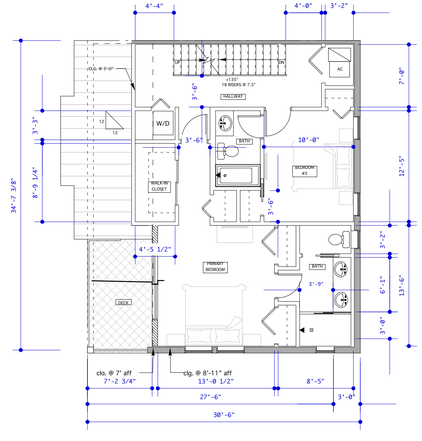
2D UNIT 2 - ROOF DECK PLAN
SCALE: 1/8" = 1'-0"



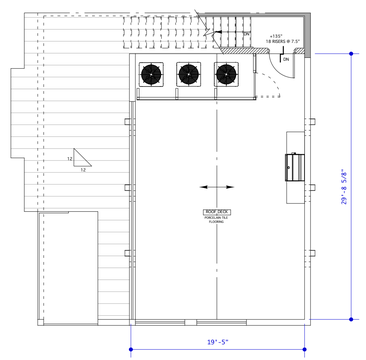
3A UNIT C - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



3B UNIT C - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3C UNIT C - THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



3D UNIT 2A - ROOF DECK PLAN
SCALE: 1/8" = 1'-0"

UNIT A
1ST FLOOR
GARAGE 464 S.F.
AC 477 S.F.
FRONT PORCH 35 S.F.
TOTAL FOOTPRINT FIRST FLOOR 961 S.F.

2ND FLOOR
FRONT BALCONY 83 S.F.
AC 961 S.F.
TOTAL SECOND FLOOR 1,044 S.F.

3RD FLOOR
FRONT BALCONY 91 S.F.
AC 858 S.F.
TOTAL 3RD FLOOR 949 S.F.

ROOF DECK
AC - LANDING 30 S.F.
NON AC HABITABLE 608 S.F.
TOTAL ROOF DECK 638 S.F.

TOTAL UNDER AIR (464+961+858+30) 2,313 S.F.
TOTAL OVERALL (961+1,044+949+638) 3,592 S.F.

UNIT B & C
1ST FLOOR
GARAGE 435 S.F.
AC 517 S.F.
ENTRANCE PORCH 32 S.F.
TOTAL FOOTPRINT FIRST FLOOR 984 S.F.

2ND FLOOR
SIDE BALCONY 21 S.F.
AC 952 S.F.
TOTAL SECOND FLOOR 973 S.F.

3RD FLOOR
SIDE BALCONY 85 S.F.
AC 851 S.F.
TOTAL 3RD FLOOR 936 S.F.

ROOF DECK
AC - LANDING 30 S.F.
NON AC HABITABLE 608 S.F.
TOTAL ROOF DECK 638 S.F.

TOTAL UNDER AIR (517+952+851+30) 2,350 S.F.
TOTAL OVERALL (984+973+936+638) 3,531 S.F.

BUILDING 1 - OVERALL UNDER AIR

UNIT A - 2,313 S.F.
UNIT B - 2,350 S.F.
UNIT C - 2,350 S.F.
BUILDING 1 TOTAL UNDER AIR - 7,013 S.F.

BUILDING 1 - OVERALL SQUARE FOOTAGE

UNIT A - 3,592 S.F.
UNIT B - 3,531 S.F.
UNIT C - 3,531 S.F.
BUILDING 1 TOTAL UNDER AIR - 10,654 S.F.

BUILDING 1 - BUILDING FOOTPRINT

UNIT A - 961 S.F.
UNIT B - 984 S.F.
UNIT C - 984 S.F.
BUILDING 1 TOTAL UNDER AIR - 2,929 S.F.

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0 2 4 8 16 32

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Comments:

DRC SUBMITTAL

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PROJECT: 806 SW 4TH STREET, FORT LAUDERDALE, FL 33312

SHEET TITLE:

BUILDING 1 UNIT FLOOR PLANS
BUILDING 2 SAME REVERSED

REVISIONS	
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Drawn by: AT

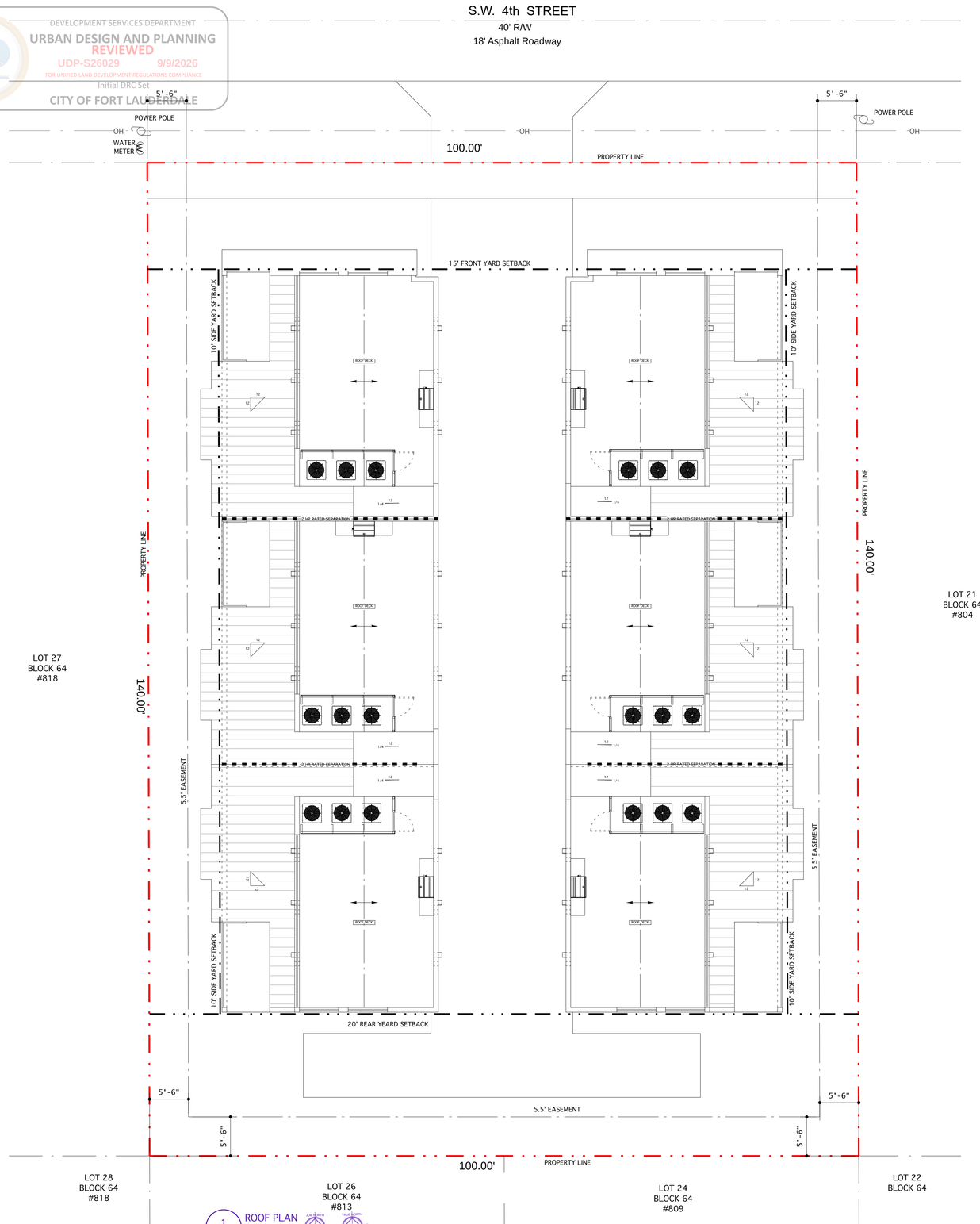
Scale: AS NOTED

Date: 08.18.2026

SHEET NO.
A-2.1

STATE OF FLORIDA
ANTONINO TREU
AR0017510
REGISTERED ARCHITECT

DEVELOPMENT SERVICES DEPARTMENT
URBAN DESIGN AND PLANNING
REVIEWED
UDP-S26029 9/9/2026
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Initial DRC Set
CITY OF FORT LAUDERDALE



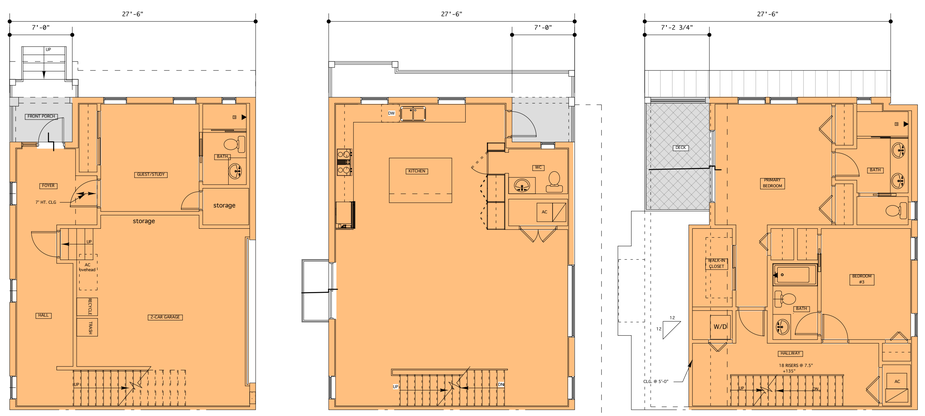
POLICE NOTES

1. ENTRY DOORS SHOULD BE SOLID. IMPACT RESISTANT OR METAL AND SHOULD BE EQUIPPTED WITH A 180-DEGREE VIEW PEEPHOLE.
2. RESIDENTIAL UNIT ENTRY DOORS SHOULD BE EQUIPPED WITH A QUALITY SECONDARY DEADBOLT LOCKING SYSTEM AND HAVE A 180-DEGREE PEEPHOLE OR VIEWPORT FOR SECURITY.
3. SLIDING GLASS WINDOWS SHOULD BE EQUIPPTED WITH BURGLARY DETERRENT FEATURES SUCH AS TRACK BLOCKS, DOOR PINS OR SIMILAR DEVICES.
4. ALL GLAZING SHOULD BE IMPACT RESISTANT.
5. UNITS SHOULD BE PRE-WIRED FOR ALARM SYSTEM.
6. LIGHTING AND LANDSCAPING SHOULD FOLLOW CPTED GUIDELINES.
7. A VIDEO SURVEILLANCE SYSTEM (VSS) SHOULD BE EMPLOYED THROUGHOUT THE PROPERTY WITH FOCUS ON ENTRY-EXIT POINTS, PARKING AREAS AND COMMON AREAS. IT SHOULD BE CAPABLE OF RETRIEVING AN IDENTIFIABLE IMAGE OF A PERSON.
8. EMERGENCY COMMUNICATION DEVICES SHOULD BE PLACED AT THE COMMON AREAS. THESE SHOULD BE EASILY IDENTIFIABLE AND ACCESSIBLE.
9. LIGHT REFLECTIVE PAINT SHOULD BE USED IN THE PARKING AREAS.
10. COMMON DOORS SHOULD BE LOCABLE FROM THE INSIDE TO PROVIDE SAFE SHELTER IN THE CASE OF AN ACTIVE THREAT SUCH AS AN ACTIVE KILLER EVENT.
11. RESIDENTIAL DRIVEWAY SHOULD BE ACCESS CONTROLLED.
12. FIRST RESPONDERS SHOULD BE NOTIFIED IF ALL ACCESS CODES OR PROCEDURES.

FIRE NOTES

1. BUILDINGS NEED TO CONFORM TO SECTION 903.2.11.3 OF THE 2023 FBC – EIGHT EDITION. FIRE SPRINKLERS TO BE INSTALLED IN BOTH BUILDINGS.
2. FIRE HYDRANT LOCATION MUST BE WITHING 100 FEET OF FDC (FIRE DEPARTMENT CONNECTION).

25% FRONTAGE - ULRD SEC. 47-18.33.B.3 - UNIT 1 (27.5' X .25 = 7')



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Comments:

DRC SUBMITTAL

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PROJECT: RESIDENCES AT TEQUESTA - 806 SW 4TH STREET, FORT LAUDERDALE, FL 33312

SHEET TITLE:

ROOF UNIT PLANS, 25% FRONTAGE & POLICE - FIRE NOTES

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Drawn by: AT

Scale: AS NOTED

Date: 08.18.2026

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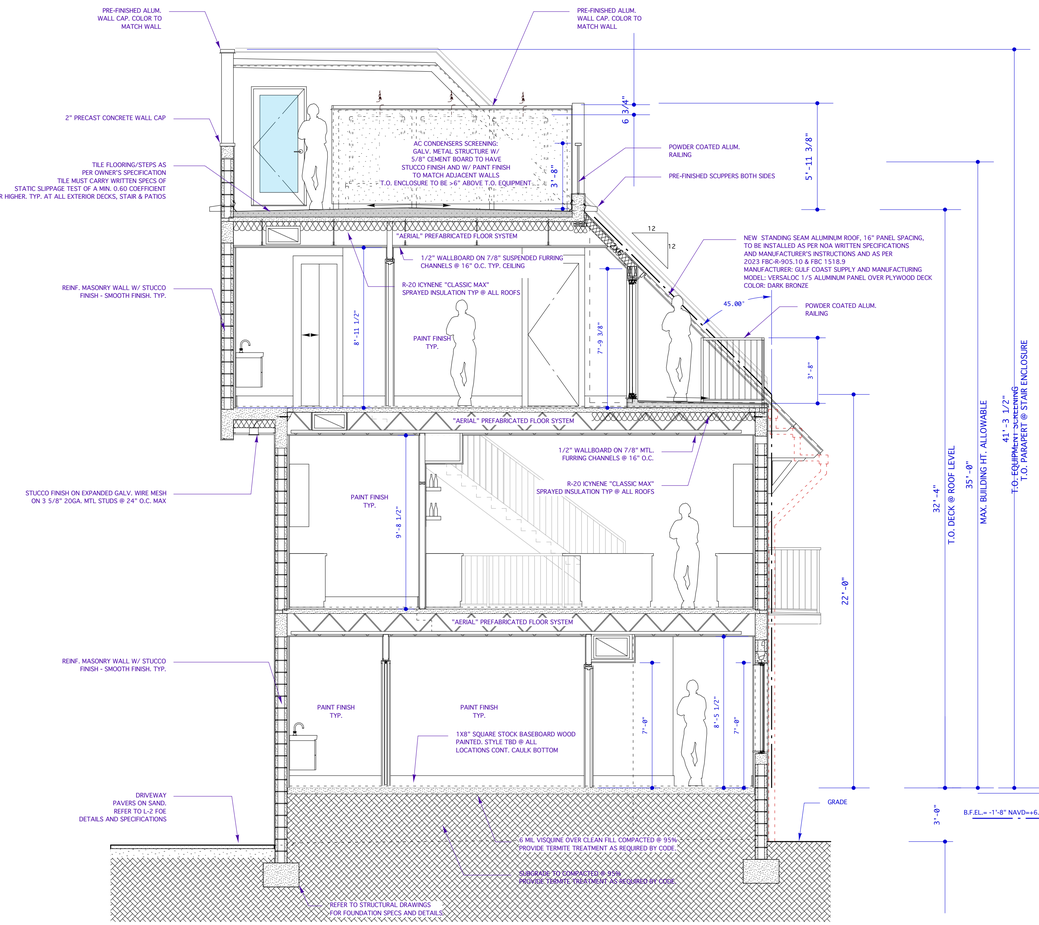
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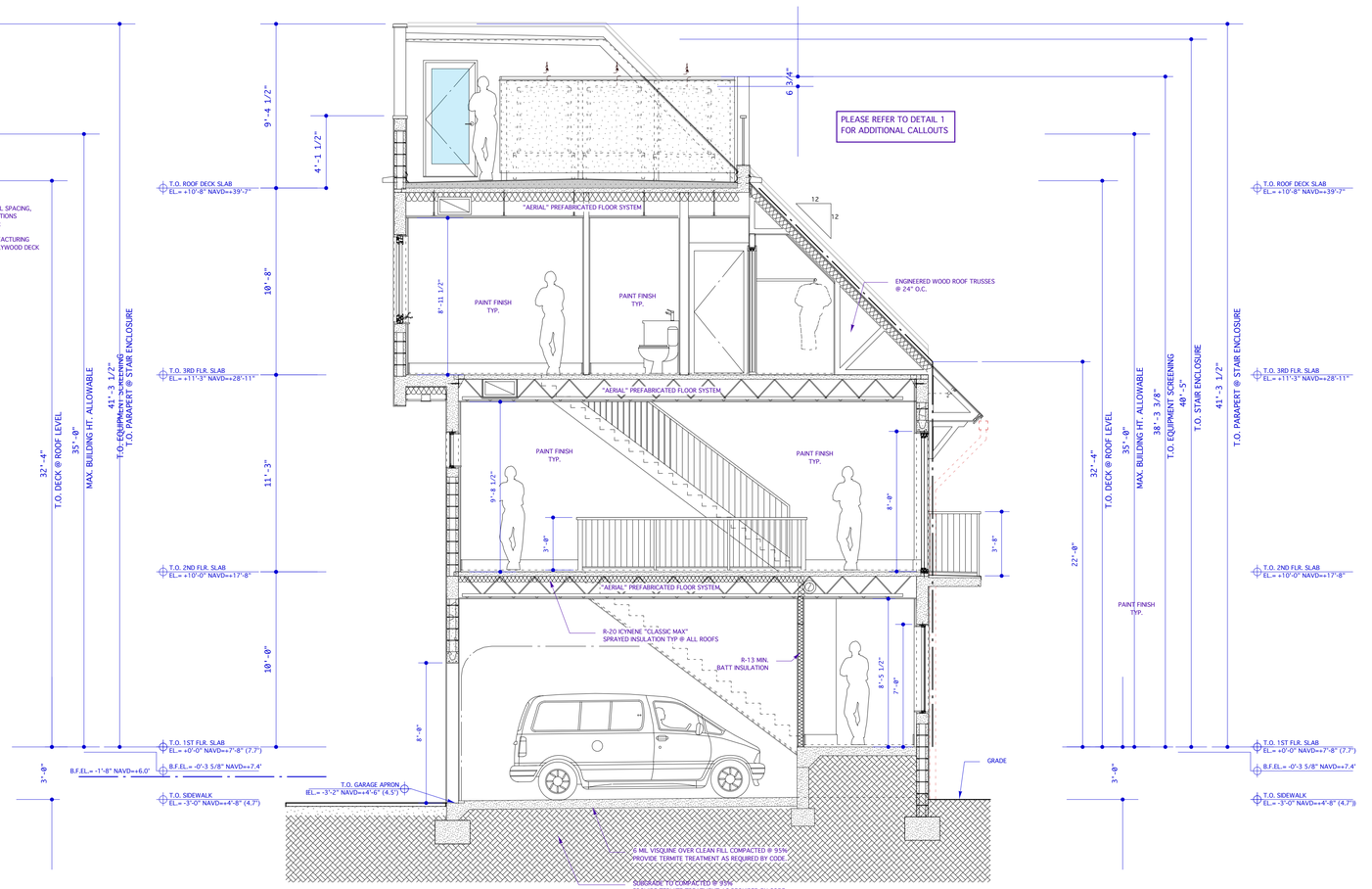
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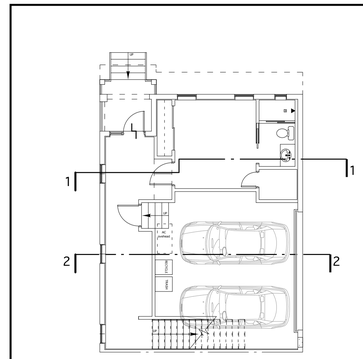
DEVELOPMENT SERVICES DEPARTMENT
URBAN DESIGN AND PLANNING
REVIEWED
UDP-S26029 9/9/2026
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Initial DRC Set
CITY OF FORT LAUDERDALE



1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



KEY PLAN
NTS

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Comments:

DRC SUBMITTAL

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PROJECT: 806 SW 4TH STREET, FORT LAUDERDALE, FL 33312

SHEET TITLE:
BUILDINGS SECTIONS

REVISIONS	
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Drawn by: AT

Scale: AS NOTED

Date: 08.18.2026

SHEET NO.
A-3.1

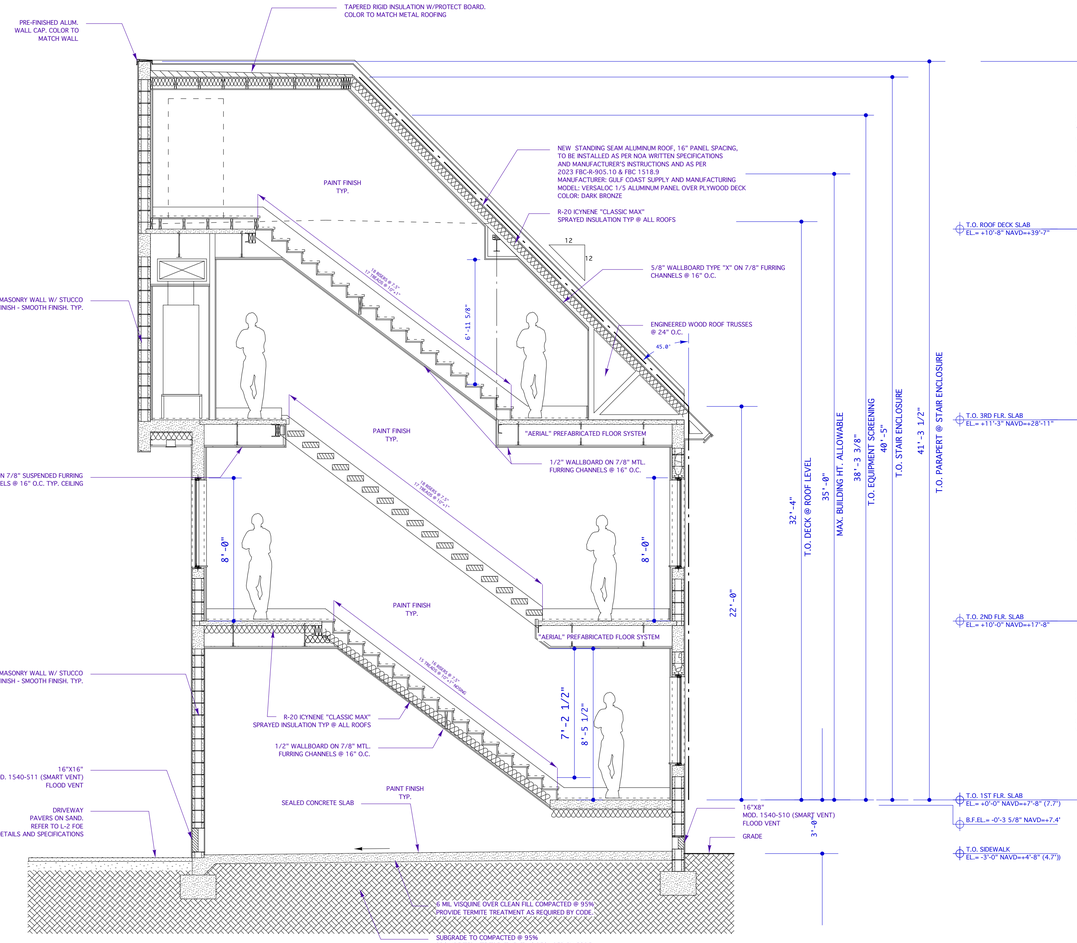
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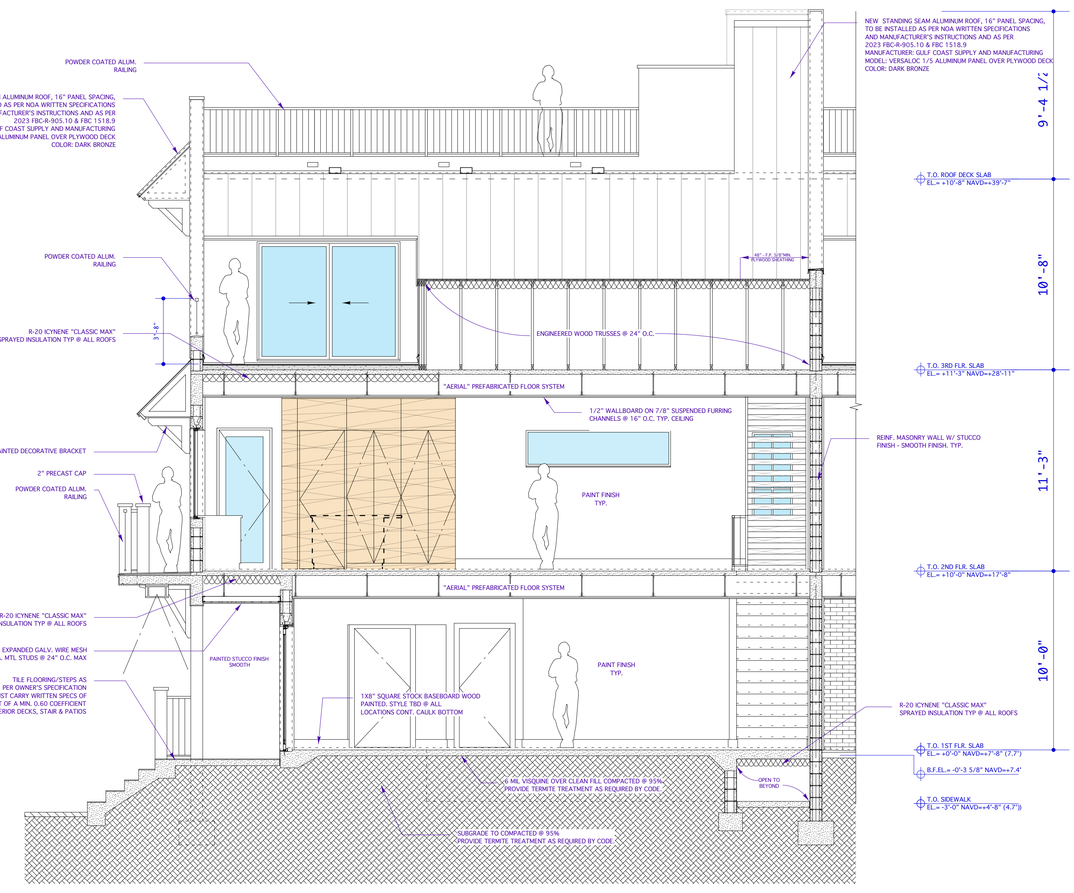
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ANTONINO TREU
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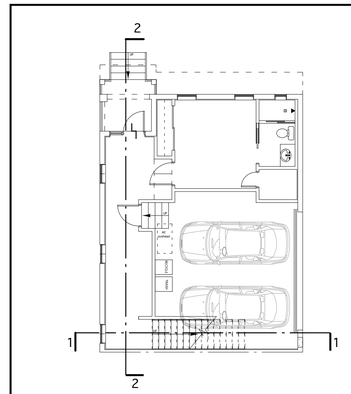
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FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Initial DRC Set
CITY OF FORT LAUDERDALE



1 BUILDING SECTION @ STAIRS
SCALE: 1/4" = 1'-0"





KEY PLAN
NTS

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Comments:

DRC SUBMITTAL

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PROJECT: 806 SW 4TH STREET, FORT LAUDERDALE, FL 33312

SHEET TITLE: BUILDING SECTIONS

REVISIONS	
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Drawn by: AT

Scale: AS NOTED

Date: 08.18.2026

SHEET NO.
A-3.2

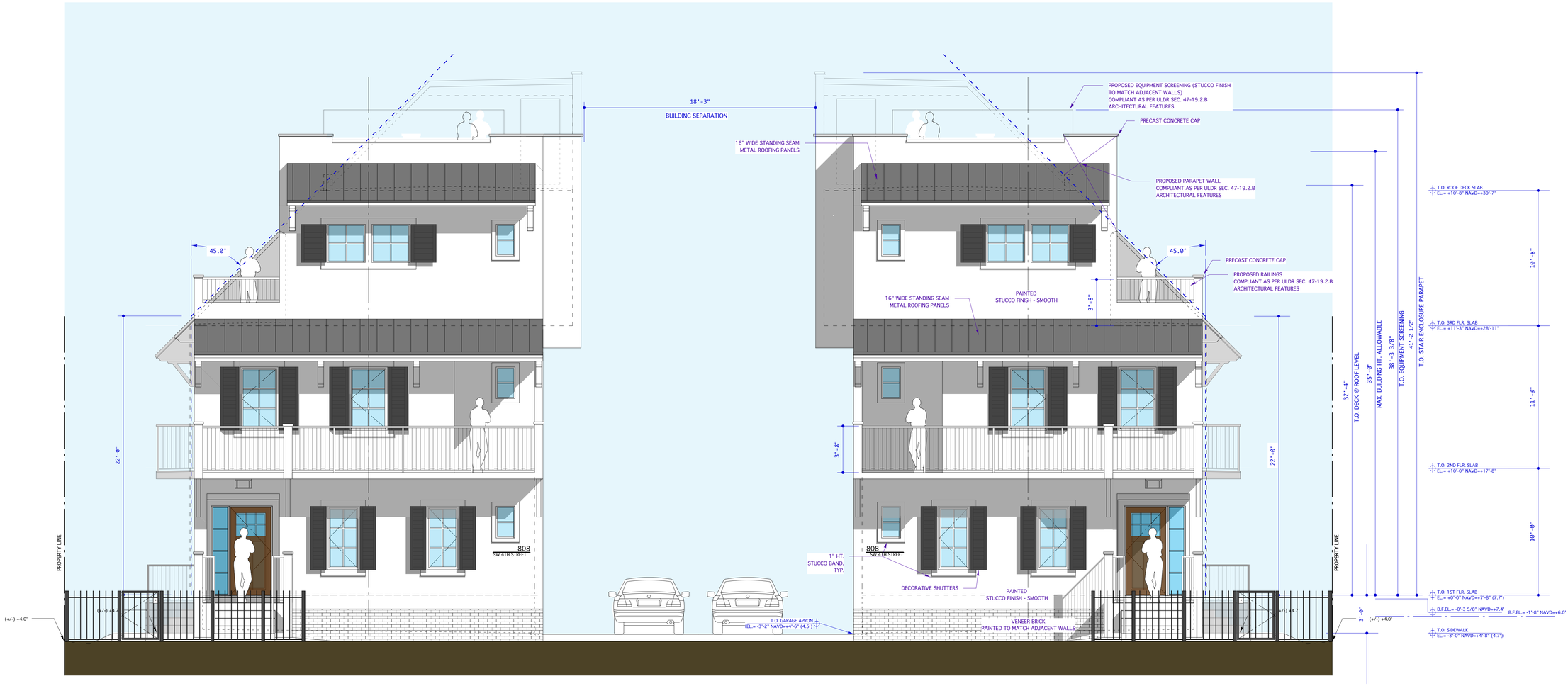
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FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Initial DRC Set
CITY OF FORT LAUDERDALE



1 BUILDING ELEVATIONS - FRONT - NORTH
SCALE: 1/4" = 1'-0"

16 8 4 2 1 0

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Comments:

DRC SUBMITTAL

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PROJECT: RESIDENCES AT TEQUESTA - 806 SW 4TH STREET, FORT LAUDERDALE, FL 33312

SHEET TITLE: BUILDINGS ELEVATIONS FRONT - NORTH

REVISIONS	
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Drawn by: AT

Scale: AS NOTED

Date: 08.18.2026

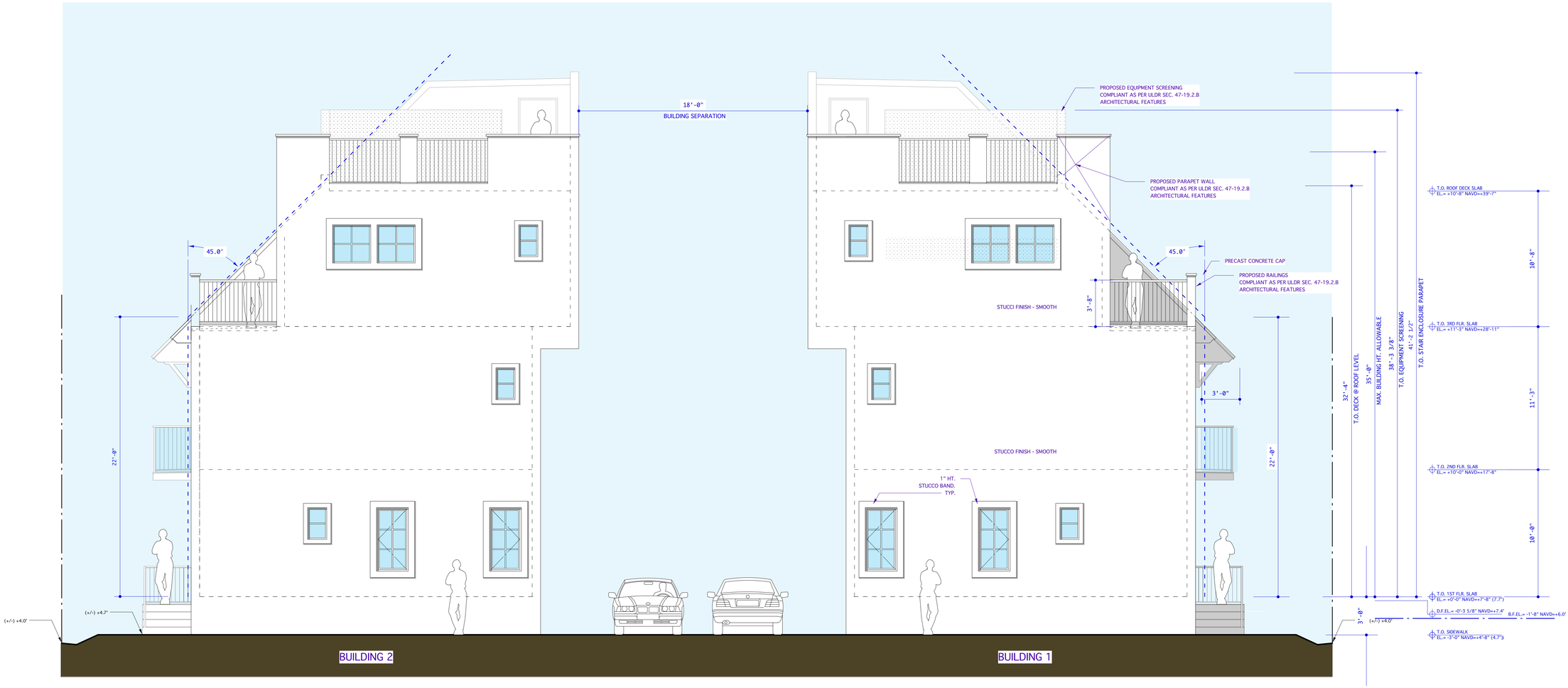
SHEET NO.
A-4.1

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STATE OF FLORIDA
ANTONINO TREU
AR0017510
REGISTERED ARCHITECT

DEVELOPMENT SERVICES DEPARTMENT
URBAN DESIGN AND PLANNING
REVIEWED
UDP-S26029 9/9/2026
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Initial DRC Set
CITY OF FORT LAUDERDALE



1 BUILDING ELEVATIONS - REAR - SOUTH
SCALE: 1/4" = 1'-0"
0 1 2 4 8 16

ANTONINO TREU
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1501 Coral Ridge Drive
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atreu@atadesign.com

Architect Licence #: AR 0017510

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Comments:

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PROJECT: RESIDENCES AT TEQUESTA - 806 SW 4TH STREET, FORT LAUDERDALE, FL 33312

SHEET TITLE:
BUILDING ELEVATIONS
REAR - SOUTH

REVISIONS

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Drawn by: AT

Scale: AS NOTED

Date: 08.18.2026

SHEET NO.
A-4.2

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STATE OF FLORIDA
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0 1 2 4 8 16

DEVELOPMENT SERVICES DEPARTMENT
URBAN DESIGN AND PLANNING
REVIEWED
UDP-S26029 9/9/2026
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Initial DRC Set
CITY OF FORT LAUDERDALE



1 BUILDING ELEVATIONS - SIDE - UNIT ENTRANCES - WEST
SCALE: 1/8" = 1'-0"

0 1 2 4 8 16

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Comments:

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PROJECT: RESIDENCES AT TEQUESTA - 806 SW 4TH STREET, FORT LAUDERDALE, FL 33312

SHEET TITLE:
BUILDING ELEVATIONS
SIDE - WEST

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Drawn by: AT

Scale: AS NOTED

Date: 08.18.2026

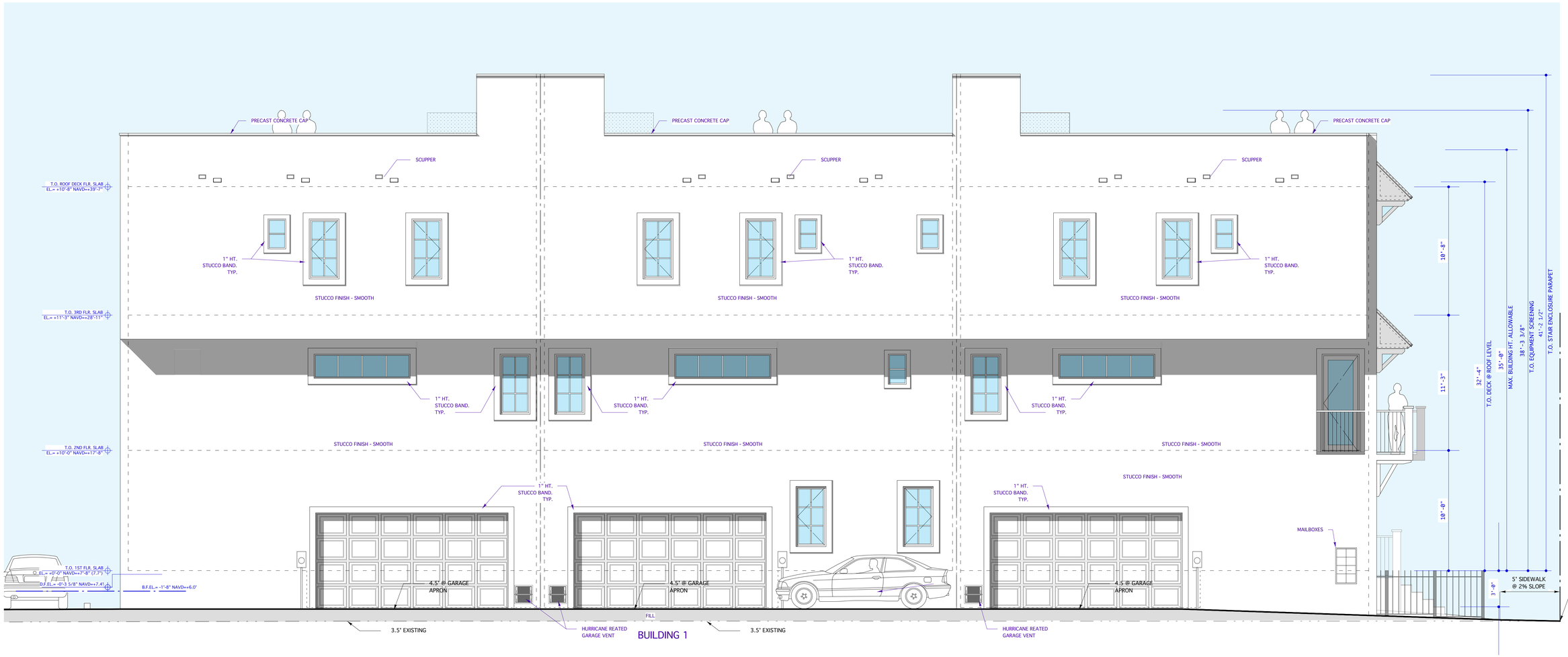
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A-4.3

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REVIEWED
UDP-S26029 9/9/2026
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Initial DRC Set
CITY OF FORT LAUDERDALE



1 BUILDING ELEVATIONS - SIDE - UNIT ENTRANCES - WEST
SCALE: 1/4" = 1'-0"

0 1 2 4 8 16

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Comments:

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PROJECT: RESIDENCES AT TEQUESTA - 806 SW 4TH STREET, FORT LAUDERDALE, FL 33312

SHEET TITLE: BUILDING ELEVATIONS
INTERIOR DRIVEWAY LOOKING WEST

REVISIONS	
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Scale: AS NOTED

Date: 08.18.2026

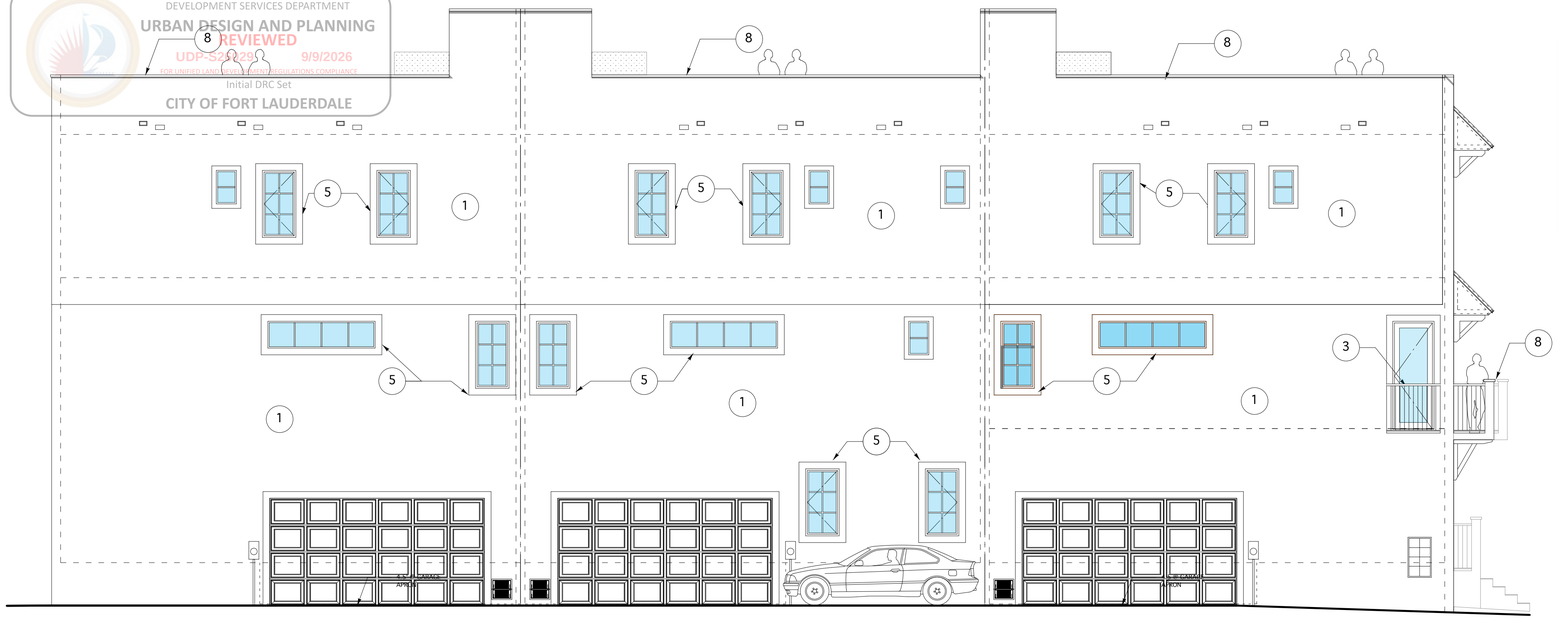
SHEET NO.
A-4.4

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Initial DRC Set
CITY OF FORT LAUDERDALE



1 BUILDING ELEVATIONS - SIDE - UNIT ENTRANCES - WEST
SCALE: 3/16" = 1'-0"

SW 7551 Greek Villa

1 HOUSE BODY
2 VENEER BRICK
8 PRECAST CAPS

SW 7069 Iron Ore

3 RAILINGS
4 DECORATIVE SHUTTERS

SW 7006 Extra White

5 RAISED STUCCO BAND

SW 7069 Iron Ore

7 METAL ROOFING "DARK BRONZE" BY GULFCOAST MANUF.

SW 7069 Iron Ore

8 FRONT FENCE & GATE



2 VENEER BRICK



4 DECORATIVE SHUTTERS



2 BUILDING ELEVATIONS - FRONT - NORTH
SCALE: 3/16" = 1'-0"



3 BUILDING ELEVATIONS - SIDE - UNIT ENTRANCES - WEST
SCALE: 3/16" = 1'-0"

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Comments:

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PROJECT: RESIDENCES AT TEQUESTA - 806 SW 4TH STREET, FORT LAUDERDALE, FL 33312

SHEET TITLE:

PROJECT INFORMATION
COLOR/MATERIAL SELECTION

REVISIONS	
1	
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Drawn by: AT

Scale: AS NOTED

Date: 08.18.2026

SHEET NO.

A-5.0

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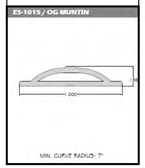
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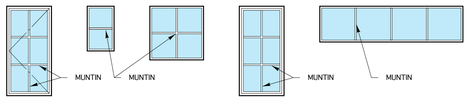
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REVIEWED
UDP-S26029 9/9/2026
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Initial DRC Set
CITY OF FORT LAUDERDALE

WINDOW SCHEDULE

TYPE	Window Size Jamb to Jamb W x H	Manufacturer Mod. #	R.O. - W x H TO BE V.I.F.	Description	Material	Finish	Remarks
FIRST FLOOR							
A	2'-6"x 5'-0"	N/A	31" x 61"	CASEMENT	1	1	ES-EL 5000 ELITE SERIES BY ES WINDOWS - EGRESS
B	1'-6"x 2'-6"	N/A	19" x 31"	FIXED	1	1	ES-EL 150 ELITE SERIES BY ES WINDOWS
C	3'-0"x 3'-0"	N/A	37" x 37"	FIXED	1	1	ES-EL 150 ELITE SERIES BY ES WINDOWS
D	2'-6"x 5'-0"	N/A	31" x 61"	FIXED	1	1	ES-EL 150 ELITE SERIES BY ES WINDOWS
E	8'-0"x 2'-0"	N/A	97" x 25"	FIXED	1	1	ES-EL 150 ELITE SERIES BY ES WINDOWS

TYPICAL WINDOW MUNTIN







WINDOW FRAMES: BRONZE FACTORY FINISH

Window Schedule Materials Key:
Material:
1. aluminum frame
Finish:
1. Factory finish: bronze
2. Color stain w/ clear water based polyurethane finish

Note:
1. ALL Rough openings of door and window dimensions to be verified by contractor prior to ordering the windows/

2. Windows Manufacturer: ES WINDOWS & DOORS ELITE SERIES - UNLESS OTHERWISE NOTED

3. IN ORDER TO BE USED IN THIS PROJECT ALL WINDOWS MUST HAVE MIAMI DADE & BROWARD COUNTY PRODUCT APPROVAL UNLESS NOTES

4. All windows to have IMPACT-RESISTANT DOUBLE-GLAZED CLEAR GLASS - LOW-E COATING AS PER ENERGY CALCULATION REQUIREMENTS

5. WINDOW FRAME: FACTORY BRONZE

EXTERIOR DOOR SCHEDULE

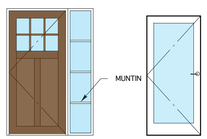
Type	Door Size W x H	Thickness	Finish	Threshold	Material	Frame	Remarks	Notes
A	3'-4"X7'-0"	5" FRAME	5	1	5	3	FD BY CRAFTSMAN "FIR GRAIN FINISH"	
	SIDELITES 1'-6"X7'-0"	2" FRAME	5		3	3	SIDELIGHT BY CRAFTSMAN "FIR GRAIN FINISH"	
B	3'-0"X6'-8"	4 1/2" FRAME	5	1	3	3	ES-46T FD SWING DOOR PRESTIGE SERIES	
C	5'-0"X8'-0"	4 3/8" FRAME	5	1	3	3	ES-SGD2020 - 2-TRACKS, 2 PANELS W/ SCREEN - PRESTIGE SERIES	X-X
D	8'-0"X6'-8"	4 3/8" FRAME	5	1	3	3	ES-SGD2020 - 2-TRACKS, 2 PANELS W/ SCREEN - PRESTIGE SERIES	X-X
E	16'-0"X8'-0"						GARAGE DOOR	

EXTERIOR FRENCH DOORS MANUFACTURER:
"ES DOORS - PRESTIGE LINE"
EXTERIOR SLIDING GLASS DOORS MANUFACTURER:
"ES DOORS -PRESTIGE LINE"
FINISH:
1. CLEAR, WATER BASED POLYURETHANE
2. STAIN. TBD
3. PAINT
4. FACTORY FINISH PRIMER. PAINT BY CONTRACTOR
5. FACTORY FINISH

THRESHOLD:
1. ALUMINUM
2. MARBLE
3 WOOD

MATERIAL:
1. WOOD OR MDF - SOLID CORE UNLESS OTHERWISE SPECIFIED
2. PAINTED WOOD INTERIOR WITH GLASS INFILL
3. ALUMINUM CLAD
4. METAL
5. FIBERGLASS

FRAME:
1. WOOD
2. ALUMINUM EXTERIOR CLAD, STAINED WOOD INTERIOR
3. ALUMINUM - FACTORY FINISH. COLOR: BRONZE
4. STEEL





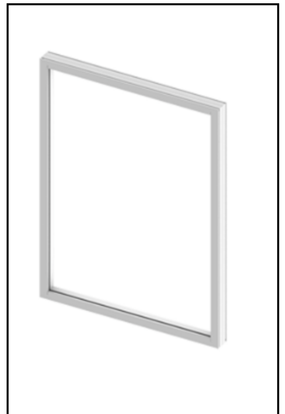
DOOR FRAMES: BRONZE FACTORY FINISH

TYPICAL DOOR MUNTIN

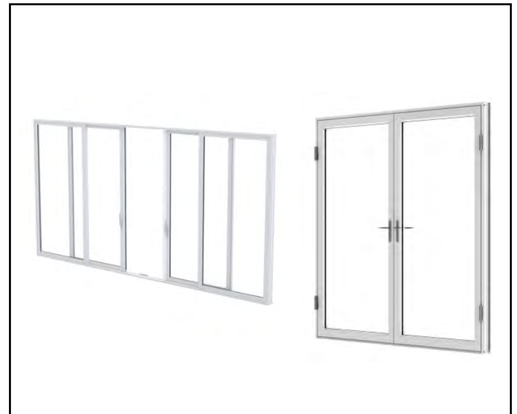




CASEMENT WINDOW



FIXED WINDOW



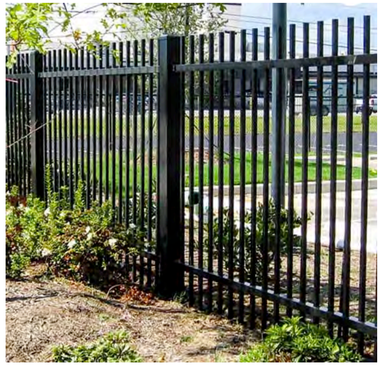
SLIDING GLASS DOOR ES-SGD2020 FRENCH DOOR ES-46T FD



DECORATIVE VINYL SHUTTERS



WOOD SHADOW BOX FENCE (AROUND PERIMETER)



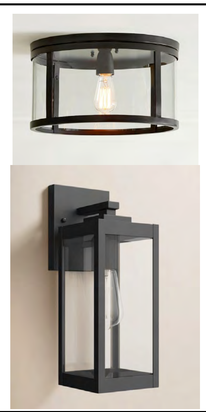
POWDER COATED PICKED FENCE (ALONG SW 4TH STREET)



VENEER BRICK - WATERTABLE - PAINTED (ALONG SW 4TH STREET)



STANDING SEAM METAL ROOF PANELS



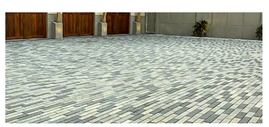
LIGHT FIXTURE @ FRONT DOORS



DRIVEWAY & PARKING
STYLE: PLANK PATTERN: COMBO - RUNNING BOND



DRIVEWAY ACCENT
STYLE: TUSCANY - PATTERN: GRID



PEDESTRIAN WALKWAY TO UNITS
STYLE: PLANK - PATTERN: COMBO - RUNNING BOND

PAVERS INSTALLED ON SAND - MANUFACTURER: TREMRON CONCRETE PAVERS
REFER TO SHEET L-2 PROVIDED BY LAND FORM DESIGN GROUP FOR ADDITIONAL DETAILS AND SPECIFICATIONS

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Comments:

DRC SUBMITTAL

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PROJECT: RESIDENCES AT TEQUESTA - 806 SW 4TH STREET, FORT LAUDERDALE, FL 33312

SHEET TITLE: PROJECT INFORMATION SCHEDULES, COLOR SELECTION

REVISIONS	
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Scale: AS NOTED

Date: 08.18.2026

SHEET NO.
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DEPARTMENT
AND PLANNING
REVIEWED
9/9/2020
FORT LAUDERDALE



1 400 SW 4TH STREET



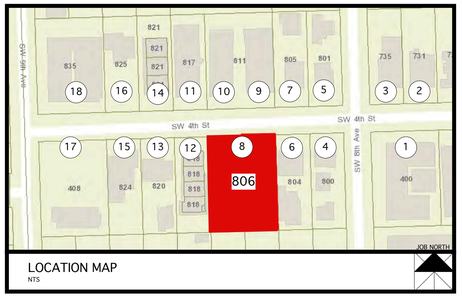
2 731 SW 4TH STREET



3 735 SW 4TH STREET



4 800 SW 4TH STREET



LOCATION MAP
NTS



5 801 SW 4TH STREET



6 804 SW 4TH STREET



7 805 SW 4TH STREET



8 806 SW 4TH STREET



9 811 SW 4TH STREET



10 815 SW 4TH STREET



11 817 SW 4TH STREET



12 818 SW 4TH STREET



13 820 SW 4TH STREET



14 821 SW 4TH STREET



15 824 SW 4TH STREET



16 825 SW 4TH STREET



17 828 SW 4TH STREET



18 835 SW 4TH STREET

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Comments:

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PROJECT: RESIDENCES AT TEQUESTA - 806 SW 4TH STREET, FORT LAUDERDALE, FL 33312

SHEET TITLE: NEIGHBORHOOD PHOTOS

REVISIONS

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Drawn by: AT

Scale: AS NOTED

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SHEET NO.
P-1

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STATE OF FLORIDA
ANTONINO TREU
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DEVELOPMENT SERVICES DEPARTMENT
URBAN DESIGN AND PLANNING
REVIEWED
UDP-S26029 9/9/2026
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Initial DRC Set
CITY OF FORT LAUDERDALE



NORTH-EAST VIEW - FRONT



NORTH VIEW - FRONT



NORTH-EAST VIEW - FRONT/SIDE



NORTH-WEST VIEW - FRONT/SIDE

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Architect Licence #: AR 0017510

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Comments:

DRC SUBMITTAL

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PROJECT: RESIDENCES AT TEQUESTA - 806 SW 4TH STREET, FORT LAUDERDALE, FL 33312

SHEET TITLE: RENDERINGS

REVISIONS

1	
2	
3	
4	
5	

Drawn by: AT

Scale: AS NOTED

Date: 08.18.2026

SHEET NO.
R-1

ANTONINO TREU, REGISTERED ARCHITECT IN THE STATE OF FLORIDA, LICENSE NO. AR 0017510. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANTONINO TREU ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Antonino Treu
Digitally signed by Antonino Treu
Date: 2026.08.19 13:08:34 -04'00'

STATE OF FLORIDA · ANTONINO TREU · AR0017510 · REGISTERED ARCHITECT

DEVELOPMENT SERVICES DEPARTMENT
URBAN DESIGN AND PLANNING
REVIEWED
UDP-S26029 9/9/2026
FOR UNIFIED LAND DEVELOPMENT REGULATIONS COMPLIANCE
Initial DRC Set
CITY OF FORT LAUDERDALE



NORTH-EAST HIGH VIEW - FRONT/SIDE



SOUTH-EAST HIGH VIEW - SIDE



SOUTH-EAST HIGH VIEW - SIDE/REAR



SOUTH-WEST VIEW - REAR

ANTONINO TREU
Architect
1501 Coral Ridge Drive
Fort Lauderdale, FL 33304
Tel.: 954.563.5472
Fax: 954.563.2571
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Architect Licence #: AR 0017510

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Comments:

DRC SUBMITTAL

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PROJECT: RESIDENCES AT TEQUESTA - 806 SW 4TH STREET, FORT LAUDERDALE, FL 33312

SHEET TITLE: RENDERINGS

REVISIONS	
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2	
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Drawn by: AT

Scale: AS NOTED

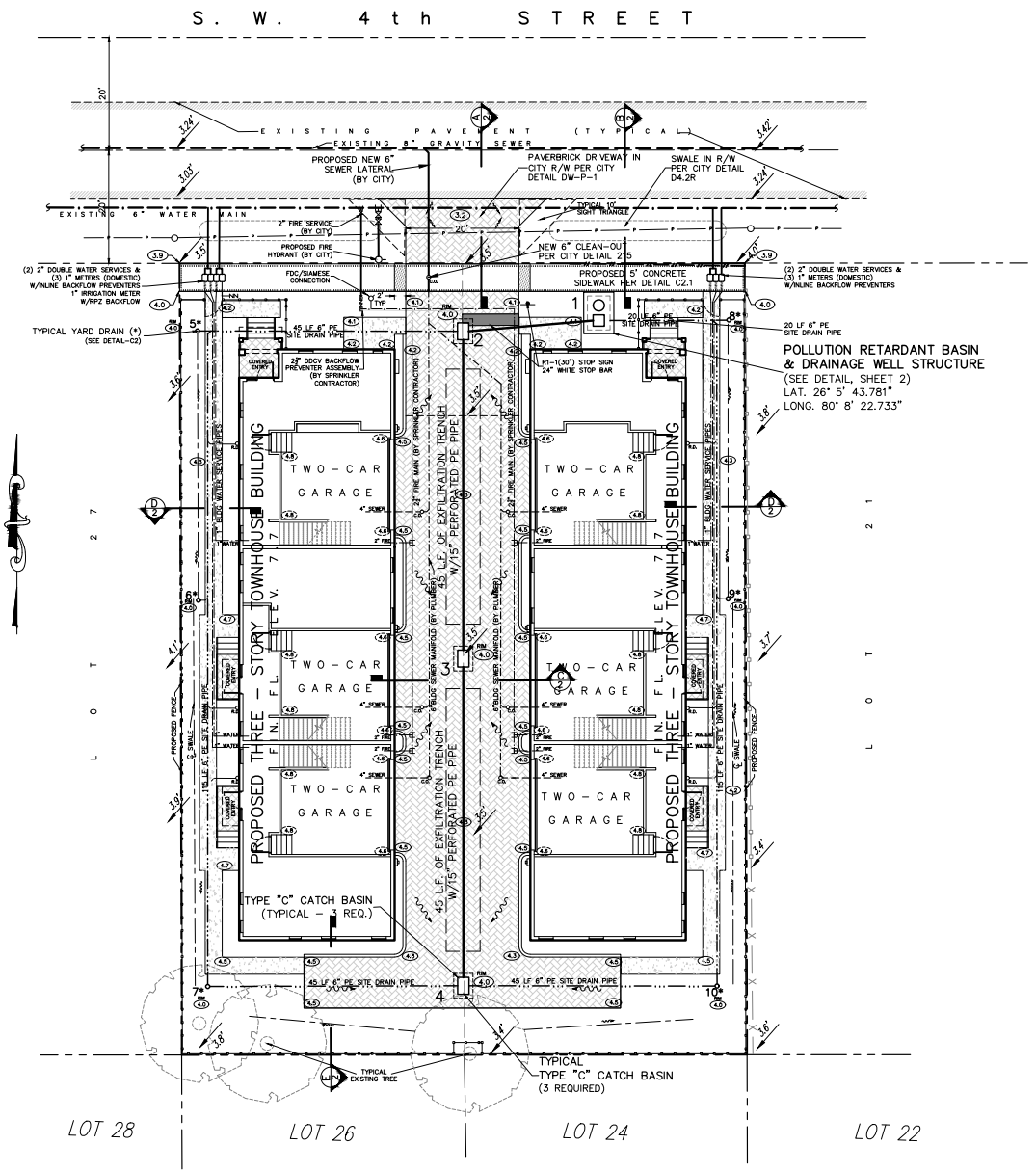
Date: 08.18.2026

SHEET NO.
R-2

ANTONINO TREU, REGISTERED ARCHITECT IN THE STATE OF FLORIDA, LICENSE NO. AR 0017510. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANTONINO TREU ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Antonino Treu
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Date: 2026.08.19 13:08:50 -04'00'

STATE OF FLORIDA · ANTONINO TREU · AR0017510 · REGISTERED ARCHITECT



P L A N SCALE: 1"=10'

NOTES:

1. THE ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM – NAVD 1988
2. PROPERTY LIES IN FLOOD ZONE AE 6 – FEMA JULY 31, 2024
3. BROWARD COUNTY FUTURE (2060) 100 YEAR ELEVATION – 7.0
4. THIS PLAN IS FOR PAVING AND DRAINAGE ELEVATIONS & DETAILS, AND UTILITIES LOCATIONS ONLY. FOR EXACT LAY-OUT, SEE SITE PLAN PREPARED BY ARCHITECT.
5. PER ORDINANCE NO. C-26-13 FOR PUBLIC SEWERS THE CITY IS RESPONSIBLE FOR CONSTRUCTING AND MAINTAINING THESE FACILITIES. THIS INCLUDES ALL SEWER PIPELINES AND APPURTENANCES WITHIN CITY OWNED PROPERTY, THE PUBLIC RIGHT-OF-WAY, OR WITHIN A PUBLIC UTILITY EASEMENT, UNLESS OTHERWISE TRANSFER THROUGH AN AGREEMENT. THE CITY IS RESPONSIBLE FOR CONSTRUCTING AND MAINTAINING THESE FACILITIES. WHERE A SERVICE LATERAL IN THE PUBLIC RIGHT-OF-WAY DOES NOT EXIST, THE CITY WILL CONSTRUCT THE SERVICE LATERAL, AND COST WILL BE PASSED TO THE OWNER AS A SERVICE CONNECTION FEE.

SITE DATA BREAKDOWN

SITE	13500 S.F. – 100%
BUILDING	5680 S.F. – 42%
DRIVEWAY	3065 S.F. – 23%
SIDEWALKS & PORCHS	1150 S.F. – 9%
PERVIOUS AREA	3605 S.F. – 26%

DRAINAGE CALCULATIONS: (Retain greater of)
1a. 1" of Site = 13500 SF x 1" = 1125 C.F. or
1b. 2-1/2" x Impervious Area = 9895 S.F. x 2-1/2" = 2061 C.F.
2. Drainfield Provided:
H_2 = 2.5' W = 6'
D_U = 1.5' K = 2 x 10^{-4} (CFS/SF^2- FT HEAD)
D_S = 1.5' L = 90'

a. Volume Stored in Trench
V(C.F.) = 0.5 x W x D_U x L= 0.5 x 6 x 1.5 x 90 = 405 C.F.

b. Volume Exfiltrated
V(C.F.) = 3600 K L [H_2W + $2H_2D_U$ - D_U^2 + $2H_2D_S$]
= 3600 (2x10)$^{-4}$ (90) [2.5(6)+2(2.5)1.5+1.5^2+2(2.5)1.5] = 1798 C.F.
Total = 2203 C.F.

CATCH BASIN TABLE

STRUCTURE NO.	STRUCTURE TYPE	RIM ELEVATION	INVERT ELEVATIONS N	S	E	W
1	WELL BOX 4'X6'	5.5	–	–	1.0	1.0
2	"C"	4.0	–	1.0	1.0	1.0
3	"C"	4.0	1.0	1.0	–	–
4	"C"	4.0	1.0	–	1.0	1.0
5*	12"ØDB	4.0	–	–	1.0	–
6*	12"ØDB	4.0	1.0		1.0	–
7*	12"ØDB	4.0	–	–	–	1.0
8*	12"ØDB	4.0	–	–	–	1.0
9*	12"ØDB	4.0	–	–	–	1.0
10*	12"ØDB	4.0	1.0	–	–	1.0

Ø – DENOTES DIAMETER
"C" – TYPE "C" CATCH BASIN
DB – DRAIN BASIN
MH – MANHOLE

ROBERT C smith
Digitally signed by ROBERT C smith
Date: 2026.08.24 12:23:12 -04'00'

This item has been digitally signed and sealed by Robert C Smith, P.E., on August 24, 2025. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ROBERT CLAYTON SMITH LICENSE No. 31177 STATE OF FLORIDA PROFESSIONAL ENGINEER

LEGAL DESCRIPTION:
LOTS 23 & 25, "BYRAN SUBDIVISION OF BLOCK 64", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LEGEND:

- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- EXISTING UTILITIES TO BE REMOVED
- 5.0 EXISTING ELEVATIONS
- (5.0) PROPOSED ELEVATIONS
- DIRECTION OF RUN-OFF
- EXISTING TEE
- PROPOSED TEE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- 1 DENOTES BACTERIOLOGICAL SAMPLING POINTS

WATER AND SEWER SERVICE CONNECTIONS
PAVING AND DRAINAGE
CONCEPTUAL PLAN

ANTONINO TREU ARCHITECT
FORT LAUDERDALE, FLORIDA

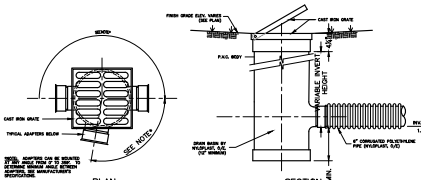
806 S.W. 4th STREET

JOHN B. SMITH ENGINEERS, INC.
1457 N.E. 4th AVENUE
FORT LAUDERDALE, FLORIDA 33304
PHONE: (954) 763-4177
CERTIFICATE OF AUTHORIZATION NO. 1688

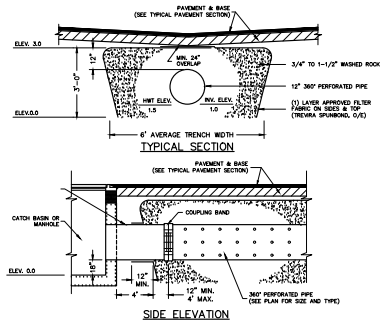
DESIGN	DRAWN	DATE	FILE
RCS	RCS	JULY, 2026	26-132

Approved By Robert Smith
Robert C. Smith, P.E.
Registered Engineer No. 31177 State of Florida

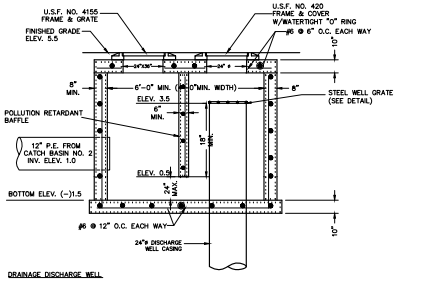
SHEET C 1 OF 4



TYPICAL DRAIN BASIN DETAILS



EXFILTRATION TRENCH DETAILS



DRAINAGE DISCHARGE WELL

1. DEPTH OF WELL SHALL BE DETERMINED BY WATER QUALITY AT THE DISCHARGE LEVEL. WATER QUALITY SHALL BE MIN. OF 3,000 P.P.M. CHLORIDE AND 10,000 P.P.M. TDS. APPROX. DEPTH 80-100 FEET. WELL CONTRACTOR SHALL SUBMIT WATER QUALITY ANALYSIS CERTIFYING THAT MINIMUM WATER QUALITY PARAMETERS ARE MET.
2. LENGTH OF UNCASED PORTION OF WELL SHALL BE SUFFICIENT TO ALLOW FOR A DISCHARGE FLOW OF A MINIMUM OF 100 G.P.M./FT-HEAD BASED ON A STARTING ELEVATION OF 3.5. WELL CONTRACTOR TO SUPPLY TESTING AND CERTIFICATION AS TO WELL'S CAPACITY.
3. WELL CASING SHALL BE STANDARD WEIGHT BLACK STEEL (ASTM) A53/A53M-99b, A 135-01, A252-98, A589-96
4. WELL CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE REGULATIONS IN THE CONSTRUCTION OF THE CLASS V WELL.
5. DRAINAGE WELL CAPACITY TEST SHALL BE WITNESSED BY THE CITY AND THE ENGINEER AND A CERTIFIED COPY SHALL BE SUPPLIED TO THE ENGINEER OF RECORD.

DRAINAGE WELL DETAILS

NOTES:

GENERAL

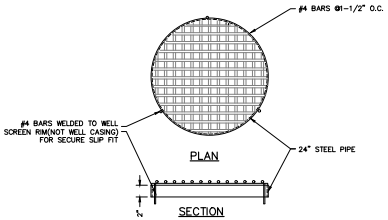
1- ALL CONSTRUCTION, MATERIALS AND INSPECTIONS SHALL COMPLY WITH CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF OAKLAND PARK, BROWARD COUNTY ENGINEERING DIVISION'S "MINIMUM STANDARDS", AND FLORIDA DEPARTMENT OF TRANSPORTATION, WHERE APPLICABLE.
2- LOCATION OF EXISTING UTILITIES ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL LOCATE AND EXPOSE PRIOR TO CONSTRUCTION ALL EXISTING UTILITIES TO BE CONNECTED TO AND BRING TO THE ATTENTION OF THE ENGINEER ANY DEVIATIONS FROM THAT AS SHOWN ON THE PLANS.
3- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL HOLD A PRECONSTRUCTION MEETING TO INCLUDE THE ENGINEER OF RECORD, CITY, AND ANY OTHER UTILITIES AND/OR AGENCIES INVOLVED.
4- ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
5- ALL UTILITIES AND DRAINAGE INSTALLATIONS UNDER PROPOSED PAVEMENT SHALL BE COMPLETED PRIOR TO COMMENCING PAVEMENT SUB-GRADE CONSTRUCTION.
6- THE CONTRACTOR IS REQUIRED TO HAVE INSPECTIONS MADE ON EACH OF THE FOLLOWING ITEMS BY THE ENGINEER AND CITY:
A) UTILITIES AND DRAINAGE
B) SUB-GRADE
C) ROCK BASE
D) PRIME COAT
E) ASPHALT
F) FINAL
CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 48 HOURS PRIOR TO REQUESTED INSPECTIONS.
7- SHOP DRAWINGS OF ALL MATERIALS TO BE USED SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. APPROVAL FROM ALL APPROPRIATE AGENCIES SHALL BE OBTAINED PRIOR TO INSTALLATION.
8- CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION PLANS ON THE JOB SITE AT ALL TIMES.

PAVING

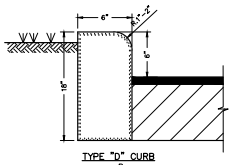
1- REMOVE MUCK, OVERBURDEN AND ROOT MATERIAL WITHIN 10 FEET OF ANY EDGE OF PAVEMENT OR BUILDING. BACKFILL TO REQUIRED SUB-GRADE WITH CLEAN, GRANULAR MATERIAL IN MAXIMUM 12 INCH LIFTS, COMPACTED TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO-T-180.
2- STABILIZED SUB-GRADE (MINIMUM L.B.R. 40) SHALL BE COMPACTED TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO-T-180.
3- LIMEROCK BASE SHALL MEET FLORIDA D.O.T. STANDARD SPECIFICATIONS, SECTION 911, AND INSTALLED PER SECTION 200. DENSITY TESTS SHALL BE TAKEN AT A MINIMUM OF EVERY 5,000 S.F. FOR EACH LIFT WITH COPIES TO THE ENGINEER FOR APPROVAL. LIMEROCK BASE TO BE PRIMED IN ACCORDANCE WITH SECTION 300. BASE SHALL HAVE A COMPACTED THICKNESS AS SPECIFIED ON THE PLAN BUT IN NO CASE LESS THAN 6 INCHES.
4- ASPHALTIC CONCRETE SURFACE COURSE SHALL BE TYPE S-III CONFORMING TO SECTION 331, FLORIDA D.O.T. STANDARD SPECIFICATIONS. THE MINIMUM COMPACTED THICKNESS TO BE AS NOTED ON PLANS.
5- FINISHED ROCK "AS-BUILT" GRADES BY A REGISTERED SURVEYOR SHALL BE SUBMITTED TO THE ENGINEER AND CITY FOR APPROVAL PRIOR TO PLACING ASPHALT.
6- PAVEMENT MARKINGS SHALL BE THERMOPLASTIC (T.P.) IN ACCORDANCE WITH FLORIDA D.O.T. SPECIFICATION SECTION 711. REFLECTIVE PAVEMENT MARKER (R.P.M.) SHALL BE IN ACCORDANCE WITH SECTION 706. BOTH PAVEMENT MARKINGS AND R.P.M. SHALL BE INSTALLED IN ACCORDANCE WITH THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AND BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS. ALL TRAFFIC SIGNS SHALL BE HIGH INTENSITY REFLECTIVE MATERIAL.

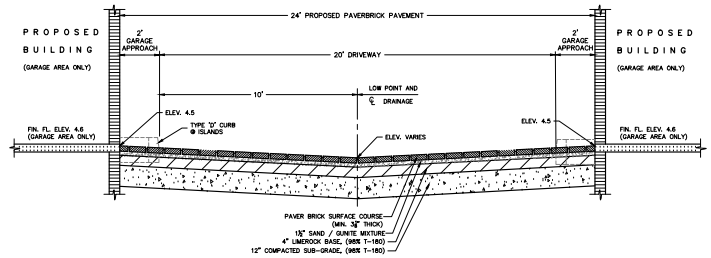
DRAINAGE

1- DRAINAGE PIPE SHALL BE ONE OF THE FOLLOWING:
A) CORRUGATED POLYETHYLENE PIPE (P.E.) FABRICATED TO ASTM 405 AND AASHTO-M294. PIPE SHALL BE ADS N-12, OR APPROVED EQUAL.
B) HELICAL CORRUGATED ALUMINUM (C.A.P.) FABRICATED TO ASTM B209 AND AASHTO-196. PIPE SHALL HAVE 2-2/3" X 1/2" CORRUGATIONS AND SHALL HAVE A MINIMUM THICKNESS OF:
1) 24" AND SMALLER - 16 GAUGE
2) OVER 24" - 14 GAUGE
PIPE COUPLING BANDS SHALL BE SPLIT BANDS OF THE SAME ALLOY AS THE PIPE. POLYURETHANE OR OTHER MANUFACTURED SUPPLIED SEALANT SHALL BE USED WITH THE COUPLINGS. THE BANDS SHALL BE A MINIMUM OF 12 INCHES WIDE.
C) REINFORCED CONCRETE PIPE (R.C.P.) SHALL BE CLASS III AND MEET THE REQUIREMENTS OF ASTM C-76. THE PIPE JOINT SHALL BE OF THE BELL-AND-SPIGOT TYPE.
2- PRECAST DRAINAGE MANHOLES AND CATCH BASINS SHALL MEET THE REQUIREMENTS OF ASTM C-478 WITH A CONCRETE MINIMUM COMPRESSIVE STRENGTH OF 4000 P.S.I. AT 28 DAYS. SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO MANUFACTURE.
3- ALL CONCRETE USED SHALL DEVELOP A MINIMUM OF 3000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.
4- CONTRACTOR SHALL PROVIDE THE ENGINEER "AS-BUILTS" OF THE PROJECT GIVING ALL HORIZONTAL DIMENSIONS AND VERTICAL INFORMATION BY A REGISTERED

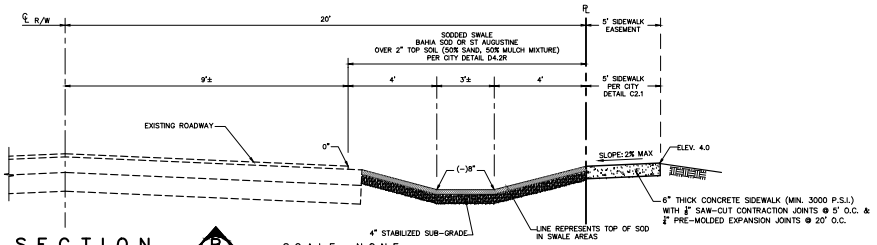


STEEL WELL GRATE DETAIL

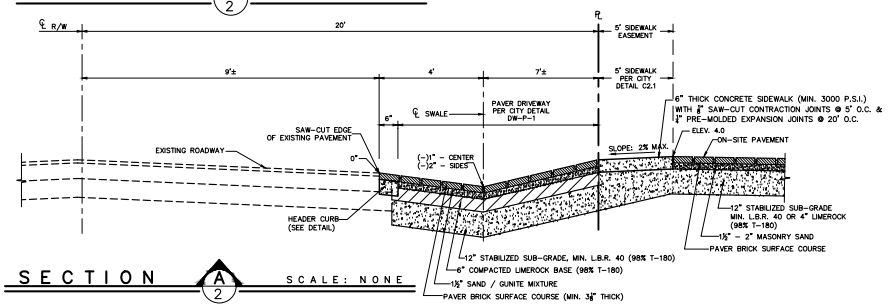




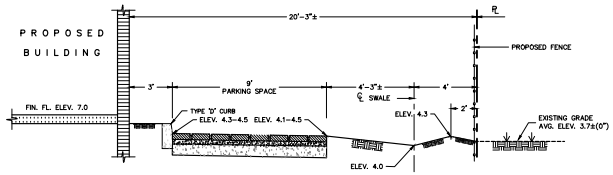
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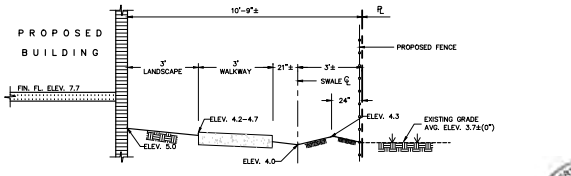
SECTION B 2 SCALE: NONE



SECTION A 2 SCALE: NONE



SECTION E 2 SCALE: NONE



SECTION D 2 SCALE: NONE

PAVING AND DRAINAGE DETAILS

ANTONINO TREU ARCHITECT
FORT LAUDERDALE, FLORIDA
806 S.W. 4th STREET

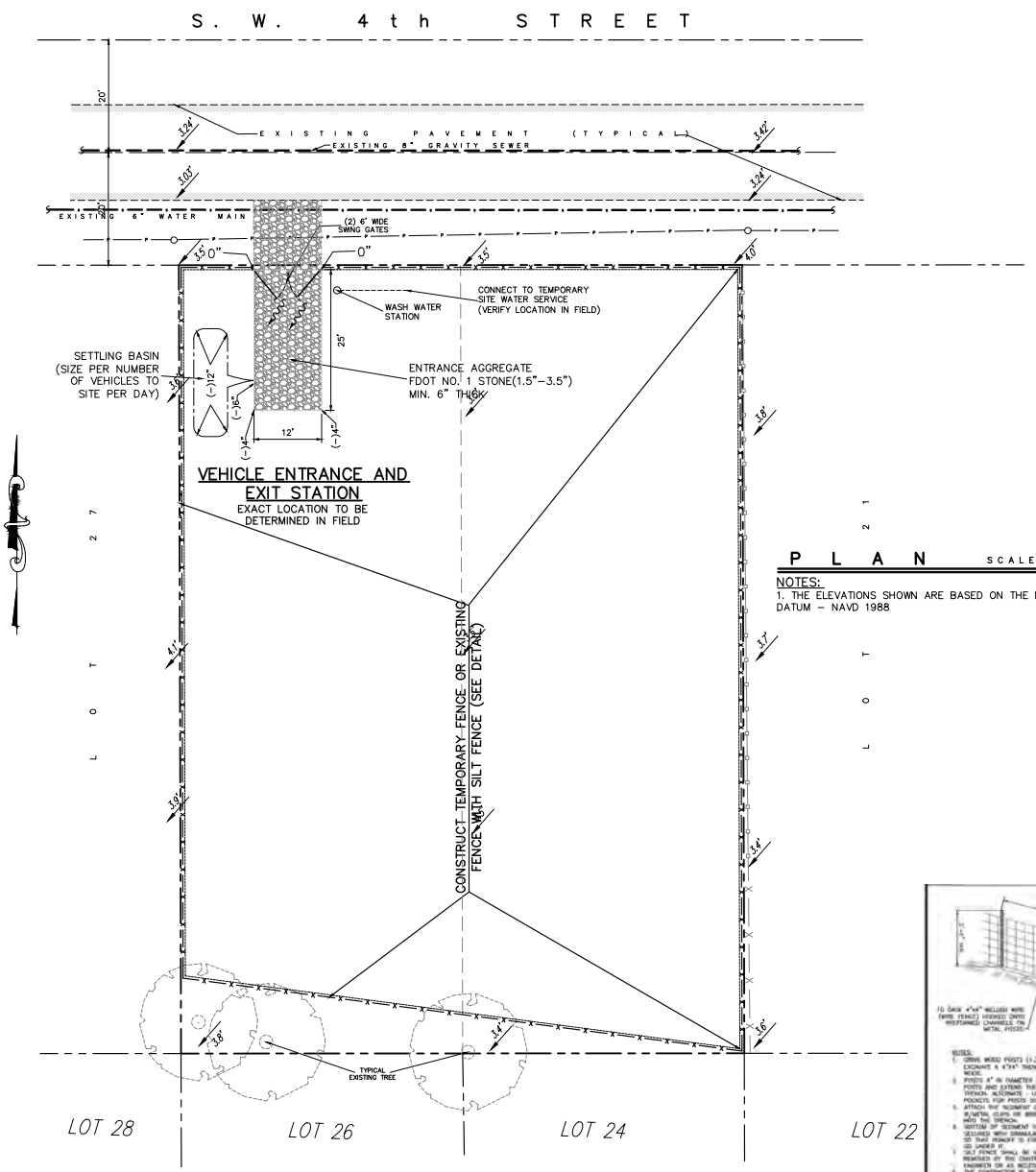
JOHN B. SMITH ENGINEERS, INC.
1457 N.E. 4th AVENUE
FORT LAUDERDALE, FLORIDA 33304
PHONE: (954) 763-4177
CERTIFICATE OF AUTHORIZATION NO. 1688

DESIGN	DRAWN	DATE	FILE
RCS	RCS	JULY, 2026	26-132

SHEET C2 OF 4

Approved By _____
Robert C. Smith, P.E.
Registered Engineer No. 31177 State of Florida

ROBERT CLAYTON SMITH LICENSE NO. 31177 STATE OF FLORIDA PROFESSIONAL ENGINEER



P L A N SCALE: 1"=10'

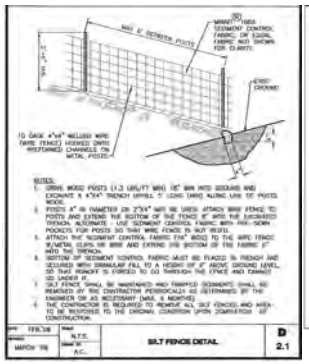
NOTES:
1. THE ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM - NAVD 1988

CITY POLLUTION PREVENTION NOTES

a) Contractor shall adhere to of the National Pollution Discharge Elimination System (NPDES) requirements. The contractor shall institute Best Management Practices (BMPs) to ensure compliance with the NPDES program and to minimize the impact to public stormwater facilities. A Notice of Intent (NOI) shall be filed prior to start construction activities.
b) Prior to demolition activities, contractor shall install pollution prevention control devices (i.e., silt barriers, sediment basins, turbidity barriers around stormwater outfalls on the waterside of lakes, ponds, canals, or waterways, silt screens, etc. according to the approved SWPPP and as recommended by the Florida Department of Environmental Protection (DEP) latest guidelines and permitting requirements.
c) Prior to demolition activities, a silt fence in accordance with the approved SWPPP details and latest DEP standards shall be erected around the site property lines. All public inlets surrounding the site shall be protected by the installation of filter fabric into the frame and grate or other approved BMPs to protect against storm runoff.
d) Pollution control installations, as approved and shown in the SWPPP, shall be maintained throughout demolition and construction periods until the project has been completed and approved by City engineering inspector or project engineer.
e) Contractor shall inspect the pollution control devices daily for signs of malfunction, failure, or needed repairs, and shall make remedial actions immediately upon discovery.
f) Existing stormwater inlets, catch basins, or manholes, onsite and offsite, shall be protected from sediment storm runoff from the proposed demolitions and construction activities.
g) Contractor shall immediately remove all mud, dirt, or other materials tracked or spilled onto existing roads and facilities due to demolition or construction activities from the proposed development.
h) In order to minimize the amount of sediments, mud, and dust transported onto public roadways by the construction vehicles or runoff, the contractor shall install stabilized temporary construction entrance(s) from the construction site as recommended by FDEP. Each temporal construction entrance is a stabilized 6 inch thick layer of 2 to 3 inch Course Aggregate Stone, 12" minimum width, and length to accommodate a minimum of one trucking vehicle.
i. The entrance shall be maintained periodically as conditions demand in a condition that will prevent tracking or flowing of sediments onto public rights-of-way. Sediment shall be trapped in cleanout areas and properly handled as onsite debris per applicable state regulations.
ii. When necessary, vehicle wheels shall be cleaned prior to entrance onto public right-of-way.
iii. All materials spilled, dropped, washed or tracked from vehicles onto roadways or into public storm drains must be removed by the contractor immediately.
iv. Trucks shall not 'cut corners' where the construction exit meets the roadways.
v. Sweeping of public roadways shall be done periodically as condition demand.
i) Dust generated from construction shall be minimized by daily watering of the site.
j] Contractor shall provide an erosion and sedimentation control inspector to inspect all points of discharge into nearby waterbodies to record the condition of discharge points, integrity of silt fence and pollution control devices, dust control measures, vehicular traffic and construction material storage and disposal. Written record of all inspections shall be stored by the contractor during demolition and construction periods and shall be submitted to City inspectors upon request.
The inspection report shall include at a minimum the following information:
i. Name of inspector and his/her qualifications in erosion and sedimentation control
ii. Date of the inspection
iii. Rainfall rate
iv. Observations about the SWPP
v. Actions taken by contractor for all incidents of noncompliance with permit(s)
vi. Certification that the facility is in compliance with the SWPP and permit(s)

LEGEND:

- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- EXISTING UTILITIES TO BE REMOVED
- 5.8 EXISTING ELEVATIONS
- (5.2) PROPOSED ELEVATIONS
- DIRECTION OF RUN-OFF
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- PROPOSED TEE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- 1 DENOTES BACTERIOLOGICAL SAMPLING POINTS





ROBERT CLAYTON SMITH LICENSE No. 31177 STATE OF FLORIDA PROFESSIONAL ENGINEER

EROSION CONTROL PLAN

ANTONINO TREU ARCHITECT
FORT LAUDERDALE, FLORIDA

806 S.W. 4th STREET

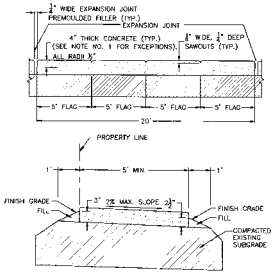
JOHN B. SMITH ENGINEERS, INC.
1457 N.E. 4th AVENUE
FORT LAUDERDALE, FLORIDA 33304
PHONE: (954) 763-4177
CERTIFICATE OF AUTHORIZATION NO. 1688

DESIGN	DRAWN	DATE	FILE
RCS	RCS	JULY, 2026	26-132

Approved By _____
Robert C. Smith, P.E.
Registered Engineer No. 31177 State of Florida

SHEET C3 OF 4

CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER



NOTES:
1. A MINIMUM OF 6" THICK SIDEWALK IS REQUIRED AT SIDEWALKS THROUGH DRIVEWAYS AND ON ALL COMMERCIAL SIDEWALK APPLICATIONS.
2. CONCRETE STRENGTH SHALL BE 3000 P.S.I.
3. THE USE OF REINFORCEMENT WILL NOT BE PERMITTED.
4. SIDEWALK SLOPES SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).

DATE: JAN '82	SCALE: N.T.S.	SIDEWALK CONSTRUCTION	C
REVISED: MARCH '09	DRAWN BY:		2.1

CONSTRUCTION NOTES:

1. SWALE SHALL EXTEND ENTIRE LENGTH OF PROPERTY FRONT PROPERTY LINE TO PROPERTY LINE.
2. ALL MATERIALS, WORKMANSHIP, AND RESTORATION OF FEATURES IN THE RIGHT-OF-WAY SHALL BE TO THE SATISFACTION OF THE CITY ENGINEER. MATERIAL CERTIFICATIONS, GRAPHICS, SHOP DRAWINGS, DENSITY TESTS MAY BE REQUIRED BY THE CITY INSPECTOR FOR VERIFICATION & APPROVAL.
3. ENGINEERING GROUND SWALE INSPECTION SHALL BE PERFORMED, INSPECTED AND PASSED PRIOR TO PLACEMENT OF CONCRETE OR ANY LANDSCAPING ON TREE INSTALLATION.
4. FINAL SWALE DEPTHS SHALL MEET THE FOLLOWING AFTER INSTALLATION OF ANY SOD OR PAVING, INCLUDING HEADER CURBS IF APPLICABLE.
   LEVELING ARE MEASURED FROM EXISTING EDGE OF PAVEMENT (E.O.P.)
   A. 40' ROW SECTION = 6" MINIMUM DEPTH ON NON PAVED & LANDSCAPED OR SODDED AREAS
   B. 50' ROW SECTION = 12" MINIMUM DEPTH TO NON PAVED & LANDSCAPED OR SODDED AREAS
   C. SEE CITY STANDARD DRAWING DETAIL SHEETS FOR SWALE DEPTH IN DRIVEWAY AREAS
5. MINIMUM CLEAR ZONE SHALL BE PROVIDED FROM EDGE OF PAVEMENT
   A. 5' MINIMUM CLEAR ZONE FOR PLANTINGS OR SWALE EXCAVATION SHALL NOT EXCEED 3/1 IN FULL CROWN SECTION
   B. 6' MINIMUM CLEAR ZONE FOR TREES UNLESS MANHOLE REQUIRED ON PLANS
6. CENTER BOTTOM OF SWALE BETWEEN EDGE OF PAVEMENT AND ROW RIGHT OF WAY LINE IF NO SIDEWALK EXISTS (TYPICAL S/W MANNER REQUIRED BY CITY ENGINEER).
7. SIDEWALKS SHALL BE CONCRETE, CONFORM TO CITY ENGINEERING INTO DETAIL C1.3S AND BE CONSTRUCTED TO MEET ALL DIMENSIONS & SLOPE REQUIREMENTS.
8. SWALE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ADDITIONAL EROSION CONTROL MEASURES AFTER SITE THROUGH INSPECTION MAY BE REQUIRED.

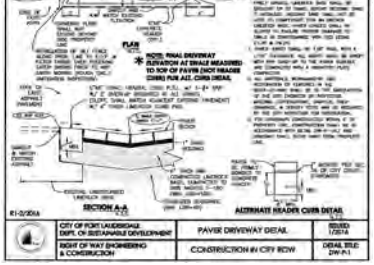


SPECIAL NOTE:

* IF RIGHT OF WAY SECTION REQUIRED TO BE A MINIMUM OF 25' FROM CENTER LINE OF ROADWAY, WHEN MINIMUM RIGHT OF WAY SECTION IS LESS THAN 25' ABUTTING PROPERTY, AN ADDITIONAL 5' RIGHT OF WAY EASEMENT IS REQUIRED. THIS EASEMENT SHALL BE RECORDED AT BROWARD COUNTY RECORDS, PRIOR TO CLOSE OUT OF PERMIT. INSTRUCTIONS AND CITY STANDARD EASEMENT DOCUMENTS CAN BE LOCATED AT: http://www.fortlauderdale.gov/Home/AllServices/Item/1569

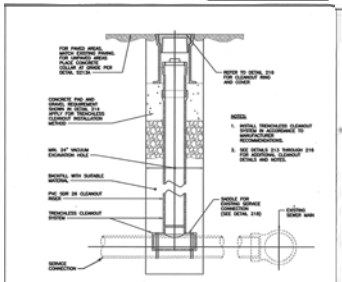
R1-2/2016

CITY OF FORT LAUDERDALE DEPT. OF SUSTAINABLE DEVELOPMENT	TYPICAL SWALE CROSS SECTION	REVISED 2/2016
RIGHT OF WAY ENGINEERING & CONSTRUCTION	CONSTRUCTION IN CITY ROW	DETAIL TITLE 04.2R

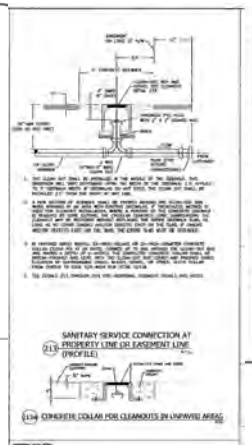


GENERAL NOTES:

CITY OF FORT LAUDERDALE DEPT. OF SUSTAINABLE DEVELOPMENT	PAVER DRIVEWAY DETAIL	REVISED 1/2016
RIGHT OF WAY ENGINEERING & CONSTRUCTION	CONSTRUCTION IN CITY ROW	DETAIL TITLE DW-P.1

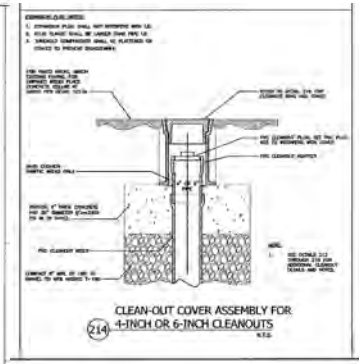


215 TRENCHLESS CLEANOUT SYSTEM FOR INSTALLATION ON 4-INCH AND 6-INCH SANITARY SERVICE CONNECTIONS
N.T.S.

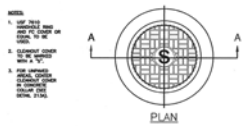


213 SANITARY SERVICE CONNECTION AT PROPERTY LINE OR EASEMENT LINE (PROFILE)
N.T.S.

114 CONCRETE COLLAR FOR CLEANOUTS IN UNPAVED AREAS



214 CLEAN-OUT COVER ASSEMBLY FOR 4-INCH OR 6-INCH CLEANOUTS
N.T.S.



PLAN

216 CLEANOUT RING AND COVER
N.T.S.

CITY OF FORT LAUDERDALE
STANDARD DETAILS

FORT LAUDERDALE, FLORIDA
806 S.W. 4th STREET

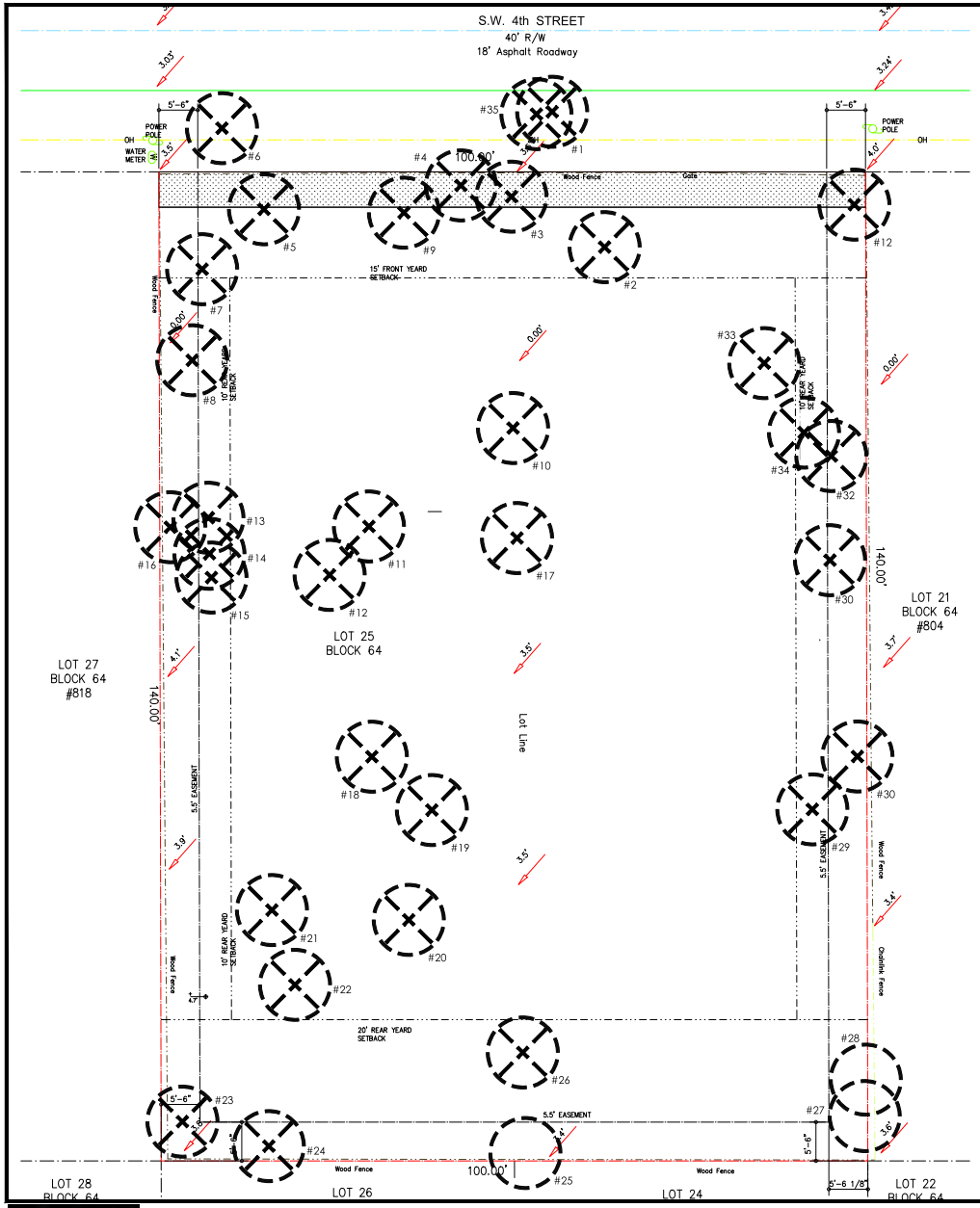
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DESIGN	DRAWN	DATE	FILE
R.C.S.	RCS	JUNE, 2021	21-121

Approved By _____
Robert C. Smith, P.E.
Registered Engineer No. 31177 State of Florida

SHEET C4 OF 4

ROBERT CLAYTON SMITH LICENSE No. 31177 STATE OF FLORIDA PROFESSIONAL ENGINEER



806 SW 4th Street - Tree Inventory

*Source: 806 SW 4th Street Arborist Report dated May 29, 2024 - ** denotes Native Species*

Tree No.	Common Name	Botanical Name	Overall Height (ft)	Clear Trunk / Grey Wood (ft)	Spread (ft)	Caliper (in)	Observations	Condition	Disposition	Replacement Required (caliper in)	Mitigation Cost
1	Black Olive	Bucida buceras	20		15	8	Poor branch attachment at trunk	40%	Remove	2	$500
2	Live Oak	Quercus virginiana **	45		30	54	Co-dominant trunks, dieback in crown	03%	Remove	34	$8,500
3	Sabal Palm	Sabal palmetto **		6		12		50%	Remove		$450
4	Queen Palm	Syagrus romanzoffiana		8		6		25%	Remove		$200
5	Areca Palm (multi-trunk)	Dypsis lutescens	12				Multi-trunk	25%	Remove		$450
6	Camphwood Tree	Cupaniopsis anacardioides				6	Volunteer, invasive	0% value	Remove		$0
7	Live Oak	Quercus virginiana **				8	Poor branch attachment and limb structure, volunteer	25%	Remove	2	$500
8	Ginger Tree	Costus sebastianus **	15	5		5	Volunteer	25%	Remove	1	$250
9	Red Maple Tree	Acer rubrum **	15	8		8	Volunteer	25%	Remove	2	$500
10	Royal Palm	Roystonea regia	22	18		10	Volunteer	50%	Remove		$450
11	Indian Laurel Ficus	Ficus microcarpa	35	25		72	Very poor trunk structure, branch structure has few wires, not trunk/ volunteer	3*%	Remove	*4	$3,520
12	Indian Laurel Ficus	Ficus microcarpa	30	15		36	Very poor trunk and branch structure, volunteer	3*%	Remove	7	$1,750
13	Christmas Palm	Adonidia merrillii	20	15		5		Poor	Remove		$375
14	Christmas Palm	Adonidia merrillii	20	15		5		Poor	Remove		$375
15	Christmas Palm	Adonidia merrillii	20	15		5		Poor	Remove		$375
16	Christmas Palm	Adonidia merrillii	20	15		5		Poor	Remove		$375
17	Sabal Palm	Sabal palmetto **	22	18		10		25%	Remove		$450
18	Royal Palm	Roystonea regia	15	7		8	Trunk of grey wood, volunteer	Poor	Remove		$175
19	Sabal Palm	Sabal palmetto **	24	20		14		Fair	Remove		$600
20	Schefflera Tree	Heptapleurum arboricola	25	10		24		Zero value	Remove		$0
21	Sabal Palm	Sabal palmetto **	25	20		10		Fair	Remove		$500
22	Sabal Palm	Sabal palmetto **	25	20		10		Fair	Remove		$500
23	Avocado Tree	Persea americana	20	10		12	Cut 5 ft. above grade years ago, volunteer, branches are sucker growth	0%	Remove		$0
24	Avocado Tree	Persea americana	15	10		12	Volunteer, no real branch structure, growing sideways.	0%	Remove		$0
25	Indian Laurel Ficus	Ficus microcarpa	30	20		50	Trunk consists mostly of vines, very poor branch structure.	3*%	Remain	9	
26	Sabal Palm	Sabal palmetto **	22	18		12		Fair	Remove		$450
27	Sabal Palm	Sabal palmetto **	26	20		12		Fair	Remain		
28	Sabal Palm	Sabal palmetto **	26	20		12		Fair	Remain		
29	Coconut Palm	Cocos nucifera	25	20		16	Curved trunk, volunteer tree.	Fair	Remove		$500
30	Areca Palm (multi-trunk)	Dypsis lutescens	14				Multi-trunk	Poor	Remove		$450
31	Sabal Palm	Sabal palmetto **	24	20			Volunteer	Poor	Remove		$500
32	Sabal Palm	Sabal palmetto **	24	20			Volunteer	Poor	Remove		$500
33	Live Oak	Quercus virginiana **	30	20		32	Trunk decay and termites, asymmetrical crown, one large limb loss	50%	Remove	*6	$4,000
34	Live Oak	Quercus virginiana **	35	15		24	Open trunk cavities, dieback in crown	40%	Remove	*1	$2,750
35	Gumbo Limbo	Bursera simaruba **	35	10		20	Next to powerlines, very vertical with few scaffold branches.	50%	Remove	*0	$2,500
36	Foxtail Palm	Wodyetia bifurcata	25	15		10	Grown into Black Olive, volunteer	50%	Remove		$375

TREE DISPOSITION SYMBOL

#26 REMOVE

#26 REMAIN

b.Activity within tree and palm protection zones enclosed by protection barricades are limited as follows:

i.No placement or storage of oil, fill, equipment, building materials, building debris, or any other construction materials is allowed in the enclosure.

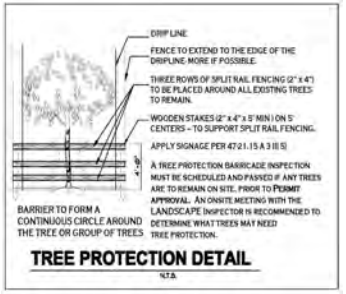
ii.No disposal of any waste materials including but not limited to paint, oil, solvents, asphalt, concrete, mortar, or any other chemical materials is allowed in the enclosure.

iii.The natural grade of the area that existed prior to its enclosure by the protection barricades is required to be maintained in its original, pre-enclosure state.

iv.Grading activity within the tree and palm protection zone is limited to hand digging and hand grading activities. All areas surrounding and abutting the tree and palm protection zone are required to be graded in a manner that provides for the smooth transition of grade from the abutting area outside of the tree protection zone to the nature grade within the tree protection zone.

v.Best effort will be made to place underground lines, including, but not limited to, irrigation, plumbing, electrical, infrastructure, or telecommunication lines, outside the areas enclosed by protective barriers. If such placement is not possible, techniques such as tunneling, hand digging, excavation with an air spade, or other options determined acceptable by the Department shall be used to limit soil disturbance and avoid root damage.

vi.No vehicles or equipment are permitted within the tree and palm protection zones.



Michael M. Jarvis
Digitally signed by Michael M Jarvis
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LAND FORM DESIGN GROUP, INC.
1729 SW 13th COURT
FORT LAUDERDALE, FL 33312
954-461-6191 PHONE
EMAIL : malcolm@landform-design.com

LANDSCAPE PLANS FOR:

806 SW 4th Street

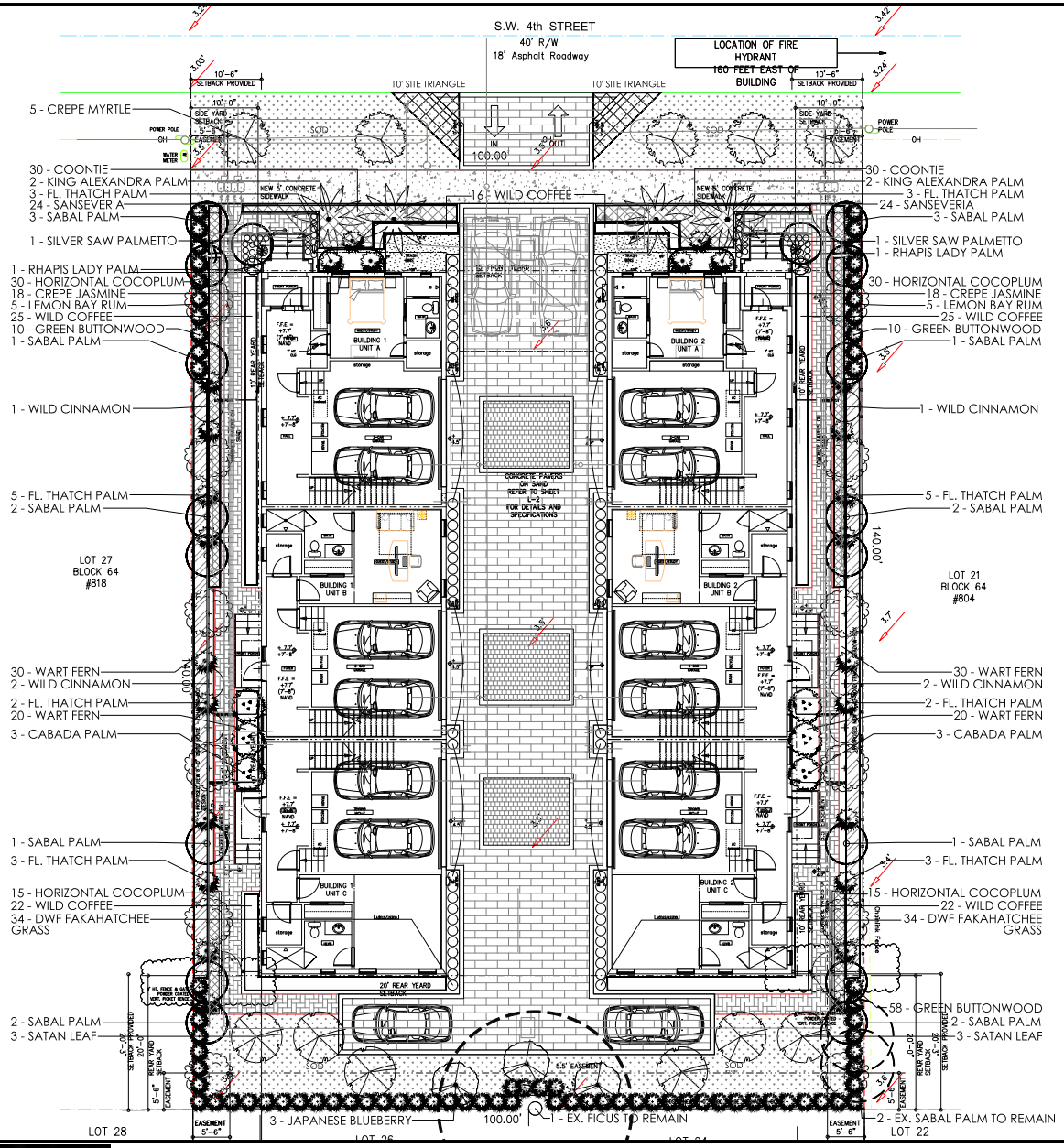
FT. LAUDERDALE, FLORIDA

TREE DISPOSITION PLAN

SCALE:: 1/8" = 1'-0"

L-1

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PLANT LEGEND — ** - denotes native — August 1, 2025

TREES

QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NOTES	HYDROZONE	MITIGATION
5	*Lagerstroemia indica*	Crepe Myrtle	45gal, 12' ht x 5' spr., 2.5" cal., Std	Street Tree, White Flower	HZ-1	
10	*Pimenta racemosa var. citrifolia*	Lemon Bay Rum	65gal, 14' ht x 5' spr., 3" cal., Std.		HZ-2	30"
6	*Canella winterana* **	Wild Cinnamon	25gal, 8' ht x 4' spr., 1.5" cal., Bush		HZ-1	9"
6	*Chrysophyllum oliviforme* **	Satinleaf	45 gal., 12' ht x 5' spr., 2.5" cal., Std	2 REQ. NET LOT TREES	HZ-1	10"
3	*Elaeocarpus decipiens*	Japanese Blueberry	45 gal., 12' ht x 5' spr., 2.5" cal., Std.		HZ-2	7.5"

PALMS

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	HYDROZONE	
4	*Archontophoenix alexandrae*	King Alexandra Palm	14' ea ht, 8' ct ht, Dbl trunk	Matched Specimens	HZ-1	4 PALMS
26	*Thrinax radiata* **	Florida Thatch Palm	45 gal, 3' ct ht, Dbl trank		HZ-1	
18	*Sabal palmetto* **	Sabal Palm	9 @ 12' ct ht, 8 @ 16' ct ht	Sticks, Straight trunks	HZ-1	18 PALMS
2	*Serenoa repens* **	Silver Saw Palmetto	15gal		HZ-1	
2	*Rhapis excelsa*	Rhapis Lady Palm	25gal, 4' ht, Bush		HZ-2	
6	*Dypsis cabadae*	Cabada Palm	45gal, 8' ca ht		HZ-2	

SHRUBS / GROUNDCOVERS

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	NOTES	HYDROZONE
48	*Sansevieria trifasciata var. laurenti*	Variegated Snake Plant	18" x 18", 24" o.c.		HZ-1
68	*Tripsacum floridanum* **	Dwf. Fakahatchee Grass	24" x 24", 24" o.c.		HZ-1
84	*Zamia integrifolia* **	Coontie	18" x 18", 24" o.c		HZ-1
90	*Chrysobalanus icaco 'Horizontal'* **	Horizontal Cocoplum	18" x 18", 24" o.c.		HZ-2
36	*Tabernaemontana divaricata*	Crape Jasmine	30" x 30", 30" o.c.		HZ-2
104	*Psychotria nervosa* **	Wild Coffee	36" x 36", 36" o.c.		HZ-2
105	*Conocarpus erectus* **	Green Buttonwood	36" x 36", 30" o.c.		HZ-1
100	*Microsorum scolopendria*	Wart Fern	8" x 8", 12" o.c		HZ-2

SOD

QUANTITY	BOTANICAL NAME	COMMON NAME	NOTES	HYDROZONE
896 SF	*Stenotaphrum secundatum*	St. Augustine Sod	R.O.W. SWALE	HZ-T
775 SF	*Stenotaphrum secundatum*	St. Augustine Sod		HZ-T

LANDSCAPE CODE COMPLIANCE CHART

806 SW 4TH STREET, FORT LAUDERDALE, FL 33312 - RML-25

ITEM	BASIS / AREA	REQUIRED	PROVIDED
NET LOT / OPEN-SPACE BASIS AREA	3,278 SF		8,142
VEHICULAR USE AREA (VUA)	3,064 SF		3,064
STREET FRONTAGE	103 LF		100
LANDSCAPE AREA PROVIDED	2,114 SF	1,147	2,114

STREET TREE REQUIREMENTS - ULDR 47-21.13.B.15

STREET TREES - STANDARD	1 TREE / 40 LF FRONTAGE	3	N/A
SHADE STREET TREES	50% OF REQUIRED STREET TREES	2	N/A
SMALL STREET TREES - OVERHEAD UTILITY ALTERNATIVE	1 TREE / 20 LF FRONTAGE	5	5

VUA REQUIREMENTS - ULDR 47.21.12

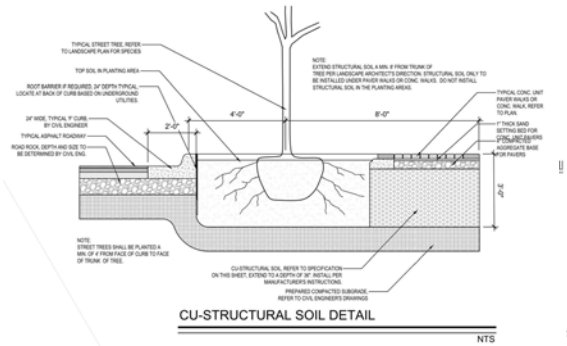
MINIMUM VUA LANDSCAPE AREA	20% OF VUA	612.8 SF	613
VUA TREES	1 TREE / 1,000 SF OR FRACTION	4	7
VUA SHADE TREES	20% OF REQUIRED VUA TREES	1	1
VUA SHRUBS	6 SHRUBS / 1,000 SF OR FRACTION	24	25+

NET LOT / OPEN-SPACE PLANTING - ULDR 47-21.13.B.1, B.10 & B.15

NET LOT / OPEN-SPACE TREES	1 TREE / 1,000 SF OR FRACTION	4	20
SHADE TREES	20% OF REQUIRED NET LOT TREES	1	1
NATIVE TREES	40% OF REQUIRED NET LOT TREES	2	6
ORNAMENTAL SHRUBS	12 SHRUBS / 1,000 SF NET LOT	40	41+
NATIVE SHRUBS	50% OF REQUIRED ORNAMENTAL SHRUBS	20	21+ (100%)

MINIMUM LANDSCAPE / NATIVE-DROUGHT TOLERANT REQUIREMENTS

MINIMUM LANDSCAPE AREA	35% OF NET LOT / OPEN-SPACE BASIS	1,147.3 SF	2,114



CU-STRUCTURAL SOIL DETAIL

NTS



CU-STRUCTURAL SOIL SPECIFICATIONS

Michael M Jarvis
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Date: 2026.08.20 11:47:16 -04'00'

LAND FORM DESIGN GROUP, INC.
1729 SW 13th COURT
FORT LAUDERDALE, FL 33312
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LANDSCAPE PLANS FOR:

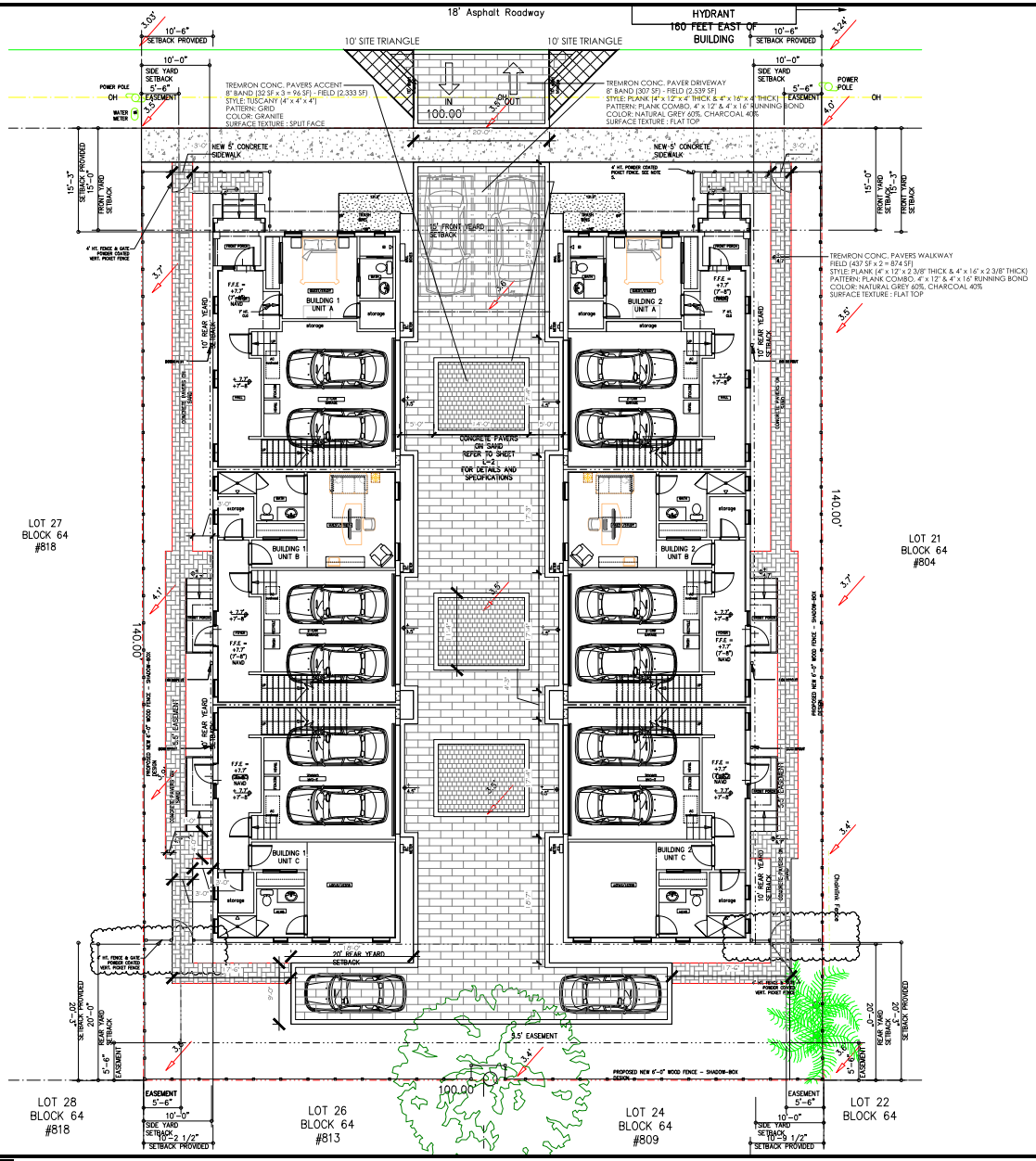
806 SW 4th Street

FT. LAUDERDALE, FLORIDA

LANDSCAPE PLAN

SCALE:: 1/8" = 1'-0"

L-2





TREMRON CONC. PAVERS WALKWAY - PLANK



TREMRON CONC. PAVER DRIVEWAY - PLANK



TREMRON CONC. PAVERS ACCENT - TUSCANY

Michael M Jarvis
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Date: 2026.08.20 11:46:50 -04'00'

LAND FORM DESIGN GROUP, INC.
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LANDSCAPE PLANS FOR:

806 SW 4th Street

FT. LAUDERDALE, FLORIDA

HARDSCAPE PLAN

SCALE:: 1/8" = 1'-0"

L-3

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SPECIFICATIONS

PLANT MATERIAL:

PROVIDE SIZES AND SPECIFICATIONS OF PLANTS AS SHOWN ON PLANS OR LISTED ON PLANT LIST. PLANT QUANTITIES SHOWN ON THE PLANS SHALL CONTROL OVER QUANTITIES SHOWN IN THE PLANT LIST. ALL TREES, PALMS, SHRUBS, GROUND COVERS AND OTHER PLANTS SHALL CONFORM TO THE STANDARD OF FLORIDA NO. 1 OR BETTER AS GIVEN IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS BY FLORIDA DEPARTMENT OF AGRICULTURE, PART I AND II. PLANT MATERIAL SHALL ALSO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI) BULLETIN Z 60.1 - 1990 AND AS REVISED.

SPECIMEN PLANTS SHALL BE FLORIDA FANCY OR BETTER AND SHALL CONFORM TO THE LITERATURE STANDARDS LISTED ABOVE.

SOD SHALL MEET AMERICAN SOD PRODUCES ASSOCIATION STANDARDS FOR NURSERY GROWN SOD FOR THICKNESS OF CUT, PAD SIZE, STRENGTH OF SECTIONS, MOISTURE CONTENT AND THATCH. SOD SHALL BE GUARANTEED TO BE UNIFORM IN COLOR, LEAF TEXTURE, AND SHOOT DENSITY AND FREE OF WEEDS, DISEASE, FUNGUS, INSECTS OR OTHER IMPERFECTIONS AND SUFFICIENTLY KNITTED TO SUSTAIN GROWTH. SOD SHALL BE MOWED FOR FINAL ACCEPTANCE.

WARRANTY:

WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST DEATH AND UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS AND UNUSUAL PHENOMENA BEYOND CONTRACTOR'S CONTROL. REPLACEMENTS SHALL BE MADE WITH COMPATIBLE SIZE AND QUALITY OF MATERIAL AT A TIME REQUESTED OR ACCEPTABLE BY THE OWNER OR LANDSCAPE ARCHITECT. PLANT MATERIAL REJECTED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED WITHIN FIVE (5) WORKING DAYS AND REPLACED BEFORE THE FINAL INSPECTION FOR COMPLETION WILL BE SCHEDULED. WARRANTY ON REPLACEMENT PLANTS SHALL BE 90 DAYS FROM THE DATE OF FINAL ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE TO SODDED OR SEEDED AREAS DURING REPLACEMENT OF PLANT MATERIAL SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR.

QUANTITIES, LOCATION AND SUBSTITUTIONS:

THE QUANTITIES OF PLANT MATERIALS SHOWN ON PLANS SHALL TAKE PRECEDENCE OVER THE PLANT QUANTITIES ON THE PLANT LIST. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE NUMBER AND LOCATIONS OF THE DESIGNATED TYPES AND SPECIES OF PLANTS TO BE USED AT ANY OF THE LOCATIONS SHOWN. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE PLANT MATERIAL. NO SUBSTITUTION OF PLANT MATERIAL TYPES, SPECIFICATIONS OR SIZES WILL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO NOT ACCEPT PLANT MATERIAL THAT DOES NOT, IN THE OPINION OF THE OWNER AND/OR LANDSCAPE ARCHITECT, MEET THE SPECIFICATIONS HEREIN.

FERTILIZATION:

PROVIDE FERTILIZER UNIFORM IN COMPOSITION, DRY, AND IN A FREE FLOWING CONDITION FOR APPLICATION BY SUITABLE EQUIPMENT, AND DELIVER IN UNOPENED BAGS OR CONTAINERS, EACH FULLY LABELED.

FERTILIZE TREES, SHRUBS AND GROUND COVERS WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY MILORGANITE" FERTILIZER AT THE FOLLOWING RATE:
5.00 LBS. OR 14.5 CUPS / PALMS
3.00 LBS. OR 8.70 CUPS / 12-16' MATERIAL
2.00 LBS. OR 5.80 CUPS / 8-12- MATERIAL
0.69 LBS OR 2.00 CUPS / 6-8' MATERIAL
0.19 LBS OR 1/2 CUP / 3 GAL. MATERIAL
0.10 LBS. OR 1/4 CUP / 1 GAL MATERIAL

FERTILIZE TURF AREAS WITH TYPE 1 FERTILIZER, COMPLYING WITH THE STATE FERTILIZER LAWS. THE FERTILIZER SHALL BE CHEMICALLY DESIGNATED WITH 12-8-8. PROVIDE AT LEAST 50% OF THE PHOSPHORIC ACID FROM NORMAL SUPER PHOSPHATE OR AN EQUIVALENT SOURCE PROVIDING A MINIMUM OF TWO UNITS OF SULFUR. THE AMOUNTS OF SULFUR AND ALL OTHER CHEMICAL SHALL BE INDICATED ON THE QUANTITATIVE ANALYSIS CARD ATTACHED TO THE UNOPENED BAG.

SUPER ABSORBENT POLYMER:

"TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRLAMIDE COPOLYMER, POTASSIUM, ACRYLATE. PARTICLE SIZE OF 1.0 MM TO 3.0 MM AND ABSORPTION RATE OF 300 TIMES ITS WEIGHT IN WATER. APPLY DRY, USING THE FOLLOWING AMOUNTS:
1 PAC / TREE - 36" BALL
2 PACS / TREE - OVER 36" BALL
1 PAC / 20 GAL.
0.5 PACS / 7-10 GAL.
0.25 PACS / 3 GAL.
0.12 PACS / 1 GAL

BACKFILL MIXTURE: 1/3 SAND, 1/3 TOPSOIL, 1/3 PEAT HUMUS.

SAND SHALL BE CLEAN, SALT-FREE AND CONTAINING NO EXTRANEOUS MATTER.

TOPSOIL SHALL BE FRIABLE FERTILE SOIL WITH REPRESENTATIVE CHARACTERISTICS OF AREA SOILS. IT SHOULD BE FREE OF HEAVY CLAY, SILT, STONE, EXCESS LIME, SHELL ROCK, PLANT ROOTS, DEBRIS OR OTHER FOREIGN MATTER. IT SHALL NOT CONTAIN NOXIOUS PLANT GROWTH (SUCH AS BERMUDA, TORPEDO OR NUT GRASS). IT SHALL TEST BETWEEN THE PH RANGE OF 5.0 TO 7.0 UNLESS OTHERWISE SPECIFIED AND CONTAIN NO TOXIC RESIDUE OR SUBSTANCES THAT WOULD ENDANGER PLANT GROWTH. IF TOPSOIL IS NOT AVAILABLE ON SITE, IT SHALL BE IMPORTED FROM LOCAL SOURCES WITH SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH NOT LESS THAN 4".

PEAT HUMUS SHALL BE DECOMPOSED PEAT WITH NO IDENTIFIABLE FIBERS OR IF AVAILABLE, MUCK MAY BE SUBSTITUTED AND SHALL BE FREE FROM STONES, EXCESSIVE PLANT ROOTS, DEBRIS OR OTHER FOREIGN MATTER. MUCK SHALL NOT BE OVERLY SATURATED WITH WATER.

UTILITES:

ABOVE AND BELOW GROUND UTILITIES SHALL BE VERIFIED AND LOCATED BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING WORK IN THE PROJECT AREA. IF UTILITY PLANS ARE AVAILABLE, THE CONTRACTOR SHALL EXAMINE THEM AND BRING ANY AND ALL CONFLICTS TO THE ATTENTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT. WHEN WORKING IN AN AREA WHERE KNOWN UTILITIES EXIST, UTILITY LOCATIONS MAY NEED TO BE STAKED BY A SURVEYOR OR THE UTILITY COMPANIES. THE CONTRACTOR HAS THE OPTION TO CONTACT U.N.C.L.E. AT 1-800-432-4770 TO SCHEDULE LOCATION OF THE UTILITIES WHICH SUBSCRIBE TO THEIR SERVICE.

WEEDS:

PRIOR TO THE INSTALLATION OF PLANTS, THE SITE SHALL BE FREE OF WEEDS, GRASS, SOD, DEBRIS, ROCKS OR OTHER MATERIAL MAKINGTHE SITE UNPLANTABLE. FOR FINAL ACCEPTANCE ALL PLANTED AREAS SHALL BE WEED FREE.

GRADING:

THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND GRADING OF TOPSOIL, IF NECESSARY, WITH THE GENERAL CONTRACTOR, TO INSURE THE SITE IS AT FINISH GRADE PRIOR TO INSTALLING PLANTS.

PLANTING TREES:

LAYOUT PLANTS ACCORDING TO LANDSCAPE PLANS. IF A CONFLICT ARISES AS TO THE LOCATION, SPACING OR OTHER CONFLICT, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.

EXCAVATE PIT TO TWO AND ONE-HALF (2 1/2) TIMES THE DIAMETER OF TREE BALL AND NOT LESS THAN 6" DEEPER. COMPACT A LAYER OF BACKFILL MIXTURE IN PIT TO LOCATE COLLAR OF PLANT PROPERLY IN A SLIGHTLY DISHED FINISH GRADE. BACKFILL AROUND BALL WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS, WATERING THOROUGHLY AS LAYERS ARE PLACED. BUILD 3" HIGH BERM OF SOIL BEYOND EDGE OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

PRUNING SHALL BE DONE ON SITE AFTER PLANTING FOR DAMAGED LIMBS OR AS DIRECTED TO IMPROVE OVERALL PLANT APPEARANCE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. PRUNING METHODS SHALL FOLLOW STANDARD HORTICULTURAL PRACTICES USING APPROPRIATE TOOLS. LOPPING, SHEARING OR TOPPING OF PLANT MATERIAL WILL BE GROUNDS FOR REJECTION. DAMAGED, SCARRED, FRAYED, SPLIT OR SKINNED BRANCHES, LIMBS OR ROOTS TO BE PRUNED BACK TO LIVE WOOD. THE CENTRAL LEADER OR BUD SHALL BE LEFT INTACT UNLESS SEVERELY DAMAGED.

GUY AND STAKE TREES, LESS THAN 4" IN CALIPER, IN THREE DIRECTIONS WITH "LAWSON" TREE STAKES, 8' STRAPS, 32" STAKES, MODEL #L832. STAKE TREES IMMEDIATELY AFTER PLANTING. FOR MULTI-TRUNK PLANT MATERIAL, ATTACH GUYS TO THREE (3) LARGEST LIMBS, CARE MUST BE TAKEN NOT TO MAKE GUYS TOO TIGHT. FOR TREES 4" IN CALIPER AND OVER, TREES MUST BE STAKED WITH WOOD 2X4 METHOD. FOLLOW PALM STAKING DETAIL FOR REQUIREMENTS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ELIMINATE GUYING OR STAKING. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE GUYING OR STAKING

PLANTING SHRUBS:

EXCAVATE PITS OR TRENCH TO ONE AND ONE-HALF (1-1/2) TIMES DIAMETER OF BALLS OR CONTAINERS, AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF BACKFILL MIXTURE IN BOTTOM BEFORE PLACING PLANTS. CONTAINER GROWN MATERIALS SHALL BE PLANTED WITH 48 HOURS AFTER DELIVERY TO SITE. PLACE PLANT IN PIT AND BACKFILL AROUND PLANTS WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. WATER THOROUGHLY AS LAYERS ARE PLACED. FORM A 3" HIGH BERM OF SOIL BEYOND THE EDGES OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE, THIN OUT STRUCTURE AND REMOVE NOT MORE THAN 15% OF BRANCHES.

PLANTING GROUNDCOVERS:

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, AND SPREAD BACKFILL MIXTURE.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS, AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST, LIFTING PLANT FOLIAGE ABOVE MULCH. MULCH SHALL BE SPREAD BEFORE PLANTING PLANTS IN POTS LESS THAN 1 GALLON SIZE (4", LINERS, ETC.).

PLANTING LAWNS:

SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

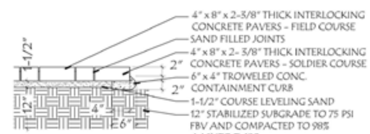
LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1000 S.F.. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR TAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

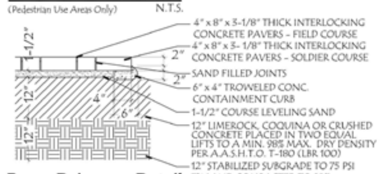
LIGHTING:

CONTRACTOR SHALL INSTALL LANDSCAPE LIGHTING AS SHOWN ON THE LIGHTING PLAN. INSTALLATION SHALL INCLUDE ALL COMPONENTS TO PROVIDE CLIENT WITH A COMPLETELY OPERATIONAL LIGHTING SYSTEM. SYSTEM TO INCLUDE BUT NOT LIMITED TO: TRANSFORMER, TIME CLOCK, PHOTO CELL, WIRE AND FIXTURES ETC.



Paver Walkway Detail

(Pedestrian Use Areas Only) N.T.S.



Paver Driveway Detail

GENERAL NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'GRADES AND STANDARDS' LATEST EDITION.

2. ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF PALM BEACH COUNTY LDR.

3. THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS CHANGES WITHOUT THE AUTHORIZATION OF PALM BEACH COUNTY, THE OWNER AND THE LANDSCAPE ARCHITECT.

4. THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

5. THE LANDSCAPE OR POOL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

6. ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

7. ALL SOD SHALL BE STENOTAPHRUM SECONDATUS FLORITAM-PALMETTO (ST. AUGUSTINE SOD). APPLY 2" TOPSOIL PRIOR TO INSTALL.

8. ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV 5/95)

9. PERIMETER TREES AT THE TIME OF PLANTING SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED AREAS.

10. THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE, INCLUDING RAILROAD SIGNALS.

11. TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING.

12. ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL BE TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

LANDSCAPE MAINTENANCE:

MAINTENANCE AND GENERAL CLEAN UP SHALL BE PERFORMED DAILY. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, REMOVAL OF LITTER, MOWING, PRUNING, RESETTING SETTLED PLANTS, REMOVING, REPAIRING OR REPLACING STAKES AND GUYS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GROWTH AND HEALTHY PLANT MATERIAL. MAINTENANCE SHALL BEGIN AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR NINETY (365) DAYS FROM THE DATE OF FINAL ACCEPTANCE.

CONTRACTOR SHALL PROVIDE OWNER & LANDSCAPE ARCHITECT A PROPOSAL FOR MONTHLY MAINTENANCE

13. ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO PALM BEACH COUNTY CODE.

14. TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SIGHT VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 18" AND 8'. TWENTY BY TWENTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION, ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FDOT INDEX 546.

15. ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

16. EXISTING PALMS TO BE REMOVED AND/OR TRANSPLANTED FROM PROJECT LIMITS ARE TO BE STORED. COORDINATE WITH OWNER FOR STORAGE LOCATION.

17. ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR. TURF AND PLANT ZONES SHALL BE SEPARATED WITH HEAD TO HEAD COVERAGE. BUBBLERS SHALL BE PLACED ON ALL TREES & PALMS.

18. MULCH TO BE APPLIED TO ALL PLANTING BEDS, 3" THICK MIN., SHREDDED CYPRESS MULCH.

19. ALL CONSTRUCTION DEBRIS & HARDPAN TO BE REMOVED FROM PLANTING BEDS TO A DEPTH OF 30" THEN BACKFILLED WITH A 70% SAND AND 30% ORGANIC SOIL MIX.

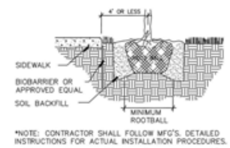
20. ALL CABBAGE PALMS SHALL BE 15'- 20' HT. UNLESS OTHERWISE INDICATED ON PLAN.

21. ROOT BARRIERS ARE TO BE INSTALLED FOR ANY TREES WHOSE ROOT SYSTEM IS WITHIN 2' OF PAVEMENT, POOL, SWALES AND SEAWALL CAP. THE ROOT BALL MUST BE A MINIMUM OF 2' FROM THE SEAWALL CAP.

22. ALL EXISTING STREET TREES (24" OAKS) SHALL REMAIN.

23. CONTRACTORS SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING RESIDENCE. CONTRACTOR SHALL PROVIDE POWER WASHING, REPAIR OF ANY EXISTING DAMAGED STRUCTURE, PAINTING AND WINDOW WASHING AT THE OWNERS REQUEST.

24. CONTRACTORS SHALL PLACE SLEEVES IN SUITABLE LOCATIONS TO FACILITATE FUTURE INSTALLATION OF IRRIGATION, LIGHTING, ETC. CONTRACTORS SHALL VERIFY LOCATIONS WITH THE OWNER OR LANDSCAPE ARCHITECT.

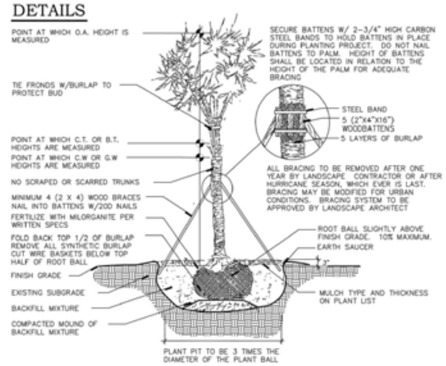


Tree Root Barrier Detail

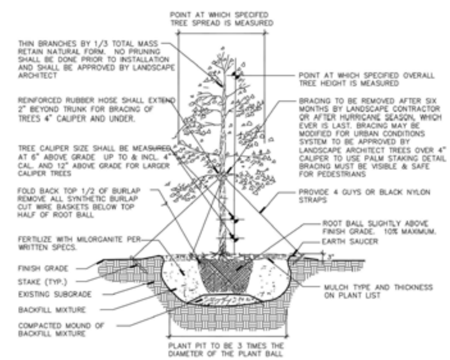


Root Barrier Plan

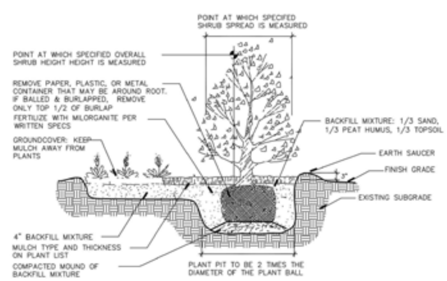
DETAILS



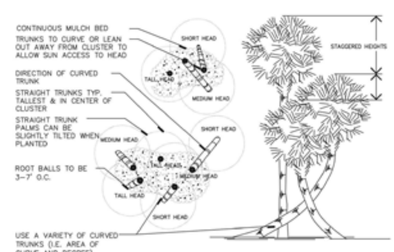
Palm Planting Detail



Tree Planting Detail



Shrub & Ground Cover Planting Detail



Typical Cabbage Palm Layout

Michael M Jarvis
Digitally signed by Michael M Jarvis
Date: 2026.08.20 11:46:22 -04'00'

LAND FORM DESIGN GROUP

LAND FORM DESIGN GROUP, INC.
1729 SW 13th COURT
FORT LAUDERDALE, FL 33312
954-461-6191 PHONE
EMAIL : malcolm@landform-design.com

LANDSCAPE PLANS FOR:

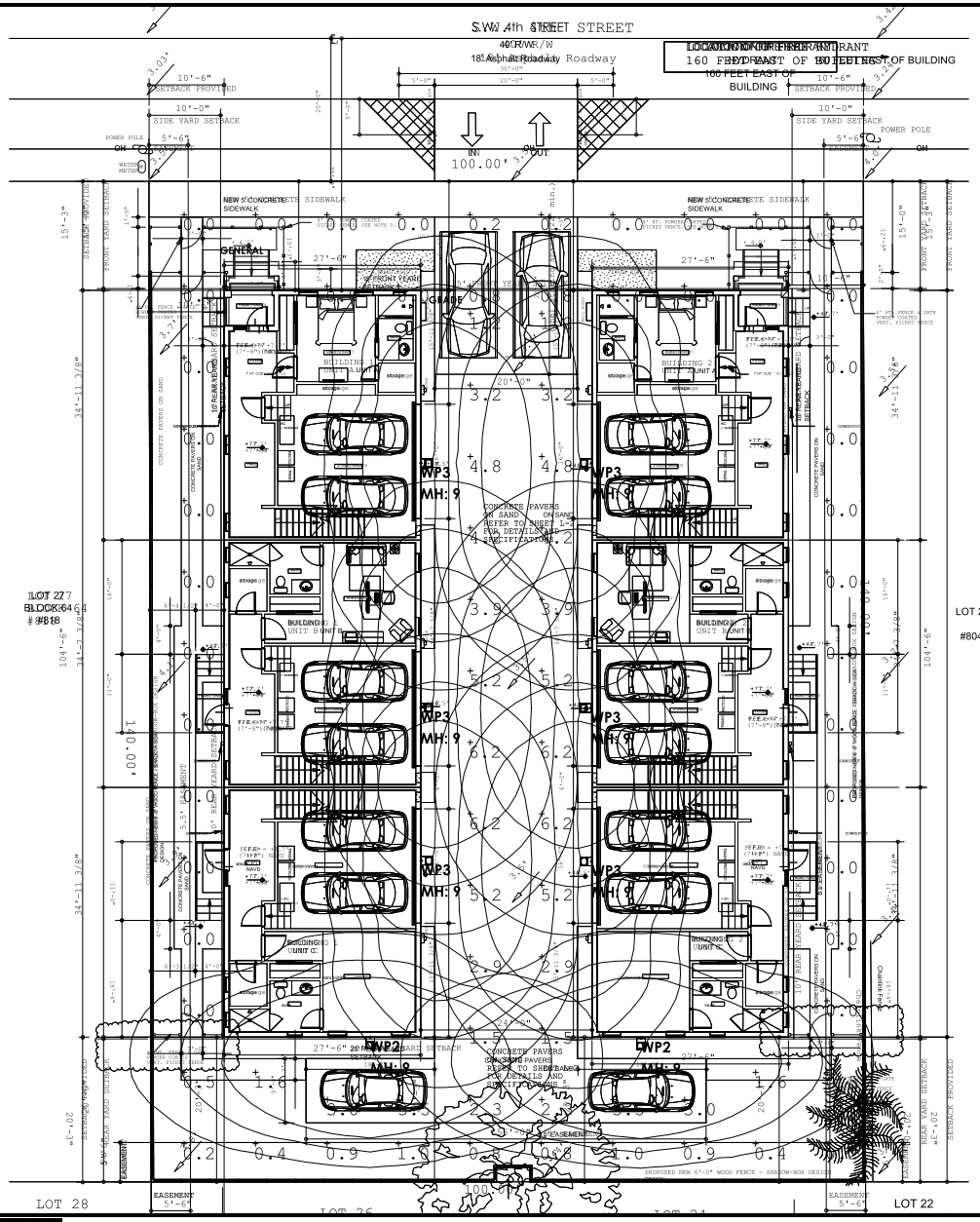
806 SW 4th Street

FT. LAUDERDALE, FLORIDA

NOTES & DETAILS

SCALE: N.T.S.

L-4



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	Luminaire Watts	LLF	Description	Manufacturer
	2	WP2	Single	2301	13.87	0.900	GBS-A02-840-T2M	GARDCO
	4	WP3	Single	2404	14.89	0.900	GBS-A02-840-T3M	GARDCO

Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcx	PtSpcYb	Grid Z
GENERAL	Illuminance	Fc	0.20	1.4	0.0	N.A.	N.A.	10	10	0
GRADE	Illuminance	Fc	3.81	6.2	1.2	3.18	5.17	10	10	0



Michael M Jarvis
Digitally signed by Michael M Jarvis
Date: 2026.08.20 11:45:05 -04'00'

LAND FORM DESIGN GROUP, INC.
1729 SW 13th COURT
FORT LAUDERDALE, FL 33312
954-461-6191 PHONE
EMAIL : malcolm@landform-design.com

LANDSCAPE PLANS FOR:

806 SW 4th Street

FT. LAUDERDALE, FLORIDA

PHOTOMETRIC PLAN

SCALE:: 1/8" = 1'-0"

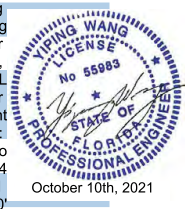
L-5

ES WINDOWS, INC.
SERIES SGD 2020 SLIDING GLASS DOOR
LARGE AND SMALL MISSILE IMPACT

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

LAMINATED GLASS AND INSULATED-LAMINATED GLASS LARGE AND SMALL MISSILE IMPACT.

Digitally signed by Yiping Wang
Location: 12781 Miramar Parkway #301, Miramar, FL
Reason: I am the author of this document
Contact Info: mcy@mcyengineering.com/(305)-588-5224
Date: 2021.10.11 14:03:17+08'00'



October 10th, 2021

FL #22267

SERIES SGD 2020 SLIDING GLASS DOOR

APPLICABLE EGRESS REQUIREMENTS PER FBC TO BE REVIEWED BY BUILDING OFFICIAL.

THIS PRODUCT HAS BEEN DESIGNED AND TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 6TH EDITION (2017) / 7TH EDITION (2020) INCLUDING HIGH VELOCITY HURRICANE ZONE (HVHZ).

THESE DOORS ARE APPROVED FOR AIR AND WATER INFILTRATION.

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.

MATERIALS INCLUDING BUT NOT LIMITED TO STEEL/METAL SCREWS THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 6TH EDITION (2017) / 7TH EDITION (2020) SECTION AS APPLICABLE.

METAL STRUCTURES NOT BY NR ARCHITECTURAL PRODUCTS, INC. TO BE DESIGNED TO SUPPORT THE LOADS IMPOSED BY THIS GLAZING SYSTEM AND TO TRANSFER SUCH LOADS TO THE BUILDING MAIN STRUCTURE.

ULTIMATE LOAD OBTAINED FROM ASCE 7, MULTIPLY BY 0.6 SHALL BE LESS THAN OR EQUAL TO MAX. DESIGN LOAD IN THIS DOCUMENT. THE DESIGN LOADS SHOWN IN THIS DOCUMENT ARE ALLOWABLE DESIGN LOADS.

INSTRUCTIONS:

USE CHARTS AS FOLLOWS

STEP 1 DETERMINE DESIGN WIND LOAD REQUIREMENT BASED ON WIND VELOCITY, BLDG HEIGHT, WIND ZONE USING APPLICABLE ASCE 7 STANDARD.

STEP 2 SEE ALLOWABLE CONFIGURATIONS ON SHEETS E6 THROUGH E12. SEE CHARTS ON SHEET G1 FOR ALLOWABLE DESIGN LOAD BASED ON DESIRED GLASS TYPE. SEE CHARTS ON SHEET K1 FOR INTERLOCK DESIGN LOAD.

STEP 3 FOR FREESTANDING JAMB USED AT 2 TRACK OR 3 TRACK, SEE CHARTS ON SHEET J1 AND J2 FOR REINFORCING LEVEL AND CAPACITIES.

STEP 4 FOR ANCHORED JAMB, SEE OPTIONS AND SPACING ON SHEETS J3 AND J4.

STEP 5 USING CHARTS ON SHEET A1 SELECT ANCHOR OPTION WITH DESIGN RATING MORE THAN DESIGN LOAD SPECIFIED IN STEP 1 ABOVE.

STEP 6 THE LOWEST VALUE RESULTING FROM STEPS 2 THRU 5 SHALL APPLY TO ENTIRE SYSTEM.

LIMITATIONS OF USE

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.

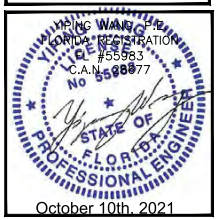
B- CONTRACTOR TO BE RESPONSIBLE FOR THE SELECTION, PURCHASE AND INSTALLATION OF THIS PRODUCT BASED ON THIS PRODUCT EVALUATION PROVIDED HE/SHE DOES NOT DEVIATE FROM THE CONDITIONS DETAILED ON THIS DOCUMENT.

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.

E- THIS P.E.D. SHALL BEAR THE DATE AND ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL ENGINEER OF RECORD THAT PREPARED IT.

YIPING WANG, P.E.
FLORIDA REGISTRATION
C.E. #55983
C.A.N. 28877



October 10th, 2021

MCY ENGINEERING, INC.
GLAZING CONSULTANTS
12781 MIRAMAR PARKWAY #301
MIRAMAR, FL. 33027
P: 305.271.0117
www.MCYEngineering.com mcy@mcyengineering.com

ES-SGD2020 SLIDING GLASS DOOR (LMI & SMI)

ES WINDOWS, INC.
10653 NE Quaybridge Ct.
Miami, FL 33138
TEL. (305) 624-7775

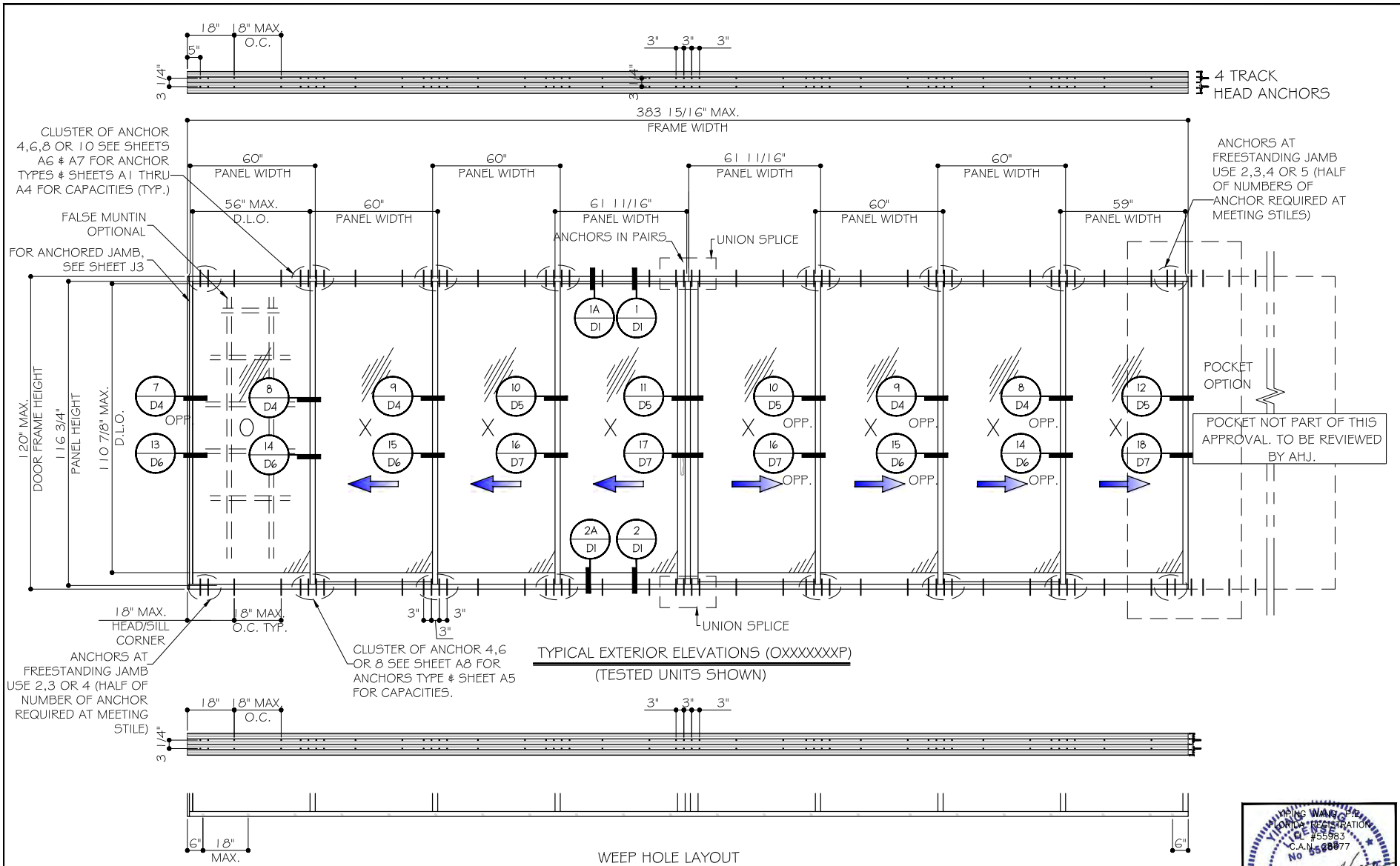
Rev. No.	Date	Drawn By	Description
2	03.16.2018	MCY	UPDATE
3	07.14.2020	MCY	UPDATE TO FBC 2020
4	12.29.2020	MCY	UPDATE
5	04.06.2021	MCY	UPDATE
6	10.11.2021	MCY	UPDATE

Drawn Date 10.11.2021
Scale AS SHOWN

DRAWING NO.
AD16-29

COVER

Sheet No.
01 OF 59



TYPICAL EXTERIOR ELEVATIONS (OXXXXXXXP)

(TESTED UNITS SHOWN)

WEEP HOLE LAYOUT

NOMINAL PANEL WIDTH = FRAME WIDTH / NO. OF PANEL
PANEL HEIGHT = FRAME HEIGHT - 2.625"
D.L.O. HEIGHT = DOOR FRAME HEIGHT - 9.125"
D.L.O. WIDTH = NOMINAL PANEL WIDTH - 4"

YIPING WANG, P.E.
FLORIDA REGISTRATION
C.A.N. #55983
C.A.N. 28877
STATE OF FLORIDA PROFESSIONAL ENGINEER
October 10th, 2021

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TEL. (305) 624-7775

Rev. No.	Date	Drawn By	Description
2	03.16.2018	MCY	UPDATE
3	07.14.2020	MCY	UPDATE TO FBC 2020
4	12.29.2020	MCY	UPDATE
5	04.06.2021	MCY	UPDATE
6	10.11.2021	MCY	UPDATE

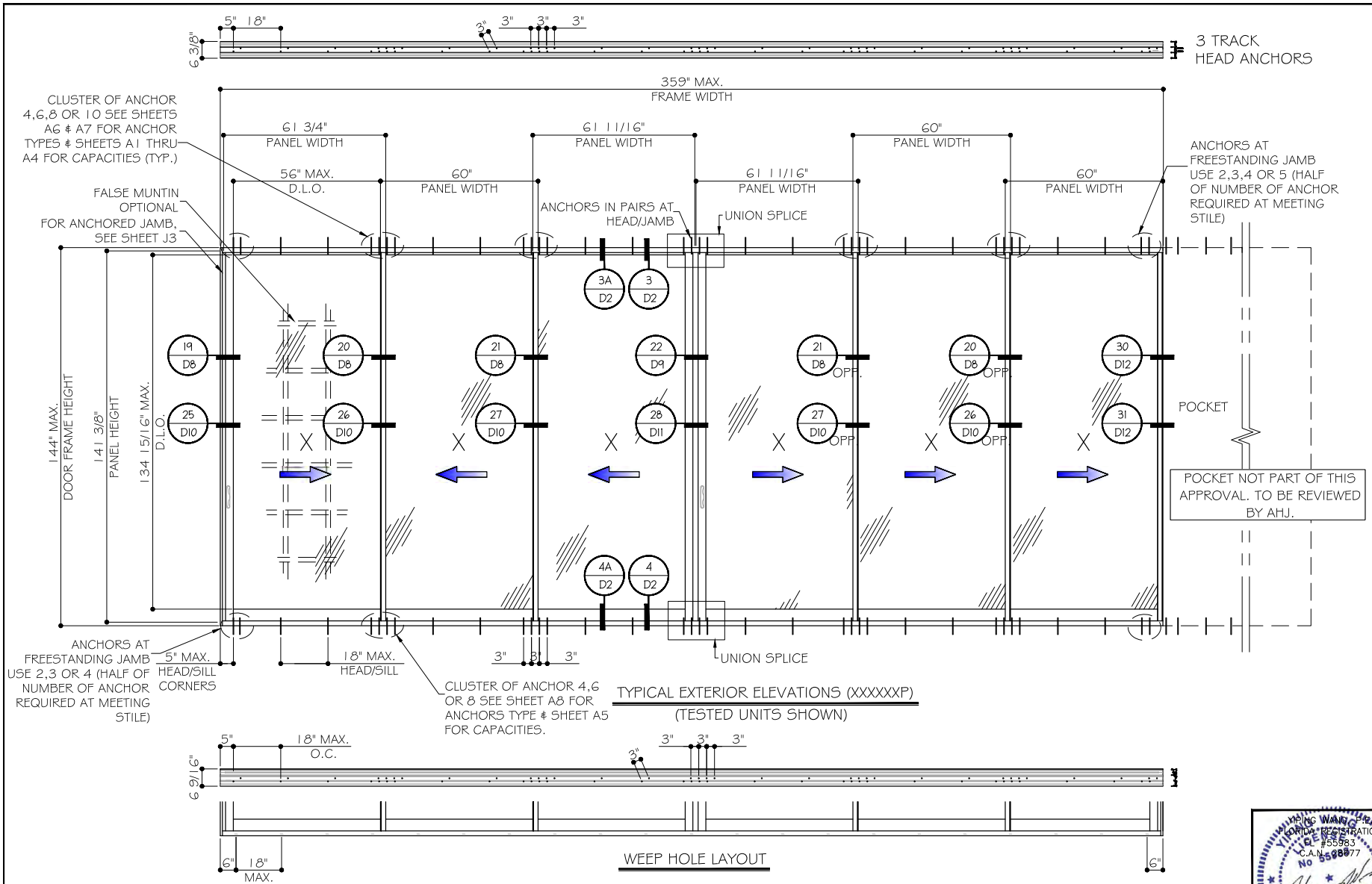
Drawn Date 10.11.2021

Scale

DRAWING NO.
AD16-29

E1

Sheet No.
02 OF 59



TYPICAL EXTERIOR ELEVATIONS (XXXXXXP)

(TESTED UNITS SHOWN)

WEEP HOLE LAYOUT

NOMINAL PANEL WIDTH = FRAME WIDTH / NO. OF PANEL
PANEL HEIGHT = FRAME HEIGHT - 2.625"
D.L.O. HEIGHT = DOOR FRAME HEIGHT - 9.125"
D.L.O. WIDTH = NOMINAL PANEL WIDTH - 4"

YIPING WANG, P.E.
LICENSE
No. 55983
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PROFESSIONAL ENGINEER
FLORIDA REGISTRATION
C.A.N. #55983
October 10th, 2021

MCY ENGINEERING, INC.
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12781 MIRAMAR PARKWAY #301
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ES-SGD2020 SLIDING GLASS DOOR (LMI & SMI)

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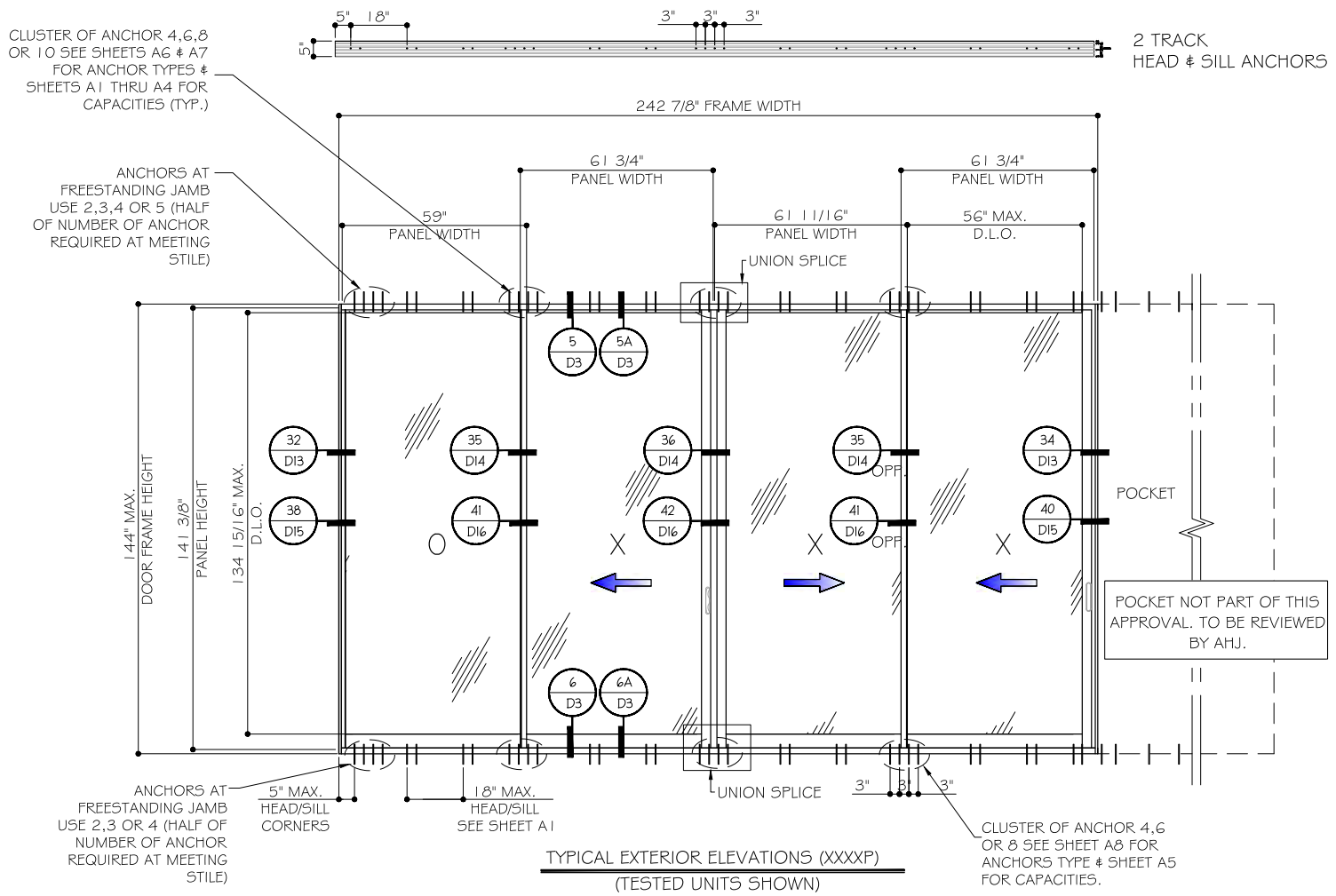
Rev. No.	Date	Drawn By	Description
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6	10.11.2021	MCY	UPDATE

Drawn Date 10.11.2021
Scale

DRAWING NO.
AD16-29

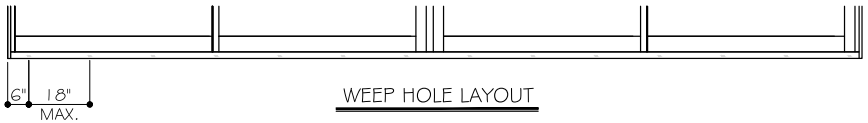
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Sheet No.
03 OF 59



TYPICAL EXTERIOR ELEVATIONS (XXXXP)

(TESTED UNITS SHOWN)



WEEP HOLE LAYOUT

NOMINAL PANEL WIDTH = FRAME WIDTH / NO. OF PANEL
PANEL HEIGHT = FRAME HEIGHT - 2.625"
D.L.O. HEIGHT = DOOR FRAME HEIGHT - 9.125"
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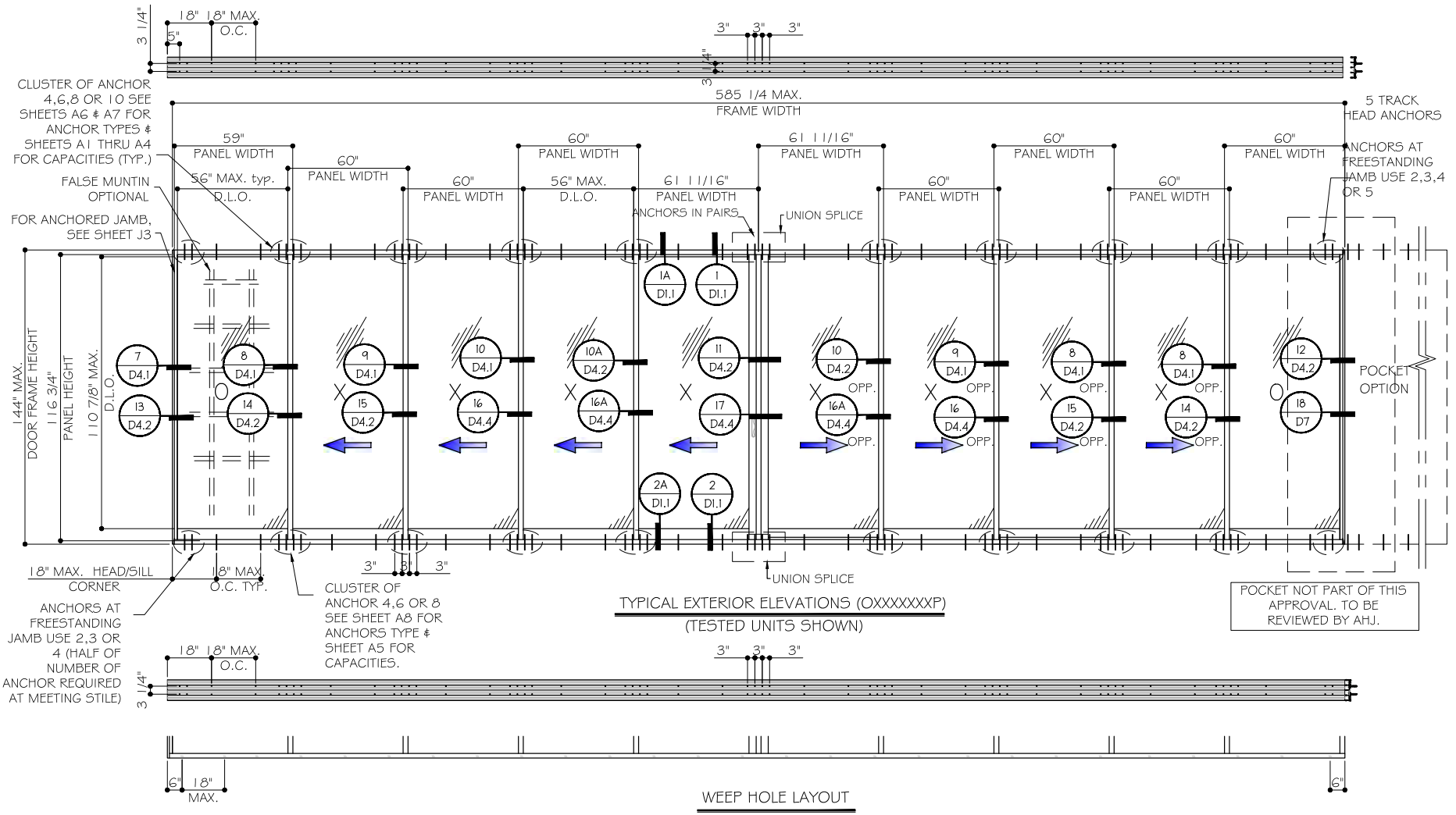
Rev. No.	Date	Drawn By	Description
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5	04.06.2021	MCY	UPDATE
6	10.11.2021	MCY	UPDATE

Drawn Date 10.11.2021
Scale

DRAWING NO.
AD16-29

E3

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04 OF 59



TYPICAL EXTERIOR ELEVATIONS (OXXXXXXXP)

(TESTED UNITS SHOWN)

WEEP HOLE LAYOUT

NOMINAL PANEL WIDTH = FRAME WIDTH / NO. OF PANEL
PANEL HEIGHT = FRAME HEIGHT - 2.625"
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D.L.O. WIDTH = NOMINAL PANEL WIDTH - 4"

FOR INTERLOCK CAPACITY SEE CHARTS SHEET K1

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5	04.06.202	MCY	UPDATE
6	10.11.2021	MCY	UPDATE

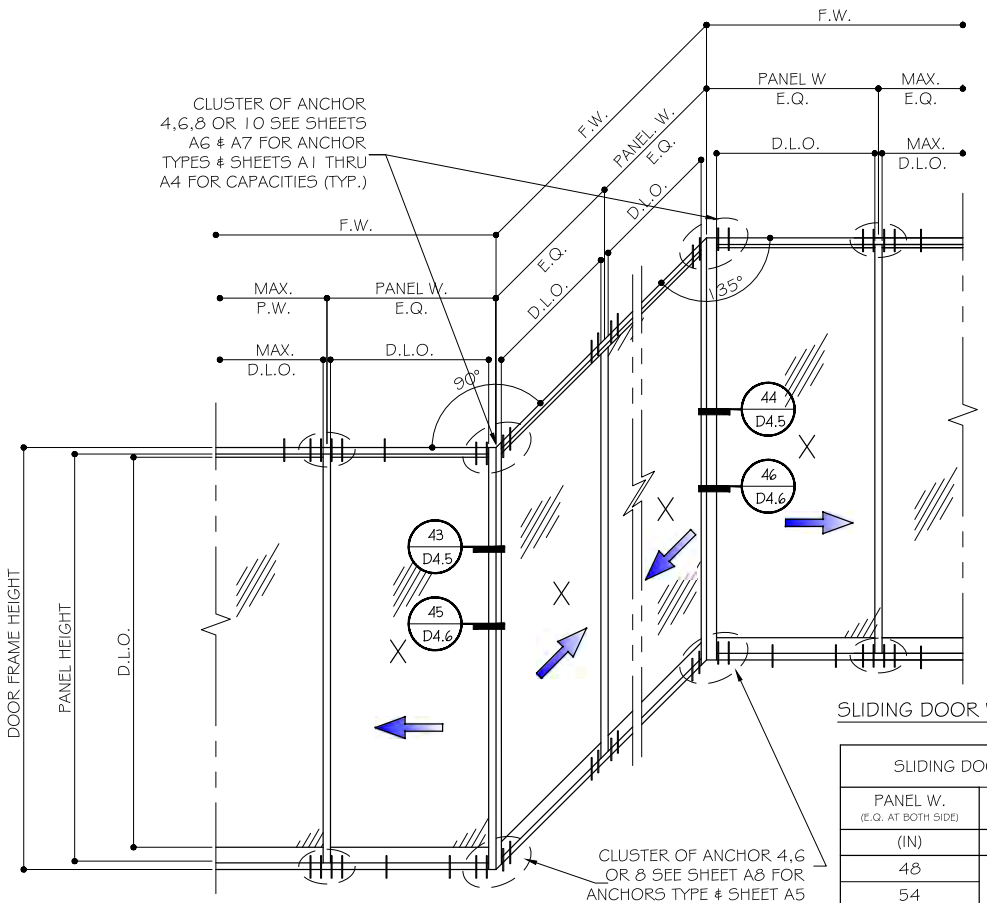
Drawn Date 10.11.2021

Scale

DRAWING NO.
AD16-29

E4

Sheet No.
05 OF 59



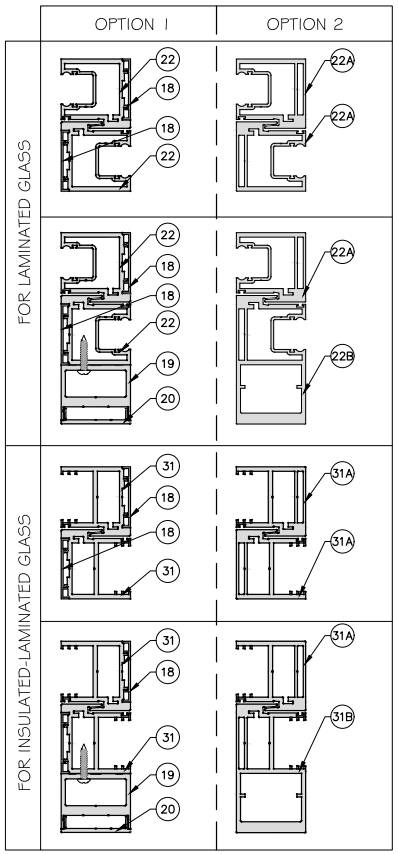
CORNER MULLIONS

NOTE: CAPACITY FOR SGD WITH EQ WIDTH(W) AND EQUAL LOAD AT BOTH SIDES. FOR UNEQUAL CONDITIONS TO BE CHECKED SEPARATELY.

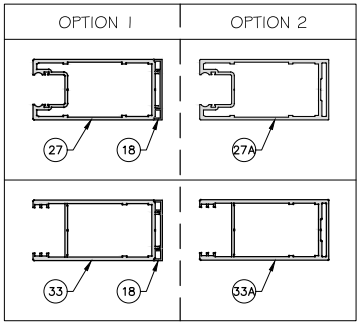
SLIDING DOOR WITH 90° & 135° TURN

SLIDING DOOR WITH CORNER STILES			
PANEL W. (E.Q. AT BOTH SIDE)	F.H.	ALLOW. DESIGN LOAD	
(IN)	(IN)	(+) PSF	(-) PSF
48	120	90	102
54		88.3	100.1
60		79.5	90.1
42	126	90	102
48		85.8	97.3
54		76.3	86.5
42	132	85.3	96.7
48		74.7	84.6
54		66.4	75.2
36	138	87.1	98.7
42		74.7	84.6
48		65.3	74.1
36	144	76.7	86.9
42		65.7	74.5
48		57.5	65.2

INTERLOCK OPTIONS



LOCKSTILE OPTIONS



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6	10.11.2021	MCY	UPDATE

Drawn Date 10.11.2021

Scale

DRAWING NO.
AD16-29

E5

Sheet No.
06 OF 59

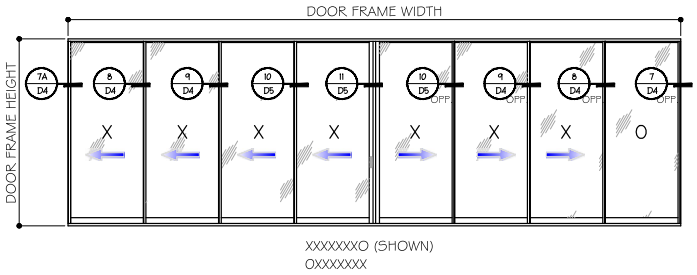
APPROVED CONFIGURATION DOORS

(NON-REINFORCED SHOWN)

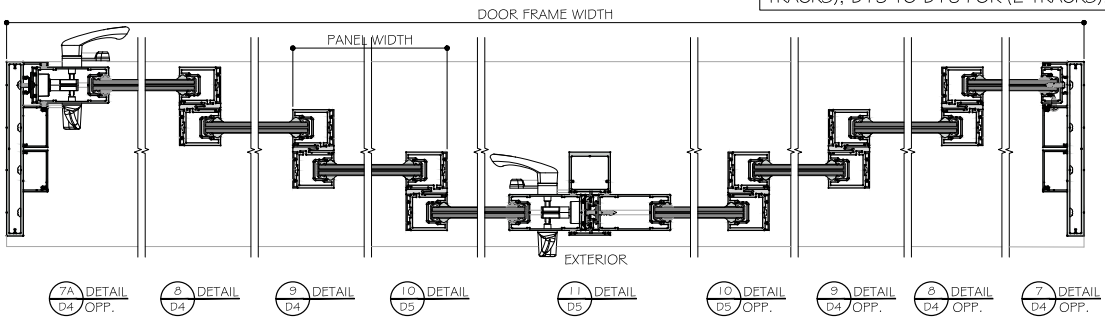
SEE SHEET K1 FOR Dp AND REINFORCING OPTIONS

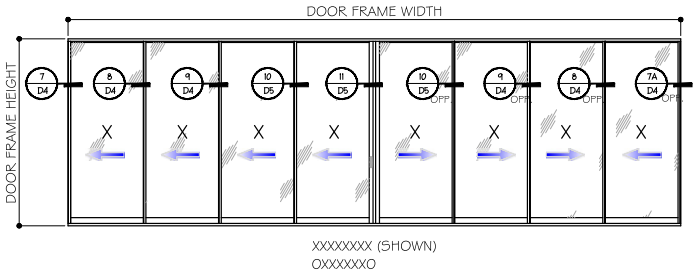
LAMINATED GLASS OPTIONS SHOWN.
SEE DETAILS FOR INSULATED LAMINATED OPTION.

NON-REINFORCED DETAILS SHOWN.
FOR REINFORCED DETAILS, SEE SHEET D4 TO D7 FOR (4 TRACKS), D8 TO D12 FOR (3 TRACKS), D13 TO D16 FOR (2 TRACKS).

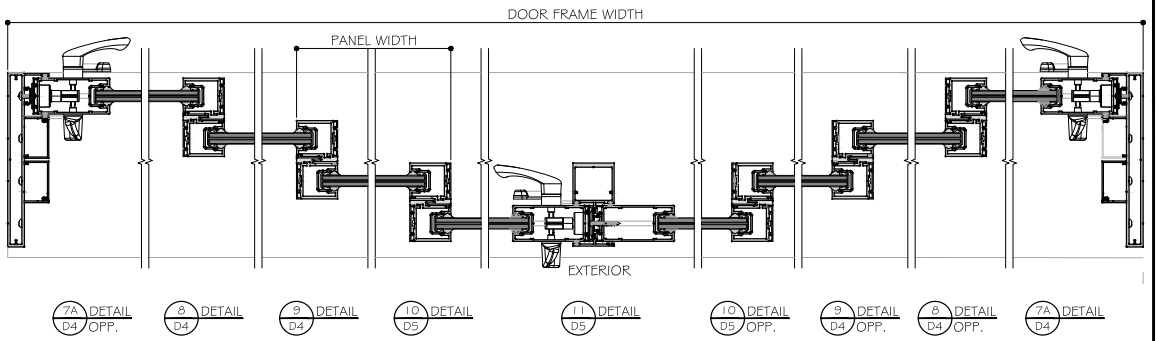


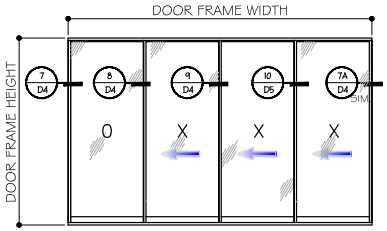
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OXXXXXXX



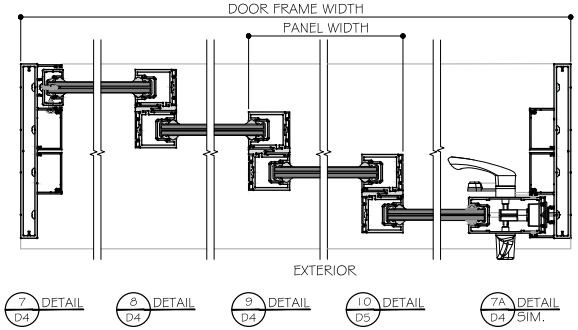


XXXXXXXX (SHOWN)
OXXXXXXO





OXXX (SHOWN)
XXXO
XXXX



NOTES:

1. CONFIGURATIONS SHOWN FOR ILLUSTRATION PURPOSES ONLY.
2. SEE CHART ON SHEET G1 FOR GLASS CAPACITIES AND GLASS OPTIONS.
3. FOR APPLICABLE DESIGN PRESSURES SGD REINFORCING LEVEL 1, 2 OR 3, SEE SHEET K1.
4. FOR ANCHOR DETAILS AND CAPACITIES AT HEAD/SILL SEE SHEET A1 TO A8.
5. FREE STANDING JAMB SEE OPTIONS AND CAPACITIES ON SHEET J1 TO J4.
6. DOOR SHALL MEET EGRESS REQUIREMENTS AS APPLICABLE PER FBC.

FOUR (4) TRACKS

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Drawn Date 10.11.2021 | Scale

DRAWING NO.
AD16-29

E6

Sheet No.
07 OF 59

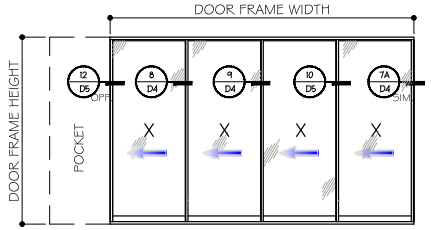
APPROVED CONFIGURATION POCKETED DOORS

(NON-REINFORCED SHOWN)

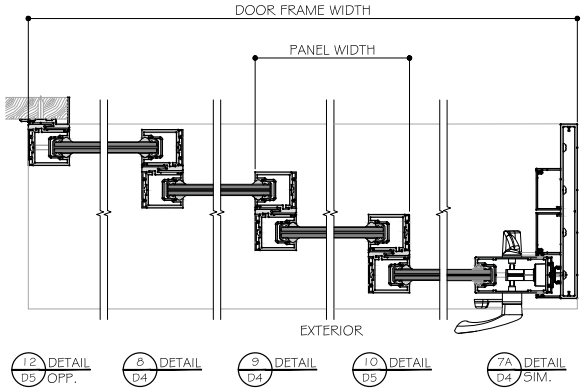
SEE SHEET K1 FOR Dp AND REINFORCING OPTIONS

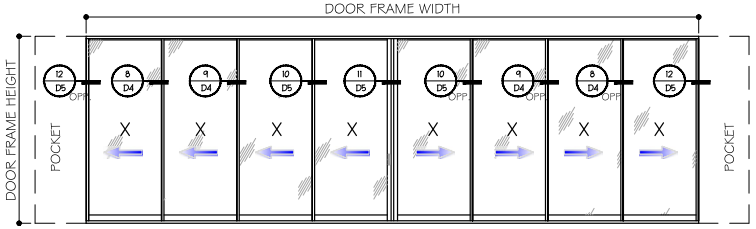
LAMINATED GLASS OPTIONS SHOWN.
SEE DETAILS FOR INSULATED LAMINATED OPTION.

NON-REINFORCED DETAILS SHOWN.
FOR REINFORCED DETAILS, SEE SHEET D4 TO D7 FOR (4 TRACKS), D8 TO D12 FOR (3 TRACKS), D13 TO D16 FOR (2 TRACKS).

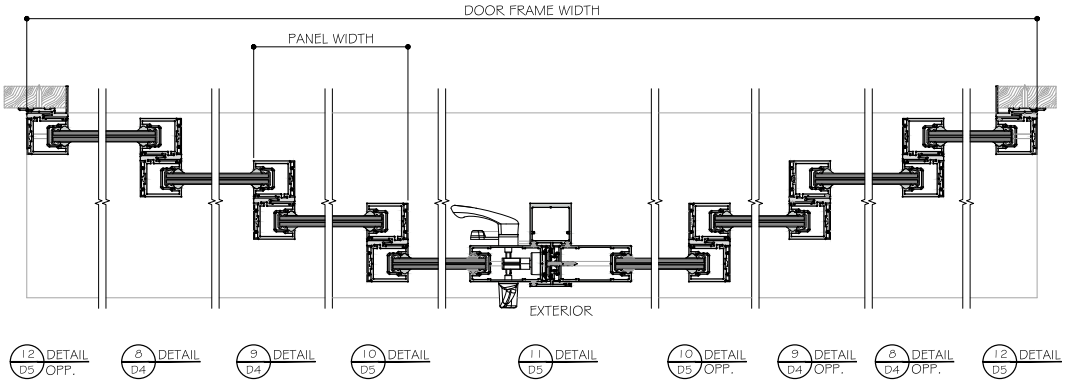


PXXXX (SHOWN)
XXXXP





PXXXXXXXXP (SHOWN)
PXXXXXXXXX
XXXXXXXXP
OXXXXXXXXP
PXXXXXXXXO



FOUR (4) TRACKS

POCKETS ARE NOT PART OF THIS APPROVAL
AND ARE TO BE REVIEWED BY AHJ.

NOTES:

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3. FOR APPLICABLE DESIGN PRESSURES SGD REINFORCING LEVEL 1, 2 OR 3, SEE SHEET K1.
4. FOR ANCHOR DETAILS AND CAPACITIES AT HEAD/SILL SEE SHEET A1 TO A8.
5. FREE STANDING JAMB SEE OPTIONS AND CAPACITIES ON SHEET J1 TO J4.
6. DOOR SHALL MEET EGRESS REQUIREMENTS AS APPLICABLE PER FBC.



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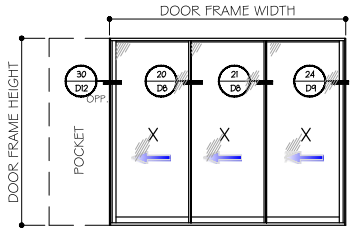
DRAWING NO.
AD16-29

E7

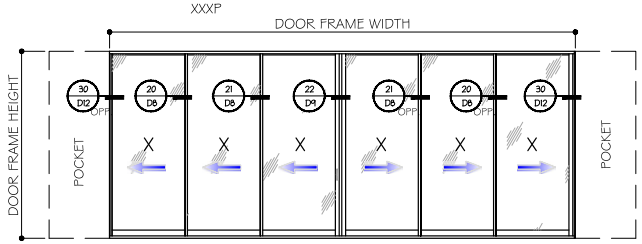
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08 OF 59

APPROVED CONFIGURATION POCKETED DOORS

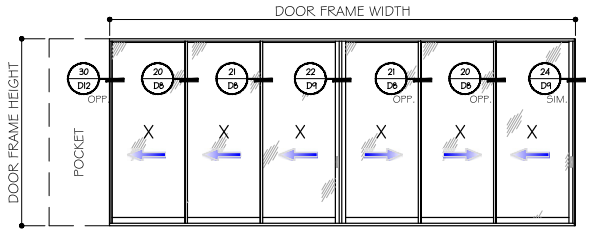
(NON-REINFORCED SHOWN)
SEE SHEET K1 FOR Dp AND REINFORCING OPTIONS



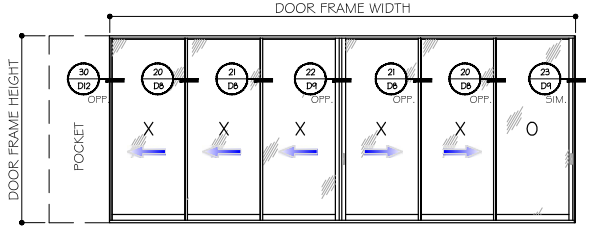
PXXX (SHOWN)
XXXP



PXXXXXP (SHOWN)



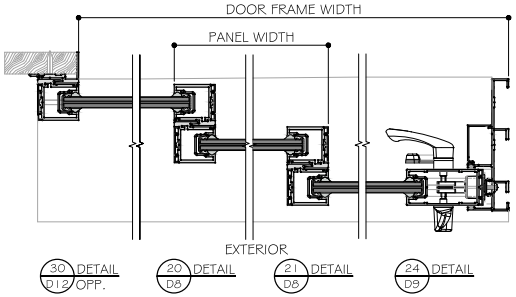
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XXXXXXP

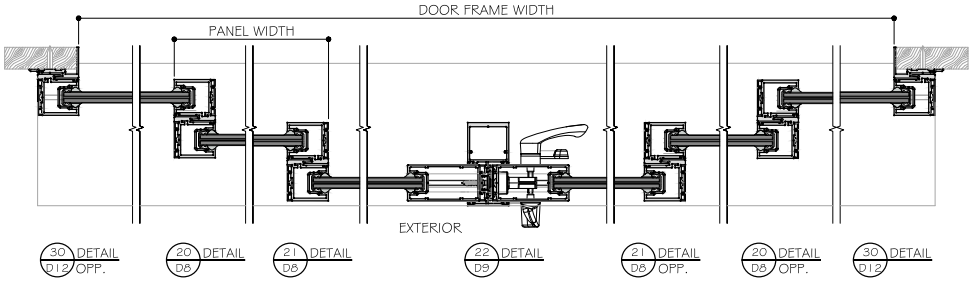


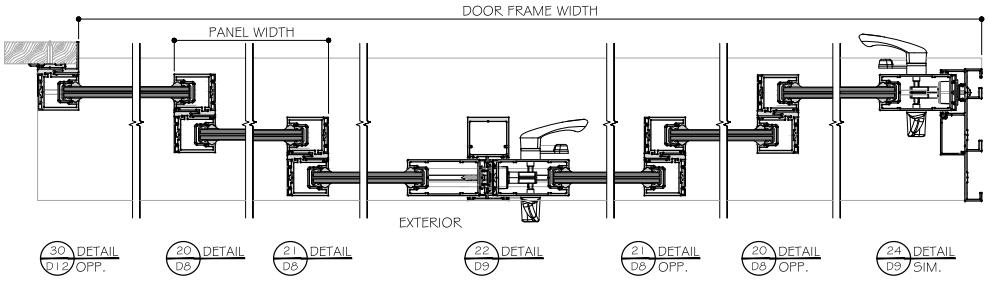
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OXXXXXP

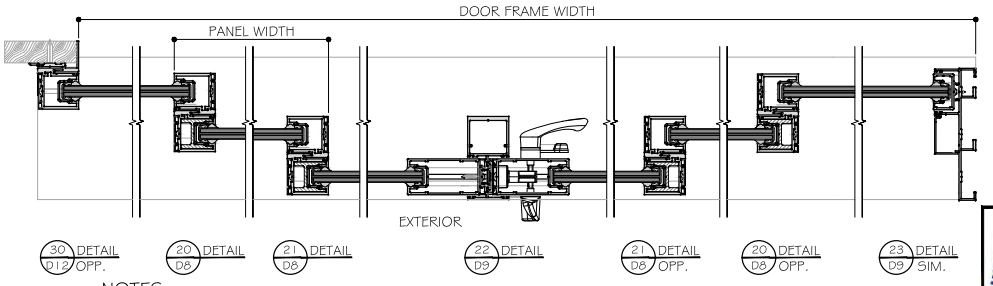
THREE (3) TRACKS

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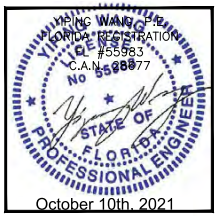


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FOR REINFORCED DETAILS, SEE SHEET D4 TO D7 FOR (4 TRACKS), D8 TO D12 FOR (3 TRACKS), D13 TO D16 FOR (2 TRACKS).

LAMINATED GLASS OPTIONS SHOWN.
SEE DETAILS FOR INSULATED LAMINATED OPTION.

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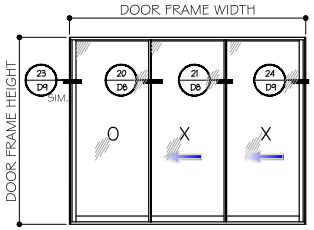
DRAWING NO.
AD16-29

E8

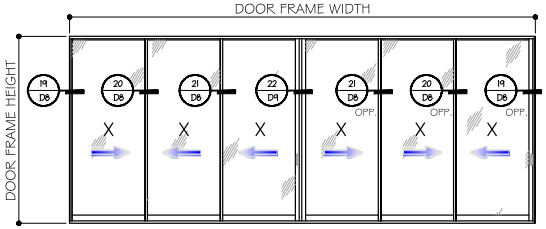
Sheet No.
09 OF 59

APPROVED CONFIGURATION DOORS

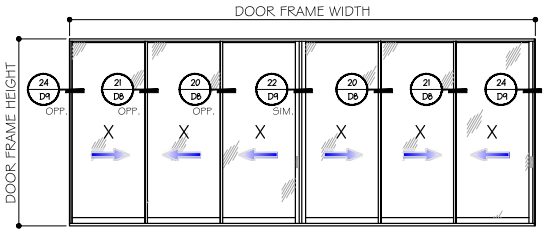
(NON-REINFORCED SHOWN)
SEE SHEET K1 FOR Dp AND REINFORCING OPTIONS



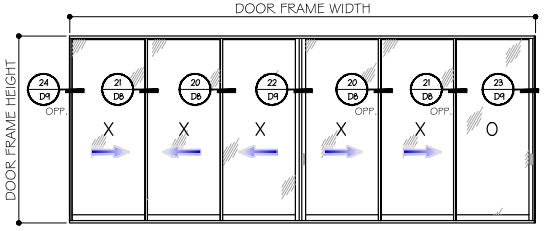
OXX (SHOWN)
XXO
XXX (& REVERSE)



XXXXXX (SHOWN)
OXXXXO

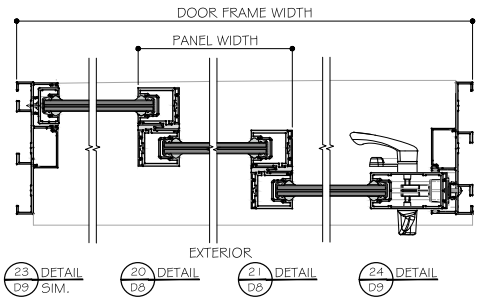


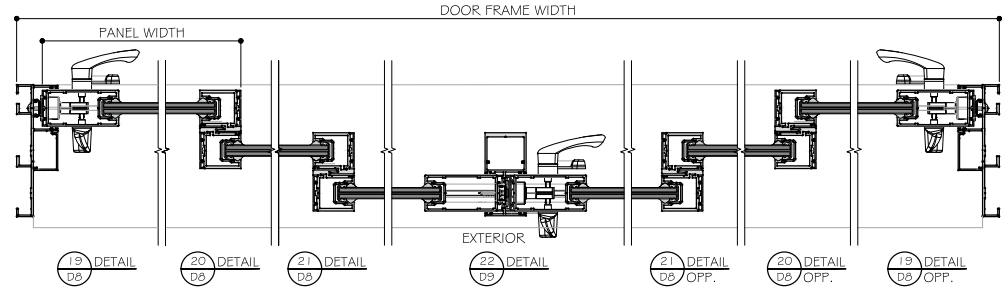
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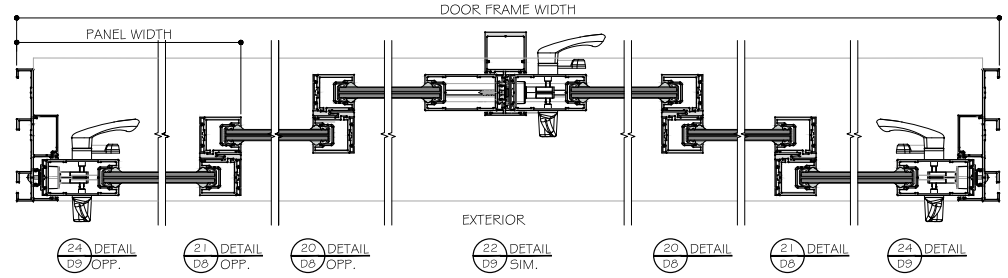


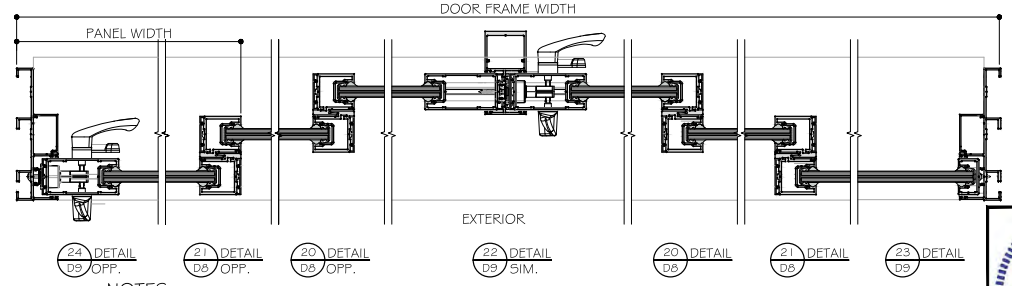
XXXXXO (SHOWN)
OXXXXO

THREE (3) TRACKS
POCKETS ARE NOT PART OF THIS APPROVAL
AND ARE TO BE REVIEWED BY AHJ.









NON-REINFORCED DETAILS SHOWN.
FOR REINFORCED DETAILS, SEE SHEET D4 TO D7 FOR (4 TRACKS), D8 TO D12 FOR (3 TRACKS), D13 TO D16 FOR (2 TRACKS).

LAMINATED GLASS OPTIONS SHOWN.
SEE DETAILS FOR INSULATED LAMINATED OPTION.

NOTES:
1. CONFIGURATIONS SHOWN FOR ILLUSTRATION PURPOSES ONLY.
2. SEE CHART ON SHEET G1 FOR GLASS CAPACITIES AND GLASS OPTIONS.
3. FOR APPLICABLE DESIGN PRESSURES SGD REINFORCING LEVEL 1, 2 OR 3, SEE SHEET K1.
4. FOR ANCHOR DETAILS AND CAPACITIES AT HEAD/SILL SEE SHEET A1 TO A8.
5. FREE STANDING JAMB SEE OPTIONS AND CAPACITIES ON SHEET J1 TO J4.
6. DOOR SHALL MEET EGRESS REQUIREMENTS AS APPLICABLE PER FBC.

YIPING WANG, P.E.
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October 10th, 2021

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6	10.11.2021	MCY	UPDATE

Drawn Date 10.11.2021
Scale

DRAWING NO.
AD16-29

E9

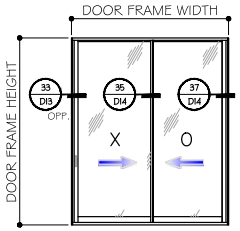
Sheet No.
10 OF 59

APPROVED CONFIGURATION DOORS

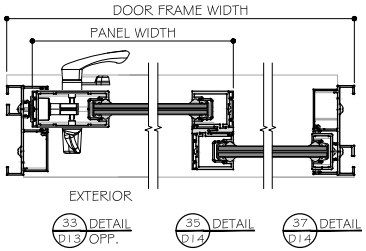
(NON-REINFORCED SHOWN)
SEE SHEET K1 FOR Dp AND REINFORCING OPTIONS

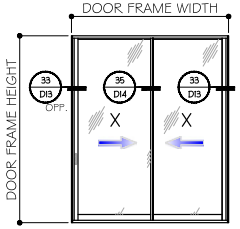
LAMINATED GLASS OPTIONS SHOWN.
SEE DETAILS FOR INSULATED LAMINATED OPTION.

NON-REINFORCED DETAILS SHOWN.
FOR REINFORCED DETAILS, SEE SHEET D4 TO D7 FOR (4 TRACKS), D8 TO D12 FOR (3 TRACKS), D13 TO D16 FOR (2 TRACKS).

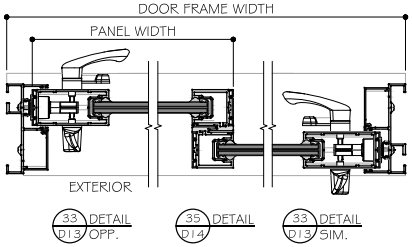


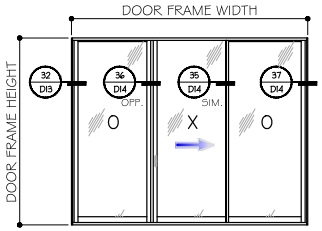
XO (SHOWN)
OX



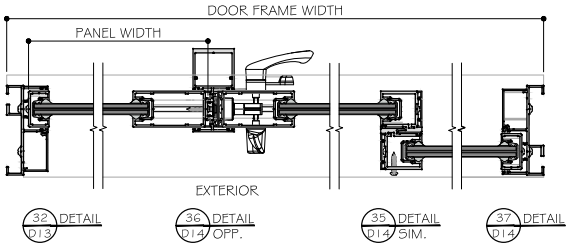


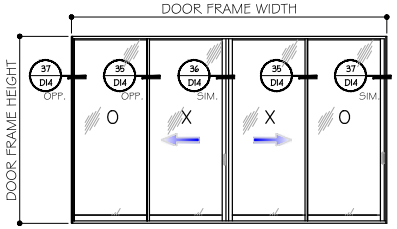
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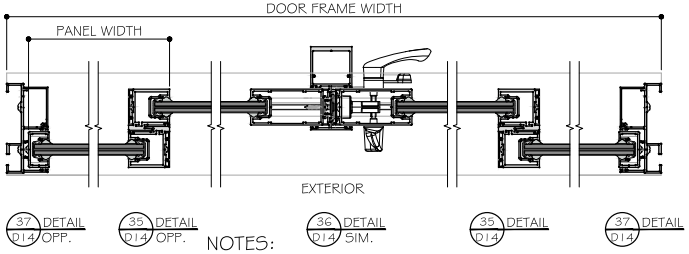


OXO (SHOWN)
OXO (REVERSE)





OXXO (SHOWN)
XXXX (SIMILAR)



TWO (2) TRACKS

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NOTES:

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DRAWING NO.
AD16-29

E10

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11 OF 59

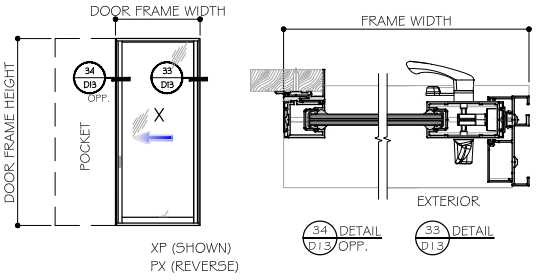
APPROVED CONFIGURATION POCKETED DOORS

(NON-REINFORCED SHOWN)

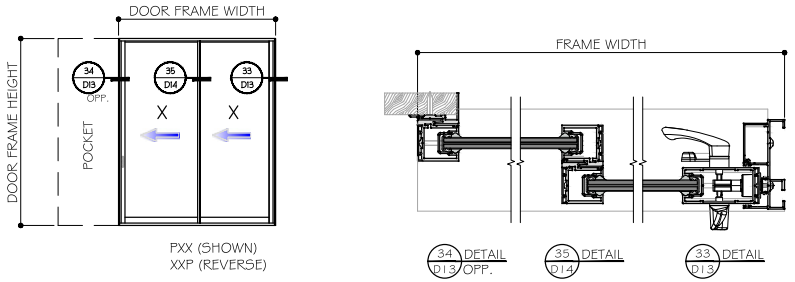
SEE SHEET K1 FOR Dp AND REINFORCING OPTIONS

LAMINATED GLASS OPTIONS SHOWN.
SEE DETAILS FOR INSULATED LAMINATED OPTION.

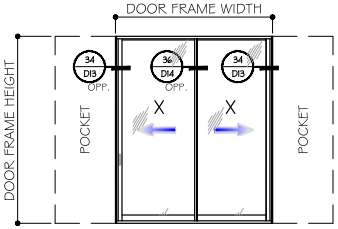
NON-REINFORCED DETAILS SHOWN.
FOR REINFORCED DETAILS, SEE SHEET D4 TO D7 FOR (4 TRACKS), D8 TO D12 FOR (3 TRACKS), D13 TO D16 FOR (2 TRACKS).



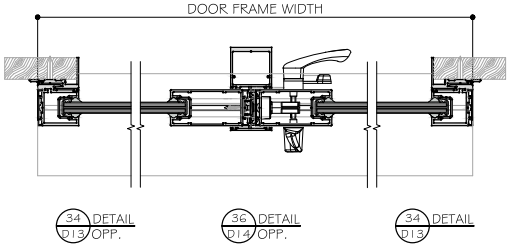
XP (SHOWN)
PX (REVERSE)

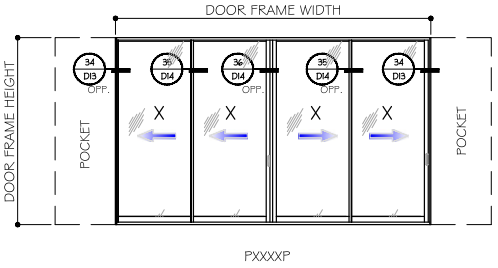


PXX (SHOWN)
XXP (REVERSE)

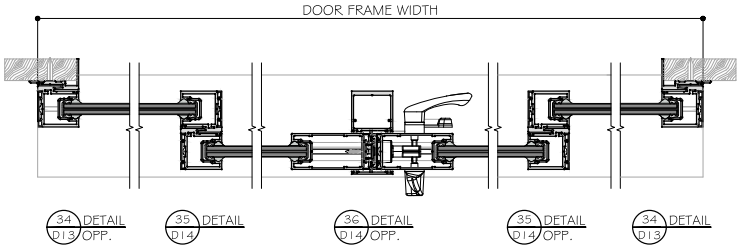


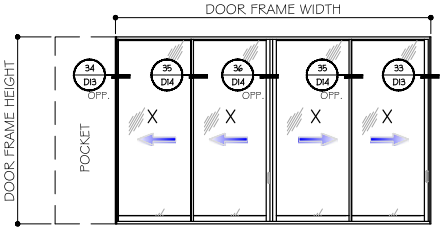
PXXP



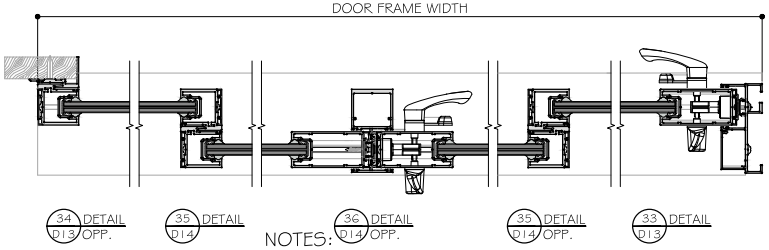


PXXXXP





PXXXX (SHOWN)
XXXXP (REVERSE)
PXXXO
OXXXP



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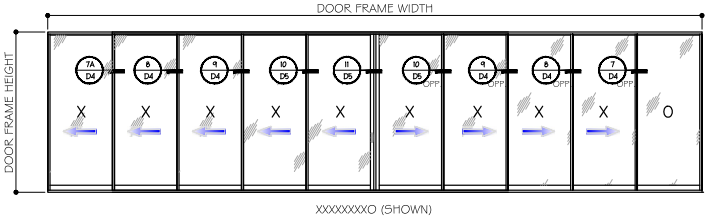
E11

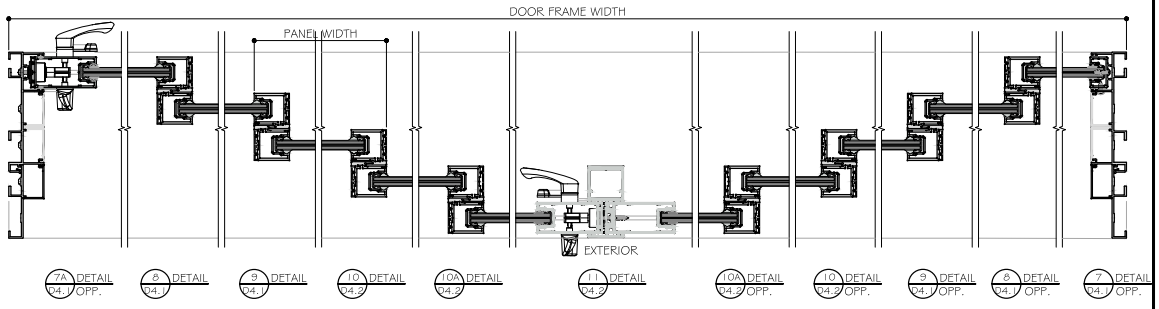
Sheet No.
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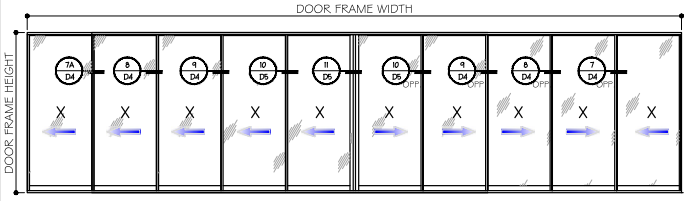
APPROVED CONFIGURATION POCKETED AND NO POCHET DOORS

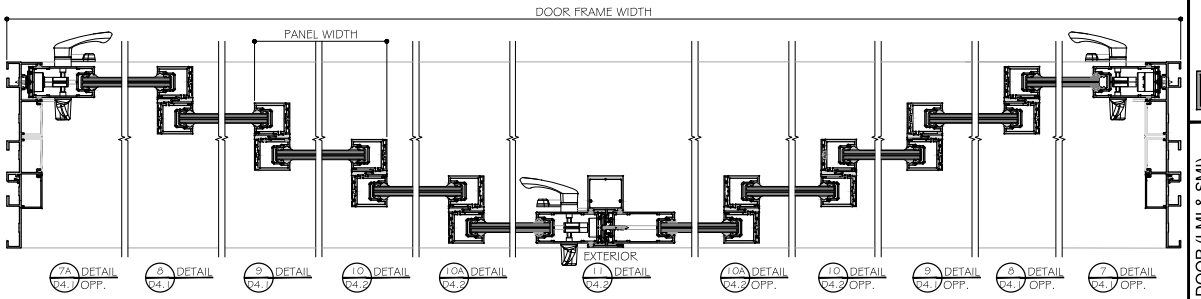
(NON-REINFORCED SHOWN)

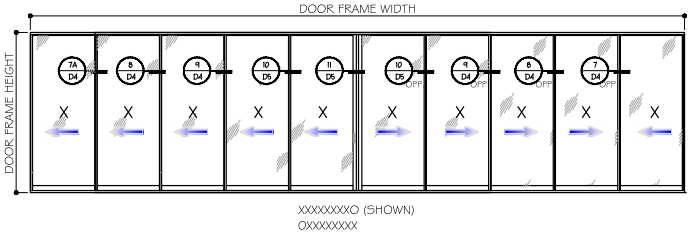
SEE SHEET K1 FOR Dp AND REINFORCING OPTIONS

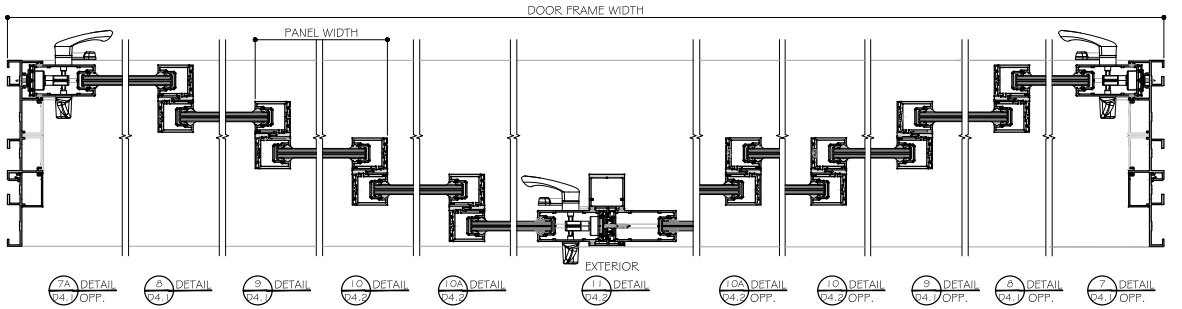


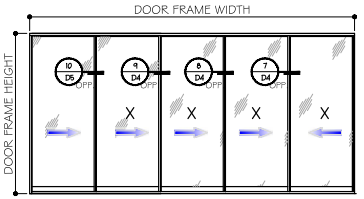


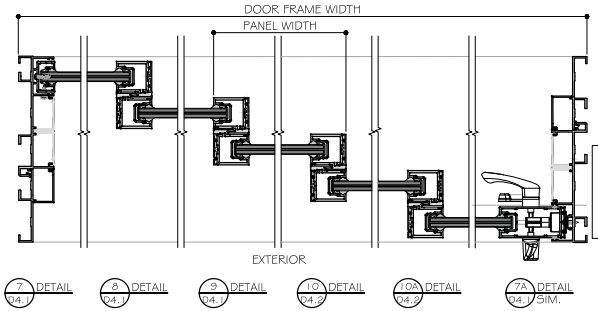












FIVE (5) TRACKS

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LAMINATED GLASS OPTIONS SHOWN.
SEE DETAILS FOR INSULATED
LAMINATED OPTION.

NON-REINFORCED DETAILS SHOWN.
FOR REINFORCED DETAILS, SEE SHEET D4 TO D7 FOR (4 TRACKS), D8 TO D12 FOR (3 TRACKS), D13 TO D16 FOR (2 TRACKS).

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Scale

DRAWING NO.
AD16-29

E12

Sheet No.
13 OF 59

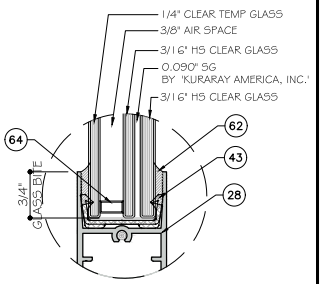
DESIGN LOAD CAPACITY - PSF (GLASS)

SGD PANEL SIZES		9/16" LAMINATED GLASS		1-1/8" INSUL. LAMI. GLASS		1-1/16" NOMINAL INSUL. GLASS	
AVE. PANEL WIDTH	DOOR HEIGHT	G1	G2	G3	G4	G5	G6
(IN)	(IN)	+/- PSF	+/- PSF	+/- PSF	+/- PSF	+/- PSF	+/- PSF
36	102	150.0	150.0	150.0	150.0	102	+90 -102
42	102	150.0	150.0	150.0	147.0	102	+90 -102
48	102	150.0	150.0	150.0	131.0	102	+90 -102
54	102	150.0	139.0	150.0	120.0	102	+90 -102
60	102	102.0	102.0	102.0	102.0	102	-
66	102	102.0	102.0	102.0	102.0	-	-
72	102	102.0	102.0	102.0	101.0	-	-
36	108	150.0	150.0	150.0	150.0	102	+90 -102
42	108	150.0	150.0	150.0	136.0	102	+90 -102
48	108	150.0	147.0	150.0	122.0	102	+90 -102
54	108	102.0	102.0	102.0	102.0	102	-
60	108	102.0	102.0	102.0	102.0	102	-
66	108	102.0	102.0	102.0	101.0	-	-
72	108	102.0	102.0	102.0	95.2	-	-
36	114	150.0	150.0	150.0	150.0	102	+90 -102
42	114	150.0	150.0	150.0	132.0	102	+90 -102
48	114	150.0	139.0	150.0	115.0	102	+90 -102
54	114	102.0	102.0	102.0	102.0	102	-
60	114	102.0	102.0	102.0	98.8	-	-
66	114	102.0	102.0	102.0	93.8	-	-
72	114	102.0	99.4	102.0	89.5	-	-
36	120	150.0	150.0	150.0	150.0	102	+90 -102
42	120	150.0	150.0	150.0	129.0	102	+90 -102
48	120	150.0	132.0	148.0	110.0	102	+90 -102
54	120	102.0	102.0	102.0	101.0	102	-
60	120	102.0	102.0	102.0	92.8	-	-
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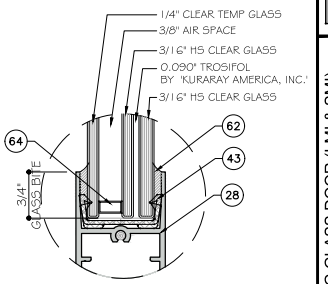
DESIGN LOAD CAPACITY - PSF (GLASS)

SGD PANEL SIZES		9/16" LAMINATED GLASS		1-1/8" INSUL. LAMI. GLASS		1-1/16" NOMINAL INSUL. GLASS	
AVE. PANEL WIDTH	DOOR HEIGHT	G1	G2	G3	G4	G5	G6
(IN)	(IN)	+/- PSF	+/- PSF	+/- PSF	+/- PSF	+/- PSF	+/- PSF
36	126	150.0	-	150.0	-	102	-
42	126	150.0	-	150.0	-	102	-
48	126	102.0	-	102.0	-	102	-
54	126	102.0	-	102.0	-	-	-
60	126	102.0	-	102.0	-	-	-
66	126	102.0	-	102.0	-	-	-
36	132	150.0	-	150.0	-	102	-
42	132	150.0	-	150.0	-	102	-
48	132	102.0	-	102.0	-	102	-
54	132	102.0	-	102.0	-	-	-
60	132	102.0	-	102.0	-	-	-
66	132	102.0	-	102.0	-	-	-
36	138	150.0	-	150.0	-	102	-
42	138	150.0	-	150.0	-	102	-
48	138	102.0	-	102.0	-	-	-
54	138	102.0	-	102.0	-	-	-
60	138	102.0	-	102.0	-	-	-
36	144	150.0	-	150.0	-	102	-
42	144	102.0	-	102.0	-	102	-
48	144	102.0	-	102.0	-	-	-
54	144	102.0	-	102.0	-	-	-
60	144	102.0	-	102.0	-	-	-

D.L.O. WIDTH = AVE. PANEL WIDTH - 4"
D.L.O. HEIGHT = FRAME HEIGHT - 9.125"

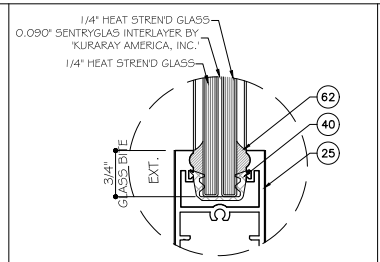


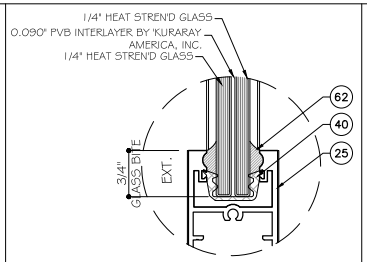
GLASS TYPE 'G5'
1" NOMINAL OVERALL

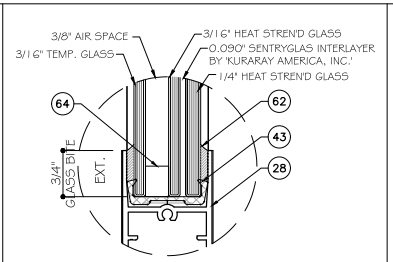


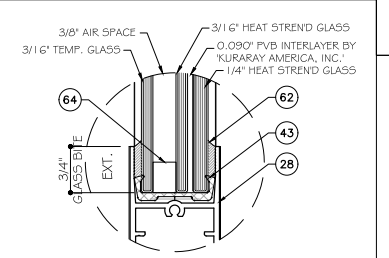
GLASS TYPE 'G6'
1" NOMINAL OVERALL

WET GLAZED

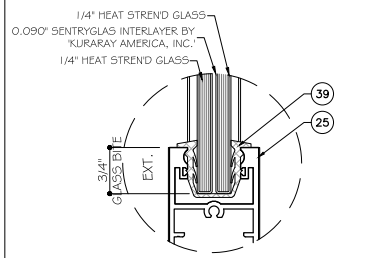




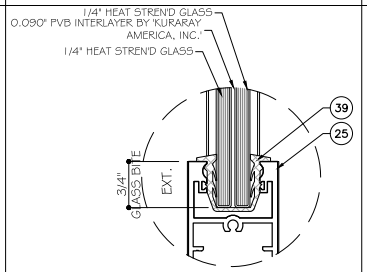




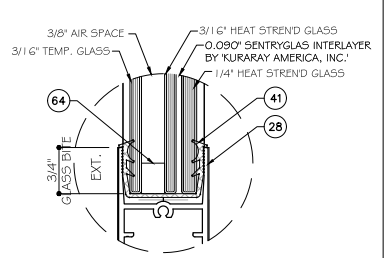
DRY GLAZED



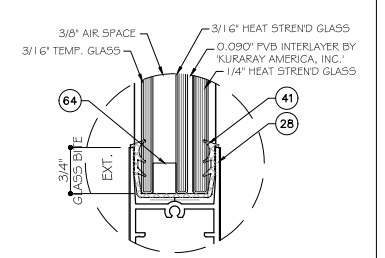
GLASS TYPE 'G1'
9/16" NOMINAL OVERALL



GLASS TYPE 'G2'
9/16" NOMINAL OVERALL

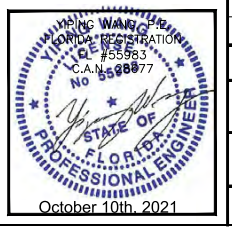


GLASS TYPE 'G3'
1" NOMINAL OVERALL



GLASS TYPE 'G4'
1" NOMINAL OVERALL

NOTE:
GLASS COMPLIES WITH ASTM E1300-09 (3 SEC. GUSTS).



October 10th, 2021

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ES-SGD2020 SLIDING GLASS DOOR (LMI & SMI)

ES WINDOWS, INC.
10653 NE Quaybridge Ct.
Miami, FL 33138
TEL. (305) 624-7775

No.	Date	Drawn By	Description
2	03.16.2018	MCY	UPDATE
3	07.14.2020	MCY	UPDATE TO FBC 2020
4	12.29.2020	MCY	UPDATE
5	04.06.2021	MCY	UPDATE
6	10.11.2021	MCY	UPDATE

Drawn Date 10.11.2021
Scale

DRAWING NO.
AD16-29

G1

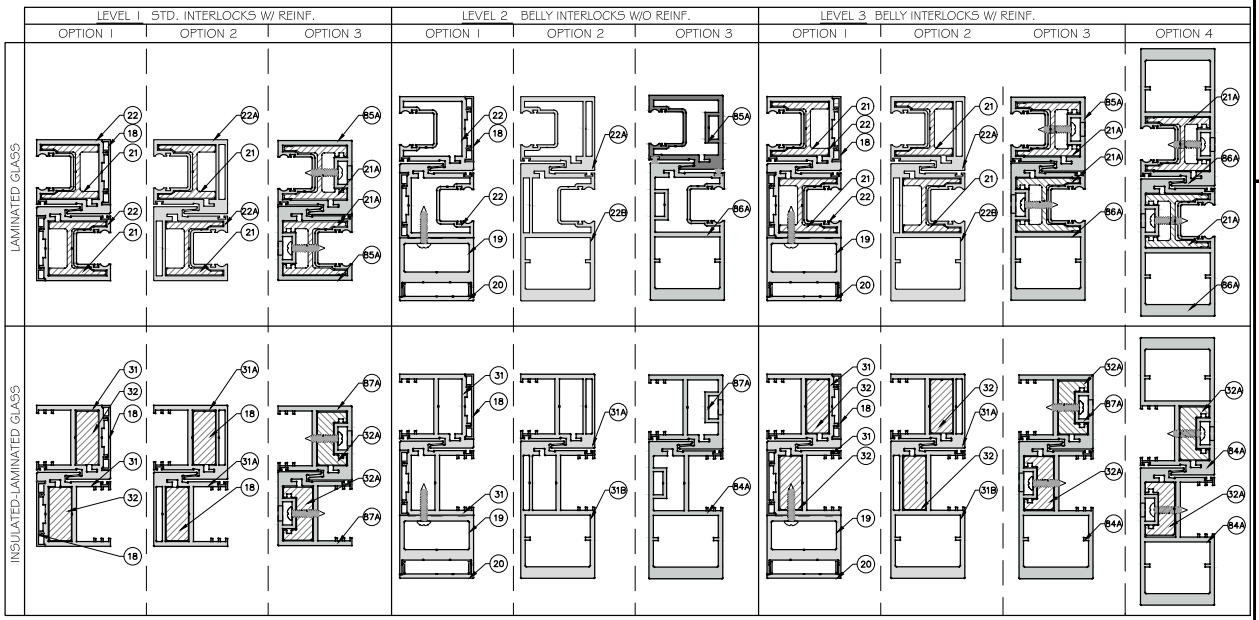
Sheet No.
14 OF 59

DESIGN LOAD CAPACITY - PSF

SGD PANEL SIZES		LEVEL 1 (STD INTERLOCK W/ REINF.)	LEVEL 2 (BELLY INTERLOCK W/O REINF.)	LEVEL 3 (BELLY INTERLOCK W/ REINF.)
AVE. PANEL WIDTH	DOOR HEIGHT	PSF	PSF	PSF
(IN)	(IN)	+/-	+/-	+/-
36	102	65.0	65.0 / 78.0	90.0 / 150.0
42	102	65.0	65.0 / 78.0	90.0 / 150.0
48	102	65.0	65.0 / 78.0	90.0 / 150.0
54	102	65.0	65.0 / 78.0	90.0 / 150.0
60	102	65.0	65.0 / 78.0	90.0 / 102.0
66	102	65.0	65.0 / 78.0	90.0 / 102.0
72	102	-	65.0 / 78.0	90.0 / 102.0
36	108	65.0	65.0 / 78.0	90.0 / 150.0
42	108	65.0	65.0 / 78.0	90.0 / 150.0
48	108	65.0	65.0 / 78.0	90.0 / 150.0
54	108	65.0	65.0 / 78.0	90.0 / 102.0
60	108	65.0	65.0 / 78.0	90.0 / 102.0
66	108	65.0	65.0 / 78.0	90.0 / 102.0
72	108	-	65.0 / 78.0	90.0 / 102.0
36	114	65.0	65.0 / 78.0	90.0 / 150.0
42	114	65.0	65.0 / 78.0	90.0 / 150.0
48	114	65.0	65.0 / 78.0	90.0 / 150.0
54	114	65.0	65.0 / 78.0	90.0 / 102.0
60	114	65.0	65.0 / 78.0	90.0 / 102.0
66	114	-	65.0 / 78.0	90.0 / 102.0
72	114	-	65.0 / 78.0	90.0 / 102.0
36	120	65.0	65.0 / 78.0	90.0 / 150.0
42	120	65.0	65.0 / 78.0	90.0 / 150.0
48	120	65.0	65.0 / 78.0	90.0 / 150.0
54	120	65.0	65.0 / 78.0	90.0 / 102.0
60	120	65.0	65.0 / 78.0	90.0 / 102.0
66	120	-	65.0 / 78.0	90.0 / 102.0
72	120	-	65.0 / 78.0	90.0 / 102.0
36	126	-	65.0 / 78.0	85.0 / 102.0
42	126	-	65.0 / 78.0	85.0 / 102.0
48	126	-	65.0 / 78.0	85.0 / 102.0
54	126	-	65.0 / 78.0	85.0 / 102.0
60	126	-	65.0 / 78.0	85.0 / 102.0
66	126	-	65.0 / 78.0	85.0 / 102.0
36	132	-	65.0 / 78.0	85.0 / 102.0
42	132	-	65.0 / 78.0	85.0 / 102.0
48	132	-	65.0 / 78.0	85.0 / 102.0
54	132	-	65.0 / 78.0	85.0 / 102.0
60	132	-	65.0 / 78.0	85.0 / 102.0
66	132	-	65.0 / 78.0	85.0 / 102.0
36	138	-	65.0 / 78.0	85.0 / 102.0
42	138	-	65.0 / 78.0	85.0 / 102.0
48	138	-	65.0 / 78.0	85.0 / 102.0
54	138	-	65.0 / 78.0	85.0 / 102.0
60	138	-	65.0 / 78.0	85.0 / 102.0

DESIGN LOAD CAPACITY - PSF

SGD PANEL SIZES		LEVEL 1 (STD INTERLOCK W/ REINF.)	LEVEL 2 (BELLY INTERLOCK W/O REINF.)	LEVEL 3 (BELLY INTERLOCK W/ REINF.)
AVE. PANEL WIDTH	DOOR HEIGHT	PSF	PSF	PSF
(IN)	(IN)	+/-	+/-	+/-
36	144	-	65.0 / 78.0	85.0 / 102.0
42	144	-	65.0 / 78.0	85.0 / 102.0
48	144	-	65.0 / 78.0	85.0 / 102.0
54	144	-	65.0 / 78.0	85.0 / 102.0
60	144	-	65.0 / 78.0	85.0 / 102.0



AVE. PANEL WIDTH = FRAME WIDTH / # OF PANELS

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C.A.N. 28877
STATE OF FLORIDA
PROFESSIONAL ENGINEER
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5	04.06.2021	MCY	UPDATE
6	10.11.2021	MCY	UPDATE

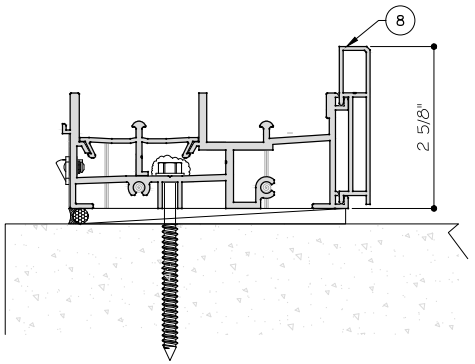
Drawn Date 10.11.2021 | Scale

DRAWING NO.
AD16-29

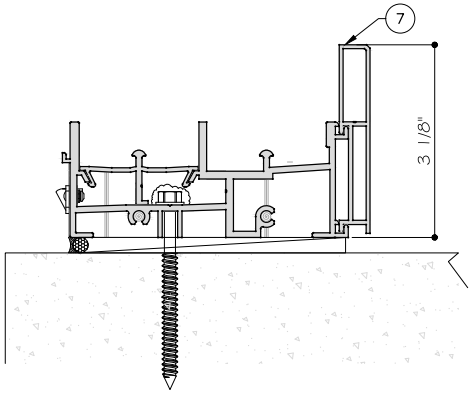
K1

Sheet No.
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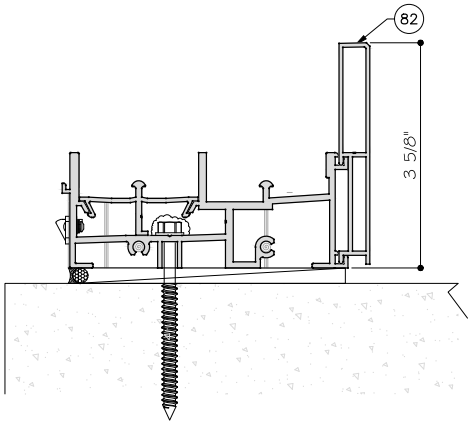
SILL RAISER OPTIONS (SHOWN ON 2 TRACK DOORS)
POSITIVE LOAD LIMITED AS FOLLOW DUE TO WATER INFILTRATION



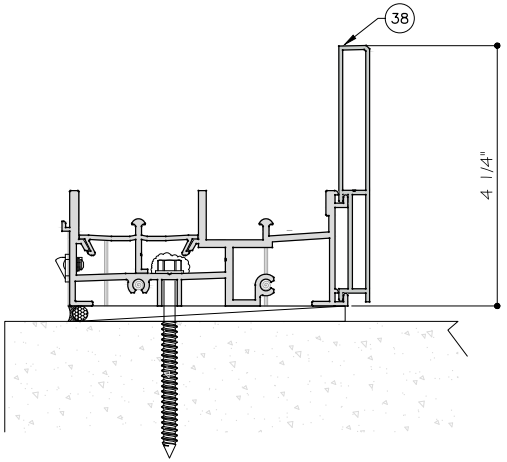
Pd MAX.=+53 PSF



Pd MAX.=+67 PSF



Pd MAX.=+80 PSF



Pd MAX.=+90 PSF

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4	12.29.2020	MCY	UPDATE
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6	10.11.2021	MCY	UPDATE

Drawn Date 10.11.2021
Scale

DRAWING NO.
AD16-29

K2

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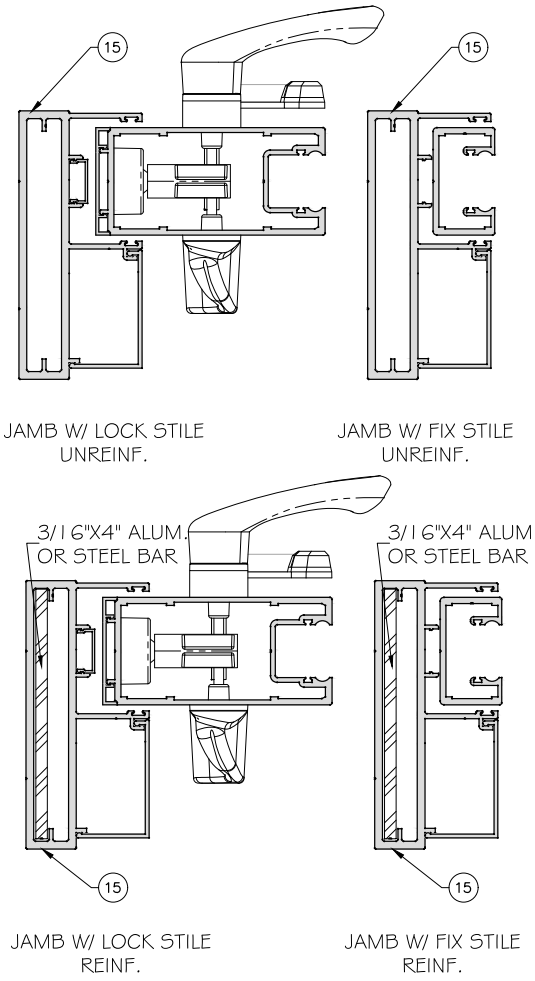
2 TRACK FREE STANDING JAMB CAPACITY - PSF

SGD PANEL SIZES		JAMB W/O REINF.		JAMB W/ ALUM REINF.		JAMB W/ STEEL REINF.	
AVE.PANEL WIDTH	DOOR HEIGHT	PSF	PSF	PSF	PSF	PSF	PSF
(IN)	(IN)	+	-	+	-	+	-
36	84	85.0	102.0	85.0	102.0	85.0	102.0
42		85.0	100.0	85.0	102.0	85.0	102.0
48		85.0	90.0	85.0	102.0	85.0	102.0
54		83.0	83.0	85.0	102.0	85.0	102.0
60		77.0	77.0	85.0	102.0	85.0	102.0
66		73.0	73.0	85.0	97.0	85.0	102.0
72		71.0	71.0	85.0	93.0	85.0	102.0
36	90	85.0	98.0	85.0	102.0	85.0	102.0
42		85.0	86.0	85.0	102.0	85.0	102.0
48		77.0	77.0	85.0	102.0	85.0	102.0
54		71.0	71.0	85.0	93.0	85.0	102.0
60		66.0	66.0	85.0	86.0	85.0	102.0
66		62.0	62.0	82.0	82.0	85.0	102.0
72		59.0	59.0	78.0	78.0	85.0	102.0
36	96	85.0	86.0	85.0	102.0	85.0	102.0
42		75.0	75.0	85.0	99.0	85.0	102.0
48		67.0	67.0	85.0	88.0	85.0	102.0
54		61.0	61.0	80.0	80.0	85.0	102.0
60		56.0	56.0	74.0	74.0	85.0	102.0
66		53.0	53.0	70.0	70.0	85.0	101.0
72		50.0	50.0	66.0	66.0	85.0	96.0
36	102	76.0	76.0	85.0	100.0	85.0	102.0
42		66.0	66.0	85.0	87.0	85.0	102.0
48		59.0	59.0	77.0	77.0	85.0	102.0
54		53.0	53.0	70.0	70.0	85.0	102.0
60		49.0	49.0	65.0	65.0	85.0	94.0
66		46.0	46.0	61.0	61.0	85.0	88.0
72		43.0	43.0	57.0	57.0	83.0	83.0
36	108	67.0	67.0	85.0	89.0	85.0	102.0
42		58.0	58.0	77.0	77.0	85.0	102.0
48		52.0	52.0	68.0	68.0	85.0	99.0
54		47.0	47.0	62.0	62.0	85.0	90.0
60		43.0	43.0	57.0	57.0	83.0	83.0
66		40.0	40.0	53.0	53.0	77.0	77.0
72		38.0	38.0	50.0	50.0	73.0	73.0
36	114	60.0	60.0	79.0	79.0	85.0	102.0
42		52.0	52.0	69.0	69.0	85.0	100.0
48		46.0	46.0	61.0	61.0	85.0	88.0
54		42.0	42.0	55.0	55.0	80.0	80.0
60		38.0	38.0	51.0	51.0	73.0	73.0
66		36.0	36.0	47.0	47.0	68.0	68.0
72		33.0	33.0	44.0	44.0	64.0	64.0

2 TRACK FREE STANDING JAMB CAPACITY - PSF

SGD PANEL SIZES		FIXED STILE W/O REINF.		FIXED STILE W/ ALUM REINF.		FIXED STILE W/ STEEL REINF.	
AVE. PANEL WIDTH	DOOR HEIGHT	PSF	PSF	PSF	PSF	PSF	PSF
(IN)	(IN)	+	-	+	-	+	-
36	120	54.0	54.0	71.0	71.0	85.0	102.0
42		47.0	47.0	62.0	62.0	85.0	89.0
48		42.0	42.0	55.0	55.0	79.0	79.0
54		37.0	37.0	49.0	49.0	72.0	72.0
60		34.0	34.0	45.0	45.0	66.0	66.0
66		32.0	32.0	42.0	42.0	61.0	61.0
72		30.0	30.0	39.0	39.0	57.0	57.0
36	126	49.0	49.0	64.0	64.0	85.0	93.0
42		42.0	42.0	56.0	56.0	81.0	81.0
48		37.0	37.0	49.0	49.0	72.0	72.0
54		34.0	34.0	44.0	44.0	64.0	64.0
60		31.0	31.0	41.0	41.0	59.0	59.0
66		-	-	38.0	38.0	55.0	55.0
36	132	44.0	44.0	59.0	59.0	85.0	85.0
42		38.0	38.0	51.0	51.0	73.0	73.0
48		34.0	34.0	45.0	45.0	65.0	65.0
54		31.0	31.0	40.0	40.0	58.0	58.0
60		-	-	37.0	37.0	53.0	53.0
36	138	41.0	41.0	53.0	53.0	77.0	77.0
42		35.0	35.0	46.0	46.0	67.0	67.0
48		31.0	31.0	41.0	41.0	59.0	59.0
54		-	-	37.0	37.0	53.0	53.0
60		-	-	33.0	33.0	48.0	48.0
36	144	37.0	37.0	49.0	49.0	71.0	71.0
42		32.0	32.0	42.0	42.0	61.0	61.0
48		-	-	37.0	37.0	54.0	54.0
54		-	-	33.0	33.0	49.0	49.0
60		-	-	31.0	31.0	44.0	44.0

AVE. PANEL WIDTH = $\frac{\text{FRAME WIDTH}}{\text{\# OF PANELS}}$



NOTE: STILE SHOWN FOR LAMINATED GLASS OPTION ONLY. CHART COVERS BOTH INSULATED LAMINATED AND LAMINATED GLASS OPTIONS.

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Drawn Date 10.11.2021
Scale

DRAWING NO.
AD16-29

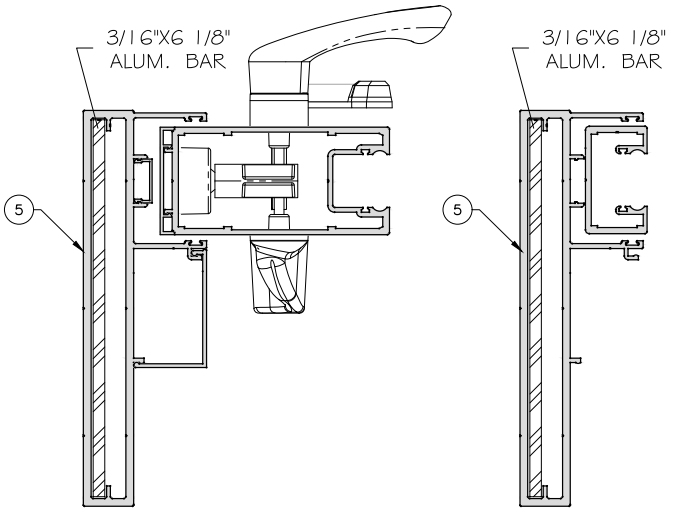
J1

Sheet No.
17 OF 59

3 TRACK F.STANDING JAMB CAPACITY - PSF			
SGD PANEL SIZES		JAMB W/ ALUM REINF.	
AVE. PANEL WIDTH (IN)	DOOR HEIGHT (IN)	PSF +	PSF -
36	84	85.0	102.0
42		85.0	102.0
48		85.0	102.0
54		85.0	102.0
60		85.0	102.0
66		85.0	102.0
72		85.0	102.0
36	90	85.0	102.0
42		85.0	102.0
48		85.0	102.0
54		85.0	102.0
60		85.0	102.0
66		85.0	102.0
72		85.0	102.0
36	96	85.0	102.0
42		85.0	102.0
48		85.0	102.0
54		85.0	102.0
60		85.0	102.0
66		85.0	102.0
72		85.0	102.0
36	102	85.0	102.0
42		85.0	102.0
48		85.0	102.0
54		85.0	102.0
60		85.0	102.0
66		85.0	102.0
72		85.0	102.0
36	108	85.0	102.0
42		85.0	102.0
48		85.0	102.0
54		85.0	102.0
60		85.0	102.0
66		85.0	102.0
72		85.0	102.0
36	114	85.0	102.0
42		85.0	102.0
48		85.0	102.0
54		85.0	102.0
60		85.0	102.0
66		85.0	102.0
72		85.0	102.0

3 TRACK DESIGN LOAD JAMB CAPACITY - PSF			
SGD PANEL SIZES		JAMB W/ ALUM REINF.	
PANEL WIDTH (IN)	DOOR HEIGHT (IN)	PSF +	PSF -
36	120	85.0	102.0
42		85.0	102.0
48		85.0	102.0
54		85.0	102.0
60		85.0	102.0
66		85.0	102.0
72		85.0	102.0
36	126	85.0	102.0
42		85.0	102.0
48		85.0	102.0
54		85.0	102.0
60		85.0	102.0
66		85.0	102.0
36	132	85.0	102.0
42		85.0	102.0
48		85.0	102.0
54		85.0	102.0
60		85.0	102.0
36	138	85.0	102.0
42		85.0	102.0
48		85.0	102.0
54		85.0	102.0
60		85.0	98.0
36	144	85.0	102.0
42		85.0	102.0
48		85.0	102.0
54		85.0	99.0
60		85.0	90.0

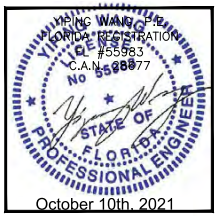
$$\text{AVE. PANEL WIDTH} = \frac{\text{FRAME WIDTH}}{\text{\# OF PANELS}}$$



JAMB W/ LOCK STILE REINF.

JAMB W/ FIX STILE REINF.

NOTE: STILE SHOWN FOR LAMINATED GLASS OPTION ONLY. CHART COVERS BOTH INSULATED LAMINATED AND LAMINATED GLASS OPTIONS.



October 10th, 2021

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ES-SGD2020 SLIDING GLASS DOOR (LMI & SMI)

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TEL. (305) 624-7775

Rev. No.	Date	Drawn By	Description
2	03.16.2018	MCY	UPDATE
3	07.14.2020	MCY	UPDATE TO FBC 2020
4	12.29.20020	MCY	UPDATE
5	04.06.2021	MCY	UPDATE
6	10.11.2021	MCY	UPDATE

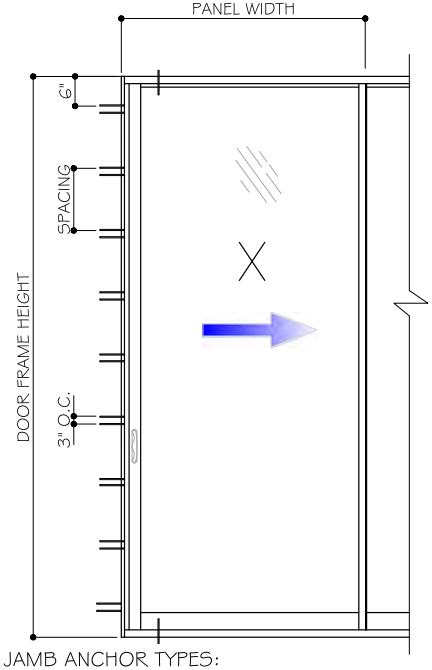
Drawn Date 10.11.2021

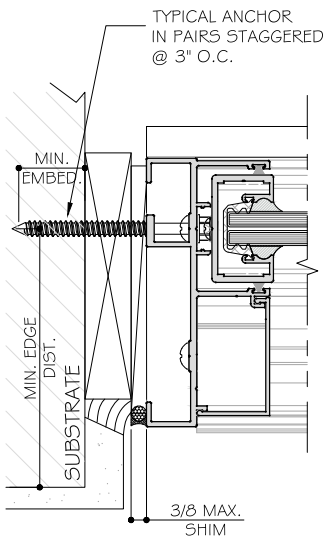
Scale

DRAWING NO.
AD16-29

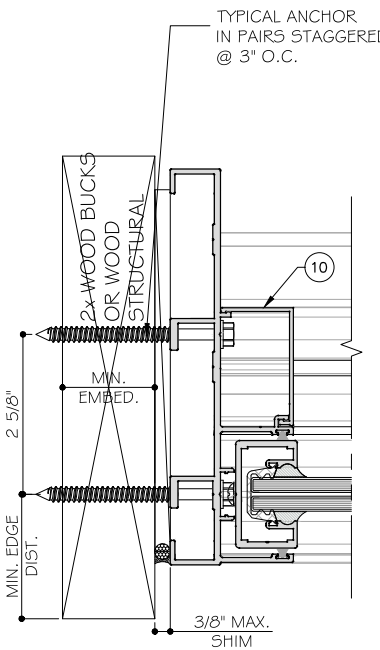
J2

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18 OF 59

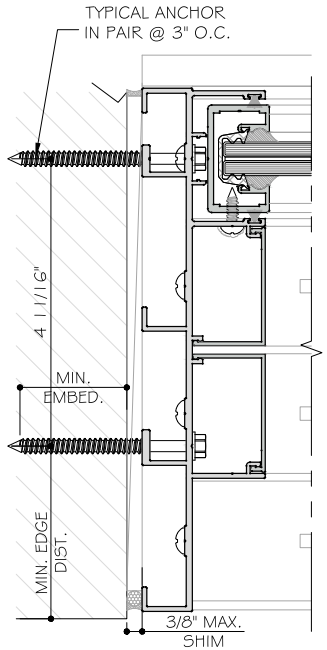




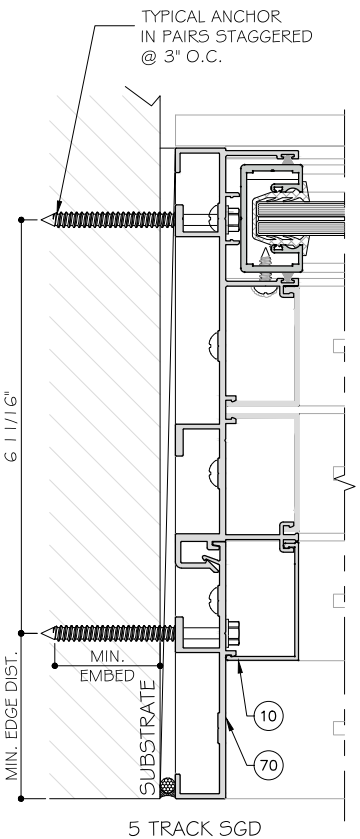
2 TRACK SGD



3 TRACK SGD



4 TRACK SGD



5 TRACK SGD

JAMB ANCHOR TYPES:

TYPE "A1": 1/4" DIA. KWIKCON (Fu=137 KSI, Fy=138 KSI)
- 1 1/2" MIN. EMBED INTO 2X WOOD OR WOOD
- THRU 1X WOOD BUCKS 1 3/4" MIN. EMBED INTO fc'=3 KSI MIN. CONCRETE
- 1 3/4" MIN. EMBED DIRECTLY INTO fc'=3 KSI MIN. CONCRETE

1/4" DIA. KWIKCON (Fu=137 KSI, Fy=138 KSI)
- 1 1/2" MIN. EMBED INTO 2X WOOD OR WOOD
- THRU 1X WOOD BUCKS 1 3/4" MIN. EMBED INTO fc'=3 KSI MIN. CONCRETE
- 1 3/4" MIN. EMBED DIRECTLY INTO fc'=3 KSI MIN. CONCRETE

TYPE "B1": 1/4" DIA. ULTRACON+ (Fu=164 KSI, Fy=148 KSI)
- 1 1/2" MIN. EMBED INTO 2X WOOD OR WOOD
- THRU 1X WOOD BUCKS 1 3/4" MIN. EMBED INTO fc'=3 KSI MIN. CONCRETE
- 1 3/4" MIN. EMBED DIRECTLY INTO fc'=3 KSI MIN. CONCRETE

TYPE "D1": 1/4" DIA. TEKS/DRIL-FLEX SCREW GRADE 5 (Fu=120 KSI, Fy=92 KSI)
INTO METAL STRUCTURE

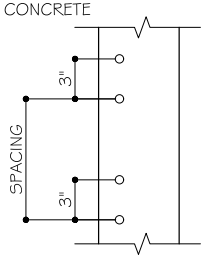
TYPE "E1": 5/16" TEKS/DRIL-FLEX SCREW (Fu=120 KSI, Fy=92 KSI)
INTO METAL STRUCTURE

ALUMINUM: 1/8" THK. MIN. (6063-T5 MIN.)
STEEL: 1/8" THK. MIN. (Fy=36KSI, MIN.)
STEEL IN CONTACT WITH ALUM. TO BE PAINTED.

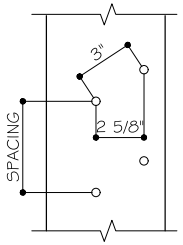
MIN. EDGE DISTANCE: CONCRETE 2 1/2" WOOD: 1" METAL: 1"

JAMB ANCHOR CHART
2 TRACK, 3 TRACK, 4 TRACK OR 5 TRACK

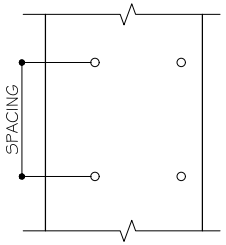
JAMB ANCHOR TYPE	SUBSTRATE	MAX. SHIM	ANCHOR SPACING
A1	CONC.	1/4"	18"
A1	WOOD/CONC.	3/8"	12"
A1	WOOD/C90 BLOCK	3/8"	12"
B1	CONC.	3/8"	18"
B1	WOOD/CONC.	3/8"	12"
C1	METAL	1/4"	18"
C1	METAL	3/8"	12"
D1	METAL	3/8"	18"



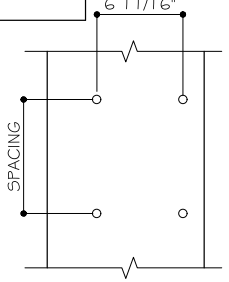
2 TRACK SGD



3 TRACK SGD



4 TRACK SGD



5 TRACK SGD



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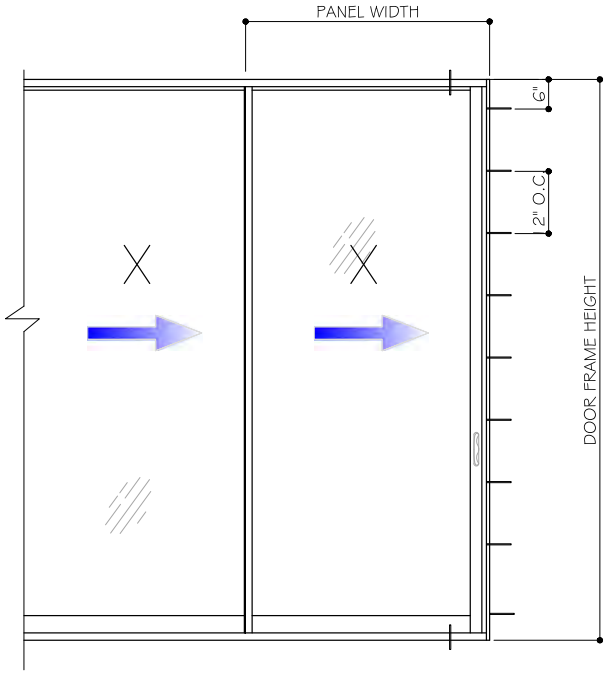
Rev. No.	Date	Drawn By	Description
2	03.16.2018	MCY	UPDATE
3	07.14.2020	MCY	UPDATE TO FBC 2020
4	12.29.2020	MCY	UPDATE
5	04.06.2021	MCY	UPDATE
6	10.11.2021	MCY	UPDATE

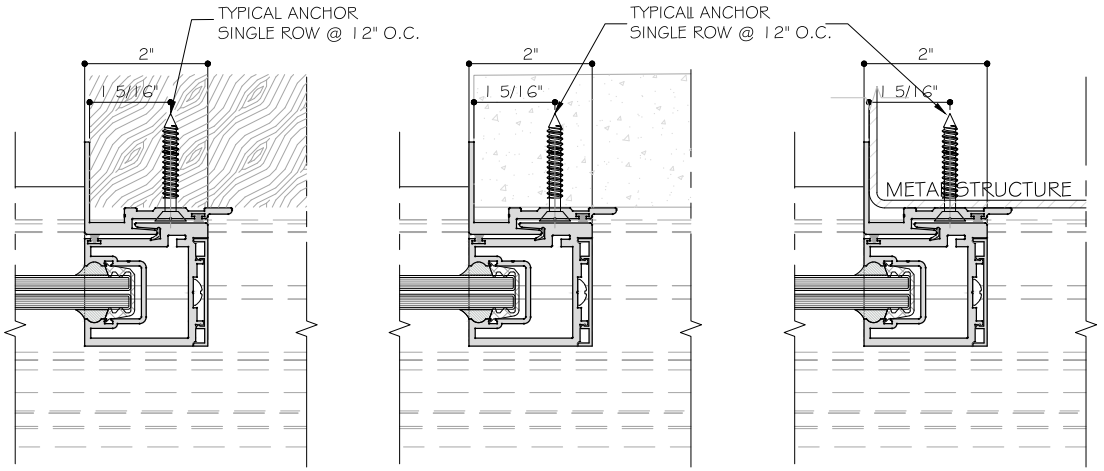
Drawn Date 10.11.2021
Scale

DRAWING NO.
AD16-29

J3

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JAMB ANCHOR TYPES:

TYPE "B2": 1/4" DIA. ULTRACON+ (Fu=164 KSI, Fy=148 KSI)
1 3/4" MIN. EMBED INTO fc'=3 KSI MIN. CONCRETE
1 5/16" MIN. EDGE DISTANCE

TYPE "D2": 1/4" DIA. TEKS-SELF DRILLING SCREW (Fu=120 KSI,FY=92 KSI)
INTO METAL STRUCTURE
ALUMINUM: 1/8" THK. MIN. (6063-T5 MIN.)
STEEL: 1/8" THK. MIN. (Fy=36KSI, MIN.)

TYPE "D2A": 1/4" DIA. SMS (Fu=74 KSI, Fy=57 KSI)
1 1/2" MIN. EMBED INTO WOOD STRUCTURE (SG=0.55 MIN.)
1" MIN. EDGE DISTANCE



October 10th, 2021

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Rev. No.	Date	Drawn By	Description
2	10.16.2019	MCY	UPDATE
3	07.14.2020	MCY	UPDATE TO FBC 2020
4	12.29.2020	MCY	UPDATE
5	04.06.2021	MCY	UPDATE
6	10.11.2021	MCY	UPDATE

Drawn Date 10.11.2021
Scale

DRAWING NO.
AD16-29

J4

Sheet No.
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HEAD ANCHOR CAPACITY - PSF								
SGD PANEL SIZES		ANCHOR TYPE "A" OR "AA"				ANCHOR TYPE "B"		
AVE. PANEL WIDTH	DOOR HEIGHT	A4 AA4	A6 AA6	A8 AA8	A10 AA10	B4	B6	B8
(IN)	(IN)	+/-	+/-	+/-	+/-	+/-	+/-	+/-
36	84	132.4	150.0	150.0	150.0	150.0	150.0	150.0
42		118.9	150.0	150.0	150.0	150.0	150.0	150.0
48		109.2	150.0	150.0	150.0	140.0	150.0	150.0
54		102.2	150.0	150.0	150.0	131.0	150.0	150.0
60		97.1	145.6	150.0	150.0	124.4	150.0	150.0
66		93.4	140.1	150.0	150.0	119.8	150.0	150.0
72		91.0	136.5	150.0	150.0	116.7	150.0	150.0
36	90	121.3	150.0	150.0	150.0	150.0	150.0	150.0
42		108.5	150.0	150.0	150.0	139.1	150.0	150.0
48		99.3	148.9	150.0	150.0	127.3	150.0	150.0
54		92.4	138.7	150.0	150.0	118.5	150.0	150.0
60		87.4	131.0	150.0	150.0	112.0	150.0	150.0
66		93.6	125.4	150.0	150.0	107.2	150.0	150.0
72		80.9	121.3	150.0	150.0	103.7	150.0	150.0
36	96	112.0	150.0	150.0	150.0	143.6	150.0	150.0
42		99.8	149.8	150.0	150.0	128.0	150.0	150.0
48		91.0	136.5	150.0	150.0	116.7	150.0	150.0
54		84.4	126.6	150.0	150.0	108.2	150.0	150.0
60		79.4	119.1	150.0	150.0	101.8	150.0	150.0
66		75.6	113.5	150.0	150.0	97.0	145.5	150.0
72		82.8	109.2	145.6	150.0	93.3	140.0	150.0
36	102	104.0	150.0	150.0	150.0	133.3	150.0	150.0
42		92.4	138.7	150.0	150.0	118.5	150.0	150.0
48		84.0	126.0	150.0	150.0	107.7	150.0	150.0
54		77.7	116.5	150.0	150.0	99.6	149.3	150.0
60		72.8	109.2	145.6	150.0	93.3	140.0	150.0
66		69.1	103.6	138.1	150.0	88.5	132.8	150.0
72		66.2	99.3	132.4	150.0	84.8	127.3	150.0
36	108	97.1	145.6	150.0	150.0	124.4	150.0	150.0
42		86.1	129.1	150.0	150.0	110.3	150.0	150.0
48		78.0	117.0	150.0	150.0	100.0	150.0	150.0
54		71.9	107.9	143.8	150.0	92.2	138.3	150.0
60		67.2	100.8	134.4	150.0	86.2	129.2	150.0
66		63.5	95.3	127.1	150.0	81.5	122.2	150.0
72		60.7	91.0	121.3	150.0	77.8	116.7	150.0
36	114	91.0	136.5	150.0	150.0	116.7	150.0	150.0
42		80.5	120.8	150.0	150.0	103.2	150.0	150.0
48		72.8	109.2	145.6	150.0	93.3	140.0	150.0
54		66.9	100.4	133.9	150.0	85.8	128.7	150.0
60		62.4	93.6	124.8	150.0	80.0	120.0	150.0
66		58.8	88.2	117.7	147.1	75.4	113.1	150.0
72		56.0	84.0	112.0	112.0	71.8	107.7	143.6

HEAD ANCHOR CAPACITY - PSF								
SGD PANEL SIZES		ANCHOR TYPE "A" OR "AA"				ANCHOR TYPE "B"		
AVE. PANEL WIDTH	DOOR HEIGHT	A4 AA4	A6 AA6	A8 AA8	A10 AA10	B4	B6	B8
(IN)	(IN)	+/-	+/-	+/-	+/-	+/-	+/-	+/-
36	120	85.6	128.5	150.0	150.0	109.8	150.0	150.0
42		75.6	113.5	150.0	150.0	97.0	145.5	150.0
48		68.3	102.4	136.5	150.0	87.5	131.3	150.0
54		62.6	93.9	125.2	150.0	80.3	120.4	150.0
60		58.2	87.4	116.5	145.6	74.7	112.0	149.3
66		54.8	82.2	109.5	136.9	70.2	105.3	140.4
72		52.0	78.0	104.0	130.0	66.7	100.0	133.3
36	126	80.9	121.3	150.0	150.0	103.7	150.0	150.0
42		71.3	107.0	142.6	150.0	91.4	137.1	150.0
48		64.2	96.4	128.5	150.0	82.4	123.5	150.0
54		58.8	88.2	117.7	147.1	75.4	113.1	150.0
60		54.6	81.9	109.2	136.5	70.0	105.0	140.0
66		51.2	76.9	102.5	128.1	65.7	98.5	131.4
36	132	76.6	114.9	150.0	150.0	98.2	147.4	150.0
42		67.5	101.2	134.9	150.0	86.5	129.7	150.0
48		60.7	91.0	121.3	150.0	77.8	116.7	150.0
54		55.5	83.2	110.9	138.7	71.1	106.7	142.2
60		51.4	77.1	102.8	128.5	65.9	98.8	131.8
66		48.1	72.2	96.3	120.3	61.7	92.6	123.4
36	138	72.8	109.2	145.6	150.0	93.3	140.0	150.0
42		64.0	96.0	128.0	150.0	82.1	123.1	150.0
48		57.5	86.2	114.9	143.7	73.7	110.5	147.4
54		52.5	78.7	104.9	131.2	67.3	100.9	134.5
60		48.5	72.8	97.1	121.3	62.2	93.3	124.4
36	144	69.3	104.0	138.7	150.0	88.9	133.3	150.0
42		60.9	91.3	121.8	150.0	78.0	117.1	150.0
48		54.6	81.9	109.2	136.5	70.0	105.0	140.0
54		49.8	74.7	99.6	124.4	63.8	95.7	127.6
60		46.0	69.0	92.0	114.9	58.9	88.4	117.9

A4 OR AA4 - A CLUSTER OF (4) TYPE "A" OR "AA" ANCHORS AT HEAD
A6 OR AA6- A CLUSTER OF (6) TYPE "A" OR "AA" ANCHORS AT HEAD
A8 OR AA8- A CLUSTER OF (8) TYPE "A" OR "AA" ANCHORS AT HEAD
A10 OR AA10 - A CLUSTER OF (10) TYPE "A" OR "AA" ANCHORS AT HEAD
B4 - A CLUSTER OF (4) TYPE "B" ANCHORS AT HEAD
B6 - A CLUSTER OF (6) TYPE "B" ANCHORS AT HEAD
B8 - A CLUSTER OF (8) TYPE "B" ANCHORS AT HEAD

FOR ANCHOR TYPES & LAYOUT, SEE SHEET A6 & A7

YIPING WANG, P.E.
FLORIDA REGISTRATION
C.E. #55983
C.A.N. 28877
STATE OF FLORIDA PROFESSIONAL ENGINEER
October 10th, 2021

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4	12.29.2020	MCY	UPDATE
5	04.06.2021	MCY	UPDATE
6	10.11.2021	MCY	UPDATE

Drawn Date 10.11.2021
Scale

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A1

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HEAD ANCHOR CAPACITY - PSF					
SGD PANEL SIZES		ANCHOR TYPE "BB"			
AVE. PANEL WIDTH	DOOR HEIGHT	BB4	BB6	BB8	BB10
(IN)	(IN)	+/-	+/-	+/-	+/-
36	96	97.2	145.8	150.0	150.0
42		86.7	130.0	150.0	150.0
48		79.0	118.5	150.0	150.0
54		73.3	109.9	146.6	150.0
60		68.9	103.4	137.9	150.0
66		65.7	98.5	131.3	150.0
72		63.2	94.8	126.4	150.0
36	102	90.3	135.4	150.0	150.0
42		80.3	120.4	150.0	150.0
48		72.9	109.4	145.8	150.0
54		67.4	101.1	134.8	150.0
60		63.2	94.8	126.4	150.0
66		60.0	89.9	119.9	149.9
72		57.5	86.2	114.9	143.6
36	108	84.3	126.4	150.0	150.0
42		74.7	112.1	149.4	150.0
48		67.7	101.6	135.4	150.0
54		62.4	93.6	124.8	150.0
60		58.3	87.5	116.7	145.8
66		55.2	82.7	110.3	137.9
72		52.7	79.0	105.3	131.7
36	114	79.0	118.5	150.0	150.0
42		69.9	104.8	139.8	150.0
48		63.2	94.8	126.4	150.0
54		58.1	87.2	116.2	145.3
60		54.2	81.3	108.3	135.4
66		51.1	76.6	102.1	127.7
72		48.6	72.9	97.2	121.5
36	120	74.4	111.5	148.7	150.0
42		65.7	98.5	131.3	150.0
48		59.3	88.9	118.5	148.1
54		54.4	81.5	108.7	135.9
60		50.6	75.8	101.1	126.4
66		47.5	71.3	95.1	118.9
72		45.1	67.7	90.3	112.9
36	132	66.5	99.8	133.1	150.0
42		58.6	87.8	117.1	146.4
48		52.7	79.0	105.3	131.7
54		48.2	72.2	96.3	120.4
60		44.6	66.9	89.2	111.5
66		41.8	62.7	83.6	104.5

HEAD ANCHOR CAPACITY - PSF					
SGD PANEL SIZES		ANCHOR TYPE "BB"			
AVE. PANEL WIDTH	DOOR HEIGHT	BB4	BB6	BB8	BB10
(IN)	(IN)	+/-	+/-	+/-	+/-
36	138	63.2	94.8	126.4	150.0
42		55.6	83.3	111.1	138.9
48		49.9	74.8	99.8	124.7
54		45.5	68.3	91.1	113.9
60		42.1	63.2	84.3	105.3
36	144	60.2	90.3	120.4	150.0
42		52.9	79.3	105.7	132.1
48		47.4	71.1	94.8	118.5
54		43.2	64.8	86.4	108.0
60		39.9	59.9	79.8	99.8

BB4 - A CLUSTER OF (4) ANCHORS TYPE "BB" AT INTERLOCK/ASTRAGAL
BB6 - A CLUSTER OF (6) ANCHORS TYPE "BB" AT INTERLOCK/ASTRAGAL
BB8 - A CLUSTER OF (8) ANCHORS TYPE "BB" AT INTERLOCK/ASTRAGAL
BB10 - A CLUSTER OF (10) ANCHORS TYPE "BB" AT INTERLOCK/ASTRAGAL

FOR ANCHOR TYPES & LAYOUT, SEE SHEET A7

YIPING WANG, P.E.
FLORIDA REGISTRATION
C.E. #55983
C.A.No. 28877
STATE OF FLORIDA
PROFESSIONAL ENGINEER
October 10th, 2021

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GLAZING CONSULTANTS
12781 MIRAMAR PARKWAY #301
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ES-SGD2020 SLIDING GLASS DOOR (LMI & SMI)

ES WINDOWS, INC.
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Miami, FL 33138
TEL. (305) 624-7775

Rev. No.	Date	Drawn By	Description
2	03.16.2018	MCY	UPDATE
3	07.14.2020	MCY	UPDATE TO FBC 2020
4	12.29.20202	MCY	UPDATE
5	04.06.2021	MCY	UPDATE
6	10.11.2021	MCY	UPDATE

Drawn Date 10.11.2021
Scale

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HEAD ANCHOR CAPACITY - PSF					
SGD PANEL SIZES		ANCHOR TYPE "CC"			
AVE. PANEL WIDTH	DOOR HEIGHT	CC4	CC6	CC8	CC10
(IN)	(IN)	+/-	+/-	+/-	+/-
36	96	109.9	150.0	150.0	150.0
42		98.0	147.0	150.0	150.0
48		89.3	134.0	150.0	150.0
54		82.9	124.3	150.0	150.0
60		78.0	116.9	150.0	150.0
66		74.3	111.4	148.5	150.0
72		71.5	107.2	142.9	150.0
36	102	102.1	150.0	150.0	150.0
42		90.8	136.1	150.0	150.0
48		82.5	123.7	150.0	150.0
54		76.2	114.3	150.0	150.0
60		71.5	107.2	142.9	150.0
66		67.8	101.7	135.6	149.9
72		65.0	97.5	129.9	143.6
36	108	95.3	142.9	150.0	150.0
42		84.5	126.7	150.0	150.0
48		76.6	114.9	150.0	150.0
54		70.6	105.9	141.2	150.0
60		66.0	99.0	131.9	150.0
66		62.4	93.6	124.7	150.0
72		59.6	89.3	119.1	148.9
36	114	89.3	134.0	150.0	150.0
42		79.0	118.6	150.0	150.0
48		71.5	107.2	142.9	150.0
54		65.7	98.6	131.4	150.0
60		61.3	91.9	122.5	150.0
66		57.8	86.6	115.5	144.4
72		55.0	82.5	109.9	137.4
36	120	84.1	126.1	150.0	150.0
42		74.3	111.4	148.5	150.0
48		67.0	100.5	134.0	150.0
54		61.5	92.2	123.0	150.0
60		57.2	85.8	114.3	142.9
66		53.8	80.7	107.5	134.4
72		51.0	76.6	102.1	127.6
36	132	75.2	112.8	150.0	150.0
42		66.2	99.3	132.4	150.0
48		59.6	89.3	119.1	148.9
54		54.5	81.7	108.9	136.1
60		50.4	75.7	100.9	126.1
66		47.3	70.9	94.5	118.1

HEAD ANCHOR CAPACITY - PSF					
SGD PANEL SIZES		ANCHOR TYPE "CC"			
AVE. PANEL WIDTH	DOOR HEIGHT	CC4	CC6	CC8	CC10
(IN)	(IN)	+/-	+/-	+/-	+/-
36	138	71.5	107.2	142.9	150.0
42		62.8	94.2	125.7	150.0
48		56.4	84.6	112.8	141.1
54		51.5	77.3	103.0	128.8
60		47.6	71.5	95.3	119.1
36	144	68.1	102.1	136.1	150.0
42		59.8	89.6	119.5	149.4
48		53.6	80.4	107.2	134.0
54		48.9	73.3	97.7	122.2
60		45.1	67.7	90.3	112.8

CC4 - A CLUSTER OF (4) ANCHORS TYPE "CC" AT INTERLOCK/ASTRAGAL
CC6 - A CLUSTER OF (6) ANCHORS TYPE "CC" AT INTERLOCK/ASTRAGAL
CC8 - A CLUSTER OF (8) ANCHORS TYPE "CC" AT INTERLOCK/ASTRAGAL
CC10 - A CLUSTER OF (10) ANCHORS TYPE "CC" AT INTERLOCK/ASTRAGAL

FOR ANCHOR TYPES & LAYOUT, SEE SHEET A7

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C.A.N. 28877
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Drawn Date 10.11.2021
Scale

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HEAD ANCHOR CAPACITY - PSF

SGD PANEL SIZES		ANCHOR TYPE "C"		ANCHOR TYPE "D"			ANCHOR TYPE "E"	
AVE. PANEL WIDTH	DOOR HEIGHT	C4	C6	D4	D6	D8	E4	E6
(IN)	(IN)	+/-	+/-	+/-	+/-	+/-	+/-	+/-
36		150.0	150.0	114.9	150.0	150.0	150.0	150.0
42		150.0	150.0	103.2	150.0	150.0	150.0	150.0
48		150.0	150.0	94.8	142.2	150.0	150.0	150.0
54	84	150.0	150.0	88.7	133.1	150.0	150.0	150.0
60		150.0	150.0	84.3	126.4	150.0	150.0	150.0
66		150.0	150.0	81.1	121.7	150.0	150.0	150.0
72		150.0	150.0	79.0	118.5	150.0	146.7	150.0
36		150.0	150.0	105.3	150.0	150.0	150.0	150.0
42		150.0	150.0	94.2	141.3	150.0	150.0	150.0
48		150.0	150.0	86.2	129.3	150.0	150.0	150.0
54	90	150.0	150.0	80.3	120.4	150.0	149.0	150.0
60		150.0	150.0	75.8	113.8	150.0	140.8	150.0
66		142.2	150.0	72.6	108.9	145.1	134.7	150.0
72		139.6	150.0	70.2	105.3	140.4	130.4	150.0
36		150.0	150.0	97.2	145.8	150.0	150.0	150.0
42		150.0	150.0	86.7	130.0	150.0	150.0	150.0
48		150.0	150.0	79.0	118.5	150.0	146.7	150.0
54	96	145.6	150.0	73.3	109.9	146.6	136.0	150.0
60		137.0	150.0	68.9	103.4	137.9	128.0	150.0
66		130.5	150.0	65.7	98.5	131.3	121.9	150.0
72		125.6	150.0	63.2	94.8	126.4	117.3	150.0
36		150.0	150.0	90.3	135.4	150.0	150.0	150.0
42		150.0	150.0	80.3	120.4	150.0	149.0	150.0
48		144.9	150.0	72.9	109.4	145.8	135.4	150.0
54	102	134.0	150.0	67.4	101.1	134.8	125.2	150.0
60		125.6	150.0	63.2	94.8	126.4	117.3	150.0
66		119.1	150.0	60.0	89.9	119.9	111.3	150.0
72		114.2	150.0	57.5	86.2	114.9	106.7	150.0
36		150.0	150.0	84.3	126.4	150	150.0	150.0
42		148.5	150.0	74.7	112.1	149.4	138.7	150.0
48		134.6	150.0	67.7	101.6	135.4	125.7	150.0
54	108	124.0	150.0	62.4	93.6	124.8	115.9	150.0
60		115.9	150.0	58.3	87.5	116.7	108.3	150.0
66		109.6	150.0	55.2	82.7	110.3	102.4	150.0
72		104.7	150.0	52.7	79.0	105.3	97.8	146.7
36		150.0	150.0	79.0	118.5	150.0	146.7	150.0
42		138.9	150.0	69.9	104.8	139.8	129.8	150.0
48		125.6	150.0	63.2	94.8	126.4	117.3	150.0
54	114	115.5	150.0	58.1	87.2	116.2	107.9	150.0
60		107.7	150.0	54.2	91.3	100.6	100.6	150.0
66		101.5	150.0	51.5	76.6	94.8	94.8	142.2
72		96.6	144.9	48.6	72.9	90.3	90.3	135.4

HEAD ANCHOR CAPACITY - PSF

SGD PANEL SIZES		ANCHOR TYPE "C"		ANCHOR TYPE "D"			ANCHOR TYPE "E"	
AVE. PANEL WIDTH	DOOR HEIGHT	C4	C6	D4	D6	D8	E4	E6
(IN)	(IN)	+/-	+/-	+/-	+/-	+/-	+/-	+/-
36		147.8	150.0	74.4	111.5	148.7	138.0	150.0
42		130.5	150.0	65.7	98.5	131.3	121.9	150.0
48		117.8	150.0	59.3	88.9	118.5	110.0	150.0
54	120	108.0	150.0	54.4	81.5	108.7	100.9	150.0
60		100.5	150.0	50.6	75.8	101.1	93.9	149.3
66		94.5	141.7	47.5	71.3	95.1	88.3	140.4
72		89.7	134.6	45.1	67.7	90.3	93.8	133.3
36		139.6	150.0	70.2	105.3	140.4	130.4	150.0
42		123.0	150.0	61.9	92.9	123.8	114.9	150.0
48	126	110.8	150.0	55.8	83.6	111.5	103.5	150.0
54		101.5	150.0	51.1	76.6	102.1	94.8	142.2
60		94.2	141.3	47.4	71.1	94.8	88.0	132.0
66		88.4	132.6	44.5	66.7	89.0	82.6	123.9
36		132.2	150.0	66.5	99.8	133.1	123.5	150.0
42		116.4	150.0	58.6	87.8	117.1	108.7	150.0
48	132	104.7	150.0	52.7	79.0	105.3	97.8	146.7
54		95.7	143.5	48.2	72.2	96.3	89.4	134.1
60		88.7	133.0	44.6	66.9	89.2	82.8	124.2
66		83.0	124.6	41.8	62.7	83.6	77.6	116.4
36		125.6	150.0	63.2	94.8	126.4	117.3	150.0
42		110.4	150.0	55.6	83.3	111.1	103.2	150.0
48	138	99.2	147.8	49.9	74.8	99.8	92.6	138.9
54		90.5	135.8	45.5	68.3	91.1	84.6	126.8
60		83.7	125.6	42.1	63.2	84.3	78.2	117.3
36		119.6	150.0	60.2	90.3	120.4	111.7	150.0
42		105.0	150.0	52.9	79.3	105.7	98.1	147.2
48	144	94.2	141.3	47.4	71.1	94.8	88.0	132.0
54		85.9	128.8	43.2	64.8	86.4	80.2	120.3
60		79.3	119.0	39.9	59.9	79.8	74.1	111.2

C4 - A CLUSTER OF (4) TYPE "C" ANCHORS AT HEAD
C6 - A CLUSTER OF (6) TYPE "C" ANCHORS AT HEAD
D4 - A CLUSTER OF (4) TYPE "D" ANCHORS AT HEAD
D6 - A CLUSTER OF (6) TYPE "D" ANCHORS AT HEAD
D8 - A CLUSTER OF (8) TYPE "D" ANCHORS AT HEAD
E4 - A CLUSTER OF (4) TYPE "E" ANCHORS AT HEAD
E6 - A CLUSTER OF (6) TYPE "E" ANCHORS AT HEAD

FOR ANCHOR TYPES & LAYOUT, SEE SHEET A6



YIPING WANG, P.E.
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6	10.11.2021	MCY	UPDATE

Drawn Date 10.11.2021
Scale

DRAWING NO.
AD16-29

A4

Sheet No.
24 OF 59

SILL ANCHOR CAPACITY - PSF				
SGD PANEL SIZES		ANCHOR TYPE "A" / "B"		
AVE. PANEL WIDTH	DOOR HEIGHT	A4 / B4	A6 / B6	A8 / B8
(IN)	(IN)	+/-	+/-	+/-
36	84	150.0	150.0	150.0
42		149.8	150.0	150.0
48		137.6	150.0	150.0
54		128.7	150.0	150.0
60		122.3	150.0	150.0
66		117.7	150.0	150.0
72		114.7	150.0	150.0
36	90	150.0	150.0	150.0
42		136.7	150.0	150.0
48		125.1	150.0	150.0
54		116.5	150.0	150.0
60		110.1	150.0	150.0
66		105.3	150.0	150.0
72		101.9	150.0	150.0
36	96	150.0	150.0	150.0
42		134.2	150.0	150.0
48		122.3	150.0	150.0
54		113.5	150.0	150.0
60		106.8	150.0	150.0
66		101.7	150.0	150.0
72		97.9	146.8	150.0
36	102	139.8	150.0	150.0
42		124.3	150.0	150.0
48		112.9	150.0	150.0
54		104.4	150.0	150.0
60		97.9	146.8	150.0
66		92.8	139.3	150.0
72		89.0	133.5	150.0
36	108	130.5	150.0	150.0
42		115.7	150.0	150.0
48		104.9	150.0	150.0
54		96.7	145.0	150.0
60		90.3	135.5	150.0
66		85.4	128.1	150.0
72		81.6	122.3	150.0
36	114	122.3	150.0	150.0
42		108.2	150.0	150.0
48		97.9	146.8	150.0
54		90.0	135.0	150.0
60		83.9	125.8	150.0
66		79.1	118.6	150.0
72		75.3	112.9	150.0

SILL ANCHOR CAPACITY - PSF				
SGD PANEL SIZES		ANCHOR TYPE "A" / "B"		
AVE. PANEL WIDTH	DOOR HEIGHT	A4 / B4	A6 / B6	A8 / B8
(IN)	(IN)	+/-	+/-	+/-
36	120	115.1	150.0	150.0
42		101.7	150.0	150.0
48		91.8	137.6	150.0
54		84.2	126.3	150.0
60		78.3	117.4	150.0
66		73.6	110.4	147.3
72		69.9	104.9	139.8
36	126	108.7	150.0	150.0
42		95.9	143.8	150.0
48		86.4	129.5	150.0
54		79.1	118.6	150.0
60		73.4	110.1	146.8
66		68.9	103.3	137.8
66		65.2	97.9	130.5
36	132	103.0	150.0	150.0
42		90.7	136.0	150.0
48		81.6	122.3	150.0
54		74.6	111.8	149.1
60		69.1	103.6	138.2
66		64.7	97.1	129.4
36	138	97.9	146.8	150.0
42		86.0	129.1	150.0
48		77.3	115.9	150.0
54		70.5	105.8	141.1
60		65.2	97.9	130.5
36	144	93.2	139.8	150.0
42		81.8	122.8	150.0
48		73.4	110.1	146.8
54		66.9	100.4	133.8
60		61.8	92.7	123.6

A4 - A CLUSTER OF (4) TYPE "A" ANCHORS AT SILL
A6 - A CLUSTER OF (6) TYPE "A" ANCHORS AT SILL
A8 - A CLUSTER OF (8) TYPE "A" ANCHORS AT SILL
B4 - A CLUSTER OF (4) TYPE "B" ANCHORS AT SILL
B6 - A CLUSTER OF (6) TYPE "B" ANCHORS AT SILL
B8 - A CLUSTER OF (8) TYPE "B" ANCHORS AT SILL

FOR ANCHOR TYPES & LAYOUT, SEE SHEET A8

YIPING WANG, P.E.
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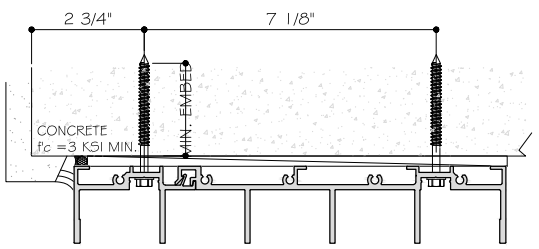
Rev. No.	Date	Drawn By	Description
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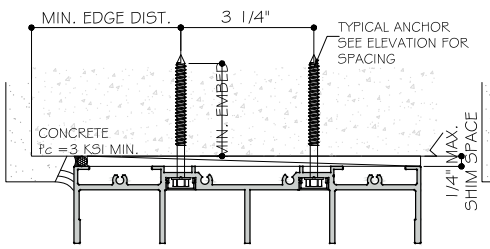
Drawn Date 10.11.2021
Scale

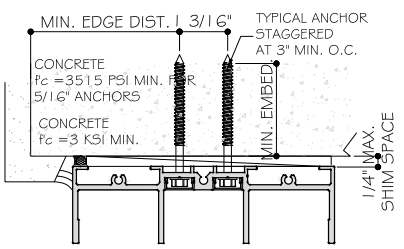
DRAWING NO.
AD16-29

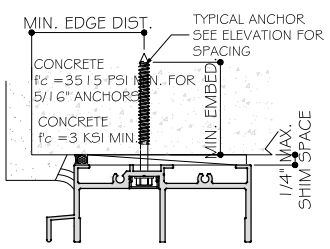
A5

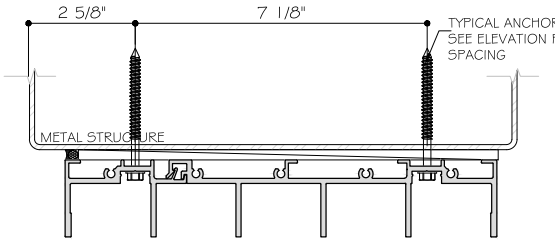
Sheet No.
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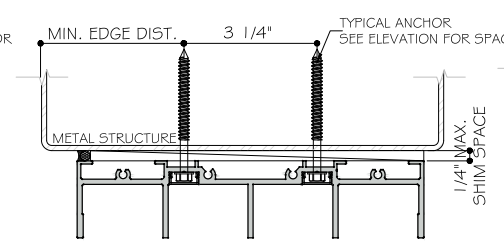




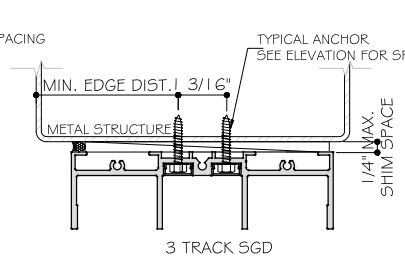




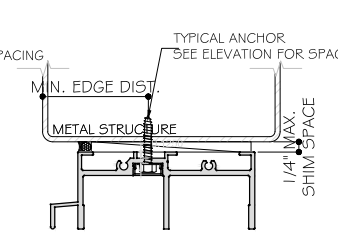
5 TRACK SGD



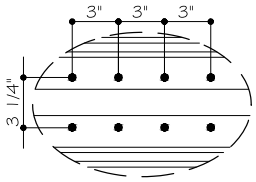
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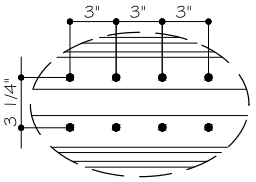
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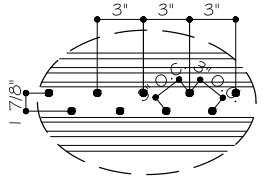
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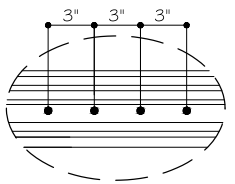
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4 TRACK SGD



3 TRACK SGD



2 TRACK SGD

HEAD ANCHOR TYPES:

TYPE "A": 1/4" DIA. KWIKCON (Fu=137 KSI, Fy=138 KSI)
1 3/4" MIN. EMBED INTO fc'=3 KSI MIN. CONCRETE
2 1/2" MIN. EDGE DISTANCE, 3" MIN. O.C.

TYPE "B": 1/4" DIA. ULTRACON+ (Fu=164 KSI, Fy=148 KSI)
1 3/4" MIN. EMBED INTO fc'=3 KSI MIN. CONCRETE
2 1/2" MIN. EDGE DISTANCE, 3" MIN. O.C.

TYPE "C": 5/16" DIA. ULTRACON (Fu=177 KSI, Fy=155 KSI)
1 3/4" MIN. EMBED INTO fc'=3515 PSI MIN. CONCRETE
2 1/2" MIN. EDGE DISTANCE, 3" MIN. O.C.

TYPE "D": 1/4" DIA. TEKS/DRIL-FLEX SCREW GRADE 5 (Fu=120 KSI, Fy=92 KSI)
INTO METAL STRUCTURE
ALUMINUM: 1/8" THK. MIN. (6063-T5 MIN.)
STEEL: 1/8" THK. MIN. (Fy=36KSI, MIN.)

TYPE "E": 5/16" TEKS/DRIL-FLEX SCREW (Fu=120 KSI, Fy=92 KSI)
INTO METAL STRUCTURE
ALUMINUM: 1/8" THK. MIN. (6063-T5 MIN.)
STEEL: 1/8" THK. MIN. (Fy=36KSI, MIN.)

STEEL IN CONTACT WITH ALUM. TO BE PAINTED.

A4 - A CLUSTER OF (4) TYPE "A" ANCHORS AT HEAD
A6 - A CLUSTER OF (6) TYPE "A" ANCHORS AT HEAD
A8 - A CLUSTER OF (8) TYPE "A" ANCHORS AT HEAD
A10 - A CLUSTER OF (10) TYPE "A" ANCHORS AT HEAD
B4 - A CLUSTER OF (4) TYPE "B" ANCHORS AT HEAD
B6 - A CLUSTER OF (6) TYPE "B" ANCHORS AT HEAD
B8 - A CLUSTER OF (8) TYPE "B" ANCHORS AT HEAD
C4 - A CLUSTER OF (4) TYPE "C" ANCHORS AT HEAD
C6 - A CLUSTER OF (6) TYPE "C" ANCHORS AT HEAD
D4 - A CLUSTER OF (4) TYPE "D" ANCHORS AT HEAD
D6 - A CLUSTER OF (6) TYPE "D" ANCHORS AT HEAD
D8 - A CLUSTER OF (8) TYPE "D" ANCHORS AT HEAD
E4 - A CLUSTER OF (4) TYPE "E" ANCHORS AT HEAD
E6 - A CLUSTER OF (6) TYPE "E" ANCHORS AT HEAD

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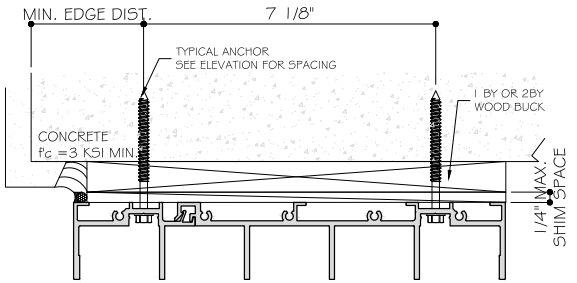
Rev. No.	Date	Drawn By	Description
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5	04.06.2021	MCY	UPDATE
6	10.11.2021	MCY	UPDATE

Drawn Date 10.11.2021
Scale

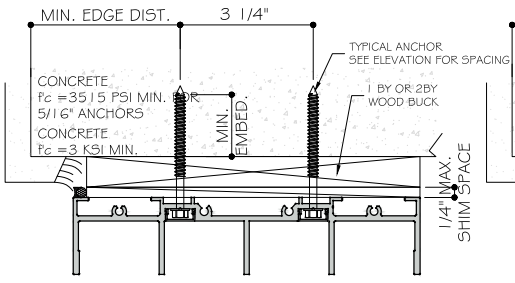
DRAWING NO.
AD16-29

A6

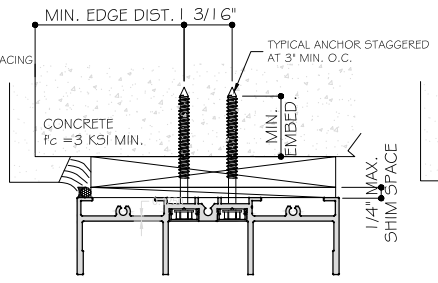
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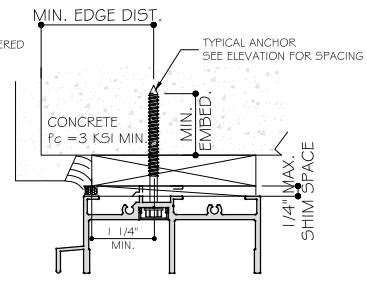
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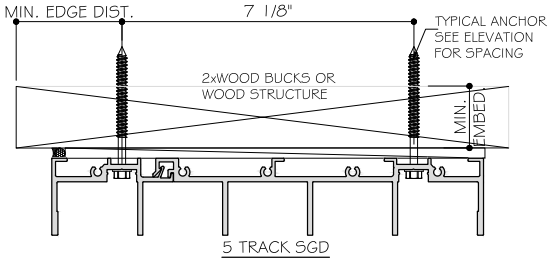
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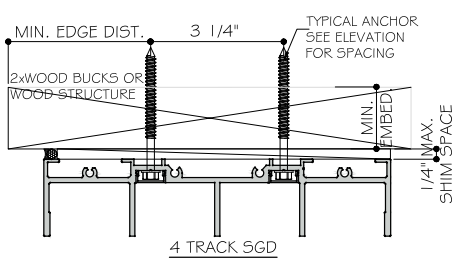
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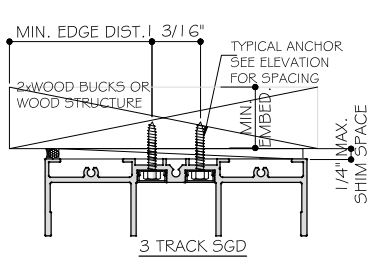
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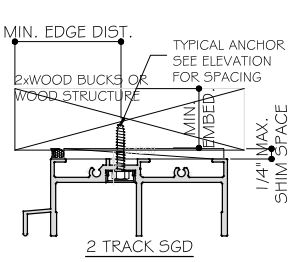
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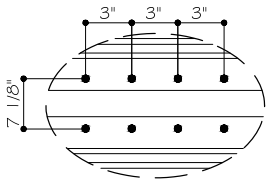
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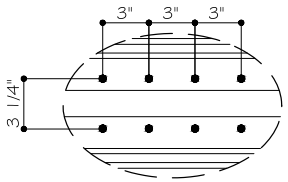
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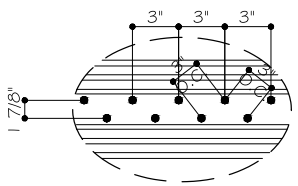
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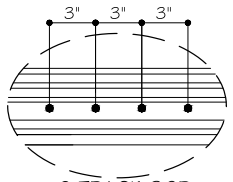
5 TRACK SGD



4 TRACK SGD



3 TRACK SGD



2 TRACK SGD

HEAD ANCHOR TYPES:

TYPE "AA": 1/4" DIA. KWIKCON (Fu=137 KSI, Fy=138 KSI)
1 1/2" MIN. EMBED INTO 2XWOOD BUCKS OR WOOD STRUCTURE SG=0.55 MIN.
OR THRU 1BY OR 2BY WOOD BUCK WITH 1 3/4" MIN. EMBED INTO fc'=3000 PSI CONCRETE
2 1/2" MIN. EDGE DISTANCE, 3" MIN. O.C.

TYPE "BB": 1/4" DIA. ULTRACON+ (Fu=164 KSI, Fy=148 KSI)
1 1/2" MIN. EMBED INTO 2XWOOD BUCKS OR WOOD STRUCTURE SG=0.55 MIN.
OR THRU 1BY OR 2BY WOOD BUCK WITH 1 3/4" MIN. EMBED INTO fc'=3000 PSI CONCRETE
2 1/2" MIN. EDGE DISTANCE, 3" MIN. O.C.

TYPE "CC": 5/16" DIA. ULTRACON (Fu=177 KSI, Fy=155 KSI)
1 1/2" MIN. EMBED INTO 2XWOOD BUCKS OR WOOD STRUCTURE SG=0.55 MIN.
OR THRU 1BY OR 2BY WOOD BUCK WITH 1 3/4" MIN. EMBED INTO fc'=3000 PSI CONCRETE
2 1/2" MIN. EDGE DISTANCE, 3" MIN. O.C.

AA4 - A CLUSTER OF (4) TYPE "AA" ANCHORS AT HEAD
AA6 - A CLUSTER OF (6) TYPE "AA" ANCHORS AT HEAD
AA8 - A CLUSTER OF (8) TYPE "AA" ANCHORS AT HEAD
AA10 - A CLUSTER OF (10) TYPE "AA" ANCHORS AT HEAD
BB4 - A CLUSTER OF (4) TYPE "BB" ANCHORS AT HEAD
BB6 - A CLUSTER OF (6) TYPE "BB" ANCHORS AT HEAD
BB8 - A CLUSTER OF (8) TYPE "BB" ANCHORS AT HEAD
BB10 - A CLUSTER OF (10) TYPE "BB" ANCHORS AT HEAD
CC4 - A CLUSTER OF (4) TYPE "CC" ANCHORS AT HEAD
CC6 - A CLUSTER OF (6) TYPE "CC" ANCHORS AT HEAD
CC8 - A CLUSTER OF (8) TYPE "CC" ANCHORS AT HEAD
CC10 - A CLUSTER OF (10) TYPE "CC" ANCHORS AT HEAD

1 BY OR 2 BY WOOD BUCKS NOT BY ES WINDOWS MUST SUPPORT THE LOADS IMPOSED BY GLAZING SYSTEM AND TRANSFER THEM TO THE BUILDING STRUCTURE.

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TEL. (305) 624-7775

Rev. No.	Date	Drawn By	Description
2	10.16.2019	MCY	UPDATE
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5	04.06.2021	MCY	UPDATE
6	10.11.2021	MCY	UPDATE

Drawn Date 10.11.2021
Scale

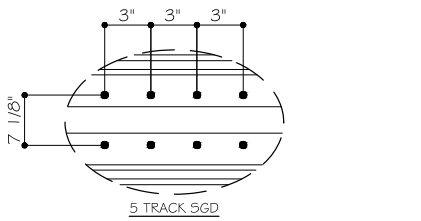
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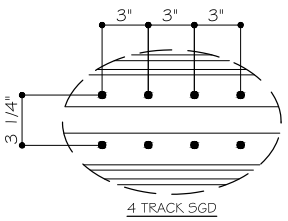
SILL ANCHOR TYPES:

TYPE "A": 1/4" DIA. KWIKCON (Fu=137 KSI, Fy=138 KSI)
1 3/4" MIN. EMBED INTO f'c=3 KSI MIN. CONCRETE
2 1/2" MIN. EDGE DISTANCE, 3" MIN. O.C.

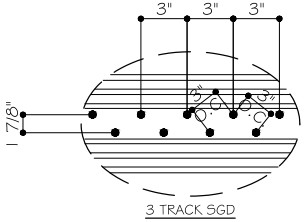
TYPE "B": 1/4" DIA. ULTRACON+ (Fu=164 KSI, Fy=148 KSI)
1 3/4" MIN. EMBED INTO f'c=3 KSI MIN. CONCRETE
2 1/2" MIN. EDGE DISTANCE, 3" MIN. O.C.



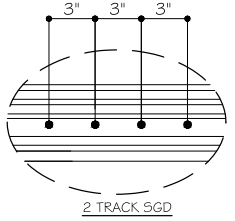
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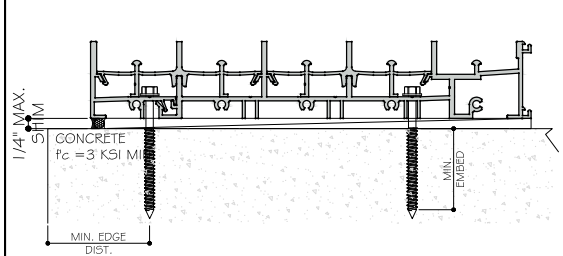
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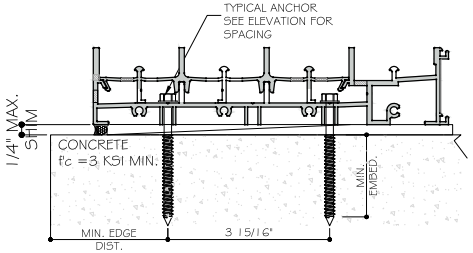
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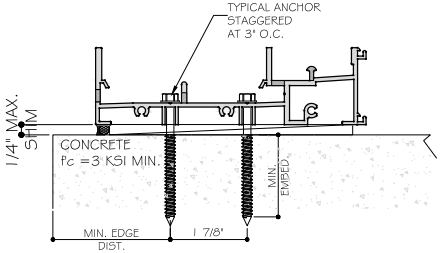
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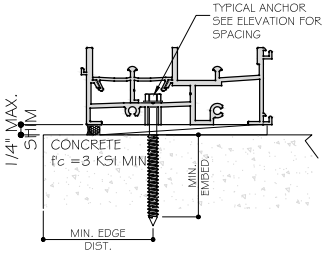
5 TRACK SGD



4 TRACK SGD



3 TRACK SGD



2 TRACK SGD



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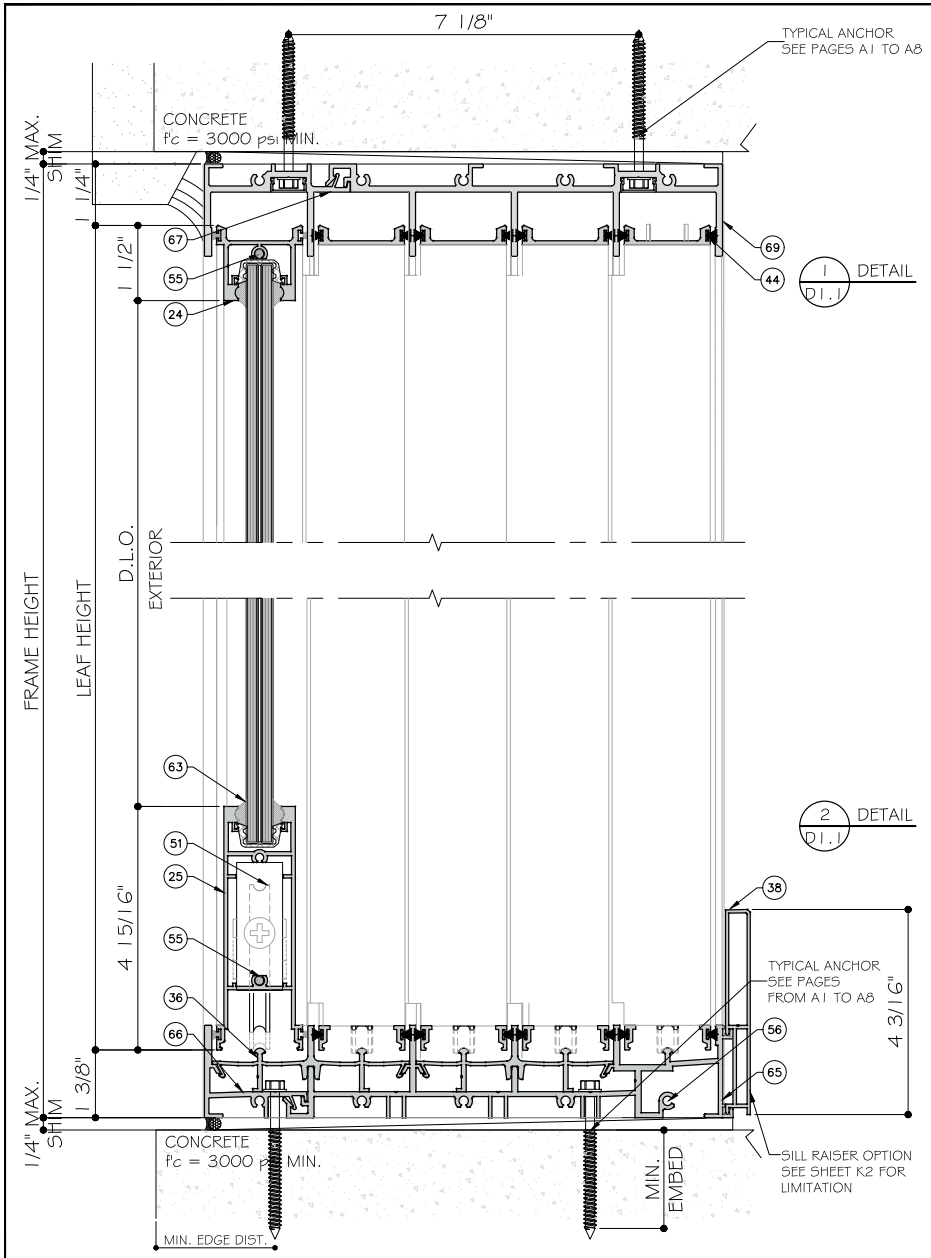
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5	04.06.2021	MCY	UPDATE
6	10.11.2021	MCY	UPDATE

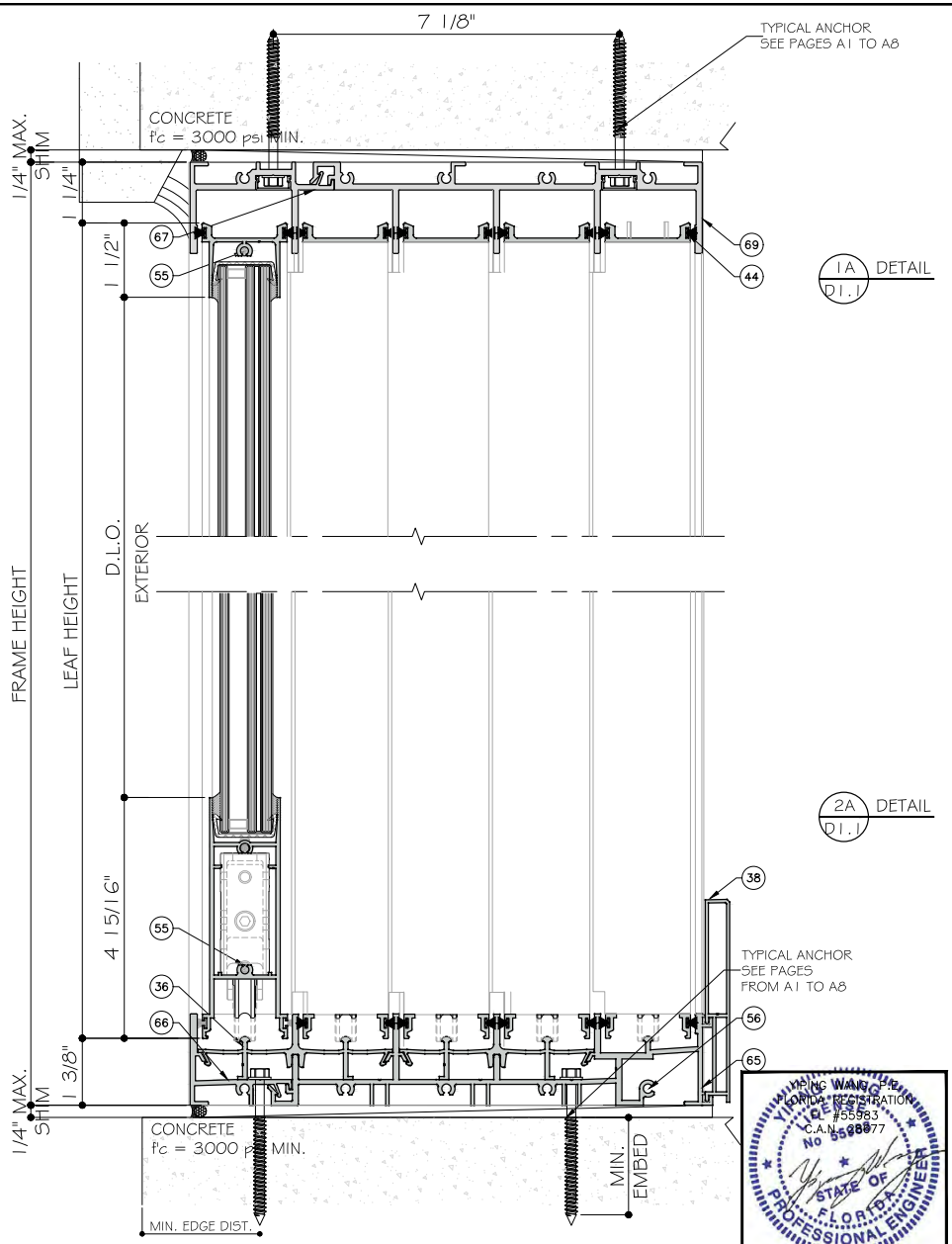
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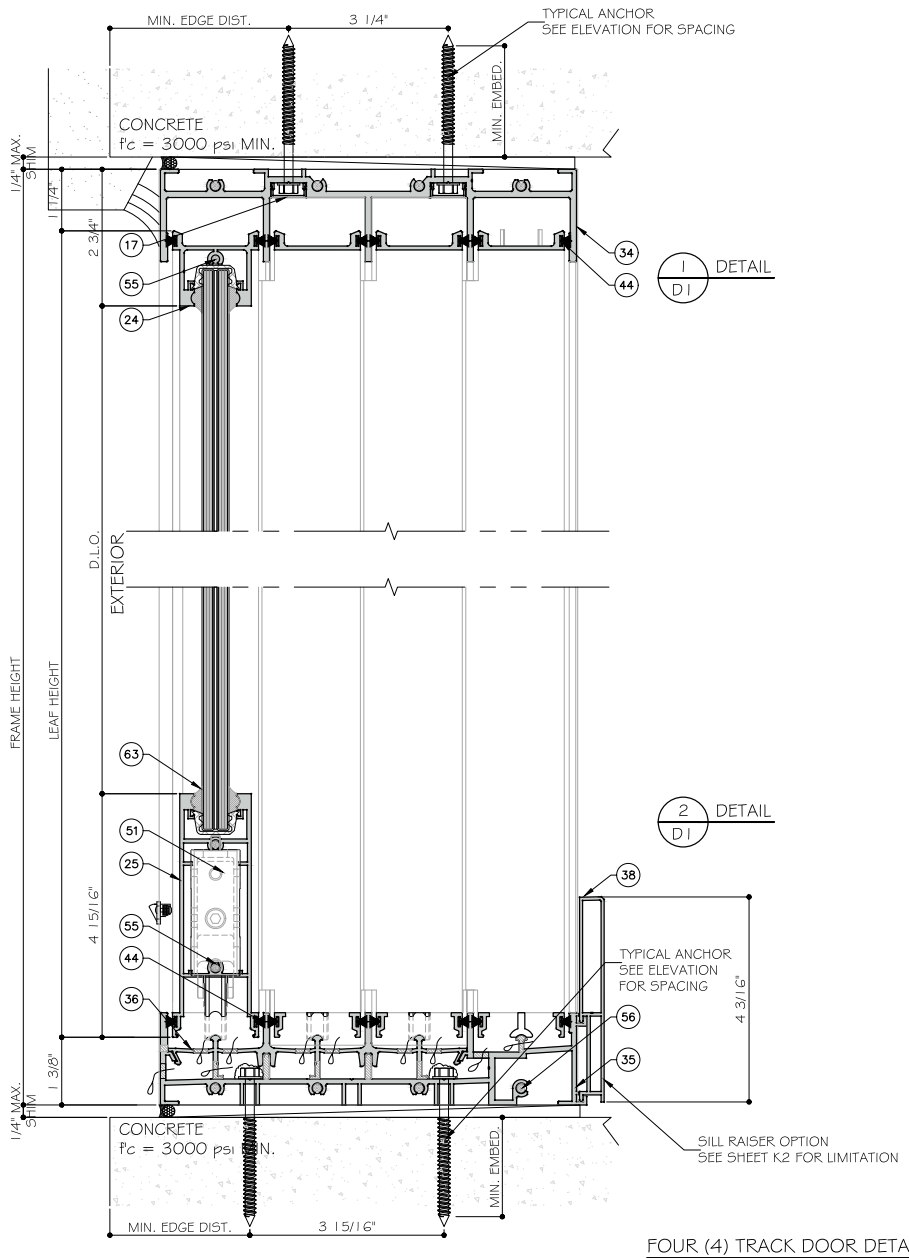
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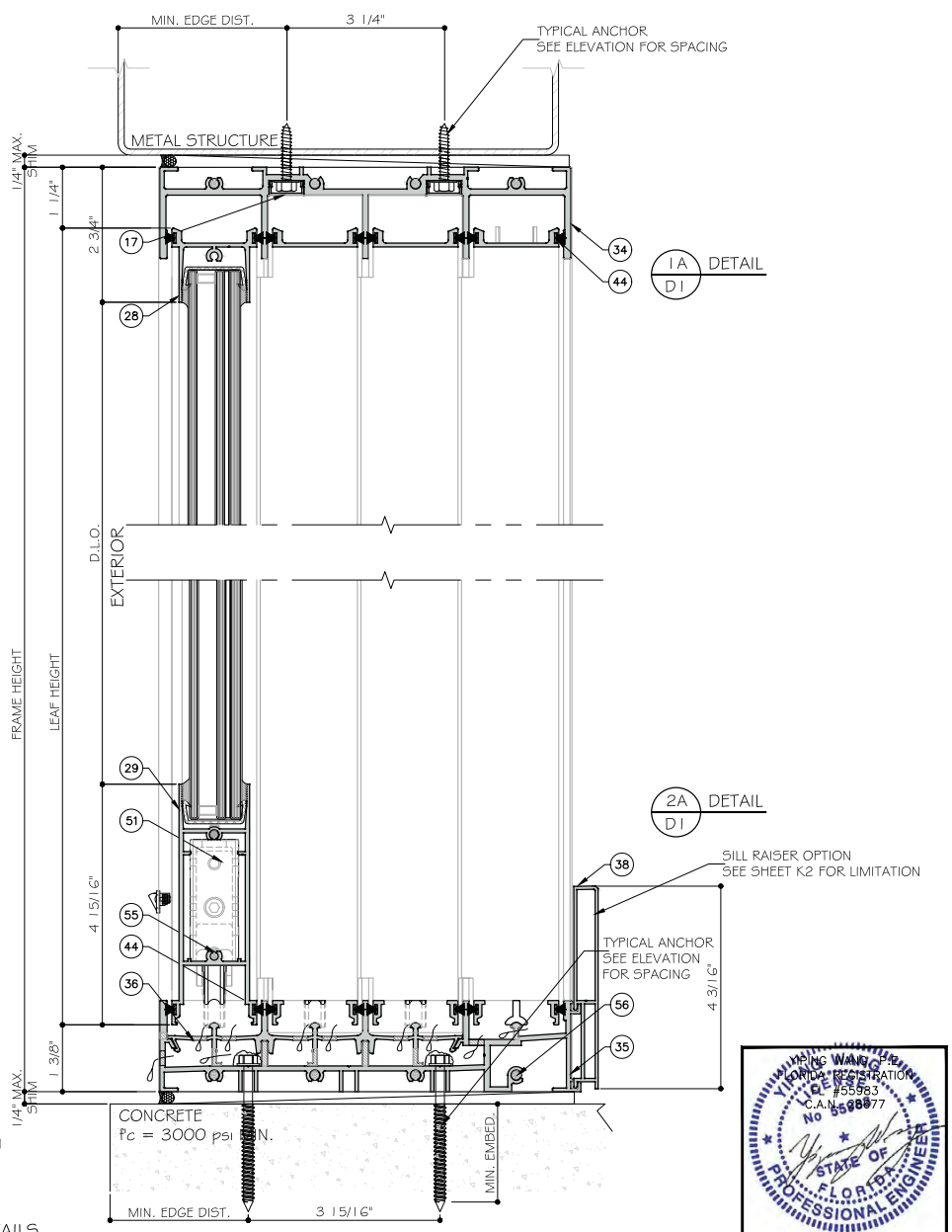
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FOUR (4) TRACK DOOR DETAILS

YIPING WANG, P.E.
LICENSE
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STATE OF FLORIDA
PROFESSIONAL ENGINEER
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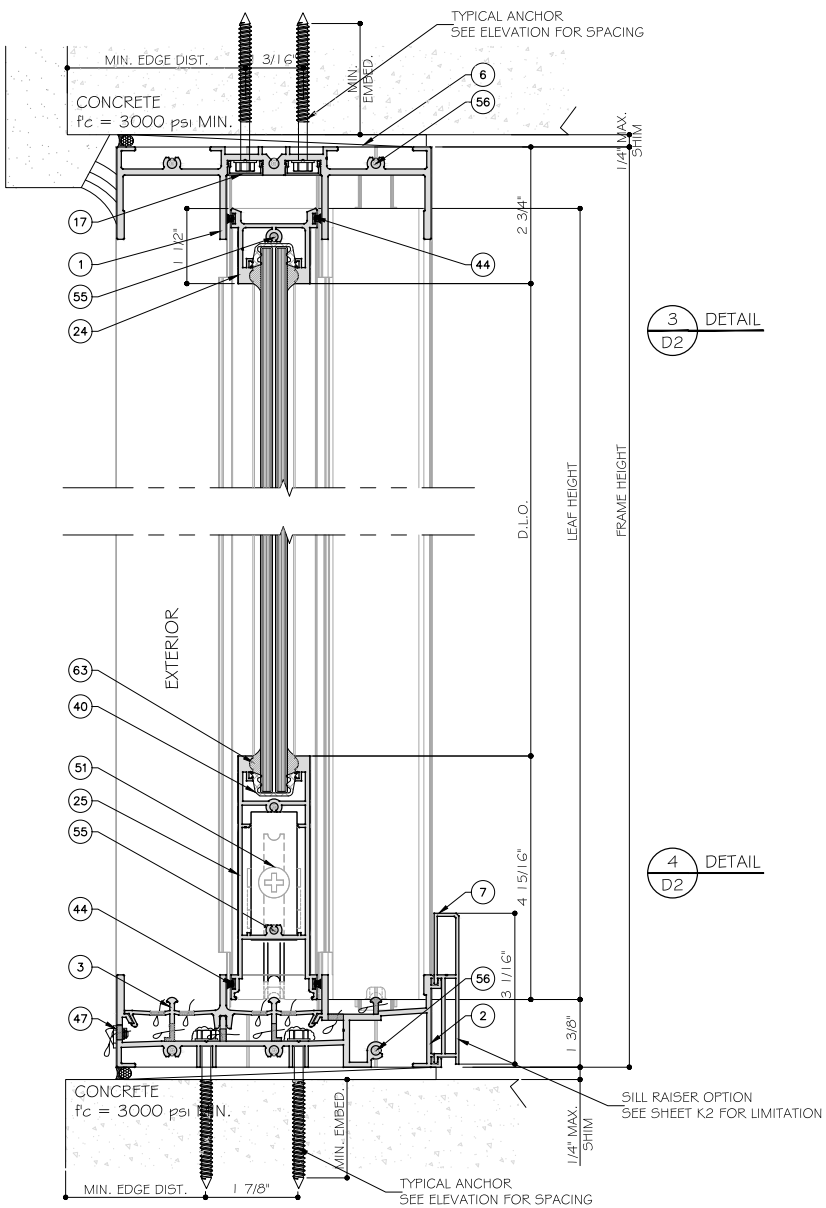
Rev. No.	Date	Drawn By	Description
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4	12.29.2020	MCY	UPDATE
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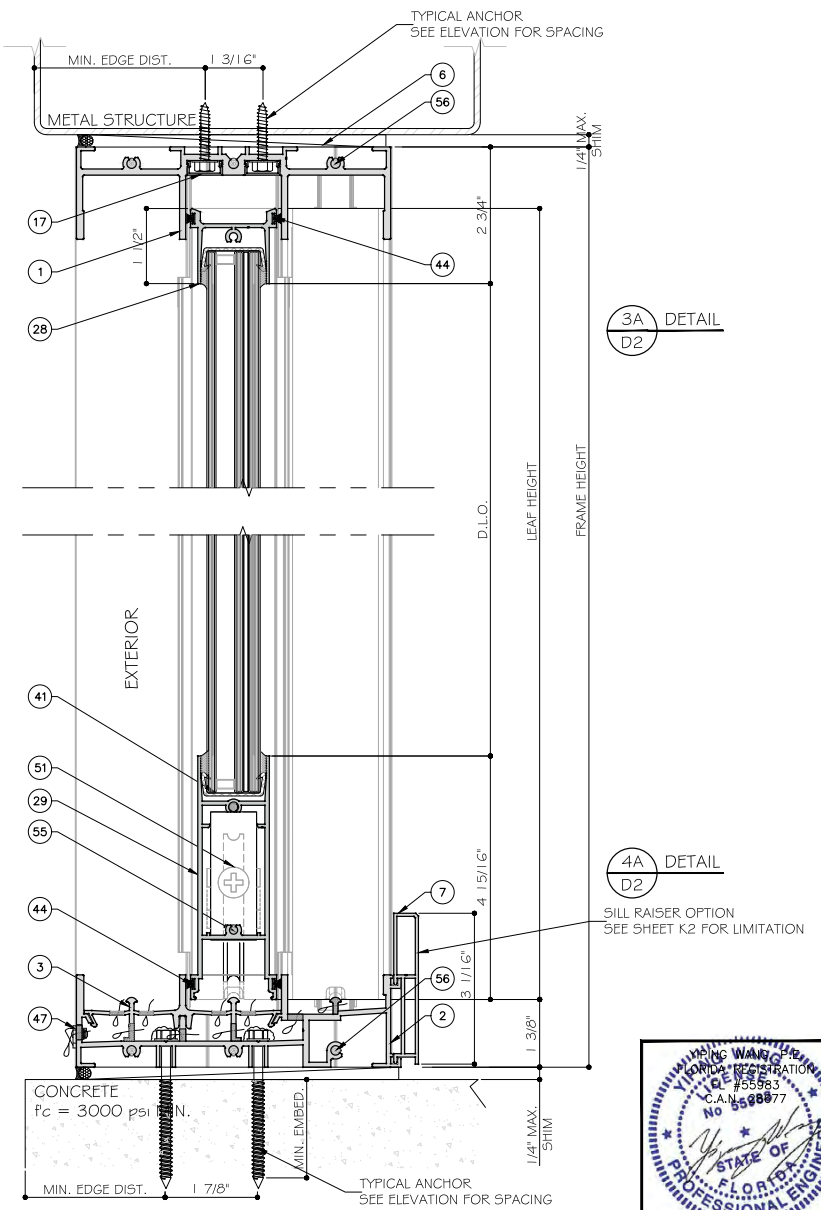
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THREE (3) TRACK DOOR DETAILS

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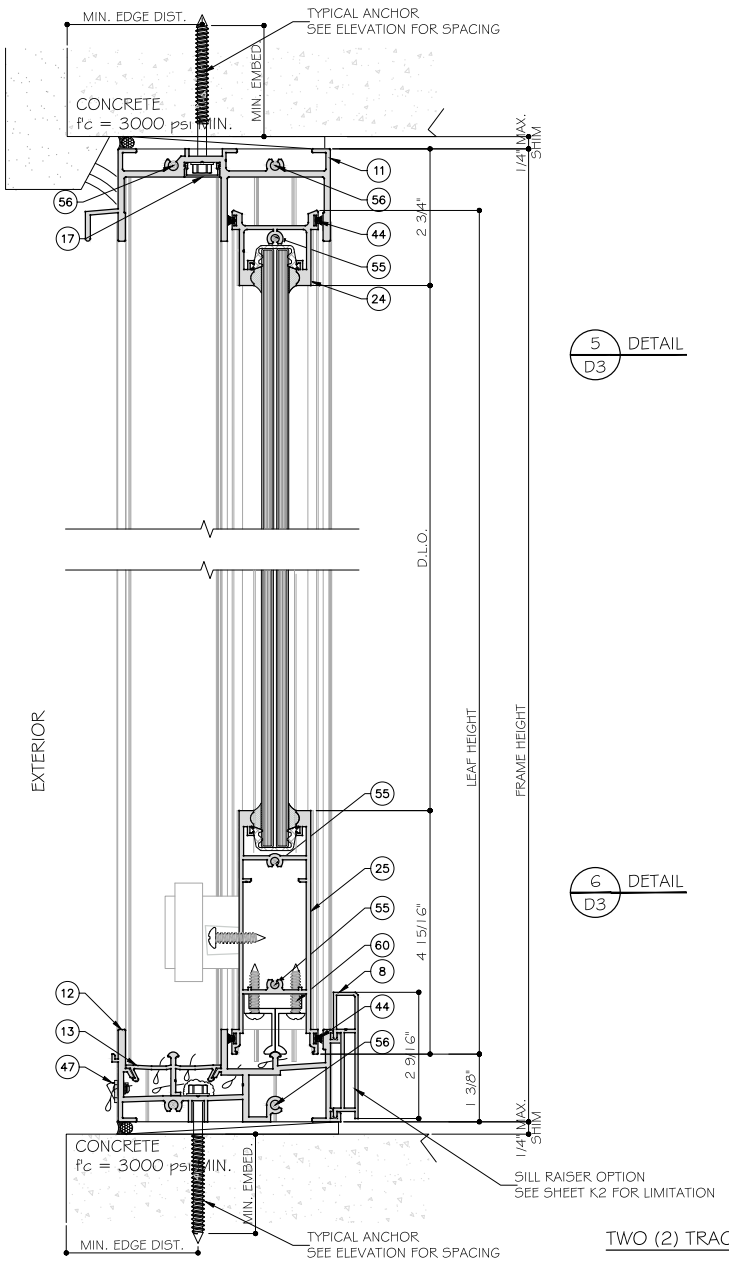
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Drawn Date 10.11.2021
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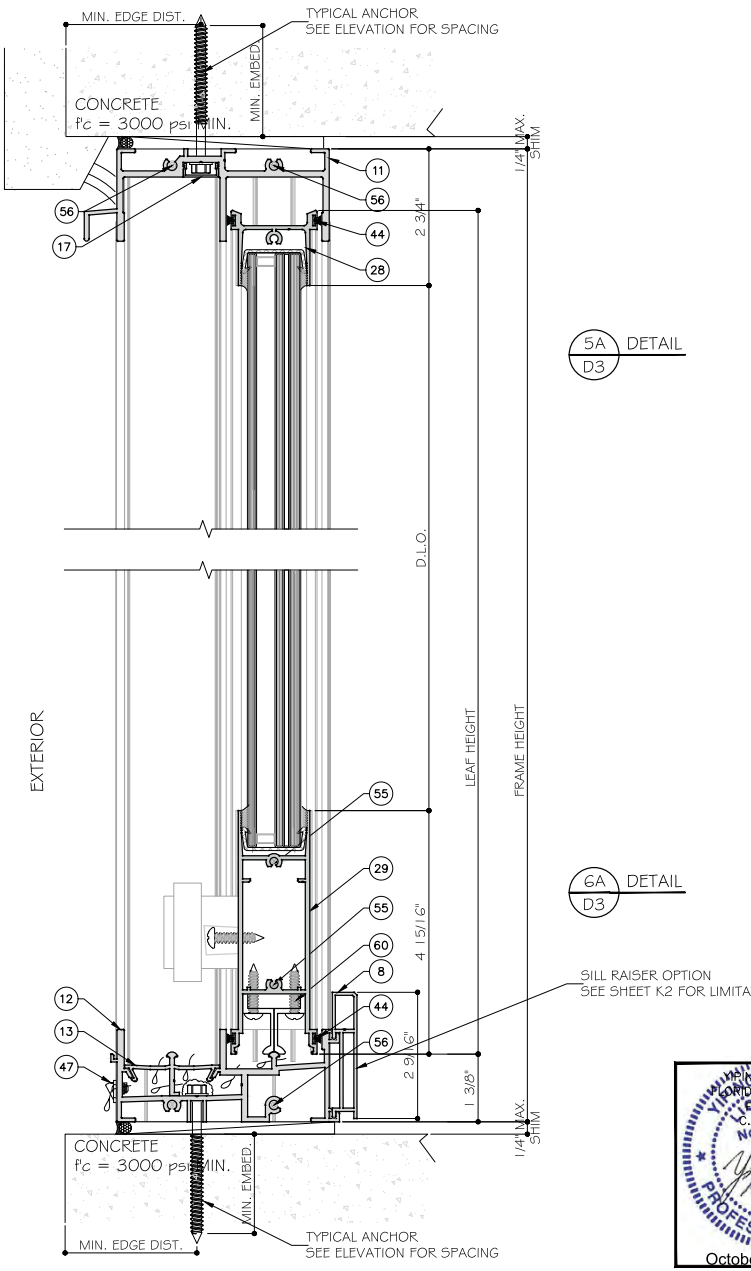
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TWO (2) TRACK DOOR DETAILS



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October 10th, 2021

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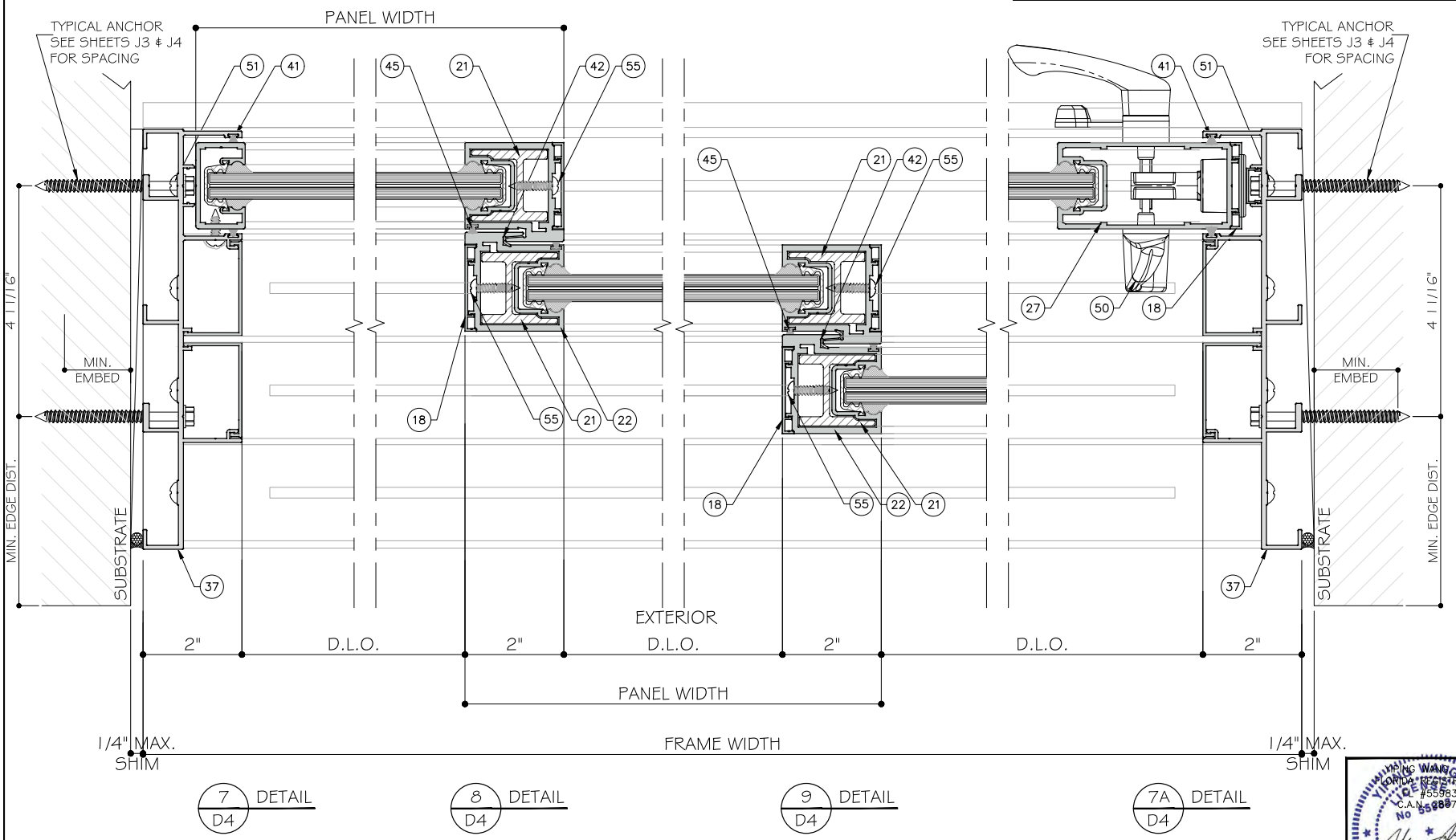
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D3

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STANDARD INTERLOCK (LEVEL 1 OPTION 1) SHOWN.
SEE SHEET K1 FOR LEVEL 2 AND 3 REINFORCEMENT.

LOCK STILE OPTION 1 SHOWN. SEE SHEET E5 FOR OPTION 2.



7 / D4 DETAIL

8 / D4 DETAIL

9 / D4 DETAIL

7A / D4 DETAIL

FOUR (4) TRACK DOOR DETAILS

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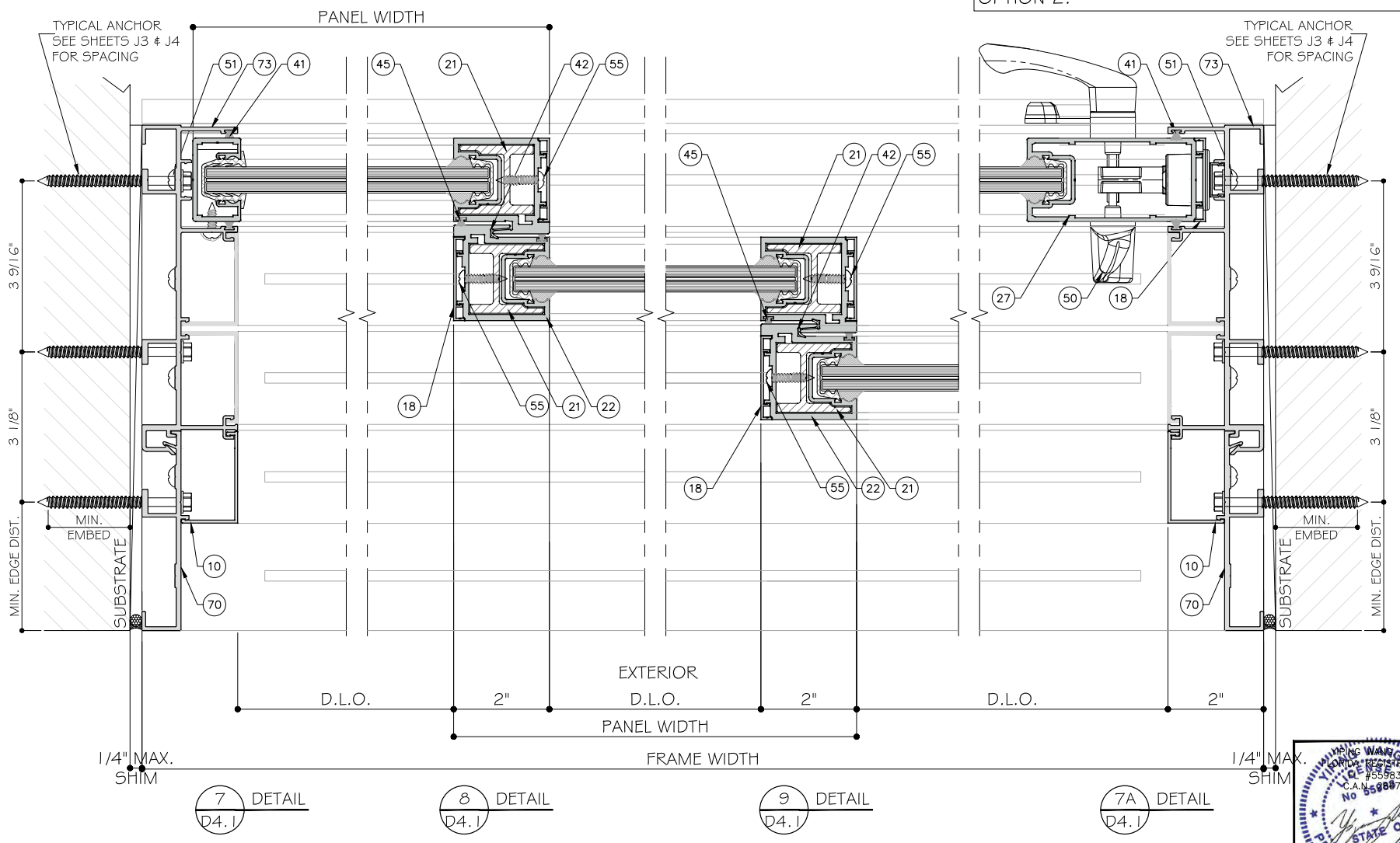
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AD16-29

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STANDARD INTERLOCK (LEVEL 1 OPTION 1) SHOWN.
SEE SHEET K1 FOR LEVEL 2 AND 3 REINFORCEMENT.

LOCK STILE OPTION 1 SHOWN. SEE SHEET E5 FOR OPTION 2.



7 / D4.1 DETAIL

8 / D4.1 DETAIL

9 / D4.1 DETAIL

7A / D4.1 DETAIL

FIVE (5) TRACK DOOR DETAILS

YING WANG, P.E.
LICENSE
No 55983
STATE OF
FLORIDA
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FLORIDA REGISTRATION
C.A.N. 68877
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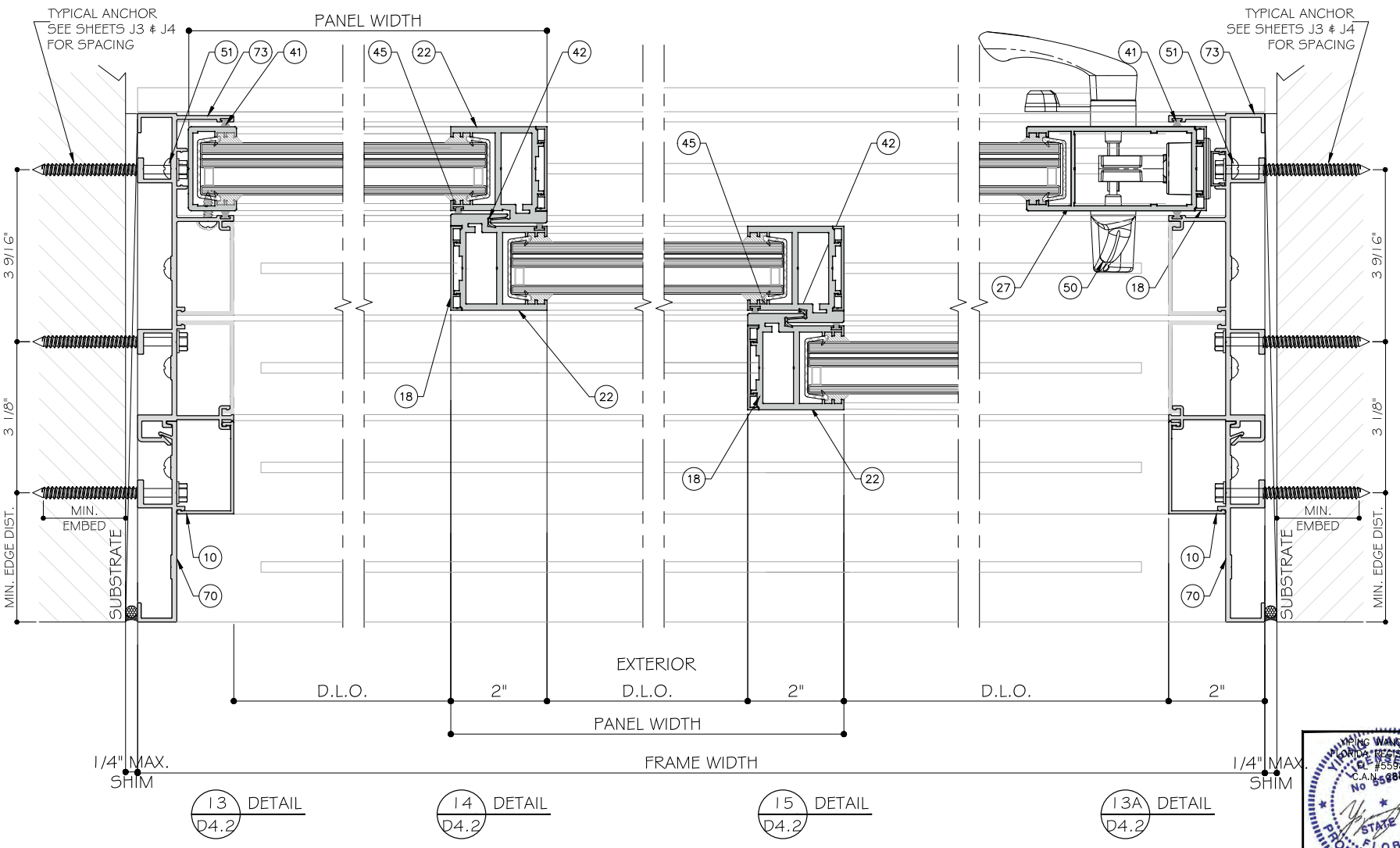
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D4.1

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STANDARD INTERLOCK (LEVEL 1 OPTION 1) SHOWN.
SEE SHEET K1 FOR LEVEL 2 AND 3 REINFORCEMENT.

LOCK STILE OPTION 1 SHOWN. SEE SHEET E5 FOR OPTION 2.



13 / D4.2 DETAIL

14 / D4.2 DETAIL

15 / D4.2 DETAIL

13A / D4.2 DETAIL

FIVE (5) TRACK DOOR DETAILS

YIPING WANG, P.E.
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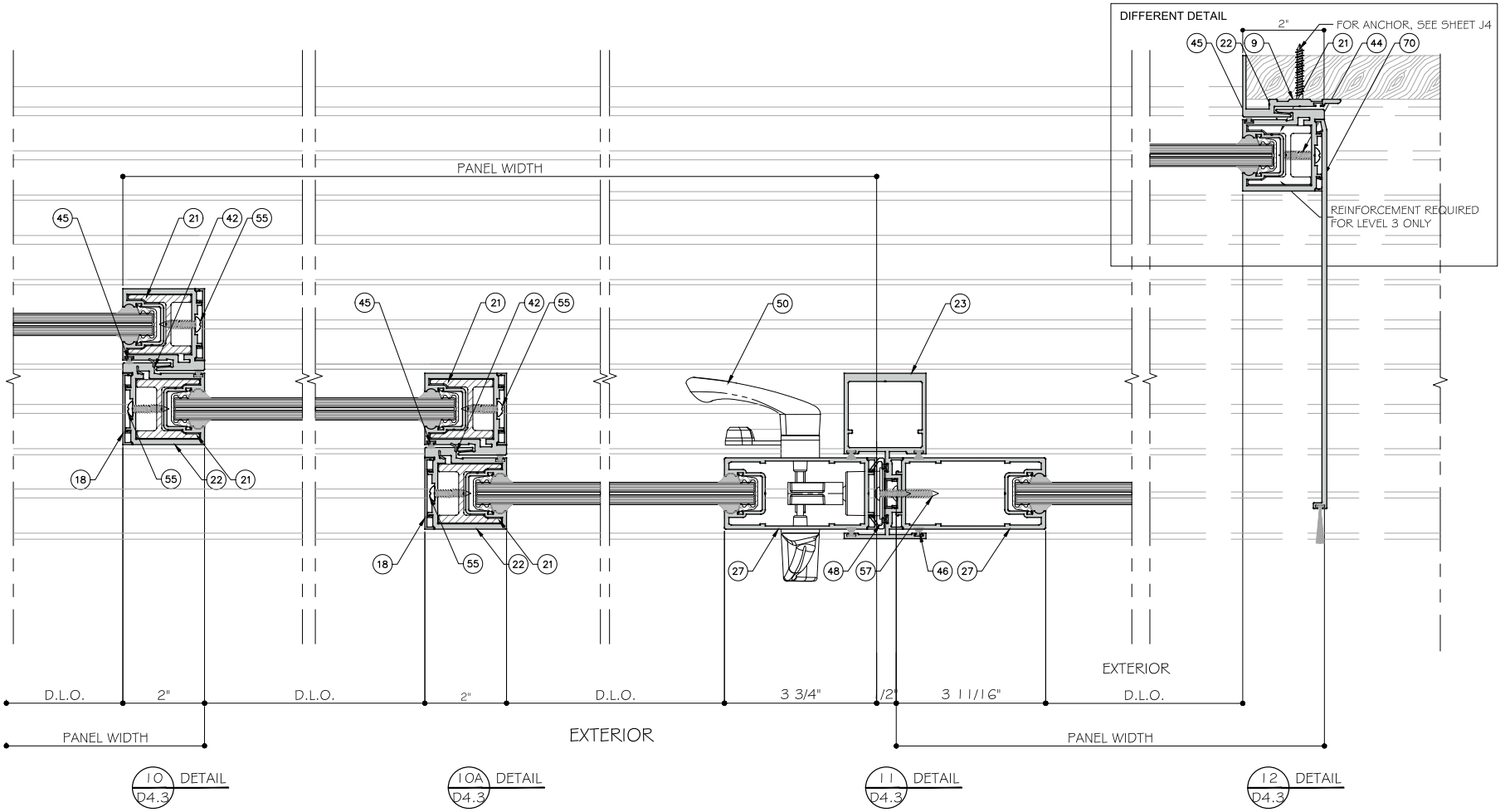
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Drawn Date 10.11.2021
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D4.2

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STANDARD INTERLOCK (LEVEL 1 OPTION 1) SHOWN. SEE SHEET K1 FOR LEVEL 2 AND 3 REINFORCEMENT.

LOCK STILE OPTION 1 SHOWN. SEE SHEET E5 FOR OPTION 2.

FIVE (5) TRACK DOOR DETAILS

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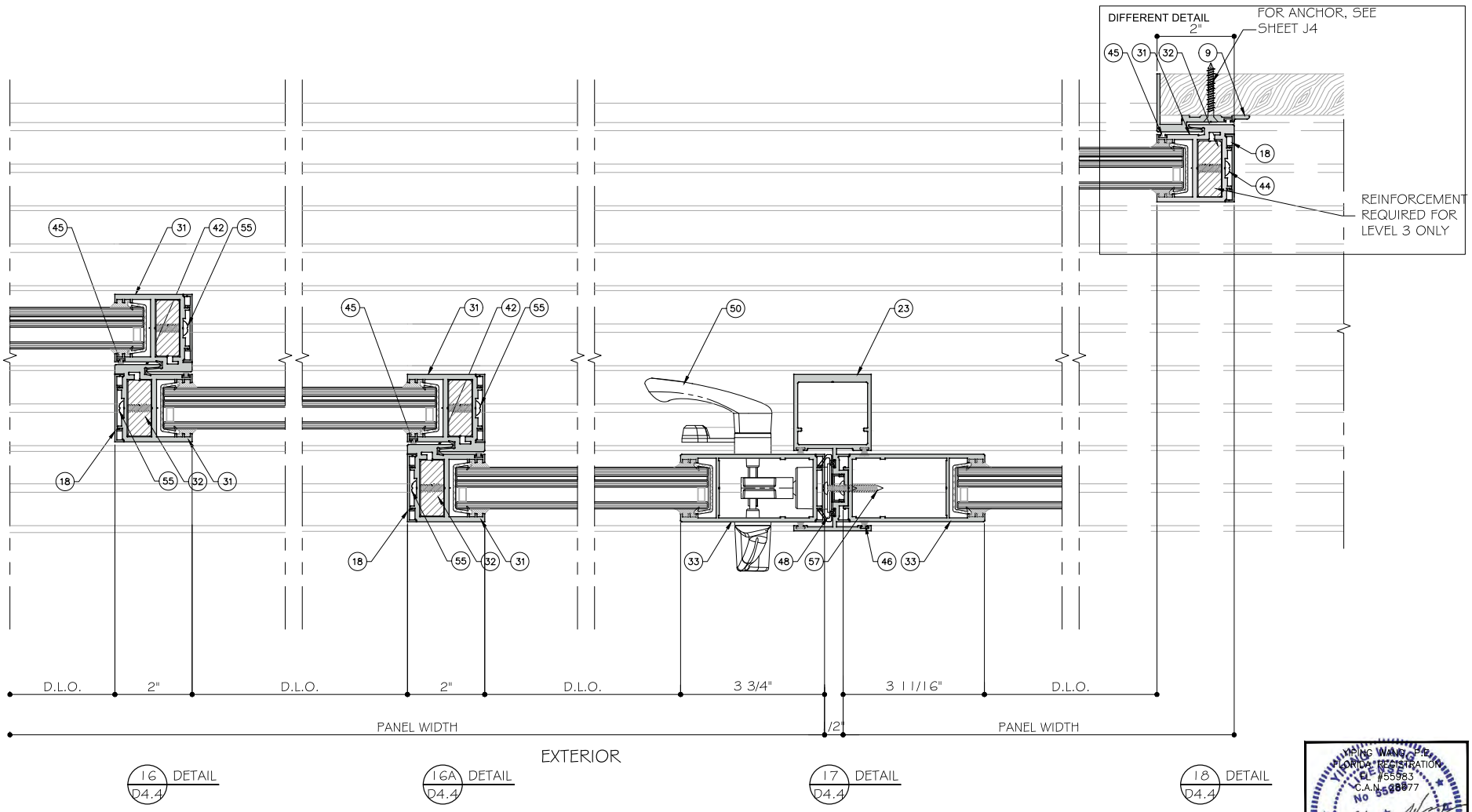
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D4.3

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16 / D4.4 DETAIL

16A / D4.4 DETAIL

17 / D4.4 DETAIL

18 / D4.4 DETAIL

STANDARD INTERLOCK (LEVEL 1 OPTION 1) SHOWN. SEE SHEET K1 FOR LEVEL 2 AND 3 REINFORCEMENT.

LOCK STILE OPTION 1 SHOWN. SEE SHEET E5 FOR OPTION 2.

FIVE (5) TRACK DOOR DETAILS

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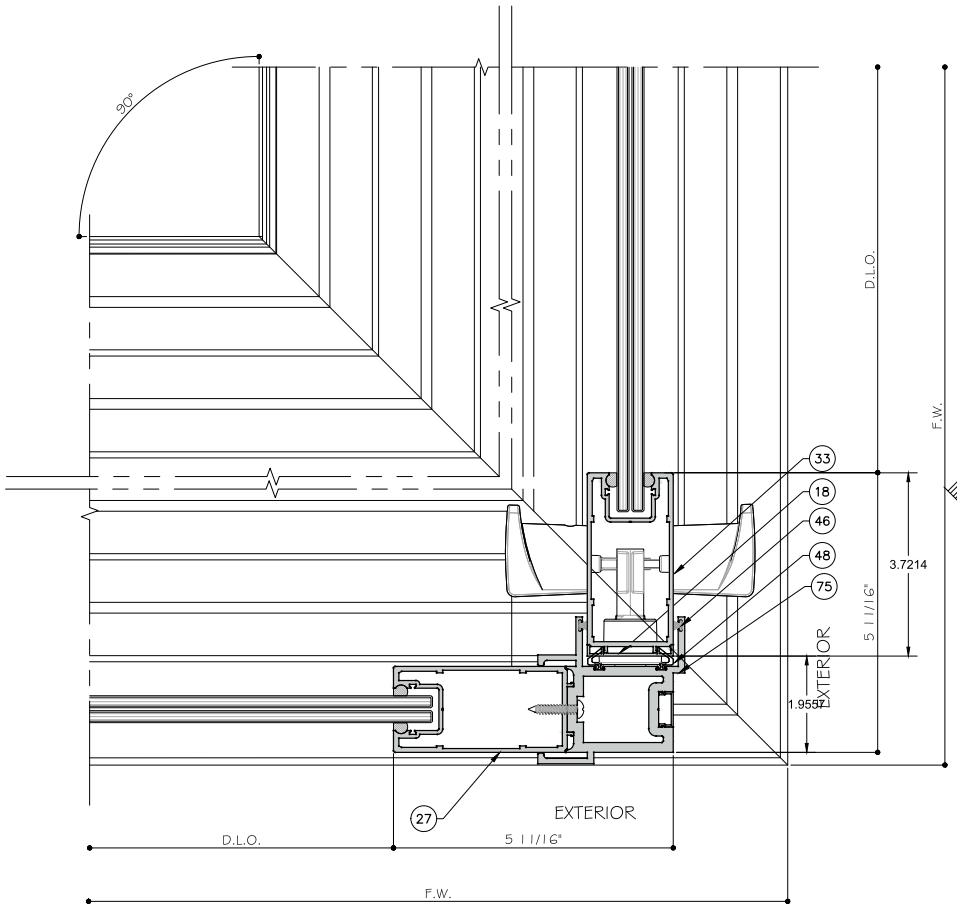
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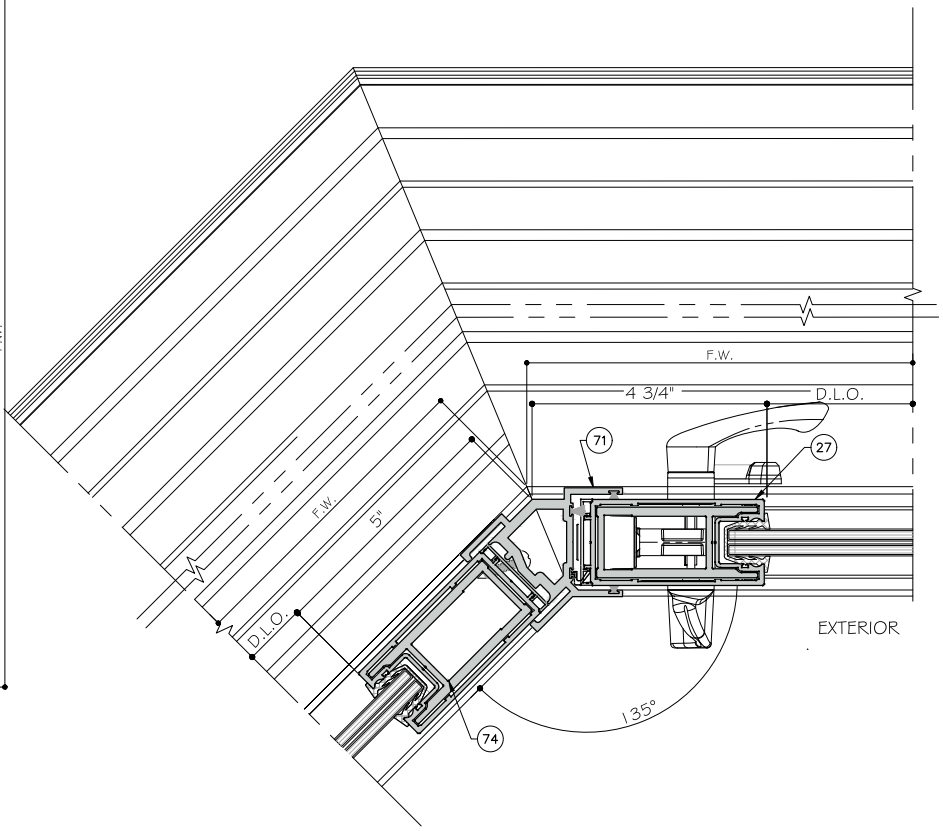
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D4.4

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43 / D4.5 DETAIL



44 / D4.5 DETAIL

CORNER DETAILS

CORNERS CAN BE USED ON ALL TRACK CONFIGURATIONS

STANDARD INTERLOCK (LEVEL 1 OPTION 1) SHOWN. SEE SHEET K1 FOR LEVEL 2 AND 3 REINFORCEMENT.

LOCK STILE OPTION 1 SHOWN. SEE SHEET E5 FOR OPTION 2.

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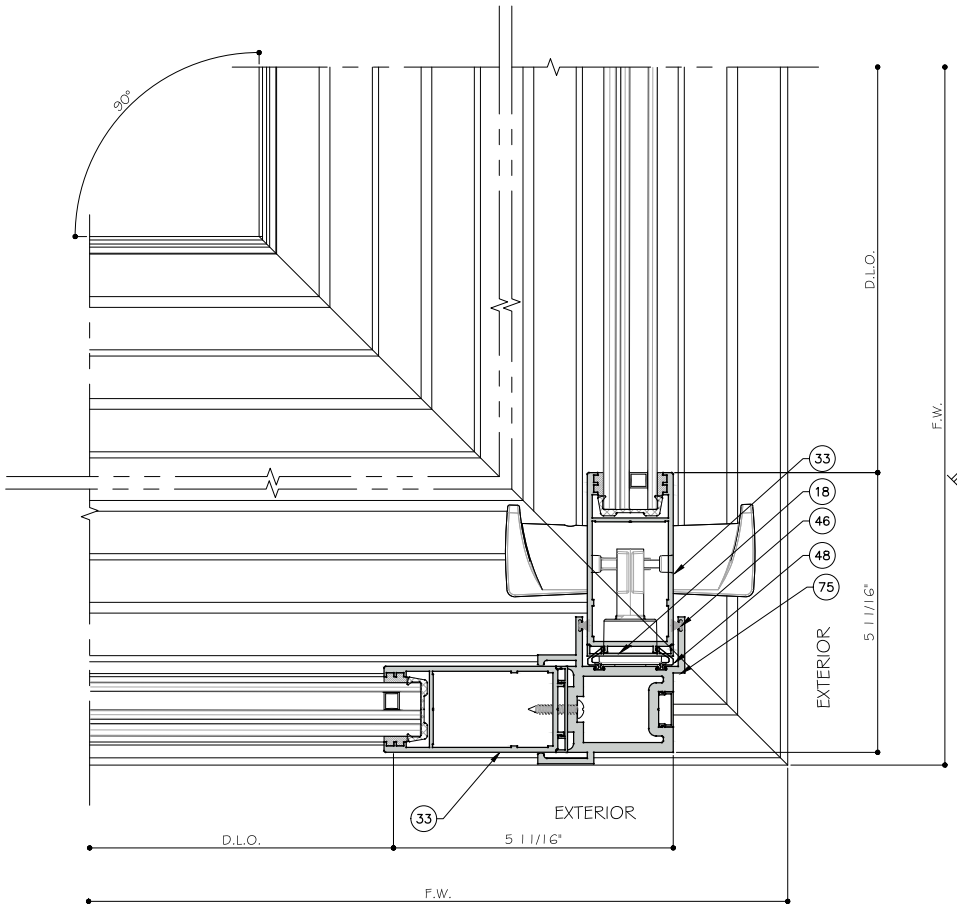
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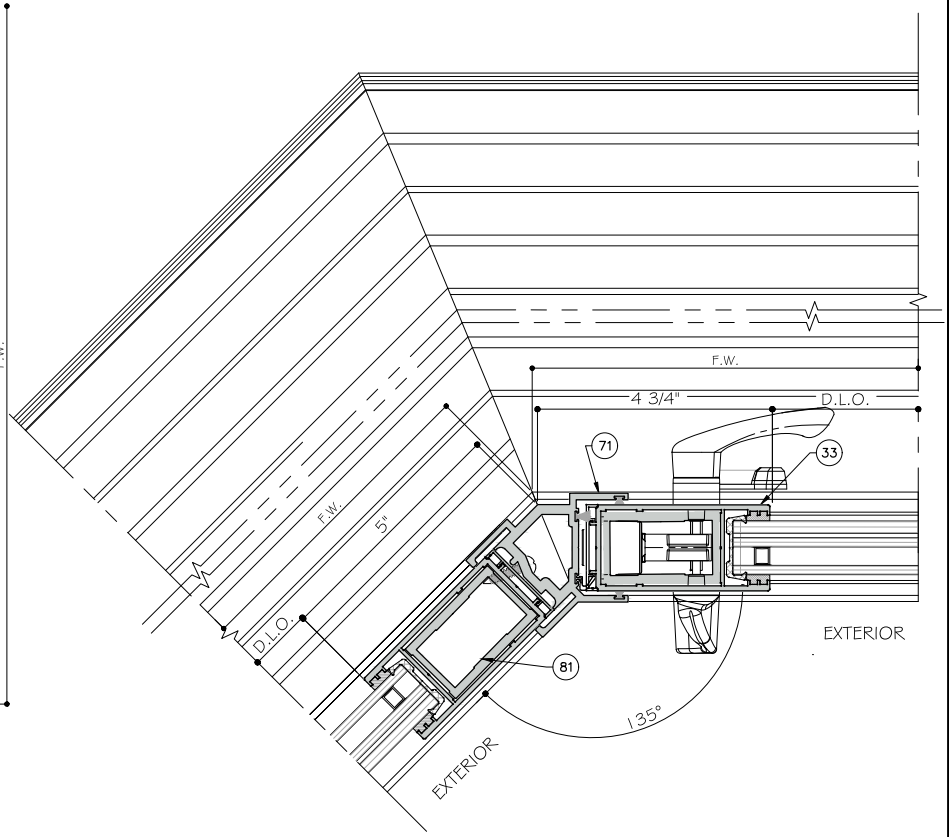
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45 DETAIL D4.6



46 DETAIL D4.6

CORNER DETAILS

CORNERS CAN BE USED ON ALL TRACK CONFIGURATIONS

STANDARD INTERLOCK (LEVEL 1 OPTION 1) SHOWN. SEE SHEET K1 FOR LEVEL 2 AND 3 REINFORCEMENT.

LOCK STILE OPTION 1 SHOWN. SEE SHEET E5 FOR OPTION 2.

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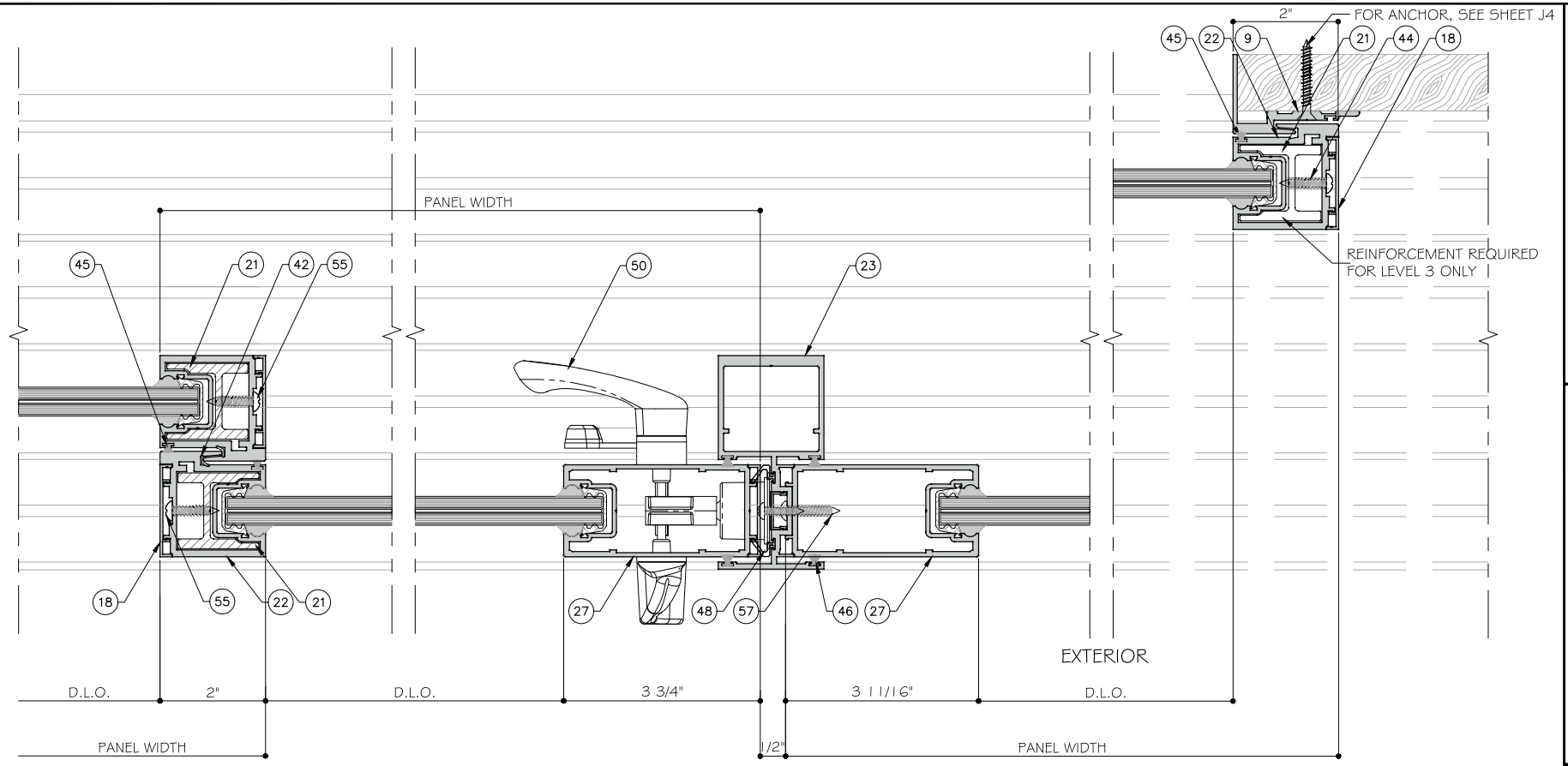
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10 / D5 DETAIL

11 / D5 DETAIL

12 / D5 DETAIL

STANDARD INTERLOCK (LEVEL 1 OPTION 1) SHOWN. SEE SHEET K1 FOR LEVEL 2 AND 3 REINFORCEMENT.

LOCK STILE OPTION 1 SHOWN. SEE SHEET E5 FOR OPTION 2.

FOUR (4) TRACK DOOR DETAILS

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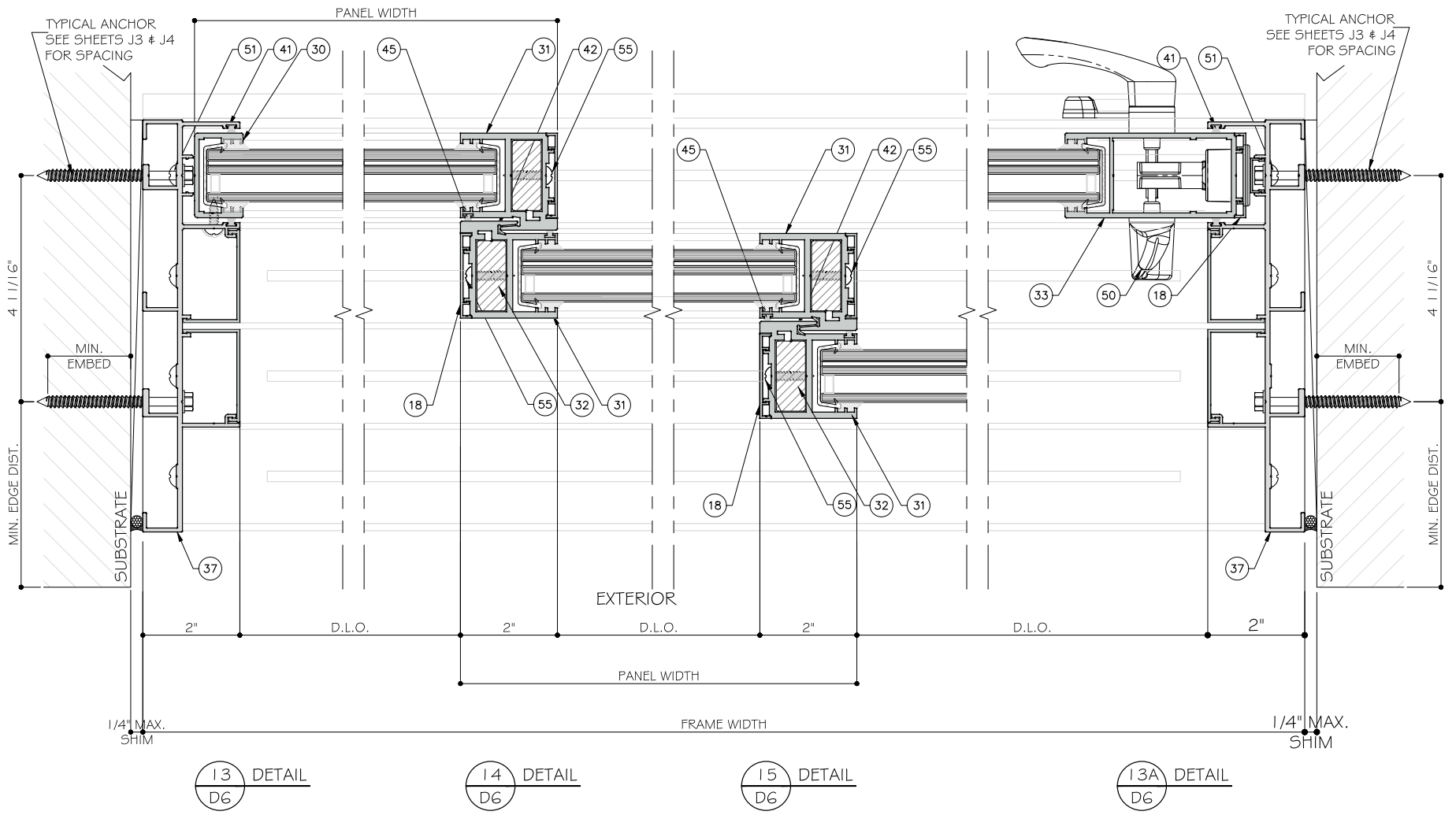
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Scale

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13/D6 DETAIL

14/D6 DETAIL

15/D6 DETAIL

13A/D6 DETAIL

STANDARD INTERLOCK (LEVEL 1 OPTION 1) SHOWN.
SEE SHEET K1 FOR LEVEL 2 AND 3 REINFORCEMENT.

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FOUR (4) TRACK DOOR DETAILS

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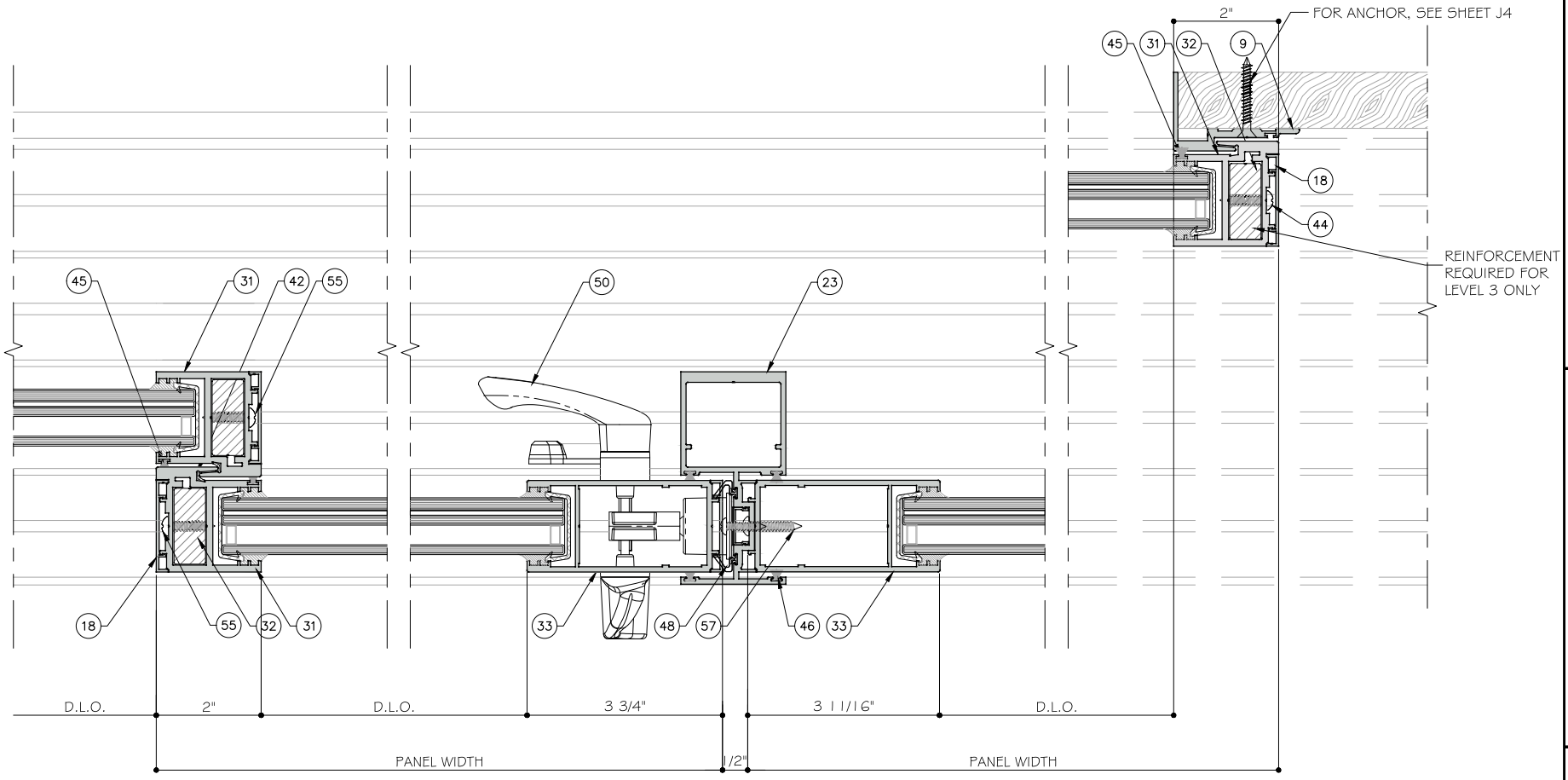
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16 / D7 DETAIL

17 / D7 DETAIL

18 / D7 DETAIL

FOUR (4) TRACK DOOR DETAILS

STANDARD INTERLOCK (LEVEL 1 OPTION 1) SHOWN. SEE SHEET K1 FOR LEVEL 2 AND 3 REINFORCEMENT.

LOCK STILE OPTION 1 SHOWN. SEE SHEET E5 FOR OPTION 2.

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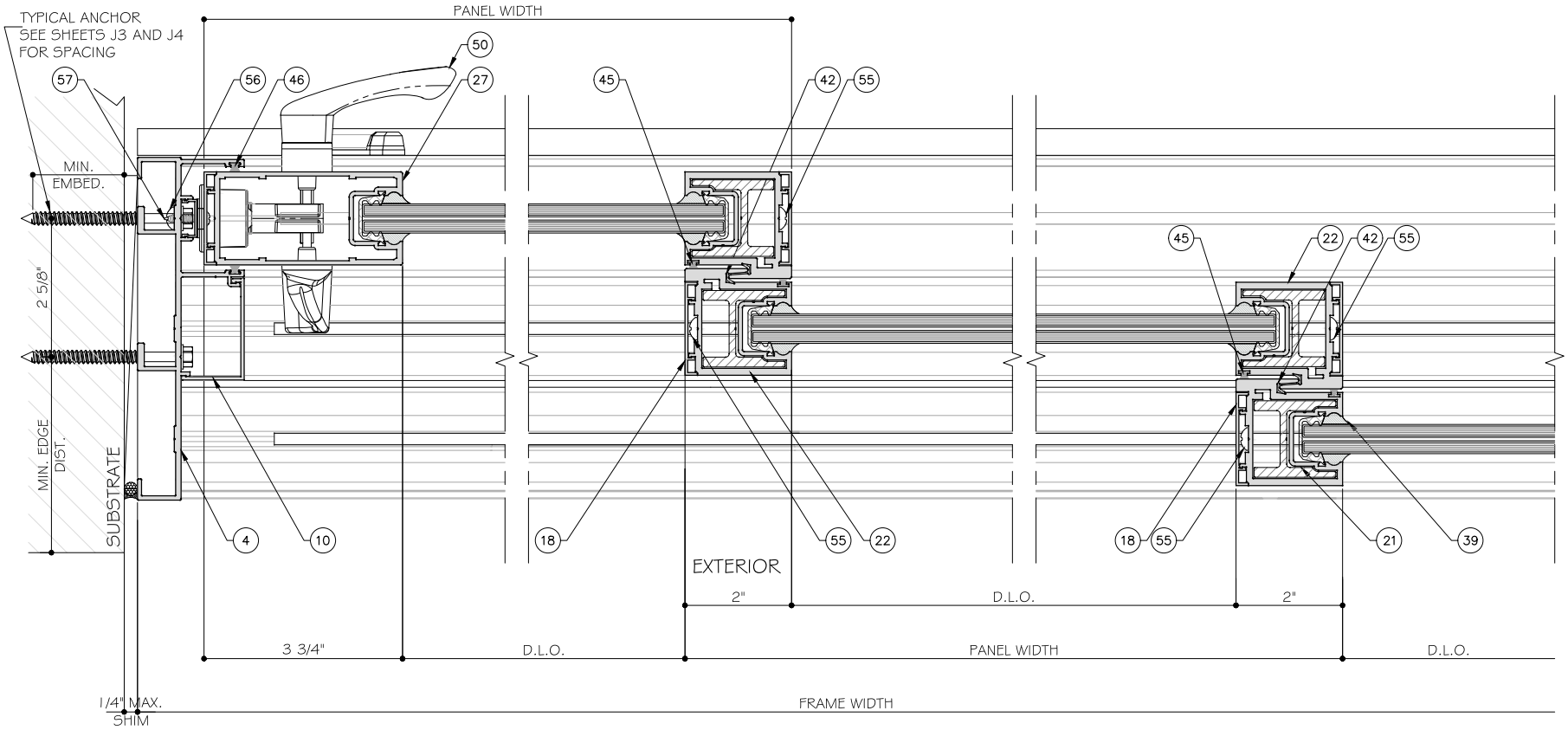
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19/D8 DETAIL

20/D8 DETAIL

21/D8 DETAIL

STANDARD INTERLOCK (LEVEL 1 OPTION 1) SHOWN.
SEE SHEET K1 FOR LEVEL 2 AND 3 REINFORCEMENT.

LOCK STILE OPTION 1 SHOWN. SEE SHEET E5 FOR OPTION 2.

THREE (3) TRACK DOOR DETAILS

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LICENSE #55983
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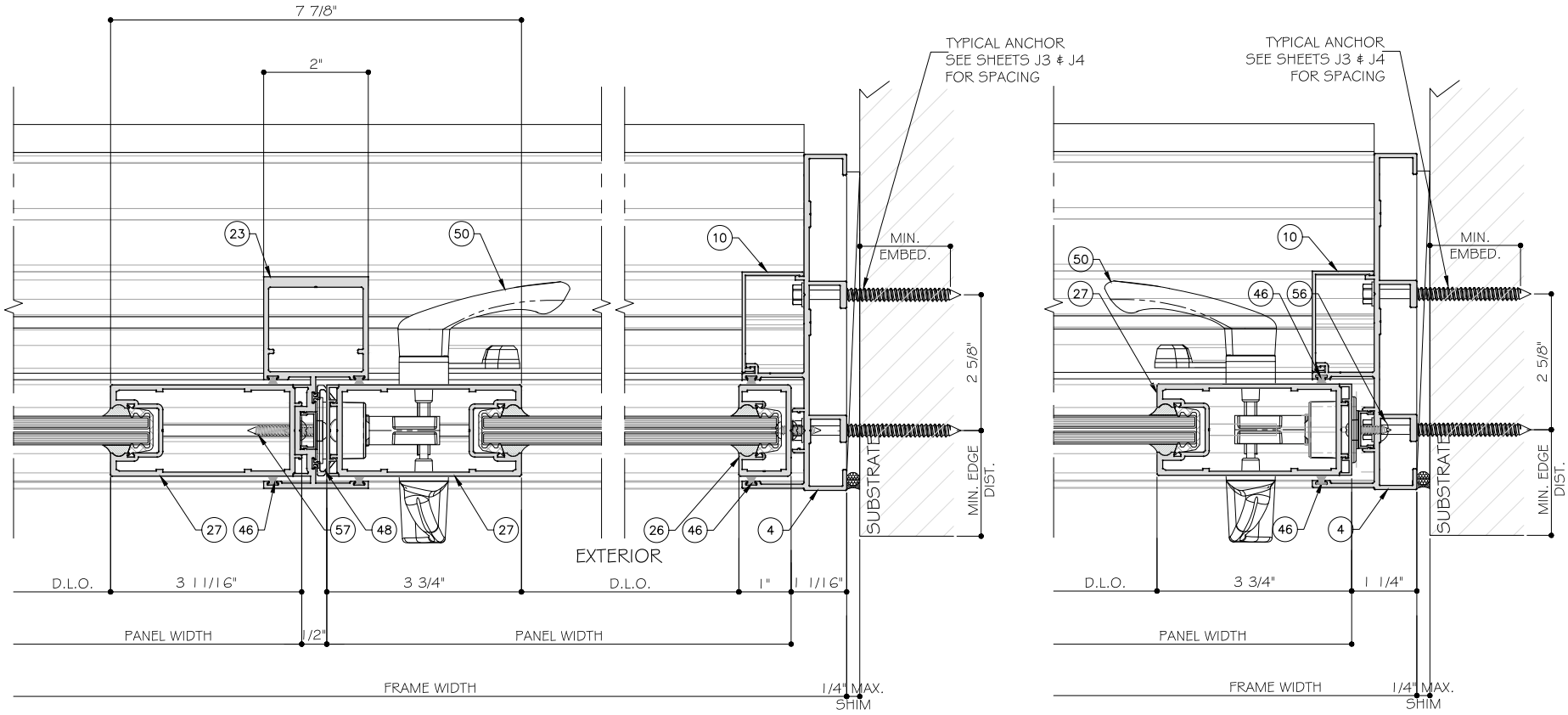
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Drawn Date 10.11.2021
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22/D9 DETAIL

23/D9 DETAIL

24/D9 DETAIL

LOCK STILE OPTION 1 SHOWN. SEE SHEET E5 FOR OPTION 2.

THREE (3) TRACK DOOR DETAILS

YIPING WANG, P.E.
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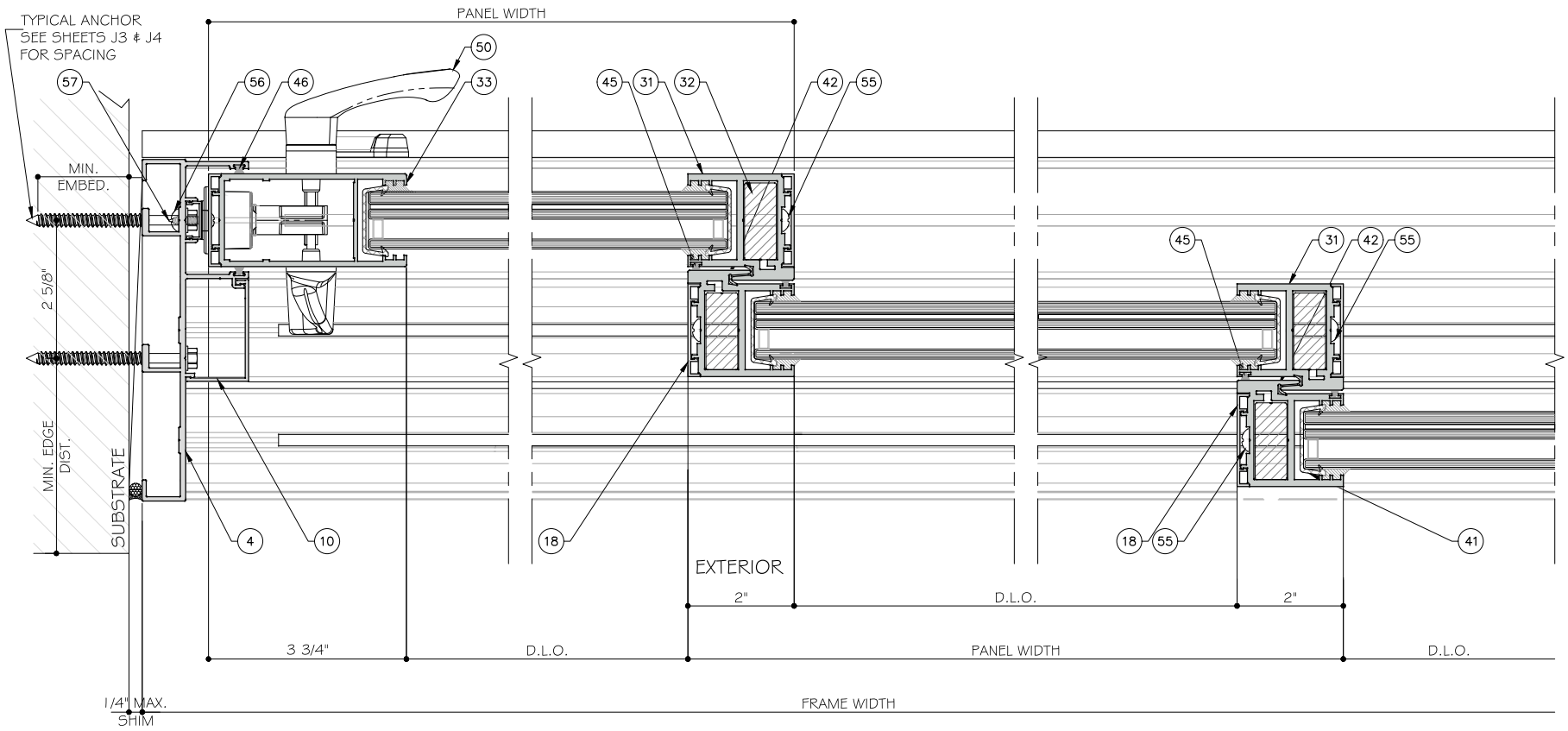
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25/D10 DETAIL

26/D10 DETAIL

27/D10 DETAIL

STANDARD INTERLOCK (LEVEL 1 OPTION 1) SHOWN. SEE SHEET K1 FOR LEVEL 2 AND 3 REINFORCEMENT.

LOCK STILE OPTION 1 SHOWN. SEE SHEET E5 FOR OPTION 2.

THREE (3) TRACK DOOR DETAILS

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TEL. (305) 624-7775

Rev. No.	Date	Drawn By	Description
2	03.16.2018	MCY	UPDATE
3	07.14.2020	MCY	UPDATE TO FBC 2020
4	12.29.2020	MCY	UPDATE
5	04.06.2021	MCY	UPDATE
6	10.11.2021	MCY	UPDATE

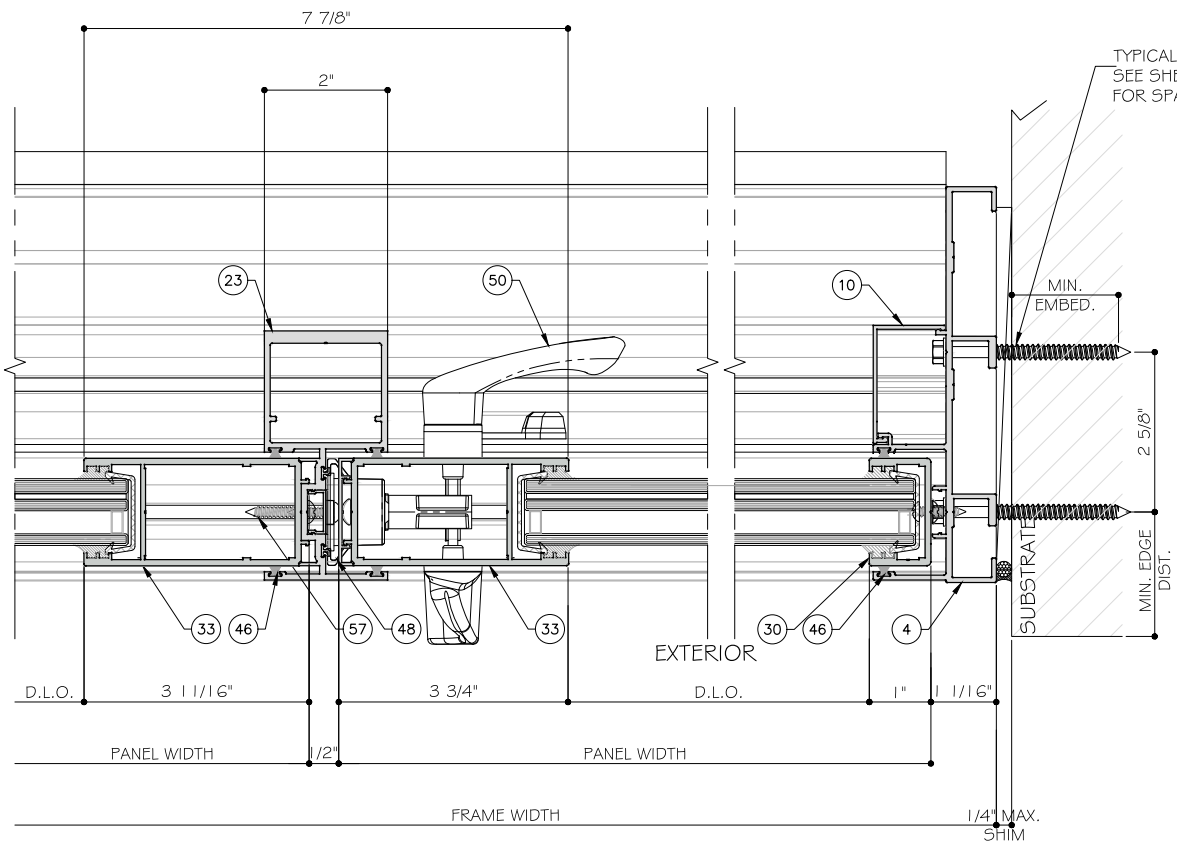
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AD16-29

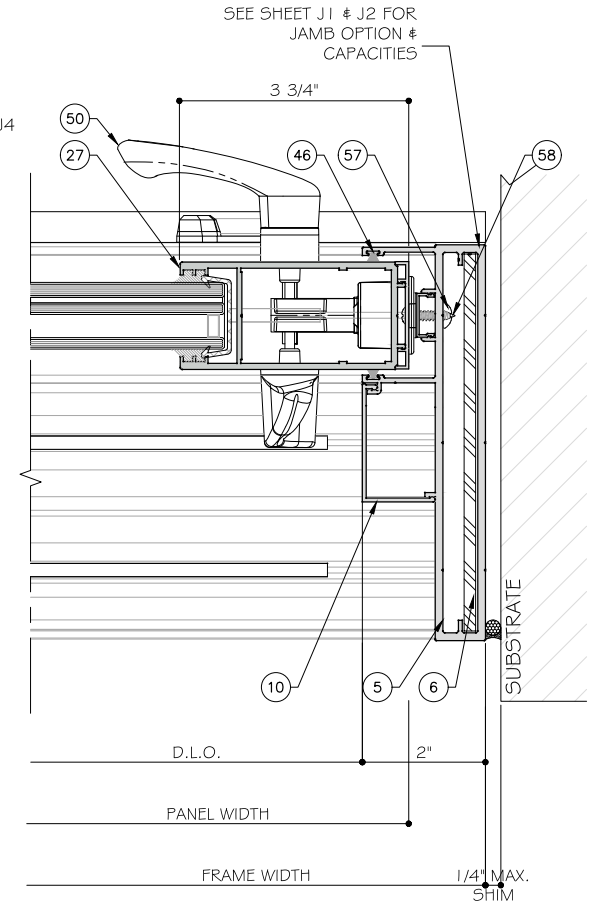
D10

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45 OF 59



28 / D11 DETAIL

29 / D11 DETAIL



FREESTANDING JAMB FOR 3 TRACKS OPTION

LOCK STILE OPTION 1 SHOWN. SEE SHEET E5 FOR OPTION 2.

THREE (3) TRACK DOOR DETAILS

YIPING WANG, P.E.
FLORIDA REGISTRATION
C.E. #55983
C.A.N. 28877
STATE OF FLORIDA PROFESSIONAL ENGINEER
October 10th, 2021

MCY ENGINEERING, INC.
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ES-SGD2020 SLIDING GLASS DOOR (LMI & SMI)

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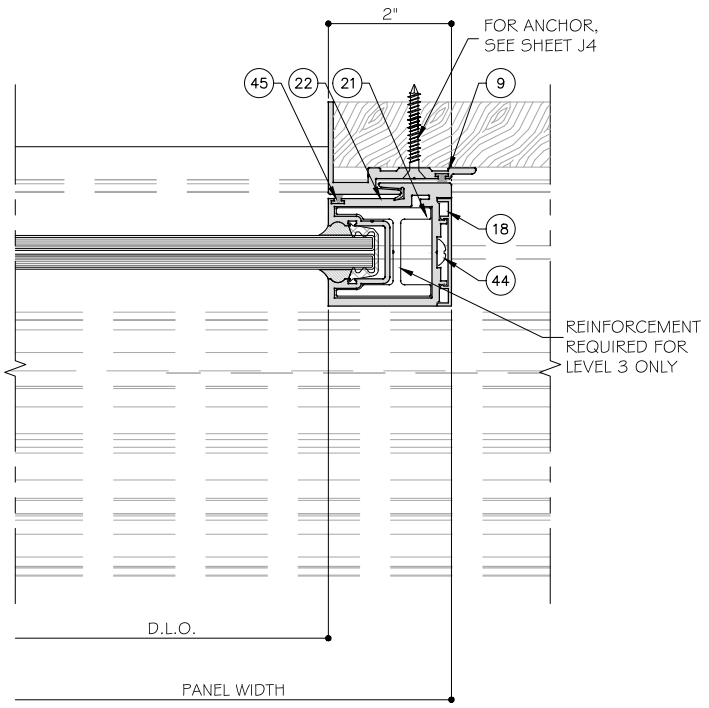
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Drawn Date 10.11.2021
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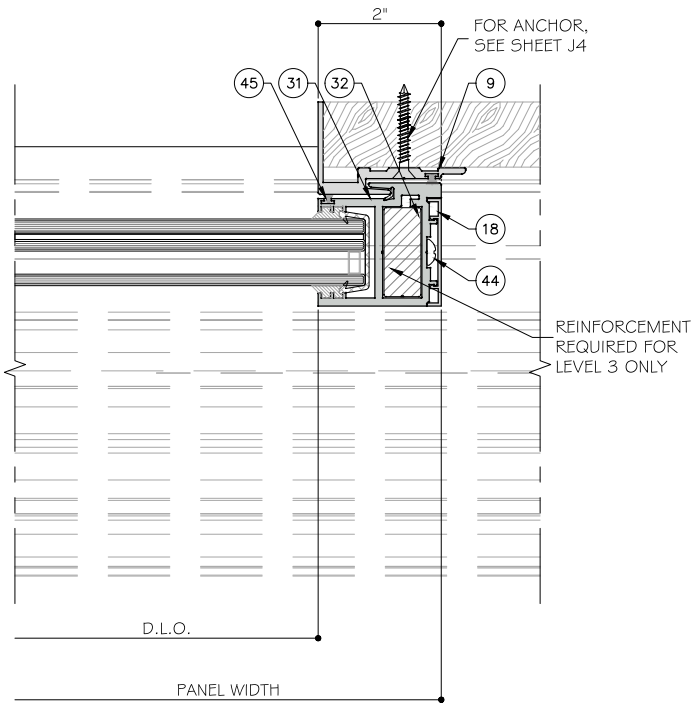
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AD16-29

D11

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30 / D12 DETAIL



31 / D12 DETAIL

POCKET DETAIL

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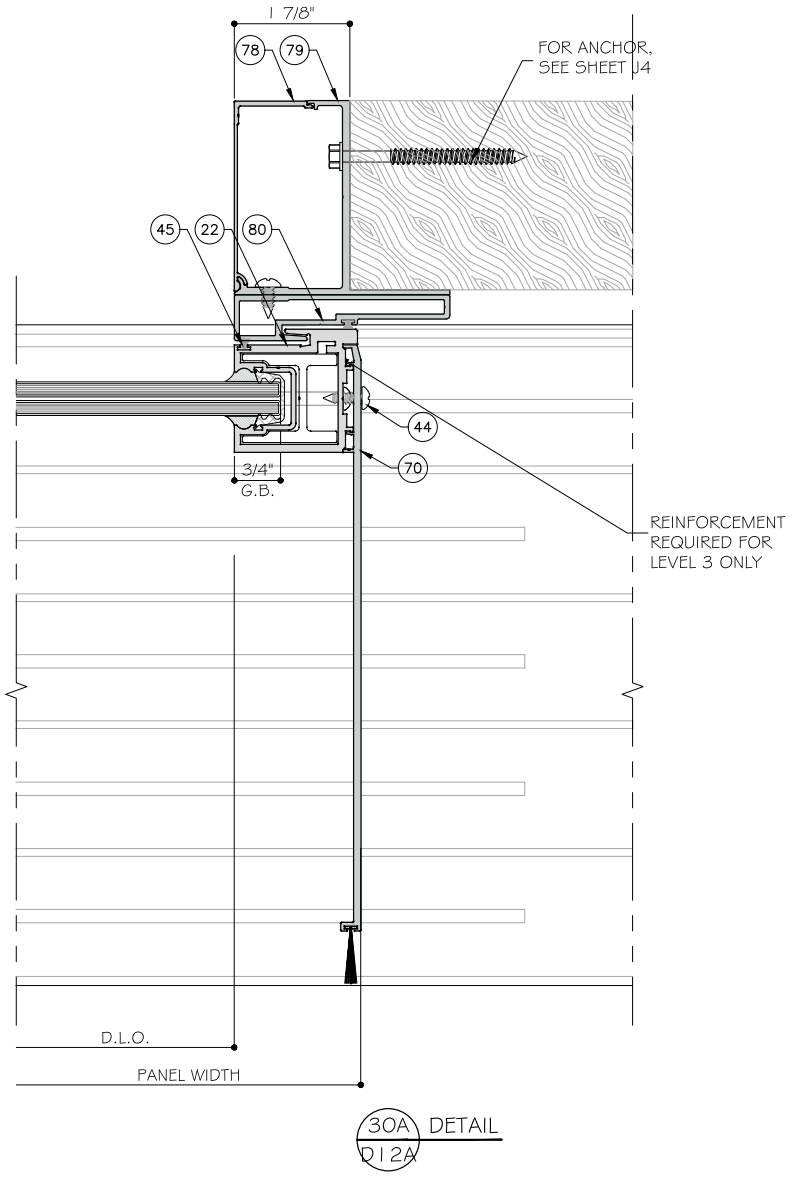
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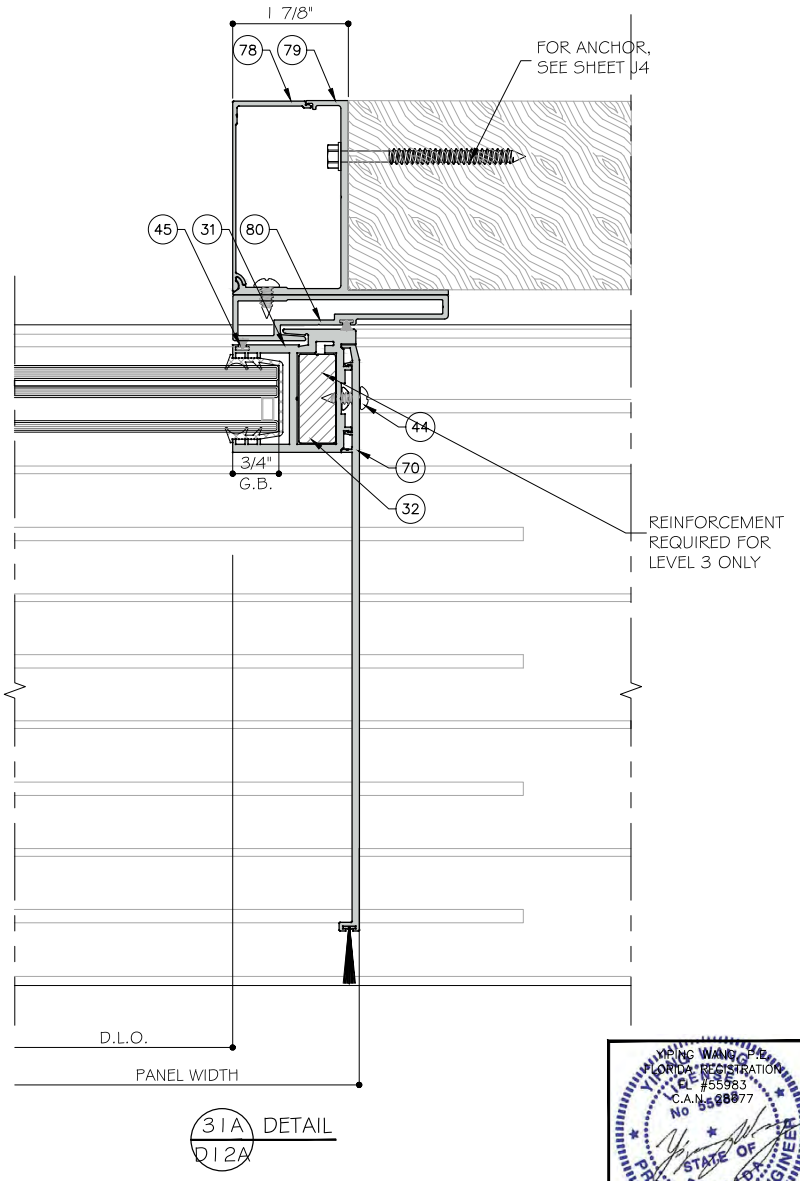
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October 10th, 2021



30A DETAIL
D12A



31A DETAIL
D12A

POCKET DETAIL

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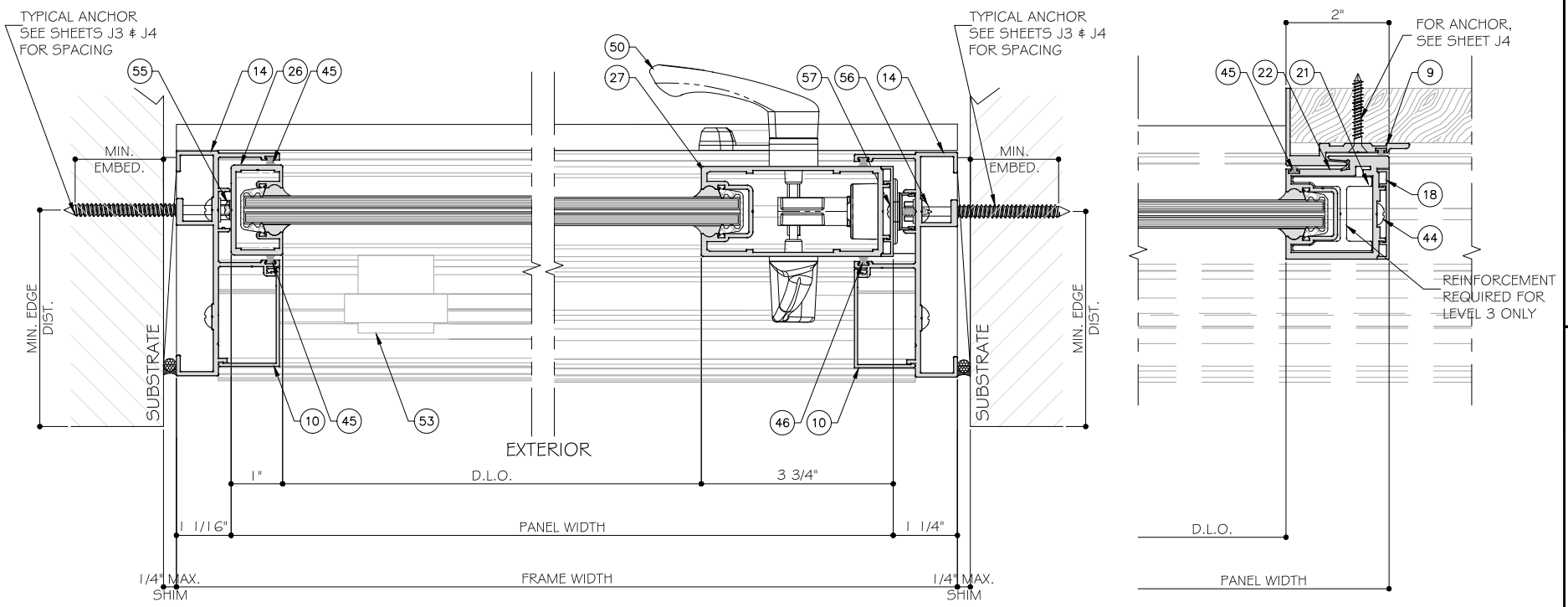
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6	10.11.2021	MCY	UPDATE

Drawn Date 10.11.2021
Scale

DRAWING NO.
AD16-29

D12A

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32 / D13 DETAIL

33 / D13 DETAIL

34 / D13 DETAIL

STANDARD INTERLOCK (LEVEL 1 OPTION 1) SHOWN. SEE SHEET K1 FOR LEVEL 2 AND 3 REINFORCEMENT.

LOCK STILE OPTION 1 SHOWN. SEE SHEET E5 FOR OPTION 2.

TWO (2) TRACK DOOR DETAILS

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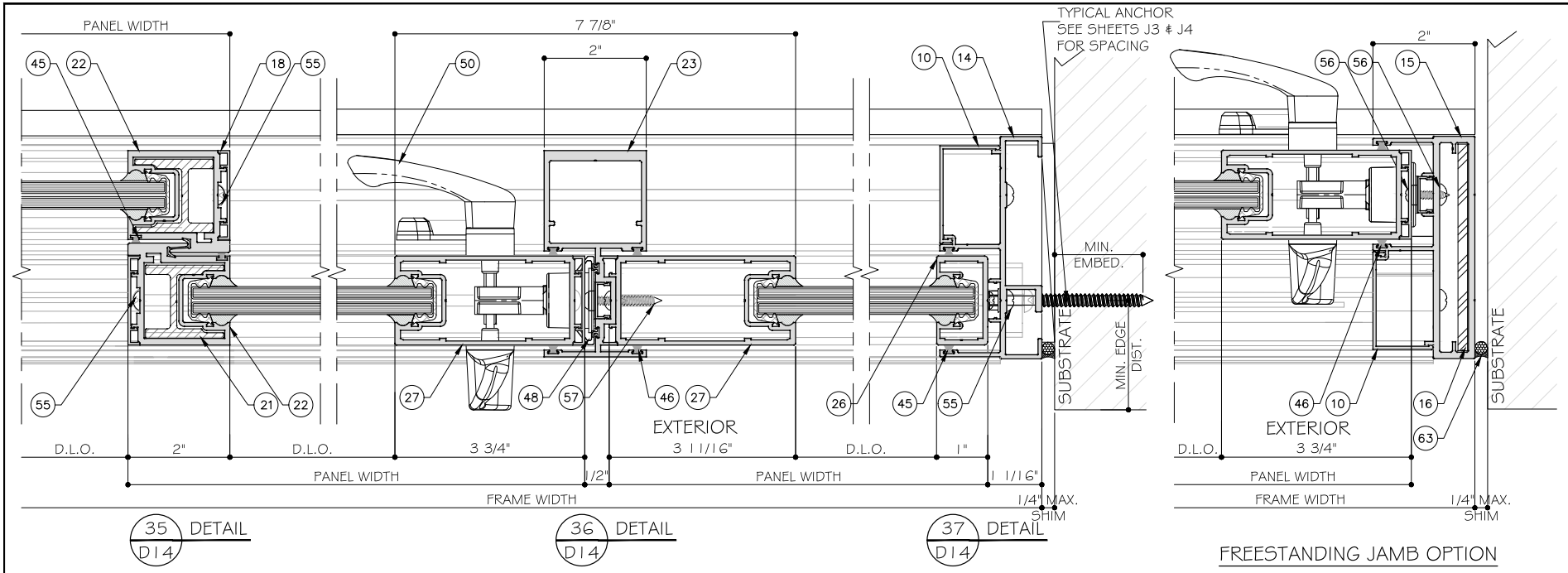
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6	10.11.2021	MCY	UPDATE

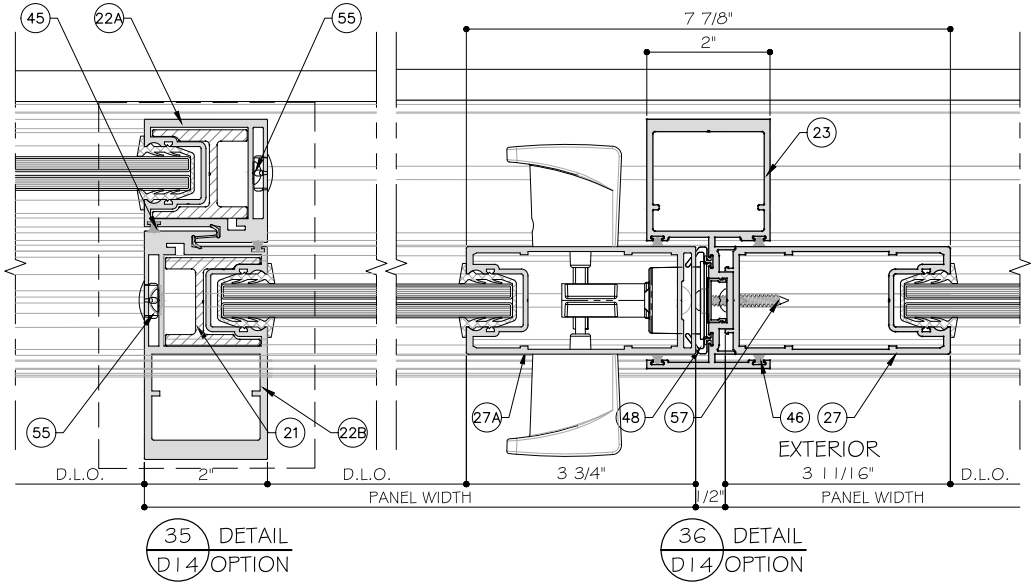
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Scale

DRAWING NO.
AD16-29

D13

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STANDARD INTERLOCK (LEVEL 1 OPTION 1) SHOWN. SEE SHEET K1 FOR LEVEL 2 AND 3 REINFORCEMENT.

LOCK STILE OPTION 1 SHOWN. SEE SHEET E5 FOR OPTION 2.

TWO (2) TRACK DOOR DETAILS

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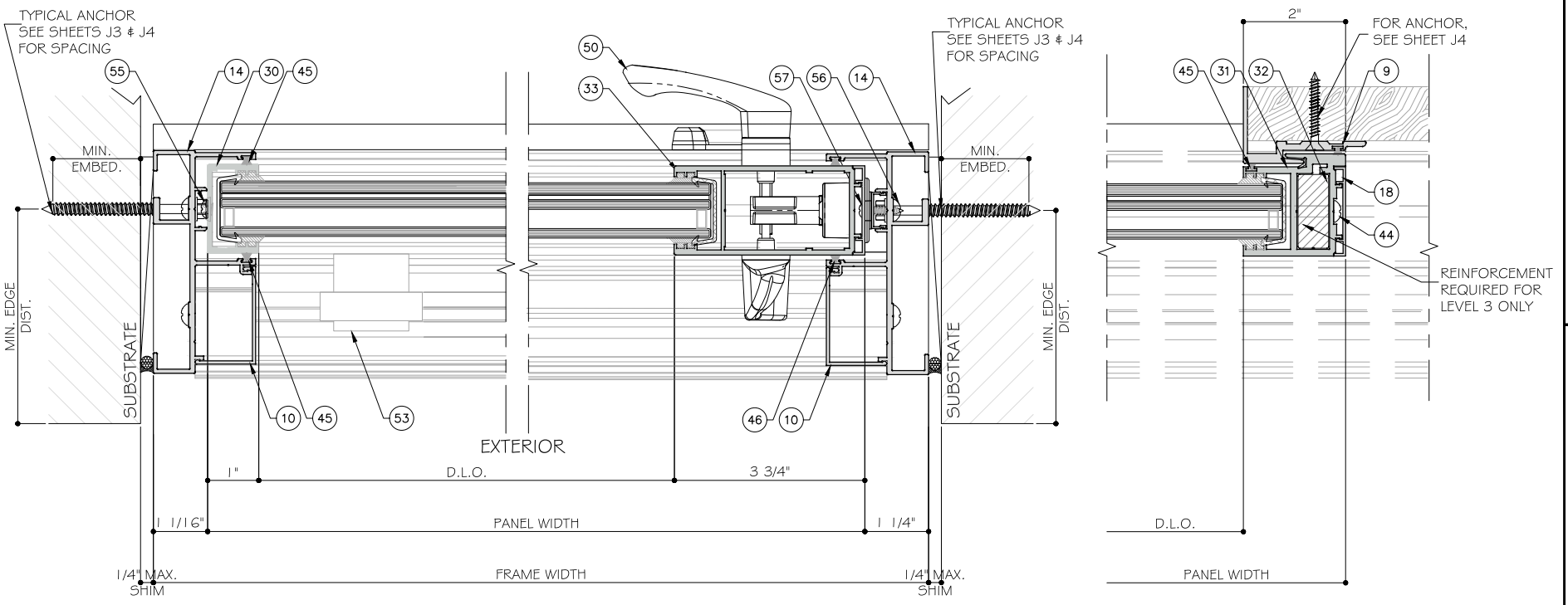
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6	10.11.2021	MCY	UPDATE

Drawn Date 10.11.2021
Scale

DRAWING NO.
AD16-29

D14

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38 / D15 DETAIL

39 / D15 DETAIL

40 / D15 DETAIL

STANDARD INTERLOCK (LEVEL 1 OPTION 1) SHOWN.
SEE SHEET K1 FOR LEVEL 2 AND 3 REINFORCEMENT.

LOCK STILE OPTION 1 SHOWN. SEE SHEET E5 FOR OPTION 2.

TWO (2) TRACK DOOR DETAILS

YIPING WANG, P.E.
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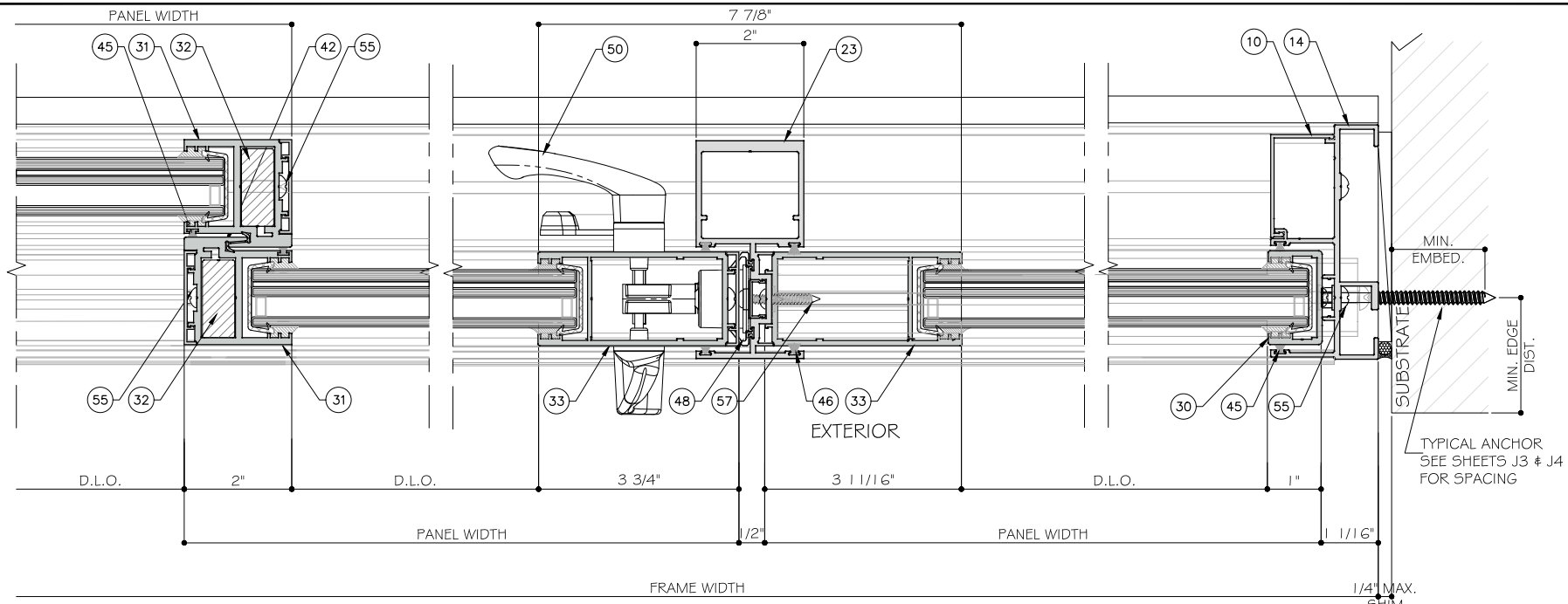
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AD16-29

D15

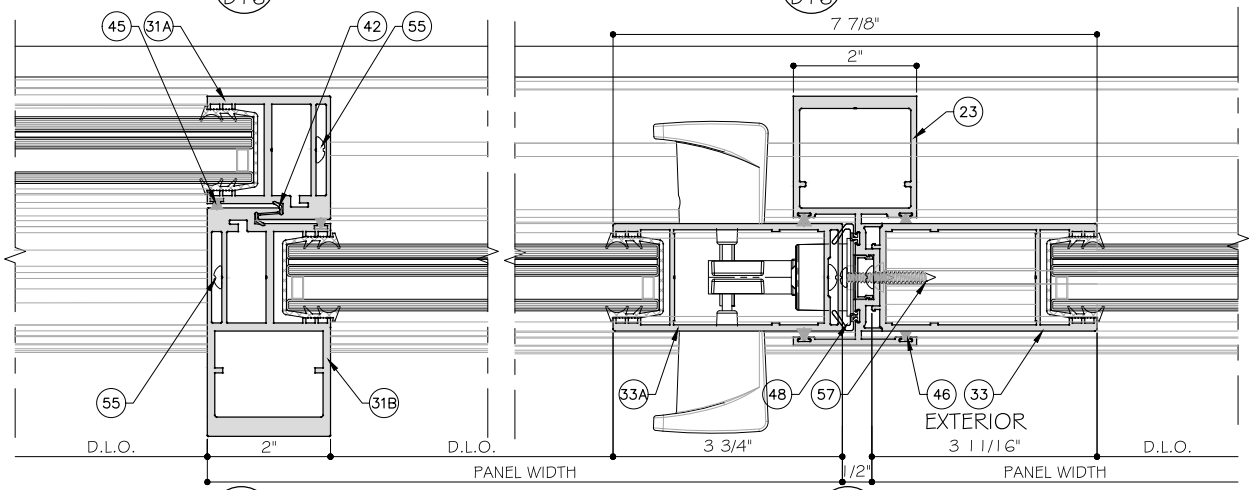
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41 DETAIL / D16

42 DETAIL / D16

43 DETAIL / D16



41 DETAIL / D16 OPTION

42 DETAIL / D16 OPTION

STANDARD INTERLOCK
(LEVEL 1 OPTION 1)
SHOWN. SEE SHEET K1 FOR
LEVEL 2 AND 3
REINFORCEMENT.

LOCK STILE OPTION 1
SHOWN. SEE SHEET E5
FOR OPTION 2.

TWO (2) TRACK DOOR DETAILS

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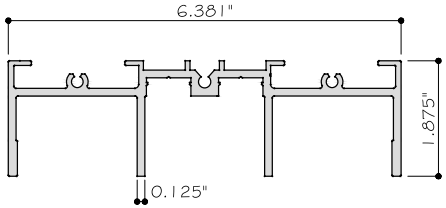
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Drawn Date 10.11.2021
Scale

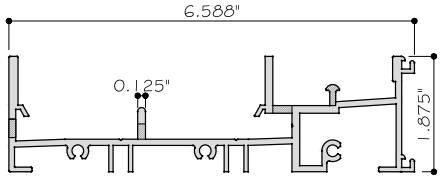
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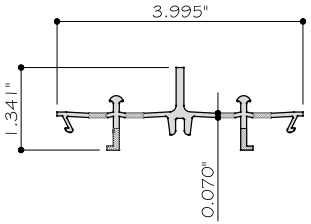
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52 OF 59



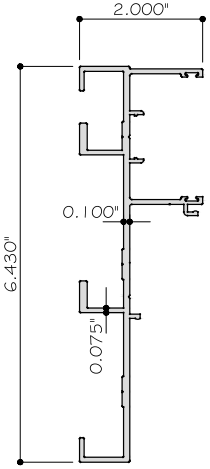
1 HEAD (3 TRACK)
ES-SGD2020-001 6063-T6



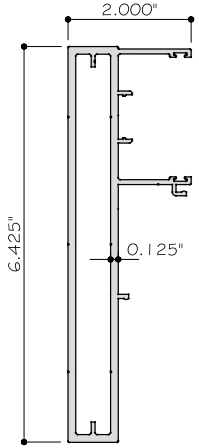
2 SILL (3 TRACK)
ES-SGD2020-002 6063-T6



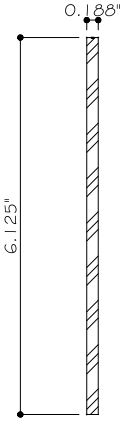
3 FRAME SILL COVER (3 TRACKS)
ES-SGD2020-003 6063-T6



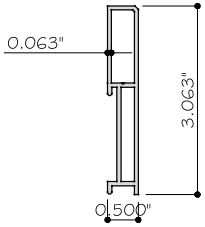
4 JAMB (3 TRACK)
ES-SGD2020-004 6063-T6



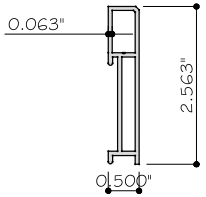
5 UNANCHORED JAMB (3 TRACK)
ES-SGD2020-005 6063-T6



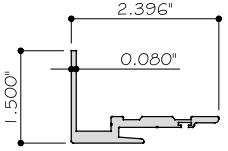
6 UNANCHORED JAMB REINF. FOR 3 TRACK
ES-SGD2020-006 6005-T5



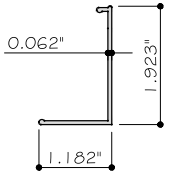
7 SILL RAISER 67PSF
ES-SGD2020-007 6063-T6



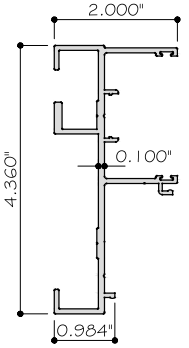
8 STANDARD SILL RAISER 53PSF
ES-SGD2020-008 6063-T6



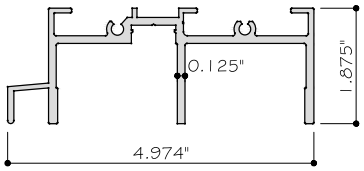
9 POCKET JAMB
ES-SGD2020-009 6063-T6



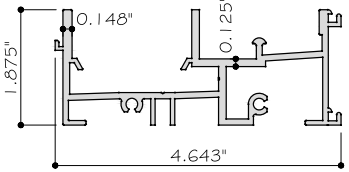
10 JAMB SCREW COVER
ES-SGD2020-010 6063-T6



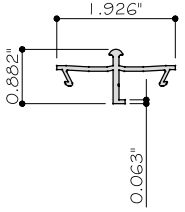
14 JAMB (2 TRACK)
ES-SGD2020-014 6063-T6



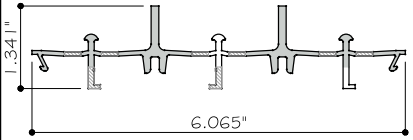
11 HEAD (2 TRACK)
ES-SGD2020-011 6063-T6



12 SILL (2 TRACK)
ES-SGD2020-012 6063-T6



13 FRAME SILL COVER (2 TRACKS)
ES-SGD2020-013 6063-T6



36 FRAME SILL COVER (4 TRACKS)
ES-SGD2020-013 6063-T6

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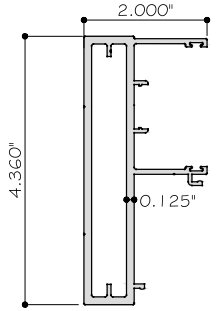
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Drawn Date 10.11.2021
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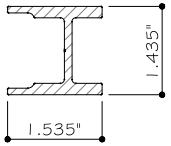
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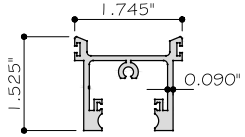
Sheet No.
53 OF 59



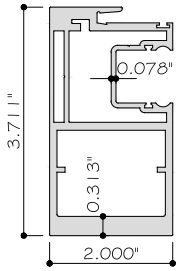
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ES-SGD2020-015 6063-T6



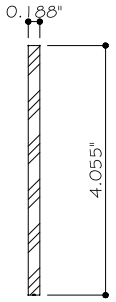
21 REINF. FOR INTERLOCK
ES-SGD2020-021 6005-T5



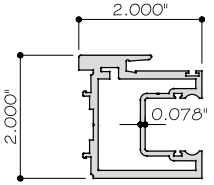
24 TOP RAIL FOR LAMINATED GLASS
ES-SGD2020-024 6063-T6



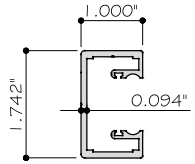
22B INTERLOCK HEAVY FOR LAMINATED
ES-SGD2020-085 6005-T5



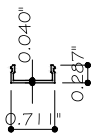
16 UN-ANCHORED JAMB REINF. FOR 2 TRACK
ES-SGD2020-016 6063-T6



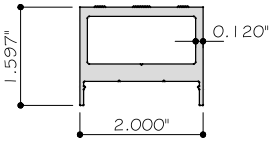
22 INTERLOCK FOR LAMINATED GLASS
ES-SGD2020-022 6063-T6



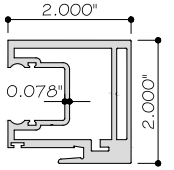
26 FIXED STILE FOR LAMINATED GLASS
ES-SGD2020-026 6063-T6



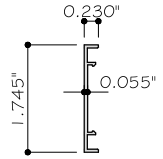
17 JAMB SCREW COVER
ES-6011 6063-T6



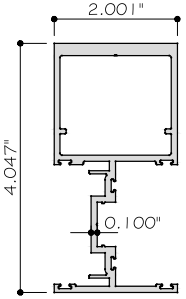
19 HEAVY INTERLOCK REINF.
ES-SGD2020-019 6063-T6



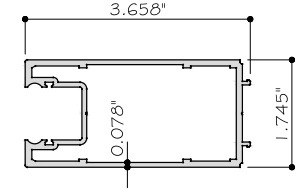
22A INTERLOCK FOR LAMINATED
ES-SGD2020-084 6005-T5



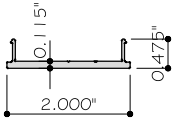
18 INTERLOCK AND LOCKSTILE SCREW COVER
ES-SGD2020-018 6063-T6



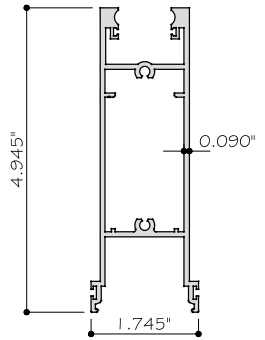
23 ASTRAGAL
ES-SGD2020-023 6063-T6



27 LOCK STILE FOR LAMINATED GLASS
ES-SGD2020-027 6063-T6

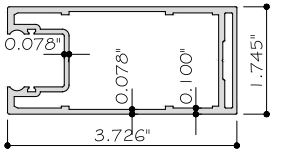


20 HEAVY INTERLOCK REINF. COVER
ES-SGD2020-020 6063-T6



25 BOTTOM RAIL FOR LAMINATED GLASS
ES-SGD2020-025 6063-T6

27A LOCKSTILE FOR LAMINATED
ES-SGD2020-088 6063-T6



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Drawn Date 10.11.2021
Scale

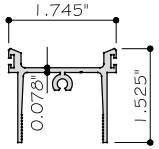
DRAWING NO.
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PARTS

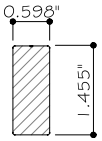
Sheet No.
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YIPING WANG, P.E.
LICENSE
FLORIDA REGISTRATION
No. 55983
C.A.N. 28877
STATE OF FLORIDA
PROFESSIONAL ENGINEER

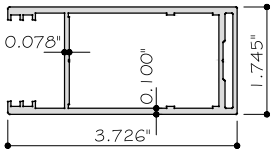
October 10th, 2021



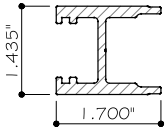
28 TOP RAIL FOR INSULATED LAMINATED
ES-SGD2020-028 6063-T6



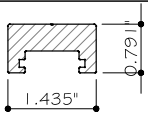
32 REINF. FOR INTERLOCK - INSULATED LAMINATED GLASS
ES-SGD2020-032 6005-T5



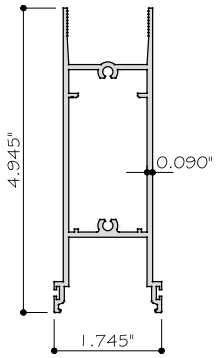
33A LOCKSTILE FOR INSULATE LAMINATED
ES-SGD2020-089 6063-T6



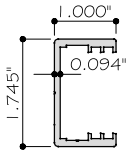
21A REINF. FOR INTERLOCK LAMINATED GLASS
ES-SGD2020-021A 6005-T5



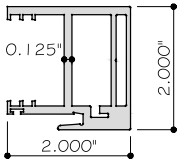
32A REINF. FOR INTERLOCK - INSULATED LAMINATED GLASS
ES-SGD2020-032A 6005-T5



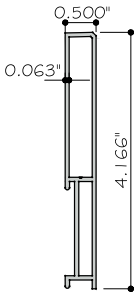
29 BOTTOM RAIL FOR INSULATED LAMINATED
ES-SGD2020-029 6063-T6



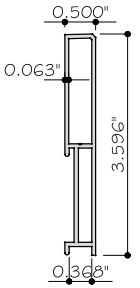
30 FIXED STILE FOR INSULATED LAMINATED
ES-SGD2020-030 6063-T6



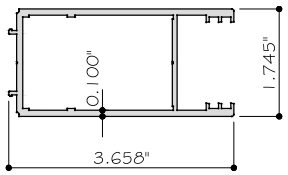
31A INTERLOCK FOR INSULATE LAMINATED
ES-SGD2020-087 6005-T5



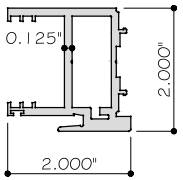
38 SILL RAISER - 90 PSF
ES-SGD2020-040 6063-T6



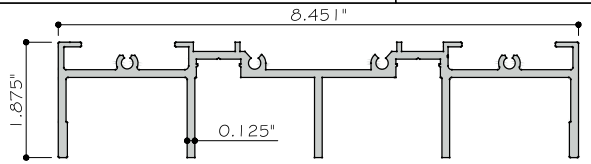
82 SILL RAISER - 80 PSF
ES-SGD2020-041 6063-T6



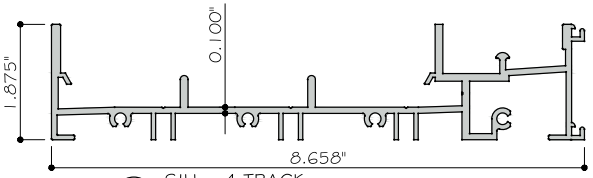
33 LOCK STILE FOR INSULATED LAMINATED GLASS
ES-SGD2020-033 6063-T6



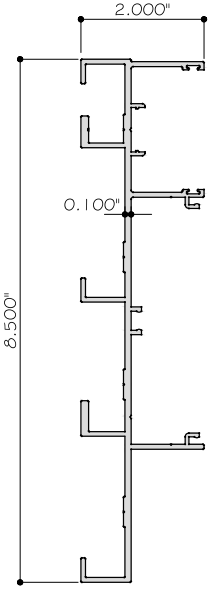
31 INTERLOCK FOR INSULATED LAMINATED GLASS
ES-SGD2020-031 6063-T6



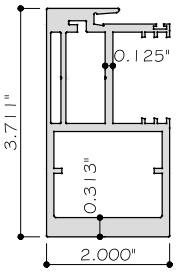
34 HEAD - 4 TRACK
ES-SGD2020-034 6063-T6



35 SILL - 4 TRACK
ES-SGD2020-035 6063-T6



37 JAMB - 4 TRACK
ES-SGD2020-038 6063-T6



31B INTERLOCK HEAVY FOR INSULATE LAMINATED
ES-SGD2020-086
6005-T5

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Drawn Date 10.11.2021
Scale

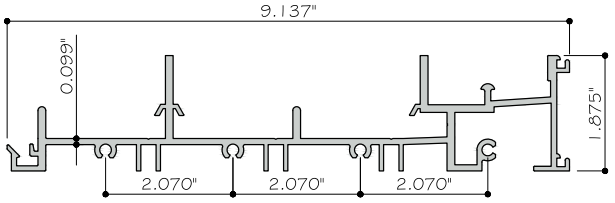
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PARTS

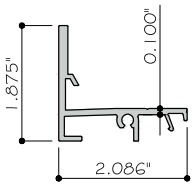
Sheet No.
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YIPING WANG, P.E.
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No. 55983
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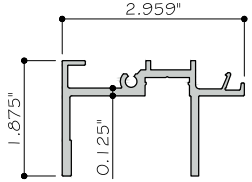
October 10th, 2021



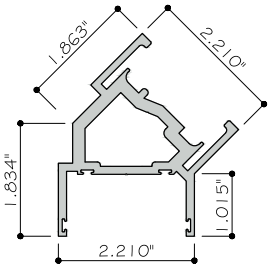
65 FRAME SILL - 5 TRACKS
ES-SGD2020-055 6063-T6



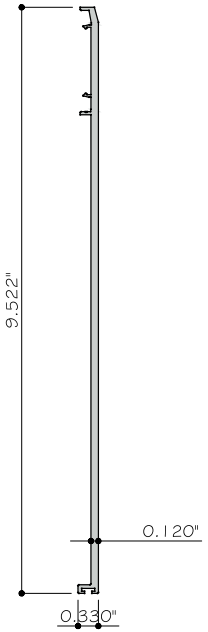
66 FRAME FRONT SILL
ES-SGD2020-054 6063-T6



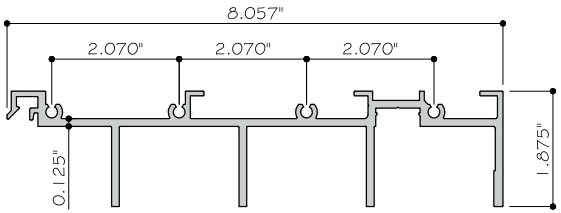
67 FRAME FRONT HEAD
ES-SGD2020-062 6063-T6



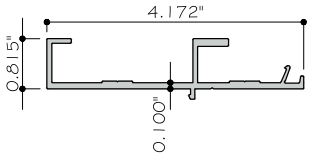
71 FRAME FRONT SILL
ES-SGD2020-056 6063-T6



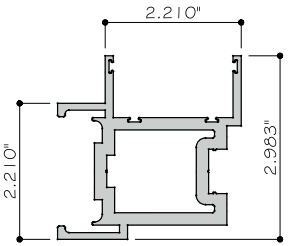
72 POCKET DOOR CLOSER - 5 TRACKS
ES-SGD2020-061 6063-T6



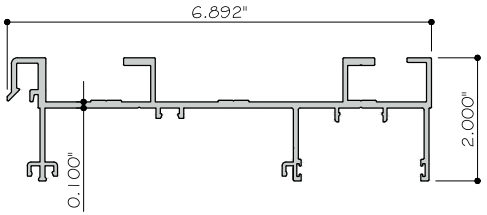
69 FRAME HEAD - 5 TRACKS
ES-SGD2020-063 6063-T6



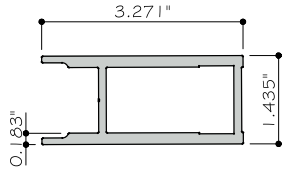
70 FRAME FRONT JAMB
ES-SGD2020-064 6063-T6



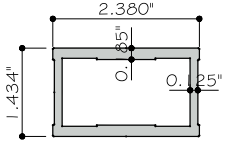
75 FRAME FRONT SILL
ES-SGD2020-068 6063-T6



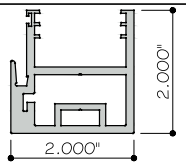
73 JAMB- 5 TRACKS
ES-SGD2020-065 6063-T6



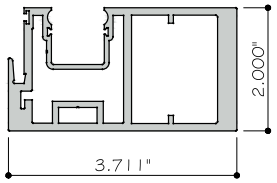
74 REINF. FOR LOCK STILE LAM. GLASS
ES-SGD2020-071 6063-T6



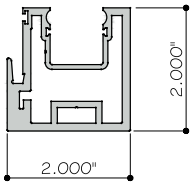
81 REINF. FOR LOCK STILE (INSL-LAM.)
ES-SGD2020-07X 6063-T6



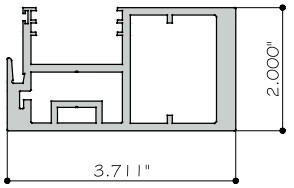
87A INTERLOCK FOR INSULATED LAMINATED GLASS
ES-SGD2020-087A 6005-T5



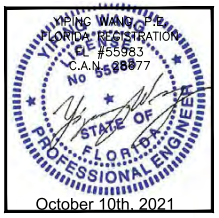
84A INTERLOCK HEAVY FOR LAMINATED GLASS
ES-SGD2020-084A 6005-T5



85A INTERLOCK FOR LAMINATED GLASS
ES-SGD2020-085A 6005-T5



86A INTERLOCK HEAVY FOR INSULATED LAMINATED GLASS
ES-SGD2020-086A 6005-T5



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Drawn Date 10.11.2021
Scale

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AD16-29

PARTS

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BILL OF MATERIALS

ITEM	PART	DESCRIPTION	MATERIAL	REMARKS
1	ES-SGD2020-001	HEAD (3 TRACK)	6063-T6	-
2	ES-SGD2020-002	SILL (3 TRACK)	6063-T6	-
3	ES-SGD2020-003	FRAME SILL COVER	6063-T6	-
4	ES-SGD2020-004	JAMB (3 TRACK)	6063-T6	-
5	ES-SGD2020-005	FREESTANDING JAMB (3 TRACK)	6063-T6	-
6	ES-SGD2020-006	UN-ANCHORED JAMB REINFORCEMENT FOR 3 TRACK	6005-T5	-
7	ES-SGD2020-007	HI SILL RAISER 3-1/16" HEIGHT	6063-T6	-
8	ES-SGD2020-008	STANDARD SILL RAISER 2-9/16" HEIGHT	6063-T6	-
9	ES-SGD2020-009	POCKET JAMB	6063-T6	-
10	ES-SGD2020-010	JAMB SCREW COVER	6063-T6	-
11	ES-SGD2020-011	HEAD 2 TRACK	6063-T6	-
12	ES-SGD2020-012	SILL 2 TRACK	6063-T6	-
13	ES-SGD2020-013	FRAME SILL COVER	6063-T6	-
14	ES-SGD2020-014	JAMB (2 TRACK)	6063-T6	-
15	ES-SGD2020-015	FREESTANDING JAMB (2 TRACK)	6063-T6	-
16	ES-SGD2020-016	FREESTANDING JAMB REINFORCEMENT FOR 2 TRACK	6063-T6	-
17	ES-6011	JAMB SCREW COVER	6063-T6	-
18	ES-SGD2020-018	INTERLOCK AND LOCK STILE SCREW COVER	6063-T6	-
19	ES-SGD2020-019	HEAVY INTERLOCK REINFORCEMENT	6005-T5	-
20	ES-SGD2020-020	HEAVY INTERLOCK REINFROCEMENT COVER	6063-T6	-
21	ES-SGD2020-021	REINFORCEMENT FOR INTERLOCK	6005-T5	-
21A	ES-SGD2020-021A	REINFORCEMENT FOR INTERLOCK LAMINATED GLASS	6005-T5	-
22	ES-SGD2020-022	INTERLOCK FOR LAMINATED GLASS	6005-T5	-
22A	ES-SGD2020-084	INTERLOCK FOR LAMINATED GLASS	6005-T5	-
22B	ES-SGD2020-085	INTERLOCK HEAVY FOR LAMINATED GLASS	6005-T5	-
23	ES-SGD2020-023	ASTRAGAL	6005-T5	-
24	ES-SGD2020-024	TOP RAIL FOR LAMINATED GLASS	6063-T6	-
25	ES-SGD2020-025	BOTTOM RAIL FOR LAMINATED GLASS	6063-T6	-
26	ES-SGD2020-026	FIXED STILE FOR LAMINATED GLASS	6063-T6	-
27	ES-SGD2020-027	LOCK STILE FOR LAMINATED GLASS	6063-T6	-
27A	ES-SGD2020-088	LOCK STILE FOR LAMINATED GLASS	6063-T6	-
28	ES-SGD2020-028	TOP RAIL FOR INSULATED LAMINATED GLASS	6063-T6	-
29	ES-SGD2020-029	BOTTOM RAIL FOR INSULATED GLASS	6063-T6	-
30	ES-SGD2020-030	FIXED STILE FOR INSULATED LAMINATED GLASS	6063-T6	-
31	ES-SGD2020-031	INTERLOCK FOR INSULATED LAMINATED GLASS	6063-T6	-
31A	ES-SGD2020-087	INTERLOCK FOR INSULATED LAMINATED GLASS	6005-T5	-
31B	ES-SGD2020-086	INTERLOCK HEAVY FOR INSULATED LAMINATED GLASS	6005-T5	-
32	ES-SGD2020-032	REINFORCEMENT FOR INTERLOCK INSULATED LAM. GLASS	6005-T5	-
32A	ES-SGD2020-032A	REINFORCEMENT FOR INTERLOCK INSULATED LAM. GLASS	6005-T5	-
33	ES-SGD2020-033	LOCK STILE FOR INSULATED LAMINATED GLASS	6063-T6	-
33A	ES-SGD2020-089	LOCK STILE FOR INSULATED LAMINATED GLASS	6063-T6	-
34	ES-SGD2020-034	HEAD (4 TRACK)	6063-T6	-
35	ES-SGD2020-035	SILL (4 TRACK)	6063-T6	-
36	ES-SGD2020-036	FRAME SILL COVER (4 TRACK)	6063-T6	-
37	ES-SGD2020-037	JAMB (4 TRACK)	6063-T6	-
38	ES-SGD2020-040	SILL RAISER 4-3/16" HEIGHT	6063-T6	-
39	ES2020-G01	GLAZING GASKET FOR LAMINATED GLASS	SILICONE, DURO 70	-
40	ES2020-G02	GLAZING GASKET FOR LAMINATED GLASS	SILICONE, DURO 70	-
41	ES2020-G03	GLAZING GASKET FOR INSULATED LAMINATED GLASS	SILICONE, DURO 70	-
42	ES2020-G04	INTERLOCK BUMPER	BLACK PVC, 60 SHORE D	-
43	ES2020-G05	GLAZING GASKET FOR INSULATED LAMINATED GLASS	SILICONE, DURO 70	-
44	W2322ING	SILL, HEAD PILE	POLYPROPYLENE	-
45	W2317INK	INTERLOCK PILE	POLYPROPYLENE	-

BILL OF MATERIALS

ITEM	PART	DESCRIPTION	MATERIAL	REMARKS
46	W2321ING	INTERLOCK ASTRAGAL	POLYPROPYLENE	-
47	WA2L	WEEPHOLE COVER	POLYPROPYLENE	-
48	QEZ 447-1	QLON	FOAM ALL STRUCTURE	-
49	PS01-0035-00B	RECESSED FACEPLATE SBML LOCK TWO POINT	-	
50	PS01-0035-00B	INVOLUTE HANDLE SET	-	-
	PS01-0014-000			-
	PS01-0014-00B			-
	PS01-0014-117			-
51	PS01-1005-00B	ADJUSTABLE STRIKE	POLYPROPYLENE	-
	PS01-0060-000 2P			-
52	SGD-1700	BUMPER	STEEL AND RUBBER	-
53	1986-PRN-300055	ROLLER	STAINLESS STEEL	-
54	GTT-15006-HKA-01-TE	ROLLER	-	ZAMAK
55	-	#10 X 7/8" P.H. SCREW FOR PANEL ASSEMBLY	ST/ST	-
56	-	#12 X 1-1/2" P.H. SCREW FOR FRAME ASSEMBLY	ST/ST	-
57	-	#8 X 3/4" P.H. SCREW FOR HANDLE STRIKE	ST/ST	-
58	-	#10 X 1" F.H. SCREW FOR MORTISE LOCK	ST/ST	-
59	-	#12 X 1" P.H. SCREW FOR BUMPER	ST/ST	-
60	-	#10 X 1" P.H. SCREW	ST/ST	-
61	-	1/4-20 X 2-1/2" PAN HEAD SCREW	ST/ST	-
62	DC983	DOW CORNING 983 STRUCTURAL SILICONE	SILICONE	-
63	DC791	DOW CORNING 791	SILICONE	-
64	-	GLAZING SPACER	ALUMINUM	HELIMA
65	ES-SGD2020-055	FRAME SILL- 5 TRACKS	6063-T6	-
66	ES-SGD2020-054	FRAME FRONT SILL	6063-T6	-
67	ES-SGD2020-062	FRAME FRONT HEAD	6063-T6	-
68	ES-SGD2020-021	INTERLOCK REINF. FOR LAMINATED GLASS	6063-T5	-
69	ES-SGD2020-063	FRAME HEAD - 5 TRACKS	6063-T6	-
70	ES-SGD2020-064	FRAME FRONT JAMB	6005-T5	-
71	ES-SGD2020-056	FRAME FRONT SILL	6063-T6	-
72	ES-SGD2020-061	POCKET DOOR CLOSER - 5 TRACKS	6063-T6	-
73	ES-SGD2020-065	JAMB - 5 TRACK	6063-T6	-
74	ES-SGD2020-071	REINF. FOR LOCK STILE LAM. GLASS	6063-T6	-
75	ES-SGD2020-068	FRAME FRONT SILL	6063-T6	-
76	ALU-P-018	SUPPORT FOR HANDLE LOCK	6063-T6	-
77	ALU-P-020	SUPPORT FOR HANDLE LOCK	6063-T6	-
78	ES-W525-014	COVER -POCKET	6063-T5	-
79	ES-SGD2020-069	HOOK STRIP BASE	6063-T6	-
80	ES-SGD2020-070	HOOK STRIP	6063-T6	
81	ES-SGD2020-07X	REINFORCE FOR LOCK STILE (INSUL-LAM)	6063-T6	-
82	ES-SGD2020-041	SILL RAISER	6063-T6	-
84A	ES-SGD2020-084A	INTERLOCK HEAVY FOR LAMINATED GLASS	6005-T5	-
85A	ES-SGD2020-085A	INTERLOCK FOR LAMINATED GLASS	6005-T5	-
86A	ES-SGD2020-086A	INTERLOCK HEAVY FOR INSULATED LAMINATED GLASS	6005-T5	-
87A	ES-SGD2020-087A	INTERLOCK FOR INSULATED LAMINATED GLASS	6005-T5	-

YIPING WANG, P.E.
FLORIDA REGISTRATION
No. 55983
C.A.N. 28877
STATE OF FLORIDA
PROFESSIONAL ENGINEER

October 10th, 2021

MCY ENGINEERING, INC.
GLAZING CONSULTANTS
12781 MIRAMAR PARKWAY #301
MIRAMAR, FL. 33027
P: 305.271.0117
www.MCYEngineering.com mcy@mcyengineering.com

ES-SGD2020 SLIDING GLASS DOOR (LMI & SMI)

ES WINDOWS, INC.
10653 NE Quaybridge Ct.
Miami, FL 33138
TEL. (305) 624-7775

Rev. No.	Date	Drawn By	Description
2	03.16.2018	MCY	UPDATE
3	07.14.2020	MCY	UPDATE TO FBC 2020
4	12.29.2020	MCY	UPDATE
5	04.06.2021	MCY	UPDATE
6	10.11.2021	MCY	UPDATE

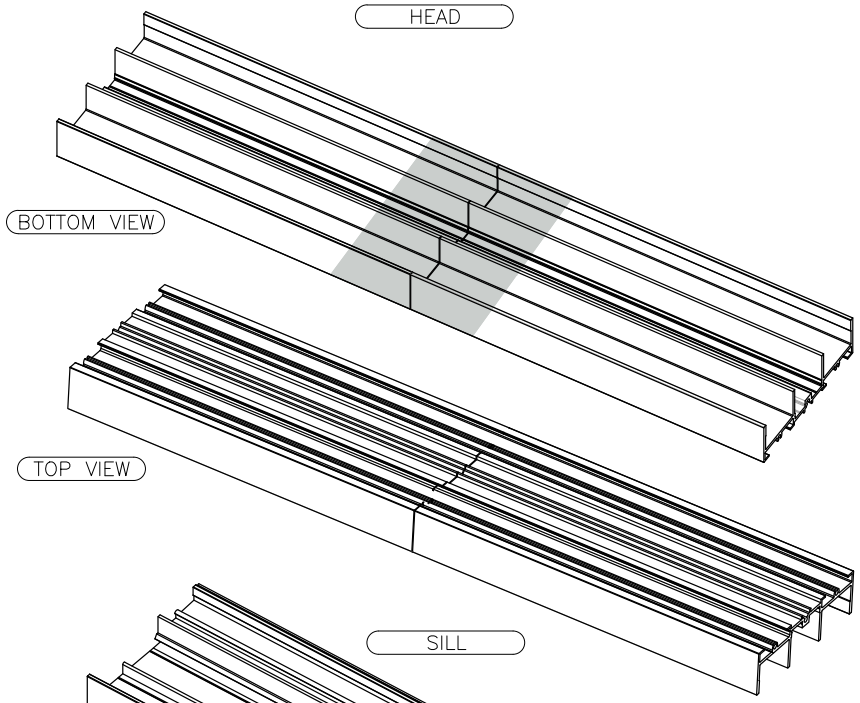
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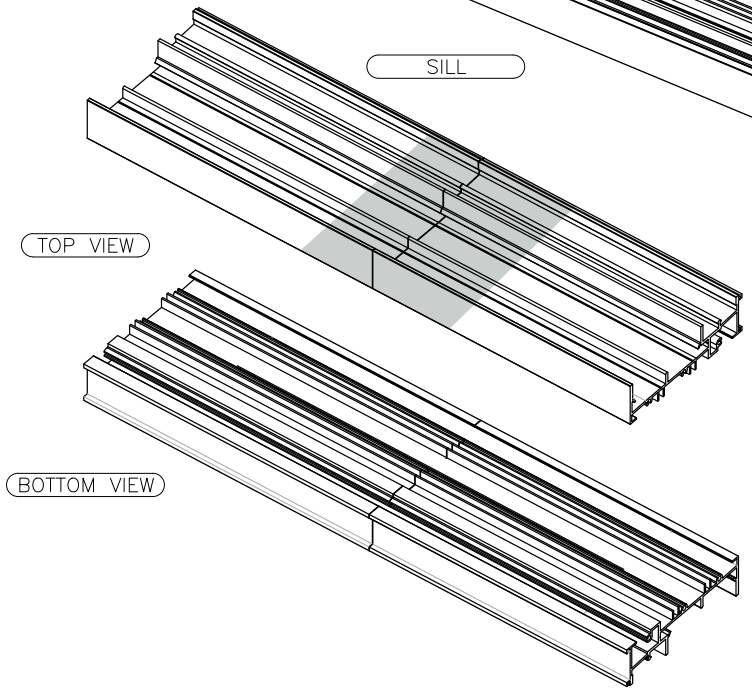
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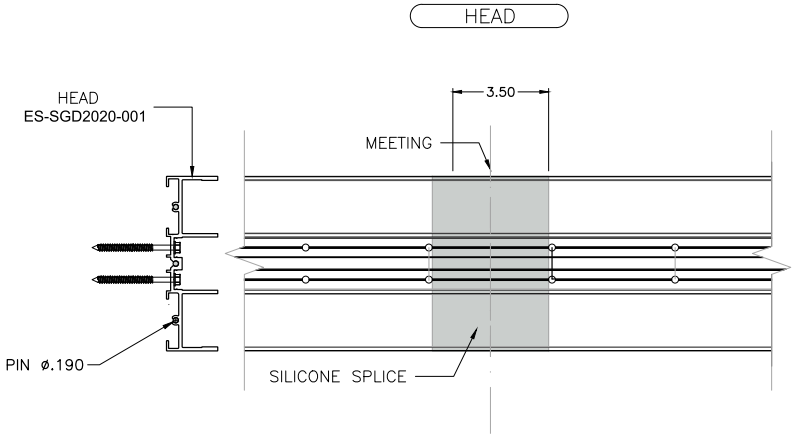
DRAWING NO.
AD16-29

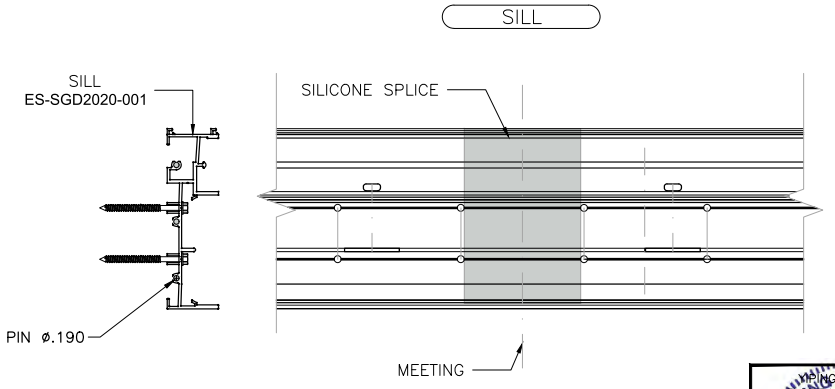
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Sheet No.
57 OF 59









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Drawn Date 10.11.2021
Scale

DRAWING NO.
AD16–29

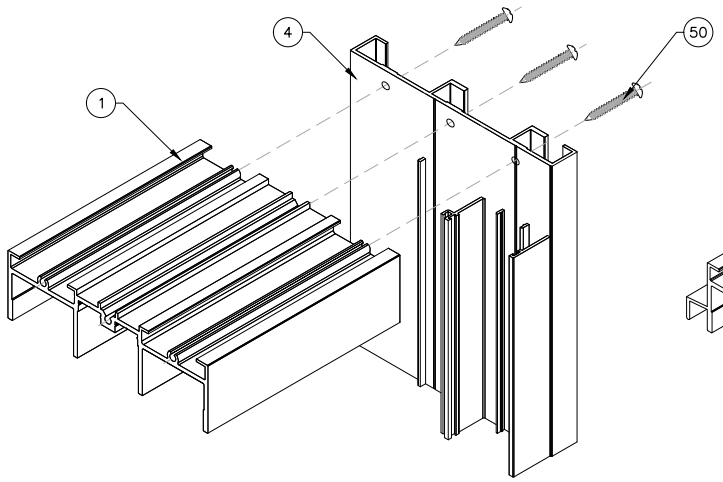
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Sheet No.
58 OF 59

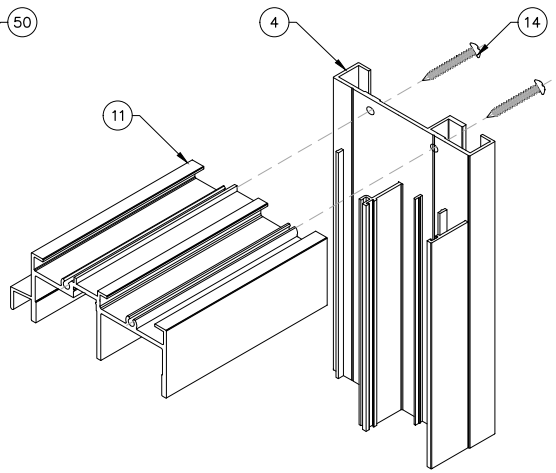
YIPING WANG, P.E.
FLORIDA REGISTRATION
C.E. #55983
C.A.N. 28877

STATE OF FLORIDA PROFESSIONAL ENGINEER

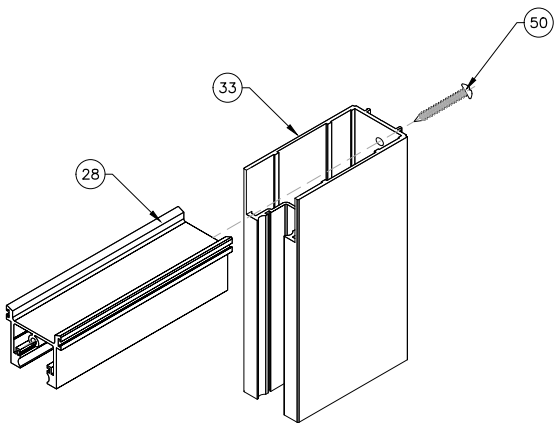
October 10th, 2021



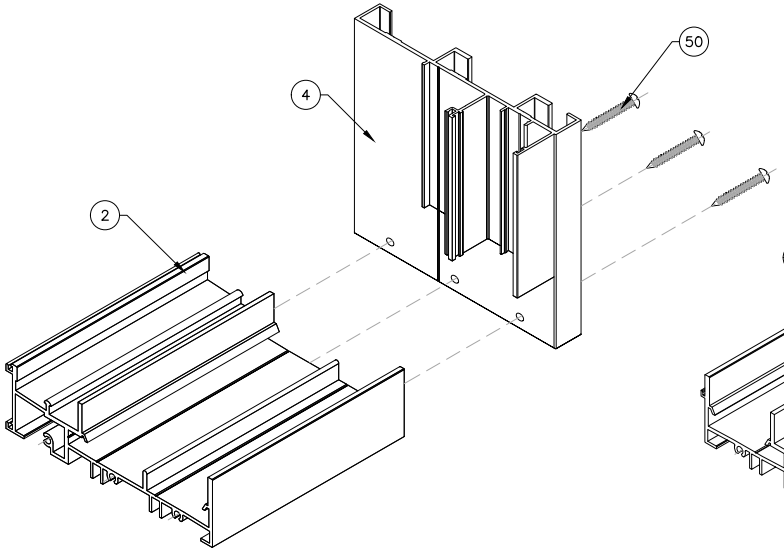
FRAME TOP CORNER
3 TRACK SHOWN



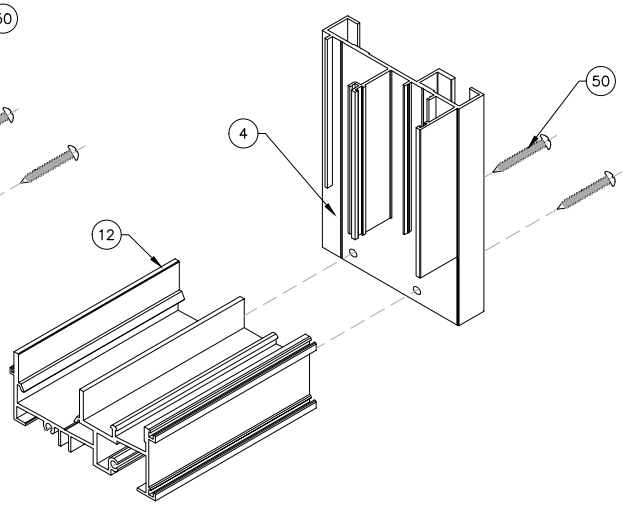
FRAME TOP CORNER
2 TRACK SHOWN



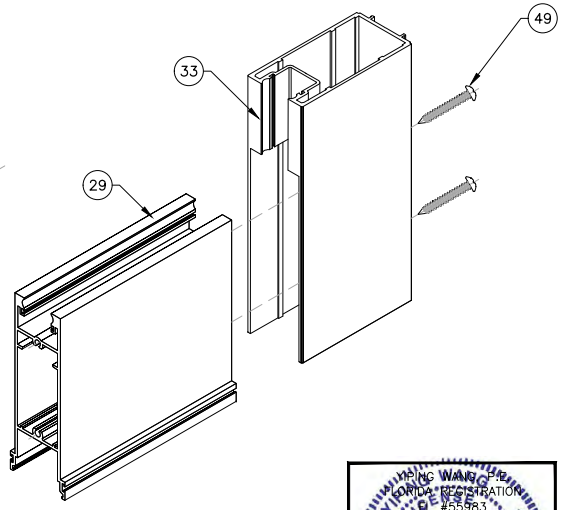
PANEL TOP CORNER



FRAME BOTTOM CORNER
3 TRACK SHOWN



FRAME BOTTOM CORNER
2 TRACK SHOWN



PANEL BOTTOM CORNER

YIPING WANG, P.E.
LICENSE
No 55983
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION
C.E. #55983
C.A.N. 28877
October 10th, 2021

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ES WINDOWS, INC.
10653 NE Quaybridge Ct.
Miami, FL 33138
TEL. (305) 624-7775

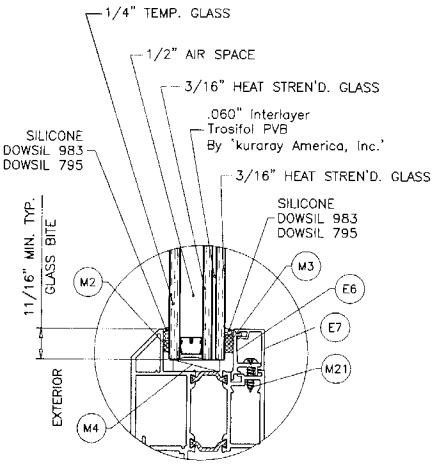
Rev. No.	Date	Drawn By	Description
2	03.16.2018	MCY	UPDATE
3	07.14.2020	MCY	UPDATE TO FBC 2020
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6	10.11.2021	MCY	UPDATE

Drawn Date 10.11.2021
Scale

DRAWING NO.
AD16-29

IS0

Sheet No.
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GLASS TYPE 'G2i'
1-3/16" OVERALL INSUL. LAM. GLASS

1/2" AIR SPACE CONSISTING OF:
SPACER:
'HELIMA' LOW PROFILE ALUMINUM SPACER
BY 'LINGERMANN GMBH'
AROUND THE PERIMETER OF THE GLASS.
PERIMETER SEALANT:
SILICONE
DOWSIL 791
GE 2000

NOTE:
GLASS CAPACITIES ARE BASED ON
ASTM E1300-09 (3 SEC. GUSTS).

THESE DOORS ARE RATED FOR SMALL MISSILE IMPACT.
F.B.C. APPROVED IMPACT RESISTANT SHUTTERS REQUIRED
FOR INSTALLATIONS UP TO 30 FT. OF GRADE.
SHUTTERS NOT REQD. FOR INSTALLATIONS ABOVE 30 FT. OF GRADE.

ES-46T THERMAL
ALUMINUM OUTSWING ENTRANCE DOOR

THIS PRODUCT HAS BEEN DESIGNED AND TESTED TO COMPLY WITH THE REQUIREMENTS OF THE 2020 (7TH EDITION)/2023 (8TH EDITION) FLORIDA BUILDING CODE INCLUDING HIGH VELOCITY HURRICANE ZONE (HVHZ).

1BY OR 2BY WOOD BUCKS & BUCK FASTENERS BY OTHERS, MUST BE DESIGNED AND INSTALLED ADEQUATELY TO TRANSFER APPLIED PRODUCT LOADS TO THE BUILDING STRUCTURE.

ANCHORS SHALL BE CORROSION RESISTANT, SPACED AS SHOWN ON DETAILS AND INSTALLED PER MANUF'S INSTRUCTIONS. SPECIFIED EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO.

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 2020/2023 FLORIDA BLDG. CODE & ADOPTED STANDARDS.

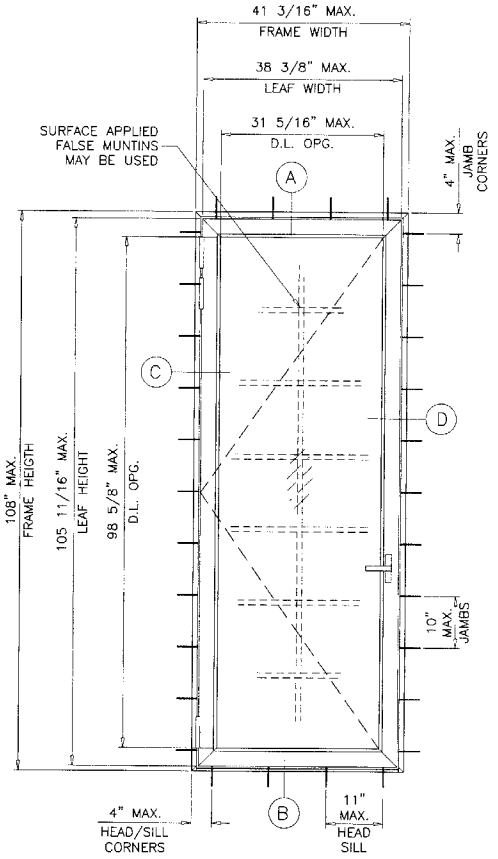
THIS PRODUCT APPROVAL IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SITE SPECIFIC PROJECT, i.e. LIFE SAFETY OF THIS PRODUCT, ADEQUACY OF STRUCTURE RECEIVING THIS PRODUCT AND SEALING AROUND OPENING FOR WATER INFILTRATION RESISTANCE ETC.
CONDITIONS NOT SHOWN IN THIS DRAWING ARE TO BE ANALYZED SEPARATELY, AND TO BE REVIEWED BY BUILDING OFFICIAL.

DESIGN LOADS SHOWN ARE BASED ON 'ALLOWABLE STRESS DESIGN (ASD)'.

MANUFACTURER'S LABEL SHALL BE LOCATED ON A READILY VISIBLE LOCATION IN ACCORDANCE WITH SECTION 1709.9.3 OF FLORIDA BUILDING CODE. LABELING TO COMPLY WITH SECTION 1709.9.2.

DOORS APPROVED FOR INSTALLATIONS WHERE WATER INFILTRATION RESISTANCE IS REQUIRED.

GLASS D.L.O. FORMULAE:
D.L.O. WIDTH = FRAME WIDTH - 9.750"
D.L.O. HEIGHT = FRAME HEIGHT - 9.375"



TYPICAL ELEVATION

GLASS TYPE 'G2i'

MAXIMUM DESIGN LOAD RATING	= + 100.0 PSF
(FOR SIZES SHOWN ABOVE OR SMALLER) AS PERMITTED BY FBC	- 120.0 PSF

DOOR HEIGHT AND WIDTH SIZE MUST COMPLY
EGRESS REQUIREMENTS PER FBC AS APPLICABLE.

Sealed: 8/1/2023 FL #21835

A- 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.

B- THIS PRODUCT EVALUATION DOCUMENT WILL BE CONSIDERED INVALID IF ALTERED BY ANY MEANS.

C- 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.

D- THIS P.E.D. SHALL BEAR THE DATE AND ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL ENGINEER OF RECORD THAT PREPARED IT.

JALAL FAROOQ LICENSE No. 81223 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

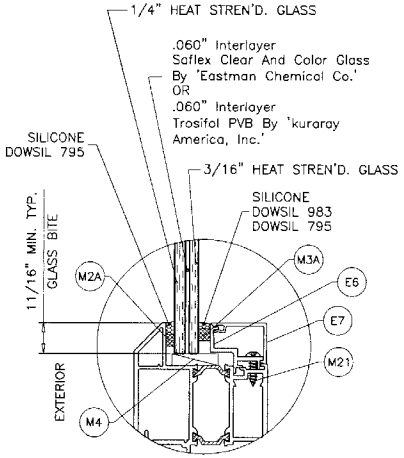
COMP-ANL\W17-08ES

ES-46T THERMAL ALUM FRENCH DOOR (S.M.I.)

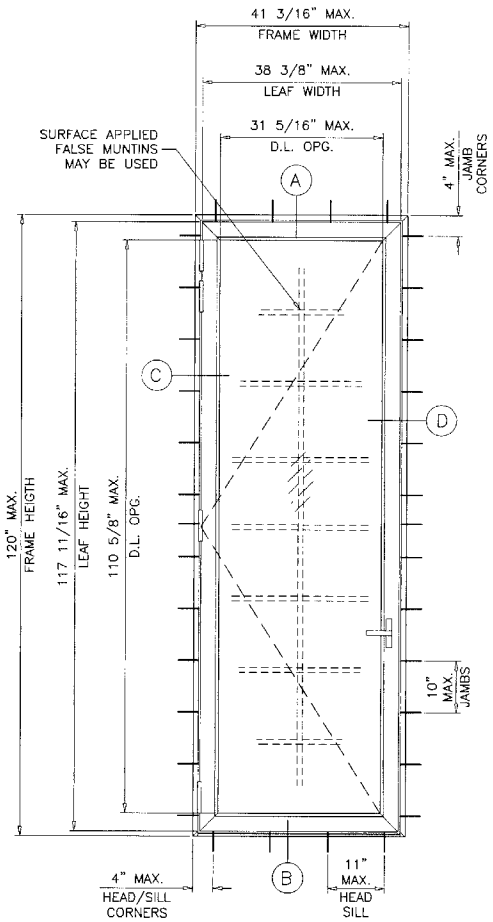
E.S. WINDOWS, LLC
3550 N.W. 49 STREET
MIAMI, FL. 33142
TEL. (305) 638-5151 FAX. (305) 638-5158

revisions:			
no	date	by	description
C	04.16.19		ALT. LEAF STILE ADDED
D	10.12.20		UPDATED TO 2020 FBC
E	02.09.21		LAM. GLASS OPTION ADDED
F	07.31.23		UPDATED TO 2023 FBC

date: 01-02-17
scale: 1/2"=1'-0"
dr. by: TAR/O
chk. by:
drawing no. W17-08
sheet 1 of 6



GLASS TYPE 'G5'
1/2" OVERALL LAM. GLASS



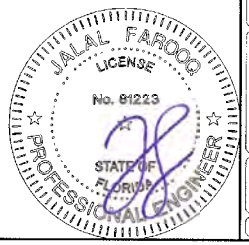
TYPICAL ELEVATION

GLASS TYPE 'G5'

MAXIMUM DESIGN LOAD RATING = + 100.0 PSF
(FOR SIZES SHOWN ABOVE OR SMALLER) − 120.0 PSF
AS PERMITTED BY FBC

DOOR HEIGHT AND WIDTH SIZE MUST COMPLY
EGRESS REQUIREMENTS PER FBC AS APPLICABLE.

Sealed: 8/1/2023



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 \W17-08ES

ES-46T THERMAL ALUM FRENCH DOOR (S.M.I.)

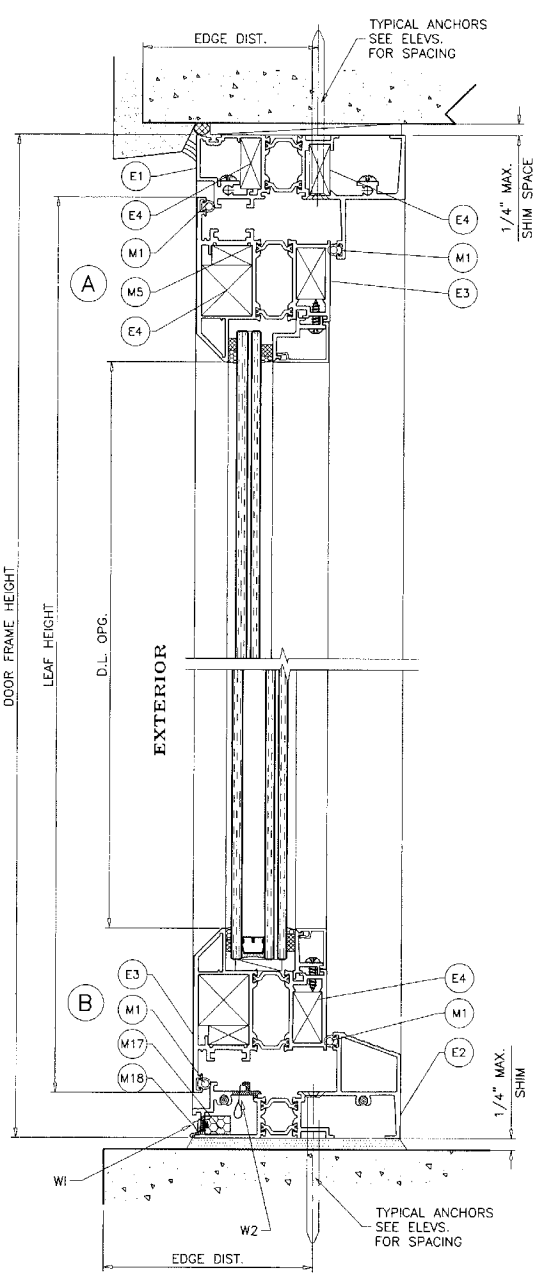
E.S. WINDOWS, LLC
3550 N.W. 49 STREET
MIAMI, FL. 33142
TEL. (305) 638-5151 FAX. (305) 638-5158

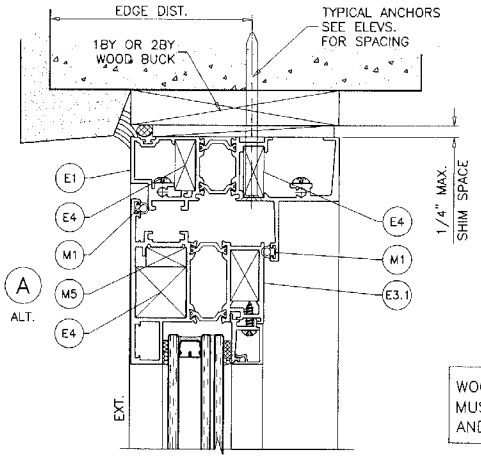
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no. date by description

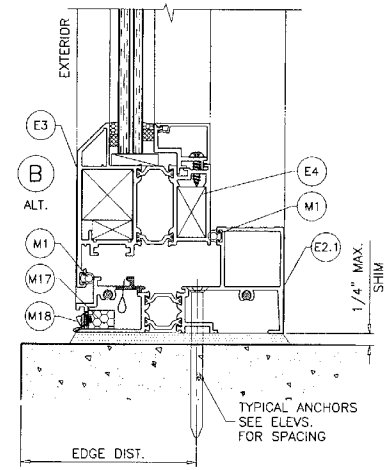
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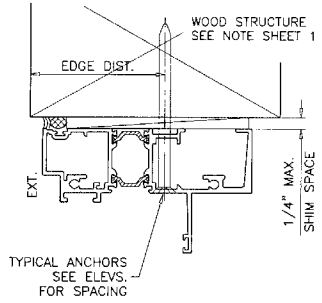
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W17-08

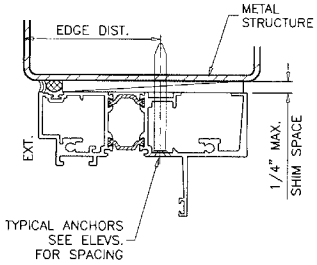
sheet 1.1 of 6



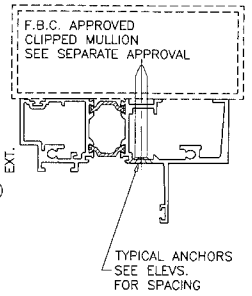








WOOD BUCKS AND METAL STRUCTURE NOT BY 'E.S. WINDOWS' MUST SUSTAIN LOADS IMPOSED BY GLAZING SYSTEM AND TRANSFER THEM TO THE BUILDING STRUCTURE.



TYPICAL ANCHORS: SEE ELEV. FOR SPACING

#14 DIA. CRETE-FLEX SS4 BY 'DEWALT' (Fu=190 KSI, Fy=127 KSI)

1/4" DIA. ULTRACON SS4 410 BY 'DEWALT' (Fu=190 KSI, Fy=164 KSI)

1/4" DIA. ULTRACON+ BY 'DEWALT' (Fu=164 KSI, Fy=148 KSI)

INTO WOOD STRUCTURES
2" MIN. PENETRATION INTO WOOD (HEAD/JAMBS)

THRU 1BY OR 2BY BUCKS INTO CONC. OR BLOCKS
1-1/4" MIN. EMBED INTO CONCRETE (HEAD/JAMBS)
1-1/4" MIN. EMBED INTO BLOCKS (JAMBS)

DIRECTLY INTO CONCRETE OR BLOCKS
2" MIN. EMBED INTO CONCRETE (HEAD/SILL/JAMBS)
2" MIN. EMBED INTO GROUT FILLED BLOCKS (JAMBS)

1/4" DIA. DRIL-FLEX SELF DRILLING SCREWS BY 'DEWALT' (GRADE 5 CRS)

INTO F.B.C. APPROVED MULLIONS
OR
INTO METAL STRUCTURES (HEAD/JAMBS)
(3) THREADS MIN. TO EXTEND BEYOND METAL THICKNESS
ALUMINUM: 1/8" THK. MIN. (6063-T5 MIN.)
STEEL: 1/8" THK. MIN. (Fy = 36 KSI MIN.)
(STEEL IN CONTACT WITH ALUMINUM TO BE PLATED OR PAINTED)

ANCHOR EDGE DISTANCES

INTO CONCRETE AND BLOCKS = 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.

WEEPHOLES:

W1 = 1-7/8" X 5/16" WEEP HOLES AT 6" FROM EACH END WITH PVC BAFFLE

W2 = 1" X 7/16" WEEP HOLES AT 6" FROM EACH END

Sealed: 8/1/2023

JALAL FAROOQ LICENSE No. 61223 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL #21835

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

COMP-ANL\W17-08ES

ES-46T THERMAL ALUM FRENCH DOOR (S.M.I.)

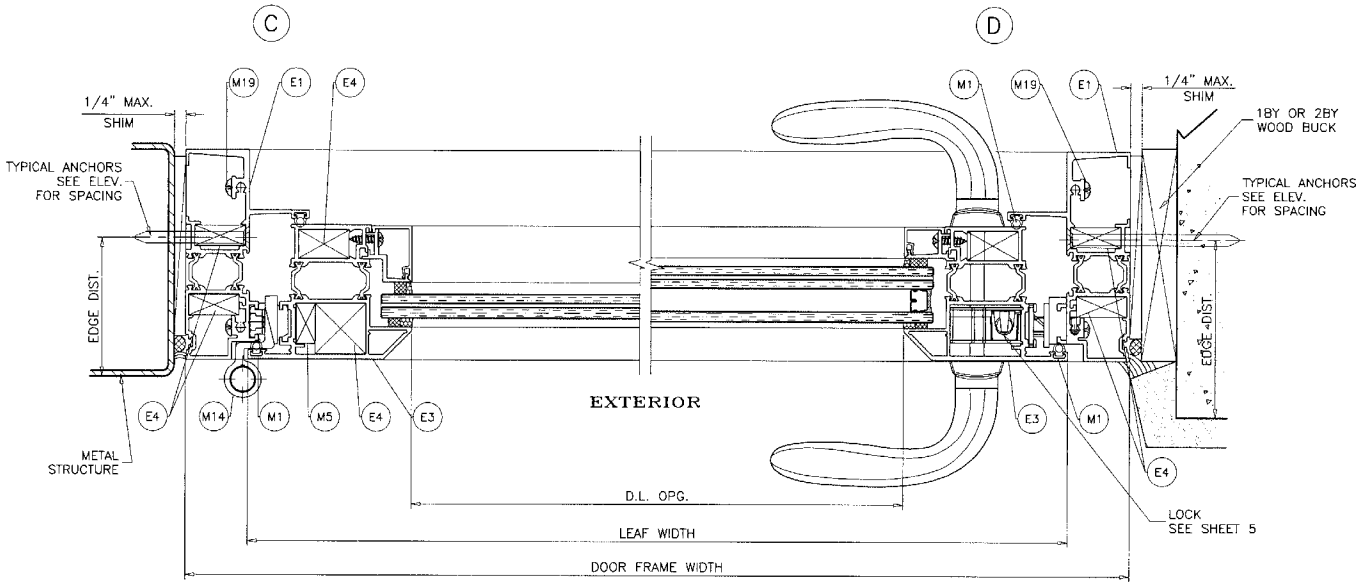
E.S. WINDOWS, LLC
3550 N.W. 49 STREET
MIAMI, FL. 33142
TEL. (305) 638-5151 FAX. (305) 638-5158

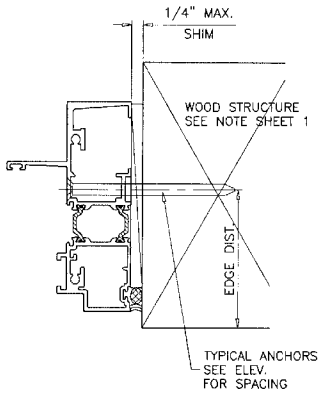
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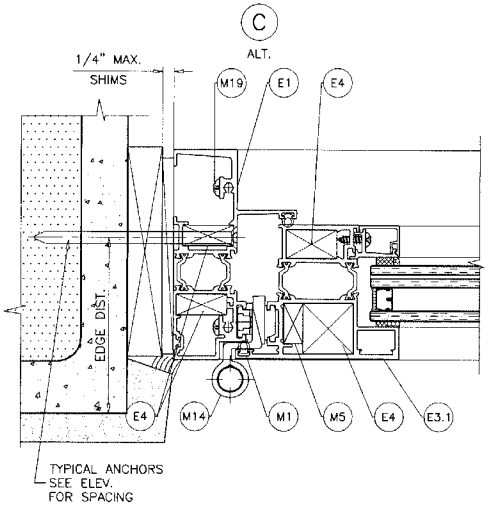
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chk. by:

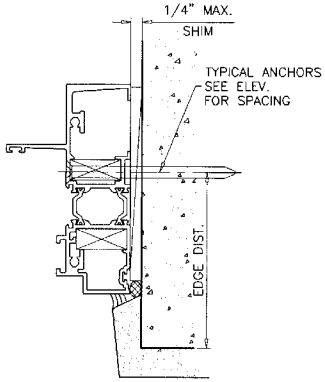
drawing no. W17-08

sheet 2 of 6









Sealed: 8/1/2023

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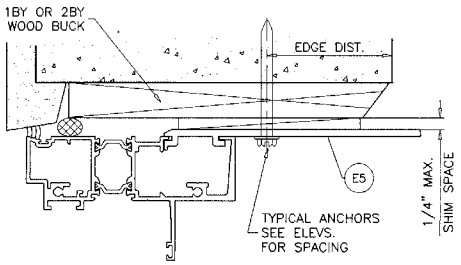
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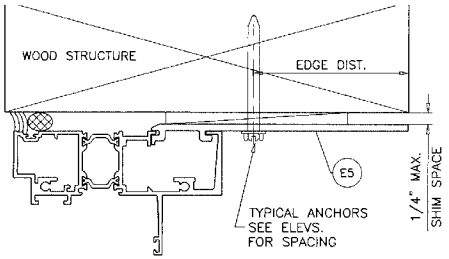
drawing no. W17-08

sheet 3 of 6

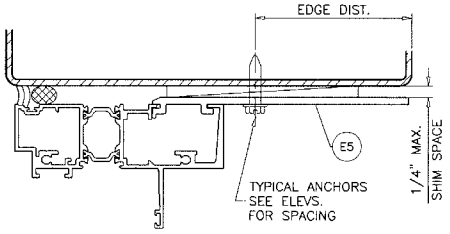
DOOR HEAD/JAMB



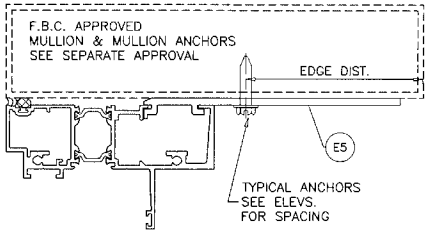
DOOR HEAD/JAMB



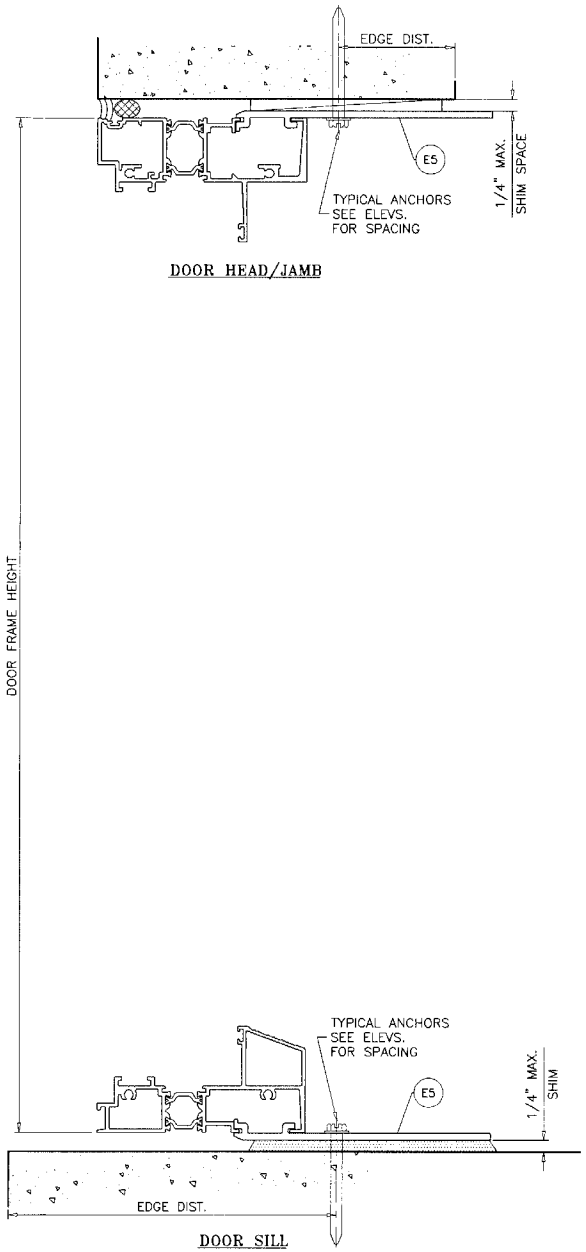
DOOR HEAD/JAMB



DOOR HEAD/JAMB



DOOR HEAD/JAMB



DOOR SILL

INSTALLATION DETAILS WITH STRAP ANCHOR

Sealed: 8/1/2023

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COMP-ANL\W17-08ES

ES-467 THERMAL ALUM FRENCH DOOR (S.M.I.)

E.S. WINDOWS, LLC
3550 N.W. 49 STREET
MIAMI, FL. 33142
TEL. (305) 638-5151 FAX. (305) 638-5158

revisions:

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chk. by:

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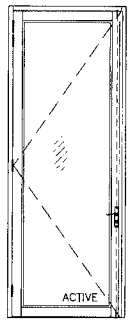
sheet 4 of 6

ITEM #	PART #	REQD.	DESCRIPTION	MATERIAL	MANF./SUPPLIER/REMARKS
E1	ES-45T-501	3	DOOR FRAME HEAD/JAMB	6063-T6	–
E2	ES-45T-502	1	FRAME SILL	6063-T6	–
E2.1	ES-45T-004	1	ALT. FRAME SILL	6063-T6	–
E3	ES-45T-503	4	LEAF STILE	6063-T6	–
E3.1	ES-45T-051	4	ALT. LEAF STILE	6063-T6	–
E4	ES-45T-011	AS REQD.	CORNER KEY	6063-T6	–
E5	ES-45T-019	AS REQD.	STRAP ANCHOR CLIP	6063-T6	–
E6	ES-45T-024	4/ LEAF	GLASS STOP (INSUL. LAM. GLASS)	6063-T6	–
E6A	ES-46T-002	4/ LEAF	GLASS STOP (LAM. GLASS)	6063-T6	–
E7	ES-45T-025	4/ LEAF	GLASS STOP COVER (INSUL. LAM. GLASS)	6063-T6	–
E7A	ES-46T-003	4/ LEAF	GLASS STOP COVER (LAM. GLASS)	6063-T6	–
M1	ES-P251-G05	AS REQD.	VENT GASKET	EPDM	DUROMETER 70±5 SHORE A
M2	–	AS REQD.	SINGLE FACE TAPE (1/8" X 1/4")	POLYURETHANE	–
M2A	V2200	AS REQD.	SINGLE FACE TAPE (3/16" X 1/4")	POLYURETHANE	NORTON
M3	–	AS REQD.	SINGLE FACE TAPE (3/16" X 3/8")	POLYURETHANE	–
M3A	V2200	AS REQD.	SINGLE FACE TAPE (1/4" X 1/4")	POLYURETHANE	NORTON
M4	80-356	2/ LITE	SETTING BLOCKS AT 1/4 POINTS (DOOR)	EPDM	DUROMETER 80±5 SHORE A
M5	0337	AS REQD.	CORNER JOINT	DIE CAST ALUMINUM	–
M14	A11990003 SIL	3	KLEMMBAND G HINGES	ALUMINUM	–
M17	WPSA-NI	2	WEEP PAD (3/4" X 3/4" X 2" LONG)	RETICULATED FOAM	30PPI FOAM, AT WEEP HOLES
M18	WA2L	2	WEEP HOLE COVER	RIGID PVC	–
M19	#12 X 1-3/4"	AS REQD.	FRAME ASSEMBLY FASTENERS	ST/ST	PH SMS
M21	#8 X 5/8"	AS REQD.	GLASS STOP FASTENERS, AT 12" O.C.	ST/ST	PH SMS
M22	1673	AS REQD.	20 MM OFFSET	POLYAMIDE	–

LOCK SINGLE DOOR:

ACTIVE LEAF:

SURFACE MOUNT 9 POINT LOCK SYSTEM
KEY OPERATED ON EXTERIOR AND THUMB TURN ON INTERIOR
LEVER TYPE HANDLE AT 38" FROM BOTTOM ACTIVATES
SHOOT BOLTS ENGAGING AT HEAD AND SILL
AND (7) BOLTS ENGAGING AT JAMB/INACTIVE STILE
FASTENED WITH
(2) #8 X 3/4" FH SMS
(1) 12-28 X 2" FH MACHINE SCREWS
(2) 8-36 X 1/2" FH MACHINE SCREWS



JAMB FACING LOCK:

(6) SURFACE MOUNT METALLIC KEEPERS AT
5", 10", 24", 43", 68" AND 73" FROM BOTTOM
FASTENED WITH
(1) 10-32 X 5/16" FH MACHINE SCREWS

(1) SURFACE MOUNT METALLIC KEEPERS AT
38" FROM BOTTOM
FASTENED WITH
(3) #8 X 3/4" FH SMS

HINGES:

SURFACE MOUNT METALLIC PIVOT HINGES
(3) HINGES FOR DOORS UPTO 108" HEIGHT
(4) HINGES FOR DOORS ABOVE 108" HEIGHT
BOTTOM HINGE AT 8" FROM BOTTOM
TOP HINGES AT 8" AND 16" FROM TOP
ADDL. HINGE FOR DOORS ABOVE 108" HEIGHT AT MIDSPAN
FASTENED TO FRAME AND LEAF WITH
(2) 1/4-28 X 1/2" FH MACHINE SCREWS
AND (1) METALLIC BACKING PLATE.
BACKING PLATE FASTENED WITH
(2) 1/4-28 X 3/8" SOCKET SET SCREWS

SEALANTS:

ALL FRAME JOINTS AND SEAMS SEALED WITH
SCHNEE-MOREHEAD SM5504 ACRYL-R SEAM SEALER.

Sealed: 8/1/2023

JALAL FAROOQ LICENSE No. 61223 STATE OF FLORIDA PROFESSIONAL ENGINEER

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COMP-ANL\W17-08ES

ES-46T THERMAL ALUM FRENCH DOOR (S.M.I.)

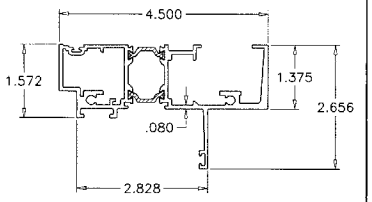
E.S. WINDOWS, LLC
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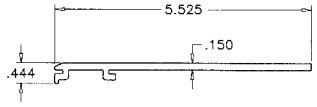
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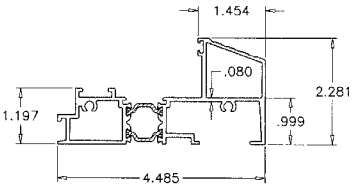
sheet 5 of 6



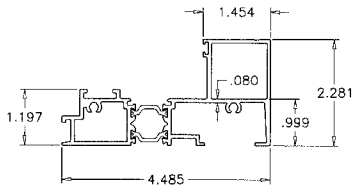
E1 DOOR FRAME HEAD/JAMB



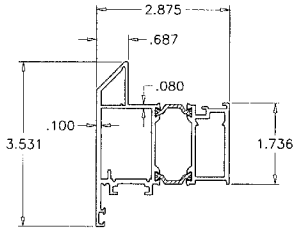
E5 STRAP ANCHOR CLIP



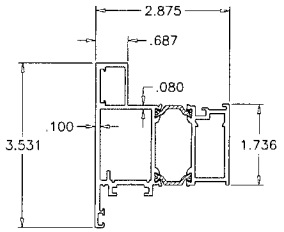
E2 FRAME SILL



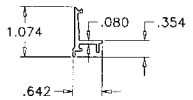
E2.1 ALT. FRAME SILL



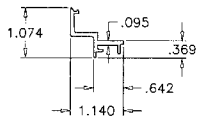
E3 LEAF STILE



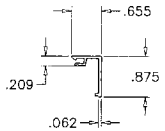
E3.1 ALT. LEAF STILE



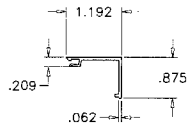
E6 GLASS STOP (DOOR) (INSUL. LAM. GLASS)



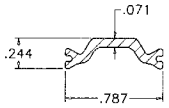
E6A GLASS STOP (DOOR) (LAM. GLASS)



E7 GLASS STOP COVER (DOOR) (INSUL. LAM. GLASS)



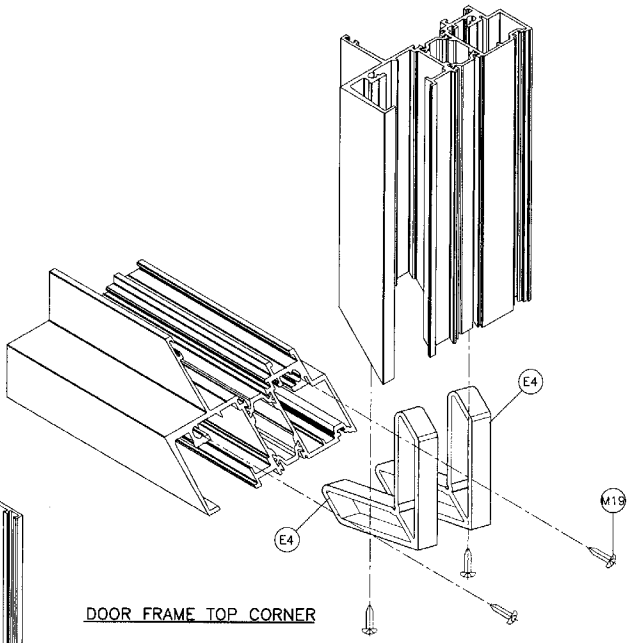
E7A GLASS STOP COVER (DOOR) (LAM. GLASS)



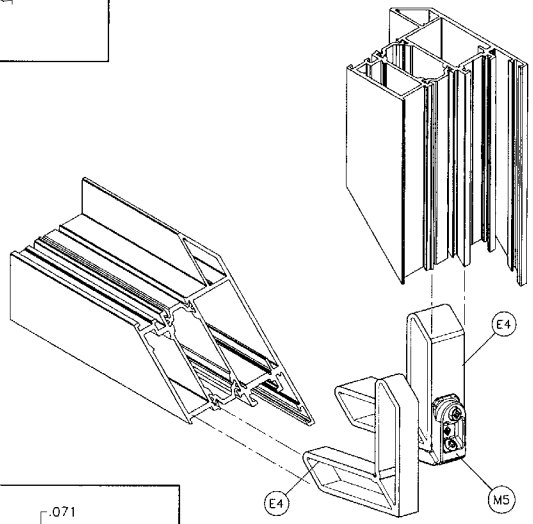
M22 20MM OFFSET

TECATHERM® 66 GF INSULBARS
SCALE 1:1

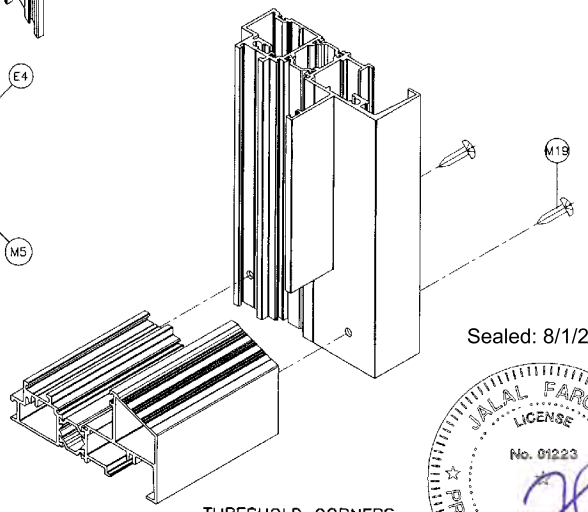
MATERIAL = POLYAMIDE
TENSILE STRENGTH = 13031 PSI
RATE OF BURN = .752 IN./MIN.
SELF IGNITION TEMP. = 793° F
FLASH IGNITION TEMP. = 781°C
SMOKE DENSITY = 1.63



DOOR FRAME TOP CORNER



DOOR LEAF CORNER



THRESHOLD CORNERS

Sealed: 8/1/2023

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FL #21835

afc
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scale: 3/8" = 1"
dr. by: TARIQ
chk. by:

drawing no. W17-08

sheet 6 of 6

August 18, 2026

Project Name: Residences at Tequesta
Address: 806 SW 4th Avenue Fort Lauderdale, FL 33312
Zoning Designation: RML-25
Visitor Parking 2 spaces. Pavement: concrete pavers on sand.
Site Security: the site plan has been designed to allow a free vehicular entrance to the owners via a twenty (20) foot wide driveway located in-between the two (2) proposed buildings. The East, West and South boundaries are fenced using a wood (vertical) shadow box fence. The individual units – three (3) in each building – area accessed through a locked gate located at the front, along SW 4th Avenue and the back of each building.

- Main vehicular access is accessed from SW 4th avenue via a twenty (20) foot wide driveway located in-between the two (2) proposed buildings. NO gate to prevent access into the driveway is planned.
- Front pedestrian gates and fences are provided at either side of the buildings. The fence and gates are four (4) feet high. The gate will be locked and only unit owners will be provided with keyed access.
- Secondary pedestrian access is provided at back of each building. The fence and gates are four (4) feet high. The gate will be locked and only unit owners will be provided with keyed access.

Trash: trash removal will be handled with wheeled trash barrels (one trash one recycling per unit) to be located on a concrete pad located at the front of each building. The trash pad will be screened by landscape. Trash pickup scheduled for the area on Wednesday/Saturday.
Loading Facilities: not required.
Design Features:
The proposed townhouse development, “Residences at Tequesta” at 806, 808 SW 4th Street, lots 23 and 25, will consist of two separate buildings. The entire property spans two lots, measuring 100 feet wide by 140 feet deep.

Currently vacant, the property features some mature oaks and several palms. The proposed development aims to preserve as many existing trees as possible. Whenever feasible, trees will be relocated within the property to enhance the design. If relocation isn’t possible, new planting will be added to complement the proposed buildings’ aesthetic.

The design of the proposed buildings aims to create a familiar look for passersby. Due to setback requirements, the two structures converge visually at the center of the site. The well-organized façades, mirroring each other in appearance and function, incorporate

elements of styles already present in the Saliboat Bend Area. Additionally, the combination of solid, cantilevered elements and recessed portions of the facades contributes to a welcoming addition to the street.

It's important to note that the bulk of the building, which has three stories and a roof deck, cannot be overlooked. The façade's organization creates a clear vertical line demarcating the street frontage from the part of the building that extends beyond the front wall. The design also moves the taller sections of the building, the access stair to the deck, and equipment to the back of the street-facing unit, minimizing the building's impact on the street.

Feel free to contact me if you have any questions or require further information.

Respectfully submitted.

Antonino Treu

Digitally signed by Antonino Treu
Date: 2026.08.18 09:32:05 -04'00'

Antonino Treu, Architect of Record
AR 0017510



18 August, 2026

NARRATIVE: APPLICABLE ULDR SECTIONS

PROJECT: RESIDENCES AT TEQUESTA
ADDRESS: 806 SW 4TH STREET, FORT LAUDERDALE, FL 33312

Description	ULDR Section	Required	Provided	Comments
Zoning District	47-5.35	RML-25-25	RML-25	
Uses Permitted	47-5..18.1e	Towhouses	Townhouses	
Bldg. ht.	47-5.35	35' max.	32'-4"	
Site requirements	47-5.35	7,500S.F. Min.	14,000 S.F.	
Yards	47-5.60.C.6			
Front		15'	15'-3"	Both building have same setback
Side (east)		10'	10'-6"-10'-9"	
Side (west)		10'	10'-6"'-10'-2.5"	
Rear		20'	20'-3"	Both building have same setback
Lot Coverage	47-5.60.C.8	N/A	42%	
Fence/Walls	47-19.5			
	Table I - 1b	0'	1'-5"	Proposed Fence > 75% transpar.
Site Triangle	47-2.2.Q.1	10'	10'	Driveway onto S.W. 4th Street
Parking Requirem.	42-20			
	Table I	2x dwell. + .25x dwell.		
		13.5	14 spaces	2 guest parking spaces provided
Loading Requirem.	Table II	N/A	N/A	
Disable Parking	47-20.2.d	1 X dwelling	1	As per 2023 FBC - Accesibility
Site Circulation	47-20.C.3.a.i	20' wide driveway	20'	
Dead end parking	47-20.C.4			Complies
Staking Requirem.	47-20.C.6	22'	22'	
Geometric Stand.	47-20.11			
Stall width		8'-8"	8'-8"	
Stall depth		18'-0"	18'-0"	
Overall		60' -0"	56'-0"	
Landscape requirem.	47-21		Complies	Please refer to Landscape Plans

Please feel free to contact me if you have any questions or required further information.

Respectfully submitted,

Antonino Treu

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Date: 2026.08.18 09:32:58 -04'00'

Antonino Treu, Architect of Record AR 0017510



Nemo|cert.
353 Christian Street, Unit 12b
Oxford, CT 06478
(475) 888-CERT (2378)
www.nemocert.com

INSPECT | CERTIFY | EVALUATE | VALIDATE | QUALIFY

NEMO EVALUATION REPORT (NER)

CertainTeed, LLC
20 Moores Road
Malvern, PA 19355
(610) 893-5400

SUBJECT:	**Flintlastic® Modified Bitumen Roof Systems**
SCOPE:	This NEMO Evaluation Report (henceforth 'NER') is issued under F.A.C. Rule 61G20-3 and the applicable rules and regulations governing Product Approval of construction materials in the State of Florida and ISO/IEC 17065 via NEMO|cert. NEMO Evaluations has evaluated the product described herein for compliance with the Code sections noted herein.
CODES:	2018 International Building Code 2018 International Residential Code 2021 International Building Code 2021 International Residential Code 2023 Florida Building Code, 8th Edition 2023 Florida Building Code, Residential, 8th Edition TDI Third-Party Evaluation Report acceptance
JURISDICTION:	Non-HVHZ and HVHZ
CATEGORY:	**FBC:** Roofing **NEMO:** Modified Bitumen
SUB-CATEGORY:	**FBC:** Modified Bitumen Roof Systems
CSI DIVISION:	07 00 00 Thermal and Moisture Protection 07 52 00 Modified Bituminous Sheet Roofing
FBC METHOD:	Method 1, Option C – Codified Material, Evaluation by Evaluation Entity
COMPLIANCE STATEMENT:	**Flintlastic® Modified Bitumen Roof Systems**, as produced by **CertainTeed, LLC**, have demonstrated compliance with the Code sections noted herein through testing in accordance with the referenced Standards, rational analysis and an ongoing quality assurance program. Compliance is subject to the Installation Requirements and Limitations of Use set forth herein.
QUALITY ASSURANCE:	Evidence of current quality assurance shall be listing and labeling in accordance with the requirements of NEMO|cert.
CONTINUED COMPLIANCE:	This NER is valid until such time the named product(s) change, the referenced Quality Assurance changes, or the evaluated Code provisions change. NEMO Evaluations requires, at minimum, a complete review of this NER with each 3-year Code Cycle.
BUILDING PERMIT REQUIREMENTS:	As required by the Building Official or Authority Having Jurisdiction to evaluate the installation of this product.
ADVERTISEMENT:	"NEMO Evaluated" may be displayed in advertising literature. If any portion of the NER is displayed, it shall be displayed in its entirety.
CERTIFICATION OF INDEPENDENCE:	✓ NEMO CERT, LLC has not, nor does it intend to acquire or will it acquire, a financial interest in any company manufacturing or distributing products it evaluates. ✓ NEMO CERT, LLC is not owned, operated or controlled by any company manufacturing or distributing products it evaluates. ✓ This is a building code evaluation. NEMO CERT, LLC is not, in any way, the Designer of Record for any project on which this NER, or previous versions thereof, is/was used for permitting or design guidance.

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LINK TO TOP OF ATTACHMENT REQUIREMENTS

ISO/IEC 17065 PCA-145

ISO/IEC 17020 AA-779

1. CODES, PROPERTIES AND STANDARDS:

CODE	SECTION	PROPERTY	STANDARD
2018 International Building Code	1504.3.1	Wind resistance	FM 4474 or UL1897
	1504.6	Physical properties	ASTM G155
	1504.7	Impact resistance	FM 4470
	1505.1	Fire classification	UL 790
	1507.10.2, 1507.11.2.1	Material standard	ASTM D2178, D4601, D4897
	1507.11.2	Material standard	ASTM D6163, D6164
2018 International Residential Code	R902.1	Fire classification	UL 790
	R905.9.2, R905.11.2.1	Material standard	ASTM D2178, D4601, D4897
	R905.11.2	Material standard	ASTM D6163, D6164
2021 International Building Code	1504.4.1	Wind resistance	FM 4474 or UL1897
	1504.7	Physical properties	ASTM G155
	1504.8	Impact resistance	FM 4470
	1505.1	Fire classification	UL 790
	1507.10.2, 1507.11.2.1	Material standard	ASTM D2178, D4601, D4897
	1507.11.2	Material standard	ASTM D6163, D6164
2021 International Residential Code	R902.1	Fire classification	UL 790
	R905.9.2, R905.11.2.1	Material standard	ASTM D2178, D4601, D4897
	R905.11.2	Material standard	ASTM D6163, D6164
2023 Florida Building Code, 8th Edition	1504.3.1	Wind resistance	FM 4474 or UL1897
	1504.6	Physical properties	ASTM G155
	1504.7	Impact resistance	FM 4470
	1505.1, 1516.1	Fire Classification	UL 790
	1507.10.2, TAS 110	Material Standard	ASTM D2178, D4601, D4897
	1507.11.2, TAS 110	Material standard	ASTM D6163, D6164
	TAS 110	Resistance to Foot Traffic	TAS 114, Section 8.9
	TAS 110	Wind resistance	TAS 114, Appendix C, D or J
	TAS 110	Susceptibility to Hail Damage	TAS 114, Appendix F
	TAS 110	Susceptibility to Leakage	TAS 114, Appendix G
2023 Florida Building Code, Residential, 8th Edition	R902.1	Fire Classification	UL 790
	R905.9.2	Material standard	ASTM D2178, D4601, D4897
	R905.11.2	Material standard	ASTM D6163, D6164

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2. PRODUCTS:

TABLE 1A: EVALUATED CERTAINTEED COMPONENTS
(NEMO Certified. Consult Directory of Certified Products for production location(s))

TYPE	PRODUCT NAME	MATERIAL STANDARD REFERENCE	MATERIAL STANDARD TYPE	MATERIAL STANDARD GRADE
BASE SHEETS	Flintlastic® SA NailBase	ASTM D4601	II	N/A
	Glasbase™ Base Sheet	ASTM D4601	II	N/A
	All Weather/Empire™ Base Sheet	ASTM D4601	II	N/A
	Flintlastic® Base 20	ASTM D4601	II	N/A
	Flintlastic® Poly SMS Base Sheet	ASTM D4601 *(except glass mat is N/A)*	II	N/A
	Flintglas® MS Cap (inverted)	ASTM D4897	II	N/A
PLY SHEETS	Flintglas® Ply 4	ASTM D2178	IV	N/A
BASE PLY OR PLY MEMBRANES (APP)	Flintlastic® APP Base T	ASTM D6509	N/A	N/A
	Flintlastic® STA	ASTM D6222	I	S
CAP PLY MEMBRANES (APP)	Flintlastic® STA	ASTM D6222	I	S
	Flintlastic® GTA	ASTM D6222	I	G
	Flintlastic® GTA CoolStar®	ASTM D6222	I	G
	Flintlastic® GTA CoolStar® Ultra	ASTM D6222	I	G
	Flintlastic® GTA-FR	ASTM D6222	I	G
	Flintlastic® GTA-FR CoolStar®	ASTM D6222	I	G
	Flintlastic® GTA-FR CoolStar® Ultra	ASTM D6222	I	G
BASE PLY OR PLY MEMBRANES (SBS)	Black Diamond® Base Sheet	ASTM D1970	N/A	N/A
	Flintlastic® SA PlyBase	ASTM D1970	N/A	N/A
	Flintlastic® SA MidPly	ASTM D6163	I	S
	Flintlastic® Ultra Glass SA	ASTM D6163	I	S
	Flintlastic® Base 20	ASTM D6163	I	S
	Flintlastic® Base 20 T	ASTM D6163	I	S
	Flintlastic® Ultra Poly SMS Base Sheet	ASTM D6164	I	S
CAP MEMBRANES (SBS)	Flintlastic® SA Cap FR	ASTM D6163	I	G
	Flintlastic® SA Cap	ASTM D6164	I	G
	Flintlastic® FR-P	ASTM D6164	I	G
	Flintlastic® GMS	ASTM D6164	I	G

TABLE 1B: EVALUATED CERTAINTEED COMPONENTS
(Contact contact@nemocert.com for production location(s) of non-Certified products)

TYPE	PRODUCT NAME	MATERIAL STANDARD REFERENCE	MATERIAL STANDARD TYPE	MATERIAL STANDARD GRADE
CAP MEMBRANES (SBS)	Flintlastic® SA Cap FR CoolStar®	ASTM D6163	I	G
	Flintlastic® SA Cap CoolStar®	ASTM D6164	I	G
	Flintlastic® FR-P CoolStar®	ASTM D6164	I	G
	Flintlastic® GTS-FR	ASTM D6164	II	G
	Flintlastic® GTS-FR CoolStar®	ASTM D6164	II	G
	Flintlastic® Premium FR-P	ASTM D6164	II	G
	Flintlastic® Premium FR-P CoolStar®	ASTM D6164	II	G

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TABLE 2: COMPONENTS BY OTHERS (4.1.3) *(Refer to NOA if listed version was superseded to ensure use of latest version)*				
TYPE	CERTAINTEED	ACCEPTABLE ALTERNATE	FBC	NOA
ADHESIVES:	FlintBond® Brush	Tropical #216 AF Modified Bitumen Adhesive	FL39113	21-0511.12
	N/A	Millennium One Step Foamable Adhesive	FL1800	25-0417.03
	N/A	Millennium PG-1 Pump Grade Adhesive	FL1800	25-0417.03
	N/A	Millennium PG-1 EF ECO	FL1800	25-0417.03
	N/A	Millennium PG-1 EF ECO2	FL1800	25-0417.03
	N/A	Millennium Hurricane Force Membrane Adhesive HS	N/A	25-0417.03
	N/A	Millennium Hurricane Force Lap and Flashing Adhesive	N/A	N/A
	N/A	Polyset Board-Max	FL22256	22-0614.11
	N/A	Polyset Commercial Roofing Adhesive	FL1365	23-0718.11
	N/A	OlyBond 500 Adhesive Fastener	FL1608	24-0422.18
	N/A	Karnak 81AF Modified Bitumen Adhesive (Brush Grade)	FL1026	21-0706.03
	N/A	Henry 903 Modified Bitumen Membrane Adhesive	N/A	N/A
INSULATIONS:	N/A	Multi-Max FA3	FL11207	22-0815.03
	N/A	Ultra-Max	FL11207	22-0815.03
	FlintBoard$_H$ ISO	H-Shield	FL5968	24-1021.04
	FlintBoard$_H$ ISO Cold	H-Shield CG	FL5968	24-1021.04
	N/A	H-Shield HD	FL5968	24-1021.04
	N/A	H-Shield HD Composite CG	FL5968	24-1021.04
	N/A	ENRGY 3	FL4205	24-0610.04
	N/A	FescoBoard	FL4205	24-0610.04
	FlintBoard ISO	ACFoam II	FL17989	24-1120.02
	FlintBoard ISO Cold	ACFoam III	FL17989	24-1120.02
	N/A	ACFoam-HD CoverBoard	FL17989	24-1120.02
	N/A	DensDeck	FL1250	22-1223.04
	N/A	DensDeck Prime	FL1250	22-1223.04
	N/A	SECUROCK Gypsum-Fiber Roof Board	FL4264	21-0923.05
	N/A	Structodek High Density Fiberboard Roof Insulation	FL39113	23-0623.03
	N/A	DEXcell FA Glass Mat Roof Board	FL17840	25-0722.11
	N/A	STURDY-DEK Asphaltic Cover Board	N/A	23-0623.03
	N/A	Insulfoam II and IX	FL29563	24-1015.10
	N/A	Styrofoam Brand Roofmate	FL38732	23-1121.01
	N/A	Celcore Cellular Concrete	FL2037	24-0906.02
	N/A	Concrecel Lightweight Insulating Concrete	FL5584	21-1229.06
	N/A	Elastizell Lightweight Insulating Concrete	N/A	23-0817.05
	N/A	Mearlcrete	FL13492	24-0514.06

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TABLE 2: COMPONENTS BY OTHERS (4.1.3) *(Refer to NOA if listed version was superseded to ensure use of latest version)*				
TYPE	CERTAINTEED	ACCEPTABLE ALTERNATE	FBC	NOA
MECHANICAL FASTENERS:	FlintFast #12 Fastener	Trufast #12 DP	FL4500	25-0129.08
	FlintFast #14 Fastener	Trufast #14 HD	FL4500	25-0129.08
	FlintFast #15 EHD Fastener	Trufast #15 EHD	FL4500	25-0129.08
	FlintFast 2” Barbed Metal Seam Plate	Trufast 2” Barbed Metal Seam Plate	FL4500	25-0129.08
	FlintFast 2.4” Barbed Metal Seam Plate	Trufast 2.4” Barbed Metal Seam Plate	FL4500	25-0129.08
	FlintFast 3” Insulation Plate	Trufast 3” Metal Insulation Plate	FL4500	25-0129.08
	N/A	Trufast FM-75 Base Sheet Fastener	FL4500	25-0129.08
	N/A	Trufast FM-90 Base Sheet Fastener	FL4500	25-0129.08
	N/A	Trufast Twin Loc-Nail Assembled Fastener	FL4500	25-0129.08
	N/A	Trufast Versa Fastener	FL4500	25-0129.08
	N/A	Trufast Versa Plate	FL4500	25-0129.08
	N/A	OMG #12 Standard Roofgrip	FL699	24-0627.03
	N/A	OMG #14 Heavy Duty	FL699	24-0627.03
	N/A	OMG 3 in. Galvalume Steel Plate	FL699	24-0627.03
	N/A	OMG AccuTrac Plate	FL699	24-0627.03
	N/A	OMG AccuTrac Flat Bottom	FL699	24-0627.03
	N/A	OMG Polymer GypTec Fastener	FL699	24-0627.03
	N/A	OMG 3” GypTec Plate	FL699	24-0627.03
	N/A	OMG OlyLok Locking Impact Nail	FL699	24-0627.03
	N/A	Dekfast DF-#14-PH3	FL20311	22-0913.02
	N/A	Dekfast PLT-H-2-7/8	FL20311	22-0913.02
	N/A	Dekfast PLT-R-3	FL20311	22-0913.02
PRIMERS:	FlintPrime QD	N/A	FL39113	21-0511.12

3. INSTALLATION:

3.1 **Flintlastic® Modified Bitumen Roof Systems** shall be installed in accordance with **CertainTeed, LLC** published installation instructions, subject to the Limitations of Use noted herein.

3.1.1 Fasteners: Unless otherwise noted, fasteners and stress plates shall be as follows. Recessed plates are not for use with hardboard (e.g., gypsum-based or cement) insulations. Fasteners shall be of sufficient length for the following engagements.

TABLE 3: FASTENER REFERENCES		
ROOF DECK	PARTS	FASTENER ENGAGEMENT
WOOD, ENGINEERED SHEATHING OR PLANK	Trufast #14 HD with Trufast 3” Metal Insulation Plate	Min. 0.75-inch penetration (engineered sheathing) or min. 1-inch embedment (plank)
	OMG #12 Standard Roofgrip with AccuTrac Plate or OMG #14 Heavy Duty with OMG 3 in. Galvalume Steel Plate	
	Dekfast DF-#14-PH3 with Dekfast PLT-H-2-7/8 or Dekfast PLT-R-3	
STEEL	Trufast #12 DP or Trufast #14 HD with Trufast 3” Metal Insulation Plate	Min. 0.75-inch penetration
	OMG #12 Standard Roofgrip or OMG #14 Heavy Duty with AccuTrac Plate or OMG 3 in. Galvalume Steel Plate	
	Dekfast DF-#12-PH3 or Dekfast DF-#14-PH3 with Dekfast PLT-H-2-7/8 or Dekfast PLT-R-3.	
STRUCTURAL CONCRETE	Trufast #14 HD or Trufast ¼” Concrete Spike with Trufast 3” Metal Insulation Plate	Non-HVHZ: Min. 1-inch embedment HVHZ: Min. 1.25-inch embedment
	OMG #12 Standard Roofgrip with AccuTrac Plate or OMG #14 Heavy Duty or CD-10 with OMG 3 in. Galvalume Steel Plate	
	Dekfast DF-#14-PH3 with Dekfast PLT-H-2-7/8 or Dekfast PLT-R-3.	

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3.1.2 Insulation:

(a) Unless otherwise noted, insulation may be any one layer or combination of Approved board(s) that meet IBC 1505, IRC R902, FBC 1505, FBC R902 or FBC HVHZ 1516 and, for foam plastic, IBC/FBC Chapter 26, when installed with the roof cover.

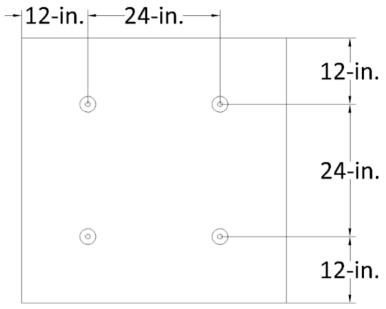
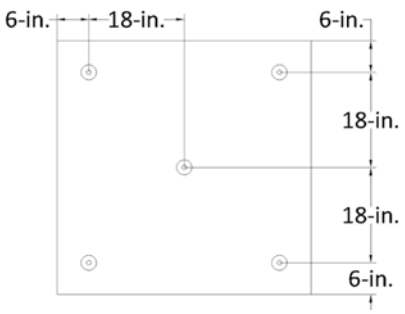
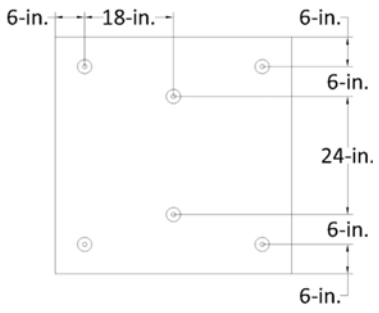
(b) For Structural Concrete Deck or Recover Applications using System Type C-1 the base insulation layer is optional, and using System Type C-2, D-1 or D-2, the insulation is optional. Alternatively, an Approved insulation board or coverboard may be used as a separation layer. Board products shall be preliminarily attached prior to roof cover installation. The separator component shall be documented as meeting IBC 1505, IRC R902, FBC 1505, FBC R902 or FBC HVHZ 1516 and, for foam plastic, IBC/FBC Chapter 26, when installed with the roof cover in Recover applications.

(c) Minimum 200 psi, minimum 2-inch thick Approved lightweight insulating concrete may be substituted for, or installed below, rigid insulation board for System Types B-1, C-1, C-2, D-1 or D-2, whereby fasteners are installed through the lightweight insulating concrete to engage the structural deck. The structural deck shall be of equal or greater type, thickness and strength to the steel and structural concrete deck listings. Roof decks and structural members shall be in accordance with applicable Code requirements to the satisfaction of the Authority Having Jurisdiction. This is a wind uplift resistance allowance and does not purport to address non-wind-uplift-related issues, such as deck venting or moisture levels within the LWIC and the potential effect on overlying components.

(d) Florida Specific: Lightweight insulating concrete (LWIC) shall be cast in accordance with FBC 1917 to the satisfaction of the Authority Having Jurisdiction. For systems where specific LWIC is referenced, refer to current LWIC Florida Product Approval or NOA for specific deck construction and limitations. Unless otherwise noted, for systems where specific LWIC is not referenced, the minimum design mix shall be 300 psi. In all cases, the minimum top-coat thickness is 2-inches. For LWIC over structural concrete, reference is made to FBC 1917.4.1, Point 1. For "pre-existent" LWIC references, listings were established through testing over lightweight concrete cast using only foaming agent (ASTM C896), water and Portland cement (ASTM C150), with no proprietary additives, in accordance with procedures adopted by Miami-Dade BCCO (FBC CER1592). Use of these listings in new construction or re-roof (tear-off) applications is at the discretion of the Designer or Record and Authority Having Jurisdiction.

(e) Unless otherwise noted, rigid board insulation or coverboard attachment patterns for Type B-1, B-2 and C-1 systems are as outlined below.

TABLE 4A: INSULATION ATTACHMENT PATTERNS – 4X4 FT BOARDS

1 per 4.0 ft² (4 per board)	1 per 3.2 ft² (5 per board)	1 per 2.7 ft² (6 per board)
		

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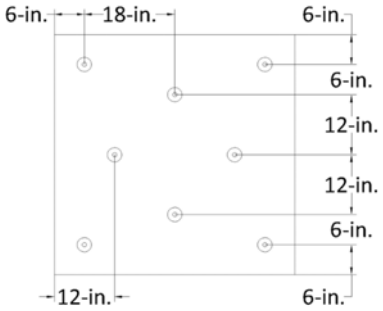
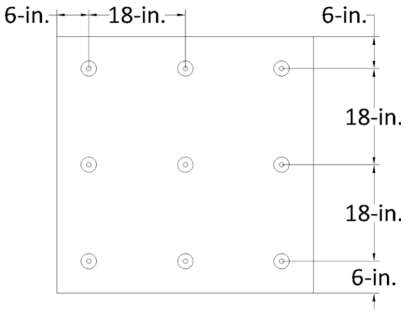
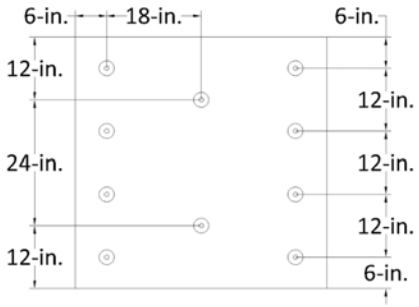
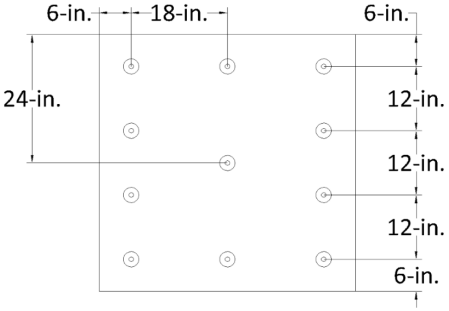
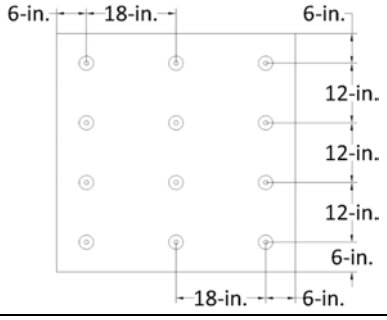
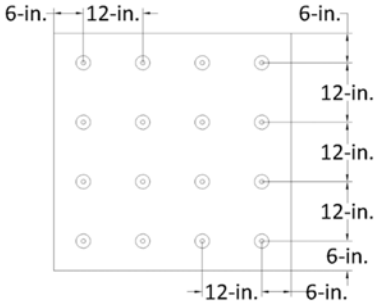
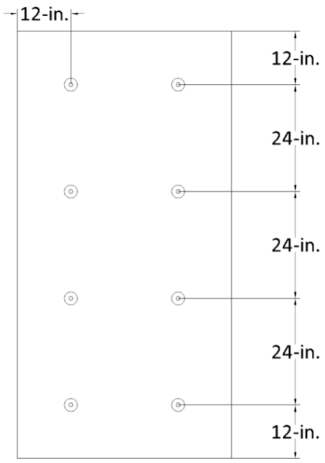
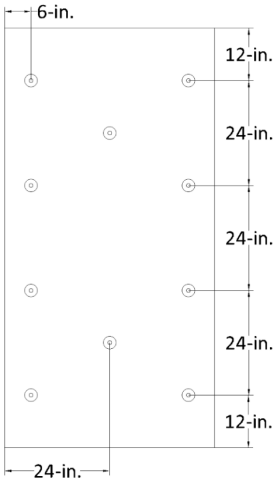
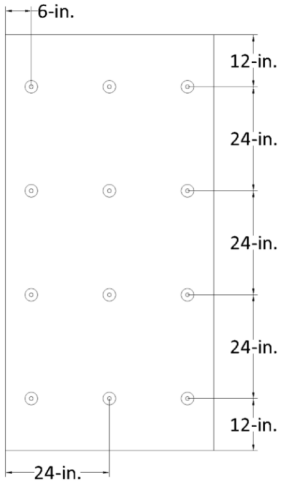
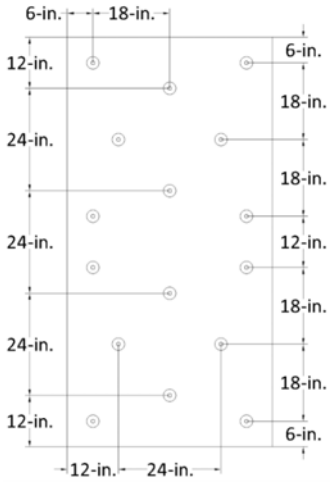
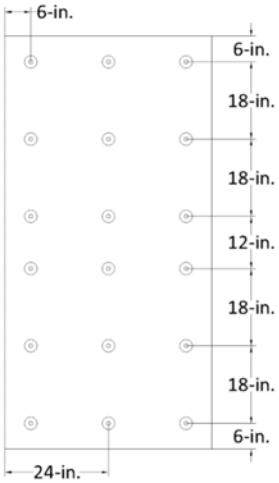
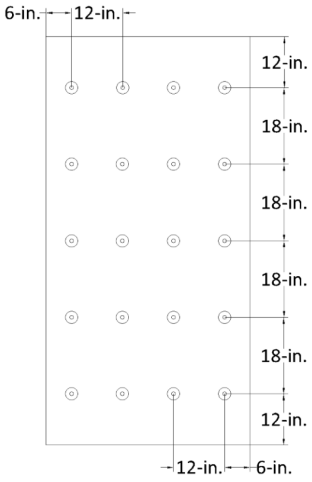
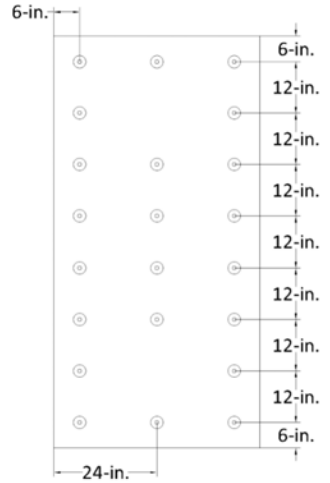
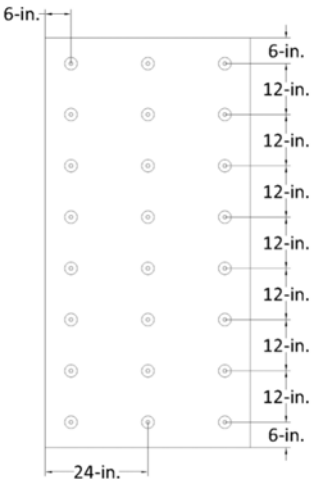
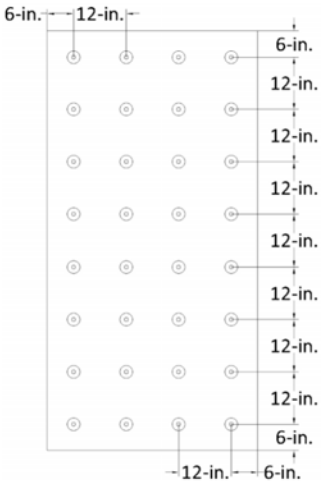
TABLE 4A: INSULATION ATTACHMENT PATTERNS – 4X4 FT BOARDS		
1 per 2.0 ft² (8 per board)	**1 per 1.8 ft² (9 per board)**	**1 per 1.6 ft² (10 per board)**
		
1 per 1.45 ft² (11 per board)	**1 per 1.3 ft² (12 per board)**	**1 per 1.0 ft² (16 per board)**
		

TABLE 4B: INSULATION ATTACHMENT PATTERNS – 4X8 FT BOARDS		
1 per 4.0 ft² (8 per board)	**1 per 3.2 ft² (10 per board)**	**1 per 2.7 ft² (12 per board)**
		

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TABLE 4B: INSULATION ATTACHMENT PATTERNS – 4X8 FT BOARDS

1 per 2.0 ft² (16 per board)	1 per 1.8 ft² (18 per board)	1 per 1.6 ft² (20 per board)
		
1 per 1.45 ft² (22 per board)	**1 per 1.3 ft² (24 per board)**	**1 per 1.0 ft² (32 per board)**
		

(f) Preliminary insulation attachment for Type D-1 or D-2 systems:

- IBC or FBC Non-HVHZ: Unless otherwise noted, use Approved roofing fasteners and plates and refer to Section 2.2.10.1.3 of FM Loss Prevention Data Sheet 1-29.
- FBC HVHZ: Unless otherwise noted, use FBC HVHZ Approved roofing fasteners and plates; minimum four fasteners per 4 x 8 ft board or minimum two fasteners per 4 x 4 ft board.

(g) The following products are interchangeable within the scope of this NER:

TABLE 5: ACCEPTABLE ALTERNATES

TYPE	LISTED PRODUCT	ALTERNATE PRODUCT
INSULATIONS:	DensDeck Prime	DensDeck StormX Prime Roof Board

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3.1.3 Insulation Adhesives:

(a) Unless otherwise noted, insulation adhesive application rate is continuous ribbons, maximum 12-inch o.c. Ribbons shall be applied and insulation boards shall be set in accordance with the manufacturer's published instructions. When multiple layers(s) of insulation and/or coverboard are installed in ribbon-applied adhesive, boards shall be staggered from layer-to-layer. The maximum edge distance from the adhesive ribbon to the edge of the insulation board shall be not less than one-half the specified ribbons spacing. Concrete deck shall be primed with ASTM D41 primer prior to asphalt-application.

TABLE 6A: INSULATION ADHESIVE REFERENCES

ADHESIVE	REFERENCE	MINIMUM RATE	NOTE
Millennium One Step Foamable Adhesive	M-OSFA	Continuous 0.25 to 0.5-inch wide ribbons, 12-inch o.c.	
Millennium PG-1 Pump Grade Adhesive	M-PG1	Continuous 0.5 to 0.75-inch wide ribbons, 12-inch o.c.	
Millennium PG-1 EF ECO	M-PG1-EF-ECO	Continuous 1 to 1.5-inch wide ribbons, 12-inch o.c.	
Millennium PG-1 EF ECO2	M-PG1-EF-ECO2	Continuous 1 to 1.5-inch wide ribbons, 12-inch o.c.	
Polyset Board-Max	Polyset BM	Continuous 3-inch wide ribbons, 12-inch o.c.	
Polyset Commercial Roofing Adhesive	Polyset CRA	Continuous 2.5 to 3-inch wide ribbons, 12-inch o.c.	Formerly Polyset CR-20
Olybond 500 Adhesive Fastener	OB500	Continuous 0.75-inch wide ribbons, 12-inch o.c.	PaceCart, SpotShot, or Canister dispensing
ASTM D312, Type IV hot asphalt	N/A	Full coverage at 25-30 lbs/square	If applying hot asphalt to concrete deck, deck shall be primed with ASTM D41 primer

(b) Unless otherwise noted, all adhered insulations are flat-stock or taper board of the minimum thickness noted. Tapered polyisocyanurate at the following thickness limitations may be substituted with the following Maximum Design Pressure (MDP) limitations. In no case shall these values be used to 'increase' the MDP listings in the tables; rather if MDP listing below meets or exceeds that listed for a particular system in the tables, then the thinner board listed below may be used as a drop-in for the equivalent thicker material listed in the selected assembly.

TABLE 6B: MDP LIMITATIONS FOR TAPERED POLYISOCYANURATE INSULATIONS

ADHESIVE	INSULATION	MIN. TAPERED THICKNESS (IN)	MDP (PSF)
M-OSFA	Any polyisocyanurate listed with adhesive herein	1.0	-157.5
M-PG1	Any polyisocyanurate listed with adhesive herein	1.0	-157.5
Polyset CRA	Any polyisocyanurate listed with adhesive herein	1.0	-117.5
OB500	Multi-Max FA3	0.5	-45.0
OB500	H-Shield	0.5	-315.0
OB500	ENRGY 3	0.5	-315.0
OB500	ACFoam II	0.5	-487.5

(c) Adhered Insulation, Board Size:

- IBC and FBC non-HVHZ: Unless otherwise noted, refer to Section 2.2.10.6.2 of FM Loss Prevention Data Sheet 1-29.
- FBC HVHZ: Bonded polyisocyanurate insulation boards shall be maximum 4 x 4 ft.

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3.1.4 Roof Covers:

(a) For bonded membrane applications, unless otherwise noted, refer to the following.

TABLE 7: MEMBRANE / ADHESIVE COMBINATIONS

REFERENCE	LAYER	MATERIAL	APPLICATION
SBS-CA1	Base Ply:	Flintlastic Base 20, Flintlastic Poly SMS Base Sheet, Flintlastic Ultra Poly SMS Base	**Karnak 81AF Modified Bitumen Adhesive (Brush Grade),** 1 gal/square
	Ply:	Flintlastic Base 20, Flintlastic Poly SMS Base Sheet, Flintlastic Ultra Poly SMS Base	
	Cap Ply:	Flintlastic FR-P, Flintlastic FR-P CoolStar, Flintlastic Premium FR-P, Flintlastic Premium FR-P CoolStar, Flintlastic GMS	
	Note:	*Base ply cures overnight prior to application of the Ply or Cap Ply when using Karnak 81AF.*	
BP-CA2	Base Ply:	Glasbase Base Sheet, All Weather/Empire Base Sheet, Flintlastic Base 20	**Henry 903 Modified Bitumen Membrane Adhesive,** 1.5 gal/square
SBS-CA2	Base Ply:	Flintlastic Base 20, Flintlastic Poly SMS Base Sheet, Flintlastic Ultra Poly SMS Base	
	Ply:	Flintlastic Base 20, Flintlastic Poly SMS Base Sheet, Flintlastic Ultra Poly SMS Base	
	Cap Ply:	Flintlastic FR-P, Flintlastic FR-P CoolStar, Flintlastic Premium FR-P, Flintlastic Premium FR-P CoolStar, Flintlastic GMS	
BP-CA3	Base Ply:	Glasbase Base Sheet, All Weather/Empire Base Sheet, Flintlastic Base 20	**Millennium Hurricane Force Membrane Adhesive HS,** beads spaced 6-inch o.c.
SBS-CA3	Base Ply:	Flintlastic Base 20, Flintlastic Poly SMS Base Sheet, Flintlastic Ultra Poly SMS Base	
	Ply:	Flintlastic Base 20, Flintlastic Poly SMS Base Sheet, Flintlastic Ultra Poly SMS Base	
	Cap Ply:	Flintlastic FR-P, Flintlastic FR-P CoolStar, Flintlastic Premium FR-P, Flintlastic Premium FR-P CoolStar, Flintlastic GMS	
SBS-CA4	Base Ply:	Flintlastic Base 20, Flintlastic Poly SMS Base Sheet, Flintlastic Ultra Poly SMS Base	**FlintBond Brush or Tropical #216 AF Modified Bitumen Adhesive,** 1 to 1.5 gal/square
	Ply:	Flintlastic Base 20, Flintlastic Poly SMS Base Sheet, Flintlastic Ultra Poly SMS Base	
	Cap Ply:	Flintlastic FR-P, Flintlastic FR-P CoolStar, Flintlastic Premium FR-P, Flintlastic Premium FR-P CoolStar, Flintlastic GMS	
	Note:	*Base ply cures overnight prior to application of the Ply or Cap Ply when using FlintBond Brush.*	
BP-AA	Base Ply:	Glasbase Base Sheet, All Weather/Empire Base Sheet, Flintlastic Base 20	**Hot asphalt,** 20-40 lbs/square
	Ply:	One or more Flintglas Ply 4	
BP-AA2	Base Ply:	Flintglas MS Cap (inverted)	**Hot asphalt,** 24-inch diameter spots in 30-inch grid pattern
BP-AA3	Base Ply:	Flintglas MS Cap (inverted)	**Hot asphalt,** 9-inch diameter spots in grid pattern as noted
BP-AA4	Base Ply:	Flintglas MS Cap (inverted)	**Hot asphalt,** 9-inch wide ribbons spaced as noted
SBS-AA	Base Ply:	Flintlastic Base 20, Flintlastic Poly SMS Base Sheet, Flintlastic Ultra Poly SMS Base	**Hot asphalt,** 20-40 lbs/square
	Ply:	One or more Flintlastic Base 20, Flintlastic Poly SMS Base Sheet, Flintlastic Ultra Poly SMS Base	
	Cap Ply:	Flintlastic FR-P, Flintlastic FR-P CoolStar, Flintlastic Premium FR-P, Flintlastic Premium FR-P CoolStar, Flintlastic GMS	
SBS-TA	Base Ply:	Flintlastic Ultra Poly SMS Base Sheet, Flintlastic Base 20 T	**Torch-applied,** Full Bond
	Ply:	One or more Flintlastic Ultra Poly SMS Base Sheet, Flintlastic Base 20 T	
	Cap Ply:	Flintlastic GTS-FR, Flintlastic GTS-FR CoolStar	
APP-TA	Base Ply:	One or more Flintlastic APP Base T, Flintlastic STA	**Torch-applied,** Full Bond
	Cap Ply:	Flintlastic STA, Flintlastic GTA, Flintlastic GTA CoolStar, Flintlastic GTA CoolStar Ultra, Flintlastic GTA-FR, Flintlastic GTA-FR CoolStar, Flintlastic GTA-FR CoolStar Ultra	
SBS-SA-H	Base Ply:	Black Diamond Base Sheet, Flintlastic Ultra Glass SA, Flintlastic SA PlyBase	**Self-adhering (activated by overlying membrane),** Full Bond
	Note:	*Use of Flintlastic SA PlyBase in an SBS-SA-H application is limited to use of a torch-applied Cap Ply membrane overtop.*	
SBS-SA	Base Ply:	Flintlastic SA PlyBase, Flintlastic SA MidPly	**Self-adhering,** Full Bond
	Ply:	Flintlastic SA PlyBase, Flintlastic SA MidPly	
	Cap Ply:	Flintlastic SA Cap, Flintlastic SA Cap CoolStar, Flintlastic SA Cap FR, Flintlastic SA Cap FR CoolStar	

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3.1.5 Vapor Barriers:

(a) For System Types B-1, B-2, C-1, C-2, D-1 or D-2, an optional thermal barrier and/or vapor barrier membrane may be installed atop the roof deck prior to installation of the insulation and roof cover. Refer to FM Loss Prevention Data Sheet 1-29 for design and installation recommendations and limitations.

(b) Refer to Section 4.3 herein for options where the vapor barrier forms part of the load path.

4. LIMITATIONS OF USE:

4.1 General:

4.1.1 This is a building code evaluation. NEMO CERT, LLC is not, in any way, the Designer of Record for any project on which this NER, or previous versions thereof, is/was used for permitting or design guidance. NERs are not to be construed as representing any attributes not specifically listed, nor are NERs to be construed as an endorsement of the subject of the report or a recommendation for its use. There is no warranty by NEMO CERT, LLC, express or implied, as to any finding or other matter in this report, or as to any product covered by the report.

4.1.2 Roof Decks:

(a) This NER pertains to above-deck roof components. Roof decks and structural members shall be in accordance with applicable Code requirements to the satisfaction of the Authority Having Jurisdiction.

(b) OSB sheathing is not permitted in FBC HVHZ jurisdictions.

(d) Unless otherwise noted, reference to 'structural concrete' pertains to min. 2,500 psi structural concrete, and excludes 'structural lightweight concrete'.

(e) FBC HVHZ Specific: The table below lists various 'as-tested' deck conditions in accordance with Testing Application Standard TAS 114(J). Steel deck stress analysis is the responsibility of others to the satisfaction of the Authority Having Jurisdiction.

TABLE 8: AS-TESTED DECK ATTACHMENT DETAILS (TAS 114, APPENDIX J)

TYPE	AS TESTED SUB-ASSEMBLY			
	SPAN (INCH O.C.)	FASTENER	SPACING (INCH O.C.)	MDP (PSF)
15/32-inch APA rated CDX plywood	24	#8 wood screws	6	-75.0
	24	8d ring shank nails	6	-90.0
	24	#10 wood screws	6	-90.0
	24	#8 wood screws	8	-97.5
	24	#10 wood screws	4	-127.5
19/32-inch APA rated CDX plywood	24	8d ring shank nails	4	-60.0
	24	8d ring shank nails	6	-90.0
	24	#10 wood screws	6	-90.0
	24	#8 wood screws	6	-105.0
	24	#10 wood screws	4	-127.5
23/32-inch APA rated CDX plywood	24	8d ring shank nails	6	-45.0
22 ga., Type B, Grade 33 steel	72	#12 HWH Teks 5	6	-82.5
	72	#12 HWH Teks 5 with ¾" steel washers	6	-97.5
	72	Two (2) #12 HWH Teks 5 with ¾" steel washers	6	-172.5
22 ga., Type B, Grade 40 steel	72	#12 HWH Teks 5	6	-75.0
	72	5/8" puddle welds	6	-82.5
	72	#12 HWH Teks 5 with ¾" steel washers	6	-97.5
22 ga., Type B, Grade 80 steel	72	#12 HWH Teks 5	6	-82.5
	72	#12 HWH Teks 5 with ¾" steel washers	6	-112.5
	72	Two (2) #12 HWH Teks 5 with ¾" steel washers	6	-120.0

4.1.3 Fire Classification:

(a) Refer to **IBC/FBC 1505, FBC HVHZ 1516, UL** TGFU.R11656 and the fire classification certificate for the roof cover manufacturer for requirements and limitations regarding roof assembly fire classification.

(b) Refer to **FBC 2603** for requirements and limitations concerning the use of foam plastic insulation.

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4.1.4 Quality Assurance:

All components in the roof assembly shall have quality assurance surveillance in accordance with **F.A.C.** Rule 61G20-3. For components listed herein that are produced by a manufacturer other than the report holder on Page 1 of this NER, refer to the supporting evidence held by the component manufacturer.

4.2 **Jurisdiction Specific:**

	IBC and FBC Non-HVHZ	FBC HVHZ
4.2.1	This NER does not include evaluation of roof edge termination. Refer to **IBC 1504.6 or FBC 1504.5** for requirements and limitations regarding edge securement for low-slope roofs.	This NER does not include evaluation of roof edge termination. Refer to **RAS 111** for requirements and limitations regarding edge securement for low-slope roofs.
4.2.2	Refer to **IBC 1512 or FBC 1511** for requirements and limitations regarding recover installations.	Refer to **FBC HVHZ 1521** for requirements and limitations regarding recover installations.
	(a) For mechanical attachment to existing roof decks, fasteners shall be tested for withdrawal resistance. A qualified design professional shall review the data for comparison to the minimum requirements for the system. Testing shall be in accordance with **ANSI/SPRI FX-1** or **TAS 105**.	For mechanical attachment to existing roof decks, fasteners shall be tested for withdrawal resistance. A qualified design professional shall review the data for comparison to the minimum requirements for the system. Testing shall be in accordance with **TAS 105**.
	(b) For adhered re-roof (tear off) installation, the existing substrate shall be examined for compatibility with the adhesive. If any surface conditions exist that bring system performance into question, field uplift testing in accordance with **ANSI/SPRI IA-1**, **FM Loss Prevention Data Sheet 1-52** or **TAS 124** shall be conducted on mock-ups of the proposed interface.	For adhered re-roof (tear off) installation, the existing substrate shall be examined for compatibility with the adhesive to be installed. If any surface conditions exist that bring system performance into question, field uplift testing in accordance with **TAS 124** shall be conducted on mock-ups of the proposed interface.
	(c) For adhered recover installation, the existing roof system shall meet project design pressure requirements on its own merit to the satisfaction of the Authority Having Jurisdiction, as documented through field uplift testing in accordance with **FM Loss Prevention Data Sheet 1-52** or **TAS 124**.	For adhered recover installation, the existing roof system shall meet project design pressure requirements on its own merit to the satisfaction of the Authority Having Jurisdiction, as documented through field uplift testing in accordance with **TAS 124**.
4.2.3	Wind Load Resistance:	
	(a) Refer to Section 4.3 for a tabulated summary of assembly listings and maximum allowable design pressures.	
	(b) "MDP" = Maximum Design Pressure is the result of testing for wind load resistance based on allowable wind loads, and reflects the ultimate passing pressure divided by 2 (the 2 to 1 margin of safety per **FBC 1504.9** has already been applied). Refer to **IBC, FBC 1609** for determination of design wind loads.	"MDP" = Maximum Design Pressure is the result of testing for wind load resistance based on allowable wind loads, and reflects the ultimate passing pressure divided by 2 (the 2 to 1 margin of safety per **TAS 114** has already been applied). Refer to **FBC HVHZ 1620** or **RAS 128** for determination of design wind loads.
	(c) The MDP for the selected assembly shall meet or exceed at least the Zone 1 PRIME design pressure determined in accordance with **IBC, FBC Chapter 16**. Elevated pressure zones shall employ an attachment density designed by a qualified design professional to resist the elevated pressure criteria. Commonly used methods are **ANSI/SPRI WD1**, **FM Loss Prevention Data Sheet 1-29**, **RAS 117** and **RAS 137**. Assemblies marked with an asterisk* carry the limitations set forth in **Section 2.2.10.1 of FM Loss Prevention Data Sheet 1-29** for Zone 2/3 enhancements.	Assemblies having a MDP < 45.0 psf are not permitted in FBC HVHZ jurisdictions. The MDP for the selected assembly shall meet or exceed at least the Zone 1 PRIME design pressure determined in accordance with **FBC HVHZ 1620** or **RAS 128**. Elevated pressure zones shall employ an attachment density designed by a qualified design professional to resist the elevated pressure criteria. Analysis shall be in accordance with **RAS 117** or **RAS 137**.
	(d) For fully-adhered installations, the maximum design pressure for the selected assembly shall meet or exceed the critical design pressure. Rational analysis is not permitted.	For assemblies marked with an asterisk*, the maximum design pressure (MDP) limitation shall be applicable to all roof pressure zones. Rational analysis is not permitted.

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TABLE 11B: STRUCTURAL CONCRETE DECKS – NEW CONSTRUCTION OR REROOF (TEAR-OFF) SYSTEM TYPE F: NON-INSULATED, BONDED ROOF COVER						
SYSTEM NO.	DECK (4.1.2)	PRIMER	ROOF COVER (3.1.4)			MDP (PSF)
			BASE	PLY	CAP	
C-107.	Structural concrete	FlintPrime QD	SBS-SA-H	(Optional) BP-AA, SBS-AA	SBS-AA	-240.0
C-108.	Structural concrete	FlintPrime QD	BP-AA, SBS-AA	SBS-SA-H	SBS-AA, SBS-TA or APP-TA	-635.0
CONVENTIONAL SYSTEMS:						
C-109.	Structural concrete	FlintPrime QD	APP-TA	(Optional) APP-TA	APP-TA	-420.0
C-110.	Structural concrete	FlintPrime QD	BP-AA, SBS-AA	(Optional) BP-AA, SBS-AA, SBS-TA or APP-TA	SBS-AA, SBS-TA or APP-TA	-635.0
COLD-APPLIED SYSTEMS:						
C-111.	Structural concrete	FlintPrime QD	SBS-CA1	(Optional) SBS-CA1	SBS-CA1	-262.5

TABLE 12A: LIGHTWEIGHT INSULATING CONCRETE - NEW CONSTRUCTION OR REROOF (TEAR-OFF) SYSTEM TYPE A-1: LWC TO DECK, BONDED INSULATION, BONDED ROOF COVER										
SYSTEM NO.	DECK (4.1.2)	LIGHTWEIGHT CONCRETE (3.1.2)	BASE INSULATION LAYER		COVERBOARD		ROOF COVER (3.1.4)			MDP (PSF)
			TYPE	ATTACH (3.1.3)	TYPE	ATTACH (3.1.3)	BASE	PLY	CAP	
CELCORE:										
SELF-ADHERING SYSTEMS:										
LWC-1.	Min. 22 ga., Type BV, Grade 33 steel, 6 ft span	Min. 300 psi Celcore MF Cellular Concrete with Celcore HS Rheology Modifying Admixture	One or more layer(s), min. 1.5-inch ACFoam II, ACFoam III, H-Shield, or H-Shield CG	M-OSFA, M-PG1, M-PG1-EF-ECO or M-PG1-EF-ECO2	Min. 0.25-inch SECUROCK Gypsum-Fiber Roof Board	M-OSFA, M-PG1, M-PG1-EF-ECO or M-PG1-EF-ECO2	SBS-SA	(Optional) SBS-SA	SBS-SA	-52.5
LWC-2.	Min. 22 ga., Type BV, Grade 33 steel, 6 ft span	Min. 300 psi Celcore MF Cellular Concrete with Celcore HS Rheology Modifying Admixture	One or more layer(s), min. 1.5-inch ACFoam II, ACFoam III, H-Shield, or H-Shield CG	OB500	Min. 0.25-inch SECUROCK Gypsum-Fiber Roof Board	OB500	SBS-SA	(Optional) SBS-SA	SBS-SA	-52.5
LWC-3.	Min. 22 ga., Type BV, Grade 33 steel, 6 ft span	Min. 300 psi Celcore MF Cellular Concrete with Celcore HS Rheology Modifying Admixture	One or more layer(s), min. 1.5-inch ACFoam II, ACFoam III, H-Shield, or H-Shield CG	Polyset BM or Polyset CRA	Min. 0.25-inch SECUROCK Gypsum-Fiber Roof Board	Polyset BM or Polyset CRA	SBS-SA	(Optional) SBS-SA	SBS-SA	-52.5
HYBRID SYSTEMS:										
LWC-4.	Min. 22 ga., Type BV, Grade 33 steel, 6 ft span	Min. 300 psi Celcore MF Cellular Concrete with Celcore HS Rheology Modifying Admixture	One or more layer(s), min. 1.5-inch ACFoam II, ACFoam III, H-Shield, or H-Shield CG	M-OSFA, M-PG1, M-PG1-EF-ECO, M-PG1-EF-ECO2, OB500, Polyset BM, or Polyset CRA	(Optional) Min. 0.25-inch SECUROCK Gypsum-Fiber Roof Board	M-OSFA, M-PG1, M-PG1-EF-ECO, M-PG1-EF-ECO2, OB500, Polyset BM, or Polyset CRA	SBS-SA-H	(Optional) SBS-AA, SBS-TA or APP-TA	SBS-AA, SBS-TA or APP-TA	-52.5

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MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
Miami, Florida 33175-2474
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DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

NOTICE OF ACCEPTANCE (NOA)

E.S. Windows, LLC
3550 NW 49th Street
Miami, FL 33142

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami–Dade County RER–Product Control Section to be used in Miami–Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami–Dade County Product Control Section (In Miami–Dade County) and/ or the AHJ (in areas other than Miami–Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance if it is determined by Miami–Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.

DESCRIPTION: Series "5000" Outswing Aluminum Casement Window – L.M.I.

APPROVAL DOCUMENT: Drawing No. **W08-08**, titled "S-5000 Alum Outswing Casement Wdw. (L.M.I.)", sheets 1 through 10 of 10, dated 01/23/08, with revision **I** dated 07/06/23, prepared by Al-Farooq Corporation, signed and sealed by Jalal Farooq, P.E., bearing the Miami-Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Section.

MISSILE IMPACT RATING: Large and Small Missile Impact Resistant

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, **Barranquilla**, **Colombia**, model/series, and following statement: "Miami–Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/ or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami–Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA **revises NOA No. 22-1227.02** and consists of this page 1 and evidence pages E-1, E-2, E-3 and E-4, as well as approval document mentioned above.

The submitted documentation was reviewed by **Manuel Perez, P.E.**

MIAMI-DADE COUNTY APPROVED

8/18/23

NOA No. 23-0717.25
Expiration Date: April 03, 2028
Approval Date: August 25, 2023

E.S. Windows, LLC

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

1. EVIDENCE SUBMITTED UNDER PREVIOUS NOA's

A. DRAWINGS

1. Manufacturer's die drawings and sections.
(Submitted under NOA No. 11-0419.01)

2. Drawing No. **W08-08**, titled "S-5100 Alum Outswing Casement Wdw. (L.M.I.)", sheets 1 through 10 of 10, dated 01/23/08, with revision **H** dated 08/25/20, prepared by Al-Farooq Corporation, signed and sealed by Jalal Farooq, P.E.
(Submitted under NOA No. 20-0915.02)

B. TESTS

1. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
2) Uniform Static Air Pressure Test, Loading per FBC TAS 202-94
3) Water Resistance Test, per FBC, TAS 202-94
4) Large Missile Impact Test per FBC, TAS 201–94
5) Cyclic Wind Pressure Loading per FBC, TAS 203–94
along with marked-up drawings and installation diagram of a mulled series 5000 outswing aluminum casement and a fixed window, prepared by Fenestration Testing Laboratory, Inc., Test Report No. **FTL-12112**, dated 06/19/20, signed and sealed by Idalmis Ortega, P.E.
(Submitted under NOA No. 20-0915.02)

2. Test reports on: 1) Large Missile Impact Test per FBC, TAS 201-94
2) Cyclic Wind Pressure Loading per FBC, TAS 203-94
along with marked-up drawings and installation diagram of a series 5000 outswing aluminum casement window, prepared by Fenestration Testing Laboratory, Inc., Test Report No. **FTL-9711**, dated 07/26/18, signed and sealed by Idalmis Ortega, P.E.
(Submitted under NOA No. 19-0708.03)

3. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
2) Uniform Static Air Pressure Test, Loading per FBC TAS 202-94
3) Water Resistance Test, per FBC, TAS 202-94
4) Large Missile Impact Test per FBC, TAS 201-94
5) Cyclic Wind Pressure Loading per FBC, TAS 203-94
6) Forced Entry Test, Type "B" Window, Grade 10, per FBC 2411 3.2.1, TAS 202-94 and per ASTM F 588-07
along with marked-up drawings and installation diagram of series 5000 outswing aluminum casement window, prepared by Fenestration Testing Laboratory, Inc., Test Reports No. **FTL-6294** and **FTL-6295**, dated 02/25/11 and 03/16/11 respectively, both signed and sealed by Marlin D. Brinson, P.E.
(Submitted under NOA No. 11-0419.01)

Manuel Perez, P.E.
Product Control Examiner
NOA No. 23-0717.25
Expiration Date: April 03, 2028
Approval Date: August 25, 2023

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

1. EVIDENCE SUBMITTED UNDER PREVIOUS NOA's (CONTINUED)

B. TESTS (CONTINUED)

4. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
2) Uniform Static Air Pressure Test, Loading per FBC TAS 202-94
3) Water Resistance Test, per FBC, TAS 202-94
4) Large Missile Impact Test per FBC, TAS 201-94
5) Cyclic Wind Pressure Loading per FBC, TAS 203-94
6) Forced Entry Test, Type "B" Window, Grade 10, per FBC 2411 3.2.1, TAS 202-94 and per ASTM F 588-04

along with marked-up drawings and installation diagram of series 5000 outswing aluminum casement window, prepared by Fenestration Testing Laboratory, Inc., Test Report No. **FTL-5336**, dated 11/16/07, signed and sealed by Carlos S. Rionda, P.E.
(Submitted under NOA No.08-0204.05)

C. CALCULATIONS

1. Anchor verification calculations and structural analysis, complying with **FBC 6th Edition (2017)**, dated 10/27/14, revised on 09/22/17 and updated to comply with **FBC 7th Edition (2020)**, prepared by Al-Farooq Corporation, dated 08/27/20, signed and sealed by Jalal Farooq, P.E.
(Submitted under NOA No. 20-0915.02)

2. Glazing complies with **ASTM E1300-09**

D. QUALITY ASSURANCE

1. Miami-Dade Department of Regulatory and Economic Resources (RER).

E. MATERIAL CERTIFICATIONS

1. Notice of Acceptance No. **20-0915.22** issued to **Kuraray America, Inc.** for their "**Trosifol® Ultraclear, Clear and Color PVB Glass Interlayers**" dated 11/19/20, expiring on 07/08/24.

2. Notice of Acceptance No. **22-1116.01** issued to **Kuraray America, Inc.** for their **"SentryGlas® (Clear and White) Glass Interlayers**" dated 12/15/22, expiring on 07/04/28.

Manuel Perez, P.E.
Product Control Examiner
NOA No. 23-0717.25
Expiration Date: April 03, 2028
Approval Date: August 25, 2023

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

1. EVIDENCE SUBMITTED UNDER PREVIOUS NOA's (CONTINUED)

F. STATEMENTS

1. Statement letter of conformance, complying with **FBC 7th Edition (2020)** and of no financial interest, dated December 23, 2022, issued by Al-Farooq Corporation, signed and sealed by Jalal Farooq, P.E.
(Submitted under NOA No. 22-1227.02)

2. Laboratory compliance letter for Test Reports No. **FTL-6294** and **FTL-6295**, issued by Fenestration Testing Laboratory, Inc., dated 02/25/11 and 03/16/11 respectively, both signed and sealed by Marlin D. Brinson, P.E.
(Submitted under NOA No. 11-0419.01)

3. Laboratory compliance letter for Test Report No. **FTL-5336**, issued by Fenestration Testing Laboratory, Inc., dated 11/16/07, signed and sealed by Carlos S. Rionda, P.E.
(Submitted under NOA No. 08-0204.05)

G. OTHERS

1. Notice of Acceptance No. **20-0915.02**, issued to E.S. Windows, LLC, for their Series "5000" Outswing Aluminum Casement Window – L.M.I., approved on 12/17/20 and expiring on 04/03/23.

Manuel Perez, P.E.
Product Control Examiner
NOA No. 23-0717.25
Expiration Date: April 03, 2028
Approval Date: August 25, 2023

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

2. NEW EVIDENCE SUBMITTED

A. DRAWINGS

1. Drawing No. **W08-08**, titled "S-5100 Alum Outswing Casement Wdw. (L.M.I.)", sheets 1 through 10 of 10, dated 01/23/08, with revision **I** dated 07/06/23, prepared by Al-Farooq Corporation, signed and sealed by Jalal Farooq, P.E.

B. TESTS

1. None.

C. CALCULATIONS

1. None.

D. QUALITY ASSURANCE

1. Miami-Dade Department of Regulatory and Economic Resources (RER)

E. MATERIAL CERTIFICATIONS

1. Notice of Acceptance No. **20-0915.22** issued to **Kuraray America, Inc.** for their "**Trosifol® Ultraclear, Clear and Color PVB Glass Interlayers**" dated 11/19/20, expiring on 07/08/24.

2. Notice of Acceptance No. **22-1116.01** issued to **Kuraray America, Inc.** for their **"SentryGlas® (Clear and White) Glass Interlayers**" dated 12/15/22, expiring on 07/04/28.

F. STATEMENTS

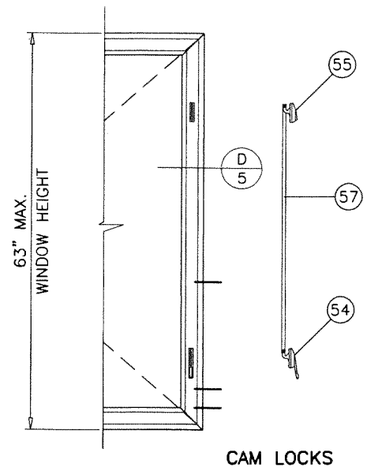
1. Statement letter of conformance, complying with **FBC 7th Edition (2020),** with **FBC 8th Edition (2023),** and of no financial interest, dated July 14, 2023, issued by Al-Farooq Corporation, signed and sealed by Jalal Farooq, P.E.

G. OTHERS

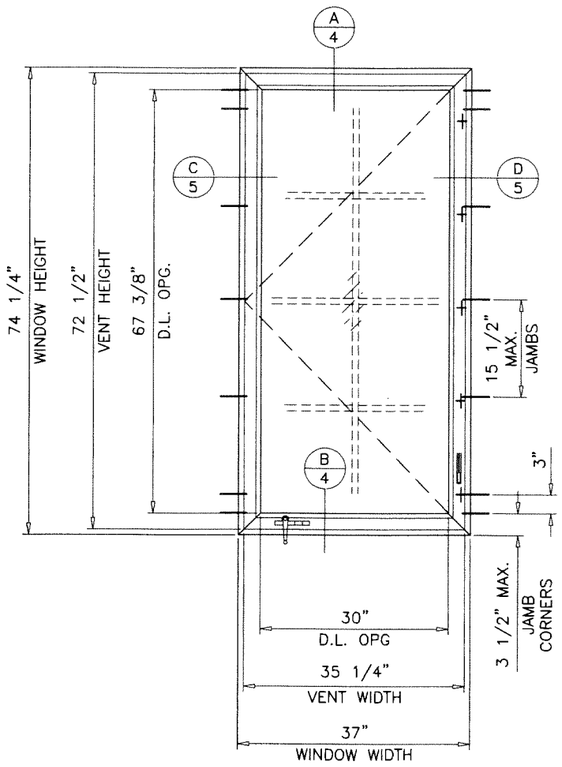
1. Notice of Acceptance No. **22-1227.02**, issued to E.S. Windows, LLC, for their Series "5000" Outswing Aluminum Casement Window – L.M.I., approved on 01/19/23 and expiring on 04/03/28.

Manuel Perez

Manuel Perez, P.E.
Product Control Examiner
NOA No. 23-0717.25
Expiration Date: April 03, 2028
Approval Date: August 25, 2023



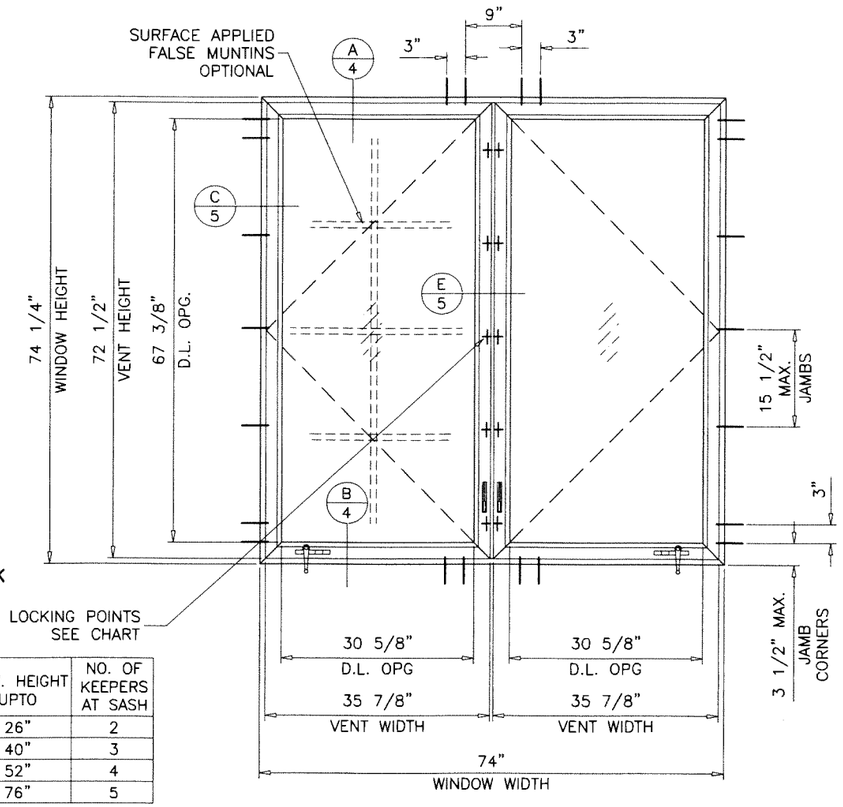
CAM LOCKS
(2) LOCKING POINTS
ALL SIZES



SINGLE (X)



MULTI POINT LOCK



WDW. HEIGHT UPTO	NO. OF KEEPERS AT SASH
26"	2
40"	3
52"	4
76"	5

DOUBLE (XX)

TYPICAL ELEVATIONS

SERIES 5000
ALUMINUM OUTSWING CASEMENT WINDOW

DESIGN LOAD RATINGS FOR THESE WINDOWS TO BE AS PER CHARTS SHOWN ON SHEET 2.

APPROVAL APPLIES TO SINGLE OR DOUBLE WINDOWS OR SIDE BY SIDE COMBINATIONS OF CASMT/CASMT OR CASEMENT WITH SERIES 5100 FIXED WINDOWS USING MULLIONS IN BETWEEN.
LOWER DESIGN PRESSURE FROM CASEMENT WINDOW, FIXED WINDOW OR MULLION CHART WILL APPLY TO ENTIRE SYSTEM.

THIS PRODUCT HAS BEEN DESIGNED AND TESTED TO COMPLY WITH THE REQUIREMENTS OF THE 2020 (7TH EDITION)/2023 (8TH EDITION) FLORIDA BUILDING CODE INCLUDING HIGH VELOCITY HURRICANE ZONE (HVHZ).

1BY OR 2BY WOOD BUCKS & BUCK FASTENERS BY OTHERS, MUST BE DESIGNED AND INSTALLED ADEQUATELY TO TRANSFER APPLIED PRODUCT LOADS TO THE BUILDING STRUCTURE.

ANCHORS SHALL BE CORROSION RESISTANT, SPACED AS SHOWN ON DETAILS AND INSTALLED PER MANUF'S INSTRUCTIONS. SPECIFIED EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO.

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 2020/2023 FLORIDA BLDG. CODE & ADOPTED STANDARDS.

THIS PRODUCT APPROVAL IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SITE SPECIFIC PROJECT, i.e. LIFE SAFETY OF THIS PRODUCT, ADEQUACY OF STRUCTURE RECEIVING THIS PRODUCT AND SEALING AROUND OPENING FOR WATER INFILTRATION RESISTANCE ETC.
CONDITIONS NOT SHOWN IN THIS DRAWING ARE TO BE ANALYZED SEPARATELY, AND TO BE REVIEWED BY BUILDING OFFICIAL.

DESIGN LOADS SHOWN ARE BASED ON 'ALLOWABLE STRESS DESIGN (ASD)'.

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

PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. 23-0717.25
Expiration Date: 04/03/2028
By: Manuel Perez
Miami-Dade Product Control

JUL 07 2023

JALAL FAROOQ LICENSE No. 81223 STATE OF FLORIDA PROFESSIONAL ENGINEER

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\W08-08ESW

S-5000 ALUM OUTSWING CASEMENT WDW. (L.M.I.)

E.S. WINDOWS, LLC
3550 N.W. 49 STREET
MIAMI, FL. 33142
TEL. (305) 638-5151 FAX. (305) 638-5158

revisions:			
no	date	by	description
E	05.06.15		REV. PER RER COMMENTS
F	10.16.17		UPDATED TO 2017 FBC
G	09.27.18		NO CHANGE THIS SHEET
H	08.25.20		UPDATED TO 2020 FBC
I	07.06.23		UPDATED TO 2023 FBC

date: 01-23-08
scale: 1/2"=1'-0"
dr. by: TARIQ
chk. by:

drawing no.
W08-08

DESIGN LOAD CAPACITY – PSF FOR (X) SIZES

WINDOW DIMS.		WITH CAM LOCKS		WINDOWS WITH MULTI POINT LOCK							
		GLASS TYPES A, B, C, D, E, F		GLASS TYPE 'A'		GLASS TYPE 'B'		GLASS TYPES 'C', 'D', 'E', 'F'		GLASS TYPE 'G'	
WIDTH	HEIGHT	EXT.(+)	1NT.(–)	EXT.(+)	1NT.(–)	EXT.(+)	1NT.(–)	EXT.(+)	1NT.(–)	EXT.(+)	1NT.(–)
19–1/8"	26"	85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	114.0
26–1/2"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	114.0
37"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	102.8
42"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	90.6
19–1/8"	38–3/8"	85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	114.0
26–1/2"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	114.0
37"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	104.5
42"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	92.0
19–1/8"	50–5/8"	85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	114.0
26–1/2"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	114.0
37"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	105.6
42"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	93.0
19–1/8"	63"	85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	114.0
26–1/2"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	114.0
37"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	106.1
42"		–	–	–	–	–	–	90.0	90.0	90.0	93.4
19–1/8"	74–1/4"	–	–	–	–	–	–	90.0	90.0	90.0	114.0
26–1/2"		–	–	–	–	–	–	90.0	90.0	90.0	114.0
37"		–	–	–	–	–	–	90.0	90.0	90.0	90.0
19–1/8"	76"	–	–	–	–	–	–	90.0	90.0	90.0	114.0
26–1/2"		–	–	–	–	–	–	90.0	90.0	90.0	111.1
36"		–	–	–	–	–	–	85.4	85.4	85.4	85.4
24"	48"	85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	114.0
28"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	114.0
32"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	114.0
36"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	114.0
40"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	103.0
42"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	98.1
24"	54"	85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	114.0
28"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	114.0
32"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	114.0
36"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	114.0
40"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	114.0
42"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	109.0
24"	60"	85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	114.0
28"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	114.0
32"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	114.0
36"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	114.0
40"		–	–	–	–	–	–	90.0	90.0	90.0	103.0
42"		–	–	–	–	–	–	90.0	90.0	90.0	98.1
24"	66"	85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	114.0
28"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	114.0
32"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0	90.0	114.0
36"		–	–	–	–	–	–	90.0	90.0	90.0	104.1
40"		–	–	–	–	–	–	90.0	90.0	90.0	93.7
24"	72"	–	–	–	–	–	–	90.0	90.0	90.0	114.0
28"		–	–	–	–	–	–	90.0	90.0	90.0	114.0
32"		–	–	–	–	–	–	90.0	90.0	90.0	107.3
36"		–	–	–	–	–	–	90.0	90.0	90.0	95.4
24"	76"	–	–	–	–	–	–	90.0	90.0	90.0	114.0
28"		–	–	–	–	–	–	90.0	90.0	90.0	105.7
32"		–	–	–	–	–	–	90.0	90.0	90.0	94.1
36"		–	–	–	–	–	–	85.4	85.4	85.4	85.4
26–3/8"	60–3/4"	–	–	–	–	–	–	–	–	90.0	114.0

DESIGN LOAD CAPACITY – PSF FOR (XX) SIZES

WINDOW DIMS.		WITH CAM LOCKS		WINDOWS WITH MULTI POINT LOCK					
		GLASS TYPES A, B, C, D, E, F		GLASS TYPE 'A'		GLASS TYPE 'B'		GLASS TYPES 'C', 'D', 'E', 'F', 'G'	
WIDTH	HEIGHT	EXT.(+)	1NT.(–)	EXT.(+)	1NT.(–)	EXT.(+)	1NT.(–)	EXT.(+)	1NT.(–)
37"	26"	85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0
53–1/8"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0
37"	38–3/8"	85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0
53–1/8"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0
74"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0
84"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0
37"	50–5/8"	85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0
53–1/8"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0
74"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0
84"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0
37"	63"	85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0
53–1/8"		79.6	79.6	79.6	79.6	79.6	79.6	79.6	79.6
74"		61.4	61.4	61.4	61.4	61.4	61.4	61.4	61.4
84"		–	–	–	–	–	–	56.5	56.5
37"	74–1/4"	–	–	–	–	–	–	66.6	66.6
53–1/8"		–	–	–	–	–	–	47.6	47.6
74"		–	–	–	–	–	–	36.0	36.0
37"	76"	–	–	–	–	–	–	62.0	62.0
53–1/8"		–	–	–	–	–	–	44.3	44.3
74"		–	–	–	–	–	–	33.4	33.4
48"	48"	85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0
56"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0
64"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0
72"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0
80"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0
84"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0
48"	54"	85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0
56"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0
64"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0
72"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0
80"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0
84"		85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0
48"	60"	85.0	85.0	85.0	85.0	90.0	90.0	90.0	90.0
56"		85.0	85.0	85.0	85.0	88.9	88.9	88.9	88.9
64"		80.0	80.0	80.0	80.0	80.0	80.0	80.0	80.0
72"		73.5	73.5	73.5	73.5	73.5	73.5	73.5	73.5
80"		–	–	–	–	–	–	68.7	68.7
84"		–	–	–	–	–	–	66.8	66.8
48"	66"	75.2	75.2	75.2	75.2	75.2	75.2	75.2	75.2
56"		65.7	65.7	65.7	65.7	65.7	65.7	65.7	65.7
64"		58.9	58.9	58.9	58.9	58.9	58.9	58.9	58.9
72"		–	–	–	–	–	–	53.8	53.8
80"		–	–	–	–	–	–	49.9	49.9
48"	72"	–	–	–	–	–	–	57.4	57.4
56"		–	–	–	–	–	–	50.0	50.0
64"		–	–	–	–	–	–	44.6	44.6
72"		–	–	–	–	–	–	40.6	40.6
48"	76"	–	–	–	–	–	–	48.6	48.6
56"		–	–	–	–	–	–	42.3	42.3
64"		–	–	–	–	–	–	37.6	37.6
72"		–	–	–	–	–	–	34.1	34.1

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

PRODUCT REVISED
As complying with the Florida Building Code
NOA–No. 23-0717.25
Expiration Date: 04/03/2028
By: Manuel Perez
Miami–Dade Product Control

JUL 07 2023

JALAL FAROOQ LICENSE No. 81223 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

COMP–ANL\W08–08ESW

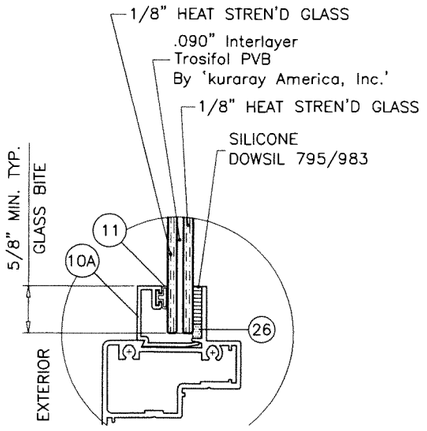
S–5000 ALUM. OUTSWING CASEMENT WDW. (L.M.I.)

E.S. WINDOWS, LLC
3550 N.W. 49 STREET
MIAMI, FL. 33142
TEL. (305) 638–5151 FAX. (305) 638–5158

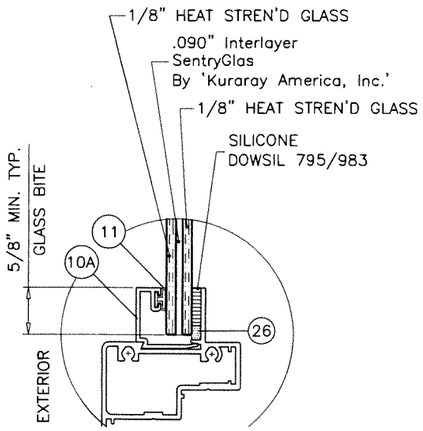
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F	10.16.17		UPDATED TO 2017 FBC
G	09.27.18		GLASS OPTION ADDED
H	08.25.20		UPDATED TO 2020 FBC
I	07.06.23		NO CHANGE THIS SHEET

date: 01–23–08
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dr. by: TARIQ
chk. by:

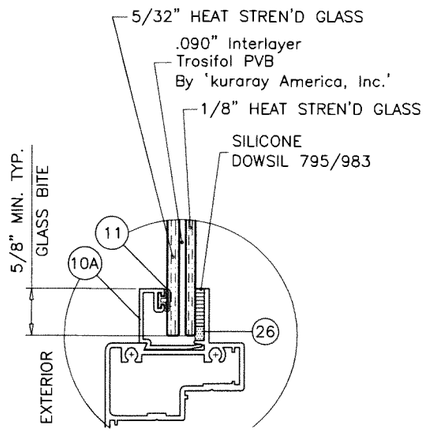
drawing no.
W08–08



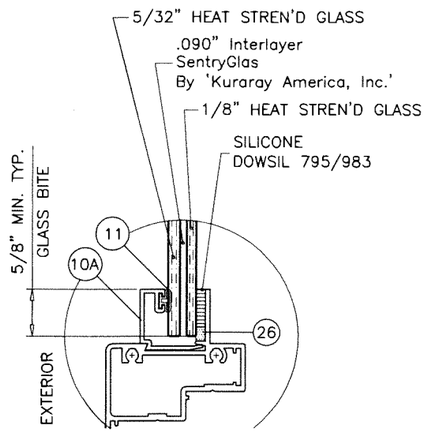
GLASS TYPE 'A'



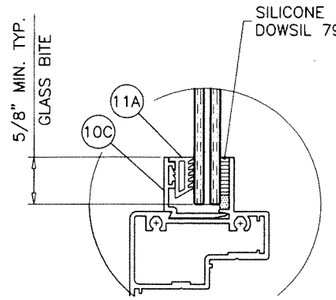
GLASS TYPE 'B'



GLASS TYPE 'C'

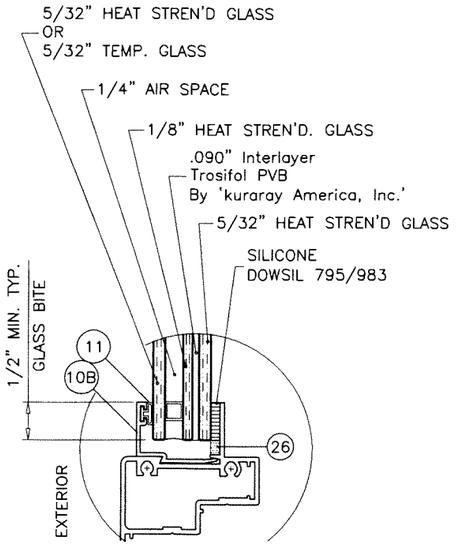


GLASS TYPE 'D'

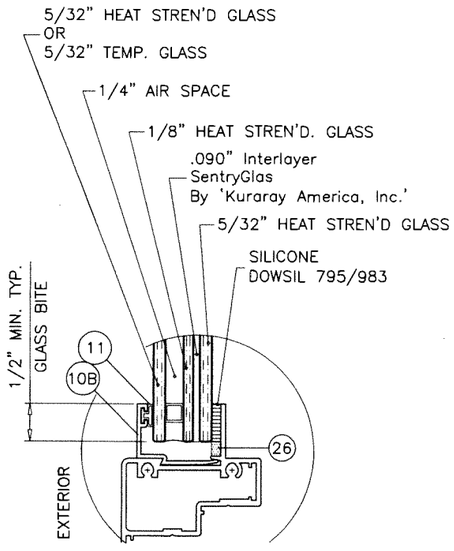


ALT. GLAZING OPTION

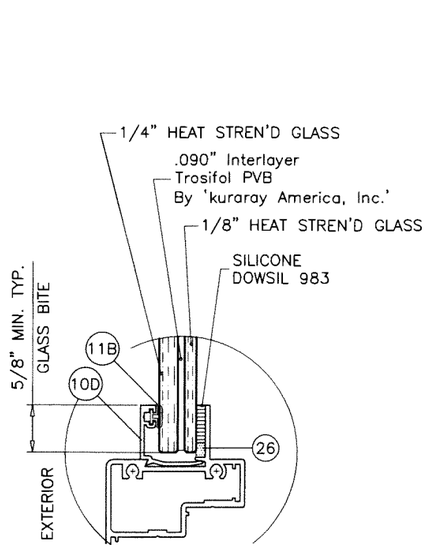
THESE GLAZING STOP CAN BE USED WITH GLASS TYPES 'A', 'B', 'C' & 'D'.



GLASS TYPE 'E'



GLASS TYPE 'F'



GLASS TYPE 'G'

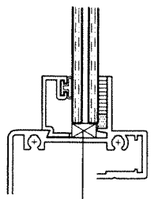
GLAZING OPTIONS

NOTE:
TO QUALIFY FOR SMALL MISSILE IMPACT RATING
EXTERIOR PLY OF GLASS TYPES 'E' & 'F' MUST BE TEMPERED.

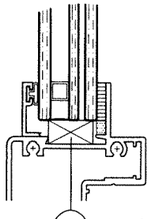
1/4" AIR SPACE CONSISTING OF:

SPACER:
'HELIMA' LOW PROFILE ALUMINUM SPACER
BY 'LINGERMANN GMBH'
AROUND THE PERIMETER OF THE GLASS.

PERIMETER SEALANT:
SILICONE
DOWSIL 791
GE 2000



SETTING BLOCKS AT LAM. GLASS
NOTCH GLAZING BEAD LEG
TO CLEAR BLOCKS



SETTING BLOCKS AT INSUL. LAM. GLASS
NOTCH GLAZING BEAD LEG
TO CLEAR BLOCKS

PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. 23-0717.25
Expiration Date: 04/03/2028
By: Manuel Perez
Miami-Dade Product Control

JUL 07 2023

JALAL FAROOQ LICENSE No. 81223 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

COMP-ANL\W08-08ESW

S-5000 ALUM OUTSWING CASEMENT WDW. (L.M.I.)

E.S. WINDOWS, LLC
3550 N.W. 49 STREET
MIAMI, FL. 33142
TEL. (305) 638-5151 FAX. (305) 638-5158

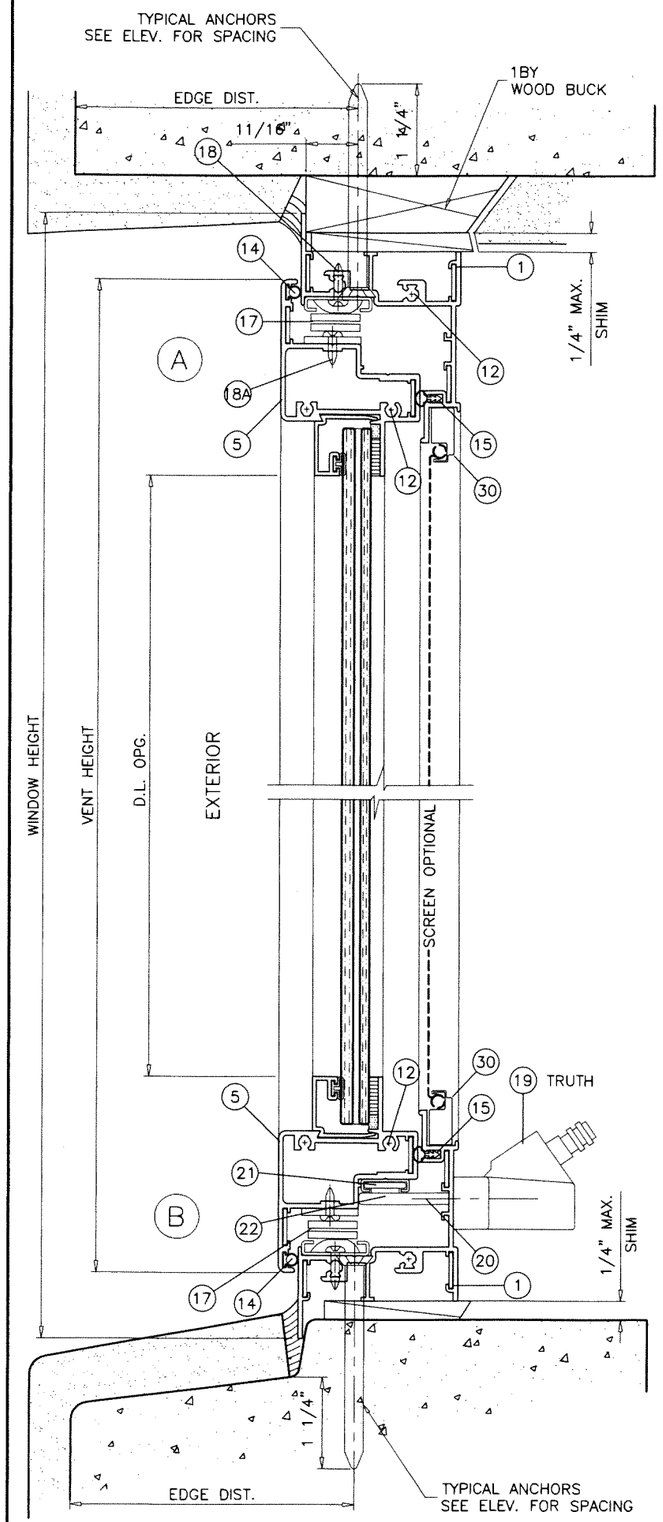
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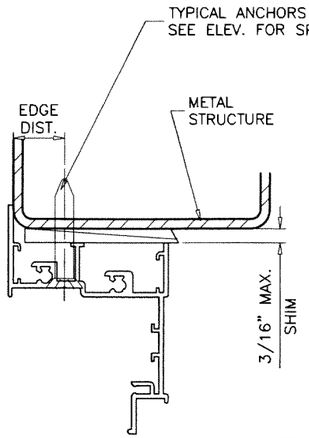
no	date	by	description
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F	10.16.17		UPDATED TO 2017 FBC
G	09.27.18		GLASS OPTION ADDED
H	08.25.20		UPDATED TO 2020 FBC
I	07.06.23		NO CHANGE THIS SHEET

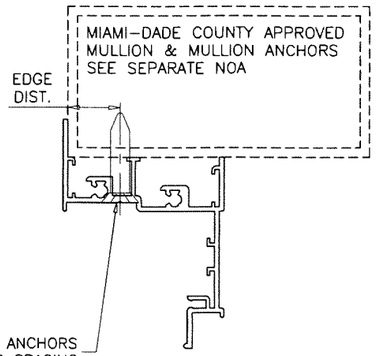
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dr. by: TARIQ
chk. by:

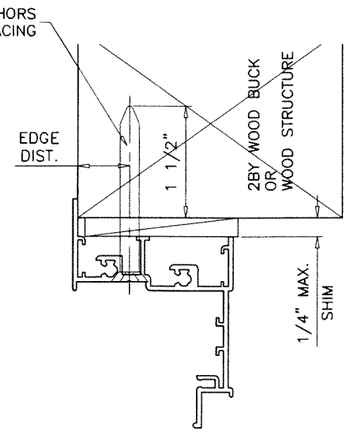
drawing no.
W08-08

sheet 3 of 10

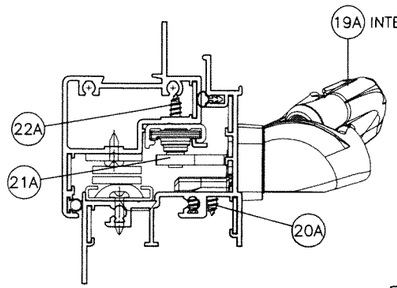


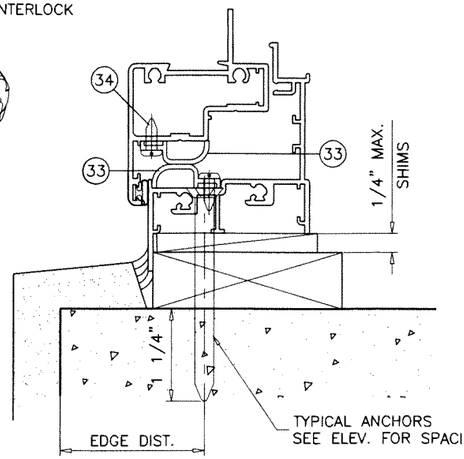






WOOD BUCKS AND METAL STRUCTURE NOT BY 'E.S. WINDOWS' MUST SUSTAIN LOADS IMPOSED BY GLAZING SYSTEM AND TRANSFER THEM TO THE BUILDING STRUCTURE.





PRODUCT REVISED
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Miami-Dade Product Control

TYPICAL ANCHORS: SEE ELEV. FOR SPACING

1/4" DIA. ULTRACON+ BY 'DEWALT' (Fu=164 KSI, Fy=148 KSI)
INTO 2BY WOOD BUCKS OR WOOD STRUCTURES
1-1/2" MIN. PENETRATION INTO WOOD (HEAD/SILL/JAMBS)

THRU 1BY BUCKS INTO CONC. OR BLOCKS
1-1/4" MIN. EMBED INTO CONCRETE (HEAD/SILL/JAMBS)
1-1/4" MIN. EMBED INTO BLOCKS (JAMBS)

DIRECTLY INTO CONCRETE OR BLOCKS
1-1/4" MIN. EMBED INTO CONCRETE (HEAD/SILL/JAMBS)
1-1/4" MIN. EMBED INTO BLOCKS (JAMBS)
1-3/4" MIN. EMBED INTO CONC. (FOR MULLION CLIPS ONLY)

#14 SMS OR SELF DRILLING SCREWS (GRADE 2 CRS)
INTO MIAMI-DADE COUNTY APPROVED MULLIONS
OR
INTO METAL STRUCTURES (HEAD/SILL/JAMBS)
(3) THREADS MIN. PENETRATION BEYOND SUBSTRATE
ALUMINUM: 1/8" THK. MIN. (6063-T5 MIN.)
STEEL: 1/8" THK. MIN. (Fy = 36 KSI MIN.)
(STEEL IN CONTACT WITH ALUMINUM TO BE PLATED OR PAINTED)

TYPICAL EDGE DISTANCE

INTO CONCRETE AND MASONRY = 2-1/2" MIN.
INTO CONCRETE = 1-1/2" MIN. (INTERIOR ANCHORS AT MULL CLIP)
INTO WOOD STRUCTURE = 11/16" MIN.
INTO METAL STRUCTURE = 11/16" MIN.

WOOD AT HEAD, SILL 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.

JUL 07 2023

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MIAMI, FLORIDA 33173 (C.A.N. 3538)
TEL. (305) 264-8100 FAX. (305) 262-6978

COMP-ANL\W08-08ESW

S-5000 ALUM OUTSWING CASEMENT WDW. (L.M.I.)

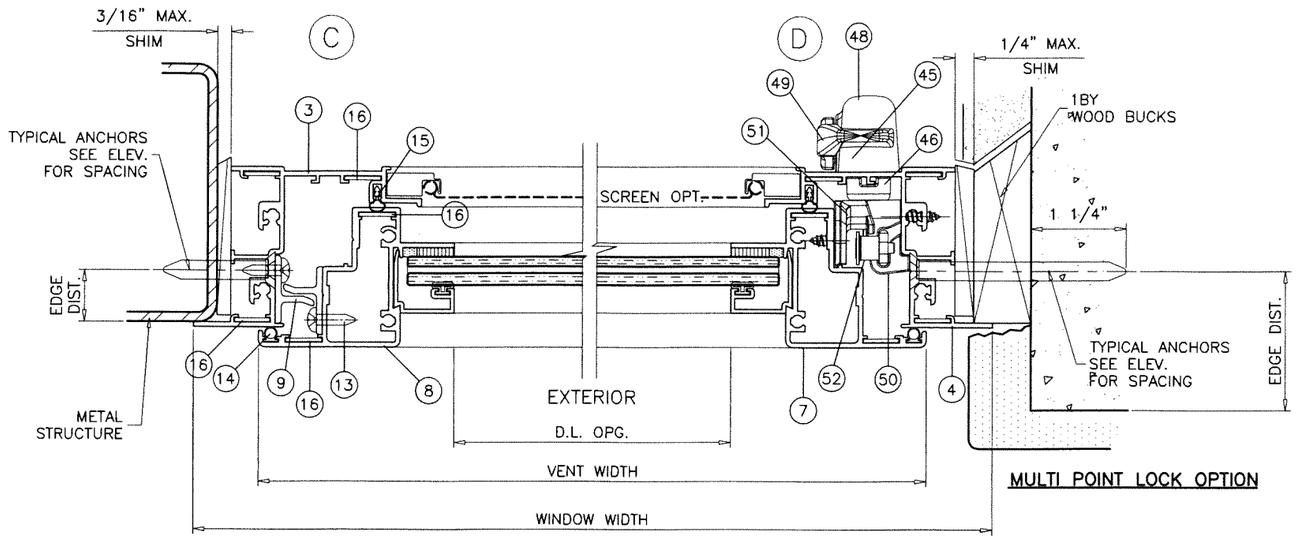
E.S. WINDOWS, LLC
3550 N.W. 49 STREET
MIAMI, FL. 33142
TEL. (305) 638-5151 FAX. (305) 638-5158

revisions:			
no	date	by	description
E	05.06.15		REV. PER RER COMMENTS
F	10.16.17		UPDATED TO 2017 FBC
G	09.27.18		NO CHANGE THIS SHEET
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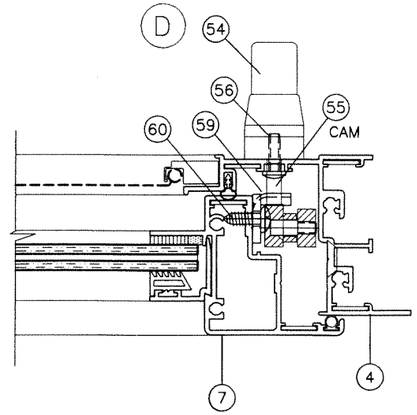
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chk. by:

drawing no.
W08-08

sheet 4 of 10

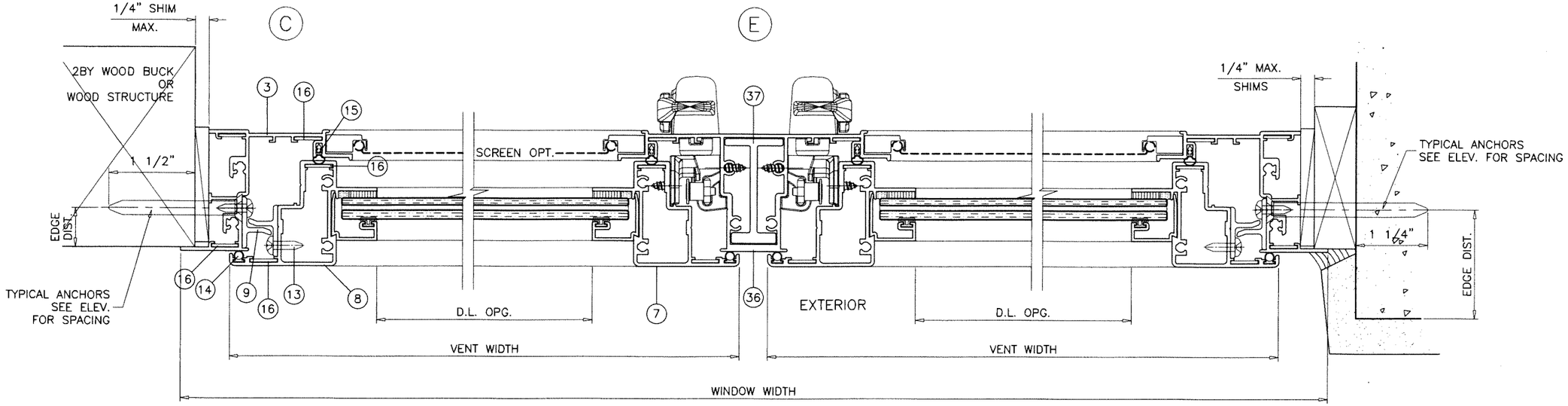


MULTI POINT LOCK OPTION



CAM LOCKS OPTION

SINGLE VENT WINDOWS



DUAL VENT WINDOWS

PRODUCT REVISED
As complying with the Florida Building Code
NOA–No. 23-0717.25 JUL 07 2023
Expiration Date: 04/03/2028
By: Manuel Perez
Miami–Dade Product Control

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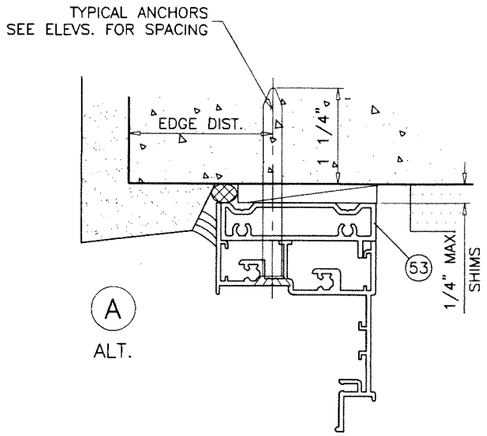
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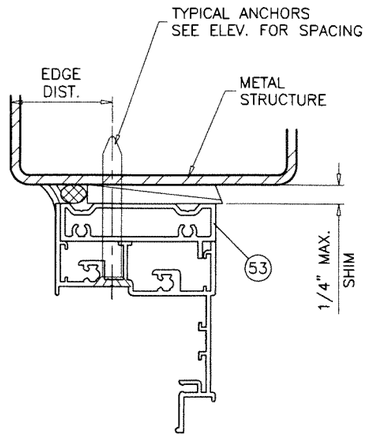
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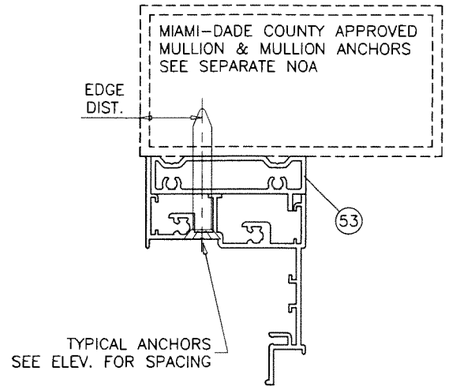
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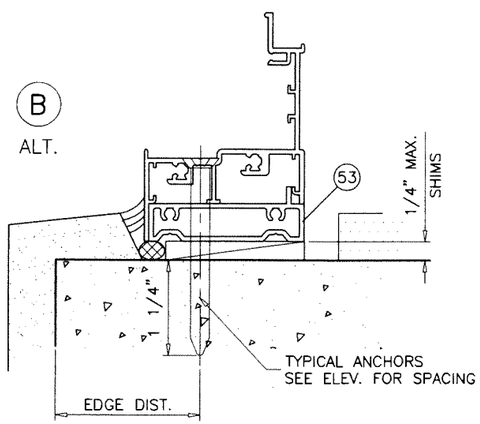
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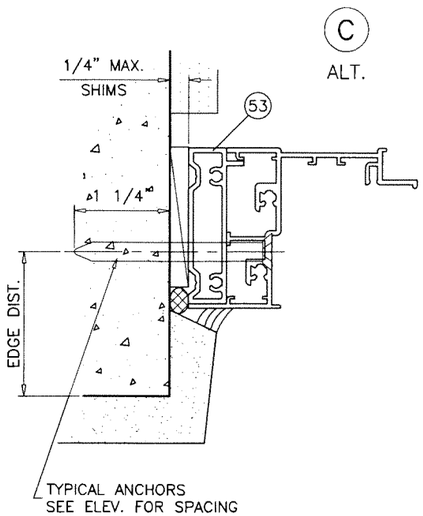
sheet 5 of 10











INSTALLATION DETAILS WITH FLUSH FRAME ADAPTER

PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. 23-0717.25
Expiration Date: 04/03/2028
By: Manuel Perez
Miami-Dade Product Control

JUL 07 2023

JALAL FAROOQ LICENSE No. 81223 STATE OF FLORIDA PROFESSIONAL ENGINEER

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9360 SUNSET DRIVE, SUITE 220
MIAMI, FLORIDA 33173 (C.A.N. 3538)
TEL. (305) 264-8100 FAX. (305) 262-6978

COMP-ANL\W08-08ESW

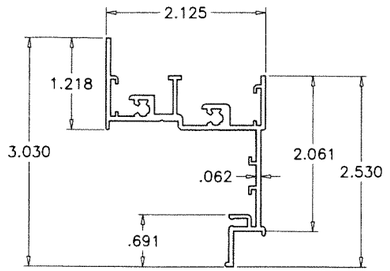
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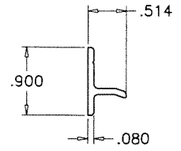
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I	07.06.23		NO CHANGE THIS SHEET

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chk. by:

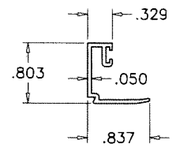
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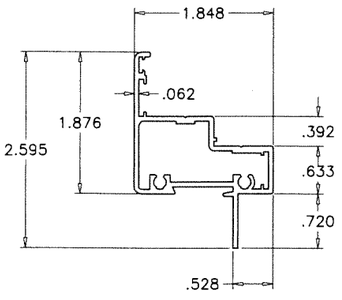
(1)(2)(3)(4) FRAME



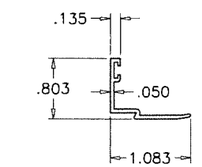
(9) SNUBBER



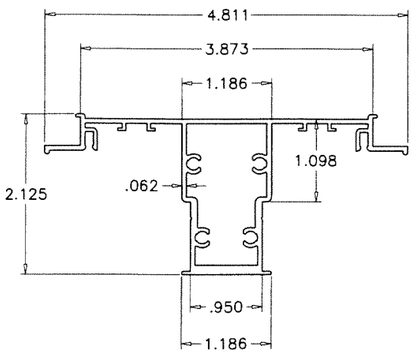
(10A) GLAZING STOP (LAM. GLASS)



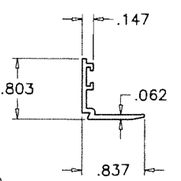
(5)(6)(7)(8) VENT



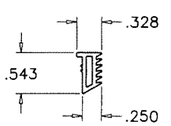
(10B) GLAZING STOP (INSUL. LAM. GLASS)



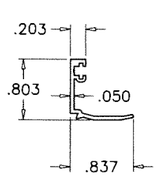
(36) IMPOST



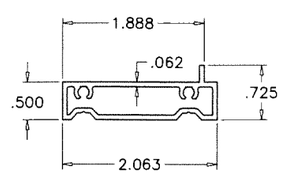
(10C) GLAZING STOP (LAM. GLASS)



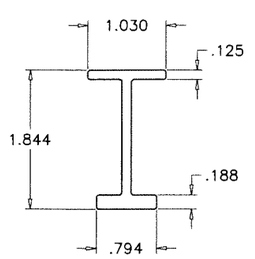
(11A) GLAZING WEDGE



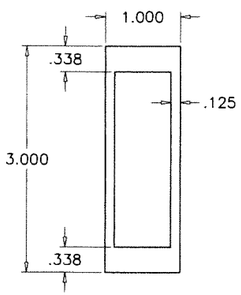
(10D) GLAZING STOP (LAM. GLASS)



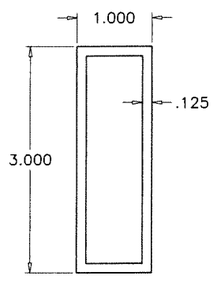
(53) FLUSH FRAME ADAPTER



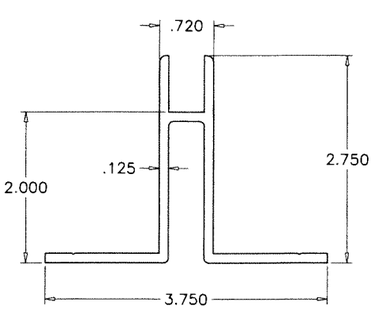
(37) IMPOST STIFFENER



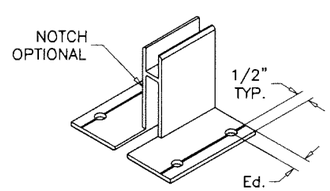
1 X 3 (23) CUSTOM MULLION



1 X 3 (23A) STD. MULLION

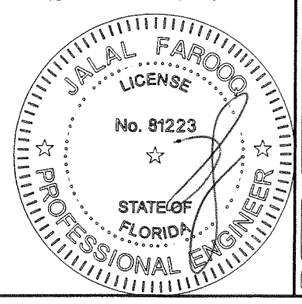


(24) MULLION CLIP



PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. 23-0717.25
Expiration Date: 04/03/2028
By: Manuel Perez
Miami-Dade Product Control

JUL 07 2023



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\W08-08ESW

S-5000 ALUM OUTSWING CASEMENT WDW. (L.M.I.)

E.S. WINDOWS, LLC
3550 N.W. 49 STREET
MIAMI, FL. 33142
TEL. (305) 638-5151 FAX. (305) 638-5158

revisions:

no	date	by	description
E	05.06.15		REV. PER RER COMMENTS
F	10.16.17		UPDATED TO 2017 FBC
G	09.27.18		GLASS OPTION ADDED
H	08.25.20		UPDATED TO 2020 FBC
I	07.06.23		NO CHANGE THIS SHEET

date: 01-23-08
scale: 1/2" = 1"
dr. by: TARIQ
chk. by:

drawing no.
W08-08

sheet 7 of 10

ITEM	PART #	QUANTITY	DESCRIPTION	MATERIAL	MANF./SUPPLIER/REMARKS
1	ES5001	1	FRAME HEAD	6063-T6	-
2	ES5001	1	FRAME SILL	6063-T6	-
3	ES5001	1/ VENT	FRAME JAMB-HINGE SIDE	6063-T6	-
4	ES5001	1/ VENT	FRAME JAMB-LATCH SIDE	6063-T6	-
5	ES5002	1/ VENT	VENT TOP RAIL	6063-T6	-
6	ES5002	1/ VENT	VENT BOTTOM RAIL	6063-T6	-
7	ES5002	1/ VENT	VENT SIDE RAIL-HINGE SIDE	6063-T6	-
8	ES5002	1/ VENT	VENT SIDE RAIL-LATCH SIDE	6063-T6	-
9	ES5004	2/ VENT	SNUBBERS, 2-1/2" LONG	6063-T6	-
10A	ES1103	AS REQD.	GLAZING BEAD (LAM. GLASS)	6063-T5	-
10B	-	AS REQD.	GLAZING BEAD (INSUL. LAM. GLASS)	6063-T5	-
10C	ES1008	AS REQD.	GLAZING BEAD (LAM. GLASS)	6063-T6	-
10D	ES-1017	AS REQD.	GLAZING BEAD (LAM. GLASS)	6063-T6	-
11	27-425	AS REQD.	GLAZING GASKET	EPDM	DUROMETER 60±5 SHORE 'A'
11A	ES1010	AS REQD.	GLAZING WEDGE	SOFT PVC	DUROMETER 65±5 SHORE 'A'
11B	5008A	AS REQD.	GLAZING WEDGE	SILICONE	DUROMETER 65±5 SHORE 'A'
12	-	AS REQD.	FRAME & VENT ASSEMBLY SCREWS	-	#10 X 1-1/2" PH SMS
13	-	2/ SNUBBER	SNUBBER INSTALLATION SCREWS	-	#8 X 1/2" PH SMS
14	E202	AS REQD.	OUTER WEATHERSTRIPPING (POLYPROPYLENE BASE, TPE BULB)	-	DUROMETER 65 SHORE 'A'
15	ES5005	AS REQD.	INNER WEATHERSTRIPPING	EPDM	DUROMETER 60 SHORE 'A'
16	PJS40-SS	AS REQD.	CORNER LOCK	ST. STEEL	SULLIVAN & ASSOCIATES
17	301SS	2/ VENT	4 BAR HINGES-HEAVY DUTY	-	TRUTH HARDWARE
18	-	3/ HINGE	HINGE MOUNTING SCREWS AT FRAME	-	#10 X 1/2" PH SMS
18A	-	4/ HINGE	HINGE MOUNTING SCREWS AT VENT	-	#10 X 1/2" PH SMS
19	23 SERIES	1/ VENT	SINGLE ARM OPERATOR (AT 8-1/2" FROM ENDS)	-	TRUTH HARDWARE
19A	NOVA	1/ VENT	SINGLE ARM OPERATOR (AT 8-1/2" FROM ENDS)	-	INTERLOCK
20	-	4/ OPER.	OPERATOR MOUNTING SCREWS	-	#10-24 X 3/8" PH SMS
20A	-	8/ OPER.	OPERATOR MOUNTING SCREWS	-	#8 X 1/2" FH SMS
21	30175	1/ OPER.	13-3/4" LONG TRACK	ST. STEEL	TRUTH HARDWARE
21A	-	1/ OPER.	OPERATOR TRACK	ST. STEEL	INTERLOCK
22	-	2/ TRACK	TRACK MOUNTING SCREWS	-	#10 X 3/8" PH SS SMS
22A	-	3/ TRACK	TRACK MOUNTING SCREWS	-	#8 X 1/2" FH SMS
23	-	AS REQD.	1X3 CUSTOM MULLION	6063-T6	-
23A	-	AS REQD.	1X3 STANDARD MULLION	6063-T6	-
24	-	AS REQD.	MULLION CLIP	6063-T6	-
25	27-372	2/ LITE	SETTING BLOCK, 7/16" X 3/16" X 3-1/2" LONG	EPDM	AT 6" FROM EACH END, DUROMETER 75±5 SHORE A
25A	-	2/ LITE	SETTING BLOCK, 5/16" X 5/8" X 4" LONG	EPDM	AT 6" FROM EACH END, DUROMETER 75±5 SHORE A
26	-	8/ LITE	TAPE SPACER (1/4" X 1/2")	FOAM	AT 6" FROM GLASS ENDS
30	-	OPTIONAL	5/16" BOX SCREEN	-	-
33	ES5009	2/ VENT	ANTI SAG SKATE, 2" LONG	NYLON/CELCON	M&M PLASTICS
34	-	2/ SKATE	SKATE MOUNTING SCREWS	-	#6 x 1/2" PHSMS
36	ES5003	1	IMPOST	6063-T6	
37	ES5010	AS RQD.	IMPOST STIFFENER	6063-T6	
45	CL01-0500	-	MULTI-POINT LOCK MECHANISM		INTERLOCK
46	-	-	LOCK FASTENER PLATE		-
47	-	2/ LOCK	LOCK FASTENER SCREWS		THREAD FORMING
48	CL01-2250-XXX	-	SNAP ON COVER		-
49	CL01-1050-XXX	-	SNAP ON HANDLE		-
50	-	-	GUIDE (ACETAL)		-
51	-	-	KEEPER (ACETAL)		-
52	-	-	LOCK BAR (304 ST/ST)		-
53	ES-5017	AS REQD.	FLUSH FRAME ADAPTER	6063-T5	OPTIONAL
54	-	1/ VENT	LOCKING HANDLE	-	SULLIVAN & ASSOC.
55	-	2/ VENT	LOCKING CAM (AT 11-1/2" & 50-1/2" FROM BOTTOM)	-	SULLICAN & ASSOC.
56	-	2/ LOCK	LOCK MOUNTING SCREWS	-	#6-32 x 1/2 PH MS
57	ES5013	1/VENT	LOCK HANDLE/CAM CONNECTOR	-	1/4" x 1/2" ALUM. BAR
58	ES5011	2/ BAR	CONNECTOR SCREWS	-	CUSTOM
59	CS-200K-SS	2/ VENT	KEEPERS (AT 12" & 51" FROM BOTTOM)	ST STEEL	SULLIVAN & ASSOC.
60	-	2/ KEEPER	KEEPER MOUNTING SCREWS	-	#10 X 3/8" PH SMS

SEALANTS:

ALL FRAME AND VENT CORNERS AND INSTALLATION SCREWS SEALED WITH CLEAR/ALUMINUM COLORED SEALANT.

PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. 23-0717.25
Expiration Date: 04/03/2028
By: Manuel Perez
Miami-Dade Product Control

JUL 07 2023

JALAL FAROOQ LICENSE No. 81223 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

COMP-ANL\W08-08ESW

S-5000 ALUM OUTSWING CASEMENT WDW. (L.M.I.)

E.S. WINDOWS, LLC
3550 N.W. 49 STREET
MIAMI, FL. 33142
TEL. (305) 638-5151 FAX. (305) 638-5158

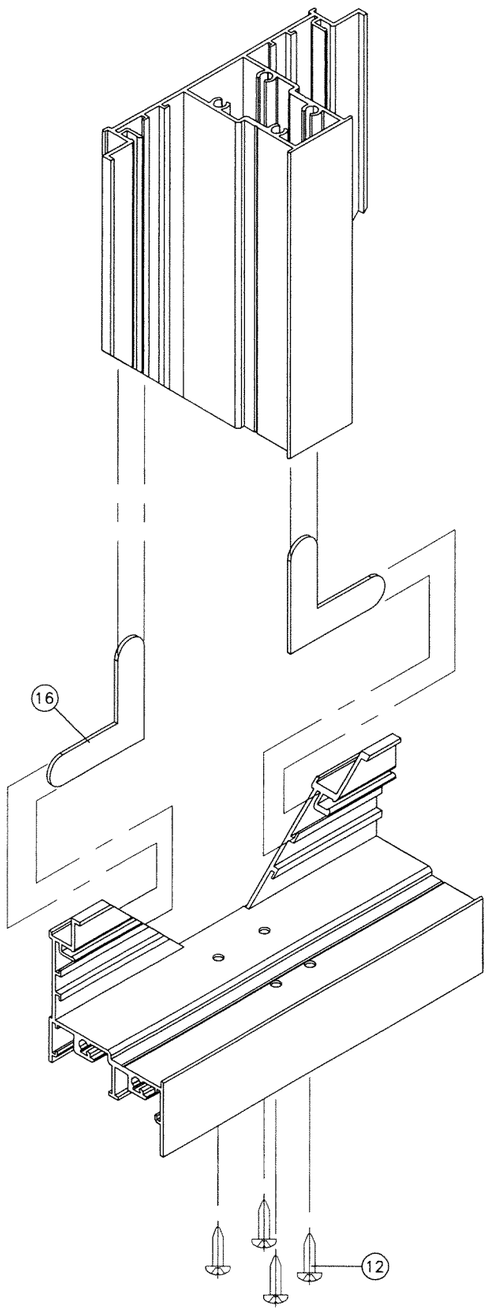
revisions:

no	date	by	description
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G	09.27.18		GLASS OPTION ADDED
H	08.25.20		UPDATED TO 2020 FBC
I	07.06.23		NO CHANGE THIS SHEET

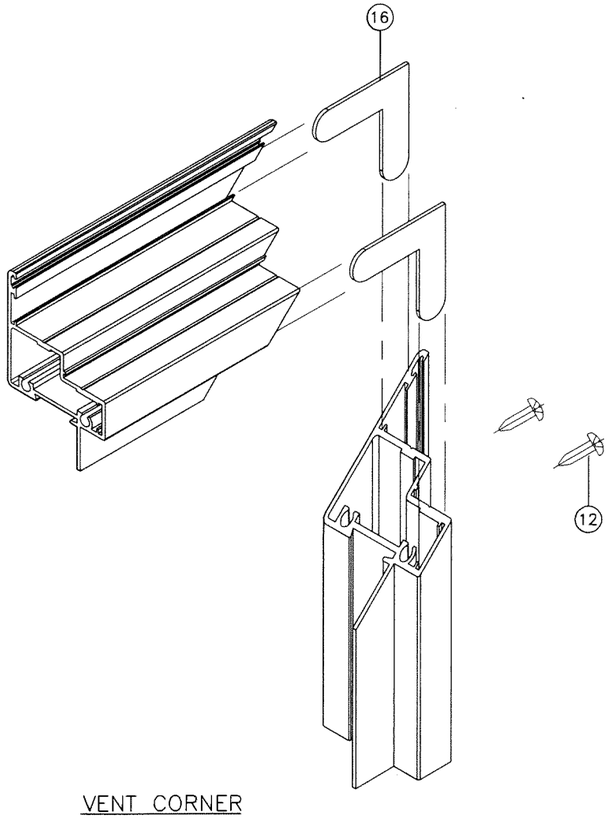
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scale: 1/2" = 1"
dr. by: TARIQ
chk. by:

drawing no.
W08-08

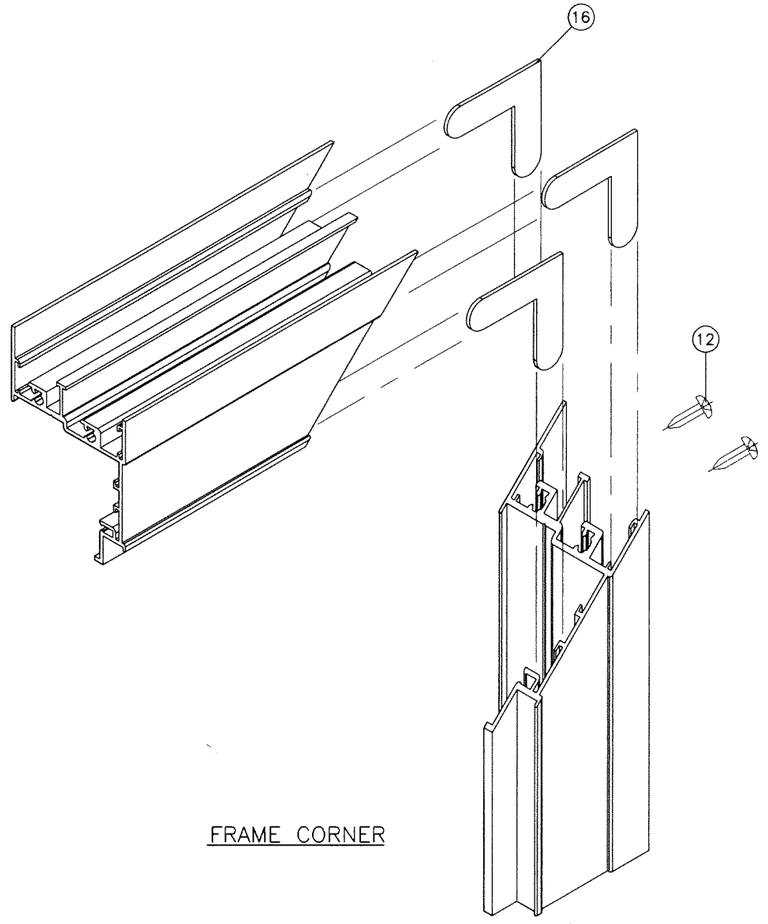
sheet 8 of 10



IMPOST CORNER



VENT CORNER



FRAME CORNER

PRODUCT REVISED
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NOA-No. 23-0717.25
Expiration Date: 04/03/2028
By: Manuel Perez
Miami-Dade Product Control

JUL 0 7 2023

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9360 SUNSET DRIVE, SUITE 220
MIAMI, FLORIDA 33173 *(C.A.N. 3538)*
TEL. (305) 264-8100 FAX. (305) 262-6978
COMP-ANL\W08-08ESW

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sheet 9 of 10

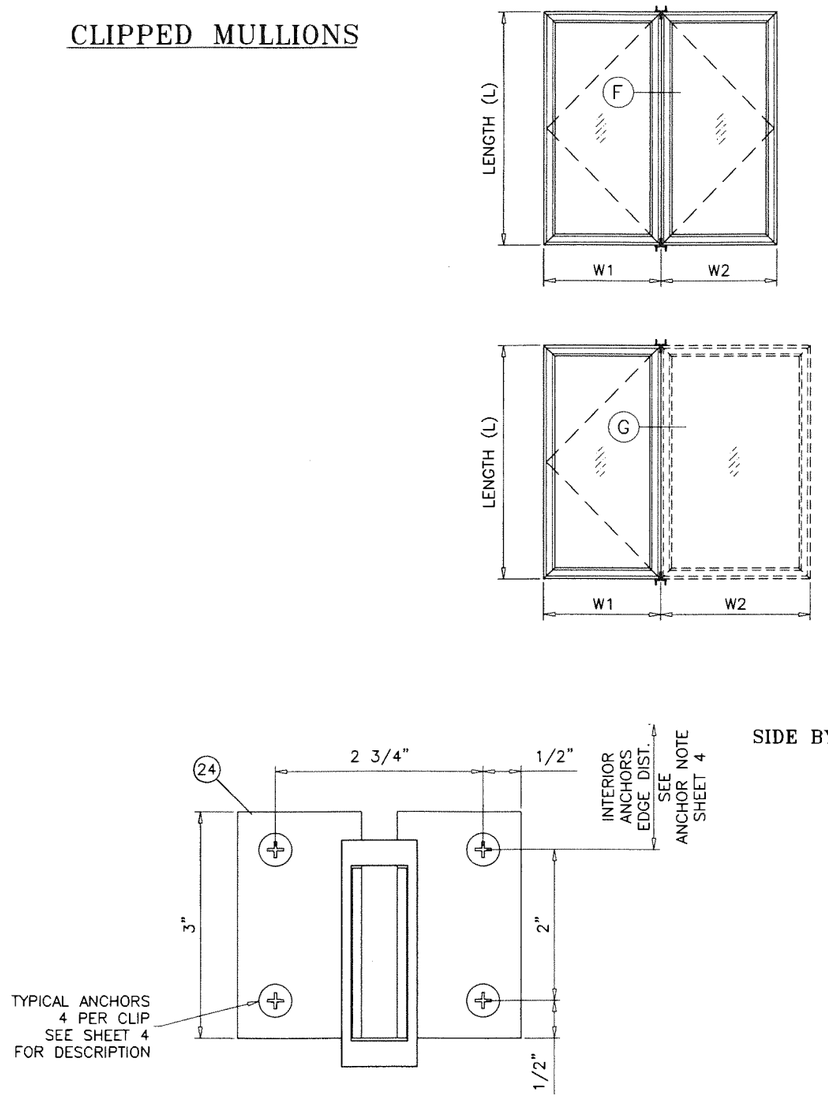
MULLION LOAD CAPACITY - PSF			
WINDOW DIMS.		1 X 3 STD. MULL	1 X 3 CUSTOM MULL
WIDTH (W)	LENGTH (L)	EXT.(+) INT.(−)	EXT.(+) INT.(−)
26-1/2"	58"	90.0	90.0
37"		90.0	90.0
42"		90.0	90.0
45"		90.0	90.0
48"		90.0	90.0
53-1/8"		90.0	90.0
62"		90.0	90.0
26-1/2"	63"	90.0	90.0
37"		90.0	90.0
42"		90.0	90.0
45"		90.0	90.0
48"		90.0	90.0
53-1/8"		90.0	90.0
62"		90.0	90.0
26-1/2"	74-1/4"	90.0	90.0
37"		90.0	90.0
42"		83.3	90.0
45"		79.4	90.0
48"		76.1	90.0
53-1/8"		71.7	90.0
26-1/2"	76"	90.0	90.0
37"		85.0	90.0
42"		77.2	90.0
45"		73.5	90.0
48"		70.4	88.3
51"		67.8	85.0

MULLION LOAD CAPACITY - PSF			
WINDOW DIMS.		1 X 3 STD. MULL	1 X 3 CUSTOM MULL
WIDTH (W)	LENGTH (L)	EXT.(+) INT.(−)	EXT.(+) INT.(−)
30"	54"	90.0	90.0
36"		90.0	90.0
42"		90.0	90.0
48"		90.0	90.0
54"		90.0	90.0
60"		90.0	90.0
62"		90.0	90.0
30"	60"	90.0	90.0
36"		90.0	90.0
42"		90.0	90.0
48"		90.0	90.0
54"		90.0	90.0
60"		90.0	90.0
62"		90.0	90.0
30"	66"	90.0	90.0
36"		90.0	90.0
42"		90.0	90.0
48"		90.0	90.0
54"		90.0	90.0
59"		90.0	90.0
30"	72"	90.0	90.0
36"		90.0	90.0
42"		90.0	90.0
48"		84.5	90.0
54"		79.2	90.0
30"	76"	90.0	90.0
36"		86.9	90.0
42"		77.2	90.0
48"		70.4	88.3
51"		67.8	85.0

NOTES:

1. USE CHART ON THIS SHEET FOR SIDE BY SIDE CONNECTION CAPACITY OF WINDOW MULLION.
2. FOR CASEMENT WINDOW CAPACITY SEE SHEET 2 OF 10.
3. FOR FIXED WINDOW CAPACITY SEE SEPARATE NOA.
4. LOWER VALUES FROM STEPS 1, 2 OR 3 WILL APPLY TO ENTIRE SYSTEM.

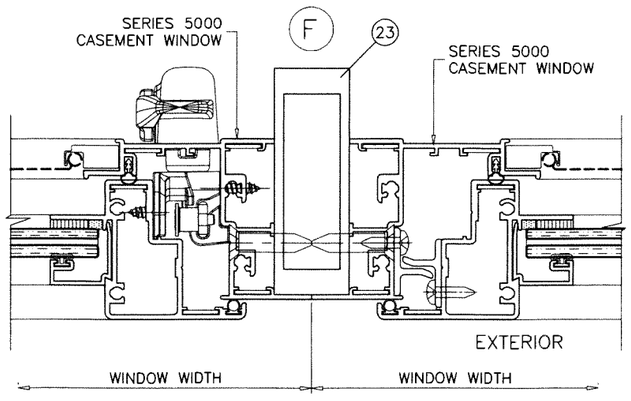
CLIPPED MULLIONS



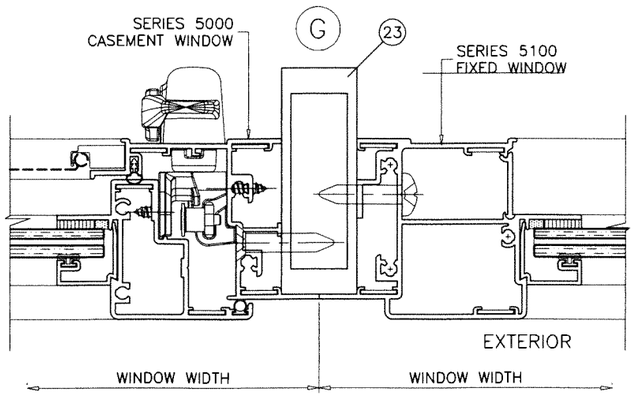
TYPICAL ELEVATIONS
SIDE BY SIDE WINDOWS

SIDE BY SIDE APPLIES TO TWO OR MORE WINDOWS

$$\text{WIDTH (W)} = \frac{W1 + W2}{2}$$



CASEMENT TO CASEMENT MULLION



CASEMENT TO FIXED MULLION

PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. 23-0717.25
Expiration Date: 04/03/2028
By:
Miami-Dade Product Control

JUL 07 2023

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sheet 10 of 10

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
Miami, Florida 33175-2474
T (786) 315-2590 F (786) 315-2599
www.miamidade.gov/building

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

NOTICE OF ACCEPTANCE (NOA)

E.S. Windows, LLC
3550 NW 49th Street
Miami, FL 33142

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami–Dade County RER–Product Control Section to be used in Miami–Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami–Dade County Product Control Section (In Miami–Dade County) and/ or the AHJ (in areas other than Miami–Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance if it is determined by Miami–Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.

DESCRIPTION: Series "EL-150" Aluminum Fixed Window – L.M.I.

APPROVAL DOCUMENT: Drawing No. **W16-70**, titled "ES-EL150 Fixed Aluminum Wdw. (L.M.I)", sheets 1, 2, 2.1, 3, 3.1, 4 and 5 through 9 of 9, dated 11/13/16, with revision **E** dated 06/29/23, prepared by Al–Farooq Corporation, signed and sealed by Jalal Farooq, P.E., bearing the Miami–Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date by the Miami–Dade County Product Control Section.

MISSILE IMPACT RATING: Large and Small Missile Impact Resistant

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, **Barranquilla**, **Colombia**, model/series, and following statement: "Miami–Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/ or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami–Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA **revises NOA No. 22-0105.01** and consists of this page 1 and evidence pages E-1, E-2, E-3 and E-4, as well as approval document mentioned above.

The submitted documentation was reviewed by **Manuel Perez, P.E.**

MIAMI-DADE COUNTY APPROVED

8/15/23

E.S. Windows, LLC

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

1. EVIDENCE SUBMITTED UNDER PREVIOUS NOA's

A. DRAWINGS

1. Manufacturer's die drawings and sections.
(Submitted under NOA No. 16-0617.05)

2. Drawing No. **W16-70**, titled "ES-EL150 Fixed Aluminum Wdw. (L.M.I)", sheets 1, 2, 2.1, 3, 3.1, 4 and 5 through 9 of 9, dated 11/13/16, with revision **D** dated 06/15/21, prepared by Al-Farooq Corporation, signed and sealed by Jalal Farooq, P.E.
(Submitted under NOA No. 21-0708.03)

B. TESTS

1. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
2) Uniform Static Air Pressure Test, Loading per FBC, TAS 202-94
3) Water Resistance Test, per FBC, TAS 202-94
4) Large Missile Impact Test per FBC, TAS 201-94
5) Cyclic Wind Pressure Loading per FBC, TAS 203-94
6) Safety Performance Test, (class A) per ANSI Z97.1
along with marked-up drawings and installation diagram of a series EL-150 aluminum fixed window, prepared by Fenestration Testing Laboratory, Inc., Test Report No. **FTL-12002**, dated 04/30/20, signed and sealed by Idalmis Ortega, P.E.
(Submitted under NOA No. 20-1223.01)

2. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
2) Uniform Static Air Pressure Test, Loading per FBC, TAS 202-94
3) Water Resistance Test, per FBC, TAS 202-94
4) Large Missile Impact Test per FBC, TAS 201-94
5) Cyclic Wind Pressure Loading per FBC, TAS 203-94
6) Safety Performance Test, (class A) per ANSI Z97.1
along with marked-up drawings and installation diagram of a series EL-150 aluminum fixed window, prepared by Fenestration Testing Laboratory, Inc., Test Report No. **FTL-11035**, dated 04/30/20, signed and sealed by Idalmis Ortega, P.E.
(Submitted under NOA No. 20-1223.01)

3. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
2) Uniform Static Air Pressure Test, Loading per FBC, TAS 202-94
3) Water Resistance Test, per FBC, TAS 202-94
4) Large Missile Impact Test per FBC, TAS 201-94
5) Cyclic Wind Pressure Loading per FBC, TAS 203-94
6) Safety Performance Test, (class A) per ANSI Z97.1
along with marked-up drawings and installation diagram of a series EL-150 aluminum fixed window, prepared by Fenestration Testing Laboratory, Inc., Test Report No. **FTL-11027**, dated 04/23/20, signed and sealed by Idalmis Ortega, P.E.
(Submitted under NOA No. 20-1223.01)

Manuel Perez

Manuel Perez, P.E.
Product Control Examiner
NOA No. 23-0714.17
Expiration Date: May 18, 2027
Approval Date: August 24, 2023

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

1. EVIDENCE SUBMITTED UNDER PREVIOUS NOA's (CONTINUED)

B. TESTS (CONTINUED)

4. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
2) Uniform Static Air Pressure Test, Loading per FBC, TAS 202-94
3) Water Resistance Test, per FBC, TAS 202-94
along with marked-up drawings and installation diagram of aluminum fixed window, prepared by Blackwater Testing, Inc., Test Report No. **BT-ESW-16-004**, dated 11/14/16, and revised on 05/10/17, signed and sealed by Constantin Bortes, P.E.
(Submitted under NOA No. 16-0617.05)

5. Test reports on: 1) Large Missile Impact Test per FBC, TAS 201-94
2) Cyclic Wind Pressure Loading per FBC, TAS 203-94
along with marked-up drawings and installation diagram of aluminum fixed window, prepared by Blackwater Testing, Inc., Test Report No. **BT-ESW-17-012**, dated 05/10/17, signed and sealed by Constantin Bortes, P.E.
(Submitted under NOA No. 16-0617.05)

C. CALCULATIONS

1. Anchor verification calculations and structural analysis, complying with **FBC 5th Edition (2014)**, dated 11/16/16, revised on 12/21/16, updated on 11/09/20 to comply with **FBC 7th Edition (2020)** and further revised on 06/29/21 to include additional window sizes, prepared by Al-Farooq Corporation, signed and sealed by Jalal Farooq, P.E.
(Submitted under NOA No. 21-0708.03)

2. Glazing complies with **ASTM E1300-09**

D. QUALITY ASSURANCE

1. Miami-Dade Department of Regulatory and Economic Resources (RER)

E. MATERIAL CERTIFICATIONS

1. Notice of Acceptance No. **20-0915.22** issued to **Kuraray America, Inc.** for their "**Trosifol® Ultraclear, Clear and Color PVB Glass Interlayers**" dated 11/19/20, expiring on 07/08/24.

2. Notice of Acceptance No. **20-0915.19** issued to **Kuraray America, Inc.** for their **"SentryGlas® (Clear and White) Glass Interlayers**" dated 11/19/20, expiring on 07/04/23.

3. Notice of Acceptance No. **20-0622.03** issued to **Eastman Chemical Company (MA)** for their "**Saflex Storm - Saflex and Saflex HP Composite Glass Interlayers with PET Core"** dated 08/06/20, expiring on 12/11/23.

4. Notice of Acceptance No. **20-0622.01** issued to **Eastman Chemical Company (MA)** for their "**Saflex PVB Clear and Color Glass Interlayers**" dated 08/06/20, expiring on 05/21/21.

Manuel Perez

Manuel Perez, P.E.
Product Control Examiner
NOA No. 23-0714.17
Expiration Date: May 18, 2027
Approval Date: August 24, 2023

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

1. EVIDENCE SUBMITTED UNDER PREVIOUS NOA's (CONTINUED)

F. STATEMENTS

1. Statement letter of conformance, complying with **FBC 7th Edition (2020)** dated February 20, 2020, issued by Al-Farooq Corporation, signed and sealed by Jalal Farooq, P.E.
(Submitted under NOA No. 22-0105.01)

2. Statement letter of conformance, complying with **FBC 6th Edition (2017),** with **FBC 7th Edition (2020),** and of no financial interest, dated November 09, 2020, issued by Al-Farooq Corporation, signed and sealed by Jalal Farooq, P.E.
(Submitted under NOA No. 20-1223.01)

3. Proposal No. **18-0784** issued by the Product Control Section, dated June 29, 2018, signed by Manuel Perez, P.E.
(Submitted under NOA No. 20-1223.01)

4. Proposal No. **19-1230** issued by the Product Control Section, dated November 18, 2019, signed by Manuel Perez, P.E.
(Submitted under NOA No. 20-1223.01)

G. OTHERS

1. Notice of Acceptance No. **21-0708.03**, issued to E.S. Windows, LLC, for their Series "EL-150" Aluminum Fixed Windows – L.M.I., approved on 09/02/21 and expiring on 05/18/22.

Manuel Perez, P.E.
Product Control Examiner
NOA No. 23-0714.17
Expiration Date: May 18, 2027
Approval Date: August 24, 2023

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

2. NEW EVIDENCE SUBMITTED

A. DRAWINGS

1. Drawing No. **W16-70**, titled "ES-EL150 Fixed Aluminum Wdw. (L.M.I)", sheets 1, 2, 2.1, 3, 3.1, 4 and 5 through 9 of 9, dated 11/13/16, with revision **E** dated 06/29/23, prepared by Al-Farooq Corporation, signed and sealed by Jalal Farooq, P.E.

B. TESTS

1. None.

C. CALCULATIONS

1. None.

D. QUALITY ASSURANCE

1. Miami-Dade Department of Regulatory and Economic Resources (RER)

E. MATERIAL CERTIFICATIONS

1. Notice of Acceptance No. **20-0915.22** issued to **Kuraray America, Inc.** for their "**Trosifol® Ultraclear, Clear and Color PVB Glass Interlayers**" dated 11/19/20, expiring on 07/08/24.

2. Notice of Acceptance No. **22-1116.01** issued to **Kuraray America, Inc.** for their **"SentryGlas® (Clear and White) Glass Interlayers**" dated 12/15/22, expiring on 07/04/28.

3. Notice of Acceptance No. **22-1130.05** issued to **Eastman Chemical Company (MA)** for their "**Saflex Storm - Saflex and Saflex HP Composite Glass Interlayers with PET Core"** dated 01/26/23, expiring on 12/11/28.

4. Notice of Acceptance No. **21-0216.01** issued to **Eastman Chemical Company (MA)** for their "**Saflex PVB Interlayers - Clear and Colored for Glass**" dated 04/29/21, expiring on 05/21/26.

F. STATEMENTS

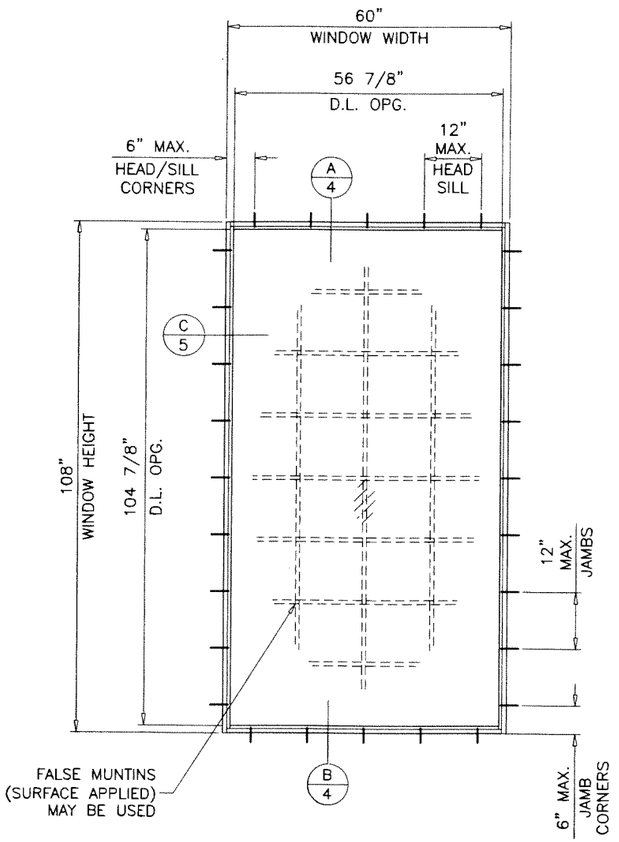
1. Statement letter of conformance, complying with **FBC 7th Edition (2020),** with **FBC 8th Edition (2023),** and of no financial interest, dated July 12, 2023, issued by Al-Farooq Corporation, signed and sealed by Jalal Farooq, P.E.

G. OTHERS

1. Notice of Acceptance No. **22-0105.01**, issued to E.S. Windows, LLC, for their Series "EL-150" Aluminum Fixed Windows – L.M.I., approved on 02/10/22 and expiring on 05/18/27.

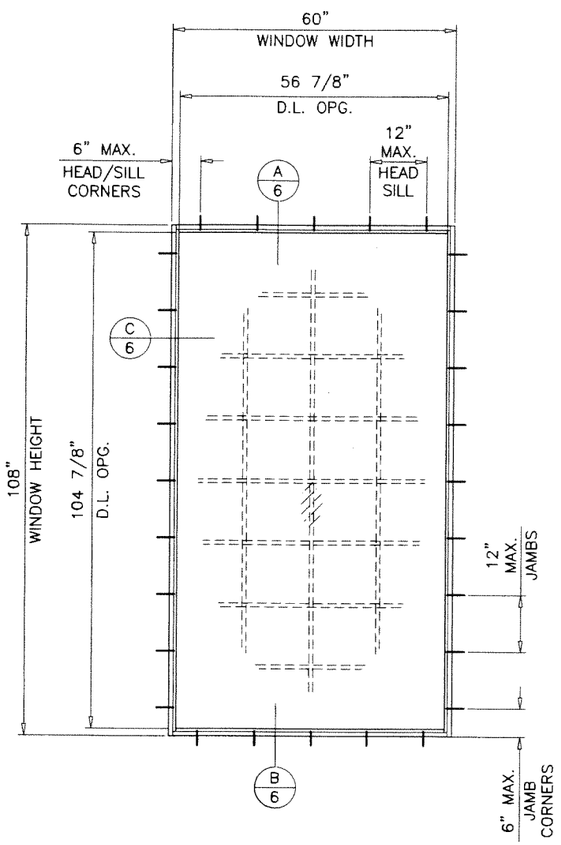
Manuel Perez

Manuel Perez, P.E.
Product Control Examiner
NOA No. 23-0714.17
Expiration Date: May 18, 2027
Approval Date: August 24, 2023



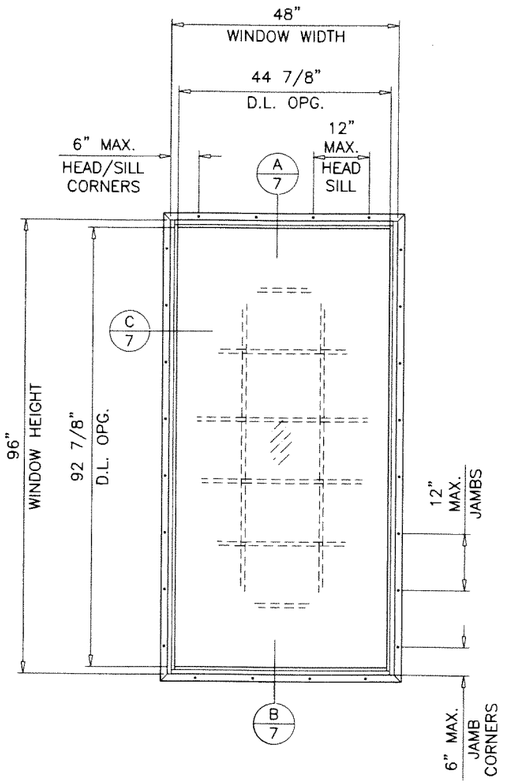
TYPICAL ELEVATION

FLANGE FRAMES



TYPICAL ELEVATION

FLANGE FRAMES WITH FLUSH ADAPTER



TYPICAL ELEVATION

FLANGE FRAMES WITH FIN ADAPTER

WINDOWS WITH FIN FRAME ADAPTERS LIMITED TO GLASS TYPES 'A', 'Ai', 'B', 'DI' & 'Ei' ONLY

ES-EL150
FIXED ALUMINUM WINDOW

DESIGN LOAD RATINGS FOR THESE WINDOWS TO BE AS PER CHARTS SHOWN ON SHEETS 3 AND 3.1.

APPROVAL APPLIES TO SINGLE UNITS OR SIDE BY SIDE COMBINATIONS OF FIX./FIX. OR FIXED WITH OTHER WINDOW TYPES IN MODULES OF TWO OR MORE WINDOWS USING MIAMI-DADE COUNTY APPROVED MULLIONS IN BETWEEN. LOWER DESIGN PRESSURE FROM WINDOWS OR MULLION APPROVAL WILL APPLY TO ENTIRE SYSTEM.

THIS PRODUCT HAS BEEN DESIGNED AND TESTED TO COMPLY WITH THE REQUIREMENTS OF THE 2020 (7TH EDITION)/2023 (8TH EDITION) FLORIDA BUILDING CODE INCLUDING HIGH VELOCITY HURRICANE ZONE (HVHZ).

1BY OR 2BY WOOD BUCKS & BUCK FASTENERS BY OTHERS, MUST BE DESIGNED AND INSTALLED ADEQUATELY TO TRANSFER APPLIED PRODUCT LOADS TO THE BUILDING STRUCTURE.

ANCHORS SHALL BE CORROSION RESISTANT, SPACED AS SHOWN ON DETAILS AND INSTALLED PER MANUF'S INSTRUCTIONS. SPECIFIED EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO.

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 2020/2023 FLORIDA BLDG. CODE & ADOPTED STANDARDS.

THIS PRODUCT APPROVAL IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SITE SPECIFIC PROJECT, i.e. LIFE SAFETY OF THIS PRODUCT, ADEQUACY OF STRUCTURE RECEIVING THIS PRODUCT AND SEALING AROUND OPENING FOR WATER INFILTRATION RESISTANCE ETC.
CONDITIONS NOT SHOWN IN THIS DRAWING ARE TO BE ANALYZED SEPARATELY, AND TO BE REVIEWED BY BUILDING OFFICIAL.

DESIGN LOADS SHOWN ARE BASED ON 'ALLOWABLE STRESS DESIGN (ASD)'.

DAYLITE OPENINGS:
D.L.O. HEIGHT = WINDOW HEIGHT – 3.125"
D.L.O. WIDTH = WINDOW WIDTH – 3.125"

WINDOWS WITH GLASS TYPES 'AA', 'BB' & 'AAi' COMPLY WITH REQUIREMENTS OF ANSI Z97.1.

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

PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. 23-0714.17
Expiration Date: 05/18/2027
By: Manuel Perez
Miami-Dade Product Control

JALAL FAROOQ LICENSE No. 61228 STATE OF FLORIDA PROFESSIONAL ENGINEER

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\W16-70ES

ES-EL150 FIXED ALUMINUM WDW. (L.M.I.)

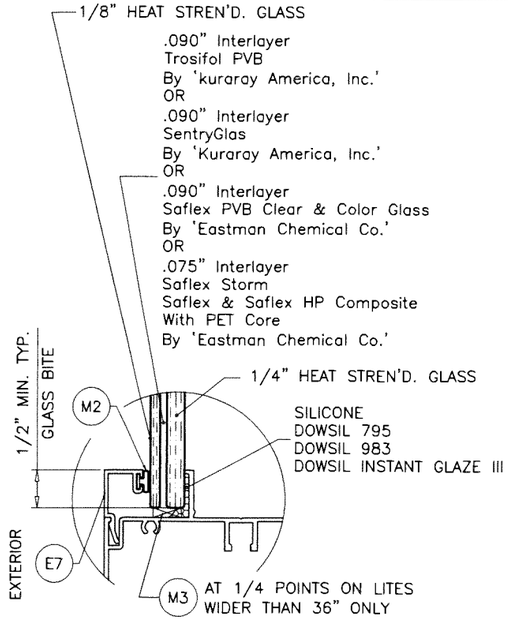
E.S. WINDOWS, LLC
3550 N.W. 49 STREET
MIAMI, FL. 33142
TEL. (305) 638-5151 FAX. (305) 638-5158

revisions:			
no	date	by	description
A	05.12.17		NO CHANGE THIS SHEET
B	11.27.17		UPDATED TO 2017 FBC
C	06.22.20		GENERAL REVISION
D	06.15.21		NO CHANGE THIS SHEET
E	06.29.23		UPDATED TO 2023 FBC

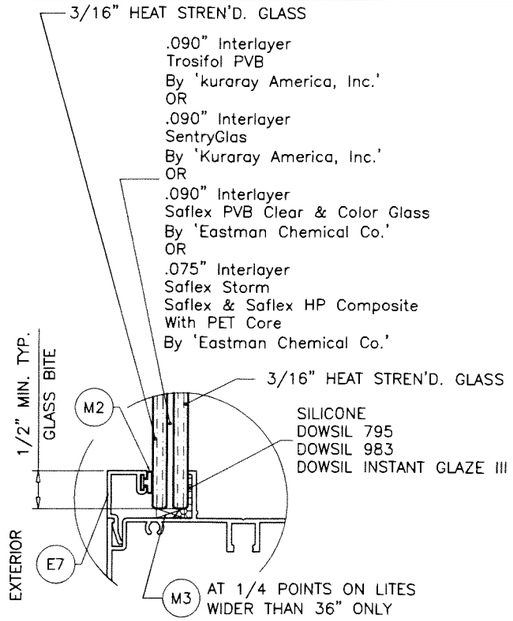
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dr. by: TARIQ
chk. by:

drawing no. W16-70

sheet 1 of 9

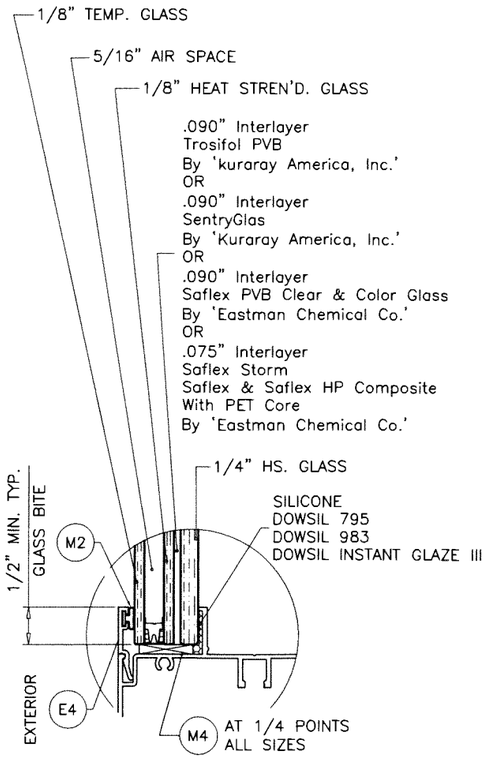


GLASS TYPE 'A'
7/16" OVERALL LAM. GLASS

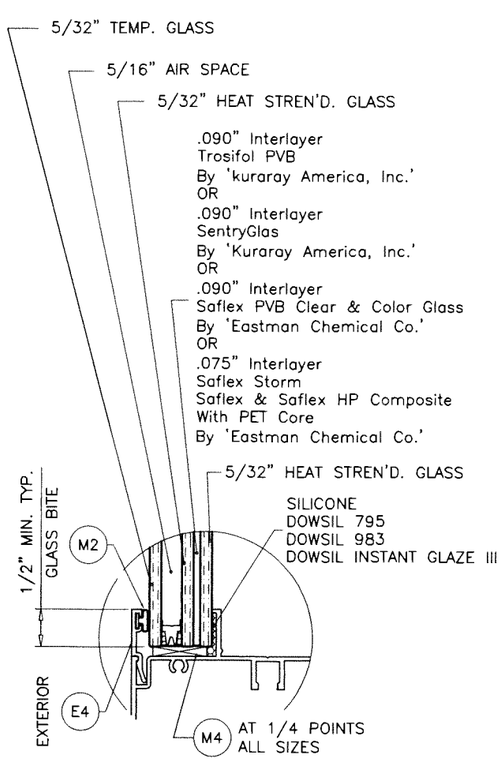


GLASS TYPE 'B'
7/16" OVERALL LAM. GLASS

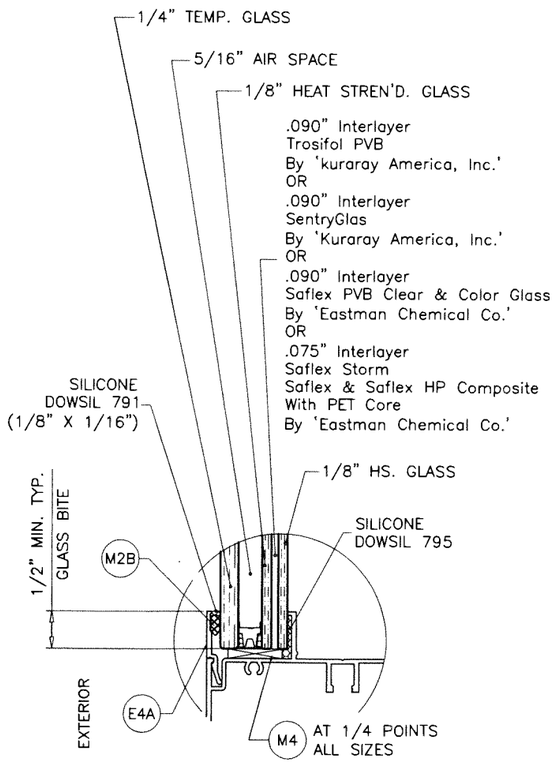
5/16" AIR SPACE CONSISTING OF:
SPACER:
'HELIMA' LOW PROFILE ALUMINUM SPACER
BY 'LINGERMANN GMBH'
AROUND THE PERIMETER OF THE GLASS.
PERIMETER SEALANT:
SILICONE
DOWSIL 791
GE 2000



GLASS TYPE 'Ai'
7/8" OVERALL INSUL. LAM. GLASS



GLASS TYPE 'Di'
7/8" OVERALL INSUL. LAM. GLASS



GLASS TYPE 'Ei'
7/8" OVERALL INSUL. LAM. GLASS

PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. 23-0714.17
Expiration Date: 05/18/2027
By: Manuel Perez
Miami-Dade Product Control

JALAL FAROOQ LICENSE No. 81228 STATE OF FLORIDA PROFESSIONAL ENGINEER

GLAZING OPTIONS

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\W16-70ES

ES-EL150 FIXED ALUMINUM WDW. (L.M.I.)

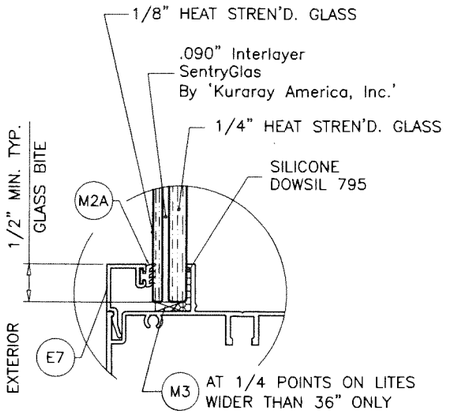
E.S. WINDOWS, LLC
3550 N.W. 49 STREET
MIAMI, FL. 33142
TEL. (305) 638-5158 FAX. (305) 638-5151

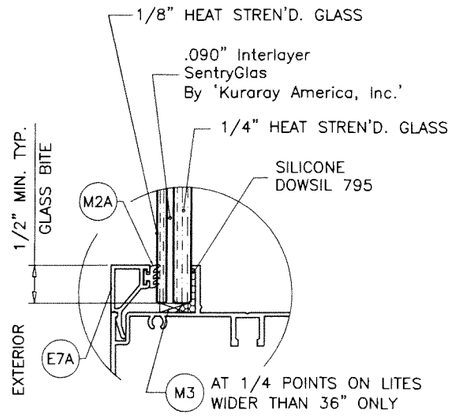
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no	date	by	description
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B	11.27.17		NO CHANGE THIS SHEET
C	06.22.20		GENERAL REVISION
D	06.15.21		NO CHANGE THIS SHEET
E	06.29.23		UPDATED TO 2023 FBC

date: 11-13-16
scale: 1/2" = 1"
dr. by: TARIQ
chk. by:

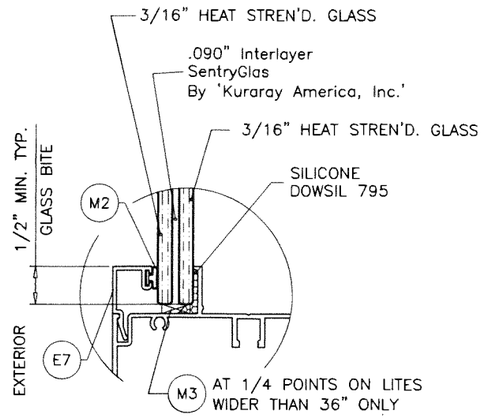
drawing no. W16-70

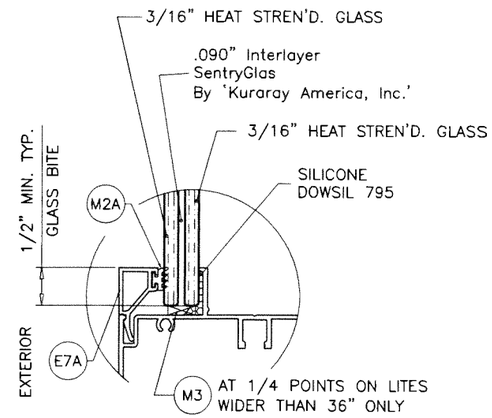
sheet 2 of 9



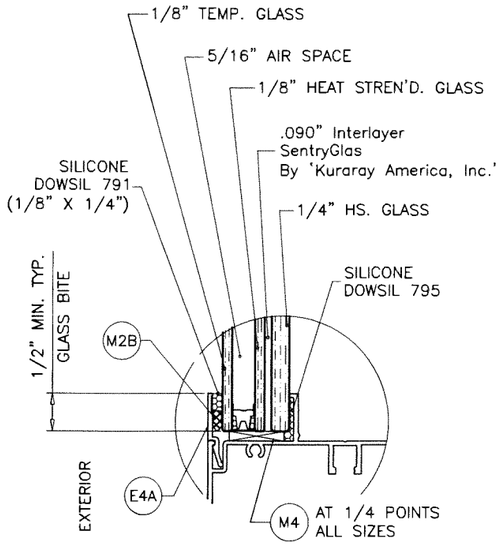


GLASS TYPE 'AA'
7/16" OVERALL LAM. GLASS





GLASS TYPE 'BB'
7/16" OVERALL LAM. GLASS



GLASS TYPE 'AAi'
7/8" OVERALL INSUL. LAM. GLASS

5/16" AIR SPACE CONSISTING OF:
SPACER:
'HELIMA' LOW PROFILE ALUMINUM SPACER
BY 'LINGERMANN GMBH'
AROUND THE PERIMETER OF THE GLASS.
PERIMETER SEALANT:
SILICONE
DOWSIL 791
GE 2000

PRODUCT REVISED
As complying with the Florida Building Code
NOA-No. 23-0714.17
Expiration Date: 05/18/2027
By: Manuel Perez
Miami-Dade Product Control

JALAL FAROOQ LICENSE No. 81223 STATE OF FLORIDA PROFESSIONAL ENGINEER

GLAZING OPTIONS

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\W16-70ES

ES-EL150 FIXED ALUMINUM WDW. (L.M.I.)

E.S. WINDOWS, LLC
3550 N.W. 49 STREET
MIAMI, FL. 33142
TEL. (305) 638-5151 FAX. (305) 638-5158

revisions:				
no	date	by	description	
C	06.22.20		GENERAL REVISION	
D	06.15.21		NO CHANGE THIS SHEET	
E	06.29.23		NO CHANGE THIS SHEET	

date: 11-13-16
scale: 1/2" = 1"
dr. by: TARIQ
chk. by:

drawing no.
W16-70

sheet 2.1 of 9

DESIGN LOAD CAPACITY – PSF
FLANGE FRAMES, FLUSH FRAMES, FIN FRAMES

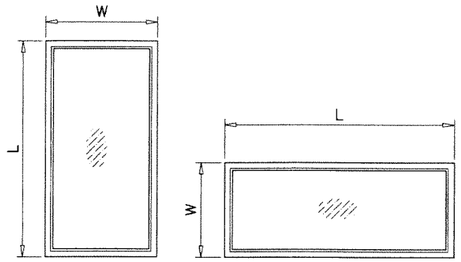
WINDOW DIMS.		GLASS TYPE 'A'		GLASS TYPES 'B', 'Ai', 'Di', 'Ei'	
WIDTH	HEIGHT	EXT.(+)	INT.(–)	EXT.(+)	INT.(–)
30"	48"	60.0	80.0	80.0	80.0
36"		60.0	80.0	80.0	80.0
42"		60.0	68.6	80.0	80.0
48"		60.0	60.0	80.0	80.0
54"		60.0	60.0	80.0	80.0
60"		60.0	60.0	80.0	80.0
30"	54"	60.0	80.0	80.0	80.0
36"		60.0	80.0	80.0	80.0
42"		60.0	68.6	80.0	80.0
48"		60.0	60.0	80.0	80.0
54"		53.3	53.3	71.1	71.1
60"		53.3	53.3	71.1	71.1
30"	60"	60.0	80.0	80.0	80.0
36"		60.0	80.0	80.0	80.0
42"		60.0	68.6	80.0	80.0
48"		60.0	60.0	80.0	80.0
54"		53.3	53.3	71.1	71.1
60"		48.0	48.0	64.0	64.0
30"	66"	60.0	80.0	80.0	80.0
36"		60.0	80.0	80.0	80.0
42"		60.0	68.6	80.0	80.0
48"		60.0	60.0	80.0	80.0
54"		53.3	53.3	71.1	71.1
60"		48.0	48.0	64.0	64.0
30"	72"	60.0	80.0	80.0	80.0
36"		60.0	80.0	80.0	80.0
42"		60.0	68.6	80.0	80.0
48"		60.0	60.0	80.0	80.0
54"		53.3	53.3	71.1	71.1
60"		48.0	48.0	64.0	64.0
30"	78"	60.0	80.0	80.0	80.0
36"		60.0	78.0	80.0	80.0
42"		60.0	68.6	80.0	80.0
48"		60.0	60.0	80.0	80.0
54"		53.3	53.3	71.1	71.1
30"	84"	60.0	80.0	80.0	80.0
36"		60.0	76.4	80.0	80.0
42"		60.0	68.6	80.0	80.0
48"		60.0	60.0	80.0	80.0
54"		53.3	53.3	71.1	71.1
30"	90"	60.0	80.0	80.0	80.0
36"		60.0	75.0	80.0	80.0
42"		60.0	67.1	80.0	80.0
48"		60.0	60.0	80.0	80.0
30"	96"	60.0	80.0	80.0	80.0
36"		60.0	73.8	80.0	80.0
42"		60.0	65.8	80.0	80.0
48"		60.0	60.0	80.0	80.0

DESIGN LOAD CAPACITY – PSF
FLANGE FRAMES, FLUSH FRAMES, FIN FRAMES

WINDOW DIMS.		GLASS TYPE 'A'		GLASS TYPES 'B', 'Ai', 'Di', 'Ei'	
WIDTH	HEIGHT	EXT.(+)	INT.(–)	EXT.(+)	INT.(–)
30"	102"	60.0	80.0	80.0	80.0
36"		60.0	78.1	80.0	80.0
36"		60.0	72.9	80.0	80.0
39"		60.0	68.5	80.0	80.0
42"		60.0	64.8	80.0	80.0
45"		60.0	61.6	80.0	80.0
30"	108"	60.0	80.0	80.0	80.0
33"		60.0	77.3	80.0	80.0
36"		60.0	72.0	80.0	80.0
39"		60.0	67.6	80.0	80.0
42"		60.0	63.8	80.0	80.0
30"	114"	60.0	80.0	80.0	80.0
33"		60.0	76.5	80.0	80.0
36"		60.0	71.3	80.0	80.0
39"		60.0	66.8	80.0	80.0
30"	120"	60.0	80.0	80.0	80.0
33"		60.0	75.9	80.0	80.0
36"		60.0	70.6	80.0	80.0
30"	126"	60.0	80.0	80.0	80.0
33"		60.0	75.3	80.0	80.0
36"		60.0	70.0	80.0	80.0
30"	132"	60.0	80.0	80.0	80.0
33"		60.0	74.8	80.0	80.0
30"	138"	60.0	80.0	80.0	80.0
33"		60.0	74.3	80.0	80.0
30"	144"	60.0	80.0	80.0	80.0

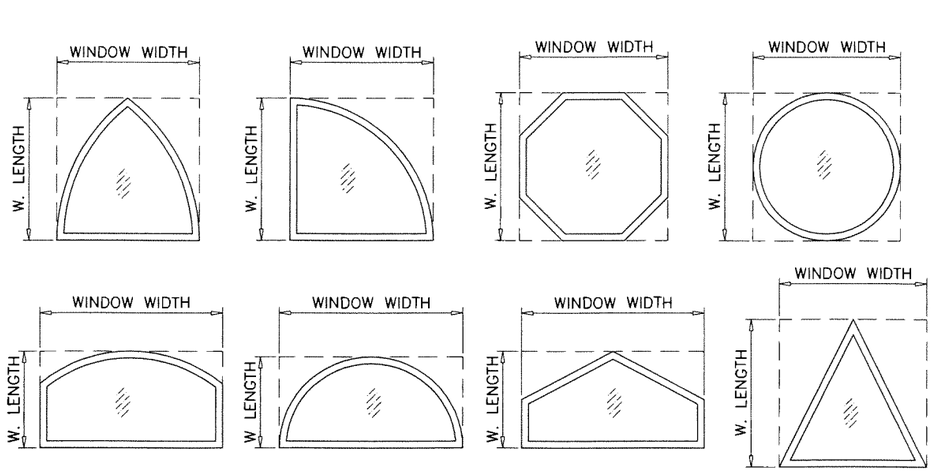
DESIGN LOAD CAPACITY – PSF
FLANGE FRAMES, FLUSH FRAMES, FIN FRAMES

WINDOW DIMS.		GLASS TYPE 'A'		GLASS TYPES 'B', 'Ai', 'Di', 'Ei'	
WIDTH	HEIGHT	EXT.(+)	INT.(–)	EXT.(+)	INT.(–)
19–1/8"	26"	60.0	80.0	80.0	80.0
26–1/2"		60.0	80.0	80.0	80.0
37"		60.0	80.0	80.0	80.0
48"		60.0	80.0	80.0	80.0
53–1/8"		60.0	80.0	80.0	80.0
19–1/8"	38–3/8"	60.0	80.0	80.0	80.0
26–1/2"		60.0	80.0	80.0	80.0
37"		60.0	77.8	80.0	80.0
48"		60.0	75.0	80.0	80.0
53–1/8"		60.0	75.0	80.0	80.0
19–1/8"	50–5/8"	60.0	80.0	80.0	80.0
26–1/2"		60.0	80.0	80.0	80.0
37"		60.0	77.8	80.0	80.0
48"		60.0	60.0	80.0	80.0
53–1/8"		56.9	56.9	75.9	75.9
19–1/8"	58"	60.0	80.0	80.0	80.0
26–1/2"		60.0	80.0	80.0	80.0
37"		60.0	77.8	80.0	80.0
48"		60.0	60.0	80.0	80.0
53–1/8"		54.2	54.2	72.3	72.3
19–1/8"	63"	60.0	80.0	80.0	80.0
26–1/2"		60.0	80.0	80.0	80.0
37"		60.0	77.8	80.0	80.0
48"		60.0	60.0	80.0	80.0
53–1/8"		54.2	54.2	72.3	72.3
19–1/8"	76"	60.0	80.0	80.0	80.0
26–1/2"		60.0	80.0	80.0	80.0
37"		60.0	77.2	80.0	80.0
48"		60.0	60.0	80.0	80.0
53–1/8"		54.2	54.2	72.3	72.3



NOTE:
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NOTE:
GLASS CAPACITIES ON THIS SHEET ARE BASED ON ASTM E1300–09 (3 SEC. GUSTS).



ALLOWABLE LOADS FOR ALTERNATE SHAPES AS SHOWN ABOVE OR SIMILAR CAN BE VERIFIED BY INSCRIBING PICTURE WINDOW SHAPE WITHIN SQUARE OR RECTANGLE AS SHOWN IN DOTTED LINES AND OBTAINING ALLOWABLE LOADS FROM THOSE SHAPES.

PRODUCT REVISED
As complying with the Florida Building Code
NOA–No. 23-0714.17
Expiration Date: 05/18/2027
By: Manuel Perez
Miami–Dade Product Control

JALAL FAROOQ LICENSE No. 81223 STATE OF FLORIDA PROFESSIONAL ENGINEER

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\W16–70ES

ES–EL150 FIXED ALUMINUM WDW. (L.M.I.)

E.S. WINDOWS, LLC
3550 N.W. 49 STREET
MIAMI, FL. 33142
TEL. (305) 638–5151 FAX. (305) 638–5158

revisions:

no	date	by	description
A	05.12.17		GLASS CHART REV.
B	11.27.17		NO CHANGE THIS SHEET
C	06.22.20		GENERAL REVISION
D	06.15.21		WDW. SIZES ADDED
E	06.29.23		NO CHANGE THIS SHEET

date: 11–13–16
scale: 1/2" = 1"
dr. by: TARIQ
chk. by:

drawing no.
W16–70

sheet 3 of 9

DESIGN LOAD CAPACITY – PSF
FLANGE FRAMES & FLUSH FRAMES ONLY

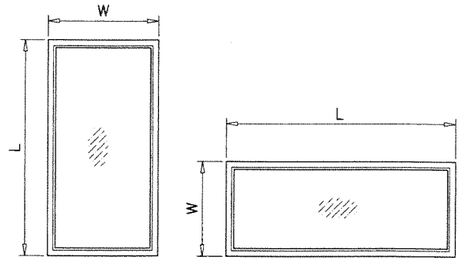
WINDOW DIMS.		GLASS TYPES 'AA' & 'AAi'		GLASS TYPE 'BB'	
WIDTH	HEIGHT	EXT.(+)	INT.(–)	EXT.(+)	INT.(–)
48"	48"	80.0	105.0	80.0	100.0
54"		80.0	105.0	80.0	100.0
60"		80.0	105.0	80.0	100.0
66"		80.0	105.0	80.0	100.0
72"		80.0	105.0	80.0	100.0
78"		80.0	105.0	80.0	100.0
48"	54"	80.0	105.0	80.0	100.0
54"		71.1	93.3	80.0	88.9
60"		71.1	93.3	80.0	88.9
66"		71.1	93.3	80.0	88.9
72"		–	–	80.0	88.9
78"		–	–	80.0	88.9
48"	60"	80.0	105.0	80.0	100.0
54"		71.1	93.3	80.0	88.9
60"		64.0	84.0	80.0	80.0
66"		–	–	80.0	80.0
72"		–	–	80.0	80.0
78"		–	–	80.0	80.0
48"	66"	80.0	105.0	80.0	100.0
54"		71.1	93.3	80.0	88.9
60"		–	–	80.0	80.0
66"		–	–	72.7	72.7
72"		–	–	72.7	72.7
78"		–	–	72.7	72.7
48"	72"	80.0	105.0	80.0	100.0
54"		–	–	80.0	88.9
60"		–	–	80.0	80.0
66"		–	–	72.7	72.7
72"		–	–	66.7	66.7
78"		–	–	66.7	66.7
48"	78"	80.0	105.0	80.0	100.0
54"		–	–	80.0	88.9
60"		–	–	80.0	80.0
66"		–	–	72.7	72.7
72"		–	–	66.7	66.7
78"		–	–	61.5	61.5
42"	84"	80.0	105.0	80.0	100.0
48"		–	–	80.0	100.0
54"		–	–	80.0	88.9
60"		–	–	80.0	80.0
66"		–	–	72.7	72.7
72"		–	–	66.7	66.7
42"	90"	80.0	105.0	80.0	100.0
48"		–	–	80.0	100.0
54"		–	–	80.0	80.0
60"		–	–	80.0	80.0
66"		–	–	72.7	72.7
72"		–	–	66.7	66.7
36"	96"	80.0	105.0	80.0	100.0
42"		–	–	80.0	100.0
48"		–	–	80.0	100.0
54"		–	–	80.0	80.0
60"		–	–	80.0	80.0
66"		–	–	72.7	72.7

DESIGN LOAD CAPACITY – PSF
FLANGE FRAMES & FLUSH FRAMES ONLY

WINDOW DIMS.		GLASS TYPES 'AA' & 'AAi'		GLASS TYPE 'BB'	
WIDTH	HEIGHT	EXT.(+)	INT.(–)	EXT.(+)	INT.(–)
36"	102"	80.0	105.0	80.0	100.0
42"		–	–	80.0	100.0
48"		–	–	80.0	80.0
54"		–	–	80.0	80.0
60"		–	–	80.0	80.0
30"	108"	80.0	105.0	80.0	80.0
42"		–	–	80.0	100.0
48"		–	–	80.0	80.0
54"		–	–	80.0	80.0
60"		–	–	80.0	80.0
30"	114"	80.0	105.0	80.0	80.0
48"		–	–	80.0	80.0
54"		–	–	80.0	80.0
30"	120"	80.0	105.0	80.0	80.0
48"		–	–	80.0	80.0
54"		–	–	80.0	80.0
30"	126"	80.0	105.0	80.0	80.0
24"	132"	80.0	105.0	80.0	80.0
42"		–	–	80.0	80.0
48"		–	–	80.0	80.0
24"	138"	80.0	105.0	80.0	80.0
42"		–	–	80.0	80.0
24"	144"	80.0	105.0	80.0	80.0
42"		–	–	80.0	80.0

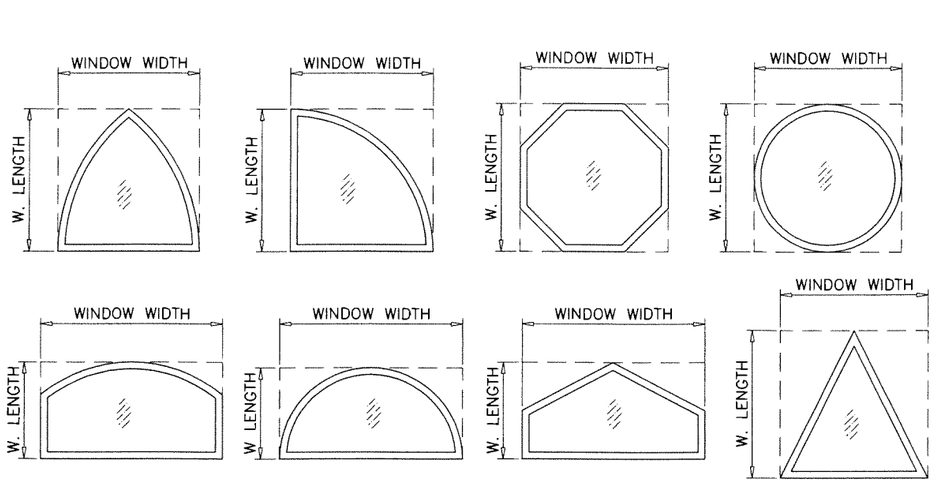
DESIGN LOAD CAPACITY – PSF
FLANGE FRAMES & FLUSH FRAMES ONLY

WINDOW DIMS.		GLASS TYPES 'AA' & 'AAi'		GLASS TYPE 'BB'	
WIDTH	HEIGHT	EXT.(+)	INT.(–)	EXT.(+)	INT.(–)
19–1/8"	26"	80.0	105.0	80.0	100.0
26–1/2"		80.0	105.0	80.0	100.0
37"		80.0	105.0	80.0	100.0
48"		80.0	105.0	80.0	100.0
53–1/8"		80.0	105.0	80.0	100.0
19–1/8"	38–3/8"	80.0	105.0	80.0	100.0
26–1/2"		80.0	105.0	80.0	100.0
37"		80.0	105.0	80.0	100.0
48"		80.0	105.0	80.0	100.0
53–1/8"		80.0	105.0	80.0	100.0
19–1/8"	50–5/8"	80.0	105.0	80.0	100.0
26–1/2"		80.0	105.0	80.0	100.0
37"		80.0	105.0	80.0	100.0
48"		80.0	105.0	80.0	100.0
53–1/8"		75.9	99.6	80.0	94.8
19–1/8"	58"	80.0	105.0	80.0	100.0
26–1/2"		80.0	105.0	80.0	100.0
37"		80.0	105.0	80.0	100.0
48"		80.0	105.0	80.0	100.0
53–1/8"		72.3	94.9	80.0	90.4
19–1/8"	63"	80.0	105.0	80.0	100.0
26–1/2"		80.0	105.0	80.0	100.0
37"		80.0	105.0	80.0	100.0
48"		80.0	105.0	80.0	100.0
53–1/8"		72.3	94.9	80.0	90.4
19–1/8"	76"	80.0	105.0	80.0	100.0
26–1/2"		80.0	105.0	80.0	100.0
37"		80.0	105.0	80.0	100.0
48"		80.0	105.0	80.0	100.0
53–1/8"		–	–	80.0	90.4



NOTE:
WIDTH AND LENGTH DIMENSIONS CAN BE ORIENTED VERTICALLY OR HORIZONTALLY AS SHOWN ABOVE.

NOTE:
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ALLOWABLE LOADS FOR ALTERNATE SHAPES AS SHOWN ABOVE OR SIMILAR CAN BE VERIFIED BY INSCRIBING PICTURE WINDOW SHAPE WITHIN SQUARE OR RECTANGLE AS SHOWN IN DOTTED LINES AND OBTAINING ALLOWABLE LOADS FROM THOSE SHAPES.

PRODUCT REVISED
As complying with the Florida Building Code
NOA–No. 23-0714.17
Expiration Date: 05/18/2027
By: Manuel Perez
Miami-Dade Product Control

JALAL FAROOQ LICENSE No. 81223 STATE OF FLORIDA PROFESSIONAL ENGINEER

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\W16–70ES

ES–EL150 FIXED ALUMINUM WDW. (L.M.I.)

E.S. WINDOWS, LLC
3550 N.W. 49 STREET
MIAMI, FL. 33142
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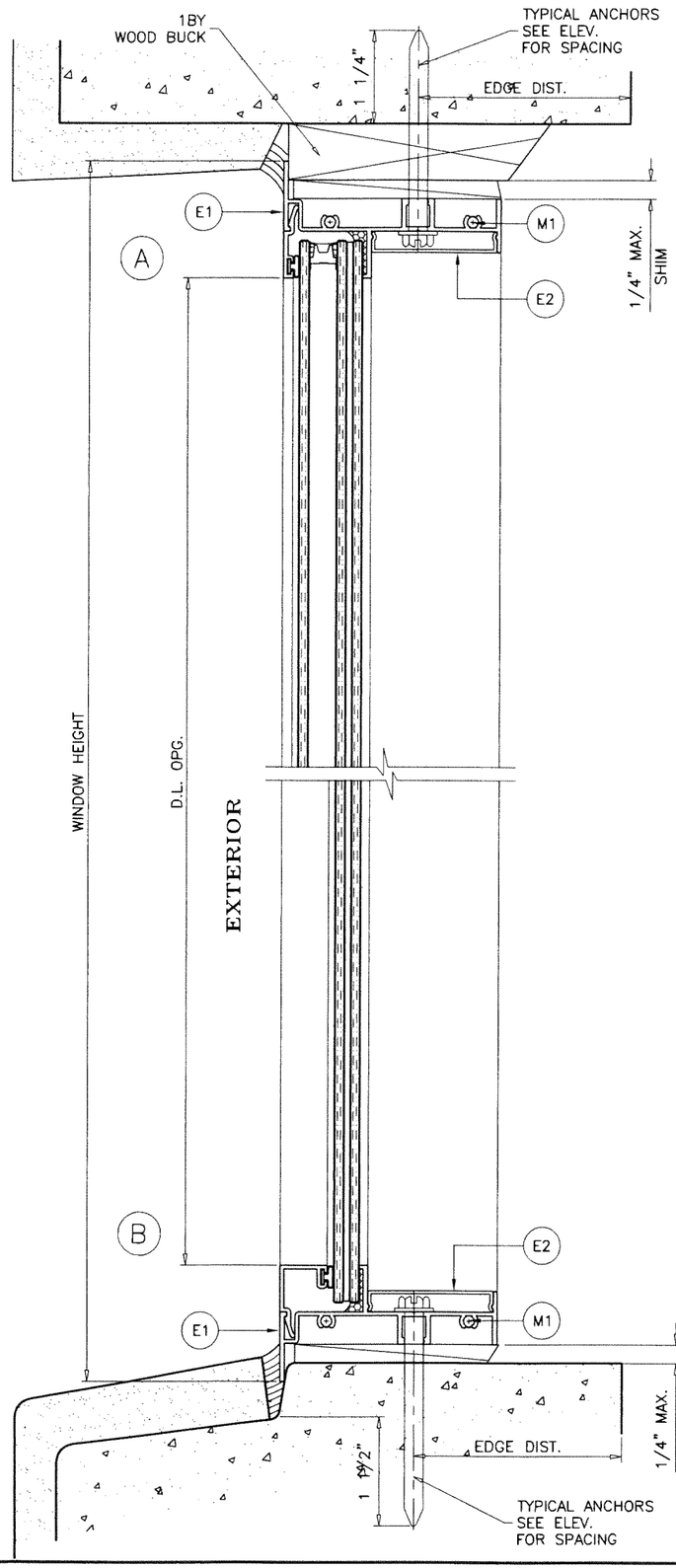
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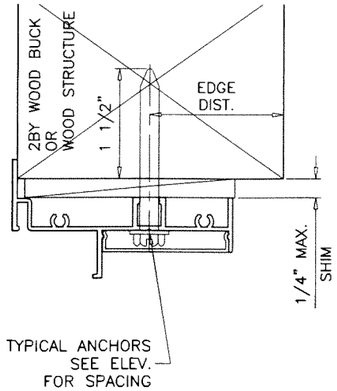
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D	06.15.21		WDW. SIZES ADDED
E	06.29.23		NO CHANGE THIS SHEET

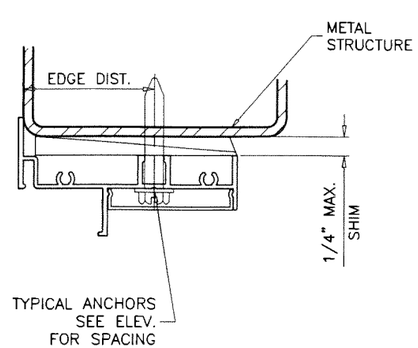
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chk. by:

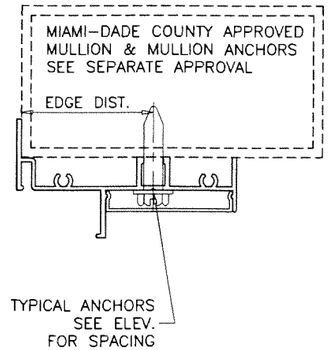
drawing no.
W16–70

sheet 3.1 of 9









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

TYPICAL ANCHORS: SEE ELEV. FOR SPACING

1/4" DIA. TAPCON BY 'ITW' (Fu=125 KSI, Fy=100 KSI)
1/4" DIA. ULTRACON+ BY 'DEWALT' (Fu=164 KSI, Fy=148 KSI)
INTO 2BY WOOD BUCKS OR WOOD STRUCTURES
1-1/2" MIN. PENETRATION INTO WOOD (HEAD/SILL/JAMBS)

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

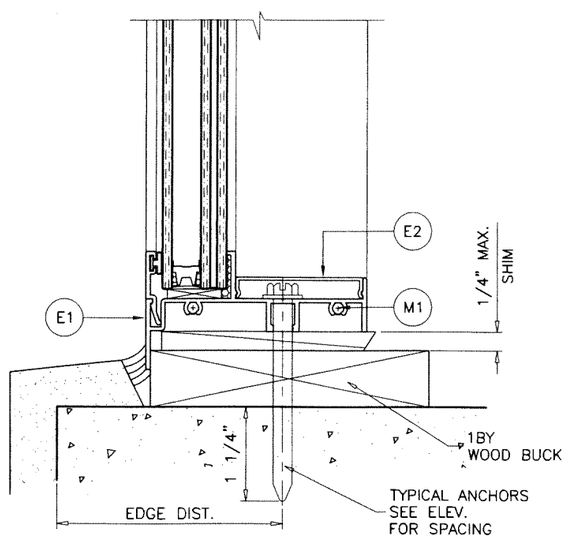
DIRECTLY INTO CONCRETE OR MASONRY
1-1/2" MIN. EMBED INTO CONCRETE (HEAD/SILL/JAMBS)
1-1/4" MIN. EMBED INTO MASONRY (JAMBS)

1/4" DIA. TEKS OR SELF DRILLING SCREWS (GRADE 5 CRS)
INTO MIAMI-DADE COUNTY APPROVED MULLIONS
OR
INTO METAL STRUCTURES (HEAD/SILL/JAMBS)
(3) THREADS MIN. TO EXTEND BEYOND METAL THICKNESS
ALUMINUM: 1/8" THK. MIN. (6063-T5 MIN.)
STEEL: 1/8" THK. MIN. (Fy = 36 KSI MIN.)
(STEEL IN CONTACT WITH ALUMINUM TO BE PLATED OR PAINTED)

TYPICAL EDGE DISTANCE

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

WOOD AT HEAD, SILL 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.



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COMP-ANL\W16-70ES

ES-EL150 FIXED ALUMINUM WDW. (L.M.I.)

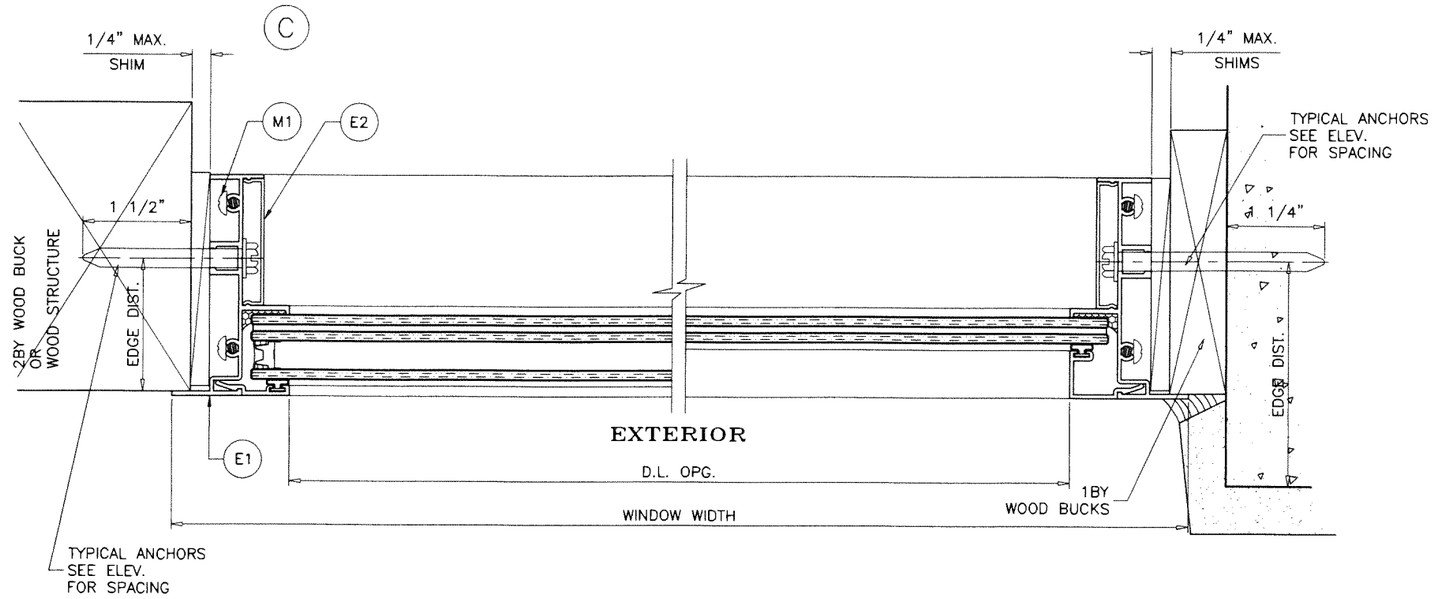
E.S. WINDOWS, LLC
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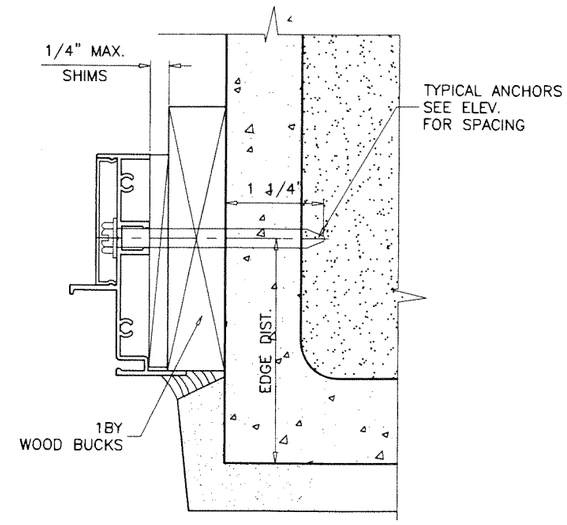
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B	11.27.17		UPDATED TO 2017 FBC
C	06.22.20		GENERAL REVISION
D	06.15.21		NO CHANGE THIS SHEET
E	06.29.23		NO CHANGE THIS SHEET

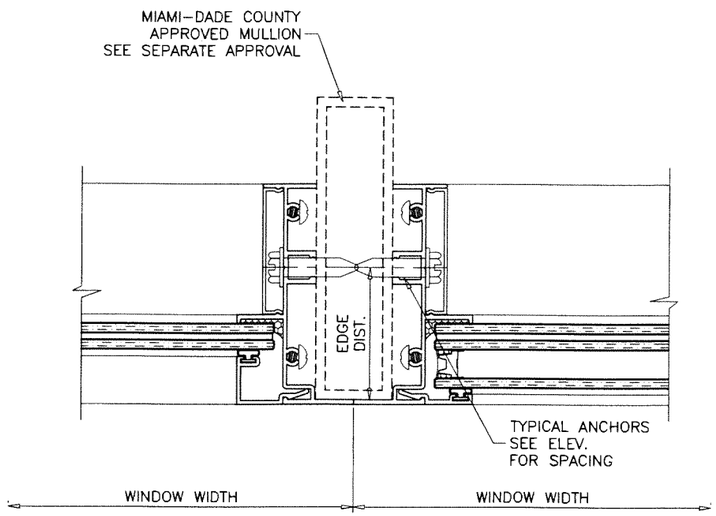
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chk. by:

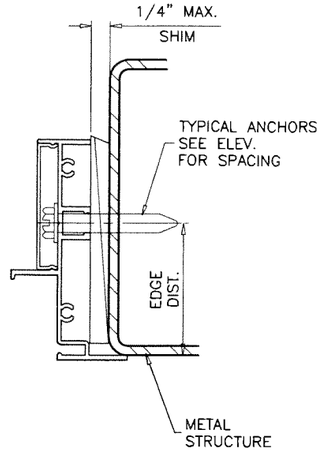
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W16-70

sheet 4 of 9









PRODUCT REVISED
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COMP-ANL\W16-70ES

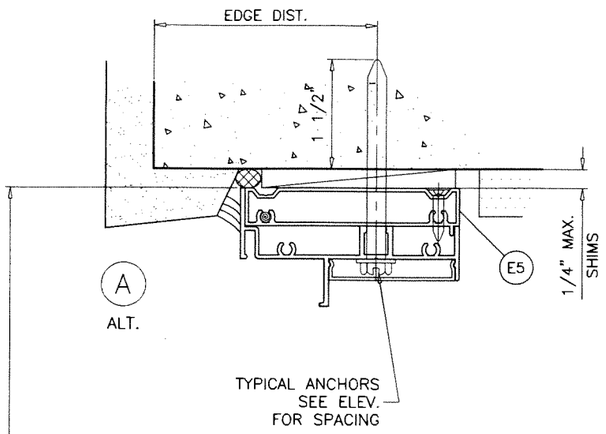
ES-EL150 FIXED ALUMINUM WDW. (L.M.I.)

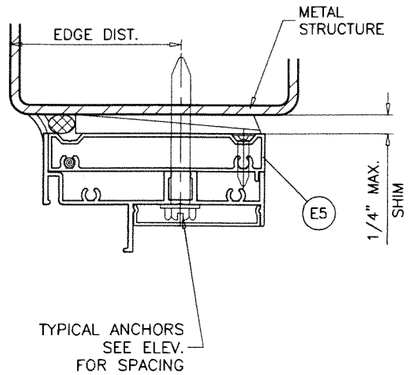
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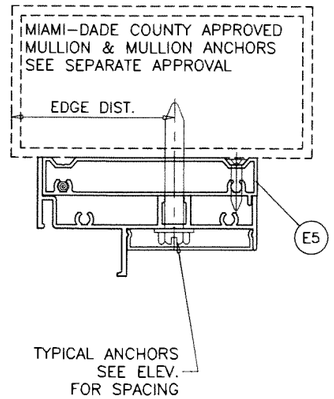
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D	06.15.21		NO CHANGE THIS SHEET
E	06.29.23		NO CHANGE THIS SHEET

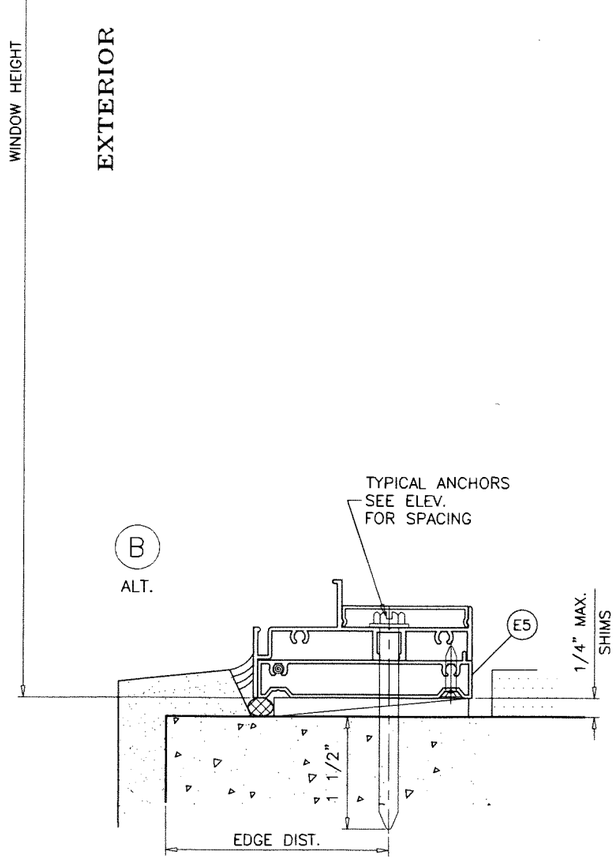
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chk. by:

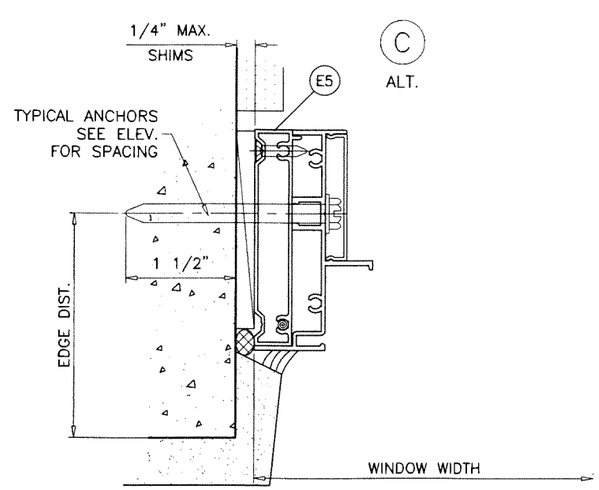
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W16-70











INSTALLATION DETAILS WITH FLUSH FRAME ADAPTERS

SEE SHEETS 4 & 5 FOR WINDOW DETAILS

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9360 SUNSET DRIVE, SUITE 220
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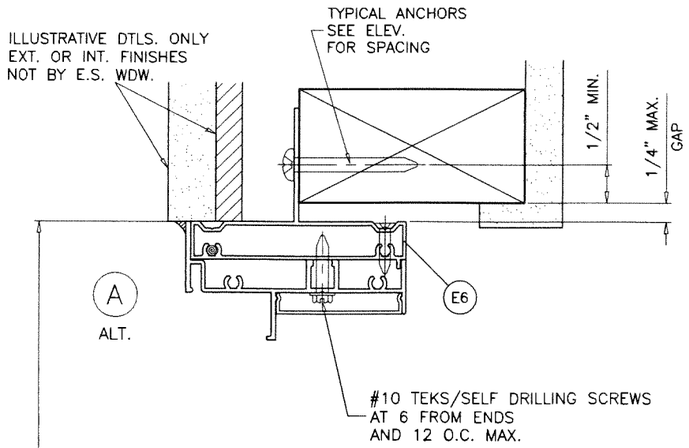
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MIAMI, FL. 33142
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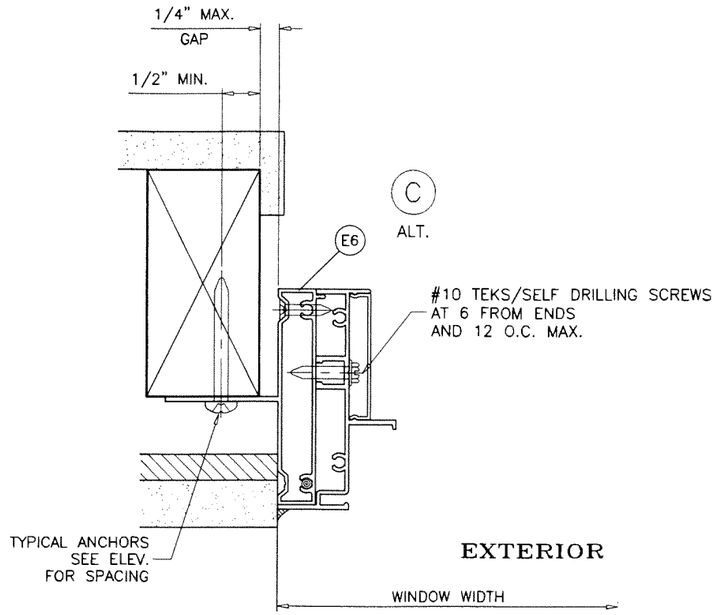
sheet 6 of 9



TYPICAL ANCHORS: SEE ELEV. FOR SPACING

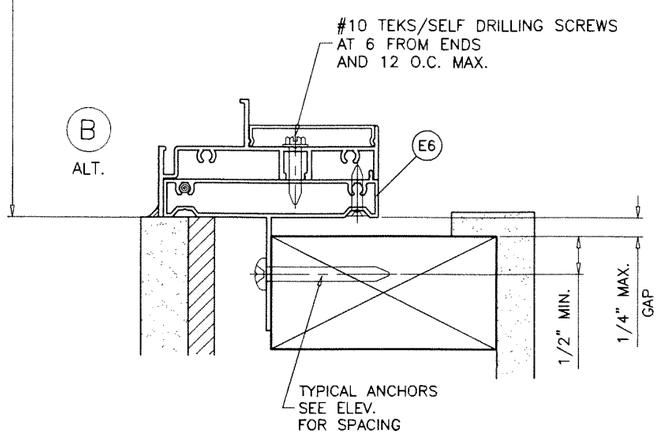
#10 WOOD SCREWS (GRADE 2 CRS)

INTO 2BY WOOD BUCKS OR WOOD STRUCTURES
1-1/2" MIN. PENETRATION INTO WOOD



WINDOW HEIGHT

EXTERIOR



INSTALLATION DETAILS WITH FIN FRAME ADAPTERS

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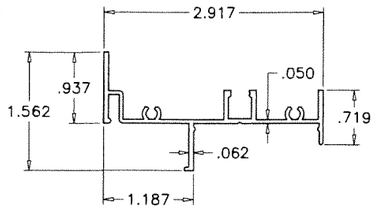
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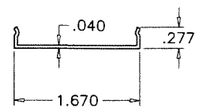
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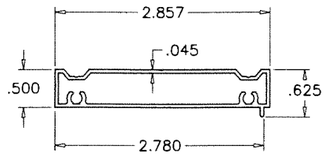
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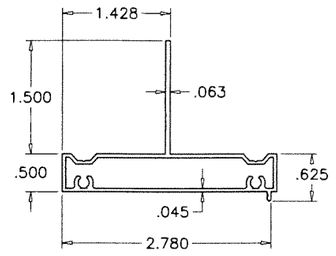
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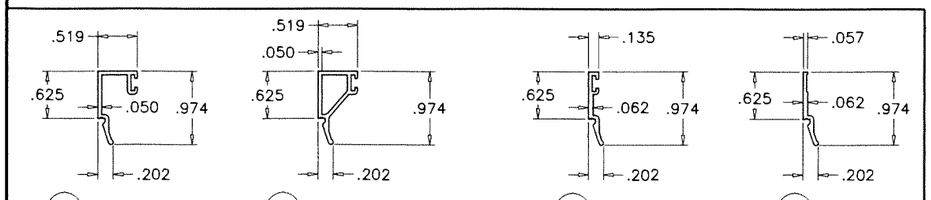
E2 FRAME SCREW COVER



E5 FLUSH FRAME ADAPTER



E6 FLUSH FRAME ADAPTER WITH FIN



E7 E7A E4 E4A GLAZING BEADS

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E1	ES-EL151	1	FRAME	6063-T6	-
E2	ES-EL152	AS REQD.	FRAME SCREW COVER	6063-T6	-
E4	ES-EL111	AS RQD.	GLAZING BEAD (INSUL. LAM. GLASS)	6063-T6	-
E4A	ES-EL116	AS RQD.	GLAZING BEAD (INSUL. LAM. GLASS)	6063-T6	-
E5	ES-EL112	AS REQD.	FLUSH FRAME ADAPTER	6063-T6	-
E6	ES-EL115	AS REQD.	FLUSH FRAME ADAPTER WITH FIN	6063-T6	-
E7	ES-EL110	AS RQD.	GLAZING BEAD (7/16" LAM. GLASS)	6063-T6	-
E7A	ES-EL123	AS RQD.	GLAZING BEAD (7/16" LAM. GLASS)	6063-T6	-
M1	#8 X 1"	-	FRAME ASSEMBLY FASTENERS	ST. STEEL	PH SMS
M2	ES-5008A	AS REQD.	EXTERIOR BULB GASKET	SILICONE	DUROMETER 60±5 SHORE A
M2A	EL100-G02	AS REQD.	EXTERIOR LEAF GASKET	SILICONE	DUROMETER 60±5 SHORE A
M2B	ES-H-340-G05	AS REQD.	EXTERIOR WEDGE GASKET	SILICONE	DUROMETER 65±5 SHORE A
M3	80-372A	2/ LITE	SETTING BLOCK AT 1/4 POINTS (LAM. GLASS)	SILICONE	DUROMETER 80±5 SHORE A
M4	EL100-B01	2/ LITE	SETTING BLOCK AT 1/4 POINTS (INSUL. LAM. GLASS)	SILICONE	DUROMETER 80±5 SHORE A
M5	#8 X 1"	-	FLUSH/FIN FRAME ADAPTER ASSEMBLY FASTENERS	ST. STEEL	FH SMS

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Expiration Date: 05/18/2027
By: Manuel Perez
Miami-Dade Product Control

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ENGINEERS & PRODUCT DEVELOPMENT
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MIAMI, FLORIDA 33173 (C.A.N. 3538)
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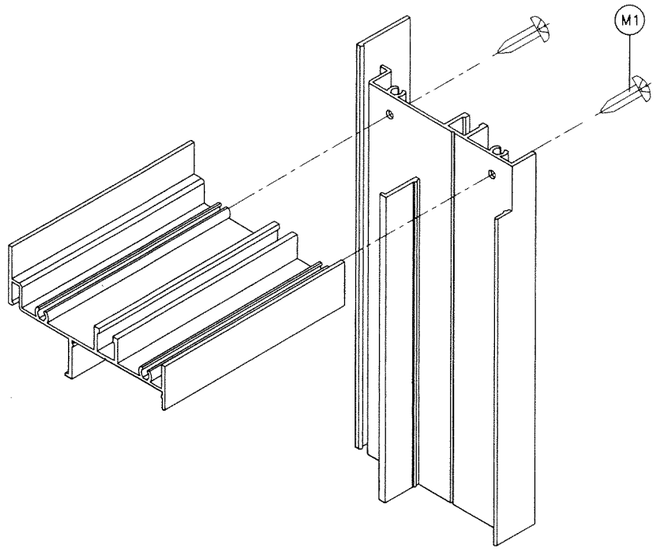
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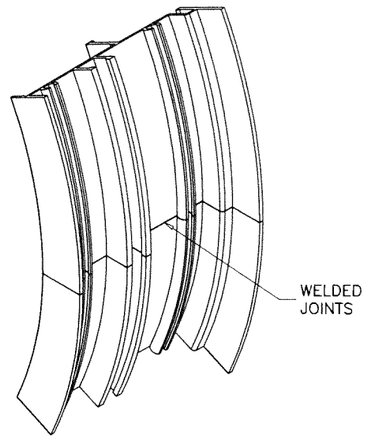
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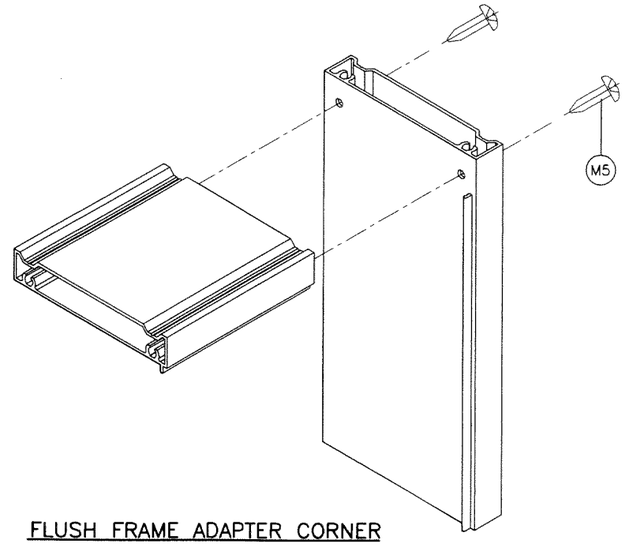
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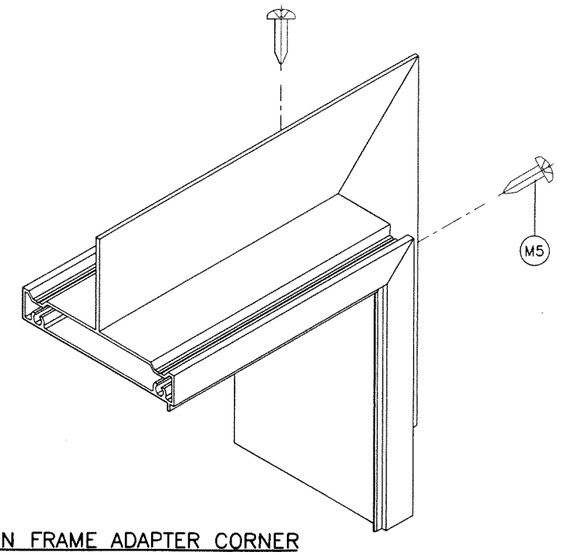
RECT. OR SQUARE WINDOWS



CIRCULAR WINDOWS



FLUSH FRAME ADAPTER CORNER



FIN FRAME ADAPTER CORNER

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07 2023
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
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ES–EL150 FIXED ALUMINUM WDW. (L.M.I.)

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drawing no.
W16–70

sheet 9 of 9

A PHASE 1 ARCHAEOLOGICAL SURVEY OF THE 806 SW 4TH STREET PROJECT AREA, CITY OF FORT LAUDERDALE, FLORIDA

By:
Joseph F. Mankowski, M.A., RPA – Principal Investigator

ADVANCED ARCHAEOLOGY, INC.
1126 S. Federal Hwy. #263
Ft. Lauderdale, FL 33316
Phone: 954-270-6624
Email: contact@advancedarchaeology.com

Prepared for:
ANTONINO TREU, ARCHITECT

JUNE 2026
AAI PROJECT #2026.49
AAI TECHNICAL REPORT #762

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CONSULTANT SUMMARY

In June 2026, Advanced Archaeology, Inc. conducted a Phase 1 Archaeological Survey of the 806 SW 4th Street project area for Antonino Treu, Architect. The objective of this investigation was to locate and assess any prehistoric or historic cultural resources that may be present within the project area, and to determine the effects upon any potential resources found. The project area comprises two parcels (Parcel IDs: 504210281161 & 504210281162) that are located in Broward County, within the City of Fort Lauderdale, and is being proposed for new construction. The property lies within Section 9, Township 50 South and Range 42 East, as depicted on the USGS Fort Lauderdale South Quadrangle map (Figure 1). The project area (Figures 2 & 3) is 0.32 acres (0.13 hectares) in size and contains one existing small modern modular building.

This assessment was conducted in response to the project area's location within the City of Ft. Lauderdale's archaeologically significant zone (North Bank New River Archaeological Zone), as required by the Unified Land Development Regulations ("ULDR"), Section 47-25.2.P, and Chapter 267, *Florida Statutes*, for possible effects to historic properties listed, or eligible for listing, on the *National Register of Historic Places* (NRHP) and/or designated, or eligible for designation, as City of Fort Lauderdale historical landmarks or sites, or otherwise of historical, architectural or archaeological value. Investigations were accomplished by reviewing archival literature, maps, aerial photographs, LIDAR, and conducting fieldwork. The Principal Investigator is an SOI-qualified archaeologist and architectural historian that meets the *U.S. Secretary of the Interior's (SOI) Standards and Guidelines for Archaeology and Historic Preservation*.

A search request with the State of Florida Division of Historic Resources indicated that the project area is within the Sailboat Bend Historic District (8BD4428), which is the oldest neighborhood within the City of Fort Lauderdale and dates from the early 1900s until the 1950s. Also, the search indicated that a portion of prehistoric site, 8BD3 (New River Earthworks), is located within the west side of the project area, which is characterized as constructed earthworks, consisting of linear sand ridges and several sand mounds. Based on the previously recording of site 8BD3 within a portion of the project area, the property is considered to be located in a high probability zone for archaeological sites to occur.

A total of 22 shovel tests were excavated on a control grid at 12.5-meter intervals across the project area (Figures 4-6) in which four shovel tests (Shovel Tests 4, 9, 12, & 13) were found to be positive for containing historic cultural material. All positive shovel tests were delineated by establishing double-negative shovel tests in cardinal directions at 6.25-meter intervals. Shovel testing stratigraphy within the project area was generally found to be characterized as disturbed gray (Munsell Soil Color Book: 10YR-5/1) sand at a depth of 0-40 cm, and intact white (10YR-8/1) sand at a depth of 40-100 cm.

This archaeological assessment resulted in finding sparse 1930s-1960s historic cultural material within the project area, which consisted of faunal (animal) bone, bottle glass, and whiteware that were found at depths of 0-60 cm (Figures 7-9; Appendix I. Field Specimen Log). Historic cultural material was recovered from two subsoil contexts that were characterized as an upper zone of very disturbed gray (10YR-5/1) sand, and a lower zone of intact white (10YR-8/1) sand. These historic

cultural resources offer little research value and are not considered to be significant due to their sparseness and because the majority of the cultural deposits were found to be within a very disturbed subsoil context. No physical evidence of site 8BD3 was found within the project area.

In conclusion, it is the consultant's opinion, based on the available data that no cultural resources regarded as being eligible for local designation or listing in the *National Register of Historic Places* occur within the project area, and that the proposed project will have no adverse effects to any known significant cultural resources. It is the consultant's recommendation that permits are issued for any proposed demolition or new construction plans in regards to the archaeological considerations, and that no additional archaeological assessments are necessary within the project area.

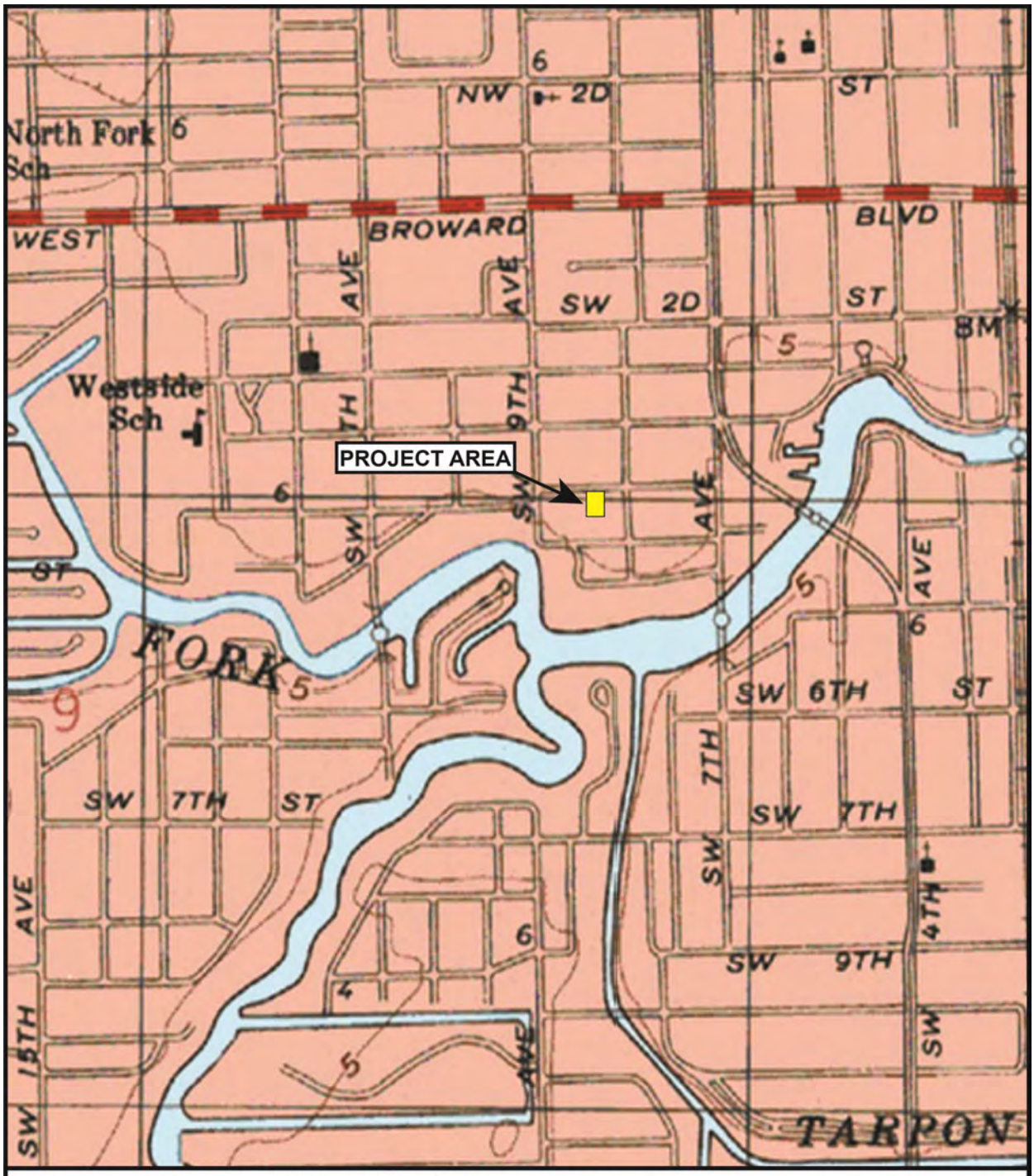


Figure 1. USGS map of the 806 SW 4th Street project area.

Base map source: USGS Fort Lauderdale South (1994)
Project location: Township 50 South, Range 42 East, Section 9



Figure 2. Photograph view south at the project area.



Figure 3. Photograph view north at the project area.

RESEARCH DESIGN AND FIELD METHODS

The objective of this Phase 1 Archaeological Survey of the 806 SW 4th Street project area was to locate and assess any prehistoric or historic cultural resources that may be present within the project area, and to determine the effects upon any potential resources found. The research strategy included archival research and a field survey. Archival information was used to determine archaeological probability and to provide guidance for the fieldwork sampling strategy, which was conducted in accordance with the *U.S. Secretary of the Interior's (SOI) Standards and Guidelines for Archaeology and Historic Preservation*.

ARCHIVAL RESEARCH

As part of this investigation, an archival review was conducted in order to identify any known or potential cultural resources located within the project area and also nearby, by reviewing existing pertinent historical/archaeological literature, local historic records, historical/modern maps, historical/modern aerial photographs, USGS data, USDA soil data, LIDAR, and a database search of the Florida Master Site File (FMSF) archives in Tallahassee concerning previously recorded sites and investigations within a 1.6-kilometer (1-mile) radius of the project area.

RESEARCH DESIGN AND FIELDWORK METHODOLOGY

This investigation incorporated the use of certain predictive archaeological site models, which are based on topographic and vegetative attributes that are associated with prehistoric sites in the City of Fort Lauderdale. These models postulate that elevated hardwood hammocks, ridges, xeric sandhills, or upland hardwoods in close proximity to lakes, rivers, creeks, coastlines, or sloughs are high probability areas for prehistoric sites to occur. Aerial photography, LIDAR, and USGS maps aided in revealing anthropogenic changes to the topography and vegetative communities, which defined areas of probability within the project area.

Based on the previously recording of site 8BD3 within a portion of the project area, the property was considered to be located in a high probability zone for archaeological sites to occur. Also, based on a review of archival photographs, the project area was determined to be within a high probability zone for archaeological sites to occur because the area was historically within an elevated hardwoods hammock that was within near proximity to the freshwater source of the New River.

Fieldwork within the project area was conducted by pedestrian survey in order to visually inspect and identify any aboveground cultural features or cultural material on the ground surface, and also by shovel testing across the project area. A total of 22 shovel tests were excavated on a control grid at 12.5-meter intervals across the project area (Figures 4-6) in which four shovel tests (Shovel Tests 4, 9, 12, & 13) were found to be positive for containing historic cultural material. All positive shovel tests were delineated by establishing double-negative shovel tests in cardinal directions at 6.25-meter intervals. The shovel testing meets or exceeds the archaeological requirements for shovel testing methods as determined by moderate to low probability zones.

Shovel tests measured 50 cm in diameter and were excavated to a depth of at least 100 cm below the ground surface. All sediments excavated, were sifted through a 6.35 mm hardware mesh screen in order to recover any trace of cultural material. The inside walls and bottom of each shovel test was visually examined for any signs of cultural material or features. The location of each shovel test was recorded along with information concerning soil stratigraphy. Following the recordation process, all shovel tests were backfilled and compacted. Photographs were taken to document field conditions and shovel tests as needed. Any recovered cultural material was stored within plastic field specimen bags and labeled accordingly.

COLLECTIONS

A total of four field specimens (FS# 1-4) were collected as a result of this archaeological assessment (see Appendix I. Field Specimen Log).



Figure 4. 2026 aerial photograph of the 806 SW 4th Street project area and shovel tests.



Figure 5. Photograph profile view of Shovel Test 12.



Figure 6. Photograph profile view of Shovel Test 13.

RESULTS

A search request with the State of Florida Division of Historic Resources indicated that the 806 SW 4th Street project area is within the Sailboat Bend Historic District (8BD4428), which is the oldest neighborhood within the City of Fort Lauderdale and dates from the early 1900s until the 1950s. Also, the search indicated that a portion of prehistoric site, 8BD3 (New River Earthworks), is located within the west side of the project area, which is characterized as constructed earthworks, consisting of linear sand ridges and several sand mounds. Based on the previously recording of site 8BD3 within a portion of the project area, the property was considered to be located in a high probability zone for archaeological sites to occur.

A total of 22 shovel tests were excavated on a control grid at 12.5-meter intervals across the project area (Figures 4-6) in which four shovel tests (Shovel Tests 4, 9, 12, & 13) were found to be positive for containing historic cultural material. All positive shovel tests were delineated by establishing double-negative shovel tests in cardinal directions at 6.25-meter intervals. Shovel testing stratigraphy within the project area was generally found to be characterized as disturbed gray (Munsell Soil Color Book: 10YR-5/1) sand at a depth of 0-40 cm, and intact white (10YR-8/1) sand at a depth of 40-100 cm.

This archaeological assessment resulted in finding sparse 1930s-1960s historic cultural material within the project area, which consisted of faunal (animal) bone, bottle glass, and whiteware that were found at depths of 0-60 cm (Figures 7-9; Appendix I. Field Specimen Log). Historic cultural material was recovered from two subsoil contexts that were characterized as an upper zone of very disturbed gray (10YR-5/1) sand, and a lower zone of intact white (10YR-8/1) sand. These historic cultural resources offer little research value and are not considered to be significant due to their sparseness and because the majority of the cultural deposits were found to be within a very disturbed subsoil context. No physical evidence of site 8BD3 was found within the project area.



Figure 7. Photograph of recovered selective faunal bone (A: FS-1, B & C: FS-4).



Figure 8. Photograph of recovered whiteware plate fragment (FS-1).



Figure 9. Photograph of recovered glass jar (FS-1).

CONCLUSIONS AND RECOMMENDATIONS

In conclusion, it is the consultant's opinion, based on the available data that no cultural resources regarded as being eligible for local designation or listing in the *National Register of Historic Places* occur within the 806 SW 4th Street project area, and that the proposed project will have no adverse effects to any known significant cultural resources. It is the consultant's recommendation that permits are issued for any proposed demolition or new construction plans in regards to the archaeological considerations, and that no additional archaeological assessments are necessary within the project area.

APPENDIX I. 806 SW 4TH STREET PHASE 1 FIELD SPECIMEN LOG

FS #	Provenience	Description and Count	Collector	Date
1	ST-12: 0-40 cm	Historic faunal bone (Possible pig: 1), 1930s whiteware plate fragment (1), 1950s intact glass manganese jar (1)	Emily Pell	4 June 2026
2	ST-4: 40-50 cm	Historic faunal bone (Mammalian: 2)	Emily Pell	4 June 2026
3	ST-9: 40-50 cm	Historic faunal bone (Mammalian: 1)	Joseph Mankowski	8 June 2026
4	ST-13: 0-60 cm	Historic faunal bone (Fish: 3), 1960s clear bottle glass fragment (2)	Joseph Mankowski	8 June 2026

MCY ENGINEERING, INC.
GLAZING CONSULTANT

12781 Miramar Pkwy. Ste. 301
Miramar, FL. 33027
P: 305 271-0117

PRODUCT APPROVAL EVALUATION REPORT

Product Manufacturer:	*Product Name/Model & Description:*
E.S. WINDOWS, Inc. *10653 NE Quaybridge Ct.* *Miami, FL 33138*	***Series SGD 2020 SLIDING GLASS DOOR*** ***(L.M.I. & S.M.I.) (HVHZ)*** *Sliding Glass Door – large & small missile impact*

Scope: This product has been evaluated by the below-signed Florida Professional Engineer for compliance with the Code noted herein and is, for the purpose intended, at least equivalent to that required by the Code, in accordance with section 553.842 F.S. & chapter 61G20-3.005 F.A.C. Re-evaluation of this product shall be required following applicable Code modifications or revisions.

Code: **7th Edition Florida Building Code (2020)**, inclusive of all Supplements effective as of this report date.

Compliance Method: 61G20-3.005 (1)(d) – Evaluation Report from a licensed Professional Engineer

Product Description: Product Approval **Drawing #AD16-29**, prepared by MCY Engineering, signed and sealed by Yiping Wang, P.E., is an integral part of this Evaluation Report.

Limitations & Conditions of Use:

- This product has been evaluated for use **inside and outside of the HVHZ** (High Velocity Hurricane Zone)
- Impact Resistance: **Large and Small Missile Impact**
- Refer to Product Approval Drawing noted above for:
  - Maximum allowable wind loads at related maximum allowable size(s).
  - Other load limitations applicable to the product, if any.
  - Overall dimensions and material/grade of main product components, accessories, etc.
  - Illustrated diagrams of the attachment of the product to the structure.
  - Anchor type(s), size(s), substrate(s), embedment, edge distance, and spacing/locations.

Digitally signed by Yiping Wang
Location: 12781 Miramar Parkway #301, Miramar, FL
Reason: I am the author of this document
Contact Info: mcy@mcyengineering.com /(305)-588-5224
Date: 2021.04.12 11:18:01+08'00'

YIPING WANG LICENSE No 55983 STATE OF FLORIDA PROFESSIONAL ENGINEER

April 12th, 2021

MCY ENGINEERING, INC.
GLAZING CONSULTANT

12781 Miramar Pkwy. Ste. 301
Miramar, FL. 33027
P: 305 271-0117

Test Reports:

Mandatory Tests (Tested in accordance with AAMA 501)

Test Lab	Report Number	Test Report Date	Test Standard & Description
Blackwater Testing, Inc. -West Palm Beach, FL	*BT-ESW-18-002, signed and sealed by Constantin Bortes, P.E.*	05/17/2018	TAS 201-94 (large missile impact) TAS 202-94 (uniform static test) TAS 203-94 (cyclic wind pressure loading) ASTM E283-04 (air infiltration test) ASTM E331-00 (water infiltration test) AAMA 1304-02 (forced entry test)
Fenestration Testing Laboratory FL33166	*FTL-12390 signed and sealed by Marlin Binson, PE*	12/17/2020	TAS 201-94 (large missile impact) TAS 202-94 (uniform static test) TAS 203-94 (cyclic wind pressure loading) ASTM E283 (Air Infiltration) ASTM E331 (Water Resistance Test) ASTM F842 (Force Entry)

Engineering Analysis: The following engineering analyses and/or calculations have been performed:

- No comparative analysis has been performed for conditions other than those tested.
- No rational analysis has been performed.
- Anchor calculations are based on manufacturer's published anchor capacity, anchor Notice of Acceptance by Miami Dade County.

AL-FAROOQ CORPORATION
CONSULTING ENGINEERS & PRODUCT DEVELOPMENT

PRODUCT APPROVAL EVALUATION
RULE CHAPTER #61G20-3 • METHOD 1 OPTION D

FL 21835
Date: 07/31/2023

Detailed Product Description:
Manufacturer: E.S. WINDOWS, LLC.
Manufacturer Address: 3550 N.W. 49 STREET – MIAMI, FL. 33142
Model Name: SERIES ES-46T THERMAL ALUMINUM OUTSWING ENTRANCE DOOR
Maximum Load: +100 PSF, -120 PSF (Small Missile Impact)
Installation Drawings # W17-08

This product complies with the High Velocity Hurricane Zone (HVHZ) testing requirements.

For maximum sizes, combination of span vs loads and anchor type refer to installation drawings.

Comparative analysis used ___ Yes __X__ No

Mandatory Tests (Tested in accordance with AAMA 101/I.S.2/NAFS/TAS-202)

TEST	DESCRIPTION	TEST LOCATION	TEST REPORT DATE	TEST REPORT #	Test Sealed by
ASTM E283	Air Infiltration Leakage	Fenestration Testing Lab, Inc	08/04/2015 02/05/2021	FTL-8179 FTL-12233	Idalmis Ortega, P.E.
ASTM E331 OR ASTM 547 & TAS 202	Water Penetration	Fenestration Testing Lab, Inc	08/04/2015 02/05/2021	FTL-8179 FTL-12233	Idalmis Ortega, P.E.
ASTM E330 & TAS 202	Uniform Static Air Press.	Fenestration Testing Lab, Inc	08/04/2015 02/05/2021	FTL-8179 FTL-12233	Idalmis Ortega, P.E.
AAMA 1304	Forced Entry Test	Fenestration Testing Lab, Inc	08/04/2015 02/05/2021	FTL-8179 FTL-12233	Idalmis Ortega, P.E.

Supplemental Tests (Tested in accordance with TAS-201 and TAS-203)

TEST	DESCRIPTION	TEST LOCATION	TEST REPORT DATE	TEST REPORT #	Test Sealed by
FBC 1626.3 (TAS 201 & 203)	Small Missile Impact & Cyclic	Fenestration Testing Lab, Inc	08/04/2015 02/05/2021	FTL-8179 FTL-12233	Idalmis Ortega, P.E.

Under the limitations of the attached installation drawings, to the best of my knowledge and ability, the above product conforms to the requirements of the 2023 Florida Building Code.

Evaluation Report Engineer:



Jalal Farooq PE # 81223
Al-Farooq Corporation EB # 3538

Sealed: 8/1/2023



City of Fort Lauderdale GIS

CITY OF FORT LAUDERDALE

LOCATION MAP

0 40 80 Feet

GIS Fort Lauderdale

Map Created by Property Reporter GIS

Printed on: 7/13/2026



City of Fort Lauderdale GIS

CITY OF FORT LAUDERDALE

Property Reporter Map

0 40 80 Feet

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Property Reporter Map

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City of Fort Lauderdale
Urban Design and Planning Division
700 NW 19th Ave
Fort Lauderdale, FL 33311

Broward County Urban Planning Division
1 N University Drive
Plantation, FL 33324

RE: TEQUESTA & CO HOMES LLC
806 & 808 SW 4th St
Fort Lauderdale, FL 33312

Folio: 504210281162 & 504210281161

To Whom It May Concern:

I, Robert Cetron, am the authorized agent of TEQUESTA & CO HOMES LLC, the owner of property located at 806 & 808 SW 4th St, Fort Lauderdale, FL 33312.

We hereby authorize Greg Brewton & Associates to act on our behalf to submit all necessary applications for entitlement and development-related issues.

Greg Brewton's contact information is as follows:
Greg Brewton
gregbrewton@gbaftl.com
(954) 593-2082

Owner requests copies of all correspondence, notices, and all other documents be forwarded to Greg Brewton.

Signature of Owner/Agent

Robert Cetron
Print Name

CHRISTI RAE DURANT
Notary Public-State of Florida
Commission # HH 329654
My Commission Expires
January 23, 2027

July 15, 2026

Instr# 120876896 , Page 1 of 3, Recorded 05/20/2026 at 11:22 AM
Broward County Commission
Deed Doc Stamps: $5775.00

This Instrument Prepared by:

Richard N. Rosa, P.A.
200 South Andrews Avenue
Suite 100
Fort Lauderdale, FL 33301

After Recording Return to:
Tequesta & Co. Homes, LLC
518 Southwest 11th Street
Fort Lauderdale, FL 33315

Parcel Identification Number:
5042-10-28-1161
5042-10-28-1162

(Space Above This Line For Recording Data)

Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this **14th day of May, 2026** between **MRQ Holdings, LLC, a Florida Limited Liability Company**, whose mailing address is **11906 Royal Tee Circle, Cape Coral, FL 33991** ("**Grantor**") to, **Tequesta & Co. Homes, LLC, a Florida Limited Liability Company,** whose mailing address is **518 Southwest 11th Street, Fort Lauderdale, FL 33315** ("**Grantee**").

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **Miami-Dade** County, Florida and fully described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

GRANTOR:

MRQ Holdings, LLC, a Florida Limited Liability Company

By: Lizette Quimper
Lizette Quimper, MGR

WITNESSES:

Robin Fulghum
WITNESS
PRINT NAME: Robin Fulghum

Christopher Andrew Yon
WITNESS
PRINT NAME: Christopher Yon

13518 Deer Creek Rd
Ashland, VA 23005
WITNESS 1 ADDRESS

13518 Deer Creek Rd
Ashland, VA 23005
WITNESS 2 ADDRESS

STATE OF Virginia

COUNTY OF Hanover

The foregoing instrument was acknowledged before me by means of (__) physical presence or (☑) online notarization, this 14th day of May, 2026, by Lizette Quimper, MGR of MRQ Holdings, LLC, a FL Limited Liability Company, on behalf of the company, (__) who is/are personally known to me or (☑) who has/have produced Driver License as identification.

Christopher Andrew Yon
Signature of Notary Public
Christopher Yon
Print, Type/Stamp Name of Notary

CHRISTOPHER ANDREW YON
ELECTRONIC NOTARY PUBLIC
REGISTRATION NUMBER
7858126
COMMISSION EXPIRES
07/31/2028

Notarized by USA Notary Services LLC using online audio/video communication

EXHIBIT "A"

Property Address: **806-808 SW 4th Street**
Fort Lauderdale, FL 33312

Lot 23 and 25, Block 64, BRYAN SUBDIVISION OF BLOCK 33 AND 64 OF THE TOWN OF FORT LAUDERDALE, according to the map or plat thereof as recorded in Plat Book 1, Page 29, Public Records of Miami-Dade County, Florida, said lands lying, situate and being in Broward County, Florida.