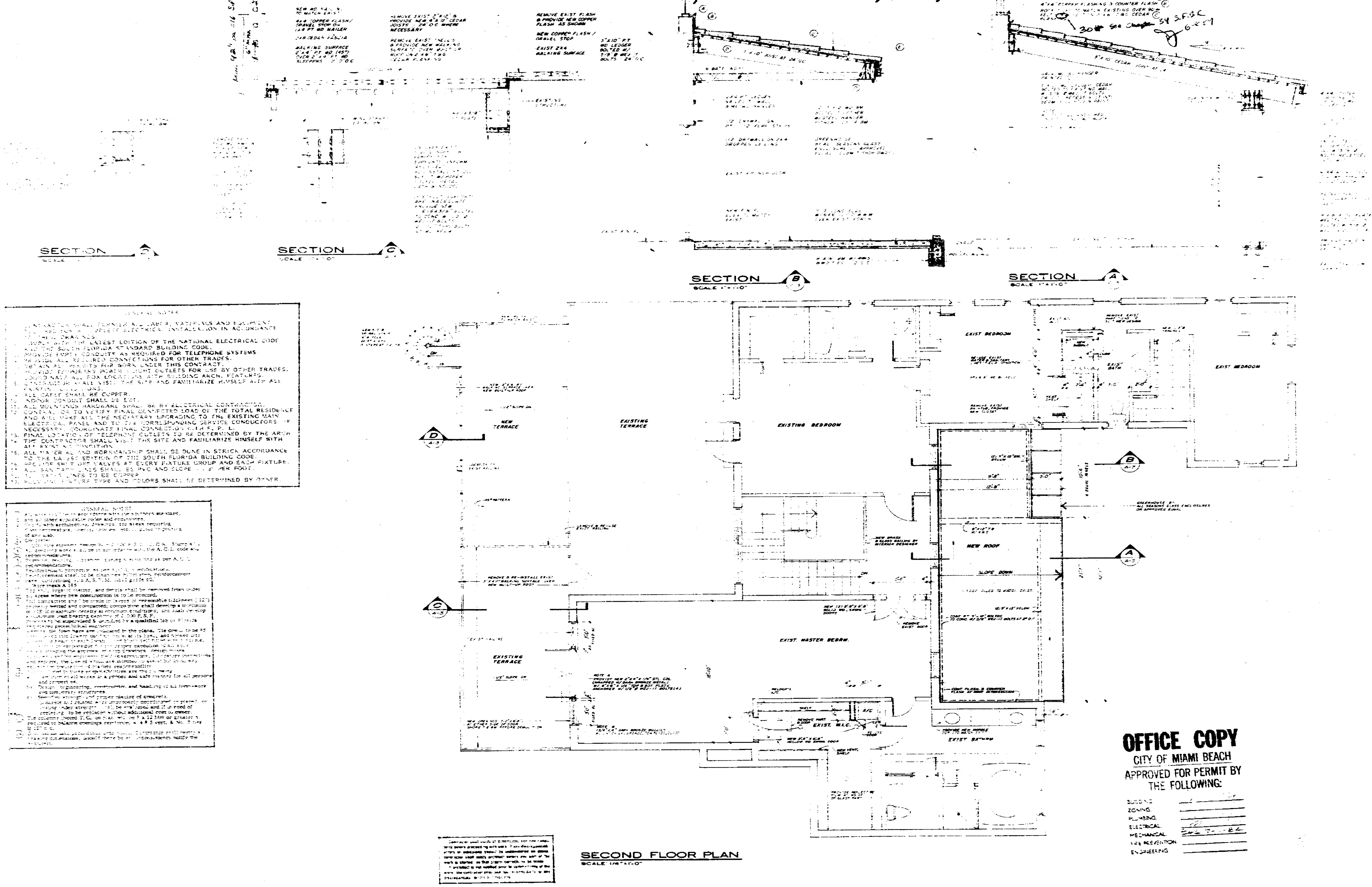
PERMIT #	COMP_TYPE	SUB_TYPE	APPLIED	APPROVED	EXPIRED	STATUS	DESCRIPTION	STREET_NO	TREET_DIRECTIO	STREET_NAME	PARCEL_NO
BG060065	BGENR	GNRTRSDT	11-Aug-06	02-Oct-06	13-Jul-08	APPROVED	installation of slab & 80 Kw generator	5212	N	BAY RD	32150031940
BM980283	BMECH	ALT	24-Dec-97	24-Dec-97	07-Sep-98	FINAL	REPLACE AIR HANDLER 3.5T	5212	N	BAY RD	32150031940
BMS0703302	BMISC	REVISE	10-Jul-07	21-Aug-07	17-Feb-08	FINAL	REPLACE OVERHEAD SERVICES WITH UNDERGROUND SERVICES 400 AMPS	5212	N	BAY RD	32150031940
BP071465	BPLUM	ALTRMDL	22-Jun-07	22-Jun-07	13-Jul-08	FINAL	Install gas piping for generator	5212	N	BAY RD	32150031940
B0504834	BSBUILD	MRNE-R	15-Jun-05	15-Jun-05	30-Oct-06	FINAL	Remove existing dock and replace with new 780sf exst wood dock	5212	N	BAY RD	32150031940
BS911483	BSBUILD	OTH	20-May-91	23-May-91	19-Nov-91	CLOSED	UNDERMINES SEAWALL REPAIR	5212	N	BAY RD	32150031940
B1505915	BSBUILD	ROOFING	13-Aug-15	13-Aug-15	13-Mar-16	FINAL	RE-ROOF TILE SLOPE ROOF MAIN HOUSE	5212	N	BAY RD	32150031940
BS922178	BSBUILD	ALT	20-Jul-92	20-Jul-92	16-Jan-93	CLOSED	DOCK ADDITION 12' X 27.5'	5212	N	BAY RD	32150031940
B1404561	BUILD	ALTRMD-R	16-Jun-14	06-Aug-14	02-Feb-15	FINAL	FOUNDATION REPAIRS AND INSTALLATION OF SMART JACK. REPLACEMENT OF FLOOR JOIST	5212	N	BAY RD	32150031940

Permit Number	Main Address	Permit Type	Permit Status	Work Class	Project Name	Apply Date	Issue Date	Expire Date	Finalize Date	Inspection Date	Square Feet	Valuation	Description
GER2000105	5212 N N BAY RD	Generator - Residential	Finaled	New		07/22/2020	07/22/2020	01/19/2021	07/23/2020	07/23/2020	0.00 0.00	0.00 0.00	CONVERTED PERMIT BG060065/ installation of slab & 80 Kw generator

91319



OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

HOUSE REMODELING FOR
MR & MRS. OLEMBERG
52 2 NORTH BAY ROAD, MIAMI BEACH, FLA.

isaac sklar associates
architects planners interiors
1335 lincoln road, miami beach, florida, 33139. 672 8896

checked by	date	project number	A3
scale AS SHOWN	drawn by D. SOROGON	date 5-14-84	8409

91319

DEVELOPMENT SERVICES — ENGINEERING PLANS REVIEW

TO: PUBLIC WORKS DEPARTMENT - Engineering Division

LEGAL DESCRIPTION:

LEGAL ADDRESS:

PLAN DESCRIPTION:

THE ABOVE PLAN SUBMITTED TO THIS DEPARTMENT NEEDS THE FOLLOWING CORRECTIONS:

GARBAGE FACILITIES:

SANITARY SEWER:

WATER:

DRAINAGE:

TRAFFIC:

SIGNATURE ______ COMPANY ______ PHONE NO. ______

APPROVED FOR PERMIT SUBJECT TO THE ABOVE CORRECTIONS

DAN SKUFISH, DIRECTOR
DEVELOPMENT SERVICES

original/Plan Review yellow/Job Copy pink/Office Copy goldenrod/Public Works

FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

SECTION 10 RESIDENTIAL PRESCRIPTIVE
COMPLIANCE METHOD

FORM 100-84 — ALL CLIMATE ZONES

PROJECT NAME AND ADDRESS: House Remodeling

OWNER: MRS. MAY ... LAMBERS

105

432 30 | 173 11 0 | 457 ... 13 0

X CENTRAL — X ...

60 — N/A

DATE: 3-25-84

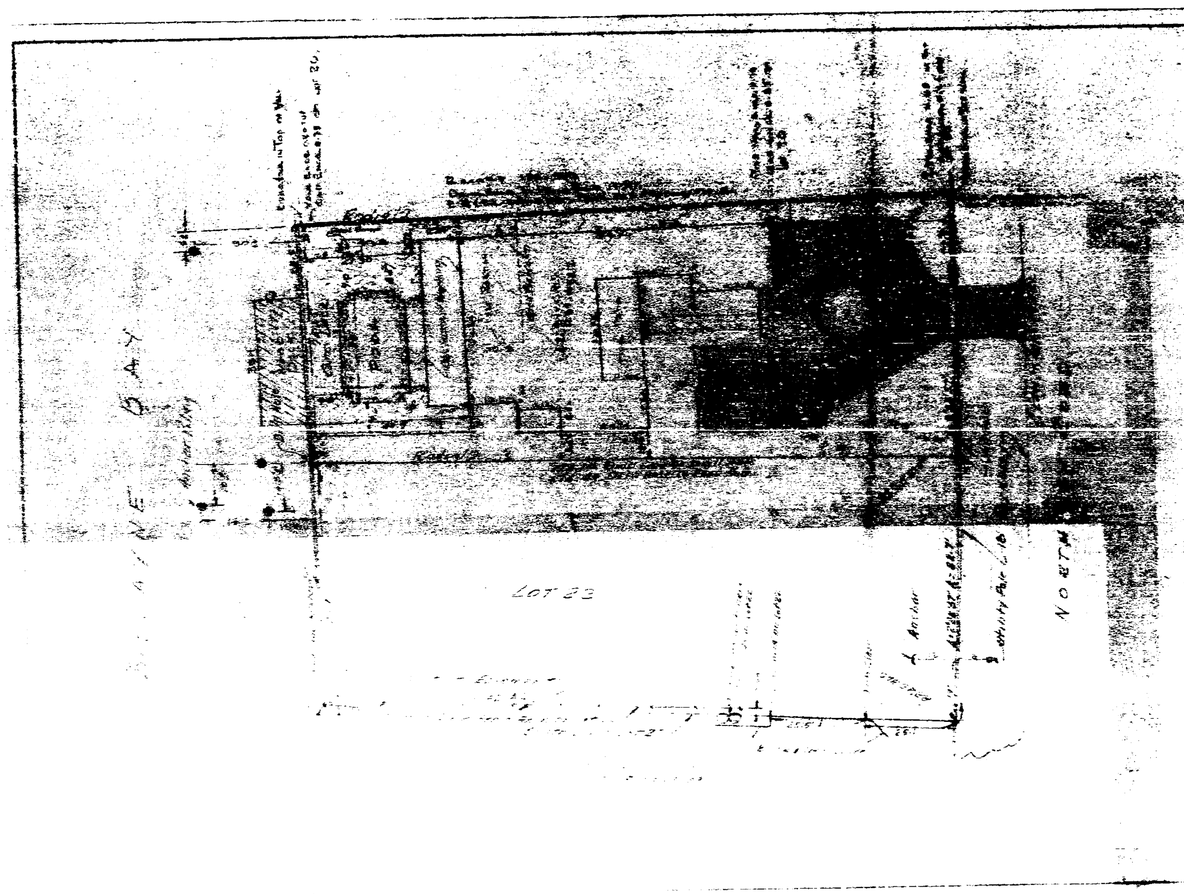
RESIDENTIAL PRESCRIPTIVE
COMPLIANCE METHOD

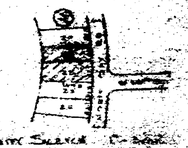
ALL CLIMATE ZONES

22.8

N/A

91319





THIS IS A SKETCH OF A LAND SURVEY OF:

Lots 21 and 22, Block 14, La Gorce Golf Subdivision, recorded in Plat Book 14 of page 43 of the public records of Dade County, Florida.

Survey Prepared For: ISAAC AND MIRIAM BERNSTEIN

SURVEY PREPARED BY: Zurwelle-Whittaker, Inc., Consulting Engineers and Surveyors, 988 Lincoln Road (Suite 214), Miami Beach, Florida. 33139 Ph. 534-4666

Scale: 1" = 20 feet Date: May 16, 1983

Updated & Lot 22 added to Survey: June 18, 1984

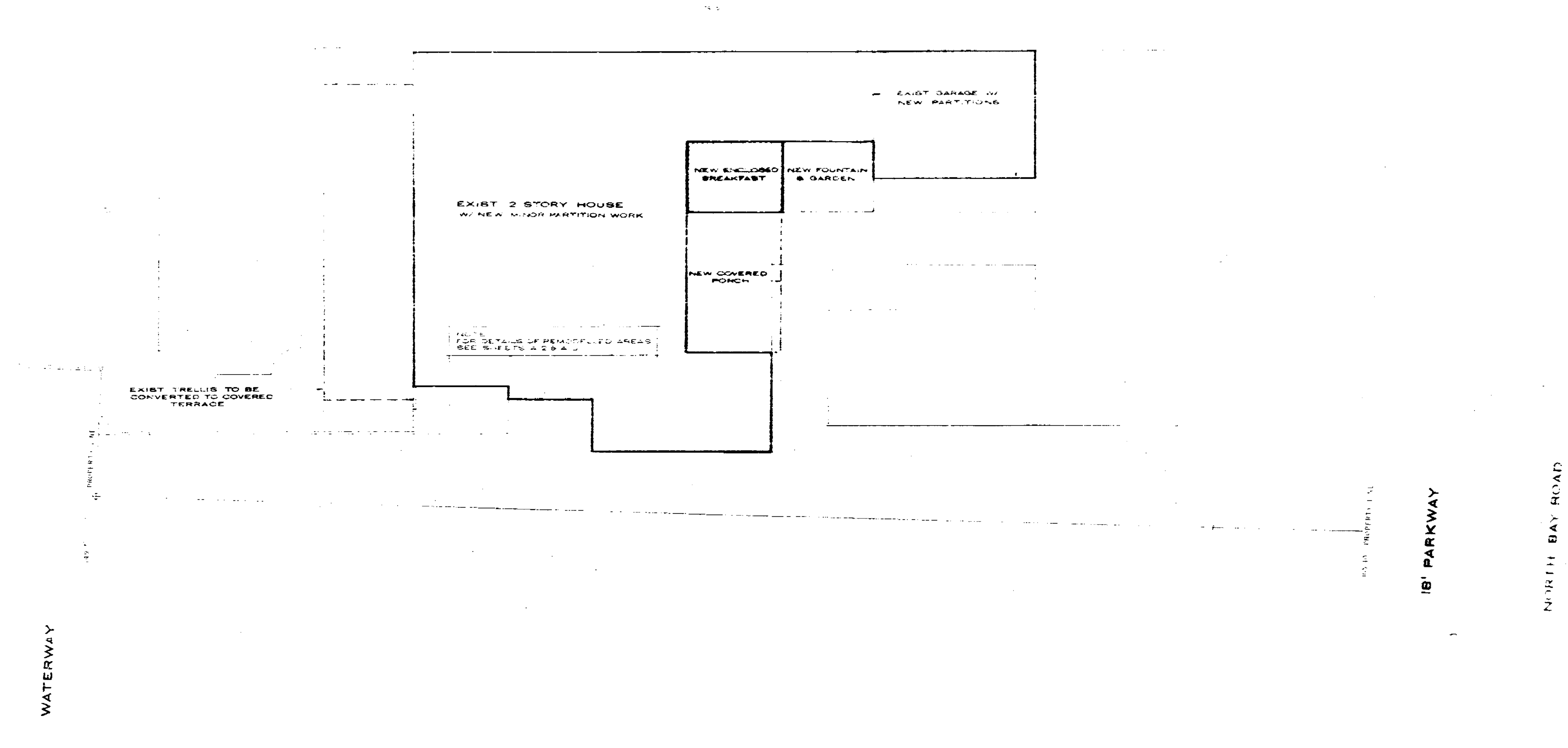
SURVEYOR'S CERTIFICATE:

WE HEREBY CERTIFY that the sketch of survey shown hereon of the above described property is true and correct to the best of our knowledge and belief, as recently surveyed under our direction; also that there are no visible encroachments, unless shown hereon. Examination of the "Abstract of Title" will have to be made to determine recorded instruments, if any, affecting the property. This survey meets the minimum technical standards set forth by the Florida State Board of Land Surveyors. This sketch is not valid unless the embossed seal of a professional land surveyor, employed by Zurwelle-Whittaker, Inc., is affixed hereon.

Zurwelle-Whittaker, Inc.

By: _____

91319



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

LEGAL DESCRIPTION
LOTS 21 & 22 BLK 14 LA GORCE GOLF SUBDIVISION PLAT BOOK 14, PAGE 43, PUBLIC RECORDS OF DADE COUNTY, FLA.

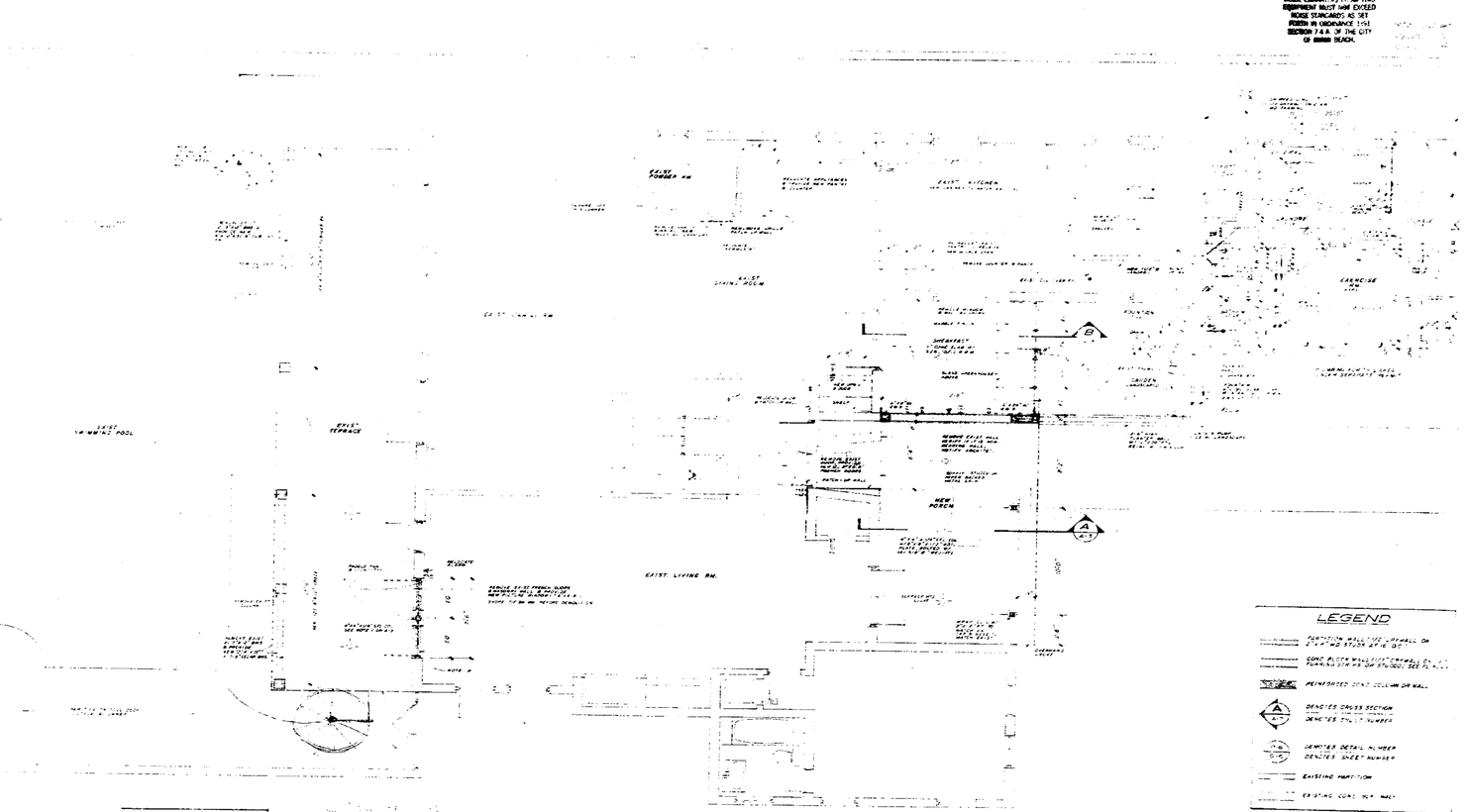
HOUSE REMODELING FOR
MR. & MRS. OLEMBERG
5222 NORTH BAY ROAD, MIAMI BEACH, FLA.

isaac sklar associates
architects planners interiors
1335 ... road, miami beach, florida, 33139. 672 8896

checked by	date	project number	sheet
		8409	A1 3
scale 1/8"=1'-0" / drawn by M. GONZALEZ	date 5-14-84		

91319

EQUIPMENT MUST NOW EXCEED
NOISE STANDARDS AS SET
FORTH IN ORDINANCE 1-91
SECTION 7-4 A OF THE CITY
OF MIAMI BEACH.

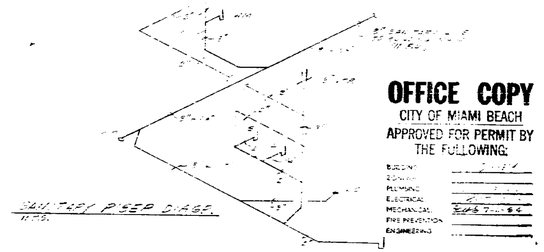


GROUND FLOOR PLAN

SCALE 1/4"=1'-0"

LEGEND

- PARTITION WALL TYP. (DRYWALL ON 2 1/2" MIN STUDS AT 16" OC)
- CONC BLOCK WALL (CT DRYWALL ON FURRING STRIPS OR STUDS) SEE FL. PLS.
- REINFORCED CONC COLUMN OR WALL
- A — DENOTES CROSS SECTION; A-1 — DENOTES TITLE NUMBER
- DENOTES DETAIL NUMBER; DENOTES SHEET NUMBER
- EXISTING PARTITION
- EXISTING CONC BLK WALL



OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING	
ZONING	
PLUMBING	
ELECTRICAL	
MECHANICAL	5-25-94
FIRE PREVENTION	
ENGINEERING	

HOUSE REMODELING FOR
MR. & MRS. OLEMBERG
525 NORTH BAY ROAD MIAMI BEACH, FLA.

isaac sklar associates
architects planners interiors
1335 Meade road, miami beach, florida, 33139. 672 8896

checked by	date
scale 1/4"=1'-0"	drawn by D SOROGON
date 5-14-84	project number 8409

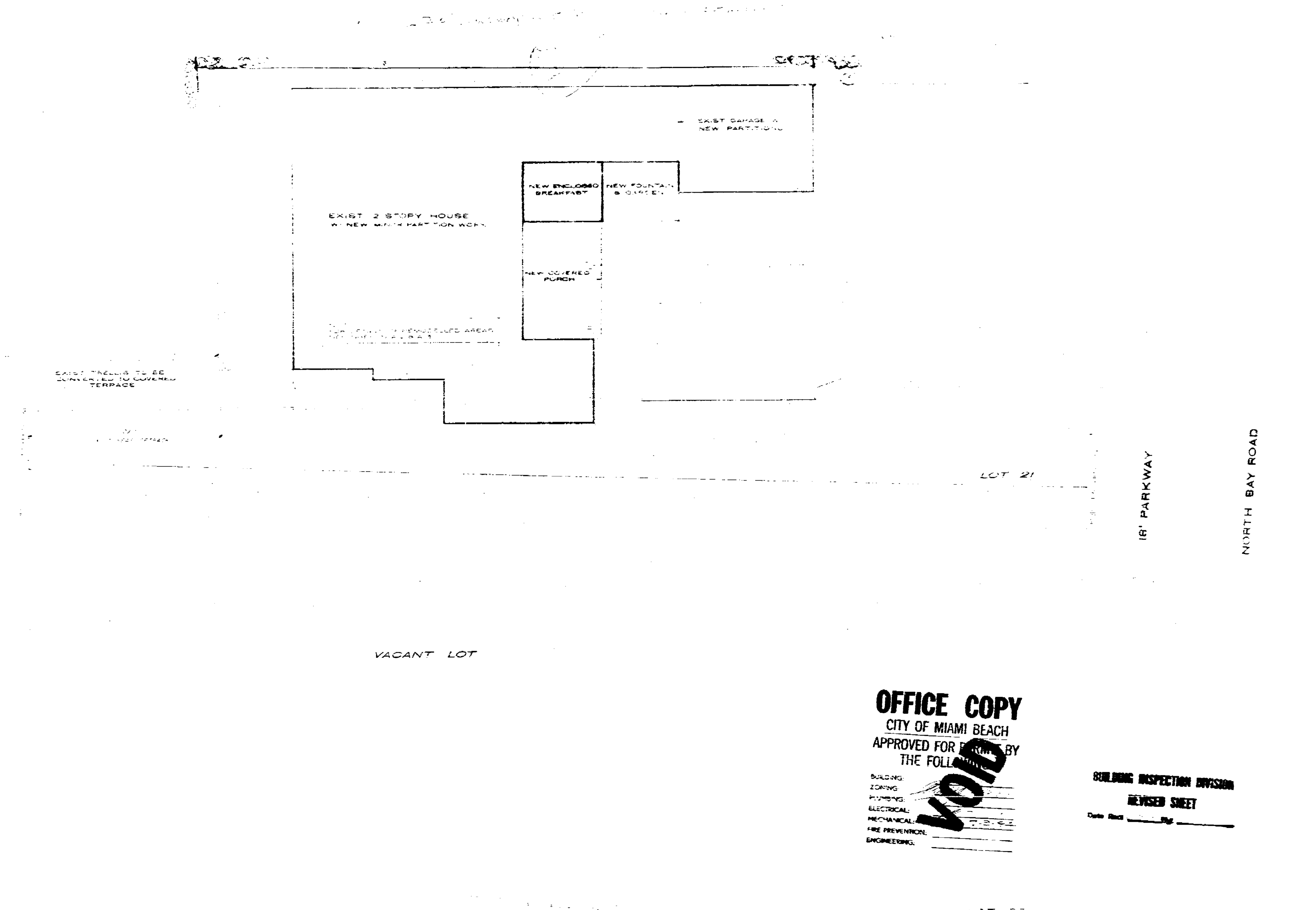
A 2 3

91319

DEMAND LOAD CALCULATION

SQUARE FEET	5917
GENERAL LIGHTING @ 3W/SF	17751
SMALL APPLIANCES	3000
[illegible]	[illegible]
[illegible]	[illegible]

ELECTRIC RISER DIAGRAM



OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING
BUILDING
ZONING
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING

VOID

BUILDING INSPECTION DIVISION
REVISED SHEET
Date Rec'd ______ By ______

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

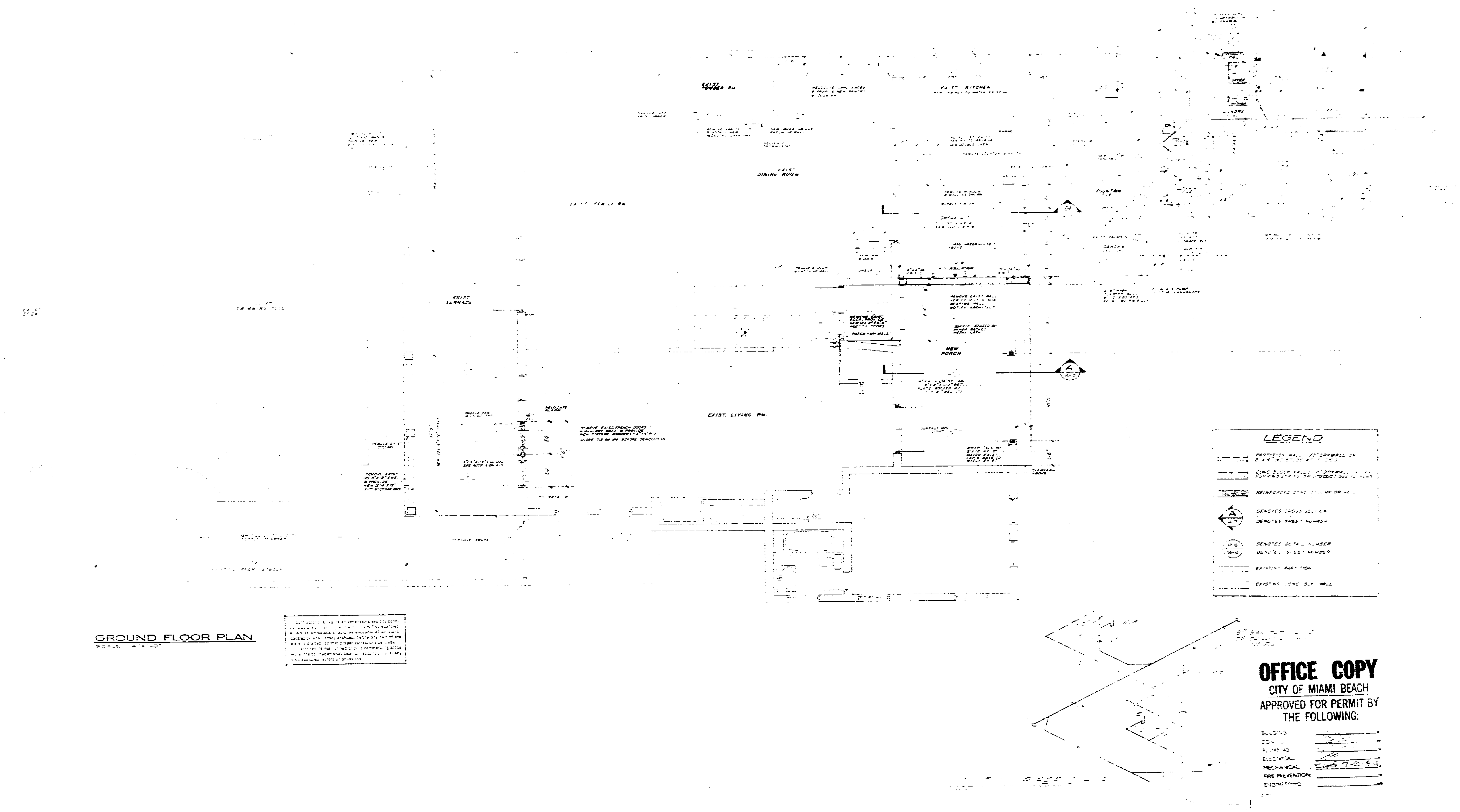
LEGAL DESCRIPTION
LOTS 21 & 22 BLK 14 LA GORCE GOLF SUBDIVISION, PLAT BOOK 14, PAGE 43, PUBLIC RECORDS OF DADE COUNTY, FLA.

HOUSE REMODELING FOR
MR. & MRS. OLEMBERG
5212 NORTH BAY ROAD, MIAMI BEACH, FLA

isaac sklar associates, inc.
architects planners interiors
1335 lincoln road, miami beach florida, 33139. 672 5896

checked by	date	project number	
		8409	A-1.3
scale: 1/8"=1'-0"	drawn by: V. GONZALEZ	date: 5-4-84	

91319



GROUND FLOOR PLAN

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING
ZONING
PLUMBING
ELECTRICAL
MECHANICAL 7-2-84
FIRE PREVENTION
ENGINEERING

HOUSE REMODELING FOR
MR. & MRS. OLEMBERG
NORTH BAY ROAD. MIAMI BEACH, FLA

isaac sklar associates
architects planners interiors
3335 ... road, miami beach, florida, 33139. 672 6896

checked by	date	project number	
scale: 1/4"=1'-0"	drawn by: D. SOROGON	date: 5-14-84	8409	A2 3

91319

SECTION B

SECTION C

SECTION B

SECTION A

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING
PLANNING
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING

HOUSE REMODELING FOR
MR. & MRS. OLEMBERG
[illegible] NORTH BAY ROAD, MIAMI BEACH, FLA.

isaac sklar associates, inc.
architects planners interiors
1235 lincoln road, miami beach, florida, 33139. 672 8896

checked by	date
scale: AS SHOWN	drawn by: D. GORDON
date: 5-14-84	project number: 8409

A3 of 3

91319

DEMAND LOAD CALCULATION

SQUARE FEET

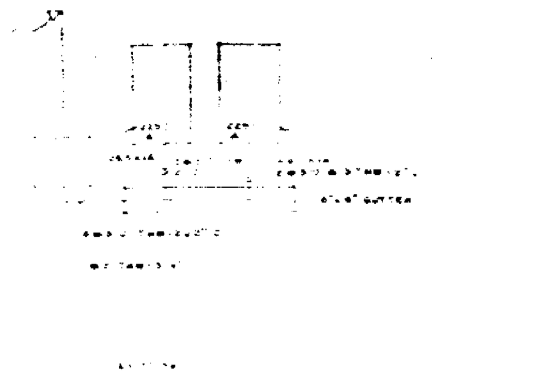
GENERAL LIGHTING

SMALL APPLIANCE 3000

[illegible]

TOTAL NEUTRAL WATTS

AMPS.



ELECTRIC RISER DIAGRAM

EXISTING PANEL- B

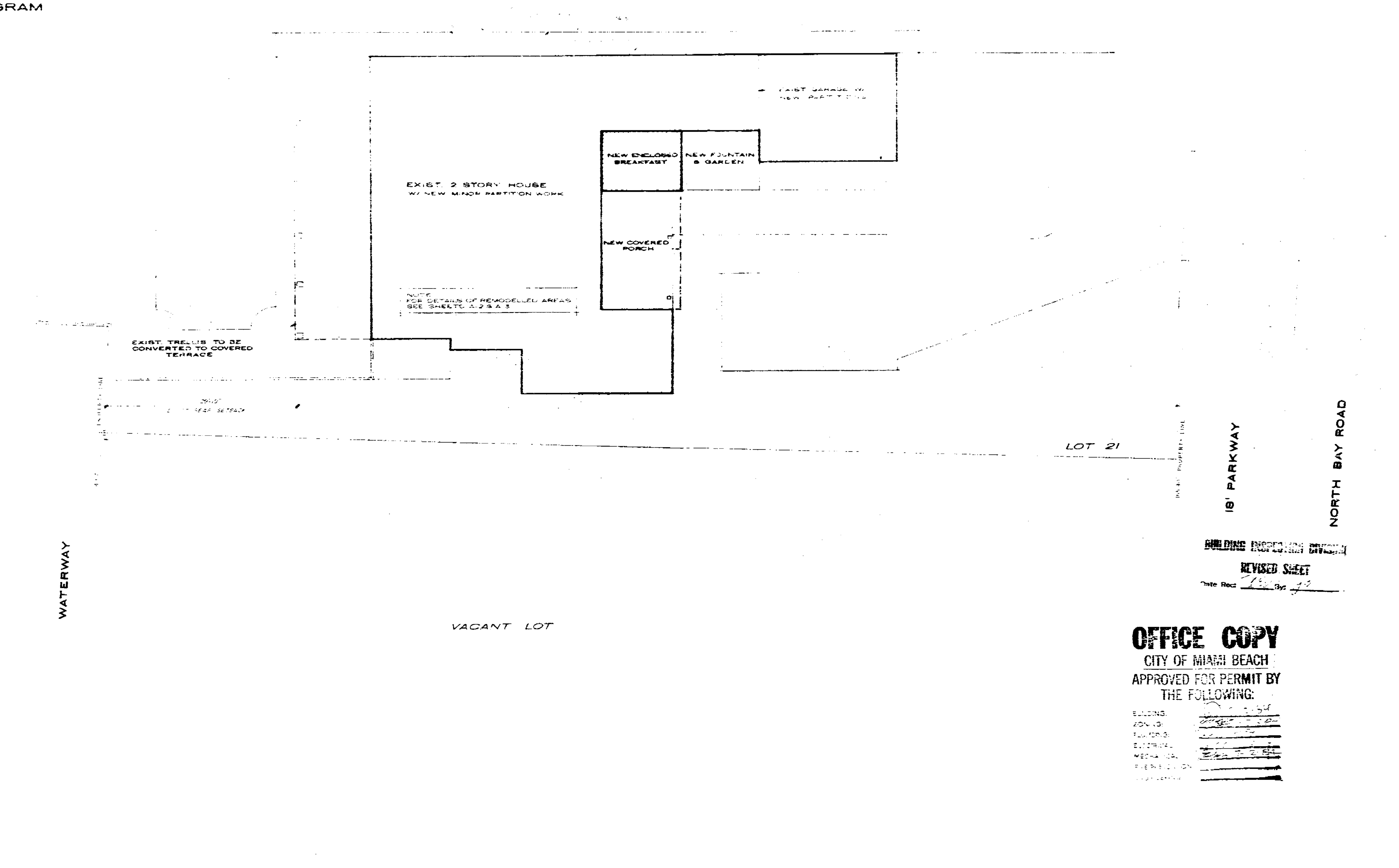
(ALL 20A., 1P., CIRCUITS EXCEPT AS NOTED)

[illegible]

EXISTING PANEL- A

(ALL 20A., 1P., CIRCUITS EXCEPT AS NOTED)

[illegible]



SITE PLAN

SCALE 1/8" = 1'0"

LEGAL DESCRIPTION

LOTS 21 & 22 BLK 14 LA GORCE GOLF SUBDIVISION, PLAT BOOK 14, PAGE 43, PUBLIC RECORDS OF DADE COUNTY FLA.

HOUSE REMODELING FOR
MR. & MRS. OLEMBERG
5212 NORTH BAY ROAD, MIAMI BEACH, FLA

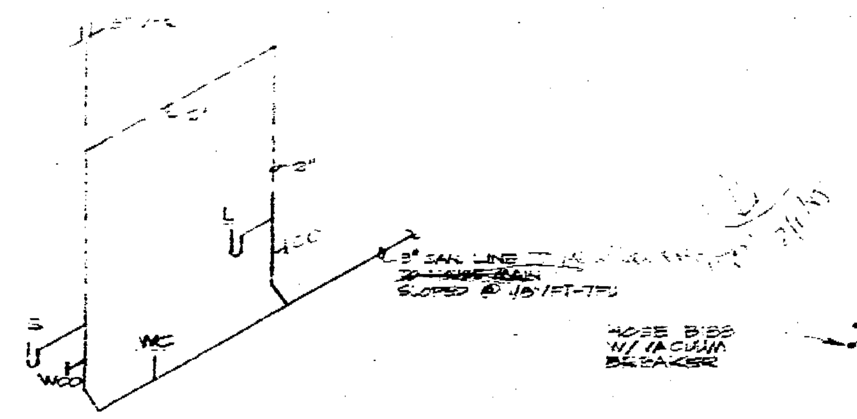
isaac sklar associates
architects planners interiors
1335 lincoln road, miami beach, florida, 33139. 672 8896

checked by | date | project number
scale 1/8" = 1'0" | drawn by M. GONZALEZ | date 5-14-84 | 8409

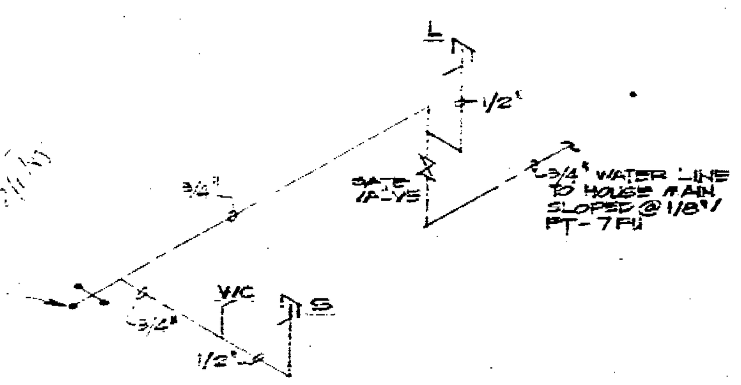
A-1 3

91319

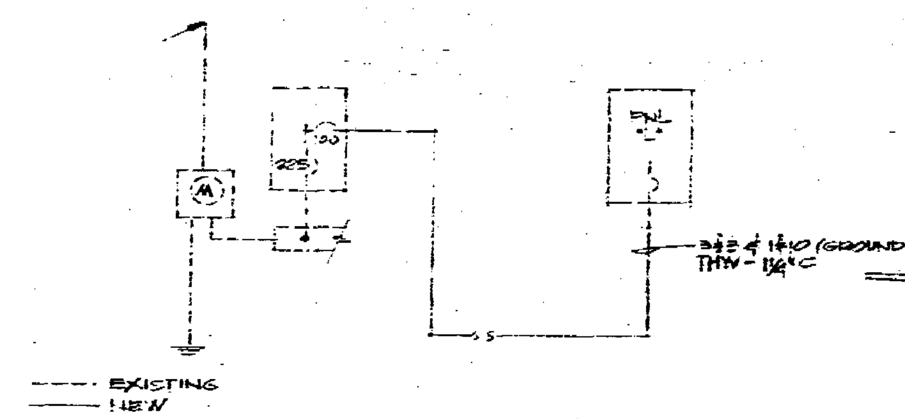
91465



SANITARY RISER DIAGRAM



COLD WATER R.D.



ELECTRIC RISER DIAGRAM

LIGHTING FIXTURE SCHEDULE

- (A) [illegible] AS PER ARCHITECT INSTRUCTIONS.
- (B) [illegible] FIXTURE 150W. TO MATCH WITH A.
- (C) [illegible] 100W. INCANDESCENT LAMP A-19 IF.
- (D) WALL MOUNTED INCANDESCENT TOILET BRACKET.
- (E) POLE MOUNTED LIGHTING FIXTURE 100W. 8' MOUNTING HEIGHT AS PER ARCHITECT INSTRUCTIONS.

PANEL L

CONNECTED LOAD [illegible] = 52 AMPS

GENERAL NOTES ELECT.

1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR A COMPLETE ELECTRICAL INSTALLATION IN ACCORDANCE TO THESE DIAGRAMATICAL DRAWINGS.
2. COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL STATE AND LOCAL CODES.
3. PROVIDE EMPTY CONDUITS AS REQUIRED FOR TELEPHONE SYSTEM.
4. PROVIDE ALL REQUIRED CONNECTIONS FOR OTHER TRADES.
5. OBTAIN ALL PERMITS FOR WORK UNDER THIS CONTRACT.
6. PROVIDE TEMPORARY POWER AND LIGHT OUTLETS FOR USE BY OTHER TRADES.
7. COORDINATE ALL BOX LOCATIONS WITH BUILDING ARCHITECTURAL FEATURES.
8. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS PRIOR TO BID.
9. ALL CABLE SHALL BE COPPER.
10. INDOOR CONDUIT SHALL BE EMT.
11. ALL MOUNTINGS HARDWARE SHALL BE BY ELECTRICAL CONTRACTOR.
12. ELECTRICAL INSTALLATION DESIGN OF THIS PLAN IS IN COMPLIANCE AS SET FORTH BY STATE OF FLORIDA STATUTES MODEL ENERGY EFFICIENCY CODES.

LEGEND ELECT.

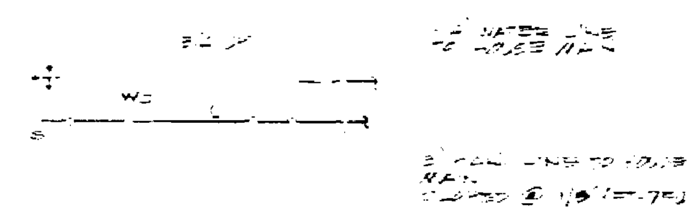
- INCANDESCENT OR MERCURY-VAPOR LIGHT FIXTURE, SURFACE OR RECESSED MOUNTED.
- INCANDESCENT OR MERCURY-VAPOR LIGHT FIXTURE WALL MOUNTED.
- INCANDESCENT OR MERCURY-VAPOR LIGHT FIXTURE POLE MOUNTED.
- DECORATIVE CEILING FAN WITH LIGHT.
- SINGLE POLE LIGHT SWITCH, QUIET-TYPE, 120 VOLTS, 20 AMPS, INSTALL 48" A.F.F.
- DUPLEX RECEPTACLE OUTLET, 120 VOLTS, 3-WIRE, GROUNDING TYPE 20 AMPS, INSTALL 18" A.F.F. UNLESS OTHERWISE INDICATED.
- TELEPHONE OUTLET. INSTALL 18" A.F.F. UNLESS OTHERWISE INDICATED.
- GROUND ROD.
- JUNCTION BOX. INSTALL AS SHOWN OR AS REQUIRED.
- HOME-RUN TO ELECTRIC PANEL. HATCH MARKS INDICATE NUMBER OF WIRES, G-DENOTES GROUND WIRE.
- LIGHTING FIXTURE IDENTIFICATION. A-TYPE.
- LIGHTING PANEL
- ELECTRICAL METER

GENERAL NOTES (PLUMBING)

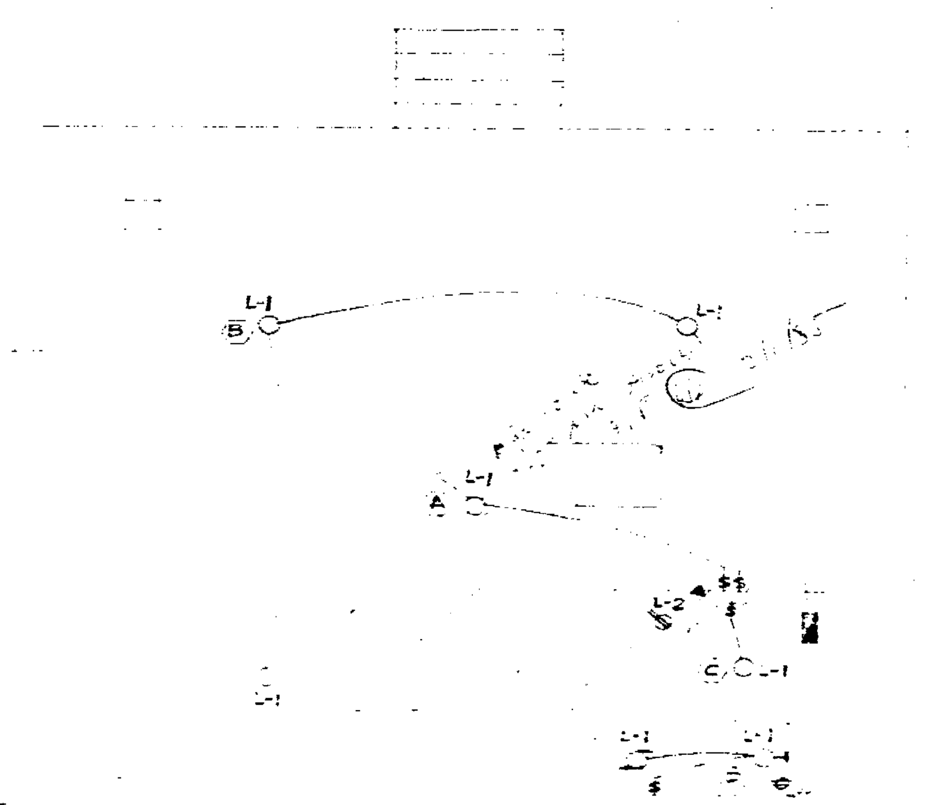
1. ALL MATERIAL AND WORKMANSHIP SHALL BE DONE IN STRICT ACCORDANCE TO THE LATEST EDITION OF THE SOUTH FLORIDA BUILDING CODE.
2. ALL SANITARY LINES SHALL BE PVC AND SLOPED AT A MINIMUM OF 1/8 INCH PER FOOT.
3. ALL WATER LINES SHALL BE COPPER.
4. PROVIDE SHUT OFF VALVES AT EVERY FIXTURE GROUP AND EACH FIXTURE.
5. PLUMBING FIXTURE TYPE AND COLOR SHALL BE DETERMINED BY OWNER.
6. PROVIDE AC FANCOIL UNIT WITH 1-1/4" CONDENSATE DRAIN TRAP AND PIPE TO DISCHARGE OUT SIDE OF BUILDING 6" ABOVE FINISHED GRADE. PIPE SHALL BE PVC SCHEDULE 4" AND SLOPED 1/8" PER FOOT.

LEGEND

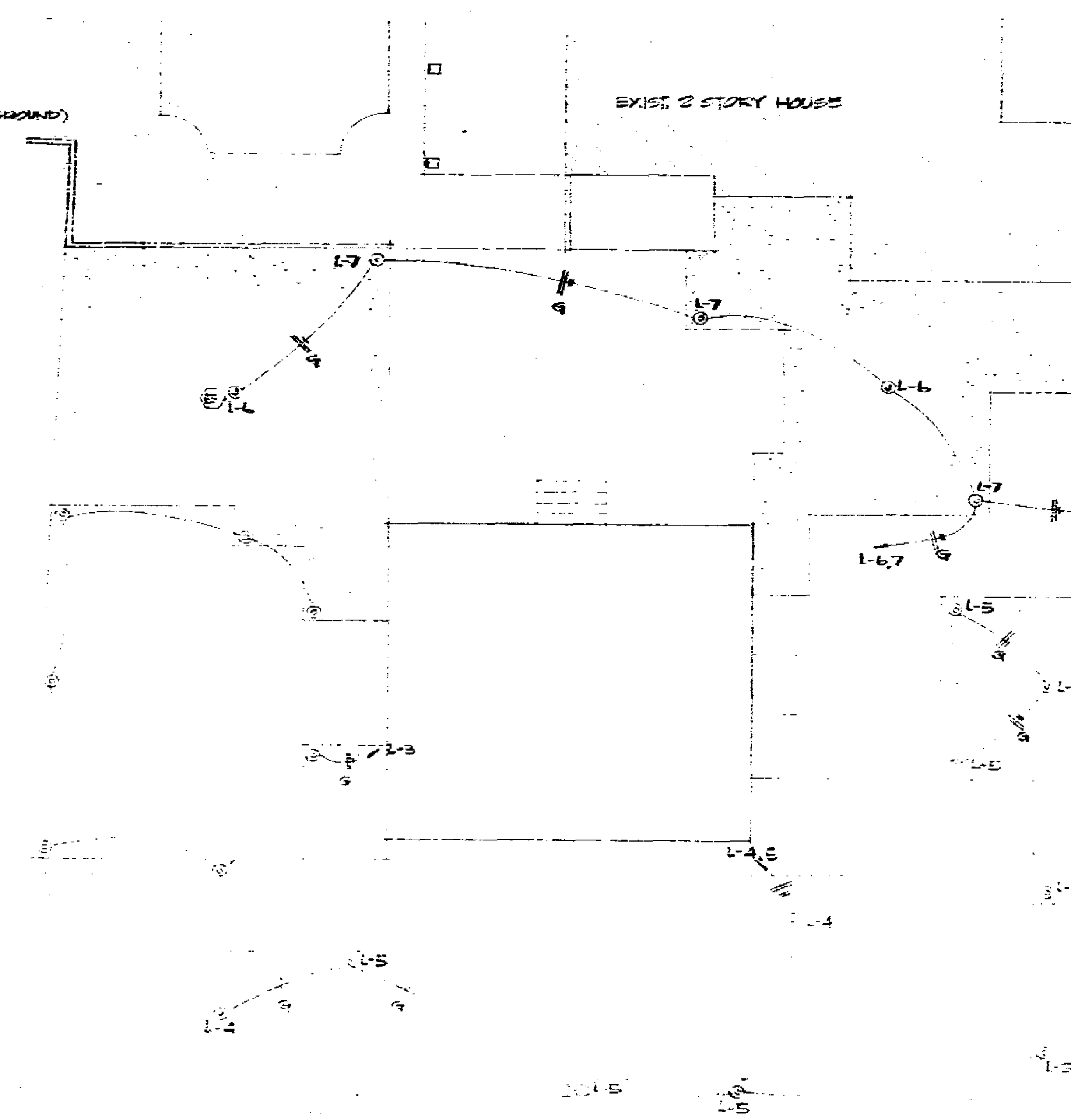
- S — SINK



PLUMBING FLOOR PLAN



FLOOR PLAN



SITE PLAN

Manuel E. Lauredo & Assocs. Inc.

isaac sklar associates architects planners interiors

checked by | date | scale AS SHOWN | drawn by | date | project number

E1 / 1

91465

1984 NOV 26 PM 12 47 84R355495

UNITY OF TI

OR 12334 PG 2191

WHEREAS, the undersigned are the owners of that property described as:

Lots 21 and 22, Block 14 LA GORCE GOLF SUBDIVISION, according to the plat thereof, recorded in Plat Book 14, page 43 of the Public Records of Dade County, Florida, a/k/a 5212 North Bay Road, Miami Beach, Florida, Dade County, and

the undersigned recognize and acknowledge that for the public health, welfare, safety or morals, the herein-described property should not be divided into separate parcels owned by several owners so long as the same is put to the hereinafter use, and,

In consideration of the issuance of a permit to build and for other good and valuable considerations, the undersigned hereby agree to restrict the use of the subject property in the following manner:

1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land.

2. The undersigned further agree that this condition, restriction and limitation shall be deemed a covenant running with the land and shall remain in full force and effect and be binding upon the undersigned, their heirs and assigns until such time as the same may be released in writing by the Director of the Dade County Building and Zoning Department or the executive officer of the successor of such Department or, in the absence of such director or executive officer, by his assistant in charge of the office in his absence, provided, however, that a release will be executed when the premises are made to conform with applicable zoning regulations or the use of the structure is removed from the premises and there is no further reason to maintain the Unity of Title on the public records.

IN WITNESS WHEREOF, ISAAC OLEMBERG and NIEVES OLEMBERG his wife, have caused these present to be signed in their name on this 19th day of June 1984, at Miami, Dade County, Florida.

WITNESSES:

ISAAC OLEMBERG

NIEVES OLEMBERG

STATE OF FLORIDA)
COUNTY OF DADE) SS

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared ISAAC OLEMBERG and NIEVES OLEMBERG, his wife, to me known to be the persons described hereinabove, who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State named above this 19th day of June 1984.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA

RICHARD P. BRINKER
Clerk Circuit Court

By D.C.

MANUEL ZAIAC ATTORNEY AT LAW SUITE 400 NORTHEAST AIRLINES BLDG. 150 S.E. 2ND AVE. MIAMI, FLA. 33131

OFFICE COPY

85R036612

UNITY OF TITLE

WHEREAS, the undersigned are the owners of that property described as:

Lots 21 and 22, Block 14 LA GORCE GOLF SUBDIVISION, according to the plat thereof, recorded in Plat Book 14, page 43 of the Public Records of Dade County, Florida, a/k/a 5212 North Bay Road, Miami Beach, Florida, Dade County, and

the undersigned recognize and acknowledge that for the public health, welfare, safety or morals, the herein-described property should not be divided into separate parcels owned by several owners so long as the same is put to the hereinafter use, and,

In consideration of the issuance of a permit to build and for other good and valuable considerations, the undersigned hereby agree to restrict the use of the subject property in the following manner:

1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land.

2. The undersigned further agree that this condition, restriction and limitation shall be deemed a covenant running with the land and shall remain in full force and effect and be binding upon the undersigned, their heirs and assigns until such time as the same may be released in writing by the Director of the City of Miami Beach Building Department, or the executive officer of the successor of such Department or, in the absence of such director or executive officer, by his assistant in charge of the office in his absence, provided however, that a release will be executed when the premises are made to conform with applicable zoning regulations or the use or the structure is removed from the premises and there is no further reason to maintain the Unity of Title on the public records.

IN WITNESS WHEREOF, ISAAC OLEMBERG and NIEVES OLEMBERG, his wife, have caused these present to be signed in their name on this 4th day of February, 1985 at Miami, Dade County, Florida.

WITNESSES:

ISAAC OLEMBERG

NIEVES OLEMBERG

STATE OF FLORIDA)
COUNTY OF DADE) SS

I hereby certify that on this day, before me, a Notary Public duly authorized in the state and county named above to take acknowledgments, personally appeared ISAAC OLEMBERG and NIEVES OLEMBERG, his wife, to me known to be the persons described hereinabove, who executed the foregoing instrument.

WITNESS my hand and official seal in the county and state named above, this 4th day of February, 1985.

MANUEL ZAIAC

STATE OF FLORIDA)
COUNTY OF DADE)
I HEREBY CERTIFY that this is a true copy of the original filed in this office on 6th day of February A.D. 19 85.
WITNESS my hand and Official Seal.
RICHARD P. BRINKER
Clerk Circuit Court
By E. Collie D.C.

FORM APPROVED
LEGAL DEPT.
By
Date

MANUEL ZAIAC ATTORNEY AT LAW SUITE 400 NORTHEAST AIRLINES BLDG. 150 S.E. 2ND AVE. MIAMI, FLA. 33131

91465

DEVELOPMENT SERVICES ENGINEERING PLANS REVIEW

TO: PUBLIC WORKS DEPARTMENT - Engineering Division

LEGAL DESCRIPTION: [illegible]

LEGAL ADDRESS: [illegible] Bay Rd.

PLAN DESCRIPTION: [illegible] Bar and dock

THE ABOVE PLAN SUBMITTED TO THIS DEPARTMENT NEEDS THE FOLLOWING CORRECTIONS:

GARBAGE FACILITIES: Not applicable

SANITARY SEWER: To use existing facilities

WATER: To use existing facilities

DRAINAGE: Side yards to be sloped so as to not shed water to neighboring properties.

GRADES: Recommended that finished floor elevation be a minimum [illegible]

ENCROACHMENTS:
EASEMENTS: [illegible]

PUBLIC WORKS DEPARTMENT PERMITS REQUIRED FOR WORK DONE ON CITY PROPERTY.

COMMENTS: [illegible]

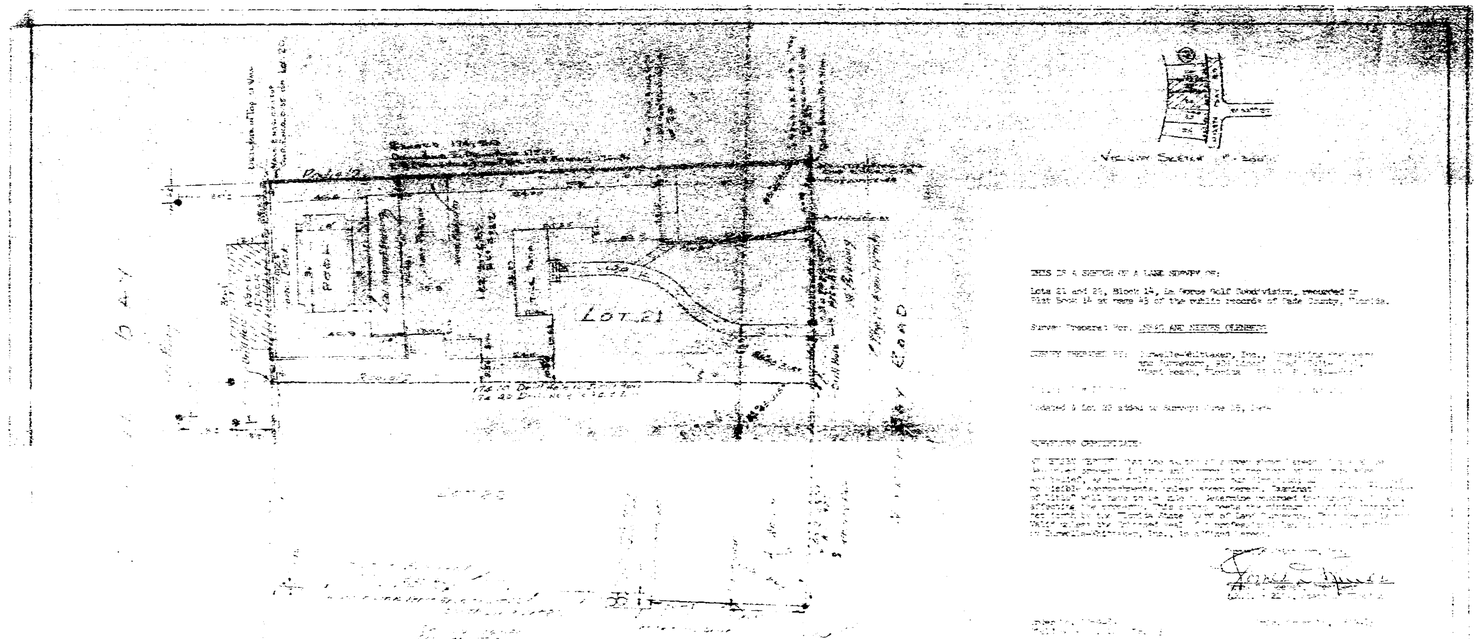
SIGNATURE ______ COMPANY ______ PHONE NO. ______

APPROVED FOR PERMIT SUBJECT TO THE ABOVE CORRECTIONS ______

DAN SKUBISH, DIRECTOR
DEVELOPMENT SERVICES

original/Plan Review yellow/Job Copy pink/Office Copy goldenrod/Public Works

91465



OFFICE COPY

91465

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

FOOTING SCHEDULE

CONCRETE COLUMN

SOIL PREPARATION: TYPICAL

SECTION "B"

SECTION "A"

EXIST. 2 STORY HOUSE
W/ NEW SEWER PARTITION WORK

EXIST GARAGE W/ NEW PARTITIONS

NEW BUILT-IN BREAKFAST

NEW FOUNTAIN & GARDEN

NEW COVERED PORCH

NOTE: FOR DETAILS OF REMODELING SEE SHEETS A 2.0 A 2.1

EXIST. TRELLIS TO BE CONVERTED TO COVERED TERRACE

EXIST REAR SETBACK

LANDSCAPE

LOT 21

LOT 22

WATERWAY

GAZEBO

RAISED

STORE

ROOF PLAN

18' PARKWAY

NORTH BAY ROAD

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

FLOOR PLAN

LEGAL DESCRIPTION

LOTS 21 & 22 BLK 14 LA FORCE GOLF SUBDIVISION PLAT BOOK 14 PAGE 43 PUBLIC RECORDS OF DADE COUNTY, FLA

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING
ZONING
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING

RECEIVED
SEP 11 1984
BUILDING REGULATION DIVISION

HOUSE REMODELING FOR
MR. & MRS. OLEMBERG
5212 NORTH BAY ROAD MIAMI BEACH, FLA

isaac sklar associates, inc.
architects planners interiors
3375 Florida road, miami beach, florida, 33139. 672 8898

checked by	date
scale 1/8"=1'-0"	drawn by M. GONZALEZ
date 5-14-84	project number 8409-A

A 1

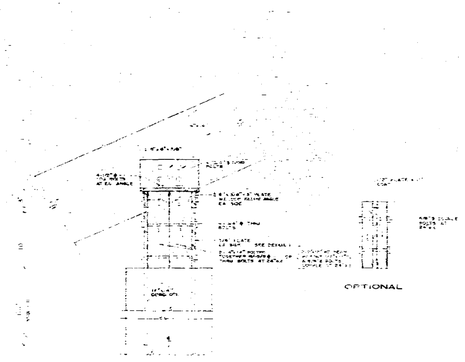
91465

INTERIOR ELEVATIONS
SCALE 1/4" = 1'-0"

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

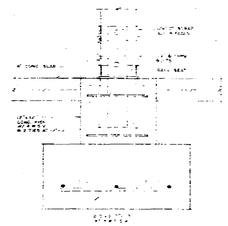
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:

RECEIVED
DEC 1 1 1984
BUILDING INSPECTION DIVISION
BY

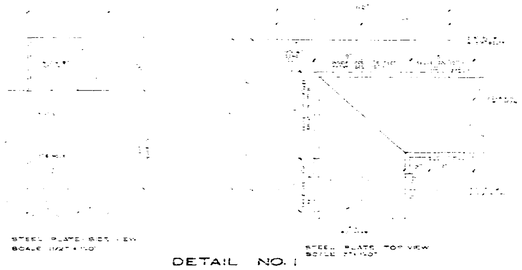


DETAIL NO. 4
SCALE 1/2" = 1'-0"

DETAIL NO. 5
SCALE 1/2" = 1'-0"



DETAIL NO. 6
SCALE 1/2" = 1'-0"



DETAIL NO. 1

DETAIL NO. 2
SCALE 1/2" = 1'-0"

DETAIL NO. 3
SCALE 1/2" = 1'-0"

HOUSE REMODELING FOR
MR. & MRS. OLEMBERG
5212 NORTH BAY ROAD MIAMI BEACH, FLA.

isaac sklar associates
architects planners interiors
1335 lincoln road, miami beach, florida, 33139. 672 8896

checked by	date
scale: AS SHOWN	drawn by: N.V.S.
	date

project number: 8409-A

A 2 of 2

91465

LASON

PERMIT #

B0504834

22

CITY OF MIAMI BEACH
BUILDING DEPARTMENT
1700 CONVENTION CENTER DRIVE
2ND FLOOR - CITY HALL
MIAMI BEACH, FL 33139

NOTICE TO THE CITY OF MIAMI BEACH BUILDING DEPARTMENT OF EMPLOYMENT AS SPECIAL INSPECTOR UNDER THE FLORIDA BUILDING CODE

I, (we) have been retained by: Ms Olemberg to perform special inspector services under the Florida Building Code at the 5212 North Bay Rd. project on the below listed structures as of 4-18-05 (date). I am a professional engineer licensed in the State of Florida.

Process Number: B0504834 Master Permit (IF APPLICABLE): ____________

- [X] Special Inspector for Pilings, FBC 1822.1.20
- [ ] Special Inspector for Soil Compaction, FBC 1820.3.1
- [ ] Special Inspector for Precast Attachments, FBC 1927.12.2 (By P.E. or R.A.)
- [ ] Special Inspector for Reinforced Masonry, FBC 2122.4
- [ ] Special inspection for Steel Bolted & Welded Connections, FBC 2218.2 (By P.E. or R.A.)
- [ ] Special Inspector for Trusses over 35 feet long or 6 feet high, FBC 2319.17.2.4.2 (By P.E. or R.A.)
- [ ] Special Inspector for ____________

NOTE: Only the marked boxes apply.

The following individual(s) employed by this firm or me are authorized representatives to perform inspections*

1. Robert N. Tracy, P.E.
2. ____________
3. ____________
4. ____________

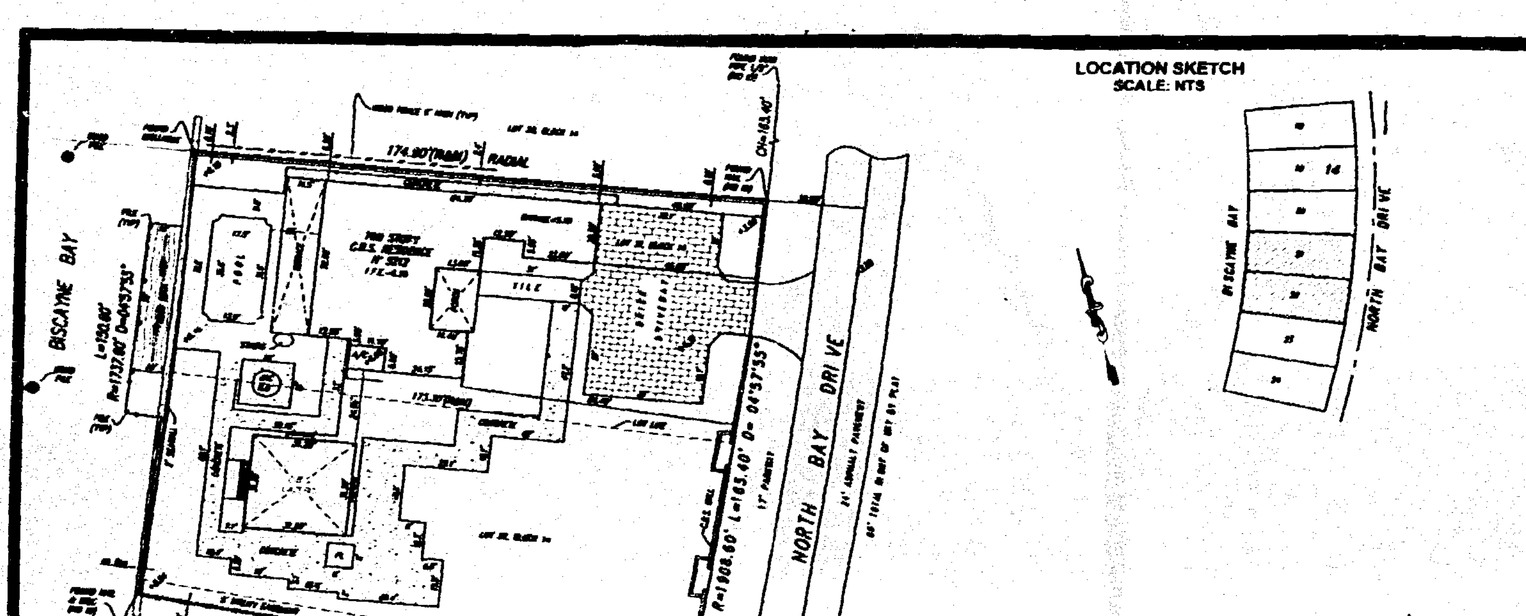
***NOTE: FBC 2001 HVZ sections 1927.12.2, 2218.2, 2319.17.4.2 requires either a Registered professional Engineer or Registered Architect to perform the actual inspections.**

I (we) will notify the City of Miami Beach Building Department of any changes regarding authorized personnel performing inspection services.

I (we) understand that a Special Inspection Log for each building must be displayed in a convenient location on the site for reference by the City of Miami Beach Building Department Inspector. All mandatory inspections, as required of the Florida Building Code, Inspection performed by the special inspector hired by the Owner are in addition to the mandatory inspections performed by the Building Department. Further, upon completion of the work under each building permit, I will submit to the Building Inspector at the time of final inspection the completed inspection log form and sealed statement that, to the best of my knowledge, belief and professional judgment those portions outlined above meet the intent of the Florida Building Code and are in subsequent accordance with the approved plans.

Architect/Engineer Signature: [signature]
Architect/Engineer Name Printed: Robert N. Tracy
Address: 4660 S.W. 128th Avenue, Ft. Lauderdale, Fl 33330
Phone Number: 954-434-5035
Owner/Agent Signature: [signature]
Owner/Agent Name Printed: Robert Rossi
Building Department Accepted By: [signature] 6/15/05

[signature] Signed and Sealed
11365 License Number
Date: 4/18/05



SURVEY FOR: NIEVES OLEMBERG, 5212 N. BAY RD., MIAMI BEACH, FL. 33140.

LEGAL DESCRIPTION LOTS 21 AND 22 BLOCK 14
OF LA GORCE GOLF SUBDIVISION
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 AT PAGE 43
OF THE PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA

ABBREVIATIONS:

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

ELEVATION: BASED ON LOC # 3234 NE
DCBM# D-108 ELV 8.11' TYPE OF SURVEY BOUNDARY SURVEY

SURVEYOR'S NOTES: 1) OWNERSHIP SUBJECT TO OPINION OF TITLE. 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. 4) LEGAL DESCRIPTION PROVIDED BY CLIENT. 5) UNDERGROUND ENCROACHMENTS NOT LOCATED. 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. 7) OWNERSHIP OF FENCES ARE UNKNOWN. 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION. 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS IF ANY AFFECTING THIS PROPERTY.

BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB ______ PAGE ______

REVISED

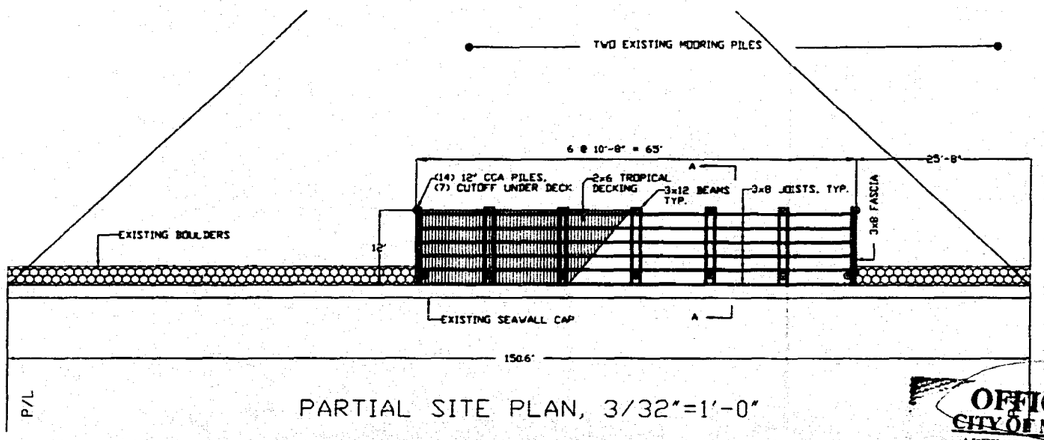
I HEREBY CERTIFY: That the survey represented thereon meets the minimum technical requirements adopted by the STATE OF FLORIDA Board of Land Surveyors pursuant to Section 472.027 Florida Statutes. There are no encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

[signature]
ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA

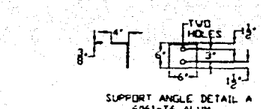
SINCE 1927
BLANCO SURVEYORS INC.
Engineers • Land Surveyors • Planners • LB # 0007089
North Shore Drive
Miami Beach, FL 33141
(305) 865-1200 Fax: (305) 865-7810

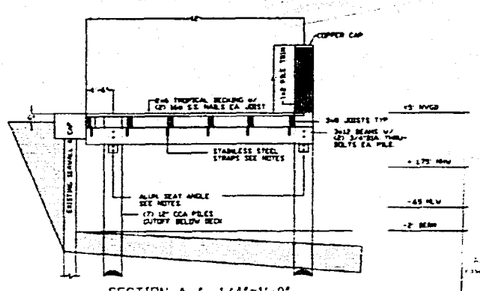
FLOOD ZONE AE	PANEL 0182	SUFFIX J	DATE 7/17/95 BASE 8'
DATE 11/28/04	SCALE	COMMUNITY # 120651	JOB No. 2188

22



PARTIAL SITE PLAN, 3/32"=1'-0"





SECTION A-A, 1/4"=1'-0"

GENERAL NOTES:

CODES
IN ACCORDANCE WITH FLORIDA BUILDING CODE & ASCE 7-98

PILE NOTES:
ALL WOOD PILES TO BE SOUTHERN PINE AND COMPLY WITH AWPA C25-99 AND BE PRESSURE TREATED W/ C.C.A. (FEDERAL SPEC TT-W-571 OR AWPA C2-99) TO A RETENTION OF 0.40 PCF FOR ALL PILES EXCEPT 0.60 PCF FOR ALL PILES IN SPLASH ZONE AND ALL PILES TO HAVE A MINIMUM TIP DIA OF 12"

MINIMUM PENETRATION OF ALL PILES TO BE AS FOLLOWS
INTO BEDROCK - 6' MIN.
INTO YIELDING MATERIAL - 10' MIN.
MINIMUM SAFE BEARING = 10 TONS/WOOD PILE

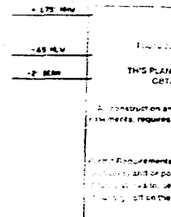
STRUCTURAL LUMBER: ALL DIMENSIONAL LUMBER SHALL BE PRESSURE TREATED #1 GRADE SYP OR BETTER AND COMPLY WITH AITC 104-69 SPECIFICATIONS

HARDWARE: ALL HARDWARE TO BE HOT DIPPED GALVANIZED ACCORDING TO ASTM A153-80 OR AS SPECIFIED

BOLTS: ALL MACHINE BOLTS TO BE HOT DIPPED GALVANIZED ACCORDING TO ASTM A307-81A

FASTENING NOTES:

A	3x12 BEAMS TO PILES: TWO 3/4"ØHDG THRU-BOLTS
B	2x8 FASCIA TO JOISTS: TWO 16d NAILS INTO ENDS
C	2x6 TROPICAL DECKING TO EACH JOIST & BEAM & STAGGERED: TWO 16d STAINLESS STEEL RINGSHANK NAILS EACH
D	Angle 8" each to ALUM. SEAT ANGLE TO PILES: TWO 1/2" LAG SCREWS x 4" LONG, 8"



Fax 305-673-7028

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY

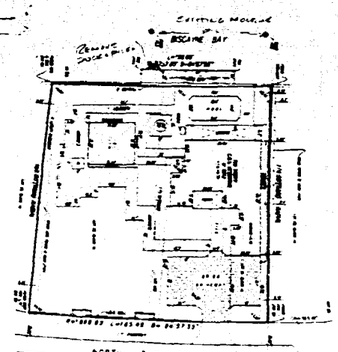
...construction on and or use of equipment in the right-of-way and or ...marks, requires a separate Public Works Department permit prior to start of construction.

...Requirements: Proof of existing sidewalk swale area conditions ...and/or posting of sidewalk roadway bonds ...ication of the right-of-way will be required prior to ...on the C.O. C.O., or the release of bonds.)

Reviewed By _____ Date 6/19/2005

TRACY CONSULTANTS INC. FB#3958
ROBERT W. TRACY, P.E., #11363, PRESIDENT
(954) 434-5035, FAX (954) 434-1675, MOBILE (954) 651-2440
4660 SW 128th AVE., FT. LAUDERDALE, FL., 33330-2302

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY COASTAL SECTION
THE FOLLOWING PRELIMINARY APPROVAL
BUILDING:
ZONING:
DRB/HPB:
JOB COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING
BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:



RECEIVED
MAY 09 2005
DERM
ENVIRONMENTAL RESOURCES
REGULATION DIVISION

NIEVES OLEMBERG 5212 NORTH BAY ROAD, MIAMI BEACH, FL		
SHOWN		RNT
04/16/05		
PROPOSED DOCK REPLACEMENT		
SOUTHERN MARINE CONSTRUCTION MIAMI BEACH, FL		05-040

22

B0504S34
50213 N BAY RD

22

MIAMIBEACH
BUILDING DEPARTMENT
1700 Convention Center Drive, 2nd Floor
Miami Beach, Fl, 33139
Phone: (305) 673-7610 Fax: (305) 673-7857

B1404561

Owner/ Qualifier / Contractor Estimate Construction Cost Affidavit
(To be submitted for the main/master permits or the stand alone permits)

Permit Number: B1404561 **Date:** 5/30/14

Job Address: 5212 N Bay Rd **Folio No.:** 02-3215-003-1940

The construction cost should include the work under the main Permit and all associated permits.

Part I: FEMA 50% Related Construction Cost		
Items to be excluded from Estimate Construction Cost for Part I (FEMA 50% Related Construction Cost): *Plan and Specification, Survey Cost, Permit Fees, Swimming Pools, detached structures (garages, storages, cabanas), Landscaping, Fences, Yard light , Not Built-ins Appliances and Furniture.*		
Estimated Construction Cost	**General Contractor Cost**	**Owner Cost**
Demolition & Removal		
Building & Structural Elements	$ 16,715.00	
Roofing		
Doors & Windows		
Railing		
Interior Finish, Floor Covering, Painting		
Cabinets and Furniture-Built-Ins		
Appliances-Built-Ins		
Other Building related Items		
Electrical Including Fixtures		
Elevator		
Mechanical-HVAC-equipments		
Plumbing Including Fixtures		
Overhead and Profit		
Sub Total Construction Cost	$	$ ~~16,715.00~~
Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes	$ 16,715.00	

MIAMIBEACH
BUILDING DEPARTMENT
1700 Convention Center Drive, 2nd Floor
Miami Beach, Fl, 33139
Phone: (305) 673-7610 Fax: (305) 673-7857

Part II: Non Related FEMA 50% Construction Cost		
Estimated Construction Cost	**General Contractor Cost**	**Owner Cost**
Swimming Pools		
Fences, Pavers, Sidewalks, Site Improvements		
Yard Light		
Other and detached: garages, storage and cabanas		
Sub Total Cost	$	$
Sub Total Construction Cost Estimate for non FEMA 50% Rule Purposes	$	

Part III: Total Construction Cost (Note: The construction cost will be validated by Plan Examiners)	
Estimated Construction Cost	
Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes-Part I	$
Sub Total Construction Cost Estimate for Non FEMA 50% Rule Purposes- Part II	$
Total Construction Cost Estimate. (Add Part I and Part II of Construction Cost)	$ 16,715.00

Part IV: Signature Required

If the improvements cost will increase at any point during the proposed construction, It is Owner and the Contractor of Record responsibility to submit the revised improvements cost to the Building Department for review and approval.

Nieves Olenberg
Signature of Owner

STATE OF FLORIDA
COUNTY OF Collier

Sworn to and Subscribed before me this 11 day of June 2014, by:

Nieves Olenberg

[ ] Personally known [X] Produced Identification - Type of Identification FLDL 0451-623-34-709-0

K. Lee
Signature of Notary Public

KRISTI C LEE
MY COMMISSION # EE057443
EXPIRES February 18, 2015
(407) 398-0153 FloridaNotaryService.com

MIAMIBEACH
BUILDING DEPARTMENT
1700 Convention Center Drive, 2nd Floor
Miami Beach, Fl, 33139
Phone: (305) 673-7610 Fax: (305) 673-7857

Signature of Qualifier / Contractor

STATE OF FLORIDA
COUNTY OF Collier

Sworn to and Subscribed before me this 11 day of June 2014, by:

Matt H. Nolton

[✓] Personally known [ ] Produced Identification - Type of Identification _____

KRISTI C LEE
MY COMMISSION # EE057443
EXPIRES February 18, 2015
(407) 398-0153 FloridaNotaryService.com

Signature of Notary Public

Part V: Building Department Use Only

A	**Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes.**	$ 16,715.00
B	**Over Five Year Improvements**	$ —
C	**Total Improvements**	$ 16,715.00
D	**Building Tax Assessed Value**	$ 532,247.00
E	**Building Appraised Market Value**	$
F	**Improvements Cost Ratio (C/E or C/D)**	% 3.1%

If improvements cost exceed 40% of the Building Tax Value, a building appraised market Value is required for evaluation of Improvement Cost Ratio.

Check one box:

☐ **New Construction and Substantial Improvement** ☑ **Existing Building and Non Substantial Improvement**

Carlos Fernandez — **Flood Plain Compliance Reviewer**

06/16/14 — **Flood Plain Compl Reviewer signature and date**

Note: Over $1,000,000.00 Improvements Cost requires Chief Flood Plan Compliance Division Approval, over $50,000,000.00 Improvements Cost requires Building Director Approval.

Name _____ **Signature and Date** _____

MIAMIBEACH

Building Department
1700 Convention Center Drive, 2nd Flr
Miami Beach, Fl 33139

NOTICE TO THE CITY OF MIAMI BEACH BUILDING DEPARTMENT OF EMPLOYMENT AS SPECIAL INSPECTOR UNDER THE FLORIDA BUILDING CODE

I have been retained by: N Square, Inc. to perform special inspector services under the Florida Building Code at the Diemberg Residence project on the below listed structures as of 7.28.14 (date). I am a professional engineer licensed in the State of Florida.

Process Number: B1404561 **Master Permit (IF APPLICABLE):** _____

- ○ Special Inspector for Pilings, FBC 1822.1.20
- ○ Special Inspector for Lightweight Insulating Concrete, FBC 1917.2
- ○ Special Inspector for Soil Compaction, FBC 1820.3.1
- ○ Special Inspector for Precast Units and Attachments, FBC 1927.12.2 (By P.E. or R.A..)
- ○ Special Inspector for Reinforced Masonry, FBC 2122.4 (By P.E or R.A)
- ○ Special inspection for Steel Bolted & Welded Connections, FBC 2218.2 (By P.E. or R.A..)
- ○ Special Inspector for Trusses over 35 feet long or 6 feet high, FBC 2319.17.2.4.2 (By P.E. or R. A..)
- ● Special Inspector for ~~Foundation~~ /crawlspace Repair

NOTE: Only the marked boxes apply.

The following individual's employed by this firm or me are authorized representatives to perform inspections

1. Jenny Nelson
2. Chris Gargent
3. Felix Anton
4. Robert McGovern

* Special inspectors utilizing authorized representatives shall insure the authorized representative is qualified by education or licensure to perform the duties assigned by the Special Inspector. The qualifications shall include: licensure as a professional engineer or architect; graduation from an engineering education program in civil or structural engineering; graduation from an architectural education program; successful completion of the NCEES Fundamentals Examination; or registration as a building inspector or general contractor.

I will notify the City of Miami Beach Building Department of any changes regarding authorized personnel performing inspection services.

I, understand that **all mandatory inspections, as required by the Florida Building Code, shall be requested by the permit holder and approved by the Building Department Inspectors. Inspections performed by the Special Inspector hired by the Owner are in addition to the mandatory inspections performed by the Building Department.** A Special Inspection Log for each building must be displayed in a convenient location on the site for inspection by the Building Department Inspectors. Further, upon completion of the work under each building permit, I will submit to the Building Department at the time of final inspection the completed Inspection Log form and sealed statement that, to the best of my knowledge, belief and professional judgment those portions outlined above meet the intent of the Florida Building Code and are in subsequent accordance with the approved plans.

RICHARD P. LUNDBERG LICENSE No 42644 STATE OF FLORIDA PROFESSIONAL ENGINEER

Signed and Sealed

Date: 7/28/14

Architect/Engineer Signature:	
Architect/Engineer Name Printed:	Richard P. Lundberg
Address:	PO Box 113040 Naples, FL 34108
Phone Number:	239. 514. 4100
License Number:	42644
Owner/Agent Signature:	
Owner/Agent Name Printed:	Nieves Olemberg
Building Department Accepted By:	

MIAMIBEACH

Building Department
1700 Convention Center Drive, 2nd Flr
Miami Beach, Fl 33139

NOTICE TO THE CITY OF MIAMI BEACH BUILDING DEPARTMENT OF EMPLOYMENT AS SPECIAL INSPECTOR UNDER THE FLORIDA BUILDING CODE

I have been retained by: N Square, Inc. to perform special inspector services under the Florida Building Code at the Dlemberg Residence project on the below listed structures as of 7.28.14 (date). I am a professional engineer licensed in the State of Florida.

Process Number: B1404561 **Master Permit (IF APPLICABLE):** ______

- ○ Special Inspector for Pilings, FBC 1822.1.20
- ○ Special Inspector for Lightweight Insulating Concrete, FBC 1917.2
- ○ Special Inspector for Soil Compaction, FBC 1820.3.1
- ○ Special Inspector for Precast Units and Attachments, FBC 1927.12.2 (By P.E. or R.A..)
- ○ Special Inspector for Reinforced Masonry, FBC 2122.4 (By P.E or R.A)
- ○ Special inspection for Steel Bolted & Welded Connections, FBC 2218.2 (By P.E. or R.A..)
- ○ Special Inspector for Trusses over 35 feet long or 6 feet high, FBC 2319.17.2.4.2 (By P.E. or R. A..)
- ● Special Inspector for ~~Foundation~~/crawlspace Repair

NOTE: Only the marked boxes apply.

The following individual's employed by this firm or me are authorized representatives to perform inspections

1. [signature]
2. [signature]
3. [signature]
4. [signature]

* Special inspectors utilizing authorized representatives shall insure the authorized representative is qualified by education or licensure to perform the duties assigned by the Special Inspector. The qualifications shall include: licensure as a professional engineer or architect; graduation from an engineering education program in civil or structural engineering; graduation from an architectural education program; successful completion of the NCEES Fundamentals Examination; or registration as a building inspector or general contractor.

I will notify the City of Miami Beach Building Department of any changes regarding authorized personnel performing inspection services.

I, understand that **all mandatory inspections, as required by the Florida Building Code, shall be requested by the permit holder and approved by the Building Department Inspectors. Inspections performed by the Special Inspector hired by the Owner are in addition to the mandatory inspections performed by the Building Department.** A Special Inspection Log for each building must be displayed in a convenient location on the site for inspection by the Building Department Inspectors. Further, upon completion of the work under each building permit, I will submit to the Building Department at the time of final inspection the completed Inspection Log form and sealed statement that, to the best of my knowledge, belief and professional judgment those portions outlined above meet the intent of the Florida Building Code and are in subsequent accordance with the approved plans.

RICHARD P. LUNDBERG LICENSE No. 42644 STATE OF FLORIDA PROFESSIONAL ENGINEER

Signed and Sealed: [signature]
License Number: PE 42644
Date: 7/31/14

Architect/Engineer Signature: [signature]
Architect/Engineer Name Printed: Richard P. Lundberg
Address: PO Box 113040 Naples, FL 34108
Phone Number: 239. 514. 4100
Owner/Agent Signature: Nieves Olemberg
Owner/Agent Name Printed: Nieves Olemberg
Building Department Accepted By: ______

MIAMIBEACH

Building Department
1700 Convention Center Drive, 2nd Flr
Miami Beach, Fl 33139

NOTICE TO THE CITY OF MIAMI BEACH BUILDING DEPARTMENT OF EMPLOYMENT AS SPECIAL INSPECTOR UNDER THE FLORIDA BUILDING CODE

I have been retained by: N Square, Inc. to perform special inspector services under the Florida Building Code at the Olemberg Residence project on the below listed structures as of 7.28.14 (date). I am a professional engineer licensed in the State of Florida.

Process Number: B1404561 **Master Permit (IF APPLICABLE):** ________

- ○ Special Inspector for Pilings, FBC 1822.1.20
- ○ Special Inspector for Lightweight Insulating Concrete, FBC 1917.2
- ○ Special Inspector for Soil Compaction, FBC 1820.3.1
- ○ Special Inspector for Precast Units and Attachments, FBC 1927.12.2 (By P.E. or R.A..)
- ○ Special Inspector for Reinforced Masonry, FBC 2122.4 (By P.E or R.A)
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- ● Special Inspector for ~~Foundation~~/crawlspace repair

NOTE: Only the marked boxes apply.

The following individual's employed by this firm or me are authorized representatives to perform inspections

1. [signature] 2. [signature]
3. [signature] 4. [signature]

* Special inspectors utilizing authorized representatives shall insure the authorized representative is qualified by education or licensure to perform the duties assigned by the Special Inspector. The qualifications shall include: licensure as a professional engineer or architect; graduation from an engineering education program in civil or structural engineering; graduation from an architectural education program; successful completion of the NCEES Fundamentals Examination; or registration as a building inspector or general contractor.

I will notify the City of Miami Beach Building Department of any changes regarding authorized personnel performing inspection services.

I, understand that all **mandatory inspections, as required by the Florida Building Code, shall be requested by the permit holder and approved by the Building Department Inspectors. Inspections performed by the Special Inspector hired by the Owner are in addition to the mandatory inspections performed by the Building Department.** A Special Inspection Log for each building must be displayed in a convenient location on the site for inspection by the Building Department Inspectors. Further, upon completion of the work under each building permit, I will submit to the Building Department at the time of final inspection the completed Inspection Log form and sealed statement that, to the best of my knowledge, belief and professional judgment those portions outlined above meet the intent of the Florida Building Code and are in subsequent accordance with the approved plans.

RICHARD P. LUNDBERG LICENSE No 42644 STATE OF FLORIDA PROFESSIONAL ENGINEER

Signed and Sealed
PE 42644
License Number
7/31/14
Date

Architect/Engineer Signature: [signature]
Architect/Engineer Name Printed: Richard P. Lundberg
Address: PO Box 113040 Naples, FL 34108
Phone Number: 239.514.4100
Owner/Agent Signature: [signature]
Owner/Agent Name Printed: Nieves Olemberg
Building Department Accepted By: ________

AMERICAN WOOD COUNCIL

Maximum Span Calculator for Wood Joists & Rafters

www.awc.org

Species	Southern Pine
Size	2x10
Grade	Dense Select Structural (pre 6/1/13)
Member Type	Floor Joists
Deflection Limit	L/360
Spacing (in)	16
Exterior Exposure	Wet service conditions? No Incised lumber? No
Live Load (psf)	40
Dead Load (psf)	20

Calculate Maximum Horizontal Span

Go to Span Options Calculator for Wood Joists & Rafters

LIMITS OF USE | HELP | RESTART

Available on the App Store

SPAN

Span Calculator for Wood Joists and Rafters available for the iPhone.

ANDROID APP ON Google play

SPAN

Span Calculator for Wood Joists and Rafters also available for the Android OS.

The Maximum Horizontal Span is:

17 ft. 4 in.

with a minimum bearing length of **0.7 in.** required at each end of the member.

Property	Value
Species	Southern Pine
Grade	Dense Select Structural (pre 6/1/13)
Size	2x10
Modulus of Elasticity (E)	1900000 psi
Bending Strength (F_b)	2472.5 psi
Bearing Strength (F_{cp})	660 psi
Shear Strength (F_v)	175 psi

While every effort has been made to insure the accuracy of the information presented, and special effort has been made to assure that the information reflects the state-of-the-art, neither the American Wood Council nor its members assume any

FOUNDATION SUPPORTWORKS®

Model 288 SmartJack™ System

Crawl Space Stabilizer

The Foundation Supportworks®, Inc. SmartJack™ is a supplemental support system for crawl space applications. The SmartJack™ effectively supports sagging beams and floor joists caused by:

- length of span greater than spanning capability of the members,
- floor load added after construction exceeding design values, and
- weakening of members over time due to high moisture and rot.

The SmartJack™ may also be used as a supplemental column support where an existing column and pier foundation has settled.

Technical Specifications

SJ288TP (Top Plate): 0.25" x 4.00" x 4.00" plate and 1.50" OD x 1.00" ID x 1.375" long confining ring, zinc plated. Plate yield strength = 36 ksi (min.), tensile strength = 58 ksi (min.). Confining ring yield strength = 35 ksi (min.), tensile strength = 60 ksi (min.).

SJ100ATR (All Thread Rod): 1.00" diameter x 8" long with welded heavy hex nut, zinc plated. Yield strength = 70 ksi (min.), tensile strength = 85 ksi (min.).

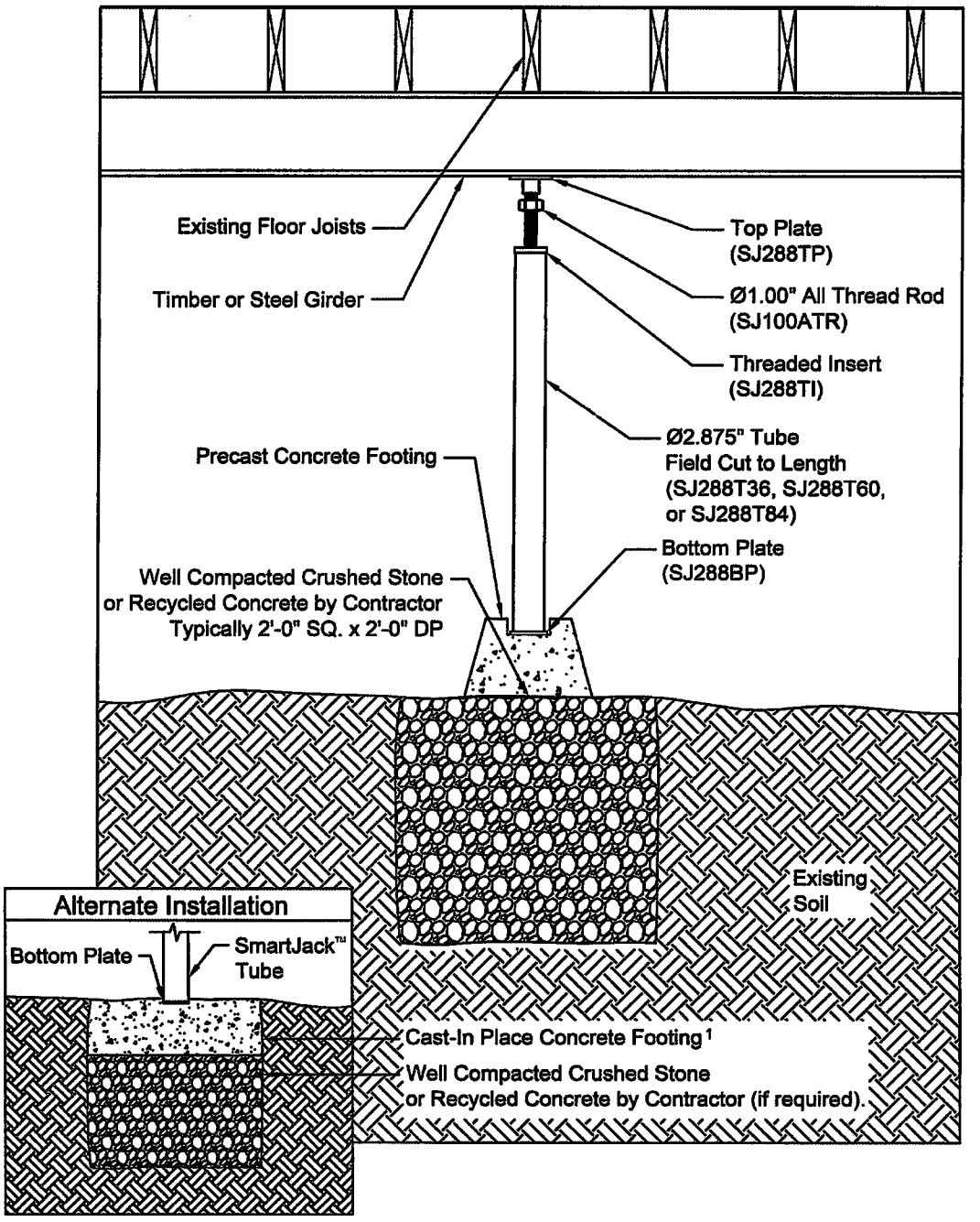
SJ288TI (Threaded Insert): 3.00" OD x 1.00" long machined and tapped insert, zinc plated. Yield strength = 56 ksi (min.), tensile strength = 90 ksi (min.).

SJ288T36, SJ288T60, SJ288T84 (Tube): 2.88" OD x 0.165" wall x 36", 60", or 84" long field cut to length, triple-coated in-line galvanized. Yield strength = 50 ksi (min.), tensile strength = 55 ksi (min.).

SJ288BP (Bottom Plate): 0.25" x 3.50" x 3.50" plate and 2.00" sq. x 0.25" wall x 0.75" long tube, zinc plated. Plate yield strength = 36 ksi (min.), tensile strength = 58 ksi (min.). Tube yield strength = 46 ksi (min.), tensile strength = 58 ksi (min.).

SJFTG (Precast Concrete Footing): Typical base dimensions approx. 12" x 12". Exact dimensions vary with manufacturer. Item purchased at local building supply center.

FOUNDATION SUPPORTWORKS®



[1]Note: Concrete footing design (thickness, reinforcement and compressive strength) by others.

FOUNDATION SUPPORTWORKS®

Allowable Capacity

The allowable system capacity of the assembled 288 SmartJack™ steel components is 18 kips (18,000 pounds).

While the rigidity and strength of the SmartJack™ components benefit installation and overall product stability, the allowable load applied to the SmartJack™ system will nearly always be limited by the bearing capacity of the existing soil. The well-compacted crushed stone or recycled concrete base is a proven method to increase support for the higher bearing pressure condition immediately below the concrete footing, and then to absorb and distribute lower pressures to the existing soils. Should settlement of the SmartJack™ system occur, adjustments are made easily by extending the all-thread rod.

The SmartJack™ is designed to support axial compression loads only. The SmartJack™ should not be used in applications where the system is intended to resist lateral loads.

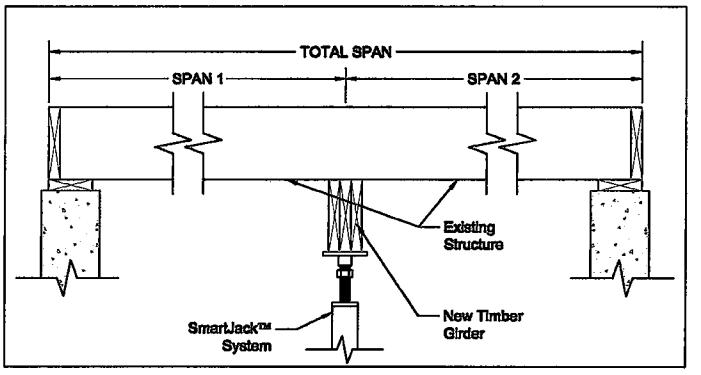
Corrosion Protection

The tube steel used for the SmartJack™ is manufactured with a triple-layer, in-line galvanized coating. This coating process consists of: (1) a uniform hot-dip zinc galvanizing layer; (2) an intermediate conversion coating to inhibit the formation of white rust and enhance corrosion resistance; and (3) a clear organic top coating to further enhance appearance and durability. The inside of the pier tube also has a zinc-rich coating.

The remaining steel components of the SmartJack™; i.e., SJ288TP, SJ100ATR, SJ288TI, and SJ288BP come standard as zinc-plated in accordance with ASTM B633, "Standard Specification for Electrodeposited Coatings of Zinc on Iron and Steel".

FOUNDATION SUPPORTWORKS®

Design Guide



Step 1 - Determine the load which will be supported by the girder in pounds per linear foot:

Girder Load (plf) = (Span 1 (ft) + Span 2 (ft)) x Floor Load (psf) ÷ 2

Note 1: Typical residential wood-framed construction may have an approximate floor load (dead load + live load) = 55 psf
Note 2: This equation assumes a floor system which does not support any load bearing walls or columns.

Step 2 - Determine the load on the SmartJacks™ by multiplying the calculated Girder Load (plf) by the spacing of the SmartJacks™:

SmartJack™ Load (lbs) = Girder Load (plf) x SmartJack™ Spacing (ft)

Step 3 - Verify that the calculated SmartJack™ load is less than the allowable capacity provided by the well-compacted crushed stone base and the bearing soils.

Note 3: Without a detailed soil investigation, typical installations should assume no more than 1,500 psf allowable soil bearing pressure. This would equate to an allowable soil capacity of 6,000 lbs for a 2'x2' poured concrete footing or a 2' cube of well-compacted crushed stone. Extremely soft soils may prohibit the use of a crushed stone base or require that a larger poured concrete footing be utilized.

Step 4 - Size the new girder by entering the table below with both the SmartJack™ Spacing (ft) and the calculated Girder Load (plf). Choose a girder that has an Allowable Load (plf) greater than the calculated Girder Load (plf).

	Girder Allowable Load (plf)					
Girder Size	4 ft	5 ft	6 ft	7 ft	8 ft	SmartJack™ Spacing
(3) – 2x8	1,170	750	520	380	290	
(3) – 2x10	1,760	1,120	780	570	440	
(3) – 2x12	2,360	1,510	1,050	770	590	
(1) – 4 x 6	850	550	380	280	210	
(1) – 6 x 6	1,030	660	460	330	250	

Note 4: Table assumes Douglas Fir Larch – No. 2 or better

Step 5 - If the required girder size is undesirable, adjust spacing of the SmartJacks™ and return to Step 2.

AMERICAN WOOD COUNCIL

Maximum Span Calculator for Wood Joists & Rafters

www.awc.org

Species	Southern Pine
Size	2x10
Grade	No. 2 (pre 6/1/13)
Member Type	Floor Joists
Deflection Limit	L/360
Spacing (in)	16
Exterior Exposure	Wet service conditions? No Incised lumber? No
Live Load (psf)	40
Dead Load (psf)	10

Calculate Maximum Horizontal Span

Go to Span Options Calculator for Wood Joists & Rafters

LIMITS OF USE | HELP | RESTART

Available on the iPhone App Store — *Span Calculator for Wood Joists and Rafters* available for the **iPhone**.

ANDROID APP ON Google play — *Span Calculator for Wood Joists and Rafters* also available for the **Android OS**.

The Maximum Horizontal Span is:

16 ft. 1 in.

with a minimum bearing length of **0.63 in.** required at each end of the member.

Property	Value
Species	Southern Pine
Grade	No. 2 (pre 6/1/13)
Size	2x10
Modulus of Elasticity (E)	1600000 psi
Bending Strength (F_b)	1207.5 psi
Bearing Strength (F_{cp})	565 psi
Shear Strength (F_v)	175 psi

Comments? info@awc.org.

PROJECT NOTES

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SUPPORTING THE STRUCTURE DURING THE REPAIR PROCESS. THE OWNER SHOULD UNDERSTAND THAT THE ACTION OF REPAIRS AND/OR THE ACT OF SHORING, MIGHT CAUSE SOME MOVEMENT OF THE STRUCTURE BEING SUPPORTED TO OCCUR. THE MOVEMENT MAY CAUSE EXISTING CRACKS TO WIDEN AND OR NEW CRACKS TO OCCUR IN THE INTERIOR OR EXTERIOR FINISHES. THESE MINOR COSMETIC CRACKS SHOULD BE PATCHED AFTER THE FRAMING MEMBERS HAVE BEEN REPAIRED. THESE REPAIRS ARE TO BE COMPLETED IN ACCORDANCE WITH THESE DRAWINGS AND GOOD CONSTRUCTION PRACTICES.

THE REPAIR WORK WILL GENERALLY INCLUDE THE FOLLOWING TASKS: INSTALLATION OF SHORING IF REQUIRED, INSTALLATION OF PERIMETER LEDGER BOARDS AS REQUIRED, OF PERIMETER DOUBLE LEDGER BOARDS AS REQUIRED, INSTALLATION OF EXTERIOR SUPPLEMENTAL FOUNDATION SUPPORT, INSTALLATION OF NEW TRIPLE CENTER BEAM APPROXIMATELY 36-FEET IN LENGTH, INSTALLATION OF NEW ¾ INCH PLYWOOD SUBFLOOR, AND REMOVAL OF SHORING.

ALL LUMBER USED IN THE SUBJECT REPAIRS SHALL BE PRESSURE TREATED (PT) SOUTHERN YELLOW PINE GRADE 2 WITH AT LEAST A 3B USE RATING. NO FASTENERS WILL BE INSTALLED THROUGH THE FINISHED FLOOR. SUBFLOORING SHALL BE EXTERIOR GRADE PLYWOOD SANDED ONE SIDE. FASTENING SHALL USE 2 INCH RING SHANK NAILS WITH 12 INCH OC. SPACING ON THE PERIMETER AND 8 INCH OC IN THE FIELD.

PERIMETER LEDGER BOARDS SHALL BE 2"X8" PT LUMBER AND INSTALLED ALONG THE ENTIRE LENGTH OF THE EAST AND WEST WALLS. THE BOARDS SHALL BE FASTENED TO THE PERIMETER BLOCK WITH TWO (2) ¼"X3" TAPCONS (OR EQUIVALENT) SLOTTED HEX WASHER SCREWS @ 16" O.C. BEGINNING 3" FROM EDGES.

THE EXISTING CENTER BEAM SHALL BE REMOVED AND THREE (3) NEW PT 2"X8" BOARDS INSTALLED. THE NEW BOARDS SHALL BE SECURED WITH TWO (2) ROWS OF 12D NAILS EACH SIDE.

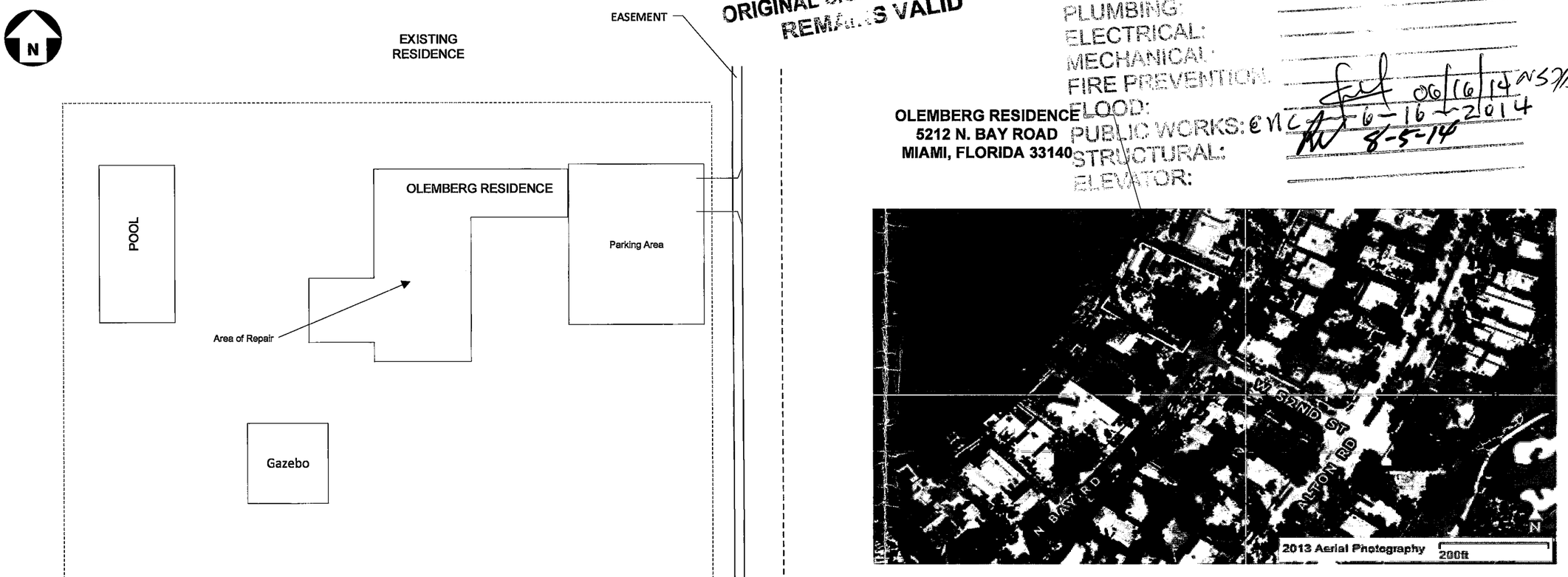
SIX (6) FOUNDATION SUPPORT WORKS SMART JACKS SHALL BE INSTALLED IN THE REFERENCED LOCATION ON THE PLANS. THE NEW PIERS SHALL CONSIST OF THE FOUNDATIONS SUPPORT SYSTEM CALLED "SMART JACK" BY FOUNDATION SUPPORT WORKS (OR EQUIVALENT). THE ADJUSTABLE SCREW JACK SHALL BE PLACED IN A PRECAST CONCRETE FOOTING SET 9" BELOW THE GROUND SURFACE ON A WELL COMPACTED CRUSHED STONE BED MEASURING 1.5'D X 2.0'W X 2.0'L. THE SYSTEM SHALL BE AS DESCRIBED IN THE TECHNICAL BULLETIN "2009 FOUNDATION SUPPORTWORKS INC. DOC 08FSI-002-REV.1".

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY FOR PARTIAL REMEDIATION OF FOUNDATION SETTLEMENT. THEY DO NOT INDICATE THAT FORGE ENGINEERING, INC. APPROVED OR RECOMMENDED THE LIMITED SCOPE OF REMEDIATION.

B1404561

SHEET HAS BEEN REVISED/REPLACED
ORIGINAL SIGNATURE STAMP REMAINS VALID

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED AS NOTED
THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
FLOOD:
PUBLIC WORKS: enc 6-16-2014 NS 5/13/14
STRUCTURAL: 8-5-14
ELEVATOR:



SITE PLAN
Scale 1" = 50'

48 HOURS PRIOR TO BEGINNING CONTRACTOR SHALL CALL FOR LOCATION OF UNDERGROUND UTILITIES
SUNSHINE ONE CALL 1-800-432-4770
CITY OF MIAMI BEACH 305-673-7080

OLEMBERG RESIDENCE
5212 N. BAY ROAD
MIAMI, FLORIDA 33140

AERIAL LOCATION PLAN
FROM MIAMI- DADE COUNTY PROPERTY APPRAISER WEBSITE

FRONT

B1404561

STATE OF FLORIDA PROFESSIONAL ENGINEER
DONALD P. LUNDBERG
No. 42644
Richard P. Lundberg, P.E.
Florida Registration No. 42644

FORGE ENGINEERING INC
INNOVATIVE ENGINEERING SOLUTIONS
www.ForgeEng.com
Phone(239) 514-4000
Fax (239) 514-4001
P.O. Box 113064
Naples, Florida 34108
Cert. Auth.: 7544

Revised:
Date 6/3/2014
Drawn By: RJM

To the best of my knowledge and belief these plans and specifications conform to the requirements of Chapters 16 and 18 of the 2010 Florida Building Code.

SITE PLAN

OLEMBERG RESIDENCE
5212 N. BAY ROAD
MIAMI, FLORIDA 33140

FORGE PROJECT No. 107-070.01

CITY OF MIAMI BEACH
VOID

PROJECT NOTES

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SUPPORTING THE STRUCTURE DURING THE REPAIR PROCESS. THE OWNER SHOULD UNDERSTAND THAT THE ACTION OF REPAIRS AND/OR THE ACT OF SHORING, MIGHT CAUSE SOME MOVEMENT OF THE STRUCTURE BEING SUPPORTED TO OCCUR. THE MOVEMENT MAY CAUSE EXISTING CRACKS TO WIDEN AND OR NEW CRACKS TO OCCUR IN THE INTERIOR OR EXTERIOR FINISHES. THESE MINOR COSMETIC CRACKS SHOULD BE PATCHED AFTER THE FRAMING MEMBERS HAVE BEEN REPAIRED. THESE REPAIRS ARE TO BE COMPLETED IN ACCORDANCE WITH THESE DRAWINGS AND GOOD CONSTRUCTION PRACTICES.

THE REPAIR WORK WILL GENERALLY INCLUDE THE FOLLOWING ~~TASKS: INSTALLATION OF SHORING (IF REQUIRED), INSTALLATION OF PERIMETER LEDGER BOARDS AS NOTED, INSTALLATION OF SMART JACKS, INSTALLATION OF TWO 13-FOOT SUPPLEMENTAL CENTER BEAMS, INSTALLATION OF NEW ¾ INCH PLYWOOD SUBFLOOR, AND REMOVAL OF SHORING (IF REQUIRED).~~

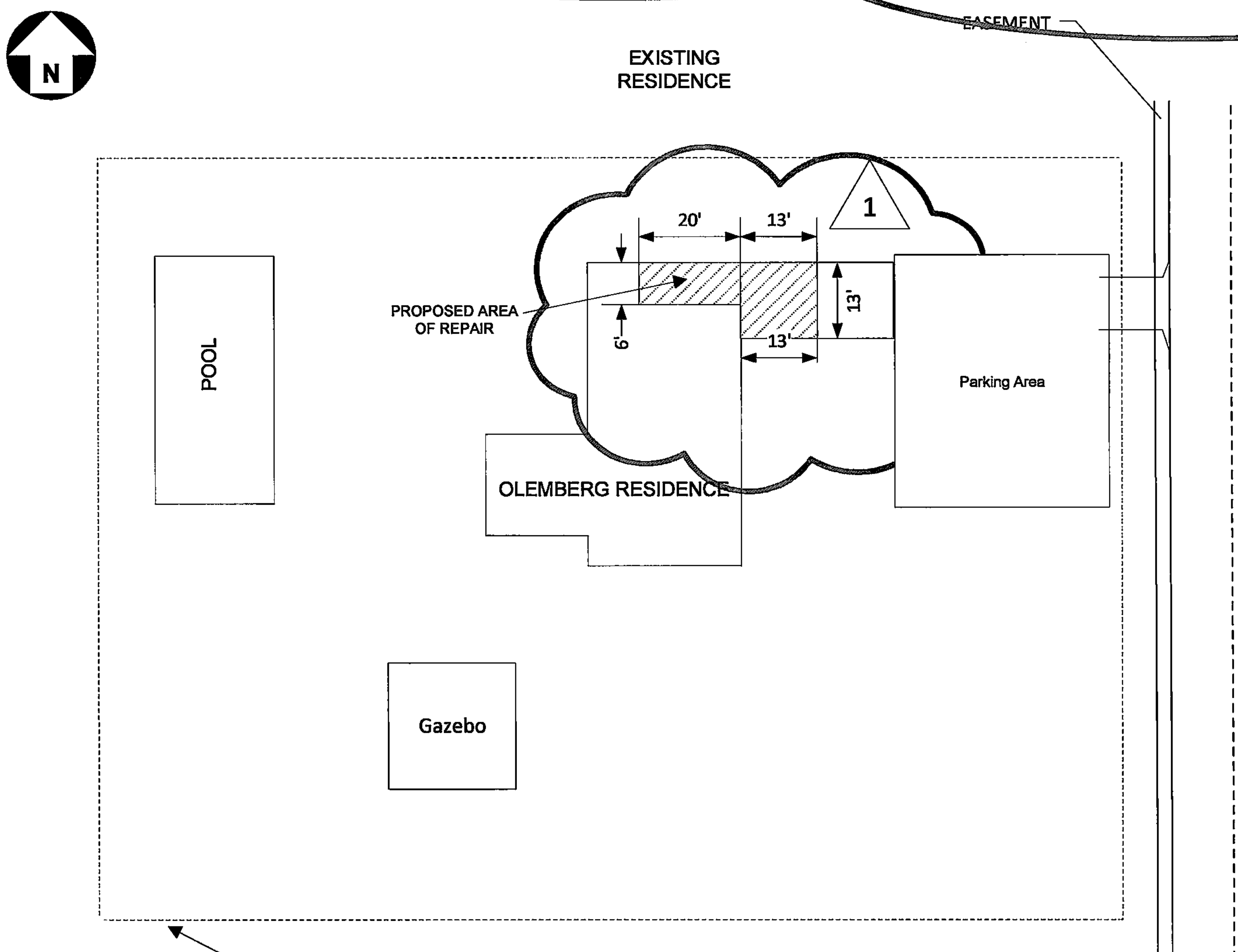
ALL LUMBER USED IN THE SUBJECT REPAIRS SHALL BE PRESSURE TREATED (PT) SOUTHERN YELLOW PINE GRADE 2 WITH AT LEAST A 3B USE RATING. NO FASTENERS WILL BE INSTALLED THROUGH THE FINISHED FLOOR. SUBFLOORING SHALL BE EXTERIOR GRADE PLYWOOD SANDED ONE SIDE. FASTENING SHALL USE 2 INCH RING SHANK NAILS WITH 12 INCH OC. SPACING ON THE PERIMETER AND 8 INCH OC IN THE FIELD.

PERIMETER LEDGER BOARDS SHALL BE 2"X8" PT LUMBER AND INSTALLED ALONG THE ENTIRE LENGTH OF THE EAST AND WEST WALLS OF THE PROPOSED WORK AREA. THE BOARDS SHALL BE FASTENED TO THE PERIMETER BLOCK WITH TWO (2) ¼"X3" TAPCONS (OR EQUIVALENT) SLOTTED HEX WASHER SCREWS @ 16" O.C. BEGINNING 3" FROM EDGES. WHERE SECOND LEDGER IS USED ATTACH WITH TWO (2) ¼"X5" TAPCONS (OR EQUIVALENT) SLOTTED HEX WASHER SCREWS @16" OC INSTALL

INSTALL TWO (2) NEW TRIPLE PT 2X8 BEAMS. THE NEW BOARDS SHALL BE SECURED WITH TWO (2) ROWS OF 12D NAILS EACH SIDE WITH A MAX SPACING OF 16"OC. INSTALL BLOCKING AT JOISTS PER NDS. 1 4

SIX (6) FOUNDATION SUPPORT WORKS SMART JACKS SHALL BE INSTALLED IN THE REFERENCED LOCATION ON THE PLANS. THE NEW PIERS SHALL CONSIST OF THE FOUNDATIONS SUPPORT SYSTEM CALLED "SMART JACK" BY FOUNDATION SUPPORT WORKS (OR EQUIVALENT). THE ADJUSTABLE SCREW JACK SHALL BE PLACED IN A PRECAST CONCRETE FOOTING SET 9" BELOW THE GROUND SURFACE ON A WELL COMPACTED CRUSHED STONE BED MEASURING 1.5'D X 2.0'W X 2.0'L. THE SYSTEM SHALL BE AS DESCRIBED IN THE TECHNICAL BULLETIN "2009 FOUNDATION SUPPORTWORKS INC. DOC 08FSI-002-REV.1". MINIMUM SOIL BEARING VALUE PER FBC TABLE R401.4.1 OF 1,500 PSF.

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY. THEY DO NOT INDICATE THAT FORGE ENGINEERING, INC. APPROVED OR RECOMMENDED THE LIMITED SCOPE OF REMEDIATION.



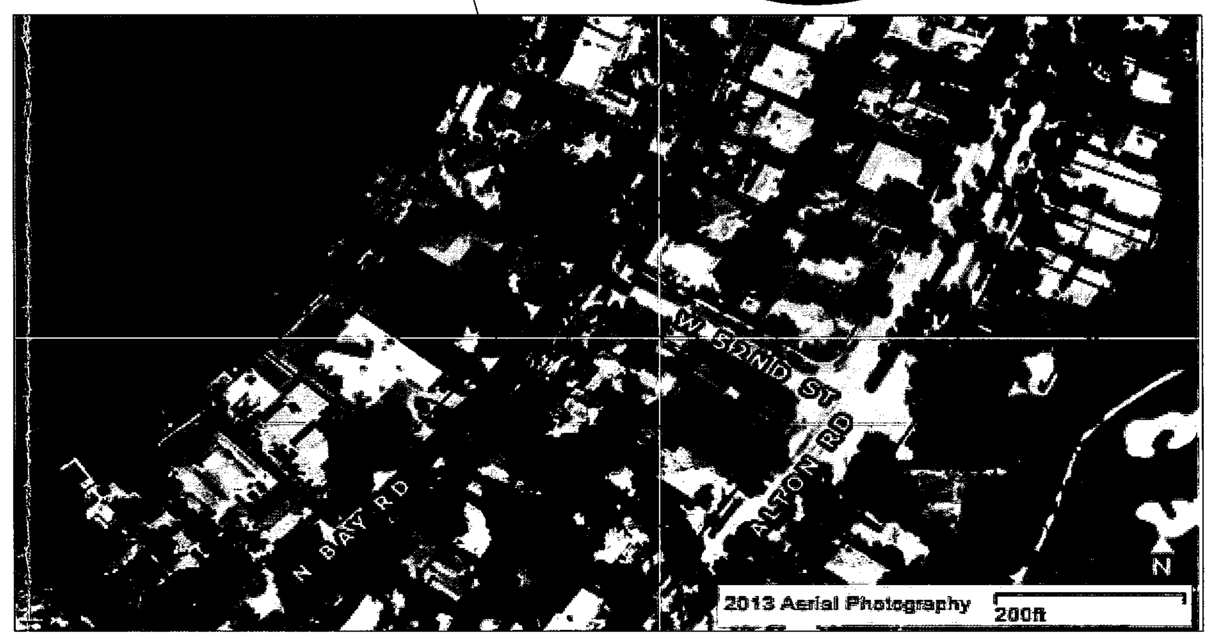
SITE PLAN

Scale 1" = 50'

OLEMBERG RESIDENCE
5212 N. BAY ROAD
MIAMI, FLORIDA 33140

SCOPE OF WORK

2 THIS WORK IS FOR THE REPAIR OF EXISTING FLOOR SYSTEM WITHIN A CRAWL SPACE OF AN EXISTING SINGLE FAMILY RESIDENCE. THE REPAIRS ARE TO SUPPLEMENT EXISTING SYSTEM. THE LEDGER REPAIR AND SISTERING OF JOISTS IS TO OCCUR BENEATH THE PANTRY AREA. THE ADDITION OF SUPPLEMENTAL LEDGERS, TWO SUPPORT BEAMS AND SMART JACK SYSTEM IS TO OCCUR BENEATH THE KITCHEN FLOOR AREA.



AERIAL LOCATION PLAN

FROM MIAMI- DADE COUNTY PROPERTY APPRAISER WEBSITE

1 REVISION PER BUILDING DEPARTMENT 6/16/14

2 REVISION PER BUILDING DEPARTMENT 6/24/2014

3 REVISION PER BUILDING DEPARTMENT 7/11/2014

4 REVISION PER BUILDING DEPARTMENT 7/29/2014

To the best of my knowledge and belief these plans and specifications conform to the requirements of 2010 Florida Building Code, Existing Building Residential

FORGE ENGINEERING INC
INNOVATIVE ENGINEERING SOLUTIONS

www.ForgeEng.com
Phone(239) 514-4100
Fax (239) 514-4101
P.O. Box 113048
Naples, Florida 34108
Cert. Auth.: 7544

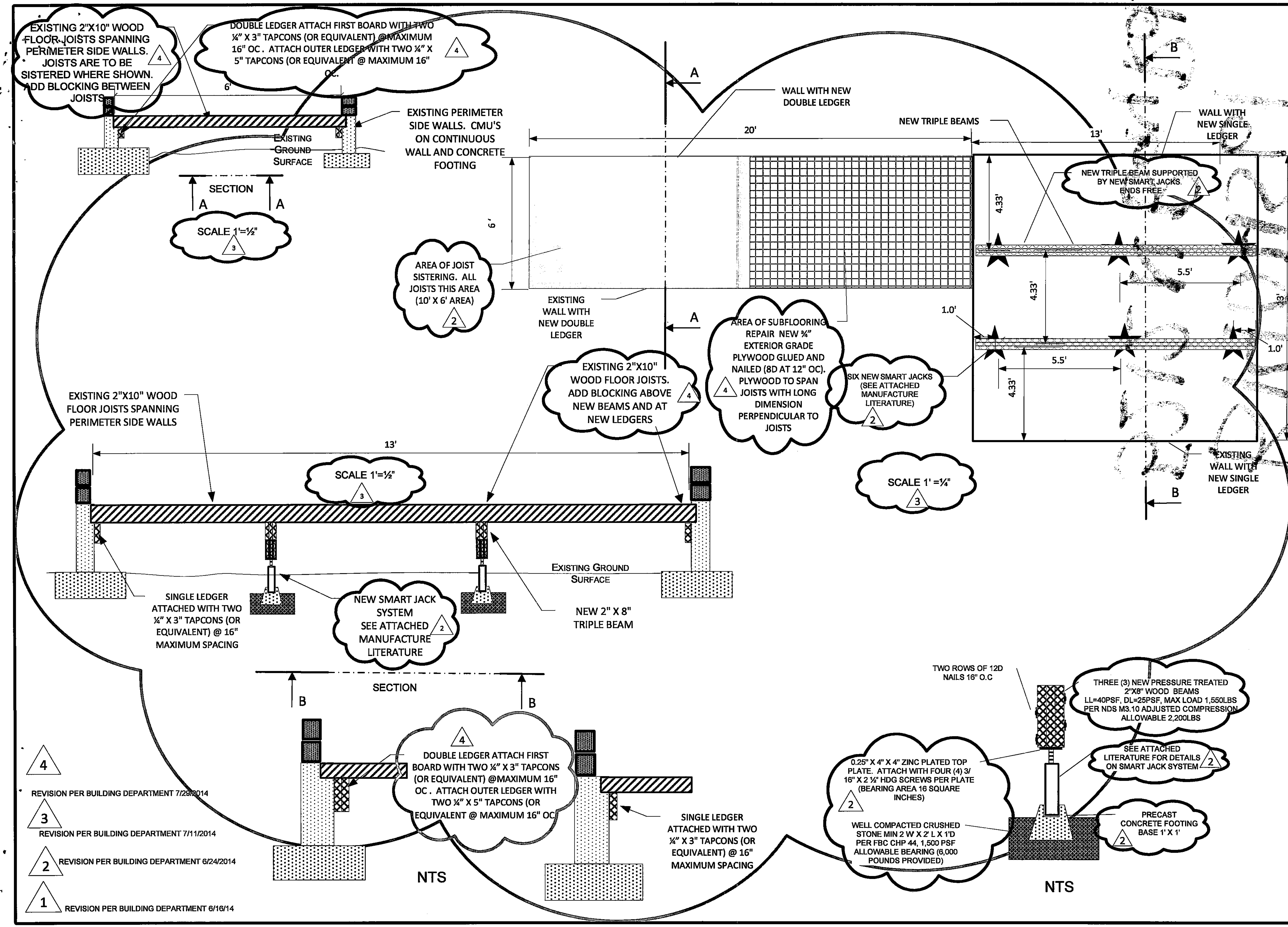
Date 6/3/2014 | Revised: 7/31/2014 | Drawn By: RJM

SITE PLAN

OLEMBERG RESIDENCE
5212 N. BAY ROAD
MIAMI, FLORIDA 33140

FORGE PROJECT No. 107-170.01

Sheet 1 of 2



To the best of my knowledge and belief these plans and specifications conform to the requirements of 2010 Florida Building Code, Existing Building, Residential

REPAIR DETAILS

OLEMBERG RESIDENCE
5212 N. BAY ROAD
MIAMI, FLORIDA 33140

FORGE PROJECT No. 107-170.01

Sheet 2 of 2

FORGE ENGINEERING INC
INNOVATIVE ENGINEERING SOLUTIONS
www.ForgeEng.com
Phone(239) 514-4[illegible]
Fax (239) 514-4[illegible]
P.O. Box 11[illegible]
Naples, Florida 34[illegible]
Cert. Auth.: 75[illegible]

Drawn By: RJM | Date: 6/3/2014 | Rev:7/31/2014

MIAMIBEACH SECTION 1524 B1505915

HIGH VELOCITY HURRICANE ZONES– REQUIRED OWNERS NOTIFICATION FOR ROOFING CONSIDERATIONS

1524.1 Scope. As it pertains to this section, it is the responsibility of the roofing contractor to provide the owner with the required roofing permit, and to explain to the owner the content of this section. The provisions of Chapter 15 of the *Florida Building Code, Building* govern the minimum requirements and standards of the industry for roofing system installations. Additionally, the following items should be addressed as part of the agreement between the owner and the contractor. The owner's initial in the designated space indicates that the item has been explained.

XO **1. Aesthetics-workmanship:** The workmanship provisions of Chapter 15 (High Velocity Hurricane Zone) are for the purpose of providing that the roofing system meets the wind resistance and water intrusionperformance standards. Aesthetics (appearance) are not a consideration with respect to workmanship provisions. Aesthetic issues such as color or architectural appearance, that are not part of a zoning code, should be addressed as part of the agreement between the owner and the contractor.

XO **2. Renailing wood decks:** When replacing roofing, the existing wood roof deck may have to be renailed in accordance with the current provisions of Chapter 16 (High Velocity Hurricane Zones) of the Florida Building Code. (The roof deck is usually concealed prior to removing the existing roof system).

XO **3. Common roofs:** Common roofs are those which have no visible delineation between neighboring units (i.e. townhouses, condominiums, etc.). In buildings with common roofs, the roofing contractor and/or owner should notify the occupants of adjacent units of roofing work to be performed.

XO **4. Exposed ceilings:** Exposed, open beam ceilings are where the underside of the roof decking can be viewed from below. The owner may wish to maintain the architectural appearance; therefore, roofing nail penetrations of the underside of the decking may not be acceptable. The owner provides the option of maintaining this appearance.

XO **5. Ponding water:** The current roof system and/or deck of the building may not drain well and may cause water to pond (accumulate) in low-lying areas of the roof. Ponding can be an indication of structural distress and may require the review of a professional structural engineer. Ponding may shorten the life expectancy and performance of the new roofing system. Ponding conditions may not be evident until the original roofing system is removed. Ponding conditions should be corrected.

XO **6. Overflow scuppers (wall outlets)**: It is required that rainwater flow off so that the roof is not overloaded from a build up of water. Perimeter/edge walls or other roof extensions may block this discharge if overflow scuppers (wall outlets) are not provided. It may be necessary to install overflow scuppers in accordance with the requirements of: Chapter 15 and 16 herein and the ***Florida Building Code, Plumbing***.

XO **7. Ventilation:** Most roof structures should have some ability to vent natural airflow through interior of the structural assembly (the building itself). The existing amount of attic ventilation shall not be reduced. **Exception:** Attic spaces, designed by a Florida-licensed engineer or registered architect to eliminate the attic venting, venting shall not be required.

wner's/Agent's Signature: Date: 8/9/15

ontractor's Signature: Permit Number:

roperty Address: 5212 NORTH BAY ROPAD

B1505915

MIAMI BEACH **City of Miami Beach HVHZ Electronic Roof Permit Form**

Section A (General Information)

Master Permit No: [ ] **Process No:** [ ]

Contractor's Name: TOP SEAL SERVICES

Job Address: 5212 NORTH BAY ROAD

Roof Category

- ☐ Low Slope
- ☐ Mechanically Fastened Tile
- ☒ Mortar/Adhesive Set Tile
- ☐ Asphaltic Shingles
- ☐ Metal Panel/Shingles
- ☐ Wood Shingles/Shakes
- ☐ Sprayed Polyurethane Foam
- ☐ Other: [ ]

Roof Type

☐ New Roof ☒ Re-Roofing ☐ Recovering ☐ Repair ☐ Maintenance

Are there Gas Vent Stacks located on the roof? ☐ Yes ☒ No If yes, what type? ☐ Natural ☐ LP Gas

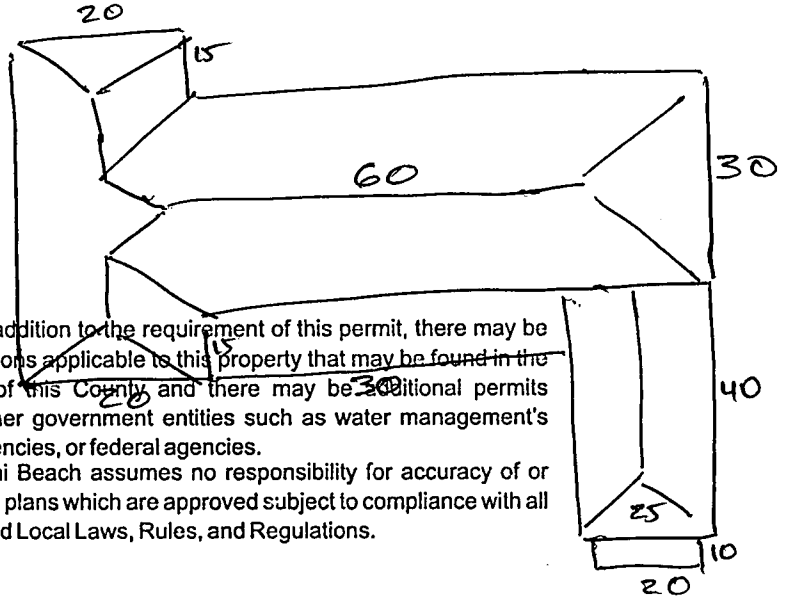
Roof System Information

Low slope roof area (ft.²) N/A Steep Sloped area (ft.²) 4000 Total (ft.²) 4000

Section B (Roof Plan)

Sketch Roof Plan: Illustrate all levels and sections, roof drains, scuppers, overflow scuppers and overflow drains. Include dimensions of sections and levels, clearly identify dimensions of elevated pressure zones and location of parapets.

Perimeter Width (a'): [ ] **Corner Size (a' × a'):** [ ]



NOTICE: In addition to the requirement of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County, and there may be additional permits required from other government entities such as water management's districts, state agencies, or federal agencies.
The City of Miami Beach assumes no responsibility for accuracy of or results from these plans which are approved subject to compliance with all Federal, State, and Local Laws, Rules, and Regulations.

City of Miami Beach
Building Department
Roofing Permit
OFFICE COPY
Review Type
Roofing
Zoning
Initials
Date 8/13/15

MIAMIBEACH

City of Miami Beach HVHZ Electronic Roof Permit Form
Section D Tile Roof System

Roof System Manufacturer: CERAMICA VEREA

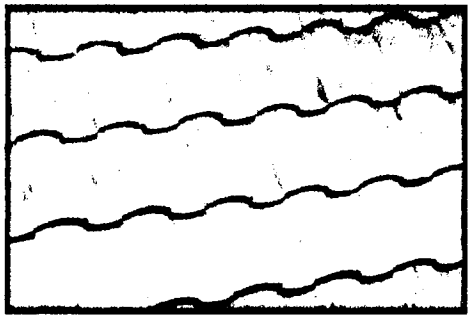
Notice of Acceptance Number (NOA): 14-0107.02

Minimum Design Wind Pressures, If Applicable (from RAS 127 or Calculations):

P 1: 39.1 **P 2:** 68.1 **P 3:** 100.7

Maximum Design Wind Pressures, (From the NOA Specific system): 48.45 **psf**

Fill in the specific roof assembly components. If a component is not required, insert not applicable (n/a) in the text box.



Roof Slope: 4 "/12"

Roof Mean Height: 20 ft.

Method of Tile Attachment:

--Adhesive, Large Paddy Polyfoam Polypro--

Alternate Method of Tile Attachment per NOA:

N/A

Drip Edge Size & Gauge: --3" face 24 ga.--

Drip Edge Material Type: --Galvinized Metal--

Drip Edge Fastener Type: 1 1/4" RING SHANK NAIL

Hook Strip/Cleat gauge or weight: --n/a-

Deck Type: --5/8" Plywood--

Optional Insulation:

N/A

Optional Nailable Substrate:

N/A

Optional Nailable Substrate Attachment:

N/A

Basesheet Type:

30# FELT

Fastener Type for Basesheet Attachment:

1 1/4" RING SHANK NAIL

Tile Underlayment (Cap Sheet) Type:

POLYGLASS TU MAX

Tile Underlayment Attachment Method:

SELF ADHERED

Tile Profile:

SPANISH S CLAY TILE

MIAMIBEACH **City of Miami Beach HVHZ Electronic Roof Permit Form**

Section E (Tile Calculations)

Method 1 "Moment Based Tile Calculations Per RAS 127"

For Moment based tile systems, use Method 1. Compare the values for Mr with the values from Mf. If the Mf values are greater than or equal to the Mr values, for each area of the roof, then the tile attachment method is acceptable.

P 1:	39.1	x I	.33	= 12.90	- Mg:	5.47	= Mr1:	7.43	£	48.45 NOA Mf
P 2:	68.1	x I	.33	= 22.47	- Mg:	5.47	= Mr2:	17.00	£	48.45 NOA Mf
P 3:	100.7	x I	.33	= 33.23	- Mg:	5.47	= Mr3:	27.76	£	48.45 NOA Mf

Method 3 "Uplift Based Tile Calculations Per RAS 127"

For Uplift based tile systems use Method 3. Compare the values for F' with the values for Fr. If the F' values are greater than or equal to the Fr values, for each area of the roof, then the tile attachment method is acceptable.

P1:		× l:		=		× w:		=		- W:		=		× cos q:		= Fr1:		£ NOA F'
P2:		× l:		=		× w:		=		- W:		=		× cos q:		= Fr2:		£ NOA F'
P3:		× l:		=		× w:		=		- W:		=		× cos q:		= Fr3:		£ NOA F'

Where to Obtain Information to complete tile calculations

Description	Symbol	Where to Find
Design Pressure	P1 or P2 or P3	Table 1 RAS 127, or by an engineer analysis prepared, signed and sealed by a professional engineer based on ASCE 7.
Mean Roof Height	H	Job Site
Roof Slope	q	Job Site
Aerodynamic Multiplier	I	Product Approval (NOA)
Restoring Moment due to Gravity	Mg	Product Approval (NOA)
Attachment Resistance	Mf	Product Approval (NOA)
Required Moment Resistance	Mr	Calculated
Minimum Attachment Resistance	F'	Product Approval (NOA)
Required Uplift Resistance	Fr	Calculated
Average Tile Weight	W	Product Approval (NOA)
Tile Dimensions	l = length w = width	Product Approval (NOA)

B1505915

MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

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/pera

NOTICE OF ACCEPTANCE (NOA)

Ceramica Verea
Lanza S/N 15685
Mesia (Coruña) Spain

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 of the Florida Building Code.

DESCRIPTION: Clay Spanish "S" Roof Tile

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state 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# 13-0226.02 and consists of pages 1 through 6.
The submitted documentation was reviewed by Alex Tigera.

MIAMI-DADE COUNTY APPROVED

ROOFING ASSEMBLY APPROVAL

Category: Roofing
Sub Category: Roofing Tiles
Material: Clay

1. SCOPE

This approves a roofing system using **Clay Spanish "S" Roof Tile** manufactured by **Ceramica Verea, S.A.** in **La Coruna, Spain** and is distributed by ***Ceramica Verea, USA***, as described in Section 2 of this Notice of Acceptance. For locations where the pressure requirements, as determined by applicable Building Code does not exceed the design pressure values obtained by calculations in compliance with RAS 127 using the values listed in section 4 herein. The attachment calculations shall be done as a moment based system.

2. PRODUCT DESCRIPTION

Manufactured by Applicant	Dimensions	Test Specifications	Product Description
Clay Spanish "S" Roof Tile	L = 19.5" W = 11.3" Thickness: 0.44"	ASTM C1167	High profile clay roof tile. For direct deck, adhesive set applications.
Trim Pieces	Length: varies Width: varies varying thickness	ASTM C1167	Accessory trim, clay roof pieces for use at hips, rakes, ridges and valley terminations manufactured for each tile profile.
Verea Hurricane Clip	2.95" x 0.47" x 0.09" diam. 2.55" x 0.47" x 0.09" diam. 2.16" x 0.47" x 0.09" diam.		(Optional) stainless steel clip.

2.1 MANUFACTURING LOCATION

2.1.1. Mesia (La Conuña) España

2.2 EVIDENCE SUBMITTED

Test Agency	Test Identifier	Test Name/Report	Date
American Test Lab of South Florida	RT0706.01-11 RT0311.01-14	ASTM C 1167 TAS 101	07/19/11 03/18/14
IBA Consultants, Inc.	4709-3	TAS 101	12/21/07
PRI Construction Materials Technologies	CVER-013-02-01 CVER-014-02-01 CVER-015-02-01	TAS 101 TAS 102 TAS 100	12/30/13 03/11/14 04/07/14

3. LIMITATIONS:

3.1 Fire classification is not part of this acceptance.

3.2 For mortar or adhesive set tile applications, a static field uplift test in accordance with TAS 106 may required, refer to applicable building code.

3.3 Applicant shall retain the services of a Miami-Dade County Certified Laboratory to perform quarterly test in accordance with TAS 112, appendix 'A'. Such testing shall be submitted to the Building and Neighborhood Compliance Department – Product Control Section for review.

3.4 Minimum underlayment shall be in compliance with the applicable Roofing Applications Standards listed section 4.1 herein.

3.5 30/90 hot mopped underlayment applications may be installed perpendicular to the roof slope unless stated otherwise by the underlayment material manufacturers published literature.

3.6 This acceptance is for wood deck applications. Minimum deck requirements shall be in compliance with applicable building code.

4. INSTALLATION

4.1 Clay Spanish "S" Tile and its components shall be installed in strict compliance with Roofing Application Standard RAS-120.

4.2 Data For Attachment Calculations.

Table 1: Average Weight (W) and Dimensions (l x w)

Tile Profile	Weight-W (lbf)	Length-l (ft)	Width-w (ft)
Clay Spanish "S" Tile	8.3	1.625	0.942

Table 2: Aerodynamic Multipliers - λ (ft^3)

Tile Profile	λ (ft^3) Batten Application	λ (ft^3) Direct Deck Application
Clay Spanish "S" Tile	N/A	0.31

Table 3: Restoring Moments due to Gravity - M_g (ft-lbf)

Tile Profile	2":12"	3":12"	4":12"	5":12"	6":12"	7":12" or Greater
Clay Spanish "S" Tile	Direct Deck	Direct Deck	Direct Deck	Direct Deck	Direct Deck	Direct Deck
	6.46	6.36	6.21	6.01	5.74	5.40

Table 6: Attachment Resistance Expressed as a Moment - M_f (ft-lbf) for Single Patty Adhesive Set Systems

Tile Profile	Tile Application	Minimum Attachment Resistance
Clay Spanish "S" Tile	3M™ 2-Component Foam Roof Tile Adhesive AH-160	63.212[1]
	3M™ 2-Component Foam Roof Tile Adhesive AH-160	58.6[2]
1 Large paddy placement weight 34.6 grams of 3M™ 2-Component Foam Roof Tile Adhesive AH-160.		
2 Medium paddy placement weight 24.5 grams of 3M™ 2-Component Foam Roof Tile Adhesive AH-160		

4.3 Clay Spanish "S" Tile and its components may also be installed with "Verea System" underlayment system in strict compliance with current NOA. Clay Spanish "S" Tile shall be installed as per applicable sections of Roofing Application Standard RAS-120.

4.4 Data For Attachment Calculations.

Table 1: Average Weight (W) and Dimensions (l x w)			
Tile Profile	**Weight-W (lbf)**	**Length-l (ft)**	**Width-w (ft)**
Clay Spanish "S" Tile / Verea System	8.3	1.625	0.942

Table 2: Aerodynamic Multipliers - λ (ft^3)		
Tile Profile	**λ (ft^3) Batten Application**	**λ (ft^3) Direct Deck Application**
Clay Spanish "S" Tile / Verea System	N/A	0.33

Table 3: Restoring Moments due to Gravity - M_g (ft-lbf)						
Tile Profile	**2":12"**	**3":12"**	**4":12"**	**5":12"**	**6":12"**	**7":12" or Greater**
Clay Spanish "S" Tile / Verea System	Direct Deck 5.63	Direct Deck 5.56	Direct Deck 5.47	Direct Deck 5.35	Direct Deck 5.21	Direct Deck 5.06

Table 6: Attachment Resistance Expressed as a Moment - M_f (ft-lbf) for Single Patty Adhesive Set Systems		
Tile Profile	**Tile Application**	**Minimum Attachment Resistance**
Clay Spanish "S" Tile / Verea System	3M™ 2-Component Foam Roof Tile Adhesive AH-160	48.45[2]
3 Large paddy placement weight 35 grams of 3M™ 2-Component Foam Roof Tile Adhesive AH-160.		

5. LABELING

5.1 All tiles shall bear the imprint or identifiable marking of the manufacturer's name or logo as detailed below, or following statement: "Miami-Dade County Product Control Approved".

VEREA SPAIN CE

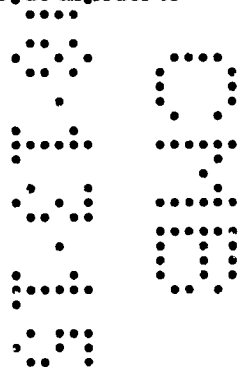
LABEL FOR CLAY SPANISH "S" ROOF TILE
(LOCATED ON THE SIDE OF TILE)

6. BUILDING PERMIT REQUIREMENTS:

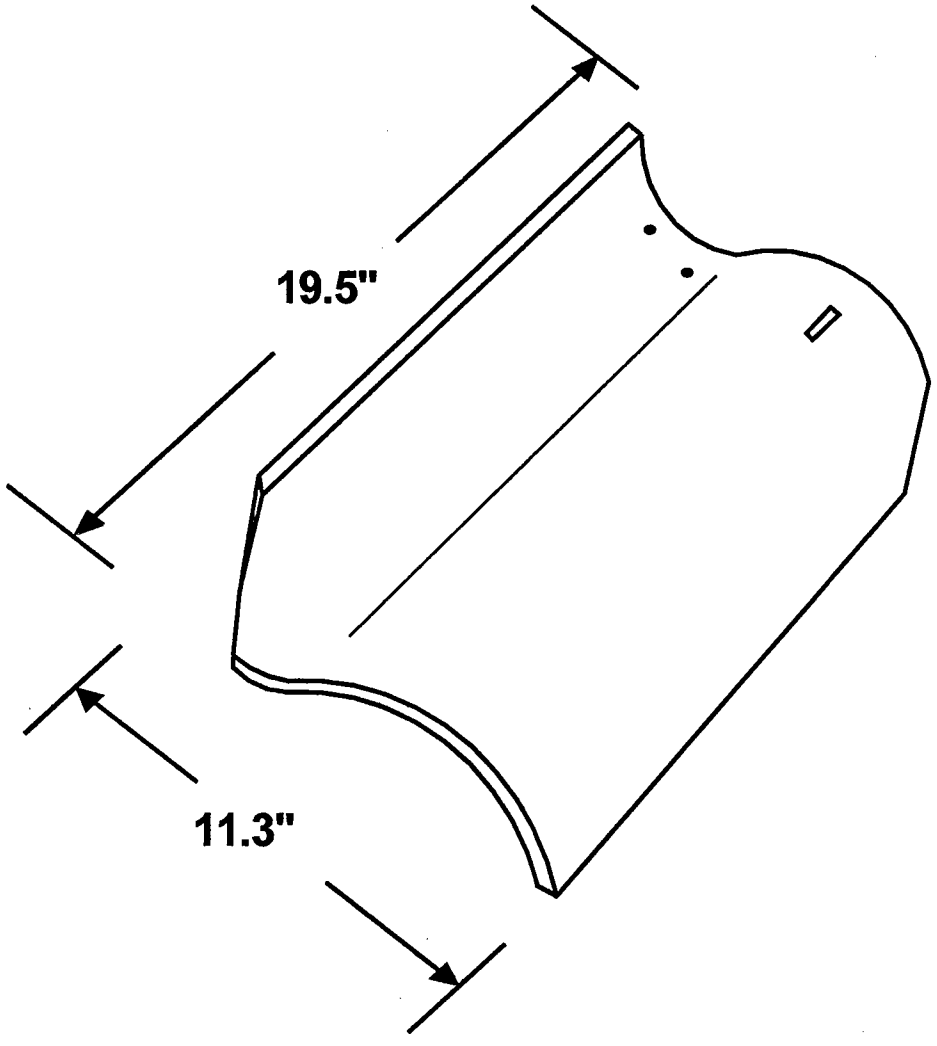
6.1 Application for building permit shall be accompanied by copies of the following:

6.1.1 This Notice of Acceptance.

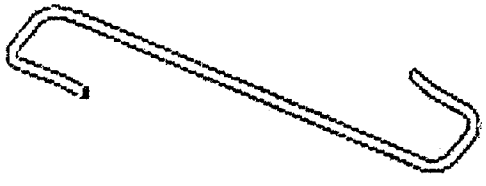
6.1.2 Any other documents required by Building Official or Applicable building code in order to properly evaluate the installation of this system.



PROFILE DRAWING



CLAY SPANISH S ROOF TILE



VEREA HURRICANE CLIP

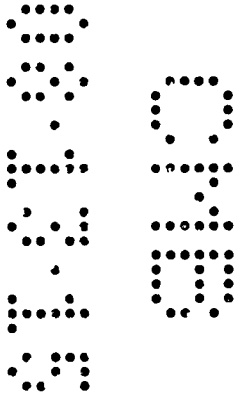
NOTE: USE OF CLIP IS OPTIONAL. REFER TO MANUFACTURERS PUBLISHED INSTRUCTIONS FOR INSTALLATION DETAIL

END OF THIS ACCEPTANCE

GREEN SUSTAINABLE ATTRIBUTES (GSA)

SCOPE: This document is solely for the purpose of verification of Sustainable Attributes of construction materials. The documentation submitted has been reviewed by Miami-Dade County Product Control Section.

G.1 - SOLAR REFLECTANCE AND THERMAL EMMITANCE					
Component Name	**Initial Reflectance**	**Aged Reflectance**	**Initial Emmitance**	**Aged Emmitance**	**Solar Reflectance Index (SRI)**
1. Clay Spanish "S" Tile	0.39	Pending	0.83	Pending	41



B1505915

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/economy

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

NOTICE OF ACCEPTANCE (NOA)

3M Company
3M Center Building 0220-05-E-06
St. Paul, MN. 55144-1000

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 of the Florida Building Code.

DESCRIPTION: 3M™ 2-Component Foam Roof Tile Adhesive AH-160

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state 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 13-0502.02 and consists of pages 1 through 11.
The submitted documentation was reviewed by Alex Tigera.

MIAMI-DADE COUNTY APPROVED

NOA No.: 14-0805.01
Expiration Date: 05/10/17
Approval Date: 09/04/14

ROOFING COMPONENT APPROVAL:

Category: Roofing
Sub Category: Roof tile adhesive
Materials: Polyurethane

SCOPE:

This approves **3M™ 2-Component Foam Roof Tile Adhesive AH-160** as manufactured by **3M Company** as described in this Notice of Acceptance. For the locations where the design pressure requirements, as determined by applicable building code, do not exceed the design pressure values obtained by calculations in compliance with Roofing Application Standard RAS 127. For use with approved flat, low, and high profile roof tile systems using 2-Component Foam Roof Tile Adhesive AH-160.

PRODUCTS MANUFACTURED BY APPLICANT:

Product	Dimensions	Test Specifications	Product Description
3M™ 2-Component Foam Roof Tile Adhesive AH-160	N/A	TAS 101	Two component polyurethane foam adhesive.
Foam Dispenser RTF1000	N/A		Dispensing Equipment
ProPack® 30 & 100	N/A		Dispensing Equipment

PRODUCTS MANUFACTURED BY OTHERS:

Any Miami-Dade County Product Control Accepted Roof Tile Assembly having a current NOA which list attachment resistance values with the use of 2-Component Foam Roof Tile Adhesive AH-160 roof tile adhesive.

MANUFACTURING LOCATION:

1. Tomball, TX.

PHYSICAL PROPERTIES:

Property	Test	Results
Density	ASTM D 1622	1.6 lbs./ft.^{3}
Compressive Strength	ASTM D 1621	18 PSI Parallel to rise 12 PSI Perpendicular to rise
Tensile Strength	ASTM D 1623	28 PSI Parallel to rise
Water Absorption	ASTM D 2127	0.08 Lbs./Ft^2
Moisture Vapor Transmission	ASTM E 96	3.1 Perm / Inch
Dimensional Stability	ASTM D 2126	+0.07% Volume Change @ -40° F., 2 weeks +6.0% Volume Change @158°F., 100% Humidity, 2 weeks
Closed Cell Content	ASTM D 2856	86%

Note: The physical properties listed above are presented as typical average values as determined by accepted ASTM test methods and are subject to normal manufacturing variation.

EVIDENCE SUBMITTED:

Test Agency	Test Identifier	Test Name/Report	Date
Center for Applied Engineering	#94-060	TAS 101	04/08/94
	257818-1PA	TAS 101	12/16/96
	25-7438-3	SSTD 11-93	10/25/95
	25-7438-4		
	25-7438-7	SSTD 11-93	11/02/95
	25-7492	SSTD 11-93	12/12/95
Miles Laboratories Polymers Division	NB-589-631	ASTM D 1623	02/01/94
Ramtech Laboratories, Inc.	9637-92	ASTM E 108	01/30/93
Southwest Research Institute	01-6743-011	ASTM E 108	11/16/94
	01-6739-062b[1]	ASTM E 84	01/16/95
Trinity Engineering	7050.02.96-1	TAS 114	03/14/96
	P36700.04.12	ASTM D 1623	04/18/12
	P39740.02.12	TAS 101	02/21/12
		TAS 123	
Celotex Corp. Testing Services	528454-2-1	TAS 101	10/23/98
	528454-9-1		
	528454-10-1		
	520109-1	TAS 101	12/28/98
	520109-2		
	520109-3		
	520109-6		
	520109-7		
	520191-1	TAS 101	03/02/99
	520109-2-1		

LIMITATIONS:

1. Fire classification is not part of this acceptance. Refer to the Prepared Roof Tile Assembly for fire rating.
2. 3M™ 2-Component Foam Roof Tile Adhesive AH-160 shall solely be used with flat, low, & high tile profiles.
3. Minimum underlayment shall be in compliance with the Roofing Application Standard RAS 120.
4. Roof Tile manufactures acquiring acceptance for the use of 3M™ 2-Component Foam Roof Tile Adhesive AH-160 roof tile adhesive with their tile assemblies shall test in accordance with TAS 101.
5. All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 61G20-3 of the Florida Administrative Code.

INSTALLATION:

1. 3M™ 2-Component Foam Roof Tile Adhesive AH-160 may be used with any roof tile assembly having a current NOA that lists attachment resistance values with the use of 3M™ 2-Component Foam Roof Tile Adhesive AH-160.
2. 3M™ 2-Component Foam Roof Tile Adhesive AH-160 shall be applied in compliance with the Component Application section and the corresponding Placement Details noted herein. The roof tile assembly's adhesive attachment with the use of 3M™ 2-Component Foam Roof Tile Adhesive AH-160 shall provide sufficient attachment resistance to meet or exceed the resistance value determined in compliance with Miami-Dade County Roofing Application Standards RAS 127. The adhesive attachment data is noted in the roof tile assembly NOA.
3. 3M™ 2-Component Foam Roof Tile Adhesive AH-160 and its components shall be installed in accordance with Roofing Application Standard RAS 120, and 3M Company's 3M™ 2-Component Foam Roof Tile Adhesive AH-160 Operating Instruction and Maintenance Booklet.
4. Installation must be by a Factory Trained 'Qualified Applicator' approved and licensed by 3M Company. 3M Company shall supply a list of approved applicators to the authority having jurisdiction.
5. Calibration of the Foam Dispenser RTF1000 dispensing equipment is required before application of any adhesive. The mix ratio between the "A" component and the "B" component shall be maintained between 1.0-1.15 (A): 1.0 (B).
6. 3M™ 2-Component Foam Roof Tile Adhesive AH-160 shall be applied with Foam Dispenser RTF1000 or ProPack® 30 & 100 dispensing equipment only.
7. 3M™ 2-Component Foam Roof Tile Adhesive AH-160 shall not be exposed permanently to sunlight.
8. Tiles must be adhered in freshly applied adhesive. Tile must be set within 1 to 2 minutes after 3M™ 2-Component Foam Roof Tile Adhesive AH-160 has been dispensed.
9. 3M™ 2-Component Foam Roof Tile Adhesive AH-160 placement and minimum patty weight shall be in accordance with the 'Placement Details' herein. Each generic tile profile requires the specific placement noted herein.

Table 1: Adhesive Placement For Each Generic Tile Profile			
Tile Profile	**Placement Detail**	**Minimum Paddy Contact Area**	**Minimum Paddy Gram Weight**
Eave Course - Flat, Low, High Profiles	**All Eave Course**	**17-23 sq. inches**	**45-65**
Flat, Low, High Profiles	#1	17-23 sq. inches	45-65
Flat Profile	#2	10-12 sq. inches	30
Low Profile	#2	12-14 sq. inches	30
High Profile	#2	17-19 sq. inches	30
Flat, Low, High Profiles	#3	Two Paddys: 8-9 sq. inches at head of tile 9-11 sq. inches at overlap	12 grams per paddy
Two-Piece Barrel (Cap Tile)	Two Piece	2 Beads (1 each longitudinal edge) 20-25 sq. inches each bead	17 grams per bead
Two Piece Barrel (Pan Tile)	Two Piece	65-70 sq. inches	34 grams under pan

LABELING:

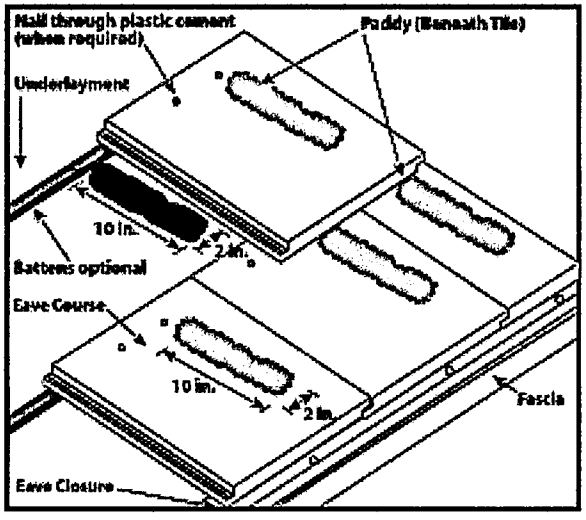
All approved products listed herein shall be labeled and shall bear the imprint or identifiable marking of the manufacturer's name or logo and following statement: "Miami-Dade County Product Control Approved" or the Miami-Dade County Product Control Seal as shown below.

MIAMI-DADE COUNTY APPROVED

BUILDING PERMIT REQUIREMENTS:

As required by the Building Official or applicable building code in order to properly evaluate the installation of this system.

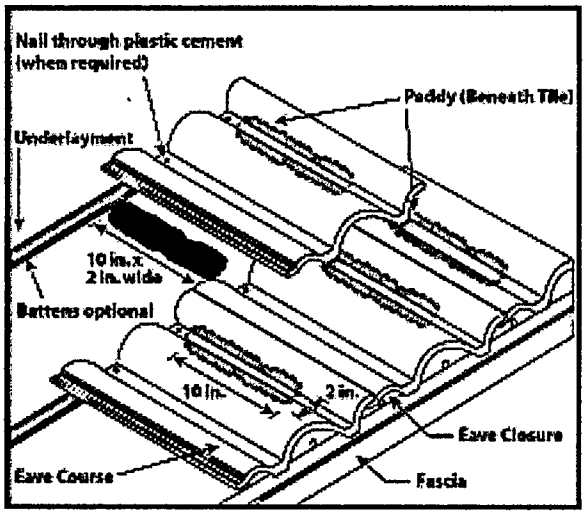
ADHESIVE PLACEMENT DETAIL # 1



Flat/Low Profile Tile

1. Starting at the eave course, apply a minimum 2" (50.8 mm) x 10" (254 mm) x 1" (25.4 mm) foam paddy onto the underlayment positioned as shown, under the strengthening rib closest to the overlock of the tile being set.

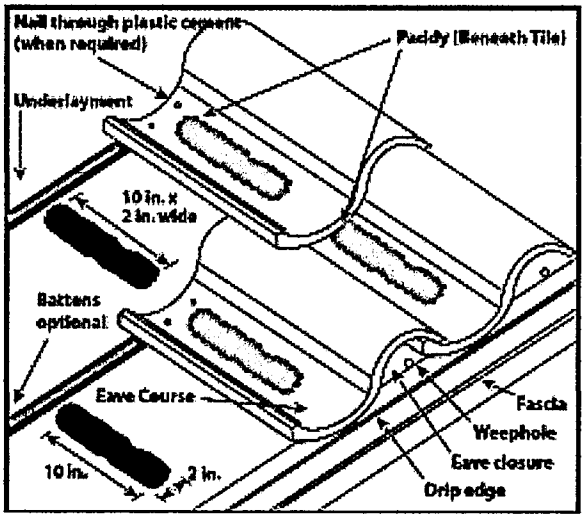
2. Continue in same manner. Insure approximately 17 (109.7 cm^2) – 23 (148.4 cm^2) square inch adhesive contact with the underside of the tile.



Medium Profile / Double Pan Tile

1. Starting at the eave course, apply a minimum 2" (50.8 mm) x 10" (254 mm) x 1" (25.4 mm) foam paddy onto the underlayment positioned as shown under the pan portion of the tile closest to the overlock of the tile being set.

2. Continue in same manner. Insure approximately 17 (109.7 cm^2) – 23 (148.4 cm^2) square inch adhesive contact with the underside of the tile.

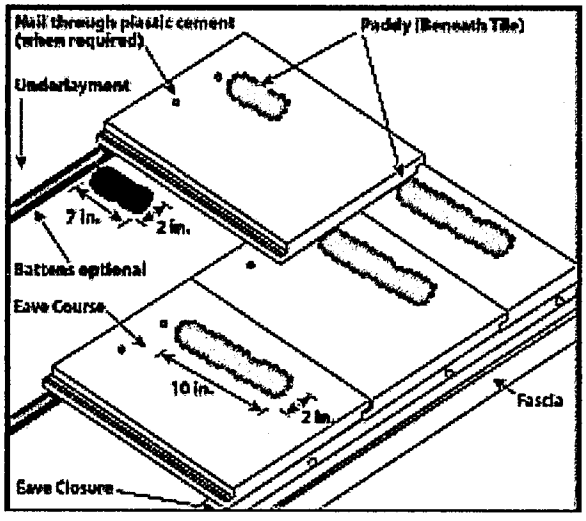


High Profile / Single Pan Tile

1. Starting at the eave course, apply a minimum 2" (50.8 mm) x 10" (254 mm) x 1" (25.4 mm) foam paddy onto the underlayment positioned as shown under the pan portion of the tile closest to the overlock of the tile being set.

2. Continue in same manner. Insure approximately 17 (109.7 cm^2) – 23 (148.4 cm^2) square inch adhesive contact with the underside of the tile.

ADHESIVE PLACEMENT DETAIL # 2

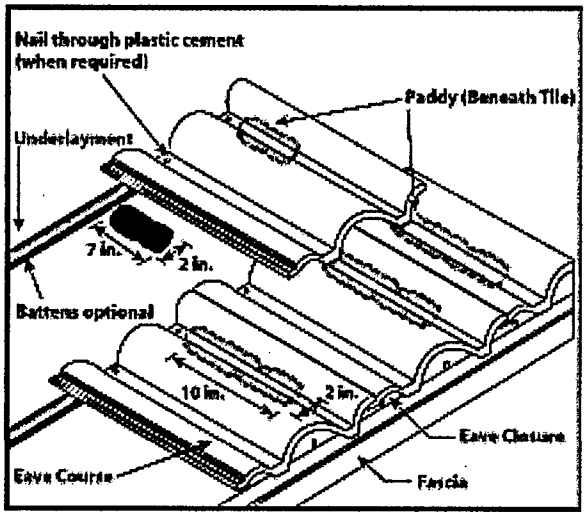


Flat/Low Profile Tile

1. Starting at the eave course, apply a minimum 2" (50.8 mm) x 10" (254 mm) x 1" (25.4 mm) foam paddy onto the underlayment positioned as shown under the strengthening rib of the tile closest to the overlock of the tile being set. Insure approximately 17 (109.7 cm^2) – 23 (148.4 cm^2) square inch adhesive contact with the underside of the tile.

2. At the second course, apply a minimum 2" (50.8mm) x 7" (177.8 mm) x 1" (25.4 mm) foam paddy onto the underlayment positioned as shown under the strengthening rib closest to the overlock of the tile being set.

3. Continue in same manner. Insure approximately 10" (64.5 cm^2) - 12 (77.4 cm^2) square inch adhesive contact with the underside of the tile.



Medium Profile / Double Pan Tile

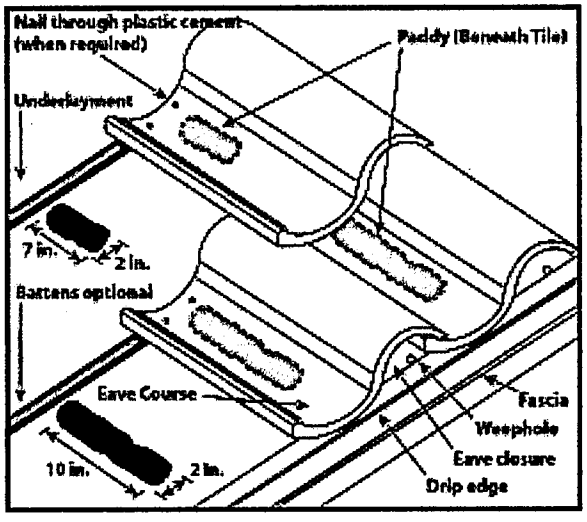
1. Starting at the eave course, apply a minimum 2" (50.8 mm) x 10" (254 mm) x 1" (25.4 mm) foam paddy onto the underlayment positioned as shown under the pan portion of the tile closest to the overlock of the tile being set. Insure approximately 17 (109.7 cm^2) – 23 (148.4 cm^2) square inch adhesive contact with the underside of the tile.

2. At the second course, apply a minimum 2" (50.8mm) x 7" (177.8 mm) x 1" (25.4 mm) foam paddy onto the underlayment positioned as shown under the pan portion of the tile closest to the overlock of the tile being set.

3. Continue in same manner. Insure approximately 12" (77.4 cm2) - 14 (90.3 cm^2) square inch adhesive contact with the underside of the tile.

(Instructions continued on next page)

ADHESIVE PLACEMENT DETAIL # 2 (CONTINUED)



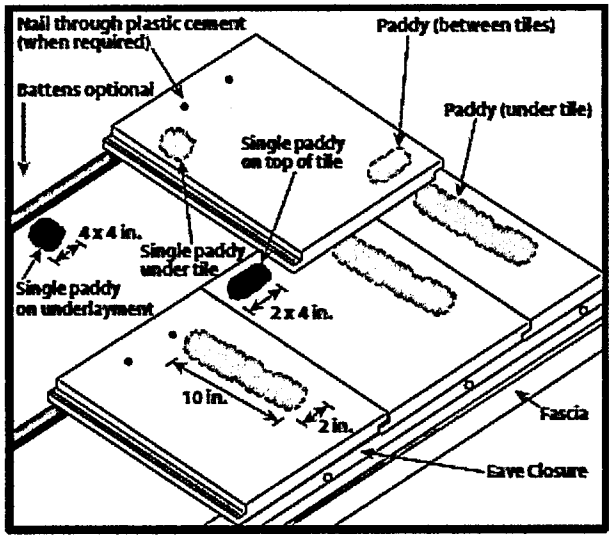
High Profile / Single Pan Tile

1. Starting at the eave course, apply a minimum 2" (50.8 mm) x 10" (254 mm) x 1" (25.4 mm) foam paddy onto the underlayment positioned as shown under the pan portion of the tile closest to the overlock of the tile being set. Insure approximately 17 (109.7 cm^2) – 23 (148.4 cm^2) square inch adhesive contact with the underside of the tile.

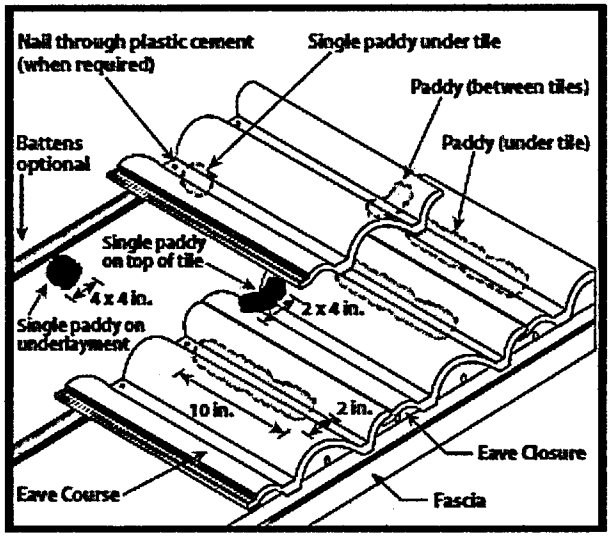
2. At the second course, apply a minimum 2" (50.8mm) x 7" (177.8 mm) x 1" (25.4 mm) foam paddy onto the underlayment positioned as shown under the pan portion of the tile closest to the overlock of the tile being set.

3. Continue in same manner. Insure approximately 17" (109.7 cm^2) - 19 (122.6 cm^2) square inch adhesive contact with the underside of the tile.

ADHESIVE PLACEMENT DETAIL # 3



Flat/Low Profile Tile



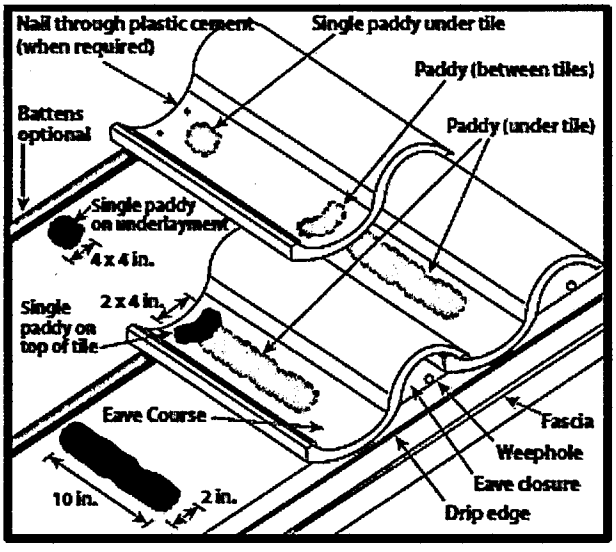
Medium Profile Tile

1. On the eave course only, apply a minimum 2" (50.8 mm) x 10" (254 mm) x 1" (25.4 mm) foam paddy onto the underlayment positioned as shown, under the strengthening rib for flat tile or under the pan portion of the tile for low or high profile tile closest to the overlock of the tile being set. Leave approximately 4" (101.6 mm) up from the eave edge free of foam to prevent the expanded adhesive from blocking the weep holes. Insure approximately 17-23 in^2 (109.7-148.4 cm^2) of adhesive contact with the underside of the tile

2. Apply a 4" (101.6 mm) x 4" (101.6 mm) x 1" (25.4 mm) foam paddy onto the underlayment just below the second course line positioned foam paddy under the strengthening rib for flat tile, or under the pan portion of the tile, closest to the underlock for the second course tile to be installed. Insure approximately 8-9 in^2 (51.6-58.1 cm^2) of adhesive contact with the underside of the tile.

(Instructions continued on next page)

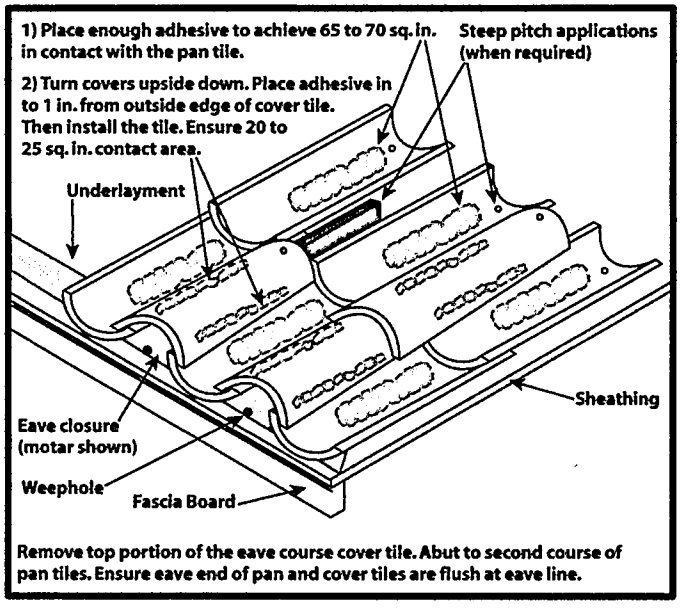
ADHESIVE PLACEMENT DETAIL # 3 (CONTINUED)



High Profile Tile

3. Also apply a 2" (50.8 mm) x 4" (101.6 mm) x ¾" (19 mm) paddy on top of the eave course tile surface as shown, on top of the strengthening rib for flat tile or on top of the pan portion of the tile, closest to the underlock of the first course of tile. Install second course of tile. Insure approximately 9 (58.1 cm^2) - 11 (71cm^2) square inch adhesive contact with the underside of the tile at the overlap and 7 (45.2 cm^2) - 9 (58.1 cm^2) square inch adhesive contact with the underside of the tile at the head of the tile. Continue in same manner.

ADHESIVE PLACEMENT DETAIL
TWO PIECE BARREL



Two Piece Barrel - High Profile Tile

Two Piece Barrel (Cap and Pan) Tile

1. Starting at the eave course, apply a minimum 2" (50.8 mm) x 10" (254 mm) x 1" (25.4 mm) foam paddy onto the underlayment positioned as shown under two adjacent pan tiles. Support eave tiles from rocking until adhesive has a chance to cure.

2. Continue in same manner bringing two pan courses up toward the ridge. Insure approximately 65 (419.4 cm^2) – 70 (451.6 cm^2) square inch adhesive contact with the underside of the pan tile.

3. Turn covers upside down exposing the underside of the tile. Apply a minimum 1" (25.4 mm) x 10" (254 mm) bead of adhesive directly on the inner edge of each side of the cover tile. Leave approximately 3/4" (19 mm) to 1" (25.4 mm) from the outside edge of the tile, inward, free of foam to allow for expansion.

4. Turn cover tile over after foam is applied and place onto pan tile course. Insure a minimum of 20 (129 cm^2) - 25 (161.3 cm^2) square inch contact area on each side of the cover tile to the pan tile. Continue in same manner. Trim away any cured exposed foam adhesive. Pointing of longitudinal edges of the cover tiles are considered optional.

5. When additional nailing is required, 2" (50.8 mm) x 4" (101.6 mm) nailers or the tie wire system using galvanized, stainless steel, or copper wire and compatible nails may be used.

END OF THIS ACCEPTANCE

B1505915

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

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/economy

NOTICE OF ACCEPTANCE (NOA)

Polyglass USA Inc.
150 Lyon Drive
Fernley, NV 89408

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 of the Florida Building Code.

DESCRIPTION: Polyglass Polystick Underlayments

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state 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 revises NOA #12-0713.02 and consists of pages 1 through 9.
The submitted documentation was reviewed by Alex Tigera.

MIAMI-DADE COUNTY APPROVED

ROOFING COMPONENT APPROVAL

Category: Roofing
Sub-Category: Underlayment
Material: SBS , APP Self-Adhering Modified Bitumen

PRODUCTS DESCRIPTION:

Product	Dimensions	Test Specification	Product Description
Polystick MTS *Manufacturing Location* #2	Roll: 65'8" x 3'3-3/8" 60 mils thick	TAS 103	A homogeneous, rubberized asphalt waterproofing membrane, glass fiber reinforced with polyolefinic film on the upper surface for use as an underlayment for metal roofing, roof tile, slate tiles and shingle underlayment.
Polystick MTS Plus *Manufacturing Location* #2	Roll: 65'8" x 3'3-3/8" 60 mils thick	TAS 103	A homogeneous, rubberized asphalt waterproofing membrane, glass fiber reinforced with polyolefinic film on the upper surface for use as an underlayment for metal roofing, roof tile, slate tiles and shingle underlayment.
Polystick IR-Xe *Manufacturing Location* #1 & #2	Roll: 65' x 3'3-3/8" Or 65' x 3' 60 mils thick	ASTM D 1970	A fine granular/sand top surface self-adhering, APP polymer modified, fiberglass reinforced, bituminous sheet material for use as an underlayment in sloped roof assemblies. Designed as an ice & rain shield.
Polystick TU Plus (Surface Printing) *Manufacturing Location* #1 & #2	Roll: 65' x 3'3-3/8" 80 mils thick	TAS 103 and ASTM D 1970	A rubberized asphalt self-adhering, glass-fiber/polyester reinforced waterproofing membrane. Designed as a metal roofing and roof tile underlayment.
Polystick TU P *Manufacturing Location* #2	Roll: 32'10" x 3'3-3/8" 130 mils thick	TAS 103 and ASTM D 1970	A rubberized asphalt waterproofing membrane, glass-fiber/polyester reinforced, with a granular surface designed for use as a tile roof underlayment.
Polystick Tile Pro *Manufacturing Location* #2	Roll: 61' x 3'3-3/8" 60 mils thick	TAS 103 and ASTM D 1970	A rubberized asphalt self-adhering, glass-fiber/polyester reinforced waterproofing membrane. Designed as a metal roofing and roof tile underlayment.
Polystick Dual Pro *Manufacturing Location* #2	Roll: 61' x 3'3-3/8" 60 mils thick	TAS 103 and ASTM D 1970	A rubberized asphalt self-adhering, glass-fiber/polyester reinforced waterproofing membrane. Designed as a metal roofing and roof tile underlayment.

PRODUCTS DESCRIPTION:

Product	Dimensions	Test Specification	Product Description
Polystick TU Max *Manufacturing Location #2*	Roll: 65'8" x 3'3-3/8" 60 mils thick	TAS 103 and ASTM D 1970	A rubberized asphalt self-adhering, polyester reinforced waterproofing membrane. Designed as a a roof tile underlayment.
Elastoflex S6 G	Roll: 32' 10" x 3' 3-3/8"	TAS 103 and ASTM D6164	Polyester reinforced, SBS modified bitumen membrane with a burn off polyethylene or sanded back face and a granule top surface. For use in roof tile underlayment systems.

MANUFACTURING PLANTS:

1. Hazelton, PA
2. Winter Haven, FL

EVIDENCE SUBMITTED:

Test Agency	Test Identifier	Test Name/Report	Date
Trinity | ERD	P10870.09.08-R1	TAS 103	12/04/08
	P10870.04.09	TAS 103/ASTM D4798 & G155	04/13/09
	P33360.06.10	ASTM D1970	07/01/10
	P33370.03.11	TAS 103	03/02/11
	P33370.04.11	ASTM D 1623	04/26/11
	P36900.09.11	TAS 103/ASTM D4798 & G155	09/01/11
	P37300.10.11	TAS 110/ASTM D4798 & D1970	10/19/11
	P40390. 08.12-1	TAS 103 & TAS 110	08/06/12
	P40390.08.12-2	ASTM D 1623	08/07/12
	P40390.10.12	ASTM D 1970	10/03/12
	P37590.07.13-1	ASTM D6164	07/02/13
	P45270.05.14	TAS 103, TAS 110 & ASTM D1623	05/12/14
	P46520.10.14	ASTM D1623	10/03/14
	P44360.10.14	TAS 103 & TAS 110	10/07/14
	P43290.10.14	ASTM D 1970 & TAS 110	10/17/14
PRI Asphalt Technologies	PUSA-035-02-01	TAS 103	09/29/06
	PUSA-055-02-02	TAS 103	12/10/07
	PUSA-089-02-01	TAS 103/ASTM D4798 & G155	07/06/09
Momentum Technologies, Inc.	JX20H7A	TAS 103/ASTM D4798 & G155	04/01/08
	RX14E8A	TAS 103/ASTM D4798 & G155	11/09/09
	DX23D8B	TAS 103/ASTM D4798 & G155	02/18/10
	DX23D8A	TAS 103/ASTM D4798 & G155	02/18/10

INSTALLATION PROCEDURES:

Deck Type 1:	Wood, non-insulated
Deck Description:	Min. 19/32" plywood or wood plank
System Type E(1)	Anchor sheet mechanically fastened to deck, membrane adhered
Anchor/Base Sheet:	One or more plies of ASTM D 226 Type II or ASTM D 2626.
Fastening:	Per FBC 1518.2 & 1518.4 Nails and tin caps 12" grid, 6" o.c. at a minimum 4" head lap. (for base sheet only)
Membrane:	Polystick membranes self-adhered.
Surfacing:	See General Limitations Below.

Deck Type 1:	Wood, non-insulated
Deck Description:	Min. 19/32" plywood or wood plank
System Type E(2)	Anchor sheet mechanically fastened to deck, membrane adhered
Anchor/Base Sheet:	One or more plies of ASTM D 226 Type II or ASTM D 2626.
Fastening:	Per FBC 1518.2 & 1518.4 Nails and tin caps 12" grid, 6" o.c. at a minimum 4" head lap. (for base sheet only)
Membrane:	Elastoflex S6 G, hot asphalt applied.
Surfacing:	See General Limitations Below.

Deck Type 1:	Wood, non-insulated
Deck Description:	Min. 19/32" plywood or wood plank
System Type E(3)	Base sheet mechanically fastened deck, subsequent cap membrane self- adhered.
Anchor/Base Sheet:	One or more plies of ASTM D 226 Type II or ASTM D 2626.
Fastening:	Per FBC 1518.2 & 1518.4 Nails and tin caps 12" grid, 6" o.c. at a minimum 4" head lap. (for base sheet only)
Ply Sheet: (Optional)	Polystick MTS Plus, self-adhered with minimum 3" horizontal laps and minimum 6" vertical laps.
Membrane:	Polystick TU Plus, self-adhered.
Surfacing:	See General Limitations Below.

INSTALLATION REQUIREMENTS:

1. All nails in the deck shall be carefully checked for protruding heads. Re-fasten any loose decking panels, and sweep the deck thoroughly to remove any dust and debris prior to application.
2. Place the underlayment over metal drip edge in accordance with RAS 111.
3. Place the first course of membrane parallel to the eave, rolling the membrane to obtain maximum contact. Remove the release film as the membrane is applied. All side laps shall be a minimum of 3-½" and end laps shall be a minimum of 6". Roll the membrane into place after removing the release strip. Vertical strapping of the roof with Polystick is acceptable. Membrane shall be back nailed in accordance with applicable building code.
4. When applying the membrane in the valley, start at the low point and work to the high point, rolling the membrane from the center outward in both directions.
5. For ridge applications, center the membrane and roll from the center outward in both directions.
6. Roll or broom the entire membrane surface so as to have full contact with the surface, giving special attention to lap areas.
7. Flash vent pipes, stacks, chimneys and penetrations in compliance with Roof Assembly current Product Control Notice of Acceptance.
8. All protrusions or drains shall be initially taped with a 6" piece of underlayment. The flashing tape shall be pressed in place and formed around the protrusion to ensure a tight fit. A second layer of Polystick shall be applied over the underlayment.

GENERAL LIMITATIONS:

1. Fire classification is not part of this acceptance.
2. Polystick MTS, Polystick MTS Plus, Polystick TU Plus, Polystick Tile Pro and Polystick Dual Pro may be used in asphaltic shingles, wood shakes and shingles, non-structural metal roofing, roof tile systems and quarry slate roof assemblies. Polystick TU P may be used in all the previous assemblies listed except metal roofing. Polystick IR-Xe may be used in all the previous assemblies listed except metal roofing and roof tile systems. Polystick TU Max may be used in non-structural metal roofing and roof tile systems. Elastoflex S6 G may be used in roof tile systems only.
3. Deck requirements shall be in compliance with applicable building code.
4. Polyglass Polystick membranes shall be applied to a smooth, clean and dry surface. The deck shall be free of irregularities.
5. Polyglass Polystick membranes and underlayments shall not be adhered directly over a pre-existing roof membrane as a recover system.
6. Polyglass Polystick membranes shall not be left exposed as a temporary roof for longer than the amount of days listed in the table below after application. Polyglass reserves the right to revise or alter product exposure times; not to exceed the preceeding maximum time limitations.

	Exposure Limitations (days)								
	MTS	**IR-Xe**	**Elastoflex S6 G**	**TU Plus**	**TU P**	**Tile Pro**	**Dual Pro**	**TU Max**	**MTS Plus**
Winter Haven, FL.	180	90	180	180	180	180	180	90	180
Hazelton, PA.	N/A	90	N/A	180	N/A	N/A	N/A	N/A	N/A

7. All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 9N-3 of the Florida Administrative Code.

8. In roof tile application, data for the attachment resistance of roof tiles shall be as set forth in the roof tile manufacturer's Notice of Acceptance. Polystick TU Plus, Polystick Tile Pro, Polystick TU Max or Elastoflex S6 G may be used in both adhesive set and mechanically fastened roof tile applications. Polystick Dual Pro is limited to mechanically fastened roof tile applications. Polystick MTS and Polystick MTS Plus are limited to mechanically fastened with the limitations outlined in Section 9. Polystick TU P may be used in mechanically fastened roof tile applications with the exception of mortar set tile applications.

9a. The maximum roof slope for use as roof tile underlayment for (direct-to-deck) tile assemblies shall be as follows: (See Table Below)

Tile Profile	Polystick MTS	Elastoflex S6 G	Polystick TU Plus, TU P, Tile Pro, Dual Pro	Polystick TU Max	Polystick MTS Plus[1]
Flat Tile	Prohibited without battens	4:12	No limitation	No limitation	5:12
Profiled Tile	Prohibited without battens	4:12	No limitation	No limitation	4:12

The above slope limitations can be exceeded only by using battens and counter battens in accordance with the Approved Tile System Notice of Acceptance and applicable Florida Building Code requirements. **Battens are required for both loading and installation of tiles at all times.**

[1]The following limitations shall be apply when using Polystick MTS Plus:

- Slopes up to those shown in the table above will require stagging of tiles – two tiles laid perpendicular to slope followed by a maximum four tile stack parallel to the slope, for a total of 6 tiles. (See Figure 1 below)
- Battens shall be used for stagging of lugged tiles above 4:12
- Battens shall be used for stagging of flat tiles above 5:12

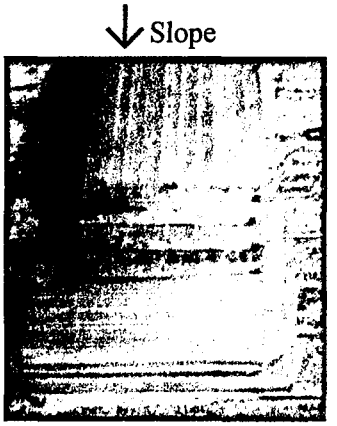
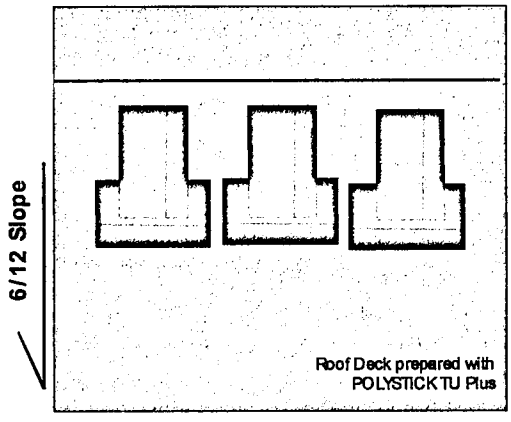
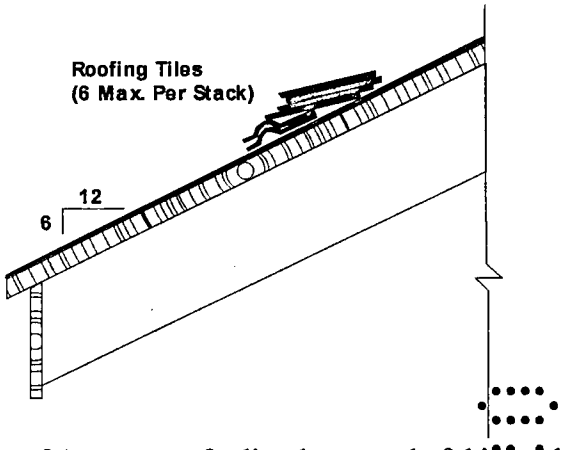


Figure 1: Stagging Method

9b. There shall be no roof slope limitation for the Polystick MTS Plus / Polystick TU Plus two-ply underlayment system when a applied using the stagging method outlined above.

10. Care should be taken during the loading procedure to keep foot traffic to a minimum and to avoid dropping of tile directly on the underlayment. Refer to Polyglass' Tile loading detail below for loading procedure for all underlayments except Polystick MTS which shall be loaded onto battens.





11. Refer to prepared roofing system Product Control Notice of Acceptance for listed approval of this product with specific prepared roofing products. Polystick MTS, Polystick MTS Plus, Polystick IR-Xe, Polystick TU Plus, Polystick TU P, Polystick TU Max, Polystick Dual Pro, Polystick Tile Pro or Elastoflex S6 G may be used with any approved roof covering Notice of Acceptance listing Polystick MTS, Polystick MTS Plus, Polystick IR-Xe, Polystick TU Plus, Polystick TU P, Polystick TU Max, Polystick Dual Pro, Polystick Tile Pro or Elastoflex S6 G as a component part of an assembly in the Notice of Acceptance. If Polystick MTS, Polystick MTS Plus, Polystick IR-Xe, Polystick TU Plus, Polystick TU P, Polystick TU Max, Polystick Dual Pro, Polystick Tile Pro or Elastoflex S6 G are not listed, a request may be made to the Authority Having Jurisdiction (AHJ) of the Miami-Dade County Product Control Department for approval provided that appropriate documentation is provided to detail compatibility of the products, wind uplift resistance, and fire testing results.

LABELING:

1. All membranes or packaging shall bear the imprint or identifiable marking of the manufacturer's name or logo, city and state of manufacturing facility and the following statement: "Miami-Dade County Product Control Approved" or the Miami-Dade County Product Control Seal as shown below.

MIAMI-DADE COUNTY
APPROVED

BUILDING PERMIT REQUIREMENTS:

Application for building permit shall be accompanied by copies of the following:

1. This Notice of Acceptance.
2. Any other documents required by the Building Official or applicable building code in order to properly evaluate the installation of this materials.

POLYGLASS GENERAL APPLICATION GUIDELINES FOR POLYSTICK MEMBRANES:

1. Polyglass does accept the direct application of Polystick underlayment membranes to wood decks. Installers are cautioned to refer to applicable local building codes prior to direct deck installation to ensure this is acceptable. Please also refer to applicable Product Data Sheets of the corresponding products.
2. All rolls, with the exception of Polystick TU Plus should be back-nailed in selvage edge seam as per Polyglass Back Nailing Guide. Nails shall be, 11 gauge ring shank type, applied with a minimum 1" metal disk as required in Dade County or simplex type nail as otherwise allowable in other regions, at a minimum rate of 12" o.c. Polystick TU Plus should be back nailed in designated area marked "nail area, area para clavar" on the face of membrane, with the above stated nails and/or disks. The head lap membrane is to cover the area being back-nailed. (Please refer to applicable local building codes prior to installation.)
3. All seal lap seams (selvage laps) must be rolled with a hand roller to ensure full contact.
4. All fabric over fabric; and granule over granule end laps, shall have a 6" wide, uniform layer of Polyglass Polyplus 55 Premium Modified Flashing Cement, Polyglass Polyplus 50 Premium MB Flashing Cement, XtraFlex 50 Premium Modified Wet/Dry Cement, Polyglass PG500 MB Flashing Cement, applied in between the application of the lap. The use of mastic between the laps does not apply to Polystick MTS.
5. A maximum of 6 tiles per stack are allowed when loading tile on the underlayments. Refer to the Polyglass Tile Loading Guidelines. See General Limitations #9 and #10.
6. Battens and/or Counter-battens, as required by the tile manufacturers NOA's, must be used on all projects for pitch/slopes of 7"/12" or greater. It is suggested that on pitch/slopes in excess of 6 ¼"/12", precautions should be taken, such as the use of battens to prevent tile sliding during the loading process.
7. Minimum cure time after membrane installation & before loading of roofing tiles is Forty-Eight (48) Hours.
8. Polystick membranes may not be used in any exposed application such as crickets, exposed valleys, or exposed roof to wall details.
9. Repair of Polystick membranes is to be accomplished by applying Polyglass Polyplus 55 Premium Modified Flashing Cement, Polyglass Polyplus 50 Premium MB Flashing Cement, XtraFlex 50 Premium Modified Wet/Dry Cement, Polyglass PG500 MB Flashing Cement to the area in need of repair, followed by a patch of the Polystick material of like kind should be set and hand rolled in place over the area needing such repair. Patching membrane shall be a minimum of 6 inches in either direction. The repair should be installed in such a way so that water will run parallel to or over the top of all laps of the patch.
10. All self-adhered membranes must be rolled to ensure full contact with approved substrates. Polyglass requires a minimum of 40 lbs for a weighted roller for the rolling of the field membrane. Hand rollers are acceptable for rolling of patches or small areas of the roof. Brooming may be used where slope prohibits rolling.
11. All approved substrates should be dry, clean and properly prepared, before any application of Polystick membranes commences. An approved substrate technical bulletin can be furnished upon request. It is recommended to refer to applicable building codes prior to installation to verify acceptable substrates.
12. The Polyglass Miami-Dade Notice of Acceptance (NOA) approval for Polystick membranes can be furnished upon request by our Technical Services Department by calling 1 (800) 894-4563.

13. Questions in regards to the application of Polyglass products should be directed to our Technical Services Department at 1 (800) 894-4563.

14. Polyglass recommends that applicators follow good roofing practices and applicable procedures as outlined by the National Roofing Contractors Association (NRCA).

PLEASE CHECK WITH LOCAL BUILDING CODES REGARDING LIMITATIONS OF SPECIFIC APPLICATIONS. LOCAL CODES MAY SUPERSEDE POLYGLASS REQUIREMENTS AND RECOMMENDATIONS.

END OF THIS ACCEPTANCE

B15059915

5212 N. Bay Rd

Office Copy

ALVEY TREE CONSULTING LLC

ALEXIS ALVEY -
ISA BOARD CERTIFIED MASTER ARBORIST®
#NY-5539B

Arborist Report

5212 North Bay Road
Miami Beach

5/17/2021

Arborist Report

5/17/2021

On May 11th 2021, I visited the property located at 5212 North Bay Road at the request of CLAD Landscape Architecture & Design. I evaluated the trees on the site in anticipation of new construction. For each tree, I identified species, location, and size (Height, Spread, DBH); evaluated condition (Poor, Fair, Good); determined disposition (Remove, Remain, Relocate); determined the Tree Protection Zone for trees to remain; provided relevant comments about health and disposition; and took photographs. Street trees are included. This report shall in no shape or form be construed as a tree risk assessment which is beyond the scope of work written in the contractual agreement.

Please feel free to contact me should any questions arise. Thank-you for the opportunity to assist in this manner.

Alexis Alvey
ISA Board Certified Master Arborist® #NY-5539B

Alvey Tree Consulting LLC
516-728-1366
alveytree@gmail.com
alveytree.com

Property Location -
5212 North Bay Road
Miami Beach, FL 33140

Client -
CLAD | Landscape Architecture and Design
8020 NE 4th Ave, Studio 113
Miami, FL 33138
(786) 536-6076 / carolina@cladlandscape.com

Tree #1

Common Name -
Coconut Palm

Scientific Name -
Cocos nucifera

DBH (in) - 12

Height (ft) - 35

Canopy Spread (ft) - 16

Condition -
Fair

Native? -
No

Disposition -
Remove

Tree #1 is a Coconut Palm located at the rear of the property. It is in fair condition. Some of the fronds are chlorotic and there is climbing spike injury to the trunk. This tree has not been incorporated into the landscape plan and will therefore be removed.

Trees #2 - 4

Common Name -
Coconut Palms (3)

Scientific Name -
Cocos nucifera

DBH (in) - 12 each

Height (ft) - 35

Canopy Spread (ft) - 16

Condition -
Fair

Native? -
No

Disposition -
Remove

Trees #2 - 4 are three Coconut Palms located at the rear of the property. They are in fair condition. Some of the fronds are chlorotic and there is climbing spike injury to the trunks.
These trees have not been incorporated into the landscape plan and will therefore be removed.

Trees #5 - 7

Common Name - N/A

DBH (in) -

Height (ft) -

Condition -

Native? -

Scientific Name -

Canopy Spread (ft) -

Disposition -

Trees #5 - 7 are not on the site.

Trees #8 - 9

Common Name - Chinese Fan Palms (2)

DBH (in) - 11 each

Height (ft) - 25

Condition - Fair

Native? - No

Scientific Name - *Livistona chinensis*

Canopy Spread (ft) - 12

Disposition - Remove

Trees #8 - 9 are two Chinese Fan Palm street trees located along North Bay Road. They are in fair condition. Overhead wires are above.
These trees have not been incorporated into the landscape plan and will therefore be removed.

Trees #10 - 15

Common Name -
Chinese Fan Palms (6)

Scientific Name -
Livistona chinensis

DBH (in) - 11 each

Height (ft) - 30

Canopy Spread (ft) - 12

Condition -
Fair

Native? -
No

Disposition -
Remove

Trees #10 - 15 are six Chinese Fan Palm street trees located along North Bay Road. They are in fair condition. Overhead wires are above.
These trees have not been incorporated into the landscape plan and will therefore be removed.

Trees #16 - 18

Common Name -
Chinese Fan Palms (3)

Scientific Name -
Livistona chinensis

DBH (in) - 14 each

Height (ft) - 18

Canopy Spread (ft) - 12

Condition -
Fair

Native? -
No

Disposition -
Remove

Trees #16 - 18 are three Chinese Fan Palm street trees located along North Bay Road. They are in fair condition. Overhead wires are above.
These trees have not been incorporated into the landscape plan and will therefore be removed.

Trees #19 - 29

Common Name -
Christmas Palms (11)

Scientific Name -
Adonidia merrillii

DBH (in) - 6 each

Height (ft) - 28

Canopy Spread (ft) - 8

Condition -
Good

Native? -
No

Disposition -
Remove

Trees #19 - 29 are eleven Christmas Palm street trees located along North Bay Road. They are in overall good condition. Overhead wires are above.
These trees have not been incorporated into the landscape plan and will therefore be removed.

Trees #30 - 32

Common Name -
Pygmy Date Palms (3)

Scientific Name -
Phoenix roebelenii

DBH (in) - 5 each

Height (ft) - 15

Canopy Spread (ft) - 8

Condition -
Good

Native? -
No

Disposition -
Remove

Trees #30 - 32 are three Pygmy Date Palm street trees located along North Bay Road. They are in good condition.
These trees have not been incorporated into the landscape plan and will therefore be removed.

Trees #33 - 35

Common Name -
Chinese Fan Palms (3)

Scientific Name -
Livistona chinensis

DBH (in) - 11 each

Height (ft) - 20

Canopy Spread (ft) - 12

Condition -
Fair

Native? -
No

Disposition -
Remove

Trees #33 - 35 are three Chinese Fan Palm street trees located along North Bay Road. They are in fair condition. Overhead wires are above.
These trees have not been incorporated into the landscape plan and will therefore be removed.

Trees #36 - 42

Common Name -
Chinese Fan Palms (6)

Scientific Name -
Livistona chinensis

DBH (in) - 11 each

Height (ft) - 20

Canopy Spread (ft) - 12

Condition -
Fair

Native? -
No

Disposition -
Remove

Trees #36 - 42 are six Chinese Fan Palm street trees located along North Bay Road. They are in fair condition. Overhead wires are above.
These trees have not been incorporated into the landscape plan and will therefore be removed.

Tree #43

Common Name -
Pygmy Date Palm (double)

Scientific Name -
Phoenix roebelenii

DBH (in) - 4, 5

Height (ft) - 12

Canopy Spread (ft) - 8

Condition -
Good

Native? -
No

Disposition -
Remove

Tree #43 is a double Pygmy Date Palm street tree located along North Bay Road. It is in good condition. Overhead wires are above.
This tree has not been incorporated into the landscape plan and will therefore be removed.

Trees #44 - 46

Common Name -
Chinese Fan Palms (3)

Scientific Name -
Livistona chinensis

DBH (in) - 11 each

Height (ft) - 30

Canopy Spread (ft) - 12

Condition -
Fair

Native? -
No

Disposition -
Remove

Trees #44 - 46 are three Chinese Fan Palm street trees located along North Bay Road. They are in fair condition. Overhead wires are above.
These trees have not been incorporated into the landscape plan and will therefore be removed.

Tree #47

Common Name -
Pygmy Date Palm (double)

Scientific Name -
Phoenix roebelenii

DBH (in) - 4, 4

Height (ft) - 14

Canopy Spread (ft) - 8

Condition -
Good

Native? -
No

Disposition -
Remove

Tree #47 is a double Pygmy Date Palm street tree located along North Bay Road. It is in good condition.
This tree has not been incorporated into the landscape plan and will therefore be removed.

Trees #48 - 51

Common Name -
Queen Palms (4)

Scientific Name -
Syagrus romanzoffiana

DBH (in) - 8 each

Height (ft) - 30

Canopy Spread (ft) - 12

Condition -
Poor

Native? -
No

Disposition -
Remove

Trees #48 - 51 are four Queen Palm street trees located along North Bay Road. They are in poor condition with small, chlorotic canopies. Overhead wires are above. These trees have not been incorporated into the landscape plan and will therefore be removed.

Tree #52

Common Name -
Silver Trumpet Tree

Scientific Name -
Tabebuia caraiba

DBH (in) - 8

Height (ft) - 12

Canopy Spread (ft) - 15

Condition -
Poor

Native? -
No

Disposition -
Remove

Tree #52 is a Silver Trumpet Tree located at the northeast corner of the house. It is in poor condition. The tree has been windthrown and the canopy has begun to grow vertically again, while the trunk is horizontal.
This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #53

Common Name -
Brazilian Beautyleaf

Scientific Name -
Calophyllum brasiliense

DBH (in) - 11

Height (ft) - 18

Canopy Spread (ft) - 18

Condition -
Poor

Native? -
No

Disposition -
Remove

Tree #53 is a Brazilian Beautyleaf located at the front of the house. It is in poor condition - it has been hatracked and there is decay at the cut locations. The tree has low vigor.
This tree has not been incorporated into the landscape plan and will therefore be removed.

Trees #54 - 55

Common Name -
Royal Palms (2)

Scientific Name -
Roystonea regia

DBH (in) - 16, 16, 16

Height (ft) - 50 - 55

Canopy Spread (ft) - 16 - 18

Condition -
Fair/Poor

Native? -
Yes

Disposition -
Remove

Trees #54 - 55 are two Royal Palms located at the front of the house. Tree #54 is in poor condition with a small canopy and pencilling trunk. Tree #55 is a double and in fair condition.
These trees have not been incorporated into the landscape plan and will therefore be removed.

Tree #56

Common Name -
Royal Palm

Scientific Name -
Roystonea regia

DBH (in) - 16

Height (ft) - 60

Canopy Spread (ft) - 16

Condition -
Poor

Native? -
Yes

Disposition -
Remove

Tree #56 is a Royal Palm located at the front of the house. It is in poor condition with a chlorotic canopy and pencilling trunk.
This tree has not been incorporated into the landscape plan and will therefore be removed.

Trees #57 - 59

Common Name -
Chinese Fan Palms (3)

Scientific Name -
Livistona chinensis

DBH (in) - 11 each

Height (ft) - 28

Canopy Spread (ft) - 12

Condition -
Fair

Native? -
No

Disposition -
Remove

Trees #57 - 59 are three Chinese Fan Palms located at the front of the house. They are in fair condition.
These trees have not been incorporated into the landscape plan and will therefore be removed.

Tree #60

Common Name -
Avocado

Scientific Name -
Persea americana

DBH (in) - 4, 7

Height (ft) - 23

Canopy Spread (ft) - 20

Condition -
Fair

Native? -
No

Disposition -
Remove

Tree #60 is an Avocado located at the front of the property. It is in fair condition with poor form and leaf spot.
This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #61

Common Name -
Mango

Scientific Name -
Mangifera indica

DBH (in) - 20

Height (ft) - 30

Canopy Spread (ft) - 35

Condition -
Fair

Native? -
No

Disposition -
Remove

Tree #61 is a Mango located in the front yard. It is in fair condition. Vines are covering the trunk and may be obscuring additional defects. The canopy is round and symmetrical. Some of the foliage is chlorotic and necrotic.
This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #62

Common Name -
Canary Island Date Palm

Scientific Name -
Phoenix canariensis

DBH (in) - 24

Height (ft) - 28

Canopy Spread (ft) - 18

Condition -
Poor

Native? -
No

Disposition -
Remove

Tree #62 is a Canary Island Date Palm located in the front yard. It is in poor condition with a thin canopy. There are a number of lower dead fronds.
This tree has not been incorporated into the landscape plan and will therefore be removed.

Trees #63 - 64

Common Name -
Royal Palms (2)

Scientific Name -
Roystonea regia

DBH (in) - 16 each

Height (ft) - 40

Canopy Spread (ft) - 16

Condition -
Fair

Native? -
Yes

Disposition -
Remove

Trees #63 - 64 are two Royal Palms located in the front yard. They are in fair condition. Vines are covering the trunks.
These trees have not been incorporated into the landscape plan and will therefore be removed.

Tree #65

Common Name -
Chinese Fan Palm

Scientific Name -
Livistona chinensis

DBH (in) - 11

Height (ft) - 18

Canopy Spread (ft) - 12

Condition -
Fair

Native? -
No

Disposition -
Remove

Tree #65 is a Chinese Fan Palm located in the front yard. It is in fair condition.
This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #66

Common Name -
Tree Jasmine

Scientific Name -
Radermachera spp.

DBH (in) - 16

Height (ft) - 25

Canopy Spread (ft) - 20

Condition -
Poor

Native? -
No

Disposition -
Remove

Tree #66 is a Tree Jasmine located in the front yard. It is in poor condition with poor form. Vines are covering the trunks. There is extensive decay. There is a honeybee nest inside a cavity.
This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #67/87

Common Name -
Avocado

Scientific Name -
Persea americana

DBH (in) - 4, 7

Height (ft) - 23

Canopy Spread (ft) - 18

Condition -
Poor

Native? -
No

Disposition -
Remove

Tree #67/87 is an Avocado located in the front yard. It is double-trunked with poor form. The two trunks cross and wrap around each other. A number of branches have broken.
This tree has not been incorporated into the landscape plan and will therefore be removed.

Trees #68 - 74

Common Name -
Chinese Fan Palms (7)

Scientific Name -
Livistona chinensis

DBH (in) - 11 each

Height (ft) - 30

Canopy Spread (ft) - 12

Condition -
Fair

Native? -
No

Disposition -
Remove

Trees #68 - 74 are seven Chinese Fan Palms located at the front of the house. They are in fair condition.
These trees have not been incorporated into the landscape plan and will therefore be removed.

Trees #75 - 76

Common Name -
Chinese Fan Palms (2)

Scientific Name -
Livistona chinensis

DBH (in) - 11 each

Height (ft) - 10

Canopy Spread (ft) - 12

Condition -
Fair

Native? -
No

Disposition -
Remove

Trees #75 - 76 are two Chinese Fan Palms located at the front of the house. They are in fair condition.
These trees have not been incorporated into the landscape plan and will therefore be removed.

Tree #77 - 80

Common Name -
Senegal Date Palm

Scientific Name -
Phoenix reclinata

DBH (in) - cluster

Height (ft) - 25

Canopy Spread (ft) - 25

Condition -
Good

Native? -
No

Disposition -
Remove

Tree #77 - 80 is a Senegal Date Palm cluster located on the south side of the house. It is in good condition. This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #81

Common Name -
Senegal Date Palm

Scientific Name -
Phoenix reclinata

DBH (in) - cluster

Height (ft) - 16

Canopy Spread (ft) - 20

Condition -
Poor

Native? -
No

Disposition -
Remove

Tree #81 is a Senegal Date Palm cluster located in the front yard. It is in poor condition - the trunks have been cut down and new trunks have sprouted.
This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #82

Common Name -
Sabal Palm

Scientific Name -
Sabal palmetto

DBH (in) - 12

Height (ft) - 35

Canopy Spread (ft) - 10

Condition -
Fair

Native? -
Yes

Disposition -
Remove

Tree #82 is a Sabal Palm located on the south side of the property. It is in fair condition and the trunk curves. This tree has not been incorporated into the landscape plan and will therefore be removed.

Trees #83 - 84

Common Name -
N/A

Scientific Name -

DBH (in) -

Height (ft) -

Canopy Spread (ft) -

Condition -

Native? -

Disposition -

Trees #83 - 84 are not on the site.

Trees #85 - 86

Common Name -
Sabal Palms (2)

Scientific Name -
Sabal palmetto

DBH (in) - 12 each

Height (ft) - 30

Canopy Spread (ft) - 10

Condition -
Fair

Native? -
Yes

Disposition -
Remove

Trees #85 - 86 are two Sabal Palms located on the south side of the property. They are in fair condition. These trees have not been incorporated into the landscape plan and will therefore be removed.

Tree #88

Common Name -
Sapodilla

Scientific Name -
Manilkara zapota

DBH (in) - 6, 12

Height (ft) - 20

Canopy Spread (ft) - 25

Condition -
Poor

Native? -
No

Disposition -
Remove

Tree #88 is a Sapodilla located in the front yard. It is in poor condition - the tree has been windthrown and roots are lifting out of the soil. The tree is at an angle. This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #89

Common Name -
Mamey Sapote

Scientific Name -
Pouteria sapota

DBH (in) - 7.5

Height (ft) - 20

Canopy Spread (ft) - 20

Condition -
Poor

Native? -
No

Disposition -
Remove

Tree #89 is a Mamey Sapote located in the side patio. It is in poor condition with chlorotic foliage and little new growth.
This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #90

Common Name -
Traveler's Palm

Scientific Name -
Ravenala madagascariensis

DBH (in) - cluster

Height (ft) - 30

Canopy Spread (ft) - 18

Condition -
Fair

Native? -
No

Disposition -
Remove

Tree #90 is a Traveler's Palm cluster located to the south of the side patio. It is in fair condition with some fronds tattered.
This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #91

Common Name -
Screwpine

Scientific Name -
Pandanus spp.

DBH (in) - 7

Height (ft) - 20

Canopy Spread (ft) - 10

Condition -
Fair

Native? -
No

Disposition -
Remove

Tree #91 is a Screwpine located near the pergola. It is in fair condition - a number of limbs have been pruned and branch stubs remain.
This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #92

Common Name -
Seagrape

Scientific Name -
Coccoloba uvifera

DBH (in) - 10.5

Height (ft) - 20

Canopy Spread (ft) - 25

Condition -
Good

Native? -
Yes

Disposition -
Remove

Tree #92 is a Seagrape located in the rear southwestern corner of the property. It is in good condition with a dense canopy.
This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #93

Common Name -
Seagrape

Scientific Name -
Coccoloba uvifera

DBH (in) - 5, 10

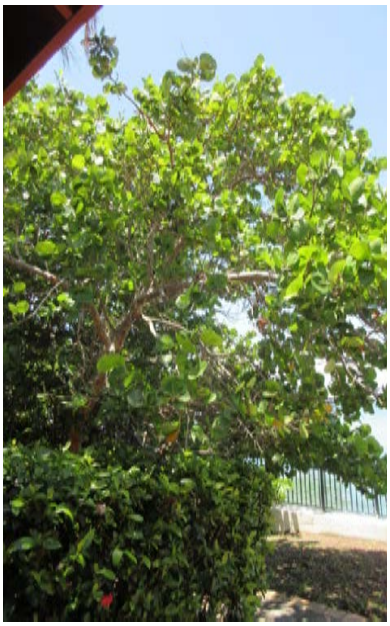
Height (ft) - 20

Canopy Spread (ft) - 25

Condition -
Poor

Native? -
Yes

Disposition -
Remove



Tree #93 is a Seagrape located in the rear southwestern corner of the property. It is in poor condition - the tree has been windthrown and roots are lifted out of the soil. The tree is growing at an angle and there is dieback in the top of the canopy.
This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #94

Common Name -
Queen Palm

Scientific Name -
Syagrus romanzoffiana

DBH (in) - 8

Height (ft) - 25

Canopy Spread (ft) - 10

Condition -
Poor

Native? -
No

Disposition -
Remove

Tree #94 is a Queen Palm located at the rear of the cabana. It is in poor condition with a small, chlorotic canopy and climbing spike injuries to the trunk.
This tree has not been incorporated into the landscape plan and will therefore be removed.

Trees #95 - 96

Common Name - N/A

DBH (in) -

Height (ft) -

Condition -

Native? -

Scientific Name -

Canopy Spread (ft) -

Disposition -

Trees #95 - 96 are not on the site.

Tree #97

Common Name - Queen Palm

DBH (in) - 8

Height (ft) - 25

Condition - Poor

Native? - No

Scientific Name - *Syagrus romanzoffiana*

Canopy Spread (ft) - 12

Disposition - Remove

Tree #97 is a Queen Palm located at the rear of the cabana. It is in poor condition with a small, chlorotic canopy and climbing spike injuries to the trunk.
This tree has not been incorporated into the landscape plan and will therefore be removed.

Trees #98 - 99

Common Name -
Queen Palms (2)

Scientific Name -
Syagrus romanzoffiana

DBH (in) - 8 each

Height (ft) - 25

Canopy Spread (ft) - 8

Condition -
Poor

Native? -
No

Disposition -
Remove

Trees #98 - 99 are two Queen Palms located next to the spa. They are in poor condition with small, chlorotic canopies and climbing spike injuries to the trunks. These trees have not been incorporated into the landscape plan and will therefore be removed.

Tree #100

Common Name -
Pink Trumpet Tree

Scientific Name -
Tabebuia heterophylla

DBH (in) - 4

Height (ft) - 16

Canopy Spread (ft) - 10

Condition -
Good

Native? -
No

Disposition -
Remove

Tree #100 is a Pink Trumpet Tree located in the front yard. It is in good condition.
This tree has not been incorporated into the landscape plan and will therefore be removed.

Trees #101 - 102

Common Name -
Limes (2)

Scientific Name -
Citrus spp.

DBH (in) - 3.5 each

Height (ft) - 8

Canopy Spread (ft) - 10

Condition -
Fair

Native? -
No

Disposition -
Remove

Trees #101 - 102 are two Lime trees located in the front yard. They are in fair condition. An insect pest has infested the new growth.
These trees have not been incorporated into the landscape plan and will therefore be removed.

Tree #103

Common Name -
Strawberry Guava

Scientific Name -
Psidium cattleianum

DBH (in) - 8

Height (ft) - 10

Canopy Spread (ft) - 15

Condition -
Poor

Native? -
No

Disposition -
Remove

Tree #103 is a Strawberry Guava located in the front yard. It is in poor condition and has been windthrown. Most of the trunk is horizontal.
This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #104

Common Name -
Java Plum

Scientific Name -
Syzygium cumini

DBH (in) - 20

Height (ft) - 20

Canopy Spread (ft) - 5

Condition -
Poor

Native? -
No

Disposition -
Remove

Tree #104 is a Java Plum located in the front yard. It is in poor condition with very little live canopy left. The trunk is covered in vines. There are at least two cavities with decay.
This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #105

Common Name -
Pygmy Date Palm

Scientific Name -
Phoenix roebelenii

DBH (in) - 5

Height (ft) - 15

Canopy Spread (ft) - 10

Condition -
Good

Native? -
No

Disposition -
Remove

Tree #105 is a Pygmy Date Palm street tree located along North Bay Road. It is in good condition. Overhead wires are above.
This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #106

Common Name -
Areca Palm

Scientific Name -
Dypsis lutescens

DBH (in) - cluster

Height (ft) - 23

Canopy Spread (ft) - 12

Condition -
Poor

Native? -
No

Disposition -
Remove

Tree #106 is an Areca Palm cluster located at the front corner of the house. It is in poor condition with many chlorotic and necrotic fronds.
This tree has not been incorporated into the landscape plan and will therefore be removed.

Tree #107

Common Name -
Areca Palms (5)

Scientific Name -
Dypsis lutescens

DBH (in) - 5 clusters

Height (ft) - 20

Canopy Spread (ft) - 8

Condition -
Poor

Native? -
No

Disposition -
Remove

Tree #107 is five clusters of Areca Palms located on the north side of the house. They are in poor condition and have been cut back extensively from the house.
This tree has not been incorporated into the landscape plan and will therefore be removed.

Notes - TPZ Calculations & Tree and Palm Relocation

Tree Protection Zone (TPZ) -

- For trees and palms that are to remain, protective barriers shall be placed at the dripline or 10ft radius from the trunk, whichever is greater.
- For trees and palms that are relocated, protective barriers shall be placed at the dripline or 1 - 2ft outside the rootball, whichever is greater.

Tree and Palm Relocation Notes -

1. All phases of transplanting trees and palms to be performed or supervised by Certified Arborist.
2. Trees to be relocated shall be root pruned six to eight weeks prior to transplanting. Landscape Contractor shall maintain transplanted material during construction period by watering, moving, spraying, fertilizing, and pruning.
3. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All utility companies and/or the General Contractor shall be notified to verify locations prior to digging. Utility trenching is to be coordinated with the Landscape Contractor prior to beginning of project. The Owner and Certified Arborist shall not be responsible for damage to utility or irrigation lines.
4. The Landscape Contractor shall comply with all local and state codes and shall be responsible for obtaining all applicable permits.
5. The Landscape Contractor shall regularly inspect the relocated material to ensure compliance with standard horticultural practices.
6. The Landscape Contractor is responsible for guaranteeing the transplanted trees and palms for a period of one year. At the time of the final inspection all transplanted trees and palms that are not in viable condition shall be replaced by the Landscape Contractor.
7. The Landscape Contractor shall take all precautions to minimize shock of root pruning and transplanting in accordance with standard arboriculture practices.
8. The diameter of the root ball to be transplanted shall follow the guidelines set forth in the latest edition of the Florida Grades and Standards for Nursery Plants.
9. Roots shall be cleanly cut with a sharp spade, hand saw, chainsaw, or other approved root-pruning equipment.
10. Trees shall not be pruned at transplanting to compensate for root loss. Any pruning required shall be as per the ANSI A300 Standards.
11. For all palms except Sabal palmetto, only dead fronds shall be removed. Sabal palmetto shall have all fronds cut without damaging the bud. Fronds shall be securely tied around the bud prior to relocation and shall be untied after placement in the new planting hole. The bud shall be protected from damage or injury during relocation.
12. After root pruning trees, backfill roots to original existing grade with existing soil free of any deleterious material to root growth.
13. Provide a layer of 3” mulch over backfill area to prevent weed growth, conserve moisture and prevent evaporation. Keep mulch 6” away from the trunk.
14. Provide tree protection as per Landscape Architect’s Tree Protection Detail to ensure that the tree or root system is not damaged during the root-pruning period.
15. After root pruning and prior to relocation, tree(s) shall be watered a minimum of twice weekly.
16. Transplanting shall occur within 24 hours after being dug for relocation. The root ball shall be kept moist.
17. Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the existing location.
18. The depth of the new hole shall be equal to the depth of the root ball and the width shall be equal to two to three times the width of the root ball.
19. Trees and palms shall be lifted from the ground with heavy equipment designed specifically for tree relocation so that the trunk and crown is not impacted and damaged by the equipment.
20. The slings used to lift the trees and large palms shall be non-binding nylon slings that are wrapped under the root ball to support the weight of tree or palm. Slings shall not be solely wrapped around the trunk of the tree. Padding the sling may be necessary so that the trunk is not damaged.

Notes - Tree and Palm Relocation (Contd.)

21. Trees and palms shall be planted so that the top of the rootball is flush with the existing grade. Ensure that deep planting does not occur. The tree and palm shall be centrally positioned in the planting hole and set straight, plumb or normal to the growth pattern prior to transplanting.
22. Transplanted trees and palms shall be backfield with a uniform mix of 25% fully decomposed compost and 75% existing site soil cleaned free of weeds and rocks.
23. Trees and palms shall be watered to eliminate air pockets in the backfill mix prior to mulching.
24. A 4" soil berm shall be created around the edge of the planting hole to hold water, or as per the Landscape Architect's Planting Details.
25. Install tree and palm bracing as per the Landscape Architect's Planting Details, to ensure stability of trees and palms.
26. After transplanting trees and palms, the Landscape Contractor shall be responsible for watering to maintain soil moisture during the guarantee period. The following schedule is suggested: First month - Daily; Second month - 3 times per week; Third and Fourth month - 2 times per week; Last Eight months - 1 time per week. For trees over 4" in caliper at the time of planting, the suggested schedule is: First 6 weeks - Daily; from 1.5 months to 6 months - 3 times per week, last 6 months - 1 time per week.

Notes - Tree and Palm Protection

1. Fences shall be erected to protect trees and palms to be preserved. Fences define a specific protection zone for each tree or group of trees. Fences shall be installed prior to the beginning of construction and are to remain until all site work has been completed. Fences may not be relocated or removed without the written permission of the Arborist. Refer to the Landscape Architect's Tree Protection Detail.
2. Construction trailers, traffic, and storage areas must remain outside fenced areas at all times.
3. All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, disturbance shall be minimized by using techniques such as tunneling or boring.
4. No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
5. Additional tree pruning required for clearance during construction must be approved by the Certified Arborist and shall be performed by trained arborists, not by construction personnel.
6. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Landscape Contractor and the Certified Arborist should be notified immediately.
7. Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Contractor.
8. All trees shall be irrigated at least two times a week. Each irrigation session shall wet the soil within the tree protection zone to a depth of 30 inches.
9. Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching near trees the trees shall be root pruned at the edge of the tree protection zone by cutting all roots cleanly to a depth of 36 inches. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.
10. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
11. Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.
12. No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.
13. Maintain fire-safe areas around the fences. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.
14. Protective barriers shall be placed around each tree, cluster of trees, or the edge of the preservation area at the specified distance. Protective barriers shall be a minimum of four feet above ground level and shall be constructed of wood, plastic, or metal, and shall remain in place until development is completed. Protective barriers shall be in place prior to the start of any construction.
15. Understory plants within protective barriers shall be protected.
16. No excess oil, fill, equipment, building materials or building debris shall be placed within the areas surrounded by protective barriers, nor shall there be disposal of any waste material such as paints, oils, solvents, asphalt, concrete, mortar or any other material harmful to trees or understory plants within the areas surrounded by protective barriers.
17. Trees shall not be braced in such a fashion as to scar, penetrate, perforate or otherwise inflict damage to the tree.
18. Natural grade shall be maintained within protective barriers. In the event that the natural grade of the site is changed as a result of site development such that the safety of the tree may be endangered, tree wells or retaining walls are required.
19. Fences and walls shall be constructed to avoid disturbance to any protected tree. Post holes and trenches located close to trees shall be dug by hand and adjusted as necessary, using techniques such as discontinuous footings, to avoid damage to major roots.

Note: Trees inherently pose a certain degree of hazard and risk from breakage, failure or other causes and conditions. Recommendations that are made are intended to minimize or reduce such hazardous conditions. However, there can be no guarantee or warranty that efforts to discover or correct unsafe conditions will prevent future breakage or failure, nor can there be any guarantee that all hazardous conditions have been detected. The client should not infer that a tree is safe either because services have been recommended or done to reduce risk, or because no services have been recommended or done on a specific tree. The client assumes any and all risks associated with pursuing consultant's advice and fully understands that he or she is engaged in securing professional consultation regarding the above-mentioned property.