Town of Surfside
9293 Harding Avenue
Surfside, FL 33154

Permit

Permit NO. **2021-000211-BC**
Permit Type: **Building (Commercial)**
Work Classification: **Roof**
Permit Status: **Issued**

Issue Date: 05/17/2021
Expiration: 11/15/2021

Location Address	Parcel Number
8777 COLLINS AVE, SURFSIDE, FL 33154	**1422350250001**

Contacts

CHAMPLAIN TOWERS SOUTH CONDO **Owner**	CAMPANY ROOF MAINTENANCE **Applicant** ROOFING DIVISION LLC 917 28 ST, WEST PALM BEACH, FL 33407

Description: Roof repair

Valuation: $1,136,017.90
Total Sq Feet: 0.00

Inspection Requests:
(305) 861-4863

Fees	Amount
Building Permit Fee	$26,208.41
DBPR	$393.13
DCA	$262.08
Miami-Dade Code Compliance	$682.20
Total:	**$27,545.82**

Payments	Amt Paid
Total Fees	**$27,545.82**
Check # 32953	$27,545.82
Amount Due:	**$0.00**

Special Notes and Comments:
ALL DUMPSTERS (ROLL OFF CONTAINERS) MUST BE OBTAINED FROM SUN RECYCLING AS PER TOWN RESOLUION)-5-2333 ADOPTED NOVEMBER 10 ,2015 . EFFECTIVE IMMEDIATLY ALL JOB SITES USING A SERVICE OTHER THAN SUN RECYCLING WILL BE CITED.
SUN RECYCLING
JOHN CASAGRANDE 1-800-269-0073

Additional Information

Sub-Permits: Yes
Acres: 0

Issued By:

May 17, 2021
Date

Jenny Wood
Authorized Signature

05/17/2021
Date

9293 Harding Avenue
Surfside, FL 33154

21-211
PERMIT NO.

APPLICATION NO.

AMOUNT DUE

BUILDING PERMIT APPLICATION

2020 FLORIDA BUILDING CODE IN EFFECT

PERMIT TYPE: (Check one) ☐ Structural ☐ Mechanical ☐ Electrical ☐ Plumbing ☐ Other ☑ Roof

JOB ADDRESS: 8777 Collins Ave. Surfside, FL 33154-3402		
OWNER'S NAME: Champlain Towers South Condominium Association, Inc.		
OWNER'S ADDRESS: 8777 Collins Ave.		
CITY: Surfside	**PHONE#** 305-865-4740	**FAX #**
FEE SIMPLE TITLE HOLDER'S NAME:	**ADDRESS:**	
CONTACT PERSON: Jenny Wood	**PHONE#** 561-863-6550	
EMAIL ADDRESS: Permitting@campanyroofing.com		
CONTRACTOR: Campany Roof Maintenance Roofing Division, LLC		
MAIL ADDRESS: 917 28th Street		
CITY: West Palm Beach	**STATE** FL	**ZIP CODE:** 33407
PHONE # 561-863-6550	**FAX #** 561-863-1722	**EMAIL :** Permitting@campanyroofing.com
CERT COMPETENCY:	**STATE REGISTRATION:** CCC 1330613	
LOT / **BLOCK**	**PRESENT USE:** Condo	**PROPOSED USE:** Condo
FOLIO NUMBER: 14-2235-025-0001	**SUBDIVISION:** Champlain Towers South Condo	
NO. OF STORIES 10 / **OFFICES:**	**FAMILIES:**	**BEDROOMS:** / **BATHS:**
TYPE OF WORK:	**ADD** ☐ **NEW** ☐ **ALTER** ☐ **REPAIR** ☐ **REPLACE** ☒ **OTHER** ☑	
VALUE OF WORK : (Total all Trades): $1,136,017.90	**SQ. FT: (TOTAL)** 5800	**LINEAR FEET**
DESCRIBE WORK:	Re-Roof- Remove existing roof down to concrete deck. Prime concrete. Install 2 plies Durapax Asphalt Type IV glass AG-2400 with hot asphalt. Install 1 ply 2" insulation w/ hot asphalt. Install 1 ply 1/2" Fiberboard w/ hot asphalt. Install 1 ply Durapax glass base sheet w/ hot asphalt. Install 2 plies Durapax Tar Organic Felt Sheet w/ hot coal tar pitch. Install 1 ply Durapax Glass Fiber base sheet w/ hot coal tar pitch Flood entire roof w/ hot coial tar pitch and gravel	
ARCHITECT/ENGINEER'S NAME Frank P. Morabito, PE SI		
ADDRESS: 206 Via Condado Way Palm Beach Gardens, FL 33418		
PHONE# 561-316-7660	**FAX#**	**EMAIL** Frank@morabitoconsultants.com
MORTGAGE LENDER NAME:		

9293 Harding Avenue
Surfside, FL 33154

MORTGAGE LENDER'S ADDRESS:

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has been effected prior to the issuance of said permit and that all work be performed to meet the standards of all laws regulating construction in DADE COUNTY and the TOWN OF SURFSIDE whether specified in this application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.

Initial this Page: _____

OWNER'S AFFIDAVIT: I certify that all information provided is accurate, and that all work will be performed in compliance with all applicable laws regulating construction and zoning. No work has been commenced prior to the issuance of the permit applied with this application, and all work will be done as indicated in the Application and all accompanying document and plans.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of the county, and there may be additional permits required from other governmental entities such as water management districts, state or federal agencies.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING A NOTICE OF COMMENCMENT.

CONTRACTOR:
(Print Name): Edward Company

SIGNATURE Edward Company

STATE OF FLORIDA
COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me
this 30th day of March, 2021
by Edward Company

NOTARY: _____

SEAL: NOTARY PUBLIC STATE OF FLORIDA
DANIELLE M. CONTI
Commission # GG 961777
Expires February 24, 2024
Bonded Thru Budget Notary Services

Personally known _____
OR Produced Identification _____
Type of Identification Produced _____

OWNER:
(Print Name): Jean Wodnicki as President, Champlain Towers South Condominium Asscoaition.

SIGNATURE: _____

STATE OF FLORIDA
COUNTY OF Miami Dade

Sworn to (or affirmed) and subscribed before me
this 1st day of March, 20 21
by Jean Wodnicki as President Champlain Towers South Condominium Association

NOTARY: _____

SEAL: NOTARY PUBLIC STATE OF FLORIDA
Scott F. Stewart
Commission # GG157454
Expires: November 6, 2021
Bonded thru Aaron Notary

Personally known _____
OR Produced Identification _____
Type of Identification Produced _____

The Permit is not valid until signed by an authorized representative of the TOWN OF SURFSIDE BUILDING DEPT. and all fees are paid.

ACCEPTED BY _____

AUTHORIZED BY _____

Champlain Towers South Condominium Association, Inc.
8777 Collins Ave. Surfside, Fl 33154 tel. 305-865-4740 fax. 305-865-7800

March 3rd, 2021

To: Town of Surfside, Building Permit Department

Re: Unit: Association Property, 8777 Collins Ave. Surfside, FL 33154
Folio: 14-2235-025-0001

To whom it may concern,

Champlain Towers South located at 8777 Collins Avenue, Surfside, FL. Does hereby state on behalf of the Board of Directors that Campany Roof Maintenance Roofing Division has been granted permission to perform work in the building on the above referenced to repair the roof. All work must be done in accordance with Town of Surfside ordinances.

The Association permits non-emergency work during the hours of 8:30 am to 4:30 pm, Monday to Friday. No work is allowed on weekends.

It is prohibited to use the building trash room or trash shoot to dispose of trash generated by the work. All demolition materials, trash, or leftover materials must be removed from the building by the contractor.

Any debris in the hallways and elevators must be cleaned up.

The contractor must register with the Front Desk upon arrival and must only use the service elevator.

Upon completion of any permitted work, the contractor must provide the building manager's office with a copy of the final permit signed by the City.

Sincerely
As agent for and on behalf of the Board of Directors,

Scott Stewart, CAM, CNCA©
Association Manager
Champlain Towers South
Manager@ChamplainSouth.Org

9293 Harding Avenue
Surfside, FL 33154

Notice to Permit Applicants:

1. Applications requiring structural review will be forwarded to a Professional Engineer/Miami-Dade Structural Plans Examiner. The engineer fee is $100 per hour and the fee will be due and payable at the time of permit issuance. This is applicable to the structural portion of the review only.

2. If the work exceeds $2500 (or heating/air conditioning repair/replacement of $7500 or more) a certified copy of the recorded Notice of Commencement must be filed with the Building Department. Receipt of the notice will not affect the issuance of the permit but inspections may not be performed until and unless a certified copy of the recorded notice has been provided.

   For additional information regarding the Notice of Commencement, please see Florida Statutes Chapter 713 Part One.

Name of Permit Applicant (owner or contractor)

Edward Company

Signature of Permit Applicant

Edward Company

Date

03/30/2021

9293 Harding Avenue
Surfside, FL 33154

Sec. 14-30. BOND REQUIRED OF PERMIT APPLICANTS.

Prior to the issuance of any permit provided in this article, a cash or surety bond shall be deposited by the applicant for a permit with the town clerk as a guarantee that all town property damaged by the applicant or any contractor, materials suppliers or subcontractors under his supervision will be repaired to its original condition, and that the premises will be properly cleaned up and left in a sightly condition after the work has been completed.

The town manager, at his sole discretion, may require or waive the requirement of such bond; provided, however, that the amount of such bond shall not exceed five percent of the cost of the construction or demolition except that on work under $10,000.00 in cost, a bond of up to $500.00 may be required.

On application, any cash bond shall be refunded, or surety bond returned, when final inspection by the building inspector certifies that the conditions of the bond have been complied with; otherwise, as much of the principal amount of the bond as may be necessary shall be retained by the town and used to defray the expenses of cleaning up the premises or for repairs to damaged town property, which shall be done by the town.

In any event, if application for refund of a cash bond is not made within six months of the date of the final building inspection, the bond will be forfeited to the town. (Code 1960, § 6-7)

EDITED BY THE BUILDING OFFICIAL FOR CLARIFICATION

Bonds are required for the following types of projects:

- Roofing
- Driveways
- Concrete restoration
- Additions
- Remodeling
- Alterations
- Demolitions

- As deemed required by the Building Official-

TOWN OF SURFSIDE
9293 HARDING AVENUE
SURFSIDE, FLORIDA 33154

PLAN REVIEW COMMENTS WORKSHEET

Job Address: 8777 COLLINS AVE. Permit No: 21-211 Processor: **U. Fernandez** Date: 4/1/21

Note:
The following comments are based on a review conducted to the extent that the information on the plans allow. More comments may arise after these comments have been addressed.

Comments:

1. **All corrections to be done on originals no ink corrections accepted. Cloud and date all corrections and make reference.**
2. **Provide list of response to comments. (Answer Sheet) showing location of each correction (sheet number).**

(3) INCOMPLETE SET OF PLANS (SHEETS NOT AS PER DRAWING LIST)
(4) PLEASE PROVIDE A SCOPE OF WORK, INCLUDE LEVEL OF ALTERATION & SHOW CURRENT FLORIDA BUILDING CODE.
(5) STRUCTURE TO REVIEW & APPROVE PRIOR TO BUILDING APPROVAL.
(6) FURTHER COMMENTS MAY FOLLOW UPON RESUBMITAL OF REQUIRED AND/OR MISSING INFORMATION.
(7) IF ANY ROOFING WORK IS INCLUDED IN THIS SCOPE OF WORK, PLEASE PROVIDE NOTE ON PLANS TO STATE THAT: "ROOFING WORK SHALL BE UNDER A SUB PERMIT".

5/4/21

SUBMITTAL NOT CLEAR NEED TO COMPLETE PROPERLY PERMIT APPLICATION - SUBMIT U.L. LISTING AND ALL OTHER REQUIRED DOCUMENTS (ASSOCIATION LETTER)?

Note:
This review has been conducted to the extend that the information on the plans allow. Further comments may follow.

SCOPE OF WORK

Job Name:	Champlain Towers
Address:	8777 Collins Ave
	Surfside, FL 33154
Contact:	Scott Stewat, CAM, CMCA
Phone:	(305) 865-4740 **Cell:**
Email:	manager@champlainsouth.org

Job #: 1012291
Completed By: Thuy Smith
Sales Rep: Andrew Yusko
Sold Date:
Approved By:

Scope of Work of Coal Tar Replacement:

1. Remove existing roof system(s) to concrete deck and dispose of all the roof-related debris.

2. Prime the existing concrete deck with Durapax asphalt primer.

3. Demolish the existing stucco. Cut up and remove substrate 10" above roof deck surface. Properly dispose of the debris.

5. Install two (2) layers of Durapax Asphalt Type IV Glass AG-2400 applied in hot asphalt as Vapor Retarder underlayment to the existing concrete deck. Turned the 2 plies 4-1/2" up the vertical wall.

6. Install one (1) layer of 2" Polyisocyanurate Insulation with R-Value of 11.4 set in with hot asphalt.

7. Install one (1) layer of 1/2" High-Density Wood Fiberboard insulation set in with hot asphalt.

8. Install one (1) layer of Durapax Glass Fiber Base Sheet set in with hot asphalt.

9. Install two (2) layers of Durapax Tar Organic Felt Sheet set in with hot coal tar pitch.

10. Install one (1) layer of Durapax Glass Fiber Base Sheet set in with hot coal tar pitch.

11. Install over entire roof surface flood coat with one (1) layer of hot coal tar pitch and embedded gravel while coal tar pitch hot.

12. Replace VTR 2.5# lead stack flashing with rodent covered and 26-gauge Stainless Steel 316-2B sheet metal roof jacks at existing locations.

13. All Wall detail to be terminate at 12" wall with two plies membrane set in hot asphalt and terminate at 12 inches height with termination bar with roofing cement and 4" membrane for the 15 year NDL. The main wall will be final terminate with surface mounted.

14. Provide 15 Year Manufacture NDL (No Dollars Limited) Warranty by Durapax.

15. Install 26 gauge Stainless Steel 316-2B sheet metal flashing including: surface-mounted counter flashing, gravel guard drain, pitch pans, and overflow scuppers.

Florida Building Code 7th Edition (2020)

High Velocity Hurricane Zone Uniform Roofing Application Form for Miami-Dade County

Section A (General Information)

Master Permit Number: 21-211 Process Number: _____

Contractor's Name: Campany Roof Maintenance Roofing Division, LLC

Job Address: 8777 Collins Avenue, Surfside, FL 33154

OFFICE COPY

ROOF CATEGORY

☑ Low Slope ☐ Mechanically Fastened Tile ☐ Mortar / Adhesive Set Tile

☐ Asphaltic Shingles ☐ Metal Panel/ Shingles ☐ Wood Shingles / Shakes

ROOF TYPE

☐ New Roof ☐ Repair ☐ Maintenance ☑ Reroofing ☐ Recovering

ROOF SYSTEM INFORMATION

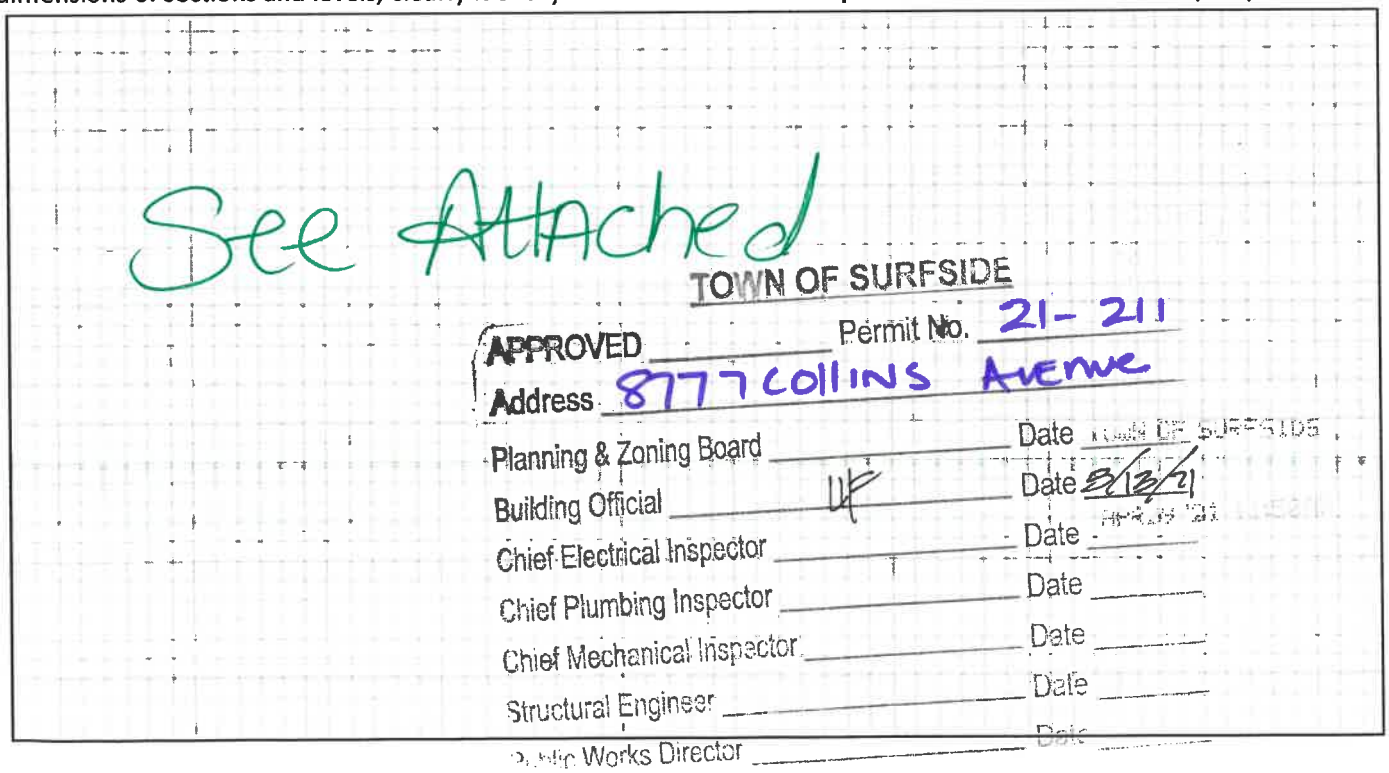
Low Slope Roof Area (ft^2)	Steep Sloped Roof Area (ft^2)	Total (ft^2)
1800		1800

Are there gas vents on the roof? ○ Yes ◉ No If Yes what type? ○ Natural ○ LPX

Is there an existing roof top Solar System? ○ Yes ◉ No If yes will it be reinstalled? ○ Yes ○ No

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.



Florida Building Code 7th Edition (2020)

High Velocity Hurricane Zone Uniform Roofing Application Form for Miami-Dade County

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INSTRUCTION PAGE

COMPLETE THE NECESSARY SECTIONS OF THE UNIFORM ROOFING PERMIT APPLICATION FORM AND ATTACH THE REQUIRED DOCUMENTS BELOW:

Roof System	Required Sections of the Permit Application Form	Attachments Required See List Below
Low Slope Application	A,B,C	1,2,3,4,5,6,7
Asphaltic Shingles	A,B,D	1,2,4,5,6,7
Concrete or Clay Tile	A,B,D,E	1,2,3,4,5,6,7
Metal Roofs	A,B,D	1,2,3,4,5,6,7
Wood Shingles and Shakes	A,B,D	1,2,4,5,6,7
Other	As Applicable	1,2,3,4,5,6,7

ATTACHMENTS REQUIRED:

1.	Fire Directory Listing Page
2.	From Product Approval: Front Page Specific System Description Specific System Limitations General Limitations Applicable Detail Drawings
3.	Design calculations per Chapter 16, or if applicable, RAS 127 or RAS 128
4.	Other Component Product Approval
5.	Municipal Permit Application
6.	Owner's Notification for Roofing Considerations (Reroofing Only)
7.	Any Required Roof Testing / Calculation Documentation

Client Information:

Campany Roof Maintenance

Ph: 561-863-6550

Email: danielle.conti@campanyroofing.com

Customer Information:

8777 Collins Ave, Surfside, FL 33154

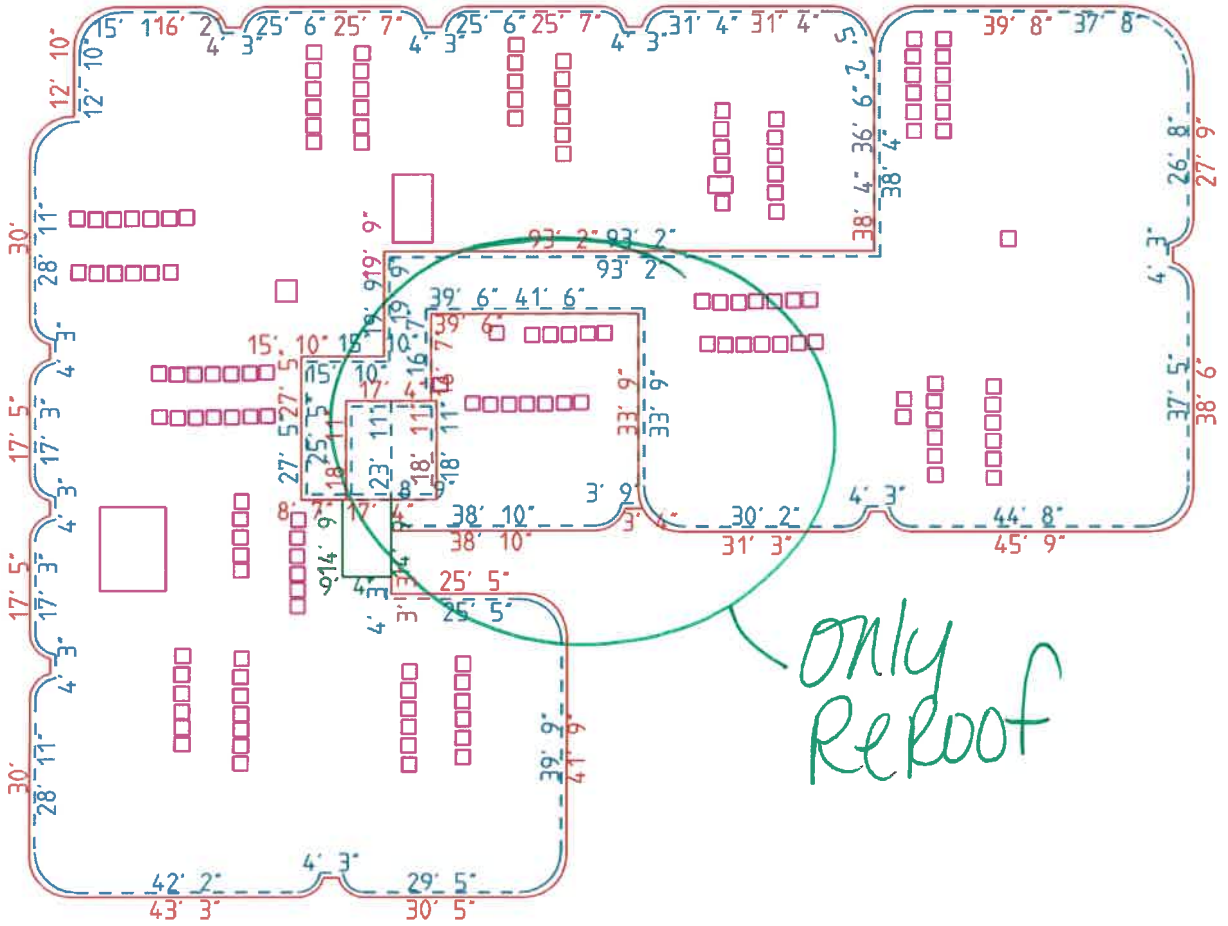
Commercial Roof Report

Order Number: 1000029911

Friday, January 08, 2021

OFFICE COPY

Length Plan



Legend

Eaves = 39ft | Rakes = 0ft | Ridges = 0ft | Hips = 0ft | Valleys =0 ft | **Apron Flashing= 1627** | **Step Flashing= 0** | Parapet Length = 1226ft

Florida Building Code 7th Edition (2020)

High Velocity Hurricane Zone Uniform Roofing Application Form for Miami-Dade County

OFFICE COPY

Section C (Low Sloped Roof Systems)

Fill in Specific Roof Assembly Components and Identify manufacturer
(If a component is not used, identify as "NA")

System Manufacturer: Durapax

Product Approval # 19-1125.02

Design Wind Pressures, from RAS 128 or Calculations:

Zone 1': 86.07 Zone 1: 86.07 Zone 2: 141.40

Zone 3: 196.74

Max. Design Pressure, from the specific product approval system: -492.5

Deck Type: Concrete

Gauge / Thickness:

Slope: 0:12

Anchor/ Base Sheet & No. of Ply(s): Durapax AG-2400 (2) Ply

Anchor/ Base Sheet Fastener/ Bonding Material: Hot Asphalt

Insulation Base Layer: 2" Polyiso Insulation

Base Insulation Size and Thickness: 4X4 / 2"

Base Insulation Fastener/ Bonding Material: Hot Asphalt

Top Insulation Layer: 1/2" DensDeck

Top Insulation Size and Thickness: 4X4 / 1/2"

Top Insulation Fastener/Bonding Material: Hot Asphalt

Base Sheet(s) & No. of Ply(s): Glass Fiber Base Sheet (1) Ply

Base Sheet Fastener/ Bonding Material: Hot Asphalt

Ply Sheet(s) and No. of Ply(s): Tar Organic Felt Sheet - (2) Pl

Ply Sheet Fastener/ Bonding Material: Hot Coal Tar Pitch

Top Ply: Fiber Base Sheet - (1) Ply

Top Ply Fastener/ Bonding Material: Hot Coal Tar Pitch

Surfacing: Gravel

Fastener Spacing for Anchor/Base Sheet Attachment:

Zone 1' N/A " oc @ Laps, # Rows N/A @ N/A " oc

Zone 1 N/A " oc @ Laps, # Rows N/A @ N/A " oc

Zone 2 N/A " oc @ Laps # Rows N/A @ N/A " oc

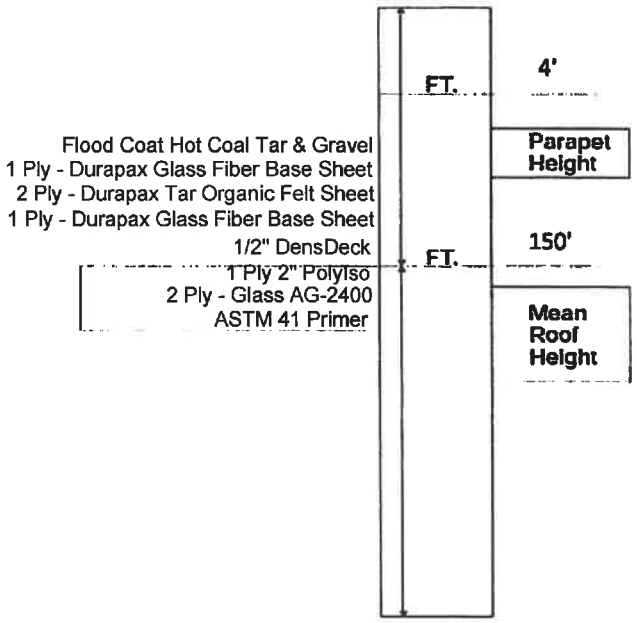
Zone 3 N/A " oc @ Laps, # Rows N/A @ N/A " oc

Number of Fasteners Per Insulation Board

Zone 1': N/A Zone1: N/A Zone 2: N/A Zone 3: N/A

Illustrated Components Noted and Details as Applicable: Woodblocking, Gutter, Edge Termination, Stripping, Flashing, Continuous Cleat, Cant Strip, Base Flashing, Counterflashing, Coping, Etc.

Indicate: Mean Roof Height, Parapet Height, Height Base Flashing, Component Material, Material Thickness, Fastener Type, Fastener Spacing or Submit Manufactures Details that Comply with RAS 111 and Chapter 16.



Florida Building Code 7th Edition (2020)

High Velocity Hurricane Zone Uniform Roofing Application Form for Miami-Dade County

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Section D (Steep Sloped Roof System)

Roof System Manufacturer: _____

Product Control Number: _____

Minimum Design Wind Pressures, From Applicable RAS 127 Table or Calculations:

Zone1: _____ Zone 2e: _____ Zone2n: _____ Zone 2r: _____ Zone 3e: _____ Zone 3r: _____

Slope Range: ○ ≥ 2:12 to ≤ 4:12 ○ > 4:12 to ≤ 6:12 ○ > 6:12 to ≤ 12:12

Roof Shape: ○ All Hip Roof ○ Gable Roof or Partial Gable/Hip Roof

Deck Type: _____

Underlayment Type: _____

Roof Slope: _____: 12

Insulation: _____

Fire Barrier: _____

Ridge Ventilation? _____

Fastener Type & Spacing: _____

Cap Sheet Type: _____

Mean Roof Height: _____

Cap Sheet Attachment: _____

Roof Covering: _____

Drip Edge Type & Size: _____

MIAMI-DADE COUNTY

"Delivering Excellence Every Day"

SECTION 1524

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.

SV **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 intrusion performance 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.

SV **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).

SV **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.

SV **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.

SV **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.

SV **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***.

SV **7. Ventilation:** Most roof structures should have some ability to vent natural airflow through the 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.

Owner's/Agent's Signature: [signature] Date: 3 / 1 / 21

Contractor's Signature: Edward Company Permit Number: 21-211

Property Address: 8777 Collins Ave. Surfside

Florida Building Code 7th Edition (2020)

High Velocity Hurricane Zone Uniform Roofing Application Form for Miami-Dade County

Section C (Low Sloped Roof Systems)

Fill in Specific Roof Assembly Components and Identify manufacturer
(If a component is not used, identify as "NA")

System Manufacturer: Durapax

Product Approval # 19-1125.02

Design Wind Pressures, from RAS 128 or Calculations:

Zone 1': 86.07 Zone 1: 86.07 Zone 2: 141.40

Zone 3: 196.74

Max. Design Pressure, from the specific product approval system: -492.5

Deck Type: Concrete

Gauge / Thickness:

Slope: 0:12

Anchor/ Base Sheet & No. of Ply(s): Durapax AG-2400 (2) Ply

Anchor/ Base Sheet Fastener/ Bonding Material: Hot Asphalt

Insulation Base Layer: 2" Polyiso Insulation

Base Insulation Size and Thickness: 4X4 / 2"

Base Insulation Fastener/ Bonding Material: Hot Asphalt

Top Insulation Layer: 1/2" DensDeck

Top Insulation Size and Thickness: 4X4 / 1/2"

Top Insulation Fastener/Bonding Material: Hot Asphalt

Base Sheet(s) & No. of Ply(s): Glass Fiber Base Sheet (1) Ply

Base Sheet Fastener/ Bonding Material: Hot Asphalt

Ply Sheet(s) and No. of Ply(s): Tar Organic Felt Sheet - (2) Pl

Ply Sheet Fastener/ Bonding Material: Hot Coal Tar Pitch

Top Ply: Fiber Base Sheet - (1) Ply

Top Ply Fastener/ Bonding Material: Hot Coal Tar Pitch

Surfacing: Gravel

Fastener Spacing for Anchor/Base Sheet Attachment:

Zone 1' N/A " oc @ Laps, # Rows N/A @ N/A " oc

Zone 1 N/A " oc @ Laps, # Rows N/A @ N/A " oc

Zone 2 N/A " oc @ Laps # Rows N/A @ N/A " oc

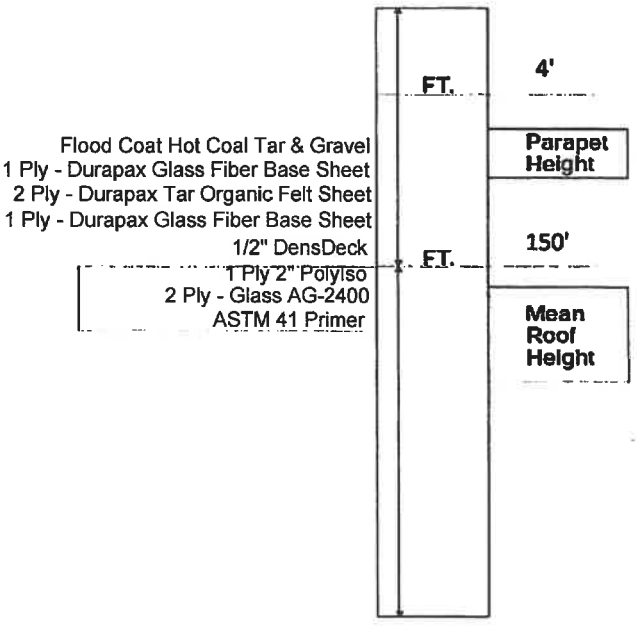
Zone 3 N/A " oc @ Laps, # Rows N/A @ N/A " oc

Number of Fasteners Per Insulation Board

Zone 1': N/A Zone1: N/A Zone 2: N/A Zone 3: N/A

Illustrated Components Noted and Details as Applicable: Woodblocking, Gutter, Edge Termination, Stripping, Flashing, Continuous Cleat, Cant Strip, Base Flashing, Counterflashing, Coping, Etc.

Indicate: Mean Roof Height, Parapet Height, Height Base Flashing, Component Material, Material Thickness, Fastener Type, Fastener Spacing or Submit Manufactures Details that Comply with RAS 111 and Chapter 16.



RANDALL FOWLER ENGINEERING, INC.
8414 IBIS RESERVE CIRCLE, WEST PALM BEACH, FLORIDA 33412
CERTIFICATE OF AUTHORIZATION NO. 33936

Date: 3/30/2021

RFE # 21-84

SYSTEM TYPE:

INSULATION ADHERED WITH APPROVED ASPHALT OR COAL TAR PITCH;
MEMBRANE FULLY ADHERED

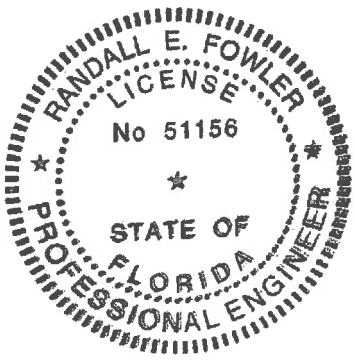
SYSTEM DATA:

MANUFACTURER:	DURAPAX LLC
NOA OR PRODUCT APPROVAL NUMBER:	19-1125.02
PAGE NUMBERS:	PAGE 5
DECK MATERIAL:	CONCRETE PER NOA
BASE INSULATION:	2" ENRGY 3 POLYISO
TOP INSULATION:	MIN. 0.5" PER NOA
BASE SHEET:	DURAPAX GLASS FIBER BASE SHEET
PLY SHEET:	PER NOA
CAP SHEET:	NONE PER NOA
DESIGN PRESSURE: (PSF)	-492.50

CONSTRUCTION TYPE: RE-ROOF

ATTACHMENT: (ALL PRESSURE ZONES)

INSULATION:	ADHERED PER NOA
BASE SHEET:	ADHERED PER NOA
PLY SHEET:	ADHERED PER NOA
SURFACING:	PER NOA



Randall Fowler
Digitally signed by Randall Fowler
DN: C=US, E=randallfowlerengineering@gmail.com, O="Randall Fowler Engineering, Inc.", CN=Randall Fowler
Date: 2021.03.30 15:38:12-04'00'

CALCULATIONS BY:
RANDALL FOWLER, P.E.
NO. 51156

3/30/2021

RANDALL FOWLER ENGINEERING, INC.

8414 IBIS RESERVE CIRCLE, WEST PALM BEACH, FLORIDA 33412
CERTIFICATE OF AUTHORIZATION NO. 33936

ROOF COVERINGS ATTACHMENT CALCULATIONS

Date: 3/30/2021

RFE # 21-84

CLIENT: CAMPANY ROOFING

PROJECT NAME: CHAMPLAIN TOWERS

PROJECT ADDRESS: 8777 COLLINS AVENUE
SURFSIDE, FLORIDA 33154

PROJECT DATA:

HEIGHT: (FEET)	150.0		
SLOPE: < 7 DEG.	YES		
CONT. PARIPET WALL:>=3'	NO		
ENCLOSURE CLASS:	ENCLOSED		
RISK CATEGORY:	II		
REGION:	HVHZ		
DESIGN WIND SPEED:	175	MPH	
EXPOSURE:	D		

PRESSURE COEFFICIENT:

Kz = 2.01[(HEIGHT/900)^(2/9.5)]

Kz = **1.54**

VELOCITY PRESSURE: qz

qz = **102.47**

Kzt = 1.00

Kd = 0.85

Dqz = **61.48**

DESIGN CRITERIA:

FLORIDA BUILDING CODE
EDITION 2020
WIND DESIGN PER ASCE 7-10

UPLIFT PRESSURES:

P1 =	**86.07**	**PSF**
P2 =	**141.40**	**PSF**
P3 =	**196.74**	**PSF**

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
Miami, Florida 33175-2474
T (786)315-2590 F (786) 31525-99
www.miamidade.gov/economy

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

NOTICE OF ACCEPTANCE (NOA)

Durapax LLC
400 Old Reading Pike, Suite 304
Pottstown, PA 19464

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: Durapax Coal Tar Systems over Concrete.

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 renews and revises NOA No. 18-1212.12 and consists of pages 1 through 6.
The submitted documentation was reviewed by Jorge L. Acebo.

MIAMI-DADE COUNTY APPROVED

ROOFING SYSTEM APPROVAL

Category:	Roofing
Sub-Category:	Built-Up Roofing
Material:	Fiberglass/Asphalt
Deck Type:	Concrete
Maximum Design Pressure:	-492.5 psf.

TRADE NAMES OF PRODUCTS MANUFACTURED OR LABELED BY APPLICANT:

TABLE 1

Product	Dimensions	Test Specification	Product Description
Durapax Glass Fiber Base Sheet	324sq. ft.	ASTM D4601 Type II	Asphalt coated, glass fiber mat for use as a base sheet in built-up roof systems
Durapax TC Glass Fiber Felt	540 sq. ft.; roll	ASTM D4990	Glass fiber coal tar coated ply sheet for use in conventional built-up roof systems.
Durapax Tarred Felt	432 sq. ft.; roll weight: 60 lbs.	ASTM D227	Organic fiber sheet saturated with coal tar for use in coal tar built-up roof systems.
Durapax Coal Tar Roofing Pitch		ASTM D450 Type I	Coal tar adhesive used in modified and conventional built-up roofing applications.

APPROVED INSULATIONS:

TABLE 2

Product Name	Product Description	Manufacturer (With Current NOA)
ENRGY 3	Polyisocyanurate foam insulation	Johns Manville
Structodek® High Density Fiberboard	High density fiber board	Blue Ridge Fiberboard, Inc.
SECUROCK Gypsum-Fiber Roof Board	Gypsum coverboard	United States Gypsum Corporation

APPROVED FASTENERS:

TABLE 3

Fastener Number	Product	Descriptions	Dimensions	Manufacturer (With current NOA)
1.	N/A	N/A	N/A	N/A

EVIDENCE SUBMITTED:

Test Agency	Test Identifier	Description	Date
FM Approvals	3029063	Class 4470	5/22/07
Atlantic and Caribbean Roofing Consulting LLC	ACRC 07-067	TAS-114-D	11/12/07
	ACRC 19-004	TAS-114-D	09/17/19
	ACRC 19-005	TAS-114-D	09/17/19
PRI Construction Materials Technologies LLC	1257T0001	ASTM D450	12/04/19
	1257T0002	ASTM D4990	12/06/19
	1257T0004	ASTM D227	12/06/19
	1257T0003	ASTM D4601	12/06/19

APPROVED ASSEMBLIES:

Membrane Type: BUR

Deck Type 3I: Concrete, Insulated

Deck Description: 2500 psi structural concrete or concrete plank

System Type A(1): All layers of insulation adhered with approved asphalt or coal tar pitch to primed deck. Roof membranes are subsequently fully adhered.

All General and System Limitations apply.

One or more layers of any of the following insulations:

Base Insulation Layer	**Insulation Fasteners (Table 3)**	**Fastener Density/ft²**
ENRGY 3		
Minimum 1.5" thick	**N/A**	**N/A**
Top Insulation Layer	**Insulation Fasteners (Table 3)**	**Fastener Density/ft²**
Structodek® High Density Fiberboard		
Minimum ½" thick	**N/A**	**N/A**

Concrete deck shall be primed with ASTM D 41 asphalt primer and allowed to dry prior to application of base insulation. All insulation shall be adhered in full mopping of approved hot asphalt or coal tar pitch within the EVT range and at a rate of 20-40 lbs./100 ft². Please refer to Roofing Application Standard RAS 117 for insulation attachment. Insulation listed as base layer only shall be used only as base layers with a second layer of approved top layer insulation installed as the final membrane substrate. Composite insulation panels may be used as a top layer placed with the polyisocyanurate side facing down.

Base Sheet: Durapax Glass Fiber Base Sheet in a full mopping of approved asphalt applied within the EVT range and at a rate of 20-40 lbs./sq.

Ply Sheet: Two or more plies of Durapax Tarred Felt or Durapax TC Glass Fiber adhered in a full mopping of hot Durapax Coal Tar Roofing Pitch applied at not less than 20 lbs./sq.

Cap Sheet: None

Surfacing: Flood Coat of hot Durapax Coal Tar Roofing Pitch at an application rate of 70 lbs./sq.; plus gravel or slag at application rates of 400 and 300 lbs./ sq., respectively.
Or
Any approved coating listed for use with Coal Tar Roofing Pitch BUR in a current Miami-Dade NOA approval.

Maximum Design Pressure: -390 psf. (See General Limitation #9.)

Membrane Type: BUR

Deck Type 3I: Concrete, Insulated

Deck Description: 2500 psi structural concrete or concrete plank

System Type A(2): All layers of insulation adhered with approved asphalt or coal tar pitch to primed deck. Roof membranes are subsequently fully adhered.

All General and System Limitations apply.

One or more layers of any of the following insulations:

Base Insulation Layer	**Insulation Fasteners (Table 3)**	**Fastener Density/ft²**
ENRGY 3		
Minimum 1.5" thick	**N/A**	**N/A**
Top Insulation Layer	**Insulation Fasteners (Table 3)**	**Fastener Density/ft²**
SECUROCK Gypsum-Fiber Roof Board		
Minimum ½" thick	**N/A**	**N/A**

Concrete deck shall be primed with ASTM D 41 asphalt primer and allowed to dry prior to application of base insulation. All insulation shall be adhered in full mopping of approved hot asphalt or coal tar pitch within the EVT range and at a rate of 20-40 lbs./100 ft². Please refer to Roofing Application Standard RAS 117 for insulation attachment. Insulation listed as base layer only shall be used only as base layers with a second layer of approved top layer insulation installed as the final membrane substrate. Composite insulation panels may be used as a top layer placed with the polyisocyanurate side facing down.

Base Sheet: Durapax Glass Fiber Base Sheet in a full mopping of approved asphalt applied within the EVT range and at a rate of 20-40 lbs./sq.

Ply Sheet: Two or more plies of Durapax Tarred Felt or Durapax TC Glass Fiber adhered in a full mopping of hot Durapax Coal Tar Roofing Pitch applied at not less than 20 lbs./sq.

Cap Sheet: None

Surfacing: Flood Coat of hot Durapax Coal Tar Roofing Pitch at an application rate of 70 lbs./sq.; plus gravel or slag at application rates of 400 and 300 lbs./ sq., respectively.
Or
Any approved coating listed for use with Coal Tar Roofing Pitch BUR in a current Miami-Dade NOA approval.

Maximum Design Pressure: -492.5 psf. (See General Limitation #9.)

CONCRETE SYSTEM LIMITATIONS:

1. If mechanical attachment to the structural deck through the lightweight insulating concrete is proposed, a field withdrawal resistance testing shall be performed to determine equivalent or enhanced fastener patterns and density. All testing and fastening design shall be in compliance with Testing Application Standard TAS 105 and Roofing Application Standard RAS 117, calculations shall be signed and sealed by a Florida Registered Engineer, Architect, or Registered Roof Consultant.

GENERAL LIMITATIONS:

1. Fire classification is not part of this acceptance, refer to a current Approved Roofing Materials Directory for fire ratings of this product.
2. Insulation may be installed in multiple layers. The first layer shall be attached in compliance with Product Control Approval guidelines. All other layers shall be adhered in a full mopping of approved asphalt applied within the EVT range and at a rate of 20-40 lbs./sq., or mechanically attached using the fastening pattern of the top layer
3. All standard panel sizes are acceptable for mechanical attachment. When applied in approved asphalt, panel size shall be 4' x 4' maximum.
4. An overlay and/or recovery board insulation panel is required on all applications over closed cell foam insulations when the base sheet is fully mopped. If no recovery board is used the base sheet shall be applied using spot mopping with approved asphalt, 12" diameter circles, 24" o.c.; or strip mopped 8" ribbons in three rows, one at each sidelap and one down the center of the sheet allowing a continuous area of ventilation. Encircling of the strips is not acceptable. A 6" break shall be placed every 12' in each ribbon to allow cross ventilation. Asphalt application of either system shall be at a minimum rate of 12 lbs./sq.
   Note: Spot attached systems shall be limited to a maximum design pressure of -45 psf.
5. Fastener spacing for insulation attachment is based on a Minimum Characteristic Force (F') value of 275 lbf., as tested in compliance with Testing Application Standard TAS 105. If the fastener value, as field-tested, are below 275 lbf. insulation attachment shall not be acceptable.
6. Fastener spacing for mechanical attachment of anchor/base sheet or membrane attachment is based on a minimum fastener resistance value in conjunction with the maximum design value listed within a specific system. Should the fastener resistance be less than that required, as determined by the Building Official, a revised fastener spacing, prepared, signed and sealed by a Florida registered Professional Engineer, Registered Architect, or Registered Roof Consultant may be submitted. Said revised fastener spacing shall utilize the withdrawal resistance value taken from Testing Application Standards TAS 105 and calculations in compliance with Roofing Application Standard RAS 117.
7. Perimeter and corner areas shall comply with the enhanced uplift pressure requirements of these areas. Fastener densities shall be increased for both insulation and base sheet as calculated in compliance with Roofing Application Standard RAS 117. Calculations prepared, signed and sealed by a Florida registered Professional Engineer, Registered Architect, or Registered Roof Consultant
   (When this limitation is specifically referred within this NOA, General Limitation #9 will not be applicable.)
8. All attachment and sizing of perimeter nailers, metal profile, and/or flashing termination designs shall conform with Roofing Application Standard RAS 111 and applicable wind load requirements.
9. The maximum designed pressure limitation listed shall be applicable to all roof pressure zones (i.e. field, perimeters, and corners). Neither rational analysis, nor extrapolation shall be permitted for enhanced fastening at enhanced pressure zones (i.e. perimeters, extended corners and corners).
   (When this limitation is specifically referred within this NOA, General Limitation #7 will not be applicable.)
10. 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.

END OF THIS ACCEPTANCE

OFFICE COPY

TOWN OF SURFSIDE
9293 Harding Avenue
Surfside, FL 33154
(305) 861-4863
Fax: (305) 861-1302

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

I (We) have been retained by Champlain Towers South Condominium Association, Inc. to perform special inspector services under the Florida Building Code at the 8777 Collins Avenue Surfside, Florida 33154 project on the below listed structures as of 03/28/2021 (date). I am a registered architect or professional engineer licensed in the State of Florida.

PROCESS NUMBERS: 21- 211

☐ **SPECIAL INSPECTOR FOR PILING, FBC 1822.1.20 (R4404.6.1.20)**

☐ **SPECIAL INSPECTOR FOR TRUSSES >35' LONG OR 6' HIGH 2319.17.2.4.2 (R4409.6.17.2.4.2)**

☐ **SPECIAL INSPECTOR FOR REINFORCED MASONRY, FBC 2122.4 (R4407.5.4)**

☐ **SPECIAL INSPECTOR FOR STEEL CONNECTIONS, FBC 2218.2 (R4408.5.2)**

☐ **SPECIAL INSPECTOR FOR SOIL COMPACTION, FBC 1820.3.1 (R4404.4.3.1)**

☐ **SPECIAL INSPECTOR FOR PRECAST UNITS & ATTACHMENTS, FBC 1927.12 (R4405.9.12)**

☒ **SPECIAL INSPECTOR FOR** New Cold-Tar Pitch Roof, Isolated Concrete and Stucco Repairs

***Note:* Only the marked boxes apply.**

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

1. Henry Rand, PE
2. Jonathan Bain, EI
3. Steven J. Troxel
4. _____

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 building inspector or general contractor.

I, (we) will notify the Town of Surfside Building Department of any changes regarding authorized personnel performing inspection services.

I, (we) understand that a Special Inspector inspection log for each building must be displayed in a convenient location on the site for reference by the Town of Surfside Building Department Inspector. All mandatory inspections, as required by the Florida Building Code, must be performed by the Town of Surfside. The Town of Surfside building inspections must be called for on all mandatory inspections. ***Inspections performed by the Special Inspector hired by the Owner are in addition to the mandatory inspections performed by the 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 a sealed statement indicating that, to the best of my knowledge, belief and professional judgment those portions of the project outlined above meet the intent of the Florida Building Code and are in substantial accordance with the approved plans.

Signed and Sealed

FRANK MORABITO LICENSE No. 35230 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Frank Morabito, PE SI on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.
2021.03.31 16:00:52-04'00'

Engineer/Architect

Name Frank P. Morabito, PE SI
(PRINT)

Address 206 Via Condado Way, Palm Beach Gardens, FL 33418

Phone No. 561-316-7660

Champlain Towers South
Condominium Association, Inc.
8777 Collins Ave. Surfside, FL 33154 tel. 305-865-4740 fax. 305-865-7800
Champlainsouth.org

AFFIDAVIT

STATE OF: FLORIDA

COUNTY OF: MIAMI-DADE

BEFORE ME, the undersigned authority personally appeared Jean Wodnicki, as President, of CHAMPLAIN TOWERS SOUTH CONDOMINUM ASSOCIATION, who having been first duly sworn according to law, deposes and says:

That sufficient funds are being held in the treasury of the Condominium Association to pay for contracted amounts with Campany Roof Maintenance, LLC in the amount of One million one hundred thirty-six thousand seven dollars and ninety cents ($1,136,007.90) to cover the of work to be done in connection Phase IIb, Roof and safety anchor installation project.

FURTHER AFFIANT SAYETH NAUGHT.

CHAMPLAIN TOWERS SOUTH CONDOMINIUM ASSOCIATION

By: _____ 03/18/2021
as President of Champlain Towers South

STATE OF: FLORIDA

COUNTY OF: MIAMI-DADE

SWORN TO AND SUBSCRIBED BEFORE ME THIS 10th DAY OF March 2021, BY Jean Wodnicki as President of Champlain Towers South Condominium Association, Inc. AND IS PERSONALY KNOWN BY ME.

_____
Notary Public

Brandon T. Beltre
Comm.#HH060032
Expires: Nov. 3, 2024
Bonded Thru Aaron Notary

Champlain Towers South Condominium Association, Inc.
8777 Collins Ave. Surfside, FL 33154 tel. 305-865-4740 fax. 305-865-7800

May 11th, 2021

To: Town of Surfside, Building Permit Department

Re: Champlain Towers South Condominium Association
8777 Collins Ave, Surfside, FL. 33154
Folio# 14-2235-025-0001

To whom it may concern,

Champlain Towers South located at 8777 Collins Avenue, Surfside, FL does hereby state on behalf of the Board of Directors that Campany Roofing has been granted permission to perform work in the building to make roofing repairs to the common roof. All work must be done in accordance with Town of Surfside building code, rules, and ordinances. Covid 19 Protocols must be followed at all times while on Association property. It is required that mask be worn while in any public area of the building. All nonresidents must have temperature recorded at the front desk daily.

The Association permits nonemergency work during the hours of 8:30 am to 4:30 pm, Monday to Friday. No work is allowed on the weekends or published holidays.

It is prohibited to use the building trash room or trash shoot to dispose of trash generated by the work. All demolition materials, trash, or leftover materials must be removed from the building by contractor. Any debris in the hallways and elevators must be cleaned up.

The contractor must register with the Front Desk upon arrival and must use the service elevator only.

Upon completion of any permitted work, the contractor must provide the building manager's office with a copy of the final permit signed by the City.

Sincerely,
As agent for and on behalf of the Board of Directors,

Scott Stewart, CAM, CMCA©
Association Manager
Champlain Tower South
Manager@ChamplainSouth.Org

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/11/2021

Property Information	
Folio:	14-2235-025-0001
Property Address:	
Owner	REFERENCE ONLY
Mailing Address	
PA Primary Zone	3000 MULTI-FAMILY - GENERAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0

Assessment Information			
Year	2020	2019	2018
Land Value	$0	$0	$0
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$0	$0	$0
Assessed Value	$0	$0	$0

Benefits Information				
Benefit	Type	2020	2019	2018

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
CHAMPLAIN TOWERS SOUTH CONDO
SECOND AMD PL OF NORMANDY BEACH
PB 16-44
ALL BLK 4 LESS COLLINS AVE
& RIP RTS & PORT LYING EAST &

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

Version:

2021 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

FILED
Apr 19, 2021
Secretary of State
4001474821CC

DOCUMENT# 758034

Entity Name: CHAMPLAIN TOWERS SOUTH CONDOMINIUM ASSOCIATION, INC.

Current Principal Place of Business:

8777 COLLINS AVE.
OFFICE
SURFSIDE, FL 33154

Current Mailing Address:

8777 COLLINS AVE.
OFFICE
SURFSIDE, FL 33154 US

FEI Number: 59-2147701

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

BECKER & POLIAKOFF, P.A.
1 EAST BROWARD BLVD.
SUITE 1800
FT. LAUDERDALE, FL 33301 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: MICHAEL C. GONGORA 04/19/2021

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	PRESIDENT
Name	WODNICKI, JEAN
Address	8777 COLLINS AVE. OFFICE
City-State-Zip:	SURFSIDE FL 33154

Title	VP
Name	LEVIN, NANCY
Address	8777 COLLINS AVE. OFFICE
City-State-Zip:	SURFSIDE FL 33154

Title	SECRETARY
Name	CHOUELA, MARA
Address	8777 COLLINS AVE. OFFICE
City-State-Zip:	SURFSIDE FL 33154

Title	TREASURER
Name	BRECKER, JOHN
Address	8777 COLLINS AVE. OFFICE
City-State-Zip:	SURFSIDE FL 33154

Title	DIRECTOR
Name	BRITO, MARGARITA
Address	8777 COLLINS AVE. OFFICE
City-State-Zip:	SURFSIDE FL 33154

Title	DIRECTOR
Name	GOLDSTEIN, ANNETTE
Address	8777 COLLINS AVE. OFFICE
City-State-Zip:	SURFSIDE FL 33154

Title	DIRECTOR
Name	GUERRERO, CARLA
Address	8777 COLLINS AVE. OFFICE
City-State-Zip:	SURFSIDE FL 33154

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MARA CHOUELA SEC 04/19/2021

Electronic Signature of Signing Officer/Director Detail — Date

TGFU.R25082 - Roofing Systems

Note: We are enhancing our systems and you may notice duplicate entries/missing/outdated data. During this interim period, please contact our Customer Service at https://www.ul.com/about/locations.

Roofing Systems

See General Information for Roofing Systems

DURAPAX L L C
SUITE 304
400 OLD READING PIKE
POTTSTOWN, PA 19464 USA

R25082

COAL TAR FELT SYSTEMS WITH HOT ROOFING COAL TAR PITCH.

Class A

1. **Deck:** C-15/32 **Incline:** 1/2
Base Sheet (Optional): — "Durapax Glass Fiber Base Sheet", "Durapax Organic Base Sheet" or any Type G2 base sheet mechanically fastened.
Insulation (Optional): — Any UL Classified (except EPS), mechanically fastened or hot mopped, any thickness.
Ply Sheet: — Four layers Type 15 " Durapax Tarred Felt" hot mopped.
Surfacing: — Gravel, crushed stone or slag embedded in a flood coat " Durapax Type 1" coal tar pitch.

2. **Deck:** NC **Incline:** 1/2
Insulation (Optional): — Any UL Classified (except EPS), mechanically fastened or hot mopped, any thickness.
Ply Sheet: — Three layers Type 15 " Durapax Tarred Felt", Type G1 " Durapax TC Glass Fiber Felt", " Durapax TC Premium Glass Fiber Felt", or " Durapax Glass Fiber Base Sheet" hot mopped with coal tar bitumen.
Surfacing: — Gravel, crushed stone or slag embedded in a flood coat " Durapax Type 1" hot roofing coal tar pitch.

3. **Deck:** C-15/32 **Incline:** 1/2
Base Sheet (Optional): — "Durapax Glass Fiber Base Sheet", "Durapax Organic Base Sheet" or any Type G2 base sheet mechanically fastened.
Insulation (optional): — Any UL Classified (except EPS), mechanically fastened or hot mopped, any thickness.
Ply Sheet: — Three or more layers Type G1 "Durapax TC Glass Fiber Felt", "Durapax TC Premium Glass Fiber Felt" or " Durapax Glass Fiber Base Sheet", hot mopped with coal tar bitumen.
Surfacing: — Gravel.

4. **Deck:** C 15/32 **Incline:** 3
Base Sheet (Optional): — "Durapax Glass Fiber Base Sheet", "Durapax Organic Base Sheet" or any Type G2 base sheet mechanically fastened.
Ply Sheet: — Four plies Type G1 "Durapax TC Glass Fiber Felt" or "Durapax TC Premium Glass Fiber Felt ".
Surfacing: — Gravel, crushed stone or slag embedded in a flood coat of hot roofing coal tar pitch.

5. **Deck:** NC **Incline:** 3
Base Sheet: — Three layers Type G1 "Durapax TC Glass Fiber Felt", "Durapax TC Premium Glass Fiber Felt", or Type 15 "Coal Tar Saturated Felt".
Surfacing: — Gravel, crushed stone or slag embedded in a flood coat of hot roofing coal tar pitch.

The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's Follow-Up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL's Follow-Up Service. Always look for the Mark on the product.

TOWN OF SURFSIDE
9293 Harding Avenue
Surfside, FL 33154
(305) 861-4863
Fax: (305) 861-1302

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

I (We) have been retained by Champlain Towers South Condominium Association, Inc. to perform special inspector services under the Florida Building Code at the 8777 Collins Avenue Surfside, Florida 33154 project on the below listed structures as of 03/28/2021 (date). I am a registered architect or professional engineer licensed in the State of Florida.

PROCESS NUMBERS: _____

☐ **SPECIAL INSPECTOR FOR PILING, FBC 1822.1.20 (R4404.6.1.20)**

☐ **SPECIAL INSPECTOR FOR TRUSSES >35' LONG OR 6' HIGH 2319.17.2.4.2 (R4409.6.17.2.4.2)**

☐ **SPECIAL INSPECTOR FOR REINFORCED MASONRY, FBC 2122.4 (R4407.5.4)**

☐ **SPECIAL INSPECTOR FOR STEEL CONNECTIONS, FBC 2218.2 (R4408.5.2)**

☐ **SPECIAL INSPECTOR FOR SOIL COMPACTION, FBC 1820.3.1 (R4404.4.3.1)**

☐ **SPECIAL INSPECTOR FOR PRECAST UNITS & ATTACHMENTS, FBC 1927.12 (R4405.9.12)**

☒ **SPECIAL INSPECTOR FOR** New Cold-Tar Pitch Roof, Isolated Concrete and Stucco Repairs

***Note:* Only the marked boxes apply.**

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

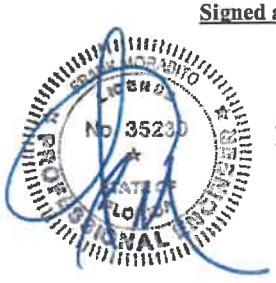
1. Henry Rand, PE
2. Jonathan Bain, EI
3. Steven J. Troxel
4. _____

****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 building inspector or general contractor.***

I, (we) will notify the Town of Surfside Building Department of any changes regarding authorized personnel performing inspection services.

I, (we) understand that a Special Inspector inspection log for each building must be displayed in a convenient location on the site for reference by the Town of Surfside Building Department Inspector. All mandatory inspections, as required by the Florida Building Code, must be performed by the Town of Surfside. The Town of Surfside building inspections must be called for on all mandatory inspections. ***Inspections performed by the Special Inspector hired by the Owner are in addition to the mandatory inspections performed by the 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 a sealed statement indicating that, to the best of my knowledge, belief and professional judgment those portions of the project outlined above meet the intent of the Florida Building Code and are in substantial accordance with the approved plans.

Signed and Sealed



This item has been electronically signed and sealed by Frank Morabito, PE SI on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.
2021.03.31 16:00:52-04'00'

3/31/2021

Engineer/Architect

Name Frank P. Morabito, PE SI
(PRINT)

Address 206 Via Condado Way, Palm Beach Gardens, FL 33418

Phone No. 561-316-7660

ROOF SURVEYS, INC.
Test With The Best.

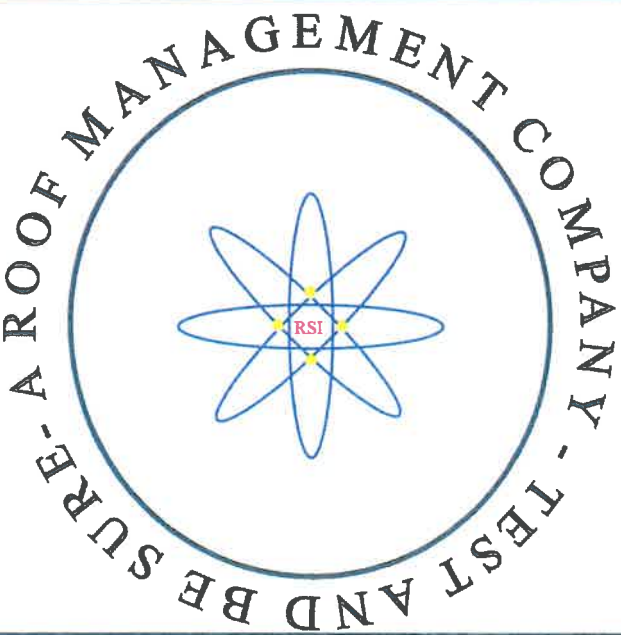
Roof Surveys, Inc.
750 E. Sample Road, Bldg. 3-227
Pompano Beach, Florida 33064

Roof Moisture Scan & Condition Analysis Report
July 30, 2020

Champlain Towers South Condominium Assoc.

Champlain Towers South Condominium
8777 Collins Avenue
Surfside, Florida

(All accessible low slope roof areas)



David A. Smith
Director
Tel (954) 545-9320
Cell (954) 806-5141

ROOF SURVEYS INC
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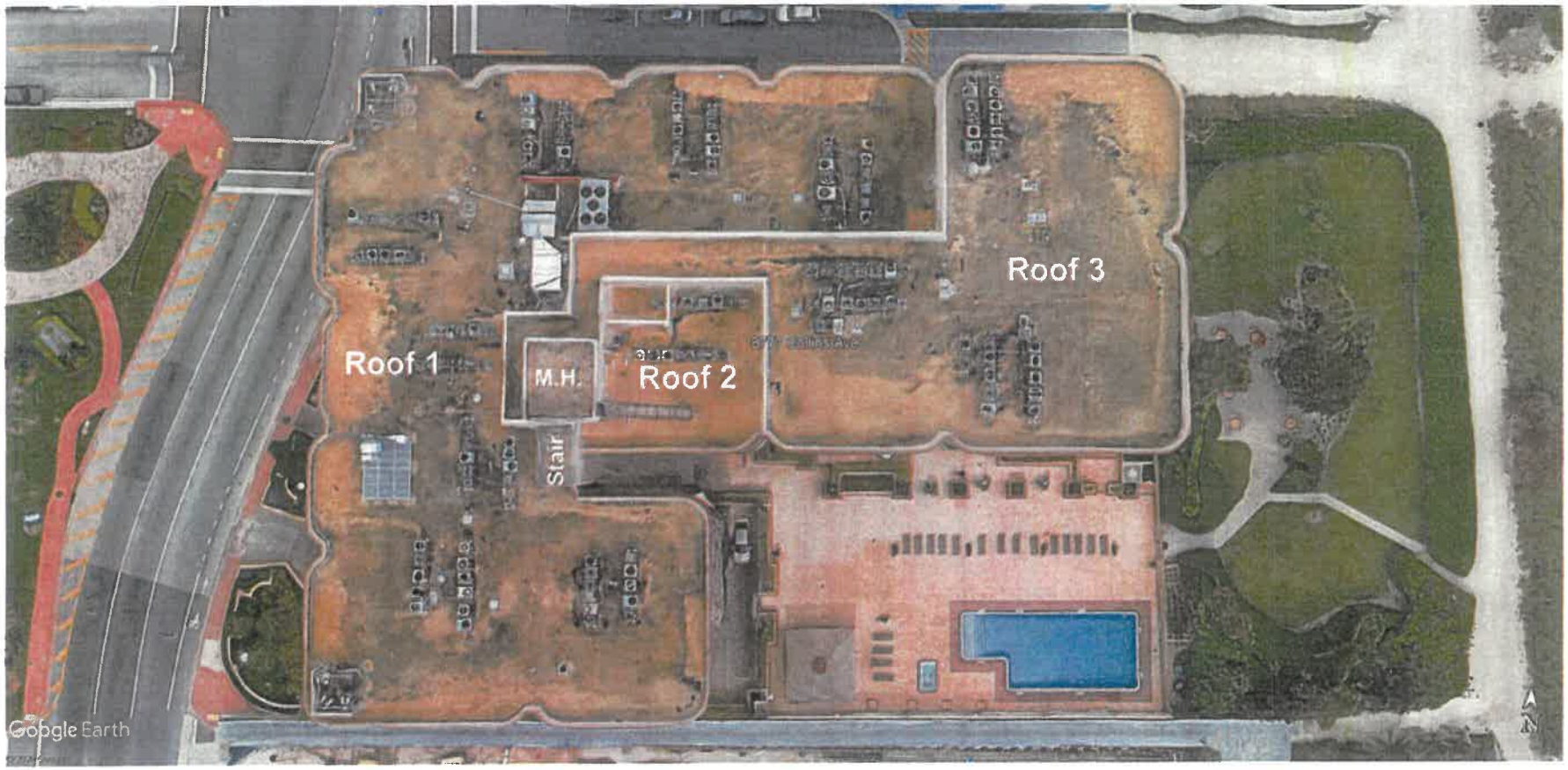
750 E. Sample Road, Bldg. 3-227
Pompano Beach, Florida 33064

Champlain Towers S. Condo – 8777 Collins Avenue, Surfside, Florida

Champlain Towers S. Condominium — 8777 Collins Avenue, Surfside, Florida



ROOF SURVEYS, INC.
Test With The Best.

750 E. Sample Road - Building 3 - Suite 227 - Pompano Beach, Florida 33064
Off. (954) 545-9320 - Roofsurveys@bellsouth.net – www.roofsurveysinc.com

DATE - August 5, 2020

REPORT TO - Scott Stewart, CAM, CMCA
Champlain Towers South Condominium Association
8777 Collins Avenue
Surfside, Florida 33154

REPORT OF - Nondestructive radioisotopic roof moisture survey and condition analysis report. Includes gravimetric core sample work sheet.

LOCATION - **Champlain Towers South Condominium** – 8777 Collins Avenue, Surfside, Florida *(All accessible low slope roof areas)*

As requested by Champlain Towers South Condominium Association, Roof Surveys Inc. visited the above property location during the day of July 30th, 2020. The purpose of this site investigation was to perform a roof moisture survey and condition analysis procedure. Roof Surveys Inc. achieves this through the use of a nondestructive radioisotopic moisture survey. This moisture survey can be used as a tool to interpret the roof's overall moisture integrity, and as a leak source detection.

TEST PROCEDURE -

The investigation procedure employed a 10' X 10' grid monitoring system to record relative moisture concentration using a nondestructive radioisotopic moisture gauge. These moisture readings are recorded and displayed on the Graphic Interpretation Sheet(s) enclosed. The roof systems are physically marked with bright orange paint on ten-foot increments, both horizontally and vertically. These moisture readings represent the amount of subsurface hydrogen **(moisture)** present at the exact location of the reading.

The test procedure involves the utilization of a neutron generator ***(Troxler Moisture Gauge)*** with a radioactive source, which emits high-energy ("fast") neutrons aimed at the target area. From their collisions with the atoms in the insulating material, some neutrons are reflected back to the vicinity of the neutron gauge. Neutrons that hit hydrogen atoms are slowed, and counted by the instrument. The number of returning ("slow") neutrons indicates the amount of hydrogen atoms in the tested material. The number of hydrogen atoms, which constitute two-thirds of the atoms in water, becomes the index of the areas of moisture in the tested roofing system.

The results of the moisture test are confirmed utilizing alternative technologies. These include the use of a nondestructive Tramex gauge, which works on the principle of induction of an electrical current. Combined with the core sample gravimetrics we are capable of having a visual and scientific verification of the subsurface moisture conditions.

This detected subsurface moisture is shown as the blue shaded or crosshatched areas on the Graphic Interpretation Sheet contained within this report. All deficiencies identified during the inspection process are either photographed, or physically circled with bright orange paint, or both.

PHOTOGRAPHIC ANALYSIS -

A total of nineteen photographs were taken during the investigation of the roof systems. The location of the photographs is denoted by the purple colored numerals on the graphic sheets. These numerals correspond to the enclosed photographs and their respective descriptions. These photographs provide overviews of all roof areas, preventative maintenance details, and other areas of concern. Please thoroughly review these along with their locations.

GRAVIMETRIC PROCEDURE -

The gravimetric testing involves the procurement of roof membrane and insulation material samples from each building's main roof systems. The locations of the samples are based upon the results of the previously described roof moisture testing. Samples were retrieved from the Troxler moisture gauge low, medium, medium high, and high numeric values. The samples for this testing were collected on July 30th, 2020, immediately upon the completion the moisture survey process.

The roof material samples were separated into insulation and membrane materials. They are immediately labeled and double bagged for transportation. At the lab the physical core samples are than weighed and placed into a low temperature oven for an extended period of *time (see attached Gravimetric worksheet report)*. After the time in the oven the individual samples are than weighed again. The difference in the weight can then be used to represent the amount of water contained within the materials. The Florida building code (FBC) 2017 sets the allowable maximum limit of subsurface moisture within commercially manufactured rigid board insulation materials at 8%, and roof membranes at 5%.

ROOF SYSTEM DETAIL -

The building's roof system appears to be constructed using a Coal Tar Pitch applied built-up membranes. The surface of these membranes are covered with an application of mineral aggregate, also embedded into coal tar pitch. The roof system is covering a combination of wood fiber and polyisocyanurate insulation boards. The roof system and all associated equipment are supported by a concrete deck.

The perimeters of the roof system terminate against a concrete block parapet wall with anchored metal counter flashing and stucco detail. The building's roof system was designed with marginal slope, attempting to direct collected surface water towards a series of centrally located interior drains. The buildings design also includes a series of emergency through wall scupper drains.

*** This roof system information is for internal report purposes and should not be used for any repair specifications or guidelines. The descriptions and corresponding legends are based upon four core sample gravimetric procedures, visual identification, and professional interpretation.*

GRAPHIC INTERPRETATION SHEET(S) -

The Graphic Interpretation Sheet(s) identifies the dimension of the building's roof systems, and also documents the approximate location of any roof penetrations *(flashed curbs, interior drains, HVAC stands, etc.)*. For the purpose of this particular project the building's roof system is being depicted on one "Graphic Sheet". This individual graphic sheet contains all of the roof system detail, along with the location of any entrapped moisture. The separate roof areas and levels are identified and labeled on the sheets. The site plan combines the sections with their location within the complex ***(if applicable)***.

The moisture legend located on the right side of the graphic sheet indicates the hydrogen value as it relates to subsurface moisture at that exact location within the roof system. The legend is based upon the results of the gravimetric laboratory analysis of the roof insulation and membrane samples. The legend on this particular roof system indicates that all levels exceeding twenty-three ***(23)*** represents subsurface moisture within the roof system above the allowable 8%. All hydrogen levels exceeding twenty-nine ***(29)*** represents increased moisture levels within the roof system materials. As the hydrogen value continues to increase, so does the percentage amount of moisture that it represents.

CONCLUSIONS:

Structurally the building is comprised of five separate roof areas. The combined tested low slope roof systems were measured at 26,486 square feet. As shown on our graphic sheet significant subsurface water was detected within the building's roof systems. The detected water typically affects both the membranes and underlying insulation materials. The water intrusion will usually follow a path of least resistance, and may eventually enter into the interior of the buildings. Typically all water affected roof materials are completely removed and replaced with new compatible roof materials.

According to the Florida Building Code, High Velocity Hurricane Zone (HVHZ) not more than twenty-five percent of the total of any roof area, roof section of any existing building or structure shall be repaired, replaced, or recovered in any twelve month period. The code states that the roof system has to be completely removed and replaced.

Our roof moisture survey process has determined the following moisture intrusion totals/percentages for the buildings main roof system. Our totals were arrived at by squaring off the water affected roof areas, just as a contractor would in the removal process.

Roof Area 1 = 15,745 sq.ft.	**Wet Materials = 2,499 sq.ft.**	**% = 15.87%**
Roof Area 2 = 1,410 sq.ft.	**Wet Materials = 666 sq.ft.**	**% = 47.23%**
Roof Area 3 = 9,075 sq.ft.	**Wet Materials = 1,047 sq.ft.**	**% = 11.54%**
Stair House = 120 sq.ft.	**Wet Materials = 00 sq.ft.**	**% = 00.00%**
Mech. Hs. = 136 sq.ft.	**Wet Materials = 00 sq.ft.**	**% = 00.00%**

The amount of water affected roof materials exceeds the twenty-five percent threshold within Roof Area 2. The remaining roof areas are below this threshold and can be maintained.

It should be understood that the data and samples collected, along with this written report prepared by Roof Surveys, Inc. are representative of the present roof condition. Roof Surveys, Inc. wishes to thank management for the opportunity to assist with their roofing needs. If Roof Surveys, Inc. can be of any further assistance please kindly advise.

Respectfully submitted,

Roof Surveys, Inc.

David A. Smith

David A. Smith
Director

ATRT

A. TOMASSI ROOF TESTING, INC.

Roof Testing Services * Fastener Withdrawal Resistance * Tile Static Uplift * Moisture Surveys * Membrane Adhesion

August 4th, 2020

File # 1571-20

Mr. David Smith
Roof Surveys, Inc.
750 East Sample Road, Building # 3 Suite # 227
Pompano Beach, Florida 33064

Re: Gravimetric Core Analysis
Champlain Towers South Condo
8777 Collins Avenue
Surfside, Florida 33154

Dear Mr. Smith,

As requested, A. Tomassi Roof Testing, Inc. has completed gravimetric testing on four (4) roof core samples delivered to our office. This report transmits the results of our laboratory tests.

We understand that these samples were obtained from the roof at 8777 Collins Avenue. The subject facility is located in Surfside, Florida 33154. Four (4) core samples were obtained consisting of Twelve (12) specimens. (see gravimetric worksheet)

The samples were delivered to our office in sealed plastic bags with notations on the bags identifying the samples. We have used those same notations in our report. The roof samples were then removed from the bags and weighed. The samples were then placed in an oven at 230° F for 24 hours, after which they were removed from the oven and weighed again. The percentage of moisture loss by weight was then computed.

The laboratory moisture content test results are given on the attached gravimetric work sheet. The gravimetric work sheet also indicates the core sample locations.

We appreciate the opportunity to be of service. If you have any questions, please call.

Sincerely,

Daniel Zeeb
General Manager & QA Supervisor

8/4/20

Dominick Scarfo
(report review) AR0010248

Gravimetric Work Sheet

Project Address: Champlain Towers South Condo
8777 Collins Avenue, Surfside, Florida 33154

Date: 8-3-20 Sample In: 8:30 AM Date: 8-4-20 Sample Out: 8:30 AM

Roof System Composition:

MAIN ROOF
Gravel BUR (Coal Tar Pitch Bitumen)
Wood Fiber Insulation
Polyisocyanurate Insulation (ISO)

File # 1571-20

Core Location	Reading	Sample Type	Wet Weight as Collected (gr.)	Dry Wt. after 24 hours (gr.)	Moisture Loss	% of Moisture by Wt. (gr.)
Cut #1	20	Gravel BUR	12.05	11.96	.09	.75%
Low Reading		Wood Fiber	6.40	6.30	.10	1.58%
		Iso	2.37	2.30	.07	3.04%
Cut #2	25	Gravel BUR	17.07	16.88	.19	1.12%
Medium Reading		Wood Fiber	5.77	5.58	.19	3.40%
		Iso	4.86	2.32	2.54	109.48%
Cut #3	30	Gravel BUR	18.53	17.03	1.50	8.80%
Medium Reading		Wood Fiber	14.40	5.20	9.20	176.92%
		Iso	4.02	2.07	1.95	94.20%
Cut #4	35	Gravel BUR	11.64	10.11	1.53	15.13%
High Reading		Wood Fiber	15.72	5.93	9.79	165.09%
		Iso	4.15	1.75	2.40	137.14%

MOISTURE PERCENTAGES ABOVE HIGHLITED RED = HIGH MOISTURE

FLORIDA BUILDING CODE, MOISTURE ALLOWANCES:
The Florida Building Code sets an allowable maximum limit of moisture in the roof system as 5 % in the roof membrane, and 8 % in the rigid board commercially manufactured insulation.

All roof samples delivered to our office by Mr. David Smith of Roof Surveys, Inc.

Reviewed by _____

ROOF SURVEYS, INC
Test With The Best

Champlain Towers S. Condominium — July 2020

Core No. 1

Troxler moisture gauge indicates a subsurface hydrogen value of "20". Numeric value indicates amount of hydrogen encountered by device. Higher hydrogen values represent water in system.

Core No. 2

Troxler moisture gauge indicates a subsurface hydrogen value of "25". Numeric value indicates amount of hydrogen encountered by device. Higher hydrogen values represent water in system .

ROOF SURVEYS, INC
Test With The Best

Champlain Towers S. Condominium — July 2020

Core No. 3

Troxler moisture gauge indicates a subsurface hydrogen value of "30". Numeric value indicates amount of hydrogen encountered by device. Higher hydrogen values represent water in system.

Core No. 4

Troxler moisture gauge indicates a subsurface hydrogen value of "35". Numeric value indicates amount of hydrogen encountered by device. Higher hydrogen values represent water in system .

Champlain Towers S. Condominium
8777 Collins Avenue
Surfside, Florida

Core Sample Composition Sheet

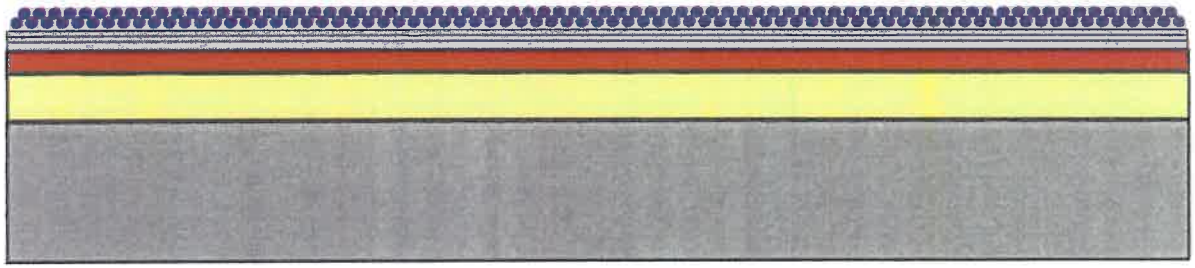
Mineral Aggregate

Multiply built-up roof membranes

Wood fiber Insulation Boards

Polyisocyanurate Insulation

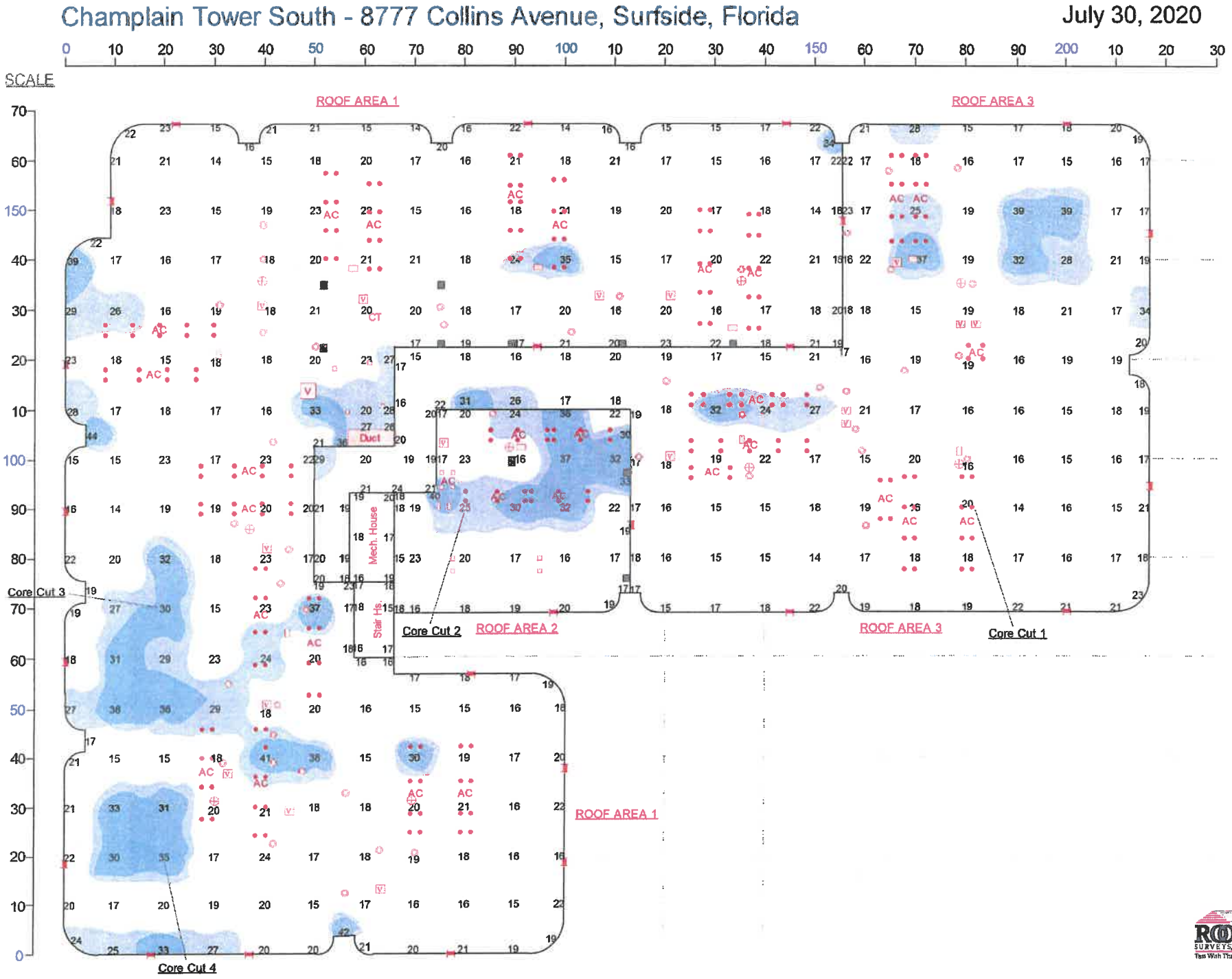
Concrete decking



ROOF SURVEYS, INC.
Test With The Best.
Roof Surveys, Inc.
750 E. Sample Road, Bldg. 3-227
Pompano Beach, Florida 33064
(954) 545-9320

Champlain Tower South - 8777 Collins Avenue, Surfside, Florida

July 30, 2020



N

Graphic Sheet

Moisture Legend

(0 - 23) Dry Subsurface

(24 - 29) Damp Subsurface

(30 - UP) Wet Subsurface

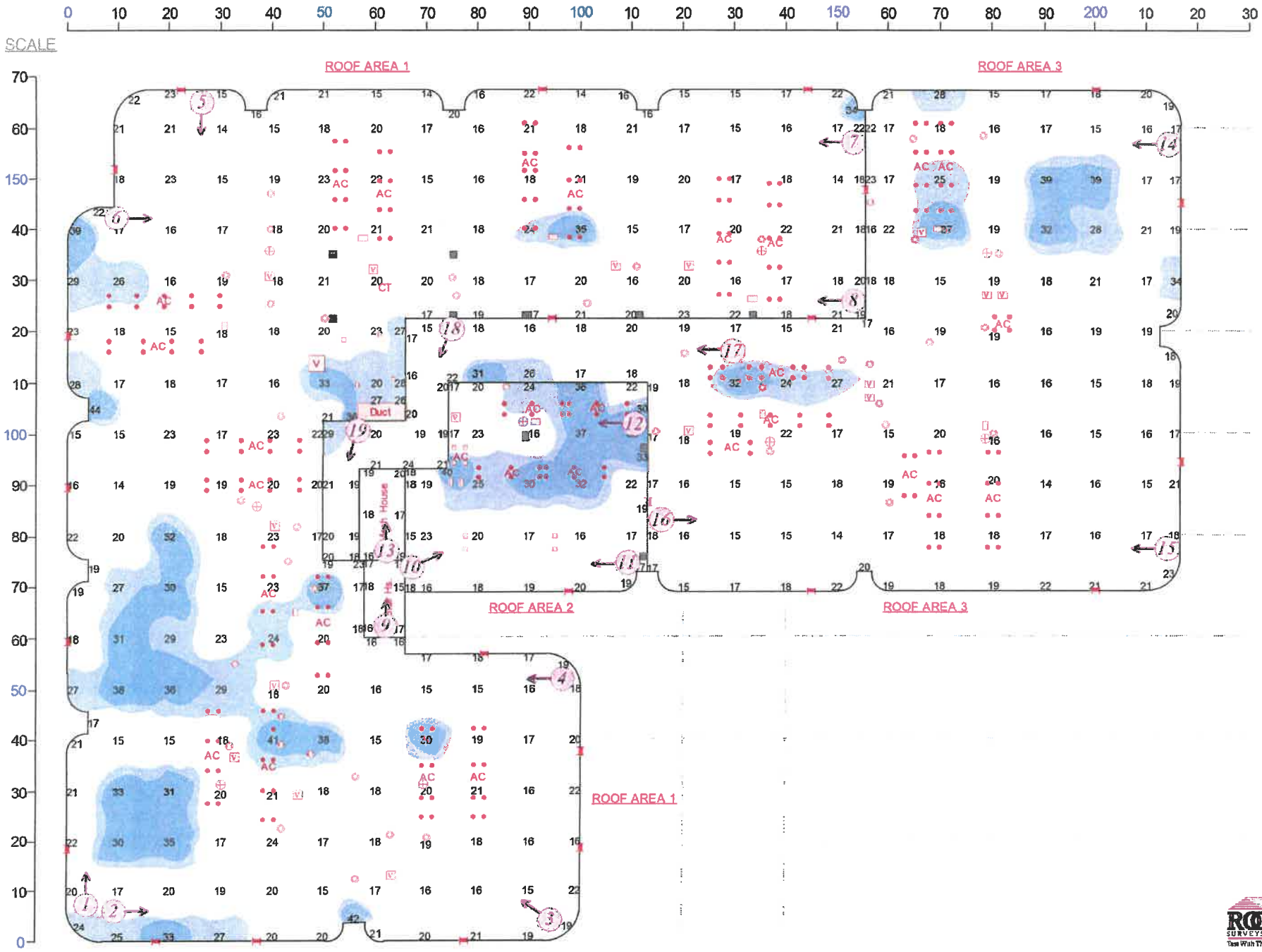
Penetrations

- Soil Vent Stack
- Penetration Pan
- Interior Drain
- Flashed Vent
- Flashed Stand
- Wall Scuppers
- Photo Location

Roof Surveys, Inc.
750 E. Sample Road, Bldg. 3-227
Pompano Beach, Florida 33064
(954) 545-9320

Champlain Tower South - 8777 Collins Avenue, Surfside, Florida

July 30, 2020



N

Graphic Sheet

Moisture Legend

(0 - 23) Dry Subsurface

(24 - 29) Damp Subsurface

(30 - UP) Wet Subsurface

Penetrations

- Soil Vent Stack
- Penetration Pan
- Interior Drain
- Flashed Vent
- Flashed Stand
- Wall Scuppers
- Photo Location

Roof Surveys, Inc.
750 E. Sample Road, Bldg. 3-227
Pompano Beach, Florida 33064
(954) 545-9320

1. Overview of roof (Roof 1) looking N. from SW. corner

2. Overview of roof (Roof 1) looking E. from SW. corner

3. Overview of roof (Roof 1) looking NW. from SE. corner

4. Overview of roof (Roof 1) looking W. from SE. corner

5. Overview of roof (Roof 1) looking S. from NW. corner

6. Overview of roof (Roof 1) looking E. from NW. corner

7. Overview of roof (Roof 1) looking W. from NE. corner

8. Overview of roof (Roof 1) looking W. from E. side center

9. Overview of roof (Stair House) looking N. from S. side

10 Overview of roof (Roof 2) looking NE. from SW. corner

11 Overview of roof (Roof 2) looking W. from SE. corner

12 Overview of roof (Roof 2) looking W. from NE. corner

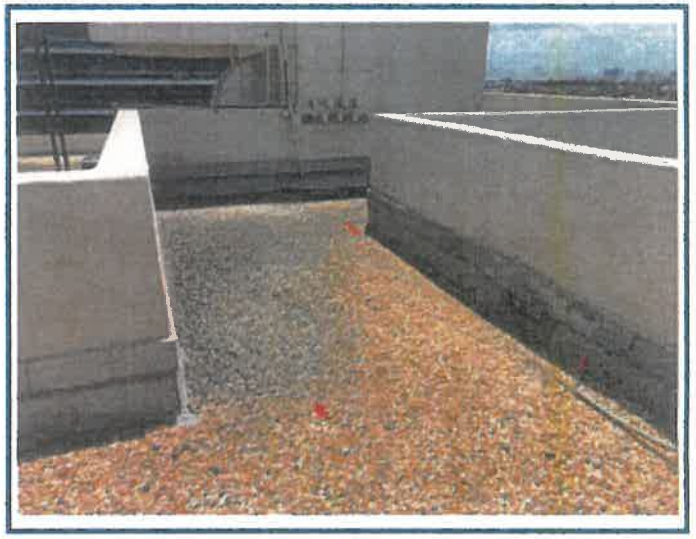
13 Overview of roof (Mech. Hs.) looking N. from S. side

14 Overview of roof (Roof 3) looking W. from NE. corner

15 Overview of roof (Roof 3) looking W. from SE. corner

16 Overview of roof (Roof 3) looking E. from SW. corner

17 Overview of roof (Roof 3) looking W. along N. side center



18 Overview of roof (Roof 3) looking S. from N. side center

19 Overview of roof (Roof 3) looking S. from N. side center


Copperline Partners, 1801 South Australian Ave, 1013554
Legend
580 NW University Blvd
1801 S Australian Ave
Google Earth
50 ft
N