

# RESIDENTIAL REROOF

1435 S OCEAN BLVD. PALM BEACH FL 33480

RECEIVED

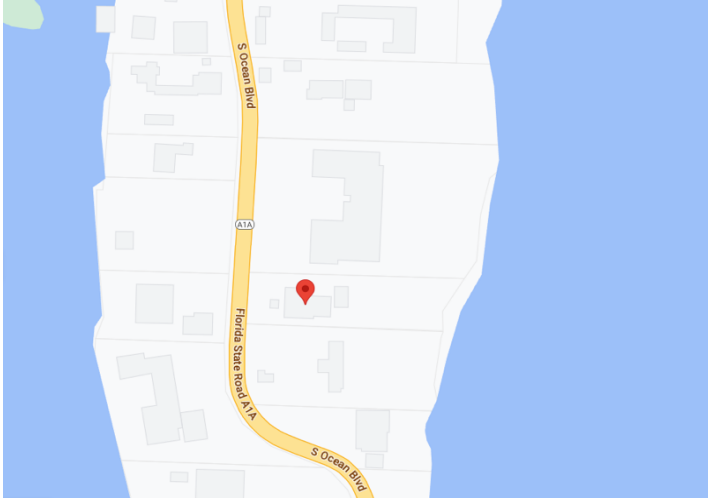
By yfigueroa at 1:21 pm, Sep 12, 2023

ARC-23-102

Final submittal

October 25, 2023 ARCOM

PACE ROOFING INC.  
LICENSE# CCC1333524  
6746 WHITE DR  
RIVIERA BEACH FL 33407-----  
(561) 642-8840



LOCATION MAP



SUBJECT PROPERTY (NOT TO SCALE)

## PROJECT DETAILS:

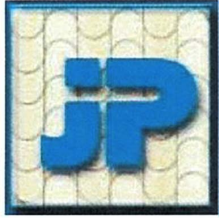
MAIN ROOF (INCLUDES COVERED  
DETACHED SUITE = **1215 SF.**  
6/12 PREDOMINANT PITCH  
FLAT ROOFS - **1259 SF.**

## SCOPE OF WORK

PROPOSED SCOPE WORK INCLUDES:  
TEAR OFF EXISTING **TILE ROOF**,  
REPLACE ANY ROTTEN WOOD DECKING,  
RENAIL WITH 8D RS NAILS, 6" O.C.,  
INSTALL SELF-ADHERED MOD BIT  
ROOF TAPE ACROSS ALL PLYWOOD  
JOINTS, (1) LAYER 30# FELT AND (1)  
LAYER TILESEAL S.A., WITH 'TERRACOTA  
GRES' CLAY TILE, MECHANICALLY  
ATTACHED, WITH (2) STAINLESS STEEL  
SCREWS PER TILE, AND POLYSET AH-160  
FOAM ON HIPS/RIDGES.  
**FLAT ROOFS** BEING REPLACED WITH 5-  
PLY (BUR) 'PONDING WATER SYSTEM,'  
HOT- ASPHALT APPLIED.

## SHEET INDEX

- A. COVER PAGE
- B. LETTER OF INTENT  
PHOTO(S) OF PROPOSED TILE  
PRODUCT BROCHURE  
PRODUCT APPROVAL  
STREET VIEW
- C. PROPERTY SURVEY
- D. AERIAL IMG
- E. RESIDENCE PHOTOS
- F. NEIGHBORING PROPERTIES
- G. ROOF DRAWING
- H. CONSTRUCTION STAGING &  
LOGISTICS PLAN



## **Pace Roofing, Inc.**

6746 White Drive \* West Palm Beach \* Florida 33407  
(561) 642-8840 \* Fax (561) 642-2515

### **Letter of Intent**

June 20, 2023

**Submitted To: Town of Palm Beach, Architectural Review**

On behalf of owner, Barry Tyerman

**REROOF - 1435 S. Ocean Blvd. Palm Beach FL 33480**

**Enclosure (1) Picture Terracotagres tiles**

**Enclosure (2) Picture of various Terracotagres color tiles on subject roof**

**Enclosure (3) Brochure, Terracotagres tile**

**Enclosure (4) Miami Dade NOA, Terracotagres tile**

**Enclosure (5) Street view of subject**

The purpose of the letter is to seek approval from the Architectural Review (Chair or Commission) of the reroof project at 1435 S. Ocean Blvd that is currently under contract with Pace Roofing Inc.

The Contract has a Clay tile manufactured by Terracotagres USA named and the owner wishes to proceed with this tile installation. See Enclosure (1). The contract was binding on or about January 30, 2023. The owner conveyed to Pace Roofing Inc. at that time that May 16<sup>th</sup> to July 11<sup>th</sup> is the time frame in which work is to be done. Initial reroof application submitted April 20, 2023 (Pace Roofing typical 4 weeks prior to target commencement).

#### **EXISTING CONDITIONS:**

The original building is built in 1989 with a current 20yo roof of concrete tile, manufactured by Monier now a Westlake product with a profile now called "Estate". See enclosure (2). This roof system was installed new by Pace Roofing Inc. in 2004. The roof is in fair condition and in need of service with repairs performed by Pace Roofing Inc. over time for slipping tiles and broken tiles and minor leaks. It is recommended by Pace roofing to reroof as soon as possible and be proactive to protect property from damage from the anticipated increase in predicted storm activity this hurricane season. The aesthetic recommendation to use clay products instead of concrete for strength, longevity, and sustainability of appearance over time. The current owner has been the occupying tax paying resident since 1993.

#### **CONTRACTED CLAY TILE:**

The Clay tile contracted to be installed is a true Spanish "S" shaped tile with a full 3 inches in the height of the "S". The manufacturer of the tile is Terracotagres USA. This tile has been

6/20/23



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approved by the Town of Coral Gable Historical Committee because of its height and overall size and shape. The "Brastile" profile resembles the authentic look of a traditional cap and pan as demonstrated by Coral Gable's acceptance. The product is also approved by Miami Dade Product control (Enclosure 6). T

### ADDITIONAL COSTS:

The owner will have additional costs associated with cap and pan labor and material of \$47,281.00. The value of time is unable to be calculated. The time frame set aside to do the work was previously mentioned to be May 16<sup>th</sup> to July 11<sup>th</sup>. This target is still, currently is realistic but this window is closing fast.

### SYNOPSIS:

The tile chosen for this reroof project is an upgrade from the current concrete tile roofing system both in function and in appearance as seen in Enclosure (2). The existing roof system north of this location is a flat concrete tile on the sloped part of the roof and the home south of the subject is a standing metal on the sloped part of the roofing system. See Enclosure (3). Looking at the subject's roof line from the street is limited by vegetation/landscaping and distance from the street also limits is view. See enclosure (5). A recent customer has replaced the original clay cap and pan with the Clay Terracotagres "s" tile and is completely satisfied with the look and function of the new roof. See Enclosure (4). It is the opinion of this roofing contractor that the clay tile contracted for this roofing project will reflect in finish, the desired look/appeal of a typical "cap and pan" clay tile roof and should be "Approved" for installation expeditiously.

V/R,

George E. Doup

President, Pace Roofing Inc.  
CCC1333524

6/20/23

**Pace Roofing Inc. Proudly serving Palm Beach County for 32 Years and Counting**



EXISTING

ENCLOSURE 2





(<https://terracotagresusa.com/>)

## ENCLOSURE 3



# BRASTILE

*Where beauty and strength  
blend together.*

### The best-selling tile in Florida

Brastile was developed with the same leading edge technology as for floor tiles. Just like nature, it is naturally made from 100% solid ceramic clay minerals. By using higher temperature and elevated pressure in the process of manufacturing, these techniques allow us to gather its raw beauty and strength by ensuring the highest quality tile.

- More Resistance
- Less Weight
- Less Water Absorption
- Colors Do Not Fade
- Less Maintenance
- Thermal Insulation



([https://www.miamidade.gov/building/pc-result\\_detail\\_app.asp?app\\_alias=103515](https://www.miamidade.gov/building/pc-result_detail_app.asp?app_alias=103515))

### Glazed Line

# ENCLOSURE 3



(<https://terracotagresusa.com/>).

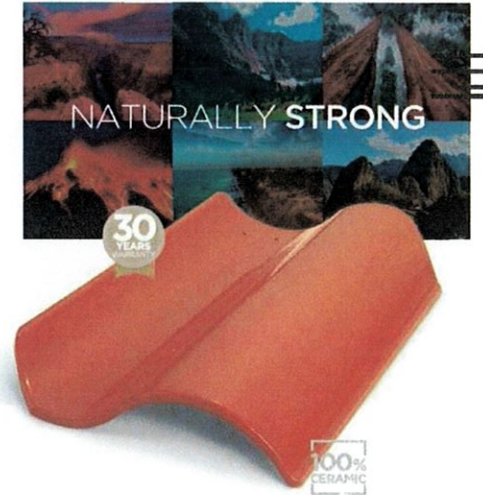


Digital colors may vary from real colors. Request a physical sample for accurate selection.

**Ceramic Thermal Insulation**



(<https://terracotagresusa.com/wp-content/uploads/2021/01/2.jpg>)



(<https://terracotagresusa.com/wp-content/uploads/2021/01/1.jpg>)

## Rustic Line



(<https://terracotagresusa.com/wp-content/uploads/2021/01/3.jpg>)

## Technical Details

Weight per Tile: 8.86 lbs.

Pieces per Pallet: 396

Tiles per Square: 84

# ENCLOSURE 3 (CUSTOM BLEND)

## BRASTILE

Rustic Line



→ Terracotta

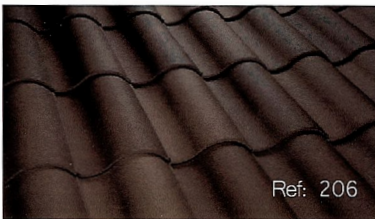


Terracotta  
Fumé

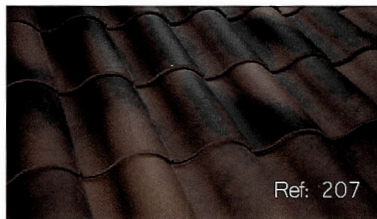


Digital colors may vary from real colors. Request a physical sample for accurate selection.

**Ceramic Thermal  
Insulation**



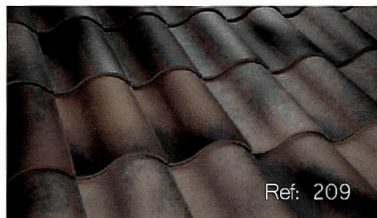
Cocoa



Cocoa  
Fumé



→ Coffee



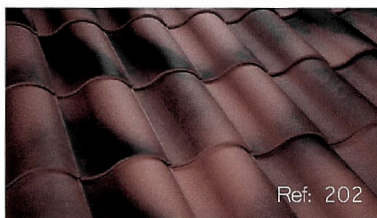
Coffee  
Fumé



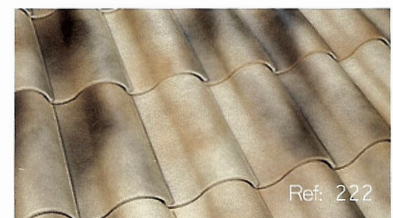
→ Red



Wine



Wine  
Fumé



Mediterranean  
Blend



Graphite



Sunset



Peach



[\\_ \(https://terracotagresusa.com/\)](https://terracotagresusa.com/)

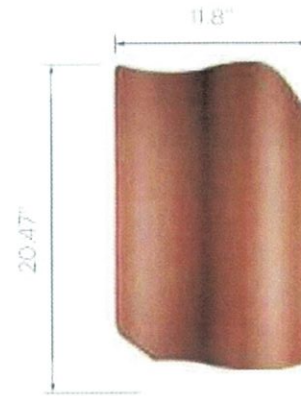
## ENCLOSURE 3

Weight per Square: 744 lbs.

Squares per Pallet: 4.71

Weight per Pallet: 3545 lbs. (net)

\*All measurements are approximate and may vary.



BRASTILE

(<https://terracotagresusa.com/wp-content/uploads/2021/01/Captura-de-Pantalla-2021-01-23-a-las-10.30.27-p-m..png>)

**KNOW OUR  
PRODUCT**



Houses with our products  
(<https://www.youtube.com/watch?v=haqyg-o0B9Y&t=5s>)



Installation Manual  
(<https://terracotagresusa.com/wp-content/uploads/2022/04/TGusacontent/uploads/2022/04/2203-Brastile-Installation-Recommendation-guide.v3.pdf>)



Brastile NOA 22-0301.

(<https://terracotagresusa.com/wp-content/uploads/2022/04/2203-Brastile-Installation-Recommendation-guide.v3.pdf>)



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](http://www.miamidade.gov/pera)

## **NOTICE OF ACCEPTANCE (NOA)**

**Terracotagres USA LLC**  
8115 NW 74<sup>th</sup> Ave  
Medley, FL. 33166

### **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: Brastile "S" Clay 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 renews and revises NOA# 16-1213.03 and consists of pages 1 through 7.  
The submitted documentation was reviewed by Alex Tigera.



**NOA No.: 22-0301.03**  
**Expiration Date: 03/02/27**  
**Approval Date: 04/07/22**  
**Page 1 of 7**

## ROOFING ASSEMBLY APPROVAL

**Category:** Roofing  
**Sub Category:** Roofing Tiles  
**Material:** Clay

### 1. SCOPE

This approves a roofing system using **Brastile "S" Clay Roof Tile** manufactured by **Terracotagres Ceramica LTDA** in **Sangao SC Brazil** and distributed by Miami Terracota LLC., 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

<u>Manufactured by Applicant</u>	<u>Dimensions</u>	<u>Test Specifications</u>	<u>Product Description</u>
Brastile "S" Clay Roof Tile	L = 20.4" W = 12" 0.38" thick nominal 3.5" high	TAS 112 Type 1 Grade 3	High profile clay roof tile. For direct deck adhesive set applications with the nominal interlocking headlap.
Trim Pieces	Length: varies Width: varies varying thickness	TAS 112	Accessory trim, clay roof pieces for use at hips, rakes, ridges and valley terminations manufactured for each tile profile.

### 2.1 PRODUCTS MANUFACTURED BY OTHERS

<u>Product Name</u>	<u>Product Description</u>	<u>Manufacturer (With Current NOA)</u>
ICP Adhesives Polyset AH-160	Two component polyurethane foam adhesive.	ICP Adhesives and Sealants, Inc.
TILE BOND™ Roof Tile Adhesive	Single component polyurethane foam roof tile adhesive.	DuPont de Nemours, Inc.
"Tile Tite" Roof Tile Mortar	Premixed, pre-bagged roof tile mortar.	Premix-Marbletite Manufacturing Co.
"Quikrete" Roof Tile Mortar, FL-15	Premixed, pre-bagged gray roof tile mortar.	The Quikrete Companies, Inc.

### 2.2 MANUFACTURING LOCATION

2.2 Sangao SC Brazil



NOA No.: 22-0301.03  
Expiration Date: 03/02/27  
Approval Date: 04/07/22  
Page 2 of 7

### 2.3 SUBMITTED EVIDENCE:

<u>Test Agency</u>	<u>Test Identifier</u>	<u>Test Name/Report</u>	<u>Date</u>
Redland Technologies	7161-03 Appendix III	PA 102 & PA 102(A)	Dec. 1991
	Letter	PA 108 (Nail-On)	Aug. 1994
	P09647-01	PA 108 (Mortar Set)	July 1994
	P0402	Withdrawal Resistance Testing of screw vs. smooth shank nails	Sept. 1993
The Center for Applied Engineering, Inc.	94-083	PA 101 (Adhesive Set)	April 1994
	94-084	PA 101 (Mortar Set)	May 1994
	25-7094-(3, 6 & 9)	PA 102	Oct. 1994
	25-7120-(1 & 2)	PA 102	Nov. 1994
	25-7183-(3 & 4)	PA 102	Feb. 1995
	25-7214-(3, 4, & 7)	PA 102	March, 1995
	25-7804-4	PA 102	Sept. 1996
Celotex Corporation Testing Services	520111-3	PA 101	Dec. 1998
	520191-2-1	PA 101	March 1999
Walker Engineering, Inc.	Calculations	25-7094	February 1996
	Calculations	25-7496	April 1996
	Calculations	25-7584	December 1996
	Calculations	25-7804b-8	December 1996
	Calculations	25-7804-4 & 5	December 1996
	Calculations	25-7848-6	December 1996
	Calculations	25-7183	March 1995
ATL of South Florida	RT0429.03-21	ASTM C 1167	05/04/21
	RT1110.02-16	TAS 101	12/06/16
	RT0208.01-22	TAS 101	02/18/22
	RT0217.01-22	TAS 101	02/22/22

### 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 Regulatory and Economic Development 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.
- 3.7 May be installed on sloped 7:12 or greater.



## 4. INSTALLATION

- 4.1 Brastile "S" Clay Roof Tile and its components shall be installed in strict compliance with Roofing Application Standard RAS 118, RAS 119, and 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)
Brastile "S"	9.3	1.70	1

Table 2: Aerodynamic Multipliers - $\lambda$ (ft <sup>3</sup> )		
Tile Profile	$\lambda$ (ft <sup>3</sup> ) Batten Application	$\lambda$ (ft <sup>3</sup> ) Direct Deck Application
Brastile "S"	N/A	0.35

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	
Brastile "S"	Battens	Direct Deck	Battens	Direct Deck	Battens	Direct Deck	Battens	Direct Deck	Battens	Direct Deck	Battens	Direct Deck
	N/A	7.7	N/A	7.6	N/A	7.45	N/A	7.27	N/A	7.07	N/A	6.85

Table 4: Attachment Resistance Expressed as a Moment - $M_r$ (ft-lbf) for Mechanically Attached Systems				
Tile Profile	Fastener Type		Direct Deck (min 15/32" plywood)	Battens
Brastile "S"	2-10d Ring Shank Nails		28.6	N/A
	1-10d Smooth or Screw Shank Nail		5.1	N/A
	2-10d Smooth or Screw Shank Nails		6.9	N/A
	1 #8 Screw		20.7	N/A
	2 #8 Screw		43.2	N/A
	1-10d Smooth or Screw Shank Nail (Field Clip)		23.1	N/A
	1-10d Smooth or Screw Shank Nail (Eave Clip)		29.3	N/A
	2-10d Smooth or Screw Shank Nails (Field Clip)		27.6	N/A
	2-10d Smooth or Screw Shank Nails (Eave Clip)		38.1	N/A



**Table 5: Attachment Resistance Expressed as a Moment -  $M_r$  (ft-lbf)  
for Mechanically Attached Systems**

Tile Profile	Fastener Type	Direct Deck (min 15/32" plywood)	Direct Deck (min. 19/32" plywood)	Battens
Brastile "S"	2-10d Ring Shank Nails <sup>1</sup>	33.1	48.1	45.2

1 Installation with a 4" tile headlap and fasteners are located a min. of 2½" from head of tile.

**Table 6: Attachment Resistance Expressed as a Moment  $M_r$  (ft-lbf)  
for Two Paddy Adhesive Set Systems**

Tile Profile	Tile Application	Minimum Attachment Resistance
Brastile "S"	TILE BOND Roof Tile Adhesive	29.3 <sup>2</sup>
	Polyset AH-160	29.3 <sup>3</sup>

1 See manufactures component approval for installation requirements.

2 TILE BOND™ Roof Tile Adhesive; Medium paddy placement of 10.7 grams

3 ICP Adhesives and Sealants, Inc.'s ICP Adhesives Polyset AH-160; Medium paddy placement of 8 grams.

**Table 7: Attachment Resistance Expressed as a Moment -  $M_r$  (ft-lbf)  
for Single Paddy Adhesive Set Systems**

Tile Profile	Tile Application	Minimum Attachment Resistance
Brastile "S"	Polyset AH-160	66.5 <sup>4</sup>
	Polyset AH-160	61.8 <sup>5</sup>
	Polyset AH-160	38.7 <sup>6</sup>
	TILE BOND Roof Tile Adhesive	44.5 <sup>6</sup>

4 ICP Adhesives and Sealants, Inc.'s ICP Adhesives Polyset AH-160; Large paddy placement of 63 grams

5 ICP Adhesives and Sealants, Inc.'s ICP Adhesives Polyset AH-160; Large paddy placement of 42 grams

6 ICP Adhesives and Sealants, Inc.'s ICP Adhesives Polyset AH-160; Medium paddy placement of 24 grams

7 TILE BOND™ Roof Tile Adhesive; Medium paddy placement of 38 grams

**Table 8: Attachment Resistance Expressed as a Moment -  $M_r$  (ft-lbf)  
for Mortar Set Systems**

Tile Profile	Tile Application	Attachment Resistance
Brastile "S"	Mortar Set <sup>6</sup>	24.5

6 See specific mortar manufacturers Notice of Acceptance



You are currently running an experimental version of Earth.

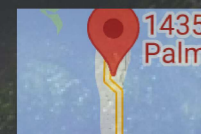
## ENCLOSURE 5

[Learn more](#)

[Send feedback](#)



← 1450 Florida A1A Palm Beach, Florida



1435 S Ocean Blvd  
1435 S Ocean Blvd, Pal...  
26.67°N, 80.04°W



Google Earth

© 2023 Google



Camera: 5 m

# SURVEY

PAGE 1 OF 1

**TYPE OF SURVEY:**

☒ BOUNDARY

☐ ALT/ANSPS

☒ CONSTRUCTION

☐ TOPOGRAPHIC

☐ CONDOMINIUM

☐ SPECIAL PURPOSE

SCALE: 1"=60'

PRINTING INSTRUCTIONS

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".

**ABBREVIATION LEGEND**  
(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A OR AL = ARC LENGTH  
CA = CENTRAL ANGLE  
CATV = CABLE TV RISER  
CF = CALCULATED FROM FIELD  
CH = CHORD DISTANCE  
CONC. = CONCRETE  
CR = CALCULATED FROM RECORD  
DE = DRAINAGE EASEMENT  
EL OR ELEV = ELEVATION  
EM = ELECTRIC METER  
F.F.E. = FINISHED FLOOR ELEV.  
FIR = FOUND IRON ROD  
FN = FOUND NAIL  
FND = FOUND  
G.F.F. = GARAGE FINISHED FLOOR  
L = LEGAL DESCRIPTION  
M = MEASURED  
OHC = OVERHEAD CABLE

P = PLAT  
PC = POINT OF CURVE  
PCC = POINT OF COMPOUND CURVE  
PH = POOL HEATER  
PI = POINT OF INTERSECTION  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
PP = POOL PUMP  
PRC = POINT OF REVERSE CURVE  
PT = POINT OF TANGENCY  
QTR = QUARTER  
R = RADIUS  
RNG = RANGE  
SEC = SECTION  
TR = TELEPHONE RISER  
TWP = TOWNSHIP  
UE = UTILITY EASEMENT  
UP = UTILITY POLE  
WM = WATER METER  
WV = WATER VALVE

**SYMBOLS - NOT-TO-SCALE**  
(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

UTILITY POLE  
LIGHT POLE  
CATCH BASIN  
FIRE HYDRANT  
MANHOLE  
WATER VALVE  
WATER METER  
HANDICAP PARKING SPACE  
SEC. QTR. CORNER  
SECTION CORNER

WELL  
CENTER LINE  
PARTY WALL  
AIR CONDITIONER  
SEPTIC LID  
ELEV. SHOT

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.082, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

Digitally signed by Andrew Snyder  
DN: c=US, o=LANDTEC SURVEYING INC,  
dnQualifier=A01410C00000180E1EC  
7817000CCA2C, cn=Andrew Snyder  
Date: 2022.09.14 13:46:36 -04'00'  
Adobe Acrobat version:  
2022.002.20212

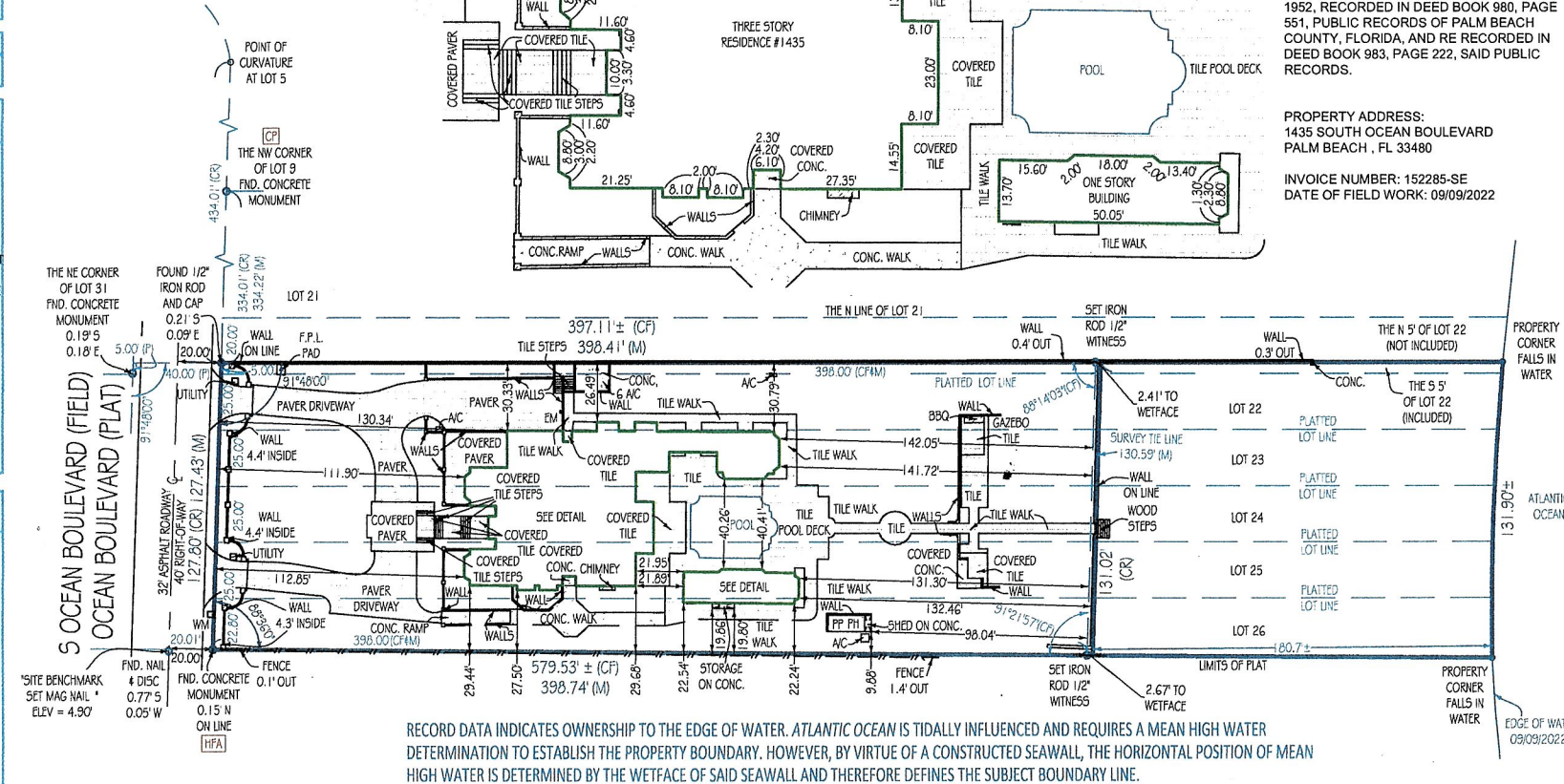
SIGNATURE \_\_\_\_\_ DATE: 9-14-2022

ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 5639 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

CERTIFIED TO  
TYERMAN BARRY W TR

FLOOD ZONE: X  
FLOOD MAP: 12083C  
PANEL: 0465  
SUFFIX: D  
PANEL DATE: 08/28/2008

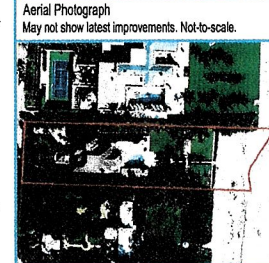
BASE FLOOD ELEVATION OR DEPTH: N/A NAVD 1988  
COMMUNITY NUMBER: 120160



**LEGAL DESCRIPTION:**  
THE SOUTH FIVE FEET OF LOT 21 AND ALL OF LOTS 22, 23, 24, 25 AND 26 OF OCEAN VISTA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 81, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE LITTORAL RIGHTS APPURTENANT THERETO AND TOGETHER WITH AN EASEMENT APPURTENANT THERETO, GRANTED BY SONIA P. SEHERR-THOSS AND HANS C SEHERR-THOSS, HER HUSBAND, TO LOUIS J. HOROWITZ BY INSTRUMENT DATED APRIL 25, 1952, RECORDED IN DEED BOOK 980, PAGE 551, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RE RECORDED IN DEED BOOK 983, PAGE 222, SAID PUBLIC RECORDS.

**PROPERTY ADDRESS:**  
1435 SOUTH OCEAN BOULEVARD  
PALM BEACH, FL 33480

**INVOICE NUMBER:** 152285-SE  
**DATE OF FIELD WORK:** 09/09/2022



**GENERAL NOTES:**

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.

2. AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.

3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.

4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.

5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.

6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.

7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.

8. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #5639.

**BEARING REFERENCE:**

NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.  
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.

Job Number: 152285-SE  
Field:  
Drawn By: O.S.  
Date of Field Work: 09/09/2022

**PURPOSE OF SURVEY:** CONSTRUCTION BOUNDARY SURVEY

**REVISIONS**

**LINE TYPES:**

BOUNDARY  
EASEMENT  
WOOD FENCE  
OVERHEAD CABLE

BUILDING  
CHAIN LINK FENCE  
PLASTIC FENCE

**Elevations, if shown:**

Benchmark:  
Benchmark Elev.:  
Benchmark Datum:  
Elevations on Drawing are in:  
N.G.V.D.29 ☐ N.A.V.D.88 ☐

\*CP = CONTROLLING POINT (POINT OF ROTATION) \*HFA = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

**Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.**

- CONCRETE SURFACE CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.

This survey has been issued by the following Landtec Surveying office:

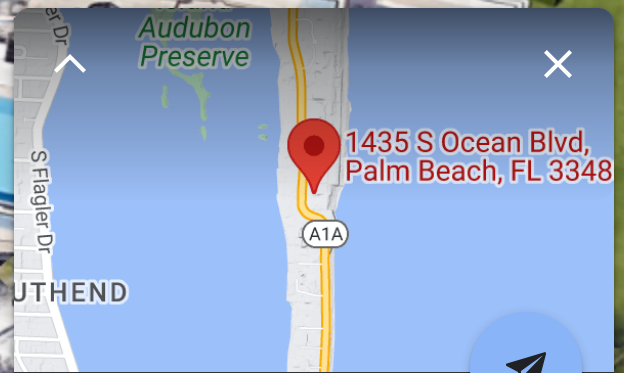
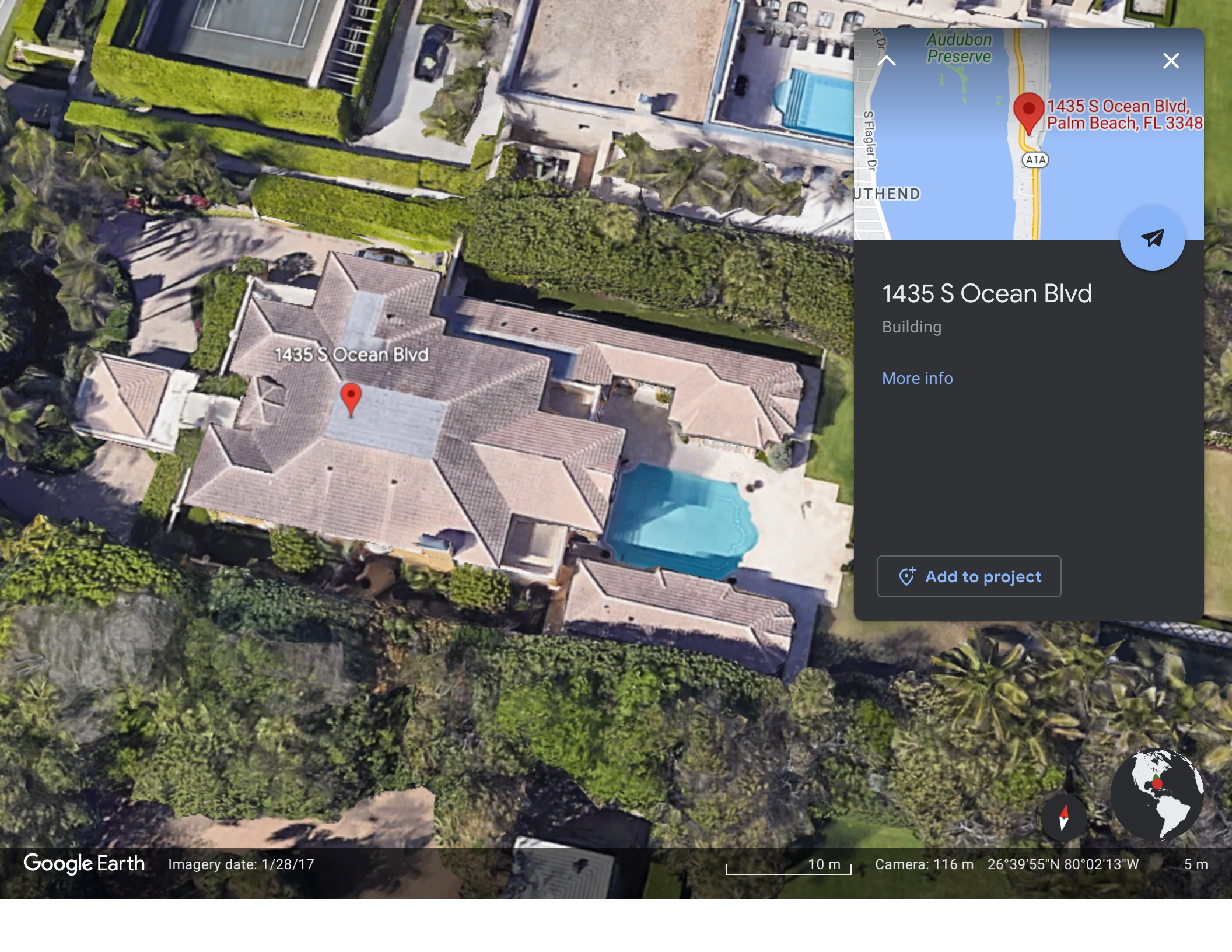
700 W. Hillsboro Blvd. Suite 4-100  
Deerfield Beach, FL 33441  
Office: (561) 367-3587 Fax: (561) 465-3145  
www.LandtecSurvey.com

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LICENSED BUSINESS No. 8007

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1435 S Ocean Blvd

Building

[More info](#)

[Add to project](#)

Google Earth

Imagery date: 1/28/17

10 m

Camera: 116 m 26°39'55"N 80°02'13"W

5 m



1435 S OCEAN BLVD. PALM BEACH

1435 S Ocean Blvd

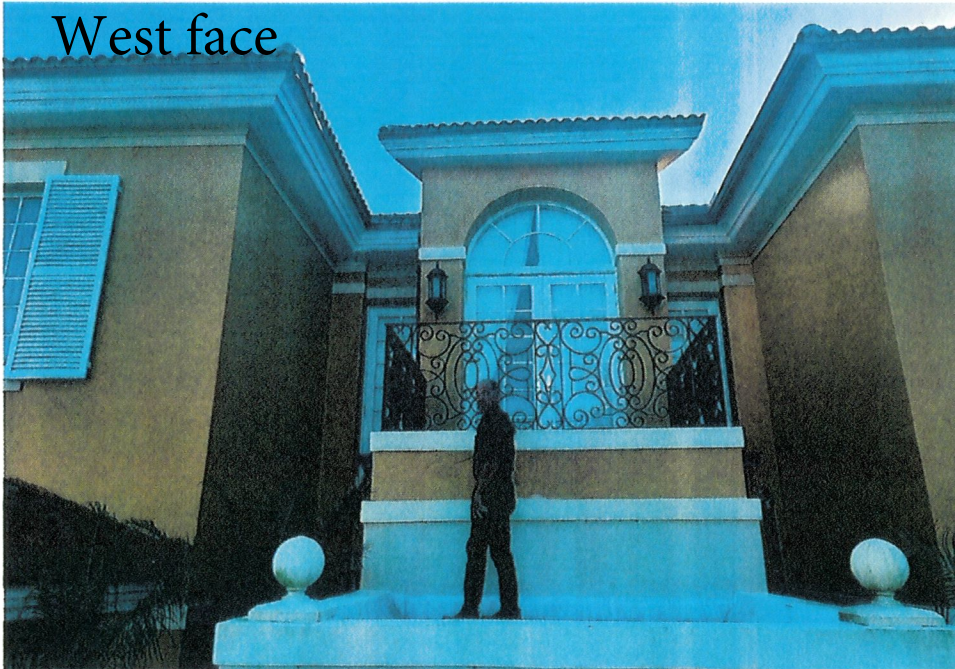
East face



East face



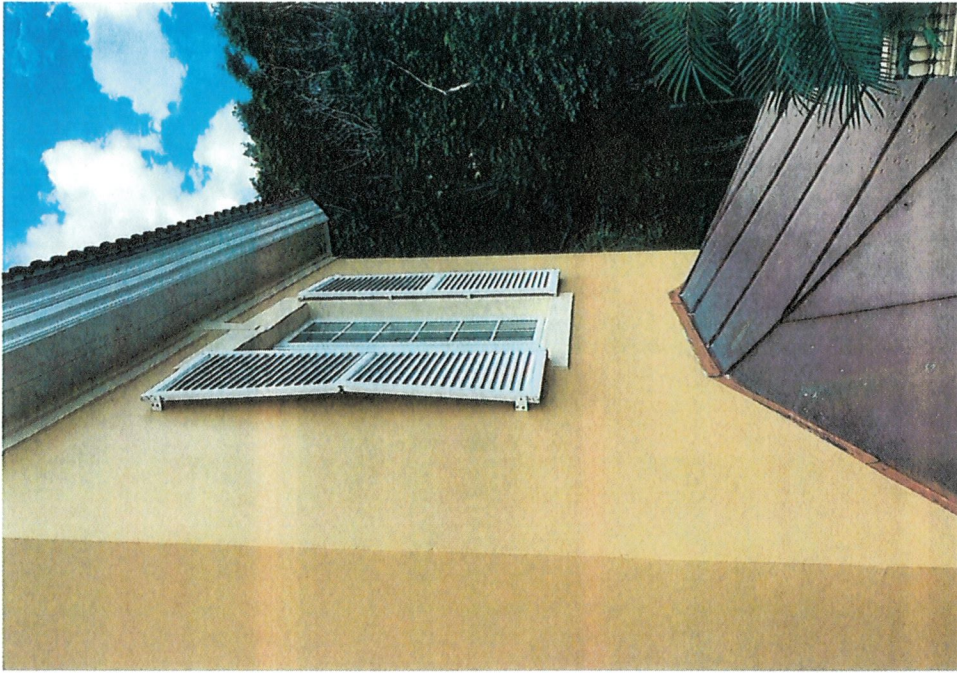
West face



East face



1435 S Ocean Blvd



1435 S Ocean Blvd -South face

Covered Private Entrance



South Face

EXISTING ROOF-CONCRETE HANSON REGAL  
TILE (DISCONTINUED)

NORTH SIDE



**EXISTING ROOF-CONCRETE HANSON  
REGAL TILE (DISCONTINUED)**

**SW FLAT ROOF**



**EXISTING ROOF-CONCRETE HANSON REGAL  
TILE (DISCONTINUED)**

**NE CORNER**



**EXISTING ROOF-CONCRETE HANSON  
REGAL TILE (DISCONTINUED)  
EAST CORNER**



**EXISTING ROOF-CONCRETE HANSON  
REGAL TILE (DISCONTINUED)**

**DETACHED BLDG - SE CORNER**



**EXISTING ROOF-CONCRETE HANSON  
REGAL TILE (DISCONTINUED)**

**PRIVATE ENTRANCE**



**EXISTING ROOF-CONCRETE HANSON REGAL  
TILE (DISCONTINUED)**

**DETACHED**





EXISTING ROOF-CONCRETE  
HANSON REGAL TILE (DISCONTINUED)

SMALL FLAT ROOF

**EXISTING ROOF-CONCRETE HANSON  
REGAL TILE (DISCONTINUED)**

**SOUTH SIDE**



# RUSTED EAVE CLOSURE



# RUSTED EAVE CLOSURE



**ROOF LEAK AREA**





**BROKEN TILE**



1482 S OCEAN BLVD. PALM BEACH



1482 S OCEAN BLVD. PALM BEACH

**NEIGHBORING PROPERTY**



1450 S OCEAN BLVD. PALM BEACH

**NEIGHBORING PROPERTY**

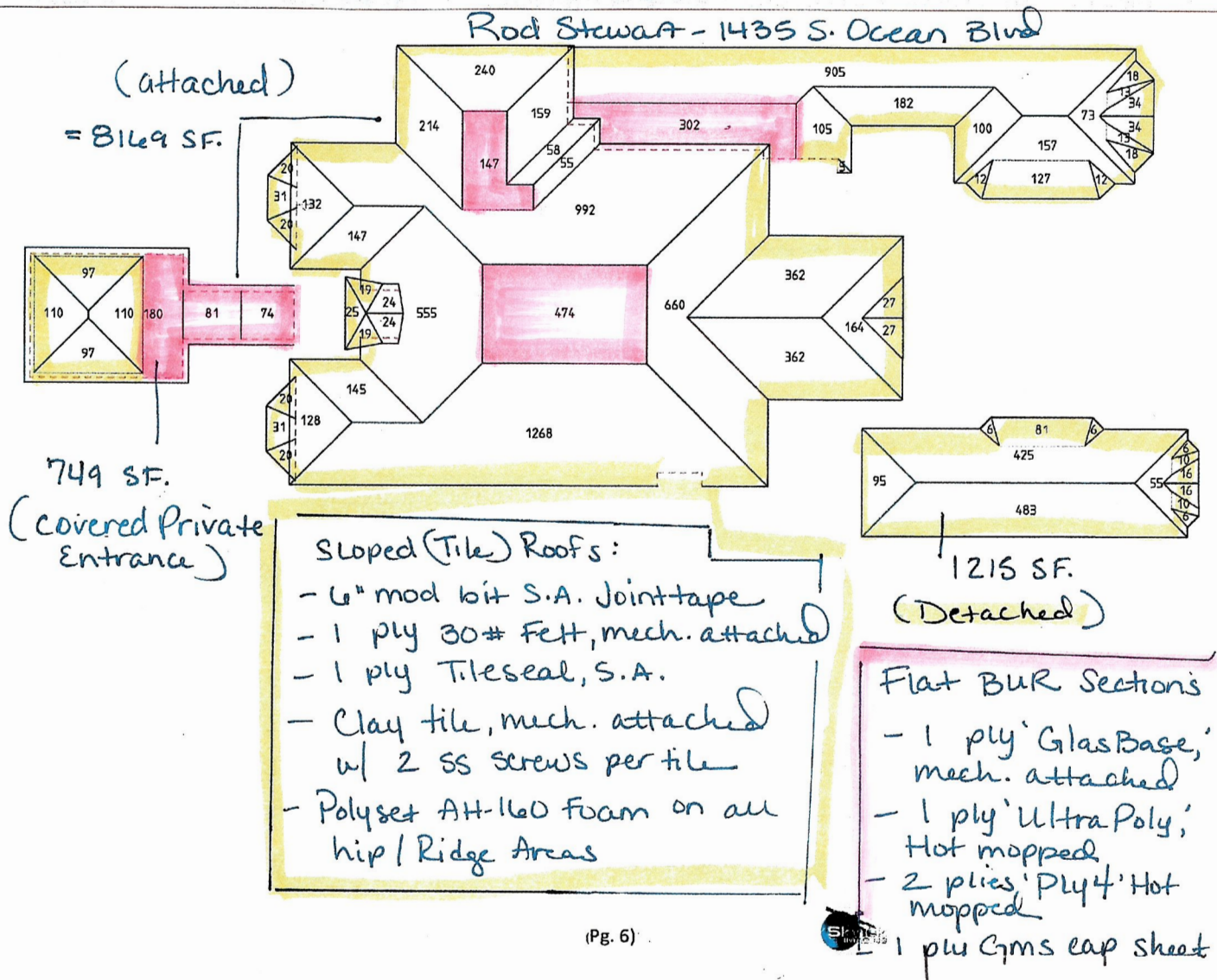


(STREET) S OCEAN BLVD. PALM BEACH



1450 S OCEAN BLVD. PALM BEACH

# ROOF DRAWING



CONSTRUCTION PARKING/LOAD PLAN  
ROD STEWART RESIDENCE – 1435 S OCEAN AVE, PALM BEACH

**One (1) 80,000 lb. truck for tile delivery (50' long), and one (1) 35,000 lb. lull required**  
**Truck will be parked on S Ocean blvd/A1A for appx.1 hour – 2 Flagmen to be provided by Pace Roofing**  
**Tile will be carried off of the truck and transferred through the property via moffet, loaded via lull**

