

February 23, 2011

Ms. Natacha Josiah
City of Coconut Creek Planning and Zoning
4800 West Copans Road
Coconut Creek, Fl. 33063

RE: JM Construction Management, Inc.
Permit #'s 11000262 – 11000263 – 11000264 – 11000265 – 11000266- 11000267 – 11000268
Also including all previous permits for Siding replacement by JM Construction Management, Inc.

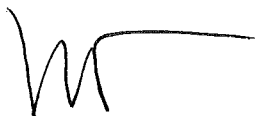
Dear Ms. Josiah:

Please be advised that the Board of Directors for Golden Rain Tree III Homeowners association have unanimously approved the replacement of the existing T – 111 with “Hardie Panel “ siding. Our residents have voiced their approval as well with this decision to not have the ongoing maintenance issues that surround the outdated t – 111 wood siding.

We understand that the painting of the new siding is to be consistent with the approved colors on the buildings now. The painter has matched the paint and is painting the buildings in the same approved colors that exist now.

Should you have any questions regarding this letter please do not hesitate to contact me on my cell phone. (954) 609 – 9002.

Sincerely,



Margaret (Peggy) Talerico
Treasurer
Golden Rain Tree III Homeowners Association, Inc.

witnessed on this 23rd day
of February 2011,
Megan Selden



January 19, 2011

City of Coconut Creek Building Department
4800 West Copans Road
Coconut Creek, Fl. 33063

Subject: Golden Raintree III - HardiePanel Siding Project
Contractor: JM Construction Management, Inc.
Permit: see attached

Dear Sirs,

This letter is pursuant your request for approval from an Architect or Professional Engineer regarding the use of HardiePanel at the aforementioned project. My name is Jennifer A. Coull and I am a Florida licensed professional engineer and also a licensed general contractor.

The Miami-Dade Notice of Acceptance for this product (07-0418.04) states that HardiePanel is to be installed over 5/8" sheathing supported with 2x4 studs on a spacing of 16" on center. This is typical for new construction or a renovation where the existing sheathing has been removed/replaced.

This complex was built in or around 1981 and was built under the South Florida Building Code. At that time, the code required storm sheathing and exterior cladding be achieved with 15/32" wood panels supported with 2x4 studs on a spacing of 24" on center.

The existing wood panels are 1/2" and in good condition and do not warrant replacement. The 2x4 studs supporting these panels are on a minimum 24" spacing. Based upon this observation and compliance with the building code that was in effect when the buildings were built, I find it permissible to install HardiePanel provided the following requirements are meet:

1. Remove and replace any deteriorated or damaged sheathing. Where the damaged areas of an entire face exceeds 25%, all sheathing on that face will be removed and replaced with 5/8" APA rated plywood.
2. Renail the existing sheathing with 8d galvanized ring shank nails at 6" on center and at 4" on center at all corner studs.
3. A water-resistive barrier shall be installed over the wall sheathing consisting of a minimum of one layer of No. 15 asphalt felt, complying with ASTM D 226 for Type 1 felt or other approved materials, and shall be attached to the sheathing, with flashing as described in Section 1405.3, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer. Horizontal joints in the paper or felt shall be lapped not less than 4 inches and vertical end joints not less than 6 inches. All horizontal joints in the HardiePanel must have z-flashing installed (see manufacturers installation instructions).

4. Install the HardiePanel with 6d x 2" long galvanized box nails at 6" on center around the perimeter and on intermediate studs.
5. Caulk all vertical joints and nail heads with an elastomeric joint sealant complying with ASTM C920 Grade NS or latex joint sealant complying with ASTM C834. All sealant to be applied in accordance with the manufacturers instructions or ASTM C1193.
6. Unprimed HardiePanel must be painted within 90 days of installation.

In my professional opinion, the installation the HardiePanel using these requirements should allow for the siding to perform in the manner it was intended without reducing or compromising the existing structural integrity of the building envelope. In addition, I can see no reason to financially burden the association by requiring removal/replacement of the existing sheathing. If you have any further questions, please feel free to contact me via email or on my cell at (561) 386-0789.

Very truly yours,

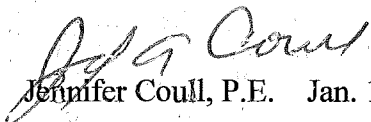


Jennifer Coull, P.E.

Florida Registered Engineer #56941
Certificate of Authorization #25907
Florida Certified General Contractor #CGC-1507322

Building addresses and associated permit numbers

<u>Addresses</u>	<u>Permit Numbers</u>
4620 - 4630 NW 30 Street, Coconut Creek, Fl.	Permit # 10002737
4602 - 4608 NW 30 Street, Coconut Creek, Fl.	Permit # 10002736
4670 - 4680 NW 30 Street, Coconut Creek, Fl.	Permit # TBD
4650 - 4660 NW 30 Street, Coconut Creek, Fl.	Permit # 10002739
4640 - 4646 NW 30 Street, Coconut Creek, Fl.	Permit # 10002738
4761 - 4769 NW 30 Street, Coconut Creek, Fl.	Permit # 10002637
4751 - 4757 NW 30 Street, Coconut Creek, Fl.	Permit # TBD
4731 - 4741 NW 30 Street, Coconut Creek, Fl.	Permit # TBD
4721 - 4727 NW 30 Street, Coconut Creek, Fl.	Permit # 10001591
4701 - 4711 NW 30 Street, Coconut Creek, Fl.	Permit # TBD
3061 - 3067 NW 48 Street, Coconut Creek, Fl.	Permit # TBD
3051 - 3057 NW 48 Street, Coconut Creek, Fl.	Permit # TBD
3041 - 3047 NW 48 Street, Coconut Creek, Fl.	Permit # TBD
3031 - 3039 NW 48 Street, Coconut Creek, Fl.	Permit # TBD
3021 - 3027 NW 48 Street, Coconut Creek, Fl.	Permit # 10002565
3001 - 3011 NW 48 Street, Coconut Creek, Fl.	Permit # 10000513


Jennifer Coull, P.E. Jan. 19, 2011

Florida Registered Engineer #56941
Certificate of Authorization #25907
Florida Certified General Contractor #CGC-1507322



BUILDING CODE COMPLIANCE OFFICE (BCCO)
 PRODUCT CONTROL DIVISION

MIAMI-DADE COUNTY, FLORIDA
 METRO-DADE FLAGLER BUILDING
 140 WEST FLAGLER STREET, SUITE 1603
 MIAMI, FLORIDA 33130-1563
 (305) 375-2901 FAX (305) 375-2908

NOTICE OF ACCEPTANCE (NOA)

James Hardie Building Product, Inc.
 10901 Elm Avenue
 Fontana, CA 92337

SCOPE: This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed by Miami-Dade County Product Control Division and accepted by the Board of Rules and Appeals (BORA) 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 Division (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. BORA reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Division that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the Florida Building Code including the High Velocity Hurricane Zone.

DESCRIPTION: Hardiplank, Cemplank, Hardipanel, Cempanel, Hardisoffit and Cemsoffit

APPROVAL DOCUMENT: Drawing No. HPNL-8X, HPLK-4X8 & HSOFFIT-8X, titled "Hardipanel & Cempanel; Hardiplank & Cemplank; Hardisoffit & Cemsoffit Installation Details", sheets 1 through 3 with no revisions, prepared, signed and sealed by Ronald Ogawa, P.E., dated 04/02/04, bearing the Miami-Dade County Product Control Renewal stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Division.

MISSILE IMPACT RATING: Large and Small Missile Impact

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 NOA # 02-0729.02 and, consists of this page, evidence page as well as approval document mentioned above.

The submitted documentation was reviewed by **Carlos M. Utrera, P.E.**



NOA No 07-0418.64
 Expiration Date: May 01, 2012
 Approval Date: May 31, 2007
 Page 1

James Hardie Building Products, Inc.

NOTICE OF ACCEPTANCE: EVIDENCE PAGE

A DRAWING (submitted under NOA No. 02-0729.02)

1. Drawing prepared by James Hardie Building Products, Inc. titled "Hardipanel & Cempanel; Hardiplank & Cemplank; Hardisoffit & Cemsoffit Installation Details", drawing No HPNL-8X, HPLK-4X8 & HSOFFIT-8X, dated 04/02/04, with no revisions, signed and sealed by R. L. Ogana, PE.

B TEST (submitted under NOA No. 02-0729.02)

	Laboratory Report	Test	Date	Signature
1.	ATI-16423-1	PA 202 & 203	03/18/96	A. N. Reeves PE.
2.	ATI 16423-2	PA 202 & 203	03/18/96	A. N. Reeves PE.
3.	ATI 16423-3	PA 202 & 203	03/18/96	A. N. Reeves PE.

C QUALITY ASSURANCE

1. Building Code Compliance Office.

D MATERIAL CERTIFICATION (submitted under NOA No. 02-0729.02)

1. Standard Compliance (ASTM C-1185) issued by ETL Testing Laboratories on 05/09/95 signed by D. K. Tucker, PE.
2. Evaluation Report NER-405 issued by National Evaluation Service, Inc. on 01/01/93, with no signature.

E STATEMENT (submitted under NOA No. 02-0729.02)

1. No change letter issued by James Hardie Building Products, Inc. issued on 02/16/99, signed and by J. L. Mulder.
2. Power of Attorney and Appointment of Domestic Representative, signed by P. Shafron on 04/17/02, Assignment and Memorandum of Assignment signed by T. P. Dolmans on 04/16/02 and Assignment for the trade marks of Cemplank, Cempanel and Cemsoffit to the Assistant Commissioner for Trademarks signed by V. Lester and P. Shafron on 04/18/02.

E OTHERS

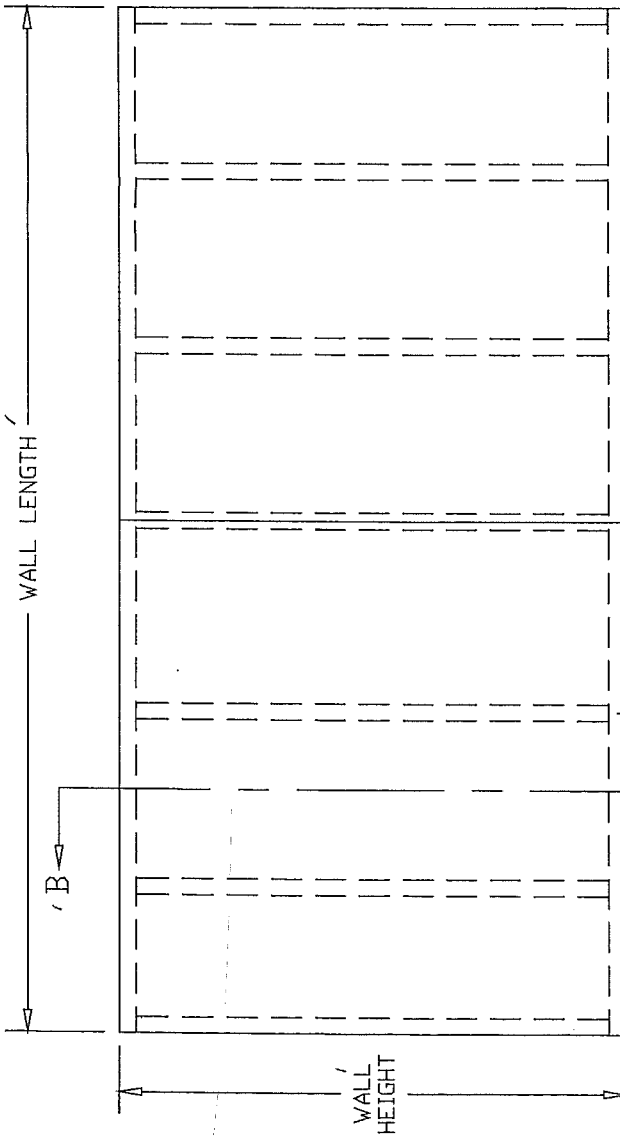
1. No change letter issued by James Hardie Building Products, Inc. issued on 04/02/07, signed and sealed by Chad Diercks, Technical Services Manger.
2. Engineer of record letter issued by Ronald Ogawa & Associates, Inc., dated April 3, 2007, signed and sealed by Ronald I. Ogawa, P.E.



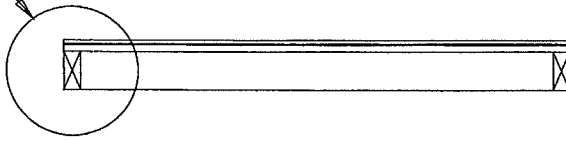
Carlos M. Utrera, P.E.
Product Control Examiner
NOA No 07-0413.04
Expiration Date: May 01, 2012
Approval Date: May 31, 2007

REVISION BLOCK

REV. / DATE



DETAIL A



DESCRIPTION

Hardipanel & Cempanel siding material is a non asbestos fiber cement product tested in accordance with ASTM C-1185 and meeting the requirements of the Florida Building Code.

PANEL DIMENSIONS

Width 48"
Length 8.9.10'
Thickness 5/16"

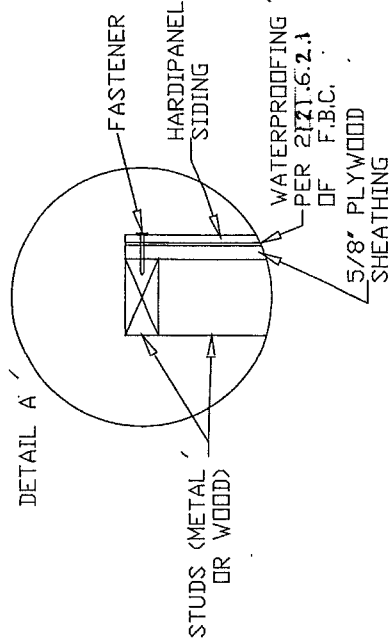
DESIGN PRESSURE RATING

Installation Design Pressure
Wood frame -76 PSF
Metal frame -104 PSF

NOTES

- 1) ALL INSTALLATION SHALL BE DONE IN CONFORMANCE WITH THIS NOTICE OF ACCEPTANCE, THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND THE APPLICABLE SECTIONS OF THE FLORIDA BUILDING CODE.
- 2) STUDS OF METAL OR WOOD WHERE HARDIPANEL & CEMPANEL WILL BE INSTALLED SHALL BE DESIGNED BY AN ENGINEER OR ARCHITECT PER THE F.B.C. AND THE REQUIREMENTS OF THIS N.O.A.

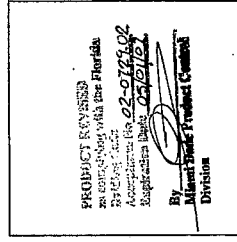
SECTION B-B



DETAIL A

STUDS 16' O.C.

HARDIPANEL & CEMPANEL SIDING INSTALLATION DETAILS
The panels are applied vertically, avoiding horizontal joints, over 5/8" (5 ply) APA rated plywood supported by a minimum of 2"x4" wood studs or 20 ga. x 3 5/8" x 1 3/8" steel studs spaced a maximum of 16' o.c. When installed on wood studs panels shall be fastened with 6d x 2" long galvanized box nails on steel studs it shall be fastened with #8 x 1 5/8" x 0.315" corrosion resistance H.D. ribbed bugle screws. The fasteners shall be placed @ 16' o.c. around the perimeter of the panel, and intermediate studs, driven through the plywood sheathing into the studs. At joints shall be over studs. Nails and screws shall have a minimum edge distance of 3/8" and a minimum clearance of 2" from the corners.
5/8" PLYWOOD SHEATHING SHALL BE ATTACHED TO THE STUDS IN ACCORDANCE TO FLORIDA BUILDING CODE, WITH ANOTHER SET OF NAILS OR SCREWS AS UNDERLINED ABOVE.



PROJECT RESERVED
As reviewed with the Florida Building Code, 01-0418.04
Exempting By: [Signature]
By: [Signature]
Michael Frank Product Control
Division



10901 ELM AVENUE
FONTANA, CA 92337
909-356-6300
FAX: 909-427-0634

This drawing and the copyright therein are the property of the above company and may not be copied or reproduced in any material form whatsoever.

DATE: 04/02/2004
Dwg No.: HPNL-8X
Sheet No.: 1/3
SCALE: NTS

TITLE: HARDIPANEL® & CEMPANEL®

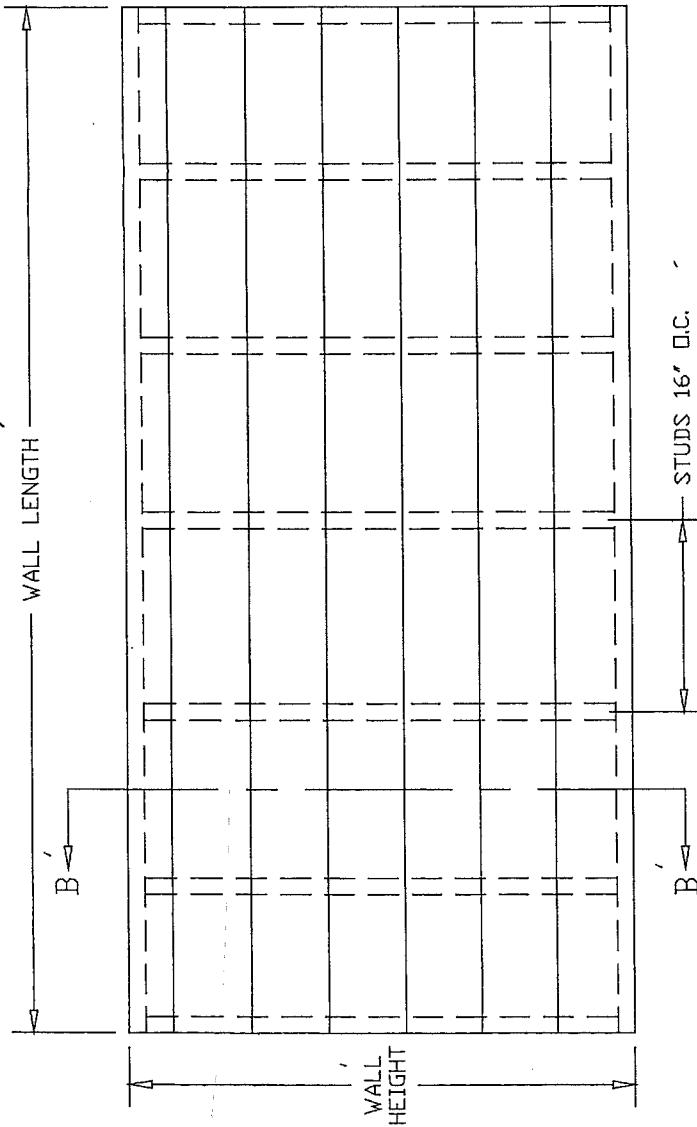
INSTALLATION DETAILS

APPROVING ENG: [Signature] ENG DISCIPLINE: [Signature]

DRAWN BY: C. DIERCKS
ENG NO.:

REVISION BLOCK

REV. # / DATE



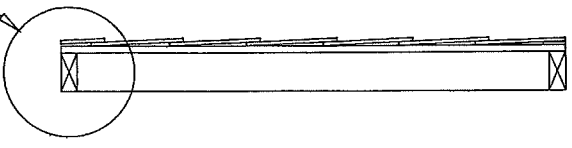
DETAIL A

DESCRIPTION
Hardiplank & Cemiplank siding material is a non asbestos fiber cement product tested in accordance with ASTM C-1185 and meeting the requirements of the Florida Building Code.

PLANK DIMENSIONS
Length 12' & 14'
Width 5/16"

DESIGN PRESSURE RATING
Installation Design Pressure
Wood frame -92 PSF
Metal frame -92 PSF

NOTES
1) ALL INSTALLATION SHALL BE DONE IN CONFORMANCE WITH THIS NOTICE OF ACCEPTANCE, THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS, AND THE APPLICABLE SECTIONS OF THE FLORIDA BUILDING CODE.
2) STUDS OF METAL OR WOOD WHERE HARDIPLANK & CEMIPLANK WILL BE INSTALLED SHALL BE DESIGNED BY AN ENGINEER OR ARCHITECT PER THE F.B.C. AND THE REQUIREMENTS OF THIS NDA.



SECTION B-B

5/8" PLYWOOD
SHEATHING
WATERPROOFING
PER 2121.6.2.1
OF F.B.C.

NAIL OR
SCREW
HARDIPLANK
& CEMIPLANK
SIDING

DETAIL A

STUDS (METAL OR WOOD)

HARDIPLANK & CEMIPLANK SIDING INSTALLATION DETAILS
The planks are applied horizontally commencing from the bottom course of a wall with 1 1/4" wide laps at top of the plank. The optional PVC cover molding 1 5/8" wide is applied to the bottom plate under the bottom plank course. The vertical joints must be over framing members. Optional PVC butt joints inserts are used for on-stud jointing. The planks are to be installed over 5/8" (5 ply) APA rated plywood supported by a minimum of 2"x4" wood studs or 20 ga. x 3/8" steel studs spaced a maximum of 16" o.c. The siding shall be fastened through over lapping planks with 8d x 2 1/2" long galvanized box nails over wood studs on with 3/4" x 2 1/4" long x 0.315" corrosion resistance H.B. ribbed bugle screws over steel studs. The fasteners shall be placed in the over-lapping area 58" o.c. vertically and 16" o.c. horizontally into the studs through the 5/8" plywood sheathing. A distance of 3/4" from the edges shall always be observed.

5/8" PLYWOOD SHEATHING SHALL BE ATTACHED TO THE STUDS IN ACCORDANCE TO FLORIDA BUILDING CODE WITH ANOTHER SET OF NAILS OR SCREWS AS UNDERLINED ABOVE.

PRODUCT REVIEWED
as complying with the Florida Building Code
Approval No. 02-0418.04
Expiration Date 05/31/2012
By: [Signature]
Minimal Data Product Control Division

JAMES HARDIE BUILDING PRODUCTS - USA
RESEARCH & DEVELOPMENT CENTER

This drawing and the copyright therein are the property of the above company and according to the drawing rules shall be reproduced in any material form whatsoever.

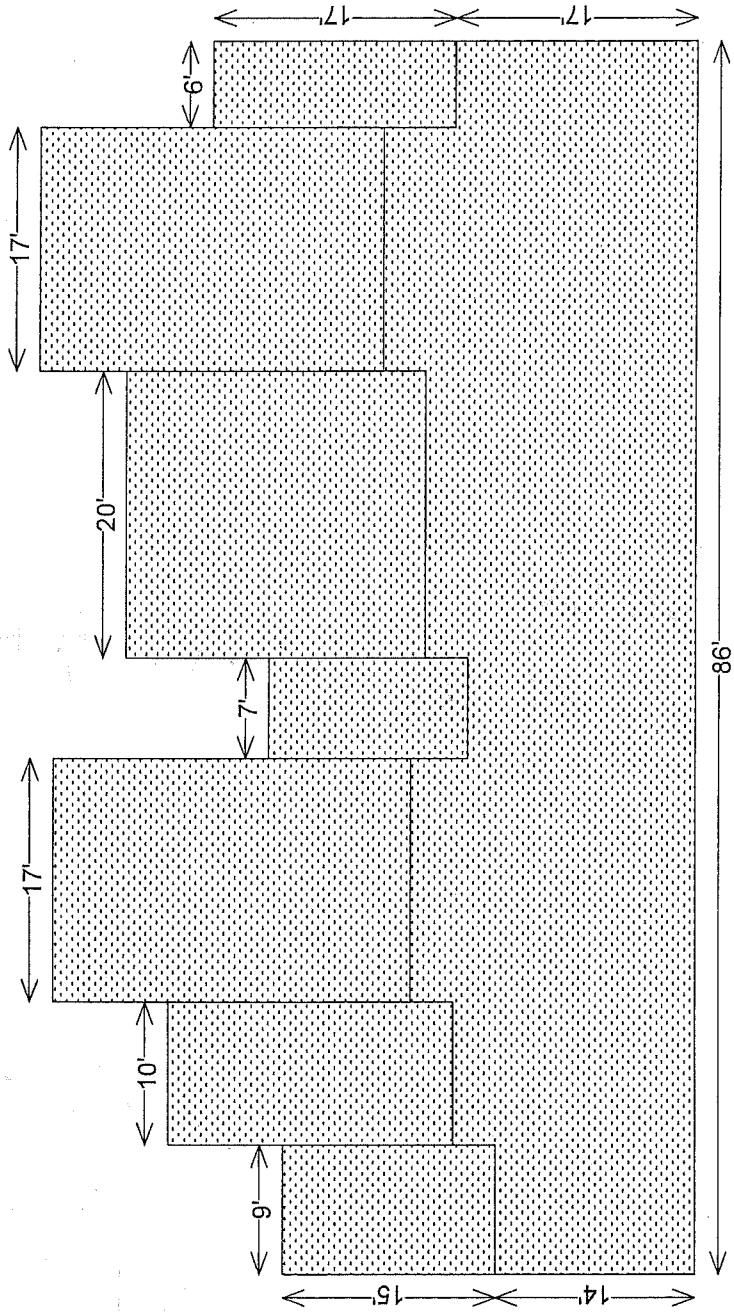
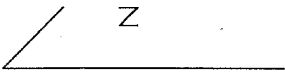
TITLE: HARDIPLANK® & CEMIPLANK® INSTALLATION DETAILS
APPROVING ENG. [Signature] [Discipline]

PRODUCT REVIEWED
as complying with the Florida Building Code
Approval No. 02-0129.02
Expiration Date 05/31/2012
By: [Signature]
Minimal Data Product Control Division

10901 ELM AVENUE
FONTANA, CA 92337
909-356-6300
FAX: 909-427-0634

DATE: 04/02/2004
DRW NO: HPLK-4XB
SHEET NO: 2/3

SCALE: NTS
DRAWN BY: C DIERCKS
ENG. NO.:



Indicates Hardie Panel