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Permits and Inspections: Actions

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RV-19-11-4796

Applied	Approved	Issued	Final	Expires
11/21/2019			05/19/2020	

Type **REVISION TO PERMIT**

Status **pending**

Permit Description

Permit Address **1109 ALMERIA AVE CORAL GABLES FL 33134-5503**

***HISTORIC* REVISION- ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL PAGES**

Applicant **SANDRA L MORALES LOURIDO** Owner **Y**

Owner **SANDRA L MORALES LOURIDO**

Viewing

Actions

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Group	Action	Approver	Start Date	Comp'd Date	Comp'd Code	Comment
PLAN REVIEW	prboa - BOARD OF ARCHITECTS PLAN REVIEW	jray		11/21/2019	APPROVED	
PLAN REVIEW	prboa - BOARD OF ARCHITECTS PLAN REVIEW	jray		12/12/2019	APPROVED	
PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez		11/21/2019	APPROVED	
PLAN REVIEW	prelec - ELECTRICAL PLAN REVIEW	gmoreno		11/21/2019	APPROVED	
PLAN REVIEW	prhist - HISTORICAL PLAN REVIEW		01/02/2020			
PLAN REVIEW	prmech - MECHANICAL PLAN REVIEW	mreboiro		11/22/2019	WAIVED	
PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	rperez2		11/22/2019	APPROVED	
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW					
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	11/22/2019	12/05/2019	REJECTED	Garage Building: 1. Sections 1 and 2/S-401: Top of parapet is 6'-11" above floor slab. Same for top of beam over garage door (RB-1) on S-600. After subtracting the height of the parapet and depth of roof joists - available headroom for people below will be just under 5ft. Please review all. 2. S-103: Show all ledgers on Roof Plan. 3. S-103: Show required slope for garage slab. 4. S-103: Show required vents in walls. 5. Section 1/S-401 does not show detail of garage

slab at door - please revise. 6. Show detailing of vertical wall reinforcement within Sections 1 and 2/S-401. 7. Sections 1 and 2/S-401: Specify elevation of top of roof framing. 8. Section 2/S-401: Where is 2x8 ledger on gridline '1' installed ? 9. Sections 1 and 2/S-401: Shown ledger anchors are inadequate to support imposed loads. Indicate and dimension their locations within the depth of the ledgers. Review edge distance restrictions for concrete and wood. 10. S-103: Dimension distance between top of footing and floor slab (walls are not braced by slab). This plus height of roof should have been used as unbraced height for calculations of wall strength. 11. Provide Structural Notes with Code references, design assumptions and material specifications. 12. Provide typical details for columns, beams, etc. 13. Etc. Residential Building: 1. S-101: Specified spacing of wall reinforcement (36" c/c) does not match spacing of cells within a masonry wall. 2. Etc. Review terminated. Drawings appear incomplete and erroneous Please review ALL information prior to resubmittal. A Peer Review by a Structural Engineer may be required following an incomplete resubmittal.

PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	12/26/2019	01/02/2020	REJECTED
PLAN REVIEW	przoning - ZONING PLAN REVIEW	etejera		11/26/2019	DEFERRED

1. PARCEL WAS PREVIOUSLY APPROVED AS A COTTAGE. NEED TO

HAVE HISTORICAL APPROVE PLANS FOR REBUILT NON-CONFORMING GARAGE AT FIVE (5) FEET FROM THE REAR AND TWO FEET SIX INCH (2'-6") FROM THE SIDE. 2. PLANS INDICATE THAT GARAGE WILL HAVE A PARAPET, BUT DO NOT SHOW HEIGHT OF PARAPET. NEED TO SHOW HEIGHT OF PARAPET (SEE SECTION 5-1602 & 5-1603).

PLAN REVIEW	przoning - ZONING PLAN REVIEW	etejera	12/23/2019	APPROVED
PLAN PROCESSING	ppappl - APPLICATION/LICENSE/OWNERSHIP VERIFICATION			
PLAN PROCESSING	calc fees - CALCULATE FEES			
CASHIER	collect - COLLECT FEES			

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