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Permits and Inspections: Actions

BL-14-11-4165

Applied	Approved	Issued
11/14/2014	08/07/2017	08/07/2017

Type **RESIDENTIAL ADDITION**

Status **stop work**

Permit Description

Permit Address **1252 OBISPO AVE CORAL GABLES FL 33134-3510**

ON HOLD* NEW PLANS MUST BE SUBMITTED *** CONSULTANT - JEM *** HISTORICAL*** INCLUSIVE *** (2) LEVEL RESIDENCE *** SIMPLIFIED *** COV TERR, BALCONY, TRELIS, PAVER DRIVEWAY \$500,000****

Applicant **RAMESH C AIRAN &W ARUNA R Owner N**

Owner **RAMESH C AIRAN &W ARUNA R**

Viewing <-- Select the information you would like to view.

Group	Action	Approver	Start Date	Comp'd Date	Comp'd Code	Comment
BOA PLAN REVIEW	pradmin - ADMINISTRATIVE BOARD OF ARCHITECTS PLAN REVIEW	cmindreau		01/09/2015	APPROVED	
BOA PLAN REVIEW	pradmin - ADMINISTRATIVE BOARD OF ARCHITECTS PLAN REVIEW	cmindreau		11/16/2016	APPROVED	
BOA PLAN REVIEW	pradmin - ADMINISTRATIVE BOARD OF ARCHITECTS PLAN REVIEW	cmindreau		02/08/2017	APPROVED	
BOA PLAN REVIEW	prboa - BOARD OF ARCHITECTS PLAN REVIEW	jray		11/13/2014	APPROVED	
BOA PLAN REVIEW	prboa - BOARD OF ARCHITECTS PLAN REVIEW	dgarcia		12/11/2014	APPROVED	
BOA PLAN REVIEW	prboa - BOARD OF ARCHITECTS PLAN REVIEW	jray		02/05/2015	APPROVED	
BUILDING PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez	01/14/2015	01/14/2015	REJECTED	CLARIFY DRAINAGE ON FLAT ROOF.
BUILDING PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez	02/23/2015	02/23/2015	REJECTED	SEE PREVIOUS COMMENT.
BUILDING PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez	09/11/2015	09/11/2015	REJECTED	CLARIFY ROOF DRAINAGE. SEE ME 7:30 TO 9:30 AM MWF.
BUILDING PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez	09/18/2015	09/18/2015	REJECTED	SEE PREVIOUS COMMENT.
BUILDING PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez		04/26/2017	REJECTED	ARCHITECT TO SEE ME 7:30 TO 9:30 AM MWF.
BUILDING PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez	05/04/2017	05/05/2017	REJECTED	ARCHITECT TO SEE ME 7:30 TO 9:30 AM MWF REGARDING DRAINAGE OF ROOF AND C
BUILDING PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez		05/08/2017	APPROVED	
ELECTRICAL PLAN REVIEW	prelec - ELECTRICAL PLAN REVIEW	areyes	11/18/2014	11/19/2014	APPROVED	
ELECTRICAL PLAN REVIEW	prelec - ELECTRICAL PLAN REVIEW	areyes	03/16/2017	03/16/2017	APPROVED	
HISTORICAL PLAN REVIEW	prhist - HISTORICAL PLAN REVIEW	kkautz	10/06/2015	10/21/2015	APPROVED	COA (SP) 2014-018
HISTORICAL PLAN REVIEW	prhist - HISTORICAL PLAN REVIEW	eguin	06/01/2017	06/05/2017	APPROVED	COA (SP) 2014-018
MECHANICAL PLAN REVIEW	prmech - MECHANICAL PLAN REVIEW	gruggiano	12/17/2014	12/18/2014	APPROVED	
MECHANICAL PLAN REVIEW	prmech - MECHANICAL PLAN REVIEW	gruggiano	03/16/2017	03/16/2017	APPROVED	
PLUMBING PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	gurgelles	12/18/2014	12/22/2014	REJECTED	1.NEED DEPARTMENT OF HEALTH APPROVAL 2.NEED WASA WATER ALLOCATION LETTE
PLUMBING PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	gurgelles	01/23/2015	01/26/2015	REJECTED	SAME COMMENTS AS DATED 12/22/14
PLUMBING PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	gurgelles	02/10/2015	02/10/2015	REJECTED	SAME COMMENTS AS DATED 12/22/14
PLUMBING PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	rperez2	09/11/2015	09/17/2015	APPROVED	
PLUMBING PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	rperez2	03/16/2017	03/17/2017	APPROVED	
PUBLIC WORKS PLAN REVIEW	prpworks - PUBLIC WORKS PLAN REVIEW	lhickman	11/14/2014	11/17/2014	REJECTED	1- INDICATE ON PLANS "EXISTING ASPHALT APPROACHES TO REMAIN". 2- ALL RAINW. PRIVATE PROPERTY. 3- PROVIDE A CONCRETE PERIMETER 8" BY 8" AND ONE #5 CONTI PAVERS' AREAS
PUBLIC WORKS PLAN REVIEW	prpworks - PUBLIC WORKS PLAN REVIEW	emunoz	12/22/2014	12/23/2014	REJECTED	1- INDICATE ON PLANS "EXISTING ASPHALT APPROACHES TO REMAIN". 2- ALL RAINW. PRIVATE PROPERTY. 3- PROVIDE A CONCRETE PERIMETER 8" BY 8" AND ONE #5 CONTI PAVERS' AREAS
PUBLIC WORKS PLAN REVIEW	prpworks - PUBLIC WORKS PLAN REVIEW	emunoz	01/12/2015	01/13/2015	REJECTED	1- INDICATE ON PLANS "EXISTING ASPHALT APPROACHES TO REMAIN". 2- ALL RAINW. PRIVATE PROPERTY. 3- PROVIDE A CONCRETE PERIMETER 8" BY 8" AND ONE #5 CONTI PAVERS' AREAS
PUBLIC WORKS PLAN REVIEW	prpworks - PUBLIC WORKS PLAN REVIEW	emunoz	02/06/2015	02/09/2015	REJECTED	DRIVEWAY AND APPROACH MUST BE SYMETRICAL
PUBLIC WORKS PLAN REVIEW	prpworks - PUBLIC WORKS PLAN REVIEW	lhickman	09/18/2015	09/18/2015	REJECTED	LOOSE GRAVEL NOT ALLOWED UNLESS LOCATED MORE THAT FIVE FEET FROM PROPER PRIVATE PROPERTY
PUBLIC WORKS PLAN REVIEW	prpworks - PUBLIC WORKS PLAN REVIEW	emunoz	12/03/2015	12/07/2015	APPROVED	
STRUCTURAL PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	bgarcia	01/26/2015	01/26/2015	CANCELLED	
STRUCTURAL PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	02/18/2015	02/23/2015	REJECTED	
STRUCTURAL PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	09/21/2015	10/06/2015	REJECTED	1. The Project appears to fall under Level 3 Alteration (Substantial structural alteration Please provide complete information, within the drawings, on all new and existing struct

STRUCTURAL PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	12/09/2015	01/15/2016	REJECTED	gravity/uplift and lateral force resisting elements. 2. Review terminated.
STRUCTURAL PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	12/09/2015	01/15/2016	REJECTED	Outside Consultant Review: General Comments 1. Structural review was not considered incomplete structural calculations and lack of existing condition consideration in the plan additional comments will/can arise when these are adequately addressed. The structural existing slab on grade, but the existing building has an elevated framed floor (pier and I not address the effect of the new framing OR the new 2nd floor on the existing foundation provide no calculations for any existing elements. We will perform a full review when they adequately address the actual conditions of the building. 2. Drawings shall clearly indicate per FBC- Existing. Please provide all necessary calculations to comply with the requirement copy of the drawings for the existing building. 4. Clearly show in the demolition plans the structural items, including any existing foundations that may be affected by the new structural calculations of new concrete footings and stem walls. 6. Provide calculations for the existing including checks for new loads. 7. Drawings indicate an existing slab on grade, however drawings and clearly show how the floor framing is affected by the modifications. 8. Provide base and cap plates 9. Provide calculations for the check of the existing MWFRS of the building the connections of the transfer of MWRS roof diaphragm loads to CMU walls 11. Provide Provide calculations for concrete columns 13. Provide calculations for second floor and roof 2A, S2-B, and S-3 including long-term deflection checks 14. Provide calculations for the masonry wall connection 15. Provide calculations for the metal deck roof 16. Provide tal and cladding pressures for roof 17. Architectural set is missing sheet A402 which is refer Structural Drawings Review: 18. Sheet S-1: Indicate that this plan is a "Key Plan". Show plans on S-1A and S-1B 19. Sheet S-1A: a. Several columns are not labeled. Please provide walls and new walls and their respective reinforcing c. Foundation Note 10: Provide a m d. See comment number 5 e. Cut section along the east edge of the building and indicate building and new walls are connected and show the existing framing of the first floor wall Include foundation notes b. Indicate size and length of reinforcement at corners of new calculations and reinforcement detail of masonry column MC1 21. Sheet S-2: Indicate the match lines that refer to partial plans on S-2A and S-2B 22. Sheet S-2A & S-2B: a. Show indicate how floor elements are framed b. Provide calculations and details of supports o north-south direction c. Provide design of roof beams RB-6 to RB-22 d. Indicate on plan columns type 5 parallel to south side of stairs e. Provide loading diagram of the special and direction of load, or show load reaction on section 1/S-6 f. On roof plan at elevation beam does not match what is shown on section 1/S-6, where concrete beams are show elevation +15'-10", provide dimensions of locations of steel columns h. Roof note 9: Prc for wood truss engineer. Also clarify the strut load requirement? 23. Sheet S-3 a. Indica Clarify detail that shows connection between wood trellis beams and concrete beam c. F 4x12 wood beams supporting trellis 24. Sheet S-4 a. Show shear reinforcement on typical detail for steel column supported by concrete footing c. Beam schedule: Beams I meet minimum steel reinforcement as per ACI 318-08 Section 10.5. Please clarify d. Tie be a size #3 bar as a minimum as per ACI 318-08 Section 7.10. Currently shows #2 bar shall have minimum longitudinal and transverse reinforcement as per ACI 318-08 Section Footings F-4.5A, F-4.5B, F-5.5 and F-6A shall have minimum longitudinal and transverse Section 7.12.2.1. Please clarify 25. Sheet S-5: Structural Design Criteria, note 2: a. Please load not live load as noted. b. Include truss bottom chord load of 10 psf as per table 4- load per FBC 1615.6.1 26. Sheet S-6: Provide calculations of connection between metal column on section 1/S-6 27. Sheet S-7: a. Section 1: How is stair supported (please see AS per plan, slab at elevation +12'-0" is a concrete slab. No steel joists are shown beneath Section 2: Provide calculations of concrete slab and beam that supports CMU wall between " d. Section 3: Provide calculations of connection of wood trusses to existing CMU wall with engineer. e. Section 3: Plywood soffit 7" thick - provide calculations for plywood f. Section connections 28. Sheet S-8: a. Section 8: Indicate if stair steps are steel or concrete and stair if applicable End of comments, 1st Structural Review To ensure an efficient review Cloud and date all revisions. 2) Address all comments completely before resubmitting d responses in the same numerical order as this critique. 4) Request a clarification if any. If you disagree, explain why. 5) Provide a complete response to all comments, signed a This is your opportunity to clearly communicate your intentions, and avoid possible mis comply with these requirements will result in additional delays and disapprovals.
STRUCTURAL PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	12/16/2016	01/09/2017	REJECTED	Review by Consultant NOTE: Per Structural response sheet and review of arch/structure new review due to the redesign and change of scope. 1. Please void all superseded sheets included in structural set. Please provide 3. Provide copy of the drawings for the existing indicate that this is a Level 3 alteration per FBC- Existing. Please provide all necessary c requirements of the FBC-Existing. 5. Per Florida Administrative Code (FAC), Please provide calculation book in lieu of signing and sealing each page. 6. Existing conditions must be mention of existing footings, connections between new and existing, existing footing ca clearly show any existing items that are to remain or are being altered, footings that are footings that are to remain, etc. Callout BW-1 is being used for both existing and new w provided for existing footings and existing block walls. Please show the direction of the show the support locations for these. Include calculations for the wood joists and their c sections and details to clearly show how the new elements and the existing elements ar not found on architectural drawings - please provide elevation and riser information in s architectural information. (A-601 does not appear to be up to date) 8. Provide calculation roof connections, steel columns. 9. S-1A/1B: Coordinate slab and floor elevations with e Demolition drawings call out for wall to be demolished to the top of footing (for example drawings show a new footing - please coordinate demolition drawings and structural dra appear to be openings that are being made larger that are not noted at all in demolition portions of block walls that are not indicated in the demolition drawings, etc. Review all 2A/2B - how is the NW corner of the roof supported? 12. S-2A/2B - Provide calculations level. 13. S-2A/2B - Unclear what type of steel trusses specified, but please note light g Gables Zoning Code - please clarify if it is rolled steel or something different. Please shc manufacturer. Please provide all relevant truss design information for truss delegated er the trusses to the structure are the responsibility of the EOR. 14. S-2A/2B - Review sup the W10X49 beam - check load path to foundation and provide calculations for checking footing. 15. Please clarify the intent of the "roof garden" and clarify finishes/loads. (Will the floor finish on the roof - please provide detailed SDL break-down. 16. S-5A - Detail threaded rods and the plate is not typical. Welding of threaded rods is not specifically ar recommended. The type of rod has to be specified to be weldable (look in AISC Design connection shall include any eccentricity of the connection. 17. S-7 - Review size of new not appear to be deep enough for all necessary connections. 18. Calculations: the heigh calculations does not appear to be correct, the height shall be from the top of the footin slab does not provide bracing. 19. Review steel joist selection - per the Vulcraft tables t (exceeding allowed deflections per FBC) **THERE ARE STILL MANY INCONSISTENCIES STRUCTURAL DRAWINGS, SEVERAL ITEMS RELATED TO THE TWO PREVIOUS REVIEWS ADDRESSED, MISSING CALCULATIONS, MISSING DETAILS, ETC. WE RECOMMEND THIS REVIEW BY AN ENGINEER THAT HAS TO BE APPROVED BY THIS DEPARTMENT PRIOR TO REVIEW. A MEETING WITH THE OWNER AND PROPOSED PEER REVIEWER WILL BE REQ DRR/City of Coral Gables: Please provide a Peer Review of the drawings and calculation: Review Engineer to contact the Building Department for clarification of scope of services ***
STRUCTURAL PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	carguinzon	02/28/2017	03/11/2017	REJECTED	CONSULTANT REVIEW - JEM - D. PERAZZO P.E. NOTE: This numbering system will conti plans. 1. 2nd Review: Satisfied. 2. 2nd Review: Satisfied. 3. 2nd Review: Satisfied. 4. 2 Review: Satisfied. 6. Existing conditions must be clearly indicated - there is no mention between new and existing, existing footing calculations, etc. Drawings shall clearly show remain or are being altered, footings that are to be removed and replaced, footings that being used for both existing and new walls. Calculations are to be provided for existing Please show the direction of the wood joists, size, spacing etc. and show the support loc calculations for the wood joists and their connections. Provide sufficient sections and de elements and the existing elements are connected, etc. 2nd Review: EBW-2 SHOWS #5 CALCULATED REINFORCEMENT FOR EXTERIOR WALL - ALSO SEE COMMENT #13B REG/ ATTACHMENT OF THE CANTILEVERED TRUSSES. PLEASE PROVIDE CALCULATIONS FOR WALL WHICH ARE SUBJECT TO NEW LOADS. 7. 2nd Review: Satisfied. 8. 2nd Review: S 10. 2nd Review: Satisfied. 11. S-2A/2B - how is the NW corner of the roof supported? 2

CALCULATIONS FOR THE CONNECTION ON A & B ON S-11 AND FOLLOW THE PATH OF 1 ELEMENTS. ALSO SEE COMMENT #13 REGARDING THE CANTILEVERED TRUSSES AT/A 2A/2B - Provide calculations for existing beams at the roof level. . 2nd Review: PLEASE GARAGE DOOR - THIS BEAM SUPPORTS NEW CANTILEVERED TRUSSES AND NEW BLOC BE ABLE TO SPAN HORIZONTALLY FOR THE TRIBUTARY LATERAL LOAD PLUS RESIST LC - Unclear what type of steel trusses specified, but please note light gauge metal is not a Code - please clarify if it is rolled steel or something different. Please show all reactions provide all relevant truss design information for truss delegated engineer per FAC. All structure are the responsibility of the EOR. 2nd Review: THERE ARE SEVERAL ISSUE W/ CANTILEVERED STEEL TRUSSES: - I) THE WALLS ARE NOT BEING DESIGNED FOR THE CANTILEVER (BOTH EXISTING NORTH WALL AND NEW EAST GARAGE WALL) II) THERE REINFORCEMENT BETWEEN THE EXISTING WALL AND THE ADDED PORTION (AS SHOW TOP TO BE ABLE TO RESIST THE MOMENT AND III) P.9 OF THE CALCULATIONS IS INCC CAPACITY FOR EMBEDMENT INTO CONCRETE INSTEAD OF GROUTED CMU (MANUFACTUR SPACING AND EDGE DISTANCE REQUIREMENTS FOR CMU). 14. 2nd Review: Satisfied. "roof garden" and clarify finishes/loads. (Will there be planters?) Also what is the floor f detailed SDL break-down. 2nd Review: PLEASE REVIEW/REVISE SHADED AREA - PER A AREA OF THE ROOF IS A TERRACE. 16. 2nd Review: Satisfied. 17. 2nd Review: Satisfie 2nd Review: Satisfied. 2nd Review Comments: 20. PLEASE REVIEW THE ELEVATIONS S THE SECTION, SOME AREAS ARE CALLED TO BE 14'-3" AND SOME 12'-3" BUT SECTION TO BE FLUSH (FOR EXAMPLE 2/S-8, 2/S-7 21. S-2A - ARCHITECT SHOWS A PARAPET A WALKWAY SOUTH OF THE PANTRY, PLEASE COORDINATE AS THIS AFFECTS THE ROOF ADD THE CONCRETE OVER METAL DECK INFORMATION ON THE PLAN OR NOTES 23. SA REQUIREMENTS - THE SECTIONS THAT SHOW (LIKE 1/S-8) IT DO NOT SHOW A 'J' BOL TO FIND A TYPICAL DETAIL THROUGH IT 24. PLEASE FORMALLY SUBMIT A-202, A-203, BEFORE FINAL APPROVAL End of J.E.M. comments, 2nd Structural Re-Review: To ensur be sure to: 1) Cloud and date all revisions. 2) Address all comments completely before your responses in the same numerical order as this critique. 4) Request a clarification if understood. If you disagree, explain why. 5) Provide a complete response to all commet letterhead. This is your opportunity to clearly communicate your intentions, and avoid p Failure to comply with these requirements will result in additional delays and disapprov APPROVED - CONSULTANT - JEM - DESIREE PERAZZO P.E.

1. UNITY OF TITLE COVENANT APPLICATION COMPLETED.
 ZONING COMMENT #1 1. PAGE A101, PROVIDE A BIRDS EYE VIEW OF THE COMPLETE BUILDING ON THE PROPOSED SITE PLAN AND PROVIDE THE INTERIOR LAYOUTS FOR 1 PROVIDE THE PERMIT NUMBER FOR THE CONVERSION OF THE DETACH GARAGE TO A I A101, THE EXISTING CARPORT SHALL HAVE A DRIVEWAY FOR INGRESS AND EGRESS F THAT THE FRONT WALKWAY DOES NOT EXCEED 5 FEET IN WIDTH. 5. PAGE A101, PRO THE WEST PROPERTY LINE TO THE CLOSEST EDGE OF THE DRIVEWAY. 6. PAGE A101, F SETBACKS. 7. PROVIDE A RECORDED COPY OF THE UNITY OF TITLE COVENANT FOR TI TO APPLY. THE APPLICATION CAN BE FOUND AT: HTTP://WWW.CORALGABLES.COM/INC A301, PROVIDE THAT THE TOTAL BUILDING HEIGHT OF 28 FEET IS TAKEN FROM THE E ACCORDINGLY. 9. PAGE A203, PROVIDE THE DETACH GUEST ROOM AND COVERED TER PAGE A101, PROVIDE LANDSCAPE OPEN SPACE CALCULATION OF NOT LESS THAN FOR OF THE BUILDING SITE. AT LEAST TWENTY (20%) PERCENT OF THE REQUIRED FORTY OPEN SPACE SHALL BE LOCATED IN THE FRONT YARD AREA. 11. ON ALL AFFECTED PA(TO "PROPOSED SPA". 12. PAGE A101, PROVIDE A COMPLETE POOL ENCLOSURE FOR TI PROVIDE THE SQUARE FOOTAGE FOR THE SPA. 14. PAGE A101, THE FLOOR AREA RATIO REQUIRED. RE-EXAM DOUBLE VALUE SECTION AND 2ND FLOOR COURTYARD (ROOF G/ GROUND AREA COVERAGE 35% IS OVER, REDUCTION REQUIRED. RE-EXAM ALL COVEI SUPPORTS. 16. PAGE A101, PROVIDE THE GROUND AREA COVERAGE 45% CALCULATIC REQUIRED.

ZONING COMMENT #2 1. PAGE A101 PRIOR COMMENT NOT FULLY ADDRESS, PROVIDE NOT EXCEED 5 FEET IN WIDTH . 2. RE-LABEL THE "PROPOSED PORCH" TO "PROPOSED PRIOR COMMENT NOT FULLY ADDRESS, THE FLOOR AREA RATIO CALCULATION IS OVE NOT ACCOUNT FOR THE GARAGE BATHROOM AND THE PROPOSED PORCH COURT YARD (NOTE, THE NEW 2ND FLOOR OPEN GARDEN AND THE INTERIOR STAIR DOUBLE VOLU F.A.R. COUNT). 4. PAGE A101.1 PRIOR COMMENT NOT FULLY ADDRESS, THE GROUND / G.A.C. COUNT SHOWN DOES NOT ACCOUNT FOR ALL COVERED AREAS WITH VERTICAL CARPORT, AND GARAGE BATHROOM. A REDUCTION IS REQUIRED. 5. FURTHER REVIEW RODRIGUEZ ZONING TECH. EMAIL: srodriguez@coralgables.com CITY WEB SITE: www ZONING COMMENT #3 1. PAGE A203, PROVIDE COMPLETE EXTERIOR DIMENSIONS. 2. REDUCTION REQUIRED. 3. PAGE A101.1, THE GARAGE COUNTS AT A 100%. 4. THE GR OVER, REDUCTION REQUIRED. 5. PAGE A101.1, THE GROUND AREA CALCULATION GIV ZONING CODE ARTICLE 4, SECTION 4-101). WEB LINK: http://www.coralgables.com/in THE OFFICE SET, PAGE A101.1, FOR CALCULATION BREAK DOWN.

ZONING COMMENT #3 (REVISED PER MEETING) 01/29/2015 1. PAGE A203, PROVIDE (2. THE FLOOR AREA RATIO IS OVER, REDUCTION REQUIRED. 3. PAGE A101.1, THE GAR SEE THE OFFICE SET, PAGE A101.1, FOR CALCULATION BREAK DOWN. 4. FURTHER REV STEVEN RODRIGUEZ ZONING TECH. EMAIL: srodriguez@coralgables.com CITY WEB SIT FURTHER REVIEW REQUIRED. REVIEW BY: STEVEN RODRIGUEZ ZONING TECH. EMAIL: WEB SITE: www.coralgables.com

ZONING COMMENT #4 1. PAGE A203 PRIOR COMMENT NOT FULLY ADDRESS, PROVIDE DIMENSIONS. REMOVE THE SIDE DRIVEWAY BRICK HATCHING, BRICK RIBBON HATCHI AND THE FRONT DRIVEWAY HATCHING TO PROVIDE LEGIBLE DIMENSIONS. 2. PAGE A: THE BUILDING ENVELOP SEPARATE FROM THE TRELIS WALKWAYS AND COVERED WAI FOOTPRINT CHANGES MADE ON THE ARCHITECTURAL PAGES ARE ALSO MADE ON THE FURTHER REVIEW REQUIRED. NOTE: THE FLOOR AREA RATIO AND THE GROUND AREA VERIFIED DUE TO THE MISSING DIMENSIONS. REVIEW BY: STEVEN RODRIGUEZ ZONII srodriguez@coralgables.com CITY WEB SITE: www.coralgables.com

1. NEW SHEETS ADDED.

ZONING COMMENT #5 1. PROVIDE ONE PROPOSED SITE PLAN SEE PAGES A101 AND # 2. PAGE A101, PROVIDE COMPLETE DRIVEWAY RIBBONS TO THE CARPORT. 3. PAGE A1 VISIBILITY FOR THE DRIVEWAY. 4. PAGE A101, PROVIDE A NOTE ON THE PLANS BY TH "THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETY HALF (2 1/2) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE". 5. PAGE A2 "LOW ROOF PLAN MAIN HOUSE" TO "2ND FLOOR AND LOW ROOF PLAN". 6. THE 35% C REDUCTION REQUIRED. 7. PAGE A101.1, RE-EXAM THE 1ST & 2ND FLOOR LAYOUTS; T FLOOR PLANS. 8. PAGE A101.1, PROVIDE A LEGIBLE ZONING TABLE. 9. PAGE A203, PR BETWEEN THE POWDER ROOM AND THE GARAGE. 10. PAGE A203, PROVIDE A CONCRE AND THE GARAGE. 11. PAGE A101.1, RE-EXAM OPEN LANDSCAPE CALCULATIONS. 12. REVIEW BY: STEVEN RODRIGUEZ ZONING TECH. EMAIL: srodriguez@coralgables.com (www.coralgables.com

ZONING COMMENT #6 1. THE 35% GROUND AREA COVERAGE IS OVER, REDUCTION R OF REDUCTION ON PAGES A101.1 AND A203. 2. PAGE A101.1, PROVIDE A DETAIL BRE FOR THE 35% GROUND AREA COVERAGE CALCULATION. 3. PAGE A101, PROVIDE THE PROPERTY LINE TO THE CLOSEST EDGE OF THE RESIDENCE. 4. PAGE A101, ON THE PR CONCRETE PAVERS AND JUST SHOW THE TURF PAVERS. 5. FURTHER REVIEW REQUIRE RODRIGUEZ ZONING TECH. EMAIL: srodriguez@coralgables.com CITY WEB SITE: www

MISSING THE PERMIT APPLICATION W/ THE CONTRACT COST OF THE JOB
 CONTRACTOR TO UPDATE LIC & INS & LOCAL BUS. TAX, CONTRACTOR HAS EXPIRED P

STRUCTURAL PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	carguinzon	05/08/2017	05/09/2017	APPROVED	
ZONING PLAN REVIEW	legalsuff - LEGALLY SUFFICIENT	srodriguez		03/06/2015	COMPLETED	
ZONING PLAN REVIEW	przoning - ZONING PLAN REVIEW	srodriguez	11/19/2014	11/24/2014	DEFERRED	
ZONING PLAN REVIEW	przoning - ZONING PLAN REVIEW	srodriguez		12/17/2014	DEFERRED	
ZONING PLAN REVIEW	przoning - ZONING PLAN REVIEW	srodriguez	01/20/2015	01/22/2015	DEFERRED	
ZONING PLAN REVIEW	przoning - ZONING PLAN REVIEW	srodriguez	02/12/2015	02/23/2015	DEFERRED	
ZONING PLAN REVIEW	przoning - ZONING PLAN REVIEW	srodriguez	02/27/2015	03/06/2015	CANCELLED	
ZONING PLAN REVIEW	przoning - ZONING PLAN REVIEW	srodriguez		12/09/2016	DEFERRED	
ZONING PLAN REVIEW	przoning - ZONING PLAN REVIEW	srodriguez	02/10/2017	02/22/2017	DEFERRED	
ZONING PLAN REVIEW	przoning - ZONING PLAN REVIEW	srodriguez	04/27/2017	02/23/2017	APPROVED	
PLAN PROCESSING	ppappl - APPLICATION/LICENSE/OWNERSHIP VERIFICATION	carguinzon		06/12/2017	INCOMPLETE	
PLAN	ppappl -	carguinzon		07/28/2017	INCOMPLETE	

PROCESSING	APPLICATION/LICENSE/OWNERSHIP VERIFICATION				
PLAN PROCESSING	ppappl - APPLICATION/LICENSE/OWNERSHIP VERIFICATION	ebermudez1	08/02/2017	COMPLETED	
PLAN PROCESSING	calc fees - CALCULATE FEES	carguinzon	06/12/2017	INCOMPLETE	NEED THE CONTRACT COST OF THE JOB.
PLAN PROCESSING	calc fees - CALCULATE FEES	carguinzon	07/28/2017	COMPLETED	
PLAN PROCESSING	ppimpfees - MIAMI-DADE COUNTY IMPACT FEES	carguinzon	09/11/2015	COMPLETED	
PLAN PROCESSING	pphrs - PLUMBING-HRS APPROVAL - SEPTIC TANK	carguinzon	09/02/2015	APPROVED	
PLAN PROCESSING	ppwater - PLUMBING-WATER VERIFICATION FORM	carguinzon	06/12/2017	INCOMPLETE	NEED AND UPDATED WATER VER. LETTER.
PLAN PROCESSING	ppwater - PLUMBING-WATER VERIFICATION FORM	carguinzon	08/02/2017	APPROVED	
CASHIER	collect - COLLECT FEES	iwebuser	08/07/2017		
NOTICE OF COMMENCEMENT	ppnoc - NOTICE OF COMMENCEMENT	ahernande2	08/01/2017	COMPLETED	
BUILDING INSPECTIONS	b1002 - ARCH/ENG REVIEW SOIL CONDITION LETTER				
BUILDING INSPECTIONS	b1084 - FINAL BUILDING				
BUILDING INSPECTIONS	b1112 - FOUNDATION ADDITIONS/NEW - SOIL LETTER REQUIRED				
BUILDING INSPECTIONS	b1114 - FRAMING 01 FLOOR				
BUILDING INSPECTIONS	b1115 - FRAMING 02 FLOOR				
BUILDING INSPECTIONS	b1171 - INSULATION 01 FLOOR				
BUILDING INSPECTIONS	b1172 - INSULATION 02 FLOOR				
BUILDING INSPECTIONS	b1214 - POURED CELLS 01 FLOOR				
BUILDING INSPECTIONS	b1215 - POURED CELLS 02 FLOOR				
BUILDING INSPECTIONS	b1237 - ROOF INSULATION				
BUILDING INSPECTIONS	b1239 - ROOF SHEATHING				
BUILDING INSPECTIONS	b1242 - ROOF SLAB				
BUILDING INSPECTIONS	b1243 - ROOF TIE BEAM				
BUILDING INSPECTIONS	b1244 - ROOF TRUSSES - SHOP DRAWING REQUIRED				
BUILDING INSPECTIONS	b1245 - SCREW FOR GYPSUM BOARD 01 FLOOR				
BUILDING INSPECTIONS	b1246 - SCREW FOR GYPSUM BOARD 02 FLOOR				
BUILDING INSPECTIONS	b1281 - SHOP DRAWING - BALCONY RAILINGS				
BUILDING INSPECTIONS	b1273 - SHOP DRAWING - EXTERIOR DOORS				
BUILDING INSPECTIONS	b1285 - SHOP DRAWING - GARAGE/OVERHEAD DOOR				
BUILDING INSPECTIONS	b1282 - SHOP DRAWING - STAIR RAILINGS				
BUILDING INSPECTIONS	b1289 - SHOP DRAWING - TRUSSES				
BUILDING INSPECTIONS	b1290 - SHOP DRAWING - WINDOWS				
BUILDING INSPECTIONS	b1292 - SLAB 01 FLOOR				
BUILDING INSPECTIONS	b1293 - SLAB 02 FLOOR				
BUILDING INSPECTIONS	b1981 - STORMWATER, EROSION AND SEDIMENTATION CONTROL				
BUILDING INSPECTIONS	b1315 - TERMITE TREATMENT CERTIFICATE				
BUILDING INSPECTIONS	b1334 - TIE COLUMNS 01 FLOOR				
BUILDING INSPECTIONS	b1335 - TIE COLUMNS 02 FLOOR				
BUILDING INSPECTIONS	b1358 - WINDOW/DOOR ANCHORS 01 FLOOR - BUCK INSPECTION REQUIRED				
BUILDING INSPECTIONS	b1359 - WINDOW/DOOR ANCHORS 02 FLOOR - BUCK INSPECTION REQUIRED				
BUILDING INSPECTIONS	b1375 - WINDOW/DOOR BUCK 01 FLOOR - SHOP DRAWING REQUIRED				
BUILDING INSPECTIONS	b1376 - WINDOW/DOOR BUCK 02 FLOOR - SHOP DRAWING REQUIRED				
HISTORICAL INSPECTIONS	hi773 - FINAL HISTORICAL (BLDG PERMIT)				
PUBLIC WORKS INSPECTIONS	pw820 - BASE				
PUBLIC WORKS INSPECTIONS	pw821 - CONCRETE PERIMETER/STEEL				
PUBLIC WORKS INSPECTIONS	pw837 - FINAL PUBLIC WORKS (BLDG PERMIT)				
PUBLIC WORKS INSPECTIONS	pw807 - SUBGRADE				

PUBLIC WORKS INSPECTIONS	ps101 - TREE PROTECTION PLAN
ZONING INSPECTIONS	zn002 - DRIVEWAY SETBACK
ZONING INSPECTIONS	zn010 - FINAL SURVEY-NEW SF OVER 100
ZONING INSPECTIONS	zn004 - FINAL ZONING
ZONING INSPECTIONS	zn264 - SETBACK INSP- FOUNDATION SURVEY REQ
PLAN PROCESSING	certificat - CERT OF COMPLETION OR OCCUPANCY ISSUANCE
PLAN PROCESSING	ppelevcert - ELEVATION CERTIFICATE

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