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Permits and Inspections: Actions

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BL-20-06-6987

Applied	Approved	Issued	Final	Expires
06/24/2020	11/13/2020	11/17/2020		05/16/2021

Type **INT / EXT ALTERATIONS**

Status **issued**

Permit Description

Permit Address **1109 ASTURIA AVE CORAL GABLES FL 33134-4733**

NEW ENTRY, INTERIOR ALTERATIONS, PAVER DRIVEWAY, OPEN TERRACE, WINDOWS, DOORS, BLOCK UP EXISTING OPENING \$55,000

Applicant **SUZANNE LUNA** Owner **Y**

Owner **SUZANNE LUNA**

Viewing Actions

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

Group	Action	Approver	Start Date	Comp'd Date	Comp'd Code	Comment
PLAN REVIEW	pradmin - ADMINISTRATIVE BOARD OF ARCHITECTS PLAN REVIEW	cmindreau		06/19/2020	COMPLETED	
PLAN REVIEW	ppaipp - ART IN PUBLIC PLACES	ccathers		06/29/2020	WAIVED	
PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez	06/25/2020	06/26/2020	APPROVED	
PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez		10/06/2020	APPROVED	
PLAN REVIEW	prelec - ELECTRICAL PLAN REVIEW	gmoreno		06/30/2020	REJECTED	IS THE SERVICE (FPL) NEW?
PLAN REVIEW	prelec - ELECTRICAL PLAN REVIEW	gmoreno	09/08/2020	09/08/2020	REJECTED	SEE PREVIOUS COMMENT
PLAN REVIEW	prelec - ELECTRICAL PLAN REVIEW	gmoreno	10/06/2020	10/06/2020	REJECTED	TWO ELECTRICAL SERVICE (ON PAGE E-2) ?? AND VERIFY KW OF TANKLESS WHTR
PLAN REVIEW	prelec - ELECTRICAL PLAN REVIEW	gmoreno	10/20/2020	10/21/2020	APPROVED	
PLAN REVIEW	prpubserv - LANDSCAPE PLAN REVIEW	dbell	07/24/2020	07/28/2020	APPROVED	Approval conditions: 1. Tree root protection fencing is to be placed before construction begins and is to be left in place through end of construction as per tree root protection details found on the City website in SERVICES>PUBLIC WORKS>LANDSCAPE SERVICES files. 2. Noted that at the end of construction the existing landscaping will be repaired or new planting installed to meet the minimum requirements of the zoning code, article 5, division 11. 3. The owner is responsible

for repairing the swale in the right of way at the end of construction by decompacting the soil, grading to a concave profile for water retention, and planting with sod or approved non-woody groundcovers, no taller than 24" height at maturity. email dbell@coralgables.com for clarifications.

PLAN REVIEW	prmech - MECHANICAL PLAN REVIEW	jperez2	07/01/2020	APPROVED
PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	rperez2	06/25/2020	REJECTED

1- PROVIDE PLUMBING SITE PLAN SHOWING LOCATION OF WATER METER, SERVICE LINE & SEWER CONNECTION WITH RESPECTIVE SIZING FOR ALL LINES 2- REQUIRED PUBLIC WORKS DEPT. APPROVAL & COMPLIANCE FOR SANITARY SEWER SYSTEM { ORD. 2009-40 SEC. 78-99 } 3- CLARIFY- 3/4" WATER SERVICE & 1" INLET TO BUILDING 4- SHOW LOCATION OF EXISTING WATER HEATER TO BE REMOVED ON DEMOLITION SHEET [A-2/A6]

PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	rperez2	09/08/2020	09/09/2020	APPROVED
PLAN REVIEW	prpworks - PUBLIC WORKS PLAN REVIEW	emunoz	07/20/2020	07/21/2020	APPROVED
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	jdrujak	07/10/2020	07/17/2020	REJECTED

Provide written responses to all comments. (Plans will not be reviewed otherwise) *Avoid generic responses such as "See Plans" or "See Calculations". For plans provide specific sheet number and detail/section (if applicable). For calculations provide specific page number *****Reviewer reserves the right to provide additional comments based on responses and information provided to the comments below. *****Comments are not intended to specifically point out each location where the comment applies. It is the EOR's responsibility to verify that all conditions

where the comment applies have been satisfied. 1) Provide 11x17 certified copies of original structural as-built drawings and any subsequent alterations in the vicinity of proposed work. 2) S-1: Starter column is shown on plan as 8x5. How do you fit 4 bars in 5"? FBC requires starter columns to be a minimum of 8x8. Additionally, this info conflicts with Detail on S-2. 3) S-1: Plan refers to detail 2/S-1 which does not exist. 4) S-1: Plan foundation note indicates 4" embed into existing foundation which conflicts with Section 1/S2. Additionally, for this enlargement to act as part of the existing footing, the reinforcement is to either lap the existing reinforcement with a tension lap splice or be drilled all the way through the footing. 5) S-1: Section 1 calls out a 6"x8"x8" steel plate. Is the intent to have a 6" thick plate? 6) S-1: There are 2 detail Bs shown. 7) S-1: Detail B (top view) indicates 4" steel plate which conflicts with the side view which shows 4-1/2". 8) S-1: Provide full dimensioning of all bolts throughout project. 9) S-1: Detail B dimensions column as 6" but calls it out as 3". 10) S-1: Drawing show areas to be infilled with masonry however there are no details on how this is accomplished. 11) S-1: Architect shows locations where masonry is being removed for a new window which is not shown on the structural plans nor are accurate details provided. 12) S-1: Provide shoring notes and requirements. 13) S-1: 2nd Floor plan does not appear to match Architectural plans. 14) S-1: Section marks on plan

do not match the actual sections. For example plan says 1/S-1, sections are 1/S2. 15) S-1: What type of anchors are being used to connect the steel beam to existing masonry? Verify the spacing is acceptable when being installed in masonry. 16) S-2: Provide general notes related to loading. 17) A-5/A-6: Wind pressures appear to be incorrect as they are based on the entire window. Pressures are to be based on the smallest single panel of glazing which is typically 10sqft. ***REVIEW TERMINATED - DRAWINGS APPEAR UNCOORDINATED AND/OR INCOMPLETE. SUBSEQUENT REVIEW REQUIRED***

PLAN REVIEW

prstr - STRUCTURAL PLAN REVIEW jdrujak

09/10/2020 09/18/2020 REJECTED

Provide written responses to all comments. (Plans will not be reviewed otherwise) *Avoid generic responses such as "See Plans" or "See Calculations". For plans provide specific sheet number and detail/section (if applicable). For calculations provide specific page number *****Reviewer reserves the right to provide additional comments based on responses and information provided to the comments below. *****Comments are not intended to specifically point out each location where the comment applies. It is the EOR's responsibility to verify that all conditions where the comment applies have been satisfied. 1) Satisfied. 2) Satisfied. 3) Satisfied. 4) Remains. Embedment shown only provides a 2" lap splice with the existing reinforcement. How does the forces from the cantilevered extension transfer into the existing reinforcement. Provide proper lap splice or drill the new bar

through the entire footing OR provide calculation showing that a 2" lap splice is adequate. 5) Remains. 6) Satisfied. 7) Remains. Additionally 6" dimension does not match plate call out and the top view and side view have different plate call outs. 8) Remains. Dimensions are missing throughout the project. 9) Satisfied. 10) Partially satisfied. There are 2 details on S-2 called out as E. 11) Remains. This detail is not referenced on the structural plans. I assume detail G is for installing a new door opening, however sheet S-1 references detail F. Furthermore in detail G how do you install 4 bars in an existing 7.625" concrete TB above that will provide adequate concrete cover and miss the existing reinforcement. Consider installing (1) larger dowel mid width for each pair of vertical bars. 12) Satisfied. Missing clouds. 13) Remains. All structural information and call outs are required to be on the structural sheets. 14) Remains. Plans have incorrect call outs for details. Sheet S-2 has (2) details E. 15) Remains. What type of anchors are being used, ie. Kwik Bolts, Powers wedge anchors, etc. Additionally verify this can be installed with the spacing shown per manufacturers specifications. Futhermore, is the intent really to use a quantity of (2) anchors with a diameter of 2-5/8" anchors? This seems excessively large. Note it appears the diameter is also incorrect for the thru-bolts at 2-1/2". 16) Remains. 17) Remains. As previously indicated, effective are is to be

PLAN
REVIEW

prstr - STRUCTURAL PLAN REVIEW jdrujak

10/07/2020 10/14/2020 REJECTED

based on a single panel of glazing which in most cases is approximately 10 sqft. 18) Make sure all changes have been clouded properly. 19) Verify all previous calculations are submitted with all subsequent submittals. ***REVIEW TERMINATED - DRAWINGS APPEAR TO BE UNCOORDINATED***
 ***Provide written responses to all comments. (Plans will not be reviewed otherwise) ***Avoid generic responses such as "See Plans" or "See Calculations". For plans provide specific sheet number and detail/section (if applicable). For calculations provide specific page number
 *****Reviewer reserves the right to provide additional comments based on responses and information provided to the comments below.
 *****Comments are not intended to specifically point out each location where the comment applies. It is the EOR's responsibility to verify that all conditions where the comment applies have been satisfied. 4) Remains. New detail does not satisfy comment as there still is only 2" lap splice. new bars are to be drilled through the existing footing. 5) Satisfied. 7) Remains. Plates still do not match. Also, new weld symbol does not identify what type of weld is required. 8) Satisfied. 10) Satisfied. 11) Satisfied. 13) Partially Satisfied. Text on new sheet S1.1 for masonry infill is too small to be legible once the drawings are scanned for record keeping purposes. Additionally, the new window that is being added on the south/west side of the

structure does not have any information. Is rebar required at the existing jambs? Provide detail for a new window installation including sill requirements. 14) Satisfied. 15) Partially satisfied. Provide blocking attachment to existing studs in detail A/S1 and section 2/S1. 16) Satisfied. 17) Partially satisfied. There appears to be a window missing on the south elevation at the 2nd level. Additionally the west elevation calls out window 1A which does not appear on plan. 18) Partially satisfied. Sheet S1.1 is new and needs to be clouded. Verify all changes have clouds. 19) Remains. Make sure all previous calculations are included in the submittal not just the new calcs. 20) Section 1/S1 adds a new post, what is this post for? This post is not shown on the floor plans. If this is a for shoring, this should be a separate detail and denoted as temporary shoring. Additionally, make sure all information for this is provided (ie. material properties) or indicate that the shoring is by others. 21) Plans indicate new TB above new sharter column. Provide all of the information regarding size, reinforcement, attachment at ends. Note D/S2 shows what appears to be a new TB with 2#5 dowels installed 6" into existing, however Hilti requires 1.4 x the embedment for the base material which there currently is not. Reduce the embedment accordingly.

PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	jdrujak	10/21/2020	10/28/2020	APPROVED
PLAN REVIEW	przoning - ZONING PLAN REVIEW	etejera	07/04/2020	07/07/2020	APPROVED
PLAN PROCESSING	ppappl - APPLICATION/LICENSE/OWNERSHIP VERIFICATION	jray		11/03/2020	INCOMPLETE

NEED NEW VERSION OF PERMIT APPLICATION, AVAILABLE ONLINE, SIGNED BY

CONTRACTOR AND
OWNER- OLD
VERSION OF PERMIT
APPLICATION NO
LONGER ACCEPTED
VERIFY ESTIMATED
COST AS \$55,000 AS
GIVEN TO BOA

PLAN PROCESSING	ppappl - APPLICATION/LICENSE/OWNERSHIP VERIFICATION	mkennedy	11/13/2020	COMPLETED
PLAN PROCESSING	calc fees - CALCULATE FEES	jray	11/03/2020	COMPLETED
CASHIER	collect - COLLECT FEES	iwebuser	11/17/2020	
INSPECTION	bl002 - ARCH/ENG REVIEW SOIL CONDITION LETTER			
INSPECTION	pw820 - BASE			
INSPECTION	pw821 - CONCRETE PERIMETER/STEEL			
INSPECTION	zn002 - DRIVEWAY SETBACK			
INSPECTION	bl084 - FINAL BUILDING			
INSPECTION	pw837 - FINAL PUBLIC WORKS (BLDG PERMIT)			
INSPECTION	zn004 - FINAL ZONING			
INSPECTION	bl112 - FOUNDATION ADDITIONS/NEW - SOIL LETTER REQUIRED			
INSPECTION	bl114 - FRAMING 01 FLOOR			
INSPECTION	bl115 - FRAMING 02 FLOOR			
INSPECTION	bl171 - INSULATION 01 FLOOR			
INSPECTION	bl172 - INSULATION 02 FLOOR			
INSPECTION	bl214 - POURED CELLS 01 FLOOR			
INSPECTION	bl245 - SCREW FOR GYPSUM BOARD 01 FLOOR			
INSPECTION	bl246 - SCREW FOR GYPSUM BOARD 02 FLOOR			
INSPECTION	bl273 - SHOP DRAWING - EXTERIOR DOORS			
INSPECTION	bl290 - SHOP DRAWING - WINDOWS			
INSPECTION	pw981 - STORMWATER, EROSION & SEDIMENTATION CONTROL - FINAL			
INSPECTION	pw807 - SUBGRADE			
INSPECTION	bl358 - WINDOW/DOOR ANCHORS 01 FLOOR - BUCK INSPECTION REQUIRED			
INSPECTION	bl359 - WINDOW/DOOR ANCHORS 02 FLOOR - BUCK INSPECTION REQUIRED			
INSPECTION	bl375 - WINDOW/DOOR BUCK 01 FLOOR - SHOP DRAWING REQUIRED			
INSPECTION	bl376 - WINDOW/DOOR BUCK 02 FLOOR- SHOP DRAWING REQUIRED			
PLAN PROCESSING	certificat - CERT OF COMPLETION OR OCCUPANCY ISSUANCE			

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