



Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Actions

Log

RV-19-11-4796

Applied	Approved	Issued	Final
11/21/2019	07/24/2020	08/14/2020	08/14/2020

Type **REVISION TO PERMIT**

Status **final**

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

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	prbuild - BUILDING PLAN REVIEW	mlopez	03/30/2020	03/30/2020	APPROVED	
PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez	06/02/2020	06/02/2020	APPROVED	
PLAN REVIEW	prelec - ELECTRICAL PLAN REVIEW	gmoreno		11/21/2019	APPROVED	
PLAN REVIEW	prhist - HISTORICAL PLAN REVIEW	kkautz	01/02/2020	02/22/2020	REJECTED	SATISFY STRUCTURAL COMMENTS AND PROVIDE ANY REVISED ARCH. SHEETS TO HISTORICAL
PLAN REVIEW	prhist - HISTORICAL PLAN REVIEW	kkautz	07/03/2020	07/20/2020	APPROVED	REVISION TO COA (SP) 2017-007
PLAN REVIEW	prmech - MECHANICAL PLAN REVIEW	mreboiro		11/22/2019	WAIVED	
PLAN REVIEW	prmech - MECHANICAL PLAN REVIEW	jperez2		07/24/2020	APPROVED	
PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	rperez2		11/22/2019	APPROVED	
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 headroom for people below will be just under 5ft. Please review all. 2. S-103: Show all ledge 103: Show required slope for garage slab. 4. S-103: Show required vents in walls. 5. Section show detail of garage slab at door - please revise. 6. Show detailing of vertical wall reinforcement and 2/S-401. 7. Sections 1 and 2/S-401: Specify elevation of top of roof framing. 8. Section ledger on gridline '1' installed? 9. Sections 1 and 2/S-401: Shown ledger anchors are inadequate imposed loads. Indicate and dimension their locations within the depth of the ledgers. Revise restrictions for concrete and wood. 10. S-103: Dimension distance between top of footing (a not braced by slab). This plus height of roof should have been used as unbraced height for strength. 11. Provide Structural Notes with Code references, design assumptions and material. Provide typical details for columns, beams, etc. 13. Etc. Residential Building: 1. S-101: Spec reinforcement (36" c/c) does not match spacing of cells within a masonry wall. 2. Etc. Review appear incomplete and erroneous Please review ALL information prior to resubmittal. A Pee Engineer may be required following an incomplete resubmittal.
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	12/26/2019	01/02/2020	REJECTED	Previous review comments have not been addressed.
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	03/15/2020	03/24/2020	REJECTED	CURRENT REVIEW COMMENTS IN UPPER CASE LETTERS: 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 height of the parapet and depth of roof joists - available headroom for people below will be review all. REVISE ELEVATION TO TOP OF RB-1 WITHIN SCHEDULE TO MATCH THAT WITHIN. SPECIFY ELEVATION OF B-1 AND PROVIDE A LEDGER ALONG THE TOP FOR ATTACHMENT (SHEATHING AND TO PROVIDE ROOM FOR ROOFING NAILS (iv) PLEASE REVIEW - IS THERE CLEARANCE FOR GARAGE DOOR INSTALLATION (SECTION 1/S-401) [THIS IS NOT A FORM AND WILL BE REMOVED REGARDLESS OF ACTION TAKEN] 7. Sections 1 and 2/S-401: Spec roof framing. IS 'TOP OF ROOF' ELEVATION TO SHEATHING OR TO JOISTS? PLEASE INDIC INFORMATION WITHIN COMMENT 9 BELOW. 9. Sections 1 and 2/S-401: Shown ledger and support imposed loads. Indicate and dimension their locations within the depth of the ledge distance restrictions for concrete and wood. COMMENT REMAINS. CAPACITY OF A 1/2" DIA. 6" IN CONCRETE VS. 3.75" ON PLANS) CARRYING A 3-INCH WIDE WOOD LEDGER IS 515 L TRIBUTARY ROOF LOAD ON MAIN LEDGERS FROM S-103 IS 17.5FT/2 * (25DL + 30LL) = 4 ANCHOR. THEREFORE, ANCHORS ARE 86% OVERSTRESSED. LEDGERS BRACE EXTERIOR V ARE IN TENSION DURING WIND - INCLUDE THIS WITHIN CALCULATIONS FOR STRENGTH. ACTUAL DEPTH OF A 10-INCH LEDGER IS 9.25" NOT 10" - PLEASE REVISE. REVIEW LOCAT WITHIN LEDGER - TO SATISFY MINIMUM EDGE DISTANCE CRITERIA WITHIN WOOD AND T WITH REINFORCEMENT WITHIN SUPPORTING BEAMS/TIE BEAMS. AS SHOWN, ANCHORS V WITH BEAM REINFORCEMENT. 11. Provide Structural Notes with Code references, design specifications. WITHIN "WOOD MEMBERS" ON G-100 - PLEASE REMOVE BENDING STRENGTH DEPENDING ON SIZE OF THE WOOD BEAM. REMOVE LAST SENTENCE REFERENCING A GEN DURABLE SPECIES" OR CALL OUT SUCH SPECIES AND GRADE WITHIN THE NOTE. 12. Prov columns, beams, etc. COMMENT REMAINS. PLEASE PROVIDE A TYPICAL COLUMN BAR BEND (ELEVATION) SHOWING HOOKS, SPLICES AND TIES. 13.- 14. NEW RETAILING WALL: (i) S BETWEEN INTERSECTING FOOTINGS AT GRID 5/C TO THE LEFT TO ALLOW FOR ALL UP-DN REINFORCEMENT TO CONTINUE THROUGH TO FAR END OF INTERSECTING FOOTING (ii) PI SETBACKS WITH HISTORIC DEPARTMENT - GARAGE MAY BE TOO CLOSE TO PROPERTY LINE LOCATION OF VERTICAL REINFORCEMENT WITHIN 'RETAINING WALL' Residential Building: EXISTING FOOTING IS SHOWN INTERRUPTING NEW FOOTINGS AT ITS ENDS - PLEASE REVISE SEVERAL LOCATIONS VENTS THROUGH EXTERIOR WALLS ARE SHOWN COINCIDING WITH VERTICAL WALL REINFORCEMENT - PLEASE RELOCATE. 5. S-100: SECTION F/S-503 AT EN EXIST WITHIN SHEET S-503. 6. S-100: WHAT IS THE REINFORCEMENT WITHIN "CONCRETE GRIDLINE D/2-2.3? HOW IS COMPACTED FILL UNDER SLAB-ON-GRADE ON OPPOSITE SIDE SHOW INTENDED EXTENT OF EXISTING FOOTING WHICH WILL REMAIN FOLLOWING DEMO FOOTINGS BELOW FIREPLACE. 8. S-101: DIFFERENTIATE BETWEEN CONCRETE COLUMNS AND THOSE WHICH TERMINATED BELOW THE GROUND FLOOR. SAME FOR WALLS. 9. S-10 FOR INSTALLATION OF NEW VERTICAL REINFORCEMENT WITHIN EXISTING MASONRY WALL SECTION CUT E/S-503 ON PLAN. SAME WITH ALL OTHER SECTIONS ON ALL SHEETS. 11. S

FRAMING IN AREA IN FRONT OF FIREPLACE (ALSO G/S-501). REMOVE BRICK WALL (CANN WOOD). WHAT IS FLOOR SHEATHING ? HOW IS IT SUPPORTED AT RETURNS OF WALL. ETC WINDOW OPENING WITHIN SECTION 1/S-400. SPECIFY SILL (8x8 WITH 1#5 EF). 13. S-101 (PLAN AND SECTIONS) PARALLEL TO FLOOR FRAMING MUST BE ATTACHED TO WALLS AOM EXTEND TO PREVENT DAMAGE TO INTERIOR FINISHES DUE TO DIFFERENTIAL MOVEMENT WALL FINISHES). 14. S-101: NEW PATIO SLAB ON GRADE SHOWS 2 MATS OF REINFORCEMENT MAT CALLED OUT WITHIN SECTION 3/S-400. ALSO, SLAB AND REINFORCEMENT SHOULD PERIMETER WALL (NO JOINT). REMOVE FOOTING REINFORCEMENT - IT CONFLICTS WITH SECTION D/S-501 CALLS OUT FLOOR JOISTS AT 18" C/C WHICH CONFLICTS WITH PLANS. SECTION CUT ? 16. S-101: STRENGTH OF ANCHORAGE BETWEEN WOOD LEDGERS AND W INADEQUATE. $17FT/2 * (30DL+40LL) = 595PLF * 1.5FT C/C = 890 LBS PER ANCHOR$. RAT. ANCHORS UNDER 6" EMBEDMENT IN CONCRETE (PLANS CALL FOR 3.75" EMBEDMENT) IS PLEASE REVIEW LOCATIONS OF ANCHORS IN CONCRETE WITH RESPECT TO EDGE DISTAN WITH BEAM REINFORCEMENT. 17. S-101: NOTE FOR CENTER STEM WALLS AND STUDS RE E/S-501 FOR INFORMATION. THIS IS INCORRECT. 18. S-101: CENTER WALL SUPPORTING SECTION 1/S-400 ON RIGHT SIDE SHOWS OPENING - NOT PER PLAN. ALSO, PROVIDE A 3, ON B.5 AND C FOR ROOFING NAILS. 19. S-101: DESIGN OF MOMENT FRAMES COULD NOT CLARIFY THE MAGNITUDE OF LATERAL LOADS APPLIED TO THE ROOF DIAPHRAGM BY WAL AND PARAPETS. PROVIDE OUTPUT FOR FRAME MEMBER FORCES AND REACTIONS DUE TO PLEASE NOTE FIRST FLOOR IS NOT DETAILED AS A DIAPHRAM. CHECK DEFLECTIONS UND USING 115MPH WIND SPEED AND CRACKED SECTIONS FOR ALL FLEXURAL CONCRETE MEI COLUMNS (PER ACI 318) - BELOW H/360. CHECK DEVELOPMENT OF HOOKED BEAM REINI COLUMNS (EMBEDDED ONLY 6"). PLEASE NOTE THE FRAMES APPEAR EXCESSIVELY 'FLEXI REVIEW TERMINATED. ADDITIONAL REVIEW IS REQUIRED.

PLAN prstr - STRUCTURAL PLAN REVIEW dreczek 05/26/2020 06/01/2020 REJECTED
 REVIEW

CURRENT REVIEW COMMENTS IN UPPER CASE LETTERS: Garage Building: 1. Sections 1 an parapet is 6'-11" above floor slab. Same for top of beam over garage door (RB-1) on S-600 height of the parapet and depth of roof joists - available headroom for people below will be review all. (ii) SPECIFY ELEVATION OF B-1 AND PROVIDE A LEDGER ALONG THE TOP FOR / PLYWOOD SHEATHING AND TO PROVIDE ROOM FOR ROOFING NAILS 06.01.20: New Detail of ledger shows bolts at 12" c/c. Two nearby notes call for the bolts to be at 9" c/c. Please framing at 12" c/c (similar for framing and connectors on Main Residence) be accommodated ? (b) Please see previous review comment 9 - depth of a 2x10 is 9 1/4" only (c) Top ledger 1.5" below top of concrete beam - please lower to below top reinforcement. (iv) PLEASE RE ADEQUATE CLEARANCE FOR GARAGE DOOR INSTALLATION (SECTION 1/S-401) [THIS IS N COMMENT AND WILL BE REMOVED REGARDLESS OF ACTION TAKEN] [06.01.12: Is 12" cle: between underside of roof and bottom of beam ? Reviewer's house sectional garage door r distance] 9. Sections 1 and 2/S-401: Shown ledger anchors are inadequate to support imp dimension their locations within the depth of the ledgers. Review edge distance restrictions COMMENT REMAINS. CAPACITY OF A 1/2" DIA. ANCHOR (EMBEDDED 6" IN CONCRETE VS. CARRYING A 3-INCH WIDE WOOD LEDGER IS 515 LBS (PER NDS). TRIBUTARY ROOF LOAD FROM S-103 IS $17.5FT/2 * (25DL + 30LL) = 480PLF = 960LBS PER ANCHOR$. THEREFORE, OVERSTRESSED. LEDGERS BRACE EXTERIOR WALLS AND ANCHORS ARE IN TENSION DUR THIS WITHIN CALCULATIONS FOR STRENGTH. NEW DETAIL H/S-502: ACTUAL DEPTH OF A 9.25" NOT 10" - PLEASE REVISE. REVIEW LOCATION OF ANCHORS WITHIN LEDGER - TO S DISTANCE CRITERIA WITHIN WOOD AND TO AVOID CONFLICT WITH REINFORCEMENT WT BEAMS/TIE BEAMS. AS SHOWN, ANCHORS WILL LIKELY CONFLICT WITH BEAM REINFORC sections on S-401, bottom of new roof ledgers along exterior walls will be aligned with bot Therefore bottom anchors, as dimensioned within Detail D/S-503, will be in conflict with be Provide typical details for columns, beams, etc. COMMENT REMAINS. PLEASE PROVIDE A T BENDING DIAGRAM (ELEVATION) SHOWING HOOKS, SPLICES AND TIES. 06.01.20: (a) De reinforcement was not found. Bottom half of the detail is similar to that shown in A/S-502. however, Detail C/S-504 appears to address the issue - incorrectly - show vertical bars of a with a standard hook at top of beam. (b) Please note that Section 1/S-401 shows a joint in this is not done - slab should be continuous over the stem wall below. 14. NEW RETAILING REVIEW SETBACKS WITH HISTORIC DEPARTMENT - GARAGE MAY BE TOO CLOSE TO PROP structural comment but a reminder]. Residential Building: 13. S-101: ALL WOOD LEDGERS PARALLEL TO FLOOR FRAMING MUST BE ATTACHED TO WALLS ALONG WHICH THEY EXTEN DAMAGE TO INTERIOR FINISHES DUE TO DIFFERENTIAL MOVEMENT (FLOOR FINISHES VS 06.01.20: Comment remains - only one ledger out of five in L-R direction is attached to wa PATIO SLAB ON GRADE SHOWS 2 MATS OF REINFORCEMENT VS. A SINGLE MAT CALLED O 3/S-400. ALSO, SLAB AND REINFORCEMENT SHOULD EXTEND OVER LOW PERIMETER WAL FOOTING REINFORCEMENT - IT CONFLICTS WITH PLANS. 06.01.20: New 6" thick structura #4@12" top hooked bars around perimeter. 16. S-101: STRENGTH OF ANCHORAGE BETWE AND WALLS APPEARS INADEQUATE. $17FT/2 * (30DL+40LL) = 595PLF * 1.5FT C/C = 890 L$ RATING FOR SUCH ANCHORS UNDER 6" EMBEDMENT IN CONCRETE (PLANS CALL FOR 3.7: LBS. IN ADDITION, PLEASE REVIEW LOCATIONS OF ANCHORS IN CONCRETE WITH RESPE AND CONFLICT WITH BEAM REINFORCEMENT. 06.01.20: See comment 1 regarding spacing floor members. 17. S-101: NOTE FOR CENTER STEM WALLS AND STUDS REFERENCES SEC INFORMATION. THIS IS INCORRECT. 06.01.20: Section E/S-502: Please specify tapcons (n embedment, edge distance) between twisted strap and face of masonry/concrete below 19. MOMENT FRAMES COULD NOT BE FOLLOWED. PLEASE CLARIFY THE MAGNITUDE OF LATER THE ROOF DIAPHRAGM BY WALLS ($C_p=0.8+0.5=1.3$) AND PARAPETS. PROVIDE OUTPUT FI FORCES AND REACTIONS DUE TO EACH LOAD CASE. PLEASE NOTE FIRST FLOOR IS NOT C DIAPHRAM. CHECK DEFLECTIONS UNDER SERVICE LOADS USING 115MPH WIND SPEED AI FOR ALL FLEXURAL CONCRETE MEMBERS (BEAMS AND COLUMNS) (PER ACI 318) - BELOW DEVELOPMENT OF HOOKED BEAM REINFORCEMENT OVER COLUMNS (EMBEDDED ONLY 6"); FRAMES APPEAR EXCESSIVELY 'FLEXIBLE'. 06.21.20: Comment remains. Please provide ca along roof level (windward+leeward+parapets), accumulated lateral load per each moment braced by floor - use unbraced span from footing) and for strength and deflection (at 70% based on Ieff for all beams and columns) of each moment frame.

***** 06.10.20 clarification *****
 forces, deflections and support reactions for each load and each load case (service and ultr magnitude of imposed lateral wind load. Printout of member numbers and nodes. Printout c (cracking of all flexural members (beams and column are flexural in a moment frame)).

 06.01.20: Comments below complete the review terminated before: 20. S-101: Check 2 se side of entrance along grid 2 between B5 and B6. Please note the floor does not appear to b span from footing to roof. 21. S-101: Notes on S-600 specify 2#5 at sides of openings - ple the openings seem to show them while others do not. 22. S-102: Provide designation for c C. 23. S-102: Provide ledgers at ends of roof along the walls for bracing of walls, transfer o support of deck. 24. S-102: Show steel channel against chimney on roof framing plan. Wit please review if channel should also be fastened to chimney wall along its length with epox end distance for bolts at roof joists. Dimension location of first bolt into new column. Also, i reinforcement should be embedded within the chimney's walls with epoxy. 25. S-102: Clea concrete wall extending through the roof framing along gridline B. 26. B/S-503: How is new new construction ? Should't it be a single pour with new concrete tie beam and parapet alo front porch roof attached to existing wall whose upper portion id being removed ? If so, hov established ? New parapet is being reinforced - sections show new reinforcement will be ext existing wall below ? Please clarify. 27. D/S-500: Where does this detail apply ? 28. G/S-50 not allow for exposed light-gauge steel connectors. Will the straps be visible ? 29. D/S-502 and fail under uplift forces unless loads travel through it in-line: please nail roof joists toget connector to each of pair to be on opposite side AND provide 1 strap on eahc side of the db provide a similar alternative. 30. A/S-503: Portions of new 4" wall without reinforcement - Horizontal reinforcement missing - please add. Maximum spacing 12" c/c. 31. G/S-503: Sh floor joists. 32. A, B/S-504: Column size different between details. Information on plates/c that in schedule on S-600. Please coordinate all. 33. S-600: Complete review information o and coordinate with sections and conditions shown on plans. For example: hoe is 10" sq ple wall ? where is RB-15 on top ? how are 4 expansion anchors embedded in 8"W beam on top SW-1 calls for #4@8" vertical vs. plans/sections at 12" c/c. Please coordinate. 35. S-101: F installation of new #4 bars within jambs of existing wall openings on gridline B. Please com mandatory for a re-review: (a) engineer to provide a written response to all review comme reviewed otherwise). Avoid generic responses such as "see plans" or "see calculations". For

specific sheet and plan/section/detail number. For calculations, reference page number. (b) outs, or stick-ons permitted on drawings. Please make changes to originals and resubmit m copies.

PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	06/28/2020	07/01/2020	APPROVED	
PLAN REVIEW	przoning - ZONING PLAN REVIEW	etejera		11/26/2019	DEFERRED	1. PARCEL WAS PREVIOUSLY APPROVED AS A COTTAGE. NEED TO HAVE HISTORICAL APPF REBUILT NON-CONFORMING GARAGE AT FIVE (5) FEET FROM THE REAR AND TWO FEET S: THE SIDE. 2. PLANS INDICATE THAT GARAGE WILL HAVE A PARAPET, BUT DO NOT SHOW NEED TO SHOW HEIGHT OF PARAPET (SEE SECTION 5-1602 & 5-1603).
PLAN REVIEW	przoning - ZONING PLAN REVIEW	etejera		12/23/2019	APPROVED	
PLAN REVIEW	przoning - ZONING PLAN REVIEW	etejera	03/24/2020	03/26/2020	APPROVED	
PLAN PROCESSING	ppappl - APPLICATION/LICENSE/OWNERSHIP VERIFICATION	ldemoya		07/30/2020	INCOMPLETE	PLANS ARE APPROVED. PENDING THE FOLLOWING: PERMIT APPLICATION TO BE SIGNED / OWNER/AGENT PERMIT APPLICATION TO BE SIGNED AND NOTARIZED BY CONTRACTOR
PLAN PROCESSING	ppappl - APPLICATION/LICENSE/OWNERSHIP VERIFICATION	coporta		08/14/2020	COMPLETED	
PLAN PROCESSING	calc fees - CALCULATE FEES	ldemoya		07/30/2020	COMPLETED	
CASHIER	collect - COLLECT FEES	iwebuser		08/14/2020		

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).