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Permits and Inspections: Actions

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**BL-19-07-5767**

<b>Applied</b>	<b>Approved</b>	<b>Issued</b>	<b>Final</b>	<b>Expires</b>
07/30/2019	09/15/2020	10/22/2020		04/06/2022

Type **GENERAL REPAIRS**

Status **issued**

Permit Description

Permit Address **323 NAVARRE AVE COMMON AREAS CORAL GABLES FL 33134-4266**

**BUILDING RESTORATION/ REPLACEMENT OF DETERIORATED FEATURES/ RENOVATION \$550000**

Applicant **PARADIGM CONSTRUCTION** Owner **N**

Owner **THE GALLERY PLAZA CONDOMINIUM**

Viewing **Actions**

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Group	Action	Approver	Start Date	Comp'd Date	Comp'd Code	Comment
PLAN REVIEW	ppaipp - ART IN PUBLIC PLACES	ccathers		08/02/2019	WAIVED	
PLAN REVIEW	prboa - BOARD OF ARCHITECTS PLAN REVIEW	jray		07/25/2019	APPROVED	
PLAN REVIEW	prboa - BOARD OF ARCHITECTS PLAN REVIEW	jray		02/13/2020	APPROVED	
PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez	07/30/2019	07/30/2019	APPROVED	
PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez	06/19/2020	06/19/2020	APPROVED	
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	08/12/2019	08/23/2019	REJECTED	1. A4.0: This detail and complete information by Engineer. 2. S1.0: Provide structural calculations. 3. S1.0: Light-gauge steel connectors not allowed by Zoning Code in Coral Gables. 4. S1.0: Thickness of sheathing is insufficient to conceal roofing nails. 5. S1.0: Provide a section through rafters at bearing - how are they trimmed to provide a level bearing surface with 5:12 slope? 6. S1.0: Section 1: Show outline of top of existing concrete TB (5:12 slope?). Do anchors from bracket have adequate edge distance ? 7. S1.0: How is cantilevered

edge of sheathing supported at ends of roof ? 8. S2.0, S3.0: Add a note on both sheets stating Engineer's inspection and approval is required prior to commencement of any removal of concrete from slabs, beams or columns. Engineer shall also determine the need and extent of any temporary shoring. 9. S2.0: Reference rebar splice Table within S3.0 for all details here. 10. S2.0: Detail 2: Shown splice between hooks and new reinforcement is not adequate. Referenced sheet SR-1 not found. 11. S2.0. S3.0: What is the repair material for all structural work ? 12. S3.0: Remove Class A splices or provide a clear explanation for the Contractor/Inspector as to what the difference between A and B is and where they should be used. In addition, lengths of bar splices appear below those mandated by ACI 318-14 - please check/provide calcs. 13. S2.0, S3.0:

PLAN REVIEW prstr - STRUCTURAL PLAN REVIEW dreczek 02/14/2020 02/27/2020 REJECTED

REMAINING COMMENTS IN UPPER CASE LETTERS: 1. A4.0: This detail and complete information by Engineer. COMMENT REMAINS. DETAIL ON A4.0 AND NEW DETAIL 4/S1.0 ARE DISIMILAR - THE FORMER SPANS THE WALL CLEAR OF EXISTING FOOTING BELOW WHILE THE LATTER UTILIZES EXISTING FOOTING FOR ITS SUPPORT. ALSO, ARCHITECTURAL DETAIL SHOULD EITHER BE REMOVED IN ITS ENTIRETY OR STRIPPED OF STRUCTURAL

INFORMATION.  
DIMENSION THE  
WALL ON S1.0 -  
DOES THE AMOUNT  
OF LONGITUDINAL  
REINFORCEMENT  
SATISFY CODE  
MINIMUM ?  
SPACING OF  
VERTICAL  
REINFORCEMENT  
EXCEEDS CODE  
MAXIMUM. 3. S1.0:  
Light-gauge steel  
connectors not  
allowed by Zoning  
Code in Coral  
Gables. NEW  
SECTION A-A/S2.0  
SHOWS BEAM  
PARALLEL TO  
RAFTER - SHOULD  
BE SHOWN  
PERPENDICULAR. 4.  
S1.0: Thickness of  
sheathing is  
insufficient to  
conceal roofing  
nails. COMMENT  
REMAINS -  
ROOFING NAILS  
ARE 1.25" LONG..  
ROOF SHEATHING  
IS UXPOSED TO  
VIEW FROM BELOW  
- IS PLYWOOD  
DEEMED AN  
ACCEPTABLE FINISH  
BY THE AOR AND  
BOA ? 6. S1.0:  
Section 1: Show  
outline of top of  
existing concrete TB  
(5:12 slope?). Do  
anchors from  
bracket have  
adequate edge  
distance ? HOW IS  
4x10 RIDGE  
MEMBER ANCHORED  
TO WALLS AT ENDS  
? 7. S1.0: How is  
cantilevered edge of  
sheathing supported  
at ends of roof ?  
COMMENT  
REMAINS.  
LOCATION OF  
RAFTERS ON PLAN  
CONFLICTS WITH  
THAT SHOWN  
WITHIN SECTION 3.  
IF SECTION 3 IS  
CORRECT:  
PLYWOOD  
SHEATHING  
CANNOT  
CANTILEVER  
CANNOT  
CANTILEVER 10"  
PAST CENTERLINE  
OF END RAFTERS.  
IF PLAN IS  
CORRECT -  
PLYWOOD CANNOT

PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	06/10/2020	06/18/2020	REJECTED	<p>CANTILEVER 24" PAST CENTERLINE OF END RAFTERS.          *. REVISE ROOFING PRESSURES FOR Aeff=10 SQ. FT. PROVIDE THOSE FOR ZONE 2.</p> <p>remaining comments under 06.18.20 review dates: 3. S1.0: Light-gauge steel connectors not allowed by Zoning Code in Coral Gables. NEW SECTION A-A/S2.0 SHOWS BEAM PARALLEL TO RAFTER - SHOULD BE SHOWN PERPENDICULAR. 06.18.20. Plywood sheathing along roof ridge beyond ends of ridge beam is unsupported. 4. S1.0: Thickness of sheathing is insufficient to conceal roofing nails. COMMENT REMAINS - ROOFING NAILS ARE 1.25" LONG.. ROOF SHEATHING IS UXPOSED TO VIEW FROM BELOW - IS PLYWOOD DEEMED AN ACCEPTABLE FINISH BY THE AOR AND BOA ? 06.18.20: Spacing of 8d RS nails (at 4" c/c) is applicable to continuous sheets, such as plywood. When using planks (2x6 T&amp;G), number of nails at each into the support should be specified instead (2). Per current notes, every other plank will be receiving a single nail only. Please revise. 6. S1.0: Section 1: Show outline of top of existing concrete TB (5:12 slope?). Do anchors from bracket have adequate edge distance ? HOW IS 4x10 RIDGE MEMBER ANCHORED TO WALLS AT ENDS ? 06.18.20: (a) 2/S2.0: Dimensions at through bolt in ridge beam have</p>
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been changed  
 [drafting error] and  
 are now incorrect.  
 06.18.20: (b)  
 B/S2.0: What are  
 the 4 bolts  
 connecting beam to  
 gussett plate ?  
 Check spacing vs.  
 minimum per NDS.  
 06.18.20: (c)  
 B/S2.0: Minimum  
 edge distance for  
 tapcons is called out  
 as 3". Location of  
 uppermost pair of  
 tapcons is  
 dimensioned 2" from  
 edge of concrete.  
 Conflict ? 06.18.20:  
 (d) B/S2.0:  
 Uppermost tapcons,  
 at dimensioned  
 location, will be in  
 conflict with  
 longitudinal beam  
 reinforcement. 7.  
 S1.0: How is  
 cantilevered edge of  
 sheathing supported  
 at ends of roof ?  
 COMMENT  
 REMAINS.  
 LOCATION OF  
 RAFTERS ON PLAN  
 CONFLICTS WITH  
 THAT SHOWN  
 WITHIN SECTION 3.  
 IF SECTION 3 IS  
 CORRECT:  
 PLYWOOD  
 SHEATHING  
 CANNOT  
 CANTILEVER  
 CANNOT  
 CANTILEVER 10"  
 PAST CENTERLINE  
 OF END RAFTERS.  
 IF PLAN IS  
 CORRECT -  
 PLYWOOD CANNOT  
 CANTILEVER 24"  
 PAST CENTERLINE  
 OF END RAFTERS.  
 06.18.20: (a)  
 4/S2.0: Specify  
 fasteners between  
 structural fascia and  
 all individual rafters  
 and self at corners.  
 06.18.20: (b)  
 3/S3.0 shows gable  
 walls extending to  
 underside of roof  
 sheathing. How are  
 new 2x8's  
 cantilevered over  
 the same walls ?  
 06.18.20: (c) S2.0:  
 Review and correct  
 STRUCTURAL  
 SHEATHING notes -  
 appear to be a  
 combination of pre-

							and post-revision information.
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	09/03/2020	09/15/2020	APPROVED		
PLAN REVIEW	przoning - ZONING PLAN REVIEW	edarna	07/31/2019	08/09/2019	APPROVED		
PLAN REVIEW	przoning - ZONING PLAN REVIEW	etejera	02/28/2020	03/04/2020	APPROVED W/ COND		Method of construction to be approved by Structural, Building and Board of Architects.
PLAN PROCESSING	ppappl - APPLICATION/LICENSE/OWNERSHIP VERIFICATION	jray		09/17/2020	INCOMPLETE		CONTRACTOR NEEDS TO UPDATE BUS LIC, LIA INS, W/C INS, LBT NEED SPECIAL INSPECTOR FORM FOR ALL STRUCTURAL WORK FROM EOR
PLAN PROCESSING	ppappl - APPLICATION/LICENSE/OWNERSHIP VERIFICATION	jray		10/19/2020	COMPLETED		
PLAN PROCESSING	calc fees - CALCULATE FEES	jray		09/17/2020	COMPLETED		
PLAN PROCESSING	ppspeinsp - SPECIAL INSPECTOR FORM	jray		10/19/2020	COMPLETED		SPECIAL INSPECTOR FOR REINFORCED MASONRY, CONCRETE RESTORATION, WATERPROOFING REPLACEMENT FROM ESTHER CALLE P.E.
CASHIER INSPECTION	collect - COLLECT FEES bi021 - BEAMS MISCELLANEOUS	iwebuser jiglesias2		10/22/2020 04/14/2021			
			04/14/2021	04/14/2021	APPROVED		04-14-2021 Last entry 04/05/2021 for instalation of roof deck drain, rebar coating at unit 402. *JI*
INSPECTION	certificat - CERT OF COMPLETION OR OCCUPANCY ISSUANCE						
INSPECTION	bi075 - COLUMNS MISCELLANEOUS						
INSPECTION	bi075 - COLUMNS MISCELLANEOUS	elage	10/08/2021	10/08/2021	REJECTED		Not ready
INSPECTION	bi084 - FINAL BUILDING						
INSPECTION	zn004 - FINAL ZONING						
INSPECTION	bi236 - ROOF - CONVENTIONAL FRAMING						
INSPECTION	bi235 - ROOF BEAMS						
INSPECTION	bi239 - ROOF SHEATHING						
INSPECTION	bi281 - SHOP DRAWING - BALCONY RAILINGS						
INSPECTION	blspecinsp - STATEMENT OF INSPECTION - SPECIAL INSPECTOR						
INSPECTION	blspecinsp - STATEMENT OF INSPECTION - SPECIAL INSPECTOR	emartin	02/04/2021	02/04/2021	PARTIAL		2/34/2021 EM. Just one entry from threshold inspector for curbs under doors.
INSPECTION	blspecinsp - STATEMENT OF INSPECTION - SPECIAL INSPECTOR	jiglesias2	04/12/2021	04/12/2021	REJECTED		04-12-2021 No one on site / Left voice mail at contact phone number on inspection report. *JI*

