



PERMIT CORRECTIONS REPORT (BLDR-23-08-4121) FOR CITY OF CORAL GABLES

PERMIT ADDRESS: 931 RODERIGO AVE
Coral Gables, FL 33134
PARCEL: 0341180051230

APPLICATION DATE: 08/18/2023
SQUARE FEET: 448.00
DESCRIPTION: Addition, Full interior remodel, and windows / doors.

EXPIRATION DATE:
VALUATION: \$280,000.00

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Carlos Guerrero	Cutting Edge Innovative Remodeling	2030 S Douglas Rd., 211 Coral Gables, FL 33134

Application Completeness Check

REVIEW ITEM	STATUS	REVIEWER
Application Completeness Check v.1	Disapproved	
Application Completeness Check v.2	Completed	

FBC Residential Building - Addition

REVIEW ITEM	STATUS	REVIEWER
Building v.1	Disapproved	Isis Mojicar-Hunt email: ihunt@coralgables.com
CG - Building		

Correction: Building Correction - Isis Mojicar-Hunt (10/2/23) - Not Resolved
Comments: 1- PROVIDE VALID ELECTRONIC SIGNATURE.
2- STANDING SEAM METAL ROOF NEEDS TO BE APPROVED BY BOARD OF ARCHITECTS.
3- PROVIDE LOT COVERAGE AND OTHER MISSING CALCULATIONS ON SHEET A0-0.
4- PROVIDE DIMENSIONS FOR BEDROOMS AS REQUIRED FOR FBC.
5- PROVIDE DIMENSIONS FOR BATHROOM TOILET FIXTURES.
6- PROVIDE CALCULATIONS FOR BEDROOM WINDOWS FOR EGRESS.
7- PROVIDE TYPICAL WALL SECTION INDICATING ALL BUILDING MATERIALS AND ROOF AND WALL R- VALUES.
8- PROVIDE NGVD OF EXISTING RESIDENCE.
9- INDICATE REQUIRED AND PROPOSED SETBACKS,
10- ADD NOTE TO SITE PLAN INDICATING WATER TO BE RETAINED WITHIN THE SITE.

City Architect v.1	Disapproved	Elisa Lopez email: elopez2@coralgables.com
City Architect review for Elisa Lopez		

Correction: Board of Architects Corrections - Elisa Lopez (10/3/23) - Not Resolved
Comments: Board of Architects Corrections
10/03/2023: ***ALL METAL ROOFS SHALL BE REVIEW BY THE BOARD OF ARCHITECTS (BOA) FULL BOARD. CONTACT BOARDOFARCHITECTS@CORALGABLES.COM FOR SCHEDULING AND SUBMITTAL REQUIREMENTS. 1) SCOPE OF WORK IS INCOMPLETE PROPOSED METAL ROOF. 2) HORIZONTAL SLIDING WINDOWS ARE NOT ALLOWED IN THE FRONT OF THE RESIDENCE. 3) STUCCO FINISH MATCH EXISTING FINISH (TEXTURE AND COLOR). 4) PROVIDE PROPOSED WINDOW GLAZING TINT ON SCHEDULES, CLEAR OR LIGHT GREEN RECOMMENDED. 5) WINDOW #3 IS NOT CONSISTENT WITH THE REST OF THE RESIDENCE. ***SUBMIT A DETAILED NARRATIVE WITH CLEAR RESPONSES AND WHERE TO FIND THEM ADDRESSING ALL PREVIOUS COMMENTS. ***REVIEW BY: ELISA LOPEZ BOA REVIEWER PHONE: 305-569-1805 / EMAIL: elopez2@coralgables.com CITY WEB SITE: WWW.CORALGABLES.COM

Electrical v.1	Disapproved	Enrique Romero Rodriguez Ph: 460-5255 email: eromero@coralgables.com
CG - Electrical		

Correction: Electrical Correction - Enrique Romero Rodriguez (9/27/23) - Not Resolved
Comments: Electrical Corrections 9/27/23
Missing sign and seal digital in electrical page

Mechanical v.1	Approved	Jan Perez - Mechanical Ph: 460-5243 email: jperez2@coralgables.com
CG - Mechanical		

Plumbing v.1	Disapproved	Rudy Perez - Plumbing Ph: 460-5259 email: rperez2@coralgables.com
CG - Plumbing		

Correction: Plumbing Correction - Rudy Perez - Plumbing (9/14/23) - Not Resolved
Comments: 1-DIGITAL SIGNATURE ON PLUMBING SHEETS NOT POPULATING FOR VERIFICATION
2-PROVIDE PLUMBING SITE PLAN AND ILLUSTRATE LOCATION OF SEPTIC TANK, DRAINFIELD, WATER METER & SERVICE LINE
3-PROVIDE DRAINAGE FIXTURE UNIT LOADS PER BRANCH ON SANITARY
4-SANITARY VENTING @ BATH #1 & #2 BETWEEN W/C'S AND ADJACENT FIXTURE NON-COMPLIANT

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5-WATER SERVICE CALCULATION TABLE PROVIDED REQUIRES COMPLIANCE WITH { FBC-RES.D. 2020 SEC. P2903 }
 [FBC DOES NOT ADDRESS PROBABILITY OF USE NOR MAX RECOMMENDED]
 6-CLARIFY-{ 3/4" } C.W. LINE STRAPPED TO EXTERIOR WALL TOWARDS MASTERBATH AREA NOT ALLOWED

Public Works v.1	Approved	Emily Muñoz - Public Works Ph: 305-460-5026 email: emunoz@coralgables.com
PW - Paul Rodas, Hermes Diaz		
Residential Landscape Review v.1	Approved with Conditions	Daniela Maria Ph: 305-460-5196 email: dmaria@coralgables.com
Residential Landscape Review		
Structural v.1	Disapproved	Paul Guth - Structural Ph: 569-1831 email: pguth@coralgables.com
CG - Structural		
Correction: Structural Correction - Paul Guth - Structural (9/29/23) - Not Resolved		
Comments: PROVIDE WRITTEN RESPONSES TO ALL COMMENTS AND INCLUDE ALL REQUESTED SUPPLEMENTAL CALCULATIONS. RE-SUBMITTAL WILL NOT BE REVIEWED WITHOUT THIS INFORMATION INCLUDED. AVOID "GENERIC" RESPONSES SUCH AS "SEE PLANS" "SEE CALCULATIONS". FOR PLANS, PROVIDE DRAWING NUMBER AND SPECIFIC PLAN, SECTION OR DETAIL. >>>		
1) All plans and calculations are required to be digitally signed. The digital signature must have a Digital ID from one of the trusted agencies listed in the Development Services website – IdenTrust, GlobalSign, Digicert, and Entrust Datacard. The City does not accept copies of hand signatures. [Ref. 2020 FBC, Section 107] >>> 2) Provide a complete set of calculations. Calculations shall include, at a minimum, the design of the reinforced masonry and a unity equation check for all roof framing member uplift connectors, taking into account the simultaneous loading of uplift, lateral load parallel to the trusses, and lateral load perpendicular to the trusses. [Ref. 2020 FBC, Section 107] >>> 3) Provide a Roof Framing Plan for the new addition. The Roof Framing Plan shall show the layout of all roof framing members, indicate the service gravity/uplift loads and the required uplift connector for each different truss span condition. [Ref. 2020 FBC, Section 107] >>> 4) Provide a roof wind uplift diagram delineating the limits of zones 1, 2e, 2r and 3 and provide wind uplift pressures for the roofing system at each zone. [Ref. 2020 FBC, Section 2411.3.1.4] >>> 5) Provide glazing pressures for all new windows and doors. The glazing pressures shall be shown on the building elevations so there is no confusion as to which pressure applies to which window or door. If "allowable" ASD pressures are to be provided, please indicate this on the drawings. [Ref. 2020 FBC, Section 1603.1.4(5)] >>> 6) Please provide a section/detail at the intersection of the new addition roof and the existing building structure roof showing how the roof diaphragm shear loads will be transferred down to the existing masonry walls. [Ref. 2020 FBC, Section 107] >>> 7) SHEETS S0-1, 0-2: Please add a general structural note for pre-engineered wood trusses. In addition, please add the requirement that all truss top and bottom chords shall be minimum 2"x6". [Ref. COCG Zoning Code, Section 5-510] >>> 8) SHEET S0-2: At the "Code" note, please include the design superimposed DL value. Also, please revise the design wind speed value listed in note#3. The required design wind speed shall be 175 mph. [Ref. 2020 FBC, Section 1620.2] >>> 9) SHEET S0-2: At the "Foundations" note, please add a note stating that the Design Professional will visit the site once the new footing has been excavated and provide a signed-and-sealed letter to the City of Coral Gables verifying that the in-situ soil conditions are adequate to support the presumptive soil bearing capacity indicated on the drawings. [Ref. 2020 FBC, Section 107] >>> 10) SHEET S1-1: At Section 1, please address the following: (A) Show the #4 vertical bar extending to the top of the concrete sill beam. (B) Please provide the sill beam size and reinforcing requirements. (C) Verify that the 18" wide x 24" deep monolithic footing meets the minimum reinforcement requirements of ACI 318-14 (0.0018bh) for both longitudinal and transverse bars. (C) Is the design intent to not have any reinforcement in the 4" concrete slab-on-grade? [Ref. 2020 FBC - Section 107, ACI 318-14 – Sections 7.6.1.1 and 13.3.2.1] >>> 11) SHEET S1-1: At Column Type "C1" Detail #4, the column tie pattern does not meet the requirements of ACI 318-14. Suggest revising the tie layout to be two rectangular closed ties with a vertical bar at each tie corner (7 vertical bars). [Ref. 2020 FBC, - Section 1901.2, ACI 318-14 – Section 25.7.2.3] >>> 12) SHEET S1-1: At Column Type "C2" Detail #5, is the design intent to provide a reinforced, grout-filled cell, an 8"x8" concrete starter column, or an 8"x12" concrete tie-column adjacent to each wall opening? If the design intent is to provide an 8"x12" concrete tie-column, the reinforcement shall consist of 4#5 vertical bars and #3 closed ties at 12"C/C. [Ref. 2020 FBC, Sections 2121.2.4, 2121.2.10] >>> 13) SHEET S3-1: At Section 07, please address the following: (A) The bond beam shall be minimum 8"x16" with 1#7 top and bottom continuous. (B) Please show the masonry wall vertical reinforcing bars extending to the top of the bond beam. [Ref. 2020 FBC, Section 2121.2.3.2] >>> 14) SHEET S3-1: At Detail 04, please add the requirement that a minimum No. 9 gauge ladder-type, hot-dipped galvanized horizontal joint reinforcement is required at every alternate block course (16"C/C). Note that the detail indicates that joint reinforcement is "as required". [Ref. 2020 FBC, Section 2122.2.3] >>> 15) SHEET S3-1: Please remove all sections/details that do not apply to this project. For example, where do Details 05, 08 apply? [Ref. 2020 FBC, Section 107] >>> 16) Provide a completed City of Coral Gables Special Inspector Form for Soil Compaction and Reinforced Masonry. [Ref. 2020 FBC, Section 107] The form can be found through the following link: https://www.coralgables.com/sites/default/files/2023-04/SPECIAL-INSPECTOR-FORM-2020-EK.pdf Corrective Action: RESPOND TO COMMENTS		
Zoning v.1	Disapproved	Steven Rodriguez - Zoning Ph: 476-7216 email: srodriguez@coralgables.com
Zoning Review for Steven Rodriguez		
Correction: Zoning Correction - Steven Rodriguez - Zoning (10/6/23) - Not Resolved		
Comments: ZONING COMMENTS #1		

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Mandatory for the zoning division plan re-review(s) provide a written response sheet to all zoning comments. Note, plans will not be re-reviewed if the response sheet is not provided. In addition, avoid generic responses such as "SEE PLANS" or "SEE CALCULATIONS". Provide a response to each zoning comment, include the page number and how the correction has been addressed. The response sheet(s) will only be accepted as a digital file uploaded to the City Portal per review cycle.

TO BE ABLE TO PERFORM THE ZONING REVIEW PROVIDE THE BELOW ITEMS:

1. PROVIDE THE FLOOR AREA CALCULATION (F.A.R.), INCLUDE, A DIAGRAM OF THE FLOOR PLANS AND INDICATE ALL THE AREAS THAT WERE COUNTED, THEIR SQUARE FOOTAGE, AND INCLUDE ANY ACCESSORIES IF APPLICABLE. ARTICLE 2, SECTION 2-101, D., #6, b. AND
2. PROVIDE THE 35% & 45% GROUND AREA COVERAGE CALCULATIONS, INCLUDE, A DIAGRAM OF THE BUILDING FOOTPRINT AND INDICATE ALL THE AREAS THAT WERE COUNTED, THEIR SQUARE FOOTAGE, AND INCLUDE ANY ACCESSORIES IF APPLICABLE. ARTICLE 2, SECTION 2-101, D., #6, a.
3. PROVIDE THE OPEN LANDSCAPE CALCULATIONS, INCLUDE, A DIAGRAM OF THE SITE, INDICATE ALL THE GREEN AREAS THAT WERE COUNTED, AND INCLUDE THE GREEN AREA(S) SQUARE FOOTAGE. ARTICLE 6, SECTION 6-105, A., #1.
4. SEE A SAMPLE OF THE REQUIRED ZONING DATA AND DIAGRAMS AT THIS WEB LINK:

<https://evogov.s3.amazonaws.com/media/91/media/128367.pdf>

REVIEW BY: STEVEN RODRIGUEZ / ZONING REVIEWER

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T: 305-476-7216

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