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Permits and Inspections: Actions

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RV-19-01-3991

Applied	Approved	Issued	Final	Expires
01/31/2019	01/21/2020	01/27/2020	01/27/2020	07/25/2020

Type **REVISION TO PERMIT**

Status **final**

Permit Description

Permit Address **1615 FERDINAND ST CORAL GABLES FL 33134-2146**

**REVISION- CHANGE OF ARCHITECT AND ENGINEER ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING PAGES**

Applicant **G&G CONSTRUCTION GROUP INC** Owner **Y**

Owner **MUSTER INVESTMENT LLC**

Viewing

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Group	Action	Approver	Start Date	Comp'd Date	Comp'd Code	Comment
PLAN REVIEW	pradmin - ADMINISTRATIVE BOARD OF ARCHITECTS PLAN REVIEW	cmindreau		01/30/2019	APPROVED	
PLAN REVIEW	pradmin - ADMINISTRATIVE BOARD OF ARCHITECTS PLAN REVIEW	cmindreau		03/22/2019	APPROVED	
PLAN REVIEW	pradmin - ADMINISTRATIVE BOARD OF ARCHITECTS PLAN REVIEW	cmindreau		07/19/2019	APPROVED	
PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez		02/06/2019	REJECTED	PROVIDE NEW SET OF PLANS BY NEW ARCHITECT AND ENGINEERS.
PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez		04/02/2019	APPROVED	
PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez	11/21/2019	11/22/2019	APPROVED	
PLAN REVIEW	prelec - ELECTRICAL PLAN REVIEW	gmoreno		02/06/2019	REJECTED	MISSING ELECTRICAL PAGE ( E3 )
PLAN REVIEW	prelec - ELECTRICAL PLAN REVIEW	areyes		03/27/2019	APPROVED	
PLAN REVIEW	prmech - MECHANICAL PLAN REVIEW	rarnau	02/04/2019	02/04/2019	REJECTED	M-1 PROVIDED BY NEW ENGINEER, MUST PROVIDE M-2 & M-3 BY NEW ENGINEER
PLAN REVIEW	prmech - MECHANICAL PLAN REVIEW	rarnau	03/29/2019	04/01/2019	REJECTED	AC-2 SCHEDULE, MOUNTING DETAIL AND SPECIFICATIONS UNREADABLE ON M-2
PLAN REVIEW	prmech - MECHANICAL PLAN REVIEW	rarnau		07/26/2019	APPROVED	
PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	rperez2		02/05/2019	REJECTED	1- REQUIRED TO PROVIDE ALL PLUMBING SHEETS { P-1 --- P-4 } IN REVISIONS PACKAGE FOR APPROVAL
PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	rperez2	03/27/2019	04/02/2019	APPROVED	
PLAN REVIEW	prpworks - PUBLIC WORKS PLAN REVIEW	emunoz	02/07/2019	02/12/2019	REJECTED	PAVER DETAIL CONCRETE PERIMETER 8"X8" WITH A CONTINUOUS #5 REBAR
PLAN REVIEW	prpworks - PUBLIC WORKS PLAN REVIEW	emunoz	04/16/2019	04/18/2019	APPROVED	
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dgonzalez2	02/12/2019	02/27/2019	REJECTED	PLEASE COMPLY WITH ALL THE INSTRUCTIONS THAT FOLLOW: " MANDATORY FOR RE-REVIEW: 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 DRAWING NUMBER AND SPECIFIC PLAN, SECTION OR DETAIL. FOR CALCULATIONS, PROVIDE PAGE NUMBER. " NO INK MARKS, WHITE OUTS, OR STICK-ONS PERMITTED ON DRAWINGS.

MAKE CHANGES TO ORIGINALS AND RESUBMIT MECHANICALLY REPRODUCED COPIES.

COMMENTS: 1) Pursuant to rule 61G15-27.001: a) A successor professional engineer seeking to reuse already sealed plans, prints, engineering specifications, and/or engineering calculations used for permitted works under the successor professional engineer's seal must be able to document and produce upon request evidence that he has in fact recreated all the work done by the original professional engineer. Submit evidence (calculations and plans) indicating that new engineer has recreated all work done by previous engineer. b) A successor professional engineer must use his own title block, seal and signature and must remove the title block, seal and signature of the original professional engineer before reusing any sealed, prints, engineering specifications, and/or engineering calculations used for permitted works. Successor engineer must sign and seal all sheets, not just those being revised. c) Prior to sealing and signing work a successor professional engineer shall be required to notify the original professional engineer, his successors, or assigns of the successor's intention to use or reuse the original professional engineer's work. Notification shall be by certified letter or other verifiable communication. Provide copy of such notice to original engineer(s). d) Above actions are required for structural, mechanical, electrical and plumbing. For architectural see Building Review comments. 2) Section 1/S-1: Footing shown concentric under wall. Plans show eccentric footing. Revise and reflect property line. Specify size and spacing of reinforcing. 3) Special Inspector required for reinforced masonry.

PLAN REVIEW prstr - STRUCTURAL PLAN REVIEW dreczek 04/22/2019 05/06/2019 REJECTED

1. Previous review comments remain. Successor Engineer - please submit complete drawings and calculations for new and previously permitted work.

PLAN REVIEW prstr - STRUCTURAL PLAN REVIEW dreczek 08/07/2019 08/16/2019 REJECTED

1. Main Permit Set has been removed from the current Revision submittal. Please re-attach and contact the Reviewer [dreczek@coralgables.com] for expedited review. Current review is terminated.

PLAN REVIEW prstr - STRUCTURAL PLAN REVIEW dreczek 08/20/2019 08/20/2019 REJECTED

1. S-1: Elevation of privacy wall shows solid wall as 4ft tall; Section 1 shows same wall as 6ft tall. Please coordinate. Additional review is required. 2. A-3: Addition of new porch to the left of existing residence is not clouded. 3. S-2: Removal of existing masonry wall and footing separating laundry room and storage is not clouded. 4. Structural notes with Code references, material specifications and design assumptions are missing. Please provide (those within previous Permit drawings (S-11) appear to have been removed). 5. S-6: Reference numbers for two sections are missing. 6. S-2: New drawings'

PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW dreczek	11/19/2019 REJECTED	<p>drafting errors conceal designation of steel beam and location of detail A/S-3. Please correct. 7. Etc. Review terminated. Current drawings are being submitted as a REVISION to the original PERMIT. Please cloud all individual changes between new and old plans (please do not cloud entire areas of sheets including portions of scope which did not change) within both, Architectural and Structural drawings. Structural drawings and calculations appear incomplete - please review all information prior to resubmittal. Additional review is required.</p> <p>Comments on clouding the revision remain. The Reviewer noticed the entire footprint of the residence will now be receiving a new concrete slab-on-grade (this is not clouded). This is an Level 3 Alteration and comments below reflect associated Code requirements. 1. Provide reinforcement of all existing walls to ASCE 7-10 pressures. 2. Check existing roof framing connectors. Call out straps and provide calculations for unity equation. 3. Existing interior masonry shearwall has been removed and replaced by W10x15 beam - review existing roof diaphragm and transfer of loads. Check aspect ratio and associated deflection. Otherwise - replace wall with equivalent. 4. Provide information on existing roof sheathing and fasteners or provide new to satisfy current Code. 5. C/S-2: Check section of inverted 'T' or add top flange. 6. A, B/S-2: Dimension location of bolts from top of beam 7. C/S-2: Dimension location of expansion bolts. 8. S-1: New columns, F-50 footings and W8 beam above must be in same location as existing walls/beams supporting roof framing - please indicate location of existing footing on plan or state clearly this is the case within the plans. 9. A/S-7: (i) Alternate traps or check beams for torsion under net uplift 10. S-7: Column/W8 detail: (i) Provide a note on plan for steel beam to be continuous (in one piece) or detail splices (ii) provide stiffeners in beam at each column for rotational stability per AISC 11. 1/S-1.1: Provide calculations for footing stability and soil stresses and for wall reinforcement. Dimension slats above. Is design delegated to a Specialty Engineer ? Use full wind - wall height exceeds 6ft. Elevation to the side shows 4ft ..... PLEASE resolve conflicts. 12. 1/S-3: How is new concrete connected to existing ? 13. 2/S-4: (i) Check torsion in RB-5 (ii) What is wall reinforcement - not on plan? (iii) New RB-5 is not shown on S-2. called out details do not appear to apply. How is contunuity between new and existing beam and tie beam reinforcement achieved ? 14. 1/S-4: (i) How is top of new wall braced ? (ii) Existing roof TB's are at 8'-6"; new at 7'-6" - section shows both at 7'-6" - please clarify and coordinate/how are new beams and columns attached to existing at higher elevation ? 15. S-2: How is new roof fit below</p>
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existing 1-0" above it ? How are new trusses supported along face of existing wall ? PLEASE COMPLY WITH ALL FOLLOWING AS MANDATORY FOR A RE-REVIEW: (A) PROVIDE A WRITTEN RESPONSE TO ALL REVIEW COMMENTS (PLANS WILL NOT BE REVIEWED OTHERWISE). AVOID GENERIC RESPONSES SUCH AS "SEE PLANS" OR "SEE CALCULATIONS". FOR DRAWINGS, REFERENCE SPECIFIC SHEET AND PLAN/SECTION/DETAIL NUMBER. FOR CALCULATIONS, REFERENCE PAGE NUMBER. (B) NO INK MARKS, WHITE OUTS, OR STICK-ONS PERMITTED ON DRAWINGS. PLEASE MAKE CHANGES TO ORIGINALS AND RESUBMIT MECHANICALLY REPRODUCED COPIES.

PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	01/15/2020	01/21/2020	APPROVED
PLAN REVIEW	przoning - ZONING PLAN REVIEW	srodriguez	01/31/2019	02/04/2019	DEFERRED

ZONING COMMENT #1 1. PAGE A-1, PROVIDE THE DISTANCE FROM THE LEFT PROPERTY LINE TO THE CLOSEST EDGE OF THE POOL DECK. 2. PAGE A-1, RECESS THE FRONT PERIMETER WALL AS SHOWN ON THE MASTER PLAN BL-17-12-2086 (SEE LEFT CORNER). 3. PAGE A-1, PROVIDE THE WIDTH OF THE POOL DECK WALKWAY. 4. PAGE A-1, PROVIDE THE TRIANGLE OF VISIBILITY FOR THE DRIVEWAY. 5. PAGE A-1, PROVIDE A NOTE ON THE PLANS BY THE NEW DRIVEWAY STATING THAT, "THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2 1/2) FEET TO EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE". 6. PAGE A-1, PROVIDE THAT ALL GATES THAT PROVIDE ACCESS TO THE POOL AREA ARE SELF-CLOSING AND SELF-LATCHING (SELF-LATCHING IS MISSING). 7. PAGE A-1, PROVIDE REVISION #2, ON THE PROPOSED SITE PLAN AND MARGIN. NOTE REVISION #1 EXISTS ON THE MASTER PLAN DATED 3/26/18. 8. PAGE A-3, PROVIDE REVISION #2, ON THE PROPOSED FLOOR PLAN AND MARGIN. NOTE REVISION #1 EXISTS ON THE MASTER PLAN DATED 3/26/18. 9. PAGE A-3, LABEL THE GATES INSIDE THE CARPORT THAT MAKE UP PART OF THE POOL ENCLOSURE. 10. PAGES A-1 AND A-3, PROVIDE THE NEW AREA OF THE ENLARGE CARPORT. 11. PAGE A-1, PROVIDE UPDATED GROUND AREA COVERAGE CALCULATIONS, FLOOR AREA RATIO CALCULATIONS, AND OPEN LANDSCAPE CALCULATIONS. NOTE: THE GROUND AREA COVERAGE AND THE FLOOR AREA RATIO COULD NOT BE VERIFIED DUE TO THE REQUIRED CALCULATIONS HAS NOT BEEN UPDATED. REVIEW BY: STEVEN RODRIGUEZ ZONING REVIEWER EMAIL: SRODRIGUEZ@CORALGABLES.COM CITY WEB SITE: WWW.CORALGABLES.COM

ZONING COMMENT #2 PRIOR TO THE NEXT ZONING REVIEW, PROVIDE THE CHANGE OF ARCHITECT APPROVAL CONTACT

PLAN REVIEW	przoning - ZONING PLAN REVIEW	srodriguez	04/02/2019	04/12/2019	DEFERRED
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THE BUILDING OFFICE AT 305-460-5235, FOR THE FILING PROCESS. (CHANGE FROM ARCHT. RAMON PACHECO, TO ARCHT. A.M. JULIEN) 1. PAGE A-1 PRIOR COMMENT NOT FULLY ADDRESS, RECESS THE FRONT PERIMETER WALL AS SHOWN ON THE MASTER PLAN BL-17-12-2086 (SEE LEFT CORNER). THE NEW WALL OBSTRUCTS THE VIEW OF THE NEIGHBORING DRIVEWAY (TRIANGLE OF VISIBILITY CONCERN). 2. PAGE A-3 PRIOR COMMENT NOT FULLY ADDRESS, PROVIDE THE HEIGHT OF THE CARPORT GATES. REVIEW BY: STEVEN RODRIGUEZ ZONING REVIEWER EMAIL: SRODRIGUEZ@CORALGABLES.COM CITY WEB SITE: WWW.CORALGABLES.COM

PLAN REVIEW	przoning - ZONING PLAN REVIEW	srodriguez	07/24/2019	APPROVED	
PLAN PROCESSING	ppappl - APPLICATION/LICENSE/OWNERSHIP VERIFICATION	ldemoya	01/22/2020	INCOMPLETE	PENDING APPLICATION SIGNED BY OWNER AND GENERAL CONTRACTOR
PLAN PROCESSING	ppappl - APPLICATION/LICENSE/OWNERSHIP VERIFICATION	sramos2	01/23/2020	COMPLETED	
PLAN PROCESSING	calc fees - CALCULATE FEES	ldemoya	01/22/2020	COMPLETED	
CASHIER	collect - COLLECT FEES	iwebuser	01/27/2020		

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