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Permits and Inspections: Actions



BL-14-11-4165

Applied	Approved	Issued
11/14/2014	08/07/2017	08/07/2017

Type **RESIDENTIAL ADDITION**

Status **stop work**

Permit Description

Permit Address **1252 OBISPO AVE CORAL GABLES FL 33134-3510**

ON HOLD* NEW PLANS MUST BE SUBMITTED *** CONSULTANT - JEM *** HISTORICAL*** INCLUSIVE *** (2) LEVEL RESIDENCE *** SIMPLIFIED *** COV TERR, BALCONY, TRELIS, PAVER DRIVEWAY \$500,000****

Applicant **RAMESH C AIRAN & W ARUNA R Owner N**

Owner **RAMESH C AIRAN & W ARUNA R**

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

Group	Action	Approver	Start Date	Comp'd Date	Comp'd Code	Comment
BOA PLAN REVIEW	pradmin - ADMINISTRATIVE BOARD OF ARCHITECTS PLAN REVIEW	cmindreau		01/09/2015	APPROVED	
BOA PLAN REVIEW	pradmin - ADMINISTRATIVE BOARD OF ARCHITECTS PLAN REVIEW	cmindreau		11/16/2016	APPROVED	
BOA PLAN REVIEW	pradmin - ADMINISTRATIVE BOARD OF ARCHITECTS PLAN REVIEW	cmindreau		02/08/2017	APPROVED	
BOA PLAN REVIEW	prboa - BOARD OF ARCHITECTS PLAN REVIEW	jray		11/13/2014	APPROVED	
BOA PLAN REVIEW	prboa - BOARD OF ARCHITECTS PLAN REVIEW	dgarcia		12/11/2014	APPROVED	
BOA PLAN REVIEW	prboa - BOARD OF ARCHITECTS PLAN REVIEW	jray		02/05/2015	APPROVED	
BUILDING PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez	01/14/2015	01/14/2015	REJECTED	CLARIFY DRAINAGE ON FLAT ROOF.
BUILDING PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez	02/23/2015	02/23/2015	REJECTED	SEE PREVIOUS COMMENT.
BUILDING PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez	09/11/2015	09/11/2015	REJECTED	CLARIFY ROOF DRAINAGE. SEE ME 7:30 TO 9:30 AM MWF.
BUILDING PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez	09/18/2015	09/18/2015	REJECTED	SEE PREVIOUS COMMENT.
BUILDING PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez		04/26/2017	REJECTED	ARCHITECT TO SEE ME 7:30 TO 9:30 AM MWF.
BUILDING PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez	05/04/2017	05/05/2017	REJECTED	ARCHITECT TO SEE ME 7:30 TO 9:30 AM MWF REGARDING DRAINAGE OF ROOF AND OV
BUILDING PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez		05/08/2017	APPROVED	
ELECTRICAL PLAN REVIEW	prelec - ELECTRICAL PLAN REVIEW	areyes	11/18/2014	11/19/2014	APPROVED	
ELECTRICAL PLAN REVIEW	prelec - ELECTRICAL PLAN REVIEW	areyes	03/16/2017	03/16/2017	APPROVED	
HISTORICAL PLAN REVIEW	prhist - HISTORICAL PLAN REVIEW	kkautz	10/06/2015	10/21/2015	APPROVED	COA (SP) 2014-018
HISTORICAL PLAN REVIEW	prhist - HISTORICAL PLAN REVIEW	eguino	06/01/2017	06/05/2017	APPROVED	COA (SP) 2014-018
MECHANICAL PLAN REVIEW	prmech - MECHANICAL PLAN REVIEW	gruggiano	12/17/2014	12/18/2014	APPROVED	
MECHANICAL PLAN REVIEW	prmech - MECHANICAL PLAN REVIEW	gruggiano	03/16/2017	03/16/2017	APPROVED	
PLUMBING PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	gurgelles	12/18/2014	12/22/2014	REJECTED	1.NEED DEPARTMENT OF HEALTH APPROVAL 2.NEED WASA WATER ALLOCATION LETTER
PLUMBING PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	gurgelles	01/23/2015	01/26/2015	REJECTED	SAME COMMENTS AS DATED 12/22/14
PLUMBING PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	gurgelles	02/10/2015	02/10/2015	REJECTED	SAME COMMENTS AS DATED 12/22/14
PLUMBING PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	rperez2	09/11/2015	09/17/2015	APPROVED	
PLUMBING PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	rperez2	03/16/2017	03/17/2017	APPROVED	
PUBLIC WORKS PLAN REVIEW	prpworks - PUBLIC WORKS PLAN REVIEW	lhickman	11/14/2014	11/17/2014	REJECTED	1- INDICATE ON PLANS "EXISTING ASPHALT APPROACHES TO REMAIN". 2- ALL RAINWA PRIVATE PROPERTY. 3- PROVIDE A CONCRETE PERIMETER 8" BY 8" AND ONE #5 CONTIN PAVERS' AREAS
PUBLIC WORKS PLAN REVIEW	prpworks - PUBLIC WORKS PLAN REVIEW	emunoz	12/22/2014	12/23/2014	REJECTED	1- INDICATE ON PLANS "EXISTING ASPHALT APPROACHES TO REMAIN". 2- ALL RAINWA PRIVATE PROPERTY. 3- PROVIDE A CONCRETE PERIMETER 8" BY 8" AND ONE #5 CONTIN PAVERS' AREAS
PUBLIC WORKS PLAN REVIEW	prpworks - PUBLIC WORKS PLAN REVIEW	emunoz	01/12/2015	01/13/2015	REJECTED	1- INDICATE ON PLANS "EXISTING ASPHALT APPROACHES TO REMAIN". 2- ALL RAINWA PRIVATE PROPERTY. 3- PROVIDE A CONCRETE PERIMETER 8" BY 8" AND ONE #5 CONTIN PAVERS' AREAS
PUBLIC WORKS PLAN REVIEW	prpworks - PUBLIC WORKS PLAN REVIEW	emunoz	02/06/2015	02/09/2015	REJECTED	DRIVEWAY AND APPROACH MUST BE SYMMETRICAL
PUBLIC WORKS PLAN REVIEW	prpworks - PUBLIC WORKS PLAN REVIEW	lhickman	09/18/2015	09/18/2015	REJECTED	LOOSE GRAVEL NOT ALLOWED UNLESS LOCATED MORE THAT FIVE FEET FROM PROPERT PRIVATE PROPERTY
PUBLIC WORKS PLAN REVIEW	prpworks - PUBLIC WORKS PLAN REVIEW	emunoz	12/03/2015	12/07/2015	APPROVED	
STRUCTURAL PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	bgarcia	01/26/2015	01/26/2015	CANCELLED	
STRUCTURAL PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	02/18/2015	02/23/2015	REJECTED	
STRUCTURAL PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	09/21/2015	10/06/2015	REJECTED	1. The Project appears to fall under Level 3 Alteration (Substantial structural alteration) Please provide complete information, within the drawings, on all new and existing structu gravity/uplift and lateral force resisting elements. 2. Review terminated.
STRUCTURAL PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	12/09/2015	01/15/2016	REJECTED	Outside Consultant Review: General Comments 1. Structural review was not considered t incomplete structural calculations and lack of existing condition consideration in the plan additional comments will/can arise when these are adequately addressed. The structural

STRUCTURAL PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	12/16/2016	01/09/2017	REJECTED	<p>existing slab on grade, but the existing building has an elevated framed floor (pier and beam) and does not address the effect of the new framing OR the new 2nd floor on the existing foundation. We will perform a full review when the drawings adequately address the actual conditions of the building. 2. Drawings shall clearly indicate per FBC- Existing. Please provide all necessary calculations to comply with the requirements. Provide copy of the drawings for the existing building. 4. Clearly show in the demolition plan all structural items, including any existing foundations that may be affected by the new structural calculations of new concrete footings and stem walls. 6. Provide calculations for the existing including checks for new loads. 7. Drawings indicate an existing slab on grade, however a crawl space, and age of building indicates floor is most likely a wood framed elevated structure. Drawings and clearly show how the floor framing is affected by the modifications. 8. Provide base and cap plates. 9. Provide calculations for the check of the existing MWFRS of the building the connections of the transfer of MWRS roof diaphragm loads to CMU walls. 11. Provide calculations for concrete columns. 13. Provide calculations for second floor and roof. 14. Provide calculations for steel masonry wall connection. 15. Provide calculations for the metal deck roof. 16. Provide table and cladding pressures for roof. 17. Architectural set is missing sheet A402 which is referred to in Structural Drawings. 18. Sheet S-1: Indicate that this plan is a "Key Plan". Show reinforcement on S-1A and S-1B. 19. Sheet S-1A: Several columns are not labeled. Please provide walls and new walls and their respective reinforcing. c. Foundation Note 10: Provide a match line. d. See comment number 5 e. Cut section along the east edge of the building and indicate building and new walls are connected and show the existing framing of the first floor. Include foundation notes. b. Indicate size and length of reinforcement at corners of new slabs and reinforcement detail of masonry column MC1. 21. Sheet S-2: Indicate the match lines that refer to partial plans on S-2A and S-2B. 22. Sheet S-2A & S-2B: a. Show how floor elements are framed. b. Provide calculations and details of supports of roof in north-south direction. c. Provide design of roof beams RB-6 to RB-22. d. Indicate on plan the location of beam 5 parallel to south side of stairs. e. Provide loading diagram of the special or non-shear and direction of load, or show load reaction on section 1/S-6. f. On roof plan at elevation +15'-10", provide dimensions of locations of steel columns. h. Roof note 9: Provide loads for wood truss engineer. Also clarify the strut load requirement? 23. Sheet S-3: a. Provide loads. b. Clarify detail that shows connection between wood truss beams and concrete beams. c. Show shear reinforcement. Provide typical detail for steel column supported by concrete footing. c. Beam schedule: Do not meet minimum steel reinforcement as per ACI 318-08 Section 10.5. Please clarify. d. shall be a size #3 bar as a minimum as per ACI 318-08 Section 7.10. Currently shows #2. Footings shall have minimum longitudinal and transverse reinforcement as per ACI 318-08 Section 7.12.2.1. Please clarify. 25. Sheet S-5: Structural Design Criteria, note 2: a. Pl dead load not live load as noted. b. Include truss bottom chord load of 10 psf as per table point load per FBC 1615.6.1. 26. Sheet S-6: Provide calculations of connection between steel column on section 1/S-6. 27. Sheet S-7: a. Section 1: How is stair supported (please Section 2: As per plan, slab at elevation +12'-0" is a concrete slab. No steel joists are shown. clarify c. Section 2: Provide calculations of concrete slab and beam that supports CMU wall +21'-11"? d. Section 3: Provide calculations of connection of wood trusses to existing CMU truss engineer. e. Section 3: Plywood soffit? "f" thick - provide calculations for plywood. f. Provide calculations and details for stair if applicable. End of comments, 1st Structural Review. To process, please be sure to: 1) Cloud and date all revisions. 2) Address all comments on drawings. 3) Organize your responses in the same numerical order as this critique. 4) Revisions are not fully understood. If you disagree, explain why. 5) Provide a complete and sealed on company letterhead. This is your opportunity to clearly communicate your misunderstandings. 6) Failure to comply with these requirements will result in additional review by Consultant. NOTE: Per Structural response sheet and review of arch/structural new review due to the redesign and change of scope. 1. Please void all superseded sheets included in structural set. Please provide 3. Provide copy of the drawings for the existing indicate that this is a Level 3 alteration per FBC- Existing. Please provide all necessary calculations requirements of the FBC-Existing. 5. Per Florida Administrative Code (FAC), Please provide calculation book in lieu of signing and sealing each page. 6. Existing conditions must be clearly mentioned of existing footings, connections between new and existing, existing footing calculations clearly show any existing items that are to remain or are being altered, footings that are footings that are to remain, etc. Callout BW-1 is being used for both existing and new walls provided for existing footings and existing block walls. Please show the direction of the wall show the support locations for these. Include calculations for the wood joists and their connections and details to clearly show how the new elements and the existing elements are not found on architectural drawings - please provide elevation and riser information in structural architectural information. (A-601 does not appear to be up to date) 8. Provide calculation roof connections, steel columns. 9. S-1A/1B: Coordinate slab and floor elevations with an Demolition drawings call out for wall to be demolished to the top of footing (for example, drawings show a new footing - please coordinate demolition drawings and structural drawings appear to be openings that are being made larger that are not noted at all in demolition drawings of block walls that are not indicated in the demolition drawings, etc. Review all level S-2A/2B - how is the NW corner of the roof supported? 12. S-2A/2B - Provide calculation level. 13. S-2A/2B - Unclear what type of steel trusses specified, but please note light gauge Gables Zoning Code - please clarify if it is rolled steel or something different. Please show manufacturer. Please provide all relevant truss design information for truss delegated engineer the trusses to the structure are the responsibility of the EOR. 14. S-2A/2B - Review support the W10X49 beam - check load path to foundation and provide calculations for checking new footing. 15. Please clarify the intent of the "roof garden" and clarify finishes/details. (1) is the floor finish on the roof - please provide detailed SDL break-down. 16. S-5A - Detail threaded rods and the plate is not typical. Welding of threaded rods is not specifically addressed recommended. The type of rod has to be specified to be weldable (look in AISC Design Guide connection shall include any eccentricity of the connection. 17. S-7 - Review size of new not appear to be deep enough for all necessary connections. 18. Calculations: the height calculations does not appear to be correct, the height shall be from the top of the footing slab does not provide bracing. 19. Review steel joist selection - per the Vulcraft tables the (exceeding allowed deflections per FBC) **THERE ARE STILL MANY INCONSISTENCIES IN STRUCTURAL DRAWINGS, SEVERAL ITEMS RELATED TO THE TWO PREVIOUS REVIEWS T ADDRESSED, MISSING CALCULATIONS, MISSING DETAILS, ETC. WE RECOMMEND THIS REVIEW BY AN ENGINEER THAT HAS TO BE APPROVED BY THIS DEPARTMENT PRIOR TO REVIEW. A MEETING WITH THE OWNER AND PROPOSED PEER REVIEWER WILL BE REQUIRED DRR/City of Coral Gables: Please provide a Peer Review of the drawings and calculations Review Engineer to contact the Building Department for clarification of scope of services. ***</p>
STRUCTURAL PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	carguinzon	02/28/2017	03/11/2017	REJECTED	<p>CONSULTANT REVIEW - JEM - D. PERAZZO P.E. NOTE: This numbering system will contain plans. 1. 2nd Review: Satisfied. 2. 2nd Review: Satisfied. 3. 2nd Review: Satisfied. 4. 2nd Review: Satisfied. 6. Existing conditions must be clearly indicated - there is no mention of between new and existing, existing footing calculations, etc. Drawings shall clearly show remain or are being altered, footings that are to be removed and replaced, footings that are being used for both existing and new walls. Calculations are to be provided for existing. Please show the direction of the wood joists, size, spacing etc. and show the support locations for the wood joists and their connections. Provide sufficient sections and details elements and the existing elements are connected, etc. 2nd Review: EBW-2 SHOWS #5@ CALCULATED REINFORCEMENT FOR EXTERIOR WALL - ALSO SEE COMMENT #13B REGARDING THE ATTACHMENT OF THE CANTILEVERED TRUSSES. PLEASE PROVIDE CALCULATIONS FOR NORTH WALL WHICH ARE SUBJECT TO NEW LOADS. 7. 2nd Review: Satisfied. 8. 2nd Review: Satisfied. 10. 2nd Review: Satisfied. 11. S-2A/2B - how is the NW corner of the roof supported? PROVIDE CALCULATIONS FOR THE CONNECTION ON A & B ON S-11 AND FOLLOW THE P. EXISTING ELEMENTS. ALSO SEE COMMENT #13 REGARDING THE CANTILEVERED TRUSS WALL. 12. S-2A/2B - Provide calculation for existing beams at the roof level. 2nd Review OVER THE GARAGE DOOR - THIS BEAM SUPPORTS NEW CANTILEVERED TRUSSES AND NEEDS TO BE ABLE TO SPAN HORIZONTALLY FOR THE TRIBUTARY LATERAL LOAD PLUS 13. S-2A/2B - Unclear what type of steel trusses specified, but please note light gauge m Gables Zoning Code - please clarify if it is rolled steel or something different. Please show manufacturer. Please provide all relevant truss design information for truss delegated engineer</p>

Category	Description	Requester	Start Date	End Date	Status	Comments
STRUCTURAL PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	carguinzon	05/08/2017	05/09/2017	APPROVED	the trusses to the structure are the responsibility of the EOR. 2nd Review: THERE ARE SE CONNECTION OF THE CANTILEVERED STEEL TRUSSES: - I) THE WALLS ARE NOT BEING MOMENT FROM THE CANTILEVER (BOTH EXISTING NORTH WALL AND NEW EAST GARAG CONTINUITY OF THE REINFORCEMENT BETWEEN THE EXISTING WALL AND THE ADDED I AND 1/5-10) AT THE TOP TO BE ABLE TO RESIST THE MOMENT AND III) P.9 OF THE CAL USING THE ANCHOR CAPACITY FOR EMBEDMENT INTO CONCRETE INSTEAD OF GROUTIE SEPARATE TABLES, SPACING AND EDGE DISTANCE REQUIREMENTS FOR CMU). 14. 2nd clarify the intent of the "roof garden" and clarify finishes/loads. (Will there be planters?) / roof - please provide detailed SDL break-down. 2nd Review: PLEASE REVIEW/REVISE SH ARCHITECTURAL ENTIRE SOUTH AREA OF THE ROOF IS A TERRACE. 16. 2nd Review: Sat 18. 2nd Review: Satisfied. 19. 2nd Review: Satisfied. 2nd Review Comments: 20. PLEASE SHOWN ON THE ROOF PLAN AND THE SECTION, SOME AREAS ARE CALLED TO BE 14'-3" SECTIONS SHOW TOP OF SLAB ELEVATIONS TO BE FLUSH (FOR EXAMPLE 2/S-8, 2/S-7 2 PARAPET AND TRELIS OVER THE COVERED WALKWAY SOUTH OF THE PANTRY, PLEASE THE ROOF FRAMING 22. 5-2A/2B - PLEASE ADD THE CONCRETE OVER METAL DECK INFC NOTES 23. SA - PLEASE REVIEW ANGLE "A" REQUIREMENTS - THE SECTIONS THAT SHO A "J" BOLT AS NOTED BUT WAS NOT ABLE TO FIND A TYPICAL DETAIL THROUGH IT 24. P A-203, AND A-403 THROUGH THE CITY BEFORE FINAL APPROVAL End of J.E.M. comment ensure an efficient review process, please be sure to: 1) Cloud and date all revisions. 2) / before resubmitting drawings. 3) Organize your responses in the same numerical order a clarification if any comments are not fully understood. If you disagree, explain why. 5) Pr comments, signed and sealed on company letterhead. This is your opportunity to clearly i avoid possible misunderstandings. 6) Failure to comply with these requirements will result disapprovals.
ZONING PLAN REVIEW	legalsuff - LEGALLY SUFFICIENT	srodriguez		03/06/2015	COMPLETED	1. UNITY OF TITLE COVENANT APPLICATION COMPLETED.
ZONING PLAN REVIEW	przoning - ZONING PLAN REVIEW	srodriguez	11/19/2014	11/24/2014	DEFERRED	ZONING COMMENT #1 1. PAGE A101, PROVIDE A BIRDS EYE VIEW OF THE COMPLETE R BUILDING ON THE PROPOSED SITE PLAN AND PROVIDE THE INTERIOR LAYOUTS FOR TH PROVIDE THE PERMIT NUMBER FOR THE CONVERSION OF THE DETACH GARAGE TO A DI A101, THE EXISTING CARPORT SHALL HAVE A DRIVEWAY FOR INGRESS AND EGRESS PL PROVIDE THAT THE FRONT WALKWAY DOES NOT EXCEED 5 FEET IN WIDTH. 5. PAGE A1 SETBACK FROM THE WEST PROPERTY LINE TO THE CLOSEST EDGE OF THE DRIVEWAY. (REQUIRED SETBACKS. 7. PROVIDE A RECORDED COPY OF THE UNITY OF TITLE COVENA YOU NEED TO APPLY, THE APPLICATION CAN BE FOUND AT: HTTP://WWW.CORALGABLE: 8. PAGE A301, PROVIDE THAT THE TOTAL BUILDING HEIGHT OF 28 FEET IS TAKEN FRO LABEL ACCORDINGLY. 9. PAGE A203, PROVIDE THE DETACH GUEST ROOM AND COVERE 10. PAGE A101, PROVIDE LANDSCAPE OPEN SPACE CALCULATION OF NOT LESS THAN F AREA OF THE BUILDING SITE. AT LEAST TWENTY (20%) PERCENT OF THE REQUIRED FO LANDSCAPE OPEN SPACE SHALL BE LOCATED IN THE FRONT YARD AREA. 11. ON ALL AF "PROPOSED JACUZZI" TO "PROPOSED SPA". 12. PAGE A101, PROVIDE A COMPLETE POO PROPOSED SPA. 13. PAGE A101, PROVIDE THE SQUARE FOOTAGE FOR THE SPA. 14. PAC RATION IS OVER, REDUCTION REQUIRED. RE-EXAM DOUBLE VALUE SECTION AND 2ND I GARDEN). 15. PAGE A101, THE GROUND AREA COVERAGE 35% IS OVER, REDUCTION R TERRACES WITH VERTICAL SUPPORTS. 16. PAGE A101, PROVIDE THE GROUND AREA CC FURTHER REVIEW REQUIRED.
ZONING PLAN REVIEW	przoning - ZONING PLAN REVIEW	srodriguez		12/17/2014	DEFERRED	ZONING COMMENT #2 1. PAGE A101 PRIOR COMMENT NOT FULLY ADDRESS, PROVIDE 1 DOES NOT EXCEED 5 FEET IN WIDTH . 2. RE-LABEL THE "PROPOSED PORCH" TO "PROPC A101.1 PRIOR COMMENT NOT FULLY ADDRESS, THE FLOOR AREA RATIO CALCULATION I DOES NOT ACCOUNT FOR THE GARAGE BATHROOM AND THE PROPOSED PORCH COURT REQUIRED (NOTE, THE NEW 2ND FLOOR OPEN GARDEN AND THE INTERIOR STAIR DOUG FROM THE F.A.R. COUNT). 4. PAGE A101.1 PRIOR COMMENT NOT FULLY ADDRESS, THE IS OVER. G.A.C. COUNT SHOWN DOES NOT ACCOUNT FOR ALL COVERED AREAS WITH V COURT YARD, CARPORT, AND GARAGE BATHROOM. A REDUCTION IS REQUIRED. 5. FUR REVIEW BY: STEVEN RODRIGUEZ ZONING TECH. EMAIL: srodriguez@coralgables.com CI www.coralgables.com
ZONING PLAN REVIEW	przoning - ZONING PLAN REVIEW	srodriguez	01/20/2015	01/22/2015	DEFERRED	ZONING COMMENT #3 1. PAGE A203, PROVIDE COMPLETE EXTERIOR DIMENSIONS. 2. T REDUCTION REQUIRED. 3. PAGE A101.1, THE GARAGE COUNTS AT A 100%. 4. THE GRO OVER, REDUCTION REQUIRED. 5. PAGE A101.1, THE GROUND AREA CALCULATION GIVIF ZONING CODE ARTICLE 4, SECTION 4-101). WEB LINK: http://www.coralgables.com/ind THE OFFICE SET, PAGE A101.1, FOR CALCULATION BREAK DOWN.
ZONING PLAN REVIEW	przoning - ZONING PLAN REVIEW	srodriguez	02/12/2015	02/23/2015	DEFERRED	ZONING COMMENT #3 (REVISED PER MEETING) 01/29/2015 1. PAGE A203, PROVIDE CC 2. THE FLOOR AREA RATIO IS OVER, REDUCTION REQUIRED. 3. PAGE A101.1, THE GAR/ SEE THE OFFICE SET, PAGE A101.1, FOR CALCULATION BREAK DOWN. 4. FURTHER REVI STEVEN RODRIGUEZ ZONING TECH. EMAIL: srodriguez@coralgables.com CITY WEB SITE FURTHER REVIEW REQUIRED. REVIEW BY: STEVEN RODRIGUEZ ZONING TECH. EMAIL: s WEB SITE: www.coralgables.com
ZONING PLAN REVIEW	przoning - ZONING PLAN REVIEW	srodriguez	02/27/2015	03/06/2015	CANCELLED	ZONING COMMENT #4 1. PAGE A203 PRIOR COMMENT NOT FULLY ADDRESS, PROVIDE (DIMENSIONS. REMOVE THE SIDE DRIVEWAY BRICK HATCHING, BRICK RIBBON HATCHIN HATCHING, AND THE FRONT DRIVEWAY HATCHING TO PROVIDE LEGIBLE DIMENSIONS. DIMENSIONS FOR THE BUILDING ENVELOP SEPARATE FROM THE TRELIS WALKWAYS AI PROVIDE THAT ALL FOOTPRINT CHANGES MADE ON THE ARCHITECTURAL PAGES ARE AL PAGES, TOO. 4. FURTHER REVIEW REQUIRED. NOTE: THE FLOOR AREA RATIO AND THE COULD NOT BE VERIFIED DUE TO THE MISSING DIMENSIONS. REVIEW BY: STEVEN ROC srodriguez@coralgables.com CITY WEB SITE: www.coralgables.com
ZONING PLAN REVIEW	przoning - ZONING PLAN REVIEW	srodriguez	12/09/2016		DEFERRED	1. NEW SHEETS ADDED.
ZONING PLAN REVIEW	przoning - ZONING PLAN REVIEW	srodriguez	02/10/2017	02/22/2017	DEFERRED	ZONING COMMENT #5 1. PROVIDE ONE PROPOSED SITE PLAN SEE PAGES A101 AND A1 SHEET. 2. PAGE A101, PROVIDE COMPLETE DRIVEWAY RIBBONS TO THE CARPORT. 3. P/ TRIANGLE OF VISIBILITY FOR THE DRIVEWAY. 4. PAGE A101, PROVIDE A NOTE ON THE STATING THAT, "THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTR TWO AND A HALF (2 1/2) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE". PAGE FROM, "LOW ROOF PLAN MAIN HOUSE" TO "2ND FLOOR AND LOW ROOF PLAN". 6. COVERAGE IS OVER, REDUCTION REQUIRED. 7. PAGE A101.1, RE-EXAM THE 1ST & 2ND MATCH WITH THE FLOOR PLANS. 8. PAGE A101.1, PROVIDE A LEGIBLE ZONING TABLE. (CONCRETE WALL BETWEEN THE POWDER ROOM AND THE GARAGE. 10. PAGE A203, PRO BETWEEN CLOSEST #3 AND THE GARAGE. 11. PAGE A101.1, RE-EXAM OPEN LANDSCAPE REVIEW REQUIRED. REVIEW BY: STEVEN RODRIGUEZ ZONING TECH. EMAIL: srodriguez SITE: www.coralgables.com
ZONING PLAN REVIEW	przoning - ZONING PLAN REVIEW	srodriguez	02/10/2017	02/22/2017	DEFERRED	ZONING COMMENT #6 1. THE 35% GROUND AREA COVERAGE IS OVER, REDUCTION REI OF REDUCTION ON PAGES A101.1 AND A203. 2. PAGE A101.1, PROVIDE A DETAIL BREA FOR THE 35% GROUND AREA COVERAGE CALCULATION. 3. PAGE A101, PROVIDE THE D PROPERTY LINE TO THE CLOSEST EDGE OF THE RESIDENCE. 4. PAGE A101, ON THE PRC CONCRETE PAVERS AND JUST SHOW THE TURF PAVERS. 5. FURTHER REVIEW REQUIRE RODRIGUEZ ZONING TECH. EMAIL: srodriguez@coralgables.com CITY WEB SITE: www.c
ZONING PLAN REVIEW	przoning - ZONING PLAN REVIEW	srodriguez	04/27/2017	02/23/2017	APPROVED	
PLAN PROCESSING	ppappl - APPLICATION/LICENSE/OWNERSHIP VERIFICATION	carguinzon		06/12/2017	INCOMPLETE	MISSING THE PERMIT APPLICATION W/ THE CONTRACT COST OF THE JOB
PLAN PROCESSING	ppappl - APPLICATION/LICENSE/OWNERSHIP VERIFICATION	carguinzon		07/28/2017	INCOMPLETE	CONTRACTOR TO UPDATE LIC & INS & LOCAL BUS. TAX, CONTRACTOR HAS EXPIRED PE
PLAN PROCESSING	ppappl - APPLICATION/LICENSE/OWNERSHIP VERIFICATION	ebermudez1		08/02/2017	COMPLETED	
PLAN PROCESSING	calc fees - CALCULATE FEES	carguinzon		06/12/2017	INCOMPLETE	NEED THE CONTRACT COST OF THE JOB.
PLAN PROCESSING	calc fees - CALCULATE FEES	carguinzon		07/28/2017	COMPLETED	

PLAN PROCESSING	ppimpfees - MIAMI-DADE COUNTY IMPACT FEES	carguinzon	09/11/2015	COMPLETED	
PLAN PROCESSING	pphrs - PLUMBING-HRS APPROVAL - SEPTIC TANK	carguinzon	09/02/2015	APPROVED	
PLAN PROCESSING	ppwater - PLUMBING-WATER VERIFICATION FORM	carguinzon	06/12/2017	INCOMPLETE	NEED AND UPDATED WATER VER. LETTER.
PLAN PROCESSING	ppwater - PLUMBING-WATER VERIFICATION FORM	carguinzon	08/02/2017	APPROVED	
CASHIER	collect - COLLECT FEES	iwebuser	08/07/2017		
NOTICE OF COMMENCEMENT	ppnoc - NOTICE OF COMMENCEMENT	ahernande2	08/01/2017	COMPLETED	
BUILDING INSPECTIONS	bi002 - ARCH/ENG REVIEW SOIL CONDITION LETTER				
BUILDING INSPECTIONS	bi084 - FINAL BUILDING				
BUILDING INSPECTIONS	bi112 - FOUNDATION ADDITIONS/NEW - SOIL LETTER REQUIRED				
BUILDING INSPECTIONS	bi114 - FRAMING 01 FLOOR				
BUILDING INSPECTIONS	bi115 - FRAMING 02 FLOOR				
BUILDING INSPECTIONS	bi171 - INSULATION 01 FLOOR				
BUILDING INSPECTIONS	bi172 - INSULATION 02 FLOOR				
BUILDING INSPECTIONS	bi214 - POURED CELLS 01 FLOOR				
BUILDING INSPECTIONS	bi215 - POURED CELLS 02 FLOOR				
BUILDING INSPECTIONS	bi237 - ROOF INSULATION				
BUILDING INSPECTIONS	bi239 - ROOF SHEATHING				
BUILDING INSPECTIONS	bi242 - ROOF SLAB				
BUILDING INSPECTIONS	bi243 - ROOF TIE BEAM				
BUILDING INSPECTIONS	bi244 - ROOF TRUSSES - SHOP DRAWING REQUIRED				
BUILDING INSPECTIONS	bi245 - SCREW FOR GYPSUM BOARD 01 FLOOR				
BUILDING INSPECTIONS	bi246 - SCREW FOR GYPSUM BOARD 02 FLOOR				
BUILDING INSPECTIONS	bi281 - SHOP DRAWING - BALCONY RAILINGS				
BUILDING INSPECTIONS	bi273 - SHOP DRAWING - EXTERIOR DOORS				
BUILDING INSPECTIONS	bi285 - SHOP DRAWING - GARAGE/OVERHEAD DOOR				
BUILDING INSPECTIONS	bi282 - SHOP DRAWING - STAIR RAILINGS				
BUILDING INSPECTIONS	bi289 - SHOP DRAWING - TRUSSES				
BUILDING INSPECTIONS	bi290 - SHOP DRAWING - WINDOWS				
BUILDING INSPECTIONS	bi292 - SLAB 01 FLOOR				
BUILDING INSPECTIONS	bi293 - SLAB 02 FLOOR				
BUILDING INSPECTIONS	bi981 - STORMWATER, EROSION AND SEDIMENTATION CONTROL				
BUILDING INSPECTIONS	bi315 - TERMITE TREATMENT CERTIFICATE				
BUILDING INSPECTIONS	bi334 - TIE COLUMNS 01 FLOOR				
BUILDING INSPECTIONS	bi335 - TIE COLUMNS 02 FLOOR				
BUILDING INSPECTIONS	bi358 - WINDOW/DOOR ANCHORS 01 FLOOR - BUCK INSPECTION REQUIRED				
BUILDING INSPECTIONS	bi359 - WINDOW/DOOR ANCHORS 02 FLOOR - BUCK INSPECTION REQUIRED				
BUILDING INSPECTIONS	bi375 - WINDOW/DOOR BUCK 01 FLOOR - SHOP DRAWING REQUIRED				
BUILDING INSPECTIONS	bi376 - WINDOW/DOOR BUCK 02 FLOOR - SHOP DRAWING REQUIRED				
HISTORICAL INSPECTIONS	hi773 - FINAL HISTORICAL (BLDG PERMIT)				
PUBLIC WORKS INSPECTIONS	pw820 - BASE				
PUBLIC WORKS INSPECTIONS	pw821 - CONCRETE PERIMETER/STEEL				
PUBLIC WORKS INSPECTIONS	pw837 - FINAL PUBLIC WORKS (BLDG PERMIT)				
PUBLIC WORKS INSPECTIONS	pw807 - SUBGRADE				
PUBLIC WORKS INSPECTIONS	ps101 - TREE PROTECTION PLAN				
ZONING INSPECTIONS	zn002 - DRIVEWAY SETBACK				
ZONING INSPECTIONS	zn010 - FINAL SURVEY-NEW SF OVER 100				
ZONING INSPECTIONS	zn004 - FINAL ZONING				
ZONING INSPECTIONS	zn264 - SETBACK INSP- FOUNDATION SURVEY REQ				
PLAN PROCESSING	certificat - CERT OF COMPLETION OR OCCUPANCY ISSUANCE				

PLAN ppelevcert - ELEVATION
PROCESSING CERTIFICATE

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