

**RESPONSE TO SECOND REQUEST FOR ADDITIONAL INFORMATION  
BY PETITIONER**

- 1. Provide copies of all inspection reports as submitted by the Threshold Inspector and the Private Provider.**

Please see attached Exhibit A.

- 2. Clarify the relationship between the threshold inspector and the private provider.**

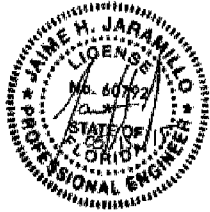
The Petitioner retained B&J Consulting Engineers, Inc. as the threshold inspector, as well as NV5 and MTCI as private providers. NV5 preformed structural plans review and MTCI served as the private provider for all other inspections. There is no relationship between NV5, MTCI, and B&J Consulting Engineers, Inc. other than their respective roles on Petitioner's project.

- 3. Explain the time gap of over 3.5 years between the initial permit application and the permit issuance.**

In July 2015 the Petitioner applied for the master permit at issue in this appeal under Process No. BD15-009792-001 (the "Master Permit") as well as a Phased Permit under Process No. BD15-009796-001. The phased permit was issued on June 12, 2017. See Exhibit B. On September 15, 2015, the Petitioner applied for a foundation permit under Process No. BD15-012933-001 that was issued on May 25, 2016. See Exhibit C. On October 13, 2015, the Petitioner applied for a tree removal permit that was issued on July 26, 2016. Although the first phased permit and foundation permit were issued and the Petitioner intended to commence the initial phases of the work, the Petitioner could not secure financing necessary to proceed with the project at that time. The reason the Petitioner could not secure financing was because it did not have a full master permit for the project.

Notably, the Zoning Department disapproved the Master Permit based on an interpretation that the zoning approvals had expired, when in fact the zoning approvals had been lawfully extended such that they were valid at the time the City was reviewing the Master Permit. See Exhibit D. This caused considerable delay (at least 6 months in earl 2016) in the review of the Master Permit. In June 2017, following approval of the phased permit and foundation permit, it was clear that the project would not be financed without approval of the Master Permit. Thus, the Petitioner shifted focused on obtaining approval of the Master Permit.

Between July 2017 and October 2018, the City processed the Petitioner's plans for the Master Permit. See Exhibit E. The Master Permit was approved on October 11, 2018 and issued on January 17, 2019. Following issuance of the permit in January 2019, the Petitioner commenced work on the project.



Digitally signed by  
Jaime H Jaramillo  
Date: 2021.09.09  
15:18:19 -04'00'

EXHIBIT "A"



**SPECIAL INSPECTOR**

**For Threshold Buildings**

Rev. 12-08-2014

I, JAIME H JARAMILLO have been retained by DELIA HOSPITALITY, LLC, the owner of the property referenced below, to perform Threshold Inspection services pursuant to the Florida Building Code, Section 110.3.7, at the project located at 1265 SW 22nd Street as required by Florida Statute 553.79(7).

I am a registered Architect or Professional Engineer licensed in the State of Florida, and I also possess a Special Inspector license (SI).

Florida PE# 60792 SI# 7025322

Florida RA# \_\_\_\_\_ SI# \_\_\_\_\_

PERMIT APPLICATION/ PROCESS NUMBERS: BD-15-009796-001

The following individual(s) are employed by me or my firm, and my are authorized representatives to perform inspections.\*

- |                             |                         |
|-----------------------------|-------------------------|
| 1. <u>NICOLAS JARAMILLO</u> | 2. <u>WILSON OLARTE</u> |
| 3. <u>JUAN MALHAM</u>       | 4. <u>WOLFGAN RIOS</u>  |

*\* Special Inspector for Threshold Buildings utilizing authorized representatives shall insure that the Authorized Representative is qualified by education or licensure to perform the duties assigned by the Special Inspector. The qualifications shall include licensure as a Registered Architect or Professional Engineer; graduation from an engineering education program in civil or structural engineering; graduation from an architectural education program; successful completion of the NCEES Fundamentals Examination; or registration as a standard building inspector under Florida Statutes, Chapter 468.*

I (we) will notify the City of Miami of any changes regarding authorized personnel performing inspections.

I (we) understand that a Special Inspector inspection log for each building must be displayed in a convenient location on the site for reference by the City of Miami Building Department Inspector.

Upon completion of the work under each Building Permit, I will submit to the Building Inspector at the time of final inspection the completed inspection logs and a sealed statement indicating that, to the best of my knowledge, belief and professional judgment the project outlined above was built in compliance with the Florida Building Code, and are in substantial compliance with Building Department approved set of plans.

Seal/Signature/Date

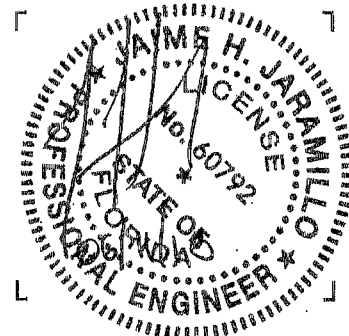
**Architect / Engineer**

Name (print): JAIME H JARAMILLO

Firm: B&J CONSULTING ENGINEERS, INC

Address: 7955 NW 12TH STREET, S-418, DORAL, FL, 33126

Telephone: (786) 703-9243



B & J Consulting Eng. , Inc.  
 7955 NW 12th Street, Suite 418, Doral, FL 33126  
 Ph (786) 703-9245

**REPORT ON THRESHOLD INSPECTION**

Date: 12/30/2019 4:00 PM Report No: 1  
 Project Name: Best Western ViB. Permit No: BD15009792001B001  
 Client: DELIA HOSPITALITY LLC. Project No:  
 Address: 1265 SW 22<sup>nd</sup> Street (Coral Way) City, State: Miami. FI 33145  
 Contractor: Delant Construction Co. Weather: Sunny  
 Special Inspector: Jaime H Jaramillo Florida Reg: 60792

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.

Item	Component Inspected	Level	Location	Type of inspection	Result
1	F14.2 @ C43	Ground	J/30	Rebar	PPI
2	F12.2 @ C49	Ground	C-E/4-10	Rebar	PPI
3	F7.0 @ C56	Ground	C-F/8	Rebar	PPI
4	F11.2 @ C48	Ground	0/24	Rebar	PPI
5	F11.2 @ C46/TC10	Ground	M/11	Rebar	PPI
6	F11.2 @ C47	Ground	M/13	Rebar	PPI
7	F8.0 @ C52	Ground	P/11	Rebar	PPI
8	F8.0 @ C50	Ground	P/5	Rebar	PPI
9	F9.2 @ C45	Ground	M/5	Rebar	PPI
10					
11					
12					
13					

Letter code used for results

IGC = In General Conformance with Contract Documents. NIC = Not In Compliance with the Contract Documents. PRR = Pending Required Repair. PRC = Pending Required Correction. PPI = Progress or Partial Inspection

<u>Deficiencies or deviations</u>

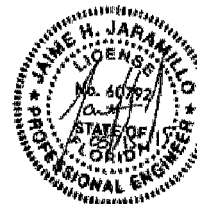
Threshold Inspector



Jaime H. Jaramillo  
 Florida Reg. No. 60792



Wilson Olarte.  
 Field Representative



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 Jaime H Jaramillo  
 Date:  
 2021.09.10  
 10:13:36  
 -04'00'

B & J Consulting Eng. , Inc.  
 7955 NW 12th Street, Suite 418, Doral, FL 33126  
 Ph (786) 703-9245

**REPORT ON THRESHOLD INSPECTION**

Date: 1/2/2019 4:00 PM Report No: 2  
 Project Name: Best Western ViB. Permit No: BD15009792001B001  
 Client: DELIA HOSPITALITY LLC. Project No:  
 Address: 1265 SW 22<sup>nd</sup> Street (Coral Way) City, State: Miami. FI 33145  
 Contractor: Delant Construction Co. Weather: Sunny  
 Special Inspector: Jaime H Jaramillo Florida Reg: 60792

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.


Item	Component Inspected	Level	Location	Type of inspection	Result
1	F13.2 @ C42	Ground	J/25	Rebar	PPI
2	F13.2 @ C41	Ground	J/13	Rebar	PPI
3	F13.2 @ C40	Ground	J/7	Rebar	PPI
4					
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13					


Letter code used for results

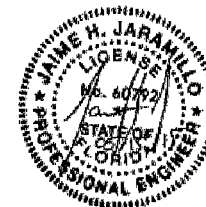
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<u>Deficiencies or deviations</u>

Threshold Inspector

  
 Jaime H. Jaramillo  
 Florida Reg. No. 60792

  
 Wilson Olarte.  
 Field Representative



Digitally signed by  
 Jaime H Jaramillo  
 Date:  
 2021.09.10  
 10:13:16  
 -04'00'

B & J Consulting Eng. , Inc.  
 7955 NW 12th Street, Suite 418, Doral, FL 33126  
 Ph (786) 703-9245

**REPORT ON THRESHOLD INSPECTION**

Date: 1/3/2019 4:00 PM Report No: 3  
 Project Name: Best Western ViB. Permit No: BD15009792001B001  
 Client: DELIA HOSPITALITY LLC. Project No:  
 Address: 1265 SW 22<sup>nd</sup> Street (Coral Way) City, State: Miami. FL 33145  
 Contractor: Delant Construction Co. Weather: Sunny  
 Special Inspector: Jaime H Jaramillo Florida Reg: 60792

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.

Item	Component Inspected	Level	Location	Type of inspection	Result
1	F14.2 @ C43	Ground	J/30	Rebar	PPI
2	F12.2 @ C49	Ground	0/31	Rebar	PPI
3	F11.2 @ C46	Ground	M/11	Rebar	PPI
4					
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12					
13					

Letter code used for results

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<u>Deficiencies or deviations</u>

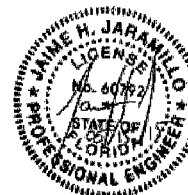
Threshold Inspector



Jaime H. Jaramillo  
 Florida Reg. No. 60792



Wilson Olarte.  
 Field Representative



Digitally signed by  
 Jaime H Jaramillo  
 Date:  
 2021.09.10  
 10:12:48  
 -04'00'

B & J Consulting Eng. , Inc.  
 7955 NW 12th Street, Suite 418, Doral, FL 33126  
 Ph (786) 703-9245

**REPORT ON THRESHOLD INSPECTION**

Date: 1/6/2019 7:00 AM Report No: 4  
 Project Name: Best Western ViB. Permit No: BD15009792001B001  
 Client: DELIA HOSPITALITY LLC. Project No:  
 Address: 1265 SW 22<sup>nd</sup> Street (Coral Way) City, State: Miami. FL 33145  
 Contractor: Delant Construction Co. Weather: Sunny  
 Special Inspector: Jaime H Jaramillo Florida Reg: 60792

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.

Item	Component Inspected	Level	Location	Type of inspection	Result
1	F14.2 @ C43	Ground	J/30	Rebar	IGC
2	F12.2 @ C49	Ground	0/31	Rebar	IGC
3	F11.2 @ C48	Ground	0/24	Rebar	IGC
4	F11.2 @ C47	Ground	M/13	Rebar	IGC
5	F9.2 @ C45	Ground	M/5	Rebar	IGC
6	F13.2 @ C42	Ground	J/25	Rebar	IGC
7	F13.2 @ C41	Ground	J/13	Rebar	IGC
8	F13.2 @ C40	Ground	J/7	Rebar	IGC
9					
10					
11					
12					
13					

Letter code used for results

IGC = In General Conformance with Contract Documents. NIC = Not In Compliance with the Contract Documents. PRR = Pending Required Repair. PRC = Pending Required Correction. PPI = Progress or Partial Inspection

Deficiencies or deviations

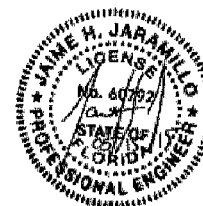
Threshold Inspector



Jaime H. Jaramillo  
 Florida Reg. No. 60792

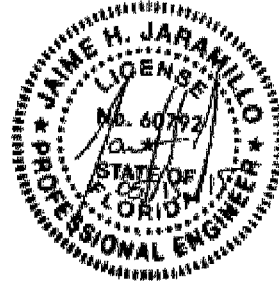


Wilson Olarte.  
 Field Representative



Digitally signed by Jaime H Jaramillo  
 Date: 2021.09.10 10:13:56 -04'00'

B & J Consulting Eng. , Inc.  
 7955 NW 12th Street, Suite 418, Doral, FL 33126  
 Ph (786) 703-9245



Digitally signed  
 by Jaime H  
 Jaramillo  
 Date: 2021.09.09  
 09:55:48 -04'00'

**REPORT ON THRESHOLD INSPECTION**

Date: 8/31/2021 7:00 AM Report No: 5  
 Project Name: The Boulevard Permit No: BD15009792001B001  
 Client: DELIA HOSPITALITY LLC. Project No:  
 Address: 1265 SW 22ND STREET (Coral Way) City, State: Miami, FL 33145  
 Contractor: Aries Link LLC Weather: Sunny  
 Special Inspector: Jaime H Jaramillo Florida Reg: 60792

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.

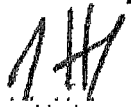
Item	Component Inspected	Level	Location	Type of inspection	Result
1	F11.2 @ C36	Ground	E-G/8-30	Rebar	PPI
2	F10.2 @ C35	Ground	E-G/8-30	Rebar	PPI
3	F10.2 @ C34	Ground	E-G/8-30	Rebar	PPI
4	F10.2 @ C33	Ground	E-G/8-30	Rebar	PPI
5	F11.2 @ C32	Ground	E-G/8-30	Rebar	PPI
6	F10.2 @ C31	Ground	E-G/8-30	Rebar	PPI
7	F7.1 @ C27	Ground	E-G/8-30	Rebar	PPI
8	F6.1 @ C26	Ground	E-G/8-30	Rebar	PPI
9	F6.1 @ C25	Ground	E-G/8-30	Rebar	PPI
10	F6.1 @ C24	Ground	E-G/8-30	Rebar	PPI
11	F7.1 @ C23	Ground	E-G/8-30	Rebar	PPI
12	F6.1 @ C22	Ground	E-G/8-30	Rebar	PPI
13					


Letter code used for results

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<b>Deficiencies or deviations</b>

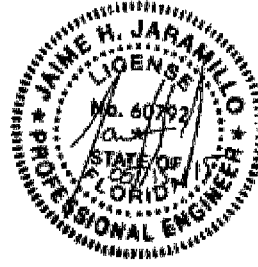
Threshold Inspector

  
 Jaime H. Jaramillo  
 Florida Reg. No. 60792

  
 Wilson Olarte.  
 Field Representative



B & J Consulting Eng. , Inc.  
 7955 NW 12th Street, Suite 418, Doral, FL 33126  
 Ph (786) 703-9245



Digitally signed  
 by Jaime H  
 Jaramillo  
 Date: 2021.09.09  
 09:55:18 -04'00'

**REPORT ON THRESHOLD INSPECTION**

Date: 9/1/2021 11:00 AM Report No: 6  
 Project Name: The Boulevard Permit No: BD15009792001B001  
 Client: DELIA HOSPITALITY LLC. Project No:  
 Address: 1265 SW 22ND STREET (Coral Way) City, State: Miami. FL 33145  
 Contractor: Aries Link LLC Weather: Sunny  
 Special Inspector: Jaime H Jaramillo Florida Reg: 60792

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.


Item	Component Inspected	Level	Location	Type of inspection	Result
1	F11.2 @ C36	Ground	E-G/8-30	Rebar	IGC
2	F10.2 @ C35	Ground	E-G/8-30	Rebar	IGC
3	F10.2 @ C34	Ground	E-G/8-30	Rebar	IGC
4	F10.2 @ C33	Ground	E-G/8-30	Rebar	IGC
5	F11.2 @ C32	Ground	E-G/8-30	Rebar	IGC
6	F10.2 @ C31	Ground	E-G/8-30	Rebar	IGC
7	F7.1 @ C27	Ground	E-G/8-30	Rebar	IGC
8	F6.1 @ C26	Ground	E-G/8-30	Rebar	IGC
9	F6.1 @ C25	Ground	E-G/8-30	Rebar	IGC
10	F6.1 @ C24	Ground	E-G/8-30	Rebar	IGC
11	F7.1 @ C23	Ground	E-G/8-30	Rebar	IGC
12	F6.1 @ C22	Ground	E-G/8-30	Rebar	IGC
13					


Letter code used for results

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<u>Deficiencies or deviations</u>

Threshold Inspector

  
 Jaime H. Jaramillo  
 Florida Reg. No. 60792

  
 Wilson Olarte.  
 Field Representative

B & J Consulting Eng. , Inc.  
 7955 NW 12th Street, Suite 418, Doral, FL 33126  
 Ph (786) 703-9245

**REPORT ON THRESHOLD INSPECTION**

<b>Date:</b>	8/31/2021 7:00 AM	<b>Report No:</b>	5
<b>Project Name:</b>	The Boulevard	<b>Permit No:</b>	BD15009792001B001
<b>Client:</b>	DELIA HOSPITALITY LLC.	<b>Project No:</b>	
<b>Address:</b>	1265 SW 22ND STREET (Coral Way)	<b>City, State:</b>	Miami. FL 33145
<b>Contractor:</b>	Aries Link LLC	<b>Weather:</b>	Sunny
<b>Special Inspector:</b>	Jaime H Jaramillo	<b>Florida Reg:</b>	60792

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.

Item	Component Inspected	Level	Location	Type of inspection	Result
1	F11.2 @ C36	Ground	E-G/8-30	Rebar	PPI
2	F10.2 @ C35	Ground	E-G/8-30	Rebar	PPI
3	F10.2 @ C34	Ground	E-G/8-30	Rebar	PPI
4	F10.2 @ C33	Ground	E-G/8-30	Rebar	PPI
5	F11.2 @ C32	Ground	E-G/8-30	Rebar	PPI
6	F10.2 @ C31	Ground	E-G/8-30	Rebar	PPI
7	F7.1 @ C27	Ground	E-G/8-30	Rebar	PPI
8	F6.1 @ C26	Ground	E-G/8-30	Rebar	PPI
9	F6.1 @ C25	Ground	E-G/8-30	Rebar	PPI
10	F6.1 @ C24	Ground	E-G/8-30	Rebar	PPI
11	F7.1 @ C23	Ground	E-G/8-30	Rebar	PPI
12	F6.1 @ C22	Ground	E-G/8-30	Rebar	PPI
13					

Letter code used for results

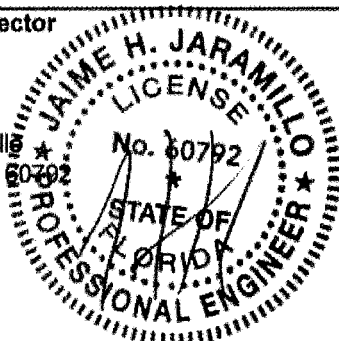
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<b>Deficiencies or deviations</b>

Threshold Inspector

*JH*

Jaime H. Jaramillo  
 Florida Reg. No. 60792



*Wilson Olarte*

Wilson Olarte  
 Field Representative

**B & J Consulting Eng. , Inc.**  
 7955 NW 12th Street, Suite 418, Doral, FL 33126  
 Ph (786) 703-9245

**REPORT ON THRESHOLD INSPECTION**

<b>Date:</b>	9/1/2021 11:00 AM	<b>Report No:</b>	6
<b>Project Name:</b>	The Boulevard	<b>Permit No:</b>	BD15009792001B001
<b>Client:</b>	DELIA HOSPITALITY LLC.	<b>Project No:</b>	
<b>Address:</b>	1265 SW 22ND STREET (Coral Way)	<b>City, State:</b>	Miami, FL 33145
<b>Contractor:</b>	Aries Link LLC	<b>Weather:</b>	Sunny
<b>Special Inspector:</b>	Jaime H Jaramillo	<b>Florida Reg:</b>	60792

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.

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3	F10.2 @ C34	Ground	E-G/8-30	Rebar	IGC
4	F10.2 @ C33	Ground	E-G/8-30	Rebar	IGC
5	F11.2 @ C32	Ground	E-G/8-30	Rebar	IGC
6	F10.2 @ C31	Ground	E-G/8-30	Rebar	IGC
7	F7.1 @ C27	Ground	E-G/8-30	Rebar	IGC
8	F6.1 @ C26	Ground	E-G/8-30	Rebar	IGC
9	F6.1 @ C25	Ground	E-G/8-30	Rebar	IGC
10	F6.1 @ C24	Ground	E-G/8-30	Rebar	IGC
11	F7.1 @ C23	Ground	E-G/8-30	Rebar	IGC
12	F6.1 @ C22	Ground	E-G/8-30	Rebar	IGC
13					

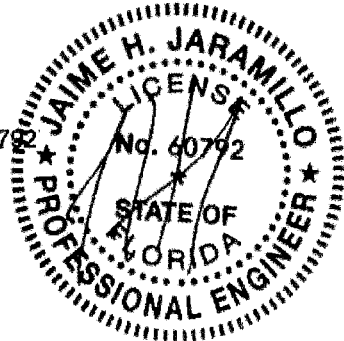
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<b>Deficiencies or deviations</b>

**Threshold Inspector**

*JH*  
 Jaime H. Jaramillo  
 Florida Reg. No. 60792



*Wilson Olarte*  
 Wilson Olarte.  
 Field Representative



DOCUMENT VERIFIED

By MH  
Date 8/31/18

City of Miami  
BUILDING DEPARTMENT



Form A.1

# NOTICE TO BUILDING OFFICIAL For the use of Private Provider

Florida Statutes §553.791(4) Rev. 10-01-2014

Project Name / Address: BEST WESTERN VIB. 1265 SW 22 ST. MIAMI. FL 33148

Plan number: BD 15-009792-001 Phased Permit?  Yes  No

Project address: 1265 SW 22 ST. MIAMI. FL Parcel tax ID: 01-4139-007-3440  
~~01-4139-007-3350~~

Services to be provided (select one):  Inspections only  Plans Review and Inspections\*

*\*Pursuant to FS Section 553.791(2): If this notice applies to private plan review only, the Building Official has the authority to require, at his or her discretion, that the private provider be used for both services.*

I, VINCENZO AULIMO, the fee owner of the property referenced above, hereby affirm that I have entered into a contract with the Private Provider firm identified below to conduct the services indicated above.

Private Provider Firm: MTCI Private Provider Services

Private Provider (Qualifier for the Firm): Mustafa Cankat

Florida License or Registration number: PE 18632

Address: 97 NE 15<sup>th</sup> Street Homestead, Florida

Telephone: (305) 246-0696 Fax: (305) 242-3716 Email: mtc@mtcinspectors.com

I have elected to use one or more Private Providers to provide building code plans review and/or inspection services for the building or structure that is the subject of the enclosed permit application, as authorized by Section 553.791, Florida Statutes. I understand that the local building official may not review the plans submitted or perform the required building inspections to determine compliance with the applicable codes, except to the extent specified in said law. Instead, plans review and/or required building inspections will be performed by licensed or certified personnel identified in the application. The law requires minimum insurance requirements for such personnel, but I understand that I may require more insurance to protect my interests.

By executing this form, I acknowledge that I have made inquiry regarding the competence of the licensed or certified personnel and the level of their insurance and am satisfied that my interests are adequately protected. I agree to indemnify, defend, and hold harmless the local government, the local building official, and their building code enforcement personnel from any and all claims arising from my use of these licensed or certified personnel to perform building code inspection services with respect to the building or structure that is the subject of the enclosed permit application.

I understand that the Building Official retains authority to review plans, make required inspections, and enforce the applicable codes within his or her charge pursuant to the standards established by Section 553.791, Florida Statutes. If I make any changes to the listed Private Providers, I shall, within one business day after any change, update this Notice to reflect such changes. The building plans review and/or inspection services provided by the Private Provider are limited to compliance with the Florida Building Code and do not include review for compliance with fire safety, land use, environmental or other codes.



DOCUMENT VERIFIED

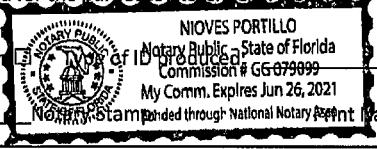
By MFB  
Date 8/31/18

The following attachments are provided as required by Section 553.791, Florida Statutes:

1. Qualification statements and/or resumes of the Private Provider and all duly authorized representatives.
2. Proof of insurance for professional and comprehensive liability in the amount of \$ 1 million per occurrence and \$ 2 million in the aggregate for any project with a construction cost of \$ 5 million or less, and \$ 2 million per occurrence and \$ 4 million in the aggregate for any project with a construction cost of over \$ 5 million, relating to all services performed as a private provider. Said insurance includes tail coverage (Extended Reporting Period) for a minimum of 5 years subsequent to the performance of building code inspection services. For detailed, current requirements refer to FS Section 553.791(16).

(Please notarize using the appropriate section below)

**Individual** By: \_\_\_\_\_ (signature) Print name: \_\_\_\_\_  
 Address: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ Before me, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared \_\_\_\_\_ who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.  
 Personally known  or Produced Identification  Type of ID produced: \_\_\_\_\_  
 Signature of Notary: \_\_\_\_\_ Print Name \_\_\_\_\_  
 Notary public stamp: \_\_\_\_\_ My commission expires: \_\_\_\_\_

**Corporation** Print Corporation Name: DCUA HOSPITALITY LLC  
 By: V. Alaimo (signature) Print name: Vincenzo Alaimo Its: Manager  
 Address: 10726 NW 53 St. Doral FL 33178 Telephone: 305 854 5407  
 STATE OF FL COUNTY OF MIAMI DADA Before me, this 10 day of July, 2018, personally appeared Vincenzo Alaimo, on behalf of the stated corporation, who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.  
 Personally known  or Produced Identification  Type of ID produced: \_\_\_\_\_  
 Signature of Notary: [Signature] Notary Stamp:  Print Name Nioves Portillo

**Partnership** Print Partnership Name: \_\_\_\_\_  
 By: \_\_\_\_\_ (signature) Print name: \_\_\_\_\_ Its: \_\_\_\_\_  
 Address: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ Before me, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared \_\_\_\_\_, partner/agent on behalf of the partnership, who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.  
 Personally known  or Produced Identification  Type of ID produced: \_\_\_\_\_  
 Signature of Notary: \_\_\_\_\_ Notary Stamp: \_\_\_\_\_ Print Name \_\_\_\_\_



DOCUMENT VERIFIED

City of Miami BUILDING DEPARTMENT



By Hch  
Date 8/31/18

Form B

Private Provider  
PLAN COMPLIANCE AFFIDAVIT

Florida Statutes §553.791(6) Rev. 10-01-2014

Project Name / Address: Best Western/ 1265 SW 22 Street

Plan number: BD15-009792-001 Folio number: 01-4139-007-3350

Revision  Shop Drawing  Master permit number: \_\_\_\_\_

Private Provider Firm: MTCI Private Provider Services Submittal number: BW002.062118

Address: 97 NE 15<sup>th</sup> Street Homestead, Florida

Telephone: (305) 246-0696 Fax: (305) 242-3716 Email: mtc@mtcinspectors.com

I HEREBY CERTIFY that to the best of my knowledge and belief, the plans submitted for the above-referenced project were reviewed according to, and are in compliance with, the Florida Building Code and all local amendments thereto, either by myself or by the affiant identified below, who is duly authorized to perform plans review pursuant to Section 553.791, Florida Statutes, and holds the appropriate license or certificate:

Private Provider: Roop Khirsukhani

Florida License No. PE 42242

*[Handwritten Signature]*  
7/24/18

Seal/Signature/Date

Name of person reviewing the plans (if applicable): Rene Tarafa

Florida License/Registration/Certification numbers: PX 1481

Discipline and Plan Sheets covered by this affidavit: Building-Master: See Page | 2, 3, 4, 5

Signature of reviewer: *[Handwritten Signature]* Date: 7.24.18

SWORN AND SUBSCRIBED before me by Roop Khirsukhani, being personally known to me ( ) or having produced as identification \_\_\_\_\_, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

*[Handwritten Signature]* Benjamin Delval *[Handwritten Signature]* Benjamin Delval 7/24/18  
Signature of Notary Print Name Date

Notary Public: NOTARY PUBLIC-STAMP BELOW My Commission Expires: \_\_\_\_\_



BENJAMIN ALAIN DELVAL  
Commission # GG 166683  
Expires December 10, 2021  
Bonded Thru Budget Notary Services



DOCUMENT VERIFIED

By [Signature]  
Date 8/3/18

Plan number: BD15-009792-001

COVER		Best Western	
✓ 1	A-0.1	✓ Rev Δ 3	12-07-2017 ✓
✓ 2	A-0.2	Rev Δ 3	12-07-2017
✓ 3	A-0.3	Rev Δ 3	12-07-2017
✓ 4	A-1.1	Rev Δ 3	12-07-2017
✓ 5	A-2.1	Rev Δ 3	12-07-2017
✓ 6	A-2.2	Rev Δ 3	12-07-2017
✓ 7	A-2.3	Rev Δ 3	12-07-2017
✓ 8	A-2.4	Rev Δ 3	12-07-2017
✓ 9	A-2.4A	Rev Δ 3	12-07-2017
✓ 10	A-2.5	Rev Δ 3	12-07-2017
✓ 11	A-2.6	Rev Δ 3	12-07-2017
✓ 12	A-2.7	Rev Δ 3	12-07-2017
✓ 13	A-2.8	Rev Δ 3	12-07-2017
✓ 14	A-2.9	Rev Δ 3	12-07-2017
✓ 15	A-2.10	Rev Δ 3	12-07-2017
✓ 16	A-2.11	Rev Δ 3	12-07-2017
✓ 17	A-2.12	Rev Δ 3	12-07-2017
✓ 18	A-3.1	Rev Δ 2	09-21-2017
✓ 19	A-3.2	Rev Δ 2	09-21-2017
✓ 20	A-3.3	Rev Δ 3	12-07-2017
✓ 21	A-3.4	Rev Δ 3	12-07-2017
✓ 22	A-3.5	Rev Δ 3	12-07-2017
✓ 23	A-4.1	Rev Δ 3	12-07-2017
✓ 24	A-4.2	Rev Δ 3	12-07-2017
✓ 25	A-4.3	Rev Δ 3	12-07-2017
✓ 26	A-4.4	Rev Δ 3	12-07-2017
✓ 27	A-4.5	Rev Δ 3	12-07-2017
✓ 28	A-4.6	Rev Δ 3	12-07-2017
✓ 29	A-4.7	Rev Δ 3	12-07-2017
✓ 30	A-4.8	Rev Δ 3	12-07-2017

Page | 2

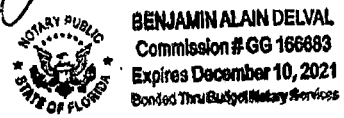
Private Provider: Roop Khirsukhani  
Florida License No. PE 42242

[Signature]  
7/24/18

Seal/Signature/Date

SWORN AND SUBSCRIBED before me by Roop Khirsukhani, being personally known to me ( ) or having produced as Identification, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

Benjamin Delval Benjamin Delval 7/24/18  
Signature of Notary Print Name Date  
Notary Public: NOTARY PUBLIC STAMP BELOW My Commission Expires: \_\_\_\_\_





DOCUMENT VERIFIED

By [Signature]  
Date 8/31/18

Plan number: BD-K-00792-001

✓31	A-4.9	Rev Δ 3	12-07-2017
✓32	A-4.10	Rev Δ 3	12-07-2017
✓33	A-4.11	Rev Δ 3	12-07-2017
✓34	A-4.12	Rev Δ 3	12-07-2017
✓35	A-4.13	Rev Δ 3	12-07-2017
✓36	A-4.14	Rev Δ 3	12-07-2017
✓37	A-4.15	Rev Δ 3	12-07-2017
✓38	A-4.16	Rev Δ 3	12-07-2017
✓39	A-4.17	Rev Δ 3	12-07-2017
✓40	A-4.18	Rev Δ 3	12-07-2017
✓41	A-4.19	Rev Δ 3	12-07-2017
✓42	A-4.20	Rev Δ 3	12-07-2017
✓43	A-4.21	Rev Δ 3	12-07-2017
✓44	A-4.22	Rev Δ 3	12-07-2017
✓45	A-4.23	Rev Δ 3	12-07-2017
✓46	A-4.24	✓ -	05-29-2015 ✓
✓47	A-4.25	✓ -	05-29-2015 ✓
✓48	A-4.26	✓ -	05-29-2015 ✓
✓49	A-4.27	✓ -	05-29-2015 ✓
✓50	A-4.28	✓ -	05-29-2015 ✓
✓51	A-5.1	Rev Δ 3	12-07-2017 ✓
✓52	A-5.1A	Rev Δ 3	12-07-2017
✓53	A-5.2	Rev Δ 3	12-07-2017
✓54	A-5.3	Rev Δ 3	12-07-2017
✓55	A-5.3A	Rev Δ 3	12-07-2017
✓56	A-5.4	Rev Δ 3	12-07-2017
✓57	A-5.5	Rev Δ 3	12-07-2017
✓58	A-5.6	Rev Δ 3	12-07-2017
✓59	A-5.7	Rev Δ 3	12-07-2017
✓60	A-5.8	Rev Δ 3	12-07-2017
✓61	A-5.8A	Rev Δ 3	12-07-2017
✓62	A-5.8B	Rev Δ 3	12-07-2017

Page | 3

Private Provider: Roop Khirsukhani  
Florida License No. PE 42242

[Signature]  
7/24/18

Seal/Signature/Date

SWORN AND SUBSCRIBED before me by Roop Khirsukhani, being personally known to me ( ) or having produced as identification, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

Benjamin Delval Signature of Notary  
Notary Public: NOTARY PUBLIC STAMP BELOW  
My Commission Expires: \_\_\_\_\_  
Date 7/24/18



**BENJAMIN ALAIN DELVAL**  
Commission #GG 166683  
Expires December 10, 2021  
Bonded Thru Budget Notary Services





DOCUMENT VERIFIED

By WCH

Date 8/31/18

Plan number: BD15-009792-001

✓63	A-5.8C	Rev Δ 3	12-07-2017
✓64	A-5.9	Rev Δ 3	12-07-2017
✓65	A-6.1	Rev Δ 3	12-07-2017
✓66	A-6.2	Rev Δ 3	12-07-2017
✓67	A-6.3	Rev Δ 3	12-07-2017
✓68	A-6.4	Rev Δ 3	12-07-2017
✓69	A-6.5	Rev Δ 6	04-19-2018 ✓
✓70	A-6.6	Rev Δ 3	12-07-2017
✓71	A-7.1	Rev Δ 3	12-07-2017
✓72	A-7.2	Rev Δ 2	09-21-2017 ✓
✓73	A-7.3	Rev Δ 3	12-07-2017
✓74	A-7.5	Rev Δ 3	12-07-2017
✓75	A-7.6	Rev Δ 2	09-21-2017 ✓
✓76	A-7.7	Rev Δ 3	12-07-2017
✓77	A-7.8	Rev Δ 3	12-07-2017
✓78	A-7.9	Rev Δ 3	12-07-2017
✓79	A-7.10	Rev Δ 3	12-07-2017
✓80	A-7.11	Rev Δ 3	12-07-2017
✓81	A-7.12	Rev Δ 3	12-07-2017
✓82	A-7.13	Rev Δ 3	12-07-2017
✓83	A-7.14	Rev Δ 3	12-07-2017
✓84	A-7.15	Rev Δ 3	12-07-2017
✓85	A-8.1	Rev Δ 3	12-07-2017
✓86	A-8.1A	Rev Δ 3	12-07-2017
✓87	A-8.2	Rev Δ 3	12-07-2017
✓88	A-8.2A	Rev Δ 3	12-07-2017
✓89	A-8.3	Rev Δ 3	12-07-2017
✓90	A-8.3A	Rev Δ 3	12-07-2017
✓91	A-8.3B	-	12-06-2013 ✓
✓92	A-8.3D	Rev Δ 3	12-07-2017 ✓
✓93	A-8.4	Rev Δ 6	04-19-2018 ✓
✓94	A-8.4A	Rev Δ 3	12-07-2017 ✓

Page | 4

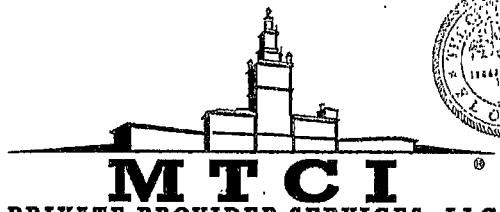
Private Provider: Roop Khirsukhani  
 Florida License No. PE 42242

*[Handwritten Signature]*  
 7/24/18

SWORN AND SUBSCRIBED before me by Roop Khirsukhani, being personally known to me ( ) or having produced as identification, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

*[Handwritten Signature]* Seal/Signature/Date  
 Signature of Notary Benjamin Delval Print Name Benjamin Delval Date 7/24/18  
 Notary Public: NOTARY PUBLIC STAMP BELOW My Commission Expires: \_\_\_\_\_





DOCUMENT VERIFIED  
 By   Hh    
 Date   8/31/18  

CONSTRUCTION PLANS REVIEW, INSPECTIONS & CONSULTING  
 Plan number:   BD15-009792-001  

✓95	A-8.4B	✓Rev Δ 3	12-07-2017 ✓
✓96	A-8.5	✓Rev Δ 3	12-07-2017 ✓
✓97	A-8.6	✓Rev Δ 3	12-07-2017 ✓
✓98	A-8.7	✓Rev Δ 3	12-07-2017 ✓
✓99	A-8.8	✓Rev Δ 3	12-07-2017 ✓
✓100	A-9.1	✓Rev Δ 3	12-07-2017 ✓
✓101	A-9.2	✓Rev Δ 3	12-07-2017 ✓
✓102	LS-01	✓Rev Δ 2	09-21-2017 ✓
✓103	LS-02	✓Rev Δ 3	12-07-2017 ✓
✓104	LS-03	-	05-29-2015 ✓
✓105	LS-04	-	05-29-2015 ✓
✓106	LS-05	✓Rev Δ 2	09-21-2017 ✓
✓107	LS-06	-	05-29-2015 ✓
108			
109			

Page | 5

Private Provider:   Roop Khirsukhani    
 Florida License No.   PE 42242  

*[Handwritten Signature]*  
 7/24/18

SWORN AND SUBSCRIBED before me by   Roop Khirsukhani  , being personally known to me ( ) or having produced as identification, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

Signature of Notary:   Benjamin Delval        Person Name:   Benjamin Delval        Date:   7/24/18    
 Notary Public: NOTARY PUBLIC STAMP BELOW      My Commission Expires: \_\_\_\_\_

BENJAMIN ALAIN DELVAL  
 Commission # GG 166683  
 Expires December 10, 2021  
 Bonded Thru Budget Notary Services



DOCUMENT VERIFIED

By WV  
Date 8/23/18

Form B

Private Provider

PLAN COMPLIANCE AFFIDAVIT

Florida Statutes §553.791(6)

Rev. 10-01-2014

Project Name / Address: Best Western/ 1265 SW 22 Street

Plan number: BD15-009792-001 Folio number: 01-4139-007-3350

Revision  Shop Drawing  Master permit number: \_\_\_\_\_

Private Provider Firm: MTCI Private Provider Services Submittal number: BW001.060118

Address: 97 NE 15<sup>th</sup> Street Homestead, Florida

Telephone: (305) 246-0696 Fax: (305) 242-3716 Email: mtc@mtcinspectors.com

I HEREBY CERTIFY that to the best of my knowledge and belief, the structural permit documents submitted for the above-referenced project were reviewed according to, and are in compliance with, the Florida Building Code and all amendments thereto, by Tahir Iqbal, FL. PE#48061 of Pistorino & Alam, Inc. as Peer Reviewer and myself as Private Provider for the assurance of complete structural documents with the provisions of all applicable laws and technical codes. I am duly authorized to perform plans review pursuant to Section 553.791, Florida Statutes, and hold the appropriate license or certificate:

Private Provider: Roop Khirsukhani

Florida License No. PE 42242

*[Handwritten Signature]*  
7/16/18

Seal/Signature/Date

Name of person reviewing the plans (Administrator): Roop Khirsukhani

Florida License/Registration/Certification numbers: PE 42242

Discipline and Plan Sheets covered by this affidavit: Structural-Master See Page 2

Signature of reviewer as administrator

*[Handwritten Signature]* Date: 7/16/18

SWORN AND SUBSCRIBED before me by Roop Khirsukhani, being personally known to me ( ) or having produced as identification \_\_\_\_\_, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

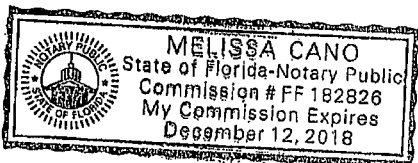
Signature of Notary

*[Handwritten Signature]*  
Melissa Cano  
Print Name

07/16/18  
Date

Notary Public: NOTARY PUBLIC STAMP BELOW

My Commission Expires: \_\_\_\_\_





**MTCI**  
**PRIVATE PROVIDER SERVICES, LLC**  
 CONSTRUCTION PLANS REVIEW, INSPECTIONS & CONSULTING

Best Western

Plan number: \_\_\_\_\_

1	S-0.0	Rev Δ 7	05-12-17
2	S-0.1	-	05-29-15
3	S-0.2	Rev Δ 4	08-30-16
4	S-0.3	Rev Δ 3	02-09-16
5	S-0.4	Rev Δ 6	11-14-16
6	S-1.00	Rev Δ 7	05-12-17
7	S-1.01A	-	05-29-15
8	S-1.01B	-	05-29-15
9	S-1.02A	-	05-29-15
10	S-1.02B	-	05-29-15
11	S-1.03A	-	05-29-15
12	S-1.03B	-	05-29-15
13	S-1.04	-	05-29-15
14	S-1.05	-	05-29-15
15	S-1.06	-	05-29-15
16	S-1.07	-	05-29-15
17	S-1.08	-	05-29-15
18	S-2.0	Rev Δ 6	11-14-16
19	S-3.0	Rev Δ 3	02-09-15
20	S-4.0	Rev Δ 6	11-14-16
21	S-4.1	Rev Δ 6	11-14-16
22	S-5.0	-	05-29-15
23	S-5.1	Rev Δ 2	09-30-15
24	S-6.0	-	05-29-15
25	S-6.1	-	05-29-15
26	S-6.2	-	05-29-15
27	S-6.3	-	05-29-15
28			
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31			
32			

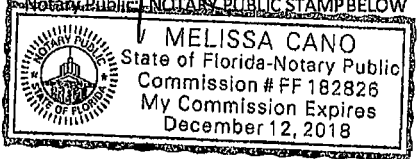
Private Provider: Roop Khirsukhani  
 Florida License No. PE 42242

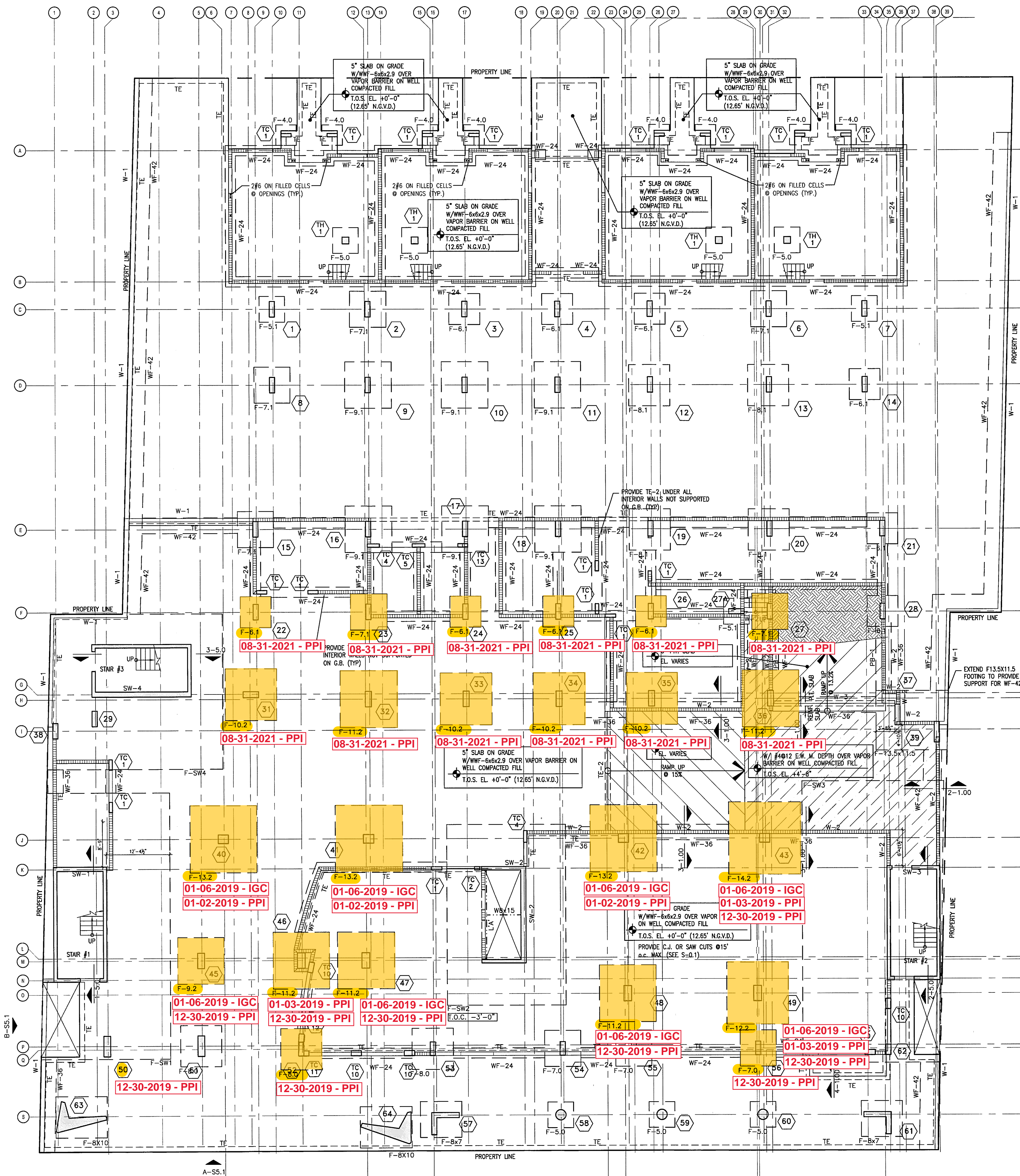
*[Handwritten Signature]*  
 7/16/18

Seal/Signature/Date

SWORN AND SUBSCRIBED before me by Roop Khirsukhani, being personally known to me ( ) or having produced as identification, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

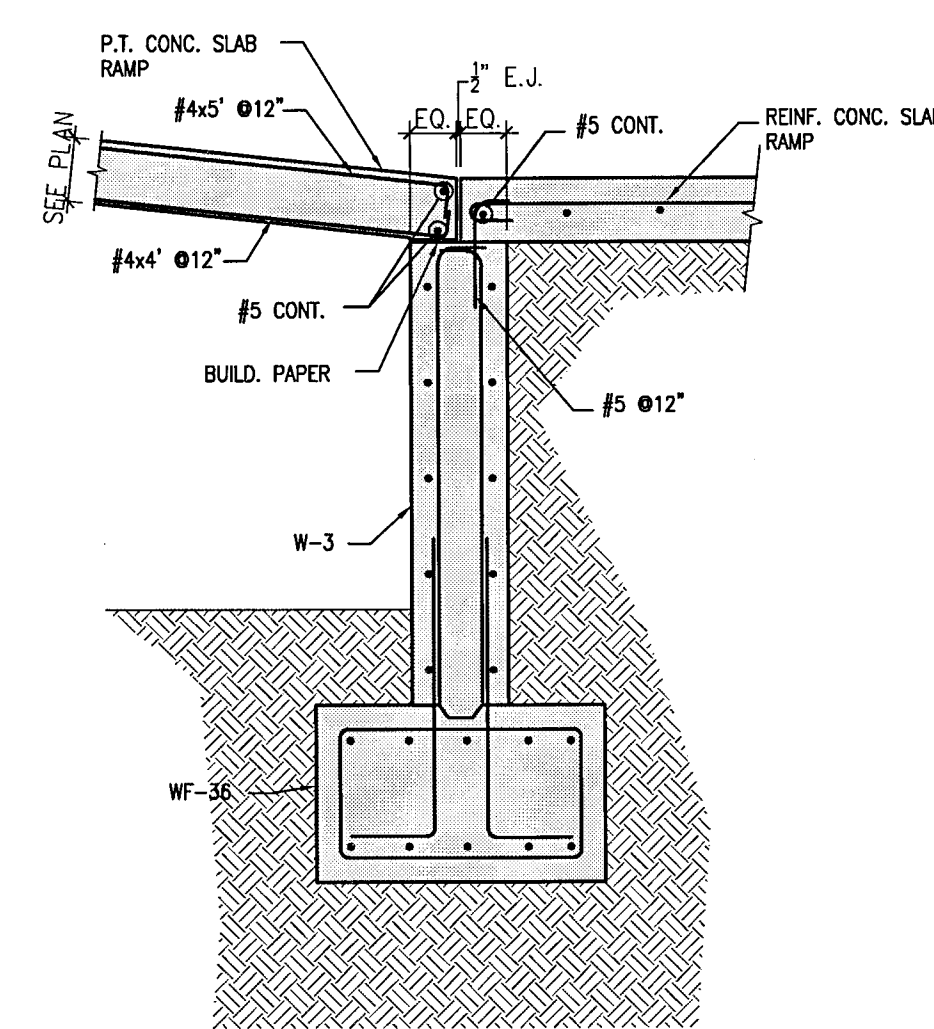
Signature of Notary *[Handwritten Signature]* Print Name Melissa Cano Date 07/16/18  
 Notary Public - NOTARY PUBLIC STAMP BELOW My Commission Expires: \_\_\_\_\_



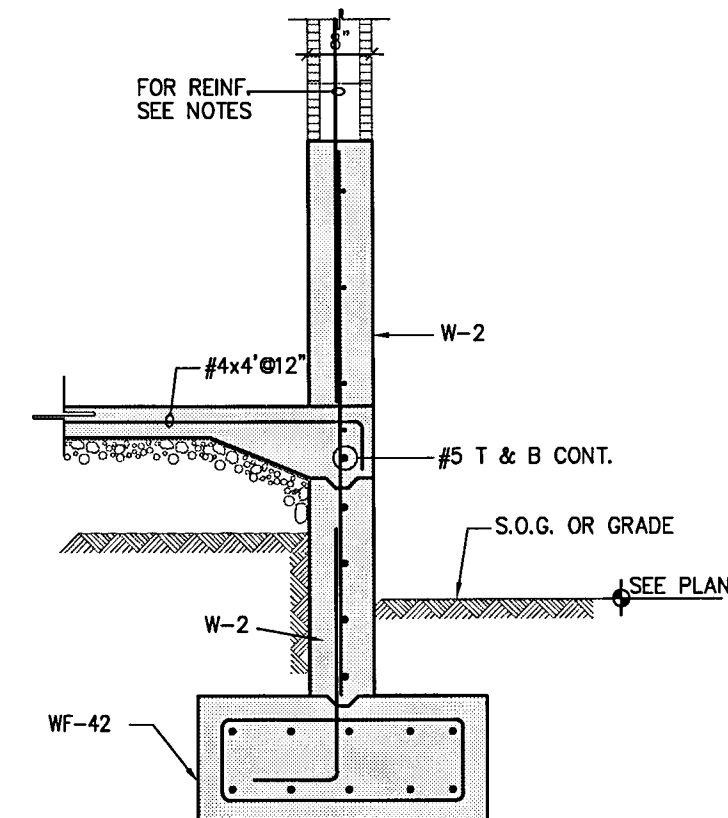


**GROUND LEVEL FRAMING & REINFORCING PLAN**  
SCALE 3/32"=1'-0"

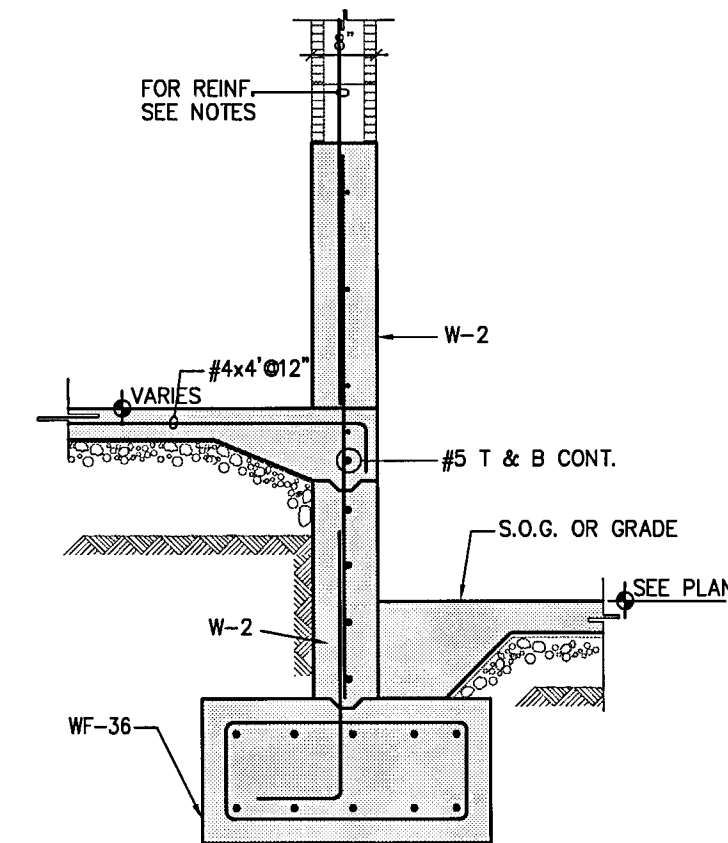
**LEGEND:**  
PPI = PROGRESS OR PARTIAL INSPECTION  
IGC = IN GENERAL CONFORMANCE WITH CONTRACT DOCUMENTS



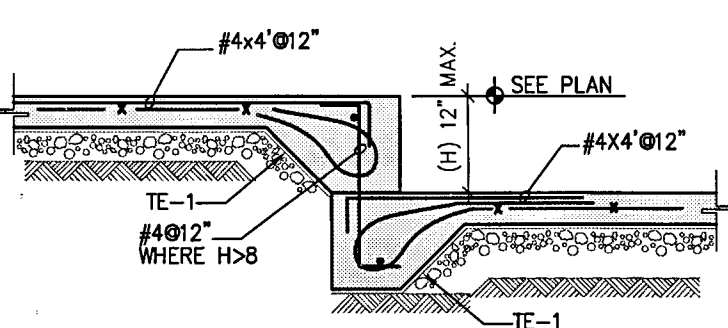
**SECTION 1-1.00**  
SCALE 1/2"=1'-0"



**SECTION 2-1.00**  
SCALE 1/2"=1'-0"



**SECTION 3-1.00**  
SCALE 1/2"=1'-0"



**SECTION 4-1.00**  
SCALE 1/2"=1'-0"

- FLOOR NOTES:**
- 1- ALL EXTERIOR WALLS SHALL BE 8" WIDE C.M.U. REINFORCED AS PER DETAILS & NOTES ON S-0.3 (U.O.N.). SEE GENERAL CONSTRUCTION NOTES ON SHEET S-0.0 FOR ADDITIONAL INFORMATION.
  - 2- SEE ARCH'L DWG'S FOR LOCATION & EXTENT OF MASONRY WALLS.
  - 3- ALL OPENINGS REQUIRED BY OTHER TRADES ARE TO BE COORDINATED W/ ARCH. & MECH. ENGINEERS AND ARE SUBJECT TO STRUCTURAL ENGINEERING APPROVAL.
  - 4- SEE TYPICAL SLAB OPENING DETAIL ON SHEET S0.1
  - 5- G.C. TO PROVIDE ADDITIONAL REINFORCING AS PER TYPICAL DETAILS ON SHEET S0.1
  - 6- SEE ARCH'L FOR DIMENSIONS NOT SHOWN.
  - 7- SEE ARCH'L FOR ALL WATERPROOFING REQUIREMENTS.
  - 8- G.C. IS RESPONSIBLE FOR COORDINATION OF STRUCTURAL PLANS WITH ARCHITECTURAL, M.E.P. OR ANY OTHER PROJECT PLANS / DRAWINGS THAT WOULD IMPACT THE STRUCTURAL LAYOUT AND OR DESIGN. STRUCTURAL ENGINEER IS TO BE NOTIFIED OF DISCREPANCIES (IF ANY) PRIOR TO COMMENCEMENT OF WORK DELINEATED HEREIN.
  - 9- COLUMNS DENOTED W/ (S) INDICATES SHEAR REINF. (SEE SHEET S0.2)
  - 10- ALL SLAB ANCHORS AND PENETRATIONS MUST BE INSTALLED IN SLAB PRIOR TO PLACING CONCRETE.
  - 11- FOR NOMENCLATURE OF TOP AND BOTTOM REBAR AND FOR STANDARD LENGTH SEE SHEET S0.2.
  - 12- ADD #5 E.W BOTTOM AT EACH COLUMN WITHOUT DROP PANEL AS PER DETAIL ON SHEET S0.2.
  - 13- G.C. PLEASE REFER TO SOILS REPORT FOR ADDITIONAL RECOMMENDATIONS.
  - 14- ELEVATION OF TOP OF CAPS (T.O.C.) IS -2'-0" U.O.N. G.C. VERIFY TOP ELEVATION OF FOUNDATION TO AVOID FOUNDATION EXPOSED ABOVE GRADE, AND PROVIDE CLEARANCE FOR UTILITIES.
  - 15- +0'-0" DATUM ELEVATION IS EQUAL TO 12.65' N.G.V.D. ALL ELEVATIONS ARE DATUM ELEVATIONS
  - 16- PLACE FULL IRON @ TRANSFORMER VOLT AS PER FPL STANDARDS (SM. TO SHEET S0.1).
  - 17- USE 6KSI CONCRETE W/ MAX. W/C 0.4 FOR ALL FOOTINGS U.O.N.
  - 18- PROVIDE CRACK CONTROL JOINTS @15' MAX. ON ALL SLABS ON GRADE. SEE S-0.1 & S-0.0
  - 19- PROVIDE TE-2 (SEE S-0.1) FOR ALL INTERIOR WALLS
  - 20- FOUNDATION FOR THE TOWER, PARKING AND TOWN HOMES ARE BEARING ON NATURAL UNDERLIEING WITH 5,000PSF, 6,000PSF, AND 4,000 PSF ALLOWABLE BEARING CAPACITY RESPECTIVELY. SEE INVS REPORT # 15212 DATED JULY 2016.
  - 21- ALL THE FOUNDATIONS (INCLUDING FOOTING, GRADE BEAM, AND OTHERS) MUST BE CONSTRUCTED ENTIRELY WITHIN THE PROPERTY LIMITS.

project name: **PROPOSED BEST WESTERN VIB**  
1265 SW 22nd Street (Coral Way)  
MIAMI, FLORIDA

E. Frances Architecture PLLC  
GROUND LEVEL - FRAMING & REINFORCING PLAN

1155 Brickell Bay Dr. Unit 3211  
Miami, Florida 33131  
Tel: (305)793-3919

PERFORMING & ALAN  
CONSULTING ENGINEERS, INC.  
7171 SW 62 AVENUE, FOURTH FLOOR  
MIAMI, FL 33143

**MTCI**  
PRIVATE PROVIDER SERVICES, LLC  
CONSTRUCTION PLANS REVIEW, INSPECTIONS & CONSULTING  
PEER REVIEWED in accordance with City of Miami requirements for Structural Peer Review, and verified for Code Compliance.

PEER REVIEWED in accordance with City of Miami requirements for Structural Peer Review, and verified for Code Compliance.  
Sign: *J. P. L.*  
Date: 05/13/18

JAIME H. J.  
Professional Engineer  
P.E. # 60992  
7855 NW 12TH STREET SUITE 418  
MIAMI, FL 33128  
PH: (786) 703-9245

Job no.  
date: 05-29-2015  
scale: As Shown  
drawn by:

sheet no.  
**S-1.00**



September 10<sup>th</sup>, 2021

**Mr. Maurice L. Pons**  
 Building Official  
**City of Miami Building Department**  
 444 SW 2<sup>nd</sup> Ave, 4<sup>th</sup> Floor  
 Miami, Florida, 33130

REF: Corrosion assessment for existing column dowels at Best Western ViB  
 BD-15-009792001 B001.  
 1265 SW 22<sup>nd</sup> Street  
 Miami, FL

Dear Mr. Pons.

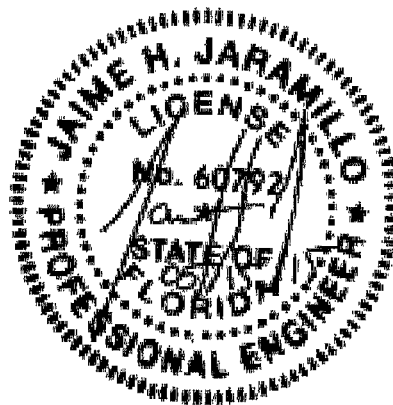
The present letter is to inform that we have reviewed the field measurement of the existing column dowels that have been exposed to corrosion in the project mentioned above (see report by NV5). As of today, based on the report, the existing reinforcing complies with the specified reinforcing for those columns.

The corrosion of the reinforcing would have to be removed before they proceed to form and pour those columns. We recommend that if the rebar would be exposed to corrosion for longer period, those bars be cleaned of corrosion and epoxy coated to protect them from further corrosion. The rebar would have to be evaluated again before the columns are formed and poured.

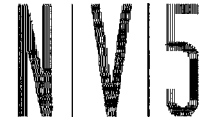
Please do not hesitate to contact me if you have any comments or concerns.

Sincerely;

Jaime H. Jaramillo P.E.  
 B&J Consulting Engineers



Digitally signed  
 by Jaime H  
 Jaramillo  
 Date:  
 2021.09.10  
 10:15:55 -04'00'



September 10, 2021

Mr. Vincenzo Alaimo  
Delia Hospitality, LLC.  
7925 NW 12<sup>th</sup> Street, Suite 401  
Doral, Florida 33126

Re: Report for Reinforcing Steel Measurement of Ground Floor Columns  
Proposed Best Western VIB  
1265 SW 22<sup>nd</sup> Street  
Miami, Florida  
NV5 Project No. 15212

Dear Mr. Echezarreta:

We are pleased to submit this letter report in fulfillment of our scope of services described in our Proposal No. 21-0827 dated September 9, 2021. Work was accepted by agreement to our Professional Services Agreement. This letter summarizes reinforcing steel diameter measurements collected from the ground floor columns at the project.

#### **PROJECT INFORMATION**

The project address is 1265 SW 22<sup>nd</sup> Street in Miami, Florida. It is bounded by SW 21<sup>st</sup> Terrace to the north, by SW 22<sup>nd</sup> Street to the south, and by single-level commercial developments to the east and west. According to a topographic and boundary survey prepared by Alvarez, Aiguesvives & Associates dated May 28, 2015, site dimensions are approximately 175 feet east-west by 210 feet north-south.

According to a set of architectural plans dated May 29, 2015 prepared by Frances Anillo Toledo, LLC (revision 7 dated 5/12/17), the proposed development will occupy the majority of the site minus setbacks, and will include townhomes, a parking garage, and a 10-level hotel with a 3-level podium. No basement areas are planned for the development and the ground floor slabs are expected to be close to the existing grade.

NV5 performed a geotechnical study for the proposed construction and latest report was titled *Revised Report of Subsurface Exploration and Geotechnical Engineering Study, Proposed Best Western VIB, 1265 SW 22<sup>nd</sup> Street, Miami, Florida, NV5 Project No. 15212, dated July 18, 2016.*

Subsequent to our study, we have been retained to perform construction material testing and observations during the foundation work. The project started construction in 2019 and nine (9) footings were poured in January 2020. NV5 inspected and tested the construction of these foundations. Since then, construction stopped and has recently resumed. We understand the City of Miami has requested the exposed reinforcement from the footings poured in 2020 be evaluated by the EOR.

This report provides observations regarding the quantity of reinforcing steel at each one of the columns poured in 2020 as well as diameter measurements of select bars of these columns.

**SITE OBSERVATIONS AND MEASUREMENTS**

On September 9, 2021, an NV5 inspector visited the site to observe the quantity of reinforcing steel of select columns at the site. These columns correspond to footings identified in the drawings as 40 through 43 and 45 through 49, which were poured in January 2020. During this visit, the inspector also removed any surface corrosion from two (2) bars at depths of 2 and 4 feet from grade prior to measuring the reinforcing steel diameter at these locations. The reinforcing steel bars were selected randomly. Two measurements were collected at each location, for a total of four (4) readings per bar. Photographs of our observations and measurements are included in Appendix A.

The table below provides a summary of all the data collected during our site visit.

FOOTING NO.	QUANTITY & SIZE OF BARS FROM DRAWINGS	FIELD OBSERVATIONS AND MEASUREMENTS			
		QUANTITY OF BARS INSTALLED	READING HEIGHT FROM GROUND (feet)	BAR DIAMETER (inches)	
				1st Reading	2nd Reading
40	10 #8	10	1	0.948	0.950
			3	0.944	0.938
41	10 #8	10	2	0.947	0.963
			4	0.953	0.985
42	10 #8	10	2	0.944	0.941
			4	0.922	0.953
43	10 #8	10	2	0.938	0.952
			4	0.962	0.979
45	12 #8	12	2	0.975	0.964
			4	0.959	0.950
46	12 #8	12	2	0.941	0.953
			4	0.966	0.949
47	12 #7	12	2	0.868	0.839
			4	0.836	0.842
48	12 #7	12	1	0.833	0.832
			3	0.830	0.838
49	12 #8	12	2	0.945	0.976
			4	0.947	0.940

The tests were performed in general accordance with the procedures described above. A criterion for review of the test results was not provided. The structural engineer should review the data presented herein and issue a final determination regarding the structural integrity of the steel and compliance with the project design.

**NV5**

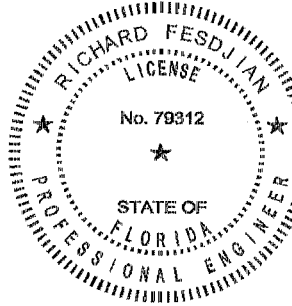


**CLOSURE**

We trust this letter provides the information required at this time. If you have questions about information contained in this report please do not hesitate to contact the writer at 305.901-1921.

Sincerely,  
NV5, Inc.

Richard Fesdjian, P.E.  
Senior Project Manager  
Florida License No. 79312



This document has been digitally signed and sealed by:

Richard Fesdjian richard.fesdjian@nv5.com  
2021.09.10 08:31:05-0400'

Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies

Attachments: Appendix A - Photographs of Ground Floor Column Reinforcing Steel Measurements

Distribution: Copy to Addressee via E-mail  
Copy to NV5 Project File

F:\DOC\NV5 Reports\15212\_Best Western VIB rebar diameter measurements\_1265 SW 22nd Street Miami \_Alaimo Construction\_09-10-2021.docx

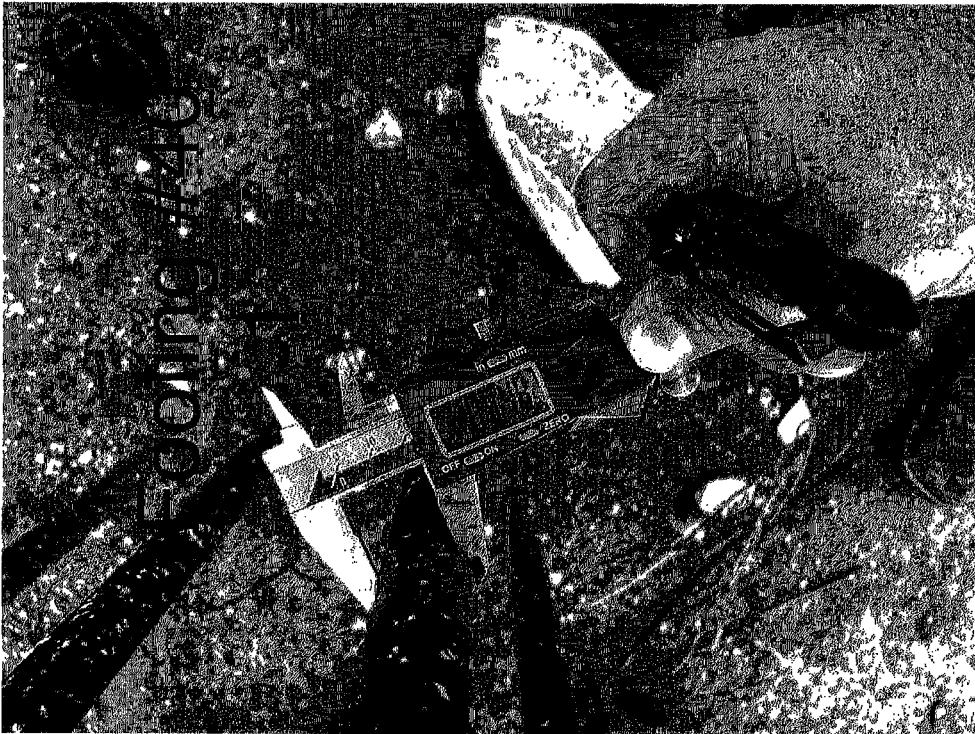
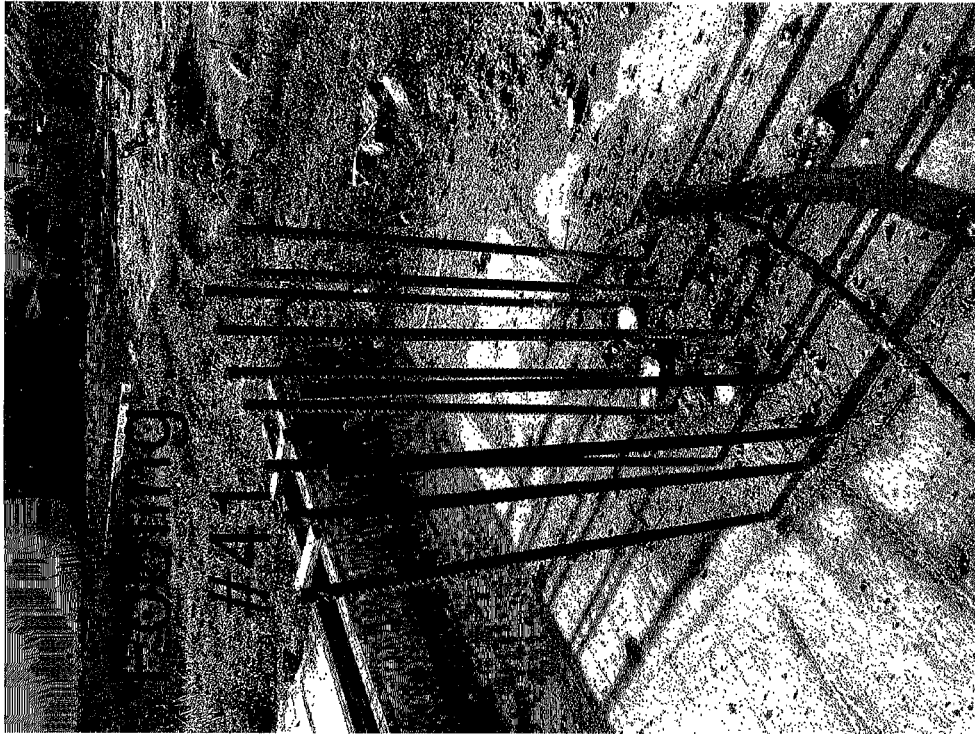
**NV5**

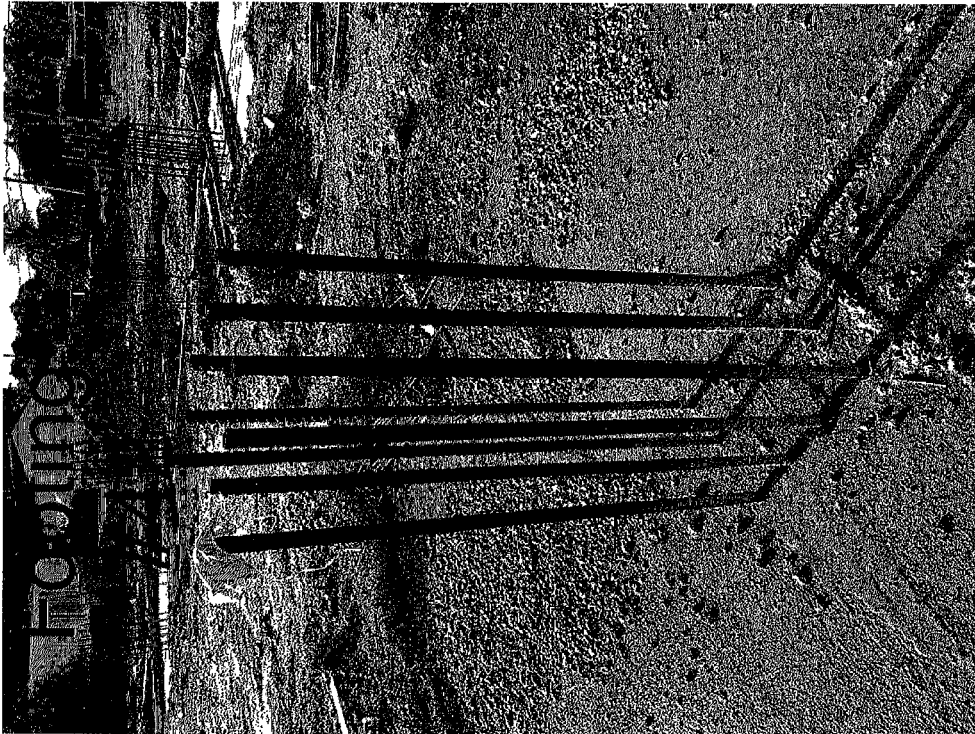
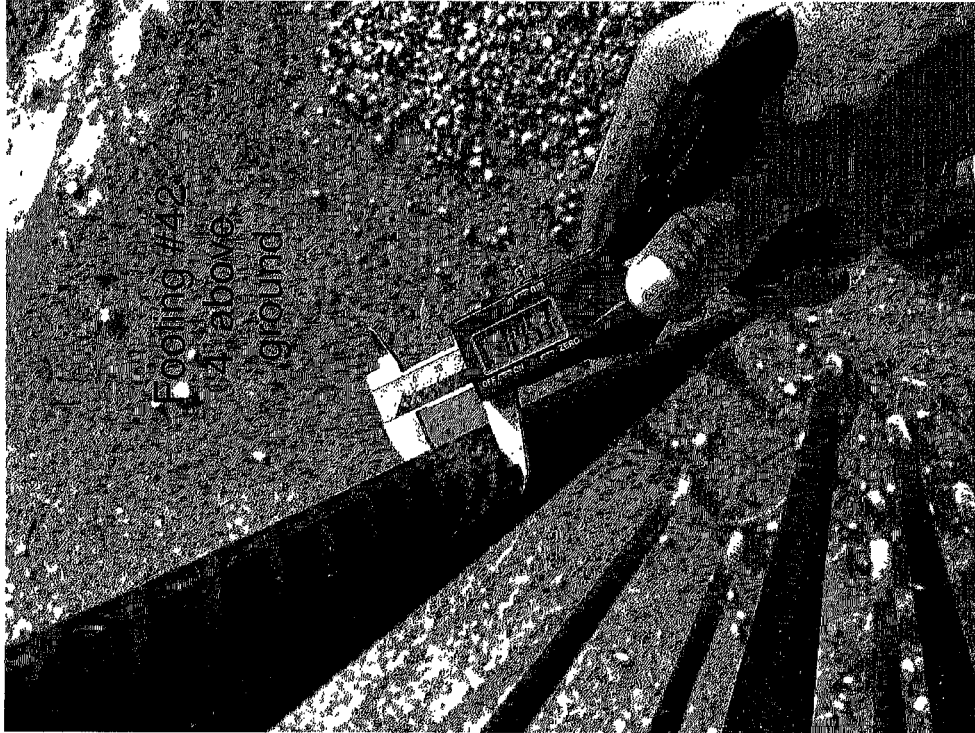
CONSTRUCTION QUALITY ASSURANCE - INFRASTRUCTURE - ENERGY - PROGRAM MANAGEMENT - ENVIRONMENTAL

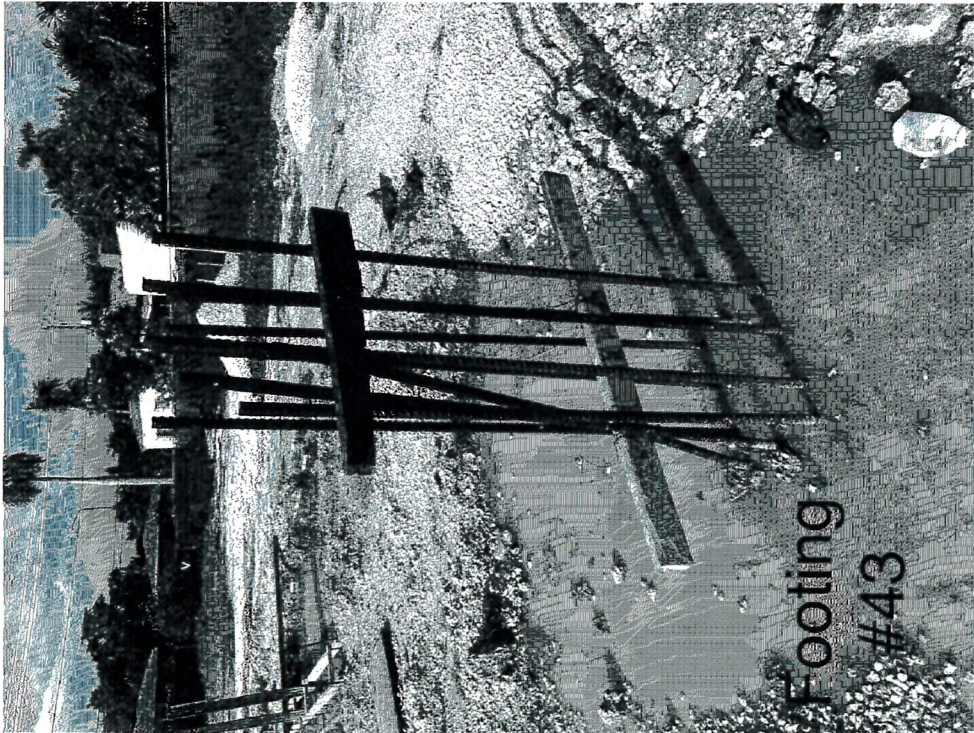
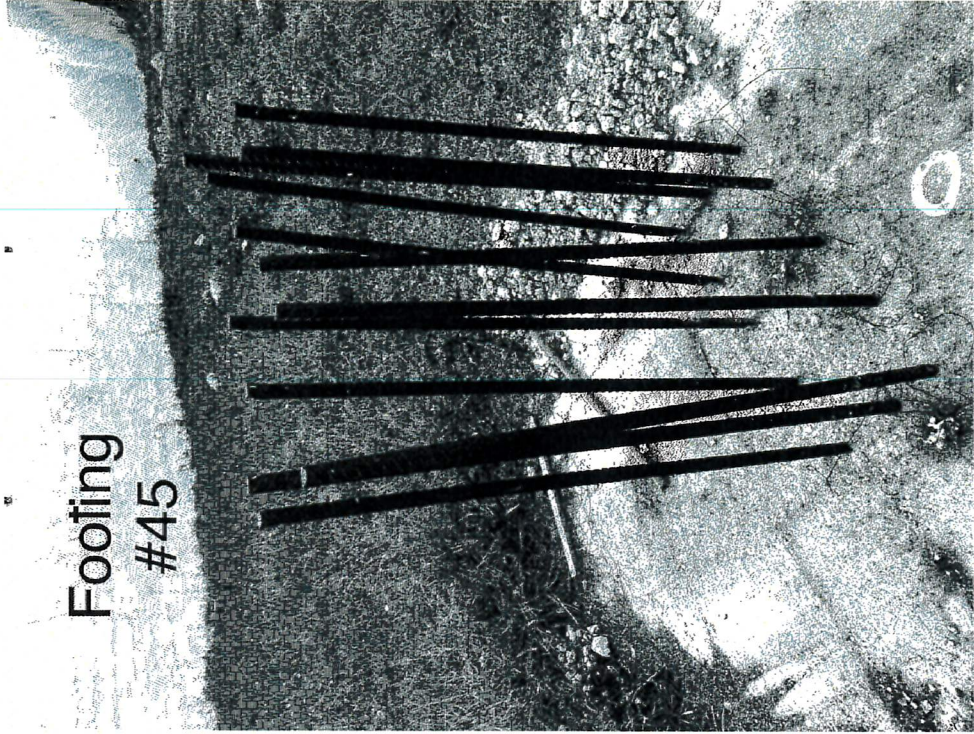
**Attachment032**

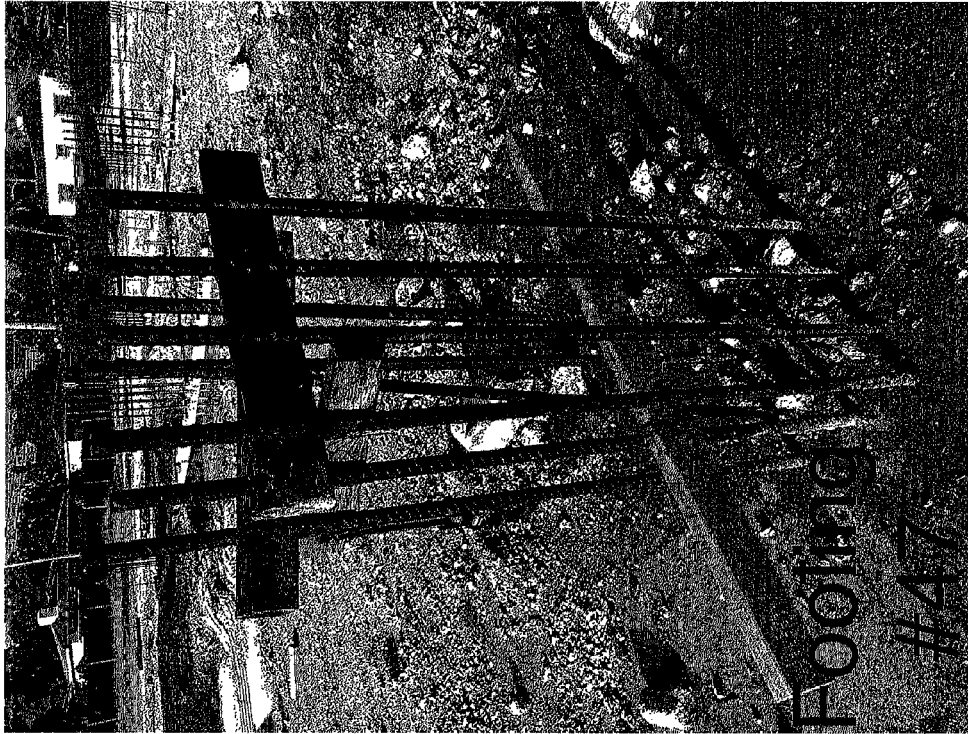
## APPENDIX A

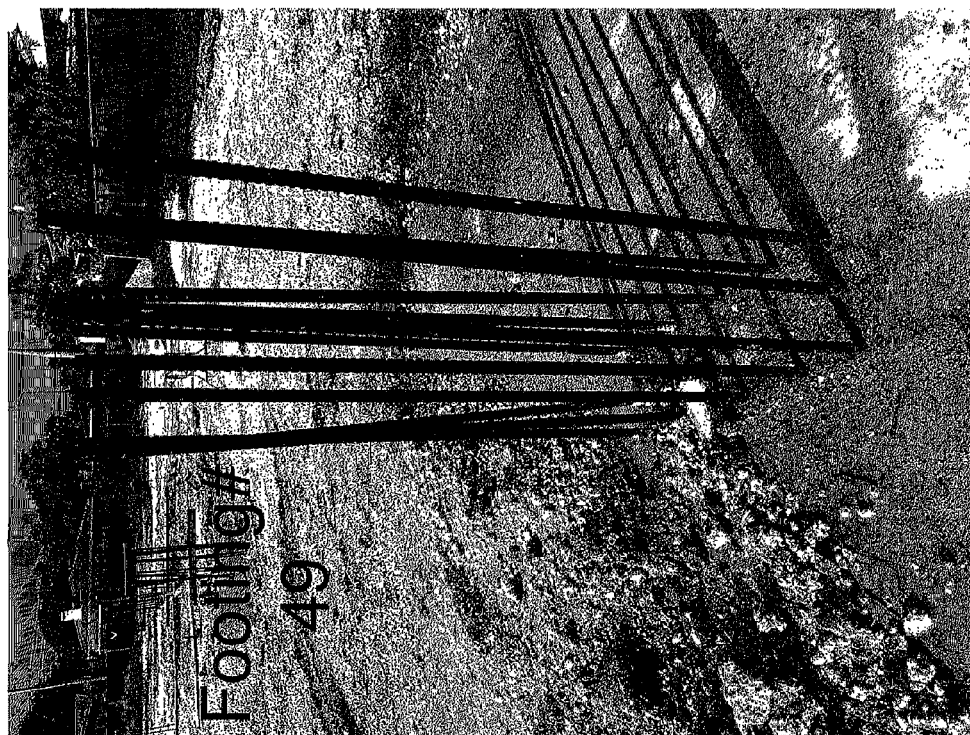
# PHOTOGRAPHS OF GROUND FLOOR COLUMN REINFORCING STEEL MEASUREMENTS













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Review Results: BD15-009796-001 (1265 SW 22 ST)

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Date	Plan Status	Plan Status Reason
Jul/14/2015 15:07:00	Incomplete	Application Intake has not been completed
Jul/14/2015 15:12:00	Incomplete	Application Intake has not been completed
Jul/14/2015 15:14:00	Pending	Plan Acceptance pending
Jul/14/2015 15:14:00	Incomplete	Change of Scope of Work
Jul/15/2015 10:04:00	Incomplete	Change of Scope of Work
Jul/15/2015 10:04:00	Pending	Plan Acceptance pending
Jul/28/2015 15:44:00	Active	Ready for reviews
Jul/30/2015 12:17:00	Active	Ready for reviews
Jul/30/2015 12:18:00	Active	Ready for reviews
Jul/30/2015 12:22:00	Active	Ready for reviews
Jul/30/2015 14:56:00	Active	Ready for reviews
Jul/30/2015 14:59:00	Active	Ready for reviews
Jul/30/2015 15:01:00	Active	Ready for reviews
Jul/30/2015 17:56:00	Active	Ready for reviews
Jul/31/2015 15:41:00	Active	Ready for reviews
Jul/31/2015 15:43:00	Active	Ready for reviews
Jul/31/2015 15:45:00	Active	Ready for reviews
Jul/31/2015 15:46:00	Active	Ready for reviews
Jul/31/2015 16:00:00	Active	Ready for reviews
Jul/31/2015 16:03:00	Active	Ready for reviews
Jul/31/2015 16:05:00	Active	Ready for reviews
Jul/28/2015 15:44:00	Active	Ready for reviews
Aug/18/2015 12:15:00	Active	Ready for reviews
Feb/10/2016 12:23:00	Active	Ready for reviews
Feb/10/2016 12:24:00	Active	Ready for reviews
Apr/27/2016 19:29:00	Active	Ready for reviews
Apr/27/2016 19:37:00	Active	Ready for reviews
Apr/27/2016 19:43:00	Active	Ready for reviews
Apr/27/2016 19:47:00	Active	Ready for reviews
May/10/2016 11:20:00	Active	Ready for reviews
May/13/2016 10:57:00	Active	Ready for reviews
Jun/03/2016 08:54:00	Active	Ready for reviews
Jul/13/2016 15:29:00	Active	Ready for reviews
Oct/24/2016 14:07:00	Active	Ready for reviews
Oct/24/2016 14:08:00	Active	Ready for reviews
Oct/24/2016 14:09:00	Active	Ready for reviews
Oct/24/2016 14:10:00	Active	Ready for reviews
Oct/24/2016 14:12:00	Active	Ready for reviews
Oct/24/2016 14:13:00	Active	Ready for reviews
Dec/15/2016 10:45:00	Active	Ready for reviews
Jan/25/2017 12:25:00	Active	Ready for reviews
Feb/10/2017 09:54:00	Active	Ready for reviews



Date	Plan Status	Plan Status Reason
Feb/10/2017 09:57:00	Active	Ready for reviews
Mar/23/2017 11:35:00	Active	Ready for reviews
Mar/24/2017 09:03:00	Active	Ready for reviews
Mar/28/2017 12:01:00	Active	Ready for reviews
Mar/29/2017 09:09:00	Active	Ready for reviews
Mar/29/2017 12:15:00	Active	Ready for reviews
Apr/11/2017 10:49:00	Active	Ready for reviews
Apr/21/2017 12:16:00	Active	Ready for reviews
Apr/21/2017 12:20:00	Active	Ready for reviews
Apr/21/2017 12:22:00	Active	Ready for reviews
Apr/21/2017 12:26:00	Active	Ready for reviews
Apr/21/2017 12:39:00	Active	Ready for reviews
Apr/21/2017 13:03:00	Active	Ready for reviews
Apr/21/2017 14:38:00	Active	Ready for reviews
Apr/24/2017 08:41:00	Active	Ready for reviews
Apr/24/2017 08:42:00	Active	Ready for reviews
Apr/24/2017 08:46:00	Active	Ready for reviews
Apr/24/2017 08:47:00	Active	Ready for reviews
May/05/2017 11:28:00	Active	Ready for reviews
Jun/01/2017 12:17:00	Active	Ready for reviews
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Jun/05/2017 17:17:00	Active	Ready for reviews
Jun/05/2017 17:18:00	Active	Ready for reviews
Jun/05/2017 17:21:00	Active	Ready for reviews
Jun/07/2017 11:50:00	Active	Ready for reviews
Jun/12/2017 10:31:00	Active	Ready for reviews
Jun/12/2017 10:31:00	Active	Plan Approved
Jun/12/2017 10:31:00	Approved	Plan Approved
Jun/12/2017 10:31:00	Permit Issued	Permit Issued
Jun/04/2019 00:10:00	Revoked	Master permit revoked



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Review Results: BD15-012933-001 (1265 SW 22 ST)

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Contacts

Contractors

P&Z

Shop Drawings

Fees

Events

Date	Plan Status	Plan Status Reason
Sep/14/2015 11:00:00	Incomplete	Application Intake has not been completed
Sep/14/2015 11:02:00	Incomplete	Application Intake has not been completed
Sep/14/2015 11:02:00	Pending	Plan Acceptance pending
Feb/09/2016 15:27:00	Active	Ready for reviews
Feb/09/2016 16:23:00	Active	Ready for reviews
Feb/09/2016 16:24:00	Active	Ready for reviews
May/11/2016 10:37:00	Active	Ready for reviews
May/13/2016 10:54:00	Active	Ready for reviews
May/13/2016 10:56:00	Active	Ready for reviews
May/23/2016 14:21:00	Active	Ready for reviews
May/23/2016 14:24:00	Active	Ready for reviews
May/23/2016 14:30:00	Active	Ready for reviews
May/25/2016 08:19:00	Active	Plan Approved
May/25/2016 08:19:00	Approved	Plan Approved
May/25/2016 08:19:00	Permit Issued	Permit Issued
Jan/31/2019 12:43:00	Revoked	Master permit revoked



**From:** vincenzo alaimo <vincenzo.alaimo@mac.com>

**Sent:** Tuesday, September 20, 2016 6:55 PM

**To:** Cejas, Devin <DCejas@miamigov.com>

**Cc:** Ben Fernandez <BFernandez@brzoninglaw.com>; Garcia, Francisco <fgarcia@miamigov.com>; Susana Muchacho <alaimoconsulting@gmail.com>

**Subject:** Re: 1249 SW 22 Street

## EXHIBIT "D"

Thank you Devin.

Sent from my iPhone

On Sep 20, 2016, at 6:35 PM, Cejas, Devin <[DCejas@miamigov.com](mailto:DCejas@miamigov.com)> wrote:

Yes confirmed. Pursuant to chronology of events below more specific to the date initial resolution was entered with Clerk, which has been confirmed. This initial date rectifies previous chronological time lines provided. In addition a Phase Permit is considered a Building Permit and was obtained within the allotted time.

<image001.jpg>

Devin Cejas  
Zoning Administrator  
**Planning and Zoning Department**  
City of Miami  
305-416-1488

---

**From:** Ben Fernandez [<mailto:BFernandez@brzoninglaw.com>]

**Sent:** Tuesday, September 13, 2016 3:39 PM

**To:** Cejas, Devin <[DCejas@miamigov.com](mailto:DCejas@miamigov.com)>

**Cc:** Garcia, Francisco <[fgarcia@miamigov.com](mailto:fgarcia@miamigov.com)>; Calaimo@Cantv.net; W Vicente Alaimo <[vincenzo.alaimo@mac.com](mailto:vincenzo.alaimo@mac.com)>; Susana Muchacho <[alaimoconsulting@gmail.com](mailto:alaimoconsulting@gmail.com)>

**Subject:** Re: 1249 SW 22 Street

Devin, we would appreciate your confirming, as you indicated to me yesterday, that you agree that the project may continue to be reviewed, based on the precious extensions, under Ordinance 11000.

Please advise.

Thank you,

Ben Fernandez

Sent from my iPhone

On Sep 6, 2016, at 2:23 PM, Ben Fernandez <[BFernandez@brzoninglaw.com](mailto:BFernandez@brzoninglaw.com)> wrote:

Thank you for your time this morning Devin. We would appreciate your confirmation that the project may continue to be reviewed by your Department under the extension based on the chronology provided.

I am also providing you with a copy of the impact fee receipt, in the amount of \$950,707.59, which shows that all impact fees are paid. Also the tree permit fees have been paid.

We look forward to your response.

Regards,

Bio	Vcard
<p><b>BEN FERNANDEZ, ESQ.</b></p> <p>Bercow Radell &amp; Fernandez 200 South Biscayne Boulevard, Suite 850 Miami, FL 33131</p> <p>305.377.6235   Office 305.978.2866   Cell 305.377.6222   Fax <a href="mailto:bfernandez@brzoninglaw.com">bfernandez@brzoninglaw.com</a></p>	
<p><a href="http://www.brzoninglaw.com">www.brzoninglaw.com</a></p>	

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---

**From:** Ben Fernandez  
**Sent:** Friday, August 19, 2016 5:07 PM  
**To:** Cejas, Devin <[DCejas@miamigov.com](mailto:DCejas@miamigov.com)>  
**Cc:** 'Garcia, Francisco' <[fgarcia@miamigov.com](mailto:fgarcia@miamigov.com)>; 'Calaimo@Cantv.net' <[Calaimo@Cantv.net](mailto:Calaimo@Cantv.net)>; W Vicente Alaimo <[vincenzo.alaimo@mac.com](mailto:vincenzo.alaimo@mac.com)>; Susana Muchacho <[alaimoconsulting@gmail.com](mailto:alaimoconsulting@gmail.com)>  
**Subject:** 1249 SW 22 Street

Mr. Cejas, as per your request, attached are the elevation for the referenced hotel project and below is the chronology of approvals:

Resolution ZB-R-09-0053 approved the Exception on September 21, 2009 and the resolution was executed by the Clerk on October 9, 2009.

Resolution PZAB-R-10-030 extended the Exception for 12 months.

January 5, 2011 the Exception was extended for 2 years pursuant to State of Florida Jobs Bill (SB1752).

November 7, 2012 the Exception was extended for 2 years again pursuant to SB1752.

November 18, 2015 the Exception was extended for 6 month plus 60 days pursuant to Florida Executive Order 15-173 (EO 15-173)

In total the Exception was extended a total of 5 years plus 6 months and 60 days from the date that it became final on October 9, 2009 or until June 9, 2016.

On May 25, 2016 the project was issued a foundation permit (attached).

Based on the foregoing, we would respectfully request that you confirm that the project is to continue to be reviewed by your Department under Ordinance 11000.

Thank you for your attention to this matter.

[Bio](#)

[Vcard](#)

**BEN FERNANDEZ, ESQ.**

Bercow Radell & Fernandez  
200 South Biscayne Boulevard, Suite 850  
Miami, FL 33131

305.377.6235 | Office  
305.978.2866 | Cell  
305.377.6222 | Fax  
[bfernandez@brzoninglaw.com](mailto:bfernandez@brzoninglaw.com)



[www.brzoninglaw.com](http://www.brzoninglaw.com)

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<Best Western-Impact Fees.pdf>



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Discipline	Status	Reviewer	Date In	Time In	Complete
(B) - BUILDING	Approved	MCh	Aug/28/2018	09:02	Aug/31/2018 11:54
(E) - ELECTRICAL	Approved	JoS			Aug/06/2018 09:26
(F) - FIRE	Approved	GuB			Oct/03/2018 07:00
(FP) - FLOOD PLAIN	Approved	GMa	Dec/28/2017	09:03	Sep/19/2018 13:59
(FQC) - FINAL QUALITY CHECK	Approved	RiG	Oct/11/2018	09:35	Oct/11/2018 09:50
(L) - ENVIRONMENTAL RESOURCES	Approved	DD	Sep/06/2018	14:12	Sep/06/2018 14:15
(MA) - MECHANICAL	Approved	RMS	Aug/02/2018	13:58	Aug/02/2018 14:03
(P) - PLUMBING	Approved	NC			Aug/27/2018 10:37
(PP) - PRIVATE PROVIDER ACCEPTANCE	Approved	MCh			Aug/31/2018 12:00
(PS) - PLANNING 11000 PERMITS	Approved	JoE			Jul/28/2017 09:10
(PW) - PUBLIC WORKS	Approved	IV			May/01/2018 10:11
(S) - STRUCTURAL	Approved	WH	Aug/15/2018	10:32	Aug/23/2018 09:42
(Z) - ZONING	Approved	CT	Jul/21/2017	15:11	

Print

