

Plan Review - Review Comments Report

Project Name: **BD23024862001**

Workflow Started: **10/24/2023 5:18:02 PM**

Report Generated: **06/17/2025 12:49 PM**

REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1		Permitting Coordinator Rakeem McKinney 11/20/23 9:28 AM	Comment MISSING PERMIT APPLICATION: a signed, dated, and notarized (notary signature also required) permit application is required. Upload to the DOCUMENTS folder as PAP-01.		Responded by: Richard Quzeada - 12/11/23 10:22 AM DONE	Resolved
2		Permitting Coordinator Rakeem McKinney 11/20/23 9:28 AM	Comment Your project requires a Miami Dade DERM application. Please complete page 12-14 of your building permit application and upload it to the DOCUMENTS folder named correctly as "MDC-01. You can also download the Miami-Dade DERM application from the following link: http://www.miamidade.gov/permits/library/municipal-permit.pdf		Responded by: Richard Quzeada - 12/11/23 10:22 AM DONE	Resolved
3	1	Fire Daniel Caballero 12/12/23 6:15 AM	Changemark Changemark note #01 Please retitle this sheet has LS (Life safety) sheet. FP (Fire Protection) is for Sprinklers.	FP100.pdf	Responded by: Richard Quzeada - 11/7/24 1:17 PM See new life safety plans	Resolved
4	1	Fire Daniel Caballero 12/12/23 6:18 AM	Changemark Changemark note #01 Is this building equip with a fire protection system?	A001.pdf	Responded by: Richard Quzeada - 11/7/24 1:17 PM See new life safety plans	Resolved
5	1	Mechanical Juan Dalmau 12/12/23 11:27 AM	Comment PROVIDE ENERGYGAGE SUMMIT FLA/COM-2020 FORM FOR COMMERCIAL BUILDINGS PER ENERGY CODE C402, C405 & C408 SIGNED/SEALED BY EOR.		Responded by: Richard Quzeada - 11/7/24 1:19 PM See ETR-1	Waived
6	1	Mechanical Juan Dalmau 12/12/23 11:27 AM	Comment PROVIDE COMMERCIAL HEAT LOAD CALCULATIONS PER FBC 2020 ENERGY SEC. C403 SIGNED/SEALED BY EOR.		Responded by: Richard Quzeada - 11/7/24 1:19 PM See ETR-1	Resolved
7	1	Mechanical Juan Dalmau 12/12/23 11:32 AM	Comment Muni-Code Ch-8 Sec 8-10-a-IV PROVIDE HVAC REQUIRES CHART.		Responded by: Richard Quzeada - 11/7/24 1:19 PM See new mechanical plans	Resolved
8	1	Mechanical Juan Dalmau 12/12/23 11:35 AM	Comment PROVIDE AN OUTSIDE AIR REQUIREMENT CHART BASED ON NEW OCCUPANCY, BASED ON TABLE 403.3.1.1 OF THE 2020FBC MECHANICAL CODE		Responded by: Richard Quzeada - 11/7/24 1:19 PM See new mechanical plans	Resolved
9	1	Mechanical Juan Dalmau 12/12/23 11:37 AM	Comment Show Outside Air Ductwork Material, size, routing and termination. Provide OA motorized Damper to shut OA when system not operating.		Responded by: Richard Quzeada - 11/7/24 1:19 PM See new mechanical plans	Resolved



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10	1	Mechanical Juan Dalmau 12/12/23 11:40 AM	Comment MECHANICAL*JUAN DALMAU* I have Examined Plans, Documents, Work Items and Values, Plans are Disapproved, I may be reached at 786-423-6667			Info Only
12	1	Plumbing OLD Sosa 12/12/23 12:24 PM	Comment Provide (FBC-Accessibility) Handicapped facilities details, height and clearances for all plumbing fixtures.		<p>Reviewer Response: Luis Sosa - 1/30/25 2:16 PM ada detail clearances/layout do not match floor plan, first floor bathrooms must meet ada, FLBC Acc 202.4 show</p> <p>-----</p> <p>Responded by: Richard Quzeada - 1/17/25 3:08 PM ADA details for bathroom fixtures provided in A201.10, A201.11, and A201.12.</p> <p>-----</p> <p>Reviewer Response: Luis Sosa - 11/13/24 8:35 AM Not found: Provided written responses must indicate how and where on the drawings your corrections were made. Be specific; general wording such as " All dwgs in file. done, Completed, files uploaded, See Structural, comments have been addressed, see new upload or See plan" are too vague.</p> <p>-----</p> <p>Responded by: Richard Quzeada - 11/7/24 1:20 PM See new plumbing plans scope of work changed. this was addressed</p>	Unresolved



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13	1	Plumbing OLD Sosa 12/12/23 12:30 PM	Comment Provide calculations for the restroom fixture requirements as per FBC Plb 403.1. for each space/floor.		<p>Responded by: Richard Quzeada - 1/17/25 3:16 PM Calculations were added to all pages, please see pages P101, P102, P103 and P104.</p> <p>-----</p> <p>Reviewer Response: Luis Sosa - 11/13/24 8:35 AM Not found: Provided written responses must indicate how and where on the drawings your corrections were made. Be specific; general wording such as " All dwgs in file. done, Completed, files uploaded, See Structural, comments have been addressed, see new upload or See plan" are too vague.</p> <p>-----</p> <p>Responded by: Richard Quzeada - 11/7/24 1:20 PM See new plumbing plans scope of work changed. this was addressed</p>	Resolved
14	1	Plumbing OLD Sosa 12/12/23 12:31 PM	Comment Property has a violation for work being performed without permit, provide the latest approved plan from building department in the consultation folder. , Include legalization on title block. Show changes with all relevant information (general plumbing notes, Clearances, show all piping, points of connections from previously permit to other). Only note as existing what has been previously permitted. (see city records) state all fixtures as 1. To be legalized 2, Existing previously permitted 3. To be removed(demolished)-or- 4. Proposed (new work not performed yet.)		<p>Responded by: Richard Quzeada - 1/17/25 3:54 PM Scope of work identifying what is to be legalized, previously permitted, to be removed and new work not performed yet has been added, please see page A001.</p> <p>-----</p> <p>Reviewer Response: Luis Sosa - 11/13/24 8:35 AM not corrected/provide</p> <p>-----</p> <p>Responded by: Richard Quzeada - 11/7/24 1:20 PM See new plumbing plans scope of work changed. this was addressed</p>	Resolved



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15	1	Plumbing OLD Sosa 12/12/23 12:34 PM	Comment FLBC PL 419.5 Tempered water for lavatories shall be delivered through an approved water-temperature limiting device that conforms to ASSE 1070 or CSA B125.3.		<p>Responded by: Richard Quzeada - 1/17/25 3:24 PM "WATER TO BE DELIVERED THROUGH AN APPROVED WATER-TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070. SELECTED BY OWNER." Note has been added in lavatories in pages P101, P102 AND P105</p> <p>-----</p> <p>Reviewer Response: Luis Sosa - 11/13/24 8:36 AM Not found: Provided written responses must indicate how and where on the drawings your corrections were made. Be specific; general wording such as " All dwgs in file. done, Completed, files uploaded, See Structural, comments have been addressed, see new upload or See plan" are too vague.</p> <p>-----</p> <p>Responded by: Richard Quzeada - 11/7/24 1:20 PM See new plumbing plans scope of work changed. this was addressed</p>	Resolved
16	1	Flood Plain Carlos Vazquez 12/18/23 7:51 PM	Comment Note: The work area for this project is limited to interior and exterior remodeling of the existing mix use building to legalize after the fact COM Building Violation " Case #: BB2019008085 / #: BB2019010292 /#: CC2351000 only, located at 185 NE 59 ST, and without a substantial improvement			Info Only
17	1	Electrical Osmany caballero 12/19/23 10:39 AM	Comment Administrative rules require that the term "LEGALIZATION" BIG BOLD LETTERS shall be included on all plans SHEETS where apply for property with opened case #.		<p>Responded by: Richard Quzeada - 11/7/24 1:16 PM See new plans. See A000 legalization was added.</p>	Resolved
18	1	Electrical Osmany caballero 12/19/23 10:48 AM	Changemark Changemark #01 PROVIDE WIRE SIZE FOR GROUNDING ELECTRODE AS PER NEC TABLE 250.66.	E101.pdf	<p>Responded by: Richard Quzeada - 11/7/24 1:16 PM See new electrical plans this was added. New scope of work</p>	Resolved
19	1	Electrical Osmany caballero 12/19/23 10:48 AM	Changemark Changemark #02 QUESTION, THERE IS NOT OVERCURRENT PROTECTION IN THIS BOX? .	E101.pdf	<p>Responded by: Richard Quzeada - 11/7/24 1:16 PM See new electrical plans this was added. New scope of work</p>	Resolved



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20	1	Electrical Osmany caballero 12/19/23 10:53 AM	Changemark Changemark #03 IS THIS THE RANGE OR COOKTOP, WHERE IS THE OUTLET SYMBOL. IT ONLY SHOWS GFCI OUTLET.	E104.pdf	Responded by: Richard Quzeada - 11/7/24 1:17 PM See new electrical plans this was added.New scope of work	Waived
21	1	Electrical Osmany caballero 12/19/23 10:55 AM	Comment LUMINAIRE SCHEDULE: Unable to locate. Show all Fixture types, descriptions, manufacturer, catalog #s, voltages, # of lamps & FBC 2017 energy conservation R404.1		Responded by: Richard Quzeada - 1/17/25 3:53 PM Luminaire schedule has been added to page E103 ----- Reviewer Response: Osmany caballero - 11/15/24 10:20 AM STILL NEED TO PROVIDE THE MANUFACTURER ETC, PLEASE READ THE REST OF THE MY COMMENT REF#21. ----- Responded by: Richard Quzeada - 11/7/24 1:17 PM See new electrical plans this was added.New scope of work	Resolved
22	1	Electrical Osmany caballero 12/19/23 10:58 AM	Comment If any questions ,Please feel free to contact me, Sincerely, !!NOTE: Additional comments may be made during subsequent review Osmany Caballero Senior Electrical Inspector 786-575-0444 Ocaballero@miamigov.com			Info Only
23	1	MDC - Miami Dade County Frederic Dimatteo 12/20/23 4:05 PM	Comment M2024005553 Please pay your upfront fees to proceed with plan review: https://w85exp.miamidade.gov/espWeb/permit/get_process_number.jsp Your new files have been sent to Miami Dade for review, Be aware that you are responsible for tracking all reviews performed by Miami- Dade County and submitting all corrections they require to the City of Miami. Note that no dispositions will be updated by The City of Miami in the middle of a review cycle, and all approvals within iBuild will appear one cycle after the approval of Miami- Dade county. Please refer to Miami- Dade countys plan tracking website for more information regarding your specific project at http://www.miamidade.gov/building/plantrack.asp	Reviewer Response: Frederic Dimatteo - 2/6/25 10:55 AM No fees were paid. UPFRONT FEE missing, please refer to the MDC website. ----- Responded by: Richard Quzeada - 1/17/25 3:54 PM Fees were paid. ----- Reviewer Response: Frederic Dimatteo - 11/14/24 11:23 AM Upfront fee pending. ----- Responded by: Richard Quzeada - 11/7/24 1:19 PM OK	Unresolved	



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24	1	Zoning Elizabeth Munoz 12/20/23 5:43 PM	Comment What is the existing/prior use at this location?		Responded by: Richard Quzeada - 11/7/24 1:22 PM See new scope of work. Change of use from residential to office in the second floor was approved.	Resolved
25	1	Zoning Elizabeth Munoz 12/20/23 5:43 PM	Comment On the plans, clearly state that this is a LEGALIZATION and/or AFTER-THE-FACT		Responded by: Richard Quzeada - 11/7/24 1:22 PM See page A000	Resolved
26	1	Zoning Elizabeth Munoz 12/20/23 5:43 PM	Comment CLARIFY if this is a CHANGE OF USE		Responded by: Richard Quzeada - 11/7/24 1:23 PM See new scope of work. Change of use from residential to office in the second floor was approved.	Resolved
27	1	Zoning Elizabeth Munoz 12/20/23 5:51 PM	Comment PROPOSED FLOOR PLAN shows front enclosed space, not connected internally CLARIFY		Responded by: Richard Quzeada - 11/7/24 1:23 PM See new plans and scope of work..	Resolved
28	1	Zoning Elizabeth Munoz 12/20/23 5:51 PM	Comment Your plans are subject to a full review as soon as all comments are addressed		Responded by: Richard Quzeada - 11/7/24 1:23 PM ok	Information
29	1	Building Miguel Lemus 12/27/23 1:43 PM	Comment Commercial project. Remove the uploaded NOA for windows and doors. Those documents need to be submitted as a separated application a sub permit-shopdrawing attached/linked filed AFTER issued the master building permit. It could not be included on the BUILDING master neither be standalone.		Responded by: Richard Quzeada - 1/17/25 3:50 PM Windows and door information was deleted in the plans. Windows and doors to be under a separate permit (addition plan) ----- Responded by: Richard Quzeada - 11/7/24 1:09 PM New scope of work, new plans submitted to address this comment. NOAs deleted.	Resolved
30	1	Building Miguel Lemus 12/27/23 1:45 PM	Comment Asbuilt certificate is required for any work that was done and concealed without inspections.		Responded by: Richard Quzeada - 1/17/25 3:51 PM Find As Built certificate in documents folder. ----- Responded by: Richard Quzeada - 11/7/24 1:11 PM New scope of work, new plans submitted to address this comment	Resolved



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31	1	Building Miguel Lemus 12/27/23 1:51 PM	Comment The computer jobcode need to match the occupancy of the mix of use building, than includes multifamily-apartments, as well.		<p>Reviewer Response: Miguel Lemus - 1/30/25 4:24 PM Need to remove "art gallery" only is an occupancy "Bussines-Office"</p> <p>-----</p> <p>Responded by: Richard Quzeada - 1/17/25 3:51 PM Current mixed used to be changed to office/business</p> <p>-----</p> <p>Responded by: Richard Quzeada - 11/7/24 1:12 PM Change of use with zonning application was approved. Second floor will be office space. see new scope of work and plans.</p>	Unresolved
32	1	Building Miguel Lemus 12/27/23 1:55 PM	Changemark ADA parking ADA parking is required	A100.pdf	<p>Responded by: Richard Quzeada - 1/17/25 3:51 PM Parking not required as per Article 7.2.8 of Miami 21. Microfilms show the structure never had any parking.</p> <p>-----</p> <p>Responded by: Richard Quzeada - 11/7/24 1:13 PM See new plans and new scope of work</p>	Resolved
33	1	Building Miguel Lemus 12/27/23 2:00 PM	Comment Follow up the microfilm records, identify original legal layouts and permitted use for the full structure. If the microfilms/original layouts and the exiting plan, do not match, need to verify the exiting construction was done with permits and legalize as applicable. Need to legalize those areas, remodeled, altered or repaired without permits. Also, note legalizations require an "As built Certificate" from an engineer/arch. Certifying the covered work without permits is in compliance with the code in effect at the time of the work was done. The review is pending until this basic information is established first. Drawing minimum specifications/requirements should follow Dade-County Ordinance Part III Chapter 8 Article I Sec.8-10 Permits. References: Miami-Dade County Code or Ordinances Part III Chapter 8 Article I Sec. 8-11 (g) Existing buildings. Article V-- Code Relief Program, as found in the City of Miami Code of Ordinances Section 10-70; Permits FBC 105.14. Code relief program means a program pursuant to this article concerned with the legalization of structures constructed prior to March 1, 2002.		<p>Responded by: Richard Quzeada - 1/17/25 3:51 PM Microfilms have been cross referenced with the existing building condition and legalization items have been identified and noted in the updated Scope of Work (A001) as well as A101, A102, A104, A105, A106.</p> <p>-----</p> <p>Responded by: Richard Quzeada - 11/7/24 1:13 PM Second floor was units in microfilms. New office space is proposed.</p>	Resolved



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34	1	Building Miguel Lemus 12/27/23 2:03 PM	Comment ADA-compliance. Show a complete patch of compliance with ADA including any change of levels, vertical access to all levels, etc.		<p>Responded by: Richard Quzeada - 1/17/25 3:51 PM See page A002 "Accessibility compliance notes" were added.</p> <p>-----</p> <p>Responded by: Richard Quzeada - 11/7/24 1:13 PM See new plans and new scope of work</p>	Resolved
35	1	Building Miguel Lemus 12/27/23 2:04 PM	Comment Identify the use of each space		<p>Responded by: Richard Quzeada - 1/17/25 3:52 PM Use of building will be Office use on 1st and 2nd floor and room titles are shown in all plan drawings. Occupancies are shown in LS100 and LS101.</p> <p>-----</p> <p>Responded by: Richard Quzeada - 11/7/24 1:13 PM See new plans and new scope of work. Change of use with zoning application was approved. Second floor will be office space. see new scope of work and plans.</p>	Resolved
36	1	Building Miguel Lemus 12/27/23 2:06 PM	Comment AC on roof need to be identified the support meanings. Equipment supports require a separate sub permit.		<p>Responded by: Richard Quzeada - 1/17/25 3:52 PM Roof A/C units will be submitted under a separate permit.</p> <p>-----</p> <p>Responded by: Richard Quzeada - 11/7/24 1:15 PM see new mechanical plans</p>	Resolved
37	1	Building Miguel Lemus 12/27/23 2:08 PM	Comment Egress windows required for apartment units		<p>Responded by: Richard Quzeada - 1/17/25 3:52 PM Change of use for the 2nd floor apartments to offices granted under application PZ-23-16880. Egress windows no longer applicable.</p> <p>-----</p> <p>Responded by: Richard Quzeada - 11/7/24 1:15 PM change of use for second floor was approved. New office space proposed.</p>	Waived



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38	1	Building Miguel Lemus 12/27/23 2:10 PM	Library Comment RESPONSES: Provide written responses to all comments, indicating how and where on the drawings your corrections were made. Be specific; general wording such as "See Structural" or "See plan" is not acceptable. If the original plans were prepared by an architect or engineer, the responses must be SIGNED AND SEALED by the ARCHITECT/ENGINEER OF RECORD on their company letterhead. Failure to comply will result in the plans being automatically rejected.		<p>Responded by: Richard Quzeada - 1/17/25 3:52 PM ok</p> <hr/> <p>Reviewer Response: Miguel Lemus - 11/12/24 10:29 AM Unable to process, automatically rejected. Not responses file found. Please, follow up instructions: "Provide written responses to all comments, indicating how and where on the drawings your corrections were made. Be specific; general wording such as "See Structural" or "See plan" is not acceptable. If the original plans were prepared by an architect or engineer, the responses must be SIGNED AND SEALED by the ARCHITECT/ENGINEER OF RECORD on their company letterhead. Failure to comply will result in the plans being automatically rejected.</p> <hr/> <p>Responded by: Richard Quzeada - 11/7/24 1:15 PM OK</p>	Resolved



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39	1	Structural Dariusz Reczek 12/28/23 3:16 PM	Comment A002: Reference ASCE 7-16, height of building, exposure, risk category, etc. within the drawings. Design wind pressures listed within the tables are below those anticipated - please provide signed and sealed calculations.		<p>Reviewer Response: Dariusz Reczek - 2/3/25 12:10 PM What is the difference between information presented within drawings S100 and S201 ? - those appear to be identical, other than the drawing number. Requested structural calculations have not been submitted - please upload. Expose Category B, referenced within both sheets, violates that mandated by FBC 2023-1620.3 resulting in lower design wind pressures. Shown tabulated design wind pressures on components and cladding are general and ambiguous - how and by whom is the effective wind area to be calculated? Please note the Contractor must be provided by specific numbers to be able to make the selection of doors/windows.</p> <hr/> <p>Responded by: Richard Quzeada - 1/17/25 3:46 PM A002 was revised to reference FLORIDA BUILDING CODE 2023 8TH EDITION. All windows and doors information including wind pressures were remove from this set of plans as required by Building official Miguel Lemus.</p> <hr/> <p>Reviewer Response: Dariusz Reczek - 11/12/24 2:48 PM Comment remains. Sheet A002 remains present within the submittal and presents incorrect design wind pressures for doors/windows. Please remove or correct those pressures. Where, within new structural sheets, is the Code referenced, design loads, material specifications, etc. listed? Etc.</p> <hr/> <p>Responded by: Richard Quzeada - 11/7/24 1:21 PM See new structural plans, scope of work changed.</p>	Unresolved



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40	1	Structural Dariusz Reczek 12/28/23 3:36 PM	Comment Provide complete structural drawings and calculations. Clearly indicate extent of all demolition. Provide complete detailing of all structural work. Address soil bearing capacity below new column(s). Address all connections. Specify weights and dimensions of mechanical equipment and provide non-generic details addressing required changes to existing roof framing and sheathing. Etc.		<p>Reviewer Response: Dariusz Reczek - 2/3/25 12:17 PM Comment remains - please provide complete drawings and calculations - see current responses to previous review comments as well as new, more detailed review comments.</p> <p>-----</p> <p>Responded by: Richard Quzeada - 1/17/25 3:46 PM See A001 for project scope of work.</p> <p>-----</p> <p>Reviewer Response: Dariusz Reczek - 11/12/24 2:50 PM Comments on new/added sheets are listed below:</p> <p>-----</p> <p>Responded by: Richard Quzeada - 11/7/24 1:22 PM See new structural plans, scope of work changed. See Railings calculations in documents folder ETR-2</p>	Unresolved
41	1	Public Works Development and Roadway Plans Derek Montgomery 12/29/23 9:51 AM	Comment Provide signed and sealed boundary survey with legal description of property under drawing in projectdox.		Responded by: Richard Quzeada - 11/7/24 1:21 PM See V-1 in drawings folder	Resolved
42	1	Public Works Development and Roadway Plans Derek Montgomery 12/29/23 9:51 AM	Library Comment Additional comments may apply on future submittal based on information provided within the next submittal set.		<p>Responded by: Richard Quzeada - 1/17/25 3:54 PM ok</p> <p>-----</p> <p>Responded by: Richard Quzeada - 11/7/24 1:21 PM ok</p>	Unresolved



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43	1	Code Compliance Silvana Trigueros 1/9/24 12:01 PM	Comment <p>The property has two open violations BB2019008085 for 40/50 recertification and BB201901029 UNSAFE. Please note this property is under a compliance order from the unsafe structures panel. Code Compliance review assessed current compliance with the issued order, but does not guarantee or warrant future compliance. Please ensure to review the issued compliance order stipulations and follow all procedures outlined within the order to maintain compliance. If you foresee not being in compliance with any stipulated timeframes outlined in the compliance order, it is advised to send an extension of time request to unsafehearingrequest@miamigov.com prior to a default or breach of the orders stipulated compliance actions and timeframes.</p>			Info Only
44	2	Zoning Elizabeth Munoz 11/11/24 10:22 AM	Comment <p>prior USE = Laundry / dry cleaner pick-up shop proposed USE = Art Gallery-Laundromat Art Space what exactly is the PROPOSED USE - dry cleaner OR Art Gallery? On the plans, provide a detailed statement which accurately and fully describes the Proposed USE and purpose for this space</p>		<p>Reviewer Response: Elizabeth Munoz - 1/31/25 1:05 PM still pending</p> <hr/> <p>Responded by: Richard Quzeada - 1/17/25 3:43 PM The proposed used is office building see page A000</p>	Unresolved
46	2	Structural Dariusz Reczek 11/12/24 3:19 PM	Comment <p>Where, within new structural sheets, is the Code referenced, design loads, material specifications, etc. listed? Etc. Revise Exposure Category from B to C and revise all calculations accordingly. Submit wind pressure calculations.</p>		<p>Reviewer Response: Dariusz Reczek - 2/3/25 12:12 PM See comment on #39 regarding incorrect Exposure Category and missing calculations for design wind pressures. Clouded note within drawing A104 states the 2nd floor will be used as office space. Property information search states the building is of a residential/retail use. Please note that both, superimposed dead and superimposed live loads for Business occupancy exceed those for Residential occupancy - structural capacity of the affected areas must be checked to verify their adequacy and structural integrity under increased design loads.</p> <hr/> <p>Responded by: Richard Quzeada - 1/17/25 3:44 PM All windows and doors information including wind pressures were removed from this set of plans as required by Building Official Miguel Lemus, since this will be provided under a separate permit (additional plan)</p>	Unresolved



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47	2	Structural Dariusz Reczek 11/12/24 3:30 PM	Comment A201: (a) Where are new railings shown within Details 1 and 2 on plan ? Shop Drawing for those are being requested. (b) Provide complete detailing and information on handrail on Detail C. Where are these handrails on plans? (c) Where are new floors shown in Details 7 and 8 located on plan? What is the sheathing? What are member sizes? Loading? Etc. (d) What is maximum spacing of vertical reinforcement ? What is the type of mortar? How will new dowels at blocked out windows be anchored to footing,, as called out? Etc.		Reviewer Response: Dariusz Reczek - 2/4/25 2:08 PM Comments remain ----- Responded by: Richard Quzeada - 1/17/25 3:44 PM Railings repair details will be provided under a seperate permit (additional plan) as required by the building department.	Unresolved
48	2	Public Works Development and Roadway Plans Derek Montgomery 11/14/24 9:50 AM	Library Comment City Municipal atlas sheet 13M indicates that the Base Building Line is 5 feet within the property along NE 2nd Ave. Dedicate this land for public Right of Way as required by City Code 54-58. Contact Sandra Saez at ssaez@miamigov.com to initiate the process. (CODE 54-58, 54-186 THROUGH 54-190)		Reviewer Response: Derek Montgomery - 2/3/25 11:00 AM Still Pending, dedication is required due to the project being a change of use. ----- Responded by: Richard Quzeada - 1/17/25 3:49 PM The plot of land for this property does not extend to NE 2nd ave, as shown in A100.	Unresolved
49	2	Public Works Development and Roadway Plans Derek Montgomery 11/14/24 9:50 AM	Library Comment Per City Code a 25 foot radius is required at street intersections. The area external to the 25-foot radius shall be dedicated for public Right of Way as required per section 54-58. Contact Sandra Saez at ssaez@miamigv.com to initiate the process. (CODE 54-58, 54-186 THROUGH 54-190)		Reviewer Response: Derek Montgomery - 2/3/25 11:06 AM Still Pending, dedication is required due to the project being a change of use. ----- Responded by: Richard Quzeada - 1/17/25 3:47 PM Property does not extend to NE 2ND AVE as shown in page A100	Unresolved
50	2	Electrical Osmany caballero 11/15/24 10:05 AM	Comment SHEET E-102 AND SHEET E-103 ARE THE SAME PLEASE MUST LEAVE ONLY ONE WITH THE CHANGE THAT WAS MADE WILL NEED TO CONTACT Rachel Salmeron at rsalmeron-c@miamigov.com		Responded by: Richard Quzeada - 1/17/25 3:53 PM Duplicates will be deleted by the permit coordinator.	Resolved
51	2	Fire Antonio Carpio 11/27/24 6:44 AM	Changemark LS100 Need to provide occupant load factor and occupancy load for both tables FBC and NFPA	LS100.pdf	Responded by: Richard Quzeada - 1/17/25 3:53 PM FBC and NFPA load factors added to LS100 and LS101 sheets.	Resolved



Plan Review - Review Comments Report

Project Name: **BD23024862001**

Workflow Started: **10/24/2023 5:18:02 PM**

Report Generated: **06/17/2025 12:49 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
52	2	Fire Antonio Carpio 11/27/24 6:47 AM	Changemark LS101 Add emergency light	LS101.pdf	Responded by: Richard Quzeada - 1/17/25 3:53 PM Emergency lights added to LS100 and LS101 sheets.	Resolved
53	2	Fire Antonio Carpio 11/27/24 6:47 AM	Changemark LS101 provide exit signs	LS101.pdf	Responded by: Richard Quzeada - 1/17/25 3:53 PM Exit signs added to LS100 and LS101 sheets.	Resolved
54		Permitting Coordinator Alejandro Carrillo 1/29/25 2:16 PM	Comment Please rename the following files. Comment Resolution Letter 1-17-25.pdf to DOC-01 As Built Certificate.pdf V2 to DOC-02		Responded by: Richard Quzeada - 1/29/25 2:32 PM DONE	Unresolved
55	3	Plumbing Luis Sosa 1/30/25 2:18 PM	Comment Provide detail and elevation for drinking fountain complying with FBC Accessibility 602			Unresolved
56	3	Plumbing Luis Sosa 1/30/25 2:26 PM	Changemark Changemark note #01 Dry vents connecting to a horizontal drain shall connect above the center line of the horizontal drain and shall also rise vertically not less than 6â? above the flood level rim of the highest trap or trapped fixture being vented FLBC PL 905.4	P105.pdf		Unresolved
57	3	Building Miguel Lemus 1/30/25 4:25 PM	Library Comment (FBC-A201.1) < VERTICAL ACCESSIBILITY > Provide access to all levels, or provide an approved waiver from the State of Florida; Link to apply for waiver: https://www.floridabuilding.org/aw/accessibility_application_options.aspx			Unresolved
58	3	Zoning Elizabeth Munoz 1/31/25 1:01 PM	Comment PROPOSE USE IN I-BUILD IS INCORRECT Please email Matthew Hatten at MHatten@miamigov.com or Alvaro Osorio at aosorio@miamigov.com to add /change this information in I-Build			Unresolved
59	3	Zoning Elizabeth Munoz 1/31/25 1:03 PM	Comment PZ-23-16880: 185 NE 59 ST-RE-Zoning Application PZ-23-16880 - this special application is not for a change of USE, remove info from the set of plan			Unresolved
60	3	Zoning Elizabeth Munoz 1/31/25 1:04 PM	Comment On the plans, provide a detailed statement which accurately and fully describes the scope of work, including the change of USE			Unresolved



Plan Review - Review Comments Report

Project Name: **BD23024862001**

Workflow Started: **10/24/2023 5:18:02 PM**

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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
61	3	Structural Dariusz Reczek 2/4/25 2:14 PM	Comment A102: Drawings show AC units to be legalized. Weights or dimensions of the units are not shown (FBC 2023-107.2.7/FBC 2023-1603.1.8/FBC 2023-1620.1/FBC 2023-1620.6). Detailing of supports, mounting, affected existing roof framing, etc. are not addressed.[Please note detail 5/M100 is, at best, conceptual.			Unresolved
62	3	Structural Dariusz Reczek 2/4/25 2:16 PM	Comment Detail 7/M100 is grossly incomplete. It is also unclear which scope of work it addresses as all curb-mounted AHU's on A106 are noted as 'Existing'.			Unresolved
63	3	Structural Dariusz Reczek 2/4/25 2:19 PM	Comment There appear to be differences in scope of work between S100 and A103 - both 1st Floor Demolition Plans - please coordinate or remove one.			Unresolved
64	3	Structural Dariusz Reczek 2/4/25 2:22 PM	Comment There are differences between information shown on A103 (Demolition Plan) and A101 (Existing Plan) - both for 1st Floor. Please coordinate. Is A101 supposed to be Existing Floor Showing Work to be Legalized?			Unresolved
65	3	Structural Dariusz Reczek 2/4/25 2:23 PM	Comment A101: What is the reinforcement of longer sections of new masonry walls?			Unresolved
66	3	Structural Dariusz Reczek 2/4/25 2:24 PM	Comment 7, 13/A201: What is the size and reinforcement of new lintels?			Unresolved
67	3	Structural Dariusz Reczek 2/4/25 2:27 PM	Comment 13/A201: It is extremely unlikely that this building was constructed on monolithic footings - please revise the Detail to show wall above footing and address retention of soil below floor slab by exterior wall.			Unresolved
68	3	Structural Dariusz Reczek 2/4/25 2:28 PM	Comment Etc. Review terminated. Please provide calculations and complete Structural submittal.			Unresolved
69	3	Electrical Osmany caballero 2/5/25 2:42 PM	Changemark Changemark #01 1- WHY IS SUB- PANEL (B) BEING FEED WITH #8 WIRES AND THE OVER CURRENT PROTECTION IS 150 AMPERE AND THE LOAD OF THE PANEL B IS 122.9 AMPS MAKE CORRECTIONS AND PROVIDE THE CORRECT WIRE SIZE AND OCPD. 2- ALSO PROVIDE THE TOTAL DEMAND LOAD FOR THE ENTIRE SERVICE NOT JUST THE TOTAL CONNECTED LOAD SINCE IS NEW/ OR REPLACED	E104.pdf		Unresolved



Plan Review - Review Comments Report

Project Name: **BD23024862001**

Workflow Started: **10/24/2023 5:18:02 PM**

Report Generated: **06/17/2025 12:49 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
71	3	Fire Waldo Banegas 2/13/25 8:54 AM	Comment Per NFPA 1:14.4 Review and approved by the AHJ shall not relieve the applicant of the responsibility of compliance with this code. A site visit will be conducted as part of the review process and a field inspector can make corrections if needed.			Info Only
72	3	Fire Waldo Banegas 2/13/25 8:58 AM	Comment In Revision: Legalization 1st floor and remodeling 2nd floor Updated Scope of Work (A001) as well as page's A101, A102, A104, A105, A106. Use of building will be Office use on 1st and 2nd floor and room titles are shown in all plan drawings. Occupancies are shown in LS100 and LS101. Roof A/C units will be submitted under a separate sub-permit. Change of use for the 2nd floor apartments to offices granted under application PZ-23- 16880. Egress windows no longer applicable. Railings repair details will be provided under a separate permit (additional plan) as required by the building department FBC and NFPA load factors added to LS100 and LS101 sheets. Emergency lights added to LS100 and LS101 sheets. Exit signs added to LS100 and LS101 sheets			Info Only

