

P.E. WAYNE GANDY

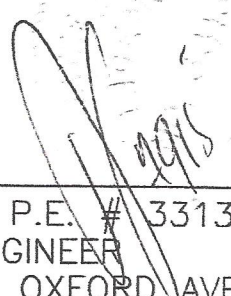
JULY 7, 2015

ATTN: MR. MICHAEL L. GERMAN
BUILDING OFFICIAL
110 POLK AVE. P.O. BOX 326
CAPE CANAVERAL, FLORIDA 32920

FROM: WAYNE GANDY P.E.
FLORIDA LICENSE NUMBER # 33134
470 OXFORD AVE.
MERRITT ISLAND, FLORIDA 32953
PHONE (321)-543-4645

PROJ. ADDRESS: 7521 MAGNOLIA AVE.
CAPE CANAVERAL, FLORIDA 32920

ON JUNE 12, 2015 I MADE A 3RD VISIT TO THE ABOVE REFERENCED ADDRESS AND HAVE MEASURED EVERY INCH OF THIS BUILDING WITH MY PARTNER WENDELL PAIGE, AND HAVE FOUND THE FOLLOWING. THE TOTAL SQ. FOOTAGE OF ALL BUILDINGS IS APPROXIMATELY 4,943 SQ. FT. ALL EXTERIOR BEARING WALLS, FLOORS, AND ROOF ARE STRUCTURALLY SOUND AND DO NOT NEED TO BE MODIFIED. THERE ARE MINOR ELECTRICAL AND PLUMBING ISSUES THAT NEED TO BE ADDRESSED. IT IS MY PROFESSIONAL OPINION THAT ONLY 40 PERCENT OF THIS BUILDING REQUIRES RENOVATION AS A RESULT OF WATER DAMAGE FROM ROOF LEAKS. THIS PERCENTAGE IS WELL BELOW THE 50 PERCENT THRESHOLD. MAKING THIS A MINOR RENOVATION, THIS IS A LEVEL ONE RENOVATION. FEEL FREE TO CALL ME. IF YOU HAVE ANY QUESTIONS. OWNER WILL AGREE TO OBTAIN ALL PERMITS REQUIRED TO BRING EXISTING BUILDING BACK TO ITS ORIGINAL CONDITION.



WAYNE GANDY P.E. # 33134
STRUCTURAL ENGINEER
ADDRESS: 470 OXFORD AVE.
MERRITT ISLAND, FL.

May 10th, 2013



Structural Inspection Report

Re: 7521 Magnolia Ave.
Cape Canaveral, FL

Dear Building Officials;

This letter is to inform you that I, Michael Thompson, P.E. of **Thompson Engineering Group, Inc** (PE 47509), have conducted a **structural inspection** of the existing three story 8 unit apartment complex on 05/10/13 located at the above listed address.

It is my determination that the existing exterior masonry block, refers to as "the shell" of the structure, is structurally adequate with no evidence of significant differential settlement and for this reason structural repair is recommended. Listed below are areas of structural and non-structural deficiencies which are of concerns that must be repaired prior to framing inspection and issuance of certification of occupancy. In addition to this structural report, the contractor shall make repairs pursuant to the construction plans signed and sealed by Mr. Wayne Gandy (PE 33134).

INSIDE OF BUILDING

1. Unit #1 (2 Bedroom/1 Bath)-First Floor

- Repair above four fire damage 2 x 8 floor beams located in the kitchen.
- Replace water damaged ceiling in bathroom.
- Replace cast iron plumbing pipe and electrical wiring.
- The wood frame wall separating the kitchen and living room is non-structural; however, the contractor shall replace all rotten wood.

2. Unit #2 (1 Bedroom/1 Bath)-First Floor

- Patch concrete ceiling with a non-shrink grout that will provide adequate bonding to the existing three inch cast-in-place thick concrete ceiling.
- The wood frame wall separating the bathroom and bedroom is non-structural; however, the contractor shall replace all rotten wood.
- Replace cast iron plumbing pipe and electrical wiring.

3. Unit #3 (3 Bedroom/1 Bath)-First Floor

- Existing 2 x 8 floor joist needs to be supported on load bearing wall separating the kitchen and the bathroom.
- Any repair to the existing 2 x 8 shall extend a minimum of 4 feet on either side of the repair areas and secure new 2 x 8 scalps with 12d nails at 6" staggered on center in two

- rows.
- Repair the 7th beam located from the front exterior wall in the front bedroom need to be scalped with new 2 x 8 and extend to bearing wall separating the front bedroom from the living room.
- There are several areas of rotten, water damaged and termite damage wood that must be removed and/or repair with scalping process as previously discussed.
- Ceiling shows evidence of rotten plywood and gaps that must be fixed.

4. Unit #4 (2 Bedroom/1 Bath)-Second Floor

- Remove and replace all water damaged wood.
- Holes in concrete floor located in the bathroom tub area must be patched with a non-shrink grout that will provide adequate bonding to the existing three inch cast-in-place thick concrete flooring.

5. Unit #5 (1 Bedroom/1 Bath)-Second Floor

- Water damaged 2 x 8 beams located in the living room must be replaced and installed to provide adequate bearing on front exterior wall. The two beams are identified as beams number 7 & 8 located from the left exterior wall entering the living room from the exterior hallway. The contractor shall identify all similar situations and make repairs.
- There are several areas of rotten, water damaged and termite damage beams that must be removed and/or repair.
- Holes in concrete floor located in the bathroom must be patched with a non-shrink grout that will provide adequate bonding to the existing three inch cast-in-place thick concrete flooring.
- Interior partition wall in bathroom must be reframed.
- Replace cast iron plumbing pipe and electrical wiring.

6. Unit #6 (3 Bedroom/1 Bath)-Second Floor

- Partially completed new roof required completion pursuant to plan sheets 7 and 8 of 8 and upon completion the performance of a roofing inspection by the building official.
- New 2-2x12 ledger beam use to provide support to 2x8 conventionally framed roof needs to be secure to block pursuant to sheet 7 of 8 of the construction plans.
- All roof trusses bearing on the double 2 x 12 ledger board is missing hurricane straps and must be installed per sheet 7 of 8.
- Notch in 2 x8 stud wall separating the kitchen and bathroom must be repaired.
- Missing LUS28 bucket use to secure 2 x8 roof rafter into double 2 x8 beams located approximately 2'-4" from the inside face of the front wall need to be provided at the termination of each cantilever roof joist (see detail 3 of sheet 7 of 8).
- Gaps between plywood floor and stud wall must be fixed to eliminate any gaps.
- Plywood floor must be properly secure to the floor trusses pursuant to FBC 2010 nailing pattern to eliminate any lifting and bending of plywood material.

7. Unit #7 (2 Bedroom/1 Bath)-Third Floor

- The four stacked 2 x 8 blocking use to provide bearing support to the 5-2x8 rafter beam shall be secured to masonry wall with HTSM20 or equal strapping.
- Partially completed roof framing requires completion per plan sheet 8 of 8 and a roofing inspection by the building official prior to acceptance.
- Install MTSA 18 or equal straps to secure all new roof trusses to interior bearing wall.
- Provide missing straps use to secure the roof trusses to exterior load bearing wall.

8. Unit #8 (1 Bedroom/1 Bath)-Third Floor

- Partially completed roof framing requires completion per plan sheet 8 of 8 and a roofing inspection by the building official prior to acceptance.
- Install MTSA 18 or equal straps to secure all new roof trusses to interior bearing wall.
- Provide HTSM20 missing straps use to secure the roof trusses to exterior load bearing wall.

OUTSIDE OF BUILDING

9. The contractor shall power wash and caulk all cracks in masonry, “the shell” of the building with a 50 years minimum non-shrink grout prior to painting.
10. Exterior walkways with slope greater than 2% shall be corrected with a self leveling concrete mix that will provide adequate bonding to the existing concrete hallway slab.
11. Railings are deemed non-compliance and additional railing height must be provided to be compliance with the current building code height requirements.
12. Secure the wooden rail in front of unit #4.
13. Fix stair cracks in front of unit #4 as described under item #9.
14. Patch all concrete spalls, cracks associated with the stairs.
15. Contractor shall reference sheet 6 of 8 for additional exterior repairs.

If is my observation that the apartment railing, doors and stair configuration shows evidence of code height violation and for this reason it is my recommendation that the building officials take this into consideration and where deem appropriate utilized the “grandfather” resolution approach such that building owner will induce a reduce construction cost while at the same time protecting the welfare of the general public.

All work performed must be performed by a licensed general contractor and must be inspected by the building officials at each phase for compliance with the Florida Building Code to prevent any further comprising of the building structural system and where deem necessary, upon issuance of a construction permit, the building official as the option to request the services of a license professional engineer registered in the state of Florida to inspect, verify and certify that all structural construction activities are structurally acceptable.

Should you have any questions, please feel free to contact me at [407-721-2292](tel:407-721-2292).

Sincerely,

Thompson Engineering Group (TEG)

Michael Thompson, MSc, PE
Structural Engineer

5200 Vineland Road, Suite 250, Orlando, FL 32811. (P) [407-529-3306](tel:407-529-3306) (F) [407-529-3310](tel:407-529-3310)
www.thompsoneng.com

* This Meeting Was AT Building Department Around April 10th 2015 With Vernon Thompson, A Certified Engineer, and Blaise La Rochelle from Ace General Contractor's Trying To Get Another permit

* They Both Told Me City Went Except, And Now Want'S only 4 Unit'S, To Combine: 8 Unit'S To 4 Unit'S Even After 39% Refert.

To: Mr. Michael L. German, CFM
Building Official
110 Polk Avenue P.O. Box 326
Cape Canaveral, Florida 32920

From: Mr. Vernon Thompson
Paradise design and construction
4121 Dijon drive Orlando, Florida

Project Address: 7521 Magnolia Avenue
Cape Canaveral Florid 32920

Re: Existing site conditions and percentage of completion report
of the existing conditions of the interior and exterior building structure.

Mr. German,

By this letter, I am pleased to submit to you the following percentage of completion report and its analysis on the existing conditions of the above reference project and apartment building. Mr. German, based on the latest site inspection held on or around the 10th of April 2015, it has been determined that the existing Apartment building located at 7521 Magnolia Avenue is not beyond the fifty one(51%) percent completion threshold of a level three renovation. In fact, if you apply the percentage of completion method of construction for building under construction, new construction and renovation you will find that the maximum percentage of completion for this existing building will be around or under (39) thirty nine percent with minor interior renovation needed as a result of some water damage. This building is in my professional opinion a level one renovation, remodel and repair with the majority of work being done to replace and restore badly water damage drywall, cabinets and paint as a result of the water damage accident that occur on this property many years ago. Mr. German, it is the owner's intent to apply for the necessary renovation, remodel, and repair permits, along with bring or restoring the existing building interior back to its original condition for this bad accident occurred and upgrade the interior spaces back into compliance. Mr. German, we would need your help in obtaining the necessary permits to accomplish this task.