

Glendamasise@gmail.com

CITY OF CORAL GABLES
CONSTRUCTION REGULATION BOARD
CONTRACTOR COMPLAINT FORM

- Name of Complainant(s) Glenda Magally Masis Chacon & Miguel Angel Moreno Martin
Affiant
- Current address 440 Sansovino Ave, Miami, 33146
- Address of location where the job was performed 440 Sansovino Ave, Miami, 33146
- Contact telephone no. (305)-316-8491 or (305)-588-7360
- What is the name and address of the company(s) or individual(s) you contracted with? Saad Remodeling Custom Home Builders, Inc.
- What is the name(s) of the person(s) you deal with from that company?
Angel Saad
- Did the company or individual represent they were licensed? Yes or No. If yes, what license number did he/she/they use? CGC-1506816
- What else was said, done, written or shown to you to cause you to believe the individual company was licensed?
Reconstruction and Renovation Agreement, Business card (Both attached)
- Did you enter into a written agreement/contract with that company or person? Yes or No. If yes, please provide a copy of all written agreements/contracts entered into.
- What was the date the agreement/contract was entered into? 10/25/2017
- What date (or approximate) did the work begin? 12/05/2017
- What work was supposed to be done under the terms of the contract?
Master bathroom, cabana bathroom and kitchen remodeling (Interior alterations)
- What was the total amount to be paid under the contract? \$ 78,609.00
- What were the terms of payment (draws) to be paid under the contract?
Please refer to Proposed Draw Schedule attached to this Contractor Complaint Form and two additional Change of Order
- Did you make any payments? If so, please list the date and amount of each payment and to whom the payment was given. If payments were different from the terms of the contract, please explain why they were different. **If checks were given, please provide copies of the front and back of all checks. Important! Please fill this portion out completely.**

Date of Payment	Amount	Reason for Payment
<u>10/27/17</u>	<u>\$ 21,000.00</u>	<u>Initial deposit</u>
<u>12/12/17</u>	<u>\$ 7,350.00</u>	<u>Draw 1: Floor demolition/Floor tile delivered (incomplete)</u>
<u>12/21/17</u>	<u>\$ 7,350.00</u>	<u>Draw 3: Floor tile installation/Wood trim removed (incomplete)</u>
<u>01/12/18</u>	<u>\$ 7,350.00</u>	<u>Draw 4: Bathroom demolition/New plumbing/New electrical</u>
<u>03/21/2018</u>	<u>\$ 4,900.00</u>	<u>Draw 2: Kitchen cabinets/Bathroom cabinet ordered (not done)</u>
<u>12/28/2017</u>	<u>\$ 3,736.00</u>	<u>Change of order 1 Cabana bathroom remodeling</u>
<u>12/28/2017</u>	<u>\$ 1,1137.00</u>	<u>Change of order 2 Kirchen hood</u>

- To your knowledge, was a permit obtained? Yes or No.
By whom? Saad Remodeling Custom Home Builders, Inc

CITY'S

EXHIBIT 1

17. Please provide a brief summary of the nature of your complaint.

Very poor workmanship on the job including potential code violations.
Time for development of the project not reasonable.
Non professional behavior and lack of responses or explanations regarding the project and disrespectful verbal communication.
Bad suppliers and providers management including payments and work schedule.
Damages caused to premises and no responsibility taken.

18. Describe the extent of work done by the contractor. And if you know, what is the estimated value of the work done? **Partial floor installation and incomplete master bathroom remodeling (\$15,000.00)**

19. When or what date was the last time the contractor performed work? **04/24/18**

20. Did he/she work steadily from the date he/she started work? Yes or No

21. Have you had conversations with the contractor regarding your complaint since he/she stopped or finished work? Yes or No

If yes, explain. **Attached all mails sent**


22. To your knowledge, have any inspections been performed by the Development Services Department? Yes or No

23. Have you had any independent sources inspect the work, such as an architect, engineer or another contractor? If so, what was their determination? If a report was made, please attach a copy of their report Yes or No

Quality of job is very poor and recommend to demolish and rebuild.

24. Have any liens been filed against your property by the contractor, subcontractor or suppliers? Yes or No

25. Have you filed a civil suit against the contractor? Yes or No

X 

Affiant (property owner or authorized representative)

STATE OF FLORIDA)

ss

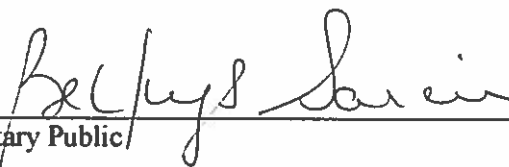
COUNTY OF MIAMI-DADE)

Sworn to or affirmed and subscribed before me this 2nd day of May, 20 18 by Glenda Magally Matis Chavez who has taken an oath and is personally known to me or has produced FLDL as identification.

m222-293-76-597-0

My Commission Expires:





Notary Public

RECONSTRUCTION & RENOVATION AGREEMENT

This AGREEMENT is made and entered into as of _____, by Saad Remodeling & Custom Home Builders, Inc. CGC-1506816 and between Miguel Angel Moreno Martin and Glenda Magally Masis Chacon (The "owner"), whose mailing address is 440 Sansovino Ave Coral Gables, FL 33146 and Saad Home Remodeling & Custom Home Builders, Inc. (THE CONTRACTOR), whose mailing address is 18191 NW 68 Ave, STE #104, Miami Lakes, FL 33015.

RECITALS

- A. Owner is the fee simple titleholder of the following described property (the property).

**440 Sansovino Ave Coral Gables, FL 33146
Coral Gables Riviera Sec 2 REV PB 28-18 LOT 4 & 5 BLK 101**

- B. Owner desires to engage contractor to repair and/or reconstruct or add to the residence on the Property, and Contractor desires to be so engaged, subject to the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of ten and No/100 dollars and for other good and valuable consideration. The receipt and sufficiency of which are hereby acknowledged, Owner and contractor agree as follows.

1. **Recitals & Representations**

The foregoing recitals are true and correct and incorporated herein as if repeated at length. Owner represents and warrants to Contractor that owner (including all persons who constitute "the owner" if more than one person executes this agreement (as owner) is the sole fee simple title holder to the property, and that is no legal impediment to the execution and legal enforcement of this Agreement.

\$ 70,000 (The Contract Sum)

\$ 21,000 (Deposit when contract is signed)

\$ 49,000 (Balance)

2. **The Work**

Contractor shall perform all of the work free from all liens set forth in the feature list and plans and specs, attached to the Agreement in connection with the repair and/or reconstruction of the residence on the property for a fixed price (subject to the provisions of this agreement:

1. The performance of the Work shall include the following duties

- A. Contractor shall supervise and direct all work, using its best skill and attention. The Contractor shall be solely responsible for all construction means, methods, techniques, sequences, and procedures and for coordinating all portions of the work under the contract.

- B. Unless otherwise specifically noted, the contractor shall provide and pay for all labor materials, equipment and machinery, and other facilities and services necessary for the proper execution and completion of the work. Owner shall be responsible for all impact fees by any governmental agency, all utility fees needed to obtain any building permits, and all required building permit fees.

- C. Contractor shall all times keep the job site reasonably free from accumulation of waste materials and rubbish and shall keep noise and dust from the work to a minimum. Upon completion of the work, contractor shall (i) clean the job site of any all debris left, contractor shall (i) clean the job site of any and all debris left, (ii) deliver the job site in a reasonably neat condition consistent with the plans and specifications; contractor shall be responsible for any code enforcement tickets or violations issued by governmental authorities and

- D. One of the following, shall be included in this Agreement:
- The initial floor plans given by Contractor to Owner must be approved by Owner before final plans are completed by the Architect.
 - The initial floor plans given by Owner to Contractor must be mutually agreed upon by Owner and contractor before final plans are completed by the Architect.
 - The Home will be constructed according to plans and specifications to be given to Contractor by the owner.
 - In the event the parties do not agree on the initial floor plans not supplied by Owner, Contractor shall return 50 percent of all deposits to Owner and this Agreement shall be terminated. After the parties agree upon the initial floor plans or after Contractor accepts plans supplied by owner, all deposits paid by Owner shall be non-refundable and this Agreement shall be binding upon both parties.
- E. The Architect for this project is: Carlos A. Marti
- F. Contractor shall give notices and reply with applicable laws, ordinances, rules, and regulations bearing on the performance of the work.
- G. Owner agrees that Contractor shall remain the sole general contractor on the property for the duration of the contractors work. Contractor agrees that Owner may elect to hire certain subcontractors directly or source certain materials or other items directly, provided at least two weeks' prior notice is given to Contractor and such work or materials are not subject to inspection by state or local officials for compliance with building code or other legal requirements since Contractor's license will be used to obtain required building permits. In the event Owner exercises this right, Owner and Contractor will agree a reasonable mark-up for overhead and profit of not less than __% calculated over the total cost of the services, materials or other items provided by subcontractors or suppliers directly hired by Owner. In addition, Contractor shall have the right to match any price obtained by Contractor (taking into account the agreed mark-up for overhead and profit) by giving notice to Owner within three days of receiving the initial notice from Owner, and so long as Contractor's proposal is of the same quality and characteristics Contractor shall have the right to provide the work or materials directly instead of Owner's subcontractor or supplier. Except as provided in this paragraph, no other besides Contractor and subcontractors and workmen hired by Contractor shall be allowed to perform work on the property until the contractor's work is completed. Owner shall not interfere with subcontractors and workmen doing and during construction and is to deal only with the contractor.
- This contract does not apply to preexisting latent or hidden defects that require repair to complete the remodeling. Upon discovery of such defect, Saad shall notify and explain to the homeowner both the nature of the defect and the cost to repair. With the homeowner's consent, which may be written or oral, Saad will perform the repair for an additional fee, equal to all related costs of repair plus ten percent.
- H. Notwithstanding anything to the contrary contained in this agreement, contractor shall not be responsible to the owner or any other person for any personal injury caused by the tortuous act of any subcontractor or any person employed by any Subcontractor.

2. **Time of Commencement and Completion.**

- A. Subject to the provisions of paragraph 5 bellow, contractor shall commence the work within a reasonable time following the date of this Agreement and the issues of the building permit and prosecute the work to substantial completion as best as possible.

3. **Payments the Contractor.** Owner agrees to compensate and reimburse contractor as follows:
- A. **Contract Amount:** Owner agrees to pay Contractor, as/ compensation for Contractor's services, the Contract Sum as set forth above
 - B. **Progress Payment:** Owner shall pay Contractor progress payments as Bank Schedule of Payment. (Exhibit A)
 - C. **Final Payment:** Owner shall pay to Contractor the final payment upon achievement by Contractor of Substantial Completion the work as certified by the local building official, the lender, or a licensed engineer or architect after inspection of the Work. Contractor shall provide Owner at final payment with a final contractor's affidavit complying with S713.06 (3), Florida Statutes of the contract price, the price of all additional Work performed by the Contractor, and all other sums due under this agreement.

4. **Payment by Owner**

- A. Owner hereby represents to Contractor that it possesses or can readily obtain sufficient funds to pay the contract sum.
- B. If the Owner, including but not limited to any person making payments for the benefit of the Owner (e.g., a construction lender or insurer), fails to make payment of any sum required by this agreement, including payment of any draw or installment of the Contract Sum, for a period of ten days, the Contractor may, upon seven days' written notice to the Owner and the Lender or terminate this agreement and recover from the owner payment for all work executed to date provided contractor has abided by all of the items of lenders construction loan agreement.

5. **Warranty; Inspection**

- A. The contractor warrants to the Owner and the Architect that all materials and equipment incorporated in the work will be new unless otherwise specified, and that all work will be of good quality, free from faults and defects, and in conformity with the contract documents. All Work not so conforming to these standards may be considered defective. The Contractor shall correct any work that is defective and shall remedy any defects due to faulty materials, equipment, or workmanship that appear within a period of one year from the date of Substantial Completion of the Work. The contractor shall correct any work that fails to conform to the requirements of the contract documents that appears during the progress of the work. The Contractor's warranty excludes remedy for damage or defect caused by abuse, modifications not executed by the Contractor or accepted by the contractor in writing, improper or insufficient maintenance, improper operation, normal expansion or shrinkage, conditions inherent in materials selected, or normal wear and tear under normal usage. This warranty shall be void and of no force or effect if the Contractor has not been paid the full Contract Sum as provided in this agreement.
- B. At or shortly following the time the work has been substantially completed but before final payment to the Contractor, Owner will be given a thorough walk-through inspection of the property with a representatives of Contractor and together they will prepare a written inspection statement listing any discovered defects in materials, equipment, and/or workmanship, all of which defective items, shall be corrected in accordance with Contractor's warranty. However, correct any such defects will not be grounds for deferring any payments to be made to Contractor. Owner agrees not to interfere with or interrupt any workmen at the site of the construction. Owner shall have the right to have an architect, engineer, or licensed contractor inspect the work from time to time.

6. **Insurance**

Prior to commencement of any work under this Agreement, Contractor shall, at Contractor's expense, take out, maintain and pay for the following insurance in a form or forms and with a company or companies reasonably satisfactory to Owner and the lender covering all work under taken by contractor as follows.

- a. Workmen's compensation insurance in accordance with applicable law.
- b. Comprehensive general liability and automobile liability insurance.
- c. Any and all other insurance coverage required by applicable law.

7. **Notices**

- A. Any formal notices which either party may or must give each other under this agreement shall be in writing and shall be sent certified or registered mail, return receipt requested, or by hand delivery, telex, or telecopy, provided that the proof of receipt is maintained by the sender of such notices, shall be deemed delivered when mailed, except in case of international mail, in which cases notices shall be deemed delivered when received. Either party may change the address for the sending of notices to such party written notice of such change of addresses, but changes, but changes of address shall be deemed delivered upon receipt.

Either party to a home improvement contract may cancel the contract by the exercise of the right to rescind until midnight of the third business day following the execution of the contract by giving notice to the other party by either certified mail or registered mail. The party invoking the right to cancel the contract within this time frame is not liable to the other for any damages incurred by cancellation.

Payment may be available from the construction industries recovery fund if you lose money on a project performed under contract, where the loss results from specified violations of Florida law by state-licensed contractor. For information about the recovery fund and filing a claim, contact the Florida Construction Industry Licensing Board at the following telephone number and address Construction Industries Recovery Fund 1940 North Monroe Street, Suite 60, Tallahassee, FL 32399 Phone: 850-921-6593.

- B. If contractor abandons the job site for a period of 15 days, subject to acts of force majeure, the owner may with 7 days prior written notice to contractor and lender terminate this contract and pay all sums due to contractor for work done to such date, provided owner complies with lender requirements as contained in the construction loan agreement.

8. **Arbitration**

All Claims or disputes arising out of this contract or the breach thereof shall be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then pertaining unless one of the parties do not agree with arbitration. If a dispute should arise and either party be delivered by certified mail to the other party to the Contract, and if the other party objects to arbitration, by certified mail within 10 days after receipt of the demand for arbitration, the arbitration is waived.

9. **Construction**

This agreement shall be governed, and construed and enforced in accordance with, the laws of the State of Florida. In construing this Agreement, the singular shall be held to include the plural, the plural shall be held to include the singular and the use of any gender shall be held to include every other gender.

10. **Severability**

In the event any term or provision of this Agreement shall be determined by appropriate judicial authority to be illegal; or otherwise invalid. Such provision shall be given its nearest legal meaning or be construed as deleted as such authority determines, and the remainder of this Agreement shall be construed in full force and effect.

11. **Counterparts**

This agreement may be executed in any number of counterparts, each of counterparts, each of which, when executed and delivered, shall be an original, but all counterparts shall together constitute one and the same instrument.

12. **Features**

See feature list for items including on this contract.

13. **Exhibits**

All of the exhibits attached to this agreement are incorporated in and made a part of this agreement.

14. **Entire Agreement**

This agreement constitutes the entire understanding and agreement between the parties and may not be changed, altered or modified except by instrument in writing signed by the party against whom enforcement of such change would be sought. This Agreement shall be binding upon the parties hereto and their respective successors and assigns.

15. **Special Provisions:**

16. **Contract Documents**

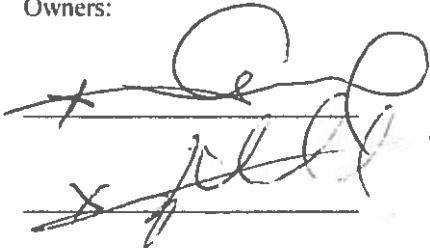
- a. The contract Documents (also referred to as the Agreement”) consist of the Reconstruction & Renovation Agreement Contract this set of Additional Terms and Conditions, the Drawings, Specifications, all addenda issued prior to execution of this Agreement, all Modifications issued subsequent thereto, and any written interpretations of the Contract Documents issued by the Architect. These form the Contract, and all are as fully a part of the contract as if attached to it or repeated therein.

- b. According to Florida's construction lien law (sections 713.001-713.37, Florida statutes), those who work on your property or provide materials and are not paid in full have a right to enforce their claim for payment against your property. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractors or material suppliers, the people who are owed money may look to your property for payment, even if you have already paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed your property could be sold against your will to pay for labor, materials, or other services that your contractor or a subcontractor may have failed to pay. To protect yourself, you should stipulate in this contract that before any payments is made; your contractor's is required to provide you with a written release of lien from any person or company that has provided to you a "notice to owner". Florida's construction lien law is complex, and it is recommended that you consult an attorney.

17. **Chapter 558 Notice of Claim**

- a. Chapter 558, Florida statutes contains important requirements you must follow before you may bring any legal action for an alleged construction defect in your home. Sixty days before you bring any legal action, you must deliver to the other party to this contract a written notice referring to chapter 558 of any construction conditions you allege are defective and provide such person the opportunity to inspect the alleged construction defects and to consider making an offer to repair or pay for the alleged construction defects. You are not obligated to accept any offer which may be made. There are strict deadlines and procedures under this Florida law which must be met and followed to protect your interests.

Owners:

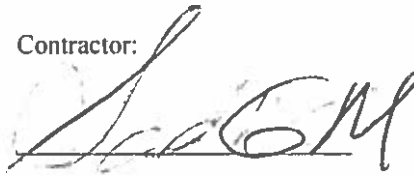


Two handwritten signatures in black ink, each written over a horizontal line. The first signature is a cursive 'J' followed by a large loop. The second signature is a cursive 'J' followed by several loops.

DATE:

10/25/17

Contractor:



A handwritten signature in black ink, appearing to be 'J. G. M.', written over a horizontal line.

DATE:

10/25/17



Exhibit A

Schedule of Payment

Initial Deposit \$21000 (when contract is signed)

Additional Deposit \$

*Balance remaining is to be paid using a construction progress schedule based on the same concept as a Bank Construction Schedule of Payment.


GM.


Owner (s) Name: Martin-Chacon Residence
 Contractor: Saad Remodeling & Custom Home Builders Inc
 Job Location: 440 Sansovino Avenue, Coral Gables FL 33146

75.000
 + 8.000

 83.000

PROPOSED DRAW SCHEDULE

DRAW #1 15% 20% 21.000

Floor demolition start → incomplete
 Floor tile delivered → not all material

20% @ 21.000
 10% @ 7.500

DRAW #2 10% 2.500 ✓

Kitchen cabinets ordered → not done
 Bathroom cabinet ordered → not done

3.500
 1.100

 4.600

DRAW #3 15% 2.500

Floor tile installation in progress
 Wood trim removed → not done

50%

2.500

DRAW #4 15% 2.500

Bathroom demolition ✓
 Remove fixtures ✓
 New plumbing work ✓
 New electric work ✓

✓

DRAW #5 15%

Kitchen cabinets removal
 Fix walls
 Plumbing work
 Electric work

45%

DRAW #6 20%

Kitchen cabinets delivered
 Bathroom completed

DRAW #7 10%

All work completed
 House clean



CHANGE ORDER # 1

Owner's Name: Miguel Moreno & Glenda Masis
Job Name: Moreno residence
Job's Address: 440 Sansovino Avenue, Coral Gables FL 33146
Date: 12-22-17

ADDITIONAL WORK AUTHORIZATION REQUEST

"CABANA BATHROOM REMODELING"

Architect fee to revise plan and permit

Pool Bath work to be as approved plan:

-Partial demolition of bathroom

-Relocate plumbing lines

-Install new lavatory

-New wall to family room

-Complete job

Change order #1

-2-

-Install larger island in kitchen

TOTAL COST.....\$9,340.00 including architect fee
\$1,868.00 courtesy discount
TOTAL JOB.....\$7,472.00

When sign for work.....\$3,736.00

When job is finish.....\$3,736.00

Please make check payable to Sad Remodeling & Custom Home Builders Inc. for \$3,736.00

It is further understood and agreed that all terms and conditions of said Contract, as it may heretofore have been modified shall be and remain the same

ACCEPTED: SAAD REMODELING & CUSTOM HOMES BUILDERS, INC

ACCEPTED: Miguel A. Moreno or Glenda Mass

BY: _____

BY: _____

DATE _____

DATE _____



CHANGE ORDER # 2

Owner's Name: Miguel Moreno & Glenda Masis
Job Name: Moreno residence
Job's Address: 440 Sansovino Avenue, Coral Gables FL 33146
Date: 12-22-17

ADDITIONAL WORK AUTHORIZATION REQUEST

"ROOF HOOD FOR KITCHEN"

- Revise approved plan in City
- Architect additional fee
- All carpentry work
- Brake roof for exhaust pipe
- Electrical work (hood by home owner)
- Finish work in new area
- Cabinet maker additional work for hood

TOTAL JOB COST.....\$2,274.00

COURTESY DISCOUNT...\$1,137.00

COST.....\$ 1,137.00

It is further understood and agreed that all terms and conditions of said Contract, as it may heretofore have been modified shall be and remain the same

ACCEPTED: SAAD REMODELING & CUSTOM HOMES BUILDERS, INC

ACCEPTED: Miguel A. Moreno or Glenda Mass

BY: _____

BY: _____

DATE _____

DATE _____



*18191 NW 68 Ave, Ste #104
Miami Lake, FL 33015*

SCOPE OF WORK

***Mr. MorenoMartin
and
Mrs. Masis Chacon***

***Residence
440 Sansovino Ave
Coral Gables, FL 33146***

AS

gmp.

New Tile Living Areas Features


- *Demolition existing marble*
- *Haul away debris*
- *Prepare floor's for new porcelain tile apply hydraulic cement at all crack's*
- *Level all areas of the floor where needed for an even finish*
- *Install 24 x 24 imported rectified porcelain*
- *Install new 6" baseboard*
- *Install door trim's – casing to match **

Master Bathroom

- *Multiple Shower Jets or Oversize Ceiling Shower Head by Kohler:
Model Purist Luxury Single Showering System or equal*
- *Luxurious Wall Niches and Ceiling Trays to be designed & approved by H.O*
- *Two Luxurious Lavatory Kohler: Model Vintage Under Mount or equal
Faucet Model Loure or equal*
- *One Piece Toilet Kohler: Model San Raphael*
- *Porcelain / Glass Mosaic Shower Tile on floor and Shower Wall
Porcelain / Glass Mosaic on walls and floors or Travertine Marble
Choice of colors*
- *Designer Luxurious Faucets as shown or equal as cadet picture as Saad
office*
- *Roman Shower*
- *Marble Floor and Shower Area Wall*

*Remove Toilet wall
Build new Toilet Room*

Custom Luxurious Kitchen Features

- Custom Design Kitchen Cabinets, Solid Wood Doors and Drawers With Profiles to be selected, all cabinets, structure will be done with finish ply, (no particle board) high quality hinges and bearing suspension for drawers. Colors to be selected by homeowner. (Design to be as pictures or equal)
- Choice of wine rack location
- Kitchen vents duct system work for High performance exhaust system ?
- Granite or Quarts kitchen counter tops with bevel edge color and profile to be Selected by homeowner as book samples (as Saad office)
- Stainless Steel double compartment sink, American Standard, model Culinaire under mount unit or equal, see pictures.
- Stainless steel faucet, Delta with detachable sprayer and hose

- High performance garbage disposal
- Choice of several accessories such as Lazy Susan, Pantry dividers, Silverware Tray and more
- * Relocate Island Area
- * Remove Ceiling Beam

Initial Deposit.

MIGUEL ANGEL MORENO MARTIN
GLENDIA MAGALLY MASIS CHACON
440 SANOVINO AVE
CORAL GABLES FL 33146

306
83-915/580
100

Date 10/25/17

Pay to the Order of Saad Remodeling Custom Home Builders Inc \$ 21 000⁰⁰
Twenty one thousand Dollars

TOTALBANK
totalbank.com

For Home remodeling

[Signature]

⑆066009155⑆

CK #:306 for \$21,000.00 on 10/27/2017

X
7E11E

>267089712<
FirstBank FL #012
2017-10-26
0012587727
Batch 122628571

PAY TO THE ORDER OF
FIRST BANK FLORIDA
CORAL GABLES, FL 33134-3323
267089712
FOR DEPOSIT ONLY
SAAD REMODELING & CUSTOM
HOME BUILDERS, INC.
0014018443

UNION, W. FL
AMT. CR. LABEL

CK #:306 for \$21,000.00 on 10/27/2017

Draw 2

MIGUEL ANGEL MORENO MARTIN
GLENDIA MAGALLY MASIS CHACON
440 SANSOVINO AVE
CORAL GABLES FL 33146

287
63-915/680
100

12/12/2017
Date

Pay to the Order of Spd Remodeling Custom Home Builders Inc \$ 7350
Seven thousand three hundred fifty Dollars

TOTALBANK
totalbank.com

For Home Remodeling

⑆066009155⑆

Marked Check

CK #:287 for \$7,350.00 on 12/13/2017

>267089712<
FirstBank FL #012
2017-12-12
0012230592
Batch 127343960

TO BE DEPOSIT
0014016443
Spd Remodeling
CREDIT TO THE ACCOUNT OF
WITHIN NAMED PAYEE
FirstBank Florida DELON T. SINE

CK #:287 for \$7,350.00 on 12/13/2017

4/26/2018

Draw 3

International Personal CHKG *5706 — Check #308

MIGUEL ANGEL MORENO MARTIN
GLENDA MAGALLY MASIS CHACON
440 SANSOVINO AVE
CORAL GABLES FL 33146

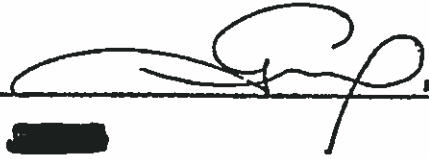
308
63-415,660
100

12/21/17
Date

Pay to the Order of Saad Remodeling Custom Home Builders Inc \$ 7350 -
Seven thousand three hundred fifty Dollars

TOTALBANK
totalbank.com

For home remodeling



⑆066009155⑆

>267089712<
FirstBank FL #012
2017-12-20
0012676670
Batch 128226271

ENC JS MEIE
* To Be Deposit
0014016443
SAAD Remodeling

C

MIGUEL ANGEL MORENO MARTIN
GLENDA MAGALLY MASIS CHACON
440 SANOVINO AVE
CORAL GABLES FL 33148

309
63-915/860
100

12/28/17
Date

Pay to the Order of Saad Remodeling Custom Home Builders Inc 3736
Three thousand seven hundred thirty six Dollars



TALBANK
totalbank.com

For Bathroom

⑆066009155⑆

>267089712<
FirstBank FL #010
2017-12-28
0010027546
Batch 128983239

LINE 1 SAAD REMODELING & CUSTOM J, I T
CORAL GABLES, FL 33134-3323
FOR DEPOSIT ONLY
FIRST BANK FLORIDA
CORAL GABLES, FL 33134-3323
267089712
FOR DEPOSIT ONLY
FIRST BANK FLORIDA
CORAL GABLES, FL 33134-3323
267089712

END OF LINE

4/26/2018

Change of order #2

International Personal CHKG *5706 — Check #310

MIGUEL ANGEL MORENO MARTIN
GLENDA MAGALLY MASIS CHACON
440 SANOVINO AVE
CORAL GABLES FL 33146

310

63-915/660
100

12/28/17
Date

Pay to the Order of Saad Remodeling Custom Home Builders Inc \$ 1137-
One thousand one hundred thirty seven Dollars

TOTALBANK
totalbank.com

For Kitchen Hood



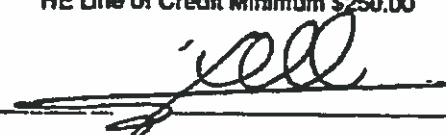
⑆066009155⑆

>267089712<
FirstBank FL #010
2017-12-28
0010027548
Batch 128983239

CHECK
 DEPOSIT ONLY
FOR DEPOSIT ONLY
SAAD REMODELING & CUSTOM HOME BUILDERS, INC. IT
CORAL GABLES, FL 33134-3323
267089712
DO NOT WRITE IN THESE SPACES
0014016443

ENDORSE HERE

Draw 4

MIGUEL ANGEL MORENO MARTIN 440 SANSOVINO AVE CORAL GABLES, FL 33146		<u>1/12/2018</u> date	203 63-915/660 040
Pay to the Order of	SAAD REMODELING & CUSTOM HOMES BUILDERS INC \$ 7350		
SEVEN THOUSAND THREE HUNDRED AND FIFTY Dollars			<input type="checkbox"/> Security Features Details on Back
TOTALBANK	HE Line of Credit Minimum \$250.00		
For SAAD			MP
⑆066009155⑆ [REDACTED]			

K

PAY TO THE ORDER OF
FIRST BANK FLORIDA
CORAL GABLES, FL 33134-3323

FCH DEPOSIT ONLY
26:029712
SAAD MEMORIELING & CUSTOM
HOME BUILDERS, INC. S I T
0014016743

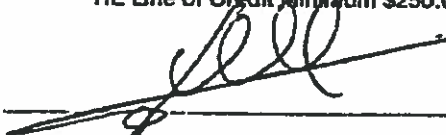

>267089712<
FirstBank FL #012
2018-01-12
0012815312
Batch 130514193

JC no. cash :

at
kapt
no. tr n



Draw 5

MIGUEL ANGEL MORENO MARTIN 440 SANSOVINO AVE CORAL GABLES, FL 33146		204 63-915/660 040
		3/29/2018 date
Pay to the Order of	SAAD REMODELING	\$ 4,900
FOUR THOUSAND NINE HUNDRED		Dollars
TOTALBANK		HE Line of Credit Minimum \$250.00
For	REMODELING	
⑆066009155⑆		

X

Go Deposit

SAAD Remittance

#1 4016443

CHECK HERE IF MOBILE DEPOSIT

DO NOT WRITE, STAMP OR SIGN BEHIND THIS LINE

>267089712<
FirstBank FL #001
2018-03-21
0001630306
Batch 137253821

0001630306

... ..
... ..
... ..
... ..
... ..

0001



STATE WIDE GENERAL CONTRACTOR
BUILDERS OF QUALITY CUSTOM HOMES
ADDITIONS & REMODELING SERVICES



ANGEL SAAD
PH: 305-829-3031
FAX: 305-507-8833

18191 NW 68 AVE. STE #104
MIAMI LAKES, FL 33015
EMAIL: SAADREMODELING@GMAIL.COM
WWW.SAADREMODELING.COM
CGC1506816

CITY'S

EXHIBIT 2



DBPR ONLINE SERVICES

Log On

Home

8:52:09 AM 07/21

- Search for a Licensee
- Apply for a License
- View Application Status
- Find Exam Information
- File a Complaint
- AB&T Delinquent
- Invoice & Activity
- List Search

Data Contained In Search Results Is Current As Of 05/07/2018 08:27 AM.

Search Results

Please see our [glossary of terms](#) for an explanation of the license status shown in these search results.

For additional information, including any complaints or discipline, click on the name.

License Type	Name	Name Type	License Number/Rank	Status/Expires
Certified General Contractor	SAAD REMODELING & CUSTOM HOME BUILDERS, INC.	DBA	CGC1506816 Cert General	Current, Active 08/31/2018
Main Address*: 9901 SW 62ND STREET MIAMI, FL 33173				
Construction Business Information	SAAD REMODELING & CUSTOM HOME BUILDERS, INC.	Primary	Business Info	Current
Main Address*: 5190 NW 167TH STREET UNIT 105 MIAMI, FL 33014				

[Back](#) [New Search](#)

^{*} denotes

Main Address - This address is the Primary Address on file.

Mailing Address - This is the address where the mail associated with a particular license will be sent (if different from the Main or License Location addresses).

License Location Address - This is the address where the place of business is physically located.

[Search for a Licensee](#)
[Apply for a License](#)
[View Application Status](#)
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[AB&T Delinquent](#)
[Invoice & Activity](#)
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Licensee Details

Licensee Information

Name: DE OROZCO, GABRIEL J (Primary Name)
SAAD REMODELING & CUSTOM HOME BUILDERS, INC. (DBA Name)

Main Address: 9901 SW 62ND STREET
MIAMI Florida 33173

County: DADE

License Mailing:

LicenseLocation:

License Information

License Type: Certified General Contractor

Rank: Cert General

License Number: CGC1506816

Status: Current,Active

Licensure Date: 09/11/1998

Expires: 08/31/2018

Special Qualifications

Construction Business Qualification Effective
11/26/2012

Alternate Names

[View Related License Information](#)

[View License Complaint](#)



watch this video to find out how →

Saad Remodeling & Custom Home Builders is a prestigious builder known for producing an enjoyable process to create your dream home. By limiting project to builder ratio, we are able to dedicate more quality time with each customer, walking them through what can be a very stressful and complicated process. Our customer communication is not the only thing that sets us apart. We have a combined experience of 35 years of custom home building which yields a very high level of construction expertise. We want to build our brand of quality (not quantity) and deliver a spectacular product.



About Saad Group



Posted on January For over 35 years, is award-winning Broward & Miami Dade County general contractors Saad Group has been building, remodeling luxury homes and estates in Ft. Lauderdale, Hallandale, Southwest Ranches, Sunnyside, Miami Beach, Coconut Grove, Coral Gables, Pinecrest. From concept to completion, Saad offers unparalleled service for clients who seek the utmost in customer care and quality.

Broward & Miami-Dade County General Contractors

remodeling
learn more...

custom homes
learn more...



Saad Group was founded in 1980, has always been committed to providing a service with the highest standards of quality, whether your project is large or small, we are building professionals, we have experts in each task. To Saad Remodeling, the customer is the most important part of our infrastructure, therefore deserves all the attention. We are committed to your satisfaction.

We know that your investing requires comprehensive solutions, that is why we provide optimal and safe results that meet your needs by using the latest tools and construction techniques, giving you the confidence of safe investment. The building is only part of a larger project, in addition, Saad Group is committed to providing proactive advice and efficient to achieve the consolidation and overall integrity of your project.

Proud Members of



Home Remodeling

- Bathroom Remodeling
- Kitchen Remodeling
- Home Addition
- Home Renovation
- Home Remodeling

Custom Homes

- Custom Home Design
- Custom Home Construction
- Land Acquisition
- Interior Design
- Financing

Our Address

18191 NW68 AVE Ste# 104
 Miami Lakes FL 33015
 Phone 305 829 3031
 Fax 305 507 8833
 Email info@saadremodeling.com
 Website www.saadremodeling.com



Since 1980 Saad Group has been remodeling, designing, building quality custom homes for those who demand nothing less than perfection.





- [Home](#)
- [Remodeling](#)
- [Custom Homes](#)
- [About Us](#)
- [Our Work](#)
- [Contact](#)



Meet the Team

Since 1980 Saad Group has been remodeling, designing, building quality custom homes for those who demand nothing less than perfection. This ongoing commitment has kept us among the most trusted and respected home builders in the area. As partners we oversee a talented and friendly team of craftsmen and building partners who work together to build your home or remodeling project above and beyond our high standards of quality.



Abraham Saad *President*

Abraham has over 21 years of experience in residential and commercial construction. He has built over 100 homes in Miami-Dade and Broward counties and has renovated condominiums, offices and retail space.



Angel Saad *General Manager*

Angel has 33 years of experience in residential and commercial construction. During this time, he has built over 200 luxury custom homes in Miami-Dade and Broward counties, from Gables by the Sea in the south to Eagle Trace in the north. He has also built multi-family communities such as Country Club Gardens (64-unit townhome community), shopping centers such as the Calle Ocho Marketplace (35,000 sq. ft. retail center) and retail spaces.

Submenu

- [About Us](#)
- [Our Philosophy](#)
- [Meet the Team](#)



Home Remodeling

- [Bathroom Remodeling](#)
- [Kitchen Remodeling](#)
- [Home Addition](#)
- [Home Renovation](#)
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Custom Homes

- [Custom Home Design](#)
- [Custom Home Construction](#)
- [Land Acquisition](#)
- [Interior Design](#)
- [Financing](#)

Our Address

18191 NW68 AVE Ste#104
 Miami Lakes FL 33015
 Phone: 305 829 3031
 Fax: 305 507 8833
 Email: info@saadremodeling.com
 Website: www.saadremodeling.com



Since 1980 Saad Group has been remodeling, designing, building quality custom homes for those who demand nothing less than perfection.



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- [Custom Homes](#)
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- [Our Work](#)
- [Contact](#)



Get in Touch with Us!

We would love to hear from you. One of our representatives will contact you as soon as possible. We are glad to be of service to you.

Name

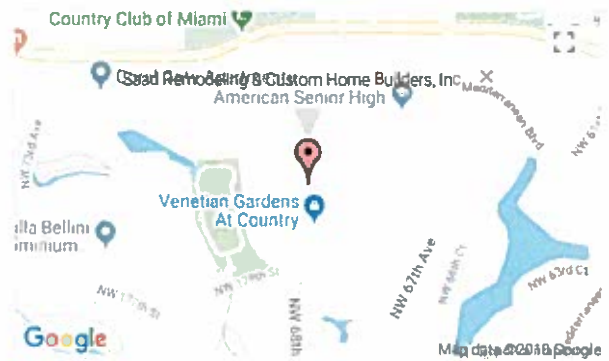
Your Telephone

Your E-mail

Your Message

SEND

Our Offices



18191 NW 68 AVE Ste#104
Miami Lakes FL 33015

Phone 305-829-3031
Phone 305-507-8833

Email info@saadremodeling.com
Website <http://www.saadremodeling.com>

Home Remodeling

- Bathroom Remodeling
- Kitchen Remodeling
- Home Addition
- Home Renovation
- Home Remodeling

Custom Homes

- Custom Home Design
- Custom Home Construction
- Land Acquisition
- Interior Design
- Financing

Our Address

18191 NW 68 AVE Ste#104
Miami Lakes FL 33015

Phone 305 829 3031
Fax 305 507 8833

Email info@saadremodeling.com
Website www.saadremodeling.com



Since 1980 Saad Group has been remodeling designing building quality custom homes for those who demand nothing less than perfection.





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Profit Corporation
SAAD REMODELING & CUSTOM HOME BUILDERS, INC.

Filing Information

Document Number	P11000108375
FEI/EIN Number	45-4933604
Date Filed	12/27/2011
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/04/2012

Principal Address

18191 NW 68 AVE.
Suite # 104
MIAMI, FL 33015

Changed 04/29/2014

Mailing Address

18191 NW 68 AVE
SUITE #104
MIAMI, FL 33015

Changed 04/29/2014

Registered Agent Name & Address

SAAD, MERY
18191 NW 68 AVE
SUITE #104
MIAMI, FL 33015

Address Changed 04/29/2014

Officer/Director Detail

Name & Address

Title President

SAAD, MERY
18191 NW 68 AVE.
Suite # 104
MIAMI, FL 33015

Title VP

Saad, Angel
 18191 NW 68 AVE.
 Suite # 104
 MIAMI, FL 33015

Annual Reports

Report Year	Filed Date
2016	04/29/2016
2017	04/27/2017
2018	04/24/2018

Document Images

04/24/2018 -- ANNUAL REPORT	View image in PDF format
04/27/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
04/28/2015 -- ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
10/04/2012 -- REINSTATEMENT	View image in PDF format
12/27/2011 -- Domestic Profit	View image in PDF format

4/22/2018 4:00 PM

Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134



Tel: 305-460-5235
Fax: 305-460-5261
www.coralgables.com
applications@coralgables.com

BL-17-12-1814



1 PAGE

ALL OF THE FOLLOWING MUST BE COMPLETED BY APPLICANT ACCORDING TO FS 713.135

Date:	Permit Type: <input checked="" type="checkbox"/>	Master Permit #:	BL17121814
Permit Change: <input checked="" type="checkbox"/>	Building <input checked="" type="checkbox"/>	Sub Permit #:	
Change of Contractor <input type="checkbox"/>	Electrical <input type="checkbox"/>	Project Information: <input checked="" type="checkbox"/>	
Permit Extension <input type="checkbox"/>	Mechanical <input type="checkbox"/>	Commercial: <input type="checkbox"/> Residential: <input checked="" type="checkbox"/>	
Permit Renewal <input type="checkbox"/>	Plumbing <input type="checkbox"/>	Linear Feet: <input checked="" type="checkbox"/>	
Permit Revision <input type="checkbox"/>	Misc. <input type="checkbox"/>	Square Feet: <u>≥ 300 s.f.</u> <input checked="" type="checkbox"/>	
Permit Supplement <input type="checkbox"/>	App. _____ Date: _____	Cost of Work: \$ <u>17,000.00</u> <input checked="" type="checkbox"/>	

DESCRIPTION OF WORK (PRINT):
 Replace existing kitchen remodeling existing master bath.

Job Address:
 440 Sansovino Ave
 Folio #: 03-4120-023-3130
 Lot: 4 & 5 Block: 101
 Subdivision: Coral Gables Riviera sec 2 REV
 Plat book: 28-18 Page:

PROPERTY OWNER:
 Name: Miguel Angel Moreno MartIn and Glenda Magally Masis Chacon
 Address: 440 Sansovino Ave
 City/State/Zip: Coral Gables FL 33146
 Telephone No.:
 Email:

CONTRACTOR COMPANY NAME: Saad Remodeling and Custom Home Builder's
 Qualifier Name: Gabriel de Orozco
 Address: 18191 NW 68 Ave
 City/State/Zip: Hialeah, FL 33015
 License No.: CC-1506816 Telephone No.: 305-629-3081
 Email: saadremodeling@gmail.com

ARCHITECT:
 Name: Carlos A Marti
 Address: 13600 SW 32 St Miami, FL 33175

ENGINEER:
 Name:
 Address:

BONDING:
 Name:
 Address:

MORTGAGE LENDER:
 Name:
 Address:

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES BOILERS, HEATERS TANKS, AND AIR CONDITIONERS, etc. **AFFIDAVIT OF OWNER/LESSEE/AUTHORIZED AGENT:** Under penalties of perjury and the City of Coral Gables False Claims and Presentations Ordinance, City Code Chapter 39, I certify that I am the owner or that I have the owner's full consent and authorization to sign this application to obtain a permit to perform the above-mentioned work; that all the foregoing information is accurate; and that all work will be done in compliance with all applicable laws regulating construction and zoning. **WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.** The Historical Resources & Cultural Arts Department's approval is required prior to the issuance of a demolition permit. The Qualifier cannot sign below as Owner/Lessee/Authorized Agent.

Signature of Owner/Lessee/Authorized Agent: *[Signature]*

Signature of Qualifier: *[Signature]*

Owner/Lessee/Authorized Agent Name (Print): Miguel A. Moreno

Qualifier Name (Print): Gabriel de Orozco

STATE OF FLORIDA
 SS
 COUNTY OF MIAMI-DADE
 Sworn to or affirmed and subscribed before me this 15 day of Dec in the year 2017 by Angel Saad who has taken an oath and is personally known to me or has produced _____ as identification.

STATE OF FLORIDA
 SS
 COUNTY OF MIAMI-DADE
 Sworn to or affirmed and subscribed before me this 15 day of Dec in the year 2017 by Angel Saad who has taken an oath and is personally known to me or has produced _____ as identification.

My Commission Expires: *[Signature]*
 Notary Public

My Commission Expires: *[Signature]*
 Notary Public

CITY'S

Form 101 8/18/2017

EXHIBIT

3



CFN 2018R0097714
 OR BK 30866 Pg 4051 (1Pgs)
 RECORDED 02/16/2018 12:27:04
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY- FLORIDA

NOTICE OF COMMENCEMENT

A RECORDED COPY MUST BE POSTED ON THE JOB SITE AT TIME OF FIRST INSPECTION
 PERMIT NO. BK-17-12-1814 TAX FOLIO NO. 03-4120-023-3130

STATE OF FLORIDA
 COUNTY OF DADE

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement:

1. Legal description of property and street address: 440 Sansovino Ave Coral Gables, FL 33146, Coral Gables Riviera Sec 2 REV PB 28-18 Lots 4 & 5 BLK 101

2. Description of improvement: Remodeling of kitchen and bath

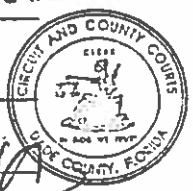
3. Owner (s) name and address: Miguel Angel Moreno Masis and Glenda Magally Masis Chacon
440 Sansovino Ave Coral Gables, FL 33146

Interest in property: _____
 Name and address of fee simple titleholder: _____

4. Contractor's name and address: Saad Remodeling and Custom Home Builders, Inc.
18191 NW 68 Ave Suite 104 Hialeah, FL 33015

5. Surety: (Payment bond required by owner from contractor) STATE OF FLORIDA, COUNTY OF DADE
 I HEREBY CERTIFY that the foregoing is a true and correct copy of the original on file in this office. FEB 16 2018
HARVEY RUVIN, Clerk of Circuit and County Courts
Deputy Clerk

GIRLYNE PIERRE-THEOC #201673



6. Lender's name and address: _____

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes: _____
 Name and address: _____

8. In addition to himself, Owner designates the following person (s) to receive a copy of the Lienor's Notice as provided in Section 713. 13 (1) (b) 7., Florida Statutes: _____
 Name and address: _____

9. Expiration date of this Notice of Commencement: ANGEL SAAD expiration date is 1 year from the date of recording unless a different date is specified
Commission # GG 165268
Expires December 16, 2021
Based Thru Budget/Notary Service

Signature of Owner: _____
 STATE OF FLORIDA
 Notary Public

Signature of Notary: Angel Saad
 Prepared by: _____
 Address: 18191 NW 68 Ave
Hialeah Fla 33015

STATE OF FLORIDA)
 SS)
 COUNTY OF MIAMI-DADE)
 Sworn to or affirmed and subscribed before me this 16 day of Feb the year 2018
 by _____ who has taken an oath and is personally known to me or has produced _____ as identification.
 My Commission Expires: _____
 Notary Public

Permits

File Edit Record Navigate Form Reports Format Tab Help



Main Contractors Custom Fields Fees Plan Routing Actions Fee Summary Sub Permits Routing History Parcels Routing Status

Tab Groups
Toolbox

Permit type: **b1085** INTERIOR ALTERATION ONLY Permit #: BL-17-12-1814
Address: 440 SANSOVINO AVE Parcel #: 03-4120-023-3130
Apt/Suite:
City: CORAL GABLES State: FL Zip: 33146-2220

Permit Information
Master permit: Project: Description: INTERIOR ALTERATIONS ONLY - MASTER BATHROOM AND KITCHEN \$17,000
Routing queue: b200 Status: issued Applied: 12/18/2017 Approved: 01/02/2018 Issued: 01/30/2018
Submitted: Clock: Running Days: 140 Expires: 10/22/2018
Submitted via:

Owner
Last name: MIGUEL ANGEL MORENO MA First name: Address: 440 SANSOVINO AVE
CORAL GABLES FL 33146
Phone: () - Email:

Applicant
 Owner is applicant? Contractor is applicant?
Last name: SAAD REMODELING & CUST First name: Address: 9901 SW 62ND ST
MEDLEY FL 33178
Phone: (305) 829-3031 Cust #: 044596 Email inspection results:

Lender
Last name: First name: Address:
Phone: () - Email:

Permits

File Edit Record Navigate Form Reports Format Tab Help

Navigation icons: Home, Back, Forward, Stop, Print, Refresh, Save, Undo, Redo, Jump 1, Help, Warning.

Main Contractors Custom Fields Fees Plan Routing Actions Fee Summary Sub Permits Routing History Parcels Routing Status

Tab Groups

Toolbox

Permit # Address
Permit type

Contractors Name / Address

SAAD REMODELING & CUSTOM HOME BUI...	Address	<input type="text" value="9901 SW 62ND ST
MEDLEY FL 33178"/>	<input checked="" type="checkbox"/> Primary		
Phone	<input type="text" value="(305) 829-3031"/>	Bus license #	<input type="text" value="CGC1506816"/>	<input checked="" type="checkbox"/> Contractor is applicant	
License type	<input type="text"/>	License #	<input type="text"/>	License status	<input type="text"/>
Contact	<input type="text" value="GABRIEL DE OROZCO"/>	Phone	<input type="text" value="(305) 829-3031"/>	Work type	<input type="text"/>
Contact email	<input type="text" value="SAADREMODELING@GMAIL.COM"/>	Fax	<input type="text" value="() -"/>		
<input type="checkbox"/> Mail hard copy		<input type="checkbox"/> Send email		<input type="checkbox"/> Send fax	

e Permits

File Edit Record Navigate Form Reports Format Tab Help

Navigation icons: Home, Back, Forward, Print, Refresh, Stop, Jump 1, Help, Info.

Main | Contractors | Custom Fields | Fees | Plan Routing | **Actions** | Fee Summary | Sub Permits | Routing History | Parcels | Routing Status

Permit # **BL-17-12-1814** Address **440 SANSOVINO AVE
CORAL GABLES FL 33146-2220**
 Permit type **INTERIOR ALTERATION ONLY**

Group	Action Code	Action Description	Completion Date	Complete Code
1	PLAN REVIEW	Routed		
2	PLAN PROCESSING	Routed		
3	CASHIER	Routed		
4	NOTICE OF COMMENCEMENT	Routed		
-	5	INSPECTION	Working	
5	certificat	CERT OF COMPLETION OR OCCUPANCY IS		<input type="checkbox"/>
5	b1078	COURTESY INSPECTION - STRUCTURAL	04/25/2018 12:00:00 AM	<input checked="" type="checkbox"/> comp
5	b1084	FINAL STRUCTURAL		<input type="checkbox"/>
5	zn004	FINAL ZONING		<input type="checkbox"/>
5	b1114	FRAMING 01 FLOOR		<input type="checkbox"/>
5	b1171	INSULATION 01 FLOOR		<input type="checkbox"/>
5	b1245	SCREW FOR GYPSUM BOARD 01 FLOOR		<input type="checkbox"/>

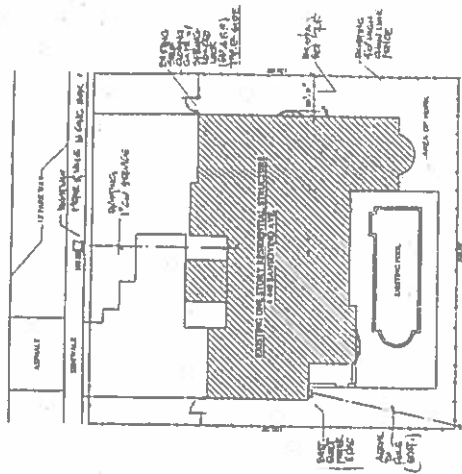
RESIDENCE ALTERATION FOR
 MIGUEL A. VERNIZ & GLENDA H. MASIS
 440 Sansovino Avenue, Coral Gables, Florida



DATE: 11/16/10
 SCALE: 1/16" = 1'-0"

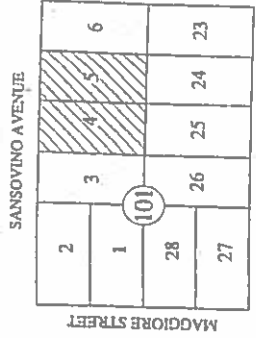


DATE: 11/17/10
 SCALE: 1/16" = 1'-0"



SITE PLAN
 SCALE: 1/16" = 1'-0"

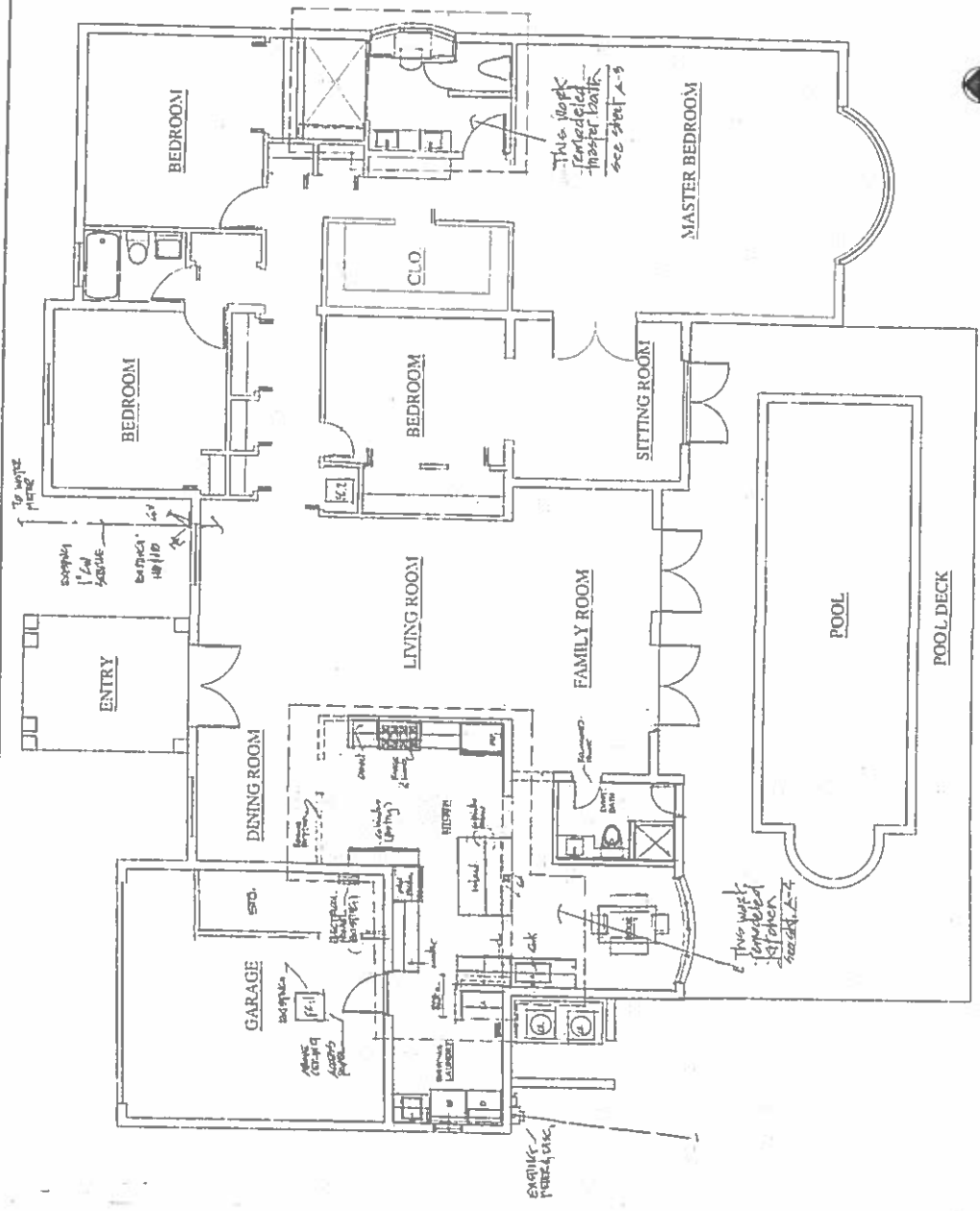
LEGAL DESCRIPTION
 THE TRACT OF LAND BEING THE SOUTHWEST CORNER OF THE CORNER LOTS BEING SECTION PART 1, TOWNSHIP 26 NORTH, RANGE 28 WEST, COUNTY OF DADE, STATE OF FLORIDA, ACCORDING TO THE PLAT THEREOF TO PUBLIC RECORDS OF DADE COUNTY, FLORIDA.



LOCATION SKETCH

SCOPE OF THIS WORK
 1- REMODELED MASTER BATH - SHT. A-3
 2- REMODELED KITCHEN - SHT. A-4

GENERAL NOTES:
 NO EXTERIOR WORK THIS PERMIT
 NO INCREASE OF AREA THIS PERMIT
 NO CHANGE TO EXISTING PARKING OR DRIVES
 NO CHANGE IN LOT COVERAGE OR SET BACKS.



FLOOR PLAN - EXISTING HOUSE - ALTERATION

SCALE: 1/4" = 1'-0"

RESIDENCE ALTERATION FOR
Mr. Luis A. & Mrs. Gudim P. Perez Mendez
440 Sandvine Avenue, Coral Gables, Florida



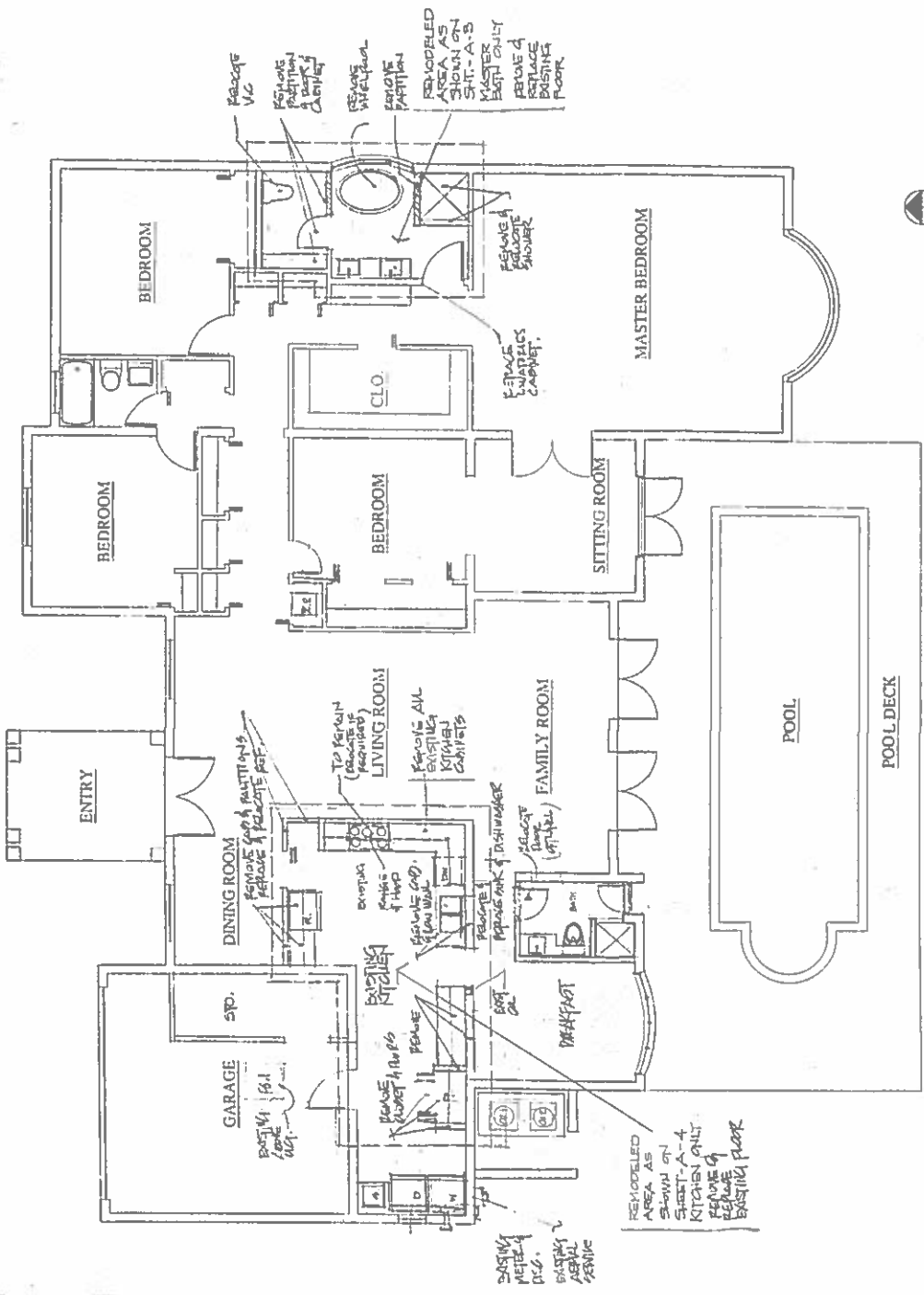
DATE: 07/29/94
DRAWN BY: [Signature]
CHECKED BY: [Signature]

PROJECT: RESIDENCE ALTERATION
1400 S.W. 11th St., Coral Gables, FL 33134
DATE: 07/29/94

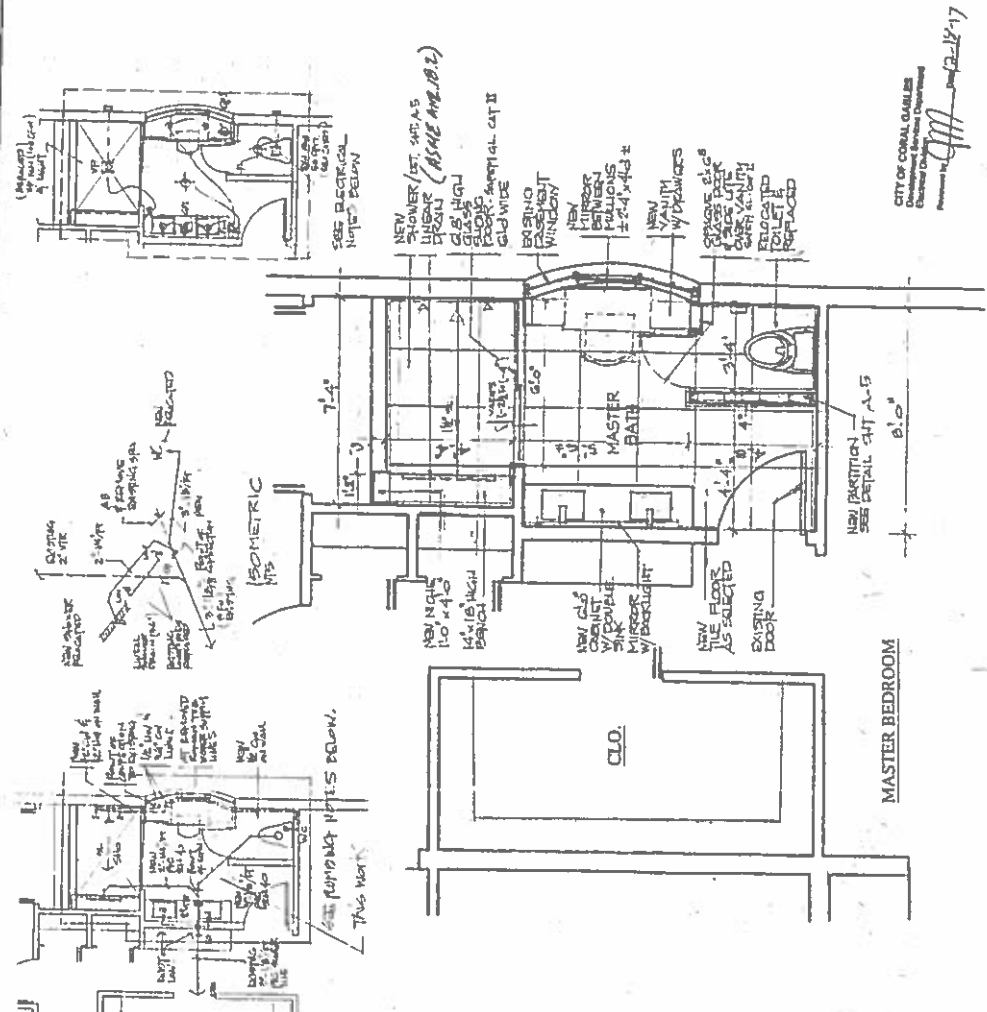


SCALE: 1/4" = 1'-0"

FLOOR PLAN - EXISTING HOUSE - FOR REFERENCE ONLY / DEMOLITION

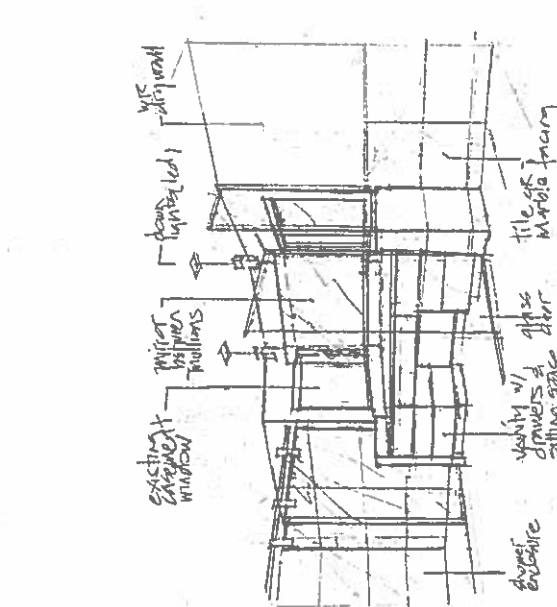
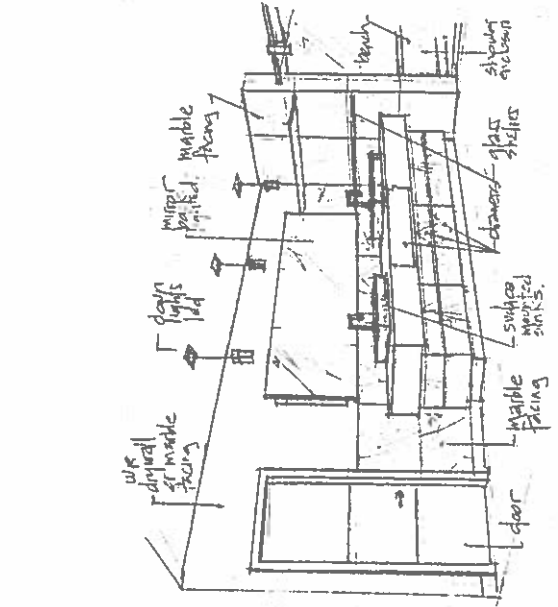


Professional seals for the architect and engineer, including the Florida State Seal and the Professional Engineer Seal for the City of Coral Gables.



MASTER BATH / REMODELED

- SCOPE OF WORK**
- 1- REPLACE LAVATORY CABINET & SINK
 - 2- REMOVE EXISTING WHIRLPOOL TUB
 - 3- RELOCATE VIC. OF EXIST. NEW PARTITION
 - 4- REMOVE EXISTING PARTITION
 - 5- PROVIDE NEW SHOWER AREA AS SHOWN
 - 6- PROVIDE NEW VANITY FACING BATHING WINDOW
 - 7- ELECTRICAL & PLUMBING WORKS AS SHOWN
 - 8- ATTENTION TO MATERIALS IN ALL AREAS AFFECTED.
- ELECTRICAL WORK**
 NO ADDITIONAL ELECTRICAL WORK TO BE DONE
 NO CHANGING TO WIRING
 ALL EXISTING WIRING TO REMAIN UNLESS OTHERWISE NOTED
 ALL NEW WORK TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) 2014.
- PLUMBING WORK**
 NO ADDITIONAL PLUMBING WORK TO BE DONE
 ALL EXISTING PLUMBING TO REMAIN UNLESS OTHERWISE NOTED
 ALL NEW WORK TO BE INSTALLED IN ACCORDANCE WITH THE PLUMBING CODE (IPC) 2014.

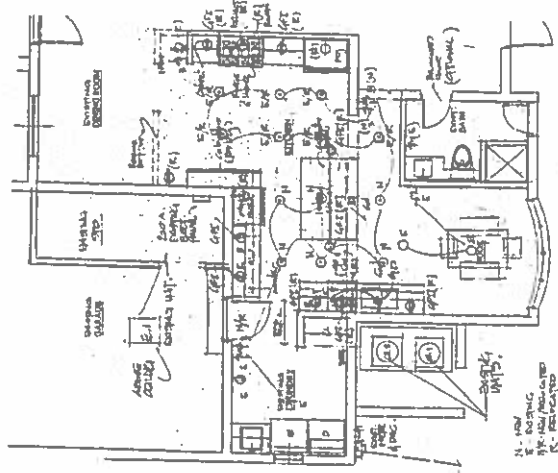


Compliance of Plumbing Materials
 shall meet the requirements of
 the Miami-Dade County Code Book Sec. B31

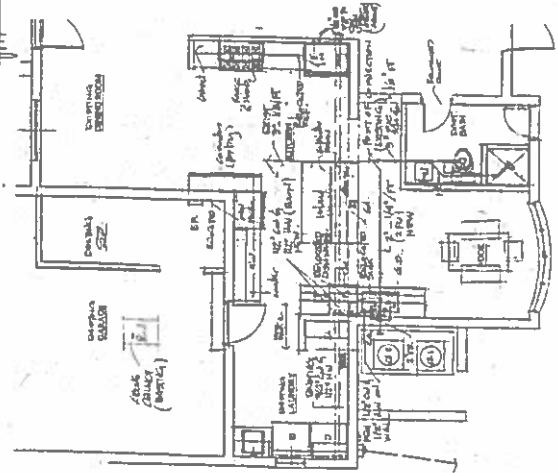
RESIDENCE ALTERATION FOR
Mr. Luis A. & Mrs. Ordina P. Perez Mesa
440 Sansonville Avenue, Coral Gables, Florida



DATE: 12/15/2012
SCALE: 1/2" = 1'-0"
DRAWN BY: [Signature]
CHECKED BY: [Signature]

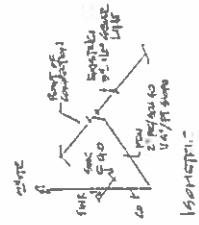


ELECTRICAL WORK OF CORRAL CABLES
Electrical Department

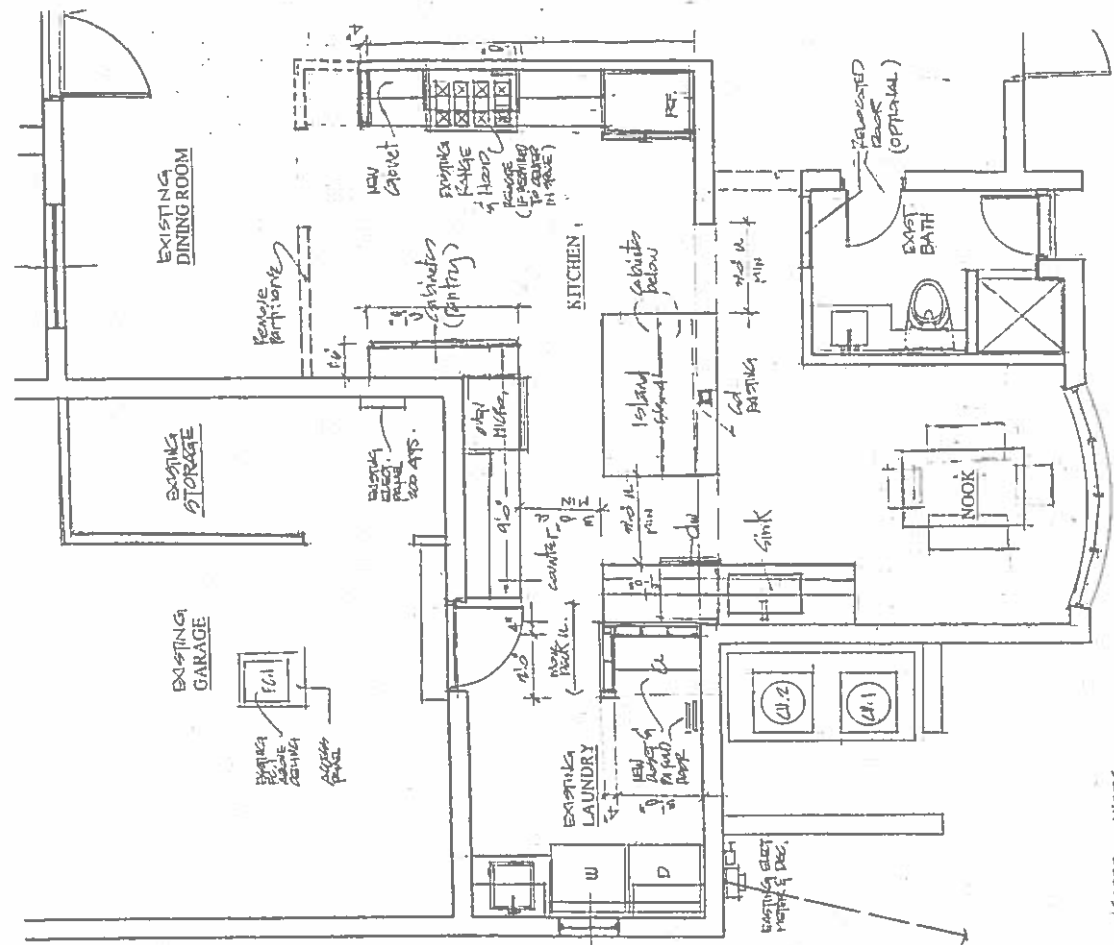


PLUMBING WORK
SCALE: 1/2" = 1'-0"

REMODELLED
ELECTRICAL WORK
NO ADDITIONAL ELECTRICAL LOADS DUE TO THIS WORK BECAUSE TO EXISTING BREAKERS AND DISCONNECTS WILL BE MAINTAINED AS IS. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.



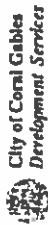
PLUMBING WORK
KITCHEN SINK AND ISLAND SINK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE (NPC) AND ALL LOCAL ORDINANCES. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE (NPC) AND ALL LOCAL ORDINANCES. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE (NPC) AND ALL LOCAL ORDINANCES.



KITCHEN PLAN - REMODELLED
SCALE: 1/2" = 1'-0"

- SCOPE OF WORK**
- REMOVE EXISTING PARTITIONS AS SHOWN ON EXISTING PLAN.
 - REMOVE EXISTING CLOSET AND BATH SINK AT BATH.
 - REMOVE EXISTING CLOSET AT BATH.
 - REMOVE EXISTING CLOSET AT BATH.
 - REMOVE EXISTING CLOSET AT BATH.
 - REMOVE EXISTING CLOSET AT BATH.
 - REMOVE EXISTING CLOSET AT BATH.
 - REMOVE EXISTING CLOSET AT BATH.
 - REMOVE EXISTING CLOSET AT BATH.
 - REMOVE EXISTING CLOSET AT BATH.

SEE EXISTING RESIDENCE PERMITS FOR ALL WORK. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.



City of Coral Gables
Development Services



BL-17-12-1814
440 BANSOVINO AVE S

File # 64-118-02-3130
Permit Description: INTERIOR ALTERATIONS
ONLY: MASTER BATHROOM AND KITCHEN
CL. 1712-1854
ME PL 10-0-1103

USE AND OCCUPANCY _____
OCCUPANT LOAD _____
BUILDING CLASSIFICATION _____
CONSTRUCTION TYPE _____

RESIDENTIAL _____ NON-RESIDENTIAL _____
INDICATE THE TYPE OF FLOOD ZONE AND
FLOOD PROTECTION ELEVATION OR
NEAR SEA LEVEL (FLESL)

DISTRICT _____ PERMITTED
CUB _____
SFR _____
OTHER _____

TYPE CONSTRUCTION SUBSTANTIAL IMPROVEMENT
YES _____ NO _____
Special Inspections required
for the following:

- Special Inspector for PLUMB
- Special Inspector for REINFORCED MASONRY
- Special Inspector for _____

OFFICE SET
6 DRAWINGS

Services	Approved	Date
<input checked="" type="checkbox"/> BUILDING	<i>[Signature]</i>	12/14/14
<input type="checkbox"/> OCCUPANCY		
<input checked="" type="checkbox"/> ELECTRICAL	<i>[Signature]</i>	12-18-14
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> LANDSCAPE		
<input type="checkbox"/> SIGNAGE		
<input type="checkbox"/> OTHER		

Permit to implement work of Plumb, Elec, Contr and
Mechanical work shall be obtained from the
respective authority after the work is completed by
the contractor. THIS COPY OF PLANS MUST BE AVAILABLE ON
SITE DURING THE CONSTRUCTION PERIOD AND
MAY BE INSPECTED BY THE CITY OF CORAL GABLES.



BL-17-12-1814

Inspection Schedule for JOSE PAZ
Scheduled for 4/25/2018
INTERIOR ALTERATION ONLY

Permit# BL-17-12-1814 Address 440 SANSOVINO AVE Owner's Name MIGUEL ANGEL MORENO MARTIN GLE

Job Description
INTERIOR ALTERATIONS ONLY - MASTER BATHROOM AND KITCHEN \$17,000

Contractor SAAD REMODELING & CUSTOM HOME BUILDEF License # CGC1506816


Contact Name GABRIEL DE OROZCO Contact Telephone Number (305) 829-3031

Master Permit#: Type: bl078 COURTESY INSPECTION - STRUCTURAL Time: 14:31

Notes:

Contact: GLENDA
Phone: (305) 316-8491

Comments: ① OBSERVED ~~THAT~~ THERE IS NO EXISTING COLUMN IN KITCHEN AREA AS NOTED ON PLAN
② OBSERVED POOR WORKMANSHIP ON FLOOR + WALL TILING
③ CONTRACTOR FAILED TO SCHEDULE + OBTAIN APPROVED FRAMING, INSULATION + DRYWALL SCREW INSPECTIONS (WORK CONCEALED) @ MASTER BATH

Approved Rejected Cancelled PA Re-inspection Fee OK for TCO Waived
Inspector's Signature:  ID #: 6214 Scheduled Start Date: 4/25/2018
Inspector's Name: JOSE PAZ Inspector's Telephone Number: (305) 460-5378

RV-18-02-1908



Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134



Tel: 305-460-5235
Fax: 305-460-5261
www.coralgables.com
applications@coralgables.com

CITY OF CORAL GABLES
DEVELOPMENT SERVICE DEPARTMENT
Permit Application

ALL OF THE FOLLOWING MUST BE COMPLETED BY APPLICANT ACCORDING TO FS 713.135

Date:	Permit Type: <input checked="" type="checkbox"/>	Master Permit #: <u>BL 17121814</u>
Permit Change: <input checked="" type="checkbox"/>	Building <input checked="" type="checkbox"/>	Sub Permit #:
Change of Contractor <input type="checkbox"/>	Electrical <input type="checkbox"/>	Project Information: <input checked="" type="checkbox"/>
Permit Extension <input type="checkbox"/>	Mechanical <input type="checkbox"/>	Commercial: <input type="checkbox"/> Residential: <input checked="" type="checkbox"/>
Permit Renewal <input type="checkbox"/>	Plumbing <input type="checkbox"/>	Linear Feet: <input checked="" type="checkbox"/>
Permit Revision <input type="checkbox"/>	Misc. <input type="checkbox"/>	Square Feet: <input checked="" type="checkbox"/>
Permit Supplement <input type="checkbox"/>	App. Date:	Cost of Work: <input checked="" type="checkbox"/>

DESCRIPTION OF WORK (PRINT):	Job Address:
	440 Sansovino Ave
	Folio #: 03-4120-023-3130
	Lot: 4 & 5 Block: 101
	Subdivision: Coral Gables Riviera sec 2 REV
	Plat book: 25-15 Page:

PROPERTY OWNER:	CONTRACTOR COMPANY NAME: <small>Seez Remodeling and Custom Home Builders</small>
Name: Miguel Angel Moreno Martin and Glenda Magally Masls Chacon	Qualifier Name: SAAD REMODELING & CUSTOM HOME
Address: 440 Sansovino Ave	Address: 9901 SW 62ND STREET
City/State/Zip: Coral Gables FL	City/State/Zip: HEAVEN FL 33178
Telephone No.:	License No.: CGC1506316 Telephone No.:
Email:	Email: saadremodeling@gmail.com

ARCHITECT:	ENGINEER:
Name: Carlos A Marti	Name:
Address: 13600 SW 32 St Miami, FL 33175	Address:

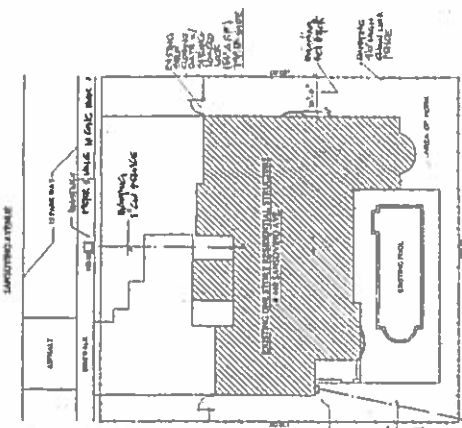
BONDING:	MORTGAGE LENDER:
Name:	Name:
Address:	Address:

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES BOILERS, HEATERS TANKS, AND AIR CONDITIONERS, etc. AFFIDAVIT OF OWNER/LESSEE/AUTHORIZED AGENT: Under penalties of perjury and the City of Coral Gables False Claims and Presentations Ordinance, City Code Chapter 39, I certify that I am the owner or that I have the owner's full consent and authorization to sign this application to obtain a permit to perform the above-mentioned work; that all the foregoing information is accurate, and that all work will be done in compliance with all applicable laws regulating construction and zoning. WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT. The Historical Resources & Cultural Arts Department's approval is required prior to the issuance of a demolition permit. The Qualifier cannot sign below as Owner/Lessee/Authorized Agent.

Signature of Owner/Lessee/Authorized Agent: _____ Signature of Qualifier: Gabriel de Orozco
Owner/Lessee/Authorized Agent Name (Print): _____ Qualifier Name (Print): Gabriel de Orozco

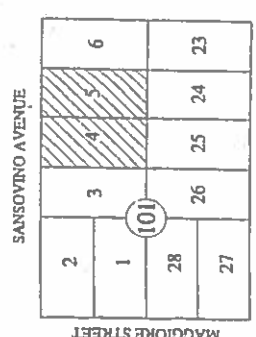
STATE OF FLORIDA)
 COUNTY OF MIAMI-DADE)
 ANGELO SAAD)
 Commission # GG 165263)
 Expires December 16, 2018)
 I, _____, day of _____, in the year 2018, by _____ who has taken an oath and is personally known to me as _____ as identification.
 My Commission Expires: _____
 Notary Public

STATE OF FLORIDA)
 COUNTY OF MIAMI-DADE)
 ANGELO SAAD)
 Commission # GG 165263)
 Expires December 16, 2018)
 I, _____, day of _____, in the year 2018, by _____ who has taken an oath and is personally known to me as _____ as identification.
 My Commission Expires: _____
 Notary Public



SITE PLAN
SCALE: 1/16" = 1'-0"

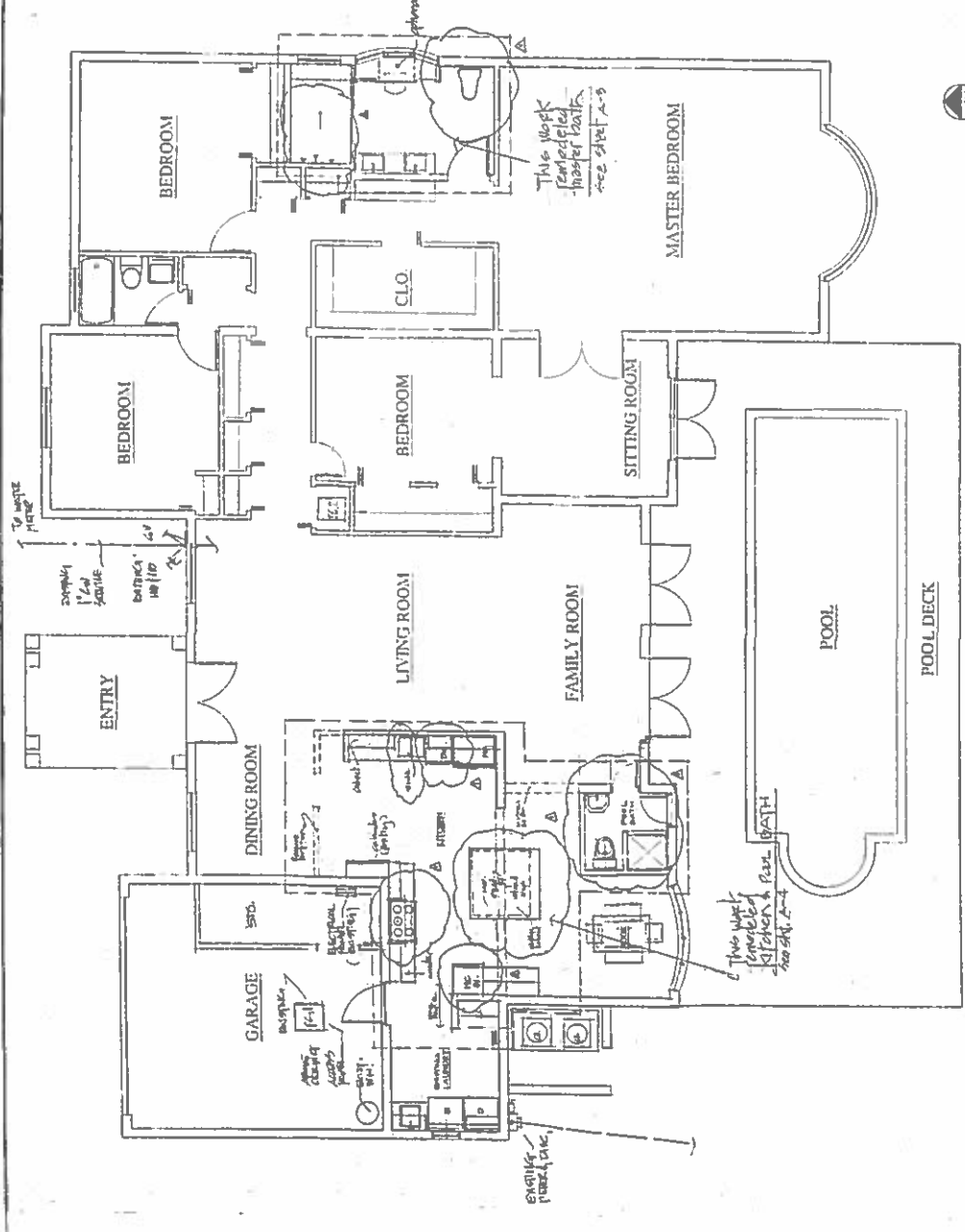
LEGAL DESCRIPTION
 PART OF BLOCK 10, IN THE 10TH AVENUE BLVD. OF THE TOWN OF CORAL GABLES, DEDICATED TO THE PUBLIC USE OF THE CITY OF CORAL GABLES, FLORIDA, AS SHOWN ON THE PLAT OF THE CITY OF CORAL GABLES, FLORIDA, PUBLIC RECORDS OF DADE COUNTY, FLORIDA.



LOCATION SKETCH

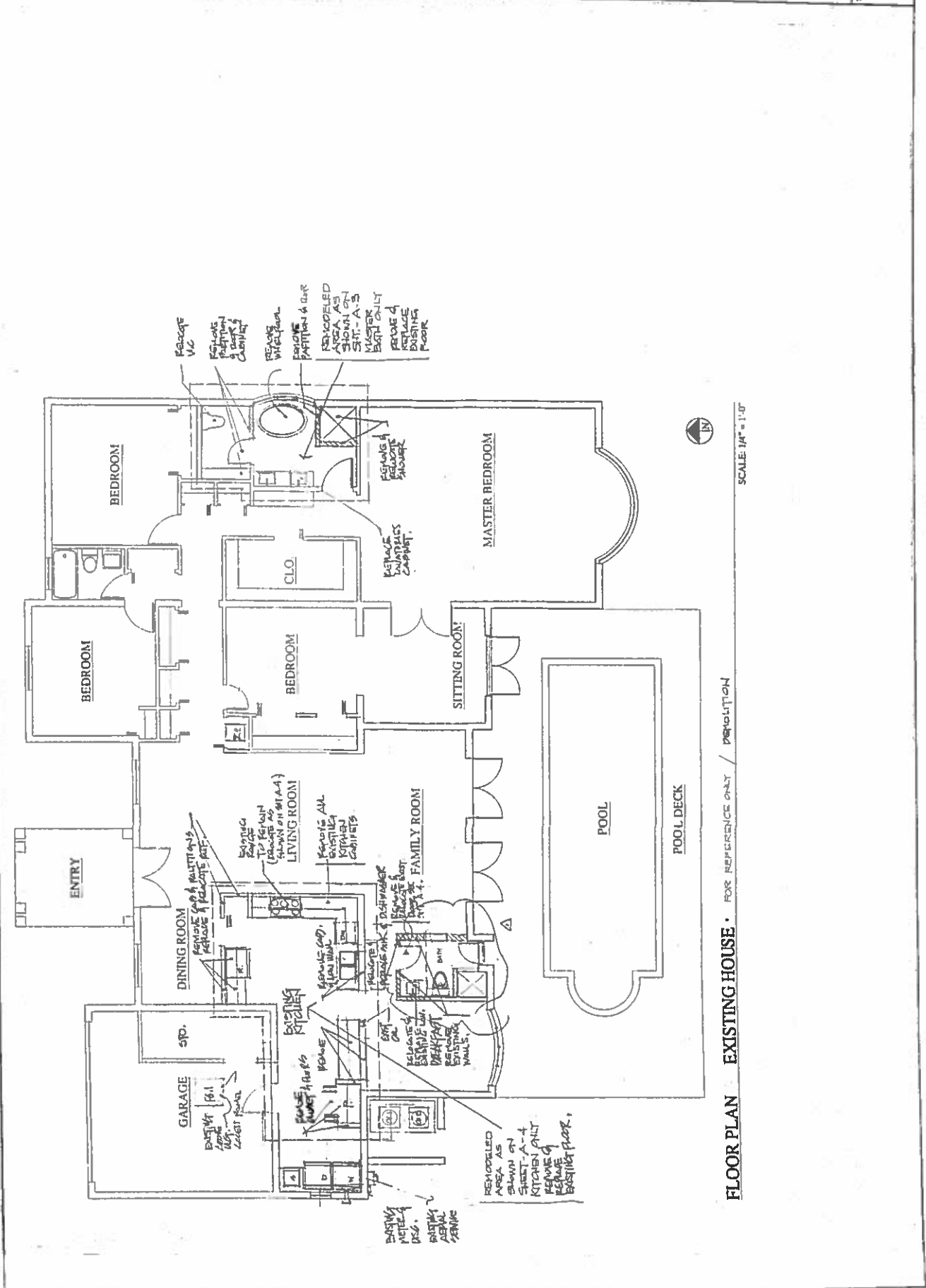
SCOPE OF THIS WORK
 1- REMODELED MASTER BATH - SHT. A-3
 2- REMODELED KITCHEN - SHT. A-4

GENERAL NOTES:
 NO EXTERIOR WORK THIS PERMIT
 NO INCREASE OF AREA THIS PERMIT
 NO CHANGE TO EXISTING PARKING OR DRIVES
 NO CHANGE IN LOT COVERAGE OR SET BACKS.



FLOOR PLAN EXISTING HOUSE - ALTERATION
 SCALE: 1/4" = 1'-0"

	JACOBS ARCHITECTS & INTERIORS, INC. STATE OF FLORIDA ARCHITECTS NO. 12345 INTERIORS NO. 67890	PROJECT: RESIDENCE ALTERATION FOR THE MORENO MASIS FAMILY ADDRESS: 440 Sansonville Avenue, Coral Gables, Florida		SCALE: 1/4" = 1'-0" FLOOR PLAN • EXISTING HOUSE • FOR REFERENCE ONLY • DEMOLITION	A2
---	--	---	---	--	-----------



City of Coral Gables
Development Services



RV-18-02-1908
440 SANSONVINO AVE 9

Form #: 03-1120-003-2199
Permit Description: REVISION TO INTERIOR
ALTERATIONS, MASTER BATHROOM AND
ATTIC/EN 317.202

EL _____
ME _____
PL _____

OFFICE SET

Master Permit # BL-17-12-1814

Activities	By	Approved	Date
<input checked="" type="checkbox"/> BUILDING	<i>[Signature]</i>	<i>[Signature]</i>	8-14-18
<input type="checkbox"/> CONFORMANCE			
<input type="checkbox"/> ELECTRICAL	<i>[Signature]</i>	<i>[Signature]</i>	8/15/18
<input type="checkbox"/> PLUMB			
<input type="checkbox"/> FIRE			
<input type="checkbox"/> HANDICAP			
<input type="checkbox"/> HISTORICAL			
<input type="checkbox"/> LANDSCAPE			
<input type="checkbox"/> MECHANICAL	<i>[Signature]</i>	<i>[Signature]</i>	
<input checked="" type="checkbox"/> PLUMBING	<i>[Signature]</i>	<i>[Signature]</i>	
<input type="checkbox"/> PUBLIC WORKS			
<input type="checkbox"/> STRUCTURAL			
<input type="checkbox"/> ZONING			
<input type="checkbox"/>			
<input type="checkbox"/> DRIVER BUILDER			

Applicant certifies that all Plans, Specifications, Conditions, and other documents submitted to the City are true and accurate. City assumes no responsibility for errors or omissions. Applicant shall be responsible for obtaining all necessary permits from other agencies. THIS PERMIT IS NOT VALID UNTIL ALL CONDITIONS OF THIS PERMIT HAVE BEEN MET AND ALL WORK IS COMPLETED.

NOTICE TO THE SET OF PLANS (SEE PERMITS) FOR THIS PROJECT IS NOT VALID UNTIL ALL CONDITIONS OF THIS PERMIT HAVE BEEN MET AND ALL WORK IS COMPLETED.

Special Inspector required for the following:
 Special Inspector for PLUMBING
 Special Inspector for REINFORCED CONCRETE
 Special Inspector for

RV-18-02-1908



Permits

File Edit Record Navigate Form Reports Format Tab Help



Main Contractors Custom Fields Fees Plan Routing Actions Fee Summary Sub Permits Routing History Parcels Routing Status

Tab Groups
Toolbox

Permit #	BL-17-12-1814	Address	440 SANSOVINO AVE CORAL GABLES FL 33146-2220
Permit type	INTERIOR ALTERATION ONLY		
Permit Number	Permit Type	Address	
EL-17-12-1854	ELEC COMMERCIAL / RESIDENTIAL	440 SANSOVINO AVE CORAL GABLES FL 33146-2220	
Status	issued		
Description	INTERIOR ALTERATIONS ONLY - MASTER BATH AND KITCHEN 15 OUTLETS, 15 LIGHTS, 5 SPECIAL		
PL-18-01-1503	PLUMB COMMERCIAL / RESIDENTIAL	440 SANSOVINO AVE CORAL GABLES FL 33146-2220	
Status	issued		
Description	PLUMBING WORK FOR RESD. INTERIOR ALTERATIONS @ MASTER BATHROOM & KITCHEN 6rs 4S		
RV-18-02-1908	REVISION TO PERMIT	440 SANSOVINO AVE CORAL GABLES FL 33146-2220	
Status	final		
Description	REVISION TO INTERIOR ALTERATIONS - MASTER BATHROOM AND KITCHEN \$17,000		
UP-17-12-1815	UPFRONT FEE	440 SANSOVINO AVE CORAL GABLES FL 33146-2220	
Status	final		
Description	*UPFRONT FEE* BL-17-12-1814 - INTERIOR ALTERATIONS ONLY - MASTER BATHROOM AND KITCHEN \$17,000		

Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134



Tel: 305-460-5235
Fax: 305-460-5261
www.coralgables.com
applications@coralgables.com

CITY OF CORAL GABLES
DEVELOPMENT SERVICE DEPARTMENT
Permit Application

EL-17-12-1854

ALL OF THE FOLLOWING MUST BE COMPLETED BY APPLICANT ACCORDING TO FS 713.135

Date: <u>2/5/18</u>	Permit Type: <input checked="" type="checkbox"/> Building	Master Permit #: <u>BL-17-12-1814</u>
Permit Change: <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Electrical	Sub Permit #:
Change of Contractor: <input type="checkbox"/>	<input type="checkbox"/> Mechanical	Project Information: <input checked="" type="checkbox"/>
Permit Extension: <input type="checkbox"/>	<input type="checkbox"/> Plumbing	Commercial: <input type="checkbox"/> Residential: <input checked="" type="checkbox"/>
Permit Renewal: <input type="checkbox"/>	<input type="checkbox"/> Misc.	Linear Feet: <input type="checkbox"/>
Permit Revision: <input type="checkbox"/>	<input type="checkbox"/> App.	Square Feet: <input checked="" type="checkbox"/>
Permit Supplement: <input type="checkbox"/>		Cost of Work: <u>\$3,000</u>

DESCRIPTION OF WORK (PRINT):
ELEC. Renovation of master BATHROOM + Kitchen

Job Address:
440 Sansovino Ave
Folio #: 03-4120-023-3130
Lot: 4 & 5 Block: 101
Subdivision: Coral Gables Pkwn sec 2 REV
Plat book: 25-1B Page:

PROPERTY OWNER:
Name: Miguel Angel Moreno Marín and Glora Magaly Macías Carmon
Address: 440 Sansovino Ave
City/State/Zip: Coral Gables FL
Telephone No.:
Email:

CONTRACTOR COMPANY NAME: Sead Remodeling and Custom Home Builders
Qualifier Name: Bart BELEC CO.
Address: 1115 W. 50 PLACE
City/State/Zip: Hialeah FL 33012
License No.: 000014282 Telephone No.: 305 9 705667
Email: seadremodeling@gmail.com sumibbelectrical@comcast.net

ARCHITECT:
Name: Carlos A Martí
Address: 13600 SW 32 St Miami, FL 33175

ENGINEER:
Name:
Address:

BONDING:
Name:
Address:

MORTGAGE LENDER:
Name:
Address:

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES BOILERS, HEATERS TANKS, AND AIR CONDITIONERS, etc. **AFFIDAVIT OF OWNER/LESSEE/AUTHORIZED AGENT:** Under penalties of perjury and the City of Coral Gables False Claims and Presentations Ordinance, City Code Chapter 39, I certify that I am the owner or that I have the owner's full consent and authorization to sign this application to obtain a permit to perform the above-mentioned work; that all the foregoing information is accurate; and that all work will be done in compliance with all applicable laws regulating construction and zoning. **WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.** The Historical Resources & Cultural Arts Department's approval is required prior to the issuance of a demolition permit. The Qualifier cannot sign below as Owner/Lessee/Authorized Agent.

Signature of Owner/Lessee/Authorized Agent: [Signature]

Signature of Qualifier: [Signature]

Owner/Lessee/Authorized Agent Name (Print):

Qualifier Name (Print): EULALIO BEEVIDES

STATE OF FLORIDA)
SS)
COUNTY OF MIAMI-DADE)
Sworn to or affirmed and subscribed before me this 5 day of Feb in the year 2018 by [Signature] who has taken an oath and is personally known to me or whose production of identification. [Signature]
My Commission Expires: December 18, 2017
Notary Public

STATE OF FLORIDA)
SS)
COUNTY OF MIAMI-DADE)
Sworn to or affirmed and subscribed before me this 5 day of Feb in the year 2018 by [Signature] who has taken an oath and is personally known to me or has produced [Signature] as identification.
My Commission Expires: August 23, 2018
Notary Public

Permits

File Edit Record Navigate Form Reports Format Tab Help

Navigation icons: Home, Back, Forward, Print, Refresh, Stop, Jump 1, Help, Warning.

Main | Contractors | Custom Fields 1 | Fees | **Actions** | Fee Summary | Sub Permits | Routing History | Parcels | Routing Status

Permit # Address
 Permit type

Group	Action Code	Action Description	Completion Date	Complete Code
1	PERMIT PROCESSING	Routed		
2	CASHIER	Routed		
3	NOTICE OF COMMENCEMENT	Routed		
-	4	INSPECTION	Working	
4	eI023	ELECTRICAL ROUGH		<input type="checkbox"/>
4	eI023	ELECTRICAL ROUGH	02/20/2018 12:00:00 AM	<input checked="" type="checkbox"/> reject
4	eI023	ELECTRICAL ROUGH	02/21/2018 12:00:00 AM	<input checked="" type="checkbox"/> part
4	eI179	FINAL ELECTRICAL		<input type="checkbox"/>

Tab Groups

Toolbox

Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134



Tel: 305-460-5235
Fax: 305-460-5261
www.coralgables.com
applications@coralgables.com

CITY OF CORAL GABLES
DEVELOPMENT SERVICE DEPARTMENT
Permit Application

ALL OF THE FOLLOWING MUST BE COMPLETED BY APPLICANT ACCORDING TO FS 713.135

Date:	Permit Type:	Master Permit #:
Permit Change: <input checked="" type="checkbox"/>	Building <input checked="" type="checkbox"/>	BL 1712 1814
Change of Contractor <input type="checkbox"/>	Electrical <input type="checkbox"/>	Sub Permit #: PL 1801 1503
Permit Extension <input type="checkbox"/>	Mechanical <input type="checkbox"/>	Project Information: <input checked="" type="checkbox"/>
Permit Renewal <input type="checkbox"/>	Plumbing <input checked="" type="checkbox"/>	Commercial: <input type="checkbox"/> Residential: <input checked="" type="checkbox"/>
Permit Revision <input type="checkbox"/>	Misc. <input type="checkbox"/>	Linear Feet: <input checked="" type="checkbox"/>
Permit Supplement <input type="checkbox"/>	App: <i>Jm</i> Date: 2-14-18	Square Feet: <input checked="" type="checkbox"/>
		Cost of Work: <input checked="" type="checkbox"/>

DESCRIPTION OF WORK (PRINT):

Job Address:
440 Sansovino Ave
Folio #: 03-4120-023-3130
Lot: 4 & 5 Block: 101
Subdivision: Coral Gables Riviera sec 2 REV
Plat book: 28-10 Page: Best Plumbing

PROPERTY OWNER:
Name: Miguel Angel Moreno Martin and Glenda Magally Masls Chacon
Address: 440 Sansovino Ave
City/State/Zip: Coral Gables FL
Telephone No.:
Email:

CONTRACTOR COMPANY NAME:
Qualifier Name: Joseph Rodriguez
Address: 251 east / 44th Street
City/State/Zip: Hialeah FL 33013
License No.: CFC 1426732 Telephone No.: 305-5588544
Email: saadremodeling@gmail.com

ARCHITECT:
Name: Carlos A Marti
Address: 13600 SW 32 St Miami, FL 33175

ENGINEER:
Name:
Address:

BONDING:
Name:
Address:

MORTGAGE LENDER:
Name:
Address:

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES BOILERS, HEATERS' TANKS, AND AIR CONDITIONERS, etc. **AFFIDAVIT OF OWNER/LESSEE/AUTHORIZED AGENT:** Under penalties of perjury and the City of Coral Gables False Claims and Presentations Ordinance, City Code Chapter 39, I certify that I am the owner or that I have the owner's full consent and authorization to sign this application to obtain a permit to perform the above-mentioned work; that all the foregoing information is accurate; and that all work will be done in compliance with all applicable laws regulating construction and zoning. **WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.** The Historical Resources & Cultural Arts Department's approval is required prior to the issuance of a demolition permit. The Qualifier cannot sign below as Owner/Lessee/Authorized Agent.

Signature of Owner/Lessee/Authorized Agent: *[Signature]*

Signature of Qualifier: *[Signature]*

Owner/Lessee/Authorized Agent Name (Print):

Qualifier Name (Print): JOSEPH RODRIGUEZ

STATE OF FLORIDA
SS ANGELO SAAD
COUNTY OF MIAMI-DADE COMMISSION # FF 163932
EXPIRES: December 16, 2017
Sworn to and affirmed and subscribed before me this 9 day of FEB in the year 2018 by JOSEPH RODRIGUEZ who has taken an oath and is personally known to me or has produced as identification.
My Commission Expires: *[Signature]*
Notary Public

STATE OF FLORIDA)
SS)
COUNTY OF MIAMI-DADE)
Sworn to and affirmed and subscribed before me this 9 day of FEB in the year 2018 by JOSEPH RODRIGUEZ who has taken an oath and is personally known to me or has produced as identification.
My Commission Expires: *[Signature]*
ANN CAROLINE DEL VALLE
Notary Public - State of Florida
My Comm. Expires Jun 10, 2018
Commission # FF 131525

Permits

File Edit Record Navigate Form Reports Format Tab Help

Navigation icons: Home, Back, Forward, Print, Refresh, Jump 1, Help, Info

Main Contractors Custom Fields Fees **Actions** Fee Summary Sub Permits Routing History Parcels Routing Status

Permit # Address
 Permit type

Group	Action Code	Action Description	Completion Date	Complete Code
1	PERMIT PROCESSING	Routed		
2	CASHIER	Routed		
3	NOTICE OF COMMENCEMENT	Routed		
-	4	INSPECTION	Working	
4	pl001	FINAL PLUMBING		<input type="checkbox"/>
4	pl062	PLUMBING ROUGH	02/20/2018 12:00:00 AM	<input checked="" type="checkbox"/> apvd
4	pl125	PLUMBING TUB SET & WATER PIPING		<input type="checkbox"/>
4	pl125	PLUMBING TUB SET & WATER PIPING	03/09/2018 12:00:00 AM	<input checked="" type="checkbox"/> part

Empty form area for additional details or notes.