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 Permits and Inspections: Actions

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BL-14-08-3416

Applied	Approved	Issued	Final	Expires
08/22/2014	09/17/2015	09/17/2015		06/16/2021

Type **RESIDENTIAL ADDITION**

Status **issued**

Permit Description

Permit Address **1522 MALAGA AVE CORAL GABLES FL 33134-6232**

***** INCLUSIVE *** RESIDENTIAL ADDITION *** SIMPLIFIED ***COVERED TERRACE, INTERIOR ALTERATIONS (KITCHEN) INSTALL (2) DOORS, \$150,000.**

Applicant **KISO GROUP LLC Owner N**

Owner **ELIZABETH ANN MARTIN**

Viewing

Actions

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Group	Action	Approver	Start Date	Comp'd Date	Comp'd Code	Comment
BOA PLAN REVIEW	pradmin - ADMINISTRATIVE BOARD OF ARCHITECTS PLAN REVIEW	cmindreau		02/17/2015	APPROVED	
BOA PLAN REVIEW	prboa - BOARD OF ARCHITECTS PLAN REVIEW	jray		08/21/2014	APPROVED	
BOA PLAN REVIEW	prboa - BOARD OF ARCHITECTS PLAN REVIEW	jray		05/07/2015	APPROVED	
BUILDING PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez	08/22/2014	08/22/2014	REJECTED	INDICATE CRAWL SPACE VENTILLATION.
BUILDING PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez		03/24/2015	REJECTED	SEE PREVIOUS COMMENTS.
BUILDING PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez	07/30/2015	07/31/2015	REJECTED	SEE PREVIOUS COMMENTS.
BUILDING PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez	08/13/2015	08/13/2015	APPROVED	
ELECTRICAL PLAN REVIEW	prelec - ELECTRICAL PLAN REVIEW	areyes	08/25/2014	08/25/2014	APPROVED	
MECHANICAL PLAN REVIEW	prmech - MECHANICAL PLAN REVIEW	gruggiano	08/25/2014	08/28/2014	APPROVED	
PLUMBING PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	gurgelles	08/22/2014	08/25/2014	REJECTED	SHOW LOCATION OF SEPTIC TANK AND DRAINFIELD NEED DEPARTMENT OF HEALTH APPROVAL
PLUMBING PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	gurgelles	02/27/2015	03/02/2015	REJECTED	PENDING DEPARTMENT OF HEALTH APPROVAL
PLUMBING PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	gurgelles		06/11/2015	APPROVED	
PUBLIC WORKS PLAN REVIEW	prpworks - PUBLIC WORKS PLAN REVIEW	emunoz	08/28/2014	08/28/2014	APPROVED	
STRUCTURAL PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	09/09/2014	09/12/2014	REJECTED	1. Structural drawings incomplete. Information erroneous and below minimum Code standards. EOR to completely review and coordinate all drawings prior to resubmittal. Peer Review of the project may be required. Review terminated.
STRUCTURAL PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	03/10/2015	03/23/2015	REJECTED	1. S-1: Specify slump range of grout. 2. S-2: Wall footing reinforcement below Code mandated minimum. 3. S-3: Floor elevations do not match those shown within sections. 4. S-3: Indicate location and size of floor vents. How are vents installed along exterior steps ? 5. S-3: Review SD-1: provide concrete sill/on top of existing masonry along new door openings. 6. S-7: Detail G: Exposed light-gauge connectors not allowed by Zoning Code. 7. S-5: Within Sections (or elsewhere) - dimension minimum splice between dowels and main wall reinforcement. 8. S-5: Check uplift on existing footing/wall along new addition under new + existing loads. Is existing wall along new construction reinforced ? Provide existing drawings for a reference - if not, review existing TB for uplift. 9. S-5: Section B: Detail step at door. Discontinue sheathing. 10. S-5: Section B: Provide tie beams or bond beams along top of all masonry walls 11. S-6: Detail C: Wood cannot be embedded in concrete per Zoning Code. Revise. 12. S-1: Address protection/treatment of wood in contact with concrete/masonry or

STRUCTURAL PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	05/07/2015	06/10/2015	REJECTED	<p>exposed to the elements. 13. S-7: Detail J: (i) Address connection between new and existing concrete tie beams at top (ii) Specify number of dowels at 24" wide new footing (1 @24" c/c is not adequate) 14. S-7: Section E: how are straps connected to existing tie beam ? 15. S-7: Detail I: spacing of fasteners conflicts with that within S-1 and is below Code minimum. 16. S-4: Exposed connectors '2' not allowed by Zoning Code. 17. S-5: Section B: Review detail on the right-side with Zoning (top part of wall is wood). If OK, brace last rafter laterally for wind to concrete or address otherwise. 18. S-3: Address lateral stability (MWFRS) of the addition under ASCE 7-10. Please note not to rely on existing structure not designed for the FBC 2010 unless checked to be adequate. Per FBC 2010 - all new structures must comply to new Code requirements (components/cladding AND MWFRS).</p> <p>4. S-3: Indicate location and size of floor vents. How are vents installed along exterior steps ? COMMENT REMAINS - FLOOR VENTS NOT SHOWN OR DETAILED WITHIN STRUCTURAL DRAWINGS. 5. S-3: Review SD-1: provide concrete sill/on top of existing masonry along new door openings. 8X8 WITH 2"5 MINIMUM. HOW ANCHOREC AT ENDS TO REINFORCED JAMBS ? 8. S-5: Check uplift on existing footing/wall along new addition under new + existing loads. Is existing wall along new construction reinforced ? Provide existing drawings for a reference - if not, review existing TB for uplift. COMMENT REMAINS AND REMAINS APPLICABLE TO THE PROPOSED DESIGN. PLEASE REVIEW COMPLETEL NEW FRAMING/COLUMNS/FOOTINGS/ETC. 9. S-5: Section B: Detail step at door. Discontinue sheathing. COMMENT REMAINS - 8"X8" SILL/FLOOR PLYWOOD SHOULD NOT EXTEND OVER CONCRETE SILL 11. S-6: Detail C: Wood cannot be embedded in concrete per Zoning Code. Revise. REVISED DETAILS SHOW EXPOSED WOOD CONNECTORS - NOT ALLOWED BY BOA AND ZONING. ARCHITECTURAL DRAWINGS APPROVED BY BOA SHOW 4x4 'PLAIN' WOOD COLUMNS. 14. S-7: Section E: how are straps connected to existing tie beam ? SEE OTHER COMMENTS ON THE REVISED SECTION 16. S-4: Exposed connectors '2' not allowed by Zoning Code. COMMENT REMAINS. SIMILAR FOR THE REVISED SECTION E/S-7. 17. S-5: Section B: Review detail on the right-side with Zoning (top part of wall is wood). If OK, brace last rafter laterally for wind to concrete or address otherwise. COMMENT REMAINS - ZONING 18. S-3: Address lateral stability (MWFRS) of the addition under ASCE 7-10. Please note not to rely on existing structure not designed for the FBC 2010 unless checked to be adequate. Per FBC 2010 - all new structures must comply to new Code requirements (components/cladding AND MWFRS). COMMENT REMAINS - ROOFS ARE CONNECTED AND THEREFORE NEW AND EXISTING STRUCTURES ARE CONNECTED. FASEN NEW BEAM TO EXISTING OR PROVIDE ISOLATION JOINT. DSECTION J/S-7 SHOWS CONNECTION BETWEEN NEW AND EXISTING - RESPONSE TO COMMENT STATES INDEPENDENT CONSTRUCTION. ETC.</p>
STRUCTURAL PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	07/16/2015	07/30/2015	APPROVED	
ZONING PLAN REVIEW	przoning - ZONING PLAN REVIEW	srodriguez	09/02/2014	09/09/2014	DEFERRED	<p>ZONING COMMENT #1 1. PROVIDE ONE PAGE A-101; PLAN SUBMITTAL HAS 3 OF THE SAME PAGES (NO VOIDED PAGES). THE SAME APPLIES FOR PAGES D-200, A-500, A-501, AND A-600; VOID THE UNNEEDED SHEETS. 2. PAGE A-200, PROVIDE COMPLETE EXTERIOR DIMENSIONS OF THE RESIDENCE (SURVEY 1950). 3. PROVIDE A RECORDED COPY OF THE UNITY OF TITLE COVENANT FOR THIS PROPERTY, SHOULD YOU NEED TO APPLY, THE APPLICATION CAN BE FOUND AT: HTTP://WWW.CORALGABLES.COM/INDEX.ASPX?PAGE=317 4. PAGE A-500, PROVIDE THE ROOF TILE TYPE FOR THE EXISTING AND NEW PORTION OF THE RESIDENCE. 5. PAGE A-100, PROVIDE LANDSCAPE OPEN SPACE CALCULATION OF NOT LESS THAN FORTY (40%) PERCENT OF THE AREA OF THE BUILDING SITE. 6. FURTHER REVIEW REQUIRED. REVIEW BY:</p>

ZONING PLAN REVIEW	przoning - ZONING PLAN REVIEW	srodriguez		02/27/2015	DEFERRED	STEVEN RODRIGUEZ ZONING TECH. EMAIL: srodriguez@coralgables.com CITY WEB SITE: www.coralgables.com
ZONING PLAN REVIEW	przoning - ZONING PLAN REVIEW	srodriguez		03/10/2015	DEFERRED	ZONING COMMENT #2 1. PAGE A-100 PRIOR COMMENT NOT FULLY ADDRESS, PROVIDE LANDSCAPE OPEN SPACE CALCULATION OF NOT LESS THAN FORTY (40%) PERCENT OF THE AREA OF THE BUILDING SITE. 2. FURTHER REVIEW REQUIRED. REVIEW BY: STEVEN RODRIGUEZ ZONING TECH. EMAIL: srodriguez@coralgables.com CITY WEB SITE: www.coralgables.com
ZONING PLAN REVIEW	przoning - ZONING PLAN REVIEW	srodriguez	07/31/2015	08/05/2015	APPROVED	
PLAN PROCESSING	ppappl - APPLICATION/LICENSE/OWNERSHIP VERIFICATION	carguinzon		09/17/2015	COMPLETED	
PLAN PROCESSING	calc fees - CALCULATE FEES	carguinzon		08/18/2015	INCOMPLETE	INCOMPLETE, NEED A PERMIT APPLICATION W/ COST OF THE WORK, COUNTY IMPACT APPROVAL REQUIRED,
PLAN PROCESSING	calc fees - CALCULATE FEES	carguinzon		09/17/2015	COMPLETED	
PLAN PROCESSING	ppimpfees - MIAMI-DADE COUNTY IMPACT FEES	carguinzon		09/17/2015	APPROVED	
PLAN PROCESSING	pphrs - PLUMBING-HRS APPROVAL - SEPTIC TANK	carguinzon		03/19/2015	APPROVED	
CASHIER	collect - COLLECT FEES	iwebuser		09/17/2015		
NOTICE OF COMMENCEMENT	ppnoc - NOTICE OF COMMENCEMENT	cgonzalez		09/29/2015	COMPLETED	
BUILDING INSPECTIONS	bi002 - ARCH/ENG REVIEW SOIL CONDITION LETTER					
BUILDING INSPECTIONS	bi075 - COLUMNS MISCELLANEOUS	jpaz	10/16/2015	10/16/2015	APPROVED	
BUILDING INSPECTIONS	bi084 - FINAL BUILDING					
BUILDING INSPECTIONS	bi108 - FLOOR JOISTS	emartin	11/12/2015	11/12/2015	REJECTED	Missing blockings
BUILDING INSPECTIONS	bi108 - FLOOR JOISTS	emartin	11/30/2015	11/30/2015	APPROVED	Floor joists completed. See note for rear steps.EM*
BUILDING INSPECTIONS	bi112 - FOUNDATION ADDITIONS/NEW - SOIL LETTER REQUIRED	emartin	09/30/2015	09/30/2015	CANCELLED	
BUILDING INSPECTIONS	bi112 - FOUNDATION ADDITIONS/NEW - SOIL LETTER REQUIRED	emartin	10/01/2015	10/01/2015	APPROVED	NOTE TO INSP: SOIL BEARING LTR NOT SUBMITTED
BUILDING INSPECTIONS	bi114 - FRAMING 01 FLOOR	emartin	06/01/2016	06/01/2016	APPROVED	
BUILDING INSPECTIONS	bi171 - INSULATION 01 FLOOR	jpaz	06/13/2016	06/13/2016	APPROVED	
BUILDING INSPECTIONS	bi214 - POURED CELLS 01 FLOOR	jpaz	10/08/2015	10/08/2015	PARTIAL	stem wall PTL FOR STEM WALLS ONLY
BUILDING INSPECTIONS	bi214 - POURED CELLS 01 FLOOR	emartin	12/18/2020	12/18/2020	APPROVED	INSPECTED WITH TIEBEAM
BUILDING INSPECTIONS	bi236 - ROOF - CONVENTIONAL FRAMING					
BUILDING INSPECTIONS	bi236 - ROOF - CONVENTIONAL FRAMING	emartin	11/02/2015	11/02/2015	REJECTED	Not ready.EM*
BUILDING INSPECTIONS	bi236 - ROOF - CONVENTIONAL FRAMING	emartin	12/18/2020	12/18/2020	CANCELLED	
BUILDING INSPECTIONS	bi237 - ROOF INSULATION	emartin	12/18/2020	12/18/2020	APPROVED	inspected with walls insulation on 6/13/2016
BUILDING INSPECTIONS	bi239 - ROOF SHEATHING	emartin	11/17/2015	11/17/2015	APPROVED	
BUILDING INSPECTIONS	bi243 - ROOF TIE BEAM	jpaz	10/16/2015	10/16/2015	REJECTED	MISSING DOWELS ALONG EXISTING BEAM *JP
BUILDING INSPECTIONS	bi243 - ROOF TIE BEAM	emartin	12/18/2020	12/18/2020	APPROVED	apoved by Joe Paz
BUILDING INSPECTIONS	bi245 - SCREW FOR GYPSUM BOARD 01 FLOOR	jpaz	06/17/2016	06/17/2016	APPROVED	
BUILDING INSPECTIONS	bi240 - SHEATHING	emartin	12/18/2020	12/18/2020	APPROVED	already inspected and aproved. 11/17/2015
BUILDING INSPECTIONS	bi273 - SHOP DRAWING - EXTERIOR DOORS	cgonzalez		04/25/2016	COMPLETED	
BUILDING	bi290 - SHOP DRAWING -	cgonzalez		04/25/2016	COMPLETED	

INSPECTIONS	WINDOWS						
BUILDING INSPECTIONS	bi981 - STORMWATER, EROSION AND SEDIMENTATION CONTROL	emartin	10/01/2015	10/01/2015	APPROVED		
BUILDING INSPECTIONS	bi315 - TERMITE TREATMENT CERTIFICATE	emartin		12/18/2020	WAIVED	N/A	
BUILDING INSPECTIONS	bi334 - TIE COLUMNS 01 FLOOR	jpaz	10/16/2015	10/16/2015	APPROVED		
BUILDING INSPECTIONS	bi358 - WINDOW/DOOR ANCHORS 01 FLOOR - BUCK INSPECTION REQUIRED						
BUILDING INSPECTIONS	bi358 - WINDOW/DOOR ANCHORS 01 FLOOR - BUCK INSPECTION REQUIRED	emartin	12/18/2020	12/18/2020	CANCELLED		
BUILDING INSPECTIONS	bi375 - WINDOW/DOOR BUCK 01 FLOOR - SHOP DRAWING REQUIRED	jpaz	04/26/2016	04/26/2016	APPROVED		
PUBLIC WORKS INSPECTIONS	pw837 - FINAL PUBLIC WORKS (BLDG PERMIT)						
PUBLIC WORKS INSPECTIONS	pw837 - FINAL PUBLIC WORKS (BLDG PERMIT)	jrovira	05/11/2017	05/11/2017	REJECTED	1- REMOVE ARECA PALM TREES FROM SWALE AREA. 2- LEVEL AND RESOD ALL DAMAGE AREAS. 3- MUST RETAIN RAINWATER WITHIN PRIVATE PROPERTY.	
PUBLIC WORKS INSPECTIONS	pw837 - FINAL PUBLIC WORKS (BLDG PERMIT)	canderson	10/30/2017	10/30/2017	CANCELLED	CANCELLED BY LANAE JAMES	
ZONING INSPECTIONS	zn010 - FINAL SURVEY-NEW SF OVER 100						
ZONING INSPECTIONS	zn004 - FINAL ZONING						
ZONING INSPECTIONS	zn004 - FINAL ZONING	cgonzalez	01/11/2017	01/11/2017	REJECTED	1. LEVEL AND RESOD ALL DAMAGED AREAS 2. OBTAIN SEPERATE PERMIT TO PAINT PROPERTY 3. ALL BOLTS,FASTENERS, CLIPS, ECT. SHALL BE CONCEALED AT REAR OPEN TERRACE 4. SHALL PROVIDE PERMIT NUMBER FOR EXISTING BARBEQUE AREA IN READ SETBACK IF NO PERMIT EXIST SHALL BE REMOVED	
ZONING INSPECTIONS	zn264 - SETBACK INSP- FOUNDATION SURVEY REQ	wlessner	09/30/2015	09/30/2015	APPROVED		
PLAN PROCESSING	certificat - CERT OF COMPLETION OR OCCUPANCY ISSUANCE						
PLAN PROCESSING	ppelevcer2 - ELEVATION CERTIFICATE ON FILE						

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