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Permits and Inspections: Actions

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			<input type="text" value="BL-17-05-1219"/>		Applied	Approved	Issued	Final	Expires
					05/04/2017	02/28/2018	02/28/2018		03/07/2019

Type **RESIDENTIAL ADDITION**

Status **stop work**

Permit Description

Permit Address **1109 ALMERIA AVE CORAL GABLES FL 33134-5503**

***** INCLUSIVE *** (1) STORY
ADDITION (777 SF) *** SIMPLIFIED ***
INTERIOR ALTERATIONS, PAVER
DRIVEWAY, CONCRETES STEPS-LANDING,
WINDOWS,DOORS \$89,400**

Applicant **CONQUER BUILDERS** Owner **N**

Owner **SANDRA L MORALES LOURIDO**

Viewing

<-- Select the information you would like to view.

Group	Action	Approver	Start Date	Comp'd Date	Comp'd Code	Comment
PLAN REVIEW	pradmin - ADMINISTRATIVE BOARD OF ARCHITECTS PLAN REVIEW	cmindreau		06/16/2017	APPROVED	
PLAN REVIEW	prboa - BOARD OF ARCHITECTS PLAN REVIEW	jray		05/04/2017	APPROVED	
PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez	05/12/2017	05/12/2017	REJECTED	SHOW ROOF DRAINAGE. INDICATE LOCATION OF SCUPPERS AND OVERFLOW SCUPPERS.
PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez	06/22/2017	06/22/2017	APPROVED	
PLAN REVIEW	prelec - ELECTRICAL PLAN REVIEW	areyes	05/09/2017	05/10/2017	APPROVED	
PLAN REVIEW	prhist - HISTORICAL PLAN REVIEW	kkautz	01/23/2018	02/13/2018	APPROVED	AS NOTED COA (SP) 2017-007
PLAN REVIEW	prmech - MECHANICAL PLAN REVIEW	gruggiano	05/18/2017	05/23/2017	APPROVED	
PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	rperez2	05/10/2017	05/11/2017	REJECTED	1- REQUIRED DERM APPROVAL 2- REQUIRED DEPT OF HEALTH APPROVAL 3- REQUIRED WASD VERIFICATION LETTER 4- SHOW LOCATION OF REQUIRED WASHING MACHINE 5- SHOW DRAINAGE FOR DISHWASHER (D/W) 6- SHOW WATER SUPPLY TO D/W & REFRIGERATOR 7- SHOW BRANCH DRAIN & VENT SIZE AT MASTERBATH LAVATORY STACK 8- SHOW COMPLIANT VENT POINT OF CONNECTION BETWEEN W/C'S (BATH#1/2) 9- CLARIFY CONFLICT- WATER HEATER SHOWN EXISTING ON DETAIL AND NEW ON FLOOR PLAN (SHEET P-1) 10- PROVIDE NARRATIVE WITH RESUBMITTAL
PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	rperez2	07/10/2017	07/11/2017	REJECTED	*** PREVIOUS COMMENTS *** 3- REQUIRED WASD VERIFICATION LETTER
PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	rperez2	07/26/2017	07/27/2017	APPROVED	
PLAN REVIEW	PLAN REVIEW	carguinzon		02/21/2018	INCOMPLETE	

	ppwater - PLUMBING-WATER VERIFICATION FORM					NEED TO UPDATE WATER VERIFICATION LETTER
PLAN REVIEW	prpworks - PUBLIC WORKS PLAN REVIEW	emunoz	05/24/2017	05/25/2017	APPROVED	
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	05/12/2017	05/16/2017	REJECTED	<p>1. S-3: Existing masonry walls on the interface of new/existing construction are being removed. How do existing portions of parapet resist lateral wind pressures without 'backspan' ? 2. S-2, -3: Existing shearwalls are being removed. How and to what are MWFRS lateral loads accumulated within the existing roof diaphragm being transferred ? How are they resisted ? How are additional loads from new roof transferred along those walls? 3. S-3: How is new roof sheathing fastened to existing wall/parapet ? 4. S-4: Ledgers - specify grouting of masonry at fasteners and minimum edge distance in concrete for fasteners. 5. S-3: At section cut 7/S-6: do tie columns each side of opening extend up to top of parapet ? Review height of opening - is deeper beam required ? Provide a sill below window. 6. S-3: Show location of roof scuppers. Describe or provide a detail. 7. S-6: Sections 6 and 8 - why are joist hangers different ? Neither compatible with a 3x member - review. 8. S-6: Section 7: check strength of ledger and nails to brace the wall under WL. Same comment for a similar section which would apply at ground floor. 9. S-3: Details at ends of steel beam: one missing/specify dimensions to corner and review location of fasteners/provide a detail for installation of new column at existing wall. 10. S-4: Check vertical reinforcement in columns TC4 and TC5.</p>
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	07/11/2017	07/26/2017	REJECTED	<p>1. S-3: Existing masonry walls on the interface of new/existing construction are being removed. How do existing portions of parapet resist lateral wind pressures without 'backspan' ? COMMENT REMAINS FOR EXISTING PARAPET ON SECTION 2/S-7. 2. S-2, -3: Existing shearwalls are being removed. How and to what are MWFRS lateral loads accumulated within the existing roof diaphragm being transferred ? How are</p>

they resisted ? How are additional loads from new roof transferred along those walls? COMMENT REMAINS 4. S-4: Ledgers - specify grouting of masonry at fasteners and minimum edge distance in concrete for fasteners. COMMENT REMAINS 5. S-3: At section cut 7/S-6: do tie columns each side of opening extend up to top of parapet ? Review height of opening - is deeper beam required ? Provide a sill below window. COMMENT REMAINS: (i) SECTION 1/S-5 INCORRECTLY SHOWS FULL-HEIGHT WALL VS. WINDOW WITH SILL (ii) HOW ARE NEW WALLS BRACED ? PROVIDE CALCULATIONS FOR STRENGTH OF SHOWN LEDGERS IN FLEXURE ACROSS 1.5" DIMENSION UNDER LATERAL NEGATIVE LOADS FROM WALL AND PARAPET. LOAD ECCENTRICITY = DEPTH OF LEDGER/2. 7. S-6: Sections 6 and 8 - why are joist hangers different ? Neither compatible with a 3x member - review. COMMENT REMAINS. INFORMATION ON ROOF JOISTS CONFLICTING BETWEEN PLAN, REFERENCED SECTIONS AND CONNECTOR SCHEDULE. 8. S-6: Section 7: check strength of ledger and nails to brace the wall under WL. Same comment for a similar section which would apply at ground floor. COMMENT REMAINS. SEE ADDITIONAL COMMENT 5. 9. S-3: Details at ends of steel beam: one missing/specify dimensions to corner and review location of fasteners/provide a detail for installation of new column at existing wall. *10: S-2: ADDED EXTERIOR PATIO AND STAIR - PROVIDE INFORMATION ON PERIMETER FOOTING AND RETAILING WALL. *11: S-6: NEW SECTION 9: (i) DETAILING SUGGESTS EXTERIOR SHEATHING EXTENDED BETWEEN THE EXISTING PARAPET (BEING REMOVED) AND TOP OF EXISTING CONCRETE TIE BEAM - THIS IS INCORRECT. PLEASE REVISE. (ii) WHAT ARE CARRIAGE BOLTS ? HOW IS NEW LEDGER ANCHORED TO TOP OF EXISTING TIE

PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	10/06/2017	10/11/2017	REJECTED	<p>BEAM ? THICKNESS OF LEDGER NOT ADEQUATE FOR SHEATHING NAILS. ETC. (iii) HOW ARE ENDS OF EXISTING PARAPETS BRACED AT LOCATIONS OF REMOVED SECTION OF PARAPET ? *12: S-6: NEW DETAIL F: WHAT IS THE PURPOSE OF THIS WORK ? WHERE IS IT SHOWN ON PLAN ? ETC.</p> <p>REVIEW IN PROGRESS CURRENT REVIEW COMMENTS IN UPPER CASE LETTERS AND DATED 10.10.17: 1. S-3: Existing masonry walls on the interface of new/existing construction are being removed. How do existing portions of parapet resist lateral wind pressures without 'backspan' ? COMMENT REMAINS FOR EXISTING PARAPET ON SECTION 2/S-7. 10.10.17: NEW CONSTRUCTION REPLACING EXISTING - PLEASE PROVIDE A TYPICAL NOTE WITHIN S-3 ADDRESSING EXISTING TB REINFORCEMENT TO BE EXPOSED AND HOOKED INTO NEW CONCRETE TIE COLUMNS AT ALL LOCATIONS / HOW ARE EXISTING ROOF JOISTS RE-ATTACHED TO NEW BEAM RB-4 ? INDICATE LOCATIONS OF REQUIRED SCUPPERS WITHIN PERIMETER OF ALL ROOF AREAS SURROUNDED BY PARAPETS (NEW AND EXISTING) ETC. 2. S-2, -3: Existing shearwalls are being removed. How and to what are MWFRS lateral loads accumulated within the existing roof diaphragm being transferred ? How are they resisted ? How are additional loads from new roof transferred along those walls? COMMENT REMAINS 10.10.17: COMMENT REMAINS - DESIGN RB-2 AND RB-3 BEAMS AND ASSOCIATED COLUMNS/FOOTINGS AS MOMENT FRAMES OR PROVIDE COMPLETE INFORMATION ON EXISTING ROOF SHEATHING AND INSTALLATION OF NEW BLOCKING AT EXISTING SHEATHING WITHIN THE DRAWINGS, SUBMIT ROUGH CALCULATIONS TO SHOW AT NO POINT MAXIMUM DIAPHRAGM STRESSES WITHIN EXISTING SHEATHING 'BEFORE' EXCEED THOSE 'AFTER' THE REVISION. SECTION 5/S-6: NOT POSSIBLE - PROVIDE A</p>
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MATCHINF NEW JOIST
ALONGSIDE EXISTING
(FASTEN TOGETHER)/
NOTE DIAPHRAGM IS
'WEAKER' DUE TO NO
OVERLAP OF SHEETS /
PROVIDE LEDGERS FOR
NEW JOISTS. ETC. 4. S-4:
Ledgers - specify grouting
of masonry at fasteners
and minimum edge
distance in concrete for
fasteners. COMMENT
REMAINS 10.10.17:
COMMENT REMAINS -
NOTE NOT FOUND 5. S-3:
At section cut 7/S-6: do
tie columns each side of
opening extend up to top
of parapet ? Review
height of opening - is
deeper beam required ?
Provide a sill below
window. COMMENT
REMAINS: (ii) HOW ARE
NEW WALLS BRACED ?
PROVIDE CALCULATIONS
FOR STRENGTH OF
SHOWN LEDGERS IN
FLEXURE ACROSS 1.5"
DIMENSION UNDER
LATERAL NEGATIVE
LOADS FROM WALL AND
PARAPET. LOAD
ECCENTRICITY = DEPTH
OF LEDGER/2. 10.10.17:
COMMENT REMAINS:
RTB-1 IS SCHEDULED AS
8"x12" VS THAT SHOWN
IN SECTION 2/S-6 AND
1/S-6 / WHAT IS THE
DESIGNATION OF THE
BEAM BETWEEN
COLUMNS TC7 AND TC4 ?
7. S-6: Sections 6 and 8 -
why are joist hangers
different ? Neither
compatible with a 3x
member - review.
COMMENT REMAINS.
INFORMATION ON ROOF
JOISTS CONFLICTING
BETWEEN PLAN,
REFERENCED SECTIONS
AND CONNECTOR
SCHEDULE. 10.10.17:
COMMENT REMAINS. FOR
EXAMPLE: 2x10 ROOF
JOISTS IN SECTION 3/S-6
ARE SHOWN FASTENED
WITH JUS38 SEATS NOT
INTENDED FOR 2x
MEMBERS. IN ADDITION,
PLAN SHOWS 3x10 ROOF
JOISTS. ETC. 8. S-6:
Section 7: check strength
of ledger and nails to
brace the wall under WL.
Same comment for a
similar section which
would apply at ground
floor. COMMENT
REMAINS. SEE
ADDITIONAL COMMENT 5.
10.10.17: COMMENT
REMAINS FOR FLOOR
TB-1 ON S-2 SHOWN ON
SECTION 6/S-5. *10:
S-2: ADDED EXTERIOR
PATIO AND STAIR -
PROVIDE INFORMATION
ON PERIMETER FOOTING
AND RETAILING WALL.

PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	11/08/2017	REJECTED	<p>10.10.17: COMMENT REMAINS 13. NEW COMMENT 10.10.17: ADDED STRUCTURAL INFORMATION ON GUARDRAIL WITHIN SHEET A-2: PLEAQSE EITHER (i) PROVIDE COMPLETE INFORMATION ON RAILING, INCLUDING LOCATION OF POSTS ON PLANS, CALCULATIONS, ETC. (ii) ADD A NOTE DELEGATING DESIGN TO AN ENGINEER OR (iii) E.O.R. TO INCLUDE WITHIN HIS DRAWINGS 10.10.17: EOR - PLEASE PROVIDE A WRITTEN RESPONSE TO THE REVIEW COMMENTS WITHIN THE NEXT RESUBMITTAL.</p>
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	12/19/2017	REJECTED	<p>REVIEW IN PROGRESS CURRENT REVIEW COMMENTS IN UPPER CASE LETTERS AND DATED 10.10.17: *10: S-2: ADDED EXTERIOR PATIO AND STAIR - PROVIDE INFORMATION ON PERIMETER FOOTING AND RETAILING WALL. 10.10.17: COMMENT REMAINS 11.07.17: COMMENT REMAINS - SIDE OF STAIR IS OPEN - NEEDS A FOOTING AND WALL. *** 11.07.17: S2: AT NEW FLOOR SECTIONS - SPECIFY SIZE AND SPACING OF JOISTS/LEDGERS AGAINST TC10, JOIST CONNECTORS, THICKNESS AND FASTENERS OF NEW PLYWOOD SHEATHING. [PLEASE CONTACT THE REVIEWER UPON RESUBMITTAL FOR EXPEDITED PROCESSING]</p> <p>*10: S-2: ADDED EXTERIOR PATIO AND STAIR - PROVIDE INFORMATION ON PERIMETER FOOTING AND RETAILING WALL. 10.10.17: COMMENT REMAINS 11.07.17: COMMENT REMAINS - SIDE OF STAIR IS OPEN - NEEDS A FOOTING AND WALL. 12/19/17: Comment remains - see Proposed North (Rear) Elevation on A4. Again - please note that no wall (or footing) are being shown between WF-16 and F-3040 and therefore the space below the inclined portion of the stair and wall of the residence beyond are open to view. This conflicts with the Architectural Drawings approved by the BOA and conditions shown on the referenced architectural elevation. Please extend</p>

WF-16 and add a section of new masonry along the edge of new stair.

PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dreczek	01/12/2018	01/18/2018	APPROVED	
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	carguinzon		02/21/2018	RE REVIEW FEE	
PLAN REVIEW	przoning - ZONING PLAN REVIEW	etejera	05/04/2017	05/09/2017	DEFERRED	1. PENDING HISTORIC DESIGNATION AND COTTAGE APPROVAL/DESIGNATION. 2. ARCHITECT MUST SIGN AND SEAL NOTES ON SHEET SP/D-1.
PLAN REVIEW	przoning - ZONING PLAN REVIEW	etejera	06/20/2017	06/20/2017	DEFERRED	1. PENDING HISTORIC DESIGNATION AND COTTAGE APPROVAL/DESIGNATION.
PLAN REVIEW	przoning - ZONING PLAN REVIEW	etejera		06/22/2017	APPROVED	
PLAN PROCESSING	ppappl - APPLICATION/LICENSE/OWNERSHIP VERIFICATION	carguinzon		02/21/2018	INCOMPLETE	MISSING THE PERMIT APPLICATION
PLAN PROCESSING	ppappl - APPLICATION/LICENSE/OWNERSHIP VERIFICATION	carguinzon		02/28/2018	COMPLETED	
PLAN PROCESSING	calc fees - CALCULATE FEES	carguinzon		02/21/2018	INCOMPLETE	NEEDTHE CONTRACT COST OF THE JOB
PLAN PROCESSING	calc fees - CALCULATE FEES	carguinzon		02/28/2018	COMPLETED	
PLAN PROCESSING	ppimpfees - MIAMI-DADE COUNTY IMPACT FEES	carguinzon		02/21/2018	WAIVED	N/A
PLAN PROCESSING	ppderm - PLUMBING-DERM PLAN REVIEW	rperez2		07/27/2017	APPROVED	
PLAN PROCESSING	pphrs - PLUMBING-HRS APPROVAL - SEPTIC TANK	rperez2		07/27/2017	APPROVED	
PLAN PROCESSING	ppsewer - PLUMBING-SEWER ALLOCATION LETTER FROM DERM	rperez2		07/27/2017	WAIVED	
PLAN PROCESSING	ppwater - PLUMBING-WATER VERIFICATION FORM	rperez2		07/27/2017	APPROVED	
PLAN PROCESSING	ppwater - PLUMBING-WATER VERIFICATION FORM	rperez2		02/27/2018	APPROVED	
CASHIER	collect - COLLECT FEES	iwebuser		02/28/2018		
NOTICE OF COMMENCEMENT	ppnoc - NOTICE OF COMMENCEMENT					
INSPECTION	b1002 - ARCH/ENG REVIEW SOIL CONDITION LETTER					
INSPECTION	pw820 - BASE					
INSPECTION	b1021 - BEAMS MISCELLANEOUS					
INSPECTION	b1075 - COLUMNS MISCELLANEOUS					
INSPECTION	pw821 - CONCRETE PERIMETER/STEEL					
INSPECTION	zn002 - DRIVEWAY SETBACK					
INSPECTION	hi773 - FINAL HISTORICAL (BLDG PERMIT)					
INSPECTION	pw837 - FINAL PUBLIC WORKS (BLDG PERMIT)					
INSPECTION	b1084 - FINAL STRUCTURAL					
INSPECTION	zn010 - FINAL SURVEY-NEW SF OVER 100					
INSPECTION	zn004 - FINAL ZONING					
INSPECTION	b1108 - FLOOR JOISTS					
INSPECTION	b1112 - FOUNDATION ADDITIONS/NEW - SOIL LETTER REQUIRED					
INSPECTION	b1114 - FRAMING 01 FLOOR					
INSPECTION	b1171 - INSULATION 01 FLOOR					
INSPECTION	b1214 - POURED CELLS 01 FLOOR					
INSPECTION	b1236 - ROOF - CONVENTIONAL FRAMING					
INSPECTION	b1237 - ROOF INSULATION					
INSPECTION	b1239 - ROOF SHEATHING					
INSPECTION	b1243 - ROOF TIE BEAM					
INSPECTION						

	b1245 - SCREW FOR GYPSUM BOARD 01 FLOOR
INSPECTION	b1246 - SCREW FOR GYPSUM BOARD 02 FLOOR
INSPECTION	zn264 - SETBACK INSP- FOUNDATION SURVEY REQ
INSPECTION	b1240 - SHEATHING
INSPECTION	b1273 - SHOP DRAWING - EXTERIOR DOORS
INSPECTION	b1276 - SHOP DRAWING - GUARDRAILS/HANDRAILS
INSPECTION	b1290 - SHOP DRAWING - WINDOWS
INSPECTION	b1292 - SLAB 01 FLOOR
INSPECTION	b1981 - STORMWATER, EROSION AND SEDIMENTATION CONTROL
INSPECTION	pw807 - SUBGRADE
INSPECTION	b1315 - TERMITE TREATMENT CERTIFICATE
INSPECTION	b1334 - TIE COLUMNS 01 FLOOR
INSPECTION	b1358 - WINDOW/DOOR ANCHORS 01 FLOOR - BUCK INSPECTION REQUIRED
INSPECTION	b1375 - WINDOW/DOOR BUCK 01 FLOOR - SHOP DRAWING REQUIRED
PLAN PROCESSING	certificat - CERT OF COMPLETION OR OCCUPANCY ISSUANCE
PLAN PROCESSING	ppelevcer2 - ELEVATION CERTIFICATE ON FILE

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