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Permits and Inspections: Actions

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BL-17-12-2086

Applied	Approved	Issued	Final	Expires
12/26/2017	06/13/2018	07/10/2018		08/11/2020

Type **RESIDENTIAL ADDITION**

Status **issued**

Permit Description

Permit Address **1615 FERDINAND ST CORAL GABLES FL 33134-2146**

***** INCLUSIVE *** RESIDENTIAL ADDITION (120.7 SF) **** SIMPLIFIED *** COVERED ENTRY, CARPORT, INTERIOR ALTERATIONS, REPLACE WINDOWS & DOORS, PAVER DRIVE W/ (2) ASPHALT APPROACHES, POOL DECK, CBS WALL & METAL FENCE W/ GATES \$200,000**

Applicant **G&G CONSTRUCTION GROUP INC** Owner **Y**

Owner **MUSTER INVESTMENT LLC**

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Group	Action	Approver	Start Date	Comp'd Date	Comp'd Code	Comment
PLAN REVIEW	pradmin - ADMINISTRATIVE BOARD OF ARCHITECTS PLAN REVIEW	cmindreau		12/12/2017	APPROVED	
PLAN REVIEW	pradmin - ADMINISTRATIVE BOARD OF ARCHITECTS PLAN REVIEW	cmindreau		04/05/2018	APPROVED	
PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez	12/26/2017	12/26/2017	REJECTED	REVIEW LOCATION OF HANDRAIL.
PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez		04/18/2018	REJECTED	SEE PREVIOUS COMMENTS. HANDRAILS MUST END AT TOP STEP.
PLAN REVIEW	prbuild - BUILDING PLAN REVIEW	mlopez	06/12/2018	06/13/2018	APPROVED	
PLAN REVIEW	prelec - ELECTRICAL PLAN REVIEW	gmoreno	12/26/2017	12/26/2017	APPROVED	
PLAN REVIEW	prpubserv - LANDSCAPE PLAN REVIEW	dbell	02/16/2018	02/28/2018	REJECTED	1. Submit landscape plan showing minimum landscape requirements as per landscape codes. Specify new sod over new septic tank area. Show underground utilities on landscape plan to ensure there are no conflicts with proposed landscaping. 2. On landscape plan show tree protection fencing for existing trees. 2 x 4 wood posts wrapped in plastic construction fencing , minimum 6' from tree trunks. 48" height, min. 2' from edge of sidewalks or road. 3. Put note that there will be an automatic irrigation system installed to provide 100% coverage to planted areas, or provide a hose bib a min. of 75' from each planting area, as per code. 4. Show how water will be retained on the site by use of vegetative swales or other draining structures.
PLAN REVIEW	prpubserv - LANDSCAPE PLAN REVIEW	dbell	04/19/2018	04/19/2018	APPROVED W/ COND	Tree protection fencing must be installed to existing trees in right of way prior to construction activities. Fencing to be 2 x 4 wood posts, buried, wrapped in orange plastic fencing, 4' height, 6' minimum distance from trunks and 2' away from road edge or pavements.
PLAN REVIEW	prmech - MECHANICAL PLAN REVIEW	mreboiro		12/28/2017	APPROVED	
PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	rperez2	01/19/2018	01/25/2018	REJECTED	1- REQUIRED DERM APPROVAL & STAMP PLANS 2- REQUIRED WASD APPROVAL, VERIFICATION LETTER & STAMP PLANS 3- REQUIRED DEPT OF HEALTH APPROVAL & STAMP PLANS 4- REQUIRED TO SHOW *** EXISTING *** GAS

PLAN REVIEW	PRJ	DESCRIPTION	APP	DATE	STATUS	REMARKS
PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	rperez2	04/18/2018	04/18/2018	REJECTED	TANK ON SITE PLAN { A-1 } & ZONING APPROVAL 1- REQUIRED DERM APPROVAL & STAMP PLANS 2- REQUIRED WASD APPROVAL, VERIFICATION LETTER & STAMP PLANS 3- REQUIRED DEPT OF HEALTH APPROVAL & STAMP PLANS
PLAN REVIEW	prplbg - PLUMBING PLAN REVIEW	rperez2		06/11/2018	APPROVED	
PLAN REVIEW	ppderm - PLUMBING-DERM PLAN REVIEW	rperez2		06/11/2018	APPROVED	
PLAN REVIEW	pphrs - PLUMBING-HRS APPROVAL - SEPTIC TANK	rperez2		06/11/2018	APPROVED	
PLAN REVIEW	ppwater - PLUMBING-WATER VERIFICATION FORM	rperez2		06/11/2018	APPROVED	
PLAN REVIEW	prpworks - PUBLIC WORKS PLAN REVIEW	emunoz	01/02/2018	01/08/2018	REJECTED	1. ILLUSTRATE WIDTH OF APPROACH 10 FT MIN TO 20 FT MAX. 2. ILLUSTRATE APPROACH TURN OUT RADIUS 5 FT MIN TO 10 FT MAX. 3. CONCRETE PERIMETER TO BE 8" X 8" WITH ONE #5 CONTINUOUS REBAR 4. SIDEWALK AT NEW APPROACH TO BE 6" THICK REINFORCED CONCRETE WITH WIRE MESH COLOR CORAL GABLES BEIGE AS PER CITY SPECS
PLAN REVIEW	prpworks - PUBLIC WORKS PLAN REVIEW	jrovira	04/19/2018	04/19/2018	APPROVED	
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dgonzalez2	01/08/2018	01/18/2018	REJECTED	PLEASE COMPLY WITH ALL THE INSTRUCTIONS THAT FOLLOW: " MANDATORY FOR RE-REVIEW: PROVIDE WRITTEN RESPONSES TO ALL COMMENTS (PLANS WILL NOT BE REVIEWED OTHERWISE). " AVOID GENERIC RESPONSES SUCH AS "SEE PLANS" OR "SEE CALCULATIONS". FOR PLANS, PROVIDE DRAWING NUMBER AND SPECIFIC PLAN, SECTION OR DETAIL. FOR CALCULATIONS, PROVIDE PAGE NUMBER. " NO INK MARKS, WHITE OUTS, OR STICK-ONS PERMITTED ON DRAWINGS. MAKE CHANGES TO ORIGINALS AND RESUBMIT MECHANICALLY REPRODUCED COPIES. COMMENTS: 1) Provide copy of original as-built drawings and any subsequent alteration in vicinity of proposed work. Copy may be obtained from microfilm section at 305-460-5262. 2) Carport floor area surface shall be solid and sloped to facilitate movements of liquids towards a drain or vehicle entry doorway. 3) Reflect existing floor vents on elevations. Replace any floor vent being filled-in. 4) Special Inspector required
PLAN REVIEW	prstr - STRUCTURAL PLAN REVIEW	dgonzalez2	04/10/2018	04/17/2018	APPROVED	
PLAN REVIEW	przoning - ZONING PLAN REVIEW	srodriguez	01/30/2018	02/15/2018	DEFERRED	ZONING COMMENT #1 1. PAGE A-1, PROVIDE THAT ALL GATES THAT PROVIDE ACCESS TO THE POOL AREA ARE SELF-CLOSING AND SELF-LATCHING. 2. PAGE A-1, PROVIDE THE DISTANCE FROM THE REAR PROPERTY LINE TO THE CLOSEST EDGE OF THE POOL DECK. 3. PAGE A-1, PROVIDE THE WIDTH OF THE WALKWAY FROM THE DRIVEWAY TO THE POOL DECK. 4. PAGE A-4, PROVIDE THE COMPLETE HEIGHT OF THE ADDITION FROM THE ESTABLISHED GRADE TO THE ROOFTOP OF THE ADDITION. 5. PAGE A-1, PROVIDE LANDSCAPE OPEN SPACE CALCULATION OF NOT LESS THAN FORTY (40%) PERCENT OF THE AREA OF THE BUILDING SITE. AT LEAST TWENTY (20%) PERCENT OF THE REQUIRED FORTY (40%) PERCENT OF LANDSCAPE OPEN SPACE SHALL BE LOCATED IN THE FRONT

YARD AREA. THE ZONING DATA SECTION HAS THE PROVIDED LANDSCAPE AS A ZERO VALUE. 6. PAGE A-1, PROVIDE THE TRIANGLE OF VISIBILITY FOR THE DRIVEWAY. 7. PAGE A-1, PROVIDE A NOTE ON THE PLANS BY THE NEW DRIVEWAY STATING THAT, "THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2 1/2) FEET TO EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE". 8. PAGE A-1, PROVIDE THE DISTANCE BETWEEN THE CLOSEST EDGE OF THE NEW WALL (FERDINAND ST.) TO THE CLOSEST EDGE OF THE DRIVEWAY ON THE NEIGHBORING PROPERTY AT 1440 MILAN AVE., IF THE WALL WILL BE WITHIN THE TRIANGLE OF VISIBILITY FOR THE DRIVEWAY ON MILAN AVE., THE WALL LAYOUT SHALL BE REDESIGN IN SUCH A MANOR NOT TO OBSTRUCT THE TRIANGLE OF VISIBILITY FOR THE MILAN PROPERTY. 9. PROVIDE A FENCE DETAIL FOR THE PERIMETER FENCE. 10. PAGE A-3, THE EXTERIOR WALL FOOTPRINT FOR THE WALLS ON THE NORTH AND EAST ELEVATIONS DOES NOT MATCH WITH THE SIGNED AND SEALED SURVEY (SEE THE OFFICE PLAN SET). REVIEW BY: STEVEN RODRIGUEZ ZONING PLANNER
 EMAIL: SRODRIGUEZ@CORALGABLES.COM
 CITY WEB SITE: WWW.CORALGABLES.COM

PLAN REVIEW	przoning - ZONING PLAN REVIEW	srodriguez	04/05/2018	04/10/2018	DEFERRED	ZONING COMMENT #2 1. PAGE A-1, PROVIDE A 5 FEET HIGH ALUMINUM PICKET FENCE; EXISTING 1 FOOT BERM REDUCES THE HEIGHT OF THE POOL ENCLOSURE. 2. PAGE A-1, PROVIDE THE PERMIT NUMBER FOR THE EXISTING L.P. GAS TANK ON THE EAST SETBACK. 3. PAGE A-4, RE-EXAM THE EAST ELEVATION THE GAS TANK IS MISSING. REVIEW BY: STEVEN RODRIGUEZ ZONING PLANNER EMAIL: SRODRIGUEZ@CORALGABLES.COM CITY WEB SITE: WWW.CORALGABLES.COM
PLAN REVIEW	przoning - ZONING PLAN REVIEW	srodriguez		06/12/2018	APPROVED	
PLAN PROCESSING	ppappl - APPLICATION/LICENSE/OWNERSHIP VERIFICATION	carguinzon		06/13/2018	INCOMPLETE	NEED A COMPLETE PERMIT APPLICATION
PLAN PROCESSING	ppappl - APPLICATION/LICENSE/OWNERSHIP VERIFICATION	dgarcia		06/13/2018	COMPLETED	
PLAN PROCESSING	calc fees - CALCULATE FEES	carguinzon		06/13/2018	INCOMPLETE	CONFIRM THE COST OF THE WORK
PLAN PROCESSING	calc fees - CALCULATE FEES	dgarcia		06/13/2018	COMPLETED	
CASHIER	collect - COLLECT FEES	iwebuser		07/10/2018		
NOTICE OF COMMENCEMENT	ppnoc - NOTICE OF COMMENCEMENT	bmorales		09/19/2018	COMPLETED	
INSPECTION	bi002 - ARCH/ENG REVIEW SOIL CONDITION LETTER					
INSPECTION	bi002 - ARCH/ENG REVIEW SOIL CONDITION LETTER	jiglesias2	01/28/2020	01/28/2020	CANCELLED	01-28-2020 Did not picked up document until foundation is approved. *JI*
INSPECTION	pw820 - BASE					
INSPECTION	zn006 - CERTIFICATE OF LANDSCAPE COMPLETION					
INSPECTION	pw821 - CONCRETE PERIMETER/STEEL					
INSPECTION						

INSPECTION	pw100 - COURTESY INSPECTION -PUBLIC WORKS	jrovira	02/13/2020	02/13/2020	PARTIAL	COURTESY INSPECTION FOR TREE PROTECTION AND SIDEWALK SURVEY. SIDEWALK SAFE UP. MISSING TREE PROTECTION. MET ON SITE WITH PROPERTY OWNER (LUCAS)
INSPECTION	zn002 - DRIVEWAY SETBACK					
INSPECTION	zn002 - DRIVEWAY SETBACK	cgonzalez	01/24/2020	01/26/2020	CANCELLED	
INSPECTION	bl084 - FINAL BUILDING					
INSPECTION	pw837 - FINAL PUBLIC WORKS (BLDG PERMIT)					
INSPECTION	zn010 - FINAL SURVEY-NEW SF OVER 100					
INSPECTION	zn004 - FINAL ZONING					
INSPECTION	bl112 - FOUNDATION ADDITIONS/NEW - SOIL LETTER REQUIRED					
INSPECTION	bl112 - FOUNDATION ADDITIONS/NEW - SOIL LETTER REQUIRED					
INSPECTION	bl112 - FOUNDATION ADDITIONS/NEW - SOIL LETTER REQUIRED					
INSPECTION	bl112 - FOUNDATION ADDITIONS/NEW - SOIL LETTER REQUIRED	jpaz	01/23/2020	01/23/2020	REJECTED	1-23-20: Advised contractor and owner required inspections *JP
INSPECTION	bl112 - FOUNDATION ADDITIONS/NEW - SOIL LETTER REQUIRED	jiglesias2	01/24/2020	01/24/2020	REJECTED	01-24-2020 Missing soil statement. Also new plans not approved by city. *JI*
INSPECTION	bl112 - FOUNDATION ADDITIONS/NEW - SOIL LETTER REQUIRED	jiglesias2	01/28/2020	01/27/2020	REJECTED	01-28-2020 F 50 pad adjacent to house too high. Also must leave continuation bars in pad foundation to be pour at a later date.
INSPECTION	bl112 - FOUNDATION ADDITIONS/NEW - SOIL LETTER REQUIRED	jiglesias2	01/31/2020	01/31/2020	PARTIAL	01-31-2020. For column pads only. See plans for marked up areas. *JI*
INSPECTION	bl112 - FOUNDATION ADDITIONS/NEW - SOIL LETTER REQUIRED	jiglesias2	02/13/2020	02/13/2020	PARTIAL	02-13-2020 See plans for marked up pads. *JI*
INSPECTION	bl114 - FRAMING 01 FLOOR					
INSPECTION	bl171 - INSULATION 01 FLOOR					
INSPECTION	bl214 - POURED CELLS 01 FLOOR	emartin	09/24/2018	09/24/2018	APPROVED	Insp. R. Putonti of MTCI.
INSPECTION	bl237 - ROOF INSULATION					
INSPECTION	bl239 - ROOF SHEATHING					
INSPECTION	bl243 - ROOF TIE BEAM					
INSPECTION	bl244 - ROOF TRUSSES - SHOP DRAWING REQUIRED					
INSPECTION	bl245 - SCREW FOR GYPSUM BOARD 01 FLOOR					
INSPECTION	zn264 - SETBACK INSP-FOUNDATION SURVEY REQ	cgonzalez	09/21/2018	09/24/2018	REJECTED	No foundation survey on site
INSPECTION	zn264 - SETBACK INSP-FOUNDATION SURVEY REQ	cgonzalez	01/24/2020	01/26/2020	APPROVED	SURVEY ON SITE
INSPECTION	bl273 - SHOP DRAWING - EXTERIOR DOORS					
INSPECTION	bl282 - SHOP DRAWING - STAIR RAILINGS					
INSPECTION	bl289 - SHOP DRAWING - TRUSSES					
INSPECTION	bl290 - SHOP DRAWING - WINDOWS					
INSPECTION	bl292 - SLAB 01 FLOOR					
INSPECTION	bl292 - SLAB 01 FLOOR					
INSPECTION	bl292 - SLAB 01 FLOOR					
INSPECTION	bl292 - SLAB 01 FLOOR					
INSPECTION	bl292 - SLAB 01 FLOOR	jiglesias2	01/24/2020	01/24/2020	REJECTED	01-24-2020 No city approved plans on site. Also missing garage wiremesh. *JI*
INSPECTION	bl292 - SLAB 01 FLOOR	jiglesias2	01/28/2020	01/27/2020	REJECTED	01-28-2020 Missing four main house pads and pedestals before pour. Missing wiremesh over garage slab. *JI*
INSPECTION	bl292 - SLAB 01 FLOOR	jiglesias2	02/06/2020	02/06/2020	REJECTED	

INSPECTION	bl292 - SLAB 01 FLOOR	jiglesias2	02/11/2020	02/11/2020	REJECTED	02-06-2020 All footing pads re inforcement must be done and approved prior to slab. *JI*
INSPECTION	bl292 - SLAB 01 FLOOR	jiglesias2	02/13/2020	02/13/2020	PARTIAL	02-11-2020 Must follow detail 1/S-8 for re inforcement of existing footings. *JI*
INSPECTION	bl981 - STORMWATER, EROSION AND SEDIMENTATION CONTROL					02-13-2020. For main house only. Pending family and laundry. Compaction report on file. *JI*
INSPECTION	bl981 - STORMWATER, EROSION AND SEDIMENTATION CONTROL					
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INSPECTION	bl981 - STORMWATER, EROSION AND SEDIMENTATION CONTROL	jiglesias2	01/28/2020	01/27/2020	CANCELLED	
INSPECTION	pw807 - SUBGRADE					
INSPECTION	bl315 - TERMITES TREATMENT CERTIFICATE	jiglesias2	01/24/2020	01/24/2020	APPROVED	
INSPECTION	bl334 - TIE COLUMNS 01 FLOOR					
INSPECTION	bl334 - TIE COLUMNS 01 FLOOR	ejules	02/11/2020	02/11/2020	CANCELLED	
INSPECTION	ps101 - TREE PROTECTION PLAN					
INSPECTION	bl358 - WINDOW/DOOR ANCHORS 01 FLOOR - BUCK INSPECTION REQUIRED					
INSPECTION	bl375 - 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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