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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 | | 01/07/2020 |

Type **RESIDENTIAL ADDITION**

Status **stop work**

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**

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

| 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 |

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| 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> |
| STRUCTURAL PLAN REVIEW | prstr - STRUCTURAL PLAN REVIEW | dreczek | 07/16/2015 | 07/30/2015 | APPROVED | <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 COMPLETETL 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> |
| 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> |

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| 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 | | | | | |
| BUILDING INSPECTIONS | bi214 - POURED CELLS 01 FLOOR | jpaz | 10/08/2015 | 10/08/2015 | PARTIAL | stem wall PTL FOR STEM WALLS ONLY |
| 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 | bi237 - ROOF INSULATION | | | | | |
| BUILDING INSPECTIONS | bi239 - ROOF SHEATHING | emartin | 11/17/2015 | 11/17/2015 | APPROVED | |
| BUILDING INSPECTIONS | bi243 - ROOF TIE BEAM | | | | | |
| BUILDING INSPECTIONS | bi243 - ROOF TIE BEAM | jpaz | 10/16/2015 | 10/16/2015 | REJECTED | MISSING DOWELS ALONG EXISTING BEAM *JP |
| BUILDING INSPECTIONS | bi245 - SCREW FOR GYPSUM BOARD 01 FLOOR | | | | | |
| BUILDING INSPECTIONS | bi240 - SHEATHING | | | | | |
| BUILDING INSPECTIONS | bi273 - SHOP DRAWING - EXTERIOR DOORS | cgonzalez | | 04/25/2016 | COMPLETED | |
| BUILDING INSPECTIONS | bi290 - SHOP DRAWING - WINDOWS | cgonzalez | | 04/25/2016 | COMPLETED | |
| BUILDING | bi981 - STORMWATER, EROSION | emartin | 10/01/2015 | 10/01/2015 | APPROVED | |

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| INSPECTIONS BUILDING INSPECTIONS | AND SEDIMENTATION CONTROL bI315 - TERMITE TREATMENT CERTIFICATE | | | | | | |
| 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 | 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 | wlessor | 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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