



• 2030 S Douglas Rd, Suite #202, Coral Gables, FL 33134 • www.cuetoengineering.com •
• Office: (786) 563-3056 • Email: info@cuetoeng.com • FL Reg # 29935 •

September 5, 2023

RESPONSE TO BUILDING DEPARTMENT COMMENTS

Permit No.: BL2023-1053
Address: 12715 Rolling Road Drive, Pinecrest, FL 33156

MECHANICAL/ELECTRICAL/PLUMBING COMMENTS TO BE ADDRESSED BY MEP ENGINEER.

BUILDING COMMENTS (Reviewer: Paul Buckler)

1. A-100: TO INCL D/W AS A PART OF THIS PERMIT PROVIDE APPROPRIATE DETAILS [REFERENCE TO CIVIL DWGS WAS NOT PROVIDED. ALSO, JUST ATTACHING PCRST D/W DETAILS NOT AN OPTION FOR THIS PROJECT~PROVIDE DETAIL(S) IN PERMIT SET OR NOTE AS BY SEPARATE PERMIT.

Response: Drawing A-100 revised to see driveway details shown on drawing A-400 / Detail 3.

2. A-400: ENERGY CALCS CITE UNVENTED ATTIC/SECT 3/A-400 SHOWS VENTED SOFFIT. ALSO, COORD ROOF TYPE METAL OR WOOD SHAKE?

Response: Energy calculation revised; roof type is metal, vented. Drawing A-400 / Detail 3 updated accordingly.

3. A-200: VERIFY GUARDRAIL COMPLIES w/ R312.1.R312.1.2

Response: Drawing A-200 revised accordingly. Requirements shown on drawing A-401/Detail 3.

4. UPLIFT TEST FOR MITSUBISHI ANCHOR-INVALID SEAL.

Response:

5. PROVIDE A DOOR SCHEDULE.

Response: Exterior door schedule is shown on drawing A-102; interior door sizes are shown on plan. Note added to garage door "20-min Fire Rated Door w/ Self-Closing Device".



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STRUCTURAL COMMENTS (Reviewer: Leo Llanos)

1. Provide special inspector forms signed and sealed for: reinforced masonry, soil compaction.

Response: Special inspector forms provided for reinforced masonry. Special inspector forms for soil compaction to be provided by others.

2. Clarify reinforcing in exterior walls are you using conventional reinforced masonry or tie column construction as per FBC chapter 21? Make sure to review the plans to limit panel size if using tie columns to comply, if using reinforced masonry design per ACI 530 provide a note on plans as to size and spacing and submit calcs based on footing to top of restraint.

Response: Design is based on conventional reinforced masonry. Size and spacing of CMU wall reinforcement is shown on drawing S-1.0 /Legend. Calculations for reinforced masonry include height of wall from footing to tie-beams, see Calculation Sheet 21-23 of 97.

3. Provide length of top bars in second floor slab.

Response: Length of bars are shown on drawing S-300 / Slab Reinf. Detail.

4. Show on roof plan connectors required for typical trusses and for girders.

Response: Connectors are shown on drawing S-200 / Connectors and S-200 / Roof Framing Plan for all trusses and girders.

5. Provide plywood soffits at overhangs and open terraces show size and nailing with detail.

Response: Plywood soffits at overhangs and open terraces are shown on revised drawing S-300 / Wall Sections.

ZONING COMMENTS (Reviewer: Subrata Basu)

Notes:

PLEASE PHOTOCOPY THE COMMENTS AND RESPOND TO THEM TO INDICATED HOW THE COMMENTS ARE BEING ADDRESSED AND WHERE THE INFORMATION CAN BE FOUND.

1. Please submit a SEPARATE Tree Removal Permit. Approval of the Tree Removal permit is required prior to Zoning approval. Once the Tree Removal permit is approved, please insert the approved Landscape Plan from the approved Tree Removal application to the Master set

Response: To be provided by Owner.



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2. Solar Ready Construction: Construction of new buildings shall provide a roof layout plan that illustrates how future installation of a photovoltaic system and/or solar water heating system could be accommodated.

Requirements are as follows:

- a) Photovoltaic Systems. Installation of an appropriate sized conduit, a minimum of one-inch diameter, leading from an exterior south-facing, east-facing, or west-facing roof, where a minimum of four hours of direct sunlight is achieved, to a stubbed junction box adjacent to the electrical meter. All exposed conduit shall be capped and provided with adequate flashing. The conduit shall not be located on or in the direction of a north facing roof. Roof reinforcements shall be addressed at the time of installation.

Response: To be provided by MEP Engineer.

- b) Solar Heating System. Installation of three-fourths inch diameter hot and cold copper water pipes from a south-facing, east-facing, or west-facing roof, where a minimum of four hours of direct sunlight is achieved, to an existing water heater tank. Both ends of the three-fourths inch diameter copper pipes shall be stubbed out and shall not be located on or in the direction of a north-facing roof. All exposed pipes shall be capped and provided with adequate flashing. Roof reinforcements shall be addressed at the time of installation.

Response To be provided by MEP Engineer.

3. Auxiliary Power Supply is required for new house and must provide one of the following:
 - a) permanent installation of a stand by generator (separate permit) or
 - b) Installation of a power inlet and either a separate electric or interlock allowing for connection to a portable generator or
 - c) Solar panel and battery pack necessary to provide auxiliary power

Please note that this is separate from Solar Ready requirement and must be in place prior to receiving TCO or CO.

Response: To be provided by MEP Engineer.

4. Please provide building coverage of the first floor and second floor areas with breakdown in a tabular form with individual areas, total area and corresponding %age of the lot area. First Floor should all areas under roof, terraces etc. Second floor to include all double height spaces, balconies etc. Please provide an itemized list of Impervious areas with a total area and a corresponding %age of the lot area. Impervious areas must include building lot coverage, driveways, pool/pool deck, walkways, equipment pads and any other paved areas

Response: Comment incorporated on drawing A-100.

5. Please show FFE on the floor plan.



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Response: FFE is shown on drawing A-102 / Floor Plan in each area.

6. Landscape Plan must include three Energy Conservation trees (shade trees) within 30 feet of the building on any side except for northside, a minimum three native trees. A complete review of the Landscape Plan will be pending the Tree Removal application approval.

Response: To be incorporated by Landscape Architect.

7. Please remove the nomenclature “Summer Kitchen” from all the sheets including MEP. Only one “kitchen” is permitted in a single-family residence.

Response: Comment incorporated on drawing A-100 and A-300, “Summer Kitchen” replaced with “BBQ Area”. To be incorporated on MEP drawings.

8. Please change CLF gates in between the Aluminum picket fence to Aluminum picket fence consistent with the fence along the front of the property.

Response: Comment incorporated on drawing A-100.

9. Please note that any pool barrier gates must swing out away from pool side.

Response: Comment incorporated on drawing A-100.

10. Please update the Description of Work to include everything that you are requesting permit for eg: driveway, fence, perimeter wall/fence etc.

Response: To be provided by Owner.

11. Proposed South Elevation shows the Roof Ridge at 26’ 4”, everywhere else it’s shown as 26’ 10”. Please provide a NGVD for the overall height.

Response: Comment incorporated on drawing A-200.

One you have had the opportunity to review this information, please approve the discipline review at your earliest convenience. If you have any further questions, comments, or concerns, please feel free to contact me directly. Thank you in advance for your prompt attention to this matter.

Respectfully Submitted,

Nestor A. Cueto, PE/SI/FRSE
President / Chief Engineer
Cueto Engineering, LLC
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