



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

August 30, 2024

RESPONSE TO BUILDING DEPARTMENT COMMENTS

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

GENERAL DESCRIPTION OF REVISION

The proposed plan of the residence was revised to add a second level to the northeast wing of the building. All drawings have been updated to incorporate this change. In addition, all comments from the previous submittal have been incorporated with the following narrative responses.

MECHANICAL/ELECTRICAL/PLUMBING COMMENTS

Response: To be addressed by MEP engineer.

BUILDING COMMENTS (Reviewer: Paul Buckler)

5. PROVIDE A DOOR SCHEDULE.

Response: Please see drawing A-102 and A500.

STRUCTURAL COMMENTS (Reviewer: Leo Llanos)

1. special inspector form for reinforced masonry not included

Response: Submitted as requested.

2. regarding reinf masonry requirements, you show them on the plan located right on the masonry wall, to be consistent with standard construction practice, showing a note on the legend does not clearly provide the contractor and city inspectors a clear direction at all locations. As an alternate provide every masonry panel a description label of the reinforcing required ex: 8RM532

Response: All CMU walls are to be 8" w/ #5 @ 32" o.c. As shown on the legend. There is no need to add another callout for individual walls.

3. provide length of top bars for second floor framing, again follow standard construction practice and make it easier for the contractor and inspectors in the field.

Response: Comment incorporated on drawing S-1.1.



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ZONING COMMENTS (Reviewer: Subrata Basu)

1. Please submit a SEPARATE Tree Removal Permit. Approval of the Tree Removal permit is required prior to Zoning approval. TREE REMOVAL PERMIT MUST BE APPROVED BEFORE MASTER PERMIT CAN HAVE COMPLETE REVIEW- PLEASE RESPOND TO TREE REMOVAL COMMENTS

Response: Comment to be incorporated by others.

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) PUT SEPARATE PERMIT EVERYWHERE SHOWING GENERATOR THAT INCLUDES ANY E -SHEETS AND PLEASE NOTE DEPENDING ON THE SOUND LEVEL OF THE GENERATOR THE SETBACKS MAY BE GREATER THAN WHAT YOU HAVE SHOWN ON PLAN AS SETBACK IS A FUNCTION OF NOISE LEVEL DBA

Response: Comment to be incorporated by others.

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 PLEASE OUTLINE ALL AREAS ON THE SITE PLAN AND PUT AREA CALCULATION IN THAT AREA IE FRONT DRIVEWAY IS X SQ FT, DECK AND POOL X SQUARE FEET ETC. ETC. AND COMPLETE FOR ALL AREAS

Response: Comment incorporated on drawing A-100.

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 NO REVIEW OF LANDSCAPE PLAN WAITING FOR APPROVED TREE REMOVAL PERMIT BUT LANDSCAPE PLAN MUST HAVE ALL SETBACKS, FFE, DIMENSIONS OF DRIVEWAY AT PROPERTY LINE AND AT STREET EDGE FOR ALL DRIVEWAYS

Response: Comment to be incorporated by others.

7. Please remove the nomenclature “Summer Kitchen” from all the sheets including MEP. Only one “kitchen” is permitted in a single-family residence CHECK EVERY SHEET AS FOR EXAMPLE SHEET e-1 STILL HAS SUMMER KITCHEN CHECK EVERY SHEET AND REVISE THE SHEET

Response: Comment incorporated on drawing A-100.



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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 PUT SEPARATE PERMIT ALL AREA WHERE FENCE NOTED AND ALSO PUT SEPARTE PERMIT FOR ANY DETIALS OF FENCING

Response: Comment incorporated on drawing A-100.

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

Response: Comment incorporated on drawing A-100.

10. PERMIT FOR HOUSE, DWY AND WALKWAY ONLY

Response: Correct.

11. MARK ELEVATION FROM 18.37 FT AS THIS IS WHERE ZONING MEASURES HEIGHT FROM AND MARK ON ALL ELEVATIONS

Response: Comment incorporated on drawing A-100.

12. REVISE SITE PLAN LEGEND TO REFLECT IMPERVIOUS MAXIMUM OF 45% AND PERVIOUS MINIMUM IS 55% CORRECT SHEET a101 AND ANY OTHER SHEET THAT IS NOT NOTING COMPLIANCE WITH CODE

Response: Comment incorporated on drawing A-100.

12. SITE PLAN MUST PROVIDE A ZONING LEGEND THAT INCLUDES THE MINIMUM SETBACKS REQUIRED AND PROPOSED SETBACKS, THE HEIGHT, THE FFE, FLOOD ZONE, ETC.

Response: Comment incorporated on drawing A-100.

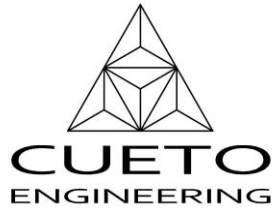
13. SHEET IR-1 REMOVE ALL IRRIGATION WITHIN THE RIGHT OF WAY

Response: Comment to be incorporated by others.

14. ON ALL SHEETS MARK FENCE AND GATES SEPARATE PERMIT EXAMPLE SHEET es-1

Response: Comment incorporated on drawing A-100.

15. On SHEET L-1 PLEASE DARKEN THE TREE NUMBER ON THE PLAN AND L-1 WOULD BE THE TREE DISPOSITION AND CREATE AN L-2 THAT WOULD SHOW ALL EXISTING AND PROPOSED LANDSCAPING WITH THE TREES IN THE RELOCATED POSITION IT WOULD NOT SHOW THE ORIGINAL LOCATION OF THE TREE



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Response: Comment to be incorporated by others.

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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