



CFS Engineering Group, Inc.
Structural Engineers

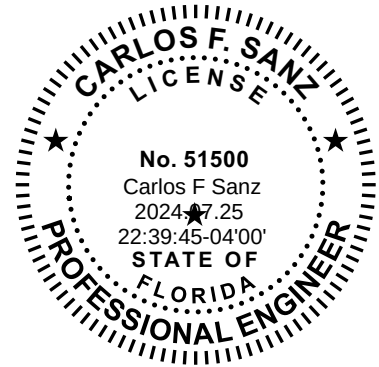
MEMORANDUM

DATE: July 25, 2024

TO: Felipe Alvarado, RA, LEED AP
FAO Architecture

FROM: Carlos F. Sanz, PE, LEED AP
CFS Engineering Group, Inc.

RE: Casa Robles 131
6545 SW 131st Street, Pinecrest, FL
Structural Review Comment Responses - 1st Round
Permit Number: BL2024-0887



This item has been digitally signed and sealed
by Carlos F. Sanz, PE, on July 25, 2024.
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signed and sealed and the signature must be
verified on any electronic copies.

Below are our responses to the 1st round of structural review comments provided by the Village of Pinecrest for the above referenced project. The responses are organized in the same numerical order as the comments.

Comment Responses:

1. Please refer to revised sheets S-101, S-102 and S-103 for requested sections/typical details information. Please refer to revised sheet S-422 for requested wood framing connection details.
2. Please refer to revised sheets S-101 and S-102 showing requested additional dimensions.
3. Please refer to revised sheets S-101, S-102 and S-103, plan notes #12, #9 and #6 respectively, for requested information on design loads.
4. Please refer to revised sheet S-501 for requested elevation of column C-12. Please refer to Supplemental Structural Calculations for requested footing verification.
5. Please refer to revised sheet S-101, plan note #11, for requested information.
6. Please refer to revised sheet S-101 showing reinforcing at slab-on-grade re-entrant corners as per FBC Residential F303.4.5 requirements.
7. Steel columns HSS8x2x3/8 have been replaced with HSS8x3x3/8 to comply with FBC2219.1. Please refer to revised sheets S-101 and S-102 showing these changes. Please note that there are no columns HSS6x2x3/8 in this project. The HSS6x2x3/8 are used as horizontal braces at the stairs curtain wall.

8. Acknowledged.
9. Please refer to revised sheets S-102, S-103 and S-421 (details 10, 11 and 12) for requested information. Reinforcing steel cover requirements are specified on the Structural General Notes (sheet S-001), Reinforcing Steel section, article D.
10. Please refer to Supplemental Structural Calculations for a more detailed analysis of beams B-21, B-52 and B-56 as requested.

Please feel free to contact our office if you require additional information.