



Eastern Engineering Group

3401 NW 82nd Ave.
Suite 370
Doral, FL. 33122
(305) 599-8133
info@easterneg.com
www.easterneg.com

To: Building Official
City of Miami Building Department

From: Raissa R. Lopez, PE - Structural Engineer, FL Reg. No. 59399

Date: April 22nd, 2026

RE: **Narrative Letter Summary of Modifications to Previously Approved Structural Plans. Revision #2**
13100 SW 80th Ave, Miami, FL 33156
Response to Comments – Process Number BL2025-0117

Dear Plan Reviewer,

This letter summarizes the structural revisions incorporated into the drawings under Revision #2.

At the request of the Owner, and in accordance with updated zoning regulations from the Village of Pinecrest, modifications to the building elevations were implemented. As a result, the building heights were increased, with the second-floor concrete slab elevation adjusted from 12'-6" to 13'-10", and the roof slab elevation adjusted from 25'-0" to 28'-0".

Due to these changes, the structure was comprehensively re-evaluated. The wind loads were recalculated in accordance with the applicable provisions of the Florida Building Code (FBC 2023) and ASCE 7-22.

All structural elements, including but not limited to beams, columns, shear walls, and foundations, were reviewed and updated as required to account for the revised lateral and vertical load demands.

The resulting modifications have been incorporated into the structural drawings and calculation package, and are reflected in their entirety under Revision #2.

Please refer to the updated plans and calculation set for detailed information regarding these changes.

If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

Raissa R. Lopez, PE
Lic No. 59399

