



ARCHITECTURE | INTERIOR DESIGN
1701 PONCE DE LEON | SUITE 201
CORAL GABLES, FL 33134
AR97896

Property Address: 5125 SW 98 Ct.
Miami, FL 33165

April 12, 2023

Comment Response Worksheet as it relates to Architectural Comments and Sheets.

Remarks: PLUMBING - C2023085319

1. PLEASE SHOW WATER SERVICE FROM WELL/METER TO STRUCTURE ON SITE PLAN. (SHEET A-101)
PLEASE PROVIDE SEWER LINE FROM SEPTIC TANK OR PUBLIC SEWER TO STRUCTURE ON SITE
PLAN.FBC 107.3.5

Response: Sheet A-101 has been updated to reflect the water service line from the meter to the structure and coordinated with Plumbing Site Plan on Sheet P-1. Additionally, the connection of the 4" sewer connection is shown on A-101.

2. SHOW DIMENSIONS OF BATHS TO COMPLY WITH MINIMUM FIXTURE CLEARANCE REQUIREMENTS
OF FBC P2705.1(5) P2708.1.1 P2708.1(LAVS, SHOWER, ETC PG A102)

Response: all dimensions are shown to comply with FBC Codes. Clearances are clearly marked and we added to the Floor Plan General Notes #14 to ensure compliance at the time of construction that complies with FBC P2705.1(5) P2708.1.1 P2708.1

Remarks: DERM FLOOD - C2023085319

1. For code (254) proposed Lowest Adjacent Grade (8.8' ngvd) does not comply with minimum requirement of 9.02' ngvd. (Lowest Adjacent Grade cannot be below County Flood Criteria of 9.02' ngvd)

Response: See Sheet A-101 for updated elevations

2. For code (260) provide Top of A/C Slab Elevation on Site Plan.

Response: Top of A/C Slab elevation provided

Remarks: MECHANICAL - C2023085319

2. COORDINATE TO SHOW IN ARCHITECTURAL DRAWINGS FENESTRATION U-FACTORS AND SOLAR HEAT GAIN COEFFICIENTS (SHGCS) MATCHING MECHANICAL DESIGN AND CALCULATIONS. FBC EC-R103.2.

Response: See Sheet A-400 for compliance

Remarks: BUILDING - C2023085319

1. DWG. A-101 RE: FENCE & GATES IDENTIFIED AS 01: IF FENCE/GATES ARE INTENDED TO BE INCLUDED IN THIS PERMIT, PLEASE HAVE FRONT DESK CLERK INCORPORATE CATEGORY 18 INTO THIS MASTER PERMIT APPLICATION. OTHERWISE, PLEASE INDICATE "BY OTHERS UNDER SEPARATE PERMIT."

Response: A-101 was updated to reflect "by others under separate permit"

2. IN NEW CONSTRUCTION, ONE FULL BATHRM. (W/ MAX. POSSIBLE PRIVACY) SHALL BE PROVIDED WITH A DOOR PROVIDING MIN. 29" CLEARANCE AS PER FBC R320.1.1 (PLEASE NOTE A 30" WIDE DOOR DOES NOT MEET THIS CLEARANCE WHEN OPENED 90 DEGREES DUE TO THE DOOR'S THICKNESS).

Response: A-102, door #4 was increased to 32" door to meet the minimum clearance inclusive of the door thickness. Additionally, Sheet A-400 shows an updated door schedule to reflect the change.

3. DWG. A-400: PLEASE PROVIDE COMPLIANCE WITH SAFETY GLAZING AS FOLLOWS:
- A. EXT. DOORS, SIDELIGHTS & GLAZING WITHIN 24" OF DOORS SHALL HAVE CAT. I OR CAT. II SAFETY GLASS -FBC R308.4.1 & R308.4.2.
 - B. GLAZING LESS THAN 60" AFF IN SHOWERS/TUBS SHALL BE CAT. I OR CAT. II SAFETY GLASS AS PER FBC R308.4.5.

Response: 1. CAT II Safety Glass added to the glazing on sheet A-400
2. SDE = Shower Door Enclosure note added to all showers with CAT II Safety Glass on A-102

4. DWG. A-301: IDENTIFY SOFFIT OVERHANG SCREEN VENT TO BE MIN. 1/16" TO MAX. 1/4" AS PER FBC R806.1.

Response: Noted Screen Vent Mesh Size to be 1/16"