



Date: 08/01/2023

Written Responses Addressing Reviewer Comments

Dear Building Official:

As requested by a building department reviewer, we are submitting this letter to address the comments we have resolved for the project 185 NW 59 ST.

- REF #12: ADA details for bathroom fixtures provided in A201.10, A201.11, and A201.12.
- REF #13: Calculations were added to all pages, please see pages P101, P102, P103 and P104.
- REF #14: Scope of work identifying what is to be legalized, previously permitted, to be removed and new work not performed yet has been added, please see page A001.
- REF #15: “WATER TO BE DELIVERED THROUGH AN APPROVED WATER-TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070. SELECTED BY OWNER.” Note has been added in lavatories in pages P101, P102 AND P105.
- REF #21: Luminaire schedule has been added to page E103
- REF #23: Fees were paid.
- REF #29: Windows and door information was deleted in the plans. Windows and doors to be under a separate permit (addition plan)
- REF #30: Find As Built certificate in documents folder.
- REF #31: Current mixed used to be changed to office/business use.
- REF #32: Parking not required as per Article 7.2.8 of Miami 21. Microfilms show the structure never had any parking.



- REF #33: Microfilms have been cross referenced with the existing building condition and legalization items have been identified and noted in the updated Scope of Work (A001) as well as A101, A102, A104, A105, A106.
- REF #34: See page A002 “Accessibility compliance notes” were added.
- REF #35: Use of building will be Office use on 1st and 2nd floor and room titles are shown in all plan drawings. Occupancies are shown in LS100 and LS101.
- REF #36: Roof A/C units will be submitted under a separate sub-permit.
- REF #37: Change of use for the 2nd floor apartments to offices granted under application PZ-23-16880. Egress windows no longer applicable.
- REF #38: Ok
- REF #39: A002 was revised to reference FLORIDA BUILDING CODE 2023 8TH EDITION. All windows and doors information including wind pressures were remove from this set of plans as required by Building official Miguel Lemus.
- REF #40: See A001 for project scope of work.
- REF #42: OK
- REF #44: The proposed used is office building see page A000.
- REF #46: All windows and doors information including wind pressures were remove from this set of plans as required by Building official Miguel Lemus, since this will be provided under a separate permit (additional plan)
- REF #47: Railings repair details will be provided under a seperate permit (additional plan) as required by the building department.
- REF #48: The plot of land for this property does not extend to NE 2nd ave, as shown in A100.
- REF #49: Property does not extend to NE 2ND AVE as shown in page A100
- REF #50: Duplicates will be deleted by the permit coordinator.
- REF #51: FBC and NFPA load factors added to LS100 and LS101 sheets.
- REF #52: Emergency lights added to LS100 and LS101 sheets.
- REF #53: Exit signs added to LS100 and LS101 sheets.

Should you have any questions concerning this report please, contact our office at your earliest convenience at 305-356-1775.

Respectfully,

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