

ProjectDox[®]

Changemarks Report

Silver Hills at Universal
Building Comment Responses
Dimit Architects
04/24/2020

Project Name: BLD2020-11110

Workflow Started: 02/04/2020 11:06 AM

Report Generated: 04/01/2020 11:46 AM

Grouping	Cycle	Ref #	Department	File	Markup	Changemark Subject	Changemark Details	Applicant Response
Main Workflow	1	1	Building	A0-00.pdf	BAA	Applicable Code	This code reference is not applicable to this building since the use of podium construction is not being used. FBC 107.2.1 Sec 503.1 allows the use of a fire wall to separate buildings and shall comply with sec 706.	See revised sheet A0-00. Notes have been removed.
		2	Building	E1-13.pdf	BAA	Exit Sign	Please provide an exit sign at this exit per the direction on the life safety sheet. FBC 1013	See sheet E7-06 showing exit sign above main entry door.
		3	Building	A0-00.pdf	BAA	Emergency Escape Openings	In an R2 occupancy all floors below the 4th floor shall have at least one rescue opening in accordance of FBC 1030	Windows meet minimum 5.7 SF area and width/height.
		4	Building	A0-00.pdf	BAA	Fire Wall Termination	Firewalls shall be continuous from exterior wall to exterior wall. The walls of the parking garage are not exterior walls based on the definition in Ch 2 of the FBC. FBC 706.5	See revised sheet A0-00. Changed designation of parking garage wall (separating apartment building from garage) to 3-HR rated
		5	Mechanical	M1-10.pdf	Gus	3hr Fire Wall	Please install a Fire Damper at 3hr Fire Wall at building seperation. 607.5.1 Fire walls. Ducts and air transfer openings permitted in fire walls in accordance with Section 706.11 of the Florida Building Code, Building shall be protected with listed fire dampers installed in accordance with their listing.	Moved diffuser to other side of door.
		6	Mechanical	M1-12.pdf	Gus	O/A ?	Please clarify the 4" duct locatioin for A/C 2. And Note 5 is not on this drawing?	AC-2 removed, note 5 added.
		7	Mechanical	M1-12.pdf	Gus	Radiant Damper	Please install radiant damper in ceiling.	RD added
		8	Mechanical	M1-12.pdf	Gus	Vent Location	Is the vent cap for A/C 2 located outdoors? Looks to be in an enclosed area. Please clarify.	AC-2 removed
		9	Mechanical	M1-14.pdf	Gus	Notes	Please provide information for notes 5 & 6 and add to drawings.	Note 5 and 6 added.
		10	Mechanical	M1-20.pdf	Gus	Fire Wall	Please add Fire Damper in 3hr Rated Wall. 607.5.1 Fire walls. Ducts and air transfer openings permitted in fire walls in accordance with Section 706.11 of the Florida Building Code, Building shall be protected with listed fire dampers installed in accordance with their listing.	Moved diffuser to other side of door.

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11	Mechanical	M1-30.pdf	Gus	Fire Wall	607.5.1 Fire walls. Ducts and air transfer openings permitted in fire walls in accordance with Section 706.11 of the Florida Building Code, Building shall be protected with listed fire dampers installed in accordance with their listing.	Moved diffuser to other side of door.
12	Mechanical	M1-23.pdf	Gus	Fire Smoke Damper	Please install Fire Smoke Damper in Return air.	Added smoke damper
13	Mechanical	M1-34.pdf	Gus	Notes	Please add notes for numbers on drawings. Check all pages.	Note 5 and 6 added.
14	Mechanical	M1-50.pdf	Gus	Fire Smoke Damper	Please install Fire Smoke Damper in corridor Return. Please check all floors.	Added smoke damper
15	Mechanical	A8-04.pdf	Gus	Plenum Closets	Please verify Mechanical Plenum doors are metal. SECTION602 PLENUMS	Refer to architectural door schedule.
16	Mechanical	M7-04.pdf	Gus	Plenum Closets	Please verify Mechanical Closet Doors are metal. SECTION602 PLENUMS	Refer to architectural door schedule.
17	Mechanical	M1-13.pdf	Gus	Notes	Please check note 6 Looks to refer to a Motorized Damper. Please check all Mechanical pages for Notes other notes need updating.	Note 6 changed
18	Mechanical	M6-02.pdf	Gus	Radiation Damper	Please provide Installation Detail for Duct mounted Radiation Dampers and add to drawings. Only detail found was for grill type. FBCM 607.8 Location and installation details.	Detail on sheet M604 is applicable to vertical ducts.
19	Building	A0-20.pdf	BAA	Wall Type (Garage)	The garage is type II construction and this wall type is not permitted. Please remove this detail if not applicable to these drawings. FBC Ch 6 & 107.2.1	Double wall, per NFPA 221, to be provided as fire wall to separate parking garage from main building. See updated wall types on A0-20.
20	Building	A0-20.pdf	BAA	Garage Precast Bearing Wall	Please provide an approved design or calculated fire resistance design for the garage fire wall. FBC Ch 7	See updated wall type on sheet A0-20
21	Building	A0-20.pdf	BAA	3 Hr Fire Wall Design	Please provide a 3 hr rated fire wall design for the use of building separation. FBC Ch 7	See updated sheet A0-20 and UL assembly sheet added to specifications
22	Building	A0-00.pdf	BAA	Fire Separation Distance	Understanding you have given this wall a 2 hr rating based on Table 601 for the exterior bearing walls, this wall is also to be rated 1 hr for fire separation distance per FBC 602 and shall meet the requirements for opening protectives ranging from 12' to 20' distance from property line. FBC 705.8.1	Openings in West Elevation comprise less than 45% of total wall area - protected openings not required as building is fully sprinklered per FBC.

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23	Building	A3-14.pdf	BAA	Fire Wall Vertical Continuity	Fire walls shall extend to a termination point not less than 30" above both adjacent roofs. FBC 706.6	Sections on sheet A4-03 revised to show fire walls to extend to 30" above roof deck.
24	Building	A3-14.pdf	BAA	Fire Wall Vertical Continuity @ Floor Intersection	The designed system for the 3 hr fire wall shall be continuous from the foundation to roof termination. The shaft liner is not the 3 hr assembly, the wood walls and shaft liner are 1 designed system. FBC 706.6	See revised fire wall sections on A4-03 showing continuity of wall assembly.
25	Building	T0-01.pdf	BAA	Window Schedule	I am unable to locate a window schedule for this project. Please provide or clarify its location. Unable to verify fire ratings of openings/windows located within 4 feet horizontally of the fire walls. FBC 706.5.1 #1 & Unable to verify the window opening requirements of FBC 1015.8	See revised sheet A2-20 noting window type. See notes on elevations and sections regarding fire ratings required in proximity to fire walls - 45 minute opening protective
26	Building	A8-04.pdf	BAA	Plenums	This is an FYI.....all doors part of a plenum shall meet FMC 602. Provide an approved non combustibile door or an approved tested fire proofing material.	See notes on door schedule for intumescent paint to be provided on inside face of unit mechanical room doors.
27	Building	A3-10.pdf	BAA	Exterior Wall Fire Rating Continuity	The rated exterior rated wall shall have a rated continuity per FBC 705.5 & 705.6	See revised sections on sheet A4-03 showing fire rated hangers per structural
28	Building	M1-10.pdf	BAA	Fire Wall Penetrations (Ducts)	All ducts penetrating the fire walls shall meet FBC 706.11 & 717 The dampers shall have a minimum of 3 hr rating. FBC Table 717.3.2.1 This applies to all floors and fire wall locations.	Dampers provided at ducts penetrating fire walls. See mechanical plans.
29	Building	A0-00.pdf	BAA	Exterior Walls w/ Firewall Termination	Where firewalls terminate into exterior walls they shall meet FBC 706.5.1 This comment applies to all applicable conditions.	Exterior walls, where fire walls intersect, are 1-hr rated. Openings within 4'-0" are 45 minute protected. See notes on elevations and sheet A4-03.
30	Building	A0-00.pdf	BAA	Stair Shaft Enclosure Wall	Since the fire wall has to be continuous to the exterior wall then the wall of the stair shaft shall be rated 3hrs and continue vertically. FBC 706.6	CMU wall of stair is 3-hr rated assembly. See updated sheet A4-03.
31	Building	A0-00.pdf	BAA	Area of Refuge	Please provide areas of refuge and show the calculations of each area per FBC 1026.4	See notes added to sheet A0-00 noting corridors to be utilized as areas of refuge.
32	Building	F1-10.pdf	BAA	Standpipe/Hose Connection Required	A standpipe/hose connection is required in sprinkled buildings when the hose lay exceeds 200 feet from another hose connection. FBC 905.4 Paragraph 6 Please have the Engineer of Record check all areas.	Standpipes provided as required. See updated Fire Protection plans.

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33	Building	F1-12.pdf	BAA	Fire Pump Room	Not enough information on the plans to review the pump room since the room is located in the parking garage which has not been submitted at the time of this review. FBC 107.2.1 Additional comments may apply	See fire pump room within Parking Garage permit drawings.
34	Building	F1-13.pdf	BAA	Standpipes Required (Horizontal Exits)	Standpipes are required on each side of a horizontal exit. FBC 905.4 #2	See revised Fire Protection Plans showing required standpipes.
35	Building	A0-00.pdf	BAA	Corridor Rating Continuity	The rating of the corridor and level of protection shall be maintained until the level of exit discharged has been reached. FBC 708.4 Opening protectives required.	Wall and door added in corridor at east end of clubhouse area as fire barrier.
36	Building	A0-00.pdf	BAA	Pool Court/Outdoor Area Layout	Please provide layout of the pool court and outdoor area and provide the occupant load factor for each area. FBC 107.2.1	See uploaded landscaping drawings and sheet A0-01 with courtyard egress data.
37	Building	A0-00.pdf	BAA	Clarify Outdoor Area	Please clarify the outdoor area that has been clouded. I see nothing in the civil drawings or the architectural site plan. FBC 107.2.1 Additional comments may apply.	See uploaded landscaping drawings.
38	Building	A0-00.pdf	BAA	Exit Discharge to Public Way	How do the occupants of the building access the public way from this exit. FBC 1026	See updated civil drawings showing sidewalk from exit at west side of building.
39	Building	A5-01.pdf	BAA	Vertical Clearance (FAC)	Vertical clearance shall be 80" high minimum. Provide a barrier to meet this requirement. FAC 307.4	See revised sheets A5-01 and A5-02 showing railing at under stair at ground level.
40	Building	A5-02.pdf	BAA	Treads/Risers/Handrail Dimensions	I do not see details for the treads and risers along with the handrail size and dimensions. FBC 107.2.1	See details added to sheets A5-01 and A5-02
41	Building	A1-06.pdf	BAA	Possible Water Puddle Issues (Roof)	Im seeing based on your roof drain direction and crickets, there appears to be some areas that may have stinding water due to no cricket or scupper. FBC Ch 15	See revised sheet A1-06. Crickets and saddles have been updated to ensure positive drainage throughout.
42	Electrical	E9-00.pdf	_Loren zo_	AIC Rating	The AIC rating shown on drawing E9-00 for UNIT 2.5 dose't corispond to note #10 on drawing E8-03 please submit revisions correcting this error. =====	The AIC rating for unit panel 2.5 has been changed to 22kaic.
43	Electrical	E9-10.pdf	_Loren zo_	Overcurrent Protection	Panels HP1A, HP1B & HP3A aren't showing an MCB. Please show the OCPD for these panels. =====	Panels HP1A and HP1B has been changed to have an MCB. Panel HP3A does not need an MCB as it is fed from a breaker in HP1A.

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44	Building	A5-01.pdf	BAA	Roof Access	In buildings 4 or more stores at least 1 stair shall extend to the roof surface. FBC 1011.12	See revised sheet A5-02 and A1-06 showing alternating tread device for roof access hatch to 5-story roof.
45	Building	A0-00.pdf	BAA	Exit Access Travel Distance	Exit access travel distance from this unit has been exceeded. Max distance is 250' in a sprinkled building. FBC Table 1017.2	Travel distance from unit noted to Stair 1 meets 250' max per code
46	Plumbing	P8-01.pdf	piz327 61	Changemark #01	The sink bowl with the disposal will shall be an 1 1/2" drain. A hose connection to a dishwasher tail piece is prohibited..... (FBC Plumbing 413.2 Domestic food waste disposer waste outlets.) Domestic food waste disposers shall be connected to a drain of not less than 1 1/2 inches (38 mm) in diameter.	Will comply. See P8-01 for correction to detail.
47	Plumbing	P6-01.pdf	piz327 61	Changemark #01	Typo..... I believe this set of risers should have a tag of (S3) instead of (S2). Please clarify.	Riser tag has been corrected to S3. See P6-01 for change.
48	Plumbing	C-8.pdf	piz327 61	Changemark #01	The compactor pad drain is required to discharge to an interceptor/separator before connecting to the sanitary sewer system. (FBC Plumbing code section 1003.1 Where required.) Interceptors and separators shall be provided to prevent the discharge of oil, grease, sand and other substances harmful or hazardous to the public sewer, the private sewage system or the sewage treatment plant or processes. As shown on sheet 6 of Engineering Standards Manual, Dumpster and Compactor Pad Details, of the City of Orlando Department of Public Works Project / Construction Management Bureau. use the link below to access..... http://www.citvoforlando.net	Dumpster does not include compaction, so a sanitary sewer connection is not included, refer to civil sheet C7.0.

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		49	Plumbing	C-6.pdf	piz327 61	Changemark #01	<p>The three portions of RCP piping passing under the building foot print is considered to be building drain by definition. RCP (reinforced concrete pipe) piping is not one of the materials listed in table 702.2 and is prohibited from being installed under the foot print of the building.....</p> <p>(FBC Plumbing 702.2 Underground building sanitary drainage and vent pipe.) Underground building sanitary drainage and vent pipe shall conform to one of the standards listed in Table 702.2.</p> <p>(FBC Plumbing Definitions BUILDING DRAIN.) That part of the lowest piping of a drainage system that receives the discharge from soil, waste and other drainage pipes inside and that extends 30 inches (762 mm) in developed length of</p>	Storm pipes beneath the building footprint to be schedule 80 PVC, please refer to civil sheet C6.0 for updated callouts.
		50	Plumbing	A6-04.pdf	piz327 61	Changemark #01	<p>The sink cabinet counter top in Club House 111 is required to be in compliance with (FBC Accessibility 308.3.2 Obstructed high reach). The height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum.</p> <p>(FBC Accessibility 308.3.2 Obstructed High Reach.) Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches</p>	See revised detail 2 on sheet A6-04. Height of cabinets changed to 34" AFF.

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		51	Plumbing	A6-05.pdf	piz327 61	Changemark #01	<p>The sink cabinet counter top in Entertainment 106 is required to be in compliance with (FBC Accessibility 308.3.2 Obstructed high reach). The height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum.</p> <p>(FBC Accessibility 308.3.2 Obstructed High Reach.) Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches</p>	See revised detail 1 on sheet A6-05. Height of cabinets changed to 34" AFF.
		52	Plumbing	A4-12.pdf	piz327 61	Changemark #01	<p>The overall roof plan sheet (A1-06) Calls out detail (4/A4-12 TYP.) for what appears to be primary and secondary scuppers. I have not located any roof drains on this project. Sheet A4-12 has a number of primary and secondary roof drain details but only one scupper detail that does not illustrate a secondary scupper. Sheets A4-11, A4-13 and A3-12 also do not illustrate a secondary scupper. Secondary roof drain systems shall have the end point of discharge separate from the primary system.....</p> <p>(FBC Plumbing 1108.1 Secondary (emergency overflow) drains or scuppers.) Where roof drains are required, secondary (emergency overflow) roof drains or scuppers shall be provided where the roof perimeter construction extends above</p>	Secondary scuppers to be provided at all primary scupper locations as secondary drainage. See added detail on sheet A4-13.

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53	Transportation	C-5.pdf	AKT	Changemark #01	At all project entrances, clear sight distances for drivers and pedestrians shall not be blocked by signs, buildings, building columns, landscaping, or other visual impediments. No structure, fence, wall, or other visual impediment shall obstruct vision between 3 feet and 8 feet in height above street level. The street corner/ driveway visibility area shall be shown and noted on construction plans and any future site plan submittals. The applicant shall design the site plan as necessary to comply with the Florida Greenbook requirements for sight distance at intersections. Sight lines shall be shown on both the site plan and landscape plan. Landscaping located within intersection triangles as defined by the Florida Greenbook shall be trimmed or spaced according to FDOT Design	See Civil comment response letter.
54	Transportation	C-5.pdf	AKT	Changemark #02	For any construction work planned or required within a public right-of-way or City sidewalk easement adjacent to a public right-of-way (including but not limited to: irrigation, drainage, utility, cable, sidewalk, driveway, road construction/reconstruction or landscaping), the Owner/Applicant shall submit the following: Maintenance of traffic plans (M.O.T.) A review will be added for the traffic control manager	See Civil comment response letter.
55	Transportation	C-5.pdf	AKT	Changemark #03	Per MPL2019-10046 1. Driveways. All driveways should align with existing driveways on the east side or be offset from those driveways by sufficient distances to prevent turning movement conflicts. AutoTurn diagrams should be provided with plans submitted to Permitting Services for all driveways to demonstrate that conflicts will be minimized. 2. Please show the existing driveways on east side of lake hurst show offset distance and provide auturn	See Civil comment response letter.

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56	Transportation	C-5.pdf	AKT	Changemark #04	Transportation engineering recommends removal of the two uncontrolled crosswalks across Lakehurst Dr. If a crosswalk is needed then one should only be installed on the south leg and a portion of the median must remain as a refuge for the crossing pedestrians.	See Civil comment response letter.
57	Transportation	C-5.pdf	AKT	Changemark #05	Please provide detail for accessible spaces. must be per FDOT 2019-20 standard plan index 711-001, sheet 12 of 13	See Civil comment response letter.
58	Transportation	C-5.pdf	AKT	Changemark #06	Provide handicap parking sign detail to FTP-20-06 per FDOT 2018-19 standard plan index 700-102 (Sheet 4 of 11). Add \$250.00 FINE (F.S. 316.008(4)) supplemental sign, 7'-0" min to ground clearance	See Civil comment response letter.
59	Transportation	C-5.pdf	AKT	Changemark #07	Plans must call out fdot curb ramp type being installed and provide detail.	See Civil comment response letter.
60	Transportation	C-5.1.pdf	AKT	Changemark #01	Center turn lane skip must be shown and called out on plans as 10'-30' skips. Please update all sheets	See Civil comment response letter.
61	Transportation	C-5.1.pdf	AKT	Changemark #02	Sign Installation Specifications – Please add this note to your site plan. Installation within City of Orlando ROW 2" Square Galvanized Poles, Quick Punch (not pre-punched) Bolts, nuts and washers are to be stainless steel (5/16th inch) Stop Signs at intersections shall be 3" aluminum round poles with Z-Bars and U-Bolt Attachments (drilling through the pole to attach the sign is not allowed) All Signs are to be installed per FDOT Design Specification with anchors and concrete. Signs within sidewalks are to be core bored through the sidewalk not surface mounted. Sign blade sheeting shall be diamond grade with EC film.	See Civil comment response letter.

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63	Site Engineering	~Cover page.pdf	ROB	Changemark #01	The plans/permit package submitted is missing standard requirements outlined in Section 7.02 of the Engineering Standards Manual. As such, the City has not initiated the review until these minimal requirements are shown on the plans. The plans shall be reviewed once all the required information are shown on the plans and resubmitted.	See Civil comment response letter.
64	Site Engineering	~Cover page.pdf	ROB	Changemark #02	Please provide a Drainage Report. The Drainage Report should include the Pre/Post Development Drainage Maps, Pre/Post Weighted Curve Number Calculations, Pre/Post Time of Concentration Calculations, Pre/Post Basin Areas, Pre/Post Storm Routing (i.e. ICPR), Water Quality Volume provided recovery calculations (Dry Systems recovers in 72 hours, wet system recovers 1/2 the required treatment volume within 24-30 hours), stage area relationships for stormwater systems, tailwater conditions defined, etc.	See Civil comment response letter.
65	Site Engineering	~Cover page.pdf	ROB	Changemark #03	Please provide a soils/geotechnical report. The report should include the Season High Water Table, Average Wet Season, Normal Water Level, and Season Low Water Elevation.	See Civil comment response letter.
66	Site Engineering	~Cover page.pdf	ROB	Changemark #04	Please provide an existing and proposed grading plan.	See Civil comment response letter.
67	Site Engineering	~Cover page.pdf	ROB	Changemark #05	Please provide a topographic survey of the existing site.	See Civil comment response letter.
68	Site Engineering	~Cover page.pdf	ROB	Changemark #06	Please submit a signed and dated private and/or public improvements cost sheet. Cost sheet forms and instructions are available at our website at https://www.orlando.gov/Building-Development/Permits-Inspections/Get-a-Permit/Forms-Documents under Engineering Permit Forms.	See Civil comment response letter.

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69	Site Engineering	~Cover page.pdf	ROB	Changemark #07	Please provide a performance guarantee in the amount of at least 110% of the Public Improvement cost. A copy should be uploaded into ProjectDox and the original provided to Permitting Services via mail or hand delivery. The original must be submitted to the receptionist of Permitting Services as well as a copy uploaded to ProjectDox for review. Please be advised that the permit will not be approved/issued until the performance guarantee is approved by the City Attorney's Office.	See Civil comment response letter.
70	Site Engineering	~Cover page.pdf	ROB	Changemark #08	Please provide a Temporary Erosion and Sedimentation control plan in accordance with Section 6.14.01 of the City of Orlando Engineering Standards Manual. Please show any inlets on or near the site and how they will be protected.	See Civil comment response letter.
71	Site Engineering	~Cover page.pdf	ROB	Changemark #09	This site appears to be over 1 acre. Construction activities including clearing, grading and excavating activities shall obtain a FDEP NPDES NOI. A copy of the NPDES NOI Acknowledgement letter must be received in the Office of Permitting Services prior to permit approval.	See Civil comment response letter.
72	Site Engineering	~Cover page.pdf	ROB	Changemark #10	This site appears to be over 1 acre. Construction activities including clearing, grading and excavating activities shall obtain a SFWMD Permit. Please provide a copy of the SFWMD Permit.	See Civil comment response letter.
73	Site Engineering	~Cover page.pdf	ROB	Changemark #11	Please be advised that additional comments may follow.	See Civil comment response letter.

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74	Waste Water	C-7.pdf	WRD C-7 Utility Plan	Address Downstream Wastewater capacity #01	MPL2019-10046 was approved 7/11/19 with the following condition: The proposed development entails a high density residential complex with parking. This development represents an additional load to the existing gravity sanitary sewer infrastructure downstream of the point of connection, with particular emphasis to the gravity system on Universal Blvd north of Carrier Dr. The Applicant shall evaluate the impact of this flow on the gravity system prior to permit application consideration. These calculations have not been prepared and are required by the Water Reclamation (Wastewater) Division (WRD).	See Civil comment response letter.
75	Waste Water	C-7.pdf	WRD C-7 Utility Plan	Wastewater Calculations #02	<p>1. Wastewater Capacity Analysis 344 rooms x 190 gpd/room is the basis of design for Phase I based on the documentation provided, but also please address amenity space(kitchen, bar, breakfast area, meeting room and fitness center) as necessary.</p> <p>A Wastewater capacity analysis for the building (development) shall be prepared for review by the Water Reclamation (Wastewater) Division. Use the City level of service values. Refer to http://www.cityoforlando.net/city-planning/wp-content/uploads/sites/27/2014/03/Wastewater.pdf. This facility will discharge to Water Conserv II (Policy 1.1.3).</p> <p>Please put this capacity data on the drawings. And in the FDEP calculations. Provide</p>	See Civil comment response letter.

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76	Waste Water	C-7.pdf	WRD C-7 Utility Plan	Engineer's Certification #03	<p>2. Engineer's Certification Note to be added on the Utility Plans prior to Water Reclamation (Wastewater) Division approval of the plans for construction:</p> <p>"I, <Joe/Jane Engineer>, P.E. hereby certify that to the best of my knowledge all existing utilities have been field located and the location and elevation depicted on these plans is based on actual survey, ground penetrating radar, soft dig excavations, and other industry methods. I further certify that all measures have been taken with regard to Utility Providers' notification to mark utilities in accordance with Chapter 556 F.S., Sunshine State One Call."</p>	See Civil comment response letter.
77	Waste Water	C-7.pdf	WRD C-7 Utility Plan	Manhole required and pipe labels#04	<p>3. Adjacent to manhole SS2 the 10" sewer shown in the current design is a considered a main sewer as defined in the ESM, Section 9.02.01.B, As such, it shall be not be connected with a tee or a wye as presently shown, rather manholes are required at main pipe interconnection points by ESM Section 9.02.01.H.1./3.</p> <p>4. Label all sewer with length, diameter, material of construction such as PVC SDR26, slope and PRIVATE or PUBLIC. This is necessary to help our GIS properly define the sewers.</p>	See Civil comment response letter.
78	Waste Water	C-7.pdf	WRD C-7 Utility Plan	Manhole required #05	<p>5. The 17' of 10" sewer coming into the 10" line north of Manhole SS-1 does not comply with the ESM as previously noted about the line by manhole SS-2. a manhole is required at the connection point.</p>	See Civil comment response letter.
79	Waste Water	C-7.pdf	WRD C-7 Utility	Maintain sewer separation from trees#06	<p>6. Utility Notes: Do not plant trees within 10 feet of the gravity sewer.</p>	See Civil comment response letter.
80	Waste Water	C-7.pdf	WRD C-7 Utility Plan	Utility separation at pipe crossngs, typ #07	<p>7. Demonstrate compliance with utility separation requirements where watermain is crossing proposed sanitary sewer lines.</p>	See Civil comment response letter.

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81	Waste Water	C-7.pdf	WRD C-7 Utility Plan	Proper flow channel design required #08	8. Pipe P-3 must enter SS-E1 at a 90-degree angle to the 12" downstream sanitary sewer. Refer to ESM Section 9.02.01.H. 7. Please move manhole SS-3 south to make this angle and adjust the design accordingly.	See Civil comment response letter.
82	Waste Water	C-7.pdf	WRD C-7 Utility Plan	Tradework Division #09	9. C7.0 Trade Work Division The trade work division between Civil/Site Work to be designed in accordance with the City of Orlando Engineering Standards Manual (ESM) and Building/Plumbing Work in accordance with Florida Building Code is 5' from the outside building wall, which is industry standard. Work within 5' of the building will be under jurisdiction of Building/Plumbing in accordance with Florida Building Code. Work outside of 5' from the building will be Civil/Site Work jurisdiction in accordance with the ESM. Exception to this may be allowed if the Site Plans and Plumbing Plans clearly depict the trade work jurisdiction lines that deviate from the 5' rule. Otherwise, the industry standard 5' rule applies. i.e. cleanouts can be used	See Civil comment response letter.
83	Waste Water	C-8.1.pdf	WRD C8.1 City sanitary v	SDE#01	1. Installation of Lateral Connection note 10 shall be corrected to call our SDR26 pipe per the ESM (not SDR 35 pipe).	See Civil comment response letter.
84	Waste Water	C-8.1.pdf	WRD C8.1 City sanitary details	Fix Manhole cover detail #02	2. The City no longer accepts flat top manholes. Therefore, on the Typical Manhole Cover detail please remove Frame Type II and Frame Type III (on the left). Keep Frame Type 1.	See Civil comment response letter.
85	Waste Water	C-8.1.pdf	WRD C8.1 City sanitary	City Logo MH covers#03	3. Note that City covers are not to be used on Private sanitary sewer manholes.	See Civil comment response letter.
86	Electrical	E1-10.pdf	larry	Panic Hardware	Per NEC 110.26(C)(3) please reference the drawing which would reflect the required Panic hardware for all electrical rooms doors with electrical equipment 800 ampere or more not referenced at this time typical Enlarged Electrical Room drawings.	The architect's door schedule will reference the required panic hardware.

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87	Electrical	E1-10.pdf	larry	Manual Lighting Control	Per FBC 405.2.2.3. There is a room showing next to the stairwell not showing the required manual lighting control at this time submitted drawing E1-10.	A light switch has been added in this room.
88	Electrical	E1-12.pdf	larry	Emergency Light Fixture Circuitry	Per NEC 700.12(F) there is an EM fixture located in the "Work Space 1126" not showing compliance at this time submitted drawing E1-12	The EM fixture has been changed to be on HP1A-5 to match the general lighting in the area.
89	Electrical	E1-12.pdf	larry	Exit Sign Circuitry	Per NEC 700.12(F) please show compliance with an exit sign circuit "HP1A-11" showing in the open area at this time submitted drawing E1-12	The exit sign has been changed to be on circuit HP1B-87 to match the nearest general lighting circuit.
90	Electrical	E1-13.pdf	larry	Exit Sign Circuitry	Per NEC 700.12(F) there is an exit sign circuit "HP1A-11" located in the "Pool Courtyard" not showing compliance at this time submitted drawing E1-13.	The exit sign has been changed to be on circuit HP1B-87 to match the nearest general lighting circuit.
91	Electrical	E7-01.pdf	larry	Wall Spacing	Per NEC 210.52(A)(2) there are two receptacles missing at this time for walls by the electrical panel Detail 3 - E7-01 submitted drawing E7-01	Receptacles have been added to the two walls.
92	Electrical	E7-03.pdf	larry	Wall Spacing	Per NEC 210.52(A)(2) there is a receptacle outlet missing on the wall where the panel location is Detail 1 - E7-03 submitted drawing E7-03	A receptacle has been added to the wall here.
93	Electrical	E7-04.pdf	larry	Wall Spacing	Per NEC 210.52(A)(2) there is a receptacle missing on the wall behind the door to one bedroom Detail 1 - E7-04 submitted drawing E7-04	A receptacle has been added to the wall here.
94	Electrical	E7-04.pdf	larry	Panel Discrepancy	The panel for Unit Type 2.1 is showing a 125 ampere MLO with a demand load of 103 ampere, but the panel schedule is showing this panel as a 100 ampere MLO at this time submitted drawings E7-04 & E9-00.	The panel schedule has been changed to show it as 125A.
95	Electrical	E7-05.pdf	larry	Wall Spacing	Per NEC 210.52(A)(2) there is a receptacle missing on the wall located at the panel Detail 4 - E7-05 submitted drawing E7-05	A receptacle has been added to the wall here.
96	Electrical	E7-06.pdf	larry	Controlled Receptacles Identification	Please identify the individual controlled receptacles on the floor plan drawing which shall already be design engineered showing this submitted drawing E7-06	All of the receptacles in this room are half controlled duplexes. The symbol has been changed to all of them as half switched receptacles.
97	Electrical	E7-06.pdf	larry	Room Identifications	Please identify the individual rooms not identified at this time to show compliance with all FBC Energy Codes submitted drawing E7-06	Room names have been added to the drawing.

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98	Electrical	E8-00.pdf	larry	Conduit Sizes	Please show the conduit sizes for the enlarged unit feeder conductor sizes for voltage drop note submitted typical riser diagram drawings.	The conduit sizes have been added for the increased unit feeders for those not able to utilize the conduit size shown in the keynote.
99	Electrical	E8-00.pdf	larry	Equipment Grounding Conductor Size	Per NEC 250.122(B) please show the equipment grounding conductor size for the unit feeders 250 KCMIL AL or #4/O CU showing on the voltage Drop note which the #6 CU equipment grounding conductor would not be adequate submitted typical riser diagram drawings.	The increased equipment grounding conductor size has been added to the note.
100	Electrical	E9-20.pdf	larry	Panel Discrepancy	Panel schedule "CH" is showing this panel as a 400 ampere MLO, but the riser diagram is showing this panel as a 600 ampere MLO submitted drawings E9-20 & E8-01.	The second section of panel CH has been changed to 600A. The first section was already 600A.
101	Electrical	E9-20.pdf	larry	Panel Discrepancy	Panel schedule "P" is showing this panel as a 200 ampere MLO, but the riser diagram drawing is showing this panel as a 200 ampere MCB submitted drawings E9-20 & E8-01.	Panel P has been changed to MLO on the riser.
102	Electrical	E9-20.pdf	larry	Section #2 Clarification	Please show the panel "CH" section #2 on the riser diagram as referenced in the panel schedule submitted drawings E9-20 & E8-01.	The second section has been added to the riser diagram.
103	Electrical	E9-20.pdf	larry	Panel Discrepancy	Panel schedule "HP3B" section #1 is showing this panel as a 600 ampere MLO, but the riser diagram is showing this panel as a 400 ampere MLO submitted drawings E9-20 & E8-03.	Panel HP3B has been changed to 600A on the riser to match the panel schedule.
104	Electrical	E9-20.pdf	larry	Demand Load	The demand load for panel schedule "HP3B" exceeds the 400 ampere OCPD feeding this panel submitted drawing E9-20.	The OCP feeding panel HP3B has been changed to 600A.
105	Electrical	E9-20.pdf	larry	Panel Disconnet	Per NEC 230.71 please show the required disconnecting means ahead of panel "CH" which is showing this panel as an MLO at this time submitted drawings E9-20 & E8-01.	Panel CH has been changed to have a main circuit breaker.
106	Electrical	E9-10.pdf	larry	Panel Discrepancy	Panel Schedule "HP3A" is showing this panel as a 400 ampere MLO, but the riser diagram is showing this panel as a 600 ampere MCB submitted drawings E9-10 & E8-01.	Panel HP3B has been changed to 600A on the riser to match the panel schedule.
107	Electrical	E9-10.pdf	larry	Panel Discrepancy	Panel schedule "HP1A" is showing this panel as a 800 ampere MLO, but the riser diagram is showing this panel as a 800 ampere MCB which is correct and in compliance per NEC 230.71 submitted drawings E9-10 & E8-01.	Panel schedule HP1A has been changed to have a MCB to match the riser.

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108	Electrical	E9-10.pdf	larry	Panel Discrepancy	Panel schedule "HP1B" is showing this panel as a 800 ampere MLO, but the riser diagram is showing this panel as a 800 ampere which is correct and in compliance with 230.71 submitted drawings E9-10 & E8-03.	Panel schedule HP1B has been changed to have a MCB to match the riser.
109	Electrical	E8-01.pdf	larry	Ungrounded Conductors Size	Per NEC 310.15(B)(16) the #2 AWG AL ungrounded conductors feeding panel "HO1A-2" are not adequate to the 100 ampere OCPD feeding this panel submitted drawing E8-01.	The #2 conductors have been changed to copper instead of aluminum.
110	Electrical	E8-01.pdf	larry	Equipment Grounding Conductor Size	Please show the equipment grounding conductor size for 250 KCMIL AL or #4/O AWG CU Unit Feeders voltage drop note which per NEC 250.122(B) the #6 AWG CU equipment grounding conductor would not be adequate submitted drawing E8-01.	The increased equipment grounding conductor size has been added to the note.
111	Electrical	E8-01.pdf	larry	Equipment Grounding Conductor Size	Please show the equipment grounding conductor size for 350 KCMIL AL or #4/O AWG CU (125A) Unit Feeders voltage drop note which per NEC 250.122(B) the #6 AWG CU equipment grounding conductor would not be adequate submitted drawing E8-01.	The increased equipment grounding conductor size has been added to the note.
112	Electrical	E8-02.pdf	larry	Equipment Grounding Conductor Size	Please show the equipment grounding conductor for the #250 KCMIL AL or #4/O AWG CU (100A) unit feeders voltage drop note which the #6 AWG CU equipment grounding conductor would not be adequate submitted drawing E8-02.	The increased equipment grounding conductor size has been added to the note.
113	Electrical	E8-02.pdf	larry	Equipment Grounding Conductor	Please show the equipment grounding conductor for the #350 KCMIL AL or #4/O AWG CU (125A) unit feeders voltage drop note which the #6 AWG CU equipment grounding conductor would not be adequate submitted drawing E8-02.	The increased equipment grounding conductor size has been added to the note.
114	Electrical	E8-02.pdf	larry	Conduit Sizes	Please show the conduit sizes to be utilized for the increased Unit Feeders per voltage drop not showing at this time submitted typical riser diagram drawings.	The conduit sizes have been added for the increased unit feeders for those not able to utilize the conduit size shown in the keynote.
115	Electrical	E0-01.pdf	larry	Lightning Protection Drawings	Please submit the lightning protection drawings not submitted for review at this time as referenced on the drawing E0-01. And also show DAS connection to the lightning protection if DAS is required.	The lightning protection drawings are to be provided by others based on the specification. Lightning Protection is not required by code and is up to the owner to accept if desired.

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116	Electrical	E8-03.pdf	larry	Equipment Grounding Conductor Size	Per NEC 250.122 the #3 AL equipment grounding conductor feeding panel "HP3B" is not adequate submitted riser diagram drawing E8-03	This note has been revised to go with a 600A circuit.
117	Electrical	E8-03.pdf	larry	Equipment Grounding Conductor Size	Per NEC 250.122 please show the equipment grounding conductor for unit feeder note #13 not showing at this time submitted drawing E8-03	The equipment grounding conductor size has been added to the keynote.
118	Electrical	E8-03.pdf	larry	Equipment Grounding Conductor Size	Please show the equipment grounding conductor for the #350 KCMIL AL or #4/O AWG CU unit feeders for the voltage drop note which the #6 AWG CU equipment grounding conductor would not be adequate submitted riser diagram drawing E8-03.	The increased equipment grounding conductor size has been added to the note.
119	Electrical	E8-03.pdf	larry	Conductors Clarification	Unit Feeder Note #13 is showing #1/O AWG CU, but the Unit Feeders showing on the voltage drop note is showing #1/O AL at this time submitted riser diagram drawing E8-03	The keynote has been changed to indicate #1/O AWG AL
120	Building	T0-01.pdf	BAA	Structural Sheet	Sheet S5-06 missing from the index, please add. FBC 107.2.1	See updated sheet index
121	Building	S5-05.pdf	BAA	Primary Structural Framing Protection	The primary structural framing for Type VA & IIIB shall be protected per FBC Table 601 & 704.3	See revised details showing gyp board protection
122	Building	~Cover page.pdf	BAA	Peer Review Required	PEER Review - Building exceeds the limits of FBC 2308.2 and the supporting load path shall be designed in accordance with accepted engineering practice. A peer review will be required for the apartment buildings greater than three stories. FBC 2308.2	Peer review not required - structural design based on LRFD
123	Building	~Cover page.pdf	BAA	Geotechnical Report	A geotechnical report is required per FBC Ch 18.	See uploaded geotechnical report
124	Building	~Cover page.pdf	BAA	Energy Calculations	Energy Calculations are required per FBC & FBC Energy Code.	See uploaded energy calculations (ComCheck reports)
125	Building	~Cover page.pdf	BAA	Doc Holds	NOTE: Doc Holds have been placed on this project with various times to be submitted to the City.	Acknowledged
126	Eng_Zoning	C-4.pdf	dws	Concurrency	All new construction, change in use, additions, or redevelopments are required to submit a Concurrency Management application as a part of the building plan review process. Please submit for encumbrance. Email it to dalia.sidrak@cityoforlando.net	See Civil comment response letter.

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127	Eng_Zonin g	C-4.pdf	dws	School Concurrency	Orange County Public Schools (OCPS) Capacity Enhancement Program (CEP) determination required prior to permit issuance. Please provide proof of OCPS capacity concurrency.	See Civil comment response letter.
128	Eng_Zonin g	C-4.pdf	dws	School fees	A School Impact Fee in the amount of \$2,042,055.00 (estimated) will be due at the time of building permit issuance.	See Civil comment response letter.
129	Eng_Zonin g	C-4.pdf	dws	Sewer benefit fees	A Sewer Benefit Fee in the amount of \$665,332.50 (estimated) will be due at the time of building permit issuance.	See Civil comment response letter.
130	Eng_Zonin g	C-4.pdf	dws	Parks Impact Fee	A Parks Impact Fee in the amount of \$284,625.00 (estimated) will be due at the time of building permit issuance.	See Civil comment response letter.
131	Eng_Zonin g	C-4.pdf	dws	Transportation fees	A Transportation Impact Fee in the amount of \$ 941505.00 (estimated) will be due at the time of building permit issuance.	See Civil comment response letter.
132	Eng_Zonin g	C-4.pdf	dws	TIF credits	Any exemptions or credits against the Transportation Impact Fee must be reviewed. Please contact Nancy Jurus-Ottini at (407) 246-3529 or nancy.jurus- ottini@cityoforlando.net	See Civil comment response letter.
133	Eng_Zonin g	C-4.pdf	dws	Landscape worksheet	Per Orlando Municipal Code Chapter 60, Section 60.228: All landscape plans must achieve the Minimum Required Landscape Score (MRLS) required for the proposed type and intensity of development. Applicants shall submit a completed copy of the Non-Residential and Multifamily Landscape Worksheet with the application for landscape plan approval. Conformance with the minimum standards of this Section shall be required prior to the issuance of a site development permit. Increase the landscape score by 10% per MPL2019- 10046	See Civil comment response letter.
134	Eng_Zonin g	C-4.pdf	dws	Irrigation	All landscaped areas shall be irrigated in accordance with Section 60.232 (e) Orlando Land Development Code. Provide irrigation plan.	See Civil comment response letter.

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135	Eng_Zoning	C-4.pdf	dws	Landscaping	See Chapter 60 Part 2 Orlando Land Development Code for all Landscaping, Buffering and Tree Protection Requirements. Provide landscape plan.	See Civil comment response letter.
136	Eng_Zoning	C-4.pdf	dws	Trees removal	A tree removal permit shall be required prior to removing any 6" caliper or larger tree. Please contact Andy Kittsley, Parks Division, to apply for tree removal permit. Phone: 407-246-2701.	See Civil comment response letter.
137	Eng_Zoning	C-4.pdf	dws	Street trees	Street trees are required between the property line and the street pavement edge. A 12' high with a 2" caliper canopy tree is required to be installed every 50'-100' along the parkway or \$350 per tree paid to the Street Tree Trust Fund is required (as determined by the City), per Section 61.226 of the Land Development Code.	See Civil comment response letter.
138	Eng_Zoning	C-4.pdf	dws	Trees encroachment	Contact the Bureau of Parks at (407) 246-2701 for a Tree Encroachment permit prior to encroaching any trees as per Orlando Land Development Code, Section 60.211.	See Civil comment response letter.
139	Eng_Zoning	C-4.pdf	dws	Signs	See Chapter 64 Orlando Land Development Code for sign requirements and regulations. Separate building permit applications are required for signs.	See Civil comment response letter.
140	Eng_Zoning	C-4.pdf	dws	Plat	The property must be platted prior to Engineering/Zoning approval for building permit issuance. Contact the Zoning Official, at zoningofficial@cityoforlando.net .	See Civil comment response letter.
141	Eng_Zoning	C-4.pdf	dws	FDEP	This project requires a Florida Department of Environmental Protection (FDEP) permit for the sanitary sewer system. The FDEP application provided needs to be filled and signed it can be processed. Please email it to dalia.sidrak@cityoforlando.net .	See Civil comment response letter.

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142	Eng_Zoning	C-4.pdf	dws	Fence	Municode of orlando, chapter 58, section 58.933: [Temporary Construction Fences. A temporary fence not exceeding 8 feet in height may be erected during construction in any district. Such fence shall be removed prior to any Certificate of Occupancy or Certificate of Completion being approved.]	See Civil comment response letter.
143	Eng_Zoning	C-4.pdf	dws	Mechanical equipment screening	Show method of screening for mechanical equipment according to the Municode of Orlando, Chapter 58, Section 58.982. Show parapets to screen rooftop equipment.	See Civil comment response letter.
144	Eng_Zoning	C-4.pdf	dws	Transformers	Transformers are to be screened on three sides according to MPL2019-10046	See Civil comment response letter.
145	Eng_Zoning	C-4.pdf	dws	Recycling	In accordance with City Code Section 28.15, as approved by City Council on March 11, 2019, all new Multi-Family and Commercial developments are required to participate in the Recycling Program. Provide recycling location and information.	See Civil comment response letter.
146	Eng_Zoning	C-4.pdf	dws	Dumpster	Provide all dimensions for the dumpster and compactor pad, according to the Engineering Standards Manual sheet 6. The dumpster must have a minimum opening of 12' wide and a clear depth of 10' forward of any bollards within the enclosure. A straight 50' backup forward of the dumpster opening is required. And 6' concrete approach pad.	See Civil comment response letter.
147	Eng_Zoning	C-4.pdf	dws	Outdoor lighting	On the photometric plan, adjust the illumination levels all around the property line according to Municode chapter 63 section 2M, 63.405.	See Civil comment response letter.
148	Eng_Zoning	C-4.pdf	dws	Light poles	According to MPL2019-10046, the lighting fixtures must not exceed 15' in height.	See Civil comment response letter.
149	Eng_Zoning	C-4.pdf	dws	Site data	Provide the following Site Data: Total Land Area: _____ square feet. IS "Impervious Surface" Area Shown: _____ square feet	See Civil comment response letter.

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150	Eng_Zonin g	C-4.pdf	dws	Number of units	Sheet C-4 has 344 units and sheet A0-00 has 345 units, how many units are proposed? Please show consistency on all plans.	See Civil comment response letter.
151	Eng_Zonin g	C-4.pdf	dws	Knee wall	Provide 3 feet knee wall to screen the main entry surface parking lot per MPL2019-10046	See Civil comment response letter.
152	Eng_Zonin g	C-4.pdf	dws	Playground	Playground area is required per MPL2019-10046	See Civil comment response letter.
153	Eng_Zonin g	C-4.pdf	dws	Pool	Florida Building Code Section 424.2.17.1.8 [Access gates, when provided, shall comply with the requirements of Sections 424.2.17.1.1 through 424.2.17.1.7 and shall be equipped with a self-latching locking device located on the pool side of the gate.] (see code for full text)	See Civil comment response letter.
154	Eng_Zonin g	C-4.pdf	dws	Fence/screen	Provide fence/screen around pool.	See Civil comment response letter.
155	Eng_Zonin g	C-4.pdf	dws	Pool equipment	Provide screening for any pool equipment.	See Civil comment response letter.
156	Eng_Zonin g	C-4.pdf	dws	Additional conditions	Additional conditions may be provided with revisions.	See Civil comment response letter.
157	Eng_Zonin g	WW Application FDEP.pdf	dws	Multifamily SBF rate	Please revise the calculations for the flow using rate of 190 gpd per unit.	See Civil comment response letter.
158	Fire	T0-01.pdf	FIRE- NNH	General Comments	<p>CONTACT INFORMATION For questions regarding fire plans review, please contact Nathan Hutton at 407.246.3152 or at nathan.hutton@cityoforlando.net.</p> <p>CONSTRUCTION FIRE SAFETY Structures undergoing construction, alteration, or demolition operations, including those in underground locations, shall comply with NFPA 241, Standard for Safeguarding Construction, Alteration, and Demolition Operations, and NFPA 1, Chapter 16. Fire protection during construction shall comply with all applicable requirements outlined in NFPA 1, sec. 16.4.3.1.1 through sec. 16.4.3.3.2.10. Fire safety during demolition shall comply with all applicable requirements outlined in</p>	Acknowledged

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159	Fire	C-1.pdf	FIRE-NNH	Unable to Locate 3rd Party Verification of Digital Signature	<p>Unable to locate 3rd party verification of engineer's digital signature. Per the FAC 61G15-23.003(2)(b), engineer's digital signatures shall be capable of verification.</p> <p>Please revise all civil engineering sheets to indicate required third-party verification.</p> <p>We accept a variety of third-party verified digital signatures. Some companies that offer this service include: Adobe Entrust, VeriSign, IdenTrust, DocuSign,</p>	See Civil comment response letter.
160	Fire	F0-01.pdf	FIRE-NNH	Clarification Needed	<p>FAC 61G15-32 notes indicate that a fire pump is not required.</p> <p>Sheet F1-12 indicates the installation of a fire pump.</p> <p>Please clarify and/or correct this discrepancy.</p>	Note (2)(K) of FAC 61G15-32.004 has been revised to note that a fire pump will be provide in the garage to meet the demands of the sprinler systems in the garage and the surrounding apartments
161	Fire	F0-01.pdf	FIRE-NNH	Fire Protection POS Incorrect	<p>Per Civil sheet C8.3 the water purveyor's responsibility ends at the OUC Fire Service Control Valve on the supply side of the DDCVA.</p> <p>Please revise FAC 61G15-32 Note (2)(a) to indicate the correct location of FP POS.</p>	Note (2)(a) of FAC 61G15-32.004 has been revised to refrence Civil drawings C8.3 for Point of Service.
162	Fire	C-7.pdf	FIRE-NNH	Scope of Work	<p>Plans indicate that fire main terminates outside of the building envelope.</p> <p>Per F.S. 633.334(3), for contracts written after June 30, 2005, the contractor who installs the underground piping from the point of service is responsible for completing the installation to the aboveground connection flange, which by definition in this chapter is no more than 1 foot above the finished floor.</p> <p>Please revise plans to indicate that scope of work will be from POS to 1' AFF.</p> <p>Please also revise plans to indicate a lead-in detail terminating at 1' AFF.</p>	See Civil comment response letter.

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		163	Fire	C-7.pdf	FIRE- NNH	Two Remotely Located FDCs Required Per City Fire Code	<p>Per the City of Orlando Fire Prevention Code, sec. 24.27(a)(2), two Siamese connections, one at each end of the building or as remotely located as possible, shall be provided in the path of fire department access.</p> <p>Per NFPA 14, sec. 6.4.5.1.1, fire department connections shall be located and arranged so that hose lines can be attached to the inlets without interference from nearby objects, including buildings, fences, posts, landscaping, vehicles, or other fire department connections.</p> <p>Per NFPA 14, sec. 6.4.5.4, fire department connections shall be located not more than 100 ft (30.5 m) from the nearest fire hydrant connected to an approved water supply.</p>	See Civil comment response letter.
		164	Fire	C-7.pdf	FIRE- NNH	FP Water Supply Control Valve Is Too Close to Structure	<p>FP Water Supply Control Valve at DDCVA is too close to the structure.</p> <p>Per NFPA 24, sec. 6.2.11, all connections to private fire service mains for fire protection systems shall be arranged in accordance with one of the following so that they can be isolated:</p> <p>(1) A post indicator valve installed not less than 40' from the building</p> <p>(a) For buildings less than 40' in height, a post indicator valve shall be permitted to be installed closer than 40' but at least as far from the building as the height of the wall facing the post indicator valve.</p> <p>(2) A wall post indicator valve</p> <p>(3) An indicating valve in a pit, installed in accordance with Section 6.4</p> <p>(4) A backflow preventer with at least one indicating valve not less than 40' from the building</p>	See Civil comment response letter.

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165	Fire	C-7.pdf	FIRE-NNH	UG Fire Permits Required	<p>Underground main contractor must apply for a Fire permit for the installation or modification of any underground mains serving fire hydrants and/or fire protection systems prior to any installation.</p> <p>*** NOTE: THIS INCLUDES BOTH DEDICATED FIRE MAINS AND COMBINATION MAINS. ***</p> <p>Fire hydrants must be in compliance with hydrant spacing, location, distribution, color coding, and needed fire flow minimums as specified in City Fire Code.</p> <p>Underground fire main and fire hydrant installations on private property will require an FIR permit and full compliance with NFPA 24.</p> <p>Issuance of any ENG permit will occur when a FIR permit is issued for the</p>	See Civil comment response letter.
166	Fire	C-7.pdf	FIRE-NNH	UG Licensed Contractor Required	<p>The private dedicated underground fire mains and fire hydrants must be installed by a licensed Fire Contractor Class I, II, or V. Combination fire mains (shared domestic and fire protection service) and fire hydrants up to the dedicated fire protection system "point of service" can be installed by a licensed Underground Utility/ Excavation Contractor, General Contractor, or Plumbing Contractor. [F.S. 633.021, 633.539, 489.105]</p>	See Civil comment response letter.
167	Fire	C-7.pdf	FIRE-NNH	Applicable Codes Not Identified	<p>The plans must indicate the applicable codes with editions used in design. [City Fire Code, Chapter 24, Section 24.15(c)]</p> <p>Please revise plans to indicate the following adopted design code editions:</p> <ul style="list-style-type: none"> -6th Edition (2017) of the Florida Fire Prevention Code -NFPA 24, 2013 edition, Standards for the Installation of Private Fire Service Mains and Their 	See Civil comment response letter.

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		168	Fire	C-7.pdf	FIRE- NNH	Fire Protection POS Not Identified	<p>Plans shall indicate the "point-of-service" for any "fire protection system".</p> <p>Per FL Statute 633.102(24), "Point-of-service" means the point at which the underground piping for a fire protection system using water as the extinguishing agent becomes used exclusively for the fire protection system.</p> <p>Please revise sheet C7.0 to indicate the FP POS at the 8" Cross feeding the RPDA for Fire Service.</p>	See Civil comment response letter.
		169	Fire	C-7.pdf	FIRE- NNH	Fire Department Access Road Clear Width Insufficient	<p>Per the City of Orlando Fire Prevention Code, sec. 24.30(d)(1), fire department access road shall have an unobstructed width of not less than 20 ft (6.1 m) and a vertical clearance of not less than 13 ft 6 in (4.1 m). If a center median is included, the required width shall be on both sides.</p> <p>a. Minimum widths for apparatus access shall be measured curb face to curb face or, where there are no curbs, edge of pavement to edge of pavement.</p> <p>Please revise civil plans to increase road width to 20' on both sides of median at this entrance/exit.</p>	See Civil comment response letter.
		170	Fire	C-7.pdf	FIRE- NNH	Provide Turning Radius Analysis for FD Apparatus	<p>Per NFPA 1, sec. 18.2.3.4.3.1 The turning radius of a fire department access road shall be as approved by the AHJ. (The turning radius for fire department vehicles shall be 30 ft inside and 50 ft outside with a 20 clear unobstructed width.)</p> <p>Please provide a turning radius analysis indicating compliance.</p> <p>Turning radius analysis shall indicate FD access throughout site, including but not limited to all FP appliances such as fire hydrants, BFPs, PIVs, and FDCs.</p>	See Civil comment response letter.

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171	Fire	C-7.pdf	FIRE- NNH	Provide Turnarounds For Dead-End FD Access Roads	<p>Per NFPA 1, sec. 18.2.3.4.4 Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around. (Acceptable turnarounds can include a cul-de-sac with appropriate turning radii; or a T-turn or Y-turn with a minimum length equal to the length of the longest fire apparatus.)</p> <p>Please revise civil plans to indicate required turnaround for dead-end FD access road at south side of site.</p>	See Civil comment response letter.
172	Fire	C-7.pdf	FIRE- NNH	Provide Needed Fire Flow Calculations Per the ISO Method	<p>Per the City of Orlando Fire Prevention Code, sec. 24.30(e)(4), the required fire flow for commercial structures shall be determined as specified in the standard: Determination of Required Fire Flow as published by the Insurance Services Office (ISO). The fire flow for a building when sprinkler protected in accordance with NFPA 13 will be calculated at 50% of a non-sprinkler protected building, but shall not be less than 1000 gpm. (Reduction is not permitted for NFPA 13R systems.) Calculations and a water supply analysis shall be provided to demonstrate delivering of fire flow.</p> <p>Please revise civil plans to indicate required NFF Calcs per the ISO method.</p>	See Civil comment response letter.

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173	Fire	F1-12.pdf	FIRE-NNH	Fire Pump Equipment Access	<p>Although the fire pump room will be located in the parking garage which has been submitted under a separate permit, this comment is to advise the project design professionals of the following requirements of NFPA 1:</p> <p>-13.4.2.2.1 The location of and access to the fire pump room(s) shall be pre-planned with the fire department. [20:4.12.2.1]</p> <p>-13.4.2.2.1.1 Fire pump rooms not directly accessible from the outside shall be accessible through an enclosed passageway from an enclosed stairway or exterior exit. [20:4.12.2.1.1]</p> <p>-13.4.2.2.1.2 The enclosed passageway shall have a fire-resistance rating not less than the fire-resistance rating of the fire pump room. [20:4.12.2.1.2]</p>	Doors added to exterior wall of pump room. See sheet A1-01 and Parking Garage permit plans.
174	Fire	F1-10.pdf	FIRE-NNH	Locations of Hose Connections-Hoselay	<p>Per NFPA 14, sec. 7.3.2.2, where the most remote portion of a sprinklered floor or story is located in excess of 200 ft (61 m) of travel distance from a hose connection in or adjacent to a required exit, additional hose connections shall be provided, in approved locations, where required by the local fire department or the AHJ.</p> <p>Please revise FP plans to indicate compliance.</p>	FDVs have been added throughout the building due to the requirement of having a FDV on each side of a horizontal exit door with a max travel distance of 200'. Please see revised sheets F1-10 -F1-11
175	Fire	F1-10.pdf	FIRE-NNH	Locations of Hose Connections-Horizontal Exits	<p>Per NFPA 14, sec. 7.3.2(2), Class I systems shall be provided with 2.5" hose connections on each side of the wall adjacent to the exit openings of horizontal exits.</p> <p>Please revise FP plans to indicate compliance.</p>	FDVs have been added throughout the building due to the requirement of having a FDV on each side of a horizontal exit door with a max travel distance of 200'. Please see revised sheets F1-10 -F1-11
176	Fire	F1-10.pdf	FIRE-NNH	Locations of Hose Connections-Roofs	<p>Per NFPA 14, sec. 7.3.2(5), Class I systems shall be provided with 2.5" hose connections at the highest landing of stairways with stairway access to a roof, or on roofs with a slope of less than 4 in 12 where stairways do not access the roof.</p> <p>Please revise FP plans to indicate compliance.</p>	Access to roofs is from the garage stairwells on the east of the garage. NFPA 14 allows the FDV in the stairwell to be used for the roof and does not a specific travel distance.


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177	Fire	E1-10.pdf	FIRE-NNH	Spacing In Corridors	<p>Unable to complete review of fire alarm system design documents due to the number of deficiencies.</p> <p>Coverage for visible fire alarm notification appliances is missing and/or insufficient in multiple locations throughout corridors.</p> <p>Per NFPA 72, sec. 18.5.5.5.5, visible notification appliances shall be located not more than 15 ft (4.57 m) from the end of the corridor with a separation not greater than 100 ft (30.5 m) between appliances.</p> <p>Per NFPA 72, sec. 18.5.5.5.6, if there is an interruption of the concentrated viewing path, such as a fire door, an elevation change, or any other obstruction, the area shall be treated as a separate corridor.</p>	Add a fire alarm notification device here
178	Fire	E1-10.pdf	FIRE-NNH	Two-Way Radio Communication Enhancement Systems	<p>Please revise plans to acknowledge the following requirements of NFPA 1:</p> <p>-11.10.1 In all new and existing buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ.</p> <p>-11.10.2 Where required by the AHJ, two-way radio communication enhancement systems shall comply with NFPA 72.</p>	A note has been added that a DAS system plan shall be submitted along with the fire alarm shop drawings. It is expected that this building will require a DAS system based on other buildings in the area requiring them.
179	Fire	E1-10.pdf	FIRE-NNH	Fire Department Key Lock Box	<p>Per the City of Orlando Fire Prevention Code, sec. 24.24(f)(2), all buildings with the means to initiate a fire alarm and response by the Fire Department shall provide access to the property.</p> <p>Please revise plans to indicate that a FD key lock box will be provided at the primary point of Fire Department access to the building.</p> <p>For ordering information, please call the Fire Safety Management Division at</p>	This shall be shown by the architect. It is not an electrical device and has no wired connection to the fire alarm.
180	Fire	T0-01.pdf	FIRE-NNH	Provide Missing Sheet E10-00	<p>Unable to locate sheet E10-00.</p> <p>Please provide missing sheet for review.</p>	See uploaded sheet E10-00

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181	Fire	E7-06.pdf	FIRE-NNH	Room Labeling	<p>Please revise sheet E7-06 to indicate the use of each room or area.</p> <p>Depending on use, additional visible fire alarm notification appliances may be required.</p>	The room names have been added to the sheet.
182	Fire	E1-12.pdf	FIRE-NNH	Manual Pull Station Missing At Exit	<p>Per NFPA 72, sec. 17.14.8.4, manual fire alarm boxes shall be located within 5 ft (1.5 m) of each exit doorway on each floor.</p> <p>Please revise fire alarm system design documents to indicate required manual pull station at this exit stair doorway on each floor.</p>	A pull station has been added.
183	Fire	E7-05.pdf	FIRE-NNH	Smoke/Carbon Monoxide Alarm Missing	<p>Per NFPA 101, sec. 30.3.4.5, smoke alarms shall be installed in accordance with 9.6.2.10 in every sleeping area, outside every sleeping area in the immediate vicinity of the bedrooms, and on all levels of the dwelling unit, including basements.</p> <p>Per NFPA 101, sec. 30.3.4.6.2(1), where required by 30.3.4.6.1, carbon monoxide alarms or carbon monoxide detectors shall be installed outside of each separate dwelling unit sleeping area in the immediate vicinity of the sleeping rooms.</p> <p>Please revise plans to indicate required smoke/carbon monoxide alarm outside of west side sleeping room of Unit Type 2.5.</p> <p>Please also verify compliance for all other unit</p>	A smoke/co combo detector has been added outside the door where one was missing.

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184	Fire		E-H	Smoke Dampers	<p>Per NFPA 101, sec. 8.5.5.7.1, required smoke dampers in ducts penetrating smoke barriers shall close upon detection of smoke by approved smoke detectors in accordance with NFPA 72, National Fire Alarm and Signaling Code, unless the ducts penetrate smoke barriers above the smoke barrier doors, and the door release detector actuates the damper.</p> <p>Please coordinate with the Mechanical EOR to verify the locations of any required smoke dampers, and revise fire alarm system design documents to indicate associated smoke detectors.</p>	Electrical to update
185	Fire	E1-20.pdf	FIRE-NNH	Visible Fire Alarm Notification Missing	Per NFPA 101, sec. 9.6.3.5, notification signals for occupants to evacuate	Additional fire alarm notification devices have been added to the drawing.
186	Fire	A0-00.pdf	FIRE-NNH	Provide Enlarged Life Safety Plan For All Three Courtyards	<p>Please provide an enlarged life safety plan for all three courtyards.</p> <p>Life safety plan shall indicate all information required for review including, but not limited to, occupancy classification; occupant loads; details for means of egress components such as doors, stairs, ramps, guards, and handrails; egress capacities; number of exits; arrangement of means of egress including common path of travel and dead-end measurements; travel distances to exits; exit discharge; illumination of means of egress; emergency lighting; exit signs; protection from hazards; interior finishes; and any required fire alarm or fire sprinkler systems.</p> <p>Upon resubmittal of required information, further review will be necessary</p>	See added sheet A0-01 for enlarged courtyard egress plans
187	Fire	A0-00.pdf	FIRE-NNH	Portable Fire Extinguishers	Please revise life safety plans to indicate portable fire extinguishers installed in accordance with classification, rating, and distribution requirements of NFPA 10.	See revised code data plans with fire extinguisher locations
188	Fire	A0-00.pdf	FIRE-NNH	Exit Discharge Through Interior Building Areas	<p>This exit stair discharges through the interior of the building.</p> <p>Please revise plans to indicate compliance with all applicable requirements outlined in NFPA 101, sec. 7.7.2</p>	Stair exits to an exterior corridor

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189	Fire	A0-00.pdf	FIRE- NNH	Provide Enlarged Life Safety Plan For Amenities Area	<p>Please provide an enlarged life safety plan for the amenities area.</p> <p>Life safety plan shall indicate all information required for review including, but not limited to, occupancy classification; occupant loads; details for means of egress components such as doors, stairs, ramps, guards, and handrails; egress capacities; number of exits; arrangement of means of egress including common path of travel and dead-end measurements; travel distances to exits; exit discharge; illumination of means of egress; emergency lighting; exit signs; protection from hazards; interior finishes; and any required fire alarm or fire sprinkler systems.</p> <p>Upon resubmittal of required information, further review will be necessary.</p>	See added sheet A0-01 for enlarged clubhouse egress plans
190	Fire	A0-00.pdf	FIRE- NNH	Occupant Load Factor	<p>Per NFPA 101, sec. 7.3.1.2, the occupant load in any building or portion thereof shall be not less than the number of persons determined by dividing the floor area assigned to that use by the occupant load factor for that use as specified in Table 7.3.1.2.</p> <p>Please revise life safety plan to indicate an occupant load factor of 15sq.ft./pp for the pool deck & courtyard, the courtyard southwest, and the courtyard southeast.</p>	See added sheet A0-01 for enlarged courtyard egress plans
191	Fire	A0-00.pdf	FIRE- NNH	Horizontal Exits	<p>Please clarify if 3-hour fire barriers are also being designed as horizontal exits.</p> <p>If so, then please revise plans to indicate compliance with all applicable requirements outlined in NFPA 101, sec. 7.2.4.1.1 through sec. 7.2.4.2.11.</p>	Double egress doors at 3-hr fire walls are horizontal exits required to comply with FBC egress requirements. The doors meet applicable requirements of NFPA 101. See sheet A4-03 and specifications.
192	Fire	A5-01.pdf	FIRE- NNH	Provide Handrail Details	<p>Please revise stair plans to include handrail details designed in accordance with NFPA 101, sec. 7.2.2.4.5.1 through sec. 7.2.2.4.5.11.</p>	See revised sheet A5-01 with handrail detail added.

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		193	Fire	A8-05.pdf	FIRE- NNH	Opening Protectives	<p>Per NFPA 101, sec. 8.3.4.2, the fire protection rating for opening protectives in fire barriers, fire-rated smoke barriers, and fire-rated smoke partitions shall be in accordance with Table 8.3.4.2.</p> <p>Please revise door schedule to indicate compliance.</p> <p>Please also provide a window schedule indicating all required fire protection ratings for windows serving as opening protectives.</p>	See revised door schedules and window detail sheet A2-20
		194	Fire	A8-05.pdf	FIRE- NNH	Panic Hardware	<p>Per NFPA 101, sec. 12.2.2.2.3, any door in a required means of egress from an area having an occupant load of 100 or more persons shall be permitted to be provided with a latch or lock only if the latch or lock is panic hardware or fire exit hardware complying with 7.2.1.7.</p> <p>Please revise door schedule to indicate that all doors in the means of egress for clubhouse are equipped with any required panic</p>	See revised door schedules