



October 12th, 2023

Seminole County  
Planning And Development Division  
1101 East 1 st  
Street Sanford, FL 32771  
Project Name: BP23-00013900

Subject: Aloma Ave & Tuskawilla Rd  
Project No. 53.7900.646  
Project Name: BP23-00013900  
Permit Comment Responses 1st Review Cycle

This letter is in response to plan review comments for the Aloma Ave & Tuskawilla Rd Starbucks Store f project located at 3645 Aloma Avenue Oviedo, Florida 32765.

Please see response from Gensler below:

**Ref. # 24 Comm. building review comment:**  
Please provide ADA accessible checkout counter 904.3.2.

**Response:**  
*The restaurant does not feature a checkout counter and instead adheres to the accessibility requirements outlined in Section 904.4 of the Florida Building Code, utilizing sales and service counters.*

**Ref. # 25 Comm. building review comment:**  
ADDITIONAL - Provide a complete window/door and door hardware schedule, inclusive of all door ratings and closures if required. Chapter 7 and 10 7th ED (2020) FBC.

**Response:**  
*Added existing doors to schedule and added existing hardware schedule, refer to A101, A601, A602. None of the doors require fire rating. Existing hardware and doors were process through a separate permit, BP23-000010398.*

**Ref. # 26 Comm. building review comment:**  
DETAILS - Plans shall show all the required accessibility details and



dimensions (accessible route, clear floor spaces, fixture mounting heights and spacing etc.) SEC 101.1 7th ED (2020) FBC Accessibility.

**Response:**

*Refer to G004 for building blocks, accessible routes, and built-in elements; and refer G004.1 for plumbing elements and facilities.*

**Ref. # 28 Comm. building review comment:**

ADDITIONAL - Provide a completed Seminole County Product Approval Form per Rule 9b-72.

**Response:**

*No new or replacement external doors, windows, soffits, roofing, or wall components are present; the entire building shell is existing and was installed by the Landlord as specified in permit BP23-000010398. The updated building plan omits dimensions for existing items to enhance clarity; please refer to A101 for reference.*

**Ref. # 29 Comm. building review comment:**

ADDITIONAL - Provide Energy Calculation forms inclusive of the project. input data report (required for new construction, additions, and change of use). C101.1 7th ED (2020) FBC Energy.

**Response:**

*No new construction, addition or change of use is require; the entire building shell is pre-existing and was addressed through a separate permit, BP23-000010398. The updated building plan omits dimensions for existing items to enhance clarity; please refer to A101 for reference.*

**Ref. # 30 Comm. building review comment:**

ADDITIONAL - Please provide the Seminole County Approved site plans. (These are the site plans that have been stamped and signed by the Seminole County Planning and Development Division.) SCC Ch.40 App. A 106.2

**Response:**

*Refer to attached site plan approval.*

**Ref. # 31 Comm. building review comment:**

Please provide Mechanical roof equipment mounting details 1510.10 Show curb and stand and guard installation details to include measurement from unit to roof edge.



**Response:**

*The entire building shell is pre-existing and was addressed through a separate permit, BP23-000010398. No additional equipment has been installed on the roof.*

**Ref. # 32 Fire comment:**

Kitchen shall be calculated at 100 sq. ft. per person based on NFPA 101, 3.1.2. Please include.

**Response:**

*All bar and workroom were calculated at 100 sq. ft., changing storage space to be calculated as part of the kitchen/workroom. Plumbing and occupancy schedules were updated, refer to G002.*

**Ref. # 33 Fire comment:**

Exit Door Tactile Signage shall be provided at each exit door in accordance with Section 7.10.1.3, NFPA 101, 2018 edition.

**Response:**

*Added note in G002, added missing signage in elevations BOH towards mop sink (01) and café towards secondary entrance (03) in sheet I1203.*

**Ref. # 34 Fire comment:**

Door and hardware schedule shall be provided for new and existing doors. NFPA 101, Section 7.2.1.5 (2018 edition).

**Response:**

*Added existing doors to schedule and added existing hardware schedule, refer to A101, A601, A602. None of the doors require fire rating. Existing hardware and doors were process through a separate permit, BP23-000010398.*

**Ref. # 38 1 P&D-SITE PLAN REVIEW**

Please upload the approved site plan.

**Response:**

*Refer to attached site plan approval.*

**Additional Revision Comments – Bulletin 01:**

**ALL SHEETS**

- Updated main office address in title block.

**G001 GENERAL INFORMATION**

- Updated index, added A502, I401, I504.1, P 506. Deleted P100 from index.
- Deleted phone number of AOR. Updated the Florida licence.



**G002 LIFE SAFETY AND ACCESSIBILITY PLAN**

- Amended occupancy load table.
- Amended egress calculations.
- Amended plumbing calculations to reflect updated exterior occupancy.
- Updated exterior furniture by client request, amended calculation and occupancy load.
- Updated storage area at workroom area to Kitchen at 100 sq. ft. per person based on NFPA 101. 3.1.2.
- Updated Indoor seating calculations.
- Added note for sales and service counters.

**A101 BUILDING FLOOR PLAN**

- Amended keyed note for existing railing and low knee wall.
- Deleted dims for existing railing and low knee wall.
- Deleted dims for existing door.
- Hardware information.

**A102 BUILDING FLOOR PENETRATION PLAN**

- Changed floor sink to wall waste line.
- Added tag and dim for BOH floor drain.

**A601 WINDOW AND DOOR SCHEDULES & DETAILS**

- Added existing doors and hardware reference.
- Added existing doors and hardware reference.
- Updated main office address in title block.

**A602 HARDWARE SCHEDULES**

- Added existing hardware information for reference.
- Updated main office address in title block.

**I101 FF & E PLAN**

- Updated exterior furniture by client request.
- Added site schedule.
- Updated furniture schedule.

**I102.3 ADAPTABLE CASEWORK CABINET PLAN**

- Updated Box Base column in schedule.

**I601 CASEWORK AND FF&E SCHEDULES**

- Updated furniture schedule.

**I602 INTERIOR FINISHES SCHEDULES**

- Added site schedule.



**I102.1 ADAPTABLE CASEWORK BASE PLAN**

- Updated casework.

**I102.2 ADAPTABLE CASEWORK FRAMEWORK PLAN**

- Updated casework.

**I102.3 ADAPTABLE CASEWORK CABINET PLAN**

- Updated main office address in title block.

**I102.3 ADAPTABLE CASEWORK CABINET PLAN**

- Updated casework.

**I102.4 ADAPTABLE CASEWORK COUNTERTOP PLAN**

- Updated casework.

**I103 REFLECTED CEILING PLAN**

- Deleted part of soffit.

**I103.1 DIMENS. REFLECTED CEILING PLAN**

- Deleted part of soffit.

**I103.2 REFLECTED CEILING PLAN REFERENCE**

- Deleted part of soffit.

**I104 FLOOR FINISH PLAN**

- Update detail of polyvinyl in mop sink.

**I105 WALL FINISH PLAN**

- Updated wall finish schedule.

**I203 INTERIOR FINISH ELEVATIONS**

- Added Exit Door Tactile Signage at BOH entry.
- Added Exit Door Tactile Signage at secondary entry.
- Added secondary entry elevation.
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**I601 CASEWORK AND FF&E SCHEDULES**

- Updated casework schedule.

**I602 INTERIOR FINISHES SCHEDULES**

- Added Doors and Data device schedule.

MEP and structural comments have been addressed in a separate narrative letter.



End of narratives.  
Please let us know if you require have other concerns.

Sarah M. Joubert  
Architect of Record  
FL REG: AR94307