



Date: October 19, 2023

Project: Starbucks Coffee – John Young Parkway & Towne center
4115 W Town Center Boulevard
Orlando, FL 32837

To: Orange County – Government Florida
Anthony Samlal – Building Review
Verna D Watson – Fire Review
Michael Allen – Mechanical Review
Michael G Edwards – Plumbing Review
Sandra Orozco – Utilities Review
Andrew Maratta – Zoning Review

Re: Commercial Plan Review comments. Permit No. B23905164

To whom this may concern:

Please see below in response to the building comments received September 14, also kindly refer to the attached revised set labeled "Revision 1 Permit Comments" for further reference.

Building Review (COM)

1. **Site plan and legal description are required on all plans in accordance with FBC B107.2.5. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey.**

Response: The sheet A001 was added to the set to show the site plan for reference. All exterior work related to the site plan is existing and is under Landlord scope. The site plan was added for reference and coordination purposes only. Please refer to the Landlord's civil drawings if more information is needed.

2. **This permit is for the interior buildout only. Any additional exterior equipment such as the drive thru equipment will require additional permits. FBC 107**


Response: Confirmed. Drive thru equipment is under separate permit.

3. **Verify the construction type as permit B23903197, Shell permit, indicates type IIB construction. FBC 602.**

Response: Sheet G001 was updated indicating construction type IIB.

4. **Note that this building permit cannot be issued unless a site work and shell permit has been approved and in issued status. FBC 107**

Response: Acknowledged.



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5. Energy calculations required, Florida Energy Efficiency Code.(Chap. 553,Part VIII, FLA.Statutes) (Four sets of calculations on proper forms shall be provided.)

Response: Both the building shell and the hvac units are existing (under separate permit) and therefore we wouldn't be providing anything more than the electrical portion of the COMCheck which is already on the drawings in our set on sheet E002.

Fire Review

1. SHELL PERMIT B23903197 HAS NOT BEEN APPROVED. CAN NOT APPROVE INTERIOR ALT UNTIL SHELL HAS BEEN APPROVED.

Response: Acknowledged.

Mechanical Review

1. M 301.15 - WIND RESISTANCE: Provide drawing for all ground mounted and rooftop mounted equipment detailing the method of securement to resist the wind loads as dictated by the buildings location within Orange County. Exposed mechanical equipment or appliances fastened to a roof or installed on ground or wall in compliance with an pre-engineered attachment or stand or curb or other means are deemed to comply, provide complete installation instructions documents. (FBCM 301.15)
Response: The rooftop equipment is furnished and installed by the landlord under a shell permit. Please see shell plans for wind load information.
2. M 302.1 - STRUCTURAL SAFETY: The building or structure shall not be weakened by the installation of mechanical systems. Where floors walls, ceilings, or any other portion of the structure are altered or replaced in the process of installing or repairing any system, the building or structure shall be left in a safe structural condition in accordance with FBC, Chapter 16. Documents required, It is the responsibility of the design professional(s) to provide structural framing details on new, existing or altered roof opening where equipment or appliances is being placed under this permit application scope of work. (FBCM 302.1)
Response: The rooftop equipment is furnished and installed by the landlord under a shell permit. Please see shell plans for structural framing details.
3. PROVIDE NEW RTU ROOF FRAMING OPENING DETAILS. FBC 107M 606.2.1 - SMOKE DETECTION SYSTEMS CONTROL: Air distribution systems shall be equipped with smoke detectors listed and labeled for installation in air distribution system. To prevent the recirculation of dangerous quantities of smoke, a detector shall be installed on the SUPPLY side of air-handling systems having the capacity greater than 2000 cfm as required by NFPA 90A. The duct smoke detectors shall be connected to a fire alarm system where a fire alarm system is required by FLORIDA FIRE PREVENTION CODE. Plans shall document a location where a visible and audible signal can be constantly attended in a approved location. Access shall be provide to smoke detectors inspection and maintenance. (FBCM 606.2.1)

Response: See keyed note #1 on sheet M101 for smoke detector and access information



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Plumbing Review

1. P00001 Sheet P 104: Please show the ice bins (PW05) (PW07) do not drain into the grease waste. FBC P 1003.2

Response: The waste plumbing plan on sheet P102 and the isometric diagram on sheet P104 have been updated to show ice bins now routing to the sanitary sewer. Details were updated to show correct indirect routing of ice bins to sanitary floor sinks on sheet P503.

Utilities Review

1. This permit cannot be approved until Vertical Construction B23903197 is approved.
Response: Acknowledged.
2. On sheet G002 Life Safety, revise the seating calculation and plan layout to be consistent with the total number of seats proposed. Number of seats on the chart shall match the number of seats show on plan layout.

Response: The indoor seating calculation chart was updated with the correct calculation for the linear seating, reflecting the layout.

Zoning Review

1. Zoning cannot approved this permit until both the Site Work and the Vertical Permit numbers B23902013 & B23903197 are both showing "Issued Status"

Response: Acknowledged.

2. The Folder Tab uploaded by customer lists an address of 4115 W Town Center Boulevard; the signed and sealed plans list an address of 4115 Town Center Boulevard.

****The address for this project is to be 4115 W Town Center Boulevard****

Response: The address was updated in all title blocks for 4115 W Town Center Boulevard.

If you have any questions or require any additional information, please let us know.
Thank you in advance for your time reviewing these materials.

Sincerely,

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NORR

Cc:

NORR, Peter Dubin - Peter.Dubin@norr.com

NORR, Michael Levin - Michael.Levin@norr.com

Mike martin mike@permit.com

Rod Murphy, rmurphyj@starbucks.com



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