

254 North Division St. Oviedo, Florida 32765



New Notes:

Comment#1
Change of use: upper level from Storage Group S 311.1 Florida Building Code (5th Edition) 2014 to Merchantile Group M 309.1 Florida Building Code (5th Edition) 2014
Comment #2
Upper level measures 730 sq.ft. from baseboard to baseboard however due to angled exterior walls (not perpendicular to floor) usable space is the same as lower floor 440 sq.ft.
Comment# 3
Maximum occupancy load in accordance to NFPA 101 2012 edition, Table 7.3.1.2 Also referenced: Florida Fire Prevention and Building Code, ICC 2012 Table 1004.1.2 Florida Building Code (5th Edition) 2014
Base Floor (ground floor) 440 sq.ft. Maximum Occupancy-15
Upper Level (2nd story) 440 sq.ft.(usable space) Maximum Occupancy-15

Original Notes

Development Review

Comment#1 Base Floor-440 sq.ft.
Use: Merchantile Group M 309.1 Florida Building Code (5th Edition) 2014
Upper Floor-Second Level-730 sq.ft.
Use: 730 sq.ft. Storage Group S 311.1 Florida Building Code (5th Edition) 2014

Comment#2 Article XIII-Parking, Section 13.1, Table 13.1 Please see plot plan and survey
1-space designated Handi-Cap use
7-spaces designated merchantile use. Note: 1 general parking and 1 handicap parking at front door of building. across the street(Division) using city crosswalk additional spaces in city parking approved use and River of Life Church approved use.

Engineering Division

Comment#1 13 seats in merchantile space (1st floor)
Florida Building Code (5th Edition) 2014
Please see floor plan with described seating.

Fire Department

Comment#1 Suite A and B has been removed. Address is 254 North Division Street.
Florida Building Code (5th Edition) 2014

Comment#2 Florida Building Code (5th Edition) 2014, 2012 ICC, NFPA 101 2012 Edition, Article XIII-Parking and Access Management.
Were used to comply with Florida Building Code.

Comment#3 Occupancy Classification: Lower level-440sq.ft.
Use: Merchantile Group M 309.1 Florida Building Code (5th Edition) 2014
Upper Floor-Second Level-730 sq.ft.
Use: 730 sq.ft. Storage Group S 311.1 Florida Building Code (5th Edition) 2014

Comment#4 Please see comment addressed in Comment#3 Also please see tenant space sq.ft. on floor plan 1st level, 2nd level

Comment#5 Maximum occupancy load in accordance to NFPA 101 2012 edition, Table 7.3.1.2 Also referenced: Florida Fire Prevention and Building Code, ICC 2012 Table 1004.1.2 Florida Building Code (5th Edition) 2014
Base Floor (ground floor) 440 sq.ft. Maximum Occupancy-15
Upper Level (2nd story) 730 sq.ft. Maximum Occupancy-3

Comment#6 Please see floor plan lower level and floor plan upper level for space utilization and identification

Comment#7 Please see Lower Level and Upper Level seating labeled elements on floor plans

Comment#8 A licensed commercial electrician will install an illuminated exit sign above the spiral staircase entrance on the upper level of building and replace existing outlets with GFCI outlets in proximity to sinks. A licensed contractor will hook up three compartment sink, hand sink and mop sink to existing plumbing lines to replace existing sinks. Florida Building Code (5th Edition) 2014

Comment#9 Dimensions for restroom and AC layout were re-checked. The 3' overhang of upper level extends upper level dimensions and floor space on each side of building.

Comment#10 Please refer to floor plan upper level.

Comment#11 A licensed commercial electrician will install an illuminated exit sign above the spiral staircase entrance on the upper level of building. Florida Building Code (5th Edition) 2014

Comment#12 In compliance with NFPA 10 Section 6.1.3 a fire extinguisher will be placed in a central location easily accessible. This extinguisher type and rating is A B C in compliance with 2A10BC rating.

Comment#13 No cooking will occur at this location. Please see note below "Kitchen" on lower level floor plan. Florida Building Code (5th Edition) 2014

Comment#14 Please see attached manufacturer specs for the spiral staircase for code compliance.

Building Department

Comment#1 The following Code Editions were used to comply with these plans: Florida Building Code (5th Edition) 2014, 2012 ICC, NFPA 101 2012 Edition, Article XIII-Parking and Access Management.

Comment#2 Occupancy Classification: Lower Level-440 sq.ft.
Use: Merchantile Group M 309.1 Florida Building Code (5th Edition) 2014
Upper Floor-Second Level-730 sq.ft.
Use: 730 sq.ft. Storage Group S 311.1 Florida Building Code (5th Edition) 2014

Comment#3 Occupancy Load: 2012 ICC
Lower Floor-440 sq.ft. Use: Merchantile Group M 309.1 Florida Building Code (5th Edition) 2014
Occupancy Load: 2012 ICC occupant load factor 30 gross
Upper Floor-Occupancy Load: 2012 ICC
Second Level-730 sq.ft. Use: Storage Group S 311.1 Florida Building Code (5th Edition) 2014 Occupancy Load: 2012 ICC occupancy load factor 300 gross

Comment#4 A licensed commercial electrician will install an illuminated exit sign above the spiral staircase entrance on the upper level of building and replace existing outlets with GFCI outlets in proximity to sinks. A licensed contractor will hook up three compartment sink, hand sink and mop sink to existing plumbing lines to replace existing sinks. Florida Building Code (5th Edition) 2014

Note:

A licensed Architect will review structural elements and modification to the general contractor to keep building in compliance with Florida Building Code (5th Edition) 2014

This property was converted from septic to city sewer

The agriculture inspector has been out to make his/her requirements for merchantile/coffe house

CONSULTANTS

US IMPERIAL
254 North Division St.
Oviedo, Florida 32765
OWNER
Division Street

C

MARK DATE DESCRIPTION

PROJECT NO: ---

CAD DWG FILE: ---

DRAWN BY: Jm

CHK'D BY: Jm

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SHEET TITLE

Coffee House

SHEET INDEX OF TOTAL SHEETS