

11/30/2019

Ms. Sandy Riffle  
Deputy City Clerk  
City of Edgewood  
405 Larue Avenue  
Edgewood, FL 32809-3406

Re: 4721 S Orange Avenue  
Gatlin Hall Plans Review  
CPH Project Number E7601  
Commission 19-24

Dear Ms. Riffle:

Thank you for taking the time to perform the building plan review. Please accept this letter as a supplement to the revised drawings, with changes clouded (if any), responding to your review comments dated from November 15, 2019.

In order to facilitate ease of reference, your comments are indicated by the ***bold italics*** and our responses are *italicized* immediately following your comment.

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#### ***CPH Review***

- 1. Sheet S2.1 – This plan includes a callout for a concrete slab to be constructed adjacent to the rear wall of the existing building. The concrete slab addition is called out as a 17' by 26' concrete slab with 16" by 16" thickened edge. The thickened edge would act as a footer for a wall to be constructed. It is not clear on the plans if exterior wall will be constructed on this slab. Please verify.***

*Slab is intended for placement of a walk-in cooler, by others.*

- 2. Sheet S2.1 – The plan also includes a callout for a second concrete slab addition adjacent to the rear wall of the existing building. The dimensions are for a 12' by 32'-10" concrete slab and footer for a proposed room addition to the building. The notes on the sheet reference a metal stud wall and include an exterior door. Additional information is shown on plan sheet AE100***

*Comment acknowledged.*

- 3. Sheet AE100 – there are dimensions from the existing property line to the limits of the proposed improvements to the rear of the building. The new building extension is shown to be 21'-3" from the rear property line. Per City code, for C1 zoning, the minimum setback is 20 feet. The plans show the room addition is 21'-3". Please verify the zoning for the property. At a minimum, the zoning information and setback requirements need to be shown on the plan set.***

*Sheet AE100 – Revised to communicate requested zoning data. Zoning appears to be C-2. Refer to attached property card for additional confirmation.*

4. *Sheet AE100 – there is a call out for a proposed concrete pad for walk-in cooler by others. This appears to be a slab for some sort of stand alone, outdoor storage unit. Please clarify. Per City code, we understand there is no outdoor storage allowed. In addition, if the pad is enclosed, the exterior wall will be 16'-7" from the rear property line. Depending on the zoning, this addition will encroach on the minimum rear setback.*

*Sheet AE100 – Design intent is as shown. Refer to Sheet AE101 for additional clarification.*

5. *Sheet P0.2 – The grease trap detail calls out “1,250 gallon per minute” grease traps. Please clarify the call out on the schematic. Will this site produce 1,250 gallons, per minute of flow to the crease traps?! Or, is the schematic indicating there will be three 1,250 gallon grease traps in series? If the tanks are to be 1,250 gallons, please revise the detail.*

*Refer to consultant response attached.*

6. *Sheet P2.0 – plumbing plan – this plan sheet depicts a series of three grease traps for the improvements. The discharge line from the grease traps are shown to tie into an existing f-inch gravity sewer line. Have calculations been prepared to verify the existing 4-inch sewer line has the capacity for the additional flows from the brewery? In order to complete the review, please provide wastewater flow calculations for the new use, the flows through the grease traps and the total new flow to the existing gravity sewer line. Also, if available, provide the existing slope on the 4-inch sewer line to verify the capacity of the sewer line. The concern is the existing line will not have the capacity for the new flows, which may cause either a backup inside the building or spillage from the grease traps. This information will most likely be required by the County for their review.*

*Refer to consultant response attached.*

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It is our hope that the above conversation and drawing revisions are found to be satisfactory. Should you have any questions, please feel free to contact me at any time.

Respectfully Submitted,



Daniel L. Edgell, AIA, NCARB  
President



## ARCHITECTURAL ENGINEERING INCORPORATED

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November 22, 2019.

Mr. Daniel Edgell, AIA, NCARB  
SANDBAR ARCHITECTURE  
1162 Rolling Oaks Ave  
Tarpon Springs, FL 34689

RE: Gatlin Hall Brewery, Orlando, FL  
SA Project No. 19-24  
AEI Project No. 19124

Dear Mr. Edgell:

### City of Edgewood Plan Review Comments

Comment 5: Sheet P0.2 – The grease trap detail calls out a 1,000 gallon precast box. The schematic detail on the same sheet calls out “1,250 gallon per minute” grease traps. Please clarify the call out on the schematic. Will this site produce 1,250 gallons per minute of flow to the grease traps?! Or, is the schematic indicating there will be three 1,250 gallon grease traps in series? If the tanks are to be 1,250 gallons, please revise the detail.

Response: The conflict has been clarified (the design is three 1,250 gallon tanks in series). The grease interceptors in the Sanitary Riser Diagram are 1,250 gallon tanks. See Drawing P0.2, dated Revision 1, 11/22/19. .

Comment 6: Sheet P2.0 – Plumbing Plan: This plan sheet depicts a series of three grease traps for the improvements. The discharge line from the grease traps are shown to tie to an existing 4-inch gravity sewer line. Have any calculations been prepared to verify the existing 4-inch sewer line has the capacity for the additional flows from the brewery? In order to complete the review, please provide wastewater flow calculations for the new use, the flows through the grease traps and the total new flow to the existing gravity sewer line. Also, if available, provide the existing slope on the 4-inch sewer line to verify the capacity of the sewer line. The concern is the existing line will not have the capacity for the new flows, which may cause either a backup inside the building or spillage from the grease traps.

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Gatlin Hall Brewery, Orlando, FL  
November 22, 2019.  
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This information will most likely be required by the County for their review.

- Response:
- A. The new 4" sanitary drain (from this tenant space) and the new 4" discharge from the three grease interceptors (from this tenant space) connect together and are routed to an existing 4 inch sanitary sewer running from North-to-South on the East side of the building. This existing 4" sanitary sewer connects to another 8" sanitary sewer pipe that then runs from West to East. The 4" sanitary riser pipe supports the 92 drainage fixture units (DFU) for the tenant space (as shown on the sanitary riser diagram on Drawing P0.2).
  - B. The sanitary drain flow and grease waste drain flow are shown on the riser diagram on Drawing P0.2 (42 DFU from the tenants' sanitary drain plus 50 DFU from the grease interceptors). The grease interceptor calculation (three 1,250 gallon tanks) is shown on Drawing P0.1, Specification Note P9, Note A). The existing slope on the existing 4" sanitary sewer is unknown. The building drain out of the tenant space is sized according the FBC Plumbing 710.1. FBC Plumbing Table 710.1(1) identifies a 4" pipe at a 1/8" slope is capable of handling 180 DFU.

Please contact me if you have any questions.

ARCHITECTURAL ENGINEERING INCORPORATED



W. Ronald McIlveen, P.E.  
Project Manager

WRM/kld

Attachment (1)