PANDA EXPRESS

PANDA EXPRESS CHINESE KITCHEN

S8-17-D5197 Store # TBD

4890 HIGHWAY 90
PACE, FL 32571

OWNER	ARCHITECT	STRUCTURAL	CIVIL
CFT NV DEVELOPMENTS, LLC 1683 WALNUT GROVE AVE, ROSEMEAD, CA 91770 T: 626.799.9898 F: 626.372.8288	RANDY REYNOLDS RANDY REYNOLDS ARCHITECT 1702 MILDARE COURT THOMPSONS STATION TN 37179 T. 615.591.0675 F: 615.584.1225	JOHNNY JOHNSON, P.E. EMC STRUCTURAL ENGINEERS 4525 TROUSDALE DRIVE NASHVILLE, TN 37204 T. 615.781.8199 F: 615.781.4088	JAMES NEFF, P.E. INGENIUM ENTERPRISES, INC. 3650 MANSELL RD, STE 495 ALPHARETTA, GA 30022 T: 770.437.8850 EXT 102 F: 813.387.0085
	MECHANICAL, PLUMBING,ELECTRICAL		LANDSCAPE
	MARK KURZYNSKE, P.E. KURZYNSKE & ASSOCIATES 825 THIRD AVENUE SOUTH NASHVILLE, TN 37210 T: 615.255.5203 F: 615.255.5207		INGENIUM ENTERPRISES, INC. 3650 MANSELL RD, STE 495 ALPHARETTA, GA 30022 T: 770.437.8850 EXT 102 F: 813.387.0085

TEAM DIRECTORY

Scale= NTS G-001

PLANNING/ZONING	BUILDING DEPARTMENT	PUBLIC WORKS	ELECTRIC
MR. TIM MILSTEAD PLANNING / ZONING OFFICER 6738 DIXON STREET MILTON, FL 32570 T: (850) 983.5440	Santa Rosa Development Services 6051 OLD BAGDAD HWY, Rm 202 MILTON, FL 32570 T: (850) 981-7000	MR. GEORGE RIALS MILTON PUBLIC WORKS DEPT. 6738 DIXON STREET MILTON, FL 32570 T: (850) 983-5410	MR. KEITH GRUBBS GULF POWER COMPANY 5120 DOGWOOD DRIVE MILTON, FL T: (850) 429-2427
SEWER	**WATER**	**GAS**	**TELEPHONE COMPANY**
RACHEL LEE PACE WATER SYSTEM, INC. 4401 WOODBINE ROAD PACE, FL 32571 T: (850) 994-5129	RACHEL LEE PACE WATER SYSTEM, INC. 4401 WOODBINE ROAD PACE, FL 32571 T: (850) 994-5129	MR. GEORGE RIALS MILTON PUBLIC WORKS DEPT. 6738 DIXON STREET MILTON, FL 32570 T: (850) 983-5410	AT&T 4749 HIGHWAY 90 PACE, FL 32571 T: (850) 994-3250
FIRE DEPARTMENT	**HEALTH DEPARTMENT**		
MR. TOM LLOYD, CHIEF SANTA ROSA EMERGENCY MGMT 4499 PINE FOREST ROAD MITON, FL 32583 T: (850) 993-4608	FL STATE HEALTH DEPT 2601 BLAIR STONE ROAD TALLAHASSEE, FL 32399 T: 850.487.1395		

JURISDICTIONAL AUTHORITIES

Scale= NTS G-001

1. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FULLY EXAMINE THE SITE CONDITIOns, AND AVAILABLE UTILITIES AND TO NOTIFY THE OWNER'S REPRESENTATIVE, IN WRITING, OF ANY AND ALL DISCREPANCIES BETWEEN THE SAID EXISTING CONDITIONS AND THESE DRAWINGS. NO CLAIMS FOR ADDITIONAL COMPENSATION SHALL BE MADE OR SHALL BE VALID UNLESS WRITTEN NOTIFICATION IS RECEIVED BY THE OWNER'S REPRESENTATIVE AND THE ADDITIONAL COMPENSATION IS APPROVED IN ADVANCE OF PROCEEDING WITH THE WORK.
2. IN ADDITION TO THE GENERAL NOTES LISTED HEREIN, A.I.A. DOCUMENT A201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION SHALL APPLY.
3. ALL WORK SHALL BE PERFORMED AS TO COMPLY WITH ALL GOVERNING STATUTES, ORDINANCES, REGULATIONS, CODES AND INSURANCE RATING BOARDS. NO WORK SHALL COMMENCE UNTIL ALL GOVERNMENTAL AND JURISDICTIONAL PERMITS AND APPROVALS ARE OBTAINED.
4. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS MANNER AND SHALL BE IN GOOD AND USABLE CONDITION AT THE DATE OF COMPLETION THEREOF.
5. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR INSTALL OR PERMIT TO BE INSTALLED, ANY MATERIALS CONTAINING ASBESTOS OR LEAD.
6. THE TERM "OWNER" OR "TENANT" SHALL REFER TO PANDA EXPRESS AND ITS AGENTS OR REPRESENTATIVES. THE TERM "GENERAL CONTRACTOR" AND "G.C." SHALL REFER TO THE PERSON AND/OR PERSONS WHO HAVE CONTRACTED OR SUBCONTRACTED FOR THE WORK.
7. THE ABBREVIATION OF "N.I.C." INDICATES WORK AND OR MATERIAL THAT IS NOT IN THE CONTRACT OF THE GENERAL CONTRACTOR, HOWEVER THIS DOES NOT RELIEVE THE G.C. OF THE RESPONSIBILITY OF COORDINATION.
8. GC AND EC SHALL COORDINATE AND INSTALL ALL REQUIRED BLOCKING AND ELECTRICAL FOR SIGNAGE. CLOSE COORDINATION WITH SIGN SUPPLIER IS REQUIRED. CONTACT JOE JANELLE, ATLAS SIGNS, (800) 772-7932.
9. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDIVIDUALLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. UTILIZE ALL AVAILABLE "CALL BEFORE YOU DIG" TYPE SERVICES.
10. ALL WALL & CEILING CONSTRUCTION SHALL BE SUPPORTED BY STRUCTURE & NOT BY ROOF DECK IF APPLICABLE.
11. G.C. SHALL FURNISH AND INSTALL "R" "LIGHT FRAME" SIGNAGE AT ENTRY DOOR AS REQUIRED BY CODE; SEE SHEET A-201.

GENERAL NOTES

Scale= NTS G-001

VICINITY MAP

Scale= NTS G-001

KEY PLAN

Scale= NTS G-001

AFF	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
BV	BALL VALVE (FULL PORT)
B.O.	BOTTOM OF
C.	CONDUIT
CO	CONDUIT ONLY
CW	COLD WATER
(E)	EXISTING
EC	ELECTRICAL CONTRACTOR
EWH	ELECTRICAL WATER HEATER
EXT.	EXTERIOR
FOF	FACE OF FINISH
FOS	FACE OF STUD
F.S.	FLOOR SINK
G.C. OR GC	GENERAL CONTRACTOR
H.W.	HOT WATER
ID	INDIRECT DRAIN
INT.	INTERIOR
K.E.C.	KITCHEN EQUIP. CONTRACTOR
L.L.	LANDLORD
MC	MECHANICAL CONTRACTOR
(N)	NEW
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OA	OUTSIDE AIR
O.C.	ON CENTER
PC	PLUMBING CONTRACTOR
RAR	RETURN AIR REGISTER
R.I.H.	ROUGH-IN HEIGHT
S.S.	STAINLESS STEEL
STL.	STEEL
STRUCT.	STRUCTURE, STRUCTURAL
T.O.	TOP OF
WCO	WASTE CLEAN OUT

ABBREVIATIONS

Scale= NTS G-001

D1	DOOR TYPE
W1	WINDOW TYPE
TA	FLOOR FINISH
W4	WALL TYPE
1	STRUCTURAL GRID
C1	CEILING FINISH
P-C	WALL FINISH
34	KITCHEN EQUIPMENT
101	ROOM NUMBER
	MARK OF ELEVATION
A/A1.0	DETAIL
1/A-2.0	INT. ELEVS
A A-2.0	SECTION
	NEW DOOR
T	TEMPERED GLAZING
A A-2.0	EXT. ELEVS

SYMBOLS

Scale= NTS G-001

CODE ANALYSIS

APPLICABLE CODES: ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR INVOLVED. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

CODE
2014 FLORIDA BUILDING CODE
FLORIDA FIRE PREVENTION CODE, 5th EDITION
2014 FLORIDA PLUMBING CODE
2014 FLORIDA MECHANICAL CODE
2014 FLORIDA FUEL GAS CODE
2011 NATIONAL ELECTRIC CODE
2014 FLORIDA ACCESSIBILITY CODE

PANDA EXPRESS	
RESTAURANT AREA	2,216 S.F.
EMPLOYEES	4 EMPLOYEES / SHIFT (2 SHIFTS PER DAY)
INDOOR SEATING	42
OUTDOOR SEATING	16

OCCUPANT LOAD CALCULATION		
INDOOR DINING	843 SQ. FT. / (15 / SQ. FT.) =	57
KITCHEN	968 SQ. FT. / (200 / SQ. FT.) =	05
TOILET/VESTIBULE/STORAGE	285 SQ. FT. / (0 / SQ. FT.) =	00
COOLER/FREEZER ROOMS	120 SQ. FT. / (0 / SQ. FT.) =	00
	TOTAL OCCUPANT LOAD =	**62**
SEASONAL OUTDOOR DINING (NON-ENCLOSED, NON-COVERED)	16 SEATS	16

PLUMBING FIXTURES (TABLE 403.1 2006 IPC)				
TYPE OF OCCUPANCY	**WATER CLOSET**		**LAVATORY**	
	MALE	FEMALE	MALE	FEMALE
RESTAURANT (A-2)	1 PER 75	1 PER 75	1 PER 200	1 PER 200
REQUIRED	1	1	1	1
PROVIDED	1	1	1	1
TOTAL OCCUPANCY = 62 int + 16 ext	**MALE =39**		**FEMALE = 39**	

NOTE: SIGNS TO BE SUBMITTED UNDER SEPARATE PERMIT

BUILDING CODE ANALYSIS		
OCCUPANCY CLASSIFICATION	GROUP A-2 (ASSEMBLY)	
TYPE OF CONSTRUCTION	V-B	
FIRE SPRINKLER	NO SPRINKLER	
	PROVIDED	**REQUIRED / ALLOWED**
HEIGHT	23' - 6"	-
STORY	1	-
AREA	2,593 SQ. FT.	-
OCCUPANT LOAD	62	-
EXITS	3	2
EGRESS WIDTH	120"	62 X 0.2 = 12.4"

CODE ANALYSIS

Scale= NTS G-001

		BID & PERMIT 01-11-17					
GENERAL							
G-001	TITLE SHEET	●					
G-002	SPECIFICATIONS	●					
G-003	SPECIFICATIONS	●					
G-004	SPECIFICATIONS	●					
G-005	SCHEDULES	●					
CIVIL							
C01.0	COVER SHEET	●					
C01.1	GENERAL NOTES	●					
C02.0	SURVEY SHEET 1 OF 2 (BY OTHERS)	●					
C02.1	SURVEY SHEET 1 OF 2 (BY OTHERS)	●					
C02.2	DEMOLITION PLAN	●					
C03.0	SITE PLAN	●					
C03.1	BUILDING AREA SITE DETAIL PLAN	●					
C03.2	STAKING PLAN	●					
C03.3	HARDSCAPE DETAILS I	●					
C03.4	HARDSCAPE DETAILS II	●					
C04.0	UTILITY PLAN	●					
C04.1	BUILDING AREA UTILITY DETAIL	●					
C04.2	UTILITY DETAILS I	●					
C04.3	UTILITY DETAILS II	●					
C04.4	UTILITY DETAILS III	●					
C04.5	UTILITY DETAILS IV	●					
C04.7	PIPE PROFILES I	●					
C04.8	PIPE PROFILES II	●					
C05.0	GRADING & DRAINAGE PLAN	●					
C05.1	BUILDING AREA GRADING DETAIL PLAN	●					
C06.0	SWPPP PLAN	●					
C06.1	ESPC PHASE I PLAN - CLEARING PHASE	●					
C06.2	ESPC PHASE II PLAN - GRADING PHASE	●					
C06.3	ESPC PHASE III PLAN - FINAL PHASE	●					
C06.4	ESPC DETAILS I	●					
C06.5	ESPC DETAILS II	●					
L01.0	LANDSCAPE PLAN	●					
L01.1	LANDSCAPE DETAILS	●					
P01.1	PLAT (BY OTHERS)	●					
ARCHITECTURAL							
A -100	SITE PLAN ARCHITECTURAL	●					
A -101	KITCHEN & EQUIPMENT PLAN	●					
A -102	ROUGH - IN PLUMBING PLAN	●					
A -103	FLOOR PLAN	●					
A -104	FINISH PLAN AND SCHEDULE	●					
A - 105	REFLECTED CEILING PLAN	●					
A - 106	(RESERVED)	●					
A - 107	ROOF PLAN	●					
A - 108	CONDENSER RACK DETAIL	●					
A - 109	FURNITURE (LOCATION) PLAN	●					
A - 200	EXTERIOR ELEVATIONS	●					
A - 201	EXTERIOR ELEVATIONS	●					
A - 301	WALL SECTIONS	●					
A - 302	WALL SECTIONS	●					
A - 303	WALL SECTIONS	●					
A - 304	WALL SECTIONS	●					
A - 400	ARCHITECTURAL DETAILS	●					
A - 401	ARCHITECTURAL DETAILS	●					
A - 402	ARCHITECTURAL DETAILS	●					
A - 402.1	ARCHITECTURAL DETAILS	●					
A - 403	ARCHITECTURAL DETAILS	●					
A - 404	ARCHITECTURAL DETAILS	●					
A - 405	DRIVE-THRU & PATIO DETAILS	●					
A - 406	HANDICAPPED NOTES AND DETAILS	●					
A - 407	TRASH ENCLOSURE DETAILS	●					
A - 500	INTERIOR ELEVATIONS	●					
A - 501	INTERIOR ELEVATIONS	●					
A - 502	KITCHEN ELEVATIONS	●					
A - 503	ENLARGED RESTROOM PLANS AND ELEVATIONS	●					
NOA's	FLORIDA NOTICE OF ACCEPTANCE DOCUMENTATION	●					
STRUCTURAL							
S - 000	NOTES AND SPECIAL INSPECTIONS	●					
S - 100	FOUNDATION PLAN	●					
S - 101	ROOF FRAMING PLAN	●					
S - 200	FOUNDATION DETAILS	●					
S - 201	TYPICAL FOUNDATION DETAILS	●					
S - 300	FRAMING SECTIONS	●					
S - 301	TYPICAL FOUNDATION DETAILS	●					
PLUMBING							
P - 100	WATER AND GAS PLAN	●					
P - 101	WASTE & VENT PLAN	●					
P - 400	WATER/GAS/WASTE & VENT RISER DIAGRAMS	●					
P - 500	PLUMBING DETAILS	●					
MECHANICAL							
M-000	MECHANICAL NOTES, SPECS & SCHEDULES	●					
M-100	HVAC FLOOR PLAN & HVAC ROOF PLAN	●					
M-400	HOOD DETAIL PLAN	●					
M-401	HOOD DETAIL PLAN	●					
M-402	HOOD DETAIL PLAN	●					
M-403	HOOD DETAIL PLAN	●					
M-404	HOOD DETAIL PLAN	●					
M-500	KITCHEN HOOD DETAILS	●					
M-501	MECHANICAL DETAILS	●					
M-502	MECHANICAL COMCHECK REPORTS	●					
ELECTRICAL							
E-000	ELECTRICAL SYMBOLS, SPECS, NOTES & DIAGRAMS	●					
E-001	ELECTRICAL SCHEDULES	●					
E-100	POWER FLOOR PLAN	●					
E-101	LIGHTING FLOOR PLAN	●					
E-102	SECURITY CAMERA PLAN	●					
E-103	COMCHECK COMPLIANCE REPORTS						
E-104	ROOF POWER PLAN	●					
E-105	SITE & EXTERIOR LIGHTING PLAN	●					
E-106	SITE PHOTOMETRIC PLAN	●					
E-200	ELECTRIC ELEVATIONS	●					
E-400	ELECTRIC DETAILS, DIAGRAMS	●					
E-401	ELECTRIC DETAILS, DIAGRAMS	●					
E-601	PANELS, SINGLE LINE, LOAD CALC'S.	●					

SHEET INDEX

Scale= NTS G-001

PANDA EXPRESS CHINESE KITCHEN

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4890 HIGHWAY 90
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2200 TRUE WARM & WELCOME

G-001

TITLE SHEET