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TEAM DIRECTORY
Scale= NTS G-001

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JURISDICTIONAL AUTHORITIES
Scale= NTS G-001

- 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.
- IN ADDITION TO THE GENERAL NOTES LISTED HEREIN, A.I.A. DOCUMENT A201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION SHALL APPLY.
- 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.
- ALL WORK SHALL BE PERFORMED IN A FIRST CLASS MANNER AND SHALL BE IN GOOD AND USABLE CONDITION AT THE DATE OF COMPLETION THEREOF.
- UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR INSTALL OR PERMIT TO BE INSTALLED, ANY MATERIALS CONTAINING ASBESTOS OR LEAD.
- 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.
- 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.
- G.C. AND E.C. SHALL COORDINATE AND INSTALL ALL REQUIRED BLOCKING AND ELECTRICAL FOR SIGNAGE. CLOSE COORDINATION WITH SIGN SUPPLIER IS REQUIRED. CONTACT SIGN SUPPLIER AT START OF PROJECT AND CLOSELY COORDINATE DURING CONSTRUCTION.
- 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.
- ALL WALL & CEILING CONSTRUCTION SHALL BE SUPPORTED BY STRUCTURE & NOT BY ROOF DECK IF APPLICABLE.
- G.C. SHALL FURNISH AND INSTALL TACTILE EXIT SIGNS PER 2012 IBC SECTION 1011.4
- G.C. SHALL FURNISH AND INSTALL STREET ADDRESS NUMBERS PER 2017 IBC SECTION 501.2 IN A LOCATION MUTUALLY AGREEABLE TO PANDA PM AND AHJ.
- G.C. / STOREFRONT CONTRACTOR SHALL SUBMIT MANUFACTURER'S LITERATURE TO AHJ SHOWING COMPLIANCE WITH LOCAL CODES AND "HVHZ" PROTECTION.
- G.C. SHALL SUBMIT TWO SETS OF TRUSS DRAWINGS (WITH LOADS & REACTIONS) TO BUILDING DEPT FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- G.C. SHALL SUBMIT A LETTER FROM THE PESTICIDE COMPANY INDICATING METHOD OF TERMITE PROTECTION USED.

GENERAL NOTES
Scale= NTS G-001

AFF	ABOVE FINISHED FLOOR	01	DOOR TYPE
ALUM.	ALUMINUM	W1	WINDOW TYPE
BV	BALL VALVE (FULL PORT)	TA	FLOOR FINISH
B.O.	BOTTOM OF	W4	WALL TYPE
C.	CONDUIT	1	CEILING GRID
CO	CONDUIT ONLY	1	CEILING FINISH
CW	COLD WATER	P-2	PIPE FINISH
(E)	EXISTING	34	KITCHEN EQUIPMENT
EC	ELECTRICAL CONTRACTOR	101	ROOM NUMBER
EW	ELECTRICAL WATER HEATER	+	MARK OF ELEVATION
EXT.	EXTERIOR	AVA1.0	DETAIL
FOF	FACE OF FINISH	1A-2.0	INT. ELEVS
FOS	FACE OF STUD	A-2.0	SECTION
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		
LL	LANDLORD		
MC	MECHANICAL CONTRACTOR		
(N)	NEW		
NIC	NOT IN CONTRACT		
NTS	NOT TO SCALE		
OA	OUTSIDE AIR		
OC	ON CENTER CONTRACTOR		
OC	ON CENTER CONTRACTOR		
RAR	RESTROOM AIR REHEATER		
R.H.	ROOF HANGING		
S.S.	STAINLESS STEEL		
STL	STEEL		
STRUCT.	STRUCTURE, STRUCTURAL		
TOP	TOP		
	WHITE CLEAN OUT		

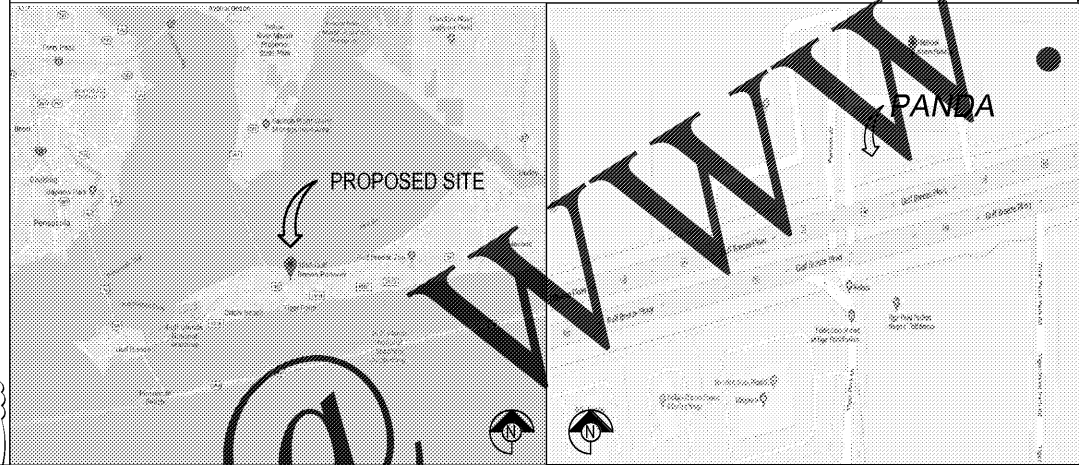
ABBREVIATIONS
Scale= NTS G-001

SYMBOLS
Scale= NTS G-001

PANDA EXPRESS



S8-19-D6558 Store # 3107
3868 GULF BREEZE PKWY
GULF BREEZE, FL 32563



VICINITY MAP
Scale= NTS G-001

KEY PLAN
Scale= NTS G-001

CODE ANALYSIS

NOTES: 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:

PANDA EXPRESS

RESTAURANT AREA	2216 S.F.
EMPLOYEES	4 EMPLOYEES / SHIFT (2 SHIFTS PER DAY)
INDOOR SEATING	54
OUTDOOR SEATING	16

PLUMBING FIXTURES (TABLE 403.1 2015 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 = 42 SEATS MALE *31 FEMALE *31
NOTE: SIGNS TO BE SUBMITTED UNDER SEPARATE PERMIT

OCCUPANT LOAD CALCULATION

ROOM	AREA (SQ. FT.)	LOAD (PER SQ. FT.)	TOTAL
INDOOR DINING	843 SQ. FT. // (15 / SQ. FT.)	=	57
KITCHEN	998 SQ. FT. // (200 / SQ. FT.)	=	05
TOILETS/STUBS/STORAGE	288 SQ. FT. // (0 / SQ. FT.)	=	00
COOLER/FREEZER ROOMS	120 SQ. FT. // (0 / SQ. FT.)	=	00
TOTAL OCCUPANT LOAD			62

BUILDING CODE ANALYSIS

OCCUPANCY CLASSIFICATION	GROUP (A-Z ASSEMBLY)
TYPE OF CONSTRUCTION	V-B
FIRE SPRINKLER	NO SPRINKLER

	PROVIDED	REQUIRED / ALLOWED
HEIGHT	23'-0"	-
STORY	1	-
AREA	2,216 SQ. FT.	-
OCCUPANT LOAD	62	-
EXITS	3	2
EGRESS WIDTH	120"	82 X 0.2 = 12.4"

CODE ANALYSIS
Scale= NTS G-001

GENERAL	CIVIL	ARCHITECTURE	STRUCTURAL	PLUMBING	MECHANICAL	ELECTRICAL
G-001 TITLE SHEET	C01.0 COVER SHEET	A-100 SITE PLAN ARCHITECTURAL	S-000 NOTES AND SPECIAL INSPECTIONS	P-100 WATER AND GAS PLAN	M-000 MECHANICAL NOTES, SPECS & SCHEDULES	E-000 ELECT'L SYMBOLS, SPECS, NOTES & DIAGRAMS
G-002 SPECIFICATIONS	C01.1 GENERAL NOTES	A-101 KITCHEN & EQUIPMENT PLAN	S-100 FOUNDATION PLAN	P-101 WASTE & VENT PLAN	M-100 HVAC FLOOR PLAN & HVAC ROOF PLAN	E-001 ELECTRICAL SCHEDULES
G-003 SPECIFICATIONS	C01.2 FOOT AERIAL	A-102 ROUGH-IN PLUMBING PLAN	S-101 ROOF FRAMING PLAN	P-400 WATER/GAS/WASTE & VENT RISER DIAGRAMS	M-400 HOOD DETAIL PLAN	E-100 POWER FLOOR PLAN
G-004 SPECIFICATIONS	C02.0 ALTA / ACSM SURVEY (BY OTHERS)	A-103 FLOOR PLAN	S-200 FOUNDATION DETAILS	P-500 PLUMBING DETAILS	M-401 HOOD DETAIL PLAN	E-101 LIGHTING FLOOR PLAN
G-005 SCHEDULES	C02.1 ALTA / ACSM SURVEY (BY OTHERS)	A-104 FINISH PLAN AND SCHEDULE	S-201 TYPICAL FOUNDATION DETAILS		M-402 HOOD DETAIL PLAN	E-102 SECURITY CAMERA PLAN
	C02.2 DEMOLITION PLAN	A-105 REFLECTED CEILING PLAN	S-300 FRAMING SECTIONS		M-403 HOOD DETAIL PLAN	E-103 COMCHECK REPORT
	C03.0 SITE PLAN	A-106 (RESERVED)	S-301 FRAMING SECTIONS		M-404 HOOD DETAIL PLAN	
	C03.1 STAKING PLAN	A-107 ROOF PLAN			M-405 HOOD DETAIL PLAN	
	C03.2 HARDSCAPE DETAILS I	A-108 CONDENSER RACK DETAIL			M-406 HOOD DETAIL PLAN	
	C03.3 HARDSCAPE DETAILS II	A-109 FURNITURE (LOCATION) PLAN			M-500 KITCHEN HOOD DETAILS	
	C03.4 HARDSCAPE DETAILS III	A-200 EXTERIOR ELEVATIONS			M-501 MECHANICAL DETAILS	
	C03.5 HARDSCAPE DETAILS IV	A-201 EXTERIOR ELEVATIONS			M-502 COMCHECK REPORT	
	C03.6 HARDSCAPE DETAILS V	A-301 WALL SECTIONS				
	C03.7 HARDSCAPE DETAILS VI	A-302 WALL SECTIONS				
	C03.8 HARDSCAPE DETAILS VII	A-303 WALL SECTIONS				
	C03.9 HARDSCAPE DETAILS VIII	A-304 WALL SECTIONS				
	C04.0 UTILITY PLAN	A-305 SECTIONS AND DETAILS				
	C04.1 BUILDING AREA UTILITY PLAN	A-400 ARCHITECTURAL DETAILS				
	C04.2 UTILITY DETAILS I	A-401 ARCHITECTURAL DETAILS				
	C04.3 UTILITY DETAILS II	A-402 ARCHITECTURAL DETAILS				
	C04.4 UTILITY DETAILS III	A-403 ARCHITECTURAL DETAILS				
	C04.5 PIPE PROFILES I	A-404 ARCHITECTURAL DETAILS				
	C04.6 PIPE PROFILES II	A-405 DRIVE-THRU & PATIO DETAILS				
	C04.7 PIPE PROFILES III	A-406 HANDICAPPED NOTES AND DETAILS				
	C05.0 GRADING AND DRAINAGE PLAN	A-407 TRASH ENCLOSURE DETAILS				
	C05.1 BUILDING AREA DRAINAGE PLAN	A-408 WATER HEATER SHELF DETAILS				
	C05.2 CROSS SECTION	A-500 INTERIOR ELEVATIONS				
	C05.0 SWPPP PLAN	A-501 INTERIOR ELEVATIONS				
	C06.1 ESFP PLAN	A-502 KITCHEN ELEVATIONS				
	C06.2 ESFP DETAILS I	A-503 ENLARGED RESTROOM PLANS AND ELEVATIONS				
	C06.3 ESFP DETAILS II	NOA'S				
	C06.4 ESFP DETAILS III	LSP-1				
	C06.5 ESFP DETAILS IV					
	L01.0 LANDSCAPE PLAN					
	L01.1 LANDSCAPE DETAILS (BY OTHERS)					
	S01.0 SITE LIGHTING PLAN					
	A-407 ENCLOSURE DETAILS					
	CE-1 CAST-IN-PLACE WALL PLAN (BY OTHERS)					
	CE-2 CAST-IN-PLACE WALL PLAN (BY OTHERS)					
	CE-3 CAST-IN-PLACE WALL PLAN (BY OTHERS)					
	CE-4 CAST-IN-PLACE WALL PLAN (BY OTHERS)					
	M01.0 MODULAR BLOCK UNIT PLANS (BY OTHERS)					
	M02.0 MODULAR BLOCK UNIT PLANS (BY OTHERS)					
	M03.0 MODULAR BLOCK UNIT PLANS (BY OTHERS)					
	M04.0 MODULAR BLOCK UNIT PLANS (BY OTHERS)					
	M05.0 MODULAR BLOCK UNIT PLANS (BY OTHERS)					
	M06.0 MODULAR BLOCK UNIT PLANS (BY OTHERS)					



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REVISIONS:

1	JURISDICTIONAL COMMENTS	11-29-18
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ISSUE DATE:

1st	ISSUE FOR BUILDING PERMIT	08-16-18
2nd	ISSUE FOR BID	11-29-18

DRAWN BY: RR
PANDA PROJECT # S8-19-D6558
ARCH PROJECT # 1804

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3868 GULF BREEZE PARKWAY
GULF BREEZE, FL
2200 TRUE - R1 - DAB 12

G-001

TITLE SHEET

SHEET INDEX
Scale= NTS G-001