

OWNER
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ROSEMead, CA 91770
T: 626.372.8292

ARCHITECT
WADE ARNOLD
CUHACI & PETERSON
1925 PROSPECT AVENUE
ORLANDO, FL 32814
T: 407.661.9100 EXT:2383
F: 407.661.9101

STRUCTURAL
NA

CIVIL
SEPARATE PERMIT

LANDLORD
FUQUIA ACQUISITIONS II, LLC
15 PIEDMONT CENTER
SUITE 800
3675 PIEDMONT ROAD NE
ATLANTA, GEORGIA 30305
404.907.1709

ELECTRICAL
CONTACT: KIM HAROLD
CUHACI & PETERSON
1925 PROSPECT AVENUE
ORLANDO, FL 32814
T: 407.661.9100 EXT:2471
F: 407.661.9101

MECH/PLUMBING
CONTACT: TRACEY BRADY
CUHACI & PETERSON
1925 PROSPECT AVENUE
ORLANDO, FL 32814
T: 407.661.9100 EXT:2387
F: 407.661.9101

TEAM DIRECTORY

Scale= NTS **G-001**

PLANNING/ZONING
1150 POWDER SPRINGS STREET,
SUITE 400
MARIETTA, GEORGIA 30064
770.528.2158

BUILDING DEPARTMENT
1150 POWDER SPRINGS STREET,
SUITE 400
MARIETTA, GEORGIA 30064
770.528.2078

PUBLIC WORKS
1453 LAWRENCE STREET
CITY HALL - PUBLIC WORKS
MARIETTA, GA 30060
770.985.4803
MLPARRIS@SOUTHERNCO.COM

ELECTRIC
1453 GEORGIA HIGHWAY 120
LAWRENCEVILLE, GA 30043
770.985.4803
MLPARRIS@SOUTHERNCO.COM

SEWER
660 SOUTH COBB DRIVE
MARIETTA, GEORGIA 30060-3105
770.419.6336
ERNEST.EARN@COBBCOUNTY.ORG

WATER
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MARIETTA, GEORGIA 30060-3105
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ANDREW.HEATH@COBBCOUNTY.ORG

GAS
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ATLANTA, GA 30309
404.584.3690
WIBARNES@SOUTHERNCO.COM

TELEPHONE COMPANY
575 MOROSGO DRIVE NE
ATLANTA, GA 30324
678.624.7169
JB6580@ATT.COM

FIRE DEPARTMENT
1595 COUNTY SERVICES
PARKWAY, SW, 2ND FLOOR
MARIETTA, GEORGIA 30068-4021
770.528.8161

HEALTH DEPARTMENT
1736 COUNTY SERVICES
PARKWAY, SW, 2ND FLOOR
MARIETTA, GEORGIA 30068-4012
770.453.7815

JURISDICTIONAL AUTHORITIES

Scale= NTS **G-001**

- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FULLY EXAMINE THE SITE CONDITION, 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.
- 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.
- NOT USED.
- 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.
- ALL WALL & CEILING CONSTRUCTION SHALL BE SUPPORTED BY STRUCTURE & NOT BY ROOF DECK, IF APPLICABLE.

GENERAL NOTES

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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

(D1) DOOR TYPE
(W1) WINDOW TYPE
(TA) FLOOR FINISH
(W4) WALL TYPE
(1) STRUCTURAL GRD
(C1) CEILING FINISH
(P-C) WALL FINISH
(34) KITCHEN EQUIP.
(10) ROOM NUMBER
MARK OF ELEVATION
DETAIL
1A-20 INT. ELEVS
A-20 SECTION
NEW DOOR
TEMPERED GLAZING
EXT. ELEVS

ABBREVIATIONS

Scale= NTS **G-001**

SYMBOLS

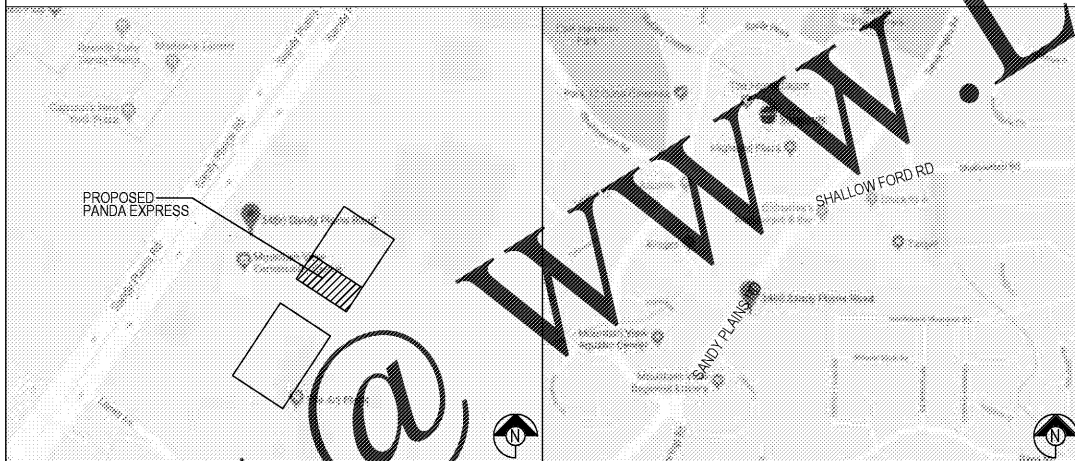
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PANDA EXPRESS



S4-20-D7060 PX3270

3460 SANDY PLAINS RD, NE SUITE 210
MARIETTA, GA 30066



VICINITY MAP

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KEY PLAN

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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 THIS WORK SHALL BE PROVIDED AND PAID FOR BY THE CONTRACTOR INVOLVED. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

CODE

INTERNATIONAL BUILDING CODE 2012, with GA amendments (2014, 2015, 2017, 2018)
INTERNATIONAL FIRE CODE 2012, with GA amendments (2014)
INTERNATIONAL MECHANICAL CODE 2012, with GA amendments (2015)
INTERNATIONAL FUEL GAS CODE 2012, with GA amendments (2014, 2015)
NATIONAL ELECTRICAL CODE 2017
GA ACCESSIBILITY CODE, 2010 ADA Standards for Accessible Design
INTERNATIONAL PLUMBING CODE 2012, with GA amendments (2014, 2015)
INTERNATIONAL ENERGY CODE 2009, with GA supplements and amendments (2011, 2012)
LIFE SAFETY, 2012 NFPA 101, with state amendments (2013)

PROJECT NARRATIVE:
THIS PROJECT IS AN INTERIOR TENANT IMPROVEMENT THAT WILL BE CONSTRUCTED AS AN END CAP SPACE AFTER COMPLETED SHELL. BUILDING HAS CERTIFICATE OF OCCUPANCY. NO EXTERIOR WORK IN SCOPE EXCEPT SIGNAGE. INTERIOR WALLS AND MEP TO BE ADDED.

PANDA EXPRESS

RESTAURANT AREA	2,242 SF
EMPLOYEES	3 EMPLOYEES / SHIFT (2 SHIFTS PER DAY)
INDOOR SEATING	64
OUTDOOR SEATING	16

PLUMBING FIXTURES (TABLE 403.1 2000 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 = 87	MALE = 44		FEMALE = 44	

OCCUPANT LOAD CALCULATION

INDOOR DINING	894 SQ. FT. / (15 / SQ. FT.) =	87
KITCHEN	770 SQ. FT. / (1200 / SQ. FT.) =	34
TOILET/VESTIBULE/STORAGE	190 SQ. FT. / (10 / SQ. FT.) =	30
COOL/FREEZER ROOMS	152 SQ. FT. / (10 / SQ. FT.) =	30
TOTAL =		71
OUTDOOR DINING	4 FIXED TABLES =	16
TOTAL OCCUPANT LOAD =		87

BUILDING CODE ANALYSIS

OCCUPANCY CLASSIFICATION	GROUP A-2 (ASSEMBLY)
TYPE OF CONSTRUCTION	I-B
FIRE SPRINKLER	FULLY SPRINKLERED
HEIGHT	24'-0"
STORY	1
AREA	2,242 SQ. FT.
OCCUPANT LOAD	87
EXITS	3
EGRESS WIDTH	114"
SEE LIFE SAFETY PLAN (LSP-101)	

NOTE:
1. SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT

CODE ANALYSIS

Scale= NTS **G-001**

GENERAL	REMARKS
G-001 TITLE SHEET	X X
G-002 SPECIFICATIONS	X X
G-003 SPECIFICATIONS	X X
G-004 SPECIFICATIONS	X X
G-005 SCHEDULES	X X
CIVIL (UNDER SEPARATE PERMIT)	
LANDSCAPE (UNDER SEPARATE PERMIT)	
ARCHITECTURAL	
A-100 ARCHITECTURAL SITE PLAN	X X
LSP-101 LIFE SAFETY PLAN	X X
A-101 KITCHEN PLAN	X X
A-102 ROUGH-IN PLUMBING PLAN + TRENCH PLAN	X X
A-103 FLOOR PLAN	X X
A-104 FINISH PLAN AND SCHEDULE	X X
A-105 REFLECTED CEILING PLAN	X X
A-107 ROOF PLAN	X X
A-108 CONDENSER RACK DETAIL	X X
A-109 FURNITURE PLAN	X X
A-200 EXTERIOR ELEVATIONS	X X
A-201 EXTERIOR ELEVATIONS	X X
A-401 ARCHITECTURAL DETAILS	X X
A-402 ARCHITECTURAL DETAILS	X X
A-403 ARCHITECTURAL DETAILS	X X
A-404 ARCHITECTURAL DETAILS	X X
A-405 HANDICAPPED NOTES AND DETAILS	X X
A-500 INTERIOR ELEVATIONS	X X
A-501 INTERIOR ELEVATIONS	X X
A-502 KITCHEN ELEVATIONS	X X
A-503 ENLARGED RESTROOM PLANS AND ELEVATIONS	X X
PLUMBING	
P-100 WATER AND GAS PLAN	X X
P-101 WASTE & VENT PLAN	X X
P-400 WATER/GAS/WASTE CONDENSER DIAGRAMS	X X
P-500 PLUMBING DETAILS	X X
MECHANICAL	
M-200 MECHANICAL SPECIFICATIONS & SCHEDULES	X X
M-100 HVAC FLOOR PLAN & HVAC ROOM PLAN	X X
M-401 HOOD DETAIL PLAN	X X
M-402 HOOD DETAIL PLAN	X X
M-403 HOOD DETAIL PLAN	X X
M-404 HOOD DETAIL PLAN	X X
M-405 KITCHEN HOOD DETAILS	X X
M-406 MECHANICAL DETAILS	X X
ELECTRICAL	
E-100 ELECTRICAL SYMBOLS, SPECIFICATIONS, NOTES	X X
E-101 ELECTRICAL SCHEDULES	X X
E-102 POWER FLOOR PLAN	X X
E-103 LIGHTING FLOOR PLAN	X X
E-104 EXTERIOR LIGHTING FLOOR PLAN	X X
E-105 ROOF POWER PLAN	X X
E-200 ELECTRICAL ELEVATIONS	X X
E-400 ELECTRICAL DETAILS, DIAGRAMS	X X
E-401 ELECTRICAL DETAILS, DIAGRAMS	X X
E-402 PANELS, SINGLE LINE, LOAD CALC'S	X X



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REVISIONS:

1 08.08.19 ISSUE FOR BID

ISSUE DATE:

1 05.29.19 ISSUE FOR PERMIT
2 08.08.19 ISSUE FOR BID

DRAWN BY: AL, LJD, JDV

PANDA PROJECT # - S4-20-D7060
C&P PROJECT # - 2190238



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Florida Certified Professional Engineer

08.08.2019



PANDA EXPRESS

TRUE WARM AND WELCOME
3460 SANDY PLAINS RD, NE SUITE 210
MARIETTA, GA 30066

G-001

TITLE SHEET

SHEET INDEX

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