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| LANDLORD / PROPERTY MANAGER EVAN MOUHAJIS, MANAGER 3311 WEST HILLSBORO BLVD JV, LLC, FLORIDA LIMITED LIABILITY COMPANY 1200 NW 17TH AVE, SUITE 15 DELRAY BEACH, FL 33445 904 662.7021 EVAN@MOUHAJISCM.COM | | ARCHITECT JOHN LENTI, AIA CPH INC. 5601 MARINER ST STE 105, TAMPA, FL 33609 PHONE: (813) 288-0233 - EXT. 2412 EMAIL: JLENTI@CPHCORP.COM | | CIVIL JEREMY MORTON CPH LLC, 500 WEST FULTON STREET SANFORD, FL 32771 T: 407.322.6841 EXT-1014 F: 407.330.0639 | |
| MECHANICAL / PLUMBING JEFFREY DEAL, P.E. CPH INC. 500 WEST FULTON STREET SANFORD, FL 32771 PHONE: (407) 322-8841 FAX: (407) 330-0639 | | ELECTRICAL GREGORY TAYLOR, P.E. CPH INC. 500 WEST FULTON STREET SANFORD, FL 32771 PHONE: (407) 322-8841 FAX: (407) 330-0639 | | | |
| TEAM DIRECTORY | | | | | |
| Scale= NTS G-001 | | | | | |
| COMCAST EMAIL AGREEMENT & SURVEY TO: CONTACT: RICHARDO A DAVIDSON RICHARDO_A.DAVIDSON@COMCAST.COM CONTACT: RICHARD SEES RICHARD_SEES@COMCAST.COM PHONE: 786-586-5805 2501 SW 145 AVENUE MIRAMAR, FL 33027 | | TECO/PEOPLE'S GAS SYSTEM ENGINEERING DEPARTMENT EMAIL AGREEMENT & SURVEY TO: CONTACT: NOELYN CHARLES NCHARLES@TECOENERGY.COM PHONE: 305-957-3844 | | CITY OF DEERFIELD BEACH ENGINEERING & UTILITIES DEPARTMENT PHONE: 954-480-4347 FAX: 954-480-4492 EMAIL: NCHARLES@DEERFIELD-BEACH.COM 200 GOOLSBY BOULEVARD DEERFIELD BEACH, FL 33442 | |
| FPL EMAIL AGREEMENT & SURVEY TO: CONTACT: JENNIFER JOHNSON JENNIFER.JOHNSON@FPL.COM PHONE: 954-956-2014 FAX: 954-956-2020 330 SW 12 AVENUE POMPANO BEACH, FL 33069 | | AT&T EMAIL AGREEMENT & SURVEY TO: G46642@ATT.COM SUBJECT LINE SHOULD READ: EASEMENT, 3301 W HILLSBORO BLVD DEERFIELD BEACH, FL 33442 | | BROWARD COUNTY WATER AND WASTE WATER / CABLE 2555 WEST COPANS ROAD POMPANO BEACH, FL 33069 CONTACT: DON PERRON (954-831-0944) OR MARIO MANRIQUE (954-831-0968) | |
| JURISDICTIONAL AUTHORITIES | | | | | |
| Scale= NTS G-001 | | | | | |
| <p>1. 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.</p> <p>2. IN ADDITION TO THE GENERAL NOTES LISTED HEREIN, A.I.A. DOCUMENT A201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION SHALL APPLY.</p> <p>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.</p> <p>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.</p> <p>5. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR INSTALL OR PERMIT TO BE INSTALLED, ANY MATERIALS CONTAINING ASBESTOS.</p> <p>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.</p> <p>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.</p> <p>8. NOT USED.</p> <p>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.</p> <p>10. ALL WALL & CEILING CONSTRUCTION SHALL BE SUPPORTED BY STRUCTURE & NOT BY ROOF DECK IF APPLICABLE.</p> <p>11. IT IS THE G.C.'S RESPONSIBILITY TO MAKE SURE EACH SUB HAS THE FULL SET OF DRAWINGS FROM WHICH TO BASE THEIR ESTIMATE. IF CONFLICTS ARISE AFTER THE BID THE G.C. ACCEPTS FULL RESPONSIBILITY FOR COST INCREASES IF THE SUB WAS NOT GIVEN THE FULL SET OF DRAWINGS.</p> | | | | | |
| GENERAL NOTES | | | | | |
| Scale= NTS G-001 | | | | | |
| <p>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</p> | | <p>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 DETAIL INT. ELEVS SECTION NEW DOOR TEMPERED GLAZING EXT. ELEVS</p> | | | |
| ABBREVIATIONS | | SYMBOLS | | | |
| Scale= NTS G-001 | | Scale= NTS G-001 | | | |



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| <p>VICINITY MAP</p> <p>Scale= NTS G-001</p> | <p>KEY PLAN</p> <p>Scale= NTS G-001</p> |

APPLICABLE CODES: ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF ALL 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

FLORIDA BUILDING CODE, BUILDING, 7th EDITION (2020)

FLORIDA BUILDING CODE, PLUMBING, 7th EDITION (2020)

FLORIDA BUILDING CODE, MECHANICAL, 7th EDITION (2020)

FLORIDA BUILDING CODE, FUEL GAS, 7th EDITION (2020)

FLORIDA BUILDING CODE, ACCESSIBILITY, 7th EDITION (2020)

NATIONAL ELECTRICAL CODE - (NFPA 70) 2017 EDITION

FLORIDA FIRE PREVENTION CODE, 7th EDITION (2020)

OCUPANCY LOAD CALCULATION

| FUNCTION OF SPACE | ALLOWANCE (SQ.FT./PERSON) | AREA (SQ.FT.) | OCCUPANTS |
|--|------------------------------|------------------|---------------|
| INDOOR DINING | 15 GROSS | 844 SQ. FT. | 57 (48 SEATS) |
| KITCHEN | 200 GROSS | 781 SQ. FT. | 4 |
| QUEUING / ORDERING AREA | 5 NET | 77 SQ. FT. | 15 |
| TOILET / STORAGE | 0 | 186 SQ. FT. | 0 |
| COOLER/FREEZER | 0 | 178 SQ. FT. | 0 |
| TOTAL BUILDING OCCUPANCY | | | 67 |
| REQUIRED WHEELCHAIR LOCATIONS (FBC ADA): | | | 4 REQUIRED |
| PROVIDED INDOOR SEATING | 844 SQ. FT. | | 48 |
| PROVIDED OUTDOOR SEATING | ---- | | 16 |
| PROVIDED SEATING TOTAL | ---- | | 64 |

PLUMBING FIXTURES (TABLE 403.1 2020 FPC)

| 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 = 79 | MALE =40 | | FEMALE = 40 | |

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'-3" 40 ft |
| STORY | 1 |
| AREA | 2,200 SQ. FT. 6,000 sqft |
| OCCUPANT LOAD | 67 76 |
| NUMBER OF EXITS | 3 2 |
| EGRESS WIDTH | 114" 67 x 0.2 = 13.4" |

PANDA EXPRESS

| | |
|-----------------|---|
| RESTAURANT AREA | 2,200 S.F. |
| EMPLOYEES | 3 EMPLOYEES / SHIFT (2 SHIFTS PER DAY) |
| INDOOR SEATING | 48 |
| OUTDOOR SEATING | 16 |

CODE ANALYSIS

Scale= NTS

G-001

[illegible]