

OWNER PANDA RESTAURANT GROUP 1683 WALNUT GROVE AVE, ROSEMead, CA 91770 T: 626-799-9898		ARCHITECT BOB RIDDELL - AOR CONTACT: JACK VEEREN CUHACI & PETERSON 2600 MAITLAND CENTER PKWY MAITLAND, FL 32751 T: 407-661-9100 EXT:1569		STRUCTURAL BRETT UNDERWOOD BRITT PETERS & ASSOCIATES, INC. 101 FALLS PARK DRIVE, SUITE 601 GREENVILLE, SC 29601 T: 864-271-1869 F: 864-233-5140		CIVIL JAMES NEFF INGENIUM ENTERPRISES, INC. 221 ROSWELL ST. SUITE 100 ALPHARETTA, GA 30009 T: 770-437-8850 EXT. 107	
LANDLORD DERITA CONCORD NC, LLC MS. SARAH THOMAS 901 WABASH AVENUE SUITE 300 TERRE HAUTE, INDIANA 47807 E: STHOMAS@ATLANTICRETAIL.COM		ELECTRICAL JAISON MORAS - EOR CONTACT: BRIAN PERRY CUHACI & PETERSON 2600 MAITLAND CENTER PKWY MAITLAND, FL 32751 T: 407-661-9100 EXT:2462		MECH/PLUMBING JOSE DIAZ - EOR CONTACT: SAM TERECHENOK CUHACI & PETERSON 2600 MAITLAND CENTER PKWY MAITLAND, FL 32751 T: 407-661-9100 EXT:1536			
TEAM DIRECTORY						G-001	
Scale= NTS							
PLANNING/ZONING CITY OF CONCORD - PLANNING DEPARTMENT MS. MONTERAI ADAMS - SR. PLANNER T: 704-920-5134 E: ADAMSM@CONCORDNC.GOV		BUILDING DEPARTMENT CITY OF CONCORD - ENG. DEPARMENT MR. DAVID MCEACHERN 35 CABARRUS AVENUE WEST CONCORD, NC 28025 T: 704-920-2128 E: MCEACHERND@CONCORDNC.GOV		STORMWATER MANAGEMENT EMM & T ENGINEERS MR. BRIAN ROSSI - PROJECT MANAGER 301 MCCULLOUGH DRIVE, SUITE 109 CHARLOTTE, NORTH CAROLINA 28262 T: 704-353-9848 AND 980-259-8797 E: BROSS@GEMHT.COM		ELECTRIC DUKE ENERGY 4601 CORPORATE DR NW CONCORD, NORTH CAROLINA 28027 T: 800-777-9898	
SEWER CITY OF CONCORD - ENG. DEPARTMENT MR. ADAM DAGENHART 635 ALFRED BROWN JR. COURT SW CONCORD, NORTH CAROLINA 28025 T: 704-920-5555 E: DAGENHAAG@CONCORDNC.GOV		WATER CITY OF CONCORD - ENG. DEPARTMENT MR. ADAM DAGENHART 635 ALFRED BROWN JR. COURT SW CONCORD, NORTH CAROLINA 28025 T: 704-920-5555 E: DAGENHAAG@CONCORDNC.GOV		TELEPHONE COMPANY AT&T MR. JUAN ALBA T: 800-321-2000 E: JA95IE@ATT.COM		GAS DOMINION ENERGY MR. BRENT BEAM T: 704-810-3123 AND 704-718-3069 E: JEFFREY.BEAM@DOMINIONENERGY.COM	
FIRE DEPARTMENT DEPUTY FIRE MARSHAL MR. TRAVIS MCGAHA 100 WARREN C. COLEMAN BLVD. CONCORD, NC 28027 T: 704-701-1815 E: MCGAHAJT@CONCORDNC.GOV		HEALTH DEPARTMENT NORTH CAROLINA ENVIRONMENTAL HEALTH SECTION MR. KEVIN DODGE 5605 SIX FORKS ROAD RALEIGH, NORTH CAROLINA 27609 T: 919-707-5863 E: KEVIN.DODGE@DHHS.NC.GOV					
JURISDICTIONAL AUTHORITIES						G-001	
Scale= NTS							
<p>1. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FULLY EXAMINE THE SITE CONDITION, AND AVAILABLE UTILITIES AND TO NOTIFY THE OWNERS 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 RATINGS 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. ALL REQUIRED SUBMITTALS THAT DO NOT BEAR CONTRACTORS' APPROVAL STAMP AND INITIALS, WILL BE RETURNED WITHOUT ACTION, INCOMPLETE SUBMITTALS ARE UNACCEPTABLE AND WILL BE CONSIDERED NONRESPONSIVE, AND WILL BE RETURNED FOR RESUBMITTAL WITHOUT REVIEW. ALL SUBMITTALS RECEIVED BY ARCHITECT NOT INDICATED AS REQUIRED WILL BE RETURNED AND MARKED "NOT REVIEWED". OWNER MAY REQUIRE REVIEW OF SUBMITTALS NOT INDICATED AS REQUIRED</p>							
GENERAL NOTES						G-001	
Scale= NTS							
AFF ABOVE FINISHED FLOOR	(D1) DOOR TYPE						
ALUM. ALUMINUM	(W1) WINDOW TYPE						
BV BALL VALVE (FULL PORT)	(TA) FLOOR FINISH						
B.O. BOTTOM OF	(WA) WALL TYPE						
C. CONDUIT	(1) STRUCTURAL GRID						
CO CONDUIT ONLY	(CI) CEILING FINISH						
CW COLD WATER	(P-C) WALL FINISH						
(E) EXISTING	(34) KITCHEN EQUIPMENT						
EC ELECTRICAL CONTRACTOR	(101) ROOM NUMBER						
EW H ELECTRICAL WATER HEATER	(MARK OF ELEVATION)						
EXT. EXTERIOR	(DETAIL)						
FOF FACE OF FINISH	(1/A-2.0) INT. ELVS						
FOS FACE OF STUD	(SECTION)						
F.S. FLOOR SINK	(NEW DOOR)						
G.C. OR GC GENERAL CONTRACTOR	(TEMPERED GLAZING)						
H.W. HOT WATER	(EXT. ELVS)						
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							
R.R. RETURN AIR REGISTER							
ROUGH.N HEIGHT							
S.S. STAINLESS STEEL							
STL. STEEL							
STRUCT. STRUCTURE, STRUCTURAL							
T.O. TOP OF							
WCO WASTE CLEAN OUT							
ABBREVIATIONS		SYMBOLS					
Scale= NTS		Scale= NTS					
G-001		G-001					



VICINITY MAP
Scale= NTS **G-001**

KEY PLAN
Scale= NTS **G-001**

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	
2018 NORTH CAROLINA STATE BUILDING CODE	
2018 NORTH CAROLINA STATE PLUMBING CODE	
2018 NORTH CAROLINA STATE MECHANICAL CODE	
2017 NORTH CAROLINA STATE ELECTRICAL CODE	
2017 AMERICAN NATIONAL STANDARDS INSTITUTE. ACCESSIBILITY GUIDELINES	
2018 INTERNATIONAL ENERGY CONSERVATION CODE	
2018 NORTH CAROLINA STATE FIRE PREVENTION CODE	
2012 NFPA 101 LIFE SAFETY CODE	

OCCUPANT LOAD CALCULATION	
SEATING CAPACITY	42
KITCHEN	1098 SQ. FT. / (200 / SQ. FT.) = 06
ACCESSORY STORAGE (W/F)	70 SQ. FT. / (300 / SQ. FT.) = 01
ACCESSORY STORAGE (W/C)	116 SQ. FT. / (300 / SQ. FT.) = 01
TOTAL OCCUPANT LOAD =	50

SITE INFORMATION	
SITE AREA	32,670 SQ.FT.
LOT COVERAGE (FLOOR AREA RATIO)	0.070
PARKING PROVIDED	30

PANDA EXPRESS	
RESTAURANT AREA	2,273 S.F.
EMPLOYEES	3 EMPLOYEES / SHIFT (2 SHIFTS PER DAY)
INDOOR SEATING	42
OUTDOOR SEATING	0

PLUMBING FIXTURES (TABLE 403.1 2000 IPC)					
TYPE OF OCCUPANCY	MOP SINK	WATER CLOSET	LAVATORY		
	MALE	FEMALE	MALE	FEMALE	
RESTAURANT (A-2)	1	1 PER 75	1 PER 75	1 PER 200	1 PER 200
REQUIRED	1	1	1	1	1
PROVIDED	1	1	1	1	1
TOTAL OCCUPANCY = 50	MALE = 25		FEMALE = 25		

BUILDING CODE ANALYSIS	
OCCUPANCY CLASSIFICATION	GROUP A-2 (ASSEMBLY)
TYPE OF CONSTRUCTION	II-B
FIRE SPRINKLER	NOT SPRINKLERED
PROVIDED	REQUIRED / ALLOWED
HEIGHT	22'-6"
STORY	1
AREA	2,273 SQ. FT.
OCCUPANT LOAD	50
EXITS	4
EGRESS WIDTH	162"

[illegible]