

OWNER PANDA RESTAURANT GROUP 1683 WALNUT GROVE AVE, ROSEMEAD, CA 91770 T: 626-799-9898	ARCHITECT WADE ARNOLD - AOR CONTACT: JACH VEREEN CUHACI & PETERSON 2600 MAITLAND CENTER PKWY MAITLAND, FL 32751 T: 407-661-9100 EXT-1569	STRUCTURAL STEVE HAMILTON BRITT PETERS & ASSOCIATES, INC. 101 FALLS PARK DRIVE, SUITE 601 GREENVILLE, SOUTH CAROLINA 29601 T: 757-965-5710 EXT-104	CIVIL JAMES NEFF INGENIUM ENTERPRISES, INC. 221 ROSEVELT ST. SUITE 100 ALPHARETTA, GA 30009 T: 770-437-8850 EXT: 107
LANDLORD BY 218 LLC 1414 YANCEYVILLE STREET SUITE 300 GREENSBORO, NC 27405 T: 626-799-9898	ELECTRICAL JAISON MORAS - EOR CONTACT: LUIS DIAZ CUHACI & PETERSON 2600 MAITLAND CENTER PARKWAY MAITLAND, FL 32751 T: 407-661-9100 EXT-2342	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	
Scale= NTS	G-001

PLANNING/ZONING MR. BRANDON MCMAHAN PLANNER 301 EAST POINSETT STREET GREER, SC 29651 T: (864) 848-5396 E: BMCMAHAN@CITYOFGREER.ORG	BUILDING DEPARTMENT MS. LISA GREGORIA 301 EAST POINSETT STREET GREER, SC 29651 T: (864) 848-5396 E: LGREGORIO@CITYOFGREER.ORG	STORMWATER MANAGEMENT MR. STEVE GRANT DEPT. HEAD & CITY ENGINEER 301 MCCALL STREET GREER, SC 29650 T: (864) 848-5396 E: SGRANT@CITYOFGREER.ORG	ELECTRIC MR. KEVIN REARDON STAFF ENGINEER 301 MCCALL STREET GREER, SC 29650 T: (864) 848-5396 E: KEVIN.REARDON@GREERCPW.COM
SEWER MR. KEVIN REARDON STAFF ENGINEER 301 MCCALL STREET GREER, SC 29650 T: (864) 848-5396 E: KEVIN.REARDON@GREERCPW.COM	WATER MR.DAVID MABRY 301 MCCALL STREET GREER, SC 29650 T: (864) 848-5396 E: DAVID.MABRY@GREERCPW.COM	GAS MR. KEVIN REARDON STAFF ENGINEER 301 MCCALL STREET GREER, SC 29650 T: (864) 848-5396 E: KEVIN.REARDON@GREERCPW.COM	TELEPHONE COMPANY AT&T
FIRE DEPARTMENT MR. DORIAN FLOWERS FIRE CHIEF 103 W POINSETT STREET GREER, SC 29651 T: (864) 848-2168 E: DFLOWERS@CITYOFGREER.ORG	HEALTH DEPARTMENT SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL 2600 BULL STREET COLUMBIA, SC 29201 T: (803) 898-3301		

JURISDICTIONAL AUTHORITIES	
Scale= NTS	G-001

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.
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.
6. THE TERM "OWNER" OR "TENANT" SHALL REFER TO PANDA EXPRESS AND ITS AGENTS OR REPRESENTATIVES. THE TERM "GENERAL CONTRACTOR" AND "GC" 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 GC OF THE RESPONSIBILITY OF COORDINATION.
8. NOT USED.
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.
10. ALL WALL & CEILING CONSTRUCTION SHALL BE SUPPORTED BY STRUCTURE & NOT BY ROOF DECK IF APPLICABLE.
11. ALL REQUIRED SUBMITTALS THAT DO NOT BEAR CONTRACTOR'S APPROVAL STAMP AND INITIALS, WILL BE RETURNED WITHOUT ACTION. INCOMPLETE SUBMITTALS ARE UNACCEPTABLE, 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
12. IT IS THE GC'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 GC ACCEPTS FULL RESPONSIBILITY FOR COST INCREASES IF THE SUB WAS NOT GIVEN THE FULL SET OF DRAWINGS.

GENERAL NOTES	
Scale= NTS	G-001

AFF	ABOVE FINISHED FLOOR	MFG	MANUFACTURER	D1	DOOR NUMBER
ALUM	ALUMINUM	MIN	MINIMUM	W1	WINDOW TYPE
BD	BOARD	(N)	NEW	TA	FLOOR FINISH
BV	BALL VALVE (FULL PORT)	NIC	NOT IN CONTRACT	W4	WALL TYPE
BO	BOTTOM OF	NO	NUMBER	1	STRUCTURAL GRID
C	CONDUIT	NTS	NOT TO SCALE	C1	CEILING FINISH
CLR	CLEAR	OA	OUTSIDE AIR	P-C	WALL FINISH
CO	CONDUIT ONLY	OC	ON CENTER	34	KITCHEN EQUIPMENT
CONC	CONCRETE	PC	PLUMBING CONTRACTOR	101	ROOM NUMBER
CONT	CONTINUOUS	P-LAM	PLASTIC LAMINATE	MARK OF ELEVATION	
CW	COLD WATER	PT	PRESSURE TREATED	AA1.0	DETAIL
(E)	EXISTING	PK	PANDA EXPRESS		
EC	ELECTRICAL CONTRACTOR	QTY	QUANTITY		
EIFS	EXTERIOR INSULATION & FINISH SYSTEM	RAR	RETURN AIR REGISTER		
EWH	ELECTRICAL WATER HEATER	RIH	ROUGH-IN HEIGHT		
EXT	EXTERIOR	RM	ROOM		
FOX	FACE OF FINISH	RO	ROUGH OPENING		
FOS	FACE OF STUD	SC	SOLID CORE		
FRP	FIBERGLASS REINFORCED PLASTIC	SPCS	SPECIFICATIONS		
FS	FLOOR SINK	SQ	SQUARE		
FT	FOOT, FEET	SS	STAINLESS STEEL		
GA	GAUGE	STL	STEEL		
GCP	GENERAL CONTRACTOR	STRUCT	STRUCTURE, STRUCTURAL		
GYPSUM	GYPSUM	SYMBOL	SYMBOL		
H	HIGH	TO	TOP OF		
HM	HOLLOW METAL	WCO	WASTE CLEAN OUT		
HW	HOT WATER	WIC	WALK-IN COOLER		
ID	INDIRECT DRAIN	WIF	WALK-IN FREEZER		
INSUL	INSULATION, INSULATED	WRB	WATER RESISTIVE BARRIER		
INT	INTERIOR				
KEC	KITCHEN EQUIP. CONTRACTOR				
LL	LANDLORD				
MA	MAXIMUM				
MC	MECHANICAL CONTRACTOR				

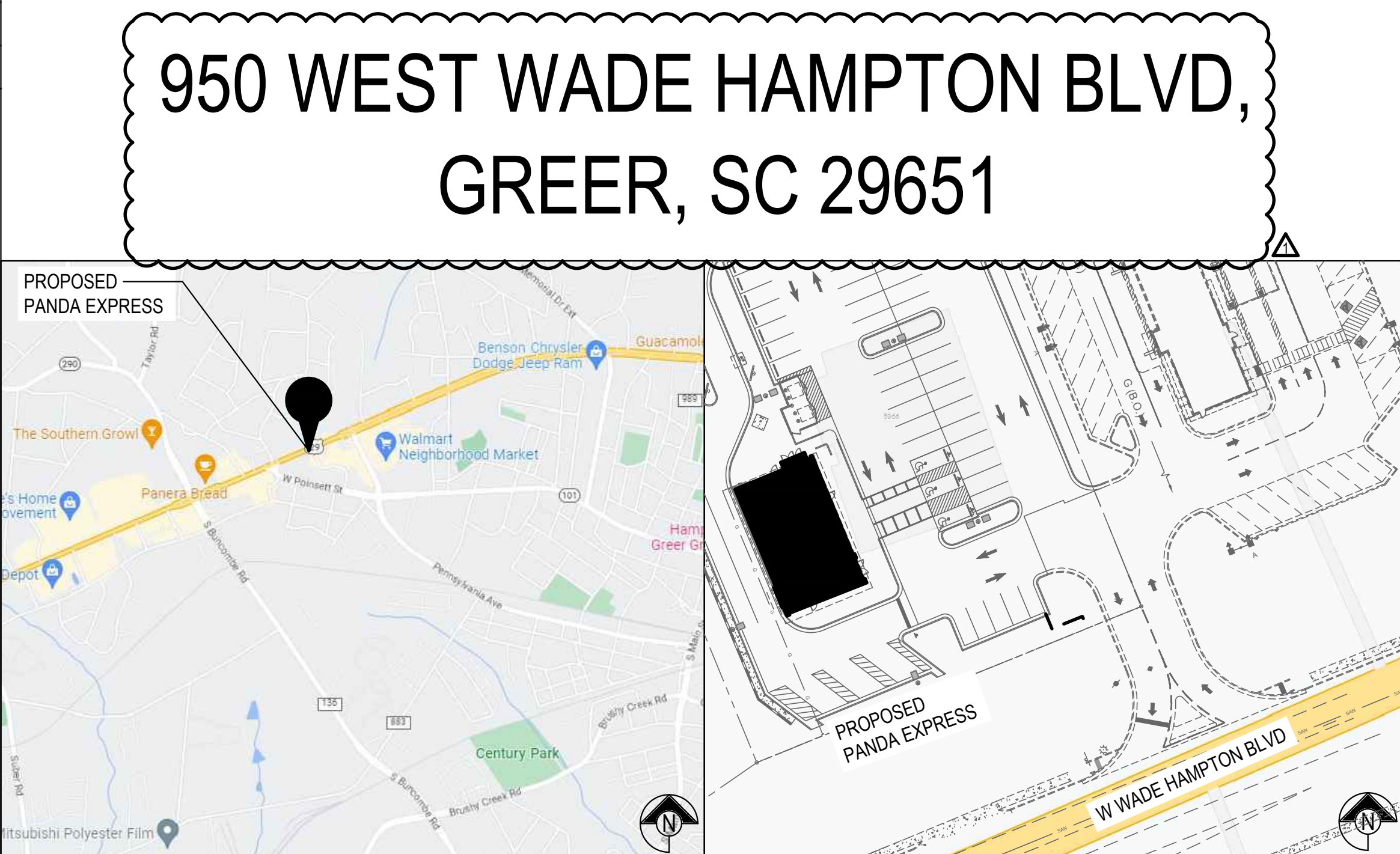
ABBREVIATIONS		SYMBOLS	
Scale= NTS	G-001	Scale= NTS	G-001

PANDA EXPRESS



D25303

950 WEST WADE HAMPTON BLVD,
GREER, SC 29651



VICINITY MAP		KEY PLAN	
Scale= NTS	G-001	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:	SITE INFORMATION SITE AREA 57,518 SQ.FT. LOT COVERAGE (FLOOR AREA RATIO) 0.39 LANDSCAPE PROVIDED 19,602 SQ. FT. PARKING PROVIDED 54	PANDA EXPRESS RESTAURANT AREA 2,621 S.F. EMPLOYEES 3 INDOOR SEATING 48 OUTDOOR SEATING 0
CODE 2021 SOUTH CAROLINA BUILDING CODE 2021 SOUTH CAROLINA PLUMBING CODE 2021 SOUTH CAROLINA MECHANICAL CODE 2020 NATIONAL ELECTRICAL CODE (NFPA 70) W/ SC AMENDMENTS 2017 ADA STANDARDS FOR ACCESSIBLE DESIGN 2009 INTERNATIONAL ENERGY CONSERVATION CODE 2021 SOUTH CAROLINA FIRE CODE 2020 NFPA 101 LIFE SAFETY CODE	PLUMBING FIXTURES (TABLE 403.1 2021 SPC) TYPE OF OCCUPANCY RESTAURANT (A-2) REQUIRED 1 PROVIDED 1 TOTAL OCCUPANCY = 60	MOP SINK WATER CLOSET LAVATORY MALE FEMALE MALE FEMALE 1 PER 75 1 PER 75 1 PER 200 1 PER 200 TOTAL OCCUPANCY = 60 MALE = 30 FEMALE = 30
OCCUPANT LOAD CALCULATION SEATING CAPACITY 48 KITCHEN 10 ACCESSORY STORAGE (WIF) 1 ACCESSORY STORAGE (WIC) 1 TOTAL = 60 OUTDOOR SEATING 0 TOTAL OCCUPANT LOAD = 60	BUILDING CODE ANALYSIS OCCUPANCY CLASSIFICATION GROUP A-2 (ASSEMBLY) TYPE OF CONSTRUCTION V-B FIRE SPRINKLER NOT SPRINKLERED HEIGHT 23'-3" STORY 1 AREA 2,621 SQ. FT. OCCUPANT LOAD 60 EXITS 4 EGRESS WIDTH 20"	


CODE ANALYSIS	
Scale= NTS	G-001

GENERAL	REMARKS
G-001 TITLE SHEET	
G-002 SPECIFICATIONS	
G-003 SPECIFICATIONS	
G-004 SPECIFICATIONS	
G-005 SCHEDULES	
CIVIL (UNDER SEPARATE PERMIT)	
C01.0 COVER SHEET	
C01.1 GENERAL NOTES	
C02.0 ALTAACSM SURVEY (BY OTHERS)	
C02.1 DEMOLITION PLAN	
C03.0 SITE PLAN	
C03.1 STAKING PLAN	
C03.2 HARDSCAPE DETAILS I	
C03.3 HARDSCAPE DETAILS II	
C03.4 HARDSCAPE DETAILS III	
C04.0 UTILITY PLAN	
C04.1 UTILITY DETAILS I	
C04.2 UTILITY DETAILS II	
C04.3 UTILITY DETAILS III	
C04.4 PIPE PROFILES I	
C04.5 PIPE PROFILES II	
C05.0 GRADING AND DRAINAGE PLAN	
C05.1 GRADING AND DRAINAGE DETAILED AREAS	
C06.1 ESPC PLAN - CLEARING PHASE	
C06.2 ESPC PLAN - GRADING PHASE	
C06.3 ESPC PLAN - FINAL PHASE	
C06.4 ESPC DETAILS I	
C06.5 ESPC DETAILS II	
C06.6 ESPC DETAILS III	
C06.7 ESPC DETAILS IV	
LANDSCAPE (UNDER SEPARATE PERMIT)	
L01.0 LANDSCAPE PLANTING PLAN	
L01.1 MULCHING AND EDGING PLAN	
L01.2 PLANTING SCHEDULE	
L01.3 PLANTING DETAILS AND SPECIFICATIONS	
ARCHITECTURAL	
A-100 ARCHITECTURAL SITE PLAN	
LSP-101 LIFE SAFETY PLAN	
A-101 KITCHEN PLAN	
A-102 ROUGH-IN PLUMBING PLAN	
A-103 FLOOR PLAN	
A-104 FINISH PLAN AND SCHEDULE	
A-105 REFLECTED CEILING PLAN	
A-107 ROOF PLAN	
A-108 CONDENSER RACK DETAIL	
A-109 FURNITURE 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-400.1 ARCHITECTURAL DETAILS	
A-401 ARCHITECTURAL DETAILS	
A-402 ARCHITECTURAL DETAILS	
A-403 ARCHITECTURAL DETAILS	
A-404 ARCHITECTURAL DETAILS	
A-405 ARCHITECTURAL DETAILS - DRIVE THRU	
A-406 ACCESSIBILITY 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	
STRUCTURAL	
S-000 STRUCTURAL NOTES & 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 FRAMING DETAILS & SECTIONS	
S-302 TYPICAL FRAMING DETAILS & SECTIONS	
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, SPECIFICATIONS & 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-405 HOOD DETAIL PLAN	
M-406 HOOD DETAIL PLAN	
M-407 HOOD DETAIL PLAN	
M-408 HOOD DETAIL PLAN	
M-409 HOOD DETAIL PLAN	
M-410 HOOD DETAIL PLAN	
M-411 HOOD DETAIL PLAN	
M-500 KITCHEN HOOD DETAILS	
M-501 MECHANICAL DETAILS	
ELECTRICAL	
E-000 ELECTRICAL SYMBOLS, SPECIFICATIONS, NOTES	
E-001 ELECTRICAL SCHEDULES	
E-100 POWER FLOOR PLAN	
E-101 LIGHTING FLOOR PLAN	
E-101.1 CANOPY LIGHTING PLAN	
E-102 SECURITY CAMERA PLAN	
E-104 ROOF POWER PLAN	
E-105 SITE & EXTERIOR LIGHTING PLAN	
E-106 SITE PHOTOMETRIC PLAN	
E-200 ELECTRICAL ELEVATIONS	
E-400 ELECTRICAL DETAILS DIAGRAMS	
E-401 ELECTRICAL DETAILS DIAGRAMS	
E-601 PANELS, SINGLE LINE LOAD CALC.	

NOTE:
TRUSS, STOREFRONT, SIGNAGE, COOLER, AND CANOPY DRAWINGS REQUIRED WILL BE SUBMITTED UNDER DEFERRED PERMIT BY LICENSED ENGINEERS AND CONTRACTORS, AND SHALL COMPLY WITH THE LOCAL A.H.J. TRUSS, STOREFRONT, SIGNAGE, AND CANOPY DRAWINGS REQUIRED WILL BE SUBMITTED UNDER DEFERRED PERMIT BY LICENSED ENGINEERS AND CONTRACTORS, AND SHALL COMPLY WITH THE LOCAL A.H.J.

PROJECT DESCRIPTION:
THE SCOPE OF WORK FOR THIS PROJECT INCLUDES NEW CONSTRUCTION FOR A PANDA EXPRESS RESTAURANT. THE PORTION OF THE SCOPE THAT IS COVERED IN THIS SET OF DRAWINGS IS FOR THE BUILDING INTERIOR AND EXTERIOR FINISHES, STRUCTURAL WORK, FIXTURES AND EQUIPMENT, MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
ANY REQUIRED LANDSCAPE, CIVIL, OR FIRE PROTECTION DRAWINGS REQUIRED WILL BE SUBMITTED UNDER SEPARATE PERMIT BY LICENSED ENGINEERS AND CONTRACTORS AND SHALL COMPLY WITH THE LOCAL A.H.J.

SHEET INDEX	
Scale= NTS	G-001



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:


1	05.19.2023 PERMIT COMMENTS
2	05.19.2023 PERMIT COMMENTS
3	
4	
5	
6	
7	
8	
9	
10	

ISSUE DATE:

1	03.31.2023 ISSUE FOR PERMIT
2	05.26.2023 ISSUE FOR BID
3	
4	
5	
6	
7	
8	
9	
10	

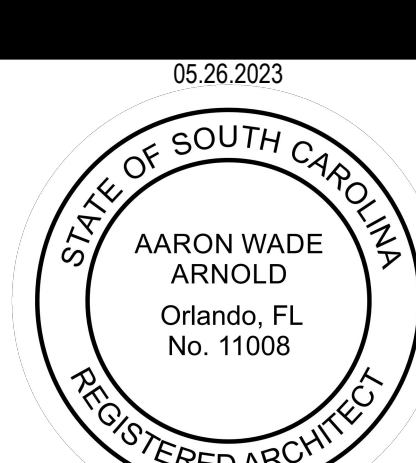
DRAWN BY: NS, KRT, IVG

PANDA PROJECT #: - D25303
C&P PROJECT #: - 2230054



2600 Maitland Center Parkway
Suite #200
Maitland, FL 32751
P (407) 661-9100
F (407) 661-9101
c-p.com
Florida Contractor Certificate #CA-000006

05.26.2023



AARON WADE ARNOLD
Orlando, FL
No. 11008

PANDA EXPRESS

PANDA HOME 2600
950 WEST WADE HAMPTON BLVD
GREER, SC 29651

G-001

TITLE SHEET

PANDA HOME 2600 R4