

PANDA EXPRESS

PANDA EXPRESS  
CHINESE KITCHEN

S4-21-D7864

4501 S LABURNUM AVE, SUITE 105

RICHMOND, VA 23231

INTERIOR ALTERATIONS

VICINITY MAP

Scale= NTS G-001

KEY PLAN

Scale= NTS G-001

(2015)

(2010)

(2015)

SIS

FUTURE RESTAURANT (ASSEMBLY)

R

)

ULATION

151 / SQ. FT.) = 61

/ SQ. FT.) = 16

100 / SQ. FT.) = 8

00 / SQ. FT.) = 00

07 / SQ. FT.) = 00

85

PANT LOAD = 85

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:

PLUMBING FIXTURES (TABLE 403.1 - 2017 FBC)

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 = 85	MALE = 43		FEMALE = 43	

NOTE: SIGNS TO BE SUBMITTED UNDER SEPARATE PERMIT

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RESTAURANT AREA	2,012 S.F.
EMPLOYEES	3 EMPLOYEES / SHIFT (2 SHIFTS PER DAY)
INDOOR SEATING	48
OUTDOOR SEATING	0



SCOPE OF WORK:

THIS PERMIT APPLICATION IS FOR A TENANT INTERIOR BUILD-OUT OF THE EXISTING EMPTY SHELL SPACE. THE PANDA EXPRESS LEASE SPACE WILL BE 2,200 S.F. AND WILL BE A COMPLETE INTERIOR TENANT BUILD-OUT TO ACHIEVE A CERTIFICATE OF OCCUPANCY.

INTERIOR WORK SHALL CONSIST OF A NEW DINING AREA, KITCHEN / SERVING AREA, BACK OF HOUSE & PREP AREA, AND NEW RESTROOMS. ALL ASSOCIATED STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SHALL BE INCLUDED. NO EXTERIOR WORK TO BE DONE UNDER THIS PERMIT.

CODE ANALYSIS

Scale= NTS G-001

<div></div> <div>PANDA RESTAURANT GROUP INC. 1683 Walnut Grove Ave. Rosemead, California 91770 Telephone: 626.799.9898 Facsimile: 626.372.8288</div>		
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REVISIONS:		
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	COMMENTS/OWNER REV	04-07-21
ISSUE DATE:		
1	CHECK SET	10-23-20
2	PERMIT SET	03-15-21
3	BID SET	04-02-21
DRAWN BY: JO		
PANDA PROJECT #: S4-21-D7864		
ARCH PROJECT #: P7350		
<div><div> www.cphcorp.com A Full Service A &amp; E Firm</div><div><div>Plans Prepared By <b>CPI Design, Inc.</b> 500 West Fulton St. Sanford, FL 32774 Ph: 407.322.8641 State of Virginia Licenses: Engineer No. 407006317 Surveyor No. N/A Architect No. 407006317 Landscape No. 407006317</div></div></div>		
PANDA EXPRESS		
END CAP - TENANT BUILD OUT 4501 S LABURNUM AVE RICHMOND VA, 23231		
G-001		
TITLE SHEET		