

Blaze Pizza, Millenium Restaurant Group

3617 SW Archer Rd, Gainesville, FL 32608



Client

Millenium Restaurant Gropu

Location

3617 SW Archer Rd
Gainesville, FL 32608

Architect

Lingle Design Group Inc

SQFT

2,500 SF

Municipality

City of Gainesville

Impact Fee

TBD

Permit Fee

TBD

Occupancy Capacity

80 Interior Seats

Outdoor Seating

60 ext Seats

Other

Space, Existing Restaurant

Type of Construction

Renovation

Project Team

TBD

Existing Conditions > Space is an existing restaurant so many components are in place. Will just have to alter to meet new floor plan.

Electric > Electrical panel appears to be in conflict with Floor Plan, possible relocation needed.

Storefront > Design intent is to move storefront forward approximately 10 feet and open up existing wall to kitchen. Depending on what As-builts show and new design layout, could require Structural changes and a Structural engineer to get involved. It appears the brick facade is not structural but has Steel Columns concealed in brick and Steel Beams above it. Possibly these steel columns can remain, with us cladding them to fit new design intent?

Grease Trap > Existing traps, do as-builts indicate sizes?

General Notes

Signage > Please make sure electrical drawings show for it and also note "Signage under separate permit" as not to hold up the permit process.

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Window Decals > Prototype plans indicated windows to receive decals. Usually if we put window graphics on windows the developer will make leasee assume the warranty. Not an issue but something to be aware of.

Millwork package > Prototype plans indicated the millwork was to be purchased from Midwest Cabinet Company.

Will this be the required millwork provider for all Blaze stores? We want to make sure this company will be able to handle the workload that will be forthcoming. We suggest that a couple of our national millwork subcontractors that perform lots of restaurant work also bid the work to provide best value to the projects.

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12101 Univesity Blvd, Orlando FL 32817



Client

Millenium Restaurant Gropu

Location

12101 University Blvd
Orlando, FL 32817

Architect

Lingle Design Group Inc

SQFT

3,000 SF

Municipality

City of Orlando

Impact Fee

TBD

Permit Fee

TBD

Occupancy Capacity

70 Interior Seats

Outdoor Seating

60 ext Seats

Other

Space, White Box

Type of Construction

New

Project Team

TBD

Interior Slab > Most developers will offer to pour the slab or give a square foot credit for tenant to do during build out.

Was this already negotiated in your lease agreement?

We suggest that because the finished flooring will most likely be a stained concrete polished floor, then allow us to place and finish concrete slab to avoid having sawcut and pour backs in the finished floor.

Open Ceiling Design > This location has a smooth concrete deck above at 20' above finished floor, with exposed plumbing PVC pipes from the apartment above

Question: Is the design intent to have leave this ceiling exposed?

If yes, please make sure the existing HVAC unit for this space is sized appropriately for this high ceiling space (volume of air). To add additional HVAC air for the space could be expensive, as the building is 5 stories which could require considerable amount of duct chases. Also, we suggest to make sure the restaurant space will be "noisy" enough to cover any sounds of the overhead plumbing from being in use (this shouldn't be an issue with an active restaurant).

Pizza Oven Exhaust Hood > Can we exhaust the hood out the side since residence live above?

If not, there is a designated chase to the roof which we could utilize for the grease duct and vent out the roof. We will need to run everything out back wall down the hallway approx 50' then turn into what looks like going to be an equipment room and then up the chase.

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Pizza Oven Exhaust Hood > From reviewing the “prototype” drawings, it appears the Woodstone hood does not come with fire suppression (ansul) system installed. We will hire a suppression company to install one once this is confirmed.

Plumbing > Sanitary vents need to run up the designated chase. Would include running through about 4 different fire walls (Fire Collars more than likely required). Grease Trap - We couldn't verify if grease trap is already installed and if so, what is the size. Was this discussed in lease agreement?

Electrical > We did not see any issues. Landlord's GC has not installed any panels or wiring but looks like providing two separate 200 amp panel.

Pizza Oven > There is space in the storefront to deliver the oven should not be any issues.

Dumpster Enclosure > we were unable to confirm if Landlord is providing or if we will be required to build a new one. Was this discussed in lease agreement?

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