PANDA EXPRESS

S8-20-D6790

CANAL ST. & WINCHESTER BLVD
CANAL-WINCHESTER, OH 43110

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 "G.C." 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 G.C. OF THE RESPONSIBILITY OF COORDINATION.

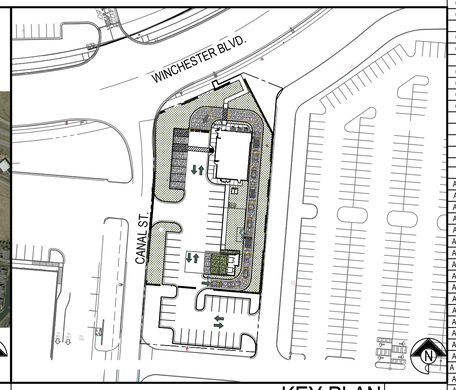
8. NOT USED.

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.

GENERAL NOTES
Scale= NTS G-001

VICINITY MAP
Scale= NTS G-001



KEY PLAN
Scale= NTS G-001

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

ABBREVIATIONS
Scale= NTS G-001

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
A/A1.0	DETAIL
1/A-2.0	INT. ELEVS
A A-2.0	SECTION
	NEW DOOR
1	TEMPERED GLAZING
A A-2.0	EXT. ELEVS

SYMBOLS
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

2017 OHIO BUILDING CODE
2011 OHIO FIRE CODE AND NFPA STANDARDS
2017 OHIO MECHANICAL CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
1995 NATIONAL ELECTRICAL CODE
2017 OHIO BUILDING CODE

SITE INFORMATION

SITE AREA	31655 SQ. FT.
LOT COVERAGE (FLOOR AREA RATIO	0.075
LANDSCAPE PROVIDED	8466 SQ. FT.
PARKING PROVIDED	26

PANDA EXPRESS

RESTAURANT AREA	2,381 S.F.
EMPLOYEES	3 EMPLOYEES / SHIFT (2 SHIFTS PER DAY)
INDOOR SEATING	66
OUTDOOR SEATING	0

OCCUPANT LOAD CALCULATION

INDOOR DINING	1024 SQ. FT. / (15 / SQ. FT.) =	69
KITCHEN	963 SQ. FT. / (200 / SQ. FT.) =	05
TOILET/VESTIBULE/STORAGE	213 SQ. FT. / (0 / SQ. FT.) =	00
COOLER/FREEZER ROOMS	181 SQ. FT. / (0 / SQ. FT.) =	00
	TOTAL =	**74**
OUTDOOR DINING	0 SQ. FT. / (15 / SQ. FT.) =	0
	TOTAL OCCUPANT LOAD =	**74**

PLUMBING FIXTURES (TABLE 403.1 2000 IPC)

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 = 74	**MALE = 37**		**FEMALE = 37**	

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'-6"	40'-0"
STORY	1	3
AREA	2,381 SQ. FT.	-
OCCUPANT LOAD	84	-
EXITS REQUIRED	3	2
EGRESS WIDTH	120"	79 X 0.2 = 15.8"

CODE ANALYSIS
Scale= NTS G-001

OWNER
MARK SCHULTZ
PANDA EXPRESS, INC.
1683 WALNUT GROVE AVE,
ROSEMEAD, CA 91770
T: 612.8197673
F: 626.372.8288

LANDLORD
JOHN MILLER
WATERLOO CORSSING LTD
250 CIVIC CENTER DRIVE, SUITE 500
COLUMBUS, OH 43215
T: 614.227.3469

ARCHITECT
HENRY C. KLOVER
H.C. KLOVER ARCHITECT
8813 PENROSE LANE,
LENEXA, KS 66219
T: 913.649.8181
F: 913.649.1275

MECHANICAL, PLUMBING, ELECTRICAL
BRAD KRIER
RTM ENGINEERING
9225 INDIAN CREEK PKWY, #1075
OVERLAND PARK, KS 66210
T: 913.322.1400

STRUCTURAL
BRITT PETERS & ASSOC. INC.
101 FALLS PARK DR. SUITE 601
GREENVILLE, SC 29601
T: 864.271.8869

LANDSCAPE
KURT YODER
BHC RHODES
7101 COLLEGE BLVD, SUITE 400
OVERLAND PARK, KS 66210
T: 913.488.5584

CIVIL
KURT YODER
BHC RHODES
7101 COLLEGE BLVD, SUITE 400
OVERLAND PARK, KS 66210
T: 913.488.5584

TEAM DIRECTORY
Scale= NTS G-001

PLANNING/ZONING
ANDREW MOORE
CANAL WINCHESTER PLANNING
38 S. HIGH ST.
CANAL WINCHESTER, OH 43110
T: 614.837.6742

SEWER
JOSEPH TAYLOR
PUBLIC SERVICE DEPARTMENT
36. S HIGH STREET,
CANAL WINCHESTER, OH 43110
T:614.837.7716

FIRE DEPARTMENT
SCOTT WHITE
MADISON TOWNSHIP FIRE DEPT.
6600 GENDER RD,
CANAL WINCHESTER, OH 43110
T: 614.837.7883 EXT-1399

BUILDING DEPARTMENT
MICHAEL BORYCA
CANAL WINCHESTER BUILDING DIVISION
36 S. HIGH STREET,
CANAL WINCHESTER, OH 43110
T: 614.488.4009

WATER
JOSEPH TAYLOR
PUBLIC SERVICE DEPARTMENT
36. S HIGH STREET,
CANAL WINCHESTER, OH 43110
T:614.837.7716

HEALTH DEPARTMENT
NICHOLAS B. SUHOCKI
FRANKLIN COUNTY PUBLIC HEALTH
280 EAST BROAD STREET,
COLUMBUS, OH 43215-4562
T: 614.525.3855
E: NBSUHOCKI@FRANKLINCOUNTYOHIO.GOV

PUBLIC WORKS
MATTHEW PEOPLES
PUBLIC SERVICE DEPARTMENT
36 S. HIGH STREET,
CANAL WINCHESTER, OH 43110
T: 614.834.5111

GAS
JASON GANZ
COLUMBIA GAS
200 S CIVIC CENTER DR,
COLUMBUS, OH 43215
T: 1.800.344.4077

ELECTRIC
TIM HUTCHISON
SOUTH CENTRAL POWER
2780 COONPATH RD. NE,
LANCASTER, OH 43130
T: 740.689.6212

TELEPHONE COMPANY
AT&T
6154 GENDER RD
CANAL WINCHESTER, OH 43110
T: 614.834.3470

JURISDICTIONAL AUTHORITIES
Scale= NTS G-001

		1	2
GENERAL			
G-001	TITLE SHEET		
G-002	SPECIFICATIONS		
G-003	SPECIFICATIONS		
G-004	SPECIFICATIONS		
G-005	SCHEDULES		
CIVIL			
C0.1	GENERAL INFORMATION 1		
C0.2	GENERAL INFORMATION 2		
C0.3	DEMOLITION PLAN	●	●
C1.0	SITE PLAN	●	
C2.0	DIMENSION PLAN		
C3.1	GRADING PLAN		
C3.2	DETAIL GRADING PLAN	●	
C4.0	UTILITY PLAN	●	●
C5.0	DRAINAGE MAP		
C6.1	STORM 100 PLAN & PROFILE		
C6.2	STORM 200 PLAN & PROFILE		
C7.0	EROSION CONTROL PLAN	●	●
C8.1	CIVIL DETAILS 1		
C8.2	CIVIL DETAILS 2		
C8.3	CIVIL DETAILS 3		●
C8.4	CIVIL DETAILS 4		●
C8.5	CIVIL DETAILS 5		
LANDSCAPE			
L1.0	LANDSCAPE PLAN		
L2.0	PLANTING DETAILS		
L3.0	IRRIGATION DETAILS I		
L3.1	IRRIGATION DETAILS II		
ARCHITECTURAL			
A -100	SITE PLAN ARCHITECTURAL		
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 - 305	SECTIONS/DETAILS		
A - 400.1	ARCHITECTURAL DETAILS		
A - 400	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	HANDICAPPED NOTES AND DETAILS		
A - 407	PATIO & TRASH ENCLOSURE DETAILS		
A - 408	WATER HEATER SHELF 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		
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-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'S.		

SHEET INDEX
Scale= NTS G-001

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PANDA EXPRESS

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G-001

TITLE SHEET

PERMIT/BID SET 01-13-20

TRUE WARM & WELCOME 2300 R1