PANDA EXPRESS

S8-22-D8193

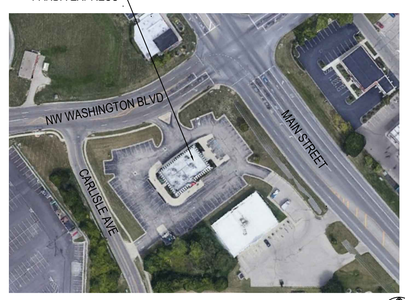
1485 MAIN STREET
HAMILTON, OH 45013

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.
11. IT IS THE G.C.'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 G.C. ACCEPTS FULL RESPONSIBILITY FOR COST INCREASES IF THE SUB WAS NOT GIVEN THE FULL SET OF DRAWINGS.

GENERAL NOTES

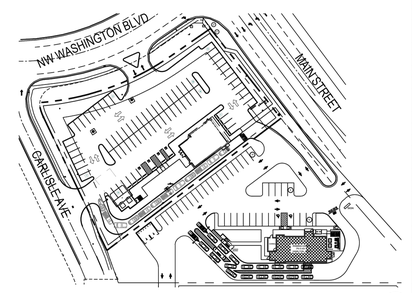
Scale= NTS G-001

PROPOSED PANDA EXPRESS



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
T	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
2017 OHIO ENERGY CODE
2017 OHIO MECHANICAL CODE
2017 OHIO ENERGY CODE
2017 NATIONAL ELECTRIC CODE
2009 ICC A117.1

SITE INFORMATION

SITE AREA	53,379 SQ. FT
LOT COVERAGE (FLOOR AREA RATIO)	0.04
LANDSCAPE PROVIDED	13,163 SQ. FT
PARKING PROVIDED	78

PANDA EXPRESS

RESTAURANT AREA	2,381 S.F.
EMPLOYEES	3 EMPLOYEES / SHIFT (2 SHIFTS PER DAY)
INDOOR SEATING	70

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
	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
- HOOD FIRE SUPPRESSION DRAWINGS TO BE SUBMITTED UNDER SEPARATE PERMIT

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BUILDING CODE ANALYSIS

OCCUPANCY CLASSIFICATION	GROUP A-2 (ASSEMBLY)
TYPE OF CONSTRUCTION	V-B
FIRE SPRINKLER	NO SPRINKLER

	PROVIDED	REQUIRED / ALLOWED
HEIGHT	23'-6"	35'-0"
STORY	1	1
AREA	2,381 SQ. FT.	-
OCCUPANT LOAD	74	
EXITS REQUIRED	3	2
EGRESS WIDTH	120"	79 X 0.2 = 15.8" - 16"

CODE ANALYSIS

Scale= NTS G-001

OWNER	ARCHITECT	STRUCTURAL	CIVIL
MARK SCHULTZ PANDA EXPRESS, INC. 1683 WALNUT GROVE AVE, ROSEMEAD, CA 91770 T: 626.799.9898 F: 626.372.8288	HENRY KLOVER H.C. KLOVER ARCHITECT 8813 PENROSE LANE, SUITE 400 LENEXA, KS 66219 T: 913.649.8181 F: 913.649.1275	KIM FAIST BRITT, PETER & ASSOCIATES 101 FALLS PARK DR. SUITE 601 GREENVILLE, SC 29601 T: 864.271.8869	KURT YODER BHC RHODES 7101 COLLEGE BLVD, SUITE 400 OVERLAND PARK, KS 66210 T: 913.663.1900
LANDLORD	**MECHANICAL, PLUMBING, ELECTRICAL**		
CFT NV DEVELOPMENTS, LLC 1683 WALNUT GROVE AVE, ROSEMEAD, CA 91770 T: 626.799.9898 F: 626.372.8288	BRAD KRIER RTM ASSOCIATES 7780 W. 119TH STREET OVERLAND PARK, KS 66213 T: 913.322.1400		

TEAM DIRECTORY

Scale= NTS G-001

PLANNING/ZONING	BUILDING DEPARTMENT	PUBLIC WORKS	ELECTRIC
LIZ HAYDEN CITY OF HAMILTON PLANNING DEPT. 345 HIGH ST., 3RD FLOOR HAMILTON, OH 45011 T: 513.785.7068	KEN RIVERA CITY OF HAMILTON BUILDING DEPT. 345 HIGH ST., 3RD FLOOR HAMILTON, OH 45011 T: 513.785.7360	ALLEN MESSER PUBLIC WORKS AND STORM WATER DEPT. 345 HIGH ST., 3RD FLOOR HAMILTON, OH 45011 T: 513.785.7068	DALTON MARCUM HAMILTON UTILITIES 345 HIGH ST., FLOOR 1 HAMILTON, OH 45011 T: 513.785.7235
WATER/ SEWER	**HEALTH DEPARTMENT**	**GAS**	**FIRE DEPARTMENT**
DANIEL FLUM HAMILTON UTILITIES 345 HIGH ST. HAMILTON, OH 45011 T: 513.785.7239	STEVE EBERTS HAMILTON CITY HEALTH DEPT. 345 HIGH ST., 3RD FLOOR HAMILTON, OH 45011 T: 513.785.7095	DANIEL FLUM HAMILTON UTILITIES 345 HIGH ST. HAMILTON, OH 45011 T: 513.785.7239	JAY WIRTZ HAMILTON FIRE DEPARTMENT 345 HIGH ST., 3RD FLOOR T: 513.785.7506

JURISDICTIONAL AUTHORITIES

Scale= NTS G-001

		1				
	GENERAL					
G-001	TITLE SHEET	●				
G-002	SPECIFICATIONS					
G-003	SPECIFICATIONS					
G-004	SPECIFICATIONS					
G-005	SCHEDULES	●				
	CIVIL					
C0.1	GENERAL INFORMATION					
C0.2	SURVEY					
C0.3	DEMOLITION PLAN	●				
C1.0	SITE PLAN					
C2.0	DIMENSION PLAN					
C3.0	GRADING PLAN					
C3.1	DETAILED GRADING					
C4.0	UTILITY PLAN	●				
C5.0	EROSION CONTROL PLAN					
C6.0	CIVIL DETAILS 1					
C6.1	CIVIL DETAILS 2					
C6.2	CIVIL DETAILS 3					
C6.3	CIVIL DETAILS 4	●				
C6.4	CIVIL DETAILS 5					
C6.5	CIVIL DETAILS 6					
	LANDSCAPE					
L1.0	LANDSCAPE PLAN					
L2.0	PLANTING DETAILS					
L2.1	IRRIGATION DETAILS 1					
L2.2	IRRIGATION DETAILS 2					
	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	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	HANDICAPPED NOTES AND DETAILS					
A - 407	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-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-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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REVISIONS:

1	CITY COMMENTS	05.10.21

ISSUE DATE:

1ST	SITE PLAN REVIEW	02-16-21
2ND	PERMIT/BID SET	04-09-21

DRAWN BY: KB

PANDA PROJECT #: S8-22-D8193
PANDA STORE #: -
ARCH PROJECT #: 20044.021

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G-001

TITLE SHEET