PANDA EXPRESS

-

S8-20-D7163
2096 INTERSTATE DRIVE
OPELIKA, AL 36801

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.

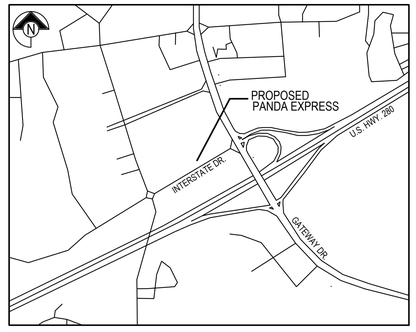
7. THE ABBREVIATION OF "N.I.C." INDICATES WORK AND OR MATERIAL THAT IS NOT IN THE CONTRACT OF THE GENERAL CONTRACTOR, HOWEVER THIS DOES NOT RELIEVE THE G.C. OF THE RESPONSIBILITY OF COORDINATION.

8. NOT USED.

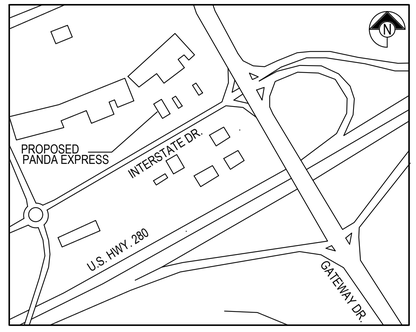
9. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDIVIDUALLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL 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
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
2015 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL FUEL GAS CODE
2002 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
ANSI 117.1

SITE INFORMATION
SITE AREA	40,946 SQ. FT.
LOT COVERAGE (FLOOR AREA RATIO)	EXISTING
LANDSCAPE PROVIDED	EXISTING
PARKING PROVIDED	47 EXISTING

PANDA EXPRESS
RESTAURANT AREA	3,515 S.F (EXISTING FOOTPRINT).
EMPLOYEES	3 EMPLOYEES / SHIFT (2 SHIFTS PER DAY)
INDOOR SEATING	80
OUTDOOR SEATING	0

OCCUPANT LOAD CALCULATION
INDOOR DINING	523 SQ. FT. / (15 / SQ. FT.) =	35
INDOOR DINING (FIXED SEATS)		47
INDOOR DINING (STANDING)		9
KITCHEN	901 SQ. FT. / (200 / SQ. FT.) =	5
STORAGE/COOLER/FREEZER	551 SQ. FT. / (300 / SQ. FT.) =	2
	TOTAL OCCUPANT LOAD =	98

PLUMBING FIXTURES (TABLE 2902.1 2015 IBC)
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+1URN.	2	1	1
TOTAL OCCUPANCY = 98	MALE =49		FEMALE = 49	

NOTE: SIGNS TO BE SUBMITTED UNDER SEPARATE PERMIT

BUILDING CODE ANALYSIS
OCCUPANCY CLASSIFICATION	GROUP A-2 (ASSEMBLY)	
TYPE OF CONSTRUCTION	V-B	
FIRE SPRINKLER	NFPA 13 SPRINKLER SYSTEM	
	PROVIDED	REQUIRED / ALLOWED
HEIGHT	24'-0"	60'
STORY	1	2
AREA	3,515 SQ. FT.	24,000
OCCUPANT LOAD	98	100+
EXITS REQUIRED	5	2
EGRESS WIDTH	216"	98 X 0.15 = 14.7"

CODE ANALYSIS
Scale= NTS G-001

OWNER/LANDLORD
PANDA RESTAURANTS, INC
1683 WALNUT GROVE AVE.
ROSEMEAD, CA 91770
CONTACT: BO GUILLEN (DM)
bo.guillen@pandarg.com
T: 626.372.8111
CONTACT: MARK SCHULTZ (PM)
mark.schultz@pandarg.com
T: 612.819.7673

ARCHITECT
HEIGHTS VENTURE
ARCHITECT + DESIGN
5741 LEGACY DRIVE, SUITE 320
PLANO, TX 75024
T: 972.490.7292
F: 972.490.7444
AOR: ROBERT R HOLTON
CONTACT: ERIC ABELN
DIRECT: 281.854.6119

STRUCTURAL
JAMES F. TURNER ENGINEERS, L.P.
8340 MEADOW ROAD, SUITE 160
DALLAS, TX 75231
T: 214.750.2900
F: 214.750.2902

MECHANICAL, PLUMBING, ELECTRICAL
JAMES F. TURNER ENGINEERS, L.P.
8340 MEADOW ROAD, SUITE 160
DALLAS, TX 75231
T: 214.750.2900
F: 214.750.2902

CIVIL/LANDSCAPE
INGENIUM ENTERPRISES, INC
GEORGIA OFFICE
221 ROSWELL STREET, SUITE 100
ALPHARETTA, GEORGIA 30009
T: 770-437-8850

TEAM DIRECTORY
Scale= NTS G-001

PLANNING/ZONING
MATT MOSLEY
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36803
T: 334.705.5156

SEWER
MIKE HILYER
PUBLIC WORKS
700 FOX TRAIL
OPELIKA, AL 36803
T: 334.705.5400

FIRE DEPARTMENT
CHRIS ROGERS
FIRE MARSHALL
604 AVENUE B
OPELIKA, AL 36803
T: 334.705.5300

BUILDING DEPARTMENT
JEFF KAPPELMAN
BUILDING INSPECTION DIVISION
700 FOX TRAIL
OPELIKA, AL 36803
T: 334.705.5420

WATER
MIKE HILYER
PUBLIC WORKS
700 FOX TRAIL
OPELIKA, AL 36803
T: 334.705.5400

HEALTH DEPARTMENT
CHRIS HARMAN
LEE COUNTY HEALTH DEPARTMENT
1801 CORPORATE DRIVE
OPELIKE, AL 36801
T: 334.754.5765

PUBLIC WORKS
MIKE HILYER
PUBLIC WORKS
700 FOX TRAIL
OPELIKA, AL 36803
T: 334.705.5400

ELECTRIC
OPELIKA POWER SERVICE
600 FOX RUN PARKWAY
OPELIKA, AL 36801
T: 334.705.5170
T: 334.705.5771 (DORIS)

TELEPHONE COMPANY
OPELIKA POWER SERVICE
600 FOX RUN PARKWAY
OPELIKA, AL 36801
T:334.705.5170 (JEFF)

GAS
SPIRE
T: 800.292.4008 (CHRIS)

JURISDICTIONAL AUTHORITIES
Scale= NTS G-001

		1st	4th	5th
	GENERAL			
G-001	TITLE SHEET	●	●	●
G-002	SPECIFICATIONS	●	●	●
G-003	SPECIFICATIONS	●	●	●
G-004	SPECIFICATIONS	●	●	●
G-005	SCHEDULES	●	●	●
	CIVIL			
C01.0	COVER SHEET	●		●
C01.1	GENERAL NOTES	●		●
C02.0	ALTA/ACSM SURVEY	●		●
C02.1	DEMOLITION PLAN	●		●
C03.0	SITE & STAKING PLAN	●		●
C03.1	HARDSCAPE DETAILS I	●		●
C03.2	HARDSCAPE DETAILS II	●		●
C05.0	GRADING, UTILITY, AND DRAINAGE PLAN	●		●
C06.0	CBMPP COVER PAGE	●		●
C06.1 - C06.7	CBMPP PLANS AND DETAILS	●		●
	ARCHITECTURAL			
A -100	SITE PLAN ARCHITECTURAL	●	●	●
A -101	KITCHEN PLAN	●	●	●
A -101D	DEMO PLAN	●	●	●
A -102	ROUGH - IN PLUMBING PLAN	●	●	●
A -103	FLOOR PLAN	●	●	●
A -104	FINISH PLAN AND SCHEDULE	●	●	●
A - 105	REFLECTED CEILING PLAN	●	●	●
A - 106	BACK ROOM FLOOR PLAN & RCP	●	●	●
A - 107	ROOF PLAN	●	●	●
A - 108	CONDENSER RACK DETAIL	●	●	●
A - 109	FURNITURE PLAN	●	●	●
A - 200	EXTERIOR ELEVATIONS	●	●	●
A - 201	EXTERIOR ELEVATIONS	●	●	●
A - 202	EXTERIOR ELEVATIONS	●	●	●
A - 203	EXTERIOR ELEVATIONS	●	●	●
A - 301	WALL SECTIONS	●	●	●
A - 302	WALL SECTIONS	●	●	●
A - 303	WALL SECTIONS	●	●	●
A - 304	WALL SECTIONS	●	●	●
A - 305	WALL SECTIONS	●	●	●
A - 306	WALL SECTIONS	●	●	●
A - 307	WALL SECTIONS	●	●	●
A - 308	WALL SECTIONS	●	●	●
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	TRASH ENCLOSURE DETAILS	●	●	●
A - 500	INTERIOR ELEVATIONS	●	●	●
A - 501	INTERIOR ELEVATIONS	●	●	●
A - 502	KITCHEN ELEVATIONS	●	●	●
A - 503	ENLARGED RESTROOM PLANS AND ELEVATIONS	●	●	●
	STRUCTURAL			
SD-100	FOUNDATION DEMO PLAN		●	●
SD-101	FRAMING DEMO PLAN		●	●
S - 000	STRUCTURAL NOTES & DETAILS		●	●
S - 100	FOUNDATION PLAN		●	●
S - 101	FRAMING PLAN		●	●
S - 200	FOUNDATION DETAILS		●	●
S - 300	FRAMING DETAILS		●	●
	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-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-102	SECURITY CAMERA PLAN		●	●
E-104	ROOF POWER PLAN		●	●
E-105	SITE & EXTERIOR LIGHTING PLAN		●	●
E-200	ELECTRICAL ELEVATIONS		●	●
E-400	ELECTRICAL DETAILS, DIAGRAMS		●	●
E-401	ELECTRICAL DETAILS, DIAGRAMS		●	●
E-601a	PANELS, SINGLE LINE, LOAD CALC'S.		●	●
E-601b	PANELS, SINGLE LINE, LOAD CALC'S.		●	●

SHEET INDEX
Scale= NTS G-001

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REVISIONS:

ISSUE DATE:

1st	DEVELOPER REVIEW	07.26.19
2nd	SITE PLAN SUBMITTAL	08.26.19
3rd	SITE COMMENTS	09.05.19
4th	ISSUE FOR PERMIT	10.01.19
5th	ISSUE FOR BID	11.07.19

DRAWN BY: PM / KL / EA

PANDA PROJECT #: S8-20-D7163

ARCH PROJECT #: 19027

STATE OF ALABAMA
ROBERT R. HOLTON
5554
11-8-19
PLANO, TEXAS
REGISTERED ARCHITECT

Heights Venture
ARCHITECTURE + DESIGN

HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008
713 869 1103 V

DALLAS
5741 Legacy Drive, Suite 320
Plano, Texas. 75024
972 490 7292 V

PANDA EXPRESS

2096 INTERSTATE DR.
OPELIKA, AL, 36801

3600 FSDT

TWW REMODEL

G-001

TITLE SHEET

BID ISSUE

TRUE WARM & WELCOME