



Covelli Enterprises Inc A Franchisee of Panera, LLC

3900 East Market Street, Warren OH 44484 330-856-3176 Fax: 330-856-2094

September 12, 2022

City of Dublin Planning and Zoning Department
5200 Emerald Parkway
Dublin, Ohio
43016

Re: Panera Bread
6665 Perimeter Road
Avery & 161 "The Market"
Dublin, Ohio
43107

Attn: Planning and Zoning

To whom it may concern:

With respect to our ongoing request for consideration of the inclusion of a drive thru component and associated site and parking area revisions we respectfully offer the following. Over the past 20 years Covelli Enterprises, dba Panera Bread, has developed numerous sites throughout the greater Columbus area for its Panera Bread cafes.

The current cafes consist of both drive- thru and non- drive thru locations. Over the past 10 years or so the industry has moved in the direction of fulfilling customer purchasing preferences by providing a drive thru pick up option to the operational offering of the cafés.

All new Café locations, with minor urban exceptions, currently are designed and operate with this drive thru offering. Within the most recent years, slightly prior and after the recent Covid situation, we have also reviewed the existing café locations throughout the system to convert as many cafes as possible to include a drive thru component like the request being made for the Perimeter Road location in Dublin.

Through experience we have found that the introduction of the drive thru takes pressure off the necessity of available parking spaces as opposed to a strictly "eat in" restaurant. We have found that approximately 30% of the transactions have transitioned from an interior dining experience to the drive thru or rapid pickup offering.

For reference purposes I have attached herewith a sampling of current café locations within the Columbus market that will show various site plan layouts as well as a table of locations and their current parking counts.

As you will see this list averages 52 spaces per café location. Obviously, every location is different, but we have found that the provided number of spaces are very adequate and acceptable from an operational and customer usage perspective.

Therefore, we feel that the proposed reduction in available spaces from the current 82 to 77 will still exceed our operational requirements by a fair margin and that no detrimental impact shall be experienced within our building parcel or surrounding additional tenant activities.

We respectfully request your thoughtful review of the information and consideration of our request for a slight reduction in the current parking count to provide our customers in the Dublin community with a better and comprehensive dining experience.

Thank you for your consideration.

Sincerely,

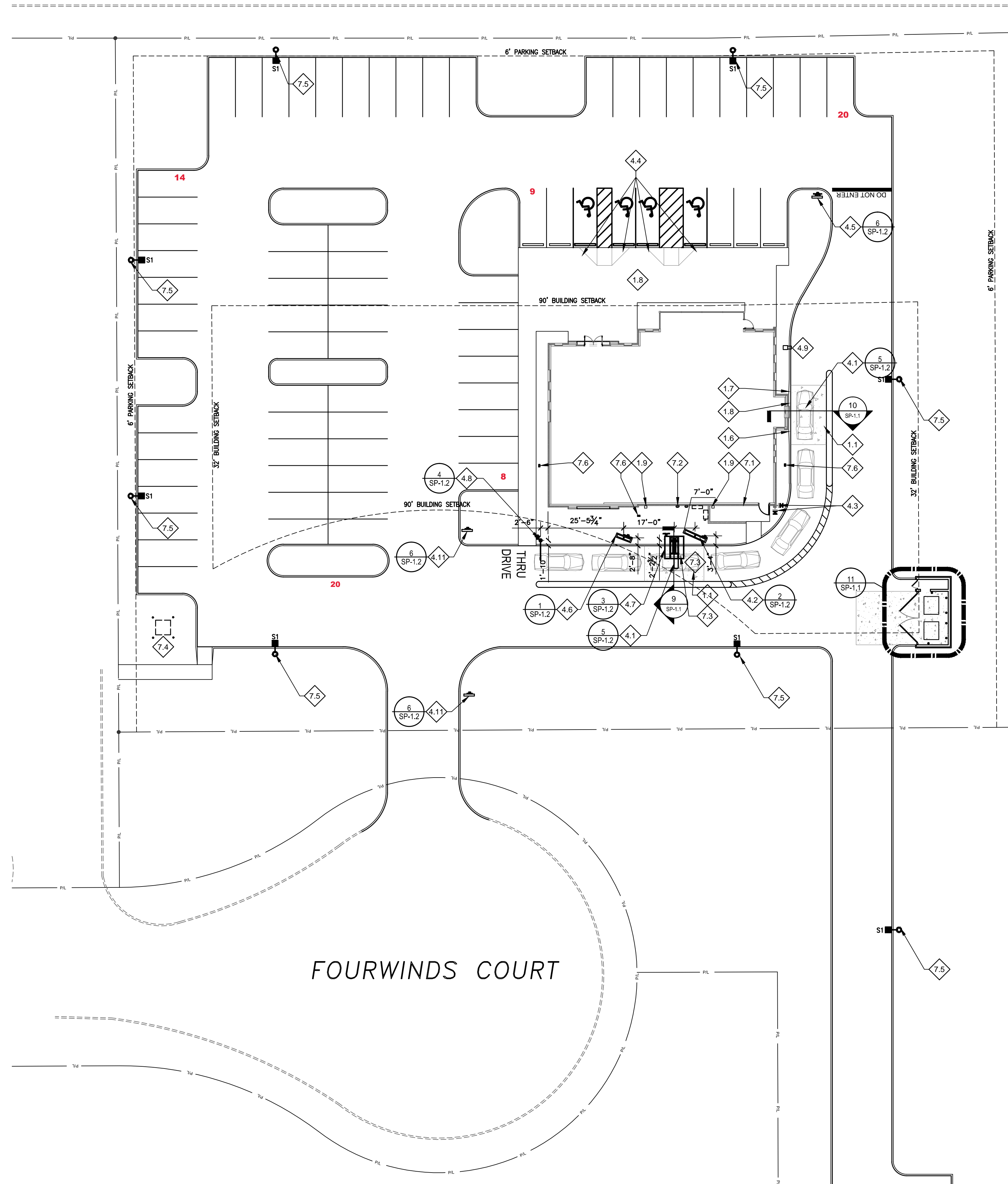
CAD Capital LLC



Robert Fiorino, Vice President
Candall Group, Inc, Managing Member

Café No., Name & Address			Sq Ft	# Parking	Building Type	Year
4785	Berkshire Township	7170 Fourwinds Court Sunbury, OH 43074	4663	71	Freestanding w/ Drive thru	2014
4786	Beuhler	750 W Central Ave Delaware, OH 43015	4050	63	Freestanding w/ Drive thru	2015
4791	Clarmont	684 S High Street Columbus, Ohio	5184	43	Freestanding w/ Drive thru	2014
4793	Canal Winchester	685 W Waterloo Street Canal Winchester, OH 43110	3844	64	Freestanding w/ Drive thru	2015
4794	Mt Vernon	1555 Coshocton Ave Mt Vernon, OH 43050	3844	65	(LL SHELL) Freestanding w/ Drive thru	2014
4795	Grandview Yard	880 West 3rd Ave Columbus, OH 43212	4663	43	Freestanding w/ Drive thru	2014
4799	Zanesville	3780 Frazeyburg Rd Zanesville, OH 43701	4250	69	(LL SHELL) Freestanding w/ Drive thru	2016
4805	Polaris	8811 Orion Place Polaris, OH 43240	4836	56	(LL SHELL) Freestanding w/ Drive thru	2021
4806	Marysville	1091 Lydia Dr Marysville, Oh 43040	3815	73	(LL SHELL) Freestanding w/ Drive thru	2020
4807	Sawmill	6120 Sawmill Rd Dublin, Ohio	4244	38	Freestanding w/ Drive thru	2020

US ROUTE 36/STATE ROUT 37



FOURWINDS COURT

GENERAL NOTES:

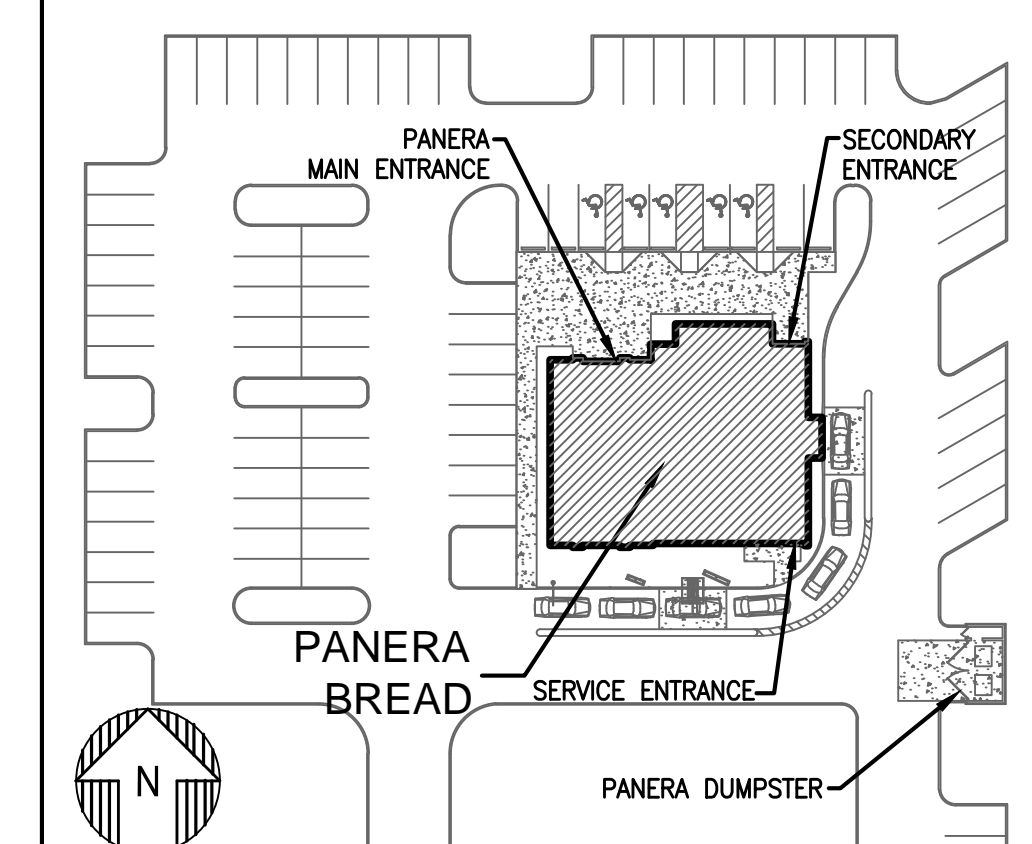
- A. REFER TO CIVIL PLANS FOR PARKING LOT, & SURROUNDING STREETS.
- B. REFER TO CIVIL DRAWINGS FOR LANDSCAPE PLAN & DETAILS FOR PLANTING INFORMATION AND LOCATIONS.
- C. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SIGNAGE WIRING.
- D. ALL SIGNAGE ELEMENTS SUCH AS DIRECTIONAL SIGNS, PREVIEW BOARD, MENU BOARD AND CLEARANCE BAR SHALL BE SUPPLIED AND INSTALLED BY SIGN MFR. CONTRACTOR SHALL INSTALL CONCRETE FOOTINGS AND ASSOCIATED STEEL EMBED ITEMS AND ELECTRICAL CIRCUITS-CONDUIT FOR AUDIO, ETC TO ALL DRIVE THRU ILLUMINATED DIRECTIONAL SIGNS. VERIFY SET ANGLE IN RELATION TO DRIVE LANE AND ALL LOCATION DIMENSIONS W/ SIGNAGE SHOP DRAWINGS FOR PREVIEW BOARD & MENU BOARD BEFORE INSTALLING FOOTINGS.
- E. ALL SIGNAGE LOCATIONS TO CENTER OF BASE POST TAKEN FROM CORNER OF BLDG AT OUTER FACE BRICK.
- F. SEE SG-4.1 FOR EXTERIOR SIGNAGE INFORMATION AND SCHEDULE.

KEYED NOTES:

INDICATED BY SYMBOL

- 1.1 SEE CIVIL DWG'S FOR CONC SLAB DTL. (20'x10'x8" THICK 5000 PSI MIX CONCRETE SLAB ON GRADE W/ 2' MITERS. POUR FLUSH W/ EXIST. ASPHALT. CUT ASPHALT W/ CLEAN EDGE. INSTALL 6 X 6 10/10 W.W.M. 3" FROM TOP SURFACE. CUT BACK FROM INDUCTION COIL LOOP MIN. 8" ALL AROUND.)
- 1.2 NOT USED.
- 1.3 INSTALL 6" BOLLARD. (SEE DETAIL ON CIVIL DWG'S)
- 1.4 NOT USED
- 1.5 8" CURB AT DRIVE THRU LANE. PAINT TRAFFIC YELLOW. SEE DRIVE THRU DETAILS ON SP-1.0 AND A-6.3.
- 1.6 TRANSITION FROM 6" TO 8" CURB.
- 1.7 TRANSITION FROM 8" TO 6" CURB.
- 1.8 CONC. W/ BROOM FINISH (SEE CIVIL DWG'S).
- 1.9 SCUPPER AND D.S. (SEE CIVIL DWG'S)
- SIGNAGE:
 - 4.1 20"x60" PREFAB DETECTOR LOOP. (SEE ELEC DWG'S).
 - 4.2 DRIVE THRU MENU BOARD (SEE ELEC DWG'S)
 - 4.3 DRIVE THRU CAMERA.
 - 4.4 HANDICAP PARKING SPACE SIGN (SEE 12/SP.1 AND CIVIL DWG'S).
 - 4.5 "EXIT ONLY THANK YOU SIGN"(SEE GEN NOTE "D" ABOVE).
 - 4.6 DRIVE-THRU PREVIEW BOARD (SEE GENERAL NOTE D ABOVE).
 - 4.7 DRIVE-THRU CANOPY, ORDER HERE SIGN & MICROPHONE/SPEAKER POST (SEE GEN NOTE "D").
 - 4.8 HEIGHT CLEAR. BAR (SEE GENERAL NOTE "D" ABOVE).
 - 4.9 DRIVE-THRU TRASH RECEPTACLE (SEE EQPT. SCHEDULE).
 - 4.10 MONUMENT SIGN LOCATION. (NOT USED)
 - 4.11 DIRECTIONAL SIGN "DRIVE THRU" (SEE GEN NOTE "D").
- UTILITIES:
 - 7.1 WATER SERVICE ENTRANCE; SEE PLUMBING DWG'S AND CIVIL DWG'S FOR ADDITIONAL INFORMATION
 - 7.2 GAS METER; SEE PLUMBING AND CIVIL DWG'S FOR ADDITIONAL INFORMATION.
 - 7.3 GREASE INTERCEPTOR (SEE CIVIL & PLUMB DWG'S).
 - 7.4 ELECTRICAL TRANSFORMER (SEE CIVIL AND ELEC DWG'S).
 - 7.5 LIGHT POLE (TYP) (SEE CIVIL & ELEC DWG'S).
 - 7.6 EXT4 BUILDING UP-LIGHT (SEE A-3.2 FOR LIGHTING SCHEDULE)

US ROUTE 36/STATE ROUT 37



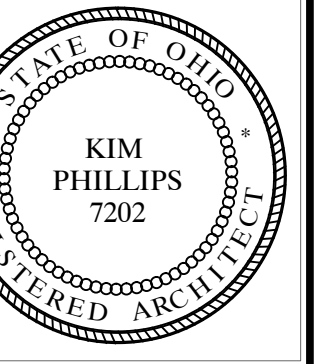
1 KEYPLAN
SCALE: NTS

BAKERY CAFE:
#4785
SYSTEM: G30 REVIVE
PROTOTYPE UPDATE: 2012-01

ME/P ENGINEER:
C. L. FIRESTONE, INC.
J.M. VEROSTKO, INC.
FOONSTOWN, OHIO
P: (330) 799-1339
F: (330) 799-2199

ARCHITECT:
KIM PHILLIPS, AIA
142 EAST MARKET ST.
WARREN, OHIO 44481
P: (330) 395-9518 F: (330) 395-4296

EXPIRES: DEC. 31 2013



BAKERY CAFE #4785
BERKSHIRE TWP.
FREESTANDING DRIVE-THRU
7170 FOURWINDS COURT
SUNBURY, OH 43074
DELAWARE COUNTY
BREAD

REVISION

ISSUE DATE: 05-20-13
PROJECT NUMBER: 11-1205
DRAWN BY: GMS
DM: DC
CPM: KK

SHEET NO:
SP-1.0
SITE PLAN
NEW CONSTRUCTION
FILE: 4652-SP-1.0.dwg



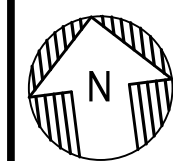
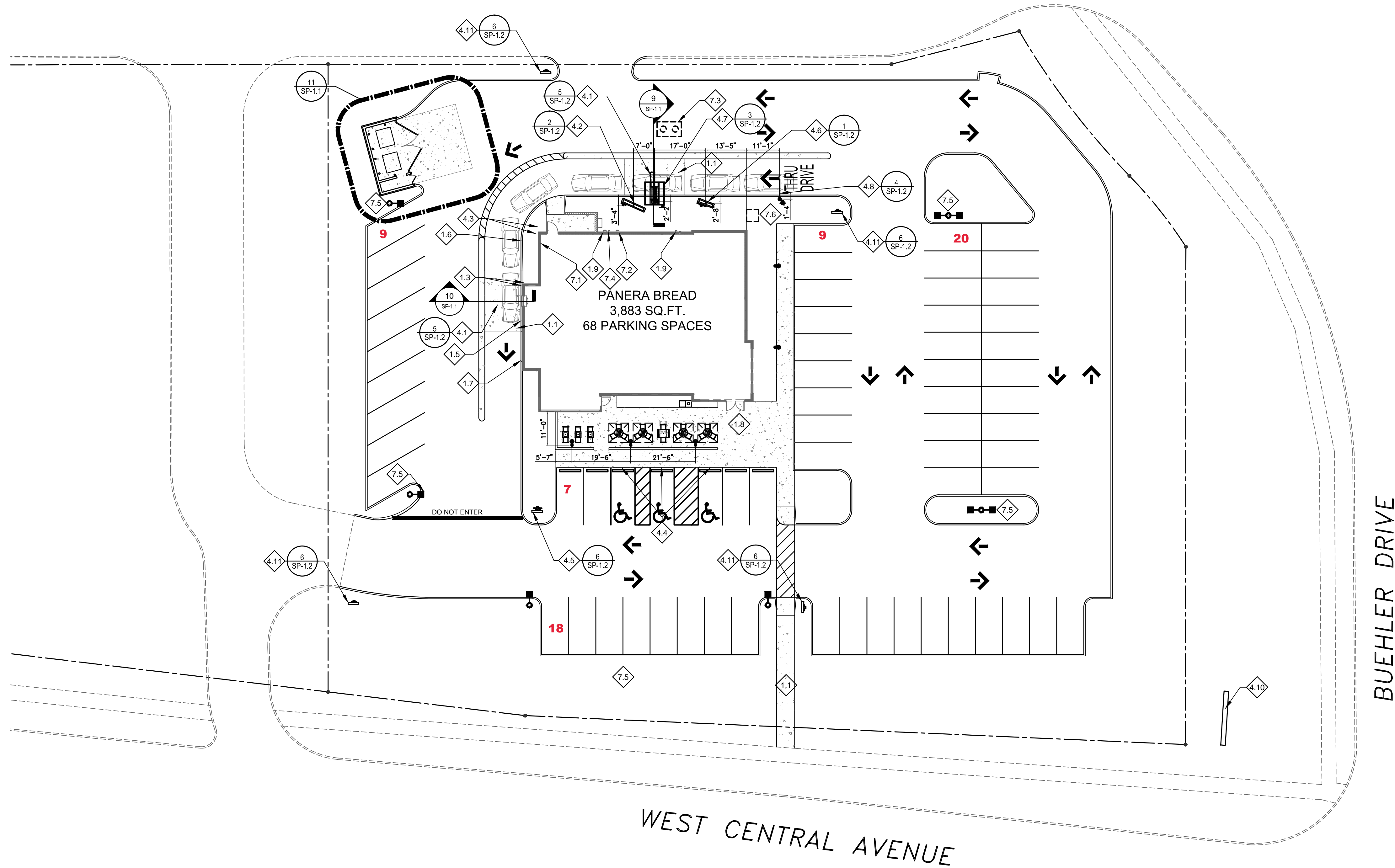
REVISION

GENERAL NOTES:







- A. REFER TO CIVIL PLANS FOR PARKING LOT, & SURROUNDING STREETS.
- B. REFER TO CIVIL DRAWINGS FOR LANDSCAPE PLAN & DETAILS FOR PLANTING INFORMATION AND LOCATIONS.
- C. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SIGNAGE WIRING.
- D. ALL SIGNAGE ELEMENTS SUCH AS DIRECTIONAL SIGNS, PREVIEW BOARD, MENU BOARD AND CLEARANCE BAR SHALL BE SUPPLIED AND INSTALLED BY SIGN MFR. CONTRACTOR SHALL INSTALL CONCRETE FOOTINGS AND ASSOCIATED STEEL EMBED ITEMS AND ELECTRICAL CIRCUITS-CONDUIT FOR AUDIO, ETC TO ALL DRIVE THRU ILLUMINATED DIRECTIONAL SIGNS. VERIFY SET ANGLE IN RELATION TO DRIVE LANE AND ALL LOCATION DIMENSIONS W/ SIGNAGE SHOP DRAWINGS FOR PREVIEW BOARD & MENU BOARD BEFORE INSTALLING FOOTINGS.
- E. ALL SIGNAGE LOCATIONS TO CENTER OF BASE POST TAKEN FROM CORNER OF BLDG AT OUTER FACE BRICK.
- F. SEE SG-4.1 FOR EXTERIOR SIGNAGE INFORMATION AND SCHEDULE.

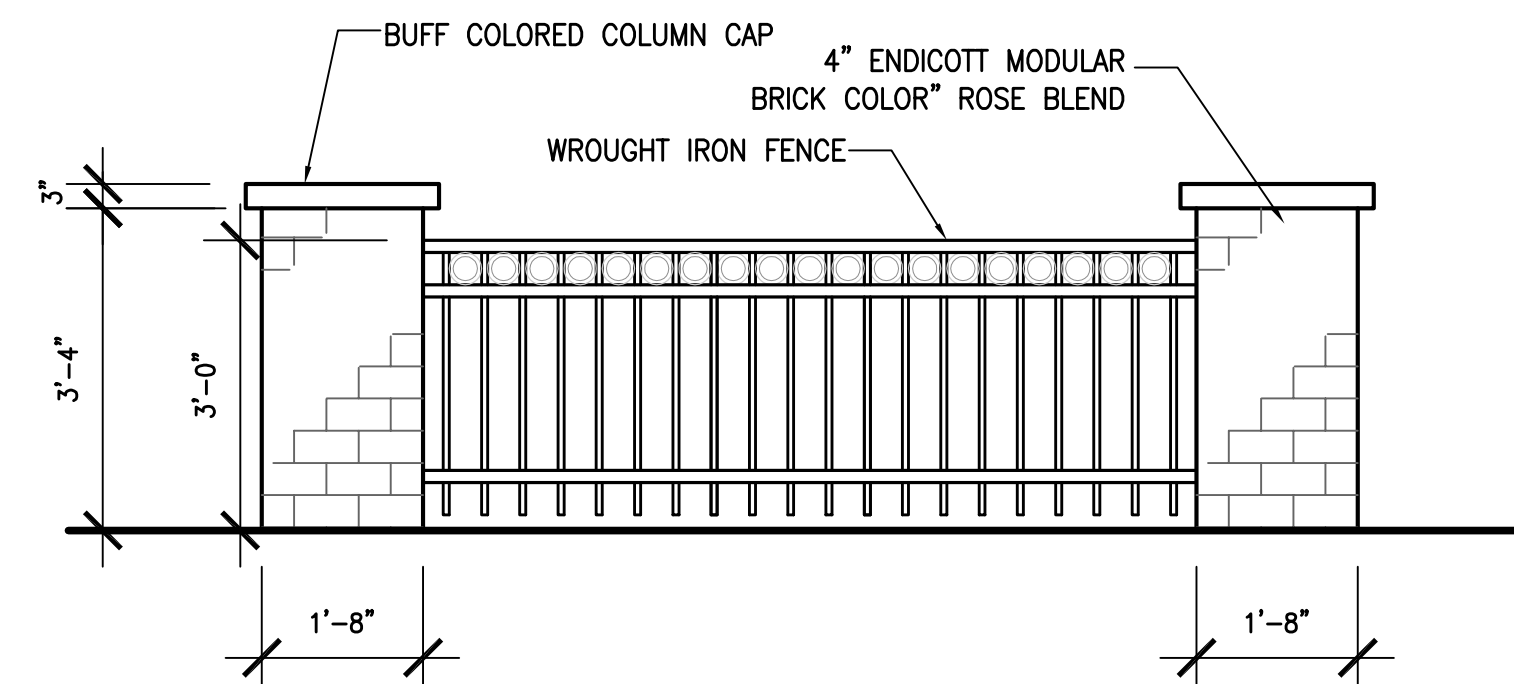
KEYED NOTES: INDICATED BY SYMBOL

- 1.1 SEE CIVIL DWG'S FOR CONC SLAB DTL.
- 1.2 PROVIDE HEAVY DUTY PAVING AS SHOWN IN DETAIL A/C1.1 IN DRIVE LANES.
- 1.3 INSTALL 6"Ø BOLLARD. (SEE DETAIL ON CIVIL DWG'S)
- 1.4 PROVIDE LIGHT DUTY PAVING AS SHOWN IN DETAIL A/C1.1 IN PARKING STALLS ONLY.
- 1.5 8" CURB AT DRIVE THRU LANE. PAINT TRAFFIC YELLOW. SEE DRIVE THRU DETAILS ON SP-1.0 AND A-6.3.
- 1.6 TRANSITION FROM 6" TO 8" CURB.
- 1.7 TRANSITION FROM 8" TO 6" CURB.
- 1.8 CONC. W/ BROOM FINISH (SEE CIVIL DWG'S).
- 1.9 SCUPPER AND D.S. (SEE CIVIL DWG'S)
- SIGNAGE:
 - 4.1 20"x60" PREFAB DETECTOR LOOP. (SEE ELEC DWG'S).
 - 4.2 DRIVE THRU MENU BOARD (SEE ELEC DWG'S)
 - 4.3 DRIVE THRU CAMERA.
 - 4.4 HANDICAP PARKING SPACE SIGN (SEE CIVIL DWG'S).
 - 4.5 "EXIT ONLY THANK YOU SIGN"(SEE GEN NOTE "D" ABOVE).
 - 4.6 DRIVE-THRU PREVIEW BOARD (SEE GENERAL NOTE D ABOVE).
 - 4.7 DRIVE-THRU CANOPY, ORDER HERE SIGN & MICROPHONE/SPEAKER POST (SEE GEN NOTE "D").
 - 4.8 HEIGHT CLEAR. BAR (SEE GENERAL NOTE "D" ABOVE).
 - 4.9 DRIVE-THRU TRASH RECEPTACLE (SEE EQPT. SCHEDULE).
 - 4.10 LANDLORD'S MONUMENT SIGN TO REMAIN. (SEE CIVIL DWG'S)
 - 4.11 DIRECTIONAL SIGN "DRIVE THRU" (SEE GEN NOTE "D").
- UTILITIES:
 - 7.1 WATER SERVICE ENTRANCE; SEE PLUMBING DWG'S AND CIVIL DWG'S FOR ADDITIONAL INFORMATION
 - 7.2 GAS METER; SEE PLUMBING AND CIVIL DWG'S FOR ADDITIONAL INFORMATION.
 - 7.3 GREASE INTERCEPTOR (SEE CIVIL & PLUMB DWG'S).
 - 7.4 INCOMING ELECTRICAL AND METER (SEE CIVIL AND ELEC DWG'S).
 - 7.5 LIGHT POLE (TYP) (SEE CIVIL & ELEC DWG'S).
 - 7.6 ELECTRICAL TRANSFORMER ON CONCRETE PAD (SEE CIVIL & ELEC)

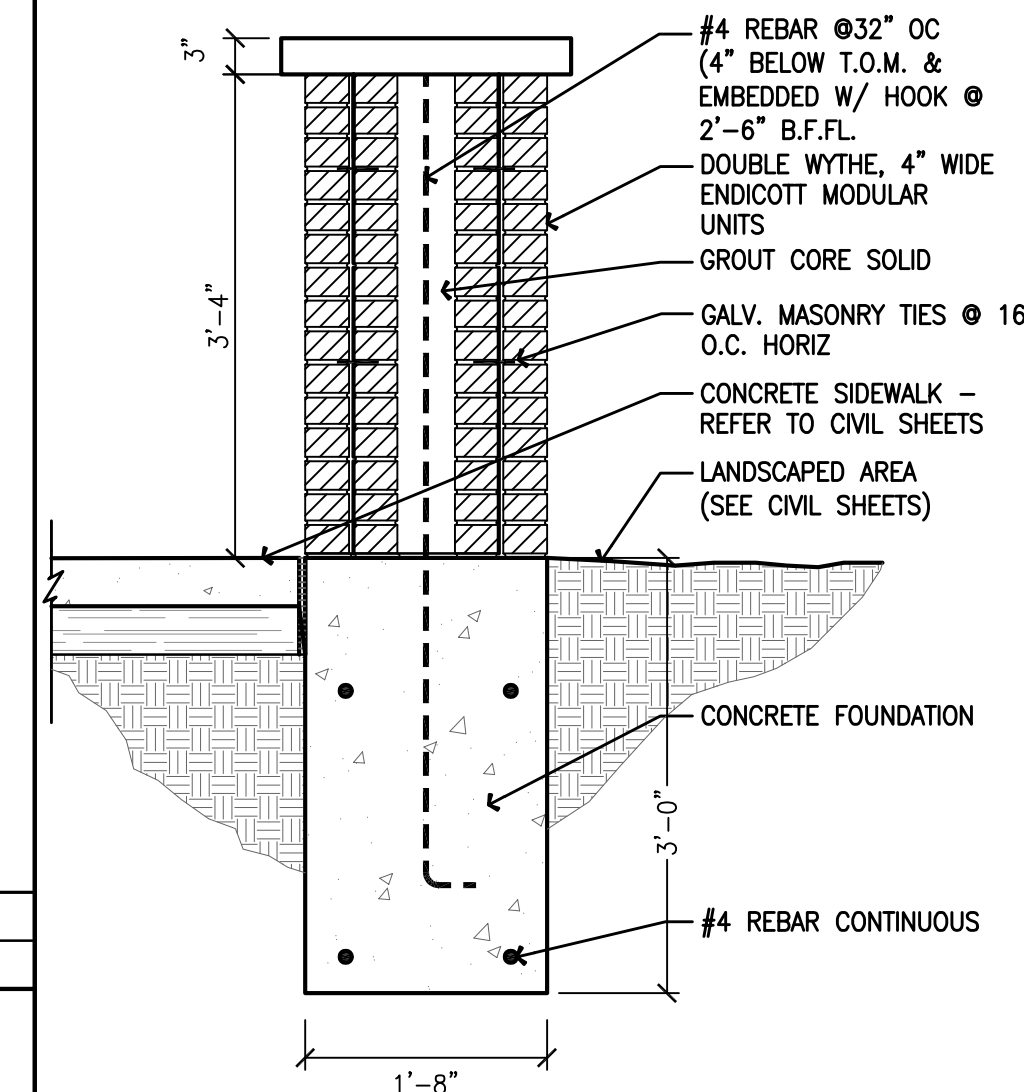


KEYED NOTES: INDICATED BY  SYMBOL

-  1.1 REMOVE EXISTING CITY SIDEWALK AND REPLACE
-  1.2 REMOVE EXISTING CITY SIDEWALK AND BASE MATERIAL. BACK FILL W/ TOPSOIL AND LANDSCAPE MATERIAL.
-  1.3 STRIP AND DISPOSE OF EXISTING TOP ASPHALT LAYER AND REPLACE W/ NEW TOPCOAT ASPHALT AND RE-STRIP.
-  1.4 REMOVE EXISTING ASPHALT AND BASE. BACKFILL W/ TOPSOIL AND LANDSCAPE MATERIAL.
-  1.5 REMOVE EXISTING ASPHALT AND INSTALL NEW 4" CONCRETE PATIO AND WALK SURFACE.
-  1.6 INSTALL 24"Dx8" CONCRETE PAD FOR FENCE POST. SEE 1/SP-1.0 FOR DIMENSIONS.

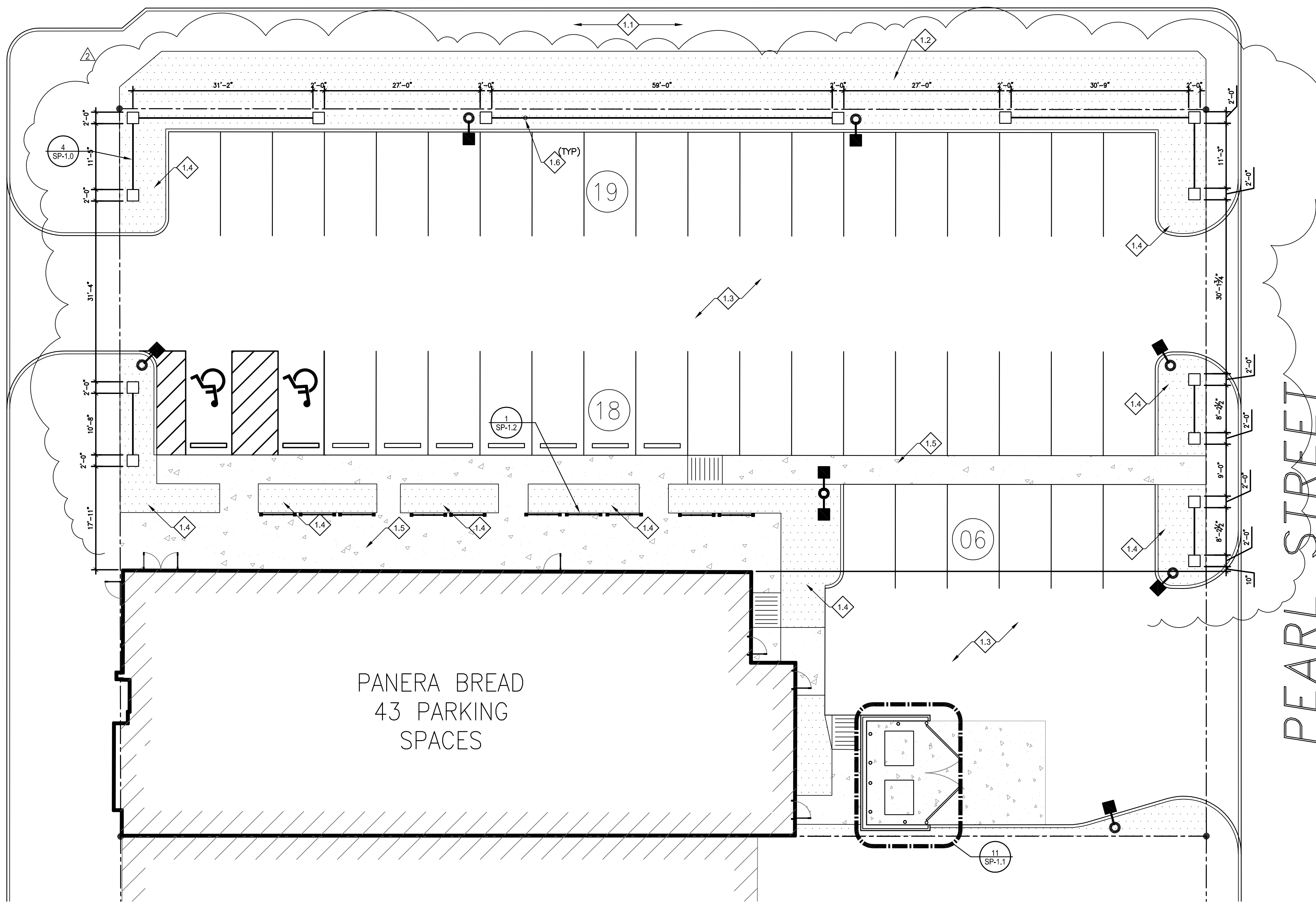


4 SITE FENCE DETAIL
SCALE: 1/2"=1'-0"

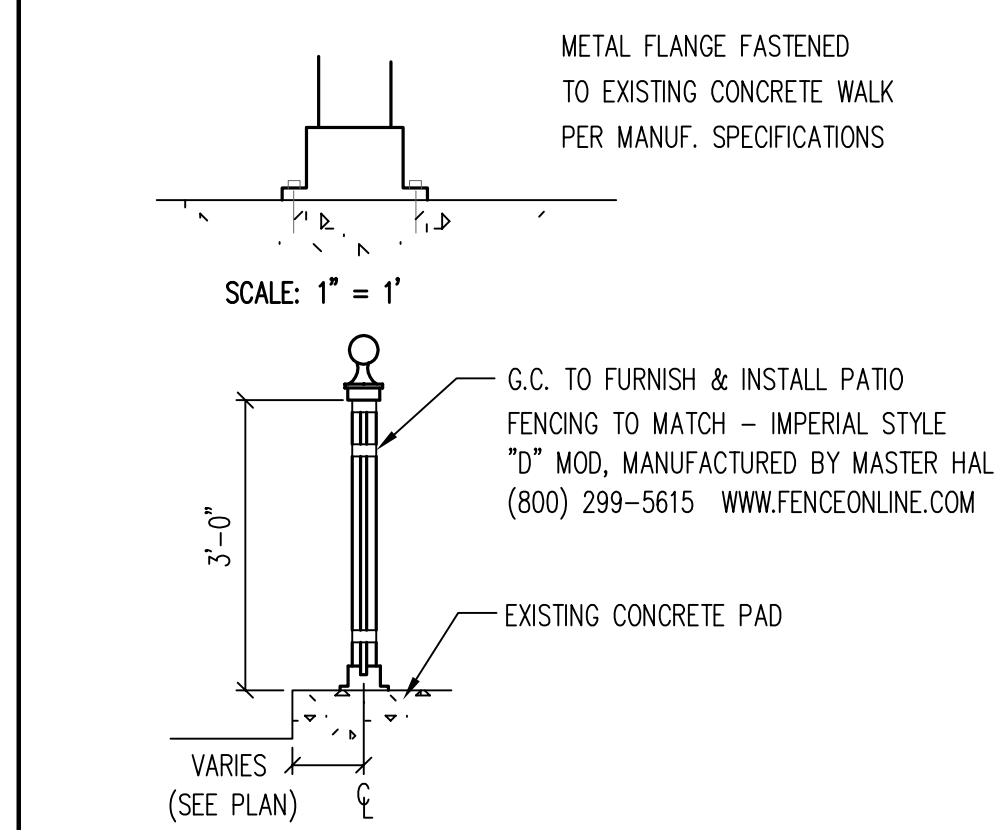


3 SITE FENCE SECTION
SCALE: 1/2"=1'-0"

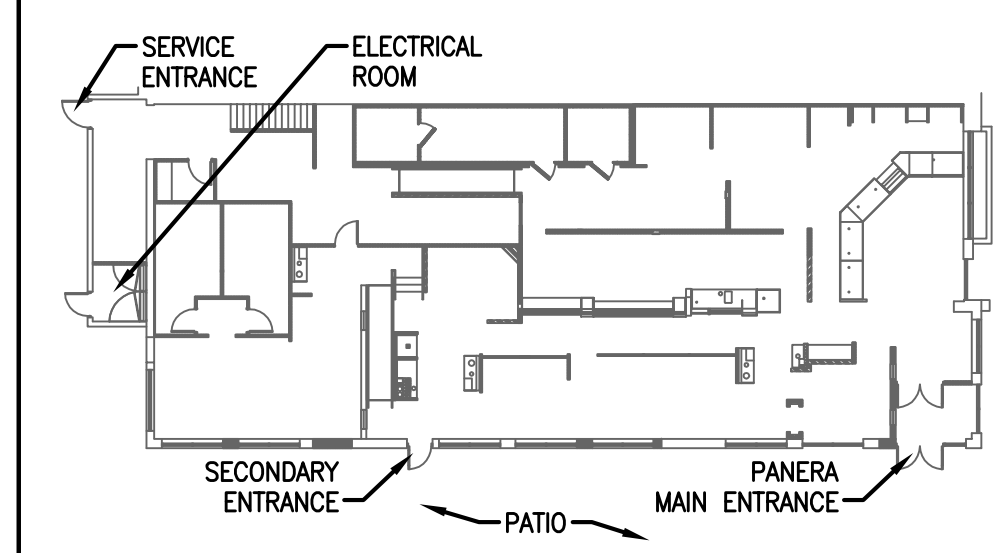
SYCAMORE STREET



1 SITE PLAN
SCALE: 3/32" = 1'-0"



2 RAILING DETAILS
SCALE: 1/2"=1'-0"

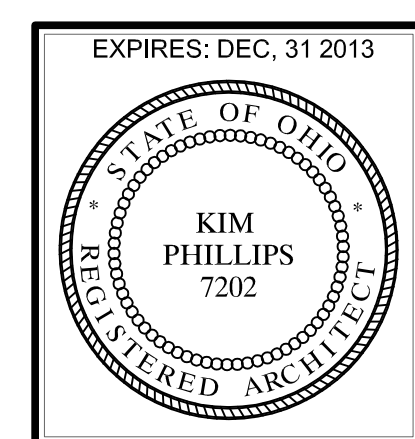


KEYPLAN
SCALE: NTS

BAKERY CAFE: #4791
SYSTEM: G3D
PROTOTYPE UPDATE: 2012-01

M/E/P ENGINEER:
C. L. FIRESTONE, INC.
PHILIPPS & ASSOCIATES, INC.
ARCHITECT

ARCHITECT:
KIM PHILLIPS, AIA
142 EAST MARKET ST.
WARREN, OHIO 44481
P: (330) 799-1339
F: (330) 799-2199



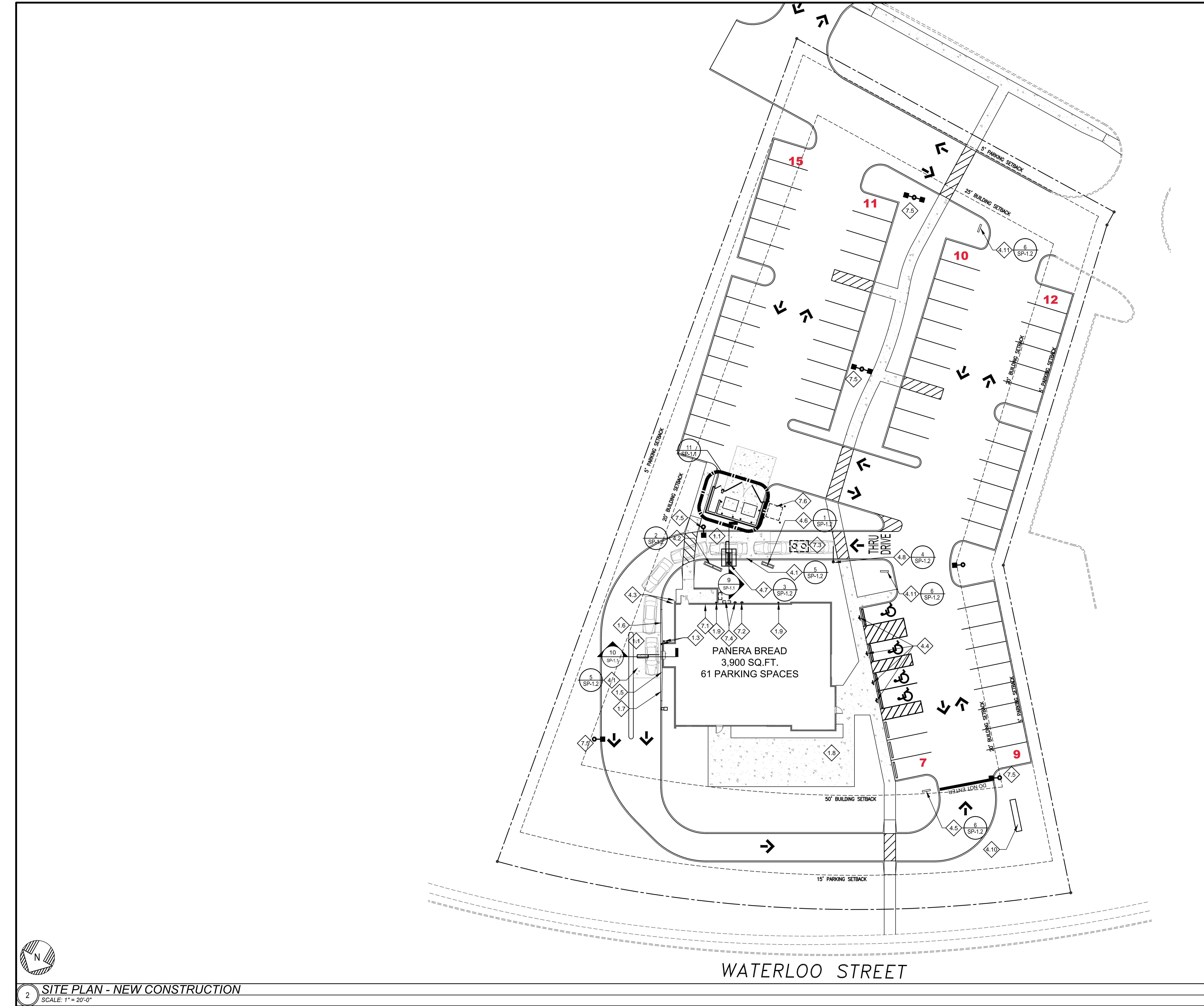
BAKERY CAFE #4791
CLARLUMONT
684 SOUTH HIGH STREET
COLUMBUS, OH 43215
FRANKLIN COUNTY

Panera BREAD

REVISION	DATE	BY	DESCRIPTION

ISSUE DATE: 06-07-13
PROJECT NUMBER: 12-1002
DRAWN BY: GMS
DM: DM
CPM: PO

SHEET NO:
SP-1.0
SITE PLAN IMPROVEMENTS
FILE: 4791-SP-1.0.dwg



GENERAL NOTES:

- A. REFER TO CIVIL PLANS FOR PARKING LOT, & SURROUNDING STREETS.
- B. REFER TO CIVIL DRAWINGS FOR LANDSCAPE PLAN & DETAILS FOR PLANTING INFORMATION AND LOCATIONS.
- C. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SIGNAGE WIRING.
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- E. ALL SIGNAGE LOCATIONS TO CENTER OF BASE POST TAKEN FROM CORNER OF BLDG AT OUTER FACE BRICK.
- F. SEE SG-4.1 FOR EXTERIOR SIGNAGE INFORMATION AND SCHEDULE.

KEYED NOTES:

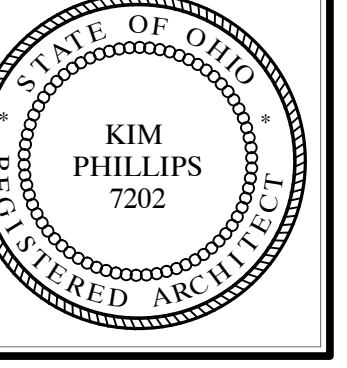
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- 1.1 SEE CIVIL DWG'S FOR CONC SLAB DTL.
 - 1.2 PROVIDE HEAVY DUTY PAVING AS SHOWN IN DETAIL A/C1.1 IN DRIVE LANES.
 - 1.3 INSTALL 6" BOLLARD. (SEE DETAIL ON CIVIL DWG'S)
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 - 4.5 "EXIT ONLY THANK YOU SIGN"(SEE GEN NOTE "D" ABOVE).
 - 4.6 DRIVE-THRU PREVIEW BOARD (SEE GENERAL NOTE D ABOVE).
 - 4.7 DRIVE-THRU CANOPY, ORDER HERE SIGN & MICROPHONE/SPEAKER POST (SEE GEN NOTE "D").
 - 4.8 HEIGHT CLEAR. BAR (SEE GENERAL NOTE "D" ABOVE).
 - 4.9 DRIVE-THRU TRASH RECEPTACLE (SEE EQPT. SCHEDULE).
 - 4.10 MONUMENT/ PYLON SIGN LOCATION. (SEE SIGN, CIVIL DWGS)
 - 4.11 DIRECTIONAL SIGN "DRIVE THRU" (SEE GEN NOTE "D").
- UTILITIES:
- 7.1 WATER SERVICE ENTRANCE; SEE PLUMBING DWG'S AND CIVIL DWG'S FOR ADDITIONAL INFORMATION
 - 7.2 GAS METER; SEE PLUMBING AND CIVIL DWG'S FOR ADDITIONAL INFORMATION.
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 - 7.6 ELECTRICAL TRANSFORMER ON CONCRETE PAD (SEE CIVIL & ELEC)

BAKERY CAFE:
#4793
SYSTEM: PANERA 2.0
PROTOTYPE UPDATE: 2014/01

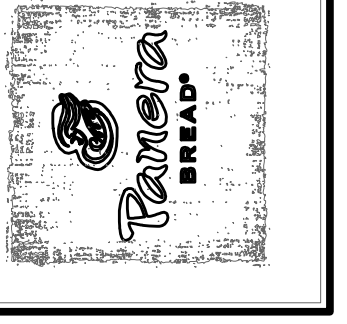
ME/P ENGINEER:
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WOODSTOWN, OHIO
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ARCHITECT:
KIM PHILLIPS, AIA
142 EAST MARKET ST.
WARREN, OHIO 44481
P: (330) 395-9518 F: (330) 395-4296

EXPIRES: DEC. 31 2015



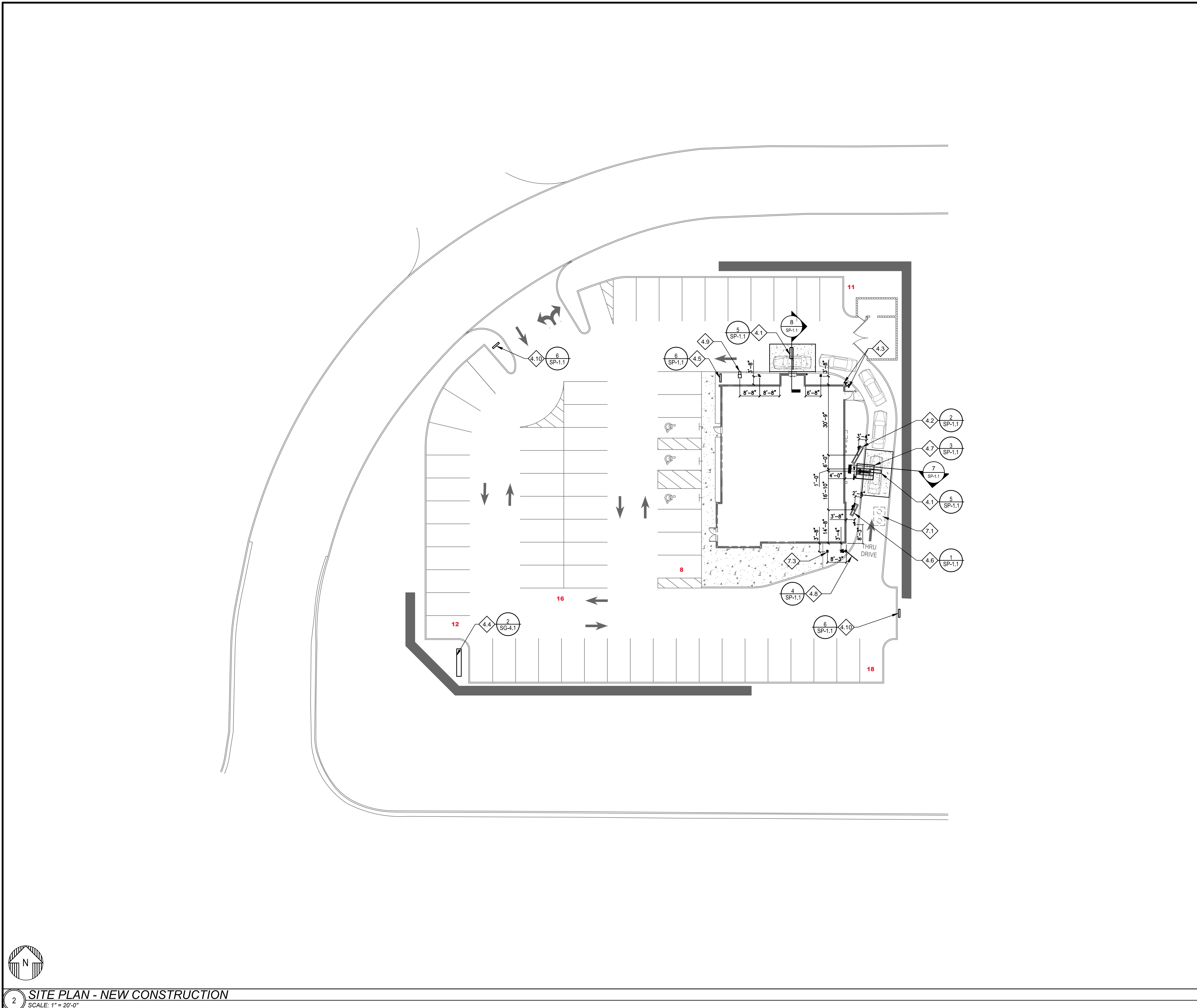
BAKERY CAFE #4793
CANAL WINCHESTER
685 WEST WATERLOO STREET
CANAL WINCHESTER, OH 43110
FRANKLIN COUNTY



REVISION

ISSUE DATE: 06/18/14
PROJECT NUMBER: 12-1105
DRAWN BY: CAR
DM: DC
CPM: KK

SHEET NO:
SP-1.0
SITE PLAN
NEW CONSTRUCTION
FILE: 4793_SP-1.0.dwg



GENERAL NOTES:

A. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SIGNAGE WIRING.

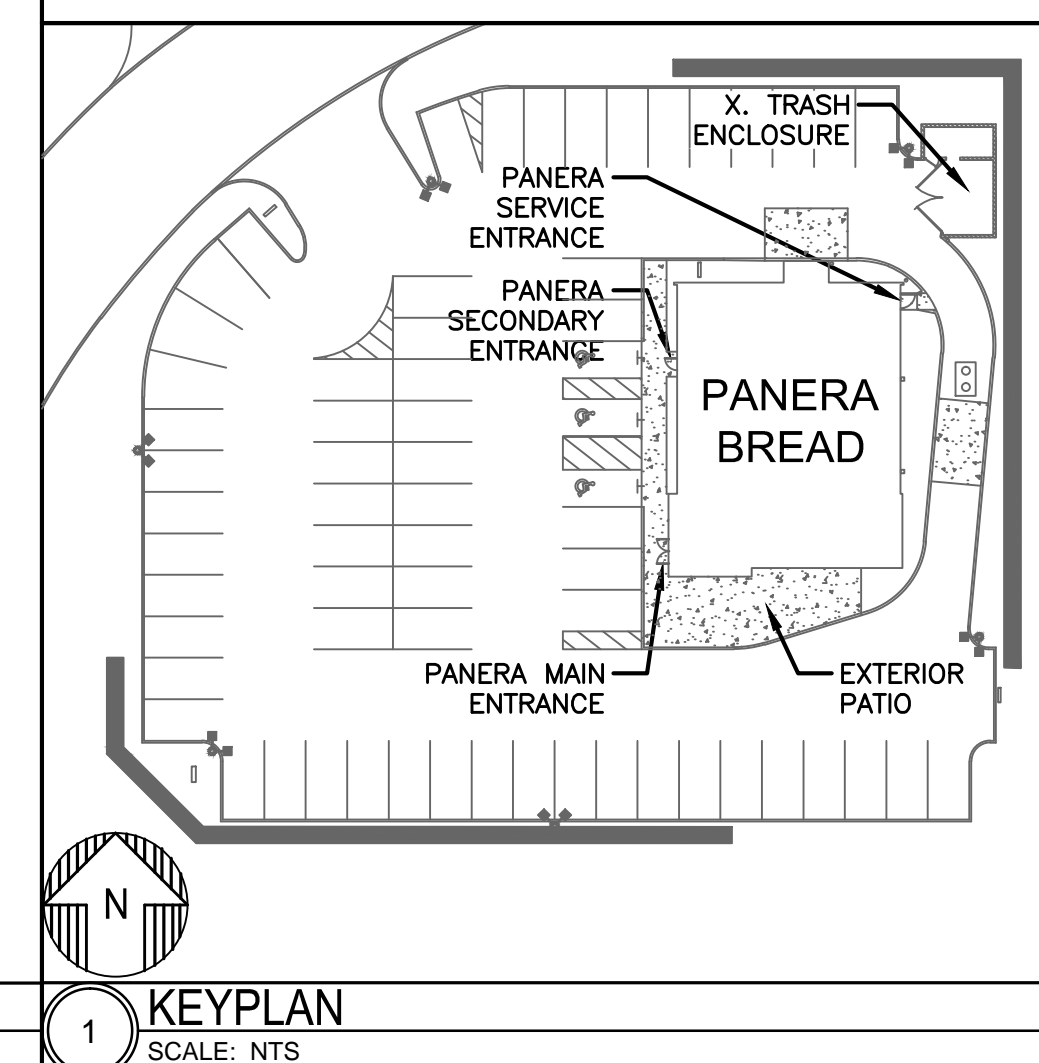
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C. ALL SIGNAGE LOCATIONS TO CENTER OF BASE POST TAKEN FROM FACE OF BLDG FOUNDATION.

D. SEE SG-4.1 FOR EXTERIOR SIGNAGE INFORMATION AND SCHEDULE.

KEYED NOTES: INDICATED BY SYMBOL

- SIGNAGE:**
- 4.1 20"x60" PREFAB DETECTOR LOOP. (SEE ELEC DWG'S).
 - 4.2 DRIVE THRU MENU BOARD (SEE ELEC DWG'S).
 - 4.3 DRIVE THRU CAMERA.
 - 4.4 MONUMENT SIGN
 - 4.5 "EXIT ONLY THANK YOU SIGN" (SEE GENERAL NOTE "D").
 - 4.6 DRIVE-THRU PREVIEW BOARD (SEE GENERAL NOTE "D").
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- UTILITIES:**
- 7.1 EXISTING GREASE INTERCEPTOR.
 - 7.2 EXISTING LIGHT POLE (TYP).
 - 7.3 EXT4 BUILDING UP-LIGHT (SEE A-3.2 FOR LIGHTING SCHEDULE)



**BAKERY CAFE:
#4794**
SYSTEM: G30 REVIVE
PROTOTYPE UPDATE: 2019.01

ME/P ENGINEER:
C. L. FIRESTONE, INC.
J.M. VEROSTKO, INC.
WOODSTOWN, OHIO
P: (330) 799-1339
F: (330) 799-2199

ARCHITECT:
KIM PHILLIPS, AIA
142 EAST MARKET ST.
WARREN, OHIO 44481
P: (330) 395-9518 F: (330) 395-4236

EXPIRES: DEC. 31 2013

BAKERY CAFE #4794
FREESTANDING DRIVE-THRU
1555 COSHOCTON AVENUE
MOUNT VERNON, OH 43050
KNOX COUNTY

REVISION

ISSUE DATE: 12-30-13
PROJECT NUMBER: 13-0302
DRAWN BY: GMS
DM: DC
CPM: KK

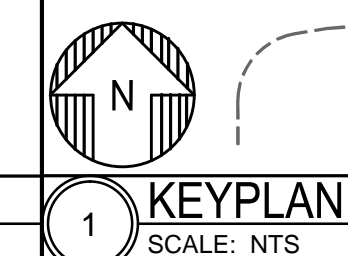
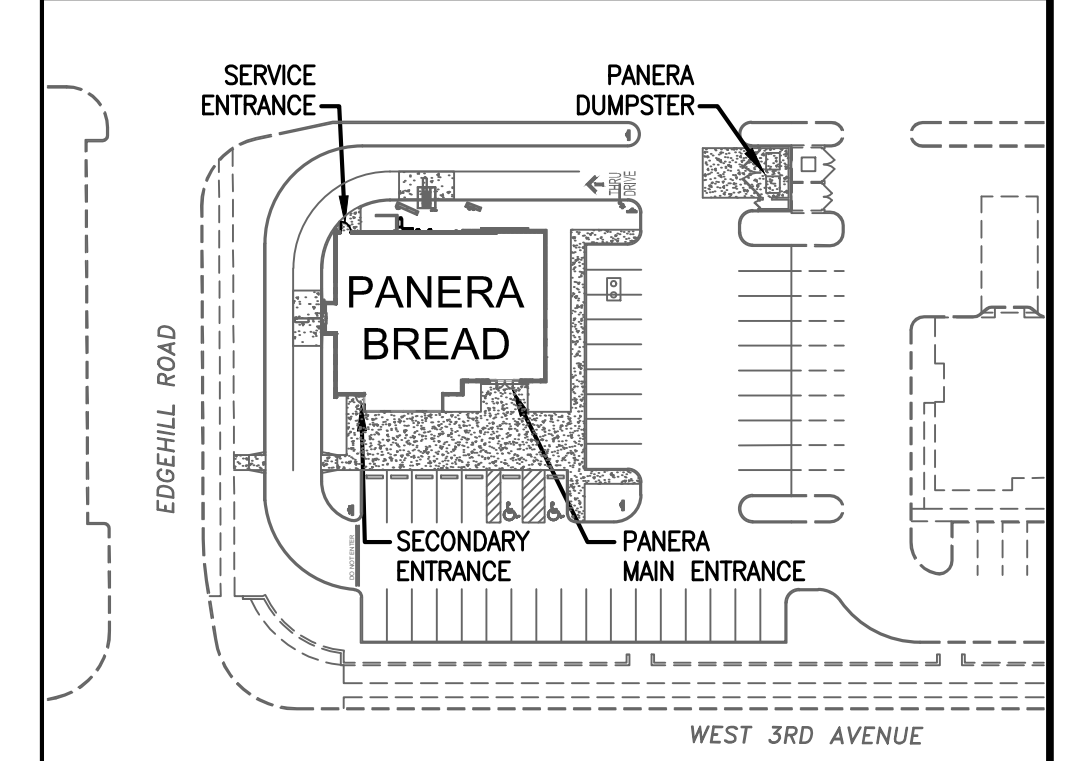
SHEET NO:
SP-1.0
SITE PLAN
NEW CONSTRUCTION
FILE: 4794_SP-1.0.dwg

GENERAL NOTES:

- A. REFER TO CIVIL PLANS FOR PARKING LOT, & SURROUNDING STREETS.
- B. REFER TO CIVIL DRAWINGS FOR LANDSCAPE PLAN & DETAILS FOR PLANTING INFORMATION AND LOCATIONS.
- C. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SIGNAGE WIRING.
- D. ALL SIGNAGE ELEMENTS SUCH AS DIRECTIONAL SIGNS, PREVIEW BOARD, MENU BOARD AND CLEARANCE BAR SHALL BE SUPPLIED AND INSTALLED BY SIGN MFR. CONTRACTOR SHALL INSTALL CONCRETE FOOTINGS AND ASSOCIATED STEEL EMBED ITEMS AND ELECTRICAL CIRCUITS-CONDUIT FOR AUDIO, ETC TO ALL DRIVE THRU ILLUMINATED DIRECTIONAL SIGNS. VERIFY SET ANGLE IN RELATION TO DRIVE LANE AND ALL LOCATION DIMENSIONS W/ SIGNAGE SHOP DRAWINGS FOR PREVIEW BOARD & MENU BOARD BEFORE INSTALLING FOOTINGS.
- E. ALL SIGNAGE LOCATIONS TO CENTER OF BASE POST TAKEN FROM CORNER OF BLDG AT OUTER FACE BRICK.
- F. SEE SG-4.1 FOR EXTERIOR SIGNAGE INFORMATION AND SCHEDULE.

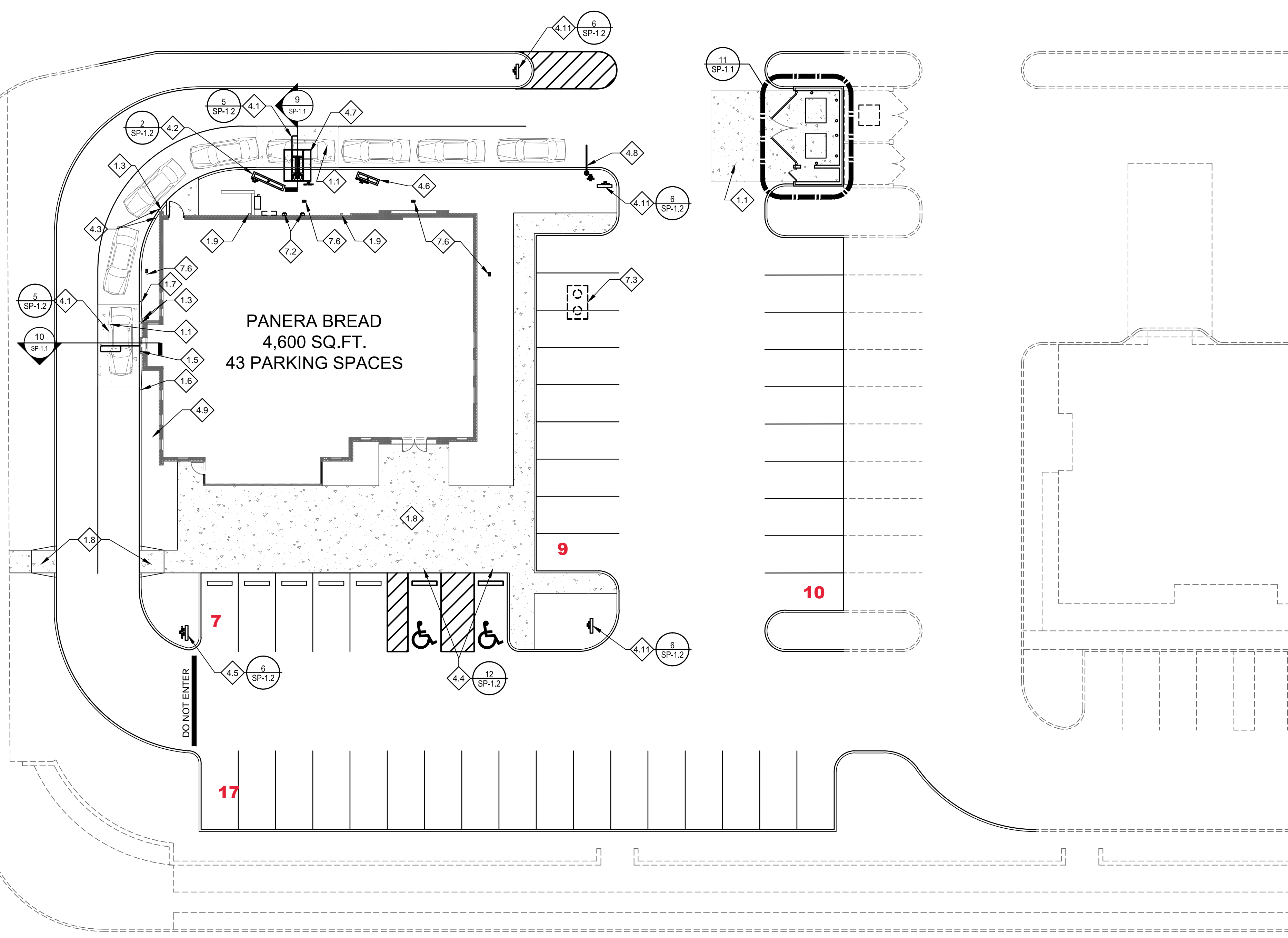
KEYED NOTES: INDICATED BY SYMBOL

- 1.1 SEE CIVIL DWG'S FOR CONC SLAB DTL. (20'x10'x8" THICK 5000 PSI MIX CONCRETE SLAB ON GRADE W/ 2' MITERS. POUR FLUSH W/ EXIST. ASPHALT. CUT ASPHALT W/ CLEAN EDGE. INSTALL 6 X 6 10/10 W.W.M. 3" FROM TOP SURFACE. CUT BACK FROM INDUCTION COIL LOOP MIN. 8" ALL AROUND.)
- 1.2 NOT USED.
- 1.3 INSTALL 6" BOLLARD. (SEE DETAIL ON CIVIL DWG'S)
- 1.4 NOT USED
- 1.5 8" CURB AT DRIVE THRU LANE. PAINT TRAFFIC YELLOW. SEE DRIVE THRU DETAILS ON SP-1.0 AND A-6.3.
- 1.6 TRANSITION FROM 6" TO 8" CURB.
- 1.7 TRANSITION FROM 8" TO 6" CURB.
- 1.8 CONC. W/ BROOM FINISH (SEE CIVIL DWG'S).
- 1.9 SCUPPER AND D.S. (SEE CIVIL DWG'S)
- SIGNAGE:
 - 4.1 20"x60" PREFAB DETECTOR LOOP. (SEE ELEC DWG'S).
 - 4.2 DRIVE THRU MENU BOARD (SEE ELEC DWG'S)
 - 4.3 DRIVE THRU CAMERA.
 - 4.4 HANDICAP PARKING SPACE SIGN (SEE 12/SP.1 AND CIVIL DWG'S).
 - 4.5 "EXIT ONLY THANK YOU SIGN" (SEE GEN NOTE "D" ABOVE).
 - 4.6 DRIVE-THRU PREVIEW BOARD (SEE GENERAL NOTE D ABOVE).
 - 4.7 DRIVE-THRU CANOPY, ORDER HERE SIGN & MICROPHONE/SPEAKER POST (SEE GEN NOTE "D" ABOVE).
 - 4.8 HEIGHT CLEAR. BAR (SEE GEN NOTE "D" ABOVE).
 - 4.9 DRIVE-THRU TRASH RECEPTACLE (SEE EQPT. SCHEDULE).
 - 4.10 MONUMENT SIGN LOCATION.
 - 4.11 DIRECTIONAL SIGN "DRIVE THRU" (SEE GEN NOTE "D" ABOVE).
- UTILITIES:
 - 7.1 WATER SERVICE ENTRANCE; SEE PLUMBING DWG'S AND CIVIL DWG'S FOR ADDITIONAL INFORMATION
 - 7.2 GAS METER; SEE PLUMBING AND CIVIL DWG'S FOR ADDITIONAL INFORMATION.
 - 7.3 GREASE INTERCEPTOR (SEE CIVIL & PLUMB DWG'S).
 - 7.4 ELECTRICAL TRANSFORMER (SEE CIVIL AND ELEC DWG'S).
 - 7.5 LIGHT POLE (TYP) (SEE CIVIL & ELEC DWG'S).
 - 7.6 EXT4 BUILDING UP-LIGHT (SEE A-3.2 FOR LIGHTING SCHEDULE)

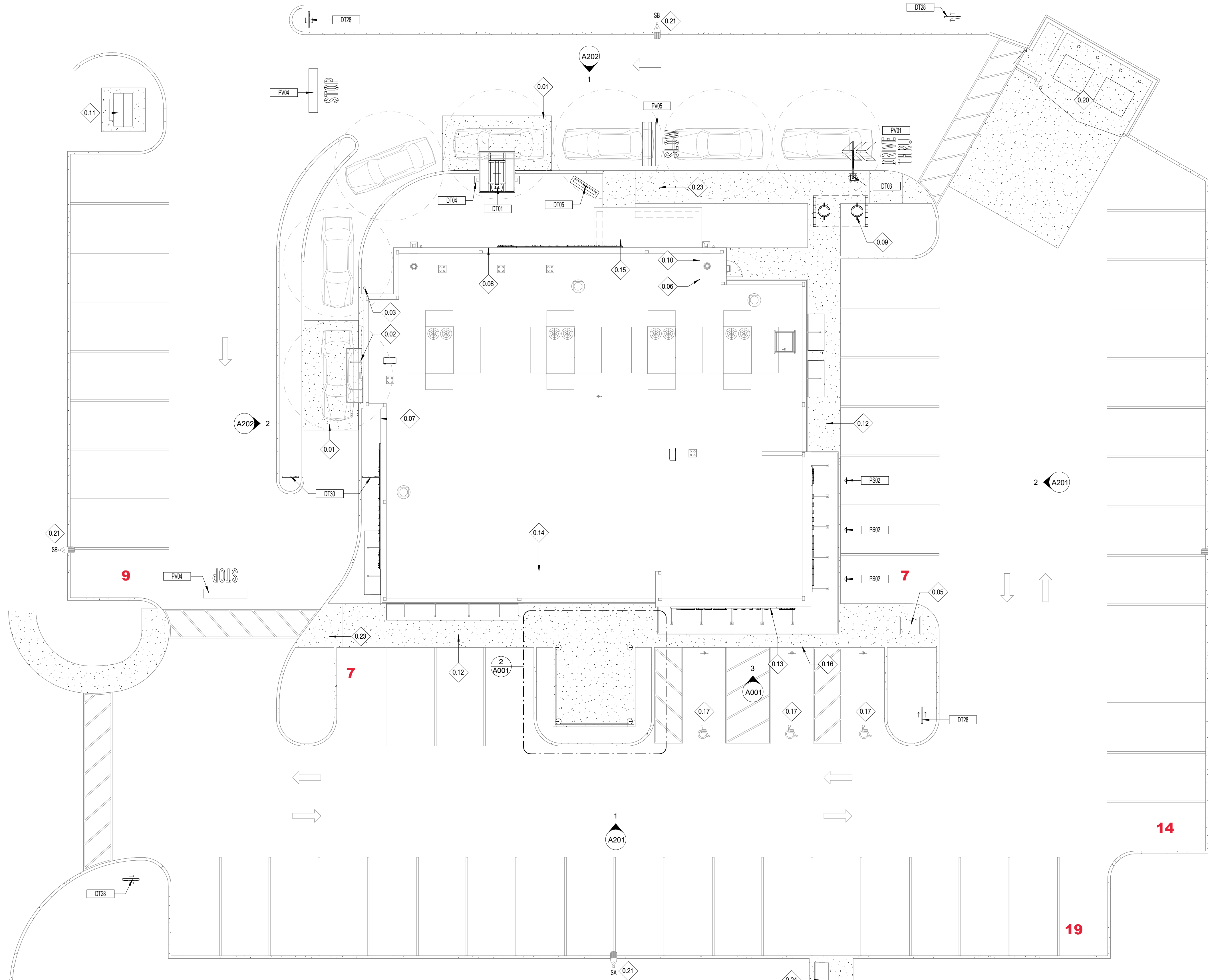


EDGEHILL ROAD

WEST 3RD AVENUE



4/28/2020 1:39:04 PM

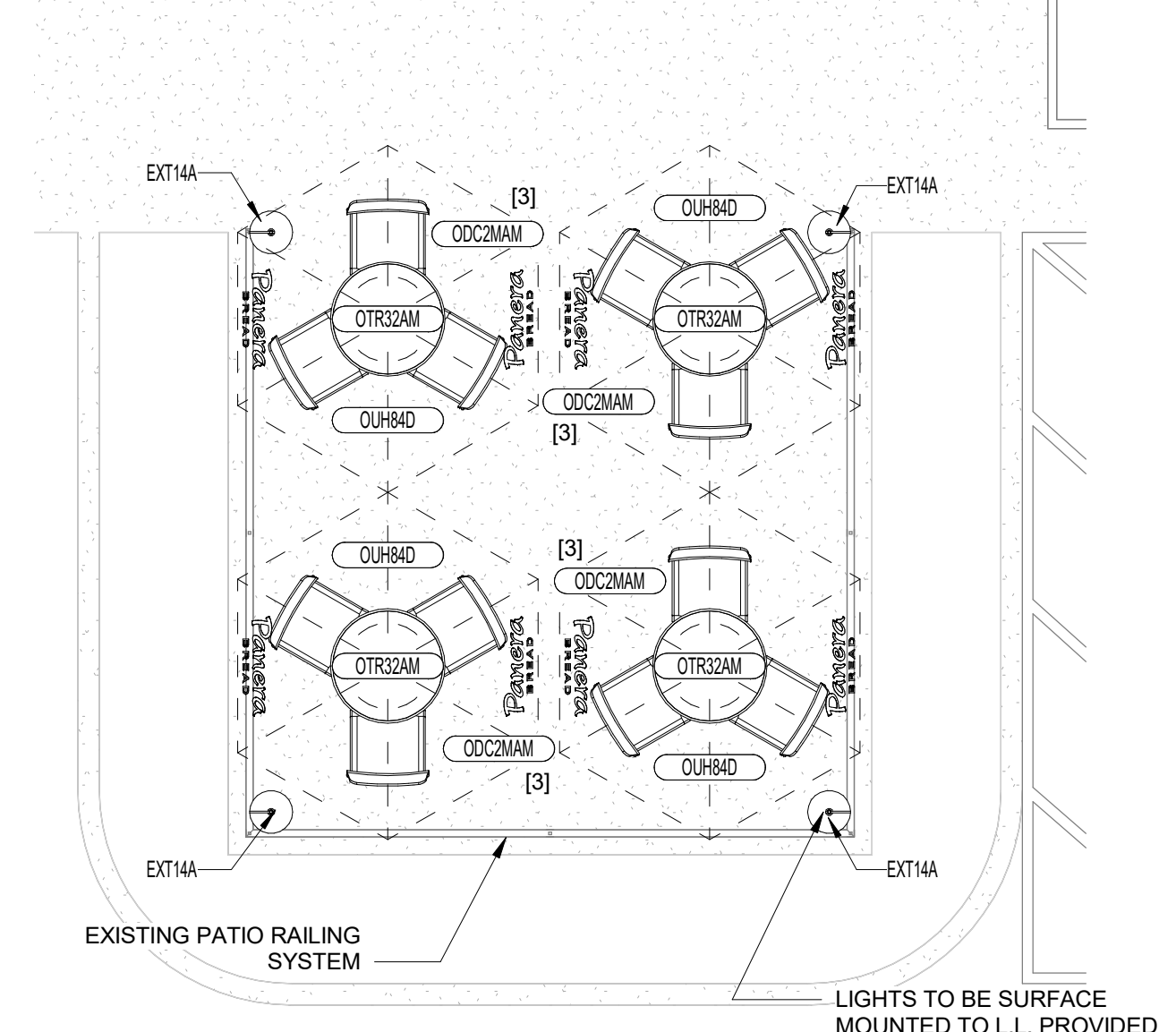


GENERAL NOTES:

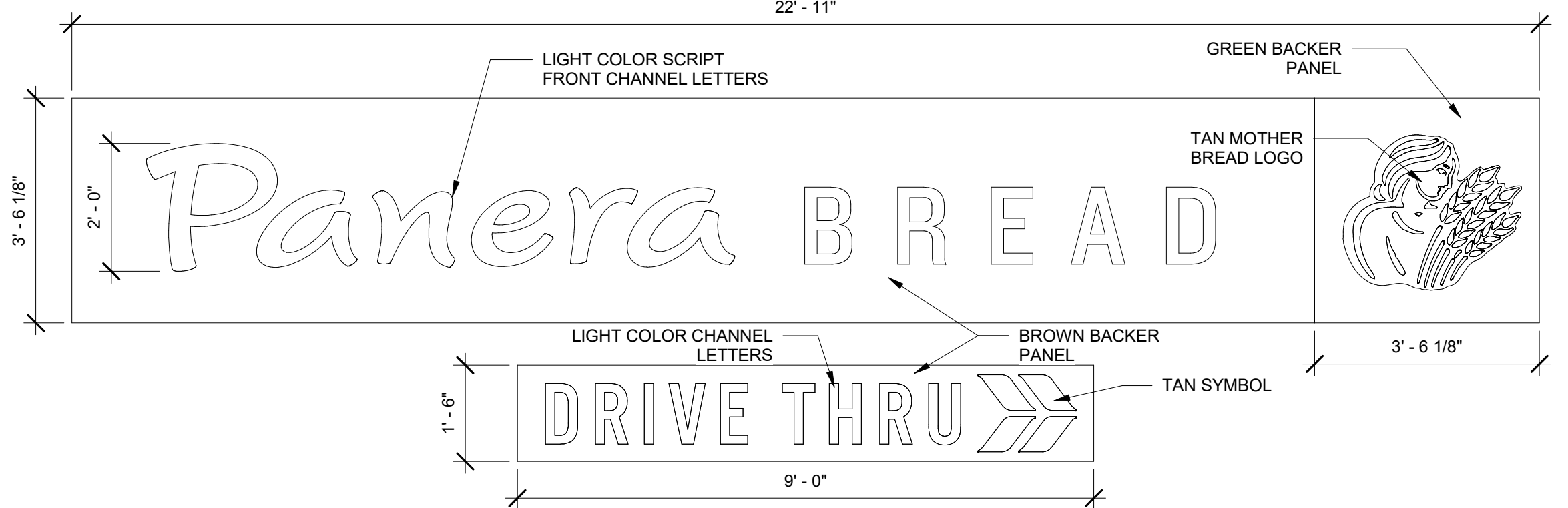
- A. LANDSCAPE HAS BEEN INTENTIONALLY EXCLUDED FROM THIS SHEET. SEE LL CIVIL DRAWINGS FOR ALL LANDSCAPE INFORMATION AND REQUIREMENTS.
- B. ALL WORK SHALL COMPLY WITH THE REGULATION AND ORDINANCES OF COLUMBUS, OH AND ANY OTHER APPLICABLE CODES.
- C. THE GENERAL CONTRACTOR (G.C.) SHALL CONTACT LOCAL UTILITIES TO VERIFY ALL SIZES, LOCATIONS, AND CONNECTION POINTS FOR ALL UTILITIES AFFECTED.
- D. ANY CONNECTIONS, DISCONNECTIONS, AND INSTALLATIONS TO LOCAL UTILITIES SHALL BE MADE IN ACCORDANCE WITH APPLICABLE CODES.
- E. G.C. TO VERIFY EXISTING SITE CONDITIONS PRIOR TO BID. ALSO PROVIDE CONTINUOUS CURB CUTS AND SMOOTH PAVEMENT & CURB TRANSITIONS BETWEEN NEW AND EXISTING CONDITIONS AS REQUIRED FOR SITE WORK AS REQUIRED.
- F. EXTERIOR WALL MOUNTED, DIRECTIONAL, AND DRIVE-THRU SIGNS ARE FURNISHED AND INSTALLED BY OWNER'S SIGN VENDOR, G.C. TO PROVIDE POWER - SIGN VENDOR TO MAKE FINAL CONNECTION. REFER TO CIVIL DOCUMENTS FOR GENERAL SITE LIGHTING.
- G.

KEYED NOTES

- 0.01 20' x 12' AREA OF ASPHALT LEFT OUT BY LL. GC SHALL INSTALL LOOP DETECTOR EQUIPMENT AND NOTIFY LL OF COMPLETION. LL TO RETURN AND FILL W/ 6" THICK, 5000 PSI SLAB ON GRADE WITH 6x6 10/10 W.W.M. 3" FROM SURFACE - PINNED TO EXISTING WITH #4 REBAR @ 24" O.C. MAX. & PROVIDE EXPANSION JOINT MATERIAL.
- 0.02 EXIST 4" DIA CONCRETE FILLED BOLLARD IN CURB - PAINT BLACK.
- 0.03 EXIST 6" DIA CONCRETE FILLED BOLLARD IN LANDSCAPING - PAINT BLACK.
- 0.05 AREA OF EXIST BIKE RAKE.
- 0.06 LOCATION OF INCOMING WATER SERVICE - FIELD VERIFY (SEE PLUMBING).
- 0.07 LOCATION OF GAS METER - FIELD VERIFY (SEE PLUMBING).
- 0.08 INCOMING ELECTRICAL SERVICE - FIELD VERIFY (SEE ELEC DWG'S).
- 0.09 EXIST 1,500 GAL GREASE INTERCEPTOR IN GROUND.
- 0.10 LOCATION OF INCOMING FIRE SERVICE - SPRINKLER ROOM (SEE FIRE PROTECTION PLAN & CIVIL DWGS).
- 0.11 LOCATION OF PAD MOUNTED TRANSFORMER - REFER TO CIVIL DWGS.
- 0.12 EXIST CONC WALK WITH BROOM FINISH.
- 0.13 LOCATION OF PANERA MAIN ENTRY.
- 0.14 LOCATION OF PANERA SECONDARY EGRESS.
- 0.15 LOCATION OF PANERA SERVICE ENTRANCE.
- 0.16 FLUSH CURB ALONG SIDEWALK TO PAVEMENT TRANSITION. REFER TO CIVIL FOR DETAILS.
- 0.17 ACCESSIBLE PARKING STALLS - SIGANCE EXISTING BY LL.
- 0.20 LL PROVIDED TRASH ENCLOSURE.
- 0.21 EXIST PARKING LOT POLE MOUNTED LIGHT FIXTURE.
- 0.23 EXIST ACCESSIBLE RAMP DOWN.
- 0.24 EXIST HOT BOX W/ BACKFLOW.
- 0.25 EXIST METER VAULT.



2 ENLARGED PATIO PLAN
1/4" = 1'-0"



3 WALL SIGN ELEVATION
1/2" = 1'-0"

1 SITE PLAN
1" = 10'-0"

SITE SIGNAGE SCHEDULE

CODE	QTY	DESCRIPTION	SIZE	MOUNTING INSTRUCTIONS	DETAIL/ REF.
DT01	1	MENU CANOPY	6'-6" x 7'-8"	REFER TO SHOP DRAWINGS	1/A022
DT03	1	HEIGHT CLEARANCE BAR	-	REFER TO SHOP DRAWINGS	5/A022
DT04	1	MENU SIGN	7'-4.375"W x 9.25"D x 57"H	REFER TO SHOP DRAWINGS	1/A022
DT4.HL.R	3	HORIZONTAL DRIVE-THRU WALL SIGN W/ BACKER PANEL, INTERNALLY ILLUMINATED	SEE DETAIL THIS SHEET	REFER TO SHOP DRAWINGS	-
DT05	1	PREVIEW MENU SIGN	56.5"W x 8.75"D x 36"H	REFER TO SHOP DRAWINGS	4/A022
DT28	4	HORIZONTAL LOGO DIRECTIONAL SIGN: INTERNALLY ILLUMINATED DOUBLE FACED "DRIVE THRU"	36"W X 3.75" D X 39"H; 14"H SIGN FACE	REFER TO SHOP DRAWINGS	3/A022
DT30	2	HORIZONTAL LOGO DIRECTIONAL SIGN: INTERNALLY ILLUMINATED DOUBLE FACED "DO NOT ENTER" & "THANK YOU"	36"W X 3.75" D X 39"H; 14"H SIGN FACE	REFER TO SHOP DRAWINGS	3/A022
H4.LB	4	HORIZONTAL WALL SIGN, LIGHT SCRIPT CHANNEL LETTERS, INTERNALLY & HALO LIT	SEE DETAIL THIS SHEET	REFER TO SHOP DRAWINGS	-
PS02	3	RAPID PICK-UP PARKING SIGN	12"W x 18"H	SEE DETAIL	2/A022
PV01	1	PAVEMENT SIGN: DRIVE THRU WITH FORWARD ARROW	APPROX. 50"W	REFER TO SHOP DRAWINGS	-
PV04	2	PAVEMENT SIGN: STOP WITH HORIZONTAL BAR	APPROX. 80"W	REFER TO SHOP DRAWINGS	-
PV05	1	PAVEMENT SIGN: SLOW WITH THREE HORIZONTAL BARS	APPROX. 80"W	REFER TO SHOP DRAWINGS	-

Bakery-Cafe:
#4805

SYSTEM:
Project Team:

psa
ARCHITECTURE

Phillips | Sekanick Architects, Inc.
Architecture | Planning | Consulting

142 East Market Street · Warren · OH · 44481
[p] 330.395.9518
[f] 330.395.4296
[w] www.phillips-sekanick.com

Professional Seal

Professional Seal:
KIM PHILLIPS
LICENSE # 7202
EXPIRES DEC. 31, 2021

Professional Seal:
BRUCE W. SEKANICK
LICENSE # 8954
EXPIRES DEC. 31, 2021

Project Title:

Bakery Cafe #4805

8805 ORION PLACE
COLUMBUS, OH 43240
DELAWARE COUNTY

ISSUED FOR CONSTRUCTION

CONTRACTOR NOTE:
THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO HAVE CONTRACT COMPLETE AND READY FOR OWNER PUNCH LIST WHICH SHALL BE GENERATED AND DISTRIBUTED TO GENERAL CONTRACTOR SEVEN (7) DAYS PRIOR TO THE DATE OF PROJECT SUBSTANTIAL COMPLETION. PUNCH LIST SHALL BE 100% COMPLETE WITH ALL UNCONDITIONAL OCCUPANCY & HEALTH APPROVALS RECEIVED, AND READY FOR PUBLIC OCCUPANCY.

No.	Description	Date

ARCHITECTURAL SITE PLAN

Project Number: _____ Sheet Number: _____

18-0603
Drawn By: _____

CAR
Issue Date: _____

00.00.00

A001

11/27/2019 9:30:26 AM

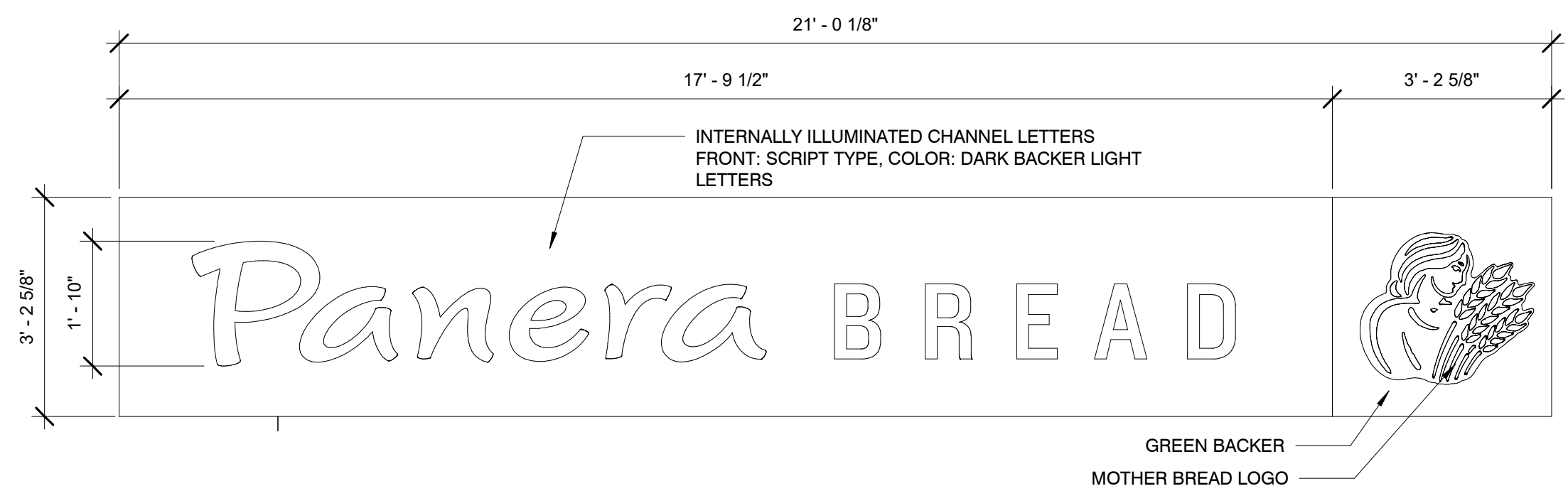
GENERAL NOTES:

- A. REFER TO L.L. CIVIL DOCUMENTS FOR ADDITIONAL INFORMATION & DETAILS.
- B. LANDSCAPING INTENTIONALLY EXCLUDED FROM THIS SHEET. SEE CIVIL DRAWINGS FOR ALL LANDSCAPE INFORMATION & REQUIREMENTS.
- C. ALL WORK SHALL COMPLY WITH ALL LOCAL REGULATIONS & ORDINANCES.
- D. GC SHALL CONTACT LOCAL UTILITIES TO VERIFY ALL SIZES, LOCATIONS, & CONNECTION POINTS FOR ALL UTILITIES AFFECTED. ANY CONNECTIONS, DISCONNECTIONS, & INSTALLATIONS TO LOCAL UTILITIES SHALL BE MADE IN ACCORDANCE WITH APPLICABLE CODES.
- E. GC TO VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO BID.
- F. SITE LIGHTING PROVIDED BY L.L. & POWERED BY PANERA GC.

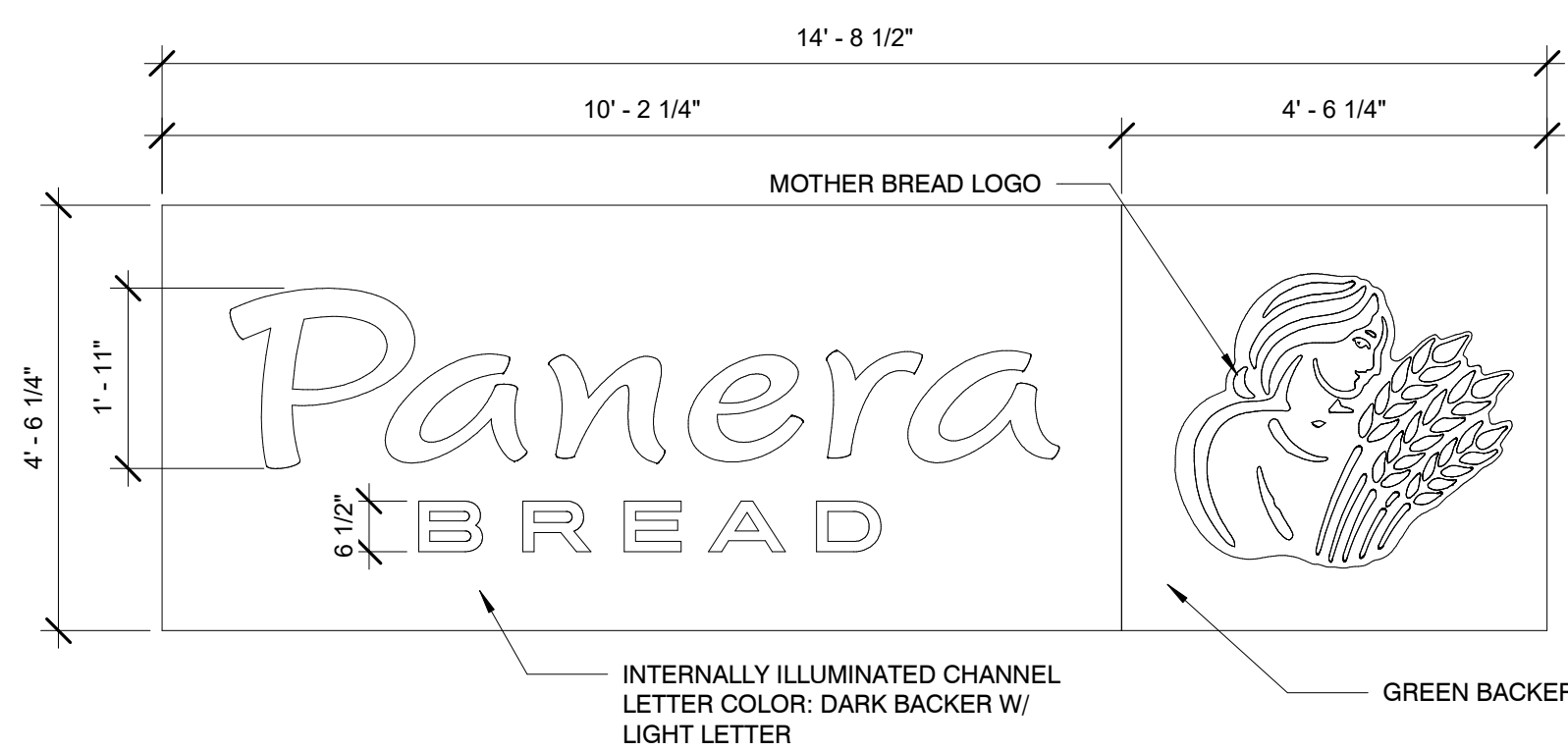
KEYED NOTES

- 0.01 20' x 12' AREA OF ASPHALT LEFT OUT BY LL. GC SHALL INSTALL LOOP DETECTOR EQUIPMENT AND NOTIFY LL OF COMPLETION. LL TO RETURN AND FILL W/ 6" THICK, 5000 PSI SLAB ON GRADE WITH 6x6 10/10 W.W.M. 3" FROM SURFACE - PINNED TO EXISTING WITH 6" #4 REBAR @ 24" O.C. MAX. & PROVIDE EXPANSION JOINT MATERIAL.
- 0.02 EXIST 4" DIA CONCRETE FILLED BOLLARD IN CURB - PAINT BLACK.
- 0.03 EXIST 6" DIA CONCRETE FILLED BOLLARD IN LANDSCAPING - PAINT BLACK.
- 0.04 PAINT DT LANE CURB TRAFFIC YELLOW.
- 0.07 LOCATION OF GAS METER - FIELD VERIFY (SEE PLUMBING)
- 0.09 EXIST 1,500 GAL GREASE INTERCEPTOR IN GROUND.
- 0.11 LOCATION OF PAD MOUNTED TRANSFORMER - REFER TO CIVIL DWGS.
- 0.12 EXIST CONC WALK WITH BROOM FINISH.
- 0.13 LOCATION OF PANERA MAIN ENTRY.
- 0.14 LOCATION OF PANERA SECONDARY EGRESS.
- 0.15 LOCATION OF PANERA SERVICE ENTRANCE.
- 0.16 FLUSH CURB ALONG SIDEWALK TO PAVEMENT TRANSITION. REFER TO CIVIL FOR DETAILS.
- 0.17 ACCESSIBLE PARKING STALLS - SIGANCE EXISTING BY LL.
- 0.18 EXIST WHEEL STOPS.
- 0.20 LL PROVIDED TRASH ENCLOSURE.
- 0.21 EXIST PARKING LOT POLE MOUNTED LIGHT FIXTURE. PAINT CONC BASE BLACK.
- 0.23 EXIST ACCESSIBLE RAMP DOWN.

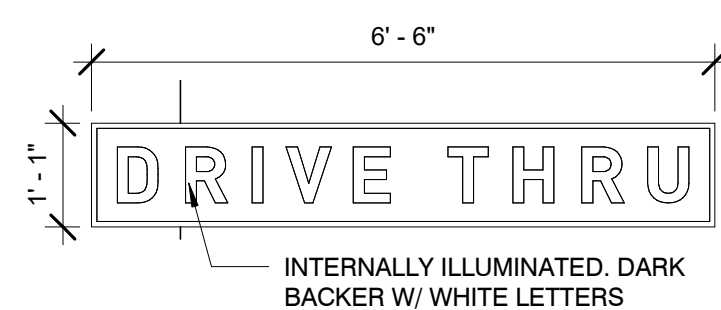
SITE SIGNAGE SCHEDULE				
CODE	QTY	DESCRIPTION	MOUNTING INSTRUCTIONS	DETAIL/REF.
DT01	1	MENU CANOPY	REFER TO SIGNAGE SHOP DRAWINGS	1/A022
DT1.HD	4	HORIZONTAL DRIVE-THRU BUTTON, LIGHT LETTERS ON DARK BACKGROUND, INTERNALLY LIT	REFER TO SIGNAGE SHOP DRAWINGS	2/A001
DT03	1	HEIGHT CLEARANCE BAR	REFER TO SIGNAGE SHOP DRAWINGS	5/A022
DT04	1	MENU SIGN	REFER TO SIGNAGE SHOP DRAWINGS	1/A022
DT05	1	PREVIEW MENU SIGN	REFER TO SIGNAGE SHOP DRAWINGS	2/A022
DT20	2	DIRECTIONAL SIGN, DOUBLE FACED	REFER TO SIGNAGE SHOP DRAWINGS	4/A022
DT21	1	DIRECTIONAL SIGN, DOUBLE FACED "DO NOT ENTER" & "THANK YOU"	REFER TO SIGNAGE SHOP DRAWINGS	4/A022
H4.LB	2	HORIZONTAL WALL SIGN, LIGHT SCRIPT CHANNEL LETTERS ON DARK BACKER PANEL, INTERNALLY ILLUMINATED	REFER TO SIGNAGE SHOP DRAWINGS	4/A001
PS02	3	RPU PARKING SIGN	POST MOUNTED	3/A022
S4.LB	2	STACKED WALL SIGN, LIGHT SCRIPT CHANNEL LETTERS ON DARK BACKER PANEL, INTERNALLY ILLUMINATED	REFER TO SIGNAGE SHOP DRAWINGS	3/A001



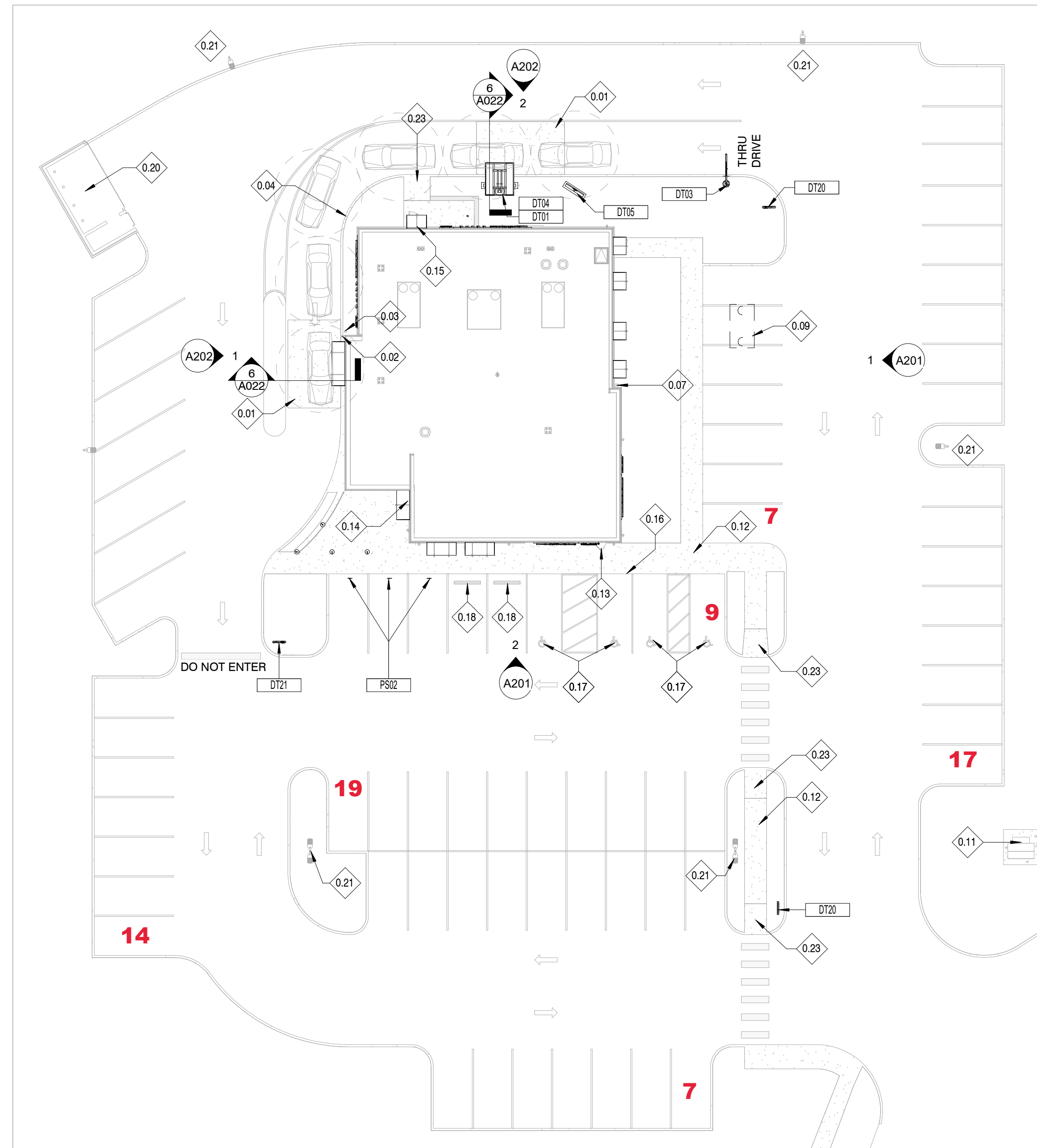
4 LINEAR WALL SIGN
1/2" = 1'-0"



3 STACKED WALL SIGN
1/2" = 1'-0"



2 DRIVE THRU SIGN ELEVATION
1/2" = 1'-0"



1 SITE PLAN
1" = 20'-0"

Bakery-Cafe:

#4806

SYSTEM:

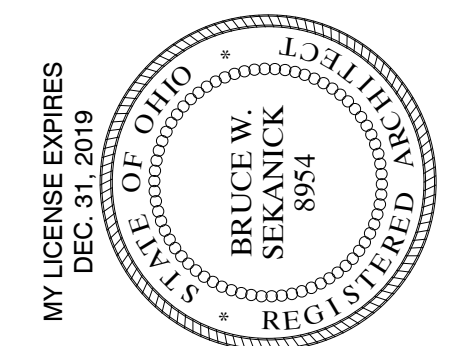
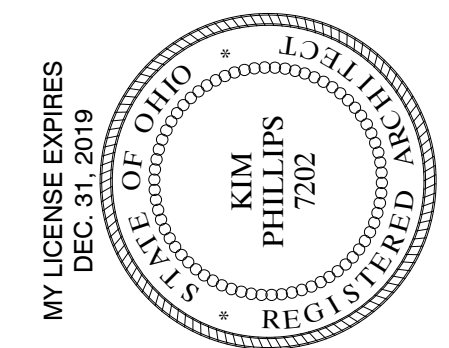
Project Team:



Phillips | Sekanick Architects, Inc.
Architecture | Planning | Consulting

142 East Market Street . Warren . OH . 44481
[p] 330.395.9518
[f] 330.395.4296
[w] www.phillips-sekanick.com

Professional Seal:



Project Title:

Bakery Cafe #4806
LOT 6993, LYDIA DRIVE
MARYSVILLE, OH 43040
UNION COUNTY



CONTRACTOR NOTE:
THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO HAVE CONTRACT COMPLETE AND READY FOR OWNER PUNCH LIST WHICH SHALL BE GENERATED AND DISTRIBUTED TO GENERAL CONTRACTOR SEVEN (7) DAYS PRIOR TO THE DATE OF PROJECTED SUBSTANTIAL COMPLETION.
AT SUBSTANTIAL COMPLETION, PUNCH LIST SHALL BE 100% COMPLETE WITH ALL UNCONDITIONAL OCCUPANCY & HEALTH APPROVALS RECEIVED, AND READY FOR PUBLIC OCCUPANCY.

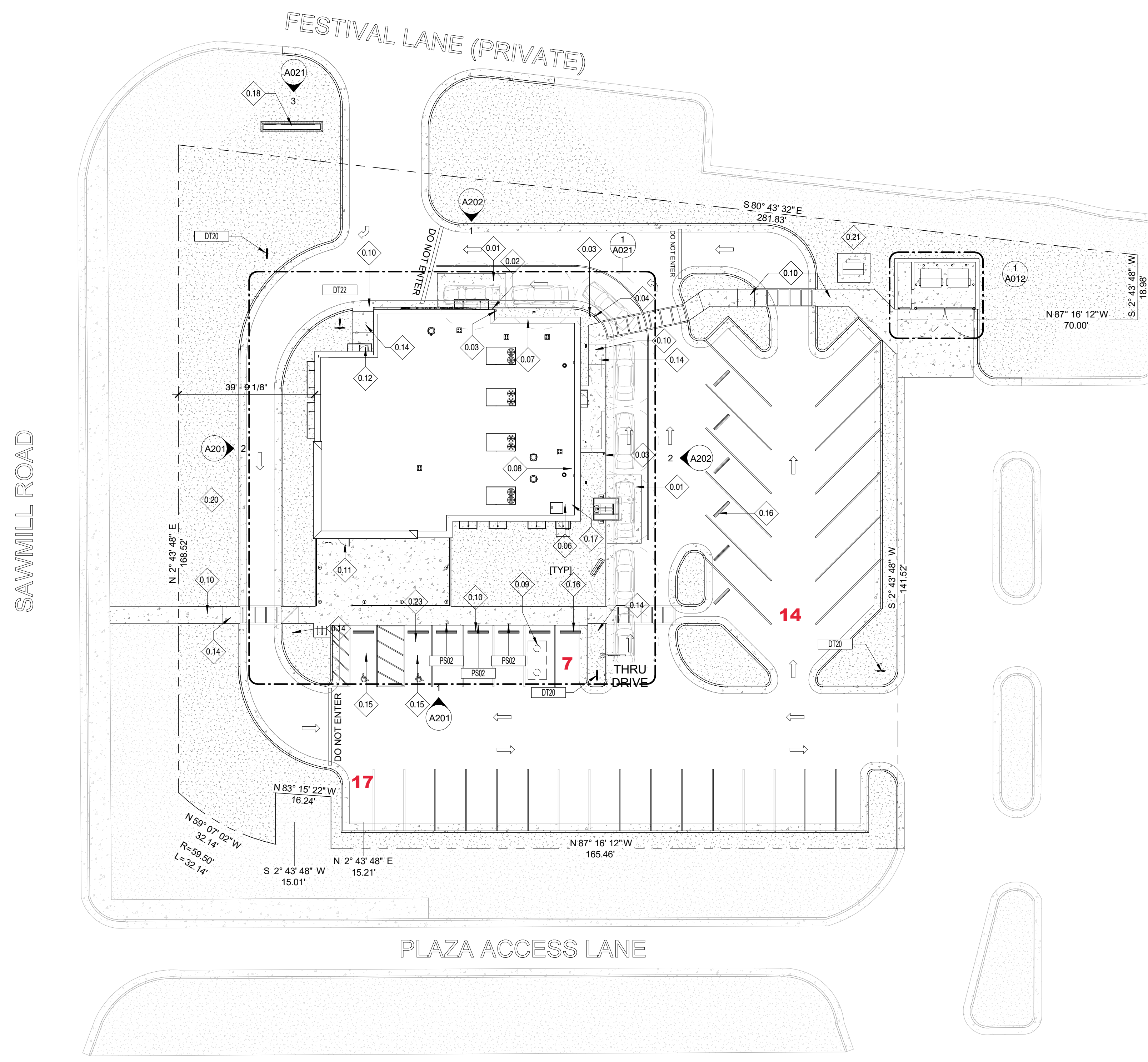
No.	Description	Date

ARCHITECTURAL SITE PLAN

Project Number: _____ Sheet Number: _____

19-0111
Drawn By: _____
CAR
Issue Date: _____
A001
11.25.19

9/27/2019 7:12:27 AM



GENERAL NOTES:

- A. REFER TO CIVIL DOCUMENTS FOR ADDITIONAL INFORMATION.
- B. LANDSCAPE HAS BEEN INTENTIONALLY EXCLUDED FROM THIS SHEET, SEE CIVIL DRAWINGS FOR ALL LANDSCAPE INFORMATION AND REQUIREMENTS.
- C. ALL WORK SHALL COMPLY WITH THE REGULATION AND ORDINANCES OF COLUMBUS, OH AND ANY OTHER APPLICABLE CODES.
- D. THE GENERAL CONTRACTOR (GC) SHALL CONTACT LOCAL UTILITIES TO VERIFY ALL SIZES, LOCATIONS, AND CONNECTION POINTS FOR ALL UTILITIES AFFECTED.
- E. ANY CONNECTIONS, DISCONNECTIONS, AND INSTALLATIONS TO LOCAL UTILITIES SHALL BE MADE IN ACCORDANCE WITH APPLICABLE CODES.
- F. EXTERIOR BUILDING & DIRECTIONAL SIGNS FURNISHED AND INSTALLED BY OWNER'S SIGN VENDOR, G.C. TO PROVIDE POWER.

KEYED NOTES

- 0.01 20' x 12' AREA OF 6" THICK, 5000 PSI SLAB ON GRADE WITH 6x6 10/10 W.W.M. 3" FROM SURFACE. PIN NEW SLAB TO EXISTING WITH #4 REBAR @ 24" O.C. MAX. & PROVIDED EXPANSION JOINT MATERIAL.
- 0.02 4" DIA CONCRETE FILLED BOLLARD IN CURB - PAINT BLACK.
- 0.03 6" DIA CONCRETE FILLED BOLLARD IN LANDSCAPING - PAINT BLACK.
- 0.04 PAINT D/T LANE CURB TRAFFIC YELLOW.
- 0.06 LOCATION OF INCOMING WATER SERVICE - FIELD VERIFY (SEE PLUMBING & CIVIL DWG'S).
- 0.07 LOCATION OF GAS METER - FIELD VERIFY (SEE PLUMBING & CIVIL DWG'S).
- 0.08 INCOMING ELECTRICAL SERVICE - FIELD VERIFY (SEE ELEC DWG'S).
- 0.09 1,000 GAL GREASE INTERCEPTOR IN GROUND - SEE CIVIL DWGS.
- 0.10 CONC WALK WITH BROOM FINISH. SEE CIVIL DWGS FOR ADDITIONAL INFORMATION.
- 0.11 LOCATION OF PANERA MAIN ENTRY.
- 0.12 LOCATION OF PANERA SECONDARY EGRESS.
- 0.14 ACCESSIBLE CONC RAMP DOWN.
- 0.15 ACCESSIBLE PARKING STALLS - REFER TO STRIPING DETAILS ON CIVIL DWGS.
- 0.16 WHEEL STOPS - SEE DETAILS ON CIVIL DWGS.
- 0.17 LOCATION OF INCOMING FIRE SERVICE - SPRINKLER ROOM (SEE FIRE PROTECTION PLAN & CIVIL DWGS).
- 0.18 REMOVE EXISTING MONUMENT SIGN AND REPLACE W/ NEW.
- 0.20 PARKING LOT POLE MOUNTED LIGHT FIXTURE. PAINT CONC BASE BLACK. SEE LIGHTING SCHEDULE AND ELEC DWG.
- 0.21 LOCATION OF PAD MOUNTED TRANSFORMER - REFER TO CIVIL DWGS.
- 0.23 FLUSH CURB ALONG SIDEWALK TO PAVEMENT TRANSITION. REFER TO CIVIL FOR DETAILS.

Bakery-Cafe:

4807

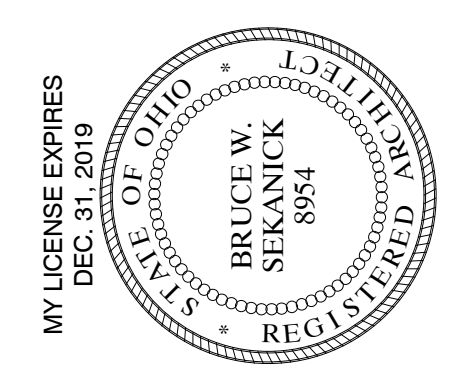
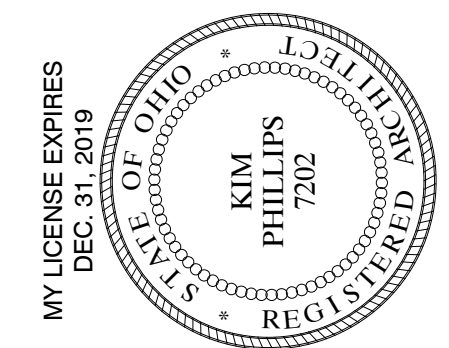
SYSTEM:
Project Team:



Phillips | Sekanick Architects, Inc.
Architecture | Planning | Consulting

142 East Market Street · Warren · OH · 44481
[p] 330.395.9518
[f] 330.395.4296
[w] www.phillips-sekanick.com

Professional Seal:



Project Title:

ISSUED FOR PERMIT & BIDDING
Bakery Cafe 4807
6120 SAWMILL ROAD
DUBLIN, OH 43017
FRANKLIN COUNTY



CONTRACTOR NOTE:
THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO HAVE CONTRACT COMPLETE AND READY FOR OWNER PUNCH LIST WHICH SHALL BE GENERATED AND DISTRIBUTED TO GENERAL CONTRACTOR SEVEN (7) DAYS PRIOR TO THE DATE OF PROJECTED SUBSTANTIAL COMPLETION.
AT SUBSTANTIAL COMPLETION, PUNCH LIST SHALL BE 100% COMPLETE WITH ALL UNCONDITIONAL OCCUPANCY & HEALTH APPROVALS RECEIVED, AND READY FOR PUBLIC OCCUPANCY.

No.	Description	Date

ARCHITECTURAL SITE PLAN

Project Number: _____ Sheet Number: _____
19-0406 _____
Drawn By: _____
CAR _____
Issue Date: _____
10.02.19

A001