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PANDA EXPRESS

D23226 , Store TBD
1830 Grayson Highway
Grayson, GA. 30017

** THE CONTRACTOR SHALL NOTE THAT THESE PLANS HAVE NOT BEEN REVIEWED AT THIS TIME BY ANY JURISIDCTION AND THEREFORE ARE SUBJECT TO CHANGE**

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.

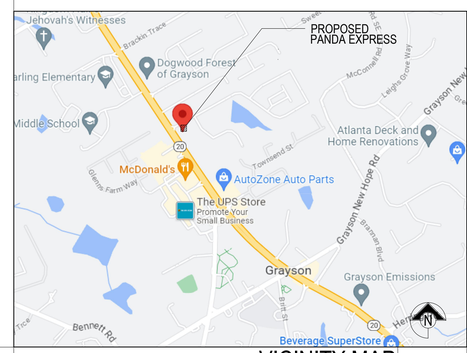
8. NOT USED.

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.

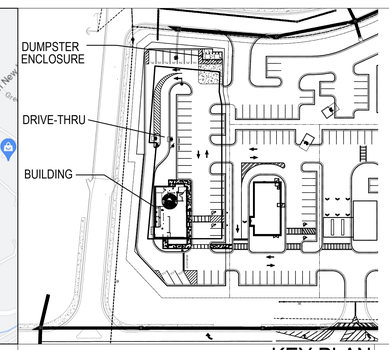
10. ALL WALL & CEILING CONSTRUCTION SHALL BE SUPPORTED BY STRUCTURE & NOT BY ROOF DECK IF APPLICABLE.

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 A-000



VICINITY MAP
Scale= NTS A-000



KEY PLAN
Scale= NTS A-000

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
FCO	FLOOR CLEAN-OUT
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
PSP	PERFORATED STEEL PANEL
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 A-000

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 A-000

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LAND SURVEYOR
PIGEON-ARDURRA
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TEAM DIRECTORY
Scale= NTS A-000

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Grayson, GA 30017

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Phone: (770) 963-5132

ELECTRIC PROVIDER
GEORGIA POWER
Mr. Lenny Parrish
1453 Georgia Highway 120
Building B
Lawrenceville, GA 30040
Phone: (770) 995-4803

NATURAL GAS PROVIDER
CITY OF LAWRENCEVILLE
Mr. Todd Hardigee
70 South Clayton Street
Lawrenceville, GA 30046
Phone: (770) 963-2414
Email: todd.hardigee@lawrencevillega.org

COMMUNICATIONS/DATA PROVIDER
AT&T
Mr. Kevin Cree
Phone: (678) 917-1639

JURISDICTIONAL AUTHORITIES
Scale= NTS A-000

		08-03-2022 PERMIT SET
	GENERAL	
A-000	TITLE SHEET	●
A-001	LIFE SAFETY PLAN	●
A-002	SPECIFICATIONS	●
A-003	SPECIFICATIONS	●
A-004	SPECIFICATIONS	●
A-005	SCHEDULES	●
	ARCHITECTURAL	
A -100	SITE PLAN ARCHITECTURAL	●
A - 101	KITCHEN PLAN	●
A - 102	SLAB AND PENETRATION 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 - 400	ARCHITECTURAL DETAILS	●
A - 401	ARCHITECTURAL DETAILS	●
A - 402	ARCHITECTURAL DETAILS	●
A - 403	ARCHITECTURAL DETAILS	●
A - 404	ARCHITECTURAL DETAILS	●
A - 406	ACCESSIBILITY 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	●
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S100	GENERAL NOTES	●
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S102	TYPICAL DETAILS	●
S103	TYPICAL DETAILS	●
S104	TYPICAL DETAILS	●
S105	TYPICAL DETAILS	●
S106	SPECIAL INSPECTIONS	●
S200	FOUNDATION AND FLOOR PLAN	●
S201	ROOF FRAMING PLAN	●
S300	FOUNDATION SECTIONS	●
S310	ROOF SECTIONS	●
S311	ROOF SECTIONS	●
	MECHANICAL	
M-000	MECHANICAL NOTES, SPECIFICATIONS & SCHEDULES	●
M-100	HVAC FLOOR AND 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-411	HOOD DETAIL PLAN	●
M-500	KITCHEN HOOD DETAILS	●
M-600	HEATING/COOLING LOADS AND COMCHECK REPORTS	●
	PLUMBING	
P - 100	WATER & GAS PLAN	●
P - 101	WASTE & VENT PLAN	●
P - 400	WATER, GAS, WASTE & VENT RISER DIAGRAMS	●
P - 500	PLUMBING 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	●
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E-400	ELECTRICAL DETAILS, DIAGRAMS	●
E-401	ELECTRICAL DETAILS, DIAGRAMS	●
E-601	PANELS, SINGLE LINE, LOAD CALC'S.	●
	CIVIL & LANDSCAPE - UNDER SEPARATE COVER AND PERMIT	
C01.0	COVER SHEET	●
C01.1	GENERAL NOTES	●
C02.0	BASE CONDITIONS	●
C02.1	DEMOLITION PLAN	●
C03.0	SITE PLAN	●
C03.1	STAKING PLAN	●
C03.2	HARDSCAPE DETAILS I	●
C03.3	HARDSCAPE DETAILS II	●
C04.0	UTILITY PLAN	●
C04.1	UTILITY DETAILS I	●
C04.2	UTILITY DETAILS II	●
C04.3	UTILITY DETAILS III	●
C04.4	UTILITY DETAILS IV	●
C04.5	UTILITY DETAILS V	●
C04.6	PIPE PROFILES I	●
C04.7	PIPE PROFILES II	●
C05.0	GRADING AND DRAINAGE PLAN	●
C05.1	GRADING AND DRAINAGE PLAN II	●
C06.0	SWPPP PLAN I	●
C06.1	SWPPP PLAN II	●
C06.2	ESPC PLAN - CLEARING PHASE	●
C06.4	ESPC PLAN - GRADING PHASE	●
C06.5	ESPC PLAN - FINAL PHASE	●
C06.6	ESPC DETAILS I	●
C06.7	ESPC DETAILS II	●
C06.8	ESPC DETAILS III	●
C06.9	ESPC DETAILS IV	●
C0 6.10	ESPC DETAILS V	●
C06.11	ESPC DETAILS VI	●
C06.12	ESPC DETAILS VII	●
C0613	ESPC DETAILS VIII	●
L01.0*	ESPC DETAILS IX	●
L01.1*	LANDSCAPE PLANTING PLAN	●
L01.2*	MULCHING AND EDGING PLAN	●
L01.3*	PLANTING SCHEDULE	●
L01.4*	PLANTING DETAILS AND SPECIFICATIONS	●
L02.0*	IRRIGATION PLAN	●
L02.1*	IRRIGATION DETAILS	●
L02.2*	IRRIGATION SPECIFICATIONS	●
SL01.0*	SITE LIGHTING PLAN	●

***SHEETS DENOTED WITH AN ASTERISK ("*") ARE NOT PREPARED BY THE CIVIL ENGINEER (####, P.E.) AND ARE INCLUDED FOR REFERENCE PURPOSES ONLY.**

SHEET INDEX
Scale= NTS A-000

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REVISIONS:

ISSUE DATE:

	PERMIT SET	05-19-23

DRAWN BY: BDG

PANDA PROJECT #: D23226
PANDA STORE #: TBD
ARCH PROJECT #: 229205

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A-000

TITLE SHEET

PANDA HOME 2600 R3

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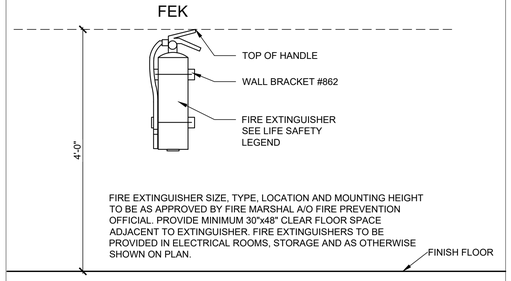
FIRE EXTINGUISHER DETAIL



LIFE SAFETY LEGEND

- EMERGENCY EXIT
- EXIT SIGN
- X' — TOTAL TRAVEL DISTANCE
- X' — COMMON PATH OF TRAVEL
- FEK — NEW BRACKET MOUNTED KITCHEN RATED FIRE EXTINGUISHER 1.6 GALLONS (6L) . UL RATED 2-A-K
- FE — BRACKET MOUNTED FIRE EXTINGUISHER 10 LB. UL RATED 4A:80B:C
- ACCESSIBLE SEATING (NCBC 1109.11) MIN. 5% OF SEATING
- 80'-0" REMOTENESS OF EXITS
- 40'-0" 1/2 THE DISTANCE
- LEVEL — LANDINGS ON THE EXTERIOR SIDE OF EGRESS DOORS AND GATES MUST BE AT THE SAME LEVEL AS THE INTERIOR SURFACE AND NOT SLOPE MORE THAN 2% IN ANY DIRECTION

OCCUPANCY TABULATION

- 36" (MIN.) AISLE WIDTH N.C.B.C 1029.9.1.4 EXCEPTION 1 & 2
- DINING-TABLES & CHAIRS
- DINING-BOOTH SEATING
- KITCHEN AND B.O.H.
- STORAGE

ABBREVIATIONS

AOL = ACTUAL OCCUPANCY LOAD

CEW = CLEAR EXIT WIDTH

MOL = MAXIMUM OCCUPANCY LOAD

PH = PANIC HARDWARE

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

(2018) GEORGIA BUILDING CODE
(2018) GEORGIA FIRE PREVENTION CODE
(2018) GEORGIA BUILDING CODE - MECHANICAL CODE
(2018) GEORGIA BUILDING CODE - PLUMBING CODE
(2018) GEORGIA BUILDING CODE - FUEL/GAS
(2020) NEC NFPA 70 NATIONAL ELECTRICAL CODE
(2018) GEORGIA BUILDING CODE - ENERGY CONSERVATION CODE
(2018) GEORGIA BUILDING CODE - (ACCESSIBILITY) CHAPTER 11 & ICC A117.1-2009

PANDA EXPRESS

DINING AREA	1,202 S.F.
BOH (BACK OF HOUSE) AREA	1,467 S.F.
EMPLOYEES	3 EMPLOYEES / SHIFT (2 SHIFTS PER DAY)
INDOOR SEATING	46
OUTDOOR SEATING	N/A

OCCUPANT LOAD CALCULATION

DINING - TABLES AND CHAIRS	1,000 SQ. FT. / (15 / NET SQ. FT.) =	67
DINING-BOOTH SEATING	617 IN. / (24 IN.) =	26
KITCHEN AND B.O.H.	780 SQ. FT. / (200 / GROSS SQ. FT.) =	04
STORAGE	606 SQ. FT. / (300 / GROSS SQ. FT.) =	03
	TOTAL =	**100**
OUTDOOR DINING	N/A	0
	TOTAL OCCUPANT LOAD =	**100**

PLUMBING FIXTURES (TABLE 403.1 G.B.C.)

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 = 100	**MALE = 50**		**FEMALE = 50**	

BUILDING CODE ANALYSIS

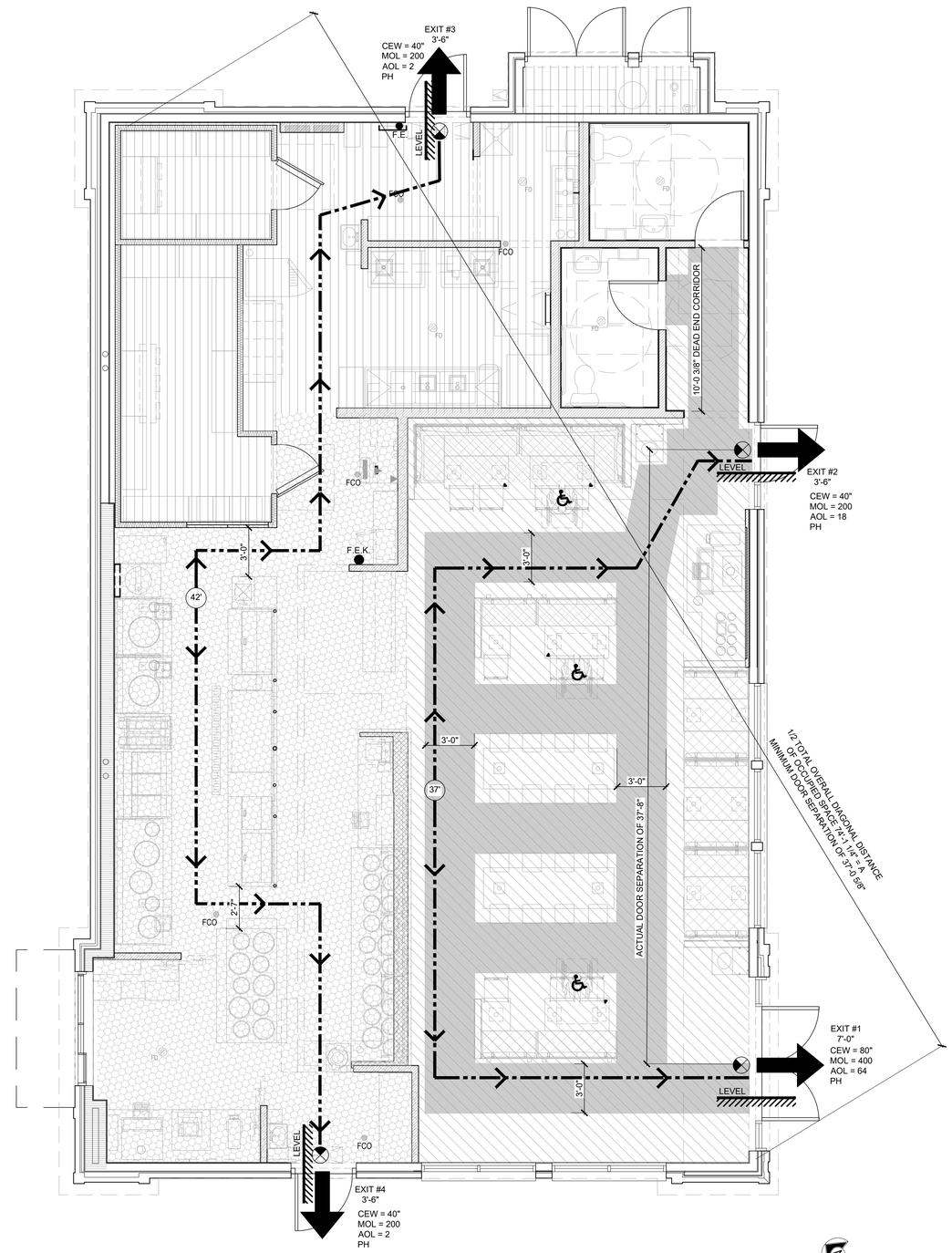
OCCUPANCY CLASSIFICATION	GROUP A-2 (ASSEMBLY)
TYPE OF CONSTRUCTION	V-B
FIRE SPRINKLER	NO SPRINKLER

	PROVIDED	REQUIRED / ALLOWED
HEIGHT	23'-3"	40'-0"
STORY	1	1
BUILDING AREA	2,669 SQ. FT.	6,000 SQ. FT.
OCCUPANT LOAD	100	-
EXITS REQUIRED	4	2
EGRESS WIDTH	120"	100 X 0.2 = 20"
EXIT ACCESS TRAVEL DISTANCE	42'-0"	200'-0"
COMMON PATH OF TRAVEL	N/A	75'-0"
DEAD END CORRIDORS	10'-0 3/8"	20'-0"
ACCESSIBLE SEATING - INTERIOR	3	46 X 0.05 = 3 REQUIRED
ACCESSIBLE SEATING - OUTDOOR	N/A	N/A

CODE ANALYSIS 2

Scale= NTS A-001

REFER TO CIVIL SITE PLAN FOR ORIENTATION OF BUILDING ON SITE



LIFE SAFETY PLAN 1

Scale= 1/4" = 1'-0" A-001

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REVISIONS:

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	PERMIT SET	05-19-23

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A-001

LIFE SAFETY PLAN

PRINTED 5/19/2023
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GENERAL CONDITIONS FOR THE CONTRACT FOR CONSTRUCTION

ARTICLE 1 - GENERAL PROVISIONS

1. THE STANDARD FORM OF GENERAL CONDITIONS, CURRENT EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS, DOCUMENT NO. A-201, ARE HEREBY MADE A PART OF THESE SPECIFICATIONS AND SHALL APPLY THE SAME AS IF REPEATED HERE IN FULL. COPIES OF SAME SHALL BE ON FILE AT THE OFFICE OF THE ARCHITECT.

2. ALL INTERESTED PARTIES SHALL BE GOVERNED BY THOSE GENERAL CONDITIONS IN ALL MATTERS PERTAINING TO THIS PROJECT, DURING THE PERIOD OF CONSTRUCTION, AND PARTICIPATION IN THE PROJECT WILL BE CONSIDERED PRESUMPTIVE EVIDENCE OF THE PARTICIPANT'S FULL UNDERSTANDING OF, AND AGREEMENT WITH, THE CONDITIONS OF THE REFERENCED GENERAL CONDITIONS.

3. THE GENERAL CONDITIONS, SPECIAL PROVISIONS, GENERAL REQUIREMENTS, AND TECHNICAL SPECIFICATIONS, ALONG WITH THE OTHER CONDITIONS WHICH FOLLOW, AND AS PROVIDED, AS WELL AS ALL APPLICABLE PROVISIONS OF THE SPECIFICATIONS, FORM A PART OF THE CONTRACT AND SHALL GOVERN EACH CONTRACTOR ENGAGED IN WORK ON THE PROJECT WHETHER THE WORK BE LET UNDER SEPARATE CONTRACTS OR UNDER A SINGLE CONTRACT.

4. BASIC DEFINITIONS:
THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT BETWEEN OWNER AND CONTRACTOR, CONDITIONS OF THE CONTRACT AND ALL DOCUMENTS LISTED BELOW.

THE CONTRACT DOCUMENTS SHALL INCLUDE: DRAWINGS AS LISTED IN THE INDEX OF THIS SET. SPECIFICATION DIVISION 1-16 INCLUSIVE. ALL MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. EQUIPMENT INSTALLATION HAND BOOK.

5. PHRASES USED IN THE SPECIFICATIONS ARE DEFINED AS FOLLOWS:
"AS SHOWN" - AS SHOWN ON THE ACCOMPANYING DRAWINGS.

"PROVIDE" - PROVIDE AND INSTALL COMPLETE, WITH ALL NECESSARY ACCESSORIES AND INCIDENTAL MATERIALS AND SUPPLIES.

"PROVIDED BY OWNER" - MATERIALS OR GOODS WILL BE DELIVERED F.O.B. JOBSITE BY THE OWNER AT NO EXPENSE TO THE GENERAL CONTRACTOR. UNLOADING, STORAGE, INSTALLATION, AND/OR ASSEMBLY OF ITEMS "PROVIDED BY OWNER" SHALL BE BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
"INSTALL" - INSTALL ITEMS, COMPLETE, PROVIDING ALL INCIDENTAL AND NECESSARY SUPPLIES AND MATERIALS.

"GENERAL CONTRACTOR" - THE GENERAL CONTRACTOR OR ANY OR ALL OF HIS VARIOUS SUBCONTRACTORS.

"OWNER" - ALL GENERAL CONDITIONS REFERENCES TO "OWNER" SHALL REFER TO PANDA EXPRESS, INC.

"CONTRACTOR" AND "GENERAL CONTRACTOR" AS STATED IN THESE DOCUMENTS REFER TO THE SAME ENTITY.

ARTICLE 2 - INSURANCE

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE REQUIRED TO OBTAIN THE FOLLOWING INSURANCES, AND AT THEIR REQUEST FURNISH EVIDENCE TO PANDA EXPRESS. ALL INSURANCE SHALL NAME PANDA RESTAURANT GROUP, INC., AND THE ARCHITECTS. AS ADDITIONAL INSURED PARTIES.

WORKMAN'S COMPENSATION INSURANCE IN ACCORDANCE WITH THE LAWS OF THE STATE IN WHICH THE PROPERTY IS LOCATED AND PANDA EXPRESS REQUIREMENTS. PANDA EXPRESS SHALL KEEP A COPY IN FILE ALL TIME.

COMPREHENSIVE GENERAL LIABILITY INSURANCE INCLUDING CONTRACTUAL LIABILITY WITH LIMITS SET FORTH BY THE PANDA EXPRESS.

AUTOMOBILE LIABILITY INSURANCE INCLUDING CONTRACTUAL LIABILITY AS SET FORTH BY THE PANDA EXPRESS.

BUILDER'S RISK INSURANCE IN THE AMOUNT OF THE ESTIMATED COST OF THE PROJECT.

THE CONTRACTOR AGREES TO INDEMNIFY AND SAVE HARMLESS PANDA EXPRESS, ITS AGENTS, SERVANTS, AND EMPLOYEES, AND THE OWNER'S ARCHITECT AND ENGINEER FROM AND AGAINST ANY AND ALL LIABILITY OR DAMAGE TO PROPERTY OCCASIONED BY ANY ACT OR OMISSION OF THE CONTRACTOR, HIS SUBCONTRACTORS, SERVANTS, OR EMPLOYEES, INCLUDING ANY AND ALL EXPENSE, LEGAL OR OTHERWISE, WHICH MAY BE INCURRED BY PANDA EXPRESS, ITS AGENTS SERVANTS, OR EMPLOYEES IN THE DEFENSE OF ANY CLAIM, SETTLEMENT OR SUIT.

ARTICLE 3 EXTRA WORK

1. ANY AND ALL WORK WHICH IS PERFORMED BY THE CONTRACTOR, OR BY ANY SUBCONTRACTOR, WITHOUT HAVING SPECIFIC APPROVAL FROM PANDA EXPRESS IN WRITING, SHALL BE PERFORMED BY SAID CONTRACTOR AT HIS OWN RISK WITHOUT ANY OBLIGATION OR RESPONSIBILITY OF PANDA EXPRESS OR THE ARCHITECT. ALL WORK WHICH IS ABOVE AND BEYOND THE SCOPE OF THE DRAWINGS AND SPECIFICATIONS, OR ANY PART OF THE CONSTRUCTION DOCUMENTS, MUST BE SPECIFICALLY AUTHORIZED BY PANDA EXPRESS IN WRITING. ALL REQUESTS FOR ADDITIONAL PAYMENTS MUST BE APPROVED BY THE OWNER PRIOR TO THE START OF THAT WORK.

2. THE FOLLOWING GENERAL REQUIREMENTS SUPPLEMENT AND/OR SUPERSEDE THE FOREGOING GENERAL AND SUPPLEMENTARY CONDITIONS FOR CONTRACT WORK AND ARE HEREBY CONSIDERED A PART OF THE CONTRACT DOCUMENTS.

DIVISION 1 GENERAL REQUIREMENTS

1. SCOPE

ALL OF THE WORK UNDER EACH HEADING OF THESE SPECIFICATIONS SHALL BE GOVERNED BY THE GENERAL CONDITIONS, SPECIAL PROVISIONS, THE DRAWINGS AND THE SPECIFICATIONS, AS WELL AS THE FOLLOWING GENERAL REQUIREMENTS

THE WORK UNDER EACH HEADING OF THESE SPECIFICATIONS SHALL INCLUDE ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES NECESSARY FOR AND SAID HEADING AS INDICATED ON THE DRAWINGS, SET FORTH IN THE SPECIFICATIONS, OR OTHERWISE REQUIRED.

WORK DONE HEREUNDER INCLUDES FURNISHING ALL LABOR, MATERIAL SERVICES, AND EQUIPMENT NECESSARY AND/OR INCIDENTAL TO PERFORM ALL WORK THROUGH THE PROPER COMPLETION OF ALL WORK AS MAY BE FURTHER SPECIFIED AND/OR SHOWN ON THE PLANS, OR OTHERWISE REQUIRED.

2. CONFLICTS BETWEEN DOCUMENTS

IN CASE OF CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS THE CONTRACTOR WILL BE DEEMED TO HAVE ESTIMATED ON, AND AGREED TO PROVIDE, THE GREATEST QUANTITY AND BETTER QUALITY OF MATERIALS AND WORK.

INCLUDE GENERAL CONSTRUCTION, ELECTRICAL, PLUMBING, HVAC, AND INSTALLATION OF ALL SUCH WORK EXCEPT AS HEREINAFTER MAY BE REQUIRED.

3. ITEMS FURNISHED BY PANDA AND INSTALLED BY GENERAL CONTRACTOR

IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO RECEIVE, CHECK AND CONFIRM THE ARRIVAL IN GOOD ORDER, OF ALL ITEMS CALLED FOR TO BE FURNISHED BY PANDA EXPRESS AND INSTALLED BY THE CONTRACTOR.

THE CONTRACTOR SHALL NOTIFY PANDA EXPRESS (IN WRITING) OF ANY SUCH ITEMS MISSING OR DAMAGED WITHIN 3 DAYS OF RECEIVING DATE. FAILURE TO SO NOTIFY PANDA EXPRESS WILL BE CONSIDERED PROOF PRESUMPTIVE THAT ALL SAID ITEMS HAVE ARRIVED UNDAMAGED, AND IN THE PROPER QUANTITIES, AND IT SHALL THEN BE THE CONTRACTOR'S RESPONSIBILITY (AT HIS OWN COST) TO PROMPTLY REORDER, REPLACE AND/OR REPAIR ANY SUCH ITEMS NEEDED FOR THE PROPER COMPLETION OF THIS PROJECT, ON THE AGREED TO DATE OF COMPLETION.

4. MEASUREMENTS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR AN ACCURATE TAKING OF JOB SITE MEASUREMENTS, VERIFYING SAME, AND PROMPTLY FURNISHING EXACT JOB SITE MEASUREMENTS TO ALL PARTIES REQUIRING SAME. CONTRACTOR MUST NOTIFY PANDA EXPRESS AND THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY. THE CONTRACTOR SHALL CHECK SALES CASEWORK SHOP DRAWINGS AS TO CORRECT ANGLES AND FIT TO THE EXISTING SPACE AS SHOWN. THE CONTRACTOR SHALL PERMANENTLY LAYOUT THE CASEWORK ON THE FLOOR PRIOR TO THE CONSTRUCTION OF WALL, CEILING, LIGHT FIXTURES, ETC.

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

5. SUBSTITUTIONS

BIDDERS MAY OFFER SUBSTITUTIONS FOR ANY ITEM SPECIFICATION BY SUBMITTING IN WRITING AS OUTLINED IN SPACE PROVIDED ON PROPOSAL FORM.

IT SHALL BE UNDERSTOOD BY ALL HEREIN CONCERNED THAT ANY PROPOSAL SUBSTITUTION SHALL HAVE THE WRITTEN APPROVAL OF ARCHITECT AND/OR OWNER'S REPRESENTATIVE, BEFORE BEING USED BY CONTRACTOR, OTHERWISE IT WILL BE ASSUMED THAT THE CONTRACTOR'S TOTAL BID IS BASED UPON THE MATERIAL OR ITEM OF EQUIPMENT SPECIFIED.

6. EXAMINATION OF SITE AND BUILDING

BEFORE SUBMITTING A PROPOSAL, EACH BIDDER SHALL EXAMINE ALL DOCUMENTS, VISIT THE SITE, VERIFYING ANY SPECIAL CHARGES OR REQUIREMENTS, COMPARING EACH TO THE OTHER AND INFORMING THEMSELVES OF ALL CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. INCLUDE ALL RELEVANT MATTERS WHICH MAY AFFECT THE WORK OR THE BIDDING. EACH BIDDER SHALL BASE HIS PROPOSAL ON MATERIAL METHODS AND/OR EQUIPMENT COMPLYING WITH THE SPECIFICATIONS AND DRAWINGS.

THE WORDS "THE CONTRACTOR SHALL" ARE INTENTIONALLY OMITTED FROM THE SPECIFICATIONS. WHERE DIRECTIONS OR INSTRUCTIONS ARE STATED, WITHOUT SPECIFIC REFERENCE AS TO WHO IS RESPONSIBLE, THE INFERENCE IS INTENDED TO BE THE CONTRACTOR FOR THE WORK IN THE SPECIFICATION SECTION IN WHICH THE DIRECTIONS OR INSTRUCTIONS ARE INTENDED.

7. CODES AND STANDARDS

ALL WORK, MATERIALS AND INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ALL ORDINANCES, STATE AND LOCAL BUILDING CODES, LATEST EDITION, OF THE AUTHORITIES HAVING JURISDICTION.

DESIGN LOADS: LOADS AND CODE RESTRICTIONS FOR ALL DESIGN CONSIDERATIONS SHALL CONFORM TO THE LOCAL AND STATE CODES, AND ALL GOVERNING CODES.

8. PERMITS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER APPLICATION FOR AND SECURING OF ALL NECESSARY TRADE PERMITS, AS WELL AS THE OBSERVANCE OF ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL LAWS, REGULATIONS OR ORDINANCES AND SHALL INCLUDE IN THEIR PROPOSAL COST OF SAME.

9. INSTALLATION OF MATERIALS AND EQUIPMENT

ATTENTION IS HEREBY DIRECTED TO THE FOLLOWING REQUIREMENT FOR EACH PRIME AND SUBCONTRACTOR: THAT THE APPLICATION OF A MATERIAL AND/OR EQUIPMENT ITEM TO UNSATISFACTORY WORK INSTALLED BY OTHERS, CONSTITUTES ACCEPTANCE OF THAT WORK AND ASSUMPTION OF FULL RESPONSIBILITY FOR PRIOR TO STARTING THE SPECIFIC APPLICATION, NOTIFY IN WRITING THE ARCHITECT AND/OR OWNER'S REPRESENTATIVE OF ANY DEFECT OR DEFICIENCY WHICH WOULD IMPAIR COMPLETE AND SATISFACTORY APPLICATIONS OR INSTALLATION OF HIS WORK OR GUARANTEE.

MANUFACTURER'S INSTRUCTIONS:
WHERE INSTALLATIONS INCLUDE MANUFACTURED PRODUCTS, COMPLY WITH MANUFACTURER'S APPLICABLE INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION, TO THE EXTENT THESE ARE MORE EXPLICIT OR MORE STRINGENT THAN REQUIREMENTS INDICATED IN THE CONTRACT DOCUMENTS.

PROVIDE ATTACHMENT AND CONNECTION DEVICES AND METHODS FOR SECURING WORK PROPERLY AS IT IS INSTALLED; TRUE TO LINE AND LEVEL, AND WITHIN RECOGNIZED INDUSTRY TOLERANCES IF NOT OTHERWISE INDICATED. ALLOW FOR EXPANSIONS AND BUILDING MOVEMENTS.

VISUAL EFFECT:
PROVIDE UNIFORM JOINT WIDTHS IN EXPOSED WORK, ORGANIZED FOR BEST POSSIBLE VISUAL EFFECT. REFER QUESTIONABLE VISUAL-EFFECT CHOICES TO ARCHITECT/OWNER'S REPRESENTATIVE FOR FINAL DECISION. RECHECK MEASUREMENTS AND DIMENSIONS OF THE WORK, AS AN INTEGRAL STEP OF STARTING EACH INSTALLATION.

MOUNTING HEIGHTS:
WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT INDIVIDUAL UNITS OF WORK AT INDUSTRY-RECOGNIZED STANDARD MOUNTING HEIGHTS FOR APPLICATIONS INDICATED. REFER QUESTIONABLE MOUNTING HEIGHT CHOICES TO ARCHITECT/OWNER'S REPRESENTATIVE FOR FINAL DECISION. CONFORM WITH APPLICABLE ACCESSIBILITY CODES WHERE REQUIRED.

10. PROTECTION AND CLEAN-UP

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PROTECTION OF ADJACENT ITEMS AND SURFACES FROM DAMAGE RESULTING FROM THE FURNISHING OR INSTALLATION OF HIS WORK AND SHALL PROMPTLY REPLACE, AT HIS OWN COST, SUCH DAMAGED WORK. HE SHALL ALSO BE RESPONSIBLE FOR THE PROPER PROTECTION OF HIS AND OTHERS WORK FROM DAMAGE BY ANY INCLUDING FREEZING OR OVERHEATING. USE PLASTIC COVERING OVER FURNITURE, DISPLAY CASES, EQUIPMENT AND FINISHES. THE CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE PREMISES ON A DAILY BASIS; ALL DUST AND CONSTRUCTION DEBRIS ARE TO BE REMOVED. ANY BROKEN, DAMAGED, MARRED, UNCLEAN, OR OTHERWISE IMPERFECT WORK SHALL BE CORRECTED BY THE CONTRACTOR BEFORE HIS WORK SHALL BE CONSIDERED COMPLETE. USE DUST BARRIERS.

UPON COMPLETION OF THE WORK CONTRACTOR SHALL CLEAN INTERIOR AND EXTERIOR OF ALL GLASS AND GLAZING, FLOORS, WALLS AND CEILING SURFACES, ELECTRICAL FIXTURES, MECHANICAL EQUIPMENT, ETC.; IT IS NECESSARY TO REMOVE ALL DIRT, STAINS, AND MARKS. THE SIGNS, GLASS AND WOOD SHALL BE CLEANED AND POLISHED. THE STORE SHALL BE MADE CLEAN AND FIT FOR IMMEDIATE OCCUPANCY BY AN INDEPENDENT CLEANING AGENT, WITH THE APPROVAL OF PANDA EXPRESS, AT THE CONTRACTOR'S EXPENSE.

GENERAL CONTRACTOR SHALL SUPERVISE AND SCHEDULE PROPER INSTALLATION OF ALL PARTS OF WORK PERTAINING TO A FINISHED PRODUCT BY HIM OR BY THE OWNER.

GENERAL CONTRACTOR SHALL SUPERVISE AND SCHEDULE PROPER INSTALLATION OF ALL PARTS OF WORK PERTAINING TO A FINISHED PRODUCT BY CONTRACTOR, SUBCONTRACTORS OR PANDA EXPRESS.

11. GUARANTEE WARRANTY

THE CONTRACTOR SHALL GUARANTEE THE WORK TO BE FREE FROM DEFECTS OF MATERIALS OR WORKMANSHIP, INCLUDING DISCOLORATION, RATTLING AND LEAKING, FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL PAYMENT. APPLICATION BY THE CONTRACTOR FOR FINAL PAYMENT SHALL BE CONSIDERED AS PRESUMPTIVE EVIDENCE OF HIS FULL UNDERSTANDING OF AND AGREEMENT WITH CONDITIONS OF THE GUARANTEE PROVISION, AND HE SHALL REMOVE AND REPLACE WITH NEW, AT HIS OWN EXPENSE, ALL SUCH WORK OR MATERIALS FOUND BY PANDA EXPRESS'S REPRESENTATIVE TO BE DEFECTIVE WITHIN THE GUARANTEE PERIOD.

12. SUBCONTRACTORS

THE CONTRACTOR AGREES THAT HE IS FULLY RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS SUBCONTRACTORS AND OF PERSONS DIRECTLY EMPLOYED BY HIM. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE ANY CONTRACTUAL RELATION BETWEEN ANY SUBCONTRACTOR AND PANDA EXPRESS. THE CONTRACTOR SHALL COOPERATE WITH PANDA AND OTHER CONTRACTORS PERFORMING WORK UNDER SEPARATE CONTRACTS TO ENSURE PROJECT PROGRESS ACCORDING TO SCHEDULE. THE CONTRACTOR SHALL COORDINATE WORK FOR THE VARIOUS TRADES INCLUDING PANDA EXPRESS'S VENDORS.

13. TEMPORARY FACILITIES

PROVIDE AND COMPLETE ALL PRELIMINARY WORK AND TEMPORARY CONSTRUCTION REQUIRED AS INDICATED AND REQUIRED.

TEMPORARY BARRICADES:
INSTALL TEMPORARY BARRICADE AS REQUIRED BY CITY OFFICIALS OR MALL MANAGEMENT IN MANNER STIPULATED BY SAME.

LIGHT AND POWER SHALL BE PROVIDED BY ELECTRICAL CONTRACTOR OR REUSE EXISTING FROM LOCATION OF LANDLORD'S SERVICE AND PAY ALL COST FOR SAME, FOR ALL CONTRACTOR(S) TO SUBJECT SPACE.

WATER SUPPLY:
THE CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR PERMANENT WATER SERVICE, WATER METER, AND PRESSURE REGULATOR FOR ALL PURPOSES OF CONSTRUCTION, PAYING ALL COSTS IN CONNECTION WITH SAME, AND FOR ALL WATER USED. THIS SHALL INCLUDE ALL MEANS OF CONVEYING SAME TO PLACE WHERE REQUIRED.

ELECTRICITY:
THE CONTRACTOR SHALL MAKE ALL NECESSARY APPLICATIONS, PAY ALL DUES AND CHARGES, OBTAIN NECESSARY PERMITS, PROVIDE AND MAINTAIN ELECTRICAL ENERGY FROM DEVELOPERS PERMANENT ELECTRICAL FACILITIES FOR LIGHTING, POWER FOR ALL ELECTRIC TOOLS AND EQUIPMENT REQUIRED IN CONSTRUCTION OF ALL BRANCHES OF THE WORK AND PAY FOR ALL CURRENT USED.

FIRE PROTECTION:
OWNER'S CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS WITHIN THE PREMISES AS REQUIRED BY CODE AND/OR INSURANCE COMPANIES, OR VERIFY THAT ONE IS EXISTING IN THE CASE OF REMODELING. DISCONNECT AND SEAL UTILITIES SERVING STRUCTURE TO BE DEMOLISHED, PRIOR TO START OF DEMOLITION WORK.

14. STRICTLY PROHIBITED WORK AND PRACTICES

INSTALLATION OF ANY COMBUSTIBLE MATERIALS ABOVE FINISHED CEILINGS OR IN ANY OTHER CONCEALED, NON-SPRINKLERED SPACE.

IMPOSING ANY STRUCTURAL LOAD, TEMPORARY OR PERMANENT, ON ANY PART OF THE WORK OR STRUCTURE WITHOUT APPROVAL.

ATTACHING ANY WORK TO METAL DECK OR HANGING FROM PLUMBING AND SPRINKLER PIPING OR CONDUIT.

15. POLLUTION CONTROLS

USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERED IN AIR TO LOWEST PRACTICAL LEVEL. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS ICE, FLOODING AND POLLUTION.

CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION OPERATIONS, AS DIRECTED BY ARCHITECT OR GOVERNING AUTHORITIES. RETURN ADJACENT AREAS TO CONDITION EXISTING PRIOR TO START OF WORK.

16. TURNOVER REQUIREMENTS

1. THE CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS AND FURNISH OWNERS REPRESENTATIVE WITH THE CERTIFICATE OF OCCUPANCY. G.C. IS ALSO TO PROVIDE A TYPEWRITTEN LIST OF NAMES, ADDRESSES AND PHONE NUMBERS OF ALL SUB-CONTRACTORS AND MATERIAL SUPPLIERS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE ENTIRE STORE CLEAN AND SPOTLESS AT THE TIME OF FURNITURE INSTALLATION AND AT TURN OVER.

3. PRIOR TO THE STORE OPENING, CONTRACTOR IS TO ARRANGE FOR AN INDEPENDENT BALANCING CONTRACTOR TO BALANCE THE HVAC SYSTEM AND PROVIDE A COPY OF THE BALANCING REPORT TO OWNER'S REPRESENTATIVE.

4. CONTRACTOR TO TURN OVER ALL KEYS TO THE OWNER'S REPRESENTATIVE AND MARKING EACH KEY FOR IDENTIFICATION. THE CONTRACTOR SHALL SET ALL TIME CLOCKS, THERMOSTATS, ETC. PER OWNER'S REPRESENTATIVE'S REQUIREMENTS.

5. THE CONTRACTOR SHALL EXPLAIN THE OPERATION OF ALL MECHANICAL SYSTEMS TO THE OWNER'S REPRESENTATIVE AND PROVIDING COPIES OF OPERATION, MAINTENANCE AND WARRANTY MANUALS.

DIVISION 2 - SITE WORK

1. DEMOLITION

PROVIDE DEMOLITION AND REMOVAL OF STRUCTURES, PAVEMENT, SIDEWALKS, CURBS, ETC. AND THE CAPPING OF EXISTING UTILITIES. REMOVE ABOVE GRADE AND BELOW GRADE IMPROVEMENTS AND REMOVE GROWTH AND VEGETATION AT THE SITE.

COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS AND STANDARDS. IN CASE OF CONFLICT THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

SCHEDULE AND EXECUTE ALL WORK IN A CAREFUL MANNER WITH ALL CONSIDERATION FOR NEIGHBORS AND THE PUBLIC TO PREVENT INJURY TO PERSONS OR PROPERTY.

PRIOR TO ALL DEMOLITION WORK CAREFULLY INSPECT THE ENTIRE SITE AND ALL OBJECTS TO BE DEMOLISHED AND/OR LEFT INTACT AND DETERMINE AN ORDERLY SEQUENCE FOR THE DEMOLITION. LOCATE ALL EXISTING UTILITY LINES AND DETERMINE THE REQUIREMENTS FOR DISCONNECTION AND CAPPING. LOCATE ALL ACTIVE UTILITY LINES TRAVERSING THE SITE AND DETERMINE THE REQUIREMENTS FOR PROTECTION.

PROTECTION: THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PROTECTION OF EXISTING BUILDINGS, SURROUNDING PROPERTY AND ALL PERSONS. THE CONTRACTOR SHALL ALSO PROVIDE ALL SHORING, TEMPORARY BARRICADES AND TEMPORARY ENCLOSURES AS NECESSARY TO PROTECT ADJACENT PROPERTY FROM DAMAGE.

TAKE ALL MEANS NECESSARY TO PREVENT THE SPREAD OF DUST DURING DEMOLITION OPERATIONS. THOROUGHLY MOISTEN ALL GROUND SURFACES AS OFTEN AS REQUIRED TO PREVENT DUST BEING A NUISANCE TO THE PUBLIC, NEIGHBORS AND THE CONCURRENT PERFORMANCE OF OTHER WORK ON THE SITE.

PRESERVE IN OPERATING CONDITION ALL ACTIVE UTILITIES TRAVERSING THE SITE AND REQUIRED FOR FUTURE OPERATION OF THE NEW STORE AND SURROUNDING PROPERTIES.

COORDINATE DISCONNECTING, REMOVING, PLUGGING, ABANDONING AND RELOCATING UTILITIES WITH LOCAL UTILITY COMPANIES OR OTHER GOVERNING AGENCIES.

ASBESTOS ABATEMENT: REFER TO ASBESTOS CONTAINING MATERIAL (ACM) REPORT FOR COMPLETE DESCRIPTION OF MATERIALS IDENTIFIED. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS FOR THE PROPER PROTECTION, REMOVAL AND DISPOSAL OF ANY ASBESTOS CONTAINING MATERIAL.

POLLUTION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR ENSURING TRUCKS LEAVING AND ENTERING THE SITE DO NOT DROP DEMOLITION DEBRIS OR DIRT ONTO PUBLIC STREETS.

THE CONTRACTOR IS RESPONSIBLE FOR THE PREVENTION OF SOIL EROSION AND SILT FROM LEAVING THE SITE.

FILLING BASEMENTS & VOIDS: COMPLETELY FILL BELOW GRADE AREA AND VOIDS RESULTING FROM THE DEMOLITION OF THE STRUCTURE AND UTILITIES.

REFER TO THE GEO-TECHNICAL REPORT FOR FILL MATERIAL AND PLACEMENT METHODS. PLACE FILL, COMPACT AND GRADE THE SURFACE TO MEET ADJACENT GRADES AND AS SHOWN ON THE DRAWINGS.

DISPOSAL OF DEMOLISHED MATERIALS
A. REMOVE FROM SITE AND LEGALLY DISPOSE ALL RUBBISH, DEBRIS AND ALL MATERIALS RESULTING FROM THE DEMOLITION OPERATIONS.

2. EARTHWORK

LOCATE EXISTING UNDERGROUND UTILITIES BY CAREFUL HAND EXCAVATION BEFORE STARTING EARTHWORK OPERATIONS. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE PROTECTION FROM DAMAGE DURING CONSTRUCTION OPERATIONS. CONTACT LOCAL UTILITY COMPANY FOR INFORMATION REGARDING UNDERGROUND UTILITIES.

SHOULD UNCHARTED OR INCORRECTLY CHARTED PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING EXCAVATION, CONSULT THE OWNER IMMEDIATELY FOR DIRECTIONS AS TO PROCEDURES. REPAIR DAMAGED UTILITIES TO THE SATISFACTION OF THE UTILITY OWNER. COOPERATE WITH THE OWNER, AND PUBLIC AND PRIVATE UTILITY COMPANIES IN KEEPING SERVICES AND FACILITIES IN OPERATION.

BARRICADE OPEN EXCAVATION AND POST WITH WARNING LIGHTS FOR THE SAFETY OF PERSONS, OPERATING WARNING LIGHT DURING HOURS OF DUSK TO DAWN EACH DAY.

PROTECT STRUCTURE, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS, FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.

ALL FILL AND BACK FILL SHALL BE SELECTED FILL MATERIAL COMPACTED AS NOTED IN THE SOILS REPORT. GRADING PLAN AND EARTHWORK SPECIFICATIONS SHALL USE NON-EXPANSION FILL MATERIAL AT BUILDING AREA AND UNDER WALKS. ALL COMPACTION SHALL BE SUPERVISED AND CERTIFIED BY A LICENSED SOILS ENGINEER AND CERTIFICATION REPORT SHALL BE SUBMITTED TO PANDA EXPRESS PRIOR TO PLACING OF CONCRETE.

3. ASPHALT AND CONCRETE PAVING

(REFER TO CIVIL DRAWINGS FOR SPECIFICATIONS)
SEE GRADING AND PAVING PORTION OF SITE PREPARATION PROCEDURES ON THE SITE AND/OR GRADING PLAN.

MATERIALS:
1) BASE COURSE: AS NOTED ON CIVIL DRAWINGS
2) PRIME COAT: MC-250 OR MC-70 PER ASPHALT INSTITUTE (ASTM D2027-76)
3) SURFACE COAT: AS NOTED ON CIVIL DRAWINGS
4) PAVEMENT MARKINGS, PARKING STALL STRIPES SHALL BE: AS NOTED ON CIVIL DRAWINGS
5) SEAL COAT: FOG-SEAL BY KOPPERS COMPANY.

PROVIDE ALL ASPHALT AND CONCRETE WORK COMPLETE, AS SHOWN ON THE DRAWINGS HEREIN SPECIFIED, INCLUDING CONCRETE FORM WORK, REINFORCEMENT DOWELS AND ACCESSORIES, CONCRETE MIXED, PLACE, FINISHED AND CURED.

EXTERIOR WALKS AND RAMPS TO BE LIGHT BROOM TEXTURE FINISH, UNLESS NOTED OTHERWISE.

EXTERIOR FLATWORK AND CURBS - PROVIDE EXPANSION CONTRACTION JOINT AT 20'-0" ON CENTER MAXIMUM AND CONTROL JOINT AT 5'-0" ON CENTER MAXIMUM.

4. TERMITE CONTROL

QUALITY ASSURANCE: CONFORM TO STATE, LOCAL, AND ALL OTHER REGULATIONS FOR THE USE AND APPLICATION OF TOXICANT CHEMICALS. APPLICATOR SHALL BE A COMPANY SPECIALIZING IN SOIL TREATMENT FOR TERMITE CONTROL WITH FIVE YEARS EXPERIENCE AND LICENSED FOR PROJECT LOCATION. SUBMIT COMPLETE PRODUCT DATA AND MANUFACTURER'S INSTRUCTIONS. INDICATE CAUTION REQUIREMENTS.

WARRANTY: FURNISH FIVE YEAR WARRANTY AGAINST INVASION OR PROPAGATION OF SUBTERRANEAN TERMITES, DAMAGE TO BUILDING OR CONTENTS CAUSED BY TERMITES. INCLUDE COST FOR REPAIRS TO BUILDINGS OR CONTENTS SO CAUSED. CERTIFICATION OF TREATMENT SHALL BE PROVIDED IN CLOSEOUT DOCUMENTS AT G.C. EXPENSE.

PRODUCTS: PROVIDE WATER EMULSION MATERIALS MANUFACTURED BY ONE OF THE FOLLOWING: BASE TERMIDOR; DOW AGRO SCIENCES EQUITY 1.0 PERCENT; OR OTHER PRODUCT SUBSTITUTIONS IF APPROVED IN WRITING BY PANDA.

EXECUTION: VERIFY EXISTING CONDITIONS BEFORE STARTING WORK. APPLY IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, STATE AND FEDERAL LAWS AND OSHA REGULATIONS; COORDINATE INSTALLATION WITH ROUGH GRADING TO AVOID DISTURBANCES TO TREATED SOIL. RETREAT ANY DISTURBED SOIL. DO NOT PERMIT SOIL GRADING OVER COMPLETED WORK.

TREATMENT SCHEDULE: TREAT SOIL AT THE FOLLOWING LOCATIONS:
UNDER FOOTINGS; UNDER SLABS ON GRADE; BOTH SIDES OF FOUNDATION WALLS; AND SOIL WITHIN 10 FEET OF BUILDING PERIMETER FOR A DEPTH AS RECOMMENDED BY THE MANUFACTURER FOR THE REGION WHERE PROJECT IS LOCATED.

DIVISION 3 - CONCRETE

REFER TO STRUCTURAL DRAWINGS FOR CONCRETE SPECIFICATIONS

DIVISION 4 - MASONRY

1. GENERAL NOTES

ALL MATERIALS AND WORKMANSHI

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THESE DRAWINGS AND PLANS , ANY REPRODUCTION THEREOF , AND ANY CAD OR ELECTRONIC FILE OF THESE DRAWINGS AND PLANS ,HEREINAFTER "PLANS", ARE THE SOLE AND EXCLUSIVE PROPRIETARY PROPERTY OF BDG ARCHITECTS, AND MAY NOT BE REPRODUCED, PUBLISHED, MODIFIED OR USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF BDG ARCHITECTS. ANY USE OF THESE PLANS FOR CONSTRUCTION SHALL BE CONSIDERED ACCEPTANCE OF THE TERMS CONTAINED HEREIN AND THE SUITABILITY AND CONSTRUCTABILITY OF THE PLANS. THE PLANS SHALL NOT BE SCALED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF BDG ARCHITECTS. ANY REPRODUCTION OR USE OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF BDG ARCHITECTS IS PROHIBITED AND MAY RESULT IN THE FULL AND COMPLETE RELEASE OF BDG ARCHITECTS FROM ANY LIABILITY, CLAIMS, OR DAMAGES INCLUDING ERRORS AND OMISSIONS ARISING OUT OF OR RELATED TO THE PLANS. ANY DISCREPANCIES OR CONFLICTS IN THE PLANS SHALL BE REFERRED IMMEDIATELY TO BDG ARCHITECTS FOR CLARIFICATION PRIOR TO CONTINUING WITH THE WORK. FAILURE TO REFER DISCREPANCIES OR CONFLICTS TO BDG ARCHITECTS PRIOR TO PERFORMING WORK SHALL RESULT IN THE WAIVER OF ANY CLAIMS OR DAMAGES ASSOCIATED WITH THE DISCREPANCIES OR CONFLICTS. THE

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

1. ENERGY COMPLIANCE

FIXED WINDOWS (GLASS) SHALL BE SEALED TO LIMIT AIR INFILTRATION.

HOLLOW METAL OR SOLID CORE WOOD DOORS: PROVIDE VINYL OR SHEET METAL WEATHER SEAL AT HEAD, JAMB AND SILL AT ALL EXTERIOR DOORS.

EXTERIOR STORE FONT HINGED DOORS: PROVIDE VINYL SEAL AT SILL AND CONTINUOUS PILE WEATHER-STRIP VERTICALLY AND AT TOP RAILS.

OPEN EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, AT PENETRATION OF UTILITIES THROUGH THE ENVELOPE, SHALL BE SEALED CAULKED OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE.

2. BUILDING INSULATION

WORK INCLUDED: FURNISH AND INSTALL RIGID, THERMAL BATT, AND SOUND BATT INSULATION.

ROOF INSULATION: RIGID POLY-ISO INSULATION: R30 MINIMUM

BATT INSULATION: R-20 AS SHOWN ON PLANS, KRAFT FACED WITH STAPLING FLANGE FOR WOOD STUD WALL CONSTRUCTION, FOIL REINFORCED KRAFT FACING (FRK) WITH STAPLING FLANGE FOR WOOD STUD APPLICATION IN ATTIC AREAS (FS-25 WITH FLAME SPREAD OF 25). AS MANUFACTURED BY OWENS/CORNING FIBERGLASS, OR EQUAL.

SOUND BATT INSULATION: NON-COMBUSTIBLE MINERAL FIBERGLASS BATTS WITH MINIMUM 3 1/2" THICKNESS.

VAPOR BARRIER: TRANSLUCENT POLYETHYLENE FILM FOR USE IN ABOVE GRADE BUILDING CONSTRUCTION, 6 MIL MINIMUM THICKNESS. (INTERIOR ONLY)

3. MEMBRANE ROOFING

MATERIALS: PROVIDE DURO-LAST ROOFING AND BASE FLASHING AS MANUFACTURED BY DURO-LAST ROOFING SYSTEMS. PRODUCT AND INSTALLATION SHALL CONFORM TO MANUFACTURERS SPECIFICATION AND 2006 IBC CHAPTER 15 & TABLE 1507.10.2. REFER TO ROOF PLAN FOR ADDITIONAL INFORMATION.

INSTALLATION: ROOFING SHALL BE INSTALLED BY MANUFACTURER CERTIFIED INSTALLER. ROOFING SHALL BE INSTALLED OVER WOOD DECK OR INSULATED DECK, WHERE APPLICABLE, IN STRICT ACCORDANCE WITH THE MANUFACTURER'S LATEST RECOMMENDATIONS. PRIME ALL METAL FLASHING, ETC. THAT SHALL BE IN CONTACT WITH ROOFING MATERIALS.

WARRANTY: GENERAL CONTRACTOR SHALL FURNISH A FIFTEEN (15) YEAR, NO DOLLAR LIMIT (NDL), WARRANTY FOR THIS INSTALLATION.

4. FLASHING AND SHEET METAL

FURNISH AND INSTALL ALL FLASHING, SHEET METAL, PITCH POCKET PANS AND SCUPPERS NOT SPECIFICALLY DESCRIBED IN OTHER SECTIONS OF THESE SPECIFICATIONS, BUT REQUIRED TO PREVENT WATER PENETRATION THROUGH EXTERIOR BUILDING SHELL, INCLUDING FLASHING, CAPS, AND ROOF EQUIPMENT PLATFORM COVERS.

COMPLY WITH APPLICABLE RECOMMENDATIONS AND DETAILS OF THE "ARCHITECTURAL SHEET METAL MANUAL", BY SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION (SMACNA).

INSTALL SHEET METAL OVER A LAYER OF ROOFING FELT.

GALVANIZED IRON: SHEET METAL OR IRON SHALL BE A STANDARD BRAND OF OPEN-HEARTH, COPPER-BEARING STEEL, COPPER-MOLYBDENUM IRON, OR PURE IRON SHEETS. USE 24 GAUGE MINIMUM UNLESS OTHERWISE CALLED FOR ON THE DRAWINGS.

ZINC COATING: ALL GALVANIZED SHEETS SHALL HAVE A ZINC COATING APPLIED BY HOT-DIP PROCESS TO ALL SURFACES. ZINC COATING SHALL WEIGH NOT LESS THAN 1 1/4 OUNCES PER SQ. FT. NOR MORE THAN 1 1/2 OUNCES PER SQ. FT. OF SURFACES COVERED AND SHALL CONFORM WITH ASTM A-93.

5. ROOF ACCESSORIES

THE WORK OF THIS SECTION INCLUDES THE PROVIDING AND INSTALLING OF ACCESSORIES TO BE INSTALLED ON THE ROOF AND FLASHED TO PROVIDE A WATERTIGHT INSTALLATION.

ROOF HATCH: BILCO, TYPE "S-20", 2'-6" X 3'-0", GALVANIZED, BONDED FOR PAINTING.

6. CAULKING & SEALANTS

GENERAL BUILDING APPLICATIONS: FOR JOINTS WHERE MOVEMENT IS ANTICIPATED, USE A.C. HORN HORNFLEX (POLYSULFIDE) ONE COMPONENT SYSTEM IN THE COLOR WHICH MOST CLOSELY MATCHES THE ADJACENT SURFACES. SEALANT TO HAVE A SHORE "A" HARDNESS OF 20 TO 30.

FOR DRY JOINTS BETWEEN DISSIMILAR MATERIALS WHERE LITTLE MOVEMENT IS ANTICIPATED, USE A.C. HORN HORNSEAL ELASTOMERIC CAULK (BUTYL RUBBER) ONE COMPONENT SYSTEM IN THE COLOR WHICH MOST CLOSELY MATCHES ADJACENT SURFACES.

FOR GLAZING AND KITCHEN APPLICATIONS:
GENERAL ELECTRIC SILICONE CONSTRUCTION 1200 SEALANT.

FOR SHEET METAL FLASHING AND COPING:
GENERAL ELECTRIC SILPRUF SILICONE WEATHER PROOFING SEALANT.

THE GENERAL CONTRACTOR SHALL INCLUDE IN THEIR WORK THE FOLLOWING: AFTER ALL EQUIPMENT AND WALL MATERIALS ARE INSTALLED, ALL JOINTS TO WALLS AND BASES SHALL BE SEALED WITH SILICONE SEALANT.

ALL INSIDE VERTICAL CERAMIC TILE CORNERS SHALL RECEIVE A TOOLED BEAD OF SILICONE SEALANT.

DIVISION 7 - CONTINUOUS INSULATION

11. CONTINUOUS INSULATION FOR WALLS

INCLUDES CONTINUOUS INSULATION FOR WALLS: ECOBASECI.
REFERENCES:

A. AAMA 2605 - ANSI/SBCA FS 100-2012 STANDARD REQUIREMENTS FOR WIND PRESSURE RESISTANCE OF FOAM PLASTIC INSULATING SHEATHING USED IN EXTERIOR WALL COVERING ASSEMBLIES.

B. ASTM INTERNATIONAL (ASTM):
1. ASTM C209 - STANDARD TEST METHODS FOR CELLULOSIC FIBER INSULATING BOARD.
2. ASTM D1621 - STANDARD TEST METHOD FOR COMPRESSIVE PROPERTIES OF RIGID CELLULAR PLASTICS.
3. ASTM D1622 - STANDARD TEST METHOD FOR APPARENT DENSITY OF RIGID CELLULAR PLASTICS.
4. ASTM D2126 - STANDARD TEST METHOD FOR RESPONSE OF RIGID CELLULAR PLASTICS TO THERMAL AND HUMID AGING.
5. ASTM E 72 - STANDARD TEST METHODS OF CONDUCTING STRENGTH TESTS OF PANELS FOR BUILDING CONSTRUCTION.
6. ASTM E 84 - STANDARD TEST METHOD FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS.
7. ASTM E 96 - STANDARD TEST METHODS FOR WATER VAPOR TRANSMISSION OF MATERIALS.
8. ASTM E 331 - STANDARD TEST METHOD FOR WATER PENETRATION OF EXTERIOR WINDOWS, SKYLIGHTS, DOORS, AND CURTAIN WALLS BY UNIFORM STATIC AIR PRESSURE DIFFERENCE.
9. ASTM E 564 - STANDARD PRACTICE FOR STATIC LOAD TEST FOR SHEAR RESISTANCE OF FRAMED WALLS FOR BUILDINGS.
10. ASTM E 2126 - STANDARD TEST METHODS FOR CYCLIC (REVERSED) LOAD TEST FOR SHEAR RESISTANCE OF VERTICAL ELEMENTS OF THE LATERAL FORCE RESISTING SYSTEMS FOR BUILDINGS.
11. ASTM E 2178 - STANDARD TEST METHOD FOR AIR PERMEANCE OF BUILDING MATERIALS.
12. ASTM E 2357 - STANDARD TEST METHOD FOR DETERMINING AIR LEAKAGE OF AIR BARRIER ASSEMBLIES.

C. NFPA 285 - STANDARD FIRE TEST METHOD FOR EVALUATION OF FIRE PROPAGATION CHARACTERISTICS OF EXTERIOR NON-LOAD-BEARING WALL ASSEMBLIES CONTAINING COMBUSTIBLE COMPONENTS.

SUBMITTALS: SUBMIT TO PANDA THE FOLLOWING:

A. PRODUCT DATA: MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED, INCLUDING:
1. PREPARATION INSTRUCTIONS AND RECOMMENDATIONS.
2. STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS.
3. INSTALLATION METHODS.

B. SHOP DRAWINGS: SHOW FABRICATION AND INSTALLATION LAYOUTS OF METAL WALL PANELS; DETAILS OF EDGE CONDITIONS, JOINTS, PANEL PROFILES, CORNERS, ANCHORAGES, ATTACHMENT SYSTEM, TRIM, FLASHINGS, CLOSURES, AND ACCESSORIES; AND SPECIAL DETAILS.
1. ACCESSORIES: INCLUDE DETAILS OF ALL INTEGRAL PANEL COMPONENTS AND THEIR INTERFACE WITH ADJACENT MATERIALS.
2. FOR INSTALLED PRODUCTS INDICATED TO COMPLY WITH DESIGN LOADS, INCLUDE STRUCTURAL ANALYSIS DATA SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.

C. VERIFICATION SAMPLES: FOR EACH FINISH PRODUCT SPECIFIED, TWO SAMPLES, MINIMUM SIZE 4 INCHES BY 6 INCHES (102MM X 150 MM).

QUALITY ASSURANCE:

A. MANUFACTURER QUALIFICATIONS: ALL PRIMARY PRODUCTS SPECIFIED IN THIS SECTION WILL BE SUPPLIED BY A SINGLE MANUFACTURER WITH A MINIMUM OF TEN YEARS EXPERIENCE.

B. INSTALLER QUALIFICATIONS: ALL PRODUCTS LISTED IN THIS SECTION ARE TO BE INSTALLED BY A SINGLE INSTALLER WITH A MINIMUM OF FIVE (5) YEARS DEMONSTRATED EXPERIENCE IN INSTALLING PRODUCTS OF THE SAME TYPE AND SCOPE AS SPECIFIED.

DELIVERY, STORAGE, AND HANDLING:

A. STORE AND HANDLE PRODUCTS PER MANUFACTURER'S INSTRUCTIONS UNTIL READY FOR INSTALLATION.

SEQUENCING:

A. ENSURE THAT LOCATING TEMPLATES AND OTHER INFORMATION REQUIRED FOR INSTALLATION OF PRODUCTS OF THIS SECTION ARE FURNISHED TO AFFECTED TRADES IN TIME TO PREVENT INTERRUPTION OF CONSTRUCTION PROGRESS.

B. ENSURE THAT PRODUCTS OF THIS SECTION ARE SUPPLIED TO AFFECTED TRADES IN TIME TO PREVENT INTERRUPTION OF CONSTRUCTION PROGRESS.

PROJECT CONDITIONS:

A. MAINTAIN ENVIRONMENTAL CONDITIONS (TEMPERATURE, HUMIDITY, AND VENTILATION) WITHIN LIMITS RECOMMENDED BY MANUFACTURER FOR OPTIMUM RESULTS. DO NOT INSTALL PRODUCTS UNDER ENVIRONMENTAL CONDITIONS OUTSIDE MANUFACTURER'S RECOMMENDED LIMITS.

WARRANTY:

A. INSULATION WARRANTY: AT PROJECT CLOSEOUT, PROVIDE TO OWNER AN EXECUTED COPY OF THE MANUFACTURER'S STANDARD LIMITED WARRANTY AGAINST MANUFACTURING DEFECT, OUTLINING ITS TERMS, CONDITIONS, AND EXCLUSIONS FROM COVERAGE.

PRODUCTS:

MANUFACTURERS

A. ACCEPTABLE MANUFACTURER: RMAX OPERATING, LLC, WHICH IS LOCATED AT: 13524 WELCH RD.; DALLAS, TX 75244-5227; TOLL FREE TEL: 800-527-0890; TEL: 972-387-4500; FAX: 972-387-4673; EMAIL:MATHEW STEVENS (MSTEVENS@RMAX.COM); WEB:WWW.RMAX.COM
1. RMAX OPERATING, LLC; 13524 WELCH RD., DALLAS, TX 75244. TOLL FREE TEL: 800-527-0890. TEL: 972-387-4500. FAX: 972-387-4673. EMAIL: SPECS@RMAX.COM. WEB:WWW.RMAX.COM.
2. RMAX OPERATING, LLC; 210 LYON DR., FERNLEY, NV 89408. TOLL FREE TEL: 800-762-9462. TEL: 775-575-4849. FAX: 775-575-5035. EMAIL: SPECS@RMAX.COM. WEB:WWW.RMAX.COM.
3. RMAX OPERATING, LLC; 1649 S. BATESVILLE RD., GREER, SC 29650. TOLL FREE TEL: 800-845-4455. TEL: 864-297-1382. FAX: 864-234-7548. EMAIL: SPECS@RMAX.COM. WEB:WWW.RMAX.COM.

A. SUBSTITUTIONS: NOT PERMITTED.

CONTINUOUS INSULATION FOR WALLS

A. **ECOBASECI**: CLOSED-CELL POLYISOCYANURATE (POLYISO) FOAM INSULATION WITH INORGANIC, POLYMER COATED GLASS FIBER MAT FACERS BONDED TO FIRE RETARDANT TREATED PLYWOOD (FRTP)
1. COMPLIANCE:
a. ASTM C1289 TYPE V.
b. ASHRAE 90.1.
c. DRJ TER 1504-04
d. INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
e. IBC SECTION 2603.
f. NFPA 285 SECTION 2603.5.5 OF THE IBC.
g. CALIFORNIA CODE OF REGULATIONS, TITLE 24
h. 1, 2, 3 OR 4 HOUR FIRE RATED ASSEMBLIES AS SHOWN IN THE UL FIRE RESISTANCE DIRECTORY DESIGN NO.: U026, U326, U330, U354, U424, U460,U902, U904, U905, U906, U907, V454, V499
2. DENSITY (NOMINAL) IN ACCORDANCE WITH ASTM D1622: 2.0 PCF.
3. COMPRESSIVE STRENGTH IN ACCORDANCE WITH ASTM D1621: 20 PSI.
4. FLAME SPREAD, CORE IN ACCORDANCE WITH ASTM E84: 75 OR LESS.
5. SMOKE DEVELOPED, CORE IN ACCORDANCE WITH ASTM E84: 450 OR LESS.
6. WATER VAPOR TRANSMISSION IN ACCORDANCE WITH ASTM E96: LESS THAN 1.5 PERMS.
7. WATER ABSORPTION IN ACCORDANCE WITH ASTM C209: LESS THAN 1 PERCENT BY VOLUME.
8. DIMENSIONAL STABILITY IN ACCORDANCE WITH ASTM D2126: LESS THAN 2 PERCENT LINEAR CHANGE.
9. SERVICE TEMPERATURE: -40 DEGREE F TO +250 DEGREE F (-38 DEGREE C TO 121 DEGREE C).
10. PLYWOOD THICKNESS: 5/8 INCH (15.875 MM).
11. INSULATION THICKNESS: 1.5 INCHES (38.1 MM).
a. OVERALL THICKNESS: 2-1/8 INCHES (53.975 MM).
b. THERMAL RESISTANCE (R): 9.7.

EXECUTION:

EXAMINATION

A. DO NOT BEGIN INSTALLATION UNTIL SUBSTRATES HAVE BEEN PROPERLY PREPARED.

B. IF SUBSTRATE PREPARATION IS THE RESPONSIBILITY OF ANOTHER INSTALLER, NOTIFY ARCHITECT OF UNSATISFACTORY PREPARATION BEFORE PROCEEDING.

PREPARATION

A. CLEAN SURFACES THOROUGHLY PRIOR TO INSTALLATION.

B. PREPARE SURFACES USING THE METHODS RECOMMENDED BY THE MANUFACTURER FOR ACHIEVING THE BEST RESULT FOR THE SUBSTRATE UNDER THE PROJECT CONDITIONS.

INSTALLATION, GENERAL

A. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND IN PROPER RELATIONSHIP WITH ADJACENT CONSTRUCTION.

PROTECTION

A. PROTECT INSTALLED PRODUCTS UNTIL COMPLETION OF PROJECT.

B. TOUCH-UP, REPAIR OR REPLACE DAMAGED PRODUCTS BEFORE SUBSTANTIAL COMPLETION.

A. PROTECT INSTALLED PRODUCTS UNTIL COMPLETION OF PROJECT.

B. TOUCH-UP, REPAIR OR REPLACE DAMAGED PRODUCTS BEFORE SUBSTANTIAL COMPLETION.

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REVISIONS:

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	PERMIT SET	05-19-23

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SPECIFICATIONS

PANDA HOME 2600 R3

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DIVISION 8 - DOORS AND WINDOWS

1. QUALITY ASSURANCE

EXTERIOR WINDOW AND DOORS: WINDOWS AND DOORS INSTALLED IN EXTERIOR WALLS SHALL CONFORM TO THE TESTING AND PERFORMANCE REQUIREMENTS OF SECTION 1714.5*. INSTALLATION.

WINDOW AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS. FASTENER SIZE AND SPACING SHALL BE PROVIDED IN SUCH INSTRUCTIONS AND SHALL BE CALCULATED BASED ON MAXIMUM LOADS AND SPACING USED IN THE TESTS*. EXTERIOR WINDOW AND DOOR ASSEMBLIES. THE DESIGN PRESSURE RATING OF EXTERIOR WINDOWS AND DOORS IN BUILDINGS SHALL BE DETERMINED IN ACCORDANCE WITH SECTION 1714.5.1 OR 1714.5.2, EXCEPTION: STRUCTURAL WIND LOAD DESIGN PRESSURES FOR WINDOW UNITS SMALLER THAN THE SIZE TESTED IN ACCORDANCE WITH SECTION 1714.5.1 OR 1714.5.2 SHALL BE PERMITTED TO BE HIGHER THAN THE DESIGN VALUE OF THE TESTED UNIT PROVIDED SUCH HIGHER PRESSURES ARE DETERMINED BY ACCEPTED ENGINEERING ANALYSIS. ALL COMPONENTS OF THE SMALL UNIT SHALL BE THE SAME AS THE TESTED UNIT. WHERE SUCH CALCULATED DESIGN PRESSURES ARE USED, THEY SHALL BE VALIDATED BY AN ADDITIONAL TEST OF THE WINDOW UNIT HAVING THE HIGHEST ALLOWABLE DESIGN PRESSURE.*

EXTERIOR WINDOWS AND GLASS DOORS SHALL BE LABELED AS CONFORMING TO AAMA/NWWDA 101/1.S.2. OR 101/1.S.2/NAFS. THE LABEL SHALL STATE THE NAME OF THE MANUFACTURER, THE APPROVED LABELING AGENCY AND THE PRODUCT DESIGNATION AS SPECIFIED IN AAMA/NWWDA 101/1.S.2 OR 101/1.S.2/NAFS. PRODUCTS TESTED AND LABELED AS CONFORMING TO AAMA/NWWDA 101/1.S.2 OR 101/I.S.2/NAFS SHALL NOT BE SUBJECT TO THE REQUIREMENTS OF SECTIONS 2403.2 AND 2403.3*. EXTERIOR WINDOWS AND DOOR ASSEMBLIES NOT PROVIDED FOR IN SECTION 1714.5.1. EXTERIOR WINDOW AND DOOR ASSEMBLIES SHALL BE TESTED IN ACCORDANCE WITH ASTM E330. EXTERIOR WINDOW AND DOOR ASSEMBLIES CONTAINING GLASS SHALL COMPLY WITH SECTION 2403. THE DESIGN PRESSURE FOR TESTING SHALL BE CALCULATED IN ACCORDANCE WITH CHAPTER 16. EACH ASSEMBLY SHALL BE TESTED FOR 10 SECONDS AT A LOAD EQUAL TO 1.5 TIMES THE DESIGN PRESSURE*.

2. METAL DOORS AND FRAMES

WORK INCLUDED:
FURNISH AND INSTALL METAL DOORS AND DOOR FRAMES AS SHOWN ON THE DRAWINGS AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.

MATERIALS: DOORS AND FRAMES SHALL BE EQUIVALENT TO STEEL CRAFT, LABELED OR NON-LABELED AND SIZE AS INDICATED ON DRAWINGS.

STEEL DOORS SHALL BE FULL-FLUSH DESIGN L-18 (18 GAUGE) REINFORCED FOR FINISH HARDWARE AND WITH BAKED ON PRIME PAINT STEEL FRAMES SHALL BE FURNISHED KNOCKED DOWN, TYPE F-16 (16 GAUGE), MITERED CORNERS SHALL HAVE HEAVY REINFORCEMENTS WITH FOUR TABS FOR SECURING AND INTERLOCKING JAMB TO HEAD, PROPER REINFORCEMENT AND CUT-OUT FOR FINISH HARDWARE. FRAMES SUPPLIED WITH SUITABLE JAMB AND BASE ANCHORS, RUBBER BUMPERS AND PRIME PAINTED.

3. WOOD DOORS

PROVIDE AND INSTALL STANDARD SOLID-CORE, FLUSH WOOD DOORS.
FACE VENEER: REFER TO COLOR AND DOOR SCHEDULES FOR LIST OF DOORS TO RECEIVE SCHEDULED FINISHES.

SOLID CORE: MAT FORMED WOOD PARTICLE BOARD, TYPE 1. DENSITY, CLASS 1, COMMERCIAL STANDARD CS236-66, AS MANUFACTURER, BY U.S. PLYWOOD, GENERAL VENEER OR WEYERHAUSER.

DOORS SHALL BE MANUFACTURED PER MILL WORK STANDARDS OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI) FOR PREMIUM GRADE.

EDGE BANDING:
PAINTED FINISH: MILL OPTION
STAINED FINISH: MATCH FACE VENEER.

CUTOUTS FOR GLAZING OR LOUVERS SHALL HAVE HARDWOOD FRAMES AND STOPS.

ADHESIVES: CONFORM TO CS 35 TYPE II, FOR INTERIOR DOORS AND TYPE I FOR EXTERIOR DOORS.

DOORS TO HAVE METAL LOUVERS AS INDICATED ON THE DRAWINGS SHALL BE 24 GAUGE WITH CHEVRON TYPE BLADES WITH FREE AIR 50% TOTAL AREA AND BE PRIME PAINTED.

PRE-FIT DOORS AT FACTORY WITH CLEARANCES OF 1/8" AT EACH VERTICAL EDGE AND AT TOP, 3/8" AT BOTTOM, AND 1/8" IN 2" BEVEL AT LOCK EDGE, 1/2" CLEARANCE ABOVE FLOOR WITHOUT THRESHOLD, 1/2" ABOVE FLOOR WITH THRESHOLD.

INSTALL DOORS TO COMPLY WITH MANUFACTURER'S INSTRUCTIONS. FIT DOORS TO FRAMES WITH UNIFORM CLEARANCE AND BEVELS. MACHINE DOORS FOR HARDWARE, IF REQUIRED. REFINISH OR REPLACE DOORS DAMAGED DURING INSTALLATION.

4. FINISH HARDWARE

SECURITY NOTES - SWINGING DOORS:
ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN ADDITION, THEY SHALL HAVE 1/4" MINIMUM DIAMETERS STEEL JAMB STUDS WITH 1/4" MINIMUM PROJECTION, UNLESS THE HINGES ARE SHAPED TO PREVENT DOOR REMOVAL IF HINGE PINS ARE REMOVED.

STRIKE PLATES FOR LATCHES AND HOLDING DEVICES FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND WALL FRAMING WITH SCREWS NOT LESS THAN 2-1/2" IN LENGTH.

DEAD BOLTS SHALL CONTAIN HARDENED INSERTS.

STRAIGHT DEAD BOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8"

HOOK SHAPED OR EXPANDING LAG DEAD BOLTS SHALL HAVE A MINIMUM THROW OF 3/4"

CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.

HARDWARE NOTES: REFERENCE HARDWARE SCHEDULE FOR SPECIFICATIONS.

KEYING: ALL CYLINDERS SHALL BE REMOVABLE CORE, MASTER KEYED TO INSTA-KEY SYSTEM. REFER DOOR HARDWARE SCHEDULE

FASTENERS:
PROVIDE ALL HARDWARE WITH ALL NECESSARY SCREWS, AND OTHER FASTENERS OF SUITABLE SIZE AND TYPE TO ANCHOR THE HARDWARE IN POSITION FOR LONG LIFE UNDER HARD USE.

FURNISH ITEMS COMPLETE WITH EXPANSION SHIELDS, TOGGLE BOLTS AND OTHER ANCHORS, IN ACCORDANCE WITH THE MATERIAL TO WHICH THE HARDWARE IS TO BE APPLIED AND THE RECOMMENDATIONS OF THE HARDWARE MANUFACTURER.
FASTENER FINISH SHALL HARMONIZE WITH THE HARDWARE MATERIAL. INSTALL HARDWARE ITEMS IN ACCORDANCE WITH THE SCHEDULE INCLUDED ON THE DRAWINGS, EXCEPT AS SPECIFICALLY REQUIRED TO COMPLY WITH LOCAL CODES AND AS RECOMMENDED BY THE DOOR AND HARDWARE INSTITUTE.

INSTALL HARDWARE IN COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. SET UNITS LEVEL, PLUMB AND TRUE. ADJUST AND CHECK OPERATION OF EVERY UNIT. REPLACE UNITS WHICH CANNOT BE ADJUSTED TO OPERATE FREELY AND SMOOTHLY.

COORDINATE WITH OTHER TRADES TO ASSURE PROPER AND ADEQUATE PROVISION IN THE WORK OF THOSE TRADES FOR INTERFACE WITH THE WORK OF THIS SECTION.

5. INSULATING GLASS UNIT

TEMPERED GLASS SHALL CONFORM WITH CPSC, ANSI, Z97.1, ASTM, FGMA STANDARDS

ENERGY CODE DATA FOR GLASS:
REFERENCE WINDOW SCHEDULE FOR SPECIFICATION.

6. GLAZING

ALL GLAZING SHALL CONFORM TO CONSUMER PRODUCT SAFETY STANDARD 16 CFR, PART 1201.

ALUMINUM STOREFRONT SYSTEM: THE SYSTEM SHALL BE AS NOTED ON THE DRAWINGS AS MANUFACTURED BY: KAWNEER COMPANY, INC., NORTHRUP ARCHITECTURAL SYSTEM.

STORE FRONT SHALL BE STRUCTURALLY REINFORCED, EXTRUDED ALUMINUM FRAMING COMPLETE WITH GLASS, NON-STRETCH HIGH SHORE VINYL AND ANCHORAGE ATTACHMENTS AND SHIMS REQUIRED TO SECURE WINDOW WALLS TO BUILDING STRUCTURAL SYSTEM.

FRAMES: SIZES AS SHOWN ON THE DRAWINGS, COMMERCIAL QUALITY EXTRUDED ALUMINUM (ASTM 8221), COMPLETE WITH MATCHING PROFILE STOPS TO SUIT FRAMES AND OF ADEQUATE SIZE TO PROVIDE SUFFICIENT BITE ON GLASS, AND DRILLED HOLES, DEFLECTOR PLATES AND INTERNAL FLASHING TO ACCOMMODATE INTERNAL WEEP AND DRAINAGE SYSTEM.

REFER TO WINDOW SCHEDULE FOR ANODIZED ALUMINUM FINISH COLOR.

7. DRIVE-THRU WINDOW

PASS THROUGH WINDOW AT DRIVE-THRU WITH LOCK, PRE-GLAZED WITH ALUMINUM FRAME, SEE WINDOW SCHEDULE ON ELEVATION SHEETS FOR MANUFACTURERS AND DETAILED SPECS.

DIVISION 9 - FINISHES

1. GYPSUM WALLBOARD

PROVIDE ALL WORK IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AS REQUIRED HEREIN AND AS SHOWN ON THE DRAWINGS FOR COMPLETE ERECTION AND FINISH OF DRYWALL PARTITIONS.

COMPLY WITH "GYPSUM CONSTRUCTION AND HANDBOOK" BY UNITED STATES GYPSUM CO. AND "RECOMMENDED SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD" BY THE GYPSUM ASSOCIATION FOR ALL INSTALLATION WORK.

FIRE-RATED GYPSUM WALLBOARD, ASTM C63078. USE 4 FEET WIDE SHEETS WITH LONG TAPERED EDGE. THICKNESS SHALL BE 5/8". UNITED STATES GYPSUM CO. SHEET-ROCK W/R FIRE CODE "C" FOR FIRE RATED PANELS. SEAL ALL EXPOSED AND CUT EDGES PER MANUFACTURERS RECOMMENDATIONS.

USE 1/2" MOISTURE RESISTANT GYPSUM BOARD IN AREAS SPECIFIED ON THE PLANS AND AT ALL TILE WORK WITHIN 48" OF WET AREAS. EACH SHEET SHALL BE MARKED BY THE MANUFACTURER INDICATING THE MOISTURE RESISTANT CAPABILITIES OF THE PRODUCT.

INSTALL GYPSUM WALLBOARD WITH LONG DIMENSION PERPENDICULAR TO FRAMING.

INSTALL PER MANUFACTURE'S WRITTEN INSTRUCTIONS.

METAL-STUDS-CHANNEL-TYPE, ROLL FORM 25 GAUGE MIN (UNLESS NOTED OTHERWISE), SIZE AS NOTED ON DRAWINGS.

CARRYING CHANNELS AND HANGING WIRE - 1-1/2" DEEP, 475 LBS PER 1,000 FEET. MINIMUM 8 GAUGE HANGING WIRE AT 48" O.C. EACH WAY.

FURRING CHANNELS - 7/8" HAT SHAPED.

FASTENING: NAILS-NO. 19 GUAGE, 1-3/8" LONG, 15/64" HEAD ANNULAR RING NAIL, 7" ON CENTER AT CEILING, 8" ON CENTER AT WALLS.

SCREWS - METAL SUSPENSION, SYSTEM, TYPE "S-12" BUGLE, SELF-TAPPING, 3/8" MINIMUM PENETRATION IN METAL FRAMING.

METAL EDGES SHALL BE APPLIED AT ALL EXPOSED CORNERS, ENDS, ETC.

ACCESS PANELS: INRYCO/MILCOR, (414) 383-4030; TYPE "M" WITH FLUSH SCREW DRIVE OPERATED LOCKS. IN GYPSUM DRYWALL AND CEILINGS USE PRIME COATED STEEL. IN TILE FINISH WALL AND "FRP" FINISH WALLS USE STAINLESS STEEL FRAMES AND PANELS.

2. CERAMIC TILE

STANDARDS: MORTAR AND GROUT MATERIALS AND INSTALLATION STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) AND STANDARD SPECIFICATION FOR CERAMIC TILE ANSI A137.1 APPLY TO THE WORK, EXCEPT AS OTHERWISE INDICATED.

MATERIALS: REFERENCE TILE SCHEDULE

TRIM SHAPES: SAME MATERIAL, SIZE, COLOR AND TEXTURE AS FIELD TILE UNLESS NOTED OTHERWISE.

EDGE STRIPS: PROVIDE AT EXPOSED EDGE OF TILE MEETING CARPET, WOOD OR RESILIENT FLOORING UNLESS NOTED OTHERWISE REFERENCE DRAWINGS FOR SIZE AND SHAPE.

CLEANING AND PROTECTION: CLEAN TILE IN ACCORDANCE WITH APPLICABLE ANSI STANDARD FOR TYPE OF TILE AND METHOD OF INSTALLATION USED AND MANUFACTURER'S INSTRUCTIONS, APPLY HEAVY KRAFT PAPER OR OTHER HEAVY PROTECTIVE COVERING TO PREVENT SURFACE DAMAGE.

3. LAY-IN CEILING TILE

PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, ETC., REQUIRED TO SUPPLY AND INSTALL ARMSTRONG LAY-IN TILE AND CHICAGO METALLIC SUSPENSION SYSTEM, INCLUDING WIRE HANGERS, MAIN TEE RUNNERS, CROSS TEES, ANGLE MOLDING AND HOLD-DOWN CLIP WHERE REQUIRED. SEE REFLECTED CEILING PLAN AND COLOR LEGEND FOR MANUFACTURER AND TYPE.

SUSPENSION SYSTEM: 01. MAIN TEE RUNNERS SHALL BE INSTALLED AT 48" O.C. HAVING CROSS TEES AT 24" O.C. INCLUDING #425 ACCESSIBLE HOLD-DOWN CLIPS AND PERIMETER WALL MOLDING AT ALL VERTICAL ABUTTING SURFACES.

CONTRACTOR TO PROVIDE 1 CARTON, TEN (10) PIECES MINIMUM AT JOB SITE TO OWNER'S REPRESENTATIVE FOR FUTURE MAINTENANCE.

COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

PAINTING:
WORK INCLUDES SURFACES PREPARATION AND PAINTING OR FINISHING OF ALL INTERIOR SURFACES EXPOSED TO VIEW, THROUGHOUT THE PROJECT. WHERE ITEMS OR SURFACES ARE NOT SPECIFICALLY MENTIONED, PAINT THE SAME AS SIMILAR ADJACENT MATERIALS OR AREAS. THE WORK OF THIS SECTION INCLUDES, BUT IS NOT NECESSARILY LIMITED TO PAINTING OR FINISHING OF ALL INTERIOR DRYWALL SURFACES NOT FINISHED OTHERWISE.

A. MATERIALS:
PROVIDE PRODUCTS EQUAL TO MATERIALS LISTED IN THE FINISH SCHEDULE. NOTE THAT PROPRIETARY NAMES USED TO DESIGNATE COLORS (ON THE DRAWINGS) OR MATERIALS (SCHEDULED HEREIN) ARE NOT INTENDED TO IMPLY THAT PRODUCTS OF NAMED MANUFACTURER ARE REQUIRED TO EXCLUSION OF EQUIVALENT PRODUCTS OF OTHER MANUFACTURERS. PRIOR APPROVAL OF OWNERS REPRESENTATIVE REQUIRED.

B. SURFACE PREPARATION:
CLEAN SURFACES OF DIRT, RUST SCALE, GREASE, MOISTURE OR OTHER CONDITIONS OTHERWISE DETRIMENTAL TO FORMATION OF A DURABLE PAINT FILM. PERFORM PREPARATION AND CLEANING PROCEDURES IN ACCORDANCE WITH PAINT MANUFACTURER'S PRINTED INSTRUCTIONS FOR EACH PARTICULAR SUBSTRATE CONDITION.

GALVANIZED METAL: CLEAN ALL SURFACES THOROUGHLY WITH SOLVENT UNTIL THEY ARE COMPLETELY FREE FROM DIRT, OIL AND GREASE. ALLOW TO DRY THOROUGHLY BEFORE APPLICATION OF PAINT.

REMOVE HARDWARE, ACCESSORIES, PLATES, LIGHTING FIXTURES, AND SIMILAR ITEMS IN PLACE AND NOT TO BE FINISH PAINTED, OR PROVIDE SURFACED APPLIED PROTECTION PRIOR TO SURFACE PREPARATION AND PAINTING OPERATIONS. REMOVE, IF NECESSARY, FOR COMPLETION OF PAINTING OF EACH SPACE OR AREA, REINSTALL REMOVED ITEMS.

C. APPLICATION:
GENERAL: THE FINISHED SURFACE SHALL BE FREE FROM RUNS, SAGS, DROPS, RIDGES, WEAVES, LAPS, BRUSH MARKS AND VARIATIONS IN COLOR, TEXTURE AND FINISH.

COATING PROCESS: SUFFICIENT TIME SHALL ELAPSE BETWEEN SUCCESSIVE COATS TO PERMIT PROPER DRYING.

MIXING AND THINNING: AT TIME OF APPLICATION, PAINT SHALL SHOW NO SIGNS OF HARD SETTLING, EXCESSIVE SKINNING, LIVERING OR OTHER DETERIORATION. PAINT SHALL BE THOROUGHLY STIRRED, STRAINED AND KEPT AT A UNIFORM CONSISTENCY DURING APPLICATION.

STORAGE: THE PAINTER SHALL STORE ALL MATERIALS AND EQUIPMENT IN A ROOM ASSIGNED FOR THAT PURPOSE. PRECAUTIONS SHALL BE TAKEN TO REDUCE FIRE HAZARD AND THE ROOM SHALL BE KEPT CLEAN AND IN GOOD CONDITION.

CLEAN UP: SCHEDULE ALL CLEANING AND PAINTING SO THA" DUST AND OTHER CONTAMINANTS FROM THE CLEANING PROCESS WILL NOT FALL ON WET, NEWLY PAINTED SURFACES. DURING THE PROGRESS OF THE WORK, DO NOT ALLOW THE ACCUMULATION OF EMPTY CONTAINERS OR OTHER EXCESS ITEMS. REMOVE FROM SITE DISCARDED PAINT MATERIALS, RUBBISH, CANS AND RAGS AT END OF EACH WORK DAY. UPON COMPLETION OF PAINTING WORK, CLEAN WINDOW GLASS AND OTHER PAINT SPLATTERED SURFACES. REMOVE SPLATTERED PAINT AND REPAIR DEFACED PAINTED SURFACES AFTER COMPLETION OF WORK OF OTHER TRADES. IF OWNER DEEMS CLEAN-UP IS NOT SATISFACTORY, AN INDEPENDENT CLEANING SERVICE WILL BE BROUGHT IN, AT THE CONTRACTOR'S EXPENSE TO COMPLETE THE CLEAN-UP.

CONTRACTOR SHALL PROVIDE ONE (1) QUART OF UNOPENED PAINT, STAIN AND SEALER OF EACH COLOR AND TYPE USED IN LABELED, COVERED CANS FOR THE OWNER. PLACE IN CARTONS FOR STORAGE.

SEE PAINT SCHEDULE, SHEET G-005. FINAL FINISH IS SUBJECT TO APPROVAL BY OWNER, IF FINISH IS DEEMED UNSATISFACTORY, ANOTHER APPLICATION WILL BE REQUIRED AT THE CONTRACTORS EXPENSE. PROVIDE PAINT AND COATINGS AS LISTED BELOW:

5. EXTERIOR PAINTING

A. METAL
ONE COAT PRIMER
TWO COATS PER SCHEDULE
(NOTE: PRIMER MAY BE ELIMINATED IF ITEM IS FACTORY PRIMED)

B. CEMENT PLASTER:
ONE COAT PRIMER
TWO COATS PER SCHEDULE

C. CONCRETE MASONRY (EXPOSED):
ONE COAT SEALER
TWO COATS MASONRY PAINT PER SCHEDULE

D. SAW-TEXTURED WOOD SURFACE:
ONE COAT STAIN PER SCHEDULE

E. TRASH ENCLOSURE (INSIDE)
ONE COAT CONCRETE BLOCK FILLER
TWO COATS VINYL-ACRYLIC PAINT, COLOR TO MATCH BUILDING

6. INTERIOR PAINTING

A. METAL
ONE COAT PRIMER
TWO COATS PER SCHEDULE
(NOTE: PRIMER MAY BE ELIMINATED IF ITEM IS FACTORY PRIMED)

B. WOOD DOORS (PAINTED):
ONE COAT INTERIOR TRIM PRIMER
TWO COATS PER SCHEDULE

C. SMOOTH FINISH GYPSUM BOARD WALL AND CEILINGS
(GLOSS OR EGGSHELL):
ONE COAT WALL PRIMER
TWO COATS PER SCHEDULE

D. OAK TRIM (SMOOTH WOOD) "LACQUERED"
ONE COAT LACQUER SANDING SEALER
TWO COATS SEMI-GLOSS LACQUER

E. INSIDE THROATS OF AIR CONDITIONING SUPPLY AND RETURN
DUCTS IN PUBLIC AREAS
SPRAY BLACK TO A POINT OUT OF VIEW

7. GENERAL FINISH NOTES

ALL TILE DIMENSIONS ARE DESIGNED TO LAY OUT IN AN EQUAL MANNER. IF TILE MUST BE CUT, THE GROUT LINES SHALL ALIGN WITH ADJACENT TILES OR BE CENTERED AND CUT IN AN OBIVOUS LOCATION. G.C. SHALL COORDINATE THE INSTALLATION OF GYP. BD. WITH TILE DIMENSIONS TO PERMIT EVEN INSTALLATION.

ALL SURFACES TO RECEIVE PAINT FINISH SHALL BE PREPARED TO SHOW NO DEFECTS.
A. APPLY ONE (1) COAT PRIMER-SEALER
B. APPLY TWO (2) COATS FINISH. NO STIPPLE FINISH ON ALL PAINTED SURFACES. SEE SCHEDULE ON PLANS FOR COLOR AND TYPE.

ALL INTERIOR GYP. BD. TO RECEIVE PAINT FINISH SHALL BE TAPED, SEALED AND SANDED TO RECEIVE FINISH. GYP. BD. UNDER FRP OR S.S. SHALL ONLY BE FIRE TAPED AND SANDED. ALL INTERIOR GYP. BD. TO BE TRUE AND LEVEL.

GYP. BD. SHALL EXTEND A MINIMUM OF 6" ABOVE LAY-IN CEILING OR UP TO GYP. BD. CEILING. GYP. BD. ON DEMISING WALLS SHALL EXTEND TO THE STRUCTURE ABOVE UNLESS OTHERWISE NOTED.

ALL FLOORS SHALL BE SMOOTH AND LEVEL WITHOUT DEPRESSED OR RAISED AREAS, EXCEPT PROVISION SHALL BE MADE TO HAVE SMOOTH, EVEN SLOPE TO FLOOR DRAINS. THE SURFACE SHALL BE ACCEPTABLE TO RECEIVE FINISH.

VERIFY AND COORDINATE THE LOCATION OF ALL WALL OR CEILING ACCESS PANELS WITH THE OWNER'S PROJECT MANAGER.

PROVIDE METAL CORNER BEAD, TRIM AND CASING FOR ALL EDGES AND CORNERS OF GYP. BD. SURFACES ON PAINTED WALLS. CLEAN GYP. BD. CORNERS WITHOUT METAL CORNER BEADS SHALL BE UNDER FRP, TILE, OR S.S.

PROVIDE STIFFENERS, BRACING, BACK-UP PLATES, ETC. AS REQUIRED AT STUD WALLS FOR SUPPORT OF FIXTURES AND OTHER EQUIPMENT.

ALL EXISTING SURFACES SHALL BE INSPECTED AND ALL NECESSARY PREPARATORY WORK SHALL BE DONE IN ORDER TO RECEIVE NEW FINISHES.

BEFORE PAINTING OR FINISHING WORK IS TO BEGIN, ARRANGEMENTS SHALL BE MADE FOR PROPER VENTILATION AND LIGHTING IN ALL AREAS.

ALL FLOOR MATERIAL CHANGES SHALL OCCUR AT DOOR CENTERLINE UNLESS OTHERWISE NOTED.

FLOOR MATERIALS SPECIFIED ON THE FINISH SCHEDULE SHALL EXTEND UNDER ALL EQUIPMENT AND COUNTER AREAS.

FLOOR CONTRACTOR SHALL SUBMIT TO OWNER THREE COPIES OF MANUFACTURER'S MAINTENANCE MANUALS FOR THE FLOOR MATERIAL INSTALLED.

ALL TILE SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE HANDBOOK FOR CERAMIC TILE INSTALLATION OF THE TILE COUNCIL OF AMERICA (CURRENT EDITION).

ALL INTERIOR FINISHES SHALL COMPLY WITH APPLICABLE LOCAL CODES AND REGULATIONS.

EACH SUBCONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ADEQUATE SURFACE CONDITIONS EXIST FOR THEIR WORK. IF ADEQUATE SURFACE CONDITIONS DO NOT EXIST THE SUBCONTRACTOR SHALL NOT PERFORM THEIR WORK UNTIL THE CONDITION IS CORRECTED.

CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS.

DIVISION 10 - SPECIALTIES

1. PORTABLE FIRE EXTINGUISHERS

PROVIDE CLASS ABC, 10 LB. DRY CHEMICAL OR AS REQUIRED BY FIRE CODES. MINIMUM (ONE) FURNISHED BY G.C. AT START OF CONSTRUCTION.

2. WALL VENT

GALVANIZED STEEL FRAME AND 45 DEG. BLADES, INSECT SCREEN, PRIME COATED. SEE DRAWINGS FOR SIZE.

3. SOFFIT VENT

FRY REGLET "CLEAR FINISH EIFS SOFFIT VENT" 3" W X 1/2"D.

4. TOILET ROOM ACCESSORIES

SEE ARCHITECTURAL DRAWINGS FOR TOILET ROOM ACCESSORIES SCHEDULE.

DIVISION 11 - EQUIPMENT

1. FOOD SERVICE EQUIPMENT

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THIS WORK AND FOR ASSEMBLIES AND HOOK-UP OF FOOD SERVICE EQUIPMENT PROVIDED BY OTHERS. SUCH AS, BUT NOT LIMITED TO, WALK-IN COOLER, WALK-IN FREEZER AND COMPLETE HOT WELLS SERVICE COUNTER ASSEMBLIES.

2. RELATED WORK DESCRIBED ELSEWHERE

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR WORK OF SECTION "PLUMBING" INCLUDES SETTING OF FAUCETS AND CONNECTIONS TO SERVICES, INTERCONNECTIONS OF EQUIPMENT, FLOOR DRAINS IN THE VICINITY OF INDIRECT DRAIN OUTLETS, FAUCETS AND TRIM.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRIC WORK INCLUDES ALL LINE SWITCHES, SAFETY CUT-OUTS, CONTROL PANELS, FUSE BOXES AND OTHER CONTROLS, ELECTRICAL RECEPTACLES, FITTINGS AND CONNECTIONS, EXCEPT AS OTHERWISE SPECIFIED IN SECTION "ELECTRICAL". ELECTRICAL CONTRACTOR SHALL MAKE FINAL CONNECTIONS TO BUILDING FROM ALL JUNCTION BOXES.

3. AS-BUILT DRAWINGS

GENERAL CONTRACTOR SHALL KEEP AN ACCURATE DIMENSIONED RECORD ON REPRODUCIBLE TRANSPARENCIES OF AS-BUILT LOCATIONS, AND OF WORK WHICH IS INSTALLED DIFFERENTLY FROM THAT SHOWN.

4. LOCATIONS AND ACCESSIBILITY

CONTRACTOR SHALL FULLY INFORM HIMSELF REGARDING PECULIARITIES AND LIMITATIONS OF SPACES AVAILABLE FOR INSTALLATION OF WORK AND MATERIALS FURNISHED AND INSTALLED UNDER THIS DIVISION. DRAWINGS INDICATE LOCATION AND ARRANGEMENT OF CONDUIT, EQUIPMENT AND OTHER ITEMS AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. WORK SPECIFIED AND NOT CLEARLY DEFINED BY DRAWINGS SHALL BE INSTALLED AND ARRANGED IN A MANNER SATISFACTORY TO PANDA PM. IN EVENT CHANGES IN INDICATED LOCATIONS AND ARRANGEMENTS ARE DEEMED NECESSARY BY PANDA PM, THEY SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL CHARGES PROVIDED THAT THE CHANGES ARE ORDERED BEFORE THE WORK IS INSTALLED AND NO EXTRA MATERIALS OR LABOR ARE REQUIRED.

5. CLEANING OF EQUIPMENT, MATERIALS AND PREMISES

CLEAN EQUIPMENT AND MATERIALS THOROUGHLY. LEAVE SURFACES TO BE PAINTED SMOOTH AND CLEAN, READY FOR PAINTERS. CLEAN ENTIRE PREMISES OF UNUSED MATERIALS, RUBBISH, DEBRIS AND DIRT CREATED BY WORK UNDER THIS DIVISION.

6. OPERATION AND MAINTENANCE INSTRUCTIONS

FULLY INSTRUCT AND DEMONSTRATE TO THE OWNER'S OPERATING PERSONNEL THE PERFORMANCE, OPERATION AND MAINTENANCE OF EQUIPMENT. THE TIME ALLOWED FOR SAID INSTRUCTION SHALL BE ALLOWED FOR EACH CONTRACTOR AS PART OF THESE CONTRACT DOCUMENTS.

7. TESTING AND ADJUSTMENT

UPON COMPLETION OF ELECTRICAL WORK, ADJUST AND TEST CIRCUITS, OUTLETS, SWITCHES, LIGHTS, MOTORS AND TIME CLOCKS TO INSURE PROPER OPERATION OF ELECTRICAL EQUIPMENT. CHECK SERVICE VOLTAGES UNDER MAXIMUM LOAD. ITEMS, FIXTURES AND PARTS IN NEED OF CORRECTION AND DISCOVERED DURING SUCH TESTING SHALL BE IMMEDIATELY REPAIRED OR REPLACED WITH NEW EQUIPMENT, AND THAT PART OF THE SYSTEM SHALL BE RETESTED. SUCH REPLACEMENT OR REPAIR SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.

DIVISION 12 - FURNISHINGS

1. NOT USED

DIVISION 13 -SPECIAL CONSTRUCTION

1. NOT USED

DIVISION 14 - CONVEYING SYSTEM

1. NOT USED

DIVISION 15 - MECHANICAL

1. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR SPECIFICATIONS

DIVISION 16 - ELECTRICAL

1. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL SPECIFICATIONS

FIRE PREVENTION NOTES

1. ALL WORK SHALL COMPLY WITH THE VERSION OF THE INTERNATIONAL FIRE CODE AS AMENDED AND ADOPTED BY THE LOCAL AGENCIES HAVING AUTHORITY.

2. THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS (NUMBER AND TYPE) AS SHOWN ON THE DRAWINGS AND REQUIRED BY LOCAL JURISDICTIONS. COORDINATE EXACT LOCATIONS WITH PANDA EXPRESS'S REPRESENTATIVE.

3. PROVIDE ONE PORTABLE FIRE EXTINGUISHER WHICH HAS A CLASSIFICATION OF NOT LESS THAN K TYPE FOR KITCHEN (U.F.C. SEC. 10.303) LOCATION TO BE APPROVED BY THE LOCAL AUTHORITIES PRIOR TO INS

THESE DRAWING AND PLANS, ANY REPRODUCTION THEREOF, AND ANY CAD OR ELECTRONIC FILE OF THESE DRAWINGS AND PLANS, (HEREINAFTER PLANS") ARE THE SOLE AND EXCLUSIVE PROPRIETARY PROPERTY OF BDG ARCHITECTS, INA (BDG ARCHITECTS") WHETHER OR NOT THE PLANS HAVE BEEN FILED FOR COPYRIGHT PROTECTION. THE PLANS SHALL NOT BE REPRODUCED, PUBLISHED, MODIFIED OR USED IN ANY WAY, WITHOUT THE EXPRESS WRITTEN PERMISSION OF BDG ARCHITECTS, AND ANY UNAUTHORIZED USE OF THE PLANS IS STRICTLY PROHIBITED. THE PLANS SHALL NOT BE LOANED, SOLD, OR OTHERWISE TRANSFERRED WITHOUT THE EXPRESS WRITTEN PERMISSION OF BDG ARCHITECTS. THE PLANS ARE DESIGNED AS AN INTEGRATED SET OF DOCUMENTS AND ARE INTERDEPENDENT. THE PLANS ARE NOT TO BE SCALED. THE PLANS ARE NOT COMPLETE WITHOUT THE INCLUSION OF ALL PLANS, SPECIFICATIONS, AND OTHER DOCUMENTS. THE PLANS MAY NOT BE USED FOR ANY PURPOSE NOT SPECIFICALLY AGREED TO IN WRITING BY BDG ARCHITECTS. 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EXTERIOR FINISH SCHEDULE

INSTALLED AND FURNISHED BY, G.C. UNLESS NOTED OTHERWISE

03-04-22

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
PT-1	SHERWIN WILLIAMS		SW 7069 IRON ORE	-	BUILDING COPING
BR-1	CHEROKEE BRICK	OLD ATLANTA	MEDIUM	-	-
BR-2	ACME BRICK	RIDGEMAR	LIGHT	PEP031	-
MTL-1	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"		CAP FLASHING
MTL-2	PANDA VENDOR	ALLEN INDUSTRIES	PMS BLACK-7C	SATIN FINISH	CANOPY W/LED W/ DOWN LIGHT AROUND BUILDING
				-	

TILE SCHEDULE

INSTALLED AND FURNISHED BY, G.C. UNLESS NOTED OTHERWISE

03-04-22

NO.	MANUFACTURER	DESCRIPTION	COLOR	FINISH	JOINT	GROUT	REMARK
T-108	CMC AGGREGATE DOUG SALATINO 518-713-5371	12" X 24" X 3/8"	-	-	1 / 8"	G-111	RESTROOM WALL
T-111	DALTILE	6" X 36" X 3/8" 9" X 36" X 3/8"	FOREST PARK - SUMMERTREE FP95	MATTE	1/8"	G-115	RR VESTIBULE & DINING ROOM WALLS CONTACT: NATIONAL ACCOUNT SUPPORT DESK 877.556.5726 (national.accounts@daltile.com)
T-124	CMC DOUG SALATINO 518-713-5371	24" X 24"	MARQUISETTE CALACATTA BLACK	MATTE	1/8"	G-116	DINING WAINSCOT
T-200	CMC DOUG SALATINO 518-713-5371	24" X 24"	BRAVADA GREIGE	MATTE	1/8"	G-96	DINING & RESTROOM FLOOR
T-321	DALTILE	13.562" SQUARE REVALIA BASE REMIX-FAN	FELICITY WHITE	GLOSSY	1/8"	G-114	BEVERAGE COUNTER BACKSPLASH AND SERVICE COUNTER
T-403	DALTILE	1" X 12"	SAHARA	MATTE	1/8"	G-107	DINING ROOM FEATURE AREA
S1	SILIKAL	QUARTZ BLEND #4	-	PLAIN	-	-	KITCHEN, SERVICE FLOOR CONTACT:MARK FELDMAN 770-830-1404 (mfeldman@silikalamerica.com) JOHN COTHRAN 888-830-1404 (jcothran@silikalamerica.com)
S2	SILIKAL	QUARTZ BLEND #4	-	ABRASIVE	-	-	

GROUT	MANUFACTURER	DESCRIPTION	MFG.	COLOR	FINISH	REMARK
G-96	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	11	SAHARA BEIGE	ULTRACOLOR PLUS FA 1/8"	DINING & RESTROOM FLOOR APPLY GROUT SEALER
G-107	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	107	IRON	ULTRACOLOR PLUS FA 1/8"	DINNING ROOM FLOOR APPLY GROUT SEALER
G-111	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	19	PEARL GREY	ULTRACOLOR PLUS FA 1/8"	RESTROOM , DINING APPLY GROUT SEALER
G-113	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	07	CHOCOLATE	ULTRACOLOR PLUS FA 1/8"	APPLY GROUT SEALER
G-114	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	19	PEARL GREY	ULTRACOLOR PLUS FA 1/8"	BEVERAGE COUNTER BACKSPLASH APPLY GROUT SEALER
G-115	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	42	MOCHA	ULTRACOLOR PLUS FA 1/8"	APPLY GROUT SEALER
G-116	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	10	BLACK	ULTRACOLOR PLUS FA 1/8"	DINING WAINSCOT APPLY GROUT SEALER

* REFER A-200 EXTERIOR FINISH SCHEDULE FOR EXTERIOR DECORATIVE TILE

* SCHLUTER SYSTEM ALUMINUM TRIM:

COVE TILE TRIM: INSTALLED AT RESTROOM, SERVICE COUNTER, AND DRINK STATION
(TR100) SCHLUTER SYSTEMS DILEX-AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-OUTSIDE CORNER CONNECTOR PIECE: DILEX-AHK-E90/AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-INSIDE CORNER CONNECTOR PIECE: DILEX-AHK-I90/AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-END CAP PIECE: DILEX-AHK-E/AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)

EDGE TILE TRIM:
(TR101) SCHLUTER SYSTEMS RONDEC-RO125 AMGB (BRUSHED BRASS ANODIZED ALUMINUM)
-OUTSIDE CORNER CONNECTOR PIECE: RONDEC-EV/RO125 AMGB (BRUSHED BRASS ANODIZED ALUMINUM)
-INSIDE CORNER CONNECTOR PIECE: RONDEC-I2L/RO125 AMGB (BRUSHED BRASS ANODIZED ALUMINUM)

EDGE TILE TRIM: INSTALLED AT SERVICE COUNTER TOE KICK
(TR103) SCHLUTER SYSTEMS JOLLY-A 80 AMGB (BRUSHED BRASS ANODIZED ALUMINUM)
-OUTSIDE EDGE PROTECTION PIECE

EDGE TILE TRIM: INSTALLED AT FLOOR INLAY
(TR104) SCHLUTER SYSTEMS SHIENE-R/M 125 (SATIN BRASS ANODIZED ALUMINUM)

* EPOXY GROUT BY MAPEI, KERAPOXY IEG, 100% SOLIDS INDUSTRIAL GRADE:
AREAS: UNDER HOOD AND 36 " IN FRONT OF COOKING LINE, 3 COMPARTMENT SINK AND MOP SINK AREA

SEE MANUFACTURER'S SPECIFICATION, DETAILS AND GUIDE FOR PREPARATION, MIXING, GROUTING AND CLEANING INSTRUCTION

NOTE: SEE INTERIOR SHEETS FOR WALL/ BASE TILE LOCATIONS AND SPECIFICATIONS

TOILET ACCESSORY SCHEDULE

NO	DESCRIPTION
RG42	BOBRICK GRAB BAR, 42" LONG B-6806 1 1/2" , SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RG48	BOBRICK GRAB BAR, 48" LONG B-6806 1 1/2" SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RG18	BOBRICK GRAB BAR, 18" LONG B-6806 1 1/2" SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RM	BOBRICK CHANNEL FRAME MIRROR B-165 (1836) 18"X36" STAINLESS STEEL CHANNEL FRAME FURNISHED BY LOCKNET, INSTALLED BY G.C. MOUNT 40" MAX. TO BOTTOM OF REFLECTING SURFACE
RS	SOAP DISPENSER (BY VENDOR)
RMS	BOBRICK SEAT COVER DISPENSER B-221 STAINLESS STEEL, SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
RTR	BOBRICK SURFACE MOUNTED TRASH RECEPTACLE MODEL # B-277; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RHD	PAPER TOWEL DISPENSER FURNISHED BY PANDA EXPRESS, INSTALLED BY G.C.
RMT	BOBRICK MUTI-ROLL TOILET TISSUE DISPENSER B-2888 STAINLESS STEEL, SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
RT	AMERICAN STANDARD CADET RIGHT HEIGHT ELONGATED TOILET 2467.016 TLT, 4142.600 TANK, AMERICAN STANDARD #5321.110 SEAT, COLOR: WHITE. TRIP TO BE ON OPEN SIDE. FURNISHED AND INSTALLED BY G.C.
RL	ZURN WALL HUNG LAVATORY Z5344, 20" X 18" VITREOUS CHINA, WITH 4" CENTER FAUCET HOLES & ZURN Z-1231 CONCEALED ARM CARRIER FURNISHED AND INSTALLED BY G.C.
RD	BOBRICK RECESSED SANITARY NAPKIN DISPOSAL B-3513 STAINLESS STEEL, SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
RH	BOBRICK SURFACE-MOUNTED CLOTHES HOOK AND BUMPER B-233 SOLID ALUMINUM CASTING, MATTE FINISH, INSIDE OF RESTROOM DOORS FURNISHED BY LOCKNET, INSTALLED BY G.C.

* INSULATE ALL PIPES (TRAP & HOT WATER) AT ACCESSIBLE LAVATORIES.

LIGHTING FIXTURE SCHEDULE

PROVIDED FOR INFORMATION ONLY.
VERIFY AND INSTALL PER ELECTRICAL DRAWING

03-04-22

ITEM	SYMBOL	DESCRIPTION	QTY.	MFR. & CAT. NO.	REMARK
INTERIOR LIGHTING ITEM					
L1	L1	T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.	13	LSI FIXTURE: SFP24-LED-FS-UNV-DIM	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC
L1B	L1B	T-BAR CEILING RECESSED MOUNTED LED LIGHTING EMERGENCY FIXTURE, 2' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.	0	LSI FIXTURE: SFP22-LED-FS-DIM	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC
L1C	L1C	T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 1' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.	0	LSI FIXTURE: SFP14-LED-FS-UNV-DIM	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC
L1EM	L1EM	T-BAR CEILING RECESSED MOUNTED LED LIGHTING EMERGENCY FIXTURE, 2' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.	4	LSI FIXTURE: SFP24-LED-FS-UNV-DIM-EM	EMERGENCY KITCHEN CEILING LIGHTS FURNISHED BY OWNER INSTALLED BY GC
L4HO	L4HO	UNIVERSAL MOUNT EXIT SIGN, LED LIGHTED, 120/277V WITH BATTERY PACK, 2 FACE, GREEN LETTER	4	EXITRONIX GVEX-U-BP-WB-BL-R6	EXIT SIGN FURNISHED BY OWNER, INSTALLED BY GC
L6A	L6A	HOOD LIGHT	12	FURNISHED & INSTALLED BY EQUIPMENT SUPPLIER	LIGHTS SUPPLIED & PRE-WIRED BY HOOD VENDOR. ELECTRIC CONTRACTOR TO CONNECT MAIN WIRES TO SHUNT TRIP BREAKER AND HOOD CONTROL PANEL
L6B	L6B	WALK-IN COOLER FLUORESCENT LIGHT, 120 V 48"	3	KASON FIXTURE: # 1810LX4000	FURNISHED BY WIC VENDOR, G.R.E. , INSTALLED BY GC
L19	L19	DOWN LIGHT, RECESSED IN CEILING	27	ELITE HOUSING: LD6IC-AT ELITE TRIM: RL631-950L-DIMTR-120-30K-90-RL631-RT-SN-SN	FURNISHED BY OWNER, INSTALLED BY GC
L19	L19B	DOWN LIGHT, RECESSED IN CEILING "B" SHALL DESIGNATE BLACK TRIM	9	ELITE HOUSING: LD6IC-AT ELITE TRIM: RL631-950L-DIMTR-120-30K-90-RL631-RT-MB-BK	FURNISHED BY OWNER, INSTALLED BY GC
L19EM	L19EM	EMERGENCY DOWN LIGHT, RECESSED IN CEILING	6	ELITE HOUSING: LD6IC-AT ELITE TRIM: RL631-950L-DIMTR-120-30K-90-RL631-RT-SN-SN	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-12-LC-V1 FURNISHED BY OWNER INSTALLED BY GC
L20	L20W	4" ADJUSTABLE MR16 DOWN LIGHT, RECESSED IN CEILING "W" SHALL DESIGNATE WHITE TRIM	3	ELITE HOUSING: BL4-50-M-120-AT-W ELITE TRIM: B1406-WH	FURNISHED BY OWNER, INSTALLED BY GC
L20	L20B	4" ADJUSTABLE MR16 DOWN LIGHT, RECESSED IN CEILING "B" SHALL DESIGNATE BLACK TRIM	8	ELITE HOUSING: BL4-50-M-120-AT-W ELITE TRIM: B1406-BK	FURNISHED BY OWNER, INSTALLED BY GC
L47		BRONZE SWOOP LIGHT	5	FIXTURE - TBD	DINING AREA - FURNISHED BY OWNER, INSTALLED BY GC
L46	L46	22.5" DIA. PENDANT	3	KAI PENDANT 2 BULB: LED EDISON LAMP.1173467	FURNISHED BY OWNER, INSTALLED BY GC
L100	L100	MICRO INVERTER	1	ISOLITE #IMI 125	FURNISHED BY OWNER, INSTALLED BY GC
	S	SPEAKER		-	FURNISHED BY MUSIC VENDOR, INSTALLED BY MUSIC VENDOR

NIGHT LIGHTING REQUIREMENTS: "NL" DESIGNATION INDICATED NIGHT LIGHT ON UNSWITCHED CIRCUIT.
1. ONE NL BY SERVICE COUNTER, POS / CASHIER
2. ONE NL BY POS / CASHIER AT DRIVE THRU STATION IF APPLICABLE
3. ONE NL BY EACH EXIT DOORS IN DINNING ROOM & BACK OF HOUSE

ITEM	SYMBOL	DESCRIPTION	QTY.	MFR. & CAT. NO.	REMARK
EXTERIOR LIGHTING					
L40	L40	LINEAR LIGHT AT EXTERIOR STORAGE ROOM	1	COOPER MX-4VT2-LD4-6-DR-UNV-L840-CD1-WL-U	FURNISHED BY OWNER, INSTALLED BY GC
L85		WALL MOUNTED OVER SERVICE DOOR FIXTURE	1	HOWARD: VL305 30W LED, BRONZE	OVER EXTERIOR SERVICE DOOR. REFER ELEVATIONS FOR HEIGHT FURNISHED BY OWNER, INSTALLED BY GC
L86		NAVILITE EMERGENCY LIGHT	4	EXITRONIX MLED1-G-WP	OVER EXTERIOR ENTRANCE & SERVICE DOORS. REFER ELEVATIONS FOR HEIGHT. FURNISHED BY OWNER, INSTALLED BY GC
L86 AEM		EXTERIOR RECESS EMERGENCY LIGHT	1	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING WET LOCATION: RL607-14W-120-FL-30K-SN-SN -WET LOCATION	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-12-LC-V1 FURNISHED BY OWNER INSTALLED BY GC
L90		DECORATIVE LED WALL SCONCE	2	HINKLEY LIGHTING, ATLANTIS; BRONZE; 1649BZ-LED	AT PORTAL OF ENTRY DOOR. REFER ELEVATIONS FOR HEIGHT FURNISHED BY OWNER, INSTALLED BY GC
L91		DECORATIVE LED WALL SCONCE	4	HINKLEY LIGHTING, SILO; BRONZE; 13594AZ-LL; LED	ALONG REAR EIFS BAND FURNISHED BY OWNER, INSTALLED BY GC
L92		WALL MOUNTED OVER SERVICE DOOR FIXTURE	1	LITHONIA LIGHTING WPX1 LED P2 40K MVOLT DDBXD M4	OVER DRIVE THRU AREA SERVICE DOOR FURNISHED BY OWNER, INSTALLED BY GC
L97		LED MOTION SECURITY FLOODLIGHT	3	LITHONIA LIGHTING OLF 2RH 40K 120V MO BZ	INTERIOR LIGHT SENSOR TO BE WALL MOUNTED AT +142" FURNISHED BY OWNER, INSTALLED BY GC

CEILING SCHEDULE

INSTALLED AND FURNISHED BY, G.C. UNLESS NOTED OTHERWISE

NO	MANUFACTURER	DESCRIPTION	MATERIAL	FINISH
C1	ARMSTRONG	2' X 2' SUSPENDED T-BAR GRID CEILING SYSTEM	OPTIMA 9/16" SQUARE TEGULAR ITEM # 3251	SUSPENSION SYSTEM: 9/16" SUPRAFINE; COLOR: BLIZZARD WHITE CONTACT: SHERRY BRUNT (1-800-442-4212)
C2	USG	2' X 4' SUSPENDED T-BAR GRID CEILING SYSTEM	"VINYL ROCK" VINYL CLAD GYP. BD PANELS	SMOOTH AND WASHABLE WHITE
C3	GOLD BOND	MONOLITHIC CEILING ON METAL FRAMING	5/8" GYP. BD.	SMOOTH PAINT - WHITE AND WASHABLE

SEE SHEET A-103 FOR PAINT SCHEDULE

WINDOW SCHEDULE

INSTALLED AND FURNISHED BY, G.C. UNLESS NOTED OTHERWISE

SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS
A	(2) 7'-0" LIN. FEET	6'-8"	1" INSULATED GLASS	BLACK ANOD. ALUMINUM STOREFRONT	KAWNEER CURTAIN WALL 1620 SYSTEM WITH 1" INSULATED GLAZING, IN 4.5" X 2.5 " IN ANODIZED ALUMINUM FRAME WITH CUSTOM COVER PRESSURE PLATES: EXTRUSION # 804-398 AT TRIM AND 804-399 AT MULLIONS.
B	15'-0" LIN. FEET	6'-8"	1" INSULATED GLASS	BLACK ANOD. ALUMINUM STOREFRONT	KAWNEER CURTAIN WALL 1620 SYSTEM WITH 1" INSULATED GLAZING, IN 4.5" X 2.5 " IN ANODIZED ALUMINUM FRAME WITH CUSTOM COVER PRESSURE PLATES: EXTRUSION # 804-398 AT TRIM AND 804-399 AT MULLIONS.
C	10'-8"	10'-0"	1" INSULATED GLASS	BLACK ANOD. ALUMINUM STOREFRONT	KAWNEER CURTAIN WALL 1620 SYSTEM WITH 1" INSULATED GLAZING, IN 6" X 2.5 " IN ANODIZED ALUMINUM FRAME WITH CUSTOM COVER PRESSURE PLATES: EXTRUSION # 804-398 AT TRIM AND 804-399 AT MULLIONS. MOON GATE TO CONNECT WITH KAWNEER ATTACHMENT BRACKET 834-745.
D	5'-4"	10'-0"	1" INSULATED GLASS	BLACK ALUMINUM STOREFRONT	KAWNEER CURTAIN WALL 1620 SYSTEM WITH 1" INSULATED GLAZING, IN 6" X 2.5 " IN ANODIZED ALUMINUM FRAME WITH CUSTOM COVER PRESSURE PLATES: EXTRUSION # 804-398 AT TRIM AND 804-399 AT MULLIONS. MOON GATE TO CONNECT WITH KAWNEER ATTACHMENT BRACKET 834-745.
E	7'-0"	5'-0"	TEMPERED GLASS	BLACK ANODIZED ALUMINUM	QUIK-SERV (NON-HEATED AIR CURTAIN OR HEATED AIR CURTAIN), ROUGH OPENING 83" X 60" SEE ADDITIONAL NOTE # 5. CONTACT: WADE ARNOLD, 800-388-8307
F	4'-0"	8'-0"	1" INSULATED GLASS	BLACK ALUMINUM STOREFRONT	KAWNEER CURTAIN WALL 1620 SYSTEM WITH 1" INSULATED GLAZING, IN 6" X 2.5 " IN ANODIZED ALUMINUM FRAME WITH CUSTOM COVER PRESSURE PLATES: EXTRUSION # 804-398 AT TRIM AND 804-399 AT MULLIONS.

NOTES
1. INSULATING GLASS SOLARBAN 60 (2) SOLARGRAY (OUTDOOR LITE) + CLEAR (INDOOR LITE) LOW E: WINTER U=0.29 SHGC: 0.25 VIS TRANS: 35%
2. DOORS: FULL GLAZED DOORS W/10" KICK BASE, ANODIZED ALUM FINISH. REFER HARDWARE SCHEDULE.
3. WINDOW DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. G.C. TO VERIFY ACTUAL WINDOW DIMENSIONS PRIOR TO FABRICATION INSTALLATION.
4. GLASS FACADE AND ENTRY DOORS TO BE DESIGNED, DETAILED, FACTORY FABRICATED AND SITE ASSEMBLED AND ERECTED.
5. MANUFACTURER: QUIK-SERV, MODEL SST-4860E WITH THRU-BEAM PHOTO-ELECTRIC BAR. REGIONAL APPLICATION WITH CF-25 NON HEATED AIR CURTAIN OR CHF-25 HEATED AIR CURTAIN. TYPE OF AIR CURTAIN LISTED ON WINDOW SCHEDULE. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER 0F BUILDING CODE. TEMPERED GLASS
6. (T)

FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALL	CEILING
100 DINING ROOM	T200 24" X 24" TILE T402 INLAY	T111 TILE SIZE: REF. SCHEDULE T200 TILE SIZE: REF. SCHEDULE T124 FULL TILE	P101, P104 PAINT T111, T124 TILE G-1 WALL COVERING	C1 2' X 2' ARMSTRONG, OPTIMA C3 GYP BOARD W/ PAINT P103
101 SERVING AREA	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	T111 HAND SINK WALL TILE WP1 FRP PANEL	C3 GYP BOARD W/ SMOOTH WASHABLE PAINT
102 DRIVE-THRU STATION	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
103 KITCHEN	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP3 S.S. BEHIND COOK LINE WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
104 KITCHEN PREP.	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
105 WALK-IN COOLER	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S.S. / ALUMINUM WITH 3/8" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
105A WALK-IN FREEZER	GALVANIZED STAINLESS STEEL S1 SILIKAL UNDER WIF SUBFLOOR	S.S. / ALUMINUM WITH 3/8" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
106 MEN'S ROOM	T200 24" X 24" TILE	T108 FULL TILE SCHLUTER	T108 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
107 WOMEN'S ROOM	T200 24" X 24" TILE	T108 FULL TILE SCHLUTER	T108 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
108 VESTIBULE	T200 24" X 24" TILE	T124 FULL TILE	P104 PAINT T124 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
109 NOT USED	-	-	-	-
110 EXTERIOR STORAGE	SEALED CONCRETE, SMOOTH FINISH	-	WP1 FRP PANEL	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT

DOOR & HARDWARE SCHEDULE

INSTALLED AND FURNISHED BY, G.C. UNLESS NOTED OTHERWISE

CONTRACTOR TO PURCHASE DOOR HARDWARE & FRAME DIRECTLY FROM PANDA'S NATIONAL ACCOUNT SUPPLIER. SUPPLIER TO PROVIDE ALL STOREFRONT DOOR HARDWARE, P-LAM DOORS & FRAMES AND HM DOORS & FRAMES

CONTACT FOR QUOTING, ORDERING & LOGISTICS
APRIL WALDREN, PROJECT MANAGER
800-887-4307 EXT. 350 PHONE
AprilW@locknet.com, panda@locknet.com

CONTACT FOR GENERAL ACCOUNT NEEDS
ANGIE HAINES, ACCOUNT MANAGER
800-887-4307 EXT. 145 PHONE / 859-509-4031 MOBILE
AngieH@locknet.com, panda@locknet.com

ADDITIONAL CONTACTS:
THOMAS DOWNS, SALES MANAGER; ThomasD@locknet.com; 800-887-4307 x116
EDDIE ANDUEZA, DIR. ARCH. DOOR & HRDWR SOL.; eddiea@locknet.com; 859-432-2289

NOTE!!!
CONTRACTOR HAS THE OPTION TO PURCHASE STOREFRONT HARDWARE FROM OTHER SOURCE, PROVIDED THE HARDWARE IS PER SPECS, NO SUBSTITUTIONS ALLOWED. STOREFRONT HARDWARE SPECS ARE PROVIDED IN THE PROJECT BID PACKAGE. COORDINATE WITH PANDA PROJECT MANAGER LISTED ON SHEET A-000.

| NO. | DOOR MATERIAL | SIZE | FRAME | FACE/EDGE | THK. | CORE | LITE | RATE | HARDWARE: PASSAGE | LOCKSET | ELECT. MAG-LOCK W/ENTRY KEYPAD & EXIT BUTTON | PRIVACY | S.F. PULL | S.F. PUSH | PANIC | HINGE: BUTT | CONT.PIANO | STOP: FLOOR | WALL | ACCESSORIES: THRESHOLD | LATCH GUARD | DETEX ALARM | SILENCERS | KICKPLATE | CLOSER |

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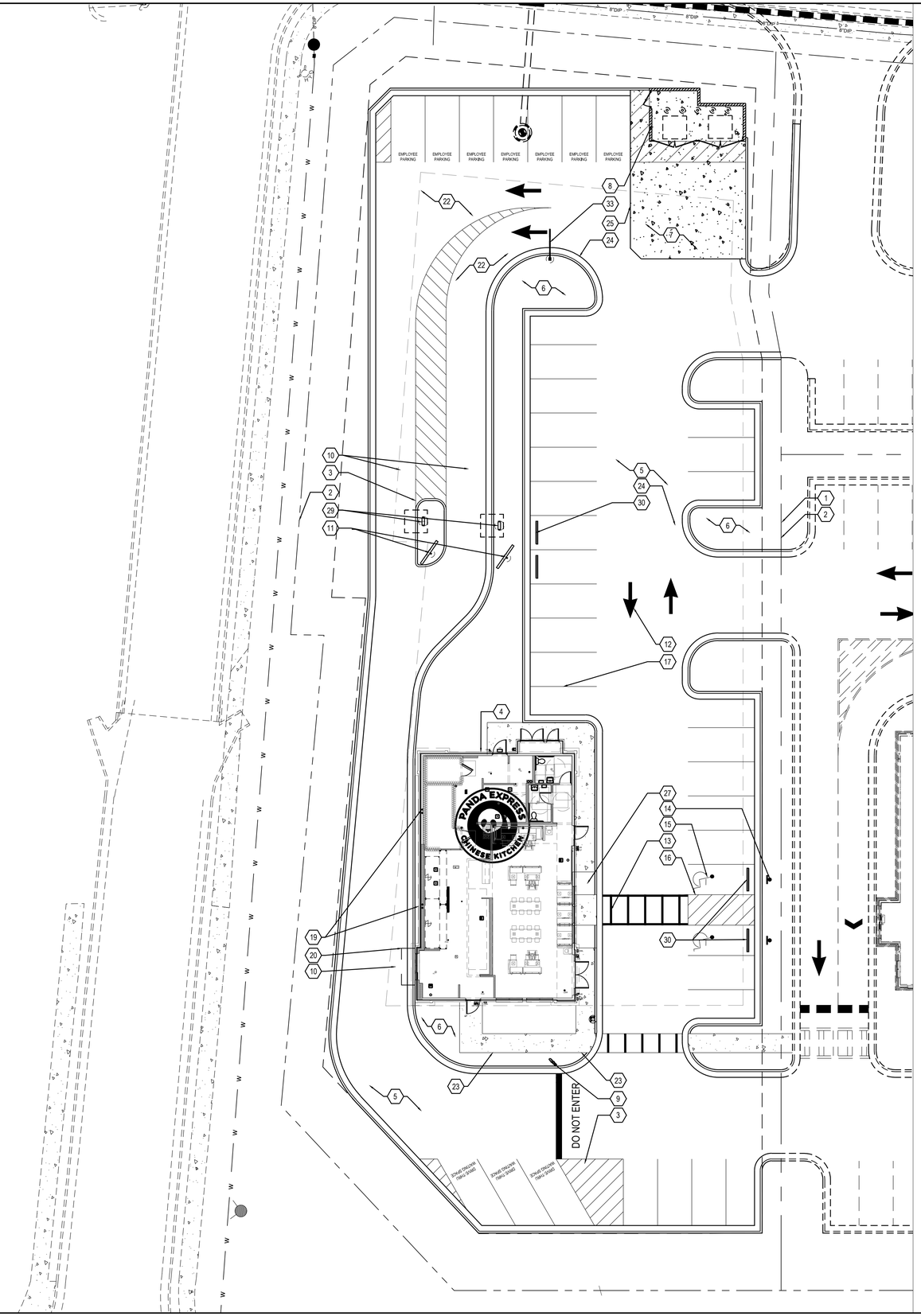

DEMOLITION NOTE:
G.C. TO REMOVE ALL EXISTING ABOVE/UNDER GROUND STRUCTURAL WALLS, FOUNDATION, ASPHALT, CONC. CURBS AND DEBRIS PRIOR TO NEW CONSTRUCTION.

GENERAL NOTE:

1. G.C. TO VERIFY AND PROVIDE ALL UNDERGROUND WIRING AND CONDUIT(INSTALLED BY LOCAL UTILITY COMPANY) FROM TRANSFORMER TO ELECTRICAL MAIN SWITCHGEAR. DRIVE THRU. MENU BOARD, BY G.C.. VERIFY WITH PANDA PM.
2. WATER METER FOR IRRIGATION SHALL BE A SEPARATE METER THAN MAIN WATER METER. G.C. TO REFERENCE CIVIL UTILITY PLAN FOR SIZE AND LOCATION.
3. PROVIDE & INSTALL CAGE AND COVER FOR THE BACK-FLOW PREVENTER AT 4" CONCRETE CURB IN LANDSCAPE AREA; GORILLA CAGE. MANUFACTURED BY HOUSTON IRRIGATION SERVICES SPRING, TEXAS (281-705-9701). PROVIDE INSULATED COVER, 'AQUA SHIELD' MODEL # BFP1-S FOR COLDER REGIONS OF US. COORDINATE WITH PANDA PM. REFER TO DETAIL 11/ A-407
4. FOR HORIZONTAL CONTROL PLAN REFER TO CIVIL DRAWINGS

1. LIMIT OF CONSTRUCTION
2. PROPERTY LINE
3. PAINT 4" WIDE SOLID "NO PARKING ZONE" STRIPING TYP., SEE CIVIL.
4. NEW SWITCHGEAR
5. PAVING - SEE CIVIL PLAN
6. IRRIGATED LANDSCAPING TYP., REFER TO LANDSCAPE DRAWINGS
7. HEAVY DUTY CONCRETE APRON FOR DUMPSTER ENCLOSURE. REFERENCE CIVIL DRAWINGS FOR SPECIFICATIONS
8. TRASH ENCLOSURE, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. (01/A-407)
9. GC TO COORDINATE LOCATION OF SIGN WITH SIGN CO.
10. DRIVE THRU LANE SENSOR LOOP. INSTALL/POSITION SO LOOP IS CENTERED ON ACTIVE PANEL OF DRIVE THROUGH WINDOW. SEE DETAIL (01/A-405)
11. DRIVE THROUGH MENU BOARD-INSTALLED BY SIGN COMPANY. VERIFY WITH PANDA PM (SEE GENERAL NOTE ABOVE)
12. DIRECTIONAL ARROW, TYP.
13. ACCESSIBLE PATH OF TRAVEL
14. ACCESSIBLE PARKING POLE SIGN, TYP.
15. INTERNATIONAL ACCESSIBILITY SYMBOL @ DESIGNATED HANDICAP PARKING SPACE, TYP.
16. ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT LOADING ZONE W/ 4" WIDE STRIPES @2'-0" O.C.
17. PAINT 4" WIDE SOLID PARKING STRIPING W/ TWO (2) COATS HIGHWAY WHITE PAINT, TYP.
18. BICYCLE RACK
19. OVERFLOW DRAIN FROM ROOF TO EXIT TO DAYLIGHT THRU FACE OF WALL. (15/A-107)
20. STEEL PIPE BOLLARD. BOLLARDS TO BE PAINTED SAFETY YELLOW PRIOR TO APPLICATION OF LDPE SLEEVE. (18/A-407)
21. UNDERGROUND GREASE INTERCEPTOR - SEE PLUMBING/CIVIL DRAWINGS
22. CONCRETE DRIVEWAY
23. EDGE OF SIDEWALK AT PLANTER
24. CONCRETE CURB AT LANDSCAPE AREA. TYP.
25. EXPANSION JOINT @ 20'-0" O.C. MAX.
26. TOOLED JOINTS @ 5'-0"x5'-0" O.C.
EXPANSION JOINT @ 20'-0" O.C.
27. ACCESSIBLE RAMP, TYP. - REF. CIVIL DRAWINGS
28. GC TO COORDINATE DIRECTIONAL SIGNAGE W/ SIGN VENDOR
29. ORDER CONFIRMATION BOARD
30. RUBBER WHEEL STOP, TYP. REF. CIVIL DRAWINGS
31. GC TO COORDINATE SIGNAGE W/ SIGN VENDOR
32. NOT USED
33. CLEARANCE BAR/BASE INSTALLED BY SIGN VENDOR.

KEY NOTES | A
Scale= NTS | A-100

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A-100

TITLE SHEET

PANDA HOME 2600 R3

EQUIPMENT SCHEDULE

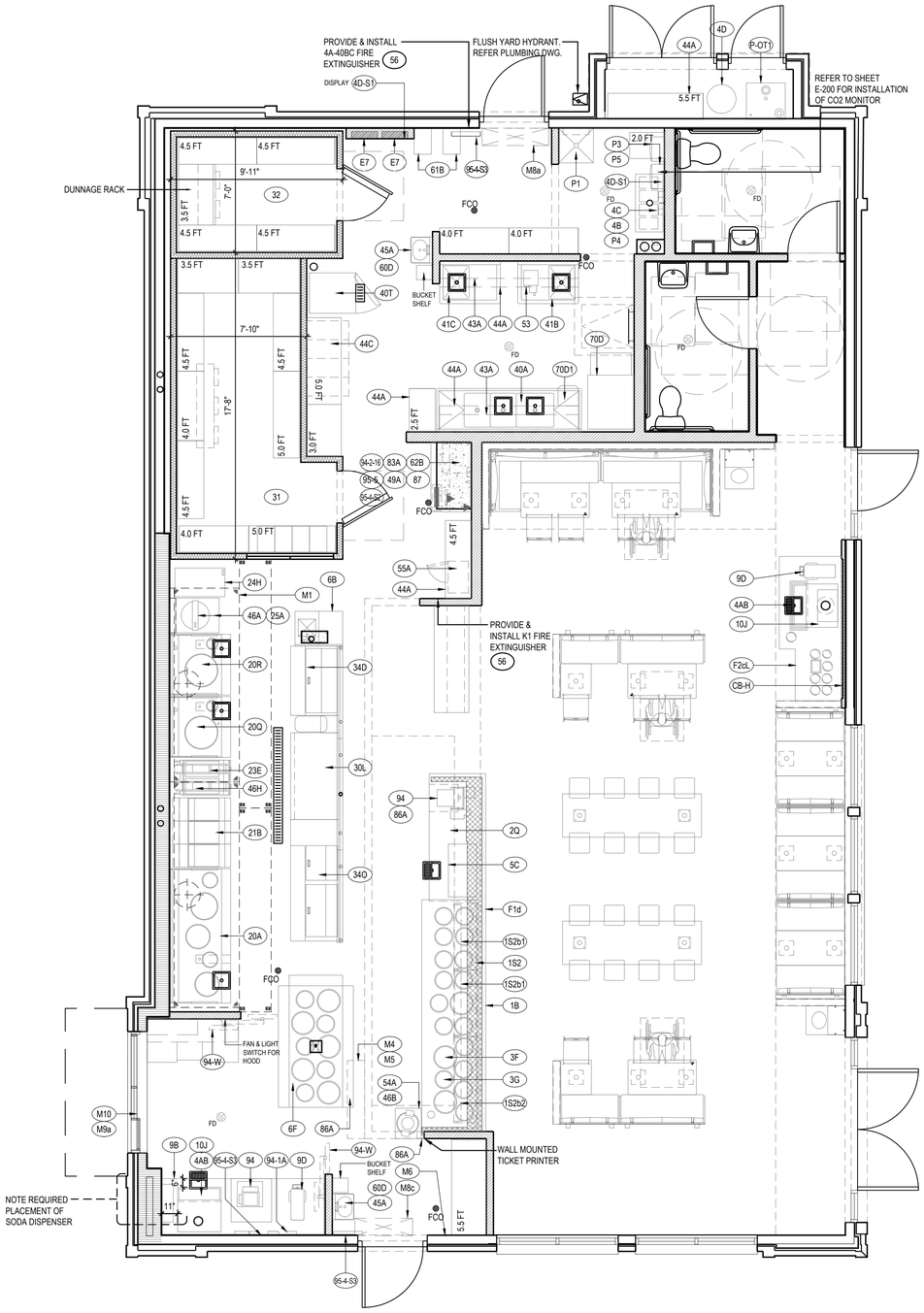
03-04-22

PLUMBING		ELECTRICAL		DESCRIPTION	
FS	INDIRECT CONNECTION TO FLOOR SINK	D	DIRECT CONNECTION	O	OWNER(PANDA EXPRESS, INC.)
D	DIRECT CONNECTION	C	CONVENIENT OUTLET	GC	GENERAL CONTRACTOR
RIH	ROUGH IN HEIGHT (TO CENTER OF CONNECTION)	FSO	FLOOR STUB OUT	EC	ELECTRICAL CONTRACTOR
		DC	DROPPED CORD	KEC	KITCHEN EQUIPMENT COMPANY
				S	SERVING AREA
				K	KITCHEN
				(E)	EXISTING

SUPPLY BY	GAS K BTU	GAS R.I.H.	GAS SIZE	WASTE TYPE	WASTE SIZE	COLD WATER R.I.H.	COLD WATER SIZE	HOT WATER R.I.H.	HOT WATER SIZE	CONNECTION R.I.H.	CONNECTION TYPE	LOAD WATT	PHASE	H.P.	VOLTS	REMARKS	DIMENSIONS W x D x H (# x H)	MANUFACTURE	MODEL #	EQUIPMENT	NO.
																				SERVING AREA EQUIPMENT	
O																SEE DETAIL	SEE PLAN	KEC	CUSTOM	HOT WELLS COUNTER, SERVICE	1B
O																SEE DETAIL	SEE PLAN	KEC	CUSTOM	SNEEZE GUARD	1S2
O										REF. ELEC.	D	475W	1		120	3 HEATING ELEMENTS	42.375" x 4.25" x 2.375"	GENERAL		43" RADIANT TOP HEATER	1S2b1
O											D	625W	1		120	4 HEATING ELEMENTS	56.375" x 4.25" x 2.625"	GENERAL		56" RADIANT TOP HEATER (2)	1S2b2
O											D	475W	1		120	3 HEATING ELEMENTS	42 1/8"x4.25"x2 5/8"	GENERAL		43" RADIANT TOP HEATER (2)	1S2-S1d
O											D	15A	1		120	SEE DETAIL	SEE PLAN	KEC	CUSTOM	CASHIER & BEVERAGE. COUNTER	2Q
O											C	650W	1		120	INDUCTION WARMER	15 3/4" DIA	I/O CONTROLS CORP	ABC-065-14	INDUCTION WELL - 17QT	3F
											C	650W	1		120	INDUCTION WARMER	12 1/8" DIA	I/O CONTROLS CORP	ABC-065-10	INDUCTION WELL - 11QT	3G
O				FS	3/4"						C	9.3A	1		120	W/LID DISPENSER	30"x30"x35"	CORNELIUS	IDC-255	BEVERAGE DISPENSER	4AB
O										66"	C	7.2A	1		120	ON S/S SHELF	15"x17"x16"	WELBILT	16-2172	BOOSTER	4B
O																	40"x18"	WELBILT	15-2903-IP	SODA RACK	4C
O																	ø22"	ESPRIGAS	PER MFG	CO2 TANK	4D
O																		CO2Meter.com	RAD-0102-6	CO2 MONITOR & DISPLAY	4D-S1
O																					
O				FS	1/2"												34"x17"x6 1/2"	KEC	CUSTOM	36" COLD PAN	5C
O																	SEE PLAN	KEC	CUSTOM	S/S COUNTER WITH SINK	6B
O										24"							SEE PLAN	KEC	CUSTOM	HOT WELLS COUNTER - DRIVE THRU	6F
O										24"							SEE PLAN	KEC	CUSTOM	CASHIER & BEVERAGE COUNTER-DT	9B
O										24"	C	14.8A	1		120	NEMA 5 PLUG	11" x 22" x 34"	BUNN	TB3	ICED TEA BREWER (2)	9D
O				FS	1/2"	24"	1/2"			84"	C	1.1A	1		120	---	22" x 14" x 26.5"	MANITOWOC	B-0894YC	800 LBS. ICE MACHINE	10J
O										16"	D	11.8A	1		208/230	ON ROOF	34"x 24.13"x 25.75"	MANITOWOC	CVD-0875	REMOTE CONDENSER	10J-S1
O													1		115	FREE STANDING	34" X 22" X 44"	MANITOWOC	IY0620A	CUBER HALF DICE CUBE	10L
O													1		---	ABOVE ICE MACHINE	24"X 17.5"X 21.5"	MANITOWOC	D420	STORAGE BIN	10L-S1
																				KITCHEN EQUIPMENT	
O	450	10"	1-1/2"	FS	2"	10"	1/2"									SEE DETAIL	93"x42"	KEC	CUSTOM	93" CHINESE RANGE (L)	20A
O	190	10"	1"	FS	2"	10"	1/2"									SEE DETAIL	42"x42"	KEC	CUSTOM	42" CHINESE RANGE	20Q
O	190	10"	1"	FS	2"	10"	1/2"									SEE DETAIL	42"x42"	KEC	CUSTOM	42" CHINESE RANGE	20R
O	122 EA.	14"	1 1/2"							24"	C	-	1		120		47"x31-1/2"x51-5/8"	FRYMASTER	MJ45-FPP345G	FRYER	21B
O	54	10"	3/4"														24"x31.5"x15.25"	VULCAN	VSA24-CD100P	24" GAS GRIDDLE	23E
WALL NEMA PLUG/CONNECTOR										36"	C	17.3A	1		208		10.4"X22.9"	VULCAN	VMCS-101	(2) ELECTRIC GRIDDLE TOP	
O										24"	C	14.8A	1		120	NEMA 5	19.9"x34.5"x41.3"	WINSTON	HA4005	RICE HOLDING CABINET	24H
O	34.6	10" & 32"	3/4"														24"x19"x17"	PANTIN	GC-6100(N)	RICE COOKER	25A
O										24"	C	9A	1	1/2	115	NEMA 5-15P	60"x33"x36"	RANDELL	9205F-290	60" WORKTOP FREEZER	30L
O				FS	3/4"					130"	D	2.0AMPS	1	1.5	120/208		SEE PLAN	KEC	CUSTOM	WALK-IN COOLER UNIT	31
O											D	3120W/2	1	1.5	208		SEE PLAN	KEC	CUSTOM	WALK-IN COOLER COND.	31-S
O				FS	3/4"					130"	D	FREEZER FAN COIL UNIT POWERED FROM CONDENSER UNIT					SEE PLAN	KEC	CUSTOM	WALK-IN FREEZER	32
O											D	10.0A	1	1.5	208		SEE PLAN	KEC	CUSTOM	WALK-IN FREEZER COND.	32-S1
O											D/ID	500W	1		120		SEE PLAN	KEC	CUSTOM	W.I.F. LTG, DOOR HEATER	32-S7
O										24"	C	15A	1	1/2	120	SELF CONTAINED	84"x33"x35"	RANDELL	9050K-7UPR2-NSB	84" REF. PREP. TABLE	34O
O										24"	C	9A	1	1/3	120	SELF CONTAINED	48"x33"x35"	RANDELL	9030K-7	48" REF. PREP. TABLE	34D
O				FS	2"	14"	3/4"	14"	3/4"								100"X30"	KEC	CUSTOM-(PS-100L)	POT SINK	40A
O				FS						48"	C	1.52 KW	1	2	208		28"x33"x82"	ELECTROLUX	727666	THAWING CABINET	40T
O				FS	2"	14"	3/4"	14"	3/4"							1 COMPARTMENT	42"x30"	KEC	CUSTOM-(VS-42)	42" VEGETABLE SINK (R)	41B
O				FS	2"	14"	3/4"	14"	3/4"							1 COMPARTMENT	42"x30"	KEC	CUSTOM-(VS-42)	42" VEGETABLE SINK (L)	41C
O										18GA POLISHED (WALL MTD. @ 69" A.F.F.)							SEE PLAN	PANDA WAREHOUSE	CUSTOM (NSF)	12"D S.S. WALL MTD. SHELF	43A
O										18GA POLISHED (WALL MTD. @ 71" A.F.F.)							SEE PLAN	PANDA WAREHOUSE	CUSTOM (NSF)	16"D S.S. WALL MTD. SHELF	43B
O										4 SHELVES MTD. @ 8" A.F.F., 26" A.F.F., 54" A.F.F., 72" A.F.F.							SEE PLAN	GOLD BOND	ISS	18"D WIRE SHELVES	44A
O										UNDER CABINET SHELVES WITH CASTER MTD. @ 8" A.F.F., 20" A.F.F.							SEE PLAN	GOLD BOND	ISS	SHORT 18"D WIRE SHELVES	44A-U
O										4 SHELVES MTD. @ 36" A.F.F., 48" A.F.F., 60" A.F.F., 72" A.F.F.							SEE PLAN	GOLD BOND	ISS	24"D WIRE SHELVES	44C
O										UNDER CABINET SHELVES MTD. @ 8" A.F.F., 14" A.F.F.							SEE PLAN	GOLD BOND	ISS	SHORT 24"D WIRE SHELVES	44C-U
O																	24"x 30" x 24"	KEC	CUSTOM	S.S. RICE COOKER STAND	46A
O																	22"x 20" x 34.06"	KEC	CUSTOM	RICE WARMER STAND	46B
O																	24"x 33" x 28"	KEC	CUSTOM	S.S. GRILL STAND	46H
O										50"	C	10A	1	1	120	9 15/16"x19-11/16"x19-3/4"	ELECTROLUX	DITO-TRS24		FOOD PROCESSOR	53
O				FS	7/8"	76"	3/4"	14"	3/4"	24"	C	53A	1	4	208		32"x37"x88"	HOBART	PH110SER	DISHWASHER	70D
O				FS													14"x14"x21"	HOBART	WS-40	WATER SOFTENER	70D1
																				SMALL EQUIPMENT	
O					2"	24"	1/2"	24"	1/2"							W/TOWEL & SOAP	14 1/4"x18 1/2"	GSW	HS-1615NPASS	HAND SINK	45A
O										24"	C	105W	1		120	ON S.S. COUNTER	17" ø	WELBON	WRS-100BBS	RICE WARMER	54A
O										84"	DC	1800W	1		208	PLUG: NEMA 6-15R	17 1/2"x13 5/8"x22 9/16"	SHARP	R-CD1800W	MICROWAVE	55A
BY G.C.																AS REQUIRED BY LOCAL FIRE DEPT., CHECK LOCATION WITH PROJECT MANAGER				FIRE EXTINGUISHER	56
O																	SEE DETAIL	SAN-JAMAR	SANJT7500TBK	PAPER TOWEL DISPENSER	60D
O																WALL MOUNT	12"x20"x77"	GSW	5-DOOR	LOCKER (2)	61B
O																	20"X20"X23"	TIDEL	CUSTOM	SMART SAFE	62B
																				POS EQUIPMENT	
O																SEE ELEV. ON E-200	48" x 28" x 42"	KEC	CUSTOM	MANAGER STATION	49A
O										REF ELEV	C	100W	1		120	SEE DETAIL		DELL OPTIPLEX	Xe2	COMPUTER	83A
O										REF ELEV	C	50W	1		120	SEE PLAN		BROTHER	MFC-LC27000W	POS PRINTERS	86A
O										REF ELEV	C	50W	1		120			BROTHER	MFC-LC27000W	FAX	87
O										REF ELEV	C	500W	1		120	CUSTOM	11 1/4"x14 1/2"x9"	RESMOS	S 460	CASH REGISTER SYSTEM	94
																				MEP EQUIPMENT	
O																SEE MECH. DWG.	SEE PLAN	CAPTIVE AIR	CUSTOM	EXHAUST HOOD	M1
O																SEE MECH. DWG.	SEE PLAN	CAPTIVE AIR	CUSTOM	HOOD CONTROL PANEL	M4
O																SEE MECH. DWG	SEE PLAN	CAPTIVE AIR		FIRE SUPPRESSION SYSTEM	M5
BY G.C.																SEE MECH/ELEC DWG	SEE PLAN			RECESSED ANSUL PULL BOX	M6
O										90"	D	5.1A	1	1/2	115	SEE MECH/ELEC DWG	42" X 10 5/8"	MARS	STD242-1U	BACK DOOR AIR CURTAIN	M8a
O										90"	D	5.1A	1	1/2	115	SEE MECH/ELEC DWG	36" X 10 5/8"	MARS	STD236-1U	BACK DOOR AIR CURTAIN	M8c
BY G.C.										24"	D	20A	1		120	SEE ELEC. DWG	20"x 9" x 10 3/8"	QUIK-SERV	CF-25 NON-HEATED	DT WINDOW AIR CURTAIN	M9a
BY G.C.										24"	D	30A	1		120 & 208	SEE ELEC. DWG	20"x 9" x 14 3/8"	QUIK-SERV	CHF-25 HEATED	REGIONAL APPLICATION EITHER OR, NOT BOTH	
BY G.C.										24"	D	20A	1		120	SEE ELEC. DWG	47.5"x 59.5"	QUIK-SERV	SST-4860E	DT WINDOW	M10
O																SEE PLUMBING DWG	26.88" x 25.14" x 90.56"	WARENCO FABRICATED	600058 ASSEMBLY	GREASE TANK	P-OT1
BY G.C.					3"	36"	-	36"	-		D					FLOOR TYPE	24" x 24" x 13"	GSW PHONE:1800-897-5999		STAINLESS STEEL MOP SINK	P1
BY G.C.										84"	C	8A	1		120	SEE PLUMBING DWG	39" x 29.75" x 13"	RINNAI	MTO-00247	GAS TANKLESS WATER HEATER	P3 (2)
O						96"	1/2"									WALL MOUNT	8"x2 3/8"x23 5/8"	3M WATER FILTRATION	BEV190-56164-01	WATER FILTER	P4
O																WALL MOUNT	10"x8 5/8"x18 1/2"	WATTS	OFTWH-C	WATER FILTER	P5
O										REF ELEV	C	50W	1		120	SEE ELEV. ON E-200	SEE PLAN	HYPERACTIVE		HYPERACTIVE TIMER SYS.	94-1A
O										48"	C	50W	1		120	SEE PLAN	15" x 13"	DELL (17" COLOR)		LCD MONITOR-MANAGER	94-2-16
O										REF ELEV	C	50W	1		120	SEE ELEV. ON E-200	SEE PLAN	HME		HME INTERCOM SYS.	94-3-1
O										REF ELEV	C	60W	1		120	SEE PLAN	15"	POSIFLEX	KS7215	LCD DT MONITOR	94-W
O										REF ELEV	C	50W	1		120	W/ EMI LOCK	SEE PLAN	TOSHIBA (TIME LAPSE)		SECURITY VCR	95-4-S2
O										98"	C	50W	1		120	SEE ELEC. DWG	15" x 13"	DELL (17" COLOR)		SECURITY MONITORS	95-4-S3
O										REF ELEV	C	100W	1		120	IN S.S. COUNTER	SEE PLAN			MUSIC EQUIPMENT	95-5
BY G.C.																SEE ELEC. DWG				ELECTRICAL PANEL	E7
																				SIGNAGE	
O																	REF. INT. ELEV'S	LSI	CUSTOM	MENU BOARD	D2b
O																BF-POWER COAT "DF125 SILVER"		FAD	-	COMMUNITY BOARD	CB-H
O										REF ELEV	C	130W	1		120	DEDICATED CIRCUIT	48.9" x 28.1" x 1.5"	LG	55US50BS-B	LCD DISPLAY MONITOR	96-3B
																				FURNITURE	
																SEE PLAN		RICHFIELD	STRAIGHT-BF	SERVICE COUNTER	F1d
																SEE PLAN		RICHFIELD	LEFT TETON BEIGE	BEVERAGE COUNTER	F2CL

* REFERENCE SHEET A-109 FOR FURNITURE CORE DRILL DIMENSIONS

REFER TO CIVIL SITE PLAN FOR ORIENTATION OF BUILDING ON SITE



KITCHEN PLAN 1

Scale= 1/4" = 1'-0" A-101

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A-101

KITCHEN PLAN

PANDA HOME 2600 R3

PRINTED 5/19/2023

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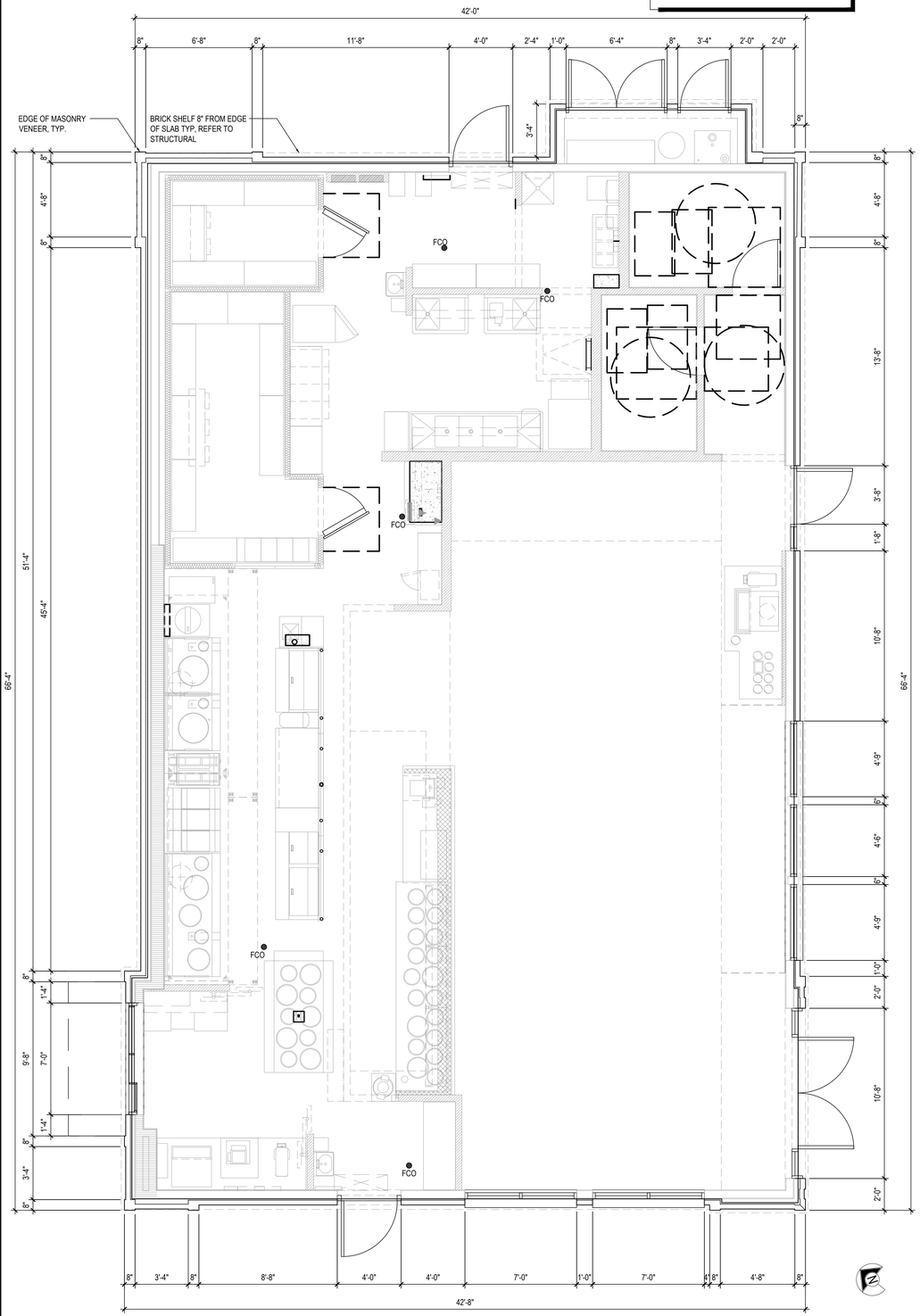
NOTE:
REFER TO A/401 FOR ADDITIONAL MASONRY VENEER INFORMATION



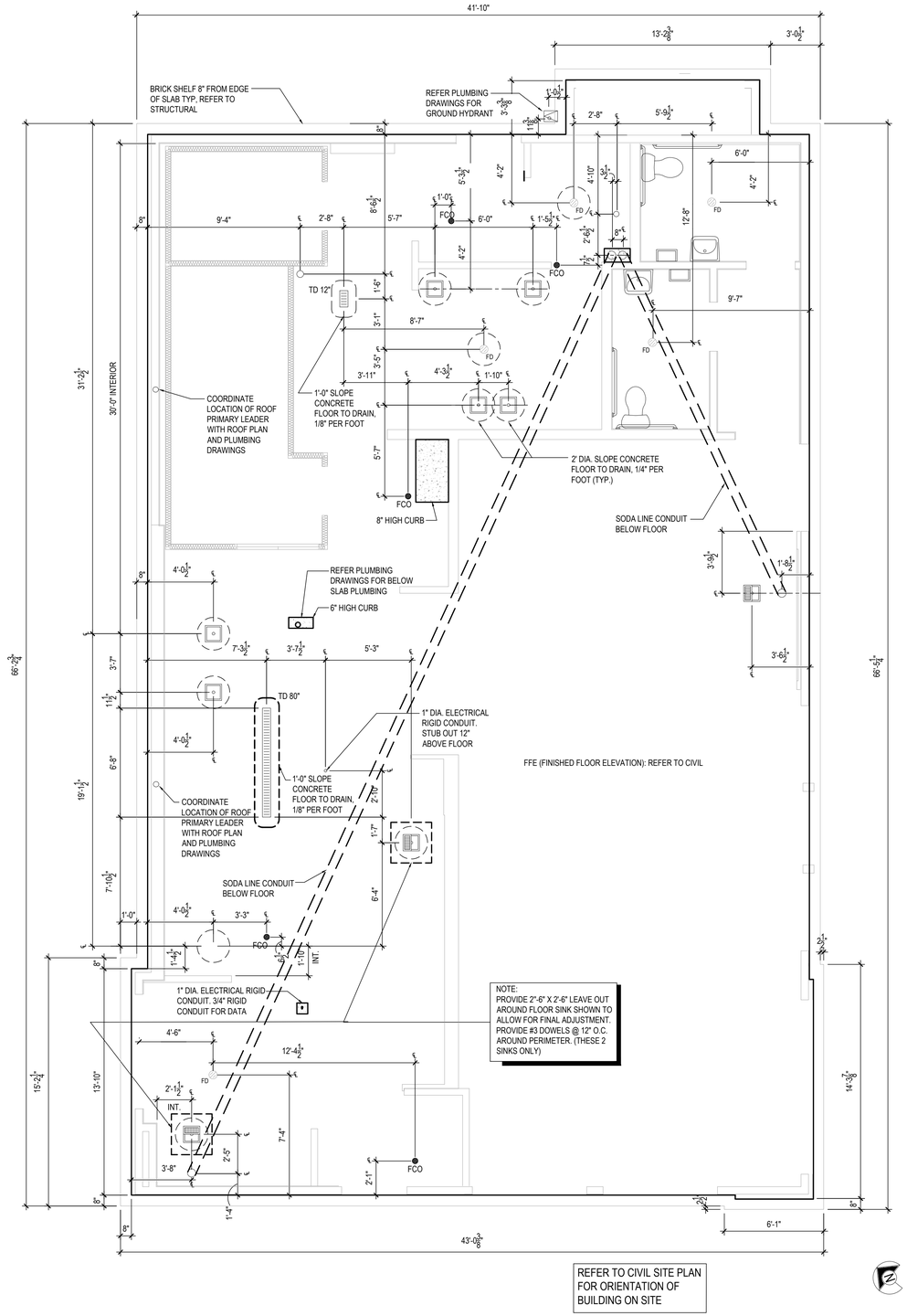
MASONRY VENEER DIMENSION PLAN 2
Scale= 1/4" = 1'-0" A-102

NOTE:
OVERALL DIMENSIONS TO FACE OF 8" BRICK SHELF
INTERIOR DIMENSIONS TO FACE OF SLAB, UNLESS NOTED OTHERWISE

ROUGH IN DIMENSIONS SHOULD BE HELD FROM OUTSIDE FACE OF SLAB

DIMENSIONS PROVIDED TO FLOOR SINK FROM INTERIOR WALL SHOULD BE FOR FINAL REFERENCE ONLY

PANDA PM TO VERIFY THE LOCATIONS OF SINK FLOOR DRAINS



REFER TO CIVIL SITE PLAN FOR ORIENTATION OF BUILDING ON SITE

SLAB AND PENETRATION PLAN 1
Scale= 1/4" = 1'-0" A-102

PANDA EXPRESS · CHINESE KITCHEN

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PANDA STORE #: TBD
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Date: 2023.05.19 08:36:04-07'07'

Christopher Gary Kirschner , AIA, LEED AP
GA Reg. # RA009816

PANDA EXPRESS

PANDA HOME 2600
1830 Grayson Highway
Grayson, GA 30017

A-102

SLAB AND PENETRATION PLAN

PANDA HOME 2600 R3

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PRINTED 5/19/2023

FINISH SCHEDULE

03-04-22

ROOM NAME	FLOOR	BASE	WALL	CEILING
100 DINING ROOM	T200 24" X 24" TILE T402 INLAY	T111 TILE SIZE: REF. SCHEDULE T200 TILE SIZE: REF. SCHEDULE T124 FULL TILE	P101, P104 PAINT T111, T124 TILE G-1 WALL COVERING	C1 2' X 2' ARMSTRONG, OPTIMA C3 GYP BOARD W/ PAINT P103
101 SERVING AREA	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	T111 HAND SINK WALL TILE WP1 FRP PANEL	C3 GYP BOARD W/ SMOOTH WASHABLE PAINT
102 DRIVE-THRU STATION	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
103 KITCHEN	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP3 S.S. BEHIND COOK LINE WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
104 KITCHEN PREP.	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
105 WALK-IN COOLER	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S.S. / ALUMINUM WITH 3/8" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
105A WALK-IN FREEZER	GALVANIZED STAINLESS STEEL S1 SILIKAL UNDER WIF SUBFLOOR	S.S. / ALUMINUM WITH 3/8" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
106 MEN'S ROOM	T200 24" X 24" TILE	T108 FULL TILE SCHLUTER	T108 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
107 WOMEN'S ROOM	T200 24" X 24" TILE	T108 FULL TILE SCHLUTER	T108 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
108 VESTIBULE	T200 24" X 24" TILE	T124 FULL TILE	P104 PAINT T124 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
109 NOT USED	-	-	-	-
110 EXTERIOR STORAGE	SEALED CONCRETE, SMOOTH FINISH	-	WP1 FRP PANEL	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT

DOOR & HARDWARE SCHEDULE

INSTALLED AND FURNISHED BY. G.C. UNLESS NOTED OTHERWISE

CONTRACTOR TO PURCHASE DOOR HARDWARE & FRAME DIRECTLY FROM PANDA'S NATIONAL ACCOUNT SUPPLIER. SUPPLIER TO PROVIDE ALL STOREFRONT DOOR HARDWARE, P-LAM DOORS & FRAMES AND HM DOORS & FRAMES

CONTACT FOR QUOTING, ORDERING & LOGISTICS
APRIL WALDREN, PROJECT MANAGER
800-887-4307 EXT. 350 PHONE
AprilW@locknet.com, panda@locknet.com

CONTACT FOR GENERAL ACCOUNT NEEDS
ANGIE HAINES, ACCOUNT MANAGER
800-887-4307 EXT. 145 PHONE / 859-509-4031 MOBILE
AngieH@locknet.com, panda@locknet.com

NOTE!!!!
CONTRACTOR HAS THE OPTION TO PURCHASE STOREFRONT HARDWARE FROM OTHER SOURCE, PROVIDED THE HARDWARE IS PER SPECS, NO SUBSTITUTIONS ALLOWED. STOREFRONT HARDWARE SPECS ARE PROVIDED IN THE PROJECT BID PACKAGE. COORDINATE WITH PANDA PROJECT MANAGER LISTED ON SHEET A-000

ADDITIONAL CONTACTS:
THOMAS DOWNS, SALES MANAGER; ThomasD@locknet.com; 800-887-4307 x116
EDDIE ANDUEZA, DIR. ARCH. DOOR & HRDWR SOL.; eddiea@locknet.com; 859-432-2289

NO.	DOOR MATERIAL	SIZE	FRAME	FACE/EDGE	THK.	CORE	LITE	RATE	PASSAGE	LOCKSET	ELECT. MAG-LOCK W/ENTRY KEYPAD & EXIT BUTTON	PRIVACY	S.F. PULL	S.F. PUSH	PANIC	BUTT	CONT. PIANO	FLOOR	WALL	THRESHOLD	LATCH GUARD	DETEX ALARM	SILENCERS	KICKPLATE	CLOSER	REMARKS
D1	ALUMINUM STOREFRONT KAWNEER CURTAIN WALL SYSTEM	(2) 3'-6" X 8'-0"	ALUM.	BLACK ALUM.	1 3/4"	HOLLOW	GLASS	-		●			●		●		●	●		●					●	KAWNEER CURTAIN 1620 SYSTEM PULL ON EXTERIOR SIDE
D2	ALUMINUM STOREFRONT KAWNEER CURTAIN WALL SYSTEM	3'-6" X 8'-0"	ALUM.	BLACK ALUM.	1 3/4"	HOLLOW	GLASS	-		●			●		●		●	●		●					●	KAWNEER CURTAIN 1620 SYSTEM PULL ON EXTERIOR SIDE
D3	S.C. WOOD	3'-0" X 7'-0"	H. MTL.	PLASTIC LAM. PRE-FINISHED	1 3/4"	SOLID	-	-				●					●		●				●	●	●	KICKPLATE ON EA. SIDE OF DOOR
D4	NOT USED	-	-	-	-	-	-	-																		
D5	HOLLOW METAL	3'-6" X 8'-0"	H. MTL.	PAINTED	1 3/4"	INSUL.	-	-							●		●			●	●	●		●	●	KICKPLATE ON INT. SIDE OF DOOR
D6	HOLLOW METAL	(3) 3'-0" X 8'-0"	H. MTL.	PAINTED	1 3/4"	INSUL.	-	-		●							●				●	●				
D7	HOLLOW METAL	3'-0" X 8'-0"	H. MTL.	PAINTED	1 3/4"	INSUL.	-	-		●							●				●	●				W/ LOUVERED VENT & BUG SCREEN
D8	ALUMINUM STOREFRONT	3'-6" X 8'-0"	ALUM.	BLACK ALUM.	1 3/4"	HOLLOW	GLASS	-		●	●		●	●			●		●		●					ONE-WAY TINTING FILM ON INTERIOR SIDE

WALL SCHEDULE

INSTALLED AND FURNISHED BY. G.C. UNLESS NOTED OTHERWISE

NO.	DESCRIPTION
W1	3-5/8" 20GA. METAL STUD WALL W/ 5/8" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W2	3-5/8" 20GA. METAL STUD WALL W/ 5/8" TYPE "X" GYP. BOARD ON ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W3	(2) 3-5/8" 20GA. METAL STUD WALLS W/ 5/8" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W4	3-5/8" 20GA. METAL STUD LOW WALL W/ 5/8" TYPE "X" GYP. BD BOTH SIDES. PROVIDE 3 1/2" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C.
W5	6" 20GA. METAL STUD WALL W/ 5/8" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W6	6" 20GA. METAL STUD WALL W/ 5/8" TYPE "X" GYP. BOARD ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W7	3-5/8" 20GA. METAL STUD LOW WALL W/ 5/8" TYPE "X" GYP. BOARD BOTH SIDES. PROVIDE 3 1/2" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C
W8	1 1/2" 20GA. HAT CHANNEL FURRING W/ 5/8" TYPE "X" GYP. BOARD ON ONE SIDE. REFER DETAILS FOR FURRING DISTANCE
W9	2-1/2" 20GA. METAL STUD WALL W/ 5/8" TYPE "X" GYP. BOARD ON ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)

WALL PANEL SCHEDULE

INSTALLED AND FURNISHED BY. G.C. UNLESS NOTED OTHERWISE

NO	MANUFACTURER	DESCRIPTION	MFG #	COLOR FINISH	REMARK
WP1	CRANE COMPOSITES INC.	F.R.P. THICKNESS: .075	LBCS.14	#636 (GRAY), SM/SM	CONTACT: LAUREN ARMSTRONG 815.467.8684
WP2	-	S.S. PANEL (22 GA)	-	BRUSHED FINISH	FURNISHED BY PX, INSTALLED BY G.C.
WP3	-	S.S. PANEL (22 GA)	-	DIAMOND PATTERN FINISH	FURNISHED BY PX, INSTALLED BY G.C.
W101	WILSONART	PLASTIC LAMINATE	7995	MISSION MAPLE	CONTACT: DONNA ARIAPAD DONNAARIAPAD@FLAGGINC.COM
W102	WILSONART	PLASTIC LAMINATE	7984	MANAGLORE MANGO	CONTACT: DONNA ARIAPAD DONNAARIAPAD@FLAGGINC.COM
W103	WOLF GORDON	CUSTOM FRACTAL WALL COVERING	-	SATIN SUBSTRATE	CONTACT: CINDY GALLAGHER 718.391.5478 CINDY.GALLAGHER@WOLFGORDON.COM
W104	WOLF GORDON	CUSTOM GOLD/CLOUD WALL COVERING	-	GOLD FOIL SUBSTRATE	CONTACT: CINDY GALLAGHER 718.391.5478 CINDY.GALLAGHER@WOLFGORDON.COM
W106	-	WALL COVERING	TBD	TBD	CONTACT: TBD
W107	-	WALL COVERING	TBD	TBD	
W108	-	CANOPY GRAPHIC	TBD	TBD	
G-4b	-	MENU BACKER PANEL	TBD	TBD	
CBRT-V1		WALL MURAL	TBD	TBD	

SPECIAL SURFACE SCHEDULE

INSTALLED AND FURNISHED BY. G.C. UNLESS NOTED OTHERWISE

NO	MANUFACTURER	PRODUCT	MFG #	STAIN / COLOR	FINIISH	REMARK
QZ-8	DALTILE	ARTIFICIAL QUARTZ	-	BROADWAY BLACK	POLISHED	SERVICE COUNTER & DRINK STATION PROVIDED BY PX, INSTALLED BY G.C.

INTERIOR PAINT SCHEDULE

INSTALLED AND FURNISHED BY. G.C. UNLESS NOTED OTHERWISE

NO	MANUFACTURER	MFG #	COLOR	FINISH	REMARK
P9As	SHERWIN-WILLIAMS	SW 7065	ARGOS	PROMAR 200, ZERO VOC, LATEX SEMI-GLOSS	REAR SERVICE DOOR
P101	SHERWIN-WILLIAMS	SW 6252	ICE CUBE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	RESTROOM & RESTROOM VESTIBULE CEILING, DINING ROOM SOFFIT
P102	NOT USED				
P103	NOT USED				
P104	SHERWIN-WILLIAMS	SW 2850	CHELSEA GRAY	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	DINING RM. WALLS, RESTROOM VESTIBULE WALLS
P105	NOT USED				
P106	SHERWIN-WILLIAMS	SW 7069	IRON ORE	DTM ACRYLIC GLOSS, LOW VOC	RESTROOM DOOR FRAMES
P205	SHERWIN-WILLIAMS	SW 7069	IRON ORE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	FRONT & UNDERSIDE OF SERVICE LINE & BACK OF SERVICE LINE SOFFIT

TILE SCHEDULE (SEE SHEET A-104)

WALL LEGEND

- NEW EXTERIOR WALL
- NEW EXTERIOR WALL FRAMED WITH STRUCTURAL STEEL STUDS
- NEW INTERIOR WALL (FULL HT.)
- NEW INTERIOR WALL (LOW WALL - REF. ELEV. & DETAILS)
- WALK-IN BOX PANEL

NOTE: THE FOLLOWING STAINLESS STEEL PROVIDED BY PX--INSTALLED BY G.C.:
1. PANEL DIVIDERS AT WP3
2. INSIDE CORNER AT WP3 TO WP2
3. FLASHING AT TOP OF BASE WP3
4. WP2 PIECE AT LENGTH OF WALL

NOTE: THE FOLLOWING STAINLESS STEEL PROVIDED BY G.C.-INSTALLED BY G.C.:

5. INSTALL 18 GA STAINLESS STEEL CORNER GUARD & WALL CAP INSIDE KITCHEN

- CG-1 — 18 GA. STAINLESS STEEL CORNER GUARD - FULL HT.
- CG-1A — 18 GA. STAINLESS STEEL CORNER GUARD - 4'-0" HIGH
- CG-2 — 18 GA. STAINLESS STEEL CORNER GUARD/FRAME - ALL AROUND PERIMETER OF OPENING - FRAME TO BE WELDED WITH MITERED CORNERS TO FORM SINGLE UNIT.
- WC-1 — 18 GA. STAINLESS STEEL WALL CAP

ALL OTHER STAINLESS STEEL BY G.C.

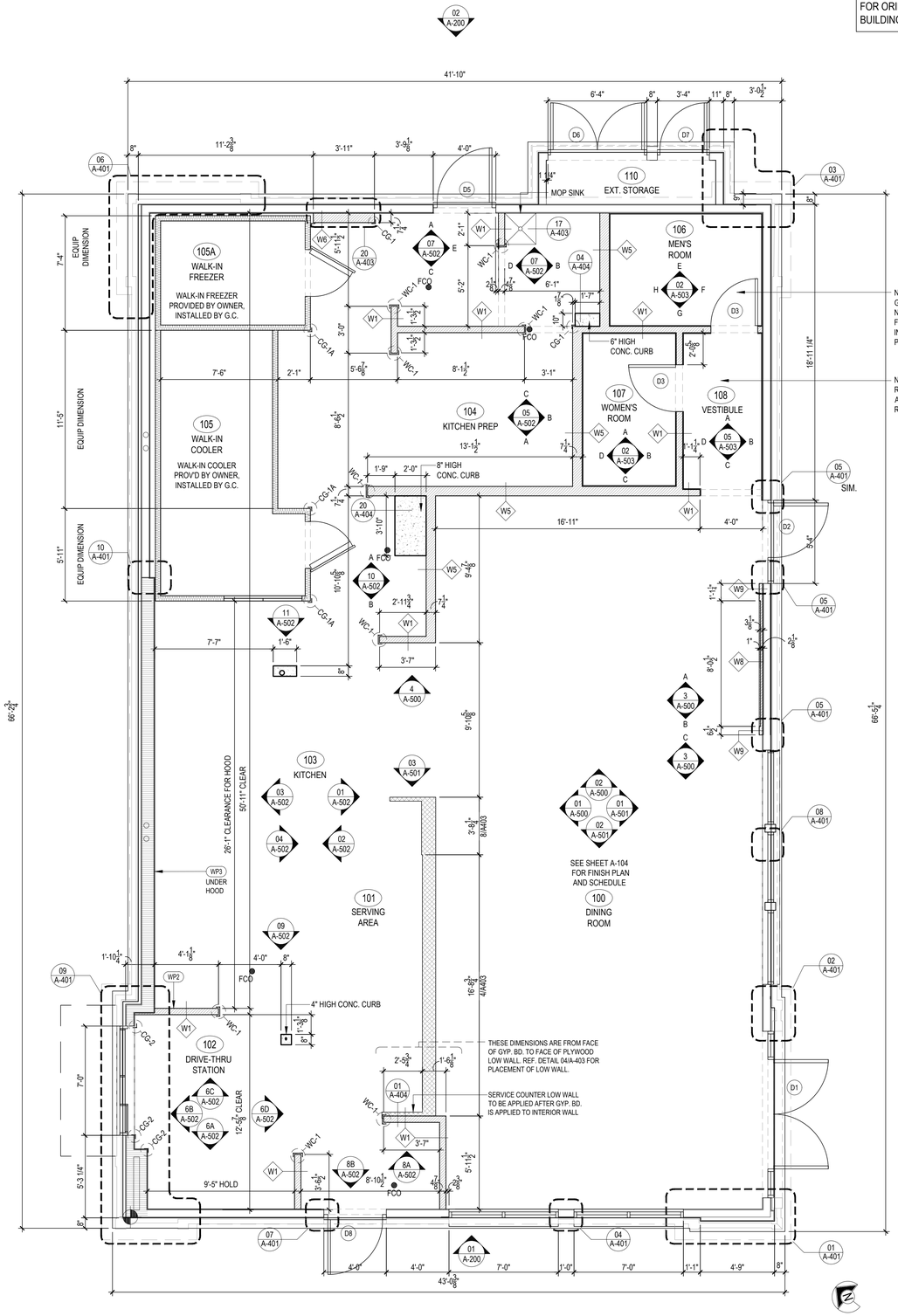
NOTE!!!!!!!!!!:

***ALL INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BOARD**

NOTE:

CONTRACTOR TO NOTIFY 3rd PARTY VENDOR, PER THE VENDOR LIST, FOR WALL PRE-TREAT BEFORE CLOSING WALLS

REFER TO CIVIL SITE PLAN FOR ORIENTATION OF BUILDING ON SITE



FLOOR PLAN 1

Scale= 1/4" = 1'-0" A-103

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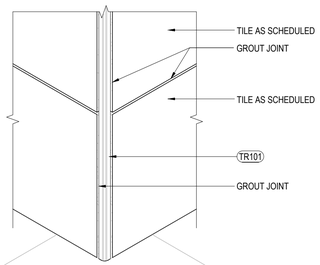
Grayson, GA 30017

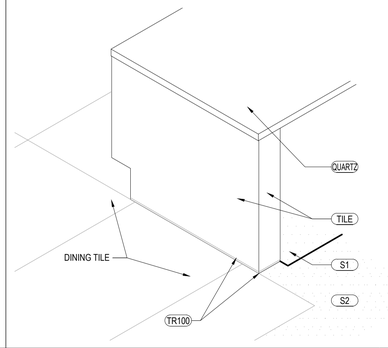
A-103

FLOOR PLAN

PANDA HOME 2600 R3



OUTSIDE CORNER DETAIL 3
Scale= 3" = 1'-0" A-104



SERVICE COUNTER ISOMETRIC 2
Scale= 3/4" = 1'-0" A-104

TILE SCHEDULE

INSTALLED AND FURNISHED BY. G.C. UNLESS NOTED OTHERWISE

03-04-22

NO.	MANUFACTURER	DESCRIPTION	COLOR	FINISH	JOINT	GROUT	REMARK
T-108	CMC AGGREGATE DOUG SALATINO 518-713-5371	12" X 24" X 3/8"	-	-	1 / 8"	G-111	RESTROOM WALL
T-111	DALTILE	6" X 36" X 3/8" 9" X 36" X 3/8"	FOREST PARK - SUMMERTREE FP95	MATTE	1/8"	G-115	RR VESTIBULE & DINING ROOM WALLS CONTACT: NATIONAL ACCOUNT SUPPORT DESK 877.556.5728 (national.accounts@daltile.com)
T-124	CMC DOUG SALATINO 518-713-5371	24" X 24"	MARQUISETTE CALACATTA BLACK	MATTE	1/8"	G-116	DINING WAINSCOT
T-200	CMC DOUG SALATINO 518-713-5371	24" X 24"	BRAVADA GREIGE	MATTE	1/8"	G-96	DINING & RESTROOM FLOOR
T-321	DALTILE	13.562" SQUARE REVALIA BASE REMIX-FAN	FELICITY WHITE	GLOSSY	1/8"	G-114	BEVERAGE COUNTER BACKSPLASH AND SERVICE COUNTER
T-403	DALTILE	1" X 12"	SAHARA	MATTE	1/8"	G-107	DINING ROOM FEATURE AREA
S1	SILIKAL	QUARTZ BLEND #4	-	PLAIN	-	-	KITCHEN, SERVICE FLOOR CONTACT:MARK FELDMAN 770-830-1404 (mfeldman@silikalamerica.com) JOHN COTHRAN 888-830-1404 (jcothran@silikalamerica.com)
S2	SILIKAL	QUARTZ BLEND #4	-	ABRASIVE	-	-	

GROUT	MANUFACTURER	DESCRIPTION	MFG.	COLOR	FINISH	REMARK
G-96	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	11	SAHARA BEIGE	ULTRACOLOR PLUS FA 1/8"	DINING & RESTROOM FLOOR APPLY GROUT SEALER
G-107	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	107	IRON	ULTRACOLOR PLUS FA 1/8"	DINNING ROOM FLOOR APPLY GROUT SEALER
G-111	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	19	PEARL GREY	ULTRACOLOR PLUS FA 1/8"	RESTROOM , DINING APPLY GROUT SEALER
G-113	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	07	CHOCOLATE	ULTRACOLOR PLUS FA 1/8"	APPLY GROUT SEALER
G-114	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	19	PEARL GREY	ULTRACOLOR PLUS FA 1/8"	BEVERAGE COUNTER BACKSPLASH APPLY GROUT SEALER
G-115	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	42	MOCHA	ULTRACOLOR PLUS FA 1/8"	APPLY GROUT SEALER
G-116	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	10	BLACK	ULTRACOLOR PLUS FA 1/8"	DINING WAINSCOT APPLY GROUT SEALER

* REFER A-200 EXTERIOR FINISH SCHEDULE FOR EXTERIOR DECORATIVE TILE

* SCHLUTER SYSTEM ALUMINUM TRIM:

COVE TILE TRIM: INSTALLED AT RESTROOM, SERVICE COUNTER, AND DRINK STATION
SCHLUTER SYSTEMS DILEX-AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
TR100 -OUTSIDE CORNER CONNECTOR PIECE: DILEX-AHK-E90/AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-INSIDE CORNER CONNECTOR PIECE: DILEX-AHK-I90/AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-END CAP PIECE: DILEX-AHK-E/AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)

EDGE TILE TRIM:
SCHLUTER SYSTEMS RONDEC-RO125 AMGB (BRUSHED BRASS ANODIZED ALUMINUM)
TR101 -OUTSIDE CORNER CONNECTOR PIECE: RONDEC-EV/RO125 AMGB (BRUSHED BRASS ANODIZED ALUMINUM)
-INSIDE CORNER CONNECTOR PIECE: RONDEC-I2L/RO125 AMGB (BRUSHED BRASS ANODIZED ALUMINUM)

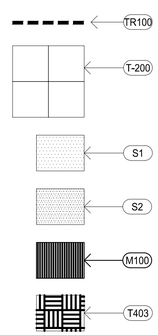
EDGE TILE TRIM: INSTALLED AT SERVICE COUNTER TOE KICK
SCHLUTER SYSTEMS JOLLY-A 80 AMGB (BRUSHED BRASS ANODIZED ALUMINUM)
TR103 -OUTSIDE EDGE PROTECTION PIECE

EDGE TILE TRIM: INSTALLED AT FLOOR INLAY
SCHLUTER SYSTEMS SHIENE-R/M 125 (SATIN BRASS ANODIZED ALUMINUM)
TR104

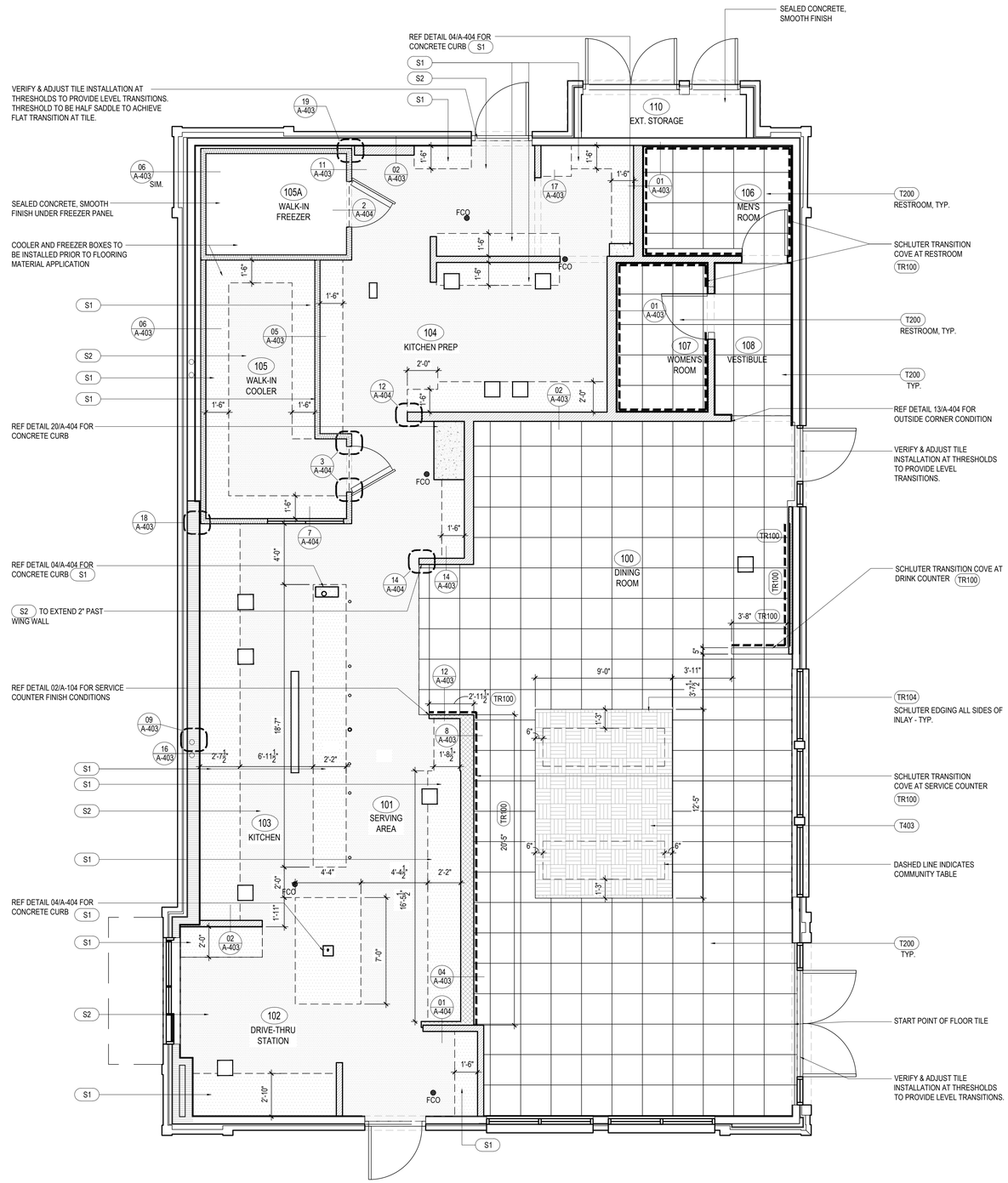
* EPOXY GROUT BY MAPEI, KERAPOXY IEG, 100% SOLIDS INDUSTRIAL GRADE:
AREAS: UNDER HOOD AND 36 " IN FRONT OF COOKING LINE, 3 COMPARTMENT SINK AND MOP SINK AREA

SEE MANUFACTURER'S SPECIFICATION, DETAILS AND GUIDE FOR PREPARATION, MIXING, GROUTING AND CLEANING INSTRUCTION

NOTE: SEE INTERIOR SHEETS FOR WALL/ BASE TILE LOCATIONS AND SPECIFICATIONS



FINISH SCHEDULE A
Scale= NTS A-104



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Scale= 1/4" = 1'-0" A-104

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A-104

FINISH PLAN AND SCHEDULE

PANDA HOME 2600 R3

PRINTED 5/18/2023
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LIGHTING FIXTURE SCHEDULE

PROVIDED FOR INFORMATION ONLY.
VERIFY AND INSTALL PER ELECTRICAL DRAWING

03-04-22

ITEM	SYMBOL	DESCRIPTION	QTY.	MFR. & CAT. NO.	REMARK
INTERIOR LIGHTING ITEM					
L1	L1	T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.	13	LSI FIXTURE: SFP24-LED-FS-UNV-DIM	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC
L1B	L1B	T-BAR CEILING RECESSED MOUNTED LED LIGHTING EMERGENCY FIXTURE, 2' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.	0	LSI FIXTURE: SFP22-LED-FS-DIM	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC
L1C	L1C	T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 1' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.	0	LSI FIXTURE: SFP14-LED-FS-UNV-DIM	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC
L1EM	L1EM	T-BAR CEILING RECESSED MOUNTED LED LIGHTING EMERGENCY FIXTURE, 2' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.	4	LSI FIXTURE: SFP24-LED-FS-UNV-DIM-EM	EMERGENCY KITCHEN CEILING LIGHTS FURNISHED BY OWNER INSTALLED BY GC
L4HO	L4HO	UNIVERSAL MOUNT EXIT SIGN, LED LIGHTED, 120/277V WITH BATTERY PACK, 2 FACE, GREEN LETTER	4	EXITRONIX GVEX-U-BP-WB-BL-R6	EXIT SIGN FURNISHED BY OWNER, INSTALLED BY GC
L6A	L6A	HOOD LIGHT	12	FURNISHED & INSTALLED BY EQUIPMENT SUPPLIER	LIGHTS SUPPLIED & PRE-WIRED BY HOOD VENDOR. ELECTRIC CONTRACTOR TO CONNECT MAIN WIRES TO SHUNT TRIP BREAKER AND HOOD CONTROL PANEL
L6B	L6B	WALK-IN COOLER FLUORESCENT LIGHT, 120 V 48"	3	KASON FIXTURE: # 1810LX4000	FURNISHED BY WIC VENDOR, G.R.E. , INSTALLED BY GC
L19	L19	DOWN LIGHT, RECESSED IN CEILING	27	ELITE HOUSING: LD6IC-AT ELITE TRIM: RL631-950L-DIMTR-120-30K-90-RL631-RT-SN-SN	FURNISHED BY OWNER, INSTALLED BY GC
L19	L19B	DOWN LIGHT, RECESSED IN CEILING "B" SHALL DESIGNATE BLACK TRIM	9	ELITE HOUSING: LD6IC-AT ELITE TRIM: RL631-950L-DIMTR-120-30K-90-RL631-RT-MB-BK	FURNISHED BY OWNER, INSTALLED BY GC
L19EM	L19EM	EMERGENCY DOWN LIGHT, RECESSED IN CEILING	6	ELITE HOUSING: LD6IC-AT ELITE TRIM: RL631-950L-DIMTR-120-30K-90-RL631-RT-SN-SN	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-12-LC-V1 FURNISHED BY OWNER INSTALLED BY GC
L20	L20W	4" ADJUSTABLE MR16 DOWN LIGHT, RECESSED IN CEILING "W" SHALL DESIGNATE WHITE TRIM	3	ELITE HOUSING: BL4-50-M-120-AT-W ELITE TRIM: B1406-WH	FURNISHED BY OWNER, INSTALLED BY GC
L20	L20B	4" ADJUSTABLE MR16 DOWN LIGHT, RECESSED IN CEILING "B" SHALL DESIGNATE BLACK TRIM	8	ELITE HOUSING: BL4-50-M-120-AT-W ELITE TRIM: B1406-BK	FURNISHED BY OWNER, INSTALLED BY GC
L47		BRONZE SWOOP LIGHT	5	FIXTURE - TBD	DINING AREA - FURNISHED BY OWNER, INSTALLED BY GC
L46	L46	22.5" DIA. PENDANT	3	KAI PENDANT 2 BULB: LED EDISON LAMP.1173467	FURNISHED BY OWNER, INSTALLED BY GC
L100	L100	MICRO INVERTER	1	ISOLITE #IMI 125	FURNISHED BY OWNER, INSTALLED BY GC
	S	SPEAKER		-	FURNISHED BY MUSIC VENDOR, INSTALLED BY MUSIC VENDOR

NIGHT LIGHTING REQUIREMENTS: "NL" DESIGNATION INDICATED NIGHT LIGHT ON UNSWITCHED CIRCUIT.
1. ONE NL BY SERVICE COUNTER, POS / CASHIER
2. ONE NL BY POS / CASHIER AT DRIVE THRU STATION IF APPLICABLE
3. ONE NL BY EACH EXIT DOORS IN DINNING ROOM & BACK OF HOUSE

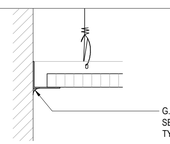
EXTERIOR LIGHTING					
L40	L40	LINEAR LIGHT AT EXTERIOR STORAGE ROOM	1	COOPER MX-4VT2-LD4-6-DR-UNV-L840-CD1-WL-U	FURNISHED BY OWNER, INSTALLED BY GC
L85		WALL MOUNTED OVER SERVICE DOOR FIXTURE	1	HOWARD: VL305 30W LED, BRONZE	OVER EXTERIOR SERVICE DOOR. REFER ELEVATIONS FOR HEIGHT FURNISHED BY OWNER, INSTALLED BY GC
L86		NAVILITE EMERGENCY LIGHT	4	EXITRONIX MLED1-G-WP	OVER EXTERIOR ENTRANCE & SERVICE DOORS. REFER ELEVATIONS FOR HEIGHT. FURNISHED BY OWNER, INSTALLED BY GC
L86 AEM		EXTERIOR RECESS EMERGENCY LIGHT	1	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING WET LOCATION: RL607-14W-120-FL-30K-SN-SN -WET LOCATION	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-12-LC-V1 FURNISHED BY OWNER INSTALLED BY GC
L90		DECORATIVE LED WALL SCONCE	2	HINKLEY LIGHTING, ATLANTIS; BRONZE; 1649BZ-LED	AT PORTAL OF ENTRY DOOR. REFER ELEVATIONS FOR HEIGHT FURNISHED BY OWNER, INSTALLED BY GC
L91		DECORATIVE LED WALL SCONCE	4	HINKLEY LIGHTING, SILO; BRONZE; 13594AZ-LL; LED	ALONG REAR EIFS BAND FURNISHED BY OWNER, INSTALLED BY GC
L92		WALL MOUNTED OVER SERVICE DOOR FIXTURE	1	LITHONIA LIGHTING WPX1 LED P2 40K MVOLT DDBXD M4	OVER DRIVE THRU AREA SERVICE DOOR FURNISHED BY OWNER, INSTALLED BY GC
L97		LED MOTION SECURITY FLOODLIGHT	3	LITHONIA LIGHTING OLF 2RH 40K 120V MO BZ	INTERIOR LIGHT SENSOR TO BE WALL MOUNTED AT +142" FURNISHED BY OWNER, INSTALLED BY GC

CEILING SCHEDULE

INSTALLED AND FURNISHED BY, G.C. UNLESS NOTED OTHERWISE

NO	MANUFACTURER	DESCRIPTION	MATERIAL	FINISH
C1	ARMSTRONG	2' X 2' SUSPENDED T-BAR GRID CEILING SYSTEM	OPTIMA 9/16" SQUARE TEGULAR ITEM # 3251	SUSPENSION SYSTEM: 9/16" SUPRAFINE; COLOR: BLIZZARD WHITE CONTACT: SHERRY BRUNT (1-800-442-4212)
C2	USG	2' X 4' SUSPENDED T-BAR GRID CEILING SYSTEM	"VINYL ROCK" VINYL CLAD GYP. BD PANELS	SMOOTH AND WASHABLE WHITE
C3	GOLD BOND	MONOLITHIC CEILING ON METAL FRAMING	5/8" GYP. BD.	SMOOTH PAINT - WHITE AND WASHABLE

SEE SHEET A-103 FOR PAINT SCHEDULE



CEILING GRID DETAIL 3
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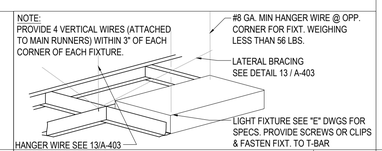

LIGHT FIXTURE DETAIL 2
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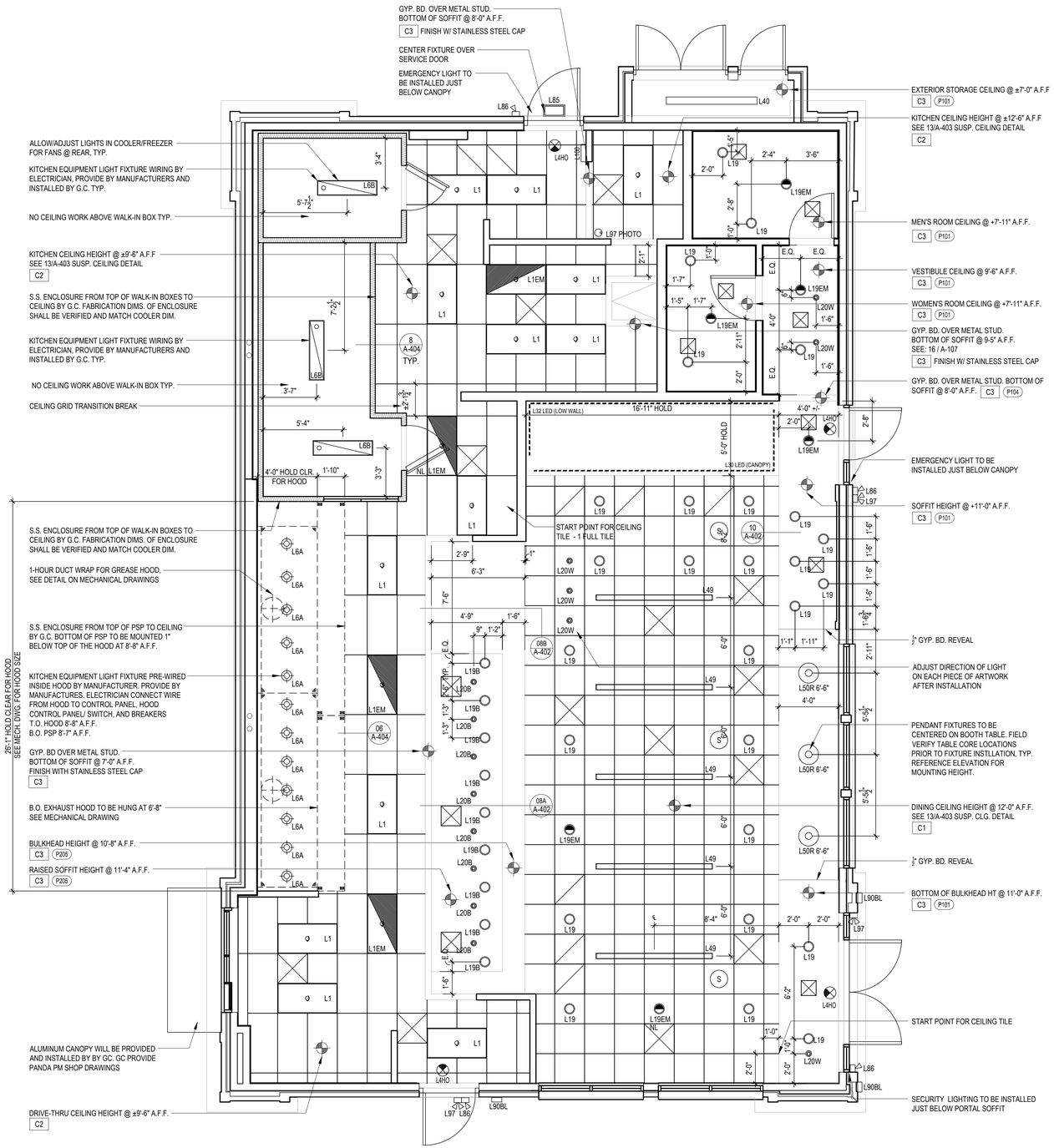

REFLECTED CEILING PLAN 1
Scale= 1/4" = 1'-0" A-105

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PANDA STORE #: TBD
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REFLECTED CEILING PLAN

PANDA HOME 2600 R3

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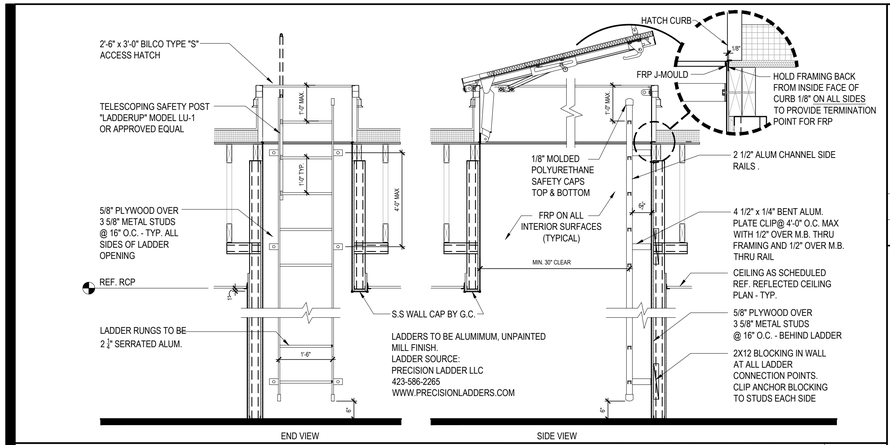
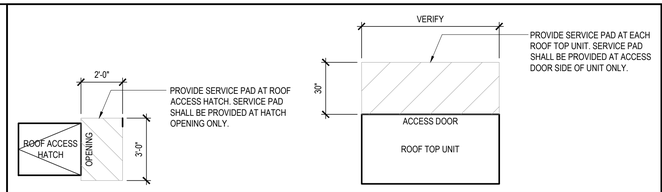


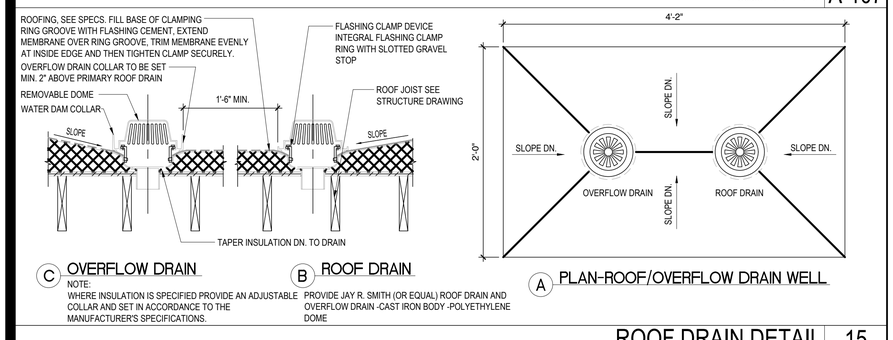
ROOF ACCESS LADDER DETAIL 16

Scale= 1/4" = 1'-0" A-107



ROOF WALKWAY PAD DETAIL 4

Scale= NTS A-107



C OVERFLOW DRAIN

NOTE:
WHERE INSULATION IS SPECIFIED PROVIDE AN ADJUSTABLE COLLAR AND SET IN ACCORDANCE TO THE MANUFACTURER'S SPECIFICATIONS.

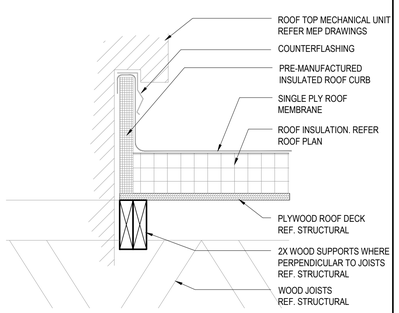
B ROOF DRAIN

PROVIDE JAY R. SMITH (OR EQUAL) ROOF DRAIN AND OVERFLOW DRAIN -CAST IRON BODY -POLYETHYLENE DOME

A PLAN-ROOF/OVERFLOW DRAIN WELL

ROOF DRAIN DETAIL 15

Scale= NTS A-107



MECHANICAL CURB DETAIL 18

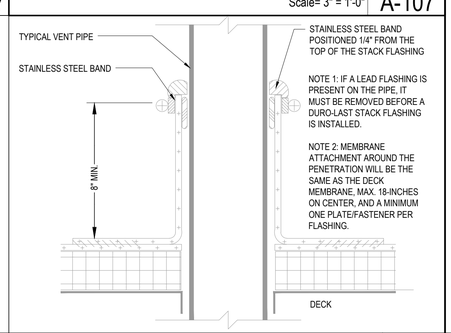
Scale= NTS A-107

NOT USED 14

Scale= 3" = 1'-0" A-107

NOT USED 17

Scale= NTS A-107



PLUMBING VENT DETAIL 13

Scale= NTS A-107

ROOF PLAN NOTES:

1. WHITE, SINGLE-PLY, PVC 40MIL MECHANICALLY FASTENED ROOF MEMBRANE, AS MANUFACTURED BY DURO-LAST ROOFING, INC. NO ALTERNATES WILL BE ACCEPTED. PROVIDE STANDARD 15 YEAR WARRANTY.

2. +6" INDICATES APPROXIMATE ELEVATION OF THE TOP OF ROOF PLYWOOD SHEATHING AT PLYWOOD CRICKET. SEE TRUSS DRAWINGS FOR ACTUAL ROOF SLOPE. ALL ROOF ELEVATIONS ARE GIVEN FROM TOP OF INTERIOR CONCRETE FLOOR SLAB (U.O.N.). WHEN FLOOR SLAB STEPS, ELEVATIONS ARE REFERENCED FROM THE HIGHEST FINISHED FLOOR.

3. ANY PROJECTION THROUGH ROOF SHALL BE DETAILED PER THE SINGLE PLY ROOFING MANUFACTURER'S RECOMMENDED DETAILS.

4. ALL EXHAUST FANS AND AIR CONDITIONING EQUIPMENT DESIGNATIONS ARE TAKEN FROM MECHANICAL DRAWINGS.

5. NOT USED.

6. CONTRACTOR SHALL CONFIRM THAT ALL AREAS OF ROOF ARE PROVIDED WITH POSITIVE DRAINAGE.

7. ALL ROOF PENETRATIONS FOR PLUMBING VENTS, POWER CONDUITS, ETC. SHALL BE FLASHED PER BUILDING SPECIFICATIONS AND DETAILS. VENTS SHALL BE AT LEAST 10'-0" HORIZONTAL OR 3'-0" ABOVE OUTSIDE AIR INTAKES (A/C UNITS, MAKE-UP AIR).

8.CONTRACTOR BE RESPONSIBLE FOR COORDINATION OF SIZES AND LOCATIONS OF ROOF OPENINGS (VENTS, DUCTS, ETC.), PLATFORMS, BASES ETC. COORDINATE SIZES OF MECHANICAL EQUIPMENT PLATFORMS, BASES, ROOF EQUIPMENT PLATFORMS AND OPENINGS SHOWN ON DRAWINGS WITH EQUIPMENT BEING SUPPLIED. SEE TYPICAL DETAILS ON THIS SHEET ALSO COORDINATE INSTALLATION OF LIGHTING, POWER, CONVENIENCE OUTLETS ETC.

10. FOR ALL STRUCTURAL FRAMING MEMBERS, SIZES, AND ADDITIONAL INFORMATION, SEE STRUCTURAL DRAWINGS.

11. PROVIDE ROOF CRICKET AT MECHANICAL EQUIPMENT TO ASSURE POSITIVE ROOF DRAIN.

12. ALL ROOF EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.

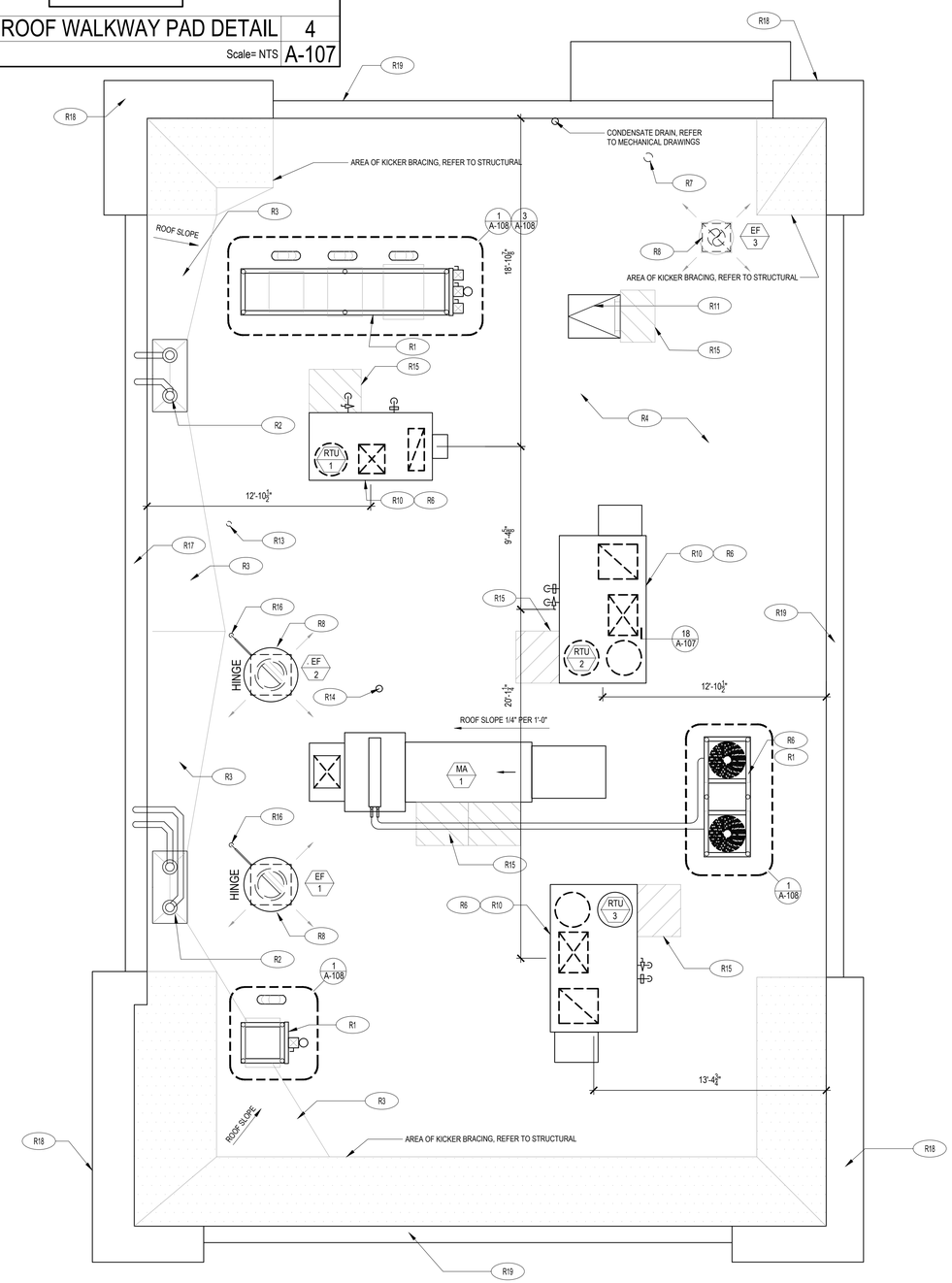
13. ROOFTOP EQUIPMENT TO BE LOCATED AT LEAST 42" MINIMUM FROM TOWERS FOR SERVICING

14. PROVIDE SERVICE PAD AT EACH UNIT ONLY AT SERVICE ACCESS DOOR

15. ALL GAS PIPING ON ROOF TO BE PAINTED SAFETY YELLOW

ROOF PLAN KEYNOTES:

- R1 REF: EQUIPMENT RACK (SEE SHEET A-108)
- R2 4" ROOF DRAIN AND OVERFLOW DRAIN (15/A-107)
- R3 TAPERED ROOF INSULATION CRICKET TO ASSURE POSITIVE ROOF DRAINAGE. TYP.
- R4 SINGLE - PLY ROOFING SEE ROOF PLAN NOTE #1
- R5 NOT USED
- R6 ROOF TOP MECHANICAL UNIT SEE MECHANICAL DRAWING
- R7 WATER HEATER VENT - SEE MEP PLANS. OFFSET VENTS AS REQUIRED TO MAINTAIN MIN. 10'-0" AWAY FROM AIR INTAKE SYSTEMS ON EQUIPMENT.
- R8 EXHAUST FAN (5/A-108)
- R10 MECHANICAL UNIT CURB. (18/A-107)
- R11 ROOF ACCESS HATCH LOCATE BETWEEN 2 ADJACENT TRUSSES (16/A-107)
- R12 TOP OF PLATE - REF. STRUCTURAL
- R13 PLUMBING VENT (13/A-107)
- R14 WEATHER PROOF HYDRANT
- R15 PROVIDE WALK-WAY PAD AS SHOWN, REFERENCE DETAIL 4/A-107
- R16 POWER SUPPLY LOCATION FOR ROOFTOP EXHAUST FANS FOR KITCHEN HOOD
- R17 15" WIDE PARAPET (02/A-400) SIM
- R18 ALUMINUM COPING (05/A-400)
- R19 12" WIDE PARAPET (02/A-400)



ROOF PLAN 1

Scale= 1/4" = 1'-0" A-107

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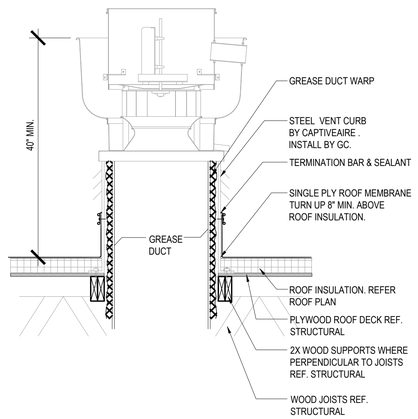
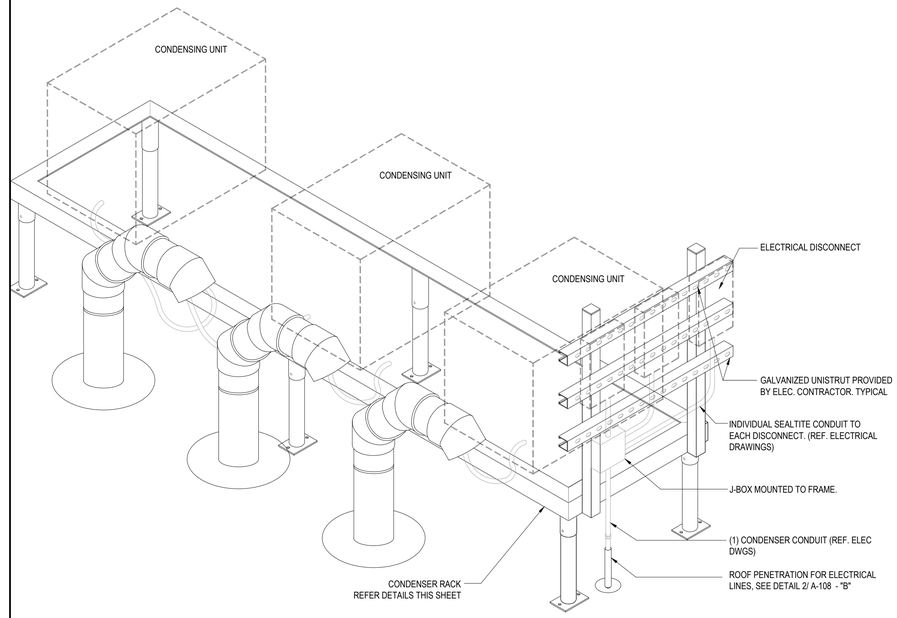
ROOF PLAN

PANDA HOME 2600 R3



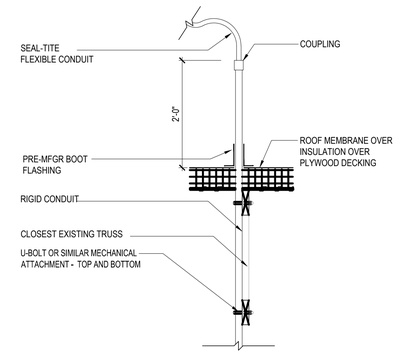
ROOF EXHAUST FAN 5

Scale= 1/4" = 1'-0" A-108



CONDENSER RACK ISOMETRIC 3

Scale= 3/4" = 1'-0" A-108



CONDITION "B" - AT CONDENSER ELECTRICAL LINES

ROOF PENETRATION DETAIL AT REF. / ELEC. LINES 2

Scale= 3/4" = 1'-0" A-108

NOTES:

1. REFER TO MIAMI TECH INC. PRE-ENGINEERED AC STAND FOR FURTHER DETAILS. FL PRODUCT APPROVAL NUMBER 24546.1

2. CONDENSER RACK IS SLOPE TO ACCOMMODATE SLOPE OF ROOF. ANGLE FRAME SHALL BE LEVEL AT FINAL INSTALLATION.

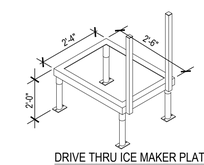
3. ALL STEEL WILL BE HOT DIPPED GALVANIZED.

4. TOP ANGLE FRAME MUST BE REMOVABLE TO INSTALL PRE=FABRICATED BOOT FLASHING.

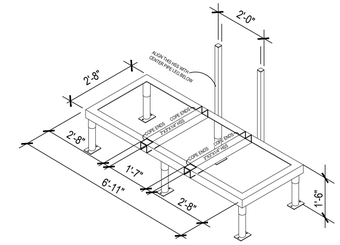
5. ALL CONNECTING HARDWARE (CARRIAGE BOLTS, LAG BOLTS, NUTS, WASHERS, ETC) SHALL BE STAINLESS STEEL.

6. CONTRACTOR TO SUPPLY AND INSTALL ATTACHMENTS/HARDWARE REQUIRED TO MOUNT CONDENSER EQUIPMENT TO FRAME.

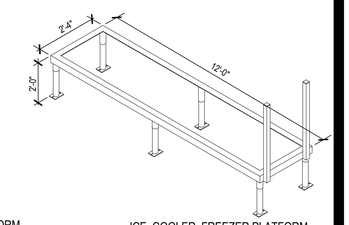
7. UNISTRUT SHALL BE GALVANIZED



DRIVE THRU ICE MAKER PLATFORM

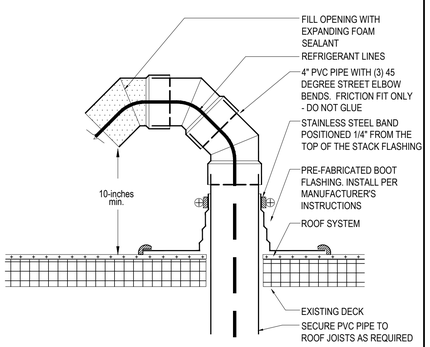


MAKE-UP AIR CONDENSING UNIT PLATFORM
(REF. MEP PLAN IF USED - MA-1)



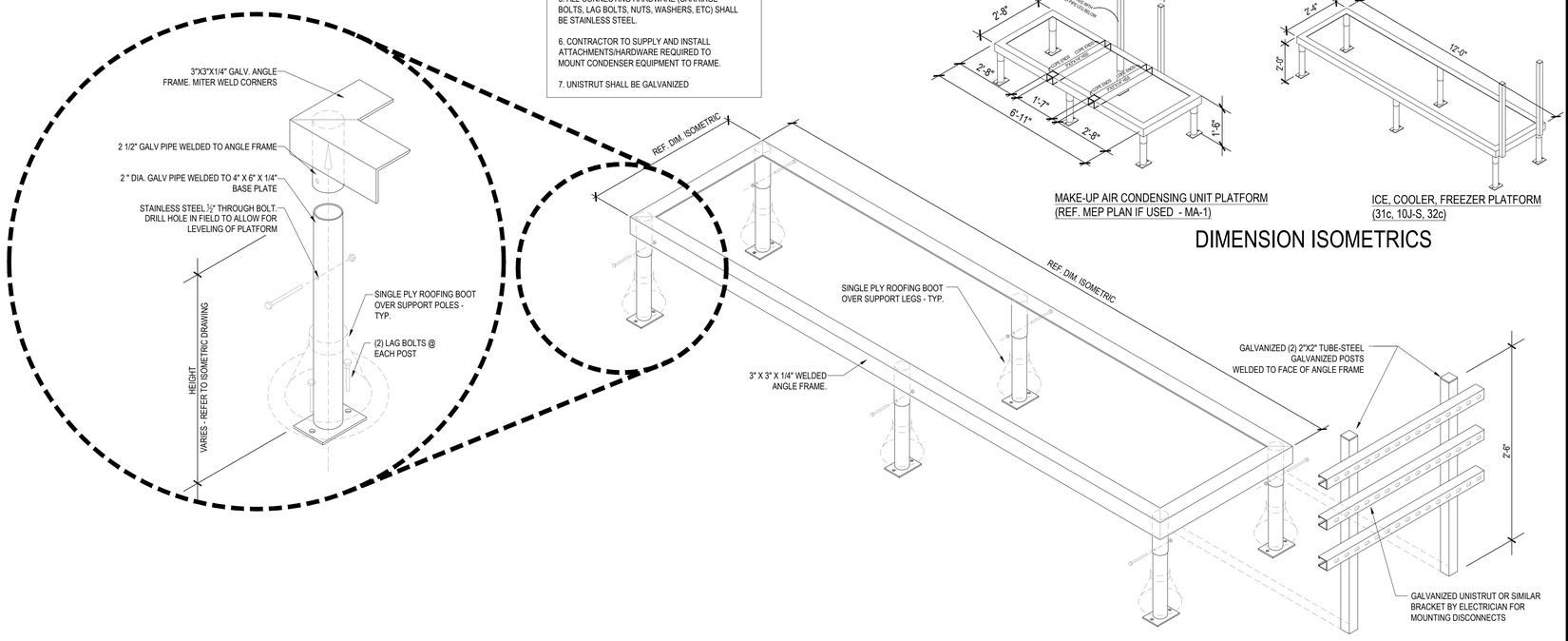
ICE, COOLER, FREEZER PLATFORM
(31c, 10J-S, 32c)

DIMENSION ISOMETRICS



PVC ROOF PENETRATION 4

Scale= 1/2" = 1'-0" A-108



FREEZER / COOLER / ICE MAKER CONDENSER RACK DETAILS 1

Scale= 3/4" = 1'-0" A-108

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
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Facsimile: 626.372.8288

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REVISIONS:

ISSUE DATE:

	PERMIT SET	05-19-23

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PANDA STORE #: TBD
ARCH PROJECT #: 229205

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FL LICENSE #AR-0017962
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Suite 2400
Tampa, FL 33602

Architect of Record
Christopher Gary Kirschner , AIA, LEED AP
GA Reg. # RA009816

PANDA EXPRESS

PANDA HOME 2600
1830 Grayson Highway
Grayson, GA 30017

A-108

CONDENSER RACK DETAIL

PANDA HOME 2600 R3

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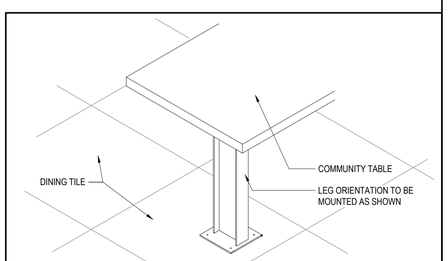
FURNITURE SCHEDULE

Item Code	Type	Material		L x W x H	
T-E1a2	COMMUNITY TABLE	QUARTZ - CORIAN LONDON SKY - COREDRILL	PANDA VENDOR	8'-0" L X 28" W X 34" H	
T-F1c	COMMUNITY TABLE	CELEBRATION TERRAZZO	PANDA VENDOR	8'-0" L X 28" W X 34" H	
T-B3b3	4 TOP TABLE	QUARTZ - CORIAN BROADWAY BLACK - COREDRILL	PANDA VENDOR	48" W X 24" D X 30" H	
T-B4a1	42" ROUND TABLE	QUARTZ - CORIAN LONDON SKY - COREDRILL	PANDA VENDOR	42" DIA. X 34" H	
T-B4d1	30" ROUND TABLE	QUARTZ - CORIAN LONDON SKY - COREDRILL	PANDA VENDOR	30" DIA. X 34" H	
T-C3b	4 TOP TABLE	LAMINATE - MANGALORE MANGO - COREDRILL	PANDA VENDOR	45" W X 24" D X 30" H	
T-C3d	2 TOP TABLE	LAMINATE - MANGALORE MANGO - COREDRILL	PANDA VENDOR	21" W X 24" D X 30" H	
C-A5b	SINGLE BOOTH	WALNUT HOME	PANDA VENDOR	41" W X 25 1/2" D X 17 1/2" H	
C-A5c	SINGLE BOOTH	WALNUT HOME	PANDA VENDOR	47" W X 25 1/2" D X 17 1/2" H	
C-A5d	SINGLE BOOTH	WALNUT HOME	PANDA VENDOR	59" W X 25 1/2" D X 17 1/2" H	
C-A5k	BACK TO BACK BOOTH	WALNUT HOME	PANDA VENDOR	47" W X 49 1/2" D X 17 1/2" H	
C-F1a	FAMILY BOOTH	WALNUT HOME	PANDA VENDOR	114" W X 47" D X 17 1/2" H	
B-S1a	I-BEAM BASE 34" H	HOT ROLL STEEL W/ LOW GLOSS CLEAR COAT	PANDA VENDOR	FOR 34" H TABLE	
B-S2a	3" FREE STANDING CRISS CROSS		PANDA VENDOR	FOR 30" ROUND TABLE	
B-S2b	3" FREE STANDING CRISS CROSS		PANDA VENDOR	FOR 21" X 24" TABLE	
B-S3a	3" BOLT DOWN		PANDA VENDOR	FOR 30" H TABLE	
B-S4a	3" CORE DRILL		PANDA VENDOR	FOR 30" H TABLE	
B-S5a	SIT DOWN BASE		PANDA VENDOR	FOR 34" H LEDGE TABLE	
B-B1	SPECIAL BRACKETS		PANDA VENDOR	FOR MODESTY PANEL	
F-B1	TRASH LINER W/ CASTERS		PANDA VENDOR		
F-A4c	LEFT BROOM HOLDER	OAK W/ LONDON SKY TOP	PANDA VENDOR	20" W X 27" D X 48 H	
F-A4d	RIGHT BROOM HOLDER	OAK W/ LONDON SKY TOP	PANDA VENDOR	20" W X 27" D X 48 H	
D-S1	FREE STANDING SHELF	WOOD SHELF W/ METAL FRAME	PANDA VENDOR	30" W X 12" D 66" H	
D-S2	FREE STANDING SHELF	WOOD SHELF W/ METAL FRAME	PANDA VENDOR	74" W X 12" D VARIES H	
L-BMO	FRETWORK BOOTH DIVIDER	OAK W/ MEDALLION	PANDA VENDOR	46 3/4" W 4 1/2" D 133 3/4" H	
L-B1	LOW WALL		PANDA VENDOR		
L-B2	LOW WALL		PANDA VENDOR		

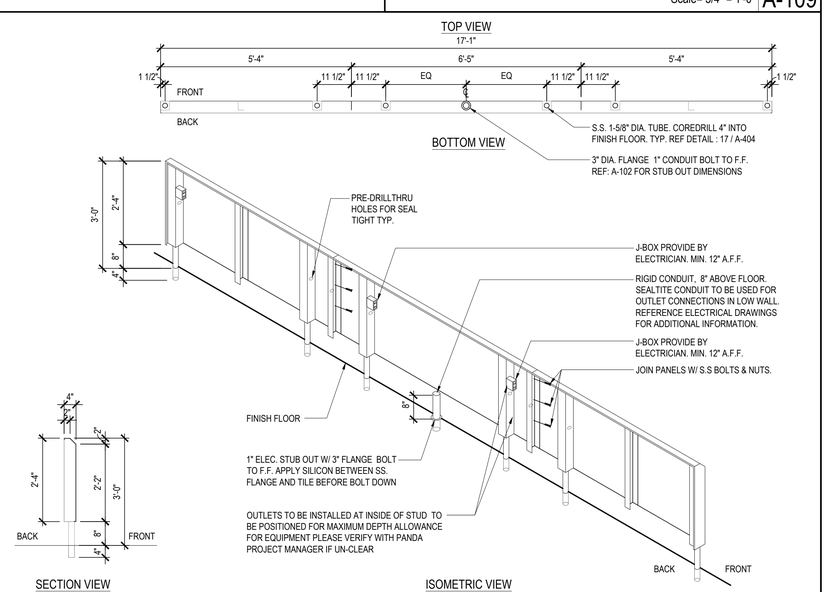
CHAIR SCHEDULE

Item Code	Type	Material		L x W x H	
OAK PALLET					
C2t	PANDA SPRINT STOOL- NO BACK	WALNUT LAMINATE	PANDA VENDOR	22" H	
C2t1	PANDA SPRINT DINING W/ BACK	WALNUT LAMINATE	PANDA VENDOR	18" H	

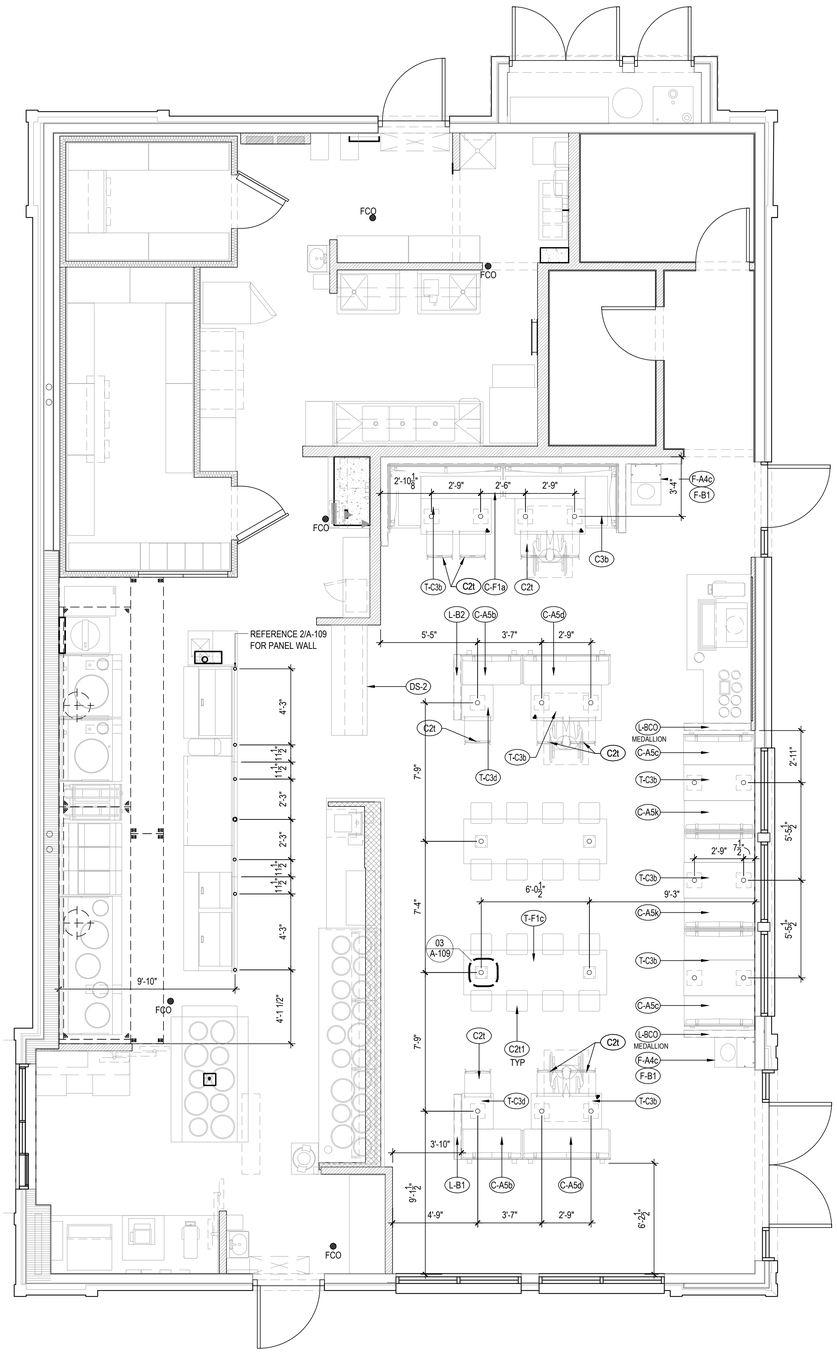
NOTE:
PANDA TEAM TO SELECT CHAIR PALLET WITH MANUFACTURER



COMMUNITY TABLE ISOMETRIC | 3
Scale= 3/4" = 1'-0" | A-109



STAINLESS STEEL OUTLET PANEL | 2
Scale= NTS | A-109



NOTE:
DIMENSIONS ARE FROM INTERIOR WALL

REFER TO VENDOR PACKET FOR ADDITIONAL FURNITURE INFORMATION.

FINAL CORE DRILL LOCATIONS FOR FURNITURE / EQUIPMENT SHALL BE VERIFIED WITH PANDA EXPRESS DESIGN MANAGER PRIOR TO DRILLING.

FURNITURE LOCATION PLAN | 1
Scale= 1/4" = 1'-0" | A-109

PANDA EXPRESS, INC.
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Rosemead, California
91770
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PANDA EXPRESS

PANDA HOME 2600
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A-109

FURNITURE PLAN

PANDA HOME 2600 R3

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PRINTED 5/19/2023

EXTERIOR FINISH SCHEDULE

INSTALLED AND FURNISHED BY. G.C. UNLESS NOTED OTHERWISE

03-04-22

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
PT-1	SHERWIN WILLIAMS		SW 7069 IRON ORE	-	BUILDING COPING
BR-1	CHEROKEE BRICK	OLD ATLANTA	MEDIUM	-	-
BR-2	ACME BRICK	RIDGEMAR	LIGHT	PEP031	-
MTL-1	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"		CAP FLASHING
MTL-2	PANDA VENDOR	ALLEN INDUSTRIES	PMS BLACK-7C	SATIN FINISH	CANOPY W/LED W/ DOWN LIGHT AROUND BUILDING
				-	

WINDOW SCHEDULE

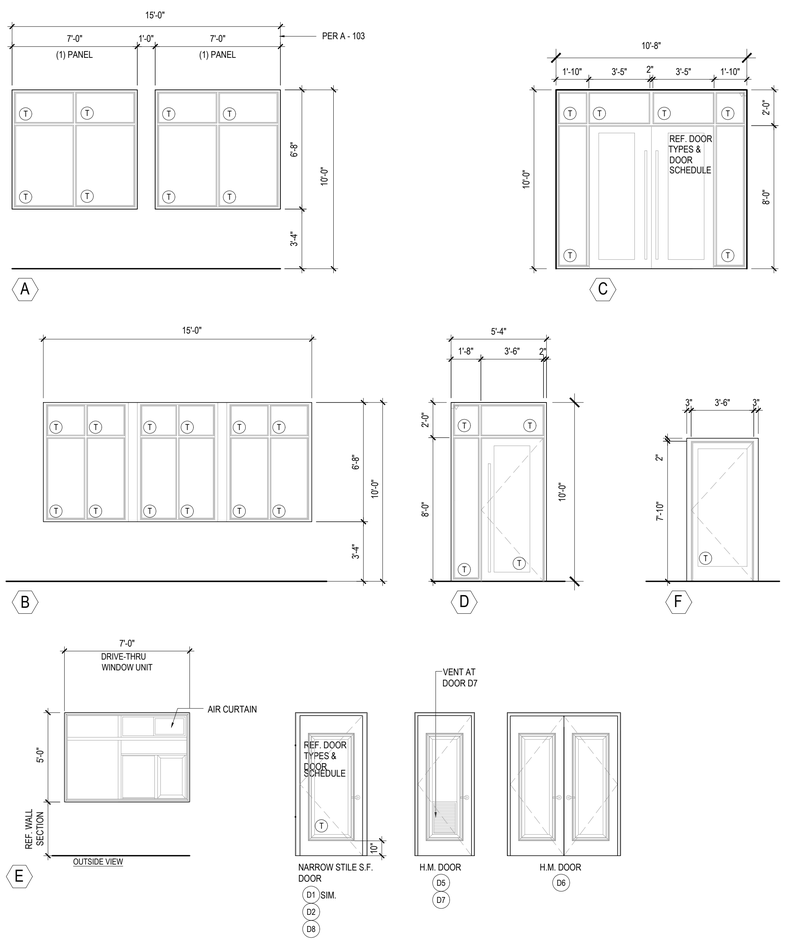
INSTALLED AND FURNISHED BY. G.C. UNLESS NOTED OTHERWISE

SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS
A	(2) 7'-0" LIN. FEET	6'-8"	1" INSULATED GLASS	BLACK ANOD. ALUMINUM STOREFRONT	KAWNEER CURTAIN WALL 1620 SYSTEM WITH 1" INSULATED GLAZING, IN 4.5" X 2.5 " IN ANODIZED ALUMINUM FRAME WITH CUSTOM COVER PRESSURE PLATES: EXTRUSION # 804-398 AT TRIM AND 804-399 AT MULLIONS.
B	15'-0" LIN. FEET	6'-8"	1" INSULATED GLASS	BLACK ANOD. ALUMINUM STOREFRONT	KAWNEER CURTAIN WALL 1620 SYSTEM WITH 1" INSULATED GLAZING, IN 4.5" X 2.5 " IN ANODIZED ALUMINUM FRAME WITH CUSTOM COVER PRESSURE PLATES: EXTRUSION # 804-398 AT TRIM AND 804-399 AT MULLIONS.
C	10'-8"	10'-0"	1" INSULATED GLASS	BLACK ANOD. ALUMINUM STOREFRONT	KAWNEER CURTAIN WALL 1620 SYSTEM WITH 1" INSULATED GLAZING, IN 6" X 2.5 " IN ANODIZED ALUMINUM FRAME WITH CUSTOM COVER PRESSURE PLATES: EXTRUSION # 804-398 AT TRIM AND 804-399 AT MULLIONS. MOON GATE TO CONNECT WITH KAWNEER ATTACHMENT BRACKET 834-745.
D	5'-4"	10'-0"	1" INSULATED GLASS	BLACK ALUMINUM STOREFRONT	KAWNEER CURTAIN WALL 1620 SYSTEM WITH 1" INSULATED GLAZING, IN 6" X 2.5 " IN ANODIZED ALUMINUM FRAME WITH CUSTOM COVER PRESSURE PLATES: EXTRUSION # 804-398 AT TRIM AND 804-399 AT MULLIONS. MOON GATE TO CONNECT WITH KAWNEER ATTACHMENT BRACKET 834-745.
E	7'-0"	5'-0"	TEMPERED GLASS	BLACK ANODIZED ALUMINUM	QUIK-SERV (NON-HEATED AIR CURTAIN OR HEATED AIR CURTAIN), ROUGH OPENING 83" X 60" SEE ADDITIONAL NOTE # 5. CONTACT: WADE ARNOLD, 800-388-8307
F	4'-0"	8'-0"	1" INSULATED GLASS	BLACK ALUMINUM STOREFRONT	KAWNEER CURTAIN WALL 1620 SYSTEM WITH 1" INSULATED GLAZING, IN 6" X 2.5 " IN ANODIZED ALUMINUM FRAME WITH CUSTOM COVER PRESSURE PLATES: EXTRUSION # 804-398 AT TRIM AND 804-399 AT MULLIONS.

NOTES

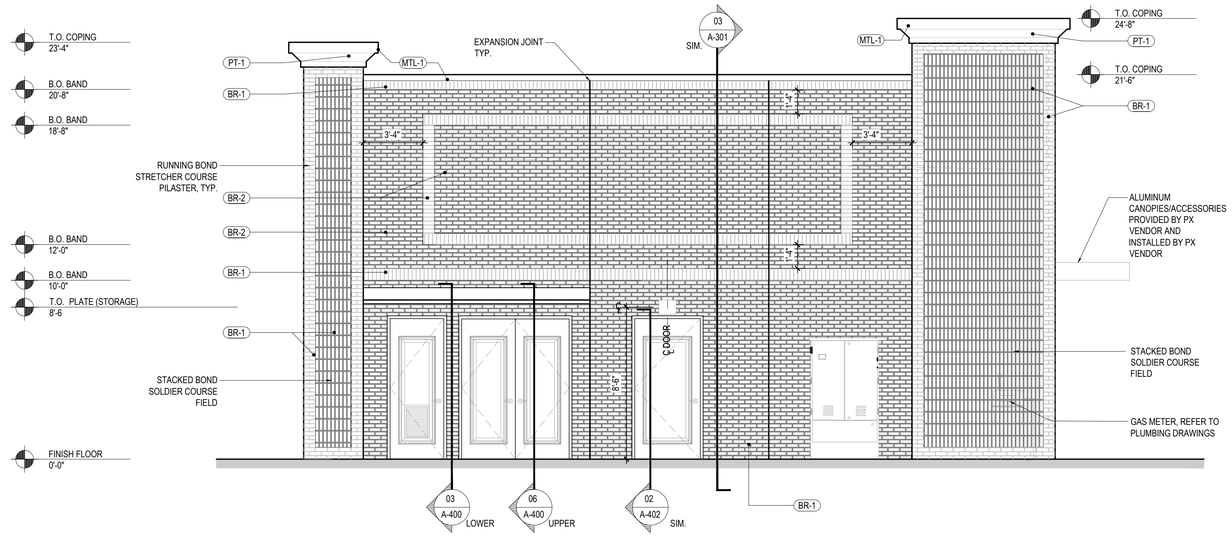
1. INSULATING GLASS SOLARBAN 60 (2) SOLARGRAY (OUTDOOR LITE) + CLEAR (INDOOR LITE) LOW E: WINTER U=0.29 SHGC: 0.25 VIS TRANS: 35%
2. DOORS: FULL GLAZED DOORS W/10" KICK BASE, ANODIZED ALUM FINISH. REFER HARDWARE SCHEDULE.
3. WINDOW DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. G.C. TO VERIFY ACTUAL WINDOW DIMENSIONS PRIOR TO FABRICATION INSTALLATION.
4. GLASS FACADE AND ENTRY DOORS TO BE DESIGNED, DETAILED, FACTORY FABRICATED AND SITE ASSEMBLED AND ERECTED.
5. MANUFACTURER: QUIK-SERV, MODEL SST-4860E WITH THRU-BEAM PHOTO-ELECTRIC BAR. REGIONAL APPLICATION WITH CF-25 NON HEATED AIR CURTAIN OR CHF-25 HEATED AIR CURTAIN. TYPE OF AIR CURTAIN LISTED ON WINDOW SCHEDULE.
6. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER 0F BUILDING CODE.

(T) TEMPERED GLASS



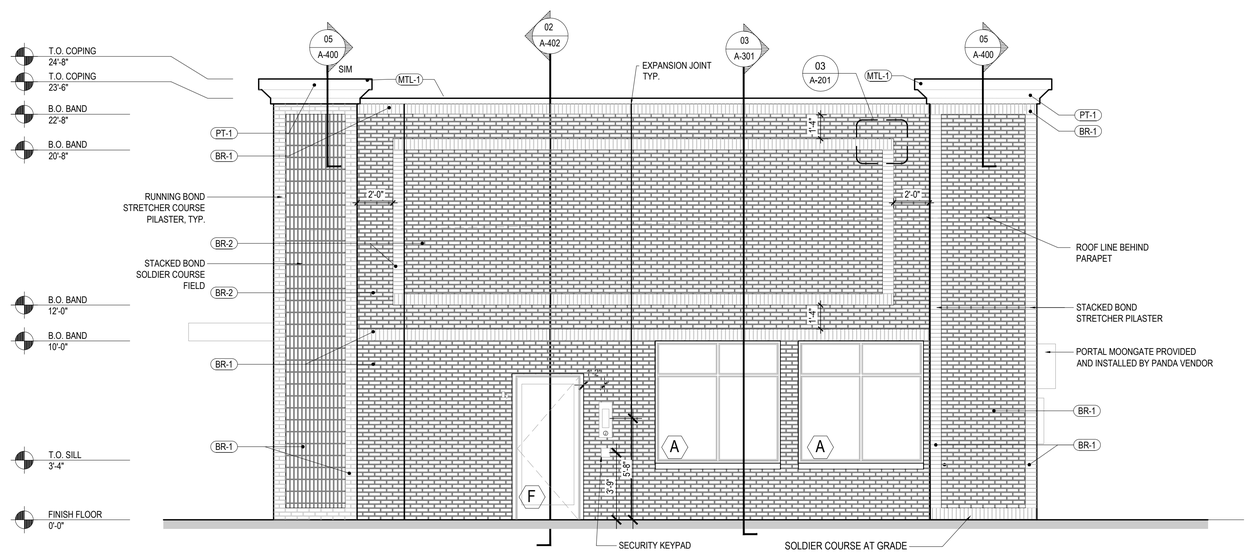
WINDOW AND DOOR ELEVATIONS 3

Scale= NTS A-200



SOUTH ELEVATION 2

Scale= 1/4" = 1'-0" A-200



NORTH ELEVATION 1

Scale= 1/4" = 1'-0" A-200

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91770
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Facsimile: 626.372.8288

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DRAWN BY: BDG

PANDA PROJECT #: D23226
PANDA STORE #: TBD
ARCH PROJECT #: 229205

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Christopher Gary Kirschner , AIA, LEED AP
GA Reg. # RA009816

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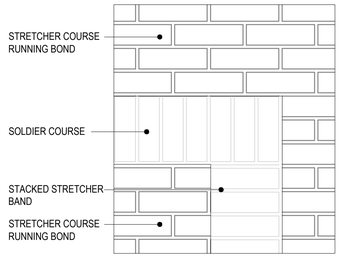
PANDA HOME 2600
1830 Grayson Highway
Grayson, GA 30017

A-200

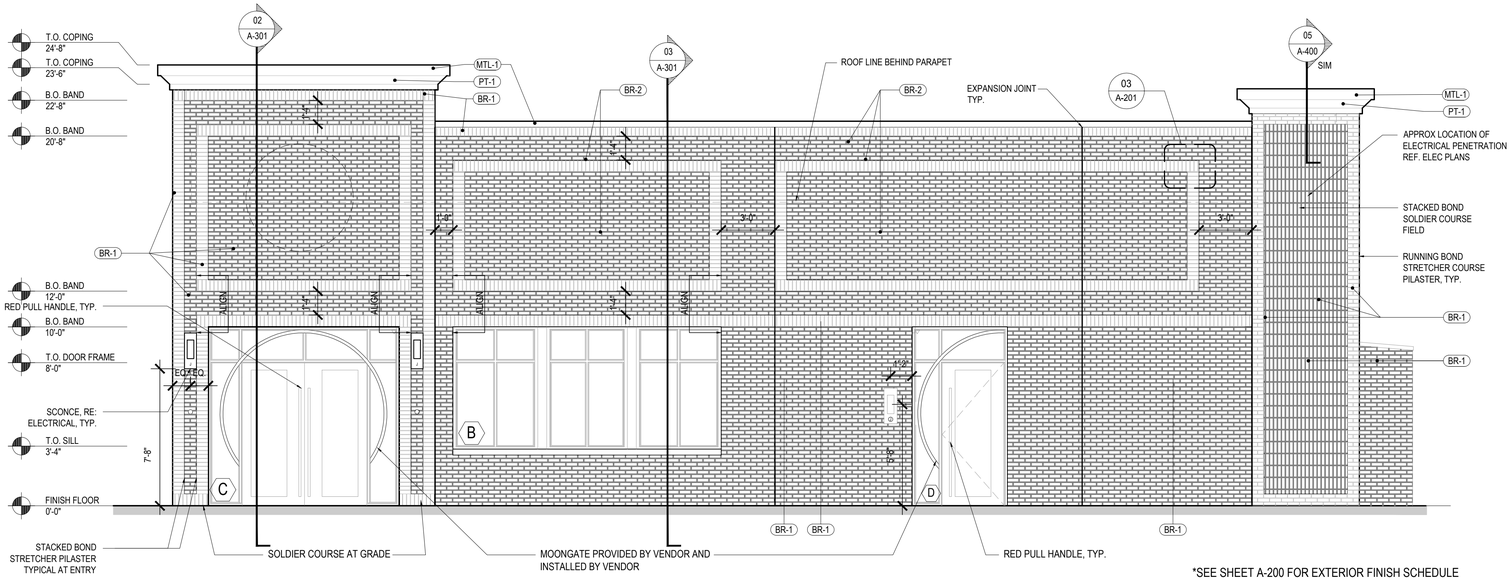
EXTERIOR ELEVATIONS

PANDA HOME 2600 R3



BRICK ELEVATION DETAIL 3

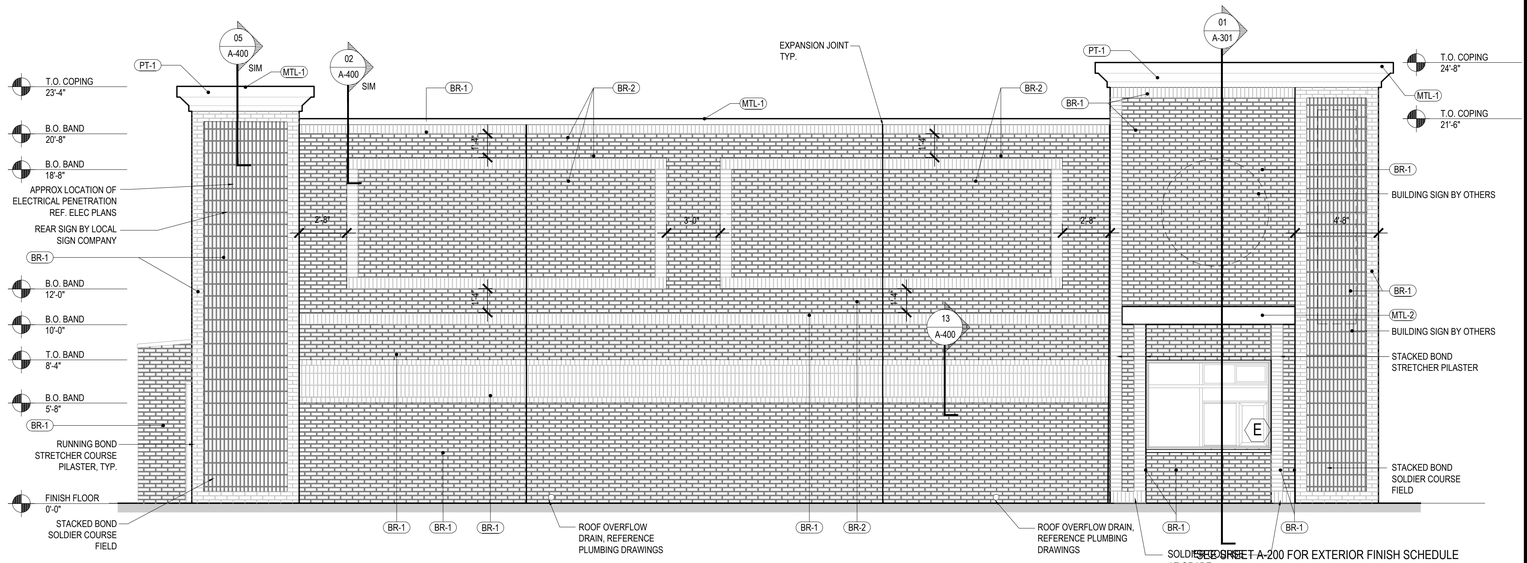
Scale= 1 1/2" = 1'-0" A-201



*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

WEST ELEVATION 2

Scale= 1/4" = 1'-0" A-201



*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

EAST ELEVATION 1

Scale= 1/4" = 1'-0" A-201

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Date: 2023.05.19 08:38:21 -04'00'

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EXTERIOR ELEVATIONS

PANDA HOME 2600 R3

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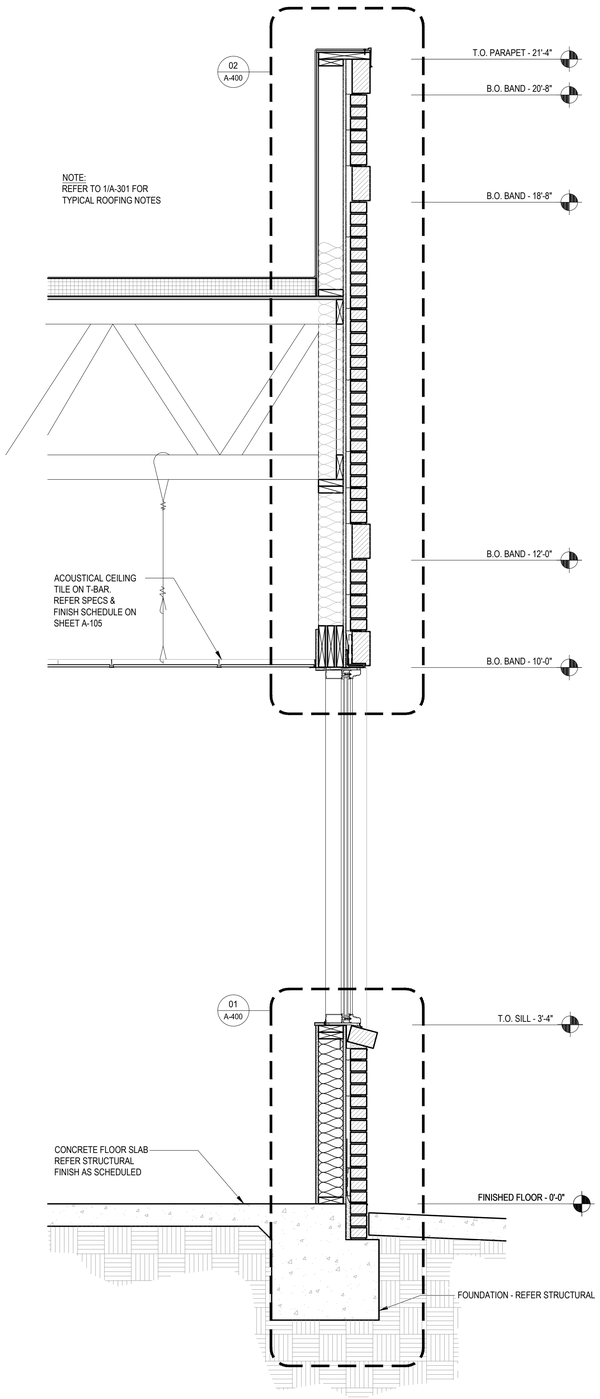
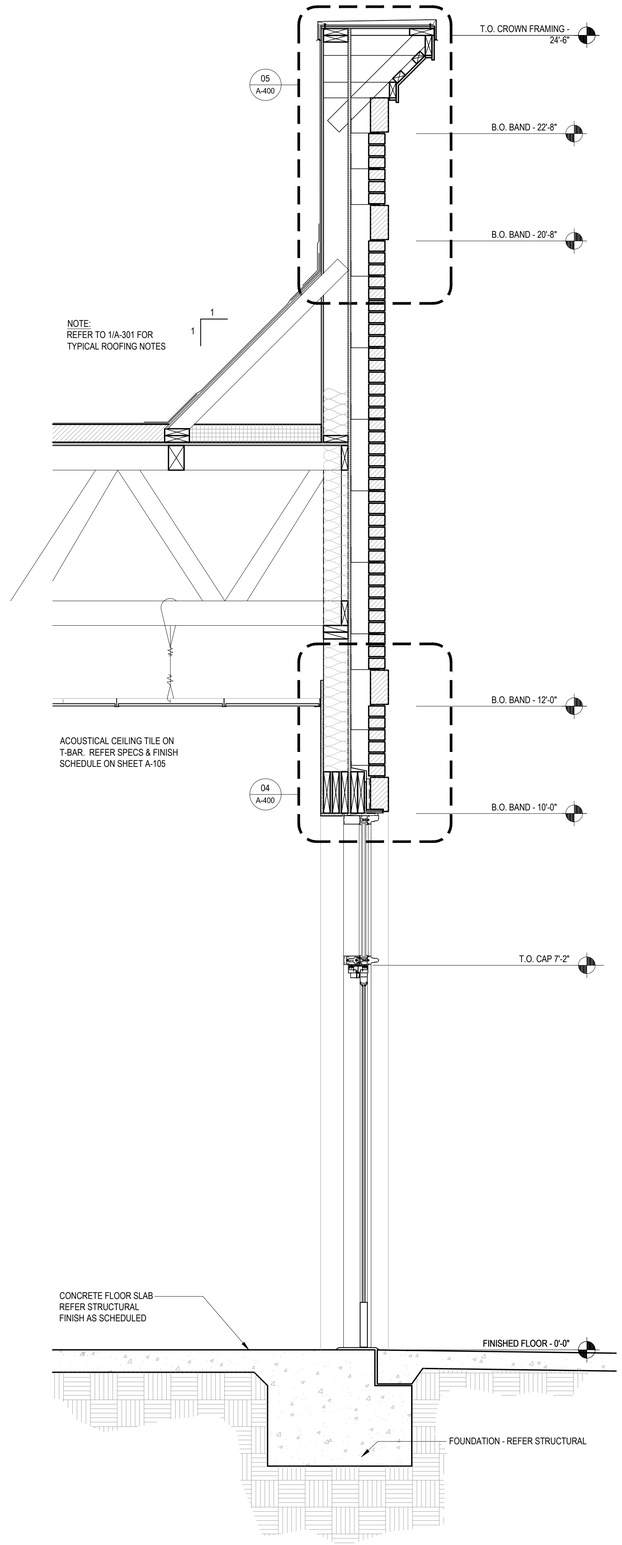
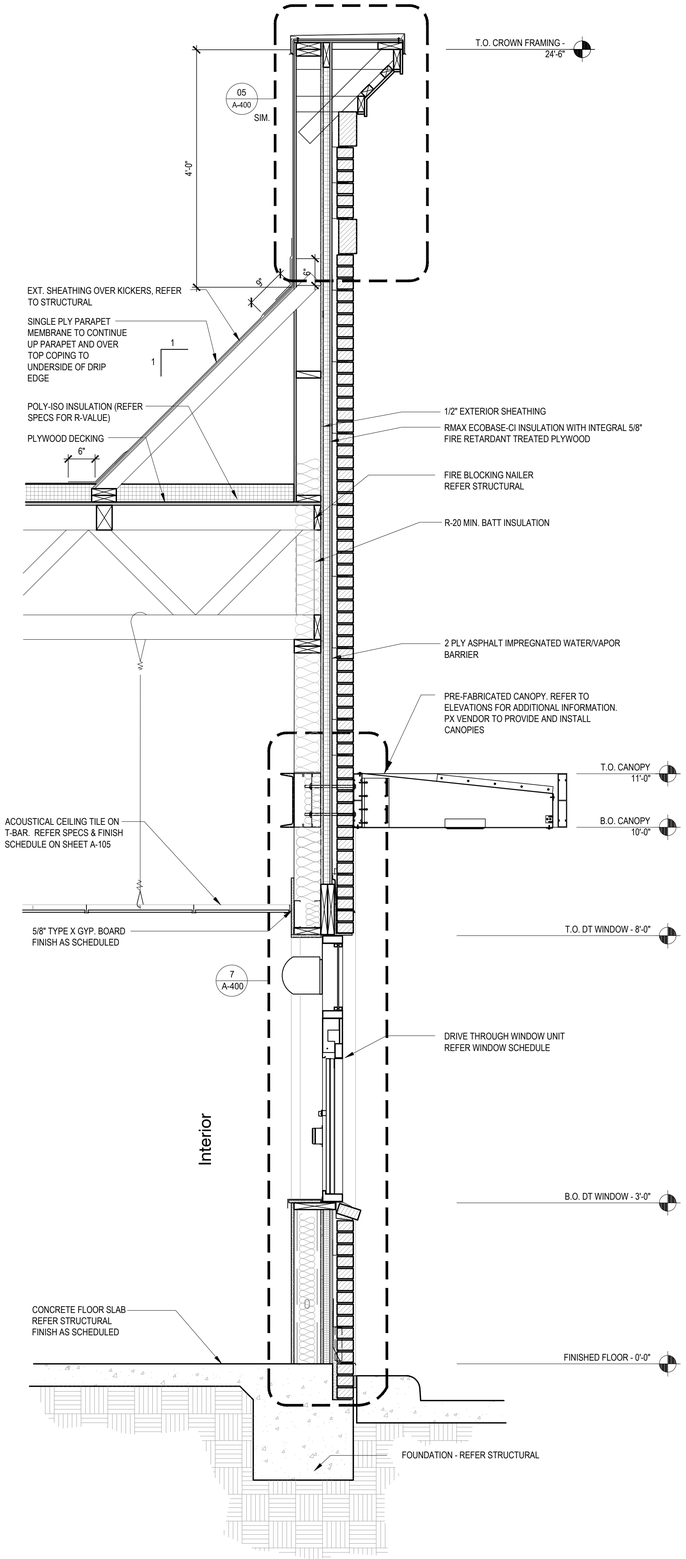


WALL SECTION 3
Scale= 3/4" = 1'-0"
A-301



WALL SECTION 2
Scale= 3/4" = 1'-0"
A-301



WALL SECTION 1
Scale= 3/4" = 1'-0"
A-301

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Date: 2023.05.19 08:38:32 -04'00'

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WALL SECTIONS

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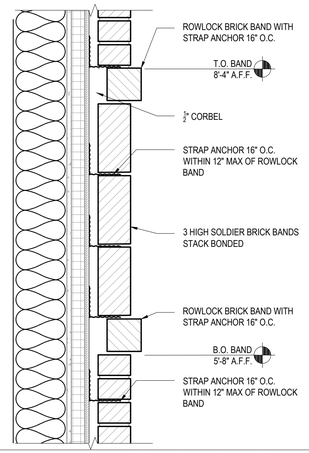
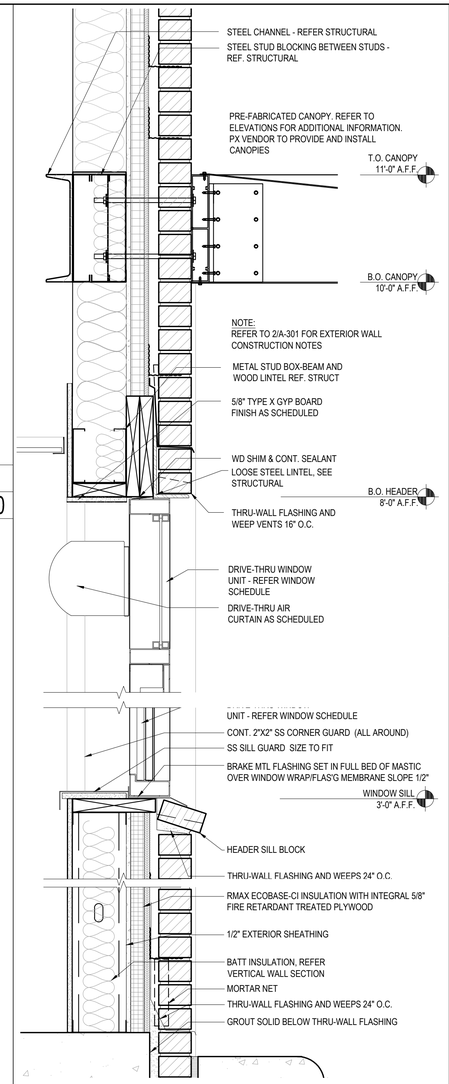
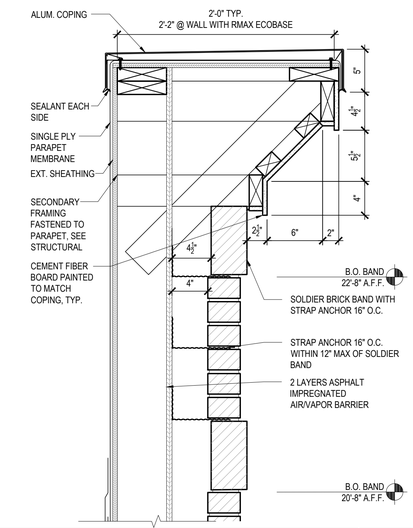


CHARACTER BAND DETAIL 13
Scale= 1 1/2" = 1'-0" A-400



DRIVE-THRU WALL DETAIL 07
Scale= 1 1/2" = 1'-0" A-400



COPING DETAIL 05
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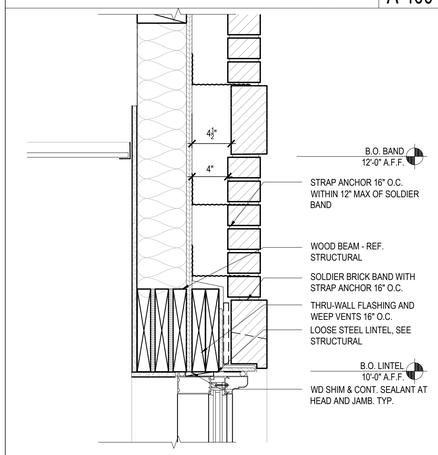

HEAD DETAIL 04
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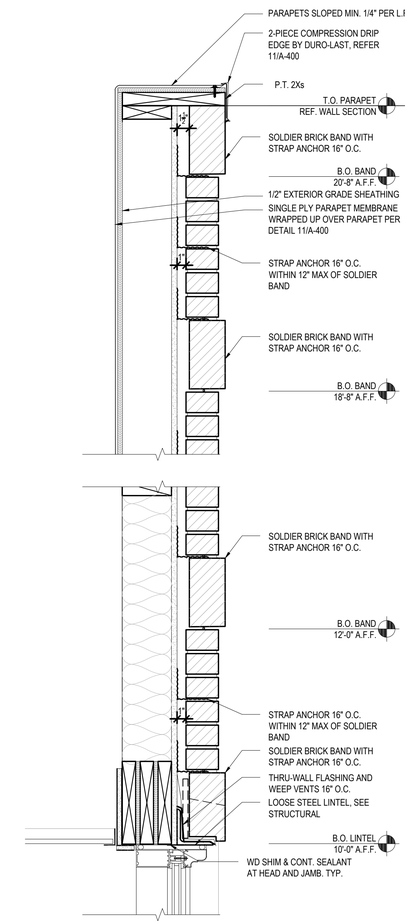
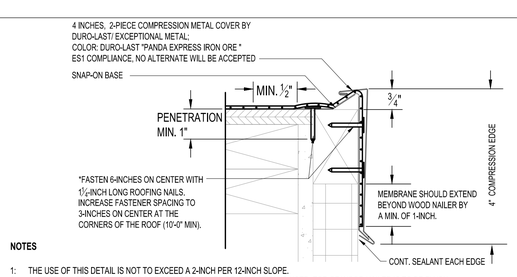


WALL DETAIL 02
Scale= 1 1/2" = 1'-0" A-400

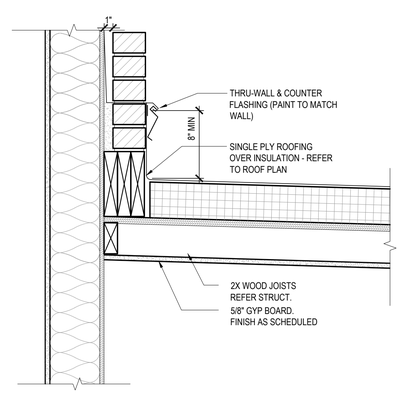
NOT USED 12
Scale= N.T.S A-400



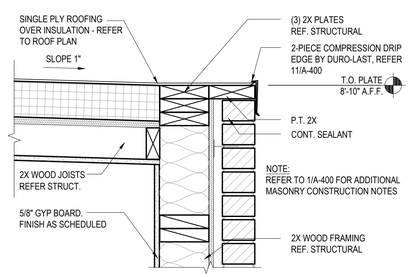
NOTES

1: THE USE OF THIS DETAIL IS NOT TO EXCEED A 2-INCH PER 12-INCH SLOPE.
2: A WOOD NAILER IS REQUIRED IF ONE OR MORE INCHES OF INSULATION IS USED. TOP OF WOOD NAILER IS TO BE FLUSH WITH TOP OF INSULATION. BE SURE THAT THE WOOD NAILER EXTENDS AT LEAST ½-INCH BEYOND THE HORIZONTAL EDGE OF THE SNAP-ON BASE.
3: THE FASTENERS USED TO ATTACH THE BASE TO WOOD NAILERS, AND THE MEMBRANE TO THE FACE OF THE NAILERS, MUST BE SPACED NO GREATER THAN 6-INCHES ON-CENTER. THE FASTENER SPACING MUST BE INCREASED TO 3-INCHES ON-CENTER WHEN ATTACHING THE BASE WITHIN 10-FEET (MIN.) OF THE OUTSIDE CORNERS OF THE BUILDING.
4: ALLOW FOR ⅞-INCH EXPANSION GAP BETWEEN 10-FOOT LENGTHS OF SNAP-ON BASE. OVERLAP THE SNAP-ON COVERS BY 2-INCHES BETWEEN 10-FOOT LENGTHS.

4-INCH HIGH, 2-PIECE COMPRESSION EDGE 11
NTS A-400



ROOFING DETAIL 06
Scale= 1 1/2" = 1'-0" A-400



ROOFING EDGE DETAIL 03
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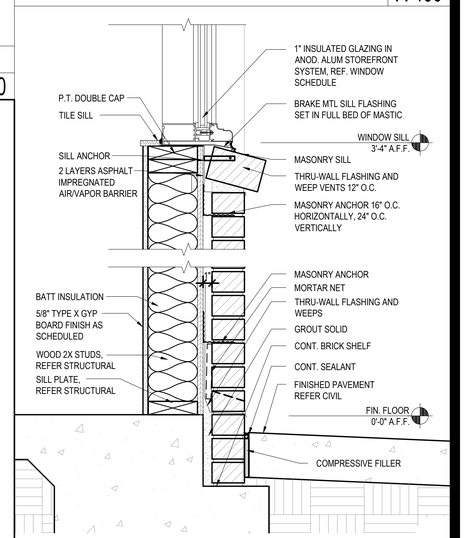

SILL DETAIL 01
Scale= 1 1/2" = 1'-0" A-400

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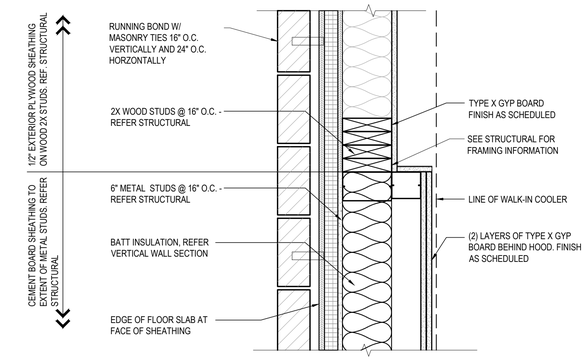
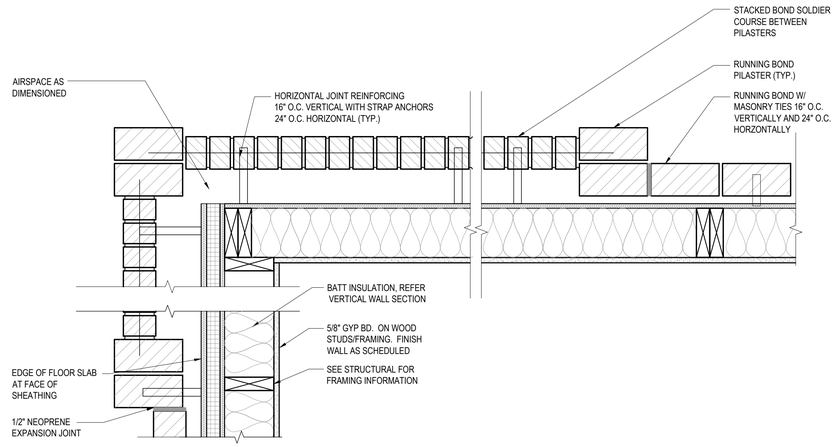
A-400

ARCHITECTURAL DETAILS

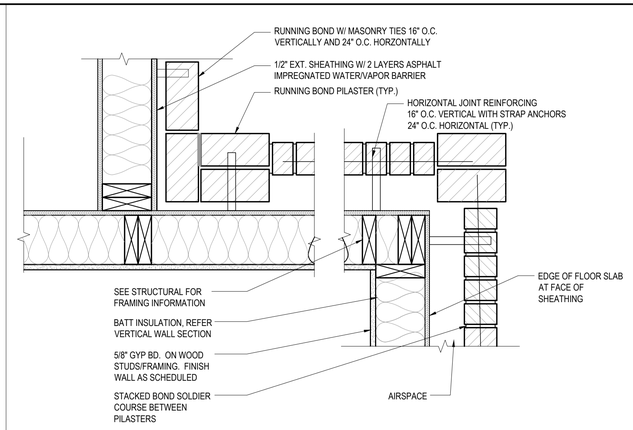
PANDA HOME 2600 R3



PLAN SECTION/DETAIL 10
Scale= 1 1/2" = 1'-0" A-401



PLAN SECTION/DETAIL (REAR D.T. CORNER) 06
Scale= 1 1/2" = 1'-0" A-401



PLAN SECTION/DETAIL (REAR CORNER) 03
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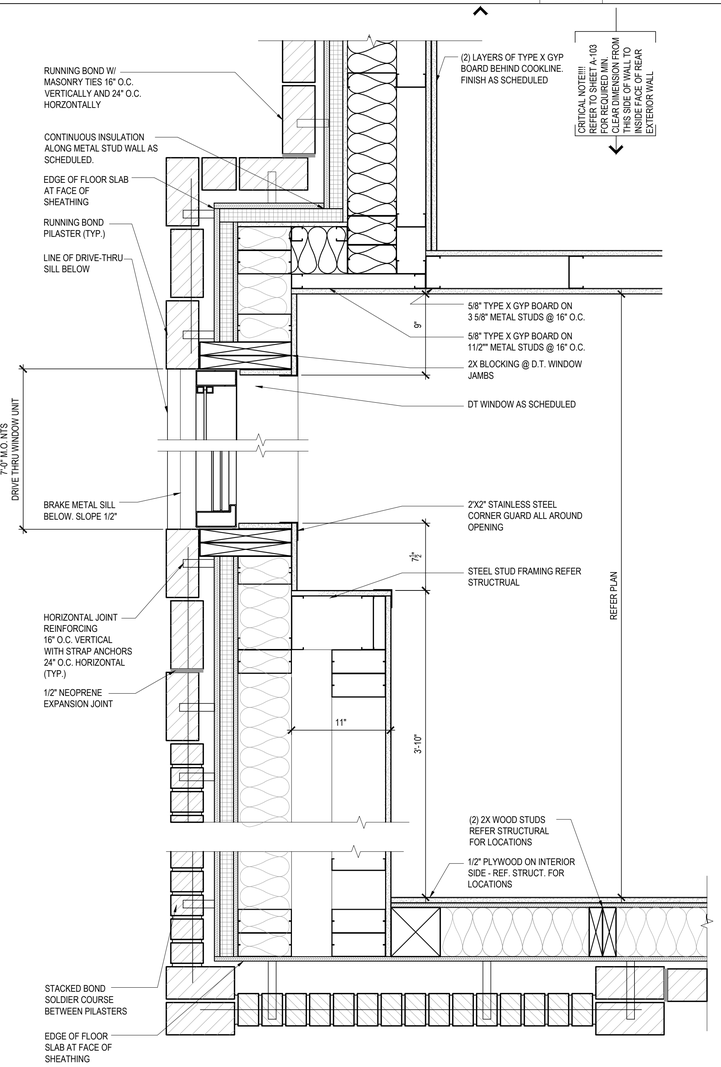

PLAN SECTION/DETAIL 09
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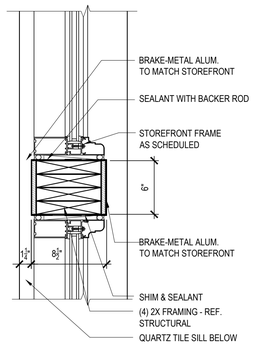

WINDOW MULLION 08
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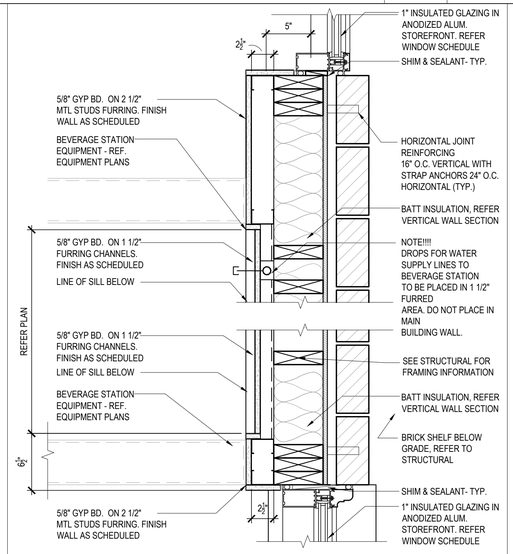
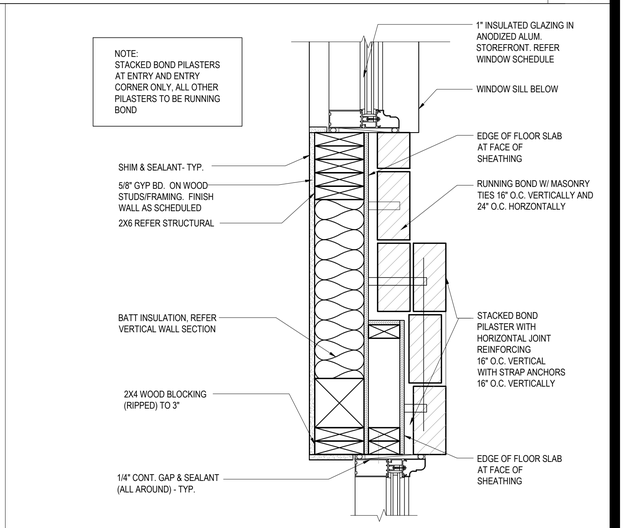


PLAN SECTION/DETAIL (@ BEV. STATION) 05
Scale= 1 1/2" = 1'-0" A-401



PLAN SECTION/DETAIL (ENTRY PILASTER) 02
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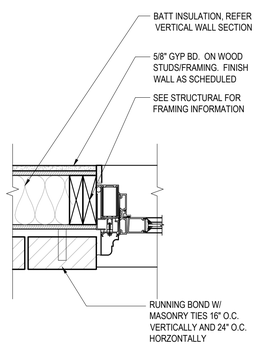

PLAN SECTION/DETAIL 07
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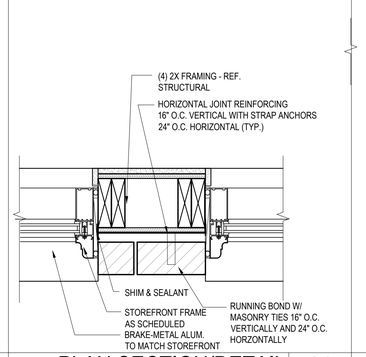

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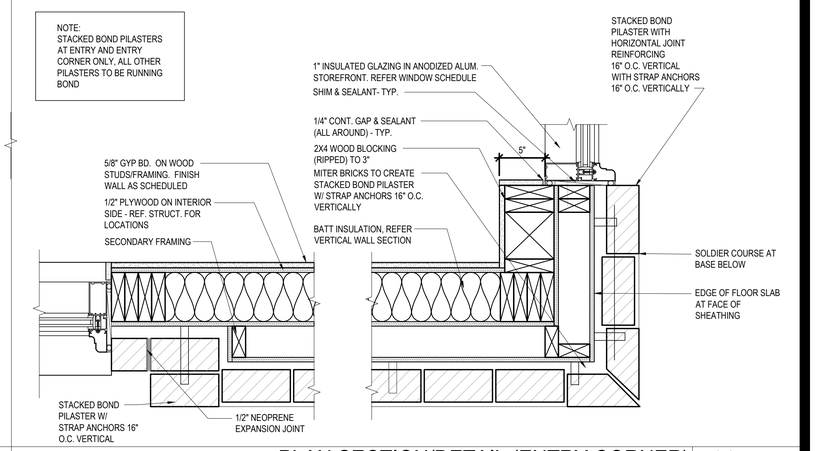

PLAN SECTION/DETAIL (ENTRY CORNER) 01
Scale= 1 1/2" = 1'-0" A-401

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PANDA STORE #: TBD
ARCH PROJECT #: 229205

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DN: C=US, O=Christopher Kirschner, CN=Christopher Kirschner, 0.9.2342.19200300.100.1.1=RAS0F0C0C8C8000001F5E, OU=BDG ARCHITECTS LLP, O=US
Date: 2023.05.18 08:36:14-04'00'
Christopher Gary Kirschner , AIA, LEED AP
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Grayson, GA 30017

A-401

ARCHITECTURAL DETAILS

PANDA HOME 2600 R3

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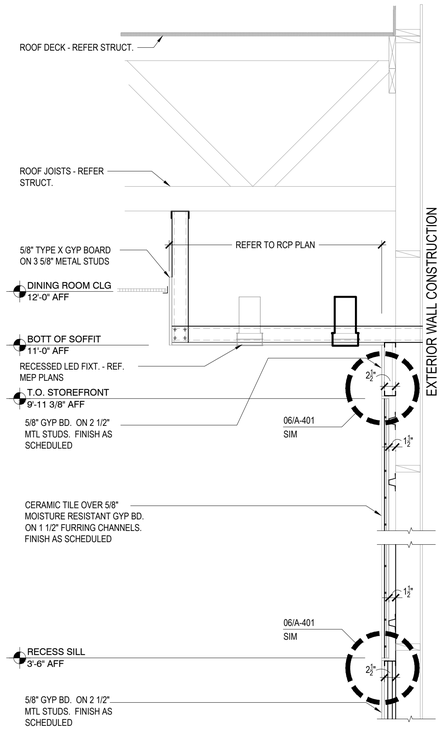
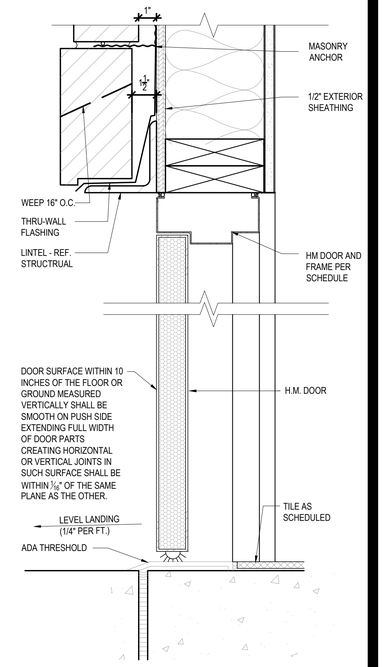


BEVERAGE STATION SOFFIT DETAILS 10
Scale= 3/4" = 1'-0" A-402



DOOR SILL DETAIL 02
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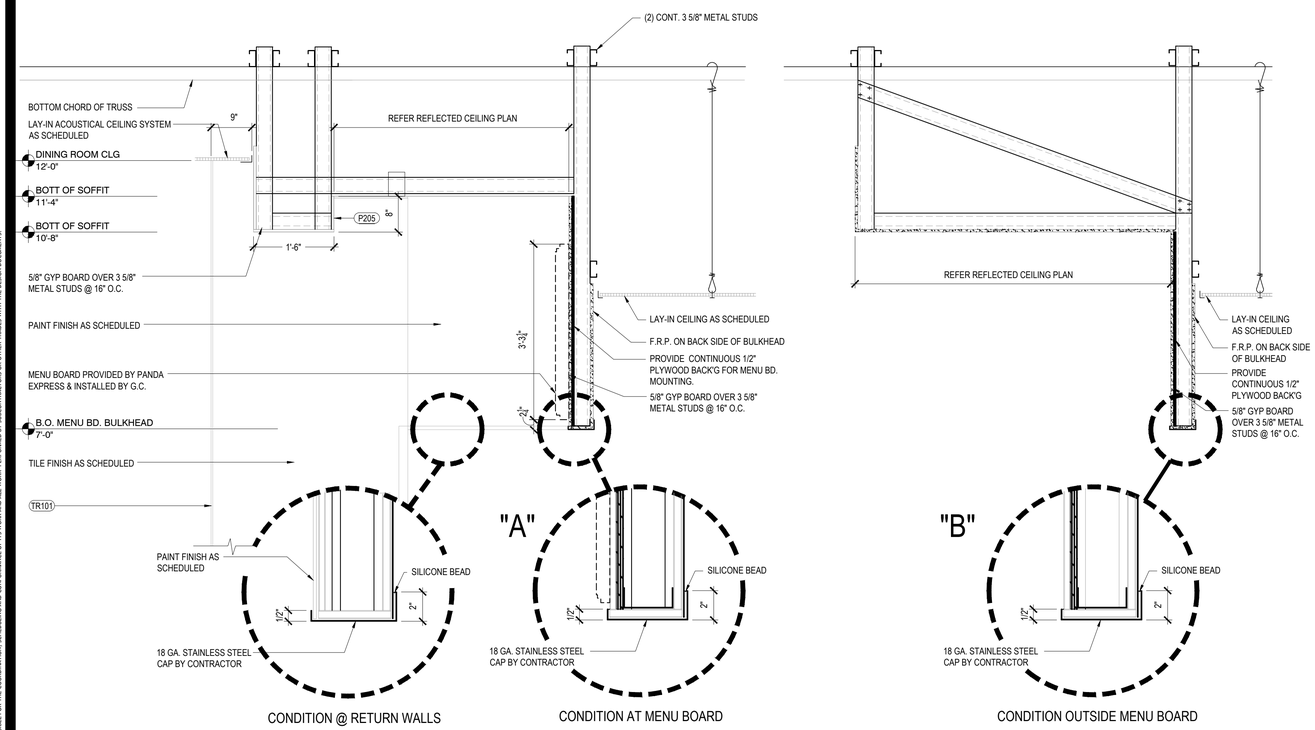
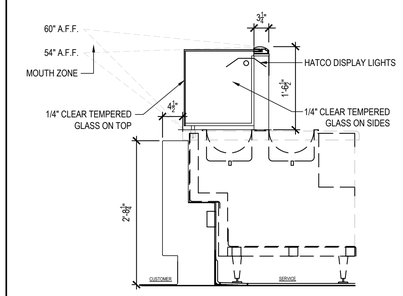
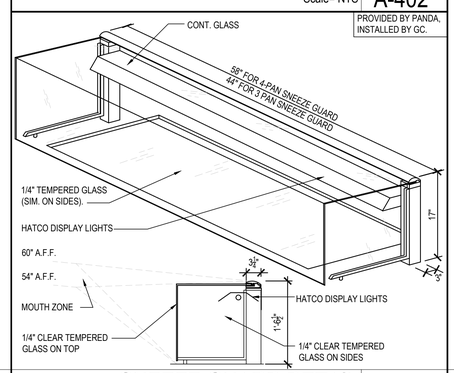


CONDITION @ RETURN WALLS
CONDITION AT MENU BOARD
CONDITION OUTSIDE MENU BOARD

SERVICE COUNTER SOFFIT DETAILS 8
Scale= 3/4" = 1'-0" A-402

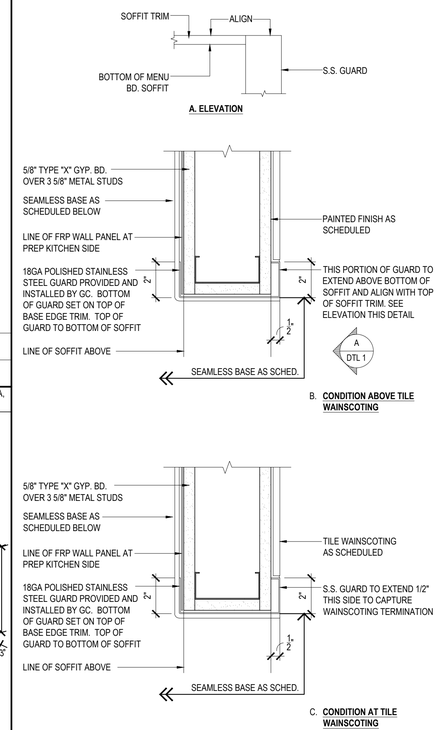


SNEEZE GUARD DETAIL 5
Scale= NTS A-402



PROVIDED BY PANDA, INSTALLED BY GC.

SNEEZE GUARD DETAIL 4
Scale= NTS A-402



CORNER GUARD DETAIL 1
Scale= 3" = 1'-0" A-402

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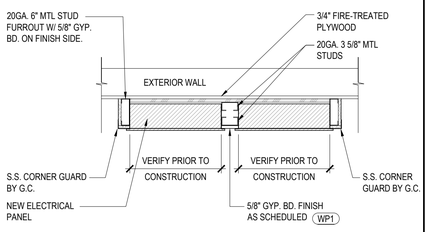
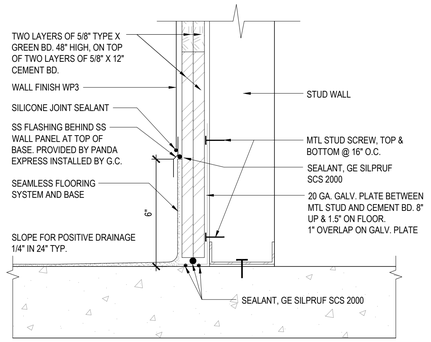


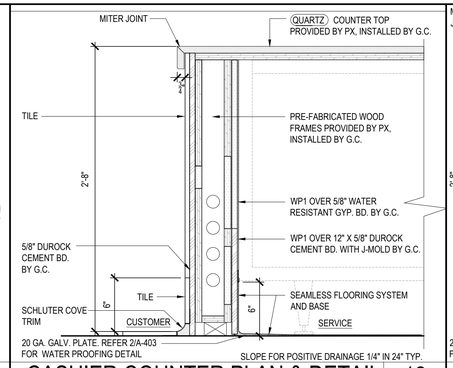
NOTE:
VERIFY ALL WALL PLACEMENT DIMENSIONS W/ ELECTRICAL PANEL SIZE, SPACING & MOUNTING HEIGHT REQUIREMENTS PRIOR TO CONSTRUCTION.

RATED WALLS:
G.C. TO PROVIDE 3M PRODUCT CS-195 COMPOSITE SHEETS AND INSTALL PER MANUFACTURERS RECOMMENDATIONS OR FIRE BLANKETS APPROVED BY LOCAL AUTHORITIES TO MAINTAIN INTEGRITY OF FIRE RATED WALL.

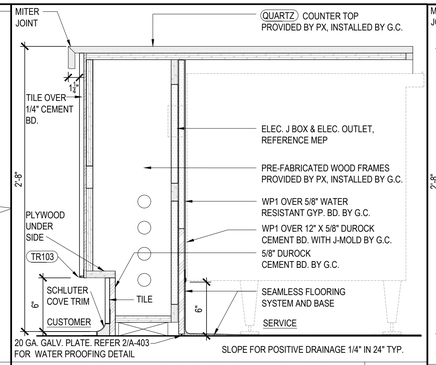
ELECTRIC PANELS DETAIL 20
Scale= 3/4" = 1'-0" A-403



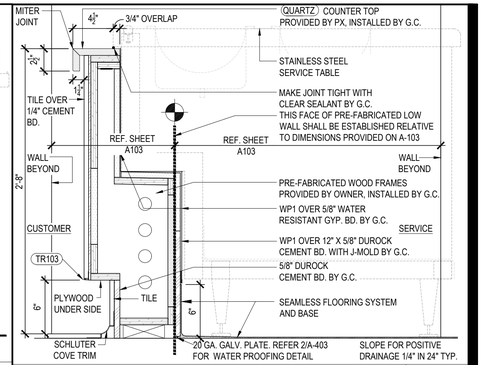
WALL BASE @ COOKLINE 16
Scale= NTS A-403



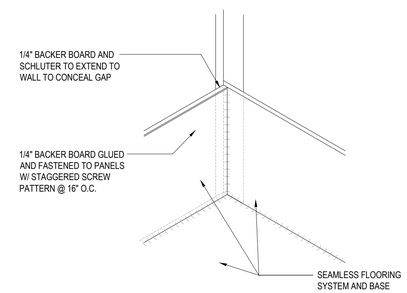
CASHIER COUNTER PLAN & DETAIL 12
Scale= 1 1/2" = 1'-0" A-403



SERVICE COUNTER DETAIL 8
Scale= 1 1/2" = 1'-0" A-403

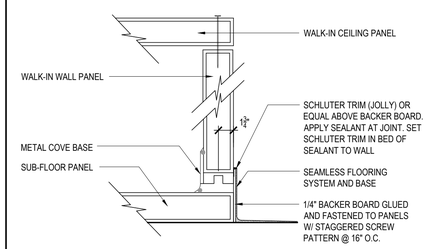


SERVICE COUNTER DETAIL 4
Scale= 1 1/2" = 1'-0" A-403



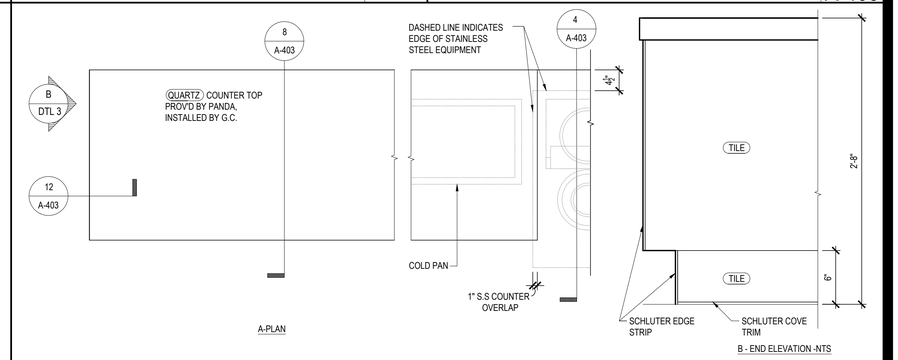
WALK-IN FREEZER GAP DETAIL 19
Scale= 3" = 1'-0" A-403

NOT USED 15
--- A-403

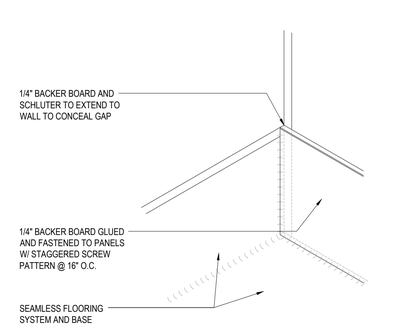


NOTE:
PROVIDE WALK-IN FREEZER MANUFACTURER FORM PLASTIC INSULATION COMPLIANCE LABEL PER SEC.2603 IBC

TYP. WALK-IN FREEZER SECTION 11
Scale= 1 1/2" = 1'-0" A-403



SERVICE COUNTER PLAN AND ELEVATION 3
Scale= 3/4" = 1'-0" A-403



WALK-IN COOLER GAP DETAIL 18
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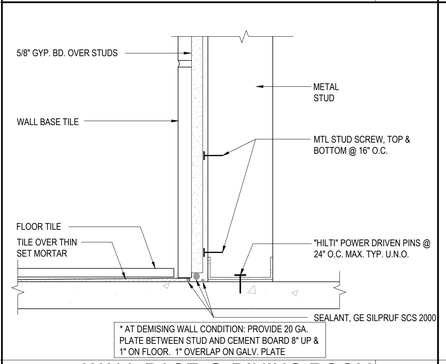
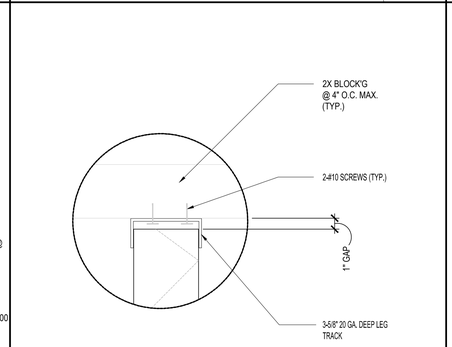


WALL BASE @ DINING ROOM 14
Scale= 3" = 1'-0" A-403



METAL STUD CONNECTION 10
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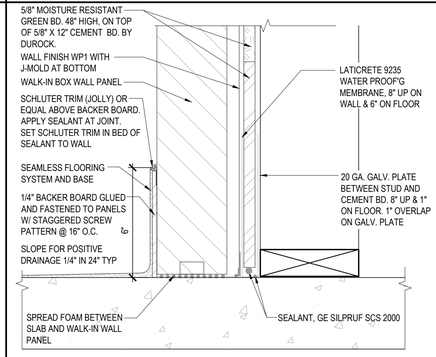
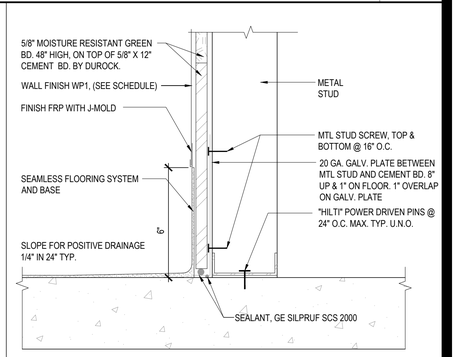
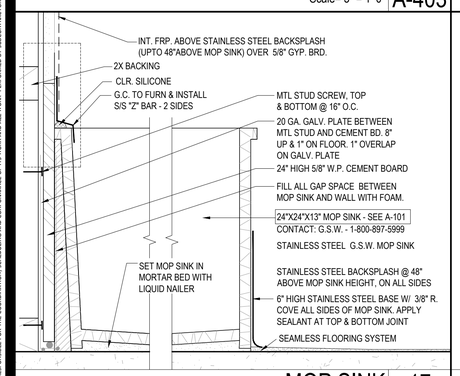


WALL BASE@WALK-IN & STUD WALL 6
Scale= 3" = 1'-0" A-403



WALL BASE @ KITCHEN 2
Scale= 3" = 1'-0" A-403



MOP SINK 17
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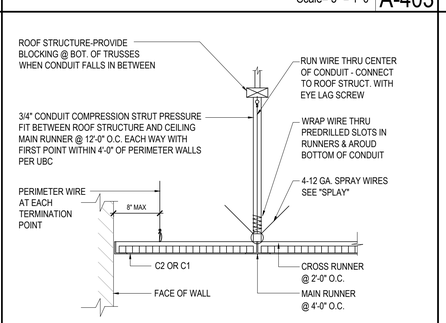
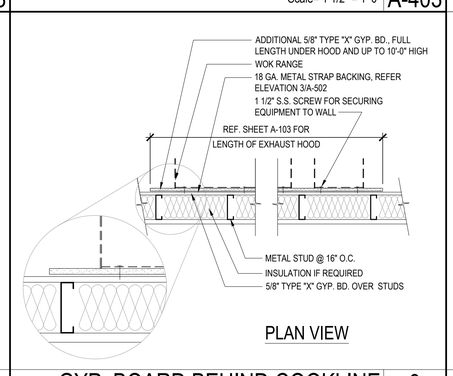
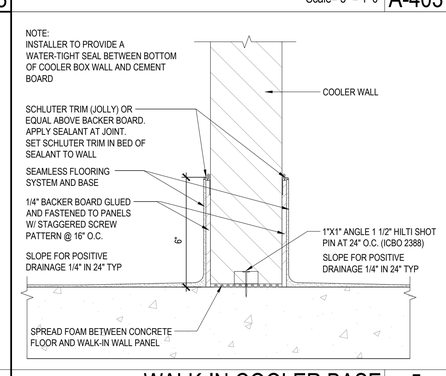


NOTE: THIS DETAIL IS APPLICABLE IN SEISMIC ZONES OR WHERE REQUIRED BY LOCAL CODE.

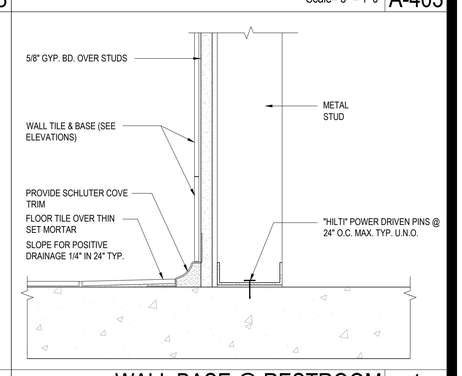
CEILING DETAIL 13
Scale= 3/4" = 1'-0" A-403



GYP. BOARD BEHIND COOKLINE 9
Scale= NTS A-403



WALK-IN COOLER BASE 5
Scale= 3" = 1'-0" A-403



WALL BASE @ RESTROOM 1
Scale= 3" = 1'-0" A-403

PANDA EXPRESS · CHINESE KITCHEN

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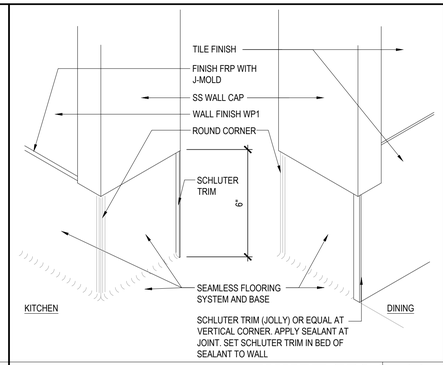
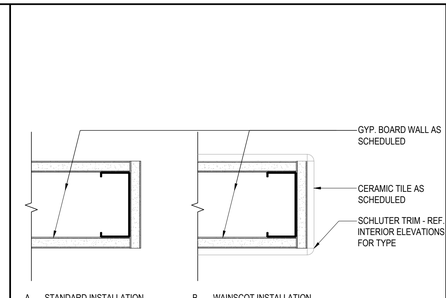
Scale= NTS A-404



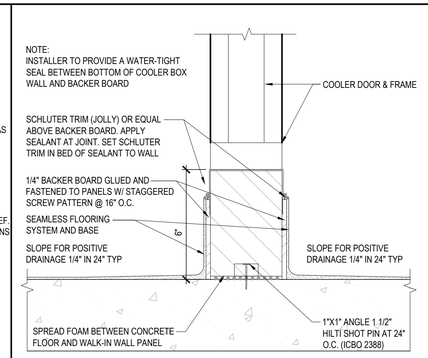
WALL BASE 14

Scale= 3" = 1'-0" A-404



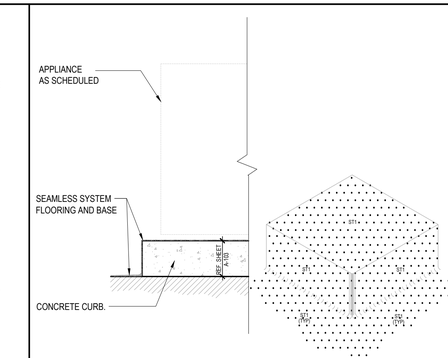
PLAN SECTION WALL DETAIL 11

Scale= 3" = 1'-0" A-404



WALL BASE @ COOLER 7

Scale= 3" = 1'-0" A-404



CURB DETAIL 4

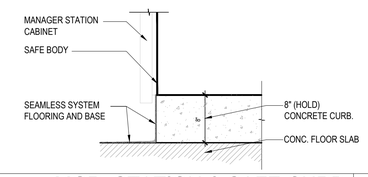
Scale= 1" = 1'-0" A-404

MANAGER CABINET STATION CURB SIZES REFER FLR. PLAN FOR LOCATION

1) IF CABINET IS ENCLOSED BY 3 SIDE OF WALLS:
8" H X 24" W X 48-1/2" L (CONCRETE CURB ONLY, NOT INCLUDE SEAMLESS BASE)
SEAMLESS SYSTEM ON FRONT FACE (EXPOSED CURB). THIS APPLY TO PROTOTYPE BUILDING LAYOUTS.

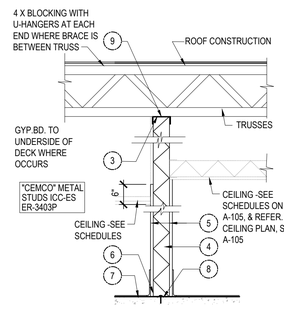
2) IF CABINET ENCLOSED BY ONLY (1) ONE WALL:
8" H X 24" W X 46" L (CONCRETE CURB ONLY, NOT INCLUDE SEAMLESS BASE)
SEAMLESS SYSTEM ON FRONT AND (1) SIDE FACE (EXPOSED CURB)

3) IF CABINET OPEN WITH NO WALLS:
8" H X 24" W X 46" L (CONCRETE CURB ONLY, NOT INCLUDE SEAMLESS BASE)
SEAMLESS SYSTEM ON ALL 3 SIDES OF THE CURB



MGR. STATION & SAFE CURB 20

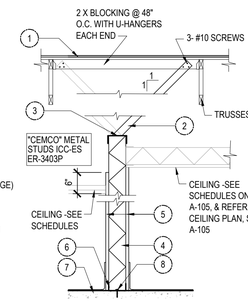
Scale= 1" = 1'-0" A-404



PARTITION PERPENDICULAR TO TRUSSES

HEIGHT	METAL STUD SIZE & SPACING
UP TO 12'-0"	1 5/8"x3 5/8"x20Ga @ 16" O.C.
BRACING LENGTH	SIZE
6'-0" OR UNDER	3 5/8"x20Ga
6'-1" TO 8'-0"	4"x20Ga

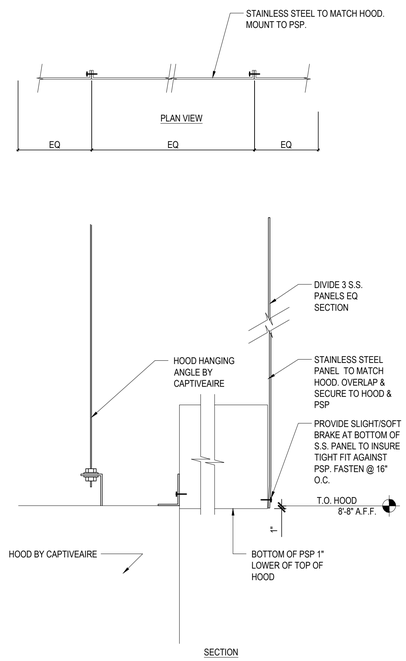
1. STRUCTURAL MEMBER ABOVE
2. BRACING @ 4'-0" O.C. STAGGERED W/ 3#10 EA. END
3. 20 Ga. CONT. TRACK W/ 8# SCREW/STUD
4. METAL STUDS (SEE SCHEDULE)
5. SEE ARCHITECTURAL FOR FINISH
6. CONT. 20 Ga. UNPUNCHED TRACK (1 1/16" FLANGE)
7. CONCRETE SLAB
8. HILTI POWDER ACTUATED FASTENER .145 Ø x 1 1/2" PENETRATION @ 32" O.C. OR EQUAL
9. 18 Ga. UNPUNCHED 3" DEEP LEG TRACK W/ 3 #10 SCREWS
10. #8 SCREW PER STUD TYPICAL CONNECTION EA. FLANGE OF STUD TO STEEL TRACK (TOP & BOTT. TRACK)



PARTITION PARALLEL TO TRUSSES

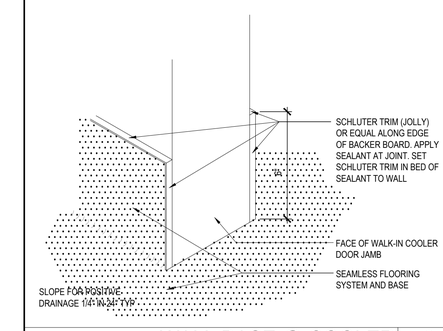
PARTITION DETAILS 10

Scale= 3/4" = 1'-0" A-404



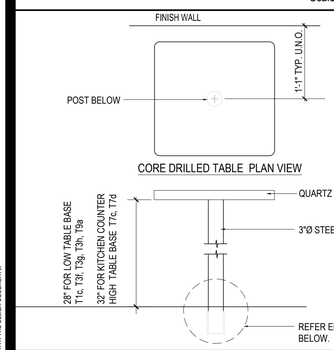
S.S. DETAIL @ EXHAUST HOOD 6

Scale= 1/2" = 1'-0" A-404

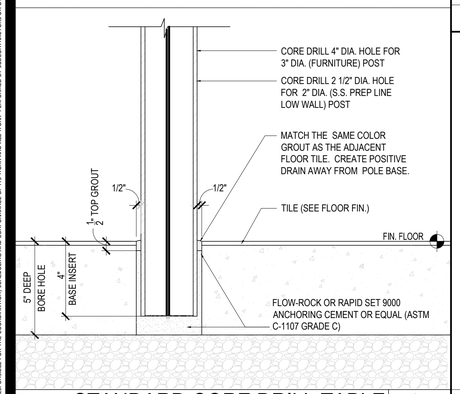


WALL BASE @ COOLER 3

Scale= 3" = 1'-0" A-404

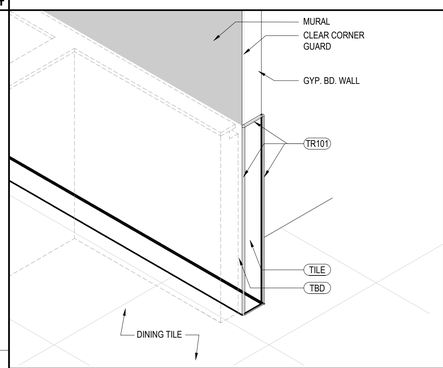


NOTE:
G.C. TO REFER CORE DRILL LOCATION ON SHEET A-109



STANDARD CORE DRILL TABLE 17

NTS A-404



OUTSIDE CORNER ISOMETRIC 13

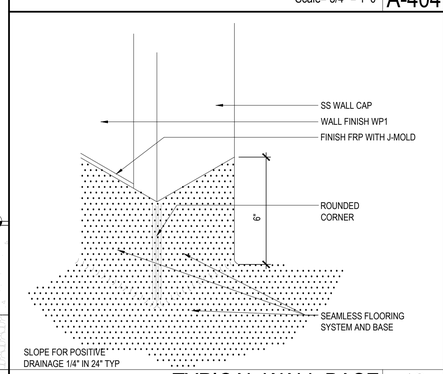
Scale= 3/4" = 1'-0" A-404

NOT USED 9

Scale= 3/4" = 1'-0" A-404

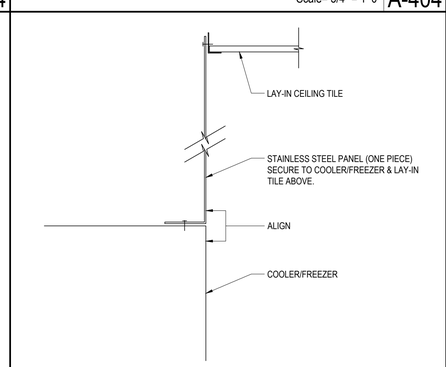
WALL BASE @ FREEZER 2

Scale= 3" = 1'-0" A-404



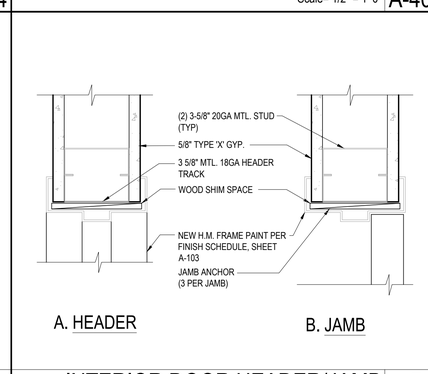
TYPICAL WALL BASE 12

Scale= 3" = 1'-0" A-404



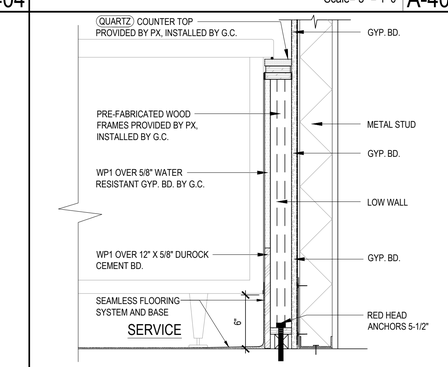
S.S. DETAIL @ COOLER / FREEZER 8

Scale= 1/2" = 1'-0" A-404



INTERIOR DOOR HEADER/JAMB 5

Scale= 3" = 1'-0" A-404



SERVICE COUNTER END DETAIL 1

Scale= 1 1/2" = 1'-0" A-404

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

ISSUE DATE:

	PERMIT SET	05-19-23

DRAWN BY: BDG

PANDA PROJECT #: D23226
PANDA STORE #: TBD
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PANDA EXPRESS

PANDA HOME 2600
1830 Grayson Highway
Grayson, GA 30017

A-404

ARCHITECTURAL DETAILS

PANDA HOME 2600 R3

PRINTED 5/19/2023
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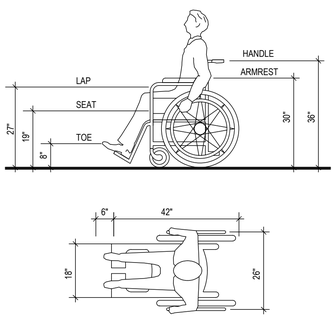
SITE DEVELOPMENT:

1. SURFACE SLOPES OF PARKING SPACES FOR THE PHYSICALLY DISABLED SHALL NOT EXCEED 1/4-INCH PER FOOT IN ANY DIRECTION.
2. PEDESTRIAN WAYS THAT ARE ACCESSIBLE TO THE PHYSICALLY DISABLED SHALL BE PROVIDED FROM EACH DISABLED PARKING SPACE TO RELATED FACILITIES, INCLUDING CURBS CUTS OR RAMPS AS REQUIRED.
3. THE SURFACE OF EACH PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING THE SYMBOL OF ACCESSIBILITY CONSISTING OF A WHITE FIGURE ON A BLUE BACKGROUND, AT LEAST 3' FEET SQUARE

PROPORTIONS
INTERNATIONAL SYMBOL OF ACCESSIBILITY

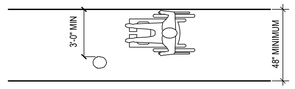
DISPLAY CONDITIONS
INTERNATIONAL SYMBOL OF ACCESSIBILITY

1



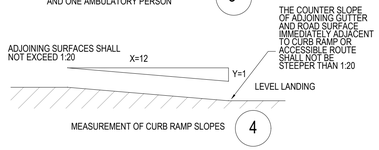
DIMENSIONS OF ADULT-SIZED WHEELCHAIRS

2



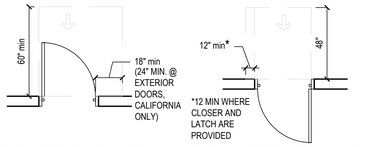
MINIMUM PASSAGE WIDTH FOR ONE WHEELCHAIR AND ONE AMBULATORY PERSON

3

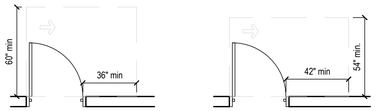


MEASUREMENT OF CURB RAMP SLOPES

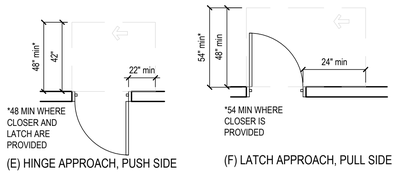
4



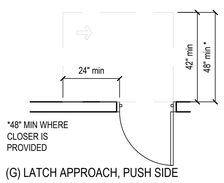
(A) FRONT APPROACH, PULL SIDE (B) FRONT APPROACH, PUSH SIDE



(C) HINGE APPROACH, PULL SIDE (D) HINGE APPROACH, PULL SIDE



(E) HINGE APPROACH, PUSH SIDE (F) LATCH APPROACH, PULL SIDE



(G) LATCH APPROACH, PUSH SIDE

6

CURB RAMPS, WALKS AND SIDEWALKS:

4. WALKS AND SIDEWALKS SHALL HAVE CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING ½" AND SHALL BE A MINIMUM OF 36" IN. WIDTH PER ADA. (48" MIN. IS RECOMMENDED, 48" MIN. IS REQUIRED FOR CALIFORNIA)
5. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTAL (5% GRADIENT) IT SHALL COMPLY WITH THE PROVISIONS FOR PEDESTRIAN RAMPS.
6. SURFACE CROSS SLOPES SHALL NOT EXCEED 1.5% PER FOOT.
7. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED ½". WHEN CHANGES IN LEVELS DO OCCUR, THEY SHALL NOT BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING ¼" MAY BE VERTICAL
8. WHEN CHANGES IN LEVELS GREATER THAN ½" ARE NECESSARY, THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS & PEDESTRIAN RAMPS.
9. NOT USED
10. CURB RAMPS SHALL BE CONSTRUCTED AT EACH CORNER OF STREET INTERSECTIONS AND WHERE A PEDESTRIAN WAY CROSSES A CURB.
11. CURB RAMPS SHALL BE A MINIMUM OF 4 FEET IN WIDTH AND SHALL LIE GENERALLY, IN A SINGLE SLOPED PLANE, WITH A MINIMUM OF SURFACE WARPING AND CROSS SLOPE.
12. THE SLOPE OF CURB RAMPS SHALL NOT EXCEED 1 VERTICAL TO 7.5 HORIZONTAL. THE SLOPE OF THE FANNED OR FLARED SIDES OF CURB RAMPS SHALL NOT EXCEED 1 VERTICAL TO 7.5 HORIZONTAL.
13. A 1.5% MAXIMUM SLOPE LANDING 4 FEET DEEP SHALL BE PROVIDED AT THE UPPER END OF EACH CURB RAMP OVER ITS FULL WIDTH TO PERMIT SAFE EGRESS FROM THE RAMP SURFACE.
14. NOT USED
15. NOT USED
16. NOT USED

ENTRANCES:

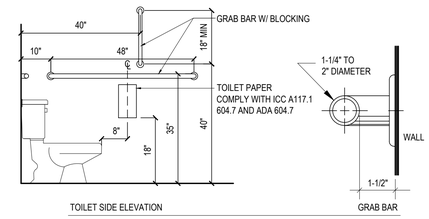
17. PROVIDE AT METALLIC SIGN OVER EACH STOREFRONT DOOR STATING: "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS". LETTERS SHALL NT BE LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND. THE SIGN SHALL BE INSTALLED BY THE GENERAL CONTRACTOR ON THE STOREFRONT ALUMINUM HEADER FRAME.
18. ALL NEW PRIMARY ENTRANCES TO THE BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY DISABLED.
19. ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED. VISIBLE FROM APPROACHING PEDESTRIAN WAYS. GENERAL CONTRACTOR SHALL PROVIDE STANDARD SIGNAGE. CALIFORNIA REQUIRES ISA (INTERNATIONAL SYMBOL OF ACCESSIBILITY) AT ALL ACCESSIBLE ENTRANCES.
20. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET - 8 INCHES IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF DOORWAY IS NOT LESS THAN 32-INCHES
21. WHERE PAIR OF DOORS IS UTILIZED AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32-INCHES WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
22. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, THAT DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF WRIST TO OPERATE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. REFER TO SECTION 404.2 7 OF IBC
23. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34-INCHES MINIMUM AND 48" ABOVE THE FLOOR. (34-INCHES TO 44-INCHES FOR CALIFORNIA ONLY)
24. THE FLOOR AND LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH OF 60-INCHES IN THE DIRECTION OF TRAVEL AND THE LENGTH OF 48-INCHES IN OPPOSITE DIRECTION OF TRAVEL. SEE DIAGRAM "MANEUVERING CLEARANCE"
25. THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24-INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18-INCHES PAST THE STRIKE EDGE FOR THE INTERIOR DOORS.
26. THE FLOOR OR LANDING SHALL BE NOT MORE THAN ¼" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN ¼" AND ½" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2
27. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRIP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSHED SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
28. A NARROW FRAME WITH A BEVELED TOP (30 DEGREES MAX. BEVEL TO VERTICAL PLANE) INSTALLED AT THE BOTTOM OF THE GLASS DOOR (WITH NO SIDE FRAMES) MAY BE USED IN LIEU OF PROVIDING THE REQUIRED 10" UNINTERRUPTED SURFACE AT THE BOTTOM OF THE DOOR.
29. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT EXCEED 15 LBS.

CORRIDORS AND AISLE:

30. FLOOR SURFACES SHALL BE SLIP-RESISTANT
31. EVERY PORTION OF EVERY BUILDING IN WHICH ARE INSTALLED SEA TS, TABLES, MERCHANDISE, EQUIPMENT OR SIMILAR MATERIALS SHALL BE PROVIDED WITH AISLES LEADING TO AN EXIT.
32. EVERY AISLE SHALL BE NOT LESS THAN 3 FEET WIDE IF SERVING ONLY ONE SIDE, AND NOT LESS THAN 3 FEET-8 INCHES WIDE IF SERVING BOTH SIDES. SUCH MINIMUM WIDTH SHALL BE MEASURED AT THE POINT FARTHEST FROM AN EXIT, CROSS AISLE OR FOYER AND SHALL BE INCREASED BY 1-1/2" INCHES FOR EACH 5 FEET IN LENGTH TOWARD THE EXIT. CROSS AISLE OR FOYER WITH CONTINENTAL SEATING SIDE AISLES SHALL BE NOT LESS THAN 44 INCHES IN WIDTH.

SANITARY FACILITIES:

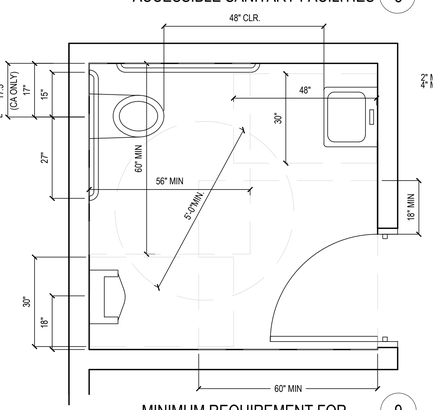
33. ACCESSIBLE SIGN CONTAINING TACTILE CHARACTER IS PROVIDED AT DOOR, THE SIGN SHALL BE ALONGSIDE THE DOOR ON LATCH SIDE AND AT DOUBLE DOORS, THE SIGN SHALL BE RIGHT OF THE RIGHT HANDED DOOR. THE SIGN CONTAINING TACTILE CHARACTERS SHALL HAVE 18" MINIMUM BY 18" MINIMUM SPACE ON THE FLOOR CENTERED ON SIGN. THE SIGN TACTILE CHARACTER SHALL BE 48" MINIMUM TO THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60" MAXIMUM TO THE BASELINE OF THE HIGHEST TACTILE CHARACTER ABOVE FLOOR.
34. CLEARANCE AROUND THE WATER CLOSET SHALL BE 60" MINIMUM MEASURED PERPENDICULAR FROM THE SIDEWALL, AND 56" MINIMUM MEASURED PERPENDICULAR FROM REAR WALL. NO OTHER FIXTURES OR OBSTRUCTION SHALL BE WITHIN WATER CLOSET CLEARANCE (PER ADA) (REFER TO LOCAL JURISDICTION FOR ADDITIONAL REQUIREMENTS.
35. WATER CLOSET COMPARTMENTS SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC CLOSING DEVICE, AND SHALL HAVE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32-INCHES WHEN LOCATED AT THE END AND 34-INCHES WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROMITS CLOSED POSITION.
36. EXCEPT FOR DOOR OPENING WIDTH AND DOOR SWINGS; A CLEAR UNOBSTRUCTED ACCESS NOT LESS THAN 44-INCHES SHALL BE PROVIDED TO WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY THE DISABLED. THE SPACE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL BE NOT LESS THAN 48-INCHES AS MEASURED AT RIGHT ANGLES TO THE COMPARTMENT DOOR IN IT'S CLOSED POSITION.
37. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17-INCHES AND A MAXIMUM OF 19-INCHES MEASURED TO THE TOP OF TOILET SEAT.
38. TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS, NO MORE THAN 44-INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.
39. WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR SPACE 30-INCHES WIDE X 48-INCHES LONG IN FRONT OF THE URINAL.
40. WHEN MORE THAN ONE URINAL IS PROVIDED, AT LEAST ONE SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17" MAXIMUM ABOVE THE FINISH FLOOR. URINALS SHALL BE 13-1/2" DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE.
41. A CLEAR FLOOR FORWARD APPROACH, AND KNEE AND TOE CLEARANCE SHALL BE PROVIDED. A SPACE 30-INCHES MINIMUM WIDE X 48-INCHES MINIMUM LONG SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR SHALL ADJOIN AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER CLEAR FLOOR SPACE. SUCH CLEAR FLOOR SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE UNDERNEATH THE LAVATORY.
42. LAVATORIES SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34-INCHES MAXIMUM ABOVE THE FINISH FLOOR.
43. TOE CLEARANCE: SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR AND 9-INCHES ABOVE THE FINISH FLOOR SHALL BE CONSIDERED TOE CLEARANCE. TOE CLEARANCE SHALL EXTEND 17-INCHES MINIMUM TO 25-INCHES MAXIMUM UNDER AN ELEMENT WITH A WIDTH OF 30-INCHES MINIMUM. SPACE EXTENDING GREATER THAN 6-INCHES BEYOND THE AVAILABLE KNEE CLEARANCE AT 9-INCHES ABOVE THE FINISH FLOOR SHALL NOT BE CONSIDERED TOE CLEARANCE.
43. KNEE CLEARANCE: SPACE UNDER AN ELEMENT BETWEEN 9-INCHES AND 27-INCHES ABOVE THE FINISH FLOOR SHALL BE CONSIDERED KNEE CLEARANCE. KNEE CLEARANCE SHALL EXTEND 25-INCHES MAXIMUM UNDER AN ELEMENT AT 9-INCHES ABOVE THE FINISH FLOOR AND BE 30-INCHES WIDE MINIMUM. KNEE CLEARANCE SHALL BE 11-INCHES DEEP MINIMUM AT 9-INCHES ABOVE FINISH FLOOR, AND 8-INCHES DEEP MINIMUM AT 27-INCHES ABOVE FINISH FLOOR. BETWEEN 9-INCHES AND 27-INCHES ABOVE FINISH FLOOR, THE KNEE CLEARANCE SHALL BE PERMITTED TO REDUCE AT A RATE OF 1-INCH IN DEPTH FOR EACH 6-INCHES IN HEIGHT. (CALIFORNIA KNEE CLEARANCE IS 29-INCHES AT THE FRONT EDGE AND 27-INCHES AT 8-INCHES DEEP)
44. ALL PIPES (HOT WATER, DRAIN PIPES, ETC.) UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
45. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST, THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGN. HAND OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.
46. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM REFLECTING EDGE NOT MORE THAN 40-INCHES FROM THE FLOOR.
47. LOCATE TOWEL, SANITARY NAPKIN, AND WASTE RECEPTACLES WITH ALL OPERABLE PARTS NOT MORE THAN 40-INCHES FROM THE FLOOR.
48. LOCATE TOILET TISSUE DISPENSERS ON THE WALL WITHIN 7-9 INCHES IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET SHALL BE 15 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR, AND SHALL NOT BE LOCATED BEHIND THE GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY, OR DO NOT ALLOW CONTINUOUS PAPER FLOW.



TOILET SIDE ELEVATION

ACCESSIBLE SANITARY FACILITIES

8



MINIMUM REQUIREMENT FOR ACCESSIBLE SANITARY FACILITIES

9

GRAB BARS:

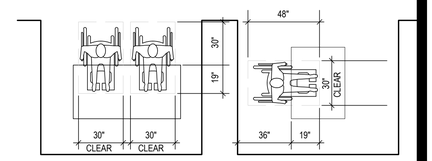
49. GRAB BARS, FASTENERS AND MOUNTING DEVICES SHALL BE DESIGNED FOR 250 LBS. PER LINEAR FEET LOAD.
50. GRAB BARS SHALL BE LOCATED ON EACH SIDE, OR ONE SIDE AND THE BACK OF THE PHYSICALLY DISABLED TOILET STALL OR COMPARTMENT AND SHALL BE SECURELY ATTACHED 35-INCHES TO TOP OF GRAB BAR AND PARALLEL TO THE FLOOR. VERTICAL GRAB BAR SHALL BE 18-INCHES LONG, INSTALLED AT 40-INCHES FROM THE REAR WALL AND 40-INCHES ABOVE FINISH FLOOR.
51. GRAB BARS AT THE SIDE WALL SHALL BE AT LEAST 48-INCHES LONG MINIMUM, LOCATED 12-INCHES MAXIMUM FROM THE REAR WALL AND EXTENDING 54-INCHES MINIMUM FROM THE REAR WALL. THE REAR WALL GRAB BAR SHALL BE 42-INCHES LONG MINIMUM AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12-INCHES MINIMUM ON ONE SIDE AND 24-INCHES MINIMUM ON THE OTHER.
52. GRAB BARS WITH CIRCULAR CROSS-SECTIONS SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4 INCHES MINIMUM TO 2 INCHES MAXIMUM. GRAB BARS WITH NON-CIRCULAR CROSS SECTIONS SHALL HAVE A CROSS-SECTION DIMENSION OF 2 INCHES MAXIMUM AND A PERIMETER DIMENSION OF 4 INCHES MINIMUM AND 4.8 INCHES MAXIMUM.
53. IF THE GRAB BAR IS MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2 INCHES.
54. GRAB BARS AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.
55. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
56. COAT HOOKS SHALL BE LOCATED WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48-INCHES MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15-INCHES MINIMUM ABOVE THE FINISH FLOOR.
57. WHERE LOCKERS ARE PROVIDED, AT LEAST ONE AND NOT LESS THAN 5% PERCENT OF ALL LOCKERS SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY DISABLED. A PATH OF TRAVEL NOT LESS THAN 36-INCHES IN CLEAR WIDTH SHALL BE PROVIDED TO THESE LOCKERS AND A CLEAR SPACE FOR A CIRCLE WITH DIAMETER OF 60-INCHES.

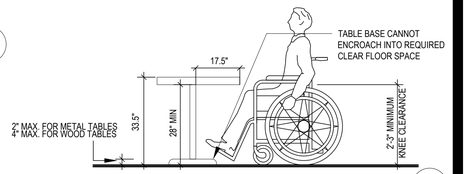
TELEPHONES:

58. IF PUBLIC TELEPHONES ARE PROVIDED, THEY SHALL COMPLY WITH DISABLED ACCESS REQUIREMENTS.
59. PROVIDE 30' X 48' CLEAR SPACE AT TELEPHONE. THE CLEAR SPACE MAY INCLUDE KNEE SPACE UNDER THE TELEPHONE.
60. THE HIGHEST OPERABLE PART OF THE TELEPHONE SHALL BE WITHIN 48- INCHES OF THE FLOOR IF FORWARD APPROACHED AND UNOBSTRUCTED SIDE REACH AND 48-INCHES MAX IF SIDE APPROACHED WITH 10" MAX OBSTRUCTED AND 46" MAX WITH 24" MAX OBSTRUCTION.
61. SIDE APPROACH TELEPHONES REQUIRE THAT THE ENCLOSURE OVERHANG BE NO MORE THAN 19-INCHES AND BE AT LEAST 27-INCHES FROM THE FLOOR.
62. THE CORD FROM THE TELEPHONE TO THE HANDSET SHALL BE AT LEAST 29-INCHES LONG.
63. TELEPHONES SHALL BE HEARING AID COMPATIBLE PER ICC/ANSI SEC. 704.2.5
64. TELEPHONES SHALL HAVE PUSH-BUTTON CONTROLS WHERE SERVICE FOR SUCH EQUIPMENT IS AVAILABLE.

ADDITIONAL REQUIREMENTS:

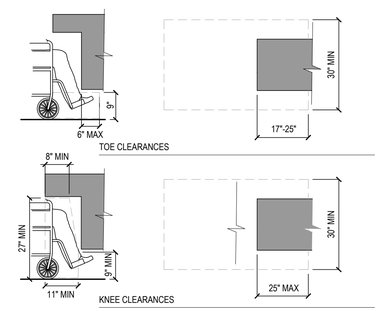
65. THE CENTER OF RECEPTACLE OUTLETS SHALL BE NOT LESS THAN 15- INCHES ABOVE THE FLOOR OR WORKING PLATFORMS,
66. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL BE 48" MAX HEIGHT FOR UNOBSTRUCTED FORWARD AND SIDE REACH. 48" MAX HEIGHT WITH 10" MAX. OBSTRUCTION AT SIDE REACH. 46" MAX HEIGHT AT 24" MAX OBSTRUCTION AT SIDE REACH
67. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS. THE SYMBOL SPECIFIED ABOVE SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595A,

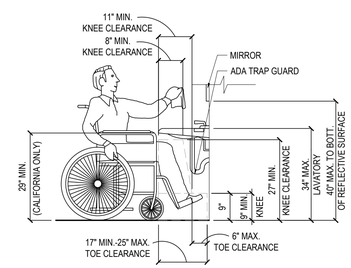




MINIMUM CLEARANCES FOR SEATING AND TABLES

10





TOE & KNEE CLEARANCES

11

68. CALIFORNIA ONLY: EACH PARKING SPACE RESERVED FOR PERSONS WITH PHYSICAL DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN ARE AND WHEN IN PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM OF 60-INCHES FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE. AN ADDITIONAL SIGN SHALL ALSO BE POSTED AT ENTRANCE TO OFF-STREET PARKING FACILITY OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL NOT BE LESS THAN 12-INCHES BY 18-INCHES IN SIZE WITH LETTERING NOT LESS THAN 1-INCH IN HEIGHT. REFER TO DETAIL 4 / A-408
69. AT KITCHEN: SINKS, FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVER- OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGN. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS FOR AT LEAST 10 SECONDS.

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REVISIONS:

ISSUE DATE:

	PERMIT SET	05-19-23

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PANDA EXPRESS
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A-406

ACCESSIBILITY NOTES AND DETAILS

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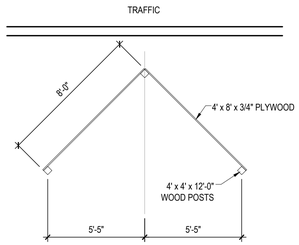
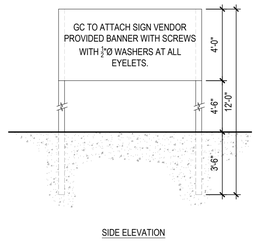
PRINTED 5/19/2023

NOTE: GC TO COORDINATE PLACEMENT ONSITE WITH PANDA PROJECT MANAGER.



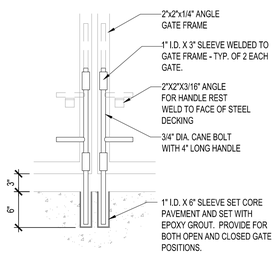
PLAN VIEW



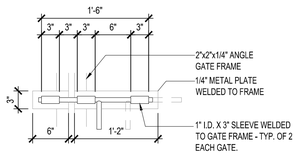
SIDE ELEVATION

"COMING SOON" SIGN DETAIL 16

Scale= 1/4" = 1'-0" A-407



"A" CANE BOLT DETAIL

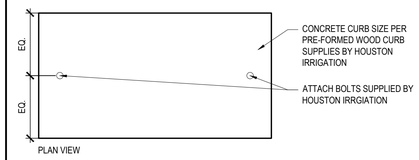


"B" GATE LATCH DETAIL

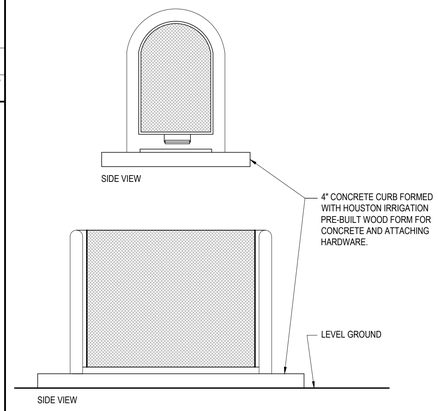
DUMPSTER GATE LATCH DETAILS 15

Scale= NTS A-407

PROVIDE & INSTALL CAGE AND COVER FOR THE BACK-FLOW PREVENTER AT 4" CONCRETE CURB IN LANDSCAPE AREA; GORILLA CAGE, MANUFACTURED BY HOUSTON IRRIGATION SERVICES SPRING, TEXAS (281-705-9701). PROVIDE INSULATED COVER, 'AQUA SHIELD' MODEL # BFP1-S FOR COLDER REGIONS OF US. COORDINATE WITH PANDA PM.



PLAN VIEW

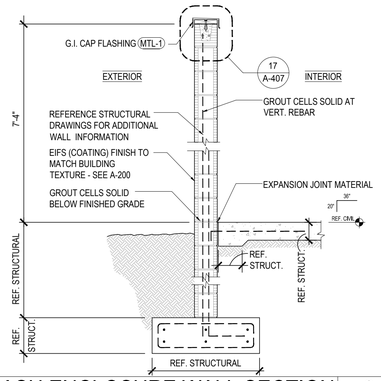


SIDE VIEW

SIDE VIEW

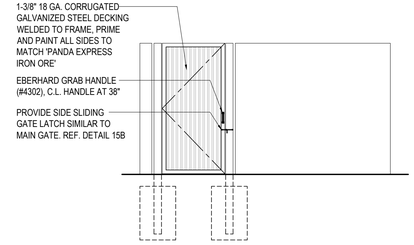
BACKFLOW PROTECTION CAGE 11

Scale= NTS A-407



TRASH ENCLOSURE WALL SECTION 8

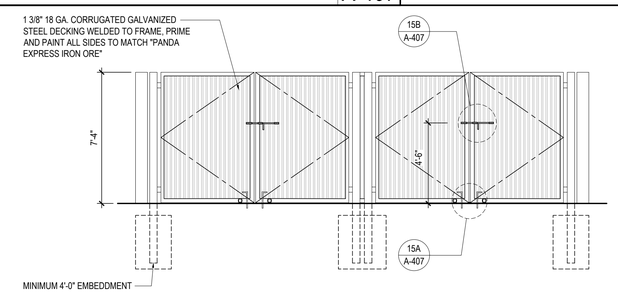
Scale= 1/2" = 1'-0" A-407



SIDE ELEVATION

SIDE ELEVATION 4

Scale= 1/4" = 1'-0" A-407



FRONT ELEVATION

NOTE:
THE TRASH ENCLOSURE EXTERIOR CMU WALLS TO HAVE EIFS (COATING) FINISH TO MATCH BUILDING TEXTURE - SEE: A-200

TRASH ENCLOSURE WALL COLOR SHALL MATCH EIFS-1

TRASH ENCLOSURE GATE COLOR SHALL MATCH "PANDA EXPRESS IRON ORE"

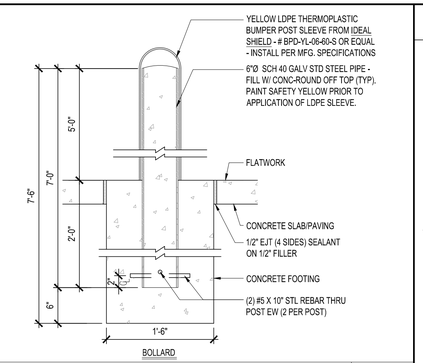
INTERIOR WALLS SHALL BE SMOOTH, CLEANABLE AND SEALED WITH AN APPROVED EPOXY CEMENT SEALER. COLOR TO MATCH EXTERIOR.

NOTE: CONTRACTOR TO SUPPLY & INSTALL ALL HINGES, GATE LATCHES, CANE BOLTS, ETC. AS INDICATED.

NOTE: ANY DIAGONAL SUPPORT FOR GATES SHALL BE INSTALLED ON THE INSIDE OF ENCLOSURE. THIS SHALL NOT BE VISIBLE ON THE OUTSIDE OF THE GATE.

FRONT ELEVATION 2

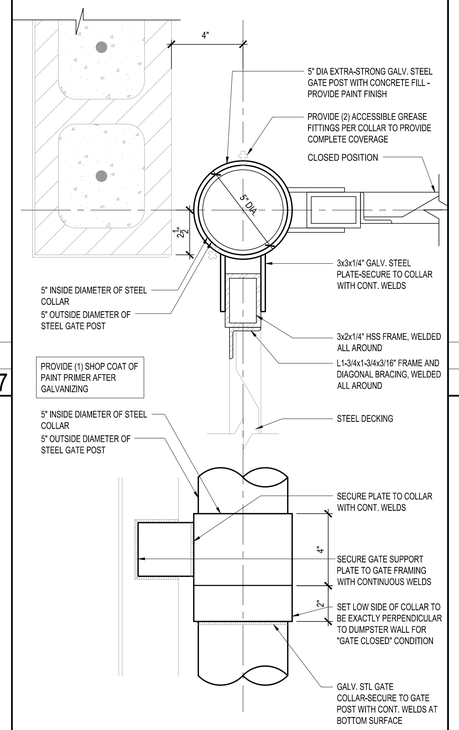
Scale= 1/4" = 1'-0" A-407



BOLLARD

BOLLARD / POST BASE 18

Scale= 1" = 1'-0" A-407



HINGE DETAIL 13

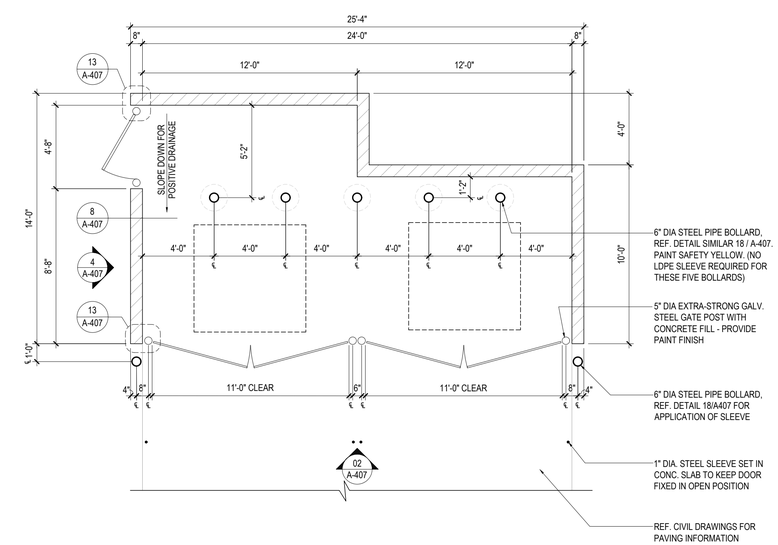
Scale= 3" = 1'-0" A-407

NOT USED 10

Scale: A-407

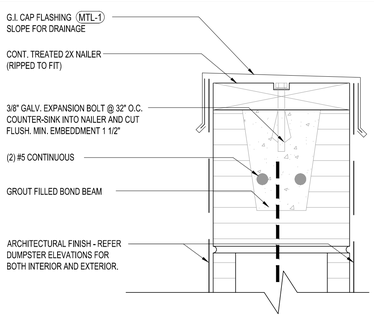
NOTE:

FLOOR OF DUMPSTER AREA MUST BE BROOM FINISH AND SEALED WITH (AQUA MIX SEALER'S CHOICE GOLD) CEMENT SEALER.



TRASH ENCLOSURE 1

Scale= 1/4" = 1'-0" A-407



DUMPSTER CAP DETAIL 17

Scale= 3" = 1'-0" A-407

NOT USED 9

Scale: A-407

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REVISIONS:

ISSUE DATE:

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PANDA STORE #: TBD
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PANDA EXPRESS

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1830 Grayson Highway
Grayson, GA 30017

A-407

TRASH ENCLOSURE DETAILS

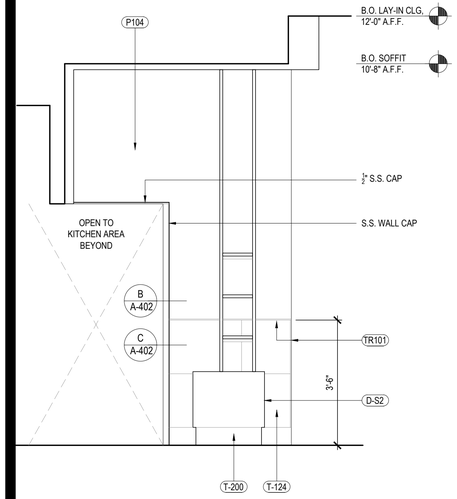
PANDA HOME 2600 R3

NOTES:
1. ALL EXPOSED WALL TILE EDGES MUST BE FINISHED TO MATCH TILE SURFACE. EASE TILE EDGE AS ALLOWABLE.
2. BLINDS SHALL BE PROVIDED BY OWNER AND INSTALLED BY VENDOR. COORDINATE WITH PANDA PROJECT MANAGER PRIOR TO INSTALLATION
3. PROVIDE 1/2" CLEAR PLASTIC CORNER GUARD FOR ALL INTERIOR PAINTED SURFACE W/ CLEAR GLUE.
4. ALL TILES INSTALLED NOT TO BE CUT LESS THAN 1/2 THE TILE WIDTH.
5. REFERENCE SHEET A-103 FOR WALL PANEL SCHEDULE
6. REFERENCE SHEET A-103 FOR SPECIAL SURFACE SCHEDULE
7. REFERENCE SHEET A-103 FOR INTERIOR PAINT SCHEDULE
8. REFERENCE SHEET A-104 FOR TILE SCHEDULE
9. REFERENCE SHEET A-104 FOR EXTENT OF COVE TRIM AT BASE

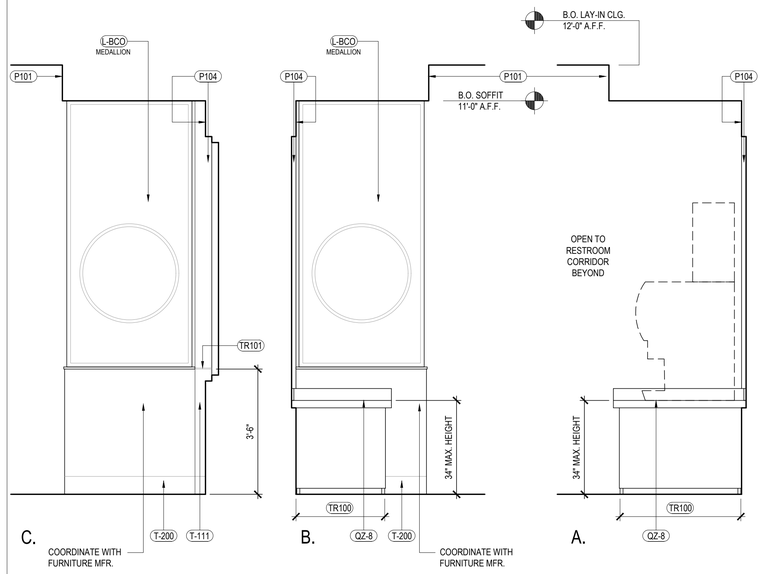
GENERAL DECOR NOTE:
ALL WALL DECORATIONS, PRINT LOCATIONS, ETC... TO BE VERIFIED WITH PANDA EXPRESS BY G.C.

G.C. SHALL PROVIDE/INSTALL ANY CONCEALED BACKING, MISC. HARDWARE NOT PROVIDED BY OWNER, ETC... AS REQUIRED.

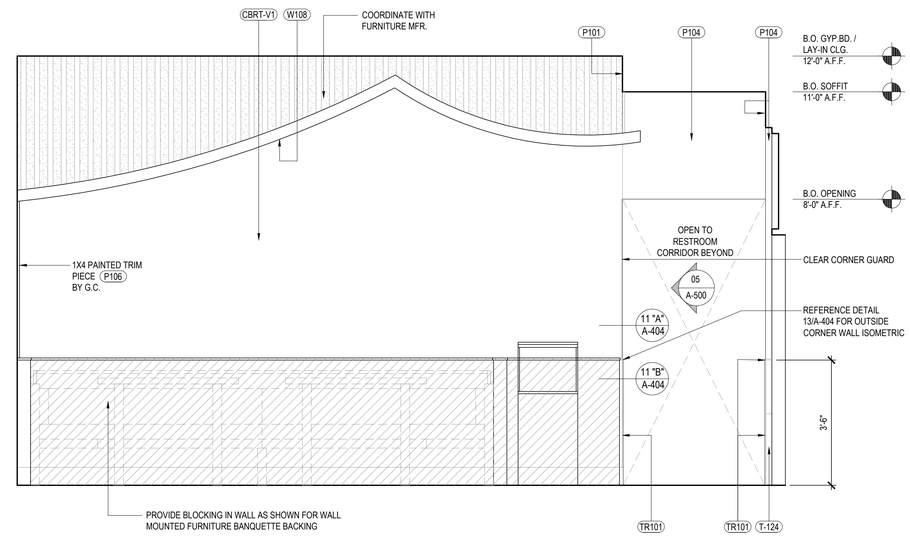
COORDINATE LOCATION OF ALARM DEVICES WITH ARTWORK (IF REQUIRED).



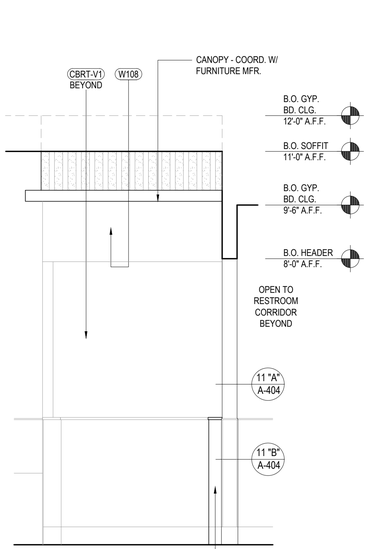
DINING ROOM ELEVATION 4
Scale= 1/2" = 1'-0" A-500



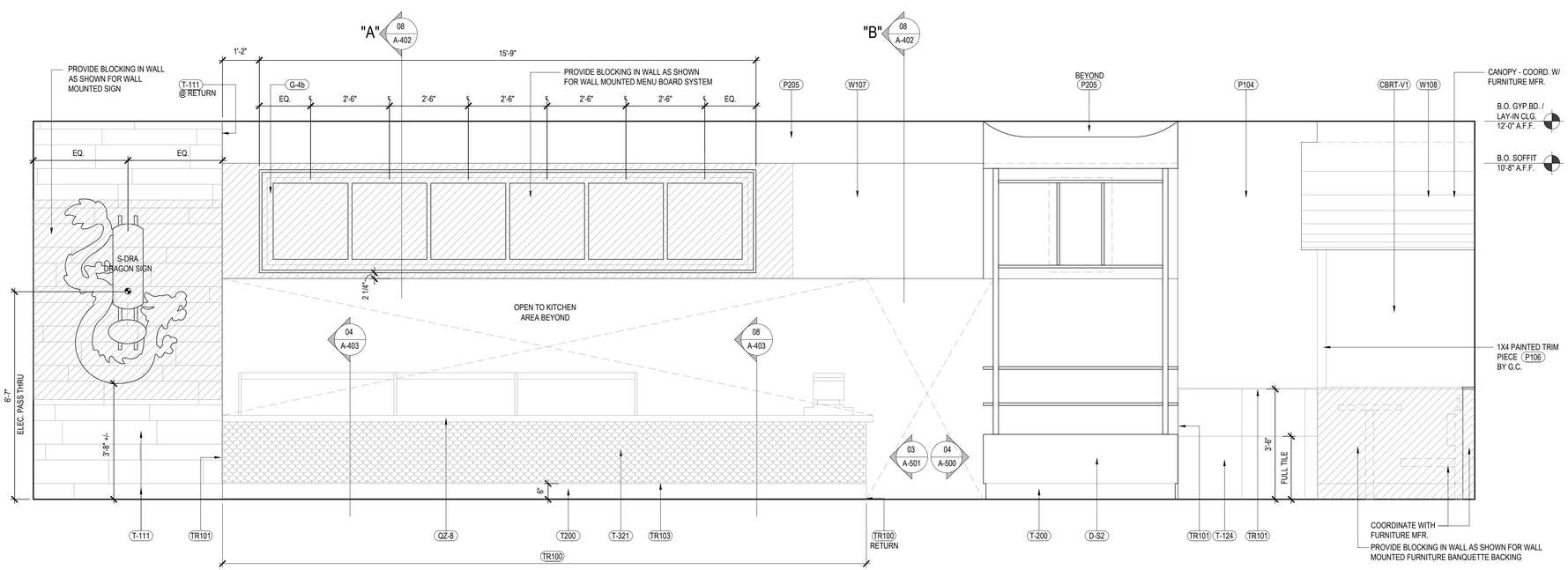
DINING ROOM ELEVATION 3
Scale= 1/2" = 1'-0" A-500



DINING ROOM ELEVATION 2
Scale= 1/2" = 1'-0" A-500



DINING ROOM ELEVATION 5
Scale= 1/2" = 1'-0" A-500



DINING ROOM ELEVATION 1
Scale= 1/2" = 1'-0" A-500

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INTERIOR ELEVATIONS

PANDA HOME 2600 R3

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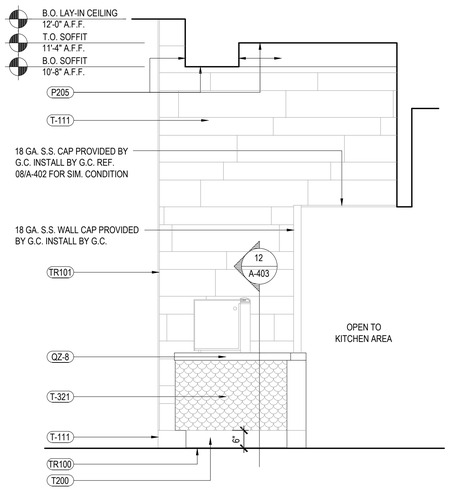
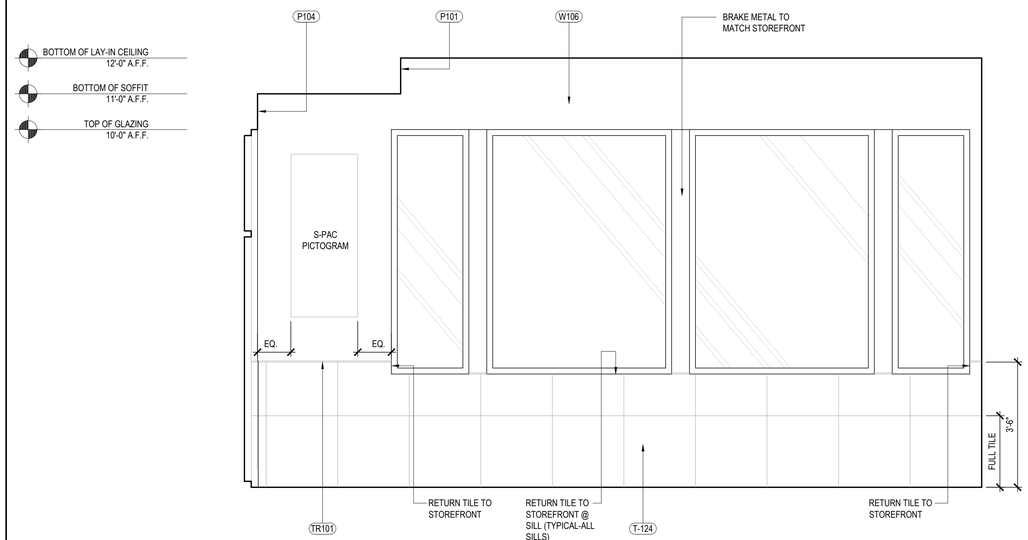


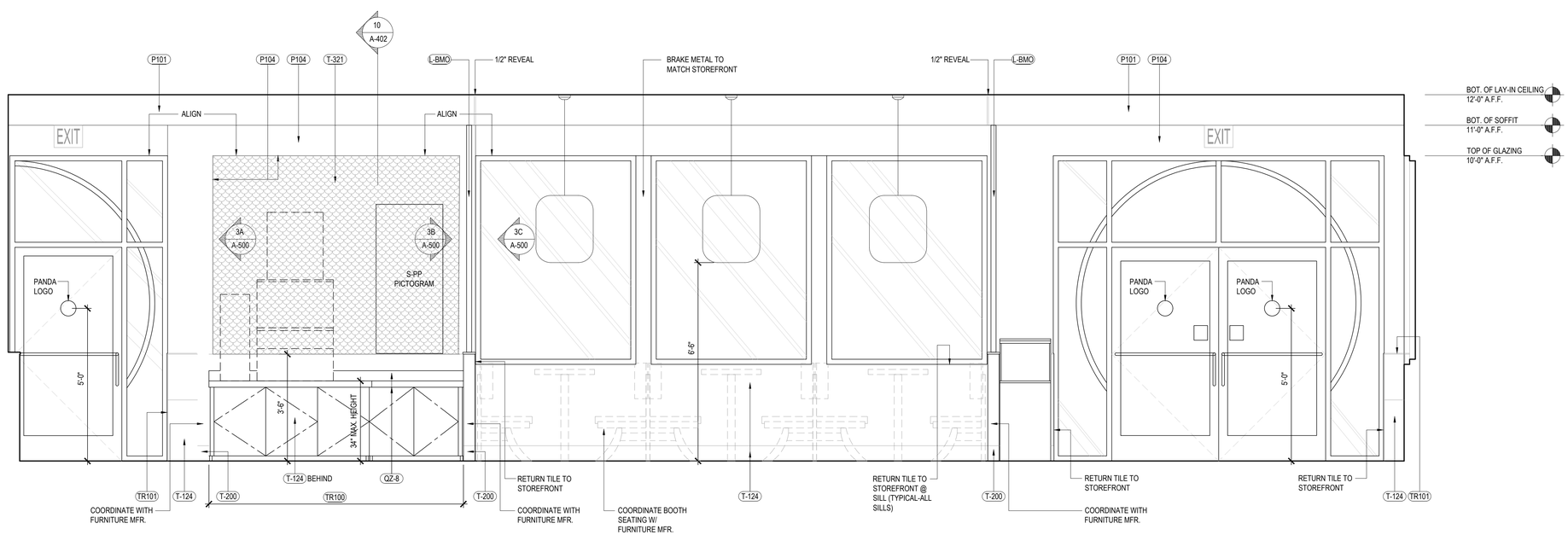
SERVICE COUNTER ELEVATION 3

Scale= 1/2" = 1'-0" A-501



DINING ROOM ELEVATION 2

Scale= 1/2" = 1'-0" A-501



DINING ROOM ELEVATION 1

Scale= 1/2" = 1'-0" A-501

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INTERIOR ELEVATIONS

PANDA HOME 2600 R3

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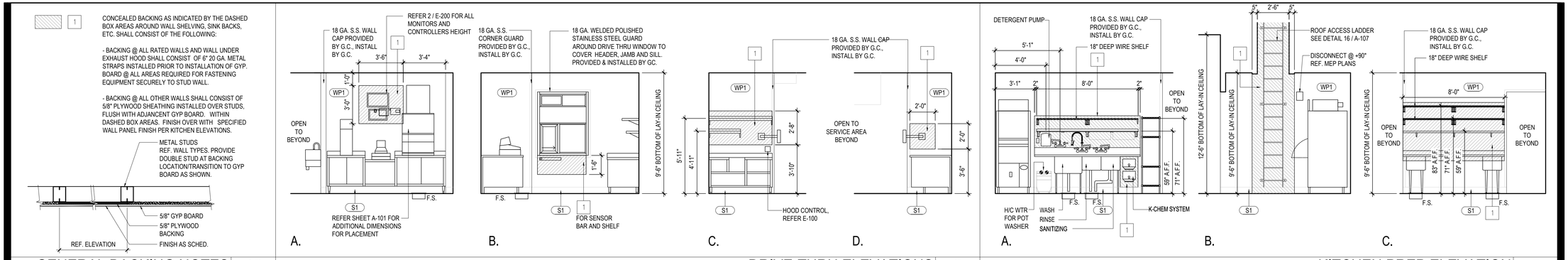
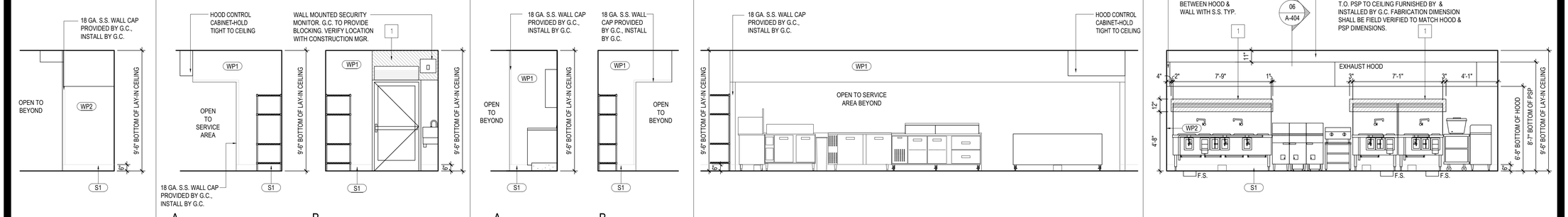


GENERAL BACKING NOTES 12 — Scale= 1/4" = 1'-0" A-502

DRIVE-THRU ELEVATIONS 6 — Scale= 1/4" = 1'-0" A-502

KITCHEN PREP ELEVATION 5 — Scale= 1/4" = 1'-0" A-502



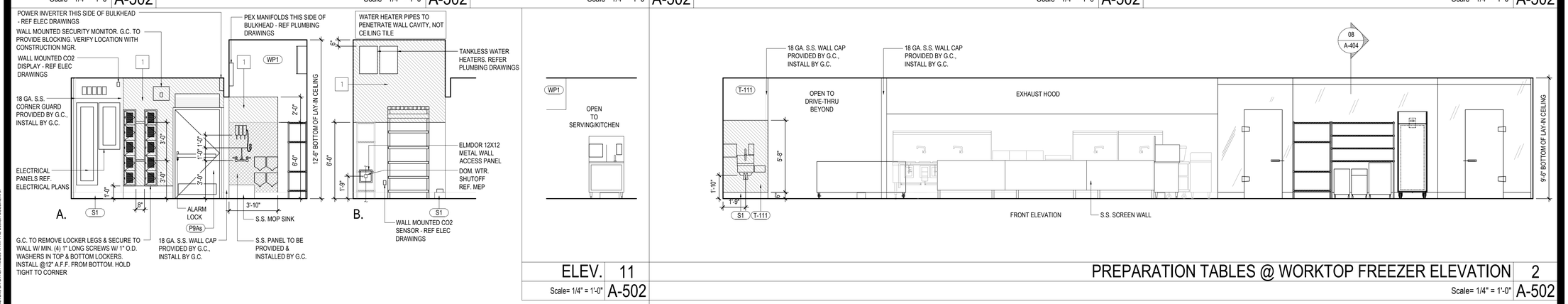
COOKLINE 9 — Scale= 1/4" = 1'-0" A-502

DRIVE THRU DOOR ELEVATIONS 8 — Scale= 1/4" = 1'-0" A-502

MANAGER STATION ELEV. 10 — Scale= 1/4" = 1'-0" A-502

WALL BEHIND SERVICE 4 — Scale= 1/4" = 1'-0" A-502

COOKLINE ELEVATION 3 — Scale= 1/4" = 1'-0" A-502



ELEV. 11 — Scale= 1/4" = 1'-0" A-502

PREPARATION TABLES @ WORKTOP FREEZER ELEVATION 2 — Scale= 1/4" = 1'-0" A-502

KITCHEN PREP / MOP SINK ELEVATIONS 7 — Scale= 1/4" = 1'-0" A-502

REAR SIDE OF SERVICE COUNTER 1 — Scale= 1/4" = 1'-0" A-502

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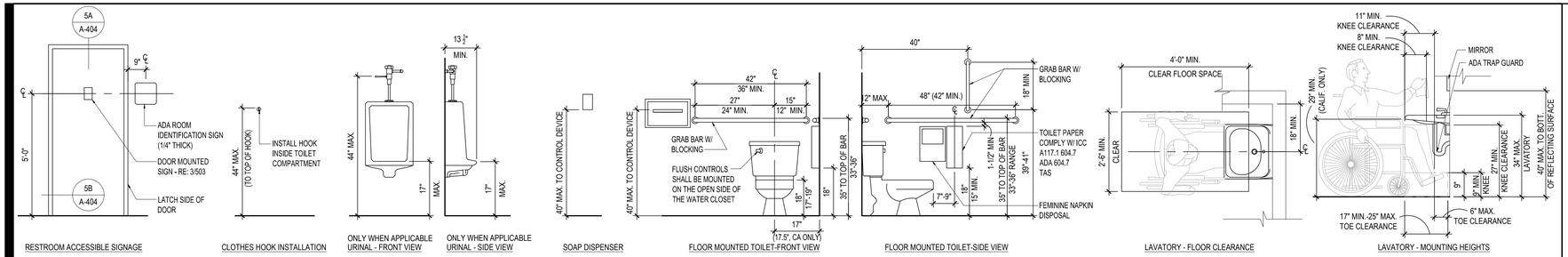
KITCHEN ELEVATIONS

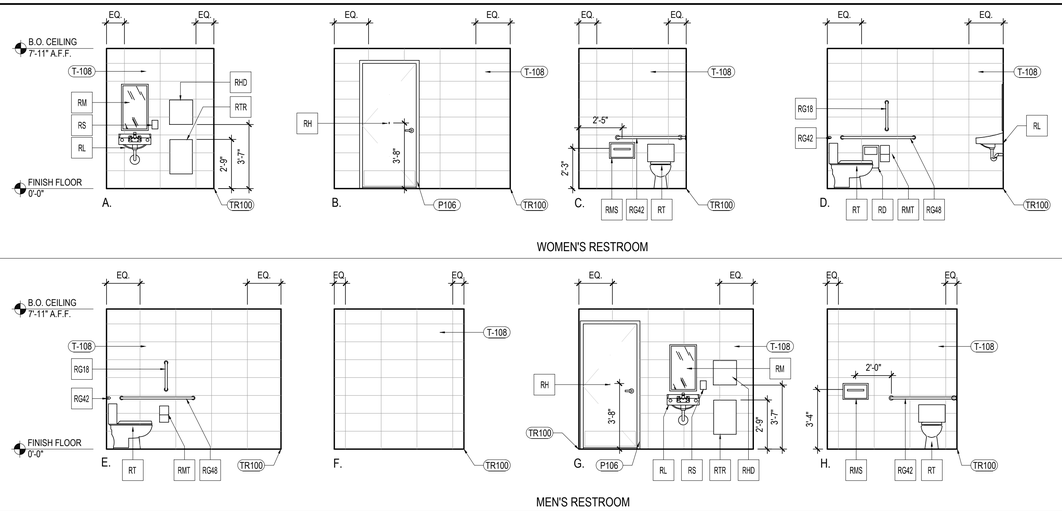
PANDA HOME 2600 R3



RESTROOM ACCESSIBLE SIGNAGE | CLOTHES HOOK INSTALLATION | ONLY WHEN APPLICABLE URINAL - FRONT VIEW | ONLY WHEN APPLICABLE URINAL - SIDE VIEW | SOAP DISPENSER | FLOOR MOUNTED TOILET-FRONT VIEW | FLOOR MOUNTED TOILET-SIDE VIEW | LAVATORY - FLOOR CLEARANCE | LAVATORY - MOUNTING HEIGHTS

STANDARD ACCESSIBLE MOUNTING HEIGHTS AND CLEARANCES | 4

Scale= NTS | A-503



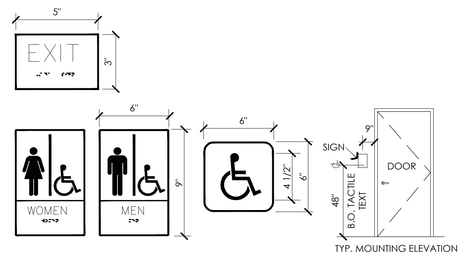
WOMEN'S RESTROOM

MEN'S RESTROOM

RESTROOM ELEVATIONS | 2

Scale= 1/4" = 1'-0" | A-503

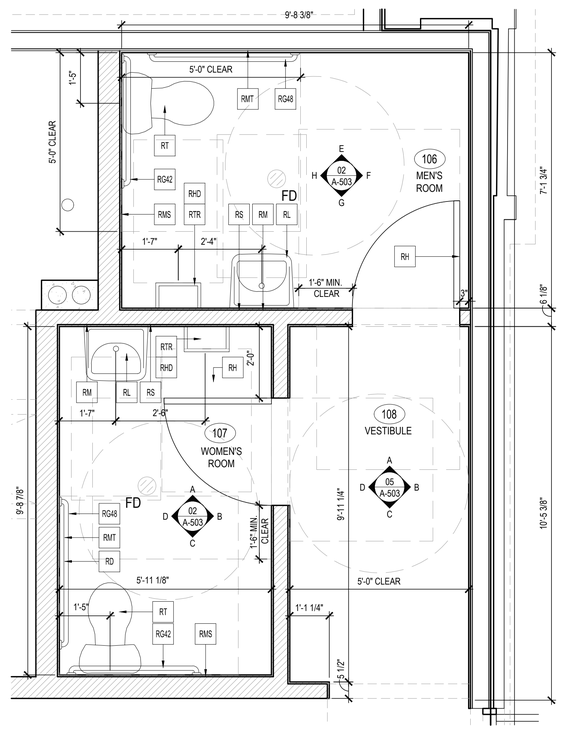
1. 5/8" HIGH BY 1/32" RAISED LETTERING (UNLESS NOTED OTHERWISE)
2. GRADE 2 BRAILLE POSITIONED DIRECTLY BELOW TEXT
3. 1/32" RAISED PICTOGRAM WITH 70% CONTRASTING BETWEEN BACKGROUND AND TEXT. FINISH TO BE EGGSHELL
4. COLOR TO BE BLUE BACKGROUND WITH WHITE LETTERS
5. SEE ELEVATION FOR MOUNTING INFORMATION
6. ALL BUILDING AND FACILITY ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH A MINIMUM OF ONE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA).



TYP. MOUNTING ELEVATION

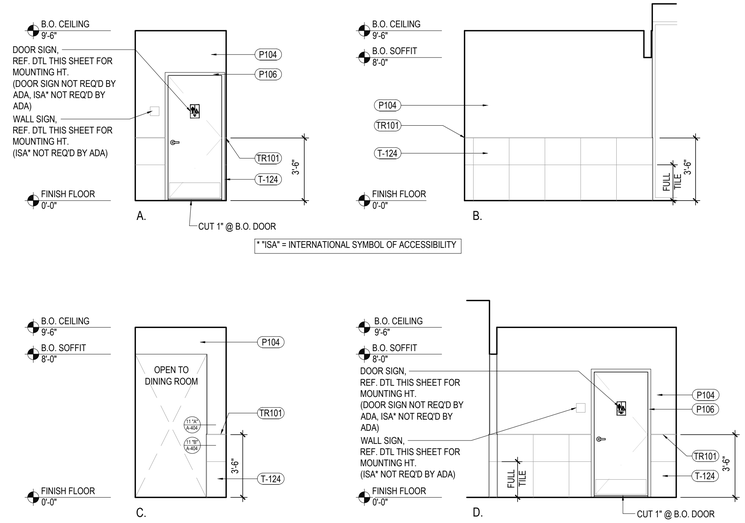
RESTROOM DOOR SIGNS | 3

Scale= N.T.S. | A-503



ENLARGED RESTROOM PLANS | 1

Scale= 1/2" = 1'-0" | A-503



* "ISA" = INTERNATIONAL SYMBOL OF ACCESSIBILITY

RESTROOM VESTIBULE ELEVATIONS | 5

Scale= 1/4" = 1'-0" | A-503

TOILET ACCESSORY SCHEDULE

NO	DESCRIPTION
RG42	BOBRICK GRAB BAR, 42" LONG B-6806 1 1/2" , SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RG48	BOBRICK GRAB BAR, 48" LONG B-6806 1 1/2" SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RG18	BOBRICK GRAB BAR, 18" LONG B-6806 1 1/2" SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RM	BOBRICK CHANNEL FRAME MIRROR B-165 (1836) 18"X36" STAINLESS STEEL CHANNEL FRAME FURNISHED BY LOCKNET, INSTALLED BY G.C. MOUNT 40" MAX. TO BOTTOM OF REFLECTING SURFACE
RS	SOAP DISPENSER (BY VENDOR)
RMS	BOBRICK SEAT COVER DISPENSER B-221 STAINLESS STEEL, SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
RTR	BOBRICK SURFACE MOUNTED TRASH RECEPTACLE MODEL # B-277; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RHD	PAPER TOWEL DISPENSER FURNISHED BY PANDA EXPRESS, INSTALLED BY G.C.
RMT	BOBRICK MUTI-ROLL TOILET TISSUE DISPENSER B-2888 STAINLESS STEEL, SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
RT	AMERICAN STANDARD CADET RIGHT HEIGHT ELONGATED TOILET 2467.016 TLT, 4142.600 TANK, AMERICAN STANDARD #5321.110 SEAT, COLOR: WHITE. TRIP TO BE ON OPEN SIDE. FURNISHED AND INSTALLED BY G.C.
RL	ZURN WALL HUNG LAVATORY Z5344, 20" X 18" VITREOUS CHINA, WITH 4" CENTER FAUCET HOLES & ZURN Z-1231 CONCEALED ARM CARRIER FURNISHED AND INSTALLED BY G.C.
RD	BOBRICK RECESSED SANITARY NAPKIN DISPOSAL B-3513 STAINLESS STEEL, SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
RH	BOBRICK SURFACE-MOUNTED CLOTHES HOOK AND BUMPER B-233 SOLID ALUMINUM CASTING, MATTE FINISH, INSIDE OF RESTROOM DOORS FURNISHED BY LOCKNET, INSTALLED BY G.C.

* INSULATE ALL PIPES (TRAP & HOT WATER) AT ACCESSIBLE LAVATORIES.

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Digitally signed by Christopher Kirschner
DN: C=US, O=bdgarchitects, CN=CHRISTOPHER KIRSCHNER, OU=BDG ARCHITECTS LLP, E=ck@
Date: 2023.05.19 08:36:22-04'00'

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RESTROOMS ELEVATIONS

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