PANDA EXPRESS

-

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

1. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FULLY EXAMINE THE SITE CONDITION, AND AVAILABLE UTILITIES AND TO NOTIFY THE OWNER'S REPRESENTATIVE, IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN THE SAID EXISTING CONDITIONS AND THESE DRAWINGS. NO CLAIMS FOR ADDITIONAL COMPENSATION SHALL BE MADE OR SHALL BE VALID UNLESS WRITTEN NOTIFICATION IS RECEIVED BY THE OWNER'S REPRESENTATIVE AND THE ADDITIONAL COMPENSATION IS APPROVED IN ADVANCE OF PROCEEDING WITH THE WORK.

2. IN ADDITION TO THE GENERAL NOTES LISTED HEREIN, A.I.A. DOCUMENT A201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION SHALL APPLY.

3. ALL WORK SHALL BE PERFORMED AS TO COMPLY WITH ALL GOVERNING STATUTES, ORDINANCES, REGULATIONS, CODES AND INSURANCE RATING BOARDS. NO WORK SHALL COMMENCE UNTIL ALL GOVERNMENTAL AND JURISDICTIONAL PERMITS AND APPROVALS ARE OBTAINED.

4. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS MANNER AND SHALL BE IN GOOD AND USABLE CONDITION AT THE DATE OF COMPLETION THEREOF.

5. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR INSTALL OR PERMIT TO BE INSTALLED, ANY MATERIALS CONTAINING ASBESTOS.

6. THE TERM "OWNER" OR "TENANT" SHALL REFER TO PANDA EXPRESS AND ITS AGENTS OR REPRESENTATIVES. THE TERM "GENERAL CONTRACTOR" AND "G.C." SHALL REFER TO THE PERSON AND/OR PERSONS WHO HAVE CONTRACTED OR SUBCONTRACTED FOR THE WORK.

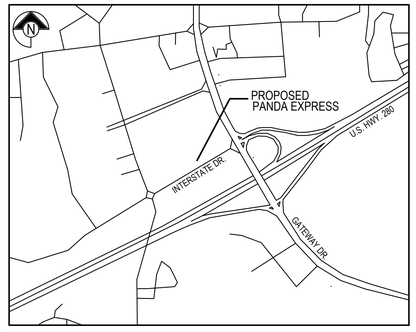
7. THE ABBREVIATION OF "N.I.C." INDICATES WORK AND OR MATERIAL THAT IS NOT IN THE CONTRACT OF THE GENERAL CONTRACTOR, HOWEVER THIS DOES NOT RELIEVE THE G.C. OF THE RESPONSIBILITY OF COORDINATION.

8. NOT USED.

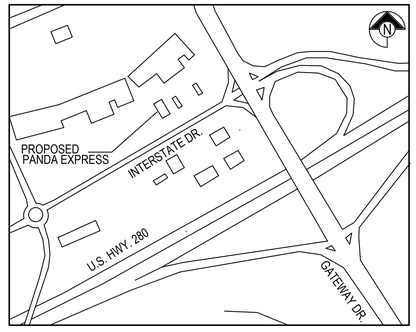
9. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDIVIDUALLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

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

GENERAL NOTES
Scale= NTS G-001



VICINITY MAP
Scale= NTS G-001



KEY PLAN
Scale= NTS G-001

AFF	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
BV	BALL VALVE (FULL PORT)
B.O.	BOTTOM OF
C.	CONDUIT
CO	CONDUIT ONLY
CW	COLD WATER
(E)	EXISTING
EC	ELECTRICAL CONTRACTOR
EWH	ELECTRICAL WATER HEATER
EXT.	EXTERIOR
FOF	FACE OF FINISH
FOS	FACE OF STUD
F.S.	FLOOR SINK
G.C. OR GC	GENERAL CONTRACTOR
H.W.	HOT WATER
ID	INDIRECT DRAIN
INT.	INTERIOR
K.E.C.	KITCHEN EQUIP. CONTRACTOR
L.L.	LANDLORD
MC	MECHANICAL CONTRACTOR
(N)	NEW
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OA	OUTSIDE AIR
O.C.	ON CENTER
PC	PLUMBING CONTRACTOR
RAR	RETURN AIR REGISTER
R.I.H.	ROUGH-IN HEIGHT
S.S.	STAINLESS STEEL
STL.	STEEL
STRUCT.	STRUCTURE, STRUCTURAL
T.O.	TOP OF
WCO	WASTE CLEAN OUT

ABBREVIATIONS
Scale= NTS G-001

D1 DOOR TYPE
W1 WINDOW TYPE
TA FLOOR FINISH
W4 WALL TYPE
1 STRUCTURAL GRID
C1 CEILING FINISH
P-C WALL FINISH
34 KITCHEN EQUIPMENT
101 ROOM NUMBER
MARK OF ELEVATION
A/A1.0 DETAIL
1/A-2.0 INT. ELEVS
A A-2.0 SECTION
NEW DOOR
T TEMPERED GLAZING
A A-2.0 EXT. ELEVS

SYMBOLS
Scale= NTS G-001

APPLICABLE CODES: ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR INVOLVED. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

CODE
2015 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL FUEL GAS CODE
2002 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
ANSI 117.1

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

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

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

PLUMBING FIXTURES (TABLE 2902.1 2015 IBC)
TYPE OF OCCUPANCY	WATER CLOSET		LAVATORY	
	MALE	FEMALE	MALE	FEMALE
RESTAURANT (A-2)	1 PER 75	1 PER 75	1 PER 200	1 PER 200
REQUIRED	1	1	1	1
PROVIDED	1+1URN.	2	1	1
TOTAL OCCUPANCY = 98	MALE =49		FEMALE = 49	

NOTE: SIGNS TO BE SUBMITTED UNDER SEPARATE PERMIT

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

CODE ANALYSIS
Scale= NTS G-001

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

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

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

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

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

TEAM DIRECTORY
Scale= NTS G-001

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

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

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

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

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

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

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

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

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

GAS
SPIRE
T: 800.292.4008 (CHRIS)

JURISDICTIONAL AUTHORITIES
Scale= NTS G-001

		1st	4th	5th
	GENERAL			
G-001	TITLE SHEET	●	●	●
G-002	SPECIFICATIONS	●	●	●
G-003	SPECIFICATIONS	●	●	●
G-004	SPECIFICATIONS	●	●	●
G-005	SCHEDULES	●	●	●
	CIVIL			
C01.0	COVER SHEET	●		●
C01.1	GENERAL NOTES	●		●
C02.0	ALTA/ACSM SURVEY	●		●
C02.1	DEMOLITION PLAN	●		●
C03.0	SITE & STAKING PLAN	●		●
C03.1	HARDSCAPE DETAILS I	●		●
C03.2	HARDSCAPE DETAILS II	●		●
C05.0	GRADING, UTILITY, AND DRAINAGE PLAN	●		●
C06.0	CBMPP COVER PAGE	●		●
C06.1 - C06.7	CBMPP PLANS AND DETAILS	●		●
	ARCHITECTURAL			
A -100	SITE PLAN ARCHITECTURAL	●	●	●
A -101	KITCHEN PLAN	●	●	●
A -101D	DEMO PLAN	●	●	●
A -102	ROUGH - IN PLUMBING PLAN	●	●	●
A -103	FLOOR PLAN	●	●	●
A -104	FINISH PLAN AND SCHEDULE	●	●	●
A - 105	REFLECTED CEILING PLAN	●	●	●
A - 106	BACK ROOM FLOOR PLAN & RCP	●	●	●
A - 107	ROOF PLAN	●	●	●
A - 108	CONDENSER RACK DETAIL	●	●	●
A - 109	FURNITURE PLAN	●	●	●
A - 200	EXTERIOR ELEVATIONS	●	●	●
A - 201	EXTERIOR ELEVATIONS	●	●	●
A - 202	EXTERIOR ELEVATIONS	●	●	●
A - 203	EXTERIOR ELEVATIONS	●	●	●
A - 301	WALL SECTIONS	●	●	●
A - 302	WALL SECTIONS	●	●	●
A - 303	WALL SECTIONS	●	●	●
A - 304	WALL SECTIONS	●	●	●
A - 305	WALL SECTIONS	●	●	●
A - 306	WALL SECTIONS	●	●	●
A - 307	WALL SECTIONS	●	●	●
A - 308	WALL SECTIONS	●	●	●
A - 400	ARCHITECTURAL DETAILS	●	●	●
A - 401	ARCHITECTURAL DETAILS	●	●	●
A - 402	ARCHITECTURAL DETAILS	●	●	●
A - 403	ARCHITECTURAL DETAILS	●	●	●
A - 404	ARCHITECTURAL DETAILS	●	●	●
A - 405	ARCHITECTURAL DETAILS - DRIVE THRU	●	●	●
A - 406	HANDICAPPED NOTES AND DETAILS	●	●	●
A - 407	TRASH ENCLOSURE DETAILS	●	●	●
A - 500	INTERIOR ELEVATIONS	●	●	●
A - 501	INTERIOR ELEVATIONS	●	●	●
A - 502	KITCHEN ELEVATIONS	●	●	●
A - 503	ENLARGED RESTROOM PLANS AND ELEVATIONS	●	●	●
	STRUCTURAL			
SD-100	FOUNDATION DEMO PLAN		●	●
SD-101	FRAMING DEMO PLAN		●	●
S - 000	STRUCTURAL NOTES & DETAILS		●	●
S - 100	FOUNDATION PLAN		●	●
S - 101	FRAMING PLAN		●	●
S - 200	FOUNDATION DETAILS		●	●
S - 300	FRAMING DETAILS		●	●
	PLUMBING			
P - 100	WATER AND GAS PLAN		●	●
P - 101	WASTE & VENT PLAN		●	●
P - 400	WATER/GAS/WASTE & VENT RISER DIAGRAMS		●	●
P - 500	PLUMBING DETAILS		●	●
	MECHANICAL			
M-000	MECHANICAL NOTES, SPECIFICATIONS & SCHEDULES		●	●
M-100	HVAC FLOOR PLAN & HVAC ROOF PLAN		●	●
M-400	HOOD DETAIL PLAN		●	●
M-401	HOOD DETAIL PLAN		●	●
M-402	HOOD DETAIL PLAN		●	●
M-403	HOOD DETAIL PLAN		●	●
M-404	HOOD DETAIL PLAN		●	●
~~M-405~~	~~HOOD DETAIL PLAN~~		●	
M-500	KITCHEN HOOD DETAILS		●	●
M-501	MECHANICAL DETAILS			●
	ELECTRICAL			
E-000	ELECTRICAL SYMBOLS, SPECIFICATIONS, NOTES		●	●
E-001	ELECTRICAL SCHEDULES		●	●
E-100	POWER FLOOR PLAN		●	●
E-101	LIGHTING FLOOR PLAN		●	●
E-102	SECURITY CAMERA PLAN		●	●
E-104	ROOF POWER PLAN		●	●
E-105	SITE & EXTERIOR LIGHTING PLAN		●	●
E-200	ELECTRICAL ELEVATIONS		●	●
E-400	ELECTRICAL DETAILS, DIAGRAMS		●	●
E-401	ELECTRICAL DETAILS, DIAGRAMS		●	●
E-601a	PANELS, SINGLE LINE, LOAD CALC'S.		●	●
E-601b	PANELS, SINGLE LINE, LOAD CALC'S.		●	●

SHEET INDEX
Scale= NTS G-001

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91770
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Facsimile: 626.372.8288

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REVISIONS:

ISSUE DATE:

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

DRAWN BY: PM / KL / EA

PANDA PROJECT #: S8-20-D7163

ARCH PROJECT #: 19027

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

Heights Venture
ARCHITECTURE + DESIGN

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

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

PANDA EXPRESS

2096 INTERSTATE DR.
OPELIKA, AL, 36801

3600 FSDT

TWW REMODEL

G-001

TITLE SHEET

BID ISSUE

TRUE WARM & WELCOME

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

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 PROJECTION. 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

DEMOLITION AND REMOVAL OF SMALL PORTIONS OF EXISTING SITE CONCRETE, PREPARED FOR NEW CONCRETE. COORDINATE WITH PANDA'S PM.

BUILDING DEMOLITION LIMITED TO NON-BEARING, INTERIOR WALLS, AND LIMITED EXTERIOR ELEMENTS AS SHOWN IN PLANS.

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 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.

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 WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF ALL LOCAL CODES AND STANDARDS.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND REPORT ANY ERRORS, OMISSIONS, OR POSSIBLE DISCREPANCIES TO THE ARCHITECT AND PANDA EXPRESS PRIOR TO COMMENCING ANY WORK. SPECIAL CARE SHALL BE GIVEN TO THE SITE AND BUILDING LAYOUT THEREON.

THE CONTRACTOR SHALL PROVIDE SAFE AND ADEQUATE BRACES AND CONNECTIONS TO SUPPORT THE COMPONENT PARTS OF THE STRUCTURE UNTIL THE STRUCTURE ITSELF (INCLUDING THE FLOOR AND ROOF DIAPHRAGMS) IS COMPLETE ENOUGH TO ADEQUATELY SUPPORT ITSELF.

OPTIONS, IF PROVIDED HEREIN, ARE NOTED FOR CONTRACTOR'S CONVENIENCE. HE SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY, SHALL COORDINATE ALL DETAILS, AND SHALL OBTAIN ALL REQUIRED APPROVALS.

COSTS OF ADDITIONAL DESIGN WORK NECESSITATED BY SELECTION OF AN OPTION OR DUE TO ERRORS OR OMISSIONS IN CONSTRUCTION, SHALL BE BORNE BY THE CONTRACTOR.

2. MANUFACTURED MASONRY VENEER

INCLUDES PORTLAND CEMENT BASED MANUFACTURED STONE VENEER AND TRIM.

COMPLY WIT

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 FRONT 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

BATT INSULATION: R-19, R-13, R-11 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. NOT USED

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.

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 HIS 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.

7. EIFS (EXTERIOR INSULATION AND FINISH SYSTEM)

WORK INCLUDED:
ALL MATERIALS AND INSTALLATION OF AN EIFS SYSTEM.

DESIGN REQUIREMENTS: CONFORM IN ALL RESPECTS TO MANUFACTURER'S SPECIFICATIONS FOR MATERIALS AND INSTALLATION PER STO THERM SPECIFICATION FOR STO THERM E100 ESSENCE SYSTEM

DRYVIT MAY BE SUBSTITUTED AS AN ALTERNATE EIFS MANUFACTURER IF APPROVED IN WRITING BY PANDA EXPRESS

MEET ALL LOCAL BUILDING CODE REQUIREMENTS.

MOISTURE CONTROL: PREVENT THE ACCUMULATION OF WATER BEHIND THE EIFS SYSTEM, EITHER BY CONDENSATION OR LEAKAGE THROUGH THE WALL CONSTRUCTION, IN THE DESIGN AND DETAILING OF THE WALL ASSEMBLY. CONFORM WITH ALL DETAILS OF MANUFACTURER'S SPECIFICATIONS.

IMPACT RESISTANCE: PROVIDE ULTRA-HIGH IMPACT RESISTANCE TO A MINIMUM HEIGHT OF 6'-0" ABOVE FINISHED GRADE AT ALL AREAS ACCESSIBLE TO PEDESTRIAN TRAFFIC AND OTHER AREAS EXPOSED TO ABNORMAL STRESS OR IMPACT. INDICATE THE AREAS WITH IMPACT RESISTANCE OTHER THAN "STANDARD" ON CONTRACT DRAWINGS. COLOR SELECTION: AS SELECTED BY PANDA FROM MANUFACTURER'S STANDARD COLORS.

7.JOINTS: PER MANUFACTURER'S SPECIFICATION

8.GRADE CONDITION: DO NOT INSTALL EIFS BELOW GRADE.

9.PROJECTING ARCHITECTURAL FEATURES AND REVEALS: ALL TRIM AND PROJECTING ARCHITECTURAL FEATURES MUST HAVE A MINIMUM 1:2 SLOPE ALONG THEIR TOP SURFACE ALL HORIZONTAL REVEALS MUST HAVE A MINIMUM 1:2 SLOPE ALONG THEIR BOTTOM SURFACE INCREASE SLOPE FOR NORTHERN CLIMATES TO PREVENT ACCUMULATION OF ICE/SNOW AND WATER ON SURFACE WHERE TRIM FEATURE OR BOTTOM SURFACE OF REVEAL PROJECTS MORE THAN 2 INCHES FROM THE FACE OF THE EIFS WALL PLANE, PROTECT THE TOP SURFACE WITH WATERPROOF BASE COAT. PERIODIC INSPECTIONS AND INCREASED MAINTENANCE MAY BE REQUIRED TO MAINTAIN SURFACE INTEGRITY OF EIFS ON WEATHER EXPOSED SLOPED SURFACES.

10. INSULATION THICKNESS: MINIMUM EPS INSULATION THICKNESS IS 1 1/2 INCHES.

11. FIRE PROTECTION: REFER TO MANUFACTURER'S APPLICABLE CODE COMPLIANCE REPORT FOR LIMITATIONS THAT MAY APPLY.

C. QUALITY ASSURANCE:
1.MANUFACTURER REQUIREMENTS: MEMBER IN GOOD STANDING OF THE EIFS INDUSTRY MEMBERS ASSOCIATION, AND (EIMA). SYSTEM MANUFACTURER FOR A MINIMUM OF TWENTY (25) YEARS, AND MANUFACTURING FACILITIES ISO 9001-2000 CERTIFIED QUALITY SYSTEM.

2.CONTRACTOR REQUIREMENTS: ENGAGED IN APPLICATION OF EIFS FOR A MINIMUM OF THREE (3) YEARS; AND EMPLOY SKILLED MECHANICS WHO ARE EXPERIENCED AND KNOWLEDGEABLE IN EIFS APPLICATION; AND DEMONSTRATE SUCCESSFUL COMPLETION OF MINIMUM OF THREE (3) PROJECTS OF SIMILAR SIZE AND COMPLEXITY TO THE SPECIFIED PROJECT.

3.INSULATION BOARD MANUFACTURER REQUIREMENTS: RECOGNIZED BY STO AS CAPABLE OF PRODUCING INSULATION BOARD; AND LISTED BY AN APPROVED AGENCY. LABEL INSULATION BOARD WITH INFORMATION REQUIRED BY STO, THE APPROVED LISTING AGENCY AND THE APPLICABLE BUILDING CODE.

4.INSPECTIONS: PROVIDE INDEPENDENT THIRD PARTY INSPECTION WHERE REQUIRED BY CODE OR CONTRACT DOCUMENTS CONDUCT INSPECTIONS IN ACCORDANCE WITH CODE REQUIREMENTS AND CONTRACT DOCUMENTS.

D. DELIVERY STORAGE AND HANDLING: AS SPECIFIED BY MANUFACTURER.

E. COORDINATION: THE WORK IN THIS SECTION REQUIRES CLOSE COORDINATION WITH RELATED SECTIONS AND TRADES.
1.PROVIDE SITE GRADING SUCH THAT EIFS TERMINATES ABOVE FINISHED GRADE A MINIMUM OF 6 INCHES (152MM) OR AS REQUIRED BY CODE.

2.PROVIDE PROTECTION OF ROUGH OPENINGS BEFORE INSTALLING WINDOWS, DOORS AND OTHER PENETRATIONS THROUGH THE WALL AND PROVIDE SILL FLASHING.

3.INSTALL WINDOW AND DOOR HEAD FLASHING IMMEDIATELY AFTER WINDOWS AND DOORS ARE INSTALLED.

4.INSTALL DIVERTER FLASHING WHEREVER WATER CAN ENTER THE WALL ASSEMBLY TO DIRECT WATER TO THE EXTERIOR.

5.INSTALL COPINGS AND SEALANT IMMEDIATELY AFTER INSTALLATION OF THE EIFS SYSTEM AND WHEN EIFS COATINGS ARE DRY.

6.ATTACH PENETRATIONS THROUGH EIFS TO STRUCTURAL SUPPORT AND PROVIDE WATER TIGHT SEAL AT PENETRATIONS.

F. PRODUCTS: PROVIDE EIFS SYSTEM AND ACCESSORIES FROM SINGLE SOURCE
1.MANUFACTURER OR APPROVED SUPPLIER. THE FOLLOWING ARE ACCEPTABLE MANUFACTURERS' STO CORP. EIFS; OTHER MANUFACTURER IF APPROVED IN WRITING BY PANDA.

2.INSULATION BOARD: NOMINAL 1.0 LB/FT3 (16 KG/M3) EXPANDED POLYSTYRENE (EPS) INSULATION BOARD IN COMPLIANCE WITH ASTM E2430 AND ASTM C578 TYPE 1 REQUIREMENTS.

3.BASE COAT AS SPECIFIED BY MANUFACTURER.

4.REINFORCING MESHES AS SPECIFIED BY MANUFACTURER.

5.FINISH COAT: STO ESSENCE DPR FINISH, ACRYLIC BASED TEXTURED WALL COATING WITH GRADED MARBLE AGGREGATE AND DIRT PICK-UP RESISTANCE TECHNOLOGY.

G. EXECUTION:
1.INSTALLATION: INSTALL EIFS IN COMPLIANCE WITH MANUFACTURER'S PUBLISHED INSTRUCTIONS.
2.PROTECTION: PROVIDE PROTECTION OF INSTALLED MATERIALS FROM WATER INFILTRATION INTO OR BEHIND THEM. PROVIDE PROTECTION OF INSTALLED MATERIALS FROM DUST, DIRT, PRECIPITATION, FREEZING AND CONTINUOUS HIGH HUMIDITY UNTIL THEY ARE FULLY DRY.

8.ALUMINUM COMPOSITE METAL WALL PANELS (ACM)
A. PERFORMANCE REQUIREMENTS: PROVIDE COMPOSITE METAL PANELS WHICH HAVE BEEN MANUFACTURED, FABRICATED AND INSTALLED TO WITHSTAND LOADS FROM DEFLECTION AND THERMAL MOVEMENT TO SATISFY CODE REQUIREMENTS AND TO MAINTAIN PERFORMANCE CRITERIA STATED BY MANUFACTURER WITHOUT DEFECTS, DAMAGE OR FAILURE.
B. SUBMITTALS: SUBMIT TO PANDA PRODUCT INFORMATION AND SHOP DRAWINGS SHOWING LAYOUT, PROFILES PRODUCT COMPONENTS INCLUDING ANCHORAGE, ACCESSORIES, FINISHES COLORS AND TEXTURES.
C. QUALITY ASSURANCE: SUBMIT CERTIFIED TEST REPORTS CERTIFYING COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS AND BUILDING CODE REQUIREMENTS. SUBMIT INSTALLER QUALIFICATIONS DEMONSTRATING EXPERIENCE IN PERFORMING WORK ON PROJECTS OF SIMILAR TYPE AND SIZE. OBTAIN PANELS FROM A SINGLE MANUFACTURER.
D. WARRANTY: SUBMIT 20 YEAR WARRANTY FOR MATERIALS AND WORKMANSHIP.
E. DELIVER MATERIALS IN MANUFACTURER'S ORIGINAL, UNOPENED, UNDAMAGED CONTAINERS WITH IDENTIFICATION LABELS INTACT. PROTECT PANELS DURING CONSTRUCTION BY APPLYING HEAVY DUTY REMOVABLE PLASTIC FILM. EXERCISE CARE IN UNLOADING, STORING AND INSTALLING PANELS TO PREVENT BENDING, WARPING, TWISTING AND SURFACE DAMAGE.

F.FIELD MEASUREMENTS: VERIFY ACTUAL MEASUREMENTS AND OPENINGS BEFORE FABRICATION. SHOW RECORDED FIELD MEASUREMENTS ON SHOP DRAWINGS. COORDINATE FIELD DIMENSIONS AND CONDITIONS.
G. MANUFACTURER: PROVIDE PANELS MANUFACTURED BY MITSUBISHI PLASTICS COMPOSITES OF AMERICA: ALPOLIC COMPOSITE METAL PANELS (WWW.ALPOLIC-NORTHAMERICA.COM). SUBSTITUTIONS WILL BE CONSIDERED, BUT CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FROM PANDA BEFORE SUBMITTING FINAL BID.
H. PANELS SHALL BE 4MM THICK SYSTEM. INSTALLATION OF ANY PANEL NEEDS TO BE EASILY REMOVED AND REPLACED. ANY PANEL SHALL BE ABLE TO BE REMOVED WITHOUT HAVING TO REMOVE ANY OTHER ADJACENT PANEL FIRST. FACTORY FINISH SHALL BE FLUOROPLYMER PAINT FINISH THAT MEETS OR EXCEEDS VALUES EXPRESSED IN AAMA 2605.
I. PROTECT PANELS DURING DELIVERY, STORAGE AND ERECTION. PROTECT ADJACENT BUILDING SURFACES DURING ERECTION.
J. INSTALL PANELS PLUMB, LEVEL, TRUE IN COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS AND TO TOLERANCES OF MAXIMUM DEVIATION FROM HORIZONTAL AND VERTICAL OF .25 INCH IN 20 FEET, NON CUMULATIVE COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND INSTALL IN ACCORDANCE WITH THE APPROVED SHOP DRAWINGS.
K. REMOVE AND REPLACE PANELS BEYOND REPAIR AS DETERMINED BY PANDA.

L. CLEANING: REMOVE PROTECTIVE FILM IMMEDIATELY AFTER INSTALLATION OF JOINT SEALERS AND IMMEDIATELY PRIOR TO COMPLETION OF ACM WORK. FINAL CLEAN ACM PANELS, REMOVE CONSTRUCTION DEBRIS FROM PROJECT SITE AND LEGALLY DISPOSE OFF SITE.

9. VAPOR BARRIER

ALL EXTERIOR SHEATHING SHOWN IN DRAWINGS CALLED OUT TO RECEIVE "WRB" (WATER RESISTIVE BARRIER) OR VAPOR BARRIER SHALL RECEIVE THE FOLLOWING:

MANUFACTURER: STO CORPORATION (www.stocorp.com)

SPECIFICATION: STO GUARD WTH GOLD COAT A1000G

SUBSTITUTIONS: NOT ALLOWED

INSTALLATION: INSTALL PER MANUFACTURER'S INSTRUCTIONS/SPECIFICATIONS

10. WATER PROOFING MEMBRANE BEHIND COMPOSITE DECKING

ALL EXTERIOR SHEATHING SHOWN IN DRAWINGS CALLED OUT TO RECEIVE "WATER PROOFING" LOCATED SPECIFICALLY BEHIND ALL COMPOSITE WOOD DECKING SIDING SHALL RECEIVE THE FOLLOWING:

MANUFACTURER: BASF
(www.master-builders-solutions.basf.us/en-us/products/masterseal/1991)

SPECIFICATION: MASTERSEAL HLM 5000

SUBSTITUTIONS: NOT ALLOWED

INSTALLATION: INSTALL PER MANUFACTURER'S INSTRUCTIONS/SPECIFICATIONS - REF. TO CUT SHEET BELOW

BASF
We create chemistry

Technical Data Guide

07 14 00
Fluid-Applied Waterproofing

MasterSeal® HLM 5000

Liquid, cold-applied elastomeric waterproofing membrane system

FORMERLY SONOSHIELD® HLM 5000

YIELD
25–30 ft²/gal at 55–65 wet mils (0.61–0.74 m²/L at 1.4–1.7 mm wet thickness)

25–30 ft²/gal at 45–55 dry mils (0.61–0.74 m²/L at 1.1–1.4 mm dry thickness)

Coverage may vary with the application technique used. Actual coverage rate and mil thickness depend on finish and porosity of the substrate.

STORAGE
Store in unopened containers in clean, dry conditions at 40 to 80°F (4 to 27°C). During storage, an easily removed skin of HLM 5000 may form, which does not affect performance of the product.

SHELF LIFE
– 1 Year Pails
– 6 Months Drums

VOC CONTENT
– MasterSeal HLM 5000 SL: 183 g/L
– MasterSeal HLM 5000 S: 190 g/L
– MasterSeal HLM 5000 R: 190 g/L
– MasterSeal HLM 5000 T: 132 g/L

DESCRIPTION
MasterSeal HLM 5000 is a one-component, moisture-curing, bitumen-modified polyurethane elastomeric waterproofing membrane for exterior below-grade or between-slab applications. It is available in four grades:
MasterSeal HLM 5000 SL (self-leveling/squeegee) MasterSeal HLM 5000 S (spray)
MasterSeal HLM 5000 T (trowel) MasterSeal HLM 5000 R (roller)

PRODUCT HIGHLIGHTS
- Available in standard and high-build systems
- Waterproofing membrane to prevent water penetration
- Elastomeric accommodates expansion and contraction
- Wide service-temperature range, making MasterSeal HLM 5000 suitable for all climates
- Chemical resistance to bacterial attack, select acids, alkalis and salts
- Seamless cold-applied membrane eliminates lapping, seaming and precutting
- Does not require hot-melt equipment

APPLICATIONS
- Concrete
- Plywood (exterior)
- Exterior below grade (on masonry, concrete, and incidental metal)
- Above grade (between two-course concrete and within cavity walls)
- Parking garages and concrete tanks
- Plaza decks and malls
- Fountains and pools
- Balconies and planters
- Below-grade slabs
- Walls and culverts
- Sea walls, dams and reservoirs

PACKAGING
- MasterSeal HLM 5000 SL, HLM 5000 S, and HLM 5000 R: 5 gal (18.95 L) pails, 55 gal (208 L) drums; available special order
- MasterSeal HLM 5000 T: 5 gal (18.95 L) pails
- MasterSeal 995: 300 ft by 37½" (91 by 0.9 m) rolls, yielding 937 ft² (87 m²)
- MasterSeal 977:
  - 50 mil by 40" by 48" (1.3 mm by 1 m by 1.2 m) sheets, 500 per pallet, yielding 1316 ft² (1.2 m²) per sheet or 6,665 ft² (619 m²) per pallet.
  - 120 mil (⅛") by 40" by 48" (3 mm by 1 m by 1.2 m) sheets, 500 per pallet, yielding 1316 ft² (1.2 m²) per sheet or 6,665 ft² (619 m²) per pallet.

HOW TO APPLY MASTERSEAL HLM 5000 SURFACE PREPARATION
1.For best results, all concrete deck surfaces should be lightly steel troweled to a flat, uniform surface. A light broom finish is acceptable. New concrete must be properly water cured at least 14 days. Membrane curing compounds must be mechanically removed.

Master Builders Solutions by BASF
www.master-builders-solutions.basf.us

MASTER® BUILDERS SOLUTIONS

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/I.S.2. OR 101/I.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/I.S.2 OR 101/I.S.2/NAFS. PRODUCTS TESTED AND LABELED AS CONFORMING TO AAMA/NWWDA 101/I.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 1/2" 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 3/4"

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 B221), 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.

PANDA EXPRESS · CHINESE KITCHEN

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3rd	SITE COMMENTS	09.05.19
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5th	ISSUE FOR BID	11.07.19

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ARCH PROJECT #: 19027

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

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SPECIFICATIONS

BID ISSUE

TRUE WARM & WELCOME

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 ⅝". 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 ½" 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 - ½" 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, ⅜" 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 THAT 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, AND 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 OBVIOUS 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 AT MINIMUM OF 6" ABOVE LAY-IN CEILING OR UP TO TYP. 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 ADEQUATE SURFACE CONDITIONS THAT 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 GLASS ABC, 10 LB. DRY CHEMICAL OR AS REQUIRED BY FIRE CODES. MINIMUM ON E 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 ½"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 INSTALLATION.

4. PENETRATIONS OF RATED WALLS SHALL BE PROTECTED BY ASSEMBLIES OF APPROPRIATE RATING, INCLUDING DOORS, DUCTS, ETC. ALL REQUIRED FIRE DAMPER ASSEMBLIES INCLUDING SLEEVES AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING DEPARTMENT INSPECTOR PRIOR TO INSTALLATION.

5. ALL AIR-HANDLING CUT-OFF AND SMOKE-DETECTED FIRE DAMPING EQUIPMENT REQUIRED BY THE LOCAL AGENCIES HAVING AUTHORITY SHALL BE PROVIDED AND INSTALLED BY THE MECHANICAL CONTRACTOR.

6. WHERE REQUIRED, FLAME SPREAD RATINGS OF MATERIAL USED IN THE CONSTRUCTION WILL BE SUPPLIED TO THE FIRE DEPARTMENT BY THE CONTRACTOR ORDERING THE MATERIALS.

7. ILLUMINATED EXIT SIGNS WITH BATTERY PACKS AND AUDIBLE SIGNALS SHALL BE PROVIDED AS SHOWN ON THE DRAWINGS AND AS REQUIRED BY CODE.

8. IF REQUIRED, COORDINATE FIRE SPRINKLER SYSTEM REQUIREMENTS WITH LOCAL AUTHORITIES. INSTALLATION SHALL COMPLY WITH NFPA 13. FIRE SPRINKLER PROTECTION SHALL BE PROVIDED ABOVE AND INSIDE WALK-IN COOLER AND FREEZERS.

9. INTERIOR FINISH SHALL COMPLY WITH ALL APPLICABLE CODES.

10. PROVIDE AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM IN THE COOKING EXHAUST HOOD.

11. ALL DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION.

12. DUCTS SERVING A COOKING EXHAUST HOOD SHALL BE ENCLOSED IN A FIRE RATED ENCLOSURE (SEE MECHANICAL DRAWINGS FOR REQUIREMENT).

13. BUILDING NUMBERS SHALL BE EASILY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

14. THE CONSTRUCTION, REMODEL, OR DEMOLITION OF A BUILDING SHALL COMPLY WITH ALL APPLICABLE CODES.

15. PROVIDE OCCUPANT LOAD SIGN COMPLYING WITH CODE.

16. EXIT DOORS SHALL HAVE PANIC HARDWARE AND SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREAS, OR ANY OTHER OCCUPANCY SERVING AN OCCUPANT LOAD OF 50 OR MORE.

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:

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

DRAWN BY: PM / KL / EA

PANDA PROJECT #: S8-20-D7163
ARCH PROJECT #: 19027

STATE OF ALABAMA
ROBERT R. HOLTON
5554
11.5.19
PLANO, TEXAS
REGISTERED ARCHITECT

Heights Venture
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PANDA EXPRESS

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OPELIKA, AL, 36801

3600 FSDT

TWW REMODEL

G-004

SPECIFICATIONS

BID ISSUE

TRUE WARM & WELCOME

EXTERIOR FINISH SCHEDULE

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

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
EIFS-1	STO	STOTHERM ESSENCE SYSTEM	SW 6148 WOOL SKEIN	FINE	BUILDING BODY
EIFS-2	STO	STOTHERM ESSENCE SYSTEM	SW 7067 CITYSCAPE	FINE	BUILDING BODY
ST-1S	CORONADO STONE PRODUCTS	900 SERIES	#2 GREY	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
ST-1	CORONADO STONE PRODUCTS	INDUSTRIAL LEDGE	SHALE GREY	-	ENTRY PORTAL & WAINSCOT CONTACT: LISA KILGORE. 864-962-1221 PROVIDE 3/8" MORTAR JOINTS. COLOR TO MATCH STONE
CD-1	FIBERON	HORIZON	IPE	60% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: BILL ROSS @ 704-756-1980 EMAIL: Billr@fiberondecking.com
CD-2	FIBERON	HORIZON	TUDOR BROWN	40% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: BILL ROSS @ 704-756-1980 EMAIL: Billr@fiberondecking.com
MTL-1	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"		CAP FLASHING

TILE SCHEDULE

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

01-11-19

NO.	MANUFACTURER	DESCRIPTION	COLOR	FINISH	JOINT	GROUT	REMARK
T-108	CMC AGGREGATE DOUG SALATINO 518-713-5371	12" X 24" X ⅜"	-	-	1 / 8"	G-111	RESTROOM WALL
T-109	CMC ITALIAN WOOD DOUG SALATINO 518-713-5371	6" X 48 X 3/8" & 8" X 48" X 3/8"	ITALIANO	-	1 / 8"	G-113	RR VESTIBULE & DINING ROOM WALLS
T-200	CMC DOUG SALATINO 518-713-5371	24" X 24"	BRAVADA GREIGE	MATTE	1/8"	G-96	DINING & RESTROOM FLOOR
T-300	EMSER - ECHO	3" HEXAGON	CALACATTA	MATTE	1/8"	G-114	BEVERAGE COUNTER BACKSPLASH
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	-	-	
M100	MATSINC 800.628.7462	NUWAY - 7/16" ALUM FOOT GRILLE	CHARCOAL	-	-	-	(2) 2' X 6' PIECES FOR A 4' X 6' OVERALL MAT SIZE IN VESTIBULE @ VESTIBULE STORES
GROUT	MANUFACTURER	DESCRIPTION	MFG.	COLOR	FINISH		REMARK
G-96	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	11	SAHARA BEIGE	POLY BLEND 1 / 8" NON-SANDED		DINING & RESTROOM FLOOR APPLY GROUT SEALER
G-111	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	19	PEARL GREY	POLY BLEND 1 / 8" NON-SANDED		RESTROOM , DINING APPLY GROUT SEALER
G-113	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	07	CHOCOLATE	POLY BLEND 1 / 8" NON-SANDED		APPLY GROUT SEALER
G-114	CUSTOM BUILDING PRODUCTS	PRISM GROUT	11	SNOW WHITE	POLY BLEND 1 / 8" NON-SANDED		BEVERAGE COUNTER BACKSPLASH 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 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)

TR101 -OUTSIDE CORNER CONNECTOR PIECE: RONDEC-EV/RO125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-INSIDE CORNER CONNECTOR PIECE: RONDEC-I2L/RO125 ATGB (BRUSHED NICKEL 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.
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.
RU	TOTO URINAL UT105UG#01 URINAL, TEU1UN12#CP ECO POWER GPF SENSOR FLUSH VLV. FURNISHED AND INSTALLED BY G.C.
RD	BOBRICK SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL B-254 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

01-11-19

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.	9	LSI FIXTURE: SFP24-LED-50-UE-DIM-35	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.	3	LSI FIXTURE: SFP24-LED-50-UE-DIM-EM	EMERGENCY KITCHEN CEILING LIGHTS FURNISHED BY OWNER INSTALLED BY GC
L4H0	L4H0	UNIVERSAL MOUNT EXIT SIGN, LED LIGHTED, 120/277V WITH BATTERY PACK, 2 FACE, GREEN LETTER	6	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"	2	KASON FIXTURE: # 1810LX4000	FURNISHED BY WIC VENDOR, G.R.E. , INSTALLED BY GC
L19	L19	DOWN LIGHT, RECESSED IN CEILING	61	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING RL607-750L-DIMTR-120-30K-SN-SN-90+	FURNISHED BY OWNER, INSTALLED BY GC
L19EM	L19EM	EMERGENCY DOWN LIGHT, RECESSED IN CEILING	8	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING RL607-750L-DIMTR-120-30K-SN-SN-90+	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-12-LC-V1 FURNISHED BY OWNER INSTALLED BY GC
L20	L20	3 3/4" ADJUSTABLE MR16 DOWN LIGHT, RECESSED IN CEILING	10	LIGHTOLIER: LYTECASTER-378WHX FRAME-IN KIT: 302MRSPX BULB: MR16 - GE - PRECISE IR 37 WATT 40 ° BEAM	FURNISHED BY OWNER, INSTALLED BY GC
L29	L29	DECORATIVE PENDANT LIGHT	10	KUD JER ENTERPRISE MODEL NO. UL-20/6088500 BULB: LED EDISON LAMP.1173467	FURNISHED BY OWNER, INSTALLED BY GC
L30	L30	WHITE LED AT SERVICE COUNTER SOFFIT & DINING ROOM PARTIAL HEIGHT WALL	57 L.F.	LUXEM BRIGHT FIXTURE: BLAZE LED	FURNISHED BY OWNER, INSTALLED BY GC
L100	L100	MICRO INVERTER	1	ISOLITE #IMI 125	FURNISHED BY OWNER, INSTALLED BY GC
	S	SPEAKER	3	-	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					
L85A		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	3	EXITRONIX MLED1-G-WP	OVER EXTERIOR ENTRANCE & SERVICE DOORS. REFER ELEVATIONS FOR HEIGHT. FURNISHED BY OWNER, INSTALLED BY GC
L86A		EXTERIOR RECESS LIGHT	7	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING WET LOCATION: RL607-14W-120-FL-30K-SN-SN -WET LOCATION	INVERTER UNIT - ISOLITE, IMI-12-LC-V1 FURNISHED BY OWNER INSTALLED BY GC
L40	L40	LINEAR LIGHT AT EXTERIOR STORAGE ROOM	4	COOPER MX-4VT2-LD4-6-DR-UNV-L840-CD1-WL-U	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	CUSTOM #PN91311	T-BAR AND GRID COLOR: SEPIA CONTACT AT ARMSTRONG-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

MTL-2	CLEAR ANODIZED ALUMINUM	-	CLEAR ANODIZED	CANOPIES, 16GA ALUMINUM

WINDOW SCHEDULE

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

SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS
D	7'-3"	5'-0"	TEMPERED GLASS	DARK BRONZE ANODIZED ALUMINUM	QUIK-SERV (NON-HEATED AIR CURTAIN), ROUGH OPENING 87" X 60" SEE ADDITIONAL NOTE # 5. CONTACT: WADE ARNOLD, 800-388-8307

NOTES

1. MANUFACTURER: QUIK-SERV, MODEL SST-4860E WITH THRU-BEAM PHOTO-ELECTRIC BAR. REGIONAL APPLICATION WITH CF-25 NON HEATED AIR CURTAIN. TYPE OF AIR CURTAIN LISTED ON WINDOW SCHEDULE.
2. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER 0F BUILDING CODE.

(T) TEMPERED GLASS

FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALL	CEILING
100 DINING ROOM	T200 24" X 24" TILE	T109 6" X 48" TILE	P101, P104 PAINT T109 TILE W102 WALL COVERING	C1 2' X 2' ARMSTRONG, SEPIA #PN91311 C3 GYP BOARD W/ PAINT P103
101 SERVING AREA	S1 SILIKAL FLOORING S2 IN HIGH TRAFFIC AREAS	S1 AND S2 6" CONT. MIN (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	T109 TILE	C3 GYP BOARD W/ SMOOTH WASHABLE PAINT
102 DRIVE-THRU STATION	S1 SILIKAL FLOORING S2 IN HIGH TRAFFIC AREAS	S1 AND S2 6" CONT. MIN (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 SILIKAL FLOORING S2 IN HIGH TRAFFIC AREAS	S1 AND S2 6" CONT. MIN (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 SILIKAL FLOORING S2 IN HIGH TRAFFIC AREAS	S1 AND S2 6" CONT. MIN (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 SILIKAL FLOORING S2 IN HIGH TRAFFIC AREAS	S.S. / ALUMINUM WITH ½" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
105A WALK-IN FREEZER	GALVANIZED STAINLESS STEEL S2 SILIKAL UNDER WIF SUBFLOOR	S.S. / ALUMINUM WITH ½" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
106 MEN'S ROOM	T200 24" X 24" TILE	SCHLUTER	T108 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
107 WOMEN'S ROOM	T200 24" X 24" TILE	SCHLUTER	T108 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
108 VESTIBULE	T200 24" X 24" TILE	T109 6" X 48" TILE	P104 PAINT GYB BOARD T109 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
109 STORAGE ROOM	T200 24" X 24" TILE	T109 6" X 48" TILE	WP1 FRP PANEL	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
110 BACK ROOM	SEALED CONCRETE, SMOOTH FINISH	-	EPOXY PAINT, COLOR TO MATCH P9As	OPEN P9AS (TRUSSES AND ROOF DECK)
111 UTILITY ROOM	SEALED CONCRETE SMOOTH FINISH	EXISTING	EXISTING	OPEN

DOOR & HARDWARE SCHEDULE

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

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

CONTACT FOR QUOTING, ORDERING & LOGISTICS
JERRY JACOBS, PROJECT MANAGER
800-887-4307 EXT. 220 PHONE
jerryj@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
ROB OWEN, DIR. BUSINESS DEVELOPMENT; RobO@locknet.com; 606-748-2065

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 G-001

NO.	DOOR MATERIAL	SIZE	FRAME	FACE/EDGE	THK.	CORE	LITE	RATE	HARDWARE: PASSAGE	LOCKSET	PRIVACY	S.F. PULL	PANIC	HINGE: BUTT	CONT. PIANO	STOP: FLOOR	WALL	ACCESSORIES: THRESHOLD	LATCH GUARD	DETEX ALARM	SILENCERS	KICKPLATES	CLOSER	REMARKS
D1	ALUMINUM STOREFRONT	3'-0" X 7'-0"	EXT.	CLEAR ANODIZE TO MATCH EXISTING						●		●	●			●	●					●	●	
D2	ALUMINUM STOREFRONT	EXISTING	EXT.	EXISTING TO REMAIN	-	-	-	-		●		●	●			●	●						●	PROVIDE PULL ON EXTERIOR SIDE
D3	S.C. WOOD	3'-0" X 7'-0"	H. MTL	PLASTIC LAMINATE PRE-FINISHED	1 ¾"	SOLID	-	-			●*			●		●						●	●	KICKPLATE ON EACH SIDE OF DOOR
D4	S.C. WOOD	3'-0" X 7'-0"	H. MTL	PLASTIC LAMINATE PRE-FINISHED	1 ¾"	SOLID	-	-	●					●		●						●	●	
D5	HOLLOW METAL	3'-6" X 7'-0"	H. MTL	PAINTED	1 ¾"	INSUL.	-	-					●	●				●	●	●		●	●	
D5A	HOLLOW METAL	6'-0" X 7'-0"	H. MTL	PAINT DOOR AND FRAME	1 ¾"	INSUL.	-	-					●	●				●	●	●		●	●	KICKPLATE ON INT. SIDE OF DOOR
D5B	EXISTING HOLLOW METAL	EXISTING	EXT.	PAINT DOOR AND FRAME								●				E		●	●					

WALL SCHEDULE

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

NO.	DESCRIPTION
W1	3-5/8" 20GA. METAL STUD WALL W/ ⅝" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W2	3-5/8" 20GA. METAL STUD WALL W/ ⅝" TYPE "X" GYP. BOARD ON ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W3	NEW 6" WOOD FRAMING FLUSH AND ALIGNED WITH EXISTING, NEW EXTERIOR SHEATHING, AND R-20 BATT INSULATION AND ⅝" TYPE "X" GYP BOARD ON INTERIOR
W4	3-5/8" 20GA. METAL STUD LOW WALL W/ ⅝" TYPE "X" GYP. BD BOTH SIDES. PROVIDE 3-½" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C.
W5	6" 20GA. METAL STUD WALL W/ ⅝" TYPE "X" GYP. BOARD OVER ½" STRUCTURAL SHEATHING ON BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS), WOOD STUD 2X6 AT SIM. CONDITION.
W6	6" 20GA. METAL STUD WALL W/ ⅝" TYPE "X" GYP. BOARD ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS) OVER EXISTING WALL FRAMING
W7	2 1/2" 20GA METAL STUD WITH 2 LAYERS OF GYP. BD. ON HOOD SIDE. EXISTING WOOD FRAMED WALL RECEIVES 1 LAYER OF ⅝" TYPE X GYP. BD. BEFORE METAL STUD WALL.
W10	EXISTING FRAMING; INSTALL NEW R-20 BATT INSULATION AND NEW ⅝" GYP. BOARD; AT SIM INSTALL R-20 BATT ONLY

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: LINDA RUSE 310.857.9036
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.
WP4	NOT USED				
WP6	NOT USED				
W101	NOT USED				
W102	WOLF GORDON	PRINT WALLCOVERING	-	-	CONTACT: CATHY DY 310.770.1165 cathy.dy@wolfgordon.com
W103	WOLF GORDON	CLOUD WALLCOVERING	-	-	CONTACT: CATHY DY 310.770.1165 cathy.dy@wolfgordon.com

SPECIAL SURFACE SCHEDULE

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

NO	MANUFACTURER	PRODUCT	MFG #	STAIN / COLOR	FINIISH	REMARK
QZ-5	NOT USED					
QZ-6	NOT USED					
QZ-7	CORIAN	ARTIFICIAL QUARTZ	-	LONDON SKY	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
P9B	NOT USED				
P101	SHERWIN-WILLIAMS	SW 6252	ICE CUBE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	RESTROOM & RESTROOM VESTIBULE CEILING, SERVICE LINE SOFFIT
P102	NOT USED				
P103	SHERWIN-WILLIAMS	SW 7032	WARM STONE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	DROPPED SOFFITS
P104	SHERWIN-WILLIAMS	SW 6155	RICE GRAIN	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	DINING RM. WALLS, RESTROOM VESTIBULE WALLS
P105	NOT USED				
P106	SHERWIN-WILLIAMS	SW 7020	BLACK FOX	DTM ACRYLIC GLOSS, LOW VOC	RESTROOM DOOR FRAMES & LCD NICHE (BACK WALL)
P205	SHERWIN-WILLIAMS	SW 7675	SEALSKIN	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	FRONT & BACK & UNDERSIDE FACES OF SERVICE COUNTER SOFFIT

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:

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

DRAWN BY: PM / KL / EA

PANDA PROJECT #: S8-20-D7163

ARCH PROJECT #: 19027

STATE OF ALABAMA · ROBERT R. HOUTON · 5554 · 11.8.19 · PLANO, TEXAS · REGISTERED ARCHITECT

Heights Venture
ARCHITECTURE DESIGN

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

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

PANDA EXPRESS

2096 INTERSTATE DR.
OPELIKA, AL, 36801

3600 FSDT

TWW REMODEL

G-005

SCHEDULES

BID ISSUE

TRUE WARM & WELCOME

PROJECT CONTACTS

CURRENT OWNER
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HEIGHTS VENTURE ARCHITECTS
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HOUSTON, TX 77008
PHONE: (281) 654-6119
EMAIL: ERIC.ABELN@HVA-CC

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DALLAS, TX 75231
PHONE: (214) 750-2900
EMAIL: NPOLCARI@JFTE.COM

SITE LIGHTING
TBD

MUNICIPAL SEWER AGENCY
OPELIKA- PUBLIC WORKS
MR. MIKE HILYER
700 FOX TRAIL
OPELIKA, AL 36803
PHONE: (334) 705-5400
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OPELIKA- PUBLIC WORKS
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OPELIKA POWER SERVICE
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OPELIKA, AL 36801
PHONE: (334) 705- 5170

GAS
SPIRE
PHONE: (800) 292-4008

TELEPHONE COMPANY
OPELIKA POWER SERVICE
600 FOX RUN PARKWAY
OPELIKA, AL 36801
PHONE: (334) 705- 5170

LANDSCAPE ARCHITECT
MR. ALAN HOLT, ASLA
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EMAIL: ALAN@ALANDHOLTASLA.COM

SIGNAGE
ATLAS SIGN INDUSTRIES
1077 W. BLUE HERON BLVD
WEST PALM BLVD, FL 33404
PHONE: (561) 863-8609

FIRE
OPELIKA FIRE DEPARTMENT
MR. CHRIS ROGERS
604 AVENUE B
OPELIKA, AL 36803
PHONE: (334) 705-5300

SITE DEVELOPMENT PLANS FOR:

D7163, STORE #XXXX
2096 INTERSTATE DRIVE
LEE COUNTY, OPELIKA, ALABAMA

PREPARED BY:
ingenium ENTERPRISES
PLANNING & ENGINEERING

PREPARED FOR:
PANDA EXPRESS, INC.
1683 WALNUT GROVE AVE.
ROSEMEAD, CALIFORNIA 91770
PHONE: 626.799.9898
FAX: 626.372.8288

THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL LOCAL, STATE, AND FEDERAL CERTIFICATION AND LICENSING REQUIREMENTS FOR CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: LAND DISTURBANCE PERMITS, BUILDING PERMITS, DEMOLITION PERMITS, NPDES PERMITS, DEWATERING PERMITS, ETC.

OFF-SITE GRADING WILL BE REQUIRED TO THE EAST OF THE PROPERTY ALONG THE WAFFLE HOUSE SIDE. CONTRACTOR SHALL COORDINATE WITH WAFFLE HOUSE OWNER PRIOR TO ANY LAND DISTURBING OR GRADING ACTIVITIES.

CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFFSITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.

CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.

THIS PROJECT HAS BEEN COMPLETED WITHOUT THE USE OF A GEOTECHNICAL REPORT.

24-HOUR CONTACT:
JOE CELENTO
(912) 272-4811

CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.

ALABAMA 811 Know what's below. Call before you dig.

CONTRACTOR SHALL INSTALL GENERAL UTILITY CONDUITS TO PLANTERS AROUND BUILDING AND PATIO. SEE ARCHITECTURAL/MEP PLANS FOR CONTINUATION.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

SITE INFORMATION

JURISDICTION: CITY OF OPELIKA

ZONING: PUD (PLANNED UNIT DEVELOPMENT)
GATEWAY CORRIDOR OVERLAY DISTRICT

REQUIRED BUILDING SETBACKS:
FRONT: 30'
SIDE: 0'
SIDE: 0'
REAR: 20'

REQUIRED LANDSCAPE STRIPS:
FRONT: 6'
SIDE: 0'
SIDE: 0'
REAR: 20'

REQUIRED PARKING:
1 SPACE PER 3 SEATS OR 1 SPACE PER 100 SF OF GROSS FLOOR AREA OF CUSTOMER SALES AND SERVICE, WHICHEVER IS GREATER, PLUS 1 SPACE PER EMPLOYEE ON THE LARGEST WORK SHIFT, ASSUMING 69 SEATS AND 2,000 SF OF GROSS FLOOR AREA OF CUSTOMER SALES AND SERVICE AND ASSUMING 3 STAFF MAX ON THE LARGEST SHIFT:

69 SEATS / 3 = 23 SPACES
2,000 SF / 100 SF = 20 SPACES
ASSUMING 3 STAFF MAX = 3 SPACES
23 + 3 = 26 SPACES REQUIRED

EXISTING PARKING:
9' X 18' (REGULAR) = 48
8' X 18' (HC) = 2
TOTAL = 50

PROPOSED PARKING:
9' X 18' (REGULAR) = 45 (3 EXISTING SPOTS WERE REMOVED)
8' X 18' (HC) = 2
TOTAL = 47

A TOTAL OF 3 EXISTING PARKING SPACES WERE REMOVED. NO "NEW" PARKING HAS BEEN PROVIDED.

DRIVE ABSLE: 24' (VARIES, SEE PLAN)

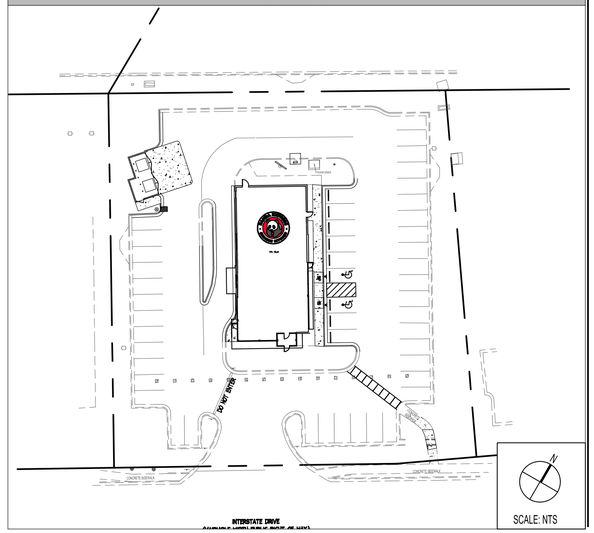
SITE AREA CALCULATIONS:
SITE: ±5.93 AC.
PERVIOUS AREA: ±5.24 AC.
IMPERVIOUS AREA: ±0.69 AC.
DISTURBED AREA: ±5.26 AC.

FLOOD HAZARD:
NO PORTION OF THIS SITE IS LOCATED WITHIN A FLOOD ZONE AS PER FEMA F.I.R.M. MAP NO. 01081C0207G, DATED 11/02/2011.

EXISTING INFORMATION:
SURVEY DONE BY: BAILEY LAND GROUP, DATED 06/26/2019. SEE SHEET C02.0

SITE LIGHTING:
PHOTOMETRICS ARE EXISTING ON SITE AND WILL BE REUSED.

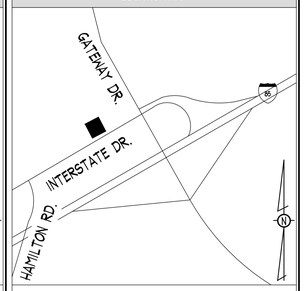
OVERALL SITE PLAN



REGIONAL MAP

LEE COUNTY, ALABAMA
N.T.S.

LOCATION MAP



OPELIKA, ALABAMA
N.T.S.

SHEET INDEX

NO.	TITLE	ISSUE #1 - SUBMIT TO HVA 07/24/2019	ISSUE #2 - RESUBMIT TO HVA 08/09/2019	ISSUE #3 - ISSUE FOR PERMIT 09/30/2019	ISSUE #4 - RESSUE FOR PERMIT 10/09/2019	ISSUE #5 - RESUBMIT TO ADEM 11/04/2019	ISSUE #6 - ISSUE FOR BID 11/07/2019		
C01.0	CIVIL COVER SHEET	●	●	●	●		●		
C01.1	GENERAL NOTES	●	●	●	●		●		
C02.0	ALTA/ACSM SURVEY (BY OTHERS)	●	●	●	●		●		
C02.1	DEMOLITION PLAN	●	●	●	●		●		
C03.0	SITE & STAKING PLAN	●	●	●	●		●		
C03.1	HARDSCAPE DETAILS I	●	●	●	●		●		
C03.2	HARDSCAPE DETAILS II	●	●	●	●		●		
C05.0	GRADING, UTILITY, AND DRAINAGE PLAN	●	●	●	●		●		
C06.0	CBMPP COVER PAGE	●	●	●	●	●	●		
C06.1	CBMPP NOTES	●	●	●	●	●	●		
C06.2	CBMPP PLAN PHASE I	●	●	●	●	●	●		
C06.3	CBMPP PLAN PHASE II	●	●	●	●	●	●		
C06.4	CBMPP PLAN PHASE III AND STABILIZATION PLAN	●	●	●	●	●	●		
C06.5	CBMPP DETAILS I	●	●	●	●	●	●		
C06.6	CBMPP DETAILS II	●	●	●	●	●	●		
C06.7	CBMPP DETAILS III					●	●		

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
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91770
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REVISIONS:

ISSUE DATE:

PLAN CHECK	07/26/19
PERMIT	09/09/19
ADEM	11/04/19
BID	11/07/19
CONSTRUCTION	XX-XX-XX

DRAWN BY:

PANDA PROJECT #: D7163
PANDA STORE #: XXXX
IE PROJECT #: 190036

ingenium ENTERPRISES
PLANNING & ENGINEERING

ALABAMA LICENSED No. 25261 PROFESSIONAL ENGINEER JAMES D. NEFF
11/7/19

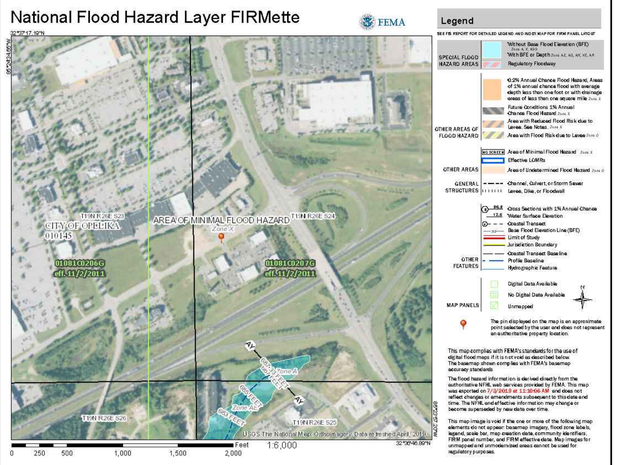
PANDA EXPRESS
TRUE WARM & WELCOME 2300
2096 INTERSTATE DRIVE
OPELIKA, AL 36801

COVER SHEET

C01.0

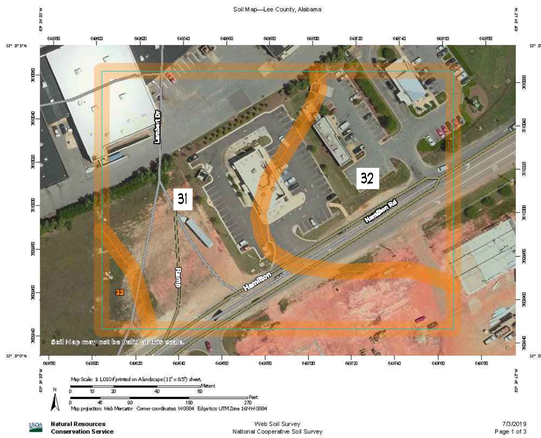
PXP REMODEL

FLOOD INSURANCE RATE MAP FIRMETTE



FEMA FLOOD INSURANCE RATE MAP 01081C0207G, DATED 11/02/2011
N.T.S.

SOILS MAP



31- PACOLET SANY LOAD, 1-6 % SLOPES 32- PACOLET SANDY LOAM, 6-10 % SLOPES
N.T.S.

ABBREVIATIONS

ASPH	=	ASPHALT
BC	=	BOTTOM OF CURB
BFP	=	BACKFLOW PREVENTER
BW	=	BOTTOM OF WALL
C&G	=	CURB AND GUTTER
C.B.	=	CHORD BEARING
CB	=	CATCH BASIN
CF	=	CUBIC FEET
℄	=	CENTERLINE
CMP	=	CORRUGATED METAL PIPE
Co	=	GENERAL CLEAN OUT
CONC.	=	CONCRETE
CW	=	COLD WATER SUPPLY
CY	=	CUBIC YARD
D.O.T.	=	DEPARTMENT OF TRANSPORTATION
DI	=	DROP INLET
DS	=	DOWN SPOUT
DIP	=	DUCTILE IRON PIPE
E	=	EAST
EL.	=	ELEVATION
EGL	=	ENERGY GRADE LINE
EXIST.	=	EXISTING
FDC	=	FIRE DEPARTMENT CONNECTION
FES	=	FLARED END SECTION
FFE	=	FINISH FLOOR ELEVATION
FH	=	FIRE HYDRANT
GC	=	GENERAL CONTRACTOR
GSF	=	GROSS SQUARE FEET
GT	=	GREASE TRAP
GV	=	GATE VALVE
HDPE	=	HIGH DENSITY POLYETHYLENE
HGL	=	HYDRAULIC GRADE LINE
HW	=	HOT WATER SUPPLY
I	=	INTERNAL ANGLE
INV.	=	INVERT
IRR	=	IRRIGATION
L	=	LENGTH OF CURVE
L.C.	=	LENGTH OF CHORD
LFFE	=	LOWER FINISH FLOOR ELEVATION
LP	=	LIGHT POLE/FIXTURE
LS	=	LANDSCAPE
MH	=	MANHOLE
N	=	NORTH
PC	=	POINT OF CURVATURE
PI	=	POINT OF INTERSECTION
PIV	=	POST INDICATOR VALVE
PROP	=	PROPOSED
PT	=	POINT OF TANGENCY
PVC	=	POLYVINYL CHLORIDE PIPE
R	=	RADIUS OF CURVE
RCP	=	REINFORCED CONCRETE PIPE
RD	=	ROOF DRAIN
R/W	=	RIGHT-OF-WAY
S	=	SOUTH
SF	=	SQUARE FEET
SSE	=	SANITARY SEWER EASEMENT
STD	=	STANDARD
SY	=	SQUARE YARD
T	=	TANGENT OF CURVE LENGTH
TC	=	TOP OF CURB
TB	=	THRUST BLOCKING
TW	=	TOP OF WALL
TYP.	=	TYPICAL
W	=	WEST
WM	=	WATER METER
W.S.	=	WATER SURFACE
W.S.E.	=	WATER SURFACE ELEVATION
YR	=	YEAR

SEE SURVEY/EXISTING CONDITIONS FOR ABBREVIATIONS SPECIFIC TO THAT SHEET

DEFINITIONS

"ISSUED FOR PERMITTING"
DRAWINGS ARE INTENDED FOR SUBMITTAL TO THE JURISDICTION(S) HAVING AUTHORITY FOR REVIEW, COMMENT, AND/OR APPROVAL. DRAWINGS ARE NOT INTENDED FOR PRICING, BID, OR CONSTRUCTION.

"NOT ISSUED FOR CONSTRUCTION"
DRAWINGS ARE INTENDED FOR SUBMITTAL TO THE JURISDICTION(S) HAVING AUTHORITY FOR REVIEW, COMMENT, AND/OR APPROVAL. DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION.

"ISSUED FOR CONSTRUCTION"
DRAWINGS ARE INTENDED FOR PRICING, BID, AND/OR CONSTRUCTION.

"RIM"
1. THROAT OR GRATE ELEVATION FOR CURB INLETS.
2. TOP OF STRUCTURE FOR JUNCTION BOXES/OCS.
3. TOP OF STRUCTURE FOR SANITARY MANHOLES AND CLEANOUTS.

EXISTING CONDITIONS LEGEND

DESCRIPTION	LINETYPE/SYMBOL
IRRIGATION CONTROL VALVE	ICV
IRON PIN FOUND	IPF
IRON PIN SET (1/2" RB)	IPS
OPEN TOP PIPE	OT
CRIMP TOP PIPE	CT
CONCRETE MONUMENT FOUND	CMF
NAIL AND CAP	N & C
REBAR	RB
POWER POLE	PP
TELEPHONE POLE	TP
LAND LOT	LL
LAND LOT LINE	LLL
POINT OF BEGINNING	POB
BUILDING LINE	BL
CENTER LINE	CL
PROPERTY LINE	PL
FIRE HYDRANT	FH
CATCH BASIN	CB
DROP INLET	DI
HEADWALL	HW
JUNCTION BOX	JB
DRAINAGE EASEMENT	DE
WATER METER	WM
WATER VALVE	WV
GAS VALVE	GV
MANHOLE	MH
RIGHT-OF-WAY MONUMENT FOUND	☒
GAS LINE	GAS
WATER LINE	WAT
SANITARY SEWER LINE	SAN
STORM DRAINAGE PIPE	
OVERHEAD ELECTRIC LINE	OH ELE
OVERHEAD ELECTRIC/TELEPHONE/TV LINE	OH E/T/TV
OVERHEAD ELECTRIC/TELEPHONE LINE	OH E/T

GENERAL NOTES

1. INGENIUM ENTERPRISES, INC. (IE) REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF IE. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF IE.
2. DEVIATIONS FROM THESE PLANS AND NOTES WITHOUT PRIOR CONSENT OF THE OWNER, HIS REPRESENTATIVE, OR THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.
3. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COVER A COMPLETE PROJECT, READY TO USE, AND ALL ITEMS NECESSARY FOR A COMPLETE AND WORKABLE JOB SHALL BE FURNISHED AND INSTALLED. THIS INCLUDES ALL STRIPING AND SIGNAGE.
4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR TO COMPLY WITH ALL OSHA REGULATIONS REQUIREMENTS AND SAFETY MEETING REQUIREMENTS.
5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

PROPOSED LEGEND

GENERAL	LINETYPE/SYMBOL	REFERENCE
RIGHT-OF-WAY/PROPERTY LINE		SEE PLANS
CENTERLINE		
LIMITS OF CONSTRUCTION	L	SEE PLANS
DETAIL REFERENCE		SEE PLANS
ADDENDUM AND/OR REVISION REFERENCE		SEE PLANS

SITE/HARDSCAPE	LINETYPE/SYMBOL	REFERENCE
CHAIN LINK FENCE		NOT APPLICABLE
RETAINING WALL		NOT APPLICABLE
SCREEN WALL/DUMPSTER ENCLOSURE		SEE PLANS
CURB & GUTTER		
HEADER CURB		NOT APPLICABLE
CONCRETE SIDEWALK		

UTILITY	LINETYPE/SYMBOL	REFERENCE
DOMESTIC WATER LINE	DW DW	2" SCH 40 PVC (EXISTING)
FIRE WATER LINE	FW FW	EXISTING
BUILDING FIRE SPRINKLER LINE	FWS FWS	EXISTING
IRRIGATION WATER LINE	IRR IRR	EXISTING
DOMESTIC WATER METER (WM)	WM	EXISTING
IRRIGATION METER (IRR)	IRR	EXISTING
BACKFLOW PREVENTER (RPZ)	RPZ	EXISTING
FIRE VAULT (DDC)	DDC	EXISTING
DC BACKFLOW PREVENTER		EXISTING
WATER TAP OR TEE		EXISTING
GATE VALVE (GV)	GV	EXISTING
THRUST BLOCK (TB)	TB	EXISTING
FIRE HYDRANT (FH)	FH	EXISTING
FIRE DEPARTMENT CONNECTION (FDC)	FDC	EXISTING
SANITARY SEWER (SS)	SS SS	6" PVC (EXISTING)
SANITARY MANHOLE (SSMH)		EXISTING
GENERAL CLEAN OUT (Co)	Co	EXISTING
SAMPLING MANHOLE		NOT APPLICABLE
SANITARY STRUCTURE NUMBER	S2	NOT APPLICABLE
UNDERGROUND ELECTRIC LINE-PRIMARY	UGE-P UGE-P	(2) 3" PVC (EXISTING)
UNDERGROUND ELECTRIC LINE-SECONDARY	UGE-S UGE-S	(2) 3" PVC (EXISTING)
POST INDICATOR VALVE	PIV	EXISTING
SITE LIGHTING POLE		EXISTING
TRANSFORMER PAD	T	EXISTING
METER/CT PEDESTAL	CT	EXISTING
UNDERGROUND TELEPHONE LINE	UGT UGT	4" SCH 40 PVC (EXISTING)
GENERAL UTILITY CONDUIT	GU GU	4"
GAS LINE	G	3" (EXISTING)
GAS METERS		EXISTING

ALL UTILITIES SHALL BE INSTALLED ACCORDING TO UTILITY PROVIDERS AND JURISDICTION STANDARDS AND SPECIFICATIONS.

GRADING/DRAINAGE	LINETYPE/SYMBOL	REFERENCE
GRADE	1000	SEE PLANS
SPOT ELEVATION	× 1000.00	SEE PLANS
STORM DRAIN		EXISTING
HEADWALL (HW) / FLARED END SECTION (FES)		NOT APPLICABLE
DROP INLET (GRATE)		EXISTING
DROP INLET (GRATE AND HOOD)		EXISTING
JUNCTION BOX (JB) / OCS		NOT APPLICABLE
CATCH BASIN (SINGLE WING)		NOT APPLICABLE
CATCH BASIN (DOUBLE WING)		EXISTING
PEDESTAL TOP		NOT APPLICABLE
STORM STRUCTURE NUMBER	A3	NOT APPLICABLE

ESPC BMP	LINETYPE/SYMBOL	REFERENCE
CONSTRUCTION EXIT PAD	CEP	SHEET C06.5
TOPSOILING	TSG	NOT APPLICABLE
CHEMICAL STABILIZATION	CHS	NOT APPLICABLE
DUST CONTROL	DC	SHEET C06.5
EROSION CONTROL BLANKET	ECB	NOT APPLICABLE
MULCHING	Mu	SHEET C06.5
PERMANENT SEEDING	Ps	NOT APPLICABLE
SODDING	SOD	SHEET C06.5
TEMPORARY SEEDING	TS	SHEET C06.5
CHECK DAM	CD	NOT APPLICABLE
GRASS SWALE	GS	NOT APPLICABLE
DIVERSION	DV	NOT APPLICABLE
INLET PROTECTION	EIP IP	SHEET C06.6
SEDIMENT BARRIER	SB	SHEET C06.6
TEMPORARY SEDIMENT TRAP	TST	NOT APPLICABLE
ROCK FILTER DAM	RFD	NOT APPLICABLE

SEE EXISTING CONDITIONS/SURVEY AND LANDSCAPE/TREE PROTECTION PLANS FOR LEGENDS

[redacted]

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

[redacted]

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

[redacted]

REVISIONS:

[redacted]

ISSUE DATE:

PLAN CHECK	07/26/19
PERMIT	09/09/19
ADEM	11/04/19
BID	11/07/19
CONSTRUCTION	XX-XX-XX

[redacted]

DRAWN BY:

[redacted]

PANDA PROJECT #: D7163
PANDA STORE #: XXXX
IE PROJECT #: 190036

[redacted]

ingenium ENTERPRISES
PLANNING & ENGINEERING

[redacted]

ALABAMA LICENSED
No. 25261
PROFESSIONAL
ENGINEER
JAMES D. NEFF
11/7/19

[redacted]

PANDA EXPRESS

TRUE WARM & WELCOME 2300
2096 INTERSTATE DRIVE
OPELIKA, AL 36801

[redacted]

GENERAL NOTES

C01.1

[redacted]

PXP REMODEL

*PRINTED TO SCALE ON 24"x36" PAPER

TITLE EXCEPTIONS

Surveyor's Comments on Title Exceptions listed in Schedule B - Section II of Commitment for Title Insurance issued by CHICAGO TITLE INSURANCE COMPANY, Commitment No: CT-19-0062 on FEBURUARY 11, 2019 at 8 a.m.

1. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. - CANNOT BE ADDRESSED BY SURVEYOR.

2. All taxes for the year 2019 and subsequent years, not yet due and payable. - CANNOT BE ADDRESSED BY SURVEYOR.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land. - ANY SUCH ITEM THAT THE SURVEYOR HAD KNOWLEDGE OF AT THE TIME OF THE SURVEY IS SHOWN HEREON.

4. Rights or claims of parties in possession not shown by the public records. - CANNOT BE ADDRESSED BY SURVEYOR.

5. Easements, or claims of easements not shown by the public records. - CANNOT BE ADDRESSED BY SURVEYOR.

6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. - CANNOT BE ADDRESSED BY SURVEYOR.

7. Taxes or special assessments which are not shown as existing liens by the public records. - CANNOT BE ADDRESSED BY SURVEYOR.

8. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land. - CANNOT BE ADDRESSED BY SURVEYOR.

9. Amended Rights of Way and Easements between Tiger Town, Ltd., and Southern Natural Gas Company recorded in Volume 2252, page 554 in the Probate Office of Lee County, Alabama. - DOCUMENT DOES NOT CONTAIN A LEGAL DESCRIPTION THAT CAN BE RECREATED. DRAWING ATTACHED IN "EXHIBIT B" IS ILLEGIBLE AND CANNOT BE RECREATED. SURVEYOR CAN NOT ADDRESS.

10. Restrictive Covenant Agreement recorded in Deed Book 1272, page 560 and amended in Deed Book 1274, page 531 in the Probate Office of Lee County, Alabama. - "EXHIBIT A" DOES NOT AFFECT. "EXHIBIT B" AFFECTS SUBJECT PARCEL AS SHOWS LOT 5 AS A WHOLE, SUBJECT PARCEL IS NOW A PART OF LOT 5. "EXHIBIT C" DOCUMENT DOES NOT CONTAIN A PLOTTABLE LEGAL DESCRIPTION. SURVEYOR CAN NOT ADDRESS. (AMENDED DB1274, PG531) - DOES NOT AFFECT SUBJECT PARCEL.

11. Declaration of Reciprocal Easements and Restrictions recorded in Deed Book 2262, page 413 in the Probate Office of Lee County, Alabama. - AFFECTS ENTIRE SUBJECT PARCEL.

12. Restrictive Covenants between Tiger Town, Ltd. and Logan's Roadhouse recorded in Volume 1274, page 237 and Volume 1275, page 760 in the Probate Office of Lee County, Alabama. - NEITHER DOCUMENT CONTAINS A PLOTTABLE LEGAL DESCRIPTION. IT IS UNCLEAR IF AFFECTS USING THE "EXHIBIT" DRAWING. HOWEVER, ASSUMING THAT THE LOT NUMBERS HAVE NOT CHANGED, DOES NOT AFFECT.

13. Restriction Agreement between Tiger Town, Ltd. and THF Tiger Town, L.L.C. recorded in Volume 1275, page 748 and amended in Volume 1282, page 468 in the Probate Office of Lee County, Alabama. - NEITHER DOCUMENT CONTAINS A PLOTTABLE LEGAL DESCRIPTION. IT IS UNCLEAR IF AFFECTS USING THE "EXHIBIT" DRAWING. HOWEVER, ASSUMING THAT THE LOT NUMBERS HAVE NOT CHANGED, DOES NOT AFFECT.

14. Easement Agreement between Tiger Town, Ltd. and THF Tiger Town, L.L.C. recorded in Volume 2275, page 60 in the Probate Office of Lee County, Alabama. - DOCUMENT DOES NOT CONTAIN A PLOTTABLE LEGAL DESCRIPTION. HOWEVER, ASSUMING THAT THE LOT NUMBERS HAVE NOT CHANGED, DOES AFFECT ENTIRE SUBJECT PROPERTY.

15. Amended Rights of Way and Easements between Tiger Town, Ltd., and Southern Natural Gas Company recorded in Volume 2276, page 622 in the Probate Office of Lee County, Alabama. - DOCUMENT DOES NOT CONTAIN A LEGAL DESCRIPTION THAT CAN BE RECREATED. DRAWING ATTACHED IN "EXHIBIT B" IS ILLEGIBLE AND CANNOT BE RECREATED. SURVEYOR CAN NOT ADDRESS.

16. Sign Easement between 518 Walnut Street, LLC and Tiger Town, Ltd. recorded in Deed Book 2294, page 526 in the Probate Office of Lee County, Alabama. - EXCEPTION 16: (DB 2294, PG526) DOES NOT AFFECT SUBJECT PROPERTY.

17. All matters shown on the Plat of Resubdivision of Lot 5-C, Tiger Town Subdivision, recorded in the Probate Office of Lee County, Alabama, in Plat Book 35, page 18, including, but not limited to:

(i) Easement to the City of Opelika and to any telephone company serving the City of Opelika, Alabama, for the purpose of installing and maintaining guy wires and anchors to stabilize pole lines and being five feet wide on each side and front lot line and extending a distance of not more than the minimum building line. - NO REFRENCE TO MINIMUM BUILDING LINE OR TELEPHONE AND POLE EASEMENT MADE IN DOCUMENT. UNABLE TO DETERMINE IF AFFECTS SUBJECT PROPERTY.

(ii) Ten (10) foot, Fifteen (15) foot and Twenty (20) foot drainage and utility easements. (1) 10' EASEMENT - DOES NOT AFFECT. (2) 15' EASEMENT - DOES NOT AFFECT. (3) 20' EASEMENT - AFFECTS SUBJECT PROPERTY AS SHOWN HEREON. HOWEVER, NO LEGAL DESCRIPTION CONTAINED ON MAP, EASEMENT SHOWN HEREON BY GRAPHICAL PLOTTING ONLY. ALSO EASEMENT SCALES TO 40' FROM MAP (EASEMENT MAY BE 20' FROM CENTERLINE).

(iii) Twenty-five (25) foot sign easement. - EASEMENT NOT SHOWN ON MAP. SURVEYOR CANNOT ADDRESS.

(iv) "No deep-rooted trees or shrubs are to be planted, and no building, road, fence, excavation, cuts, fills, grading, obstruction, structure or utilities are to be constructed within or across the right of way of Southern Natural Gas Company, without its written consent. Any inquiries are to be addressed to Southern Natural Gas Company, P.O. Box 2563, Birmingham, Alabama 35202-2563, Attention: Right of Way Dept. Any approved construction within said right of way will then be in accordance with the specification of Southern Natural Gas Company." - SURVEYOR CANNOT ADDRESS. SOUTHERN NATURAL GAS RIGHT-OF-WAY IS SHOWN HEREON.

18. All matters shown on the ALTA Survey of Lot 5-C dated October 26, 2012, prepared by Arthur R. Nettles, PLG No. 23346. - DOCUMENT NOT PROVIDED.

LEGAL DESCRIPTION - FROM TITLE COMMITMENT

All that certain lot or parcel of land situated in the County of Lee, State of Alabama, and being more particularly described as follows:

Lot 5-C of Tiger Town Subdivision, Resubdivision of Lot 5-C as recorded in Plat Book 35, Page 18 in the Office of the Probate Judge of Lee County, Alabama.

SURVEYOR'S COMMENTS ON LEGAL DESCRIPTION

The legal description provided in the title commitment accurately describes the property as shown hereon.

FLOOD ZONE INFORMATION

According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency for the City of Opelika, Lee County, Alabama (community panel 010145), map number 01081C0207G, effective date 11/02/2011, this site lies within Zone X defined as "Areas determined to be outside the 0.2% chance floodplain."

NOTES

1. Field work for this survey was completed on 06/19/2019.

2. All easements and rights-of-way of which the surveyor had knowledge at the time of the survey have been shown.

3. Underground utility location markings were provided by SIS GPR.

4. The bearing base for this survey is based on Alabama State Plane Coordinate System, (East Zone) as determined by RTK GPS observations with correction provided by the ALDOT VRS CORS network.

5. Subject property is located at the NW intersection of Interstate Drive and Gateway Drive.

6. Parking Count:
   - 50 Total Spaces
   - 2 Handicap Space
   - 48 Regular Spaces

7. No delineation of wetland markers were observed at the time of survey.

8. Contours and spot elevations are based on NAVD 88 and derived from GPS observations.

9. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. Except the sidewalk at the SE corner of subject property, Lot 5-C as noted hereon.

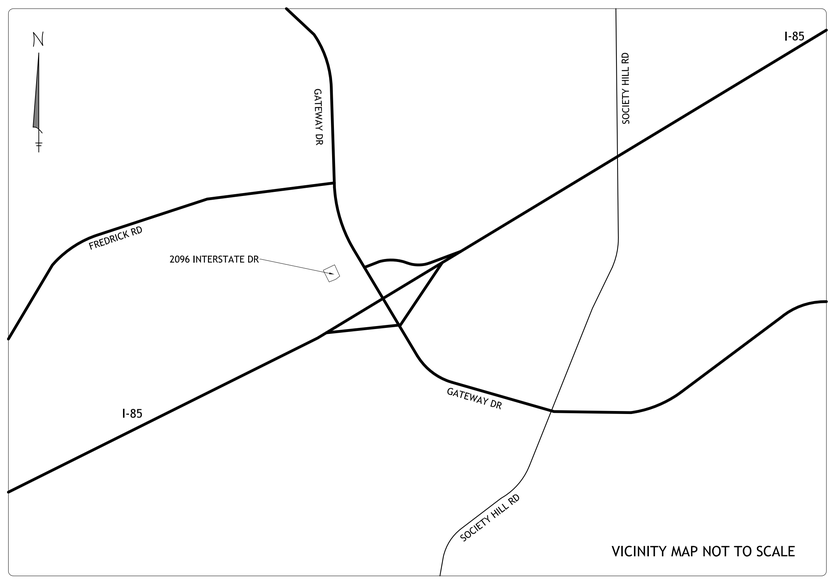
10. Surveyor does not know of any proposed changes in street right of way lines. Recent sidewalk construction observed in the SE corner of subject property, Lot 5-C as noted hereon.

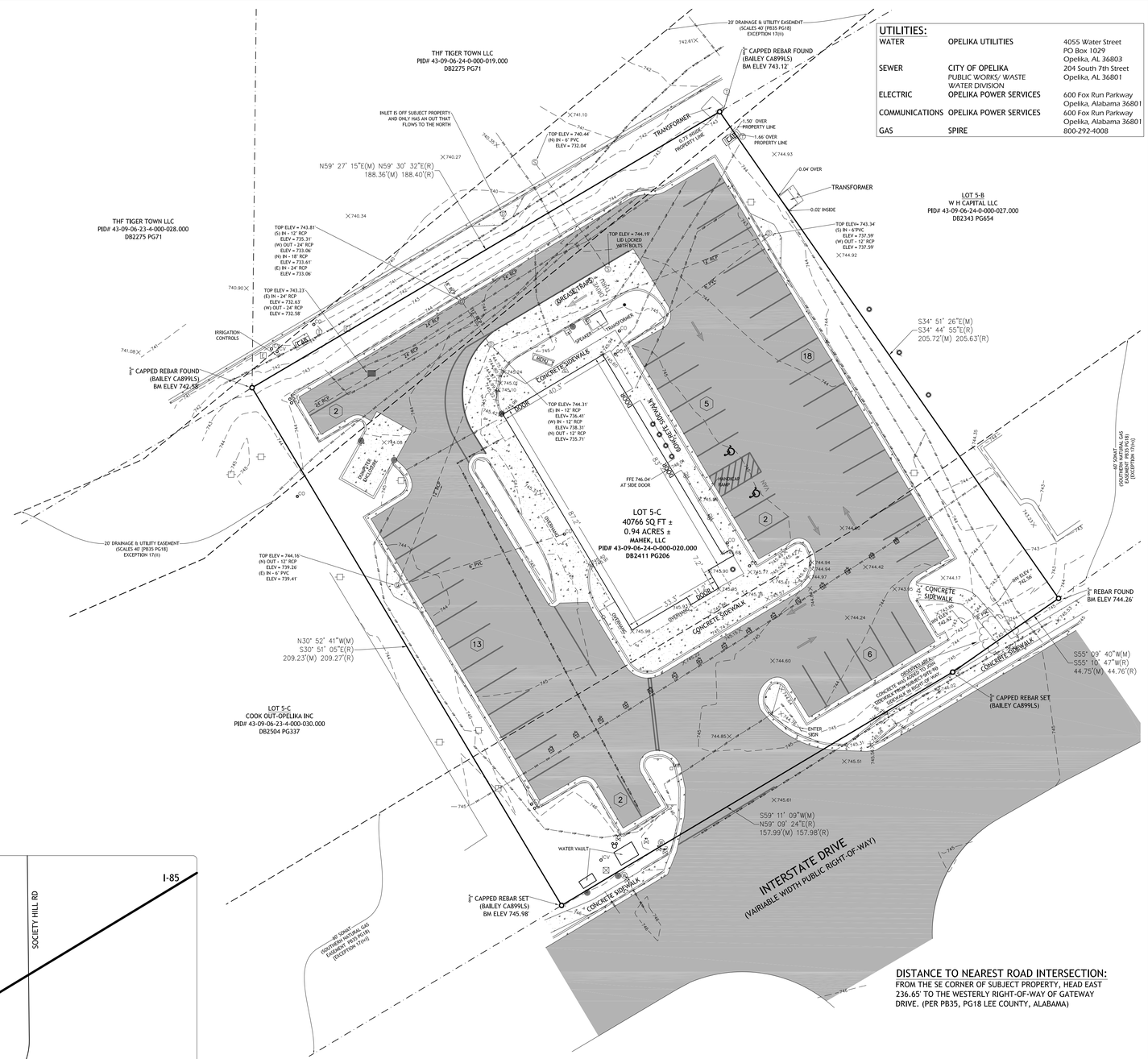
11. Subject property is located in the City of Opelika, Alabama.

12. The maximum allowable Relative Positional Precision is 0.07 feet plus 50 parts per million (ALTA/NSPS Standards 3.E.v.)

LEGEND

A	AIR CONDITIONER
	BENCHMARK
	BOLLARD
CO	CLEAN OUT
	CURB INLET
DS	DOWNSPOUT
E	ELECTRIC BOX
E	ELECTRIC MANHOLE
F	FIBER OPTIC MARKER
	FIRE DEPT CONNECTION
	GAS METER
	GAS REGULATOR
	GAS VALVE
	GRATE INLET
	GROUND LIGHT
	GUY WIRE
	HANDICAPPED
HC	HANDICAPPED SIGN
	LIGHT STANDARD
MB	MAIL BOX
M	MONITORING WELL
P	PARKING COUNT
PM	PARKING METER
	PEDESTRIAN SIGNAL
PIV	POST INDICATOR VALVE
P	POWER METER
P	POWER MANHOLE
	POWER POLE
	ROUND GRATE INLET
	ROW MONUMENT
S	SANITARY MANHOLE
	SATELLITE DISH
ST	SEPTIC TANK
D	STORM MANHOLE
T	TELEPHONE BOOTH
T	TELEPHONE MANHOLE
T	TELEPHONE PEDESTAL
	TELEPHONE POLE
	TREE
	WATER METER
	WATER VALVE
W	WATER VALVE MARKER
	RETAINING WALL
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	WOOD FENCE
UP UP	UNDERGROUND POWER
UC UC	UNDERGROUND COMM
UG UG	UNDERGROUND GAS
UW UW	UNDERGROUND WATER





UTILITIES:		
WATER	OPELIKA UTILITIES	4055 Water Street PO Box 1029 Opelika, AL 36803
SEWER	CITY OF OPELIKA PUBLIC WORKS/ WASTE WATER DIVISION	204 South 7th Street Opelika, AL 36801
ELECTRIC	OPELIKA POWER SERVICES	600 Fox Run Parkway Opelika, Alabama 36801
COMMUNICATIONS	OPELIKA POWER SERVICES	600 Fox Run Parkway Opelika, Alabama 36801
GAS	SPIRE	800-292-4008

DISTANCE TO NEAREST ROAD INTERSECTION:
FROM THE SE CORNER OF SUBJECT PROPERTY, HEAD EAST 236.65' TO THE WESTERLY RIGHT-OF-WAY OF GATEWAY DRIVE. (PER PB35, PG18 LEE COUNTY, ALABAMA)

ZONING:
PER SITE INVESTIGATION REPORT PROVIDED, THIS SITE IS ZONED PUD (PLANNED UNIT DEVELOPMENT) WITH THE FOLLOWING CRITERIA:
FRONT SETBACK - 30'
REAR SETBACK - 20'
SIDE SETBACKS - 0'

SURVEYOR'S STATEMENT

Certified To: CHICAGO TITLE INSURANCE COMPANY AND INGENIUM DESIGN GROUP, INC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4,5,6(a),7(a),8,9,11,13,14,16,17,18,19&20 of Table A thereof. The field work was completed on 06/19/2019; additionally, per State of Alabama requirements, I hereby state that all parts of the is survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Jason E. Bailey, PLS
Alabama Reg. No. 28567
Dated: 06/26/2019

ALABAMA LICENSED No. 28567 PROFESSIONAL LAND SURVEYOR JASON E. BAILEY

NO.	DATE	REVISION DESCRIPTION
1	7-10-19	ADDRESSED CLIENT COMMENTS

DRAWN BY: CJP
CHECKED BY: JEB
SCALE*: 1" = 20'
DATE: 06/26/2019

PROJECT: STEAK N SHAKE OPELIKA
2096 INTERSTATE DRIVE, OPELIKA, AL 36801
CLIENT: INGENIUM DESIGN GROUP, INC.
4000 EAGLE POINT CORPORATE DRIVE, BIRMINGHAM, AL 35242
TITLE: ALTA/NSPS LAND TITLE SURVEY

BAILEY LAND GROUP
LAND SURVEYING & ENGINEERING
2170 CLEARBROOK ROAD, SUITE 206
HOOVER, AL 35226
P: 205.978.0080 F: 205.978.0082
www.baileylandgroup.com
CA: AL-899LS

PLAN NOT VALID WITHOUT SEAL & SIGNATURE

BLG PROJECT NO. 19.085
CLIENT/ARCHITECT PROJECT NO.
SHEET NO. 1 of 1

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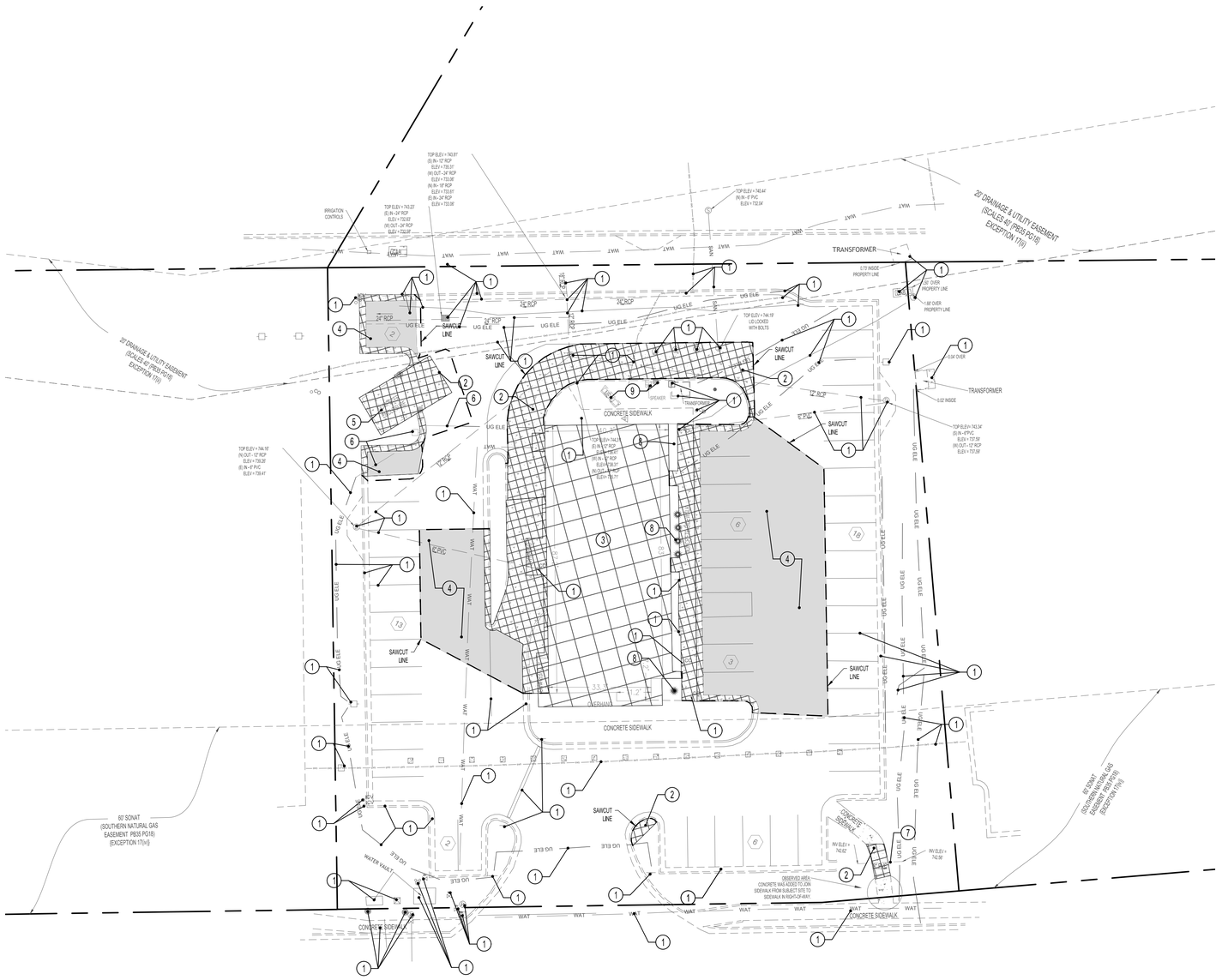
Jul 10, 2019 - 9:30am jason

C:\Dropbox (Bailey Land Group)\Project\2019\19085 - Steak n Shake Opelika\CAD\19085.dwg



DEMOLITION LEGEND

1. PROTECT ALL ITEMS DURING ALL PHASES OF CONSTRUCTION (SEE GENERAL DEMOLITION NOTE #1). THE CONTRACTOR SHALL ENSURE THE INTEGRITY OF ALL ITEMS DENOTED TO BE PROTECTED THAT ARE ADJACENT TO ITEMS DENOTED TO BE DEMOLISHED AND WILL SAFELY REPAIR ANY SUCH ITEMS TO THE REQUIRED JURISDICTIONAL STANDARDS.
2. SAWCUT AND REMOVE EXISTING CONCRETE DRIVETHRU PAD, SIDEWALK, CURB AND GUTTER AND ASSOCIATED APPURTENANCES INCLUDING, BUT NOT LIMITED TO, REINFORCEMENT AND STONE BASE. CONTRACTOR SHALL PROTECT THE CURB AND GUTTER IN THE DRIVE THRU.
3. EXISTING SHELL OF BUILDING WILL BE REMODELED. SEE PLANS BY HVA FOR BUILDING CONSTRUCTION.
4. REMOVE EXISTING ASPHALT AND ASSOCIATED APPURTENANCES INCLUDING, BUT NOT LIMITED TO, REINFORCEMENT AND STONE BASE.
5. REMOVE EXISTING DUMPSTER, DUMPSTER ENCLOSURE, DUMPSTER PAD, BOLLARDS, AND ALL ASSOCIATED APPURTENANCES, INCLUDING BUT NOT LIMITED TO REINFORCEMENT AND BASE.
6. RELOCATE EXISTING LIGHT POLE AND UNDERGROUND ELECTRIC LINES. SEE UTILITY PLAN SHEET C05.0 FOR RELOCATED UTILITIES.
7. REMOVE EXISTING 9" PVC PIPE UNDER SIDEWALK AND INSTALL A IWEIR SLOT DRAIN PER THE DETAIL ON SHEET C03.2.
8. MAINTAIN ALL EXISTING LANDSCPAING AROUND THE BUILDING. CONTRACTOR SHALL REPLACE ALL TREES/SHRUBS ADJACENT TO THE BUILDING IF DEMOLITION CAUSES PLANT MATERIAL TO DIE.
9. REMOVE ALL EXISTING DRIVE-THRU ELEMENTS AND ALL ASSOCIATED APPURTENANCES, INCLUDING BUT NOT LIMITED TO, MENU BOARDS, SPEAKER BOXES, FOOTINGS, ELECTRICAL WIRING, BOLLARDS, ETC.

GENERAL DEMOLITION NOTES

1. ALL ITEMS TO BE PROTECTED SHALL BE PROTECTED THROUGH ALL THE PHASES OF CONSTRUCTION UNTIL FINAL ACCEPTANCE BY CITY OF OPELIKA.LEE COUNTY IS RECEIVED.
2. CONTRACTOR TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS WITH ALL DEMOLITION ACTIVITIES. IF ADDITIONAL REQUIREMENTS ARE REQUIRED FOR HAZARDOUS WASTE REMOVAL INCLUDING BUT NOT LIMITED TO ASBESTOS, SEPTIC FIELDS, LEAD, PCB, TCP, OR OTHER WASTE OR CONTAMINANT, IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH MANDATES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. CONTRACTORS SHALL COORDINATE WITH ALL UTILITY COMPANIES CONCERNING THE ABANDONMENT, RELOCATION AND/OR DEMOLITION OF UTILITIES PRIOR TO CONSTRUCTION. NO WORK IS TO BE PERFORMED ON LIVE LINES UNLESS APPROVED IN WRITING BY THE UTILITY IN ALL CASES. A REPRESENTATIVE FROM THE UTILITY SHALL BE PRESENT FOR INITIAL ABANDONMENT AND/OR LIVE CUTS. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR UTILITIES AND SHALL PROTECT THEM AT ALL TIMES.
4. CONTRACTOR IS RESPONSIBLE FOR PROCUREMENT OF ALL NECESSARY PERMITS.
5. DEMOLITION SHALL INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, HAULING, PERMITTING, FEES, AND COORDINATION WITH PUBLIC AND/OR PRIVATE UTILITY REQUIRED TO REMOVE AND PROPERLY DISPOSE OF ANY ITEM NECESSARY TO PERFORM THE REQUIRED DEMOLITION AS INDICATED ON THE PLANS.
6. RELOCATION SHALL INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, HAULING, PERMITTING, FEES, AND COORDINATION WITH PUBLIC AND/OR PRIVATE UTILITY REQUIRED TO REMOVE, RELOCATE, AND INSTALL NEW ITEMS AS INDICATED ON THE PLANS.
7. ABANDONMENT SHALL INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, PERMITTING, FEES, AND COORDINATION WITH PUBLIC AND/OR PRIVATE UTILITY REQUIRED TO ADEQUATELY ABANDON ITEMS AS INDICATED ON THE PLANS.
8. THE CONTRACTOR SHALL COORDINATE ALL TREE AND LANDSCAPE REMOVAL WITH THE LANDSCAPE PLANS. ANY DISCREPANCY BETWEEN THIS DEMOLITION PLAN AND THE LANDSCAPE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IMMEDIATELY.
9. THE CONTRACTOR IS FULLY AND COMPLETELY RESPONSIBLE FOR LOCATION, VERIFICATION, PROTECTION, STORAGE, MAINTENANCE, DEMOLITION, REMOVAL, RELOCATION OR ALTERATION OF ALL EXISTING SITE UTILITIES, SITE IMPROVEMENTS, STRUCTURES, OR CONSTRUCTION ELEMENTS AS REQUIRED TO COMPLETE THE WORK THAT ARE SHOWN ON THE PLANS AND OR THAT ARE OBSERVABLE IN THE FIELD, WHETHER CONSPICUOUSLY VISIBLE OR NOT. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME THOROUGHLY FAMILIAR WITH ALL EXISTING IMPROVEMENTS, UTILITIES, AND SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
10. THIS DEMOLITION PLAN IS FOR GRAPHICAL REFERENCE ONLY. ITEMS NOT DEPICTED ON THESE PLAN MAY BE REQUIRED TO BE PROTECTED, REMOVED, OR RELOCATED. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING STRUCTURES, UTILITIES, AND APPURTENANCES WITHIN THE LIMITS OF CONSTRUCTION. DEMOLITION INCLUDES BUT IS NOT LIMITED TO THE ITEMS SHOWN ON THIS PLAN.
11. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR ANY EXISTING UNDERGROUND OR OVERHEAD UTILITIES.
12. SAWCUT DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD STAKE AND CONSULT ENGINEER TO VERIFY PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL REPLACE ALL TREES/SHRUBS FROM DEMOLITION ADJACENT TO BUILDING AND IF DEMOLITION CAUSES OTHER PLAN MATERIAL TO DIE.

CONTRACTOR SHALL PROTECT THE CURB AND GUTTER IN THE DRIVE THRU.

CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

24-HOUR CONTACT:
JOE CELENTO
(912) 272-4811

ALABAMA
Know what's below. 811 Call before you dig.

N

0 20 40 Feet

SCALE 1" = 20'

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:

PLAN CHECK	07/26/19
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ADEM	11/04/19
BID	11/07/19
CONSTRUCTION	XX-XX-XX

DRAWN BY:

PANDA PROJECT #: D7163
PANDA STORE #: XXXX
IE PROJECT #: 190036

ingenium ENTERPRISES
PLANNING & ENGINEERING

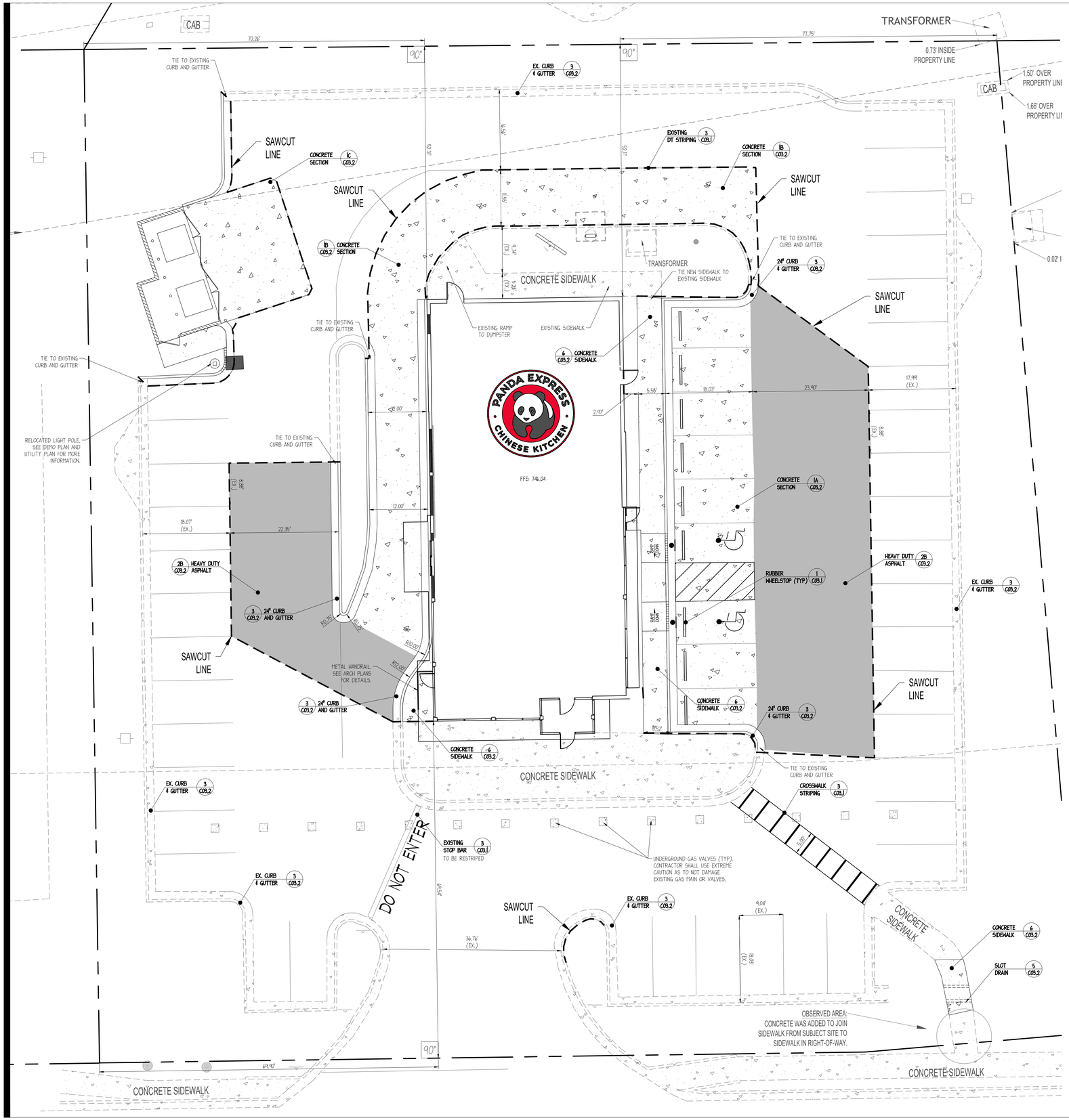
ALABAMA LICENSED
No. 25261
PROFESSIONAL ENGINEER
JAMES D. NEFF
11/7/19

PANDA EXPRESS

TRUE WARM & WELCOME 2300
2096 INTERSTATE DRIVE
OPELIKA, AL 36801

DEMOLITION PLAN

C02.1



PAVING LEGEND

HEAVY DUTY PAVEMENT SECTION:
DETAIL 2A/SHEET C03.2

LIGHT DUTY PAVEMENT SECTION:
DETAIL 2B, SHEET C03.2

CONCRETE SECTIONS:
SIDEWALK: DETAIL 05/SHEET C03.2
DRIVE-THRU: DETAIL 1, TYPE A, SHEET C03.2
PARKING: DETAIL 1, TYPE A, SHEET C03.2
DUMPSTER APPROACH PAD: DETAIL 1,TYPE B, SHEET C03.2

SITE INFORMATION

JURISDICTION: CITY OF OPELIKA

ZONING: PUD (PLANNED UNIT DEVELOPMENT)
GATEWAY CORRIDOR OVERLAY DISTRICT

REQUIRED BUILDING SETBACKS:
FRONT: 30'
SIDE: 0'
SIDE: 0'
REAR: 20'

REQUIRED LANDSCAPE STRIPS:
FRONT: 6'
SIDE: 0'
SIDE: 0'
REAR: 20'

REQUIRED PARKING:
1 SPACE PER 3 SEATS OR 1 SPACE PER 100 SF OF GROSS FLOOR AREA OF CUSTOMER SALES AND SERVICE, WHICHEVER IS GREATER, PLUS 1 SPACE PER EMPLOYEE ON THE LARGEST WORK SHIFT, ASSUMING 69 SEATS AND 2,000 SF OF GROSS FLOOR AREA OF CUSTOMER SALES AND SERVICE AND ASSUMING 3 STAFF MAX ON THE LARGEST SHIFT:

69 SEATS / 3 = 23 SPACES
2,000 SF / 100 SF = 20 SPACES
ASSUMING 3 STAFF MAX = 3 SPACES
23 + 3 = 26 SPACES REQUIRED

EXISTING PARKING:
9' X 18' (REGULAR) = 48
8' X 18' (HC) = 2
TOTAL = 50

PROPOSED PARKING:
9' X 18' (REGULAR) = 45 (3 EXISTING SPOTS WERE REMOVED)
8' X 18' (HC) = 2
TOTAL = 47

A TOTAL OF 3 EXISTING PARKING SPACES WERE REMOVED. NO 'NEW' PARKING HAS BEEN PROVIDED.

DRIVE ABLE: 24' (VARIES, SEE PLAN)

SITE AREA CALCULATIONS:
SITE: ±0.83 AC.
PERVIOUS AREA: ±0.24 AC.
IMPERVIOUS AREA: ±0.59 AC.
DISTURBED AREA: ±0.26 AC.

FLOOD HAZARD:
NO PORTION OF THIS SITE IS LOCATED WITHIN A FLOOD ZONE AS PER FEMA F.I.R.M. MAP NO. 01081C0207G, DATED 11/02/2011.

EXISTING INFORMATION:
SURVEY DONE BY: BAILEY LAND GROUP, DATED 06/26/2019, SEE SHEET C02.0

SITE LIGHTING:
PHOTOMETRICS ARE EXISTING ON SITE AND WILL BE REUSED.

SITE NOTES

1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. ON SITE BURIAL OF TREES AND OTHER DEBRIS WILL NOT BE ALLOWED. THERE ARE NO KNOWN INERT BURY PITS ON THE SITE AND NONE WILL BE ALLOWED DURING CONSTRUCTION OF THE PROJECT..
2. ALL WORK SHALL COMPLY WITH OPELIKA AS E COUNTY, STATE OF ALABAMA, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
3. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
4. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
5. ALL WORK, PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
6. BASE COURSE MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO 'STATE OF ALABAMA' TRANSPORTATION STANDARD SPECIFICATIONS', CURRENT EDITION.
7. ALL BUILDING DIMENSIONS SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. PHOTOMETRICS DESIGNED BY OTHERS. POLE LOCATIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY FINAL LOCATION OF POLES WITH PHOTOMETRIC PLAN AND OWNER PRIOR TO CONSTRUCTION.
9. SEE SHEET C01.1 FOR GENERAL NOTES.

BUILDING AREA NOTES

1. MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION, i.e. IN TIMES OF RAIN OR MUD, ROADS SHALL BE PASSABLE TO EMERGENCY VEHICLES BY BEING PAVED OR HAVING A CRUSHED STONE BASE ETC., WITH A MINIMUM WIDTH OF 20 FEET. THE ACCESS TO BUILDINGS HAVING SPRINKLER OR STANDPIPE SYSTEMS SHALL BE TO WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTION (NFPA 1141 3-1).
2. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL AREAS AROUND BUILDING. INSTALL FRENCH DRAIN IN LANDSCAPED AREAS ADJACENT TO BUILDING AND CONNECT TO DRAINAGE SYSTEM.
3. SEE SHEET C01.1 FOR GENERAL NOTES.

CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.

CONTRACTOR SHALL RESEAL DRIVE AISLES AND PARKING, AND RESTRIPE THE PROPOSED SITE.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.

24-HOUR CONTACT:
JOE CELENTO
(912) 272-4811

CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.

ALABAMA Know what's below. 811 Call before you dig.

CONTRACTOR SHALL INSTALL GENERAL UTILITY CONDUITS TO PLANTERS AROUND BUILDING AND PATIO. SEE ARCHITECTURAL/MEP PLANS FOR CONTINUATION.

N

0 10 20 Feet

SCALE 1" = 10'

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

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PLANNING & ENGINEERING

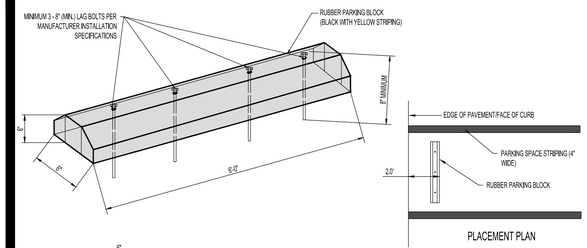
ALABAMA LICENSED No. 25261 PROFESSIONAL ENGINEER JAMES D. NEFF
11/7/19

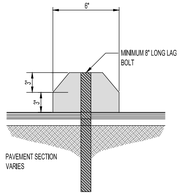
PANDA EXPRESS
TRUE WARM & WELCOME 2300
2096 INTERSTATE DRIVE
OPELIKA, AL 36801

SITE & STAKING PLAN

C03.0

PXP REMODEL





SECTION A-A

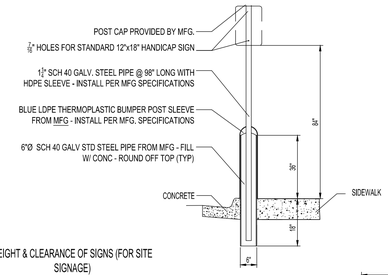
LAG BOLT METHOD: RECOMMENDED FOR ASPHALT OR CONCRETE ONLY.

REFER TO MANUFACTURERS INSTALLATION SPECIFICATIONS.

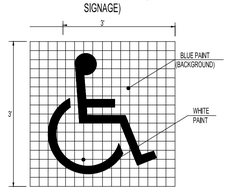
TOOLS NEEDED:
-HIGH SPEED HAMMER DRILL WITH A $\frac{3}{4}$" MASONRY DRILL BIT
-IMPACT WRENCH OR HEAVY RATCHET WITH $\frac{1}{2}$" SOCKET

1. POSITION THE PARKING BLOCK WHERE YOU WANT TO INSTALL IT, USING THE HOLES MOLDED IN THE PARKING BLOCK AS TEMPLATES, MARK THE LOCATION OF EACH HOLE ON THE SURFACE.
2. REMOVE THE PARKING BLOCK, USING A HIGH-SPEED HAMMER DRILL WITH $\frac{3}{4}$" MASONRY BIT, DRILL A 4" TO 4 $\frac{1}{2}$" DEEP HOLE AT EACH MARKED LOCATION.
3. INSERT A LAG ANCHOR (WITH THE LARGE ROUND HOLE IN THE ANCHOR FACING UP) INTO EACH HOLE. TAP THE ANCHOR INTO THE HOLES WITH A HAMMER SO THAT THE TOP OF EACH ANCHOR IS FLUSH WITH THE SURFACE.
4. REPOSITION THE PARKING BLOCK SO THAT THE MOLDED HOLES LINE UP VERTICALLY WITH THE PILOT HOLES YOU DRILLED, BEGINNING IN THE CENTER HOLE. APPLY FIRM HAND PRESSURE, SLIP A WASHER ONTO A LAG BOLT, INSERT THE BOLT THROUGH THE HOLE IN THE PARKING BLOCK AND TIGHTEN THE BOLT ABOUT THREE QUARTERS OF THE WAY WITH A $\frac{1}{2}$" SOCKET. REPEAT FOR EACH HOLE IN THE PARKING BLOCK. FINISH TIGHTENING EACH BOLT UNTIL JUST SNUG. DO NOT OVER TIGHTEN! EXCESSIVE TIGHTENING MAY DAMAGE THE PARKING BLOCK AND WILL VOID THE WARRANTY.

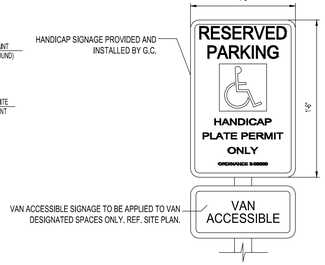
1 RUBBER WHEELSTOP (TYP) NTS

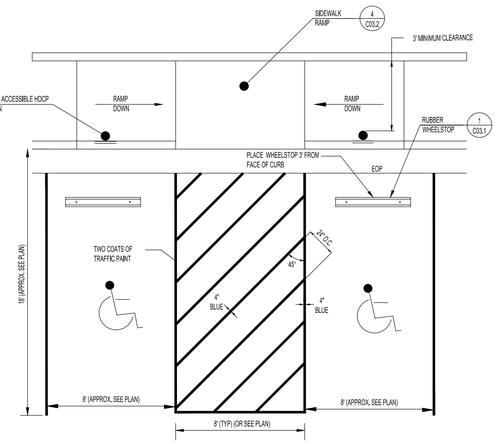


HEIGHT & CLEARANCE OF SIGNS (FOR SITE SIGNAGE)



INTERNATIONAL ACCESSIBILITY SYMBOL



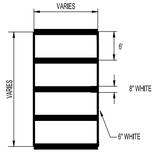


VAN ACCESSIBLE PARKING STALL LAYOUT AND STRIPING
N.T.S.

2 ACCESSIBLE DETAIL NTS

STRIPING SPECIFICATIONS

"NO PARKING ZONE" STRIPING



CROSSWALK SPECIFICATION

3 STRIPING DETAIL NTS

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PLANNING & ENGINEERING

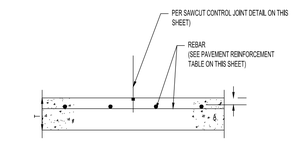
PANDA EXPRESS

TRUE WARM & WELCOME 2300
2096 INTERSTATE DRIVE
OPELIKA, AL 36801

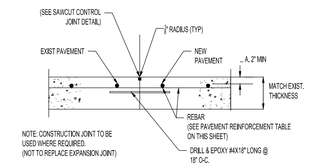
HARDSCAPE DETAILS I

C03.1

PXP REMODEL



SAWCUT JOINT
N.T.S.



CONCRETE TO CONCRETE TIE IN
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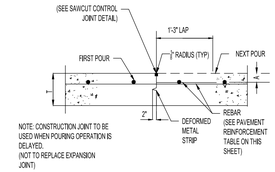
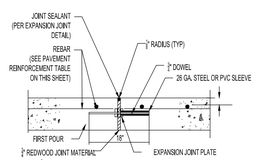
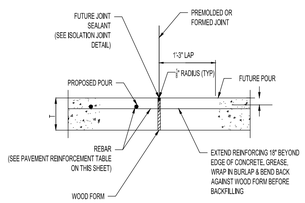


CONSTRUCTION JOINT
N.T.S.



SAWCUT JOINT
N.T.S.



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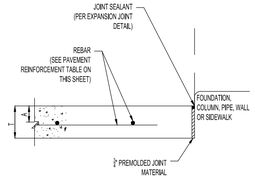
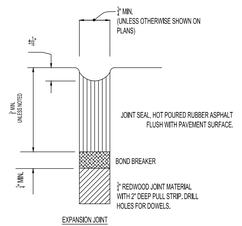
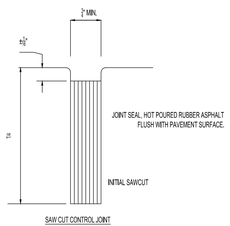


CONSTRUCTION JOINT
N.T.S.

NOTES:
1. REINFORCING STEEL BAR SIZE/SPACING SPECIFICATIONS IN GEOTECH REPORT SHALL SUPERSEDE ABOVE TABLE.
2. REINFORCING STEEL SIZE/SPACING IS BASED ON MIN. 60,000 PSI TENSILE STRENGTH REINFORCING STEEL AS SHOWN.
3. CONCRETE PAVING MIX DESIGN SHALL HAVE MINIMUM 4000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. GEOTECHNICAL REPORT CONCRETE PAVING MIX DESIGN SHALL SUPERSEDE VALUES HEREIN.
4. MAXIMUM JOINT SPACING SHALL BE PER JOINT LAYOUT PLAN (IF PROVIDED) BUT SHALL NOT EXCEED VALUES IN TABLE.
5. MAXIMUM JOINT SPACING IN GEOTECHNICAL REPORT SHALL SUPERSEDE VALUES IN ABOVE TABLE.
6. USE STATE DOT SUBBASE UNLESS OTHERWISE SPECIFIED BY GEOTECHNICAL REPORT.
7. ALL JOINTS IN PAVING SHALL BE REFLECTED IN CURBING AND SHALL HAVE ALL THEIR RESPECTIVE JOINTING MATERIALS PRESENT (I.E. EXPANSION JOINTS SHALL HAVE THEIR RESPECTIVE FILLER BOARD AND CAULK REPLACED).
8. CURB EXPANSION JOINTS: - IF THERE IS AN EXPANSION JOINT IN THE PAVING, THE EXPANSION JOINT MUST FOLLOW THROUGH THE CURB. THE REINFORCING STEEL MUST ALSO BE CUT AT THE EXPANSION JOINT AND NOT ALLOWED TO RUN THROUGH THE JOINT CONTINUOUSLY. A SAW CUT EXPANSION JOINT IS NOT ACCEPTABLE BECAUSE NORMAL EXPANSION AND CONTRACTION WILL CAUSED THE CONCRETE TO PUSH AGAINST THE TWO SECTIONS AND ONE SIDE WILL EVENTUALLY FAIL. IF AN EXPANSION JOINT IS LEFT OUT AND MUST BE SAW CUT IN, THE CURB SHOULD BE CUT TWICE AND A ½" PIECE OF CONCRETE IS REMOVED. IN ALL CASES THE JOINT SHOULD BE CAULKED WITH NP1.
9. CONCRETE TOUCHING THE BACK OF CURBS - ANY CONCRETE THAT TOUCHES THE BACK OF A CURB INCLUDING SIDEWALKS, ISLAND NOSINGS AND PAYPHONE PADS SHALL BE ISOLATED FROM THE CURB USING ½" BLACK ASPHALT IMPREGNATED FIBERBOARD. CONTRACTOR SHALL USE A REMOVABLE STRIP OR A ZIP-STRIP AND SEAL THE JOINT WITH SL1. THE ONLY EXCEPTION IS IF THE ISLAND NOSINGS ARE POURED MONOLITHICALLY WITH THE CURB AND PARKING LOT.
10. CURBS AT THE BUILDING FOUNDATION:- IF A CURB TOUCHES THE BUILDING FOUNDATION, IT NEEDS TO BE ISOLATED WITH EXPANSION JOINT MATERIAL JUST LIKE THE PAVING. IF AN EXPANSION JOINT IS LEFT OUT AND MUST BE SAW CUT IN, A ½" PIECE OF CONCRETE SHOULD BE REMOVED. THE JOINT SHOULD BE CAULKED WITH NP1.
11. EXPANSION JOINTS AT ISLAND NOSINGS:- IF THE ISLAND NOSINGS ARE POURED MONOLITHICALLY WITH THE CUB AND PARKING LOT, THEN PAVING EXPANSION JOINTS SHOULD CONTINUE THROUGH THE NOSINGS.



EXPANSION JOINT
N.T.S.

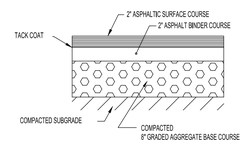


SAW CUT CONTROL JOINT
N.T.S.

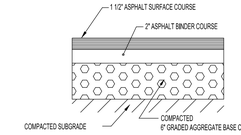
REINFORCEMENT TABLE				
CONCRETE SECTION DESIGNATION	(T) SLAB THICKNESS (IN.)	(COVER) COVER (IN.) (2" MIN)	MAX. EXPANSION JOINT SPACING (FT.)	60,000 PSI STEEL REINFORCING STEEL BAR SIZE & SPACING*
TYPE "A"	6	2	15	#3 @ 24" C-C
TYPE "B"	8	2	15	#3 @ 24" C-C
TYPE "C"	12	2	15	#3 @ 24" C-C

1 CONCRETE SECTION NTS

THESE PLANS WERE COMPLETED WITHOUT THE USE OF A GEOTECHNICAL REPORT.



HEAVY-DUTY ASPHALT

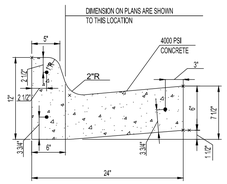


LIGHT-DUTY ASPHALT

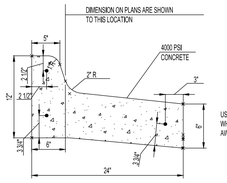
THESE PLANS WERE COMPLETED WITHOUT THE USE OF A GEOTECHNICAL REPORT.

NOTE: THE ASPHALT SURFACE COURSE SHOULD CONFORM TO THE MOST RECENT EDITION OF THE ALABAMA DEPARTMENT OF TRANSPORTATION (ALDOT) STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION. FOR HOT MIX ASPHALTIC CONCRETE SURFACE COURSE. THE BASE COURSE SHOULD CONFORM TO THE ALDOT STANDARDS FOR BASE COURSE COMPACTED TO 100 PERCENT OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY. TOP 12" OF SUBGRADE TO BE COMPACTED TO 98% OF THE STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY (OR AS RECOMMENDED, AS A MINIMUM).

2 PAVEMENT SECTION NTS



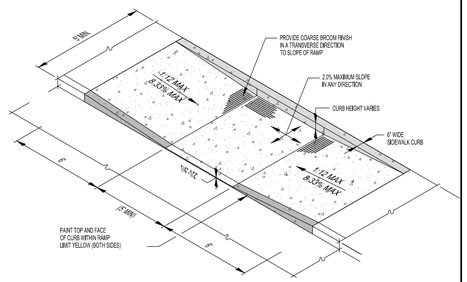
NORMAL CURB & GUTTER



USE REVERSE OR "SPILL" CURB WHEN THE PAVEMENT SLOPES AWAY FROM CURB.

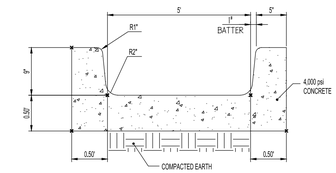
REVERSE CURB & GUTTER

3 24" CURB & GUTTER NTS

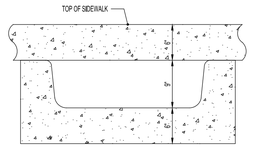


4 SIDEWALK RAMP NTS

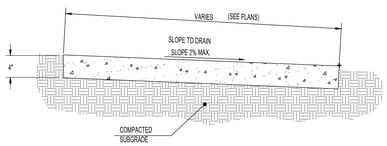
CONCRETE NOTES:
- f'c = 4,000 PSI
- PROVIDE CONTROL JOINTS AT 5' O.C.
- PROVIDE EXPANSION JOINTS ONLY WHERE CONCRETE PAVEMENT ABUTS FIXED OBJECTS, CURB AND GUTTER, AND OTHER PAVEMENT TYPES.



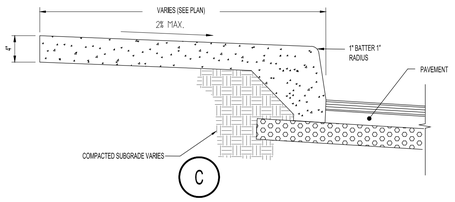
SLOPE FLUME ACCORDING TO GRADING AND DRAINAGE PLAN



5 CUSTOM CONCRETE FLUME NTS



A



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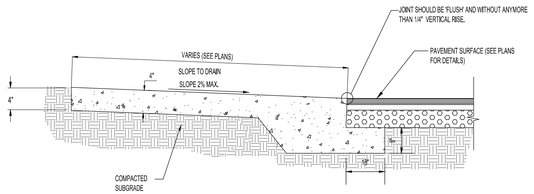
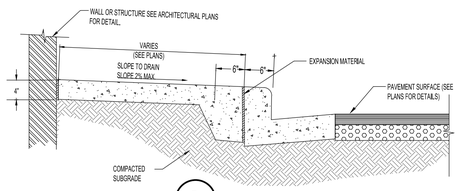


B



D

CONCRETE NOTES:
- f'c = 4,000 PSI
- PROVIDE CONTROL JOINTS AT 5' O.C.
- PROVIDE EXPANSION JOINTS ONLY WHERE CONCRETE PAVEMENT ABUTS FIXED OBJECTS, CURB AND GUTTER, AND OTHER PAVEMENT TYPES.

6 CONCRETE SIDEWALK DETAIL NTS

[redacted]

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

[redacted]

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[redacted]

REVISIONS:

[redacted]

ISSUE DATE:

PLAN CHECK	07/26/19
PERMIT	09/09/19
ADEM	11/04/19
BID	11/07/19
CONSTRUCTION	XX-XX-XX

[redacted]

DRAWN BY:

[redacted]

PANDA PROJECT #: D7163
PANDA STORE #: XXXX
IE PROJECT #: 190036

[redacted]

ingenium ENTERPRISES
PLANNING & ENGINEERING

[redacted]

ALABAMA LICENSED No. 25261 PROFESSIONAL ENGINEER JAMES D. NEFF
11/7/19

[redacted]

PANDA EXPRESS
TRUE WARM & WELCOME 2300
2096 INTERSTATE DRIVE
OPELIKA, AL 36801

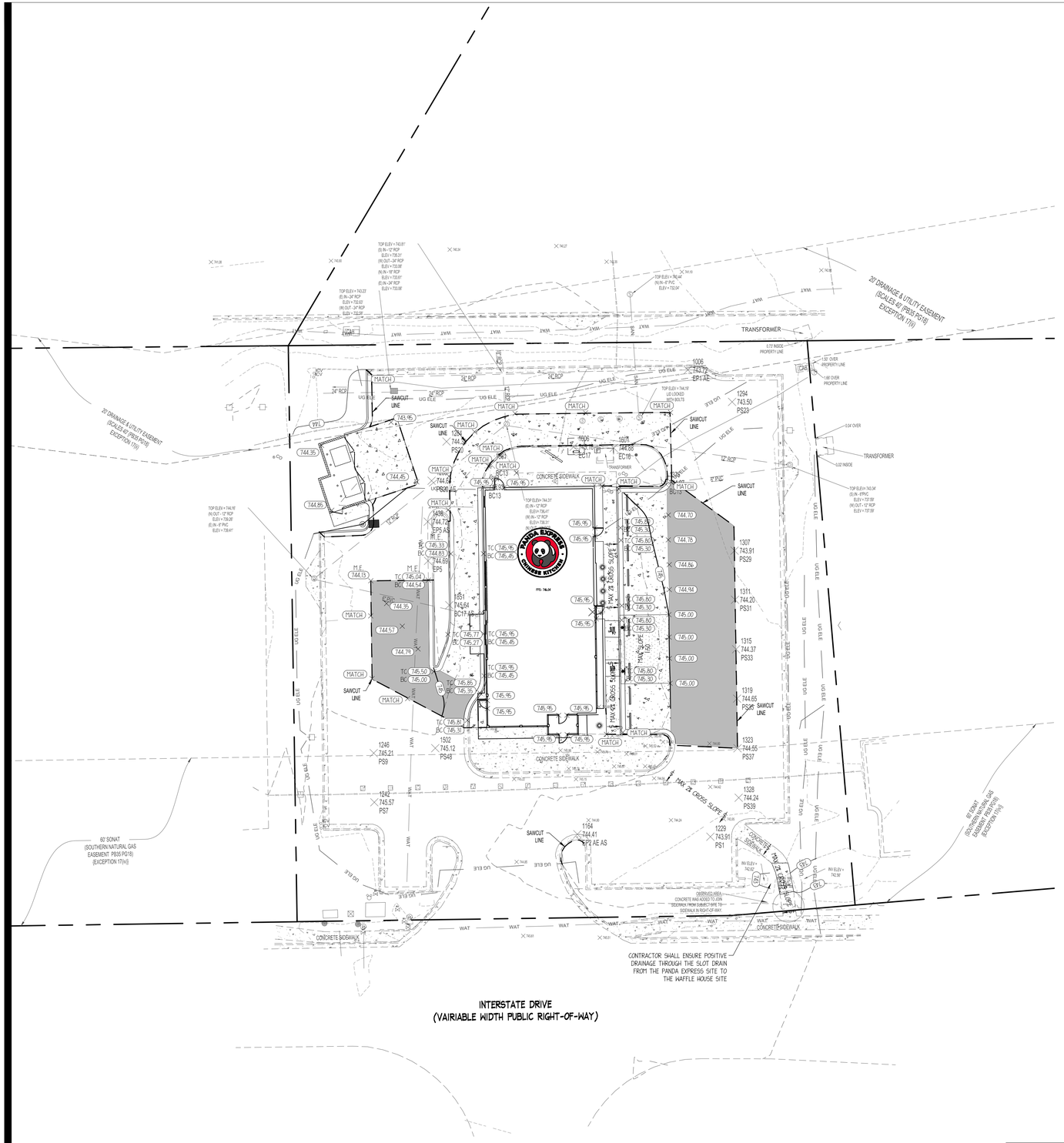
[redacted]

HARDSCAPE DETAILS II

C03.2

[redacted]

PXP REMODEL


20' DRAINAGE & UTILITY EASEMENT (SCALES 6) (PBSS PG18) EXCEPTION (7th)
TRANSFORMER
0.72 INSIDE PROPERTY LINE
1.50' OVER PROPERTY LINE
1.66' OVER PROPERTY LINE
0.04' OVER
0.02 INSIDE
67' SONAT (SOUTHERN NATURAL GAS EASEMENT PB35 PG19) (EXCEPTION 17(vi))
CONCRETE SIDEWALK
CONCRETE SIDEWALK
CONCRETE SIDEWALK

CONSTRUCTION BEST MANAGEMENT PRACTICES PLANS FOR:

D7163, STORE #
2096 INTERSTATE DRIVE
LEE COUNTY, OPELIKA, ALABAMA

PREPARED BY:

ingenium ENTERPRISES
PLANNING & ENGINEERING

PREPARED FOR:

PANDA EXPRESS, INC.
1683 WALNUT GROVE AVE.
ROSEMEAD, CALIFORNIA 91770
PHONE: 626.799.9898
FAX: 626.372.8288

SITE INFORMATION

JURISDICTION: CITY OF OPELIKA, ALABAMA

SITE AREA CALCULATIONS:

SITE	± 0.93 ACRES
PERVIOUS AREA:	± 0.24 ACRES
IMPERVIOUS AREA:	± 0.69 ACRES
DISTURBED AREA:	± 0.26 ACRES

FLOOD HAZARD:
ACCORDING TO THE SURVEY (PREPARED BY OTHERS) THE SITE LIES WITHIN ZONE X DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN" BASED ON MAP NUMBER 01081C0207G EFFECTIVE DATE 11/02/2011.

EXISTING INFORMATION:
THE BASE INFORMATION IS TAKEN FROM A SURVEY PREPARED BY BAILEY LAND GROUP, DATED 07/10/2019.

CBMPP NARRATIVE

1. SECTION 24, TOWNSHIP 19N, RANGE 26E
2. THIS SITE IS A PRIORITY SITE. RUNOFF FROM THIS SITE DRAINS TO AN INLET AT THE REAR (NORTH) OF THIS SITE WHICH IS PRESUMED TO FLOW TO MOORE'S MILL CREEK.
3. THERE ARE NO WETLANDS ONSITE. THEREFORE NONE CAN BE DELINEATED.
4. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND-DISTRUBING ACTIVITIES.
5. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
6. SOIL CLASSIFICATIONS: THE SOIL SERIES FOR THE SITE PER THE USDA/NRCS WEB SOIL SURVEY ARE: 10-DECATUR SILT LOAM, 2 TO 6 PERCENT SLOPES, 13-DOCENA COMPLEX, 0 TO 4 PERCENT SLOPES, 38-SULLIVAN-KETONA-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES
7. PROJECT NARRATIVE: THIS SITE IS AN EXISTING STEAK N SHAKE RESTAURANT THAT WILL BE REMODELED INTO A NEW PANDA EXPRESS RESTAURANT. CURRENTLY A CMBPP HAS BEEN PROVIDED. MEASURES INCLUDE BUT ARE NOT LIMITED TO: INLET PROTECTION, SEDIMENT BARRIERS, TEMPORARY AND PERMANENT SEEDING, EROSION CONTROL BLANKETING, CONSTRUCTION EXIT, MULCHING AND DUST
8. PRIMARY PERMITTEE: MR. DAVID LANDSBERG, CFO,
   PANDA RESTAURANT GROUP, INC., 1683 WALNUT GROVE, AVE., ROSEMEAD, CA 91770
9. NON-EXEMPT NOTE: NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
10. WASTE MATERIALS NOTE: WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
11. SAMPLING RATIONALE: SAMPLES (NTU) SHALL BE TAKEN AT THE OUTFALL POINTS FOR THE STORMWATER RUNOFF LEAVING THE SUBJECT SITE PRIOR TO CONSTRUCTION AND PER NPDES SAMPLING GUIDELINES.
12. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 13 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
13. ANY AMENDMENT TO THE EROSION CONTROL PLANS WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
14. THE PERMITTEE IS ONLY RESPONSIBLE FOR THE FOR THE INSTALLATION AND MAINTENANCE OF STORM WATER MANAGEMENT DEVICES PRIOR TO STABILIZATION OF THE SITE AND NOT THE OPERATION AND MAINTENANCE OF SUCH STRUCTURES AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
15. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
16. ALL FLOWS LEAVING SITE WILL BE NON-EROSIVE.
17. PLEASE SEE SHEET HYDRAULICS CALCULATIONS FOR DATA ON FLOW RATES AND VELOCITIES FOR RUNOFF LEAVING THE SITE'S OUTFALL POINTS.
18. THE DESIGN PROFESSIONAL WHO PREPARED THE ESSPC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.
19. FINAL STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE. TEMPORARY STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER WORK TOWARD PROJECT COMPLETION AND FINAL STABILIZATION OF ANY PORTION OF THE SITE HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING THIRTEEN (13) CALENDAR DAYS.

HYDROLOGY NARRATIVE

DURING CONSTRUCTION, ANY CONCENTRATED FLOW SHALL BE HANDLED APPROPRIATELY TO MITIGATE THE EFFECTS ON EXPOSED GRADE. THE MAJORITY OF THE SITE WILL SIMPLY SHEET FLOW TO THEIR RESPECTIVE EXCAVATED INLET AREAS AND EXISTING INLETS OUTFITTED WITH INLET PROTECTION. THERE ARE NO AREAS ON SITE THAT WILL PRODUCE CONCENTRATED FLOW.

GENERAL CBMPP NOTES

GENERAL
1. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL MEASURES AND PRACTICES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE AT THE EXPENSE OF THE CONTRACTOR.
2. SEE GRADING & DRAINAGE NOTES.

SLOPES AND DISTURBED AREA STABILIZATION
1. CONCENTRATED FLOW AREAS AND ALL SLOPES 2H:1V OR STEEPER SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKET.
2. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN (7) DAYS OF THEIR CONSTRUCTION.
3. ALL DISTURBED AREAS SHALL BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT. NO EXPOSED GRADE WILL BE LEFT UNSTABILIZED FOR MORE THAN 7 DAYS.
4. PERMANENT GRASSING AND LANDSCAPING OF DISTURBED AREAS SHALL BE COMPLETED AS QUICKLY AS POSSIBLE. TEMPORARY STABILIZATION BY MULCHING AND/OR TEMPORARY SEEDING WILL BE REQUIRED IN THE EVENT OF PROJECT DELAYS.
5. TYPE 'A' SEDIMENT BARRIERS SHALL BE PLACED AT THE TOE OF ALL FILL SLOPES.

DRAINAGE
1. ALL DRAINAGE STRUCTURES SHALL BE EROSION PROOFED.

TREE PROTECTION
1. ALL TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED WITH FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
2. ALL TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
3. NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

MAINTENANCE AND INSPECTIONS
1. SEDIMENT AND EROSION CONTROL MEASURES AND PRACTICES SHALL BE INSPECTED DAILY.
2. SEDIMENT STORAGE MAINTENANCE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.
3. SEDIMENT CONTROL DEVICES MUST BE INSPECTED DAILY AND CHECKED AFTER EACH STORM EVENT AND CLEANED OR REPLACED WHEN THEY REACH 1/3 OF DESIGN CAPACITY.
4. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
5. MAINTENANCE OF ALL SOIL AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR.

REMOVAL OF SEDIMENT / TOPSOILING
CONTRACTOR SHALL STRIP AND STOCKPILE TOPSOIL FOR USE TO SPREAD OVER SITE AS NEEDED. ANY TOPSOIL STOCKPILE SHALL BE ENTIRELY SURROUNDED BY SEDIMENT BARRIER, FURTHERMORE ANY TOPSOIL EXPOSED FOR MORE THAN 13 DAYS SHALL BE SEEDED.

ANY TOPSOIL NOT USED, AS WELL AS ALL SEDIMENT FROM BMP DEVICES WITHIN THE SCOPE OF WORK, SHALL BE HAULED OFF TO APPROVED LOCATION. CONTRACTOR SHALL ENSURE THAT ALL PERMITS ASSOCIATED WITH THE HAUL OFF HAVE BEEN OBTAINED FROM THE CITY OF OPELIKA, OR ANY ENTITY HAVING JURISDICTION.

IN THE EVENT THAT SEDIMENT EXITS ONSITE AND SAID SEDIMENT IS CONVEYED TO MOORE'S MILL CREEK DOWNSTREAM, CONSTRUCTION SHALL STOP, AND THE CONTRACTOR SHALL NOTIFY ADEM IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING THE SEDIMENT FROM THE AFOREMENTIONED CREEK. FURTHERMORE, THE CONTRACTOR SHALL PROCESS THIS SEDIMENT IN THE SAME MANNER AS THE EXCESS TOPSOIL OR THE SEDIMENT REMOVED FROM THE ONSITE BMPS.

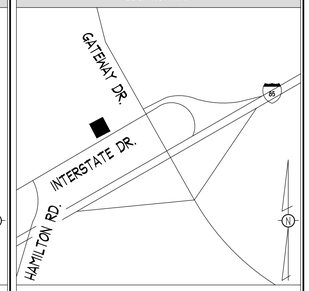
CBMPP NOTES

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIMITIES.
2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. SAMPLING RATIONALE: NOT REQUIRED AS THE DISTURBANCE IS LESS THAN 10 ACRES.
4. ALL FILL MATERIAL SHALL BE FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL AND BE PLACED TO 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY (ASTM D-698-70) UNLESS OTHERWISE INDICATED ON THE PLANS. THE FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED EIGHT (8) INCHES OF COMPACTED FILL THICKNESS. COMPACTION MUST BE CERTIFIED BY ALABAMA REGISTERED PROFESSIONAL SOILS ENGINEER PRIOR TO THE INSTALLATION OF PAVEMENTS, CURBS, SIDEWALKS OR FOOTINGS OF ANY TYPE.
5. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL MEASURES AND PRACTICES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
6. SEDIMENT AND EROSION CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
7. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT. NO EXPOSED GRADE WILL BE LEFT UNSTABILIZED FOR MORE THAN 13 DAYS INCLUDING DETENTION PONDS & ROADS.
8. PERMANENT GRASSING AND LANDSCAPING OF DISTURBED AREAS TO BE DONE AS QUICKLY AS POSSIBLE. TEMPORARY STABILIZATION BY MULCHING AND/OR TEMPORARY SEEDING WILL BE REQUIRED IN CASE OF PROJECT DELAYS.
9. CUT AND FILL SLOPES SHALL NOT EXCEED 2H:1V.
10. ALL DRAINAGE STRUCTURES TO BE EROSION PROOFED.
11. MAINTENANCE OF ALL SOIL AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR / OWNER.
12. ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
13. SEDIMENT BARRIERS TO BE PLACED AT THE TOE OF ALL FILL SLOPES.
14. UTILITY COMPANIES SHALL MAINTAIN, REPAIR OR REPLACE ANY EROSION & SEDIMENT CONTROL DEVICE DAMAGED OR REMOVED DURING UTILITY INSTALLATION.
15. SEDIMENT STORAGE MAINTENANCE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.
16. SEDIMENT CONTROL DEVICES MUST BE INSPECTED DAILY AND CHECKED AFTER EACH STORM EVENT AND CLEANED OR REPLACED WHEN THEY REACH 1/3 OF DESIGN CAPACITY.
17. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OR ENGINEERS REQUIREMENTS REGARDING WETLANDS, SHOULD ANY EXIST ONSITE.
18. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN (7) DAYS OF THEIR CONSTRUCTION.
19. THIS SHEET TO BE USED FOR EROSION & SEDIMENT CONTROL ONLY.
20. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
21. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
22. NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
23. ALL FILL SLOPES SHALL HAVE SILT FENCE PLACED ON THE SLOPES TOE.
24. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 WITH A HEIGHT OF TEN FEET OR GREATER SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKET.
25. UPON NOTIFICATION AND AUTHORIZATION OF THE OWNER, THE DESIGN PROFESSIONAL WHO PREPARED THE ESSPC PLAN IS RESPONSIBLE FOR INSPECTING THE INSTALLATION OF THE BMPS WITHIN 7 DAYS AFTER THE INITIAL CONSTRUCTION ACTIVITY BEGINS.

REGIONAL MAP

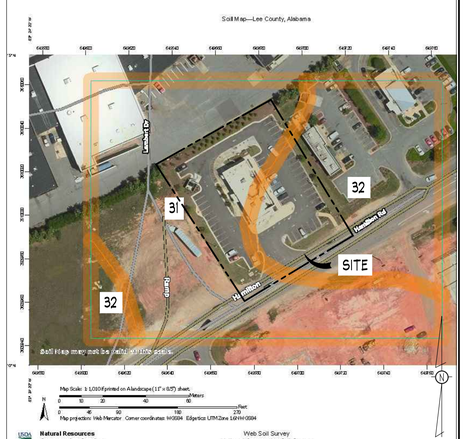
LEE, ALABAMA
N.T.S.

LOCATION MAP



OPELIKA, ALABAMA
N.T.S.

SOILS MAP



31- PACOLET SANY LOAM, 1-6 % SLOPES 33- PACOLET SANDY LOAM, 6-10 % SLOPES
N.T.S.

PHASING NARRATIVE

PHASE I: PHASE I CONSISTS OF NO LAND DISTURBING ACTIVITIES. THE MAIN PRIORITY OF PHASE ONE IS TO INSTALL PERIMETER SEDIMENT BARRIER, THE CONSTRUCTION EXIT PAD, AND PROTECT THE EXISTING INLETS WITH "SILT SAVER" OR FABRIC FILTER INLET PROTECTION AND DANDY BAG INLET PROTECTION.

PHASE II: PHASE II CONSISTS OF LAND DISTURBING ACTIVITIES INCLUDING GRADING, INSTALLATION OF UNDERGROUND UTILITIES, INSTALLATION OF STORMWATER INFRASTRUCTURE, AND POURING OF THE BUILDING SLAB.

PRIOR TO INSTALLING INFRASTRUCTURE AND ANY EARTH MOVING ACTIVITIES, THE CONTRACTOR SHALL INSTALL EXCAVATED INLET TRAPS AS INDICATED. THE CONTRACTOR SHALL INSURE THAT STORM WATER IS DIRECTED TOWARD THE TRAPS WHILE EARTH MOVING ACTIVITIES ARE OCCURRING.

AFTER THE STORMWATER INFRASTRUCTURE HAS BEEN INSTALLED, THE UNITS WILL BE TOPPED WITH THE "SILT SAVERS" IN ORDER TO PROTECT THE INLETS FROM ANY SEDIMENT INFILTRATION. FURTHERMORE, THE AREAS IN AND AROUND THE UNITS (GRADED AS LOW POINTS) WILL BE EXCAVATED IN ORDER TO STORE THE SEDIMENT RICH FLOW DRAINING TO THE THOSE AREAS.

TEMPORARY SEEDING WILL BE REQUIRED FOR ANY AREA LEFT EXPOSED FOR 13 DAYS. ADDITIONALLY, THE CONTRACTOR SHALL DAMPEN THE EXPOSED SOIL WITH WATER ONLY, TO PREVENT DUST AND ENSURE THAT NO ADDITIONAL FLOW IS INDUCED AS A RESULT.

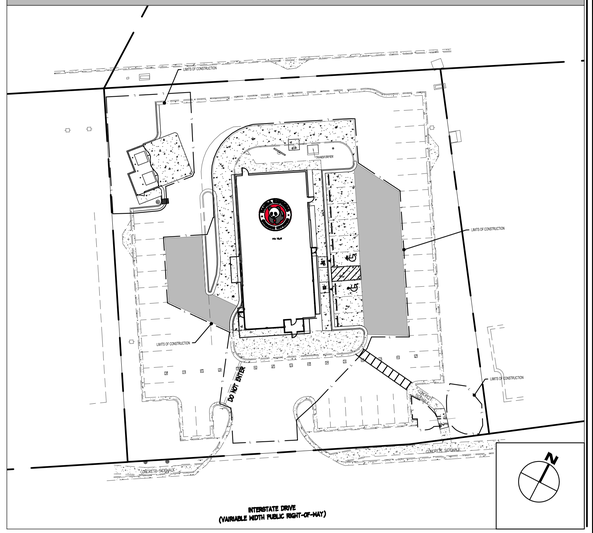
PHASE III: PHASE III CONSISTS OF MAINLY PAVING AS PART OF THE LAND DISTURBING ACTIVITIES.

ONCE AREAS NOT BEING DISTURBED ARE PROPERLY STABILIZED, THE TEMPORARY SEDIMENT TRAPS CAN BE REMOVED.

INLETS SHALL CONTINUE TO BE PROTECTED; HOWEVER, THE SILT SAVERS SHALL BE REPLACED AT THIS POINT WITH "DANDY CURB SACKS" FOR ALL CURB INLETS IN QUESTION AND A "DANDY BAG" FOR ALL GRATE INLETS. THIS WILL ENSURE THAT ANY RANDOM SEDIMENT TRAVERSING A PAVED AREA WILL NOT ENTER THE EXISTING STORM SYSTEM.

PERMANENT SEEDING AND/OR SOD WILL BE APPLIED, ALONGSIDE OTHER LANDSCAPING, IN PERVIOUS AREAS TO FULLY STABILIZE THOSE AREAS.

OVERALL SITE PLAN



SHEET INDEX

NO.	TITLE	ISSUE 01 - SUBMIT TO WA 07/24/2019	ISSUE 02 - RESUBMIT TO WA 09/06/2019	ISSUE 03 - SUBMIT FOR PERMIT 09/06/2019	ISSUE 04 - RESUBMIT FOR PERMIT 09/09/2019	ISSUE 05 - RESUBMIT TO ADEM 10/31/2019			
C06.0	CBMPP COVER SHEET	●	●	●	●	●			
C06.1	CBMPP GENERAL NOTES	●	●	●	●	●			
C06.2	CBMPP PLAN PHASE I	●	●	●	●	●			
C06.3	CBMPP PLAN PHASE II	●	●	●	●	●			
C06.4	CBMPP PLAN PHASE III AND STABILIZATION PLAN	●	●	●	●	●			
C06.5	CBMPP DETAILS I	●	●	●	●	●			
C06.6	CBMPP DETAILS II	●	●	●	●	●			
C06.7	CBMPP DETAILS III					●			

EROSION CONTROL ACTIVITY SCHEDULE

ACTIVITY	MONTH 1	MONTH 2	MONTH 3	MONTH 4
START CONSTRUCTION	X			
INSTALLATION OF EROSION CONTROL DEVICES				
CLEARING AND GRUBBING				
GRADING				
TEMPORARY VEGETATION AT 14 DAY INTERVALS				
STORM SEWER SYSTEM INSTALLATION				
PAVING				
BUILDING PAD CONSTRUCTION				
INSTALLATION OF UTILITIES				
PERMANENT VEGETATION AT 30 DAY INTERVALS				
MAINTENANCE OF EROSION CONTROL DEVICES				
REMOVE EROSION CONTROL DEVICES				
TREE PROTECTION FENCING				
END OF CONSTRUCTION				

SCHEDULE IS REPRESENTATIVE FOR OVERALL SITE CONSTRUCTION.
THE ENGINEER MUST BE NOTIFIED, IF THIS SCHEDULE IS DEVIATED FROM BY THE CONTRACTOR.
ANTICIPATED START DATE: 12/2019
ANTICIPATED COMPLETION DATE: 04/2020

DAILY AND WEEKLY EROSION CONTROL INSPECTION INDIVIDUAL:
PHILLIP DEBICE, CONSTRUCTION SERVICES MANAGER.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

24-HOUR CONTACT:
JOE CELENTO
(912) 272-4811

EROSION CONTROL DEVICES
MUST BE INSTALLED PRIOR TO ANY
LAND DISTURBING ACTIVITIES

ALABAMA Know what's below. 811 Call before you dig.

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:

PLAN CHECK	07/26/19
PERMIT	09/09/19
ADEM	11/04/19
BID	11/07/19
CONSTRUCTION	XX-XX-XX

DRAWN BY:

PANDA PROJECT #: D7163
PANDA STORE #: XXXX
IE PROJECT #: 190036

ingenium ENTERPRISES
PLANNING & ENGINEERING

ALABAMA LICENSED No. 25261 PROFESSIONAL ENGINEER JAMES D. NEFF
11/7/19

PANDA EXPRESS
TRUE WARM & WELCOME 2300
2096 INTERSTATE DRIVE
OPELIKA, AL 36801

CBMPP COVER SHEET

C06.0

PXP REMODEL

ADEM NPDES GENERAL PERMIT NOTES: (THESE NOTES ARE NOT ALL INCLUSIVE OF THE ADEM NPDES GENERAL PERMIT REQUIREMENTS. IT SHALL BE THE PERMITTEE'S RESPONSIBILITY TO ASSURE COMPLIANCE WITH ALL GENERAL PERMIT REQUIREMENTS)

PERMIT COVERAGE
THIS PERMIT AUTHORIZES, SUBJECT TO THE CONDITIONS OF THIS PERMIT, DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN ONE (I) ACRE OR FROM WHICH ARE PART OF A COMMON PLAN OF CONSTRUCTION ACTIVITIES INVOLVING LESS THAN ONE (1) ACRE AND DEVELOPMENT OR SALE EQUAL TO OR GREATER THAN ONE (1) ACRE OCCURRING ON OR BEFORE, AND CONTINUING AFTER THE EFFECTIVE DATE OF THIS PERMIT, EXCEPT FOR DISCHARGES IDENTIFIED UNDER PART I.C. OF THE PERMIT.

ELIGIBILITY
1. ALLOWABLE STORMWATER DISCHARGES
THIS PERMIT AUTHORIZES THE FOLLOWING STORMWATER DISCHARGES:
(A) STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES DEFINED IN PART I.A. OF THIS PERMIT;
(B) STORMWATER DISCHARGES DETERMINED BY THE DIRECTOR TO REQUIRE COVERAGE UNDER THIS PERMIT;
(C) DISCHARGES FROM SUPPORT ACTIVITIES (E.G., EQUIPMENT STAGING YARDS, MATERIAL STORAGE AREAS, EXCAVATED MATERIAL DISPOSAL AREAS, BORROW AREAS) PROVIDED:
(i) THE SUPPORT ACTIVITY IS DIRECTLY RELATED TO THE CONSTRUCTION SITE COVERED UNDER THIS PERMIT;
(ii) THE SUPPORT ACTIVITY IS NOT A COMMERCIAL OPERATION SERVING MULTIPLE UNRELATED CONSTRUCTION PROJECTS BY DIFFERENT OPERATORS, AND DOES NOT OPERATE BEYOND THE ON OF THE CONSTRUCTION ACTIVITY AT THE LAST CONSTRUCTION PROJECT IT SUPPORTS; AND
(iii) POLLUTANT DISCHARGES FROM SUPPORT ACTIVITY AREAS ARE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE AND DO NOT POSE A REASONABLE POTENTIAL TO EXCEED APPLICABLE WATER QUALITY STANDARDS.
2. ALLOWABLE NON-STORMWATER DISCHARGES
THIS PERMIT AUTHORIZES THE FOLLOWING NON-STORMWATER DISCHARGES PROVIDED THE NON-STORMWATER COMPONENT OF THE DISCHARGE IS IN COMPLIANCE WITH PART III.C.:
(A) DISCHARGES FROM FIRE-FIREFIGHTING ACTIVITIES;
(B) FIRE HYDRANT FLUSHINGS;
(C) WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
(D) WATER USED TO CONTROL DUST, CONTRACTOR SHALL ENSURE THAT SOIL IS MOISTENED TO PREVENT DUST, HOWEVER, WETTING SHALL NOT EXCEED MOISTENING TO THE POINT THAT FLOWING RUNOFF IS CREATED.
(E) POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHINGS NOT ASSOCIATED WITH HYDROSTATIC TESTING;
(F) ROUTINE EXTERNAL BUILDING WASH DOWN ASSOCIATED WITH CONSTRUCTION THAT DOES NOT USE DETERGENTS;
(G) PAVEMENT WASH WATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS ALL SPILLED MATERIAL HAS BEEN REMOVED) AND WHERE DETERGENTS ARE NOT USED;
(H) UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE ASSOCIATED WITH TEMPORARY OFFICE TRAILERS AND OTHER BUILDINGS;
(I) UNCONTAMINATED GROUND WATER OR SPRING WATER;
(J) FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS;
(K) LANDSCAPE IRRIGATION.

PROHIBITED DISCHARGES
THE FOLLOWING DISCHARGES ASSOCIATED WITH CONSTRUCTION ARE NOT AUTHORIZED BY THIS PERMIT:
1. STORMWATER DISCHARGES THAT ARE MIXED WITH SOURCES OF NONSTORMWATER UNLESS SUCH STORMWATER DISCHARGES ARE:
(A) IN COMPLIANCE WITH A SEPARATE NPDES PERMIT, OR
(B) DETERMINED BY THE DEPARTMENT NOT TO BE A CONTRIBUTOR OF POLLUTANTS TO WATERS OF THE STATE;
2. STORMWATER DISCHARGES CURRENTLY COVERED UNDER ANOTHER NPDES PERMIT;
3. WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
4. WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
5. FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
6. SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING;
7. DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS, UNLESS MANAGED BY APPROPRIATE CONTROLS;
8.DISCHARGES TO SURFACE WATERS FROM SEDIMENT BASINS OR IMPOUNDMENTS, UNLESS AN OUTLET STRUCTURE THAT WITHDRAWS WATER FROM THE SURFACE, UNLESS INFEASIBLE, IS UTILIZED;
9. DISCHARGES WHERE THE TURBIDITY OF SUCH DISCHARGE WILL CAUSE OR CONTRIBUTE TO A SUBSTANTIAL VISIBLE CONTRAST WITH THE NATURAL APPEARANCE OF THE RECEIVING WATER;
10. DISCHARGES WHERE THE TURBIDITY OF SUCH DISCHARGE WILL CAUSE OR CONTRIBUTE AN INCREASE IN THE TURBIDITY OF THE RECEIVING WATER BY MORE THAN 50 NTUS ABOVE BACKGROUND, FOR THE PURPOSES OF DETERMINING COMPLIANCE WITH THIS LIMITATION, BACKGROUND WILL BE INTERPRETED AS THE NATURAL CONDITION OF THE RECEIVING WATER OF THE RECEIVING WATER WITHOUT THE INFLUENCE OF MANMADE OR MANINDUCED CAUSES. TURBIDITY LEVELS CAUSED BY NATURAL RUNOFF WILL BE INCLUDED IN ESTABLISHING BACKGROUND LEVELS.
11. DISCHARGES OF ANY POLLUTANT INTO ANY WATER FOR WHICH A TOTAL MAXIMUM DAILY LOAD (TMDL) HAS BEEN FINALIZED OR APPROVED BY EPA UNLESS THE DISCHARGE IS CONSISTENT WITH THE TMDL; AND
12. DISCHARGES TO WATERS LISTED ON THE MOST RECENTLY APPROVED 303(D) LIST OF IMPAIRED STREAMS UNLESS THE DISCHARGE WILL NOT CAUSE OR CONTRIBUTE TO THE LISTED IMPAIRMENT.

SUBMITTAL OF DOCUMENTS
THE NOI AND ALL OTHER DOCUMENTS REQUIRED TO BE SUBMITTED TO THE DEPARTMENT BY THIS GENERAL PERMIT SHALL BE DELIVERED TO THE FOLLOWING ADDRESS:

ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT WATER DIVISION
POST OFFICE BOX (ZIP CODE: 36130-1463)
1400 COLISEUM BOULEVARD (ZIP CODE: 36110-2059)
MONTGOMERY, ALABAMA

SOIL STABILIZATION
FINAL STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY CLEARING, GRADING PORTION OF THE SITE. TEMPORARY STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY THE SITE HAS WHENEVER WORK TOWARD PROJECT COMPLETION AND FINAL STABILIZATION OF ANY PORTION OF TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING THIRTEEN (13) CALENDAR DAYS.

POLLUTION PREVENTION MEASURES
THE PERMITTEE MUST DESIGN, INSTALL, IMPLEMENT, AND MAINTAIN EFFECTIVE POLLUTION PREVENTION MEASURES TO MINIMIZE THE DISCHARGE OF POLLUTANTS. AT A MINIMUM, SUCH MEASURES MUST BE DESIGNED, INSTALLED, IMPLEMENTED AND MAINTAINED TO:
1. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, CONCRETE WASHOUT, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
2. MINIMIZE THE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE TO PRECIPITATION AND TO STORMWATER; AND
3. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM ANY SPILLS AND LEAKS FROM, INCLUDING BUT NOT LIMITED TO VEHICLES, MECHANICAL EQUIPMENT, CHEMICAL STORAGE AND REFUELING ACTIVITIES.

MAINTAIN AN UPDATED CBMPP
(A) THE CBMPP SHALL BE UPDATED AS NECESSARY TO ADDRESS CHANGES IN THE CONSTRUCTION , ACTIVITY, SITE WEATHER PATTERNS, NEW TMDLS FINALIZED OR APPROVED BY EPA, NEW 303(D) LISTINGS APPROVED BY EPA, OR MANUFACTURER SPECIFICATIONS FOR SPECIFIC CONTROL TECHNOLOGIES.
(B) THE CBMPP SHALL BE AMENDED IF INSPECTIONS OR INVESTIGATIONS BY SITE STAFF OR BY LOCAL, STATE, OR FEDERAL OFFICIALS DETERMINE THAT THE EXISTING SEDIMENT CONTROL MEASURES, EROSION CONTROL MEASURES, OR OTHER SITE MANAGEMENT PRACTICES ARE INEFFECTIVE OR DO NOT MEET THE REQUIREMENTS OF THIS PERMIT. ALL NECESSARY MODIFICATIONS TO THE CBMPP SHALL BE MADE OF THE INSPECTION UNLESS GRANTED AN WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING NOTIFICATION EXTENSION OF TIME BY THE DEPARTMENT.
(C) IF EXISTING SEDIMENT CONTROL MEASURES , EROSION CONTROL MEASURES, OR OTHER SITE MANAGEMENT PRACTICES PROVE INEFFECTIVE IN PROTECTING WATER QUALITY OR NEED TO BE MODIFIED; OR IF ADDITIONAL SEDIMENT CONTROL MEASURES, EROSION CONTROL MEASURES, OR OTHER SITE MANAGEMENT PRACTICES ARE NECESSARY TO MEET THE REQUIREMENTS OF PART III.A, B, C, AND E., IMPLEMENTATION SHALL BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THEN NEW LAND DISTURBANCE ACTIVITIES MUST CEASE UNTIL THE MODIFIED OR ADDITIONAL CONTROLS CAN BE IMPLEMENTED.
(D) A COPY OF THE CBMPP SHALL BE MAINTAINED AT THE SITE DURING NORMAL OPERATING HOURS AS DEFINED BY PART IV. T. OF THIS PERMIT WHEN REGULATED LAND DISTURBING ACTIVITIES ARE OCCURRING.

SPILL PREVENTION, CONTROL, AND MANAGEMENT
THE PERMITTEE SHALL PREPARE, IMPLEMENT, AND MAINTAIN A SPILL PREVENTION, CONTROL AND COUNTERMEASURES (SPCC) PLAN IN ACCORDANCE WITH 40 CFR PART 112 FOR ALL APPLICABLE ONSITE PETROLEUM STORAGE TANKS. THE PERMITTEE SHALL ALSO PREPARE, IMPLEMENT, AND MAINTAIN A SPCC PLAN IN ACCORDANCE WITH ADEM REQUIREMENTS FOR ANY STORED POLLUTANT(S) THAT MAY, IF SPILLED, BE REASONABLY EXPECTED TO ENTER A WATER OF THE STATE OR THE COLLECTION SYSTEM FOR A PUBLICLY OR PRIVATELY OWNED TREATMENT WORKS. THE SPCC PLAN(S) SHALL BE MAINTAINED AS A SEPARATE DOCUMENT OR AS PART OF THE CBMPP PLAN REQUIRED IN PART III.D. ABOVE. THE PERMITTEE SHALL IMPLEMENT APPROPRIATE STRUCTURAL AND/OR NON-STRUCTURAL SPILL PREVENTION, CONTROL, AND/OR MANAGEMENT SUFFICIENT TO PREVENT ANY SPILLS OF POLLUTANTS FROM ENTERING A WATER OF THE STATE OR A PUBLICLY OR PRIVATELY OWNED TREATMENT WORKS. THE PLAN(S) MUST CONSISTENT WITH THE REQUIREMENTS OF 40 CFR PART 112 AND/OR ADEM. ANY CONTAINMENT SYSTEM USED TO IMPLEMENT THIS REQUIREMENT SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE SUBSTANCE(S) CONTAINED AND OF MATERIALS WHICH SHALL PREVENT THE CONTAMINATION GROUNDWATER AND SHALL BE CAPABLE OF RETAINING 110 PERCENT OF THE VOLUME OF THE LARGEST CONTAINER OF POLLUTANTS FOR WHICH THE CONTAINMENT SYSTEM IS PROVIDED. THE PERMITTEE SHALL MAINTAIN ONSITE OR HAVE AVAILABLE SUFFICIENT SUFFICIENT OIL & GREASE ABSORBING MATERIAL AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS. SOIL CONTAMINATED BY PAINT OR CHEMICAL SPILLS, OIL SPILLS, ETC. MUST BE IMMEDIATELY CLEANED UP, REMEDIATED, OR BE REMOVED AND DISPOSED OF IN A DEPARTMENT APPROVED MANNER.

CORRECTIVE ACTION
1. ANY POORLY FUNCTIONING EROSION CONTROLS OR SEDIMENT CONTROLS, NON - COMPLIANT DISCHARGES, OR ANY OTHER DEFICIENCIES OBSERVED DURING THE INSPECTIONS REQUIRED UNDER PART III.G.2 SHALL BE CORRECTED AS SOON AS POSSIBLE, BUT NOT TO EXCEED FIVE (5) DAYS OF THE INSPECTION UNLESS PREVENTED BY UNSAFE WEATHER CONDITIONS.
2. IN THE EVENT OF A BREACH OF A BMP CONTAINMENT MEASURES SHALL BE TAKEN WITHIN 24 HOURS AFTER THE INSPECTION. PERMANENT CORRECTIVE MEASURES SHALL BE IMPLEMENTED WITHIN FIVE (5) DAYS OF THE INSPECTION. HOWEVER, IF PERMANENT CORRECTIVE MEASURES CANNOT BE IMPLEMENTED WITHIN THE TIME FRAMES PROVIDED HEREIN THE PERMITTEE SHALL CONTACT THE DEPARTMENT; AND
3. THE OPERATOR SHALL IMMEDIATELY TAKE ALL REASONABLE STEPS TO REMOVE, TO THE MAXIMUM EXTENT PRACTICAL, POLLUTANTS DEPOSITED OFFSITE OR IN ANY WATERBODY OR STORMWATER CONVEYANCE STRUCTURE.

SUSPENSION OF MONITORING
SUSPENSION OF APPLICABLE MONITORING AND INSPECTION REQUIREMENTS FOR PHASED PROJECTS OR DEVELOPMENTS MAY BE GRANTED PROVIDED:
1. THE DEPARTMENT IS NOTIFIED IN WRITING AT LEAST THIRTY DAYS PRIOR TO THE REQUESTED SUSPENSION;
2. THE PERMITTEE AND THE OCP CERTIFY IN THE REQUEST THAT ALL DISTURBANCE HAS BEEN GRADED, STABILIZED, AND/OR FULLY VEGETATED OR OTHERWISE PERMANENTLY COVERED, AND THAT APPROPRIATE, EFFECTIVE STEPS HAVE BEEN AND WILL BE TAKEN BY THE PERMITTEE TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF THIS PERMIT AND COMMIT THAT THESE MEASURES WILL REMAIN CONTINUALLY EFFECTIVE UNTIL THE PERMIT IS PROPERLY TERMINATED;
3. THE PERMITTEE NOTIFIES THE DEPARTMENT PRIOR TO RESUMPTION OF DISTURBANCE OR COMMENCEMENT OF THE NEXT PHASE OF DEVELOPMENT AND THE PERMITTEE COMPLIES WITH THE REQUIREMENTS OF THIS PERMIT PRIOR TO COMMENCEMENT OF ADDITIONAL DISTURBANCE.

PRECIPITATION MEASUREMENT
THE PERMITTEE SHALL MEASURE AND RECORD ALL PRECIPITATION OCCURRING AT THE CONSTRUCTION SITE. PRECIPITATION MEASUREMENTS SHALL BE TAKEN USING CONTINUOUS RECORDERS OR DAILY READINGS OF AN ONSITE RAIN GAUGE OR OTHER MEASUREMENT DEVICE ACCEPTABLE TO THE DEPARTMENT. PRECIPITATION MEASUREMENTS MUST BE REPRESENTATIVE OF THE PERMITTEE'S SITE.

STANDARD AND GENERAL PERMIT CONDITIONS
A. DUTY TO COMPLY
1. THE PERMITTEE MUST COMPLY WITH ALL CONDITIONS OF THE PERMIT. ANY PERMIT NONCOMPLIANCE CONSTITUTES A VIOLATION OF THE AWPCA AND THE FWPCA AND IS GROUNDS FOR ENFORCEMENT ACTION, OR FOR TERMINATION OR DENIAL OF COVERAGE UNDER THIS PERMIT. 2. ANY PERSON WHO VIOLATES A PERMIT CONDITION IS SUBJECT TO A CIVIL PENALTY AS AUTHORIZED BY CODE OF ALABAMA (1975) (22-22A-5(18) (1987 CUM. SUPP.) AND/OR A CRIMINAL PENALTY AS AUTHORIZED BY THE AWPCA.

B. NEED TO HALT OR REDUCE ACTIVITY NOT A DEFENSE
IT SHALL NOT BE A DEFENSE FOR THE PERMITTEE IN AN ENFORCEMENT ACTION THAT IT WOULD HAVE BEEN NECESSARY TO HALT OR REDUCE CONSTRUCTION ACTIVITIES IN ORDER TO MAINTAIN COMPLIANCE WITH THE CONDITIONS OF THE PERMIT.

C. DUTY TO MITIGATE
THE PERMITTEE SHALL TAKE ALL REASONABLE STEPS TO MITIGATE OR PREVENT ANY VIOLATION OF THE PERMIT OR TO MINIMIZE OR PREVENT ANY ADVERSE IMPACT OF ANY PERMIT VIOLATION.

D. PROPER OPERATION AND MAINTENANCE
THE PERMITTEE SHALL AT ALL TIMES PROPERLY OPERATE AND MAINTAIN ALL FACILITIES AND SYSTEMS OF TREATMENT AND CONTROL (AND RELATED APPURTENANCES) WHICH ARE INSTALLED OR USED BY THE PERMITTEE TO ACHIEVE COMPLIANCE WITH THE CONDITIONS OF THIS PERMIT. PROPER OPERATION AND MAINTENANCE INCLUDES EFFECTIVE PERFORMANCE, ADEQUATE FUNDING, ADEQUATE OPERATOR STAFFING AND TRAINING, AND ADEQUATE LABORATORY AND PROCESS CONTROLS, INCLUDING APPROPRIATE QUALITY ASSURANCE PROCEDURES. OPERATION OF BACKUP OR AUXILIARY FACILITIES IS REQUIRED ONLY WHEN NECESSARY TO ACHIEVE COMPLIANCE WITH THE CONDITIONS OF THIS PERMIT.

E. PERMIT ACTIONS
THIS PERMIT MAY BE MODIFIED, REVOKED AND REISSUED, SUSPENDED, OR TERMINATED FOR CAUSE. THE FILING OF A REQUEST BY THE PERMITTEE FOR A PERMIT MODIFICATION, REVOCATION AND RE - ISSUANCE, OR TERMINATION, OR A NOTIFICATION OF PLANNED CHANGES OR ANTICIPATED NON COMPLIANCE DOES NOT STAY ANY PERMIT CONDITION.

F. PROPERTY RIGHTS
THIS PERMIT DOES NOT CONVEY ANY PROPERTY RIGHTS OF ANY SORT OR ANY EXCLUSIVE PRIVILEGE.

G. DUTY TO PROVIDE INFORMATION
1. THE PERMITTEE SHALL FURNISH TO THE DIRECTOR, WITHIN A REASONABLE TIME , ANY INFORMATION WHICH THE DIRECTOR MAY REQUEST TO DETERMINE WHETHER CAUSE EXISTS FOR MODIFYING, REVOKING AND REISSUING, SUSPENDING, OR TERMINATING THIS PERMIT OR TO DETERMINE COMPLIANCE WITH THIS PERMIT, THE PERMITTEE SHALL ALSO FURNISH TO THE DIRECTOR UPON REQUEST, COPIES OF RECORDS REQUIRED TO BE KEPT BY THIS PERMIT.
2. THE PERMITTEE SHALL INFORM THE DIRECTOR IN WRITING OF ANY CHANGE IN THE PERMITTEE'S MAILING ADDRESS OR TELEPHONE NUMBER OR IN THE PERMITTEE'S DESIGNATION OF A FACILITY CONTACT OR OFFICER HAVING THE AUTHORITY AND RESPONSIBILITY TO PREVENT AND ABATE VIOLATIONS OF THE AWPCA, THE DEPARTMENT'S RULES AND THE TERMS AND CONDITIONS OF THIS PERMIT NO LATER THAN TEN (10) DAYS AFTER SUCH CHANGE. UPON REQUEST OF THE DIRECTOR, THE PERMITTEE SHALL FURNISH AN UPDATE OF ANY INFORMATION PROVIDED IN THE NOI.
3. IF THE PERMITTEE BECOMES AWARE THAT IT FAILED TO SUBMIT ANY RELEVANT FACTS IN THE NOI, OR SUBMITTED INCORRECT INFORMATION IN THE NOI OR IN ANY REPORT TO THE DIRECTOR, IT SHALL PROMPTLY SUBMIT SUCH FACTS OR INFORMATION WITH A WRITTEN EXPLANATION FOR THE MISTAKE AND/OR OMISSION.

H. INSPECTION AND ENTRY
THE PERMITTEE SHALL ALLOW THE DIRECTOR, OR AN AUTHORIZED REPRESENTATIVE, UPON THE PRESENTATION OF CREDENTIALS AND OTHER DOCUMENTS AS MAY BE REQUIRED BY LAW TO:
1. ENTER UPON THE PERMITTEE'S PREMISES WHERE A REGULATED ACTIVITY IS LOCATED OR CONDUCTED, OR WHERE RECORDS MUST BE KEPT UNDER THE CONDITIONS OF THIS PERMIT;
2. HAVE ACCESS TO AND COPY, AT REASONABLE TIMES, ANY RECORDS THAT MUST BE KEPT UNDER THE CONDITIONS OF THIS PERMIT;
3. INSPECT AT REASONABLE TIMES ANY FACILITIES, EQUIPMENT (INCLUDING MONITORING AND CONTROL EQUIPMENT), PRACTICES, OR OPERATIONS REGULATED OR REQUIRED UNDER THIS PERMIT; AND
4. SAMPLE OR MONITOR AT REASONABLE TIMES, FOR THE PURPOSES OF ASSURING PERMIT COMPLIANCE OR AS OTHERWISE AUTHORIZED BY THE AWPCA, ANY ACTIVITIES, SUBSTANCES OR PARAMETERS AT ANY LOCATION.

I. NONCOMPLIANCE NOTIFICATION
1. IF FOR ANY REASON, THE PERMITTEE'S DISCHARGE DOES NOT COMPLY WITH ANY LIMITATION OR CONDITION OF THIS PERMIT, THE PERMITTEE SHALL VERBALLY NOTIFY THE DIRECTOR WITHIN 24 HOURS OF THE NONCOMPLIANT EVENT FOLLOWED BY A WRITTEN REPORT WITHIN FIVE (5) DAYS OF THE NON COMPLIANT EVENT.
2. A WRITTEN NONCOMPLIANCE NOTIFICATION SHALL BE IN A FORMAT ACCEPTABLE TO THE DEPARTMENT AND SHALL INCLUDE:
(A) A DESCRIPTION OF THE NONCOMPLIANT EVENT, ITS CAUSE, IF KNOWN, AND LOCATION;
(B) THE EXPECTED PERIOD OF NONCOMPLIANCE, INCLUDING DATES AND TIMES;
(C) A DESCRIPTION OF ANY CORRECTIVE MEASURES TAKEN OR TO BE TAKEN TO CORRECT THE NONCOMPLIANCE AND MITIGATE ANY ASSOCIATED EFFECTS TO THE ENVIRONMENT.

INSPECTION REQUIREMENTS
DAILY OBSERVATIONS
(A) EACH DAY THERE IS ACTIVITY AT THE SITE, THE PERMITTEE SHALL VISUALLY OBSERVE THAT PORTION OF THE CONSTRUCTION PROJECT WHERE ACTIVE DISTURBANCE, WORK, OR CONSTRUCTION OCCURRED TO NOTE ANY RAINFALL MEASUREMENTS OCCURRING SINCE THE PREVIOUS OBSERVATION, AND ANY APPARENT BMP DEFICIENCIES IN THE AREA OF ACTIVE DISTURBANCE.
(B) SUCH DAILY OBSERVATIONS MAY BE PERFORMED BY APPROPRIATE SITE PERSONNEL.
(C) THE PERMITTEE SHALL MAINTAIN A LOG OF ALL DAILY OBSERVATIONS AND RECORD IN SUCH LOG ANY RAINFALL MEASUREMENTS AND BMP DEFICIENCIES OBSERVED.
J. SITE INSPECTIONS
(A) A SITE INSPECTION SHALL CONSIST OF A COMPLETE AND COMPREHENSIVE OBSERVATION OF THE ENTIRE CONSTRUCTION SITE INCLUDING ALL AREAS OF LAND DISTURBANCE, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, AFFECTED DITCHES AND OTHER STORMWATER CONVEYANCES, AS WELL AS ALL OUTFALLS. RECEIVING WATERS AND STREAM BANKS TO DETERMINE IF AND ENSURE THAT:
(I) EFFECTIVE EROSION CONTROLS AND SEDIMENT CONTROLS HAVE BEEN FULLY IMPLEMENTED AND MAINTAINED IN ACCORDANCE WITH THIS PERMIT, THE SITE CBMPP, AND THE ALABAMA HANDBOOK;
(II) POLLUTANTS AND DISCHARGES HAVE BEEN PREVENTED/MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE; AND
(III) DISCHARGES DO NOT RESULT IN A CONTRAVENTION OF APPLICABLE STATE WATER QUALITY STANDARDS FOR THE RECEIVING STREAM(S) OR OTHER WATERS IMPACTED OR AFFECTED BY THE PERMITTEE.
(B) SITE INSPECTIONS SHALL BE PERFORMED BY A QCI. QCP, A QUALIFIED PERSON UNDER THE DIRECT SUPERVISION OF A QCP,
(C) FOR NON - LINEAR PROJECTS, A SITE INSPECTION SHALL BE PERFORMED ONCE EACH MONTH AND AFTER ANY QUALIFYING PRECIPITATION EVENT, COMMENCING AS PROMPTLY AS POSSIBLE, BUT NO LATER THAN 24 - HOURS AFTER RESUMING OR CONTINUING ACTIVE CONSTRUCTION OR DISTURBANCE. AND COMPLETED NO LATER THAN 72 - HOURS FOLLOWING THE QUALIFYING PRECIPITATION EVENT.
(D) FOR LINEAR PROJECTS WHERE ACTIVE CONSTRUCTION OR AREAS WHERE PERENNIAL VEGETATION HAS NOT BEEN FULLY ESTABLISHED, MEETING THE DEFINITION OF FINAL STABILIZATION, A SITE INSPECTION SHALL BE PERFORMED AFTER ANY QUALIFYING PRECIPITATION EVENT SINCE THE LAST INSPECTION, BEGINNING AS PROMPTLY AS POSSIBLE, BUT NO LATER THAN 24 - HOURS AFTER RESUMING OR CONTINUING ACTIVE CONSTRUCTION OR DISTURBANCE AND COMPLETED NO LATER THAN FIVE (5) DAYS AFTER THE QUALIFYING PRECIPITATION EVENT.
(E) A SITE INSPECTION SHALL ALSO BE PERFORMED AS OFTEN AS IS NECESSARY UNTIL ANY POORLY FUNCTIONING EROSION CONTROLS OR SEDIMENT CONTROLS, NON - COMPLIANT DISCHARGES, OR ANY OTHER DEFICIENCIES OBSERVED DURING A PRIOR INSPECTION ARE CORRECTED AND DOCUMENTED AS BEING IN COMPLIANCE WITH THE REQUIREMENTS OF THIS PERMIT.
(F) ON ALL ACTIVE DISTURBANCE, DREDGING, EXCAVATION, OR CONSTRUCTION UNDERTAKEN OR LOCATED WITHIN THE BANKS OF A WATERBODY, INCLUDING BUT NOT LIMITED TO, EQUIPMENT/VEHICLE CROSSINGS, PIPELINES, OR OTHER TRANSMISSION LINE INSTALLATION, CONVEYOR STRUCTURE INSTALLATION, AND WATERBODY RELOCATION, STREAMBANK STABILIZATION, OR OTHER ALTERATIONS. A SITE INSPECTION SHALL BE PERFORMED AT LEAST ONCE A WEEK, AND AS OFTEN AS IS NECESSARY UNTIL THE DISTURBANCE/ACTIVITY IMPACTING THE WATERBODY IS COMPLETE AND RECLAMATION OR EFFECTIVE STORMWATER QUALITY REMEDIATION IS ACHIEVED.
(G) THE INSPECTION SHALL BE RECORDED IN A WRITTEN FORMAT ACCEPTABLE TO THE DEPARTMENT. THE INSPECTION RECORD SHALL INCLUDE:
(I) THE SITE NAME AND LOCATION, DISCHARGE POINT NUMBER, DATE, TIME AND EXACT PLACE OF ANY SAMPLING PERFORMED;
(II) THE NAME(S) OF PERSON(S) WHO PERFORMED THE INSPECTION AND/OR OBTAINED ANY SAMPLES OR MEASUREMENTS TAKEN;
(III) THE DATES AND TIMES OF THE INSPECTION AND ANY SAMPLES OR MEASUREMENTS TAKEN;
(IV) A DESCRIPTION OF ANY SAMPLING AND ANALYTICAL TECHNIQUES OR METHODS USED, INCLUDING SOURCE OF METHOD AND METHOD NUMBER;
(V) THE RESULTS OF AN ANALYSES PERFORMED;

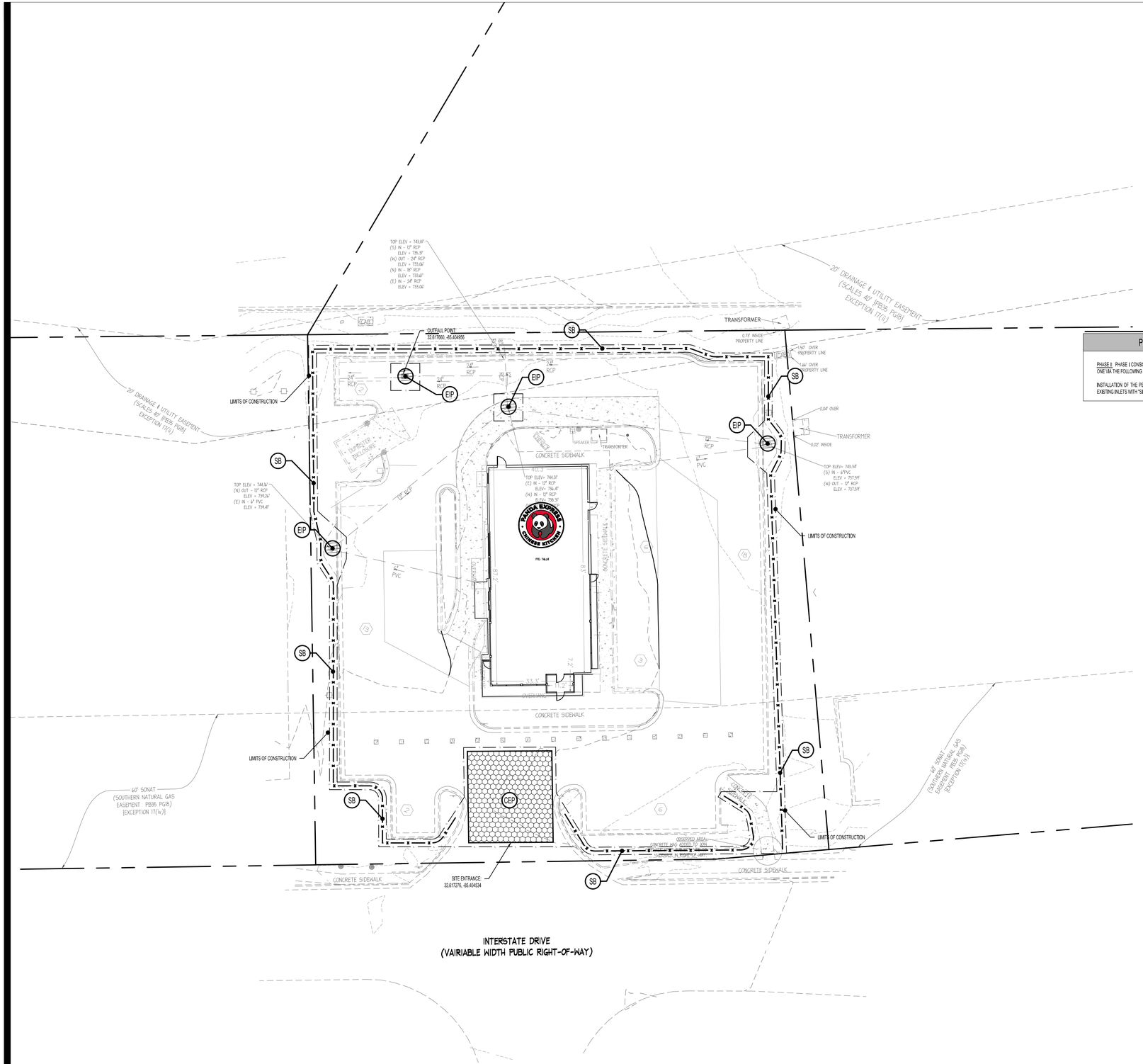
J. RETENTION OF RECORDS
1. THE PERMITTEE SHALL RETAIN RECORDS OF ALL INSPECTION RECORDS, MONITORING INFORMATION, INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION, COPIES OF ALL REPORTS REQUIRED BY THE PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE SUCH REPORTS, FOR A PERIOD OF AT LEAST THREE (3) YEARS FROM THE DATE OF THE INSPECTION, SAMPLE MEASUREMENT, OR REPORT. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE DIRECTOR AT ANY TIME IF LITIGATION OR OTHER ENFORCEMENT ACTION, UNDER THE AWPCA AND/OR THE FWPCA, IS ONGOING WHICH INVOLVES ANY OF THESE RECORDS. THE RECORDS SHALL BE KEPT UNTIL THE LITIGATION IS RESOLVED.
2. ALL RECORDS REQUIRED TO BE KEPT FOR A PERIOD OF THREE (3) YEARS SHALL BE KEPT AT THE PERMITTED FACILITY OR AN ALTERNATE LOCATION IDENTIFIED TO THE DEPARTMENT IN WRITING AND SHALL BE AVAILABLE FOR INSPECTION.

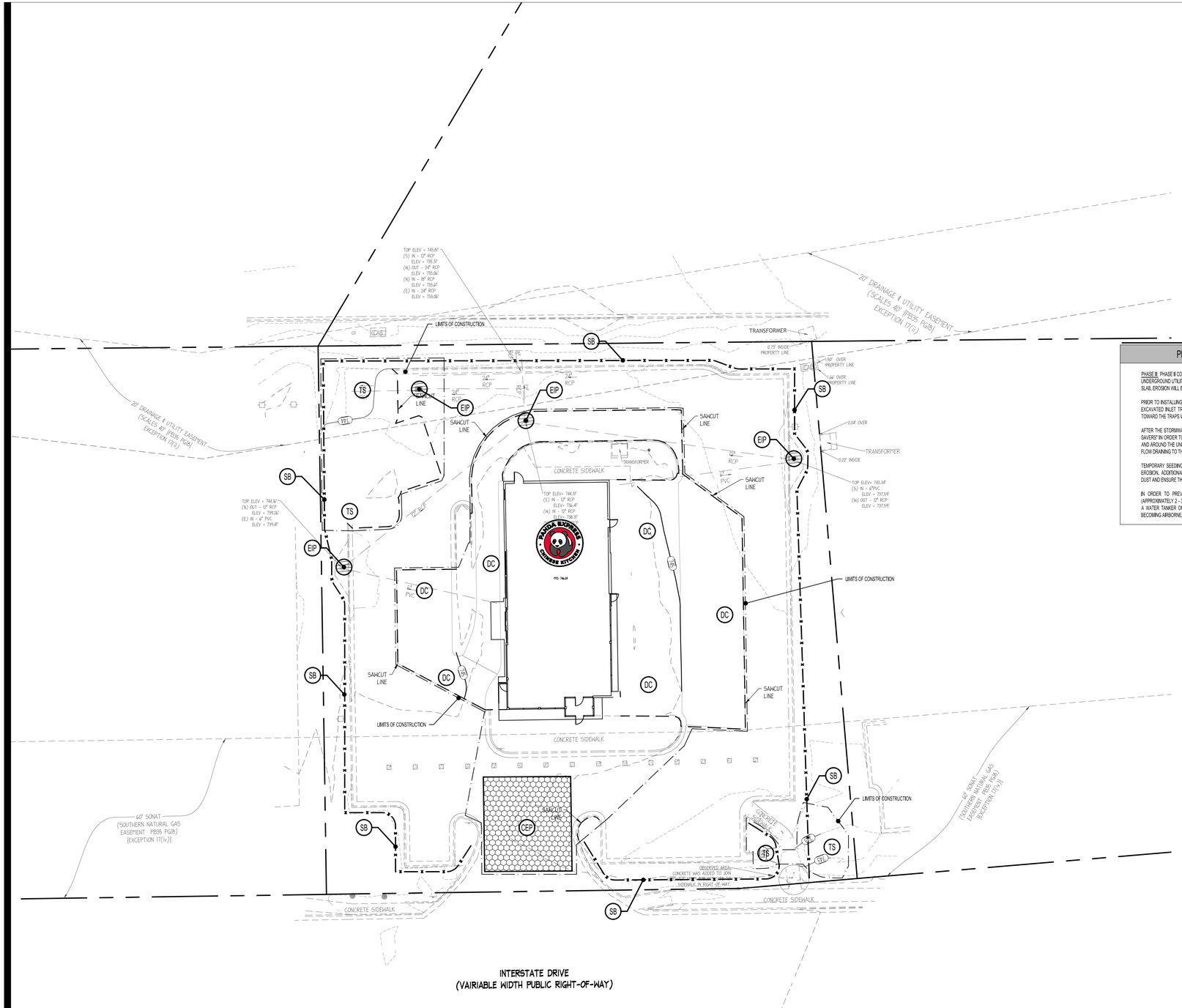
R. TERMINATION OF COVERAGE
1. THE DIRECTOR MAY SUSPEND OR TERMINATE COVERAGE UNDER THIS PERMIT FOR CAUSE WITHOUT THE CONSENT OF THE PERMITTEE. CAUSE SHALL INCLUDE, BUT NOT BE LIMITED TO NONCOMPLIANCE WITH THIS PERMIT OR THE APPLICABLE REQUIREMENTS OF DEPARTMENT RULES, OR A FINDING THAT THIS PERMIT DOES NOT CONTROL THE STORMWATER DISCHARGE SUFFICIENTLY TO PROTECT WATER QUALITY.
2. NOTICE OF TERMINATION THE PERMITTEE MUST SUBMIT A NOTICE OF TERMINATION (NOT) IN A FORMAT ACCEPTABLE TO THE DEPARTMENT WITHIN THIRTY (30) DAYS OF ONE OF THE FOLLOWING CONDITIONS:
(A) FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE;
(B) ANOTHER OPERATOR HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT ACHIEVED FINAL STABILIZATION AND THE NEW OPERATOR HAS SUBMITTED AN NOI F OR COVERAGE UNDER THIS PERMIT; OR
(C) COVERAGE UNDER AN INDIVIDUAL PERMIT OR ALTERNATIVE GENERAL PERMIT HAS BEEN OBTAINED
3. CONTENT OF THE NOTICE OF TERMINATION THE NOT SHALL INCLUDE:
(A) THE PERMITTEE NAME, PERMIT NUMBER, AND LOCATION OF THE SITE; AND
(B) CERTIFICATION BY THE PERMITTEE AND THE QCP THAT ALL CONSTRUCTION ACTIVITY COVERED BY THIS PERMIT HAS BEEN COMPLETED AND FINAL STABILIZATION HAS BEEN ACHIEVED; OR
(C) IDENTIFICATION, INCLUDING COMPLETE CONTACT INFORMATION, OF THE PERSON THAT HAS ASSUMED LEGAL OR OPERATIONAL CONTROL OVER THE CONSTRUCTION SITE.

S. FACILITY IDENTIFICATION
THE PERMITTEE SHALL POST AND MAINTAIN SIGN(S) AT THE FRONT GATE/ENTRANCE, AND IF UTILITY INSTALLATION, WHERE PROJECT CROSSES PAVED COUNTY, STATE, OR FEDERAL HIGHWAYS/ROAD, A N LOR AT OTHER EASILY ACCESSIBLE LOCATION(S) TO ADEQUATELY IDENTIFY THE SITE PRIOR TO COMMENCEMENT OF AND DURING NPDES CONSTRUCTION UNTIL PERMIT COVERAGE IS PROPERLY TERMINATED, SUCH SIGN SHALL DISPLAY THE NAME OF THE PERMITTEE, "ADEM NPDES ALR10" FOLLOWED BY THE FIVE DIGIT NPDES PERMIT NUMBER, FACILITY OR PROJECT NAME, AND OTHER DESCRIPTIVE INFORMATION DEEMED APPROPRIATE BY THE PERMITTEE.

K. SIGNATORY REQUIREMENTS
THE NOI AND ALL REPORTS OR INFORMATION SUBMITTED TO THE DIRECTOR SHALL BE SIGNED AND CERTIFIED ACCORDING TO THE REQUIREMENT OF ADEM ADMIN CODE R. 335-6-6-.09. WHERE REQUIRED BY THIS PERMIT, DOCUMENTS WILL ALSO BE SIGNED BY A QCP OR QCI.

L. TRANS


TOP ELEV = 745.85'
(S) IN - 12" RCP
ELEV = 739.35'
(W) OUT - 24" RCP
ELEV = 733.04'
(N) IN - 18" RCP
ELEV = 733.44'
(E) IN - 24" RCP
ELEV = 733.04'
OUTFALL POINT
32.617660, -85.404956
20' DRAINAGE & UTILITY EASEMENT (SCALES 40' [PESS PG8] EXCEPTION 17(V))
LIMITS OF CONSTRUCTION
TRANSFORMER
0.73' INSIDE PROPERTY LINE
1.50' OVER PROPERTY LINE
1.40' OVER PROPERTY LINE
0.04' OVER
0.03' INSIDE
TOP ELEV= 743.34'
(S) IN - 4" PVC
ELEV = 737.59'
(W) OUT - 12" RCP
ELEV = 737.99'
TOP ELEV= 744.30'
(N) OUT - 12" RCP
ELEV = 739.20'
(E) IN - 4" PVC
ELEV = 739.40'
TOP ELEV= 744.33'
(E) IN - 12" RCP
ELEV= 736.48'
(W) IN - 12" RCP
ELEV= 736.33'
PANDA EXPRESS CHINESE KITCHEN
FFE= 746.64
CONCRETE SIDEWALK
DRIVE-THRU ENCLOSURE
SPEAKER
CANOPY
CONCRETE SIDEWALK
CONCRETE SIDEWALK
CONCRETE SIDEWALK



EROSION CONTROL LEGEND

ESPC BMP	LINETYPE/SYMBOL	REFERENCE
CONSTRUCTION EXIT PAD	CEP	SHEET C06.5
TOPSOILING	TSG	NOT APPLICABLE
CHEMICAL STABILIZATION	CHS	NOT APPLICABLE
DUST CONTROL	DC	SHEET C06.5
EROSION CONTROL BLANKET	ECB	NOT APPLICABLE
MULCHING	Mu	SHEET C06.5
PERMANENT SEEDING	Ps	NOT APPLICABLE
SODDING	SOD	SHEET C06.5
TEMPORARY SEEDING	TS	SHEET C06.5
CHECK DAM	CD	NOT APPLICABLE
GRASS SWALE	GS	NOT APPLICABLE
DIVERSION	DV	NOT APPLICABLE
INLET PROTECTION	EIP IP	SHEET C06.6
SEDIMENT BARRIER	SB	SHEET C06.6
TEMPORARY SEDIMENT TRAP	TST	NOT APPLICABLE
ROCK FILTER DAM	RFD	NOT APPLICABLE

SEE EXISTING CONDITIONS/SURVEY AND LANDSCAPE/TREE PROTECTION PLANS FOR LEGENDS

PHASE II EROSION PREVENTION NARRATIVE

PHASE II CONSISTS OF INITIAL LAND DISTURBING ACTIVITIES INCLUDING GRADING, INSTALLATION OF UNDERGROUND UTILITIES, INSTALLATION OF STORMWATER INFRASTRUCTURE, AND POURING OF THE BUILDING SLAB. EROSION WILL BE PREVENTED DURING PHASE TWO VIA THE FOLLOWING MEANS AND METHODS:

PRIOR TO INSTALLING INFRASTRUCTURE AND ANY EARTH MOVING ACTIVITIES, THE CONTRACTOR SHALL INSTALL EXCAVATED INLET TRAPS AS INDICATED. THE CONTRACTOR SHALL INSURE THAT STORM WATER IS DIRECTED TOWARD THE TRAPS WHILE EARTH MOVING ACTIVITIES ARE OCCURRING.

AFTER THE STORMWATER INFRASTRUCTURE HAS BEEN INSTALLED, THE UNITS WILL BE TOPPED WITH THE "SILT SAVERS" IN ORDER TO PROTECT THE INLETS FROM ANY SEDIMENT INFILTRATION. FURTHERMORE, THE AREAS IN AND AROUND THE UNITS (GRADED AS LOW POINTS) WILL BE EXCAVATED IN ORDER TO STORE THE SEDIMENT RICH FLOW DRAINING TO THE THOSE AREAS.

TEMPORARY SEEDING WILL BE REQUIRED FOR ANY AREA LEFT EXPOSED FOR 13 DAYS OR MORE TO PREVENT EROSION. ADDITIONALLY, THE CONTRACTOR SHALL DAMPEN THE EXPOSED SOIL, WITH WATER ONLY, TO PREVENT DUST AND ENSURE THAT NO ADDITIONAL FLOW IS INDUCED AS A RESULT.

IN ORDER TO PREVENT DUST FROM SPREADING, WATER SHOULD BE APPLIED THROUGHOUT THE DAY (APPROXIMATELY 2 - 3 TIMES, DEPENDING ON THE ATMOSPHERIC CONDITIONS). THE CONTRACTOR SHALL UTILIZE A WATER TANKER ON-SITE TO SPRAY MISTED WATER OVER THE AFFECTED AREAS PREVENTING DUST FROM BECOMING AIRBORNE.

GENERAL CBMPP NOTES

GENERAL
1. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL MEASURES AND PRACTICES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE AT THE EXPENSE OF THE CONTRACTOR.
2. SEE GRADING & DRAINAGE NOTES.

SLOPES AND DISTURBED AREA STABILIZATION
1. CONCENTRATED FLOW AREAS AND ALL SLOPES 2H:1V OR STEEPER SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKET.
2. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN (7) DAYS OF THEIR CONSTRUCTION.
3. ALL DISTURBED AREAS SHALL BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT. NO EXPOSED GRADE WILL BE LEFT UNSTABILIZED FOR MORE THAN 7 DAYS.
4. PERMANENT GRASSING AND LANDSCAPING OF DISTURBED AREAS SHALL BE COMPLETED AS QUICKLY AS POSSIBLE. TEMPORARY STABILIZATION BY MULCHING AND/OR TEMPORARY SEEDING WILL BE REQUIRED IN THE EVENT OF PROJECT DELAYS.
5. TYPE 'A' SEDIMENT BARRIERS SHALL BE PLACED AT THE TOE OF ALL FILL SLOPES.

DRAINAGE
1. ALL DRAINAGE STRUCTURES SHALL BE EROSION PROOFED.

TREE PROTECTION
1. ALL TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED WITH FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE..
2. ALL TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
3. NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

MAINTENANCE AND INSPECTIONS
1. SEDIMENT AND EROSION CONTROL MEASURES AND PRACTICES SHALL BE INSPECTED DAILY.
2. SEDIMENT STORAGE MAINTENANCE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.
3. SEDIMENT CONTROL DEVICES MUST BE INSPECTED DAILY AND CHECKED AFTER EACH STORM EVENT AND CLEANED OR REPLACED WHEN THEY REACH 1/3 OF DESIGN CAPACITY.
4. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
5. MAINTENANCE OF ALL SOIL AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR.

REMOVAL OF SEDIMENT / TOPSOILING
CONTRACTOR SHALL STRIP AND STOCKPILE TOPSOIL FOR USE TO SPREAD OVER SITE AS NEEDED. ANY TOPSOIL STOCKPILE SHALL BE ENTIRELY SURROUNDED BY SEDIMENT BARRIER. FURTHERMORE ANY TOPSOIL EXPOSED FOR MORE THAN 13 DAYS SHALL BE SEEDED.

ANY TOPSOIL NOT USED, AS WELL AS ALL SEDIMENT FROM BMP DEVICES WITHIN THE SCOPE OF WORK, SHALL BE HAULED OFF TO APPROVED LOCATION. CONTRACTOR SHALL ENSURE THAT ALL PERMITS ASSOCIATED WITH THE HAUL OFF HAVE BEEN OBTAINED FROM THE CITY OF OPELIKA, OR ANY ENTITY HAVING JURISDICTION.

IN THE EVENT THAT SEDIMENT EXITS ONSITE AND SAID SEDIMENT IS CONVEYED TO MOORE'S MILL CREEK DOWNSTREAM, CONSTRUCTION SHALL STOP, AND THE CONTRACTOR SHALL NOTIFY ADEM IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING THE SEDIMENT FROM THE AFOREMENTIONED CREEK. FURTHERMORE, THE CONTRACTOR SHALL PROCESS THIS SEDIMENT IN THE SAME MANNER AS THE EXCESS TOPSOIL OR THE SEDIMENT REMOVED FROM THE ONSITE BMPS.

DAILY AND WEEKLY EROSION CONTROL INSPECTION INDIVIDUAL:
PHILLIP DEBICE, CONSTRUCTION SERVICES MANAGER.

24-HOUR CONTACT:
JOE CELENTO
(912) 272-4811

ALABAMA Know what's below. 811 Call before you dig.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

N

0 20 40 Feet

SCALE 1" = 20'

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:

PLAN CHECK	07/26/19
PERMIT	09/09/19
ADEM	11/04/19
BID	11/07/19
CONSTRUCTION	XX-XX-XX

DRAWN BY:

PANDA PROJECT #: D7163
PANDA STORE #: XXXX
IE PROJECT #: 190036

ingenium ENTERPRISES
PLANNING & ENGINEERING

ALABAMA LICENSED No. 25251 PROFESSIONAL ENGINEER JAMES D. NEFF
11/7/19

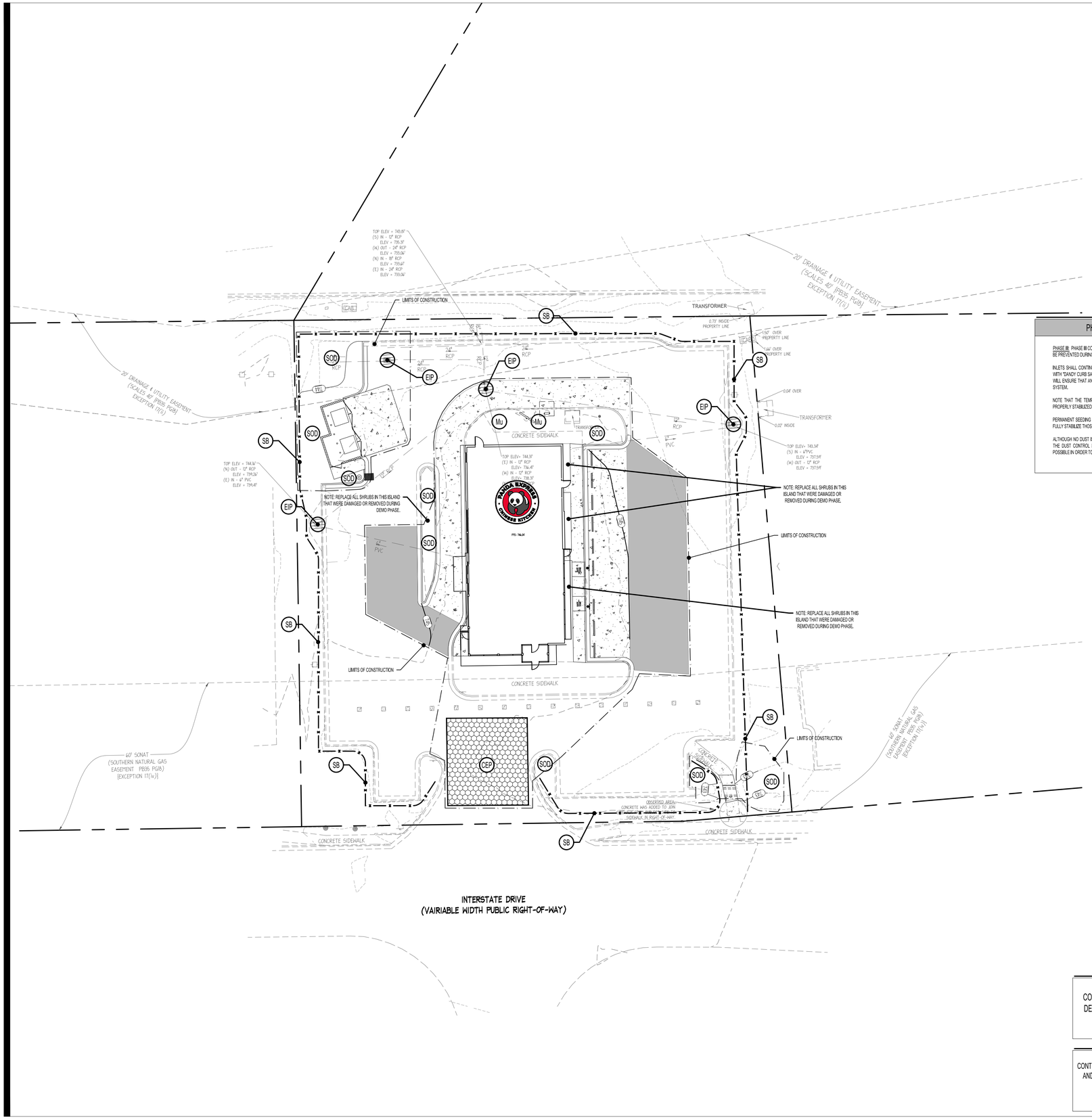
PANDA EXPRESS

TRUE WARM & WELCOME 2300
2096 INTERSTATE DRIVE
OPELIKA, AL 36801

CBMPP PLAN
PHASE II

C06.3

PXP REMODEL



EROSION CONTROL LEGEND

ESPC BMP	LINETYPE/SYMBOL	REFERENCE
CONSTRUCTION EXIT PAD	CEP	SHEET C06.5
TOPSOILING	TSG	NOT APPLICABLE
CHEMICAL STABILIZATION	CHS	NOT APPLICABLE
DUST CONTROL	DC	SHEET C06.5
EROSION CONTROL BLANKET	ECB	NOT APPLICABLE
MULCHING	Mu	SHEET C06.5
PERMANENT SEEDING	Ps	NOT APPLICABLE
SODDING	SOD	SHEET C06.5
TEMPORARY SEEDING	TS	SHEET C06.5
CHECK DAM	CD	NOT APPLICABLE
GRASS SWALE	GS	NOT APPLICABLE
DIVERSION	DV	NOT APPLICABLE
INLET PROTECTION	EIP IP	SHEET C06.6
SEDIMENT BARRIER	SB	SHEET C06.6
TEMPORARY SEDIMENT TRAP	TST	NOT APPLICABLE
ROCK FILTER DAM	RFD	NOT APPLICABLE

SEE EXISTING CONDITIONS/SURVEY AND LANDSCAPE/TREE PROTECTION PLANS FOR LEGENDS

PHASE III EROSION PREVENTION NARRATIVE

PHASE III. PHASE III CONSISTS OF MAINLY PAVING AS PART OF THE LAND DISTURBING ACTIVITIES. EROSION WILL BE PREVENTED DURING PHASE THREE VIA THE FOLLOWING MEANS AND METHODS:

INLETS SHALL CONTINUE TO BE PROTECTED; HOWEVER, THE SILT SAVERS SHALL BE REPLACED AT THIS POINT WITH "DANDY CURB SACKS" FOR ALL CURB INLETS IN QUESTION AND A "DANDY SAC" FOR ALL GRATE INLETS. THIS WILL ENSURE THAT ANY RANDOM SEDIMENT TRAVERSING A PAVED AREA WILL NOT ENTER THE EXISTING STORM SYSTEM.

NOTE THAT THE TEMPORARY SEDIMENT TRAPS CAN BE REMOVED ONCE AREAS NOT BEING DISTURBED ARE PROPERLY STABILIZED IN THEIR FINAL CONDITION.

PERMANENT SEEDING AND/OR SOD WILL BE APPLIED, ALONGSIDE OTHER LANDSCAPING, IN PERVIOUS AREAS TO FULLY STABILIZE THOSE AREAS AND PREVENT EROSION.

ALTHOUGH NO DUST IS EXPECTED TO SPREAD IN PHASE III DUE TO PAVING, THE CONTRACTOR SHALL MAINTAIN THE DUST CONTROL MEASURES MENTIONED IN THE PHASE II EROSION PREVENTION NARRATIVE WHEREVER POSSIBLE IN ORDER TO PREVENT ANY DUST FROM SPREADING.

GENERAL CBMPP NOTES

GENERAL
1. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL MEASURES AND PRACTICES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE AT THE EXPENSE OF THE CONTRACTOR.
2. SEE GRADING & DRAINAGE NOTES.

SLOPES AND DISTURBED AREA STABILIZATION
1. CONCENTRATED FLOW AREAS AND ALL SLOPES 2H:1V OR STEEPER SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKET.
2. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN (7) DAYS OF THEIR CONSTRUCTION.
3. ALL DISTURBED AREAS SHALL BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT, NO EXPOSED GRADE WILL BE LEFT UNSTABILIZED FOR MORE THAN 7 DAYS.
4. PERMANENT GRASSING AND LANDSCAPING OF DISTURBED AREAS SHALL BE COMPLETED AS QUICKLY AS POSSIBLE. TEMPORARY STABILIZATION BY MULCHING AND/OR TEMPORARY SEEDING WILL BE REQUIRED IN THE EVENT OF PROJECT DELAYS.
5. TYPE 'A' SEDIMENT BARRIERS SHALL BE PLACED AT THE TOE OF ALL FILL SLOPES.

DRAINAGE
1. ALL DRAINAGE STRUCTURES SHALL BE EROSION PROOFED.

TREE PROTECTION
1. ALL TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED WITH FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
2. ALL TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
3. NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

MAINTENANCE AND INSPECTIONS
1. SEDIMENT AND EROSION CONTROL MEASURES AND PRACTICES SHALL BE INSPECTED DAILY.
2. SEDIMENT STORAGE MAINTENANCE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.
3. SEDIMENT CONTROL DEVICES MUST BE INSPECTED DAILY AND CHECKED AFTER EACH STORM EVENT AND CLEANED OR REPLACED WHEN THEY REACH 1/3 OF DESIGN CAPACITY.
4. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
5. MAINTENANCE OF ALL SOIL AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR.

REMOVAL OF SEDIMENT / TOPSOILING
CONTRACTOR SHALL STRIP AND STOCKPILE TOPSOIL FOR USE TO SPREAD OVER SITE AS NEEDED. ANY TOPSOIL STOCKPILE SHALL BE ENTIRELY SURROUNDED BY SEDIMENT BARRIER. FURTHERMORE ANY TOPSOIL EXPOSED FOR MORE THAN 13 DAYS SHALL BE SEEDED.

ANY TOPSOIL NOT USED, AS WELL AS ALL SEDIMENT FROM BMP DEVICES WITHIN THE SCOPE OF WORK, SHALL BE HAULED OFF TO APPROVED LOCATION. CONTRACTOR SHALL ENSURE THAT ALL PERMITS ASSOCIATED WITH THE HAUL OFF HAVE BEEN OBTAINED FROM THE CITY OF OPELIKA, OR ANY ENTITY HAVING JURISDICTION.

IN THE EVENT THAT SEDIMENT EXITS ONSITE AND SAID SEDIMENT IS CONVEYED TO MOORE'S MILL CREEK DOWNSTREAM, CONSTRUCTION SHALL STOP, AND THE CONTRACTOR SHALL NOTIFY ADEM IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING THE SEDIMENT FROM THE AFOREMENTIONED CREEK. FURTHERMORE, THE CONTRACTOR SHALL PROCESS THIS SEDIMENT IN THE SAME MANNER AS THE EXCESS TOPSOIL OR THE SEDIMENT REMOVED FROM THE ONSITE BMPS.

DAILY AND WEEKLY EROSION CONTROL INSPECTION INDIVIDUAL:
PHILLIP DEBICE, CONSTRUCTION SERVICES MANAGER.

24-HOUR CONTACT:
JOE CELENTO
(912) 272-4811

CONTRACTOR SHALL REPLACE ALL TREES/SHRUBS FROM DEMOLITION ADJACENT TO BUILDING AND IF DEMOLITION CAUSES OTHER PLAN MATERIAL TO DIE.

ALABAMA Know what's below. 811 Call before you dig.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

N

0 20 40 Feet

SCALE 1" = 20'

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PANDA PROJECT #: D7163
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ingenium ENTERPRISES
PLANNING & ENGINEERING

ALABAMA LICENSED PROFESSIONAL ENGINEER No. 25261 JAMES D. NEFF
11/7/19

PANDA EXPRESS
TRUE WARM & WELCOME 2300
2096 INTERSTATE DRIVE
OPELIKA, AL 36801

CBMPP PLAN
PHASE III &
STABILIZATION PLAN
C06.4

PXP REMODEL

Construction Exit Pad (CEP)

Description

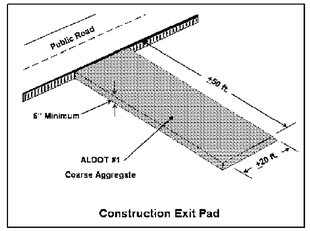
A stone base pad that removes mud and caked soil from the tires of construction vehicles. It is located where traffic will be leaving a construction site and moving directly onto a public road or street.

Installation

- Begin by removing all vegetation and other unsuitable material from the foundation area.
- Grade and crown the area for positive drainage.
- Utilize a diversion to direct any surface flow away from the construction exit pad.
- Install pipe under the pad if needed to maintain drainage ditches along public roads.
- Divert all construction exit pad runoff and drainage to a sediment trap or basin.
- If wet conditions or soft soils are anticipated, place geotextile filter fabric on the graded foundation before placing the aggregate.
- Place specified stone size to lines and grade shown on plans. Leave smooth and sloped for drainage. If stone size is not specified, use ALDOT Coarse Aggregate No. 1.
- If dimensions are not specified, pads are generally 50' x 20'. Adjustments in size should be made to accommodate site conditions.

Maintenance

- Remove large chunks of mud or caked soil from construction exit pad daily.
- Inspect stone pad and sediment disposal area weekly and after storm events or heavy use.
- Reshape pad as needed for drainage and runoff control.
- Top-dress with clean specified stone as needed to maintain effectiveness.
- Immediately remove mud or sediment tracked or washed onto public road.
- Remove unneeded exit pad materials from areas where permanent vegetation will be established.



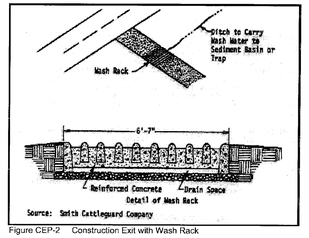


Figure CEP-2 Construction Exit with Wash Rack

CEP CONSTRUCTION EXIT PAD — SITE PREPARATION PRACTICES — NTS

Dust Control

Description

Controlling dust during land disturbing activities to minimize on-site and off-site damages and hazards.

Installation

- Sequence construction to minimize the amount of disturbed area at any one time.
- Leave undisturbed vegetative buffers between disturbed areas, if possible.
- Install planned surface stabilization measures immediately after completing grading.
- Vegetative Cover – Apply according to plans and specifications.
- Mulch – Apply according to plans and specifications.
- Sprinkling – Sprinkle disturbed areas with water until surface is moist. Repeat as often as needed to maintain moisture.
- Barriers – Install fences perpendicular to prevailing wind at intervals of 15 times the fence height.

Consult with a qualified design professional if spray-on adhesives are specified. A permit may be needed.

Maintenance

- Check site during windy conditions to monitor measure effectiveness.
- Reapply dust control measures as needed to maintain level of control required.

CONTRACTOR SHALL ONLY USE WATER.

DC DUST CONTROL — SURFACE STABILIZATION PRACTICES — NTS

Mulching (MU)

Description

Applying straw or other suitable materials to cover the soil surface to protect against erosion. Mulching with seeding helps establish plant cover. It can be used on unseeded areas to protect against erosion until final grading and shaping can be accomplished.

Installation

- Remove stumps, roots and other debris from the site before seeding and/or mulching.
- Grade area, if needed, to permit the use of equipment for seeding, mulching and maintenance.
- Shape area so that it is relatively smooth.
- If seeding, follow seeding specifications and apply mulch immediately after seeding.
- Spread straw uniformly over the area with a power blower, hydroseeder or by hand at rates recommended for either seeded areas or without seeding. When mulching with seeding, 25% to 35 % of the ground surface should be visible after mulching is applied. When mulching without seeding, 100% of the soil surface should be covered.
- Apply at the rates shown in the plan or in Table MU-1 if there is not a plan.

Table MU-1 Mulching Materials and Application Rates

Material	Rate Per Acre and (Per 1000 ft.^{2})	Notes
Straw (with Seed)	1 ½ - 2 tons (70 lbs – 90 lbs)	Spread by hand or machine; anchor when subject to blowing.
Straw Alone (no seed)	2 ½ - 3 tons (115 lbs - 140 lbs)	Spread by hand or machine; anchor when subject to blowing.
Wood Chips	5-6 tons (230 lbs - 275 lbs)	Treat with 12 lbs. nitrogen/ton.
Bark	35 cubic yards (0.8 cubic yard)	Can apply with mulch blower.
Pine Straw	1-2 tons (45 lbs – 90 lbs)	Spread by hand or machine; will not blow like straw.
Peanut Hulls	10-20 tons (450 lbs - 900 lbs)	Will wash off slopes. Treat with 12 lbs. nitrogen/ton.

Anchor straw or wood cellulose mulch by one of the following methods:

- Crimp with a weighted, straight, notched disc or a mulch anchoring tool (crimper) to punch the straw into the soil.
- Tack with a liquid tackifier designed to hold mulch in place. Use suitable spray equipment and follow manufacturer's recommendations.
- In more erosive areas, cover mulch with netting, using a degradable natural or synthetic mesh and anchor according to manufacturer's specifications (see Erosion Control Blanket practice).
- On steep slopes and other areas needing a higher degree of protection, use heavy natural nets without additional mulch, synthetic netting with additional mulch or erosion control blanket. These areas include grassed waterways, swales and diversion channels.
- Install netting and blankets according to manufacturer's specifications making sure materials are properly anchored (see Erosion Control Blankets).

Maintenance

- Inspect all mulched areas periodically and after rainstorms for erosion and damage to the mulch.
- Make repairs promptly and restore to original condition.
- Continue inspections of seeded areas until vegetation is well established.
- Keep mower height high if plastic netting is used to prevent netting from wrapping around mower blades or shaft.

Mu MULCHING — SURFACE STABILIZATION PRACTICES — NTS

Sodding (SOD)

Description

Establishing vegetative cover with sod to provide immediate erosion control on bare soil.

Installation

- Begin by clearing the area of clods, rocks, etc.
- Grade and loosen the soil to a smooth surface.
- Loosen compacted, hard or crusted soil surfaces to 6" to 8" with appropriate tillage equipment and incorporate the lime and fertilizer.
- Where topsoiling is specified or needed, follow steps in the design plan or, if not available, apply according to the Topsoiling practice. Lime subsoil first if lime is needed.
- Apply lime and fertilizer according to the plan or by soil test recommendations. In the absence of a plan or soil test recommendations apply agricultural limestone at the rate of 2 tons per acre (100 lbs. per 1000 sq. ft.) if the pH is under 6.0 and apply 10-10-10 fertilizer at the rate of 1000 lbs. per acre (25 lbs per 1000 sq. ft.). Incorporate amendments to depth of 4" to 6".
- Rake or harrow to achieve a smooth, loose, debris-free final grade on which to lay the sod.
- Avoid preparing the seedbed under excessively wet conditions.
- Use plants specified in the plan. If not specified, select a variety using Figure SOD-1 and Tables SOD-1 and SOD-2.

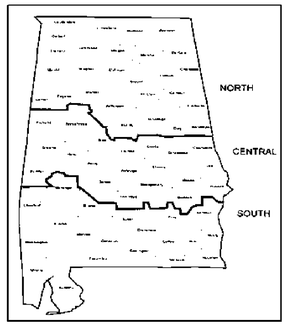


Figure SOD-1 Geographical Areas for Species Adaptation in Alabama

Table SOD-1 Grasses Adapted for Sodding in Alabama

Warm Season Species	Variety	Area Adapted
Bermudagrass	Tifway, Tifgreen, Tiflawn, Common	North, Central, South
Bahiagrass	Pensacola	Central, South
Centipede	No Improved Varieties	Central, South
St. Augustine	Bitterblue, Raleigh, Common	South
Zoysia	Emerald, Meyer	Central, South
Cool Season Species		
Tall Fescue	Kentucky 31	North

Table SOD-2 Adaptation and Maintenance of Grasses Used for Sodding

Species	Tolerance Ratings					Maintenance	
	Shade	Heat	Cold	Drought	Wear	Mowing Hght.	Mowing Frequency
Bermuda-grass	P	G	P	E	E	1"	H
Bahiagrass	F	G	P	E	G	2-3"	H
Centipede	F	G	P	G	P	1½"	L
Tall Fescue	G	F	G	G	G	3"	H
St. Augustine	G	G	P	P	P	2-3"	M
Zoysia	F	G	F	E	G	1"	H

E=Excellent, G=Good, F=Fair, P=Poor, H=High, M=Medium, L=Low

- During high temperatures, moisten the soil immediately prior to laying sod.
- Lay the first row of sod in a straight line with subsequent rows placed parallel to and butting tightly against each other. Stagger joints to create a brick-like pattern.
- Ensure that sod is not stretched or overlapped and that all joints are butted tight.
- Wherever concentrated flow may be a problem, install sod with the length perpendicular to the water flow (see Figure SOD-2) and secure by stapling firmly at the corners and middle of each strip. Jute or synthetic netting may be pegged over the sod for further protection during establishment.
- Immediately after laying the sod, roll or tamp it to provide firm contact between roots and soil.
- Irrigate sod deeply so that the underside of the sod pad and the soil 6" below the sod is wet.
- Until a good root system develops, water sod during dry periods as often as necessary to maintain moist soil to a depth of at least 4".

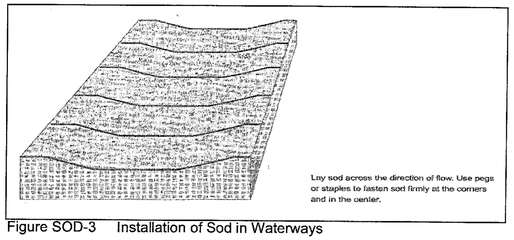


Figure SOD-3 Installation of Sod in Waterways

Maintenance

- Mow to a height of 2" to 3" after sod is well rooted. Do not remove more than ⅓ of the leaf blade in any mowing.
- Permanent, fine turf areas require yearly fertilization. Fertilize warm-season grass in lat spring to early summer; cool-season grass in early fall and late winter.

SOD SODDING — SURFACE STABILIZATION PRACTICES — NTS

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:

PLAN CHECK	07/26/19
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BID	11/07/19
CONSTRUCTION	XX-XX-XX

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PLANNING & ENGINEERING

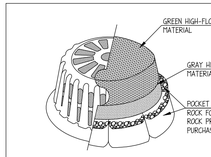
ALABAMA LICENSED No. 25261 PROFESSIONAL ENGINEER JAMES D. NEFF
11/7/19

PANDA EXPRESS
TRUE WARM & WELCOME 2300
2096 INTERSTATE DRIVE
OPELIKA, AL 36801

CBMPP
DETAILS I

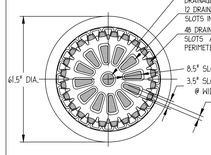
C06.5

PXP REMODEL

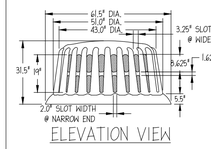


ISOMETRIC VIEW

SHOWN WITH ROADWAY PROJECTS FILTER HAT



PLAN VIEW



ELEVATION VIEW

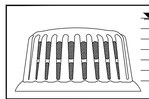
REPLACEMENT FILTERS: MODEL # R-140

FILTER OPTIONS
FILTER HAT IS AVAILABLE IN THREE OPTIONS:
1) ALL HIGH-FLOW MATERIAL
2) ALL HIGH-EFFICIENCY MATERIAL
3) HIGH-FLOW MATERIAL ON TOP HALF OF HAT, HIGH-EFFICIENCY MATERIAL ON BOTTOM HALF (THIS FILTER COVER IS RECOMMENDED
FOR ALL ROADWAY PROJECTS.)
IT IS THE PURCHASERS RESPONSIBILITY TO PURCHASE APPROPRIATE FILTER HAT. PURCHASER SHALL PROVIDE ROCK FOR FILTER POCKETS.

FILTER HAT INSTALLATION
FILTER HAT SLIDES DIRECTLY OVER FILTER FRAME. TO KEEP FILTER FRAME IN PLACE OVER STORM STRUCTURE, ROCK POCKETS ARE SEWN DIRECTLY INTO FILTER HAT MATERIAL. EVERY FILTER HAT COMES IN ONE PIECE FOR EASY INSTALLATION.

MAINTENANCE
ALL TEMPORARY EROSION, SEDIMENTATION, & POLLUTION CONTROL PRACTICES SHOULD BE INSPECTED DAILY. CONTRACTOR SHALL REMOVE SEDIMENT AND DISPOSE OF IN A PROPER MANNER. INSPECT R-100A DAILY FOR CUTS, ABRASIONS, AND PROPER INSTALLATION. REPLACE OR REPOSITION AS NECESSARY.

SPECIFICATIONS
FILTER FABRIC SILT-SAVER HAT SHALL BE BASED ON DESIGN PROFESSIONAL'S SPECIFICATIONS.



FRAME & FILTER DISCHARGE ANALYSIS

HEAD (FT)	EQUATION USED	OPENING AREA (SF)	FLOW (CFS)	FILTER AREA (SF)	FILTERED FLOW (CFS)
0.5	Q	2.1	7	6	2
1.0	Q	3.9	19	12	3
1.5	Q	7.0	41	18	5
2.0	Q	8.0	54	24	7
2.5	Q	9.2	70	30	9
3.0	Q	9.2	77	—	77

DUE TO NARROW SLOT, A TRANSITION WILL OCCUR BETWEEN WEIR AND ORIFICE CONDITIONS. ORIFICE FLOW WILL PROVIDE A MORE CONSERVATIVE ESTIMATE OF FLOW, THEREFORE THE LESSER OF THE ORIFICE AND WEIR FLOWS WILL BE USED FOR EACH STAGE CALCULATION.

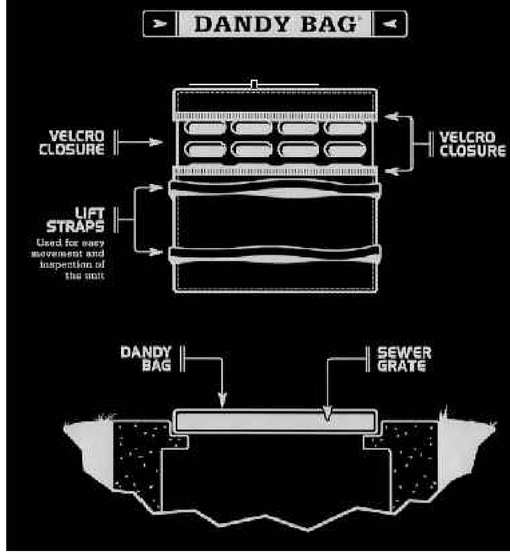
FILTER MATERIAL ALLOWS 129 gpm/SF OR 0.29cfs/SF
ORIFICE EQUATION (Q) = $C \cdot A \cdot \sqrt{(2gh)}$
P = FEET PERIMETER
h = HEAD IN FEET
Q = CAPACITY IN cfs
A = FREE OPEN AREA OF FRAME
g = 32.2 FEET-PER-SECOND-SECOND

SILT-SAVER
Patented Inlet Protection

ROUND FRAME & FILTER ASSEMBLY
Model # R-100A

FRAME MATERIAL:	BLACK 0.25" HMWPE
FILTER FABRIC MATERIAL:	REFER TO SPEC
SCALE:	NOT TO SCALE
LAST UPDATED:	APRIL 2010

SILT-SAVER, INC. 1014 CULPEPPER DRIVE, CONYERS, GA 30094 PHONE: (770) 388-7818 FAX: (770) 388-7640 TOLL FREE: 1-888-382-SILT (7458)
www.siltsaver.com



DANDY BAG®
INLET PROTECTION SYSTEM GUIDE SPECIFICATION

PRODUCT:

DANDY BAG®

MANUFACTURER:

Dandy Products Inc.
P.O. Box 1980
Westerville, Ohio 43086
Phone: 800-591-2284
Fax: 740-881-2791
E mail dlg@dandyproducts.com
Web www.dandyproducts.com

1.0 Description:

1.1 Work covered under this item consists of installing a Dandy Bag® inlet protection system. The purpose is to keep silt, sediment and construction debris out of the storm water system.

2.0 Material:

2.1 The Dandy Bag® inlet protection unit shall be a **sewn in the U.S.A.** geotextile fabric unit fitted to the individual grate(s) and completely enclosing the grate(s).

2.2 The Dandy Bag® shall have lifting devises to allow manual inspection of the storm water system.

2.3 The Dandy Bag® unit shall utilize an orange monofilament fabric manufactured in the U.S.A. with the following characteristics:

PROPERTY	TEST METHOD	UNITS	TEST RESULTS
Grab Tensile Strength	ASTM D 4632	lbs	450 X 300
Elongation	ASTM D 4632	%	40% X 25%
Puncture Strength	ASTM D 4833	lbs	130
Mullen Burst Strength	ASTM D 3786	psi	600
Trapezoid Tear Strength	ASTM D 4533	lbs	165 x 150
% Open Area (POA)	COE - 22125-86	%	28
Apparent Opening Size	ASTM D 4751	US Std Sieve	30
Permittivity	ASTM D 4491	sec^{-1}	3.5
Permeability	ASTM 4491	cm/sec	0.25
Water Flow Rate	ASTM 4491	gal/min/ft^2	250
Ultraviolet Resistance	ASTM D 4355	%	70
Color			Orange[1]

[1]The color orange is a trademark of Dandy Products, Inc.
The property values listed above are effective October 2010 and are subject to change without notice.

3.0 Installation:

3.1 Place the empty Dandy Bag® over the grate as the grate stands on end.

3.2 For oil and sediment model; to install or replace absorbent, place absorbent pillow in pouch, on the bottom (below-grade side) of the unit.

3.3 Tuck the enclosure flap inside to completely enclose the grate.

3.4 Holding the lifting devises, insert the grate into the inlet being careful not to damage the Dandy Bag® unit.

4.0 Maintenance:

4.1 The contractor shall remove all accumulated sediment and debris from surface and vicinity of unit after each rain event or as directed by engineer/inspector. Dispose of unit no longer in use at an appropriate recycling or solid waste facility.

4.2 For oil and sediment model; remove and replace absorbent when near saturation.

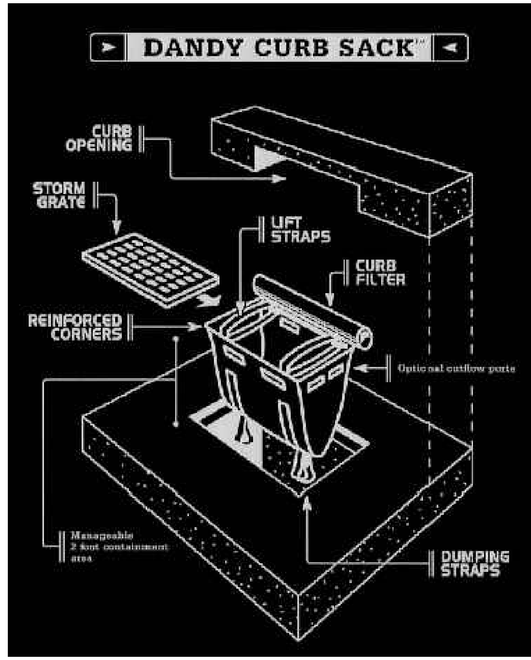
5.0 Method of Measurement:

5.1 The quantity to be paid is for the actual number of Dandy Bag® inlet protection units installed

6.0 Basis of Payment:

6.1 The unit price shall include labor, equipment, and materials necessary to complete the work and maintain the Dandy Bag® inlet protection units.

DANDY BAG



DANDY CURB SACK®
CURB AND GUTTER INLET PROTECTION SYSTEM GUIDE SPECIFICATION

PRODUCT:

DANDY CURB SACK®

MANUFACTURER:

Dandy Products Inc.
P.O. Box 1980
Westerville, Ohio 43086
Phone: 800-591-2284
Fax: 740-881-2791
E mail dlg@dandyproducts.com
Web www.dandyproducts.com

1.0 Description:

1.1 Work covered under this item consists of installing a Dandy Curb Sack® curb and gutter inlet protection system. The purpose is to keep silt, sediment and construction debris out of the storm water system.

2.0 Material:

2.1 The Dandy Curb Sack® curb and gutter inlet protection unit shall be a sewn geotextile fabric unit **made in the U.S.A.** enclosing a porous structure in the form of a cylindrical **tub** placed in front and extending beyond the inlet opening on both sides and have a geotextile fabric sack attached designed to fit the opening of the catch basin or drop inlet and to hang underneath the grate and into the catch basin.

2.2 The Dandy Curb Sack® shall have lifting straps to allow removal of the unit and manual inspection of the storm water system.

2.3 The Dandy Curb Sack® unit shall utilize an orange monofilament fabric that is manufactured in the U.S.A with the following characteristics:

PROPERTY	TEST METHOD	UNITS	TEST RESULTS
Grab Tensile Strength	ASTM D 4632	lbs	450 x 300
Grab Tensile Elongation	ASTM D 4632	%	40 x 25
Puncture Strength	ASTM D 4833	lbs	130
Mullen Burst Strength	ASTM D 3786	psi	600
Trapezoid Tear Strength	ASTM D 4533	lbs	165 x 150
% Open Area (POA)	COE - 22125-86	%	28
Apparent Opening Size	ASTM D 4751	US Std Sieve	30
Permittivity	ASTM D 4491	sec^{-1}	3.5
Permeability	ASTM 4491	cm/sec	0.25
Water Flow Rate	ASTM 4491	gal/min/ft^2	250
Ultraviolet Resistance	ASTM D 4355	%	20
Color			Orange[1]

[1]The color orange is a trademark of Dandy Products, Inc.
The property values listed above are effective October 2010 and are subject to change without notice.

3.0 Installation:

3.1 Remove the grate from the catch basin.

3.2 For Oil and Sediment Model: to install or replace absorbent, place absorbent pillow in unit, on the bottom (below-grade side) of the unit.

3.3 Stand the grate on end. Move the top lifting straps out of the way and place the grate into the Dandy Curb Sack® unit so that the grate is below the top straps and above the lower straps. The grate should be cradled between the upper and lower straps.

3.4 Holding the lifting devices, insert the grate into the inlet, then lower back edge with cylindrical tube into place, being careful that the grate remains in place and being careful not to damage the Dandy Curb Sack® unit. The cylindrical tube should partially block the curb hood opening when installed properly.

4.0 Maintenance:

4.1 Remove all accumulated sediment and debris from vicinity of unit after each storm event.

4.2 After each storm event and at regular intervals, look into the Dandy Curb Sack® unit. If the unit is more than 1/3 full of accumulated sediment, the unit must be emptied.

4.3 To empty the unit, using the lifting straps lift the unit out of the inlet and remove the grate. Transport the unit to an appropriate location for removal of the contents. Holding the dumping straps on the outside at the bottom of the unit, turn the unit upside down, emptying the contents. Reinstall unit as above.

4.4 For Oil and Sediment Model: remove and replace absorbent when near saturation.

4.5 Dispose of unit and/or absorbent in accord with applicable Federal, state and local environmental laws and regulations.

5.0 Method of Measurement:

5.1 The quantity to be paid is for the actual number of Dandy Curb Sack® inlet protection units installed

DANDY CURB SACK

INLET PROTECTION
EXCAVATION DROP INLET PROTECTION (EIP)

Description

A small basin formed around a storm drain inlet to temporarily pond runoff water allowing suspended soil particles to settle out; thereby minimizing sediment entering storm drains during construction. Inlet protection is used with the following practices:

- Excavated Drop Inlet Protection

Installation

- Ensure that each inlet protection practice has no more than 1 acre of drainage area and the approaches to the inlet are 1% or flatter.
- Install the inlet protection according to the plans.
- Shape or construct the storage area as necessary to obtain the volume of storage required in the plans.
- Ensure that excess runoff water will go over the inlet protection practice and into the storm drain and does not bypass.

Maintenance

- Inspect each inlet protection practice after rainfall events and make repairs as needed.
- Remove sediment from the pool area when the capacity is reduced 50%.
- When the contributing drainage area has been adequately stabilized, remove all materials and sediment and dispose of properly. Fill the disturbed area to the grade of the drop inlet. Stabilize disturbed areas in accordance with the plans.

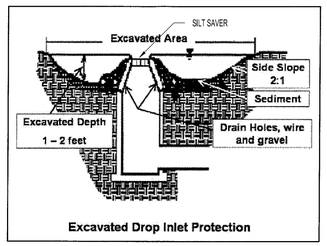


Figure EIP-1 Section of Excavated Drop Inlet Protection

PHASE I:	EXISTING INLET PROTECTED WITH SILT SAVER
PHASE II:	ALL EXISTING & PROPOSED INLETS SHALL BE PROTECTED WITH SILT SAVER AND HAVE EXCAVATED AREA PER FIGURE EIP-1.
PHASE III:	ALL CURB INLETS SHALL BE PROTECTED BY DANDY CURB SACK AND ALL GRATE INLETS SHALL BE PROTECTED BY DANDY BAG.

IP EIP INLET PROTECTION & EXCAVATION DROP INLET PROTECTION NTS
SEDIMENT CONTROL PRACTICES

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

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CONSTRUCTION	XX-XX-XX

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PANDA PROJECT #: D7163
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ALABAMA LICENSED PROFESSIONAL ENGINEER
No. 25261
JAMES D. INGE
11/7/19

PANDA EXPRESS
TRUE WARM & WELCOME 2300
2096 INTERSTATE DRIVE
OPELIKA, AL 36801

CBMPP
DETAILS II

C06.6

PXP REMODEL

Temporary Seeding (TS)

Description

Establishing a temporary fast-growing annual grass or legume on disturbed areas where vegetation can be established before final grading or at a time not suitable for planting the desired permanent species. Temporary seeding reduces erosion and the amount of sediment moving off the site.

Installation

- Make plantings during the specified planting period if possible.
- Loosen compacted, hard or crusted soil surfaces to a depth of 6" to 8" with appropriate tillage equipment for all methods of seeding except hydroseeding on slopes steeper than 3:1.
- Leave a smooth seedbed except for no-till drilling and hydroseeding.
- Avoid preparing the seedbed under excessively wet conditions.
- Incorporate lime during seedbed preparation. If a design plan or soil test is not available, use 2 tons/acre of ground agricultural lime on clayey soils (approximately 90 lbs/1000 ft^2) and 1 ton/acre on sandy soils (approximately 45 lbs/1000 ft^2).
- Apply fertilizer during seedbed preparation. If a design plan or soil test is not available, apply 8-24-24 or equivalent – 400 lbs/acre (approximately 9 lbs/1000 ft^2) at planting.

Table TS-1 Plants for Temporary Cover

Species	Seeding Rate/Ac	North AL	Central AL	South AL
		Seeding Dates		
Millet, Browntop or German	40 lbs	May 1-Aug 1	Apr 1-Aug 15	Apr 1-Aug 15
Rye	3 bu	Sept 1-Nov 15	Sept 15-Nov 15	Sept 15-Nov 15
Ryegrass	30 lbs	Aug 1-Sept 15	Sept 1-Oct 15	Sept 1 - Oct 15
Sorghum-Sudan Hybrids	40 lbs	May 1-Aug 1	Apr 15-Aug 1	Apr 1-Aug 15
Sudangrass	40 lbs	May 1-Aug 1	Apr 15-Aug 1	Apr 1-Aug 15
Wheat Common	3 bu	Sept 1-Nov 1	Sept 15-Nov 15	Sept 15-Nov 15
Common Bermudagrass	10 lbs	Apr 1-July 1	Mar 15-July 15	Mar 1-July 15
Crimson Clover	10 lbs	Sept 1-Nov 1	Sept 1-Nov 1	Sept 1-Nov 1

- Ryegrass is highly competitive and should not be used when a temporary cover is added to the Permanent Seeding mixture.
- Plant small grains about 1" deep and grasses and legume seed ¼" to ½" deep.
- When planting by methods other than a drill seeder or hydroseeder, cover the seed and then firm the soil lightly with a roller.
- If planting a legume, use the correct inoculant and follow use recommendations on the label. For hydroseeding, increase the inoculant used to 4 times the recommended rate for other seeding methods.
- Apply topdressing of 30 to 40 lbs/acre of nitrogen fertilizer (approx. 0.8 lbs/1000 ft^2) when vegetation has emerged to a stand.
- Incorporate lime and fertilizer to a depth of 6" with a disk or rotary tiller on slopes of up to 3:1
- On steeper slopes, lime and fertilizer may be applied to the surface without incorporation.
- Lime and fertilizer may be applied through hydroseeding equipment. Lime may be applied with the seed mixture, but fertilizer should not be added to the seed mixture during hydroseeding because fertilizer salts may damage the seed.
- Plant the species specified. In the absence of plans and specifications, plant species and seeding rates may be selected by qualified persons from Table TS-1 and Figure TS-1.

Figure TS-1 Geographical Areas for Species Adaptation in Alabama

- Cover 65% to 75% of the surface with the specified mulch materials. (See Mulching practice for more details).

Maintenance

- Inspect seedings weekly until a stand is established and thereafter at least monthly for stand survival and vigor.
- Bare and eroded areas should be addressed appropriately by filling and/or smoothing, and reapplication of lime, fertilizer, seed and mulch. A qualified design professional should be consulted to advise on remedial actions.
- If vegetation fails to grow, a qualified design professional should be consulted for recommendations.
- Millet, sorghum-sudan hybrids, sudangrass, rye and wheat may be mowed, but no lower than 6" (closer moving may damage the stand).
- Ryegrass is tolerant of most mowing regimes and may be mowed often and as close as 4" to 6" if this regime is started before it attains tall growth (over 8").

NOTE: REFER TO THE ASWCC'S ALABAMA HANDBOOOK FOR EROSION CONTROL, SEDIMENT CONTROL, AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS, LATEST EDITION.

Sediment Barrier (SB)

Description

A temporary structure across a disturbed landscape that reduces the quantity of sediment moving downslope. Sediment barriers include silt fence, hay bales, sand bags, brush piles and various man-made materials. Sediment barriers are used where sheet flow can be ponded to allow sediment to settle out of the water and stay on the construction site.

Installation

Silt fence is the only barrier installation covered in this edition of the Field Guide.

- Begin by determining the exact location of underground utilities so that locations for placement of stakes can be selected where utilities will not be damaged.
- Locate the fence so that sheet flow from disturbed areas must pass through the fence and the ends are turned uphill to provide temporary storage of runoff and sediment.
- Fence should not be placed across concentrated flow areas such as channels or waterways.
- Smooth the construction zone to provide a broad, nearly level area wide enough to provide storage of runoff and sediment behind the fence.
- If placed near the toe of a slope, the fence should be installed far enough from the slope

  toe to provide a broad flat area for adequate storage capacity for runoff and sediment.
- Dig trench along the fence alignment as shown in Figure SB-1. Trench depth for Type A & B fences should be at least 6" deep and at least 4" deep for Type C fences.
- Drive posts at least 18" into the ground on the downslope side of the trench. Space posts a maximum of 10 feet if fence is supported by woven wire, or 6 feet if high strength fabric and no woven wire support fence is used.
- Fasten support wire fence for Types A & B fences to upslope side of posts and 6" into the trench (see Figure SB-1).

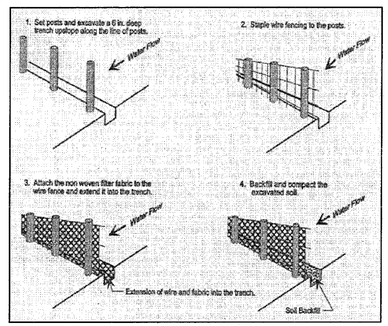

Figure SB-1 Installation of Silt Fence

- Attach continuous length of fabric to upslope side of fence posts. Minimize the number of joints. If joints are necessary, fasten fence securely to support posts and overlap to the next post. Avoid joints at low points along the line.
- For Types A & B silt fence, place the bottom 8" of fabric in the 6" deep (minimum) trench, lapping toward the upslope side.
- For Type C fabric place the bottom 6" in the 4" deep (minimum) trench lapping toward the upslope side.
- Backfill the trench with compacted earth (see Figure SB-2).

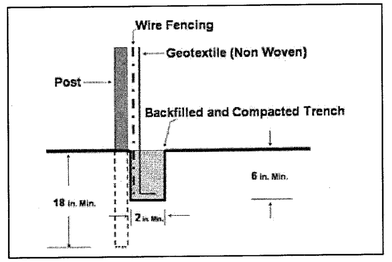

Figure SB-2 Detail of Type A & B Silt Fence Installation

- Provide good access in areas of predicted heavy sedimentation for clean out and maintenance.
- Stabilize disturbed areas with temporary or permanent vegetation. If no vegetation plan exists, select planting and mulching

  information from either the Permanent Seeding or Temporary Seeding and the Mulching practice.

Maintenance

- Inspect sediment fences at least weekly and after each significant rain event and make required repairs immediately.
- Remove sediment deposits when they reach a depth of ½ the height of the fence.
- After the contributing drainage area has been stabilized, remove all barrier materials and unstable sediment deposits, bring the area to grade and stabilize it with vegetation.

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PLAN CHECK	07/26/19
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BID	11/07/19
CONSTRUCTION	XX-XX-XX

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PANDA PROJECT #: D7163
PANDA STORE #: XXXX
IE PROJECT #: 190036

ingenium ENTERPRISES
PLANNING & ENGINEERING

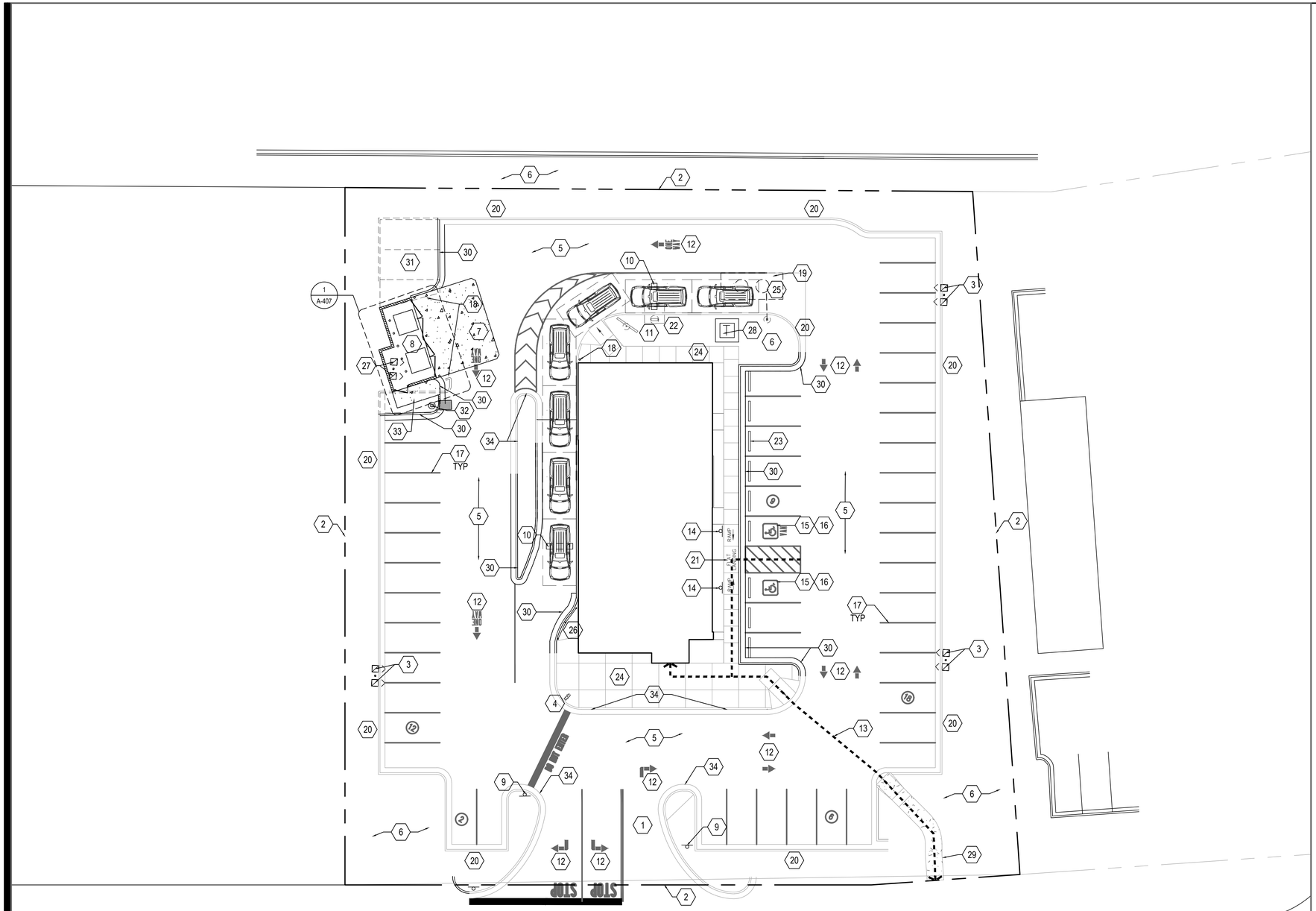
ALABAMA LICENSED No. 25261 PROFESSIONAL ENGINEER JAMES D. NEFF
11/7/19

PANDA EXPRESS
TRUE WARM & WELCOME 2300
2096 INTERSTATE DRIVE
OPELIKA, AL 36801

CBMPP
DETAILS III

C06.7

PXP REMODEL



DEMOLITION NOTE:
REFER TO DEMO PLAN FOR SITE AND BUILDING DEMOLITION SCOPE.

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 COORDINATE WITH LANDSCAPE/IRRIGATION CONTRACTOR TO INSTALL A SEPARATE METER.
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. EXISTING ACCESS DRIVES, PROTECT DURING CONSTRUCTION, DO NOT BLOCK. COORDINATE ACCESS WITH RETAIL CENTER TO THE WEST
2. PROPERTY LINE
3. EXISTING SITE LIGHT POLE, CLEAN LENS AND REPLACE BULB
4. THANK YOU SIGN INSTALLED BY SIGN VENDOR.
5. EXISTING PAVING - SEE CIVIL PLAN FOR PATCH AND REPAIR SCOPE, AND DETAILS FOR MODIFICATIONS
6. IRRIGATED LANDSCAPING, REFER TO CIVIL DRAWINGS
7. CONC. APRON, REFERENCE CIVIL DRAWINGS
8. EXISTING TRASH ENCLOSURE TO BE REMOVED AND REPLACED WITH NEW TRASH ENCLOSURE, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. (01 / A-407)
9. EXISTING DO NOT ENTER SIGN
10. DRIVE THRU LANE SENSOR LOOP 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, REF: CIVIL FOR LOCATION
13. ACCESSIBLE PATH OF TRAVEL
14. ACCESSIBLE PARKING POLE SIGN, REF: CIVIL
15. INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE
16. ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT LOADING ZONE W/ 4" WIDE STRIPES @3'-0" O.C.
17. PAINT 4" WIDE SOLID PARKING STRIPPING W/ TWO (2) COATS HIGHWAY WHITE PAINT
18. STEEL PIPE BOLLARD. BOLLARDS TO BE PAINTED SAFETY YELLOW PRIOR TO APPLICATION OF LDPE SLEEVE (18 / A-407)
19. EXISTING GREASE INTERCEPTOR. CLEAN GREASE INTERCEPTOR. SLOPE AND CLEAN SANITARY LINES UPSTREAM AND DOWNSTREAM. GC TO NOTIFY ARCHITECT OF ANY FAILURE OR ISSUES WITH EXISTING GREASE INTERCEPTOR AND SANITARY LINES
20. EXISTING CONCRETE CURB AT LANDSCAPE AREA.
21. EXISTING ACCESSIBLE RAMP, REF: CIVIL
22. ORDER CONFIRMATION BOARD
23. RUBBER WHEEL STOP; RE: CIVIL DRAWINGS
24. SEALED CONC SIDEWALK. (AQUA MIX SEALER'S CHOICE GOLD). CONCRETE TO BE LIGHT BROOM TEXTURE FINISH. PROVIDE UNDER SLAB TREATMENT PER SOIL REPORT. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG.
25. CLEARANCE BAR/BASE INSTALLED BY SIGN VENDOR.
26. DT EXIT AND SIDEWALK MODIFIED TO ACCOMMODATE RELOCATED DRIVE-THRU WINDOW; RE: CIVIL
27. EXISTING SITE LIGHT TO BE RELOCATED, RE: ELECTRICAL AND CIVIL DRAWINGS; RECONFIGURE CONDUIT AND WIRING
28. EXISTING TRANSFORMER TO REMAIN
29. NEW SIDEWALK AND ACCESSIBLE PATH TO EXISTING RoW SIDEWALK, RE CIVIL
30. PROPOSED NEW CONCRETE CURB, RE: CIVIL
31. TWO EXISTING PARKING SPACES TO BE REMOVED TO ACCOMMODATE NEW CURB
32. RELOCATED LIGHT POLE, RE: CIVIL
33. NEW SIDEWALK TO ACCESS NEW DUMPSTER DOOR, RE: CIVIL
34. EXISTING CONCRETE CURB

SITE PLAN 1 — 1/16" = 1'-0" — A-100

KEY NOTES A — Scale= NTS — A-100

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DRAWN BY: PM / KL / EA

PANDA PROJECT #: S8-20-D7163
ARCH PROJECT #: 19027

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3600 FSDT

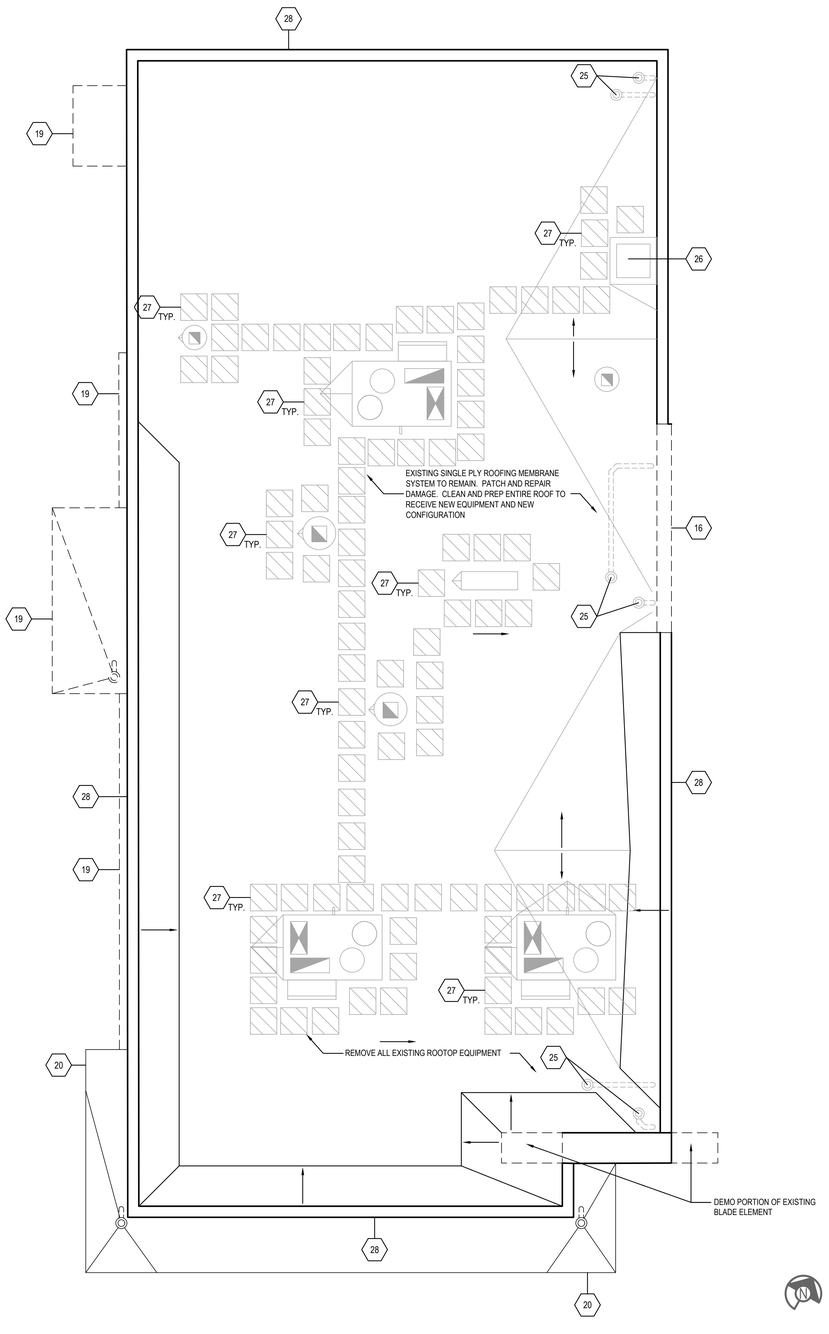
TWW REMODEL

A-100

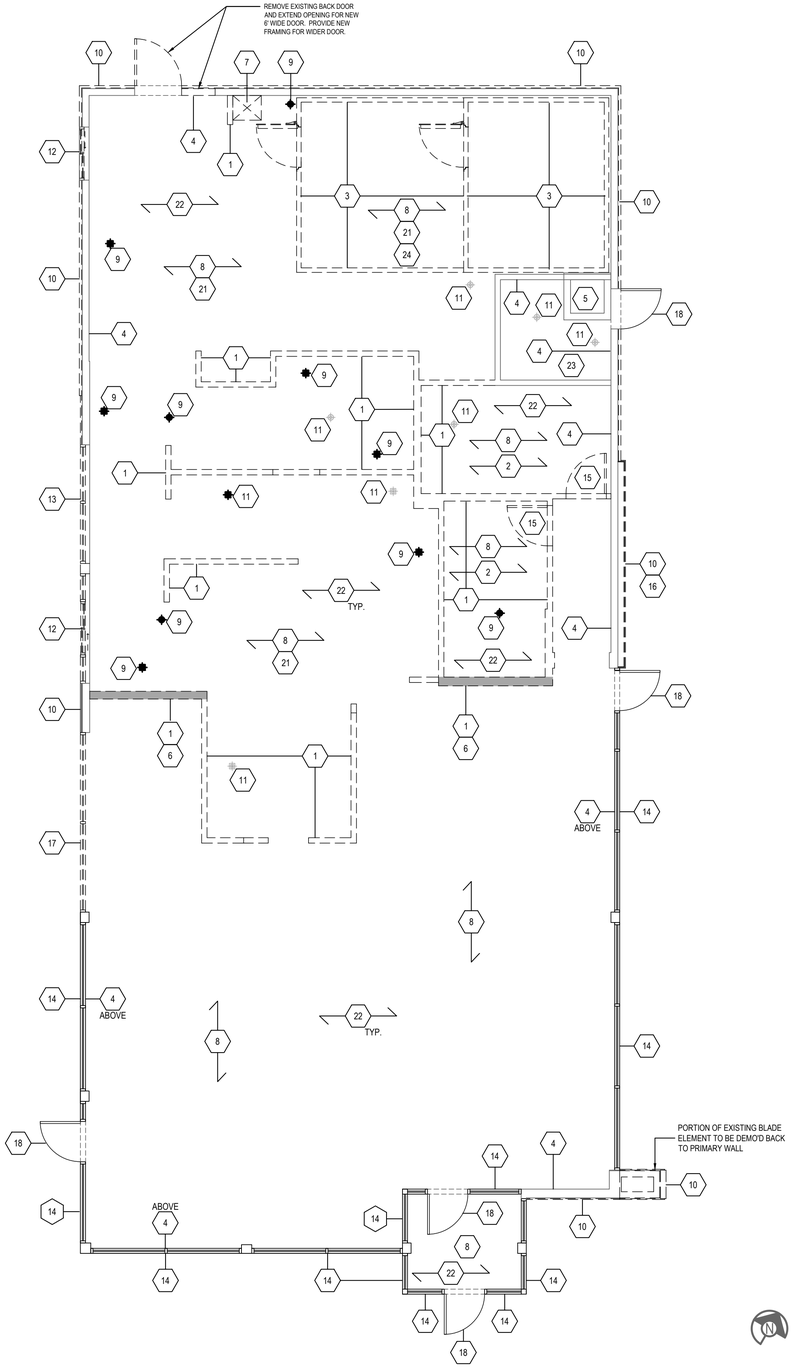
SITE PLAN
ARCHITECTURAL

BID ISSUE

TRUE WARM & WELCOME



DEMO ROOF PLAN | 2
Scale= 3/16" = 1'-0" | A-101D



DEMO FLOOR PLAN | 1
Scale= 3/16" = 1'-0" | A-101D

DEMO PLAN GENERAL NOTES:

A. DEMOLITION CONTRACTOR SHALL GENERALLY DO ANY CUTTING FOR, AND REMOVE ALL ITEMS, WHETHER SPECIFICALLY INDICATED OR NOT, WHICH WOULD OBVIOUSLY INTERFERE WITH OR BE INCONGRUOUS TO THE PROPOSED CONSTRUCTION OR NEW FINISHES

B. DEMOLITION CONTRACTOR SHALL PROVIDE AND PLACE ALL SHORING OR STRUCTURAL UNDERPINNING REQUIRED TO SUPPORT EXISTING CONSTRUCTION DURING ALL PHASES OF CONSTRUCTION

C. DEMOLITION CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY TO SUITABLY SCREEN DEMOLITION WORK FROM PUBLIC VIEW AND PROTECT THE PUBLIC'S SAFETY, AS WELL AS COMPLY WITH ALL LOCAL CODES AND ORDINANCES FOR REMOVAL OF MATERIAL.

D. ALL ITEMS AND FINISHES WHICH ARE TO REMAIN SHALL BE PROTECTED AGAINST DAMAGE DURING DEMOLITION. ANY DAMAGE WHICH OCCURS DURING DEMOLITION SHALL BE CORRECTED BY THE DEMOLITION CONTRACTOR AT THE CONTRACTOR'S EXPENSE, UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR.

E. DEMOLITION CONTRACTOR SHALL PROVIDE ANY BARRICADES, SUPPORTS, RAILINGS, ETC. AS REQUIRED BY O.S.H.A. AS WELL AS TO PROVIDE SAFE WORKING CONDITIONS.

F. ANY ASBESTOS ENCOUNTERED DURING CONSTRUCTION SHALL BE REMOVED OR ENCAPSULATED BY A LICENSED ASBESTOS CONTRACTOR IN ACCORDANCE WITH STATE REQUIREMENTS. REFER TO ASBESTOS REPORT PROVIDED BY OWNER.

G. CONTRACTOR SHALL CONFORM WITH ALL GUIDELINES CONCERNING SITE SAFETY, DUST ABATEMENT AND CONTROL, AND DISPOSAL.

H. PROTECT WALLS TO REMAIN DURING DEMOLITION AND CONSTRUCTION. REPAIR ANY DAMAGE TO "AS NEW" CONDITION.

I. G.C. COORDINATE WITH OWNER'S REQUIREMENTS AND OBLIGATIONS.

J. WALLS SHOWN ON PLAN ARE APPROXIMATE. DEMOLITION CONTRACTOR TO FIELD VERIFY LOCATION OF ALL INTERIOR WALLS.

K. FLOORING DEMO TO PRODUCE CONDITION OF FLATNESS AND SMOOTHNESS AS REQUIRED BY NEW FLOOR MANUFACTURER.

L. CUT AND SEAL ALL EXISTING ELECTRICAL CONDUITS AS NECESSARY.

MECHANICAL DEMO NOTES:

A. BEFORE SUBMITTING BID, THE MECHANICAL CONTRACTOR IS INSTRUCTED TO VISIT THE SITE AND EXAMINE THE PREMISES TO FAMILIARIZED HIMSELF WITH EXISTING CONDITIONS AND LOCATIONS OF ALL EQUIPMENT AND DEVICES. FAILURE TO DO SO SHALL NOT BE A CAUSE FOR ANY EXTRA COMPENSATION AFTER AWARD OF THE CONTRACTOR.

B. MAKE NECESSARY MODIFICATIONS AND ADJUSTMENTS TO ALL MECHANICAL ITEMS AND EQUIPMENT, BOTH NEW AND EXISTING, AS MAY BE REQUIRED BY THE ALTERATIONS AND ADDITIONS.

C. MECHANICAL CONTRACTOR SHALL REMOVE ALL MECHANICAL DUCTS BACK TO THEIR BEGINNING OR END POINTS AND CAP THEM IN AREAS TO BE DEMOLISHED, UNLESS SPECIFICALLY NOTED OTHERWISE.

D. MECHANICAL CONTRACTORS SHALL REMOVE ALL MECHANICAL EQUIPMENT ON ROOF OR IN WALLS AND IN CEILING AND THE OPENINGS MUST BE REPLACED WITH EQUAL WALL, ROOFING, OR CEILING MATERIALS PER NEW PLAN FINISHES.

E. ALL CHANGES IN MECHANICAL DUCTWORK MUST HAVE A BALANCE OR AIR WHEN REMODEL IS FINISHED TO INSURE PROPER WORKING ORDER OF AIR SYSTEM.

PLUMBING DEMO NOTES:

A. BEFORE SUBMITTING BID, THE PLUMBING CONTRACTOR IS INSTRUCTED TO VISIT THE SITE AND EXAMINE THE PREMISES TO FAMILIARIZED HIMSELF WITH EXISTING CONDITIONS AN RELOCATION OF ALL EQUIPMENT AND FIXTURES, AND TO APPRAISE THE REWORKING, REMOVAL, AND/OR RELOCATION OF ALL EXISTING EQUIPMENT AND FIXTURES AS INDICATED ON THE DRAWINGS (INCLUDING TRENCHING) AND INCLUDE THE COST OF ALL SUCH WORK. FAILURE TO DO SO SHALL NOT BE A CAUSE FOR ANY EXTRA COMPENSATION AFTER AWARD OF THE CONTRACTOR.

B. PLUMBING CONTRACTOR SHALL REMOVE ALL PLUMBING LINES BACK TO THEIR BEGINNING OR END POINTS AND CAP THEM IN AREAS TO BE DEMOLISHED UNLESS SPECIFICALLY NOTED OTHERWISE.

KEY NOTES:

1. WALLS TO BE DEMOLISHED.
2. REMOVE ALL RESTROOM ITEMS, INCLUDING FLOOR FINISHES.
3. EXISTING WALK IN COOLER AND FREEZER TO BE DISASSEMBLED AND HAULED BY G.C.
4. REMOVE ALL INTERIOR FINISHES, GYP. BOARD DOWN TO EXISTING WOOD STUD / EXTERIOR FRAMING, REMOVE EXISTING INSULATION. REPORT EVIDENCE OF MOLD OR STRUCTURAL DAMAGE TO PM AND ARCHITECT
5. EXISTING ROOF HATCH REMAIN.
6. EXISTING SHEAR WALL TO REMOVED, RE: STRUCTURAL FOR ADDITIONAL NOTES
7. EXISTING MOP SINK AND FLOOR DRAIN TO BE REMOVED.
8. EXISTING FLOOR FINISHES SUCH AS CARPET, TILE, AND QUARRYTILE TO BE REMOVED AND HAULED BY G.C. PROVIDE SMOOTH SURFACE FOR NEW FINISH FLOORING AT ALL AREAS. PROVIDE POSITIVE DRAINAGE AROUND FLOOR SINKS AND FLOOR DRAINS.
9. TRENCH & FLOOR DRAINS TO BE REMOVED, CAPPED, AND SEALED.
10. AT EXTERIOR WALL FINISHES THAT ARE REMOVED, REPLACE SHEATHING AS REQUIRED AND REPLACE SHEATHING THAT IS DAMAGED OR SHOWS SIGNS OF DAMAGE.
11. FLOOR DRAIN TO REMAIN.
12. EXISTING DRIVE-THRU WINDOW TO BE REMOVED AND INFILLED. RE: A-103
13. GLAZING TO BE REMOVED, INFILL CONSTRUCTION TO MATCH ADJACENT. RE: A-103
14. EXISTING STORE FRONT TO REMAIN.
15. REMOVE EXISTING DOOR AND FRAME.
16. PORTION OF EXTERIOR SIDE FURRING TO REMOVE AT EXISTING SIGN ELEMENT, RE: ELEVATIONS
17. GLAZING TO BE REMOVED, PREP FOR NEW DRIVE THRU WINDOW AND WALL INFILL
18. EXISTING DOOR TO REMAIN
19. EXISTING AWNING TO REMOVE
20. EXISTING AWNING TO REMAIN, REMOVE FINISHES DOWN TO STRUCTURAL.
21. REMOVE ALL EXISTING KITCHEN EQUIPMENT, HOODS, ETC, NOT SHOWN TO BE TO REUSED
22. REMOVE EXISTING LIGHTS AND CEILING SYSTEM(S). INCLUDING GYPSUM SOFFITS AND ASSOCIATED FRAMING
23. EXISTING EQUIPMENT IN UTILITY TO REMAIN
24. PATCH AND LEVEL SLAB AFTER REMOVAL OF EXISTING FREEZER/COOLER.
25. EXISTING ROOF DRAINS TO BE REUSED. PREPARE FOR NEW ROOF MEMBRANE. RE: STRUCTURAL AND A-107 FOR NEW KICKERS AND RELOCATE DRAINS AS REQUIRED AND CONNECT BACK TO EXISTING PIPES.
26. EXISTING ROOF HATCH TO REMAIN
27. EXISTING ROOF WALK MATS TO BE REMOVED
28. REMOVE EXISTING COPING. PREP FOR NEW.

LEGEND:
- DEMO
- EXISTING TO REMAIN
- EXISTING SHEAR WALL

KEY NOTES | A
Scale= NTS | A-101D

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3600 FSDT

TWW REMODEL

A-101D

DEMO PLAN

BID ISSUE

TRUE WARM & WELCOME

EQUIPMENT SCHEDULE

01-11-19

PLUMBING

FS INDIRECT CONNECTION TO FLOOR SINK
D DIRECT CONNECTION
RIH ROUGH IN HEIGHT (TO CENTER OF CONNECTION)

ELECTRICAL

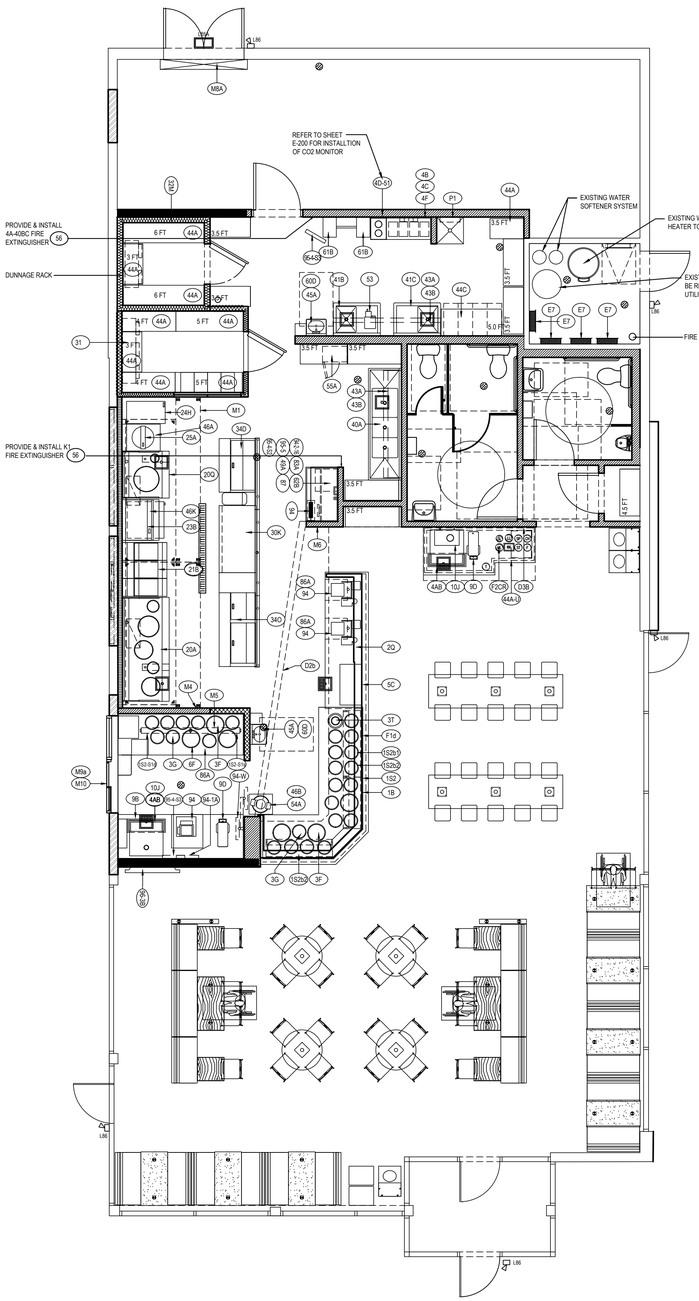
D DIRECT CONNECTION
C CONVENIENT OUTLET
FSO FLOOR STUB OUT
DC DROPPED CORD

DESCRIPTION

O OWNER(PANDA EXPRESS, INC.)
GC GENERAL CONTRACTOR
EC ELECTRICAL CONTRACTOR
KEC KITCHEN EQUIPMENT COMPANY
S SERVING AREA
K KITCHEN
(E) EXISTING

SUPPLY BY	GAS			WASTE		COLD WATER		HOT WATER		CONNECTION		LOAD	PHASE	H.P.	VOLTS	REMARKS	DIMENSIONS	MANUFACTURE	MODEL #	EQUIPMENT	NO.
	K BTU	R.I.H.	SIZE	TYPE	SIZE	R.I.H.	SIZE	R.I.H.	SIZE	R.I.H.	TYPE	WATT					W x D x H (ø x H)				
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											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	55.375" X 4.25" X 2.625"	GENERAL		56" RADIANT TOP HEATER (2)	1S2b2
O										REF. ELEC.	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
O											C	650W	1		120	INDUCTION WARMER	12 1/8" DIA	I/O CONTROLS CORP	ABC-065-10	INDUCTION WELL - 11QT	3G
O											C	250W	1		120		11 7/8" DIA. X 16"	VOLLRATH	7470TDW	SOUP WARMER	3T
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"x11"x16"	WELBILT	16-2172	BOOSTER	4B
O																	40"x18"	WELBILT	15-2903-IP	SODA RACK	4C
O																					
O																		CO2Meter.com	RAD-0102-6	CO2 MONITOR & DISPLAY	4D-S1
O						96"	1/2"									WALL MOUNT	8"x2 3/8"x23 5/8"	3M WATER FILTRATION	BEV190-56164-01	WATER FILTER	4F
O				FS	1/2"												34"x17"x6 1/2"	KEC	CUSTOM	36" COLD PAN	5C
O																					
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	SEE PLAN	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	IB-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																					
O																					
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	122 EA.	14"	1 1/2"							24"	C	--	1		120		47"x31-1/2"x51-5/8"	FRYMASTER	MJ45-FPP345G	FRYER	21B
GRILL NEW PLUG/CONNECTOR O										36"	DC	25A	3		208V		36"X27 7/8"X15 1/2"	STAR	536TGF	STAR ELECTRICAL GRILL	23B
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-8100(N)	RICE COOKER	25A
O										24"	C	9A	1	1/2	115	NEMA 5-15P	60 1/4"X30"X30 5/8"	TURBO AIR	MUF-60-PE	60" WORKTOP FREEZER	30K
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/D	500W	1		120		SEE PLAN	KEC	CUSTOM	W.I.F. LTG, DOOR HEATER	32-S7
O										24"	C	12A	1	1/2	120	SELF CONTAINED	84"x33"x35"	TURBO AIR	TST-2400-D4-R-N	84" REF. PREP. TABLE	34O
O										24"	C	9A	1	1/3	120	SELF CONTAINED	48x33"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	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. @ 59" 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)	18"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										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																	36 1/2"x 33" x 28"	KEC	CUSTOM	S.S. GRILL STAND	46K
O																	18 5/8"x 33" x 28"	KEC	CUSTOM	STAND	46N
O										50"	C	10A	1	1	120	9 15/16"x19-11/16"x19-3/4"	ELECTROLUX	DITO-TRS24	FOOD PROCESSOR	53
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-1088BS	RICE WARMER	54A
O										84"	DC	1800W	1		208	PLUG: NEMA 6-15R	17 1/2"x13 5/8"x22 9/16"	SHARP	R-CD1800M	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-LC2700DW	POS PRINTERS	86A
O										REF ELEV	C	50W	1		120			BROTHER	MFC-LC2700DW	FAX	87
O										REF ELEV	C	500W	1		120	CUSTOM	11 1/4"x14 1/2"x9"	RESNOS	S 460	CASH REGISTER SYSTEM	94
O																					
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
BY G.C.										24"	D	20A	1		120	SEE ELEC. DWG	25"X 9" X 10 3/8"	QUIK-SERV	CF-25 NON-HEATED	DT WINDOW AIR CURTAIN	M9a
BY G.C.										24"	D	20A	1		120	SEE ELEC. DWG	47.5"X 59.5"	QUIK-SERV	SST-4860E	DT WINDOW	M10
BY G.C.				3"	36"	–	36"	–			D					FLOOR TYPE	24" X 24" X 13"	S.S.N. PHONE:1800-897-5999	SE2424FM	STAINLESS STEEL MOP SINK	P1
SIGNAGE																					
O																	REF. INT. ELEV'S	LSI	CUSTOM	MENU BOARD	D2b
O																BF-POWER COAT "DF125 SILVER"		FAD	--	COMMUNITY BOARD	D3b
O										REF ELEV	C	130W	1		120	DEDICATED CIRCUIT	48.9" X 28.1" X 1.3"	LG	55WS50BS-B	LCD DISPLAY MONITOR	96-3B
FURNITURE																					
																SEE PLAN		RICHFIELD	STRAIGHT-BF	SERVICE COUNTER	F1d
																SEE PLAN		RICHFIELD	RIGHT TETON BEIGE	BEVERAGE COUNTER	F2CR

* REFERENCE SHEET A-109 FOR FURNITURE CORE DRILL DIMENSIONS



KITCHEN PLAN | 1

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

PANDA EXPRESS, INC.
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91770
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REVISIONS:

ISSUE DATE:

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

DRAWN BY: PM / KL / EA

PANDA PROJECT #: S8-20-D7163
ARCH PROJECT #: 19027

STATE OF ALABAMA · ROBERT R. HOUTON · 5554 · 11.8.19 · PLANO, TEXAS · REGISTERED ARCHITECT

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PANDA EXPRESS

2096 INTERSTATE DR.
OPELIKA, AL, 36801

3600 FSDT

TWW REMODEL

A-101

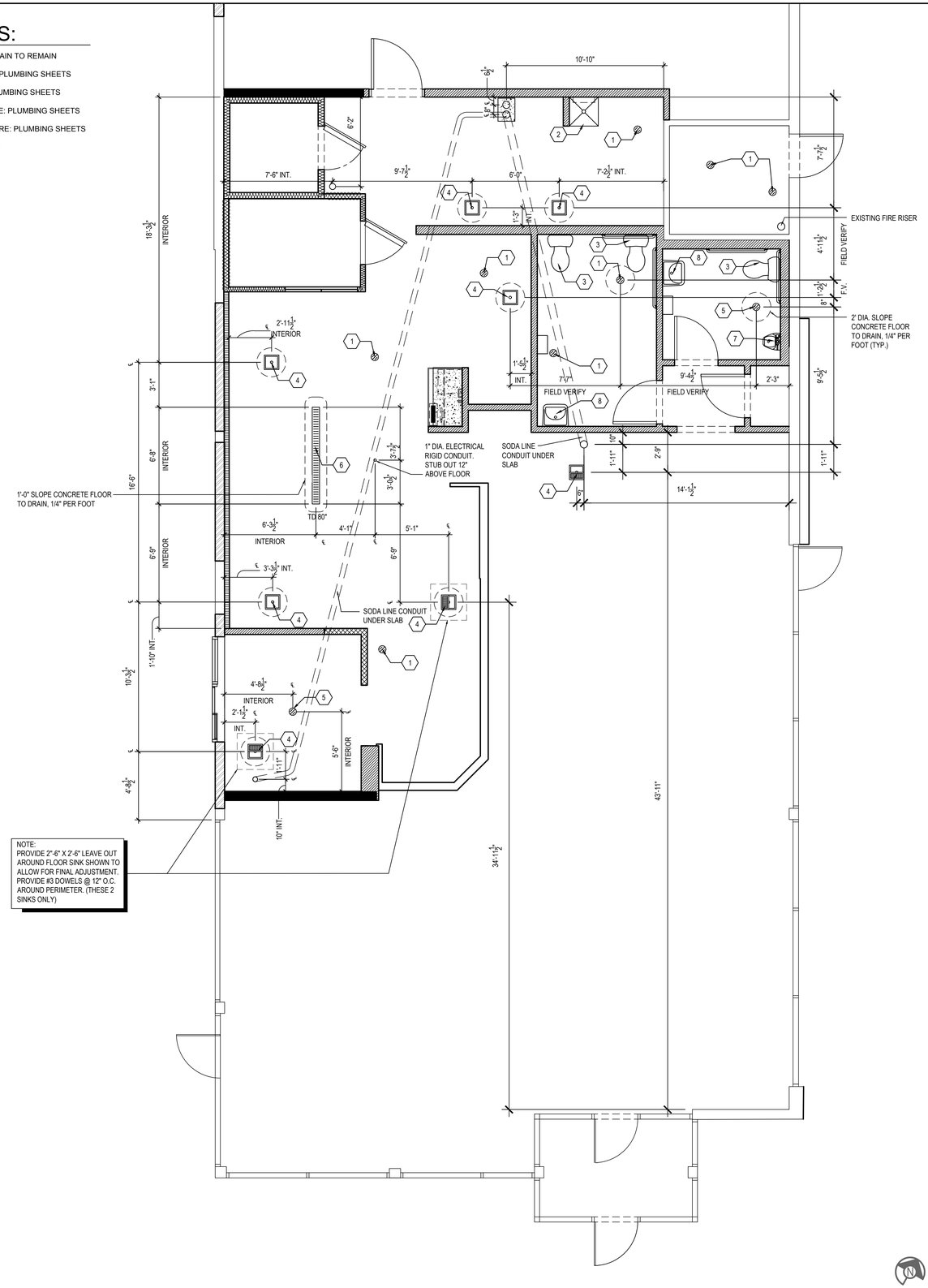
KITCHEN PLAN

BID ISSUE

TRUE WARM & WELCOME

KEYNOTES:

1. EXISTING FLOOR DRAIN TO REMAIN
2. NEW MOP SINK, RE: PLUMBING SHEETS
3. NEW TOILET, RE: PLUMBING SHEETS
4. NEW FLOOR SINK, RE: PLUMBING SHEETS
5. NEW FLOOR DRAIN, RE: PLUMBING SHEETS
6. NEW TRENCH DRAIN
7. NEW URINAL
8. NEW LAVATORIES



ROUGH - IN PLUMBING PLAN | 1

Scale= 1/4" = 1'-0" | A-102

PANDA EXPRESS · CHINESE KITCHEN

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STATE OF ALABAMA · ROBERT R. HOUTON · 5554 · 11.5.19 · PLANO, TEXAS · REGISTERED ARCHITECT

Heights Venture
ARCHITECTURE DESIGN

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PANDA EXPRESS

2096 INTERSTATE DR.
OPELIKA, AL, 36801

3600 FSDT

TWW REMODEL

A-102

ROUGH - IN PLUMBING PLAN

BID ISSUE

TRUE WARM & WELCOME

FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALL	CEILING
100 DINING ROOM	T200 24" X 24" TILE	T109 6" X 48" TILE	P101, P104 PAINT T109 TILE W102 WALL COVERING	C1 2' X 2' ARMSTRONG, SEPIA #PN91311 C3 GYP BOARD W/ PAINT P103
101 SERVING AREA	S1 SILIKAL FLOORING S2 IN HIGH TRAFFIC AREAS	S1 AND S2 6" CONT. MIN (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	T109 TILE	C3 GYP BOARD W/ SMOOTH WASHABLE PAINT
102 DRIVE-THRU STATION	S1 SILIKAL FLOORING S2 IN HIGH TRAFFIC AREAS	S1 AND S2 6" CONT. MIN (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 SILIKAL FLOORING S2 IN HIGH TRAFFIC AREAS	S1 AND S2 6" CONT. MIN (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 SILIKAL FLOORING S2 IN HIGH TRAFFIC AREAS	S1 AND S2 6" CONT. MIN (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 SILIKAL FLOORING S2 IN HIGH TRAFFIC AREAS	S.S. / ALUMINUM WITH ⅜" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
105A WALK-IN FREEZER	GALVANIZED STAINLESS STEEL S2 SILIKAL UNDER WIF SUBFLOOR	S.S. / ALUMINUM WITH ⅜" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
106 MEN'S ROOM	T200 24" X 24" TILE	SCHLUTER	T108 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
107 WOMEN'S ROOM	T200 24" X 24" TILE	SCHLUTER	T108 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
108 VESTIBULE	T200 24" X 24" TILE	T109 6" X 48" TILE	P104 PAINT GYB BOARD T109 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
109 STORAGE ROOM	T200 24" X 24" TILE	T109 6" X 48" TILE	WP1 FRP PANEL	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
110 BACK ROOM	SEALED CONCRETE, SMOOTH FINISH	-	EPOXY PAINT, COLOR TO MATCH P9As	OPEN P9AS (TRUSSES AND ROOF DECK)
111 UTILITY ROOM	SEALED CONCRETE SMOOTH FINISH	EXISTING	EXISTING	OPEN

DOOR & HARDWARE SCHEDULE

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

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

CONTACT FOR QUOTING, ORDERING & LOGISTICS
JERRY JACOBS, PROJECT MANAGER
800-887-4307 EXT. 220 PHONE
jerryj@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
ROB OWEN, DIR. BUSINESS DEVELOPMENT; RobO@locknet.com; 606-748-2065

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 G-001

NO.	DOOR MATERIAL	SIZE	FRAME	FACE/EDGE	THK.	CORE	LITE	RATE	HARDWARE: PASSAGE	LOCKSET	PRIVACY	S.F. PULL	PANIC	HINGE: BUTT	CONT.PIANO	STOP: FLOOR	WALL	ACCESSORIES: THRESHOLD	LATCH GUARD	DETEX ALARM	SILENCERS	KICKPLATES	CLOSER	REMARKS
D1	ALUMINUM STOREFRONT	3'-0" X 7'-0"	EXT.	CLEAR ANODIZE TO MATCH EXISTING						●		●	●		●	●	●		●				●	●	
D2	ALUMINUM STOREFRONT	EXISTING	EXT.	EXISTING TO REMAIN	-	-	-	-		●		●	●		●	●	●		●					●	PROVIDE PULL ON EXTERIOR SIDE
D3	S.C. WOOD	3'-0" X 7'-0"	H. MTL.	PLASTIC LAMINATE PRE-FINISHED	1 ¾"	SOLID	-	-			●*			●			●				●	●	●	KICKPLATE ON EACH SIDE OF DOOR
D3a	S.C. WOOD	3'-0" X 7'-0"	H. MTL.	PLASTIC LAMINATE PRE-FINISHED	1 ¾"	SOLID	-	-		●				●			●				●	●		
D5	HOLLOW METAL	3'-6" X 7'-0"	H. MTL.	PAINTED	1 ¾"	INSUL.	-	-						●		●			●	●	●		●	KICKPLATE ON INT. SIDE OF DOOR
D5A	HOLLOW METAL	6'-0" X 7'-0"	H. MTL.	PAINT DOOR AND FRAME	1 ¾"	INSUL.	-	-						●		●			●	●	●		●	KICKPLATE ON INT. SIDE OF DOOR
D5B	EXISTING HOLLOW METAL	EXISTING	EXT.	PAINT DOOR AND FRAME						●				E			●		●					

*AT "D3a" PROVIDE PRIVACY LOCK

WALL SCHEDULE

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

NO.	DESCRIPTION
W1	3-5/8" 20GA. METAL STUD WALL W/ ⅝" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W2	3-5/8" 20GA. METAL STUD WALL W/ ⅝" TYPE "X" GYP. BOARD ON ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W3	NEW 6" WOOD FRAMING FLUSH AND ALIGNED WITH EXISTING, NEW EXTERIOR SHEATHING, AND R-20 BATT INSULATION AND ⅝" TYPE "X" GYP BOARD ON INTERIOR
W4	3-5/8" 20GA. METAL STUD LOW WALL W/ ⅝" TYPE "X" GYP. BD BOTH SIDES. PROVIDE 3 ½" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C.
W5	6" 20GA. METAL STUD WALL W/ ⅝" TYPE "X" GYP. BOARD OVER ½" STRUCTURAL SHEATHING ON BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS), WOOD STUD 2X6 AT SIM. CONDITION.
W6	6" 20GA. METAL STUD WALL W/ ⅝" TYPE "X" GYP. BOARD ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS) OVER EXISTING WALL FRAMING
W9	2 1/2" 20GA METAL STUD WITH 2 LAYERS OF GYP. BD. ON HOOD SIDE. EXISTING WOOD FRAMED WALL RECEIVES 1 LAYER OF ⅝" TYPE X GYP. BD. BEFORE METAL STUD WALL.
W10	EXISTING FRAMING, INSTALL NEW R-20 BATT INSULATION AND NEW ⅝" GYP. BOARD; AT SIM INSTALL R-20 BATT ONLY

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: LINDA RUSE 310.857.9036
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.
WP4	NOT USED				
WP6	NOT USED				
W101	NOT USED				
W102	WOLF GORDON	PRINT WALLCOVERING	-	-	CONTACT: CATHY DY 310.770.1165 cathy.dy@wolfgordon.com
W103	WOLF GORDON	CLOUD WALLCOVERING	-	-	CONTACT: CATHY DY 310.770.1165 cathy.dy@wolfgordon.com

SPECIAL SURFACE SCHEDULE

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

NO	MANUFACTURER	PRODUCT	MFG #	STAIN / COLOR	FINISH	REMARK
QZ-5	NOT USED					
QZ-6	NOT USED					
QZ-7	CORIAN	ARTIFICIAL QUARTZ	-	LONDON SKY	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
P5A5	SHERWIN-WILLIAMS	SW 7065	ARGOS	PROMAR 200, ZERO VOC, LATEX SEMI-GLOSS	REAR SERVICE DOOR
P98	NOT USED				
P101	SHERWIN-WILLIAMS	SW 6252	ICE CUBE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	RESTROOM & RESTROOM VESTIBULE CEILING, SERVICE LINE SOFFIT
P102	NOT USED				
P103	SHERWIN-WILLIAMS	SW 7032	WARM STONE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	DROPPED SOFFITS
P104	SHERWIN-WILLIAMS	SW 6155	RICE GRAIN	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	DINING RM. WALLS, RESTROOM VESTIBULE WALLS
P105	NOT USED				
P106	SHERWIN-WILLIAMS	SW 7020	BLACK FOX	DTM ACRYLIC GLOSS, LOW VOC	RESTROOM DOOR FRAMES & LCD NICHE (BACK WALL)
P205	SHERWIN-WILLIAMS	SW 7675	SEALSKIN	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	FRONT & BACK & UNDERSIDE FACES OF SERVICE COUNTER SOFFIT

TILE SCHEDULE (SEE SHEET A-104)

WALL LEGEND

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

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.:

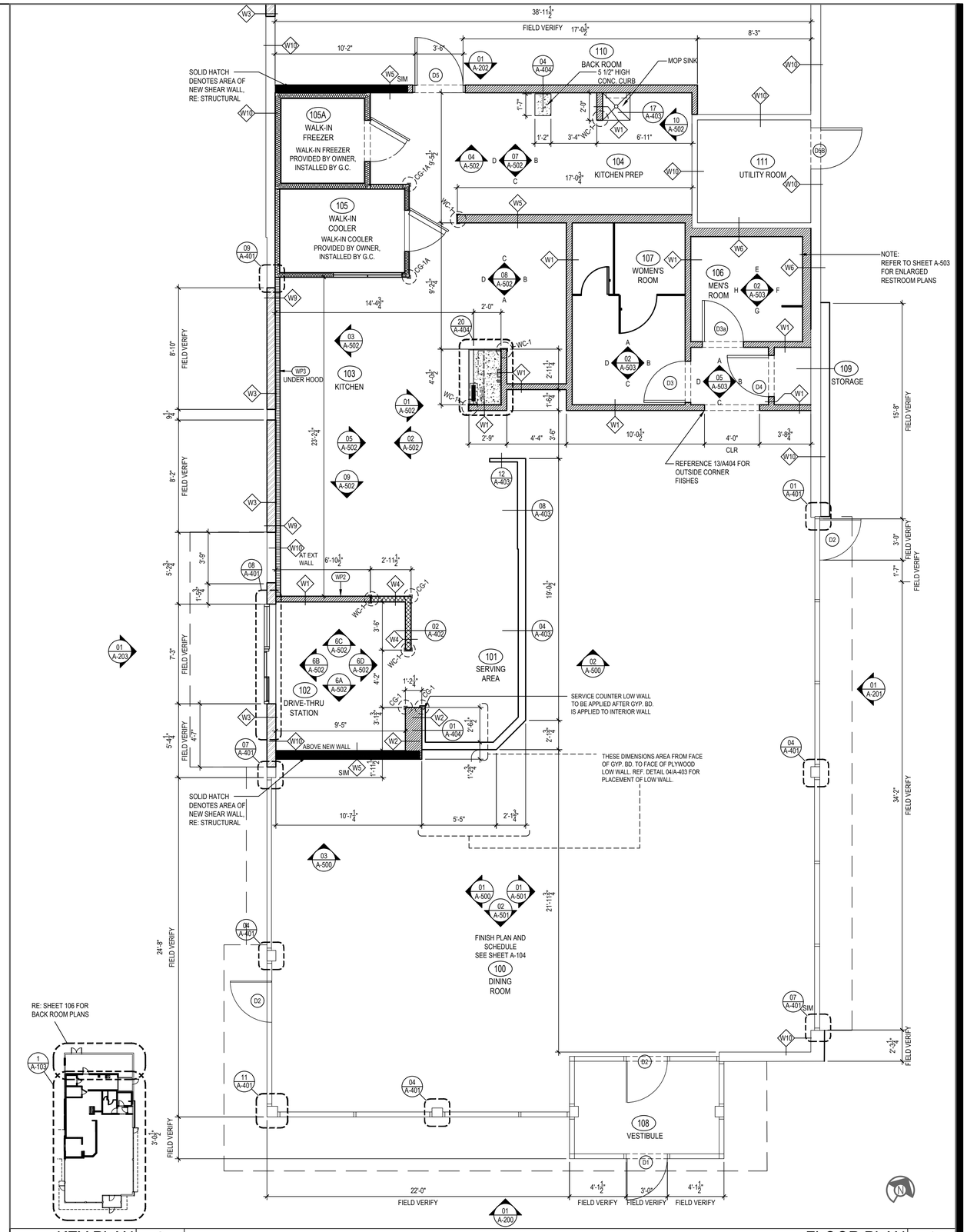
5. INSTALL 18 GA STAINLESS STEEL CORNER GUARD & WALL CAP INSIDE KITCHEN

- CG-1: 18 GA. STAINLESS STEEL CORNER GUARD - FULL HT.
- CG-1A: 18 GA. STAINLESS STEEL CORNER GUARD - 4'-0" HIGH
- CG-2-1: 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 FACE OF GYPSUM BOARD TO GYPSUM BOARD



KEY PLAN 2 — SCALE = NTS — A-103

FLOOR PLAN 1 — Scale= 1/4" = 1'-0" — A-103

PANDA EXPRESS, INC.
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Rosemead, California
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REVISIONS:

ISSUE DATE:

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

DRAWN BY: PM / KL / EA

PANDA PROJECT #: S8-20-D7163
ARCH PROJECT #: 19027

STATE OF ALABAMA — ALBERT R. HOUTON — 5554 — PLANO, TEXAS — REGISTERED ARCHITECT

Heights Venture ARCHITECTURE DESIGN
HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008
713 869 1103 V
DALLAS
5741 Legacy Drive, Suite 320
Plano, Texas. 75024
972 490 7292 V

PANDA EXPRESS

2096 INTERSTATE DR.
OPELIKA, AL, 36801

3600 FSDT

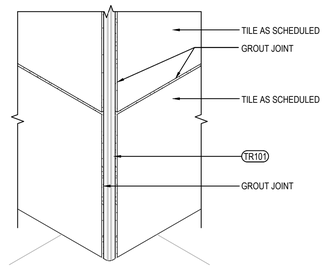
TWW REMODEL

A-103

FLOOR PLAN

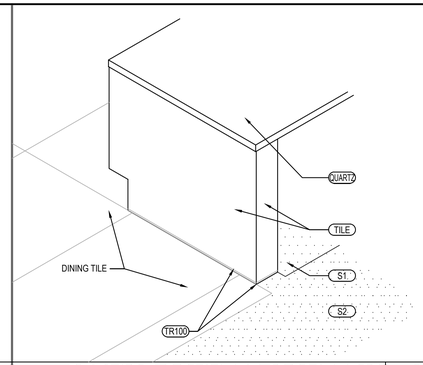
BID ISSUE

TRUE WARM & WELCOME



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

01-11-19

NO.	MANUFACTURER	DESCRIPTION	COLOR	FINISH	JOINT	GROUT	REMARK
T-108	CMC AGGREGATE DOUG SALATINO 518-713-5371	12" X 24" X ⅜"	-	-	1 / 8"	G-111	RESTROOM WALL
T-109	CMC ITALIAN WOOD DOUG SALATINO 518-713-5371	6" X 48 X 3/8" & 8" X 48" X 3/8"	ITALIANO	-	1 / 8"	G-113	RR VESTIBULE & DINING ROOM WALLS
T-200	CMC DOUG SALATINO 518-713-5371	24" X 24"	BRAVADA GREIGE	MATTE	1/8"	G-96	DINING & RESTROOM FLOOR
T-300	EMSER - ECHO	3" HEXAGON	CALACATTA	MATTE	1/8"	G-114	BEVERAGE COUNTER BACKSPLASH
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	-	-	
M100	MATSINC 800.628.7462	NUWAY - 7/16" ALUM FOOT GRILLE	CHARCOAL	-	-	-	(2) 2' X 6' PIECES FOR A 4' X 6' OVERALL MAT SIZE IN VESTIBULE @ VESTIBULE STORES

GROUT	MANUFACTURER	DESCRIPTION	MFG.	COLOR	FINISH	REMARK
G-96	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	11	SAHARA BEIGE	POLY BLEND 1 / 8" NON-SANDED	DINING & RESTROOM FLOOR APPLY GROUT SEALER
G-111	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	19	PEARL GREY	POLY BLEND 1 / 8" NON-SANDED	RESTROOM , DINING APPLY GROUT SEALER
G-113	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	07	CHOCOLATE	POLY BLEND 1 / 8" NON-SANDED	APPLY GROUT SEALER
G-114	CUSTOM BUILDING PRODUCTS	PRISM GROUT	11	SNOW WHITE	POLY BLEND 1 / 8" NON-SANDED	BEVERAGE COUNTER BACKSPLASH 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)

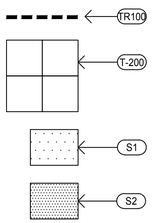
EDGE TILE TRIM:
SCHLUTER SYSTEMS RONDEC-RO125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)

TR101
- -OUTSIDE CORNER CONNECTOR PIECE: RONDEC-EV/RO125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
- -INSIDE CORNER CONNECTOR PIECE: RONDEC-I2L/RO125 ATGB (BRUSHED NICKEL 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

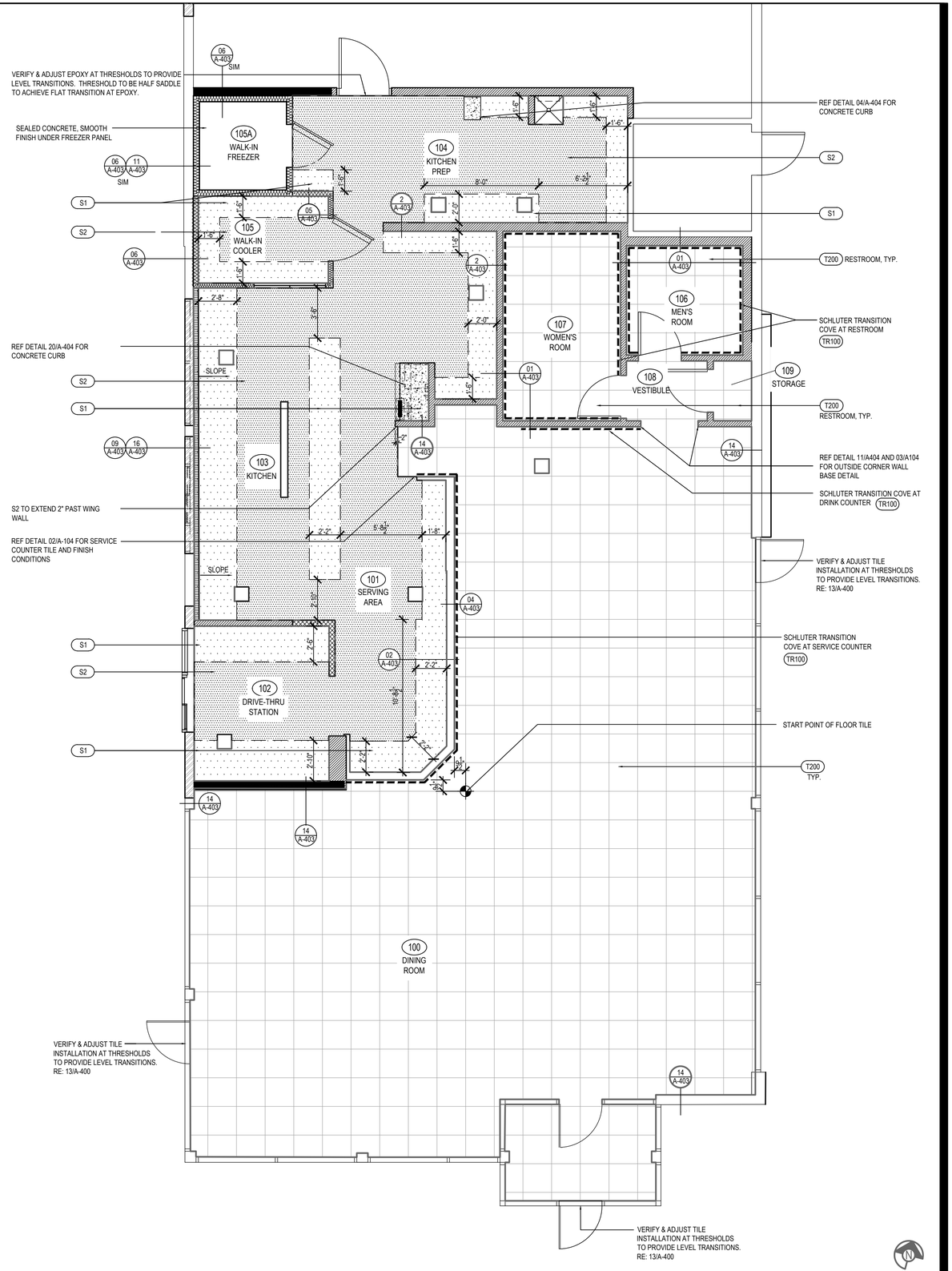
SEE MANUFACTURER'S SPECIFICATION, DETAILS AND GUIDE FOR PREPARATION, MIXING, GROUTING AND CLEANING INSTRUCTION

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



FINISH SCHEDULE A

Scale= NTS A-104


VERIFY & ADJUST EPOXY AT THRESHOLDS TO PROVIDE LEVEL TRANSITIONS. THRESHOLD TO BE HALF SADDLE TO ACHIEVE FLAT TRANSITION AT EPOXY.
SEALED CONCRETE, SMOOTH FINISH UNDER FREEZER PANEL
REF DETAIL 20/A-404 FOR CONCRETE CURB
S2 TO EXTEND 2" PAST WING WALL
REF DETAIL 02/A-104 FOR SERVICE COUNTER TILE AND FINISH CONDITIONS
VERIFY & ADJUST TILE INSTALLATION AT THRESHOLDS TO PROVIDE LEVEL TRANSITIONS. RE: 13/A-400
VERIFY & ADJUST TILE INSTALLATION AT THRESHOLDS TO PROVIDE LEVEL TRANSITIONS. RE: 13/A-400
VERIFY & ADJUST TILE INSTALLATION AT THRESHOLDS TO PROVIDE LEVEL TRANSITIONS. RE: 13/A-400
REF DETAIL 04/A-404 FOR CONCRETE CURB
REF DETAIL 11/A404 AND 03/A104 FOR OUTSIDE CORNER WALL BASE DETAIL
SCHLUTER TRANSITION COVE AT DRINK COUNTER TR100
SCHLUTER TRANSITION COVE AT SERVICE COUNTER TR100
SCHLUTER TRANSITION COVE AT RESTROOM TR100
T200 RESTROOM, TYP.
T200 RESTROOM, TYP.
START POINT OF FLOOR TILE
T200 TYP.
105A WALK-IN FREEZER
104 KITCHEN PREP
105 WALK-IN COOLER
106 MEN'S ROOM
107 WOMEN'S ROOM
108 VESTIBULE
109 STORAGE
103 KITCHEN
101 SERVING AREA
102 DRIVE-THRU STATION
100 DINING ROOM
SLOPE
SLOPE
SIM
SIM
S1
S2
S1
S2
S1
S2
S1
S2
S1
S2
06 A-403
11 A-403
05 A-403
2 A-403
01 A-403
09 A-403
16 A-403
14 A-403
04 A-403
02 A-403
1'-6"
8'-0"
6'-2"
2'-8"
2'-9"
2'-2"
5'-9"
1'-8"
2'-10"
2'-2"
2'-2"
2'-2

LIGHTING FIXTURE SCHEDULE

PROVIDED FOR INFORMATION ONLY.
VERIFY AND INSTALL PER ELECTRICAL DRAWING

01-11-19

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.	9	LSI FIXTURE: SFP24-LED-50-UE-DIM-35	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.	3	LSI FIXTURE: SFP24-LED-50-UE-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	6	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"	2	KASON FIXTURE: # 1810LX4000	FURNISHED BY WIC VENDOR, G.R.E. , INSTALLED BY GC
L19	L19	DOWN LIGHT, RECESSED IN CEILING	61	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING RL607-750L-DIMTR-120-30K-SN-SN-90+	FURNISHED BY OWNER, INSTALLED BY GC
L19EM	L19EM	EMERGENCY DOWN LIGHT, RECESSED IN CEILING	8	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING RL607-750L-DIMTR-120-30K-SN-SN-90+	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-12-LC-V1 FURNISHED BY OWNER INSTALLED BY GC
L20	L20	3 3/4" ADJUSTABLE MR16 DOWN LIGHT, RECESSED IN CEILING	10	LIGHTOLIER: LYTECASTER-378WHX FRAME-IN KIT: 302MRSPX BULB: MR16 - GE - PRECISE IR 37 WATT 40 ° BEAM	FURNISHED BY OWNER, INSTALLED BY GC
L29	L29	DECORATIVE PENDANT LIGHT	10	KUD JER ENTERPRISE MODEL NO. UL-20/5088500 BULB: LED EDISON LAMP.1173467	FURNISHED BY OWNER, INSTALLED BY GC
L30	L30	WHITE LED AT SERVICE COUNTER SOFFIT & DINING ROOM PARTIAL HEIGHT WALL	57 L.F.	LUXEM BRIGHT FIXTURE: BLAZE LED	FURNISHED BY OWNER, INSTALLED BY GC
L100	L100	MICRO INVERTER	1	ISOLITE #IMI 125	FURNISHED BY OWNER, INSTALLED BY GC
	S	SPEAKER	3	-	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

L85A		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	3	EXITRONIX MLED1-G-WP	OVER EXTERIOR ENTRANCE & SERVICE DOORS. REFER ELEVATIONS FOR HEIGHT. FURNISHED BY OWNER, INSTALLED BY GC
L86A		EXTERIOR RECESS LIGHT	7	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING WET LOCATION: RL607-14W-120-FL-30K-SN-SN -WET LOCATION	INVERTER UNIT - ISOLITE, IMI-12-LC-V1 FURNISHED BY OWNER INSTALLED BY GC
L40	L40	LINEAR LIGHT AT EXTERIOR STORAGE ROOM	4	COOPER MX-4VT2-LD4-6-DR-UNV-L840-CD1-WL-U	FURNISHED BY OWNER, INSTALLED BY GC

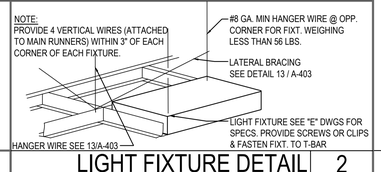
CEILING SCHEDULE

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

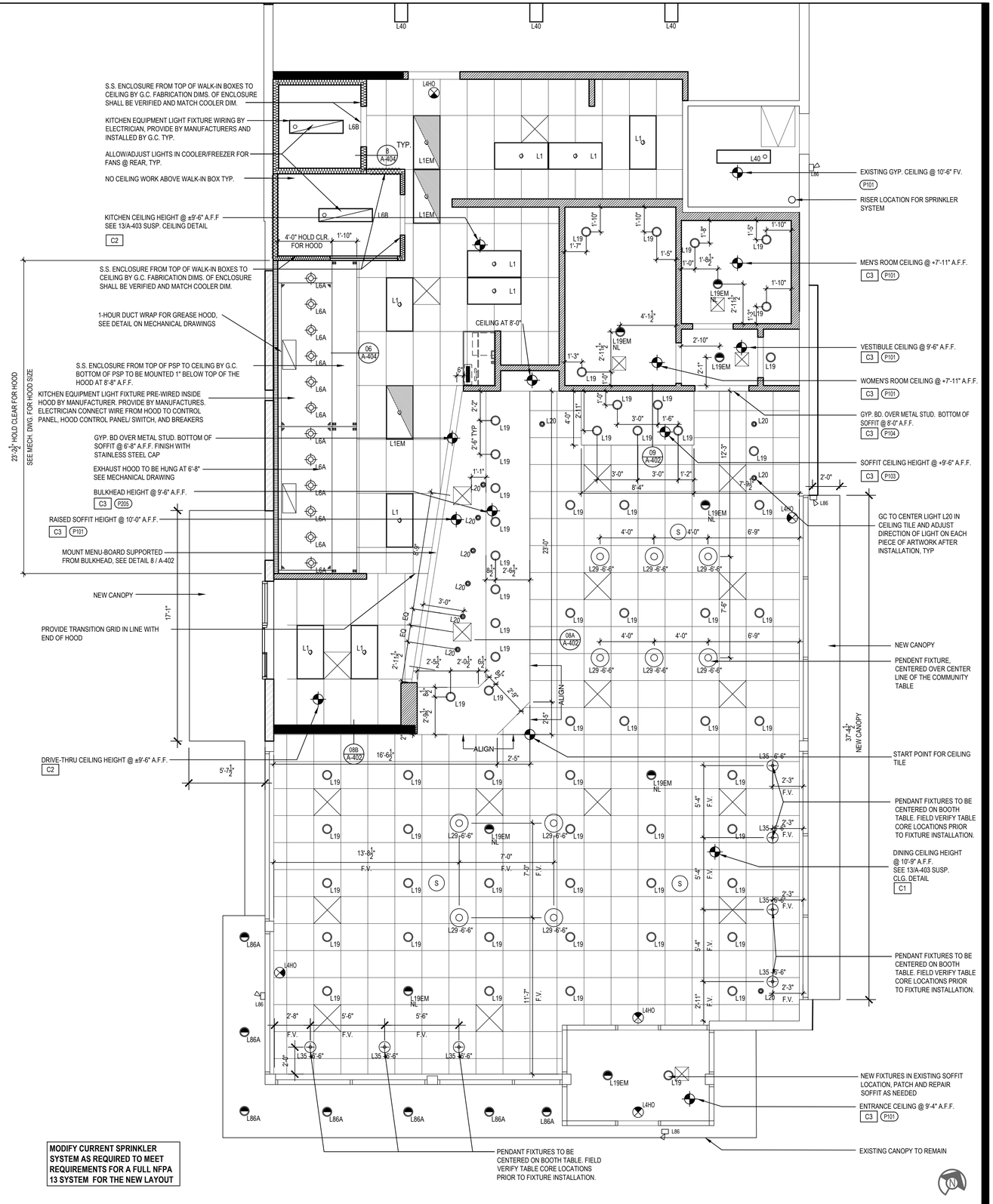
NO	MANUFACTURER	DESCRIPTION	MATERIAL	FINISH
C1	ARMSTRONG	2' X 2' SUSPENDED T-BAR GRID CEILING SYSTEM	CUSTOM #PN91311	T-BAR AND GRID COLOR: SEPIA CONTACT AT ARMSTRONG-SHERRY BRUNT 1-800-442-4212
C2	USG	2' X 4' SUSPENDED T-BAR GRID CEILING SYSTEM	"VINYL ROCK" VINYL CLAD GYP. BD PANELS	SMOOTH AND WASHABLE 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

NOT USED 3
Scale= NTS A-105



LIGHT FIXTURE DETAIL 2
Scale= NTS A-105



REFLECTED CEILING PLAN 1
Scale= 3/16" = 1'-0" A-105

PANDA EXPRESS, INC.
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STATE OF ALABAMA · ROBERT R. HOUTON · 5554 · 11.8.19 · PLANO, TEXAS · REGISTERED ARCHITECT

Heights Venture
ARCHITECTURE DESIGN

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713 869 1103 V

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

PANDA EXPRESS

2096 INTERSTATE DR.
OPELIKA, AL, 36801

3600 FSDT

TWW REMODEL

A-105

REFLECTED CEILING PLAN

BID ISSUE

TRUE WARM & WELCOME

FINISH SCHEDULE

01-11-19

ROOM NAME	FLOOR	BASE	WALL	CEILING
100 DINING ROOM	T200 24" X 24" TILE	T109 6" X 48" TILE	P101, P104 PAINT T109 TILE W102 WALL COVERING	C1 2' X 2' ARMSTRONG, SEPIA #PN91311 C3 GYP BOARD W/ PAINT P103
101 SERVING AREA	S1 SILIKAL FLOORING S2 IN HIGH TRAFFIC AREAS	S1 AND S2 6" CONT. MIN (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	T109 TILE	C3 GYP BOARD W/ SMOOTH WASHABLE PAINT
102 DRIVE-THRU STATION	S1 SILIKAL FLOORING S2 IN HIGH TRAFFIC AREAS	S1 AND S2 6" CONT. MIN (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 SILIKAL FLOORING S2 IN HIGH TRAFFIC AREAS	S1 AND S2 6" CONT. MIN (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 SILIKAL FLOORING S2 IN HIGH TRAFFIC AREAS	S1 AND S2 6" CONT. MIN (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 SILIKAL FLOORING S2 IN HIGH TRAFFIC AREAS	S.S. / ALUMINUM WITH ¾" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
105A WALK-IN FREEZER	GALVANIZED STAINLESS STEEL S2 SILIKAL UNDER WIF SUBFLOOR	S.S. / ALUMINUM WITH ¾" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
106 MEN'S ROOM	T200 24" X 24" TILE	SCHLUTER	T108 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
107 WOMEN'S ROOM	T200 24" X 24" TILE	SCHLUTER	T108 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
108 VESTIBULE	T200 24" X 24" TILE	T109 6" X 48" TILE	P104 PAINT GYB BOARD T109 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
109 STORAGE ROOM	T200 24" X 24" TILE	T109 6" X 48" TILE	WP1 FRP PANEL	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
110 BACK ROOM	SEALED CONCRETE, SMOOTH FINISH	-	EPOXY PAINT, COLOR TO MATCH P9As	OPEN P9AS (TRUSSES AND ROOF DECK)
111 UTILITY ROOM	SEALED CONCRETE SMOOTH FINISH	EXISTING	EXISTING	OPEN

DOOR & HARDWARE SCHEDULE

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

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

CONTACT FOR QUOTING, ORDERING & LOGISTICS
JERRY JACOBS, PROJECT MANAGER
800-887-4307 EXT. 220 PHONE
jerryj@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
ROB OWEN, DIR. BUSINESS DEVELOPMENT; RobO@locknet.com; 606-748-2065

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 G.001

NO.	DOOR MATERIAL	SIZE	FRAME	FACE/EDGE	THK.	CORE	LITE	RATE	HARDWARE: PASSAGE	LOCKSET	PRIVACY	S.F. PULL	PANIC	HINGE: BUTT	CONT.PIANO	STOP: FLOOR	WALL	ACCESSORIES: THRESHOLD	LATCH GUARD	DETEX ALARM	SILENCERS	KICKPLATES	CLOSER	REMARKS
D1	ALUMINUM STOREFRONT	3'-0" X 7'-0"	EXT.	CLEAR ANODIZE TO MATCH EXISTING						●		●	●		●	●		●				●	●	
D2	ALUMINUM STOREFRONT	EXISTING	EXT.	EXISTING TO REMAIN	-	-	-	-		●		●	●		●	●		●					●	PROVIDE PULL ON EXTERIOR SIDE
D3	S.C. WOOD	3'-0" X 7'-0"	H. MTL.	PLASTIC LAMINATE PRE-FINISHED	1 ¾"	SOLID	-	-			●*			●			●				●	●	●	KICKPLATE ON EACH SIDE OF DOOR
D4	S.C. WOOD	3'-0" X 7'-0"	H. MTL.	PLASTIC LAMINATE PRE-FINISHED	1 ¾"	SOLID	-	-	●					●			●				●	●		
D5	HOLLOW METAL	3'-6" X 7'-0"	H. MTL.	PAINTED	1 ¾"	INSUL.	-	-					●		●			●	●	●		●	●	KICKPLATE ON INT. SIDE OF DOOR
D5A	HOLLOW METAL	6'-0" X 7'-0"	H. MTL.	PAINT DOOR AND FRAME	1 ¾"	INSUL.	-	-					●		●			●	●	●		●	●	KICKPLATE ON INT. SIDE OF DOOR
D5B	EXISTING HOLLOW METAL	EXISTING	EXT.	PAINT DOOR AND FRAME						●					E			●	●					

*AT "D3a" PROVIDE PRIVACY LOCK

WALL SCHEDULE

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

NO.	DESCRIPTION
W1	3-5/8" 20GA. METAL STUD WALL W/ ⅝" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W2	3-5/8" 20GA. METAL STUD WALL W/ ⅝" TYPE "X" GYP. BOARD ON ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W3	NEW 6" WOOD FRAMING FLUSH AND ALIGNED WITH EXISTING, NEW EXTERIOR SHEATHING, AND R-20 BATT INSULATION AND ⅝" TYPE "X" GYP BOARD ON INTERIOR
W4	3-5/8" 20GA. METAL STUD LOW WALL W/ ⅝" TYPE "X" GYP. BD BOTH SIDES. PROVIDE 3 ½" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C.
W10	6" 20GA. METAL STUD WALL W/ ⅝" TYPE "X" GYP. BOARD OVER ½" STRUCTURAL SHEATHING ON BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS), WOOD STUD 2X6 AT SIM. CONDITION.
W6	6" 20GA. METAL STUD WALL W/ ⅝" TYPE "X" GYP. BOARD ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS) OVER EXISTING WALL FRAMING
W11	2 1/2" 20GA METAL STUD WITH 2 LAYERS OF GYP. BD. ON HOOD SIDE. EXISTING WOOD FRAMED WALL RECEIVES 1 LAYER OF ⅝" TYPE X GYP. BD. BEFORE METAL STUD WALL.
W12	EXISTING FRAMING; INSTALL NEW R-20 BATT INSULATION AND NEW ⅝" GYP. BOARD; AT SIM INSTALL R-20 BATT ONLY

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: LINDA RUSE 310.857.9036
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.
WP4	NOT USED				
WP6	NOT USED				
W101	NOT USED				
W102	WOLF GORDON	PRINT WALLCOVERING	-	-	CONTACT: CATHY DY 310.770.1165 cathy.dy@wolfgordon.com
W103	WOLF GORDON	CLOUD WALLCOVERING	-	-	CONTACT: CATHY DY 310.770.1165 cathy.dy@wolfgordon.com

SPECIAL SURFACE SCHEDULE

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

NO	MANUFACTURER	PRODUCT	MFG #	STAIN / COLOR	FINISH	REMARK
QZ-5	NOT USED					
QZ-6	NOT USED					
QZ-7	CORIAN	ARTIFICIAL QUARTZ	-	LONDON SKY	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
P9B	NOT USED				
P101	SHERWIN-WILLIAMS	SW 6252	ICE CUBE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	RESTROOM & RESTROOM VESTIBULE CEILING, SERVICE LINE SOFFIT
P102	NOT USED				
P103	SHERWIN-WILLIAMS	SW 7032	WARM STONE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	DROPPED SOFFITS
P104	SHERWIN-WILLIAMS	SW 6155	RICE GRAIN	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	DINING RM. WALLS, RESTROOM VESTIBULE WALLS
P105	NOT USED				
P106	SHERWIN-WILLIAMS	SW 7020	BLACK FOX	DTM ACRYLIC GLOSS, LOW VOC	RESTROOM DOOR FRAMES & LCD NICHE (BACK WALL)
P205	SHERWIN-WILLIAMS	SW 7675	SEALSKIN	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	FRONT & BACK & UNDERSIDE FACES OF SERVICE COUNTER SOFFIT

TILE SCHEDULE (SEE SHEET A-104)

WALL LEGEND

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

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-L — 18 GA. STAINLESS STEEL CORNER GUARD - FULL HT.

CG-1-M — 18 GA. STAINLESS STEEL CORNER GUARD - 4'-0" HIGH

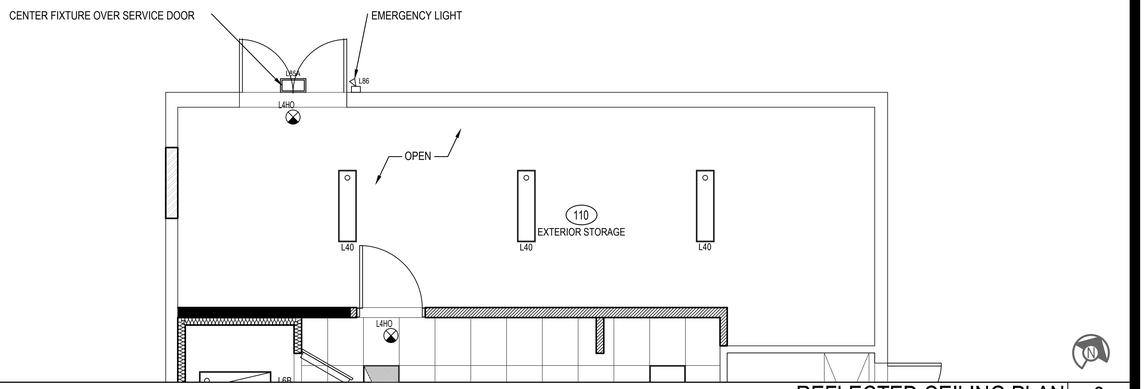
CG-2-L — 18 GA. STAINLESS STEEL CORNER GUARD/FRAME - ALL AROUND PERIMETER OF OPENING - FRAME TO BE WELDED WITH MITERED CORNERS TO FORM SINGLE UNIT.

WC-1-L — 18 GA. STAINLESS STEEL WALL CAP

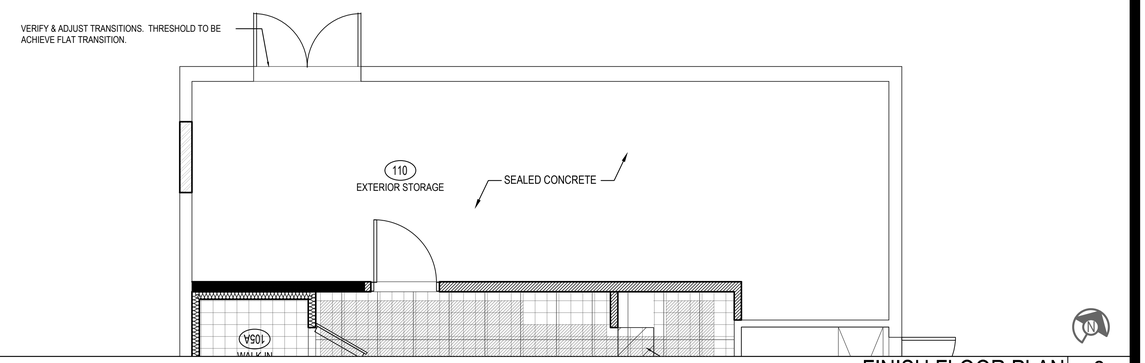
ALL OTHER STAINLESS STEEL BY G.C.

NOTE:

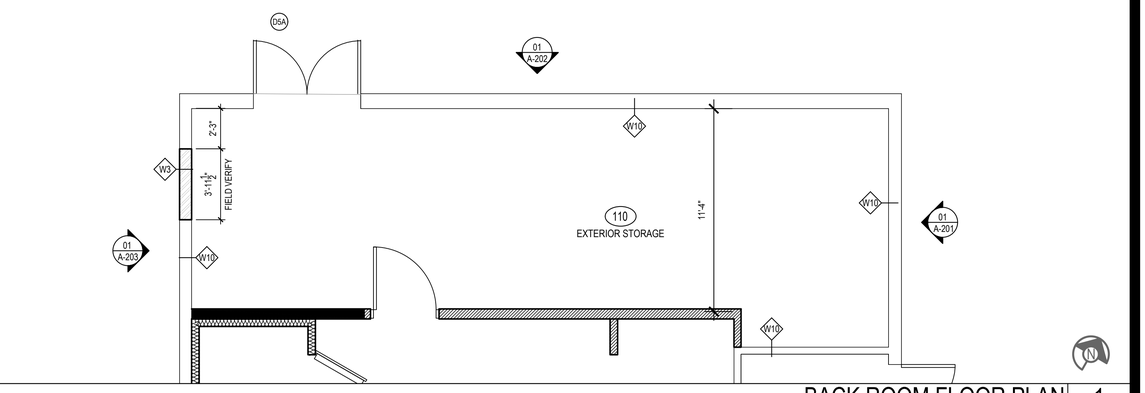
*ALL INTERIOR DIMENSIONS ARE FACE OF GYPSUM BOARD TO GYPSUM BOARD



REFLECTED CEILING PLAN | 3
Scale= 3/16" = 1'-0" | A-106



FINISH FLOOR PLAN | 2
Scale= 3/16" = 1'-0" | A-106



BACK ROOM FLOOR PLAN | 1
Scale= 3/16" = 1'-0" | A-106

PANDA EXPRESS, INC.
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91770
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DRAWN BY: PM / KL / EA

PANDA PROJECT #: S8-20-D7163
ARCH PROJECT #: 19027

STATE OF ALABAMA · ROBERT R. HOLTON · 5554 · 11.5.19 · PLANO, TEXAS · REGISTERED ARCHITECT

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ARCHITECTURE DESIGN

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2096 INTERSTATE DR.
OPELIKA, AL, 36801

3600 FSDT

TWW REMODEL

A-106

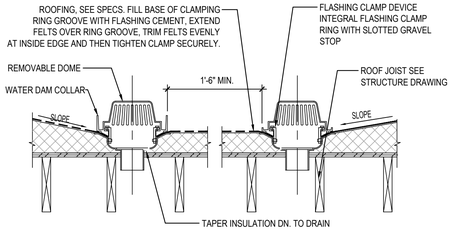
BACK ROOM FLOOR PLAN & RCP

BID ISSUE

TRUE WARM & WELCOME

NOT USED 16

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



C OVERFLOW DRAIN

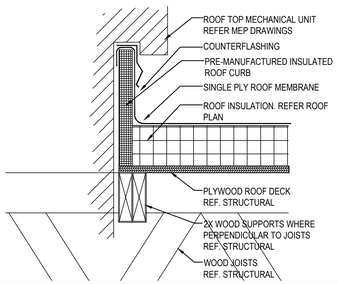
NOTE:
WHERE INSULATION IS SPECIFIED PROVIDE AN ADJUSTABLE COLLAR AND SET IN ACCORDANCE TO THE MANUFACTURER'S SPECIFICATIONS.

B ROOF DRAIN

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

ROOF DRAIN DETAIL 15

Scale= NTS A-107

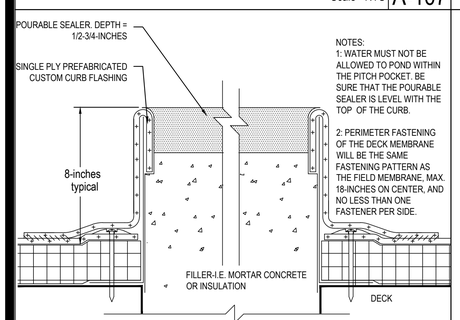


MECHANICAL CURB DETAIL 18

Scale= NTS A-107

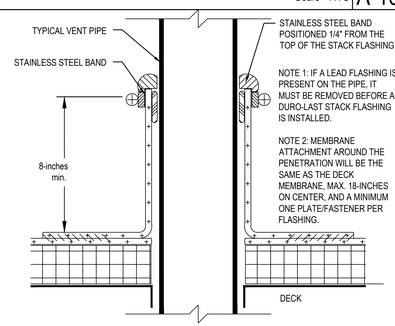
NOTED USED 14

Scale= NTS A-107



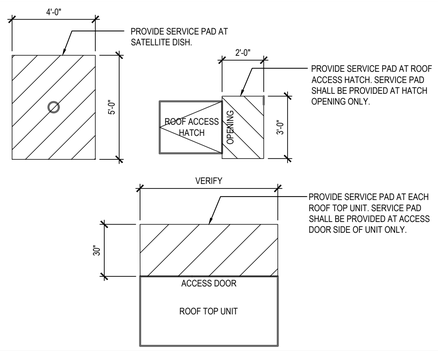
PITCH POCKET DETAIL 17

Scale= NTS A-107



PLUMBING VENT DETAIL 13

Scale= NTS A-107



ROOF WALKWAY PAD DETAIL 4

Scale= NTS A-107

ROOF PLAN NOTES:

1. NOT USED

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.

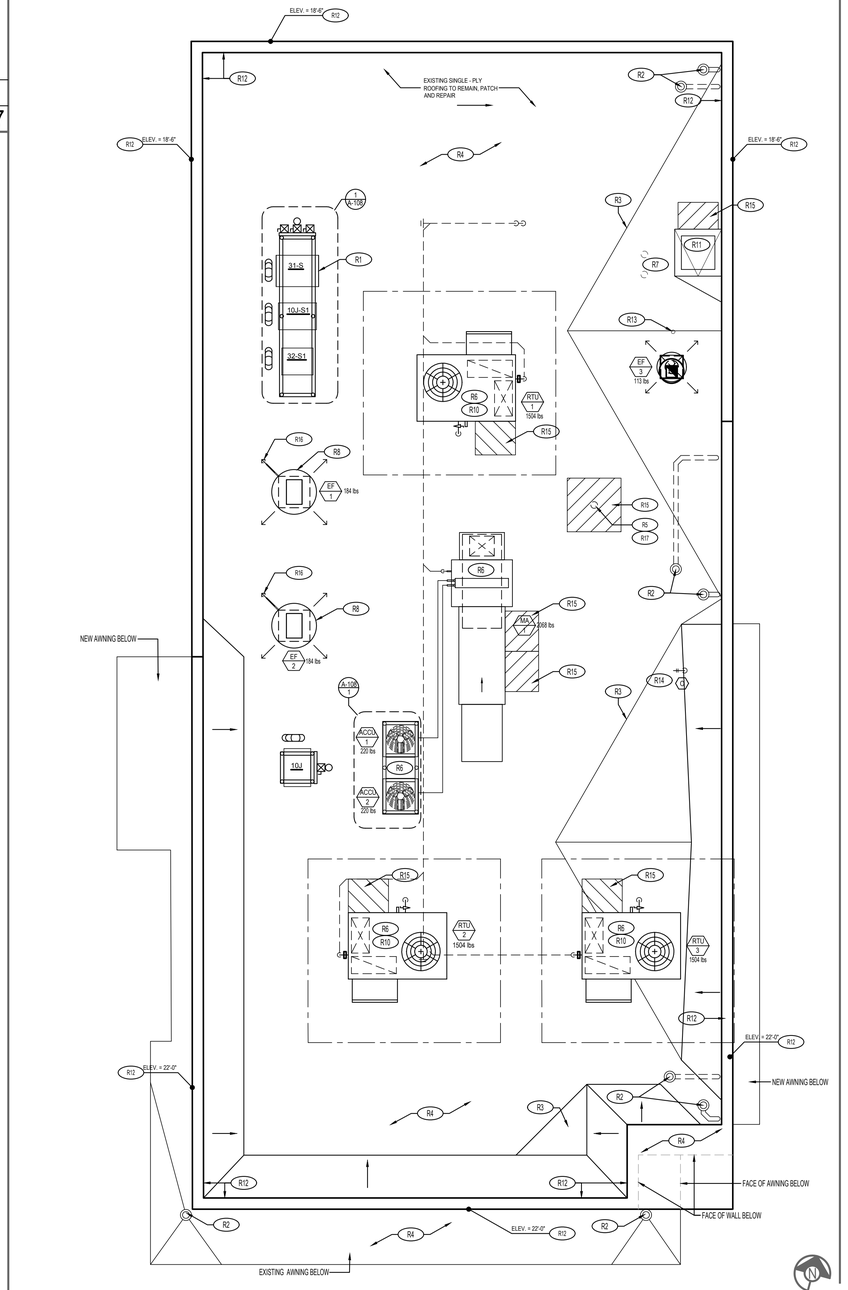
13. ROOFTOP EQUIPMENT TO BE LOCATED AT LEAST 42" MINIMUM FROM TOWERS FOR SERVICING

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 EXISTING ROOF DRAIN AND OVERFLOW DRAIN. ENSURE WATER TIGHT. G.C. TO ENSURE DRAINS ARE NOT CLOGGED AND REMOVE DEBRIS FROM LINES.
- R3 TAPERED ROOF INSULATION CRICKET TO ASSURE POSITIVE ROOF DRAINAGE
- R4 EXISTING SINGLE - PLY ROOFING TO REMAIN. PATCH & REPAIR.
- R5 GALV RIGID METAL CONDUIT & WEATHERHEAD AND PULL STRING FOR SATELLITE CABLE. EXACT LOCATION ON ROOF TO BE COORDINATED WITH PANDA PROJECT MANAGER AND SERVICE PROVIDER. REFER TO E-104/A-108 FOR SIZE AND INSTALLATION.
- 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
- R10 RE-USE EXISTING CURB. PROVIDE CURB ADAPTOR. SEE MECHANICAL.
- R11 EXISTING ROOF ACCESS HATCH
- R12 TOP OF PARAPET
- 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 SATELLITE, COORDINATE WITH RTV FOR FINAL LOCATION



ROOF PLAN 1

Scale= 3/16" = 1'-0" A-107

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Heights Venture ARCHITECTURE DESIGN

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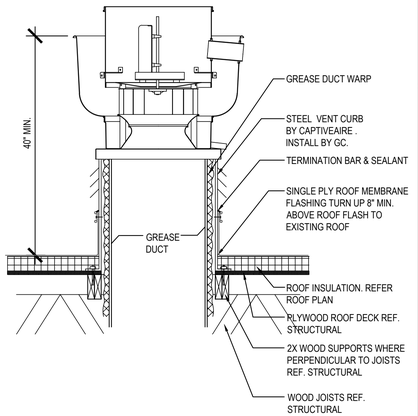
TWW REMODEL

A-107

ROOF PLAN

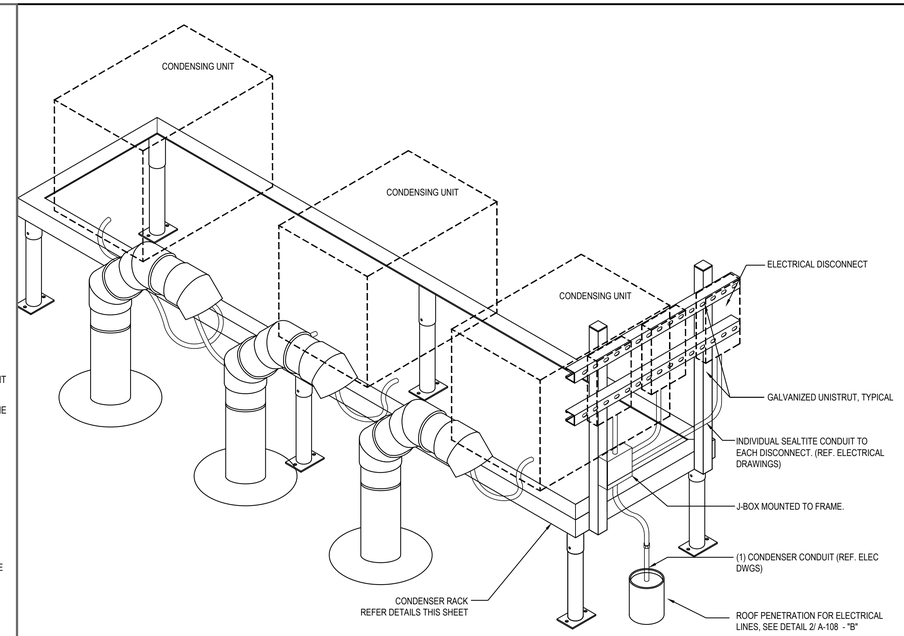
BID ISSUE

TRUE WARM & WELCOME



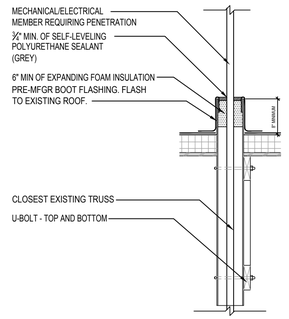
ROOF EXHAUST FAN 5

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

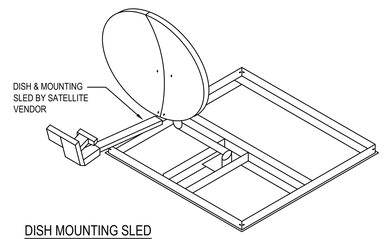


CONDENSER RACK ISOMETRIC 3

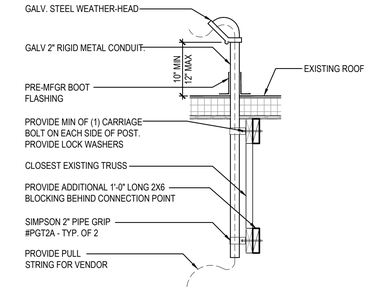
Scale= 3/4" = 1'-0" A-108



CONDITION "B" - AT CONDENSER ELECTRICAL LINES



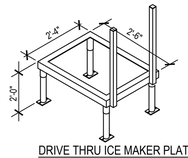
DISH MOUNTING SLED



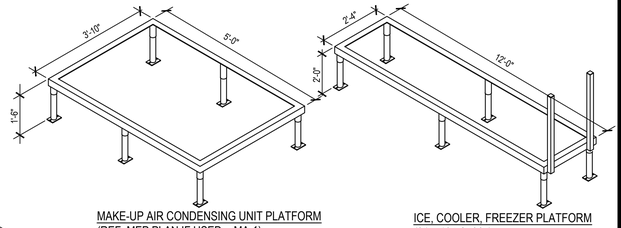
CONDITION "A" - ABOVE MANAGERS STATION

ROOF PENETRATION DETAIL AT REF. / ELEC. LINES AND SATELLITE DISH 2

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



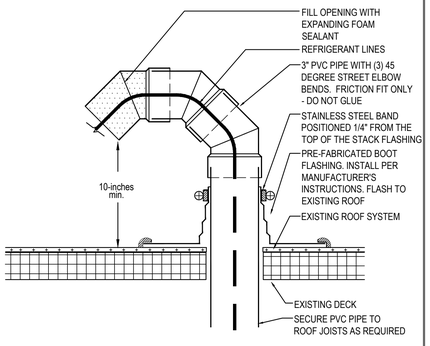
DRIVE THRU ICE MAKER PLATFORM



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

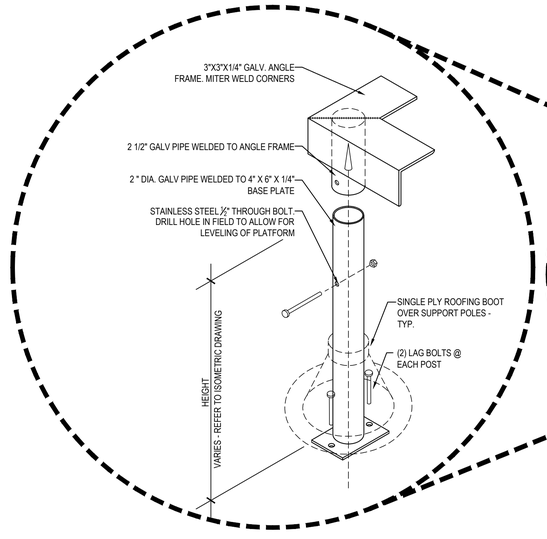
ICE, COOLER, FREEZER PLATFORM (31c, 10J-S, 32c)

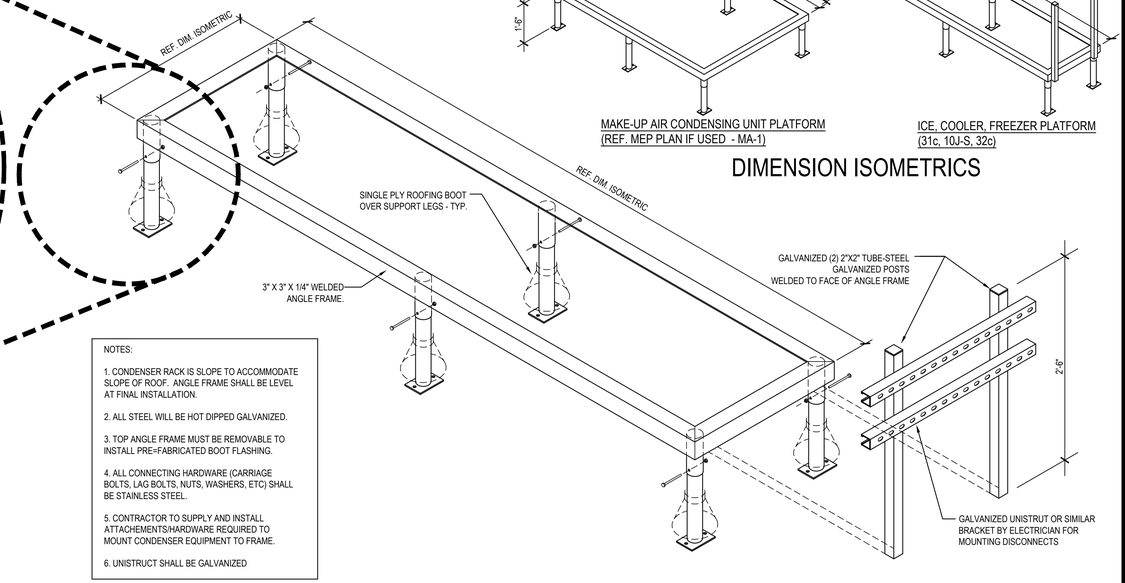
DIMENSION ISOMETRICS



PVC ROOF PENETRATION 4

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





NOTES:

1. CONDENSER RACK IS SLOPE TO ACCOMMODATE SLOPE OF ROOF. ANGLE FRAME SHALL BE LEVEL AT FINAL INSTALLATION.
2. ALL STEEL WILL BE HOT DIPPED GALVANIZED.
3. TOP ANGLE FRAME MUST BE REMOVABLE TO INSTALL PRE=FABRICATED BOOT FLASHING.
4. ALL CONNECTING HARDWARE (CARRIAGE BOLTS, LAG BOLTS, NUTS, WASHERS, ETC) SHALL BE STAINLESS STEEL.
5. CONTRACTOR TO SUPPLY AND INSTALL ATTACHEMENTS/HARDWARE REQUIRED TO MOUNT CONDENSER EQUIPMENT TO FRAME.
6. UNISTRUCT SHALL BE GALVANIZED

FREEZER / COOLER / ICE MAKER CONDENSER RACK DETAILS 1

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

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3600 FSDT

TWW REMODEL

A-108

CONDENSER RACK DETAIL

BID ISSUE

TRUE WARM & WELCOME

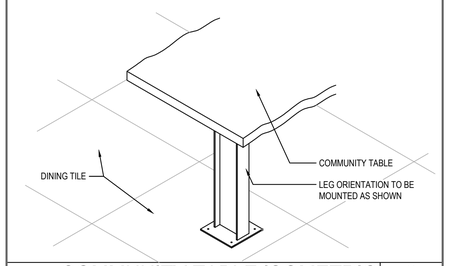
FURNITURE SCHEDULE

Item Code	Type	Material		L x W x H
T-A1a	LIVE EDGE 4'-0"	WALNUT	PANDA VENDOR	4'-0" L X 28" W X 2" THICK
T-A1b	LIVE EDGE 6'-0"	WALNUT	PANDA VENDOR	6'-0" L X 28" W X 2" THICK
T-A1c	LIVE EDGE 8'-0"	WALNUT	PANDA VENDOR	8'-0" L X 28" W X 2" THICK
T-A1d	LIVE EDGE 10'-0"	WALNUT	PANDA VENDOR	10'-0" L X 28" W X 2" THICK
T-B1a	2 TOP TABLE	QUARTZ - TETON BEIGE	PANDA VENDOR	21" L X 24" W
T-B1b	4 TOP TABLE	QUARTZ - TETON BEIGE	PANDA VENDOR	24" L X 48" W
T-B1c	4 TOP TABLE ADA	QUARTZ - TETON BEIGE	PANDA VENDOR	30" L X 48" W
T-B2a	ROUND TABLE 42"	QUARTZ	PANDA VENDOR	42" DIAMETER
T-C1a	2 TOP SEATEE	LAMINATE W/ METAL EDGE OILED WALNUT	PANDA VENDOR	21" L X 24" W
T-C1b	4 TOP SEATEE	LAMINATE W/ METAL EDGE OILED WALNUT	PANDA VENDOR	48" L X 24" W
T-C2a	ROUND TABLE 24" DIA	LAMINATE W/ METAL EDGE OILED WALNUT	PANDA VENDOR	24" DIAMETER
T-C2b	ROUND TABLE 30" DIA	LAMINATE W/ METAL EDGE OILED WALNUT	PANDA VENDOR	30" DIAMETER
C-A1a	SINGLE BOOTH- 41"	WALNUT W/ EVOLUTION SEDIMENT FABRIC	PANDA VENDOR	41" L X 34 1/8" H
C-A1b	SINGLE BOOTH- 47"	WALNUT W/ EVOLUTION SEDIMENT FABRIC	PANDA VENDOR	47" L X 34 1/8" H
C-A1c	SINGLE BOOTH- 59"	WALNUT W/ EVOLUTION SEDIMENT FABRIC	PANDA VENDOR	59" L X 34 1/8" H
C-A1d	BOOTH BACK TO BACK- 47"	WALNUT W/ EVOLUTION SEDIMENT FABRIC	PANDA VENDOR	47" L X 34 1/8" H
C-A1e	BOOTH BACK TO BACK- 41"	WALNUT W/ EVOLUTION SEDIMENT FABRIC	PANDA VENDOR	41" L X 34 1/8" H
C-A1f	BOOTH BACK TO BACK- 59"	WALNUT W/ EVOLUTION SEDIMENT FABRIC	PANDA VENDOR	59" L X 34 1/8" 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-A1	TRASH BIN	TETON BEIGE / OILED WLANUT	PANDA VENDOR	20" L X 22" W
F-A2a	TRASH BIN W/ LEFT BROOM HOLDER	TETON BEIGE / OILED WLANUT	PANDA VENDOR	20" L X 27" W
F-A2b	TRASH BIN W/ RIGHT BROOM HOLDER	TETON BEIGE / OILED WLANUT	PANDA VENDOR	20" L X 27" W
F-B1	TRASH LINER W/ CASTERS		PANDA VENDOR	
F-C1a	LEFT BROOM HOLDER	OILED WALNUT	PANDA VENDOR	
F-C1b	RIGHT BROOM HOLDER	OILED WALNUT	PANDA VENDOR	
L-A1	LOW WALL 3' - 6"	OILED WALNUT HORIZONTAL GRAIN	PANDA VENDOR	3'-6" L X 34 1/8" H
L-A2	LOW WALL 8' -0"	OILED WALNUT HORIZONTAL GRAIN	PANDA VENDOR	8'-0" L X 34 1/8" H

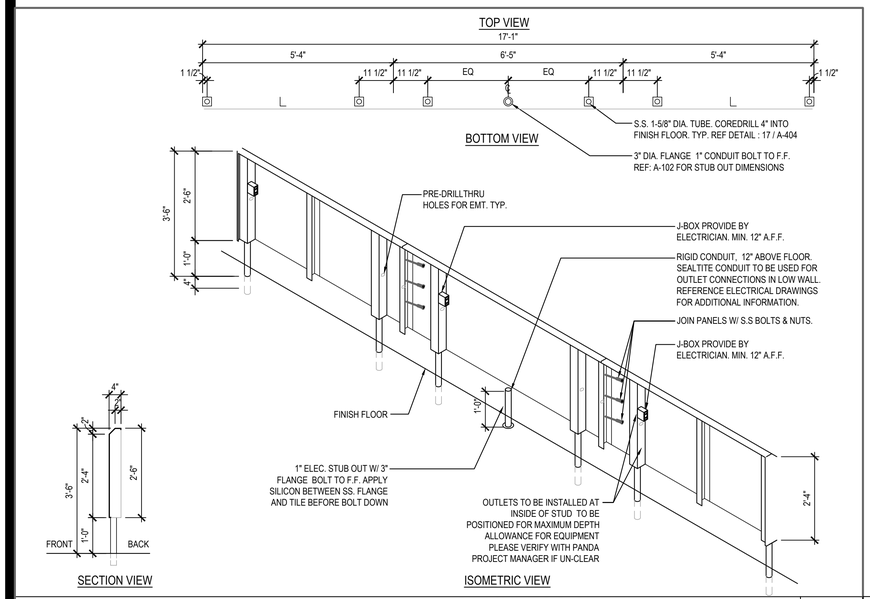
CHAIR SCHEDULE

Item Code	Type	Material		L x W x H
WALNUT PALLET				
C1n	YARDBIRD DINING CHAIR	WALNUT	PANDA VENDOR	18" H
C2j8	CHOM CHOM COUNTER STOOL	WALNUT	PANDA VENDOR	22" H
OAK PALLET				
C1d1	PANDA DINING CHAIR W/ BACK	OAK	PANDA VENDOR	18" H
C2j2	PANDA COUNTER STOOL- NO BACK	OAK (PREFERRED STOOL)	PANDA VENDOR	22" H
C2j9	PANDA COUNTER STOOL W/ BACK	OAK (OPTIONAL)	PANDA VENDOR	22" H

NOTE:
PANDA TEAM TO SELECT CHAIR PALLET WITH MANUFACTURER



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

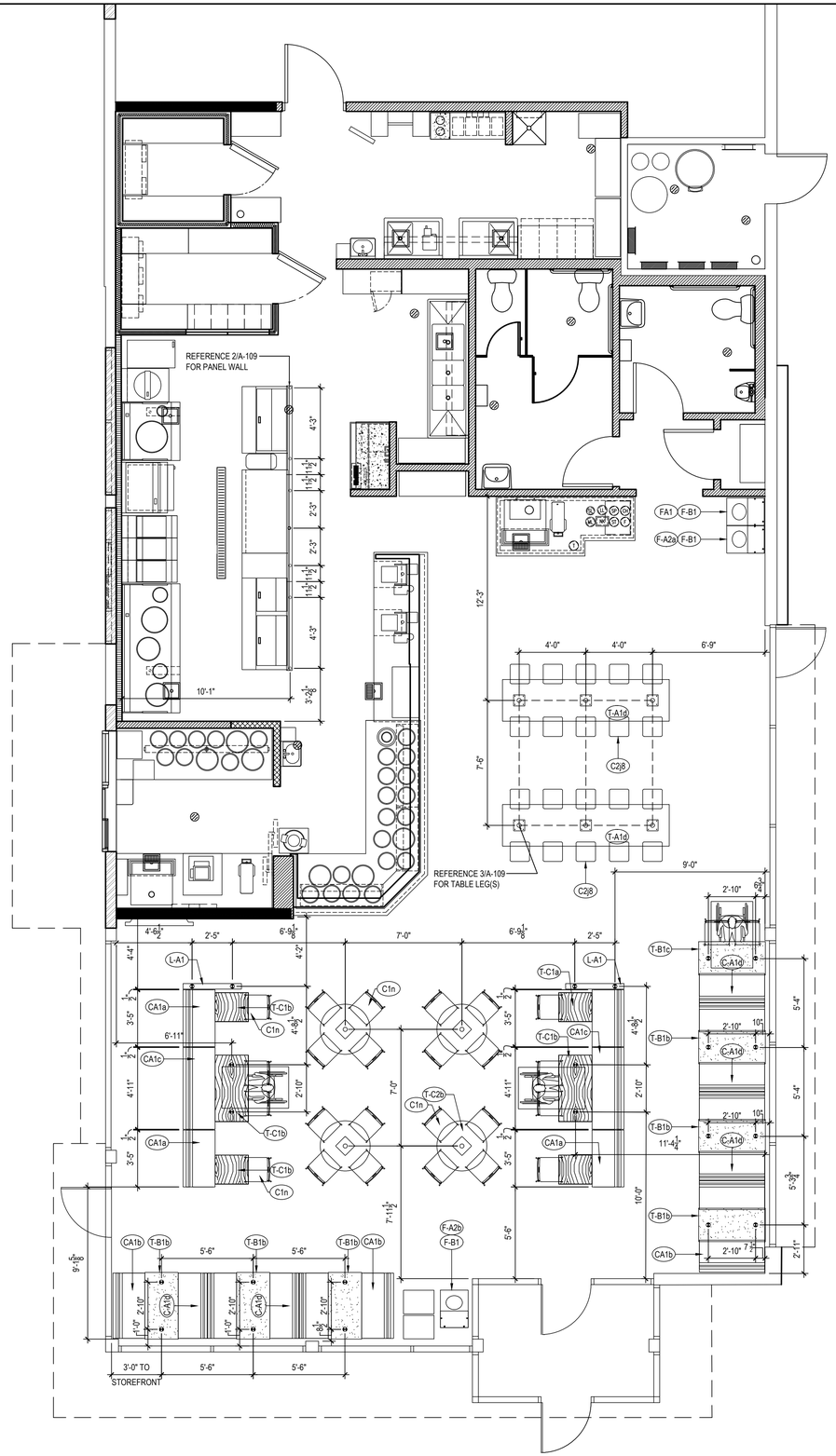


STAINLESS STEEL OUTLET PANEL 2
Scale= NTS A-109

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

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91770
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PANDA PROJECT #: S8-20-D7163
ARCH PROJECT #: 19027

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5554
11.8.19
PLANO, TEXAS
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A-109

FURNITURE PLAN

BID ISSUE

TRUE WARM & WELCOME

EXTERIOR FINISH SCHEDULE

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

01-11-19

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
EIFS-1	STO	STOTHERM ESSENCE SYSTEM	SW 6148 WOOL SKEIN	FINE	BUILDING BODY
EIFS-2	STO	STOTHERM ESSENCE SYSTEM	SW 7067 CITYSCAPE	FINE	BUILDING BODY
ST-1S	CORONADO STONE PRODUCTS	900 SERIES	#2 GREY	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
ST-1	CORONADO STONE PRODUCTS	INDUSTRIAL LEDGE	SHALE GREY	-	ENTRY PORTAL & WAINSCOT CONTACT: LISA KILGORE: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS. COLOR TO MATCH STONE
CD-1	FIBERON	HORIZON	IPE	60% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: BILL ROSS @ 704-756-1980 EMAIL: Billr@fiberondecking.com
CD-2	FIBERON	HORIZON	TUDOR BROWN	40% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: BILL ROSS @ 704-756-1980 EMAIL: Billr@fiberondecking.com
MTL-1	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"		CAP FLASHING
MTL-2	CLEAR ANODIZED ALUMINUM	-	CLEAR ANODIZED		CANOPIES, 16GA ALUMINUM

WINDOW SCHEDULE

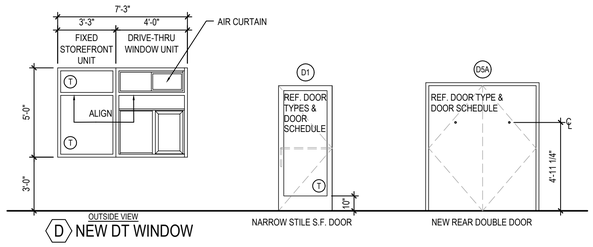
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE

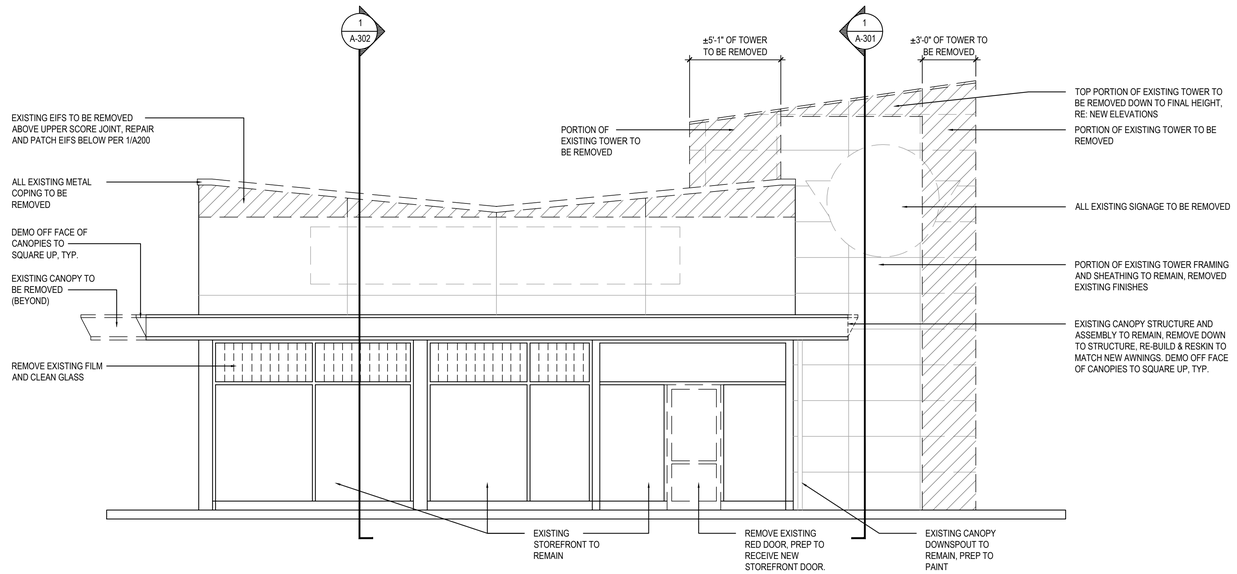
SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS
D	7'-3"	5'-0"	TEMPERED GLASS	DARK BRONZE ANODIZED ALUMINUM	QUIK-SERV (NON-HEATED AIR CURTAIN), ROUGH OPENING 87" X 60" SEE ADDITIONAL NOTE # 5. CONTACT: WADE ARNOLD, 800-388-8307

NOTES

1. MANUFACTURER: QUIK-SERV, MODEL SST-4860E WITH THRU-BEAM PHOTO-ELECTRIC BAR. REGIONAL APPLICATION WITH CF-25 NON HEATED AIR CURTAIN. TYPE OF AIR CURTAIN LISTED ON WINDOW SCHEDULE.
2. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER OF BUILDING CODE.

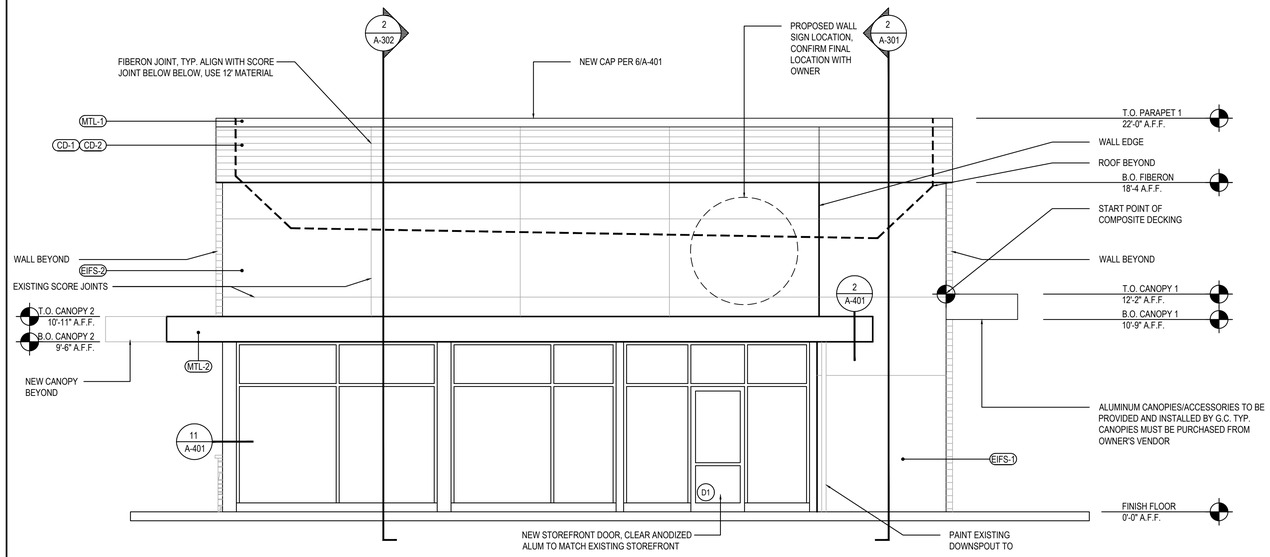
(T) TEMPERED GLASS





NORTH ELEVATION EXISTING/DEMO 2

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



NORTH ELEVATION 1

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

WINDOW AND DOOR ELEVATIONS 3

Scale= NTS A-200

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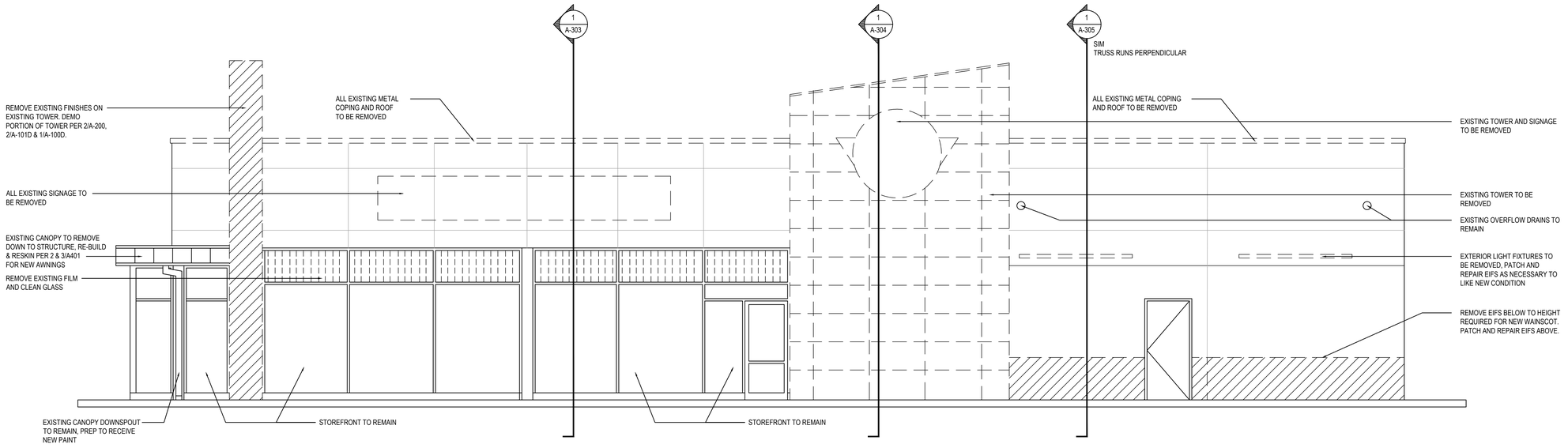
TWW REMODEL

A-200

EXTERIOR ELEVATIONS

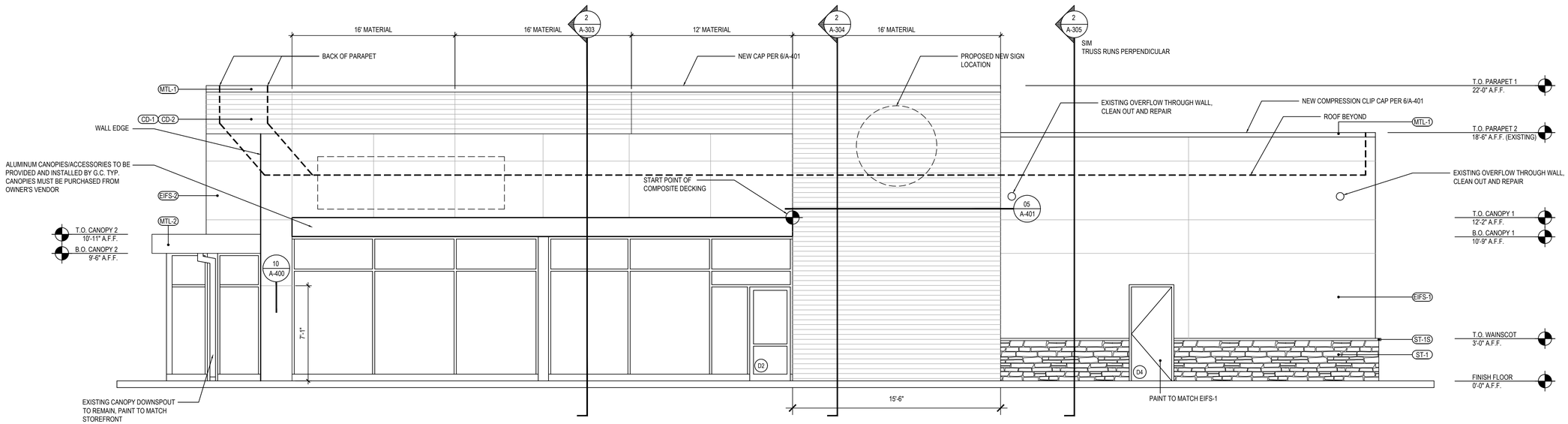
BID ISSUE

TRUE WARM & WELCOME



WEST ELEVATION EXISTING/DEMO | 2

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



*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

WEST ELEVATION | 1

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

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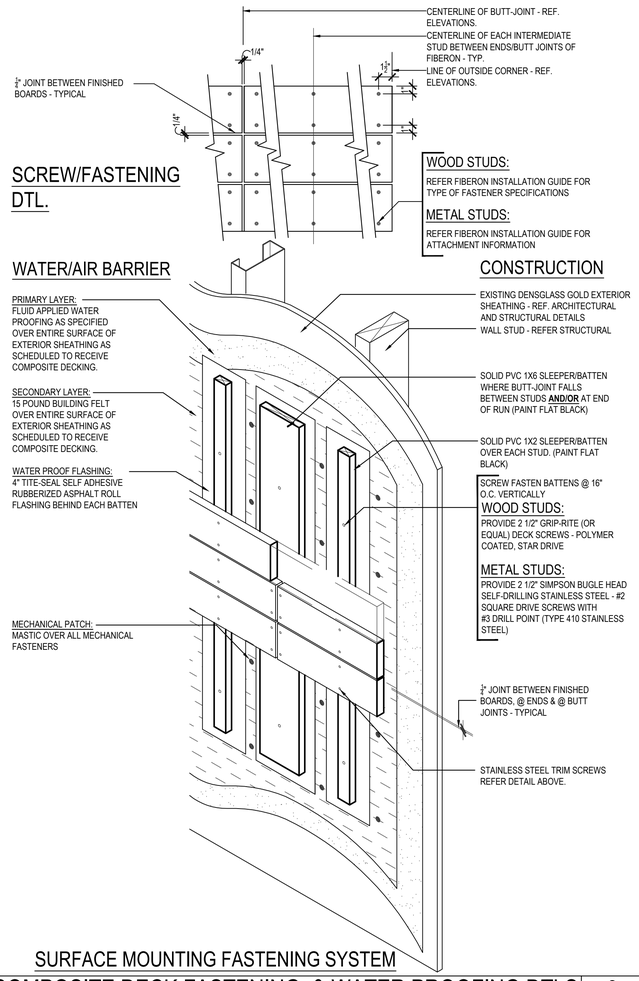
EXTERIOR ELEVATIONS

BID ISSUE

TRUE WARM & WELCOME



SCREW/FASTENING DTL.

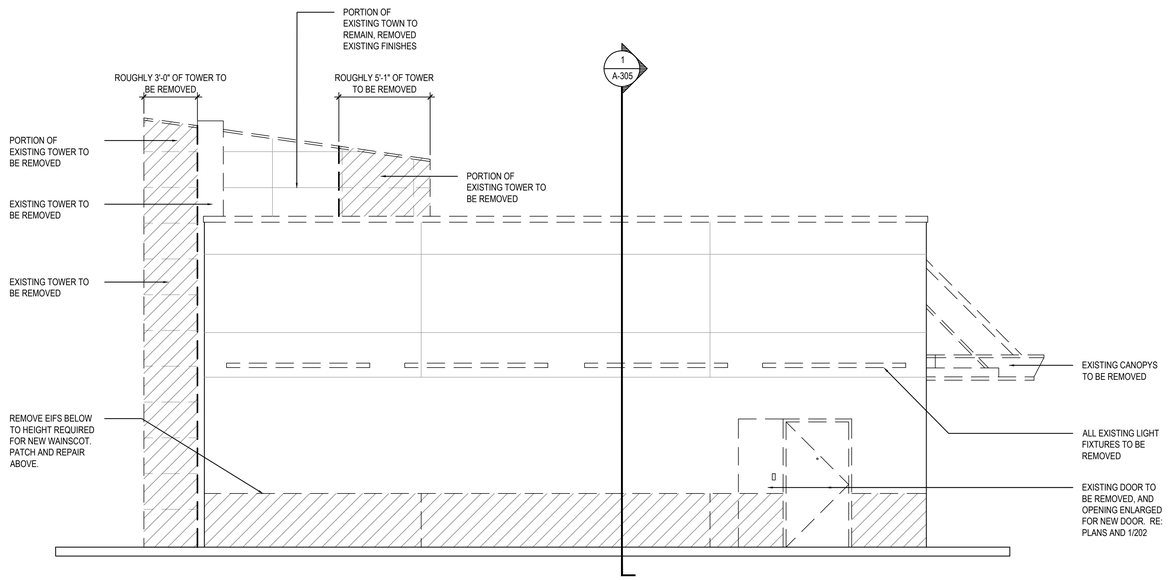
WATER/AIR BARRIER

CONSTRUCTION

SURFACE MOUNTING FASTENING SYSTEM

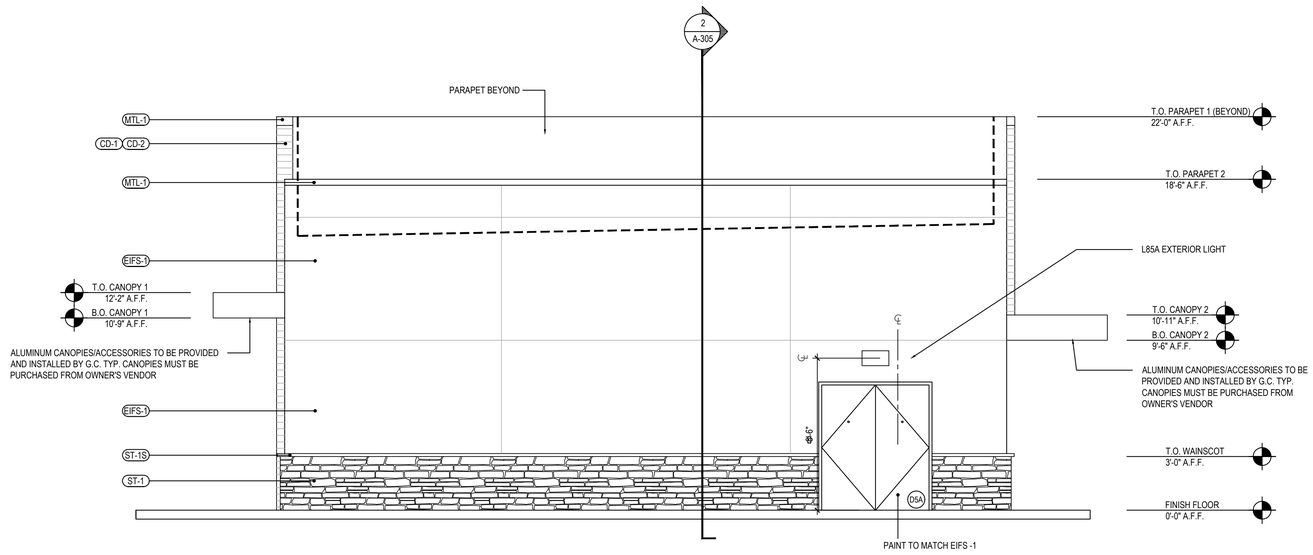
COMPOSITE DECK FASTENING & WATER PROOFING DTLS | 3

Scale= 1 1/2" = 1'-0" | A-202



SOUTH ELEVATION EXISTING/DEMO | 2

Scale= 1/4" = 1'-0" | A-202



*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

SOUTH ELEVATION | 1

Scale= 1/4" = 1'-0" | A-202

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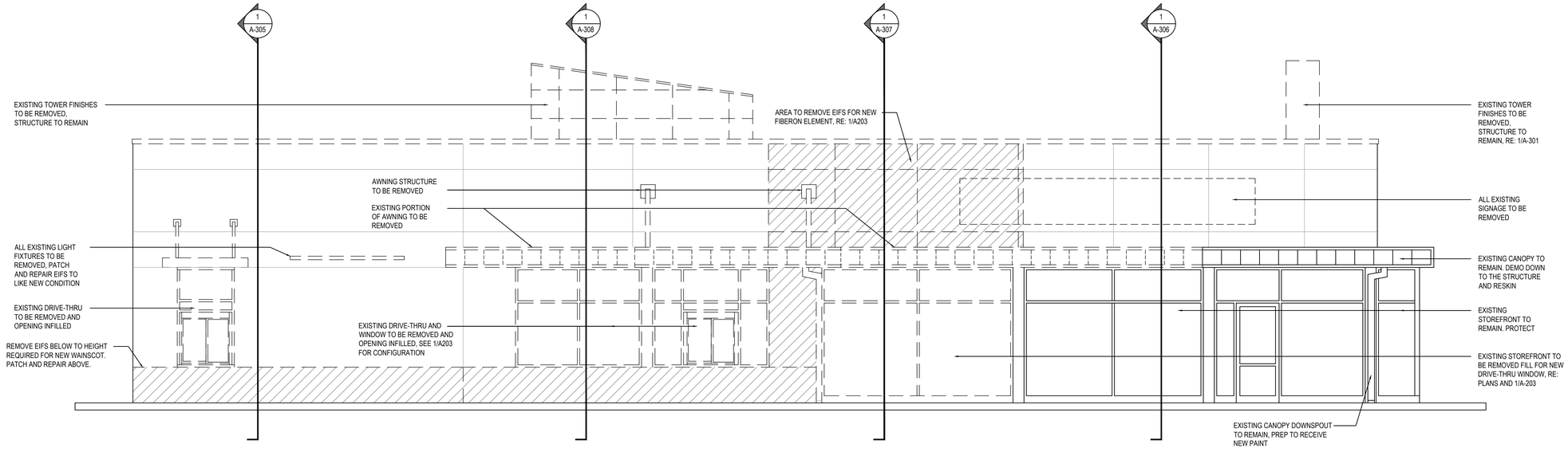
TWW REMODEL

A-202

EXTERIOR ELEVATIONS

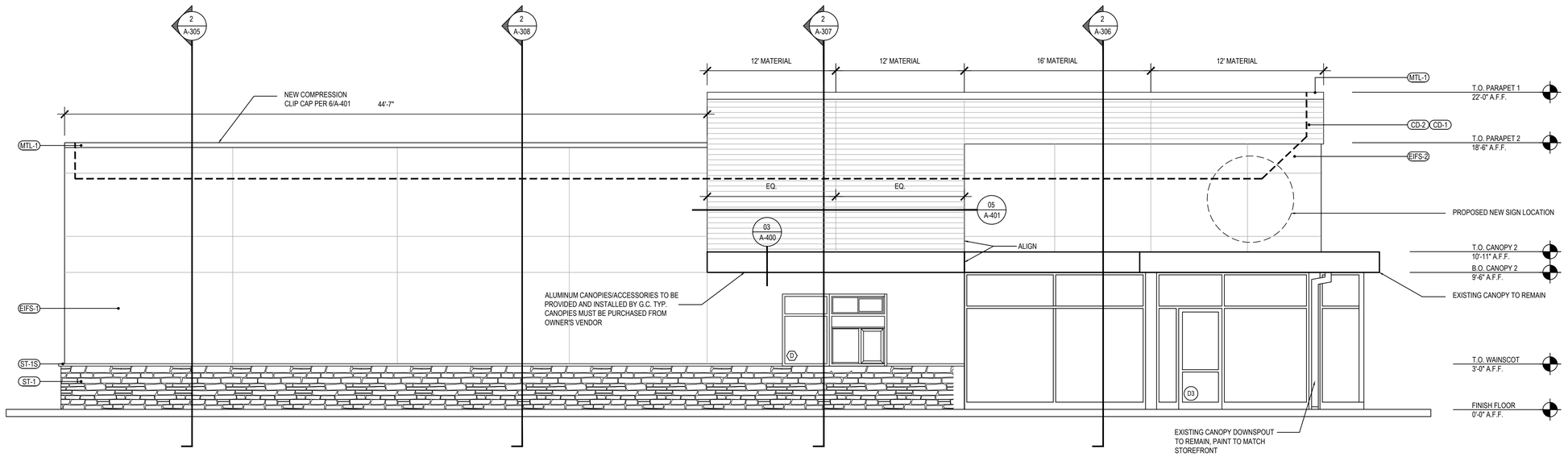
BID ISSUE

TRUE WARM & WELCOME



EAST ELEVATION EXISTING/DEMO 2

Scale= 1/4" = 1'-0" A-203



*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

EAST ELEVATION 1

Scale= 1/4" = 1'-0" A-203

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A-203

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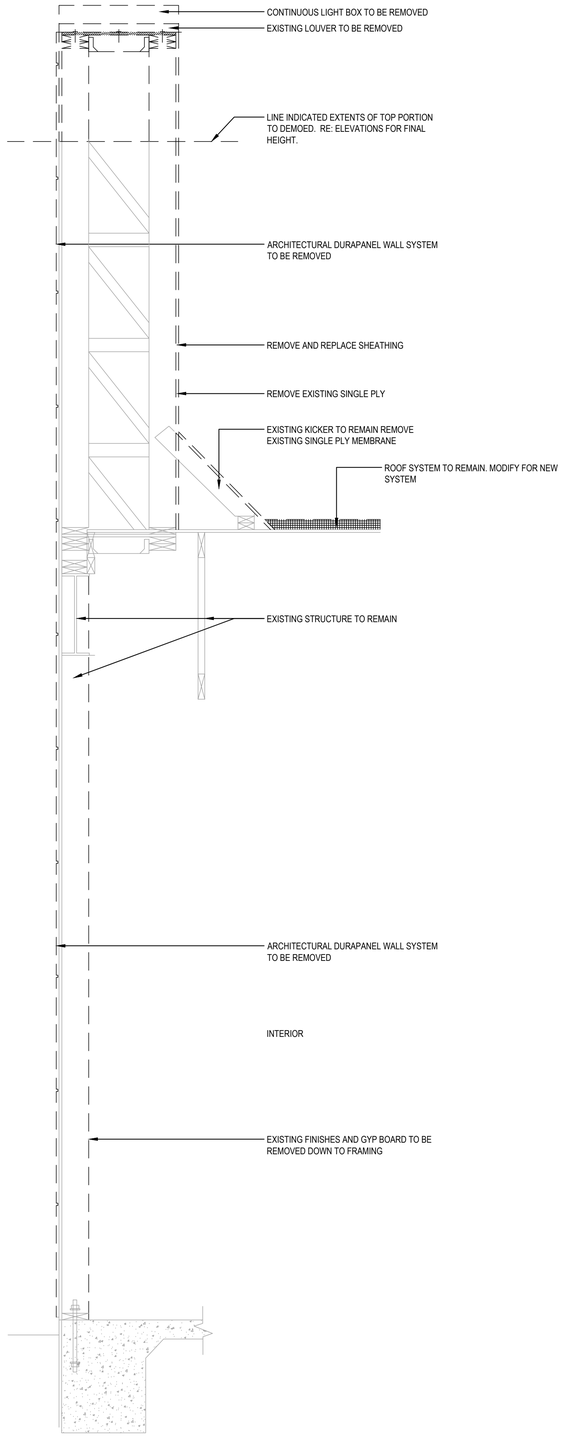
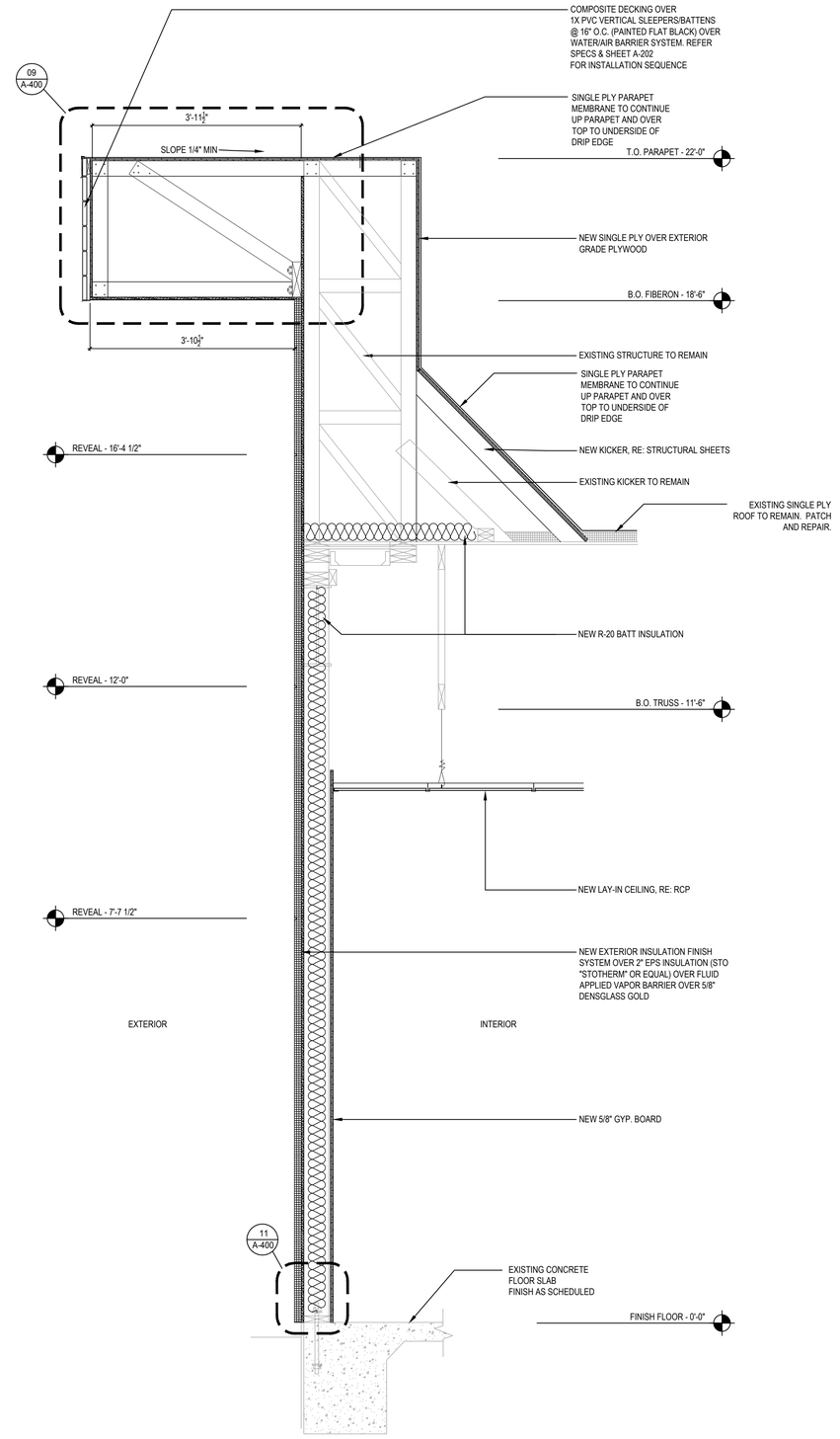


SECTION AT FIN WALL (DEMO) 1

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



SECTION AT FIN WALL (PROPOSED) 2

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

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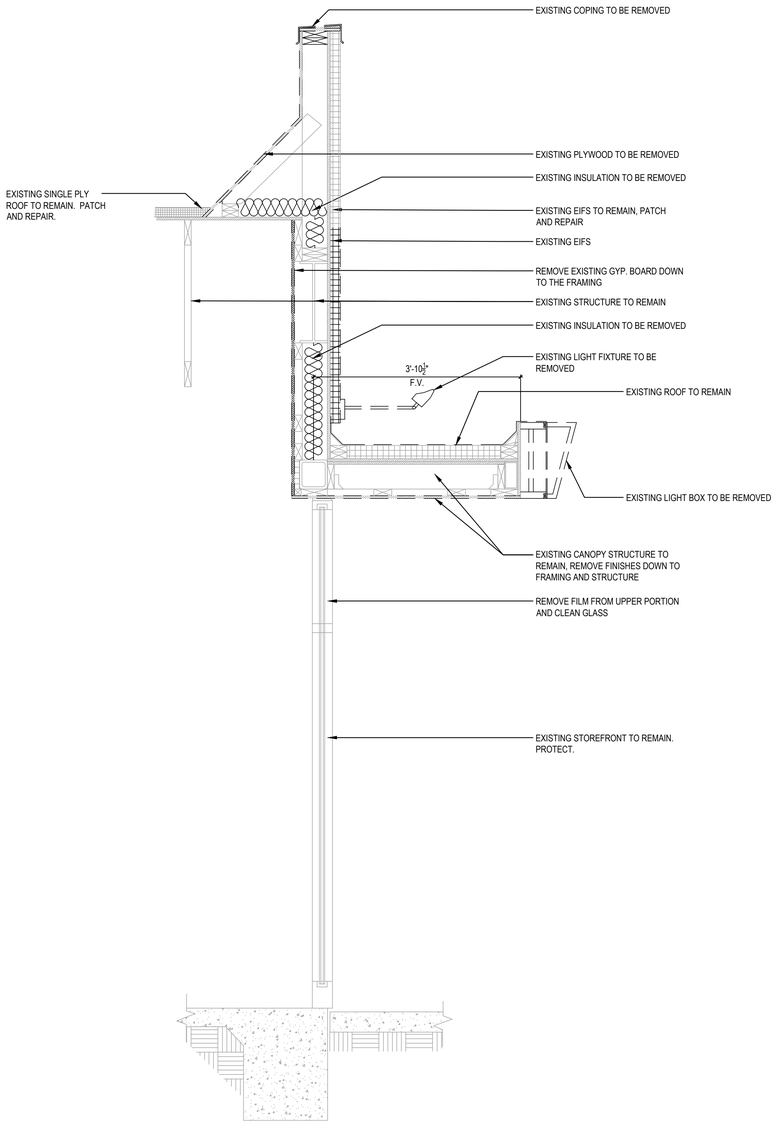
A-301

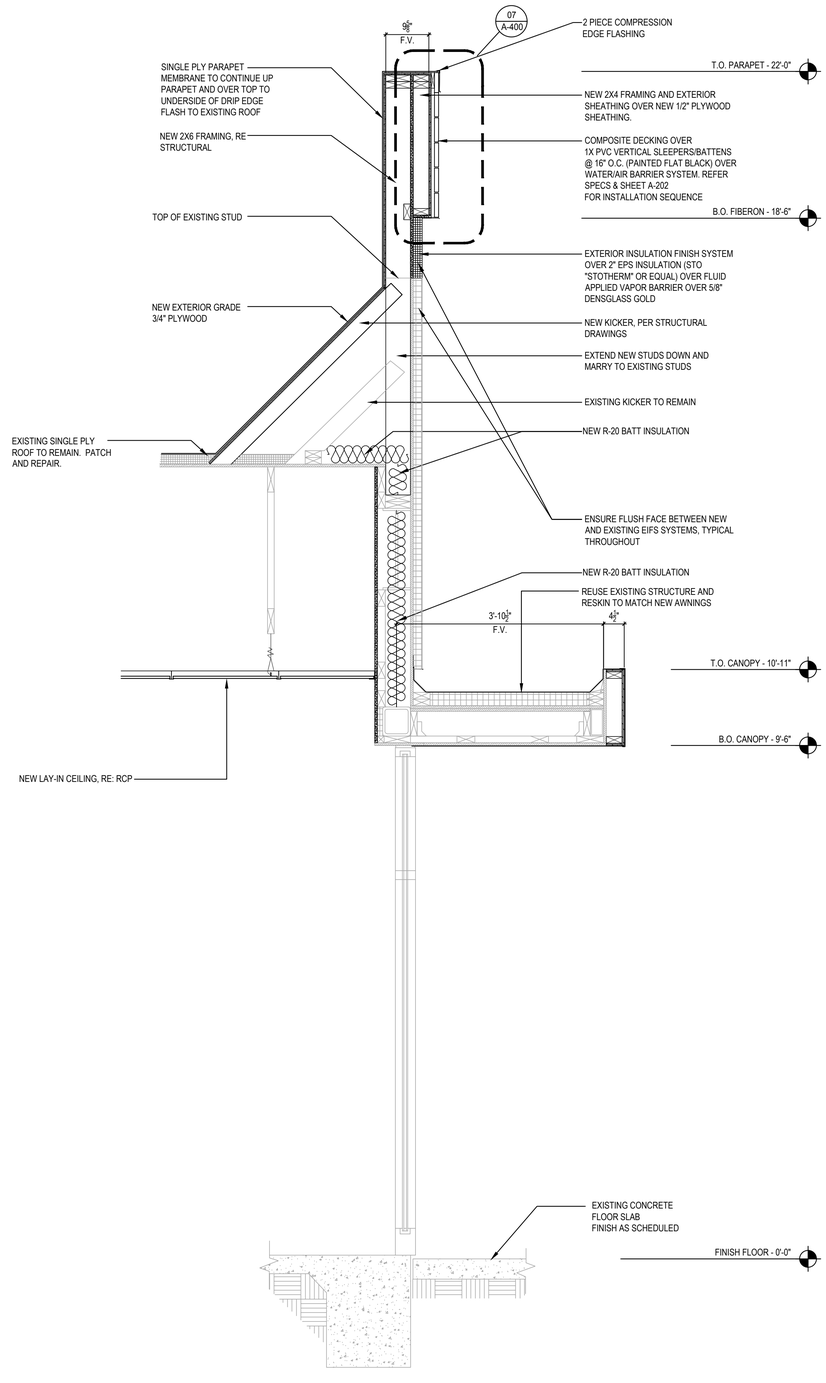
WALL SECTIONS

BID ISSUE

TRUE WARM & WELCOME



SECTION AT CANOPY / STOREFRONT (DEMO) | 1
Scale= 3/4" = 1'-0" | A-302



SECTION AT CANOPY / STOREFRONT (PROPOSED) | 2
Scale= 3/4" = 1'-0" | A-302

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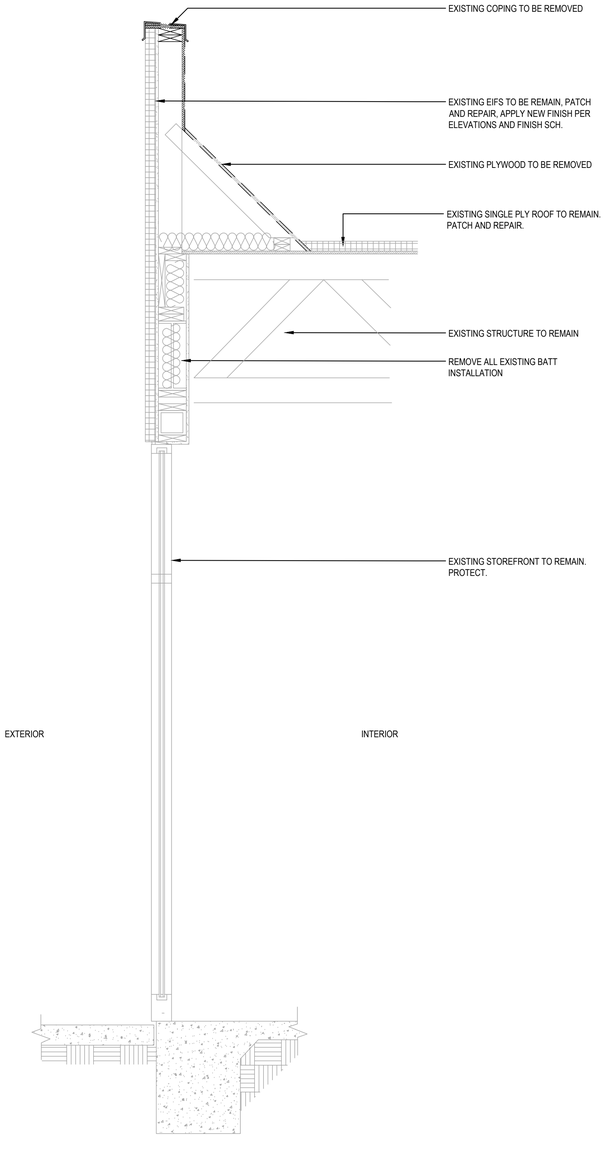
A-302

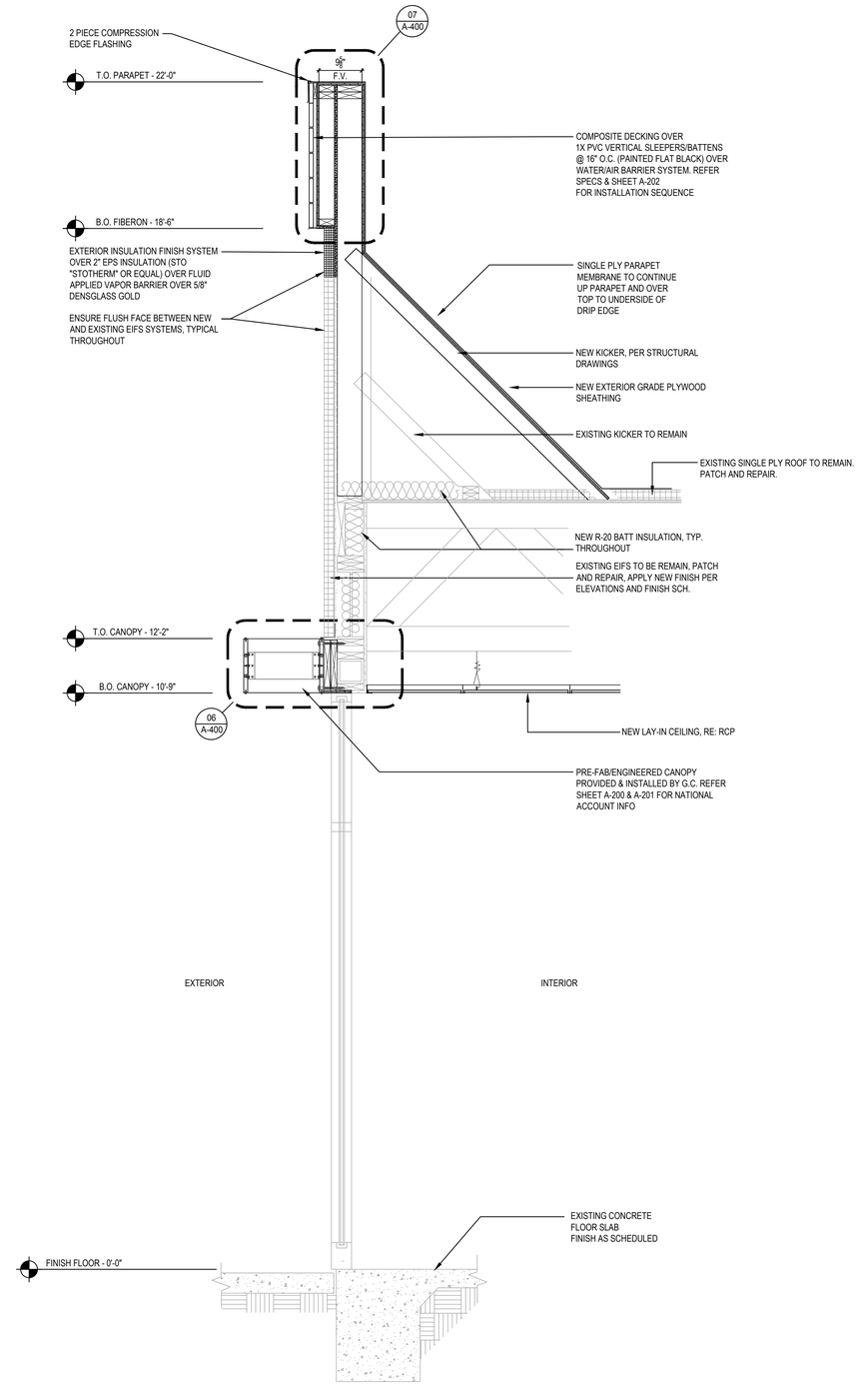
WALL SECTIONS

BID ISSUE

TRUE WARM & WELCOME



SECTION AT STOREFRONT (DEMO) | 1
Scale= 3/4" = 1'-0" | A-303



SECTION AT STOREFRONT (PROPOSED) | 2
Scale= 3/4" = 1'-0" | A-303

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

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

PANDA EXPRESS

2096 INTERSTATE DR.
OPELIKA, AL, 36801

3600 FSDT

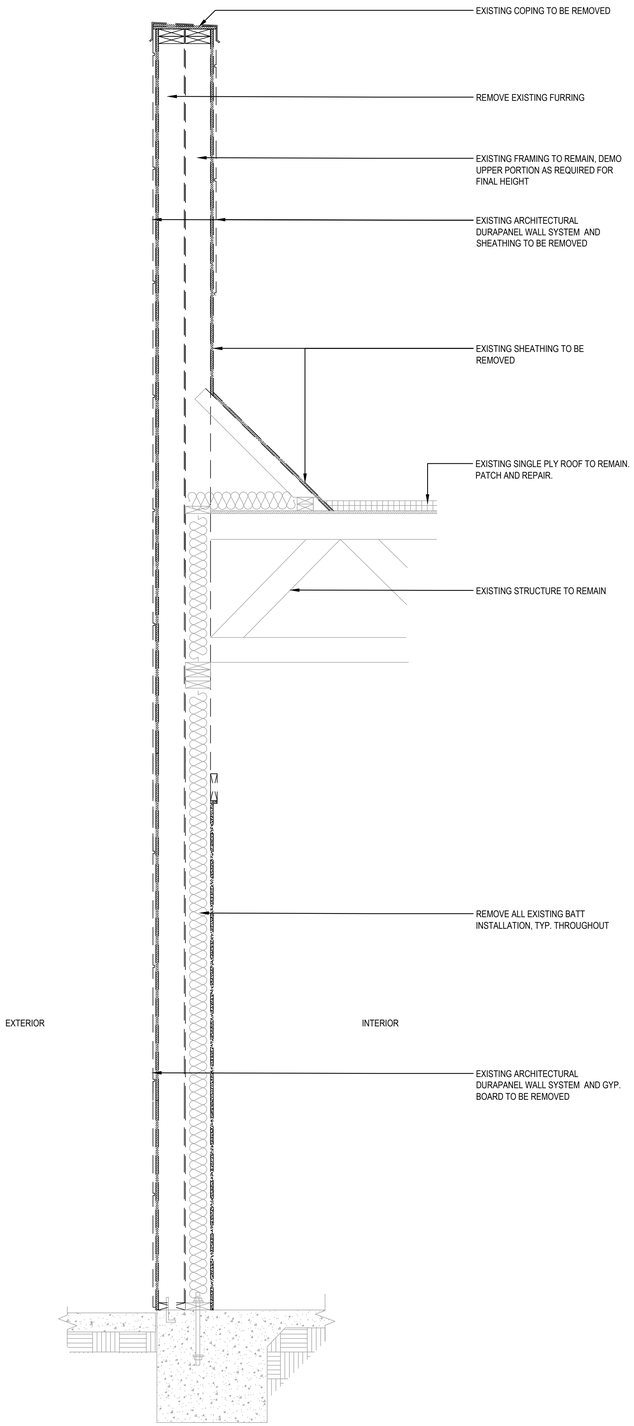
TWW REMODEL

A-303

WALL SECTIONS

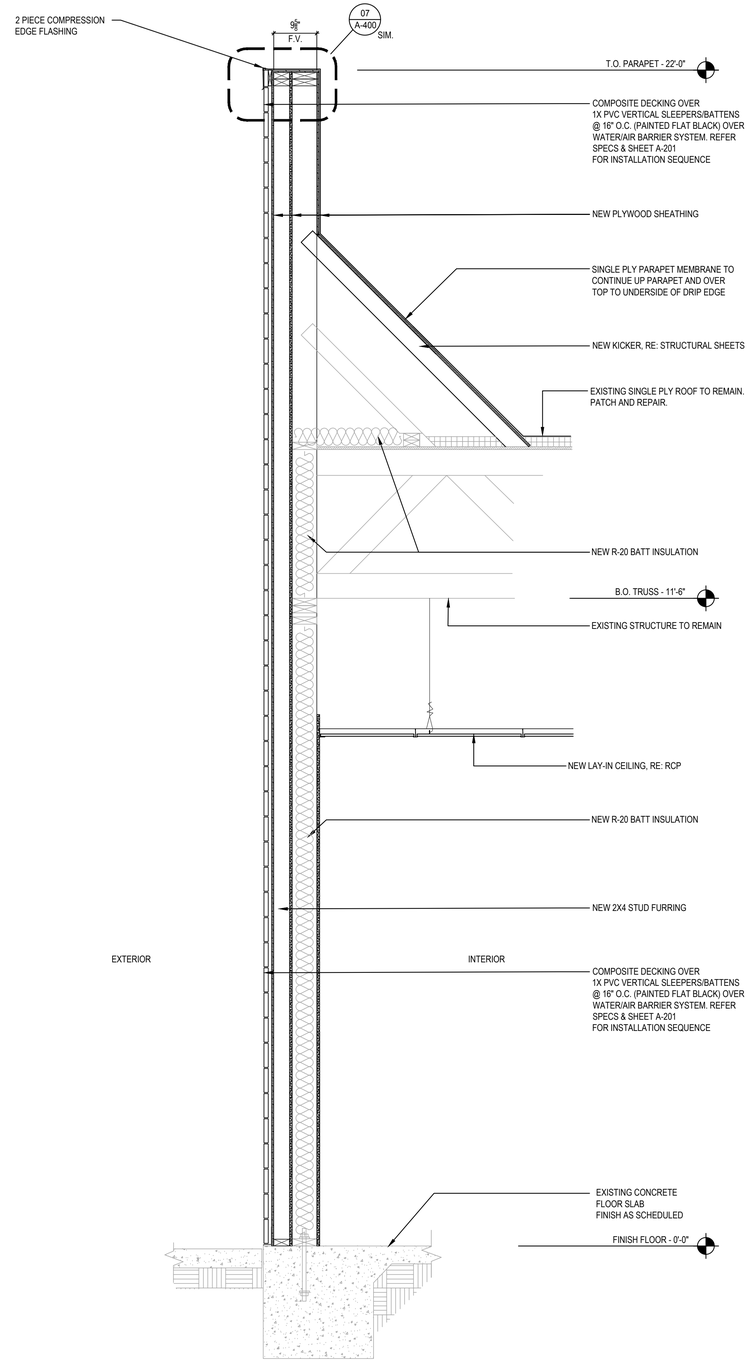
BID ISSUE

TRUE WARM & WELCOME



SECTION AT FEATURE WALL (DEMO) 1

Scale= 3/4" = 1'-0" A-304



SECTION AT FEATURE WALL (PROPOSED) 2

Scale= 3/4" = 1'-0" A-304

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

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5th	ISSUE FOR BID	11.07.19

DRAWN BY: PM / KL / EA

PANDA PROJECT #: S8-20-D7163

ARCH PROJECT #: 19027

STATE OF ALABAMA
ROBERT R. HOUTON
5554
PLANO, TEXAS
REGISTERED ARCHITECT
11.8.19

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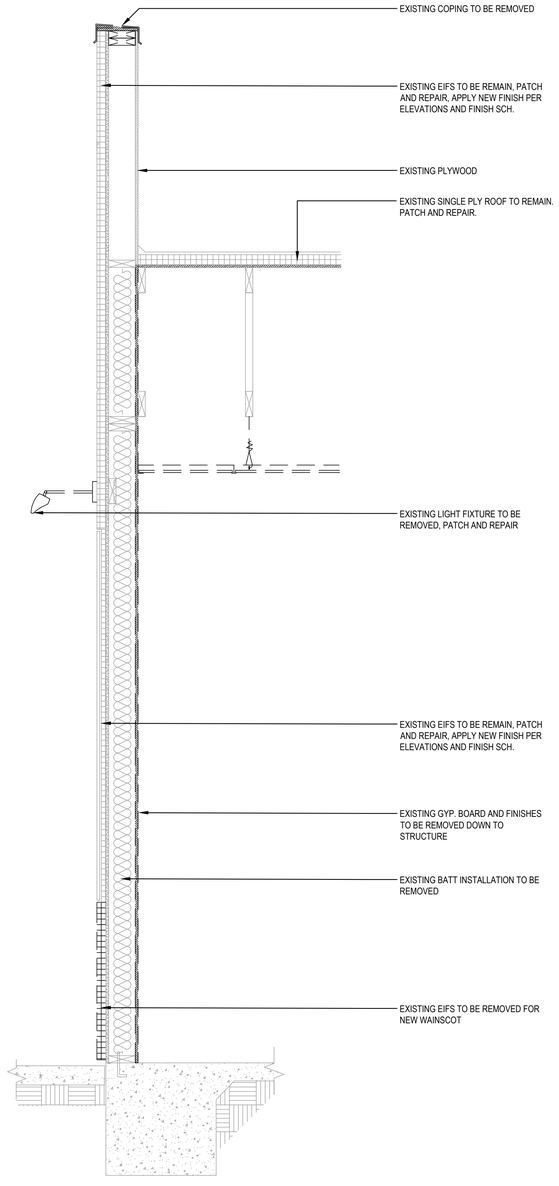
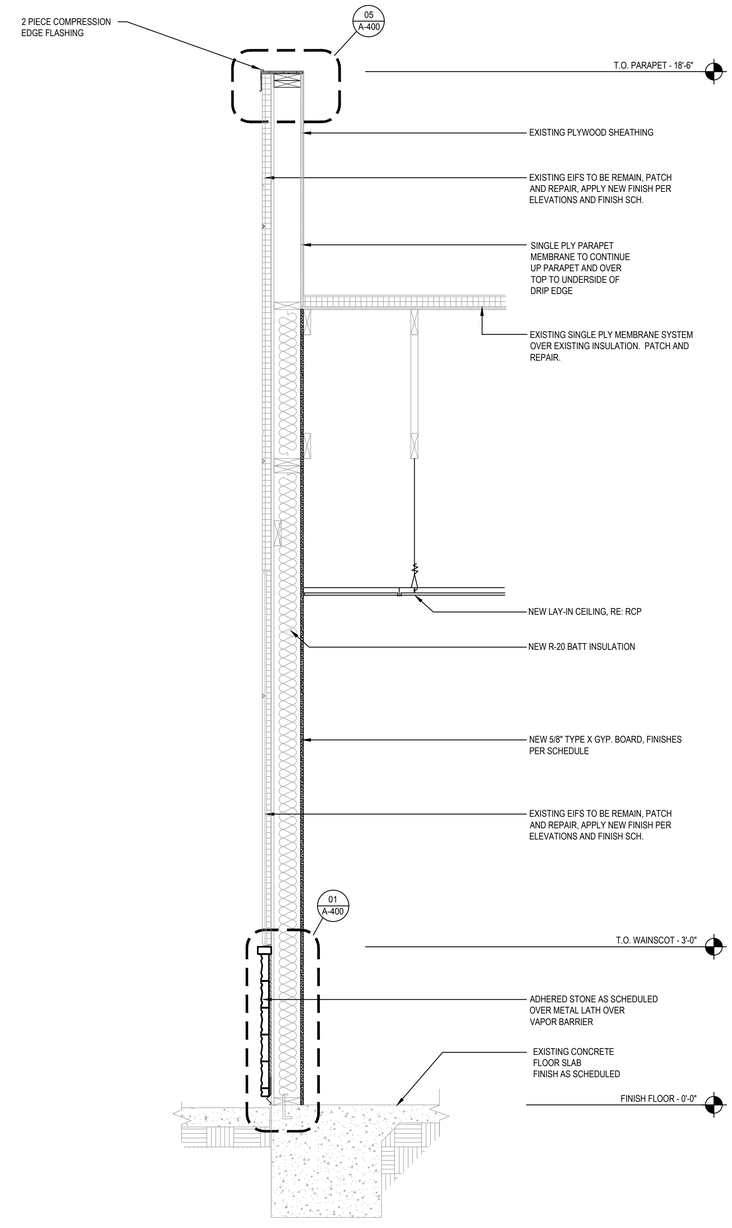


SEACTION AT REAR WALL (DEMO) | 1

Scale= 3/4" = 1'-0" | A-305



SECTION AT REAR WALL (PROPOSED) | 2

Scale= 3/4" = 1'-0" | A-305

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11.5.19
PLANO, TEXAS
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TWW REMODEL

A-305

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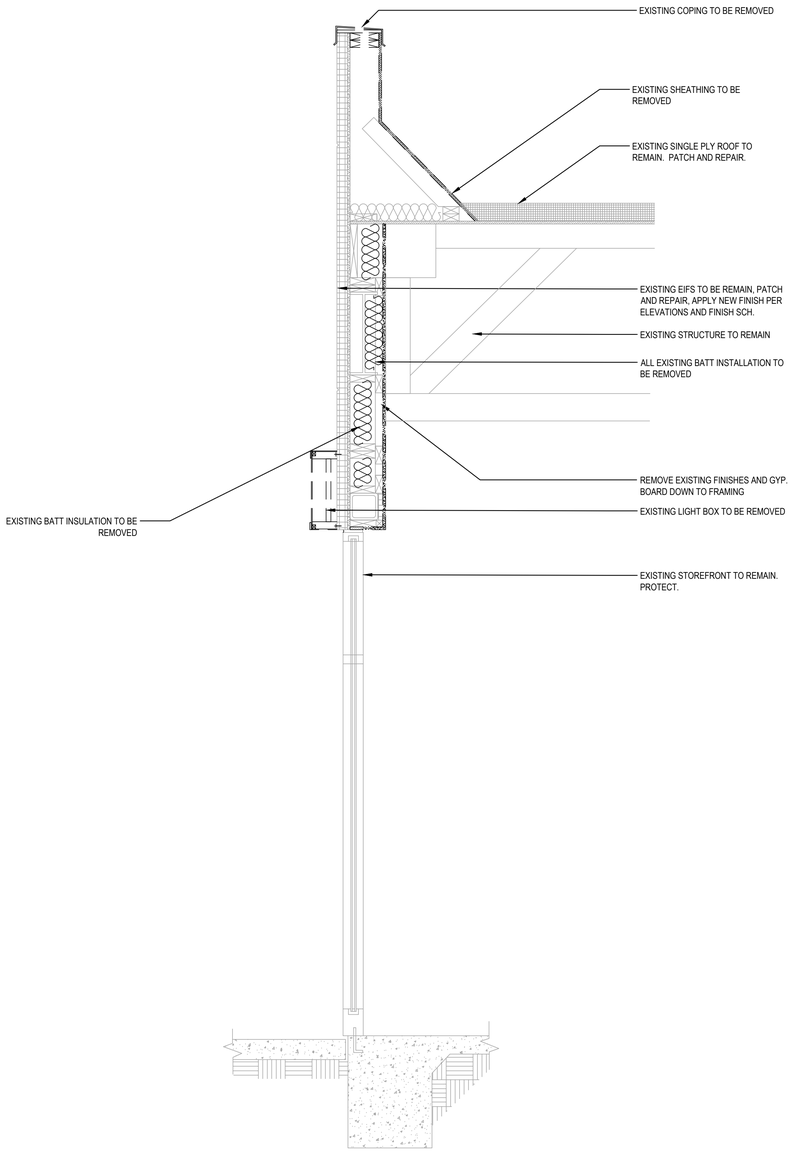
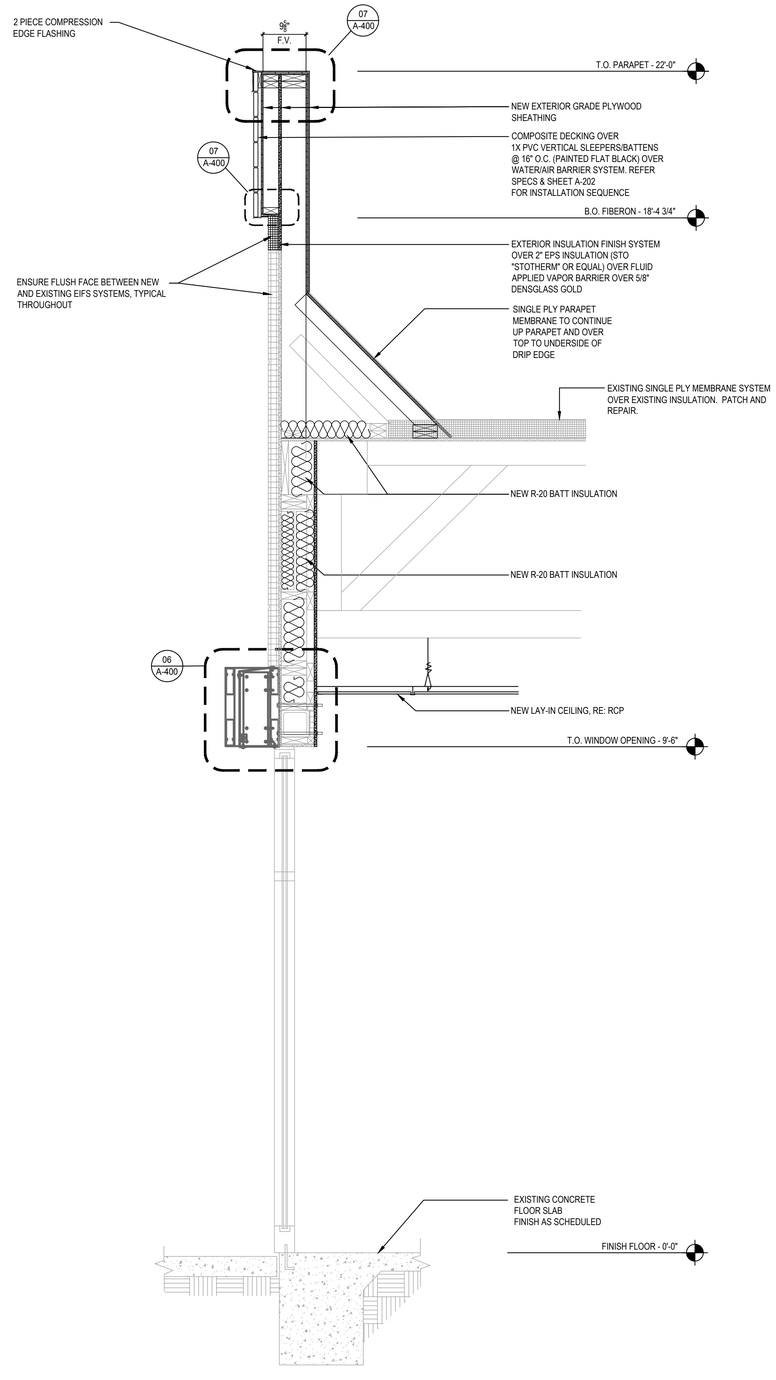
BID ISSUE

TRUE WARM & WELCOME



SECTION AT STOREFRONT (DEMO) 1

Scale= 3/4" = 1'-0" A-306



SECTION AT STOREFRONT (PROPOSED) 2

Scale= 3/4" = 1'-0" A-306

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

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WALL SECTIONS

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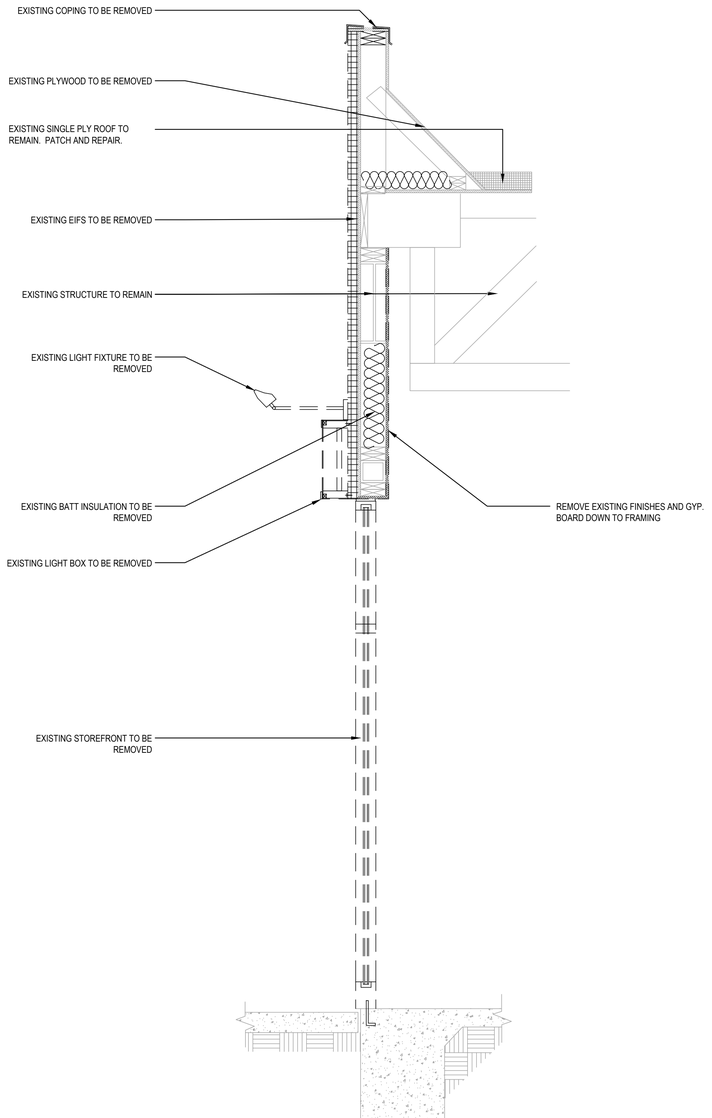
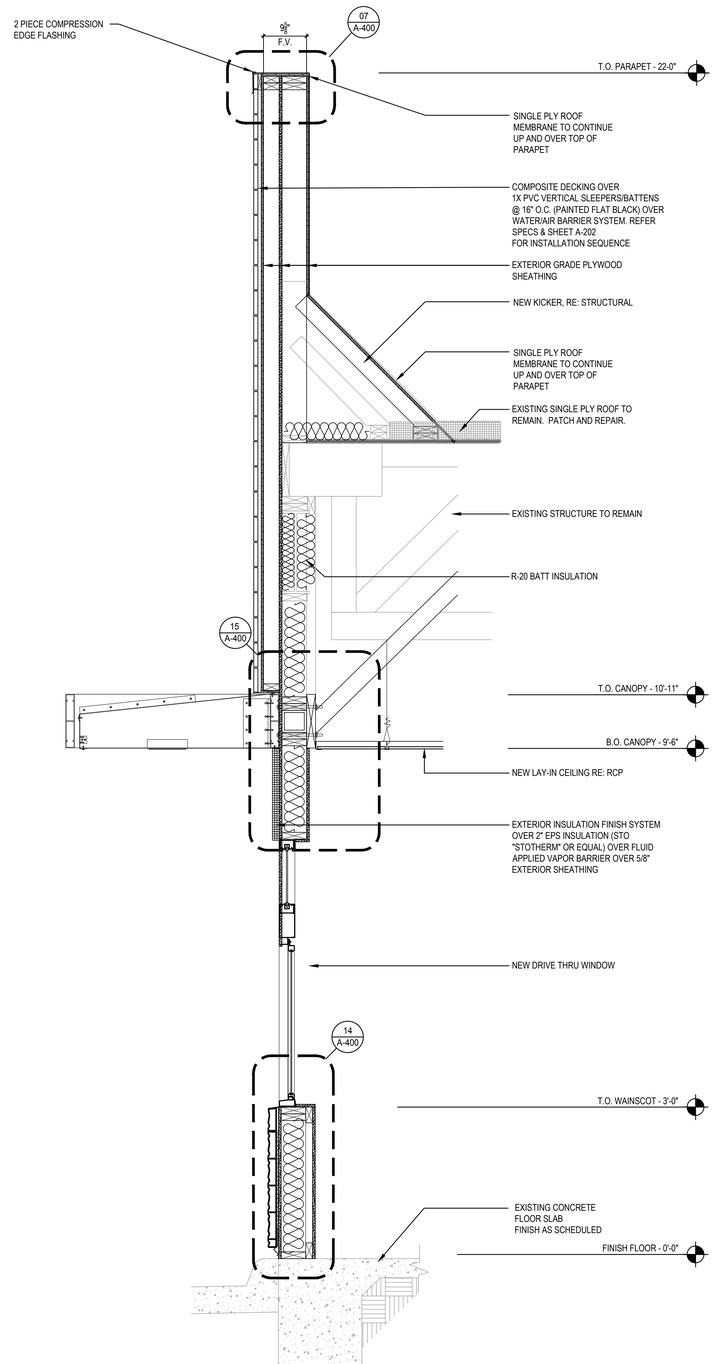


SECTION AT DRIVE-THRU (DEMO) 1

Scale= 3/4" = 1'-0" A-307



SECTION AT DRIVE-THRU (PROPOSED) 2

Scale= 3/4" = 1'-0" A-307

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A-307

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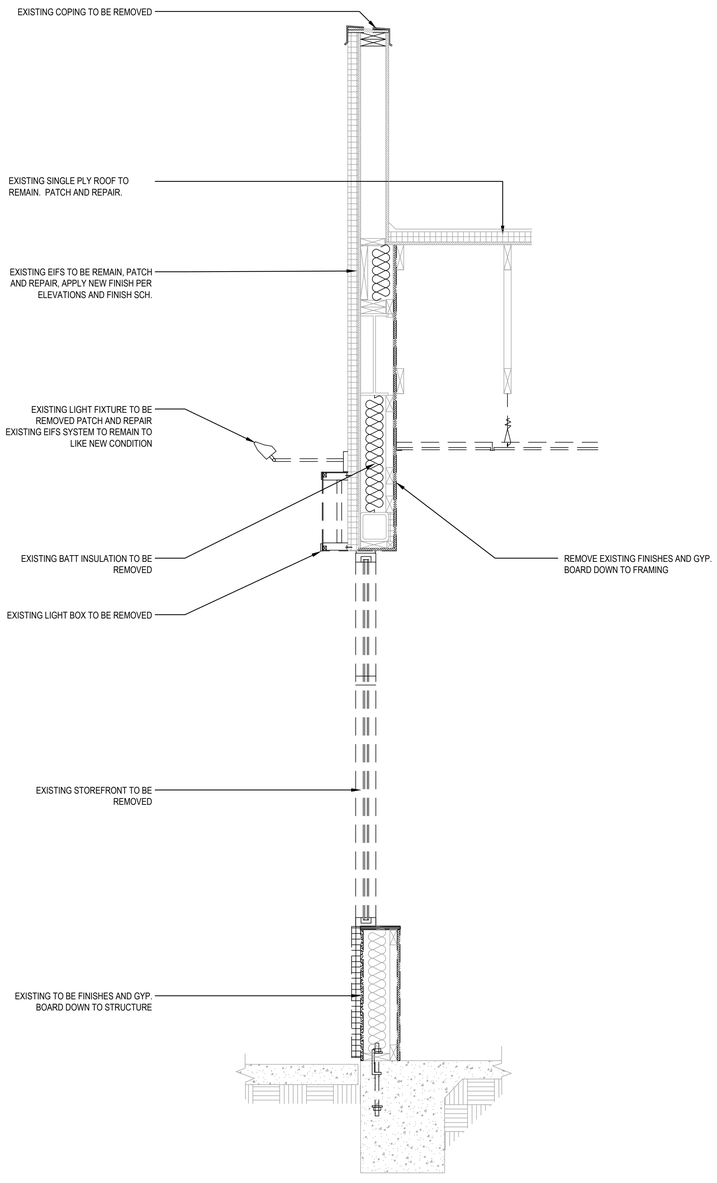
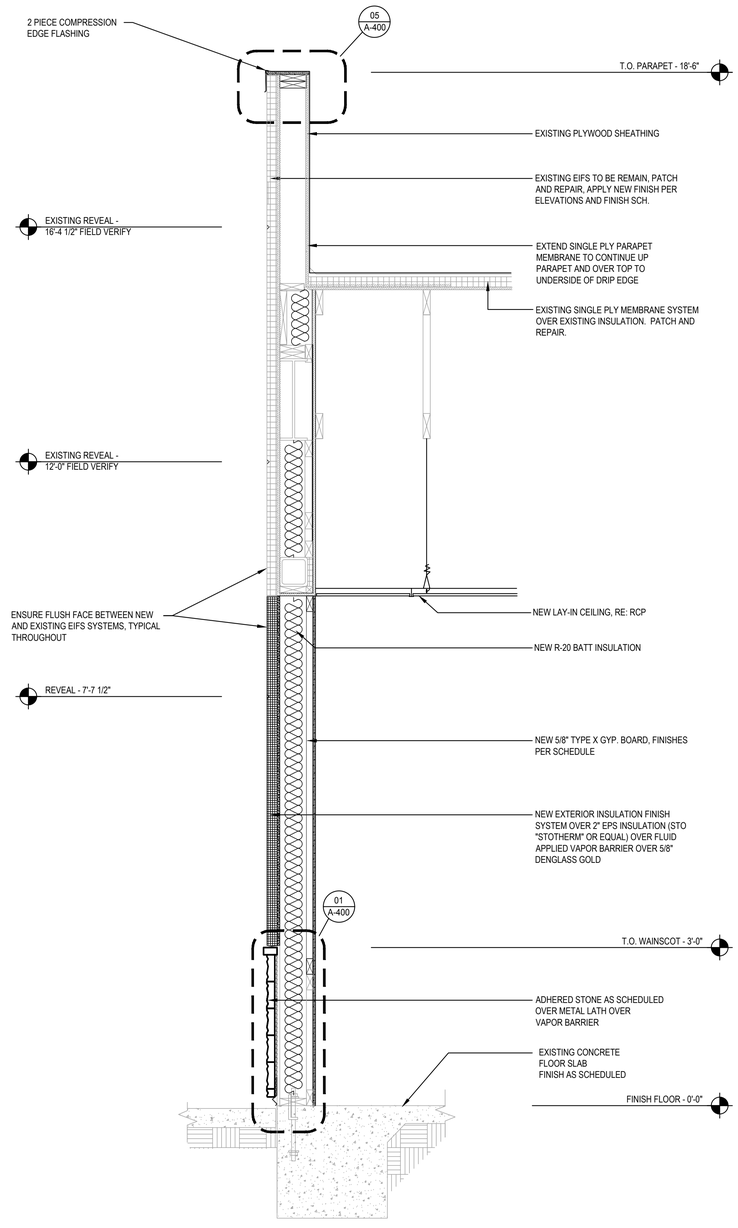


SECTION AT SIDE (DEMO) 1

Scale= 3/4" = 1'-0" A-308



SECTION AT SIDE WALL (PROPOSED) 2

Scale= 3/4" = 1'-0" A-308

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STATE OF ALABAMA · ROBERT R. HORTON · 5554 · 11.5.19 · PLANO, TEXAS · REGISTERED ARCHITECT

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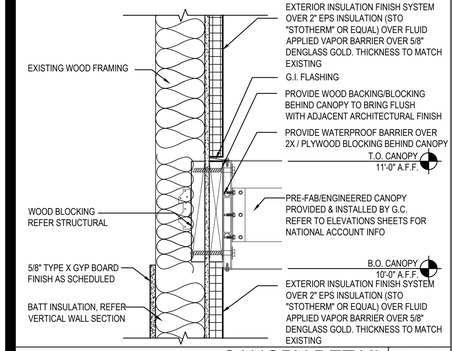
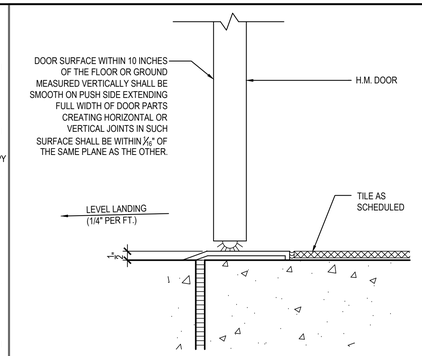


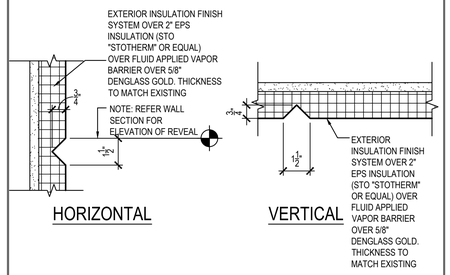
CANOPY DETAIL | 16

Scale= 1 1/2" = 1'-0" | A-400



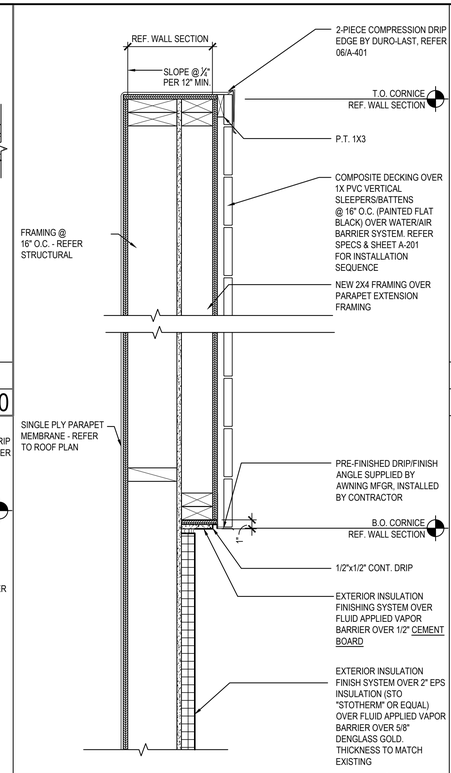
DOOR SILL DETAIL | 13

Scale= 3" = 1'-0" | A-400



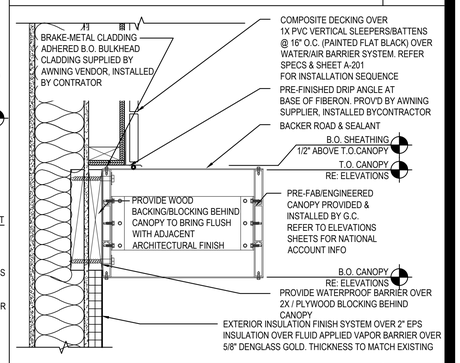
EIFS AESTHETIC REVEAL JOINT | 10

Scale= 3" = 1'-0" | A-400



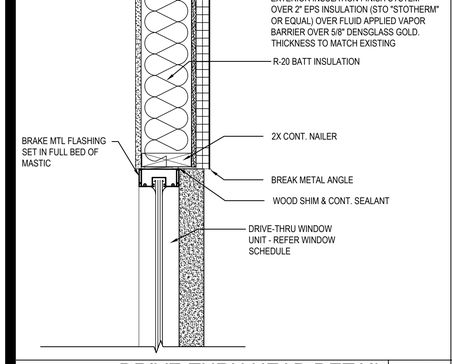
PARAPET/CORNICE DETAIL | 07

Scale= 1 1/2" = 1'-0" | A-400



CANOPY DETAIL | 03

Scale= 1" = 1'-0" | A-400



DRIVE-THRU HEAD DETAIL | 15

Scale= 1 1/2" = 1'-0" | A-400

2014

Exterior Insulated Finishes

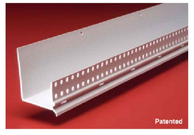
Section: 07240

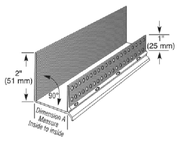
i DRIP TRAC®

Product Number	*Dimension A	Pieces Per Box
IDT-50	1/2" (13 mm)	35
IDT-58	5/8" (16 mm)	35
IDT-75	3/4" (19 mm)	30
IDT-1	1" (25 mm)	25
IDT-125	1-1/4" (31 mm)	20
IDT-15	1-1/2" (34 mm)	20
IDT-175	1-3/4" (38 mm)	15
IDT-2	2" (51 mm)	15
IDT-225	2-1/4" (57 mm)	15
IDT-25	2-1/2" (64 mm)	15
IDT-275	2-3/4" (70 mm)	10
IDT-3	3" (76 mm)	10
IDT-35	3-1/2" (89 mm)	10
IDT-4	4" (102 mm)	10

10' (3 m) Lengths

*Dimension "A"– measure inside to inside





The base coat mesh should be lapped over the top of the perforated flanges and across all butt joints.

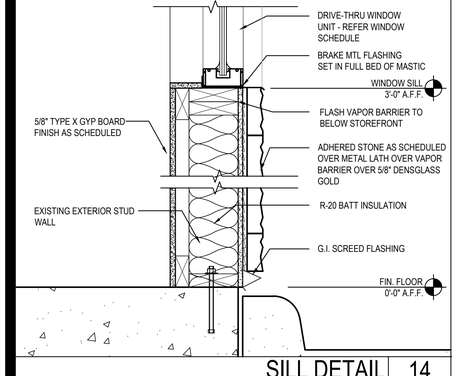
Warnock Hersey

PLASTIC PC COMPONENTS inc. D-6

800.327.7077 • Fax 305.887.2452
www.plasticomponents.com

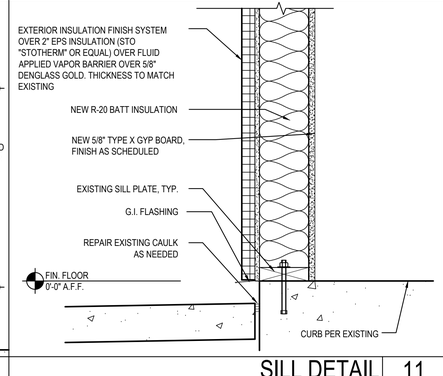
EIFS WEEP SCREEN SPEC/DETAIL | 12

Scale= 1 1/2" = 1'-0" | A-400



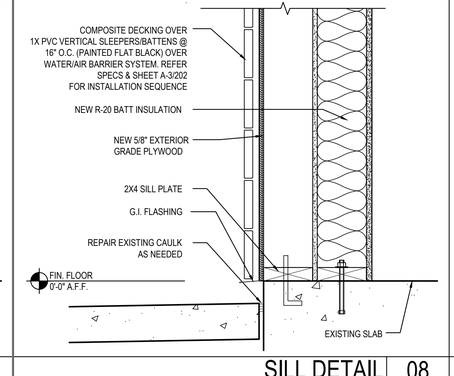
SILL DETAIL | 14

Scale= 1 1/2" = 1'-0" | A-400



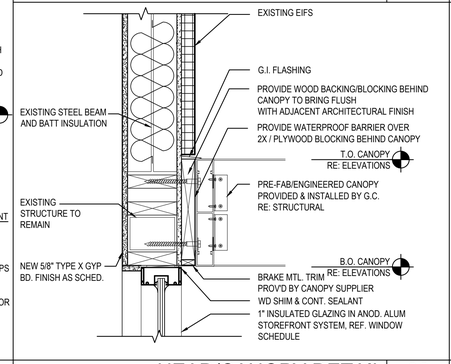
SILL DETAIL | 11

Scale= NTS | A-400



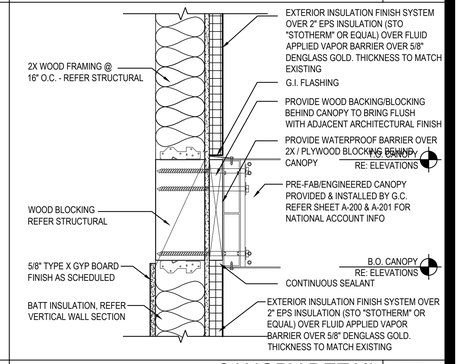
PARAPET/CORNICE DETAIL | 09

Scale= 1 1/2" = 1'-0" | A-400



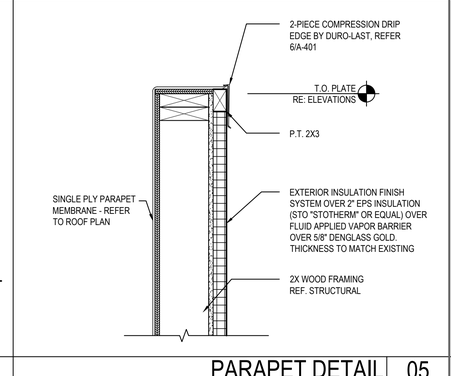
HEAD/CANOPY DETAIL | 06

Scale= 1 1/2" = 1'-0" | A-400



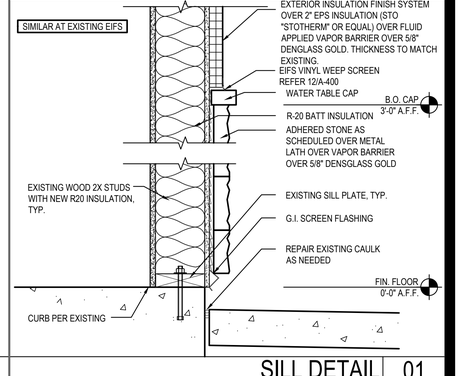
CANOPY DETAIL | 02

Scale= 1 1/2" = 1'-0" | A-400



PARAPET DETAIL | 08

Scale= NTS | A-400



SILL DETAIL | 01

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ARCHITECTURAL DETAILS

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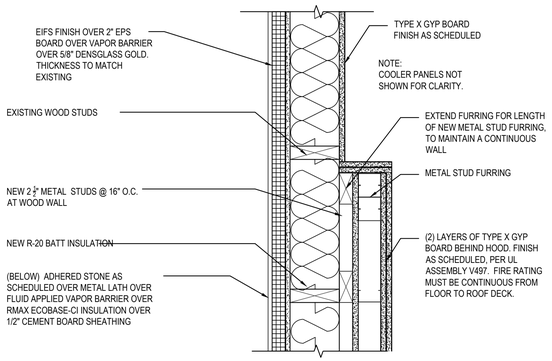
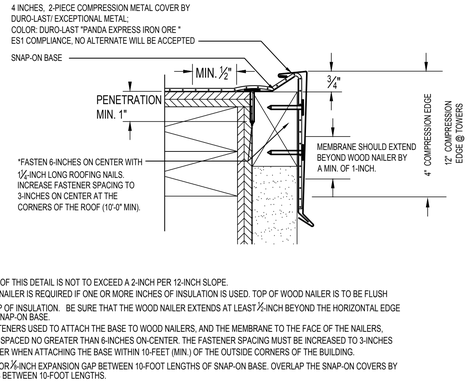
TRUE WARM & WELCOME



PLAN SECTION/DETAIL 09

Scale= 1 1/2" = 1'-0" A-401

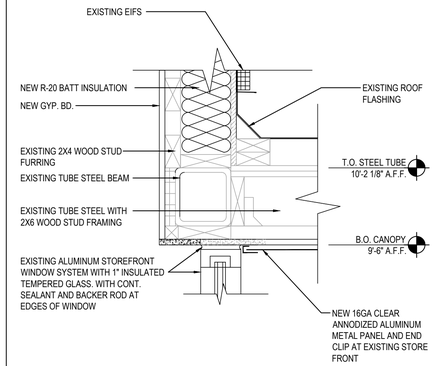


NOTES

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 ¼-INCH EXPANSION GAP BETWEEN 10-FOOT LENGTHS OF SNAP-ON BASE. OVERLAP THE SNAP-ON COVERS BY 2-INCHES BETWEEN 10-FOOT LENGTHS.

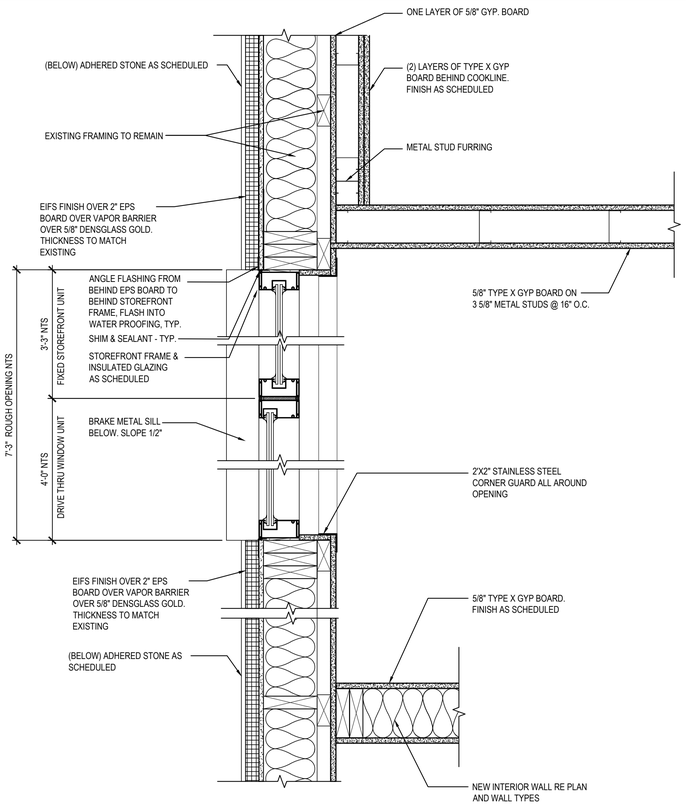
3-INCH HIGH, 2-PIECE COMPRESSION EDGE 06

NTS A-401



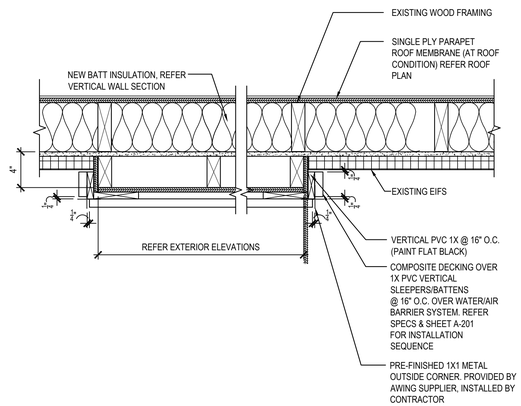
EXISTING CANOPY DETAIL 03

Scale= 1 1/2" = 1'-0" A-401



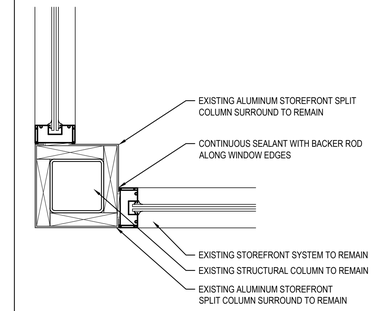
PLAN SECTION/DETAIL 08

Scale= 1 1/2" = 1'-0" A-401



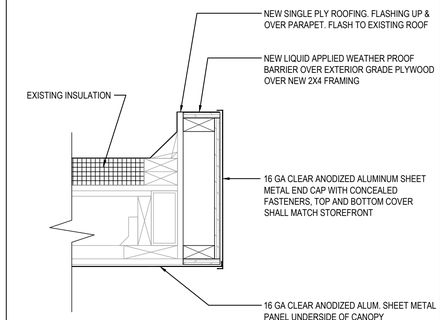
PLAN SECTION/DETAIL 05

Scale= 1 1/2" = 1'-0" A-401



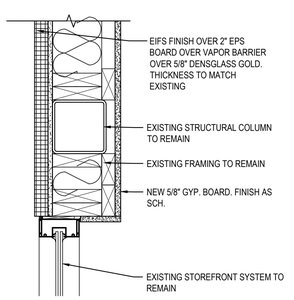
PLAN SECTION/DETAIL 11

Scale= 1 1/2" = 1'-0" A-401



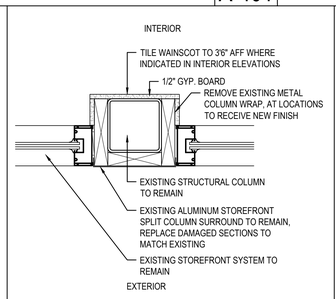
EXISTING CANOPY DETAIL 02

Scale= 1 1/2" = 1'-0" A-401



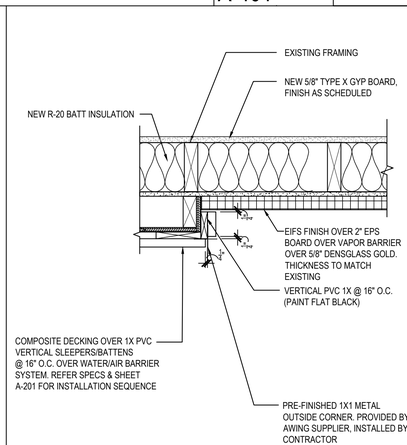
PLAN SECTION/DETAIL 07

Scale= 1 1/2" = 1'-0" A-401



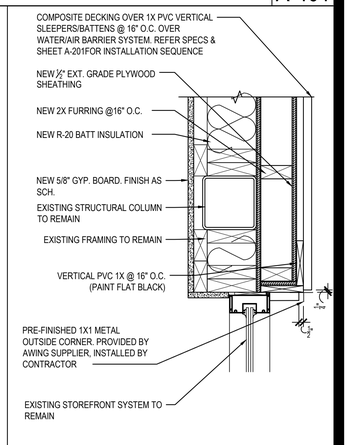
PLAN SECTION/DETAIL 04

Scale= 1 1/2" = 1'-0" A-401



PLAN SECTION/DETAIL 10

Scale= 1 1/2" = 1'-0" A-401



PLAN SECTION/DETAIL 01

Scale= 1 1/2" = 1'-0" A-401

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DRAWN BY: PM / KL / EA

PANDA PROJECT #: S8-20-D7163

ARCH PROJECT #: 19027

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ROBERT R. HOLTON
5554
11.5.19
PLANO, TEXAS
REGISTERED ARCHITECT

Heights Venture
ARCHITECTURE DESIGN

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972 490 7292 V

PANDA EXPRESS

2096 INTERSTATE DR.
OPELIKA, AL, 36801

3600 FSDT

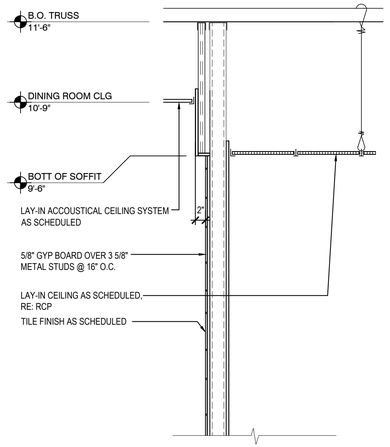
TWW REMODEL

A-401

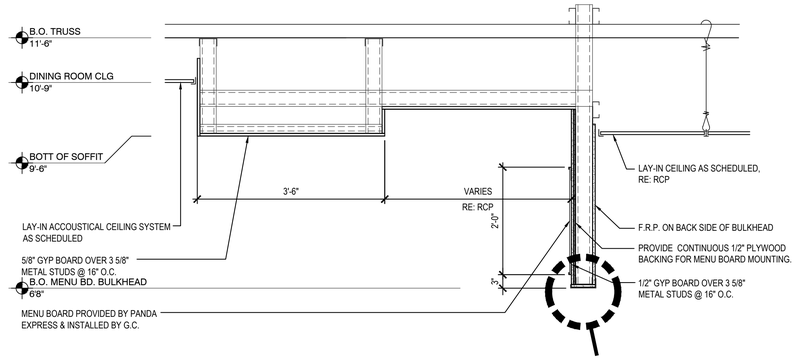
ARCHITECTURAL DETAILS

BID ISSUE

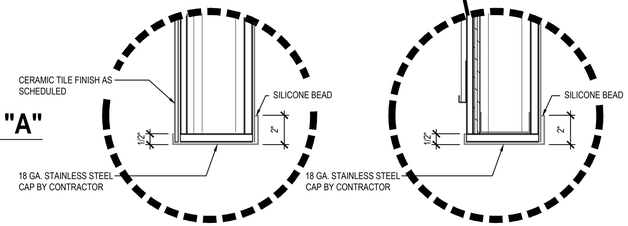
TRUE WARM & WELCOME



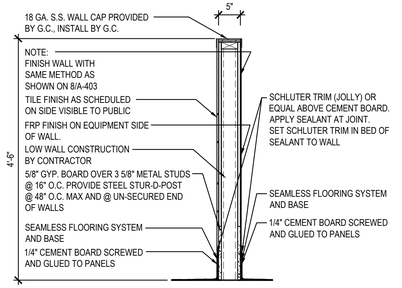
CONDITION "B"



CONDITION "A"

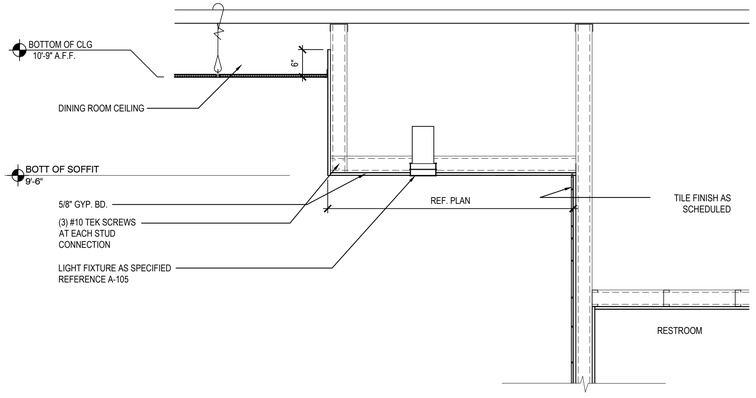


NOT USED	3
Scale= 1 1/2" = 1'-0"	A-402



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

LOW WALL DETAIL	2
Scale= 3/4" = 1'-0"	A-402



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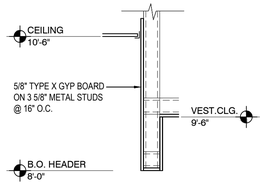

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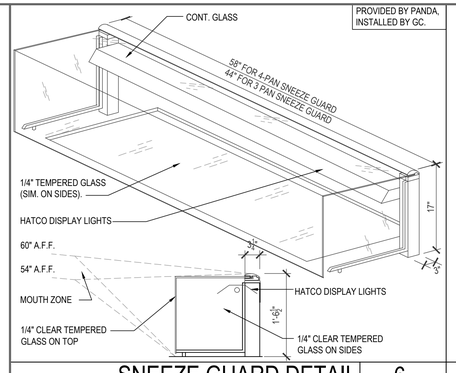
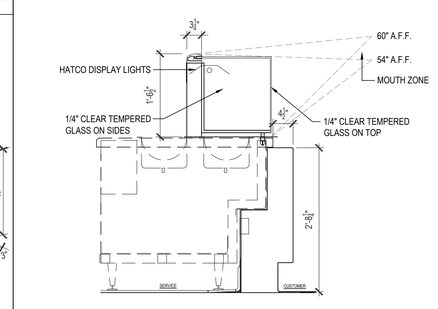
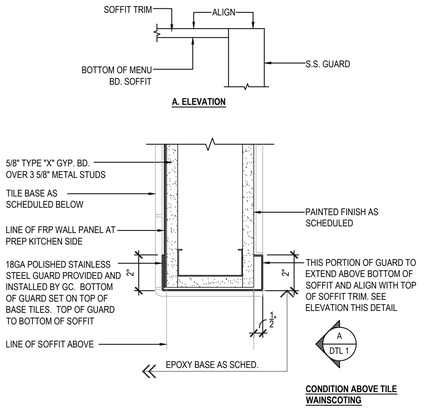
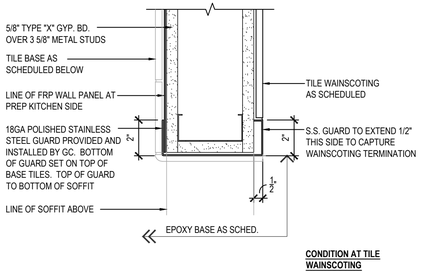


SNEEZE GUARD DETAIL	6
Scale= NTS	A-402



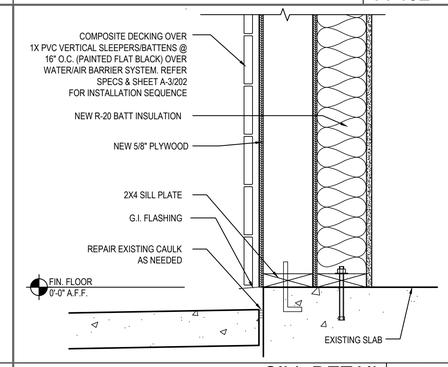
SNEEZE GUARD DETAIL	5
Scale= NTS	A-402





GYP BOARD FURRING DETAILS @ BACK WALL OF DINING ROOM	9
Scale= 3/4" = 1'-0"	A-402

NOT USED	7
Scale= 1 1/2" = 1'-0"	A-402



SILL DETAIL	4
Scale= 1 1/2" = 1'-0"	A-402

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

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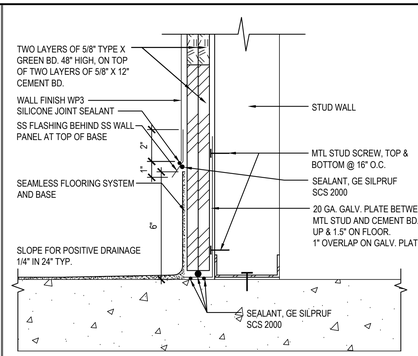
TWW REMODEL

A-402

ARCHITECTURAL DETAILS

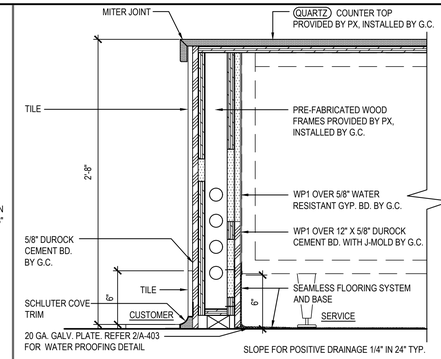
BID ISSUE

TRUE WARM & WELCOME



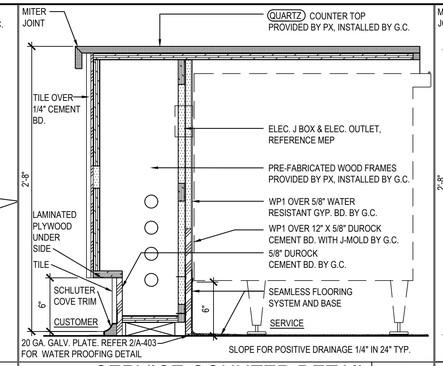
WALL BASE @ COOKLINE 16

Scale= NTS A-403



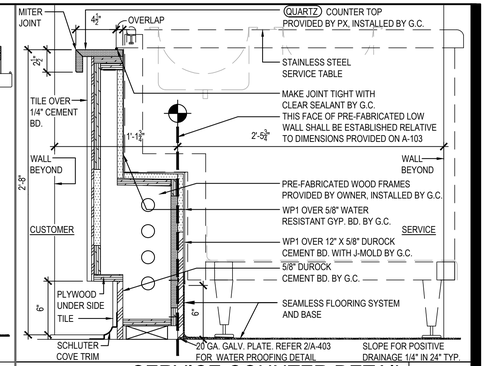
CASHIER COUNTER PLAN & DETAIL 12

Scale= 1 1/2" = 1'-0" A-403



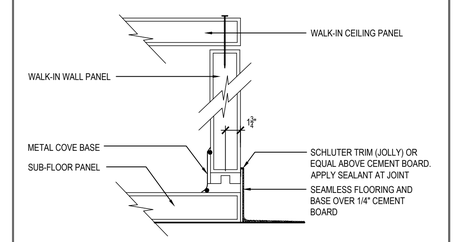
SERVICE COUNTER DETAIL 8

Scale= 1 1/2" = 1'-0" A-403



SERVICE COUNTER DETAIL 4

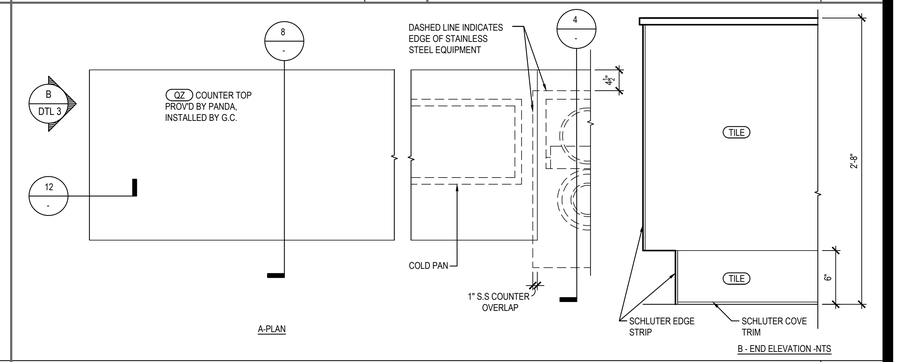
Scale= 1 1/2" = 1'-0" A-403



NOTE:
PROVIDE WALK-IN FREEZER MANUFACTURER FORM PLASTIC INSULATION COMPLIANCE LABEL PER SEC.2602 UBC 97

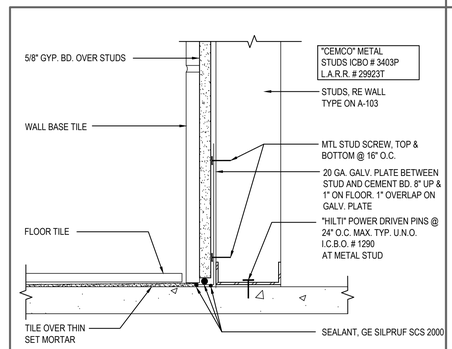
TYP. WALK-IN FREEZER SECTION 11

Scale= 1 1/2" = 1'-0" A-403



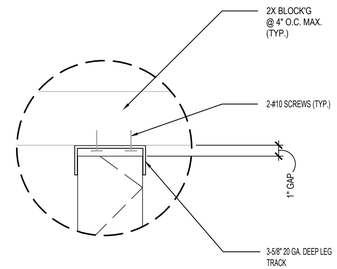
SERVICE COUNTER PLAN AND ELEVATION 3

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



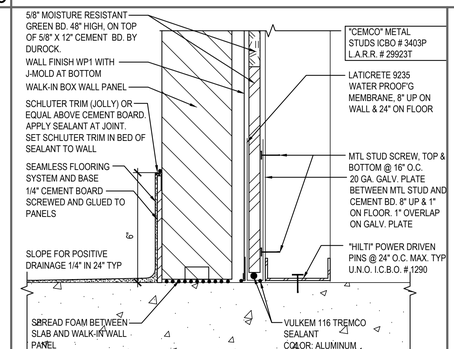
WALL BASE @ DINING ROOM 14

Scale= 3" = 1'-0" A-403



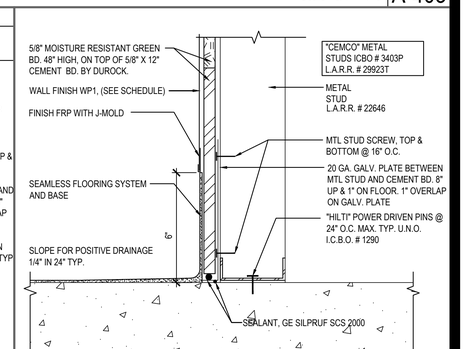
METAL STUD CONNECTION 10

Scale= 1 1/2" = 1'-0" A-403



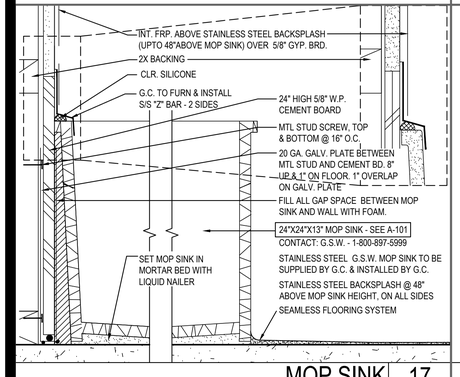
WALL BASE@WALK-IN & STUD WALL 6

Scale= 3" = 1'-0" A-403



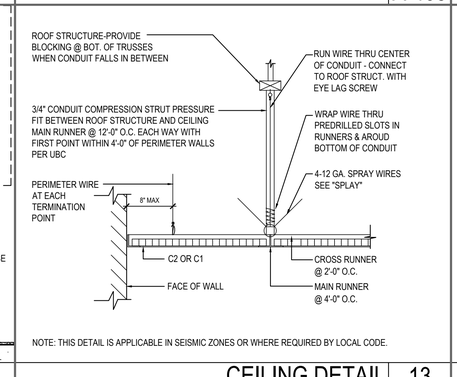
WALL BASE @ KITCHEN 2

Scale= 3" = 1'-0" A-403



MOP SINK 17

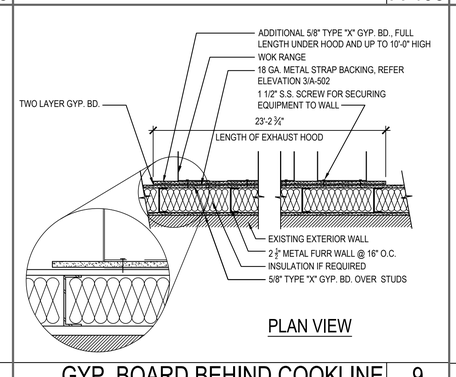
Scale= 3" = 1'-0" A-403



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

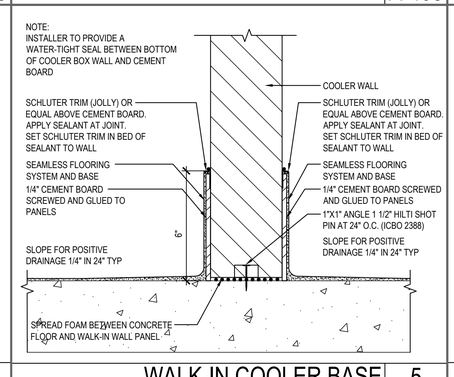
CEILING DETAIL 13

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



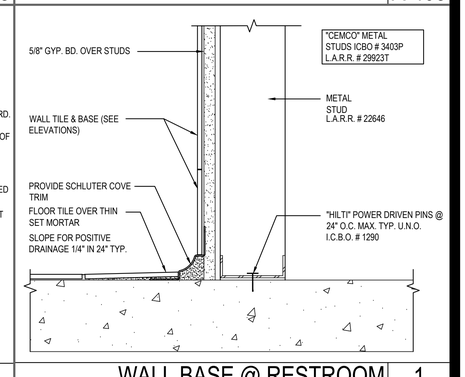
GYP. BOARD BEHIND COOKLINE 9

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

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TWW REMODEL

A-403

ARCHITECTURAL DETAILS

BID ISSUE

TRUE WARM & WELCOME

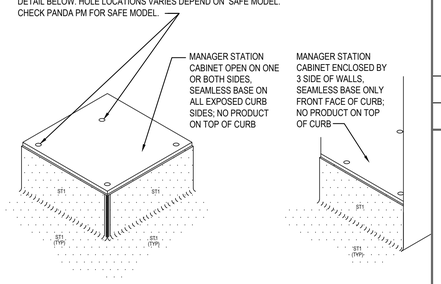
MANAGER CABINET STATION CURB SIZES REFER FLR. PLAN FOR LOCATION

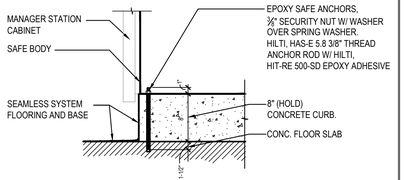
1) IF CABINET IS ENCLOSED BY 3 SIDE OF WALLS:
8" H X 24" W X 48-1/2" L (CONCRETE CURB ONLY, NOT INCLUDE TILE BASE)
TILE ONLY ON FRONT FACE (EXPOSED CURB). THIS APPLY TO PROTOTYPE BUILDING LAYOUTS.

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

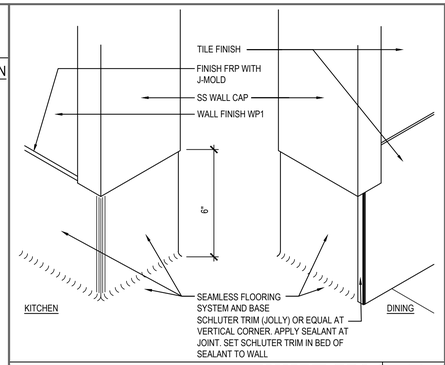
3) IF CABINET OPEN WITH NO WALLS:
8" H X 24" W X 46" L (CONCRETE CURB ONLY, NOT INCLUDE TILE BASE)
TILE ALL 3 SIDES OF THE CURB

DRILL 1/2" HOLES THRU CURB INTO FLOOR SLAB. REFER SECTION DETAIL BELOW. HOLE LOCATIONS VARIES DEPEND ON SAFE MODEL. CHECK PANDA PM FOR SAFE MODEL.

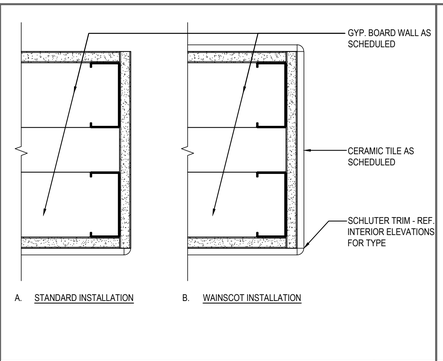




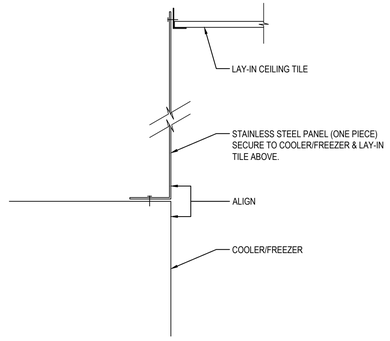
MGR. STATION & SAFE CURB 20
Scale= 1" = 1'-0" A-404



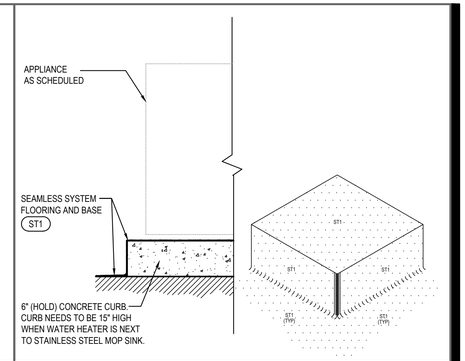
WALL BASE 14
Scale= 3" = 1'-0" A-404



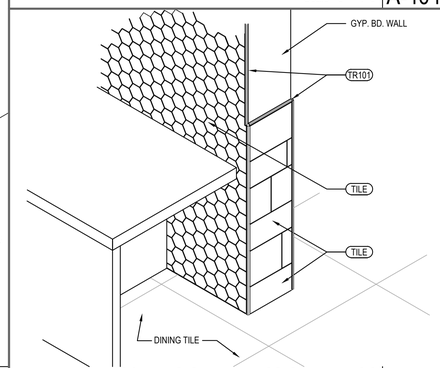
PLAN SECTION WALL DETAIL 11
Scale= 3" = 1'-0" A-404



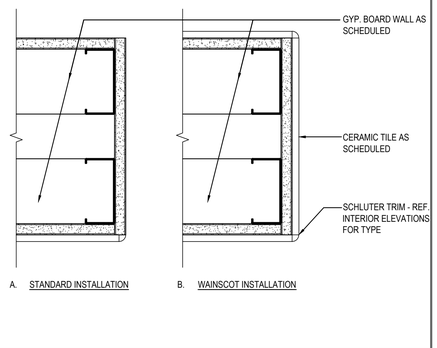
S.S. DETAIL @ COOLER / FREEZER 8
Scale= 1/2" = 1'-0" A-404



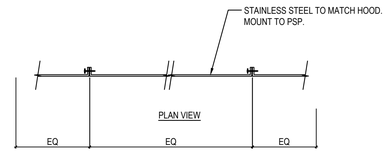
6" CURB DETAIL 4
Scale= 1" = 1'-0" A-404

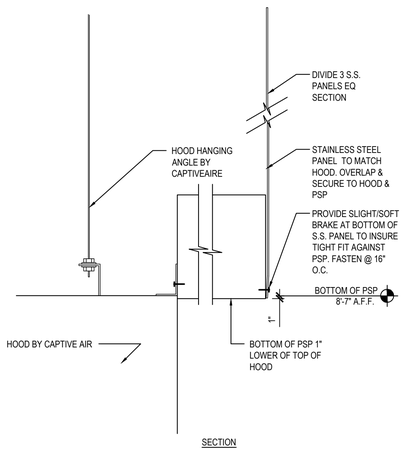


OUTSIDE CORNER ISOMETRIC 13
Scale= 3/4" = 1'-0" A-404

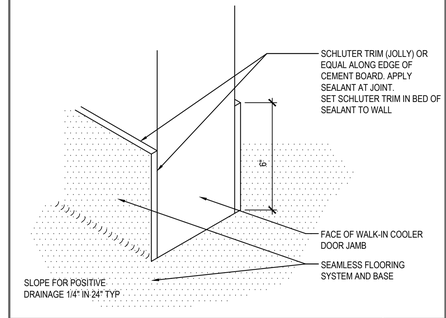


PLAN SECTION WALL DETAIL 11
Scale= 3" = 1'-0" A-404





S.S. DETAIL @ EXHAUST HOOD 6
Scale= 1/2" = 1'-0" A-404



WALL BASE @ COOLER 3
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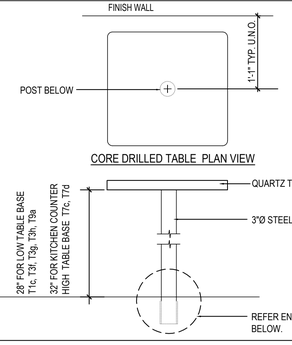
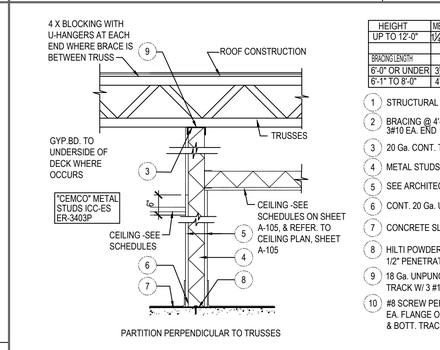
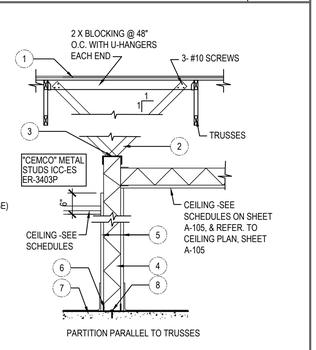


NOTE:
G.C. TO REFER CORE DRILL LOCATION ON SHEET A-109

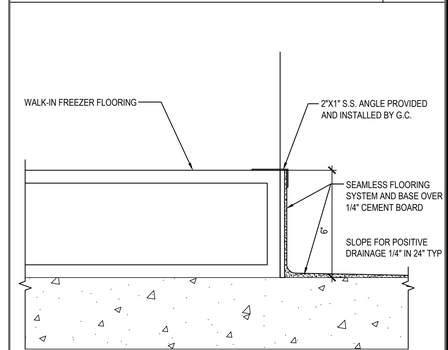


HEIGHT	METAL STUD SIZE & SPACING
UP TO 12'-0"	1¼"x3⅝"x20Ga @ 16" O.C.
BRACING LENGTH	SIZE
6'-0" OR UNDER	3⅝"x20Ga
6'-1" TO 8'-0"	4"x20Ga

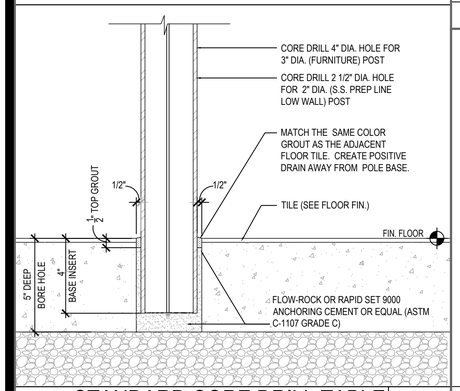
1. STRUCTURAL MEMBER ABOVE
2. BRACING @ 4'-0" O.C. STAGGERED W/ 3#10 EA. END
3. 20 Ga. CONT. TRACK W/ 8# SCREW/STUD
4. METAL STUDS (SEE SCHEDULE)
5. SEE ARCHITECTURAL FOR FINISH
6. CONT. 20 Ga. UNPUNCHED TRACK (1 1/16" FLANGE)
7. CONCRETE SLAB
8. HILTI POWDER ACTUATED FASTENER .145 Ø x 1 1/2" PENETRATION @ 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)



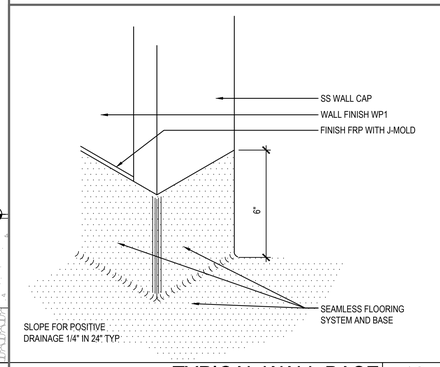
PARTITION DETAILS 10
Scale= 3/4" = 1'-0" A-404



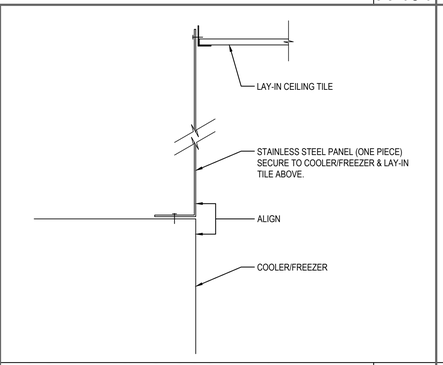
WALL BASE @ FREEZER 2
Scale= 3" = 1'-0" A-404



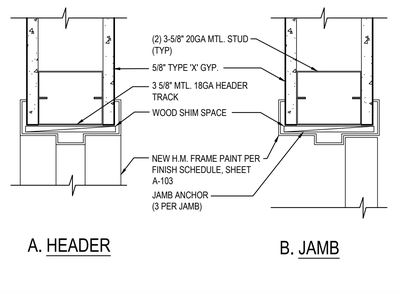
STANDARD CORE DRILL TABLE 17
NTS A-404



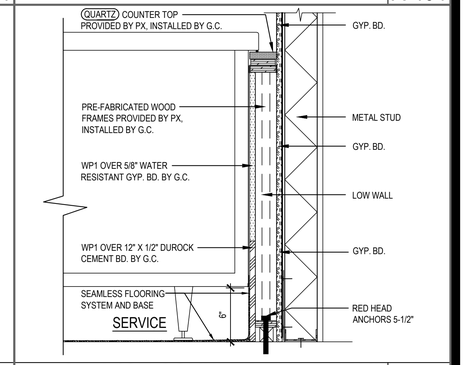
TYPICAL WALL BASE 12
Scale= 3" = 1'-0" A-404



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:

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

DRAWN BY: PM / KL / EA

PANDA PROJECT #: S8-20-D7163
ARCH PROJECT #: 19027

STATE OF ALABAMA · ROBERT R. HOLTON · 5554 · 11.5.19 · PLANO, TEXAS · REGISTERED ARCHITECT

Heights Venture
ARCHITECTURE DESIGN

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

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

PANDA EXPRESS

2096 INTERSTATE DR.
OPELIKA, AL, 36801

3600 FSDT

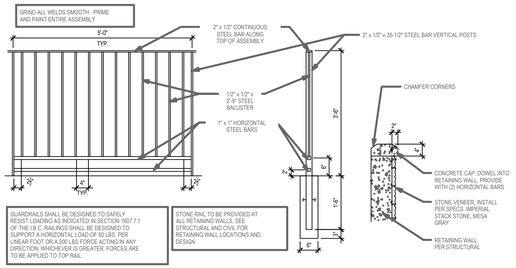
TWW REMODEL

A-404

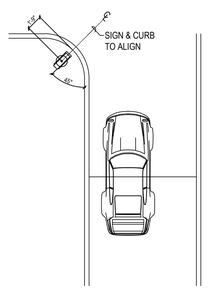
ARCHITECTURAL DETAILS

BID ISSUE

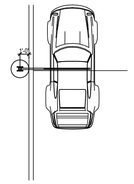
TRUE WARM & WELCOME



GUARD RAIL DETAIL | 3
Scale= 1/2" = 1'-0" | A-405

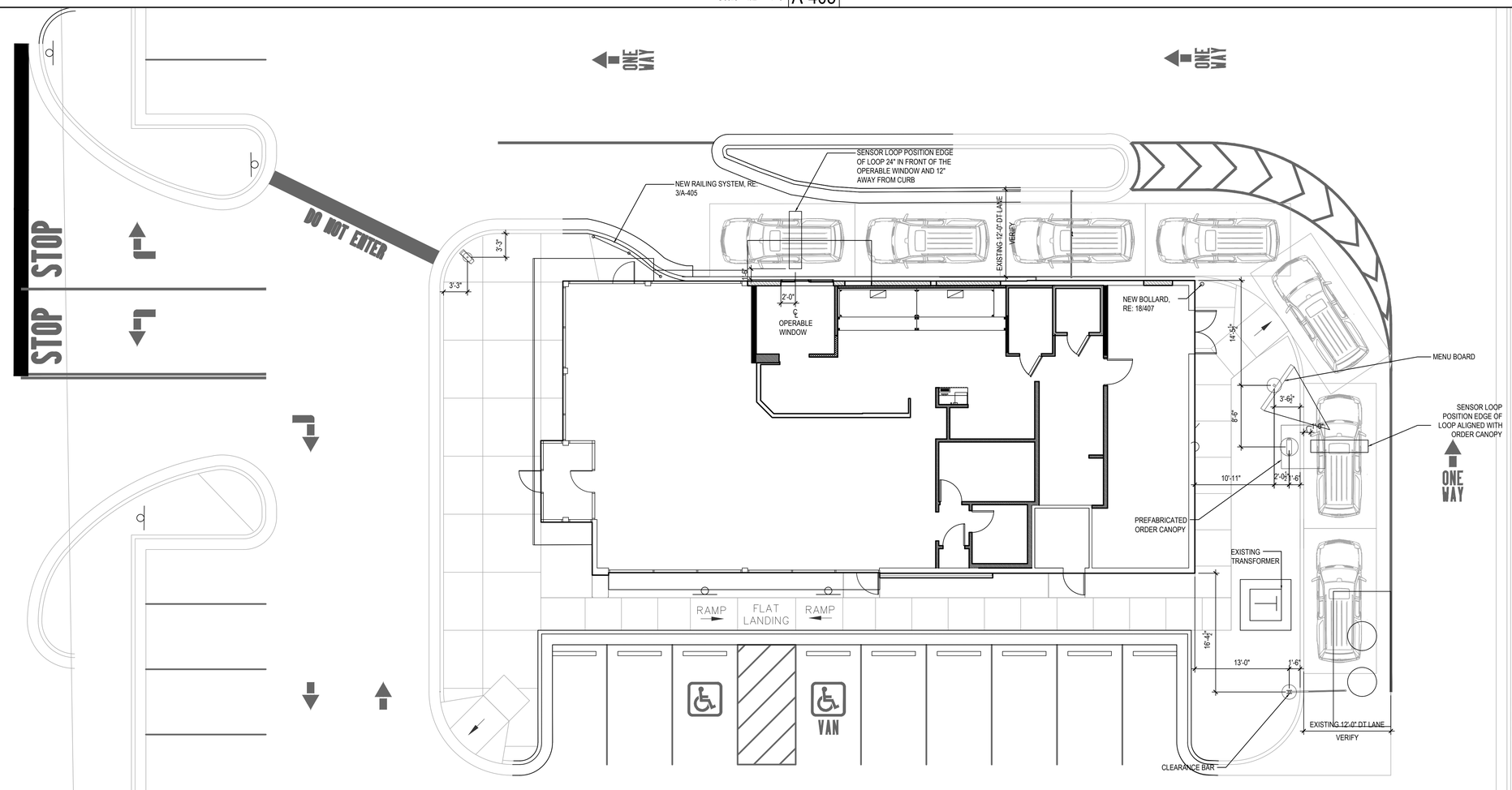


THANK YOU / NO ENTRY (preferred option)
(RED portion should face the cars)



CLERANCE BAR
(RED portion should face the cars)

DRIVE-THRU DETAILS | 2
Scale= 1/8" = 1'-0" | A-405



DRIVE - THRU MENU BOARD LOCATION | 1
Scale= 1/8" = 1'-0" | A-405

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

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DRAWN BY: PM / KL / EA

PANDA PROJECT #: S8-20-D7163
ARCH PROJECT #: 19027

STATE OF ALABAMA
ROBERT R. HOUTON
5554
11-5-19
PLANO, TEXAS
REGISTERED ARCHITECT

Heights Venture
ARCHITECTURE DESIGN

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

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

PANDA EXPRESS

2096 INTERSTATE DR.
OPELIKA, AL, 36801

3600 FSDT

TWW REMODEL

A-405

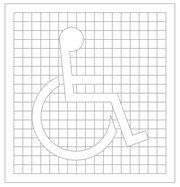
ARCHITECTURAL DETAILS
DRIVE THRU

BID ISSUE

TRUE WARM & WELCOME

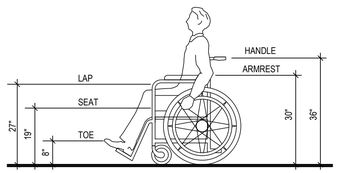
SITE DEVELOPMENT:

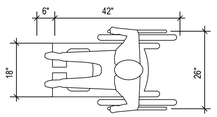
1. SURFACE SLOPES OF PARKING SPACES FOR THE PHYSICALLY DISABLED SHALL NOT EXCEED 1/4-INCH PER FOOT IN ANY DIRECTION.
2. PEDESTRIAN WAYS THAT ARE ACCESSIBLE TO THE PHYSICALLY DISABLED SHALL BE PROVIDED FROM EACH DISABLED PARKING SPACE TO RELATED FACILITIES, INCLUDING CURBS CUTS OR RAMPS AS REQUIRED.
3. 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)

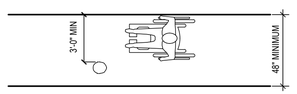




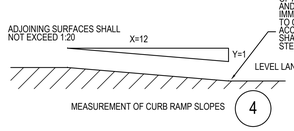
DIMENSIONS OF ADULT-SIZED WHEELCHAIRS (2)

CURB RAMPS, WALKS AND SIDEWALKS:

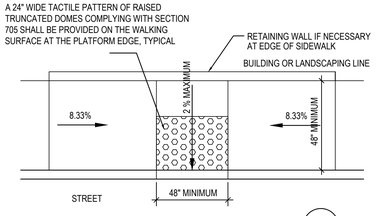
4. WALKS AND SIDEWALKS SHALL HAVE CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING ½" AND SHALL BE A MINIMUM OF 48" IN WIDTH.
5. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTAL (5% GRADIENT) IT SHALL COMPLY WITH THE PROVISIONS FOR PEDESTRIAN RAMPS.
6. SURFACE CROSS SLOPES SHALL NOT EXCEED ¼" 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 12 HORIZONTAL. THE SLOPE OF THE FANNED OR FLARED SIDES OF CURB RAMPS SHALL NOT EXCEED ONE VERTICAL TO 10 HORIZONTAL
13. A LEVEL 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, OR THE SLOPE OF THE FANNED OR FLARED SIDES OF THE CURB RAMP SHALL NOT EXCEED ONE VERTICAL TO 12 HORIZONTAL.
14. THE LOWER END OF EACH CURB RAMP SHALL HAVE A ½" COUNTER SLOPE IMMEDIATELY ADJACENT TO RAMP OR ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:20
15. THE SURFACE OF EACH CURB RAMP AND ITS FLARED SIDES SHALL BE SLIP-RESISTANT AND SHALL BE OF CONTRASTING FINISH FROM THAT OF THE ADJACENT SIDEWALK.
16. 24" WIDE TACTILE PATTERN OF RAISED TRUNCATED DOMES COMPLY WITH SECTIONS 705.3.1.3 SHALL BE PROVIDED ON THE WALKING SURFACE AT PLATFORM EDGE.



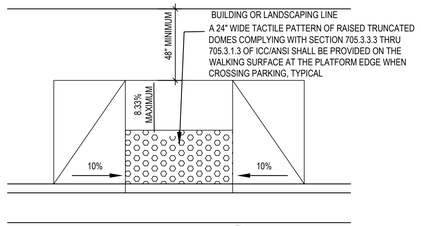
MINIMUM PASSAGE WIDTH FOR ONE WHEELCHAIR AND ONE AMBULATORY PERSON (3)



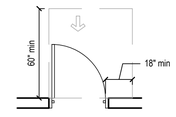
MEASUREMENT OF CURB RAMP SLOPES (4)



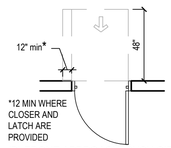
(5)



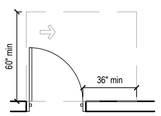
SIDEWALK CURB (6)



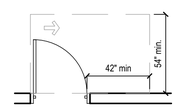
(A) FRONT APPROACH, PULL SIDE



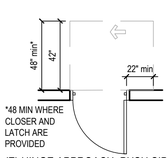
(B) FRONT APPROACH, PUSH SIDE



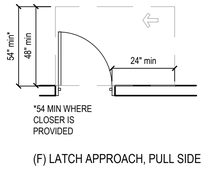
(C) HINGE APPROACH, PULL SIDE



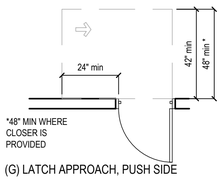
(D) HINGE APPROACH, PULL SIDE



(E) HINGE APPROACH, PUSH SIDE



(F) LATCH APPROACH, PULL SIDE



(G) LATCH APPROACH, PUSH SIDE

(7)

ENTRANCES:

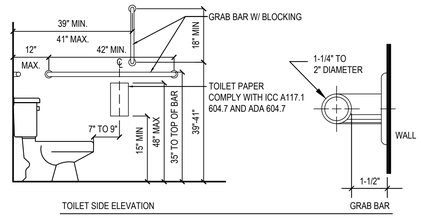
17. PROVIDE AT METALLIC SIGN OVER EACH STOREFRONT DOOR STATING: "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS". LETTERS SHALL NT BE LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND. THE SIGN SHALL BE INSTALLED BY THE GENERAL CONTRACTOR ON THE STOREFRONT ALUMINUM HEADER FRAME.
18. ALL NEW PRIMARY 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.
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.
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 ½" 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:

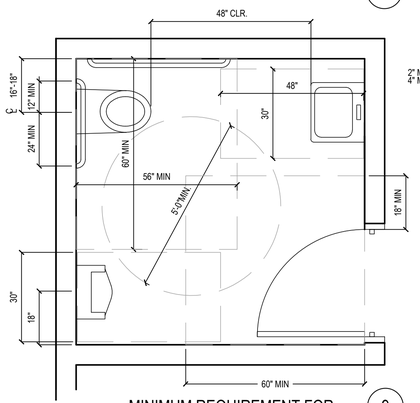
30. FLOOR SURFACES SHALL BE SLIP-RESISTANT
31. EVERY PORTION OF EVERY BUILDING IN WHICH ARE INSTALLED SEA TS, TABLES, MERCHANDISE, EQUIPMENT OR SIMILAR MATERIALS SHALL BE PROVIDED WITH AISLES LEADING TO AN EXIT.
32. EVERY AISLE SHALL BE NOT LESS THAN 3 FEET WIDE IF SERVING ONLY ONE SIDE, AND NOT LESS 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 AND 60" MAXIMUM 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.
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. WHERE URINALS ARE 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.
44. HOT WATER AND DRAIN PIPES 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 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.



ACCESSIBLE SANITARY FACILITIES (8)



MINIMUM REQUIREMENT FOR ACCESSIBLE SANITARY FACILITIES (9)

GRAB BARS:

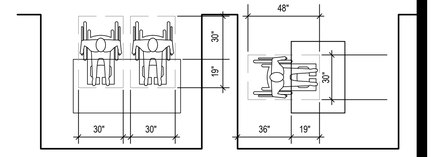
49. GRAB BARS, FASTENERS AND MOUNTING DEVICES SHALL BE DESIGNED FOR 250 LBS. PER LINEAR FEET LOAD.
50. GRAB BARS SHALL BE LOCATED ON EACH SIDE, OR ONE SIDE AND THE BACK OF THE PHYSICALLY DISABLED TOILET STALL OR COMPARTMENT AND SHALL BE SECURELY ATTACHED 33-INCHES MINIMUM TO 36-INCHES MAXIMUM ABOVE AND PARALLEL TO THE FLOOR. VERTICAL GRAB BAR SHALL BE 18-INCHES LONG, INSTALLED AT 39-INCHES TO 41-INCHES FROM THE REAR WALL AND 39-INCHES TO 41-INCHES ABOVE FINISH FLOOR.
51. GRAB BARS AT THE SIDE WALL SHALL BE AT LEAST 42-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 36-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 ONE 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.

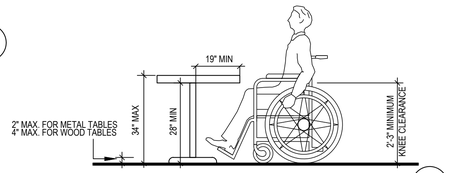
TELEPHONES:

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.

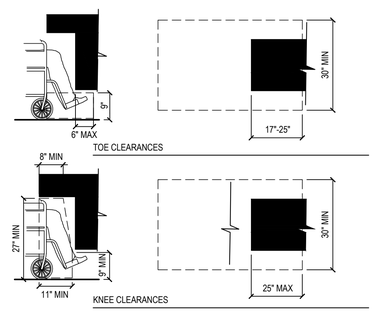
ADDITIONAL REQUIREMENTS:

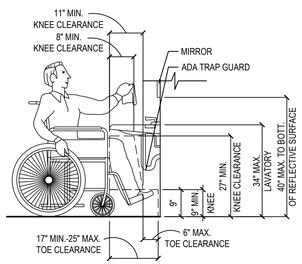
65. THE CENTER OF RECEPTACLE OUTLETS SHALL BE NOT LESS THAN 15- INCHES ABOVE THE FLOOR OR WORKING PLATFORMS,
66. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING 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. 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:

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

DRAWN BY: PM / KL / EA

PANDA PROJECT #: S8-20-D7163
ARCH PROJECT #: 19027

STATE OF ALABAMA · ROBERT R. HOLTON · 5554 · 11-5-19 · PLANO, TEXAS · REGISTERED ARCHITECT

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PANDA EXPRESS

2096 INTERSTATE DR.
OPELIKA, AL, 36801

3600 FSDT

TWW REMODEL

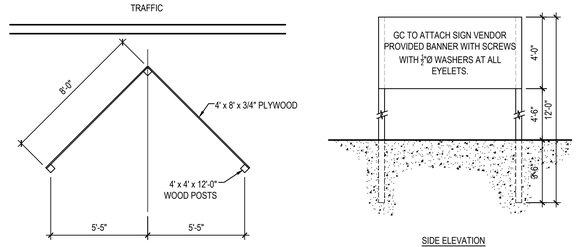
A-406

HANDICAPPED NOTES AND DETAILS

BID ISSUE

TRUE WARM & WELCOME

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



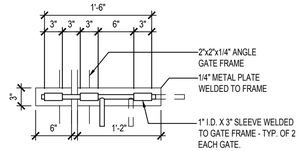
PLAN VIEW

SIDE ELEVATION

"COMING SOON" SIGN DETAIL 16

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

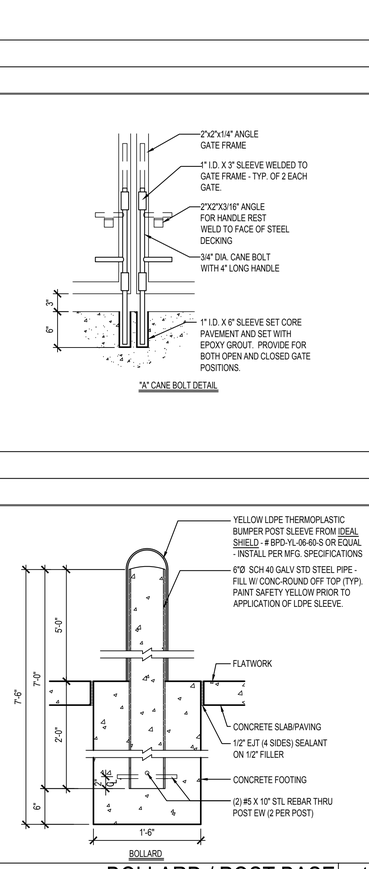
"A" CANE BOLT DETAIL



"B" GATE LATCH DETAIL

DUMPSTER GATE LATCH DETAILS 15

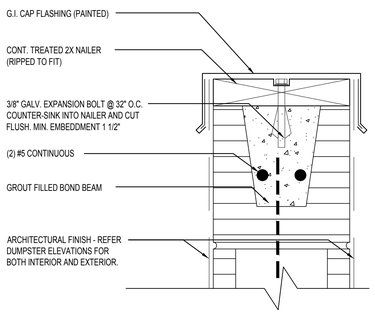
Scale= NTS A-407

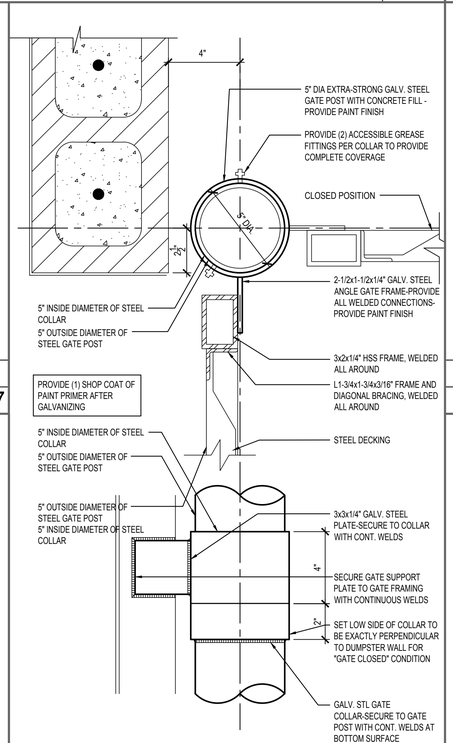


BOLLARD

BOLLARD / POST BASE 18

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





HINGE DETAIL 13

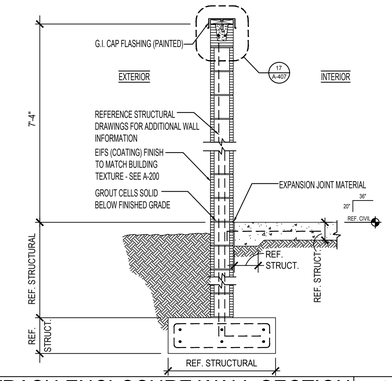
Scale= 3" = 1'-0" A-407

NOT USED 10

Scale: A-407

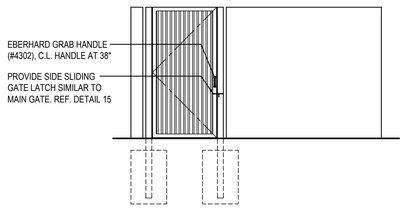
NOT USED 9

Scale: A-407



TRASH ENCLOSURE WALL SECTION 8

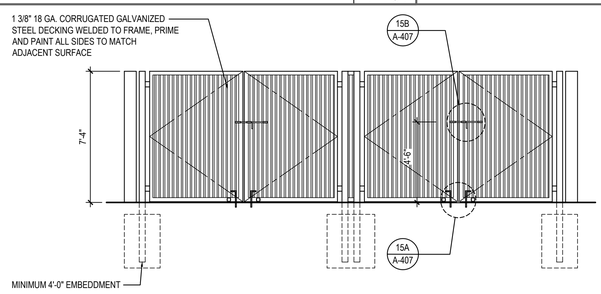
Scale= 1/2" = 1'-0" A-407



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 WALLS AND GATE COLOR SHALL MATCH EIFS-1

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.

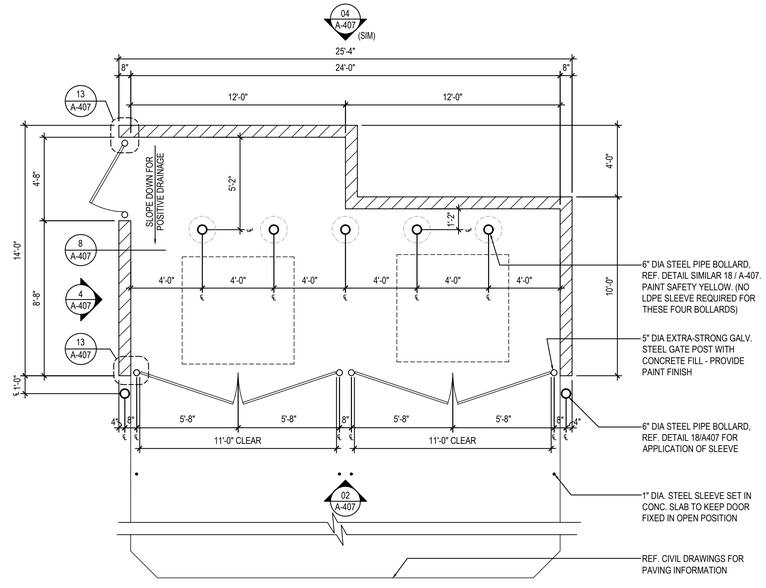
NOTE: ANY DIAGONAL SUPPORT FOR GATES SHALL BE INSTALLED ON THE INSIDE OF ENCLOSURE. THIS SHALL NOT BE VISIBLE ON THE OUTSIDE OF THE GATE.

FRONT ELEVATION 2

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

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

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DRAWN BY: PM / KL / EA

PANDA PROJECT #: S8-20-D7163
ARCH PROJECT #: 19027

STATE OF ALABAMA · ROBERT R. HOLTON · 5554 · 11.5.19 · PLANO, TEXAS · REGISTERED ARCHITECT

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PANDA EXPRESS

2096 INTERSTATE DR.
OPELIKA, AL, 36801

3600 FSDT

TWW REMODEL

A-407

TRASH ENCLOSURE DETAILS

BID ISSUE

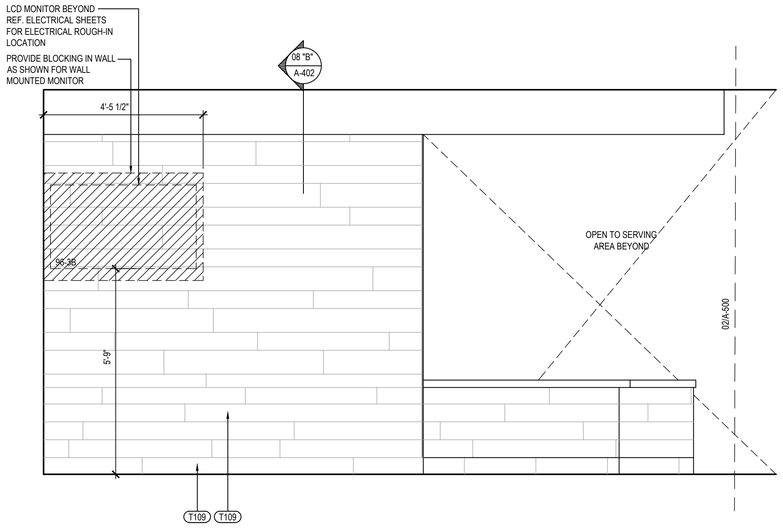
TRUE WARM & WELCOME

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

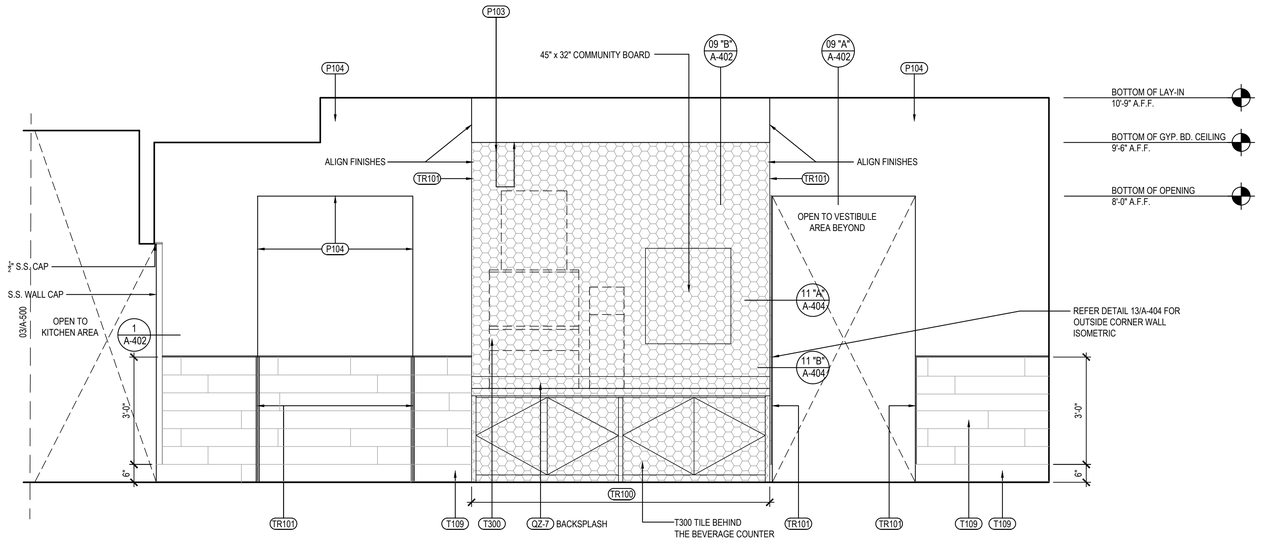
GENERAL DECOR NOTE:
ALL WALL DECORATIONS, PRINT LOCATIONS, ETC... TO BE VERIFIED WITH PANDA EXPRESS BY G.C.

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

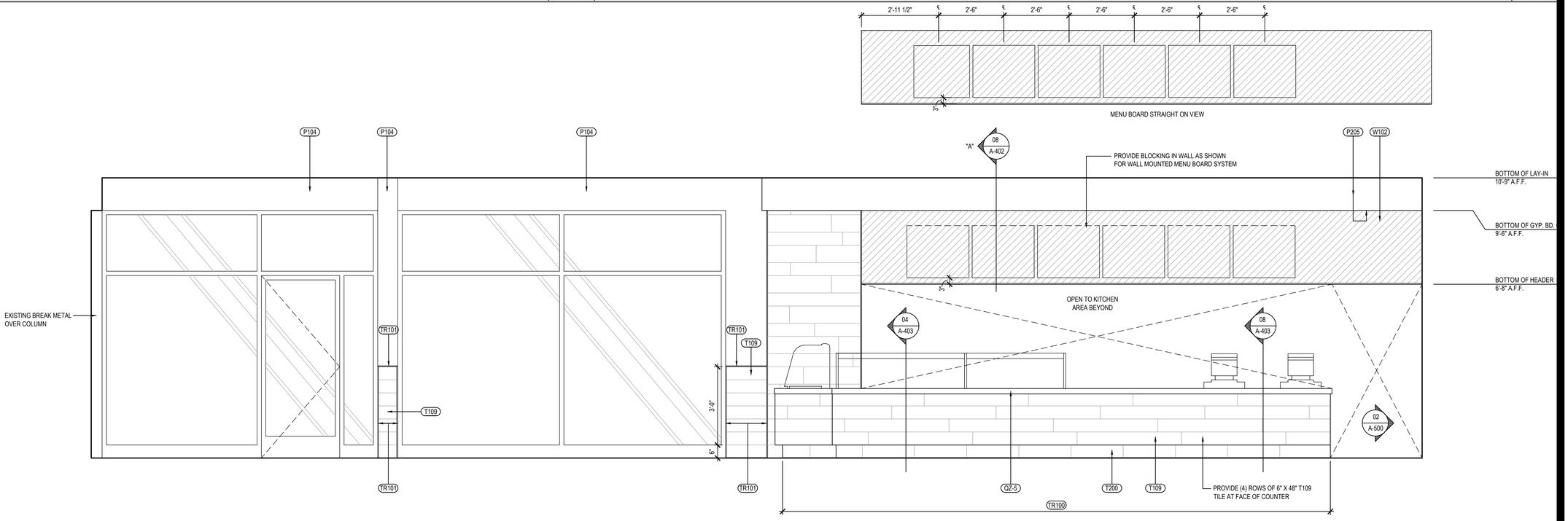
COORDINATE LOCATION OF ALARM DEVICES WITH ARTWORK (IF REQUIRED).



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



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



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

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

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DRAWN BY: PM / KL / EA

PANDA PROJECT #: S8-20-D7163
ARCH PROJECT #: 19027

STATE OF ALABAMA
ROBERT R. HOLTON
5554
11.5.19
PLANO, TEXAS
REGISTERED ARCHITECT

Heights Venture
ARCHITECTURE DESIGN

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

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

PANDA EXPRESS

2096 INTERSTATE DR.
OPELIKA, AL, 36801

3600 FSDT

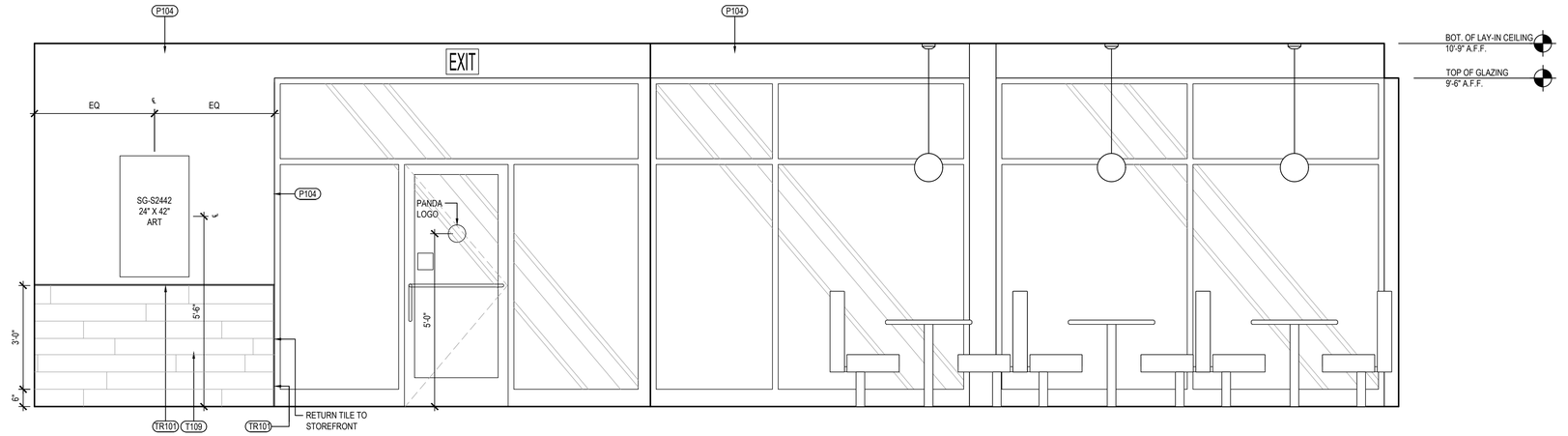
TWW REMODEL

A-500

INTERIOR ELEVATIONS

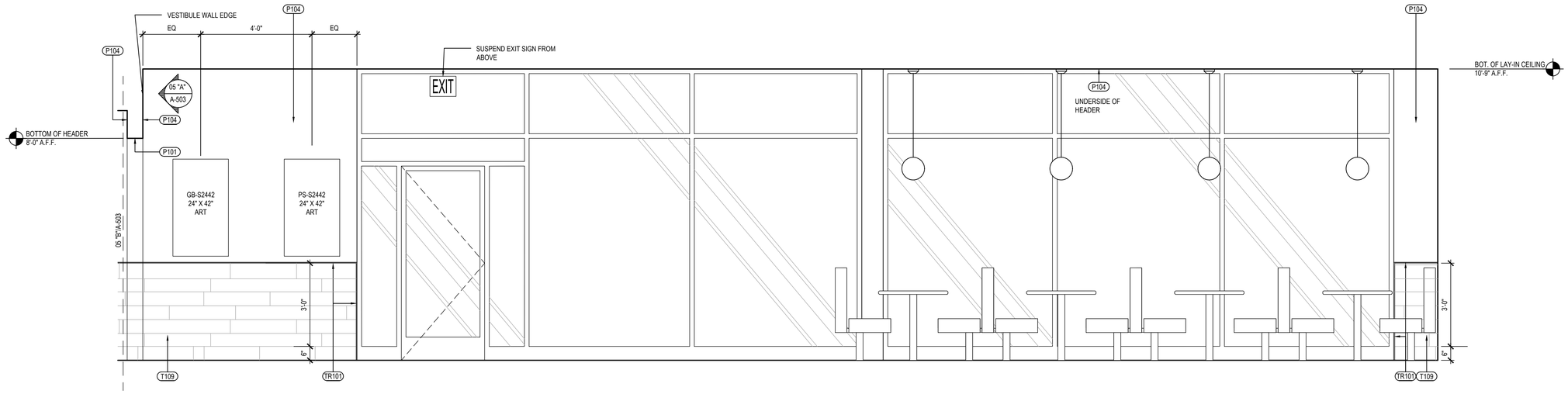
BID ISSUE

TRUE WARM & WELCOME



NOT USED 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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A-501

INTERIOR ELEVATIONS

BID ISSUE

TRUE WARM & WELCOME

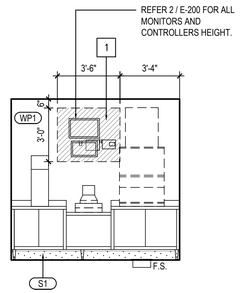
1 CONCEALED BACKING AS INDICATED BY THE DASHED BOX AREAS AROUND WALL SHELVING, SINK BACKS, ETC. SHALL CONSIST OF THE FOLLOWING:

- BACKING @ ALL RATED WALLS AND WALL UNDER EXHAUST HOOD SHALL CONSIST OF 6" 20 GA. METAL STRAPS INSTALLED PRIOR TO INSTALLATION OF GYP. BOARD @ ALL AREAS REQUIRED FOR FASTENING EQUIPMENT SECURELY TO STUD WALL.

- BACKING @ ALL OTHER WALLS SHALL CONSIST OF 5/8" PLYWOOD SHEATHING BEHIND GYP. BOARD WITHIN DASHED BOX AREAS. FINISH OVER WITH SPECIFIED WALL PANEL FINISH PER KITCHEN ELEVATIONS.

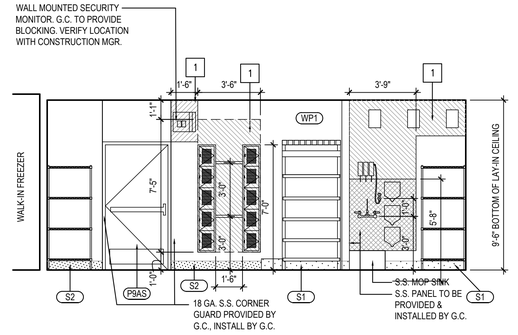
GENERAL BACKING NOTES 12

Scale= 1/4" = 1'-0" A-502



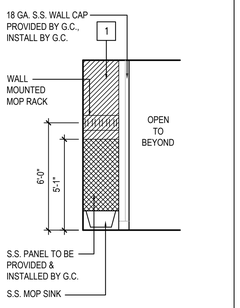
DRIVE-THRU ELEVATIONS 6

Scale= 1/4" = 1'-0" A-502



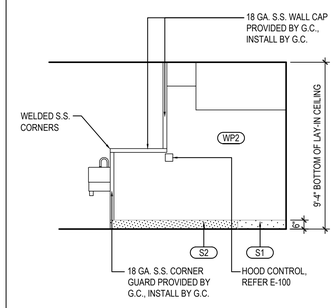
BACK OF HOUSE ELEVATION 4

Scale= 1/4" = 1'-0" A-502



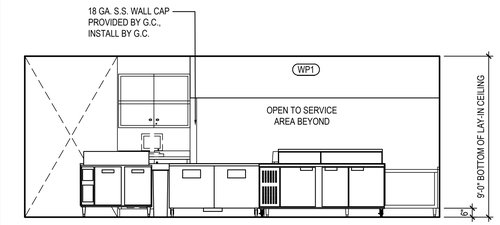
ELEVATION AT MOP SINK 10

Scale= 1/4" = 1'-0" A-502



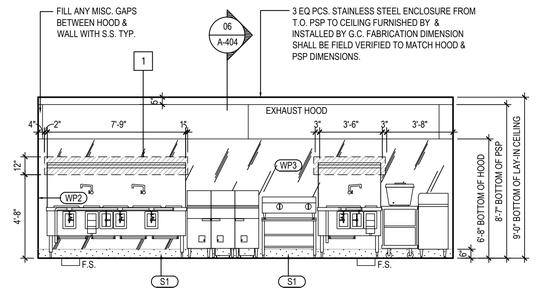
COOKLINE ELEVATION 9

Scale= 1/4" = 1'-0" A-502



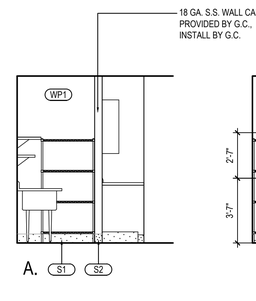
WALL BEHIND SERVICE 5

Scale= 1/4" = 1'-0" A-502



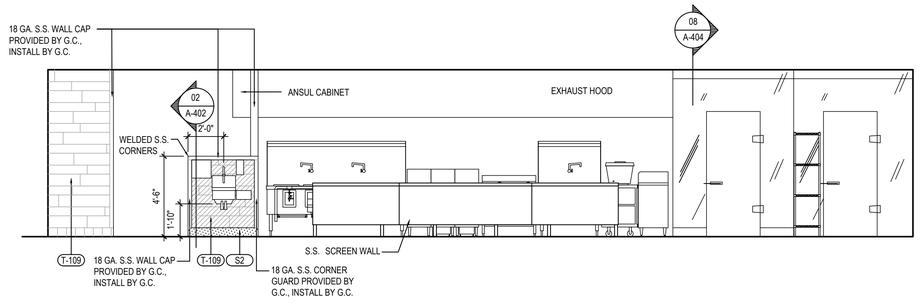
COOKLINE ELEVATION 3

Scale= 1/4" = 1'-0" A-502



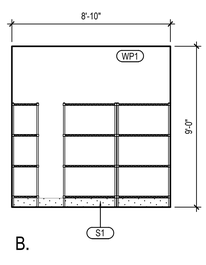
UTILITY ELEVATIONS 8

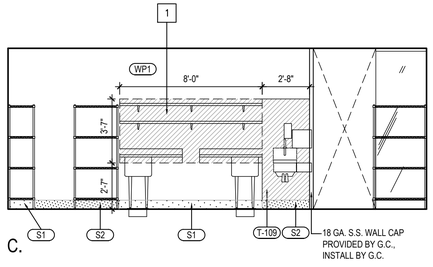
Scale= 1/4" = 1'-0" A-502

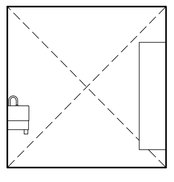


PREPARATION TABLES @ WORKTOP FREEZER ELEVATION 2

Scale= 1/4" = 1'-0" A-502

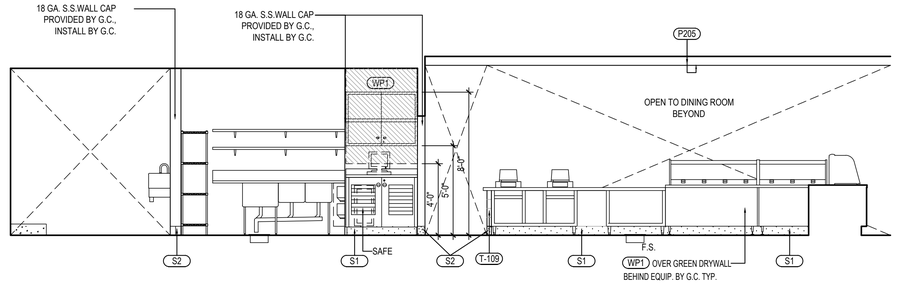






BACK OF HOUSE ELEVATIONS 7

Scale= 1/4" = 1'-0" A-502



REAR SIDE OF SERVICE COUNTER 1

Scale= 1/4" = 1'-0" A-502

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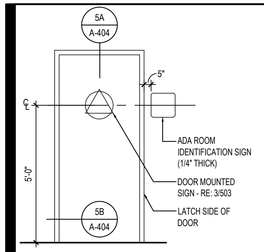
TWW REMODEL

A-502

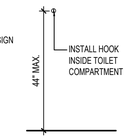
KITCHEN ELEVATIONS

BID ISSUE

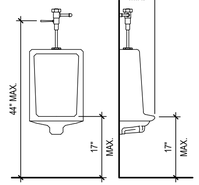
TRUE WARM & WELCOME



RESTROOM ACCESSIBLE SIGNAGE



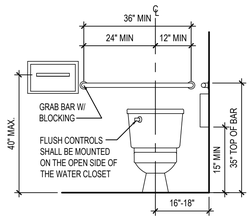
CLOTHES HOOK INSTALLATION



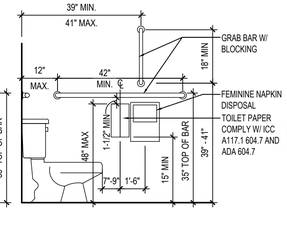
ONLY WHEN APPLICABLE URINAL - FRONT VIEW

ONLY WHEN APPLICABLE URINAL - SIDE VIEW

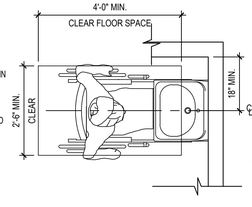
SOAP DISPENSER



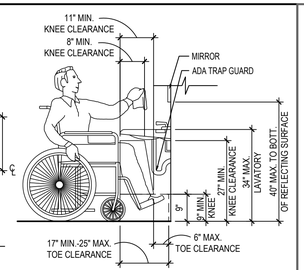
FLOOR MOUNTED TOILET-FRONT VIEW



FLOOR MOUNTED TOILET-SIDE VIEW



LAVATORY - FLOOR CLEARANCE

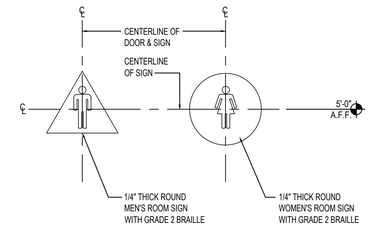


LAVATORY - MOUNTING HEIGHTS

STANDARD ACCESSIBLE MOUNTING HEIGHTS AND CLEARANCES | 4

Scale= NTS | A-503

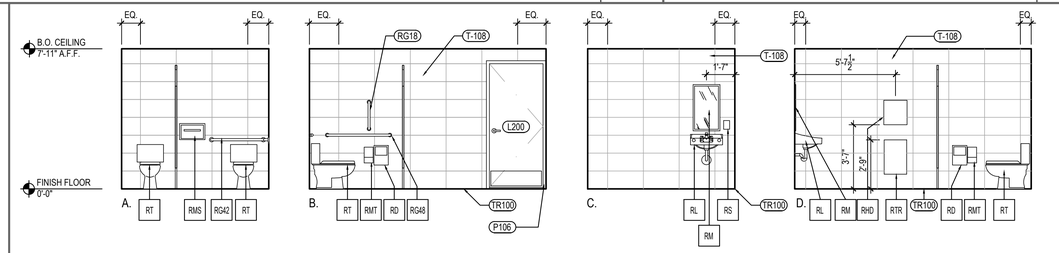
NOTE: SIGNAGE PROVIDED BY PANDA AND INSTALLED BY G.C.



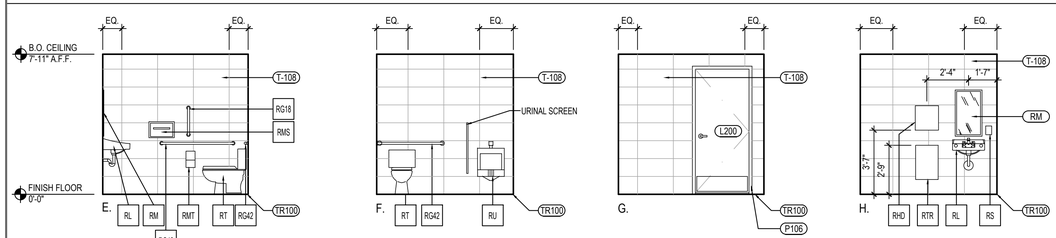
NOTE: SIGNAGE BLACK COLOR(S) AND LETTER SIZE SHALL COMPLY WITH LOCAL CODE AND ACCESSIBILITY REQUIREMENTS.

RESTROOM DOOR SIGNS | 3

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



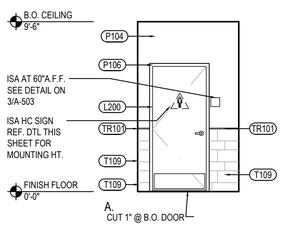
WOMEN'S RESTROOM

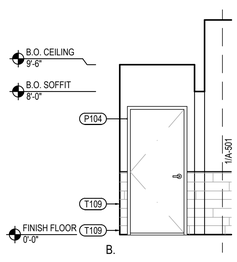


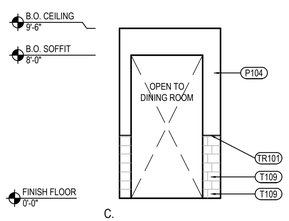
MEN'S RESTROOM

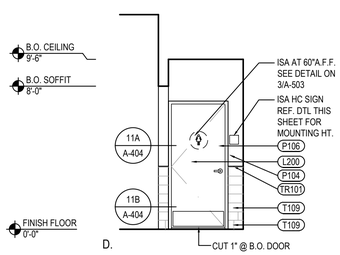
RESTROOM ELEVATIONS | 2

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









NOT USED | 7

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

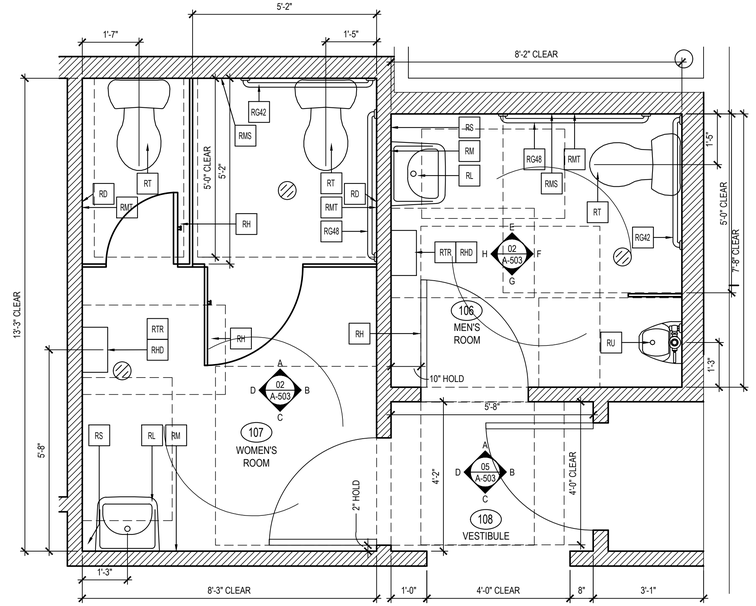
RESTROOM VESTIBULE ELEVATIONS | 5

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.
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.
RU	TOTO URINAL UT105UG#01 URINAL, TEU1UN12#CP ECO POWER GPF SENSOR FLUSH VLV. FURNISHED AND INSTALLED BY G.C.
RD	BOBRICK SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL B-254 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.



ENLARGED RESTROOM PLANS | 1

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

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3600 FSDT

TWW REMODEL

A-503

ENLARGED RESTROOM PLANS AND ELEVATIONS

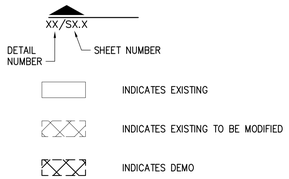
BID ISSUE

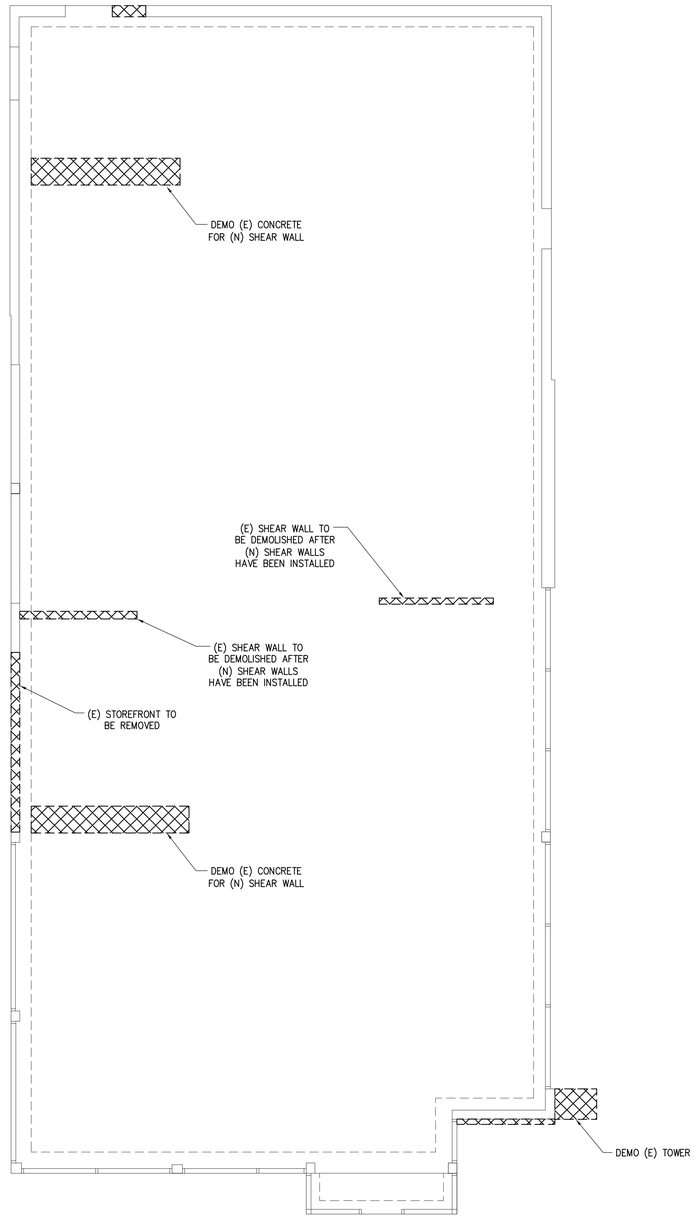
TRUE WARM & WELCOME

DEMOLITION NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL ASPECTS OF BUILDING IN DEMOLITION AREAS AND DETERMINE EXTENTS OF SHORING AND BRACING REQUIRED SUCH THAT EXISTING BUILDING ELEMENTS TO REMAIN ARE NOT DAMAGED DURING DEMOLITION OR CONSTRUCTION.
2. CONTRACTOR IS TO COORDINATE ALL DEMOLITION WORK WITH ARCHITECTURAL PLANS AND NOTIFY ENGINEER OF RECORD IF THERE ARE ANY DISCREPANCIES.
3. EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE FROM LIMITED FIELD OBSERVATIONS, INCLUDING DIMENSIONS, AND NOTED ELEVATIONS. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND SIZES PRIOR TO ORDERING OF MATERIALS. ORDERING OF CMU, STEEL, WOOD, OR CONCRETE BY CONTRACTOR IMPLIES ACCEPTANCE OF DIMENSIONS.
4. TRENCHING FOR PLUMBING OR UTILITY PLACEMENT NOT SHOWN. CONTRACTOR TO REFERENCE ARCHITECTURAL, PLUMBING, AND ELECTRICAL PLANS FOR ANY TRENCHING REQUIREMENTS

LEGEND





FOUNDATION DEMO PLAN 1

Scale:3/16"=1'-0" SD-100

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:

1st	DEVELOPER REVIEW	07.15.19
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3rd	SITE COMMENTS	09.05.19
4th	ISSUE FOR PERMIT	10.01.19
5th	ISSUE FOR BID	11.07.19

DRAWN BY: PM / KL / EA

PANDA PROJECT #: S8-20-D7163

ARCH PROJECT #: 19027

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8340 Meadow Road, #160
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214.750.2900
Job #47736
CoA #CA-5874-E

ALABAMA REGISTERED No. 14570 PROFESSIONAL ENGINEER JAMES F. TURNER

11/1/19

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2096 INTERSTATE DR.
OPELIKA, AL, 36801

3600 FSDT

TWW REMODEL

SD-100

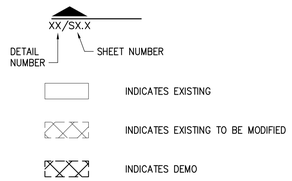
FOUNDATION DEMO PLAN

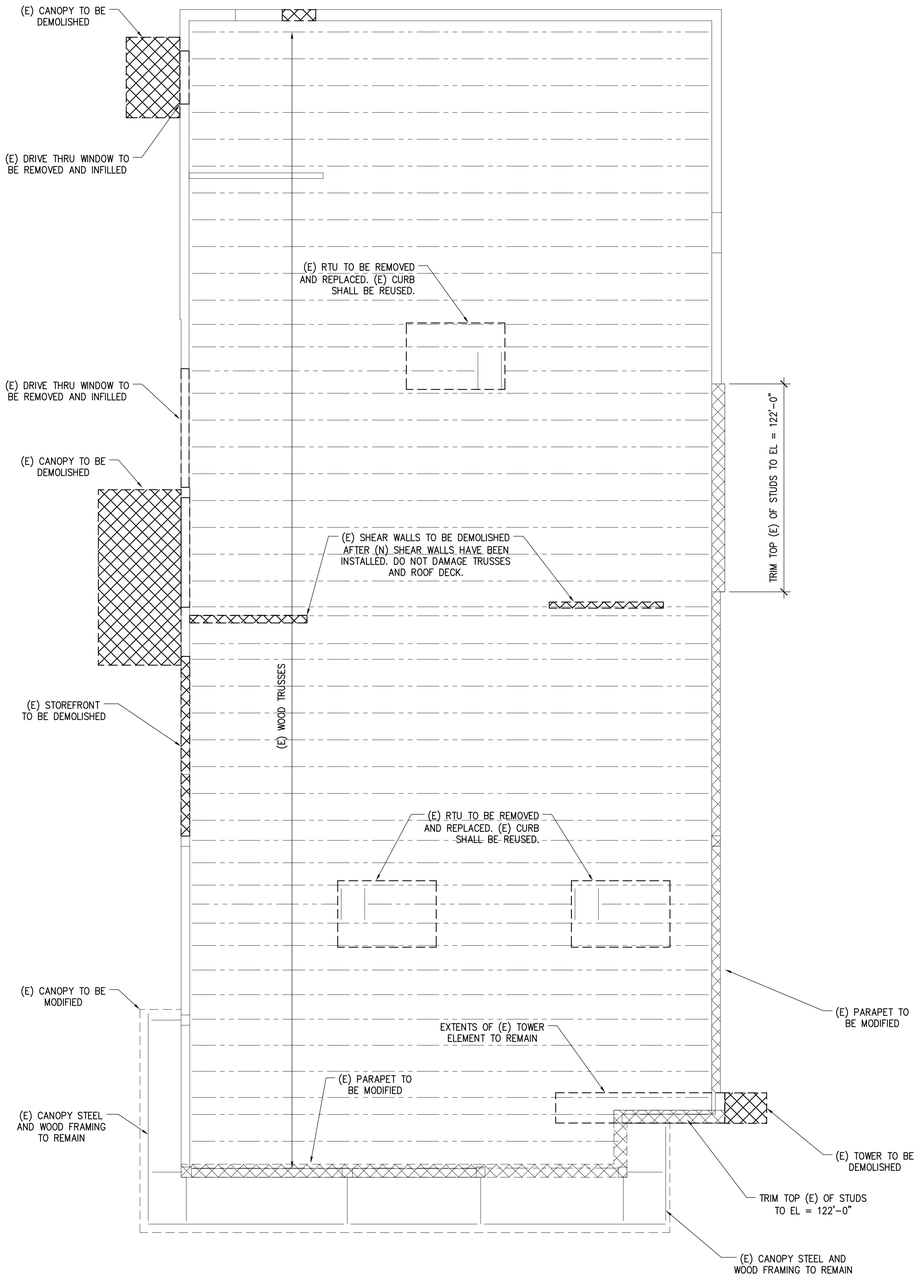
BID ISSUE

TRUE WARM & WELCOME

PLAN NOTES
1. CONTRACTOR TO FIELD VERIFY ALL ASPECTS OF BUILDING SUCH THAT EXISTING BUILDING ELEMENTS TO REMAIN ARE NOT DAMAGED DURING CONSTRUCTION.

LEGEND





FRAMING DEMO PLAN 1
Scale:3/16"=1'-0" SD-101

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SD-101

FRAMING DEMO PLAN

BID ISSUE

TRUE WARM & WELCOME

GENERAL

1. THIS PROJECT SHALL MEET ALL REQUIREMENTS OF THE CITY OF OPELIKA, AL AND THE 2012 INTERNATIONAL BUILDING CODE.

2. THE GENERAL CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL OPENINGS (COORDINATE WITH APPLICABLE TRADES). THE CONTRACTOR SHALL PROVIDE FOR ALL OPENINGS, WHETHER SHOWN ON THE STRUCTURAL DRAWINGS OR NOT. ANY DEVIATION FROM OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR APPROVAL PRIOR TO CONSTRUCTION.

3. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK.

DESIGN LOADS

1. ROOF LIVE LOAD 20 PSF
2. ROOF DEAD LOAD 20 PSF
3. WIND LOAD BASED ON 115 MPH WIND – (ULTIMATE)
   EXPOSURE CATEGORY B
   INTERNAL PRESSURE COEFFICIENT GC_{pi}: ±0.18
   MAIN WIND FORCE RESISTING SYSTEM:
   (ROOF ANGLE 0 TO 5°)

ULTIMATE	
+21.0 PSF	(ZONE A)
+13.9 PSF	(ZONE C)
−10.9 PSF	(ZONE E)
−6.5 PSF	(ZONE G)
+30.2 PSF	(WINDWARD PARAPET)
−20.2 PSF	(LEEWARD PARAPET)

   COMPONENTS AND CLADDING:
   (ROOF ANGLE 0 TO 7°)

ULTIMATE	
+16.0 PSF	(ZONE 1, EFF. AREA = 100 FT.²)
−21.8 PSF	
+18.6 PSF	(ZONE 2, EFF. AREA = 100 FT.²)
−25.8 PSF	
+18.6 PSF	(ZONE 3, EFF. AREA = 100 FT.²)
−25.8 PSF	
+20.8 PSF	(ZONE 4, EFF. AREA = 20 FT.²)
−22.6 PSF	
+20.8 PSF	(ZONE 5, EFF. AREA = 20 FT.²)
−27.1 PSF	
49.2 PSF	(PARAPETS, LOAD CASE A)
40.7 PSF	(PARAPETS, LOAD CASE B)

4. SEISMIC LOADS
   S_S = 16.1%
   S_1 = 7.1%
   SITE CLASS D
   S_{DS} = 0.172
   S_{D1} = 0.114
   DESIGN CATEGORY B
5. SNOW LOADS
   FLAT ROOF SNOW Pf = 5 PSF
   C_e = 1.0
   I = 1.0
   Ct = 1.0

SEE ROOF PLAN FOR ADDITIONAL MECHANICAL LOADS.

CONCRETE

1. ALL CONCRETE SHALL BE NORMAL WEIGHT, WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS, (U.N.O.).
2. TYPE C OR F FLY ASH MAY BE USED UP TO 20% OF TOTAL CEMENT CONTENT BY VOLUME. THIS IS ONLY FOR CONCRETE SPECIFIED IN THESE STRUCTURAL DRAWINGS. REFER TO SPECIFICATIONS BY OTHER DISCIPLINES.
3. MAXIMUM SLUMP SHALL BE 5 IN., U.N.O.
4. MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE'S "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", ACI 301.
5. DO NOT USE CALCIUM CHLORIDE.

REINFORCING STEEL

1. BARS SHALL BE ASTM A615, GRADE 60.
2. DETAIL, FABRICATE, AND PLACE IN CONFORMANCE WITH ACI 315 AND 318.
3. LAP ALL REINFORCING STEEL 40 BAR DIAMETERS (U.N.O.).
4. PROVIDE ACCESSORIES FOR SUPPORT OF ALL REINFORCING.
5. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

	MINIMUM COVER, IN.
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
B. CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 THROUGH #18 BAR	2
#5 BAR, W31 OR D31 WIRE, AND SMALLER	1½
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
SLABS, WALLS, JOISTS:	
#14 AND #18 BARS	1⅜
#11 BAR AND SMALLER	¾
BEAMS, COLUMNS:	

LIGHT GAGE METAL FRAMING

1. STEEL STUD SIZES SHALL BE AS NOTED ON THE DRAWINGS, AS MANUFACTURED BY CLARKDIETRICH OR APPROVED EQUAL.
2. FABRICATE AND ERECT AS SPECIFIED. MANUFACTURER SHALL SUPPLY ALL CLIPS, FASTENERS, TEMPORARY BRACING, ACCESSORIES, STANDARD BRIDGING, ETC.
3. ALL STEEL STUDS SHALL HAVE A MINIMUM 1⅜" FLANGE WITH A ½" RETURN, AND Fy = 33 KSI.
4. ALL FASTENERS SHALL BE SELF-TAPPING NO. 12-14 GAGE SCREWS, OR WELD IN ACCORDANCE WITH SECTION 6.0 OF THE AMERICAN WELDING SOCIETY'S "STRUCTURAL WELDING CODE – SHEET METAL" (AWS D1.3) AS SHOWN ON DRAWINGS.

STRUCTURAL WOOD

1. WOOD FRAMING SHALL COMPLY WITH THE SOUTHERN PINE INSPECTION BUREAU, OR SHALL CONFORM TO SPECIFICATIONS AS PUBLISHED BY THE WESTERN WOODS PRODUCTS ASSOCIATION.
2. WOOD FRAMING 2 INCHES X 4 INCHES AND LARGER SHALL BE NO. 2 SOUTHERN PINE, NO. 2 DOUGLAS FIR LARCH, OR EQUIVALENT (U.N.O.).
3. WOOD COLUMNS 6 INCHES X 6 INCHES AND LARGER SHALL BE NO. 1 SOUTHERN PINE, NO. 1 DOUGLAS FIR LARCH, OR EQUIVALENT.
4. ALL EXPOSED WOOD RAFTERS AND COLUMNS SHALL BE "SELECT" GRADE AS DESCRIBED IN AITC.
5. ALL PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (USE CATEGORY 2 AS SPECIFIED BY AWPA) FOR MOISTURE PROTECTION. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED (USE CATEGORY 3B AS SPECIFIED BY AWPA) OR WESTERN RED CEDAR.
6. GLUED-LAMINATED MEMBERS SHALL BE INDUSTRIAL APPEARANCE, E1.8, WITH GRADES AND SPECIES AS FOLLOWS, U.N.O. MEMBER SIZES BASED ON CURRENT NDS WESTERN SPECIES.

- SIMPLY SUPPORTED SPAN MEMBERS

SPECIES	GRADE
DOUGLAS FIR	24F-V4
SOUTHERN PINE	24F-V3

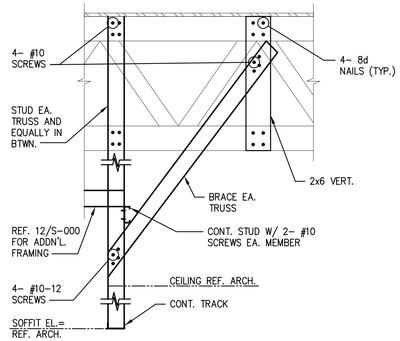
- MULTI SPAN MEMBERS

SPECIES	GRADE
DOUGLAS FIR	24F-V8
SOUTHERN PINE	24F-V8

7. ROOF DECK
   A. ALL ROOF DECK SHALL BE APA RATED STRUCTURAL I GRADE PLYWOOD OR OSB (ORIENTED STRAND BOARD). STRUCTURAL I GRADES MAY HAVE EITHER AN EXTERIOR OR EXPOSURE I DESIGNATION (U.N.O.).
   B. ROOF SHEATHING SHALL BE $^{23}/_{32}$ INCH THICK MINIMUM (48/24) U.N.O.
   C. STAGGER ENDS OF SHEETS.
   D. PROVIDE BLOCKING AT EDGES OF ALL ROOF SHEETS. PLYWOOD CLIPS MAY BE USED AT ROOF INSTEAD OF BLOCKING, UNLESS BLOCKING REQUIRED FOR NAILING.
   E. NAIL EDGES OF ROOF SHEETS AT 6 IN. O.C. MAXIMUM (U.N.O.).
   F. NAIL FACES OF ROOF SHEETS AT 12 IN. O.C. MAXIMUM.
   G. USE MINIMUM 10D COMMON NAILS (U.N.O.).
8. WALL SHEATHING
   A. ALL WALL SHEATHING SHALL BE APA RATED STRUCTURAL I GRADE PLYWOOD OR OSB (ORIENTED STRAND BOARD). STRUCTURAL I GRADES MAY HAVE EITHER AN EXTERIOR OR EXPOSURE I DESIGNATION (U.N.O.).
   B. WALL SHEATHING SHALL BE $^{15}/_{32}$ INCH THICK MINIMUM (32/16) U.N.O.
   C. STAGGER ENDS OF SHEETS.
   D. PROVIDE BLOCKING AT EDGES OF ALL SHEARWALL SHEETS.
   E. NAIL EDGES OF SHEARWALL SHEETS PER SCHEDULE ON PLAN (OTHER WALLS AT 6 IN. O.C. MAXIMUM).
   F. NAIL FACES OF WALL SHEETS AT 12 IN. O.C. MAXIMUM.
   G. USE MINIMUM 8D COMMON NAILS (U.N.O.).
9. CONNECTORS SHALL BE AS MANUFACTURED BY THE SIMPSON CO. OR APPROVED EQUAL. CONNECTORS USED WITH PRESSURE TREATED LUMBER OR IN UNCONDITIONED SPACE, SHALL HAVE THE ZMAX (G185) COATING.
10. NAILING, UNLESS NOTED OTHERWISE, SHALL BE PER THE 2012 INTERNATIONAL BUILDING CODE.
11. ANCHOR BOLTS SHALL BE ASTM F1554, TYPICAL U.N.O.

POST-INSTALLED ANCHORS

1. EXCEPT WHERE NOTED ON DRAWINGS, USE WWW.STRONGTIE.COM FOR ADDITIONAL PRODUCT DATA. IT IS ACCEPTABLE TO USE THE SIMPSON SET-XP ADHESIVE SYSTEM OR APPROVED EQUAL (TYP., U.N.O.) ICC ESR-2508.
2. EXCEPT WHERE INDICATED ON THE DRAWINGS, HILTI PRODUCTS MAY BE USED. CONTACT HILTI AT (800) 879-8000 FOR PRODUCT RELATED QUESTIONS.
3. ANCHOR CAPACITY USED IN DESIGN SHALL BE BASED ON THE TECHNICAL DATA PUBLISHED OR SUCH OTHER METHOD AS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. CONTRACTOR SHALL PROVIDE CALCULATIONS DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERFORMANCE VALUES OF THE SPECIFIED PRODUCT. SUBSTITUTIONS WILL BE EVALUATED BY THEIR HAVING AN ICC ESR SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE FOR SEISMIC USES, LOAD RESISTANCE, INSTALLATION CATEGORY, AND AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS. ADHESIVE ANCHOR EVALUATION WILL ALSO CONSIDER CREEP, IN-SERVICE TEMPERATURE AND INSTALLATION TEMPERATURE.
4. INSTALL ANCHORS PER THE MANUFACTURER INSTRUCTIONS, AS INCLUDED IN THE ANCHOR PACKAGING.
5. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS. THREADED ROD AND REBAR DIAMETERS AND EMBEDMENT LENGTHS SHALL BE AS NOTED ON DRAWINGS.
6. OVERHEAD ADHESIVE ANCHORS MUST BE INSTALLED USING PRODUCTS WHICH HAVE SPECIFIC APPLICATIONS THAT ARE INTENDED FOR OVERHEAD USE.
7. RECOMMENDED FOR CONTRACTOR TO ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED.
8. ANCHOR CAPACITY IS DEPENDANT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.
9. EXISTING REINFORCING BARS IN THE CONCRETE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. UNLESS NOTED ON THE DRAWINGS THAT THE BARS CAN BE CUT, THE CONTRACTOR SHALL REVIEW THE EXISTING STRUCTURAL DRAWINGS AND SHALL UNDERTAKE TO LOCATE THE POSITION OF THE REINFORCING BARS AT THE LOCATIONS OF THE CONCRETE ANCHORS, BY FERROSCAN, GPR, X-RAY, CHIPPING OR OTHER MEANS.



SOFFIT DETAIL @ SERV. COUNTER 13
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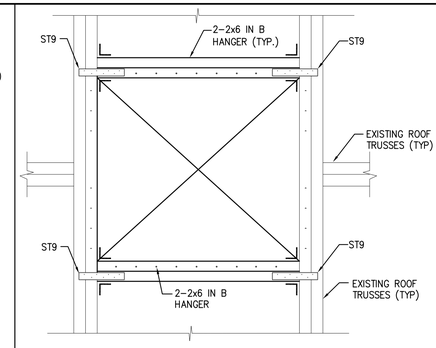
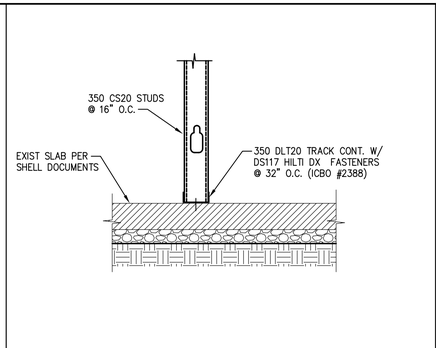


TYPICAL ROOF OPENING 9
SCALE: ¾"=1'-0" S-000



SLAB AT NON BEARING WALL 4
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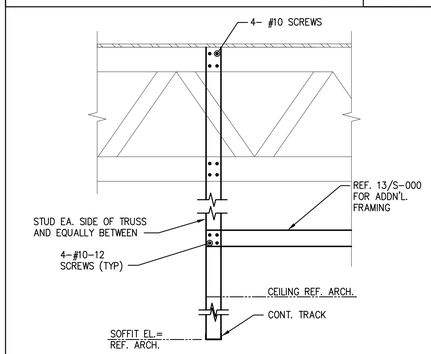

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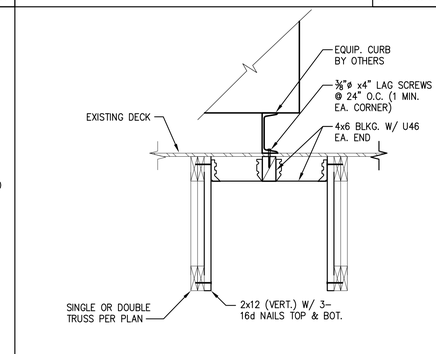
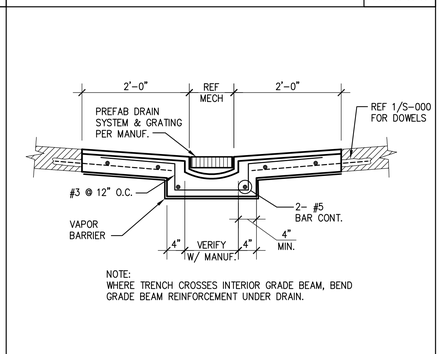
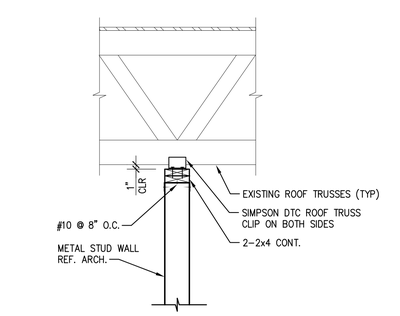


MECHANICAL CURB SUPPORT 8
SCALE: ¾"=1'-0" S-000



NOTE:
WHERE TRENCH CROSSES INTERIOR GRADE BEAM, BEND GRADE BEAM REINFORCEMENT UNDER DRAIN.

TYPICAL TRENCH DRAIN 3
SCALE: ¾"=1'-0" S-000



SUPT. PERPENDICULAR TO TRUSS 11
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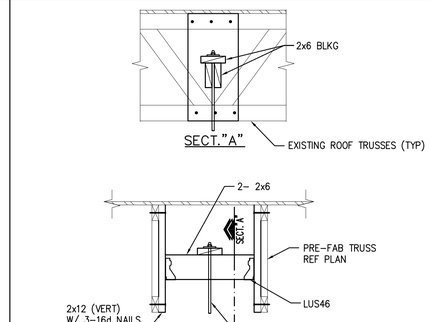
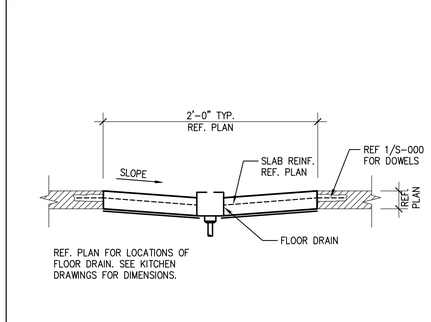


TYPICAL HANGING SUPPORT 7
SCALE: ¾"=1'-0" S-000



REF. PLAN FOR LOCATIONS OF FLOOR DRAIN. SEE KITCHEN DRAWINGS FOR DIMENSIONS.

TYPICAL FLOOR DRAIN 2
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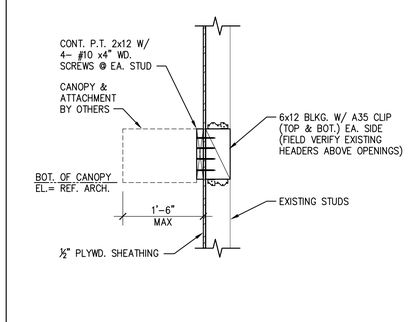

SMALL CANOPY SUPPORT 14
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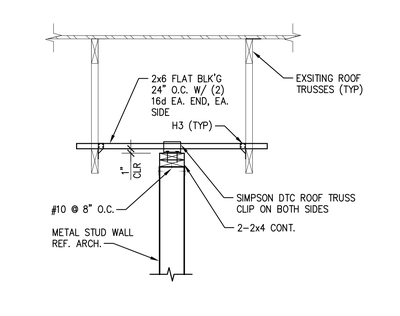

SUPPORT PARALLEL TO TRUSS 10
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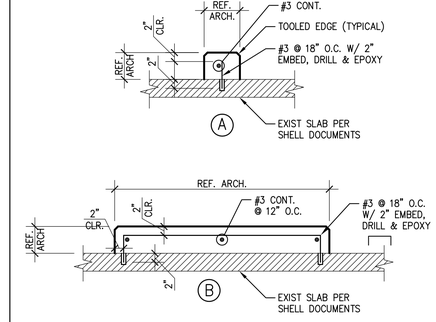
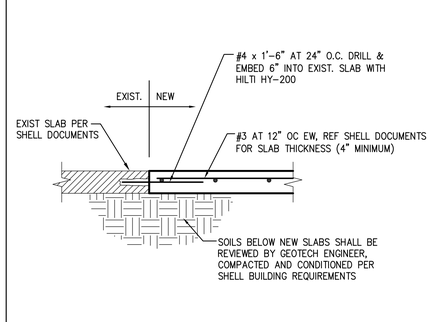


TYPICAL CURB 5
SCALE: ¾"=1'-0" S-000



SLAB INFILL 1
SCALE: N.T.S. S-000

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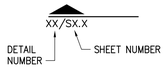
STRUCTURAL NOTES AND DETAILS

BID ISSUE

TRUE WARM & WELCOME

PLAN NOTES
1. REFERENCE ARCHITECTURAL DRAWINGS FOR ALL OPENING DIMENSIONS.
2. FINISH FLOOR ELEVATION SHALL MATCH EXISTING UNLESS NOTED OTHERWISE.

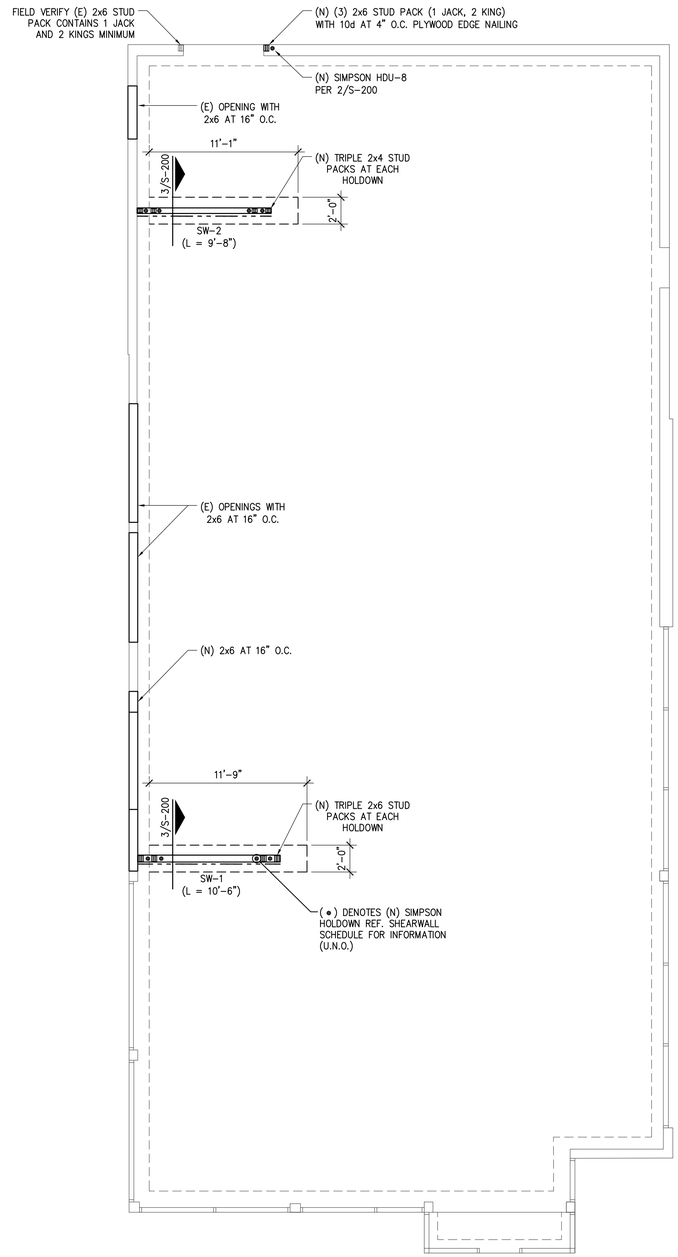
LEGEND



SW#
(L = XX'–XX")
INDICATES SHEARWALL TYPE AND SHEATHING LENGTH REQUIRED

INDICATES EXISTING

CJ
INDICATES CONTROL JOINT IN SLAB REF 5/S2.0



FOUNDATION PLAN | 1
Scale:3/16"=1'-0" | S-100

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PANDA PROJECT #: S8-20-D7163
ARCH PROJECT #: 19027

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S-100

FOUNDATION PLAN

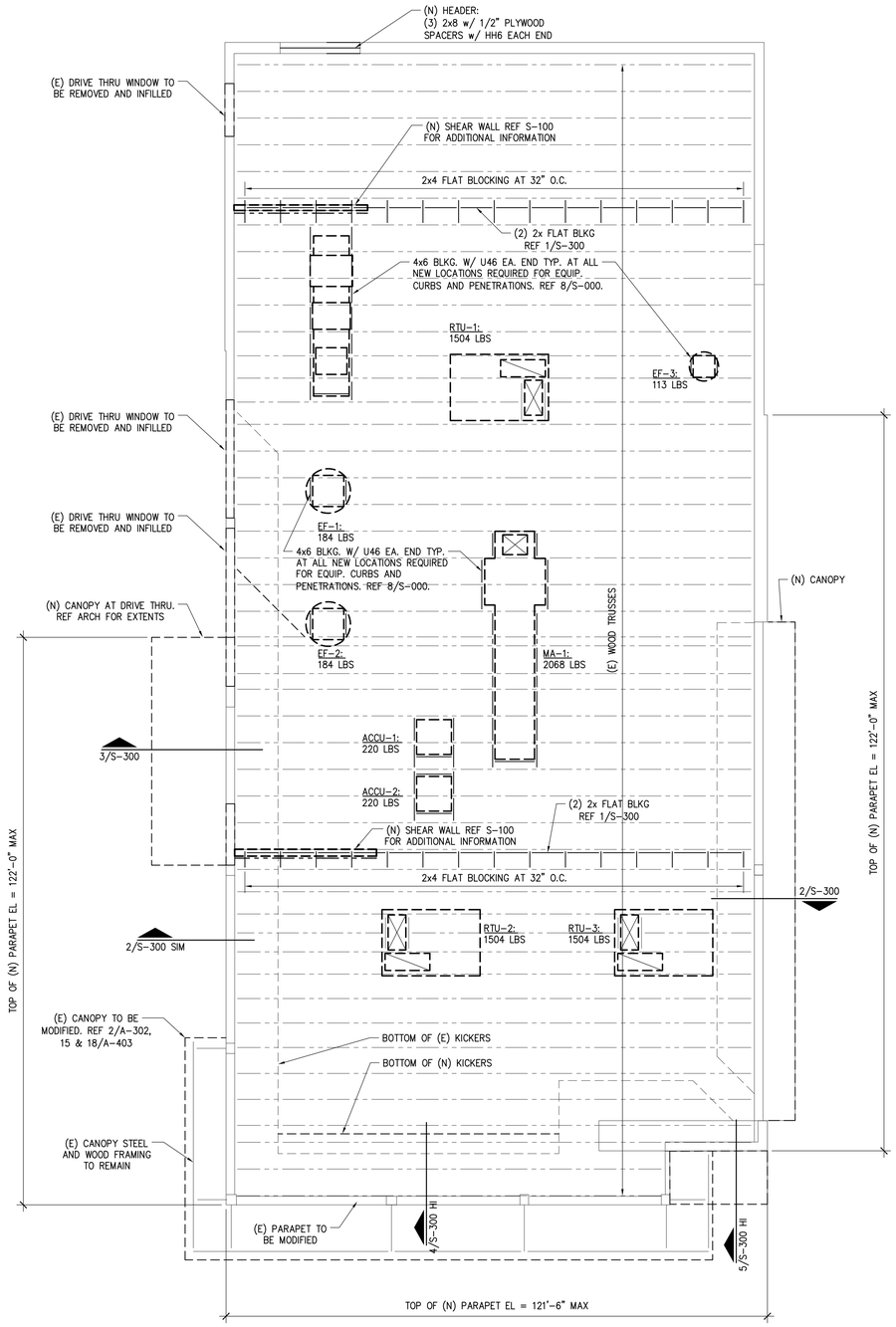
BID ISSUE

TRUE WARM & WELCOME

PLAN NOTES
1. CONTRACTOR TO FIELD VERIFY ALL ASPECTS OF BUILDING SUCH THAT EXISTING BUILDING ELEMENTS TO REMAIN ARE NOT DAMAGED DURING CONSTRUCTION.
2. RTU-1, RTU-2, AND RTU-3 SHALL BE MOUNTED ON EXISTING CURBS.

LEGEND

XX/SX.X
DETAIL NUMBER
SHEET NUMBER



FRAMING PLAN 1
Scale:3/16"=1'-0" S-101

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FRAMING PLAN

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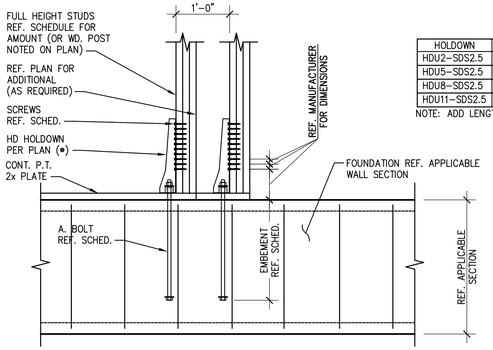
TRUE WARM & WELCOME

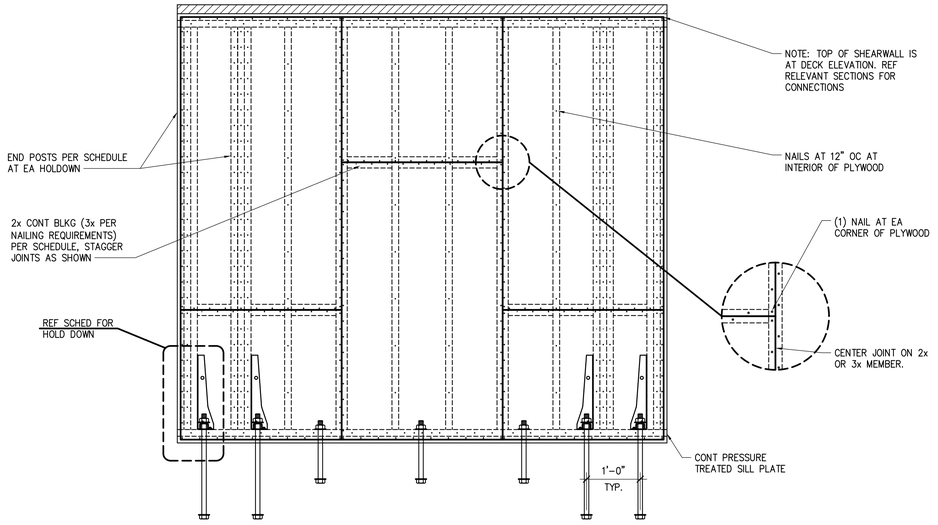


		CAST IN PLACE REQUIREMENTS		EPOXY OPTION REQUIREMENTS
HOLDOWN	SCREW #	ANCH. BOLT	BOLT EMBED	BOLT EMBED
HDU2-SDS2.5	6- SDS ¼"x2½"	⅝" ø	1'-0"	10"
HDU5-SDS2.5	14- SDS ¼"x2½"	⅝" ø	1'-0"	12"
HDU8-SDS2.5	20- SDS ¼"x2½"	⅞" ø	1'-0"	12"
HDU11-SDS2.5	30- SDS ¼"x2½"	1" ø	1'-0"	16"

NOTE: ADD LENGTH TO BOLTS EXTENDING THROUGH CURBS.

NOTE: EPOXY OPTION IS BASED ON SIMPSON SET-XP DESIGN VALUES. IF EPOXY OTHER THAN SIMPSON SET-XP IS USED, IT MUST FIRST BE APPROVED BY STRUCTURAL ENGINEER OF RECORD BEFORE PLACEMENT.

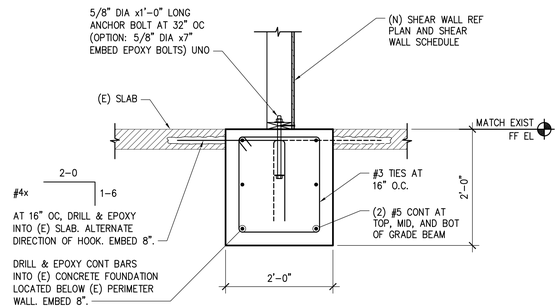
TYPICAL HOLDOWN DETAIL- WOOD	2
SCALE: N.T.S.	S-200



WOOD SHEARWALL SCHEDULE

MARK	PANEL GRADE	MIN NOMINAL PANEL THICKNESS (IN)	MIN NAIL PENETRATION IN FRAMING (IN)	NAIL SIZE	NAIL SPACING (IN)		END POSTS	HOLD DOWNS AT THE ENDS
					PANEL EDGES	INTERMEDIATE FRAMING		TYPE
SW1	C-C, C-D OR OSB APA RATED STRUCTURAL SHEATHING	15/32	1 5/8	10d	2	12	(3) 2x6	(2) SIMPSON HDU-11 EACH END
SW2	C-C, C-D OR OSB APA RATED STRUCTURAL SHEATHING	15/32	1 5/8	10d	2	12	(3) 2x4	(2) SIMPSON HDU-8 EACH END

NOTES:
1. REFER TO TYPICAL SHEARWALL ELEVATION ABOVE.
2. ALL PANEL EDGES SHALL BE BACKED WITH 2 INCH NOMINAL OR WIDER FRAMING.
3. PANELS INSTALLED ON 2x STUDS SPACED 16" OC TYP UNLESS NOTED OTHERWISE.
4. WHERE NAIL SPACING IS LESS THAN 6 INCHES ON CENTER ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3 INCHES NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
5. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3 INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED WHERE 10d NAILS HAVING PENETRATION INTO FRAMING OF MORE THAN 1 5/8 INCHES ARE SPACED 3 INCHES OR LESS.
6. 3 INCH NOMINAL FRAMING MAY BE SUBSTITUTED FOR (2) PIECES OF TWO INCH NOMINAL FRAMING GANG NAILED WITH 10d AT 4" O.C. STAGGERED AT FACE.
7. HOLD DOWNS SHALL BE INSTALLED PER MANUFACTURER INSTALLATION REQUIREMENTS.
8. HOLES ARE NOT ALLOWED IN SHEARWALLS, UNLESS APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. IF A HOLE IS APPROVED, IT IS TO BE ENTIRELY WITHIN ONE SHEET. PROVIDE BLOCKING AND EDGE NAILING AROUND OPENING.
9. MIN WIDTH OF SHEATHING SHALL BE 2 FT.
10. NAILS SHALL BE COMMON NAILS.



TYPICAL SHEAR WALL ELEVATION	3
SCALE: 3/4"=1'-0"	S-200

TYPICAL SHEAR WALL ELEVATION	1
SCALE: N.T.S.	S-200

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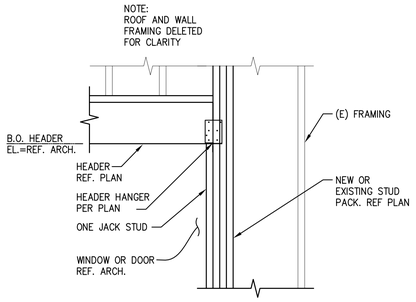
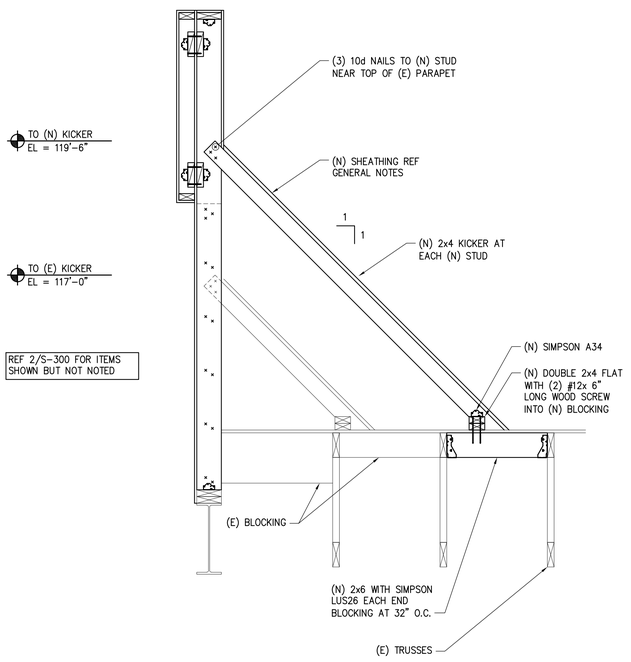
TRUE WARM & WELCOME



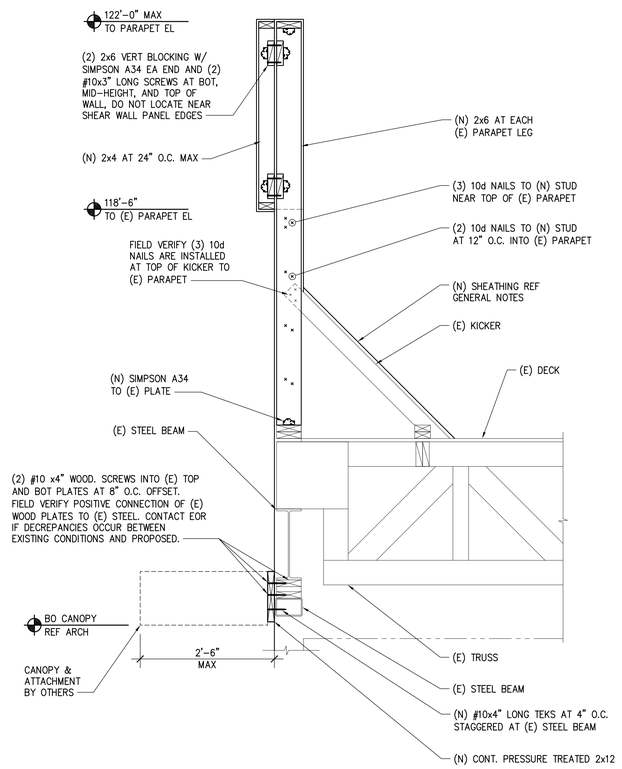
TYPICAL WOOD HEADER FRAMING | 6

SCALE: 3/4"=1'-0" | S-300



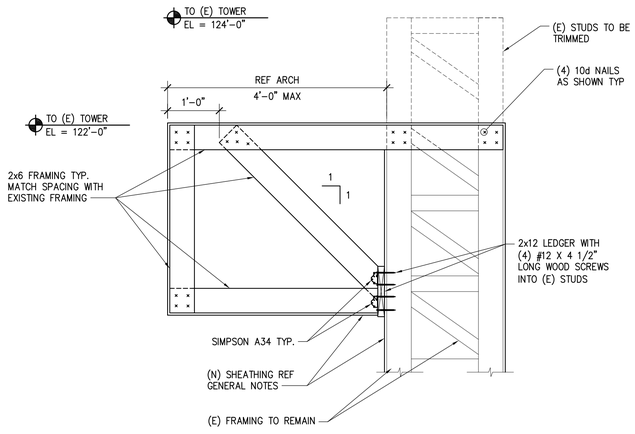
SECTION AT NEW KICKERS | 4

SCALE: 3/4"=1'-0" | S-300



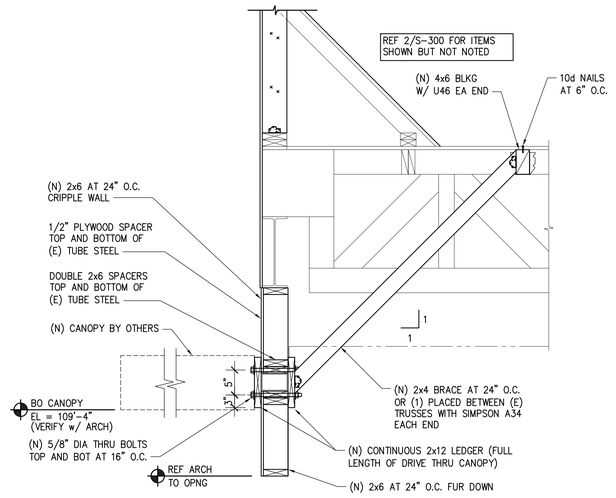
SECTION | 2

SCALE: 3/4"=1'-0" | S-300



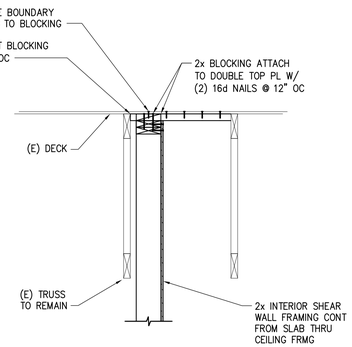
EXISTING TOWER MODIFICATION | 5

SCALE: 3/4"=1'-0" | S-300



SECTION AT NEW DRIVE THRU | 3

SCALE: 3/4"=1'-0" | S-300



TYPICAL SHEAR WALL ELEVATION | 1

SCALE: 3/4"=1'-0" | S-300

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FRAMING DETAILS

BID ISSUE

TRUE WARM & WELCOME

GENERAL PLUMBING NOTES

A. FOOD SERVICE EQUIPMENT: REFER TO OTHER PORTIONS OF PLANS AND SPECIFICATIONS FOR FURTHER INFORMATION ABOUT FOOD SERVICE ITEMS FURNISHED AND WORK PERFORMED BY OTHERS. VERIFY ROUGH-IN REQUIREMENTS WITH EQUIPMENT FURNISHED.
B. HEALTH DEPARTMENT: COMPLY WITH LOCAL HEALTH DEPARTMENT (HD) REGULATIONS.WHEREVER POSSIBLE, INSTALL ALL PIPING CONCEALED. CONFORM TO HD REQUIREMENTS FOR LOCATIONS OF FLOOR SINKS.
C. WORKMANSHIP SHALL BE FIRST CLASS, ACCEPTABLE TO OWNER.
D. MAKE COMPLETE: PROVIDE ITEMS AND WORK AS REQUIRED TO COMPLETE THE INSTALLATION OF PLUMBING SYSTEMS TO FIXTURES AND EQUIPMENT: TRAPS, STRAINERS, GAUGES, GAS AND WATER PRESSURE REGULATORS, FLEXIBLE CONNECTIONS, STOP VALVES, UNIONS, ETC. PROVIDE AND CONNECT PLUMBING PIPE FROM ROUGH-INS TO ITEMS AS SHOWN, SPECIFIED AND REQUIRED.
E. VERIFY LOCATIONS: EXISTING PIPING, POC SHOWN ON DRAWINGS HAS BEEN LOCATED FROM INFORMATION PROVIDED BY OTHERS. VERIFY EXACT LOCATION ON JOB SITE BEFORE START WORKING.
F. BACKFLOW PREVENTION: PROVIDE BACKFLOW PREVENTERS (BFP) IN WATER LINES ONLY IF REQUIRED BY LOCAL AUTHORITIES. USE DEVICES OF TYPE (VACUUM BREAKER, DOUBLE CHECK, REDUCED PRESSURE) AND MANUFACTURER APPROVED BY LOCAL AUTHORITIES, ONLY IN LOCATIONS REQUIRED.
G. RESTROOM TRAP PRIMERS: SOUIX CHIEF "TRAP EASE" MODEL 200-090 TRAP PRIMER TAILPIECE. PROVIDE A CONTINUOUS LENGTH OF ½" SOFT COPPER TUBE FROM PRIMER TO TRAP, SLOPING TO TRAP. PROVIDE ELASTOMERIC INSULATION ON PIPE INSTALLED BELOW FLOOR SLAB. SEE DETAIL #9 ON SHEET P-500.
H. WATER CONSERVATION: CONTRACTOR SHALL PROVIDE WATER FLOW LIMITING FEATURES ON FIXTURES IF/AS REQUIRED BY LOCAL AUTHORITIES.
I. COLD WATER: CONNECT TO DOMESTIC COLD WATER VALVED STUB. EXTEND COLD WATER PIPE, SUSPENDED FROM STRUCTURE ABOVE CEILING AND DOWN IN PARTITIONS, TO SERVE FIXTURES AND EQUIPMENT.
J. HOT WATER: PROVIDE COMMERCIAL TYPE WATER HEATER, DESIGN PER PLAN. RUN HOT WATER PIPE, SUSPENDED FROM STRUCTURE ABOVE CEILING AND DOWN IN PARTITIONS TO SERVE FIXTURE AND EQUIPMENT.
K. SANITARY: CONNECT TO SANITARY WASTE LINE.
L. BRANCHES: PROVIDE HOT AND/OR COLD WATER PIPES DOWN IN PARTITION TO SERVE VARIOUS EQUIPMENT PER "KITCHEN EQUIPMENT SCHEDULE".
M. SODA CONDUIT: PROVIDE 6" CONDUIT BELOW FLOOR FROM SODA STORAGE TO SODA DISPENSER.
N. CONDENSATE: PROVIDE 1" INSULATED PRIMARY AND SECONDARY CONDENSATE DRAIN PIPES FROM FAN-COIL UNIT ABOVE CEILING TO NEAREST FLOOR SINK.
O. GAS SERVICE: PROVIDE ALL PIPES, VALVES AND CONNECTION TO GAS METER. FOR NATURAL GAS SERVICE, COORDINATE WITH GAS UTILITY COMPANY FOR METER REQUIREMENTS, PERMITS AND FEES. ROUTE PIPE AS REQUIRED, SUSPENDED FROM STRUCTURE ABOVE. USE WELDED PIPE, FITTINGS, AND JOINTS IN CEILING SPACE AND IN WALL AS REQUIRED BY LOCAL CODE.
P. INDIRECT DRAIN: AN AIR GAP TWICE THE SIZE OF THE DRAIN LINE MUST BE PROVIDED BETWEEN THE DRAIN LINE AND THE SANITARY SEWER.
Q. LIQUID WASTE FROM ALL EQUIPMENT MUST BE DISCHARGED TO THE SANITARY SEWER.
R. FLOOR DRAIN MUST BE PLACED ADJACENT TO EQUIPMENT WHICH DISCHARGES WASTE. FLOOR DRAIN INSTALLATION MUST NOT INTERFERE WITH PROPER FLOOR MAINTENANCE.
S. EXPOSED UTILITY LINES ON FLOORS ARE PROHIBITED. UTILITY LINES MUST NOT BE UNNECESSARILY EXPOSED ON WALLS.
T. ALL WATER AND GAS CONNECTIONS TO ALL PLUMBING FIXTURES TO BE HARD PIPED. NO FLEX PIPE.
U. ALL PIPES 6" A.F.F. NO FLOOR SUPPORTS ALLOWED.
V. ALL WATER PIPES IN EXPOSED AREAS OUTSIDE WALLS AND BELOW CEILING MUST BE COPPER UNLESS NOTED OTHERWISE.

PLUMBING SPECIFICATIONS

1. WORK INCLUDES CONNECTION OF PLUMBING UTILITIES TO DEVELOPER OR LANDLORD'S UTILITIES AND INSTALLATION OF A COMPLETE PLUMBING SYSTEM WITHIN SPACE. PROVIDE NEW MATERIALS, FITTINGS, ACCESSORIES, FIXTURES AND EQUIPMENT NECESSARY FOR A COMPLETE AND PROPERLY FUNCTIONING SYSTEM AS SHOWN ON PLANS AND AS REQUIRED. WORK INCLUDES FINAL CONNECTIONS TO EQUIPMENT AND FIXTURES PROVIDED BY OTHERS. FURNISH ALL NEW MATERIALS. WORK SHALL BE PERFORMED BY EXPERIENCED TRADESMEN, AND THEIR WORKMANSHIP SHALL BE HIGH STANDARD, ACCEPTABLE TO OWNER.
2. CODES: ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES, SAFETY REGULATIONS, OR ORDINANCES. PAY FOR ANY PERMITS REQUIRED, AND CALL FOR ANY REQUIRED INSPECTIONS TO BE MADE BY LOCAL AUTHORITIES.
3. INTENT OF DRAWINGS IS TO INDICATE GENERAL EXTENT OF WORK REQUIRED FOR PROJECT. DRAWINGS FOR PLUMBING WORK ARE DIAGRAMMATIC, SHOWING GENERAL LOCATION, TYPE, PIPING, FIXTURES AND EQUIPMENT REQUIRED. PROVIDE ALL FITTINGS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FULFILL INTENT OF PLANS. DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. USE DIMENSIONED ARCHITECTURAL DRAWINGS. REFER TO MANUFACTURER'S STANDARD ROUGH-IN DRAWINGS FOR PLUMBING FIXTURES, AND TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS.
4. FSE ROUGH-IN DRAWINGS: REFER TO ROUGH-IN DRAWINGS FURNISHED BY THE FOOD SERVICE EQUIPMENT SUPPLIER, FOR EXACT LOCATION OF WATER PIPING SUPPLIES AND DRAIN LOCATIONS TO SERVE FOOD SERVICE EQUIPMENT. DO NOT LAYOUT WORK OF THIS SECTION WITHOUT SUCH DRAWINGS.
5. COORDINATE WITH WORK OF OTHER SECTIONS AND TRADES, WITH EQUIPMENT FURNISHED BY OTHERS, AND WITH CONSTRAINTS OF EXISTING CONDITIONS OF PROJECT SITE.
6. MISCELLANEOUS EXPENSES SUCH AS HOOK-UP CHARGES, PERMITS, INSPECTIONS, AND OTHER EXPENSES RELATED TO A COMPLETE AND FUNCTIONING SYSTEM ARE INCLUDED AS PART OF THIS SECTION.
7. PIPING SYSTEMS, GENERAL: ALL PIPING SHALL BE RUN PARALLEL TO BUILDING LINES AND SUPPORTED AND ANCHORED AS REQUIRED TO FACILITATE EXPANSION AND CONTRACTION. ALL PIPING SHALL BE CONCEALED EXCEPT IN UNFINISHED SPACES. INSTALL AS REQUIRED TO MEET ALL CONSTRUCTION CONDITIONS AND TO ALLOW FOR INSTALLATION OF OTHER WORK INCLUDING DUCTS AND ELECTRICAL CONDUIT. AT ALL CONNECTIONS BETWEEN FERROUS PIPING AND NONFERROUS PIPING, PROVIDE AN ISOLATING DIELECTRIC UNION. SEAL PIPE PENETRATIONS OF FIRE FLOORS AND FIREWALLS WITH FIREPROOF PUTTY OR GROUT. PROVIDE SUMNER OR EQUIVALENT PIPE HANGING SYSTEM IN CHASES. PROVIDE HANGERS AS RECOMMENDED BY HANGER MANUFACTURER AND MSS-SP-58, 69 AND 89.
8. WASTE PIPING: PROVIDE ALL DRAIN, WASTE AND SEWER PIPING WITHIN PROJECT SPACE WITH CONNECTION TO SANITARY WASTE SYSTEM ON SITE. PROVIDE A COMPLETE SYSTEM OF WASTE PIPING, CONSISTING OF SCH 40 PVC PIPE, CONNECTORS AND FITTINGS ALL PIPING SHALL BE SLOPED UNIFORMLY AT 2% UNLESS OTHERWISE REQUIRED BY EXISTING CONDITIONS.
   8.1. CLEANOUTS SHALL BE INSTALLED IN ALL HORIZONTAL DRAINAGE PIPE AND SHALL BE LOCATED NOT MORE THAN 100 FT APART.
   8.2. CLEANOUTS SHALL BE INSTALLED AT ALL CHANGES OF DIRECTION GREATER THAN 45 DEGREES. WHERE MORE THAN ONE CHANGE OF DIRECTION OCCURS IN A SINGLE PIPE RUN, ONLY ONE (1) CLEANOUT SHALL BE REQUIRED FOR EVERY 40 FEET OF DEVELOPED LENGTH
9. VENTS: PROVIDE A COMPLETE SYSTEM OF VENT PIPING, CONSISTING OF SCH 40 PVC PIPE, CONNECTORS AND FITTINGS. COMBINE THE VENT RISERS IN THE CEILING SPACE. CONNECT TO EXISTING VENT MAIN.
10. WATER PIPING: CONNECT TO EXISTING WATER PIPING AND PROVIDE A NEW DOMESTIC HOT AND COLD WATER PIPING SYSTEM INSIDE THE BUILDING AS SHOWN ON DRAWINGS. LAY OUT WATER PIPING SO THAT ENTIRE SYSTEM CAN BE DRAINED. HOT AND COLD WATER PIPING SHALL BE PEX WITH ZURN PEX PRE-ASSEMBLED MANIFOLDS. USE BLUE COLOR PEX FOR COLD WATER AND RED COLOR PEX FOR HOT WATER. PEX PIPING SHALL BE CONTINUOUS FROM MANIFOLD CONNECTION TO COPPER STUB-OUT AT EACH FIXTURE. PEX PIPING SHALL NOT BE SPLICED WITHIN WALLS. PROVIDE WATER HAMMER ARRESTERS AT RESTROOM AREA & CHINESE WOK AREA PER DRAWING SHOWN. FLUSH WATER PIPING CLEAR OF DEBRIS AND CLEAN AERATORS AND STRAINERS AT TERMINATION OF INSTALLATION.
11. NATURAL GAS PIPING INSIDE AND OUTSIDE THE BUILDING ABOVE GRADE SHALL BE SCHEDULE 40 BLACK STEEL ASTM A-33 PIPE WITH 125 LB MALLEABLE IRON SCREWED FITTINGS WHERE EXPOSED. PRIMER AND PAINT EXTERIOR GAS PIPING TO PREVENT RUST. PROVIDE ALL UNIONS, SHUT OFF VALVES AND DRIP LEGS REQUIRED BY NFPA-54 AND GOVERNING CODES. PROVIDE ALL TESTS, INSPECTIONS, HANGERS AND APPURTENANCES REQUIRED FOR A COMPLETE OPERATING SYSTEM. TAP ON UTILITY GAS MAIN AND GAS METER SHALL BE BY GAS COMPANY. EXTEND PIPING FROM METER TO EQUIPMENT AS DETAILED ON DRAWINGS. PROVIDE ROUTING, HANGING, AND PENETRATIONS PER OWNER'S REQUIREMENTS.
12. PIPE INSULATION: INSULATE ALL COLD WATER AND CONDENSATE PIPING WITH ½", AND HOT WATER PIPING WITH 1", PREFORMED FIBERGLASS WITH ALL-SERVICE JACKET WITH VAPOR BARRIER (BY CT, OC, JM, PPG, OR KNAUF). AT CONTRACTOR'S OPTION, PLENUM-RATED ELASTOMERIC INSULATION (BY ARMSTRONG, RUBATEX OR EQUAL) MAY BE USED.
13. PIPE MARKING:
   13.1. IDENTIFY ALL PIPING WITH ANSI/ASME A13.1 2007 APPROVED PIPE MARKER SYSTEM USING EZ ARROWS AND ARROW BANDING TAPE IN CONJUNCTION WITH EZ PIPE MARKERS. PRODUCTS AVAILABLE AT PIPEMARKER.COM. 802-274-6271. INSTALL PER MANUFACTURERS INSTRUCTIONS.
   13.2. IDENTIFY ALL MANIFOLDS AND ALL VALVES ON THE MANIFOLDS FOR CORRESPONDING FIXTURES.
14. SHUT-OFF VALVES WITH UNIONS SHALL BE PROVIDED AT BRANCHES TO GROUPS OF MORE THAN TWO FIXTURES, AND AT THE WATER HEATER, TO FACILITATE ISOLATION FOR REPAIR OR REPLACEMENT. USE CHROME-FINISHED FORGED BRONZE BODY BALL VALVE, WITH TEFLON SEATS AND PACKING, 400 LB WOG, WITH SOLDER ENDS, EQUAL TO JENKINS #802-T. GAS VALVES SHALL BE ALL BRONZE LUBRICATED PLUG COCKS FOR SCREWED PIPE, BY WALWORTH, ROCKWELL, NORDSTROM OR APPROVED EQUIVALENT.
15. ACCESS PANELS: SHALL BE PROVIDED IN CEILINGS OR WALLS WHERE CONCEALED CONTROL DEVICES ARE LOCATED, EXCEPT WHERE ACCESS FOR ADJUSTMENT AND MAINTENANCE IS POSSIBLE THROUGH LAY-IN CEILINGS.
16. SUPPLIES AND TRAPS: PROVIDE WATER SEALED TRAPS AND SUPPLIES INSTALLED AS CLOSE AS POSSIBLE TO ALL PLUMBING FIXTURES, DRAINS, AND FOOD SERVICE EQUIPMENT OR BEVERAGE DISPENSING EQUIPMENT ITEMS FURNISHED BY OTHERS, HAVING A WASTE CONNECTION, OR REQUIRING WATER SERVICE. EXPOSED TRAPS AND SUPPLIES IN EXPOSED AREAS (INCLUDING CABINET INTERIORS) SHALL BE CHROME PLATED BRASS.
17. INSTALLATION: THOROUGHLY CLEAN ITEMS BEFORE INSTALLATION. CAP PIPE OPENINGS TO EXCLUDE DIRT UNTIL FIXTURES ARE INSTALLED AND FINAL CONNECTIONS HAVE BEEN MADE. PROCEED AS RAPIDLY AS CONSTRUCTION WILL PERMIT. SET FIXTURES LEVEL AND IN PROPER ALIGNMENT. INSTALL SUPPLIES IN PROPER ALIGNMENT WITH FIXTURES, PER MANUFACTURER'S ROUGH-IN DIMENSIONS. INSTALL SILICONE SEALANT BETWEEN FIXTURES AND ADJACENT MATERIAL, FOR SANITARY JOINT. REPAIR ANY DAMAGE DONE TO EXISTING FEATURES AND RESTORE TO ORIGINAL CONDITIONS. PROVIDE CLEAN CONDITIONS AT TERMINATION OF WORK.
18. TEST WATER, GAS, VENT, AND WASTE SYSTEMS PER LOCAL CODE REQUIREMENTS. WHEN TESTING INDICATES MATERIALS OR WORKMANSHIP ARE DEFICIENT, REPLACE OR REPAIR AS REQUIRED, AND REPEAT TEST TILL STANDARDS ARE ACHIEVED.
19. GUARANTEE: THE WORK AND THE INSTALLATION FOR ONE YEAR AFTER FORMAL ACCEPTANCE BY THE OWNER.
20. ALL SAW CUT AND PATCH BACK OF FLOOR TO MATCH EXISTING FINISHES. BACKFILL PER DEVELOPER OR OWNER' SOILS ENGINEER'S RECOMMENDATIONS

PLUMBING KEY NOTES

1. 1" G DOWN TO WATER HEATER W/ SOV (SHUT OFF VALVE).
2. ¾" G DOWN TO RICE COOKER W/ SOV. PROVIDE 6" LENGTH OF RIGID PIPE BETWEEN RICE COOKER AND FLEXIBLE GAS LINE.
3. CW SHUT OFF BALL VALVE LOCATED WITHIN WALL AT 24" AFF. REFER TO ARCHITECTURAL DRAWINGS FOR ACCESS PANEL DETAIL.
4. 1-1/4" G DOWN TO DEEP FRYER W/ SOV.
5. 1½" G DOWN TO CHINESE RANGE "20A OR 20B" W/ SOV. LOCATE STUB OUT BEHIND THE END OF RANGE FOR EASY ACCESS.
6. 1" G DOWN TO CHINESE RANGE "20Q" W/ SOV.
7. EXHAUST & INTAKE VENTS UP TO ROOF. COORDINATE WITH MECHANICAL DRAWINGS AND DETAIL #10 ON SHEET P-500.
8. ROUTE NEW PIPING IN WALL.
9. 2" GAS ANSUL VALVE PROVIDED BY OWNER (G.C. CALL CAPITMEARE FOR DELIVERY). INSTALL GAS ANSUL VALVE AS CLOSE TO EXTERIOR WALL AS ALLOWED PER LOCAL CODE.
10. NOT USED.
11. 1" G UP TO ROOF W/ SOV. FOR ROOFTOP UNITS.
12. ½" CW TO TRAP PRIMER. PROVIDE WALL ACCESS PANEL. RUN ½" CW BELOW FLOOR TO FLOOR DRAIN, SEE DETAIL #17 ON PLAN P-500.
13. LAV. TAILPIECE WITH TRAP PRIMER, RUN ½" CW BELOW FLOOR TO FLOOR DRAIN, SEE DETAIL #9 ON PLAN P-500.
14. NOT USED
15. SHUT OFF VALVE W/ HANDLE AT 11'-0" ABOVE FINISH FLOOR, EASILY ACCESSIBLE. G.C. TO INSTALL LOCATION INDICATOR STICKER PROVIDED BY PANDA EXPRESS
16. 1½" GAS UP TO MAKE-UP AIR UNIT ON ROOF.
17. ½" HW & CW TO FAUCET (40B) FOR CHEMICAL FEED SYSTEM.
18. GAS HEADER – INSTALL TIGHT TO WALL AND TIGHT TO BOTTOM OF TRUSSES.
19. COLD WATER MANIFOLD "C" BELOW CEILING. REF ARCH ELEVATIONS
20. COLD WATER MANIFOLD "D" BELOW CEILING. REF ARCH ELEVATIONS
21. NOT USED
22. HOT WATER MANIFOLD "A" BELOW CEILING. REF ARCH ELEVATIONS
23. CONNECT NEW WATER PIPING TO EXISTING WATER HEATER.

PLUMBING SYMBOLS

———	COLD WATER PIPING
———	HOT WATER PIPING
——— G ———	GAS LINE
- - - - - -	PLUMBING VENT (V)
------ FV ------	PLUMBING VENT (V) BELOW SLAB/GRADE
———	SANITARY WASTE (SAN) BELOW SLAB/GRADE
	PIPE TURNING UP/DOWN
	GAS COCK
	F.S. WITH HALF GRATE
FD	FLOOR DRAIN
A	FIXTURE IDENTIFICATION
1	PLAN NOTE
1	KITCHEN EQUIPMENT IDENTIFICATION
VTR	VENT THRU ROOF
AFF/AFG	ABOVE FINISHED FLOOR/GRADE
CO	CLEANOUT
WCO	WALL CLEANOUT
FCO FGCO	FLUSH FLOOR/GRADE CLEANOUT
FPC	FIRE PROTECTION CONTRACTOR
DNR	DEPARTMENT OF NATURAL RESOURCES
TYP	TYPICAL
(E)	EXISTING
	POINT OF CONNECTION
BV	BALL VALVE
CV	CHECK VALVE
GS	GREASE WASTE

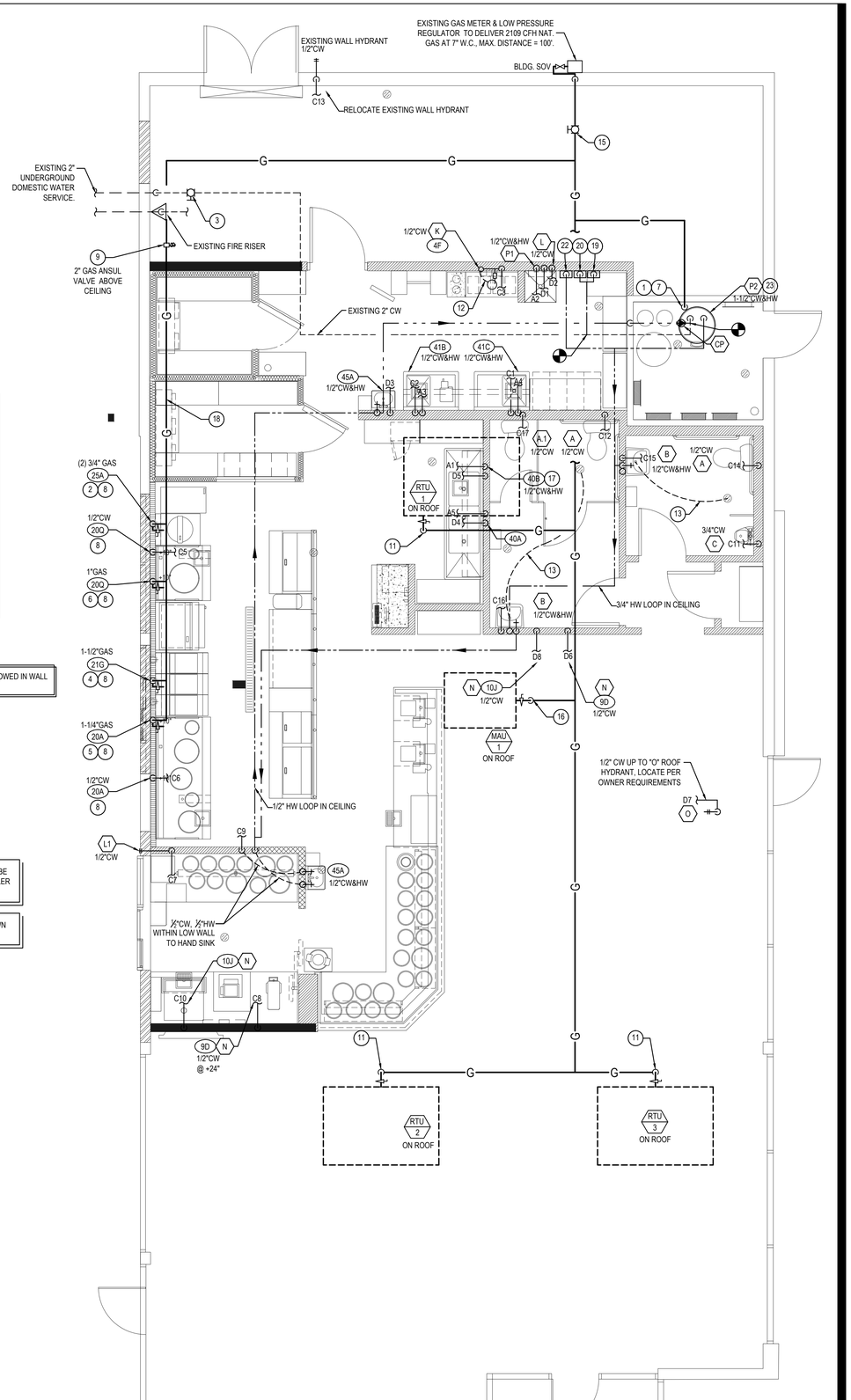
NOTES:

1. ALL WATER LINES SERVING WATER HEATERS SHALL RUN DOWN FROM CEILING SPACE IN WALL, OFFSET OVER THROUGH WALL 6" BELOW CEILING, ABOVE WATER HEATER, THEN DROP DOWN TO HEATER.
2. AVOID RUNNING WATER VALVES DIRECTLY ABOVE WATER HEATER, TO AVOID DAMAGE TO WATER HEATER CAUSED BY POSSIBLE LEAKS.
3. REFER TO PIPING RISER DIAGRAMS, SHEET P-400 FOR ALL PIPE SIZING NOT SHOWN ON FLOOR PLAN.
4. DO NOT RUN ANY PIPING HORIZONTAL IN WALL SPACE, U.N.O.
5. REFER TO RISER DIAGRAMS, SHEET P-400

NO COMBUSTIBLE MATERIALS ALLOWED IN WALL BEHIND HOOD.

FIRE SPRINKLER LINES AND SPRINKLER HEADS SHALL BE INSTALLED AS REQUIRED BY A LICENSED FIRE SPRINKLER CONTRACTOR AND CONFORM TO NFPA 13.

DEMO ALL PLUMBING PIPING AND FIXTURES NOT SHOWN TO BE REUSED.



WATER & GAS PLAN 1

Scale: 1/4"=1'-0" P-100

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REVISIONS:

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2nd	SITE PLAN SUBMITTAL	08.26.19
3rd	SITE COMMENTS	09.05.19
4th	ISSUE FOR PERMIT	10.01.19
5th	ISSUE FOR BID	11.07.19

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TWW REMODEL

P-100

WATER & GAS PLAN

BID ISSUE

TRUE WARM & WELCOME

PLUMBING FIXTURE SCHEDULE

A — TANK WATER CLOSET (HANDICAPPED): AMERICAN STANDARD 2467.016, FLUSH TANK WITH TRIP LEVER ON OPEN SIDE OF TOILET. FLOOR MOUNTED. STANDARD WHITE FINISHED. ELONGATED FRONT BOWL. PRESSURE ASSISTED 1.6 GPF. RIM 16 1/2" A.F.F. AM. STD 4142.600 TANK COVER LOCKING DEVICE
AM. STD. 5321.110 OPEN FRONT SEAT LESS COVER.

A.1 — TANK WATER CLOSET (HANDICAPPED): AMERICAN STANDARD 2462.016, FLUSH TANK WITH TRIP LEVER ON OPEN SIDE OF TOILET. FLOOR MOUNTED. STANDARD WHITE FINISHED. ELONGATED FRONT BOWL. PRESSURE ASSISTED 1.6 GPF. RIM 16 1/2" A.F.F. AM. STD 4142.600 TANK COVER LOCKING DEVICE
AM. STD. 5321.110 OPEN FRONT SEAT LESS COVER.

B — LAVATORY (HANDICAPPED UNDER COUNTER): KOHLER MODEL K-2214-G-0, 18"x12" UNDER COUNTER MOUNT LAVATORY, VITREOUS CHINA. FAUCET BY TOTO, SELF GENERATING ECOPOWER SYSTEM, LOW-FLOW SENSOR FAUCET SPOUT WITH THERMAL MIXER AND CONTROLLER, TEL101-D10ET #CP.
INSULATE WATER AND WASTE PIPING UNDER LAVATORY WITH TRUBRO "HANDI LAV-GUARD" #102 KIT. RI 34" A.F.F. TO RIM. PROVIDE & INSTALLED BY CONTRACTOR CONTACT CHRISTINE MCALEXANDER 800-459-7099 PANDARG@HJCINC.COM

C — AMERICAN STANDARD WASHBROOK 6590.525 0.125 GPF TOP SPUD URINAL WITH BATTERY OPERATED FLUSH VALVE.

D — FLOOR DRAIN: ZURN # ZB415-B5 CAST IRON DRAIN WITH 5" ROUND POLISHED BRONZE TOP, MEMBRANE FLASHING CLAMP. PROVIDE 3" OUTLET WITH P-TRAP. CLEAN AND POLISH AFTER INSTALLATION. REFER TO DETAIL 17/P-500. PROVIDE TRAP PRIMER

D1 — FLOOR DRAIN: ZURN # ZB415-B5 CAST IRON DRAIN WITH 5" ROUND POLISHED BRONZE TOP, MEMBRANE FLASHING CLAMP. PROVIDE 3" OUTLET WITH P-TRAP. CLEAN AND POLISH AFTER INSTALLATION. REFER TO DETAIL 9/P-500. PROVIDE TRAP PRIMER

E — FLOOR SINK: ZURN # Z1901-32, RECEPTOR WITH 12" SQUARE TOP x 8" DEEP CAST IRON BODY WITH ACID-RESISTING ENAMEL INTERIOR. RECEPTOR PROVIDED WITH ALUMINUM DOME STRAINER WITHOUT GRATE.

E1 — FLOOR SINK: ZURN # Z1901-2-32, RECEPTOR WITH 12" SQUARE TOP x 8" DEEP CAST IRON BODY WITH ACID-RESISTING ENAMEL INTERIOR. RECEPTOR PROVIDED WITH PORCELAIN ENAMEL LOOSE-SET 1/2 GRATE AND ALUMINUM DOME STRAINER.

F — NOT USED

G — FLOOR DRAIN WITH FUNNEL: ZURN # ZB415-AR-4 ACID RESISTING EPOXY COATED CAST IRON DRAIN WITH 5" ROUND POLISHED BRONZE TOP, 4" FUNNEL. PROVIDE 2" OUTLET WITH P-TRAP. CLEAN AND POLISH AFTER INSTALLATION.
REFER TO DETAIL. PROVIDE TRAP PRIMER

H — NOT USED

I — EXISTING 1,500 GALLON GREASE INTERCEPTOR. CONTRACTOR TO SERVICE INTERCEPTOR AND CONFIRM PROPER OPERATION.

J — WATER HAMMER ARRESTER: J. R. SMITH #5020, 1" NIPPLE OR EQUAL

K — PROVIDE ZURN 375ST STAINLESS STEEL REDUCED PRESSURE PRINCIPLE ASSEMBLY AT BAG-N-BOX. REFER TO 19/P-500

L — HOSE BIBB: ACORN #8121 WITH VACUUM BREAKER, CHROME PLATED.

L1 — HOSE BIBB: WOODFORD MB65 FREEZELESS COMMERCIAL CONCEALED BOX TYPE WALL HYDRANT IN SECURE LOCK STYLE MODULAR BOX. SINGLE CHECK ANTI SIPHON VACUUM BREAKER. CHROME HEAD, BRASS VALVE BODY HYDRANT WITH ¾" HOSE CONNECTION 18" A.F.F.

M — TRENCH DRAIN: ZURN #Z-886-RFS, 6" WIDE x 80" LONG, TRENCH DRAIN SYSTEM. MODULAR CHANNEL SECTIONS SHALL BE MADE OF HIGH DENSITY POLYETHYLENE WITH INTERLOCK ENDS, A RADIUS BOTTOM AND REINFORCED STAINLESS STEEL SLOTTED GRATE.

N — PROVIDE WATTS SD-3 DUAL CHECK VALVE WITH ATMOSPHERIC PORT AND STRAINER AFTER EACH BV.

O — FREEZE PROOF ROOF HYDRANT: WOOFORD MODEL: SRH-MS

P1 — MOP SINK: GSW # SE2424FM 24"x24" STAINLESS STEEL UNIT WITH 13" HIGH SIDES, 18 GA. STAINLESS STEEL.CHICAGO FAUCET #897 WITH INTEGRAL STOPS IN SHANKS, WALL BRACE, HOSE THREADS, PAIL HOOK, VACUUM BREAKER; ROUGH BRASS FINISH; THREE FOOT RUBBER HOSE; 3" TRAPPED AND VENTED WASTE CONNECTION. PROVIDE 3/4" HW & CW RI 8" OC, 36" A.F.F. PROVIDE ¾" CW HOSE BIBB, ACORN #8121 W/ VACUUM BREAKER, 48" A.F.F. FOR CHEMICAL CONNECTION.

P2 — EXISTING GAS WATER HEATER MFG: A.O. SMITH MODEL: BTH-199, 100 GALLON, 199,900 BTU/HR GAS INPUT. 230 GPH CONTINUOUS RECOVERY @ 100° RISE.

P3 — NOT USED.

CP — HW CIRC. PUMP - MFG: BELL & GOSSETT. MODEL: NBF-22U, 1/12 HP, 120 VOLT, 7.5 GPM @ 10' HEAD

RD — RD - ROOF DRAIN:
EXISTING ROOF DRAIN TO REMAIN

OD — OD - OVERFLOW ROOF DRAIN:
EXISTING OVERFLOW ROOF DRAIN TO REMAIN

KITCHEN EQUIPMENT SCHEDULE

ITEMS IN THIS SCHEDULE ARE FURNISHED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE AND CONNECTED TO THE PLUMBING UTILITIES BY THE PLUMBING CONTRACTOR, WHO SHALL INSTALL ALL PLUMBING DEVICES FURNISHED WITH EQUIPMENT.

WASTE, FS = FLOOR SINK, CFD = CONDENSATE FLOOR DRAIN, VB = VACUUM BREAKER. FLEX = A SIX FOOT COILED LENGTH OF FOOD QUALITY FLEXIBLE REINFORCED PLASTIC TUBING CONNECTED FROM THE ROUGH IN TO THE EQUIPMENT WITH ALL REQUIRED ADAPTERS AND HOSE CLAMPS.

ALL PIPES MUST MAINTAIN A MINIMUM CLEARANCE OF 6" AFF AND MUST BE WELL SUPPORTED. NO FLOOR SUPPORTS ALLOWED.

4A — SERVING COUNTER MOUNTED SODA MACHINE: IF PROVIDED, SODA MACHINE INSTALLER TO PROVIDE DRAIN LINES FROM ICE BIN AND SODA MACHINE TO FS WITH 1" AIR GAP, DRAIN LINE TO BE INSULATED. WATER TO SODA MACHINE TO BE PROVIDED THROUGH BUNDLE FROM FILTER AND RACK IN KITCHEN BY SODA MACHINE INSTALLER.

4AB — BEVERAGE COUNTER MOUNTED SODA MACHINE WITH ICE MACHINE: PROVIDE ¼" COPPER PIPE IW FROM COUNTER TROUGH DRAIN TO FS WITH 1" AIR GAP, INSULATE. WATER TO SODA MACHINE TO BE PROVIDED THROUGH BUNDLE FROM FILTER AND RACK IN KITCHEN BY SODA MACHINE INSTALLER. NO LEGS TO BE INSTALLED. MACHINE TO SET DIRECTLY ON COUNTER.

4F — WATER FILTER: PROVIDE ½" CW AT 96" AFF WITH BV. PROVIDE FLEX AND REDUCED PRESSURE STAINLESS STEEL BACKFLOW PREVENTOR, OR OTHER DEVICE AS REQUIRED BY LOCAL CODE. INSTALL OWNER PROVIDED WATER FILTER AND MAKE CONNECTIONS TO BACKFLOW PREVENTOR AND WATER SUPPLY. PROVIDE ALL REQUIRED FITTINGS TO ALLOW SODA MACHINE INSTALLER TO HOOK UP BOOSTER PUMP TO WATER FILTER. REFER TO DETAIL 19/P-500.

9D — ICE TEA MAKER: PROVIDE ½" CW @ 24" A.F.F. PROVIDE ALL REQUIRED FITTINGS TO ALLOW ICE TEA INSTALLER TO HOOK UP ONE BV, OTHER BV FOR OTHER EQUIPMENT.

10J / 10L — SODA MACHINE MOUNTED ICE MACHINE. PROVIDE 1/2" CW AT 24" A.F.F. WITH BV. PROVIDE ALL REQUIRED FITTINGS TO ALLOW ICE MACHINE INSTALLER TO HOOK UP ICE MACHINE TO CW.

20A / 20B — CHINESE RANGE: PROVIDE ½" CW AT 10" AFF WITH BV. PROVIDE PRESSURE TYPE VB OR OTHER BACKFLOW DEVICE AS REQUIRED BY LOCAL CODE, AND CONNECT TO OWNER SUPPLIED FAUCETS. PROVIDE 2" COPPER PIPE IW TO FS WITH 2" AIR GAP. PROVIDE ½" GAS SUPPLY AT 9" AFF WITH EASILY ACCESSIBLE SHUT-OFF VALVE. INSTALL OWNER SUPPLIED GAS REGULATOR AND ADJUST GAS LEVEL TO BURNERS.

20Q — CHINESE RANGE: PROVIDE ½" CW AT 10" AFF WITH BV. PROVIDE PRESSURE TYPE VB OR OTHER BACKFLOW DEVICE AS REQUIRED BY LOCAL CODE, AND CONNECT TO OWNER SUPPLIED FAUCETS. PROVIDE 2" COPPER PIPE IW TO FS WITH 2" AIR GAP. PROVIDE 1" GAS SUPPLY DOWN TO 9" AFF REDUCE TO ½" AT EQUIPMENT CONNECTION WITH EASILY ACCESSIBLE SHUT-OFF VALVE. INSTALL OWNER SUPPLIED GAS REGULATOR AND ADJUST GAS LEVEL TO BURNERS.

21G — FRYER: PROVIDE 1-1/4" GAS SUPPLY DOWN TO 14" AFF. THEN TRANSITION TO 1" WITH 90° ANGLE AND SHUT OFF VALVE. PROVIDE ALL REQUIRED FITTINGS AND INSTALL OWNER SUPPLIED QUICK DISCONNECT FLEXIBLE PIPE AND CONNECT TO UNITS WITH 90° ANGLE. SEE DETAIL ON P-500

25A — RICE COOKER: PROVIDE ½" GAS SUPPLY AT 30", AND ¾" GAS SUPPLY AT 10" AFF WITH SHUT OFF VALVES, ONE FOR EACH UNIT. PROVIDE ALL REQUIRED FITTINGS AND INSTALL OWNER SUPPLIED QUICK DISCONNECT FLEXIBLE PIPE AND CONNECT TO UNITS.

31 — WALK-IN COOLER: PROVIDE 1" COPPER PIPE IW FROM DRAIN PAN ON EACH UNIT TO FLOOR DRAIN WITH 'P' TRAP AND 1" AIR GAP. MOUNT ALL PIPES WITHIN WALK-IN BOX WITH 1" HOLD-OFF SUPPORTS.

32 — WALK-IN FREEZER: PROVIDE 1" COPPER PIPE IW FROM DRAIN PAN ON EACH UNIT TO FLOOR DRAIN WITH 'P' TRAP AND 1" AIR GAP. MOUNT ALL PIPES WITHIN WALK-IN BOX WITH 1" HOLD-OFF SUPPORTS. PROVIDE HEAT TRACE REFER TO ELECTRICAL DRAWING.

40A — POT SINK: PROVIDE ½" CW AND ½" HW AT 14" AFF AND 8" OC WITH BVS & CV. CONNECT TO OWNER SUPPLIED FAUCET WITH COPPER PIPING. PROVIDE 2" COPPER PIPE IW (MANIFOLD ALL COMPARTMENT DRAINS INTO ONE LINE) TO FS WITH 2" AIR GAP, OR, IF REQUIRED BY LOCAL CODE, INSTALL 2" COPPER PIPE DIRECTLY TO SEWER SYSTEM. INSTALL OWNER SUPPLIED LEVER DRAIN STOPS. SEE DETAIL ON SHEET P-500.

40B — FAUCET FOR CHEM: T&S BRASS MODEL #B-0669-POL. PROVIDED BY G.C.

41B / 41C — SINGLE BOWL PREP SINK: PROVIDE ½" CW AND ½" HW AT 14" AFF AND 8" OC WITH BVS. TRANSITION TO ¾" PRIOR TO CONNECTION. CONNECT TO OWNER SUPPLIED FAUCETS WITH COPPER PIPING. PROVIDE 2" COPPER PIPE IW TO FS WITH 2" AIR GAP, OR, IF REQUIRED BY LOCAL CODE, INSTALL 2" COPPER PIPE DIRECTLY TO SEWER SYSTEM. INSTALL OWNER SUPPLIED LEVER DRAIN STOPS.

45A — HAND SINK, PROVIDE ½" CW AND ½" HW AT 24" AFF AND 8" OC WITH CHROME-PLATED, ¼ TURN BALL VALVES. CONNECT TO OWNER SUPPLIED FAUCETS WITH METAL FLEX PIPING. PROVIDE 2" DRAIN PIPE WITH 'P' TRAP AND WALL MOUNTED CLEAN-OUT. ALL EXPOSED DRAIN PIPES AND FITTINGS TO BE CHROME PLATED, NOT P.V.C.

PLUMBING KEY NOTES

1. SODA CONDUIT: PROVIDE 6" PVC CONDUIT ABOVE CEILING FROM THE SIDE OF SODA STORAGE RACK TO SODA DISPENSER PER DETAIL #4 ON SHEET P-500.
2. CONDENSATE: ROUTE SHARED CONDENSATE LINE THROUGH WALK-IN COOLER. DO NOT RUN THROUGH WALK-IN FREEZER. PROVIDE 1" INSULATED CONDENSATE DRAIN PIPE FROM THE EVAPORATIVE COIL. DISCHARGE TO FLOOR SINK OR MOP SINK WITH AIR GAP OF TWICE PIPE DIAMETER. INSTALL AT MINIMUM 76" HEIGHT A.F.F. REFER TO DETAIL #2 ON SHEET P-500.
3. ROUTE WATER HEATER DRAIN PAN TO EXISTING FLOOR DRAIN WITH AIR GAP.
4. PROVIDE TRAP PRIMER FOR FLOOR DRAIN. SEE DETAIL 17/P-500.
5. ROUTE CONDENSATE DRAIN LINE DOWN IN COOLER TO LOWEST POSSIBLE LOCATION. ROUTE THROUGH WALL TO ABOVE FLOOR DRAIN. TERMINATE WITH AIR GAP DIRECTLY ABOVE FLOOR DRAIN.
6. TRAP PRIMER REFER TO DETAIL 9/P-500.
7. COMBINATION WASTE/VENT.
8. 3" PVC ROOF DRAIN WITH 3" PVC LAMB'S TONGUE NOZZLE, COLOR ANTIQUE BRONZE, ARKMANN MODEL #PDN-3. OVERFLOW ACHIEVED WITH SKUPPER AT THIS CONDITION.

FIXTURE UNIT SCHEDULE

ITEM	FIXTURE	QTY	WATER FU EACH	WATER FU TOTAL	SEWER FU EACH	SEWER FU TOTAL
A, A.1	WATER CLOSET	3	5	15	4	12
B	LAVATORY	2	2	4	1	2
C	URINAL	1	3	3	3	3
D, D1	FLOOR DRAIN 3" TRAP	7	___	___	5	35
E, E1	FLOOR SINK 3" TRAP	8	___	___	5	40
P1	MOP SINK	1	3	3	2	2
G	FLOOR DRAIN W/ FUNNEL 2" TRAP	2	___	___	3	6
L, L1	HOSE BIBB	2	4	8	___	___
M	TRENCH DRAIN 3" TRAP	1	___	___	5	5
O	ROOF HOSE BIBB	1	4	4	___	___
4F	FILTER SYSTEM	1	1	1	FS	___
9D	ICE TEA BREWER	2	1	2	FS	___
10J	400 LB ICE MACHINE	2	1	2	FS	___
20A	CHINESE RANGE	1	2	2	FS	___
20Q	CHINESE RANGE	1	2	2	FS	___
40A, 40B	POT SINK (3.COMP.)	1	4	4	FS	___
41B, 41C	PREP. SINK (1.COMP.)	2	4	8	FS	___
45A	HAND SINK (WALL MOUNT)	2	2	4	1	2
TOTAL				62		107

FIXTURE UNIT SUMMARY

SERVICE	TOTAL F.U.
DOMESTIC WATER	62
SANITARY SEWER	107

SERVICE REQUIREMENTS

SERVICE	SIZE MAIN		CAPACITY	
DOMESTIC WATER	1-1/2	INCH	33	GPM
SANITARY SEWER	4	INCH	107	F.U.
FUEL GAS	3	INCH	2109	CFH
FIRE PROTECTION		INCH		GPM

WATER PIPE SIZING CHART (COLD WATER)

PIPE SIZE	GPM	VELOCITY FT/SEC	FIXTURE UNITS F - TANK	F - VALVE
1/2"	2.5	3.5	2 F.U. @ psi 6.0	F.U. @ psi
3/4"	6.6	4.4	8 F.U. @ psi	F.U. @ psi
1"	13.4	5.2	19 F.U. @ psi	F.U. @ psi
1-1/4"	23.3	5.9	37 F.U. @ psi	6 F.U. @ psi
1-1/2"	36.7	6.6	74 F.U. @ psi	23 F.U. @ psi
2"	76.4	7.9	254 F.U. @ psi	132 F.U. @ psi

* DOMESTIC WATER BACKFLOW PREVENTER MODEL: "WILKINS"975XL SIZE 1-1/2"
** PRESSURE REGULATING VALVE MODEL: N/A SIZE N/A

WATER PIPE SIZING CHART (HOT WATER)

PIPE SIZE	GPM	VELOCITY FT/SEC	FIXTURE UNITS F - TANK	F - VALVE
1/2"	2.5	3.5	2 F.U. @ psi	F.U. @ psi
3/4"	6.6	4.4	8 F.U. @ psi	F.U. @ psi
1"	13.2	5.0	19 F.U. @ psi	F.U. @ psi
1-1/4"	19.0	5.0	37 F.U. @ psi	6 F.U. @ psi

GREASE INTERCEPTOR CALCULATION

FIXTURE	QTY.	FU	FU TOTAL
FLOOR DRAIN/FLOOR SINK 3" TRAP	7	5	35
TRENCH DRAIN 3" TRAP	1	5	5
MOP SINK	1	2	2
TOTAL			42 (25 GPM)

FIXTURE UNIT VALUE BASED ON 2012 IPC, SECTION 709

FLOW THROUGH TYPE GREASE INTERCEPTOR MINIMUM SIZE WILL BE 50 POUND GREASE CAPACITY PER 2012 IPC, TABLE 1003.34.1.

EXISTING GRAVITY TYPE GREASE INTERCEPTOR SIZE BASED ON 24 GPM WITH 30 MINUTE RETENTION TIME (19*30=570) IS SIZED AT 1500 GALLONS.

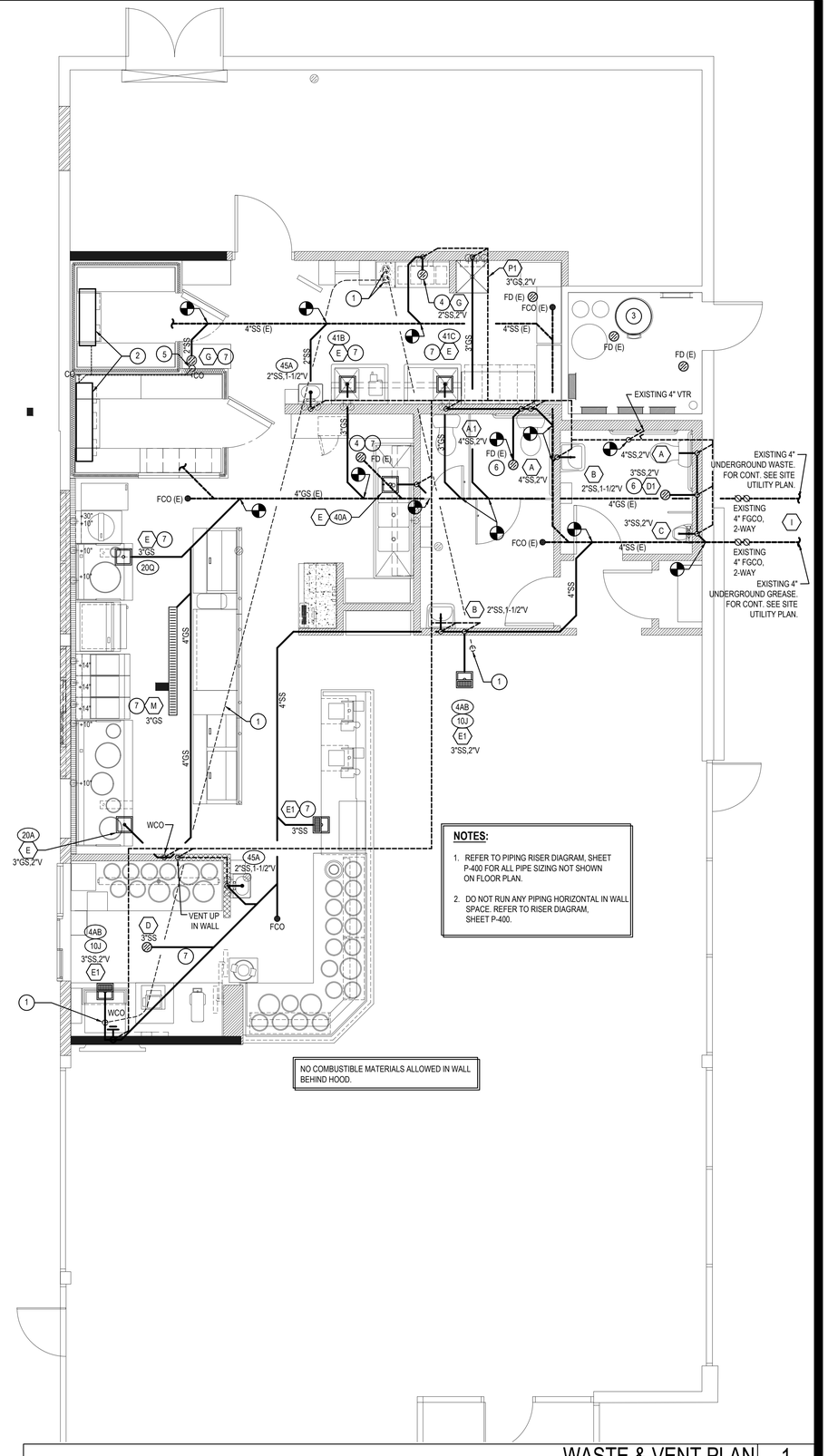
FIXTURE BRANCH SCHEDULE

FIXTURE	COLD WATER	HOT WATER	WASTE	VENT
WATER CLOSET (HANDICAPPED)	1/2"	--	4"	2"
LAVATORY	1/2"	1/2"	2"	1 1/2"
2 AND 3 - COMP SINK	1/2"	1/2"	3"	2"
HAND SINK	1/2"	1/2"	2"	1 1/2"
MOP SINK (J.S.)	1/2"	1/2"	3"	2"
EQUIPMENT	1/2"	--	--	--
FLOOR DRAIN/SINK	--	--	2" OR 3"	2"

PIPE MATERIAL SCHEDULE

SERVICE	UNDERGROUND	ABOVE GROUND
COLD & HOT WATER	TYPE "K" OR "L" HARD DRAWN COPPER TUBE	PEX
SANITARY WASTE	*SCH. 40 PVC	*SCH. 40 PVC
SANITARY VENT	*SCH. 40 PVC	*SCH. 40 PVC
GAS	___	BLACK STEEL, SCHEDULE 40
INDIRECT DRAIN	___	HARD DRAWN COPPER TUBE TYPE "M"

*SCH. 40 PVC IS PREFERRED IF APPROVED BY AUTHORITY HAVING JURISDICTION. PROVIDE SCHEDULE 40 PVC FOR ALL WASTE VENT PIPING & FITTINGS.



NOTES:

1. REFER TO PIPING RISER DIAGRAM, SHEET P-400 FOR ALL PIPE SIZING NOT SHOWN ON FLOOR PLAN.
2. DO NOT RUN ANY PIPING HORIZONTAL IN WALL SPACE. REFER TO RISER DIAGRAM, SHEET P-400.

WASTE & VENT PLAN 1
Scale: 1/4"=1'-0" P-101

[redacted]

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

[redacted]

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[redacted]

REVISIONS:

[redacted]

ISSUE DATE:

1st	DEVELOPER REVIEW	07.15.19
2nd	SITE PLAN SUBMITTAL	08.26.19
3rd	SITE COMMENTS	09.05.19
4th	ISSUE FOR PERMIT	10.01.19
5th	ISSUE FOR BID	11.07.19

[redacted]

DRAWN BY: PM / KL / EA

[redacted]

PANDA PROJECT #: S8-20-D7163
ARCH PROJECT #: 19027

[redacted]

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Job #17296
CoA #CA-5874-E
ALABAMA REGISTERED No. 14970 PROFESSIONAL ENGINEER JAMES F. TURNER
11/1/19

[redacted]

Heights Venture ARCHITECTURE DESIGN
HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008
713 869 1103 V
DALLAS
5741 Legacy Drive, Suite 320
Plano, Texas. 75024
972 490 7292 V

[redacted]

PANDA EXPRESS

2096 INTERSTATE DR.
OPELIKA, AL, 36801

3600 FSDT

TWW REMODEL

[redacted]

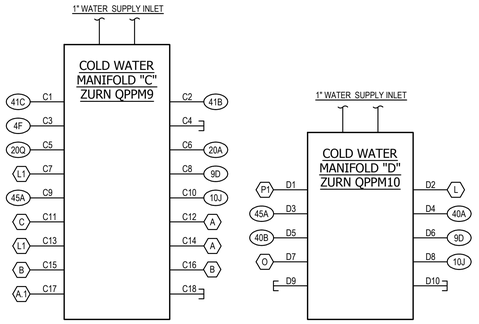
P-101

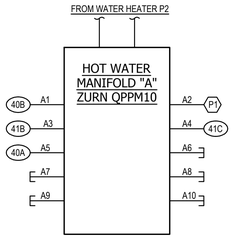
WASTE & VENT PLAN

BID ISSUE

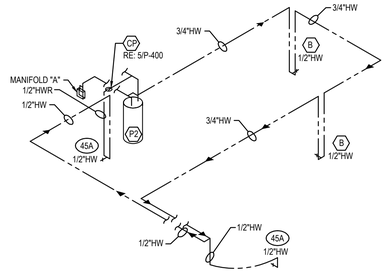
[redacted]

TRUE WARM & WELCOME

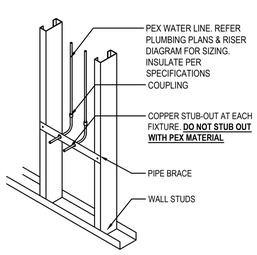




NOTE:
DO NOT RUN ANY PIPING HORIZONTAL IN WALL SPACE UNLESS NOTED OTHERWISE.

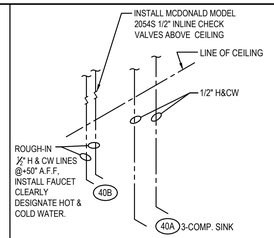


HAND SINK/LAVATORY HOT WATER LOOP



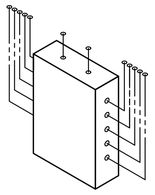
PEX STUB OUT DIAGRAM

NOTE:
PROPERLY STRAP LINES AND PROVIDE PROTECTIVE GROMMETS WHEN RUNNING THROUGH METAL STUDS



CHEMICAL FEED SYSTEM PIPING DIAGRAM

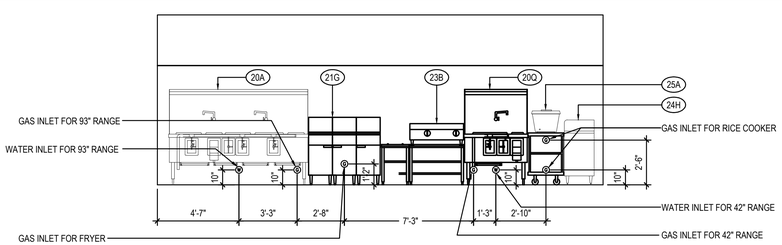
NOTE:
G.C. SHALL VERIFY WITH LOCAL JURISDICTION ON REQUIRED METHOD OF CHEMICAL SYSTEM INSTALLATION AS SHOWN ABOVE. IF THE ABOVE DETAIL IS NOT ALLOWED BY LOCAL JURISDICTION, THEN THE SYSTEM SHALL BE INSTALLED IN-LINE/INTERGRATED INTO 3 COMPARTMENT SINK.



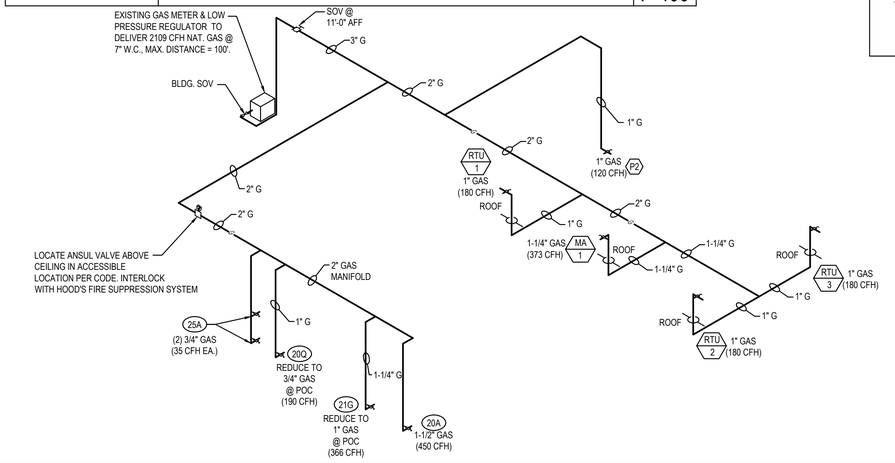
MANIFOLD INSTALL DIAGRAM

NOTE:
IN ROOM WHERE PEX MANIFOLD IS LOCATED, PEX LINES AND MANIFOLD SHALL BE SURFACE MOUNTED TO WALL BELOW LAY-IN CEILING.

WATER RISER DIAGRAM | 11
NO SCALE | P-400



GAS COOKLINE ELEVATION | 4
NO SCALE | P-400



GAS RISER DIAGRAM | 3
NO SCALE | P-400

GAS EQUIPMENT SCHEDULE

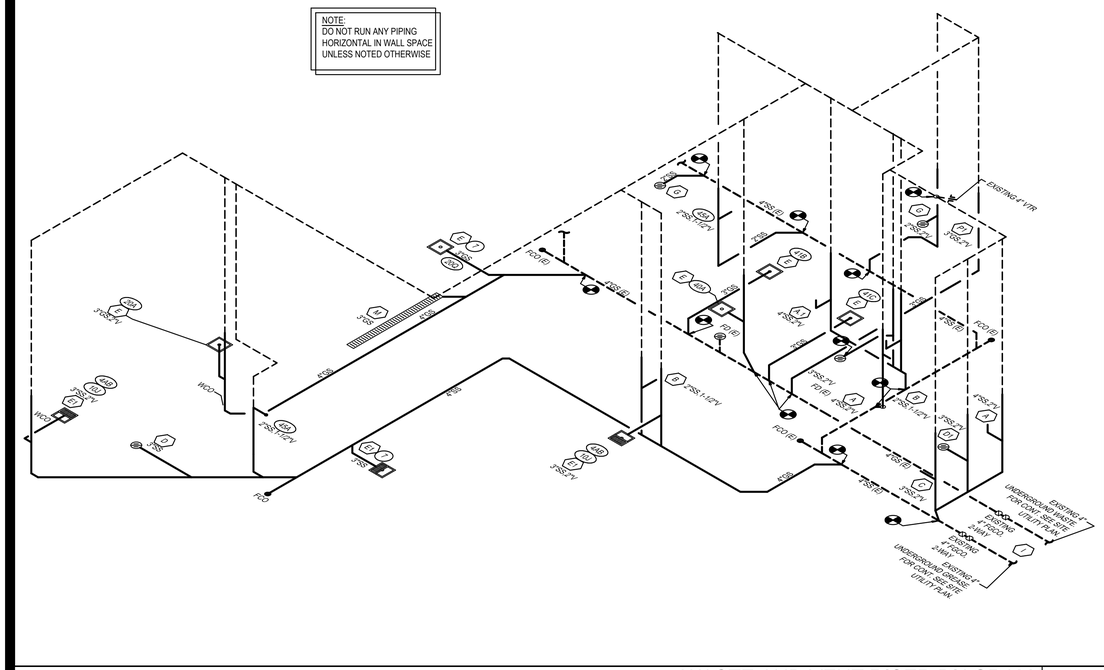
ITEM	QTY	EQUIPMENT	MBH EACH	CFH EACH	CFH TOTAL
P2	1	WATER HEATER	120	120	120
20A	1	CHINESE RANGE	450	450	450
20Q	1	CHINESE RANGE	190	190	190
21G	3	DEEP FRYER	122	122	366
25A	2	RICE COOKER	35	35	70
RTU-1,2,3	3	AIR CONDITIONER	180	180	540
MAU-1	1	MAKE-UP AIR	373	373	373
TOTAL					2109

LOW PRESSURE NATURAL GAS CALCULATION:
SIZED PER 2012 IFGC TABLE 402.4(2)

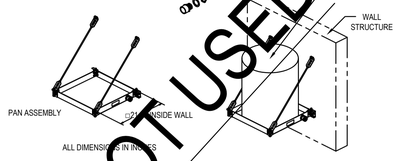
TOTAL DEVELOPED LENGTH: 100'

TOTAL LOAD: 2109 CFH

NOTE:
DO NOT RUN ANY PIPING HORIZONTAL IN WALL SPACE


NOTE:
DO NOT RUN ANY PIPING HORIZONTAL IN WALL SPACE UNLESS NOTED OTHERWISE
EXISTING 4" VTR
ROOF
INCO
FSD
3"SS-VTR
4"SS-VTR
3"SS-1-VZVT
4"SS-VZVT
3"SS-VZVT
4"SS-VZVT
3"SS-VTR
4"SS-VTR

PRODUCT SPECIFICATION DRAWING
QUICKSTAND™ #40-SWHP-W
WALL-MOUNTED EQUIPMENT PLATFORM



NOT USED

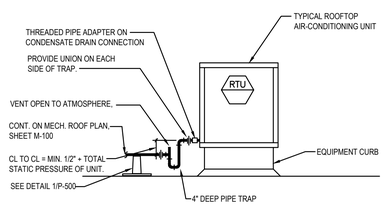
NOTE:
1. ALL ITEMS SHOWN ARE PROVIDED AND INSTALLED BY GC.
2. THE WALL MOUNTED EQUIPMENT PLATFORM IS ENGINEERED TO SUPPORT WATER HEATERS UP TO 20 U.S. GALLONS (OR OTHER EQUIPMENT UP TO 375LBS TOTAL WEIGHT) MOUNTED TO A WALL. THIS ITEM ALSO SERVES AS A DRAIN PAN.
3. ORDER FROM HOLDRITE, 2560 PROGRESS STREET, VISTA, CA 92081. WWW.HOLDRITE.COM. PH:800-321-0316

P3 WATER HEATER PLATFORM 20

Scale: NO SCALE P-500

NOTE: CONDENSATE TO DRAIN TO ROOF DRAIN.

MIN. TRAP DEPTH 4", CENTERLINE OUTLET TO CENTERLINE DRAIN 1/2" PLUS UNIT TOTAL STATIC PRESSURE AS A MINIMUM. DISTANCE FROM OUTLET TO TRAP NOT LESS THAN 2 PIPE DIAMETERS.



NOTE:
1. PIPING ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST AS REQUIRED. VERIFY CONNECTION LOCATIONS BEFORE INSTALLING PIPE RUNS. DO NOT PROVIDE TRAP ON UNITS WHICH HAVE AN INTERNAL TRAP.
2. DRAIN LINES TO BE TYPE L COPPER.
3. FOR BLOW-THROUGH TYPE EQUIPMENT, ADJUST PTRAP DEPTH TO 1/2" PLUS TOTAL STATIC PRESSURE OF UNIT.

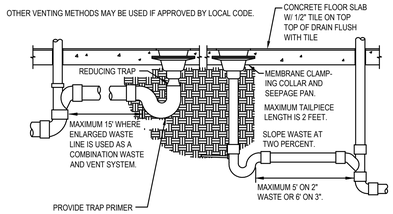
A.C. UNIT CONDENSATE DRAIN 16

Scale: NO SCALE P-500

NOT USED 12

Scale: NO SCALE P-500

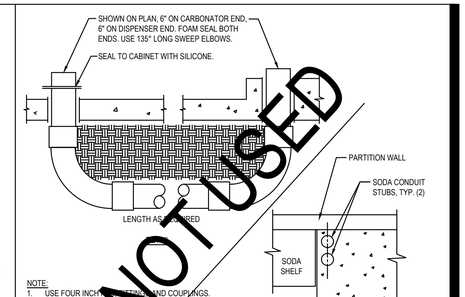
OTHER VENTING METHODS MAY BE USED IF APPROVED BY LOCAL CODE.



NOTE:
1. LOCATE FLOOR DRAIN/SINK WHERE SHOWN ON DIMENSIONED ARCHITECTURAL PLAN. IF FLOOR STRUCTURE INTERFERES WITH FLOOR SINK, MOVE SIDEWAYS IF POSSIBLE, OTHERWISE MOVE BACK. ALWAYS LOCATE WHERE EASILY ACCESSIBLE, BUT NOT IN FOOT TRAFFIC.
2. IF SITUATION IS FLOOR SLAB ON GRADE, PROVIDE BACKFILL PER SPECIFICATIONS. IF CONCRETE FLOOR IS NOT EXISTING, SET DRAIN IN PLACE AND POUR AROUND IT, OR BLOCK OUT AND POUR IN LATER.
3. IF CONCRETE FLOOR IS EXISTING, SAW CUT OR CORE DRILL IT. SET DRAIN BODY IN PLACE AND POUR AROUND IT.
4. TOP OF THE FLOOR SINK / DRAIN SHOULD BE SET AT THE SAME ELEVATION AS THE SLAB AND THEN DISHED OUT ¼" AT THE DRAIN SLOPING TO NOTHING AT THE 2' RADIUS POINT .
5. IF SITUATION IS FLOOR NOT ON GRADE, REFER TO "FLOOR PENETRATION" DETAIL FOR VENTS.
6. PROVIDE TRAP PRIMER FOR FLOOR DRAINS IN RESTROOMS.

FLOOR DRAIN/SINK 8

Scale: NO SCALE P-500

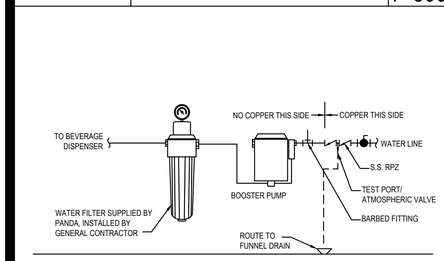


NOT USED

NOTE:
1. USE FOUR INCH LONG RADIUS 90 DEGREE LONG SWEEPS.
2. USE MINIMUM QUANTITY OF LONG SWEEPS REQUIRED, SEALED WATER-TIGHT.
3. USE LONG SWEEP ELBOWS AT BOTH ENDS, MINIMUM TWENTY FOUR INCH RADIUS.
4. AVOID ELBOWS IN HORIZONTAL RUN IF AT ALL POSSIBLE.
5. DO NOT USE 45° ELBOWS.

BELOW-GROUND SODA CONDUIT 4

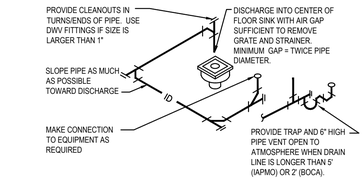
Scale: NO SCALE P-500



NOTE:
1. CONTRACTOR TO COORDINATE WITH PANDA PROJECT MANAGER ON EXACT CONFIGURATION PRIOR TO CONSTRUCTION
2. ALL PIPING BY SOFT DRINK VENDOR

BAG-N-BOX DETAIL 19

Scale: NO SCALE P-500

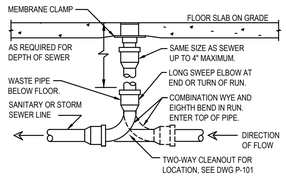


NOTE:
1. ROUTE PIPE INCONSPICUOUSLY AND UNOBTRUSIVELY.
2. HANG PIPE AS REQUIRED.
3. DO NOT INSULATE INDIRECT DRAIN PIPE WHEN INSTALLED IN FOOD SERVICE FACILITY. REFER TO LOCAL CODES FOR FURTHER INFORMATION.

INDIRECT DRAIN 15

Scale: NO SCALE P-500

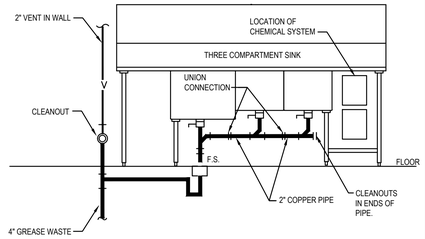
PROVIDE ROUND SECURED NICKEL BRONZE ADJUSTABLE TOP WITH "CO" CAST IN COVER. PROVIDE CLEANOUT TOP WITH VARIATIONS SUITABLE FOR FLOOR COVERING (CARPET MARKER, RECESSED FOR TILE, SCORIATED FOR UNFINISHED FLOORS). PROVIDE PLASTIC PLUG IN CAST IRON BODY. CLEAN THE TOP OF EXPOSED FCO AFTER INSTALLATION.



NOTE:
1. LOCATE AT BUILDING EXIT, AT ENDS OF RUNS, AT TURNS OF PIPE GREATER THAN 45 DEGREES, AT 50' INTERVALS ON STRAIGHT RUNS, AND WHERE SHOWN ON PLANS.
2. PROVIDE BACKFILL PER ARCHITECTURAL SPECIFICATIONS.
3. LOCATE CLEANOUTS WHERE THERE IS 18" CLEAR AROUND.
4. CONSULT LOCAL CODES FOR OTHER FCO REQUIREMENTS.

FLOOR CLEANOUT 11

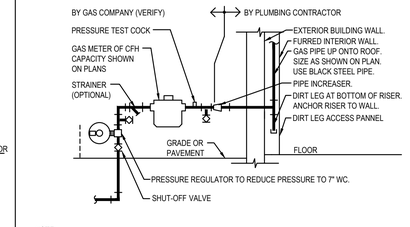
Scale: NO SCALE P-500



NOTE:
1. ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST TO SUIT FIELD CONDITIONS OR MEET LOCAL CODE REQUIREMENTS.
2. PROVIDE COPPER PIPE, FITTINGS AND CONNECTORS ALL AROUND SINK AND TRAP.
3. CONNECT TRAP FROM CENTER COMPARTMENT.

UTILITY/SINK 7

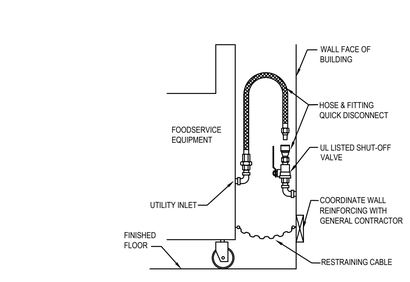
Scale: NO SCALE P-500



NOTE:
1. VERIFY REQUIREMENTS FOR METERING AND PIPING WITH GAS COMPANY.
2. INSTALL OTHER UTILITIES MINIMUM TEN FEET FROM GAS LINE.
3. PLUMBING CONTRACTOR SHALL PAY ALL GAS COMPANY FEES FOR INSTALLATION.
4. USE WELDED OR SCREWED PIPE AND FITTINGS PER PLUMBING SPECS.
5. GAS COMPANY SHALL EXCAVATE, BACKFILL, AND REPAIR ANY PAVING OR SOD FOR GAS SERVICE LINE INSTALLATION FROM MAIN TO BUILDING.
6. PAINT EXPOSED METAL GAS PIPE, FITTINGS AND ITEMS SAFETY YELLOW.

GAS SERVICE 3

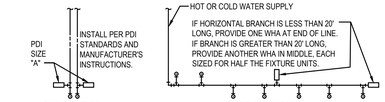
Scale: NO SCALE P-500



NOTE:
1. IF UTILITY IS NOT AT FULL HEIGHT SHOWN, PROVIDE PIPING WITH ELBOWS TO RAISE INLET

QUICK DISCONNECT 18

Scale: NO SCALE P-500



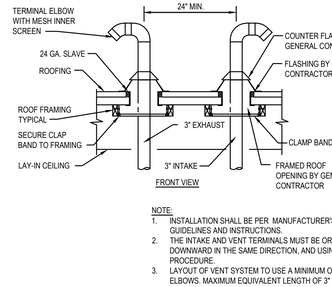
PDI SIZE	PIPE SIZE	FIXTURE UNIT LOAD
A	1/2"	1-11
B	3/4"	12-32
C	1"	33-60
D	1-1/4"	61-113
E	1-1/2"	114-154
F	2"	154-330

FIXTURE UNIT TABULATION		
FIXTURE	COLD	HOT
VALVE WATER CLOSET	10	--
TANK WATER CLOSET	5	--
URINAL	5	--
LAVATORY/SINK	1.5	1.5
JANITOR'S SINK	3	3
SHOWER/BATHTUB	2	2

NOTE:
1. DO NOT PROVIDE AIR CHAMBERS.
2. PROVIDE WATER HAMMER ARRESTERS BY SIOUX CHIEF, PRECISION PLUMBING PRODUCTS, WATTS OR APPROVED EQUIVALENT WITH PISTON AND 0-RING CONSTRUCTION, HAVING PDI #WH- 201, ASSE # 1010 AND ANSI # A112.26.1M CERTIFICATION.
3. INSTALL IN HORIZONTAL OR VERTICAL POSITION, BUT NEVER UPSIDE DOWN.
4. INSTALL IN LINE WITH WATER FLOW DIRECTION IF POSSIBLE.
5. SIZE THE UNITS AS SHOWN ON THE DRAWINGS AND/OR PER THE TABLES SHOWN ABOVE.

WATER HAMMER ARRESTERS 14

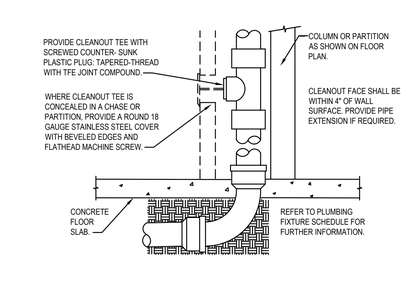
Scale: NO SCALE P-500



NOTE:
1. INSTALLATION SHALL BE PER MANUFACTURER'S INSTALLATION GUIDELINES AND INSTRUCTIONS.
2. THE INTAKE AND VENT TERMINALS MUST BE ORIENTED FACING DOWNWARD IN THE SAME DIRECTION, AND USING THE SAME PROCEDURE.
3. LAYOUT OF VENT SYSTEM TO USE A MINIMUM OF VENT PIPE AND ELBOWS. MAXIMUM EQUIVALENT LENGTH OF 2" VENT PIPE SHALL BE 65' TOTAL, AND EACH 90° ELBOW HAS THE EQUIVALENT LENGTH OF 5'.
4. INTAKE AND EXHAUST VENT TERMINALS SHALL BE 24" MINIMUM ABOVE ROOF OR SNOW ACCUMULATION LEVEL.
5. THE FLASHING AND COUNTER FLASHING DETAIL SHOWN HERE ARE GENERIC. THESE ONLY APPLY TO BUILT-UP ROOF. FOR PANDA PROJECT WITH SINGLE PLY ROOFING. REFER PLUMBING VENT DETAIL ON A-107.

WH DIRECT VENT DETAIL 10

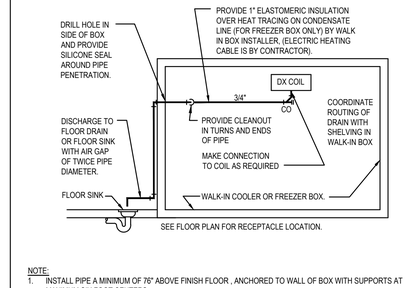
Scale: NO SCALE P-500



NOTE:
1. PROVIDE WCO WHERE SHOWN ON PLAN. LOCATE ABOVE FIXTURE FLOOD RIM .
2. CONSULT LOCAL CODES FOR OTHER WCO REQUIREMENTS.

WALL CLEANOUT 6

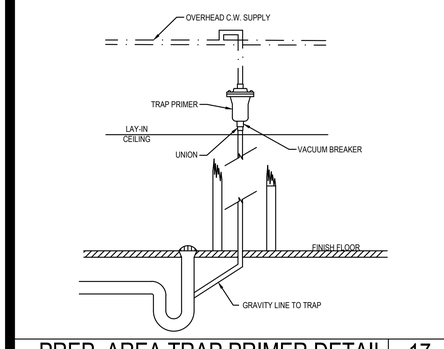
Scale: NO SCALE P-500



NOTE:
1. INSTALL PIPE A MINIMUM OF 76" ABOVE FINISH FLOOR , ANCHORED TO WALL OF BOX WITH SUPPORTS AT MAXIMUM SIX FOOT CENTERS.
2. USE TYPE "M" HARD COPPER TUBE AND FITTINGS WITH LEAD-FREE SOLDER JOINTS.
3. SLOPE HORIZONTAL PIPE AT MINIMUM TWO PERCENT.
4. KEEP DRAIN LINE FROM EVAPORATOR AS HIGH AS POSSIBLE UNDER THE EVAPORATOR BACK TO THE WALL TO MAXIMIZE SHELF SPACE UNDER THE COIL.
5. REFER TO LOCAL CODE FOR INDIRECT DRAIN REQUIREMENTS.

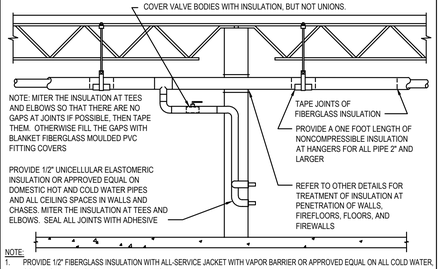
WALK - IN BOX CONDENSATE DRAIN 2

Scale: NO SCALE P-500



PREP. AREA TRAP PRIMER DETAIL 17

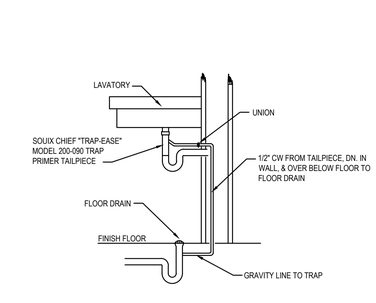
Scale: NO SCALE P-500



NOTE:
1. PROVIDE 1/2" FIBERGLASS INSULATION WITH ALL-SERVICE JACKET WITH VAPOR BARRIER OR APPROVED EQUAL ON ALL COLD WATER, CONDENSATE, AND STORM DRAIN PIPE UP TO 4".
2. PROVIDE 1" INSULATION OR APPROVED EQUAL ON STORM DRAIN PIPE ABOVE 4" SIZE.
3. PROVIDE 1" FIBERGLASS INSULATION WITH ALL-SERVICE JACKET OR APPROVED EQUAL ON DOMESTIC HOT WATER PIPING.
4. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION REGARDING INSULATION. INSTALL ALL ITEMS PER SPECIFICATIONS AND MANUFACTURER'S INSTRUCTIONS.
5. MAINTAIN VAPOR BARRIER ON COLD PIPING BY MEANS OF SEALANT AND TAPE.
6. FLAME-SPREAD AND SMOKE-DEVELOPED INDEXES SHALL NOT EXCEED 25/50.
7. SEAL EXPOSED ENDS OF FIBERGLASS INSULATION WITH ADHESIVE MASTIC.

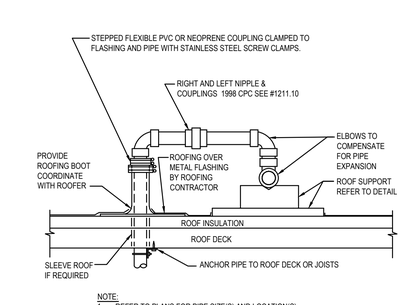
PIPE INSULATION 13

Scale: NO SCALE P-500



RESTROOM TRAP PRIMER DETAIL 9

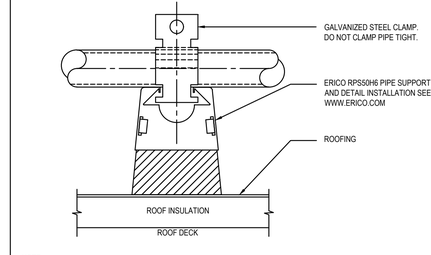
Scale: NO SCALE P-500



NOTE:
1. REFER TO PLANS FOR PIPE SIZE(S) AND LOCATION(S).
2. WELDED OR SCREWED FITTINGS AS SPECIFIED FOR PIPE SIZE.
3. LOCATE PENETRATION MINIMUM 18" FROM ADJACENT WALLS.

GAS PIPE ROOF PENETRATION 5

Scale: NO SCALE P-500



NOTE:
1. LOCATE AT TURNS OF PIPE, AT 4' SPACING FOR PLASTIC PIPE, AND AT THIS SPACING FOR METAL PIPE: 5"=16' 4"=14' 3"=12' 2-1/2"=11' 2"=10' 1-1/2"=9' 1-1/4"=8' 1"=7' 3/4"=6'. PLACE BASE SHEETS ON ROOFING BEFORE GRAVEL IF ANY. SET BLOCKS FREE ON BASE SHEETS. STACK BLOCKS AND NAIL THEM TOGETHER WHERE REQUIRED TO ELEVATE PIPING.
2. PRIMER COAT AND PAINT EXTERIOR GAS PIPE SAFETY YELLOW COLOR.
3. 18"x18"x1/2" THICK ROOF WALKWAY MATERIAL FOR BASE SHEET, ("CAREY-TRED" OR PER ARCHITECTURAL SPECIFICATIONS.)

ROOF PIPE SUPPORT 1

Scale: NO SCALE P-500

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:

1st	DEVELOPER REVIEW	07.15.19
2nd	SITE PLAN SUBMITTAL	08.26.19
3rd	SITE COMMENTS	09.05.19
4th	ISSUE FOR PERMIT	10.01.19
5th	ISSUE FOR BID	11.07.19

DRAWN BY: PM / KL / EA

PANDA PROJECT #: S8-20-D7163

ARCH PROJECT #: 19027

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2096 INTERSTATE DR.
OPELIKA, AL, 36801

3600 FSDT

TWW REMODEL

P-500

PLUMBING DETAILS

BID ISSUE

TRUE WARM & WELCOME

PACKAGED ROOF TOP UNIT SCHEDULE

(CARRIER MODELS TO BE SPECIFIED)
(LO NoX in California)

		RTU 1 (NEW)	RTU 2 (NEW)	RTU 3 (NEW)
UNIT SYMBOL				
LOCATION		ROOF	ROOF	ROOF
BLOWER	CFM	4,000 (10-TON)	4,000 (10-TON)	4,000 (10-TON)
	TSP (IN W.G.)	0.7"	0.7"	0.7"
COOLING	TOTAL (BTU/HR)	113,350	113,350	113,350
	SENSIBLE (BTU/HR)	91,540	91,540	91,540
	AMBIENT (F)	100	100	100
	COIL ENTERING	66 WB/80 DB	66 WB/80 DB	66 WB/80 DB
HEATING (BTU/HR)		180,000 (INPUT) / 148,000 (OUTPUT)	180,000 (INPUT) / 148,000 (OUTPUT)	180,000 (INPUT) / 148,000 (OUTPUT)
ELECTRICAL	POWER SUPPLY	208V/3Ph/60HZ	208V/3Ph/60HZ	208V/3Ph/60HZ
	COMPRESSOR (RLA)	(2) 15.9	(2) 15.9	(2) 15.9
	CONDENSER MOTOR (FLA)	(1) 6.2	(1) 6.2	(1) 6.2
	EVAPORATOR MOTOR (FLA)	10.0	10.0	10.0
	MIN. CIRCUIT AMPACITY	52, HACR = 60	52, HACR = 60	52, HACR = 60
PRICING ORDERING AND DELIVERY CONTACT: THERESA DAWSON PHONE: 949-309-9815 E-MAIL: Theresa.Dawson@carrier.utc.com		BY CARRIER 48HC******** DOWN DISCHARGE, ELECTRONIC PROGRAMMABLE THERMOSTAT, ENTHALPY ECONOMIZER WITH BAROMETRIC RELIEF. COMB. FAN MOTOR 0.48 AMPS (DOES NOT OPERATE WITH COMPRESSOR). OPER. WT. : 1504 LBS APPROX. SEER=N/A EER=11.5, AFUE=82%	BY CARRIER 48HC******** DOWN DISCHARGE, ELECTRONIC PROGRAMMABLE THERMOSTAT, ENTHALPY ECONOMIZER WITH BAROMETRIC RELIEF. COMB. FAN MOTOR 0.48 AMPS (DOES NOT OPERATE WITH COMPRESSOR). OPER. WT. : 1504 LBS APPROX. SEER=N/A EER=11.5, AFUE=82%	BY CARRIER 48HC******** DOWN DISCHARGE, ELECTRONIC PROGRAMMABLE THERMOSTAT, ENTHALPY ECONOMIZER WITH BAROMETRIC RELIEF. COMB. FAN MOTOR 0.48 AMPS (DOES NOT OPERATE WITH COMPRESSOR). OPER. WT. : 1504 LBS APPROX. SEER=N/A EER=11.5, AFUE=82%

ALL ITEMS RELATED TO HVAC SYSTEM SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR. CONTACT CARRIER REPRESENTATIVE ABOVE.
- THERMOSTATS: REMOTE SENSOR TYPE, 24/7 PROGRAMMABLE AND CAPABLE OF OPERATING ROOFTOP UNITS AND ACCESSORIES "CARRIER" COMFORT PRO 33CS PROVIDE REMOTE SENSOR FOR EACH THERMOSTAT
- DUCT MOUNTED SMOKE DETECTORS: IONIZATION TYPE/UL LISTED, CSFM CERTIFIED, 24 VAC, BY EDWARDS, DH HOUSING WITH 1551F SENSOR. MECHANICAL CONTRACTOR SHALL ADDITIONALLY PROVIDE AND INSTALL ALL REMOTE RESETS, STROBES, AND ALARMS IF REQUIRED BY CODE & INSPECTOR

NOTE:
1. 3,8 AMPS (10 TON) ECONOMIZER INCLUDED IN ELECTRICAL TOTAL MCA PER MANUFACTURER'S LITERATURE.
2. UNIT WEIGHTS ABOVE INCLUDE ACCESSORIES AND CURB.
3. FACTORY OPTIONS SHALL INCLUDE E-COAT INTERIOR COIL AL/CU -LOUVERED HAIL GUARD PROTECTION FOR ALL UNITS.
4. FACTORY OPTIONS SHALL INCLUDE FACTORY INSTALLED DISCONNECTS AND CONVENIENCE OUTLETS (FIELD POWERED REFER TO ELECTRICAL DRAWING).
5. PROVIDE THRU THE BASE ELECTRICAL CONNECTION KIT #CRBTMPWR002A01 FOR ALL UNITS.
6. MOUNT NEW UNITS ON EXISTING ROOF CURBS. PROVIDE CURB ADAPTERS AS REQUIRED. COORDINATE EXACT LOCATIONS OF UNITS IN FIELD.

EXHAUST FAN SCHEDULE

FAN NO.		EF 1	EF 2	EF 3
LOCATION		ROOF	ROOF	ROOF
AREA SERVED		KITCHEN GREASE EXHAUST HOOD #1	KITCHEN GREASE EXHAUST HOOD #2	RESTROOMS
FAN DUTY		AIR EXHAUST	AIR EXHAUST	AIR EXHAUST
FAN TYPE		CENTRIFUGAL BELT-DRIVEN	CENTRIFUGAL BELT-DRIVEN	CENTRIFUGAL BELT-DRIVEN
FAN ARRANGEMENT		UPBLAST	UPBLAST	DOWNBLAST
MIN. WHEEL DIAMETER		-	-	-
PERFORMANCE	C.F.M.	3,150	3,150	450
	T.S.P.	1.25"	1.25"	0.25"
	B.H.P.	1.25	1.25	0.085
	FAN R.P.M.	1178	1178	1128
MOTOR	MOTOR H.P.	2.0	2.0	0.25
	ELEC. CHARACTERISTICS	208V/3PH/60HZ	208V/3PH/60HZ	115V/1PH/60HZ
	MOTOR SPECIAL FEATURES	OPEN DRIP-PROOF	OPEN DRIP-PROOF	OPEN DRIP-PROOF
ACCESSORIES		1. VENTED ROOF CURB 2. HINGED AND CHAINED FAN INSTALLATION FOR DUCT ACCESS	1. VENTED ROOF CURB 2. HINGED AND CHAINED FAN INSTALLATION FOR DUCT ACCESS	1. ROOF CURB 2. BACKDRAFT DAMPER
MANUFACTURER		CAPTIVEAIRE MODEL: EABDU18 WT, 184 LBS	CAPTIVEAIRE MODEL: EABDU18 WT, 184 LBS	CAPTIVEAIRE MODEL: EABDCR7 WT, 113 LBS

NOTES:
1. KITCHEN EXHAUST FANS SHALL BE ELECTRICALLY INTERLOCKED WITH MAKE-UP AIR UNIT AND ROOFTOP UNITS.
2. FOR RTU WIRING DIAGRAM SEE 5/M-501

HVAC CONTROL SETTINGS

EACH HVAC UNIT SHALL BE PROVIDED WITH CONTROLS AS FOLLOWS:

THERMOSTAT: CARRIER COMMERCIAL PROGRAMMABLE THERMOSTAT WITH REMOTE TEMPERATURE SENSOR. SEE SHEET M-100 FOR THERMOSTAT AND SENSOR LOCATIONS.

ALL THERMOSTATS SHALL HAVE MANUAL OVERRIDE.

EACH UNIT CONTROL SHALL BE SET UP INITIALLY AS FOLLOWS:

CONTRACTOR SHALL DETERMINE OCCUPIED PERIOD FROM OWNER.

FAN OPERATION SHALL BE CONTINUOUS DURING OCCUPIED PERIOD AND CYCLE WITH COOLING/HEATING DURING UNOCCUPIED PERIOD.

PROGRAMMED SETPOINTS (FOR EACH THERMOSTAT):
COOLING OCCUPIED: 75°F.
COOLING UNOCCUPIED: 85°F.
HEATING OCCUPIED: 68°F.
HEATING UNOCCUPIED: 50°F.

NOTE: DEVIATIONS FROM THE ABOVE MAY RESULT IN UNACCEPTABLE AIR QUALITY, COMFORT AND/OR ENERGY CONSUMPTION.

AIR CURTAIN SCHEDULE

EQUIP.	MFR/MODEL	DESCRIPTION
M8A	MARS STD242-1U-OB	UNHEATED AIR CURTAIN (SERVICE DOOR). 115/1/60 WEIGHT 65 LBS. PROVIDED BY PANDA EXPRESS
M9A	QUICK-SERV CHF-25	AIR CURTAIN (WINDOW HEATED). 208/1/60, 30 AMP WEIGHT 30 LBS REFERENCE ARCHITECTURAL WINDOW SCHEDULE FOR HEATED OR NON-HEATED UNIT. PROVIDED BY GC.

NOTES:
INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

MA-1 CONTROL SETTINGS

EACH UNIT CONTROL SHALL BE SET UP INITIALLY AS FOLLOWS:

FAN OPERATION SHALL BE CONTINUOUS DURING COOKING OPERATION INTERLOCK WITH KITCHEN EXHAUST FANS. REFER TO HOOD DRAWINGS.

PROGRAMMED SETPOINTS :
COOLING : 85°F.
HEATING : 55°F.

MECHANICAL SPECIFICATIONS

1. WORK INCLUDES INSTALLATION OF HVAC SYSTEMS, INCLUDING GREASE EXHAUST FANS AND MAKE-UP AIR UNIT FOR KITCHEN HOODS, SPACE HEATING/AIR CONDITIONING SYSTEMS, SUPPLY, RETURN, EXHAUST, AND GREASE EXHAUST DUCTWORK, GRILLES, REGISTERS, DIFFUSERS, COMPLETE CONTROLS SYSTEM, INTERLOCK WIRING FOR OPERATION OF KITCHEN HOODS, EXHAUST FANS, AND MAKE-UP AIR UNIT, DUCT INSULATION, AND RELATED ITEMS NECESSARY FOR A COMPLETE FUNCTIONING SYSTEM AS INDICATED ON THE PLANS. FURNISH ALL NEW MATERIALS AND EQUIPMENT UNLESS NOTED OTHERWISE (U.N.O.).
2. DRAWINGS FOR HVAC WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT AND REQUIRED EQUIPMENT. DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. AS REQUIRED, REFER TO ARCHITECTURAL AND MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS. FURNISH AND INSTALL DUCTWORK, CONNECTIONS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND EQUIPMENT SHOWN ON PLANS.
3. CODE COMPLIANCE: ALL WORK COVERED BY THIS SECTION SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION.
4. COORDINATE WORK WITH OTHER TRADES, EQUIPMENT FURNISHED BY OTHERS AND OWNER REQUIREMENTS. PROVIDE DUCT RISES AND DROPS AS REQUIRED FOR INSTALLATION AND/OR TRADE COORDINATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK. WORK SHALL BE PERFORMED BY EXPERIENCED TRADESMEN AND THEIR WORK SHALL BE OF HIGH STANDARD ACCEPTABLE TO THE OWNER.
5. DUCTWORK: DUCT SYSTEMS SHALL BE CONSTRUCTED, INSTALLED, SEALED AND INSULATED AS PROVIDED IN THE INT'L ENERGY AND MECHANICAL CODES. SHEET METAL SHALL BE IN ACCORDANCE WITH ASHRAE AND SMACNA STANDARDS. SHEET METAL SHALL BE GALVANIZED OF LOCK-FORMING QUALITY, ASTM A-525. UNLESS OTHERWISE NOTED, DUCT DIMENSIONS ON DRAWINGS ARE NET INSIDE CLEAR DIMENSIONS ON LINED DUCTS OR SHEET METAL DIMENSIONS ON UNLINED DUCTS. ALL ANGLE IRON USED FOR SUPPORT SHALL BE GALVANIZED. ROUND RIGID DUCTWORK SHALL CONFORM TO SMACNA TABLE 3-2.
6. INSTALL DUCT HIGH AS POSSIBLE WITHIN JOIST SPACE. CONSULT ARCHITECT AND ENGINEER FOR ALTERNATE ROUTING IF CONFLICT OCCURS.
7. SEAL ALL TRANSVERSE AND LONGITUDINAL DUCT SEAMS AIR-TIGHT. PROVIDE TURNING VANES AT ALL ELBOWS OR OFFSETS EXCEEDING 30 DEGREES.
8. GREASE EXHAUST SYSTEM: ALL GREASE EXHAUST DUCTS SHALL BE FABRICATED BY WELDED JOINT CONSTRUCTION OF 16 GAUGE WELDED STEEL OR 18 GAUGE STAINLESS STEEL. PROVIDE RATED ACCESS DOORS AT ALL ELBOWS AND OFFSETS NECESSARY FOR COMPLETE CLEANING OF GREASE DUCT. PROVIDE MINIMUM 30"x30" UNOBSTRUCTED ACCESS OR ROUTE FROM THE CEILING TO EACH ACCESS DOOR. DO NOT BLOCK ACCESS WITH PLUMBING, ELECTRICAL OR HVAC OBSTRUCTIONS. ALL ELBOWS SHALL BE LONG RADIUS. GREASE DUCT SHALL BE INSTALLED EITHER IN A RATED ENCLOSURE PROVIDED BY THE GENERAL CONTRACTOR OR WRAPPED WITH FIREMASTER GREASE DUCT WRAP.
9. DUCT INSULATION: PROVIDE DUCT WRAP FOR ALL DUCTS ABOVE CEILING, INCLUDING VERTICAL, HORIZONTAL, RIGID AND FLEXIBLE DUCTS, EXCLUDING PREFABRICATED PREINSULATED DUCTS AND GREASE DUCTS. DUCT WRAP SHALL BE JOHNS MANVILLE MICROLITE OR EQUAL WITH FOIL/SCRIM/KRAFT, 1 IN THICKNESS, 1.5 POUNDS/FT3 DENSITY. DUCT WRAP SHALL BE BONDED GLASS FIBERS IN THERMOSETTING RESIN MEETING NFPA 90A, WITH K VALUE NOT TO EXCEED 0.23 AT 75 DEGREES F. FLAME SPREAD AND SMOKE DEVELOPED RATINGS SHALL NOT EXCEED 25/50. APPLY 100% ADHESIVE COVERAGE TO SHEET METAL DUCTWORK. PROVIDE ADDITIONAL MECHANICAL FASTENERS ON DUCTS OVER 12" WIDE OR 16" HIGH. MECHANICAL FASTENERS SHALL BE "GRIPNAIL" OR WELDED PIN AND SPEED CLIPS SPACED PER SMACNA STANDARDS.
10. FLEX DUCT: PROVIDE FACTORY ASSEMBLED CLASS 1 AIR DUCT (UL 181) WITH FIBERGLASS INSULATION AND REINFORCED OUTER PROTECTIVE COVER/VAPOR BARRIER. FLEX DUCT SHALL MEET NFPA 90A WITH FLAME SPREAD UNDER 25, SMOKE DEVELOPED UNDER 50 AND SHALL BE RATED FOR 2" W.C. PRESSURE AND 0 TO 250 DEGREE TEMPERATURE. FLEX DUCT MAXIMUM ALLOWED LENGTH TO BE PER LOCAL CODE.
11. PROVIDE INSULATION APPLIED TO COMPLETE BACKPAN OF AIR DEVICES.
12. ACCESS DOOR: PROVIDE HINGED ACCESS PANELS IN DUCTWORK WHERE SHOWN AND AS REQUIRED FOR ACCESS TO DAMPERS OR EQUIPMENT. PROVIDE INSULATED ACCESS DOORS IN INSULATED DUCTWORK.
13. AUTOMATIC TEMPERATURE CONTROL: CONTRACTOR TO PROVIDE AND INSTALL 24/7 PROGRAMMABLE THERMOSTATS AND REMOTE SENSORS.
14. KITCHEN HOOD EQUIPMENT INTERLOCK: PROVIDE ALL INTERLOCK AND CONTROL WIRING FOR KITCHEN HOOD SYSTEMS, WHICH INCLUDES EF1, EF2, MAU1 AND ANSUL SYSTEM SHUT DOWN INTERLOCK TO MAKE-UP AIR FAN. UPON ACTIVATION OF ANSUL SYSTEM, MAKE-UP AIR FAN SHALL BE DEACTIVATED. PROVIDE ALL NECESSARY CONTROLS AND WIRING FOR A COMPLETE AND OPERABLE SYSTEM. INTERLOCK GREASE EXHAUST FANS AND MAKE-UP AIR UNIT TO START SIMULTANEOUSLY FROM SWITCH PROVIDED AT HOOD.
15. TEST AND ADJUST EACH PIECE OF EQUIPMENT AND EACH SYSTEM AS REQUIRED TO ASSURE PROPER AIR BALANCE AND OPERATION. PROVIDE A CERTIFIED AIR BALANCE REPORT TO OWNER SHOWING DESIGN AND MEASURED AIR VOLUMES, STATIC PRESSURES, FAN RPMS, ETC. AIR BALANCE CONTRACTOR SHALL ADJUST SYSTEMS TO MINIMIZE NOISE AND VIBRATION, AND TO ASSURE PROPER FUNCTION OF CONTROLS, MAINTENANCE OF TEMPERATURE AND OPERATION. GENERAL CONTRACTOR TO OBTAIN ALL INSPECTIONS REQUIRED BY LOCAL CODE AND GUARANTEE WORK AND INSTALLATION FOR ONE YEAR AFTER ACCEPTANCE BY OWNER. GENERAL CONTRACTOR TO FURNISH OWNER WITH TWO COMPLETE SETS OF AS-BUILT DRAWINGS INDICATING ALL INSTALLED WORK, INCLUDING ALL CONTROL WIRING DIAGRAMS AND INTERLOCK FOR SYSTEM OPERATION.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF ECONOMIZERS INCLUDING INSTALLATION OF ALL NECESSARY SENSORS AND CONNECTIONS TO THERMOSTAT. PROVIDE SUPPORT OF ECONOMIZERS PER MANUFACTURER'S REQUIREMENTS AND TEST FOR PROPER OPERATION PRIOR TO FINAL TEST AND BALANCE.

MAKE-UP AIR UNIT SCHEDULE

MARK	MFR/ MODEL	LOCATION	SERVICE AREA	GAS HEAT	TYPE	COOLING	CFM	ESP	MOTOR	REMARKS
MA-1	CAPTIVEAIRE EA3-D.500-G18-MPU	ROOF-TOP	KITCHEN HOOD #1 & #2	INPUT: 373,438 BTHU OUTPUT: 343,563	DIRECT FIRE GAS HEATED, DX COOLED SUPPLY, DOWN DISCHARGE	DUAL CIRCUIT 5/5 MODULAR PACKAGED COOLING OPTION	5,040	0.75"	5 HP 208V/3PH/60HZ	GAS FIRED MAKEUP AIR UNIT WITH (2) 24ABB360 5 TON, DUAL CIRCUIT AIR COOLED CONDENSING UNITS. REFER TO SHEET M-402 FOR INFORMATION. 4-5 WEEK LEAD TIME. SHIPPING INCLUDED IN PRICE. SHIPS FROM TYLER, TX. SHIPS SEPARATE, FREIGHT INCLUDED. NOTE: FACTORY OPTIONS SHALL INCLUDE NONCORROSIVE COATING AND HAIL GUARD PROTECTION.

MAKE-UP AIR CONDENSING UNIT SCHEDULE

SYMBOL	LOCATION & SERVICE AREA	MOTORS	COOLING	ELECTRICAL MOCP	ELECTRICAL MCA	ELECTRICAL VOLTAGE	WEIGHT	MFR, & MODEL
ACCU 1,2	ROOF-TOP FOR KITCHEN HOOD AIR MAKE-UP	CONDENSING FAN MOTOR 1/4 HP	2 CIRCUIT DX COOLING (5 TON) 60MBH	30	21.4	208V/3PH/60HZ	190 LBS.	CARRIER 24ABB360

* NOTE: KITCHEN EXHAUST FANS SHALL BE ELECTRICALLY INTERLOCKED WITH MAKE-UP AIR UNIT AND FAN OF RTU-1. FOR WIRING DIAGRAM, SEE CAPTIVEAIRE DWG ON M-400, M-401, M-402, M403, & M404.

DIFFUSER & GRILLE SCHEDULE

DESIGNATION	MANUFACTURER	MODEL NO	TYPE	COLOR	NOM NECK SIZE	NOM FACE SIZE	FRAME TYPE	NC MAX	REMARKS
A	TITUS	PMC3	PERFORATED MODULAR CORE	26 WHITE	14" x 14"	24" x 24"	LAY-IN T-BAR	< 30	AG95 OBD, INSULATION BLANKET FOR BACKPAN, CONTRACTOR FURNISHED ROUND NECK ADAPTER
B	TITUS	PMC-1C	PERFORATED MODULAR CORE	26 WHITE	12" x 12"	19" x 19"	SURFACE	< 30	AG95 OBD, (CONTRACTOR TO INSTALL INSULATED CEILING BOX 16"X16" ID)
C	TITUS	PMC-1C	PERFORATED MODULAR CORE	26 WHITE	8" x 8"	15" x 15"	SURFACE	< 30	AG95 OBD, (CONTRACTOR TO INSTALL INSULATED CEILING BOX 12"X12" ID)
D	TITUS	PAR-3	PERFORATED RETURN	26 WHITE	22" x 22"	24" x 24"	LAY-IN T-BAR	< 35	CONTRACTOR FURNISHED INSULATE RETURN BOX FOR CONNECTING FLEX DUCT
E	TITUS	PMR-1C	PERFORATED EXHAUST	26 WHITE	12" x 12"	15" x 15"	SURFACE		A95 OBD, (CONTRACTOR TO INSTALL INSULATED CEILING BOX 12"X12" ID)
F	TITUS	PAR-3	PERFORATED RETURN	PANDA BRONZE	22" x 22"	24" x 24"	LAY-IN T-BAR	< 35	CONTRACTOR FURNISHED INSULATE RETURN BOX FOR CONNECTING FLEX DUCT
H	TITUS	PMC-3	PERFORATED MODULAR CORE	PANDA BRONZE	14" x 14"	24" x 24"	LAY-IN T-BAR	< 30	AG95 OBD, INSULATION BLANKET FOR BACKPAN, CONTRACTOR FURNISHED ROUND NECK ADAPTER
J	TITUS	PMC-3	PERFORATED MODULAR CORE	26 WHITE	8" x 8"	24" x 24"	LAY-IN T-BAR	< 30	AG95 OBD, INSULATION BLANKET FOR BACKPAN, CONTRACTOR FURNISHED ROUND NECK ADAPTER
K	TITUS	PAR-3	PERFORATED TRANSFER	26 WHITE	9" x 9"	12" x 12"	LAY-IN T-BAR	< 35	
L	TITUS	300FL	SIDEWALL SUPPLY	26 WHITE	12" x 8"	12" x 8"	SURFACE	< 30	
M	TITUS	350FL	SIDEWALL RETURN	26 WHITE	12" x 8"	12" x 8"	SURFACE	< 30	

NOTE: PROVIDE FACTORY INSTALLED BACK PAN INSULATION ON AIR DEVICES.
HVAC CONTRACTOR IS TO PURCHASE ALL AIR DEVICES FROM PANDA APPROVED NATIONAL ACCOUNT VENDOR THERMAIR SYSTEMS INC.
PLEASE CONTACT RON CAMPTON AT 602-705-5010 OR EMAIL ronc@thermairsystems.com

AIR BALANCE SCHEDULE

ITEM	SUPPLY AIR	RETURN AIR	MAKE-UP AIR	EXHAUST
MA-1	0	0	+5,040	0
EF-1, EF-2	0	0	0	-3,150 x 2
RTU-1	+4,000	-3,500	500	0
RTU-2, RTU-3	+4,000, +4000	-3,250, -3,250	2@750 EA	0
EF-3	-	-	-	-450
TOTAL	+12,000	-10,000	+7,040	-6,750

BUILDING PRESSURE = +290 CFM

BALANCE TOLERANCES AS FOLLOWS:
KITCHEN EXHAUST HOODS: 0% TO +10%
OUTDOOR AIR: 0% TO +10%
SUPPLY & RETURN DIFFUSERS: ±10%
TOILET EXHAUST: ±10%
BALANCE RTU SUPPLY AND RETURN PRIOR TO TURNING ON EXHAUST FANS.
KITCHEN EXHAUST FANS SHALL BE BALANCED WITH VELOCITY MATRIX OR A 4" ANEMOMETER

OSA VENTILATION CALCULATION-IMC

AREA TYPE	TOTAL AREA (FT2)	OCCUPANCY DENSITY (PEOPLE/FT.2)	TOTAL OCCUPANTS	OSA REQ.'D PER SQ.FT. (CFM)	OSA REQ.'D PER PERSON (CFM)	OSA REQ.'D FOR THIS OCCUPANCY CLASSIFICATION (CFM)
HALLWAYS	**24**	-	-	0.06	-	2
STORAGE	**458**	-	-	0.12	-	55
KITCHEN	**893**	20/1,000	18	-	15	270
DINING ROOM	**1,500**	100/1,000	150	0.18	7.5	1,395

VENTILATION SHALL BE BALANCED BY AN APPROVED METHOD. A BALANCE REPORT SHALL VERIFY THAT THE VENTILATION SYSTEM IS CAPABLE OF SUPPLYING THE AIRFLOW RATES REQUIRED BY SECTION 403. SAID REPORT MUST BE PRESENTED TO THE ADMINISTRATIVE AUTHORITY.

TOTAL OSA REQUIRED (CFM)	1722
TOTAL OSA PROVIDED (CFM)	2000

MECHANICAL LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
	ABV	ABOVE
	AFF	ABOVE FINISHED FLOOR
	CLG	CEILING
	DN	DOWN
		DUCT SECTIONS (SUPPLY, EXHAUST, RETURN)
		FLEXIBLE DUCT
	MVD	MANUAL VOLUME DAMPER
	OBD	OPPOSED BLADE DAMPER
	MFR	MANUFACTURER
	MIN	MINIMUM
	OSA	OUTSIDE AIR
		ROUND RIGID DUCTWORK
	TSP	TOTAL STATIC PRESSURE
		TURNING VANES
1		CONSTRUCTION NOTES
EF 1		MECHANICAL EQUIPMENT DESIGNATION
S		SMOKE DETECTOR
T1		THERMOSTAT / UNIT
R1		REMOTE SENSOR / UNIT

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PANDA PROJECT #: S8-20-D7163
ARCH PROJECT #: 19027

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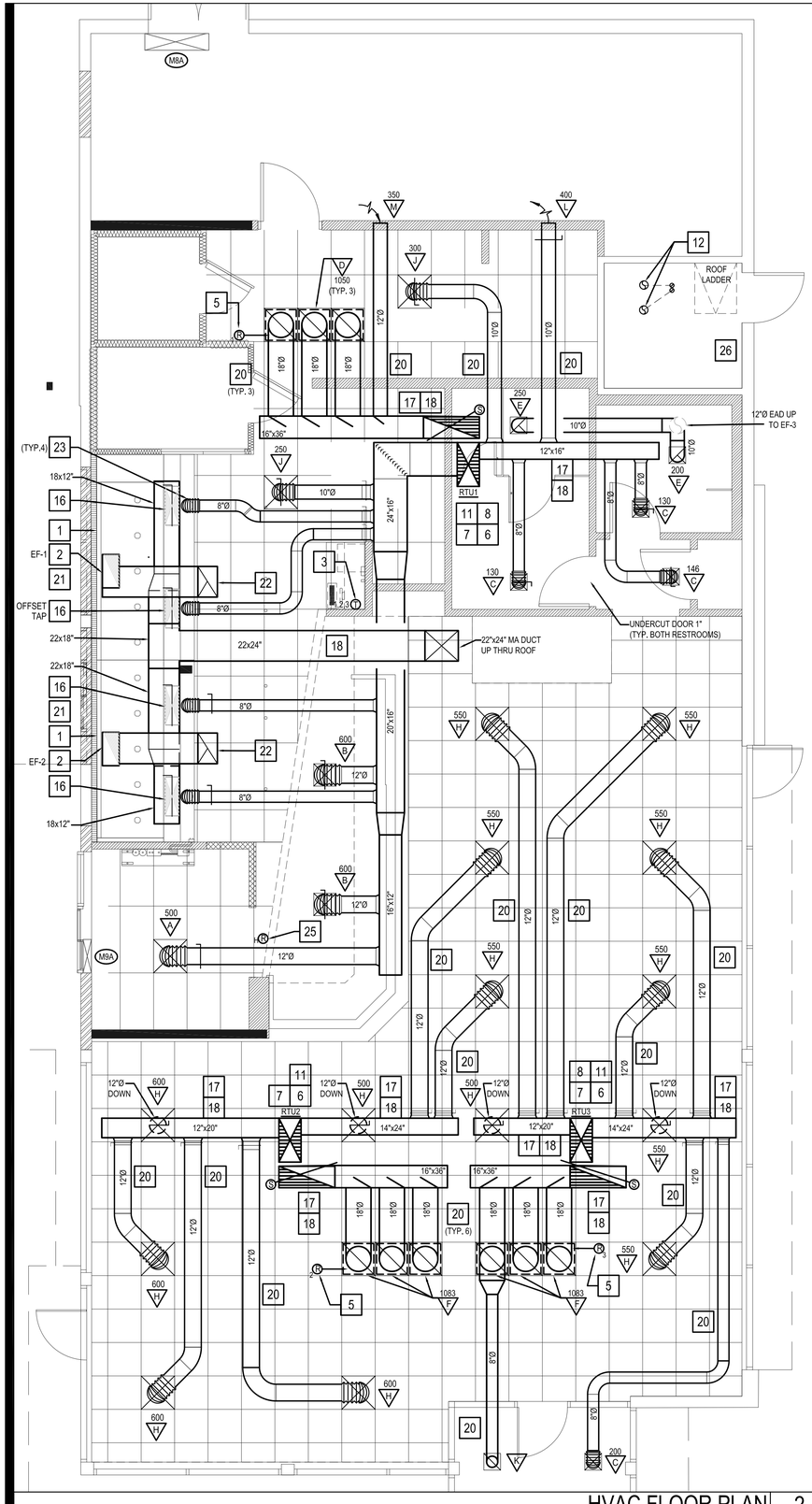
M-000

MECHANICAL NOTES
SPECIFICATIONS & SCHEDULES

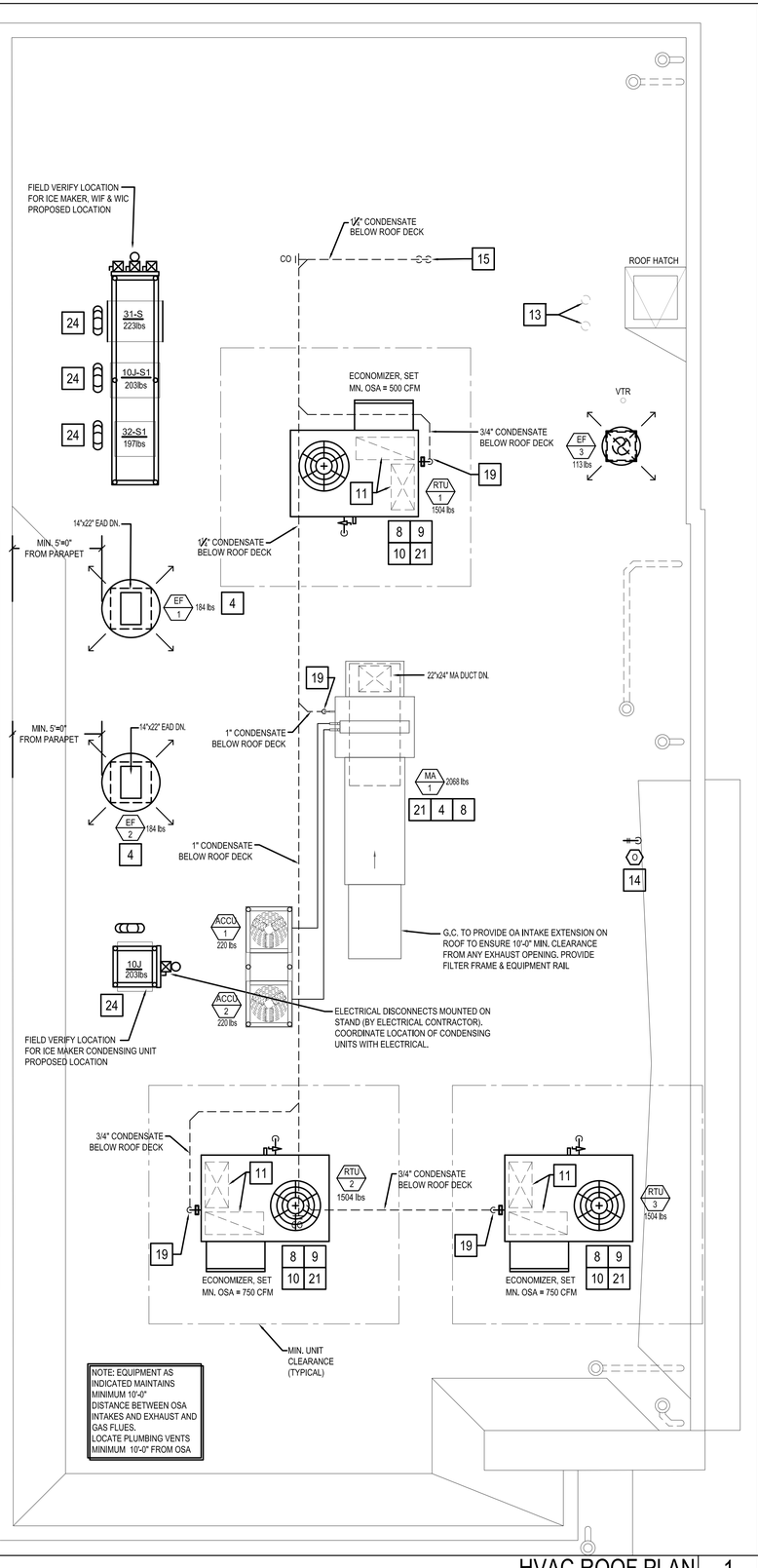
BID ISSUE

TRUE WARM & WELCOME



HVAC FLOOR PLAN 2

Scale:1/4"=1'-0" M-100



HVAC ROOF PLAN 1

Scale:1/4"=1'-0" M-100

MECHANICAL KEY NOTES:

1. INSTALL GREASE EXHAUST HOODS FURNISHED BY PANDA. HOOD SHALL BE ONE CAPTIVEAIRE 4824-ND HOOD EXHAUSTING 3,450 CFM. SUPPORT FROM STRUCTURE ABOVE WITH UNISTRUT AND ALL THREAD ROD. MOUNT HOOD PER LOCAL CODE REQUIREMENTS. REFER TO PLAN FOR HOOD CONNECTIONS. SEE CODE COMPLIANCE DRAWINGS ON SHEET M-500 AND CAPTIVEAIRE HOOD DRAWINGS FOR ADDITIONAL REQUIREMENTS. (TWO SECTIONS TOTAL).
2. PROVIDE AND INSTALL GREASE EXHAUST DUCT, ROUTE ON TOP OF MAKE UP AIR DUCT, FROM INLET OF ROOF MOUNTED GREASE EXHAUST FAN. TRANSITION TO 22"x14" BETWEEN ROOF JOIST, CONNECT TO EXHAUST HOOD COLLAR. FIELD VERIFY.WRAP WITH THERMAL CERAMIC FIREMASTER DUCT WRAP+ OR EQUAL. FABRICATE DUCT FROM 16 GAUGE STEEL WITH WELDED SEAM CONSTRUCTION SEAL TO THE ROOF CURB WITH FIRE CAULKING . SEE HOOD DETAIL DRAWINGS ON SHEET M-500 AND CAPTIVEAIRE DRAWINGS. TRANSITION DUCT TO CURB AND FAN INLET SIZE. TRANSITION TO 24X12" DUCT COLLAR SIZE.
3. MOUNT THERMOSTAT AT MANAGER STATION. REFER TO DETAIL #1 ON SHEET E-200. SEE DWG FOR EXACT LOCATION OF REMOTE SENSOR. SEE ROOFTOP UNIT SCHEDULE AND TEMPERATURE CONTROL DIAGRAM DETAIL 5 ON SHEET M-501 FOR ADDITIONAL INFORMATION.
4. INSTALL GREASE EXHAUST FAN WITH CURB (EF-1 AND EF-2) AND MAKE UP AIR (MA-1) FURNISHED BY PANDA. COORDINATE LOCATION OF UNIT WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
5. PROVIDE AND INSTALL A REMOTE SENSOR FOR ROOFTOP UNIT AT THIS LOCATION. MOUNT REMOTE SENSOR IN RETURN AIR DUCTWORK. SEE TEMPERATURE CONTROL DIAGRAM ON SHEET M-501 FOR ADDITIONAL INFORMATION.
6. PROVIDE AND INSTALL DUCT MOUNTED SMOKE DETECTOR AT MAIN SUPPLY AIR DUCT PER UMC. SEC. 609. OR AT RETURN AIR DUCT PER IMC, SECTION 606.2.1. DETECTORS SHALL BE INTERLOCKED TO SHUT DOWN ROOFTOP UNITS UPON DETECTION OF SMOKE. PROVIDE ALL CONTROL WIRING NECESSARY TO PERFORM THIS OPERATION.
7. PROVIDE FLEXIBLE CONNECTION BETWEEN UNIT, ROUTE DUCT THRU ROOF CURB AND TRUSS.
8. FOR GAS OR WATER CONNECTION, SEE PLUMBING DRAWINGS.
9. MOUNT NEW UNITS ON EXISTING ROOF CURBS. PROVIDE CURB ADAPTERS AS REQUIRED. COORDINATE EXACT LOCATIONS OF UNITS IN FIELD.
10. FURNISH AND INSTALL ALL TEMPERATURE CONTROL WIRING FROM THE UNIT TO THE THERMOSTAT OR OTHER CONTROL DEVICES.
11. FULL SIZE SA AND RA UP TO RTU. TRANSITION AS REQUIRED TO RTU INLET/OUTLET SIZE.
12. EXISTING PVC VENT AND COMBUSTION AIR PIPING FOR EXISTING TO REMAIN COMBUSTION WATER HEATER. REFER TO PLUMBING PLANS.
13. EXISTING WATER HEATER VENT AND COMBUSTION AIR INTAKE PIPES. REFER TO PLUMBING PLANS. OFFSET AS REQUIRED FOR CLEARANCE FROM AIR INTAKES.
14. ROOF HYDRANT. REFER TO PLUMBING DRAWINGS.
15. ROUTE CONDENSATE DRAIN IN CEILING SPACE OVER AND DOWN IN WALL. SLOPE 1/4" PER FOOT. STUB-OUT AND ELBOW DOWN OVER MOP SINK . TERMINATE WITH MINIMUM 2" AIR GAP.
16. MA DUCT (BELOW MAKE UP AIR) CONNECT TO 28"x10" RISER FROM SUPPLY PLENUM. 1,260 CFM
17. PROVIDE DUCT EXTERNAL INSULATION WRAP AT TRUNK, TYPICAL.
18. TRUNK DUCTS TO BE ROUTED IN BETWEEN THE JOISTS.
19. CONDENSATE DRAIN LINE DOWN THRU ROOF, REFER TO DETAIL 16/P-500.
20. RUNOUT DUCTS TO BE ROUTED THROUGH THE JOIST WEBBING.
21. PROVIDE AND INSTALL ALL EQUIPMENT WITH MANUFACTURER'S RECOMMENDED CLEARANCES FOR MAINTENANCE. MAINTAIN MINIMUM CLEARANCES TO ELECTRICAL AND SERVICE ACCESS PANELS AND DISCONNECTS.
22. GREASE DUCT CLEANOUT LOCATION. PROVIDE ACCESS TO CLEANOUT ABOVE CEILING. REFER TO MECHANICAL SPECIFICATIONS SHEET M-000
23. 8" CONNECTION TO HOOD RTU SUPPLY PLENUM COLLAR. BALANCE TO 236 CFM.
24. PROVIDE AND INSTALL ACR TUBING, SIZED AND ROUTED PER MANUFACTURER'S INSTRUCTIONS, FROM REMOTE REFRIGERANT CONDENSERS TO WALK-IN COOLER AND FREEZER FAN COILS, AND ICE MAKER. TEST, PURGE, EVACUATE AND CHARGE LINES AS REQUIRED BY MANUFACTURER. (START-UP FOR ICE MAKER IS BY OWNER'S REPRESENTATIVE). ROUTE REFRIGERANT LINES THROUGH "ATR HUB" PROVIDED AND INSTALLED BY GC (REFER TO ARCH. ISO 3 AND 4, SHEET A-108).
25. ROOM AIR SENSOR FROM CAPTIVEAIRE HOOD ON BACK OF MENU BOARD WALL, AS CLOSE TO CEILING AS POSSIBLE.
26. CONFIRM EXISTING ELECTRIC UNIT HEATER IN MECHANICAL CLOSET. IF UNIT HEATER DOES NOT EXIST THEN PROVIDE NEW QMARK CWH3150 FAN FORCED HEATER WITH INTEGRAL T-STAT. 120V/1Ø. 1.5 KW. 12.5 FLA. COORDINATE ELECTRICAL REQUIREMENTS WITH THE ELECTRICAL CONTRACTOR.

NOTE: MAXIMUM FLEXIBLE DUCT LENGTH ALLOWED SHALL BE PER LOCAL CODE AND AMENDMENTS. IMC HAS NO LIMITATIONS FOR FLEXIBLE DUCT LENGTHS.

ALL EXISTING DUCTWORK, AIR DEVICES, AND MECHANICAL EQUIPMENT TO BE REMOVED UNLESS NOTED OTHERWISE. MOUNT NEW ROOFTOP UNITS ON EXISTING ROOF CURBS. PROVIDE CURB ADAPTORS AS REQUIRED.

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H.V.A.C. FLOOR PLAN &
H.V.A.C. ROOF PLAN

BID ISSUE

TRUE WARM & WELCOME

HOOD INFORMATION – Job#3886824

HOOD NO.	TAG	MODEL	LENGTH	MAX. COOKING TEMP.	TOTAL EXH. CFM	EXHAUST PLENUM RISER(S) WIDTH	LENG.	HEIGHT	DIA.	CFM	VEL.	S.P.	MUA CFM	AC CFM	HOOD CONSTRUCTION	HOOD CONFIG. END TO END	ROW
1		4824 ND-2-ACPSP-F	10' 7.63"	600 Deg.	3150	12"	24"	4"		3150	1575	-0.518"	2520	472	430 SS Where Exposed	LEFT	ALONE
2		4824 ND-2-ACPSP-F	10' 7.63"	600 Deg.	3150	12"	24"	4"		3150	1575	-0.518"	2520	472	430 SS Where Exposed	RIGHT	ALONE

PATENT NUMBERS

AC-PSP (United States) - US Patent 7963830 B2
AC-PSP Wall (Canada) - CA Patent 2820509
AC-PSP Island (Canada) - CA Patent 2520330

HOOD INFORMATION

HOOD NO.	TAG	FILTER(S) TYPE	QTY.	HEIGHT	LENGTH	EFFICIENCY @ 7 MICRONS	LIGHT(S) QTY.	TYPE	WIRE GUARD	LOCATION	SIZE	UTILITY CABINET(S) FIRE SYSTEM TYPE	FIRE SYSTEM SIZE	ELECTRICAL MODEL #	SWITCHES QUANTITY	FIRE SYSTEM PIPING	HOOD HANGING WGHT
1		SS Baffle with Handles	7	20"	16"	30%	5	L55 Series E26	ND	Wall Mnt	12"x54"x24"	Ansul R102	3.0/3.0/3.0	SC-321110MA-SEP	1 Light 1 Fan	YES	554 LBS
2		SS Baffle with Handles	7	20"	16"	30%	5	L55 Series E26	ND	Right	20"x48"x24"					YES	644 LBS

HOOD OPTIONS

HOOD NO.	TAG	OPTION
1		LEFT END STANDOFF 3" Wide 48" Long

PERFORATED SUPPLY PLENUM(S)

HOOD NO.	TAG	POS.	LENGTH	WIDTH	HEIGHT	TYPE	RISER(S) WIDTH	LENG.	DIA.	CFM	S.P.
1		Front	130.63"	22"	6"	MUA	10"	28"		1260	0.586"
						MUA	10"	28"		1260	0.586"
						AC			8"	236	0.135"
						AC			8"	236	0.135"
2		Front	147.63"	22"	6"	MUA	10"	28"		1260	0.530"
						MUA	10"	28"		1260	0.530"
						AC			8"	236	0.135"
						AC			8"	236	0.135"

NOTE: UNLESS OTHERWISE STATED, PANDA RESTAURANT GROUP SHALL PROVIDE ALL EQUIPMENT ON THE FOLLOWING CAPTIVEAIRE SHEETS, INCLUDING HOODS, FIRE SYTEM, EXHAUST FANS, SUPPLY FAN, BATHROOM FAN AND ELECTRICAL INTERLOCK PACKAGE

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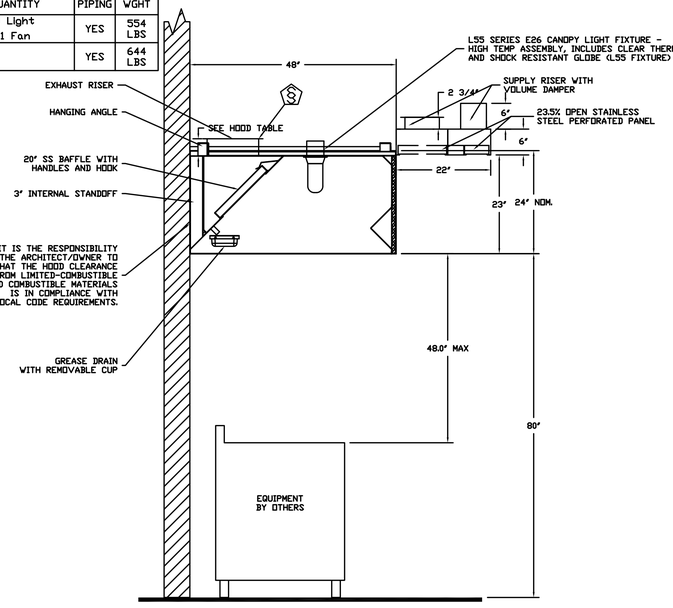
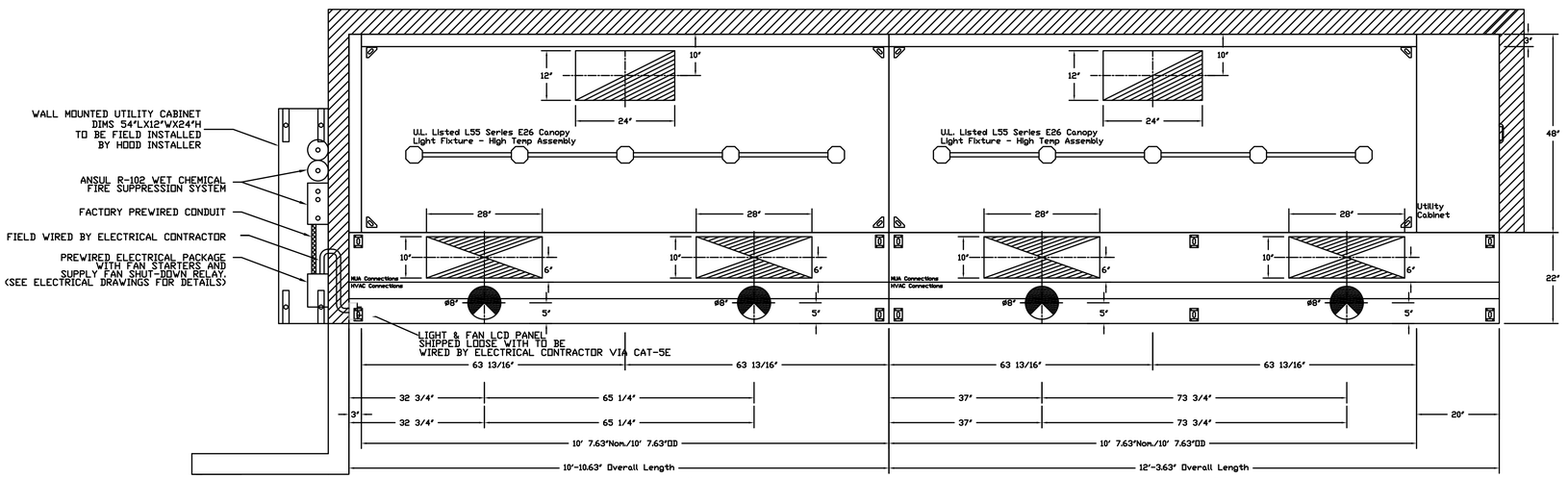


SECTION VIEW – MODEL 4824ND-2-ACPSP-F HOOD – #1, #2

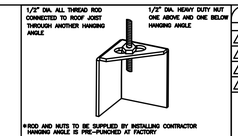


PLAN VIEW – Hood #1
10' 7.63" LONG 4824ND-2-ACPSP-F

ACPSP ships loose for field installation

PLAN VIEW – Hood #2
10' 7.63" LONG 4824ND-2-ACPSP-F

ACPSP ships loose for field installation

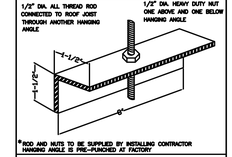


*ROD AND NUTS TO BE SUPPLIED BY INSTALLING CONTRACTOR HANGING ANGLE IS PRE-PUNCHED AT FACTORY

ND-2 HANGING ANGLE DETAIL

HOOD STYLE ND-2		DIM FROM REAR	DIM FROM FRONT (24"/30"H)	DIM FROM LEFT/RIGHT (24"/30"H)
CANOPY	EXHAUST ONLY	4.166"	2.246"	2.25"
	WITH MUA	4.166"	2.246"	2.25"
BACKELF	EXHAUST ONLY	4.166"	2.246"	2.25"
	WITH MUA	4.166"	2.246"	2.25"
CONDENSATE		2.246"	2.246"	2.25"

ND-2 HANGING ANGLE LOCATIONS



*ROD AND NUTS TO BE SUPPLIED BY INSTALLING CONTRACTOR HANGING ANGLE IS PRE-PUNCHED AT FACTORY

ND HANGING ANGLE DETAIL

HOOD STYLE ND		DIM FROM REAR	DIM FROM FRONT (24"/30"H)	DIM FROM LEFT/RIGHT (24"/30"H)
CANOPY	EXHAUST ONLY	5.00"	10.5" / 5"	5.00"
	WITH MUA	5.00"	10.5" / 5"	5.00"

ND HANGING ANGLE LOCATIONS

CAPTIVE-AIRE HOODS ARE BUILT IN COMPLIANCE WITH

NFPA #96
UL 710 & ULC710 STANDARDS
E.T.L. LISTED 3054804-001

BUILDING CODES

CAPTIVE-AIRE HOODS HAVE OPTIONAL CLEARANCE REDUCTION SYSTEMS AVAILABLE AS FOLLOWS:

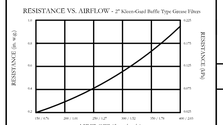
MATERIAL	CLEARANCE REDUCTION SYSTEM
NON-COMBUSTIBLE	NONE REQUIRED
LIMITED-COMBUSTIBLE	3" UNINSULATED STANDOFF
COMBUSTIBLE	3" INSULATED STANDOFF

CLEARANCE TO COMBUSTIBLES

GENERAL NOTES :

1. ELECTRICAL HOOK-UP TO CAS MOTOR CONTROLS (MOTOR STARTERS, FAN SWITCHES, FAN DISCONNECTS, RELAYS, ETC.) BY OTHERS.
2. FIRE CHASE BY OTHERS, IF REQUIRED.
3. ALL PHASES OF INSTALLATION SHALL COMPLY WITH NFPA 96.
4. WRITTEN MEASUREMENTS HAVE PRECEDENCE OVER SCALE.
5. PROVIDE CLEANOUTS IN EXHAUST AIR DUCTS AS INDICATED TO ALLOW CLEANING AT ALL BENDS AND HORIZONTAL RUNS.
6. EXHAUST DUCT TO BE 16 GA. GAV STEEL. ALL SEAMS AND JOINTS TO HAVE A LIQUID TIGHT CONTINUOUS EXTERNAL WELD.
7. FAN TO HAVE A MINIMUM OF 10 FT. OF CLEARANCE FROM THE OUTLET TO ADJACENT BUILDINGS, PROPERTY LINES, AIR INTAKES OR 3 FT. VERTICAL CLEARANCE PER NFPA96
8. HORIZONTAL EXHAUST DUCT TO SLOPE NOT LESS THAN 1/4" PER FOOT TOWARD HOOD FOR DUCT LESS THAN 75' LONG, 1" PER FOOT SLOPE FOR DUCT LONGER THAN 75'
9. HOOD TO OVERHANG COOKING EQUIPMENT 6" ON ALL OPEN SIDES.
10. EXHAUST DUCT TO BE PROTECTED FROM COMBUSTIBLES PER NFPA96 AND LOCAL CODE.
11. BUILDING PRESSURE SHALL NOT EXCEED 0.08" WATER COLUMN AT EXTERIOR DOORS.
12. KITCHEN SHALL BE BALANCED TO BE NEGATIVE WITH RESPECT TO THE DINING ROOM.

GENERAL NOTES



RESEARCH PRODUCTS CORPORATION

Kleen-Gard Baffle Type Filters are UL Classified Grease Extracting Filters.
MEA # 168-78-M Aluminum
MEA # 247-96-E Stainless Steel

FILTER DETAIL

REVISIONS

	DESCRIPTION	DATE:
1		
2		
3		
4		

CAPTIVE-AIRE

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Panda Express - Opelika AL (D7163)
OPELIKA, AL, 36801

DATE: 6/28/2019

DWG.#: 3886824

DRAWN BY: AHJ-86

SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 1

PANDA EXPRESS · CHINESE KITCHEN ·

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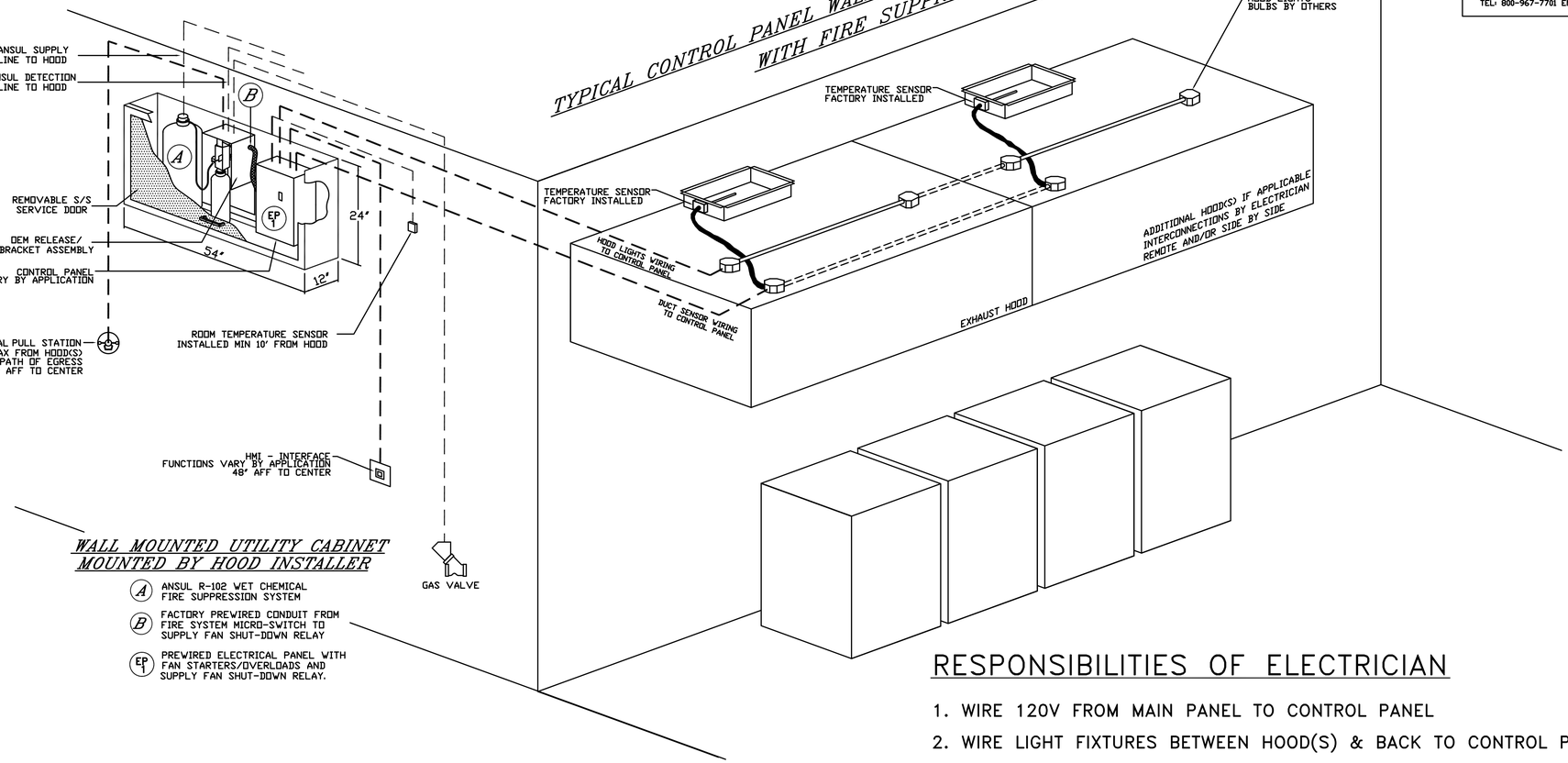
HOOD DETAIL PLAN

BID ISSUE

TRUE WARM & WELCOME

TYPICAL CONTROL PANEL WALL UTILITY CABINET MOUNT INSTALLATION WITH FIRE SUPPRESSION SYSTEM



WALL MOUNTED UTILITY CABINET MOUNTED BY HOOD INSTALLER

(A) ANSUL R-102 WET CHEMICAL FIRE SUPPRESSION SYSTEM

(B) FACTORY PREWIRED CONDUIT FROM FIRE SYSTEM MICRO-SWITCH TO SUPPLY FAN SHUT-DOWN RELAY

(EP) PREWIRED ELECTRICAL PANEL WITH FAN STARTERS/OVERLOADS AND SUPPLY FAN SHUT-DOWN RELAY.

TERMINAL BLOCK WIRING DETAILS CAN BE FOUND ON ELECTRICAL WIRING DIAGRAMS

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RESPONSIBILITIES OF ELECTRICIAN

1. WIRE 120V FROM MAIN PANEL TO CONTROL PANEL
2. WIRE LIGHT FIXTURES BETWEEN HOOD(S) & BACK TO CONTROL PANEL
3. WIRE TEMPERATURE SENSOR(S) FROM EXHAUST COLLARS TO CONTROL PANEL
4. MOUNT & WIRE ROOM SENSOR TO CONTROL PANEL
5. WIRE FAN POWER FROM MAIN PANEL THROUGH CONTROL PANEL TO FAN(S)
6. WIRE SHUNT COIL TO CONTROL PANEL
7. WIRE GAS VALVE (IF APPLICABLE) TO CONTROL PANEL (120V FROM CONTROL PANEL)

ADDITIONAL RESPONSIBILITIES IF APPLICABLE

1. IF MULTIPLE FIRE SYSTEMS ON SINGLE CONTROL PANEL, THE FOLLOWING MUST OCCUR
   A. ANSUL AUTOMAN MICROSWITCHES TO BE WIRED IN SERIES BACK TO CONTROL PANEL
   B. ANSUL CATRIDGE MICROSWITCHES TO BE WIRED IN SERIES BACK TO CONTROL PANEL

RESPONSIBILITIES OF ALARM CONTRACTOR

1. WIRE ANSUL ALARM MICROSWITCH TO BUILDING ALARM PANEL

REVISIONS

	DESCRIPTION	DATE:
1		
2		
3		
4		

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OPELIKA, AL, 36801

3600 FSDT

TWW REMODEL

M-401

HOOD DETAIL PLAN

BID ISSUE

TRUE WARM & WELCOME

EXHAUST FAN INFORMATION – Job#3886824

FAN UNIT NO.	TAG	FAN UNIT MODEL #	CFM	ESP.	RPM	H.P.	B.H.P.	ø	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS.)	SONES
1		EABDU18	3150	1.250	1178	2.000	1.2490	3	208	5.9	727 FPM	184	14.8
2		EABDU18	3150	1.250	1178	2.000	1.2490	3	208	5.9	727 FPM	184	14.8
3		EABDCR7	450	0.250	1128	0.250	0.0850	1	115	4.8		90	6.3

CONDENSER DETAILS

FAN UNIT NO.	TAG	FAN UNIT MODEL #	CONDENSER NO.	TONNAGE	VOLTAGE	PHASE	FREQUENCY	MCA	RLA	MAX. FUSE SIZE	MIN. WIRE SIZE	SEER
4		EA3-D.500-G18-MPU	1	5	208-230	3 PHASE	60 Hz	21.4 Amps	17.4 Amps	30 Amps	10 AWG	14
			2	5	208-230	3 PHASE	60 Hz	21.4 Amps	17.4 Amps	30 Amps	10 AWG	14

MUA FAN INFORMATION – Job#3886824

FAN UNIT NO.	TAG	FAN UNIT MODEL #	BLOWER	HOUSING	MIN CFM	DESIGN CFM	ESP.	RPM	H.P.	B.H.P.	ø	VOLT	FLA	COOLING COIL ENTERING DB TEMP.	COOLING COIL ENTERING WB TEMP.	COOLING COIL LEAVING DB TEMP.	COOLING COIL LEAVING WB TEMP.	COOLING COIL TOTAL CAPACITY	COOLING COIL SENSIBLE CAPACITY	COOLING COIL LATENT CAPACITY	WEIGHT (LBS.)	SONES	BURNER EFFICIENCY(%)
4		EA3-D.500-G18-MPU	G18-PB	A3-D.500	3500	5040	0.750	876	5.000	3.1090	3	208	15.0	95.0°F	78.0°F	82.2°F	72.0°F	120.0 MBH	68.1 MBH	51.9 MBH	2068	16.2	92

GAS FIRED MAKE-UP AIR UNIT(S)

FAN UNIT NO.	TAG	INPUT BTUs	OUTPUT BTUs	TEMP. RISE	REQUIRED INPUT GAS PRESSURE	GAS TYPE
4		373438	343563	65 deg F	7 in. w.c. - 14 in. w.c.	Natural

FAN OPTIONS

FAN UNIT NO.	TAG	OPTION (Qty. - Descr.)
1		1 - Grease Box
		1 - Upblast Fan Wheel Access Port
2		1 - Grease Box
		1 - Upblast Fan Wheel Access Port
3		1 - I 15-BDD Damper
4		1 - AC Interlock Relay - 24VAC Coil
		1 - Low Fire Start
		1 - Inlet Pressure Gauge, 0-35"
		1 - Manifold Pressure Gauge, -5 to 15" wc
		1 - Motorized Backdraft Damper for A3-D Housing
		1 - Curb Duct Hanger
		1 - Cooling Thermostat and Relay (Not req for evap)
		1 - 10 Ton 2 Circuit (5/5) Modular Packaged Cooling Option for Size 3 MUA (3,600 to 6,000 cfm), 208V/230V, 3 phase. Cooling Thermostat or Programmable Stat Required for Proper Operation.
		1 - Downturn Plenum for Size 3 DX Coil Module
		1 - Ship Condensers Loose. Two Condensers, Three Phase.
		1 - VAV Package w/ Manual Control (VFD Included)
		1 - Freezestat (10)

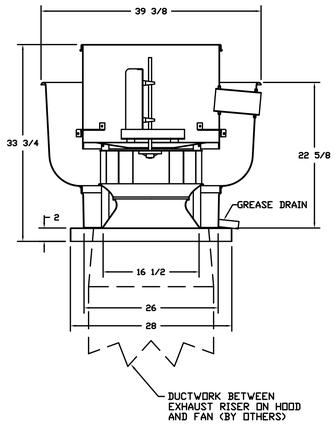
FAN ACCESSORIES

FAN UNIT NO.	TAG	EXHAUST			SUPPLY			
		GREASE CUP	GRAVITY DAMPER	WALL MOUNT	SIDE DISCHARGE	GRAVITY DAMPER	MOTORIZED DAMPER	WALL MOUNT
1		YES						
2		YES						
3			YES					
4							YES	

CURB ASSEMBLIES

NO.	ON FAN	WEIGHT	ITEM	SIZE
1	# 1	34 LBS	Curb	26.500"W x 26.500"L x 24.000"H Vented Hinged
2	# 2	34 LBS	Curb	26.500"W x 26.500"L x 24.000"H Vented Hinged
3	# 3	18 LBS	Curb	19.500"W x 19.500"L x 12.000"H
4	# 4	112 LBS	Curb	35.000"W x 84.000"L x 20.000"H Insulated
	# 4		Rail	6.000"W x 35.000"L x 20.000"H

FANS #1, #2 - EABDU18 EXHAUST FAN



FEATURES:

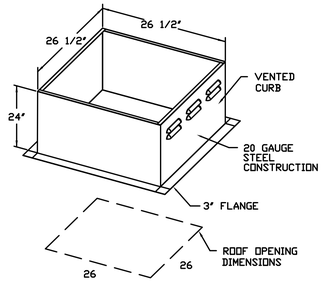
- ROOF MOUNTED FANS
- RESTAURANT MODEL
- UL705 AND UL762 AND ULC-S645
- AMCA SOUND AND AIR CERTIFIED
- WIRING FROM MOTOR TO DISCONNECT SWITCH
- WEATHERPROOF DISCONNECT
- HIGH HEAT OPERATION 300°F (149°C)
- GREASE CLASSIFICATION TESTING

NORMAL TEMPERATURE TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

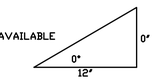
ABNORMAL FLARE-UP TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS

GREASE BOX.
UPBLAST FAN WHEEL ACCESS PORT.

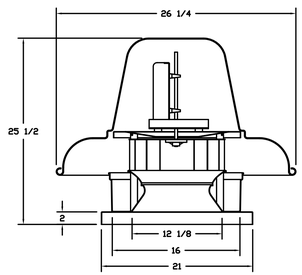


PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.



SPECIFY PITCH:
EXAMPLE: 7/12 PITCH = 30° SLOPE

FAN #3 EABDCR7 - EXHAUST FAN

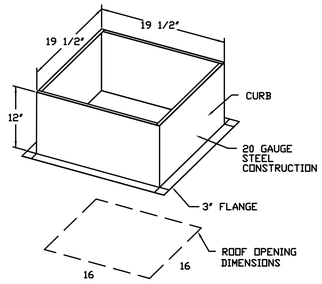


FEATURES:

- ROOF MOUNTED FANS
- UL705
- AMCA SOUND AND AIR CERTIFIED
- WIRING FROM MOTOR TO DISCONNECT SWITCH
- DISCONNECT SWITCH
- STANDARD BIRD SCREEN

OPTIONS

I 15-BDD DAMPER.



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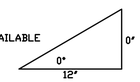
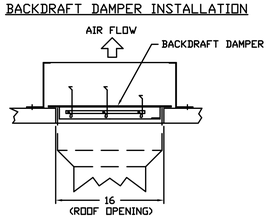


SPECIFY PITCH:
EXAMPLE: 7/12 PITCH = 30° SLOPE

BACKDRAFT DAMPER INSTALLATION



REVISIONS

	DESCRIPTION	DATE:
1		
2		
3		
4		

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Panda Express - Opelika AL (D7163)
OPELIKA, AL, 36801

DATE: 6/28/2019

DWG.#: 3886824

DRAWN BY: AHJ-86

SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 3

PANDA EXPRESS · CHINESE KITCHEN

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REVISIONS:

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4th	ISSUE FOR PERMIT	10.01.19
5th	ISSUE FOR BID	11.07.19

DRAWN BY: PM / KL / EA

PANDA PROJECT #: S8-20-D7163

ARCH PROJECT #: 19027

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11/7/19

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PANDA EXPRESS

2096 INTERSTATE DR.
OPELIKA, AL, 36801

3600 FSDT

TWW REMODEL

M-402

HOOD DETAIL PLAN

BID ISSUE

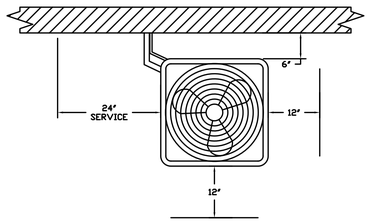
TRUE WARM & WELCOME

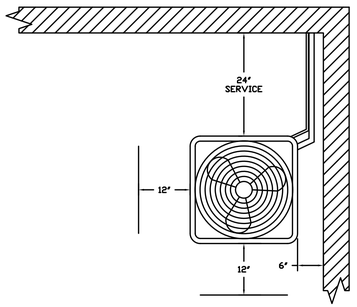
FAN #4 EA3-0500-G10-MPU - HEATER
1. DIRECT GAS FIRED HEATED MAKE UP AIR UNIT WITH 10' BLOWER AND 12' BURNER.
2. INTAKE HOOD WITH EZ FILTERS
3. DOWN DISCHARGE - AIR FLOW RIGHT -> LEFT
4. COOLING INTERLOCK RELAY. 24VAC COIL. 120V CONTACTS. LOCKS OUT BURNER CIRCUIT WHEN AC IS ENERGIZED.
5. LOW FIRE START. ALLOWS THE BURNER CIRCUIT TO ENERGIZE WHEN THE MODULATION CONTROL IS IN A LOW FIRE POSITION.
6. GAS PRESSURE GAUGE, 0-35", 2.5" DIAMETER, 1/4" THREAD SIZE
7. GAS PRESSURE GAUGE, -5 TO +15 INCHES W.C., 2.5" DIAMETER, 1/4" THREAD SIZE
8. MOTORIZED BACK DRAFT DAMPER 30" X 30" FOR SIZE 3 STANDARD & MODULAR HEATER UNITS W/EXTENDED SHAFT, STANDARD GALVANIZED CONSTRUCTION, 3/4" REAR FLANGE, LOW LEAKAGE, NFBUP-S ACTUATOR INCLUDED
9. CURB DUCT HANGER - 1-1/4" ANGLE IRON FRAME WELDED TO CURB TO SUPPORT STANDARD SIZE DUCTWORK. PRICED PER CURB. ONLY AVAILABLE WHEN CURB ASSEMBLY IS ORDERED.
10. DX COOLING INTAKE AIR THERMOSTAT AND RELAYS MOUNTED IN UNIT - SET POINT FOR THERMOSTAT SHOULD BE 85°F.
11. 10 TON, DUAL CIRCUIT (5/5) MODULAR PACKAGED COOLING OPTION FOR SIZE 3 MODULAR PACKAGED UNIT. INCLUDES CONDENSER, DX COIL, FILTER/DRYER KIT, THERMAL EXPANSION VALVE, R410A REFRIGERANT, AND REFRIGERANT PIPING. (3,600 TO 6,000 CFM) NOT BUILT WITH OPPOSITE SIDE CONTROLS OR OPPOSITE AIRFLOW DIRECTION. CONDENSERS REQUIRE SEPARATE 208V, 3 PHASE POWER SUPPLY UNLESS ORDERED WITH SINGLE POINT CONNECTION. COIL = 3EZ0602M
12. DOWNTURN PLENUM FOR SIZE 3 COOLING COIL MODULE - REQUIRED FOR DOWN DISCHARGE COOLING COIL APPLICATIONS
13. SHIP CONDENSERS LOOSE. THE REFRIGERATION LINES WILL NEED TO BE STUBBED OUT 12 INCHES. THE SUCTION LINES NEEDS TO BE INSULATED INSIDE THE COIL MODULE. ROTARY DISCONNECT SHOULD NOT BE INSTALLED ON THE POST, BLANK POST SHOULD BE USED IN PLACE.
14. VAV (VARIABLE-AIR-VOLUME) WIRING PACKAGE FOR COMMERCIAL FANS.
MANUAL SPEED CONTROL VARIABLE FREQUENCY DRIVE INCLUDED
15. FREEZESTAT WITH 10' SENSOR. FACTORY SET AT 35°F AND 10 MINUTES.

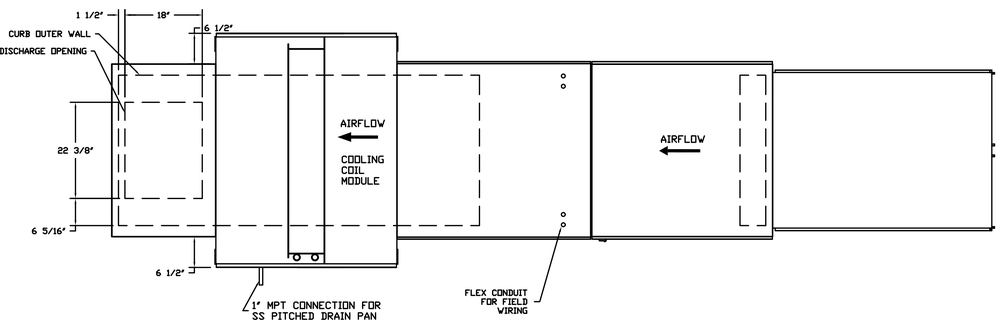
*NOTE: SUPPLY DUCT MUST BE INSTALLED TO MEET SMACNA STANDARDS. A MINIMUM STRAIGHT DUCT LENGTH MUST BE MAINTAINED DOWNSTREAM OF UNIT DISCHARGE AS OUTLINED IN AMCA PUBLICATION 201. DO NOT RELY ON UNIT TO SUPPORT DUCT IN ANY WAY. FAILURE TO PROPERLY SIZE DUCTWORK MAY CAUSE SYSTEM EFFECTS AND REDUCE PERFORMANCE OF THE EQUIPMENT.
SUGGESTED STRAIGHT DUCT SIZE IS 24" x 24"

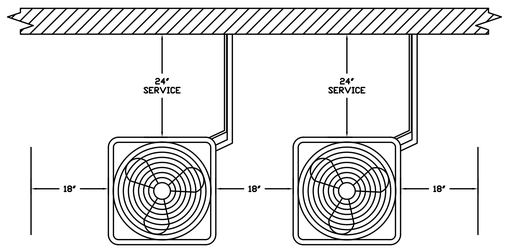
SUPPLY SIDE HEATER INFORMATION:

WINTER TEMPERATURE = 20°F. TEMP. RISE = 65°F.
BTUs CALCULATED OFF ACTUAL AIR DENSITY
OUTPUT BTUs AT ALTITUDE OF 0.0 ft. = 343563
INPUT BTUs AT ALTITUDE OF 0.0 ft. = 373438



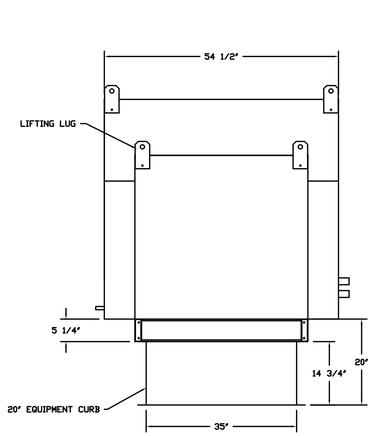


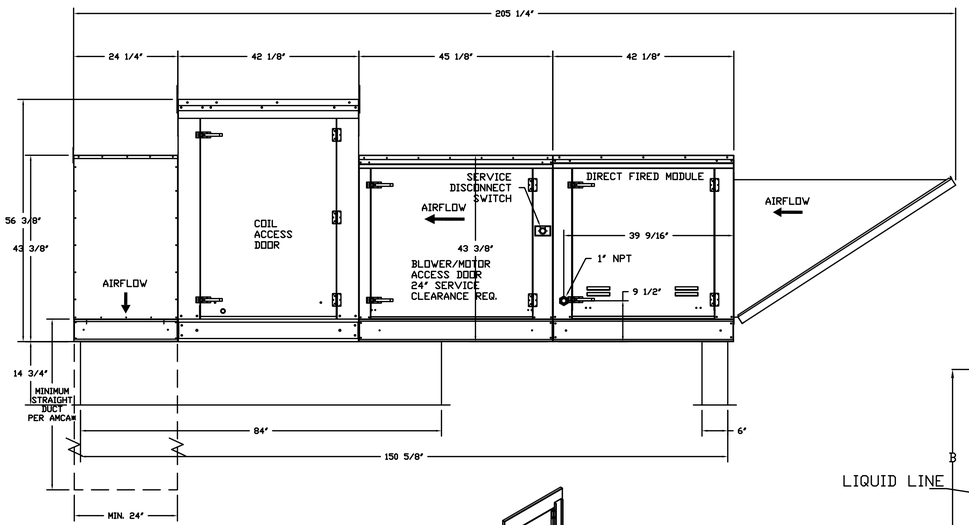


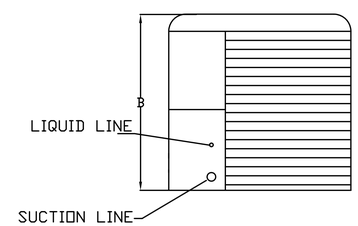


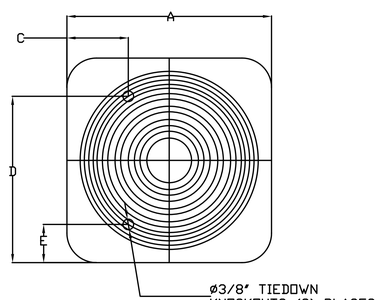
CONDENSER CLEARANCES

48" CLEARANCE REQUIRED ABOVE CONDENSERS
(NOTE: **CONDENSERS SHOWN HERE ARE NOT DRAWN AT SCALE)

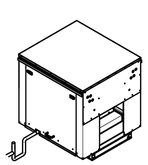








Typical Drain Trap Install

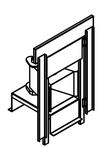


Recommended Cooling Coil Drain Trap Configuration

Refer to Plumbing Detail P-500 for AC Unit Condensate Drain

Notes:
1) 1" diameter PVC pipe only
2) Use only low profile couplings
3) Add clean out as shown

Important: Copper above roof deck where it is exposed. PVC below roof deck



Direct Fired (DF) Profile Plate Assembly

Direct Fired Profile Plate Specifications:
Description:
Direct fired burners shall have patented (US Patent No: US6629952B2), self-adjusting profile plates designed to ensure proper air velocity and pressure drop across the burner. Profile plates shall allow burners to achieve clean combustion by limiting by-product levels to a maximum of 50ppm of carbon monoxide (CO), and 150ppm of nitrogen dioxide (NOx). Direct fired units shall be configured with the blower mounted downstream of the burner. This arrangement will ensure a consistent airflow, regardless of inlet air temperature.

Application:
Spring-loaded burner profile plates are engineered to automatically react to the momentum of a fresh air stream, without the need for any motors or actuators to mechanically adjust them. With this feature, all DF units are designed for demand control ventilation (DCV) requirements.

Certification:
All profile plate assemblies shall be included in the DF unit's ETL listing and comply with combined safety standards ANSI Z83.4 and CSA 3.7 (non-recirculating DF heaters) and ANSI Z83.18 (recirculating DF heaters).

General Construction:
-Profile plates shall be formed from G90 galvanized steel.
-Profile plates shall vary in size per unit.
-Profile plates shall be mounted along the same plane as the discharge of the burner.
-Design shall incorporate properly torqued, permanently mounted spring hinges.
-Spring hinges shall be made from plated steel.

ALL DIMENSIONS ARE NOMINAL AND GIVEN IN INCHES.

		UNIT DIMENSIONS					CONNECTION SIZES		NOMINAL
MODEL	WEIGHT	A	B	C	D	E	SUCTION	LIQUID	TONNAGE
24ABB360	190 LBS	31-3/16	25-1/2	9-1/8	24-11/16	6-9/16	7/8	3/8	5

ELECTICAL INFORMATION

MODEL	V-PH	RLA	MCA	FUSE SIZE
24ABB360	208/230-3	16.0	21.4	30

REVISIONS

	DESCRIPTION	DATE:
1		
2		
3		
4		

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Panda Express - Opelika AL (D7163)
OPELIKA, AL, 36801

DATE: 6/28/2019

DWG.#: 3886824

DRAWN BY: AHJ-86

SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 4

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DRAWN BY: PM / KL / EA

PANDA PROJECT #: S8-20-D7163
ARCH PROJECT #: 19027

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214.750.2900

Job #47796
CoA #CA-5874-E

ALABAMA REGISTERED No. 14970 PROFESSIONAL ENGINEER JAMES F. TURNER
11/7/19

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972 490 7292 V

PANDA EXPRESS

2096 INTERSTATE DR.
OPELIKA, AL, 36801

3600 FSDT

TWW REMODEL

M-403

HOOD DETAIL PLAN

BID ISSUE

TRUE WARM & WELCOME

ELECTRICAL PACKAGE – Job#3886824

NO.	TAG	PACKAGE #	LOCATION	SWITCHES		OPTION	FANS CONTROLLED				
				LOCATION	QUANTITY		TYPE	Q	H.P.	VOLT	FLA
1		SC-321110MA-SEP	Wall Utility Cabinet Left	08 - Ship Loose w/ Prewire	1 Light 1 Fan	Smart Controls Thermostatic Control w/ Relay On/Off with Supply	Exhaust	3	2.000	208	5.9
							Exhaust	3	2.000	208	5.9
							Supply	3	5.000	208	15.0

JOB NO 3886824

MODEL NUMBER SC-321110MA-SEP

JOB NAME Panda Express - Opelika AL (D...

DRAWN BY

DATE 6/28/2019

SCHEMATIC TYPE INSTALL

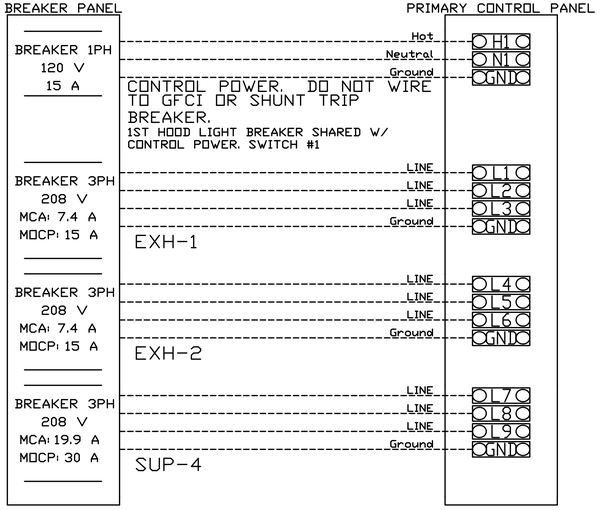
DWG NO ECP #1-1

DESCRIPTION OF OPERATION:
3 Phase w/ control for 2 Exhaust Fans, 1 Supply Fan, Exhaust on in Fire, Lights out in Fire, Fan(s) On/Off Thermostatically Controlled. Separate Breaker Input for each Fan. Room temperature sensor shipped loose for field installation. INVERTER DUTY 3 PHASE MOTOR REQUIRED FOR USE WITH VFD.

BREAKER PANEL TO PRIMARY CONTROL PANEL

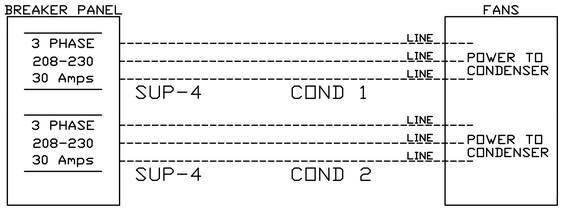
Responsibility: Electrician

BREAKER SIZE SHOWN IS THE MAXIMUM ALLOWED



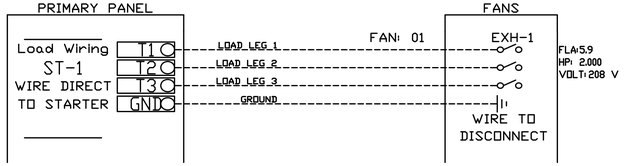
BREAKER PANEL TO FANS

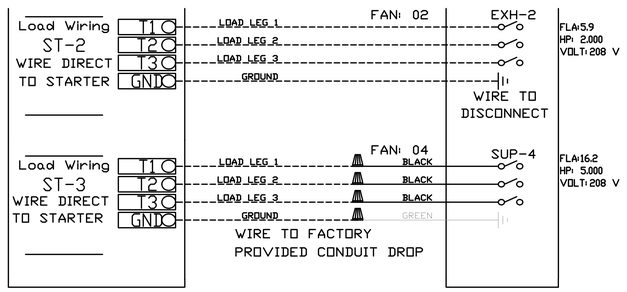
Responsibility: Electrician



CONTROL PANEL TO FANS

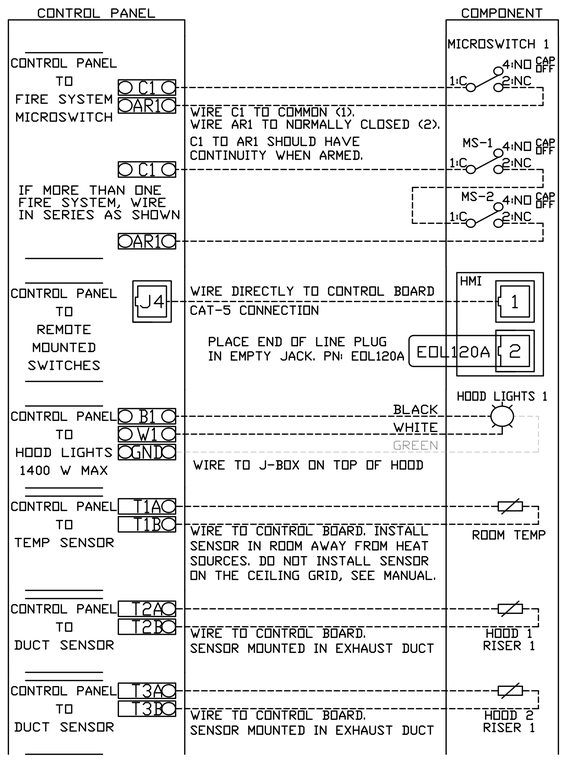
Responsibility: Electrician



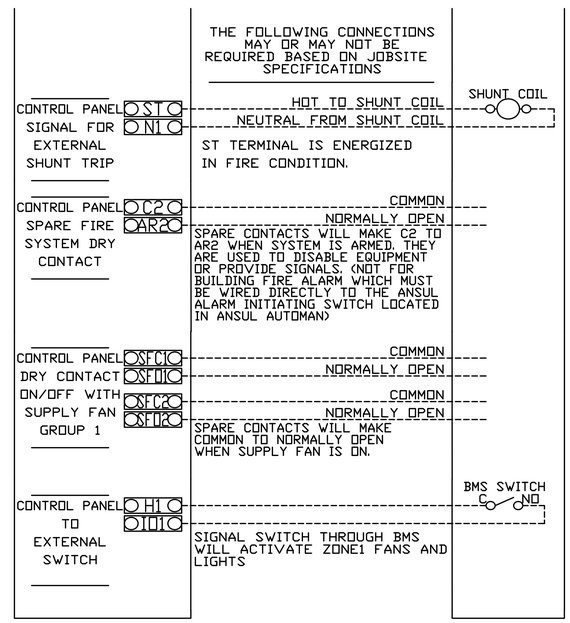


CONTROL PANEL TO ACCESSORY ITEMS

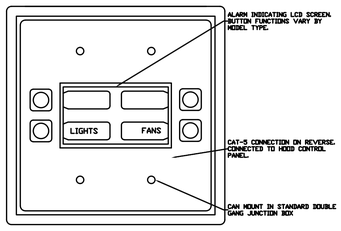
Responsibility: Electrician



THE FOLLOWING CONNECTIONS MAY OR MAY NOT BE REQUIRED BASED ON JOBSITE SPECIFICATIONS



LCD Screen



NOTE: UNLESS OTHERWISE STATED, PANDA RESTAURANT GROUP SHALL PROVIDE ALL EQUIPMENT ON THE FOLLOWING CAPTIVEAIRE SHEETS, INCLUDING: HOODS, FIRE SYTEM, EXHAUST FANS, SUPPLY FAN, BATHROOM FAN AND ELECTRICAL INTERLOCK PACKAGE

ANSUL GAS VALVE:

THE ANSUL GAS VALVE IS PROVIDED BY CAPTIVEAIRE SYSTEMS. CONTACT OUR OFFICE WITH THE VALVE SIZE 3 DAYS IN ADVANCE OF WHEN IT IS NEEDED ON SITE.

FOR QUESTIONS CALL THE
CAPTIVEAIRE
SOUTHERN CALIFORNIA OFFICE
STONE MILL DESIGN CENTER
2915 RED HILL AVE, SUITE C106
COSTA MESA, CA 92626
TEL: 800-967-7701 EMAIL: REG86@CAPTIVEAIRE.COM

REVISIONS

	DESCRIPTION	DATE
△		
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△		
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CAPTIVEAIRE
Southern California Office
3002 Dow Ave., Suite 410, Tustin, CA. 92780 PHONE: (714) 957-1500 FAX: (919) 2272-5975 EMAIL: reg86@captiveaire.com
www.captiveaire.com

Panda Express - Opelika AL (D7163)
OPELIKA, AL, 36801

DATE: 6/28/2019

DWG.#: 3886824

DRAWN BY: AHJ-86

SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 5

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DRAWN BY: PM / KL / EA

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ARCH PROJECT #: 19027

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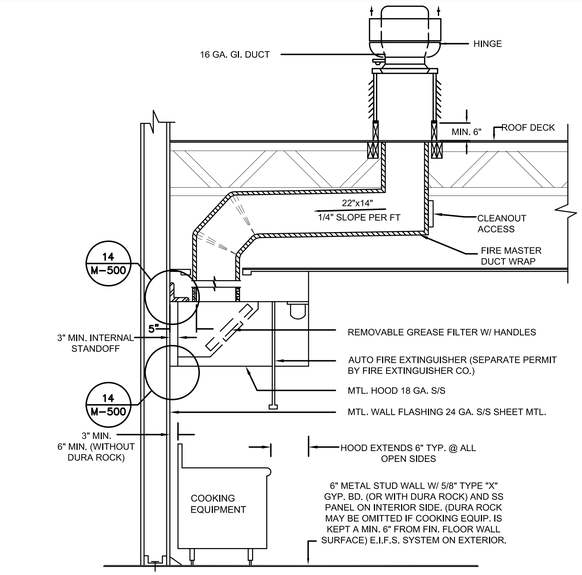
TWW REMODEL

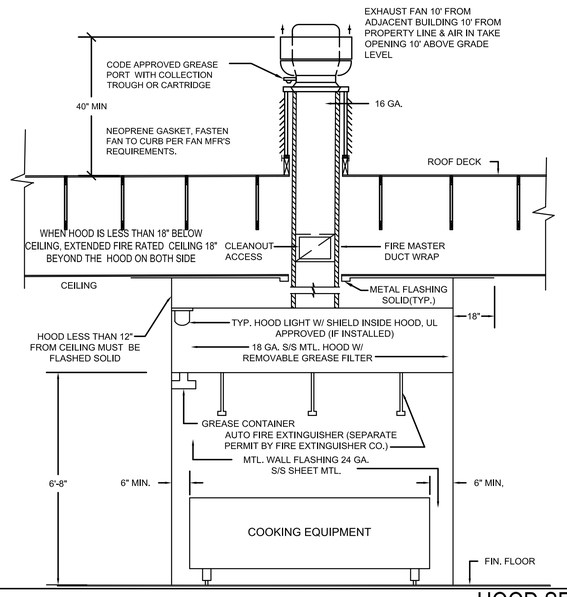
M-404

HOOD DETAIL PLAN

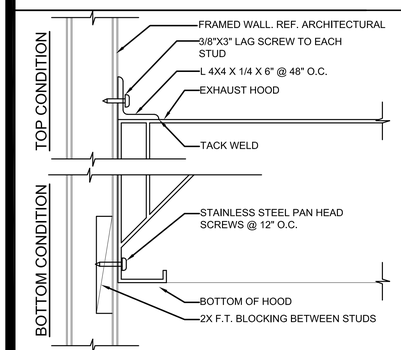
BID ISSUE

TRUE WARM & WELCOME

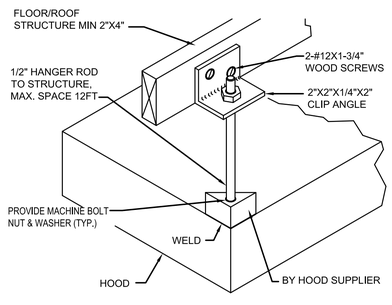




HOOD SECTIONS	18
Scale: NO SCALE	M-500



HOOD CLIP AT WALL	14
Scale: NO SCALE	M-500



HOOD SUPPORT AT TRUSS	13
Scale: NO SCALE	M-500

PERFORMANCE TEST FOR LISTED MECHANICAL HOOD IS REQUIRED PER UMC 509.11

GREASE HOOD SYSTEM CALCULATION

1. TYPE : CANOPY TYPE I, STAINLESS STEEL 18 GAUGE,
2. COOKING EQUIPMENT: (2) CHINESE RANGE, (2) DEEP FRYER, RICE COOKER
3. SIZE: 23'-6" x 4'-0" + 2'-0" MAKEUP AIR PLENUM
4. MIN. REQ'D CAPACITY CFM: (2) U.L. LISTED HOOD @ 3,450 CFM EACH
5. PROPOSED (2) EXHAUST FAN & (1) MAKE-UP AIR UNIT. EF1 & EF2 (3,450 CFM EACH); MAU1 (5,520 CFM, 80% OF EXHAUST)
6. EXHAUST DUCT SIZE: 22"X14"
7. EXHAUST VELOCITY @ EXHAUST DUCT 3450/(22"x14"/144)=
   1612 FPM 1500FPM < 1612 FPM < 2500FPM
8. EXHAUST FAN (EF1 & EF2) AND MAKE-UP AIR UNIT (MAU1) SHALL BE ELECTRICALLY INTERLOCKED
9. FOR CODE COMPLIANCE SEE DETAIL
10. FOR FILTER INFORMATION SEE CAPTIVEAIRE DWG #M-400.
11. INTERLOCK RTU FANS TO OPERATE WITH KEF'S FOR MAKEUP AIR.

INFORMATIONAL GUIDE FOR COMMERCIAL COOKING HOODS

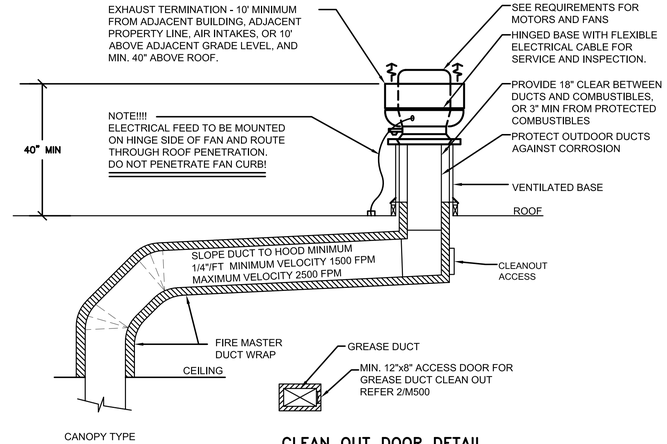
1. STAINLESS STEEL TO BE NO. 18 U.S. GAGE.
2. WHEN GUTTERS ARE PROVIDED THEY SHALL DRAIN TO A COLLECTING PAN WHICH IS READILY ACCESSIBLE FOR CLEANING
3. SEE TABLE 507.11 FOR MINIMUM DISTANCE BETWEEN LOWER EDGE OF GREASE FILTER AND THE COOKING OR HEATING SURFACE.
4. GREASE FILTERS SHALL BE OF STEEL CONSTRUCTION AND READILY ACCESSIBLE FOR CLEANING.
5. ALL JOINTS AND SEAMS SHALL BE GREASE TIGHT.
6. HOODS SHALL BE SECURELY FASTENED IN PLACE BY INCOMBUSTIBLE SUPPORTS.

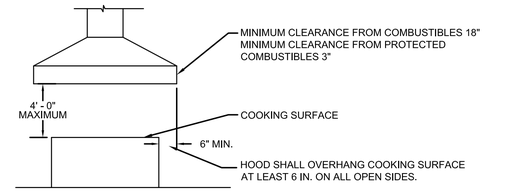
NOTES

1. PROVIDE ADEQUATE CLEANOUT OPENINGS FOR THOROUGH CLEANING OF DUCT SYSTEM.
2. PROVIDE ADEQUATE MAKE-UP AIR FOR PROPER OPERATION.
3. PROVIDE A SEPARATE DUCT SYSTEM FOR EACH HOOD.
4. THICKNESS OF DUCTS SHALL BE:

DUCT AREA	U.S. GAGE STEEL
UP TO 4 SQ. FT.	16 GA
OVER 4 SQ. FT.	14 GA

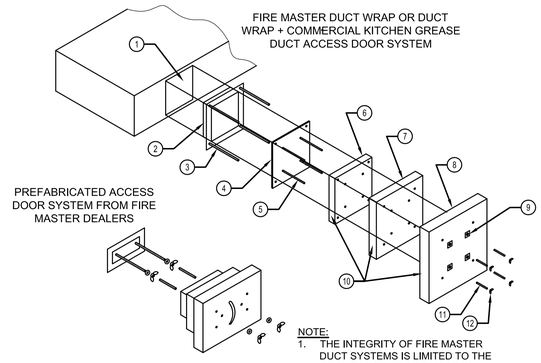
5. WELD OR BRAZE ALL DUCT JOINTS AND SEAMS ON THE EXTERNAL SURFACE.
6. SUPPORT THE DUCTS AS REQUIRED. DO NOT PENETRATE DUCT WALLS WITH SCREWS, NAILS, ETC.
7. SECTIONS OF DUCT SHALL NOT CONTAIN GREASE POCKETS.





(FOR REFERENCE ONLY)

HOOD VENTILATION AND SECTION	5
Scale: NO SCALE	M-500

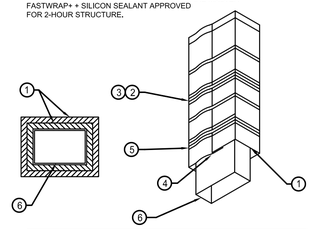


NOTE:
1. THE INTEGRITY OF FIRE MASTER DUCT SYSTEMS IS LIMITED TO THE QUALITY OF THE INSTALLATION.
2. REFER TO ICC EVALUATION REPORT 9424E.

FIRE MASTER DUCT WRAP or DUCT WRAP+	
1	DOOR HOLE
2	ACCESS FRAME WELDED TO DUCT
3	1/4" DIA. ALL THREAD RODS
4	ACCESS COVER - 16 GAUGE
5	INSULATION PINS - WELDED
6	ONE LAYER FIRE MASTER DUCT WRAP or DUCT WRAP +
7	ONE LAYER FIRE MASTER DUCT WRAP or DUCTWRAP + 1" OVERLAP
8	ONE LAYER FIRE MASTER DUCT WRAP or DUCTWRAP + 1" OVERLAP
9	SPEED CLIPS
10	ALUMINUM TAPE AT EDGES
11	SPOOL PIECES FOR THREADED RODS
12	1/4" DIA. WING NUTS

GREASE DUCT ACCESS DOOR	2
	M-500

NOTE:
GREASE EXHAUST DUCT INSULATION TYPE FIRE MASTER FASTWRAP+ + SILICON SEALANT APPROVED FOR 2-HOUR STRUCTURE.



	LEGEND
1	TWO LAYERS FIRE MASTER FASTWRAP+
2	FILAMENT TAPE
3	BANDING
4	3-INCH PERIMETER OVERLAP
5	3-INCH LONGITUDINAL OVERLAP
6	GREASE DUCT

FOR SI: 1 INCH=25.4 MM UL # GL-18

FIGURE 2-HOUR FIRE-RESISTIVE PROTECTION SYSTEM FOR GREASE DUCTS

2 HOUR GREASE DUCT WRAP	1
Scale: NO SCALE	M-500

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TWW REMODEL

M-500

KITCHEN HOOD DETAILS

BID ISSUE

TRUE WARM & WELCOME

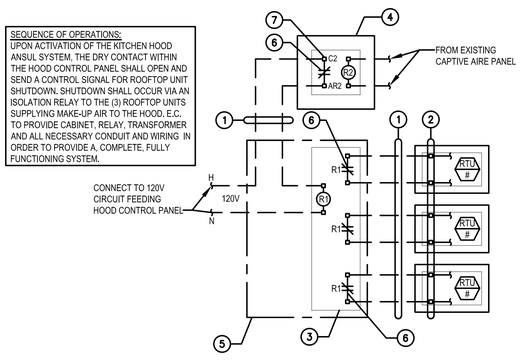
-	20	-	16
Scale: NO SCALE	M-501	Scale: NO SCALE	M-501

-	19	-	15
Scale: NO SCALE	M-501	Scale: NO SCALE	M-501

-	18	-	14
Scale: NO SCALE	M-501	Scale: NO SCALE	M-501

-	17	-	13
Scale: NO SCALE	M-501	Scale: NO SCALE	M-501

SEQUENCE OF OPERATIONS:
UPON ACTIVATION OF THE KITCHEN HOOD ANSUL SYSTEM, THE DRY CONTACT WITHIN THE HOOD CONTROL PANEL SHALL OPEN AND SEND A CONTROL SIGNAL FOR ROOFTOP UNIT SHUTDOWN. SHUTDOWN SHALL OCCUR VIA AN ISOLATION RELAY TO THE (3) ROOFTOP UNITS SUPPLYING MAKE-UP AIR TO THE HOOD. E.C. TO PROVIDE CABINET, RELAY, TRANSFORMER AND ALL NECESSARY CONDUIT AND WIRING IN ORDER TO PROVIDE A COMPLETE, FULLY FUNCTIONING SYSTEM.

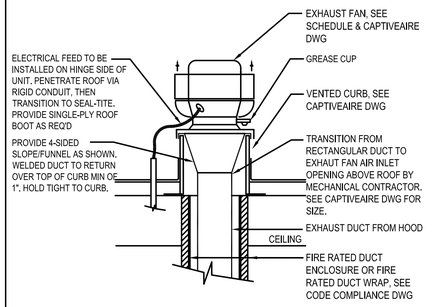


RTU CONTROL WIRING DIAGRAM 5

LEGEND

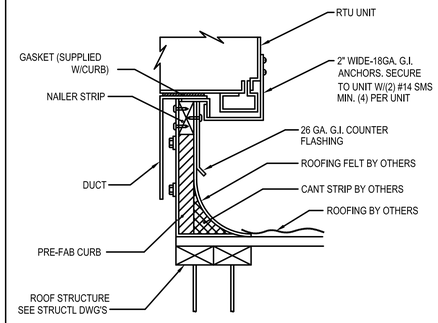
1. (2) #12 CONTROL WIRES IN 1/2" CONDUIT BY E.C.
2. M.C. TO CONNECT INTO REMOTE UNIT SHUTDOWN TERMINAL ON CARRIER ROOFTOP UNIT CONTROL BOARD AND REMOVE JUMPER. REFER TO MANUFACTURER FOR ADDITIONAL INFORMATION.
3. DPDT 120V RATED RELAY BY E.C. ENERGIZE FOR FAILSAFE OPERATION.
4. HOOD CONTROL PANEL AT KITCHEN.
5. 12X12X6 NEMA 1 CABINET MOUNTED ON WALL ADJACENT TO KITCHEN HOOD BY E.C.
6. N.O. DRY CONTACT (SHOWN ENERGIZED) THAT OPENS IN FIRE CONDITIONS.
7. 120V RATED DRY CONTACT WITHIN CAPTIVE AIRE PANEL.

-	7	-	4
Scale: NO SCALE	M-501	Scale: NO SCALE	M-501



GREASE EXHAUST FAN DETAIL 3

Scale: NO SCALE	M-501	Scale: NO SCALE	M-501



RTU UNIT CURB DETAIL 2

Scale: NO SCALE	M-501	Scale: NO SCALE	M-501

-	1	-	1
Scale: NO SCALE	M-501	Scale: NO SCALE	M-501

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TWW REMODEL

M-501

MECHANICAL DETAILS

BID ISSUE

TRUE WARM & WELCOME

ELECTRICAL SPECIFICATIONS

PART 1 - GENERAL

1.01 COORDINATION OF TRADES: SCHEDULE AND COORDINATE WORK WITH THAT OF OTHER DIVISIONS AND SECTIONS.
1.02 GUARANTEE IN WRITING THE ELECTRICAL INSTALLATION, AND ALL WORK UNDER THIS SECTION, FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER AGAINST ALL EVIDENCE OF IMPERFECT WORKMANSHIP OR FAILURE OR MALFUNCTION OF MATERIALS.

PART 2 - PRODUCTS

2.01 MATERIALS AND EQUIPMENT
- A. MATERIAL FURNISHED UNDER THIS CONTRACT, UNLESS OTHERWISE NOTED, SHALL BE NEW, FREE FROM DEFECTS AND SHALL CONFORM WITH THE STANDARDS OF UL.
- B. VOLTAGE, AMPERE, AND OTHER RATINGS OF EQUIPMENT SHALL BE SUITABLE FOR USE INTENDED. DISCONNECT SWITCHES SHALL BE PROPERLY HORSEPOWER RATED AND SUITABLE FOR VOLTAGE AND AMPERE RATING OF LOAD.
- C. THE DRAWINGS GENERALLY INDICATE THE RACEWAY SIZE, THE NUMBER, SIZE, AND INSULATION TYPE OF CONDUCTORS TO BE PROVIDED AND INSTALLED. WHERE THESE ITEMS DO NOT MEET MINIMUM APPLICABLE CODES, FOR EQUIPMENT BEING SERVED, COMPLY AS REQUIRED AT NO ADDITIONAL COST.

2.02 RACEWAYS
- A. GALVANIZED RIGID CONDUIT (GRC); INCLUDING ELBOWS AND COUPLINGS.
- B. INTERMEDIATE METAL CONDUIT (IMC); INCLUDING ELBOWS AND COUPLINGS.
- C. ELECTRIC METALLIC TUBING (EMT) WITH FITTINGS OF PRESSED STEEL OR MALLEABLE IRON, COMPRESSION TYPE (IN WET AREAS ONLY) WITH INSULATED THROATS.
- D. RIGID NON-METALLIC CONDUIT: (PVC) U.L. LABELED SCHEDULE 40 P.V.C.

2.03 DEVICE AND JUNCTION BOXES: INCLUDE PLASTER RINGS, COVERS, AND KO SEALS AS REQUIRED.
2.04 WIRE AND CABLE: UNLESS OTHERWISE NOTED, WIRE AND CABLE SHALL BE SOFT DRAWN, ANNEALED COPPER. WIRE SIZES NO. 8 AND LARGER AND CONDUCTORS SERVING MOTORS AND SUBJECT TO VIBRATIONS SHALL BE STRANDED CABLE. INSULATION TO BE THWN/THHN, JACKETED 90C INSULATED WIRE. PROVIDE WIRE COLOR IDENTIFICATION: NEUTRAL WIRE - WHITE, LIVE WIRE - BLACK, RED, BLUE ON 120/208 VOLT SYSTEM; NEUTRAL WIRE - GREY, LIVE WIRE - BROWN, ORANGE YELLOW ON 277/480 VOLT SYSTEM; GROUND - GREEN.
2.05 ADDED PANELS TO BE PANELBOARDS - LOAD CENTERS ARE NOT ACCEPTABLE UNLESS SPECIFICALLY APPROVED.
2.06 SERVICE ENTRANCE AND DISTRIBUTION GEAR BY G.E., SQUARE "D" OR CUTLER HAMMER/SIEMENS ONLY. INTERIOR PANELBOARDS SHALL BE RECESSED WITH FLANGED/REMOVABLE SCREW-ON COVER. SURFACE MOUNTED PANELBOARDS OR HINGED/FLUSH COVERS ARE NOT ALLOWED.
2.07 SWITCHBOARDS: COPPER BUSSING WITH FULL CAPACITY NEUTRAL.
2.11 120/208 VOLT AND 277/480 VOLT PANELBOARDS: 3 PHASE, 4 WIRE, COPPER BUS, COMPOSED OF AN ASSEMBLY OF BOLT-IN-PLACE MOLDED CASE CIRCUIT BREAKERS WITH THERMAL AND MAGNETIC TRIP AND TRIP FREE POSITION SEPARATE FROM EITHER ON OR OFF POSITIONS.
2.13 SAFETY SWITCHES: FUSED, HEAVY DUTY, HORSEPOWER RATED.
2.14 STARTERS, CONTACTORS AND CONTROL DEVICES: PROVIDE AS SHOWN AND AS REQUIRED BY CODE. FURNISH COMPLETE WITH PILOT LIGHTS, AUXILIARY CONTACTS, PUSH BUTTONS, HAND-OFF-ON SWITCHES, CONTROL DEVICES, AND OVERLOAD RELAYS. THERMAL OVERLOADS TO BE SIZED PER MANUFACTURERS RECOMMENDATIONS. AMBIENT COMPENSATE ALL HEATERS EXPOSED TO HIGH TEMPERATURE OR INSTALLATION OUTSIDE.
2.16 NAMEPLATES: PROVIDE BLACK LAMICOID NAMEPLATES WITH 3/16" HIGH WHITE ENGRAVED LETTERS ON PANELS, SWITCHBOARDS, MAINS AND SUBMAINS, DISTRIBUTION EQUIPMENT, REMOTE SAFETY SWITCHES, CIRCUIT BREAKERS, TIME SWITCHES, CONTACTORS, AND STARTERS.
2.17 WIRING DEVICES
- A. HUBBELL OR COMPARABLE LEVITON OR BRYANT: WHITE AND GREY IN COLOR - AS NOTED ON DRAWINGS. 15 AMP DEVICES ALLOWED ONLY WHEN SPECIFICALLY DENOTED ON ELECTRICAL CONSTRUCTION DRAWINGS.
- B. TOGGLE SWITCHES: SINGLE POLE - HUBBELL 1221- 20A, 120/277V, THREE WAY - HUBBELL 1223- 20A, 120/277V, FOUR WAY - HUBBELL 1224- 20A, 120/277V.
- C. RECEPTACLES: DUPLEX GROUNDING TYPE, SPECIFICATION GRADE, 125 VOLT, 20 AMPERES, SINGLE PHASE, HUBBELL NO. 5262 OR COMPARABLE.
- D. GROUND FAULT INTERRUPTER TYPE RECEPTACLE: DUPLEX GROUNDING TYPE, SPECIFICATION GRADE, 125 VOLT, 20 AMPERES, SINGLE PHASE, 5 mA GROUND TRIP, FEED THROUGH CONSTRUCTION.

2.18 DEVICE PLATES: LEXAN (STA-KLEEN), SMOOTH FINISH IN STAINLESS STEEL - AS NOTED ON PLANS. MULTI-GANG OUTLET PLATES SHALL BE USED FOR MULTI-GANG BOXES.
2.19 NOT USED.
2.20 LIGHTING FIXTURES
- A. ALL INTERIOR / BUILDING MOUNTED LIGHTING PROVIDED BY PX AND INSTALLED BY GC.
- B. ALL EXTERIOR SITE LIGHTING IS PROVIDED AND INSTALLED BY GC.

PART 3 - EXECUTION

3.01 GENERAL INSTALLATION
- A. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE MADE IN A NEAT, APPROVED, FINISHED, AND SAFE MANNER.
- B. INSPECT AND MAKE TIGHT ALL CONNECTIONS FOR ALL EQUIPMENT, INCLUDING FACTORY CONNECTIONS. TORQUE ALL CONNECTIONS PER MANUFACTURER'S RECOMMENDATIONS.
- C. LIGHTING FIXTURES INSTALLED AND USED FOR LIGHTING DURING CONSTRUCTION SHALL BE RELAMPED WITH NEW LAMPS JUST PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
- D. INSTALL SEISMIC RESTRAINT DEVICES FOR ALL CEILING MOUNTED EQUIPMENT, I.E. FLUORESCENT LAY-IN FIXTURES. PROVIDE GRID CLIPS AND #12 SLACK WIRES FROM FIXTURE CORNERS TO STRUCTURE.

3.02 RACEWAYS
- A. INSTALL COMPLETE RACEWAY SYSTEMS FOR ALL ELECTRICAL CONDUCTORS INCLUDING TELEPHONE, SIGNAL, CONTROL, AND OTHER SYSTEMS.
- B. UNLESS OTHERWISE NOTED, INSTALL ALL RACEWAYS CONCEALED. WHERE IT IS NOT FEASIBLE TO CONCEAL RACEWAYS, INSTALL AS DIRECTED BY ARCHITECT.
- C. INSTALL EXPOSED RACEWAYS TO RUN PARALLEL OR AT RIGHT ANGLES TO STRUCTURAL BUILDING LINES WITH NEAT BENDS AND NEATLY OFFSET INTO TERMINATIONS.
- D. IN EMPTY RACEWAY PROVIDE AND INSTALL A NO. 14 NYLON DRAG LINE.
- E. INSTALL RACEWAYS WITH APPROVED HEAVY DUTY SUPPORTS, STRAPS, HANGERS, CONNECTORS, AND COUPLINGS AS REQUIRED TO MAINTAIN AN APPROVED INSTALLATION.
- F. DO NOT INSTALL CONDUIT RACEWAYS IN CONCRETE SLABS.
- H. MINIMUM CONDUIT SIZE TO BE 3/4" U.N.O.

3.03 GALVANIZED RIGID CONDUIT (GRC) ALL RACEWAYS SHALL BE GRC EXCEPT AS NOTED OR SHOWN. CONDUIT, ELBOWS, STANDARD COUPLINGS SHALL BE HOT DIPPED GALVANIZED RIGID STEEL. IF PARTITIONS OR WALLS ARE SOLID CONCRETE OR ARE GROUTED SOLID WITH CONCRETE OR MORTAR, RIGID STEEL CONDUIT SHALL BE USED.
3.04 INTERMEDIATE METAL CONDUIT (IMC) IMC RACEWAY AND APPROVED FITTINGS WHERE PERMITTED BY APPLICABLE CODES AND REGULATIONS MAY BE USED IN LIEU OF RIGID STEEL CONDUIT, WHERE INSTALLED ABOVE FINISH GRADE AND ABOVE CONCRETE SLABS ON GRADE.
3.05 ELECTRIC METALLIC TUBING (EMT) EMT MAY BE USED WHERE CONCEALED IN AREAS ABOVE CEILINGS, FURRED SPACES, PARTITIONS OR WALLS. ALSO MAY BE EXPOSED, WHEN NOT IN HAZARDOUS AREAS, AREAS SUBJECT TO PHYSICAL DAMAGE, OR WHEN DIRECTLY EXPOSED TO RAIN OR WASH-DOWN.
3.06 FLEXIBLE METAL CONDUIT (FLEX) USE FLEXIBLE CONDUITS FOR CONNECTIONS TO MOTORS, WHERE SUBJECT TO MOVEMENT OR VIBRATION, AND LIQUID TIGHT WHERE EXPOSED TO MOISTURE OR OIL.
3.07 RIGID NONMETALLIC CONDUIT PVC SCHEDULE 40 MAY BE INSTALLED FOR DIRECT BURIAL RACEWAYS WHERE INSTALLED WITH MINIMUM COVERAGE PER NEC TABLE 300-5.
3.08 OUTLET, PULL AND JUNCTION BOXES
- A. UNLESS OTHERWISE SHOWN OR AS DIRECTED PRIOR TO INSTALLATION, OUTLET BOXES SHALL GENERALLY BE PLACED AT THE FOLLOWING HEIGHTS, CENTER OF BOX TO FINISHED FLOOR LEVEL.
- B. WALL SWITCHES: 44".
- C. CONVENIENCE RECEPTACLES: 18" (OR 4" ABOVE COUNTERS) AND/OR AS NOTED. (SIMILAR TYPE OUTLETS SHALL BE MOUNTED AT SAME HEIGHT IN EACH AREA). GROUNDING PIN AT BOTTOM.

3.09 CONDUCTORS (COPPER ONLY)
- A. USE SPECIFIED COLOR SCHEDULE FOR ALL WIRING. WHERE LARGE CONDUCTORS ARE NOT AVAILABLE IN COLORS, IDENTIFY WITH PERMANENT COLORED TAPE AT ALL TERMINATIONS, JUNCTION BOXES, ETC. COLOR CODING PER NEC.
- B. MAKE TAPS, JOINTS, SPLICES, AND OTHER CONNECTIONS WITH FIXTURE CONNECTORS.
- C. DO NOT INSTALL WIRING OR PULL WIRES, IN RACEWAYS UNTIL RACEWAY SYSTEM IS COMPLETE, CLEAN, DRY, AND FREE OF ALL FOREIGN MATERIALS. LUBRICATE AS REQUIRED WITH SPECIFIED LUBRICANT.
- D. MINIMUM CONDUCTOR SIZE TO BE #12 CU. THWN.

3.10 LIGHTING FIXTURES
- A. LEAVE FIXTURES AND LAMPS CLEAN OF ALL DIRT, DUST, GREASE SPOTS AND DEBRIS AND ALL GLASS, PLASTIC AND OTHER COMPONENTS, AND UNSCRATCHED AND UNBROKEN.
- B. FIT AND ADJUST ALL FIXTURES. WHERE STRUCTURAL CONDITIONS, PARTITIONS, FURNITURE, SHELVING, AND AIR CONDITIONING DIFFUSERS INTERFERE WITH THE LIGHTING FIXTURES AT LOCATIONS SHOWN, NOTIFY ARCHITECT IN WRITING AND RELOCATE AT NO ADDITIONAL COST AS DIRECTED.
- C. FIXTURES WITH FINISH TRIM OR LENS FRAMES SHALL BE GASKETED AND BAFFLED TO PREVENT LIGHT LEAKS. INSTALL SO THAT NO LIGHT LEAKS EXIST.
- D. FIXTURES MOUNTED DIRECTLY ON COMBUSTIBLE LOW-DENSITY CEILINGS SHALL MEET UL APPROVAL FOR THIS CONDITION AND BE PLAINLY MARKED AS SUCH.

3.11 GROUNDING
- A. GROUNDING FOR DISTRIBUTION EQUIPMENT, EQUIPMENT AND MATERIALS WITH ELECTRICAL CONNECTIONS, ELECTRIC MOTOR FRAMES, ELECTRIC RACEWAY AND RELATED EQUIPMENT, SHALL BE EFFECTIVELY AND PERMANENTLY GROUNDED IN ACCORDANCE WITH PERTINENT SECTIONS OF ARTICLE 250 OF NEC. RESISTANCE TO GROUND SHALL NOT EXCEED 10 OHMS.
- B. ALL RACEWAYS SHALL HAVE AN APPROVED SIZED, INSULATED, STRANDED COPPER GROUNDING TYPE CONDUCTOR.
- C. WHERE RACEWAYS CONNECT TO A CONCENTRIC K.O. PROVIDE GROUNDING LOCKNUT OR BUSHING AND BOND WIRE EXTENDED AND BONDED TO ENCLOSURE, SIZE AS PER NEC.

3.12 DITCHING, EXCAVATION AND BACKFILLING: PERFORM ALL DITCHING, EXCAVATION AND BACKFILLING REQUIRED FOR THE ELECTRICAL WORK. PROVIDE AND MAINTAIN ALL SHEATHING, BRACING AND PROPER GUARDS FOR PREVENTION OF ACCIDENTS.
3.13 UTILITY COMPANY SERVICE CONTRACTOR TO BE RESPONSIBLE FOR COORDINATING AND PROVIDING REQUIRED WORK FOR SUPPLYING ELECTRICAL POWER AND COMMUNICATIONS UTILITIES TO THE PROJECT.
3.14 FINAL INSPECTION TESTS: TEST SYSTEM FOR SHORTS AND GROUNDS. FAULTY WIRING SHALL BE REMOVED AND REPLACED. AFTER SYSTEM IS CONNECTED COMPLETELY, TEST FOR INSULATION RESISTANCE. RESISTANCE LOWER THAN OUTLINED IN THE NEC, MANUFACTURER'S DATA, ETC., SHALL BE REMOVED AND REPLACED. ANY DEVICE, APPARATUS OR FIXTURE UNDER THIS CONTRACT SHOWING SUBSTANDARD READINGS SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE ARCHITECT.
3.15 LABEL ALL RECEPTACLES WITH 3/16" HIGH BLACK LETTERING ON CLEAR TAPE. IF THE RECEPTACLE IS BLACK OR BROWN, PROVIDE WHITE LETTERING ON CLEAR TAPE. LABEL TO BE NEATLY CENTERED IN THE TOP SPACE OF THE COVERPLATE, AND SHALL INDICATE THE SERVING PANEL AND CIRCUIT ORIGIN.

ELECTRICAL SPECIFICATIONS	3
NOT TO SCALE	E-000

GENERAL NOTES

1. THE ELECTRICAL DRAWINGS, SPECIFICATIONS AND GENERAL NOTES DESCRIBE THE SCOPE OF WORK AND THE DOCUMENTS SHALL BE USED FOR THE PURPOSE OF BIDDING, BUILDING DEPARTMENT REVIEW, AND TO SECURE THE NECESSARY CONSTRUCTION PERMIT ONLY.
2. BRANCH CIRCUITING AND WIRE COUNT MAY NOT BE INDICATED ON THESE PLANS. CONTRACTOR IS RESPONSIBLE TO COMPLETE THE BRANCH CIRCUIT WIRING IN ACCORDANCE WITH PLAN NOTES AND AS PERMITTED BY AUTHORITY. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS AS A PART OF RECORD DRAWING SUBMITTAL TO ARCHITECT AND AUTHORITY HAVING JURISDICTION (AHJ).
3. ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH BOTH THE LOCALLY ADOPTED NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES / AMENDMENTS.
4. ALL ELECTRICAL EQUIPMENT SHOWN IS NEW, CONTRACTOR FURNISHED AND INSTALLED, UNLESS OTHERWISE NOTED. IF CONTRACTOR PROPOSES TO SUBSTITUTE SPECIFIC EQUIPMENT SPECIFIED, A REQUEST FOR CONSIDERATION SHALL BE SUBMITTED TO THE OWNER AND ENGINEER PRIOR TO THE BID IN WRITING. ALL SUBSTITUTIONS MUST BE REVIEWED BY THE ENGINEER. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTIONS SHALL BE IMPLEMENTED WITHOUT THE APPROVAL OF THE ENGINEER OR RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE, AT HIS OWN EXPENSE, FOR ANY CHANGE RESULTING FROM HIS PROPOSED SUBSTITUTIONS WHICH AFFECT OTHER PARTS OF HIS OWN WORK, OR SUBSTITUTIONS WHICH AFFECT THE WORK OF OTHER CONTRACTORS.
5. THE ELECTRICAL DRAWINGS, CONDUIT RUNS, WIRING AND ELECTRICAL INFORMATION ARE DIAGRAMMATIC ONLY. DO NOT SCALE THE ELECTRICAL DRAWINGS TO DETERMINE THE LOCATION OF EQUIPMENT OR OUTLETS. COORDINATE WITH ARCHITECT/OWNER PRIOR TO ROUGH-IN.
6. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF ALL LIGHTING FIXTURES, CEILING MOUNTED OUTLETS AND EQUIPMENT.
7. ALL DEVICE MOUNTING HEIGHTS AND EXACT LOCATIONS SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS AND ELEVATIONS PRIOR TO ROUGH-IN.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY TYPES OF CEILING SYSTEM. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SHALL BE LISTED AND LABELED FOR USE IN SUCH LOCATIONS. CONTRACTOR SHALL PROVIDE ALL REQUIRED TRIMS AND HARDWARE TO ACCOMMODATE CEILING TYPE.
9. ALL RECESSED LIGHTING FIXTURES, PANELBOARDS, SWITCHES, ETC., MOUNTED IN FIRE RATED STRUCTURES SHALL BE ENCLOSED WITH AN APPROVED ENCLOSURE CARRYING THE SAME FIRE RATING AS THE STRUCTURE. SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS, CEILINGS, FLOORS, ETC., TO MAINTAIN THE FIRE RATING. FURNISH AND INSTALL FIRE RATED ENCLOSURE FOR ALL EQUIPMENT PENETRATING INTO FIRE RATED ENVELOPS, SPACES ETC.
10. PORTIONS OF THE CEILING SYSTEMS MAY BE INACCESSIBLE, THEREFORE, THE CONTRACTOR SHALL STRATEGICALLY LOCATE ACCESS BOXES, ETC., WHICH SHALL BE READILY ACCESSIBLE. ALL LIGHTING FIXTURE WIRING, BALLASTS, J-BOXES, ETC. SHALL BE ACCESSIBLE FROM FIXTURE OPENING.
11. ALL WIRING AND ELECTRICAL EQUIPMENT SERVING MECHANICAL AND PLUMBING EQUIPMENT SHALL BE IN ACCORDANCE WITH MECHANICAL AND PLUMBING SPECIFICATIONS AND ASSOCIATED DRAWINGS. CONTRACTOR SHALL OBTAIN THE REQUIRED MECHANICAL AND PLUMBING DRAWINGS AND PROVIDE ALL EQUIPMENT, RACEWAYS, WIRING, FITTINGS, ETC., AS INDICATED ON CONSTRUCTION DOCUMENTS.
12. ALL FINAL CONNECTIONS TO OWNER FURNISHED EQUIPMENT SHALL BE MADE BY THE CONTRACTOR, UNLESS OTHERWISE NOTED. VERIFY ELECTRICAL CHARACTERISTICS AND U.L. LISTING PRIOR TO CONNECTION.
13. THE CONTRACTOR SHALL VERIFY THE LOAD AND INPUT VOLTAGE OF ALL PROVIDED EQUIPMENT TO MATCH LOAD INPUT OF ALL EQUIPMENT BEING SUBSTITUTED.
14. ELECTRICAL OUTLETS ON OPPOSITE SIDES OF FIRE RATED WALLS AND PARTITIONS MUST BE SEPARATED BY DISTANCE OF 24 IN. HORIZONTALLY, IN ACCORDANCE WITH I.B.C. SEC. 711.3.2. OPENINGS GREATER THAN 16 SQ. IN. IN FIRE RATED WALLS MUST BE FIRE STOPPED.
15. PROVIDE AN ADDITIONAL JUNCTION BOX (SIZE AS REQUIRED) WHERE THE NUMBER OF CONDUCTORS EXCEEDS THE MAXIMUM ALLOWED FOR A GIVEN JUNCTION POINT OR OUTLET.
16. CONDUCTORS SHALL BE COPPER THHN/THWN 600 VOLT INSULATION UNLESS OTHERWISE NOTED. USE PROPER TEMPERATURE RATING OF CONDUCTORS BASED ON THE AMBIENT AIR TEMPERATURE WHERE CONDUCTORS ARE BEING USED. HIGHER AMPACITY CONDUCTOR AND LARGER RACEWAY SHALL BE PROVIDED TO OFFSET THE AMPACITY CORRECTION FACTORS AS INDICATED IN NEC TABLE 310 AND ELSEWHERE IN CODE.
17. ALL FLUORESCENT BALLASTS AND LAMPS PROVIDED BY PANDA EXPRESS.
18. DO ALL DRILLING, CUTTING, AND/OR CHANNELING AS REQUIRED FOR ELECTRICAL WORK INDICATED OR HEREIN SPECIFIED. ALL HOLES, CURBS, ETC., IN FLOORS, CEILINGS AND WALLS SHALL BE PATCHED, UNLESS INDICATED OTHERWISE. PAINT ALL EXPOSED ELECTRICAL RACEWAYS, CABINETS, ENCLOSURES AND FITTING TO MATCH IN COLOR TO ADJACENT SURFACES IN FINISHED AREAS. (PROTECT UL LISTINGS LABELS FROM PAINT).
19. EMERGENCY LIGHTING SHALL BE PROVIDED PER U.B.C. PROVIDE ADDITIONAL EMERGENCY ILLUMINATION AS REQUIRED BY AUTHORITIES HAVING JURISDICTIONS.
20. ALL ELECTRICAL EQUIPMENT SHALL BE BRACED OR ANCHORED TO RESIST A HORIZONTAL FORCE ACTING IN ANY DIRECTION USING THE FOLLOWING CRITERIA.

FIXED EQUIPMENT ON GRADE: OPERATING WEIGHT	33% OF
FIXED EQUIPMENT ON STRUCTURE: OPERATING WEIGHT	50% OF
EMERGENCY POWER AND COMMUNICATION & EQUIPMENT ON GRADE: OPERATING WEIGHT	50% OF
EMERGENCY POWER AND COMMUNICATION ON STRUCTURE: OPERATING WEIGHT	75% OF

FOR FLEXIBLE MOUNTED EQUIPMENT DOUBLE THE ABOVE VALUES.
SIMULTANEOUS VERTICAL FORCE - USE 1/3 HORIZONTAL FORCE.

CONDUIT, BUSDUCT, CABLE TRAY, WIREWAYS, ETC., SHALL BE BRACED IN ACCORDANCE WITH "GUILDELINES", PUBLISHED BY SMACNA AND PPIC.

NOTICE
THESE DRAWINGS ARE SUBJECT TO APPROVAL BY THE BUILDING DEPARTMENT, FIRE MARSHAL, UTILITY COMPANY AND OTHER AGENCIES AND AUTHORITIES HAVING JURISDICTION (AHJ). BY THE ACT OF SUBMITTING A BID PROPOSAL FOR WORK, THE CONTRACTOR HAS REVIEWED THE PLANS THOROUGHLY AND ACCEPTED FULL RESPONSIBILITY OF PLAN CORRECTIONS AND ASSOCIATED CONSTRUCTION COSTS REQUIRED BY AHJ.

GENERAL NOTES	2
NOT TO SCALE	E-000

MC CABLE SHALL NOT BE USED. PREWIRED MC CABLE WHIPS FROM LIGHTING FIXTURES ARE ACCEPTABLE WHEN SUPPLIED WITH THE FIXTURE AND NO LONGER THAN 72".

ELECTRICIAN TO PROVIDE STAINLESS STEEL COVER PLATES FOR ALL LOW VOLTAGE JUNCTION BOXES.

NO UNDER SLAB ELECTRICAL WORK ALLOWED UNLESS OTHERWISE NOTED ON PLAN.

ELECTRICAL SYMBOLS LIST

NOTE: ALL DIMENSIONS GIVEN ARE TO DEVICE CENTERLINES. CONTRACTOR TO COORDINATE ALL INSTALLATIONS.

POWER DISTRIBUTION

- S_M SINGLE-POLE SWITCH, MANUAL MOTOR STARTER
- J J-BOX (WITH FLEX CONNECTION TO EQUIPMENT.)
- DISCONNECT SWITCH, WITH RATING AS SHOWN ON PLANS
- COMBINATION DISCONNECT SWITCH / MOTOR STARTER FURNISHED BY ELECTRICAL CONTRACTOR.
- BRANCH CIRCUITRY CONCEALED IN WALL OR CEILING WITH ADDITIONAL #12 INSULATED GND. U.N.O. HACHURES INDICATE NUMBER OF CURRENT CARRYING CONDUCTORS. 'X' INDICATES ADDITIONAL INSULATED, ISOLATED GROUND CONDUCTORS.
- BRANCH CIRCUITRY HOMERUN TO PANEL AS NOTED ON PLANS
- INDICATES EXTERIOR UNDERGROUND WIRE RUNS.

LIGHTING & LIGHTING CONTROLS

- L1 LIGHTING FIXTURE. SUBSCRIPT LETTER DENOTES FIXTURE TYPE AS DESCRIBED IN LIGHT FIXTURE SCHEDULE.
- $_{a}\$$ SINGLE-POLE SWITCH @ 44" A.F.F. U.N.O. LOWER CASE LETTER DENOTES FIXTURE CONTROL. 300V. 20A.
- $\$_P$ SINGLE-POLE LIGHT SWITCH WITH PILOT LIGHT @ 44" A.F.F. U.N.O. 300V. 20A.
- $_{a}\$_D$ LEVITON RENOIR II WALLBOX DIMMER - SINGLE-POLE SWITCH @ 44" A.F.F. U.N.O. LOWER CASE LETTER DENOTES FIXTURE CONTROL. 120V, BALLAST 0-10V
- $\$_{OS}$ $\$_{VS}$ OCCUPANCY (AUTO ON) / VACANCY (MANUAL ON) SENSOR SWITCH WITH AUTO OFF CONTROL, AND ADJUSTABLE SETTINGS FOR TIME OFF DELAY, FOOTCANDLE LEVEL, AND MASKING. WATTSTOPPER OR EQUAL, MOUNT AT 44" A.F.F. U.N.O. USE PW-100 FOR OFFICES/CONF/ETC.
- OS CEILING MOUNTED OCCUPANCY SENSOR; 360° COVERAGE UNLESS NOTED OTHERWISE.

RECEPTACLES & COMMUNICATIONS OUTLETS

- DUPLEX CONVENIENCE OUTLET, 20A, 125V, MTD @ 18" A.F.F. U.N.O.
- SIMPLEX CONVENIENCE OUTLET, 20A, 125V, MTD @ 18" A.F.F. U.N.O.
- DUPLEX CONVENIENCE OUTLET MOUNTED 3" ABOVE COUNTERTOP BACKSPLASH OR APPROXIMATELY 44" A.F.F.
- GFCI DUPLEX CONVENIENCE OUTLET, 20A, 125V, 5 mA TRIP, MTD @ 18" A.F.F. U.N.O.
- GFCI DUPLEX CONVENIENCE OUTLET MOUNTED 3" ABOVE COUNTERTOP BACKSPLASH OR APPROXIMATELY 44" A.F.F.
- TELEPHONE OUTLET. PROVIDE FLUSH J-BOX @ + 18" AFF U.N.O W/ 1" CONDUIT W/ PULL WIRE TO MANAGER'S STATION. 'w' SUBSCRIPT INDICATES WALL PHONE AT 54" AFF.
- DATA OUTLET. PROVIDE FLUSH J-BOX @ + 18" A.F.F. U.N.O W/ 1" CONDUIT WITH PULL WIRE TO MANAGER'S STATION.
- COMBINATION TEL/DATA OUTLET. PROVIDE FLUSH J-BOX @ + 18" AFF U.N.O W/ 1" CONDUIT WITH PULL WIRE TO MANAGER'S STATION.
- T.V. SYSTEM DATA OUTLET. PROVIDE FLUSH J-BOX @ + 18" A.F.F. U.N.O W/ 1" CONDUIT WITH PULL WIRE TO MANAGER'S STATION. WHEN SHOWN ADJACENT RECEPTACLE, MOUNT AT RECEPTACLE HEIGHT. REFER TO RECEPTACLE FOR MOUNTING HEIGHT.
- SPECIAL PURPOSE RECEPTACLE MTD. @ 18" A.F.F. U.N.O., AMPERAGE AND PHASE AS NOTED ON PLANS, NEMA CONFIGURATION AS REQ'D.
- ISOLATED GROUND DUPLEX CONVENIENCE OUTLET (ORANGE), 20A.,125V., MTD @ +18" A.F.F.
- DOUBLE DUPLEX CONVENIENCE OUTLETS UNDER COMMON COVER
- ISOLATED DOUBLE DUPLEX CONVENIENCE OUTLETS (ORANGE) 20A.,125V.
- S SPEAKER

ABBREVIATIONS

A	AMPERES	M.C.B.	MAIN CIRCUIT BREAKER
AL	ALUMINUM	M.L.O.	MAIN LUGS ONLY
A.F.F.	ABOVE FINISHED FLOOR	MTD.	MOUNTED
A.F.G.	ABOVE FINISHED GRADE	P.	POLE
C.	CONDUIT	SW.	SWITCH
C/B	CIRCUIT BREAKER	T.M.B.	TELEPHONE MOUNTING BOARD
CU.	COPPER	TYP.	TYPICAL
DISC.	DISCONNECT	U.N.O.	UNLESS NOTED OTHERWISE
(E)	EXISTING	V.	VOLTS
F.	FUSE	W.	WIRE
GFI	GROUND FAULT CURRENT INTERRUPTER	W.P.	WEATHERPROOF
		XFMR	TRANSFORMER
GND.	GROUND	Ø	PHASE
H.P.	HORSE POWER		
k	1000		

FIRE ALARM

- MANUAL PULL STATION WITH KEYED RESET. MOUNT UNIT AT 44" A.F.F. ALIGN WITH LIGHT SWITCH IF APPLICABLE.
- XENON STROBE UNIT MOUNTED AT 80" A.F.F. OR 6" BELOW CEILING (WHICHEVER IS LOWER). MUST MEET OR EXCEED A.D.A. REQUIREMENTS.
- COMBINATION XENON STROBE AND HORN/CHIME UNIT MOUNTED AT 80" A.F.F. OR 6" BELOW CEILING (WHICHEVER IS LOWER). UNIT MUST MEET OR EXCEED A.D.A. REQUIREMENTS.
- FACP FIRE ALARM CONTROL PANEL. MOUNT TOP OF UNIT AT 72" A.F.F.
- FAAP FIRE ALARM ANNUNCIATION PANEL. MOUNT TOP OF UNIT AT 72" A.F.F.
- PHOTO ELECTRIC TYPE SMOKE DETECTOR.
- DUCT MOUNTED PHOTO ELECTRIC SMOKE DETECTOR.
- Ø RATE OF RISE HEAT DETECTOR.

ELECTRICAL SYMBOLS	1
NOT TO SCALE	E-000

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REVISIONS:

ISSUE DATE:

1st	DEVELOPER REVIEW	07.15.19
2nd	SITE PLAN SUBMITTAL	08.26.19
3rd	SITE COMMENTS	09.05.19
4th	ISSUE FOR PERMIT	10.01.19
5th	ISSUE FOR BID	11.07.19

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E-000

ELECTRICAL SYMBOLS
SPECIFICATIONS, NOTES

BID ISSUE

TRUE WARM & WELCOME

LIGHTING FIXTURE SCHEDULE

PROVIDED FOR INFORMATION ONLY.
VERIFY AND INSTALL PER ELECTRICAL DRAWING

01-11-19

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.	9	LSI FIXTURE: SFP24-LED-50-UE-DIM-35	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.	3	LSI FIXTURE: SFP24-LED-50-UE-DIM-EM	EMERGENCY KITCHEN CEILING LIGHTS FURNISHED BY OWNER INSTALLED BY GC
L4H0	L4H0	UNIVERSAL MOUNT EXIT SIGN, LED LIGHTED, 120/277V WITH BATTERY PACK, 2 FACE, GREEN LETTER	6	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"	2	KASON FIXTURE: # 1810LX4000	FURNISHED BY WIC VENDOR, G.R.E. , INSTALLED BY GC
L19	L19	DOWN LIGHT, RECESSED IN CEILING	61	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING RL607-750L-DIMTR-120-30K-SN-SN-90+	FURNISHED BY OWNER, INSTALLED BY GC
L19EM	L19EM	EMERGENCY DOWN LIGHT, RECESSED IN CEILING	8	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING RL607-750L-DIMTR-120-30K-SN-SN-90+	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-12-LC-V1 FURNISHED BY OWNER INSTALLED BY GC
L20	L20	3 3/4" ADJUSTABLE MR16 DOWN LIGHT, RECESSED IN CEILING	10	LIGHTOLIER- LYTECASTER-378WHX FRAME-IN KIT: 302MRSPX BULB: MR16 - GE - PRECISE IR 37 WATT 40 " BEAM	FURNISHED BY OWNER, INSTALLED BY GC
L29	L29	DECORATIVE PENDANT LIGHT	10	KUD JER ENTERPRISE MODEL NO. UL-2015088500 BULB: LED EDISON LAMP.1173467	FURNISHED BY OWNER, INSTALLED BY GC
L35	L35	9.8" DIA. DECORATIVE ISLA PENDANT LF INCANDESCENT	7	LBL LIGHTING, MODEL # LF512CRSC BULB: LED EDISON LAMP.1173467	HUNG @ 6'-6" AFF OVER DINING TABLES IN BETWEEN BOOTH FURNISHED BY OWNER, INSTALLED BY GC (VERIFY W/ PANDA)
L100	L100	MICRO INVERTER	1	ISOLITE #IMI 125	FURNISHED BY OWNER, INSTALLED BY GC
	S	SPEAKER	3	-	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					
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	5	EXITRONIX MLED1-G-WP	OVER EXTERIOR ENTRANCE & SERVICE DOORS. REFER ELEVATIONS FOR HEIGHT. FURNISHED BY OWNER, INSTALLED BY GC
L86A		EXTERIOR RECESS EMERGENCY LIGHT	7	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
L40	L40	LINEAR LIGHT AT EXTERIOR STORAGE / UTILITY ROOMS	4	COOPER MX-4VT2-LD4-6-DR-UNV-L840-CD1-WL-U	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	CUSTOM #PN91311	T-BAR AND GRID COLOR: SEPIA CONTACT AT ARMSTRONG-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

EQUIPMENT SCHEDULE

01-11-19

PLUMBING
FS INDIRECT CONNECTION TO FLOOR SINK
D DIRECT CONNECTION
RIH ROUGH IN HEIGHT (TO CENTER OF CONNECTION)

ELECTRICAL
D DIRECT CONNECTION
C CONVENIENT OUTLET
FSO FLOOR STUB OUT
DC DROPPED CORD

DESCRIPTION
O OWNER(PANDA EXPRESS, INC.)
GC GENERAL CONTRACTOR
EC ELECTRICAL CONTRACTOR
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 (ø 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	55.375" 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-S1b
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
O											C	650W	1		120	INDUCTION WARMER	12 1/8" DIA	I/O CONTROLS CORP	ABC-065-10	INDUCTION WELL - 11QT	3G
O											C	250W	1		120		11 7/8" DIA. X 16"	VOLLRATH	747010W	SOUP WARMER	3T
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"x11"X16"	WELBILT	16-2172	BOOSTER	4B
O																	40"x18"	WELBILT	15-2903-IP	SODA RACK	4C
O																	ø26"	CHART	CARBO-MAX 750	CO2 TANK	4D
O																		CO2Meter.com	RAD-0102-6	CO2 MONITOR & DISPLAY	4D-S1
O						96"	1/2"									WALL MOUNT	8"x2 3/8"x23 5/8"	3M WATER FILTRATION	BEV190-56164-01	WATER FILTER	4F
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	IB-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	IYT0620A	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	122 EA.	14"	1 1/2"							24"	C	–	1		120		47"x31-1/2"x51-5/8"	FRYMASTER	MJ45-FPP345G	FRYER	21B
GRILL NEMA PLUG/CONNECTOR O										36"	DC	25A	3		208V		36"X27 7/8"X15 1/2"	STAR	536TGF	STAR ELECTRICAL GRILL	23B
O										24"	C	14.8A	1		120	NEMA 5	19.9"X34.5"X41.3"	WINSTON	HA4005	RICE HOLDING CABINET	24H
O	34.6	30" & 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 1/4"X30"X30 5/8"	TURBO AIR	MUF-60-PE	60" WORKTOP FREEZER	30K
O				FS	3/4"					130"	D	2.04MPS	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	12A	1	1/2	120	SELF CONTAINED	84"x33"x35"	TURBO AIR	TST-2400-D4-R-N	84" REF. PREP. TABLE	34O
O										24"	C	9A	1	1/3	120	SELF CONTAINED	48x33"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	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. @ 59" 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																	36 1/2"x 33" x 28"	KEC	CUSTOM	S.S. GRILL STAND	46K
O																	18 5/8"x 33" x 28"	KEC	CUSTOM	STAND	46N
O										50"	C	10A	1	1	120	9 15/16"x19-11/16"x19-3/4"		ELECTROLUX	DITO-TRS24	FOOD PROCESSOR	53
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-1088BS	RICE WARMER	54A
O										84"	DC	1800W	1		208	PLUG: NEMA 6-15R	17 1/2"X13 5/8"X22 9/16"	SHARP	R-CD1800M	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-LC2700DW	POS PRINTERS	86A
O										REF ELEV	C	50W	1		120			BROTHER	MFC-LC2700DW	FAX	87
										REF ELEV	C	500W	1		120	CUSTOM	11 1/4"x14 1/2"x9"	RESNOS	S 460	CASH REGISTER SYSTEM	94
O																					
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
BY G.C.										24"	D	20A	1		120	SEE ELEC. DWG	25"X 9" X 10 3/8"	QUIK-SERV	CF-25 NON-HEATED	DT WINDOW AIR CURTAIN REGIONAL APPLICATION EITHER OR, NOT BOTH	M9a
BY G.C.										24"	D	30A	1		120 & 208	SEE ELEC. DWG	25"X 9" X 14 3/8"	QUIK-SERV	CHF-25 HEATED		
BY G.C.										24"	D	20A	1		120	SEE ELEC. DWG	47.5"X 59.5"	QUIK-SERV	SST-4860E	DT WINDOW	M10
BY G.C.				3"	36"	–	36"	–			D					FLOOR TYPE	24" X 24" X 13"	G.S.W. PHONE:1800-897-5999	SE2424FM	STAINLESS STEEL MOP SINK	P1
BY G.C.										87"	C	50W	1		120	SEE PLUMBING DWG.	55-1/2" x 27-3/4"	A.O. SMITH	BTH-120	GAS WATER HEATER	P2
BY G.C.					108"	3/4"	108"	3/4"		110"	C	6.0KW	1		208	SEE PLUMBING DWG.	18" DIA. X 18-1/4"	A.O. SMITH	DEL-10	ELEC. WATER HEATER	P3
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 "OF125 SILVER"		FAD	–	COMMUNITY BOARD	D3b
O										REF ELEV	C	130W	1		120	DEDICATED CIRCUIT	48.9" X 28.1" X 1.3"	LG	55WS50BS-B	LCD DISPLAY MONITOR	96-3B

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5th	ISSUE FOR BID	11.07.19

DRAWN BY: PM / KL / EA

PANDA PROJECT #: S8-20-D7163
ARCH PROJECT #: 19027

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2096 INTERSTATE DR.
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3600 FSDT

TWW REMODEL

E-001

ELECTRICAL SCHEDULES

BID ISSUE

TRUE WARM & WELCOME

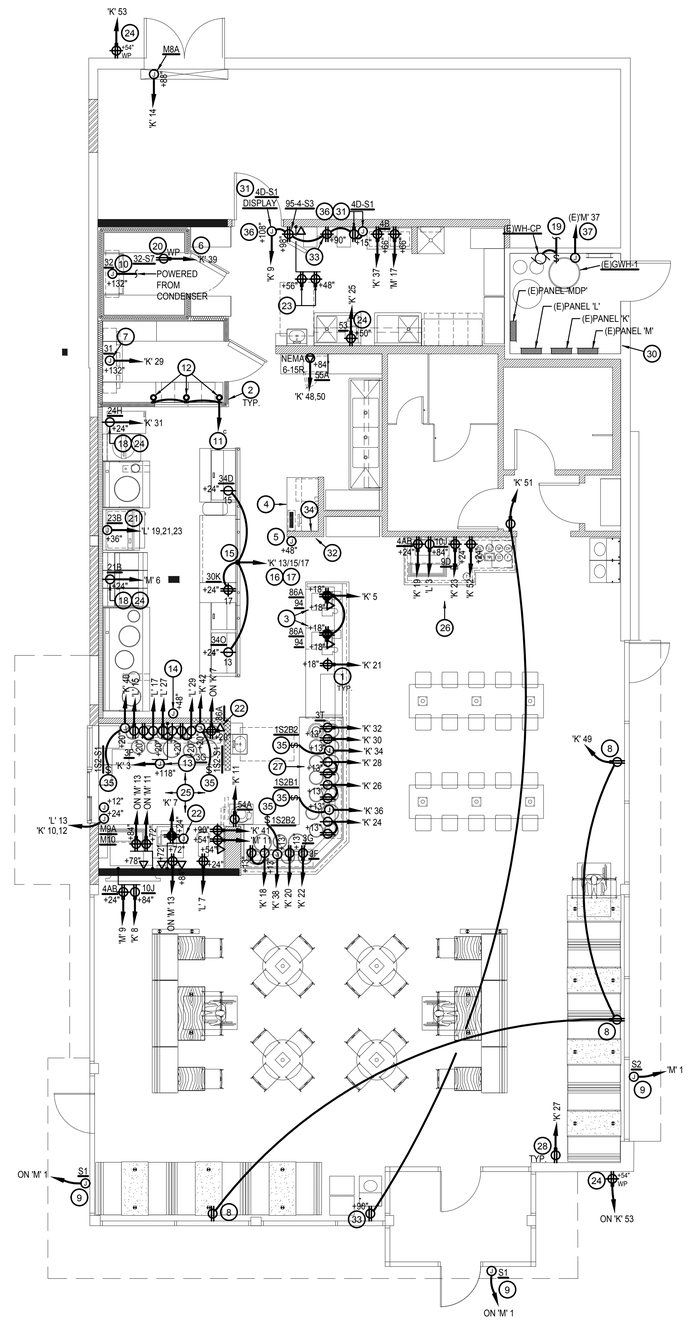
- VERIFY QUANTITIES AND REQUIREMENTS OF ALL HVAC & KITCHEN EQUIPMENT PRIOR TO ROUGH IN.
- ALL TELEPHONE/DATA/TV CABLES AND WIRES, AND TERMINATIONS OF ALL REQUIRED CABLE AND JACKS WILL BE INSTALLED BY THIRD PARTY.
- POWER SUPPLY FOR COMPUTER AND CASH REGISTER (86A & 94) SHALL BE ON THE SAME CIRCUIT BREAKER, W/ ISOLATED GROUND & ORANGE RECEPTACLE.
- ALL CIRCUITRY SHOWN WITHOUT TICKS SHALL HAVE (2) WIRES PLUS EQUIPMENT GROUNDING CONDUCTOR.
- WHEN WORKING IN JURISDICTIONS WHICH HAVE ADOPTED THE 2008 NEC OR LATER, ALL MULTI-WIRE BRANCH CIRCUITS SHALL HAVE SEPARATE NEUTRALS TO MEET THE REQUIREMENTS OF 2008 NEC 210.4(B).
- TRANSFORMERS SHALL BE MOUNTED ABOVE CEILING BELOW TRUSSES WITH LOW VOLTAGE WIRING FEEDING TO ALL EXTERIOR LIGHTS.
- ~~FOR CANOPY LIGHTING, REFER TO SHEET E-101.1.~~

POWER PLAN GENERAL NOTES 2

NOT TO SCALE E-100

1. ALL CIRCUITRY/CONDUIT FOR FRONT LINE EQUIPMENT TO BE ROUTED IN CASEWORK TO J-BOX IN WALL AND CONCEALED IN WALL.
2. PROVIDE SEALS AND EXPANSION COUPLINGS ON ALL CONDUITS ENTERING OR LEAVING AREA OF TEMPERATURE DIFFERENCE. REFER TO DETAIL 6/E-400 FOR ADDITIONAL INFORMATION.
3. PROVIDE (2) 1-1/2" CONDUITS WITH PULL STRINGS FROM CASH REGISTER TO MANAGER STATION. SEE P.O.S. AND SERVICE LINE ELEVATIONS, 3/E-200.
4. SEE 'MANAGER STATION ELEVATION' 1/E-200 FOR ADDITIONAL OUTLETS AND J-BOXES.
5. ANSUL PULL STATION. REFER TO DETAIL, 2/E-400.
6. REFER TO 'LTG AND DOOR HEATER' WIRING DIAGRAM, 10/E-400.
7. REFER TO 'COOLER EVAPORATOR COIL' WIRING DIAGRAM, 8/E-400.
8. SHOW WINDOW RECEPTACLE SHALL BE CONTROLLED VIA SWITCH "b". REFER TO 4/E101. RECEPTACLE SHALL BE MOUNTED IN WALL AS CLOSE TO TOP OF STRUCTURAL HEADER AS POSSIBLE.
9. W.P. J-BOX FOR SIGNAGE. COORDINATE LOCATION WITH ARCHITECT / OWNER / SIGN PACKAGE. SIGN DISCONNECT PROVIDED BY SIGN CONTRACTOR.
10. REFER TO 'FREEZER EVAPORATOR COIL' WIRING DIAGRAM, SHEET 9/E-400. THE FAN COIL UNIT IS POWERED FROM THE CONDENSER UNIT VIA DISCONNECT CONNECTION. HEAT TAPE PROVIDED AND INSTALLED BY ELECTRICIAN.
11. ROUTE HOMERUN THROUGH LIGHTING SWITCHBANK 'A' (SWITCH AS NOTED IN LOWER CASE). REFER TO 4/E-101 FOR MORE INFORMATION.
12. CONNECT TO VEGETABLE DISPLAY LIGHTING PROVIDED WITH WALK-IN COOLER.
13. HOOD CONTROL PANEL/ANSUL SYSTEM CABINET. MOUNT CABINET DIRECTLY BELOW T-BAR CEILING.
14. PROVIDE 2-GANG J-BOX @ 48" AFF FOR HOOD CONTROL SWITCHES. REFER TO M-400 AND M-401.
15. 1" CONDUIT STUB UP LOCATION IN STAINLESS STEEL POWER PANEL FOR ISLAND KITCHEN EQUIPMENT CONNECTION. REFER TO DETAIL 2/A-109. COORDINATE LOCATION WITH ARCHITECT / OWNER.
16. ROUTE CABLING / CIRCUITRY THROUGH 1" CONDUIT IN SLAB (KEYED NOTE #15).
17. UTILIZE SEAL TIGHT CONDUIT FOR ALL WIRING INCLUDED ALONG LOW WALL PANEL.
18. ALL DEVICES UNDER HOOD TO BE PROVIDED AND INSTALLED WITH SHUNT TRIP CIRCUIT BREAKER AND WATERPROOFING BOX (RED DOT #CKSUV). REFER TO COOKLINE ELECTRICAL ELEVATIONS, 6/E-200.
19. RECIRCUIT EXISTING WATER HEATER CIRCULATION PUMP (WH-CP) TO BACK-OF-HOUSE LIGHTING CIRCUITRY/CONTROL.
20. PROVIDE WEATHERPROOF RECEPTACLE FOR HEAT TAPE. COORDINATE FINAL LOCATION WITH REFRIGERATION INSTALLER.
21. ELECTRIC GRILL '23B': FEED WITH 3 #8, #10 GROUND, 1" CONDUIT. REFER TO 4/E-200.
22. SEE DRIVE THRU ELEVATION 2/E-200 FOR CONDUIT SIZES AND CONFIGURATIONS.
23. FURNISH AND INSTALL (2) HUBBELL GFSTBF20 FACELESS GFCI (OR EQUIVALENT) (1) FOR EACH CIRCUIT FEEDING EQUIPMENT BENEATH THE KITCHEN HOOD WHICH UTILIZES SIMPLEX 120V RECEPTACLES. INSTALL IN AN ACCESSIBLE LOCATION IN THIS GENERAL AREA, OR AS DIRECTED BY THE OWNER, ARCHITECT OR ENGINEER. PROVIDE ADDITIONAL OUTLETS AS REQUIRED TO FEED ALL SUCH LOADS BENEATH HOOD. FASTEN A PLASTIC LABEL STATING CIRCUIT AND EQUIPMENT SERVED FOR EACH OUTLET.
24. PROVIDE WP, COVER, IN-USE RED DOT (#CKSUV).
25. SEE FOR DRIVE-THRU ELEVATIONS, 2/E-200.
26. SEE DRINK STATION ELEVATIONS, 5/E-200.
27. SEE 3/E-200 FOR SERVICE LINE ELEVATIONS.
28. SEE RECEPT. DIAGRAM 3/E-400.
29. ~~SEE DINING ROOM MONITOR ELEVATION, SHEET 9/E-200.~~
30. EXISTING IRRIGATION CONTROLLER LOCATED IN UTILITY ROOM (VERIFY EXACT LOCATION IN FIELD) TO BE REUSED. RECIRCUIT TO A-53.
31. REFER TO SHEET 9/E-200 FOR INSTALLATION OF C02 MONITOR.
32. SEE SWITCH BANK ELEVATION , SHEET 7/E-200.
33. FLY LIGHT RECEPTACLE SHALL BE INSTALLED WITH A RECESSED CLOCK OUTLET. TYP OF LOCATIONS.
34. SEE SECURITY KEY PAD ELEVATION 1/E-200.
35. CONNECT HEAT LAMPS TO COUNTER-MOUNTED SWITCH PROVIDED AND INSTALLED BY CONTRACTOR. COORDINATE EXACT LOCATION WITH KITCHEN EQUIPMENT PROVIDER.
36. E.C. TO PROVIDE C02 MONITOR, MOUNT OVER J-BOX WITH WIRING THROUGH WALL CONDUIT FOR CLEAN INSTALLATION. PROVIDE ALL OTHER REQUIRED CONNECTIONS AND COMPONENTS FOR FULLY WORKING SYSTEM.
37. EXISTING GAS WATER HEATER (GWH-1) AND CIRCUIT TO REMAIN AS-IS.

ALL SINGLE PHASE RECEPTACLES RATED 150V OR LESS, 50A OR LESS, AND ALL THREE-PHASE RECEPTACLES RATED 150V TO GROUND OR LESS, 100A OR LESS INSTALLED IN BATHROOMS, KITCHENS, FOOD PREP AREAS, ON ROOFTOPS, OUTDOORS, LOCKER ROOMS, INDOOR WET LOCATIONS, GARAGES, SERVICE BAYS, CRAWLSPACES, UNFINISHED PORTIONS OF BASEMENTS, AND WITHIN 6' FROM TOP INSIDE EDGE OF SINKS, SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION, PER NEC 210.8(B). GFCI PROTECTION SHALL BE BY EITHER RATED BREAKERS OR DEVICES. GFCI PROTECTION SHALL BE IN AN ACCESSIBLE LOCATION, NOT BEHIND EQUIPMENT.



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2096 INTERSTATE DR.
OPELIKA, AL, 36801

3600 FSDT

TWW REMODEL

E-100

POWER FLOOR PLAN

BID ISSUE

TRUE WARM & WELCOME

- UNLESS NOTED OTHERWISE ON PLANS, ALL EXISTING LIGHTING TO BE REMOVED AND CIRCUITS DEMOLISHED BACK TO ASSOCIATED PANELS.
- CONTRACTOR SHALL PROVIDE ALL REQUIRED HARDWARES, BRACKETS, ETC. FOR A COMPLETE LIGHTING FIXTURE INSTALLATION.
- ALL LIGHTING FIXTURES SHALL BE SUPPORTED PER N.E.C. 410-16(C). SEE DETAIL, 4/E-400.
- CONTRACTOR SHALL INSTALL ALL LIGHTING FIXTURES INCLUDING OWNER-FURNISHED FIXTURES.
- ALL FIXTURE BALLASTS SHALL BE U.L. LISTED.
- ~~E.C. SHALL INSTALL OWNER SUPPLIED LED STRIP LIGHTING & CUT TO PROPER LENGTH. COORDINATE WITH OWNER FOR EXACT LENGTHS AND FINAL LOCATIONS.~~
- WHEN WORKING IN JURISDICTIONS WHICH HAVE ADOPTED THE 2008 NEC OR LATER, ALL MULTI-WIRE BRANCH CIRCUITS TO HAVE SEPARATE NEUTRALS TO MEET THE REQUIREMENTS OF 2008 NEC 210.4(B).
- ALL FLUORESCENT FIXTURES SHALL HAVE INTEGRAL DISCONNECTING MEANS PER 2005 NEC 410.73(G) and 2008 NEC 410.130(G)(1).
- ALL CIRCUITRY SHOWN WITHOUT TICKS SHALL HAVE (2) WIRES PLUS EQUIPMENT GROUNDING CONDUCTOR.
- 'N.L.' DESIGNATION INDICATES NIGHT LIGHT ON UNSWITCHED CIRCUIT.
- ALL EXIT SIGNS (TYPE 'L4HO') AND EXTERIOR EMERGENCY EGRESS FIXTURES (TYPE 'L86') ARE TO BE CIRCUITED AHEAD OF ANY SWITCHING OR AUTOMATIC CONTROLS.

LIGHTING GENERAL NOTES 2

NOT TO SCALE E-101

1. SWITCHBANK 'A'. REFER TO SCHEDULE 4/E-101.
2. ROUTE HOMERUN THROUGH LIGHTING SWITCHBANK 'A' (SWITCHES AS NOTED IN LOWER CASE). REFER TO SCHEDULE 4/E-101 FOR MORE INFORMATION.
3. ROUTE THROUGH CONTACTS IN HOOD CONTROL PANEL 'M4' FOR CIRCUIT POWER. REFER TO 3/E-401.
4. PROVIDE SEPARATE UNSWITCHED HOT CONDUCTOR (SAME CIRCUIT, NOT CONTROLLED BY SWITCH IN SWITCHBANK) TO LOCALLY SWITCHED FIXTURES AND EMERGENCY FIXTURE BATTERY TRIGGER LEADS.
5. ~~DUPLEX RECEPTACLE FOR LED ROPE. INSTALL ABOVE CEILING AT +120". REFER TO A 402 FOR MORE INFORMATION.~~
6. WALK-IN COOLER LIGHT FIXTURES AND PILOT LIGHT SWITCH PROVIDED WITH COOLER INSTALLED BY E.C. REFER TO 'COOLER EVAPORATOR COIL' WIRING DIAGRAM, 8/E-400.
7. WALK-IN FREEZER LIGHT FIXTURE AND PILOT LIGHT SWITCH PROVIDED WITH FREEZER INSTALLED BY E.C. REFER TO 'FREEZER LTG AND DOOR HEATER WIRING DIAGRAM', 10/E-400.
8. REFER TO 'EXHAUST FAN CONTROL DIAGRAM', 5 / E-400, FOR MORE INFORMATION.
9. FIXTURES IN THIS ROOM SHALL BE LOCALLY SWITCHED.
10. LIGHTING INVERTER FOR EMERGENCY LIGHTING TO BE MOUNTED NEXT TO CEILING. RE: 9/E-200.
11. ~~LED TRANSFORMER FOR LED ROPE LIGHTING LOCATION, MOUNT ABOVE CEILING.~~
12. ~~DUPLEX RECEPTACLE FOR LED ROPE. INSTALL BEHIND CABINET AT +30". REFER TO A 402 FOR MORE INFORMATION.~~
13. DO NOT CIRCUIT LIGHTS IN THIS ROOM THROUGH AUTOMATIC CONTROL PER NEC 110.26(D).
14. CIRCUIT LIGHTS IN THIS ROOM THROUGH CEILING MOUNTED OCCUPANCY SENSORS FOR AUTOMATIC CONTROL OF LIGHTS. PROVIDE WALL SWITCHES AS INDICATED FOR MANUAL CONTROL.

LIGHTING KEYED NOTES 3

NOT TO SCALE E-101

NOTE:
FIXTURES TO BE ROUTED VIA TIME TIMECLOCKS ARE SHOWN ON DETAIL 11/E-400.

NOTE:
CONTRACTOR TO INSTALL (2) 5 GANG SWITCH BOXES AS SHOWN BELOW. DO NOT INSTALL SEPARATE/INDIVIDUAL BOXES FOR EACH SWITCH

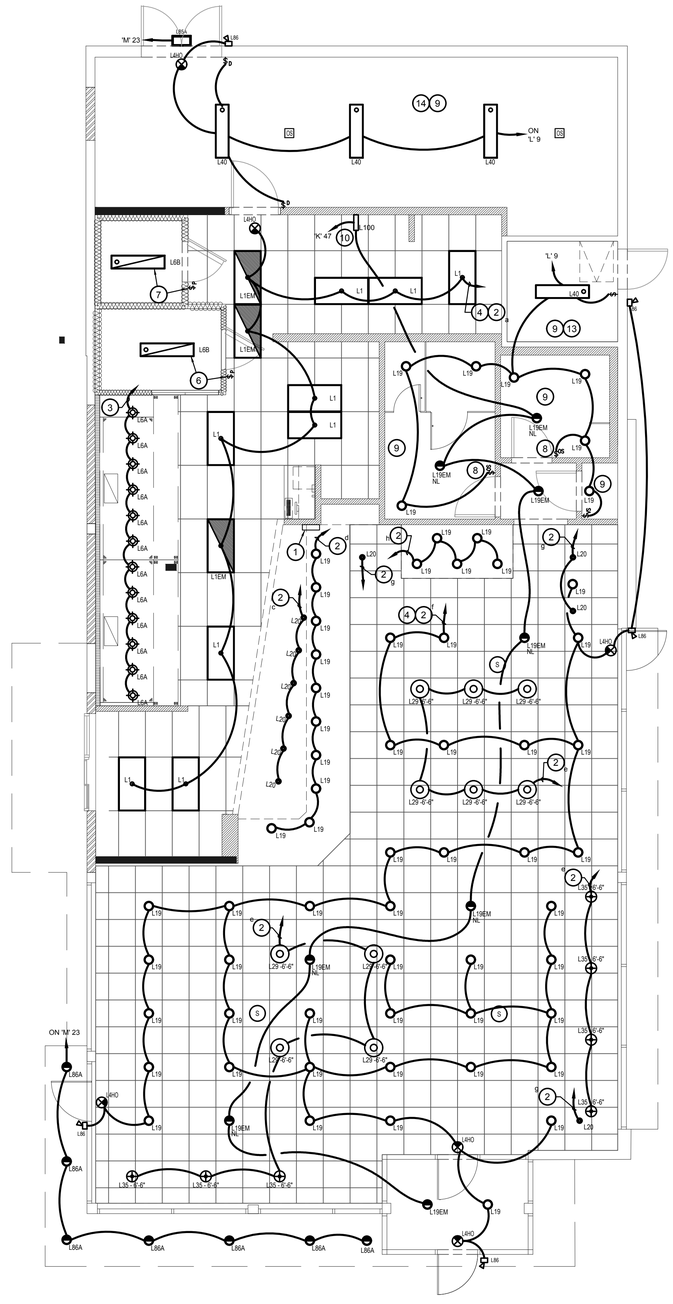
(a)	(b)	(c)	(d)	(e)
$	$	$D	$D	$D
BACK OF HOUSE LTG & EX. FAN & RECIRC PUMP	SHOW WINDOW RECEPS	WALK-IN, MENU LED ACCENTS	SERVING LINE SOFFIT	DINING PENDANTS
(f)	**(g)**	**(h)**	**(i)**	**60: 00**
$D	$D	$D	$D	
INTERIOR DINING	DECORATIVE LIGHTING	BEVERAGE COUNTER	SPARE	INTERIOR LIGHTING SHUT DOWN OVERRIDE

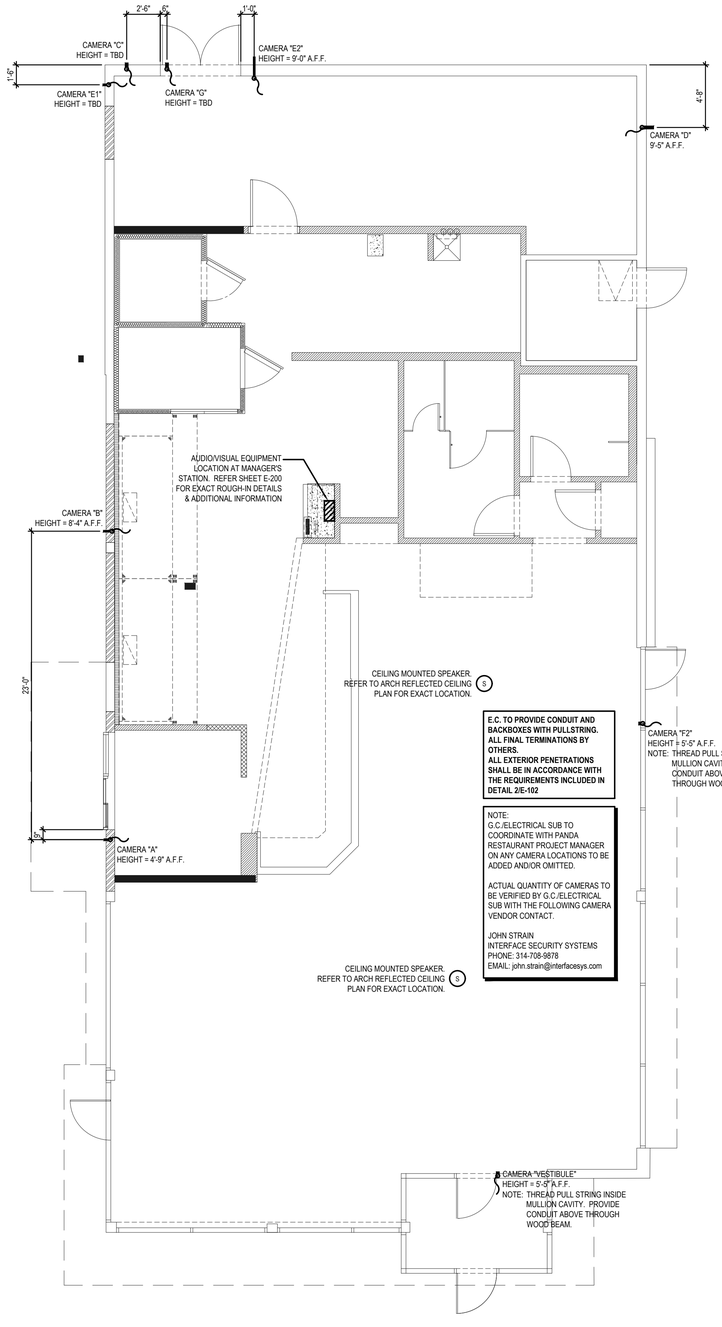
SWITCHBANK SCHEDULE 'A'

TAG	SWITCH TYPE	AREA SERVED / SWITCH LABEL	CIRCUIT	LOAD
a	TOGGLE SWITCH	BACK-OF-HOUSE / RR FANS	'K' 45	1545 VA
b	TOGGLE SWITCH	SHOW WINDOW RECEP	'K' 49	540 VA
c	DIMMING SWITCH	WALK-INS, MENU	'K' 1	136 VA
d	DIMMING SWITCH	SERVING LINE SOFFIT	'K' 45	140 VA
e	DIMMING SWITCH	DINING PENDANTS	'K' 47	123 VA
f	DIMMING SWITCH	INTERIOR DINING	'K' 47	595 VA
g	DIMMING SWITCH	DECORATIVE LIGHTING	'K' 47	24 VA
h	DIMMING SWITCH	BEVERAGE COUNTER	'K' 47	70 VA
i	SPARE			
j	OVERRIDE			

LIGHTING SWITCHBANK SCHEDULE 4

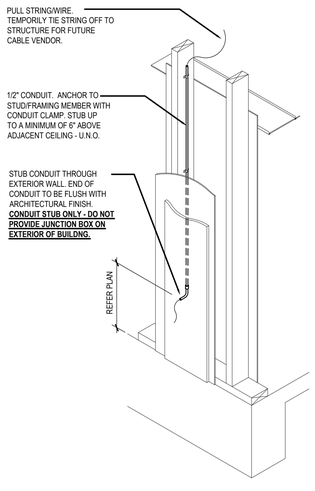
NOT TO SCALE E-101


'M' 23
L86
L40
L40
L40
ON
L' 9
'K' 47
L100
L68
L68
L68
L1EM
L1EM
L1EM
L1
L1
L1



SECURITY CAMERA PLAN 1

Scale= 1/4" = 1'-0" E-102



CONDUIT ROUGH-IN DETAIL 2

NOT TO SCALE E-102

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DRAWN BY: PM / KL / EA

PANDA PROJECT #: S8-20-D7163

ARCH PROJECT #: 19027

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3600 FSDT

TWW REMODEL

E-102

SECURITY CAMERA PLAN

BID ISSUE

TRUE WARM & WELCOME

- ALL ROOF MOUNTED EQUIPMENT SHALL BE IN NEMA-3R ENCLOSURES.
- ALL CONDUIT RUNS SHOWN ON THE ROOF SHALL BE RUN BELOW IN THE CEILING SPACE WHERE AMBIENT TEMPERATURE WILL BE BELOW 30° C. FINAL CONNECTIONS TO THE ROOF EQUIPMENT IS LIMITED TO 5'-0" OF DIRECT SOLAR EXPOSURE.
- VERIFY ALL FUSE SIZES AND TYPES WITH THE MECHANICAL EQUIPMENT MANUFACTURER PRIOR TO INSTALLATION.
- REVIEW THE MECHANICAL PLANS FOR HVAC CONTROL REQUIREMENTS AND SCOPE OF WORK PRIOR TO BIDDING AND INCLUDE ALL COSTS IN BID.
- VERIFY CONNECTION POINTS OF ALL HVAC EQUIPMENT PRIOR TO INSTALLATION. PROVIDE CONTROL VOLTAGE CONNECTION TO DUCT MTD. SMOKE DETECTOR AS REQUIRED BY MECHANICAL DRAWING M-100 AND INTERLOCK WITH FIREALARM.
- SEE MECHANICAL DRAWINGS FOR EXACT LOCATIONS OF MECHANICAL EQUIPMENT AND THERMOSTATS. PROVIDE RACEWAY SYSTEM FOR ALL CONTROL WIRING AS REQUIRED BY MECHANICAL DRAWING M-100.
- E.C. COORDINATE ELECTRICAL, MECHANICAL, FIRE ALARM (IF REQUIIRED) FOR INTERLOCK SEQUENCE FOR FIRE SUPPRESSION.
- RESTROOM EXHAUST FAN TO BE POWERED FROM BACK OF HOUSE LIGHTING CIRCUIT. SEE DETAIL 5/E400 FOR ADDITIONAL INFORMATION.
- PROVIDE FUSES WITH A LET-THROUGH CURRENT OF NOT GREATER THAN 5kAIC.
- PROVIDE STARTERS AS REQUIRED.

ROOF PLAN GENERAL NOTES 2

NOT TO SCALE E-104

1. ROUTE HOMERUN THROUGH BACK OF HOUSE LIGHTING CIRCUIT. REFER TO LIGHTING PLAN, 1/E-101. FAN TO BE CONTROLLED BY SWITCH FOR BACK OF HOUSE LIGHTING.
2. DUCT SMOKE DETECTOR. FURNISHED BY MECHANICAL/FACTORY, WIRED BY ELECTRICAL / FIRE ALARM CONTRACTOR. FURNISH AND INSTALL ALL RACEWAY, WIRING, AND ADDITIONAL ACCESSORIES REQUIRED FOR CODE COMPLIANCE AND UNIT SHUTDOWN.
3. CIRCUIT FEEDS FROM PANELBOARD - THROUGH HOOD CONTROL PANEL - UP TO ROOF. REFER TO DETAIL, SHEET 3/E-401 & KITCHEN HOOD SUBMITTAL DATA.
4. REFER TO CONDENSING UNIT WIRING DIAGRAM, 7/E-400.
5. STRUT RACK SUPPORT FOR EQUIPMENT DISCONNECT SWITCHES. REFER TO DETAIL, SHEET 2/E-401.
6. PROVIDE AND INSTALL 2-1/2" DIA GALVANIZED RIGID METAL CONDUIT AND WEATHERHEAD +24" A.F.G. CONDUIT TO BE STRAPPED TO CLOSEST JOIST TO THE MANAGER'S STATION (FULL DEPTH). VERIFY EXACT LOCATION IN FIELD.
7. DO NOT INSTALL UNTIL BACK DRAFT DAMPER INSTALLATION IS COMPLETE. UTILIZE FACTORY KNOCKOUTS FOR ELECTRICAL RUN FOR THIS FAN. REFER TO SHEET M-402.
8. MOUNT PHOTOCELL AS DETAILED ON SHEET 12/E-400.
9. STUB ELECTRICAL FEED FOR EF-1 & EF-2, THROUGH ROOF ON HINGE SIDE OF EXHAUST FANS, IN LOCATION AS SHOWN ON POWER ROOF PLAN. REFER TO DETAIL 3/M-501 FOR ADDITIONAL DETAILS.
10. ROUTE POWER FEEDS VIA FACTORY PROVIDED THRU-BASE CONNECTION AREA. COORDINATE WITH MECHANICAL.
11. UNIT INCLUDES FACTORY MOLDED CASE DISCONNECT SWITCH (NO OCP). VERIFY WITH MECHANICAL SUBMITTAL DATA. PROVIDE DISCONNECT IF / AS REQUIRED.

(#) ROOF PLAN KEYED NOTES 3

NOT TO SCALE E-104

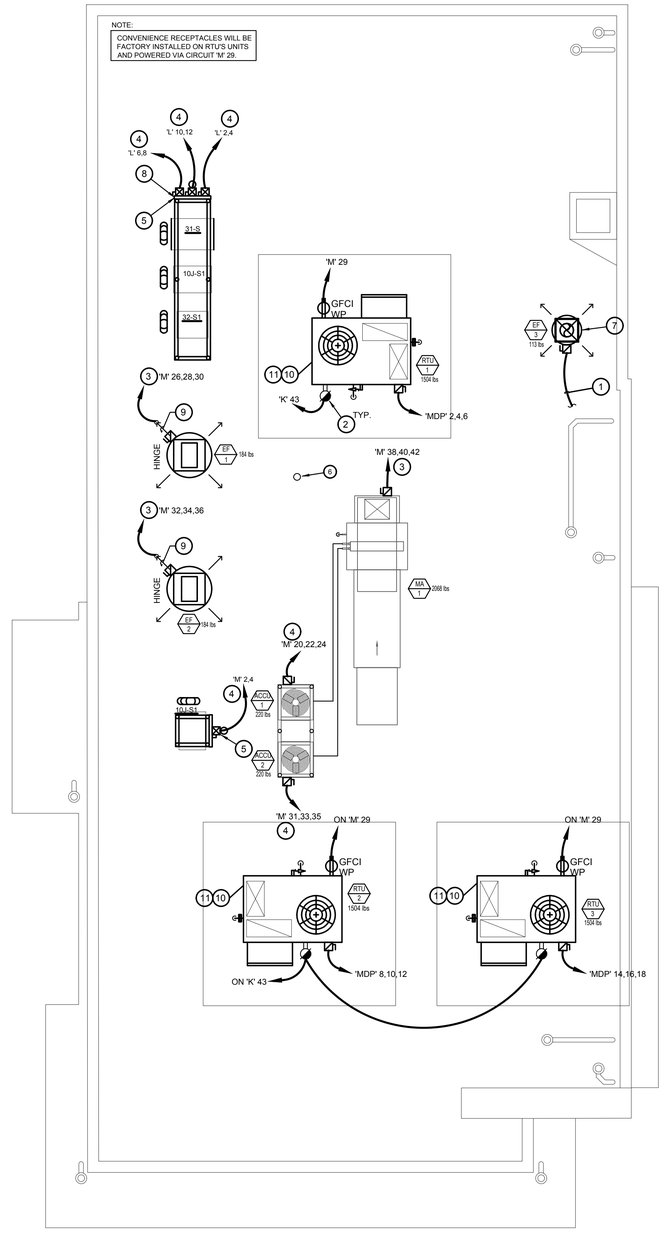
ROOFTOP EQUIPMENT SCHEDULE

TAG	DESCRIPTION	kW	H.P.	FLA	VOLT/Ø	WIRE, CONDUIT	CONN.	MOUNT HEIGHT	DISC. SW. WITH RK1 FUSES PER MFR'S REQ'S. AND/OR REMARKS
RTU1	A/C UNIT			52.0	208V.3Ø	3 #4, #10 GND., 1" C.	☐	AT UNIT	60A. 3P. 3F. WP (1) (4)
RTU2	A/C UNIT			52.0	208V.3Ø	3 #4, #10 GND., 1" C.	☐	AT UNIT	60A. 3P. 3F. WP (1) (4)
RTU3	A/C UNIT			52.0	208V.3Ø	3 #4, #10 GND., 1" C.	☐	AT UNIT	60A. 3P. 3F. WP (1) (4)
ACCU-1	CONDENSING UNIT			21.4	208V.3Ø	3 #10, #10 GND., 1" C.	☐	AT UNIT	30A. 3P. 3F. WP (1)
ACCU-2	CONDENSING UNIT			21.4	208V.3Ø	3 #10, #10 GND., 1" C.	☐	AT UNIT	30A. 3P. 3F. WP (1)
MA-1	MAKE-UP AIR UNIT		5.0	16.9	208V.3Ø	3 #12, #12 GND., 3/4" C.	☐	AT UNIT	(1) (4)
EF-1	EXHAUST FAN		2.0	7.5	208V.3Ø	3 #12, #12 GND., 3/4" C.	☐	AT UNIT	(1)
EF-2	EXHAUST FAN		2.0	7.5	208V.3Ø	3 #12, #12 GND., 3/4" C.	☐	AT UNIT	(1)
EF-3	EXHAUST FAN		1/4	5.6	120V.1Ø	2 #12, #12 GND., 3/4" C.	☐	AT UNIT	30A. 2P. 1F. WP (1) (4)
31-S	W/I COOLER COND.			15.0	208V.1Ø	2 #12, #12 GND., 3/4" C.	☒	AT UNIT	(2) (3)
32-S1	W/I FREEZER COND.			10.0	208V.1Ø	2 #12, #12 GND., 3/4" C.	☒	AT UNIT	(2) (3)
10J-S1	ICE MACHINE COND.			11.8	208V.1Ø	2 #12, #12 GND., 3/4" C.	☒	AT UNIT	(2) (3)

(1) DISCONNECT SWITCH PROVIDED WITH UNIT.
(2) COMBINATION 30A. 2P. 2F. WP DISCONNECT SWITCH WITH RK5 FUSES PER MANUFACTURER RECOMMENDATION.
(3) COMBINE CIRCUITRY IN 1" CONDUIT FROM J-BOX ON EQUIPMENT DISCONNECT SWITCH SUPPORT. REFER TO DETAIL THIS SHEET, 1 / E-104.
(4) ELECTRICAL FEEDS ARE TO BE ROUTED FROM PLENUM SPACE, UP THROUGH EQUIPMENT CURB, INTO BOTTOM OF EQUIPMENT, THROUGH FACTORY INSTALLED WATER TIGHT CONNECTIONS.

HVAC EQUIPMENT SCHEDULE 4

NOT TO SCALE E-104



ROOF POWER PLAN 1

1/4" = 1'-0" E-104

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PANDA PROJECT #: S8-20-D7163
ARCH PROJECT #: 19027

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E-104

ROOF POWER PLAN

BID ISSUE

TRUE WARM & WELCOME

- MINIMUM CONDUCTOR SIZE THIS SHEET TO BE #10 CU, 3/4" CONDUIT.
- EXISTING POLES / POLE-MOUNTED LIGHTING TO BE REUSED. REPLACE BULBS AND CLEAN HEADS. EXISTING CIRCUITS (INDICATED ON PLANS) TO BE REUSED AND REROUTED THROUGH NEW TIME CLOCK CONTROL (REF. "TIME CLOCKS" / SHEET E-400).

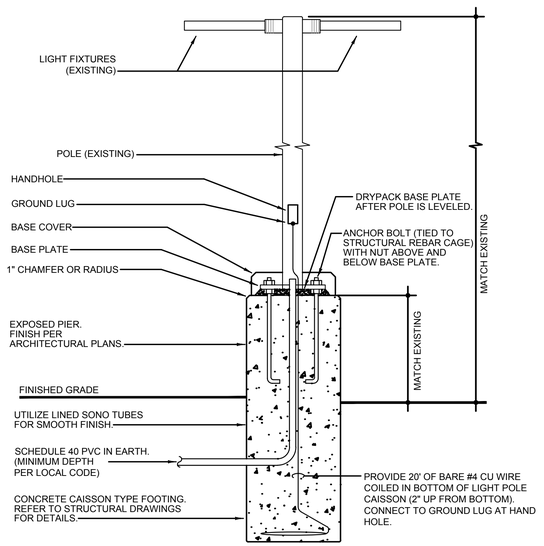
SITE PLAN GENERAL NOTES 2

E-105

1. FEED THROUGH LIGHTING CONTACTOR. REF: 11/E-400.
2. STUB UP LOCATION FOR (3) 3/4" CONDUITS & PULL STRINGS, TO ENTER BUILDING & UP TO 6" ABOVE CEILING. REFER TO SHEET 1/E-401.
3. STUB-UP LOCATION FOR MENU BOARD. SIGN DISCONNECT PROVIDED BY SIGN CONTRACTOR. COORDINATE PRECISE LOCATION WITH ARCHITECT / OWNER.
4. DRIVE-THRU SENSOR LOOP. COORDINATE LOCATION. REFER TO DETAIL 1 / E-401.
5. STUB-UP FOR DRIVE-THRU ORDER CONFIRMATION MONITOR. COORDINATE LOCATION WITH ARCHITECT / OWNER.
6. CONNECT TMB TO EXISTING TELEPHONE/DATA SERVICE DEMARCATION FOR BUILDING. COORDINATE SERVICE WITH UTILITY COMPANY.
7. RELOCATE EXISTING LIGHT POLE AS SHOWN TO ACCOMMODATE NEW DUMPSTER ENCLOSURE. REROUTE EXISTING UNDERGROUND CONDUIT/WIRING TO NEW POLE LOCATION. PROVIDE NEW POLE FOUNDATION PER DETAIL 4 / THIS SHEET.

SITE PLAN KEYED NOTES 3

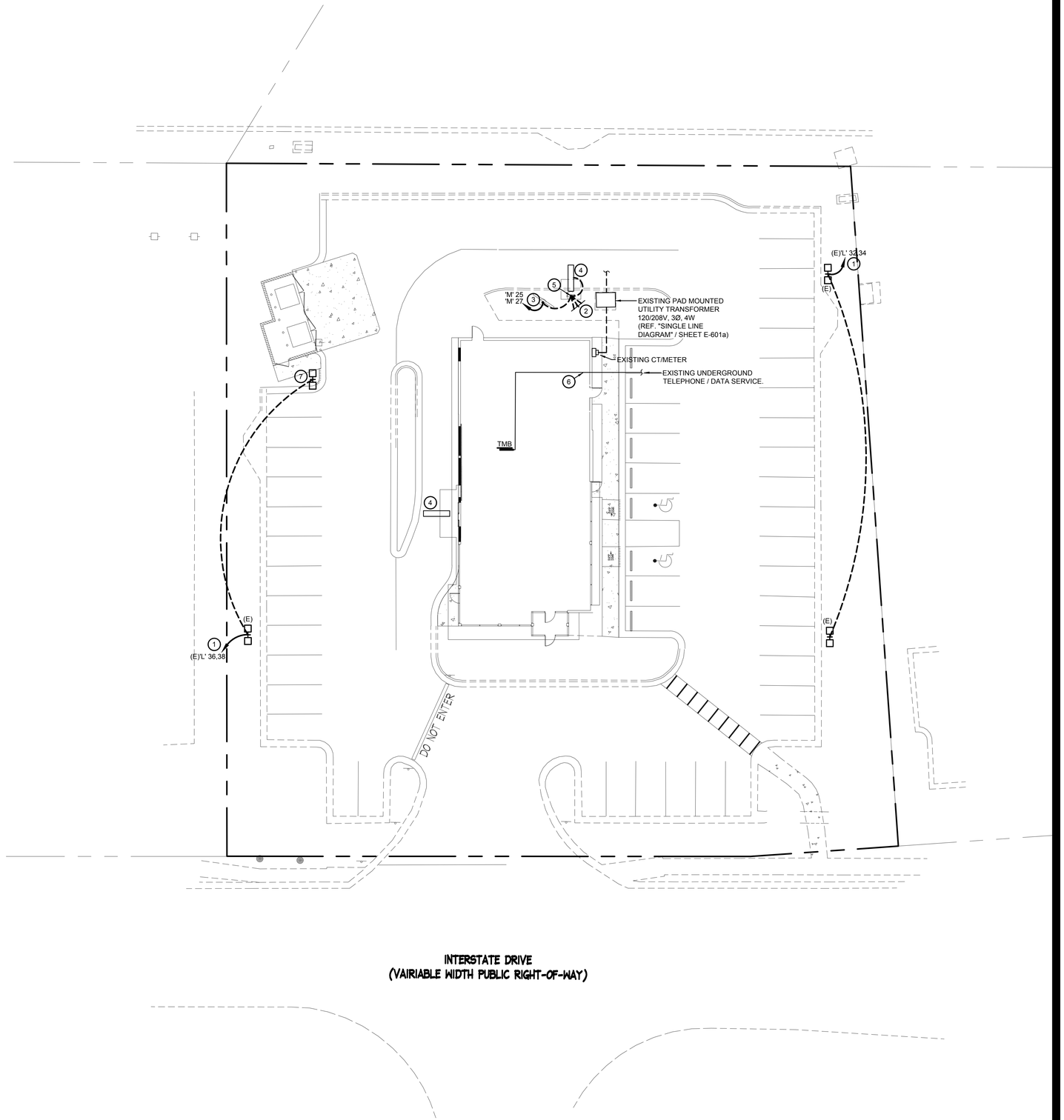
E-105



NOTE: THIS DETAIL IS FOR ELECTRICAL INSTALLATION ONLY. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.

POLE FOUNDATION DETAIL 4

NO SCALE E-106



SITE & EXTERIOR LIGHTING PLAN 1

1" = 16'-0" E-105

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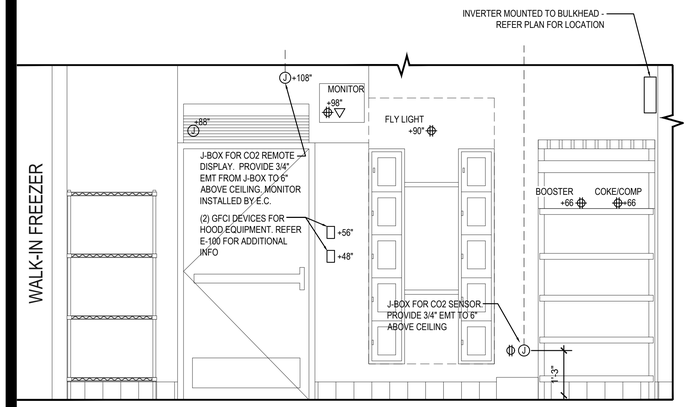
E-105

SITE & EXTERIOR LIGHTING PLAN

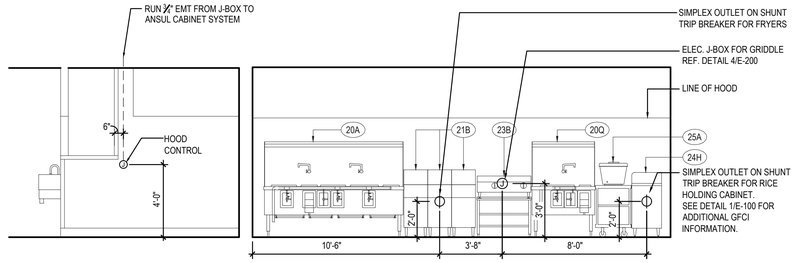
BID ISSUE

TRUE WARM & WELCOME



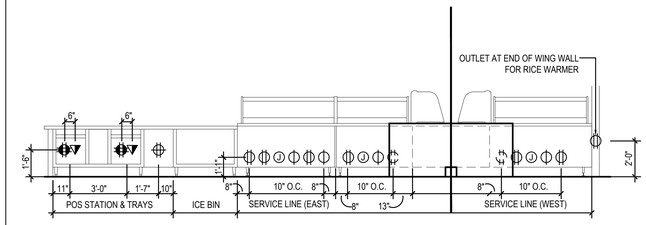
BOH REAR WALL ELEVATION 9

NOT TO SCALE E-200



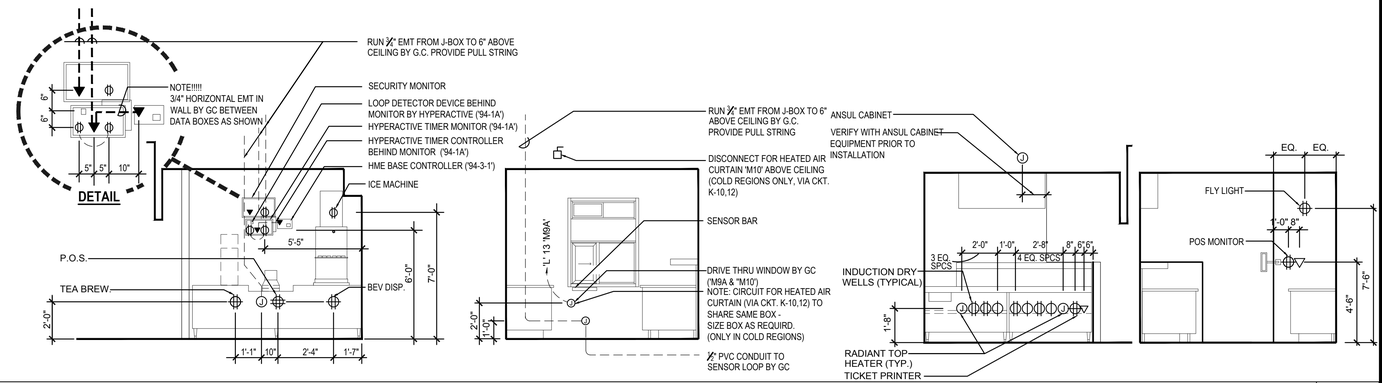
COOKLINE ELECTRICAL ELEVATIONS 6

NOT TO SCALE E-200



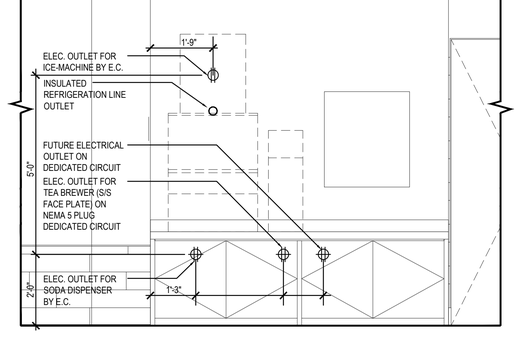
P.O.S. & SERVICE LINE ELEVATION 3

NOT TO SCALE E-200



DRIVE-THRU ELEVATIONS 2

Scale: approx. 1/4"=1'-0" E-200

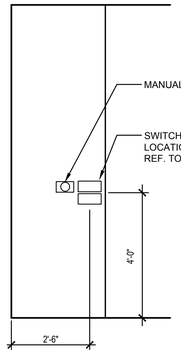


DRINK STATION ELEVATION 5

NOT TO SCALE E-200

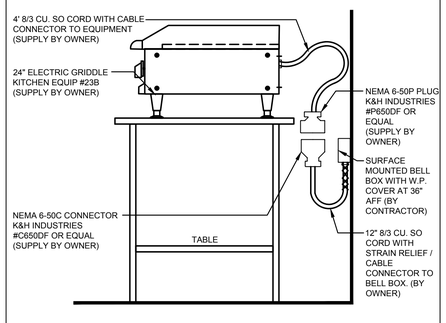
NOT USED 8

NOT TO SCALE E-200



SWITCH BANK ELEV 7

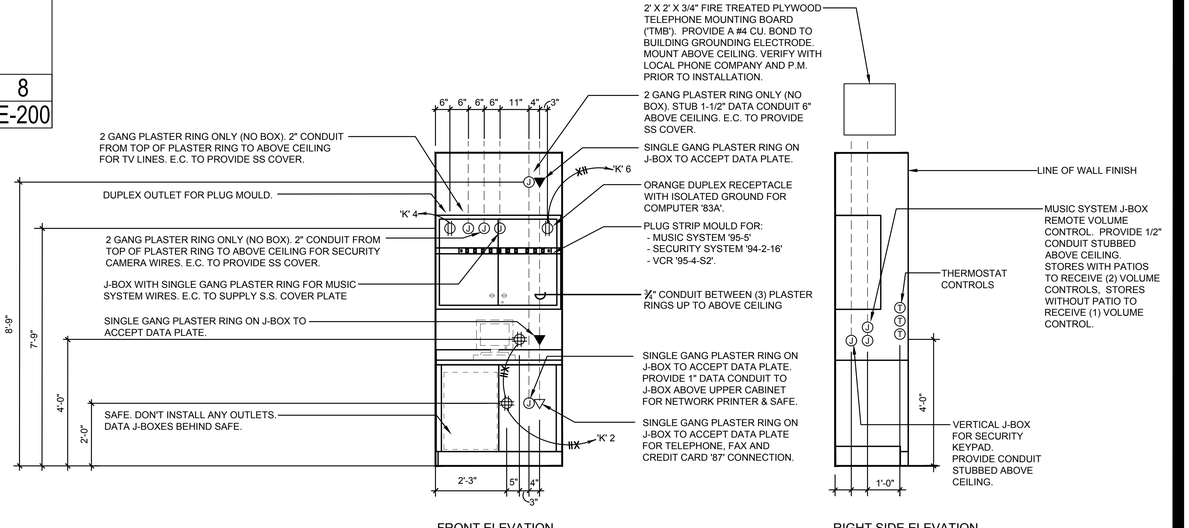
NOT TO SCALE E-200



CIRCUIT GRIDDLE TO 40/3 CIRCUIT BREAKER WITH 120VAC SHUNT TRIP. SHUNT TRIP CONTROL FROM HOOD ANSUL SYSTEM. FEED WITH 3 #8, #10 GROUND, 1" CONDUIT.

GRIDDLE 23B (EG-24H) 4

NOT TO SCALE E-200



MANAGER'S STATION ELEVATIONS 1

NOT TO SCALE E-200

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DRAWN BY: PM / KL / EA

PANDA PROJECT #: S8-20-D7163

ARCH PROJECT #: 19027

James F. Turner Engineers, L.P.
Consulting Engineers
8340 Meadow Road, #160
Dallas, TX 75231
214.750.2900
DRAWN/DESIGN: JBJ
QC/APPD: TNM
Job #: 4Z736
CoA #: CA-5874-E

ALABAMA REGISTERED No. 14970 PROFESSIONAL ENGINEER JAMES F. TURNER
11/1/19

Heights Venture
ARCHITECTURE DESIGN

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

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

PANDA EXPRESS

2096 INTERSTATE DR.
OPELIKA, AL, 36801

3600 FSDT

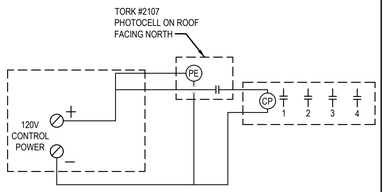
TWW REMODEL

E-200

ELECTRICAL ELEVATIONS

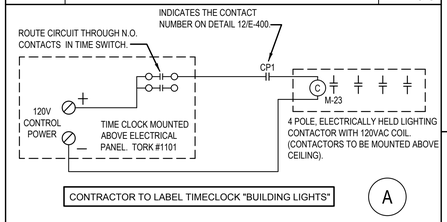
BID ISSUE

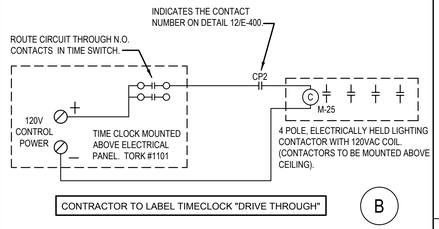
TRUE WARM & WELCOME

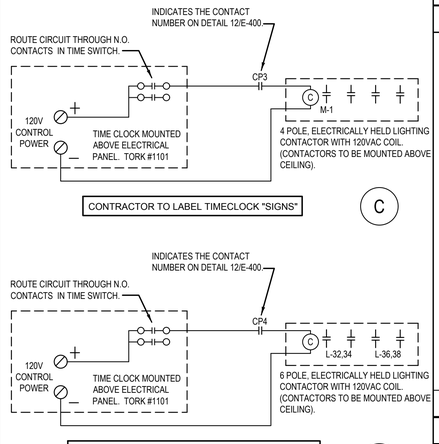


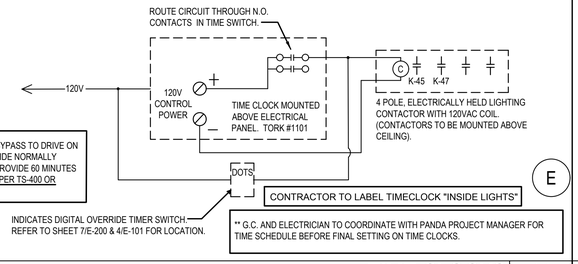
PHOTOCELL/TIME CLOCKS 12

NOT TO SCALE E-400



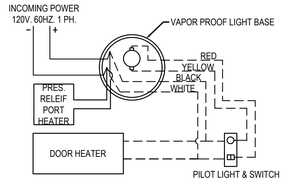






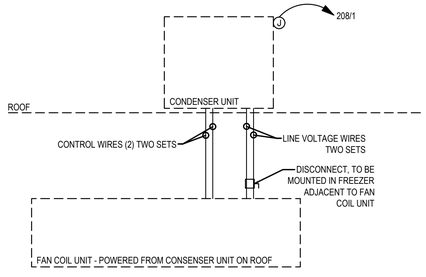
TIME CLOCKS 11

NOT TO SCALE E-400



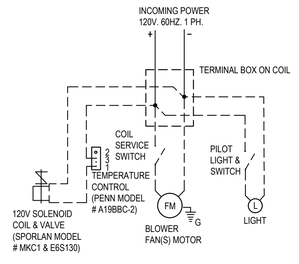
FREEZER LTG & DOOR HTR WIRING DIAGRAM 10

NOT TO SCALE E-400



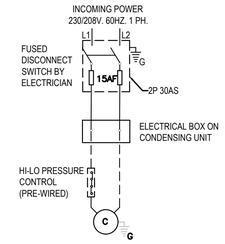
FREEZER EVAPORATOR COIL 9

NOT TO SCALE E-400



COOLER EVAPORATOR COIL 8

NOT TO SCALE E-400



CONDENSING UNIT 7

NOT TO SCALE E-400

1. WIRING SHOULD BE DONE ACCORDING WITH NATIONAL AND LOCAL CODE.

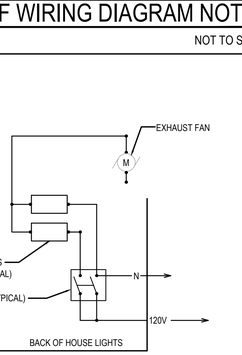
2. CHECK VOLTAGE ON CONDENSING UNIT AND EVAPORATOR COIL BEFORE ANY WORK IS DONE.

3. SOLID LINES TO BE WIRED BY LICENSED ELECTRICIAN ON SITE. DOTTED LINES ARE MANUFACTURE PRE-WIRED.

4. ANY PENETRATIONS THROUGH BOX SHALL BE SEALED AIR TIGHT.

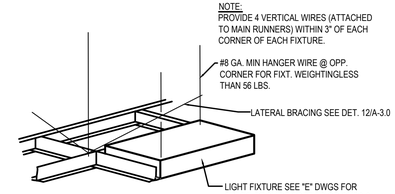
WIC / WIF WIRING DIAGRAM NOTES 6

NOT TO SCALE E-400



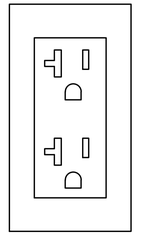
EXHAUST FAN CONTROL DIAGRAM 5

NOT TO SCALE E-400



LIGHT FIXTURE DETAIL 4

NOT TO SCALE E-400



ALL OUTLETS TO MOUNT VERTICALLY WITH GROUND PLUG @ LOW POSITION, TYP. U.N.O.

1. IF SHOW WINDOW OUTLETS AT WHITE GYP. BD SOFFIT WHITE DEVICES WITH WHITE COVERPLATES . (IF APPLICABLE)

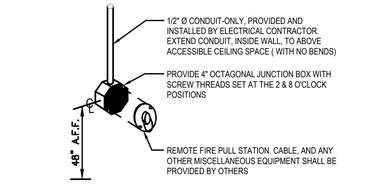
2. IF SHOW WINDOW OUTLETS AT DARK T-BAR CEILING, BLACK DEVICES WITH BLACK COVERPLATES .

ALL DINING ROOM: VERIFY COLOR OF OUTLET/COVERPLATE WITH PANDA PM PRIOR TO INSTALL

ALL OTHER OUTLETS IN KITCHEN, SERVICE AREA, AND RESTROOMS TO BE GREY DEVICES WITH STAINLESS STEEL COVERPLATES.

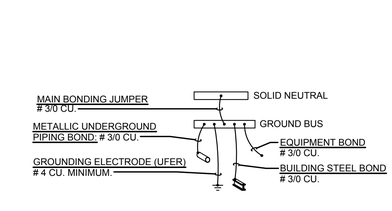
RECEPT. DIAGRAM 3

NOT TO SCALE E-400



ANSUL PULL STATION DETAIL 2

NOT TO SCALE E-400



'MDP' GROUNDING DETAIL 1

NOT TO SCALE E-400

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

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ISSUE DATE:

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3rd	SITE COMMENTS	09.05.19
4th	ISSUE FOR PERMIT	10.01.19
5th	ISSUE FOR BID	11.07.19

DRAWN BY: PM / KL / EA

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972 490 7292 V

PANDA EXPRESS

2096 INTERSTATE DR.
OPELIKA, AL, 36801

3600 FSDT

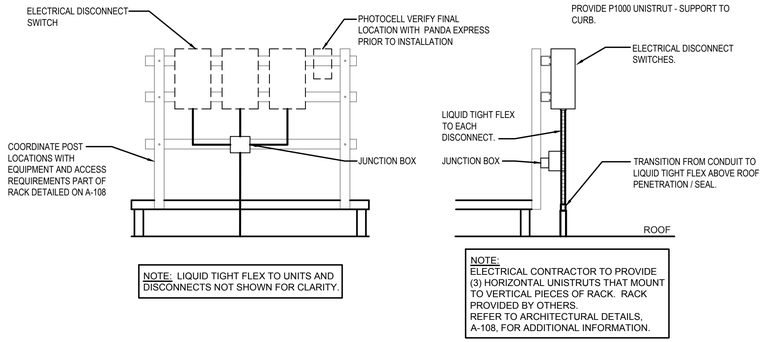
TWW REMODEL

E-400

HOT - MEDIUM
ELECTRICAL DETAILS, DIAGRAMS

BID ISSUE

TRUE WARM & WELCOME



NOTE: LIQUID TIGHT FLEX TO UNITS AND DISCONNECTS NOT SHOWN FOR CLARITY.

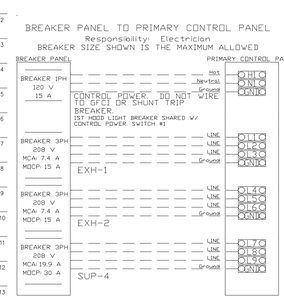
NOTE:
ELECTRICAL CONTRACTOR TO PROVIDE (3) HORIZONTAL UNISTRUTS THAT MOUNT TO VERTICAL PIECES OF RACK. RACK PROVIDED BY OTHERS.
REFER TO ARCHITECTURAL DETAILS, A-108, FOR ADDITIONAL INFORMATION.

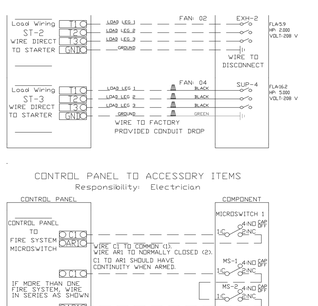
EQUIPMENT DISCONNECT SWITCH SUPPORT 2

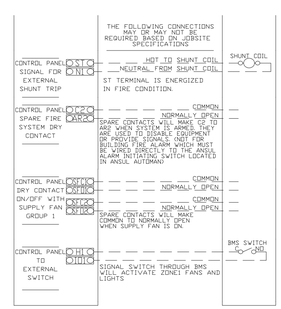
NOT TO SCALE E-401

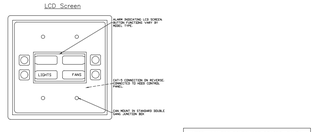
JOB NO 3886824 | MODEL NUMBER SC-321110MA-SEP | JOB NAME Panda Express - Opelika AL (D... | DRAWN BY | DATE 6/28/2019 | SCHEMATIC TYPE INSTALL | DWG NO ECP #1-1

DESCRIPTION OF OPERATION:
3 Phase w/ control for 2 Exhaust Fans, 1 Supply Fan, Exhaust on in Fire, Lights out in Fire, Fan(s) On/Off Thermostatically controlled. Exhaust fan shipped loose for field installation. INVERTER DUTY 3 PHASE MOTOR REQUIRED FOR USE WITH VFD









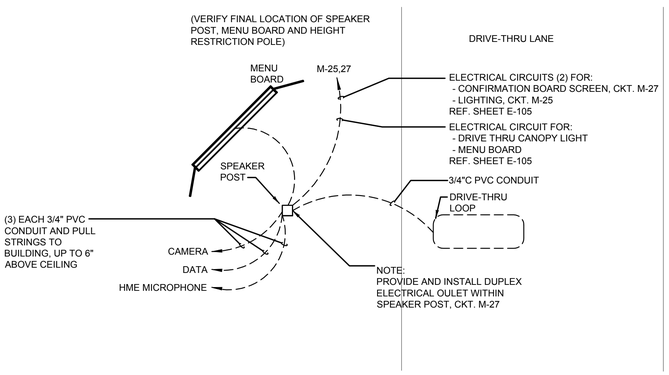
NOTE: UNLESS OTHERWISE STATED, PANDA RESTAURANT GROUP SHALL PROVIDE ALL EQUIPMENT ON THE FOLLOWING CAPTIVEAIRE SHEETS, INCLUDING HOODS, FIRE SYSTEM, EXHAUST FAN, MAKE-UP AIR UNIT, SUPPLY FAN AND ELECTRICAL INTERLOCK PACKAGE.

ANSUL GAS VALVE:
THE ANSUL GAS VALVE IS PROVIDED BY CAPTIVEAIRE SYSTEMS. CONTACT OUR OFFICE WITH THE VALVE SIZE 3 DAYS IN ADVANCE OF WHEN IT IS NEEDED ON SITE.

FOR QUESTIONS CALL THE CAPTIVEAIRE SOUTHERN REGIONAL OFFICE
STONE MILL DESIGN CENTER
2901 MILL HILL AVE, SUITE 206
DENTON, TX 76205
TEL: 800-967-7701 EMAIL: REGIONSOUTH@CAPTIVEAIRE.COM

KITCHEN EXHAUST SYSTEM DIAGRAM 3

NOT TO SCALE E-401



MENU BOARD & SENSOR LOOP 1

E-401

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

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ALABAMA REGISTERED No. 14970 PROFESSIONAL ENGINEER JAMES F. TURNER 11/1/19

Heights Venture ARCHITECTURE DESIGN

HOUSTON
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5741 Legacy Drive, Suite 320
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PANDA EXPRESS

2096 INTERSTATE DR.
OPELIKA, AL, 36801

3600 FSDT

TWW REMODEL

E-401

ELECTRICAL DETAILS, DIAGRAMS

BID ISSUE

TRUE WARM & WELCOME

BID ISSUE

E-401

PROVIDE AN ARC FLASH WARNING SIGN PER NEC 110.16.

EXISTING PANELBOARD 'MDP' — 600 A MLO

208Y/120; 3-PHASE /4 WIRE — 600 MAIN BUS

WITH EQUIPMENT AND ISOLATED GROUND BUS — 100% NEUTRAL BUS

LOCATION: SERVICE ROOM
MOUNT: SURFACE
TYPE: NEMA 1

65 kAIC FULLY RATED BUS AND BRACING

L	R	M	K	O	C.B.	POLE	LOAD AREAS AND LOCATION	Ø A	Ø B	Ø C	LOAD AREAS AND LOCATION	POLE	C.B.	O	K	M	R	L
136	540	2400	10015	3296	225/3	1	*(E)PANEL 'K'				RTU-1	2	60/3			6245		
545	900	1000	6100	4650	-	3	-				-	4	-			6245		
812	540	0	8630	6430	-	5	-				-	6	-			6245		
1600	0	2267	4780	1200	200/3	7	*(E)PANEL 'L'				RTU-2	8	60/3			6245		
1140	0	2787	6250	132	-	9	-				-	10	-			6245		
800	0	2600	6900	1800	-	11	-				-	12	-			6245		
2500	0	9308	0	1330	200/3	13	*(E)PANEL 'M'				RTU-3	14	60/3			6245		
1000	0	9308	1120	1230	-	15	-				-	16	-			6245		
128	540	9308	960	300	-	17	-				-	18	-			6245		

CONNECTED kVA 3Ø		DEMAND		AMPS			CONNECTED 3Ø LOAD CALCULATIONS	
LIGHTING	8.7	8.7	100%	24.0	PER NEC 220.42	58.1	TOTAL kVA (ØA) =	483.9 AMPS
RECEPTACLE	2.5	2.5	100%	7.0	PER NEC 220.44	54.9	TOTAL kVA (ØB) =	457.1 AMPS
MOTOR	95.2	95.2	100%	264.2		58.5	TOTAL kVA (ØC) =	487.0 AMPS
KITCHEN	44.8	29.1	65%	80.7				
OTHER	20.4	20.4	100%	56.5	PER NEC 220.51 - 220.60	476.0	TOTAL CONNECTED 3Ø AMPS	
SPARE	0.0	0.0	N/A	0.0		28.4	NEUTRAL AMPS	
TOTAL	171.5	155.8		432.5		6%	IMBALANCE	
FEEDER AMPACITY ADJUSTMENTS								
LIGHT AMPS				6.0				
MOTOR AMPS				19.4		458	MINIMUM FEEDER AMPS	

REMARKS:
*REFER TO SINGLE-LINE DIAGRAM (DETAIL 2 / THIS SHEET) FOR WIRE SIZES.
(E) - INDICATES EXISTING CIRCUIT BREAKER / LOAD

PROVIDE AN ARC FLASH WARNING SIGN PER NEC 110.16.

EXISTING PANELBOARD K — 225 A MLO

208Y/120; 3-PHASE /4 WIRE — 225 MAIN BUS

BOLT-ON W/ EQUIPMENT AND ISOLATED GROUND BUS — 100% NEUTRAL BUS

LOCATION: SERVICE ROOM
MOUNT: SURFACE
TYPE: NEMA 1

65/10 kAIC SERIES RATED BUS AND BRACING

L	R	M	K	O	C.B.	POLE	LOAD AREAS AND LOCATION	Ø A	Ø B	Ø C	LOAD AREAS AND LOCATION	POLE	C.B.	O	K	M	R	L
136					20/1	1	W.I.C. DISPLAY LTS / MENU				FAX '87', MGR '84C', COMP '49A'	2	20/1	1000				
				500	20/1	3	HOOD CONTROL PNL 'M4'				MUSIC, VCR, MONITOR	4	20/1	600				
				1100	20/1	5	SERVICE POS '94', PRINT '86A' (IG) (GFCI)				COMPUTER '83A' (IG)	6	20/1	500				
				1100	20/1	7	D.THRU POS '94', PRINT '86A' (IG) (GFCI)				ICE MACHINE '10J' (GFCI)	8	20/1	132				
			820		20/1	9	SEC MON '95-4-S3', CO2 '4D-S1', FLY LGT				CHF-25 HEATED AIR CURTAIN' M9A'	10	40/2	3050				
			110		20/1	11	RICE WARMER '54A' (GFCI)				-	12	-	3050				
			1440		20/1	13	REF PREP TABLE '34O'				REAR DOOR / FLY FAN 'M8A'	14	20/1			1200		
			1080		20/1	15	REF PREP TABLE '34J'				SPACE	16						
			1080		20/1	17	UNDER COUNTER FRZR '30L' (VD)				INDUCTION DRY WELL '3F','3G' (VD) (GFCI)	18	20/1		1950			
			1120		20/1	19	BEV DISPENSER '4AB'				INDUCTION DRY WELL '3F','3G' (VD) (GFCI)	20	20/1		1300			
	180				20/1	21	SERVING COUNTER				INDUCTION DRY WELL '3F','3G' (VD) (GFCI)	22	20/1		1300			
				1780	20/1	23	ICE TEA BREWER '9D'				INDUCTION DRY WELL '3F','3G' (VD) (GFCI)	24	20/1		1950			
	1200				20/1	25	FOOD PROCESSOR '53'				INDUCTION DRY WELL '3F','3G' (VD) (GFCI)	26	20/1		1950			
	180				20/1	27	DINING RECEPTACLE				INDUCTION DRY WELL '3F','3G' (VD) (GFCI)	28	20/1		1950			
			240		20/1	29	W.I.C. COIL '31M'				INDUCTION DRY WELL '3F','3G' (VD) (GFCI)	30	20/1		1300			
			1780		20/1	31	RICE HOLD CAB '24H' (VD)				IND. DRY WELL '3F' / SOUP WRMR '3T' (VD) (GFCI)	32	20/1		900			
					S/T	33	SHUNT TRIP FOR CKT 31				RADIANT TOP HTR '1S2B1'	34	20/1		475			
						35	SPACE				RADIANT TOP HTR '1S2B2'	36	20/1		625			
				864	20/1	37	BOOSTER '4B'				RADIANT TOP HTR '1S2B2'	38	20/1		625			
				500	20/1	39	HEAT WRAP '32A-S7' (VD) (GFCI)				RADIANT TOP HTR '1S2-S1'	40	20/1		475			
	180				20/1	41	FLY LIGHT				RADIANT TOP HTR '1S2-S1'	42	20/1		475			
				200	20/1	43	DUCT DETECTORS				SPARE	44	20/1					
545		1000			20/1	45	LTG - FOOD PREP / EM / EF-3 (VD) (C)				SPARE	46	20/1					
812					20/1	47	LTG - DINING AREA (C)				MICROWAVE '55A'	48	15/2		900			
	540				20/1	49	SHOW WINDOW RECEPTS				-	50	-		900			
	360				20/1	51	GENERAL RECEPTS / FLY LIGHT				FUTURE EQUIPMENT	52	20/1			180		
	360				20/1	53	EXTETRIOR RECEPTS				SPARE	54	20/1					

CONNECTED kVA 3Ø		DEMAND		AMPS			CONNECTED 3Ø LOAD CALCULATIONS	
LIGHTING	1.5	1.5	100%	4.1	PER NEC 220.42	16.4	TOTAL kVA (ØA) =	136.5 AMPS
RECEPTACLE	2.0	2.0	100%	5.5	PER NEC 220.44	13.2	TOTAL kVA (ØB) =	109.9 AMPS
MOTOR	3.4	3.4	100%	9.4		16.4	TOTAL kVA (ØC) =	136.7 AMPS
*KITCHEN	24.7	16.1	65%	44.6				
OTHER	14.4	14.4	100%	39.9	PER NEC 220.51 - 220.60	127.7	TOTAL CONNECTED 3Ø AMPS	
SPARE	0.0	0.0	N/A	0.0		26.7	NEUTRAL AMPS	
TOTAL	46.0	37.3		103.6		21%	IMBALANCE	
FEEDER AMPACITY ADJUSTMENTS								
LIGHT AMPS				1.0				
MOTOR AMPS				2.5		107	MINIMUM FEEDER AMPS	

REMARKS:
*KITCHEN EQUIPMENT SHOWN AT 65% IN PANEL TOTALS PER NEC (KITCHEN EQUIPMENT).
(IG) TERMINATE GROUND ON ISOLATED GROUND BUS.
(C) ROUTE CIRCUIT THROUGH LIGHTING CONTACTOR CONTROLLED BY TIMECLOCK. REFER TO DETAIL 11 / SHEET E-400.
(VD) WIRE SIZE INCREASE DUE TO VOLTAGE DROP. SIZE EQUIPMENT GROUND CONDUCTOR PROPORTIONALLY PER NEC.
LEAVE ALL SPARES IN THE OFF POSITION.

PANEL SCHEDULES | 1

NOT TO SCALE | E-601a

1. DEMOLISH ALL EXISTING BRANCH CIRCUITS BACK TO ASSOCIATED PANELS UNLESS NOTED OTHERWISE ON PLANS.
2. EXISTING PANEL 'C' TO BE REMOVED AND FEEDERS DEMOLISHED BACK TO SUB-FEED BREAKER ON UPSTREAM PANEL 'K'.
3. UNLESS NOTED, ALL DEVICES AND TERMINATIONS 100 AMPS AND LESS TO BE RATED FOR 60°C WIRE, OVER 100 AMPS, 75°C WIRE.
4. ALL WIRE #8 AND SMALLER TO BE THWN/THHN CU.; #6 AND LARGER TO BE XHHW CU.
5. E.C. SHALL VERIFY THAT PROPOSED SCOPE OF WORK DOES NOT OVERLOAD ANY EXISTING PANELS OR EQUIPMENT TO MORE THAN 80%.
6. E.C. SHALL VERIFY EXISTING GROUNDING PER NEC ARTICLE 250, RE: 1/E400 FOR ADDITIONAL INFORMATION.

SINGLE LINE DIAGRAM GENERAL NOTES | 3

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1. UNLESS OTHERWISE NOTED ON PLANS, ALL EXISTING BRANCH CIRCUITS TO BE DEMOLISHED BACK TO ASSOCIATED PANEL, REMOVE ALL CONDUCTORS, CONDUITS, AND WIRING DEVICES.
2. ENTIRE INSTALLATION TO COMPLY WITH N.E.C. 110.22 AND 240.86(B).
3. NO DESIGN CHANGES MAY BE MADE TO THE SYSTEM WITHOUT THE PRIOR APPROVAL OF THE DESIGN ELECTRICAL ENGINEER AND THE ELECTRICAL INSPECTOR.
4. CONTRACTOR SHALL PROVIDE A PERMANENTLY AFFIXED LABEL TO ALL PANELS INDICATING MAXIMUM AVAILABLE FAULT CURRENT AND DATE THAT FAULT CURRENT CALCULATION WAS PERFORMED PER 2017 NEC 110.24.
5. POST THIS INFORMATION ON THE JOB-SITE WITH PERMIT FOR CITY ELECTRICAL INSPECTOR'S REVIEW/APPROVAL.
6. CONTRACTOR TO LIMIT VOLTAGE DROP TO 3% IN ALL NEW BRANCH CIRCUITS.

GENERAL NOTES | 4

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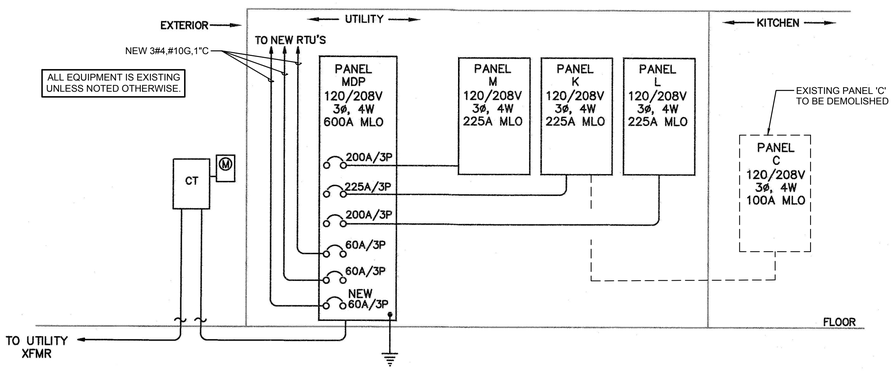

SINGLE LINE DIAGRAM | 2

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REVISIONS:

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5th	ISSUE FOR BID	11.07.19

DRAWN BY: PM / KL / EA

PANDA PROJECT #: S8-20-D7163
ARCH PROJECT #: 19027

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214.750.2900
DRAWN/DESIGN: JBJ
QC/APPD: TNM
Job #ZZ736
CoA #CA-5874-E

ALABAMA REGISTERED No. 14970 PROFESSIONAL ENGINEER JAMES F. TURNER 11/7/19

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2096 INTERSTATE DR.
OPELIKA, AL, 36801

3600 FSDT

TWW REMODEL

E-601a

PANELS, SINGLE LINE, LOAD CALC'S

BID ISSUE

TRUE WARM & WELCOME

PROVIDE AN ARC FLASH WARNING SIGN PER NEC 110.16.

EXISTING PANELBOARD M — 225 A MLO

208Y/120; 3-PHASE /4 WIRE — 225 MAIN BUS — LOCATION: SERVICE ROOM

BOLT-ON W/ EQUIPMENT GROUND BUS — 100% NEUTRAL BUS — MOUNT: SURFACE

TYPE: NEMA 1

65/10 kAIC SERIES RATED BUS AND BRACING

L	R	M	K	O	C.B.	POLE	LOAD AREAS AND LOCATION	Ø A	Ø B	Ø C	LOAD AREAS AND LOCATION	POLE	C.B.	O	K	M	R	L
1000					20/1	1	LOGO 'SZ' / I.D. SIGN 'S1' (C)				ICE MACHINE COND. '10J-S1' (VD)	2	20/2	1230				
					20/1	3	SPARE				-	4	-	1230				
					20/1	5	SPARE				MJ345 FRYER '21B'	6	20/1		960			
					20/1	7	SPARE				SHUNT TRIP FOR CKT 6	8	S/T					
			1120		20/1	9	BEV. DISPENSER '4AB' (VD)				SPACE	10						
				100	20/1	11	SECURITY / POS MONITORS				SPACE	12						
				100	20/1	13	HYPERACTIVE TIMER SYS.				SPACE	14						
					20/1	15	SPARE				SPACE	16						
				200	20/1	17	COKE CARBONATOR				SPACE	18						
					20/1	19	SPARE				ACCU-2	20	30/3			2570		
					20/1	21	SPARE				-	22				2570		
128					20/1	23	BUILDING LTG (C)				-	24	-			2570		
1500					20/1	25	MENUBOARD (C)				EF-1	26	15/3			889		
1000					20/1	27	DR THRU ORDER SCREEN				-	28	-			889		
	540				20/1	29	RTU CONVENIENCE OUTLETS				-	30	-			889		
		2570			30/3	31	ACCU-1				EF-2	32	15/3			889		
		2570			-	33	-				-	34	-			889		
		2570			-	35	-				-	36	-			889		
				1500	20/1	37	(E) GWH-1				MA-1	38	30/3			2390		
					20/2	39	SPARE				-	40	-			2390		
					-	41	SPARE				-	42	-			2390		
					20/1	43	SPARE				SPARE	44	20/1					
					20/1	45	SPARE				SPARE	46	20/1					
					20/1	47	SPARE				SPARE	48	20/1					
					20/1	49	SPARE				SPARE	50	20/1					
					20/1	51	SPARE				SPARE	52	20/1					
					20/1	53	SPARE				SPARE	54	20/1					

CONNECTED kVA 3Ø — DEMAND — AMPS — CONNECTED 3Ø LOAD CALCULATIONS

LIGHTING	3.6	3.6	100%	10.1	PER NEC 220.42	14.6	TOTAL kVA (ØA) =	121.9 AMPS
RECEPTACLE	0.5	0.5	100%	1.5	PER NEC 220.44	12.7	TOTAL kVA (ØB) =	105.4 AMPS
MOTOR	27.9	27.9	100%	77.5		11.2	TOTAL kVA (ØC) =	93.6 AMPS
*KITCHEN	2.1	1.4	65%	3.8				
OTHER	4.4	4.4	100%	12.1	PER NEC 220.51 - 220.60	107.0	TOTAL CONNECTED 3Ø AMPS	
SPARE	0.0	0.0	N/A	0.0		24.6	NEUTRAL AMPS	
TOTAL	38.5	37.8		104.9		23%	IMBALANCE	

FEEDER AMPACITY ADJUSTMENTS

LIGHT AMPS	2.5		
MOTOR AMPS	5.4	113	MINIMUM FEEDER AMPS

REMARKS:

*KITCHEN EQUIPMENT SHOWN AT 65% IN PANEL TOTALS PER NEC (KITCHEN EQUIPMENT).

(IG) TERMINATE GROUND ON ISOLATED GROUND BUS.

(C) ROUTE CIRCUIT THROUGH LIGHTING CONTACTOR CONTROLLED BY TIMECLOCK. REFER TO DETAIL 11 / SHEET E-400.

(VD) WIRE SIZE INCREASE DUE TO VOLTAGE DROP. SIZE EQUIPMENT GROUND CONDUCTOR PROPORTIONALLY PER NEC.

LEAVE ALL SPARES IN THE OFF POSITION.

PROVIDE AN ARC FLASH WARNING SIGN PER NEC 110.16.

EXISTING PANELBOARD L — 225 A MLO

208Y/120; 3-PHASE /4 WIRE — 225 MAIN BUS — LOCATION: SERVICE ROOM

BOLT-ON W/ EQUIPMENT AND ISOLATED GROUND BUS — 100% NEUTRAL BUS — MOUNT: SURFACE

TYPE: NEMA 1

65/10 kAIC SERIES RATED BUS AND BRACING

L	R	M	K	O	C.B.	POLE	LOAD AREAS AND LOCATION	Ø A	Ø B	Ø C	LOAD AREAS AND LOCATION	POLE	C.B.	O	K	M	R	L
					20/1	1	SPARE				ICE MACHINE COND '10J-S1'	2	20/2			1227		
				132	20/1	3	ICE MACHINE '10J' (GFCI)				-	4	-			1227		
				1800	20/1	5	GAS WATER HEATER 'GWH-1' (GFCI)				WALK IN FREEZER COND '32-S1'	6	25/2			1040		
			1780		20/1	7	ICE TEA BREWER '9D' (VD)				-	8	-			1040		
340					20/1	9	LTG - RR / UTITLITY RM / BACKROOM				WALK IN COOLER COND '31-S'	10	20/2			1560		
					20/1	11	SPARE				-	12	-			1560		
				1200	20/1	13	D/T WINDOW 'M10' / SENSOR BAR				SPARE	14	20/1					
			1300		20/1	15	INDUCTION DRY WELL '3F,3G' (VD) (GFCI)				SPARE	16	20/1					
			1950		20/1	17	INDUCTION DRY WELL '3F,3G' (VD) (GFCI)				SPARE	18	20/1					
			3000		40/3	19	ELECTRIC GRILL 23B				SPARE	20	20/1					
			3000		-	21	-				SPARE	22	20/1					
			3000		-	23	-				SPARE	24	20/1					
					S/T	25	SHUNT TRIP FOR CKT 19,21,23				SPARE	26	20/1					
			1950		20/1	27	INDUCTION DRY WELL '3F,3G' (VD) (GFCI)				SPARE	28	20/2					
			1950		20/1	29	INDUCTION DRY WELL '3F,3G' (VD) (GFCI)				-	30	-					
					20/1	31	SPARE				(E) EXTERIOR POLE MOUNTED LTG (VD) (C)	32	20/2					800
					20/1	33	SPARE				-	34	-					800
					20/1	35	SPARE				(E) EXTERIOR POLE MOUNTED LTG (VD) (C)	36	20/2					800
					20/1	37	SPARE				-	38	-					800
					20/1	39	SPARE				SPARE	40	20/1					
					20/1	41	SPARE				SPARE	42	20/2					
					20/1	43	SPARE				-	44	-					
					20/1	45	SPARE				SPARE	46	20/1					
					20/1	47	SPARE				SPARE	48	20/1					
					20/2	49	SPARE				SPARE	50	20/1					
					-	51	-				SPARE	52	20/1					
					20/1	53	SPARE				SPARE	54	20/1					

CONNECTED kVA 3Ø — DEMAND — AMPS — CONNECTED 3Ø LOAD CALCULATIONS

LIGHTING	3.5	3.5	100%	9.8	PER NEC 220.42	9.8	TOTAL kVA (ØA) =	82.0 AMPS
RECEPTACLE	0.0	0.0	N/A	0.0	PER NEC 220.44	10.3	TOTAL kVA (ØB) =	85.8 AMPS
MOTOR	7.7	7.7	100%	21.2		12.1	TOTAL kVA (ØC) =	100.8 AMPS
*KITCHEN	17.9	11.7	65%	32.3				
OTHER	3.1	3.1	100%	8.7	PER NEC 220.51 - 220.60	89.5	TOTAL CONNECTED 3Ø AMPS	
SPARE	0.0	0.0	N/A	0.0		17.2	NEUTRAL AMPS	
TOTAL	32.3	26.0		72.1		19%	IMBALANCE	

FEEDER AMPACITY ADJUSTMENTS

LIGHT AMPS	2.5		
MOTOR AMPS	3.2	78	MINIMUM FEEDER AMPS

REMARKS:

(E) - EXISTING

*KITCHEN EQUIPMENT SHOWN AT 65% IN PANEL TOTALS PER NEC (KITCHEN EQUIPMENT).

(IG) TERMINATE GROUND ON ISOLATED GROUND BUS.

(C) ROUTE CIRCUIT THROUGH LIGHTING CONTACTOR CONTROLLED BY TIMECLOCK. REFER TO DETAIL 11 / SHEET E-400.

(VD) WIRE SIZE INCREASE DUE TO VOLTAGE DROP. SIZE EQUIPMENT GROUND CONDUCTOR PROPORTIONALLY PER NEC.

LEAVE ALL SPARES IN THE OFF POSITION.

PANEL SCHEDULES | 1

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ARCH PROJECT #: 19027

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TWW REMODEL

E-601b

PANELS, SINGLE LINE, LOAD CALC'S

BID ISSUE

TRUE WARM & WELCOME