

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 PARTICIPANTS' FULL UNDERSTANDING OF, AND AGREEMENT WITH, THE CONDITIONS OF THE REFERENCED GENERAL CONDITIONS.

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

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

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

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

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

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

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

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

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

ARTICLE 2 - INSURANCE

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

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

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

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

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

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

ARTICLE 3 EXTRA WORK

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

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

DIVISION 1 GENERAL REQUIREMENTS

1. SCOPE

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

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

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

2. CONFLICTS BETWEEN DOCUMENTS

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

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

3. ITEMS FURNISHED BY PANDA AND INSTALLED BY GENERAL CONTRACTOR

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

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

4. MEASUREMENTS

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

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

5. SUBSTITUTIONS

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

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

6. EXAMINATION OF SITE AND BUILDING

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

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

7. CODES AND STANDARDS

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

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

8. PERMITS

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

9. INSTALLATION OF MATERIALS AND EQUIPMENT

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

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

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

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

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

10. PROTECTION AND CLEAN-UP

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

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

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

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

11. GUARANTEE WARRANTY

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

12. SUBCONTRACTORS

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

13. TEMPORARY FACILITIES

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

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

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

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

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

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

14. STRICTLY PROHIBITED WORK AND PRACTICES

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

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

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

15. POLLUTION CONTROLS

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

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

16. TURNOVER REQUIREMENTS

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

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

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

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

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

DIVISION 2 - SITE WORK

1. DEMOLITION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2. EARTHWORK

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

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

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

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

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

3. ASPHALT AND CONCRETE PAVING

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

MATERIALS:

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

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

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

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

4. TERMITE CONTROL

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

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

PRODUCTS: PROVIDE WATER EMULSION MATERIALS MANUFACTURED BY ONE OF THE FOLLOWING: BASE TERMI-DOR, 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 WITH ALL STANDARDS REFERENCED BY THE MANUFACTURER. COMPLY WITH ALL APPLICABLE BUILDING CODES.

SUBMITTALS: SUBMIT MANUFACTURER'S PRODUCT DATA AND VERIFICATION SAMPLES OF THE SELECTED STONE AND MORTAR MATERIALS AS SELECTED BY PANDA.

WARRANTIES: SUBMIT MANUFACTURER'S AND INSTALLER'S WARRANTIES UPON COMPLETION OF THE JOB. WARRANTY SHALL COVER DEFECTS IN MATERIALS AND INSTALLATION FOR 5 YEARS AFTER ACCEPTANCE BY PANDA.

QUALITY ASSURANCE:
INSTALLER QUALIFICATIONS: EXPERIENCED MASON FAMILIAR WITH INSTALLATION PROCEDURES FOR MANUFACTURED VENEER. CERTIFICATIONS REQUIRED PER MANUFACTURER'S STANDARDS.

MANUFACTURER:
REFERENCE "EXTERIOR FINISH SCHEDULE" SHEET G-005

STONE VENEER TYPE AND FINISH:
REFERENCE "EXTERIOR FINISH SCHEDULE" SHEET G-005

MORTAR: MORTAR ALL JOINTS. USE MORTAR COMPLYING WITH ASTM STANDARDS: CEMENT ASTM C270, LIME ASTM C207, SAND ASTM C144; WATER SHALL BE POTABLE. PREPACKAGED LATEX PORTLAND CEMENT MORTAR SHALL COMPLY WITH ANSI A118.4.

PROVIDE COLORED MORTAR AS SELECTED BY PANDA. COLOR PIGMENT SHALL COMPLY WITH ASTM C979, MINERAL OXIDE PIGMENTS.

EXECUTION: PREPARE SUBSTRATE IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.

EXAMINE SUBSTRATES UPON WHICH WORK WILL BE INSTALLED. COORDINATE WITH GENERAL CONTRACTOR TO REMEDY ANY UNSATISFACTORY SUBSTRATES. NOTIFY PANDA EXPRESS IN WRITING OF ANY UNSATISFACTORY SUBSTRATES. COMMENCEMENT OF WORK BY THE INSTALLER SHALL INDICATE HIS ACCEPTANCE OF THE SUBSTRATE.

INSTALL ALL WORK IN CONFORMANCE WITH THE MVMA (MASONRY VENEER MANUFACTURER'S ASSOCIATION) "INSTALLATION GUIDE FOR ADHERED CONCRETE MASONRY VENEER".

PROTECT ADJACENT WORK FROM CONTACT WITH MORTAR.

INSTALL AND CLEAN STONE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS FOR STANDARD GROUTED INSTALLATION.

MANUFACTURER'S FIELD SERVICE REPRESENTATIVE SHALL MAKE ONE SITE VISIT FOR INSTALLATION INSPECTION AND CONSULTATION BEFORE MORE THAN 20% OF THE MATERIAL IS INSTALLED.

3. CONCRETE MASONRY UNITS (CMU)

REFER TO STRUCTURAL DRAWINGS FOR CONCRETE MASONRY UNITS (CMU) SPECIFICATIONS

DIVISION 5 - METALS

1. STEEL FRAMING

REFERENCE STRUCTURAL DRAWINGS FOR STEEL FRAMING SPECIFICATIONS

2. MISCELLANEOUS METALS

CUSTOM FABRICATE FERROUS METAL ITEMS 16 GAUGE AND HEAVIER. REFER TO DRAWINGS AND DETAILS.

3. METAL STUDS

INSTALL METAL FRAMING SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S PRINTED OR WRITTEN INSTRUCTIONS AND RECOMMENDATIONS, UNLESS OTHERWISE INDICATED. INSTALL CONTINUOUS TRACK - SIZED TO MATCH STUDS. SECURE TRACKS AS RECOMMENDED BY STUD MANUFACTURER FOR TYPE OF CONSTRUCTION INVOLVED.

SET STUDS PLUMB, EXCEPT AS NEEDED FOR DIAGONAL BRACING OR REQUIRED FOR NON-PLUMB WALLS OR WARPED SURFACES.

INSTALL SUPPLEMENTARY FRAMING, BLOCKING AND BRACING IN METAL FRAMING SYSTEM WHENEVER WALL OR PARTITIONS ARE INDICATED TO SUPPORT FIXTURES, EQUIPMENT, SERVICES, CASEWORK, HEAVY TRIM AND FURNISHINGS AND SIMILAR WORK.

SECURE STUDS TO TOP AND BOTTOM RUNNER TRACKS BY EITHER WELDING OR SCREW FASTENING AT BOTH INSIDE AND OUTSIDE FLANGES.

INSTALL HORIZONTAL STIFFENERS IN STUD SYSTEM AS REQUIRED, SPACE (VERTICAL DISTANCE) AT NO MORE THAN 4'-6" O.C.

4. EXTERIOR ALUMINUM AWNINGS

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 1714.5.1 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 AAMANNWDA 1011.5.2, OR 1011.5.2NAFS. THE LABEL SHALL STATE THE NAME OF THE MANUFACTURER, THE APPROVED LABELING AGENCY AND THE PRODUCT DESIGNATION AS SPECIFIED IN AAMANNWDA 1011.5.2 OR 1011.5.2NAFS. PRODUCTS TESTED AND LABELED AS CONFORMING TO AAMANNWDA 1011.5.2 OR 1011.5.2NAFS 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. FRAME 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 WEYERHAEUSER.

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 3/16" AT EACH VERTICAL EDGE AND AT TOP, 3/8" AT BOTTOM, AND 3/16" IN 2" BEVEL AT LOOK EDGE, 3/8" CLEARANCE ABOVE FLOOR WITHOUT THRESHOLD, 3/4" 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 3/4" MINIMUM DIAMETERS STEEL JAMB STUDS WITH 3/4" MINIMUM PROJECTION, UNLESS THE HINGES ARE SHAPED TO PREVENT DOOR REMOVAL IF HINGE PINS ARE REMOVED.

STRIKE PLATES FOR LATCHES AND HOLDING DEVICES FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND WALL FRAMINGS 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.

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 C630/78. USE 4 FEET WIDE SHEETS WITH LONG TAPERED EDGE. THICKNESS SHALL BE 3/4". UNITED STATES GYPSUM CO. SHEET-ROCK WIR FIRE CODE "X" FOR FIRE RATED PANELS. SEAL ALL EXPOSED AND CUT EDGES PER MANUFACTURERS RECOMMENDATIONS.

USE 3/4" 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 MANUFACTURER'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 - 3/8" HAT SHAPED.

FASTENING: NAILS-NO. 19 GAUGE, 1-3/8" LONG, 3/16" HEAD ANNULAR RING NAIL, 7" ON CENTER AT CEILING, 8" ON CENTER AT WALLS.

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

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

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

2. CERAMIC TILE

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

MATERIALS: REFERENCE TILE SCHEDULE

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

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

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

3. LAY-IN CEILING TILE

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

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

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

COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

PAINTING:

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

A. MATERIALS:

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

B. SURFACE PREPARATION:

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

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

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

C. APPLICATION:

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

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

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

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

CLEAN UP: SCHEDULE ALL CLEANING AND PAINTING SO 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 SPATTERED SURFACES. REMOVE SPATTERED PAINT AND REPAIR DETAILED PAINTED SURFACES AFTER COMPLETION OF WORK OF OTHER TRADES. IF OWNER DEEMS CLEAN-UP IS NOT SATISFACTORY, AN INDEPENDENT CLEANING SERVICE WILL BE BROUGHT IN, AT THE CONTRACTOR'S EXPENSE TO COMPLETE THE CLEAN-UP.

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

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

5. EXTERIOR PAINTING

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

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

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

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

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

6. INTERIOR PAINTING

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

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

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

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

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

7. GENERAL FINISH NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS.

DIVISION 10 - SPECIALTIES

1. PORTABLE FIRE EXTINGUISHERS

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

2. WALL VENT

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

3. SOFFIT VENT

FRY REGLET "CLEAR FINISH EIFS SOFFIT VENT" 3" W X 3/4".

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.

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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
(EIFS-3)	STO	STOTHERM ESSENCE SYSTEM	SW 7069 IRON ORE	FINE	EIFS ACCENT BAND
(EIFS-4)	STO	STOTHERM ESSENCE SYSTEM	SW 9990 CARAIBE	FINE	BUILDING PARAPET
(EIFS-5)	STO	STOTHERM ESSENCE SYSTEM	SW 9091 HALF-CAFF	FINE	BUILDING PARAPET
(EIFS-6)	STO	STOTHERM ESSENCE SYSTEM	SW 7068 GRIZZLE GRAY	FINE	ENTRY PORTAL, DRIVE THRU & WAINSCOT
(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 3/8"	-	-	1/8"	G-111	RESTROOM WALL
(T-109)	DALTILE	6" X 36" X 3/8" 9" X 36" X 3/8"	FOREST PARK TIMBERLAND FP97	-	1/8"	G-113	RR VESTIBULE & DINING ROOM WALLS CONTACT: NATIONAL ACCOUNT SUPPORT DESK 877.556.5728 (national.accounts@daltile.com)
(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 AND SERVICE COUNTER
(S1)	SILIKAL	QUARTZ BLEND #4	-	PLAIN	-	-	KITCHEN, SERVICE FLOOR CONTACT MARK FELDMAN 770-830-1404 (info@silikalamerica.com)
(S2)	SILIKAL	QUARTZ BLEND #4	-	ABRASIVE	-	-	JOHN COTHRAN 888-830-1404 (jcothran@silikalamerica.com)
GROUP	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)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	19	PEARL GREY	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 12S ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-OUTSIDE CORNER CONNECTOR PIECE: DILEX-AHK-E90/AHK 1S 12S ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-INSIDE CORNER CONNECTOR PIECE: DILEX-AHK-I90/AHK 1S 12S ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-END CAP PIECE: DILEX-AHK-E/AHK 1S 12S ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
EDGE TILE TRIM:
SCHLUTER SYSTEMS RONDEC-R0125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-OUTSIDE CORNER CONNECTOR PIECE: RONDEC-EV/R0125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-INSIDE CORNER CONNECTOR PIECE: RONDEC-I2L/R0125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
SCHLUTER SYSTEMS RONDEC-R080 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-OUTSIDE CORNER CONNECTOR PIECE: RONDEC-EV/R0180 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-INSIDE CORNER CONNECTOR PIECE: RONDEC-I2L/R080 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
SCHLUTER SYSTEMS JOLLY-A 80 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-OUTSIDE EDGE PROTECTION PIECE

* 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

TOILET ACCESSORY SCHEDULE

NO	DESCRIPTION
RG42	BOBRICK GRAB BAR, 42" LONG B-6806 1 1/2" SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RG48	BOBRICK GRAB BAR, 48" LONG B-6806 1 1/2" SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RG18	BOBRICK GRAB BAR, 18" LONG B-6806 1 1/2" SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RM	BOBRICK CHANNEL FRAME MIRROR B-165 (1836) 18"X36" STAINLESS STEEL CHANNEL FRAME FURNISHED BY LOCKNET, INSTALLED BY G.C. MOUNT 40" MAX. TO BOTTOM OF REFLECTING SURFACE
RS	SOAP DISPENSER (BY VENDOR)
RMS	BOBRICK SEAT COVER DISPENSER B-221 STAINLESS STEEL, SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
RTR	BOBRICK SURFACE MOUNTED TRASH RECEPTACLE MODEL # B-277; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RHD	PAPER TOWEL DISPENSER FURNISHED BY PANDA EXPRESS, INSTALLED BY G.C.
RMT	BOBRICK MULTI-ROLL TOILET TISSUE DISPENSER B-2888 STAINLESS STEEL SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
RT	AMERICAN STANDARD CADET RIGHT HEIGHT ELONGATED TOILET 2467.016 TLT, 4142.600 TANK, AMERICAN STANDARD #5321.110 SEAT, COLOR: WHITE. TRIP TO BE ON OPEN SIDE. FURNISHED AND INSTALLED BY G.C.
RL	ZURN WALL HUNG LAVATORY Z5344, 20" X 18" VITREOUS CHINA, WITH 4" CENTER FAUCET HOLES & ZURN Z-1231 CONCEALED ARM CARRIER FURNISHED AND INSTALLED BY G.C.
RD	BOBRICK 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.	WATTAGE	REMARK
INTERIOR LIGHTING ITEM						
L1		T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.	8	LSI FIXTURE: SFP24-LED-50-UE-DIM-35	40	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC
L1B		T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 2', 120V BAKED-ON WHITE ENAMEL FINISH.	1	LSI FIXTURE: SFP22-LED-30-UE-DIM-35-U	30	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC
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	32	EMERGENCY KITCHEN CEILING LIGHTS FURNISHED BY OWNER INSTALLED BY GC
L4HO		UNIVERSAL MOUNT EXIT SIGN, LED LIGHTED, 120/277V WITH BATTERY PACK, 2 FACE, GREEN LETTER	3	EXITRONIX GVEX-U-BP-WB-BL-R6	5	EXIT SIGN FURNISHED BY OWNER, INSTALLED BY GC
L6A		HOOD LIGHT	12	FURNISHED & INSTALLED BY EQUIPMENT SUPPLIER	12	LIGHTS SUPPLIED & PRE-WIRED BY HOOD VENDOR. ELECTRIC CONTRACTOR TO CONNECT MAIN WIRES TO SHUNT TRIP BREAKER AND HOOD CONTROL PANEL
L6B		WALK-IN COOLER LED LIGHT, 120 V 48"	3	KASON FIXTURE: # 1810LCT400	36	FURNISHED BY WIC VENDOR, G.R.E. , INSTALLED BY GC
L19		DOWN LIGHT, RECESSED IN CEILING	42	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING RL607-750L-DIMTR-120-30K-SN-SN-90+	18	FURNISHED BY OWNER, INSTALLED BY GC
L19EM		EMERGENCY DOWN LIGHT, RECESSED IN CEILING	6	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING RL607-750L-DIMTR-120-30K-SN-SN-90+	14	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IM-124LC-V1 FURNISHED BY OWNER INSTALLED BY GC
L20		3 3/4" ADJUSTABLE MR16 DOWN LIGHT, RECESSED IN CEILING	11	LIGHTOLIER: LYTECASTER-378WHX FRAME-IN KIT. 302MRSPX BULB: MR16 - GE - PRECISE IR 37 WATT 40 ° BEAM	40	FURNISHED BY OWNER, INSTALLED BY GC
L30		WHITE LED AT SERVICE COUNTER SOFFIT & DINING ROOM PARTIAL HEIGHT WALL	57 L.F.	LUXEM BRIGHT FIXTURE: BLAZE LED	60	FURNISHED BY OWNER, INSTALLED BY GC
L43		12" DIA. DECORATIVE BAYLOR PENDANT LF INCANDESCENT	12	LBL LIGHTING, MODEL # P1461ORB BULB: LED EDISON LAMP 1173467	9	FURNISHED BY OWNER, INSTALLED BY GC
L45		12" DIA. DECORATIVE MORILL PENDANT LF INCANDESCENT	5	LBL LIGHTING, MODEL # 6227801-839 BULB: LED EDISON LAMP 1173467		FURNISHED BY OWNER, INSTALLED BY GC
L100		MICRO INVERTER	1	ISOLITE #IMI 125	125	FURNISHED BY OWNER, INSTALLED BY GC
S		SPEAKER	-	-		FURNISHED BY MUSIC VENDOR, INSTALLED BY MUSIC VENDOR

NIGHT LIGHTING REQUIREMENTS: "NL" DESIGNATION INDICATED NIGHT LIGHT ON UNSWITCHED CIRCUIT.

- ONE NL BY SERVICE COUNTER, POS / CASHIER
- ONE NL BY POS / CASHIER AT DRIVE THRU STATION IF APPLICABLE
- ONE NL BY EACH EXIT DOORS IN DINNING ROOM & BACK OF HOUSE

EXTERIOR LIGHTING

L40		LINEAR LIGHT AT EXTERIOR STORAGE ROOM	1	COOPER MX-4VTZ-LD4-6-OR-UNV-L840-CD1-WL-U	57.3	FURNISHED BY OWNER, INSTALLED BY GC
L85		WALL MOUNTED OVER SERVICE DOOR FIXTURE	1	HOWARD: VL305 30W LED, BRONZE	42	OVER EXTERIOR SERVICE DOOR. REFER ELEVATIONS FOR HEIGHT FURNISHED BY OWNER, INSTALLED BY GC
L86		NAVILITE EMERGENCY LIGHT	2	EXITRONIX MLED1-G-WP	2	OVER EXTERIOR ENTRANCE & SERVICE DOORS. REFER ELEVATIONS FOR HEIGHT. FURNISHED BY OWNER, INSTALLED BY GC
L86KEY		EXTERIOR RECESS EMERGENCY LIGHT	1	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING WET LOCATION: RL607-14W-120-FL-30K-SN-SN	14	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IM-124LC-V1 FURNISHED BY OWNER INSTALLED BY GC
L90		DECORATIVE LED WALL SCONCE	2	HINKLEY LIGHTING, ATLANTIS; BRONZE; 1649B2-LED	12	AT PORTAL OF ENTRY DOOR. REFER ELEVATIONS FOR HEIGHT FURNISHED BY OWNER, INSTALLED BY GC
L97		LED MOTION SECURITY FLOODLIGHT	2	LITHONIA LIGHTING OLF 2RH 48X 120V MO BZ	19	FURNISHED BY OWNER, INSTALLED BY GC
L91		DECORATIVE LED WALL SCONCE	4	HINKLEY LIGHTING, KORE; BRONZE; 1872B2-LED		ALONG REAR EIFS BAND FURNISHED BY OWNER, INSTALLED BY GC

CEILING SCHEDULE

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

NO	MANUFACTURER	DESCRIPTION	MATERIAL	FINISH
G1	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
C4	USG	2' X 2' SUSPENDED T-BAR GRID CEILING SYSTEM	"VINYL ROCK" VINYL CLAD GYP. BD PANELS	PAINT GRID AND TILES AS SHOWN ON DETAILS

SEE SHEET A-103 FOR PAINT SCHEDULE

WINDOW SCHEDULE

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

SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS
A	20'-8" LIN. FEET	6'-10"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES
B	26'-9 1/2" LIN. FEET	6'-10"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES
C	7'-0"	8'-2"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME
D	5'-11"	10'-0"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME
E	7'-3 3/4"	59'-5"	TEMPERED GLASS	DARK BRONZE ANODIZED ALUMINUM	QUICK-SERV (NON-HEATED AIR CURTAIN OR HEATED AIR CURTAIN), ROUGH OPENING 48" X 60" SEE ADDITIONAL NOTE # 5. CONTACT: WADE ARNOLD, 800-386-8307
F	7'-3"	10'-0"	SINGLE PANE GLASS	DARK BRONZE ANODIZED ALUMINUM	SINGLE PANE VESTIBULE GLAZING
G	7'-10"	10'-0"	SINGLE PANE GLASS	DARK BRONZE ANODIZED ALUMINUM	SINGLE PANE VESTIBULE GLAZING

NOTES
1. INSULATING GLASS VITRO ARCHITECTURAL GLAZING SOLARBAN 60 LOW E- WINTER U=0.29 SHGC: 0.25 VIS TRANS: 83% UV ENERGY: 46%
2. DOORS: FULL GLAZED DOORS W/10" KICK BASE, ANODIZED ALUM FINISH. REFER HARDWARE SCHEDULE
3. WINDOW DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. G.C. TO VERIFY ACTUAL WINDOW DIMENSIONS PRIOR TO FABRICATION INSTALLATION.
4. GLASS FACADE AND ENTRY DOORS TO BE DESIGNED, DETAILED, FACTORY FABRICATED AND SITE ASSEMBLED AND ERECTED
5. MANUFACTURER: QUIK-SERV, MODEL SST-4860E WITH THRU-BEAM PHOTO-ELECTRIC BAR REGIONAL APPLICATION WITH CF-25 NON HEATED AIR CURTAIN OR CHF-25 HEATED AIR CURTAIN. TYPE OF AIR CURTAIN LISTED ON WINDOW SCHEDULE.
6. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER OF BUILDING CODE.
① TEMPERED GLASS

FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALL	CEILING
(100) DINING ROOM	T200 24" X 24" TILE	T109 6" X 36" TILE	P101, P104 T109 W102 WALL COVERING	C1 2' X 2' ARMSTRONG, SEPIA #PN91311 C3 GYP BOARD W/ PAINT P103
(101) SERVING AREA	S1 S2 PLAIN ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	T109 TILE	C3 GYP BOARD W/ SMOOTH WASHABLE PAINT
(102) DRIVE-THRU STATION	S1 S2 PLAIN ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
(103) KITCHEN	S1 S2 PLAIN ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP3 S.S. BEHIND COOK LINE WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
(104) KITCHEN PREP.	S1 S2 PLAIN ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
(105) WALK-IN COOLER	S1 S2 PLAIN ABRASIVE IN HIGH TRAFFIC AREAS	S.S. / ALUMINUM WITH 3/8" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
(105A) WALK-IN FREEZER	GALVANIZED STAINLESS STEEL S1 SILIKAL UNDER WIF SUBFLOR	S.S. / ALUMINUM WITH 3/8" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
(106) MEN'S ROOM	T200 24" X 24" TILE	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 36" 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 36" TILE	WP1 FRP PANEL	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
(110) EXTERIOR STORAGE	SEALED CONCRETE, SMOOTH FINISH	-	WP1 FRP PANEL	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT

DOOR & HARDWARE SCHEDULE

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

NO.	DOOR MATERIAL	SIZE	FRAME	FACE/EDGE	THK.	CORE	LITE	RATE	PASSAGE	LOCKSET	PRIVACY	SF. FULL	SF. PUSH	PANIC	BUTT CONT. PRAND	FLOOR	WALL	THRESHOLD	LATCH GUARD	DEVE. GUARD	SILENCERS	ADJUSTABLE	CLOSER	REMARKS
(1)	ALUMINUM STOREFRONT	3'-0" X 7'-0"	ALUM.	DARK BRONZE ANODIZED ALUM.	1 1/2"	HOLLOW	GLASS	-	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	PROVIDE PULL ON EXTERIOR SIDE
(2)	ALUMINUM STOREFRONT	3'-6" X 7'-0"	ALUM.	DARK BRONZE ANODIZED ALUM.	1 1/2"	HOLLOW	GLASS	-	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	KICKPLATE ON EACH SIDE OF DOOR
(3)	S.C. WOOD	3'-0" X 7'-0"	H. MTL	PLASTIC LAMINATE PRE-FINISHED	1 1/2"	SOLID	-	-	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	KICKPLATE ON VESTIBULE SIDE OF DOORS
(4)	S.C. WOOD	(2) 2'-0" X 7'-0"	H. MTL	PLASTIC LAMINATE PRE-FINISHED	1 1/2"	SOLID	-	-	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	KICKPLATE ON INT. SIDE OF DOOR
(5)	HOLLOW METAL	3'-6" X 7'-0"	H. MTL	PAINTED	1 1/2"	INSUL.	-	-	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	WITH LOUVERED VENT & BUG SCREEN
(6)	HOLLOW METAL	(2) 3'-0" X 7'-0"	H. MTL	PAINTED	1 1/2"	INSUL.	-	-	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
(7)	HOLLOW METAL	3'-0" X 7'-0"	H. MTL	PAINTED	1 1/2"	INSUL.	-	-	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	

WALL SCHEDULE

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

DESCRIPTION					
W101	3-5/8" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)				
W102	3-5/8" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD ON ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)				
W103	(2) 3-5/8" 20GA. METAL STUD WALLS W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)				
W104	3-5/8" 20GA. METAL STUD LOW WALL W/ 1/2" TYPE "X" GYP. BD BOTH SIDES. PROVIDE 3 1/2" KNEE-WALL BRACEPOST @ CORNERS AND @ 48" O.C.				
W105	6" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)				
W106	6" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)				
W107	6" 20GA. METAL STUD LOW WALL W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES. PROVIDE 3 1/2" KNEE-WALL BRACEPOST @ CORNERS AND @ 48" O.C				
W108	2 1/2" 20GA. METAL STUD FURRING W/ 1/2" TYPE "X" GYP. BOARD ON ONE SIDE. REFER DETAILS FOR FURRING DISTANCE				
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	LBOS.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	RED BAMBOO	-	-	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

PROJECT CONTACTS				
CURRENT OWNER DELAND VENTURE LLC 1310 SOUTH TYRONE STREET, SUITE 104 CHARLOTTE, NC 28203 ATTN: JORGE RODRIGUEZ PHONE: (407) 362-6141	DEVELOPER PANDA EXPRESS, INC. 1683 WALNUT GROVE AVE. ROSEMEAD, CA 91770 PHONE: (626) 799-9898 FAX: (626) 372-8288	CIVIL ENGINEER CPH, INC. NICOLE P. LEBRON, P.E. 5601 MARINERS STREET TAMPA, FL 33609 PHONE: (813) 288-0233	ARCHITECT CPH, INC. JOHN A. BEAR A.I.A. 500 WEST FULTON STREET SANFORD, FLORIDA 32771 PHONE: (407) 322-6841	LAND SURVEYOR CPH, INC. PAUL J. KATREK, P.S.M. 500 W. FULTON STREET SANFORD, FL 32771 PHONE: (407) 322-6841
MEP CPH, INC. JEFFREY A. DEAL, P.E. 500 W. FULTON STREET SANFORD, FL 32771 PHONE: (407) 322-6841	SITE LIGHTING VILLA LIGHTING SUPPLY 2929 CHOUTEAU AVENUE ST. LOUIS, MO 63103 ATTN: MR. RYAN ZINSELMIEER PHONE: (314) 633-0423 ryan.zinselmeier@villalighting.com	MUNICIPAL SEWER AGENCY CITY OF DELAND UTILITIES 1101 SOUTH AMELIA AVENUE DELAND, FL 32724 ATTN: JIM AILES PHONE: (386) 626-7250 ailesj@deland.org	MUNICIPAL WATER AGENCY CITY OF DELAND UTILITIES 1101 SOUTH AMELIA AVENUE DELAND, FL 32724 ATTN: JIM AILES PHONE: (386) 626-7250 ailesj@deland.org	ELECTRIC DUKE ENERGY 400 N SPRING GARDEN AVE. DELAND, FL 32720 ATTN: JANICE GOODMAN PHONE: (386) 943-3908 janice.goodman@Duke-Energy.com
GAS CENTRAL FLORIDA GAS / FLORIDA UTILITIES CORPORATION 450 SOUTH HIGHWAY 17-82 DEBARY, FL 32713 ATTN: JOHNNY HILL PHONE: (352) 636-7057 jhill@pfuc.com	TELEPHONE COMPANY AT&T COMMUNICATIONS 2421 S. WOODLAND BLVD. DELAND, FL 32720 ATTN: JAMIE HARDEE (386) 281-6961 jh8074@att.com	LANDSCAPE ARCHITECT CPH, INC. JAMES K. WINTER, PLA 500 W. FULTON STREET SANFORD, FL 32771 (407) 322-6841	SIGNAGE ATLAS SIGN INDUSTRIES 1077 W. BLUE HERON BOULEVARD RIVERIA BEACH, FL 33404 ATTN: KAREN VANHOY (561) 863-6659 x3302 karen.v@atlascbw.com	FIRE DELAND FIRE DEPARTMENT 201 W. HOWRY AVE. STATION 81 DELAND, FL 32720 ATTN: TODD ALLEN PHONE: (386) 626-7326 allen@deland.org
GEOTECHNICAL REPORT TERRACON CONSULTANTS, INC. BRENDAN S. O'BRIEN, P.E. 1675 LEE ROAD WINTER PARK, FL 32780 PHONE: (407) 740-6110 TERRACON PROJECT NO. H1205226				

CRITERIA CIVIL PLANS:



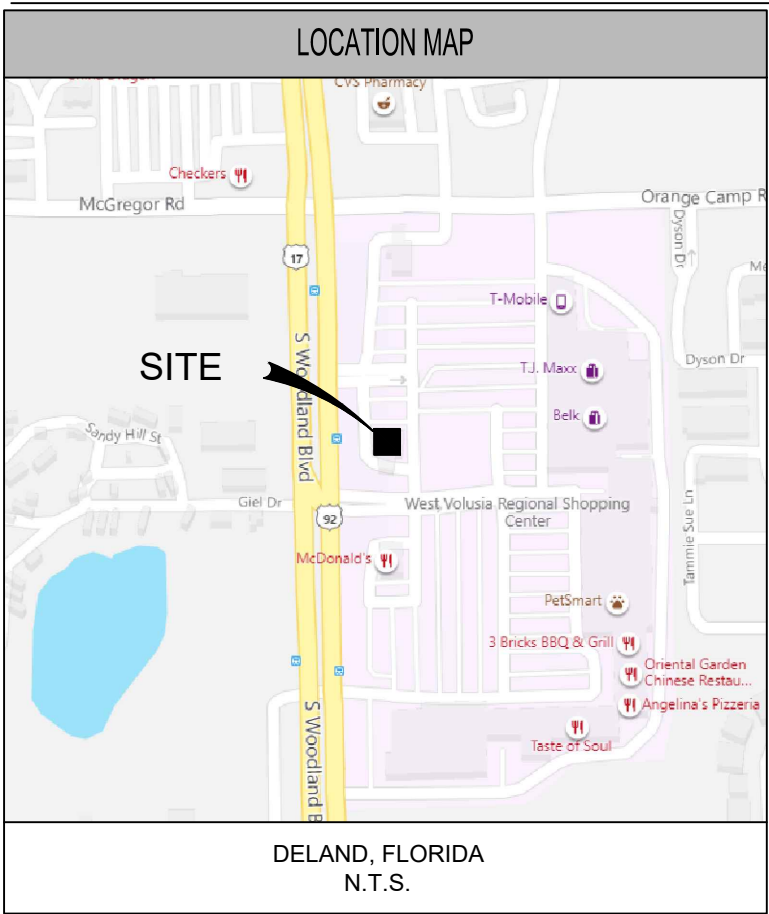
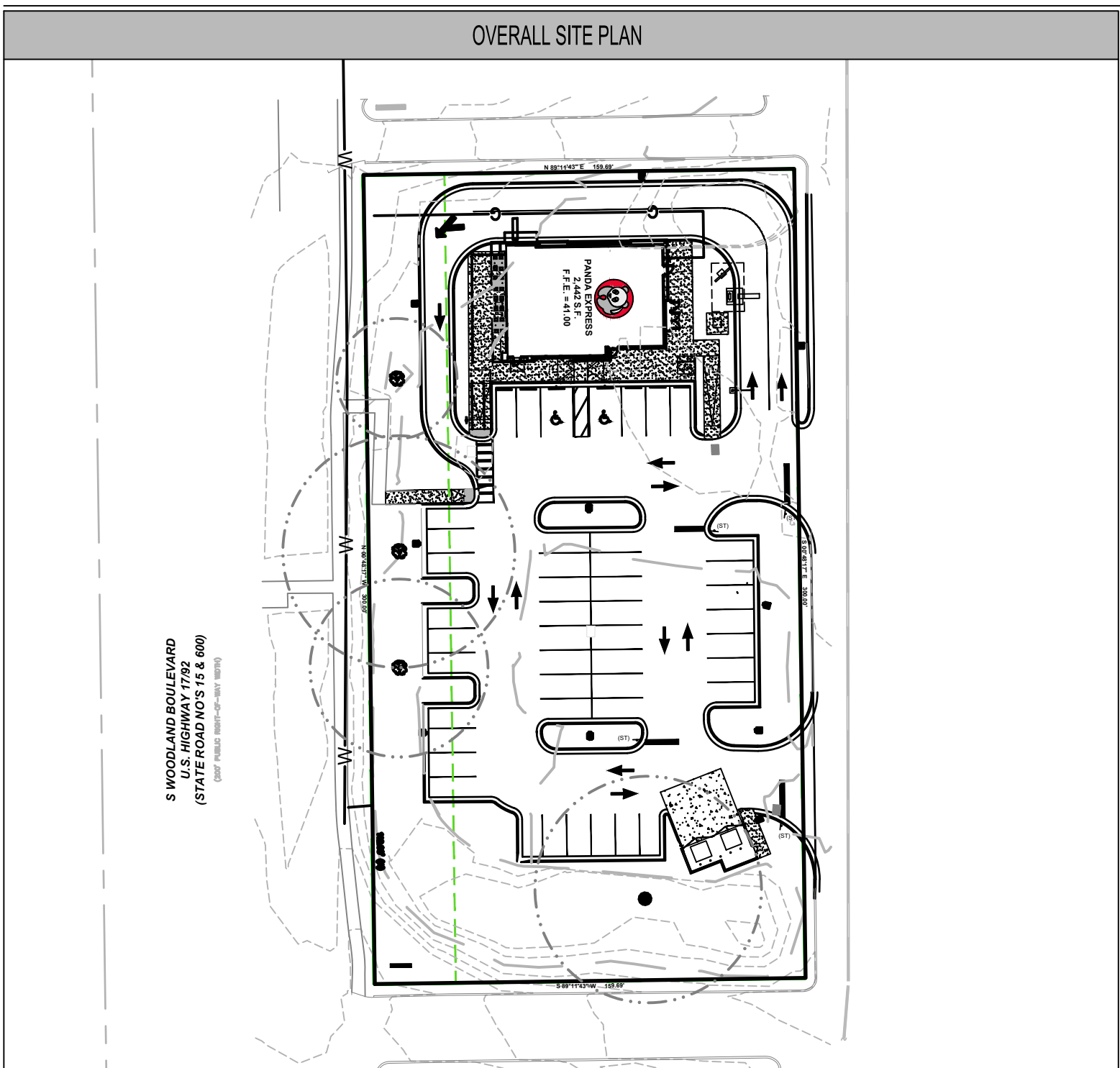
2599 S. WOODLAND BLVD.
VOLUSIA COUNTY, DELAND, FLORIDA 32720
SECTION 33, TOWNSHIP 17 SOUTH, RANGE 30 EAST
SR ROAD NO. 15 & 600
SECTION: 79040000 MILE POST: 10.210

PREPARED BY:



PLANS PREPARED FOR:

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



WATER MANAGEMENT DISTRICT

SJRWMD
601 S. LAKE DESTINY DR. #200
MAITLAND, FLORIDA 32751
(407) 659-4800
APPLICATION ID: 22665-3

FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT FIVE

719 SOUTH WOODLAND BLVD.
DELAND, FLORIDA 32720
ATTN: JARED PERDUE
PHONE: (386) 943-5000
FDOT ACCESS CONNECTION PERMIT: 2020-A-591-00060 - NOT REQUIRED
FDOT DRAINAGE PERMIT: 2020-D-591-00040
FDOT HIGHWAY SEGMENT NO.: 79 040 000

CITY OF DELAND
1102 SOUTH GARFIELD AVE.
DELAND, FLORIDA 32724
ATTN: RAY BAHRAMI
PHONE: (386) 626-7189
bahrami@deland.org
APPROVAL: SP20-159

APPROVAL AGENCIES

GENERAL STATEMENT

- PROJECT PROPOSES REDEVELOPMENT OF AN EXISTING OUT PARCEL OF THE WEST VOLUSIA REGIONAL SHOPPING CENTER TO A RESTAURANT WITH A DRIVE-THRU. EXISTING INFRASTRUCTURE SHALL BE USED / MODIFIED AS NEEDED TO ACCOMPLISH DESIGN INTENT.
- SITE IS NOT LOCATED WITHIN A HISTORIC PRESERVATION DISTRICT.
- NO NEW DRIVEWAYS ARE PROPOSED. SITE WILL UTILIZE EXISTING SHOPPING CENTER DRIVEWAYS TO STATE ROAD 15 & 600.
- NO RIGHT-OF-WAY DEDICATION OR RIGHT-OF-WAY IMPROVEMENTS ARE PROPOSED.
- PER SECTION 33-93.05(6) OF THE CITY OF DELAND, LAND DEVELOPMENT CODES, THIS PROJECT IS EXEMPT FROM CITY STORMWATER REGULATIONS DUE TO IMPERVIOUS AREA INCREASE IS LESS THAN 1,000 SQUARE FEET.

Legal Description: (PER TITLE COMMITMENT ORDER NO. GLW2000804)

LOT 2 OF WEST VOLUSIA REGIONAL SHOPPING CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 191, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. PARCEL CONTAINS 47,907 SQUARE FEET / 1.10 ACRES.

FDOT NOTES

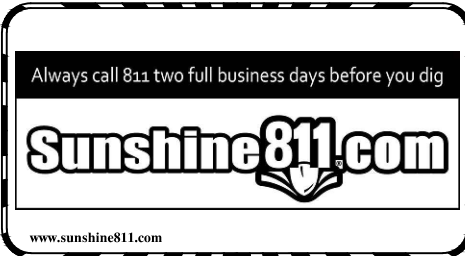
- ALL CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFIRM TO THE LATEST FDOT STANDARD PLANS AND FDOT STANDARD SPECIFICATIONS.
- ALL DISTURBED AREAS WITHIN THE FDOT RIGHT-OF-WAY SHALL BE SODDED.
- DEVELOPER/CONTRACTOR WILL BE RESPONSIBLE TO ADD/REMOVE/MODIFY ANY EXISTING STRIPING OR SIGNAGE IN THE FDOT RIGHT-OF-WAY THAT MAY BE AFFECTED BY THE PROPOSED WORK.
- ALL NEWLY CONSTRUCTED OR MODIFIED SIDEWALKS, RAMPS AND CROSSWALKS SHALL COMPLY WITH CURRENT ADA STANDARDS.
- REFER TO SHEET C04.0 FOR LIMITS OF UTILITY WORK WITHIN THE FDOT RIGHT-OF-WAY.
- ALL CONSTRUCTION STAGING AND ACCESS FOR PROPOSED UTILITY WORK WILL BE FROM WITHIN THE PROJECT LIMITS. NO STAGING TO OCCUR IN THE FDOT RIGHT-OF-WAY.
- IT SHALL BE THE DEVELOPERS' RESPONSIBILITY TO PROTECT ALL FDOT OWNED AND COUNTY MAINTAINED FACILITIES. ANY/ALL COSTS ASSOCIATED WITH ALTERATIONS, RELOCATION OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY THE EITHER THE OWNER, DEVELOPER AND/OR CONTRACTOR. SPLICES IN THE ROADWAY LIGHTING CABLES OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED OR REQUIRES RELOCATION, THE CABLE(S) SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT AND DESIGN PRIOR TO ANY WORK COMMENCING. ALL WORK AND MATERIALS SHALL CONFORM TO LAKE COUNTY SUPPLEMENTAL SPECIFICATIONS FOR ROADWAY LIGHTING.
- A LIGHTING DISTRICT RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ANY WORK ASSOCIATED WITH INSPECTION, RELOCATION OR THE REPAIR OF ANY EXISTING COUNTY MAINTAINED FACILITY WITHIN THE US 441 PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT TIME OF PERMIT APPLICATION. IN THE EVENT COUNTY OWNED FACILITIES REQUIRE ALTERATIONS, RELOCATION AND/OR REPAIR, THAT WORK WILL BE PERFORMED BY LAKE COUNTY FORCES OR FORCES CONTRACTED BY OR APPROVED BY LAKE COUNTY TO MAKE THE NECESSARY CORRECTIONS. EITHER THE OWNER, DEVELOPER AND/OR CONTRACTOR WILL POST A CHECK IN AN AMOUNT SUFFICIENT TO COVER MENTIONED COSTS OR THE COSTS NEEDED TO INSPECT WORK TO ENSURE WORK PERFORMED WITHIN THE RIGHT-OF-WAY IS PERFORMED IN ACCORDANCE WITH AND ACCEPTABLE TO COUNTY AND FDOT STANDARDS. AN ESTIMATED AMOUNT WILL BE CALCULATED BASED UPON THE TYPE OF WORK REQUIRED. SHOULD THE COSTS TO ALTER, RELOCATE, REPAIR OR INSPECT EXCEED THE ESTIMATED AND POSTED AMOUNT, THE PERMIT HOLDER BY ACCEPTANCE OF THE PERMIT CONDITIONS, WILL BE CHARGED AND AGREE TO REIMBURSE LAKE COUNTY, ANY ADDITIONAL COSTS INCURRED. NO WORK SHALL COMMENCE UNTIL THIS CHECK IS POSTED.

PANDA EXPRESS STANDARD NOTES

- THE GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON CONSULTANTS, INC. DATED AUGUST 04, 2020 AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REPORT'S RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORT'S RECOMMENDATIONS MAY REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK NOT SHOWN ON THE CIVIL PLANS INCLUDING BUT NOT LIMITED TO EXCAVATION, REMEDIATION, DEWATERING, COMPACTION ETC.
- CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFF-SITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.

24 HOUR CONTACT:
PANDA PM

JOE CELENTO
(912) 272-4811



NOTICE

THE SIZE OF THESE PLANS MAY HAVE BEEN SLIGHTLY ALTERED BY REPRODUCTION PROCESSES. THIS MUST BE CONSIDERED WHEN SCALING ANY REPRODUCED PLANS FOR THE PURPOSE OF COLLECTING DATA.

VERTICAL DATUM: NAVD 1929

SITE INFORMATION

JURISDICTION: CITY OF DELAND

ZONING: C-2, GENERAL COMMERCIAL

OVERLAY DISTRICT: REDEVELOPMENT GATEWAY

ADJACENT ZONING:
NORTH: C-2
EAST: C-2
SOUTH: C-2
WEST: ROW

REQUIRED BUILDING SETBACKS:
(W) FRONT: 20'
(N) SIDE: 10'
(S) SIDE: 10'
(E) REAR: 10'

REQUIRED PARKING SETBACKS:
(W) FRONT: 10'
(N) SIDE: 10'
(S) SIDE: 10'
(E) REAR: 10'

REQUIRED LANDSCAPE STRIP SETBACKS:
(W) FRONT: 30'
(N) SIDE: 10'
(S) SIDE: 10'
(E) REAR: 10'

REQUIRED SIGN SETBACKS:
(W) FRONT: 5'
(N) SIDE: 10'
(S) SIDE: 10'
(E) REAR: 10'

REQUIRED PARKING:
1 SPACES PER 100 SQ FT NET FLOOR AREA
2,442 / 100 = 24 SPACES REQUIRED

PROPOSED PARKING:
REGULAR 39 (DMS) = 19' x 9'
REGULAR 5 (DMS) = 20' x 9'
HANDICAP 2 (DMS) = 20' x 12'

TOTAL = 46

REQUIRED BICYCLE PARKING: 2
PROPOSED 3
SPRINKLER WIDTH: 24" MIN. (2 WAY)

SITE AREA CALCULATIONS:
SITE 1.10 AC. 47,907 S.F.

EXISTING PERVIOUS AREA 41AC. 18,046 S.F.
PROPOSED PERVIOUS AREA 28AC. 12,265 S.F.
EXISTING IMPERVIOUS AREA 69AC. 29,861 S.F.
PROPOSED IMPERVIOUS AREA 70AC. 30,847 S.F.
TOTAL AREA 1.10 AC. 47,907 S.F.

PROPOSED BUILDING:
BUILDING AREA 2,442 SF.
BUILDING DIMENSIONS 60'x43'4" (OVERALL)
BUILDING HEIGHT 22'-6"
NUMBER OF STORES 1
NUMBER OF SEATS 88
BUILDING CONSTRUCTION V-8
ROOF SINGLE-PLY PVC MEMBRANE
OCCUPANCY TYPE A-2

DUMPSTER ENCLOSURE:
DIMENSIONS 25'-4"x14"
AREA 307 S.F.
HEIGHT 7'-4"

SITE & BUILDING ARE DESIGNED TO CURRENT ACCESSIBILITY CODES.

FLOOD HAZARD: FLOOD ZONE "X"
FIRM MAP NO. 17222C(08)U DATED 02/18/2014

SITE LIGHTING:
PHOTOMETRICS DESIGNED BY OTHERS. POLE LOCATIONS ARE SHOWN FOR REFERENCE
ONLY. CONTRACTOR SHALL VERIFY FINAL LOCATION OF POLES WITH PHOTOMETRIC PLAN ON SHEET 1 OF 1, AND OWNER PRIOR TO CONSTRUCTION.



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

Telephone: 626.799.9898
Facsimile: 626.372.8288

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.

REVISIONS:

PER CITY COMMENTS	3/12/2021
REV. HYDRANT LOCATION	3/25/2021

ISSUE DATE:

PERMIT SET	10/19/2020
BID	02/01/2021
CONSTRUCTION	07/08/2021

DRAWN BY: K. Patterson

PANDA PROJECT #: D8043 STORE 3477

CIVIL PROJECT #: P7356



Nicole P. Lebron, State of Florida, Professional Engineer, License No. 62552 This item has been digitally signed and sealed by Nicole P. Lebron, P.E. on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

PANDA EXPRESS

TRUE WARM & WELCOME 2300
2599 S. WOODLAND BLVD.
DELAND, FLORIDA 32720

COVER

C01.0

TRUE WARM & WELCOME 2300
D8043

GENERAL PROVISIONS

1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.
2. CONTRACTOR, AS PART OF THE BASE BID, SHALL FIELD LOCATE ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA WITHIN THE 30 DAYS OF PROJECT AWARD. CONTRACTOR SHALL REVIEW THE PLANS AND SHALL NOTE ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
3. CONTRACTORS, AS PART OF THE BASE BID, SHALL PROVIDE ALL COORDINATION WITH UTILITY PROVIDERS TO PROVIDE FOR THE MATERIALS AND WORK NEEDED TO PROVIDE SERVICES TO THE PROJECT.
4. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE FOR ALL DEMOLITION OF ABOVE GROUND AND UNDERGROUND IMPROVEMENTS IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS NOTED ON THE PLANS. UNLESS APPROVED IN WRITING FROM THE OWNER, ALL MATERIALS SHALL BE REMOVED FROM THE SITE AS PART OF THE BASE BID.
- 4.1 ALL DETAILS AND REFERENCES TO FDOT REFER TO THE LATEST EDITION OF THE FDOT DESIGN STANDARDS.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER, LATERALS, DOMESTIC AND FIRE PROTECTION SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES, IN SUCH A MANNER AS TO AVOID CONFLICT AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR THE I-INS CONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.
7. CONTRACTOR AND HIS SURVEYOR SHALL NOTE THE PROJECT BENCHMARK INFORMATION PROVIDED IN THE PLANS AND VERIFY PRIOR TO CONSTRUCTION.
8. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP, COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES. FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT, THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
9. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNERS SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
10. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. CH, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
11. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. CH, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.
12. THE CONTRACTOR SHALL SUBMIT ONE ELECTRONIC COPY OF SHOP DRAWINGS TO THE ENGINEER TO KEEP FOR HIS RECORDS. THE ENGINEER WILL NOT PROVIDE FOR APPROVAL OF SHOP DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN APPROVAL FROM ALL AFFECTED AGENCIES AND TO OBTAIN ANY DISCREPANCIES IDENTIFIED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
13. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY SAME.
14. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS; B) DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS; C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.
15. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.
16. ANY REMOVED OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.
17. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS.
18. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
19. ALL DISTURBED AREAS WITHIN RIGHT OF WAYS SHALL BE SOODED.
20. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SAFETY SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT BE LIMITED, FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
21. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TREND SAFETY ACT (89-96, LAWS OF FLORIDA). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.
22. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING EXCAVATION.
23. THE GENERAL CONTRACTOR TO COORDINATE WITH LOCAL MAIL CARRIER TO INQUIRE IF MAIL CAN BE DELIVERED TO STORE. IF NOT GENERAL CONTRACTOR TO COORDINATE LOCATION WITH LOCAL POST OFFICE AND PROVIDE AND INSTALL MAILBOX.

UTILITY GENERAL NOTES

1. THE UTILITY DATA SHOWN ON THESE PLANS WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.
2. THE LOCATION, MATERIAL TYPE, AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE ENGINEER AND THE RESPECTIVE UTILITY COMPANY FOR RELOCATION OR PROPER INTERSECTION.
3. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING 811 AT LEAST TWO (2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTOR SHOULD CONTACT ALL NON-PARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION.
4. THE UTILITY PROVIDERS NOTED ON THE COVER SHEET HAVE PREVIOUSLY INDICATED THAT THEY MAY HAVE FACILITIES IN THE VICINITY OF THE CONSTRUCTION AREA.
5. THE CONTRACTOR SHALL KEEP LOCATE TICKETS UP TO DATE AT ALL TIMES.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE NECESSARY RELOCATIONS OR OTHER CONSTRUCTION RELATED MATTERS WITH EACH UTILITY.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDOE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE ENGINEER.
8. TYPICAL DETAILS AND PROPOSED CONSTRUCTION AS SHOWN ILLUSTRATE THE ENGINEER'S INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE PROPOSED CONSTRUCTION TO SUIT FIELD CONDITIONS, PROVIDED IT COMPLIES WITH THE PROJECT SPECIFICATIONS OR APPROVAL IS RECEIVED FROM THE ENGINEER. WHERE SUCH PROPOSED REVISIONS DEViate FROM THE FDOT CONSTRUCTION PERMIT, THEN SUCH REVISIONS WILL ALSO REQUIRE APPROVAL FROM FDOT.
9. FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, SIZE, MATERIAL TYPE, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DEEMS NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH, OR THE NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLINGS, WHICH REPRESENT A DEPARTURE FROM THE CONTRACT DRAWING, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEPARTURES, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED DEPARTURES FOR THE CONTRACTOR'S CONVENIENCE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC, LEAKAGE, AND PRESSURE TESTING. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE OWNER IN WRITTEN FORM, FORTY-EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY PRETESTING PRIOR TO NOTIFICATION.

AS-BUILT DRAWING REQUIREMENTS

1. AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER AT LEAST THREE WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY. THE CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY ALL AS-BUILT SURVEY REQUIREMENTS BY THE GOVERNING AGENCIES, INCLUDING THE CITY OF DELAND AS-BUILT REQUIREMENTS CHECKLIST, PRIOR TO START OF CONSTRUCTION TO ENSURE THAT THE REQUIRED AS-BUILT INFORMATION IS PROVIDED FOR.
2. ALL RECORD DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR IN ACAD FORMAT USING CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER. AS-BUILT INFORMATION SHALL BE FIELD VERIFIED, MEASURED, ADDED TO THE ACAD FILES OF THE CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER, AND CERTIFIED, SIGNED AND SEALED BY THE CONTRACTOR'S LICENSED SURVEYOR WHO WILL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND ELEVATIONS.
3. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
 - A. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEAUNOTS, INCLUDING STRUCTURE TOP AND INVERT ELEVATIONS.
 - B. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES.
 - C. STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE CONTROL TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.
 - D. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.
 - E. STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS.
 - F. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY VALVES, FITTINGS, CONNECTION POINTS, ETC.
 - G. VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR NEW) IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATION HAS BEEN MET.
 - H. UTILITY PIPELINE TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 200-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET.
 - I. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS. FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.
 - J. ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET.
 - K. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.
 - L. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.
 - M. WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.
 - N. ANY ADDITIONAL INFORMATION REQUIRED BY GOVERNING AGENCIES.
4. IN CASES WHERE THE OWNER DETERMINES PARTIAL CLEARANCES FROM PERMITTING AGENCIES ARE BENEFICIAL TO THE OWNER FOR COMPLETED PORTIONS OF THE PROJECT, PROVIDE PRELIMINARY AS-BUILT DRAWINGS (ACAD FORMAT) TO THE ENGINEER FOR ITS USE IN PREPARING THE PARTIAL CLEARANCE APPLICATIONS FOR THE OWNER.
5. COMPLETE AS-BUILT DRAWINGS THAT ARE FOUND TO BE SATISFACTORY AS A RESULT OF THE ENGINEER'S REVIEW WILL BE USED AS THE BASIS FOR THE FINAL PROJECT RECORD DRAWINGS PREPARED BY THE ENGINEER USING THE CONTRACTOR PROVIDED AS-BUILT DRAWINGS PLUS ENGINEER ADDED INFORMATION.

TRAFFIC CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION. THE M.O.T. PLAN SHALL SHOW ALL PROPOSED TRAFFIC CONTROL MEASURES, PAYMENT MARKINGS, AND BARRICADES, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION SEQUENCING. THE M.O.T. PLAN AND INSTALLED TRAFFIC CONTROL MEASURES SHALL BE APPROVED BY THE ENGINEER, OWNER, AND ROADWAY JURISDICTIONAL AGENCY PRIOR TO CONSTRUCTION. IN GENERAL, ROADWAY AND DRIVEWAY LANE CLOSURES ARE PROHIBITED DURING CONSTRUCTION UNLESS SPECIFICALLY DETAILED ON THESE PLANS. IN THE EVENT IT IS DETERMINED THAT ROADWAY AND DRIVEWAY LANE CLOSURES WILL BE ALLOWED, THE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00 A.M. AND 4:00 P.M. UNLESS OTHERWISE AUTHORIZED IN THE APPROVED M.O.T.
2. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 102-600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION.
3. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.
4. CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.
5. WET UNSTABILIZED AREAS AS NECESSARY TO CONTROL DUST.
6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.
7. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY.
8. WHEN WORK OCCURS WITHIN 15-FT OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSER THAN 2-FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 102-600 AND 102-602.
9. TYPE I OR TYPE II BARRICADES AT 20-FT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDS EXIST AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENTS UNTIL SUCH PAVEMENTS ARE OPEN TO PUBLIC USE.

SITE PREPARATION

1. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.
2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS. TEMPORARY BENCH MARKS, BATTER BOARDS, CENTERLINE AND REFERENCE POINTS FOR THE WORK, AND VERIFY ALL DIMENSIONS RELATING TO INTERCONNECTION WITH EXISTING FEATURES. REPORT ANY INCONSISTENCIES IN THE PROPOSED GRADINGS, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO THE ENGINEER BEFORE COMMENCING WORK.
3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, PARTICULARLY THOSE TREES AND SHRUBS LOCATED ADJACENT TO WORK AREAS.
4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: NEW ROADWAY CONSTRUCTION - TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB, OR OUTSIDE THE LIMITS OF EXCAVATION OR FILL AREAS, WHICHEVER IS FURTHER. UTILITY PIPELINE CONSTRUCTION - TREES AND SHRUBS TO REMAIN OUTSIDE A 15 FOOT WIDE PATH, CENTERED ON THE PIPELINE.
5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN BRANCH SPREAD.
6. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER.
7. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENCRoACH UPON OR OTHERWISE OBSTRUCT THE WORK.
8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES.
9. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN 2" IN DIAMETER, AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND.
10. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL OFFSITE DISPOSAL AREAS.

DEWATERING

1. DESIGN AND PROVIDE A DEWATERING SYSTEM USING ACCEPTED AND PROFESSIONAL METHODS CONSISTENT WITH CURRENT INDUSTRY PRACTICE. PROVIDE A DEWATERING SYSTEM OF SUFFICIENT SIZE AND CAPACITY TO CONTROL GROUNDWATER IN A MANNER THAT PRESERVES STRENGTH OF FOUNDATION SOILS, DOES NOT CAUSE INSTABILITY OR RAVELING OF EXCAVATION SLOPES, AND DOES NOT RESULT IN DAMAGE TO EXISTING STRUCTURES. WHERE NECESSARY TO THESE PURPOSES, LOWER WATER LEVEL IN ADVANCE OF EXCAVATION, UTILIZING WEIRS, WELLPOINTS, OR SIMILAR PROPOSED METHODS, MAINTAIN THE GROUNDWATER LEVEL TO A MINIMUM OF 2 FEET BELOW THE EXCAVATION. PROVIDE PIEZOMETERS IF DIRECTED BY THE ENGINEER TO DOCUMENT THE GROUNDWATER LEVEL IS BEING MAINTAINED.
2. CONTROL, BY ACCEPTABLE MEANS, ALL WATER REGARDLESS OF SOURCE AND BE FULLY RESPONSIBLE FOR DISPOSAL OF THE WATER. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY SUPPLEMENTAL MEASURES TO CONTROL SEEPAGE, GROUNDWATER, OR ARTESIAN HEAD.
3. DEWATERING DISCHARGE FROM THE SITE SHALL COMPLY WITH ALL NPDES GENERAL PERMIT REQUIREMENTS AND STATE WATER QUALITY STANDARDS. PROVIDE ALL TESTING AND PERMITTING REQUIRED AND COMPLY WITH ALL TREATMENT OR DISPOSAL METHODS REQUIRED TO MEET ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
4. OPEN PUMPING WITH SUMPS AND DITCHES SHALL BE ALLOWED, PROVIDED IT DOES NOT RESULT IN BOILS, LOSS OF FINE, SOFTENING OF THE GROUND, OR INSTABILITY OF SLOPES. PUMPS SHALL BE LOCATED OUTSIDE OF LOAD BEARING AREAS SO THE BEARING SURFACES WILL NOT BE DISTURBED. WATER CONTAINING SILT NOT BE PUMPED INTO SEWER LINES OR ADJACENT STREAMS. DURING NORMAL PUMPING, AND UPON DEVELOPMENT OF WELL(S), LEVELS OF FINE SAND OR SILT IN THE DISCHARGE WATER SHALL NOT EXCEED 5 PPM.
5. IF DEWATERING EQUIPMENT NEEDED EXCEEDS ANY OF THE FOLLOWING: 1) 6" PUMP VOLUME, 2) 100,000 GPD TOTAL 24 HOUR (1 DAY) DEWATERING, AND, 3) 1,000,000 GPD PUMP CAPACITY, THE CONTRACTOR SHALL BE REQUIRED TO PERMIT THE DEWATERING SYSTEM WITH THE WATER MANAGEMENT DISTRICT.

6. CONTINUOUSLY MAINTAIN EXCAVATIONS IN A DRY CONDITION WITH POSITIVE DEWATERING METHODS DURING PREPARATION OF SUBGRADE, INSTALLATION OF PIPE, AND CONSTRUCTION OF STRUCTURES UNTIL THE CRITICAL PERIOD OF CONSTRUCTION AND/OR BACKFILL IS COMPLETED AND DURING THE PERIOD OF SUBGRADE, STRUCTURE, SIDE SLOPES, OR ADJACENT FACILITIES FROM FLOTATION OR OTHER HYDROSTATIC PRESSURE IMBALANCE.
7. WHEN CONSTRUCTION IS COMPLETE, REMOVE ALL DEWATERING EQUIPMENT FROM THE SITE, INCLUDING WELLS AND RELATED TEMPORARY ELECTRICAL SERVICE.

GRADING

1. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL ADVISE ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
2. ALL PROPOSED ELEVATIONS ON THE PLANS WITHIN PAVED AREAS ARE SHOWN AT PAVEMENT, UNLESS OTHERWISE NOTED.
3. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PREVENT A SMOOTHLY TRANSITIONED DRIVEWAY SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND TO PREVENT UNUSUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.
4. UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE-GRADED OPERATIONS.
5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE-ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

EXCAVATION, TRENCHING, AND FILL

1. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TREND SAFETY ACT (FS 553.60-553.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.
2. ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER PONDS AT THE START OF SITE GRADING ACTIVITIES. DIRECT SITE RUNOFF TO THE PONDS TO MINIMIZE RUNOFF TO OFFSITE AREAS.
3. POND CONSTRUCTION SHALL RESULT IN THE FINISHED POND HAVING SIDE SLOPES AND DIMENSIONS THAT ARE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS AND THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT THESE REQUIREMENTS HAVE BEEN MET. IF THE CONSTRUCTED SIDE SLOPES ARE STEEPER THAN THE REQUIRED SIDE SLOPES, OR THE POND VOLUME IS NOT WITHIN THREE (3) PERCENT OF THE DESIGN VOLUME, THE CONTRACTOR SHALL BE REQUIRED TO MAKE CORRECTIONS TO THE POND AT NO ADDITIONAL COST TO THE OWNER.
4. FIELD DENSITY TESTING FREQUENCIES: A) ONE TEST FOR EACH 10,000 SQUARE FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING; MINIMUM 2 TESTS EACH LAYER; B) ONE TEST FOR EACH 100 SQUARE FEET OR FRACTION THEREOF OF BACKFILL AROUND AND UNDER STRUCTURES; C) ONE TEST FOR EACH 300 LINEAL FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING IN THE PIPELINE TRENCH; D) ONE TEST PER LIFT PER EACH CHANGE IN TYPE OF FILL; E) ONE TEST PER 1000 SQUARE FEET OF PAVEMENT SUBGRADE, MINIMUM OF 2 TESTS.
5. IT IS INTENDED THAT PREVIOUSLY EXCAVATED MATERIALS CONFORMING TO THE FOLLOWING REQUIREMENTS BE UTILIZED WHEREVER POSSIBLE:
 - A. ACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-1, A-3, A-2.4, A-2.6, ASTM D2487 CLASSIFICATION GW, GP, GM, SW, SP, UNLESS OTHERWISE DISAPPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS. NO MORE THAN 12% OF ACCEPTABLE MATERIALS SHALL PASS THE NUMBER 200 SIEVE.
 - B. UNACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-2.5, A-2.7, A-4, A-5, A-6, A-7, A-8; ASTM D2487 CLASSIFICATION GC, SC, ML, MH, CL, CH, OL, OH, PT, UNLESS OTHERWISE APPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS.
 - C. PROVIDE BARRIERS, WARNING LIGHTS AND OTHER PROTECTIVE DEVICES AT ALL EXCAVATIONS.
6. SIDEWALKS, ROADS, STREETS, AND PAVEMENTS SHALL NOT BE BLOCKED OR OBSTRUCTED BY EXCAVATED MATERIALS, EXCEPT AS AUTHORIZED BY THE ENGINEER, IN WHICH CASE ADEQUATE TEMPORARY PROVISIONS MUST BE MADE FOR SATISFACTORY TEMPORARY PASSAGE OF PEDESTRIANS, AND VEHICLES. MINIMIZE INCONVENIENCE TO PUBLIC TRAVEL OR TO TENANTS OCCUPYING ADJOINING PROPERTY.
7. FURNISH, INSTALL, AND MAINTAIN, WITHOUT ADDITIONAL COMPENSATION, SHEETING, BRACING, AND SHORING SUPPORT REQUIRED TO KEEP EXCAVATIONS WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS TO SUPPORT THE SIDES OF THE EXCAVATION, AND TO PREVENT ANY MOVEMENT WHICH MAY DAMAGE ADJACENT PAVEMENTS OR STRUCTURES, DAMAGE OR DELAY THE WORK, OR ENDANGER LIFE AND HEALTH. VOIDS OUTSIDE THE SUPPORTS SHALL BE IMMEDIATELY FILLED AND COMPACTED.
8. SHEETING, SHORING, AND BRACING USED FOR THE SUPPORT OF EXCAVATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF FLORIDA.
9. ALL EXCAVATIONS SHALL BE MADE BY OPEN CUT UNLESS OTHERWISE INDICATED. SLOPE SIDES OF TRENCHES IN ACCORDANCE WITH OSHA REQUIREMENTS AND THE RECOMMENDATIONS CONTAINED WITHIN THE PROJECT GEOTECHNICAL REPORT.
10. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED FOR INDICATED FLOW LINES AND INVERT ELEVATIONS. OVER EXCAVATE TRENCHES A MINIMUM OF 2 FEET WHERE EXCAVATIONS OCCUR WITHIN UNSUITABLE SOILS, AND REPLACE OVER EXCAVATED MATERIAL WITH SUITABLE SOILS.
11. TRENCH BOTTOMS AND THE BOTTOMS OF ALL STRUCTURES SHALL BE KEPT DRY, COMPACTED, AND STABLE TO A DEPTH TWO FEET BELOW THE BOTTOM OF THE TRENCH OR STRUCTURE.
12. ALL BEDDING, FILL, AND BACKFILL MATERIAL SHALL BE SUITABLE SOILS OR FLOWABLE FILL. WHERE TRENCH OR EXCAVATION IS WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, FOUNDATIONS, OR SLABS, PLACE BACKFILL IN LAYERS OF 8 INCH LOOSE DEPTH. IN ALL OTHER AREAS, PLACE FILL AND BACKFILL IN LAYERS OF 12 INCH LOOSE DEPTH.
14. MINIMUM DENSITY REQUIREMENT (ASTM D1557 OR AASHTO T99): BACKFILL AND FILL UNDER AND WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, SLABS, FOUNDATIONS = 98 PERCENT; BACKFILL AND FILL PLACED WITHIN PUBLIC ROAD RIGHT-OF-WAY AND UTILITY EASEMENTS = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBAKMENT = 95 PERCENT; BACKFILL AND FILL PLACED IN ALL OTHER AREAS = 90 PERCENT.

RIPRAP

1. ALL RIPRAP CONSTRUCTION SHALL MEET THE REQUIREMENTS OF SECTION 830 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

UTILITY SEPARATION REQUIREMENTS

1. THE HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER, STORM SEWER, WASTEWATER FORCE MAINS, STORMWATER FORCE MAINS, RECLAIMED WATER MAINS AND ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 - A. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF FIVE FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, VACUUM TYPE SANITARY SEWER AND RECLAIMED WATER MAIN.
 - B. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF TEN FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN THE OUTSIDE OF WATER MAINS AND THE OUTSIDE OF GRAVITY SANITARY SEWERS CAN BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST EIGHTEEN INCHES ABOVE THE TOP OF THE SEWER.
 - C. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF TEN FEET FROM ALL PARTS OF ANY EXISTING OR PROPOSED ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.
 - D. THE VERTICAL SEPARATION BETWEEN WATER MAINS AND SANITARY AND STORM SEWER, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 - A. WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER, SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OUTSIDE OF THE SEWER. WHERE IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER, THEN THE WATER MAIN CAN CROSS UNDER THESE TYPES OF PIPELINE SYSTEMS PROVIDED THE OUTSIDE OF THE WATER MAIN IS AT LEAST 18 INCHES BELOW THE OUTSIDE OF THE PIPELINE. AT THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST FIVE FEET FROM VACUUM TYPE SANITARY SEWER OR STORM SEWER JOINTS, AND AT LEAST TEN FEET FROM GRAVITY SANITARY SEWER JOINTS.
 - B. WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED RECLAIMED WATER MAINS.
 - E. WHEREVER POSSIBLE, WATER MAINS SHALL CROSS UNDER EXISTING OR PROPOSED RECLAIMED WATER MAINS. THESE TYPES OF PIPELINE SYSTEMS, THE OUTSIDE OF THE WATER MAIN SHALL BE AT LEAST 18 INCHES FROM THE OUTSIDE OF THE EXISTING OR PROPOSED RECLAIMED WATER MAIN, WASTEWATER FORCE MAIN AND STORMWATER FORCE MAIN. AT THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST FIVE FEET FROM RECLAIMED WATER MAIN JOINTS AND STORMWATER FORCE MAIN JOINTS, AND AT LEAST TEN FEET FROM THE JOINTS OF WASTEWATER FORCE MAINS.
 - F. NO WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE.
2. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST:
 - A. FIVE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER.
 - B. TEN FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN.
 - C. TEN FEET FROM ANY ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.

WATER AND RECLAIMED WATER DISTRIBUTION SYSTEMS

1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE PUBLIC WATER SHOWN ON THESE PLANS IS THE CITY OF DELAND UTILITIES. WATER SYSTEM ON SITE OR WITHIN THE PRIVATE UTILITY EASEMENT WILL BE PRIVATELY MAINTAINED. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE CITY OF DELAND UTILITIES.
2. INSTALL ALL WATER AND RECLAIMED MAINS AT A MINIMUM 36 INCHES OF COVER.
3. PVC PIPE SHALL BE NATIONAL SANITATION FEDERATION (NSF) APPROVED. PIPE SHALL HAVE MARKINGS ON EACH SECTION SHOWING CONFORMANCE TO THE ABOVE SPECIFICATION. JOINTS SHALL BE RUBBER GASKETED CONFORMING TO AWWA C900 OR C905. THE BELL SHALL BE INTEGRAL WITH THE PIPE AND OF EQUAL OR GREATER PRESSURE RATING. THE BELL OF PIPE AND FITTINGS USING PUSH-ON JOINTS SHALL HAVE AN INTEGRAL GROOVE TO RETAIN THE GASKET IN PLACE.
4. ALL FITTINGS SHALL BE MANUFACTURED OF DUCTILE IRON, CONFORMING TO ANSI/AWWA C110/A21.10 OR ANSI/AWWA C153/A21.53. ALL FULL BODY (C110/A21.10) FITTINGS SHALL BE PRESSURE RATED TO 250 PSI. MINIMUM. ALL COMPACT FITTINGS (C153/A21.53) SHALL BE PRESSURE RATED TO 350 PSI. MINIMUM.
5. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE LINED AND COATED. INTERIOR LINING SHALL BE STANDARD THICKNESS CEMENT MORTAR LINING PER ANSI/AWWA C104/A21.4. EXTERIOR COATING FOR BURIED PIPE AND FITTINGS SHALL BE A PETROLEUM ASPHALTIC COATING IN ACCORDANCE WITH ANSI/AWWA C110/A21.10. EXTERIOR COATING OF EXPOSED PIPE AND FITTINGS SHALL BE FACTORY APPLIED RUST INHIBITING EPOXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH A TWO COAT SYSTEM. THE FIRST COAT (INTERMEDIATE COAT) SHALL BE 4.0-10.0 MIL DFT TNEMC COLOR H-BUILD EPOXOLINE I SERIES N69 OR APPROVED EQUAL. AND THE FINAL COAT SHALL BE 2.0-3.0 MIL DFT TNEMC ENDURASHIELD SERIES 73 OR APPROVED EQUAL. THE FINAL COAT PAINT COLOR SHALL BE AS SELECTED BY THE LOCAL UTILITY.
6. MECHANICAL AND PUSH ON JOINTS FOR DUCTILE IRON PIPE AND FITTINGS SHALL BE RUBBER GASKETED, CONFORMING TO ANSI/AWWA C11/A21.11. LUBRICANTS OTHER THAN THAT FURNISHED BY THE PIPE MANUFACTURER WITH THE PIPE SHALL NOT BE USED.
7. POLYETHYLENE PIPE AND TUBING SHALL BE COLOR CODED BLUE (POTABLE WATER) OR PURPLE (RECLAIMED WATER). PIPE AND FITTINGS SHALL BE NSF APPROVED FOR THE USAGE TO WHICH THEY ARE TO BE APPLIED. JOINTS IN SDR-PR PE PIPE SHALL BE BUTT JOINT HEAT FUSED OR SOCKET HEAT FUSED. JOINTS IN HDPE SHALL BE BUTT JOINT HEAT FUSED. JOINTS IN THE PIPE AND SHALL BE OF THE SAME SDR OR LESS. PROVIDE ADAPTERS AS REQUIRED TO JOIN PE PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS.
8. SERVICE SADDLES SHALL MEET THE REQUIREMENTS OF AWWA C800 AND SHALL CONSIST OF EPOXY COATED DUCTILE IRON BODIES IN ACCORDANCE WITH ASTM A536, WITH DOUBLE STAINLESS STEEL STRAPS, BOLTS, WASHERS AND NUTS. STAINLESS STEEL SHALL BE TYPE 304, AND NUTS ARE TO BE TEFLON COATED. THE DUCTILE IRON BODY IS TO BE FUSION BONDED NYLON COLOR CODED BLUE. PIPE 20" AND SMALLER, ORIFLET OF SADDLE IS TO HAVE NPT THREDS. SERVICE SADDLES SHALL BE MANUFACTURED BY FORD, MUELLER, OR SMITH-BALL.
9. ALL SERVICES SHALL INCLUDE THE FOLLOWING: CURB STOPS, UNIONS AS REQUIRED, CORPORATION STOPS, CONFORMANCE WITH AWWA C800 AND C901 IS REQUIRED. THE CONTRACTOR SHALL CUT "W" IN THE TOP CURB OF EACH WATER SERVICE AND A "V" AT ALL VALVE LOCATIONS. CUT W'S AND Y'S SHALL BE HIGHLIGHTED WITH BLUE PAINT.
10. UNLESS OTHERWISE NOTED IN THE PLANS, THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS AND RECLAIMED WATER METERS 2" AND UNDER, ANYTHING OVER 2" WILL BE INSTALLED BY THE CONTRACTOR. CONTRACTOR SHALL CONSTRUCT WATER SERVICE AND RECLAIMED WATER SERVICE TO THE CORPORATION STOP.
11. UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL VALVES TWO INCHES AND SMALLER SHALL BE ALL BRASS OR BRONZE; VALVES OVER TWO INCHES SHALL BE IRON BODY, FULLY BRONZE OR BRONZE MOUNTED.
12. VALVES 4 INCHES AND LARGER SHALL BE LINED AND COATED. BURIED AND EXPOSED VALVES SHALL BE COATED INSIDE AND OUT WITH A RUST INHIBITING EPOXY PRIMER, FOLLOWED BY AN EPOXY COATING MEETING THE REQUIREMENTS OF AWWA C550, APPLIED AT THE FACTORY. THE INTERIOR OF VALVE BOXES LOCATED IN UNPAVED AREAS SHALL BE COATED WITH AN EPOXY PROTECTIVE COATING MEETING NSF INTERNATIONAL STANDARD 81 AND AWWA C550. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH A TWO COAT SYSTEM. THE FIRST COAT (INTERMEDIATE COAT) SHALL BE 4.0-10.0 MIL DFT TNEMC COLOR H-BUILD EPOXOLINE I SERIES N69 OR APPROVED EQUAL, AND THE FINAL COAT SHALL BE 2.0-3.0 MIL DFT TNEMC ENDURASHIELD SERIES 73 OR APPROVED EQUAL. THE FINAL COAT PAINT COLOR SHALL BE AS SELECTED BY THE LOCAL UTILITY.
13. ALL VALVES 12" AND SMALLER SHALL BE GATE VALVES UNLESS OTHERWISE INDICATED ON THE DRAWINGS. GATE VALVES 3 INCHES TO 12 INCHES SHALL CONFORM TO AWWA C509 OR AWWA C515. THE VALVES SHALL BE IRON BODY, CAST IRON FULLY ENCAPSULATED MOLDED RUBBER WEDGE COMPLYING WITH ASTM D2000, NON-RISING STEM WITH O-RING SEALS. VALVES SHALL OPEN COUNTERCLOCKWISE.
14. TAPPING SLEEVES ARE TO BE 18-1/2 TYPE 304 STAINLESS STEEL AND STAINLESS STEEL OUTLET, AS MANUFACTURED BY JCM OR APPROVED EQUAL. TAPPING VALVES SHALL BE RESILIENT SEATED GATE VALVES AND SHALL CONFORM TO THE REQUIREMENTS OF AWWA C509. TAPPING VALVES SHALL BE AMERICAN FLOW CONTROL SERIES 2590, CLOW SERIES F-6100, OR MUELLER SERIES A2361.
15. VALVE SEATS SHALL BE MECHANICALLY RETAINED, AND MAY BE INSTALLED ON EITHER THE BODY OR DISC. O-RING SEATS ON VALVE DISCS ARE UNACCEPTABLE. SEATS FOR VALVES 14" DIAMETER AND LARGER SHALL BE FULLY FIELD REPLACEABLE WITHOUT THE USE OF SPECIAL TOOLS. OPERATORS OF THE ENCLOSED TRAVELING-NUT TYPE SHALL BE PROVIDED UNLESS OTHERWISE INDICATED.
16. ALL BURIED VALVES SHALL BE PROVIDED WITH ADJUSTABLE VALVE BOXES APPROXIMATELY 5 INCHES IN DIAMETER WITH A MINIMUM THICKNESS OF 3/16 INCH CAST IRON. BOXES SHALL BE OF SUFFICIENT LENGTH TO OPERATE ALL VALVES BURIED IN THE GROUND, CONSISTING OF BACK, CENTER SECTION, AND TOP SECTION WITH COVER. VALVE BOXES LOCATED IN UNPAVED AREAS SHALL BE SLIP TYPE DESIGN TO PERMIT MOVEMENT OF THE TOP SECTION WITHOUT TRANSMITTING FORCES ONTO THE VALVE BODY. VALVE BOXES CAST INTO CONCRETE OR ASPHALT SURFACING SHALL HAVE BRASS COVERS. VALVE BOX COVERS SHALL BE CAST WITH THE INSCRIPTION "WATER" OR "RECLAIMED WATER".
17. PVC PIPES SHALL BE COLOR CODED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS) AND STENCILED (0.75-INCH LETTERING ON 1/2-INCH PIPE IN AT LEAST THREE AREAS PER PIPE SECTION) "POTABLE WATER MAIN" OR "RECLAIMED WATER MAIN" AS APPLICABLE.
18. INSTALL IDENTIFICATION TAPE ALONG ALL DUCTILE IRON PIPE AND PVC PIPE. MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. APPLY TAPE TO SURFACE OF PIPE CONTINUOUSLY EXTENDING FROM JOINT TO JOINT. TAPE COLOR AND LETTERING SHALL BE BLACK PRINTING ON BLACK BACKGROUND (WATER MAINS), BLACK PRINTING ON PURPLE BACKGROUND (RECLAIMED WATER MAINS). PLACE TAPE AS FOLLOWS: 2" -8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.
19. INSTALL WARNING TAPE ALONG ALL PIPELINES, PLAC

SANITARY SEWER SYSTEMS

1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE PUBLIC SEWER SYSTEM SHOWN ON THESE PLANS IS THE CITY OF DELAND UTILITIES. SEWER SYSTEM ON SITE OR WITHIN THE PRIVATE UTILITY EASEMENT WILL BE PRIVATELY MAINTAINED. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE CITY OF DELAND UTILITIES.
2. INSTALL ALL SEWER MAINS AT A MINIMUM 36 INCHES OF COVER.
3. JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D3212 USING RUBBER GASKETS CONFORMING TO ASTM F477.
4. FITTINGS SHALL CONFORM TO THE SAME REQUIREMENTS AS THE PIPE. PROVIDE ADAPTERS AS REQUIRED TO JOIN PVC PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS. SOLVENT CEMENT SHALL BE AS RECOMMENDED BY THE PIPE MANUFACTURER.
5. SEWER PIPE SHALL BE COLOR CODED GREEN, STENCILED "SEWER LINE" (2" LETTERING ON TWO SIDES OF THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION).
6. INSTALL WARNING TAPE ALONG ALL SEWER PIPELINES. TAPE SHALL BE 6-INCH WIDE VINYL, CONTINUOUS TAPE, COLORED GREEN WITH BLACK LETTERING CODED AND WORDED "CAUTION: SEWER BURIED BELOW". INSTALL ALONG PIPELINE, 2 FEET ABOVE PIPE, MINIMUM OF 1 FOOT BELOW GRADE.
7. CONNECTIONS TO EXISTING SEWER SHALL BE CONDUCTED IN SUCH A MANNER THAT THE EXISTING SEWER REMAINS IN OPERATION. PROVIDE BY PASS PUMPING OF EXISTING FLOWS OR COLLECT AND LEGALLY DISPOSE OF EXISTING SEWER FLOW AS NEEDED TO ACCOMMODATE CONSTRUCTION WHILE KEEPING EXISTING SEWER IN SERVICE.
8. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND MANHOLES. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE INSPECTED OR TESTED.
9. PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS.
10. ALL SERVICE LATERALS SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.
11. PROVIDE LIGHT SOURCE AND MIRRORS FOR LAMPING OF SEWER. ANY SEWER IN WHICH THE DIRECT LIGHT OF A LAMP CANNOT BE VIEWED IN EITHER DIRECTION, FULL CIRCLE, BETWEEN ADJACENT MANHOLES SHALL BE CONSIDERED UNSATISFACTORY, UNLESS THE LINE IS DESIGNED WITH HORIZONTAL DEFLECTIONS, AND SHALL BE REPAIRED BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION.
12. CONDUCT LOW PRESSURE AIR TESTING (4.0 PSI INITIAL PRESSURE) OF INSTALLED SEWER PIPING IN ACCORDANCE WITH ASTM F1417. MAXIMUM ALLOWABLE LEAKAGE IS 0.0015 CUBIC FEET PER MINUTE PER SQUARE FOOT INTERNAL SURFACE AREA BEING TESTED. ALLOWABLE AIR PRESSURE DROP DURING THE TEST IS 0.5 PSIG. MINIMUM REQUIRED TEST TIME (DURATION) IS: A) 4" PIPE = 1 MIN 53 SEC, B) 6" PIPE = 2 MIN 50 SEC, OR 0.427 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; C) 8" PIPE = 3 MIN 47 SEC, OR 0.760 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; D) 10" PIPE = 4 MIN 43 SEC, OR 1.187 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; E) 12" PIPE = 5 MIN 40 SEC, OR 1.709 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER.
13. CONDUCT DEFLECTION TESTING OF PIPELINE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. MAXIMUM ALLOWABLE PIPE DEFLECTION IS 0.5%. MEASURE DEFLECTION BY MANUALLY PULLING A MANDREL THROUGH THE PIPE. THE MINIMUM MANDREL OUTER DIAMETER SHALL BE IN ACCORDANCE WITH THE FOLLOWING: 6" SEWER = 5.45" MANDREL; 8" SEWER = 7.28" MANDREL; 10" SEWER = 9.08" MANDREL; 12" SEWER = 10.79" MANDREL; 15" SEWER = 13.20" MANDREL; 18" SEWER = 16.13" MANDREL; 21" SEWER = 19.00" MANDREL; 24" SEWER = 21.36" MANDREL; 27" SEWER = 24.06" MANDREL.
15. DEFLECTION TESTING IS CONSIDERED SATISFACTORY IF THE MANDREL CAN BE PULLED BY HAND THROUGH THE PIPE BEING TESTED. IF THE MANDREL CANNOT BE PULLED THROUGH THE PIPE, REPLACE OR CORRECT THE PIPE AND RETEST UNTIL TESTING IS SATISFACTORY. ANY PIPE REMOVED OR CORRECTED DUE TO FAILING DEFLECTION TESTING SHALL ALSO BE RE-TESTED FOR LEAKAGE.

PAVING, SIDEWALKS, AND CURBING

1. MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY AND PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
2. ROADWAY PAVING, BASE, AND SUBGRADE THICKNESSES SHALL BE IN ACCORDANCE WITH DETAILS ON THESE DRAWINGS AND IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
3. SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREAS AS SHOWN ON THE CONSTRUCTION PLANS. HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND SHALL BE IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
4. CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10' ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.
5. FIELD COMPACTION DENSITY, STABILITY, AND THICKNESS TESTING FREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED ONCE EVERY 300 LINEAR FEET OF PAVING PER 24-FT WIDE STRIP, STAGGERED LEFT, CENTER AND RIGHT OF CENTERLINE. WHERE LESS THAN 300 LINEAR FEET OF SUB-BASE, BASE, AND ASPHALT IS PLACED IN ONE DAY, PROVIDE MIN. OF ONE TEST FOR EACH PER DAY'S CONSTRUCTION AT A LOCATION DESIGNATED BY THE ENGINEER. ASPHALT EXTRACTION GRADATION SHALL BE TESTED FROM GRAB SAMPLES COLLECTED ONCE EVERY 1800 SQUARE YARDS OF ASPHALT DELIVERED TO THE SITE (OR A MINIMUM OF ONCE PER DAY).

PRECAST STRUCTURES AND APPURTENANCES

1. ALL MANHOLES SHALL BE PRECAST CONSTRUCTION. THE MINIMUM SIZE DIAMETER OF MANHOLES SHALL BE 48" FOR SEWER LINES 21" IN DIAMETER OR LESS. INTEGRALLY CAST STEPS WITHIN PRECAST STRUCTURES ARE NOT ALLOWED.
2. BASES SHALL BE ONE-PIECE PRECAST BASE SECTIONS CONSISTING OF INTEGRALLY CAST SLAB, BOTTOM RING SECTION AND CONCRETE FLOW CHAMBER. BASE SECTIONS SHALL HAVE INTEGRAL INVERTS WITH GASKETS TO MATCH THE PIPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL INVERT ANGLES. PROVIDE OUTLET STUBS WITH JOINTS TO MATCH THE PIPE.
3. RISERS SHALL BE PRECAST REINFORCED CONCRETE PER ASTM C478, MANUFACTURED USING SULFATE RESISTANT CEMENT (ASTM C150, TYPE II). RISERS SHALL BE 48-INCH DIAMETER UNLESS OTHERWISE INDICATED AND SHALL HAVE A MINIMUM WALL THICKNESS OF 5 INCHES.
4. GASKETS FOR SEATING PRECAST SECTIONS SHALL BE COLD ADHESIVE PREFORMED PLASTIC GASKETS CONFORMING TO FDOT SPECIFICATION 942-2, UNLESS OTHERWISE INDICATED.
5. UNLESS OTHERWISE INDICATED, CONE TOP SECTIONS SHALL BE PRECAST, ECCENTRIC TYPE WITH 24-INCH DIAMETER TOP OPENING CONFORMING TO ASTM C478. PROVIDE 8-INCH MINIMUM THICKNESS FLAT SLAB TOPS WITH ECCENTRIC 24 INCH DIAMETER OPENING, UNLESS OTHERWISE INDICATED.
6. PROVIDE A FLEXIBLE WATERTIGHT SEAL OF THE PIPE TO THE MANHOLE. CONNECTION OF CONCRETE PIPE TO THE MANHOLE SHALL BE MADE WITH NON-SHRINK METALLIC GROUT. CONNECTION OF DUCTILE IRON OR PVC PIPE TO THE MANHOLE SHALL PROVIDE A WATERTIGHT CONNECTION PER ASTM D3212. WHERE CONNECTORS ARE USED, THEY SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATION OF THE CONNECTOR MANUFACTURER. THE USE OF ADHESIVES OR LUBRICANTS FOR INSTALLATION OF RUBBER CONNECTORS IS PROHIBITED.
7. FRAMES AND COVERS SHALL BE GREY IRON PER ASTM A48, CLASS 30B AND SHALL BE U.S. FOUNDRY TYPE 227AS, TRAFFIC BEARING (ASHTO H-20 LOADING), UNLESS OTHERWISE NOTED IN THE DRAWINGS. CASTINGS SHALL BE SMOOTH, CLEAN, FREE FROM BUSTERS, BLOWHOLES, AND SHRINKAGE. RAISED LETTERING ON COVERS SHALL BE "STORM", "SEWER", OR AS DETAILED ON THE DRAWINGS.
8. PROVIDE INLETS, FRAMES, AND GRATES IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. ALL FRAMES AND INLET GRATES SHALL BE PRODUCTS OF U.S. FOUNDRY & MANUFACTURING CORPORATION, OR EQUAL.
9. ALL INLET GRATES SHALL BE SECURED BY CHAIN AND EYEBOLT TO THE TOP OF THE STRUCTURE.
10. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISHED GRADE. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN GRASSED AREAS SHALL BE 4" ABOVE FINISHED GRADE (UNLESS NOTED OTHERWISE).
11. ALL MANHOLES AND CLEAN OUTS CONSTRUCTED WITHIN PAVED AREAS SHALL BE INSTALLED WITH TRAFFIC BEARING RINGS AND COVERS.
12. MANHOLE COATINGS AND FINISHES SHALL BE:
 - A. SANITARY SEWER MANHOLE INTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.
 - B. INTERIOR OF MANHOLES WHICH RECEIVE FORCE MAIN DISCHARGE - INTEGRALLY ATTACHED INTERIOR LINER, FULL HEIGHT, FIBERGLASS LINER. LINER THICKNESS TO BE IN ACCORDANCE WITH THE DRAWINGS.
 - C. EXTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.

STORM SEWER SYSTEMS

1. REINFORCED CONCRETE PIPE (RCP) JOINTS SHALL COMPLY WITH ASTM C443 AND FDOT SPECIFICATION SECTION 430, AND RUBBER GASKETS SHALL COMPLY WITH FDOT SPECIFICATION SECTION 942. MINIMUM COVER OVER THE PIPE, INCLUDING COVER OVER THE BELL OF THE PIPE WHERE APPLICABLE, SHALL BE 30 INCHES.
2. RCP PIPE SHALL NOT BE SHIPPED FROM MANUFACTURER UNTIL THE COMPRESSIVE STRENGTH OF THE PIPE HAS REACHED 4000 PSI AND A MINIMUM OF 5 DAYS HAVE PASSED SINCE THE MANUFACTURING OR REPAIR OF THE PIPE HAS BEEN COMPLETED.
3. UNDERDRAIN PIPE SHALL BE PERFORATED POLYVINYL CHLORIDE PIPE IN ACCORDANCE WITH ASTM F758. FILTER FABRIC UNDERDRAIN SOCK SHALL BE TYPE D-3 IN ACCORDANCE WITH FDOT INDEX NO. 440-001.
4. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC. FILTER FABRIC SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 199, TYPE D-3, A.O.S. 70-100. INSTALL IN ACCORDANCE WITH FDOT INDEX NO. 430-001, PROVIDE MINIMUM 12" OVERLAP.
5. INSTALL POLYETHYLENE PIPE IN ACCORDANCE WITH ASTM D2321. BACKFILL AND COMPACT EVENLY ON EACH SIDE TO PREVENT DISPLACEMENT. MINIMUM COVER OVER POLYETHYLENE PIPE SHALL BE AS FOLLOWS: A) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS SUITABLE SOILS AS DEFINED IN THE GENERAL NOTES. MINIMUM COVER SHALL BE 36 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER; B) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS MANUFACTURED AGGREGATES CLASS 1A OR 1B AS DEFINED IN ASTM D2321. MINIMUM COVER SHALL BE 30 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER.
6. INSTALL UNDERDRAINS IN ACCORDANCE WITH FDOT SPECIFICATION SECTION 440. INSTALL CLEANOUTS AS SHOWN ON THE DRAWINGS.
7. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND STRUCTURES.

SIGNS AND PAVEMENT MARKINGS

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST IMPLEMENTED EDITION OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC WITH RAISED PAVEMENT MARKERS (TYPE 911 - 4" x 4"). RAISED PAVEMENT MARKERS ARE TO BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND FDOT INDEX NO. 706-001.
3. PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED. PAINT SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 971, NON-REFLECTIVE WHITE TRAFFIC PAINT, TWO COATS.
4. ALL ROADWAY TRAFFIC SIGNS SHALL BE MANUFACTURED USING HIGH INTENSITY RETROREFLECTIVE MATERIALS. THE BACK OF ALL FINISHED PANELS SHALL BE STENCILED WITH THE DATE OF FABRICATION, THE FABRICATOR'S INITIALS, AND THE NAME OF THE SHEETING IN THREE-INCH LETTERS.
5. INTERNAL SITE TRAFFIC SIGNS ARE NOT REQUIRED TO BE RETROREFLECTIVE.
6. THE CONTRACTOR SHALL VERIFY THE REQUIRED LENGTH OF THE SIGN COLUMN SUPPORTS IN THE FIELD PRIOR TO FABRICATION.
7. CONTRACTOR SHALL PROVIDE AND INSTALL ALL SIGNS, BASES, ANCHOR BOLTS, CONDUITS, WIRING, ETC.
8. ALL PAVEMENT MARKINGS REQUIRE LAYOUT APPROVAL IN THE FIELD BY THE ENGINEER PRIOR TO INSTALLATION.
9. PRIOR TO FINAL PAVEMENT MARKING INSTALLATION, A TWO WEEK CURE TIME OF THE ASPHALT IS REQUIRED.

PANDA EXPRESS PROTO NOTES

1. CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREA WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFFSITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.
3. CONTRACTOR SHALL INSTALL GENERAL UTILITY CONDUITS TO PLANTERS AROUND BUILDING AND PATIO. SEE ARCHITECTURAL / MEP PLANS FOR CONTINUATION.
4. CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.
5. CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL COORDINATE ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS DURING CONSTRUCTION.
7. THE GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON CONSULTANTS, INC. DATED: AUGUST 04, 2020 AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS; IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REPORT'S RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORT'S RECOMMENDATIONS MAY REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK NOT SHOWN ON THE CIVIL PLANS INCLUDING BUT NOT LIMITED TO: EXCAVATION, REMEDIATION, DEWATERING, COMPACTION, ETC.
8. 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.
9. 24-HOUR CONTACT: JOE CELENTO, PHONE: (912) 272-4811

LANDSCAPE ISLAND CONSTRUCTION WITHIN CRITICAL ROOT ZONE OF HISTORIC TREES

1. IN AN EFFORT TO DISCOVER TREE ROOTS UNDER THE PAVEMENT, THE CONTRACTOR, UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST, SHALL SAW CUT AND REMOVE A MINIMUM 18" WIDE STRIP OF ASPHALT. THE WIDTH OF THE PROPOSED LANDSCAPE ISLAND AT THE HISTORIC TREE END OF THE ISLAND, EXAMINE THE UNDERNEATH SIDE OF THE ASPHALT FOR ATTACHED FEEDER ROOTS, OR ANY LARGER ROOTS WITHIN THE BASE MATERIAL BELOW THE ASPHALT.
2. IF FEEDER ROOTS OR OTHER ROOTS ARE ENCOUNTERED, PROCEED WITH EXCAVATING THROUGH THE BASE MATERIAL, CAREFULLY WATCHING FOR ADDITIONAL ROOTS USING AN AIR OR HYDRO EXCAVATOR OR VACUUM TO A DEPTH OF 3' TO DETERMINE THE EXTENT OF THE ROOT SYSTEM, AND TO REMOVE THE COMPACTED SOIL. MAINTAIN SOIL MOISTURE AROUND ANY ROOTS THAT EXIST THROUGHOUT THE EXCAVATION AND BACKFILLING WORK. BACKFILL WITH A MIX OF CLEAN TOPSOIL AND 25% COMPOST, UNLESS OTHERWISE DIRECTED BY THE SITE ARBORIST AND AGREED TO BY THE CITY FORESTER.
3. IF FEEDER ROOTS OR OTHER ROOTS ARE NOT ENCOUNTERED, PROCEED WITH EXCAVATING THE BASE WITH A SPADE A MAXIMUM DEPTH OF 3' PER DIG. CONTINUE EXCAVATING UNTIL ROOTS ARE ENCOUNTERED OR TO A 3' DEPTH. IF ROOTS ARE ENCOUNTERED PROCEED WITH SOIL REMOVAL PER PARAGRAPH 2 ABOVE. IF ROOTS ARE NOT ENCOUNTERED, THEN THE REMAINING EXCAVATION CAN BE BY HAND SPADE OR SHOVEL, TAKING CARE TO SEARCH FOR ROOTS ENTERING THE ISLAND AREA FROM THE SIDES. A PERIMETER HAND EXCAVATION MAY BE DONE USING THE SAME METHOD DESCRIBED ABOVE, TO SEARCH FOR ANY SIDE ENTERING ROOTS. IF NONE EXIST, THEN MECHANICAL EXCAVATION MAY BE USED TO REMOVE THE SOIL TO A DEPTH OF 3'. BACKFILL WITH A MIX OF CLEAN TOPSOIL AND 25% COMPOST. COMPACT THE SOIL TO BETWEEN 75 AND 85% STANDARD LABORATORY TESTING. DO NOT EXCEED 85%!
4. IF ROOTS ARE ENCOUNTERED PER NOTE NUMBER 2, THEN THE EXCAVATION OF THE LANDSCAPE ISLANDS SHALL BE BY AN AIR OR HYDRO EXCAVATOR OR VACUUM TO A DEPTH TO REMOVE ALL OF THE BASE MATERIAL AND THE COMPACTED SOIL, BUT NOT LESS THEN 18 INCHES, UNLESS OTHERWISE DIRECTED IN THE FIELD BY THE SITE ARBORIST DUE TO FIELD CONDITIONS AND AGREED TO BY THE CITY FORESTER. MAINTAIN SOIL MOISTURE AROUND ANY ROOTS THAT EXIST THROUGHOUT THE EXCAVATION AND BACKFILLING WORK. BACKFILL WITH A MIX OF CLEAN TOPSOIL AND 25% COMPOST. USE WATER TO WASH THE FILL IN BETWEEN THE ROOTS AND TO HYDRAULICALLY COMPACT THE SOIL TO BETWEEN 75 AND 85% STANDARD LABORATORY TESTING. DO NOT EXCEED 85%!
5. WHILE ROOTS ARE UNCOVERED, NOTE THEIR LOCATION AND DEPTH, AS THEY RELATE TO THE PLANTING OF THE JAPANESE BLUEBERRY TREES. ADJUST THE LOCATION OF THESE TREES ACCORDINGLY, BUT ATTEMPT TO MAINTAIN AN EQUAL DISTANCE FROM THE END OF THE LANDSCAPE ISLANDS IF FEASIBLE, FROM THE LANE SIDE. THE FIRST PRIORITY HOWEVER, IS TO AVOID HAVING TO REMOVE ROOTS TO PLANT THE TREES.
6. SHOULD ROOT PRUNING BECOME NECESSARY, REFER TO THE TREE ROOT PRUNING NOTES ON SHEET T01.0.

DIRECTION OF FLOW

SLOPE OF FLOW

RIP RAP - GROUTED

CLEAN OUT

DOWN SPOUT

STORM / SANITARY MANHOLE

DITCH BOTTOM INLET

MITERED END SECTION

FLARED END SECTION

"U" TYPE END WALL

FLUME

CURB INLET

CURB INLET

NYLOPLAST DRAIN BASIN

RETAINING WALL

FIRE HYDRANT

FIRE DEPARTMENT CONNECTION

WATER LINE FITTINGS

GATE VALVE

REDUCER

PIPE CROSSING

UTILITY POLE

SITE LIGHTING

FLAG POLE

TRANSFORMER

CROSS SECTION (SEE CONSTRUCTION DETAILS SHEET)

PC1

PC2

PC3

PC4

PC5

PC6

PC7

PC8

PC9

PC10

PC11

PC12

PC13

PC14

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PC16

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PC61

PC62

A/C

APPROX

ASPH

AVG

BFP

BLK

BLDG

BOC

BOW

C & G

CE

CL

CMP

CO

CONC

DEPT

DS

ELEC

EM

ELEV

EOP

FDC

FDOT

FF

FG

FH

FM

FOC

FP&L

GOVT

HB

HC

HOPE

INV

IRR

ME

MES

MH

PVC

PVMT

R

RCP

REV

R/W

SF

S/W

TOB

TOE

TW

TYP

UNK

UTL

W/

WV

- AIR CONDITIONER

- APPROXIMATE

- ASPHALT

- AVERAGE

- BACK FLOW PREVENTER

- BLOCK

- BUILDING

- BACK OF CURB

- BACK OF WALL

- CURB & GUTTER

- CONSTRUCTION ENTRANCE

- CENTERLINE

- CORRUGATED METAL PIPE

- CLEAN OUT

- CONCRETE

- DEPARTMENT

- DOWN SPOUT

- ELECTRIC

- ELECTRICAL METER

- ELEVATION

- EDGE OF PAVEMENT

- FIRE DEPARTMENT CONNECTION

- FLORIDA DEPARTMENT OF TRANSPORTATION

- FINISH FLOOR

- FINISH GRADE

- FIRE HYDRANT

- FORCE MAIN

- FACE OF CURB

- FLORIDA POWER AND LIGHT

- GOVERNMENT

- HOSE BIB

- ADA ACCESSIBLE

- HIGH DENSITY POLYETHYLENE PIPE

- INVERT

- MATCH EXISTING ELEVATION

- MITERED END SECTION

- MANHOLE

- POLYVINYL CHLORIDE PIPE

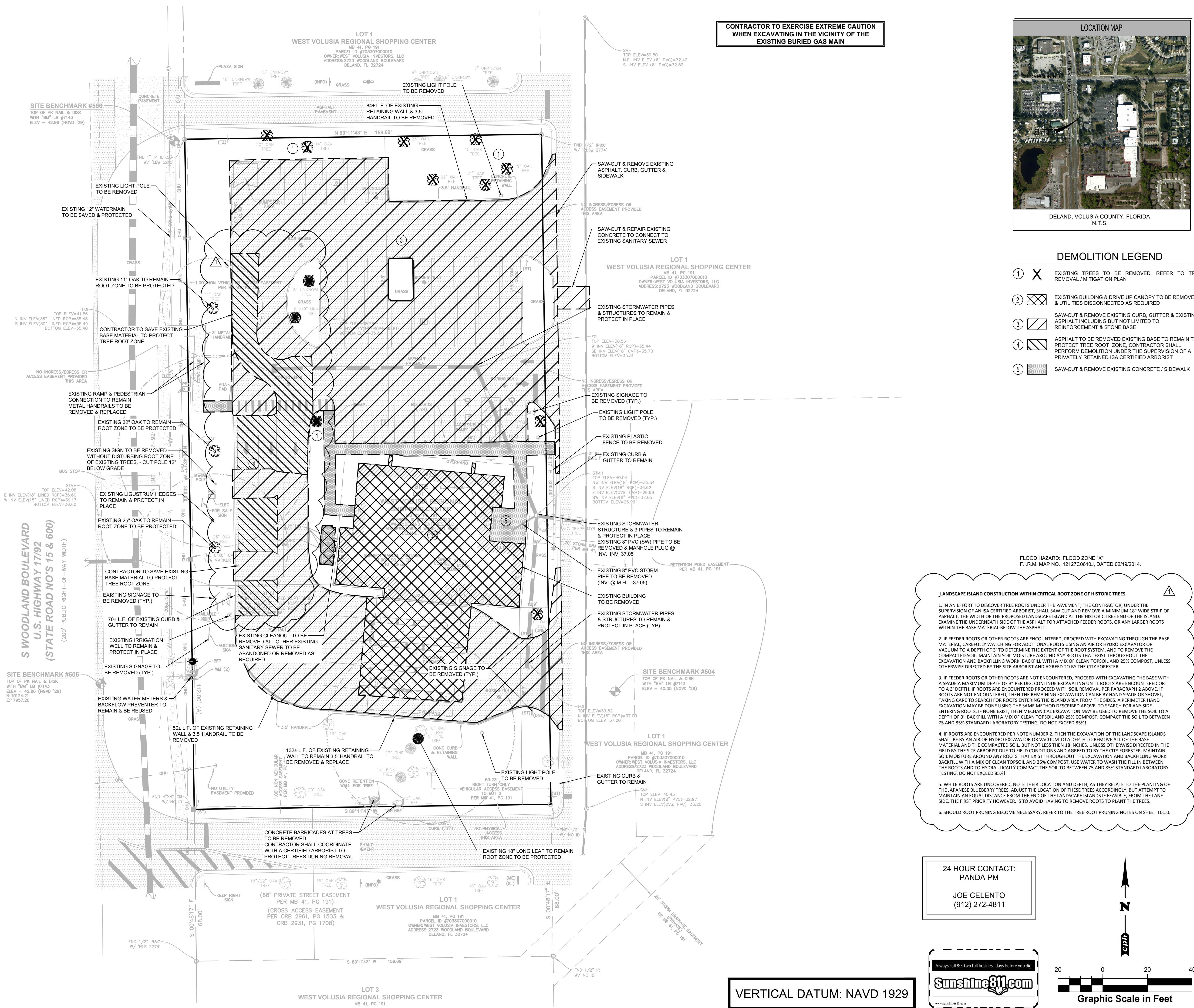
- PAVEMENT

- RADIUS

- REINFORCED CONCRETE PIPE

- REVISION

- RIGHT-OF-WAY



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

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REVISIONS:

NO.	REVISION	DATE
1	PER CITY COMMENTS	3/12/2021
2	REV. HYDRANT LOCATION	3/25/2021

ISSUE DATE:

PERMIT SET	10/19/2020
BID	02/01/2021
CONSTRUCTION	07/08/2021

DRAWN BY: K. Patterson

PANDA PROJECT #: D8043 STORE 3477
CIVIL PROJECT #: P7356



Nicole P. Lebron, State of Florida,
Professional Engineer, License No.
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P.E. on the date indicated herein. Printed
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PANDA EXPRESS
TRUE WARM & WELCOME 2300
2599 S. WOODLAND BLVD.
DELAND, FLORIDA 32720

EXISTING CONDITIONS
& DEMOLITION PLAN

C02.1

TRUE WARM & WELCOME 2300
D8043



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PANDA EXPRESS

TRUE WARM & WELCOME 2300
2599 S. WOODLAND BLVD.
DELAND, FLORIDA 32720

SITE PLAN

C03.0

TRUE WARM & WELCOME 2300
D8043

PANDA EXPRESS STANDARD NOTES

- THE GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON CONSULTANTS, INC. DATED AUGUST 04, 2020 AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REPORT'S RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORT'S RECOMMENDATIONS MAY REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK NOT SHOWN ON THE CIVIL PLANS INCLUDING BUT NOT LIMITED TO EXCAVATION, REMEDIATION, DEWATERING, COMPACTION ETC.
- CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFFSITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.
- DIRECTIONAL ARROWS ARE ONLY FOR CLARIFICATION PURPOSES. DO NOT STRIPE.
- DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED
- THIS SITE IS NOT LOCATED IN A HISTORIC PRESERVATION DISTRICT
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS
- CONTRACTOR SHALL PERFORM CONSTRUCTION NEAR OR AROUND CRITICAL ROOT ZONE FOR HISTORIC TREES UNDER THE SUPERVISION OF A PRIVATELY RETAINED ISA CERTIFIED ARBORIST
- EXISTING SUB-BASE TO REMAIN & COMPACTED PER GEOTECHNICAL REPORT.

JURISDICTION:	CITY OF DELAND
ZONING:	C-2-GENERAL COMMERCIAL
OVERLAY DISTRICT:	REDEVELOPMENT GATEWAY
ADJACENT ZONING:	
NORTH:	C-2
EAST:	C-2
SOUTH:	C-2
WEST:	ROW

REQUIRED BUILDING SETBACKS:	
(W) FRONT:	20'
(N) SIDE:	10'
(S) SIDE:	10'
(E) REAR:	10'

REQUIRED PARKING SETBACKS:	
(W) FRONT:	10'
(N) SIDE:	5'
(S) SIDE:	5'
(E) REAR:	10'

REQUIRED LANDSCAPE STRIP SETBACKS:	
(W) FRONT:	30'
(N) SIDE:	10'
(S) SIDE:	10'
(E) REAR:	10'

REQUIRED SIGN SETBACKS:	
(W) FRONT:	5'
(N) SIDE:	10'
(S) SIDE:	10'
(E) REAR:	10'

REQUIRED PARKING:	
SPACES PER 100 SQ. FT. NET FLOOR AREA	2.442 / 100 = 24 SPACES REQUIRED

PROPOSED PARKING:	
REGULAR	39 (OWS) = 19' X 9'
REGULAR	5 (OWS) = 20' X 9'
HANDICAP	2 (OWS) = 20' X 12'
TOTAL =	46

REQUIRED BIKE PARKING: 2

PROVIDED: 3

DRIVE ABLE WIDTH: 24' MIN. (2 WAY)

SITE AREA CALCULATIONS:	
SITE:	1.10 AC. 47,807 S.F.
EXISTING PERVIOUS AREA:	.41AC. 18,046 S.F.
PROPOSED PERVIOUS AREA:	.38AC. 17,280 S.F.
EXISTING IMPERVIOUS AREA:	.69AC. 30,061 S.F.
PROPOSED IMPERVIOUS AREA:	.70AC. 30,841 S.F.
TOTAL AREA:	1.10 AC. 47,807 S.F.

PROPOSED BUILDING:	
BUILDING AREA:	2,442 SF.
BUILDING DIMENSIONS:	63'X43'-4" (OVERALL)
BUILDING HEIGHT:	22'-6"
NUMBER OF STORIES:	1
NUMBER OF SEATS:	68
BUILDING CONSTRUCTION:	V-8
ROOF:	SINGLY PLY PVC MEMBRANE
OCCUPANCY TYPE:	A-2

DUMPSTER ENCLOSURE:	
DIMENSIONS:	25'-4"X14'
AREA:	307 S.F.
HEIGHT:	7'-4"

SITE & BUILDING ARE DESIGNED TO CURRENT ACCESSIBILITY CODES.

FLOOD HAZARD: FLOOD ZONE "X"

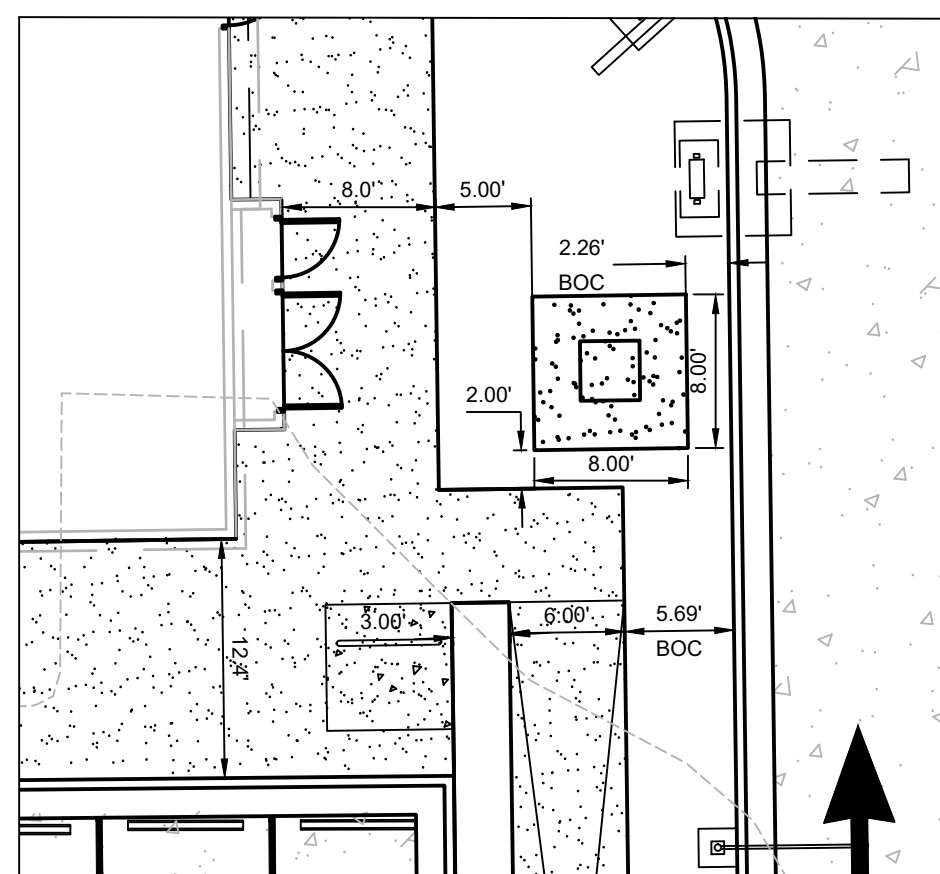
FURIAL MAP NO. 12-270360-01 DATED 02/19/2014

SITE LIGHTING:
PHOTOMETRICS DESIGNED BY OTHERS. POLE LOCATIONS ARE SHOWN FOR REFERENCE
ONLY. CONTRACTOR SHALL VERIFY FINAL LOCATION OF POLES WITH PHOTOMETRIC
PLAN ON SHEET 1 OF 1, AND OWNER PRIOR TO CONSTRUCTION.

CONTRACTOR TO EXERCISE EXTREME CAUTION
WHEN EXCAVATING IN THE VICINITY OF THE
EXISTING BURIED GAS MAIN

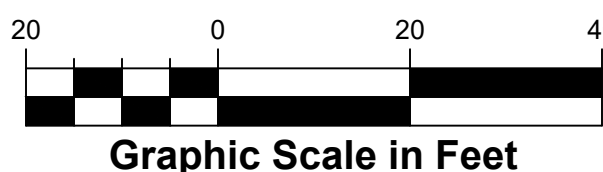
24 HOUR CONTACT:
PANDA PM

JOE CELENTO
(912) 272-4811



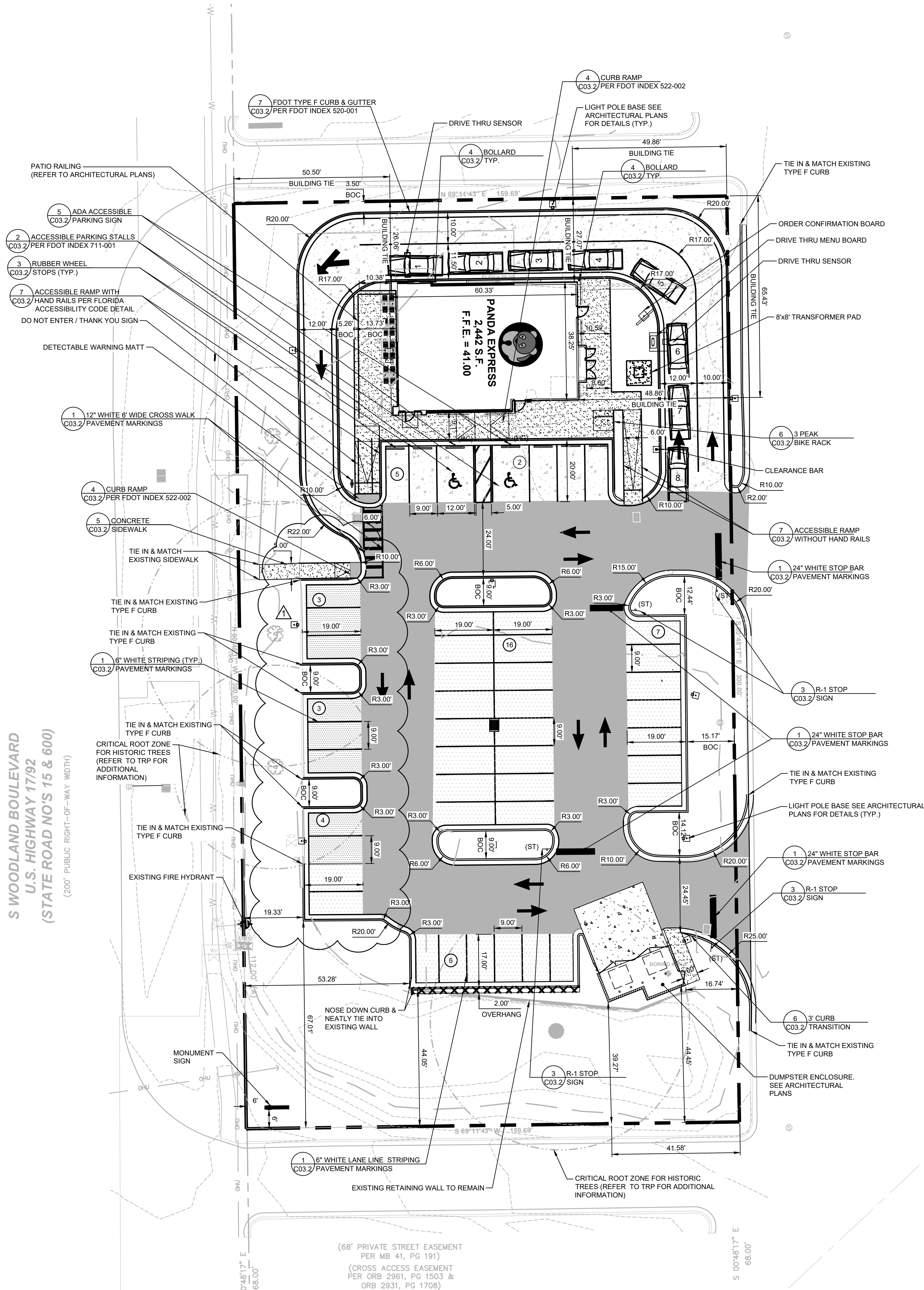
TRANSFORMER DIMENSIONS

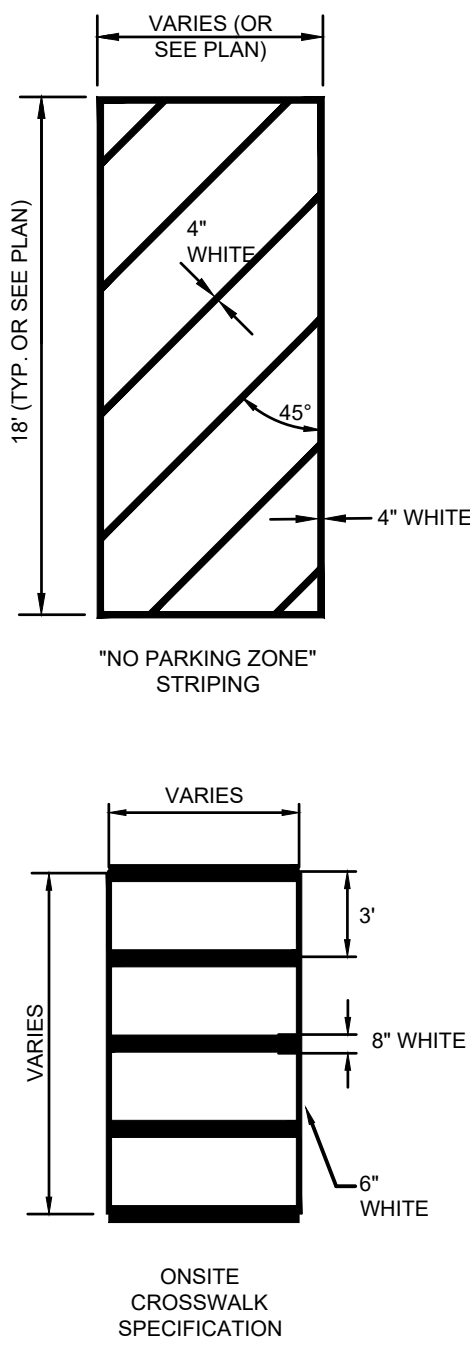
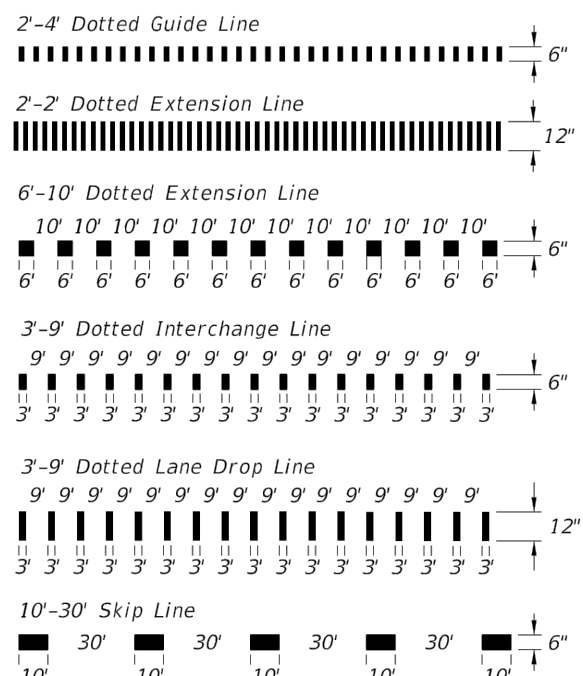
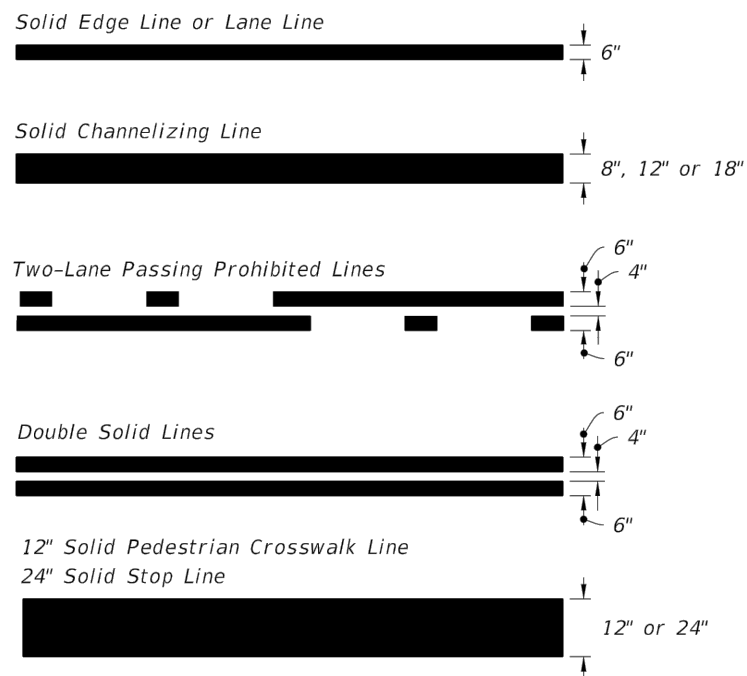
SCALE: 1" = 10'



LEGEND

	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	HEAVY DUTY ASPHALT
	LIGHT DUTY ASPHALT
	NEW LIGHT DUTY ASPHALT BASE TO REMAIN TO MAINTAIN PROTECTION OF ROOT ZONE
	PARKING 2' OVERHANG
	STOP SIGN
	HANDICAP PARKING SPACE

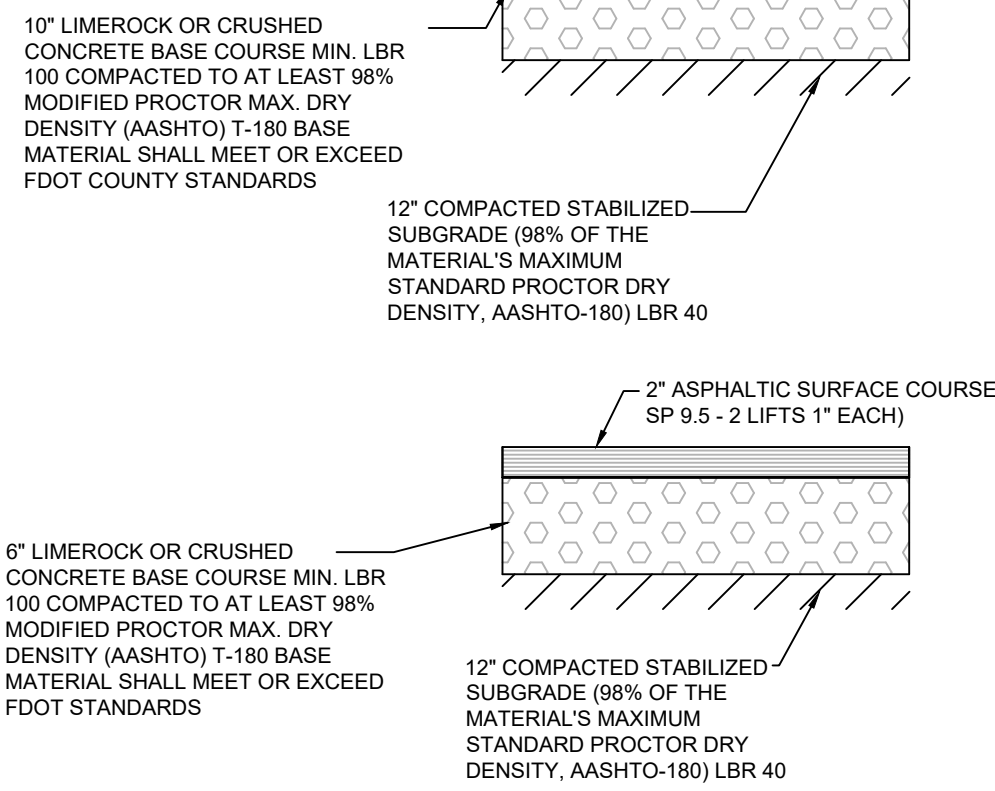




ALL ON-SITE STRIPING SHALL BE WHITE, APART FROM ADA BLUE STRIPING, UNLESS OTHERWISE NOTED.

1 PAVEMENT MARKINGS

N.T.S.

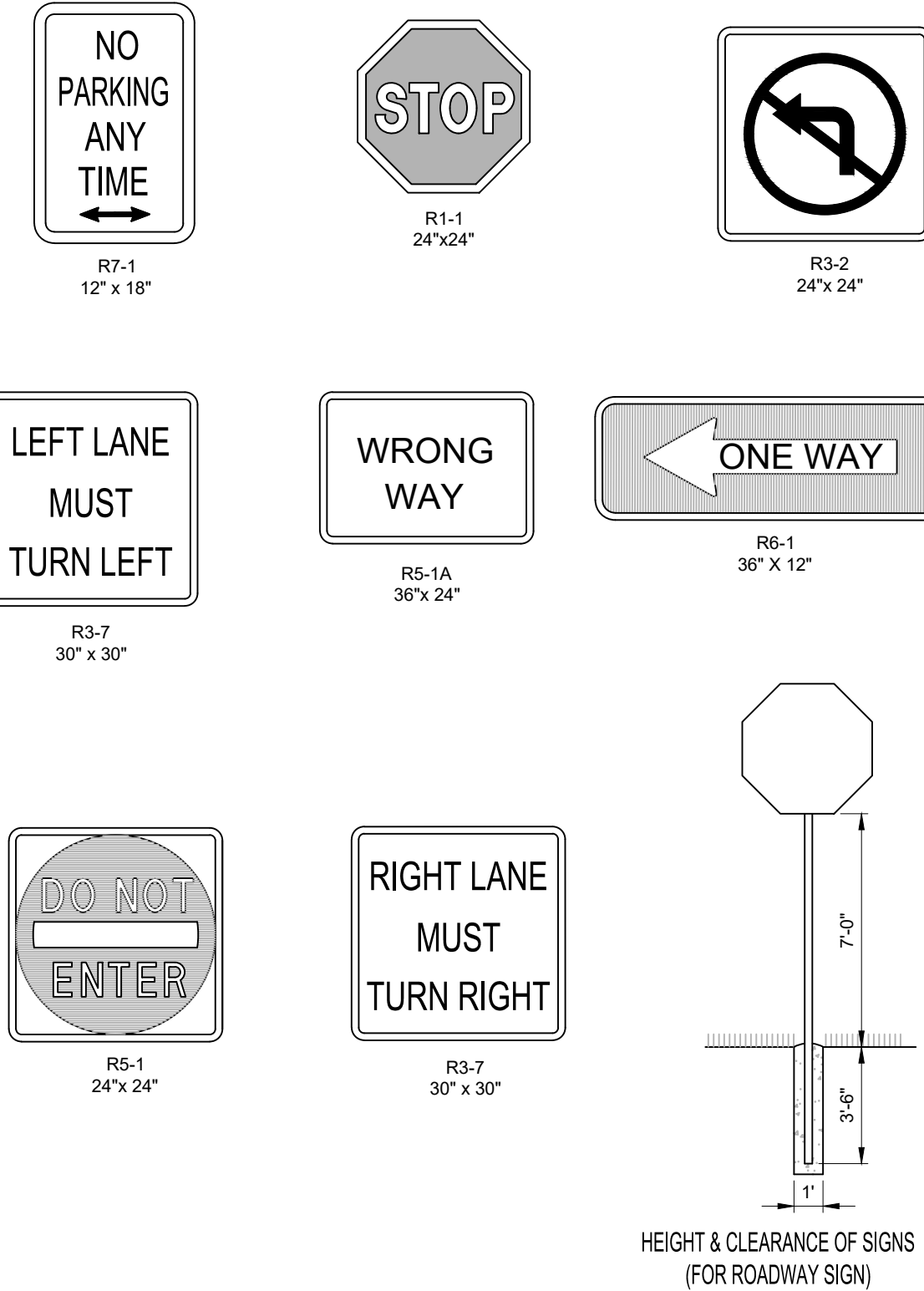


ASPHALT NOTES:

- THE ASPHALT SURFACE COURSE SHOULD CONFORM TO THE MOST RECENT EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION. COMPACT ASPHALT TO A MIN. OF 95% OF THE MARSHAL DESIGN DENSITY.
- THE BASE COURSE SHALL BE FROM AN APPROVED FDOT SOURCE & PLACED IN UNIFORM LIFTS NOT MORE THAN 6" LOOSE THICKNESS.
- PRIME & TACT SHALL BE APPLIED PER FDOT SECTION 300. TACT COAT SHOULD BE APPLIED BETWEEN PAVEMENT SECTIONS.
- REFER TO SOILS REPORT PREPARED BY: TERRACON CONSULTANTS, INC. DATED AUGUST 20, 2020 FOR FULL INSTRUCTION.

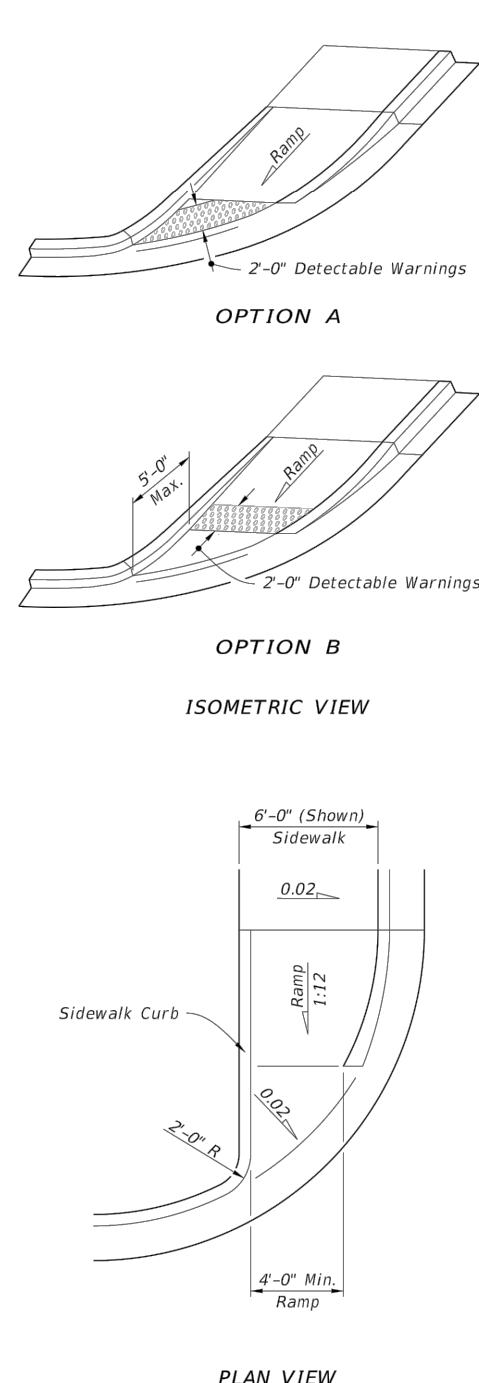
2 PAVEMENT SECTION

N.T.S.



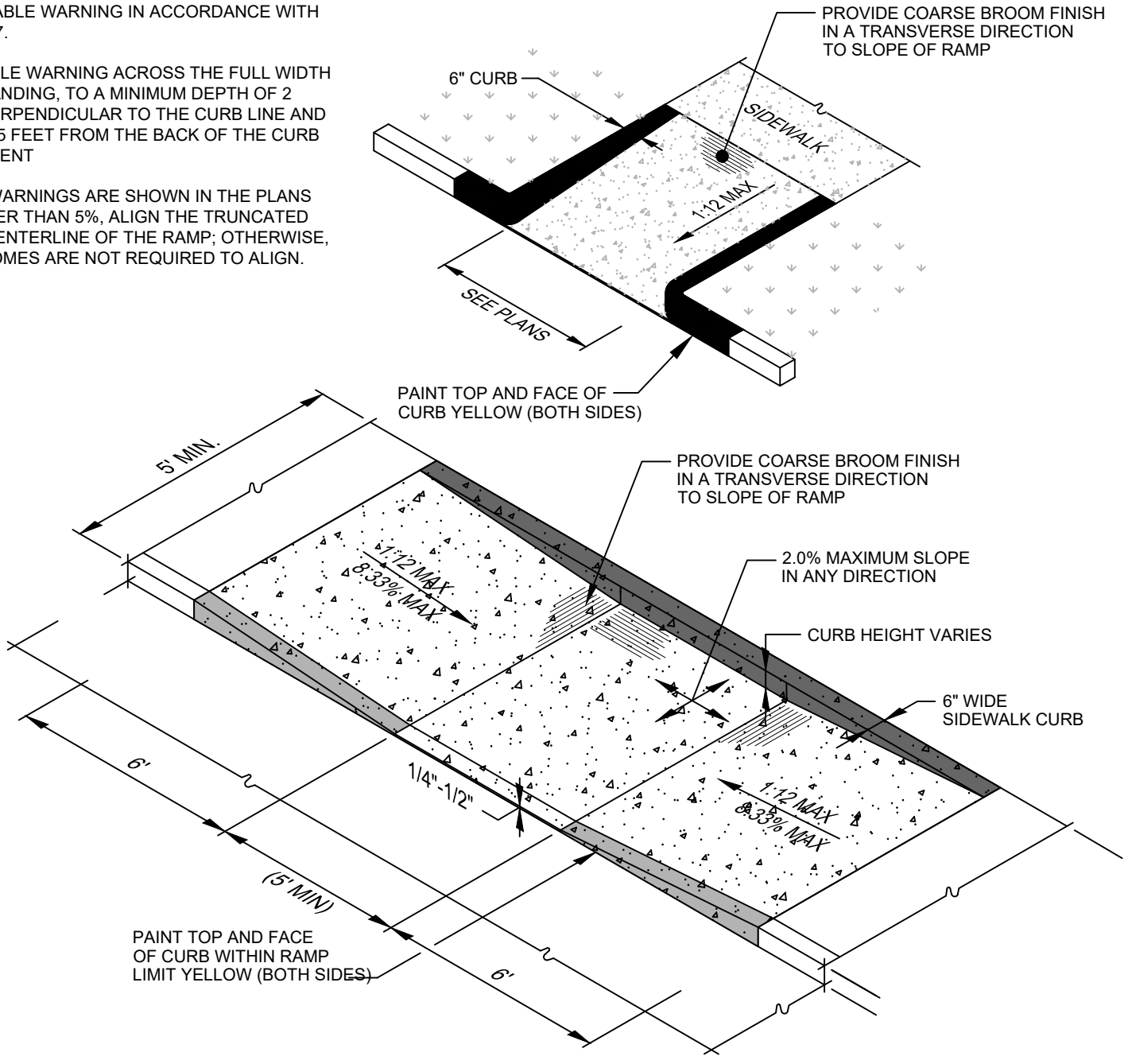
3 SITE SIGNAGE

N.T.S.



DETECTABLE WARNINGS:

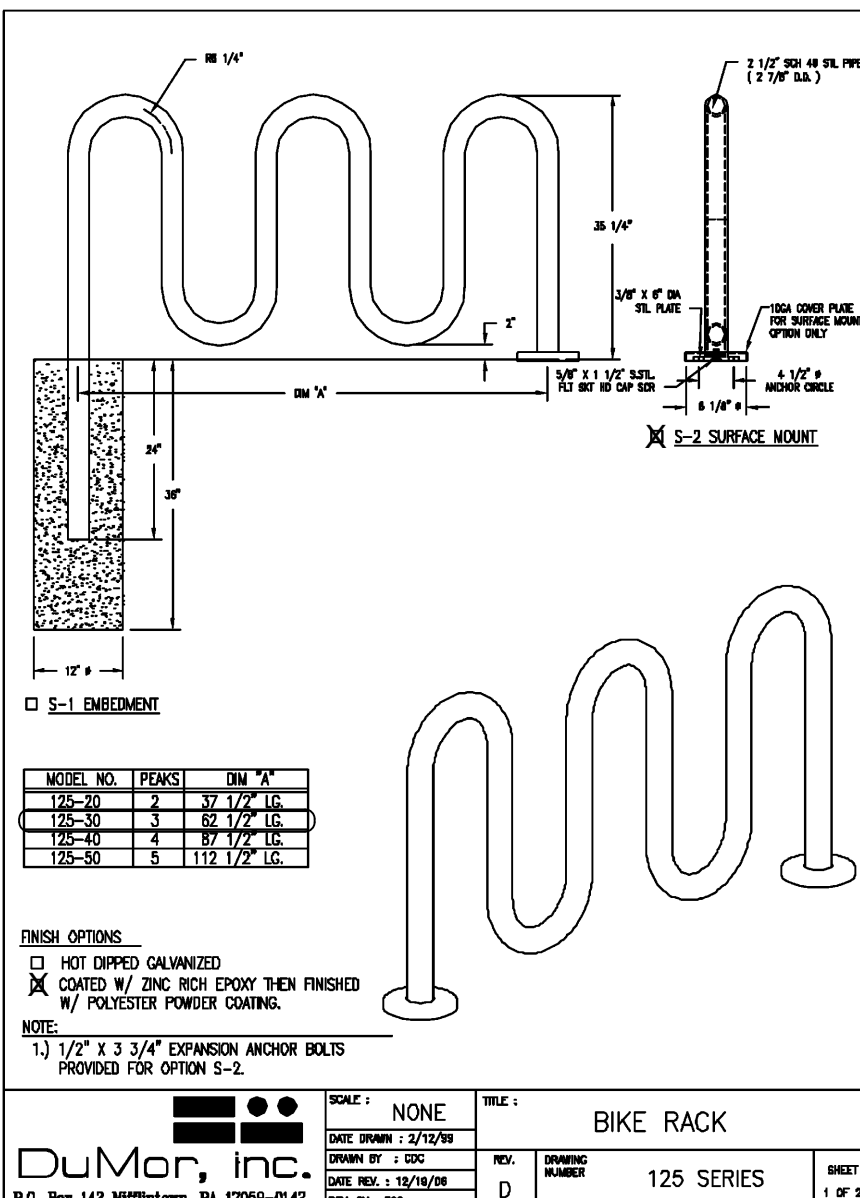
- INSTALL DETECTABLE WARNING IN ACCORDANCE WITH SPECIFICATIONS S27.
- PLACE DETECTABLE WARNING ACROSS THE FULL WIDTH OF THE RAMP OR LANDING. TO A MINIMUM DEPTH OF 2 FEET MEASURED PERPENDICULAR TO THE CURB LINE AND NO GREATER THAN 5 FEET FROM THE BACK OF THE CURB OR EDGE OF PAVEMENT
- IF DETECTABLE WARNINGS ARE SHOWN IN THE PLANS ON SLOPES GREATER THAN 5%, ALIGN THE TRUNCATED DOMES WITH THE CENTERLINE OF THE RAMP; OTHERWISE, THE TRUNCATED DOMES ARE NOT REQUIRED TO ALIGN.



* SEE SITE PLAN FOR LOCATIONS OF DETECTABLE WARNING SURFACE

4 CURB RAMP PER FDOT INDEX 522-002

N.T.S.

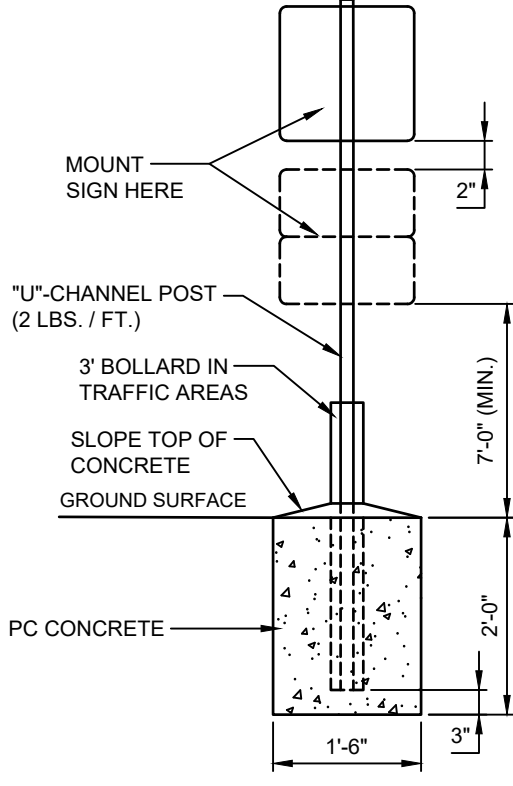


6 BIKE RACK - 3 PEAKS

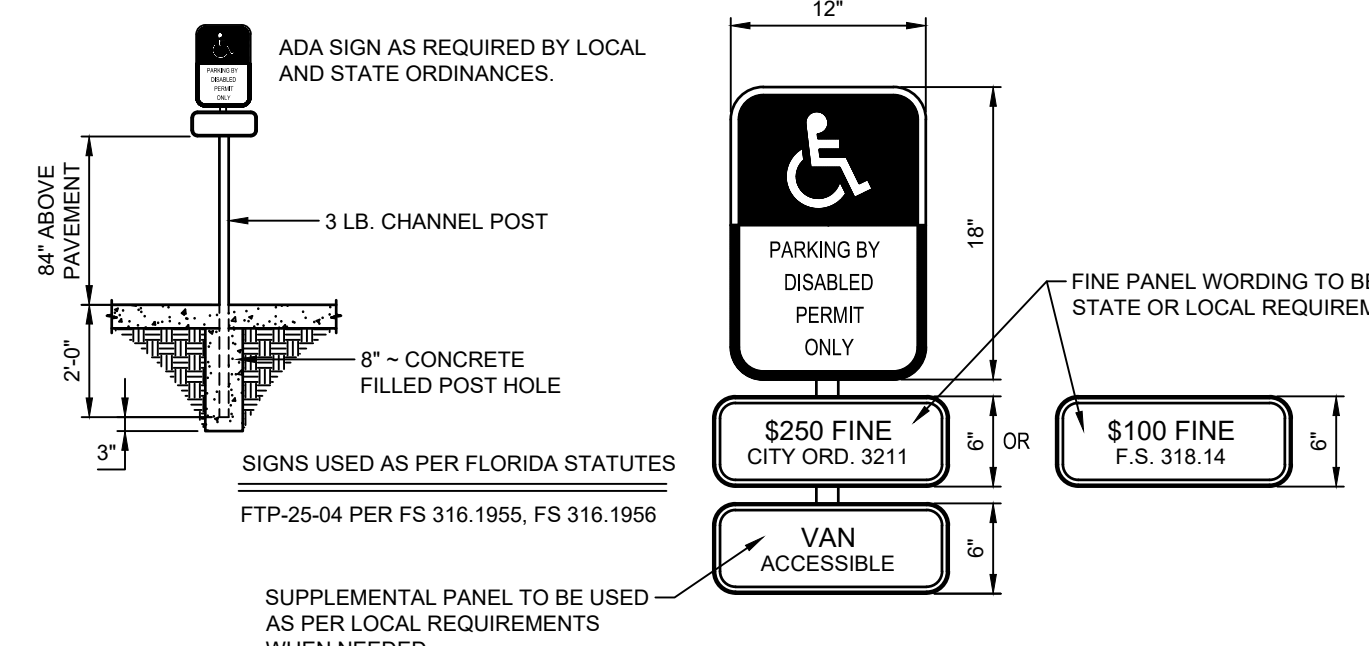
N.T.S.

NOTES: (HANDICAP SIGN ONLY)

- THE SIGN'S FACE SHALL BE OF AN ENGINEERING GRADE REFLECTORIZED MATERIAL.
- ALL LETTERS ARE 1 INCH SERIES "C" PER THE MUTCD.
- THE TOP PORTION OF THE SIGN SHALL HAVE A BLUE BACKGROUND WITH A WHITE LEGEND AND BORDER.
- THE BOTTOM PORTION OF THE SIGN SHALL HAVE A WHITE BACKGROUND WITH A BLACK OPAQUE LEGEND AND BORDER.
- THE FINE NOTIFICATION SIGN SHALL HAVE A WHITE BACKGROUND WITH A BLACK OPAQUE LEGEND AND BORDER.
- ONE SIGN SHALL BE REQUIRED FOR EACH PARKING SPACE.
- EACH SIGN SHALL HAVE A CLEARANCE OF 7 FEET FROM THE BOTTOM OF THE SIGN TO FINAL GRADE OR THE TOP OF CURB, WHICHEVER IS GREATER. SIGNS SHALL NOT BE FARTHER THAN 5 FEET FROM THE FRONT OF THE PARKING SPACE.
- ALL SIGNS SHALL BE MOUNTED ON 3 POUND CHANNEL POSTS. SIGNS MAY BE MOUNTED ON BUILDINGS WITH CITY APPROVAL.

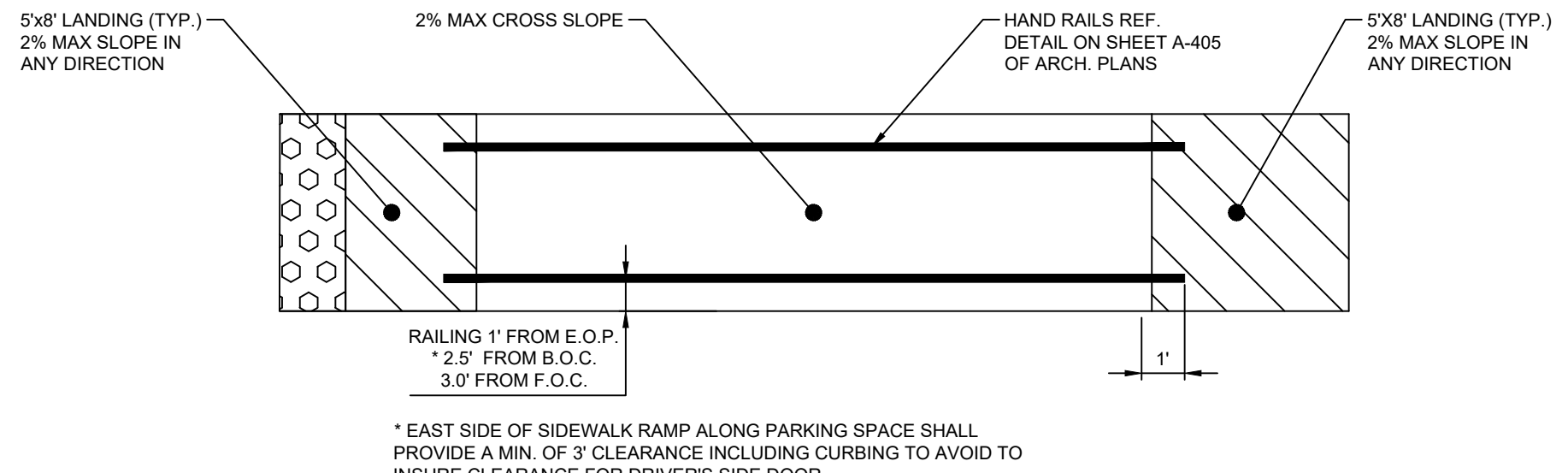


NOTE:
ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.



5 ACCESSIBLE SIGN

N.T.S.



7 ACCESSIBLE RAMP DETAIL

N.T.S.



PANDA EXPRESS, INC.
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Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

PER CITY COMMENTS	3/12/2021
REV. HYDRANT LOCATION	3/25/2021

ISSUE DATE:

PERMIT SET	10/19/2020
BID	02/01/2021
CONSTRUCTION	07/08/2021

DRAWN BY: K. Patterson

PANDA PROJECT #: D8043 STORE 3477
CIVIL PROJECT #: P7356



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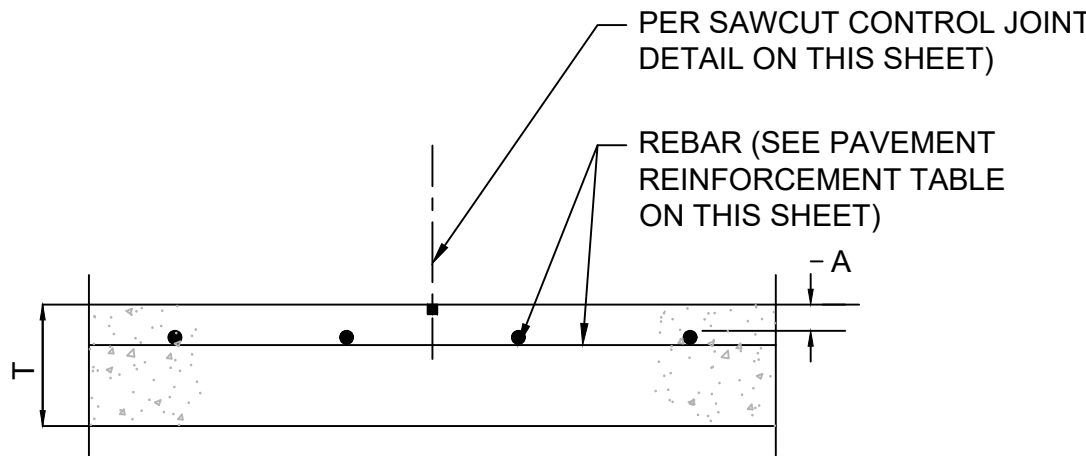
PANDA EXPRESS

TRUE WARM & WELCOME 2300
2599 S. WOODLAND BLVD.
DELAND, FLORIDA 32720

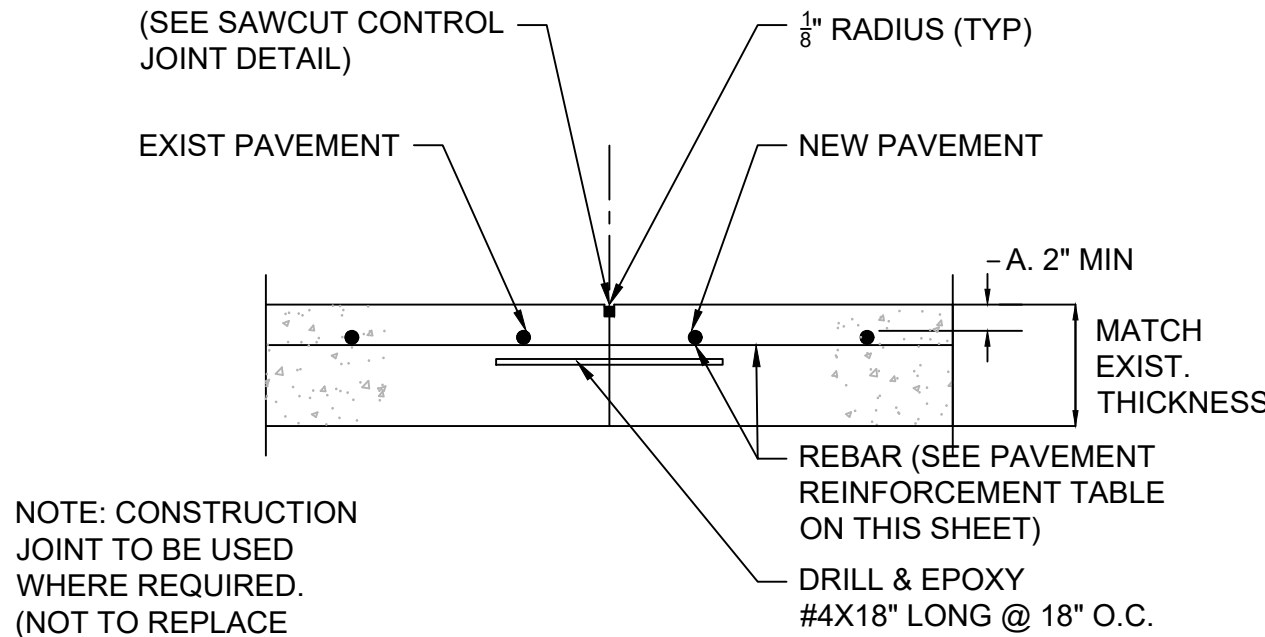
HARDSCAPE DETAILS II

C03.2

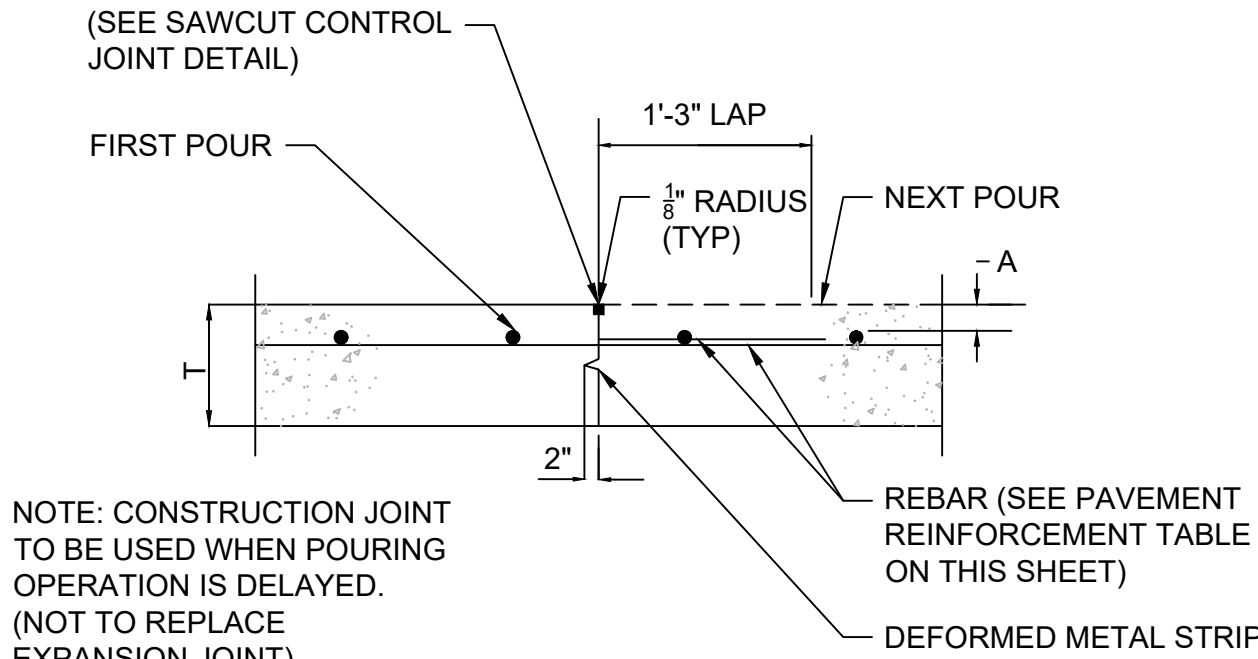
TRUE WARM & WELCOME 2300
D8043



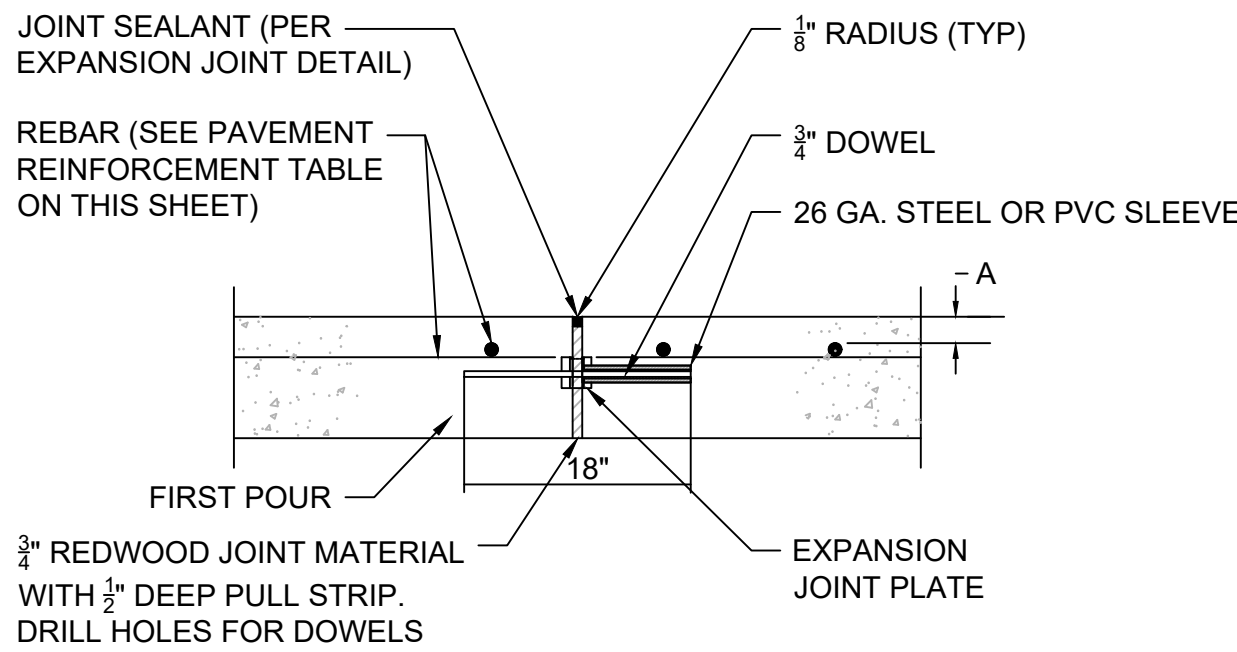
SAWCUT JOINT
N.T.S.



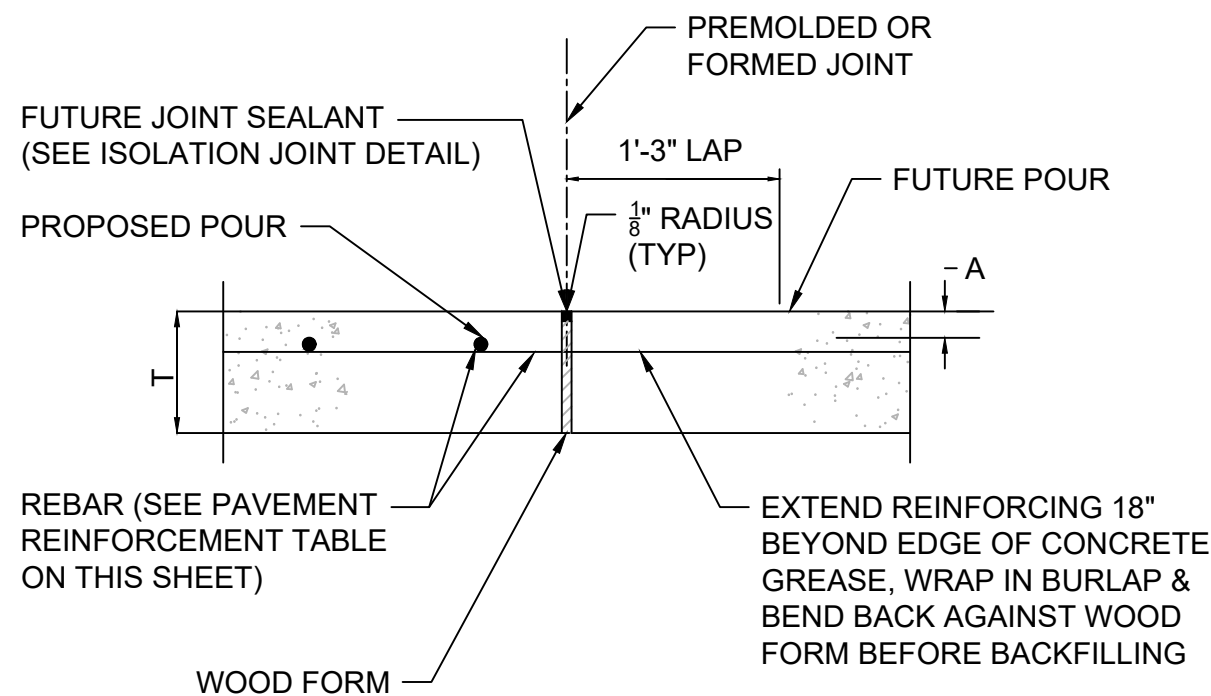
CONCRETE TO CONCRETE TIE IN
N.T.S.



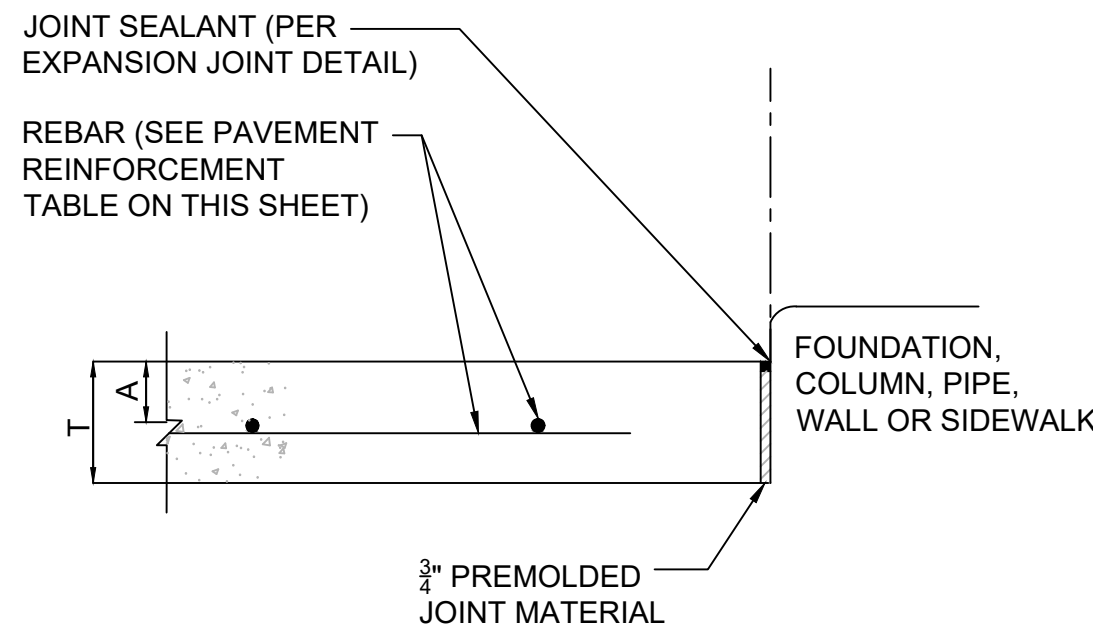
CONSTRUCTION JOINT
N.T.S.



SAWCUT JOINT
N.T.S.



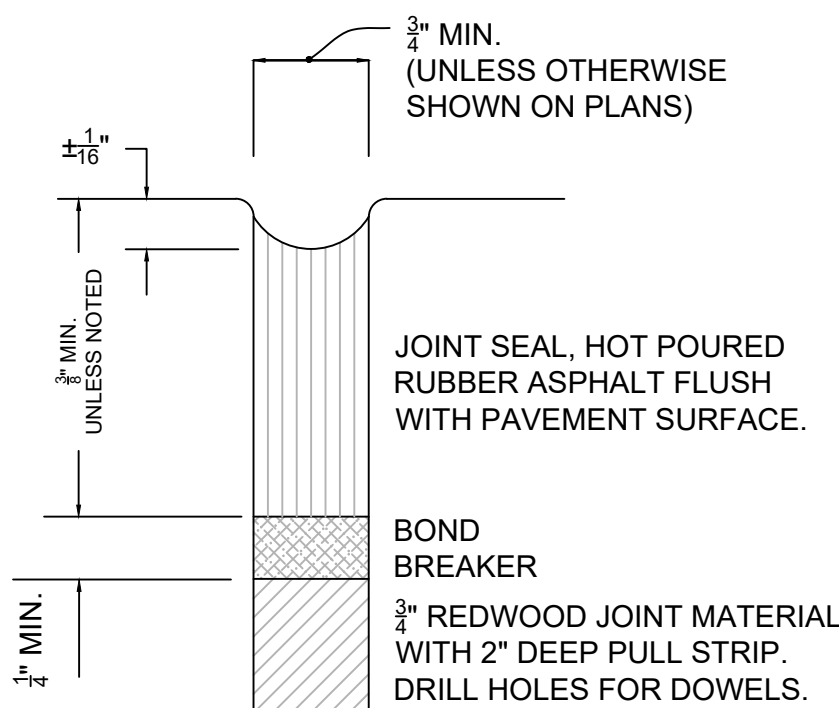
CONCRETE TO CONCRETE TIE IN
N.T.S.



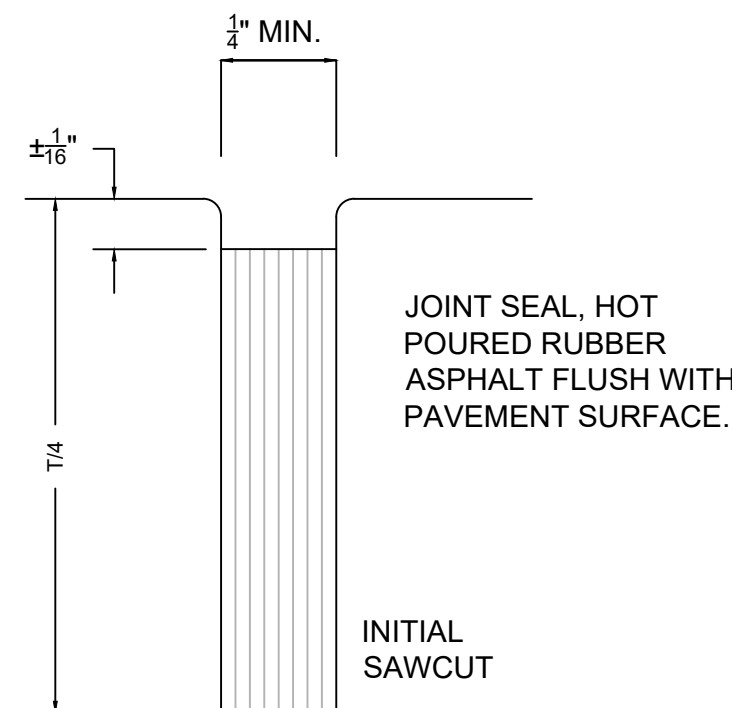
CONSTRUCTION JOINT
N.T.S.

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 3/4" 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 1/2" 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 3/4" 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.



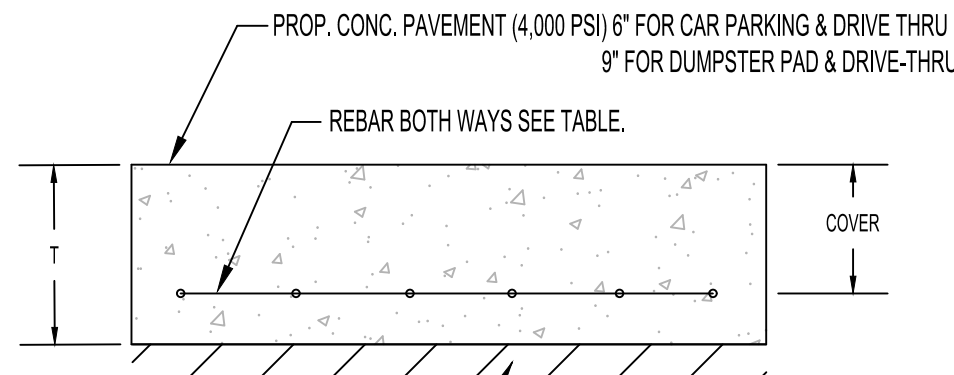
EXPANSION JOINT
N.T.S.



SAW CUT CONTROL JOINT
N.T.S.

REINFORCEMENT TABLE

CONCRETE SECTION DESIGNATION	(T)	(COVER)	MAX. EXPANSION JOINT SPACING (FT.)	60,000 PSI STEEL
	SLAB THICKNESS (IN.)	COVER (IN.) (2" MIN)		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



18" FREE DRAINING MATERIAL (LESS THAN 5% PASSING THE NO. 200 SIEVE) UPPER 12" SHALL BE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR DENSITY (AASHTO T-180 OR ASTM D-1557)



PANDA EXPRESS, INC.
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REVISIONS:

PER CITY COMMENTS	3/12/2021
REV. HYDRANT LOCATION	3/25/2021

ISSUE DATE:

PERMIT SET	10/19/2020
BID	02/01/2021
CONSTRUCTION	07/08/2021

DRAWN BY: K. Patterson

PANDA PROJECT #: D8043 STORE 3477

CIVIL PROJECT #: P7356



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DELAND, FLORIDA 32720

HARDSCAPE
DETAILS III

C03.3



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PANDA PROJECT #: D8043 STORE 347
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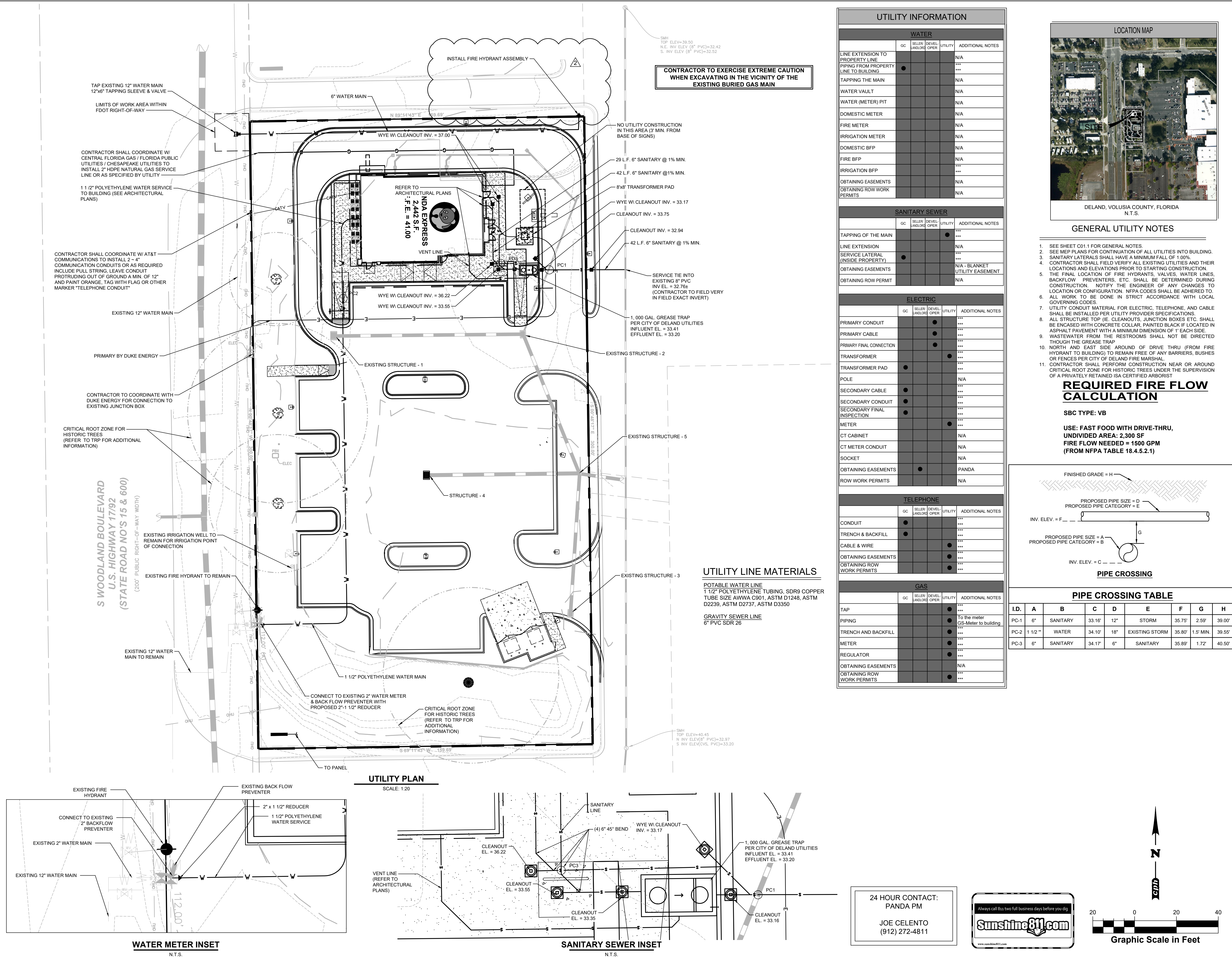
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UTILITY PLAN

C04.0

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CIVIL PROJECT #: P7356

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A & E Firm

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Ph: 813.288.9233
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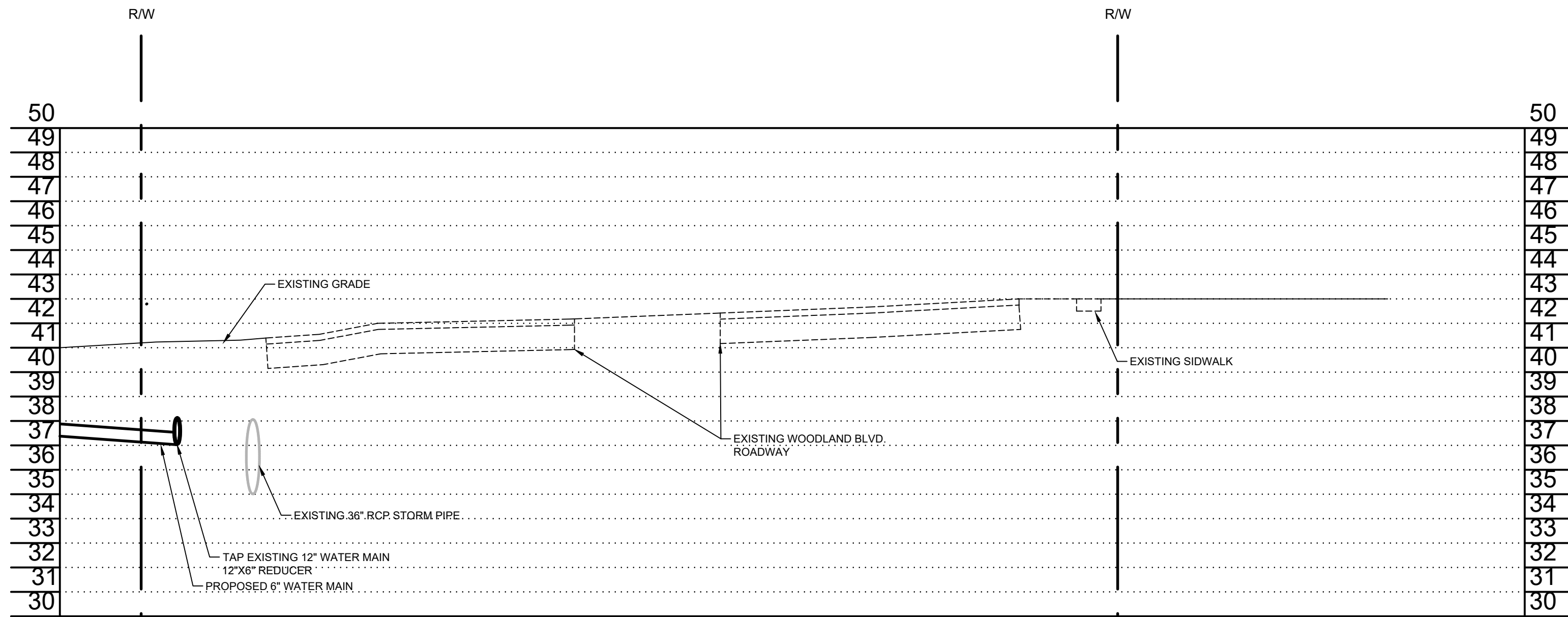
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UTILITY - FDOT
DETAILS

C04.1

TRUE WARM & WELCOME 2300
D8043



SCALE: 1" = 20' HORZ
1" = 4' VERT

GENERAL NOTES

- If the work operation (excluding establishing and terminating the work area), requires that two or more work vehicles cross the offset zone in any one hour, traffic control will be in accordance with Index 102-612.
- No special signing is required.
- This index also applies when work is being performed on a multilane undivided highway.
- This index also applies to work performed in the median behind an existing barrier or more than 15' from the edge of travel way, both roadways. Work performed in the median behind curb and gutter, shall be in accordance with Index 102-612.
- When a side road intersects the highway within the work area, additional traffic control devices shall be placed in accordance with other applicable TCZ indexes.
- When construction activities encroach on a sidewalk, refer to Index 102-660.
- For general TCZ requirements and additional information, refer to Index 102-600.

SYMBOLS

- Work Area
- Lane Identification + Direction of Traffic

CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS AND THEIR ACTIVITIES ARE BEHIND AN EXISTING BARRIER, MORE THAN 2' BEHIND THE CURB, OR 15' OR MORE FROM THE EDGE OF TRAVEL WAY.

LAST REVISION	DESCRIPTION	FDOT	FY 2020-21 STANDARD PLANS	MULTILANE, WORK OUTSIDE SHOULDER	INDEX	SHEET
11/01/17					102-611	1 of 1

GENERAL NOTES

- When a high volume of work vehicles are entering and leaving the Work Area at speeds slower than 10 MPH below the posted speed, place an NOT-5-06 sign in the ROAD WORK AHEAD sign location and shift the ROAD WORK AHEAD sign upstream 500 ft.
- This TCZ plan also applies to work performed in the median more than 2' but less than 15' from the edge of travelway.
- When work is being performed on a multilane undivided roadway the signs normally mounted in the median (as shown) shall be omitted.
- WORKERS signs to be removed or fully covered when no work is being performed.
- SHOULDER WORK sign may be used as an alternate to the WORKER symbol sign.
- When a side road intersects the highway within the TTC zone, additional TTC devices shall be placed in accordance with other applicable TCZ indexes.
- For general TCZ requirements and additional information, refer to Index 102-600.

DURATION NOTES

- Signs and channelizing devices may be omitted if all of the following conditions are met:
 - Work operations are 60 minutes or less.
 - Vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.

SYMBOLS

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification + Direction of Traffic

Table I Device Spacing

Speed (mph)	Max. Distance Between Devices (ft.)			
	Cones or Tubular Markers		Type I or Type II Barricades or Vertical Panels or Drums	
	Taper	Tangent	Taper	Tangent
25	25	50	25	50
30 to 45	25	50	30	50
50 to 70	25	50	50	100

Table II Taper Length - Shoulder

Speed (mph)	S/L (ft.)		Notes
	8" Shldr.	12" Shldr.	
25	75	45	L=WS/60
30	40	60	
35	55	60	
40	72	90	
45	120	180	
50	133	167	L=WS
55	147	220	
60	160	240	
65	173	260	
70	187	280	

CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCRUCH THE AREA CLOSER THAN 15' BUT NOT CLOSER THAN 2' TO THE EDGE OF TRAVEL WAY.

LAST REVISION	DESCRIPTION	FDOT	FY 2020-21 STANDARD PLANS	MULTILANE, WORK ON SHOULDER	INDEX	SHEET
11/01/17					102-612	1 of 1

SYMBOLS

- Work Area
- Channelizing Device
- Work Zone Sign
- Required Locations For Either Temporary or Permanent Curb Ramps
- Lane Identification + Direction of Traffic
- Pedestrian Longitudinal Channelizing Device (LCD) with Mounted Work Zone Sign or separate Work Zone Sign
- Pedestrian Longitudinal Channelizing Device (LCD)
- Temporary Sidewalk

GENERAL NOTES:

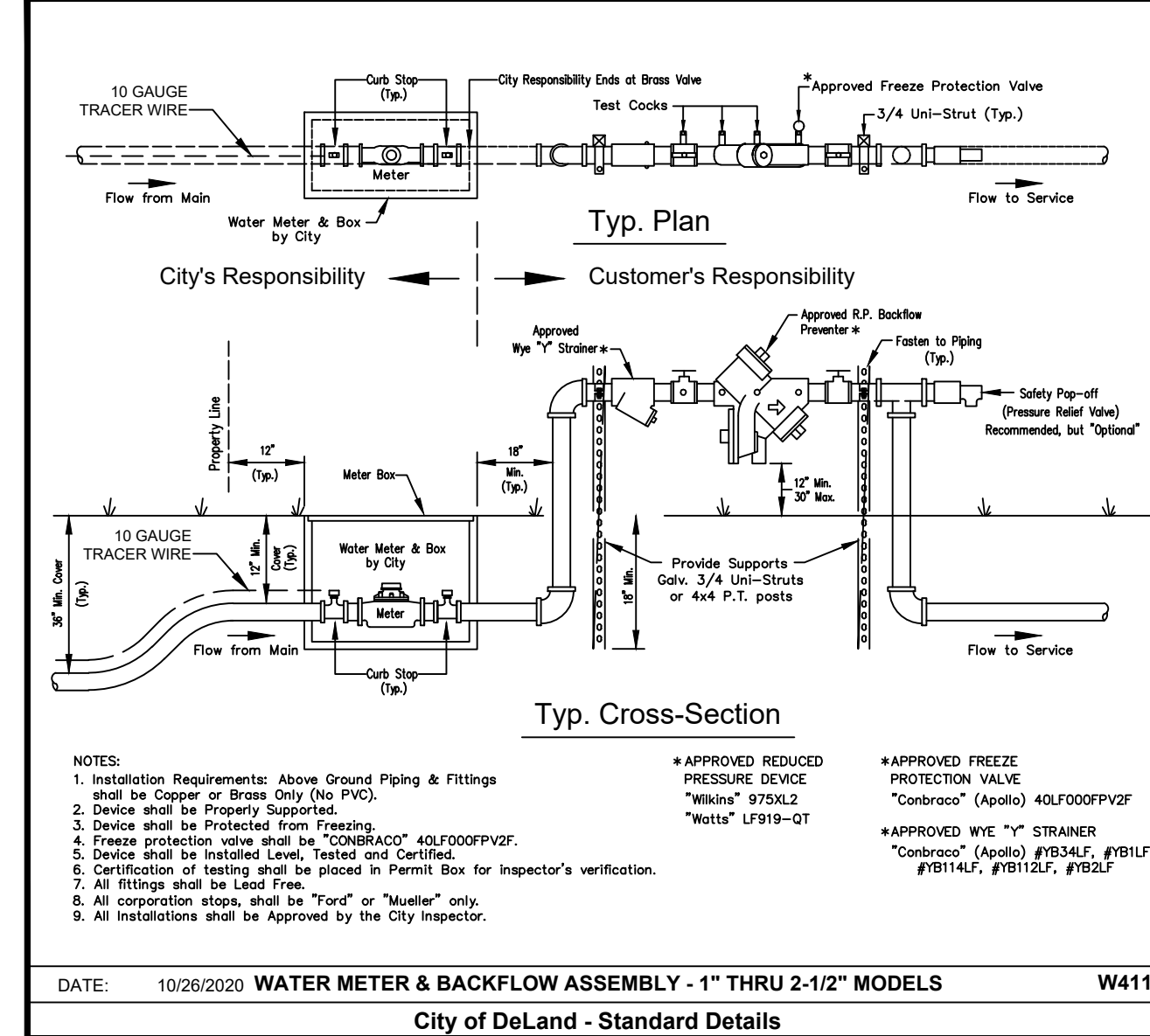
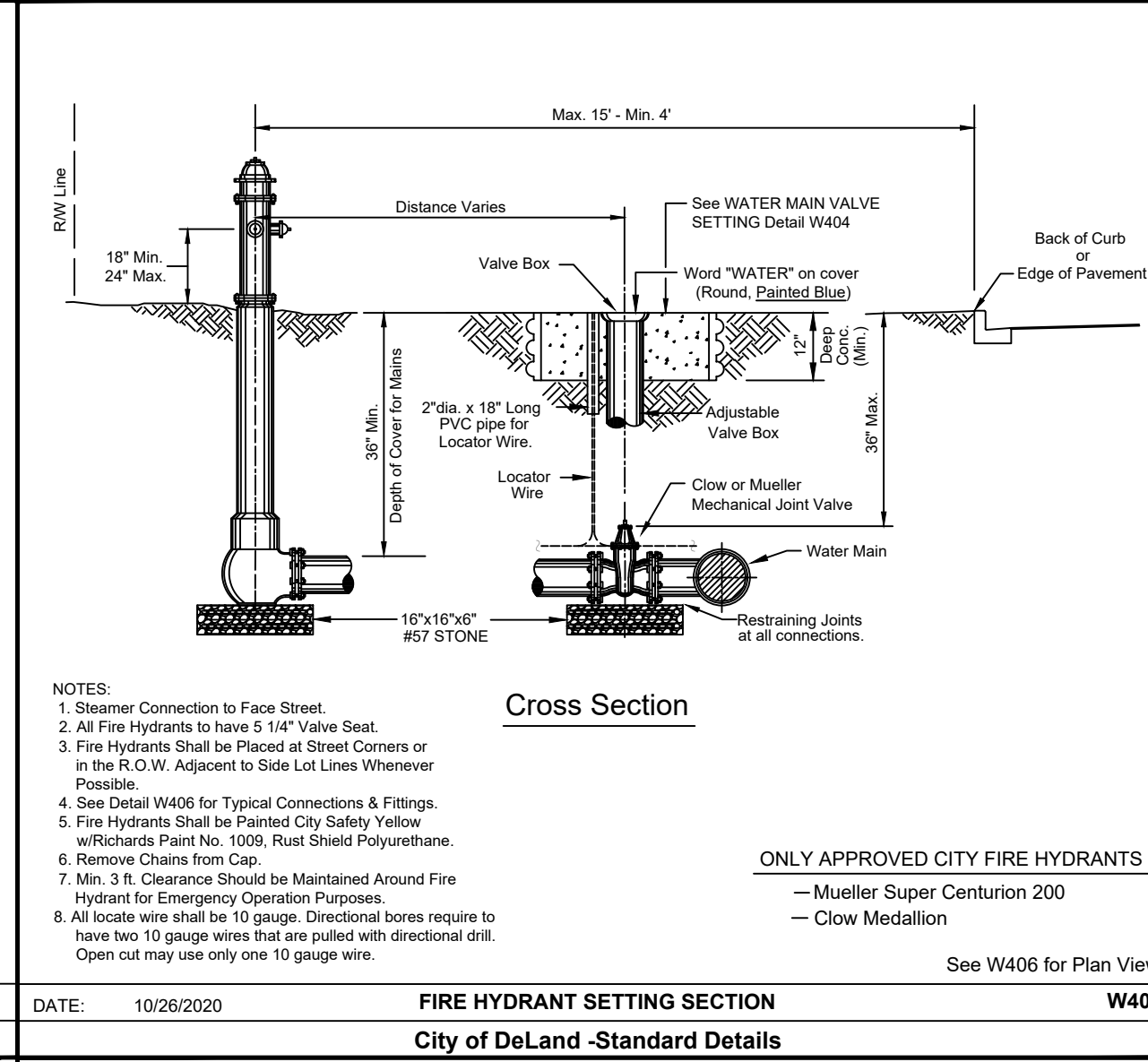
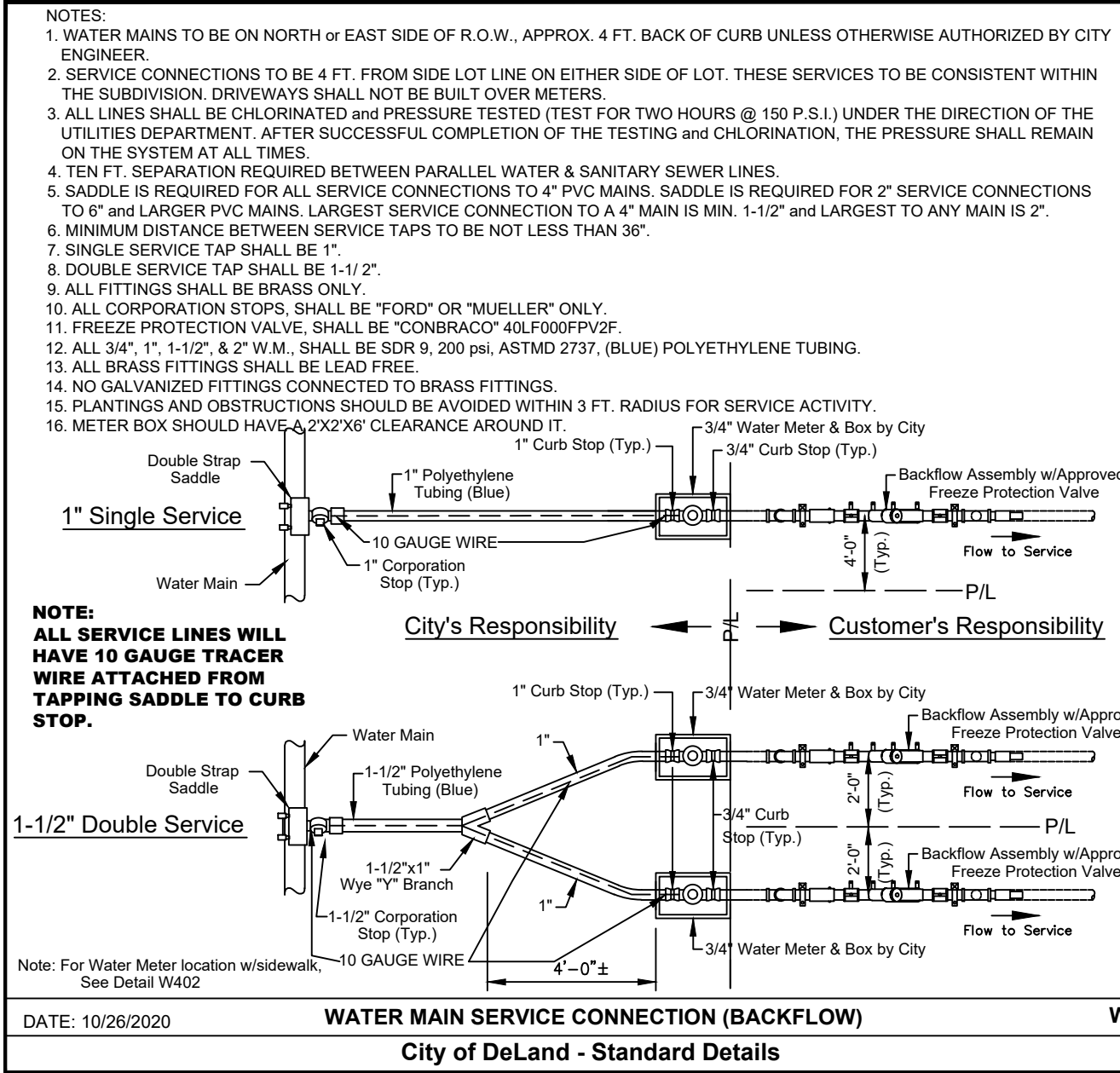
- When encroaching work requires a sidewalk closure for 60 minutes or greater, provide an alternate pedestrian route.
- For location of vehicular Channelizing Devices, see applicable vehicular temporary traffic control indexes.
- Cover or deactivate pedestrian traffic signal displays controlling closed crosswalks.
- For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 5' clearance from the bottom of the sign panel to the surface of the sidewalk.
- Provide a 3' wide temporary pathway, except where space restrictions warrant a minimum width of 4'. Provide a 5' x 5' passing space for temporary walkways less than 5' in width at intervals not to exceed 200'.
- Provide a cross-stope with a maximum value of 0.02 for all temporary walkways.
- Maintain temporary walkway surfaces and ramps that are stable, firm, slip-resistant, and free of any obstructions or hazards such as holes, debris, mud, construction equipment, and stored material.
- Remove temporary walkways immediately after reopening of the sidewalk, unless otherwise noted in the plans.
- Meet the requirements of Index 522-002 for temporary curb ramps.
- Place pedestrian longitudinal channelizing devices across the full width of the closed sidewalk. For temporary walkways, similar to the Sidewalk Diversion, place LCDs to delineate both sides of the temporary walkway.
- For sidewalk diversions, ensure that there is sufficient ROW for placement of temporary sidewalk and pedestrian longitudinal channelizing devices.

CROSSWALK CLOSURE AND PEDESTRIAN DETOUR

SIDEWALK DETOUR

SIDEWALK DIVERSION

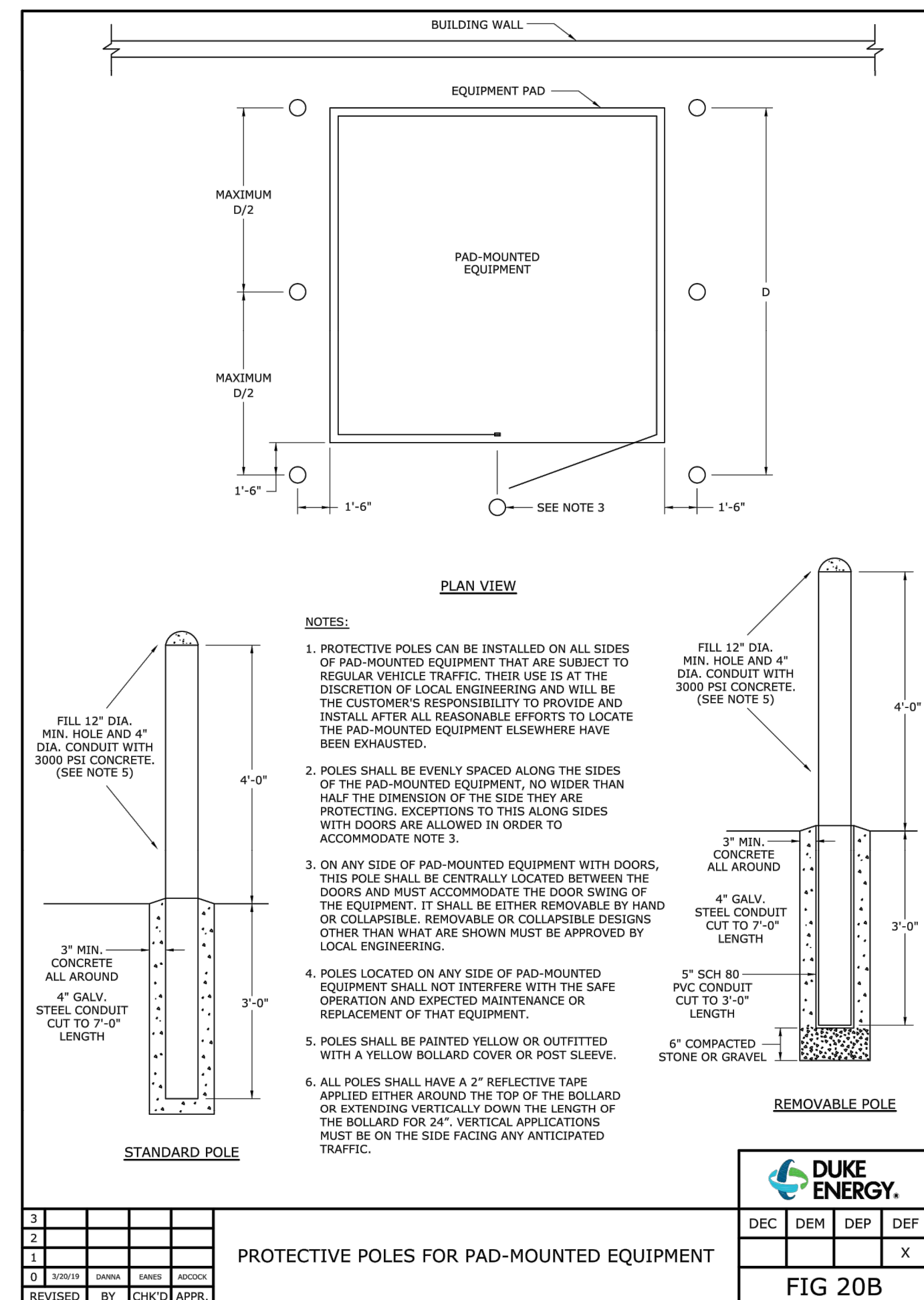
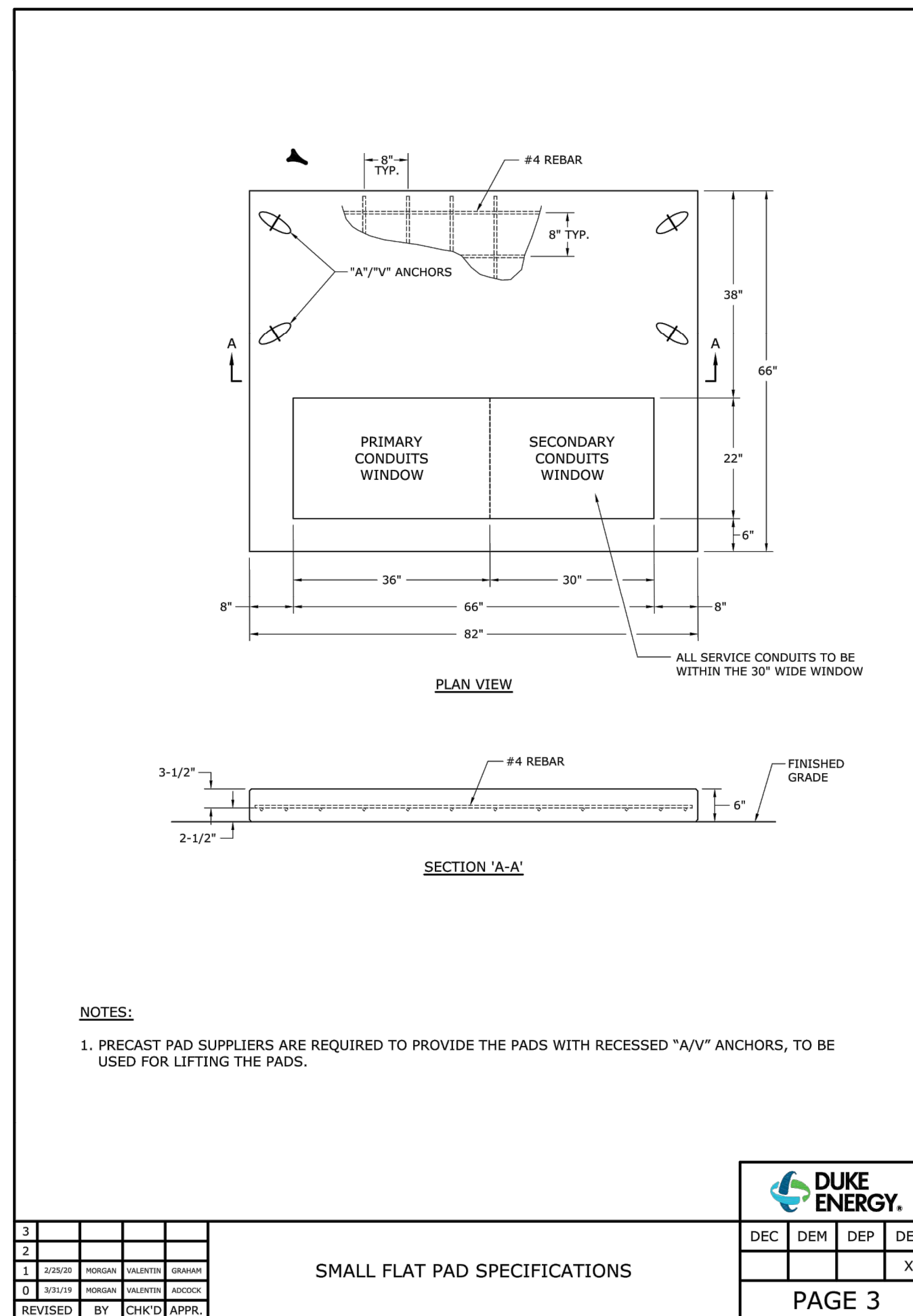
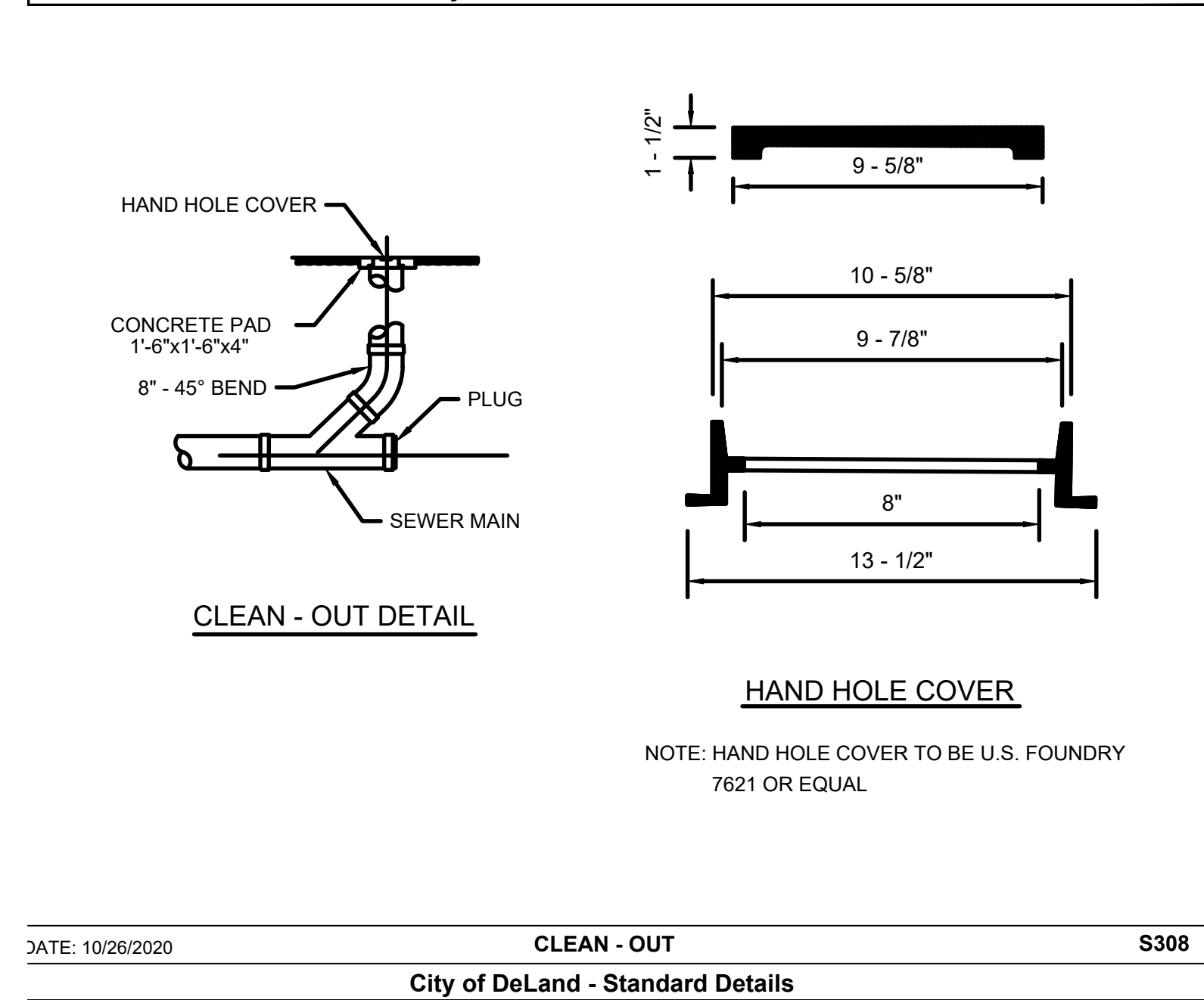
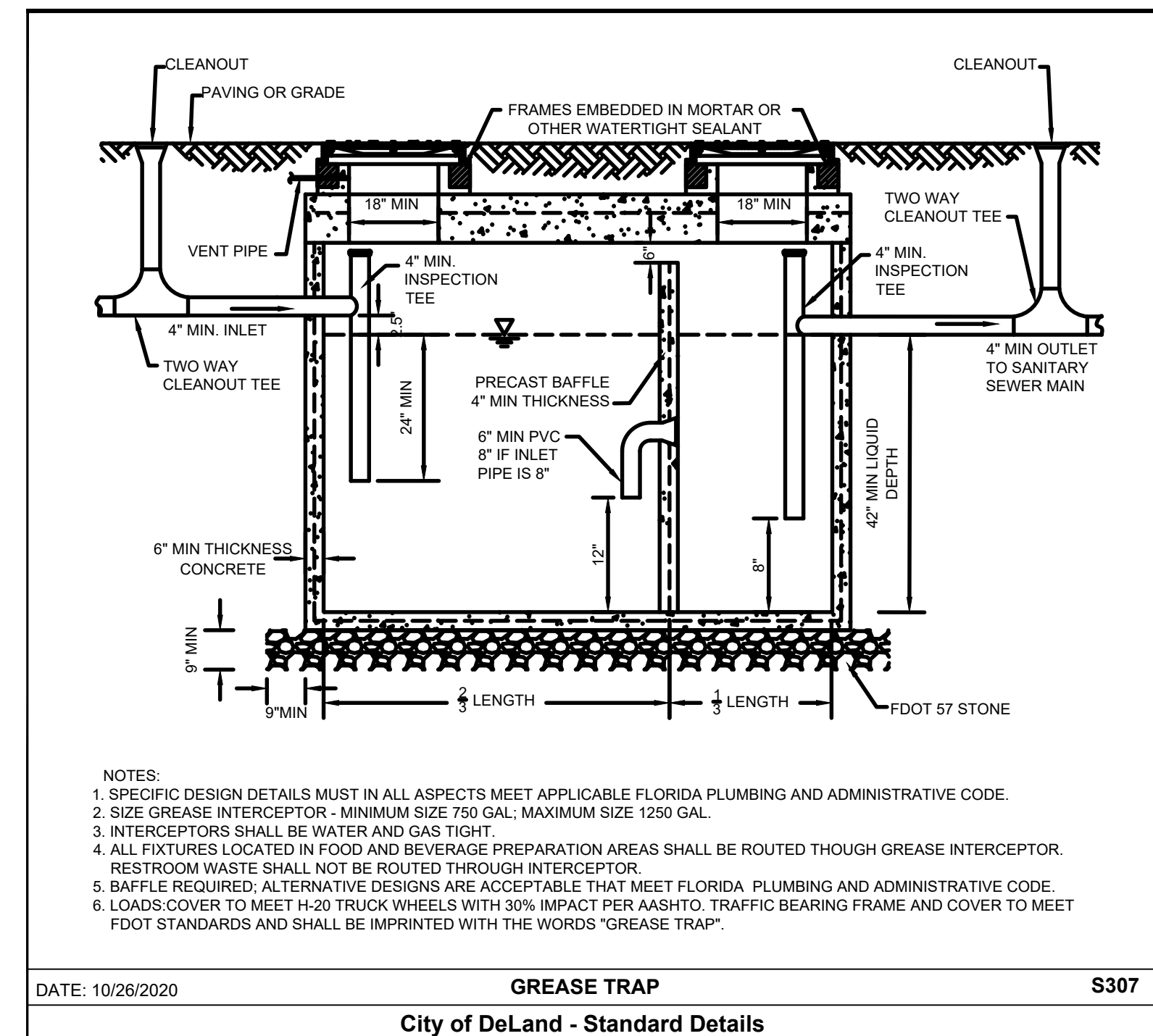
LAST REVISION	DESCRIPTION	FDOT	FY 2020-21 STANDARD PLANS	PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS	INDEX	SHEET
11/01/17					102-660	1 of 1



LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314			
Other pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossing (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	3 ft. minimum	12 inches is the minimum except for storm sewer then 6 inches is the minimum and 12 inches is preferred	Alternate 3' ft. minimum
Vacuum Sanitary Sewer	10 ft. preferred 3 ft. minimum	12 inches preferred 6 inches minimum	Alternate 3' ft. minimum
Gravity Sewer, Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	10 ft. preferred 6 ft. minimum (3)	12 inches is the minimum except for gravity sewer then 6 inches is the minimum and 12 inches is preferred	Alternate 6' ft. minimum
On-Site Sewage Treatment & Disposal System(4)	10 ft minimum	---	---

(1) Water Main Should Cross Above other pipe. When Water Main Must Be Below Other Pipe, the Minimum Separation is 12" inches.
(2) Reclaimed Water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for Gravity Sanitary sewer where the Bottom of the Water Main is laid at least 6 inches above the top of gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

DATE: 10/26/2020 **WATER PIPE SEPARATION REQUIREMENTS** **W420**
City of DeLand - Standard Details



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DRAWN BY: K. Patterson

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CIVIL PROJECT #: P7356



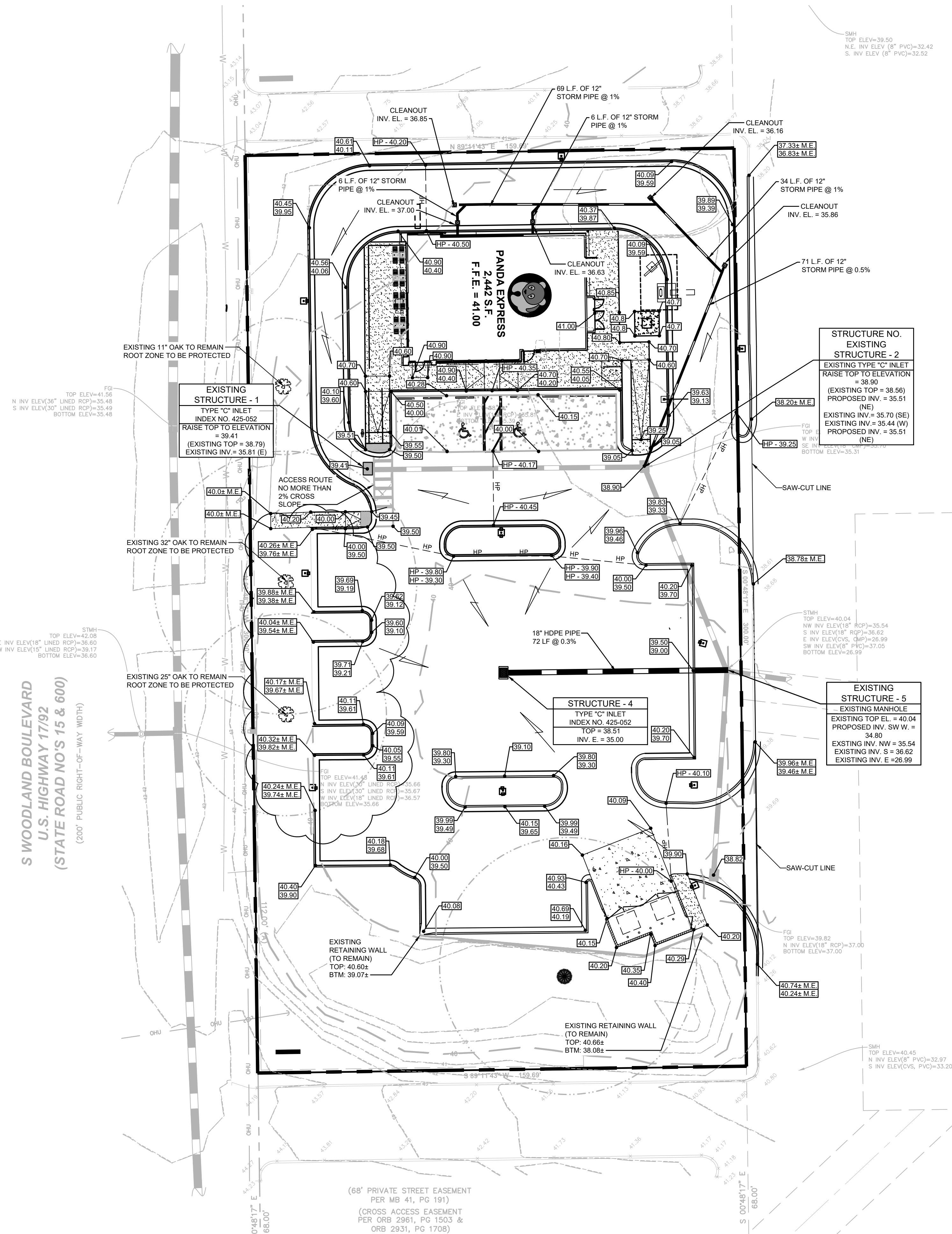
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UTILITY DETAILS

C04.2

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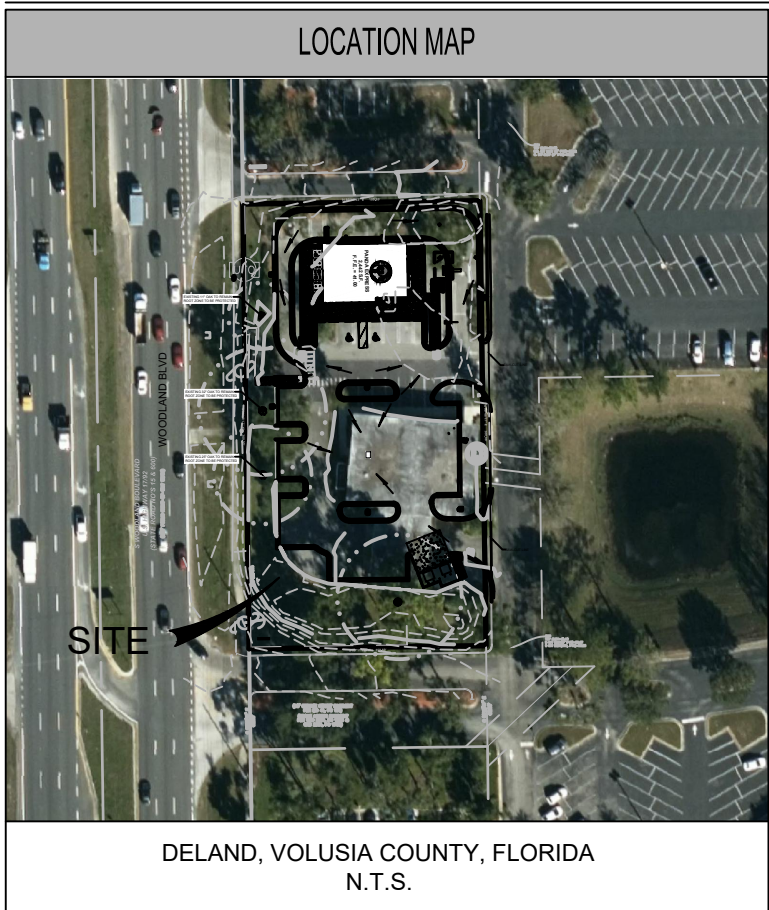
S WOODLAND BOULEVARD
U.S. HIGHWAY 17/92
(STATE ROAD NO'S 15 & 600)
(200' PUBLIC RIGHT-OF-WAY WIDTH)



GRADING & DRAINAGE NOTES

1. SEE LANDSCAPE PLAN FOR REQUIRED TREES AND GROUND COVER
2. SLOPE OF SURFACE GRADE SHALL BE A MINIMUM OF 1.00%
3. MAXIMUM CUT OF FILL SLOPES IS 4H:1V
4. THE CONTRACTOR SHALL PROVIDE CLEAN, SUITABLE MATERIAL FOR REQUIRED FILL. SHOULD A SUFFICIENT QUANTITY OF SUITABLE MATERIAL NOT BE AVAILABLE FROM THE REQUIRED EXCAVATION ON THE SITE
5. DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE FULLY CONSTRUCTED AND OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED
6. LENGTH OF RIP-RAP PADS AT PIPE OUTLET STRUCTURES TO BE A MINIMUM LENGTH OF (6) SIX TIMES THE DIAMETER OF THE PIPE
7. SEE SHEET C01.1 FOR GENERAL NOTES.

LOCATION MAP



HYDROLOGY STATEMENT

ONSITE STORMWATER RUN-OFF WILL BE COLLECTED VIA EXISTING & PROPOSED INLETS & PIPES & CONVEYED TO EXISTING MASTER STORMWATER POND.

UTILITY LINE MATERIALS

STORMWATER PIPE
12" & 18" ADS - HP-STORM POLYPROPYLENE OR HDPE PIPE

PANDA EXPRESS NOTES

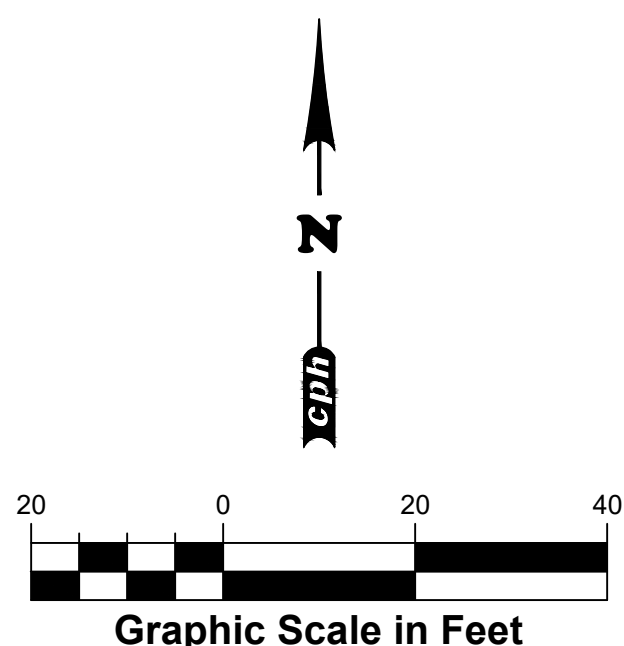
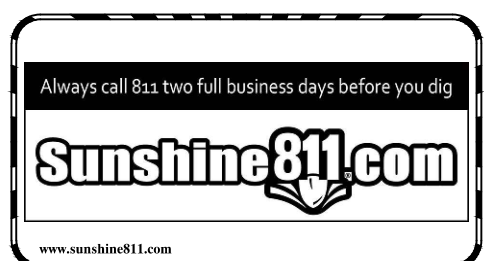
- CONTRACTOR SHALL COORDINATE FINAL LOCATION WITH SIGN COMPANY AND PANDA EXPRESS PM FOR FINAL LOCATION OF DRIVE THRU ELEMENTS (MENU BOARD, ORDER CANOPY, CLEARANCE BAR, AND DIRECTIONAL SIGNAGE) PRIOR TO INSTALLATION.
- CONTRACTOR SHALL ENSURE THAT PROPOSED UTILITIES, INCLUDING SITE LIGHTING CONDUIT ARE NOT INSTALLED SO THAT THEY WOULD CONFLICT WITH THE PLACEMENT OF THE DRIVE THRU ELEMENTS AND FOOTINGS.
- CONTRACTOR SHALL PROVIDE CONCRETE PAVING BETWEEN FACE OF BUILDING AND BACK OF CURB ALONG DRIVE-THRU LANE AND ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
- CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL INSTALL GENERAL UTILITY CONDUITS TO PLANTERS AROUND BUILDING AND PATIO. SEE ARCHITECTURAL / MEP PLANS FOR CONTINUATION.
- 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.

GRADING & DRAINAGE LEGEND

- HP
- PROPOSED STORM LINE
- PROPOSED HIGH POINT
- MATCH EXISTING PAVEMENT ELEV.
- PROPOSED SPOT ELEV.
- EXISTING ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLOW LINE
- PROPOSED DRAINAGE FLOW DIRECTION
- ADA PARKING MAXIMUM OF 2% IN ALL DIRECTIONS

24 HOUR CONTACT:
PANDA PM

JOE CELENTO
(912) 272-4811



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GRADING & DRAINAGE PLAN

C05.0

TRUE WARM & WELCOME 2300
D8043

S WOODLAND BOULEVARD
U.S. HIGHWAY 17/92
(STATE ROAD NO'S 15 & 600)
(200' PUBLIC RIGHT-OF-WAY WIDTH)

FG
TOP ELEV=41.56
N INV ELEV(36" LINED RCP)=35.48
S INV ELEV(30" LINED RCP)=35.49
BOTTOM ELEV=35.48

STMH
TOP ELEV=42.08
E INV ELEV(18" LINED RCP)=36.60
W INV ELEV(15" LINED RCP)=36.17
BOTTOM ELEV=36.60

FG
TOP ELEV=41.60
N INV ELEV(30" LINED RCP)=35.66
S INV ELEV(30" LINED RCP)=35.67
W INV ELEV(18" LINED RCP)=35.57
BOTTOM ELEV=35.56

SILT FENCE PER STATE OF FLORIDA
EROSION AND SEDIMENT CONTROL MANUAL
(LATEST EDITION)

FG
TOP ELEV=38.56
W INV ELEV(18" RCP)=35.44
SE INV ELEV(18" CMP)=35.70
BOTTOM ELEV=35.31

STMH
TOP ELEV=40.04
NW INV ELEV(18" RCP)=35.54
S INV ELEV(18" RCP)=36.62
E INV ELEV(CVS, CMP)=26.99
SW INV ELEV(18" PVC)=37.05
BOTTOM ELEV=26.99

PROPOSED 21'x24' TRACK OUT PLATE
AT CONSTRUCTION ENTRANCE/EXIT.
CONTRACTOR TO ROUTINELY REMOVE
SEDIMENT AS NEEDED TO MINIMIZE THE
POTENTIAL FOR OFF-SITE VEHICULAR TRACKING. (TYP)

FG
TOP ELEV=39.82
N INV ELEV(18" RCP)=37.00
BOTTOM ELEV=37.00

STMH
TOP ELEV=40.45
N INV ELEV(18" PVC)=32.97
S INV ELEV(CVS, PVC)=33.20

SITE NOTES

- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF WORK FROM THE SITE. BURIAL OF TREES AND OTHER DEBRIS SHALL NOT BE ALLOWED UNLESS OTHERWISE SPECIFIED ON PLANS.
- ALL MATERIAL SHALL BE NEW, UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
- CONTRACTOR TO PROVIDE CONCRETE PAVING BETWEEN CASE OF BUILDING AND BACK OF CURB ALONG DRIVE-THRU LANE AND ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.

NOTE:

NO CONTAMINATION ON THIS SITE,
NOR WITHIN 500' OF SITE.



LEGEND

- LOD** LIMITS OF DISTURBANCE
- SILT FENCE PER STATE OF FLORIDA EROSION AND SEDIMENT CONTROL MANUAL (LATEST EDITION)
- CONSTRUCTION FENCE
- SOIL BOUNDARY
- BARRICADE (AT ALL ENTRANCE LOCATIONS W/O TEMPORARY CONSTRUCTION ACCESS)
- INLET PROTECTION
- CONSTRUCTION ENTRANCE PER STATE OF FLORIDA EROSION AND SEDIMENT CONTROL MANUAL (LATEST EDITION)
- PERMANENT SEEDING/VEGETATION
- SOIL TYPE: ASTATULA FINE SAND, 0 TO 8 PERCENT SLOPES

ACREAGE SUMMARY

TOTAL SITE AREA:	1.10 AC.
TOTAL DISTURBED AREA:	1.15 AC.

PANDA EXPRESS STANDARD NOTES

- THE GEOTECHNICAL INVESTIGATION PREPARED BY N. TERRACON CONSULTANTS, INC. DATED AUGUST 4, 2020 ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REPORT'S RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORT'S RECOMMENDATIONS MAY REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK NOT SHOWN ON THE CIVIL PLANS INCLUDING BUT NOT LIMITED TO EXCAVATION, REMEDIATION, DEWATERING, COMPACTION ETC.
- CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFF-SITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.

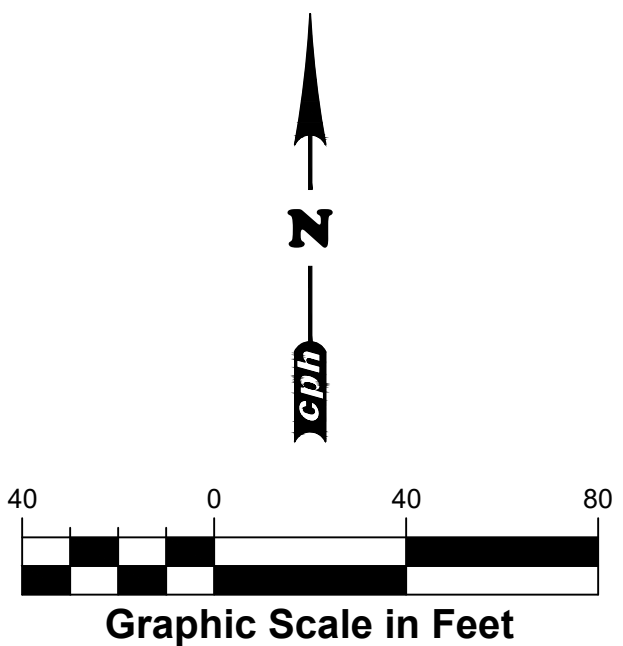
I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name (Operator and/or Responsible Authority) _____ Date _____

Project Name and location information: _____

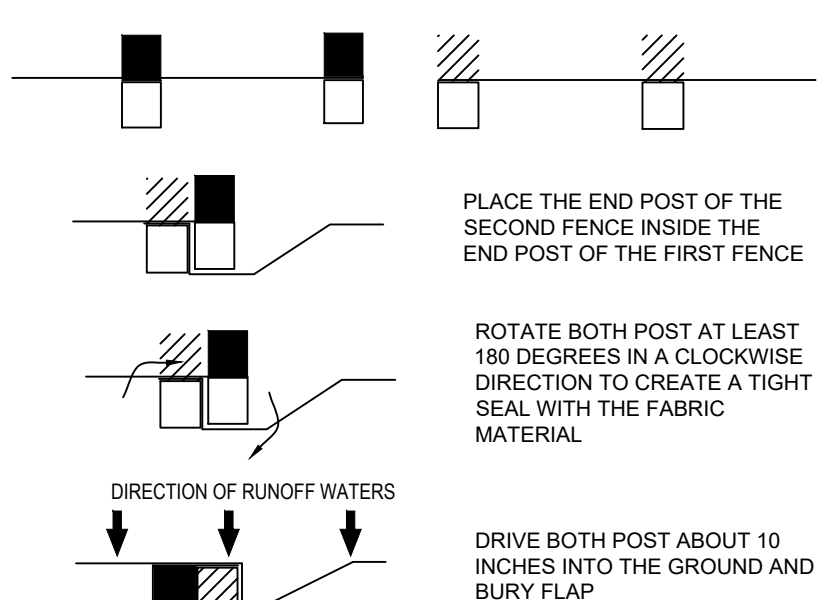
24 HOUR CONTACT:
PANDA PM

JOE CELENTO
(912) 272-4811

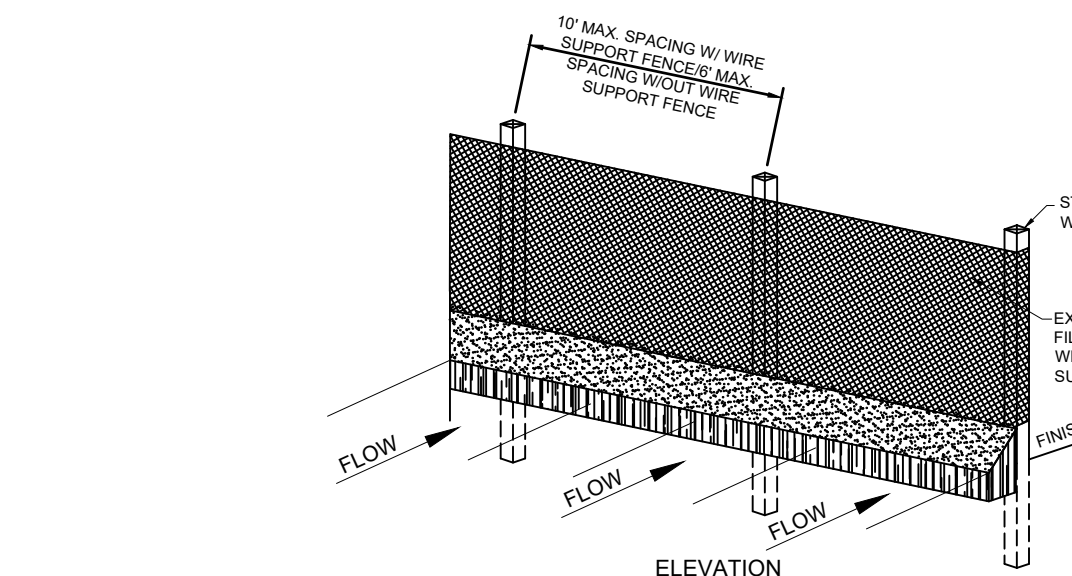


- NOTES:
- INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 - SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

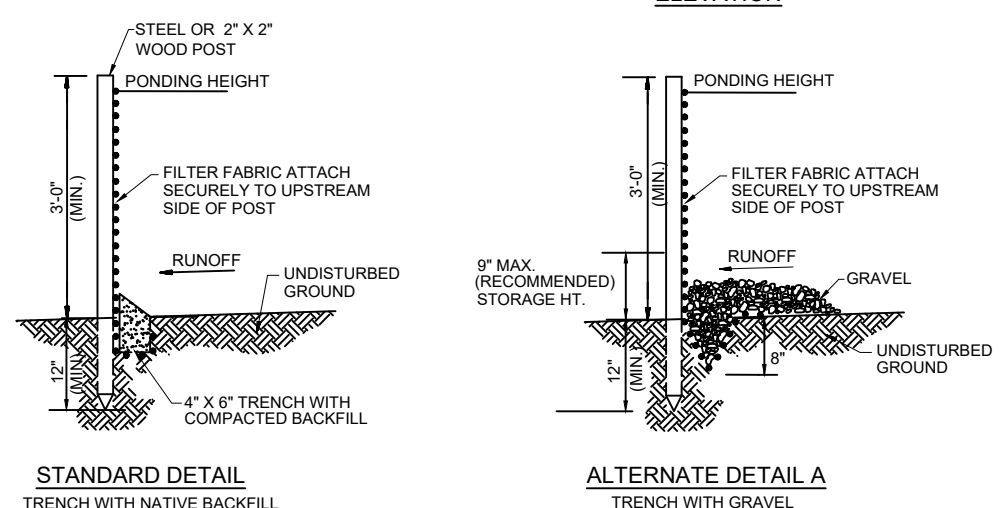
NOTE:
USE SANDBAGS, SILT FENCE, OR
OTHER APPROVED METHODS TO
CHANNELIZE RUNOFF TO BASIN AS
REQUIRED. USE APPROVED METHODS
TO PREVENT DOWNSTREAM EROSION
AT CHANNELIZED RUNOFF POINT(S)
OF DISCHARGE.



ATTACHING TWO SILT FENCES
N.T.S.



SEDIMENTATION / SILT FENCE
N.T.S.



PANDA EXPRESS, INC.
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Rosemead, California
91770
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Facsimile: 626.372.8288

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REVISIONS:

PER CITY COMMENTS	3/12/2021
REV. HYDRANT LOCATION	3/25/2021

ISSUE DATE:

PERMIT SET	10/19/2020
BID	02/01/2021
CONSTRUCTION	07/08/2021

DRAWN BY: K. Patterson

PANDA PROJECT #: D8043 STORE 3477
CIVIL PROJECT #: P7356



Nicole P. Lebron, State of Florida,
Professional Engineer, License No.
62552 This item has been digitally
signed and sealed by Nicole P. Lebron,
P.E. on the date indicated here. Printed
copies of this document are not
considered signed and sealed and the
signature must be verified on any
electronic copies

PANDA EXPRESS

TRUE WARM & WELCOM 2300
2599 S. WOODLAND BLVD.
DELAND, FLORIDA 32720

SWPP PLAN

C06.0

EROSION AND SEDIMENTATION CONTROL NOTES

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, SECTION 403.085 AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

SITE DESCRIPTION

SITE LOCATION
2999 S. WOODLAND BLVD. DELAND
VOLUSIA COUNTY, FLORIDA
SECTION 33, TOWNSHIP 17 SOUTH, RANGE 30 EAST
LATITUDE: 28° 58' 56.69" N LONGITUDE: 81° 17' 52.52" W

SITE CONDITIONS & ACTIVITIES NARRATIVE:
THE EXISTING CONDITION OF THE SITE IS A BANK. THE SITE WILL REMAIN AT APPROXIMATELY THE SAME GRADE AND HAVE NO MAJOR EFFECT ON ADJUTING PROPERTIES.

WETLANDS/BUFFERS
NO WETLANDS OR BUFFERS ARE ASSOCIATED WITH THIS PROJECT.

SWPPP INTENT

THE INTENT OF THIS SWPPP IS TO COMPLY WITH THE INTENT OF THE GENERIC PERMIT AND TO PREVENT THE RELEASE OF SOILS, TRASH, CHEMICALS, TOXINS AND OTHER POLLUTANTS BY WATER, AIR, VEHICLE TRANSPORT OR OTHER MEANS THAT CAN IMPACT STORM WATER QUALITY. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GENERIC PERMIT AND RETAIN ON SITE FOR FUTURE REFERENCE. THE CONTRACTOR SHALL READ AND UNDERSTAND THE PERMIT, AND ENSURE THAT THE BMPs ARE INSTALLED AND THE EXECUTION OF THE WORK IS PERFORMED TO MEET THE INTENT OF THE GENERIC PERMIT AND THE SWPPP.

POTENTIAL SOURCES OF POLLUTION

THE POTENTIAL SOURCES OF POLLUTION THAT MAY REASONABLY BE EXPECTED TO AFFECT THE QUALITY OF STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY INCLUDE: SEDIMENT, PESTICIDES, FERTILIZER, PLASTER, CLEANING SOLVENTS, ASPHALT, CONCRETE, GLUE, ADHESIVES, PAINTS, CURING COMPOUNDS, WOOD PRESERVATIVES, HYDRAULIC OIL FLUIDS, GASOLINE, DIESEL FUEL AND KEROSENE.

GENERAL NOTES

A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM ANY CONSTRUCTION ACTIVITY" WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AT THE FOLLOWING ADDRESS OR THROUGH THE FDEP ONLINE SYSTEM AT LEAST TWO (2) DAYS BEFORE COMMENCEMENT OF CONSTRUCTION:

NPDES STORMWATER SERVICES CENTER, MS #3585 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, 2600 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA 32399-2400

THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 14 CALENDAR DAYS AFTER THE SITE HAS ACHIEVED FINAL STABILIZATION (I.E. ALL DISTURBED SOILS AT THE SITE HAVE BEEN FINAL STABILIZED). TEMPORARY BMPs HAVE BEEN REMOVED, AND STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE AUTHORIZED BY THE PERMIT HAVE BEEN ELIMINATED.

NO RECORD OF AN ENVIRONMENTAL RESOURCE PERMIT FROM ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WILL BE AVAILABLE FOR REVIEW.

B. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES. SWALES SHALL BE CONSTRUCTED AS SHOWN ON PLANS.

C. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

I. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
II. NEW AND EXISTING STORMWATER INLETS AND OUTFALL STRUCTURES SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED IMMEDIATELY AS REQUIRED DURING THE VARIOUS STAGES OF CONSTRUCTION.
III. PERIMETER EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION HAS BEEN ESTABLISHED.

D. CLEARING AND GRUBBING OPERATIONS SHALL BE CONTROLLED SO AS TO MINIMIZE UNPROTECTED ERODIBLE AREAS EXPOSED TO WEATHER. GENERAL EROSION CONTROL BMPs SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND OFF-SITE SEDIMENTATION. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED PRIOR TO ANY CONSTRUCTION ACTIVITY.

E. THE CONTRACTOR SHALL FURNISH, INSTALL PER THE SEQUENCE OF CONSTRUCTION, MAINTAIN AND SUBSEQUENTLY REMOVE ALL NECESSARY TEMPORARY BMPs. THE CONTRACTOR WILL FURNISH AND INSTALL ALL NECESSARY PERMANENT BMPs.

F. THE CONTRACTOR SHALL ADJUST, ADD OR MODIFY BMPs AS NECESSARY TO COMPLY WITH THE INTENT OF THE GENERIC NPDES PERMIT AND THE SWPPP FOR NO ADDITIONAL COMPENSATION. THE CONTRACTOR SHALL CONSULT WITH THE CEC PRIOR TO ADJUSTING, ADDING OR MODIFYING BMPs THAT AFFECT THE HYDRAULICS OF THE SITE OR BEFORE ADDING BMPs NOT DETAILED IN THE SWPPP.

G. THE CONTRACTOR IS ADVISED THAT THE CONTRACT DRAWINGS ONLY INDICATE EROSION, SEDIMENT, AND TURBIDITY CONTROLS AT LOCATIONS DETERMINED IN THE DESIGN PROCESS. HOWEVER, THE CONTRACTOR IS REQUIRED TO PROVIDE ANY ADDITIONAL CONTROLS NECESSARY TO PREVENT THE POSSIBILITY OF SILTING ANY ADJACENT LOWLAND PARCEL OR RECEIVING WATER.

H. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION, THE SEVERITY OF THE RAINFALL EVENT AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES, OR THE APPLICABLE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES (IF NEEDED) SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BEST MANAGEMENT PRACTICES (BMPs). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN EIGHT (8) THROUGH EIGHT (8) AND AS NECESSARY FOR EACH SPECIFIC APPLICATION. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORMWATER DISCHARGE FROM THE SITE DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY OF THE APPLICABLE JURISDICTIONAL AUTHORITIES.

I. THE CONTRACTOR SHALL KEEP THE SWPPP CURRENT AT ALL TIMES. THE CONTRACTOR SHALL SIGN AND DATE ANY CHANGES TO THE SWPPP AND KEEP THEM AS ATTACHMENTS TO THE ORIGINAL PLAN. WHENEVER ANY OF THE FOLLOWING EVENTS OCCUR, THE CONTRACTOR SHALL UPDATE THE SWPPP WITHIN 7 DAYS:

I. THERE IS A CHANGE IN DESIGN, CONSTRUCTION OPERATION OR MAINTENANCE THAT HAS A SIGNIFICANT EFFECT ON THE DISCHARGE FROM THE PROJECT
II. THERE IS A NEW DISCHARGE POINT OR OUTFALL
III. THERE IS A CHANGE IN THE LOCATION OF A DISCHARGE POINT OR OUTFALL
IV. AN INSPECTION REVEALS THAT BMPs ARE INEFFECTIVE AT ELIMINATING OR MINIMIZING POLLUTANTS IN THE STORMWATER DISCHARGED FROM THE SITE
V. THERE IS A NEW SUBCONTRACTOR IMPLEMENTING ANY PORTION OF THE SWPPP
VI. A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR GREATER THAN A REPORTABLE QUANTITY OCCURS DURING A 24-HOUR PERIOD

J. THE CONTRACTOR SHALL ENSURE THAT THE CONTRACTOR AND ALL SUBCONTRACTORS RESPONSIBLE FOR IMPLEMENTING SWPPP CONTROL MEASURES FILL OUT THE CONTRACTOR / SUBCONTRACTOR CERTIFICATION TABLE INCLUDED IN THIS SWPPP.

K. THE CONTRACTOR SHALL COMPLETE THE CONSTRUCTION SEQUENCE TABLE INCLUDING IN THIS SWPPP PRIOR TO PROCEEDING WITH THE INSTALLATION OF BMPs AND PRIOR TO GRUBBING AND DISTURBING ACTIVITIES. THE CONTRACTOR SHALL COMPLETE THE TABLE WITH ANTICIPATED DATES IN WHICH THE BMP WILL BE UTILIZED OR THE ACTIVITY WILL OCCUR.

STABILIZATION

A. STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED AND WILL REMAIN UNDISTURBED FOR 7 DAYS OR MORE. STABILIZE BY COVERING WITH ADEQUATE AMOUNTS OF MULCH OVER SEED AND PERIODICALLY WATER TO PROMOTE AND MAINTAIN GROWTH OF THE TEMPORARY GROUND COVER, OR BY THE USE OF AN APPROPRIATE ALTERNATIVE BMP.

B. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED IMMEDIATELY AFTER FINAL GRADING, WHEN IT IS NOT POSSIBLE TO PERMANENTLY PROTECT A DISTURBED AREA IMMEDIATELY AFTER GRADING OPERATIONS, TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED.

C. ALL GRASS SLOPES CONSTRUCTED STEEPER THAN 4H:1V SHALL BE SOODED IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED.

SEQUENCE OF CONSTRUCTION

THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION AS DESCRIBED BELOW. IF THE CONTRACTOR FINDS THAT THE SEQUENCE NEEDS TO BE MODIFIED, THE CONTRACTOR SHALL CONTACT THE CEC FOR FURTHER DIRECTION. THE INSTALLATION OR REMOVAL OF BMPs, BARRY DISTURBANCE, GRADING, TEMPORARY STABILIZATION AND PERMANENT STABILIZATION SHALL BE IMMEDIATELY NOTED IN THE SWPPP IMPLEMENTATION LOG AND ON THE SITE MAP. THE CONTRACTOR SHALL DISTURB ONLY THOSE AREAS NECESSARY TO INSTALL THE BMPs UNTIL DIRECTED IN THE SEQUENCE TO BEGIN CLEARING AND GRUBBING OPERATIONS. ALL TEMPORARY BMPs SHALL BE REPAIRED AND MAINTAINED UNTIL STABILIZATION HAS OCCURRED AND THERE IS NO RISK OF DISCHARGE, THEN THEY SHALL BE REMOVED.

1. POST A COPY OF THE NOI OR LETTER FROM FDEP CONFIRMING COVERAGE UNDER THE GENERIC PERMIT, AND THE NAME AND PHONE NUMBER OF THE CONTRACTOR'S REPRESENTATIVE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL, INSTALLATION AND MAINTENANCE ON A 24 HOUR BASIS.
2. INSTALL PERIMETER CONTROLS IMMEDIATELY DOWNSTREAM OF THE PLANNED LOCATION OF THE CONSTRUCTION EXIT.
3. INSTALL STABILIZED CONSTRUCTION EXIT.
4. INSTALL REMAINING PERIMETER CONTROLS.
5. INSTALL TEMPORARY PARKING AND STORAGE AREAS (TRAILER, PARKING, LAY DOWN, SANITARY FACILITIES, WHEEL WASH, CONCRETE WASHOUT, MASONS AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC.)
6. CONSTRUCT AND STABILIZE THE SEDIMENT BASINS AND SEDIMENT TRAPS WITH APPROPRIATE OUTFALL STRUCTURES
7. CONSTRUCT AND STABILIZE HYDRAULIC CONTROLS (DITCHES, SWALES, DIKES, CHECK DAMS, ETC.)
8. BEGIN DEMOLITION, CLEARING AND GRUBBING OPERATIONS AS APPLICABLE.
9. BEGIN CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
10. TEMPORARILY SEED, IMMEDIATELY AND THROUGHOUT CONSTRUCTION, DENUDATED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.
11. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
12. INSTALL RIP RAP AROUND OUTFALL STRUCTURES AS EACH OUTFALL STRUCTURE IS INSTALLED.
13. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
14. PERMANENTLY STABLE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
15. PREPARE SITE FOR PAVING.
16. PAVE SITE.
17. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
18. COMPLETE GRADING AND INSTALL PERMANENT STABILIZATION OVER ALL AREAS.
19. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).
20. SUBMIT NOTICE OF TERMINATION (NOT) ONCE ALL CONSTRUCTION IS COMPLETE AND ALL AREAS ARE STABILIZED PER PLAN THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION AS DESCRIBED BELOW. IF THE CONTRACTOR FINDS THAT THE SEQUENCE NEEDS TO BE MODIFIED, THE CONTRACTOR SHALL CONTACT THE CEC FOR FURTHER DIRECTION. THE INSTALLATION OR REMOVAL OF BMPs, EARTH DISTURBANCE, GRADING, TEMPORARY STABILIZATION AND PERMANENT STABILIZATION SHALL BE IMMEDIATELY NOTED IN THE SWPPP IMPLEMENTATION LOG AND ON THE SITE MAP. THE CONTRACTOR SHALL DISTURB ONLY THOSE AREAS NECESSARY TO INSTALL THE BMPs UNTIL DIRECTED IN THE SEQUENCE TO BEGIN CLEARING AND GRUBBING OPERATIONS. ALL TEMPORARY BMPs SHALL BE REPAIRED AND MAINTAINED UNTIL STABILIZATION HAS OCCURRED AND THERE IS NO RISK OF DISCHARGE, THEN THEY SHALL BE REMOVED.

DUST CONTROL

A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

B. AS REQUIRED AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.

C. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL FOR A SILT FENCE EXCEPT THE MINIMUM HEIGHT SHALL BE 4 FEET.

WASTE MANAGEMENT

A. THE CONTRACTOR SHALL ENSURE THAT ALL WASTE AND DEBRIS ARE MANAGED DAILY SUCH THAT THEY WILL NOT IMPACT STORMWATER OR LEAVE THE PERMITTED AREA, AND DISPOSED OF PROPERLY IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS.

B. THE CONTRACTOR SHALL ENSURE THAT ALL CHEMICALS, OILS, FUELS, HAZARDOUS WASTE, UNIVERSAL WASTE AND TOXIC SUBSTANCES ARE PROPERLY MANAGED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL ENSURE THAT WASTE IS NOT DISCHARGED FROM THE SITE, AND DOES NOT IMPACT STORMWATER OR GROUNDWATER.

C. THE CONTRACTOR SHALL PROVIDE APPROPRIATE AND ADEQUATE WASHOUT FACILITIES TO ENSURE THAT CHEMICALS AND WASTE IS NOT DISCHARGED FROM THE SITE, AND DO NOT IMPACT STORMWATER OR GROUNDWATER. (E.G. CONCRETE/MASONRY WASHOUT, PAINT WASHOUT, EIFS, ETC.) THE CONTRACTOR SHALL CLEAN UP SPILLS PROMPTLY AND ENSURE THAT WASHOUT AREAS ARE PROPERLY MAINTAINED TO PROVIDE ADEQUATE VOLUME TO PREVENT OVERFLOW.

D. THE CONTRACTOR SHALL PROVIDE ADEQUATE SANITARY FACILITIES FOR SITE PERSONNEL, MAINTAIN THROUGHOUT CONSTRUCTION, AND PROVIDE FOR PROPER DISPOSAL IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. SANITARY FACILITIES SHALL BE PROPERLY SECURED TO PREVENT TIPPING.

E. A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAND/DUST, ACID, ALKALI, BROMINE, DUST PANS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNGEAND SHOWN ON THE SITE MAPS.

A. THE SPILL CONTROL KIT SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.

B. CONTENTS SHALL BE INSPECTED DURING THE STORMWATER INSPECTION.

F. WHEN A SPILL OF REPORTABLE QUANTITIES IS DISCOVERED ON THE SITE, THE CONTRACTOR SHALL CLEAN UP ALL SPILLED MATERIALS AND DISPOSE OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AUTHORITIES IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS, THE CONTRACTOR OWNER AND PROJECT ENGINEER. THE CONTRACTOR SHALL RETAIN CLEANUP INFORMATION AS WELL AS DISPOSAL MANIFESTS WITH THEIR SWPPP.

MATERIALS MANAGEMENT, AND EQUIPMENT STAGING AND MAINTENANCE

A. EXCAVATED MATERIAL SHALL NOT BE DEPOSITED IN LOCATIONS WHERE IT COULD BE WASHED AWAY BY HIGH WATER OR STORM WATER RUNOFF. STOCKPILED MATERIAL SHALL BE COVERED OR ENCIRCLED WITH SEDIMENT CONTAINMENT DEVICES.

B. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OR OIL, GREASE, LUBRICANTS, OR OTHER CONTAMINANTS. CONTRACTOR SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS IMMEDIATELY AFTER ANY OCCURRENCE.

C. THE CONTRACTOR SHALL ENSURE THAT ALL TOXIC / HAZARDOUS SUBSTANCES AND CHEMICALS ARE PROPERLY STORED, OUT OF THE WEATHER, AND USED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL ENSURE THAT THESE PRODUCTS ARE STORED AND USED IN SUCH A MANNER THAT WILL NOT NEGATIVELY IMPACT STORMWATER, GROUNDWATER OR PROTECTED SPECIES.

D. THE CONTRACTOR SHALL ENSURE THAT ALL MATERIALS, EQUIPMENT, DEBRIS, WASTE, TRAILERS, AND OTHER SUPPORT RELATED ITEMS ARE CONTAINED WITHIN THE PERMITTED LIMITS OF DISTURBANCE. THE CONTRACTOR SHALL ENSURE THAT THE STORAGE AND USE OF SUCH ITEMS DOES NOT NEGATIVELY IMPACT STORMWATER OR GROUNDWATER.

OFFSITE VEHICLE TRACKING

A. THE CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION EXIT IS USED BY ALL VEHICLES AND EQUIPMENT ENTERING OR LEAVING THE JOBSITE. THE CONTRACTOR SHALL MONITOR AND MAINTAIN THE CONSTRUCTION EXIT TO ENSURE THAT NO SOILS ARE TRACKED OFFSITE BY TIRES OR TRACKS, AND THAT NO SOILS ARE SPILLED BY TRUCKS OR EQUIPMENT LEAVING THE SITE. ALL TRACKED OR SPILLED SOILS SHALL BE SHOVELED OR SWEEP FROM THE ROADWAY AND RETURNED TO THE SITE. WATER SHALL NOT BE USED TO CLEAN THE SOILS FROM THE ROADWAY UNLESS THE WATER AND SOILS ARE RECOVERED BY THE USE OF A VACUUM TRUCK OR SIMILAR DEVICE.

FERTILIZERS, HERBICIDES AND PESTICIDES

A. THE CONTRACTOR SHALL ENSURE THAT ALL FERTILIZERS, HERBICIDES, PESTICIDES AND SIMILAR PRODUCTS ARE PROPERLY STORED, OUT OF THE WEATHER, AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL ENSURE THAT THESE PRODUCTS ARE USED IN SUCH A MANNER THAT WILL NOT NEGATIVELY IMPACT STORMWATER, GROUNDWATER OR PROTECTED SPECIES.

B. NUTRIENTS SHALL BE APPLIED ONLY AT RATES NECESSARY TO ESTABLISH AND MAINTAIN VEGETATION.

INSPECTIONS AND MAINTENANCE

A. THE CONTRACTOR SHALL INSPECT BMPs (I.E. DISCHARGE LOCATIONS, CONSTRUCTION EXIT, PERIMETER CONTROLS, THEIR REPRESENTATIVES, OR THE APPLICABLE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES (IF NEEDED) SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BEST MANAGEMENT PRACTICES (BMPs). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN EIGHT (8) THROUGH EIGHT (8) AND AS NECESSARY FOR EACH SPECIFIC APPLICATION. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORMWATER DISCHARGE FROM THE SITE DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY OF THE APPLICABLE JURISDICTIONAL AUTHORITIES.

B. THE CONTRACTOR SHALL REPORT ALL INSPECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN AS A RESULT OF THE INSPECTION USING THE STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM PROVIDED BY FDEP OR AN EQUIVALENT FORM. INSPECTION REPORTS SHALL BE SIGNED BY THE INSPECTOR AND A RESPONSIBLE AUTHORITY AS DEFINED BY THE PERMIT. INSPECTION REPORTS SHALL BE MAINTAINED WITH THE SWPPP. THE INSPECTOR MUST BE A QUALIFIED EROSION AND SEDIMENT CONTROL INSPECTOR AS DEFINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

C. ANY MAINTENANCE, REPAIR AND NECESSARY REVISIONS TO BMP ITEMS SHALL BE ADDRESSED IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION OR IDENTIFICATION OF THE ISSUE. UNLESS OTHERWISE SPECIFIED, ACCUMULATED SEDIMENTS SHOULD BE REMOVED BEFORE THEY REACH ONE-HALF OF THE CAPACITY OF THE CONTROL DEVICE.

ALLOWABLE NON-STORMWATER DISCHARGES
THE GENERIC PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBIT MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. CERTAIN DISCHARGES ARE ALLOWED BY THE PERMIT, PROVIDED APPROPRIATE BMPs ARE UTILIZED AND THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS OR CONTRAVENE DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT PER PART 3.2 OF THE GENERIC PERMIT ARE:

DISCHARGES FROM FIRE FIGHTING ACTIVITIES
FIRE HYDRANT FLUSHINGS
WATERS WITHOUT DETERGENTS USED TO SPRAY OFF LOOSE SOLIDS FROM VEHICLES.
WATERS USED TO CONTROL DUST.
POTABLE WATER SOURCES SUCH AS WATERLINE FLUSHINGS.
LANDSCAPE IRRIGATION AND DRAINAGE.
ROUTINE EXTERIOR WASHING OF VEHICLES PROVIDED NO DETERGENTS ARE USED.
PAVEMENT WASHWATERS THAT DO NOT CONTAIN DETERGENTS, LEAKS, SPILLS OF TOXIC OR HAZARDOUS MATERIALS.
AIR CONDITIONING CONDENSATE.
SPRING WATER.
FOUNDATION OR FOOTING DRAIN FLOWS THAT ARE NOT CONTAMINATED WITH PROCESS MATERIAL SUCH AS SOLVENTS.
NONCONTAMINATED GROUND WATER ASSOCIATED WITH DEWATERING ACTIVITIES AS DESCRIBED IN PART 3.4 OF THE GENERIC PERMIT.

RETENTION OF RECORDS

THE PERMITTEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE (3) YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION (NOT) IS SUBMITTED.

REFERENCES

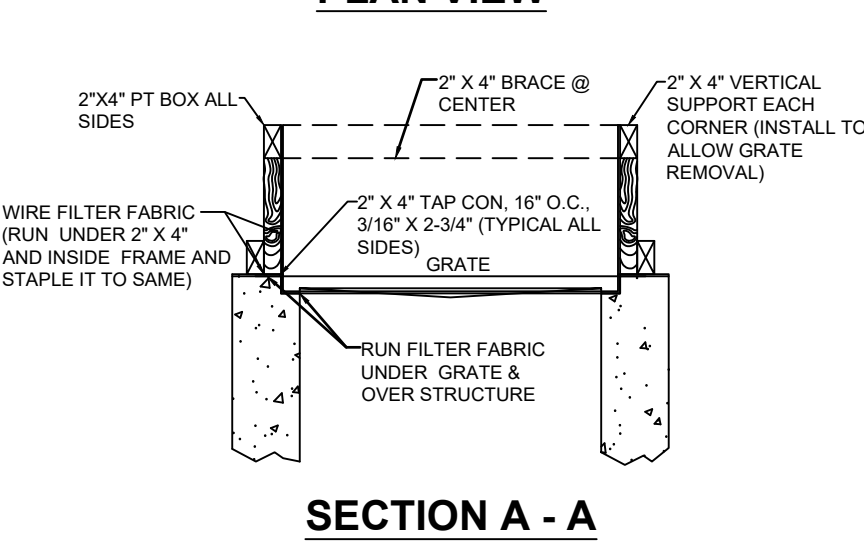
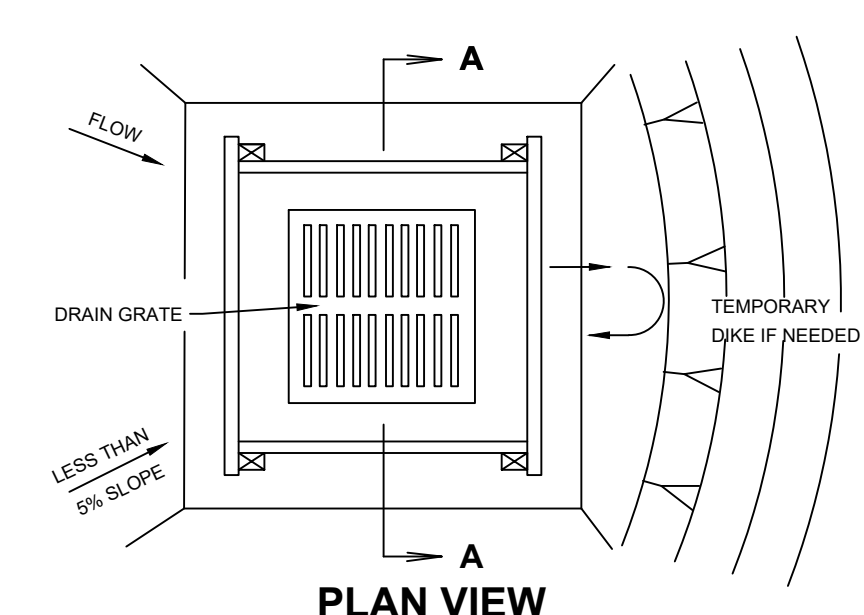
THE CONSTRUCTION PLANS AND SPECIFICATIONS FOR JOB #P7366 AS PREPARED BY CPH, INC. ON OCTOBER 15, 2020 ARE HEREBY REFERENCED AND MADE A PART OF THIS PLAN.

NOTE:

CONTRACTOR SHALL PAY CLOSE ATTENTION WHEN CLEARING AND/OR GRADING THE SITE TO ENSURE THAT WHEN EXISTING ROOTS ARE ENCOUNTERED THEY ARE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS. CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING THE DAMAGE OF THE EXISTING ROOT SYSTEMS.

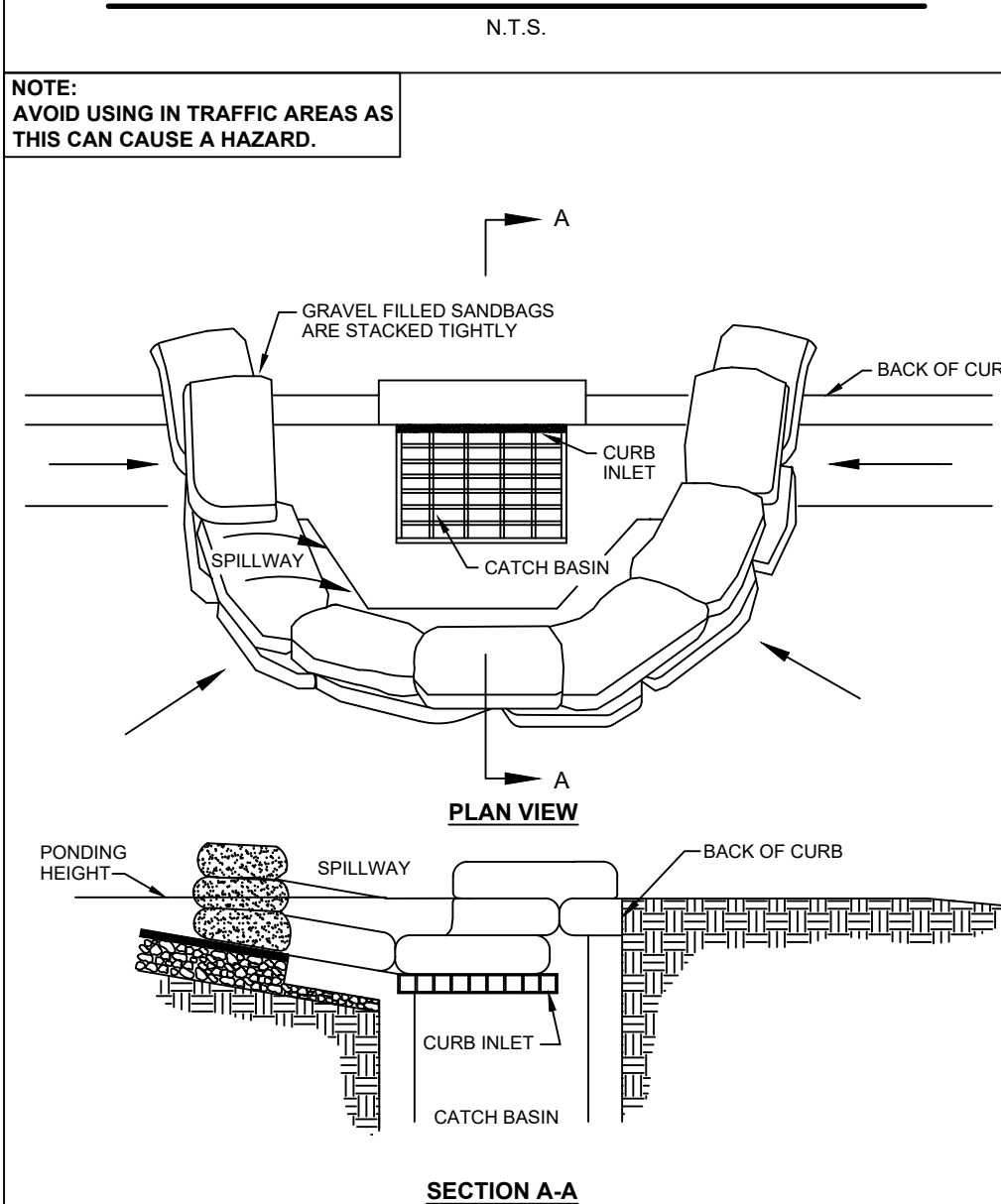
CONSTRUCTION SEQUENCING TABLE

ANTICIPATED CONSTRUCTION SEQUENCE*	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
CONSTRUCTION ENTRANCE												
TEMPORARY CONTROL MEASURES												
STORM FACILITIES												
ROUGH GRADE / SEDIMENT CONTROL												
FOUNDATION / BUILDING CONSTRUCTION												
SITE CONSTRUCTION												
FINISH GRADING												
PERMANENT CONTROL MEASURES												
* THIS IS ONLY A GUIDE, CONTRACTOR IS TO USE HIS JUDGMENT TO MODIFY AS NEEDED.												



- NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%).
 2. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.
 3. FASTEN FRAMING TO STRUCTURE TO ALLOW GRADE REMOVAL.
 4. LEAVE EXPOSED EDGE TO ALLOW FOR PAVING TO GRADE.

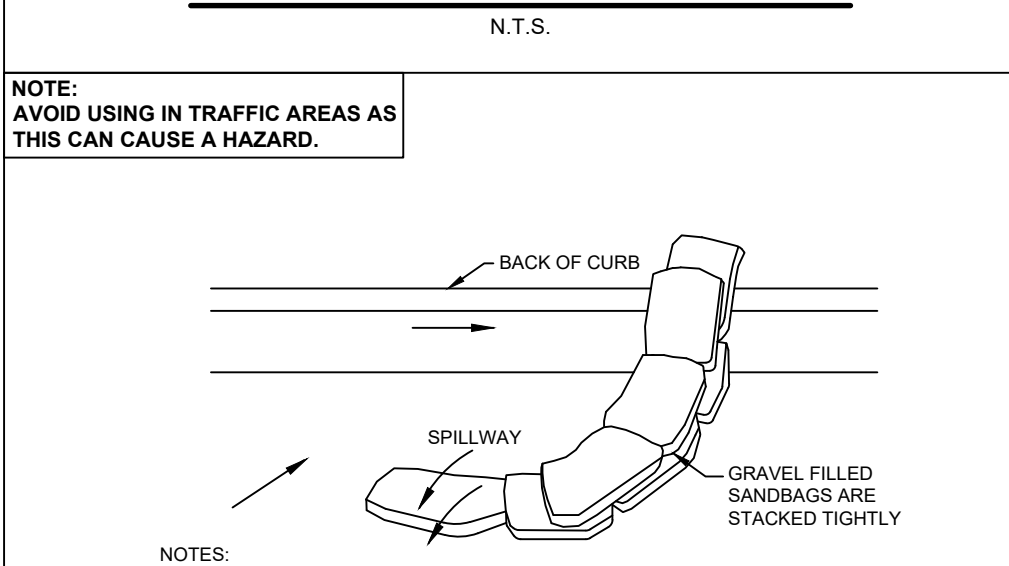
FILTER FABRIC INLET PROTECTION DETAIL



SECTION A-A

- NOTES:
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
 3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
 4. INSPECT BARRIERS AND REMOVE SEDIMENT AS NECESSARY. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

CURB INLET PROTECTION DETAIL



- NOTES:
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
 3. TAPER TO ONE SANDBAG TO PROVIDE A SPILLWAY FOR OVERFLOW.
 4. INSPECT BARRIERS AND REMOVE SEDIMENT AS NECESSARY. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

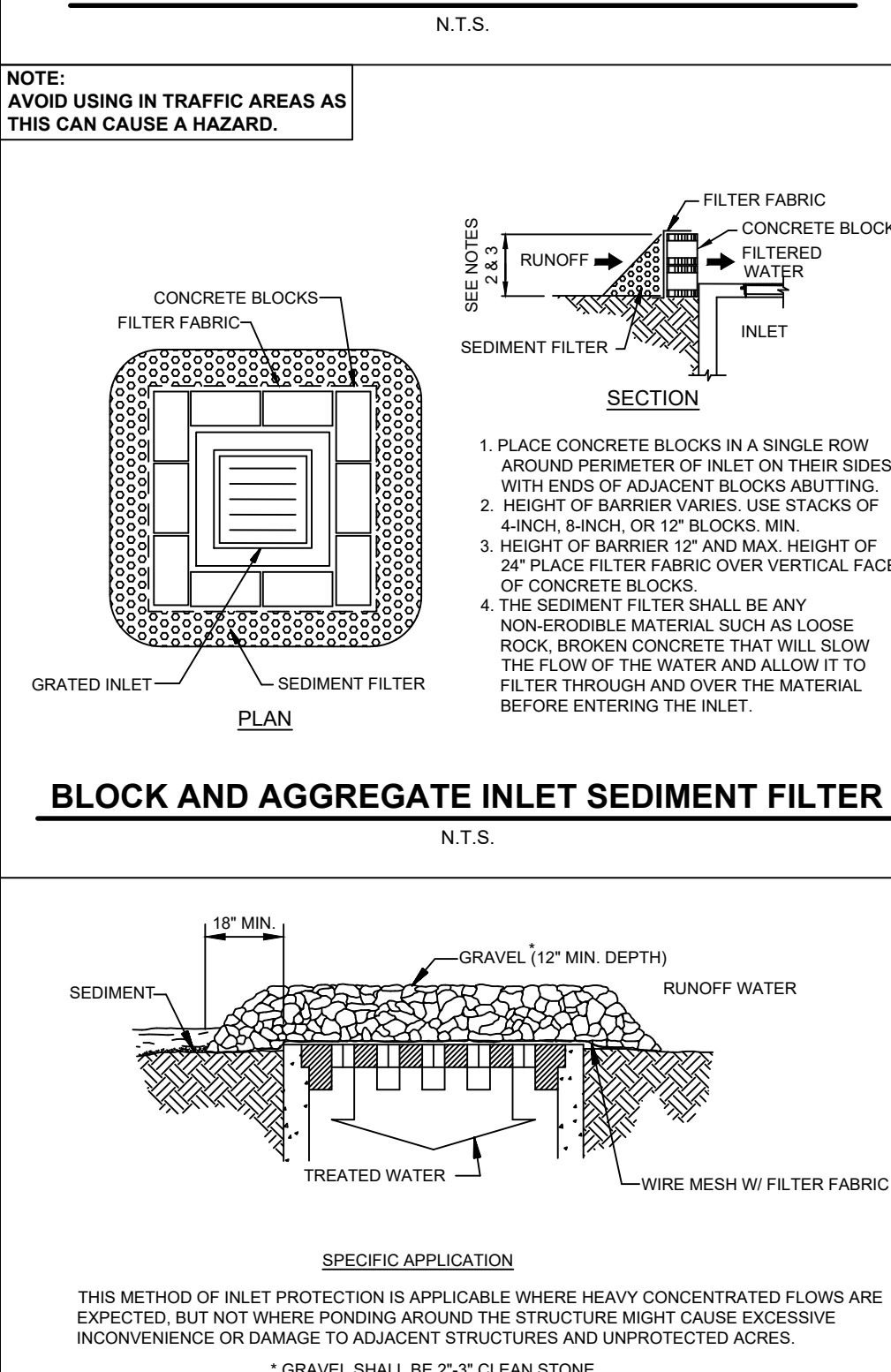
CURB LINE PROTECTION DETAIL

N.T.S.

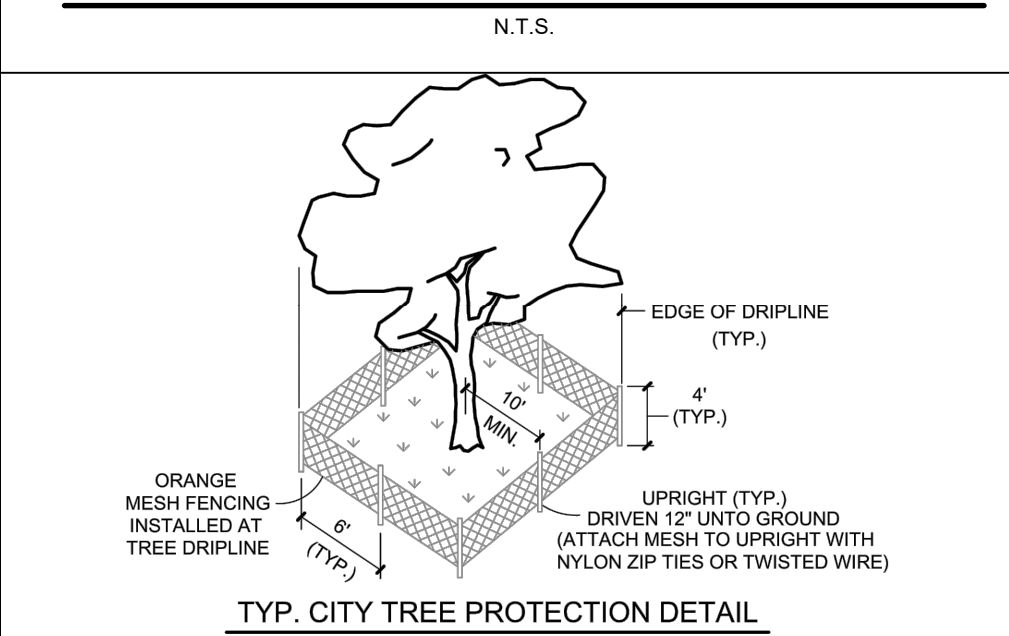
1. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH "W" OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH "D" OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH "L" OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.
8. EXTRA CARE SHALL BE TAKEN TO ENSURE REGULAR MAINTENANCE OF FILTER SACKS USED IN RIGHT OF WAY TO ENSURE ADEQUATE DRAINAGE CAPACITY.

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4832	260 LBS
GRAB TENSILE ELONGATION	ASTM D-4832	20 %
PUNCTURE	ASTM D-4832	100 PSI
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4832	100 LBS
UP RESISTANCE	ASTM D-4835	80 %
APPEARANT OPENING SIZE	ASTM D-4841	20 US SIEVE
FLOW RATE	ASTM D-4841	20 US SIEVE
PERMEABILITY	ASTM D-4841	1.5 SEC.-1

GEOTEXTILE BAG INLET PROTECTION DETAIL



GRAVEL & WIRE MESH INLET SEDIMENT FILTER

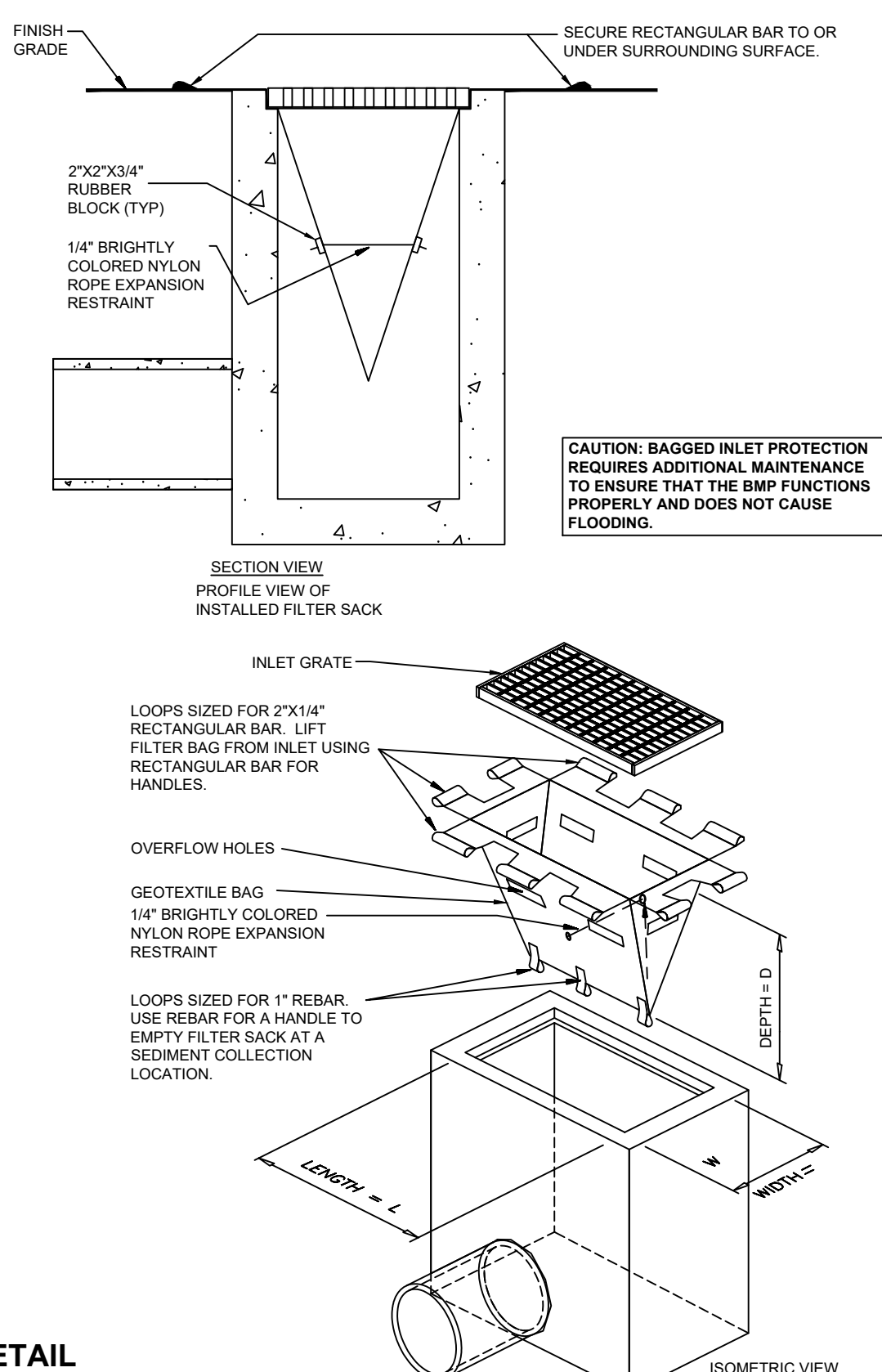


NOTE: EXISTING TREES IN LANDSCAPE BUFFER SHALL ALSO BE PROTECTED.

DATE:	THREE PROTECTION DETAIL	M112
November 20, 2017	Client: Deland, Standard Details	
	Tree Protection Detail	

CURB LINE PROTECTION DETAIL

N.T.S.



TYPICAL CONSTRUCTION SEQUENCE FOR DOMED FRAME & COVER

1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.
2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.
3. SLIDE THE COVER OVER THE FRAME.
4. FILL THE COVER POCKETS WITH SOIL, #57 GRAVEL OR EQUIVALENT. THE COVER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.
5. BACK FILL AROUND THE FRAME AND COVER ASSEMBLY IS NOT REQUIRED TO COMPLETE INSTALLATION; HOWEVER, BACKFILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.

DOMED INLET PROTECTION (PREFABRICATED)

N.T.S.



PANDA EXPRESS, INC.

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Rosemead, California

91770

Telephone: 626.799.9898

Facsimile: 626.372.8288

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REVISIONS:

PER CITY COMMENTS	3/12/2021
REV. HYDRANT LOCATION	3/25/2021



TREE LEGEND

- = TREE TO BE REMOVED
- = TREE TO BE SAVED
- = TREE CRITICAL ROOT ZONE
- = TREE PROTECTION AREA

TREE PRUNING NOTES

NOTES & SPECIFICATIONS FOR TREES TO BE ROOT PRUNED

TREE PRUNING

- THE LANDSCAPE CONTRACTOR SHALL PRUNE EXISTING TREES TO REMAIN TO RAISE THE CANOPY FOR VERTICAL CLEARANCE WHERE NECESSARY, CORRECT STRUCTURAL DEFICIENCIES AND REMOVE DEAD LIMBS 2 INCHES OR GREATER IN DIAMETER.
- NO MORE THAN 25% OF ANY TREE'S CANOPY VOLUME SHALL BE REMOVED.
- ALL PRUNING SHALL BE IN ACCORDANCE WITH ANSI A300 STANDARDS FOR TREE CARE, PART 8 (PRUNING) AND SHALL BE COMPLETED UNDER DIRECT SUPERVISION OF AN ISA- OR ASCA-CERTIFIED ARBORIST.
- THE CONTRACTOR OR SUPERVISING ARBORIST MUST OBTAIN APPROVAL FROM THE OWNER PRIOR TO COMMENCEMENT OF PRUNING ACTIVITIES. TWO WEEKS ADVANCE NOTIFICATION IS REQUIRED.

TREE ROOT PRUNING

- BROADLEAF TREES SHALL BE ROOT PRUNED 4 MONTHS PRIOR TO CONSTRUCTION.
- ROOT PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH ANSI A300 PART 8, (ROOT MANAGEMENT) SUBPART 84.5 NON-SELECTIVE ROOT CUTTING.
- AT A MINIMUM, ROOTS SHALL BE PRUNED TEN (10) INCHES AWAY FROM THE TRUNK FOR EVERY ONE (1) INCH OF TRUNK DIAMETER.
- ROOTS ARE TO BE PRUNED USING CLEAN, SHARP ROOT PRUNING TOOLS SUCH AS A POWER GROUND SAW, LOPPERS OR HAND SAW. MAKE CLEAN CUTS, RAKING OR TEARING THE ROOTS IS NOT PERMITTED.
- AFTER ROOT PRUNING, THE TRENCH SHALL BE LIGHTLY BACKFILLED WITH MULCH.

* CRITICAL ROOT ZONE = 1.5 X THE AREA OF THE TREE CANOPY FOR HISTORIC TREES.

33-57.07(b) TREE PROTECTION AREA CALCULATIONS

REQUIRED: 15%
SITE AREA: 47,916 SF (1.1AC) X 15% = 7,187.4 SF

REQUIRED: 7,187
PROVIDED: 9,445

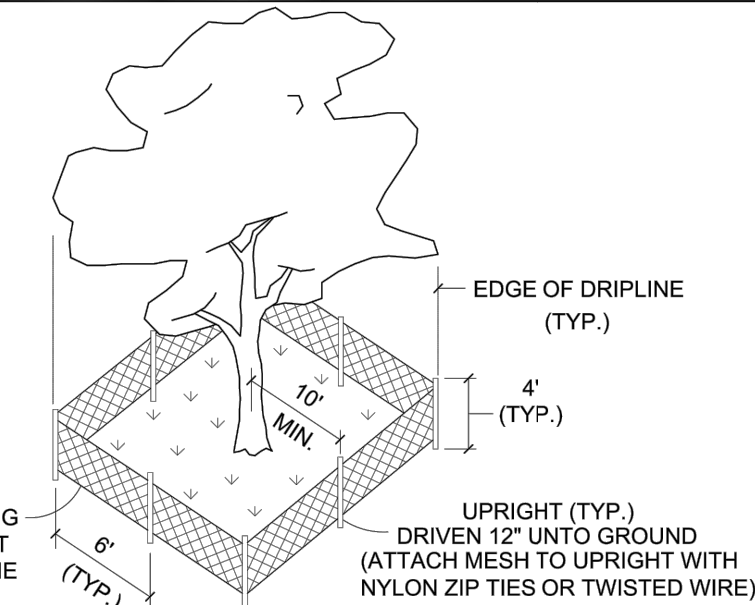
Tree No.	Description	DBH	Removed	Remain	Condition	Replacement DBH	Replacement Type
1001	Crape Myrtle	10"	-	Yes	Off-Site	33.3%	N/A
1002	Crape Myrtle	10"	-	Yes	Off-Site	33.3%	N/A
1003	Crape Myrtle	8"	-	Yes	Off-Site	33.3%	N/A
1004	Crape Myrtle	8"	-	Yes	Off-Site	33.3%	N/A
1005	Crape Myrtle	7"	-	Yes	Off-Site	33.3%	N/A
1006	Laurel Oak	15"	Yes	-	Good	33.3% - 5 DBH	Crape Myrtle
1007	Laurel Oak	19"	Yes	-	Good	33.3% - 6.3 DBH	Winged Elm
1008	Laurel Oak	21"	Yes	-	Good	33.3% - 7 DBH	Winged Elm
1009	Laurel Oak	22"	Yes	-	Good	33.3% - 7.3 DBH	Live Oak
1010	Laurel Oak	23"	Yes	-	Good	33.3% - 7.7 DBH	Live Oak
1011	Laurel Oak	14"	Yes	-	Good	33.3% - 4.7 DBH	Crape Myrtle
1012	Laurel Oak	20"	Yes	-	Poor	2" DBH	Chaste Tree
1013	Live Oak	11"	-	Yes	Specimen	N/A	N/A
1014	Holly	8"	Yes	-	Poor	33.3% - 2.7 DBH	Sabal Palms/Chaste
1015	Holly	6 1/10"	Yes	-	Poor	33.3% - 5.3 DBH	Winged Elm
1016	Live Oak	32"	-	Yes	Historic	N/A	N/A
1017	Live Oak	25"	-	Yes	Historic	N/A	N/A
1018	Holly	10"	Yes	-	Poor	33.3% - 3.3 DBH	Sabal Palms
1019	Holly	11"	Yes	-	Poor	33.3% - 3.7 DBH	Crape Myrtle
1020	Crape Myrtle	3 7/4 1/4"	-	Yes	Good	33.3%	N/A
1021	Holly	10"	Yes	-	Poor	33.3% - 3.3 DBH	Crape Myrtle
1022	Laurel Oak	23"	Yes	-	Poor	2" DBH	Chaste Tree
1023	Laurel Oak	18"	-	Yes	Good	33.3%	N/A
1024	Longleaf Pine	18"	-	Yes	Specimen	N/A	N/A
1025	Longleaf Pine	13"	-	Yes	Good	33.3%	N/A
1026	Laurel Oak	21"	-	Yes	Good	33.3%	N/A
1027	Longleaf Pine	15"	-	Yes	Good	33.3%	N/A
1028	Laurel Oak	19"	-	Yes	Good	33.3%	N/A
1029	Laurel Oak	20"	-	Yes	Good	33.3%	N/A
1030	Longleaf Pine	17"	-	Yes	Fair	33.3%	N/A
1031	Laurel Oak	18"	-	Yes	Fair	33.3%	N/A
1032	Live Oak	18 7/22"	-	Yes	Off-Site	N/A	N/A
1033	Live Oak	15"	-	Yes	Off-Site	33.3%	N/A
1034	Laurel Oak	16"	-	Yes	Off-Site	33.3%	N/A
1035	Laurel Oak	16"	-	Yes	Off-Site	33.3%	N/A

TOTAL REPLACEMENT DBH : 60.3 DBH
ALLOWED PALMS : 15.1 DBH (60.3x .25)

TOTAL PROPOSED TREES / PALMS = 152.5 DBH

Landscape Island construction within critical root zone of Historic Trees.

- In an effort to discover tree roots under the pavement, the contractor, under the supervision of an ISA Certified Arborist, shall saw cut and remove a minimum 18" wide strip of asphalt, the width of the proposed landscape island at the historic tree end of the island. Examine the underneath side of the asphalt for attached feeder roots, or any larger roots within the base material below the asphalt.
- If feeder roots or other roots are encountered, proceed with excavating through the base material, carefully watching for additional roots using an air or hydro excavator or vacuum to a depth of 3' to determine the extent of the root system, and to remove the compacted soil. Maintain soil moisture around any roots that exist throughout the excavation and backfilling work. Backfill with a mix of clean topsoil and 25% compost, unless otherwise directed by the site Arborist and agreed to by the City Forester.
- If feeder roots or other roots are not encountered, proceed with excavating the base with a spade a maximum depth of 3" per dig. Continue excavating until roots are encountered or to a 3' depth. If roots are encountered proceed with soil removal per paragraph 2 above. If roots are not encountered, then the remaining excavation can be by hand spade or shovel, taking care to search for roots entering the island area from the sides. A perimeter hand excavation may be done using the same method described above, to search for any side entering roots. If none exist, then mechanical excavation may be used to remove the soil to a depth of 3'. Backfill with a mix of clean topsoil and 25% compost. Compact the soil to between 75 and 85% standard laboratory testing. Do not exceed 85%!
- If roots are encountered per note number 2, then the excavation of the landscape islands shall be by an air or hydro excavator or vacuum to a depth to remove all of the base material and the compacted soil, but not less than 18 inches, unless otherwise directed in the field by the site Arborist due to field conditions and agreed to by the City Forester. Maintain soil moisture around any roots that exist throughout the excavation and backfilling work. Backfill with a mix of clean topsoil and 25% compost. Use water to wash the fill in between the roots and to hydraulically compact the soil to between 75 and 85% standard laboratory testing. Do not exceed 85%!
- While roots are uncovered, note their location and depth, as they relate to the planting of the Japanese Blueberry Trees. Adjust the location of these trees accordingly, but attempt to maintain an equal distance from the end of the landscape islands if feasible, from the lane side. The first priority however, is to avoid having to remove roots to plant the trees.
- Should root pruning become necessary, refer to the Tree root pruning notes on Sheet T01.0.



TYP. CITY TREE BARRICADE DETAIL

N.T.S.

TREE BARRICADES ARE REQUIRED AROUND ALL TREES WHICH HAVE BEEN DESIGNATED ON THE SITE PLAN TO BE RETAINED AND PROTECTED. PRIOR TO ANY CLEARING OR CONSTRUCTION ACTIVITY OCCURRING ON THE SITE, TREE BARRICADES SHALL BE CONSTRUCTED BY THE CONTRACTOR AND APPROVED BY THE CITY. TREE BARRICADES SHALL BE PLACED AT THE EDGE OF THE DRIPLINE OR A MINIMUM OF 10' FROM THE TRUNK OF THE TREE, WHICHEVER IS GREATER.

FOR THE BARRIER THE CITY RECOMMENDS SAFETY BARRICADE FENCING.

NOTE: EXISTING TREES IN LANDSCAPE BUFFER SHALL ALSO BE PROTECTED.

DATE: May 22, 2019 TREE BARRICADE DETAIL M112
City of DeLand - Standard Details

THIS SHEET NOT VALID FOR
CONSTRUCTION UNLESS
STAMPED APPROVED

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REVISIONS:

ISSUE DATE:

BID SET 01-29-2021
CONSTRUCTION 07-08-2021

DRAWN BY: N. Crouch

PANDA PROJECT #: D8043 STORE XXXX

CIVIL PROJECT #: P7356



This item has been digitally signed and sealed by James K. Winter on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

PANDA EXPRESS

TRUE WARM & WELCOME 2300
2599 S. WOODLAND BLVD.
DELAND, FLORIDA 32720

TREE RETENTION
PLAN

T01.0

TRUE WARM & WELCOME 2300
D8043



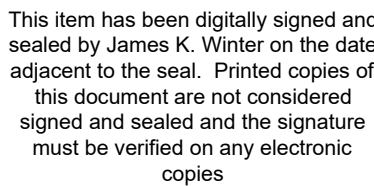
* CRITICAL ROOT ZONE = 1.5 X THE AREA OF THE TREE CANOPY FOR HISTORIC TREES.

*TO BE USED ONLY WHEN CONTAINER STOCK IS NOT AVAILABLE

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LANDSCAPE NOTES:

- The landscape Contractor shall be responsible for all materials and all work as called for on the Landscape Plans and in the Landscape Specifications. In the event of variation between quantities shown on plant list and the plans, the plans shall control. The Landscape Contractor shall verify all quantities and report any discrepancies at the time of bidding.
- The Landscape Contractor shall review architectural/engineering plans and become thoroughly familiar with surface and subsurface utilities.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. Locations of existing buried utility lines shown on the plans are based upon best available information and are considered to be approximate. It shall be the responsibility of the contractor 1) to verify the locations of utility lines within and adjacent to the work areas during the construction period 3) to repair any and all damage to utilities, structures, site appearances, etc. which occurs as a result of the construction 4) To field adjust the location of proposed trees and palms 10' off the center of the utility lines. Notify the Landscape Architect if a 10' offset does not function.
- The work shall be coordinated with other trades to prevent conflicts. Coordinate the planting with the irrigation work to ensure availability and proper location of irrigation items and plants.
- Contractor shall ensure that there are no visual obstructions to vehicle lines of sight and traffic controls. Contractor shall field adjust tree and/or large shrub locations to avoid any such obstructions.
- Trees shall be maintained by the owner to avoid future such obstructions by pruning trees and/or shrubs as necessary utilizing horticulturally sound techniques.
- All planting shall be performed by personnel familiar with planting procedure and under the supervision of a qualified planting foreman.
- All plant material shall be graded Florida No. 1 or better as outlined under Grades and Standards for Nursery Stock, Part I and II, published by the Florida Department of Agriculture and Consumer Services.
- The minimum acceptable size of all plants, measured after pruning, with branches in normal positions, shall conform to the measurements specified on the plant list or as indicated on the landscape drawing. Height and spread dimensions refer to main body of the plant and not extreme branch tip to tip. Trunk caliper (trunk diameter) is measured 8 inches from the ground on trees up to and including 4 inches in caliper, and 12 inches from the ground for larger trees. Since trunks are seldom round, the average of the largest diameter and that perpendicular to it is referred to as caliper. When the plant list description calls out DBH or caliper at DBH, it shall govern over the caliper definition in this note. DBH (Diameter at Breast Height) is measured at 4.5' above the top of the root ball.
- The Landscape Architect or Owner shall have the right, at any stage of the operations, to reject any and all work and materials which, in his opinion, do not meet with the requirements of these specifications.
- Except as otherwise specified, the Landscape Contractor's work shall conform to accepted horticultural practices as used in the trade.
- Plants shall be protected upon arrival at the site, by being thoroughly watered and properly maintained until planted.
- TOPSOIL
Topsoil shall be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity that produces heavy growth. Topsoil shall have a pH range of 5.5 to 7.4, free from subsoil, objectionable weeds, litter, sods, silt clay, stones larger than 1-inch in diameter, slumps, roots, trash, toxic substances, or any other material which may be harmful to plant growth or hinder planting operations. Top soil shall contain a minimum of three percent organic material. 6" Top Soil shall be placed in all turf & landscape areas.
- All tree pits shall be excavated to size and depth in accordance with the Florida Grades & Standards for Nursery Stock, unless shown otherwise on the drawings, and backfilled with the specified planting soil. The Landscape Contractor shall test fill all tree pits with water before planting to assure proper drainage percolation is available.
- The Landscape Contractor shall be responsible for proper watering of all plants. All plants shall be thoroughly watered at time of planting and kept adequately watered for plants to thrive as defined by Florida Grades and Standards for Nursery stock until time of acceptance. It shall be the Landscape Contractor's responsibility to assure that plants are not over watered.
- It shall be the Landscape Contractor's responsibility to prevent plants from falling or being blown over, to re-straighten and replant all plants which lean or fall and to replace all plants which are damaged due to lack of proper guying or staking. The Landscape Contractor shall be legally liable for any damage caused by instability of any plant material.
- All Palms to be staked as indicated per Palm staking details. All other trees to be stabilized per tree planting details.
- Plants blown over by high winds, within the guaranteed period, shall not be cause for additional expense to the Owner, but shall be the responsibility of the Landscape Contractor. Damaged plants shall be replaced by the Landscape Contractor at no additional cost to the Owner.
- Sod shall be of a species specified on the drawings and originate from a commercial turf grower, whose farm is free of muck soils. Muck grown sod will not be approved. It shall be a dense stand of live turf, reasonably free of weeds, well matted with grass roots in rectangles 12 inch by 24 inch or in 12 inch wide rolls in a length consistent with the equipment and methods used to handle the rolls and place the sod. Any netting contained within the sod shall be certified by the manufacturer to be bio-degradable. The soil and root mat shall be a minimum of 1-1/2 inch thick and must hold together during placement. Sod shall be place adjacent to one another to avoid gaps and overlaps. Joints shall be staggered between the rows. Sod placed on slopes exceeding 3:1 shall be pinned with turf staples. Sod turf, shall have been mowed a minimum of one week prior to cutting and delivery, so that the length of the turf is no longer than 4 inches at time of delivery. Place sod within 48 hours of cutting the sod. The sod shall be kept moist throughout the 48 hour period to maintain the health and viability of the sod. Submit a letter of certification to the Owner's CEI Representative, at time of delivery, as to the source of the sod, the time it was cut, the species and cultivars provided, test moving date, and that the sod is free of fire ants. Sod which has been cut for longer than 48 hours after being cut shall not be used unless specifically authorized by Owner's CEI Representative.
- It shall be the Contractor's responsibility to measure and determine the exact quantity of sod required for a complete job at the time of bidding or providing a price quote. The Owner shall not be responsible for additional cost due to the Contractor's under estimating of the quantity of sod for the original bid area.
- The Landscape Contractor shall insure adequate vertical drainage in all plant beds, planters, and sod areas. Vertical drilling through any compacted fill to native soil shall be accomplished to insure drainage. If well drained fill is necessary to assure positive drainage, this issue shall be brought up by the Landscape Contractor at time of bidding.
- UNSUITABLE SUBSOILS
Locations containing unsuitable subsoil shall be treated by one or more of the following:
 - Where unsuitability is deemed by Owner or Owner's Representative to be due to excessive compaction caused by heavy equipment and where natural subsoil is other than AASHTO classification of A6 or A7, loosen such areas with spikes, discing, or other means to loosen soil to condition acceptable to Owner. Loosen soil to minimum depth of 12 inches with additional loosening as required to obtain adequate drainage. Contractor may introduce peat moss, sand, or organic matter into the subsoil to obtain adequate measures shall be considered as incidental, without additional cost to Owner.
 - Where unsuitability is deemed by Owner or Owner's Representative to be due to presence of boards, mortar, concrete, graded aggregate base, or other construction materials in sub grade and where natural subsoil is other than AASHTO classification of A6 or A7, remove debris and objectionable material. Such remedial measures shall be considered as incidental, without additional cost to Owner.
 - Where unsuitability is deemed by Owner to be because natural subsoil falls into AASHTO classification of A6 or A7 and contains moisture in excess of 30 percent, then installation of sub drainage system or other means described elsewhere in Specifications shall be used. Where such conditions have not been known or revealed prior to planting time and they have not been recognized in preparation of The Drawings and Specifications, then Owner shall issue pricing order to install proper remedial measures.
 - Planting beds where existing subsoil is determined by Owner to be unsuitable for plant growth in accordance paragraph Unsuitable Subsoil herein shall be excavated to a depth of 12 inches or as needed to provide adequate drainage. Replace excavated soil with planting soil.
- The Landscape Contractor shall ensure that his work does not interrupt established or projected drainage patterns.
- The Landscape Contractor shall prune, shape and remove dead foliage/limbs from existing plant material to remain. Confirm with the Landscape Architect or Owner the extent of work required at time of Bidding.
- Mulch - All plant beds shall be top dressed with 3" large size pine bark mulch (or approved equal). Cypress mulch not permitted. A 5' diameter mulch ring is to be placed around trees located in sod areas or outside of planting beds.
- Transplanted Material - The Landscape Contractor shall be responsible for determining and evaluating which plant materials are suitable for transplanting and shall verify this with the Landscape Architect or Owner. The Landscape Contractor shall take all reasonable, horticulturally acceptable measures to assure the successful transplanting of determined plant materials. The Landscape Contractor shall be responsible for replacing any relocated plant materials which die if such measures are not taken, as determined by the Landscape Architect or Owner. Replacement plants shall be of identical species and size if required.
- MAINTENANCE PRIOR TO FINAL INSPECTION AND ACCEPTANCE:
 - Maintenance shall commence after each plant is planted and the maintenance period shall continue until the job or specific phase of the job is accepted by the Landscape Architect or Owner. Extreme care shall be taken to instruct the Owner or his representatives in general maintenance procedures.
 - Plant maintenance shall include watering, pruning, weeding, cultivating, mulching, tightening, and repairing of guys, replacement of sick or dead plants, resetting plants to proper grades or upright positions and restoration of the planting saucer and all other care needed for proper growth of the plants.
 - During the maintenance period and up to the date of final acceptance, the Landscape Contractor shall do all seasonal spraying and/or dusting of trees and shrubs. Upon completion of all planting, an inspection for acceptance of work will be held. The Landscape Contractor shall notify the Landscape Architect or Owner for scheduling of the inspection 10 days prior to the anticipated date.
 - At the time of the inspection, if all of the materials are acceptable, a written notice will be given by the Landscape Architect or Owner to the Landscape Contractor Stating the date when the Maintenance Period ends.

GUARANTEE AND REPLACEMENT:

- All plant materials shall be guaranteed for one (1) year from the time of final inspection and interim acceptance shall be alive and in satisfactory growth for each specific kind of plant at the end of the guaranteed period.
- At the end of the guarantee period, any plant required under this contract that is dead or not in satisfactory growth, as determined by the Owner or the Landscape Architect, shall be removed and replaced. Replacement plants shall have an extended guarantee, as noted above, from time of replacement.
- All replacements shall be planted of the same kind and size as specified on the plant list. They shall be the responsibility of the Landscape Contractor.

NOTES:
1. DO NOT SCALE THIS DRAWING
2. DUE TO SETTLEMENT, ALL TREES SHOULD BE RE-TENSIONED AFTER PLANTING.

Model List	
Model #	Height - m (ft) Box - in
RF3P	0m - 6m (0' - 20')
RF3P 4 Leg	48" - 60"
RF4P	6m - 12m (20' - 40')
RF4P 4 Leg	60" - 120"

5-7 HEALTHY FRONDS MINIMUM. TIE FRONDS WITH BIODEGRADABLE TWINE. HEAD TO REMAIN TIED UNTIL PALM PUSHES IT OPEN. CABBAGE PALMS TO BE "HURRICANE CUT"

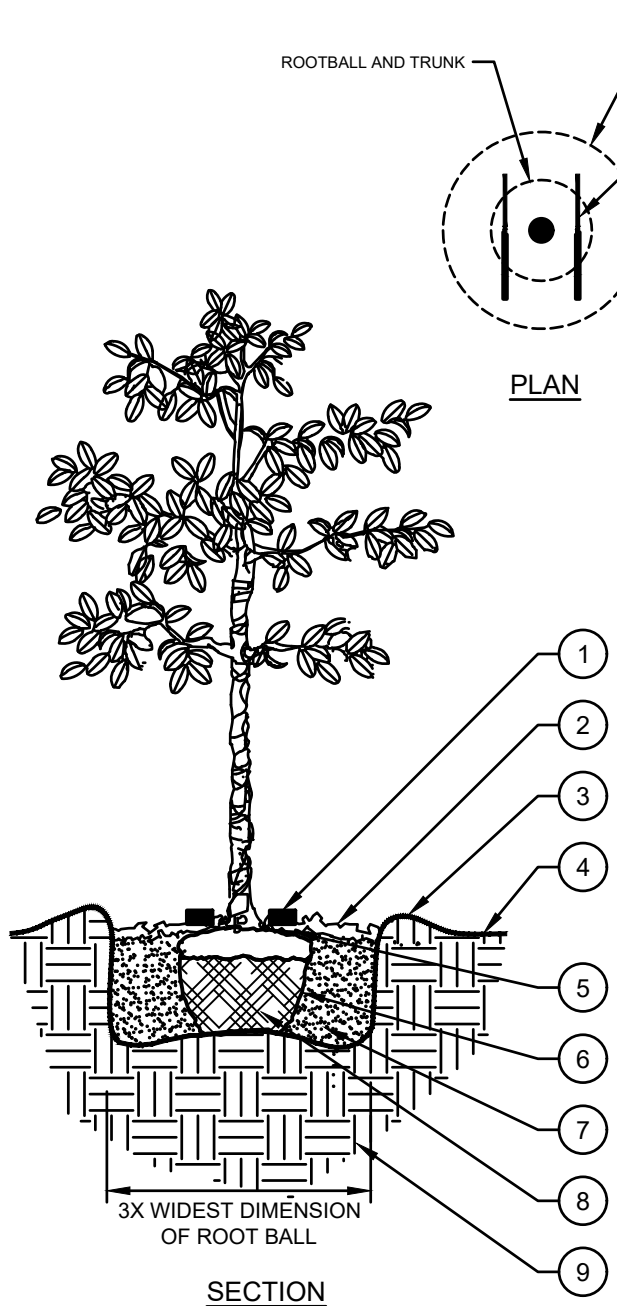
RF#P PALM TREE FIXING SYSTEM -PLATI-MAT PLATIPLUS ALUMINUM TENSION ANCHORS TWO-WAY RATCHET TENSIONER GALVANIZED WIRE PLATI-MAT ROOTBALL PROTECTION MESH

PLANT SO THAT THE TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE AFTER SETTLEMENT, APPROX. 1" ABOVE FINISHED GRADE AT TIME OF PLANTING.

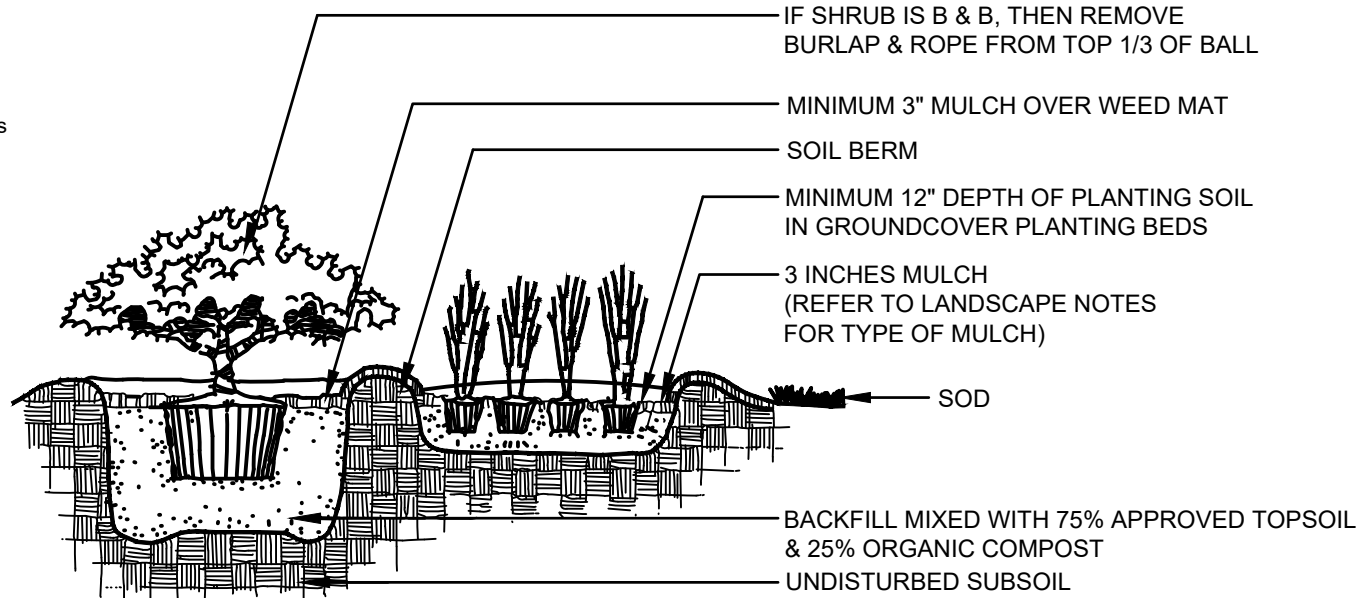
1 1/2" - 2" APPROVED MULCH AVOID CONTACT WITH THE TRUNK.
4" OF SAND PLACED ON BACKFILL.
FINISHED GRADE
BACKFILL MIXED WITH APPROVED TOPSOIL.
ALL ROOT BALL COVERING MATERIALS SHALL BE COMPLETELY REMOVED BEFORE PLANTING.

PLATIPUS* PALM STAKING DETAIL

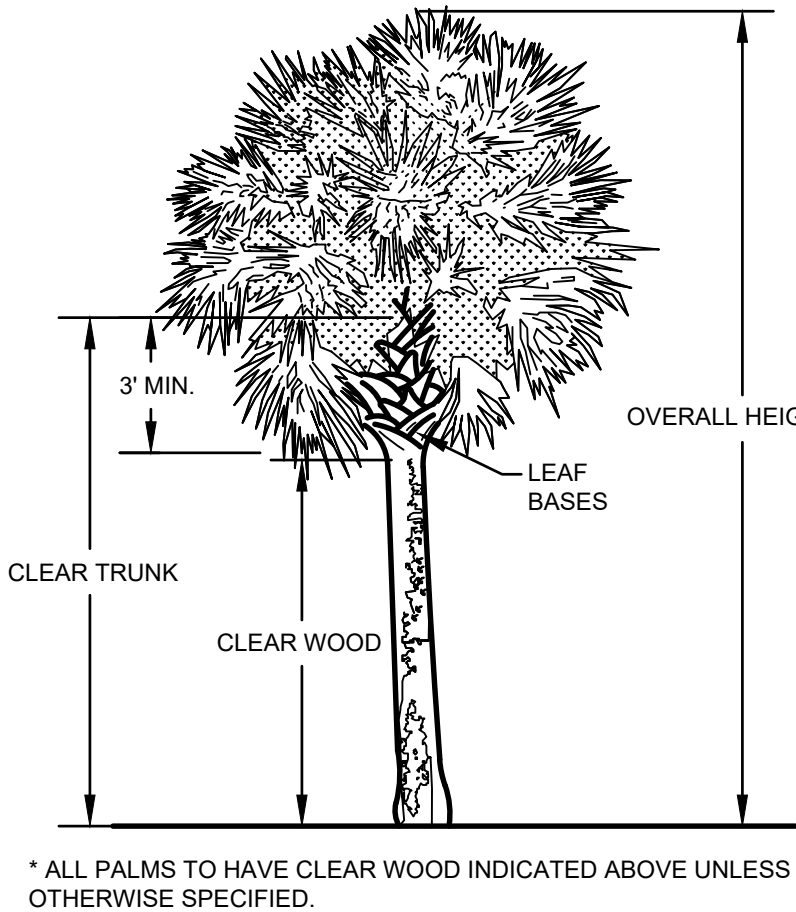
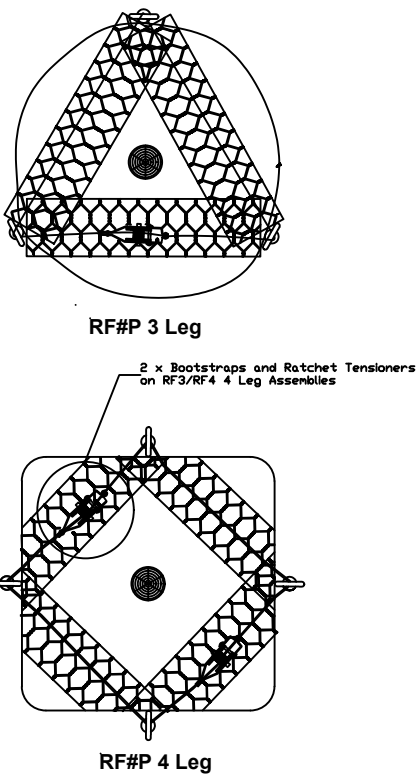
(OR APPROVED EQUAL)
N.T.S.



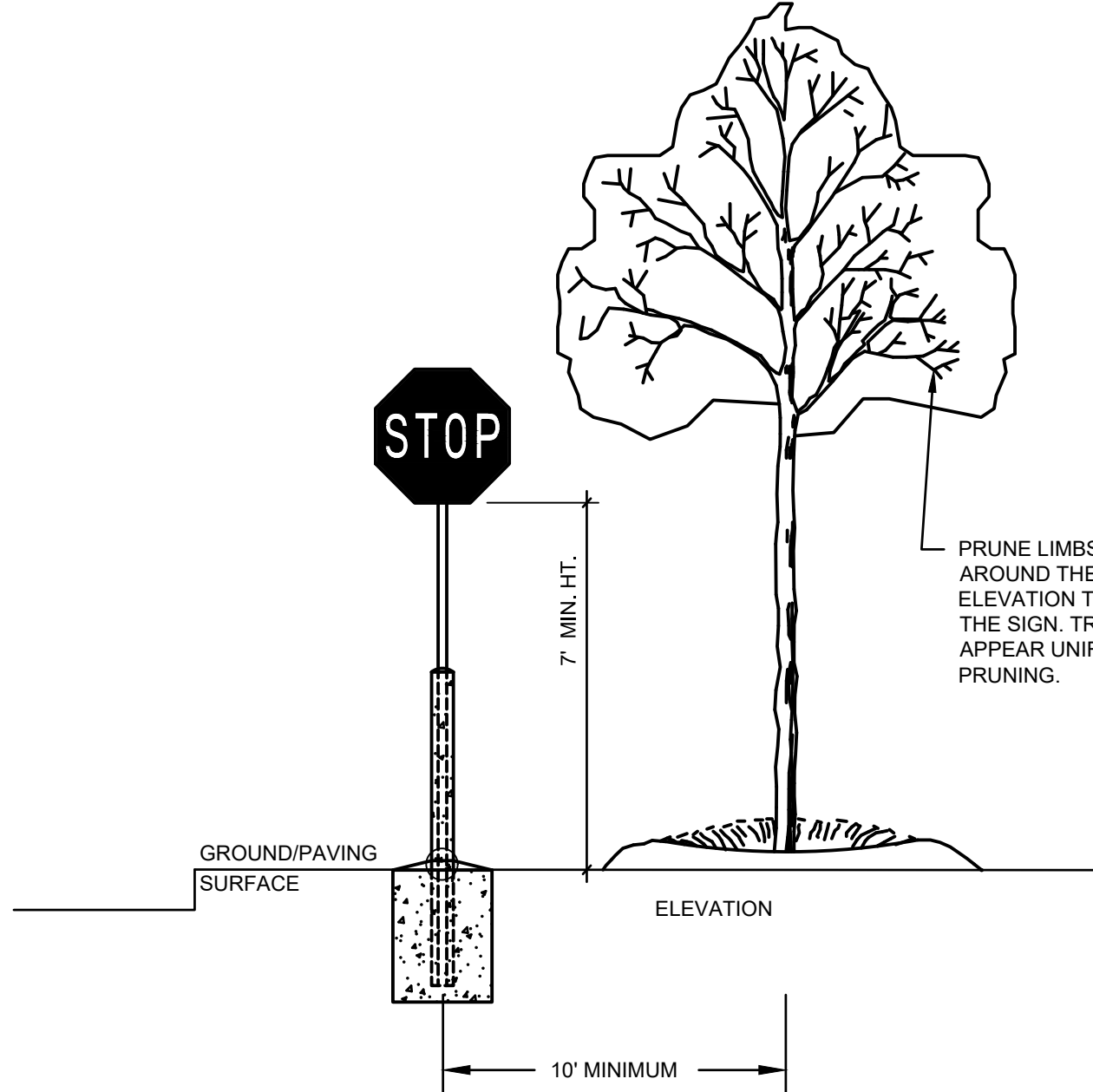
SMALL TREE PLANTING
(14' OR LESS)
N.T.S.



SHRUB AND GROUNDCOVER PLANTING DETAIL
N.T.S.

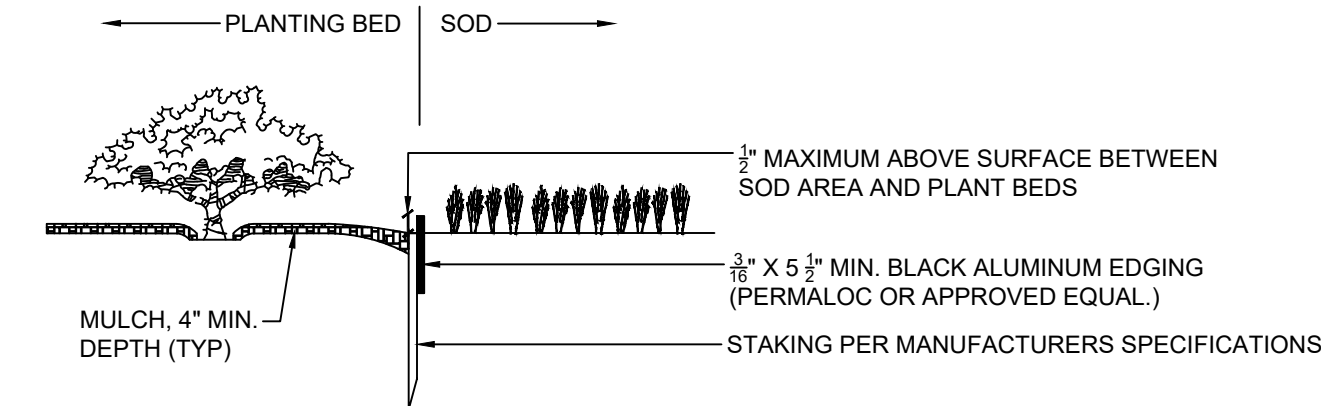


PALM MATRIX B



ALL TREES TO BE PLANTED NO CLOSER THAN 10' IN ALL DIRECTIONS FROM ANY TRAFFIC SIGNS

TREE PLANTING AT TYPICAL SIGN
N.T.S.



ALUMINUM EDGING
N.T.S.

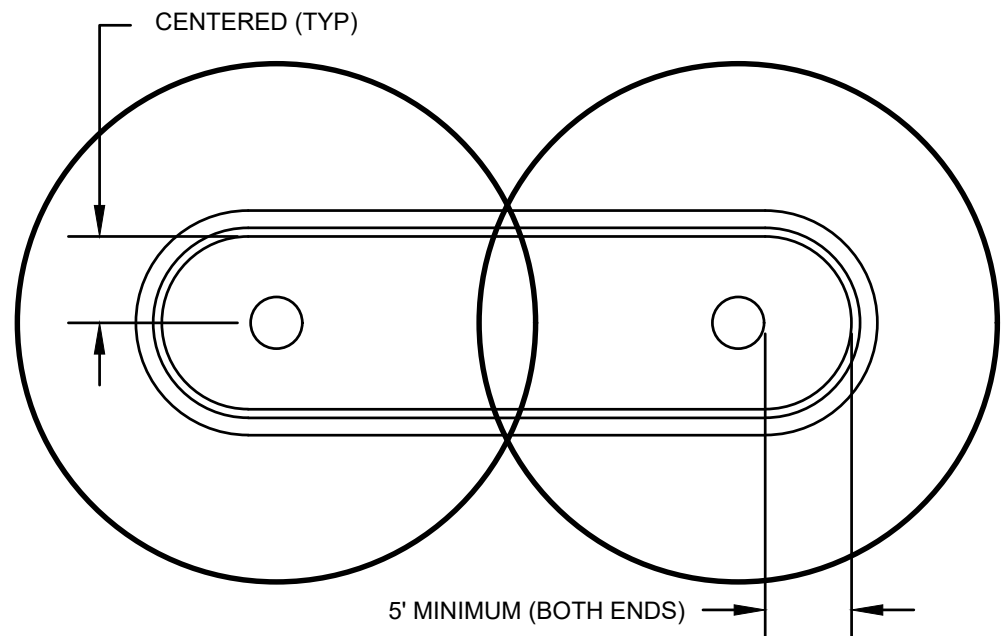
PALM HEIGHT/TRUNK SPECIFICATIONS

OVERALL HEIGHT(OA):
HIGHEST POINT IN THE CANOPY MEASURED FROM THE SOIL LINE TO THE NATURAL POSITION OF THE LAST FULLY EXPANDED LEAF. UNLESS SPECIFIED DIFFERENTLY, THE TERM HEIGHT, OR HEIGHT MEASUREMENTS SPECIFIED, WILL BE CONSIDERED OVERALL HEIGHT.

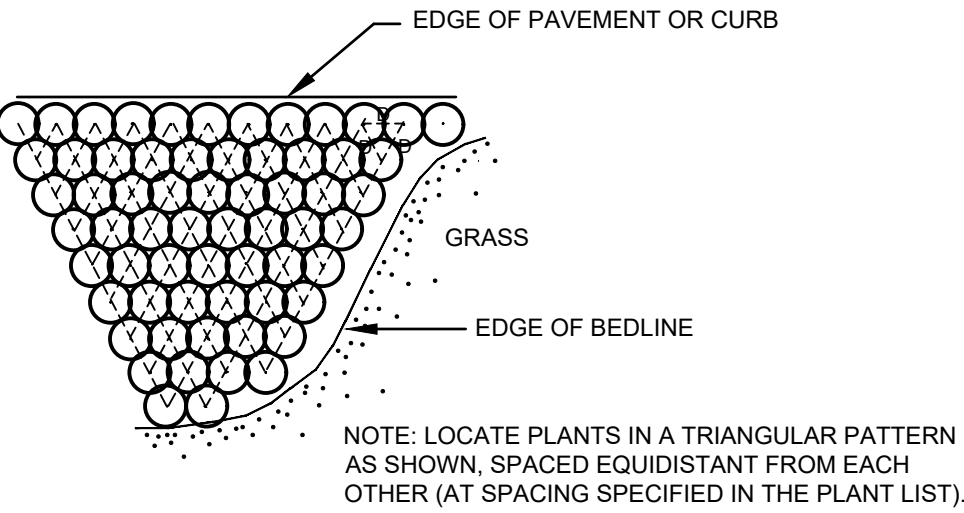
CLEAR TRUNK(CT):
A MEASUREMENT FROM THE SOIL LINE TO A POINT IN THE CANOPY WHERE THE TRUNK CALIPER BEGINS TO THIN ABRUPTLY. ON MANY PALMS, THIS POINT WILL LIE AT THE BASE OF THE PETIOLE OF THE THIRD OR FOURTH YOUNGEST BUT FULLY EXPANDED LEAF.

CLEAR WOOD(CW):
A MEASUREMENT FROM THE SOIL LINE TO THE HIGHEST POINT OF THE TRUNK FREE OF PERSISTENT LEAF BASES. ON PALMS WITH A CROWN SHAFT, THE MEASURE WILL BE FROM THE SOIL LINE TO THE BASE OF THE CROWN SHAFT. IT SHOULD BE NOTED THAT PALMS WITH VERY PERSISTENT LEAF BASES MAY NOT HAVE CLEAR WOOD.

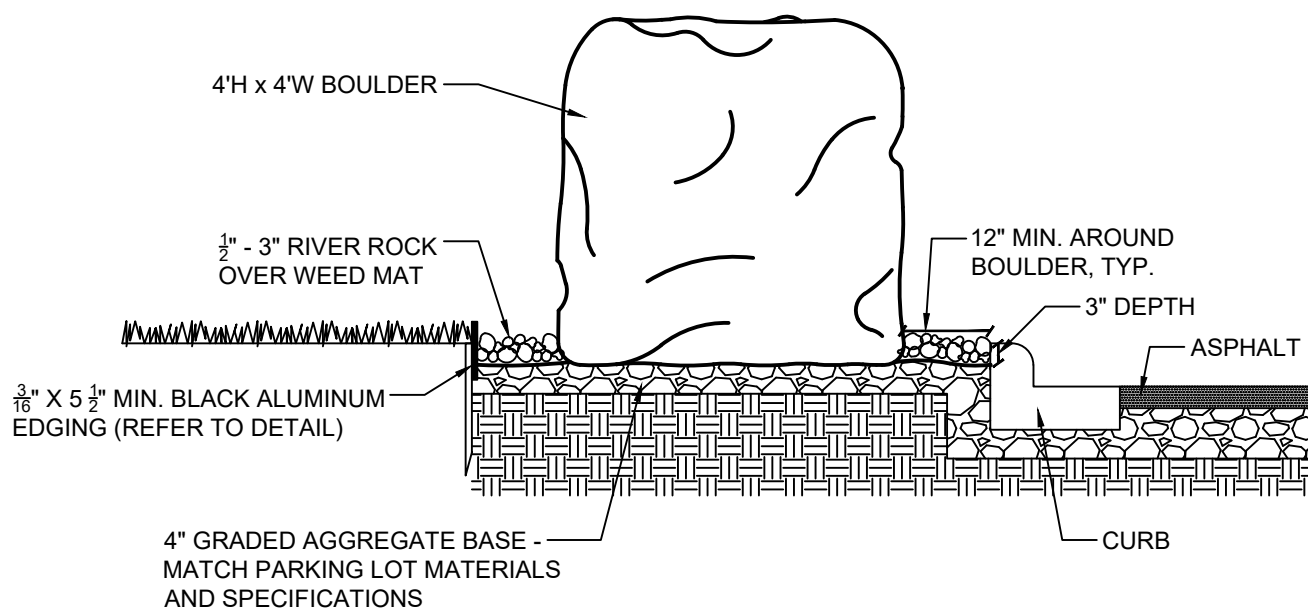
D.P.I. PALM INSPECTION NOTE:
ALL PALMS SHALL HAVE A VALID AND CURRENT STATE OF FLORIDA, DIVISION OF PLANT INDUSTRY (DPI) INSPECTION CERTIFICATION PRIOR TO BEING TRANSPORTED TO THE CONSTRUCTION SITE. THE DPI CERTIFICATION MUST BE SUBMITTED TO CPH AND A COPY OF THIS CERTIFICATION MUST BE PROVIDED TO THE GENERAL CONTRACTOR AND MAINTAINED WITH THE CONSTRUCTION RECORDS.



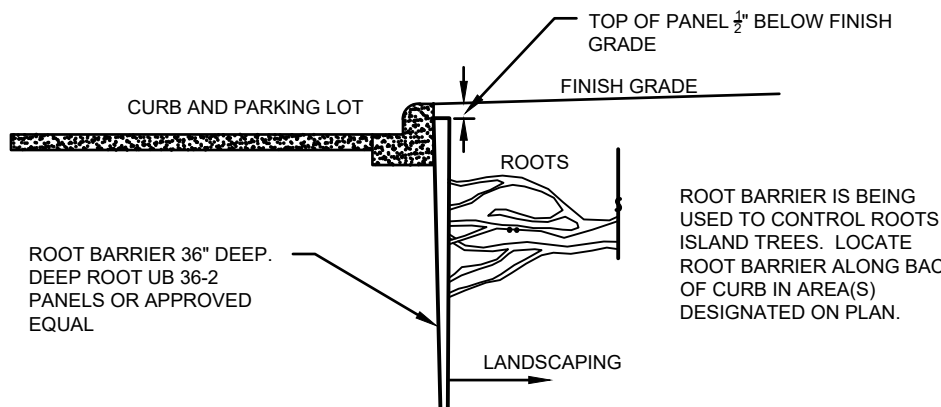
TYPICAL ISLAND PLANTING



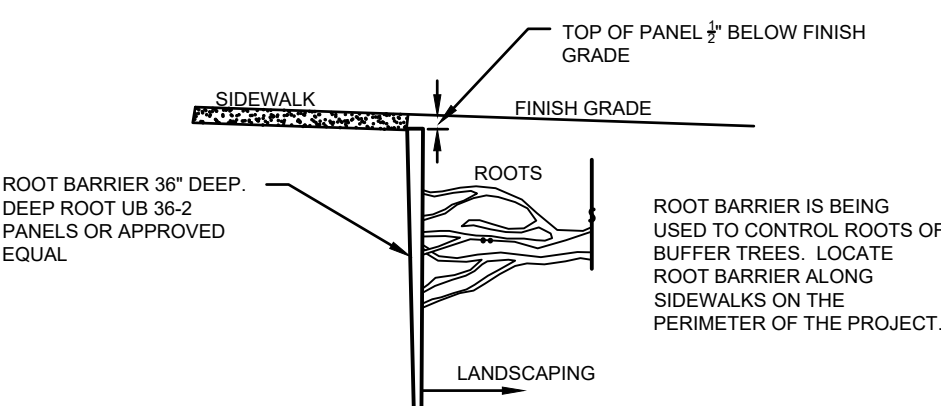
SHRUB/GROUNDCOVER SPACING PLAN
N.T.S.



BOULDER DETAIL
N.T.S.



ROOT BARRIER DETAIL
N.T.S.



ROOT BARRIER DETAIL
N.T.S.



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REVISIONS:

ISSUE DATE:

BID SET	01-29-2021
CONSTRUCTION	07-08-2021

DRAWN BY: N. Crouch

PANDA PROJECT #: D8043 STORE XXXX

CIVIL PROJECT #: P7356



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PANDA EXPRESS

TRUE WARM & WELCOME 2300
2599 S. WOODLAND BLVD.
DELAND, FLORIDA 32720

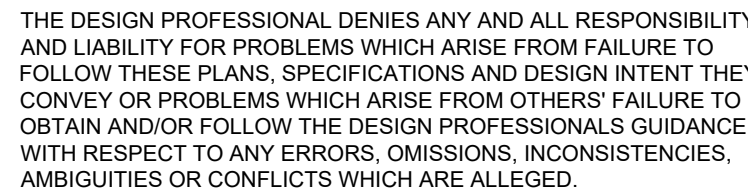
LANDSCAPE NOTES
AND DETAILS

L05.0

TRUE WARM & WELCOME 2300
D8043



THIS SHEET NOT VALID FOR
CONSTRUCTION UNLESS
STAMPED APPROVED



1. ALL WIRE WILL BE COLOR-CODED DIRECT BURIAL UL/LF WIRE: COMMON (WHITE) @12-1. CONTROL WIRE (RED) #14-1
2. ALL PIPING AND WIRING UNDER HARDTOPS WILL BE SCH 40 - UP TO 4" OR CLASS 200 - 6" AND ABOVE PVC PIPE SLEEVE
3. IRRIGATION INSTALLATION CONTRACTOR SHALL INSTALL (2) SPARE CONTROL WIRES, COLOR-CODED YELLOW AND COMMON FROM CONTROLLER TO MIDPOINT OF MAINLINE, MOUNTED IN 10" ROUND VALVE BOX.



1. ALL P.V.C. PIPING SHALL BE SNAKED IN TRENCHES.
2. ALL WIRING TO BE BUNDLED AND TAPED AT 20' INTERVALS.
3. ALL MAIN SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
4. PROVIDE PIPE AND WIRE SLEEVES UNDER ALL PAVED SURFACES. WIRE SHALL BE WITHIN SEPARATE 2" ELECTRICAL CHASE.
5. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES AND ORDINANCES IN REFERENCE TO THE INSTALLATION OF PVC PIPE.
6. TIE A LOOSE 20' LOOP IN WIRING AT ALL CHANGES OF DIRECTION GREATER THAN 30° UNTIL ALL LOOPS AFTER ALL CONNECTIONS HAVE BEEN COMPLETED.
7. INSTALL #14-1 TRACKING WIRE NEXT TO MAINLINE

SIZE OF NURSERY STOCK	IRRIGATION SCHEDULE FOR VITALITY
LESS THAN 2" CALIPER	DAILY FOR TWO WEEKS, EVERY OTHER DAY FOR TWO MONTHS, WEEKLY UNTIL ESTABLISHED
2"-4" CALIPER	DAILY FOR ONE MONTH, EVERY OTHER DAY FOR THREE MONTHS, WEEKLY UNTIL ESTABLISHED.
GREATER THAN 4" CALIPER	DAILY FOR SIX WEEKS, EVERY OTHER DAY FOR FIVE MONTHS, WEEKLY UNTIL ESTABLISHED

1. AT EACH IRRIGATION, APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER AT THE ROOT BALL SURFACE. APPLY IT IN A MANNER SO ALL WATER SOAKS THE ENTIRE ROOT BALL. DO NOT WATER IF THE ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY
2. DELETE DAILY IRRIGATION WHEN PLANTING IN WINTER. ESTABLISHMENT TAKES THREE (HARDINESS ZONE 10-11) TO FOUR (HARDINESS ZONE 8-9) MONTHS PER INCH TRUNK CALIPER. NEVER APPLY IRRIGATION IF THE SOIL IS SATURATED.

WATERING RESTRICTIONS APPLY TO ALL COUNTY RESIDENTS, INCLUDING THOSE LIVING IN CITIES.

WATERING IS NOT ALLOWED BETWEEN 10 A.M. AND 4 P.M.

DURING EASTERN STANDARD TIME:

BUSINESSES MAY IRRIGATE FROM 4 P.M. TO 10 A.M. TUESDAYS.

DURING DAYLIGHT SAVING TIME

RESIDENTIAL IRRIGATION IS ALLOWED AT ODD-NUMBERED ADDRESSES FROM 4 P.M. TO 10 A.M. WEDNESDAYS AND SATURDAYS AND EVEN-NUMBER ADDRESSES THURSDAYS AND SUNDAYS. BUSINESS MAY IRRIGATE FROM 4 P.M. TO 10 A.M. TUESDAYS AND FRIDAYS. DAYLIGHT SAVING TIME BEGINS THE SECOND SUNDAY IN MARCH AND ENDS THE FIRST SUNDAY IN NOVEMBER.

IRRIGATION IS LIMITED TO NO MORE THAN ONE HOUR AND THREE-QUARTERS INCH OF WATER PER ZONE PER IRRIGATION DAY. A TYPICAL YARD HAS FOUR IRRIGATION ZONES.

RESTRICTIONS APPLY TO ALL WATER SOURCES, INCLUDING PRIVATE WELLS, SURFACE WATER, AND WATER FROM PUBLIC AND PRIVATE UTILITIES, EXCEPT FOR RECLAIMED WATER (SEE YOUR RECLAIMED WATER PROVIDER FOR ANY RESTRICTIONS.)

NEW PLANTINGS MAY BE WATERED ANY TIME FOR 30 DAYS, THEN EVERY OTHER DAY FOR ANOTHER 30 DAYS. KEEP THE STORE RECEIPT FOR PROOF OF PURCHASE.

HAND WATERING IS ALLOWED ANY TIME WITH AN AUTOMATIC SHUTOFF ON THE HOSE.









NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE 3/4"	PIPE 1"	PIPE 1 1/4"	PIPE 1 1/2"	WIRE	VALUE	LOSS	PRECIP
1A	Rain Bird PESB	1"	Bubbler	12.00	24	230.1	4.3			247.9	2.02		2.09 in/h
1B	Rain Bird PESB	1"	Bubbler	7.00	14	249.0				152.3	1.74		2.05 in/h
2	Rain Bird PESB	1"	Turf Spray	28.52	12	125.2	29.8		5.3	241.6	5.2		0.81 in/h
3	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	21.61	1,334 f.l.	121.6	62.2	3.2		232.5	2.32		1.44 in/h
4	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	18.88	1,126 f.l.	219.6		6.8		142.7	2		1.44 in/h
5	Rain Bird PESB	1"	Turf Spray	13.87	10	148.6	15.3			147.3	2.23		0.8 in/h
6	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	18.88	1,612 f.l.	98.0		9.6		316.4	4.45		in/h
7	Rain Bird PESB	1"	Turf Spray	15.17	14	208.9	151.0	5.6		381.9	2.37		0.8 in/h
8	Rain Bird XCZ-150-LCDR	1-1/2"	Area for Dripline	22.84	1,304 f.l.	106.2	49.9	77.0	39.1	382.4	2.57		1.44 in/h
	Common Wire						437.0						

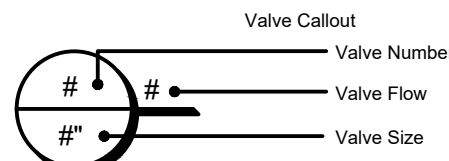
NUMBER	MODEL	TYPE	PRECIP	IN/WEEK	MIN/WEEK	GAL/WEEK
1A	Rain Bird PESB	Bubbler	2.09 in/h	1	29	348
1B	Rain Bird PESB	Bubbler	2.05 in/h	1	30	210
2	Rain Bird PESB	Turf Spray	0.81 in/h	1	74	2,111
3	Rain Bird XCZ-150-LCDR	Area for Dripline	1.44 in/h	1	42	907.6
4	Rain Bird XCZ-150-LCDR	Area for Dripline	1.44 in/h	1	42	792.8
5	Rain Bird PESB	Turf Spray	0.81 in/h	1	76	1,854
6	Rain Bird XCZ-150-LCDR	Area for Dripline	1.45 in/h	1	42	1,100
7	Rain Bird PESB	Turf Spray	1.05 in/h	1	58	879.9
8	Rain Bird XCZ-150-LCDR	Area for Dripline	1.44 in/h	1	42	959.3
TOTALS:					435	8,362

- WATER APPLICATION(S) TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND/OR WATER MANAGEMENT DISTRICT RULES & REGULATIONS.
- WATERING SCHEDULE IS BASED ON A ONE (1) DAY APPLICATION TO PROVIDE A ONE (1) ACRE INCH VOLUME OF WATER PER WEEK. DURATION OF WATERING TIMES SHALL BE ADJUSTED FOR MULTIPLE WATERING DATES, IF ALLOWED. (I.E. ONE-HALF OF THE RECOMMENDED TIME IS REQUIRED FOR A TWO (2) DAY PER WEEK SCHEDULE.
- WATERING SCHEDULE IS PROVIDED FOR PURPOSES OF ASCERTAINING WATER VOLUME REQUIREMENTS FROM AVAILABLE WATER SOURCE ONLY AND SHALL NOT CONSTITUTE AS PRESCRIPTION FOR WATERING APPLICATION FOR SPECIFIC TREES, SHRUBS, GRASS, OR FLOWERS. ADDITIONAL INFORMATION FOR WATERING APPLICATIONS FOR SPECIFIC TREES, SHRUBS, GRASS, OR FLOWERS WILL BE PROVIDED BY THE USER.

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	<u>PSI</u>
    	Rain Bird 1806-U-PRS 15 Strip Series Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal, Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	5	30
   	Rain Bird 1806-U-PRS HE-VAN Series Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal, Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	31	30
   	Rain Bird 1800-1400 Flood 1401 Fixed flow rate (0.25-2.0 GPM), full circle bubbler, 1/2" FIPT.	38	30

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>
	Rain Bird XCZ-150-LCDR High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PESB-R Scrubber Globe Valve with single 1-1/2" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-62gpm.	4
	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	10
	Rain Bird OPERIND Drip System Operation Indicator, stem rises 6" for clear visibility when drip system is charged to a minimum of 20psi. Includes 16' of 1/4" distribution tubing with connection fitting pre-installed.	3
	Rain Bird XP-0600X Drip micro-spray Low-Voltage, Low-Pressure, Drip 6.0° Pop-Up Spray, 1/4" Barbed Inlet. Nozzle Options: SO Series, 5 MPFR Series, 8 MPFR Series, and 5 Series Plastic Bubbler. *Note* Always install a Pressure Compensating Screen w/Plastic Bubbler 5 Series.	46
	Area to Receive Dripline Rain Bird XFD-09-12 XFD On-Surface Pressure Compensating Landscape Dripline. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	5,375 l.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PESP 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	5
	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	2
	Hunter PC-400 with (02) PCM-300 Light Commercial & Residential Controller, 10-station expanded module controller, 120 VAC, Outdoor model	1
	Hunter Solar-Sync-Sen Solar, rain freeze sensor with outdoor interface, connects to Hunter Controllers, install as noted. Includes gutter mount bracket. Wired. Module not included.	1
	Existing well and pump system, to be field verified System requires 30 GPM @ 45 PSI. Irrigation contractor shall be responsible to verify the sources ability to service the systems requirements at site before starting construction.	1
	Irrigation Lateral Line: PVC Class 200 SDR 21 Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size. Install 12" below final grade.	1,969 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21 Pipe sizes 3" inch or smaller shall have bell and socket joints. Pipe sizes larger than than 3" inch shall have snap connections w/ rubber gasket joints, thrust blocked. Install 18" below grade.	437.0 l.f.
	Pipe Sleeve: PVC Schedule 40 Irrigation sleeves shall be Schedule 40 PVC pipe up to 4" pipe. The depth of the sleeves shall be a minimum 30" cover from finished grade (top of asphalt) under roadway crossings and 24" under all sidewalks and hardscapes.	550.4 l.f.



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ISSUE DATE:

BID SET	01-29-2021
CONSTRUCTION	07-08-2021

DRAWN BY: N. Crouch

PANDA PROJECT #: D8043 STORE XXXX

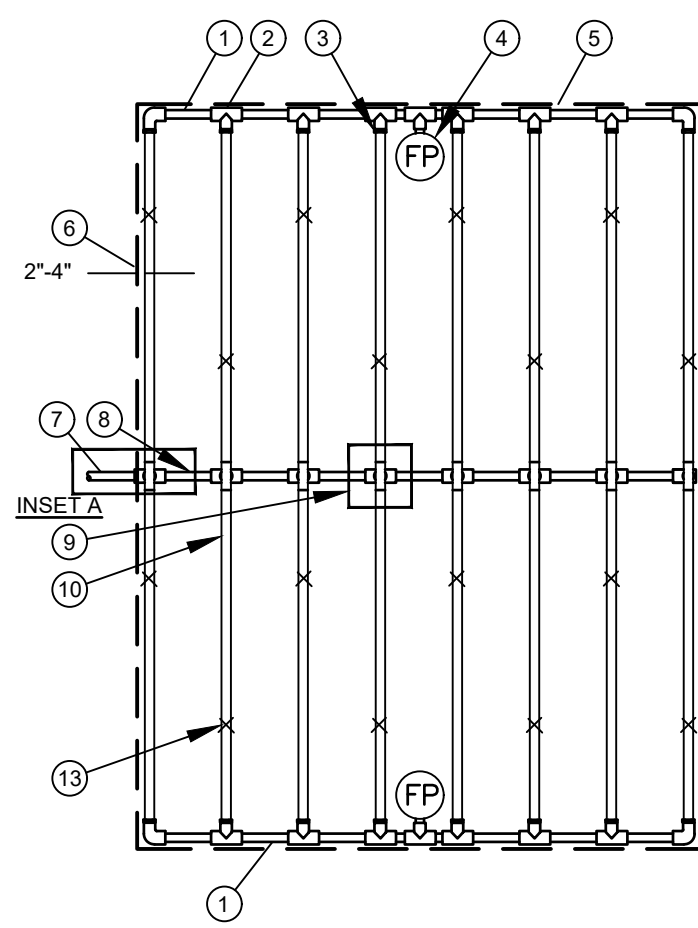
CIVIL PROJECT #: P7356

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This item has been digitally signed and sealed by James K. Winter on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

TRUE WARM & WELCOME 23
2599 S. WOODLAND BLVD.
DELAND, FLORIDA 32720

IR01.0

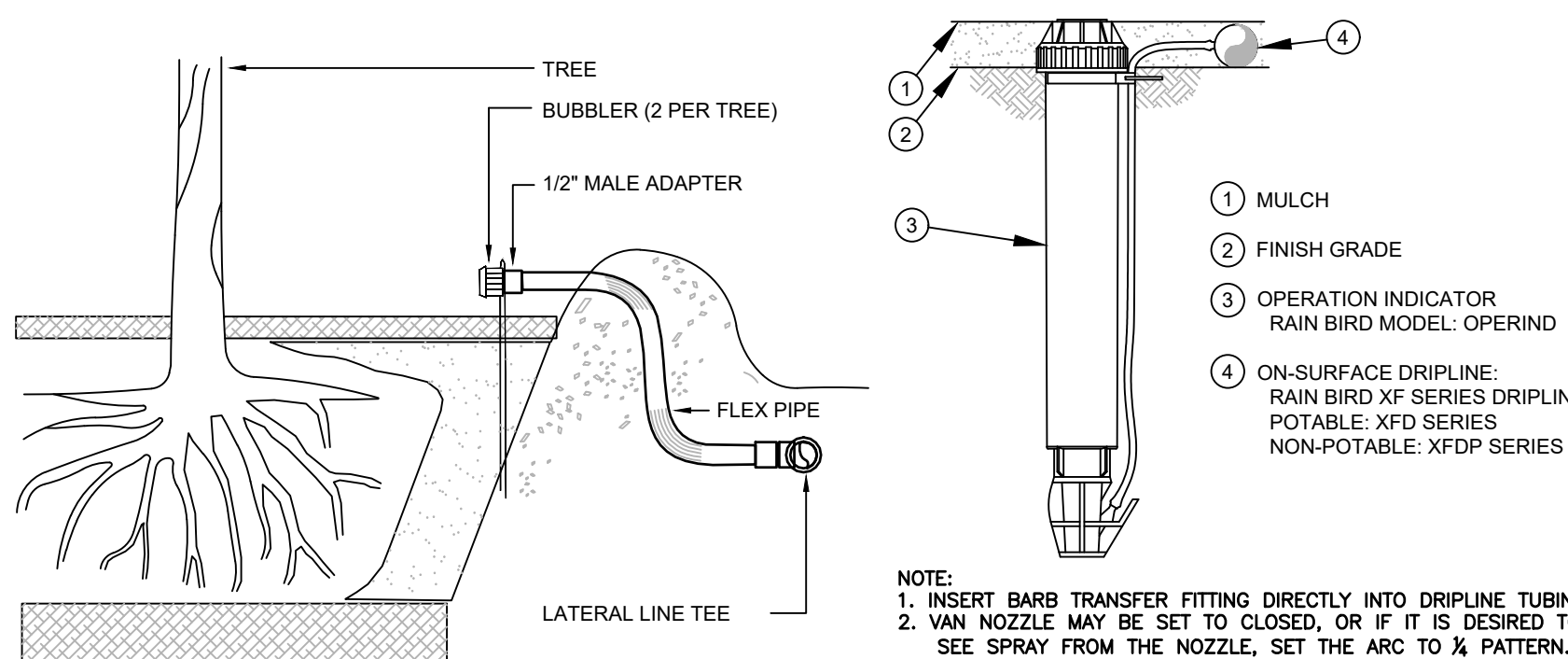


- NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION.
 - LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
 - WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 80PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

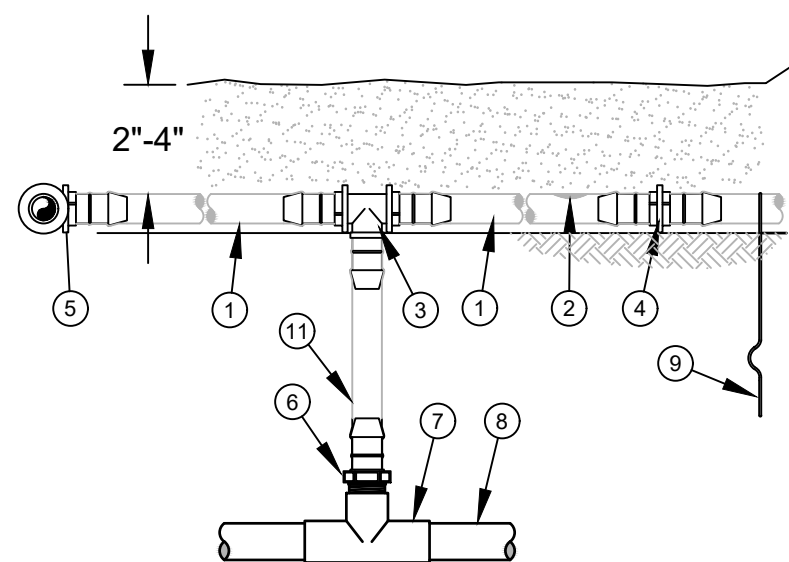
XFD ON-SURFACE DRIPLINE - CENTER FEED LAYOUT

- TOP OF MULCH LAYER
- FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE: RAIN BIRD MDCFCAP NON-POTABLE: RAIN BIRD MDCFCPCAP
- EASY FIT COUPLING: RAIN BIRD MDCFCOUP
- SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
- RAIN BIRD XF BLANK TUBING
- FINISH GRADE
- PVC EXHAUST HEADER
- PVC SCH 40 TEE OR EL
- BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
- ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
- 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- BRICK (1 OF 2)

XFD ON-SURFACE DRIPLINE FLUSH POINT



TREE BUBBLER DETAIL

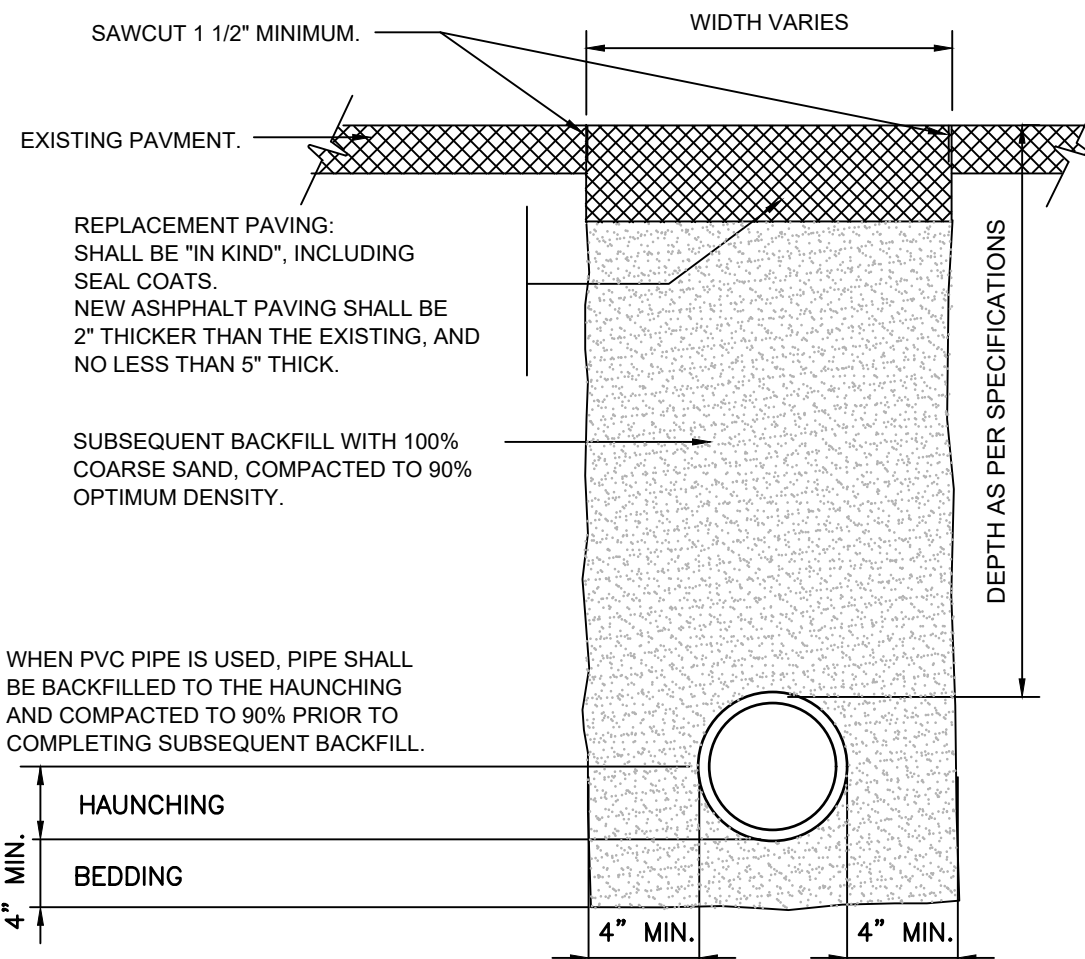


- NOTES:
- PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 - AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
 - SAVE YOUR HANDS. USE THE RAIN BIRD FITTINGS-TOOL XF INSERTION TOOL FOR FITTING ASSEMBLY.

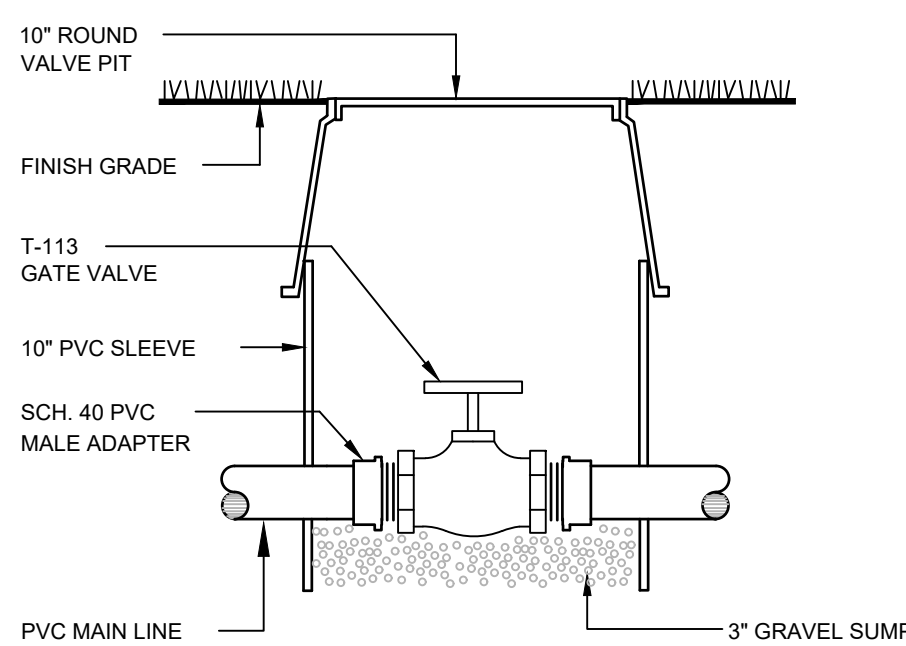
XFD ON-SURFACE DRIPLINE RISER ASSEMBLY

ON-SURFACE DRIPLINE OPERATIONAL INDICATOR

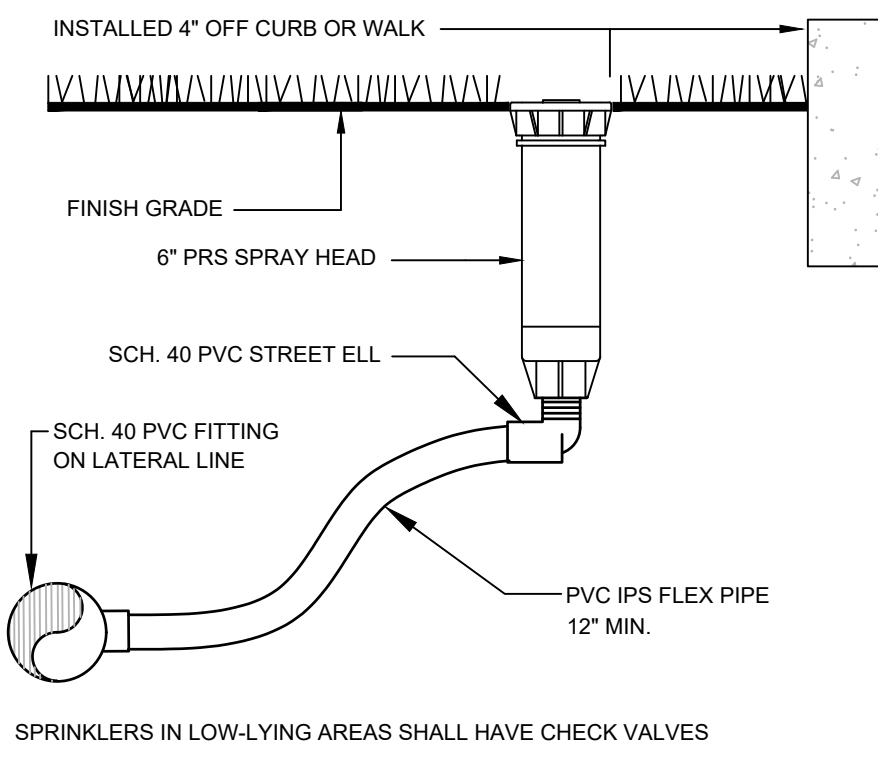
- ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
- INLINE DRIP EMITTER OUTLET. SEE PLANS FOR DRIPLINE OUTLET SPACING.
- BARB TEE 17x17x17mm RAIN BIRD XFF-TEE
- BARB COUPLING 17x17mm RAIN BIRD XFF-COUP
- BARB ELBOW 17x17mm RAIN BIRD XFF-ELBOW
- BARB MALE ADAPTER 17mm X 1/2" MPT RAIN BIRD XFF-MA-050 17mm X 3/4" MPT RAIN BIRD XFF-MA-075
- PVC TEE SxSxT
- PVC LATERAL SUPPLY HEADER
- TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
- MULCH
- FINISH GRADE
- RAIN BIRD XF SERIES BLANK TUBING LENGTH AS REQUIRED



TRENCH DETAIL AT ASPHALT PAVING



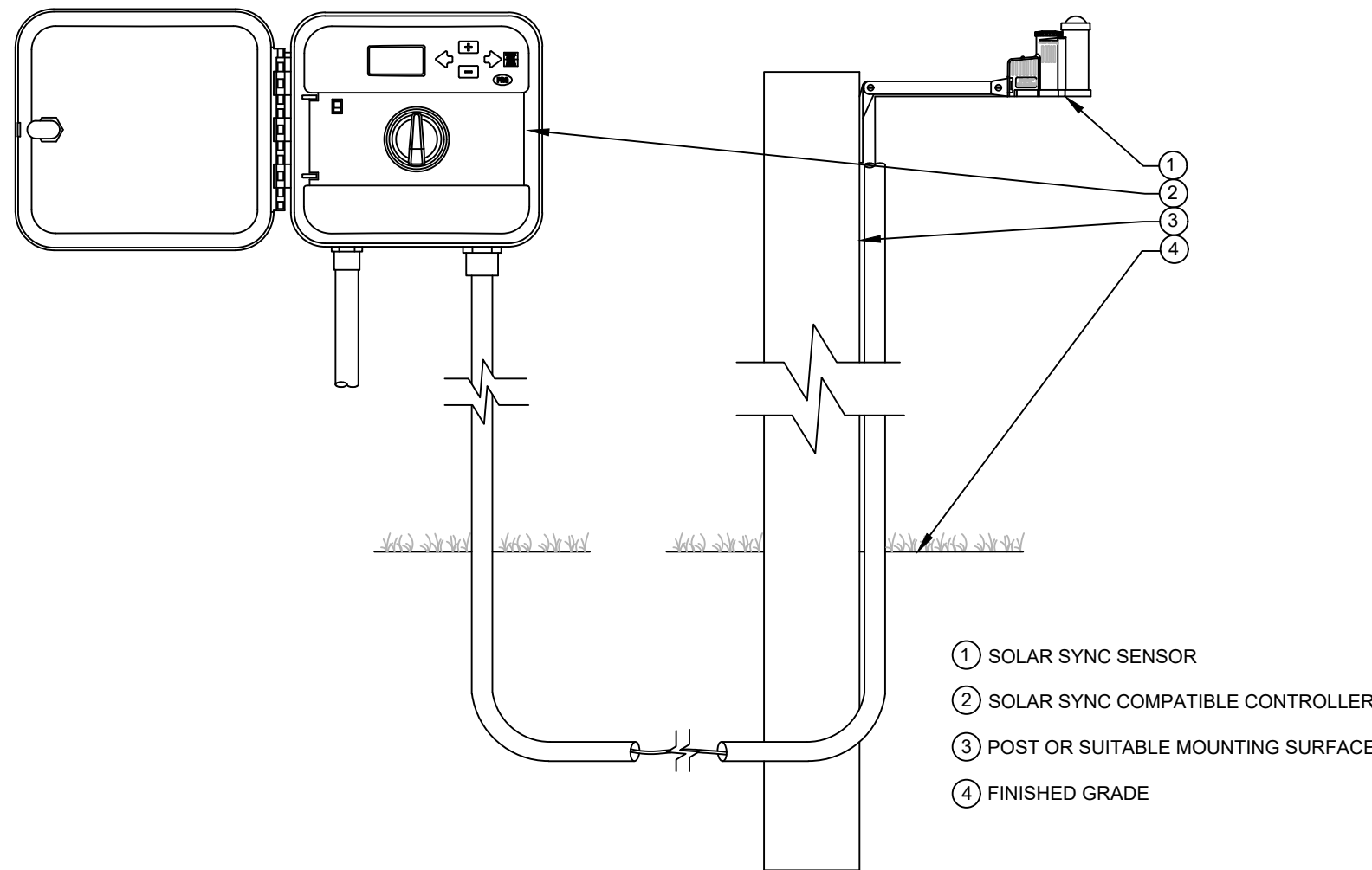
ISOLATION GATE VALVE



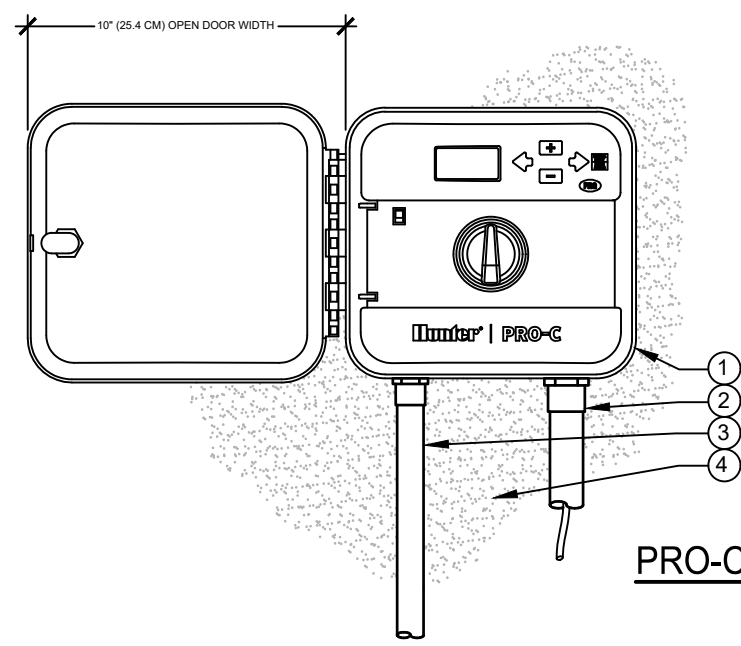
6" POP-UP SPRAY HEAD DETAIL

- FINISH GRADE/TOP OF MULCH
- JUMBO VALVE BOX WITH PURPLE COVER: RAIN BIRD VBUMBPL
- 30-INCH LINEAR LENGTH OF WIRE, COILED
- WATERPROOF CONNECTION: RAIN BIRD DB SERIES
- 1 1/2" PESB-R VALVE (INCLUDED IN XCZ-150-LCDR KIT)
- 1 1/2" SCH 40 ADAPTER (MALE X FEMALE) INCLUDED IN XCZ-150-LCDR KIT
- 1 1/2" FILTER - RAIN BIRD LARGE CAPACITY DISC FILTER (INCLUDED IN XCZ-150-LCDR KIT)
- 1 1/2" HIGH FLOW PRESSURE REGULATOR (INCLUDED IN XCZ-150-LCDR KIT)
- LATERAL PIPE
- PVC SCH 80 NIPPLE 1 1/2"
- PVC SCH 40 ELBOW
- PVC SCH 80 NIPPLE (2" LENGTH, HIDDEN) AND PVC 40 ELBOW
- PVC SCH 40 TEE OR ELBOW
- MAINLINE PIPE
- 4" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- ISOLATION VALVE, LINE SIZE

RAIN BIRD XCZ-150-LCDR 1.5" COMMERCIAL CONTROL ZONE KIT IN JUMBO VALVE BOX

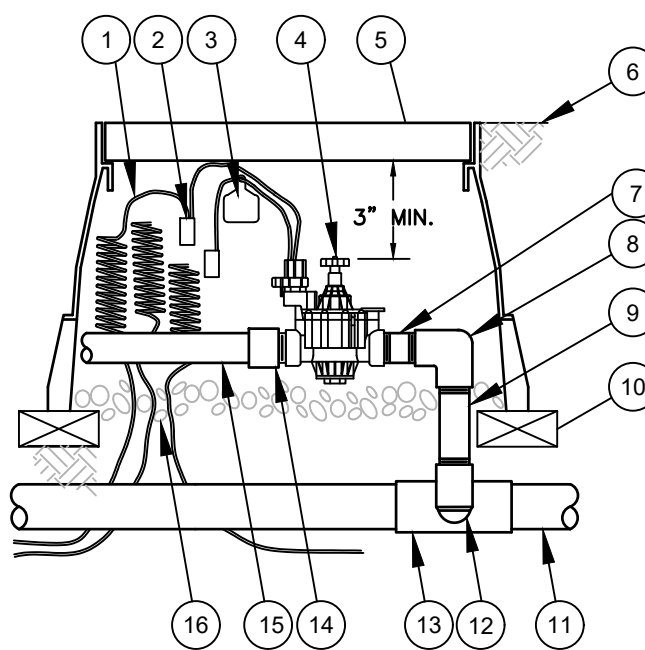


SOLAR SYNC WITH WALL MOUNT CONTROLLER



PRO-C WALL MOUNT

- 30" LINEAR LENGTH OF WIRE, COILED
- WATERPROOF CONNECTION: RAIN BIRD SPLICE-1 (1 OF 2)
- ID TAG: RAIN BIRD VID SERIES
- REMOTE CONTROL VALVE: RAIN BIRD PESB
- VALVE BOX WITH COVER: RAIN BIRD VB-STD
- FINISH GRADE/TOP OF MULCH
- PVC SCH 80 NIPPLE (CLOSE)
- PVC SCH 40 ELL
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- BRICK (1 OF 4)
- PVC MAINLINE PIPE
- SCH 80 NIPPLE (2" LENGTH, HIDDEN) AND SCH 40 ELL
- PVC SCH 40 TEE OR ELL
- PVC SCH 40 MALE ADAPTER
- PVC LATERAL LINE
- 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL



ELECTRIC REMOTE CONTROL VALVE - PESB SERIES

GENERAL IRRIGATION NOTES

- ALL MAINLINES TO HAVE A MINIMUM OF 18" OF COVER. (CLASS 200 PVC PIPE).
- ALL LATERAL AND SUB-MAIN PIPE TO HAVE A MINIMUM OF 12" OF COVER (CLASS 200 PVC PIPE).
- NO ROCKS, BOULDER, OR OTHER EXTRANEOUS MATERIALS TO BE USED IN BACKFILLING OF TRENCH.
- ALL PIPE TO BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.
- ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE OR LIQUID TEFLON.
- ALL LINES TO BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF SPRINKLER HEADS.
- SPRINKLER AND RELATED EQUIPMENT TO BE INSTALLED AS PER DETAILS.
- ALL ELECTRICAL JOINTS TO BE MADE USING WATERPROOF CONNECTIONS AS SHOWN ON DETAILS.
- ALL EQUIPMENT NOT SPECIFIED IN THE LEGEND SHALL BE DETERMINED AND FURNISHED BY THE CONTRACTOR.
- NO ELECTRICAL CONNECTIONS SHALL BE MADE IN THE FIELD EXCEPT AT A VALVE CONTROL BOX OR ANOTHER VALVE BOX SPECIFICALLY FOR CONNECTIONS.
- ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET MUST BE REFERRED TO THE IRRIGATION CONSULTANT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- ALL 24 VOLT WIRE SHALL BE #12 UFIL FOR COMMON WIRE, AND #14 UFIL FOR CONTROL WIRES, DIRECT BURIAL, SOLID COPPER.
- CONTRACTOR TO BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED. I.e ADJUST HEADS WITH INSUFFICIENT COVERAGE DUE TO BLOCKAGE BY EXISTING OR PROPOSED SITE FEATURES.
- CONTRACTOR TO REFER TO LATERAL TUBING TO KEEP SPRINKLER EQUIPMENT AND ACCESSORY MATERIAL FROM INTERFERING WITH PROPER PLANTING. I.e VERIFY ROOT BALL SIZE FOR PLANTING.
- CONTRACTOR SHALL PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN A VALVE BOX (WRAP AROUND 3/4" PIPE 12 TIMES).
- SPRINKLERS IN LOW-LYING AREAS SHALL HAVE CHECK VALVES.
- ALL SPRINKLERS TO BE MOUNTED ON FLEX PIPE - REFER TO DETAILS.
- INSTALL DRIP LINE TUBING AND NON-PRESSURE LATERAL LEAD LINE PIPING IN LANDSCAPE AREAS AND ADJACENT TO SELECTED PLANT MATERIAL AS SHOWN IN DETAILS.
- CONTRACTOR SHALL UTILIZE VALVE I.D. TAGS ON ALL REMOTE CONTROL VALVES.
- 24 VOLT WIRE SHALL BE COLOR CODE; COMMON-WHITE, CONTROL-RED.
- CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDED GROUNDING EQUIPMENT FOR POWER SUPPLY AND VALVE OUTPUT WITH (2) 5/8" COPPER CLAD GROUND RODS.
- CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDATION ON FAULT GROUND AND LIGHTNING PROTECTION.
- CONTROLLER GROUNDING MUST BE PER ASIC REQUIREMENTS.
- ALL MATERIAL TO BE SUPPLIED BY CONTRACTOR TO OWNER.
- TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
- TWO KEYS FOR EACH OF THE AUTOMATIC CONTROLLERS.
- TWO QUICK COUPLER KEYS WITH MATCHING HOSE SWIVELS.
- SYSTEM IS DIAGRAMMATIC TO IMPROVE CLARITY. ALL MAINLINE PIPING, ELECTRIC VALVES AND WIRING ARE TO BE INSTALLED IN LANDSCAPED AREAS AND REFERENCE THE LANDSCAPE PLAN PRIOR TO THE INSTALLATION OF PIPING TO AVOID CONTACT WITH PLANT MATERIALS EXISTING OR NEW.
- CONTRACTOR TO ADD EXTENSION RISERS TO POP-UP HEADS WHEN NEEDED TO PROVIDE PROPER COVERAGE.
- CONTRACTOR SHALL INSTALL SPRINKLER EQUIPMENT 12" FROM FOUNDATIONS, ALSO INSTALL SPRINKLERS 4" FROM CURBS OR WALKS.
- PRIOR TO BID IRRIGATION CONTRACTOR SHALL VERIFY RIGHT-OF-WAY AND BACKFLOW REQUIREMENTS NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS. CONTRACTOR SHALL NOTIFY CONSULTANT OF ANY CHANGES FROM PLANS OR SPECIFICATIONS.
- IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH A REPRODUCIBLE AS-BUILT DRAWING OF THE INSTALLED IRRIGATION SYSTEM IN A PDF FILE FORMAT BEFORE FINAL ACCEPTANCE. PROVIDE CROSS-MEASURED LOCATIONS OF ALL VALVE LOCATIONS, CONTROLLER, WATER SOURCE, WIRE SPLICES, SLEEVE LOCATIONS, ETC.
- A 1-YEAR WARRANTY PERIOD SHALL BE PROVIDED FOR SYSTEM AFTER SUBSTANTIAL COMPLETION IS ACCEPTED. START UP AND ADJUSTING OF SYSTEM IS INCLUDED IN WARRANTY.
- PRIOR TO BID, CONTRACTOR SHALL VERIFY THAT ALL MATERIAL, INSTALLATION PARAMETERS AND OPERATIONS CONFORM TO ALL APPLICABLE CODES AND ORDINANCES NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS. CONTRACTOR SHALL NOTIFY IRRIGATION CONSULTANT/DESIGNER OF ANY CHANGES REQUIRED DUE TO CURRENT CODE OR ORDINANCE DISCREPANCIES. IF CONTRACTOR DOES NOT COMPLY TO THIS NOTIFICATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY INSTALLATION CHANGE AND REDESIGN COSTS FOR NON-COMPLIANCE.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR MUST COMPLETE TWO PRESSURE TESTS OF THE IRRIGATION SYSTEM MAINLINE (BOTH IN PRESSURE DURING DURATION OF THE TEST).
A. 2-HOUR PRESSURE TEST AT 1.5 TIMES THE SYSTEM STATIC PRESSURE
B. 24-HOUR PRESSURE TEST AT THE SYSTEM STATIC PRESSURE
- IRRIGATION INSTALLATION CONTRACTOR SHALL PROVIDE THE OWNER WITH A COLOR-CODED ZONE DIAGRAM PLAN, 8-1/2"x11" (LAMINATED SHEETS) WITH AN ELECTRONIC FILE COPY TO IDENTIFY CONTROLLER STATION TO THE CONTROL VALVE NUMBER FOR EACH CONTROLLER. THE LAMINATED CHART IS TO BE LOCATED IN AN ADHESIVE POUCH ATTACHED TO THE INSIDE OF CONTROLLER(S).
- THE CONTROLLER(S) SHALL SCHEDULE PROGRAM "A" TO A REGULAR RUN-TIME SETTINGS FOR AFTER THE ESTABLISHMENT PERIOD OF THE PLANT MATERIAL. PROGRAM "B" SHALL BE USED DURING THE ESTABLISHMENT PERIOD AND TURNED OFF AFTER THE 30-60 DAYS OF PLANT INSTALLATION.
- THE IRRIGATION CONTRACTOR WILL READ ALL SPECIFICATIONS AND REVIEW ALL DETAILS AND EXAMINE THESE PLANS CAREFULLY PRIOR TO BEGINNING THIS PROJECT. FAILURE TO READ THIS INFORMATION IS NOT AN ACCEPTABLE REASON IF THE JOB IS UNDERBID.
- THE PLAN MAY NOT INCLUDE ALL MATERIALS. THIS DOESN'T RELIEVE THE CONTRACTOR FROM BEING RESPONSIBLE TO PROVIDE A COMPLETE SYSTEM IN PERFECT WORKING ORDER.

IRRIGATION SYSTEM PERFORMANCE NOTES

- IRRIGATION SYSTEM IS DESIGNED TO OPERATE OFF AN EXISTING WELL PUMP SYSTEM PROVIDING A REQUIRED MINIMUM FLOW OF 30 GPM AND A MINIMUM PRESSURE OF 45 PSI.
CONTRACTOR MUST CONTACT THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION IF THE AVAILABLE FLOW AND PRESSURE DEVIATES MORE THEN 5% OR WILL AFFECT THE PERFORMANCE OF THE SYSTEM.
MINIMUM PRESSURE REQUIREMENTS - 45 PSI AT THE POINT OF CONNECTION
A. 30 PSI AT THE BASE OF THE POP-UP SPRAY HEADS
- HEAD LAYOUT IS BASED ON BASE INFORMATION PROVIDED. HEADS SHALL BE ADJUSTED TO ACCOMMODATE FIELD VARIATIONS WHILE MAINTAINING 100% COVERAGE AND MINIMIZING OVER-SPRAY ONTO PAVED AREAS AND BUILDINGS.
- 1/2" PIPE SHALL NOT BE USED FOR LATERAL PIPING
- WITH A WELL AS A WATER SOURCE THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WATER SAMPLES FROM THE WELL AT THE IRRIGATION CONTRACTORS EXPENSE. HE SHALL HAVE A CERTIFIED LAB ANALYZE THE WATER QUALITY. THE IRRIGATION CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT OR OWNERS PROJECT MANAGER, ANY POTENTIAL ISSUES THAT MAY AFFECT THE HEALTH OF THE PLANT MATERIAL OR POTENTIAL STAINING TO SIDEWALKS AND BUILDINGS. REPORTING SHALL OCCUR BEFORE THE SYSTEM IS IN OPERATION. FAILURE TO REPORT SHALL PLACE LIABILITY ON THE IRRIGATION CONTRACTOR.

IRRIGATION SYSTEM PERFORMANCE NOTES

- INSTALL DRIP TUBING AT GRADE AND COVER WITH MULCH. TYPICAL SPACING FOR DRIP TUBING IS 12" TO 18" ON CENTER. SPACING TO BE DETERMINED BY PLANT LAYOUT. REFER TO LANDSCAPE PLAN. ANCHOR TUBING EVERY 10" WITH 12" LONG PLASTIC TUBING STAKES. INSTALL FLUSH VALVE ASSEMBLIES AT ALL TUBING "DEAD END" ENDS.
- GRID LAYOUT SHALL BE USED ON THIS PROJECT. USE CENTER GRID LAYOUT WHERE POSSIBLE.
- WHEN SLEEVING DRIPLINE, USE BLANK DRIPLINE IN SLEEVE. SLEEVE SHALL BE 2X DRIPLINE DIAMETER. NO EMITTER DRIPLINE SHALL BE PLACED IN SLEEVE.
- THE LENGTH OF ANY DRIPLINE LATERAL SHALL NOT BE LONGER THAN:
12" EMITTERS @ 0.9 GPH
a. @ 15 PSI = 155 FEET
b. @ 20 PSI = 169 FEET
c. @ 30 PSI = 230 FEET
d. @ 40 PSI = 255 FEET
- LATERAL DISTANCE DOUBLED WHEN CENTER FEED LAYOUT USED (SEE CENTER FEED LAYOUT DETAIL).
- MANUAL FLUSH VALVE SHALL BE USED & PLACED WITH A 6" X 6" SUMP. VALVES SHALL BE OPENED EVERY WATERING DAY FOR 2 WEEKS AND THEN A MINIMUM OF 2 TIMES A YEAR TO CLEAR DRIPLINE OF DEBRIS.
- AIR/VACUUM RELIEF SHALL BE INSTALLED WHEN THE CHANGE IN SLOPE OCCURS 3% OR GREATER.
- STAPLES SHALL BE USED AT 5' O.C. AND 2 STAPLES X'ED OVER EACH OTHER WITH ANY CHANGE IN DIRECTION, ELBOWS, OR CROSSINGS.
- SUPPLY, EXHAUST HEADERS AND DRIPLINE SHALL BE PLACED 2"- 4" FROM PLANTS AND PAVEMENT EDGES.
- BLANK DRIPLINE SHALL BE USED FOR ALL SUPPLY AND EXHAUST HEADERS, UNLESS OTHERWISE NOTED ON PLANS.
- PRIOR TO COVERING DRIPLINE, DRIPLINE CIRCUIT WILL BE PRESSURIZED AND TESTED FOR PROPER OPERATION.
- DRIPLINE LATERALS SHALL BE LAID IN THE LONGEST RUN, WHETHER IT BE THE WIDTH OR LENGTH OF THE ZONE.

IRR. DESIGN
AN IRRIGATION DESIGN COMPANY

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THIS SHEET NOT VALID FOR CONSTRUCTION UNLESS STAMPED APPROVED



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REVISIONS:

ISSUE DATE:

BID SET	01-29-2021
CONSTRUCTION	07-08-2021

DRAWN BY: N. Crouch

PANDA PROJECT #: D8043 STORE XXXX

CIVIL PROJECT #: P7356



This item has been digitally signed and sealed by James K. Winter on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

PANDA EXPRESS

TRUE WARM & WELCOME 2300
2599 S. WOODLAND BLVD.
DELAND, FLORIDA 32720

**IRRIGATION NOTES
AND DETAILS**

IR05.0

TRUE WARM & WELCOME 2300
D8043



KEY NOTES	A
Scale= NTS	A-100

34 NOT USED

TRUE WARM & WELCOME 2300 R1

PLUMBING								ELECTRICAL						DESCRIPTION							
		FS INDIRECT CONNECTION TO FLOOR SINK								D DIRECT CONNECTION				O OWNER(PANDA EXPRESS, INC.)			S SERVING AREA				
		D DIRECT CONNECTION								C CONVENIENT OUTLET				GC GENERAL CONTRACTOR			K KITCHEN				
		RIH ROUGH IN HEIGHT (TO CENTER OF CONNECTION)								FSD FLOOR STUB OUT				KEC ELECTRICAL CONTRACTOR			(E) EXISTING				
										DC DROPPED CORD				KEC KITCHEN EQUIPMENT COMPANY							
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)						
O														SEE DETAIL	SEE PLAN	KEC	CUSTOM	HOT WELLS COUNTER SERVICE	1B		
O														SEE DETAIL	SEE PLAN	KEC	CUSTOM	SNEEZ GUARD	1S2		
O											D	475W	1		120	3 HEATING ELEMENTS 42.315" X 4.26" X 2.375"	GENERAL	43" RADIANT TOP HEATER	1S2B1		
O											D	625W	1		120	4 HEATING ELEMENTS 55.935" X 4.26" X 2.625"	GENERAL	56" RADIANOT TOP HEATER (2)	1S2B2		
O											D	575W	1		120	3 HEATING ELEMENTS 42 1/8"x4.25"x2 5/8"	GENERAL	43" RADIANT TOP HEATER (2)	1S2-B1C		
O											D	15A	1		120	SEE DETAIL	SEE PLAN	KEC	CUSTOM	CASHER & BEVERAGE COUNTER	2Q
O											C	650W	1		120	INDUCTION WARMER	15 3/4" DIA	I/O CONTROLS CORP ABC-065-14	INDUCTION WELL- 17GT	3F	
O											C	650W	1		120	INDUCTION WARMER	12 1/8" DIA	I/O CONTROLS CORP ABC-065-10	INDUCTION WELL- 11GT	3G	
O											C	9.3A	1		120	W/LID DISPENSER	30"30"30"	CORNELIUS DC-255	BEVERAGE DISPENSER	4AB	
O											C	9.2A	1		120	ON S/S SHELF	15"x11"x16" 40"x16" #22	WEILBUIT 15--280--JP PER MFG CO2meter.com	BOOSTER SODA RACK CO2 TANK CO2 MONITOR & DISPLAY	4B 4C 4D-S	
O																WALL MOUNT	8"x2 3/8"x23 5/8" SW WATER FILTRATION	BEV190-56164-01	WATER FILTER	4F	
O																SEE PLAN	34"x17"x6 1/2"	KEC	CUSTOM	36" COLD PAN	5C
O																SEE PLAN	KEC	CUSTOM	S/S COUNTER WITH SINK	6B	
O																SEE PLAN	KEC	CUSTOM	HOT WELLS COUNTER -DRIVE THRU	6F	
O																SEE PLAN	KEC	CUSTOM	CASHER & BEVERAGE COUNTER-DT	9B	
O											24"					NEMA 5 PLUG	11" X 22" X 34"	BUNN TB3	ICED TEA BREWER (2)	9D	
O											24"					---	22" X 14" X 26.5"	MANTOWOC B0--0894YC	800 LBS. ICE MACHINE	10J	
O											16"	C	1.1A	1		208/230 ON ROOF	34"X 24.13"X 25.75"	MANTOWOC CYD-0875	REMOTE CONDENSER	10J-S	
O											16"	D	11.8A	1		115	FREE STANDING	34" X 22" X 44"	MANTOWOC MT06ZDA	CUBER HALF DICE CUBE	10L
O																---	ABOVE ICE MACHINE 24"x 17.5"x 21.5"	MANTOWOC DA20	STORAGE BIN	10L-S	

[illegible]

															SMALL EQUIPMENT			
O				2"	24"	1/2"	24"	1/2"					W/TOWEL & SOAP	14 1/4"x18 1/2"	GSW	HS-165NIPASS	HAND SINK	45A
O								24"		105W	1	120	ON S.S. COUNTER	17" Ø	WELDON	WRS-1088BS	RICE WARMER	54A
O								84"	DC	1800W	1	208	PLUG: NEMA 6-15R	17 1/2"x15 1/2"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				PAPER TOWEL DISPENSER	60D
O													WALL MOUNT	12"x20"x7 1/2"	GSW	5-DOOR	LOCKER (2)	61B
O														20"x20"x2 3/4"	TIDEL	CUSTOM	SMART SAFE	62B

															POS EQUIPMENT									
0															SEE ELEV. ON E-200	48" X 28" X 42"	KEC		MANAGER STATION	49A				
0															REF. ELEV. C	100W	1	120	SEE DETAIL	DELL OPTIPLEX	Ke2	COMPUTER	83A	
0															REF. ELEV. C	50W	1	120	SEE PLAN	BROTHER	MFC-LC2700DW	POS PRINTERS	86A	
0															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	\$ 460	CASH REGISTER SYSTEM	94

MEP EQUIPMENT											
O						SEE MECH. DWG.	SEE PLAN	CAPTIVE AIR	CUSTOM	EXHAUST HOOD	M1
O						SEE MECH. DWG.	SEE PLAN	CAPTIVE AIR	CUSTOM	HOOD CONTROL PANEL	M4
O						SEE MECH. DWG.	SEE PLAN	CAPTIVE AIR		FIRE SUPPRESSION SYSTEM	M5

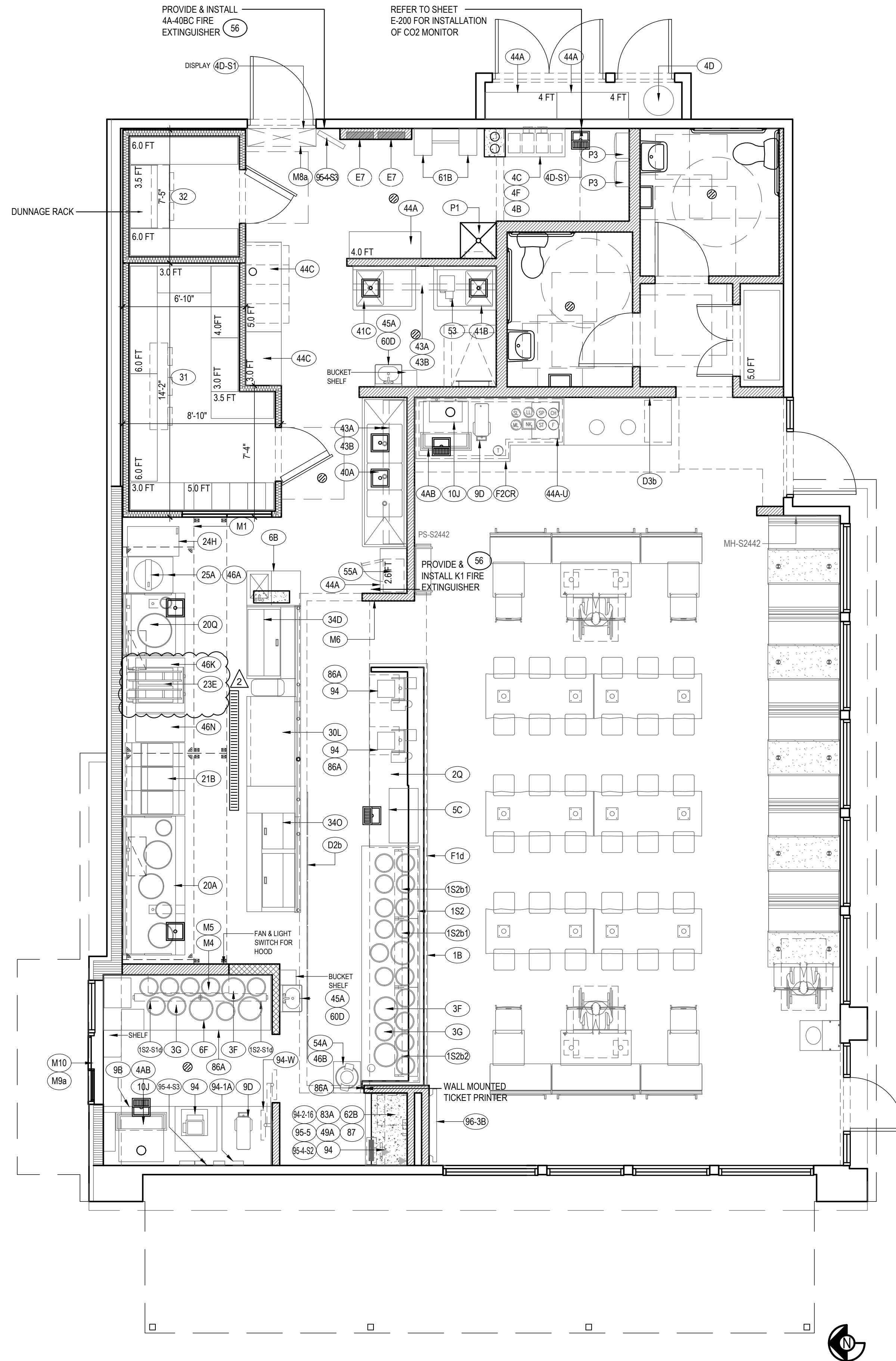
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SIGNAGE															
0										REF. INT. ELEV'S	LSI	CUSTOM	MENU BOARD	D2b	
0										BF-POWER COM "0F125 SILVER"	FAD	-	COMMUNITY BOARD	D3b	
0										REF ELEV C	130W	1	120	48" X 28.1" X 1.3"	
													55WS00B-8	LCD DISPLAY MONITOR	96-3b

								FURNITURE		
						SEE PLAN	RICHFIELD	STRAIGHT-BE	SERVICE COUNTER	F1d
						SEE PLAN	RICHFIELD	RIGHT TETON BODE	BEVERAGE COUNTER	F2CR

* REFERENCE SHEET A-100 FOR FURNITURE CORE DRILL DIMENSIONS.

REFERENCE SHEET A-109 FOR FURNITURE CORE DRILL DIMENSIONS



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REVISIONS:


2	OWNER CHANGES	07-08-2
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	CHECK SET	12-15-20
	PERMIT SET	12-18-20
	BID SET	02-01-21
	CONSTRUCTION SET	07-08-21

DRAWN BY: JO

PANDA PROJECT #: S8-21-D8043

ARCH PROJECT #: P7356.2

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KITCHEN PLAN

TRUE WARM & WELCOME 2300 R1



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REVISIONS:	

ISSUE DATE:	
1	CHECK SET 12-15-20
2	PERMIT SET 12-18-20
3	BID SET 02-01-21
4	CONSTRUCTION SET 07-08-21

DRAWN BY: JO

PANDA PROJECT #: S8-21-D8043
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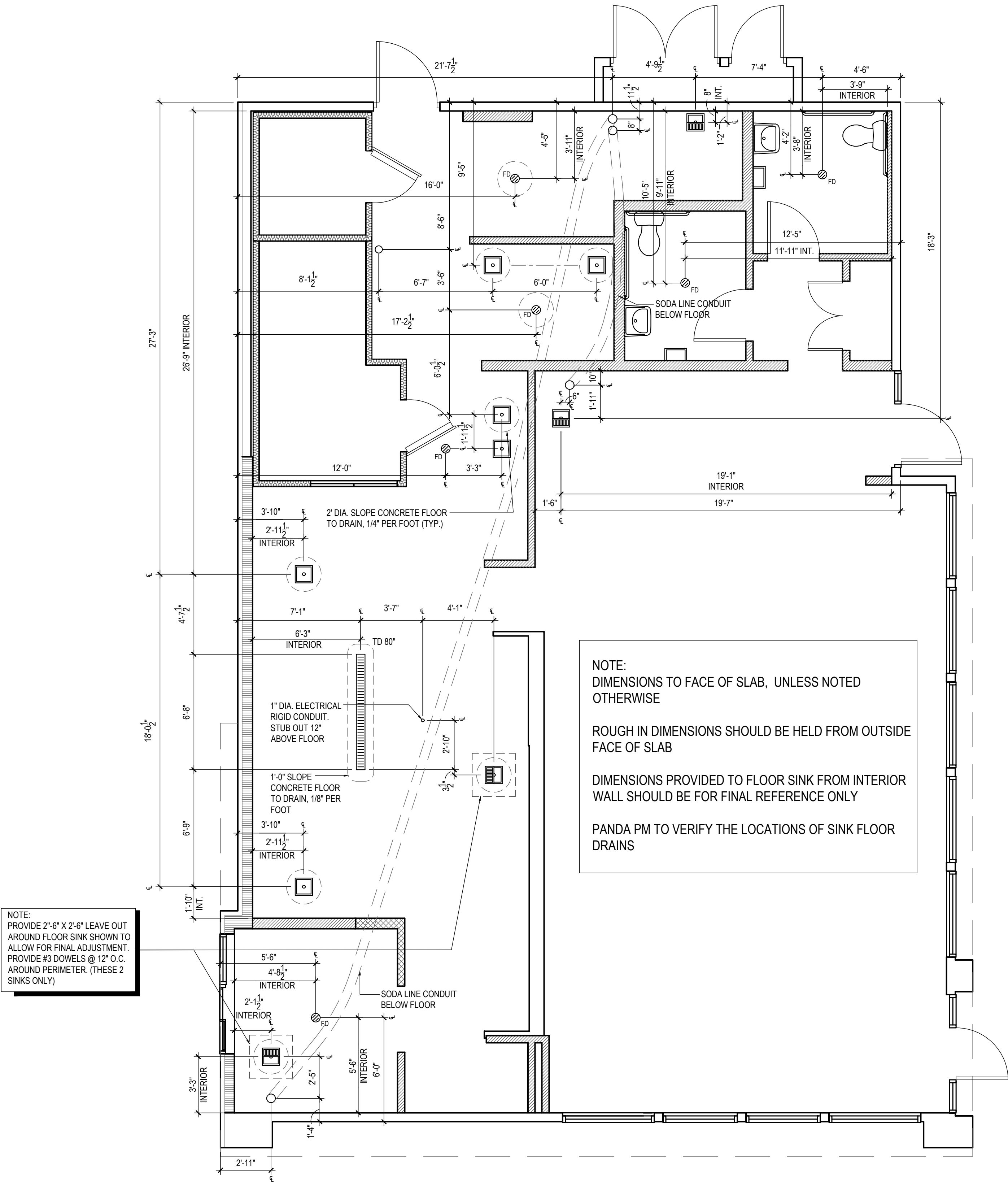
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TRUE WARM & WELCOME 2300
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A-102

ROUGH - IN PLUMBING PLAN

TRUE WARM & WELCOME 2300 R1



NOT USED 3
Scale= 1 1/2" = 1'-0" A-102

NOT USED 2
Scale= 1 1/2" = 1'-0" A-102

ROUGH - IN PLUMBING PLAN 1
Scale= 1/4" = 1'-0" A-102

FINISH SCHEDULE					
ROOM NAME	FLOOR	BASE	WALL	CEILING	
(100) DINING ROOM	T200 24" X 24" TILE	T109 6" X 36" TILE	P101, P104 T109 W102 WALL COVERING	C1 2' X 2' ARMSTRONG, SEPIA #PN81311 C3 GYP BOARD W/ PAINT P103	01-11-19
(101) SERVING AREA	S1 S2 PLAIN ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	T109 TILE	C3 GYP BOARD W/ SMOOTH WASHABLE PAINT	
(102) DRIVE-THRU STATION	S1 S2 PLAIN ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS	
(103) KITCHEN	S1 S2 PLAIN ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP3 S.S. BEHIND COOK LINE WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS	
(104) KITCHEN PREP.	S1 S2 PLAIN ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS	
(105) WALK-IN COOLER	S1 S2 PLAIN ABRASIVE IN HIGH TRAFFIC AREAS	S.S. / ALUMINUM WITH 3/8" RADIUS	EXT S.S.	ALUMINUM GALVANIZED STAINLESS STEEL	
(105A) WALK-IN FREEZER	S1 S2 GALVANIZED STAINLESS STEEL SILIKAL UNDER WIF SUBFLOOR	S.S. / ALUMINUM WITH 3/8" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL	
(106) MEN'S ROOM	T200 24" X 24" TILE	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 36" 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 36" TILE	WP1 FRP PANEL	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT	
(110) EXTERIOR STORAGE	SEALED CONCRETE, SMOOTH FINISH	-	WP1 FRP PANEL	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT	

DOOR & HARDWARE SCHEDULE									
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE									
CONTRACTOR TO PURCHASE DOOR, HARDWARE & FRAME DIRECTLY FROM PANDA'S NATIONAL ACCOUNT SUPPLIER. SUPPLIER TO PROVIDE ALL STOREFRONT DOOR HARDWARE, P-LAM DOORS & FRAMES AND HM DOORS & FRAMES									
CONTACT FOR QUOTING, ORDERING & LOGISTICS JERRY JACOBS, PROJECT MANAGER 800-887-4307 EXT. 220 PHONE jerry@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									
NO.	DOOR MATERIAL	SIZE	FRAME	FACE/EDGE	THK.	CORE	LITE	RATE	REMARKS
(01)	ALUMINUM STOREFRONT	3'-0" X 7'-0"	ALUM.	DARK BRONZE ANODIZED ALUM.	1 3/4"	HOLLOW	GLASS	-	PROVIDE PULL ON EXTERIOR SIDE
(02)	ALUMINUM STOREFRONT	3'-6" X 7'-0"	ALUM.	DARK BRONZE ANODIZED ALUM.	1 3/4"	HOLLOW	GLASS	-	PROVIDE PULL ON EXTERIOR SIDE
(03)	S.C. WOOD	3'-0" X 7'-0"	H. MT.	PLASTIC LAMINATE PRE-FINISHED	1 3/4"	SOLID	-	-	KICKPLATE ON EACH SIDE OF DOOR
(04)	S.C. WOOD	(2) 2'-0" X 7'-0"	H. MT.	PLASTIC LAMINATE PRE-FINISHED	1 3/4"	SOLID	-	-	KICKPLATE ON VESTIBULE SIDE OF DOORS.
(05)	HOLLOW METAL	3'-6" X 7'-0"	H. MTL.	PAINTED	1 3/4"	SOLID	-	-	KICKPLATE ON INT. SIDE OF DOOR
(06)	HOLLOW METAL	(2) 3'-0" X 7'-0"	H. MTL.	PAINTED	1 3/4"	INSUL.	-	-	
(07)	HOLLOW METAL	3'-0" X 7'-0"	H. MTL.	PAINTED	1 3/4"	INSUL.	-	-	WITH LOUVERED VENT & BUG SCREEN

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

WALL PANEL SCHEDULE				
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE				
NO.	MANUFACTURER	DESCRIPTION	MFG #	COLOR FINISH
WP1	CRANE COMPOSITES INC.	F.R.P. THICKNESS: .075	LB03.14	#636 (GRAY), SM/SM
WP2	-	S.S. PANEL (22 GA)	-	BRUSHED FINISH
WP3	-	S.S. PANEL (22 GA)	-	DIAMOND PATTERN FINISH
WP4	NOT USED			
WP5	NOT USED			
WP6	NOT USED			
W101	NOT USED			
W102	WOLF GORDON	RED BAMBOO	-	-
W103	WOLF GORDON	CLOUD WALLCOVERING	-	-

SPECIAL SURFACE SCHEDULE					
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE					
NO.	MANUFACTURER	PRODUCT	MFG #	STAIN / COLOR	FINIISH
QZ-3	NOT USED				
QZ-6	CORIAN	ARTIFICIAL QUARTZ	-	PORTORO	POLISHED
QZ-7	CORIAN	ARTIFICIAL QUARTZ	-	LONDON SKY	POLISHED

INTERIOR PAINT SCHEDULE				
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE				
NO.	MANUFACTURER	MFG #	COLOR	FINISH
P20A	SHERWIN-WILLIAMS	SW 7065	ARGOS	PROMAR 200, ZERO VOC, LATEX SEMI-GLOSS
P20B	NOT USED			
P101	SHERWIN-WILLIAMS	SW 6252	ICE CUBE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL
P102	NOT USED			
P103	NOT USED			
P104	SHERWIN-WILLIAMS	SW 2860	CHELSEA GRAY	PROMAR 200, ZERO VOC, LATEX EGG-SHELL
P105	NOT USED			
P106	SHERWIN-WILLIAMS	SW 7020	BLACK FOX	DTM ACRYLIC GLOSS, LOW VOC
P205	SHERWIN-WILLIAMS	SW 7675	SEALSKIN	PROMAR 200, ZERO VOC, LATEX EGG-SHELL

TILE SCHEDULE (SEE SHEET A-104)				
NO.	MANUFACTURER	MFG #	COLOR	FINISH
P20A	SHERWIN-WILLIAMS	SW 7065	ARGOS	PROMAR 200, ZERO VOC, LATEX SEMI-GLOSS
P20B	NOT USED			
P101	SHERWIN-WILLIAMS	SW 6252	ICE CUBE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL
P102	NOT USED			
P103	NOT USED			
P104	SHERWIN-WILLIAMS	SW 2860	CHELSEA GRAY	PROMAR 200, ZERO VOC, LATEX EGG-SHELL
P105	NOT USED			
P106	SHERWIN-WILLIAMS	SW 7020	BLACK FOX	DTM ACRYLIC GLOSS, LOW VOC
P205	SHERWIN-WILLIAMS	SW 7675	SEALSKIN	PROMAR 200, ZERO VOC, LATEX EGG-SHELL

WALL LEGEND

NEW EXTERIOR WALL

NEW EXTERIOR WALL
FRAMED WITH
STRUCTURAL STEEL STUDS

NEW INTERIOR WALL (FULL HT.)

NEW INTERIOR WALL (LOW WALL
- REF. ELEV. & DETAILS)

WALK-IN BOX PANEL

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

- PANEL DIVIDERS AT WP3
- INSIDE CORNER AT WP3 TO WP2
- FLASHING AT TOP OF BASE WP3
- WP2 PIECE AT LENGTH OF WALL

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

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

18 GA. STAINLESS STEEL CORNER GUARD - FULL HT.

18 GA. STAINLESS STEEL CORNER GUARD - 4'-0" HIGH

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

18 GA. STAINLESS STEEL WALL CAP

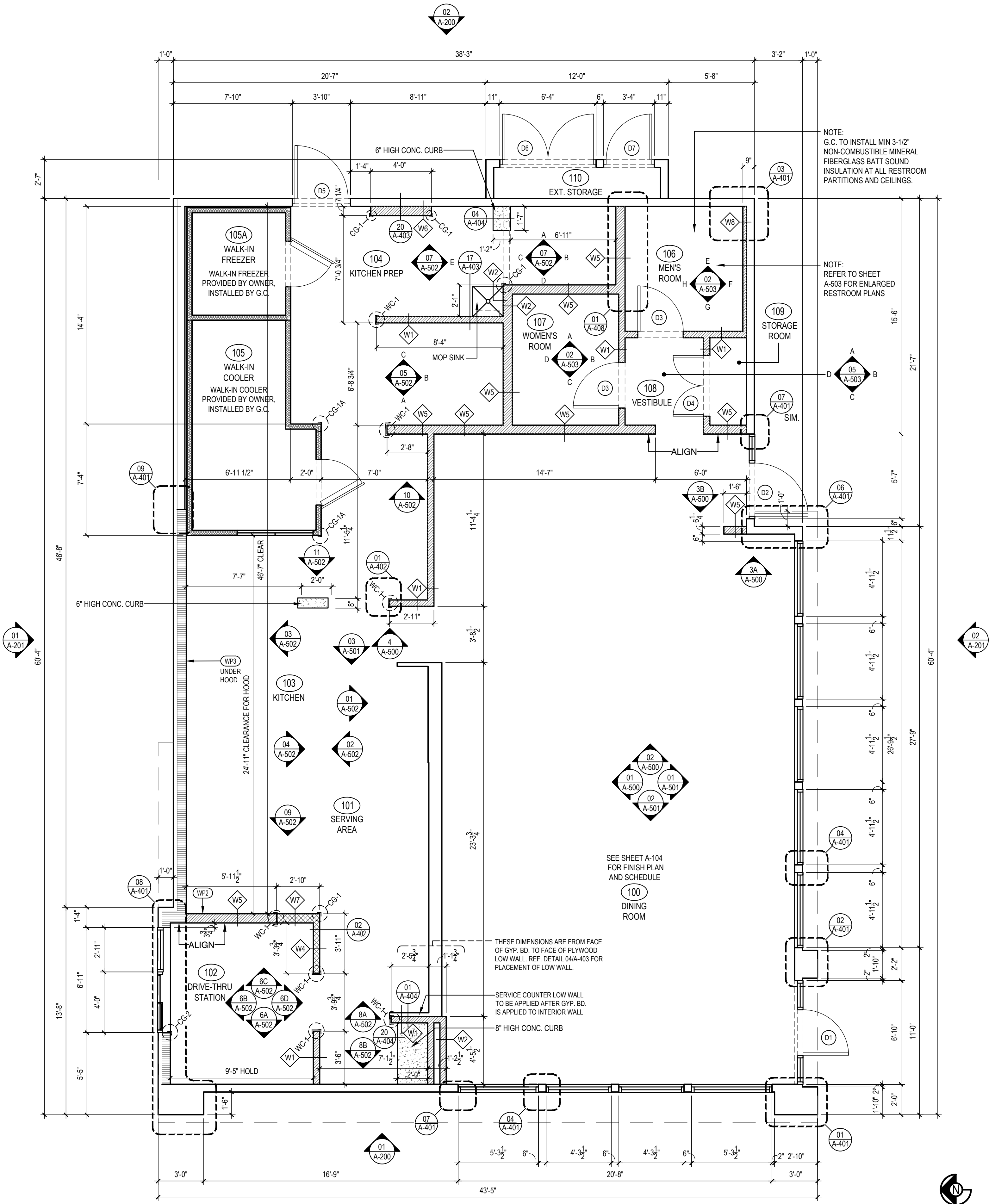
ALL OTHER STAINLESS STEEL BY G.C.

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

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

NOTE:

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



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Rosemead, California
91770
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Facsimile: 626.372.8288

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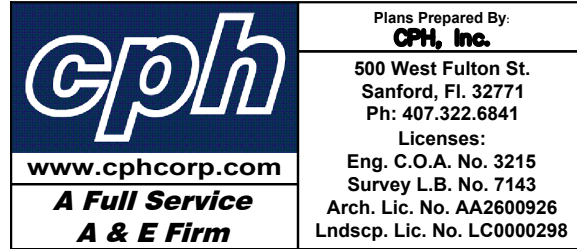
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4	CONSTRUCTION SET	07-08-21

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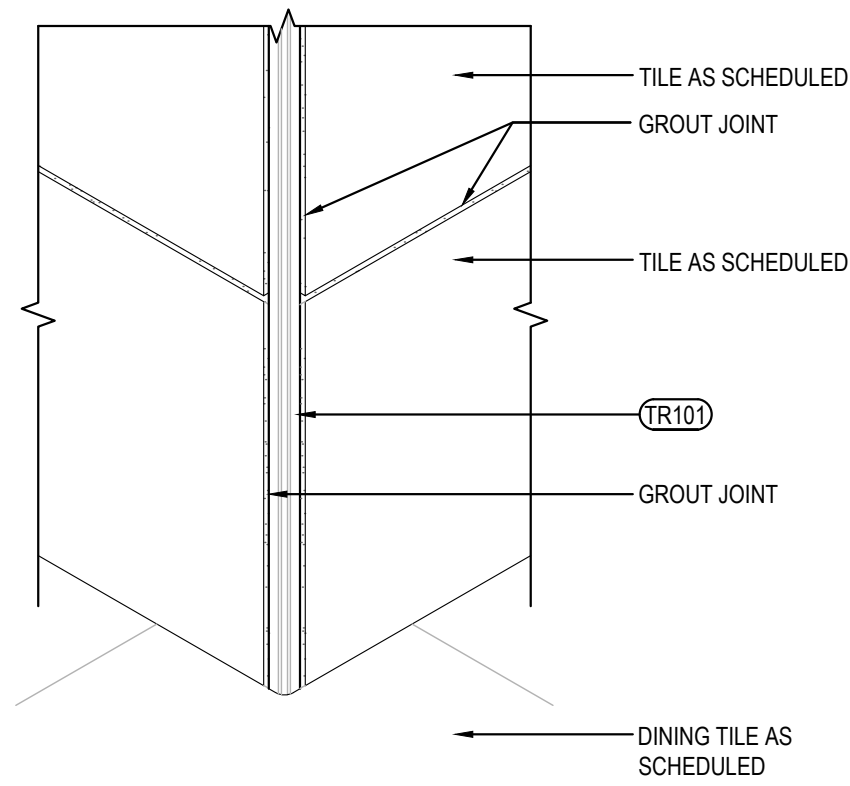
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2599 S WOODLAND BLVD
DELAND, FL 32720

A-103

FLOOR PLAN

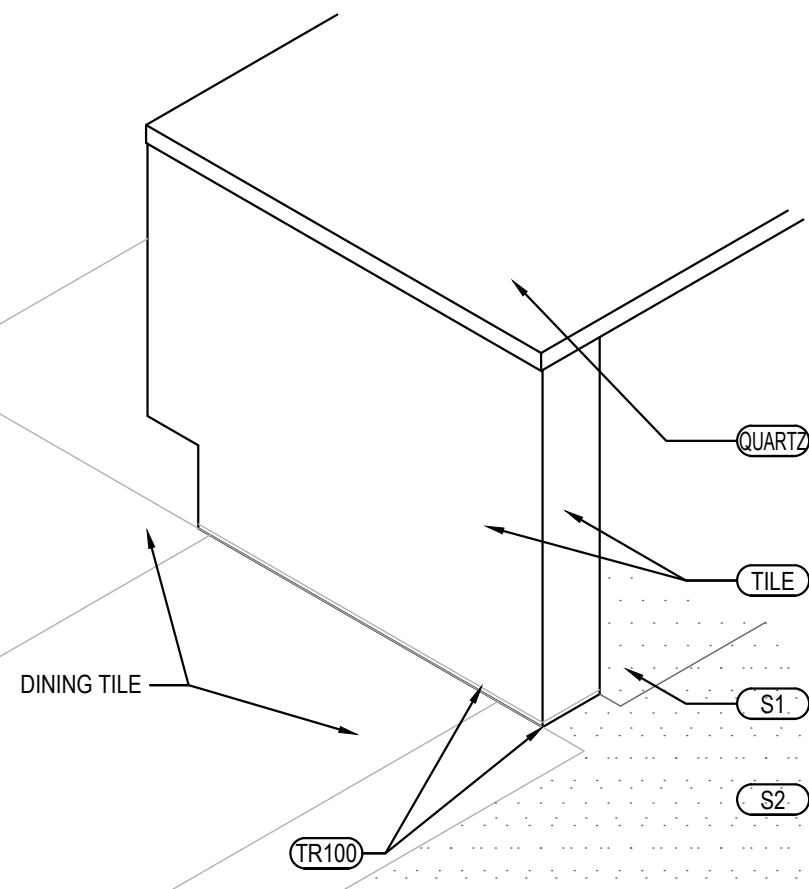
FLOOR PLAN 1
Scale= 1/4" = 1'-0" A-103

TRUE WARM & WELCOME 2300 R1



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						
NO.	MANUFACTURER	DESCRIPTION	COLOR	FINISH	JOINT	GROUT
(T-108)	CMC AGGREGATE DOUG SALATINO 518-713-5371	12" X 24" X 3/8"	-	-	1/8"	G-111
(T-109)	DALTILE	6" X 36" X 3/8" 9" X 36" X 3/8"	FOREST PARK TIMBERLAND FP97	-	1/8"	G-113
(T-200)	CMC DOUG SALATINO 518-713-5371	24" X 24"	BRAVADA GREIGE	MATTE	1/8"	G-96
(T-300)	EMSER - ECHO	3" HEXAGON	CALACATTA	MATTE	1/8"	G-114
(S1)	SILIKAL	QUARTZ BLEND #4	-	PLAIN	-	-
(S2)	SILIKAL	QUARTZ BLEND #4	-	ABRASIVE	-	-
REMARK						
RR VESTIBULE & DINING ROOM WALLS CONTACT: NATIONAL ACCOUNT SUPPORT DESK 877.556.5728 (national.accounts@daltile.com)						
KITCHEN, SERVICE FLOOR CONTACT: MARK FELDMAN 770-830-1404 (mfieldman@silikalamerica.com)						
JOHN COTHRAN 888-830-1404 (jcothran@silikalamerica.com)						
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)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	19	PEARL GREY	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)

-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)

SCHLUTER SYSTEMS RONDEC-RO80 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)

(R101A) -OUTSIDE CORNER CONNECTOR PIECE: RONDEC-EV/RO180 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)

-INSIDE CORNER CONNECTOR PIECE: RONDEC-I2L/RO80 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)

SCHLUTER SYSTEMS JOLLY-A 80 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)

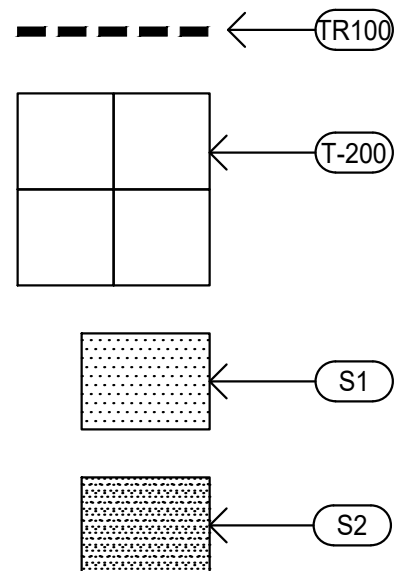
(TR103) -OUTSIDE EDGE PROTECTION PIECE

* 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

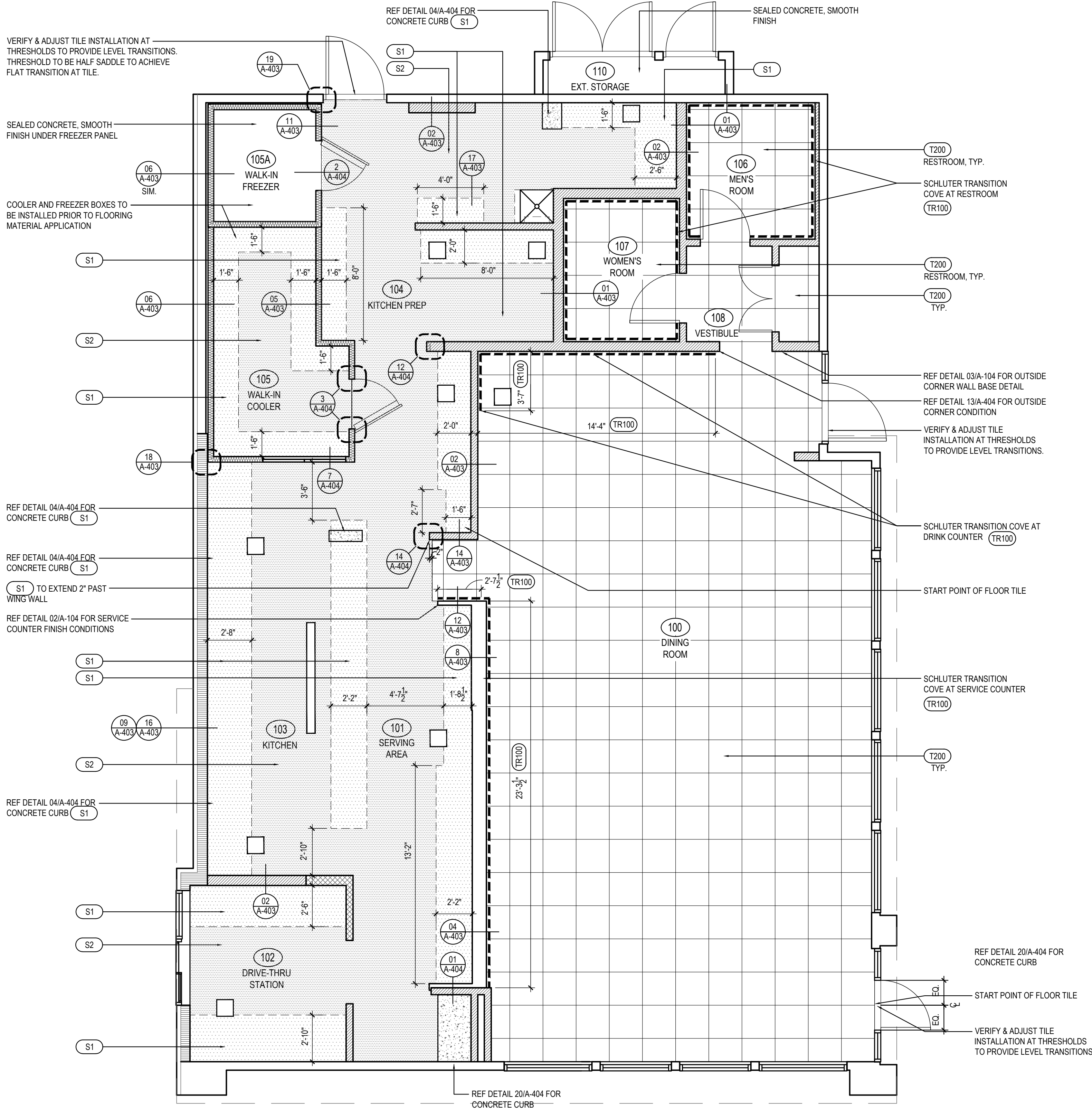
SEE MANUFACTURER'S SPECIFICATION, DETAILS AND GUIDE FOR PREPARATION, MIXING, GROUTING AND CLEANING INSTRUCTION

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



FINISH SCHEDULE A

Scale= NTS A-104



FINISH PLAN 1

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



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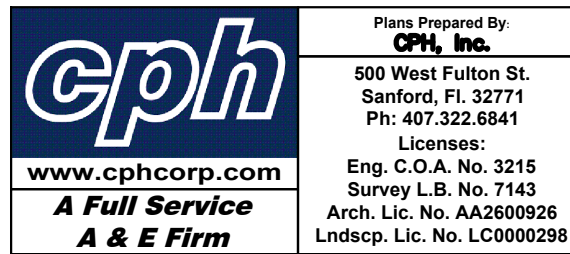
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PANDA PROJECT #: S8-21-D8043
ARCH PROJECT #: P7356.2



PANDA EXPRESS

TRUE WARM & WELCOME 2300
2599 S WOODLAND BLVD
DELAND, FL 32720

A-104

FINISH PLAN AND SCHEDULE

TRUE WARM & WELCOME 2300 R1

LIGHTING FIXTURE SCHEDULE

PROVIDED FOR INFORMATION ONLY.
VERIFY AND INSTALL PER ELECTRICAL DRAWING

01-11-19

ITEM	SYMBOL	DESCRIPTION	QTY.	MFR. & CAT. NO.	WATTAGE	REMARK
INTERIOR LIGHTING ITEM						
L1		T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.	8	LSI FIXTURE: SFP24-LED-50-UE-DIM-35	40	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC
L1B		T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 2', 120V BAKED-ON WHITE ENAMEL FINISH.	1	LSI FIXTURE: SFP22-LED-30-UE-DIM-35-U	30	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC
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	32	EMERGENCY KITCHEN CEILING LIGHTS FURNISHED BY OWNER INSTALLED BY GC
L4HO		UNIVERSAL MOUNT EXIT SIGN, LED LIGHTED, 120/277V WITH BATTERY PACK, 2 FACE, GREEN LETTER	3	EXITRONIX GVEX-U-BP-WB-BL-R6	5	EXIT SIGN FURNISHED BY OWNER, INSTALLED BY GC
L6A		HOOD LIGHT	12	FURNISHED & INSTALLED BY EQUIPMENT SUPPLIER	12	LIGHTS SUPPLIED & PRE-WIRED BY HOOD VENDOR. ELECTRIC CONTRACTOR TO CONNECT MAIN WIRES TO SHUNT TRIP BREAKER AND HOOD CONTROL PANEL
L6B		WALK-IN COOLER LED LIGHT, 120 V 48"	3	KASON FIXTURE: # 1810LCT400	36	FURNISHED BY WIC VENDOR, G.R.E., INSTALLED BY GC
L19		DOWN LIGHT, RECESSED IN CEILING	42	ELITE HOUSING: LD8IC-AT LED MODULE: ELITE LED LIGHTING RL607-750L-DIMTR-120-30K-SN-SN-90+	18	FURNISHED BY OWNER, INSTALLED BY GC
L19EM		EMERGENCY DOWN LIGHT, RECESSED IN CEILING	6	ELITE HOUSING: LD8IC-AT LED MODULE: ELITE LED LIGHTING RL607-750L-DIMTR-120-30K-SN-SN-90+	14	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-12-LC-V1 FURNISHED BY OWNER INSTALLED BY GC
L20		3 3/4" ADJUSTABLE MR16 DOWN LIGHT, RECESSED IN CEILING	11	LIGHTOLIER: LYTECASTER-378WHX FRAME-IN KIT: 302MRSPX BULB: MR16 - GE - PRECISE IR 37 WATT 40 ° BEAM	40	FURNISHED BY OWNER, INSTALLED BY GC
L30		WHITE LED AT SERVICE COUNTER SOFFIT & DINING ROOM PARTIAL HEIGHT WALL	57 L.F.	LUXEM BRIGHT FIXTURE: BLAZE LED	60	FURNISHED BY OWNER, INSTALLED BY GC
L43		12" DIA. DECORATIVE BAYLOR PENDANT LF INCANDESCENT	12	LBL LIGHTING, MODEL # P14610RB BULB: LED EDISON LAMP: 1173467	9	FURNISHED BY OWNER, INSTALLED BY GC
L45		12" DIA. DECORATIVE MORILL PENDANT LF INCANDESCENT	5	LBL LIGHTING, MODEL # 6227801-839 BULB: LED EDISON LAMP: 1173467		FURNISHED BY OWNER, INSTALLED BY GC
L100		MICRO INVERTER	1	ISOLITE #IMI 125	125	FURNISHED BY OWNER, INSTALLED BY GC
S		SPEAKER	-	-		FURNISHED BY MUSIC VENDOR, INSTALLED BY MUSIC VENDOR

NIGHT LIGHTING REQUIREMENTS: "NL" DESIGNATION INDICATED NIGHT LIGHT ON UNSWITCHED CIRCUIT.

- ONE NL BY SERVICE COUNTER, POS / CASHIER
- ONE NL BY POS / CASHIER AT DRIVE THRU STATION IF APPLICABLE
- ONE NL BY EACH EXIT DOORS IN DINNING ROOM & BACK OF HOUSE

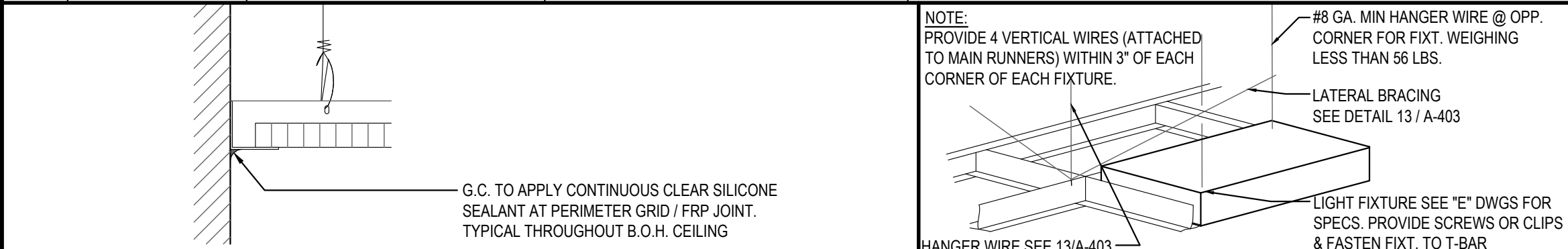
EXTERIOR LIGHTING

L40		LINEAR LIGHT AT EXTERIOR STORAGE ROOM	1	COOPER MX-4VT2-LD4-6-DR-UNV-L840-CD1-WL-U	57.3	FURNISHED BY OWNER, INSTALLED BY GC
L85		WALL MOUNTED OVER SERVICE DOOR FIXTURE	1	HOWARD: VL305 30W LED, BRONZE	42	OVER EXTERIOR SERVICE DOOR. REFER ELEVATIONS FOR HEIGHT FURNISHED BY OWNER, INSTALLED BY GC
L86		NAVILITE EMERGENCY LIGHT	2	EXITRONIX MLED1-G-WP	2	OVER EXTERIOR ENTRANCE & SERVICE DOORS. REFER ELEVATIONS FOR HEIGHT. FURNISHED BY OWNER, INSTALLED BY GC
L86EM		EXTERIOR RECESS EMERGENCY LIGHT	1	ELITE HOUSING: LD8IC-AT LED MODULE: ELITE LED LIGHTING WET LOCATION: RL607-14W-120-FL-30K-SN-SN	14	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-12-LC-V1 FURNISHED BY OWNER INSTALLED BY GC
L90		DECORATIVE LED WALL SCONCE	2	HINKLEY LIGHTING, ATLANTIS, BRONZE; 1649BZ-LED	12	AT PORTAL OF ENTRY DOOR. REFER ELEVATIONS FOR HEIGHT FURNISHED BY OWNER, INSTALLED BY GC
L97		LED MOTION SECURITY FLOODLIGHT	2	LITHONIA LIGHTING OLF 2RH 40K 120V MO BZ	19	FURNISHED BY OWNER, INSTALLED BY GC
L91		DECORATIVE LED WALL SCONCE	4	HINKLEY LIGHTING, KORE; BRONZE; 1872BZ-LED		ALONG REAR EIFS BAND 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
C4	USG	2' X 2' SUSPENDED T-BAR GRID CEILING SYSTEM	"VINYL ROCK" VINYL CLAD GYP. BD PANELS	PAINT GRID AND TILES AS SHOWN ON DETAILS

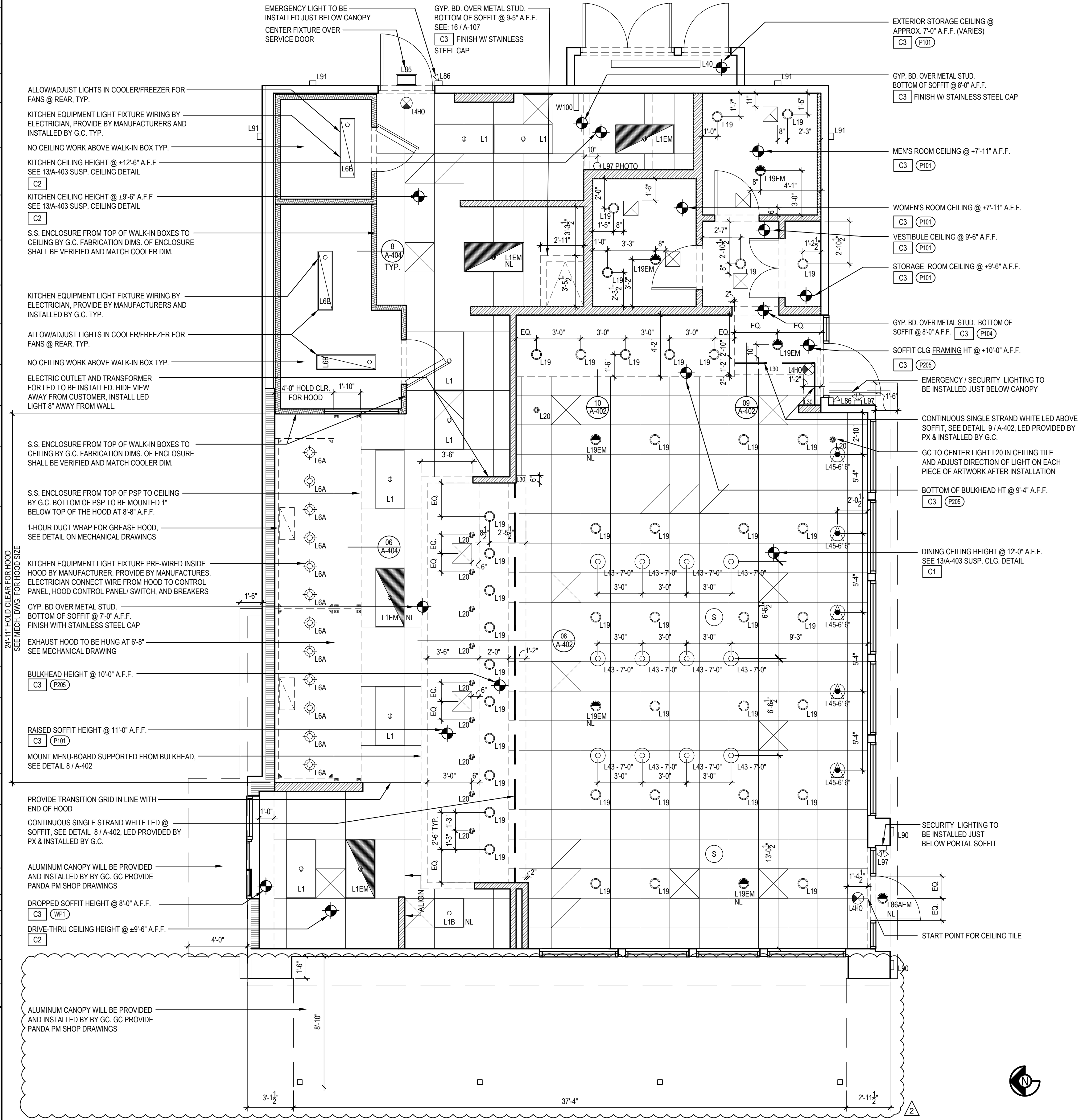


CEILING GRID DETAIL 3

Scale= NTS A-105

LIGHT FIXTURE DETAIL 2

Scale= NTS A-105



REFLECTED CEILING PLAN 1

Scale= 1/4" = 1'-0" A-105



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91770

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REVISIONS:

OWNER CHANGES 07-08-21

ISSUE DATE:

1 CHECK SET 12-15-20
2 PERMIT SET 12-18-20
3 BID SET 02-01-21
4 CONSTRUCTION SET 07-08-21

DRAWN BY: JO

PANDA PROJECT #: S8-21-D8043

ARCH PROJECT #: P7356.2



PANDA EXPRESS

TRUE WARM & WELCOME 2300
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DELAND, FL 32720

A-105

REFLECTED CEILING PLAN

TRUE WARM & WELCOME 2300 R1

EXIT SIGN REQUIREMENTS

2014
2017

MAXIMUM ALLOWABLE TRAVEL DISTANCE:
200 FT. ALLOWED / 67'-0" PROVIDED

MAXIMUM ALLOWABLE DEAD END CORRIDOR: 20 FT.

MAXIMUM COMMON PATH OF TRAVEL: 75 FT.

EGRESS WIDTH PER PERSON - DOOR .2 X # OF OCCUPANTS
 $2 \times 73 = 14.6'$ / 120" PROVIDED

CLEAR OPENING EXIT DOOR: 36" ALLOWED / 42" PROVIDED

MINIMUM # OF EXITS: 2 REQUIRED / 3 PROVIDED

SEPARATION OF EXITS: 1/2 THE DIAGONAL DISTANCE APART (UNSPRINKLERED):
DIAGONAL DISTANCE EXPENDING ROOM: $49'-0" / 2 = 24'-6"$
DINING ROOM DOOR DISTANCE = 32'-6"

AISLE WIDTH REQUIRED: 36" MIN.

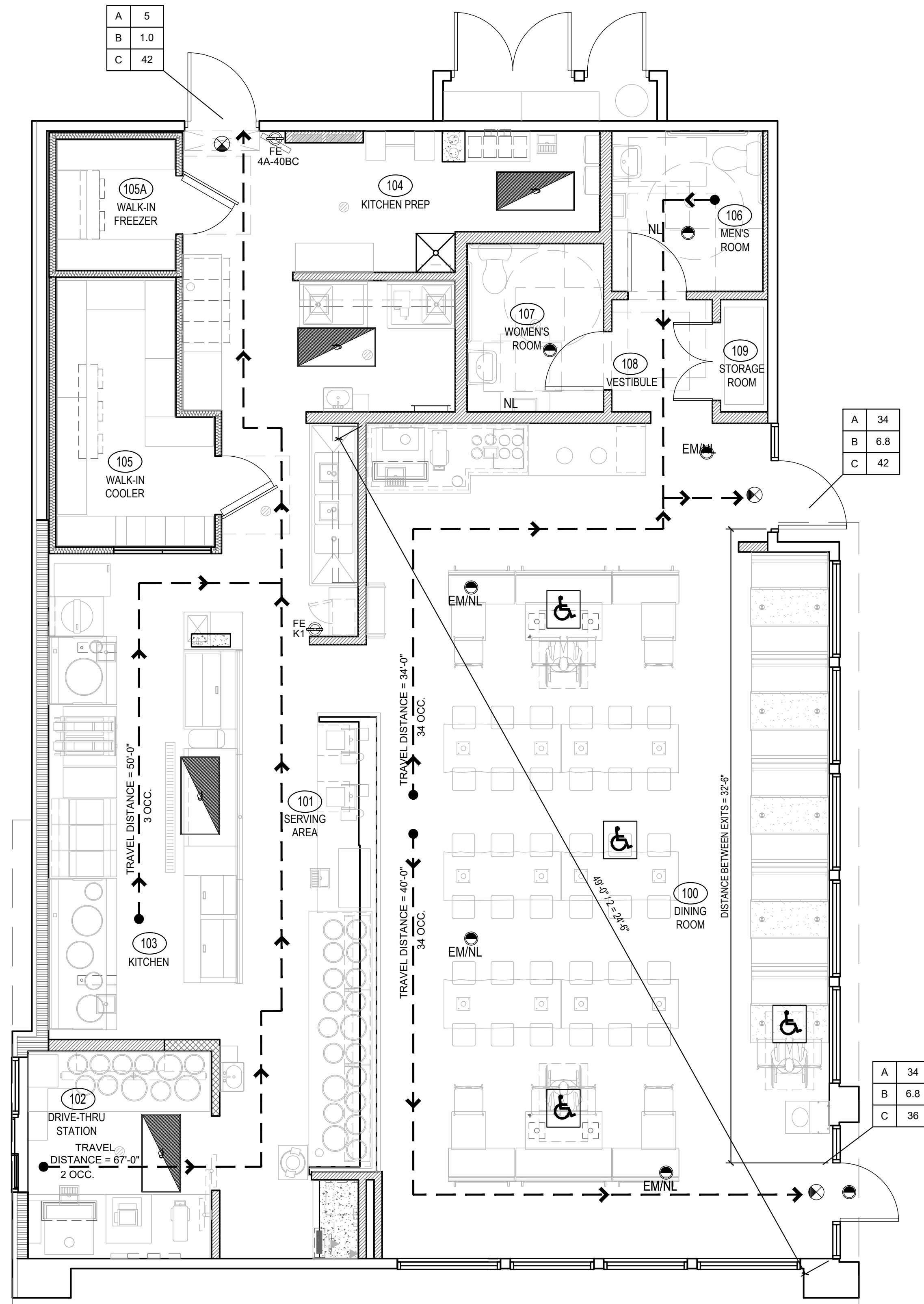
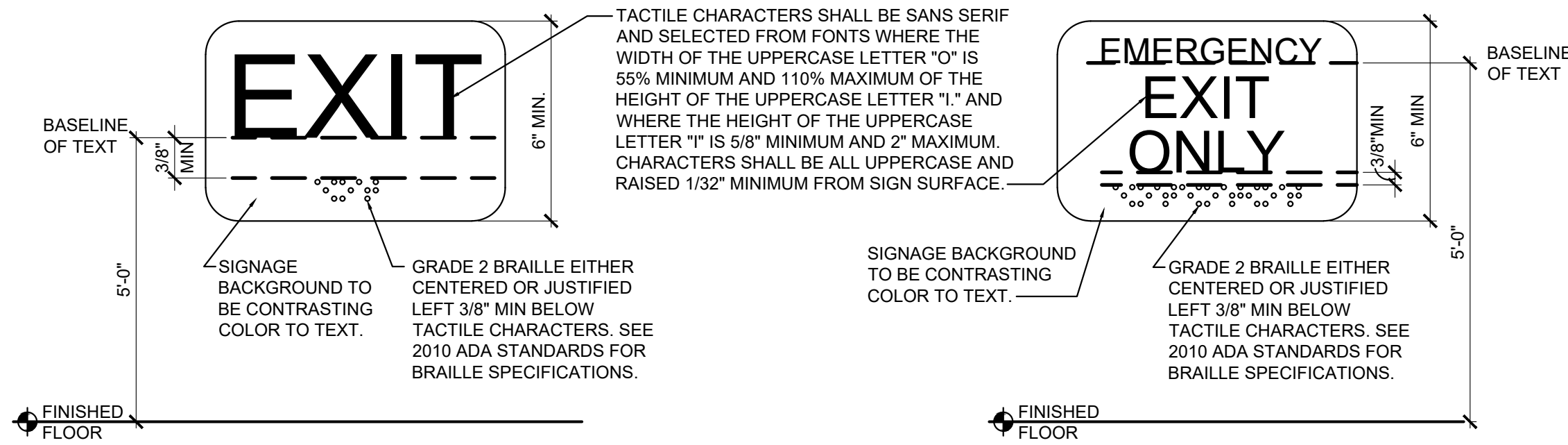
FLORIDA BUILDING CODE: 2017

FUNCTION OF SPACE	ALLOWANCE (SQ. FT./PERSON)	AREA (SQ. FT)	OCCUPANTS
INDOOR DINING	15 GROSS	1017 SQ. FT.	68 (68 SEATS)
KITCHEN	200 GROSS	982 SQ. FT.	5
TOILET / STORAGE	0	237 SQ. FT.	0
COOLER/FREEZER	0	186 SQ. FT.	0

REQUIRED WHEELCHAIR LOCATIONS (ADA 221.2.1.1): 4 REQUIRED

	TRAVEL PATH		NIGHT LIGHT
	START OF TRAVEL		EMERGENCY LIGHT / NIGHT LIGHT
	DIRECTION OF TRAVEL		
	EXIT SIGN		FIRE EXTINGUISHER TYPE: K1 OR 4A-40B
			ADA SEATING

EGRESS CALCULATION	
A	OCCUPANT LOAD AT THIS EXIT
B	REQUIRED EXIT WIDTH (INCHES)
C	PROVIDED EXIT WIDTH (INCHES)



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	BLDG. DEPT. COMMENTS	03-09-2
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1	CHECK SET	12-15-20
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2	PERMIT SET	12-18-2
3	BID SET	02-01-2
4	CONSTRUCTION SET	07-08-2

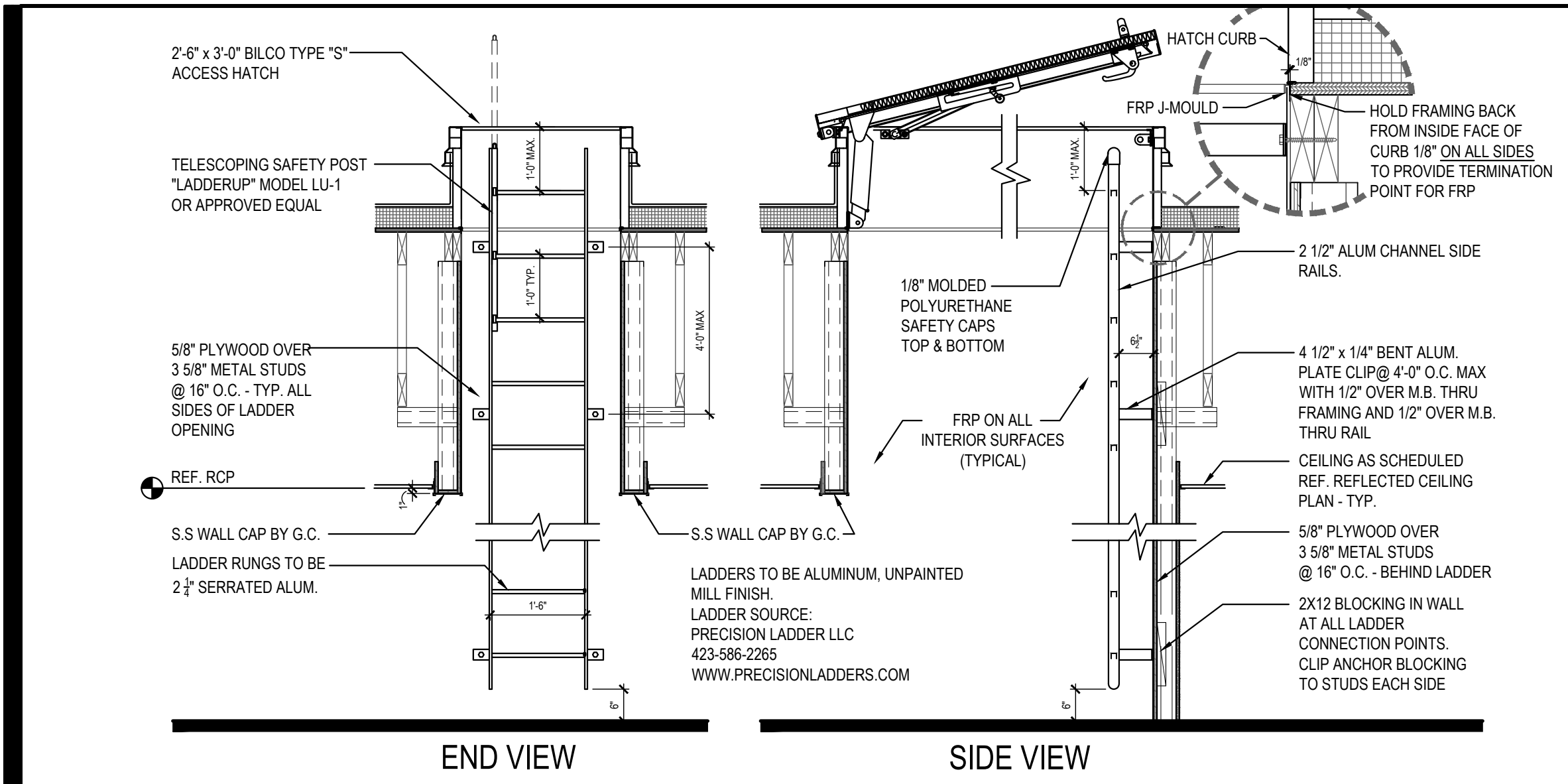
PANDA PROJECT #: S8-21-D8043
ARCH PROJECT #: P7356.2



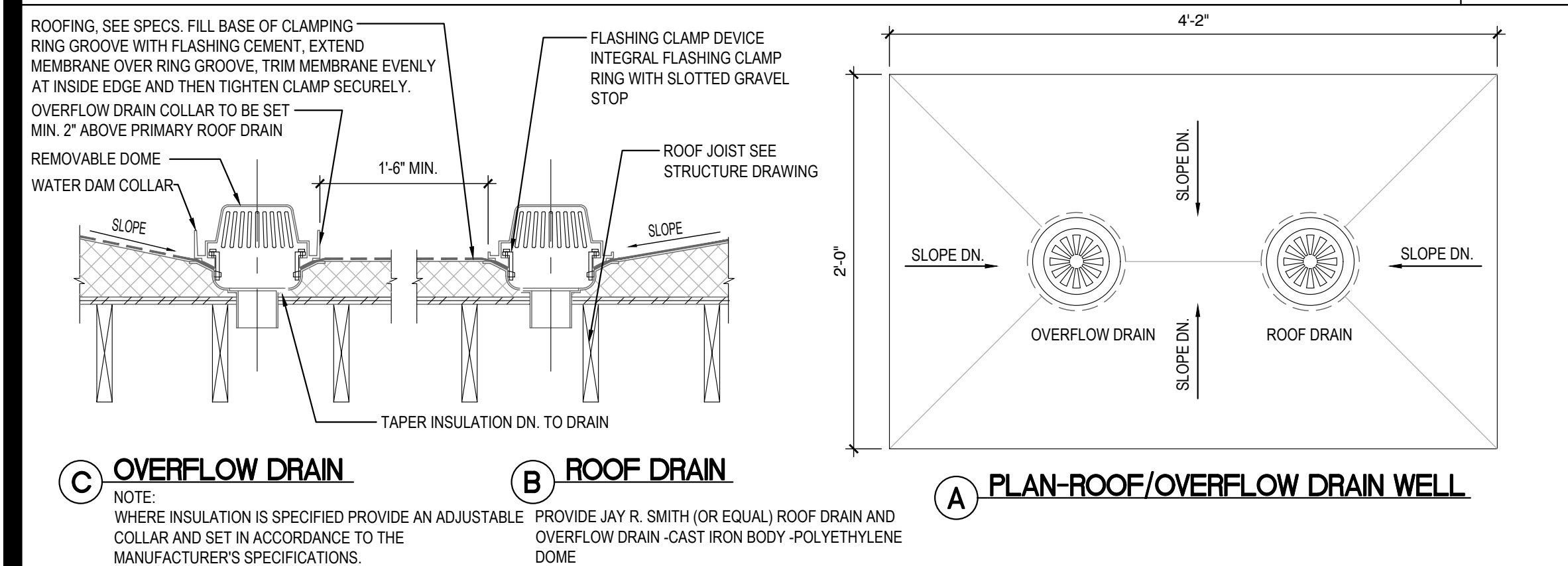
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LIFE SAFETY PLAN

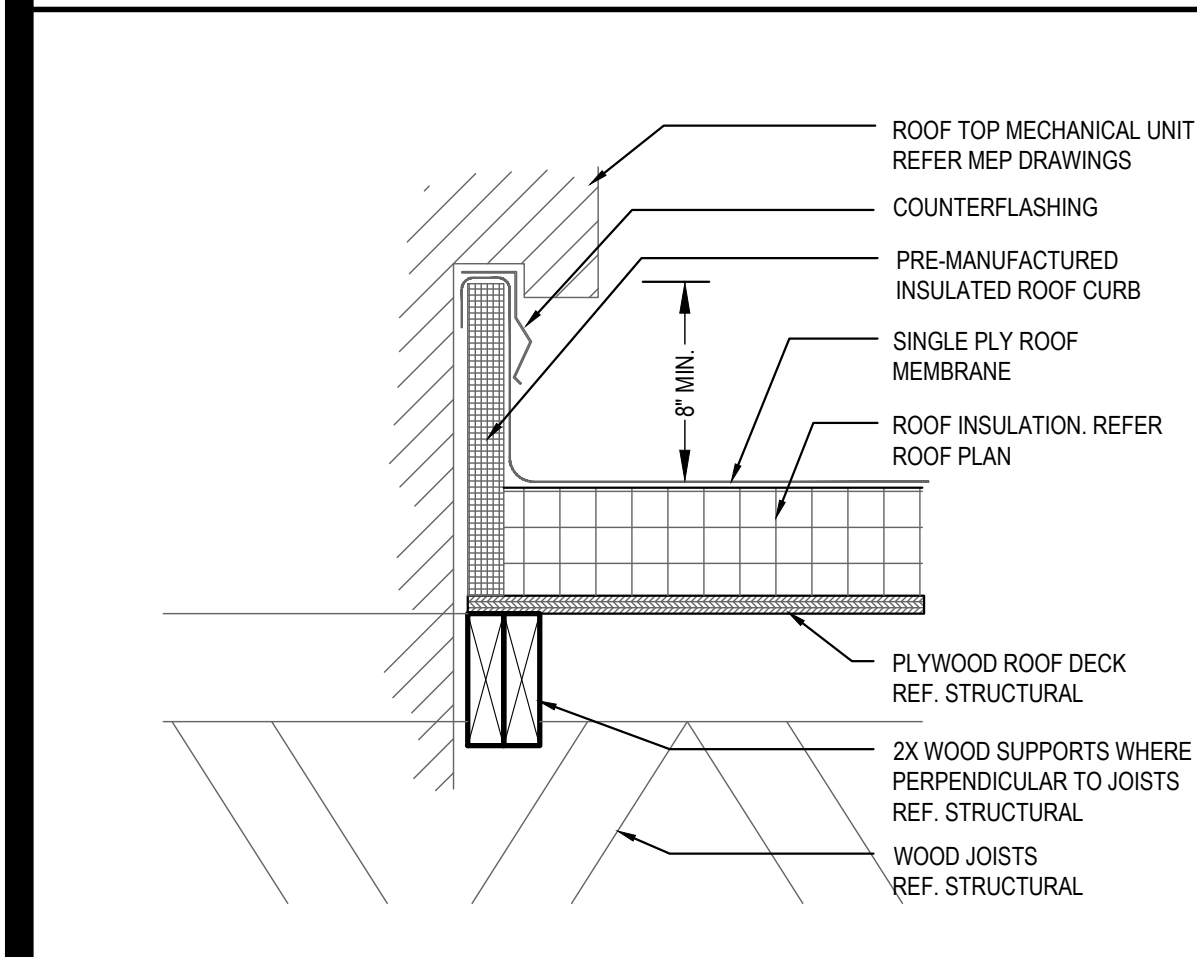
TRUE WARM & WELCOME 2300 R1



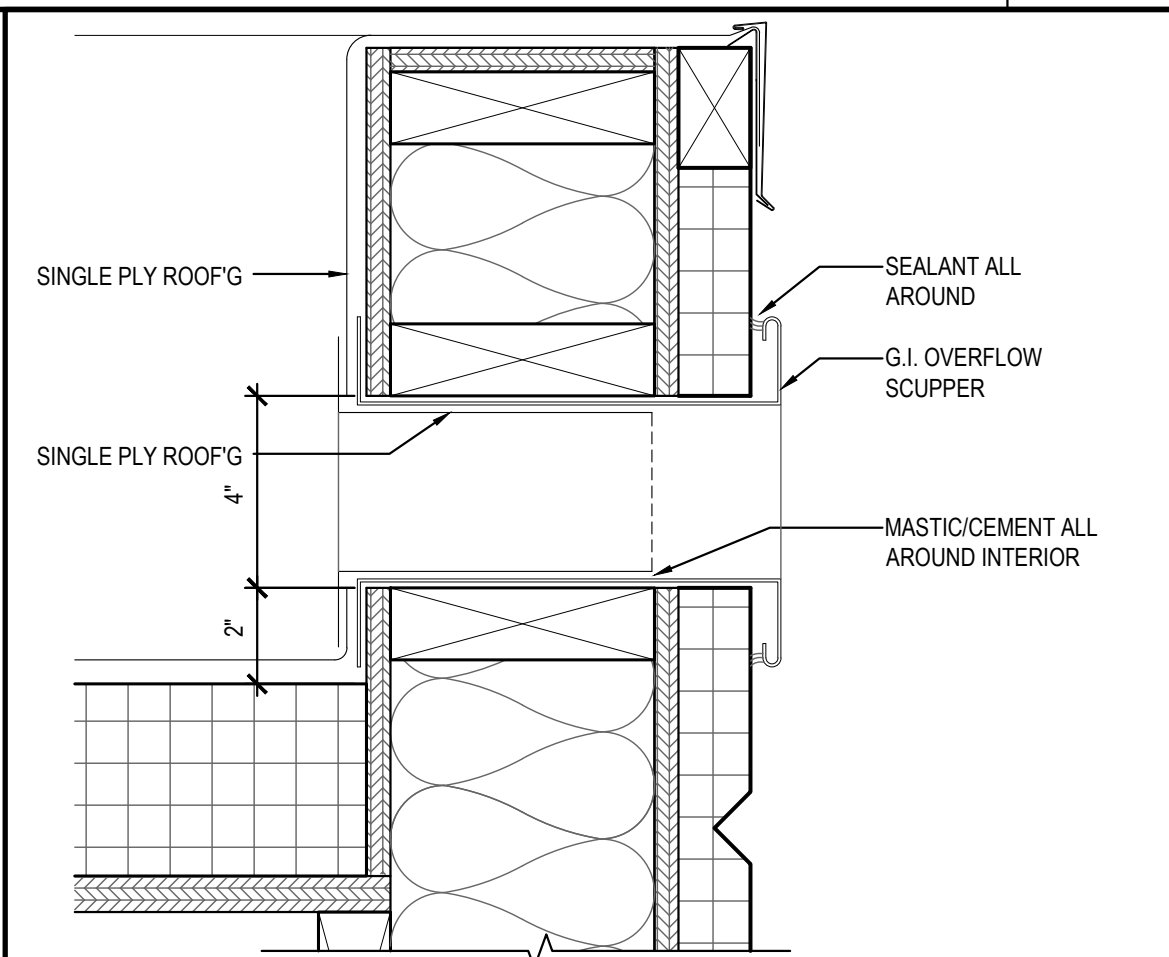
ROOF ACCESS LADDER DETAIL 16
Scale= 1/4" = 1'-0" A-107



ROOF DRAIN DETAIL 15
Scale= NTS A-107



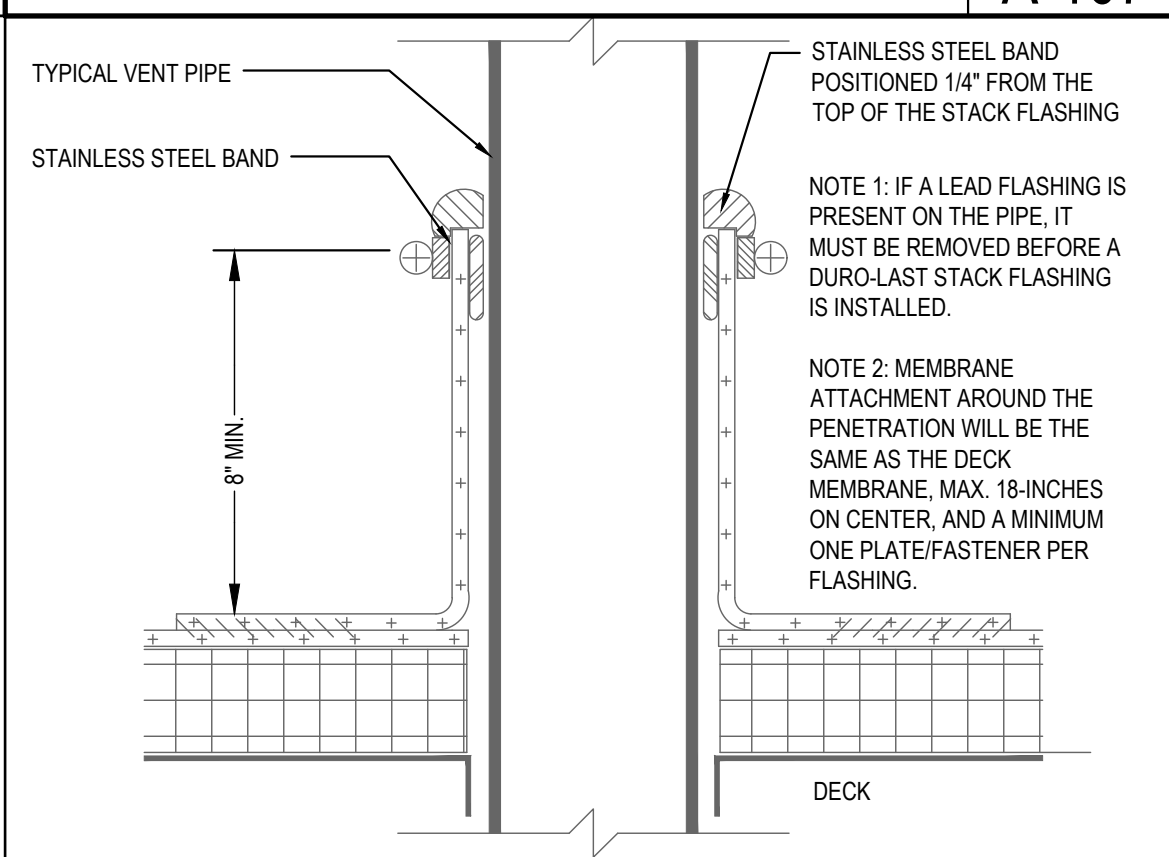
MECHANICAL CURB DETAIL 18
Scale= NTS A-107



SCUPPER DETAIL 14
Scale= 3" = 1'-0" A-107



NOT USED 17
Scale= NTS A-107



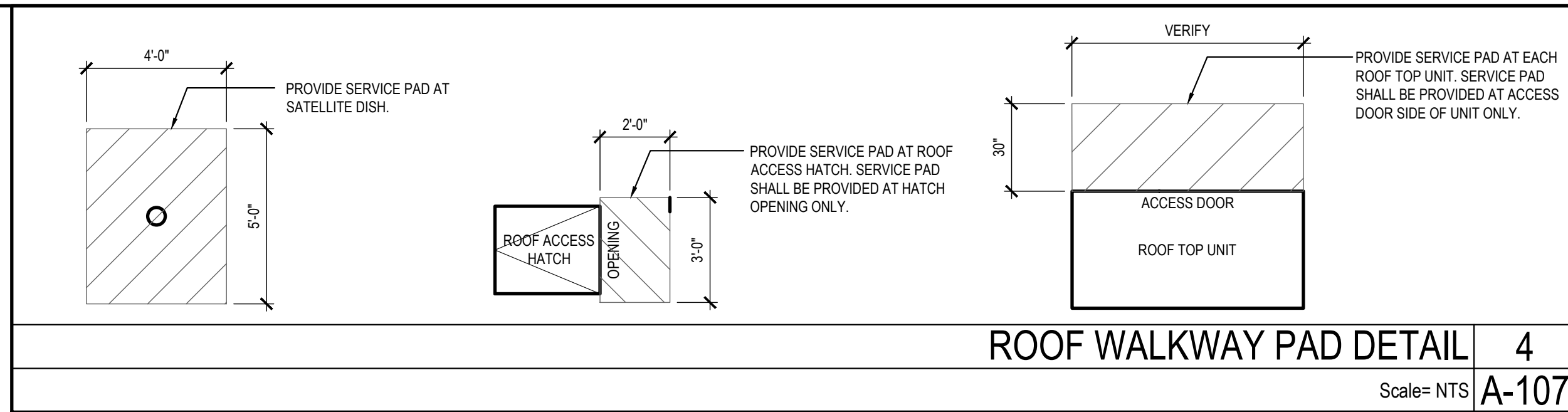
PLUMBING VENT DETAIL 13
Scale= NTS A-107

ROOF PLAN NOTES:

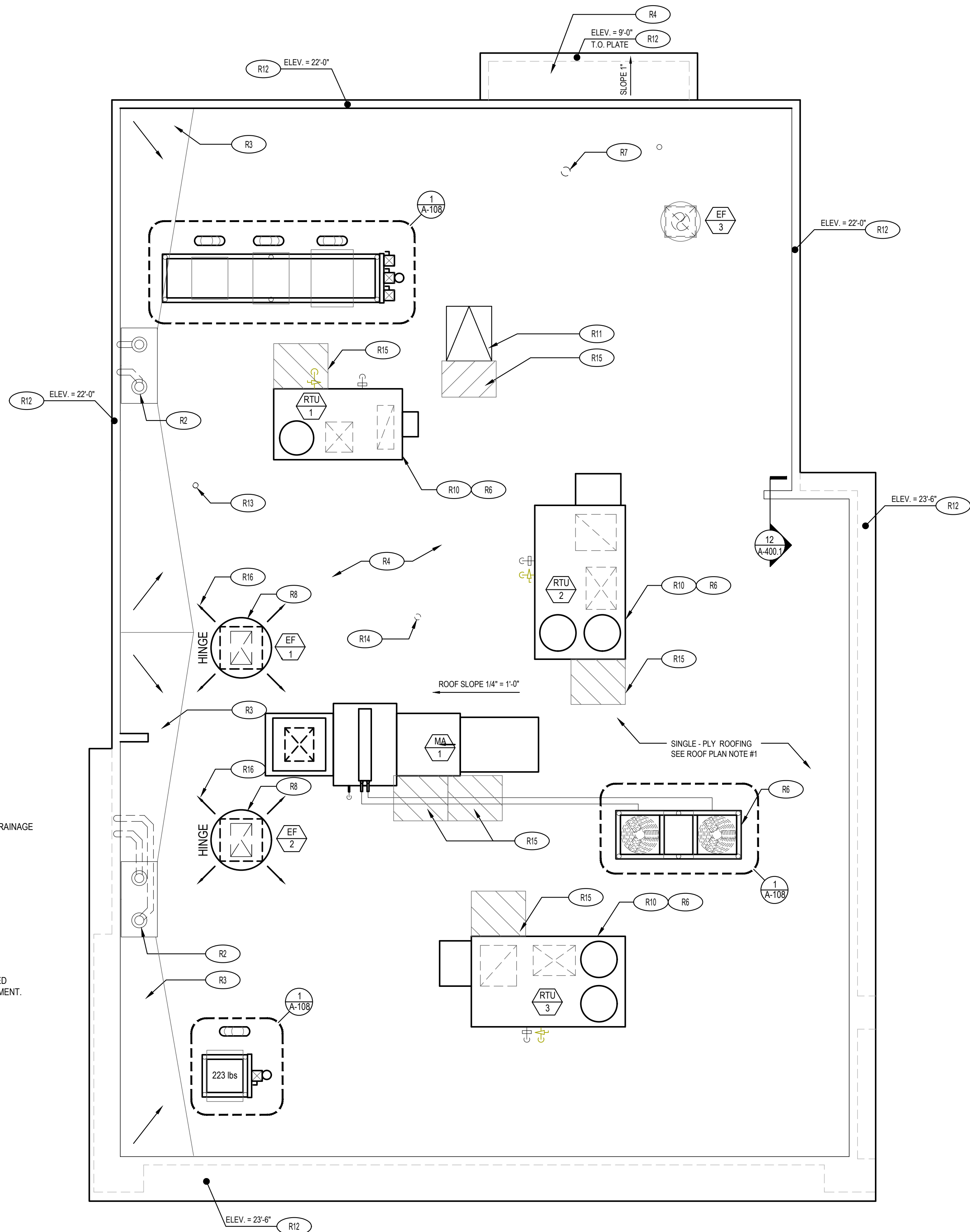
- WHITE, SINGLE-PLY, PVC 40MIL MECHANICALLY FASTENED ROOF MEMBRANE, AS MANUFACTURED BY DURO-LAST ROOFING, INC. NO ALTERNATES WILL BE ACCEPTED. PROVIDE STANDARD 15 YEAR WARRANTY.
- +6' INDICATES APPROXIMATE ELEVATION OF THE TOP OF ROOF PLYWOOD SHEATHING AT PLYWOOD CRICKET. SEE TRUSS DRAWINGS FOR ACTUAL 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.
- ANY PROJECTION THROUGH ROOF SHALL BE DETAILED PER THE SINGLE PLY ROOFING MANUFACTURER'S RECOMMENDED DETAILS.
- ALL EXHAUST FANS AND AIR CONDITIONING EQUIPMENT DESIGNATIONS ARE TAKEN FROM MECHANICAL DRAWINGS.
- NOT USED.
- CONTRACTOR SHALL CONFIRM THAT ALL AREAS OF ROOF ARE PROVIDED WITH POSITIVE DRAINAGE.
- 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).
- 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.
- FOR ALL STRUCTURAL FRAMING MEMBERS, SIZES, AND ADDITIONAL INFORMATION, SEE STRUCTURAL DRAWINGS.
- PROVIDE ROOF CRICKET AT MECHANICAL EQUIPMENT TO ASSURE POSITIVE ROOF DRAIN.
- ALL ROOF EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
- ROOFTOP EQUIPMENT TO BE LOCATED AT LEAST 42" MINIMUM FROM TOWERS FOR SERVICING
- PROVIDE SERVICE PAD AT EACH UNIT ONLY AT SERVICE ACCESS DOOR
- ALL GAS PIPING ON ROOF TO BE PAINTED SAFETY YELLOW

ROOF PLAN KEYNOTES:

- R1 REF: EQUIPMENT RACK (SEE SHEET A-108)
- R2 4" ROOF DRAIN AND OVERFLOW DRAIN 15 A-107
- R3 TAPERED ROOF INSULATION CRICKET TO ASSURE POSITIVE ROOF DRAINAGE
- R4 SINGLE - PLY ROOFING SEE ROOF PLAN NOTE #1
- 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 MECHANICAL UNIT CURB. SEE DETAIL 18/A-107
- R11 ROOF ACCESS HATCH LOCATE BETWEEN 2 ADJACENT TRUSSES 16 A-107
- R12 TOP OF PLATE - REF. STRUCTURAL
- R13 PLUMBING VENT 13 A-107
- R14 WEATHER PROOF HYDRANT
- R15 PROVIDE WALK-WAY PAD AS SHOWN, REFERENCE DETAIL 4/A-107
- R16 POWER SUPPLY LOCATION FOR ROOFTOP EXHAUST FANS FOR KITCHEN HOOD



ROOF WALKWAY PAD DETAIL 4
Scale= NTS A-107



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



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DRAWN BY: JO

PANDA PROJECT #: S8-21-D8043
ARCH PROJECT #: P7356.2

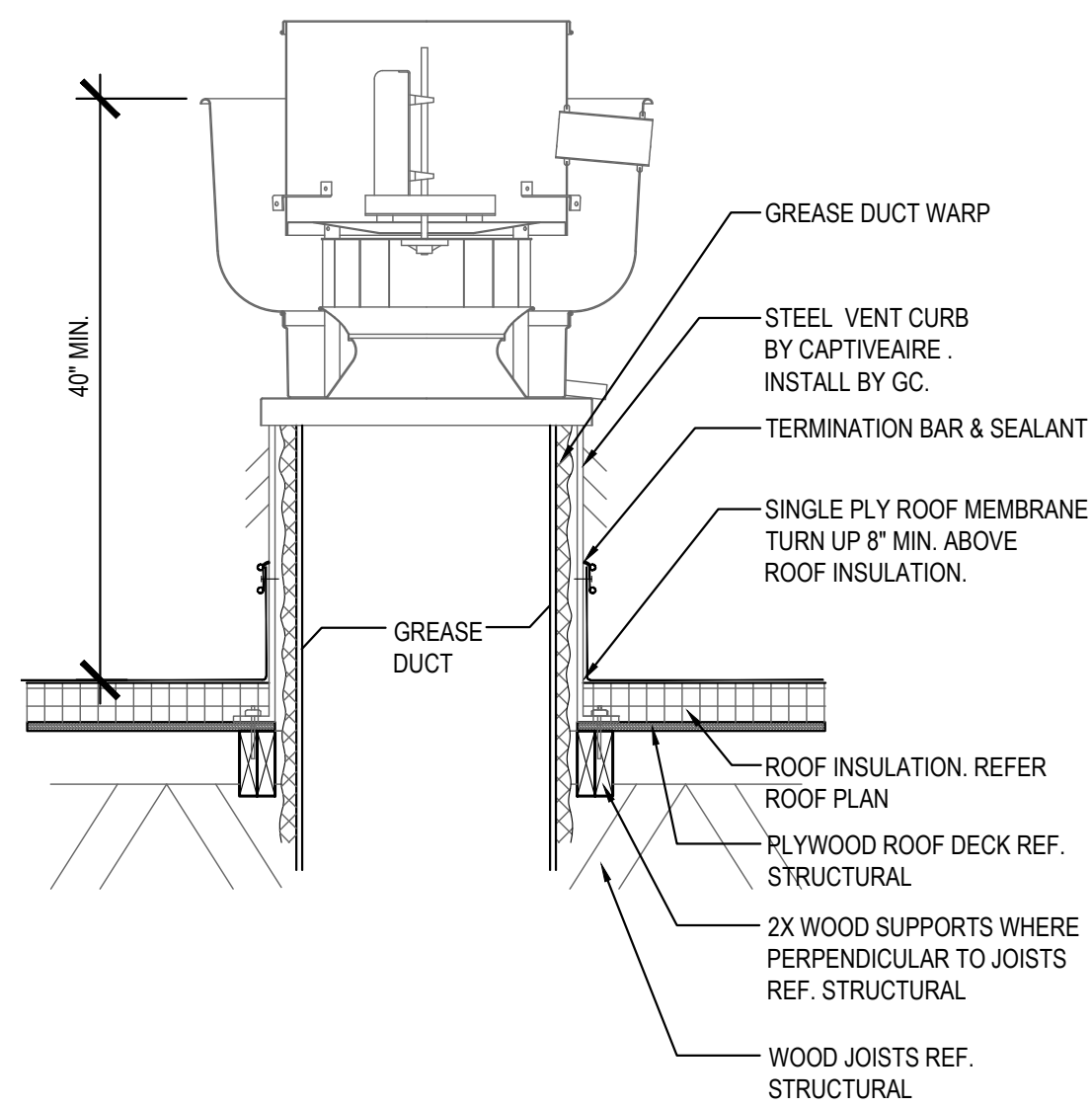


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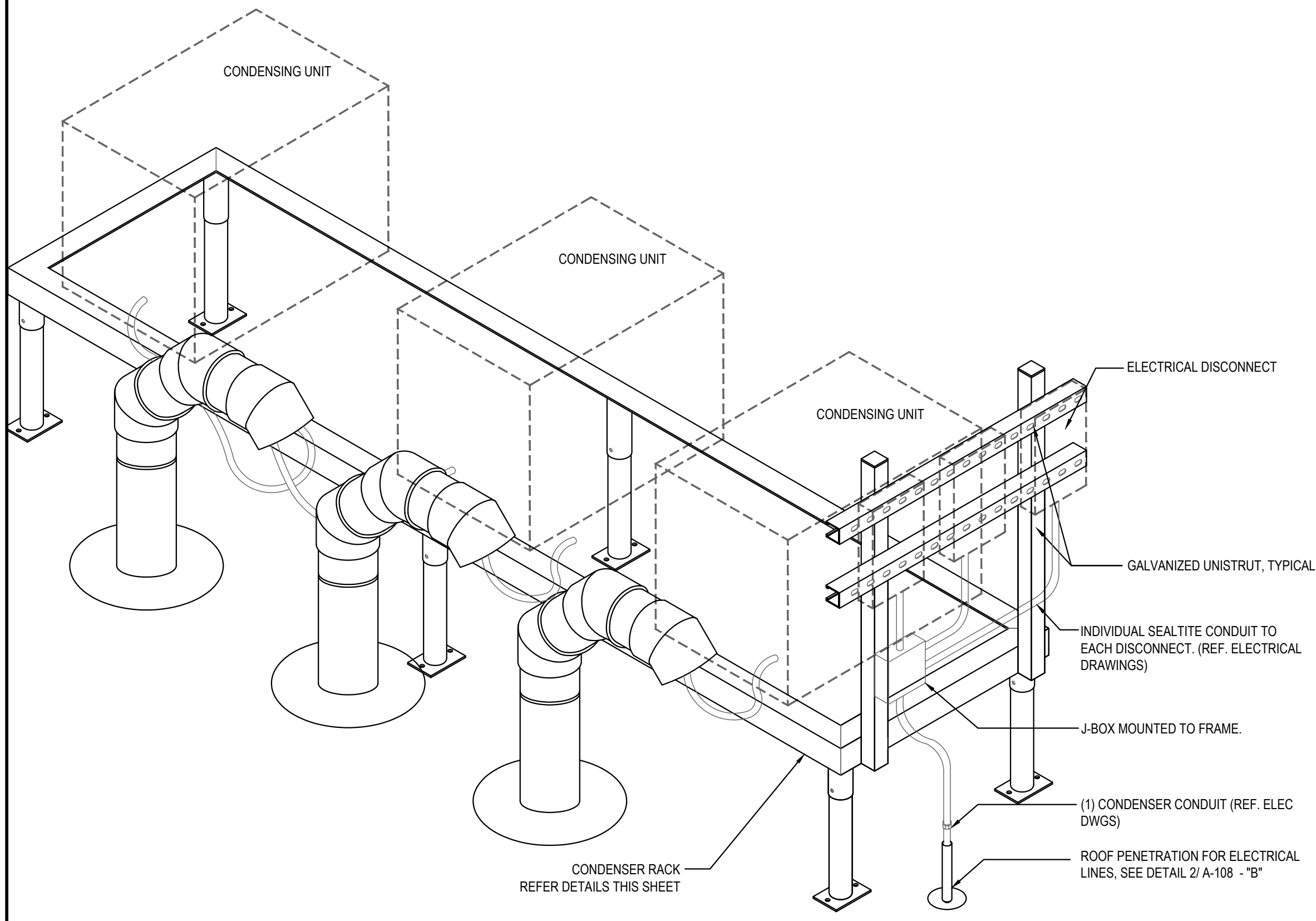
A-107

ROOF PLAN

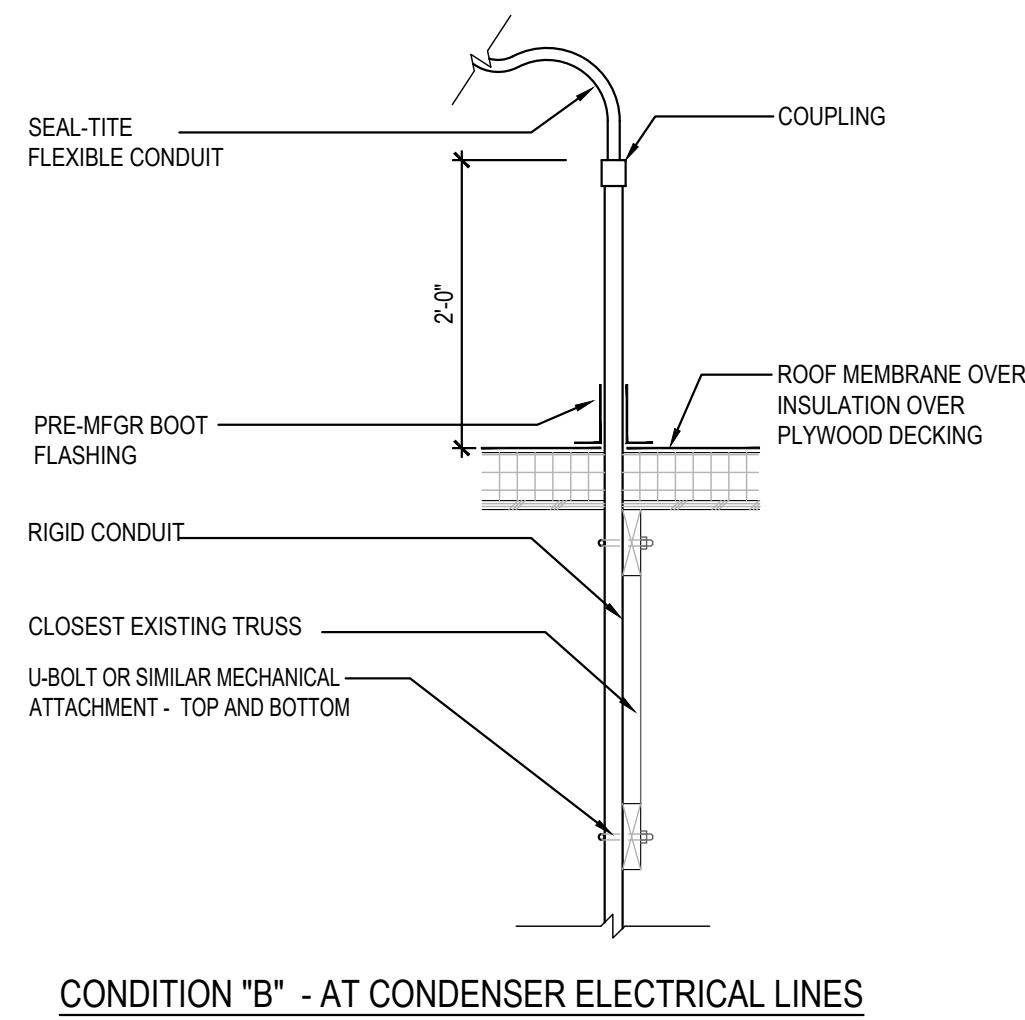
TRUE WARM & WELCOME 2300 R1



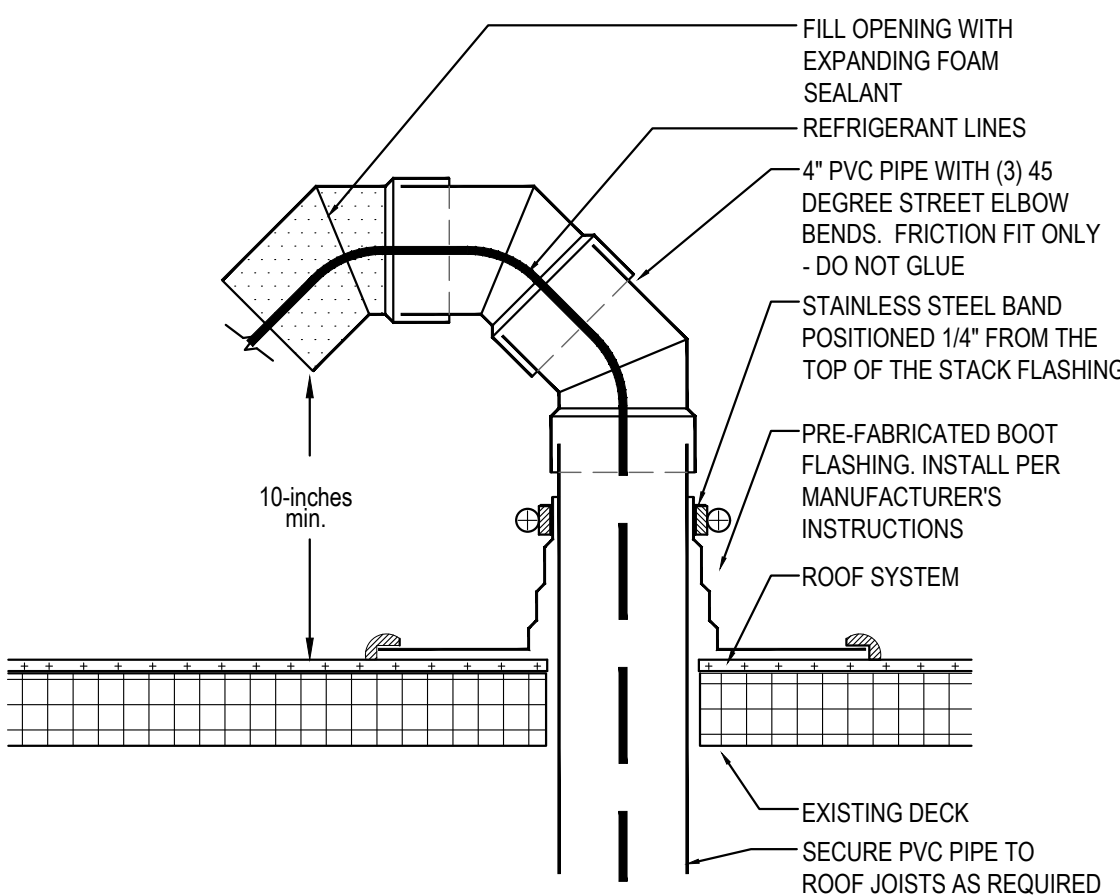
ROOF EXHAUST FAN 5
Scale= 1/4" = 1'-0" A-108



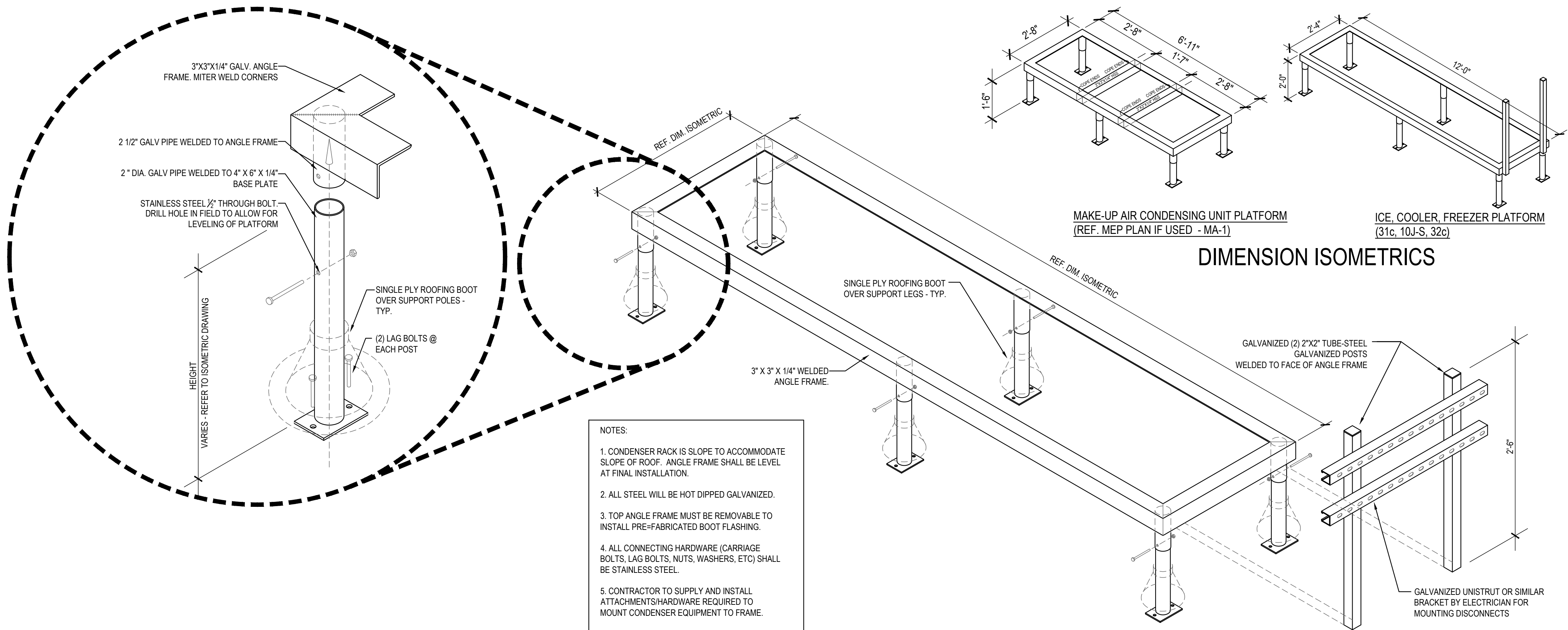
CONDENSER RACK ISOMETRIC 3
Scale= 3/4" = 1'-0" A-108



ROOF PENETRATION DETAIL AT REF. / ELEC. LINES 2
Scale= 3/4" = 1'-0" A-108



PVC ROOF PENETRATION 4
Scale= 1/2" = 1'-0" A-108



FREEZER / COOLER / ICE MAKER CONDENSER RACK DETAILS 1
Scale= 3/4" = 1'-0" A-108



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PANDA PROJECT #: S8-21-D8043
ARCH PROJECT #: P7356.2



Plans Prepared By
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Lndscp. Lic. No. LC0000298
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A-108
CONDENSER RACK
DETAIL

TRUE WARM & WELCOME 2300 R1

Item Code	Type	Material	L x W x H
T-A2b	LIVE EDGE 6'-0"	OAK- BOLT DOWN	6'-0" L X 28" W X 34" H
T-B3b	4' TOP TABLE	QUARTZ - CORIAN LONDON SKY - COREDRILL	48" X 24" W X 30.25" H
T-C1a3	4' TOP TABLE	LAMINATE W/ METAL EDGE BARRIQUE OAK - MOVEABLE BASE	21" X 24" W X 30.25" H
T-C1b3	4' TOP TABLE	LAMINATE W/ METAL EDGE BARRIQUE OAK - COREDRILL	48" X 24" W X 30.25" H
C-A4a	A/RAME SINGLE BOOTH	OAK / CYPRUS / BARRAS	41" X 23" D X 17" H
C-A4b	A/RAME SINGLE BOOTH	OAK / CYPRUS / BARRAS	41" X 23" D X 17" H
C-A4c	A/RAME SINGLE BOOTH	OAK / CYPRUS / BARRAS	59" X 23" D X 17" H
C-A4d	A/RAME DOUBLE BOOTH	OAK / CYPRUS / BARRAS	47" X 23" D X 17" H
B-S1a	1" BEAM BASE 34" H	HOT ROLL STEEL W/ LOW GLOSS CLEAR COAT	FOR 34" H TABLE
B-S2a	3" FREE STANDING GRISS CROSS		FOR 30" ROUND TABLE
B-S2b	3" FREE STANDING GRISS CROSS		FOR 21" X 24" TABLE
B-S3a	3" BOLT DOWN		FOR 30" H TABLE
B-S3b	1" CORE DRILL		FOR 30" H TABLE
B-S5a	ST DINN BASE		FOR 34" H EDGE TABLE
B-B1	SPECIAL BRACKETS		FOR WOODSY PANEL
F-B1	TRASH LINER W/ CASTERS		
F-A4c	LEFT BROOM HOLDER	OAK W/ LONDON SKY TOP	20" X 27" D X 48" H
F-A4d	RIGHT BROOM HOLDER	OAK W/ LONDON SKY TOP	20" X 27" D X 48" H

Item Code	Type	Material	L x W x H
OAK PALLET			
C1d1	PANDA DINING CHAIR W/ BACK	OAK	PANDA VENDOR 18" H
C2g	PANDA COUNTER STOOL- NO BACK	OAK (PREFERRED STOOL)	PANDA VENDOR 22" H
C2g	PANDA COUNTER STOOL W/ BACK	OAK (OPTIONAL)	PANDA VENDOR 22" H

OC1	OUTDOOR CHAIR	PANDA VENDOR	22-1/8" x 22-1/2" x 35-3/8" / (17-3/8")
OC1T	4 TOP OUTDOOR TABLE	PANDA VENDOR	48" x 24" x 30"
OC1T	4 TOP OUTDOOR TABLE (ADA)	PANDA VENDOR	48" x 24" x 30"
OC3	2 TOP OUTDOOR TABLE	PANDA VENDOR	24" x 24" x 30"
OW1	OUTDOOR WASTE BIN	PANDA VENDOR	23" x 23-1/4" x 44-5/8"
OW2	OUTDOOR WASTE BIN	PANDA VENDOR	22-1/2" x 22-1/2" x 45"
F5a	UMBRELLA A BASE (P)	ALUMINUM TOP: EMERALD, CANVAS: ZOOKEY RED Pole: ALUM. MARINE SATIN ANODIZED BASE: 4" DIA. GALV. STEEL BASE TOP: FABRIC TOP, PVC SUR. TENSILE PRECOATANT Pole: B.R.G. 50mm THICK TUBING BASE: 4" DIA. GALV. STEEL BASE SEE DETAIL	TUCCI 7' HEX x 96" H
F5b	SINGLE POST PYRAMID UMBRELLA (12)	USA SHADE	12' SQ. x 10' 5-1/2" H

DINING TILE

COMMUNITY TABLE

LEG ORIENTATION TO BE MOUNTED AS SHOWN

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



Scale= NTS | A-109



Scale= 1/4" = 1'-0" A-109



EXTERIOR FINISH SCHEDULE

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

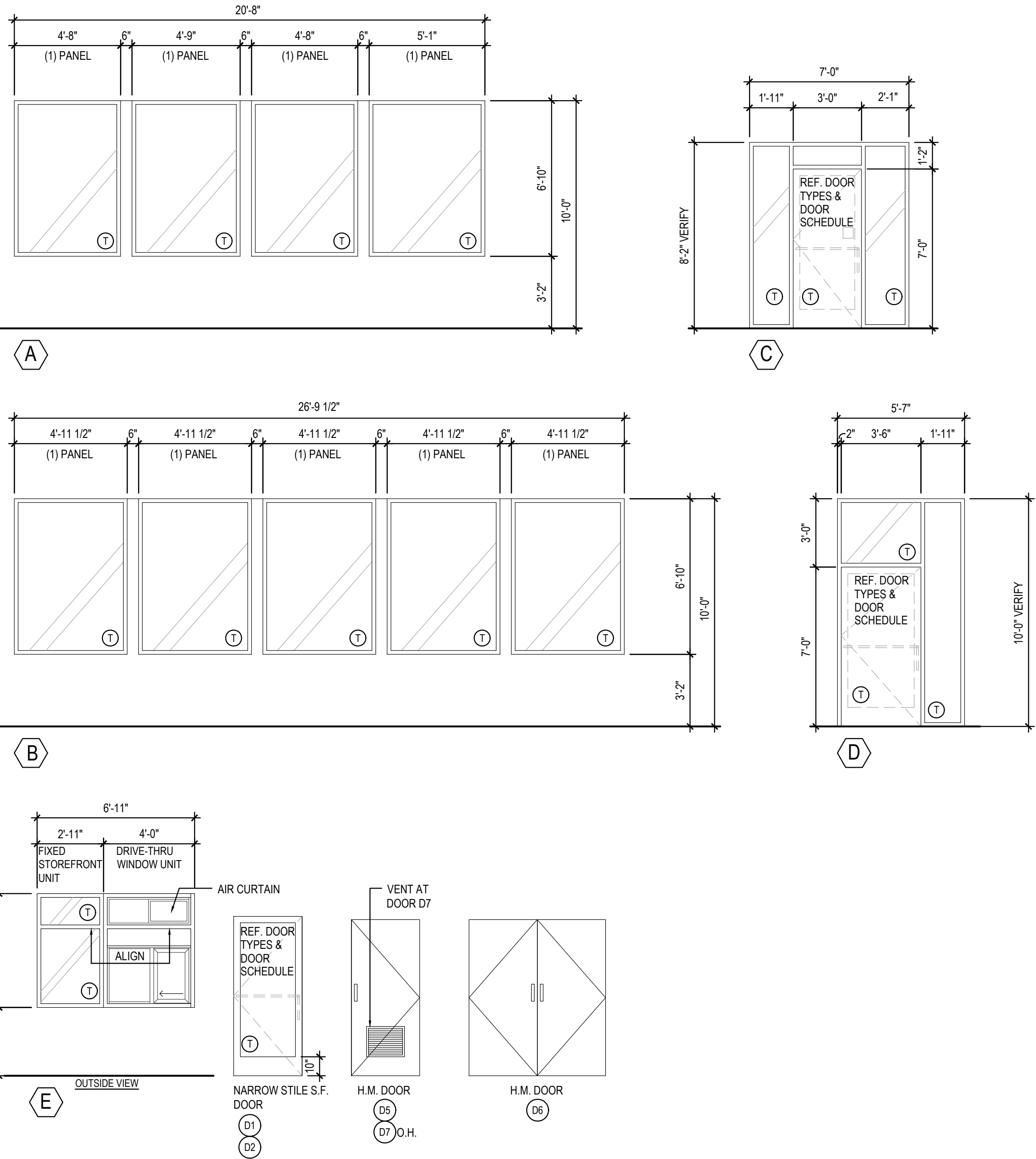
01-11-19

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
EIFS-3	STO	STOTHERM ESSENCE SYSTEM	SW 7069 IRON ORE	FINE	EIFS ACCENT BAND
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. MFG.: ARGOS, COLOR: PUTTY
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

WINDOW SCHEDULE

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

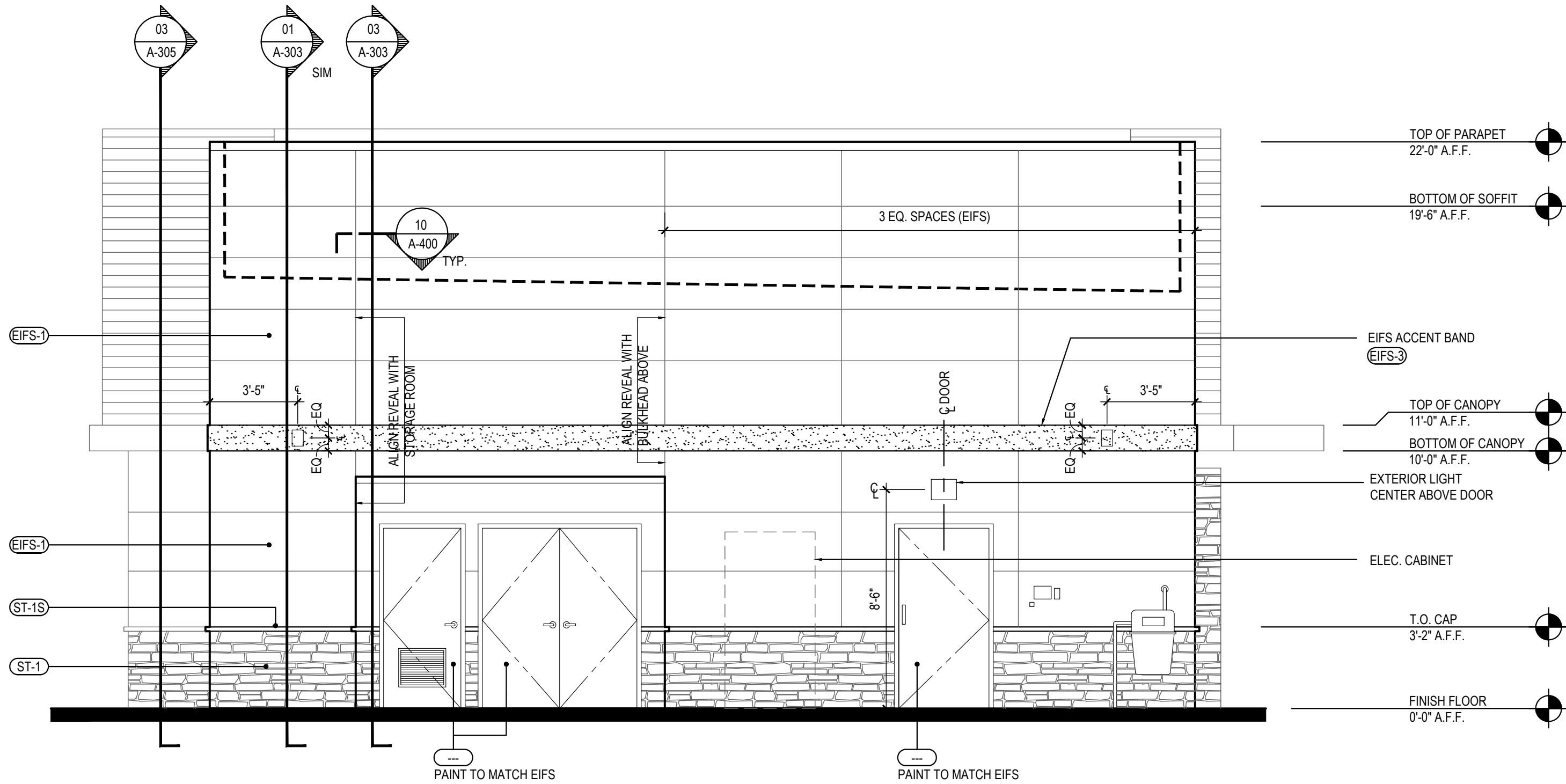
SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS	NOTES
A	20'-8" LIN. FEET	6'-10"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES	1. INSULATING GLASS VITRO ARCHITECTURAL GLAZING SOLARBAN 60 LOW E. WINTER U=0.29 SHGC: 0.25 VIS TRANS: 35% 2. DOORS: FULL GLAZED DOORS W/10" KICK BASE, ANODIZED ALUM FINISH. REFER HARDWARE SCHEDULE
B	26'-9 1/2" LIN. FEET	6'-10"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES	3. WINDOW DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. G.C. TO VERIFY ACTUAL WINDOW DIMENSIONS PRIOR TO FABRICATION INSTALLATION.
C	7'-0"	8'-2"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME	4. GLASS FACADE AND ENTRY DOORS TO BE DESIGNED, DETAILED, FACTORY FABRICATED AND SITE ASSEMBLED AND ERECTED.
D	5'-11"	10'-0"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME	5. MANUFACTURER: QUIK-SERV. MODEL SST-4860E WITH THRU-BEAM PHOTO-ELECTRIC BAR. REGIONAL APPLICATION WITH CF-25 NON HEATED AIR CURTAIN OR CHF-25 HEATED AIR CURTAIN. TYPE OF AIR CURTAIN LISTED ON WINDOW SCHEDULE.
E	7'-3 3/4"	59.5"	TEMPERED GLASS	DARK BRONZE ANODIZED ALUMINUM	QUIK-SERV (NON-HEATED AIR CURTAIN OR HEATED AIR CURTAIN), ROUGH OPENING 48" X 60" SEE ADDITIONAL NOTE # 5. CONTACT: WADE ARNOLD, 800-388-8307	6. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER OF BUILDING CODE.
F	7'-3"	10'-0"	SINGLE PANE GLASS	DARK BRONZE ANODIZED ALUMINUM	SINGLE PANE VESTIBULE GLAZING	① TEMPERED GLASS
G	7'-10"	10'-0"	SINGLE PANE GLASS	DARK BRONZE ANODIZED ALUMINUM	SINGLE PANE VESTIBULE GLAZING	



WINDOW AND DOOR ELEVATIONS

3

Scale= NTS A-200

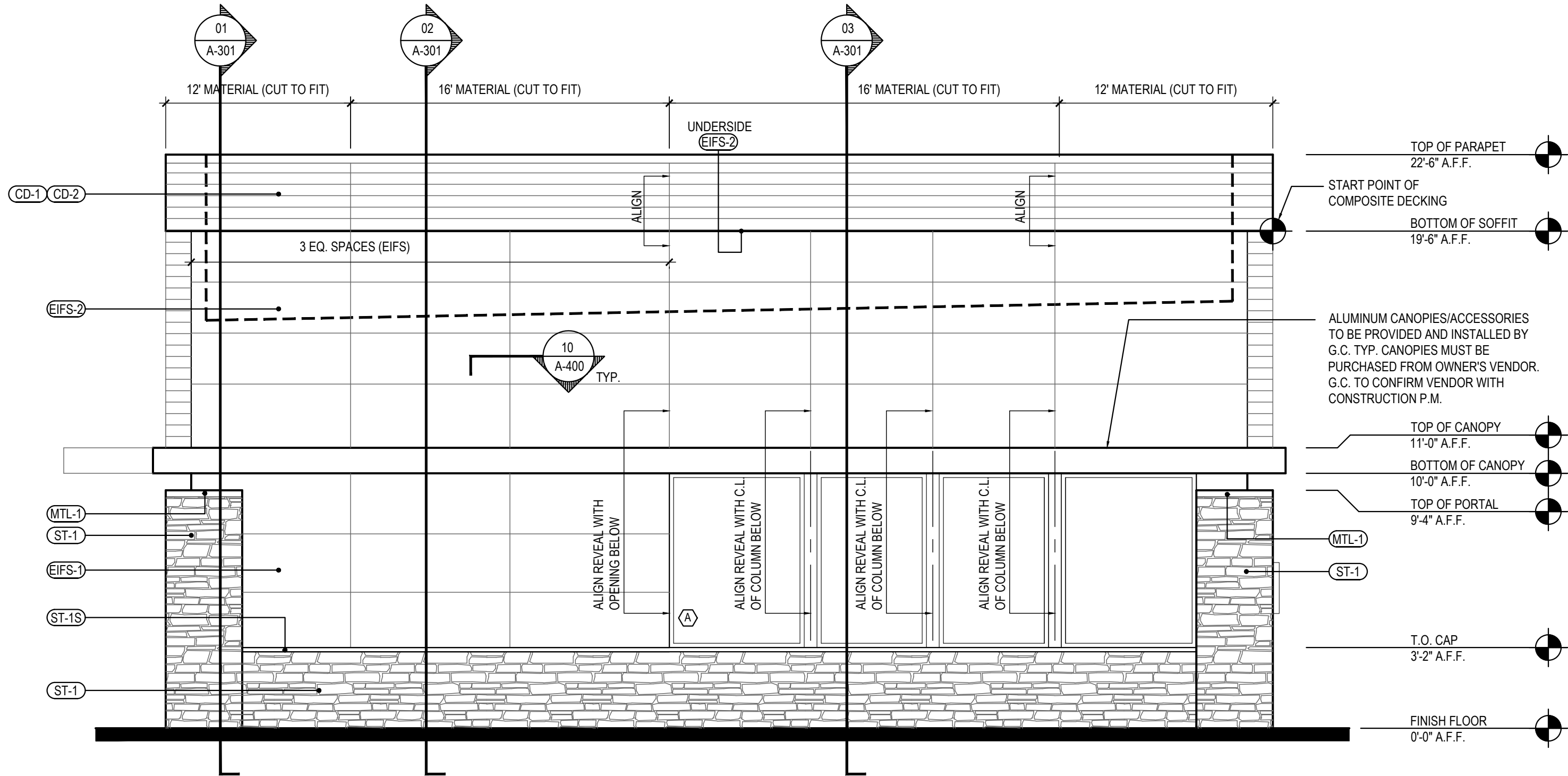


EAST ELEVATION

2

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

A-200



WEST ELEVATION

1

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

A-200



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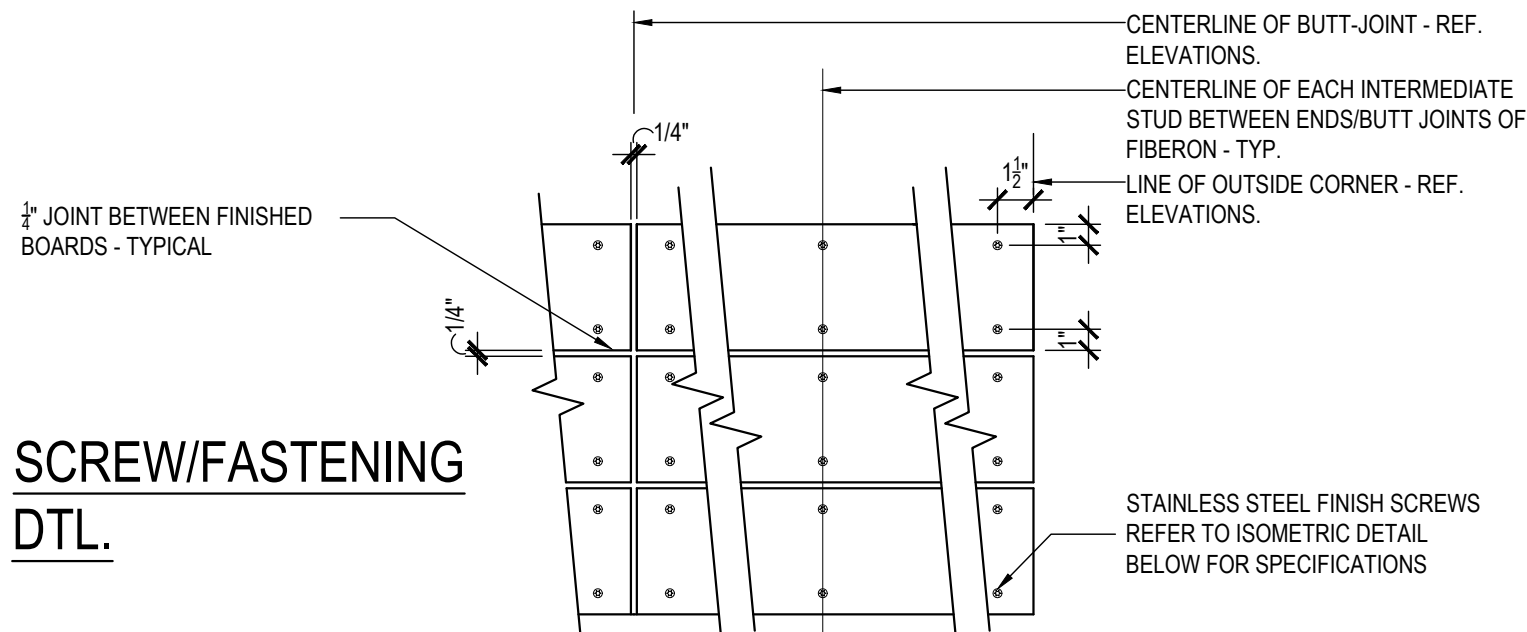
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DELAND, FL 32720

A-200

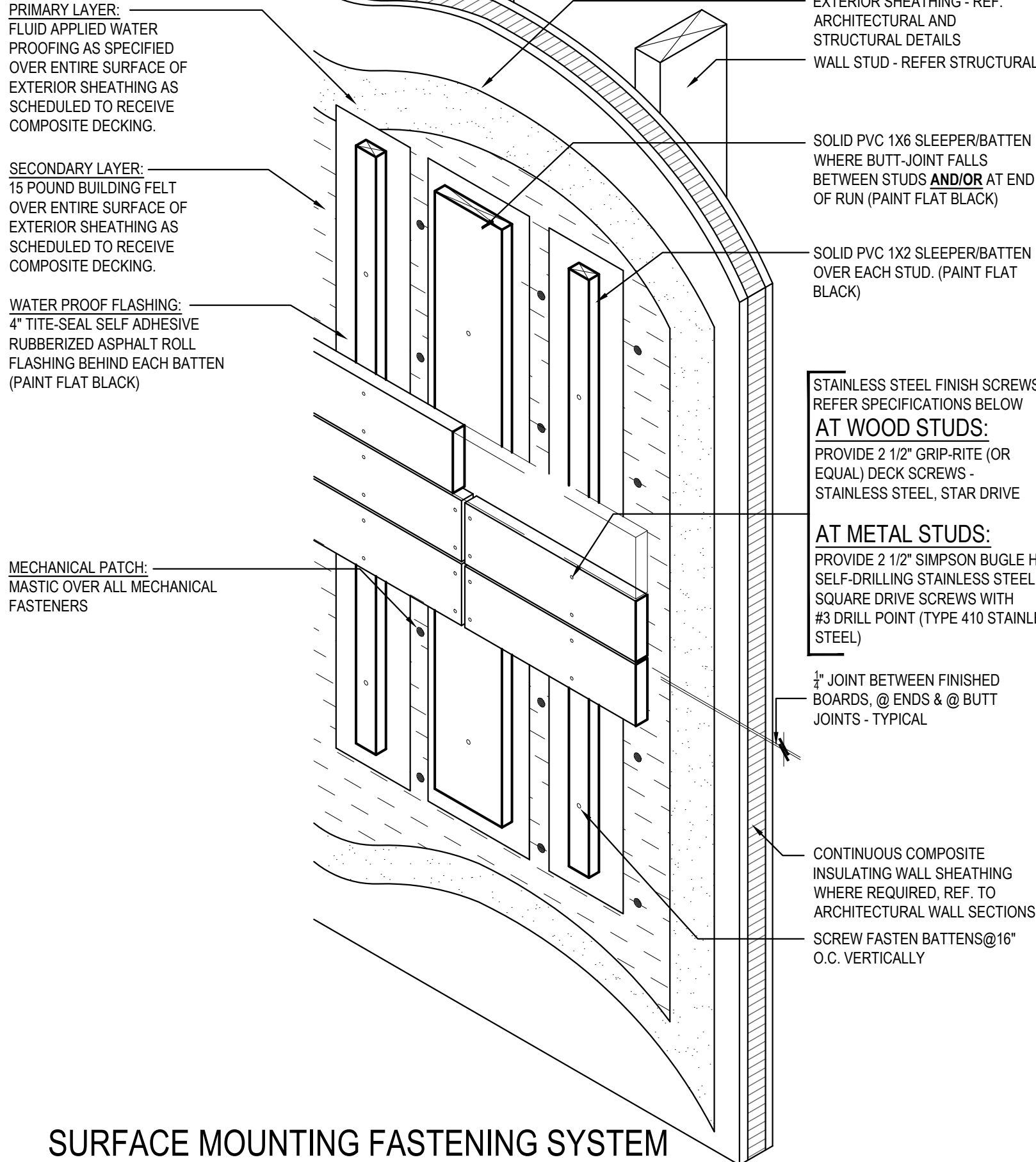
EXTERIOR
ELEVATIONS

TRUE WARM & WELCOME 2300 R1



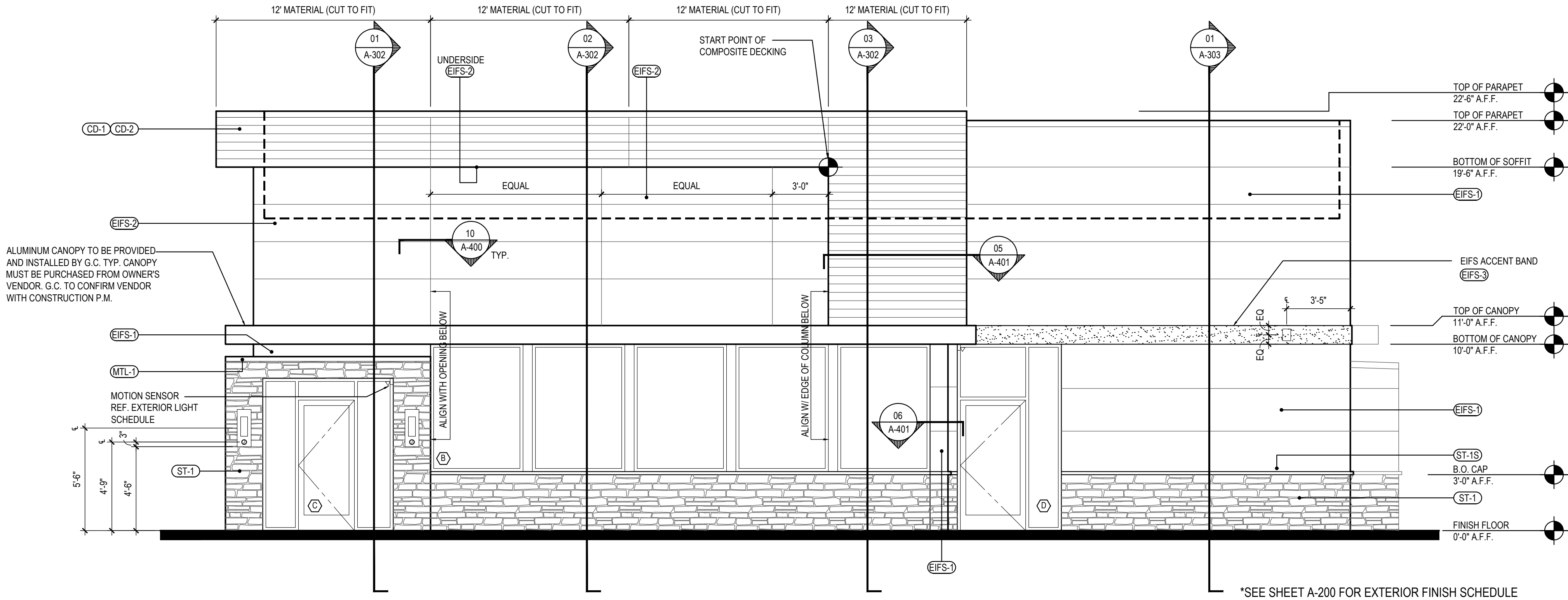
SCREW/FASTENING
DTL.

WATER/AIR BARRIER



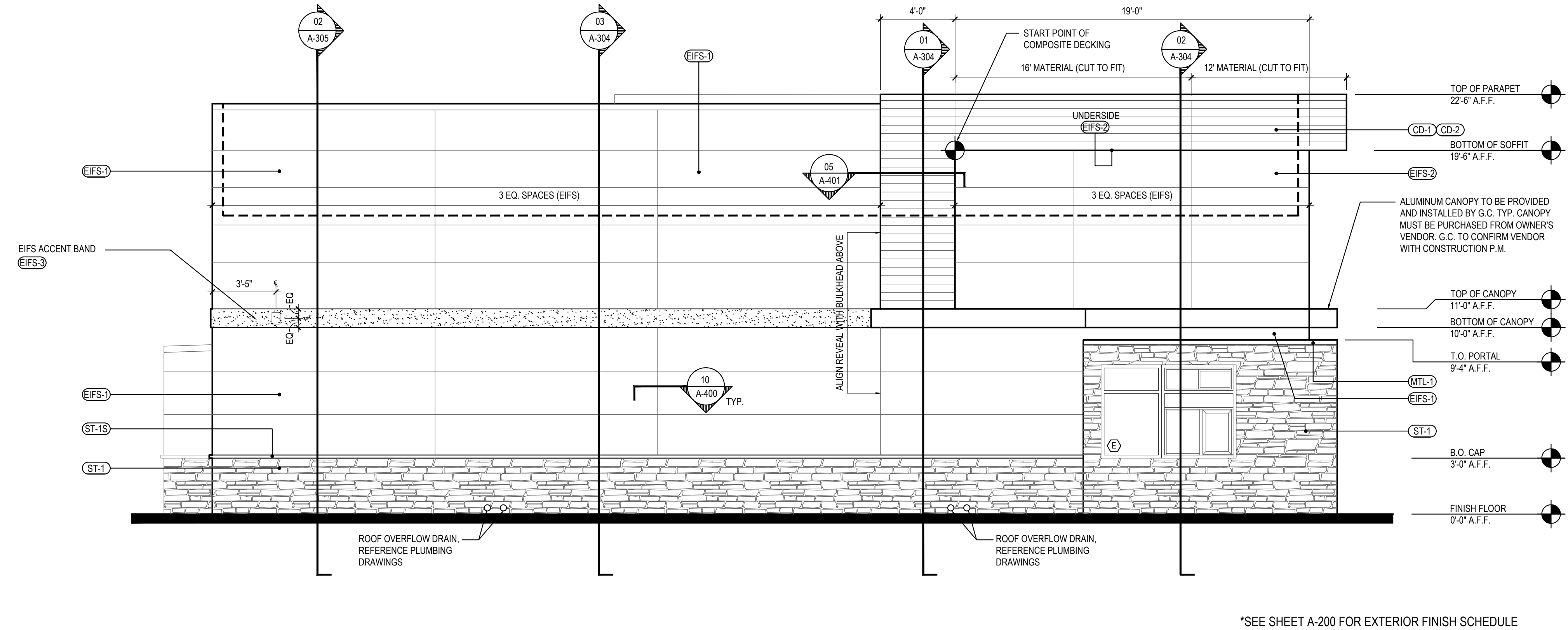
SURFACE MOUNTING FASTENING SYSTEM

COMPOSITE DECK FASTENING & WATER PROOFING DTLS 3
Scale= 1 1/2" = 1'-0" A-201



SOUTH ELEVATION 2

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



NORTH ELEVATION 1

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



PANDA EXPRESS, INC.
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Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

1	CHECK SET	12-15-20
2	PERMIT SET	12-18-20
3	BID SET	02-01-21
4	CONSTRUCTION SET	07-08-21

ISSUE DATE:

1	CHECK SET	12-15-20
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3	BID SET	02-01-21
4	CONSTRUCTION SET	07-08-21

DRAWN BY: JO

PANDA PROJECT #: S8-21-D8043
ARCH PROJECT #: P7356.2

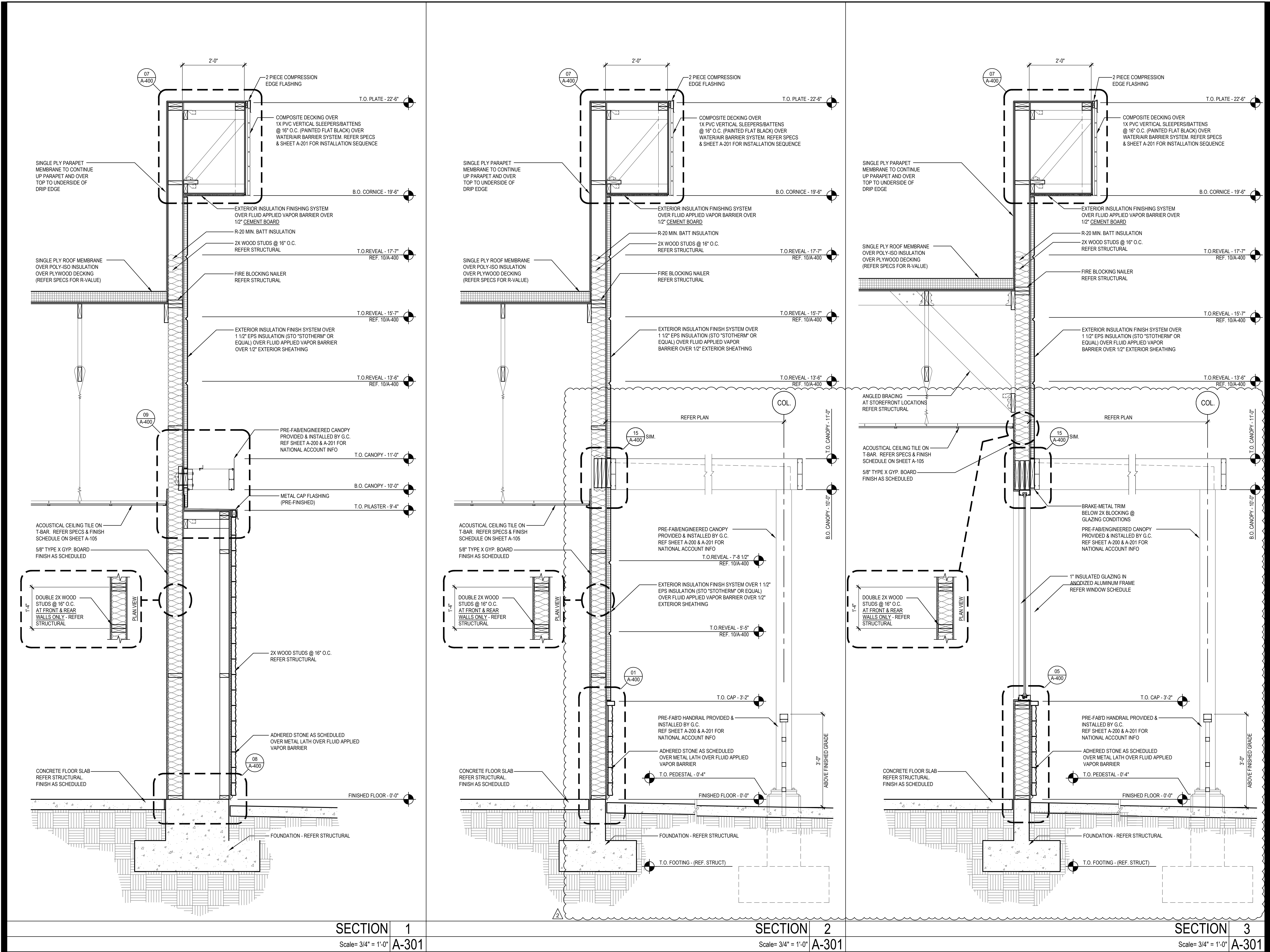


PANDA EXPRESS
TRUE WARM & WELCOME 2300
2599 S WOODLAND BLVD
DELAND, FL 32720

A-201

EXTERIOR
ELEVATIONS

TRUE WARM & WELCOME 2300 R1



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REVISIONS:
OWNER CHANGES 07-08-21

ISSUE DATE:
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4 CONSTRUCTION SET 07-08-21

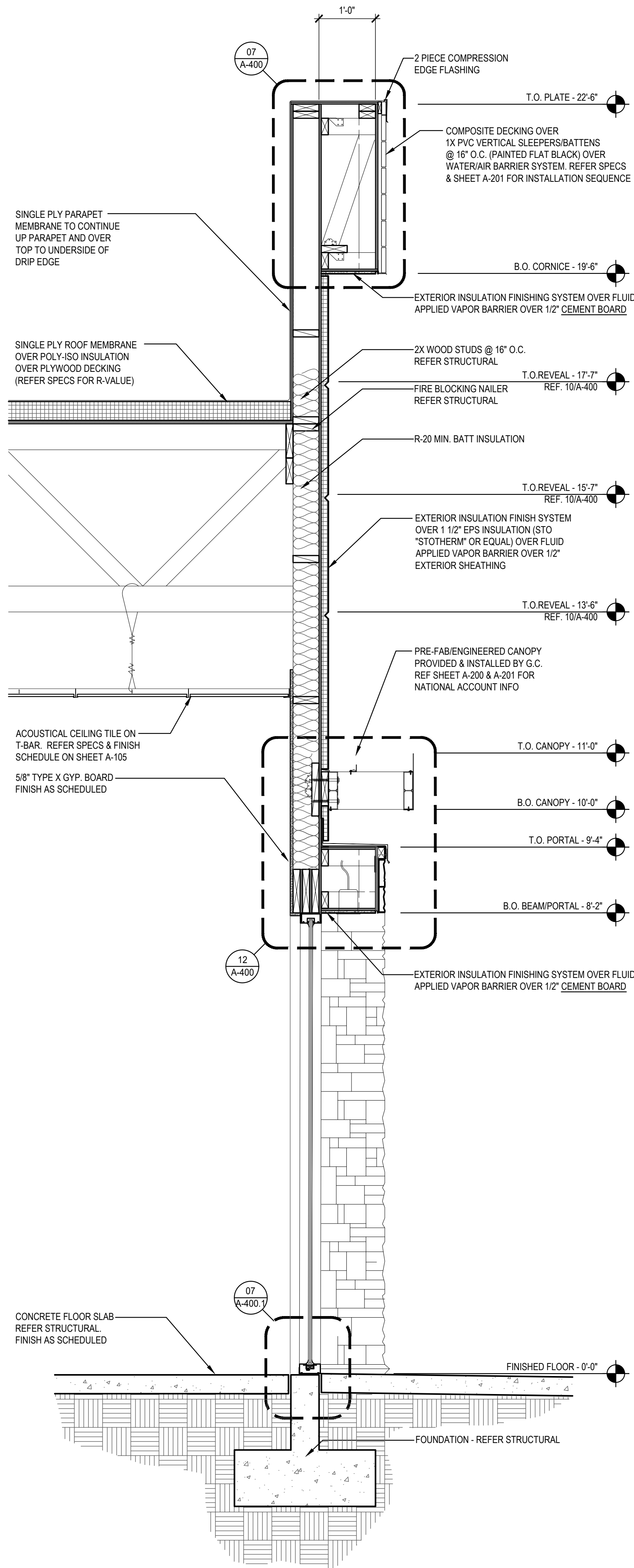
DRAWN BY: JO
PANDA PROJECT #: S8-21-D8043
ARCH PROJECT #: P7356.2

Plans Prepared By
cph inc.
500 West Fulton St.
Sanford, FL 32771
Ph: 407.322.6841
Licenses:
Eng. C.O.A. No. 3215
Survey L.S. No. 7143
Arch. Lic. No. AA260926
Landscape Lic. No. LC000298
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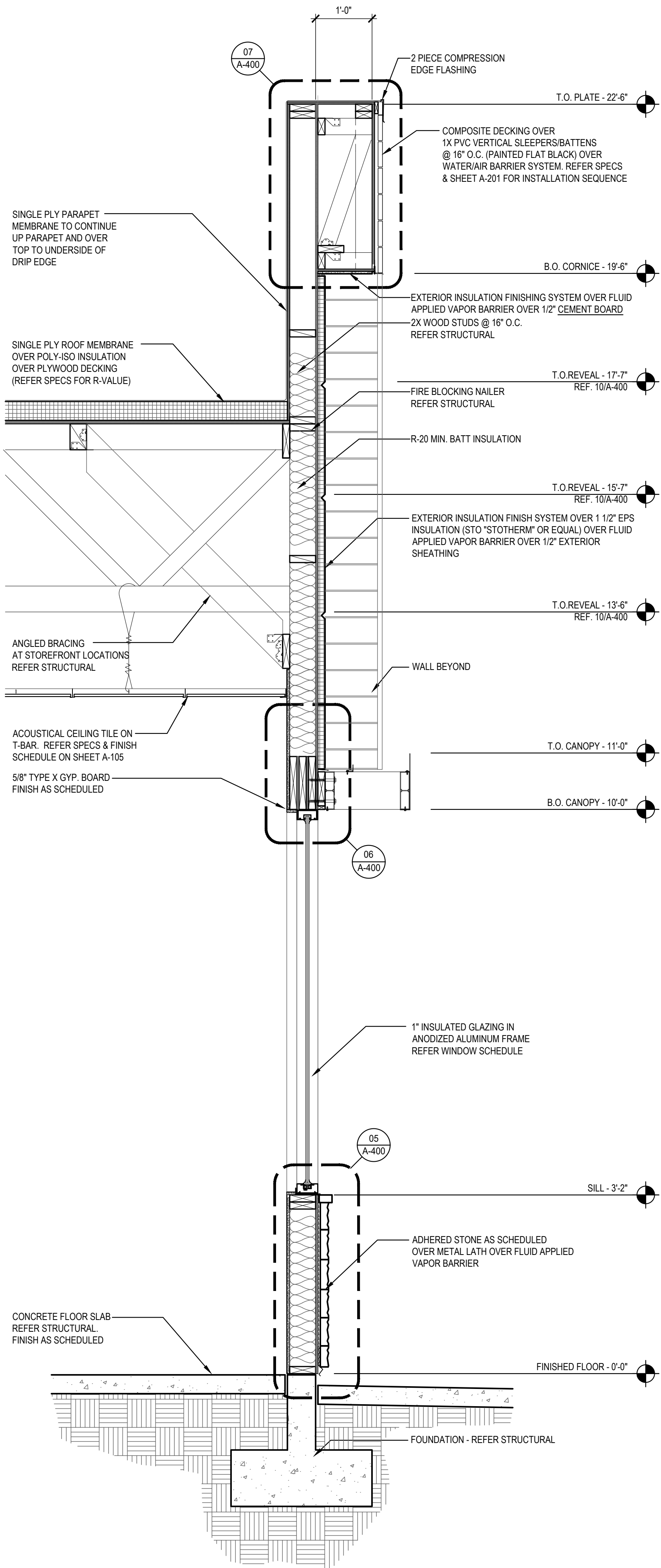
PANDA EXPRESS
TRUE WARM & WELCOME 2300
2599 S WOODLAND BLVD
DELAND, FL 32720

A-301
WALL SECTIONS

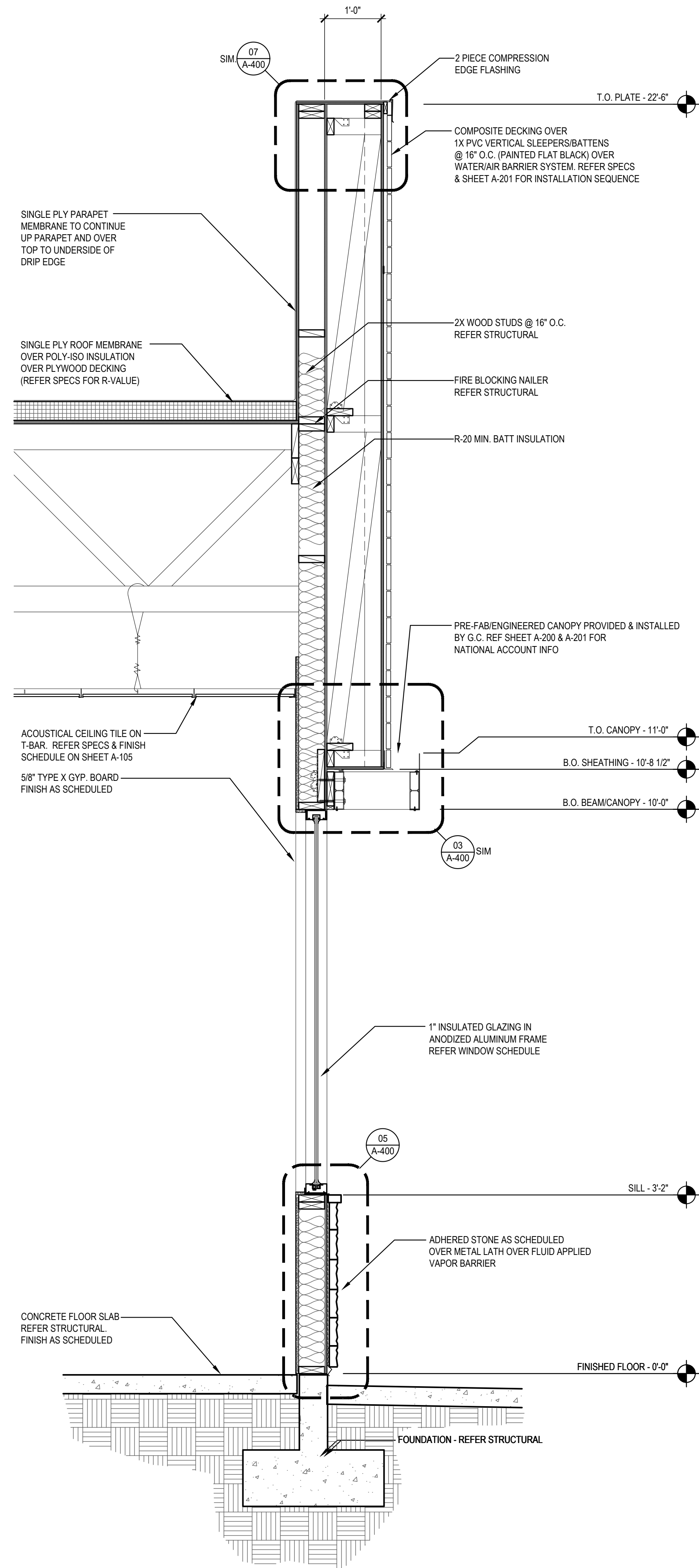
TRUE WARM & WELCOME 2300 R1



SECTION 1
Scale= 3/4" = 1'-0" A-302



SECTION 2
Scale= 3/4" = 1'-0" A-302



SECTION 3
Scale= 3/4" = 1'-0" A-302



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DRAWN BY: JO

PANDA PROJECT #: S8-21-D8043
ARCH PROJECT #: P7356.2

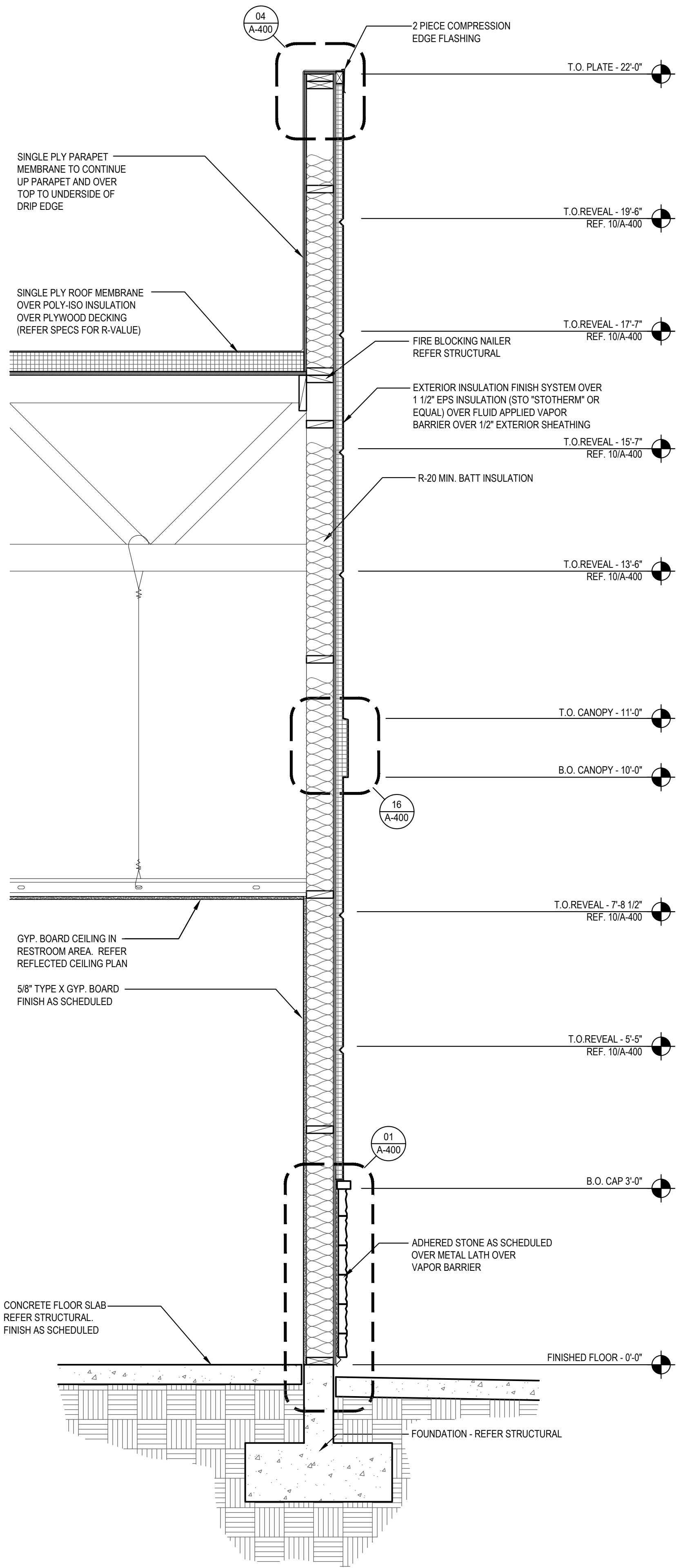


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A-302

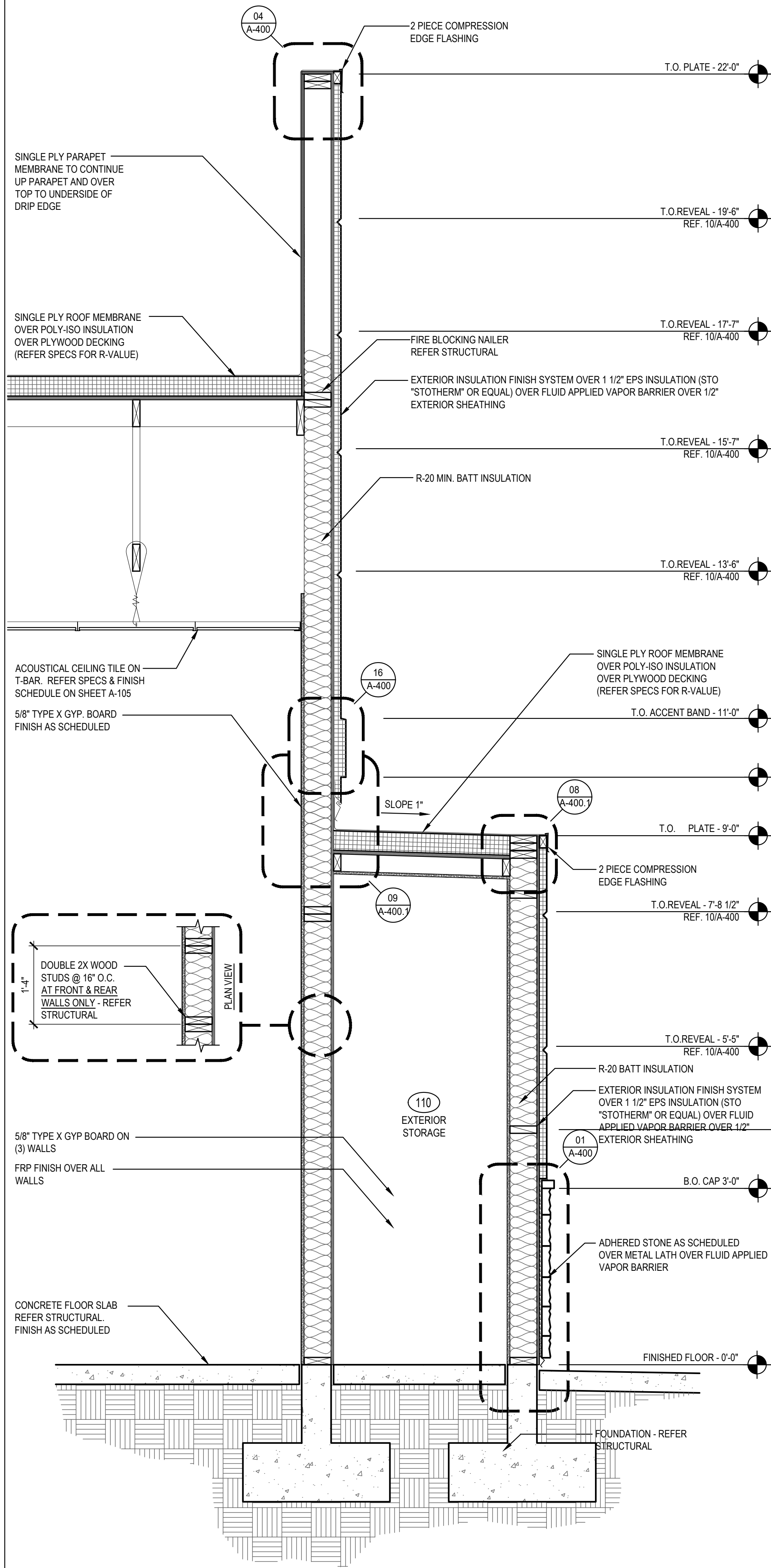
WALL SECTIONS

TRUE WARM & WELCOME 2300 R1



SECTION 1
Scale= 3/4" = 1'-0" A-303

NOT USED 2
Scale= 3/4" = 1'-0" A-303



SECTION 3
Scale= 3/4" = 1'-0" A-303



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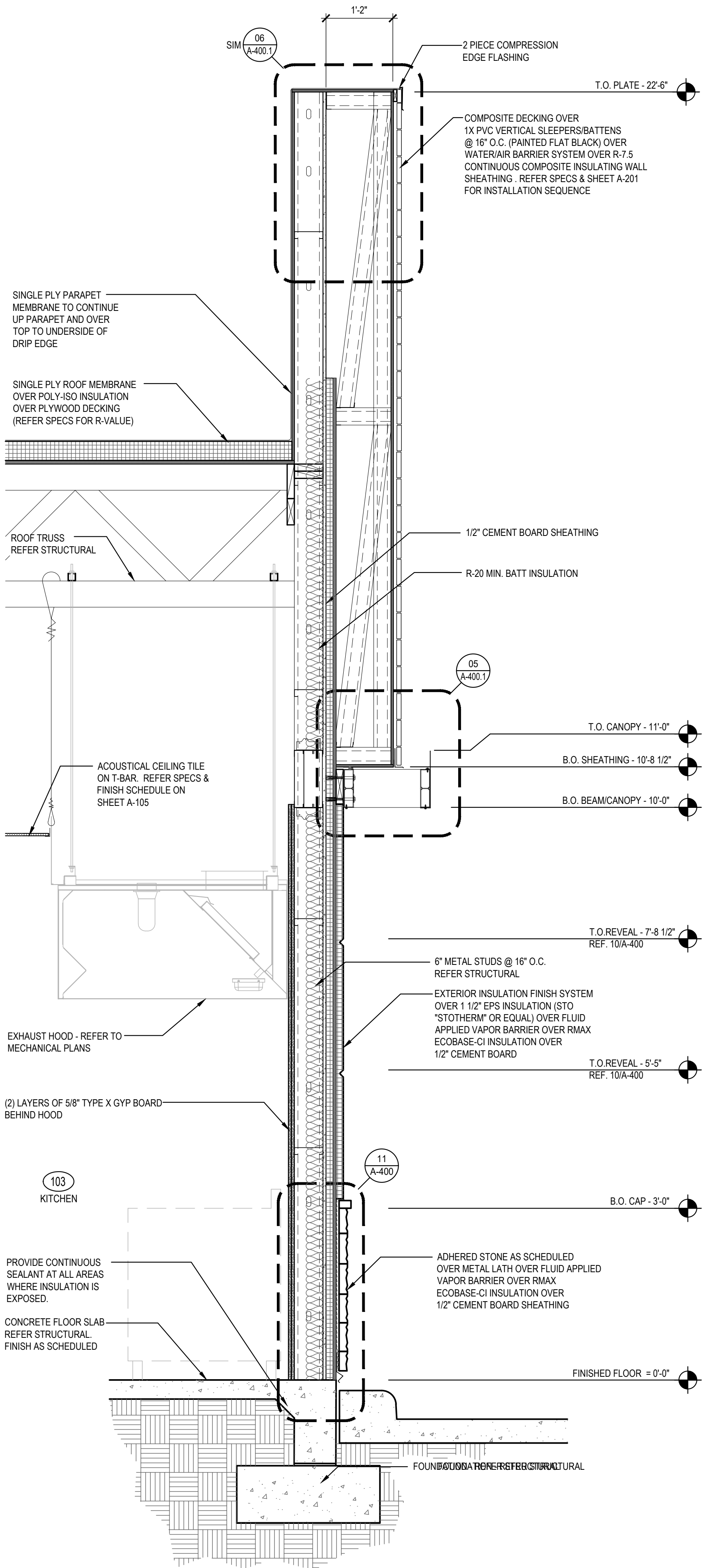
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ARCH PROJECT #: P7356.2



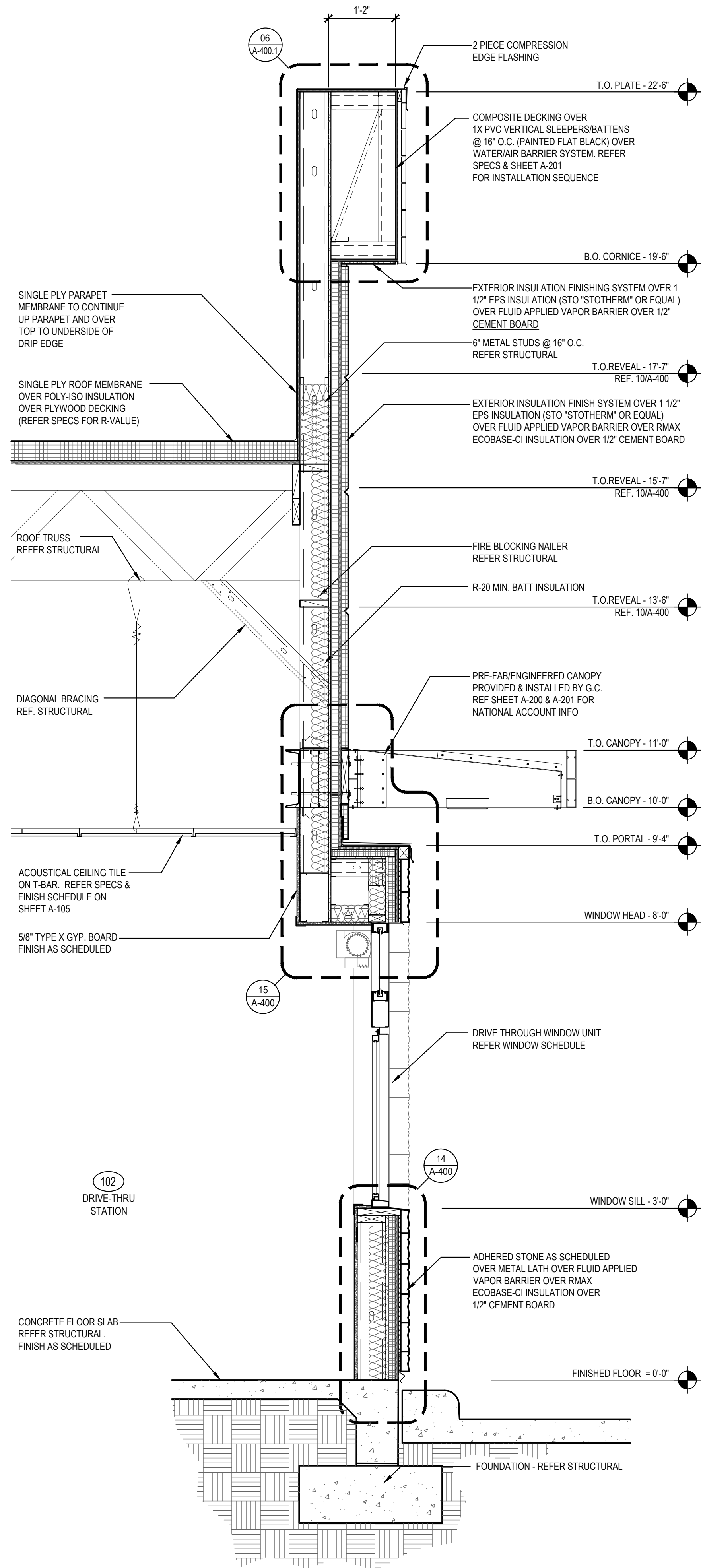
Plans Prepared By
cph, Inc.
500 West Fulton St.
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Ph: 407.322.6841
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
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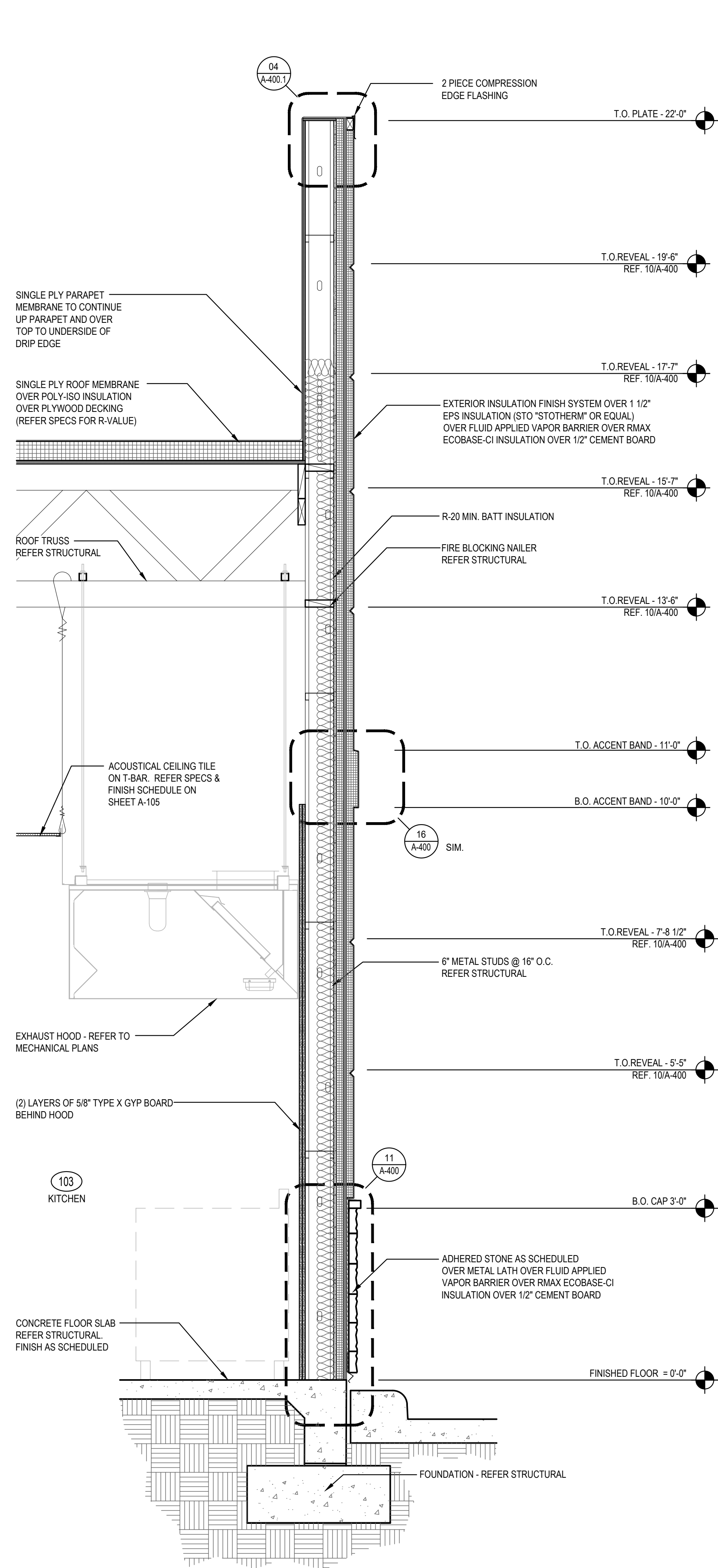
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TRUE WARM & WELCOME 2300
2599 S WOODLAND BLVD
DELAND, FL 32720



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



SECTION 2
Scale= 3/4" = 1'-0" A-304



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



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2599 S WOODLAND BLVD
DELAND, FL 32720

A-304

WALL SECTIONS

TRUE WARM & WELCOME 2300 R1

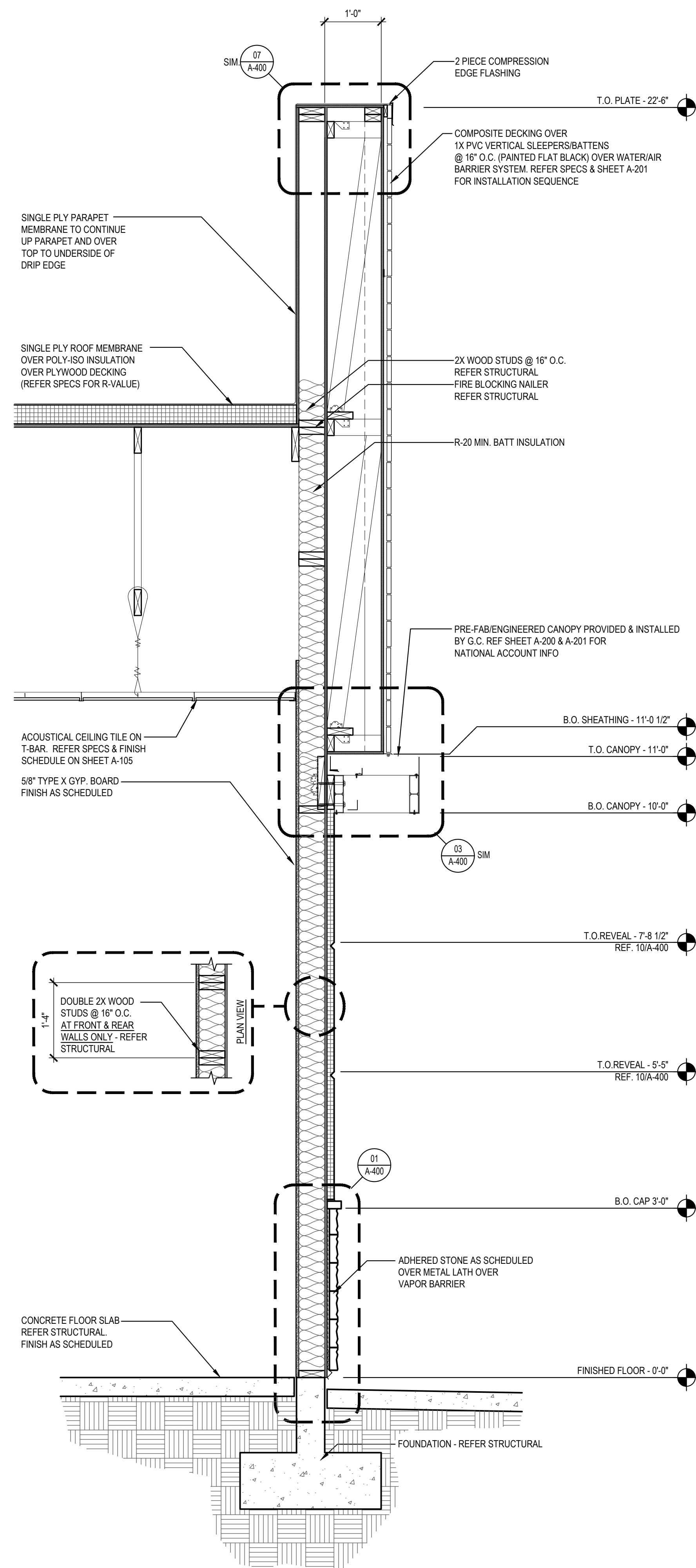


REVISIONS:

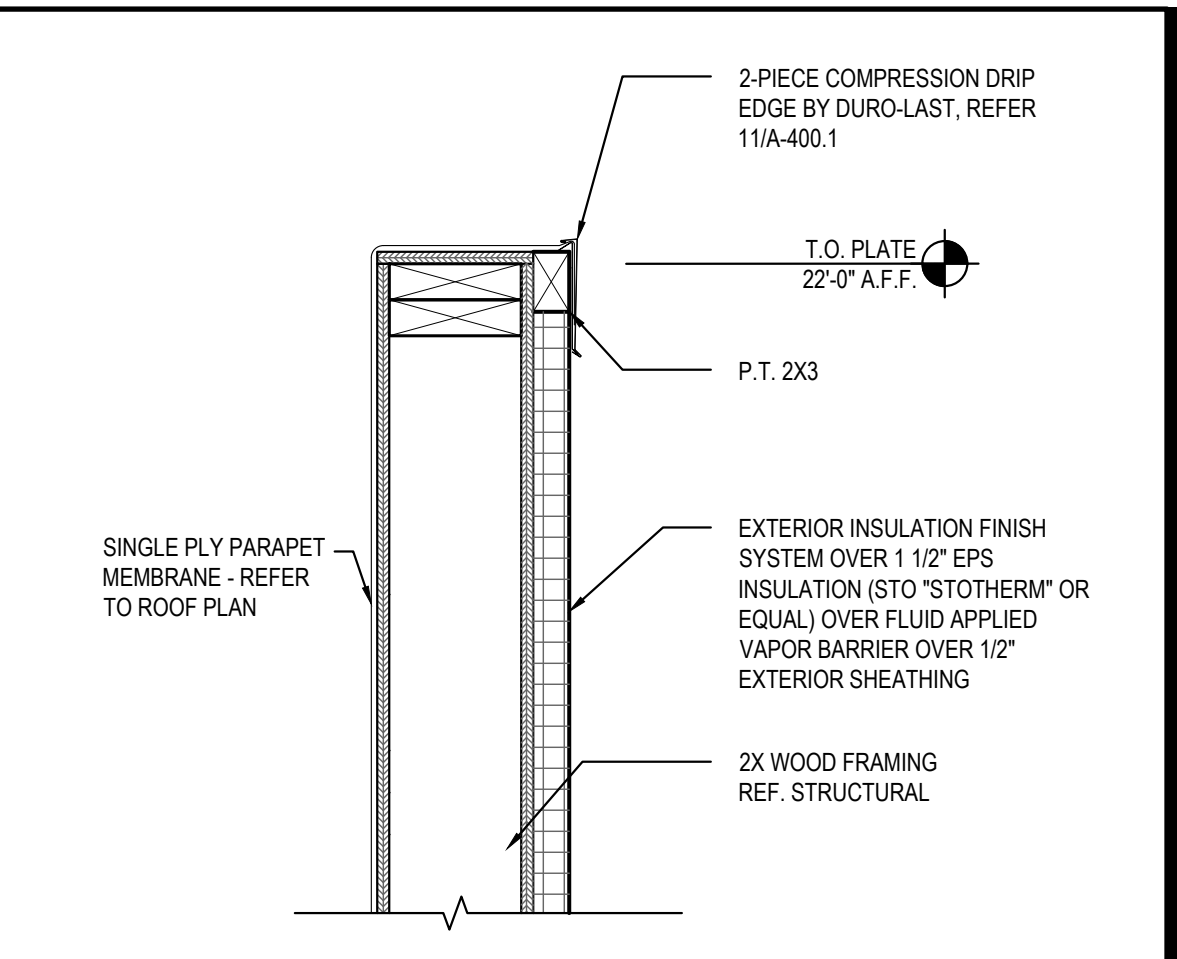
	Plans Prepared By
	CPI, Inc. 500 West Fulton St. Sanford, FL 32771 Ph: 407.322.6841 Licenses: Eng. C.O.A. No. 3215 Survey L.B. No. 7143 Arch. Lic. No. AA2600926 Lndscp. Lic. No. LC000025
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A-305

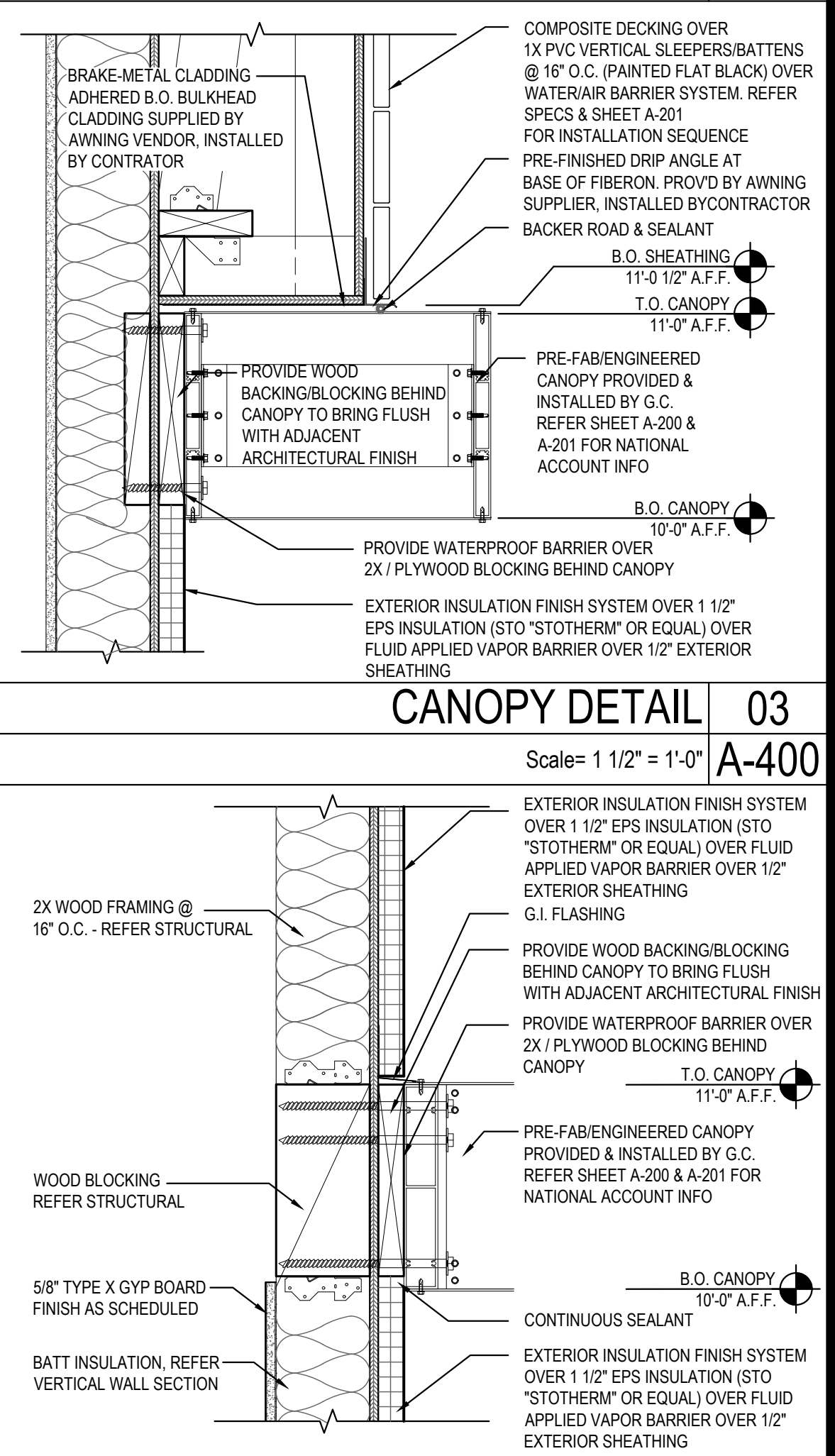
TRUE WARM & WELCOME 2300 R1



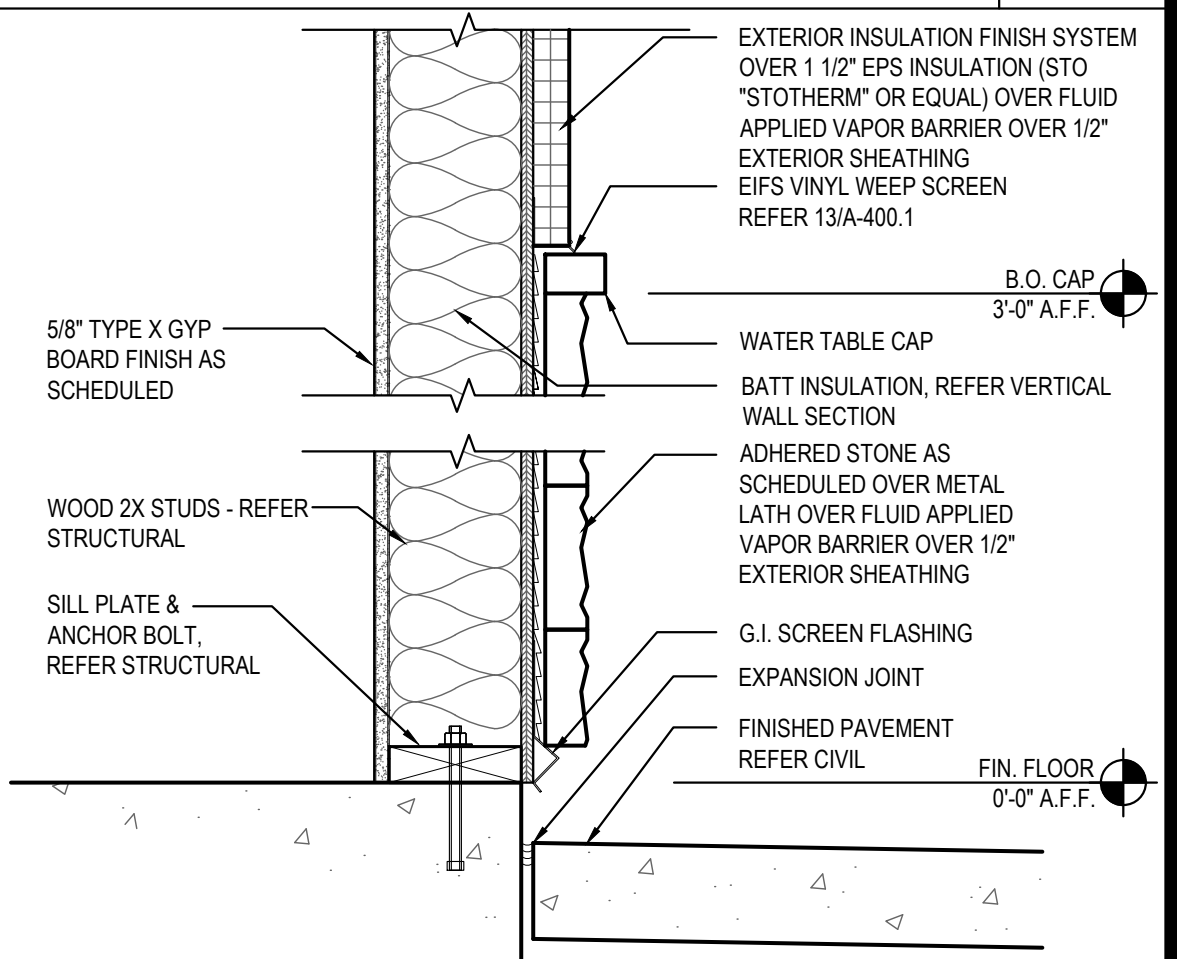
SECTION	3
Scale= 3/4" = 1'-0"	A-305



PARAPET DETAIL	04
Scale= 1 1/2" = 1'-0"	A-400



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



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



2014

45 YEARS

PLASTIC COMPONENTS

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

Woodsure Memory

PLASTIC PC COMPONENTS inc.

D-6

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

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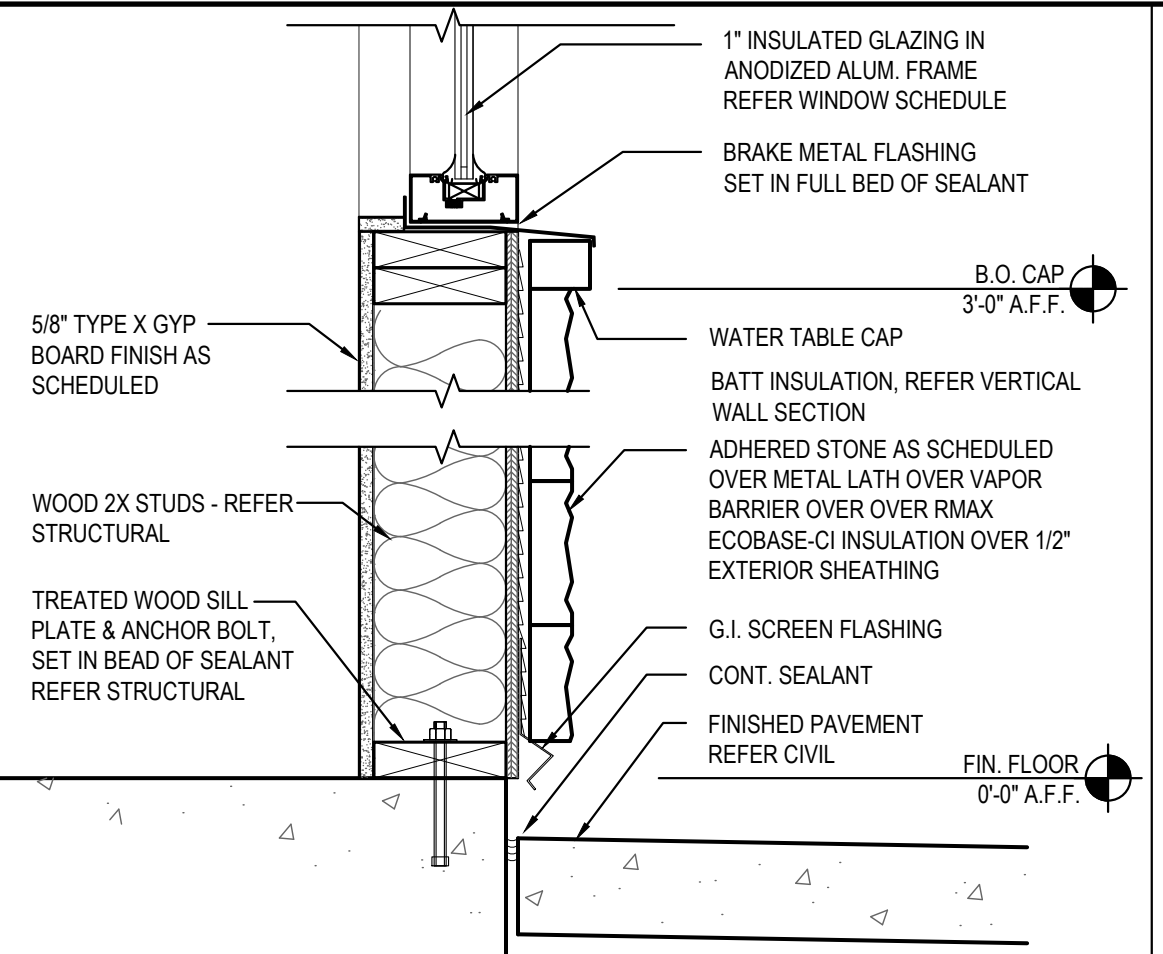
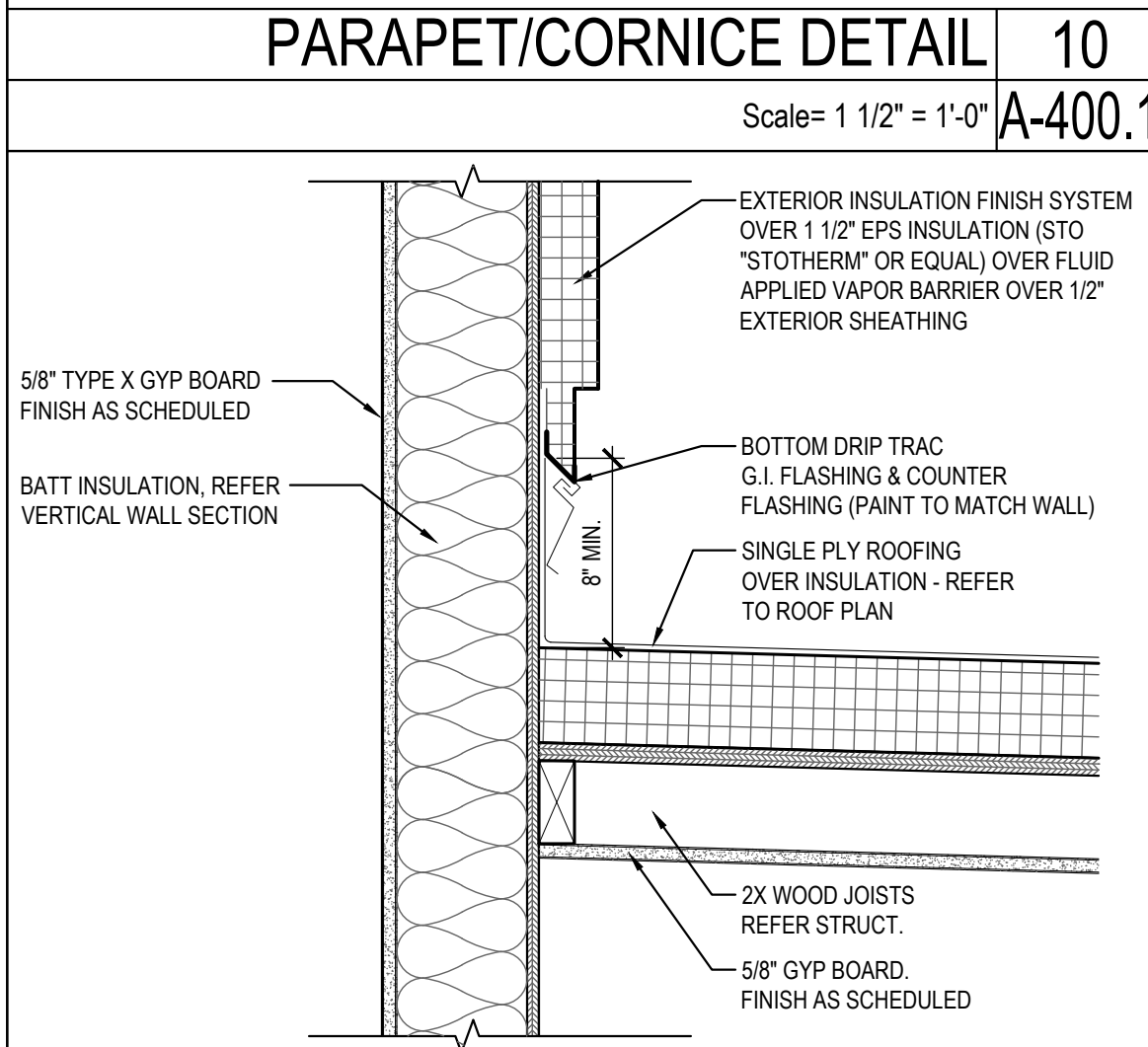
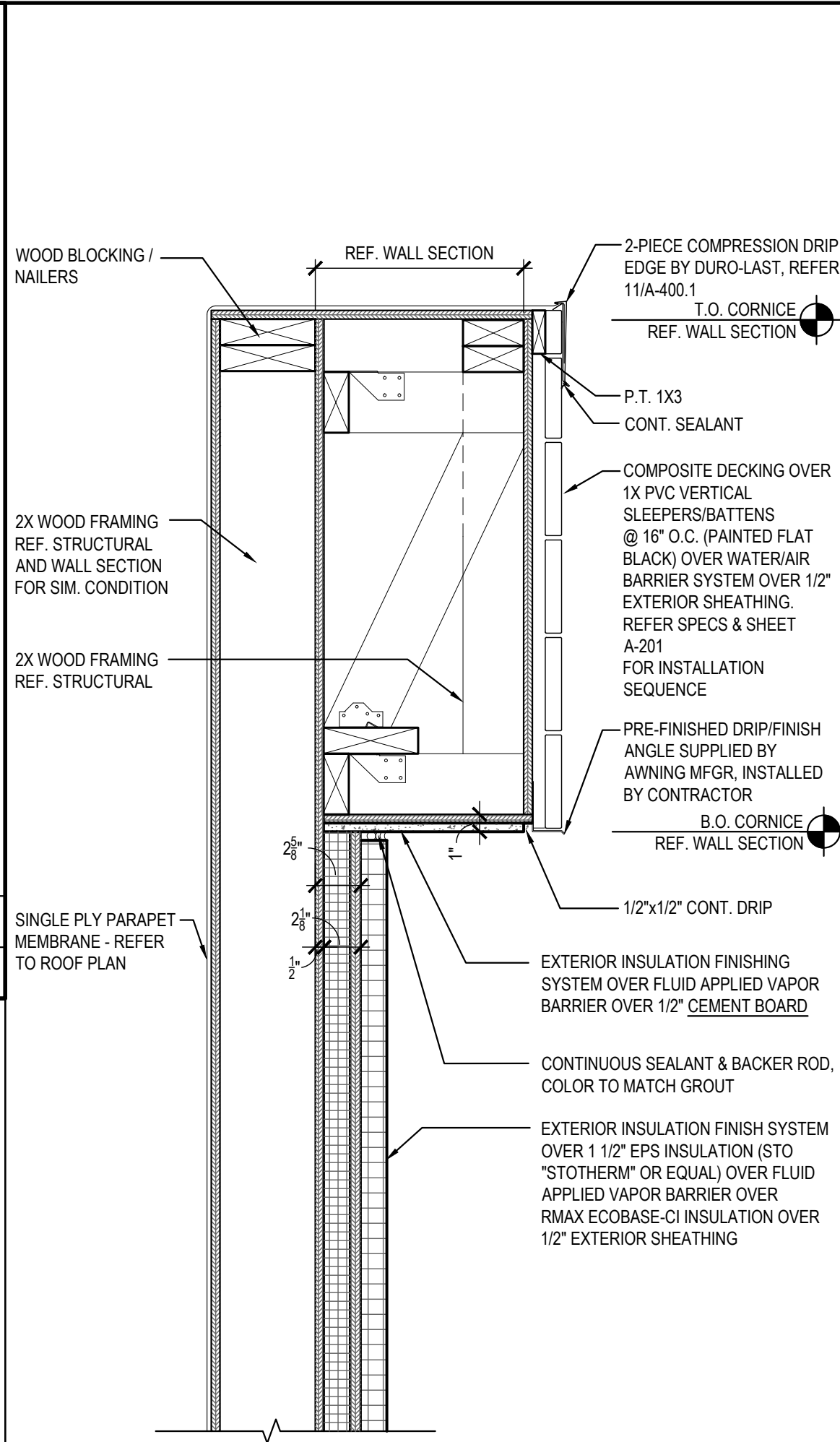
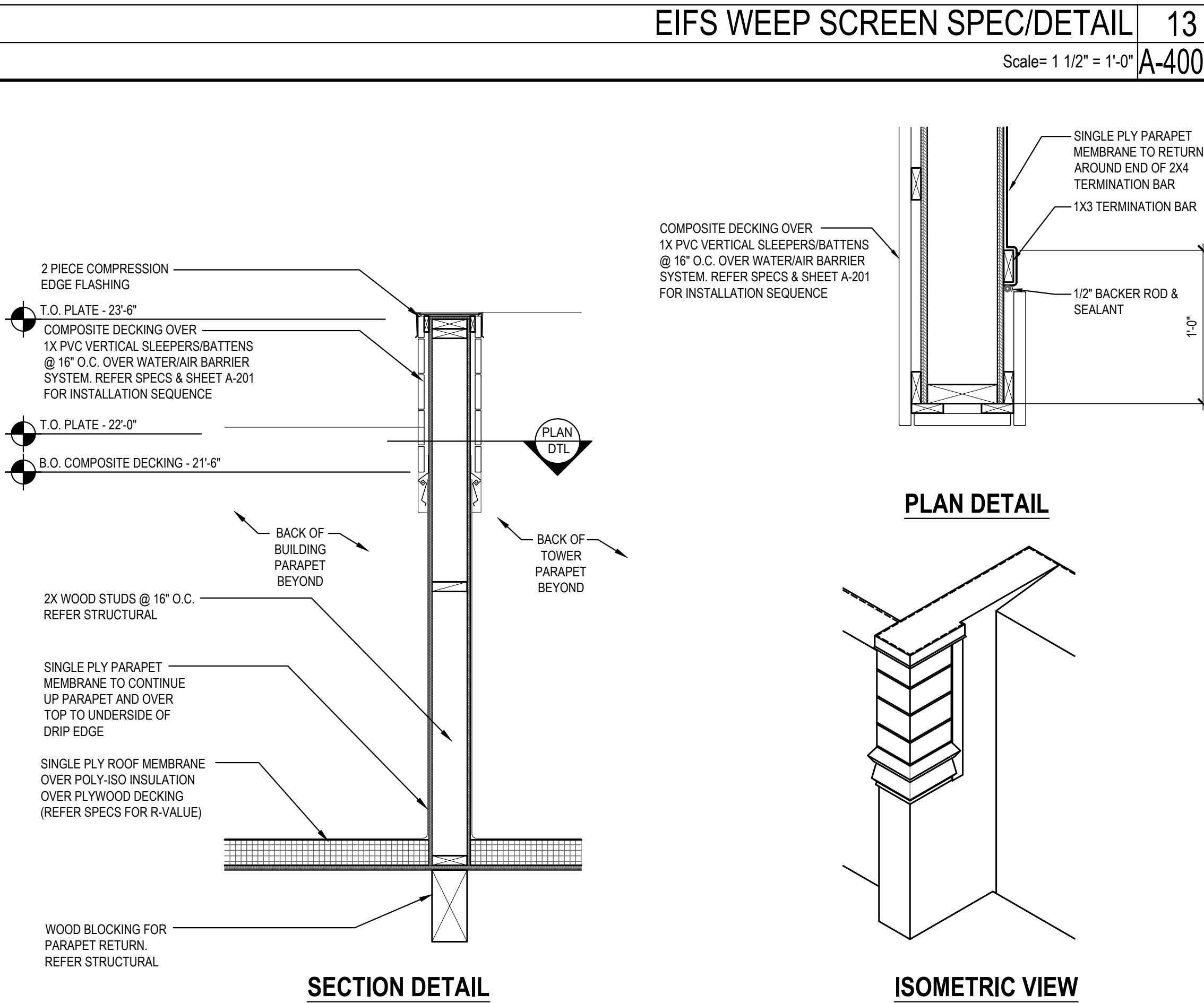
www.plasticcomponents.com

EIFS WEEP SCREEN SPEC/DETAIL

13

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

A-400.1

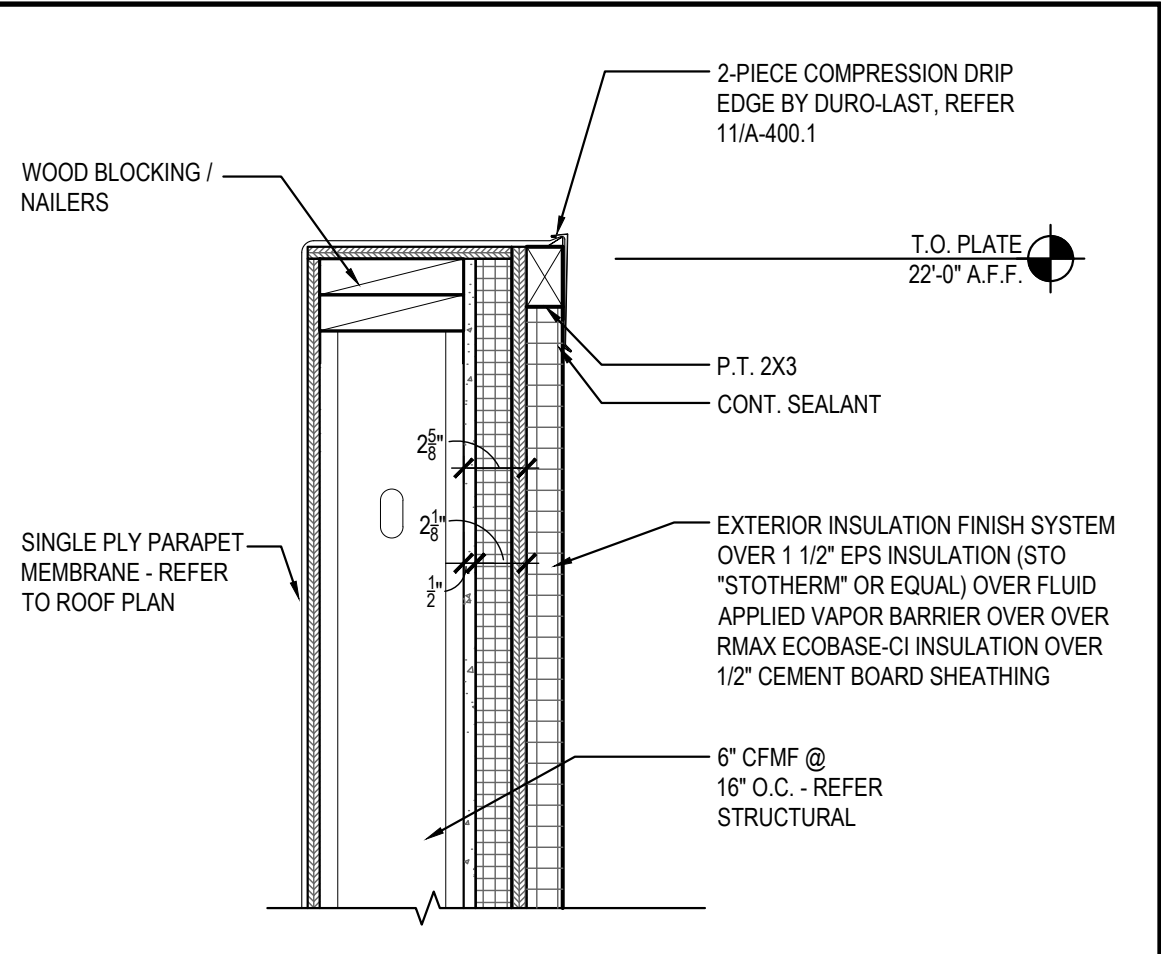
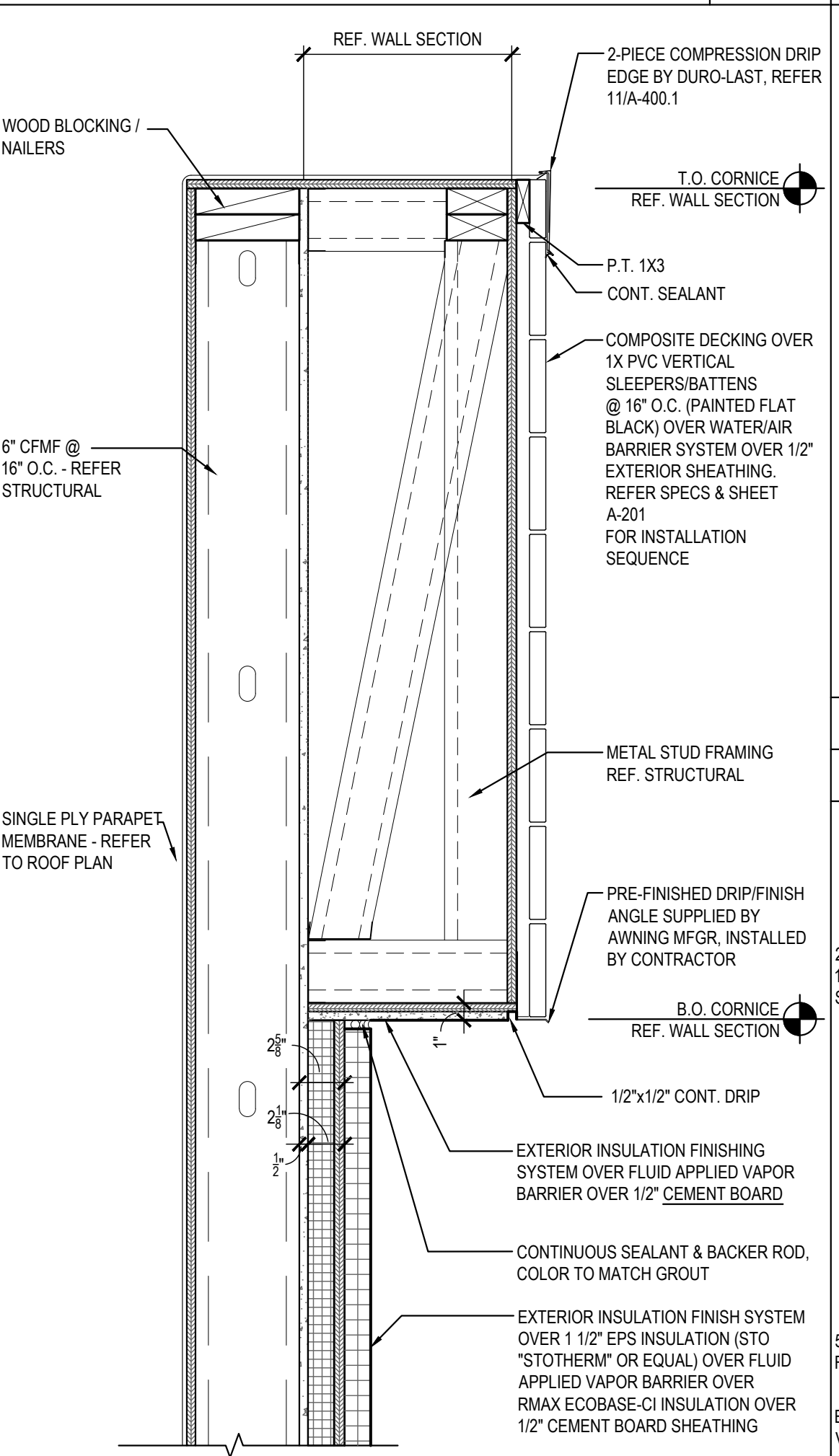


SILL DETAIL

07

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

A-400.1

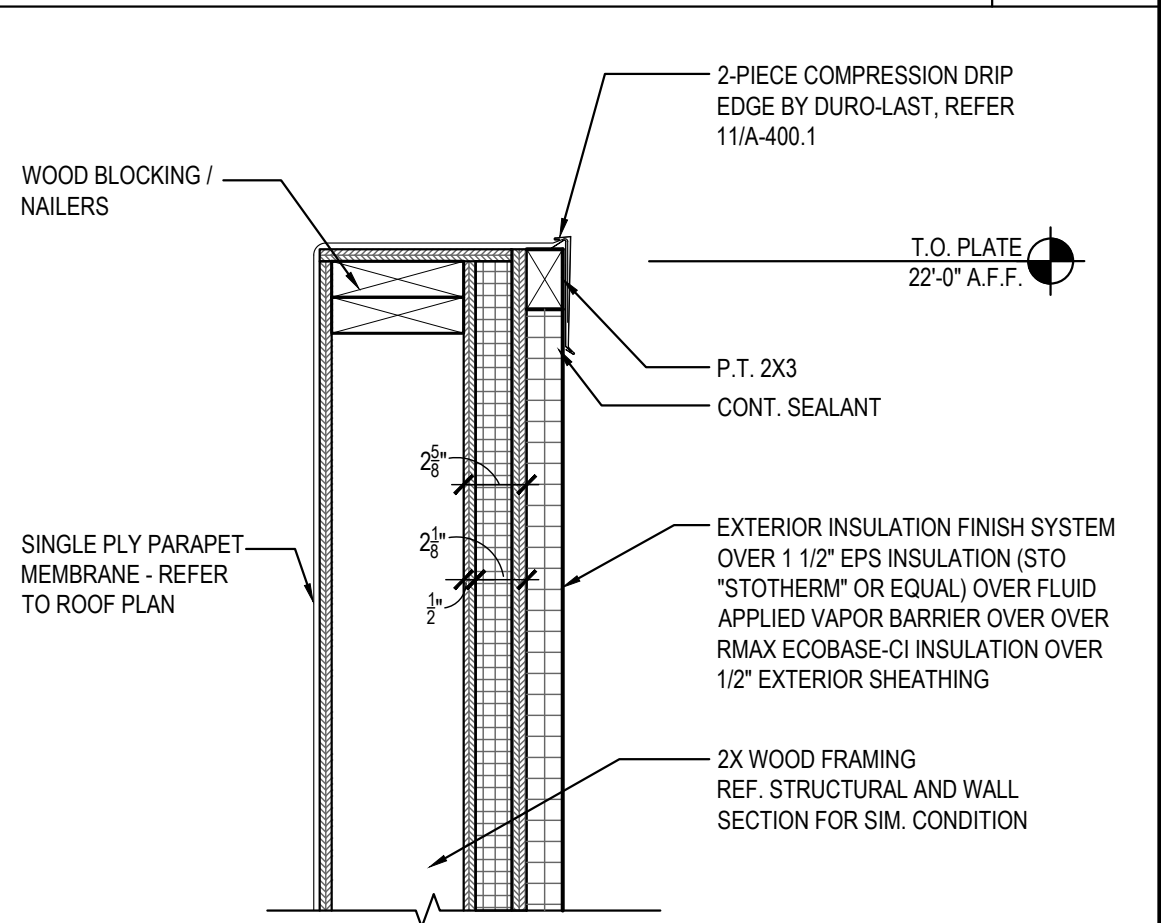


PARAPET DETAIL

04

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

A-400.1

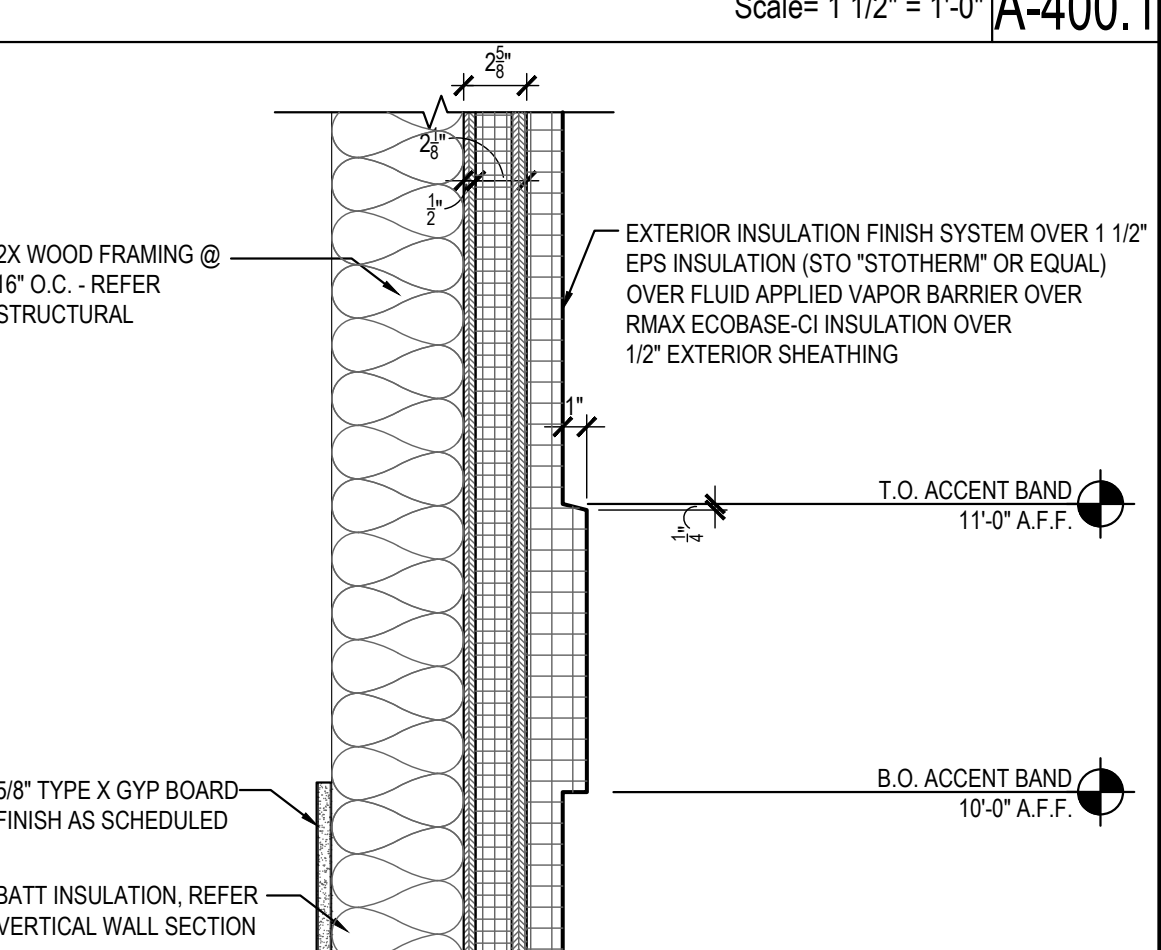


PARAPET DETAIL

03

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

A-400.1

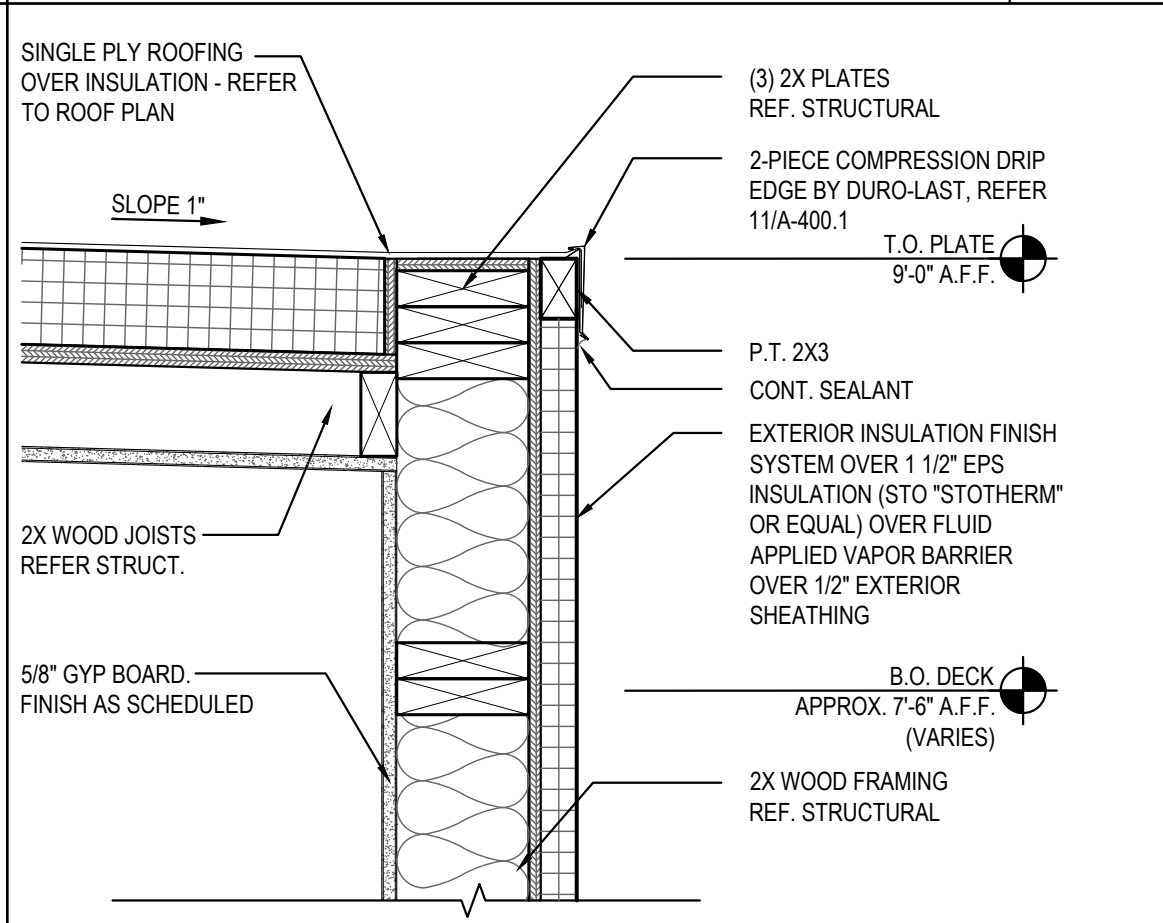


WALL DETAIL

09

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

A-400.1

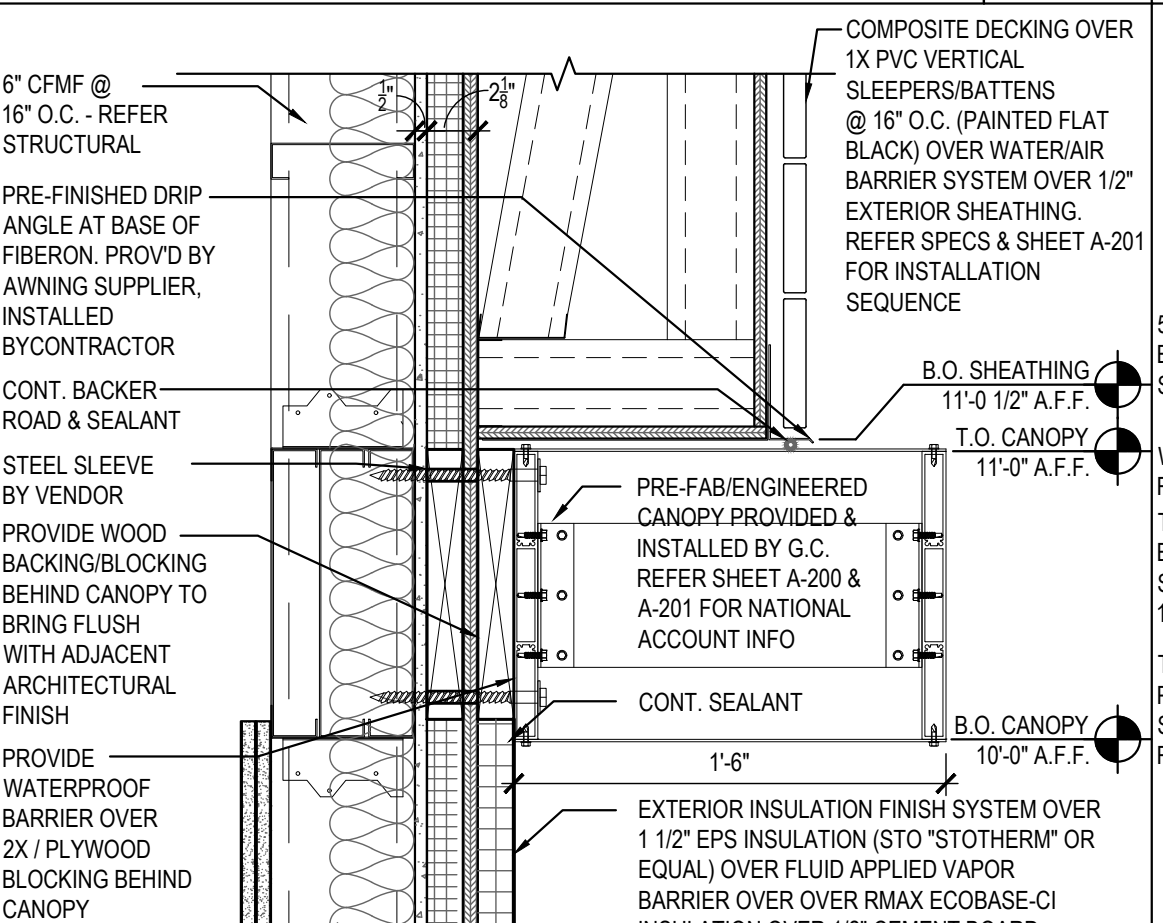


PARAPET/CORNICE DETAIL

06

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

A-400.1

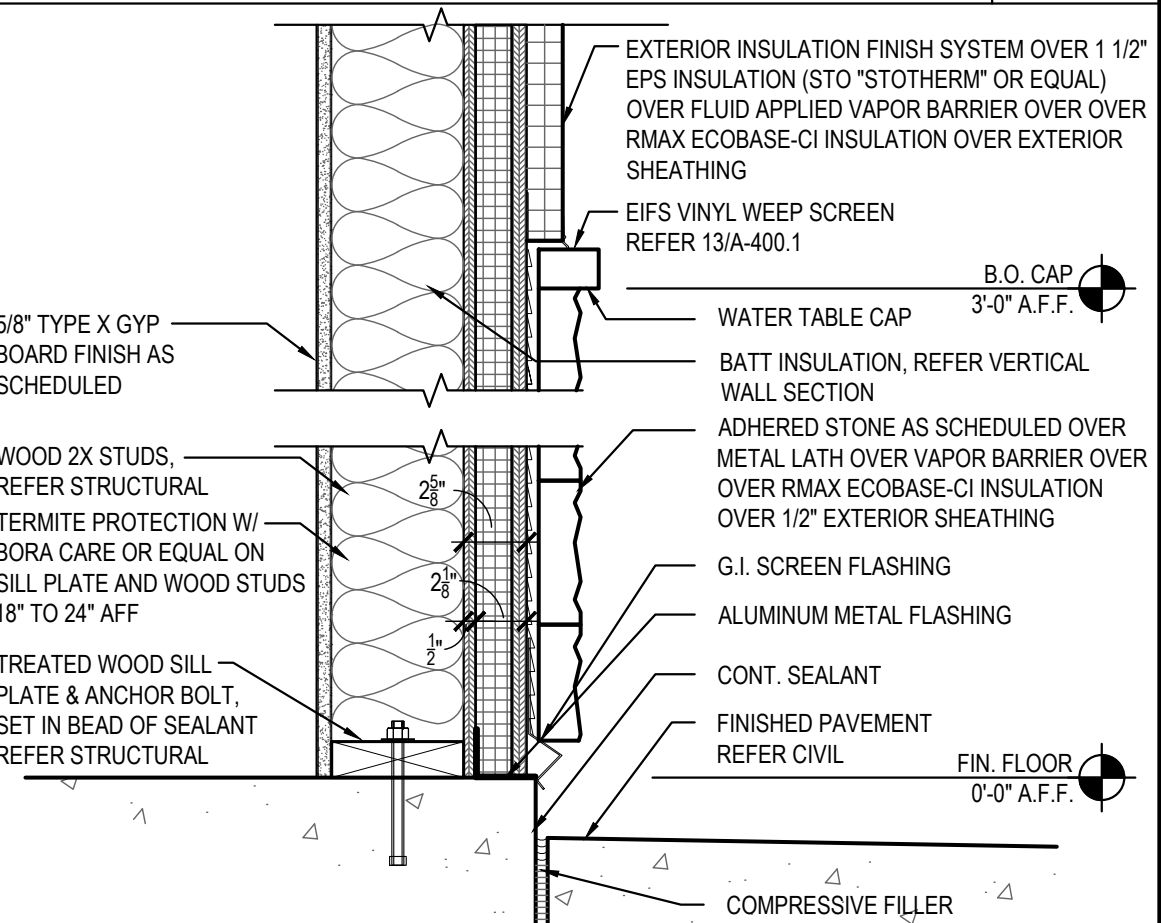


EIFS ACCENT BAND

02

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

A-400.1

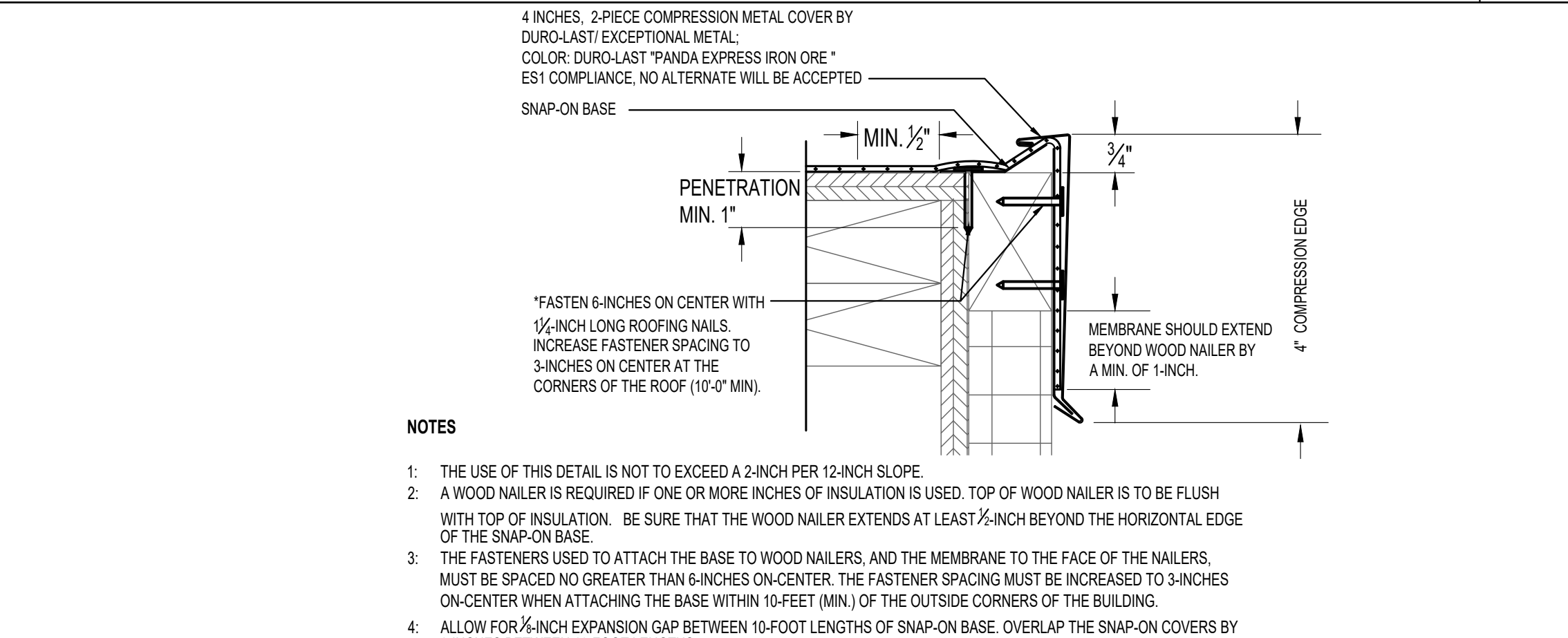


SECTION

12

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

A-400.1



NOTES

- THE USE OF THIS DETAIL IS NOT TO EXCEED A 2-INCH PER 12-INCH SLOPE.
- 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 1/2-INCH BEYOND THE HORIZONTAL EDGE OF THE SNAP-ON BASE.
- 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-FOOT (MIN.) OF THE OUTSIDE CORNERS OF THE BUILDING.
- ALLOW FOR 1/4-INCH EXPANSION GAP BETWEEN 10-FOOT LENGTHS OF SNAP-ON BASE. OVERLAP THE SNAP-ON COVERS BY 2-INCHES BETWEEN 10-FOOT LENGTHS.

4-INCH HIGH, 2-PIECE COMPRESSION EDGE

11

NTS

A-400.1

PARAPET DETAIL

08

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

A-400.1

CANOPY DETAIL

05

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

A-400.1

SILL DETAIL

01

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

A-400.1

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ARCH PROJECT #: P7356.2

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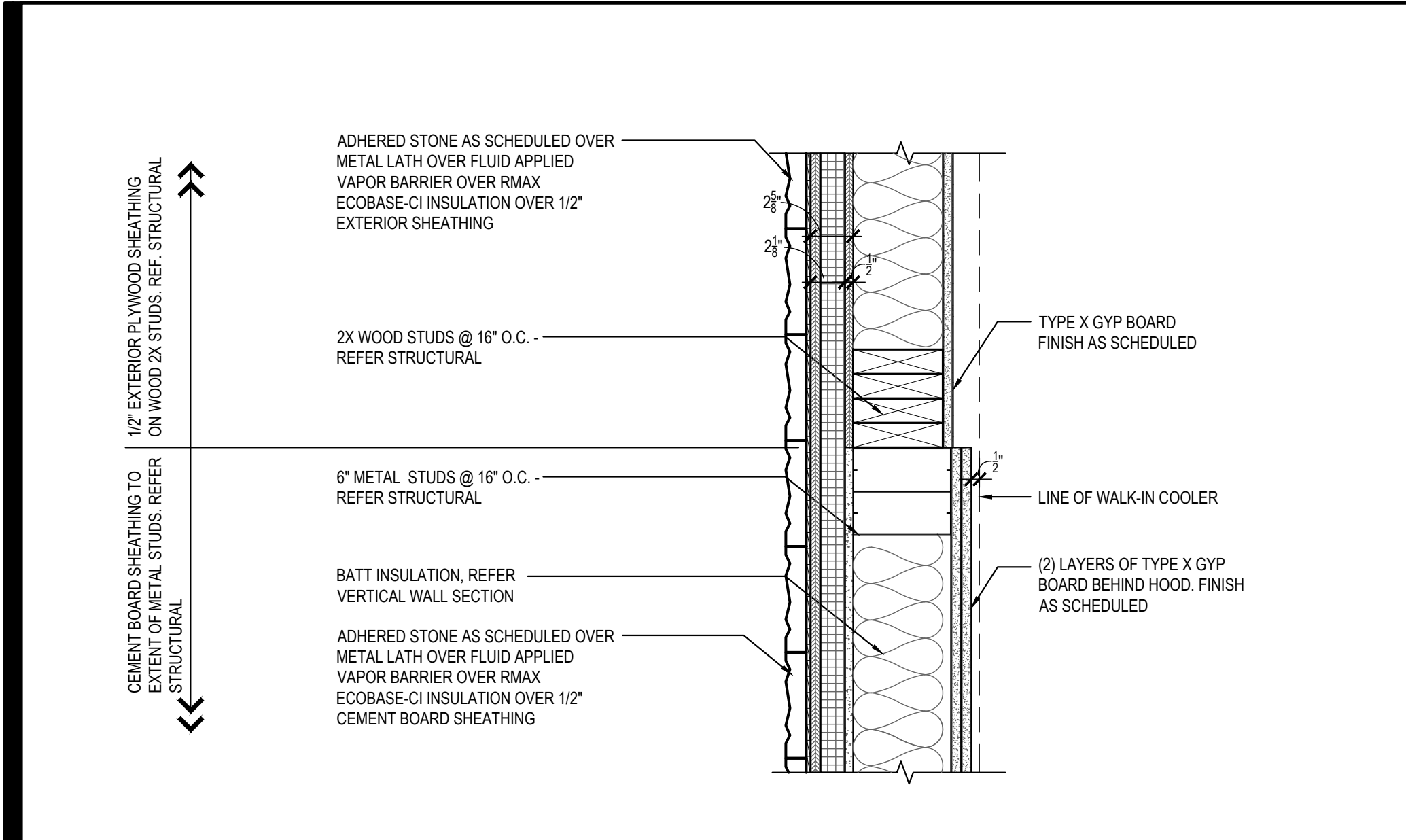
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DELAND, FL 32720

A-400.1

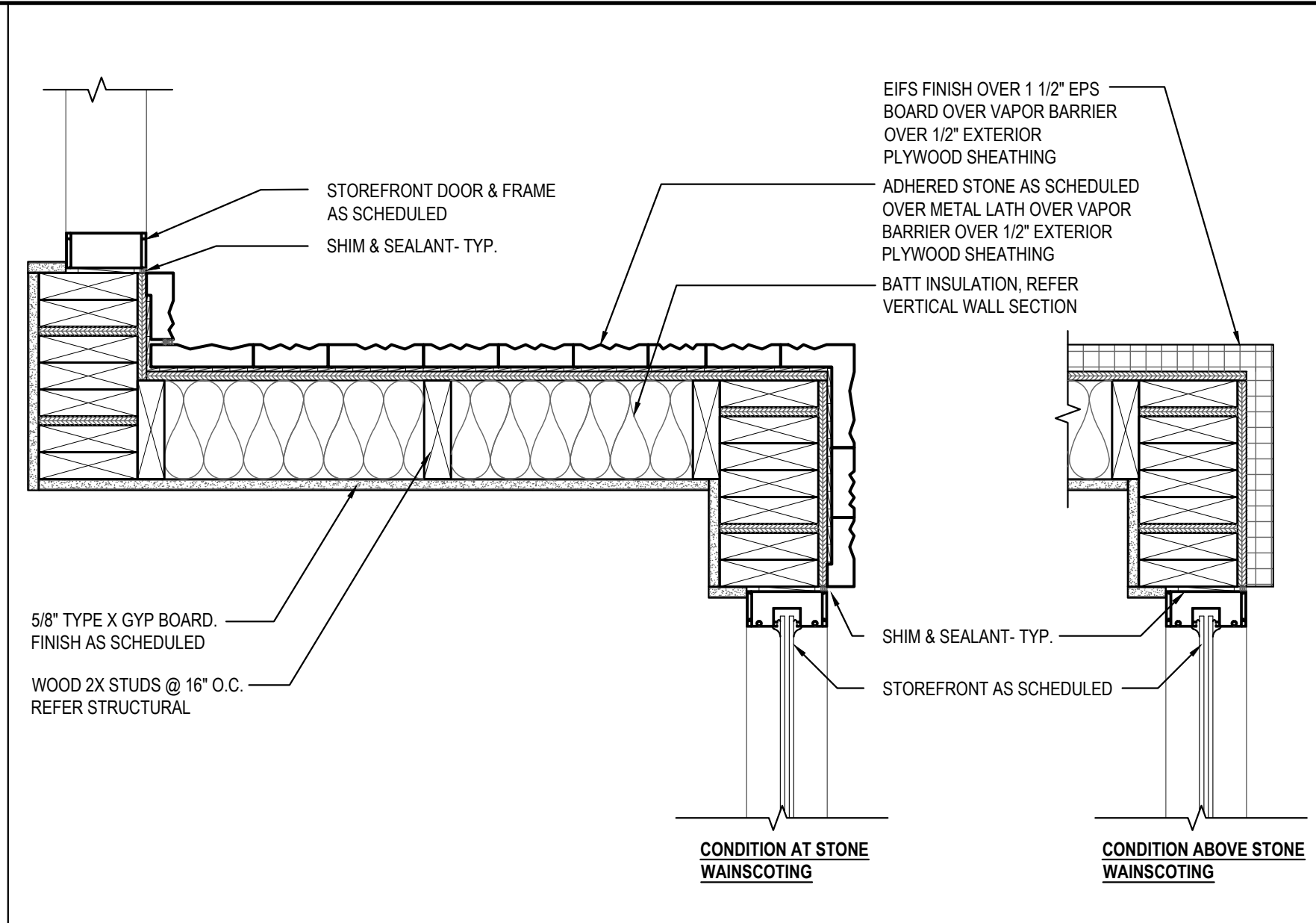
ARCHITECTURAL DETAILS

TRUE WARM & WELCOME 2300 R1



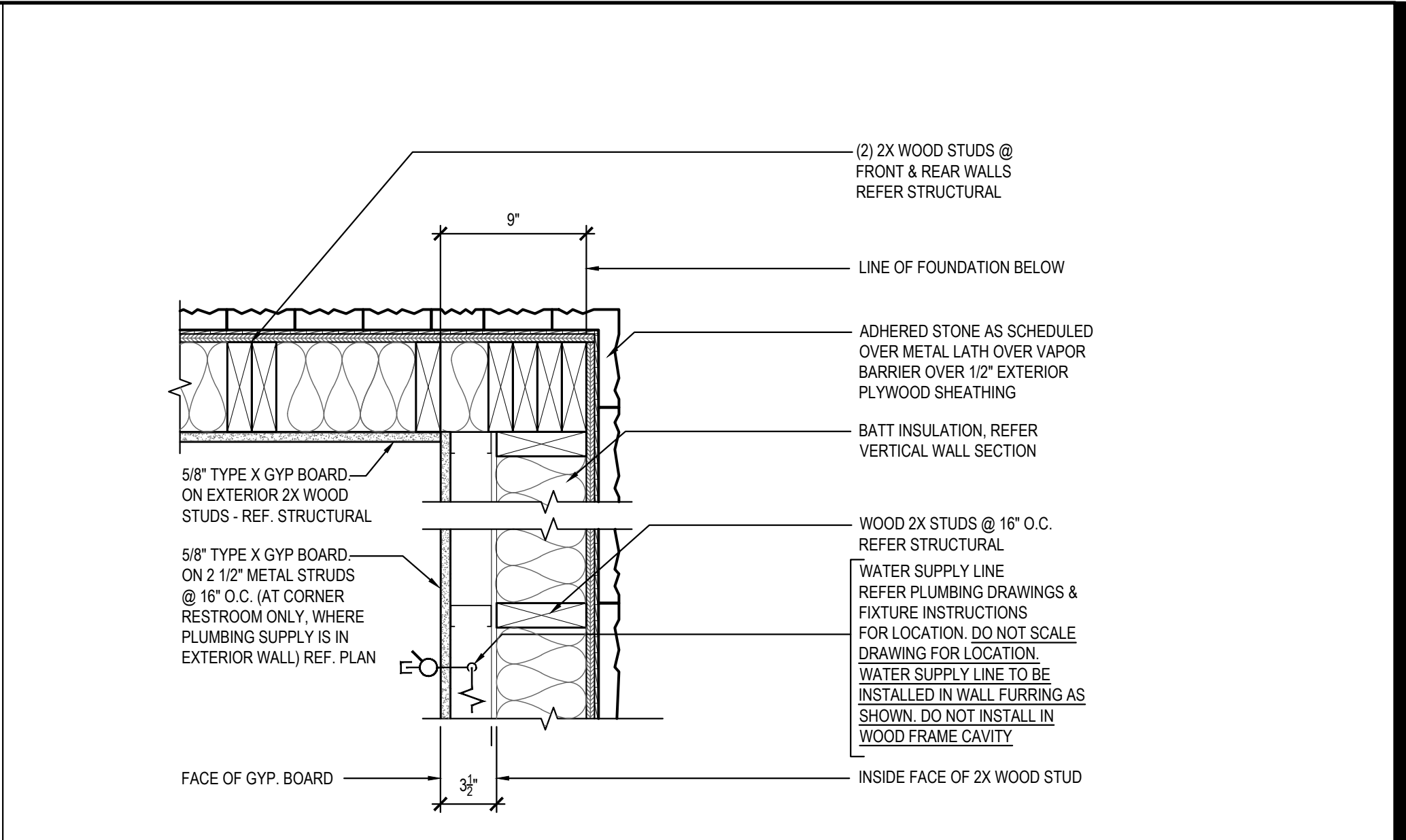
PLAN SECTION/DETAIL 09

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



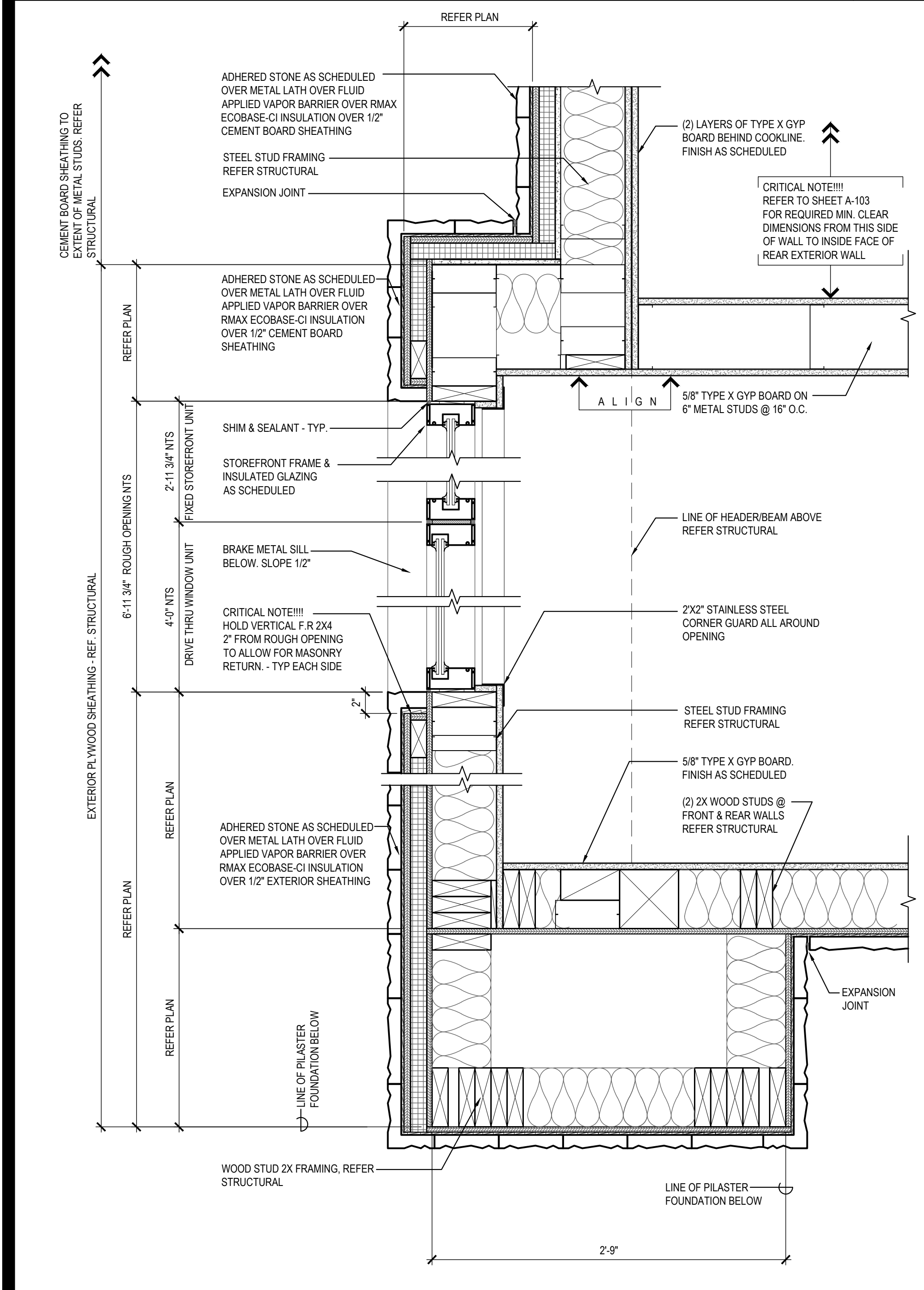
PLAN SECTION/DETAIL 06

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



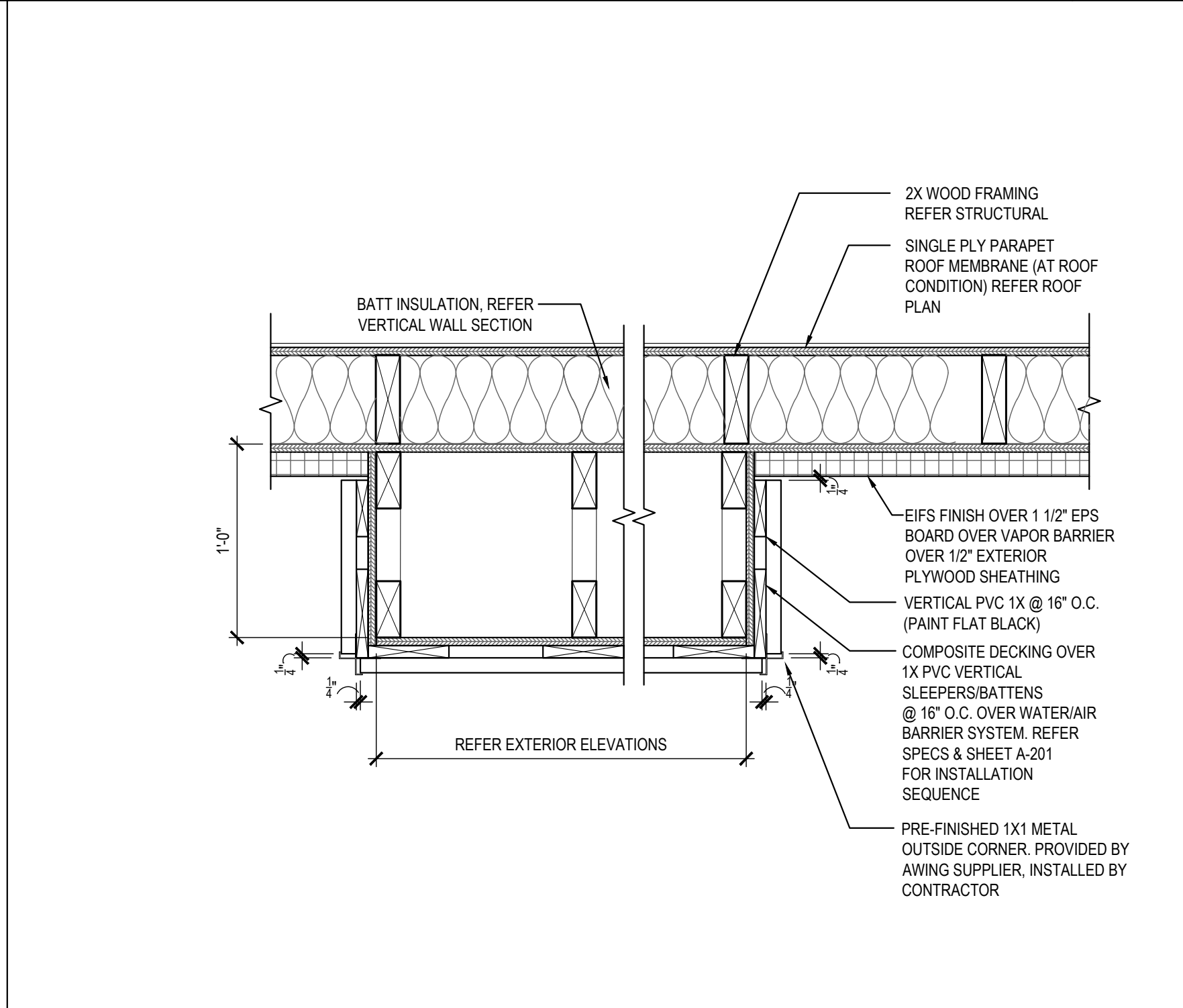
PLAN SECTION/DETAIL 03

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



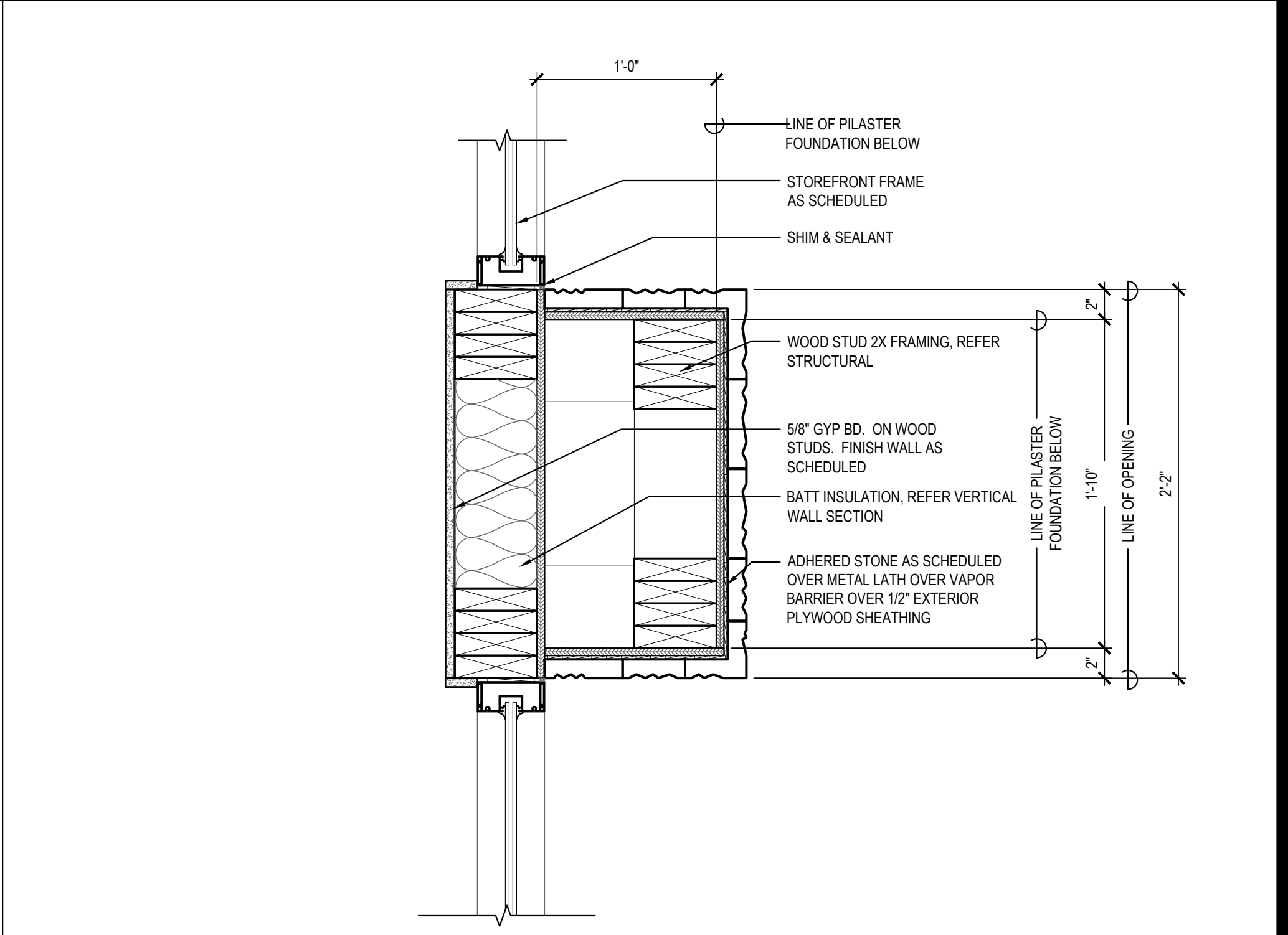
PLAN SECTION/DETAIL 08

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



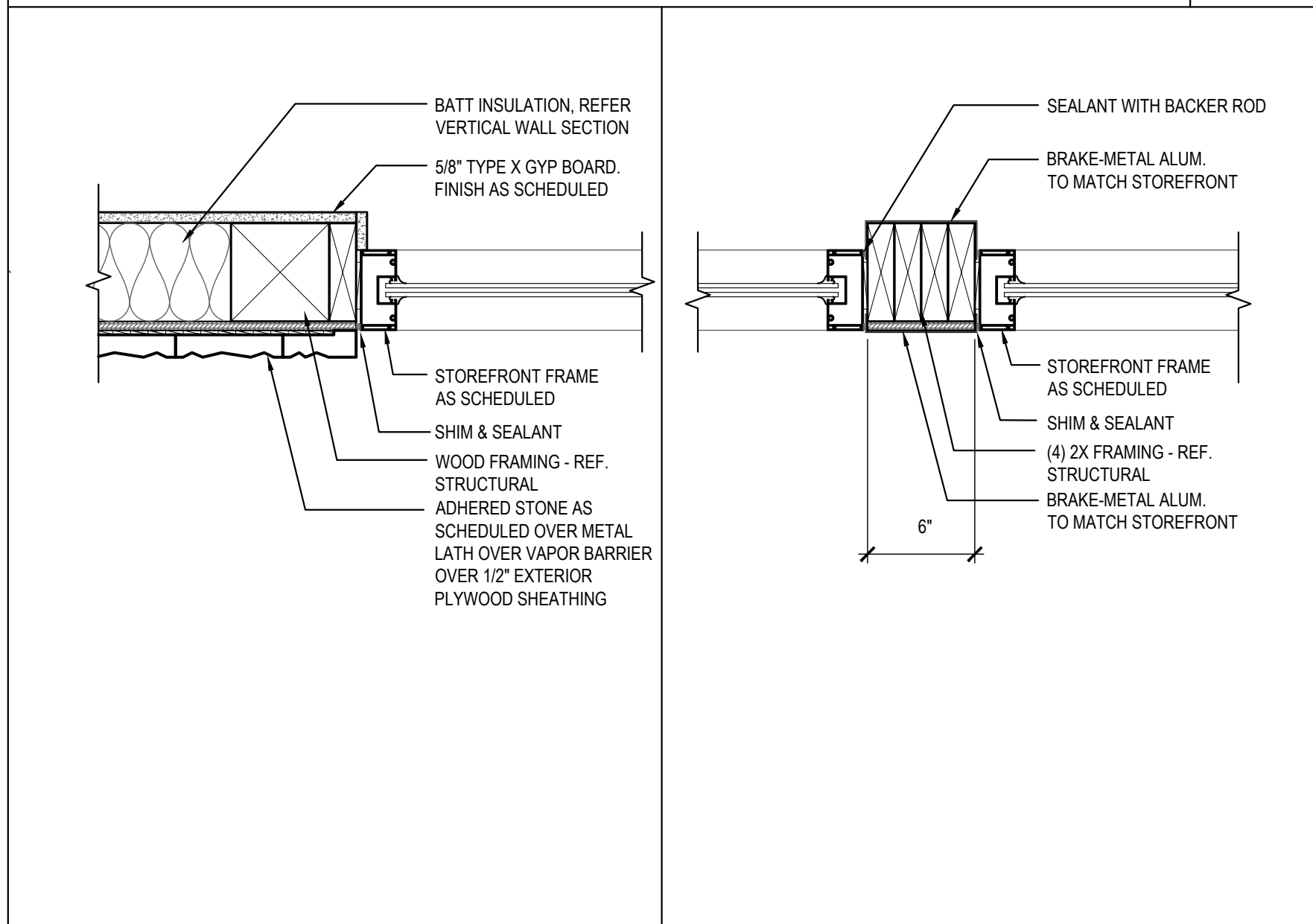
PLAN SECTION/DETAIL 05

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



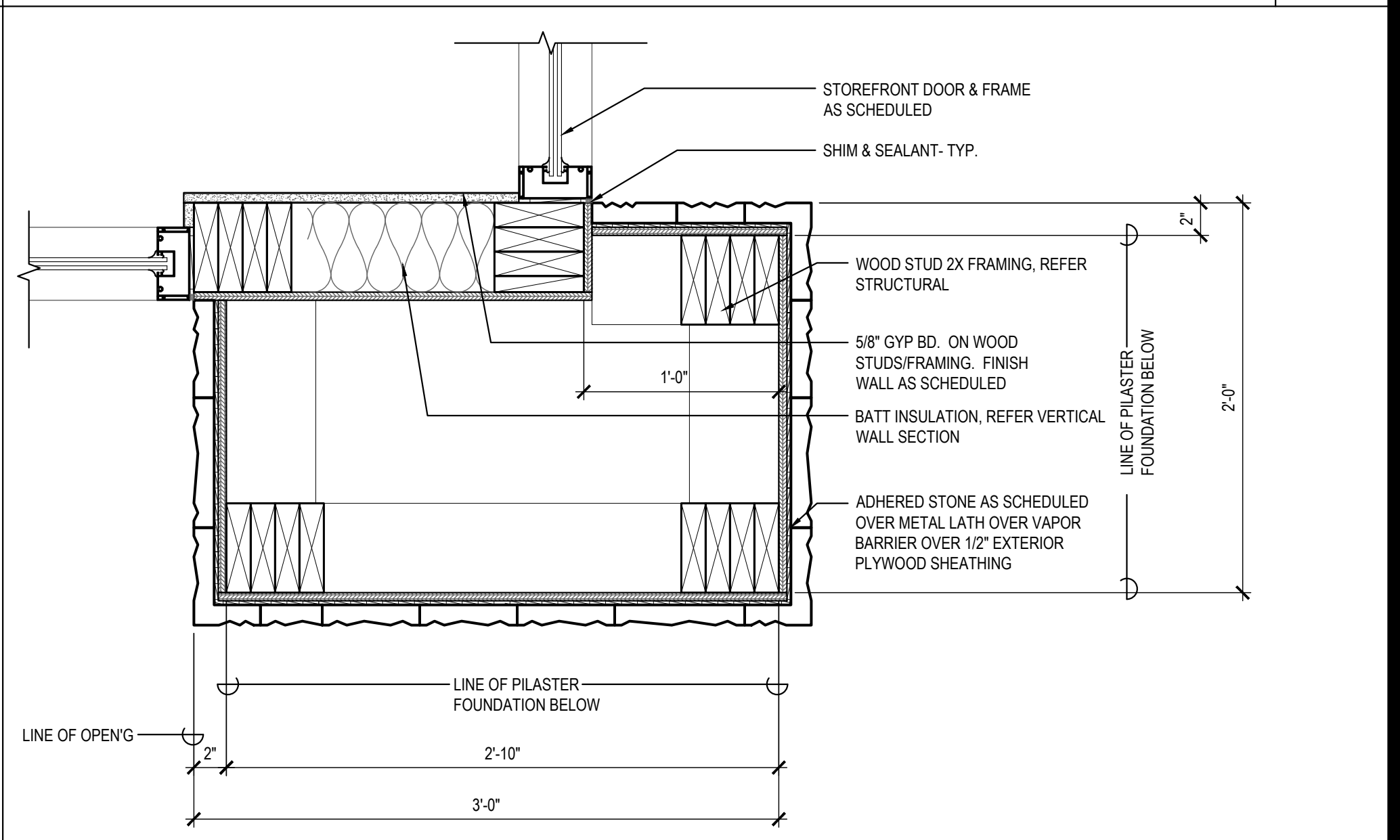
PLAN SECTION/DETAIL 02

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



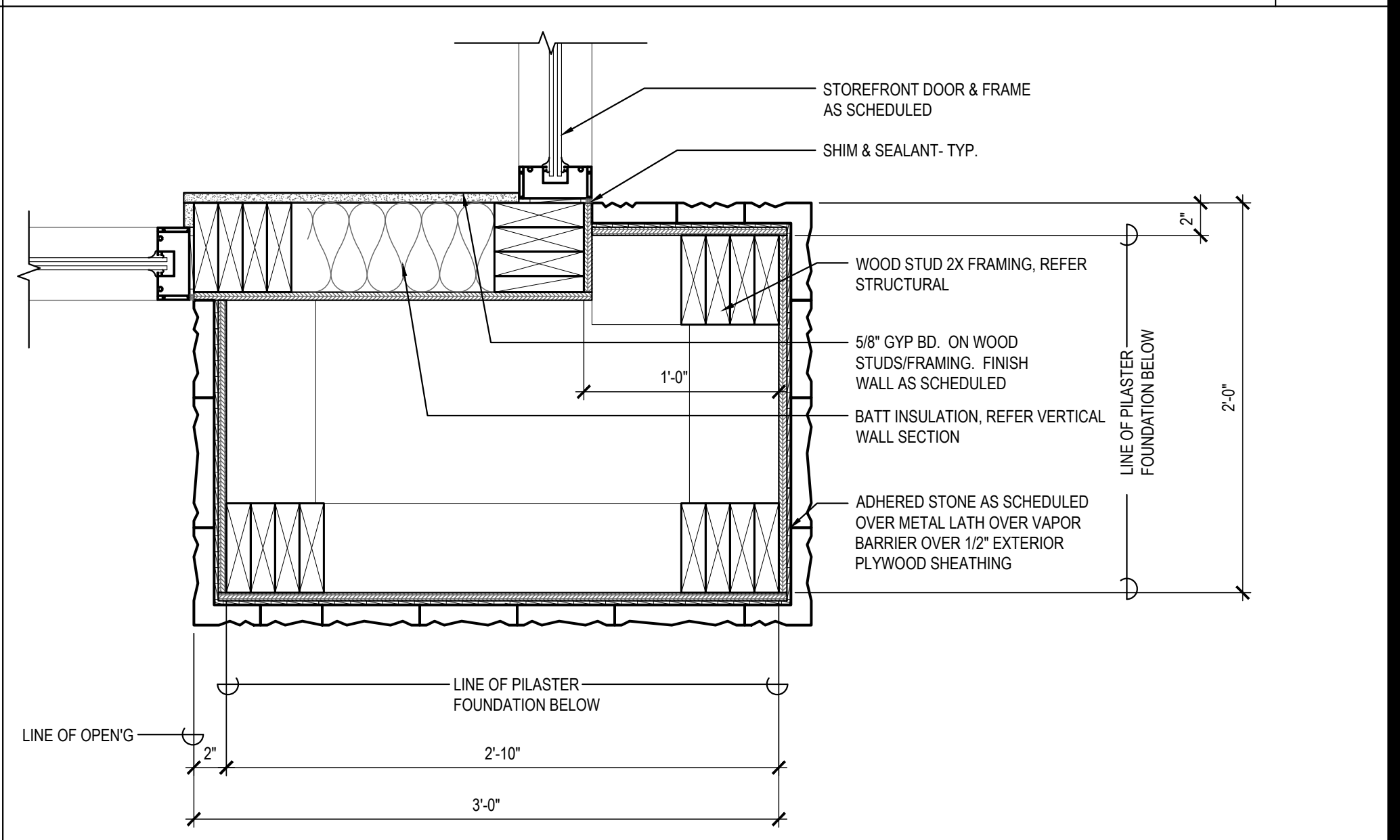
PLAN SECTION/DETAIL 07

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



PLAN SECTION/DETAIL 04

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



PLAN SECTION/DETAIL 01

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



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PANDA EXPRESS
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A-401
ARCHITECTURAL
DETAILS

TRUE WARM & WELCOME 2300 R1



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TRUE WARM & WELCOME 2300
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DELAND, FL 32720

A-402

ARCHITECTURAL DETAILS

TRUE WARM & WELCOME 2300 R1

ROOF DECK - REFER STRUCT.
3 5/8" METAL STUDS @ 16" O.C. ADJACENT TO (3) ROOF JOISTS MINIMUM
ROOF JOISTS - REFER STRUCT.
HORIZONTAL 3 5/8" METAL STUDS @ 16" O.C. ACROSS (3) ROOF JOISTS MINIMUM
DINING ROOM CLG 12'-0"
LAY-IN ACOUSTICAL CEILING SYSTEM AS SCHEDULED
LIGHT FIXTURE AS SPECIFIED REFERENCE A-105
BOTT OF SOFFIT 9'-4"
VINYL COATED CEILING TILE BELOW SOFFIT. PAINT TO MATCH SOFFIT.
LAY-IN CEILING AS SCHEDULED
REFER REFLECTED CIELING PLAN
TILE FINISH AS SCHEDULED
5/8" TYPE X GYP BOARD ON 6" METAL STUDS @ 16" O.C.

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

ROOF DECK - REFER STRUCT.
SIMPSON CLIP EACH CONNECTION TO BOTH TOP & BOTTOM CHORDS - TYP.
3 5/8" METAL STUDS @ 16" O.C. ADJACENT TO (3) ROOF JOISTS MINIMUM
ROOF JOISTS - REFER STRUCT.
HORIZONTAL 3 5/8" METAL STUDS @ 16" O.C. ACROSS (3) ROOF JOISTS MINIMUM
DINING ROOM CLG 12'-0"
LAY-IN ACOUSTICAL CEILING SYSTEM AS SCHEDULED
L.E.D. LIGHT FIXTURE AS SCHED.
TOP OF SOFFIT 10'-8"
BOTT OF SOFFIT 10'-0"
2 1/2" METAL STUDS @ 16" O.C.
3 5/8" METAL STUDS @ 16" O.C.
LINE OF BULKHEAD BEYOND
TILE FINISH AS SCHEDULED
5/8" TYPE X GYP BOARD ON 6" METAL STUDS @ 16" O.C.

BEVERAGE STATION COUNTER DETAILS 9
Scale= 3/4" = 1'-0" A-402

18 GA. S.S. WALL CAP PROVIDED BY G.C., INSTALL BY G.C.
NOTE: FINISH WALL WITH SAME METHOD AS SHOWN ON BIA-403
TILE FINISH AS SCHEDULED ON SIDE VISIBLE TO PUBLIC
FRP FINISH ON EQUIPMENT SIDE OF WALL.
LOW WALL CONSTRUCTION BY CONTRACTOR
5/8" GYP. BOARD OVER 3 5/8" METAL STUDS @ 16" O.C. PROVIDE STEEL STUR-D-POST @ 48" O.C. MAX AND @ UN-SECURED END OF WALLS
SEAMLESS FLOORING SYSTEM AND BASE AS SPECIFIED

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

BOTTOM CHORD OF TRUSS
DINING ROOM CLG 12'-0"
LAY-IN ACOUSTICAL CEILING SYSTEM AS SCHEDULED
L.E.D. LIGHT FIXTURE AS SCHEDULED
TOP OF SOFFIT 10'-8"
BOTT OF SOFFIT 10'-0"
3'-2"
5/8" GYP BOARD OVER 3 5/8" METAL STUDS @ 16" O.C.
MENU BOARD PROVIDED BY PANDA EXPRESS & INSTALLED BY G.C.
B.O. MENU BD. BULKHEAD 7'-0"
TILE FINISH AS SCHEDULED
CERAMIC TILE FINISH AS SCHEDULED
SILICONE BEAD
18 GA. STAINLESS STEEL CAP BY CONTRACTOR
(2) CONT. 3 5/8" METAL STUDS
LAY-IN CEILING AS SCHEDULED
F.R.P. ON BACK SIDE OF BULKHEAD
PROVIDE CONTINUOUS 1/2" PLYWOOD BACKING FOR MENU BOARD MOUNTING
1/2" GYP BOARD OVER 3 5/8" METAL STUDS @ 16" O.C.

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

CONT. GLASS
58" FOR 4-PAN SNEEZE GUARD
44" FOR 3-PAN SNEEZE GUARD
1/4" TEMPERED GLASS (SIM. ON SIDES)
HATCO DISPLAY LIGHTS
60" A.F.F.
54" A.F.F.
MOUTH ZONE
1/4" CLEAR TEMPERED GLASS ON TOP
HATCO DISPLAY LIGHTS
1/4" CLEAR TEMPERED GLASS ON SIDES
PROVIDED BY PANDA, INSTALLED BY GC.

SNEEZE GUARD DETAIL 6
Scale= NTS A-402

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

HATCO DISPLAY LIGHTS
1/4" CLEAR TEMPERED GLASS ON SIDES
60" A.F.F.
54" A.F.F.
MOUTH ZONE
1/4" CLEAR TEMPERED GLASS ON TOP
SEWER
CUSTOMER
2'-4 1/2"

SNEEZE GUARD DETAIL 5
Scale= NTS A-402

NOT USED 4
Scale= 1 1/2" = 1'-0" A-402

SOFFIT TRIM
ALIGN
BOTTOM OF MENU BD. SOFFIT
S.S. GUARD
A ELEVATION
5/8" TYPE "X" GYP. BD. OVER 3 5/8" METAL STUDS
SEAMLESS BASE AS SCHEDULED BELOW
LINE OF FRP WALL PANEL AT PREP KITCHEN SIDE
18GA POLISHED STAINLESS STEEL GUARD PROVIDED AND INSTALLED BY GC. BOTTOM OF GUARD SET ON TOP OF BASE EDGE TRIM. TOP OF GUARD TO BOTTOM OF SOFFIT
LINE OF SOFFIT ABOVE
SEAMLESS BASE AS SCHED.
PAINTED FINISH AS SCHEDULED
THIS PORTION OF GUARD TO EXTEND ABOVE BOTTOM OF SOFFIT AND ALIGN WITH TOP OF SOFFIT TRIM. SEE ELEVATION THIS DETAIL
CONDITION ABOVE TILE WAINSCOTING
5/8" TYPE "X" GYP. BD. OVER 3 5/8" METAL STUDS
SEAMLESS BASE AS SCHEDULED BELOW
LINE OF FRP WALL PANEL AT PREP KITCHEN SIDE
18GA POLISHED STAINLESS STEEL GUARD PROVIDED AND INSTALLED BY GC. BOTTOM OF GUARD SET ON TOP OF BASE EDGE TRIM. TOP OF GUARD TO BOTTOM OF SOFFIT
LINE OF SOFFIT ABOVE
SEAMLESS BASE AS SCHED.
TILE WAINSCOTING AS SCHEDULED
S.S. GUARD TO EXTEND 1/2" THIS SIDE TO CAPTURE WAINSCOTING TERMINATION
CONDITION AT TILE WAINSCOTING

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

OUTDOOR FURNITURE & ARCH. ELEMENTS

OC1	OUTDOOR CHAIR		PANDA VENDOR	22-7/8" x 22-1/2" x 35-3/8" / (17-3/8")	
OT1	4 TOP OUTDOOR TABLE		PANDA VENDOR	48" x 24" x 30"	
OT2	4 TOP OUTDOOR TABLE (ADA)		PANDA VENDOR	48" x 24" x 30"	
OT3	2 TOP OUTDOOR TABLE		PANDA VENDOR	24" x 24" x 30"	
OW1	OUTDOOR WASTE BIN		PANDA VENDOR	23" x 23-1/4" x 44-5/8"	
OW2	OUTDOOR WASTE BIN	ALUMINUM	PANDA VENDOR	22-1/2" x 22-1/2" x 45"	
F5a	UMBRELLA & BASE (7)	TOP: SUNBRELLA, CANVAS JOCKEY RED POLE: ALUM. MARINE SATIN ANODIZED BASE: 24" DIA. 75LB GALV. STEEL BASE	TUUCI	7" HEX x 96" H	
F5b	SINGLE POST PYRAMID UMBRELLA (12)	TOP: FABRIC TOP, PVC 502 FERRARI PRECONTRACT POLE: 60K, 50 GA. TPO TUBING BASE: 8" SQ. PLATE ON CONC. FOOTING. SEE DETAIL	USA SHADE	12' SQ. x 10' 5-12/"H	

NOT USED 4
Scale= 1/2" = 1'-0" A-405

FURNITURE SCHEDULE 5
Scale= 1/8" = 1'-0" A-405

NOT USED 3
Scale= NTS A-405

PATIO FURNITURE 2
Scale= 1/4" = 1'-0" A-405

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



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REVISIONS:
OWNER CHANGES 07-08-21

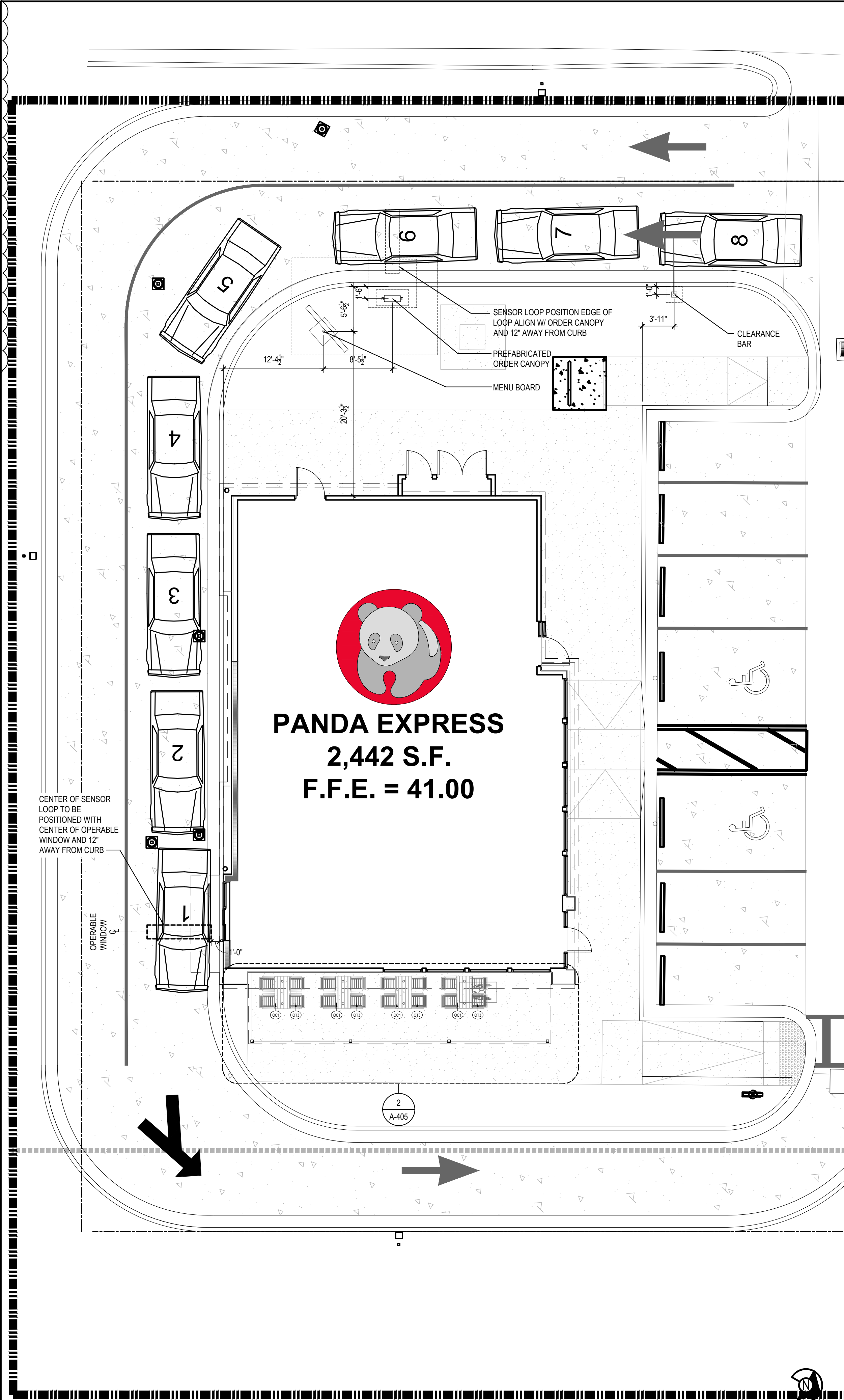
ISSUE DATE:
1 CHECK SET 12-15-20
2 PERMIT SET 12-18-20
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PANDA PROJECT #: S8-21-D8043
ARCH PROJECT #: P7356.2

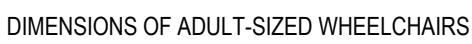
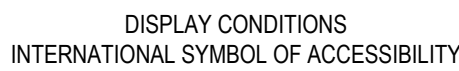
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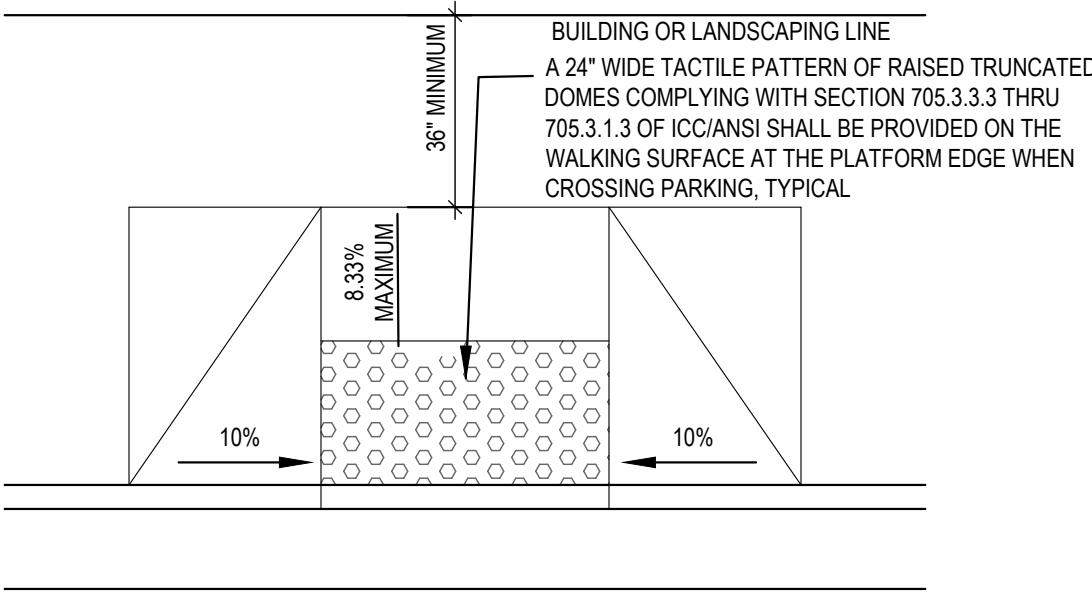
A-405
ARCHITECTURAL DETAILS
DRIVE THRU
TRUE WARM & WELCOME 2300 R1



1. SURFACE SLOPES OF PARKING SPACES FOR THE PHYSICALLY DISABLED SHALL NOT EXCEED 1/4-INCH PER FOOT IN ANY DIRECTION.
2. PEDESTRIAN PATHS 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



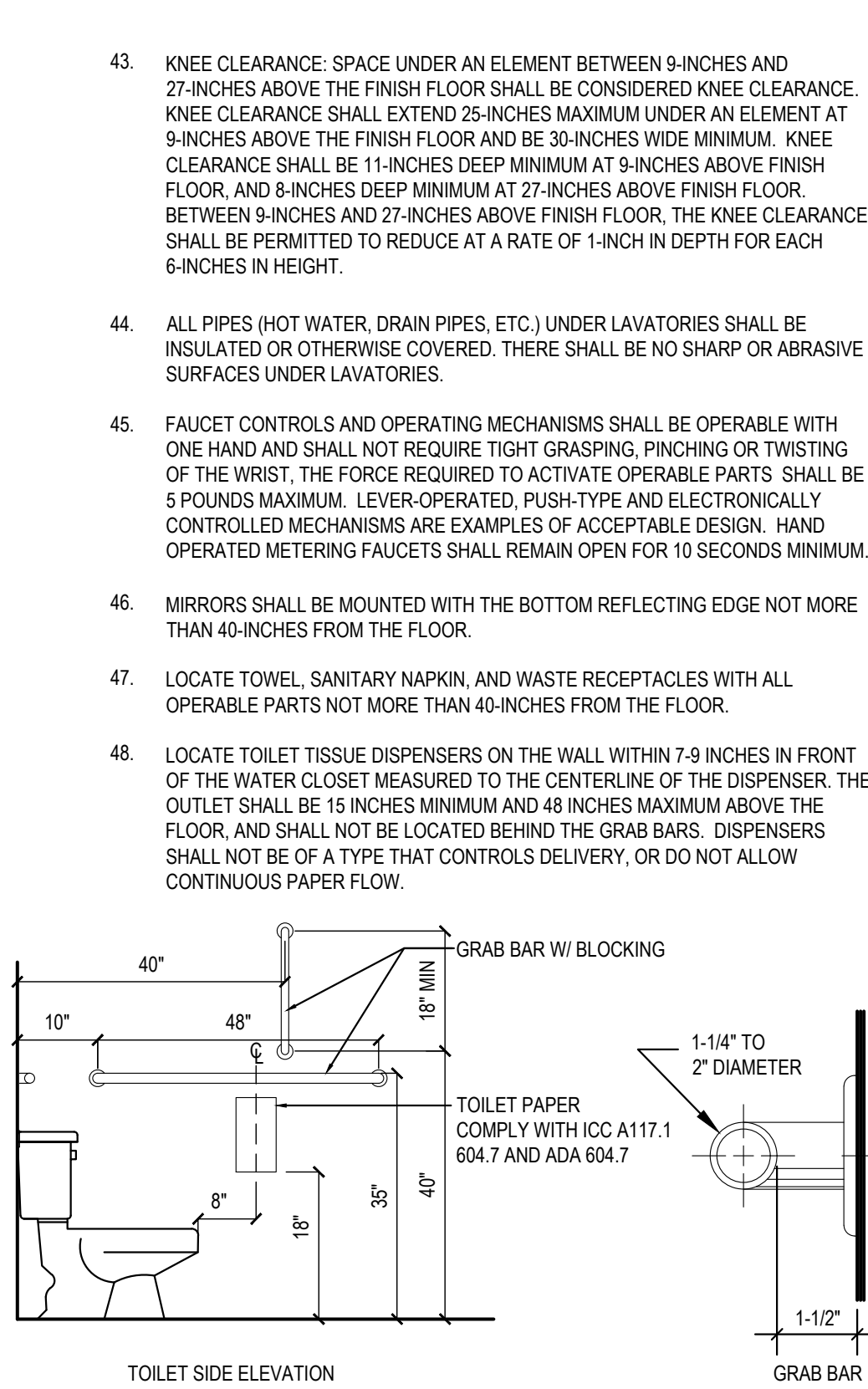
4. WALKS AND SIDEWALKS SHALL HAVE CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING $\frac{1}{4}''$ AND SHALL BE A MINIMUM OF 36" IN WIDTH PER ADA.
5. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTAL (5% GRADIENT) IT SHALL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



17. PROVIDE AT METALLIC SIGN OVER EACH STOREFRONT DOOR STATING: "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS". LETTERS SHALL NOT 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 DEVICES 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 THUMB 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 80-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 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. LANDING IN LEVEL BETWEEN 1/2" AND 3/2" 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 FINGERED 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.

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 1/12 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.

3. ACCESSIBLE SIGN CONTAINING TACTILE CHARACTER IS PROVIDED AT DOOR, THE SIGN SHALL BE ALONGSIDE THE DOOR ON LATCH SIDE AND AT DOUBLE DOORS, THE SIGN SHALL BE RIGHT OF THE RIGHT HANDED DOOR. THE SIGN CONTAINING TACTILE CHARACTERS SHALL HAVE 18" MINIMUM BY 18" MINIMUM SPACE ON THE FLOOR CENTERED ON SIGN. THE SIGN TACTILE CHARACTER SHALL BE 48" MINIMUM TO THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60" MAXIMUM TO THE BASELINE OF THE HIGHEST TACTILE CHARACTER ABOVE FLOOR.
34. CLEARANCE AROUND THE WATER CLOSET SHALL BE 60" MINIMUM MEASURED PERPENDICULAR FROM THE SIDEWALL, AND 60" MINIMUM MEASURED PERPENDICULAR FROM REAR WALL. NO OTHER FIXTURES OR OBSTRUCTION SHALL BE WITHIN WATER CLOSET CLEARANCE (PER ADA) (REFER TO LOCAL JURISDICTION FOR ADDITIONAL REQUIREMENTS).
35. WATER CLOSET COMPARTMENTS SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC CLOSING DEVICE, AND SHALL HAVE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32-INCHES WHEN LOCATED AT THE END AND 34-INCHES WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS 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 ITS 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 GRIPPING, PINCHING, OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVE SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS, NO MORE THAN 44-INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.
39. WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR SPACE 30-INCHES WIDE X 48-INCHES LONG IN FRONT OF THE URINAL.
40. WHEN MORE THAN ONE URINAL IS PROVIDED, AT LEAST ONE SHALL BE THE STALL-TYPE WITH 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.



48" CLR.

17"

15"

27"

60" MIN

56" MIN

5'-0" MIN

48"

30"

18" MIN

30"

18"

60" MIN

49. GRAB BARS, FASTENERS AND MOUNTING DEVICES SHALL BE DESIGNED FOR 250 LBS. PER LINEAR FEET LOAD.
50. GRAB BARS SHALL BE LOCATED ON EACH SIDE, OR ONE SIDE AND THE BACK OF THE PHYSICALLY DISABLED TOILET STALL OR COMPARTMENT AND SHALL BE SECURELY ATTACHED 35-INCHES TO TOP OF GRAB BAR AND PARALLEL TO THE FLOOR. VERTICAL GRAB BAR SHALL BE 18-INCHES LONG, INSTALLED AT 40-INCHES FROM THE REAR WALL AND 40-INCHES ABOVE FINISH FLOOR.

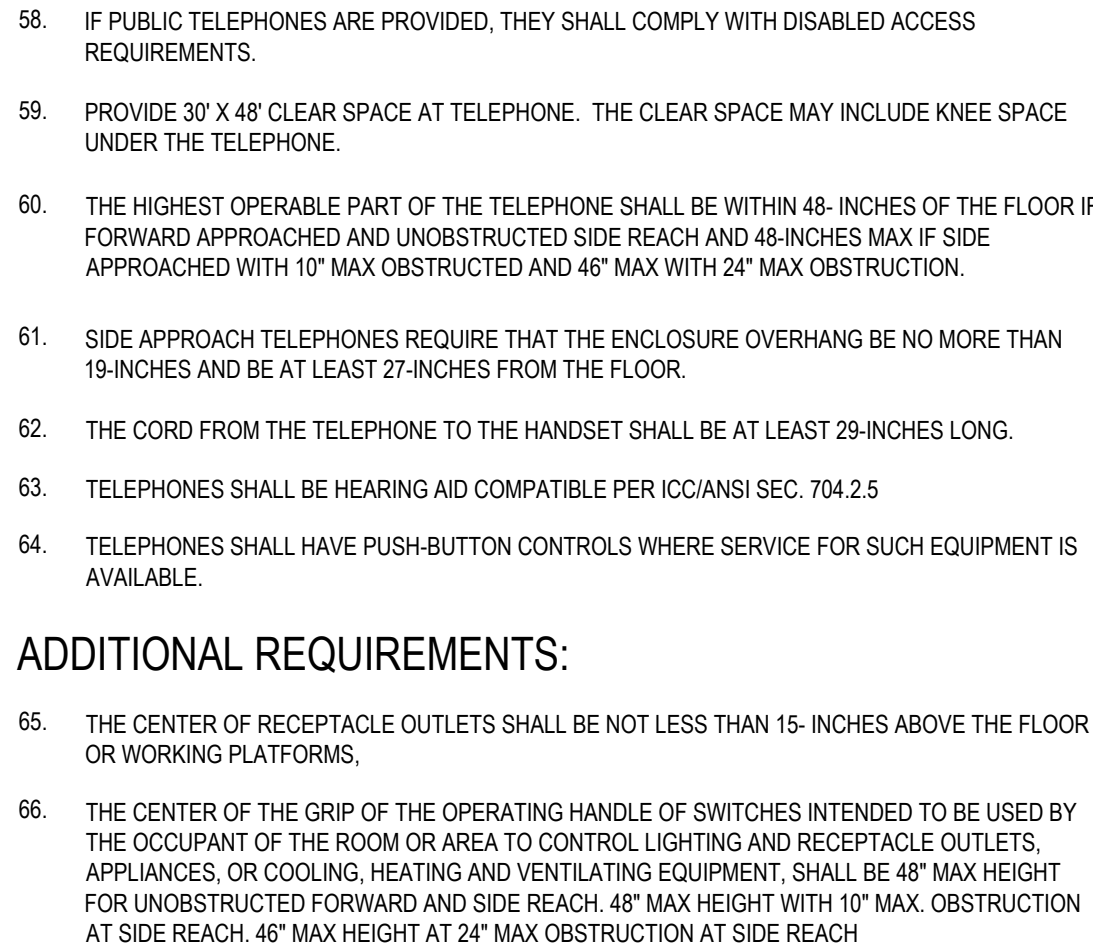
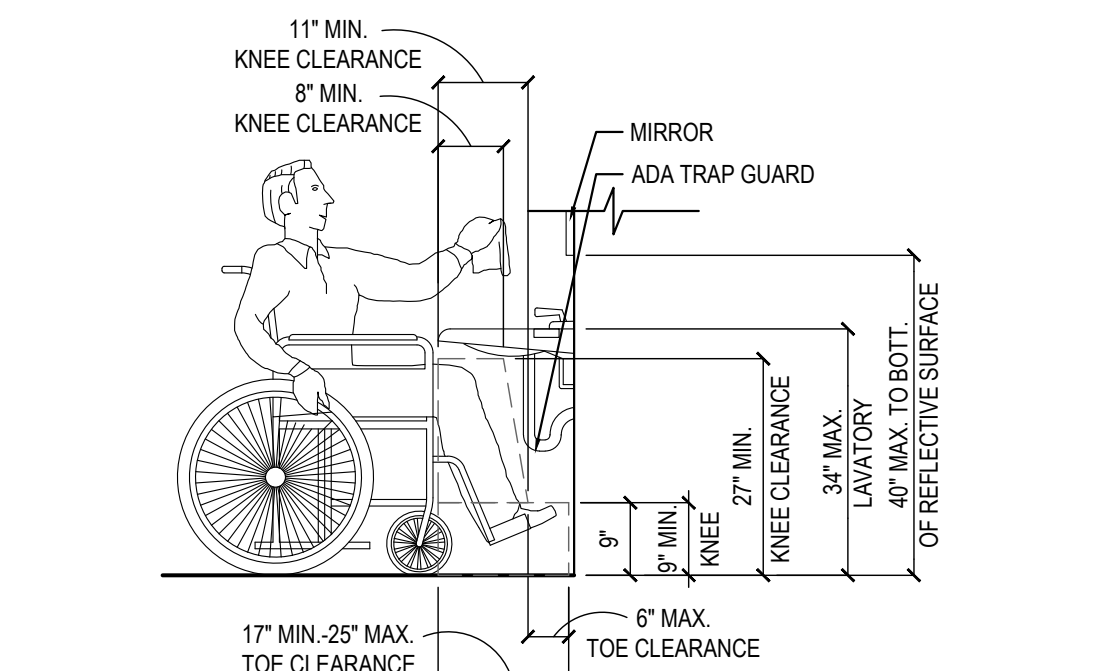
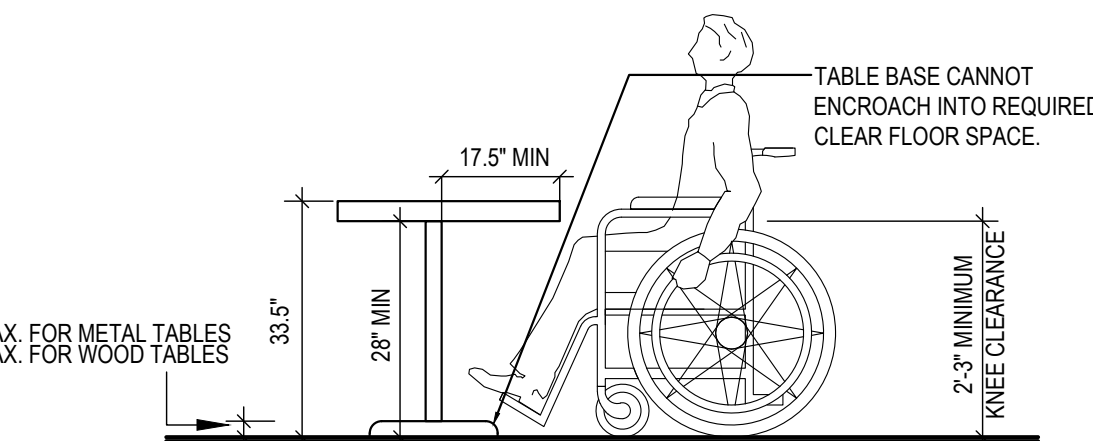
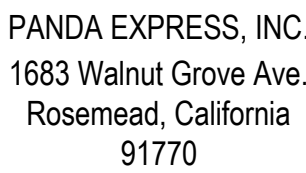


Diagram showing the required clearances for the proposed design. The diagram includes a side view of the proposed design on the left and a side view of the existing design on the right. The proposed design has a 30-inch width and a 19-inch depth. The existing design has a 36-inch width and a 19-inch depth. The required clearances are 48 inches for the side view and 30 inches for the front view.



3. 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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ISSUE DATE:

1	CHECK SET	12-15-
2	PERMIT SET	12-18-
3	BID SET	02-01-
4	CONSTRUCTION SET	07-08-

PANDA PROJECT #: S8-21-D8043
ARCH PROJECT #: P7356.2



TRUE WARM & WELCOME 2300
2599 S WOODLAND BLVD
DELAND, FL 32720

HANDICAPPED NOTES AND DETAILS



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PANDA PROJECT #: S8-21-D8043
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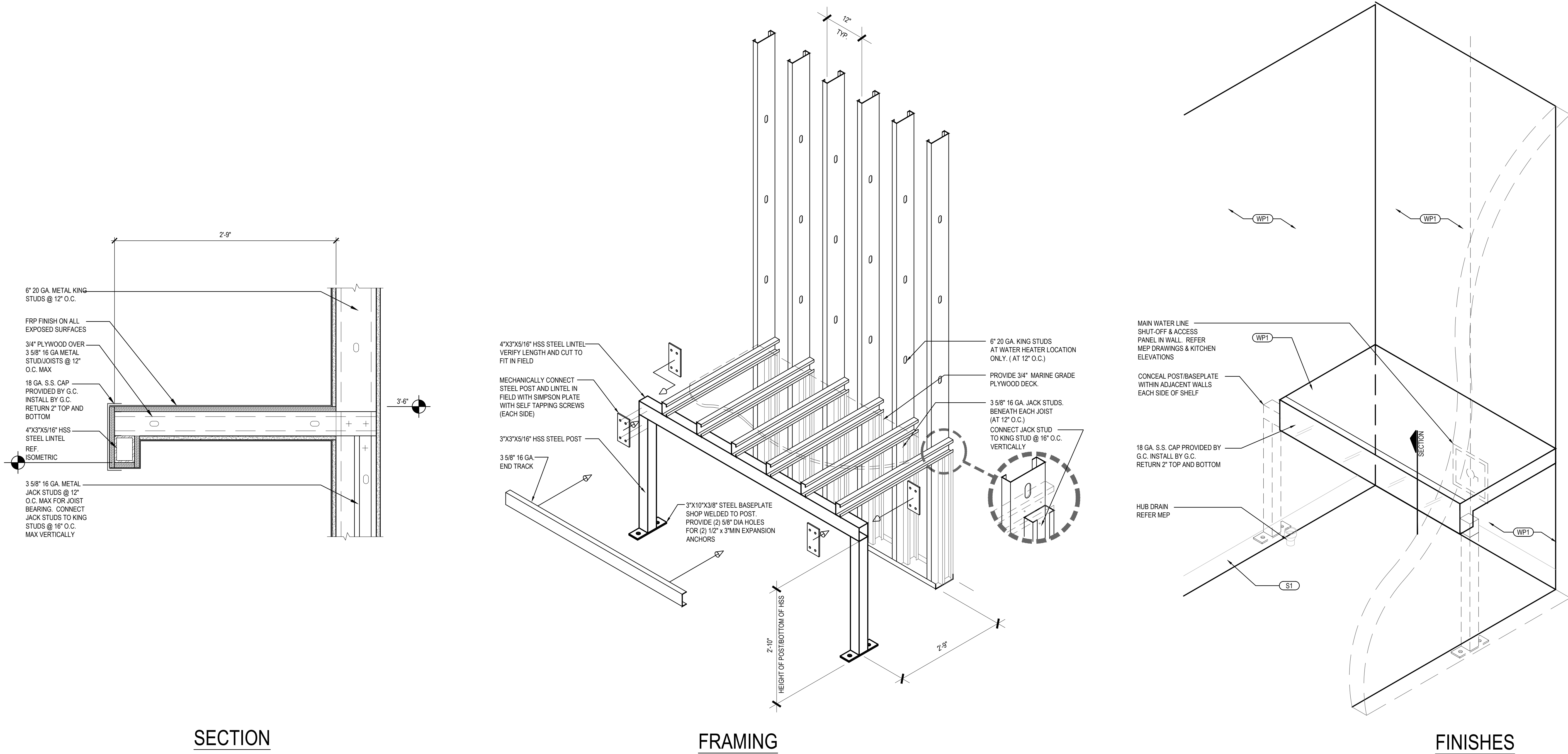
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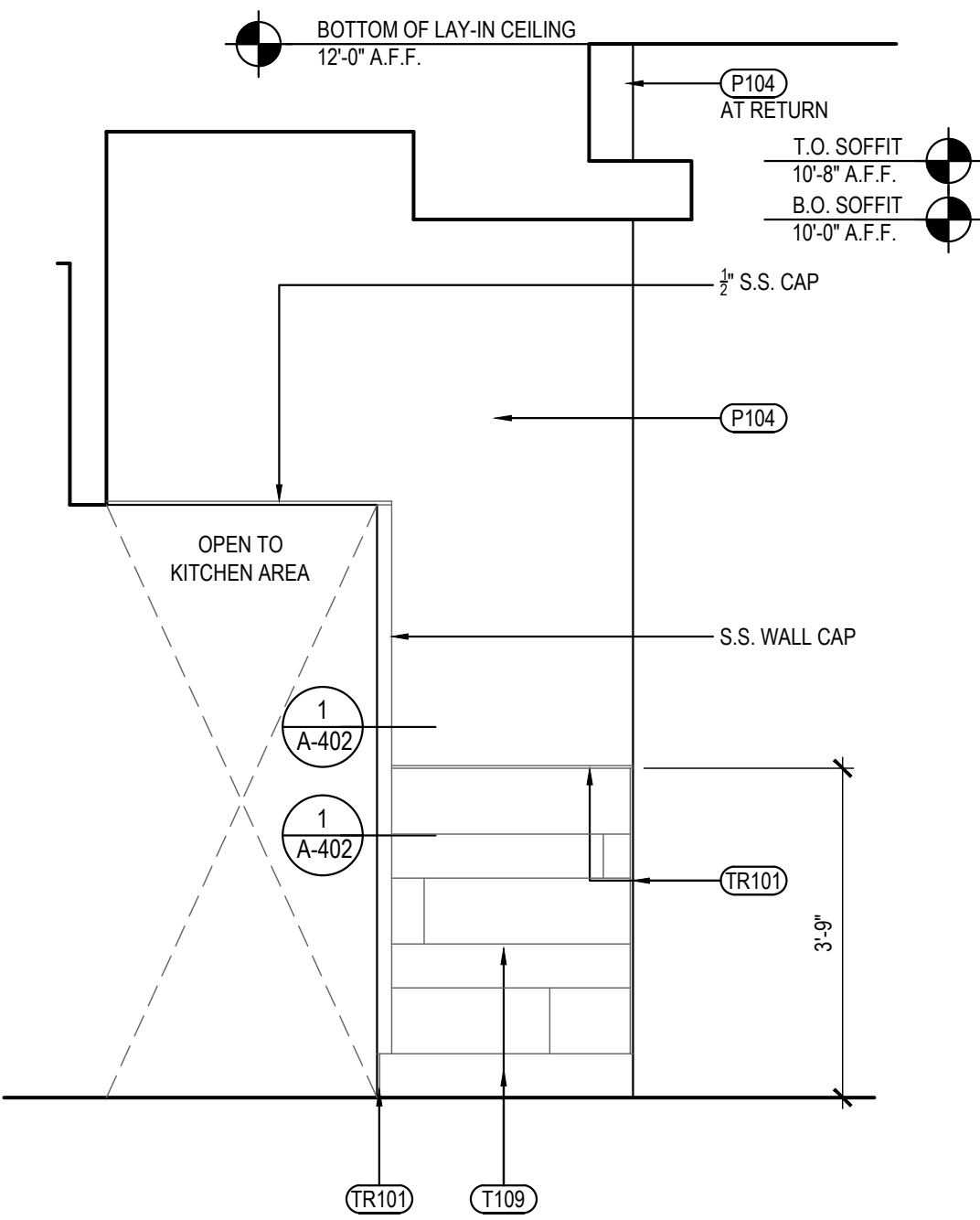
WATER HEATER SHELF
DETAILS

TRUE WARM & WELCOME 2300 R1



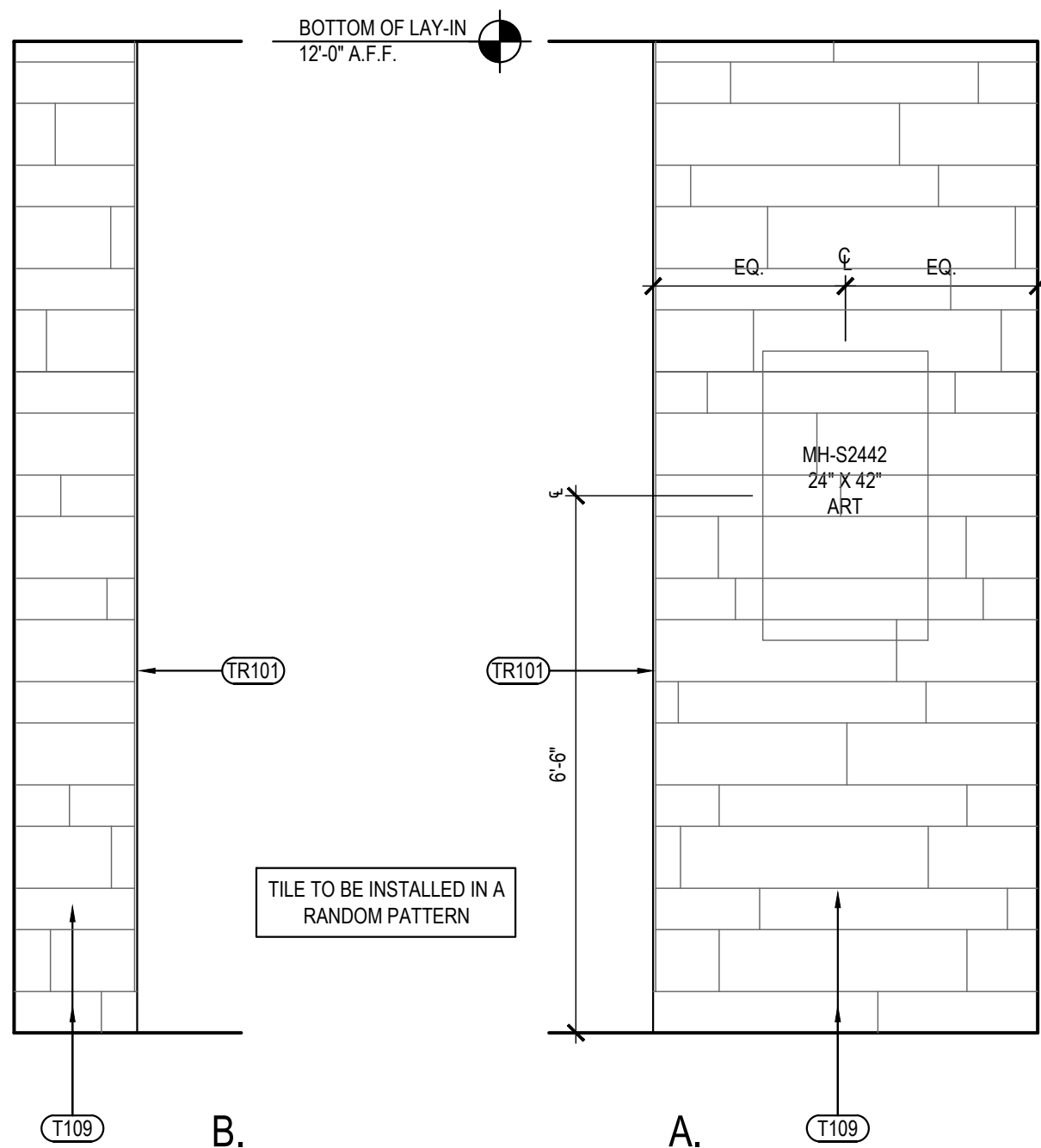
NOTES:
1. ALL EXPOSED WALL TILE EDGES MUST BE FINISHED TO MATCH TILE SURFACE. EASE TILE EDGE AS ALLOWABLE.
2. BLINDS SHALL BE PROVIDED BY OWNER AND INSTALLED BY VENDOR. COORDINATE WITH PANDA PROJECT MANAGER PRIOR TO INSTALLATION.
3. PROVIDE 1/2" CLEAR PLASTIC CORNER GUARD FOR ALL INTERIOR PAINTED SURFACE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

GENERAL DECOR NOTE:
ALL WALL DECORATIONS, PRINT LOCATIONS, ETC... TO BE VERIFIED WITH PANDA EXPRESS BY G.C.
G.C. SHALL PROVIDE/INSTALL ANY CONCEALED BACKING, MISC. HARDWARE NOT PROVIDED BY OWNER, ETC... AS REQUIRED.
COORDINATE LOCATION OF ALARM DEVICES WITH ARTWORK (IF REQUIRED).



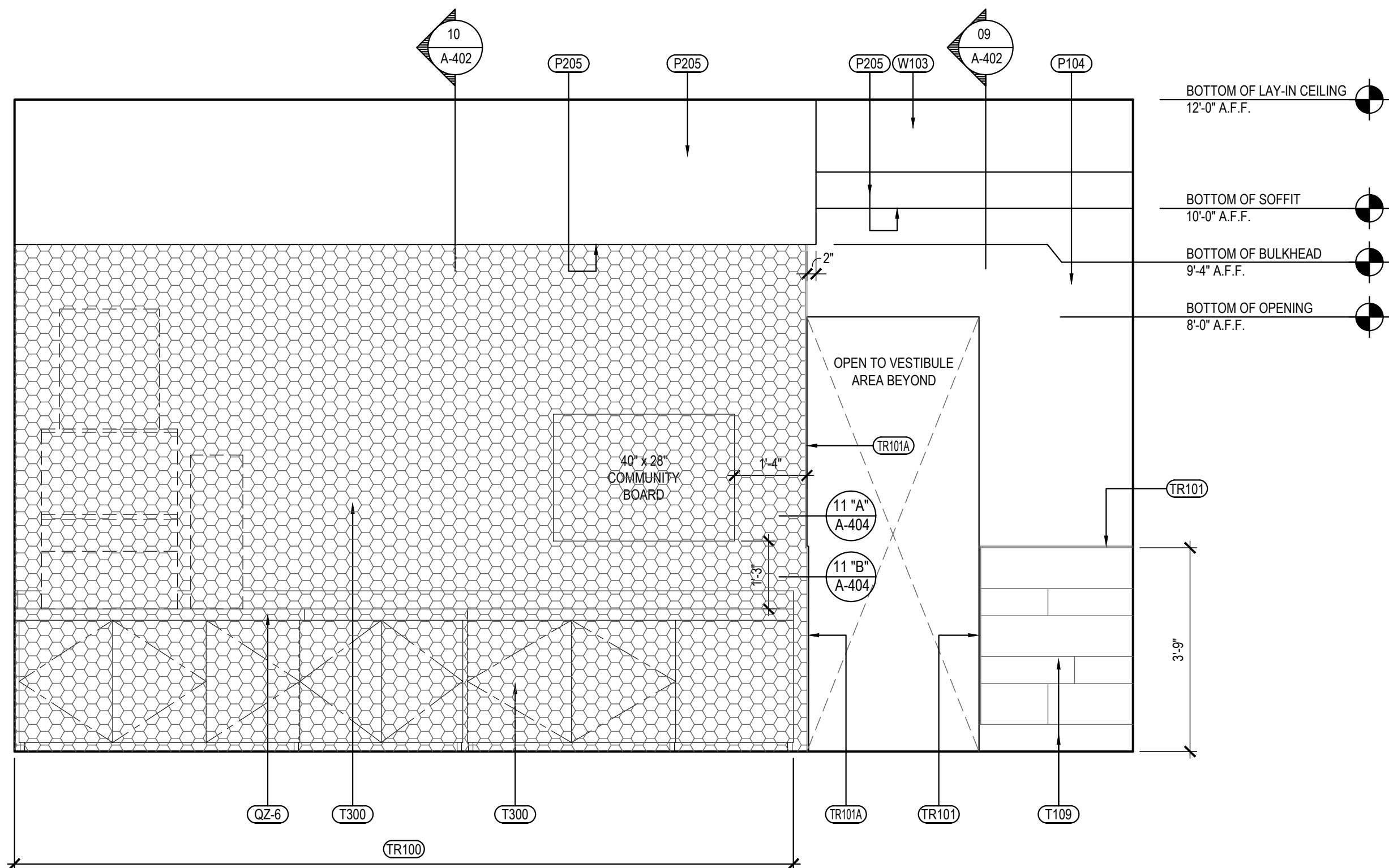
DINING ROOM ELEVATION 4

Scale= 1/2" = 1'-0" A-500



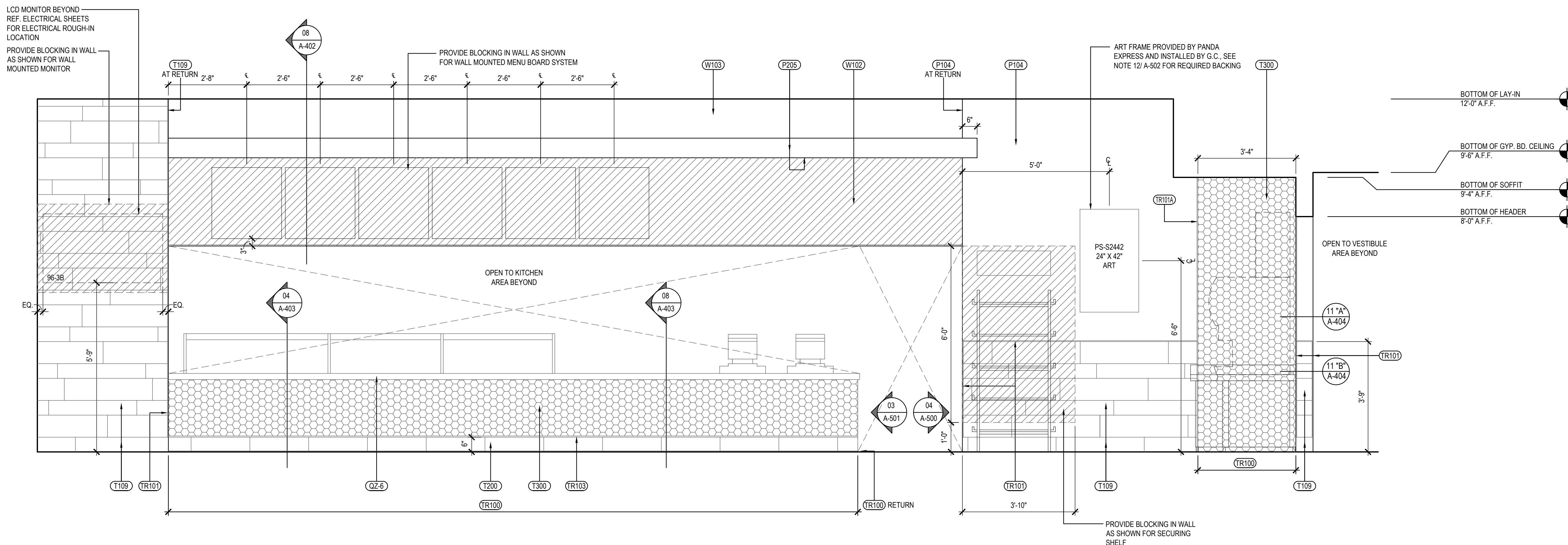
DINING ROOM ELEVATION 3

Scale= 1/2" = 1'-0" A-500



DINING ROOM ELEVATION 2

Scale= 1/2" = 1'-0" A-500



DINING ROOM ELEVATION 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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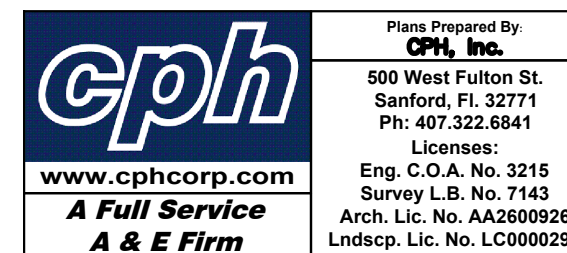
ISSUE DATE:

1	CHECK SET	12-15-20
2	PERMIT SET	12-18-20
3	BID SET	02-01-21
4	CONSTRUCTION SET	07-08-21

DRAWN BY: JO

PANDA PROJECT #: S8-21-D8043

ARCH PROJECT #: P7356.2



PANDA EXPRESS

TRUE WARM & WELCOME 2300
2599 S WOODLAND BLVD
DELAND, FL 32720

A-500

INTERIOR ELEVATIONS

TRUE WARM & WELCOME 2300 R1



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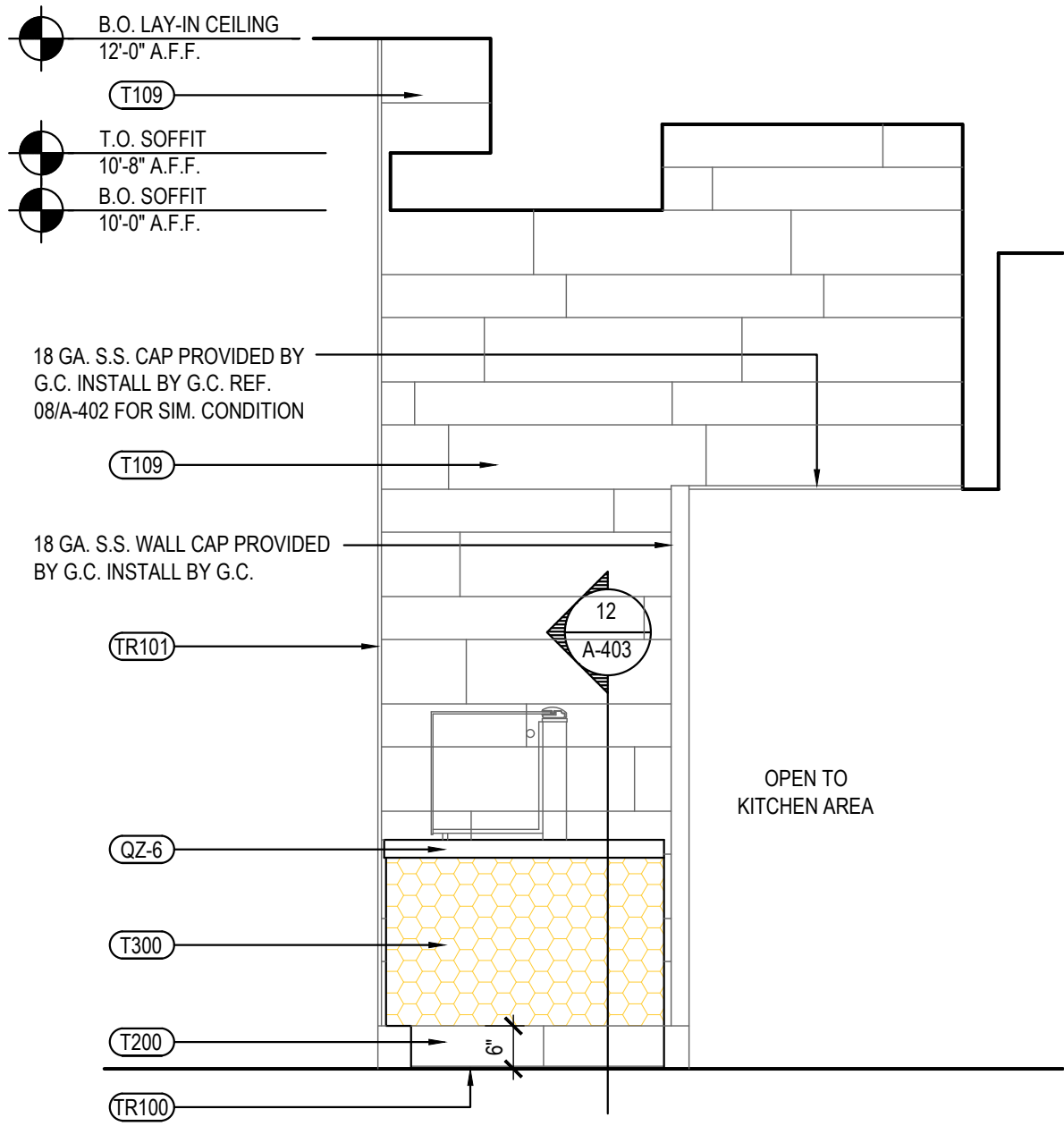
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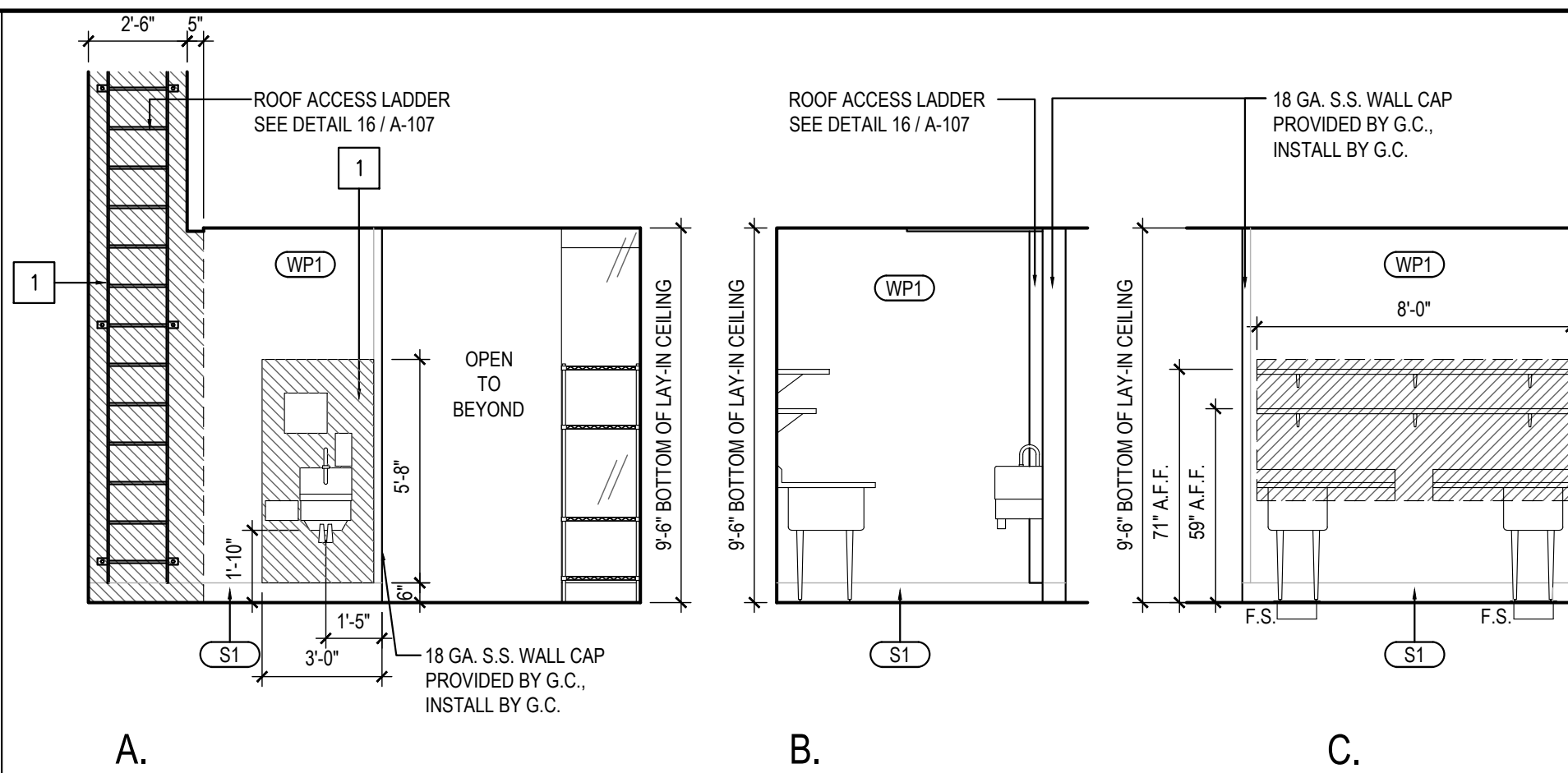
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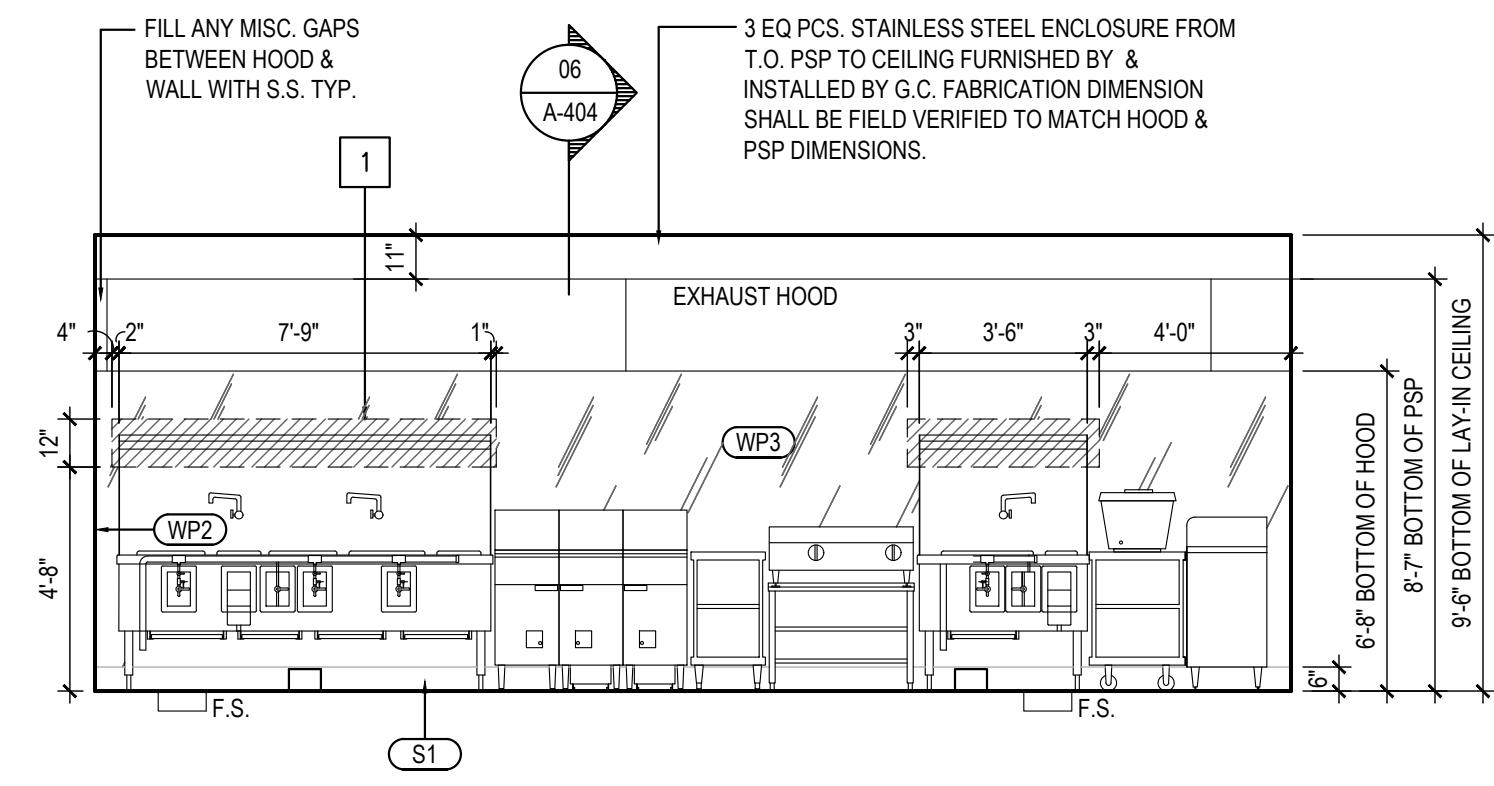
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INTERIOR ELEVATIONS
TRUE WARM & WELCOME 2300 R1





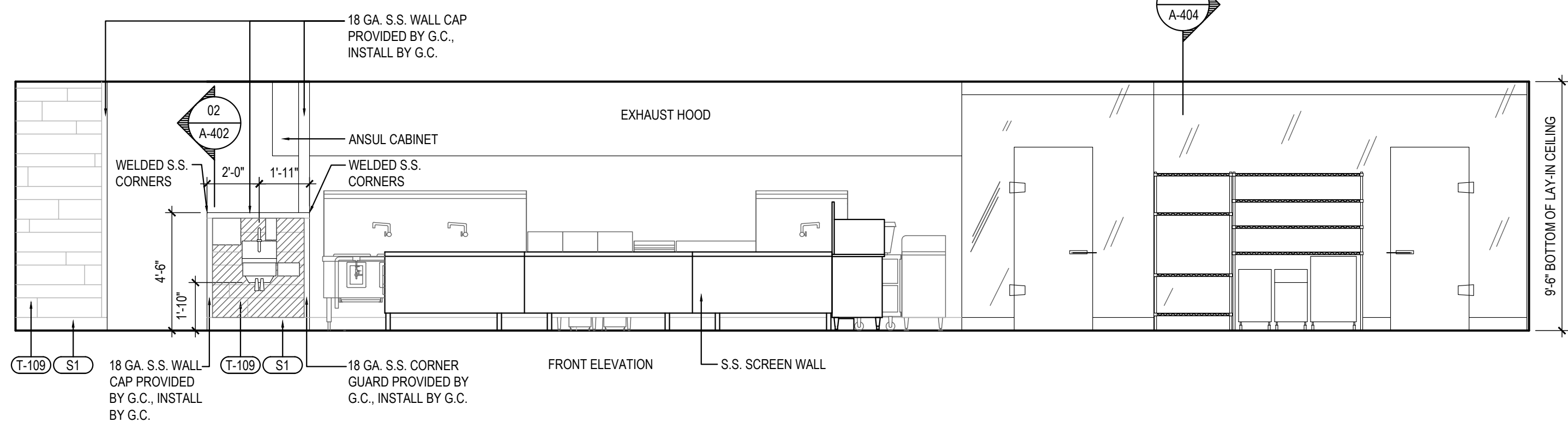
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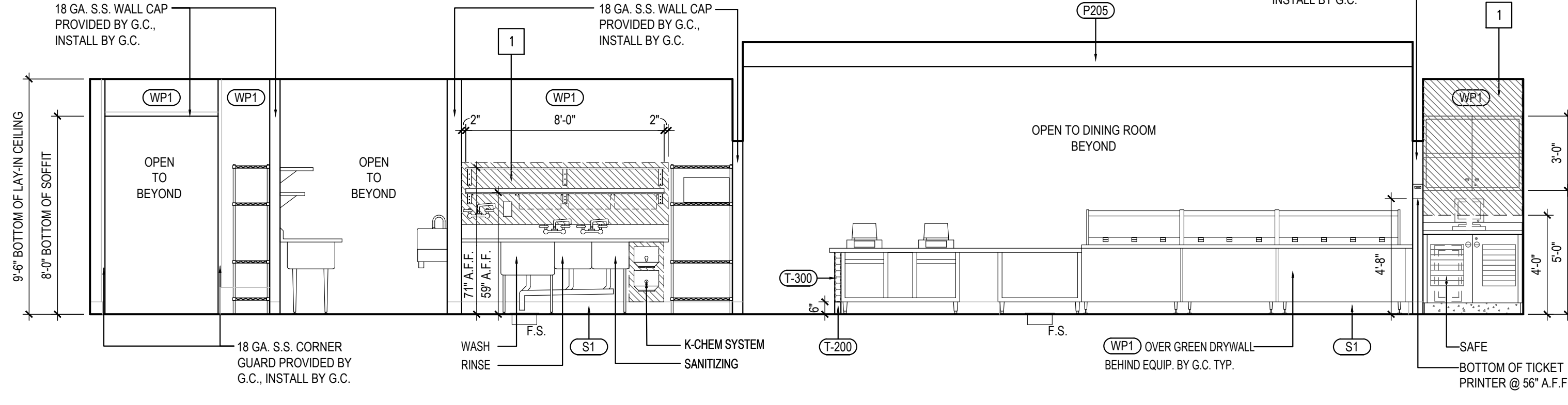
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2

A-502



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[illegible]

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A-502

KITCHEN ELEVATIONS

TRUE WARM & WELCOME 2300 R1

STRUCTURAL NOTES

GENERAL

- THIS PROJECT SHALL MEET ALL REQUIREMENTS OF THE CITY OF DELAND (VOLUSIA COUNTY), AND THE 2017 FLORIDA INTERNATIONAL BUILDING CODE 6TH EDITION.
- 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.
- 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.
- COMPLETE SHOP DRAWINGS AS REQUIRED FOR THE STRUCTURAL WORK SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH THE SPECIFICATIONS. SUCH REVIEW BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR CORRECT FABRICATION AND CONSTRUCTION OF THE WORK. ALLOW TEN (10) BUSINESS DAYS FOR REVIEW FROM THE TIME SUBMITTALS ARE RECEIVED IN OUR OFFICE.
- ANY DEVIATION FROM, ADDITION TO, SUBSTITUTION FOR, OR MODIFICATION TO THE STRUCTURE OR ANY PART OF THE STRUCTURE DETAILED ON THESE DRAWINGS SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW. SHOP DRAWINGS THAT ARE SUBMITTED FOR REVIEW DO NOT CONSTITUTE "IN-WRITING" UNLESS IT IS CLEARLY NOTED THAT SPECIFIC CHANGES ARE BEING SUGGESTED.
- THE STRUCTURAL DRAWINGS ARE NOT TO BE SCALED FOR DETERMINATION OF QUANTITIES, LENGTHS, OR FIT OF MATERIALS.
- THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHODS OF CONSTRUCTION UNLESS SO STATED OR NOTED. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE WORKMEN AND OTHER PERSONS DURING CONSTRUCTION.

SPECIAL INSPECTION

THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTION:
(REFERENCE ADJACENT TABLES FOR ADDITIONAL INFORMATION.)

- SOILS AND FOUNDATIONS
- CAST-IN-PLACE CONCRETE
- WOOD CONSTRUCTION
- SPECIAL CASES (EPOXY ANCHORS)

DESIGN LOADS

- ROOF LIVE LOAD 20 PSF
- ROOF DEAD LOAD 20 PSF
- WIND LOAD BASED ON ASCE 7-10
V_{ULT} = 133 MPH
V_{ASD} = 103 MPH
RISK CATEGORY = II
EXPOSURE CATEGORY C
INTERNAL PRESSURE COEFFICIENT GC_p: ±0.18

- SEISMIC LOADS
S_s = 0.081
S_i = 0.042
SITE CLASS D
S₀₈ = 0.086
S₀₁ = 0.067
DESIGN CATEGORY - II
SNOW LOADS : N/A
- SEE ROOF PLAN FOR ADDITIONAL MECHANICAL LOADS.

FOUNDATION DESIGN AND SITEWORK FOR BUILDING (NOTE: UPDATE PER SITE SPECIFIC GEOTECHNICAL REPORT)

- THE FOUNDATION DESIGN OF THIS PROJECTS WAS BASED ON BEARING CAPACITY OF 3,000 PSF PROVIDED ON GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS, INC WITH A REPORT NO. H1205226, DATED AUGUST 20, 2020.
- FOUNDATION DESIGN AND SITEWORK SHALL BE VERIFIED PRIOR TO PLACEMENT OF CONCRETE. A WRITTEN VERIFICATION SIGNED AND SEALED BY A GEOTECHNICAL ENGINEER SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD STATING THAT THE BEARING ELEVATIONS EXPOSED AFTER SITE STRIPPING HAVE BEEN INSPECTED AND ARE ADEQUATE TO SUPPORT A MINIMUM OF 1500 PSF (ALLOWABLE SOIL BEARING CAPACITY) AND THE SOILS SUPPORTING THE SLAB-ON-GRADE ARE ADEQUATE TO MINIMIZE DIFFERENTIAL MOVEMENT TO LESS THAN 1/2" AND TOTAL MOVEMENT TO LESS THAN 1".
- REMOVE ALL VEGETATION AND DEBRIS, INCLUDING PAVEMENTS, SIDEWALKS, BUILDING FOUNDATIONS, AND ABANDONED UTILITIES.
- REMOVE ORGANIC SOIL TO A DEPTH OF ±6 INCHES.
- PROOFROLL THE EXPOSED SUBGRADE TO DETECT SOFT OR YIELDING SOILS. REMOVE ANY SOFT OR YIELDING SOILS, SCARIFY, MOISTURE CONDITION AND RECOMPACT IN ACCORDANCE WITH ASTM D-698.
- SOILS EXCAVATED FROM THE SITE THAT ARE FREE OF DETRIMENTOUS MATERIALS MAY BE USED AS FILL.
- RAISE EXCAVATIONS AND LOW AREAS WITH COMPACTED FILL (ASTM D-698).
- STRUCTURAL FILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698. THE IN-PLACE MOISTURE CONTENT FOR COHESIVE SOILS SHALL NOT VARY BY MORE THAN -1% TO +3% AND GRANULAR SOIL ±3% OF THE OPTIMUM MOISTURE CONTENT.
- FOUNDATION DESIGN IS BASED ON AN ALLOWABLE BEARING PRESSURE OF 1,500 PSF AT MINIMUM 18" INTO SUITABLE EXISTING SOILS. MINIMUM CONTINUOUS FOOTING WIDTH IS 16 INCHES. MINIMUM FOOTING DEPTH IS 18" BELOW GRADE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM EXCAVATIONS SO AS NOT TO ALLOW STANDING WATER FOR LONG PERIODS OF TIME.
- PROVIDE A 6 MIL THICK VAPOR BARRIER BETWEEN THE COMPACTED BASE AND CONCRETE SLAB.
- DO NOT PUNCTURE THE VAPOR BARRIER, LAP AND TAPE ENDS.
- BACKFILL AND COMPACT UTILITY TRENCHES AS DESCRIBED ABOVE.
- PERFORM ALL SITEWORK UNDER THE DIRECT SUPERVISION OF A GEOTECHNICAL ENGINEER.

CONCRETE

- ALL CONCRETE SHALL BE NORMAL WEIGHT, WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS, (U.N.O.). DESIGNER: USE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI FOR SNOW LOCATIONS.
- MINIMUM CEMENT CONTENT SHALL BE 5 SACKS PER CUBIC YARD.
- 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.
- MAXIMUM SLUMP SHALL BE 5 IN. U.N.O.
- MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE'S "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", ACI 301.
- CONCRETE MIX SHALL NOT USE ANY ADMIXTURES WHICH CONTAIN CALCIUM CHLORIDE.
- CONCRETE TEST REPORTS SHALL BE MADE AVAILABLE AT THE JOB SITE. CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGN PER SPECIFICATIONS PRIOR TO PLACEMENT CONCRETE.

REINFORCING STEEL

- BARS SHALL BE ASTM A615, GRADE 60.
- DETAIL, FABRICATE AND PLACE IN CONFORMANCE WITH ACI 315 AND 318.
- LAP ALL REINFORCING STEEL 40 BAR DIAMETERS (U.N.O.).
- LAP CONTINUOUS BARS IN GRADE BEAMS 40 BAR DIAMETERS (U.N.O. ON DRAWINGS). TOP BARS TO BE SPICED BETWEEN SUPPORTS AND BOTTOM BARS TO BE SPICED AT SUPPORTS, AS APPLICABLE.
- PROVIDE ACCESSORIES FOR SUPPORT OF ALL REINFORCING.
- SUBMIT SHOP DRAWINGS SHOWING ALL REINFORCING FOR APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD.
- 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 #6 BAR, W31 OR D31 WIRE, AND SMALLER	2 1½
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS: #14 AND #18 BARS #11 BAR AND SMALLER BEAMS, COLUMNS: PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS	1½ ¾ 1½

CONCRETE MASONRY UNITS

- CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, TYPE 1, WITH COMPRESSIVE STRENGTH (f_m) OF 1,500 PSI
- GROUT FOR CONCRETE MASONRY SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI
- MORTAR SHALL BE TYPE N, U.N.O.
- REINFORCING IN MASONRY WALLS SHALL BE GRADE 60, ASTM A615.
- TYPICAL REINFORCING:
VERTICAL - REF. PLAN FOR SIZE AND SPACING
HORIZONTAL - #9 WIRE IN DUR-O-WALL (LADUR TRUSS TYPE) OR APPROVED EQUAL AT 16" O.C. IN MASONRY WALLS, EXCEPT AT 8" O.C. FOR WALL BELOW GRADE OR STACK BOND WALLS (U.N.O. ON DRAWINGS).
- MATERIALS AND WORKMANSHIP SHALL CONFORM TO DESIGN REQUIREMENTS BASED UPON THE AMERICAN CONCRETE INSTITUTE'S "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES", ACI 530.

POST-INSTALLED ANCHORS

- 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.
- EXCEPT WHERE INDICATED ON THE DRAWINGS, HILTI PRODUCTS MAY BE USED. CONTACT HILTI AT (800) 879-8000 FOR PRODUCT RELATED QUESTIONS.
- 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. SUCH 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.
- INSTALL ANCHORS PER THE MANUFACTURER INSTRUCTIONS, AS INCLUDED IN THE ANCHOR PACKAGING.
- INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS. THREADED ROD AND REBAR DIAMETERS AND EMBEDMENT LENGTHS SHALL BE AS NOTED ON DRAWINGS.
- OVERHEAD ADHESIVE ANCHORS MUST BE INSTALLED USING PRODUCTS WHICH HAVE SPECIFIC APPLICATIONS THAT ARE INTENDED FOR OVERHEAD USE.
- RECOMMENDED FOR CONTRACTOR TO ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED.
- 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.
- 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.
- CONTRACTOR SHALL USE THE NECESSARY MEANS, AS REQUIRED BY OSHA TO PROTECT FROM DUST DRILLING OPERATIONS.

LIGHT GAGE METAL FRAMING

- STEEL STUD SIZES SHALL BE AS NOTED ON THE DRAWINGS, CONFORMING TO SSMA STANDARDS.
- FABRICATE AND ERECT ALL MANUFACTURER SHALL SUPPLY ALL CLIPS, FASTENERS, TEMPORARY BRACING, ACCESSORIES, STANDARD BRIDGING, ETC.
- ALL STEEL STUDS SHALL HAVE A MINIMUM 1½" FLANGE WITH A ½" RETURN (U.N.O.).
- ALL STUDS 18 GAGE AND THINNER SHALL HAVE A MINIMUM YIELD STRENGTH, F_y, OF 33 KSI AND TENSILE STRENGTH, F_u, OF 45 KSI. ALL STUDS 16 GAGE AND THICKER SHALL HAVE A MINIMUM STRENGTH OF 50 KSI AND TENSILE STRENGTH OF 65 KSI (U.N.O.).
- TRACK SECTIONS SHALL BE EQUAL GRADE AND GAGE THICKNESS OF STUDS BEING USED. TYPICAL, U.N.O.
- 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

- WOOD FRAMING SHALL COMPLY WITH THE SOUTHERN PINE INSPECTION BUREAU, OR SHALL CONFORM TO SPECIFICATIONS AS PUBLISHED BY THE WESTERN WOODS PRODUCTS ASSOCIATION.
- 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.).
- WOOD COLUMNS 6 INCHES X 6 INCHES AND LARGER SHALL BE NO. 1 SOUTHERN PINE, NO. 1 DOUGLAS FIR LARCH, OR EQUIVALENT.
- ALL EXPOSED WOOD FRAMING, UNLESS NOTED OTHERWISE, SHALL BE "SELECT" GRADE LUMBER.
- 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.
- ENGINEERED WOOD PRODUCTS
A. SIZES AND DESIGNATIONS ARE BASED ON PUBLISHED REDBUILT MEMBERS AS MANUFACTURED BY REDBUILT (FORMERLY THE COMMERCIAL DIVISION OF TRUS JOIST).
B. OTHER WOOD MEMBERS WILL BE PERMITTED WHERE LOAD CAPACITIES ARE EQUIVALENT AND SUBSTANTIATED BY PUBLISHED LOAD TABLES.
C. FABRICATOR SHALL SUBMIT SHOP DRAWINGS SHOWING LAYOUT OF MEMBERS, BRIDGING, BRACING, ERECTION DETAILS, TRUSS PENETRATIONS, AND DESIGN CALCULATIONS SEALED BY A REGISTERED ENGINEER (state).
D. FOR QUOTATIONS, SHOP DRAWINGS, AND MATERIAL ORDERS, CALL REDBUILT'S NATIONAL ACCOUNT SERVICE CENTER (WWW.REDBUILT.COM) AT 1-866-6757 AND ASK FOR THE ACCOUNT COORDINATOR FOR THIS PROJECT.
- METAL-PLATE-CONNECTED WOOD TRUSSES
A. TRUSS FABRICATION AND INSTALLATION SHALL COMPLY WITH THE FOLLOWING STANDARDS:
a. ANSI / TPI 1 - 2014- NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION
b. BCSI-B1: GUIDE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF TRUSSES
c. BCSI-B2: TRUSS INSTALLATION & TEMPORARY RESTRAINT/ BRACING
d. BCSIS: PERMANENT RESTRAINT/BRACING OF CHORDS & WEB MEMBERS
B. TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS
a. TOP CHORD: DEAD LOAD = 20 PSF
LIVE LOAD = 10 PSF
b. BOTTOM CHORD: DEAD LOAD = 5 PSF (NON-CONCURRENT)
LIVE LOAD = 10 PSF
NON-CONCURRENT LIVE LOAD = 10 PSF
c. ADDITIONAL MECHANICAL LOADS SHALL BE APPLIED TO THEIR RESPECTIVE CHORD MEMBER AS NOTED ON THE FLOOR/ROOF PLAN
d. SNOW DRIFT LOADS AND UNBALANCED ROOF SNOW LOADS AS INDICATED (WHERE APPLICABLE)
e. REQUIRED UPLIFT FOR COMPONENTS AND CLADDING LOADS AS INDICATED IN THE DESIGN LOADS SECTION OF THESE STRUCTURAL NOTES
f. ALLOWABLE VERTICAL DEFLECTION LIMITS: DEAD + LIVE: U/80
LIVE: U/240
- TRUSS CAMBER: TO BE PROVIDED BY THE TRUSS DESIGNER AS REQUIRED TO MEET SERVICEABILITY LIMITS UNLESS SPECIFICALLY NOTED BY THE BUILDING DESIGNER

- ALL TRUSS-TO-TRUSS CONNECTORS SHALL BE SPECIFIED BY THE TRUSS DESIGNER. TRUSS-TO-STRUCTURAL ELEMENT CONNECTIONS SHALL BE SPECIFIED BY THE BUILDING DESIGNER, UNLESS SPECIFICALLY NOTED.
- PERMANENT MEMBER RESTRAINT BRACING OF TRUSS SYSTEM SHALL BE SPECIFIED BY THE TRUSS DESIGNER. TRUSS DESIGNER IS PERMITTED TO SUBSTITUTE PERMANENT INDIVIDUAL TRUSS MEMBER RESTRAINT WITH REINFORCEMENT DESIGNED TO PREVENT BUCKLING. IF SPECIFIC TRUSS MEMBER PERMANENT RESTRAINT DESIGN IS NOT PROVIDED, THE METHOD OF PERMANENT INDIVIDUAL TRUSS MEMBER RESTRAINT AND DIAGONAL BRACING FOR THE TRUSS TOP CHORD, BOTTOM CHORD, AND WEB MEMBERS SHALL BE IN ACCORDANCE WITH BCSI-B3 OR BCSI-B7
- A "TRUSS SUBMITTAL PACKAGE" AS DEFINED BY ANSI/ TPI-1, SHALL BE SUBMITTED TO THE BUILDING DESIGNER FOR REVIEW FOR COMPATIBILITY WITH THE TRUSS SUBMITTAL PACKAGE SHALL INCLUDE: INDIVIDUAL TRUSS DESIGN DRAWINGS, THE TRUSS PLACEMENT DIAGRAM (INCLUDING TRUSS BRIDGING LAYOUT), THE COVER/TRUSS INDEX SHEET, LATERAL RESTRAINT AND DIAGONAL BRACING DETAILS DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE, APPLICABLE BCSI-DEFINED LATERAL RESTRAINT AND DIAGONAL BRACING DETAILS AND ANY OTHER STRUCTURAL DETAILS GERMANE TO THE TRUSSES. EACH INDIVIDUAL TRUSS DESIGN DRAWING, OR COVER/TRUSS IN SHEET IF USED, SHALL BEAR THE SEAL AND SIGNATURE OF THE TRUSS DESIGNER REGISTERED IN THE PROJECT STATE.
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE "REQUIREMENTS OF THE CONTRACTOR" AS DEFINED BY ANSITPI 1.
- ROOF DECK
A. ALL ROOF DECK SHALL BE APA RATED 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 ¾" 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.).
- WALL SHEATHING
A. ALL WALL SHEATHING SHALL BE APA RATED 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 ¾" 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 10d COMMON NAILS (U.N.O.).
- 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 (B185) COATING. ALL NAILS USED FOR CONNECTORS SHALL MATCH THOSE SPECIFIED BY THE SUPPLIER'S PRODUCT CATALOG.
- NAILING, UNLESS NOTED OTHERWISE, SHALL BE PER THE 2015 INTERNATIONAL BUILDING CODE.
- ALL REFERENCES TO NAILS ON THE STRUCTURAL DRAWINGS ARE BASED ON COMMON WIRE NAILS (U.N.O.) WITH THE FOLLOWING DIMENSIONS. TYPICAL, U.N.O.
8d COMMON: 0.131" DIA. X 2½" LONG
10d COMMON: 0.148" DIA. X 3" LONG
16d COMMON: 0.162" DIA. X 3½" LONG
POWER AUTOMATED NAIL GUNS SHALL USE NAILS TO MATCH THE ABOVE NAILS AS SPECIFIED.

Statement of Special Inspections

This Statement of Special Inspections / Quality Assurance Plan includes the following building systems:

- ☒ Soils and Foundations
- ☒ Cast-in-Place Concrete
- ☐ Masonry
- ☐ Structural Steel
- ☒ Wood Construction
- ☒ Special Cases

General Notes

The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

The qualifications of all personnel performing Special Inspections and testing activities are subject to the approval of the Building Official and E.O.R. The credentials of all inspectors and testing technicians shall be provided if requested.

The special inspectors shall keep records of inspections and shall furnish inspection reports to the owner, Engineer of Record (E.O.R.) and Architect of Record (A.O.R.). Field and testing result reports shall be submitted to all designated parties as they are completed. The reports shall indicate that the work performed was done in accordance to the construction drawings. Discrepancies shall be brought to the attention of the general contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the E.O.R. prior to completion of that phase of work. A final report that documents required special inspections and corrections of discrepancies shall be submitted by the General Contractor to the Owner, E.O.R. and A.O.R.

Soils and Foundations

Item	Scope	Monitoring: Periodic (P) Continuous (C)
1. Shallow Foundations	<i>Inspect soils below footings for adequate bearing capacity and consistency with geotechnical report.</i>	P
	<i>Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill.</i>	C
2. Controlled Structural Fill	<i>Perform sieve tests (ASTM D422 & D1140) and modified Proctor tests (ASTM D1557) of each source of fill material.</i> <i>Inspect placement, lift thickness and compaction of controlled fill.</i> <i>Test density of each lift of fill by nuclear methods (ASTM D2922)</i> <i>Verify extent and slope of fill placement.</i>	C

Note:

- Special Inspection is not required during placement of controlled fill having a total depth of 12 inches or less.

Cast-in-Place Concrete

Item	Scope	Monitoring: Periodic (P) Continuous (C)
1. Mix Design	<i>Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed that allowed by the mix design. Submit proposed mix design of each class of concrete to Structural Engineer of Record and to inspection and testing firm for review prior to commencement of work.</i>	P
2. Material Certification	<i>Review for conformance to contract documents. Submit to Structural Engineer of Record for review.</i>	P
3. Anchor Rods	<i>Inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors.</i>	C
4. Concrete Placement	<i>Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.</i>	C
5. Sampling and Testing of Concrete	<i>Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064). Three concrete test cylinders will be taken for every 75 or less cubic yards of each class of concrete placed, or concrete placed on any given day. One additional test cylinder will be taken during cold weather concreting, cured on job site under same conditions as concrete represents.</i>	C
6. Curing and Protection	<i>Inspect curing, cold weather protection and hot weather protection procedures.</i>	P

Note: Special Inspection is not required for flatwork patios, driveways and sidewalks, on grade not shown on structural drawings.

Wood Construction

Item	Scope	Monitoring: Periodic (P) Continuous (C)
1. Fabricator Certification/ Quality Control Procedures <input type="checkbox"/> Fabricator Exempt	<i>Inspect shop fabrication and quality control procedures for wood truss plant.</i> <i>Confirm certification of supplier.</i>	P
2. Material Grading	<i>Inspect grade stamps on structural lumber for compliance with the contract documents.</i>	P
3. Connections	<i>Verify connection hardware and its installation. Inspect bearing, nails, bolts, hangers or clips, or other devices are tight and otherwise properly installed per the contract documents.</i>	C
4. Framing and Details	<i>Inspect members for size and placement for conformance to the SER approval submittals and contract document. Review engineered joist shop drawings. Submit to SER for review.</i>	P
5. Diaphragms & Shearwalls	<i>Inspect thickness and grade of plywood (or OSB), blocking, placement, embedment, size of hold down anchors and the edge and field nailing of the plywood (or OSB) to the framing for conformance to the contract documents.</i>	C
6. Prefabricated Wood Trusses	<i>Inspect the fabrication of wood trusses. Bottom chord splices are prohibited in the middle third point of the truss.</i>	P
7. Permanent Truss Bracing	<i>Bridging and bracing installed per the approved truss shop drawings.</i>	P

Special Cases

Item	Scope	Monitoring: Periodic (P) Continuous (C)
Epoxy Anchors in Concrete or CMU	<i>Review anchors and product being used for conformance to contract documents. Observe installation for compliance to manufacturers specifications. Perform pull test to 125% of allowable design load per manufacturer specifications. (Minimum of 10% of total anchors, to include a minimum of one of each type, size or embedment.)</i>	C



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PANDA PROJECT #: S8-21-D8043

ARCH PROJECT #: P7356.2



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S-000

STRUCTURAL NOTES AND
SPECIAL INSPECTIONS

TRUE WARM & WELCOME 2300 R1

TABLE 2304.10.1 FASTENING SCHEDULE (FBC 2017 6TH EDITION)										
DESCRIPTION OF BUILDING ELEMENTS		NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION		DESCRIPTION OF BUILDING ELEMENTS		NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION		
1. BLOCKING BETWEEN CEILING JOIST, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW.		ROOF		EACH END, TOENAIL	20. 1" X 6" SHEATHING TO EACH BEARING		2-8d COMMON (2 1/2"x0.131"); OR 2-10d BOX (3"x0.128")	FACE NAIL		
		3-8d COMMON (2 1/2"x0.131") OR 3-10d BOX (3"x0.128"); OR 3-3"x0.131" NAILS OR 3-3"x14 GAGE STAPLES, 7/16" CROWN			20. 1" X 6" SHEATHING TO EACH BEARING		2-8d COMMON (2 1/2"x0.131"); OR 2-10d BOX (3"x0.128")	FACE NAIL		
		2-8d COMMON (2 1/2"x0.131") 2-3"x0.131" NAILS 2-3"x14 GAGE STAPLES			21. 1" X 8" AND WIDER SHEATHING TO EACH BEARING		3-8d COMMON (2 1/2"x0.131"); OR 3-10d BOX (3"x0.128")	FACE NAIL		
BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT WALL TOP PLATE, TO RAFTER OR TRUSS		2-16d COMMON (3 1/2"x0.162") 3-3"x0.131" NAILS 3-3"x14 GAGE STAPLES		EACH NAIL	22. JOIST TO SILL, TOP PLATE, OR GIRDER		FLOOR		6" O.C., TOENAIL	
		3-8d COMMON (3 1/2"x0.131"); OR 3-10d COMMON (3"x0.128"); OR 3-3"x0.131" NAILS; OR 3-3"x14 GAGE STAPLES, 7/16" CROWN		FACE NAIL			3-8d COMMON (2 1/2"x0.131"); OR FLOOR 3-10d BOX (3"x0.128"); OR 3-3"x0.131" NAILS; OR 3-3"x14 GAGE STAPLE, 7/16" CROWN			
FLAT BLOCKING TO TRUSS AND WEB FILLER		16d COMMON (3 1/2"x0.162") @ 6" O.C. 3"x0.131" NAILS @ 6" O.C. 3"x14 GAGE STAPLES @ 6" O.C.		FACE NAIL	23. RIM JOIST, BAND JOSIT, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW		3-8d COMMON (2 1/2"x0.131"); OR FLOOR 10d BOX (3"x0.128"); OR 3"x0.131" NAILS; OR 3"x14 GAGE STAPLE, 7/16" CROWN	6" O.C., TOENAIL		
2. CEILING JOIST TO TOP PLATE		3-8d COMMON (2 1/2"x0.131"); OR 3-10d COMMON (3"x0.128"); OR 3-3"x0.131" NAILS; OR 3-3"x14 GAGE STAPLES, 7/16" CROWN		EACH JOIST, TOENAIL	24. 1" X 6" SUBFLOOR OR LESS TO EACH		2-8d COMMON (2 1/2"x0.131"); OR 2-10d BOX (3"x0.128")	FACE NAIL		
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)		3-16d COMMON (3 1/2"x0.131"); OR 4-10d BOX (3"x0.128"); OR 3-3"x0.131" NAILS; OR 3-3"x14 GAGE STAPLES, 7/16" CROWN		EACH JOIST, TOENAIL	25. 2" SUBFLOOR TO JOIST OR GIRDER		2-16d COMMON (3 1/2"x0.162")	FACE NAIL		
4. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)		PER TABLE 2308.7.3.1		FACE NAIL	26. 2" PLANKS (PLANKS & BEAM - FLOOR & ROOF)		2-16d COMMON (3 1/2"x0.162")	EACH BEARING, FACE NAIL		
5. COLLAR TIE TO RAFTER		3-10d COMMON (3 1/2"x0.148"); OR 4-10d BOX (3"x0.128"); OR 4-3"x0.131" NAILS; OR 4-3"x14 GAGE STAPLES, 7/16" CROWN		FACE NAIL	27. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYES		20d COMMON (4"x0.192") 10d BOX (3"x0.128"); OR 3"x0.131" NAILS; OR 3"x14 GAGE STAPLE, 7/16" CROWN	32" O.C., FACE NAIL AT TOP AND BOTTOM. STAGGERED OM OPPOSITE SIDES 24" O.C., FACE NAIL AT TOP AND BOTTOM. STAGGERED OM OPPOSITE SIDES		
6. RAFTER OR ROOF TRUSS TO TOP PLATE (SEE SECTION 2308.7.5, TABLE 2308.7.5)		3-10d COMMON (3 1/2"x0.148"); OR 3-16d BOX (3 1/2"x0.135"); OR 4-3"x0.131" NAILS; OR 4-3"x14 GAGE STAPLES, 7/16" CROWN		TOENAIL ^C			AND: 2-20d COMMON (4"x0.192"); OR 3-10d BOX (3"x0.128"); OR 3-3"x0.131" NAILS; OR 3-3"x14 GAGE STAPLE, 7/16" CROWN	ENDS AND AT EACH SPLICE, FACE NAIL		
7. ROOF RAFTER TO RIDGE VALLEY OR HIP RAFTER; OR ROOF RAFTER TO 2-INCH RIDGE BEAM		2-16d COMMON (3 1/2"x0.162"); OR 3-10d BOX (3"x0.128"); OR 3-3"x0.131" NAILS; OR 3-3"x14 GAGE STAPLES, 7/16" CROWN OR		END NAIL	28. LEDGER SUPPORTING JOIST OF RAFTER		3-16d COMMON (3 1/2"x0.162"); OR 4-10d BOX (3"x0.128"); OR 4-3"x0.131" NAILS; OR 4-3"x14 GAGE STAPLE, 7/16" CROWN	EACH JOIST OR RAFTER, FACE NAIL		
		2-10d COMMON (3 1/2"x0.148"); OR 3-16d BOX (3 1/2"x0.135"); OR 4-10d BOX (3 1/2"x0.128"); OR 4-3"x0.131" NAILS; OR 4-3"x14 GAGE STAPLES, 7/16" CROWN		TOENAIL	29. JOIST TO BAND JOIST OR RIM JOIST		3-16d COMMON (3 1/2"x0.162"); OR 4-10d BOX (3"x0.128"); OR 4-3"x0.131" NAILS; OR 4-3"x14 GAGE STAPLE, 7/16" CROWN	END NAIL		
					30. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS		2-8d COMMON (2 1/2"x0.131"); OR 2-10d BOX (3"x0.128"); OR 2-3"x0.131" NAILS; OR 2-3"x14 GAGE STAPLE, 7/16" CROWN	EACH END, TOENAIL		
WALL					WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL ⁸ SHEATHING FRAMING					
8. STUD TO STUD (NOT AT BRACED WALL PANEL)		16d COMMON (3 1/2"x0.162")		24" O.C. FACE NAIL	31. 3/8" - 1/2"		EDGE (INCHES)		INTERMEDIATE SUPPORTS (INCHES)	
		10d BOX (3"x0.128"); OR 3"x0.131" NAILS; OR 3-3"x14 GAGE STAPLES, 7/16" CROWN		16" O.C. FACE NAIL			6d COMMON OR DEFORMED (2"x0.113") (SUBFLOOR AND WALL.)		6	12
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNER (AT BRACE PANELS)		16d COMMON (3 1/2"x0.162"); OR 16d COMMON (3 1/2"x0.135"); OR		16" O.C. FACE NAIL	32. 19/32" - 3/4"		8d BOX OR DEFORMED (2 1/2" X 0.113) (ROOF)		6	12
		3"x0.131" NAILS; OR 3-3"x14 GAGE STAPLE, 7/16" CROWN		12" O.C. FACE NAIL			2 3/8 X 0.113" NAIL (SUBFLOOR AND WALL)		6	12
10. BUILT-UP HEADER (2" TO 2" HEADER)		16d COMMON (3 1/2"x0.162"); OR 16d BOX (3"x0.128"); OR		16" O.C. EDGE, FACE NAIL	33. 7/8" - 1 1/4"		1 3/4" 16 GAGE STAPLE, 7/16" CROWN (SUBFLOOR AND WALL)		4	8
		TOENAIL		2 3/8 X 0.113" NAIL (ROOF)			4	8		
11. CONTINUOUS HEADER TO STUD		4-8d COMMON (2 1/2"x0.131");OR 4-10d BOX (3"x0.128")		TOENAIL	34. 1 1/2" FIBER SHEATHING ^b		1 3/4" 16 GAGE STAPLE, 7/16" CROWN (ROOF)		3	6
12. TOP PLATE TO PLATE		16d COMMON (3 1/2"x0.162"); OR 10d BOX (3"x0.128");OR 3"x0.131" NAILS; OR 3-3"x14 GAGE STAPLE, 7/16" CROWN		16" O.C. FACE NAIL 12" O.C. FACE NAIL			8d COMMON (2 1/2"x0.131"); OR 6d DEFORMED (2"x0.113")		6	12
13. TOP PLATE TO TOP PLATE, AT END JOINTS		8-16d COMMON (3 1/2"x0.162"); OR 12-10d BOX (3"x0.128"); OR 12-3"x0.131" NAILS; OR 3-3"x14 GAGE								

ZONE	EFFECTIVE WIND AREA	COEFFICIENT	ULTIMATE DWP		NOMINAL DWP	
			PNET (psf)		PNET (psf)	
1	10	0.90	16.63	-40.88	9.98	-24.53
1	20	0.90	16.00	-40.88	9.60	-24.53
1	50	0.90	16.00	-39.15	9.60	-23.49
1	100	0.90	16.00	-37.41	9.60	-22.45
2	10	0.90	40.88	-68.59	24.53	-41.15
2	20	0.90	39.15	-61.66	23.49	-37.00
2	50	0.90	36.37	-51.27	21.82	-30.76
2	100	0.90	34.64	-44.34	20.79	-26.61
3	10	0.90	40.88	-68.59	24.53	-41.15
3	20	0.90	39.15	-61.66	23.49	-37.00
3	50	0.90	36.37	-51.27	21.82	-30.76
3	100	0.90	34.64	-44.34	20.79	-26.61

ZONE	EFFECTIVE WIND AREA	COEFFICIENT	ULTIMATE DWP		NOMINAL DWP	
			PNET (psf)		PNET (psf)	
4	10	0.90	40.88	-44.34	24.53	-26.61
4	20	0.90	39.15	-42.61	23.49	-25.57
4	50	0.90	36.37	-40.18	21.82	-24.11
4	100	0.90	34.64	-38.11	20.79	-22.86
4	200	0.90	33.26	-36.72	19.95	-22.03
5	10	0.90	40.88	-54.73	24.53	-32.84
5	20	0.90	39.15	-51.27	23.49	-30.76
5	50	0.90	36.37	-46.07	21.82	-27.64
5	100	0.90	34.64	-42.61	20.79	-25.57
5	200	0.90	33.26	-39.15	19.95	-23.49

ZONE	EFFECTIVE WIND AREA	COEFFICIENT	ULTIMATE DWP		NOMINAL DWP	
			PNET		PNET	
1	10	0.90	-65.13		-39.08	
1	20	0.90	-64.43		-38.66	
1	50	0.90	-62.36		-37.41	
1	100	0.90	-61.66		-37.00	
2	10	0.90	-65.13		-39.08	
2	20	0.90	-64.43		-38.66	
2	50	0.90	-62.36		-37.41	
2	100	0.90	-61.66		-37.00	
3	10	0.90	-103.23		-61.94	
3	20	0.90	-82.45		-49.47	
3	50	0.90	-54.73		-32.84	
3	100	0.90	-33.95		-20.37	

NAILS SPACED AT 6 INCHES AT INTERMEDIATE SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS REFER TO SECTION 2303. NAILS FOR WALL SHEATHING SHALL BE REFERRED TO WITHIN THIS SCHEDULE OR SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGE AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED). WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL RAFTER JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING IS FASTENED TO THE TOP PLATE OF THE RAFTER IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE RAFTER SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL.



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FOUNDATION PLAN

TRUE WARM & WELCOME 2300 R1



MARK	DIMENSIONS	REINFORCING
F26.12	2'-6" X 12" CONT.	(3) #5 CONT. & #5 @ 12" O.C. TRANSV.

TYPE	NAIL SPACING	HOLDOWN	ANCHOR BOLTS
①	10d @ 4" O.C.	HDU14-SDS2.5	½"Ø @ 24" O.C.
②	10d @ 4" O.C.	HDU14-SDS2.5	½"Ø @ 24" O.C.
③	10d @ 6" O.C.	HDU8-SDS2.5	½"Ø @ 32" O.C.
④	10d @ 4" O.C.	HDU14-SDS2.5	½"Ø @ 24" O.C.

 - DESIGNATES SHEARWALL TYPE

NOTES

1. USE 10d COMMON NAILS.
2. NAIL PANEL FACES @ 12" O.C.
3. USE 1/2" PLYWOOD.
4. STAGGER PLYWOOD JOINT AND SILL PLATE NAILING.
5. FRAMING MEMBERS OR BLOCKING SHALL BE PROVIDED AT THE EDGES OF ALL SHEETS IN SHEARWALLS.
6. REFER TO 915-200 FOR HOLD DOWN ANCHOR EMBEDMENT.
7. HOLD DOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
8. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3 INCH NOMINAL OR THICKER AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED AT 3" O.C. OR ARE ON EACH FACE.

FOUNDATION NOTES	1
Scale: NO SCALE	S-100

FOUNDATION PLAN	A
Scale: 1/4"=1'-0"	S-100



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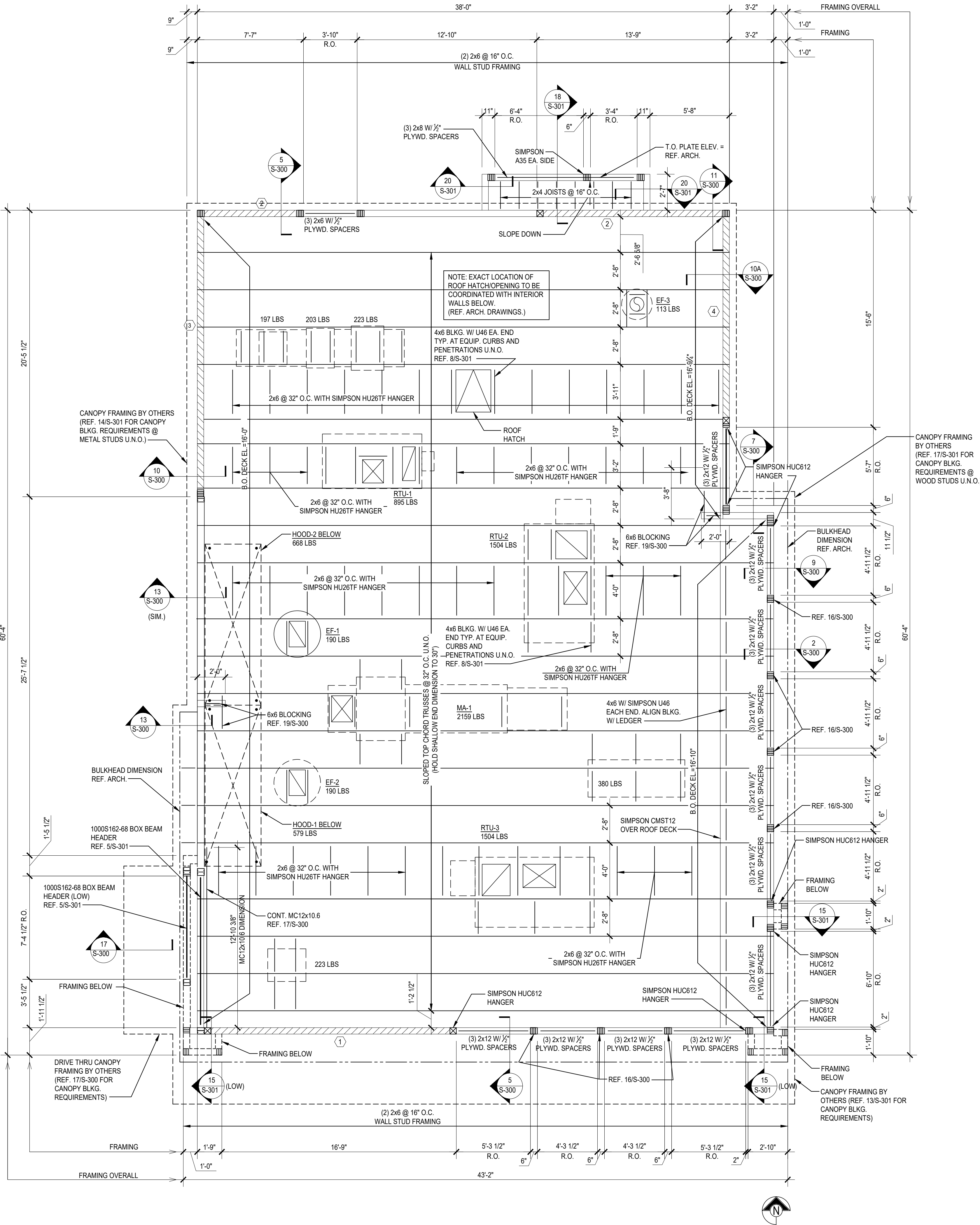
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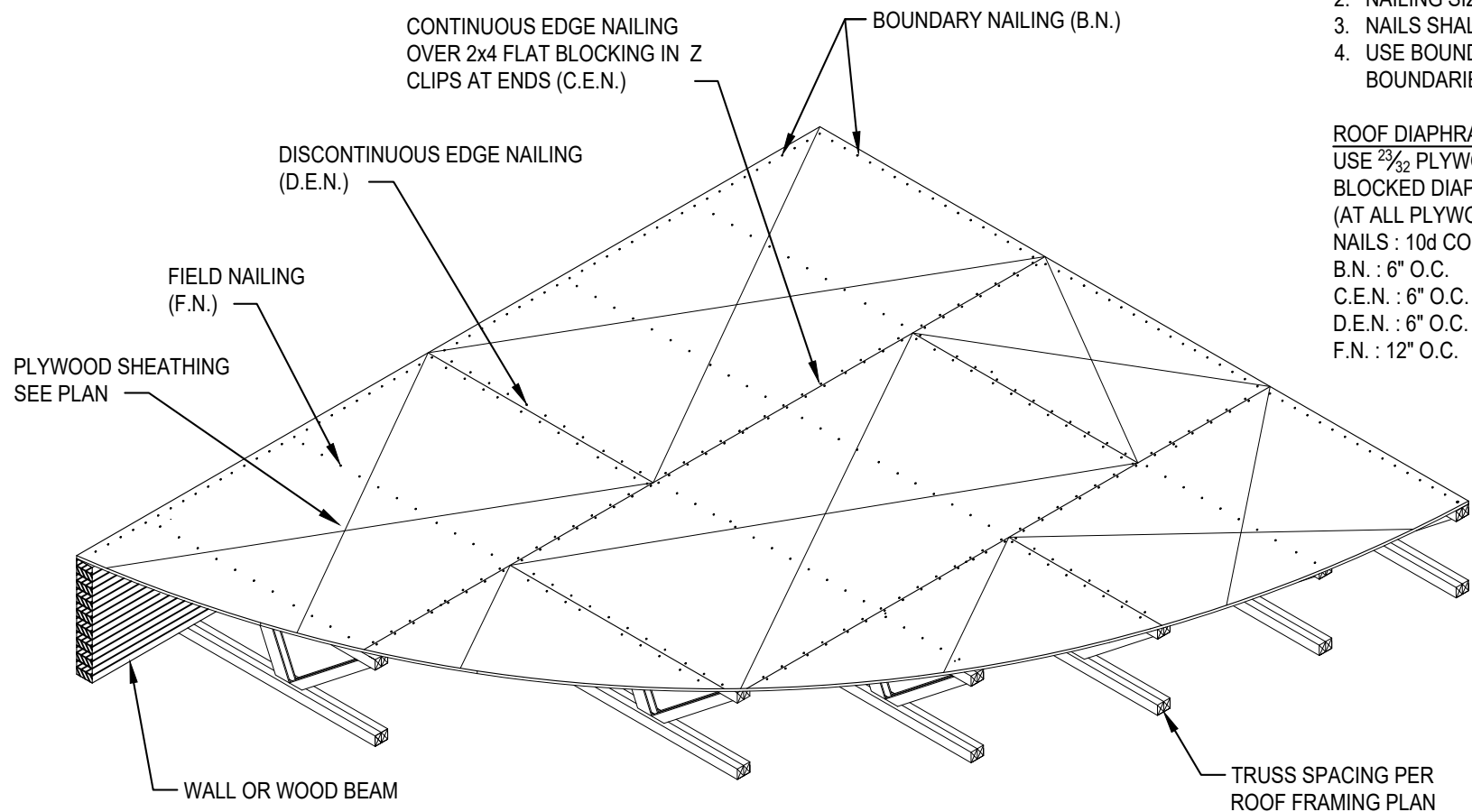
S-101
ROOF FRAMING PLAN

TRUE WARM & WELCOME 2300 R1



- NOTES:
1. RUN LONG DIMENSION OF PLYWOOD PERPENDICULAR TO TRUSSES.
 2. NAILING SIZE AND SPACING AS NOTED BELOW.
 3. NAILS SHALL HAVE A MIN. 3/4" EDGE DISTANCE.
 4. USE BOUNDARY NAILING CONTINUOUS @ ALL NAILING ZONE BOUNDARIES. SEE PLAN FOR ZONE EXTENTS.

ROOF DIAPHRAGM
USE 3/4" PLYWOOD, INDEX 48/24
BLOCKED DIAPHRAGM 2x4 FLAT IN Z CLIP
(AT ALL PLYWOOD EDGES, TYP. U.N.O.)
NAILS : 10d COMMON NAILS
B.N. : 6" O.C.
C.E.N. : 6" O.C.
D.E.N. : 6" O.C.
F.N. : 12" O.C.



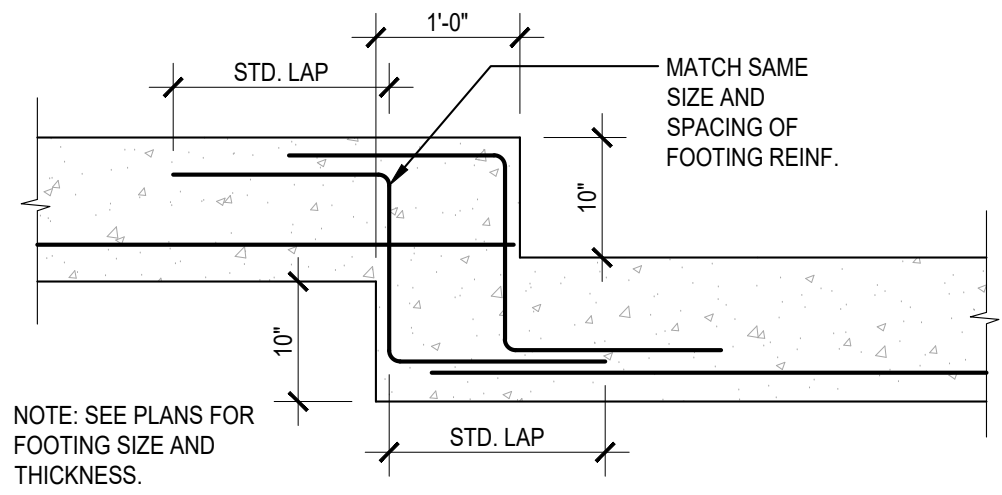
TYPICAL ROOF DIAPHRAGM DETAIL 2
S-101

PLAN NOTES

1. REF. SHEET S-000 FOR STRUCTURAL NOTES AND SPECIAL INSPECTIONS.
2. REF. 9/S-301 FOR TYPICAL SUSPEND THREADED ROD SUPPORT DETAIL AS REQUIRED.
3. REF. 7/S-301 & 12/S-301 FOR TYPICAL SOFFIT FRAMING AT SERVICE COUNTER. REFER TO ARCH. FOR LOCATION.
4. REF. 2/S-301 FOR TYPICAL HEADER DETAIL AS REQUIRED U.N.O.
5. REF. 8/S-301 FOR TYPICAL MECHANICAL UNIT SUPPORT DETAIL AS REQUIRED.
6. REF. 6/S-301 FOR TYPICAL BRIDGING AND BRACING DETAIL AS REQUIRED.
7. REF. 10/S-301 FOR TYPICAL PARTITION WALL SUPPORT PARALLEL TO TRUSS DETAIL AS REQUIRED.
8. REF. 11/S-301 FOR TYPICAL PARTITION WALL SUPPORT PERPENDICULAR TO TRUSS DETAIL AS REQUIRED.
9. REF. 11/S-100 FOR SHEARWALL SCHEDULE.
10. REF. 12/S-201 FOR METAL STUD VERTICAL BLOCKING.

ROOF NOTES 1
S-101

ROOF FRAMING PLAN A
1/4"=1'-0" S-101

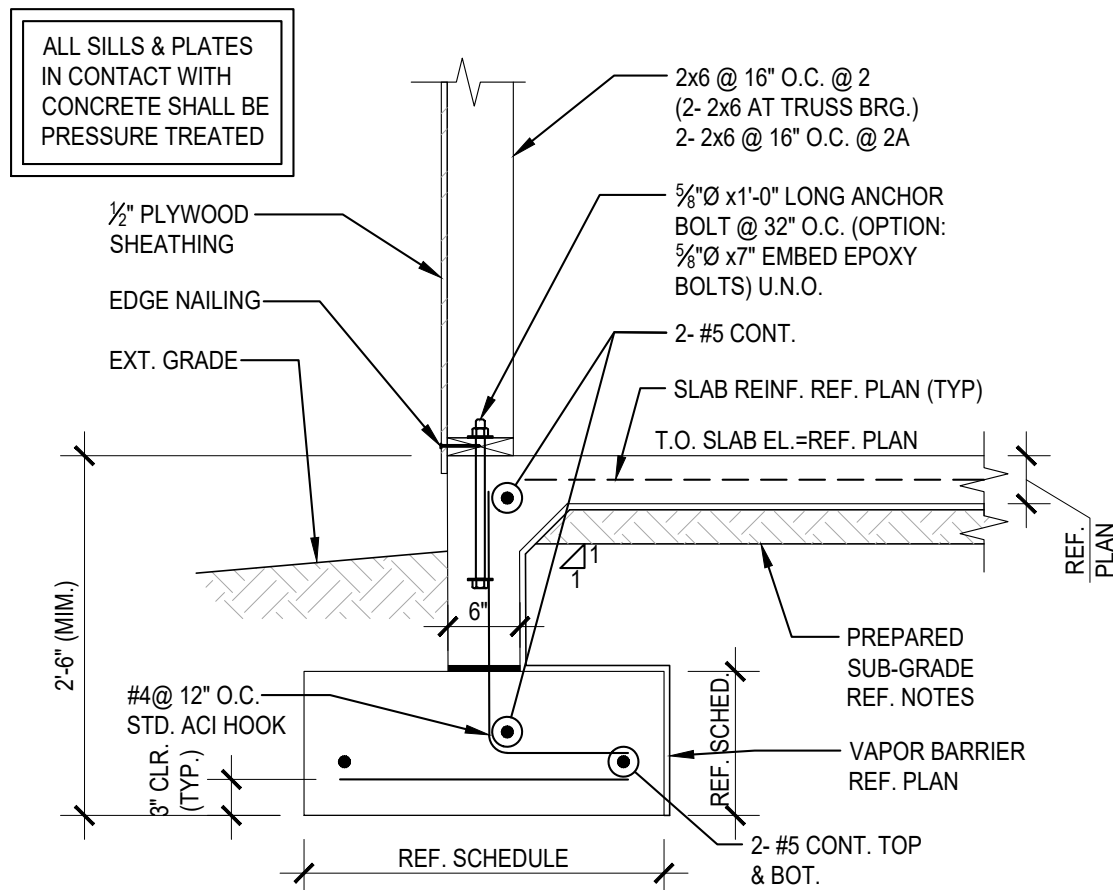


STEP FOOTING DETAIL

20

SCALE: 3/4"=1'-0"

S-200

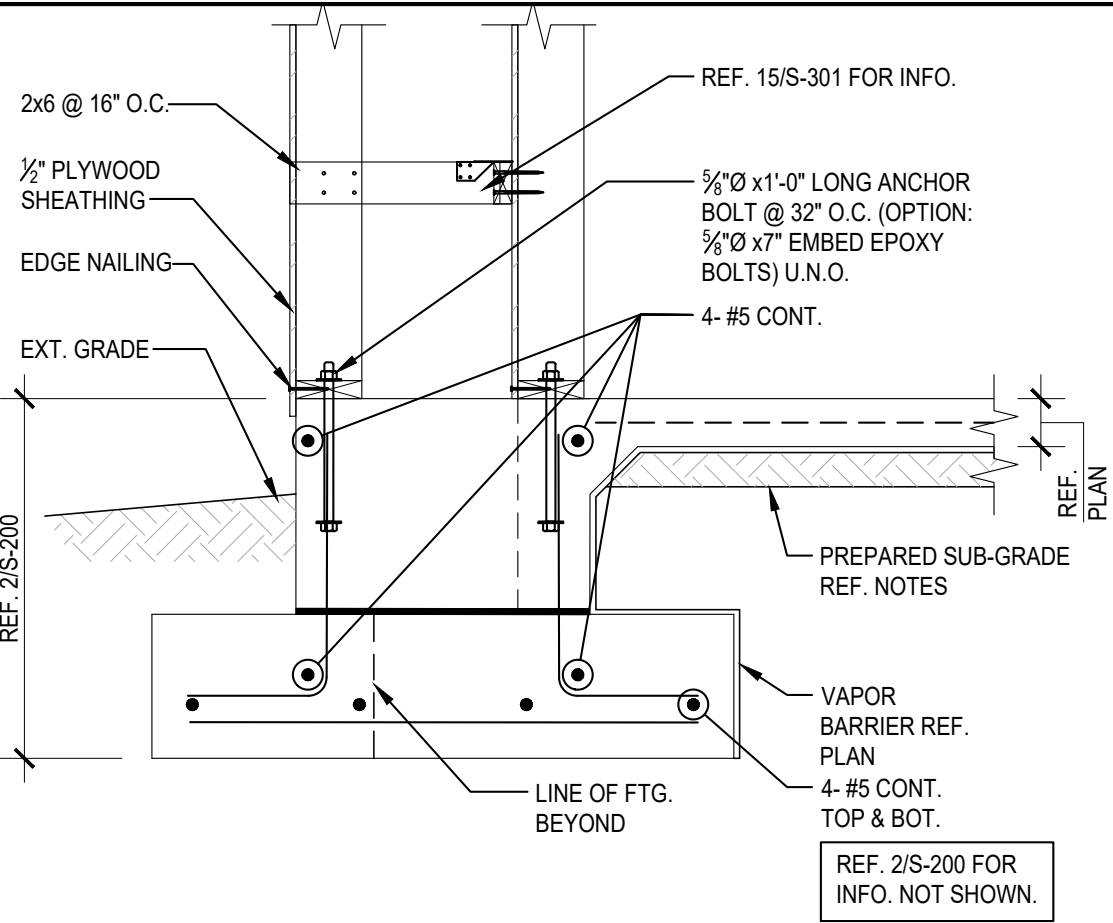


FOUNDATION DETAIL (2/S-200 ALTERNATE)

16

SCALE: 3/4"=1'-0"

S-200

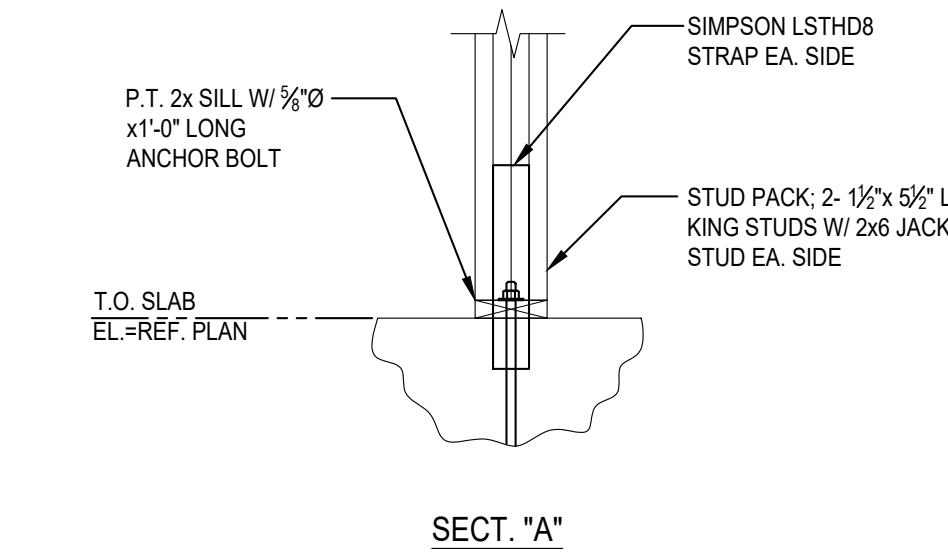


FOUNDATION DETAIL (4/S-200 ALTERNATE)

12

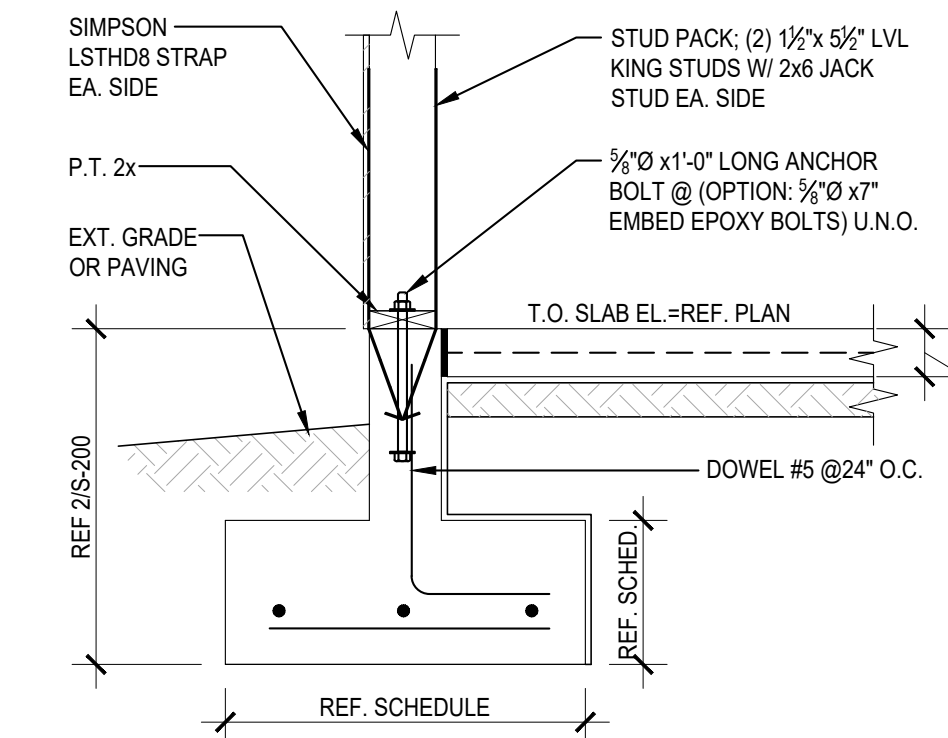
SCALE: 3/4"=1'-0"

S-200



SECTION 'A'

REF. 02/S-200 FOR INFO NOT SHOWN

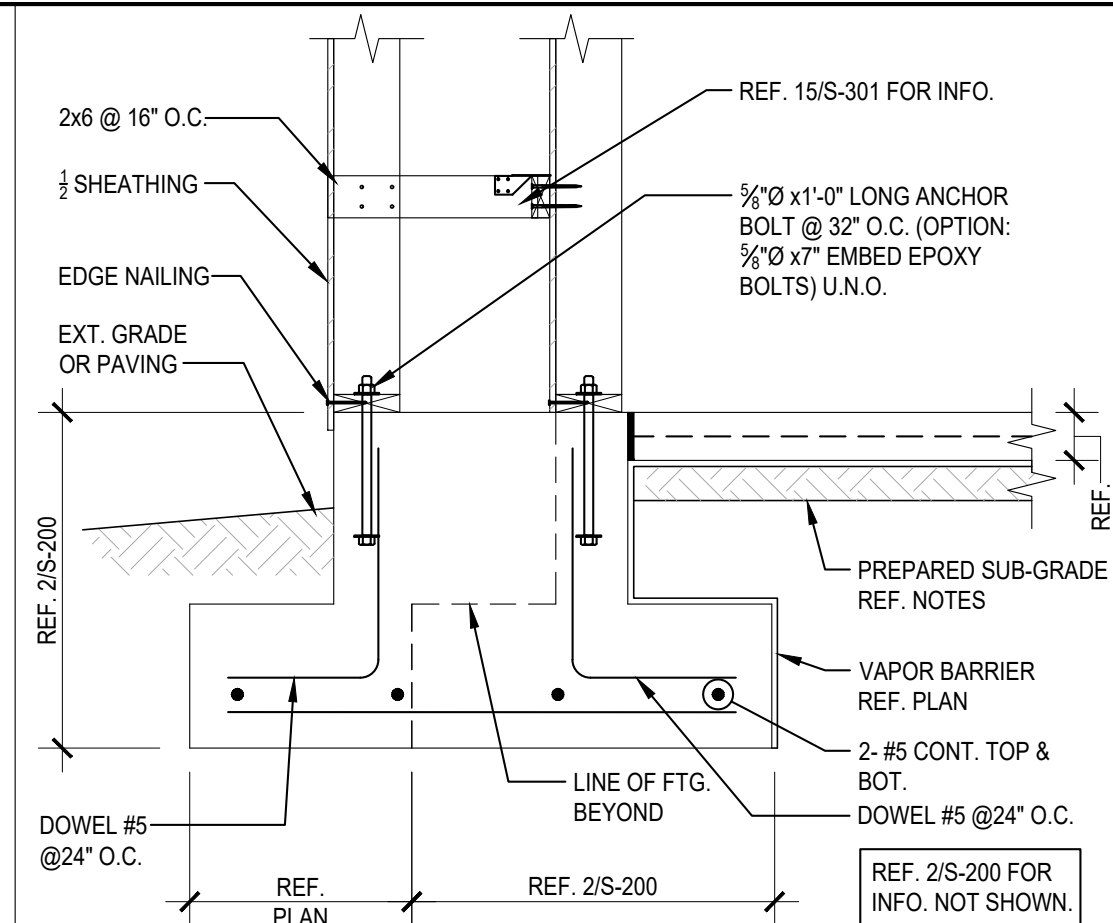


SECTION

7

SCALE: 3/4"=1'-0"

S-200

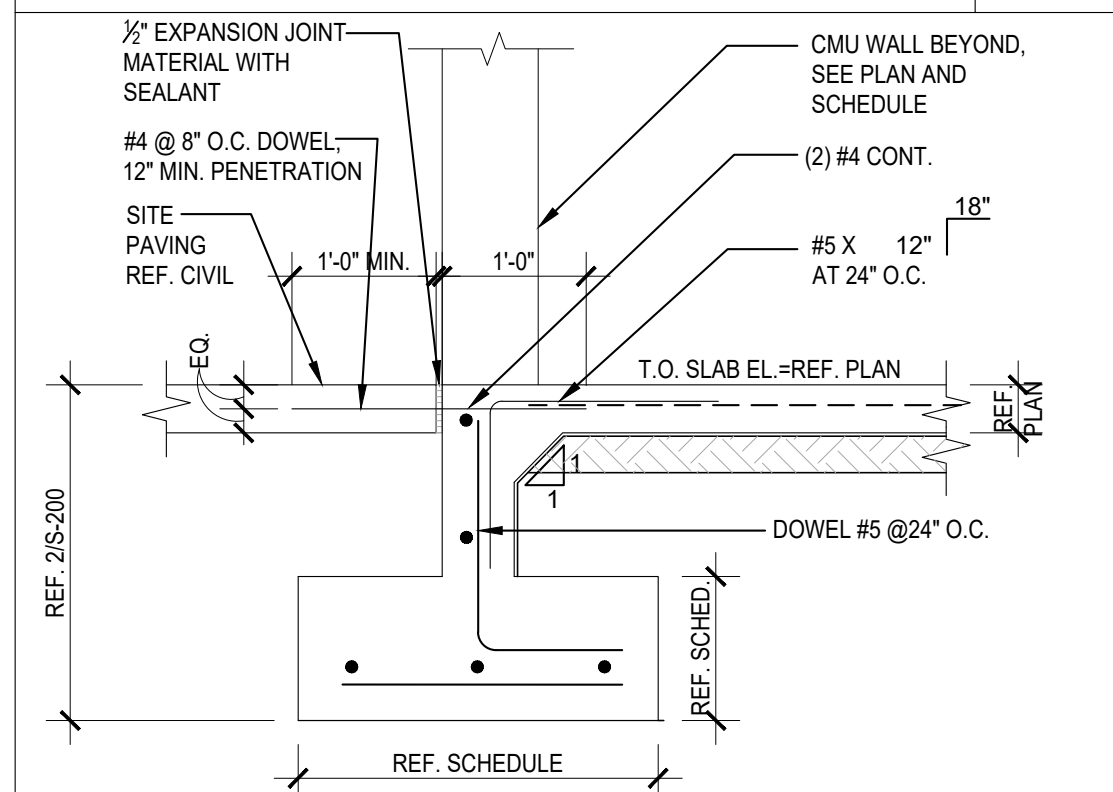


SECTION

4

SCALE: 3/4"=1'-0"

S-200



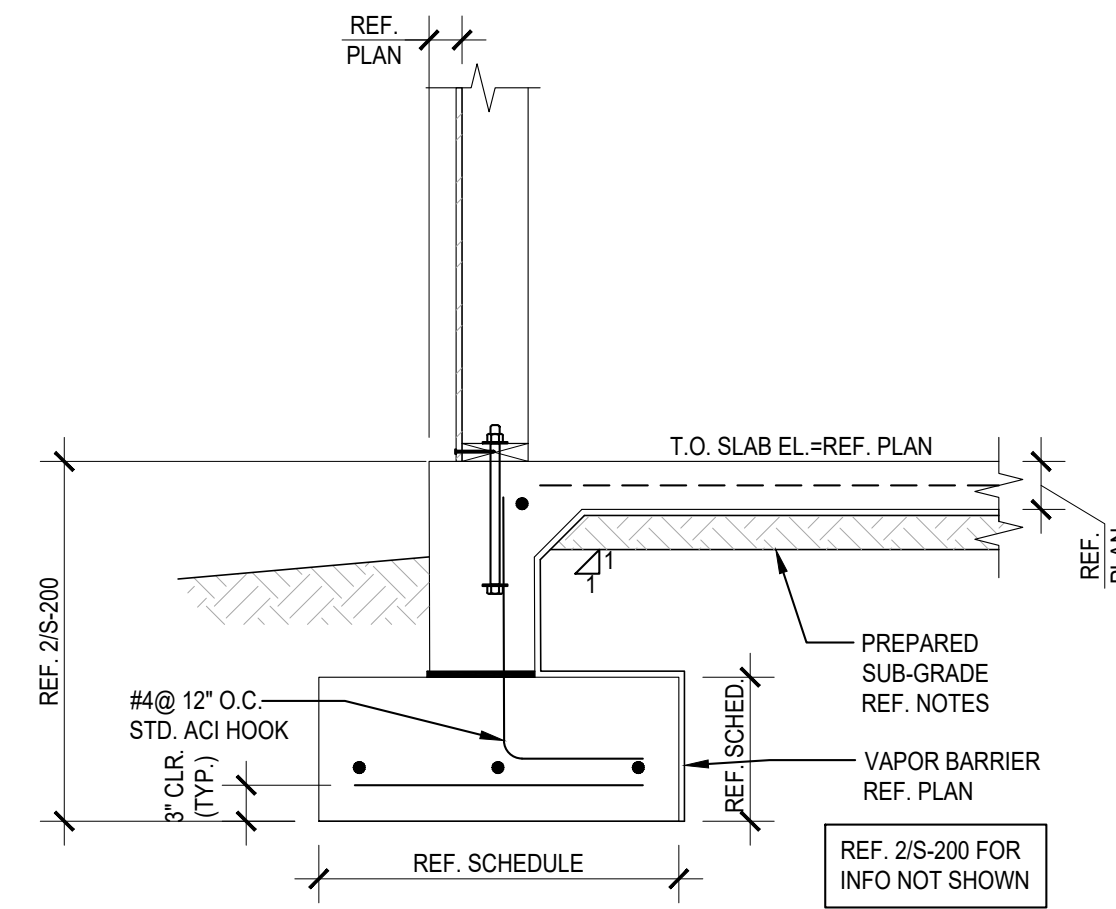
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SECTION

3

SCALE: 3/4"=1'-0"

S-200

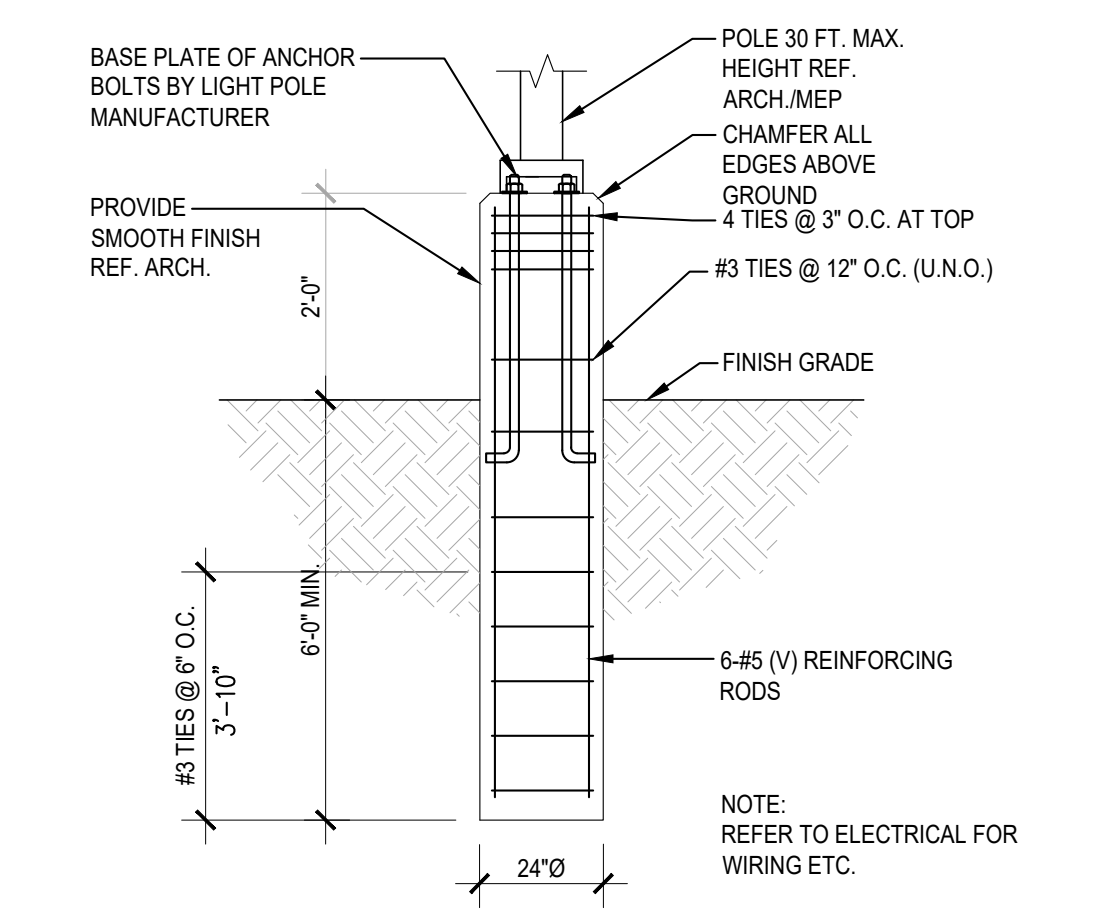


SECTION

19

SCALE: 3/4"=1'-0"

S-200

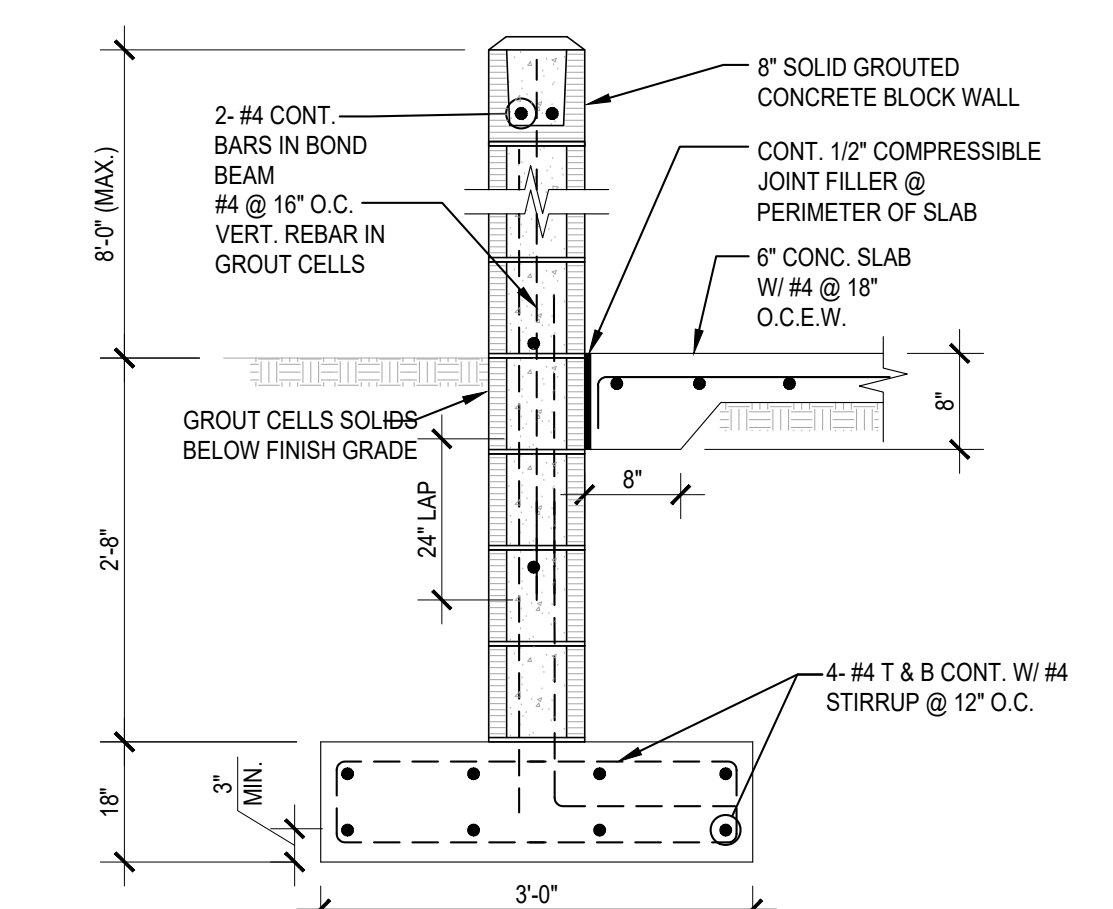


TYPICAL LIGHT POLE SECTION

15

SCALE: 3/4"=1'-0"

S-200

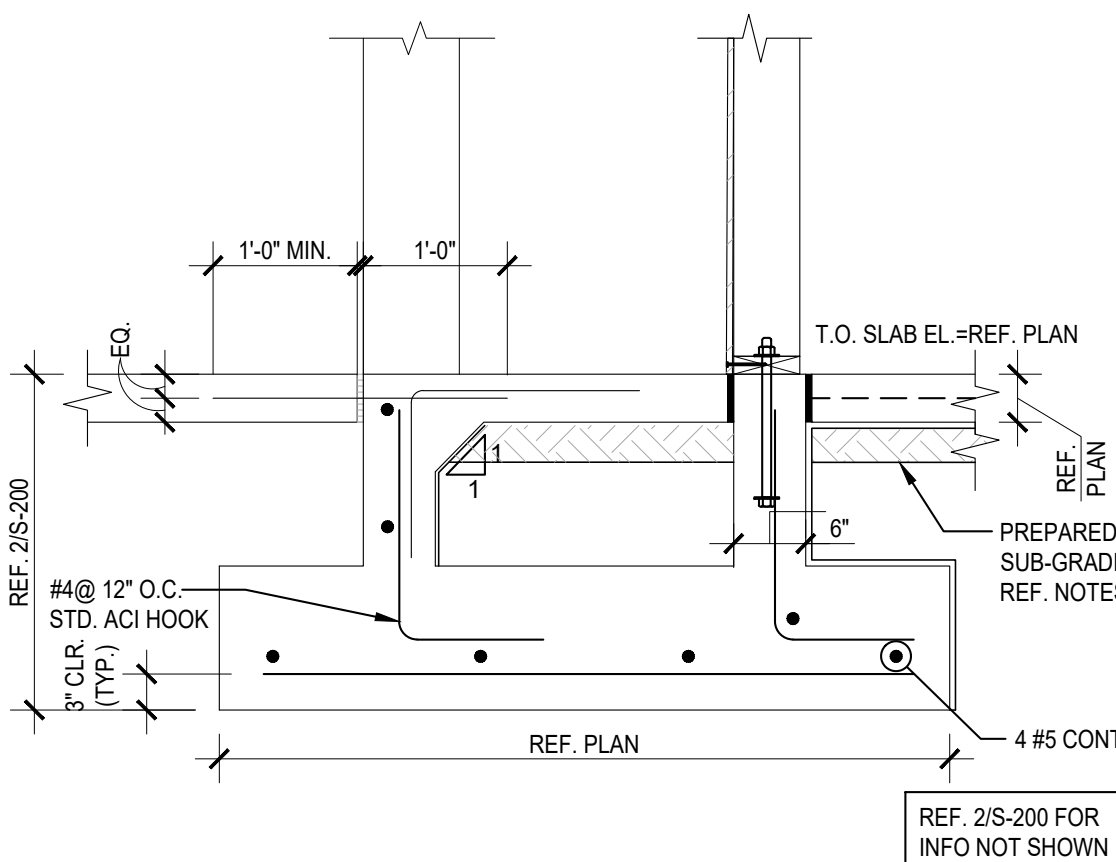


TRASH ENCLOSURE WALL

11

SCALE: 3/4"=1'-0"

S-200

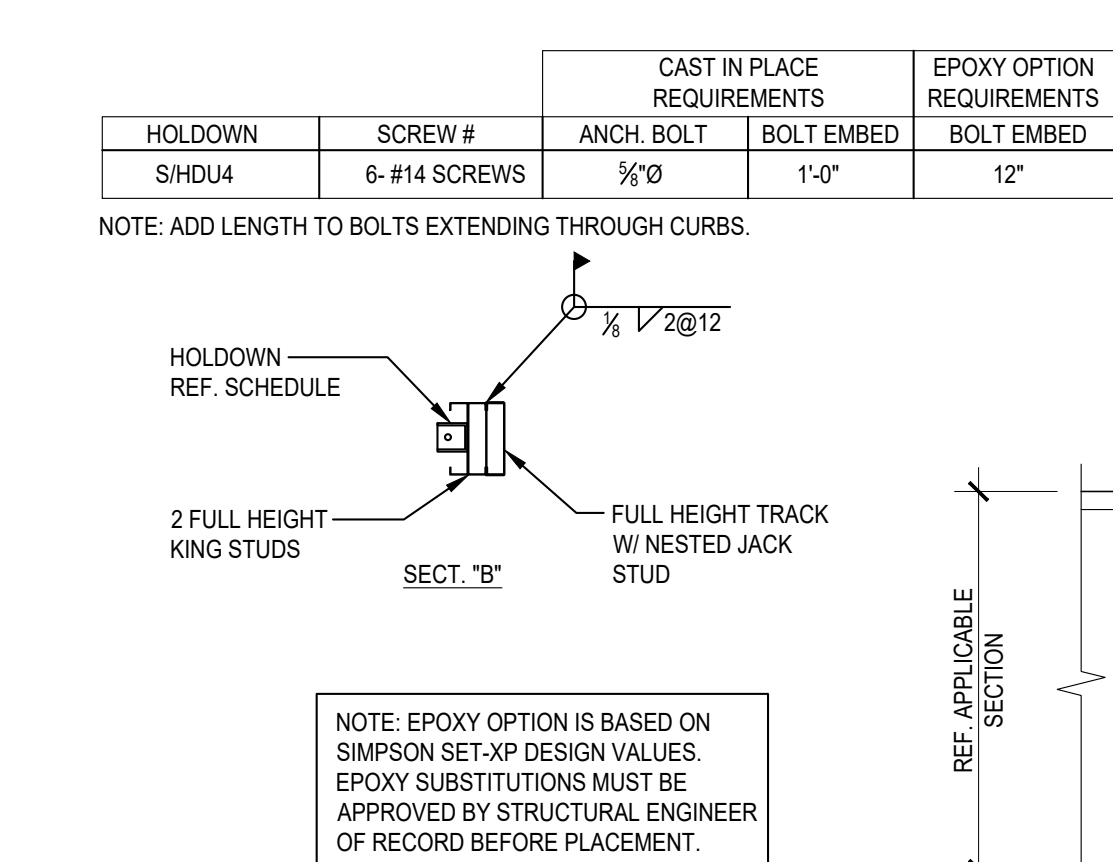


SECTION

18

SCALE: 3/4"=1'-0"

S-200

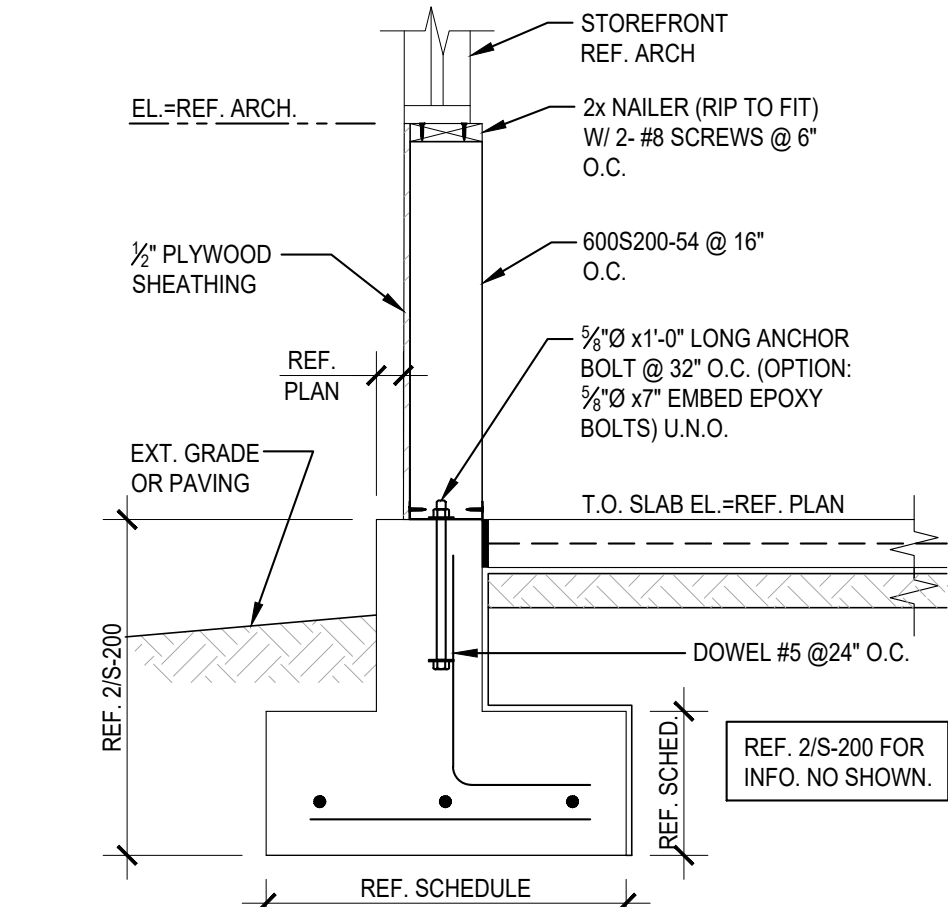


TYPICAL HOLDOWN DETAIL- LIGHT GAGE

10

SCALE: 3/4"=1'-0"

S-200

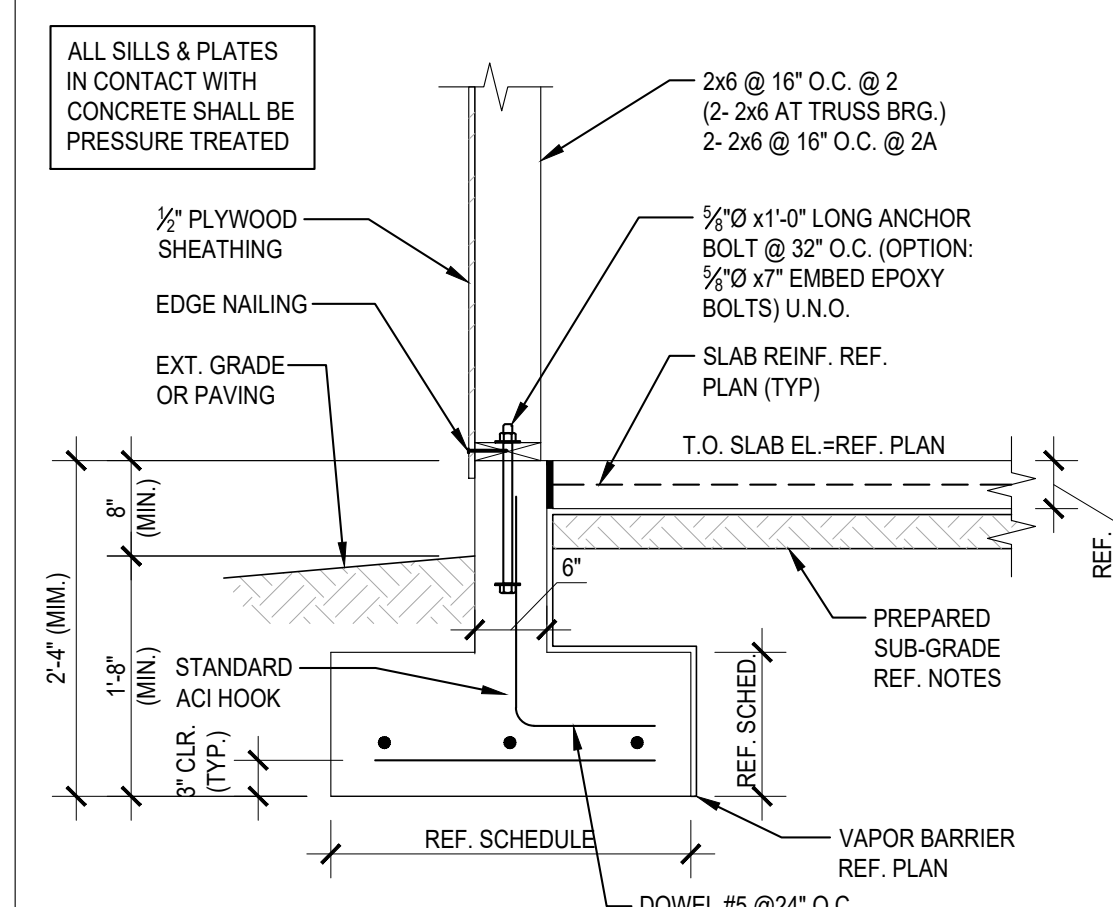


SECTION

6

SCALE: 3/4"=1'-0"

S-200

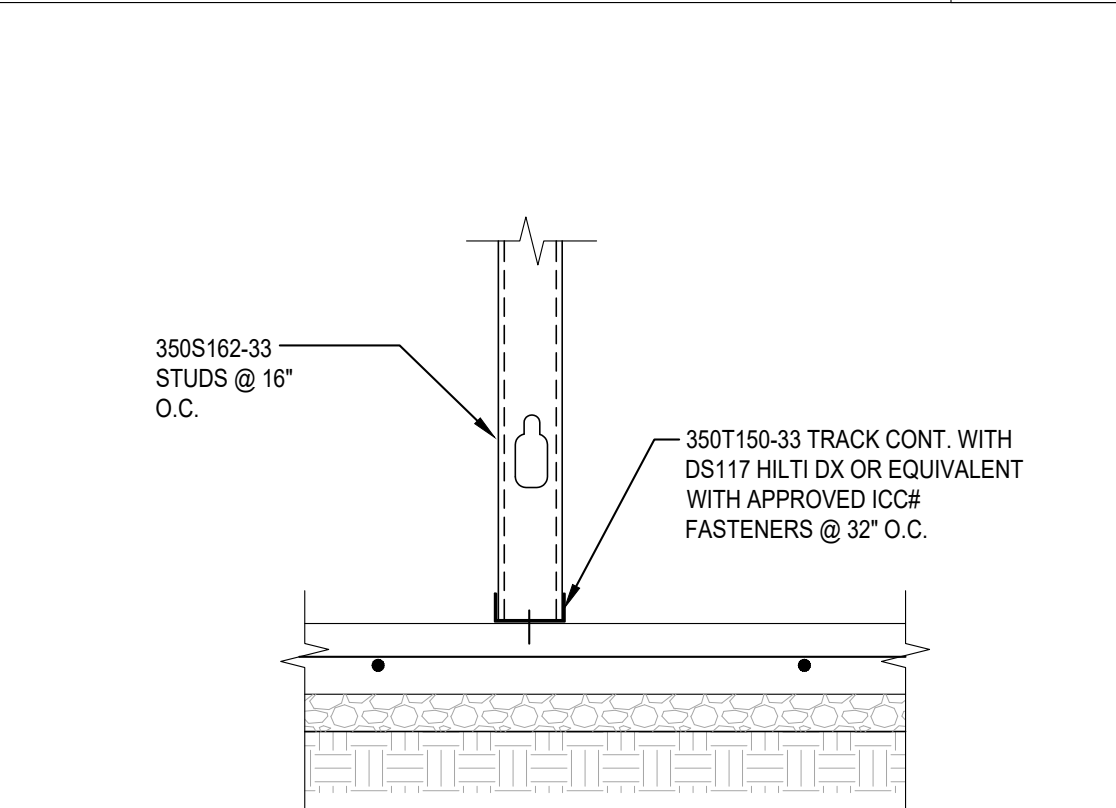


SECTION

2, 2A

SCALE: 3/4"=1'-0"

S-200

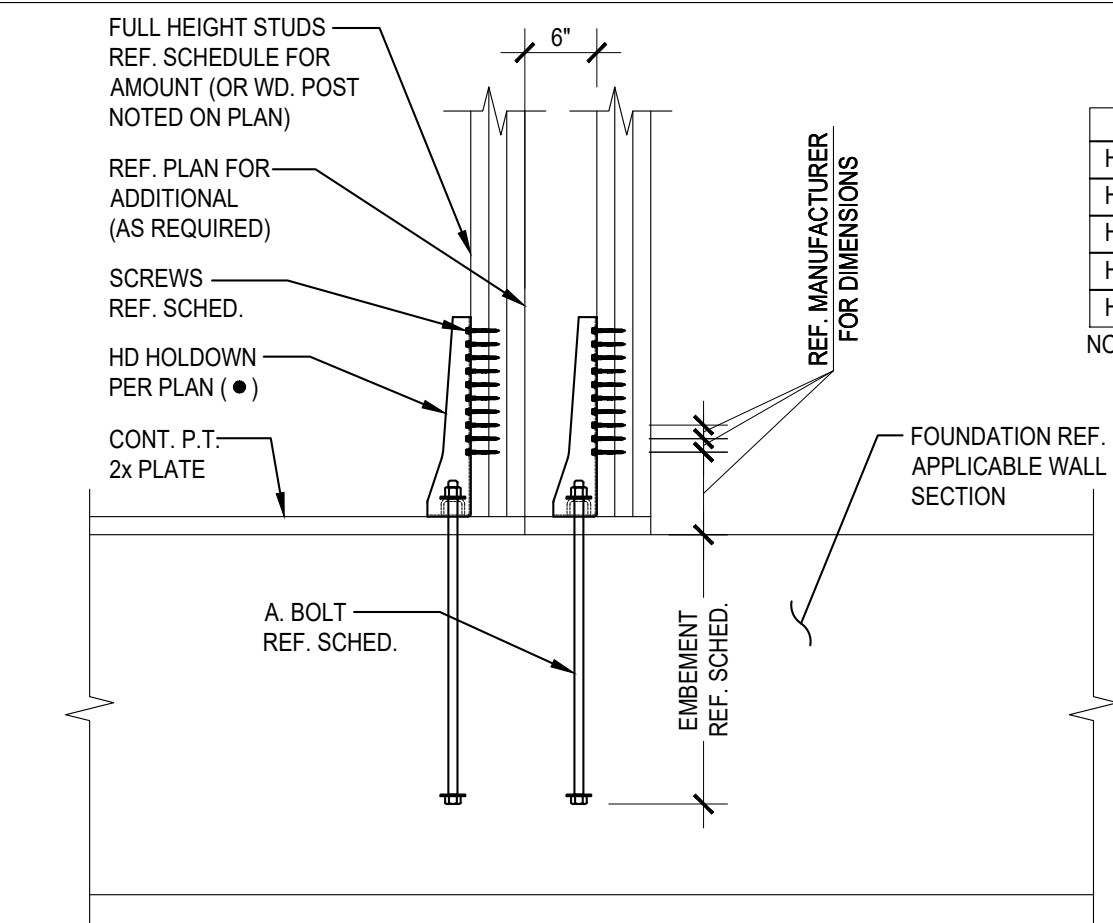


SLAB AT NON BEARING WALL

17

SCALE: N.T.S.

S-200



TYPICAL HOLDOWN DETAIL- WOOD

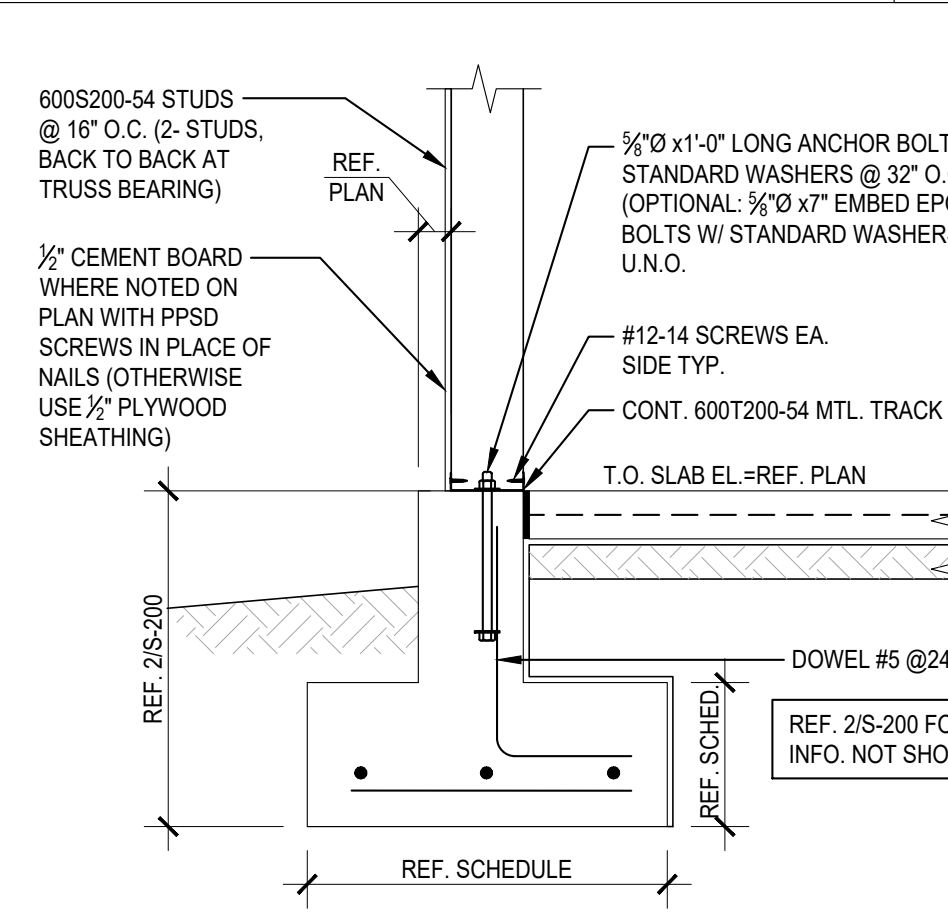
9

SCALE: N.T.S.

S-200

HOLDOWN	STUDS	SCREW #	CAST IN PLACE REQUIREMENTS		EPOXY OPTION REQUIREMENTS	
			ANCH. BOLT	BOLT EMBED	BOLT EMBED	BOLT EMBED
HU2-SDS2.5	3	6- SDS 1/2"x2 1/2"	3/4"Ø	1'-0"	1'-0"	10"
HU5-SDS2.5	3	14- SDS 1/2"x2 1/2"	3/4"Ø	1'-0"	1'-0"	12"
HU8-SDS2.5	3	20- SDS 1/2"x2 1/2"	3/4"Ø	1'-0"	1'-0"	12"
HU11-SDS2.5	6x6	30- SDS 1/2"x2 1/2"	1"Ø	1'-0"	1'-0"	16"
HU14-SDS2.5	6x6	36- SDS 1/2"x2 1/2"	1"Ø	1'-0"	1'-0"	16"

NOTE: ADD LENGTH TO BOLTS EXTENDING THROUGH CURBS.



SECTION

5

SCALE: 3/4"=1'-0"

S-200



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91770

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4	CONSTRUCTION SET	07-08-21

DRAWN BY: DAS

PANDA PROJECT #: S8-21-D8043
ARCH PROJECT #: P7356.2



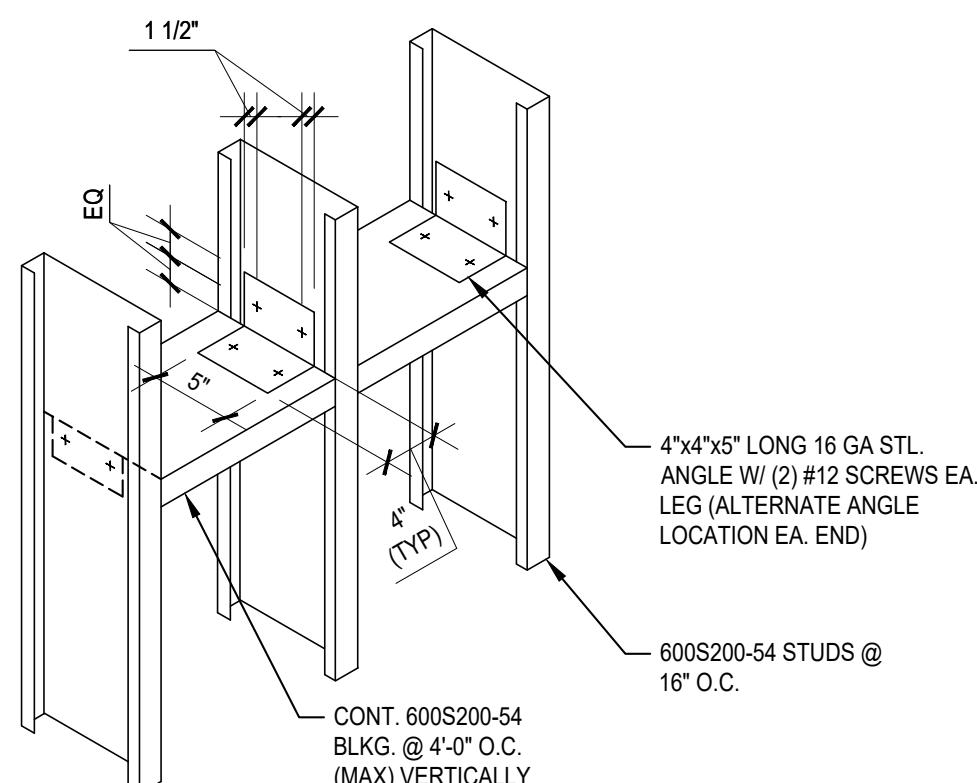
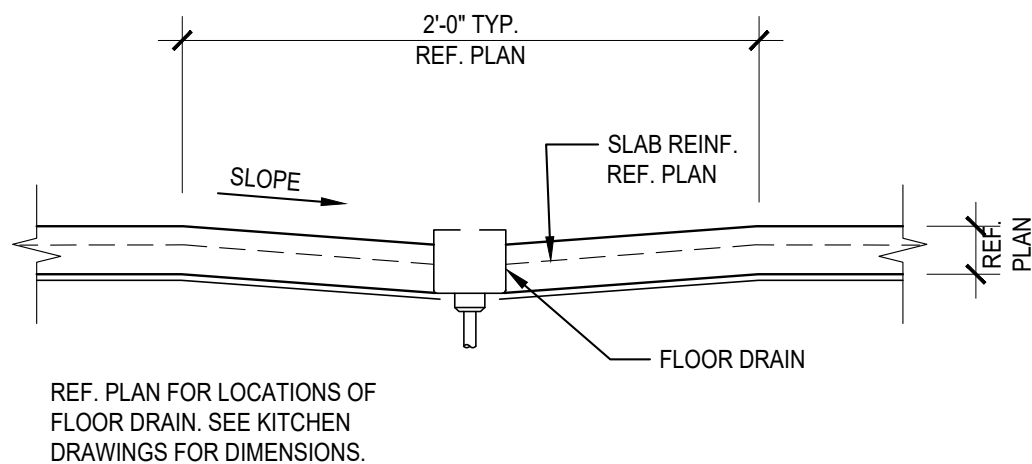
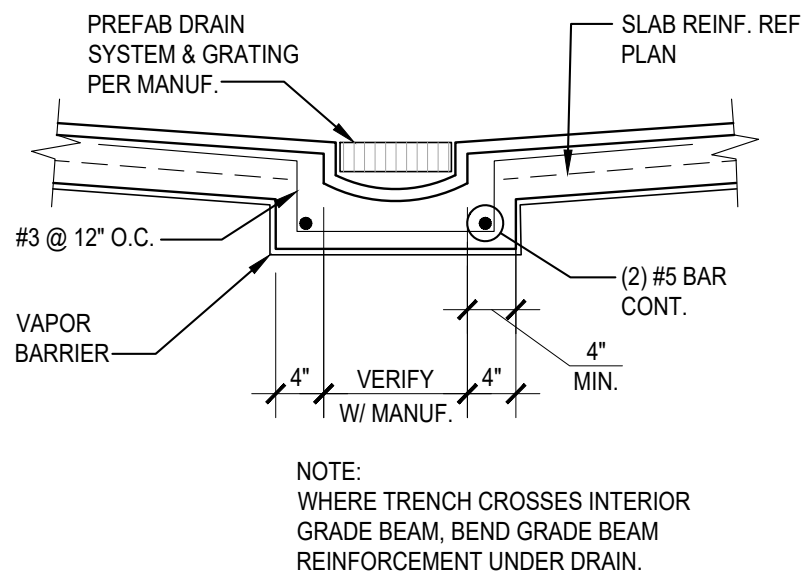
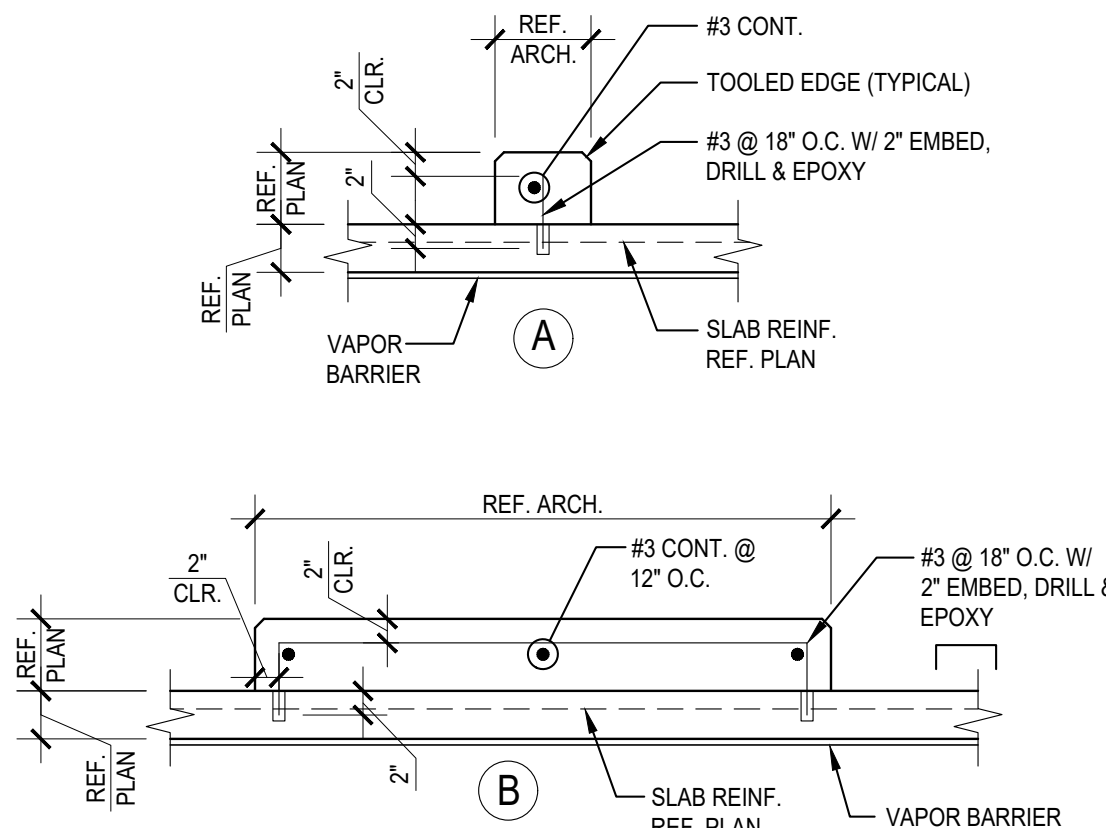
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DELAND, FL 32720

S-200

FOUNDATION DETAILS

TRUE WARM & WELCOME 2300 R1

							
NOT USED	20	NOT USED	16	TYPICAL METAL STUD VERTICAL	12	TYPICAL CORNER BAR	8
SCALE: 3/4"=1'-0"	S-201	SCALE: 3/4"=1'-0"	S-201	BLOCKING	SCALE: 3/4"=1'-0"	SCALE: N.T.S.	S-201
							
NOT USED	19	NOT USED	15	TYPICAL FLOOR DRAIN	11	TYPICAL REINFORCING BAR	7
SCALE: 3/4"=1'-0"	S-201	SCALE: 3/4"=1'-0"	S-201	SCALE: N.T.S.	S-201	SCALE: N.T.S.	S-201
							
NOT USED	18	NOT USED	14	TYPICAL TRENCH DRAIN	10	NOT USED	6
SCALE: 3/4"=1'-0"	S-201	SCALE: 3/4"=1'-0"	S-201	SCALE: 3/4"=1'-0"	S-201	SCALE: N.T.S.	S-201
							
NOT USED	17	NOT USED	13	TYPICAL CURB	9	TYPICAL STEP FOOTING	5
SCALE: 3/4"=1'-0"	S-201	SCALE: N.T.S.	S-201	SCALE: 3/4"=1'-0"	S-201	SCALE: N.T.S.	S-201



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Plans Prepared By
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Survey L.B. No. 7143
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Lndscp. Lic. No. LC0000298

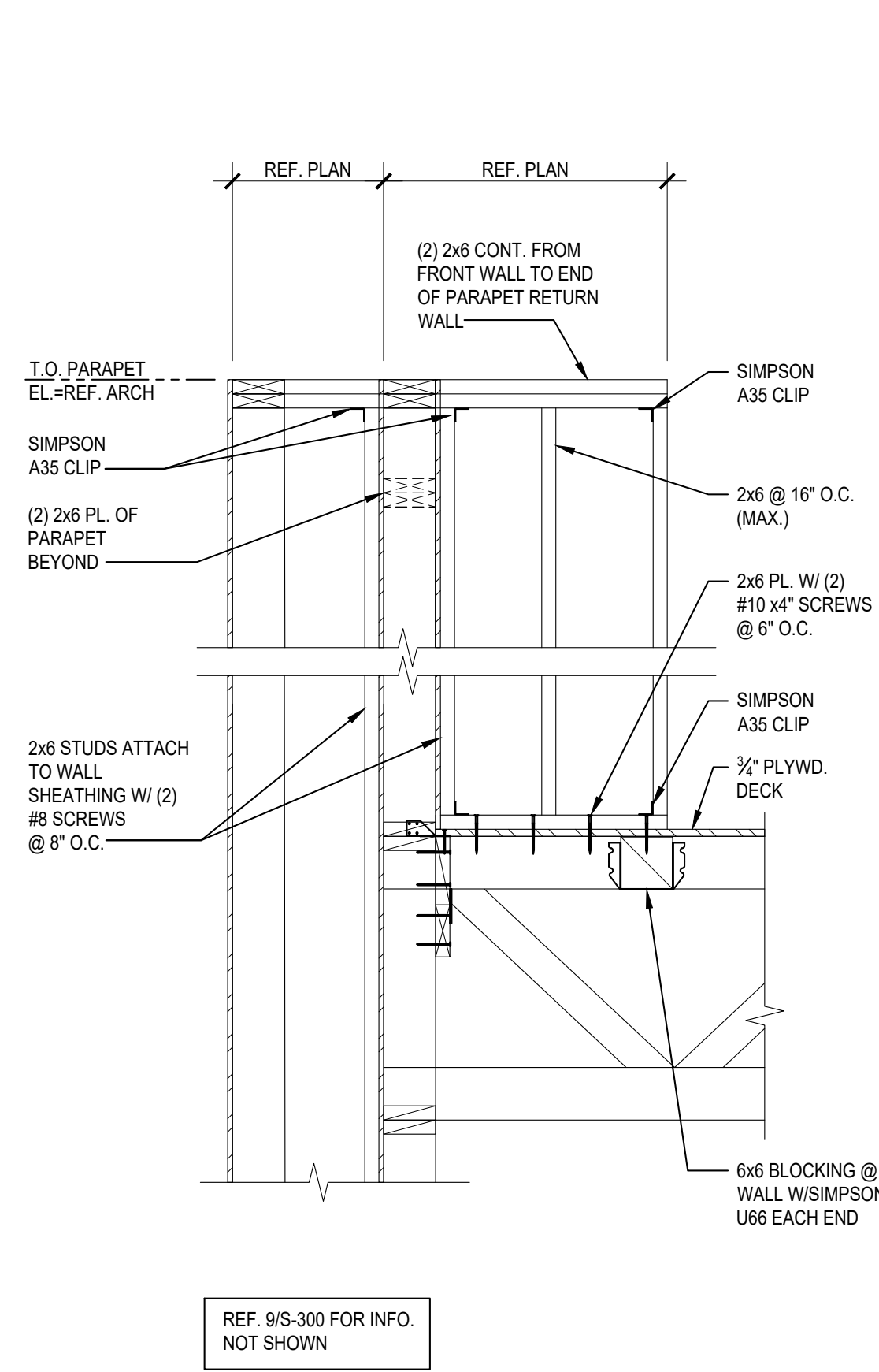
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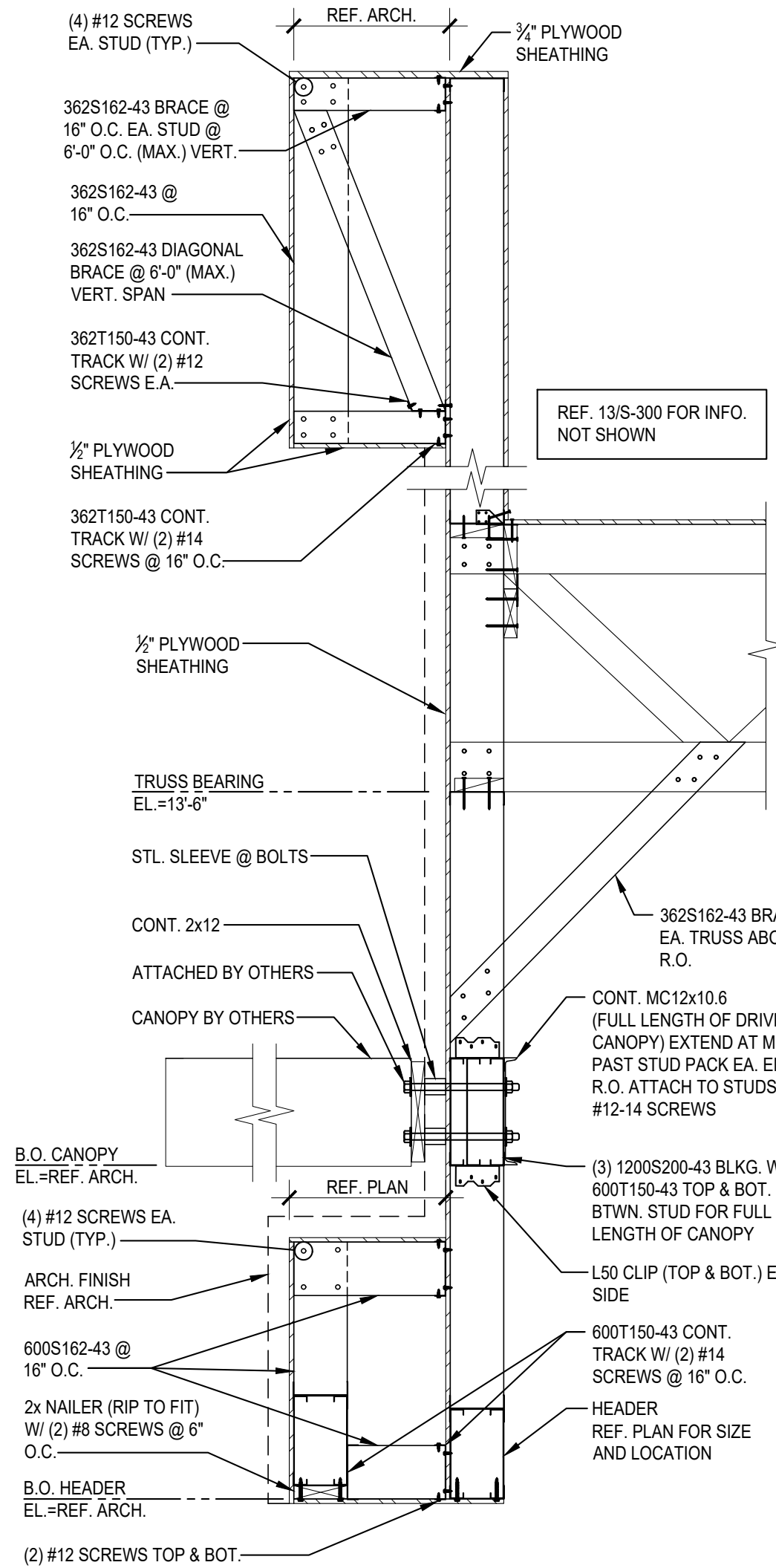
S-201

TYPICAL FOUNDATION DETAILS

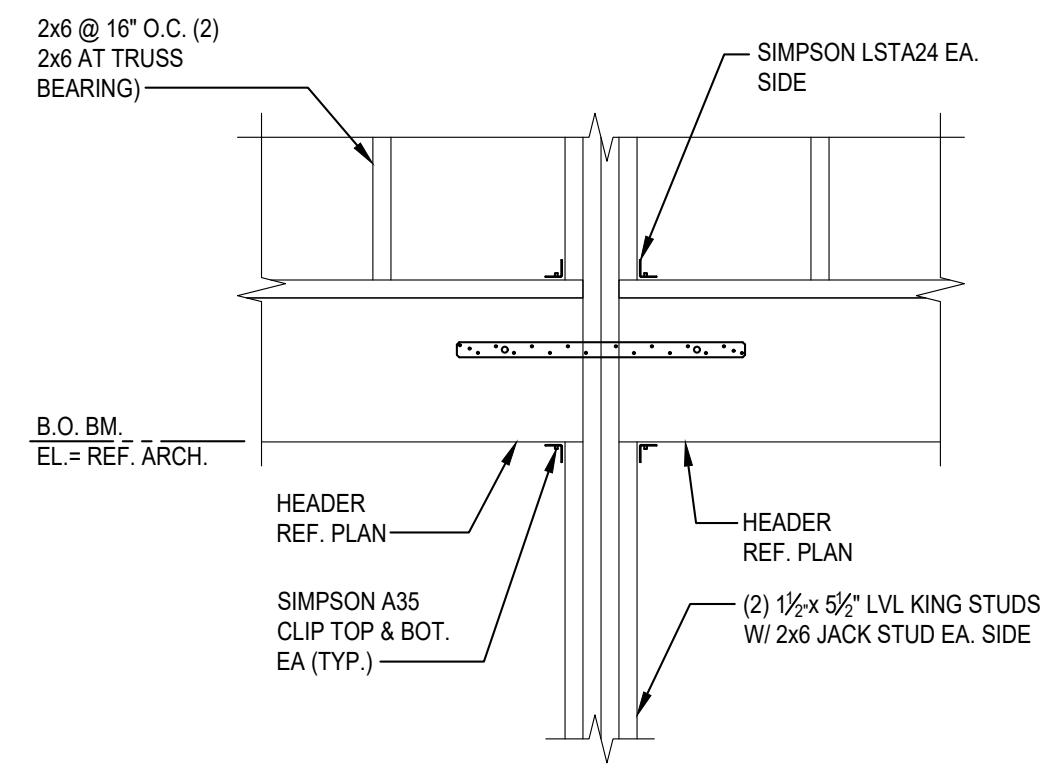
TRUE WARM & WELCOME 2300 R1



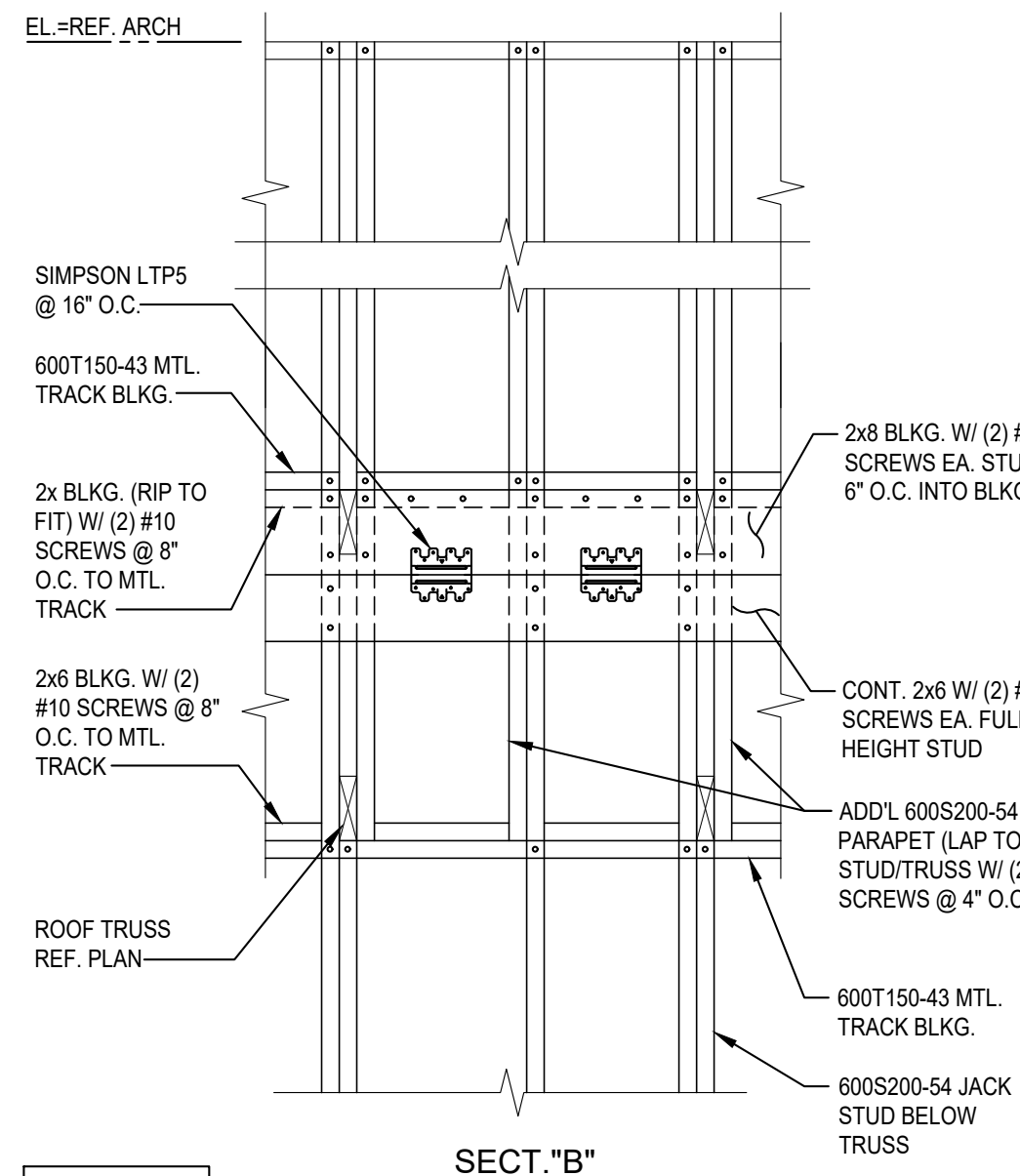
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S-300



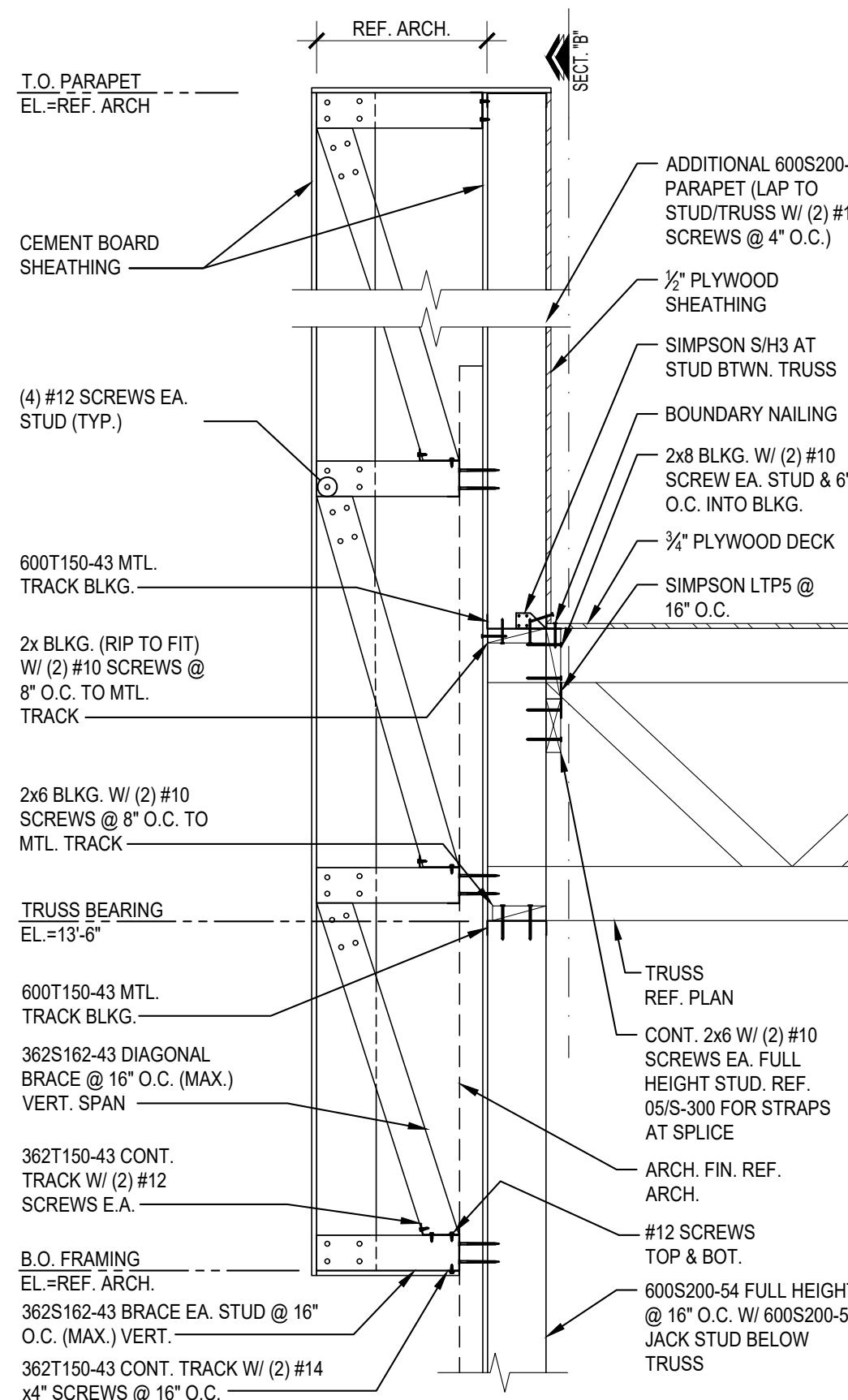
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S-300



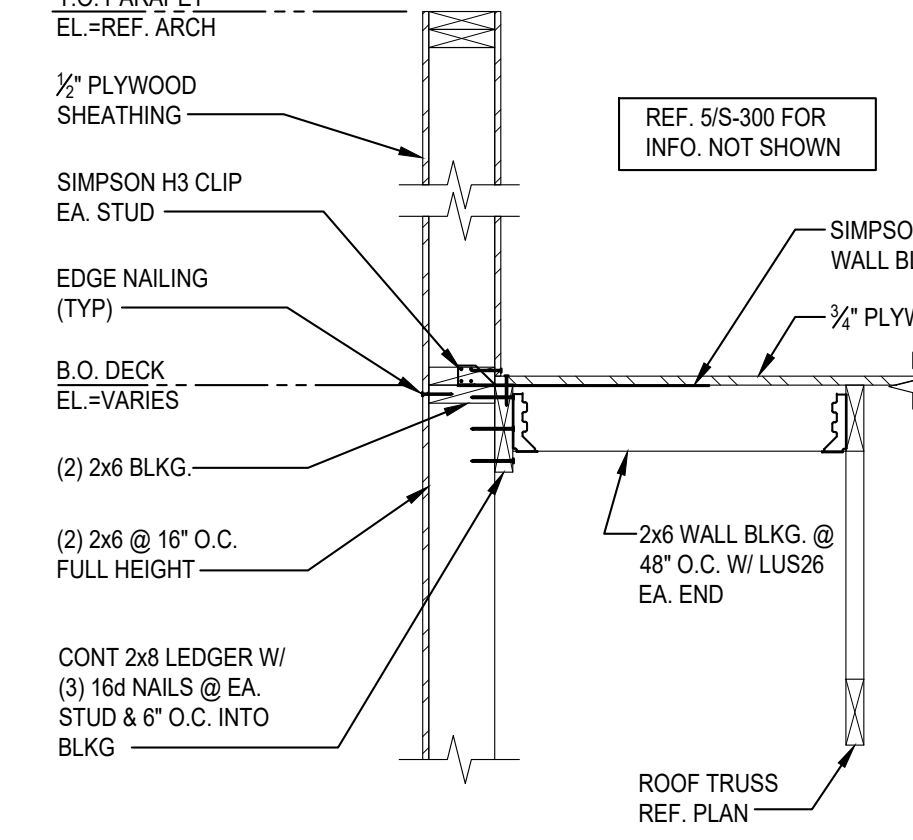
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S-300



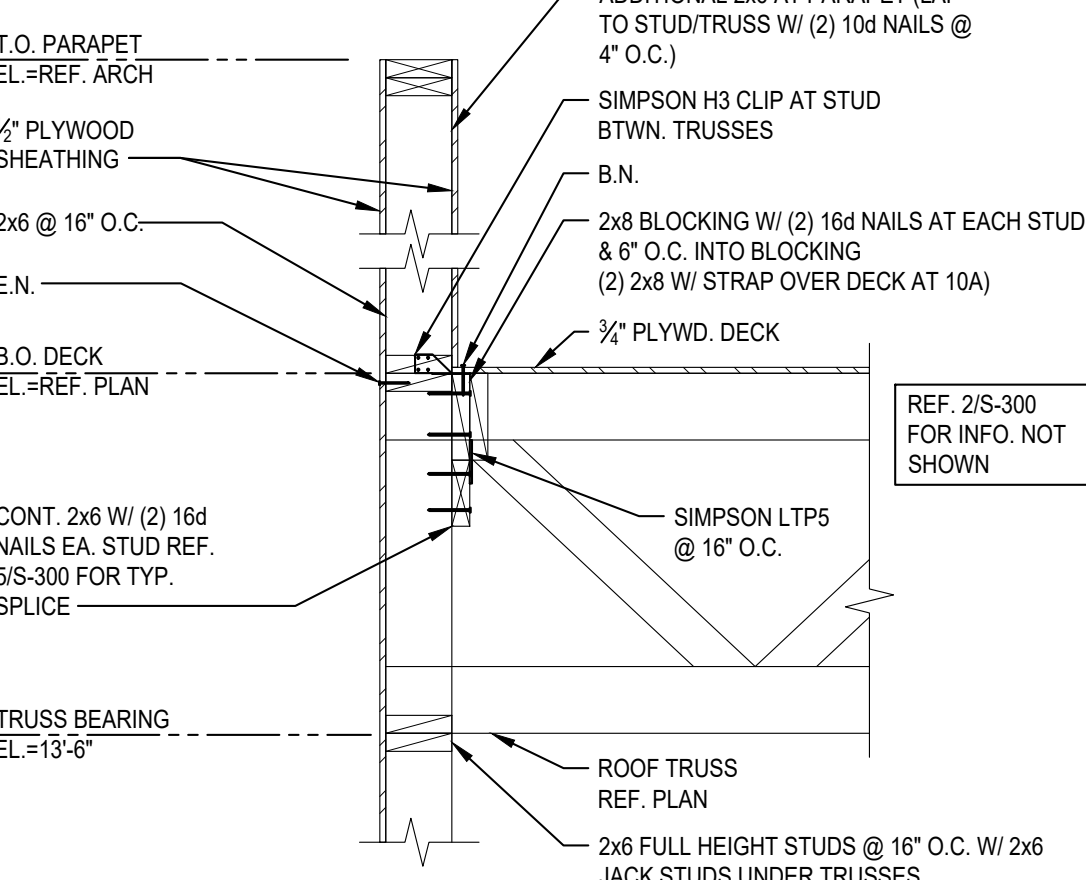
SECT."B"



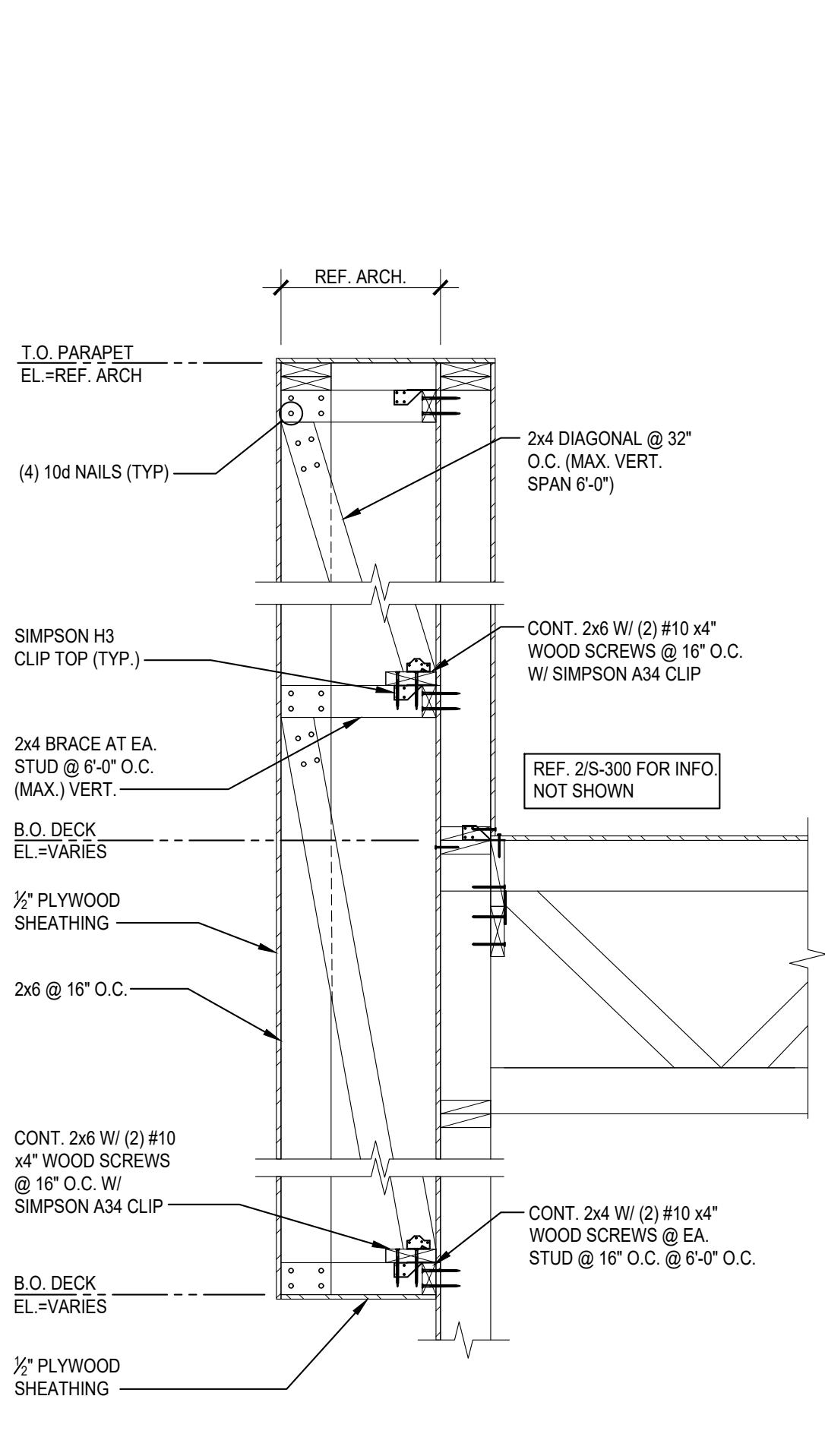
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S-300



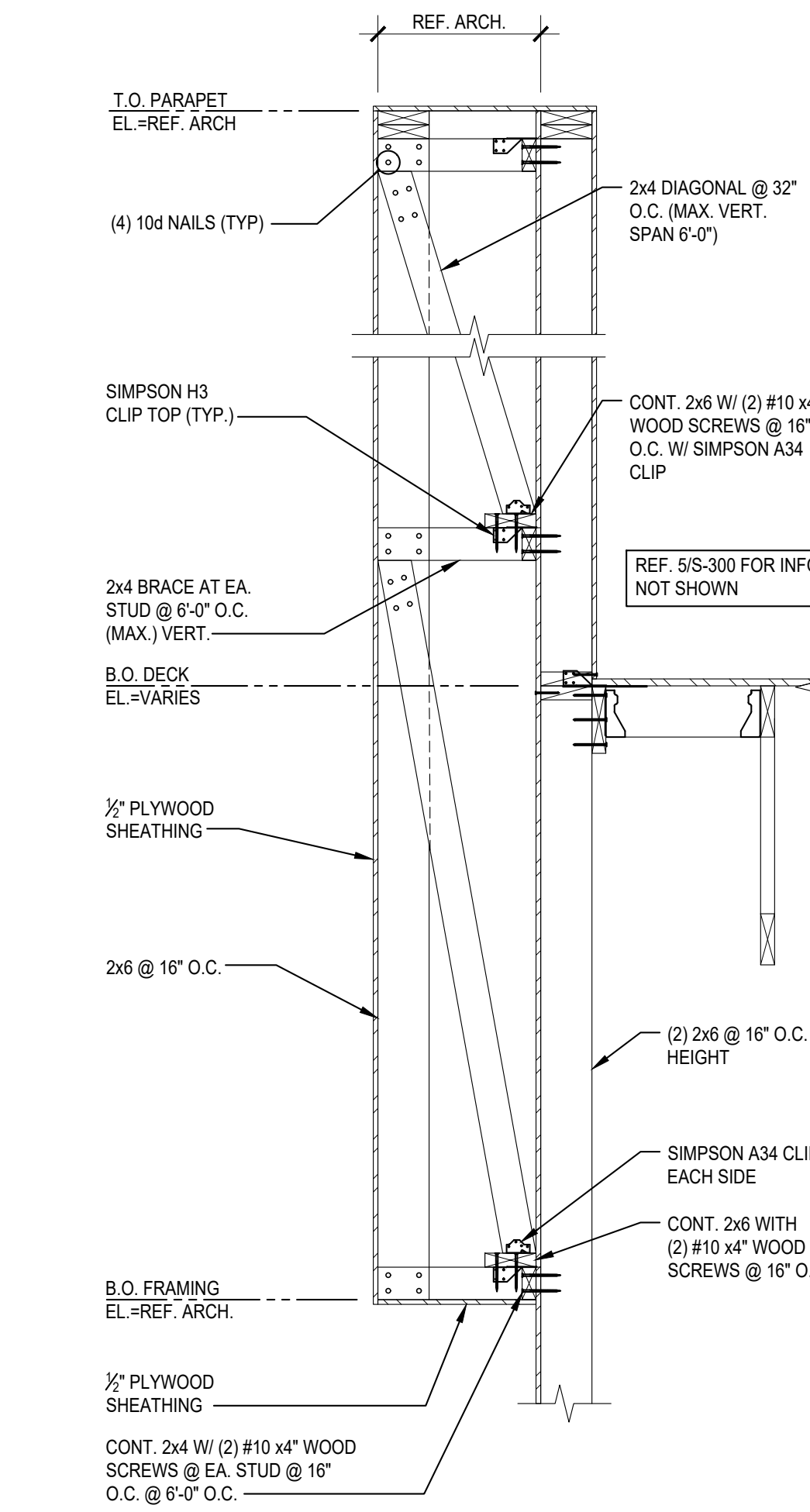
SECTION 11
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S-300



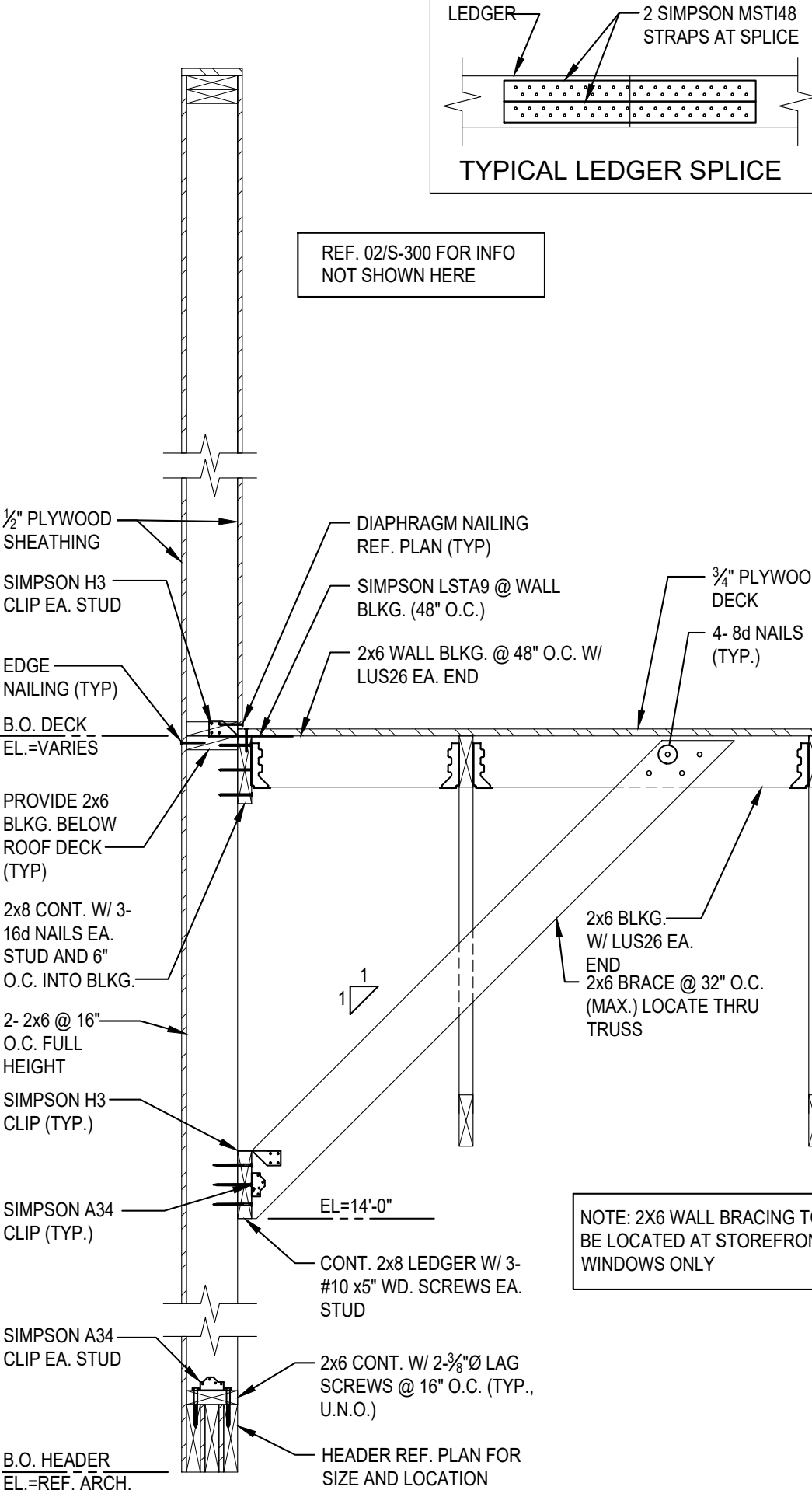
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S-300



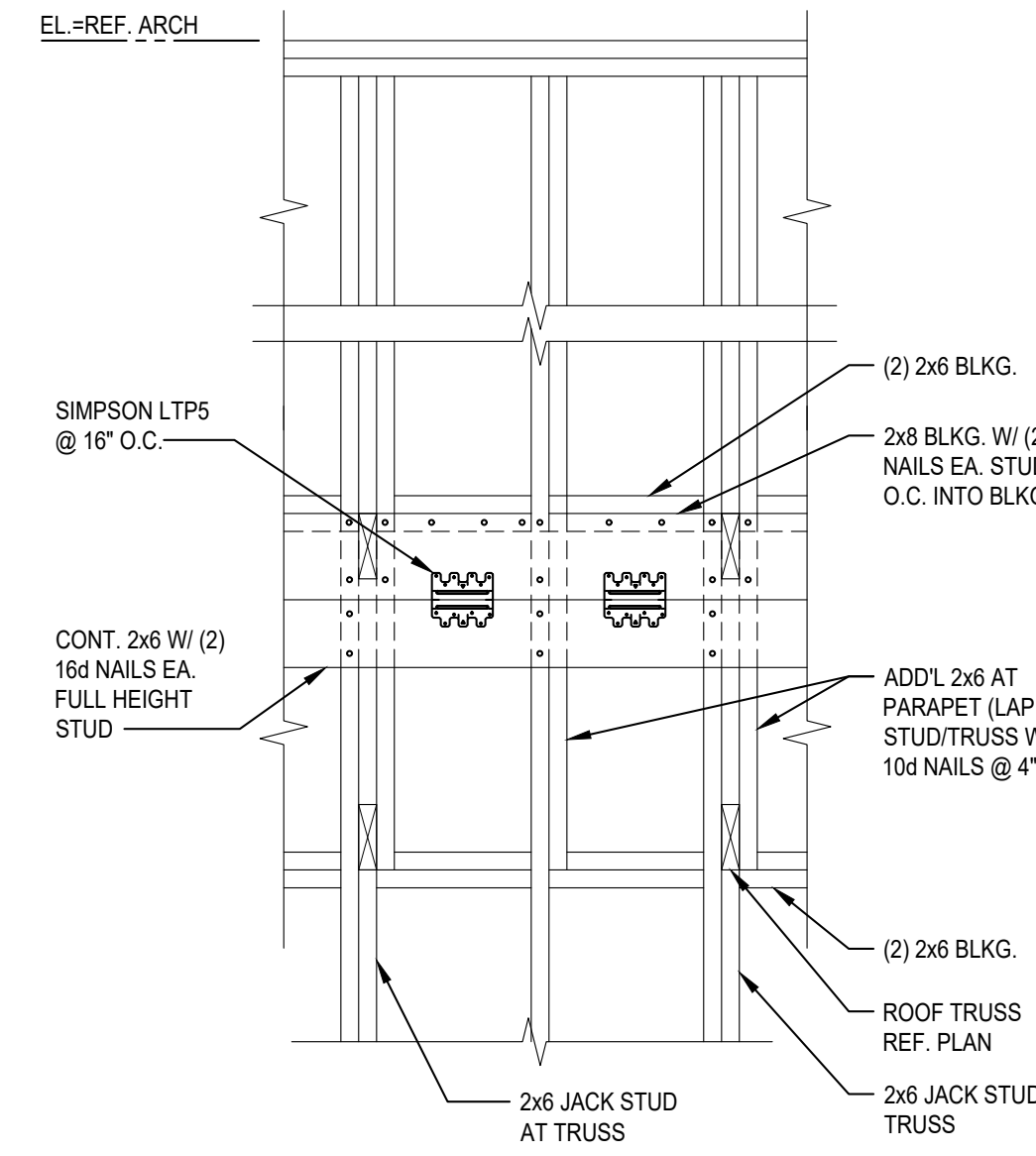
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S-300



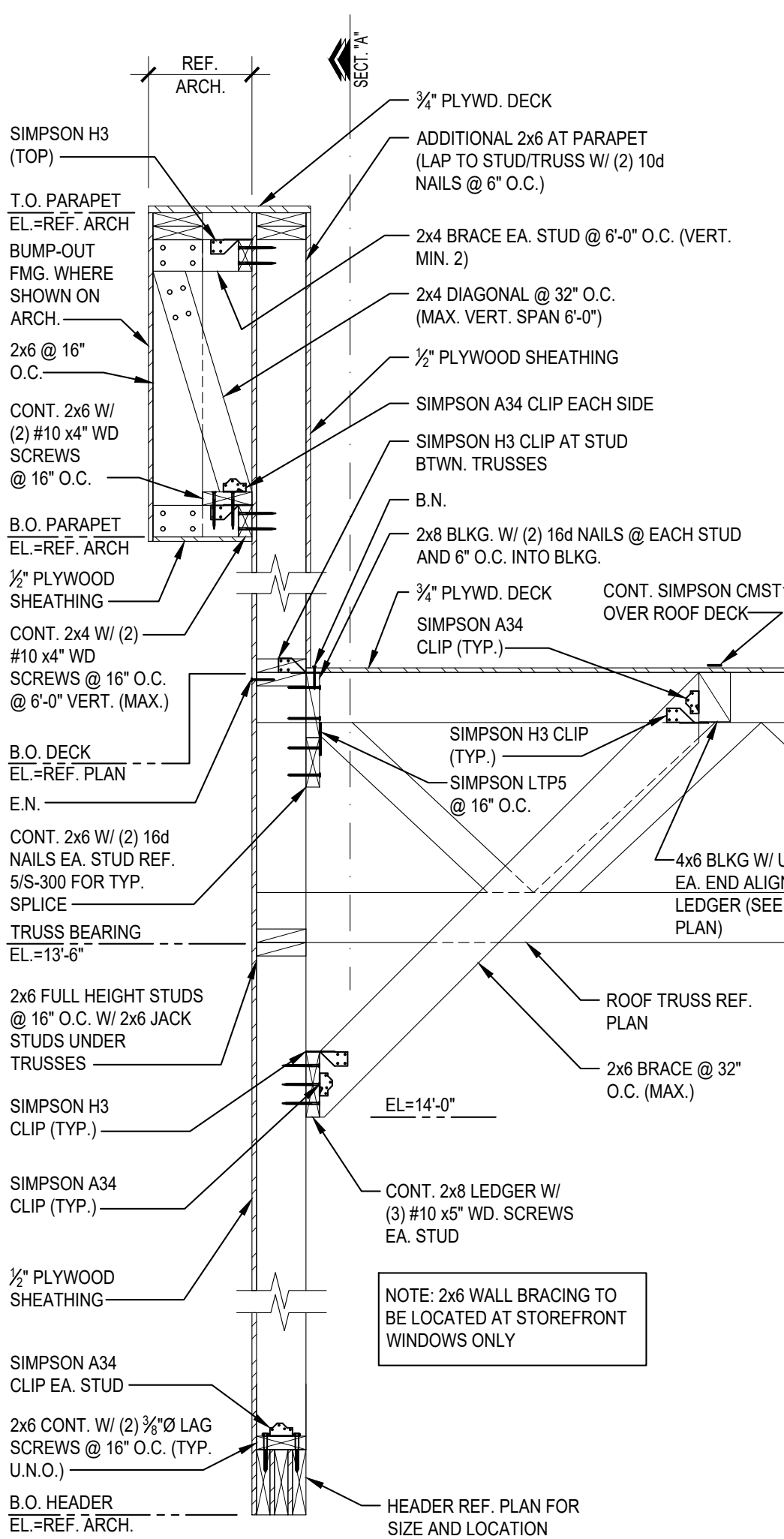
SECTION 7
SCALE: 3/4"=1'-0"
S-300



SECTION 5
SCALE: 3/4"=1'-0"
S-300



SECT."A"



SECTION 2
SCALE: 3/4"=1'-0"
S-300

NOTE: TYPICAL TO ALL SECTIONS. REFER TO 13, 14, 17/S-301 AWNING BLOCKING REQUIREMENTS AS APPLICABLE. REFER TO PLAN.



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PANDA PROJECT #: S8-21-D8043
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DELAND, FL 32720

S-300

FRAMING SECTIONS

TRUE WARM & WELCOME 2300 R1

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 FURNISHER.
- 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: SOUX CHIEF "TRAP EASE" MODEL 200-090 TRAP PRIMER TAILPIECE. PROVIDE A CONTINUOUS LENGTH OF 3/2" 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 ARCHITECT, 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 CHARGES. 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 MAN.
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 ZURN PEX (ASTM B372, SDR 9 TUBING) WITH ZURN PEX PRE-ASSEMBLED MANIFOLDS, FITTINGS AND JOINTS FOR PEX-A TUBE. ASTM F1969 COMPATIBLE COLD EXPANSION FITTINGS, WATCHING PEX TUBE DIMENSIONS. 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 WORK 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 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 3/2", 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: 822-742-6271. INSTALL PER MANUFACTURER'S 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 #902-T. GAS VALVES SHALL BE ALL BRONZE LUBRICATED PLUG COCKS FOR SCREWED PIPE, PER WALKWORTH, ROCKWELL, NORDSTROM OR APPROVED EQUIPMENT.
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. 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. ALL SAW CUT AND PATCH BACK OF FLOOR TO MATCH EXISTING FINISHES. BACKFILL PER DEVELOPER OR OWNER' SOILS ENGINEER'S RECOMMENDATIONS

PLUMBING KEY NOTES

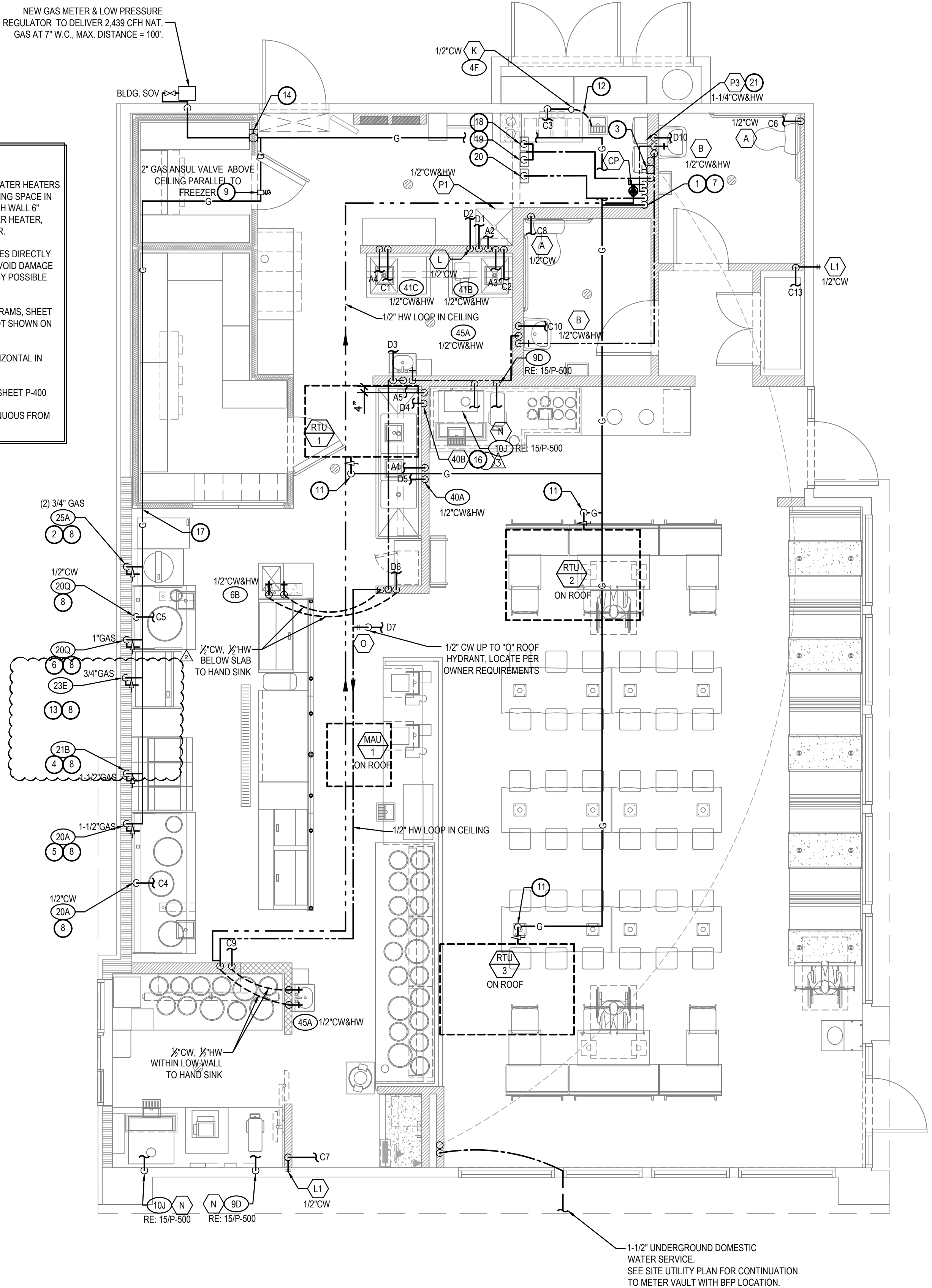
1. 1-1/4" G DOWN TO WATER HEATER W/ SOV (SHUT OFF VALVE).
2. 3/4" G DOWN TO RICE COOKER W/ SOV. PROVIDE 6" LENGTH OF RIGID PIPE BETWEEN RICE COOKER AND FLEXIBLE GAS LINE.
3. CW SHUT OFF BALL VALVE LOCATED WITHIN WALL AT 24" AFF. REFER TO DETAIL #5 ON SHEET P-400 FOR ACCESS PANEL DETAIL.
4. 1 1/2" G DOWN TO DEEP FRYER W/ SOV.
5. 1 1/2" 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 "200" 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 CAPTMEARE 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. 3/2" CW TO TRAP PRIMER. PROVIDE WALL ACCESS PANEL. RUN 3/2" CW BELOW FLOOR TO FLOOR DRAIN. SEE DETAIL #17 ON PLAN P-500.
13. 3/4" GAS DOWN FOR EQUIPMENT.
14. SHUT OFF VALVE W/ HANDLE AT 11"-0" ABOVE FINISH FLOOR, EASILY ACCESSIBLE. G.C. TO INSTALL LOCATION INDICATOR STICKER PROVIDED BY PANDA EXPRESS
15. NOT USED.
16. 3/2" HW & CW TO FAUCET (40B) FOR CHEMICAL FEED SYSTEM. LEFT SIDE PLUMBING ROUGH AT 4" OFF LEFT END OF SINK. SEE CHEMICAL FEED SYSTEM PIPING DIAGRAM ON SHEET P-400
17. GAS HEADER - INSTALL TIGHT TO WALL AND TIGHT TO BOTTOM OF TRUSSES.
18. COLD WATER MANIFOLD "C" BELOW CEILING. REF ARCH ELEVATIONS
19. COLD WATER MANIFOLD "D" BELOW CEILING. REF ARCH ELEVATIONS
20. HOT WATER MANIFOLD "A" BELOW CEILING. REF ARCH ELEVATIONS
21. SEE HOT WATER SYSTEM DIAGRAM 5/P-400

PLUMBING SYMBOLS

	COLD WATER PIPING
	HOT WATER PIPING
	GAS LINE
	PLUMBING VENT (V)
	PLUMBING VENT (V) BELOW SLAB/GRADE
	SANITARY WASTE (SAN) BELOW SLAB/GRADE
	PIPE TURNING UP/DOWN
	GAS COCK
	F.S. WITH HALF GRATE
	FLOOR DRAIN
	FIXTURE IDENTIFICATION
	PLAN NOTE
	KITCHEN EQUIPMENT IDENTIFICATION
	VENT THRU ROOF
	ABOVE FINISHED FLOOR/GRADE
	CLEANOUT
	WALL CLEANOUT
	FLUSH FLOOR/GRADE CLEANOUT
	FIRE PROTECTION CONTRACTOR
	DEPARTMENT OF NATURAL RESOURCES
	TYPICAL
	EXISTING
	POINT OF CONNECTION
	BALL VALVE
	CHECK VALVE
	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
6. ALL PEX PIPING TO BE CONTINUOUS FROM MANIFOLD



WATER & GAS PLAN

1

Scale: 1/4"=1'-0"

P-100



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REVISIONS:

OWNER CHANGES 04-15-21

ISSUE DATE:

1	CHECK SET	12-15-20
2	PERMIT SET	12-18-20
3	BID SET	02-01-21
4	CONSTRUCTION SET	07-08-21

DRAWN BY: SJC/JAD

PANDA PROJECT #: S8-21-D8043

ARCH PROJECT #: P7356.2



PANDA EXPRESS

TRUE WARM & WELCOME 2300
2599 S WOODLAND BLVD
DELAND, FL 32720

P-100

WATER & GAS PLAN

TRUE WARM & WELCOME 2300 R1

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. RM 16 1/2" A.F.F. AM. STD 4142.600 TANK COVER LOCKING DEVICE AM. STD. 5901.100 020 OPEN FRONT SEAT LESS COVER.
B	LAVATORY: ZURN MODEL ZS344, 20"x18" WALL HUNG LAVATORY, VITREOUS CHINA, WITH 4" CENTER FAUCET HOLES & ZURN Z-1231 CONCEALED ARM CARRIER. FAUCET: TOTO T6101-D-10ET STANDARD ECOPOWER FAUCET. SENSOR, 1.0 GPM, 0.18gpc. 4" COVER PLATE #THP31588CP THERMOSTATIC MIXING VALVE: TOTO TL7110R PROVIDED & INSTALLED BY CONTRACTOR CONTACT CHRISTINE MCALEXANDER 800-459-7099 PANDARG@HJLCINC.COM
C	NOT USED
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 17P-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 9P-500. PROVIDE TRAP PRIMER
E	FLOOR SINK: ZURN # Z1901-31, 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	GREASE INTERCEPTOR: JENSEN JP1000EE-G, 1000 GALLONS, 4" INLET AND OUTLET. TRAP COVER. REFER TO CIVIL DRAWINGS FOR LOCATION. THE DESIGN OF THE GREASE INTERCEPTOR SHALL BE APPROVED BY LOCAL CITY REQUIREMENT.
J	WATER HAMMER ARRESTER: J. R. SMITH #5020, 1" NIPPLE OR EQUAL
K	PROVIDE ZURN 3757T STAINLESS STEEL REDUCED PRESSURE PRINCIPLE ASSEMBLY AT BAG-N-BOX. REFER TO 15P-500
L	HOSE BIBB: ACORN #8121 WITH VACUUM BREAKER, CHROME PLATED.
L1	HOSE BIBB: WOODFORD MB65 FREEZELESS COMMERCIAL CONCEALED BOX TYPE WALL HANGER IN SECURE LOCK STYLE MODULAR BOX. SINGLE CHECK INLET SIPHON VACUUM BREAKER, CHROME HEAD, BRASS VALVE BODY HYDRANT WITH 3/4" HOSE CONNECTION 18" A.F.F.
M	TRENCH DRAIN: ZURN #Z-886-RFS, 8" 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: WOODFORD MODEL: SRH-MS
P1	MOP SINK: GSW # SE24424M 24"x24" STAINLESS STEEL UNIT, 18 GA. STAINLESS STEEL CHICAGO FAUCET #897 WITH INTEGRAL STOPS IN SHANKS. WALL BRACE, HOSE THREADS, PAI. HOOK, VACUUM BREAKER; ROUGH BRASS FINISH; THREE FOOT RUBBER HOSE, 3" TRAPPED AND VENTED WASTE CONNECTION. PROVIDE 3/4" HW & CW RI @ 100' 36" A.F.F. PROVIDE 3/4" CW HOSE BIBB. ACORN #8121 W/ VACUUM BREAKER, 48" A.F.F. FOR CHEMICAL CONNECTION.
P3	TANKLESS GAS WATER HEATER SYSTEM. MFG. RINNAI MTO-002472 CU199N, 398.000 BTU/Hr GAS INPUT. 7.7 GPM @ 100" RISE. SEE PIPING DIAGRAM ON SHEET P-400 INCLUDE ALL PIPING, VENTING, WALL MOUNTING BRACKET AND ANY ACCESSORIES NECESSARY TO COMPLETE SYSTEM INSTALL. CONTACT: RICO VIGLIETTE, RINNAI/AMERICA CORPORATION CORPORATE ACCOUNTS MANAGER (901) 440-7389 JRVIGLIETTE@RINNAI.US
CP	HW CIRC. PUMP - MFG. GRUNDFOS, UP 15-1885, 1/25 HP, 115 VOLT, 2 GPM @ 7' HEAD OR APPROVED EQUIVALENT.
RD	RD - ROOF DRAIN: J.R. SMITH #1010 CAST IRON ROOF DRAINS WITH FLASHING COLLAR AND CAST IRON DOME. FURNISH EXTENSION (SUFFIX-E) FOR INSULATED ROOFS. SUMP RECEIVER (SUFFIX-R) AND UNDER-DECK CLAMP (SUFFIX-C) FOR ALL BUT POURED-IN-PLACE INSTALLATIONS. OUTLET CONNECTION TYPE SHALL BE COMPATIBLE WITH PIPING SYSTEM.
OD	OD - OVERFLOW ROOF DRAIN: J.R. SMITH #1070 WITH SAME FEATURES AS DESCRIBED FOR "ROOF DRAINS". STANDPIPES SHALL BE ADJUSTED AND SECURED SO THAT AFTER THE INSTALLATION OF THE DRAIN ASSEMBLY, THE TOP OF THE STANDPIPE SHALL BE (2") ABOVE THE ADJACENT ROOF SURFACE.
40B	FAUCET FOR CHEM. T&S BRASS MODEL #B-0669-POL. PROVIDED BY G.C.

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"

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 ¾" 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 15P-500.

(6B) 22"D REAR COUNTER WITH HAND SINK: PROVIDE ½" CW AND ½" HW AT 24" AFF AND 8" OTH WITH CHROME-PLATED ½" TURN BALL VALVES. CONNECT TO OWNER SUPPLIED FAUCETS WITH METAL FLEX 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.

(9D) ICE TEA MAKER: PROVIDE ¾" 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) 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) CHINESE RANGE: PROVIDE ¾" 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 1½" GAS SUPPLY AT 9" AFF WITH EASILY ACCESSIBLE SHUT-OFF VALVE. INSTALL OWNER SUPPLIED GAS REGULATOR AND ADJUST GAS LEVEL TO BURNERS.

(20B)

(20C) CHINESE RANGE: PROVIDE ¾" 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 1½" GAS SUPPLY DOWN TO 9" AFF REDUCE TO ¾" AT EQUIPMENT CONNECTION WITH EASILY ACCESSIBLE SHUT-OFF VALVE. INSTALL OWNER SUPPLIED GAS REGULATOR AND ADJUST GAS LEVEL TO BURNERS.

(21B) FRYER: PROVIDE 1½" 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 ¾" 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 ¾" 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 STOP. SEE DETAIL ON SHEET P-500.

(41B) SINGLE BOWL PREP SINK: PROVIDE ¾" CW AND ½" HW AT 14" AFF AND 8" OC WITH BVS. 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.

(41C)

(45A) HAND SINK: PROVIDE ¾" CW AND ½" HW AT 24" AFF AND 8" OC WITH CHROME-PLATED ½" 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.

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.

1. SODA CONDUIT: PROVIDE 6" PVC CONDUIT BELOW FLOOR 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 SODA 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 78" HEIGHT A.F.F. REFER TO DETAIL #2 ON SHEET P-500.
3. PROVIDE TRAP PRIMER FOR FLOOR SINK. SEE DETAIL 17/P-500.
4. RDL & ODL LINES DN. IN WALL. TERMINATE ODL THRU WALL AS CLOSE TO BOTTOM PLATE AS POSSIBLE, EXTEND 1/2" PAST EGIS. WATER PROOF SEAL ALL AROUND. TERMINATE RDL & ODL WITH 4" PVC LAMB'S TONGUE NOZZLE. COLOR ANTIQUE BRONZE, ARKMANN MODEL #PDN-4. (IF AVAILABLE TIE RD TO STORM SEWER UNDERGROUND)
5. COMBINATION WASTE/VENT
6. LAV. TAILPIECE WITH TRAP PRIMER, RUN 1/2" CW BELOW FLOOR TO FLOOR DRAIN. SEE DETAIL #9 ON PLAN P-500.
7. (AAV) STUDOR MINI-VENT AIR ADMITTANCE VALVE- INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

ITEM	FIXTURE	QTY	WATER FU		SEWER FU	
			EACH	TOTAL	EACH	TOTAL
(A)	WATER CLOSET	2	5	10	4	8
(B)	LAVATORY	2	2	4	1	2
(D)(D ₁)	FLOOR DRAIN 3" TRAP	6	—	—	5	30
(E)(E ₁)	FLOOR SINK 3" TRAP	9	—	—	5	45
(P ₁)	MOP SINK	1	3	3	2	2
(G)	FLOOR DRAIN W/ FUNNEL 2" TRAP	1	—	—	3	3
(L)(L ₁)	HOSE BIBB	3	4	12	—	—
(M)	TRENCH DRAIN 3" TRAP	1	—	—	5	5
(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) (45B)	HAND SINK (WALL MOUNT)	3	2	6	1	3
TOTAL			54		98	

SERVICE	TOTAL F.U.
DOMESTIC WATER	54
SANITARY SEWER	98

SERVICE	SIZE MAIN	CAPACITY
DOMESTIC WATER	1-1/2 INCH	32 GPM
SANITARY SEWER	4 INCH	98 F.U.
FUEL GAS	3 INCH	2,439 CFH
FIRE PROTECTION	INCH	GPM

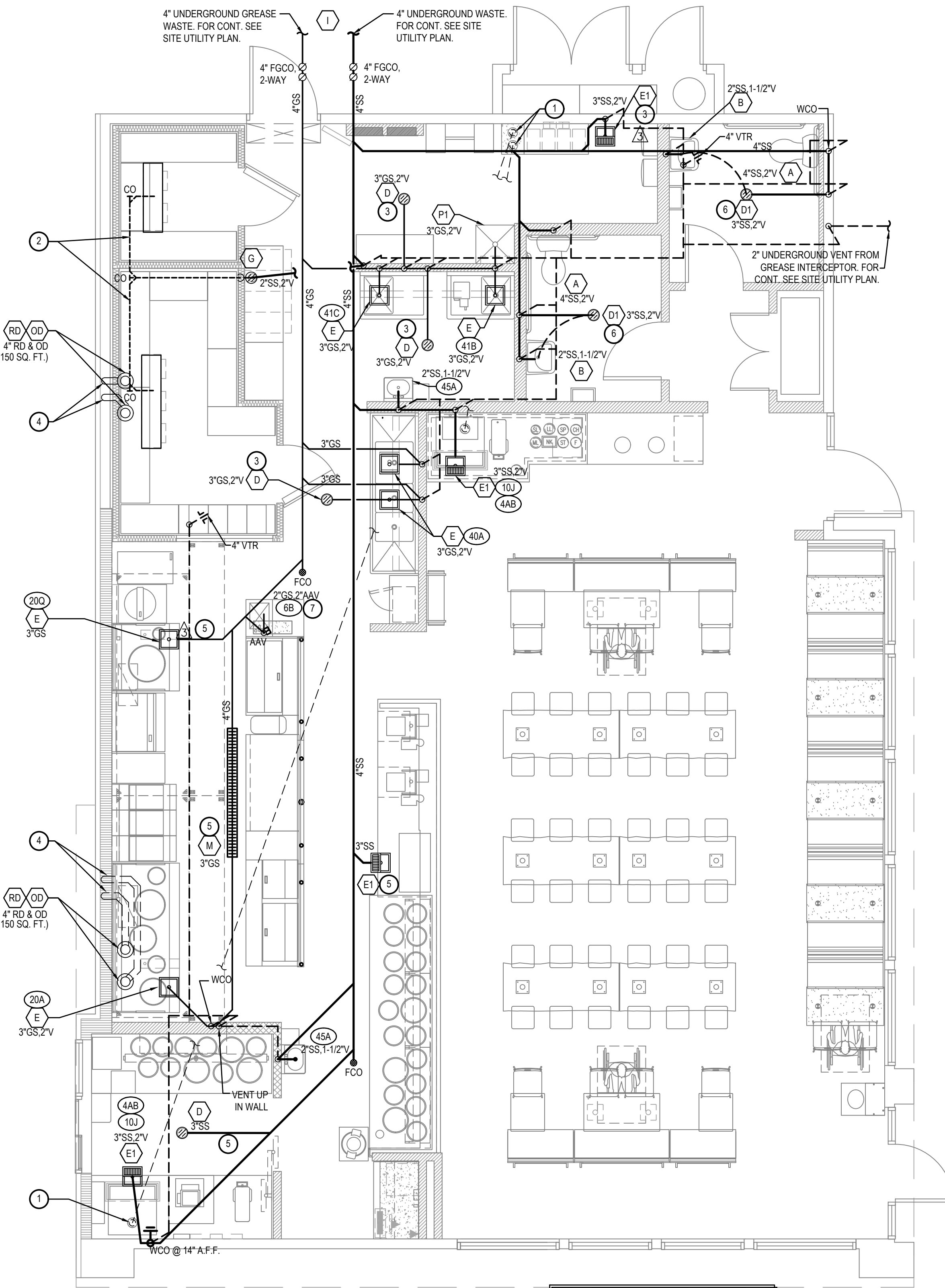
PIPE SIZE	GPM	VELOCITY FT/SEC	FIXTURE UNITS			
			F - TANK		F - VALVE	
1/2"	2.5	3.5	2	F.U. @ psi	6.0	F.U. @ psi
3/4"	6.6	4.4	8	F.U. @ psi		F.U. @ psi
1"	13.4	5.2	19	F.U. @ psi		F.U. @ psi
1-1/4"	23.3	5.9	37	F.U. @ psi		6 F.U. @ psi
1-1/2"	36.7	6.6	74	F.U. @ psi		23 F.U. @ psi
2"	76.4	7.9	254	F.U. @ psi	↓	132 F.U. @ psi

* PRESSURE REGULATING VALVE MODEL: N/A SIZE N/A

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

FIXTURE	QTY.	FU	FU TOTAL
FLOOR DRAIN/FLOOR SINK 3" TRAP	8	5	40
TRENCH DRAIN 3" TRAP	1	5	5
MOP SINK	1	2	2
TOTAL			47 (24 GPM)

FLOW THROUGH TYPE GREASE INTERCEPTOR MINIMUM SIZE WILL BE 50 POUND GREASE CAPACITY PER IDO TABLE 1002.24.4



- 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.

1

Scale: 1/4"=1'-0" | P-101

[illegible]

DRAWN BY: SJC / JAD

ARCH PROJECT #: P7356.2



TRUE WARM & WELCOME 2300
2599 S WOODLAND BLVD
DELAND, FL 32720

P-101

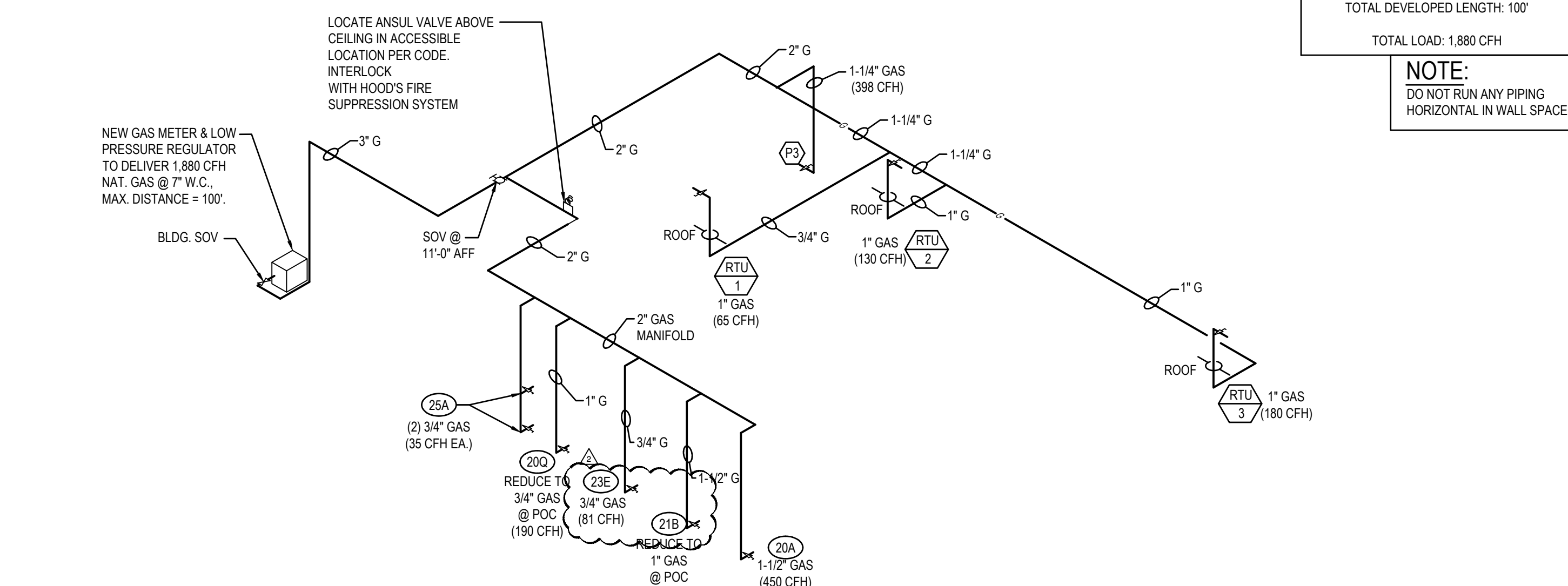
WASTE & VENT PLAN

TRUE WARM & WELCOME 2300 R1

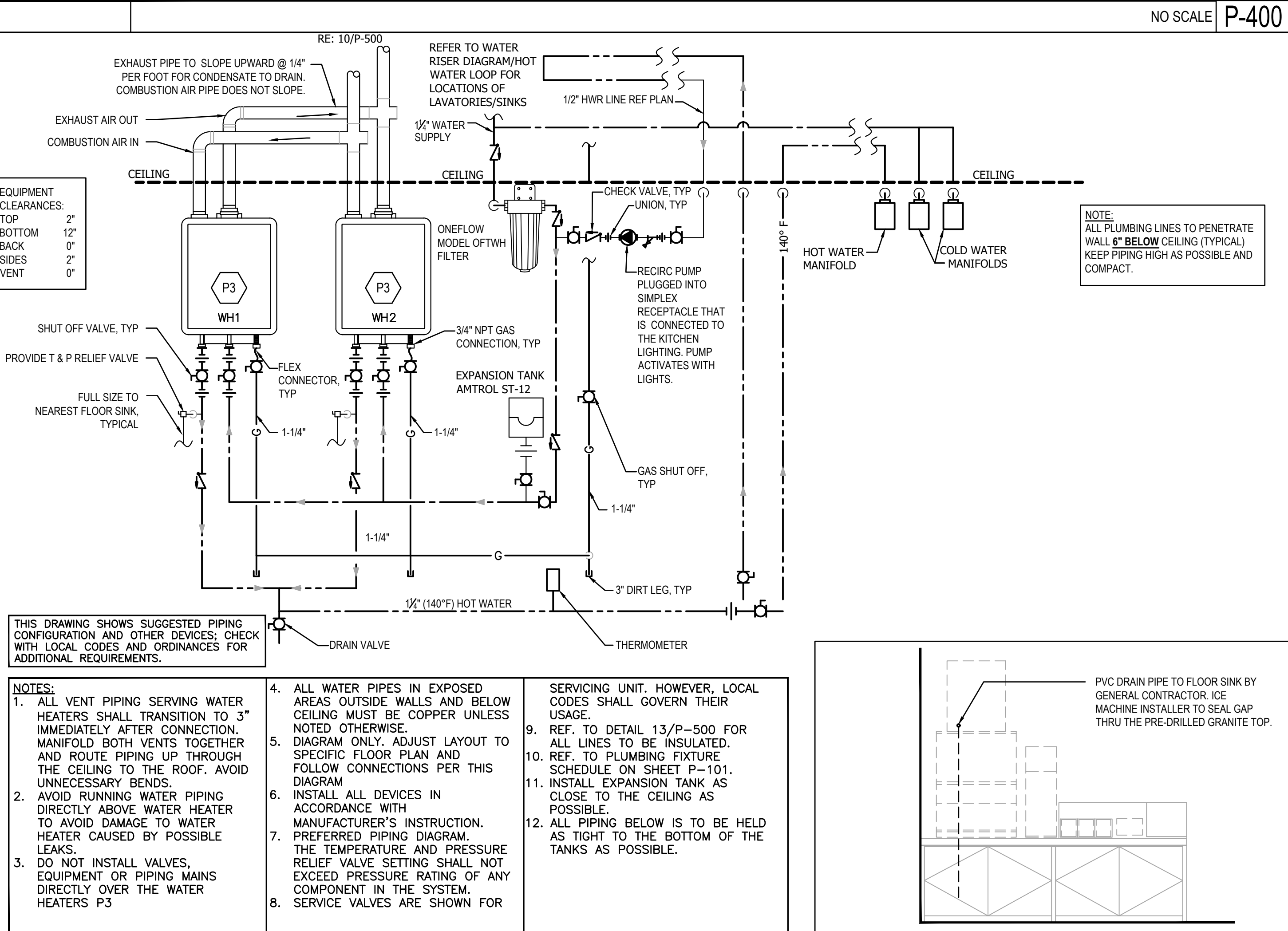


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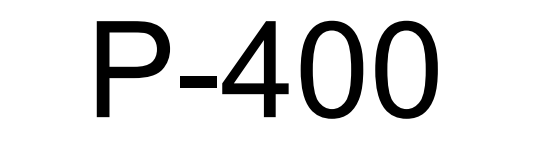


GAS RISER DIAGRAM	3
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DRINK STATION PLUMBING	1
------------------------	---

TRUE WARM & WELCOME 2300 R1



(LENNOX MODELS TO BE SPECIFIED)
(LO NoX in California)

ALL ITEMS RELATED TO HVAC SYSTEM SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR. CONTACT LENOX REPRESENTATIVE ABOVE.

- THERMOSTATS: REMOTE SENSOR TYPE, 24/7 PROGRAMMABLE AND CAPABLE OF OPERATING ROOM/ UNIT AND ACCESSORIES
- DUCT MOUNTED SMOKE DETECTORS: IONIZATION TYPE/UL LISTED, CFSM CERTIFIED, 24 VAC, BY EDWARDS, DH HOUSING WITH 1551F SENSOR

NOTE:

1. (5 TON) AND (7.5 AND 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 CONDENSER, EVAPORATOR AND HUMIDITROL COILS, AND PROVIDE 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 FOR ALL UNITS.
6. PROVIDE UNITS WITH HUMIDITROL DEHUMIDIFICATION OPTION.
7. PROVIDE WITH FACTORY INSTALLED RETURN AIR DUCT SMOKE. MECHANICAL CONTRACTOR SHALL ADDITIONALLY PROVIDE AND INSTALL ALL REMOTE RESETS, STROBES, AND ALARMS IF REQUIRED BY CODE & INSPECTOR.
8. PROVIDE WIND RATED CURBS AND HOLD DOWN BRACKETS.

MARK	MFR/ MODEL	LOCATION	SERVICE AREA	GAS HEAT	TYPE	COOLING	CFM	ESP	MOTOR	REMARKS
MA-1	CAPTIVE/AIRE EA-A3-G18-MPU	ROOF-TOP	KITCHEN HOOD #1 & #2	N/A	NONE	DUAL CIRCUIT 5/5 MODULAR PACKAGED COOLING OPTION	5,520	0.75"	3 HP 208V/3PH/60HZ	(2) 24ABB360 5 TON, DUAL CIRCUIT AIR COOLED CONDENSING UNITS, REFER TO SHEET MA402 FOR INFORMATION. 4-15 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.

DESIGNATION	MANUFACTURER	MODEL NO	TYPE	COLOR	NOM NECK SIZE	NOM FACE SIZE	FRAME TYPE	NC MAX	REMARKS
A	TITUS	PCS-3	PERFORATED ADJUSTABLE CORE	26 WHITE	PER PLAN	24" x 24"	LAY-IN T-BAR	< 30	INSULATION BLANKET FOR BACKPAN, CONTRACTOR FURNISHED ROUND NECK ADAPTER
B	TITUS	PCS-3	PERFORATED ADJUSTABLE CORE	26 WHITE	PER PLAN	20" x 20"	SURFACE	< 30	WITH 20X20 SURFACE FRAME, REQUIRES A 20.5"X20.5" CEILING OPENING. INSULATION BLANKET, D-100 RADIAL DAMPER
C	TITUS	PCS-3	PERFORATED ADJUSTABLE CORE	26 WHITE	PER PLAN	12" x 12"	SURFACE	< 30	WITH12X12 SURFACE FRAME, REQUIRES A 12.5"X12.5" CEILING OPENING. INSULATION BLANKET, D100 RADIAL DAMPER
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	PAR-3	PERFORATED EXHAUST	26 WHITE	PER PLAN	12" x 12"	SURFACE	< 30	WITH12X12 SURFACE FRAME, REQUIRES A 12.5"X12.5" CEILING OPENING, D100 RADIAL DAMPER
F	TITUS	PAR-3	PERFORATED RETURN	26 PANDA BRONZE	22" x 22"	24" x 24"	LAY-IN T-BAR	< 35	CONTRACTOR FURNISHED INSULATE RETURN BOX FOR CONNECTING FLEX DUCT
H	TITUS	PCS-3	PERFORATED ADJUSTABLE CORE	26 PANDA BRONZE	PER PLAN	24" x 24"	LAY-IN T-BAR	< 30	WITH INSULATION BLANKET, BALANCE USING MANUAL VOLUME DAMPER AT BRANCH DUCT
J	TITUS	PCS-3	PERFORATED ADJUSTABLE CORE	26 WHITE	PER PLAN	24" x 24"	LAY-IN T-BAR	< 30	AG95 OBD, INSULATION BLANKET FOR BACKPAN, CONTRACTOR FURNISHED ROUND NECK ADAPTER
K	TITUS	PCS-3	PERFORATED ADJUSTABLE CORE	26 WHITE	PER PLAN	12" x 12"	SURFACE	< 30	WITH12X12 SURFACE FRAME, REQUIRES A 12.5"X12.5" CEILING OPENING. INSULATION BLANKET, D100 RADIAL DAMPER
L	TITUS	PCS-3	PERFORATED ADJUSTABLE CORE	26 WHITE	PER PLAN	12" x 12"	SURFACE	< 30	WITH12X12 SURFACE FRAME, REQUIRES A 12.5"X12.5" CEILING OPENING

NOTE: PROVIDE FACTORY INSTALLED BACK PAN INSULATION ON AIR DEVICES.
 HVAC CONTRACTOR IS TO PURCHASE ALL AIR DEVICES FROM PAID APPROVED NATIONAL ACCOUNT VENDOR THERMAIR SYSTEMS INC.
 PLEASE CONTACT RON CAMPTON AT 602-705-5010 OR EMAIL ronc@thermaisystems.com

ITEM	SUPPLY AIR	RETURN AIR	MAKE-UP AIR	EXHAUST
MAU1	0	0	+5,520	0
EF-1, EF-2	0	0	0	-3,450 x 2
RTU-1	+2,000	-1,500	500	0
RTU-2, RTU-3	+4,000, +4000	-3,250, -3,250	2@750 EA	0
EF-3	-	-	-	-450
TOTAL	+10,000	-8,000	+7,520	-7,350

--

NOTES:

1. KITCHEN EXHAUST FANS SHALL BE ELECTRICALLY INTERLOCKED WITH MAKE-UP AIR UNIT AND ROOFTOP UNITS.
2. FOR WIRING DIAGRAM SEE 5/M-501

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:

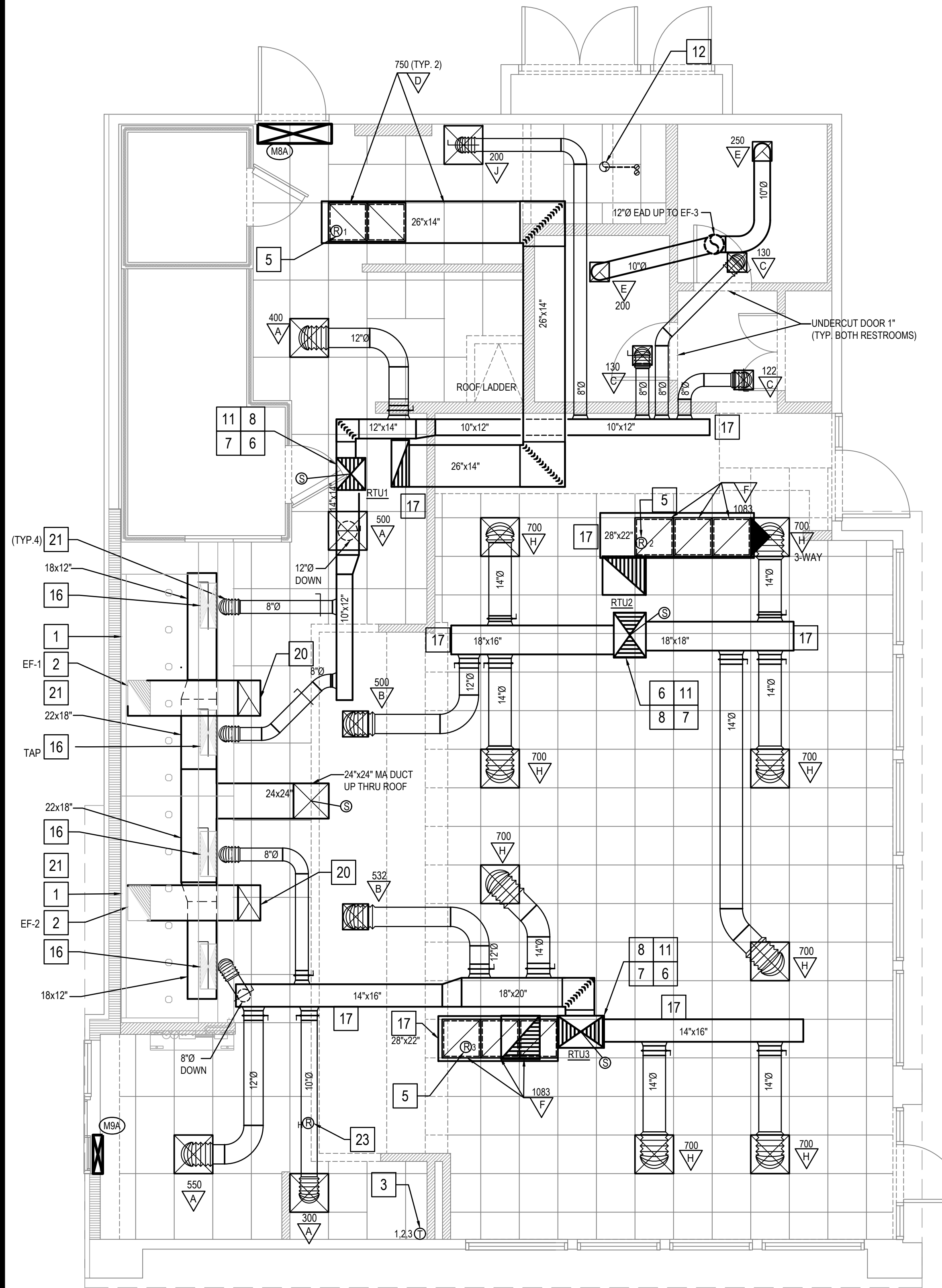
COOLING:	85°F.
HEATING:	55°F.

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
		CONSTRUCTION NOTES
		MECHANICAL EQUIPMENT DESIGNATION
		SMOKE DETECTOR
		THERMOSTAT / UNIT
		REMOTE SENSOR / UNIT

AREA TYPE	TOTAL AREA (FT ²)	OCCUPANCY DENSITY (PEOPLE/FT ²)	TOTAL OCCUPANTS	OSA REQ'D PER SQ.FT. (CFM)	OSA REQ'D PER PERSON (CFM)	ZONE EFF.	OSA REQ'D FOR THIS OCCUPANCY CLASSIFICATION (CFM)
HALLWAYS	41	-	-	0.06	-	0.80	4
STORAGE	14	-	-	0.15	-	0.80	3
KITCHEN(EXHAUST)	982	-	-	0.7	-	-	0
DINING ROOM	1,017	100/1,000	68	0.18	7.5	0.80	964
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)		971	
				TOTAL OSA PROVIDED (CFM)		2000	

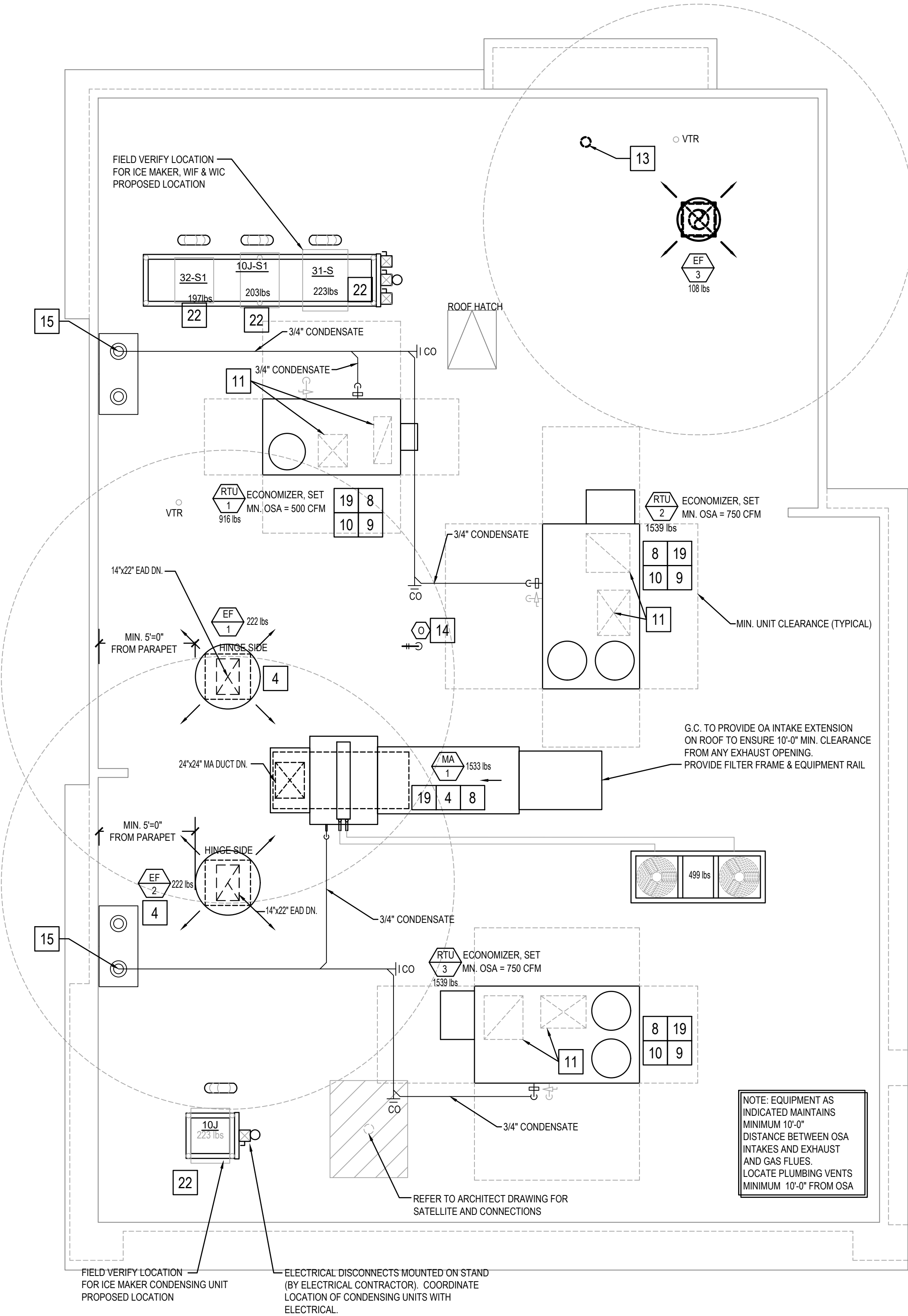
1. WORK INCLUDES INSTALLATION OF HVAC SYSTEMS, INCLUDING GREASE EXHAUST FANS AND MAKE-UP AIR UNIT FOR KITCHEN HOODS, SPACE HEATING/AIR CONDITIONING SYSTEMS, SUPPLY, RETURN, EXHAUST, AND GREASE EXHAUST DUCTWORK, GRILLES, REGISTERS, DIFFUSERS, COMPLETE CONTROLS SYSTEM, INTERLOCK WIRING FOR OPERATION OF 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/SCRIMKRAFT, 1 IN THICKNESS, 15 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.





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 22"x14" GREASE EXHAUST DUCT, ROUTE ON TOP OF MAKE UP AIR DUCT, FROM INLET OF ROOF MOUNTED GREASE EXHAUST FAN, 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.
- 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 IN SUPPLY AIR DUCT PER FMC, SEC. 506.2.1. 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 PROVIDE FABRICATED CURB PER MANUFACTURERS REQUIREMENTS AND COORDINATE EXACT LOCATION OF UNIT IN FIELD. SHIM ROOF CURB LEVEL FOR PROPER CONDENSATE DRAINAGE.
- 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 PVC COMBINATION VENT AND COMBUSTION AIR PIPING PROVIDED AND INSTALLED BY PLUMBING FOR SEALED COMBUSTION WATER HEATER. REFER TO PLUMBING PLANS.
- 13 WATER HEATER CONCENTRIC VENT TERMINATION. REFER TO PLUMBING PLANS. OFFSET AS REQUIRED FOR CLEARANCE FROM AIR INTAKES.
- 14 ROOF HYDRANT. REFER TO PLUMBING DRAWINGS.
- 15 ROUTE CONDENSATE LINE TO PRIMARY ROOF DRAIN. SLOPE 1/4" PER FOOT, TERMINATE INDIRECT WITH MINIMUM 2" AIR GAP.
- 16 MA DUCT (BELOW MAKE UP AIR) CONNECT TO 28"x10" RISER FROM SUPPLY PLENUM. 1,380 CFM
- 17 PROVIDE DUCT EXTERNAL INSULATION WRAP AT TRUNK, TYPICAL.
- 18 NOT USED
- 19 PROVIDE AND INSTALL ALL EQUIPMENT WITH MANUFACTURER'S RECOMMENDED CLEARANCES FOR MAINTENANCE. MAINTAIN MINIMUM CLEARANCES TO ELECTRICAL AND SERVICE ACCESS PANELS AND DISCONNECTS.
- 20 GREASE DUCT CLEANOUT LOCATION. PROVIDE ACCESS TO CLEANOUT ABOVE CEILING. REFER TO MECHANICAL SPECIFICATIONS SHEET M-000
- 21 8" CONNECTION TO HOOD RTU SUPPLY PLENUM COLLAR. BALANCE TO 259 CFM.
- 22 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, EVAQUATE 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).
- 23 ROOM AIR SENSOR FROM CAPTIVEAIRE HOOD ON BACK OF MENU BOARD WALL, AS CLOSE TO CEILING AS POSSIBLE.

NOTE: MAXIMUM FLEXIBLE DUCT LENGTH ALLOWED SHALL BE PER LOCAL CODE AND AMENDMENTS. FBC-M HAS NO LIMITATIONS FOR FLEXIBLE DUCT LENGTHS.

NOTE: EQUIPMENT AS INDICATED MAINTAINS MINIMUM 10'-0" DISTANCE BETWEEN OSA INTAKES AND EXHAUST AND GAS FLUES. LOCATE PLUMBING VENTS MINIMUM 10'-0" FROM OSA



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91770
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Facsimile: 626.372.8288

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REVISIONS:

ISSUE DATE:

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3	BID SET	02-01-21
4	CONSTRUCTION SET	07-08-21

DRAWN BY: SJC / JAD

PANDA PROJECT #: S8-21-D8043
ARCH PROJECT #: P7356.2



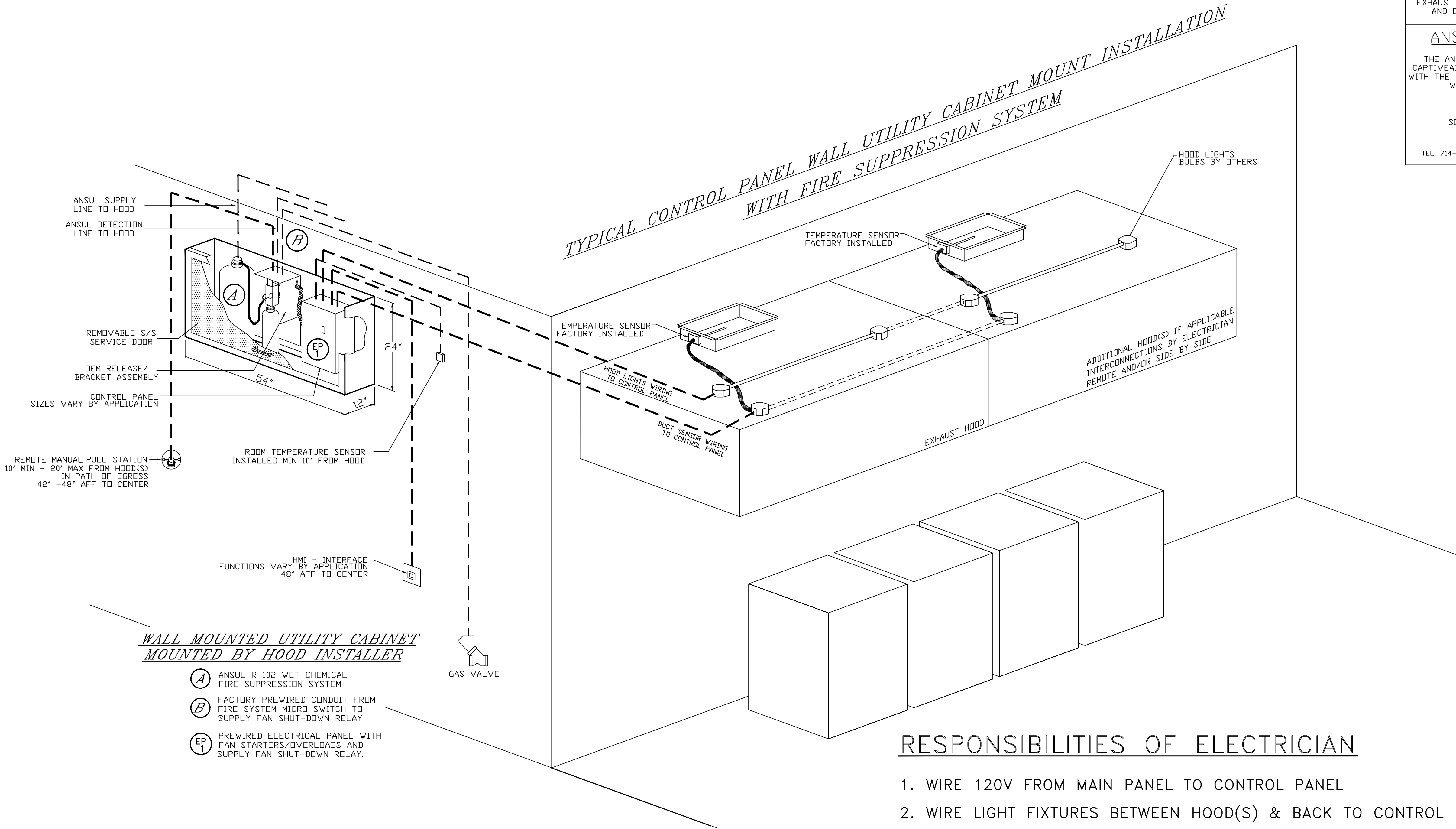
PANDA EXPRESS

TRUE WARM & WELCOME 2300
2599 S WOODLAND BLVD
DELAND, FL 32720

M-100

H.V.A.C. FLOOR PLAN &
H.V.A.C. ROOF PLAN

TRUE WARM & WELCOME 2300 R1



TERMINAL BLOCK WIRING DETAILS CAN BE FOUND ON ELECTRICAL WIRING DIAGRAMS

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 DF WHEN IT IS NEEDED ON SITE.

FOR QUESTIONS CALL THE CAPTIVEAIRE SOUTHERN CALIFORNIA OFFICE

3002 DOW AVENUE, SUITE 410
TUSTIN, CA 92780
TEL: 714-957-1500 EMAIL: REG86@CAPTIVEAIRE.COM

REVISIONS

DESCRIPTION	DATE

CAPTIVEAIRE

Southern California Office

3002 Dow Ave., Suite 410, Tustin, CA, 92780 PHONE: (714) 957-1500 FAX: (919) 227-5975 EMAIL: reg86@captiveaire.com

DATE: 12/3/2020

DWG.#: 4638854

DRAWN BY: AH-86

SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 2

Panda Express - Deland FL (D8043)

DELAND, FL, 32720

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

PANDA EXPRESS

CHINESE KITCHEN

1683 Walnut Grove Ave.
Rosemead, California 91770

Telephone: 626.799.9898
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PANDA PROJECT #: S8-21-D8043

ARCH PROJECT #: P7356.2

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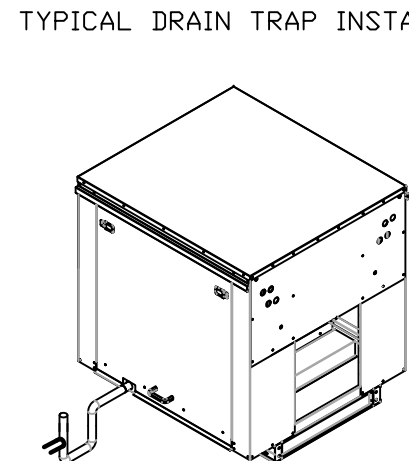
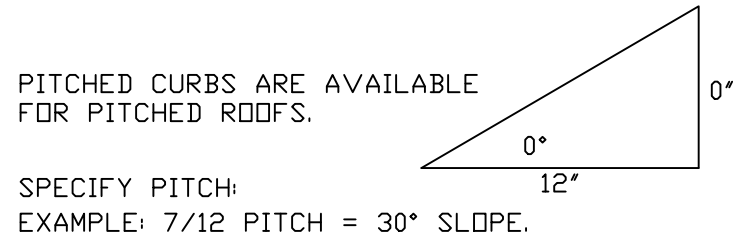
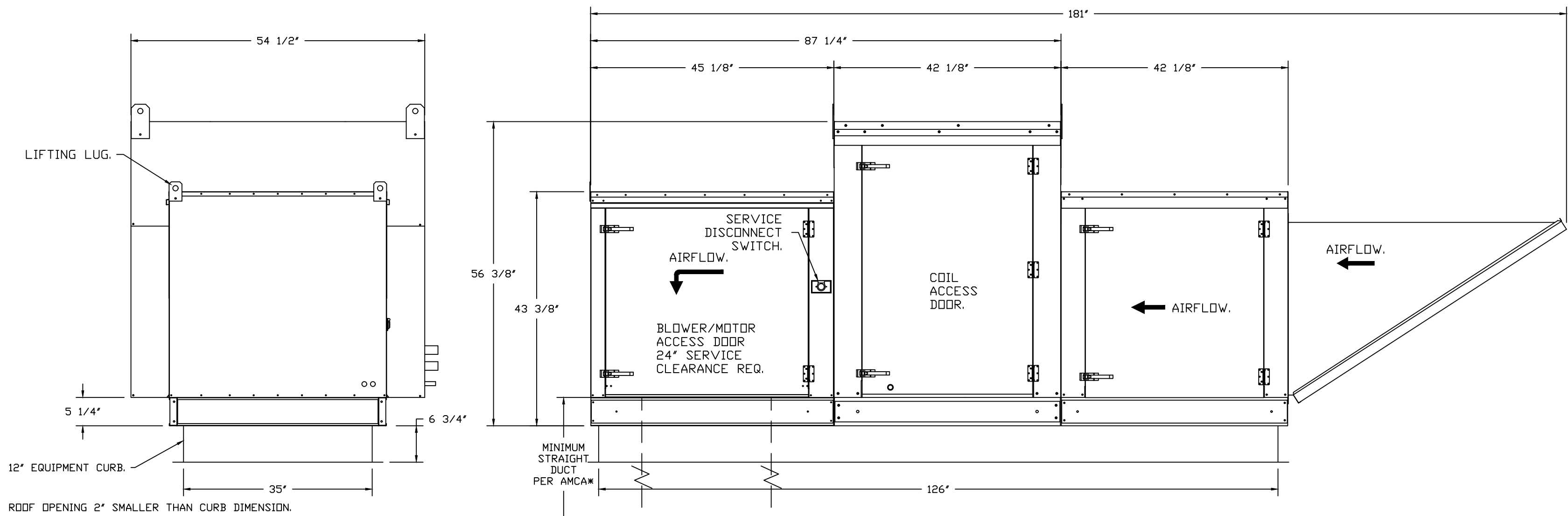
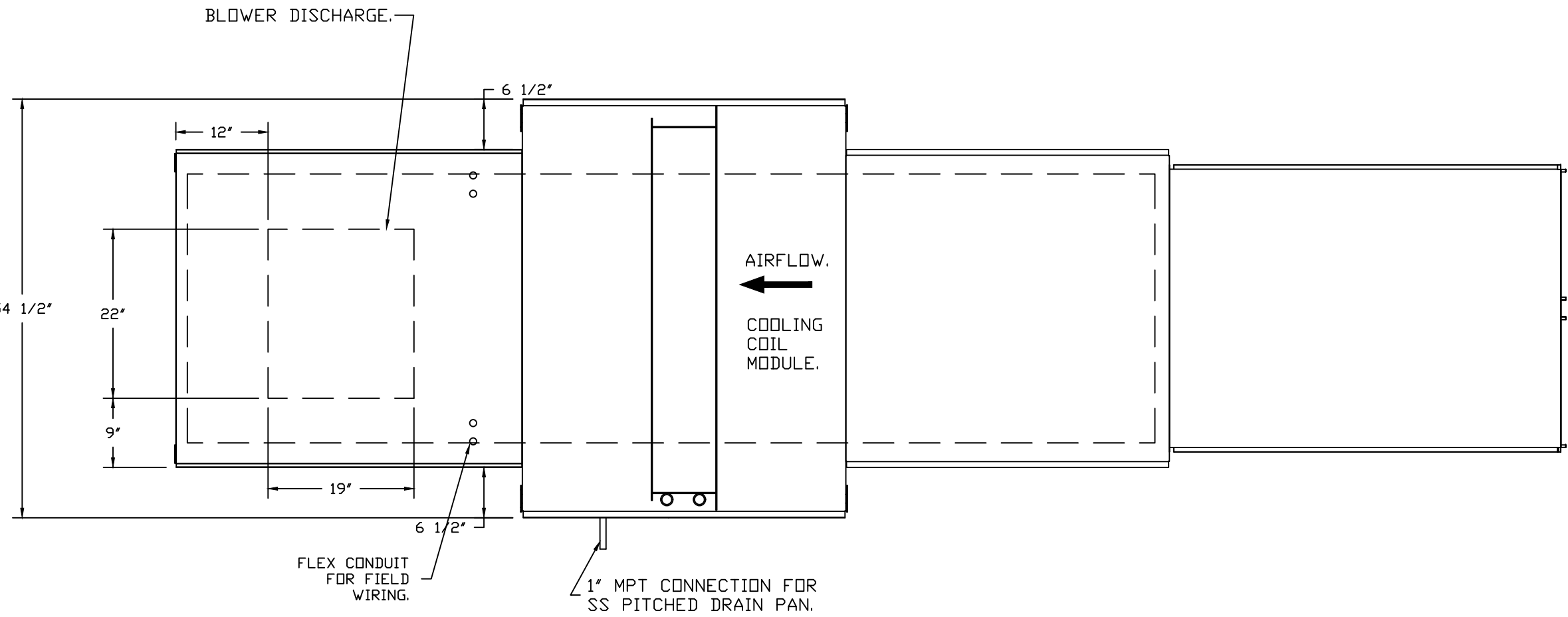
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Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

PANDA EXPRESS

TRUE WARM & WELCOME 2300
2599 S WOODLAND BLVD
DELAND, FL 32720

- FAN #4 EA-A3-G18-MPU - SUPPLY FAN
1. SUPPLY UNIT WITH 18" BLOWER IN SIZE #3 HOUSING.
2. INTAKE HOOD WITH EZ FILTERS.
3. DOWN DISCHARGE - AIR FLOW RIGHT -> LEFT.
4. 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, R404A REFRIGERANT, AND REFRIGERANT PIPING. (3,600 TO 6,000 CFM) WHEN ORDERED WITH OPPOSITE AIRFLOW CONDENSERS ACCESS AND COIL PIPING WILL REMAIN IN STANDARD POSITION. DRAIN AND SLEDS WILL MOVE TO THE OPPOSITE SIDE. ANY OTHER CHANGE WILL REQUIRE CL1 CONDENSERS REQUIRE SEPARATE 208V, 3 PHASE POWER SUPPLY UNLESS ORDERED WITH SINGLE POINT CONNECTION COIL # 36Z0602M.
5. CONTROL PACKAGE FOR MOD PACKAGE UNIT COOLING ONLY UNIT. INCLUDES AIRFLOW PROVING SWITCH, RTULINK-ACHP BOARD AND TERMINAL BLOCKS.
6. INSULATED BLOWER HOUSING SIZE 3 COMMERCIAL MODULAR.
7. 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.
8. SUPPORT SHELL FOR SIZE 3 MODULAR PACKAGE UNIT. INCLUDES CONTROL VESTIBULE. INCLUDES CONDENSER SUPPORTS. DOES NOT INCLUDE RETURN AIR OR INLET AIR DAMPER.
9. MIAMI DADE IMPACT AND WIND LOAD CERTIFICATION +30 / -130 PSF - MIAMI DADE COUNTY PRODUCT CONTROL APPROVED. FLORIDA BUILDING CODE APPROVAL. ROOF MOUNT EXHAUST CURBS UP TO 20" HIGH MUST BE 16 GAUGE ALUMINIZED.
10. SEPARATE 120VAC WIRING PACKAGE FOR MAKE-UP AIR UNITS. OPTION MUST BE SELECTED WHEN MOUNTING VFD IN PREWIRE PANEL OR WITH DCV PACKAGE. PROVIDES SEPARATE 120VAC INPUT TO SUPPLY FAN. THIS 120V SIGNAL MUST BE RUN BY ELECTRICIAN FROM DCV TO MUA SWITCH.

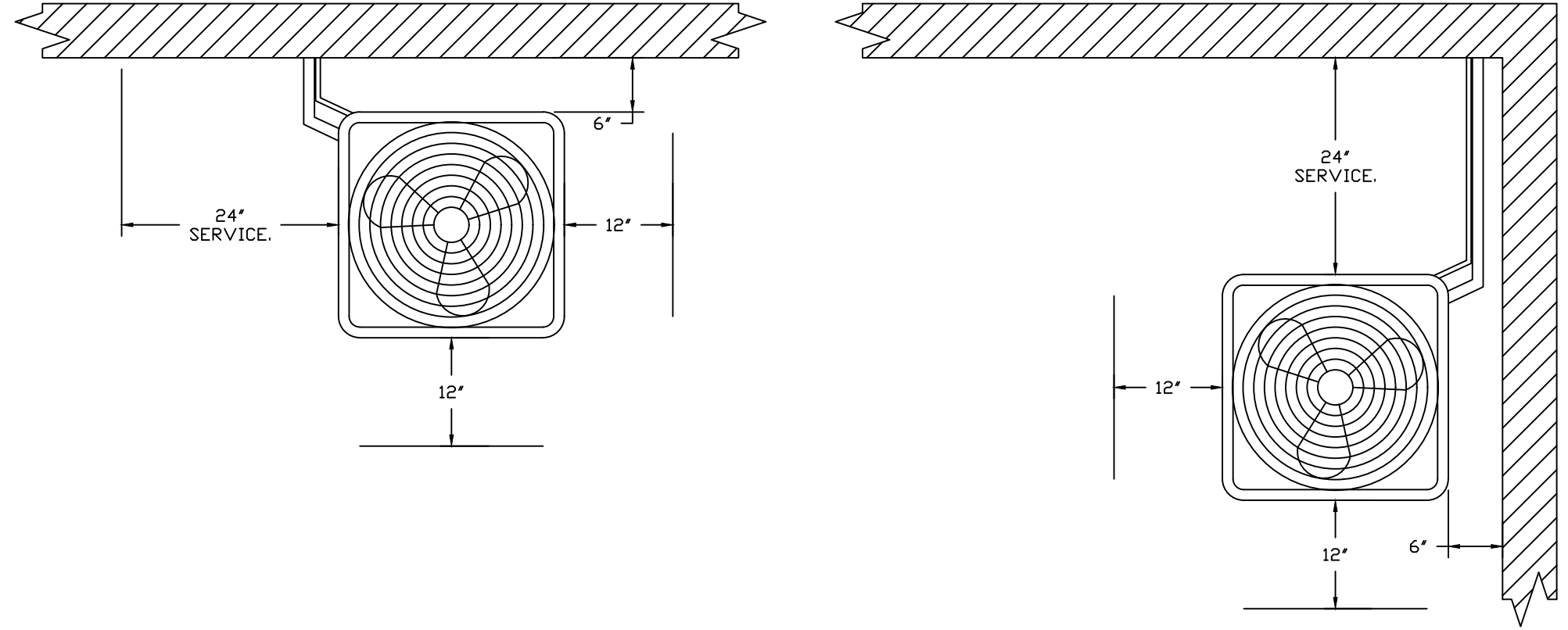
*NOTE: SUPPLY DUCT MUST BE INSTALLED TO MEET SMACNA STANDARDS. A MINIMUM STRAIGHT DUCT LENGTH MUST BE MAINTAINED DOWNSTREAM OF UNIT DISCHARGE AS OUTLINED IN AMCA PUBLICATION 201. WHEN USING RECTANGULAR DUCTWORK, ELBOWS MUST BE RADIUS THROAT, RADIUS BACK WITH TURNING VANES. FLEXIBLE DUCTWORK AND SQUARE THROAT/SQUARE BACK ELBOWS SHOULD NOT BE USED. ANY TRANSITION AND/OR TURNS IN THE DUCTWORK WILL CAUSE SYSTEM EFFECT. SYSTEM EFFECT WILL DRASTICALLY INCREASE STATIC PRESSURE AND REDUCE AIRFLOW. 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".



RECOMMENDED COOLING COIL DRAIN TRAP CONFIGURATION.

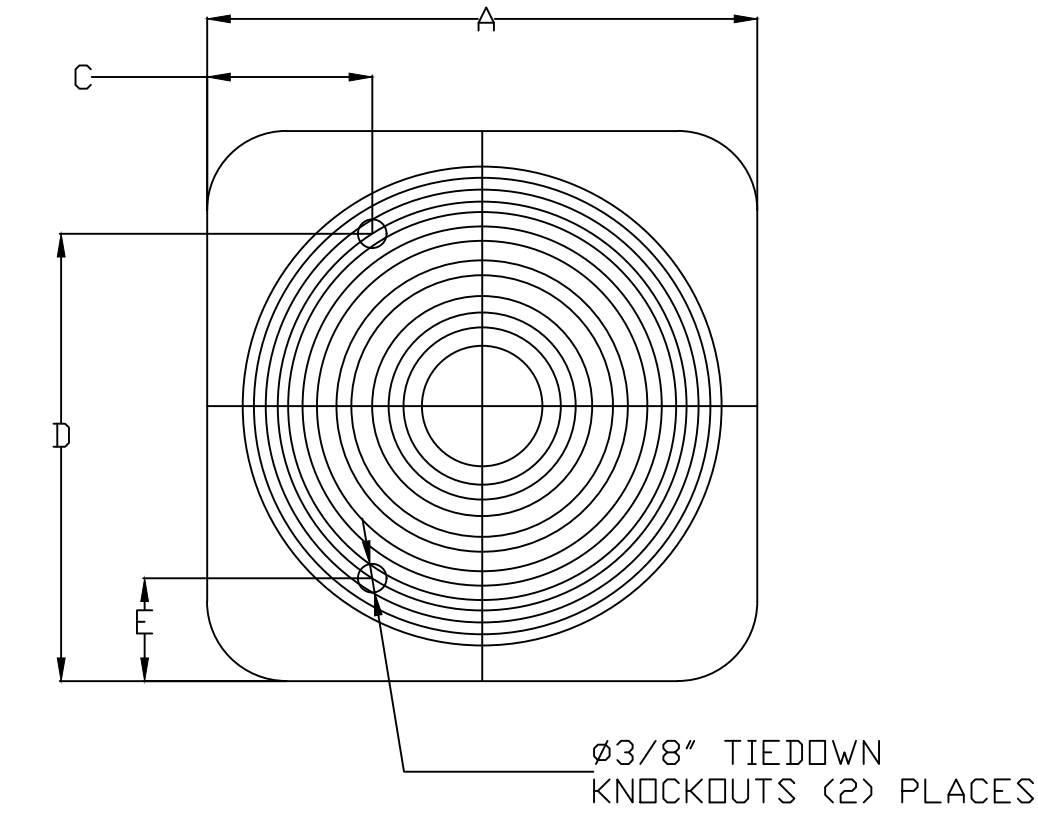
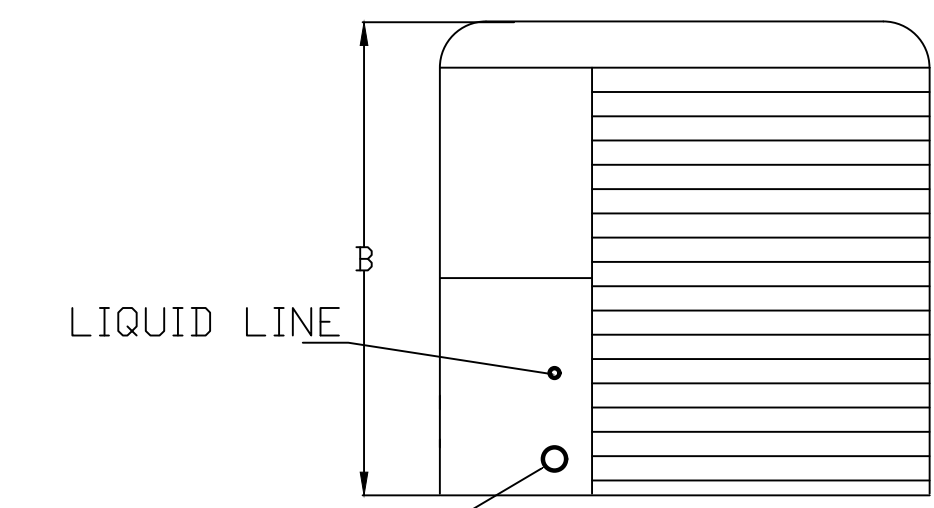
Refer to Plumbing Detail P-500 for AC Unit Condensate Drain

NOTES: Important: Copper above roof deck where it is exposed. PVC below roof deck
1) 1" DIAMETER PVC PIPE ONLY.
2) USE ONLY LOW PROFILE COUPLINGS.
3) ADD CLEAN OUT AS SHOWN.



CONDENSER CLEARANCES

48" CLEARANCE REQUIRED ABOVE CONDENSERS.
(NOTE: **CONDENSERS SHOWN HERE ARE NOT DRAWN AT SCALE).



ALL DIMENSIONS ARE NOMINAL AND GIVEN IN INCHES.

UNIT DIMENSIONS						CONNECTION SIZES		NOMINAL TONNAGE
MODEL	WEIGHT	A	B	C	D	E	SUCTION	
24ABB360	190 LBS	31-3/16	25-1/2	9-1/8	24-11/16	6-9/16	7/8	3/8

ELECTICAL INFORMATION

MODEL	V-PH	RLA	MCA	FUSE SIZE
24ABB360	208/230-3	16.0	21.4	30

REVISIONS

DESCRIPTION	DATE:
Δ	
Δ	
Δ	
Δ	

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CAPTIVE

Southern California Office

Panda Express - Deland FL (D8043)
DELAND, FL, 32720

DATE: 12/3/2020

DWG.#: 4638854

DRAWN BY: AH-86

SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 4



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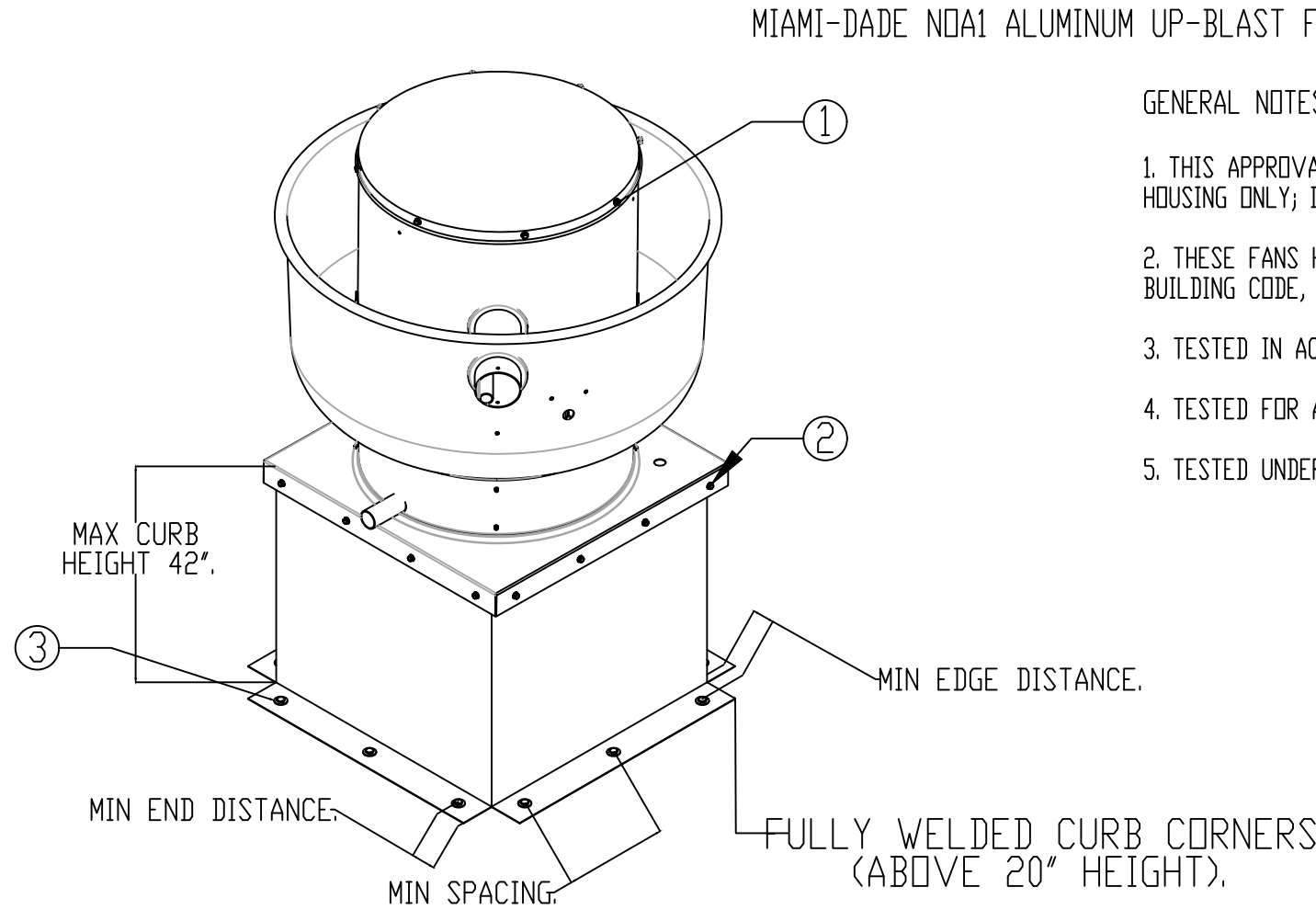
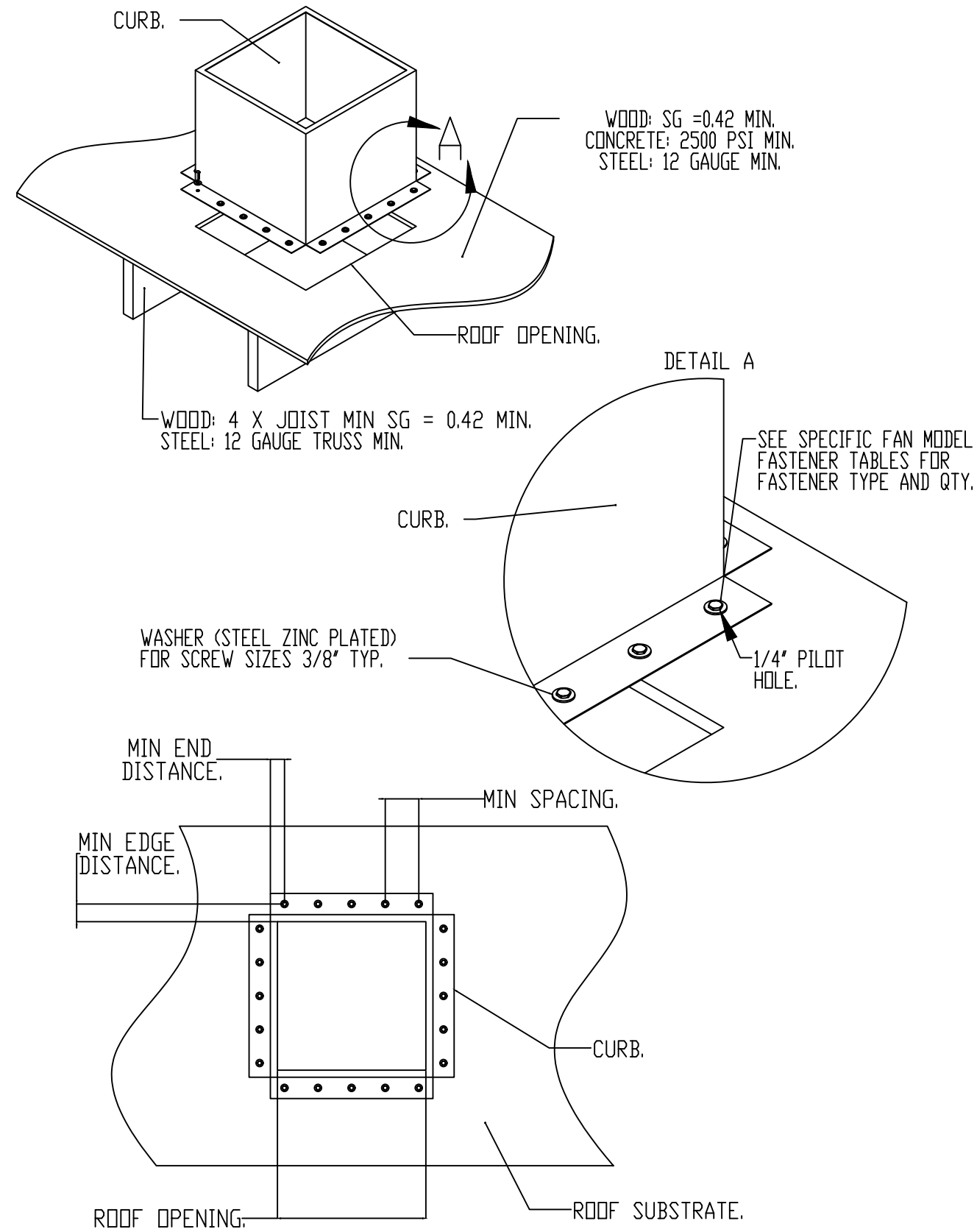
PANDA EXPRESS
TRUE WARM & WELCOME 2300
2599 S WOODLAND BLVD
DELAND, FL 32720

M-403

HOOD DETAIL PLAN

TRUE WARM & WELCOME 2300 R1

MIAMI-DADE COUNTY -
CURB ROOF INSTALLATION GUIDE



GENERAL NOTES:

1. THIS APPROVAL IS FOR THE STRUCTURAL CAPACITY AND IMPACT RATING OF THE EXTERIOR HOUSING ONLY; IT DOES NOT INCLUDE ANY INTERIOR MECHANISM OR ELECTRICAL PART.
2. THESE FANS HAVE NOT BEEN WIND TESTED FOR WIND DRIVEN RAIN TEST PER FLORIDA BUILDING CODE, TAS100 (A)-95.
3. TESTED IN ACCORDANCE TO FLORIDA BUILDING CODE TEST PROTOCOL TAS201, TAS202, TAS203.
4. TESTED FOR AREAS INCLUDING HIGH VELOCITY HURRICANE ZONES.
5. TESTED UNDER MIAMI-DADE COUNTY NOTIFICATION NUMBER ATI-08033.

INSTALLATION INSTRUCTIONS:
1. SECURE LID TO FAN USING (8) 1/4\"/>

2. SECURE FAN BASE TO CURB USING 1/4\"/>

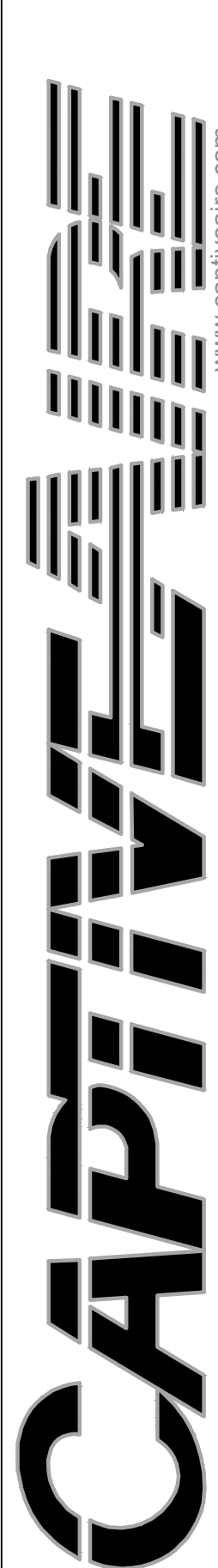
3. SECURE CURB TO ROOF OR WALL BY DRILLING 1/4\"/>


CURB MATERIAL:
20\"/>

DESIGN PRESSURE: +150.0 / -150.0 PSF.
LARGE MISSILE IMPACT RESISTANT.

INSTALLATION FASTENER TYPES																	
		FAN TO CURB				WOOD (SG = 0.42 MIN.)		STEEL (12 GAUGE MIN.)				CONCRETE (2500 PSI MIN. CRACKED CONCRETE)					
FASTENER		5/16"-18 X 2" SELF DRILLING SCREW (ELCO DRIL-FLEX OR BETTER)				3/8" DIA. ZINC PLATED LAG BOLT		1/4"-14 DRIL-FLEX SELF DRILLING SCREW				3/8" DIA. SS HILTI KWIK BOLT TZ EXPANSION ANCHOR					
MINIMUM THREAD PENETRATION		N/A				2-1/2"		12 GAUGE				2"					
MINIMUM EDGE DISTANCE		N/A				1-1/2"		3/8"				3"					
MINIMUM END DISTANCE		N/A				2-5/8"		3/8"				3"					
MINIMUM SPACING		N/A				1-1/2"		3/4"				5-1/2"					
INSTALLATION FASTENER QTY																	
		CURB TO FAN (ROOF)		CURB TO FAN (WALL)		WOOD (ROOF)		WOOD (WALL)		STEEL (ROOF)		STEEL (WALL)		CONCRETE (ROOF)		CONCRETE (WALL)	
FAN MODEL		PER SIDE	TOTAL	PER SIDE	TOTAL	PER SIDE	TOTAL	PER SIDE	TOTAL	PER SIDE	TOTAL	PER SIDE	TOTAL	PER SIDE	TOTAL	PER SIDE	TOTAL
DUI8																	

REVISIONS	
DESCRIPTION	DATE
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DELAND, FL, 32720

DATE: 12/3/2020

DWG.#:
4638854

DRAWN BY: AH-86

SCALE:
3/4" = 1'-0"

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SHEET NO.
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DELAND, FL 32720

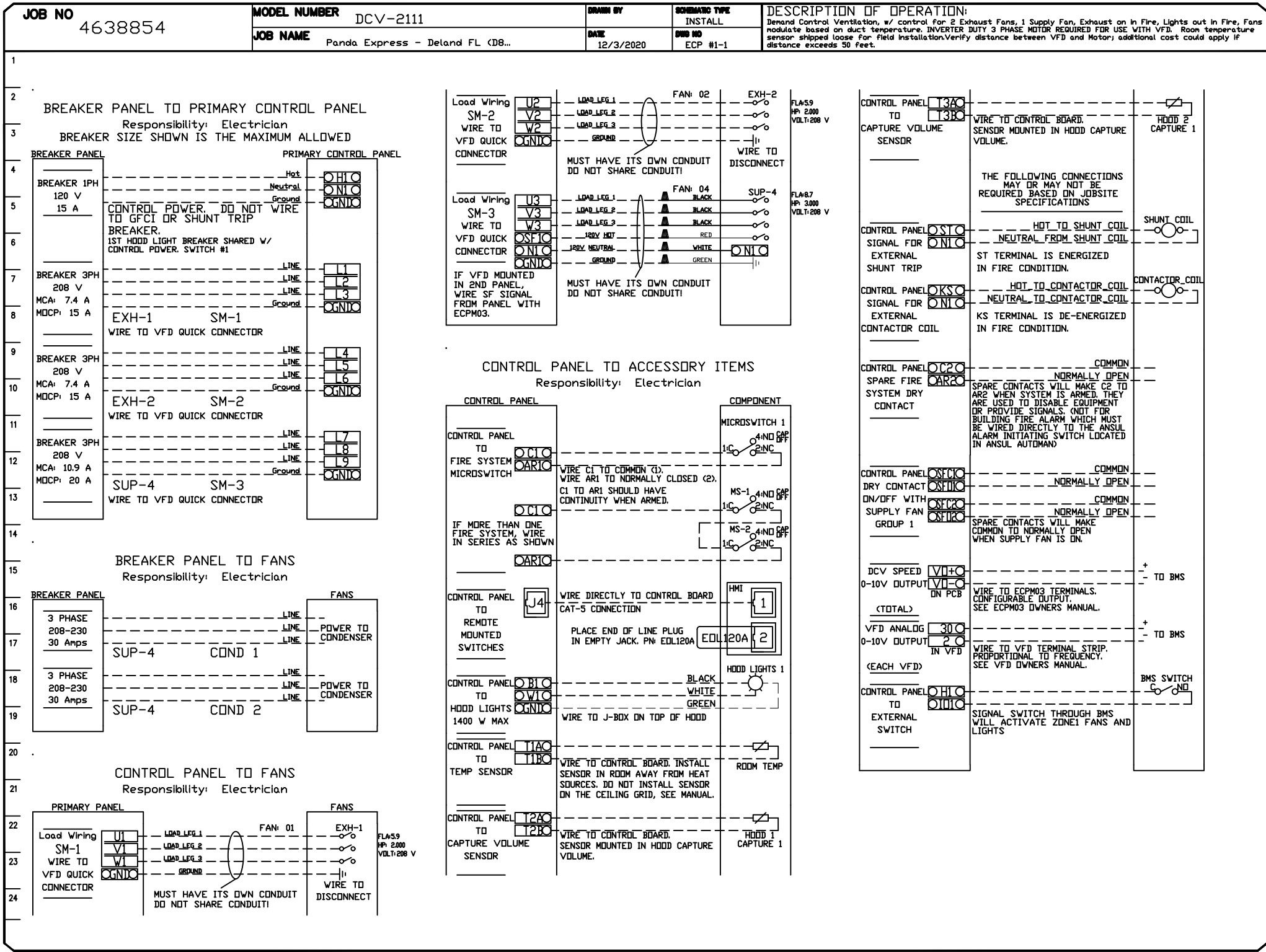
M-404

HOOD DETAIL PLAN

TRUE WARM & WELCOME 2300 R1

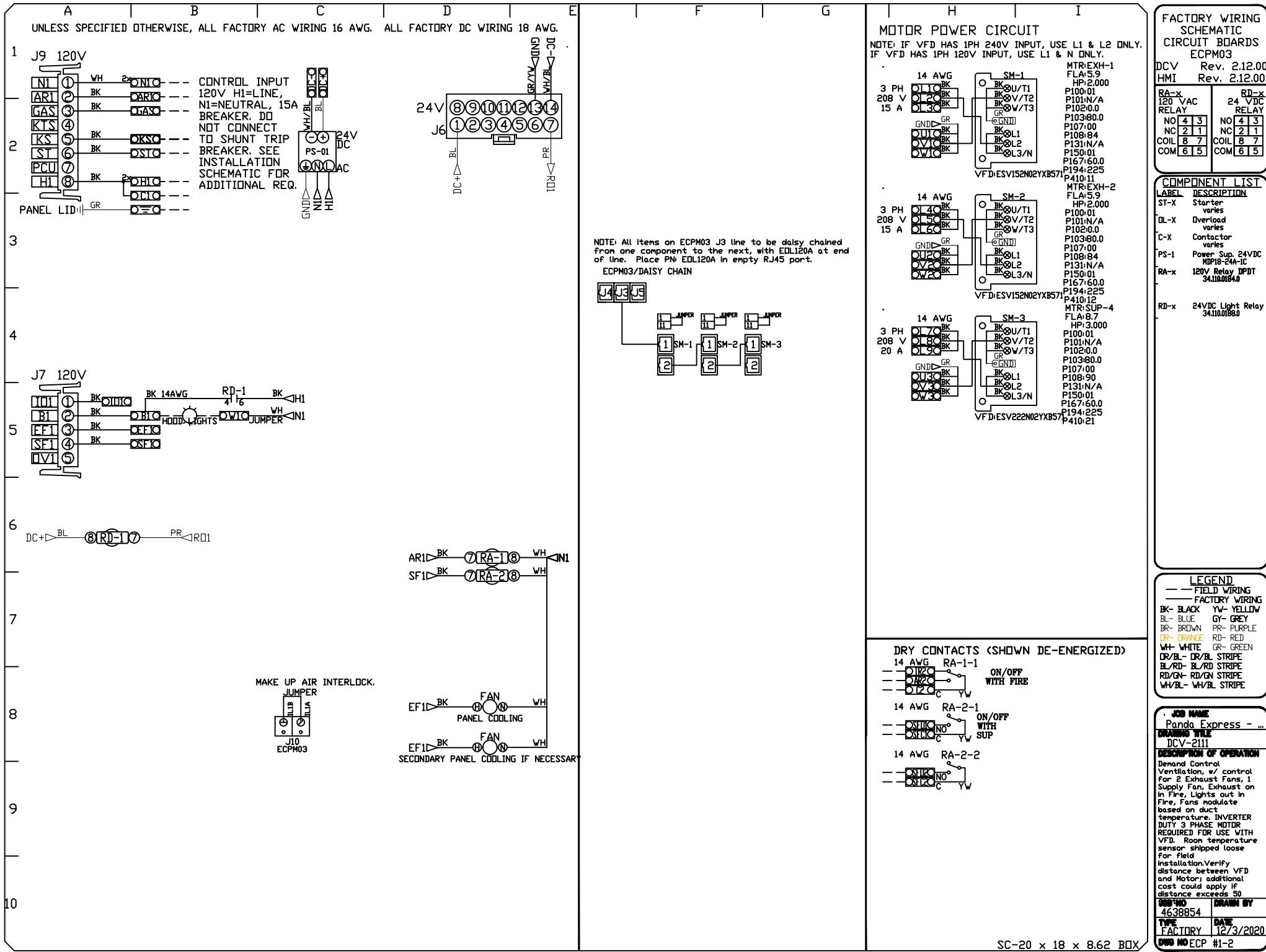
ELECTRICAL PACKAGE – JOB#4638854

NO	TAG	PACKAGE #	LOCATION	SWITCHES		OPTION	FANS CONTROLLED			
				LOCATION	QUANTITY		TYPE	Ø	HP	VOLT FLA
1		DCV-2111	WALL UTILITY CABINET LEFT	08 – SHIP LOOSE W/ PREWIRE	1 LIGHT 1 FAN	SMART CONTROLS DCV	EXHAUST	3	2,000	208 5.9
							EXHAUST	3	2,000	208 5.9
							SUPPLY	3	3,000	208 8.7



DEMAND CONTROL VENTILATION HOOD CONTROL PANEL SPECIFICATIONS:

- CONTROLS SHALL BE LISTED BY ETL (UL 508A) AND SHALL COMPLY WITH DEMAND VENTILATION SYSTEM TURNDOWN REQUIREMENTS OUTLINED IN IECC 403.2.8 (2015).
- THE CONTROL ENCLOSURE SHALL BE NEMA 1 RATED AND LISTED FOR INSTALLATION INSIDE OF THE EXHAUST HOOD UTILITY CABINET. THE CONTROL ENCLOSURE MAY BE CONSTRUCTED OF STAINLESS STEEL OR PAINTED STEEL.
- TEMPERATURE PROBE(S) LOCATED IN THE EXHAUST DUCT RISER(S) SHALL BE CONSTRUCTED OF STAINLESS STEEL.
- A DIGITAL CONTROLLER SHALL BE PROVIDED TO ACTIVATE THE HOOD EXHAUST FANS DYNAMICALLY BASED ON A FIXED DIFFERENTIAL BETWEEN THE AMBIENT AND DUCT TEMPERATURES SENSORS. THIS FUNCTION SHALL MEET THE REQUIREMENTS OF IMC 507.1.1.
- A DIGITAL CONTROLLER SHALL PROVIDE ADJUSTABLE HYSTERESIS SETTINGS TO PREVENT CYCLING OF THE FANS AFTER THE COOKING APPLIANCES HAVE BEEN TURNED OFF AND/OR THE HEAT IN THE EXHAUST SYSTEM IS REDUCED.
- A DIGITAL CONTROLLER SHALL PROVIDE AN ADJUSTABLE MINIMUM FAN RUN-TIME SETTING TO PREVENT FAN CYCLING.
- VARIABLE FREQUENCY DRIVES (VFDs) SHALL BE PROVIDED FOR FANS AS REQUIRED. THE DIGITAL CONTROLLER SHALL MODULATE THE VFDs BETWEEN A MINIMUM SETPOINT AND A MAXIMUM SETPOINT ON DEMAND. THE DUCT TEMPERATURE SENSOR INPUT(S) TO THE DIGITAL CONTROLLER SHALL BE USED TO CALCULATE THE SPEED REFERENCE SIGNAL.
- THE VFD SPEED RANGE OF OPERATION SHALL BE FROM 0% TO 100% FOR THE SYSTEM, WITH THE ACTUAL MINIMUM SPEED SET AS REQUIRED TO MEET MINIMUM VENTILATION REQUIREMENTS.
- AN INTERNAL ALGORITHM TO THE DIGITAL CONTROLLER SHALL MODULATE SUPPLY FAN VFD SPEED PROPORTIONAL TO ALL EXHAUST FANS THAT ARE LOCATED IN THE SAME FAN GROUP AS THE SUPPLY FAN.
- THE SYSTEM SHALL OPERATE IN PREP MODE DURING LIGHT COOKING LOAD OR COOL DOWN MODE WHEN SUFFICIENT HEAT REMAINS UNDERNEATH THE HOOD SYSTEM AFTER COOKING OPERATIONS HAVE COMPLETED. OPERATION DURING EITHER OF THESE PERIODS WILL DISABLE THE SUPPLY FANS AND PROVIDE AN EXHAUST FAN SPEED THAT IS EQUAL TO THE MINIMUM VENTILATION REQUIREMENT.
- A DIGITAL CONTROLLER SHALL DISABLE THE SUPPLY FANS, ACTIVATE THE EXHAUST FANS, ACTIVATE THE APPLIANCE SHUNT TRIP, AND DISABLE AN ELECTRIC GAS VALVE AUTOMATICALLY WHEN FIRE CONDITION IS DETECTED ON A COVERED HOOD.
- A DIGITAL CONTROLLER SHALL ALLOW FOR EXTERNAL BMS FAN CONTROL VIA DRY CONTACT (EXTERNAL CONTROL SHALL NOT OVERRIDE FAN OPERATION LOGIC AS REQUIRED BY CODE).
- AN LCD INTERFACE SHALL BE PROVIDED WITH THE FOLLOWING FEATURES:
 - ON/OFF PUSH BUTTON FAN & LIGHT SWITCH ACTIVATION.
 - INTEGRATED GAS VALVE RESET FOR ELECTRONIC GAS VALVES (NO RESET RELAY REQUIRED).
 - VFD FAULT DISPLAY WITH AUDIBLE & VISUAL ALARM NOTIFICATION.
 - DUCT TEMPERATURE SENSOR FAILURE DETECTION WITH AUDIBLE & VISUAL ALARM NOTIFICATION.
 - MIS-WIRED DUCT TEMPERATURE SENSOR DETECTION WITH AUDIBLE & VISUAL ALARM NOTIFICATION.
 - A SINGLE LOW VOLTAGE CAT-5 RJ45 WIRING CONNECTION.
 - AN ENERGY SAVINGS INDICATOR THAT UTILIZES MEASURED KWH FROM THE VFDs.





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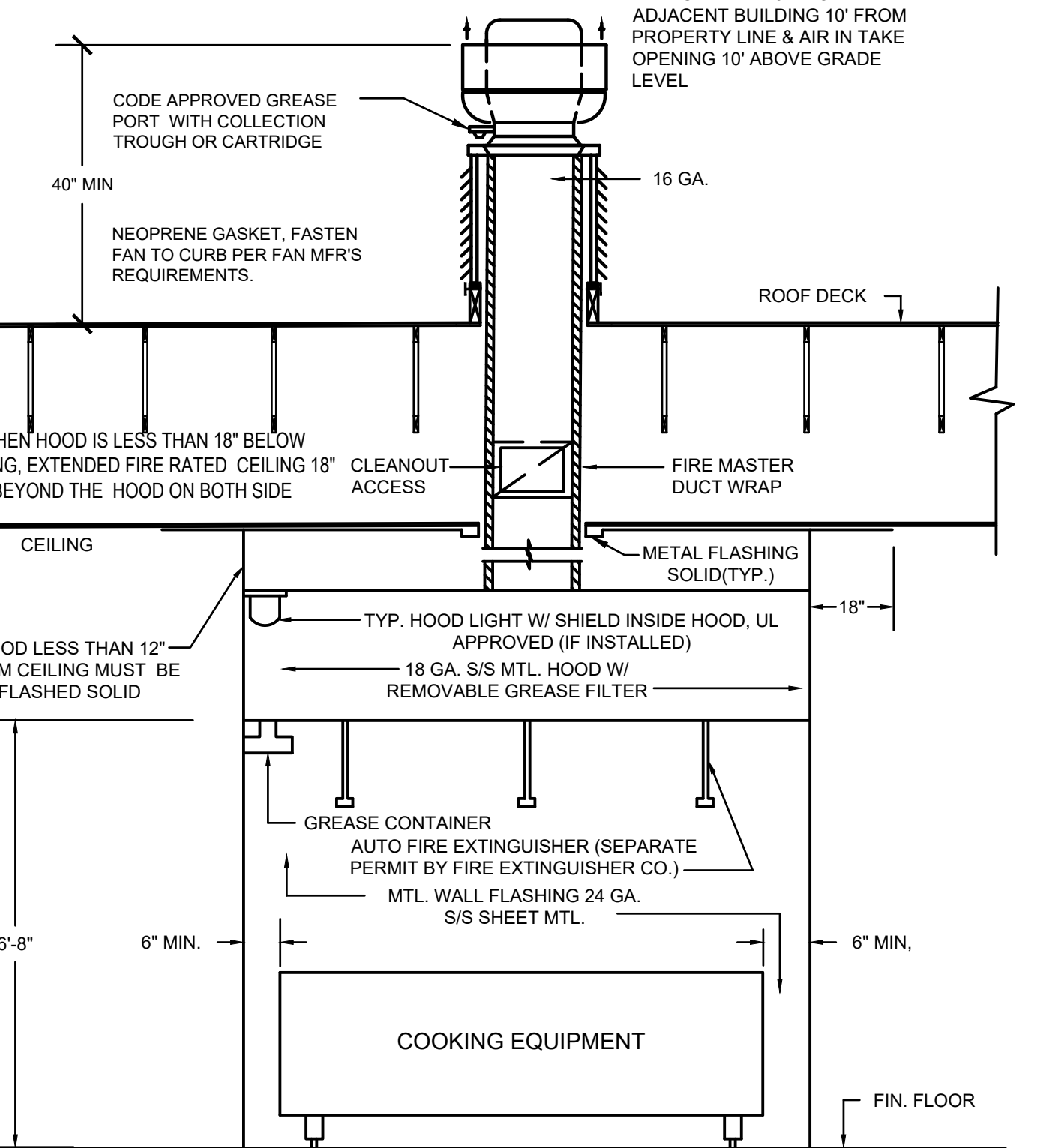
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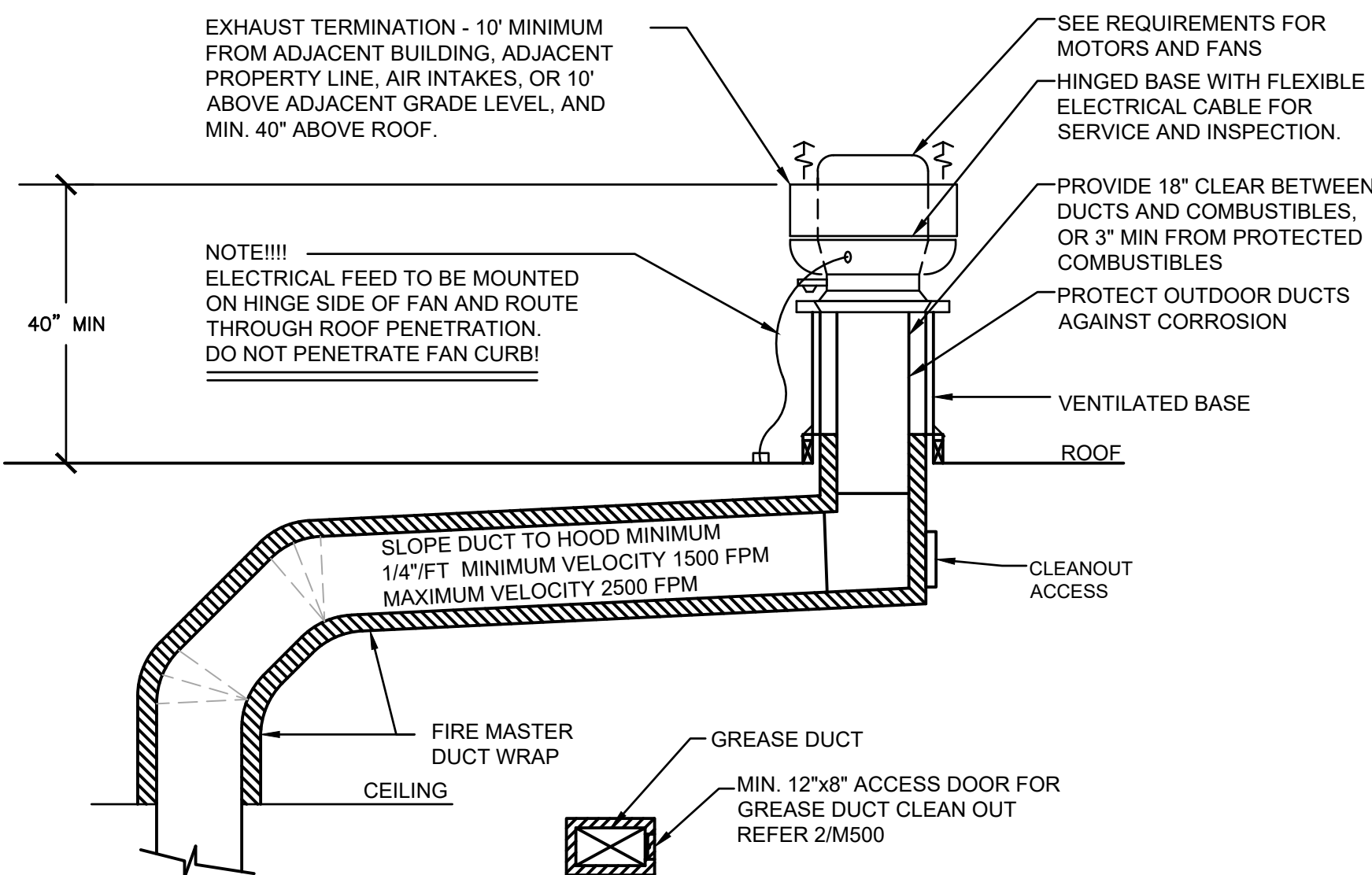
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KITCHEN HOOD DETAILS

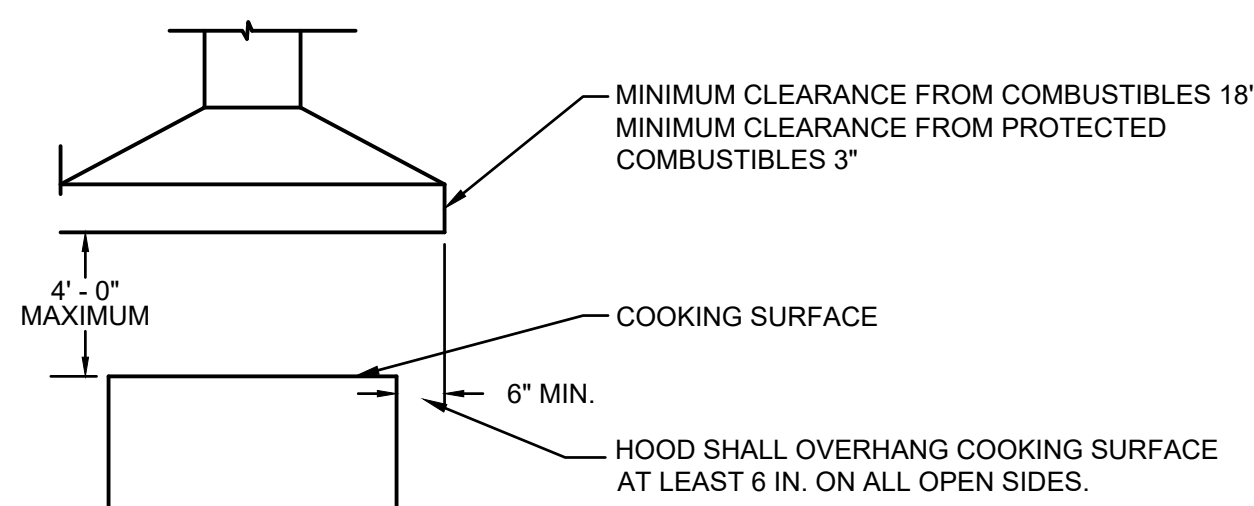
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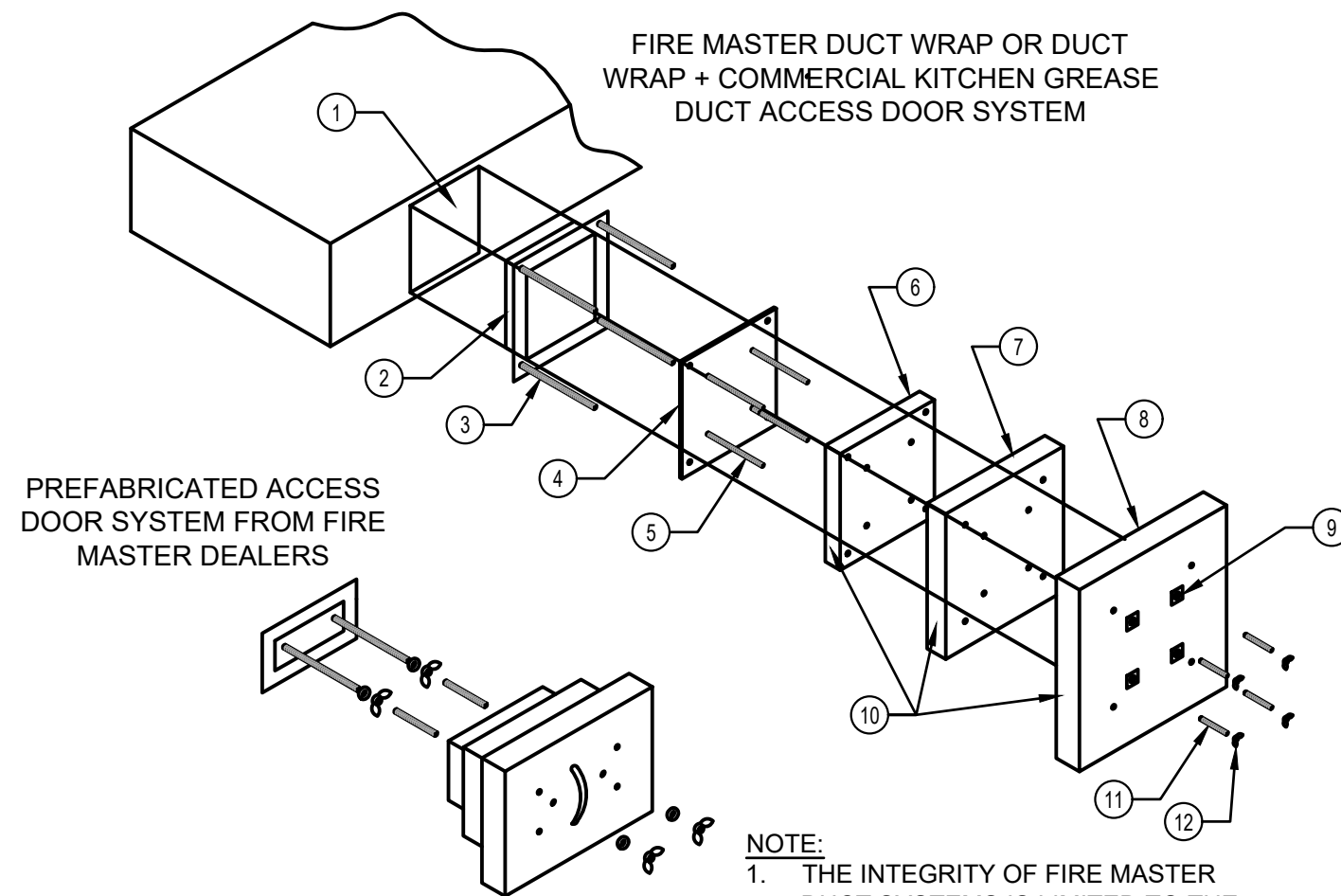
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(FOR REFERENCE ONLY)

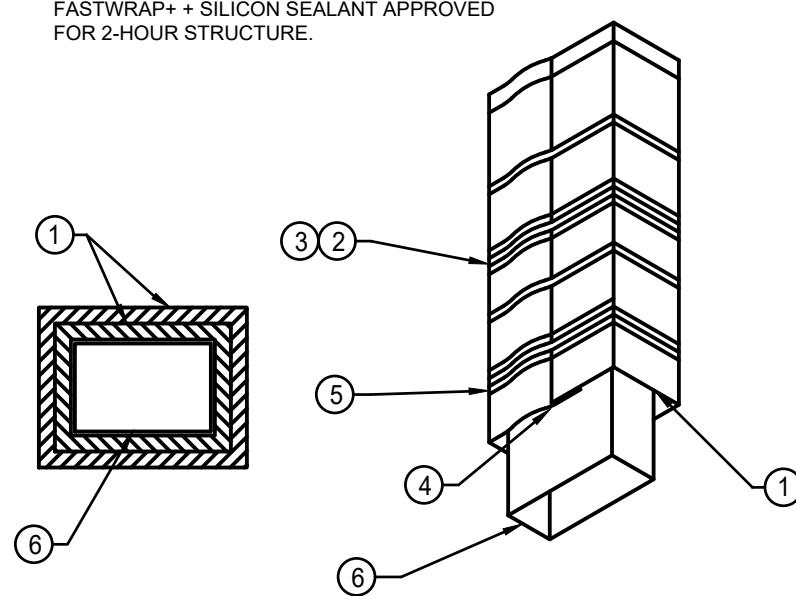


FIRE MASTER DUCT WRAP or DUCT WRAP+	
1	DOOR HOLE
2	ACCESS FRAME WELDED TO DUCT
3	1/4" DIA. ALL THREAD RODS
4	ACCESS COVER - 16 GAUGE
5	INSULATION PINS - WELDED
6	ONE LAYER FIRE MASTER DUCT WRAP or DUCT WRAP +
7	ONE LAYER FIRE MASTER DUCT WRAP or DUCTWRAP + 1" OVERLAP
8	ONE LAYER FIRE MASTER DUCT WRAP or DUCTWRAP + 1" OVERLAP
9	SPEED CLIPS
10	ALUMINUM TAPE AT EDGES
11	SPOOL PIECES FOR THREADED RODS
12	1/4" DIA. WING NUTS

M-50

NOTE

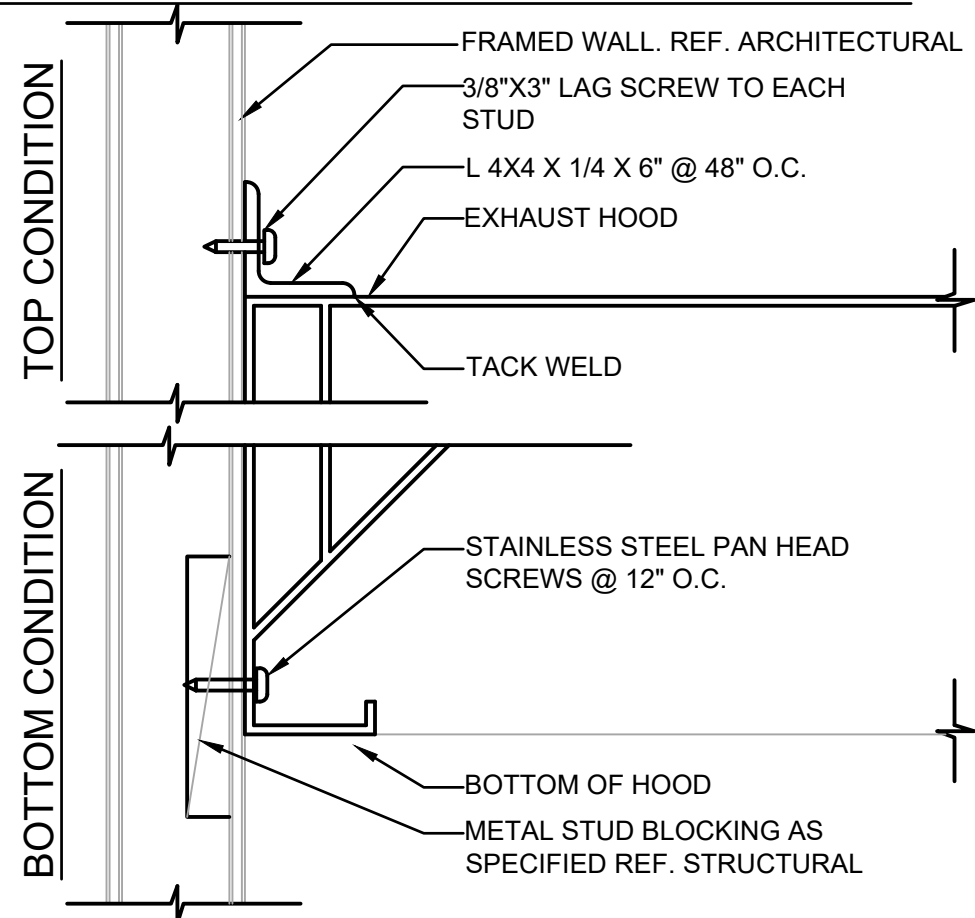
GREASE EXHAUST DUCT INSULATION TYPE FIRE MASTER
FASTWRAP+ + SILICON SEALANT APPROVED
FOR 2-HOUR STRUCTURE.



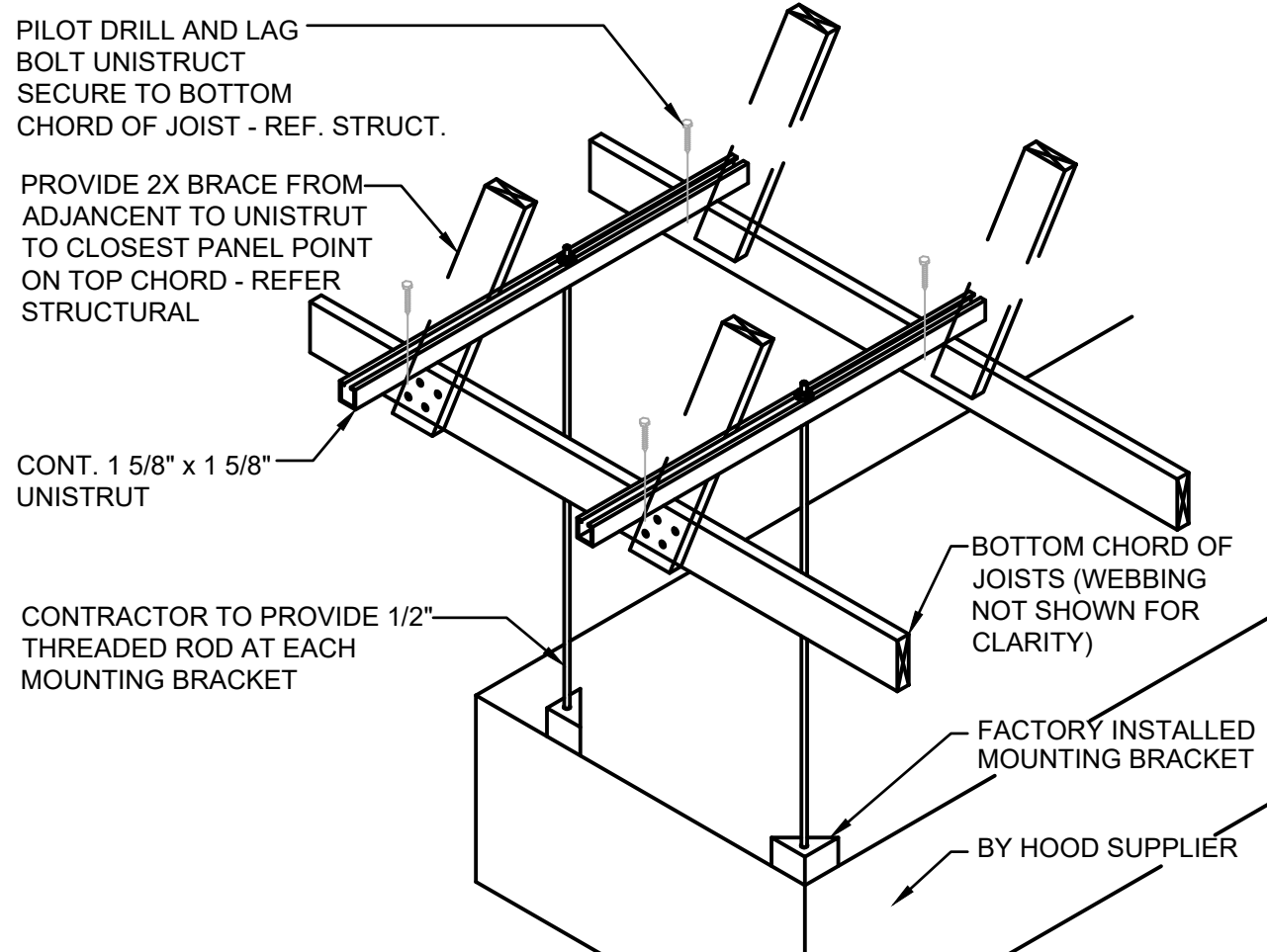
	LEGEND
1	TWO LAYERS FIRE MASTER FASTWRAP+
2	FILAMENT TAPE
3	BANDING
4	3-INCH PERIMETER OVERLAP
5	3-INCH LONGITUDINAL OVERLAP
6	GREASE DUCT

FOR SI: 1 INCH=25.4 MM

FIGURE 2-HOUR FIRE-RESISTIVE PROTECTION SYSTEM FOR GREASE DUCTS



Scale: NO SCALE M-50



Scale: NO SCALE | M-50

M-50

Scale: NO SCALE M-50

ELECTRICAL SPECIFICATIONS

GENERAL NOTES

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.
2.11 120/208 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 MANUFACTURER'S 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 AND WHITE - AS NOTED ON PLANS. MULTI-GANG OUTLET PLATES SHALL BE USED FOR MULTI-GANG BOXES.
2.19 NOT USED
2.20 LIGHTING FIXTURES
A. PROVIDE FIXTURES PER SCHEDULE WITH ALL PARTS INCLUDING PLASTER FRAMES FOR RECESSED FIXTURES AND FITTINGS NECESSARY TO COMPLETELY AND PROPERLY INSTALL FIXTURES.
B. LAMPS: INCANDESCENT LAMPS BY G.E., SYLVANIA, OR WESTINGHOUSE, 130 VOLT, EXTENDED LIFE LAMPS. LED LAMPS BY G.E., SYLVANIA, PHILLIPS, OR WESTINGHOUSE. MINIMUM CRI OF 80. WATTAGE AND TYPES AS REQUIRED BY FIXTURE.

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. LED 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 WITHPERMANENT 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 AND 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, 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 BE UL APPROVAL FOR THIS CONDITION AND BE PLAINLY MARKED SO INDICATING.
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 GROUNDIED 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 COMPLETE, 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 INDICATE THE SERVING PANEL AND CIRCUIT ORIGIN.

1. THE ELECTRICAL DRAWINGS, SPECIFICATIONS AND GENERAL NOTES DESCRIBE THE RECOMMENDED 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 CONTROL 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 COMPLY WITH THE LOCALLY ADOPTED, AS NATIONAL ELECTRICAL CODE ADAPTED BY THE JURISDICTION AND ANY LOCAL SUPPLEMENTS.
4. EQUIPMENT SHOWN IS NEW, CONTRACTOR FURNISHED AND INSTALLED, UNLESS OTHERWISE NOTED. IF CONTRACTOR PROPOSED TO SUBSTITUTE SPECIFIC EQUIPMENT SPECIFIED, HE SHALL SUBMIT HIS REQUEST FOR CONSIDERATION 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. 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 OTHER PARTS OF HIS OWN WORK OR 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.
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.
9. ALL RECESSED LIGHTING FIXTURES, PANELBOARDS, SWITCHES, ETC., LOCATED IN FIRE RATED STRUCTURES SHALL BE ENCLOSED WITH AN APPROVED ENCLOSURE CARRYING THE SAME FIRE RATING AS THE STRUCTURE.
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, DRIVERS, J-BOXES, ETC. SHALL BE ACCESSIBLE FROM FIXTURE OPENING.
11. WIRING AND ELECTRICAL EQUIPMENT INSTALLED FOR MECHANICAL AND PLUMBING EQUIPMENT SHALL BE IN ACCORDANCE WITH MECHANICAL AND PLUMBING SPECIFICATIONS AND ASSOCIATED DRAWINGS. CONTRACTOR SHOULD OBTAIN THE REQUIRED MECHANICAL AND PLUMBING DRAWINGS AND PROVIDE ALL EQUIPMENT, RACEWAYS, WIRING, ETC., AS INDICATED THEREON AS PROVIDED UNDER THE ELECTRICAL WORK.
12. 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 INPUT VOLTAGE OF ALL EQUIPMENT PRIOR TO INSTALLATION. ACCEPTING ANY EQUIPMENT RESULTING IN A LOAD INCREASE SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
14. ELECTRICAL OUTLETS ON OPPOSITE SIDES OF FIRE RATED WALLS AND PARTITIONS MUST BE SEPARATED BY DISTANCE OF 24 IN. HORIZONTALLY, IN ACCORDANCE WITH FBC SEC. 714.3.2. EXCEPTION 1.1 OPENINGS IN FIRE RATED WALLS GREATER THAN 16 SQ. IN. 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 LED DRIVERS AND LAMPS SHALL BE CALIFORNIA ENERGY COMMISSION(CEC) CERTIFIED ENERGY SAVING TYPE.
18. DO ALL DRILLING, CUTTING, CHANNELING AS REQUIRED FOR ELECTRICAL WORK AND 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. 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.
20. EMERGENCY LIGHTING SHALL BE PROVIDED PER FBC AND SHALL BE DESIGNED TO PROVIDE MINIMUM REQUIRED FOOT CANDLES AND LUMENS. PROVIDE ADDITIONAL EMERGENCY ILLUMINATION AS REQUIRED BY INSPECTION AUTHORITIES HAVING JURISDICTIONS.
21. ELECTRICAL EQUIPMENT SHALL BE BRACED OR ANCHORED TO RESIST A HORIZONTAL FORCE ACTING IN ANY DIRECTION USING THE FOLLOWING CRITERIA

FIXED EQUIPMENT ON GRADE:	33% OF OPERATING WEIGHT
FIXED EQUIPMENT ON STRUCTURE:	50% OF OPERATING WEIGHT
EMERGENCY POWER AND COMMUNICATION & EQUIPMENT ON GRADE:	50% OF OPERATING WEIGHT
EMERGENCY POWER AND COMMUNICATION ON STRUCTURE:	75% OF OPERATING WEIGHT
FOR FLEXIBLE MOUNTED EQUIPMENT USE 2 X THE ABOVE VALUES. SIMULTANEOUS VERTICAL FORCE - USE 1/3 X HORIZONTAL FORCE.	
CONDUIT, BUSDUCT, CABLE TRAY, WIREWAYS, ETC., SHALL BE BRACED IN ACCORDANCE WITH "GUIDELINES", PUBLISHED BY SMACNA AND PPIC.	

NOTICE






































THESE DRAWINGS ARE SUBJECT TO AN APPROVAL OF THE BUILDING DEPARTMENT, FIRE MARSHAL, UTILITY COMPANY AND OTHER AGENCIES AUTHORITY HAVING JURISDICTION (AHJ), BY THE ACT OF SUBMITTING A BID PROPOSAL. FOR WORK, THE CONTRACTOR HAS REVIEWED THE PLANS THOROUGHLY AND ACCEPT FULL RESPONSIBILITY OF PLAN CORRECTIONS AND ASSOCIATED CONSTRUCTION COSTS REQUIRED BY AHJ.

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			
	SINGLE-POLE SWITCH, MANUAL MOTOR STARTER		
	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. HATCHES INDICATE NUMBER OF CURRENT CARRYING CONDUCTORS. 'X' INDICATES ADDITIONAL INSULATED, ISOLATED GROUND CONDUCTORS.		
	BRANCH CIRCUIT HOMERUN TO PANEL AS NOTED ON PLANS		
	INDICATES EXTERIOR UNDERGROUND WIRE RUNS.		
LIGHTING & LIGHTING CONTROLS			
	LIGHTING FIXTURE. SUBSCRIPT LETTER DENOTES FIXTURE TYPE AS DESCRIBED IN LIGHT FIXTURE SCHEDULE.		
	SINGLE-POLE SWITCH @ 44" A.F.F. U.N.O. LOWER CASE LETTER DENOTES FIXTURE CONTROL. 300V. 20A.		
	TWO-POLE SWITCH @ 44" A.F.F. U.N.O. LOWER CASE LETTER DENOTES FIXTURE CONTROL. 300V. 20A.		
	SINGLE-POLE LIGHT SWITCH WITH PILOT LIGHT @ 44" A.F.F. U.N.O. 300V. 20A.		
	OCCUPANCY SENSOR SWITCH WITH 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., WI-200 FOR CLASSROOMS/LARGE ROOMS/ETC.		
	CEILING MOUNT DUAL TECHNOLOGY ULTRASONIC / P.I.R. MOTION SENSOR TO CONTROL POWER TO ROOM SWITCHES - WATTSTOPPER #DT-300 (WITH POWER PACK) OR EQUAL.		
			
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
FUSE	FUSE	V	VOLTS
GFCI	GROUND FAULT CURRENT INTERRUPTER	W.	WIRE
		W.P.	WEATHERPROOF
G.GND.	GROUND	XFMR	TRANSFORMER
H.P.	HORSE POWER	Ø	PHASE
K	1000		
RECEPTACLES & COMMUNICATIONS OUTLETS			
	FACELESS GFCI TEST/RESET DEVICE.		
	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.		
	SPEAKER		
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.		
	FIRE ALARM CONTROL PANEL. MOUNT TOP OF UNIT AT 72" A.F.F.		
	FIRE ALARM ANNUNCIATION PANEL. MOUNT TOP OF UNIT AT 72" A.F.F.		
	PHOTO ELECTRIC TYPE SMOKE DETECTOR.		
	DUCT MOUNTED PHOTO ELECTRIC SMOKE DETECTOR.		
	RATE OF RISE HEAT DETECTOR.		



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REVISIONS:

ISSUE DATE:

1	CHECK SET	12-15-20
2	PERMIT SET	12-18-20
3	BID SET	02-01-21
4	CONSTRUCTION SET	07-08-21

DRAWN BY: KTF

PANDA PROJECT #: S8-21-D8043

ARCH PROJECT #: P7356.2



PANDA EXPRESS

TRUE WARM & WELCOME 2300
2599 S WOODLAND BLVD
DELAND, FL 33720

E-000

ELECTRICAL SYMBOLS
SPECIFICATIONS, NOTES

TRUE WARM & WELCOME 2300 R1

ELECTRICAL SPECIFICATIONS

3

GENERAL NOTES

2

ELECTRICAL SYMBOLS

1

NOT TO SCALE

E-000

NOT TO SCALE





























E-000

NOT TO SCALE

E-000

LIGHTING FIXTURE SCHEDULE















PROVIDED FOR INFORMATION ONLY.
VERIFY AND INSTALL PER ELECTRICAL DRAWING

ITEM	SYMBOL	DESCRIPTION	QTY.	MFR. & CAT. NO.	WATTAGE	REMARK
INTERIOR LIGHTING ITEM						
		T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.		LSI FIXTURE: SFP24-LED-50-UE-DIM-35	40	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC
		T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 2', 120V BAKED-ON WHITE ENAMEL FINISH.		LSI FIXTURE: SFP22-LED-30-UE-DIM-35-U	30	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC
		T-BAR CEILING RECESSED MOUNTED LED LIGHTING EMERGENCY FIXTURE, 2' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.		LSI FIXTURE: SFP24-LED-50-UE-DIM-EM	32	EMERGENCY KITCHEN CEILING LIGHTS FURNISHED BY OWNER INSTALLED BY GC
		UNIVERSAL MOUNT EXIT SIGN, LED LIGHTED, 120/277V WITH BATTERY PACK, 2 FACE, GREEN LETTER		EXITRONIX GVEX-U-BP-WB-BL-R6	5	EXIT SIGN FURNISHED BY OWNER, INSTALLED BY GC
		HOOD LIGHT		FURNISHED & INSTALLED BY EQUIPMENT SUPPLIER	12	LIGHTS SUPPLIED & PRE-WIRED BY HOOD VENDOR, ELECTRIC CONTRACTOR TO CONNECT MAIN WIRES TO SHUNT TRIP BREAKER AND HOOD CONTROL PANEL
		WALK-IN COOLER LED LIGHT, 120 V 48"		KASON FIXTURE: # 1810LCT400	36	FURNISHED BY WIC VENDOR, G.R.E., INSTALLED BY GC
		DOWN LIGHT, RECESSED IN CEILING		ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING RL607-750L-DIMTR-120-30K-SN-SN-90+	18	FURNISHED BY OWNER, INSTALLED BY GC
		EMERGENCY DOWN LIGHT, RECESSED IN CEILING		ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING RL607-750L-DIMTR-120-30K-SN-SN-90+	14	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-12LC-V1 FURNISHED BY OWNER INSTALLED BY GC
		3 3/4" ADJUSTABLE MR16 DOWN LIGHT, RECESSED IN CEILING		LIGHTTOLIER: LYTECASTER-378WHX FRAME-IN KIT: 302MRSPX BULB: MR16 - GE - PRECISE IR 37 WATT 40° BEAM	40	FURNISHED BY OWNER, INSTALLED BY GC
		WHITE LED AT SERVICE COUNTER SOFFIT & DINING ROOM PARTIAL HEIGHT WALL		LUXEM BRIGHT FIXTURE: BLAZE LED	60	FURNISHED BY OWNER, INSTALLED BY GC
		12" DIA. DECORATIVE BAYLOR PENDANT LF INCANDESCENT		LBL LIGHTING, MODEL # P14610RB BULB: LED EDISON LAMP: 1173467	9	FURNISHED BY OWNER, INSTALLED BY GC
		12" DIA. DECORATIVE MORILL PENDANT LF INCANDESCENT		LBL LIGHTING, MODEL # 6227801-839 BULB: LED EDISON LAMP: 1173467		FURNISHED BY OWNER, INSTALLED BY GC
		MICRO INVERTER		ISOLITE #IMI 125	125	FURNISHED BY OWNER, INSTALLED BY GC
		SPEAKER		-		FURNISHED BY MUSIC VENDOR, INSTALLED BY MUSIC VENDOR

NIGHT LIGHTING REQUIREMENTS: "NL" DESIGNATION INDICATED NIGHT LIGHT ON UNSWITCHED CIRCUIT.

- ONE NL BY SERVICE COUNTER, POS / CASHIER
- ONE NL BY POS / CASHIER AT DRIVE THRU STATION IF APPLICABLE
- ONE NL BY EACH EXIT DOORS IN DINNING ROOM & BACK OF HOUSE

EXTERIOR LIGHTING

		LINEAR LIGHT AT EXTERIOR STORAGE ROOM		COOPER MX-4VT2-LD4-6-DR-UNV-L840-CD1-WL-U	57.3	FURNISHED BY OWNER, INSTALLED BY GC
		WALL MOUNTED OVER SERVICE DOOR FIXTURE		HOWARD: VL305 30W LED, BRONZE	42	OVER EXTERIOR SERVICE DOOR, REFER ELEVATIONS FOR HEIGHT FURNISHED BY OWNER, INSTALLED BY GC
		NAVILITE EMERGENCY LIGHT		EXITRONIX MLED1-G-WP	2	OVER EXTERIOR ENTRANCE & SERVICE DOORS, REFER ELEVATIONS FOR HEIGHT, FURNISHED BY OWNER, INSTALLED BY GC
		EXTERIOR RECESS EMERGENCY LIGHT		ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING WET LOCATION: RL607-14W-120-FL-30K-SN-SN	14	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-12LC-V1 FURNISHED BY OWNER INSTALLED BY GC
		DECORATIVE LED WALL SCONCE		HINKLEY LIGHTING, ATLANTIS, BRONZE; 16498Z-LED	12	AT PORTAL OF ENTRY DOOR, REFER ELEVATIONS FOR HEIGHT FURNISHED BY OWNER, INSTALLED BY GC
		LED MOTION SECURITY FLOODLIGHT		LITHONIA LIGHTING OLF 2RH 40K 120V MO BZ	19	FURNISHED BY OWNER, INSTALLED BY GC
		DECORATIVE LED WALL SCONCE		HINKLEY LIGHTING, KORE, BRONZE; 18728Z-LED		ALONG REAR EIFS BAND FURNISHED BY OWNER, INSTALLED BY GC

CEILING SCHEDULE

INSTALLED AND FURNISHED BY G.C. UNLESS NOTED OTHERWISE

EQUIPMENT SCHEDULE

PLUMBING										ELECTRICAL										DESCRIPTION																						
FS INDIRECT CONNECTION TO FLOOR SINK										D DIRECT CONNECTION										O OWNER(PANDA EXPRESS, INC.)																						
D DIRECT CONNECTION										C CONVENIENT OUTLET										GC GENERAL CONTRACTOR																						
RIH ROUGH IN HEIGHT (TO CENTER OF CONNECTION)										FSO FLOOR STUB OUT										EC ELECTRICAL CONTRACTOR																						
										DC DROPPED CORD										KEC KITCHEN EQUIPMENT COMPANY																						
SUPPLY BY	GAS			WASTE			COLD WATER			HOT WATER			CONNECTION			LOAD			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.	SIZE	R.I.H.	TYPE	WATT														W x D x H (ø x H)													
SERVING AREA EQUIPMENT																																										
O										SEE DETAIL										SEE PLAN										KEC												
O										SEE DETAIL										SEE PLAN										KEC												
O										3 HEATING ELEMENTS 42.375" X 4.25" X 2.375"										GENERAL																						
O										D 625W 1										120										GENERAL												
O										D 475W 1										120										GENERAL												
O										D 15A 1										SEE DETAIL										SEE PLAN												
O										C 650W 1										120										INDUCTION WARMER												
O										C 650W 1										120										INDUCTION WARMER												
O										C 9.3A 1										120										W/LID DISPENSER												
O										C 7.2A 1										120										ON S/S SHELF												
O										66"																																
O																																										
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1. VERIFY ALL HVAC & KITCHEN EQUIPMENT PRIOR TO ROUGH IN.
2. TELEPHONE/DATA/TV CABLES AND WIRES, 0TERMINATIONS, AND ALL REQUIRED CABLE AND JACKS WILL BE INSTALLED BY THIRD PARTY.
3. POWER SUPPLY FOR COMPUTER, CASH REGISTER (86A & 94) SHALL BE ON THE SAME CIRCUIT BREAKER, W/ISOLATED GROUND & ORANGE RECEPTACLE.
4. CIRCUITRY SHOWN WITHOUT TICKS SHALL HAVE (2) WIRES PLUS EQUIPMENT GROUNDING CONDUCTOR.
5. ALL MULTI-WIRE BRANCH CIRCUITS SHALL HAVE SEPARATE NEUTRALS TO MEET THE REQUIREMENTS OF NEC 210.4(B).
6. TRANSFORMERS SHALL BE MOUNTED ABOVE CEILING BELOW TRUSSES WITH LOW VOLTAGE WIRING FEEDING TO ALL EXTERIOR LIGHTS.

POWER PLAN GENERAL NOTES	2
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NOT TO SCALE | E-10

1. CIRCUITRY/CONDUIT FOR FRONT LINE EQUIPMENT TO BE ROUTED IN CASEWORK TO J-BOX IN WALL AND CONCEAL IN WALL.
2. NOT USED
3. PROVIDE (2) 1-1/2" CONDUITS WITH PULL STRINGS FROM CASH REGISTER TO MANAGER STATION.
4. SEE "MANAGER STATION ELEVATION" 1 / E-200 FOR ADDITIONAL OUTLETS AND J-BOXES.
5. ANSUL PULL STATION. REFER TO DETAIL, SHEET 2 / E-400.
6. REFER TO 'LTG AND DOOR HEATER' WIRING DIAGRAM, SHEET 10 / E-400.
7. REFER TO 'COOLER EVAPORATOR COIL' WIRING DIAGRAM, SHEET 8 / E-400.
8. SHOW WINDOW RECEPTACLE SHALL BE CONTROLLED VIA SWITCH "1". REFER TO LIGHTING SWITCHBAK SCHEDULE, SHEET 4 / E-101. 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. CONNECTION FOR HEAT TRACE TAPE INCLUDED IN FREEZER EVAPORATOR COIL. HEAT TAPE PROVIDED AND INSTALLED BY ELECTRICIAN.
11. NOT USED
12. NOT USED
13. FIRE SUPPRESSION SHUTDOWN CONTACTOR LOCATED ABOVE CEILING. REFER TO 13/E-400.
14. HOOD CONTROL PANEL / ANSUL SYSTEM CABINET. MOUNT CABINET DIRECTLY BELOW T-BAR CEILING.
15. PROVIDE 2-GANG J-BOX @ 48" AFF FOR HOOD CONTROL SWITCHES. REFER TO M-400, M-401 AND M-402.
16. 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.
17. ROUTE CABLING / CIRCUITRY THROUGH CONDUIT IN SLAB (KEYED NOTE #16).
18. UTILIZE SEAL TIGHT CONDUIT FOR ALL WIRING INCLUDED ALONG LOW WALL PANEL.
19. ALL DEVICES UNDER HOOD TO BE PROVIDED AND INSTALLED WITH GROUND FAULT CIRCUIT BREAKER AND WATERPROOFING BOX (RED DOT #CKSUV). REFER TO COOKLINE ELECTRICAL ELEVATIONS, 6/E-200. ROUTE HOMERUN THROUGH CONTRACTOR INTERFACED WITH THE HOOD FIRE SUPPRESSION SYSTEM. REFERENCE 13/E-400 FOR ADDITIONAL INFORMATION.
20. SIMPLEX RECEPTACLE TO BE CONNECTED TO BACK-OF-HOUSE LIGHTING CIRCUITRY/CONTROL. CONTRACTOR TO PROVIDE PIGTAIL FROM CIRCULATION PUMP.
21. PROVIDE WEATHERPROOF GFI RECEPTACLE FOR HEAT TAPE. COORDINATE FINAL LOCATION WITH REFRIGERATION INSTALLER.
22. ELECTRIC GRILL 23B. FEED WITH (2) #6, (1) #10 GROUND, 3/4" CONDUIT. REFER TO DETAIL, SHEET 4 / E-200.
23. SEE DRIVE THRU ELEVATION 2/E-200 FOR CONDUIT SIZES AND CONFIGURATIONS..
24. FURNISH AND INSTALL (1) HUBBELL GFSTBF20 FACELESS GFCI (OR EQUIVALENT) FOR GRILL 23B. FASTEN A PLASTIC LABEL STATING CIRCUIT AND EQUIPMENT SERVED. REFER TO 9/E-200 FOR MOUNTING LOCATION.
25. PROVIDE WP-IN-USE COVER, RED DOT #CKSVU.
26. CONTRACTOR TO ENSURE THAT ELECTRICAL OUTLET SHOWN FALLS BENEATH TABLE TOP. REFER TO ARCHITECTURAL FURNITURE PLAN FOR EXACT LOCATION.
27. SEE DRIVE-THRU ELEVATIONS, 2 / E-200.
28. SEE DRINK STATION ELEVATIONS, SHEET 5 / E-200.
29. CONTRACTOR TO FURNISH J-BOX FOR AWNING LIGHT FIXTURES. COORDINATE IN FIELD FOR EXACT LOCATION FOR J-BOX AND ANY ADDITIONAL REQUIREMENTS PRIOR TO STARTING ANY WORK AND INCLUDE ALL ASSOCIATED COSTS IN THE BID.
30. SEE P.O.S. AND SERVICE LINE ELEVATIONS, SHEET 3 / E-200.
31. CONTRACTOR TO FURNISH (1) J-BOX (WITH PULL-WIRE) AT THIS LOCATION FOR SET OF EXTERIOR VENTILATOR LIGHT FINS. THE SET OF FINS ARE POWERED FROM CEILING MOUNTED TRANSFORMERS THAT ARE TO BE LOCATED ABOVE THE CEILING OF THE INTERIOR. UTILIZE CIRCUIT B-19 FROM PANELBOARD B. PROVIDE SEAL TIGHT PENETRATIONS AS REQUIRED. COORDINATE IN FIELD FOR EXACT LOCATIONS FOR J-BOX AND ANY ADDITIONAL REQUIREMENTS PRIOR TO START OF ANY WORK AND INCLUDE ALL ASSOCIATED COSTS IN THE BID.
32. SEE DINING ROOM MONITOR ELEVATION, SHEET 8 / E-200.
33. PROVIDE AND INSTALL 3/4" CONDUIT AND PULL STRING FROM CLOSEST LANDSCAPE AREA, THROUGH WALL UP TO EMPTY FLUSH MOUNTED JUNCTION BOX @ 60" A.F.F. (FOR IRRIGATION CONTROLS). CLOSE OFF CONDUIT IN LANDSCAPE AREA WITH REMOVABLE CAP. UTILIZE CIRCUIT B-7.
34. REFER TO SHEET 9 / E-200 FOR INSTALLATION OF CO2 MONITOR.
35. SEE SWITCH BANK ELEVATION, SHEET 7 / E-200.
36. CONTRACTOR SHALL PROVIDE CONTROL WIRING FOR EVAPORATOR COIL SERVICE SWITCH TO CONDENSOR ON ROOF TO SHUT DOWN SIMULTANEOUSLY WITH EVAPORATOR WHEN INTERIOR EVAPORATOR, BLOWER, FANS ARE BEING SERVICES OR CLEANED. COORDINATE WITH EQUIPMENT MANUFACTURER PRIOR TO START OF WORK.
37. FLY LIGHT RECEPTACLE SHALL BE INSTALLED WITH A RECESSED CLOCK OUTLET. TYP. OF 3 LOCATIONS. PROVIDE GFCI IN KITCHEN AREAS. REFER TO DETAIL 10/E-200.
38. SEE SECURITY KEY PAD ELEVATION 1 / E-200.
39. CONNECT HEAT LAMPS TO COUNTER-MOUNTED SWITCH PROVIDED AND INSTALLED BY CONTRACTOR. REFER TO PLAN FOR LOCATIONS AND QUANTITIES.
40. PANDA EXPRESS TO PROVIDE CO2 MONITOR, E.C. TO MOUNT OVER J-BOX WITH WIRING THROUGH WALL CONDUIT FOR CLEAN INSTALLATION. PROVIDE ALL OTHER REQUIRED CONNECTIONS AND COMPONENTS FOR FULLY WORKING SYSTEM.
41. PROVIDE IN-GRADE QUAZITE 8"X8" PC STYLE POLYMER CONCRETE BOX OR EQUAL FOR UNDERGROUND CABLE REQUIRED FOR THE STORE. PART NO. PC081XXXXX OR SIMILAR. REFER TO ELECTRICAL SITE PLAN 1/E-105.
42. PROVIDE 1" CONDUIT FOR CABLE DEDICATED FOR ENTIRE STORE FROM IN-GRADE 8X8 QUAZITE BOX TO EXTERIOR CLOSED 6X6 FLUSH MOUNTED JUNCTION BOX. TERMINATE INTERIOR ABOVE CEILING.
43. PROVIDE FLUSH MOUNTED NEMA 1 6X6 JUNCTION/PULL BOX AT 48" - HUBBELL OR EQUAL. ROUTE CABLE FROM EXTERIOR 6X6 IN 1" CONDUIT THROUGH BUILDING. TERMINATE INTERIOR ABOVE CEILING.

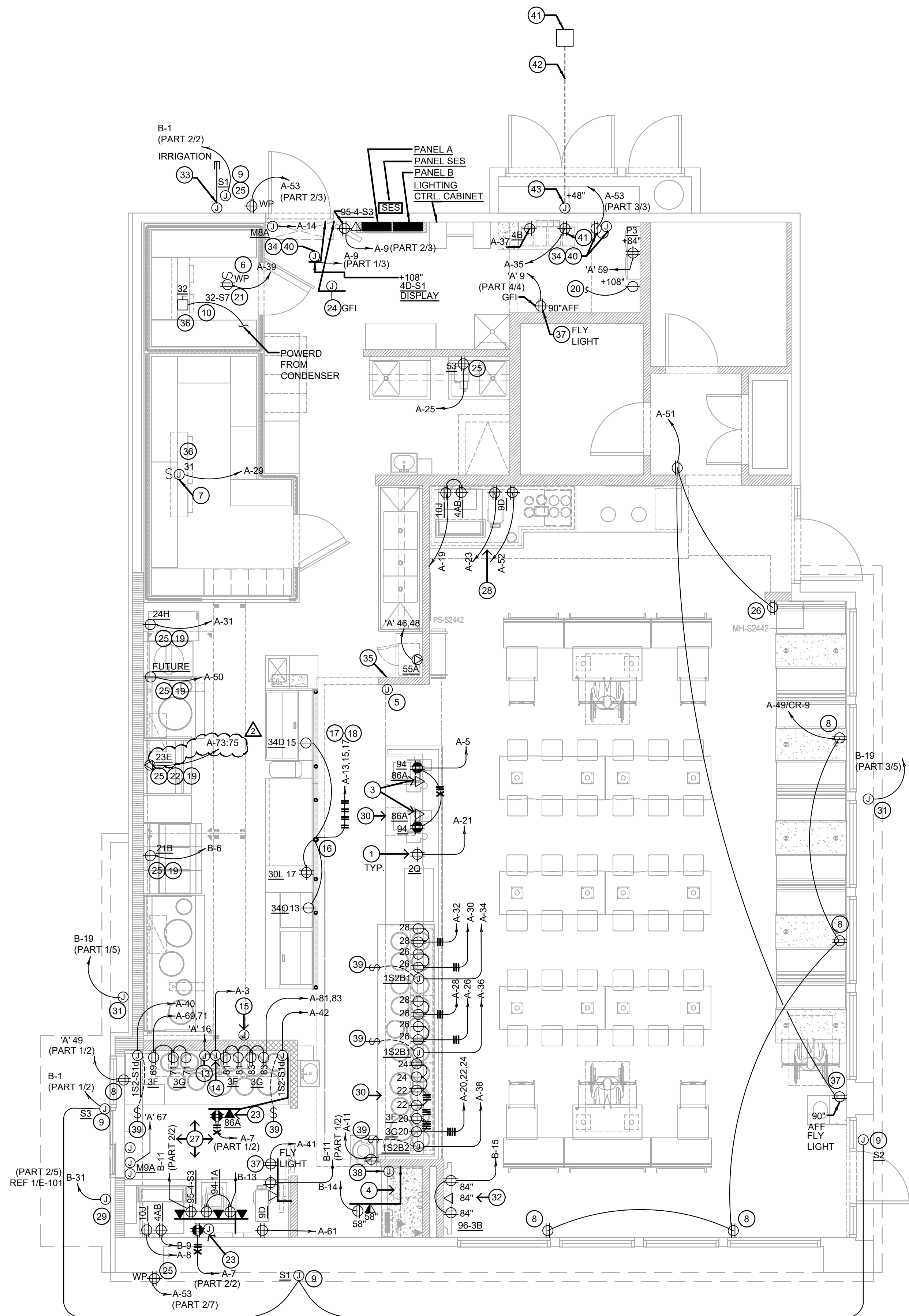
ALL 120 VOLT, 20 AMP RECEPTACLES LOCATED UNDER COUNTERS WITHIN SERVING AREA 101, DRIVE-THRU 102, AND KITCHEN 103 TO BE SERVED FROM GFCI-TYPE CIRCUIT BREAKERS PER NEC 210.8 (B) (2). ALL OTHER KITCHEN 120 VOLT RECEPTACLES SHALL PROVIDE GFCI RECEPTACLES.

POWER PLAN KEYED NOTES	3
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NOT TO SCALE F-10

E-100

NO UNDER SLAB ELECTRICAL WORK ALLOWED UNLESS OTHERWISE NOTED ON PLAN.



POWER FLOOR PLAN

Scale: 1/4"=1'-0"

E-100



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

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REVISIONS:

2	OWNER CHANGES	05-14-21
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ISSUE DATE:

1	CHECK SET	12-15-20
2	PERMIT SET	12-18-20
3	BID SET	02-01-21
4	CONSTRUCTION SET	07-08-21

DRAWN BY: KTF

PANDA PROJECT #: S8-21-D8043

ARCH PROJECT #: P7356.2



PANDA EXPRESS

TRUE WARM & WELCOME 2300
2599 S WOODLAND BLVD
DELAND, FL 32720

E-100

POWER FLOOR PLAN

TRUE WARM & WELCOME 2300 R1



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REVISIONS:	

ISSUE DATE:	
1	CHECK SET 12-15-20
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DRAWN BY: KTF

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**A Full Service
A & E Firm**

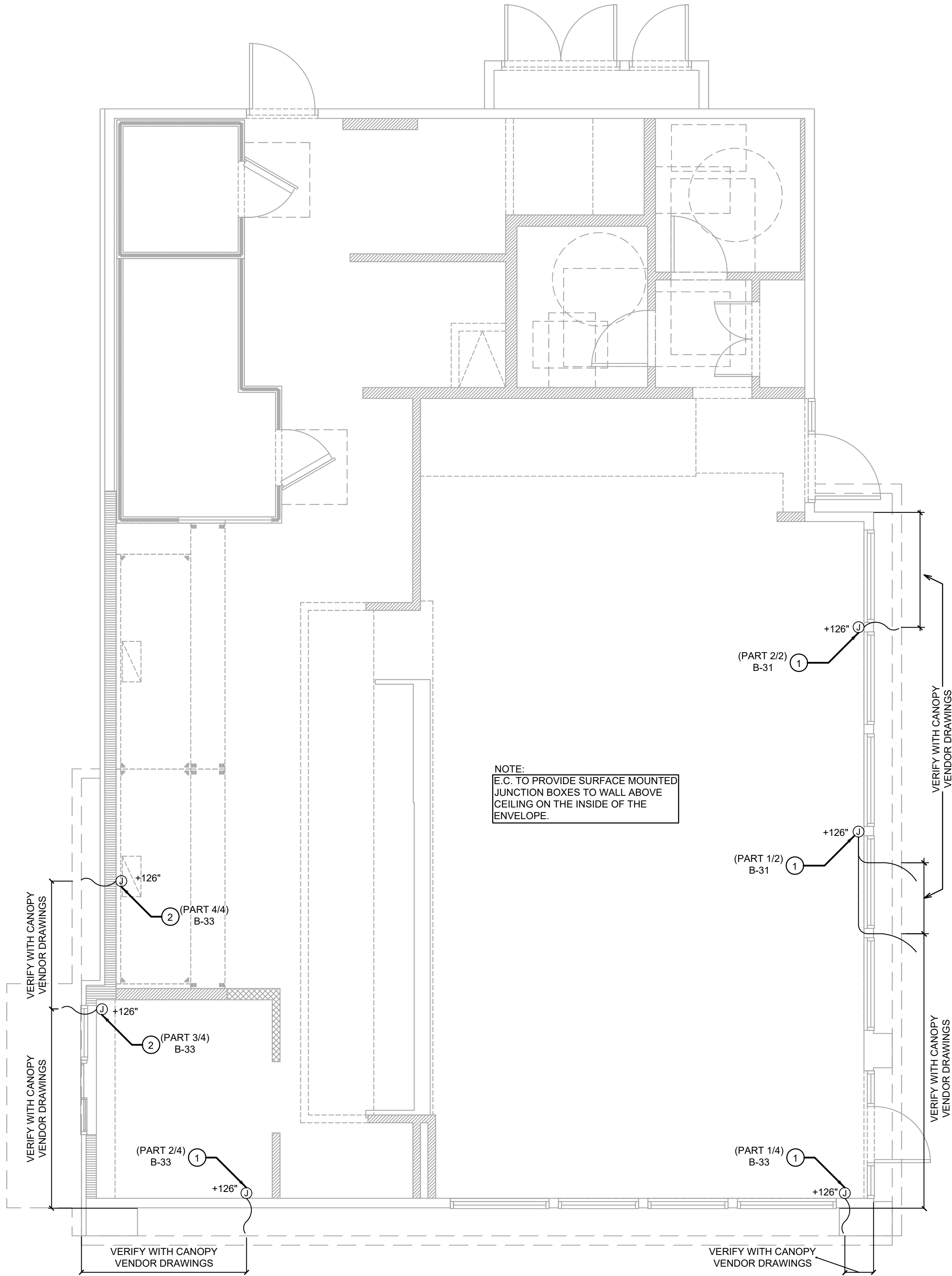
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Landscape Lic. No. LC0000298

PANDA EXPRESS
TRUE WARM & WELCOME 2300
2599 S WOODLAND BLVD
DELAND, FL 32720

E-101.1

CANOPY LIGHTING PLAN

TRUE WARM & WELCOME 2300 R1



- E.C. TO PROVIDE J-BOX WITH 3' WHIP FOR CONNECTION TO PANDA EXPRESS PROVIDED LIGHTED CANOPY. E.C. TO MAKE FINAL CONNECTION.
- E.C. TO PROVIDE J-BOX WITH 3' WHIP FOR CONNECTION TO PANDA EXPRESS PROVIDED LIGHTED DRIVE THRU CANOPY. E.C. TO MAKE FINAL CONNECTION.
- NOT USED.

⑨ CANOPY LIGHTING KEYED NOTES	2	LIGHTING FLOOR PLAN	1
NOT TO SCALE	E-101.1	Scale: 1/4"=1'-0"	E-101.1

1. ALL FLUORESCENT FIXTURES SHALL HAVE ELECTRONIC BALLASTS WITH 20% OR LESS THD.
2. CONTRACTOR SHALL PROVIDE ALL REQUIRED HARDWARE, BRACKETS, ETC. FOR A COMPLETE INSTALLATION.
3. ALL LIGHTING FIXTURES SHALL BE SUPPORTED PER NEC 410-36(B). SEE DETAIL, SHEET 4 / E-4.00.
4. CONTRACTOR SHALL INSTALL ALL LIGHTING FIXTURES INCLUDING OWNER-FURNISHED FIXTURES.
5. ALL FIXTURE BALLASTS SHALL BE U.L. LISTED.
6. G.C. SHALL INSTALL OWNER SUPPLIED LED & CUT TO PROPER LENGTH
7. MULTIPLE CIRCUITS IN SAME CONDUIT SHALL HAVE SEPARATE NEUTRALS.
8. ALL FLUORESCENT FIXTURES SHALL HAVE INTEGRAL DISCONNECTING MEANS PER NEC 410.130(G)(1).
9. ALL CIRCUITRY SHOWN WITHOUT TICKS SHALL HAVE (2) WIRES PLUS EQUIPMENT GROUNDING CONDUCTOR.
10. 'NL' DESIGNATION INDICATES NIGHT LIGHT ON UNSWITCHED CIRCUIT.
11. CONTRACTOR TO ENSURE THAT LEFT OVER DISTANCE FOR EXTERIOR FIXTURES SHALL BE EQUAL ON BOTH SIDES; AND SHALL NOT HAVE ANY GAP BETWEEN THE LIGHTING FIXTURES.
12. REFER TO LIGHTING CONTROL DETAIL, THIS SHEET 5 / E-101.
13. ALL EXTERIOR EMERGENCY LIGHTING TO BE INSTALLED JUST BELOW CANOPY.
14. CONTRACTOR SHALL PROVIDE THE BUILDING OWNER WITH AN OPERATING MANUAL AND MAINTENANCE MANUAL. THESE MANUALS SHALL COMPLY AND INCLUDE EVERYTHING SPECIFIED IN 2017 FBC C408.3.2.
15. CONTRACTOR SHALL PROVIDE THE BUILDING OWNER WITH DOCUMENTATION THAT CERTIFIES THE INSTALLED LIGHTING CONTROLS MEET DOCUMENTED PERFORMANCE CRITERIA OF SECTION C405 IN THE 2017 FBC. CONTRACTOR TO PROVIDE THIS DOCUMENTATION TO THE OWNER WITHIN 90 DAYS FROM THE DATE OF RECEIPT OF THE CERTIFICATE OF OCCUPANCY.
16. CONTRACTOR SHALL GET THE REGISTERED DESIGN PROFESSIONAL TO PROVIDE EVIDENCE THAT THE LIGHTING CONTROL SYSTEMS HAVE BEEN TESTED TO ENSURE THAT THE CONTROL HARDWARE AND SOFTWARE ARE CALIBRATED, ADJUSTED, PROGRAMMED AND IN PROPER WORKING CONDITION IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND MANUFACTURERS INSTRUCTIONS. FUNCTIONAL TESTING SHALL BE IN ACCORDANCE WITH SECTIONS 2017 FBC C408.3.1.1 AND C408.3.1.2 FOR THE APPLICABLE CONTROL TYPE.

LIGHTING GENERAL NOTES 2

NOT TO SCALE **E-101**

1. SWITCHBANK 'A'. REFER TO SCHEDULE THIS SHEET (4 / E-101).
2. ROUTE CIRCUITS THROUGH CONTROL CABINET TO LIGHTING PANEL (SWITCH LEGS AS NOTED IN LOWER CASE). REFER TO WIRING DIAGRAM (4 / E-101 & 5 / E-101) FOR MORE INFORMATION.
3. ROUTE THROUGH CONTACTS IN HOOD CONTROL PANEL 'M4' FOR CIRCUIT POWER. REFER TO DETAILS, SHEETS 3 / E-401.
4. PROVIDE SEPARATE UNSWITCHED HOT CONDUCTOR (SAME CIRCUIT, NOT CONTROLLED BY LIGHTING CONTROLS) TO EMERGENCY FIXTURE BATTERY TRIGGER LEADS.
5. DUPLEX RECEPTACLE AT SOFFIT FOR LED ROPE. INSTALL ON BACK OF BULKHEAD ABOVE CEILING. REFER TO DETAILS, SHEET A-403 FOR MORE INFORMATION.
6. WALK-IN COOLER LIGHT FIXTURES AND PILOT LIGHT SWITCH PROVIDED WITH COOLER. REFER TO 'COOLER EVAPORATOR COIL' WIRING DIAGRAM, SHEET 8 / E-400.
7. WALK-IN FREEZER LIGHT FIXTURE AND PILOT LIGHT SWITCH PROVIDED WITH FREEZER. REFER TO 'FREEZER LTG AND DOOR HEATER WIRING DIAGRAM', SHEET 10 / E-400.
8. REFER TO 'EXHAUST FAN CONTROL DIAGRAM', SHEET 5 / E-400, FOR MORE INFORMATION.
9. FIXTURES THIS ROOM SHALL BE LOCALLY SWITCHED.
10. LIGHTING INVERTER TO BE MOUNTED ABOVE THE ELECTRICAL PANELS, NEXT TO CEILING.
11. LED TRANSFORMER LOCATION, MOUNT ABOVE CEILING PER MANUFACTURER'S RECOMMENDATIONS.
12. MANAGER'S SWITCHBANK. REFER TO THIS SHEET (4 / E-101).
13. DAYLIGHT HARVESTING IS NOT REQUIRED PER ENERGY CODE 2017 FBC C405.2.3(1) EXCEPTION 4. BUILDING IS AN A-2 OCCUPANCY.
14. PROVIDE JUNCTION BOX ABOVE CEILING FOR THE BZ-150 UNIVERSAL POWER PACK REQUIRED FOR EXTERIOR MOTION CONTROL LED FIXTURES. PROVIDE LOW VOLTAGE CONNECTIONS AS REQUIRED TO LIGHTSAVER LS-102 SWITCHING PHOTOSENSOR SO THAT WHEN STORE OPERATIONS ARE OFF THIS EXTERIOR SECURITY LIGHT IS ACTIVATED BY EXTERIOR MOTION ONLY. VERIFY WITH MANUFACTURER'S RECOMMENDATIONS FOR WIRING DIAGRAM. VERIFY LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
15. PROVIDE WALL MOUNTED JUNCTION BOX AT +142" FOR INSTALLATION. INSTALL LIGHTSAVER LS-102 SWITCHING PHOTOSENSOR FOR EXTERIOR MOTION CONTROL SECURITY FIXTURES TYP OF 2 LOCATIONS. CONTROL TIMES OF CONTROL SO THAT WHEN STORE OPERATIONS ARE OFF INTERIOR LIGHTS GO OFF AND THE EXTERIOR MOTION LIGHTS ARE ACTIVATED WITH ANY MOTION DETECTED AFTER STORE HOURS. VERIFY WITH MANUFACTURERS RECOMMENDATIONS FOR WIRING DIAGRAM. VERIFY LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
16. ROUTE HOMERUN THROUGH LIGHTING SWITCHBANK 'A' (SWITCH AS NOTED IN LOWER CASE). REFER TO SCHEDULE, SHEET 4/E-101, FOR MORE INFORMATION.
17. CONNECT TO VEGETABLE DISPLAY LIGHTING PROVIDED WITH WALK-IN COOLER.
18. PROVIDE SEALS AND EXPANSION COUPLINGS ON ALL CONDUITS ENTERING OR LEAVING AREA OF TEMPERATURE DIFFERENCE. REFER TO WIRING NOTES 6/E-400 FOR ADDITIONAL INFORMATION.
19. THE OVERRIDE SWITCH IS INTENDED TO OVERRIDE THE TIME CLOCK DURING AFTER-HOURS WORK TO TURN ON THE INTERIOR LIGHTS FOR NOT MORE THAN 2 HOURS ACCORDING TO ENERGY CODE 2017 FBC C405.2.2.1.

LIGHTING KEYED NOTES 3

NOT TO SCALE **E-101**

LIGHTING CONTROL PANEL AND SCHEDULE 5

NOT TO SCALE **E-101**

- NOTE:
- CONTRACTOR TO INSTALL (2) 5 GANG SWITCH BOXES AS SHOWN BELOW. DO NOT INSTALL SEPERATE/INDIVIDUAL BOXES FOR EACH SWITCH.
 - KIT MEANS KITCHEN
 - CONTRACTOR SHALL LABEL SWITCHES WITH IDENTIFICATION BELOW SWITCH. LETTER TAGS ABOVE SWITCH ARE TAGS ONLY AND ARE NOT TO BE USED AS LABLES.

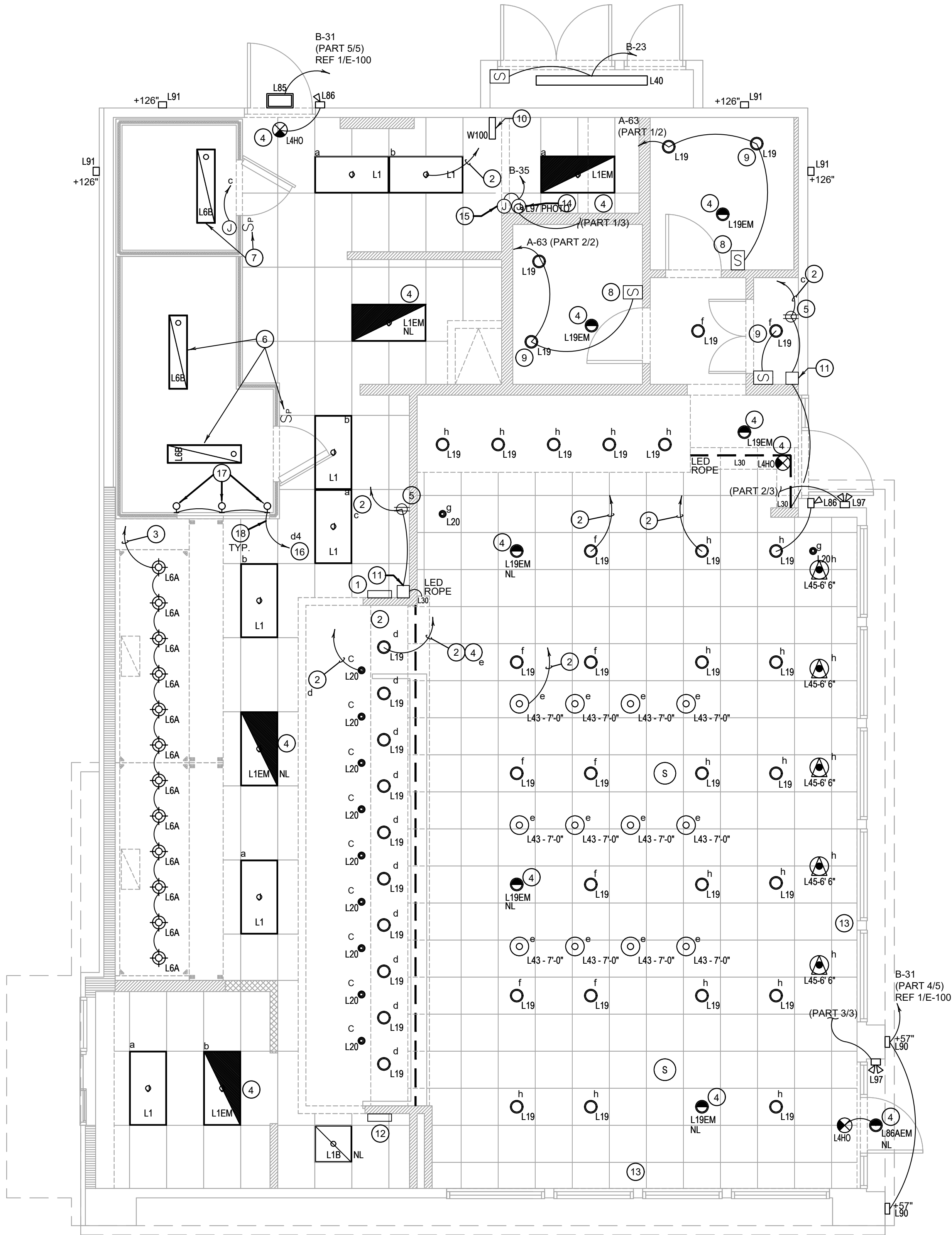
(a)	(b)	(c)	(d)	(e)
\$	\$	\$	\$	\$
KIT. & RR EX. FANS	KIT. LTG	WALK-IN, MENU LED ACCENTS	SERVING LINE	DINING PENDANTS
(f)	(g)	(h)	(i)	(19)
\$	\$	\$	\$	60:00
INTERIOR DINING	DECORATIVE LIGHTING	INTERIOR DINING	SHOW WINDOW	INTERIOR LIGHTING SHUT DOWN OVERRIDE

- NOTE:
- TAGS SHOWN ABOVE ARE ONLY FOR DESIGN PURPOSES ONLY, AND NOT TO BE USED FOR LABLES.

SWITCHBANK SCHEDULE 'A'				
TAG	SWITCH TYPE	AREA SERVED / SWITCH LABEL	CIRCUIT	LOAD
a	TOGGLE SWITCH	KITCHEN / RR FANS	A- 45	530 VA
b	TOGGLE SWITCH	KITCHEN	A- 45	160 VA
c	TOGGLE SWITCH	WALK-INS, MENU, LED ACCENTS	A- 1	275 VA
d	TOGGLE SWITCH	SERVING LINE SOFFIT	A- 1	180 VA
e	TOGGLE SWITCH	DINING PENDANTS	A- 47	108 VA
f	TOGGLE SWITCH	INTERIOR DINING	A- 47	144 VA
g	TOGGLE SWITCH	DECORATIVE LIGHTING	A- 47	350 VA
h	TOGGLE SWITCH	INTERIOR DINING	A- 47	414 VA
i	TOGGLE SWITCH	SHOW WINDOW RECEP	A- 49	720 VA
j	TOGGLE SWITCH	2HRS OVERRIDE		

LIGHTING SWITCHBANK SCHEDULE 4

NOT TO SCALE **E-101**



LIGHTING FLOOR PLAN 1

Scale: 1/4"=1'-0" **E-101**



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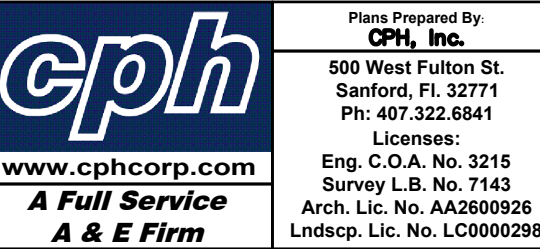
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E-101

LIGHTING FLOOR PLAN

TRUE WARM & WELCOME 2300 R1



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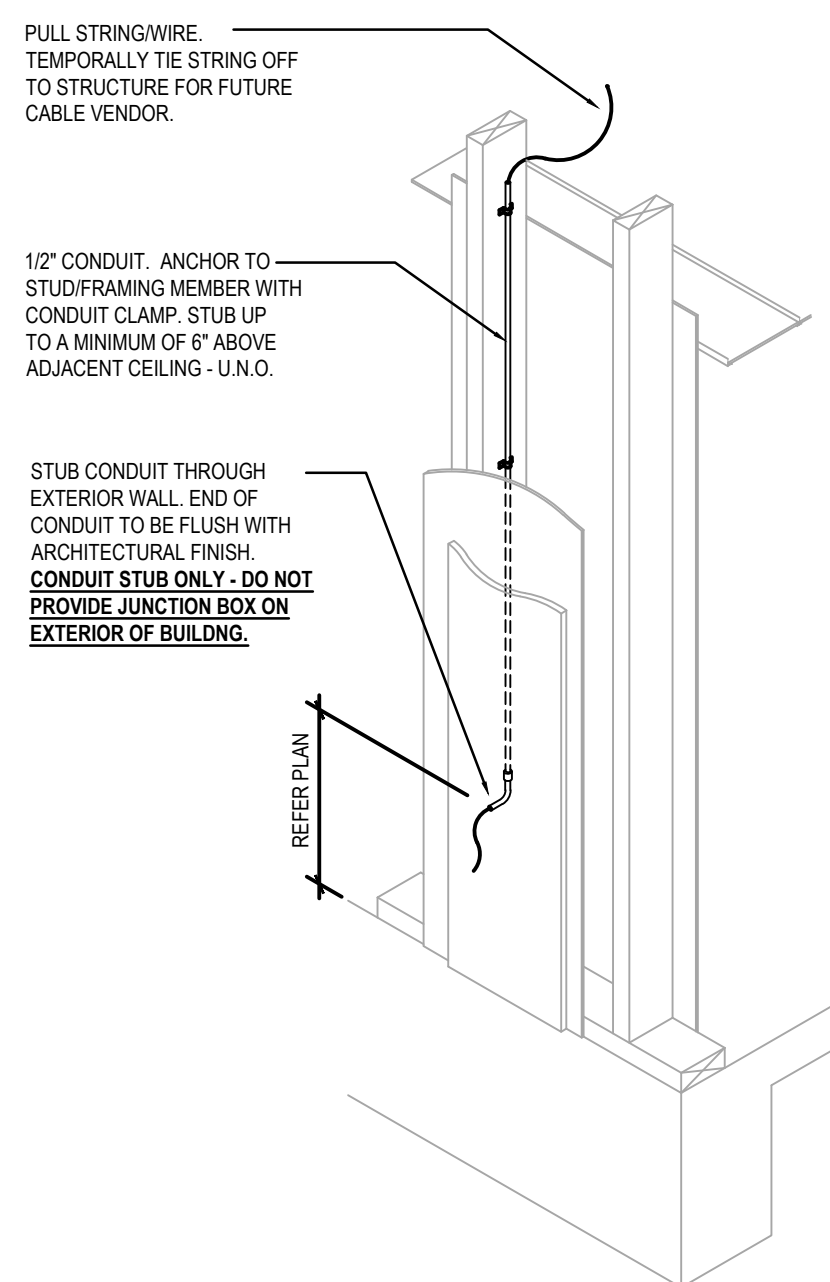
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E-102

SECURITY CAMERA PLAN

TRUE WARM & WELCOME 2300 R1



SECURITY CAMERA PLAN	1
Scale= 1/4" = 1'-0"	E-102



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E-104

ROOF POWER PLAN

TRUE WARM & WELCOME 2300 R1

- 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.
- NOT USED.
- VERIFY ALL FUSE SIZES AND TYPES WITH THE AIR CONDITIONING EQUIPMENT MANUFACTURER PRIOR TO INSTALLATION.
- REVIEW THE MECHANICAL PLANS FOR THE AIR CONDITIONING 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.
- 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.
- G.C. COORDINATE ELECTRICAL, MECHANICAL, FIRE ALARM (IF REQUIRED) FOR INTERLOCK SEQUENCE.
- RESTROOM EXHAUST FAN TO BE POWERED FROM BACK OF HOUSE LIGHTING CIRCUIT. SEE DETAIL 5 / E-400 FOR ADDITIONAL INFORMATION.

ROOF PLAN GENERAL NOTES 2

NOT TO SCALE E-104

- ROUTE HOMERUN THROUGH BACK OF HOUSE LIGHTING CIRCUIT. REFER TO LIGHTING PLAN, SHEET 1 / E-101. FAN TO BE CONTROLLED BY SWITCH FOR BACK OF HOUSE LIGHTING.
- 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.
- CIRCUIT FEEDS FROM PANELBOARD - THROUGH HOOD CONTROL PANEL - UP TO ROOF. REFER TO DETAIL, SHEET 3 / E-401 & KITCHEN HOOD SUBMITTAL DATA.
- REFER TO CONDENSING UNIT WIRING DIAGRAM, SHEET 7 / E-400.
- STRUT RACK SUPPORT FOR EQUIPMENT DISCONNECT SWITCHES. REFER TO DETAIL, SHEET 2 / E-401.
- PROVIDE AND INSTALL 2-1/2" DIA GALVANIZED RIGID METAL CONDUIT AND WEATHERHEAD AS SHOWN. CONDUIT TO BE STRAPPED TO CLOSEST JOIST TO THE MANAGER'S STATION (FULL DEPTH). SEE DETAIL 2/A-108.
- DO NOT INSTALL UNTIL BACK DRAFT DAMPER INSTALLATION IS COMPLETE. UTILIZE FACTORY KNOCKOUTS FOR ELECTRICAL RUN FOR THIS FAN. REFER TO SHEET M-402.
- MOUNT PHOTOCELL ON CONDENSER RACK ON THE ROOF FACING NORTH. CONNECT TO LIGHTING CONTROL PANEL.
- 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.
- ROUTE POWER FEEDS VIA FACTORY PROVIDED THRU-BASE CONNECTION AREA. COORDINATE WITH MECHANICAL.
- VERIFY UNIT INCLUDES FACTORY MOLDED CASE NOT-FUSED DISCONNECT SWITCH WITH MECHANICAL SUBMITTAL DATA.CONTRACTOR TO PROVIDE DISCONNECT IF NOT PROVIDE BY MANUFACTURER.
- CONTRACTOR TO PROVIDED PHOTOCELL FACING NORTH TO CONTROL EXTERIOR LIGHTING ACCORDING TO ENERGY CODE 2017 FBC C405.2.6.1 DAYLIGHT SHUTOFF FOR EXTERIOR LIGHTING.

ROOF PLAN KEYED NOTES 3

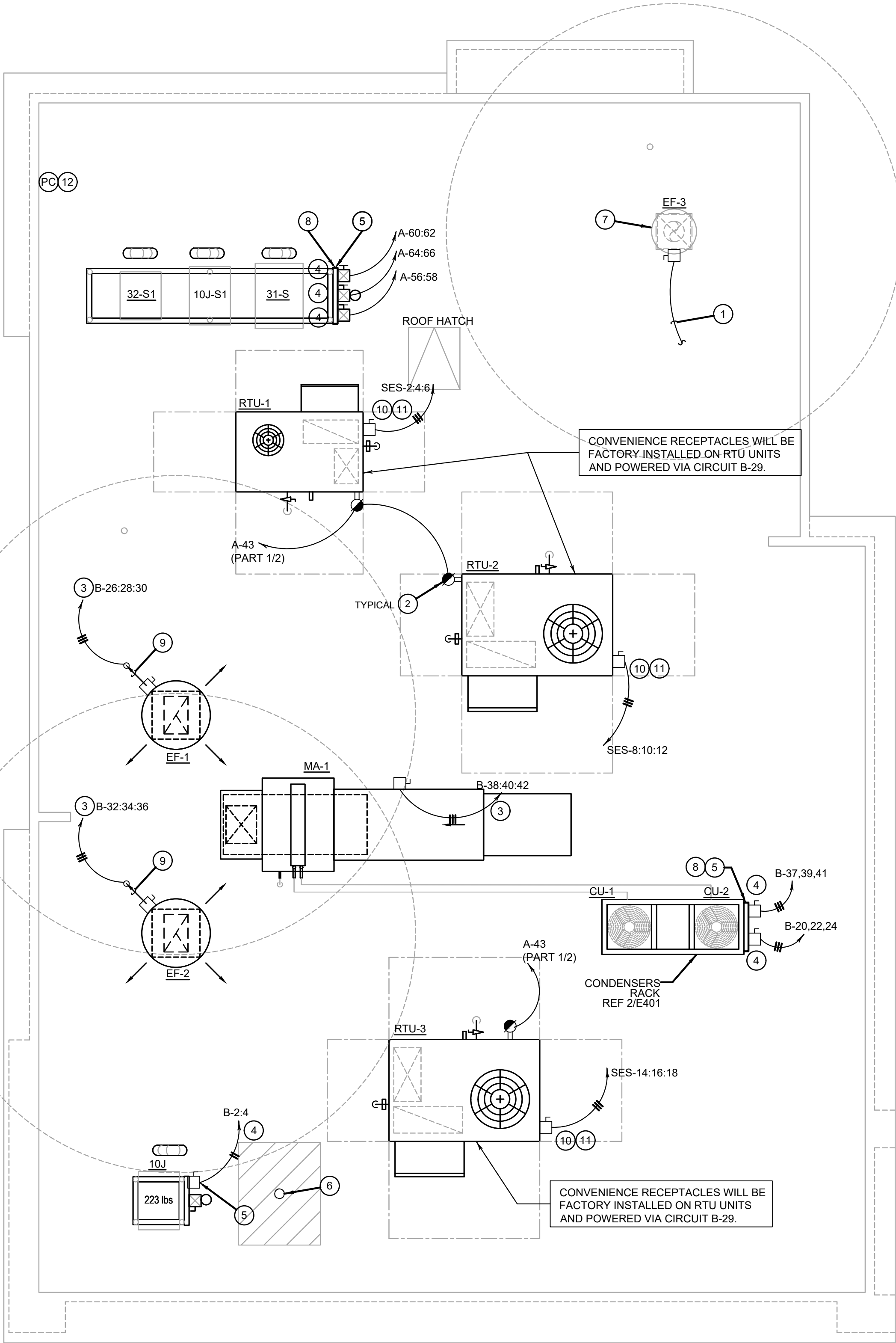
NOT TO SCALE E-104

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		29	208V.3Ø	3 #8, #10 GND., 1" C.		AT UNIT	60A. 3P. 3F. WP	①④
RTU2	A/C UNIT		52	208V.3Ø	3 #6, #10 GND., 1" C.		AT UNIT	100A. 3P. 3F. WP	①④
RTU3	A/C UNIT		52	208V.3Ø	3 #6, #10 GND., 1" C.		AT UNIT	100A. 3P. 3F. WP	①④
CU-1	CONDENSING UNIT		21.4	208V.3Ø	3 #10, #10 GND., 1" C.		AT UNIT	30A. 3P. 3F. WP	①
CU-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	3.0	10.9	208V.3Ø	3 #12, #12 GND., 3/4" C.		AT UNIT		①④
EF-1	EXHAUST FAN	2.0	7.8	208V.3Ø	3 #12, #12 GND., 3/4" C.		AT UNIT		①
EF-2	EXHAUST FAN	2.0	7.8	208V.3Ø	3 #12, #12 GND., 3/4" C.		AT UNIT		①
EF-3	EXHAUST FAN	1/4	5.8	120V.1Ø	2 #12, #12 GND., 3/4" C.		AT UNIT	30A. 2P. 1F. WP	①④
31-S	W/I COOLER COND.	1.5	15.0	208V.1Ø	2 #12, #12 GND., 3/4" C.	☒	AT UNIT		②③
32-S1	W/I FREEZER COND.	1.5	20.0	208V.1Ø	2 #10 #10 GND., 3/4" C.	☒	AT UNIT		②③
10J-S1	ICE MACHINE COND.		11.8	208V.1Ø	2 #12, #12 GND., 3/4" C.	☒	AT UNIT		②③

- 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 2 / E-401.
- ④ ELECTRICAL FEEDS SHALL 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

- COORDINATE SERVICE ENTRANCE SECTION, TRANSFORMER, PRIMARY SERVICE, SECONDARY SERVICE, AND SWITCHING CABINET OR POWER POLE LOCATIONS WITH SERVING UTILITY COMPANY AND COMPLY AS REQUIRED.
- CONTRACTOR TO BE RESPONSIBLE FOR COORDINATING AND PROVIDING REQUIRED WORK FOR SUPPLYING ELECTRICAL POWER AND TELEPHONE UTILITIES TO THE BUILDING.
- CONTRACTOR TO PROVIDE ALL TRENCHING, BACKFILL, CONDUIT, PAD, ETC. PER THE SERVING UTILITY COMPANY SHOP DRAWINGS AND SPECIFICATIONS.
- NOT USED.
- MINIMUM CIRCUITRY ON THIS SHEET TO BE #10, 3/4" CONDUIT.

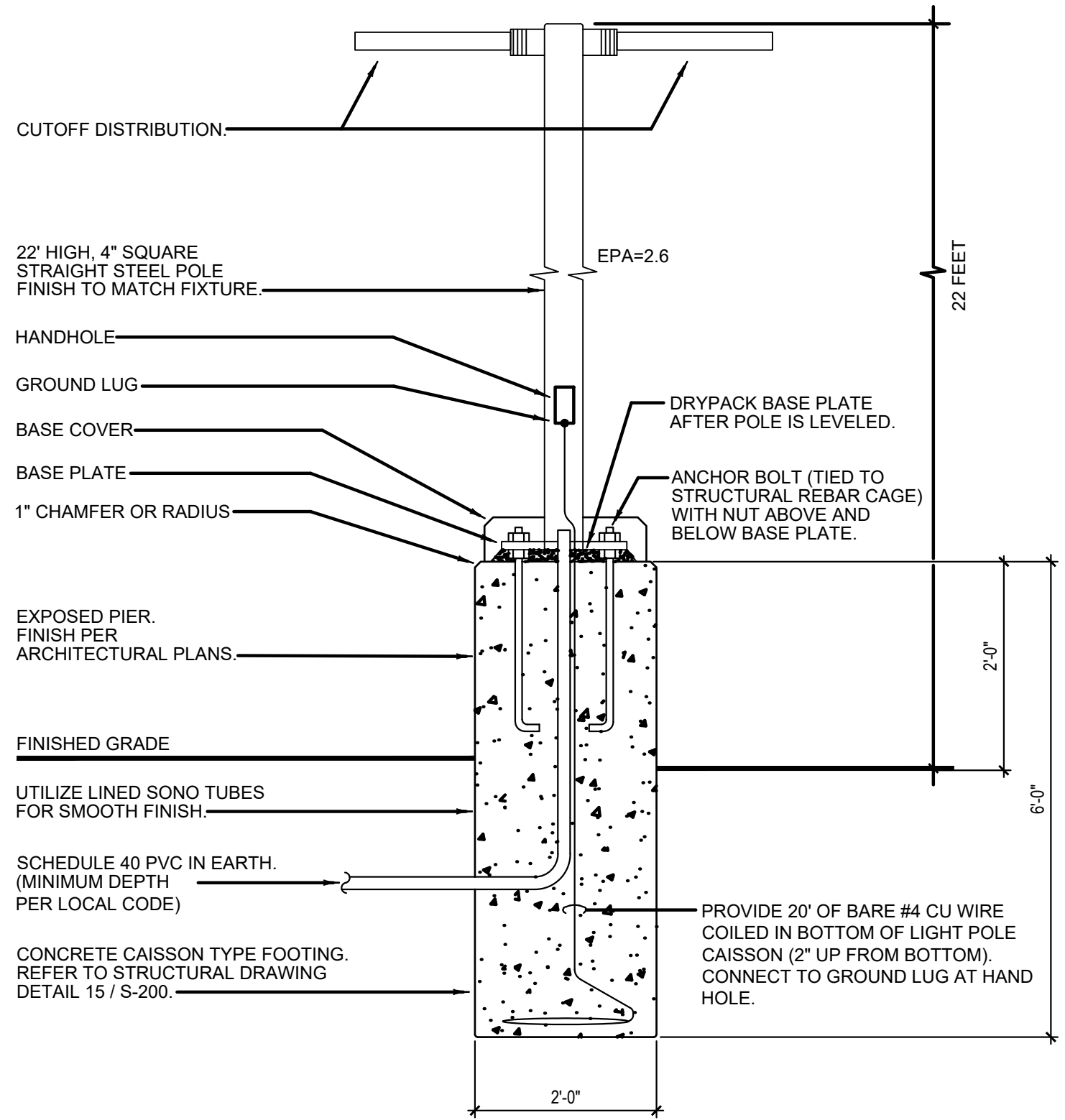
SITE PLAN GENERAL NOTES 2

E-105

- FEED THROUGH LIGHTING CONTROL PANEL. REF: 5 / E-101.
- NOT USED.
- STUB UP LOCATION FOR (3) 3/4" CONDUITS & PULL STRINGS, TO ENTER BUILDING & UP TO 6" ABOVE CEILING. REFER TO SHEET 1/E-401.
- STUB-UP LOCATION FOR MENU BOARD. SIGN DISCONNECT PROVIDED BY SIGN CONTRACTOR. COORDINATE PRECISE LOCATION WITH ARCHITECT / OWNER.
- STUB-UP FOR DRIVE-THRU ORDER CONFIRMATION MONITOR. COORDINATE LOCATION WITH ARC ARCHITECT/ OWNER.
- NOT USED.
- DRIVE-THRU SENSOR LOOP. COORDINATE LOCATION. REFER TO DETAIL 1 / E-401. WIRE AHEAD OF ALL LOCAL SWITCHING.
- CABLE PULL BOX : REFERENCE 1/E100. INSTALL MINIMUM 3' FROM SIDEWALK. DO NOT INSTALL IN SIDEWALK CONCRETE.
- STUB UP LOCATION FOR PYLON SIGN OR MONUMENT SIGN. ELECTRICAL CONTRACTOR TO PROVIDE DISCONNECT AT BASE OF SIGN. COORDINATE EXACT LOCATION WITH ARCHITECT/OWNER. CONNECT TO LIGHTING CONTROL PANEL. REFER TO DETAIL 5 / E-101.
- CIRCUIT SHALL BE TURNED OFF FROM 12AM TO 6AM (MINIMUM) TO MEET 2017 FBC C405.2.5 (3) EXTERIOR LIGHTING CONTROLS REQUIREMENTS.
- EXTERIOR LIGHTING AS FACADE, PARKING LOT & LANDSCAPE SHALL BE AUTOMATICALLY TURNED OFF WHEN DAYLIGHT IS PRESENT AND SATISFIES THE LIGHTING NEEDS ACCORDING TO ENERGY CODE 2017 FBC C405.2.6.1 DAYLIGHT SHUTOFF.

SITE PLAN KEYED NOTES 3

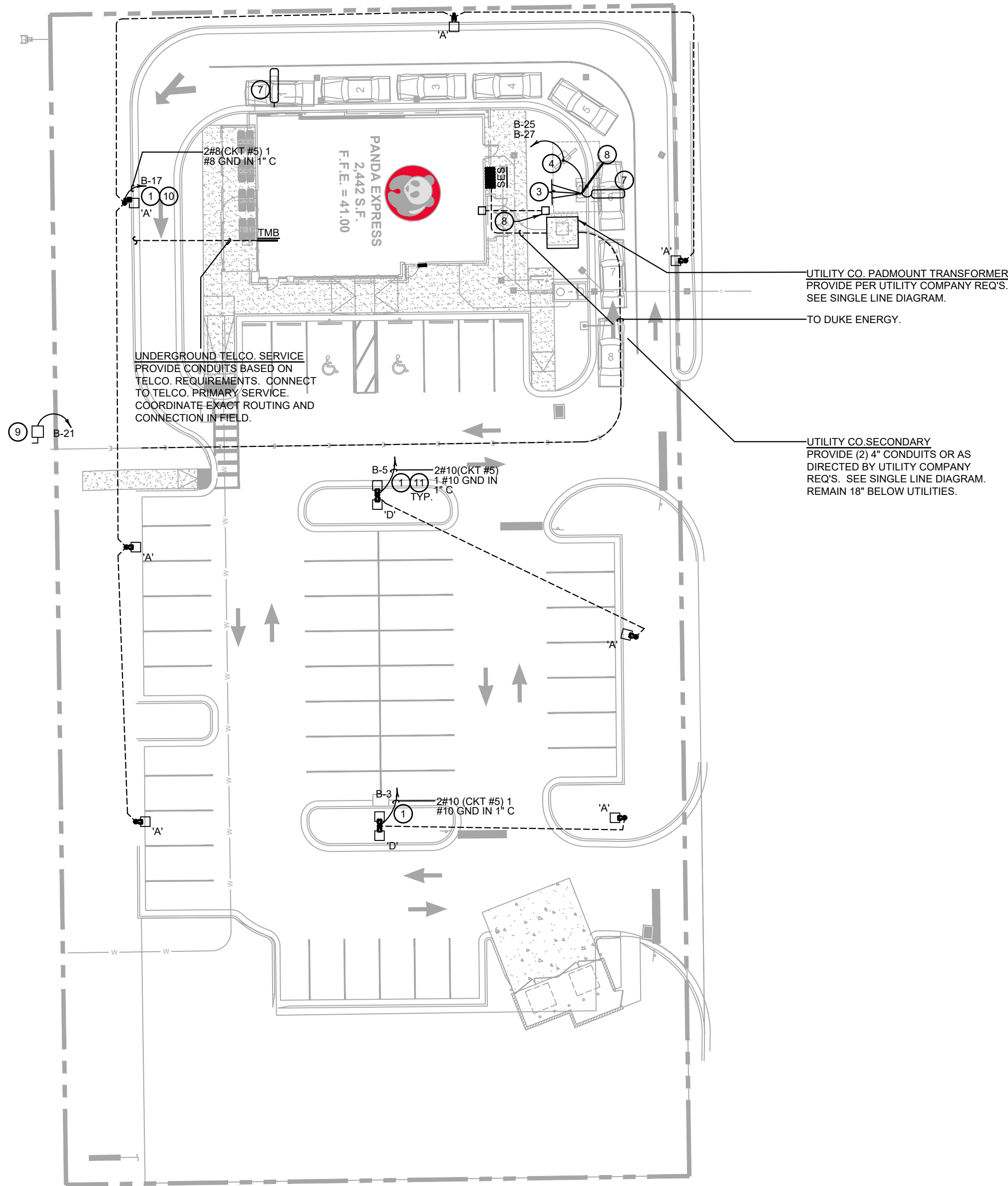
E-105



NOTE: POLE AND LIGHTING FIXTURE MEET 140 M.P.H. WIND SPEEDS.

POLE MOUNTING DETAILS 4

NO SCALE E-105



SITE & EXTERIOR LIGHTING PLAN 1

1" = 20'-0" E-105



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E-105

SITE & EXTERIOR LIGHTING PLAN

TRUE WARM & WELCOME 2300 R1



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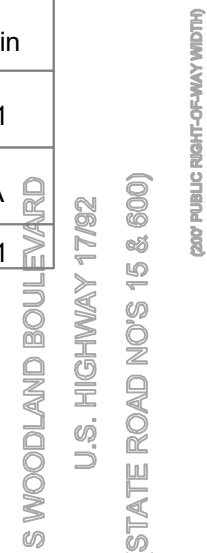
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SITE PHOTOMETRIC PLAN

TRUE WARM & WELCOME 2300 R1



Note

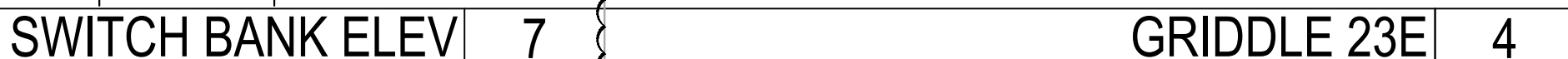
1. MOUNTING HEIGHT OF 22' (20' POLE)
2. CALCULATIONS TAKEN AT GROUND LEVEL
3. CONTACT VILLA LIGHTING- RYAN ZINSELMEIER-
RYAN.ZINSELMEIER@VILLALIGHTING.COM- 314-531-2600

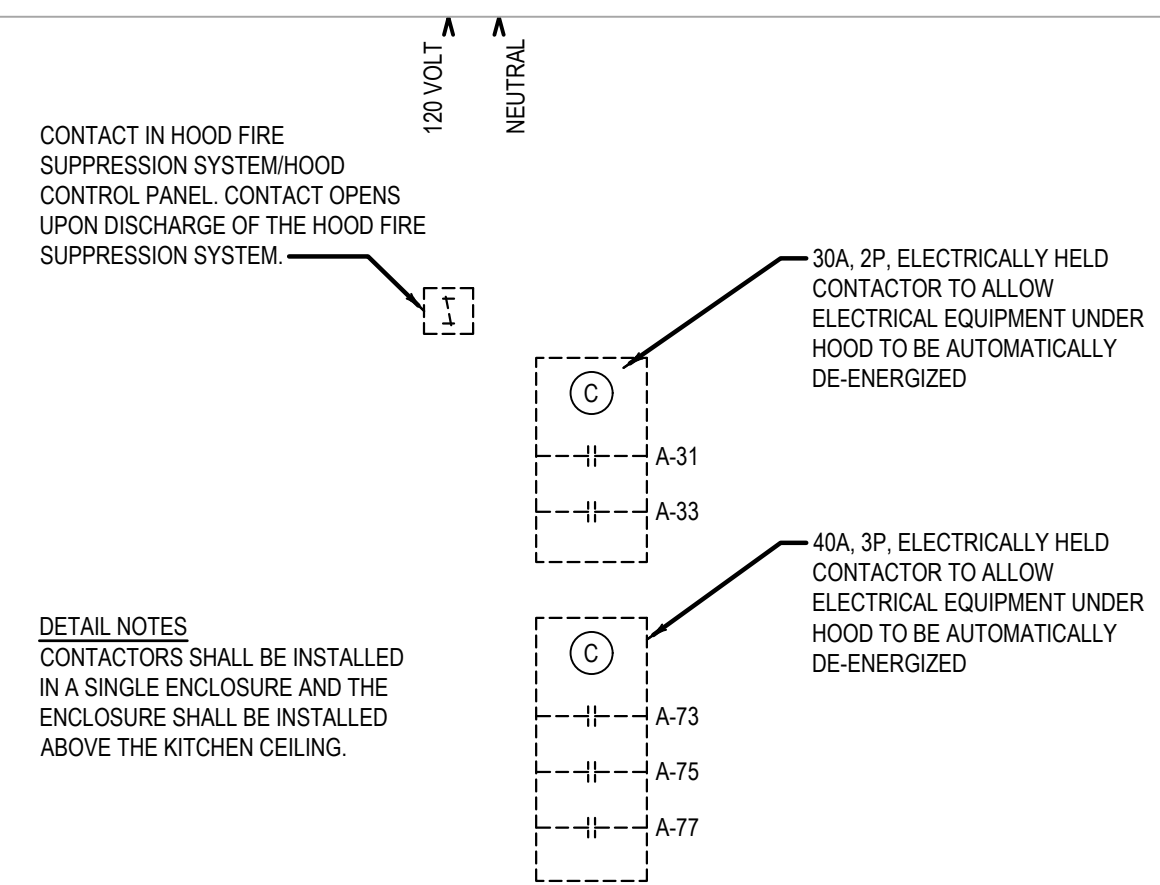
SITE LIGHTING FIXTURE SCHEDULE

NO SCALE	E-100
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SITE PHOTOMETRIC PLAN

N.T.S.	E-106
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FIRE SUPPRESSION SHUTDOWN

13

NOT TO SCALE

E-400

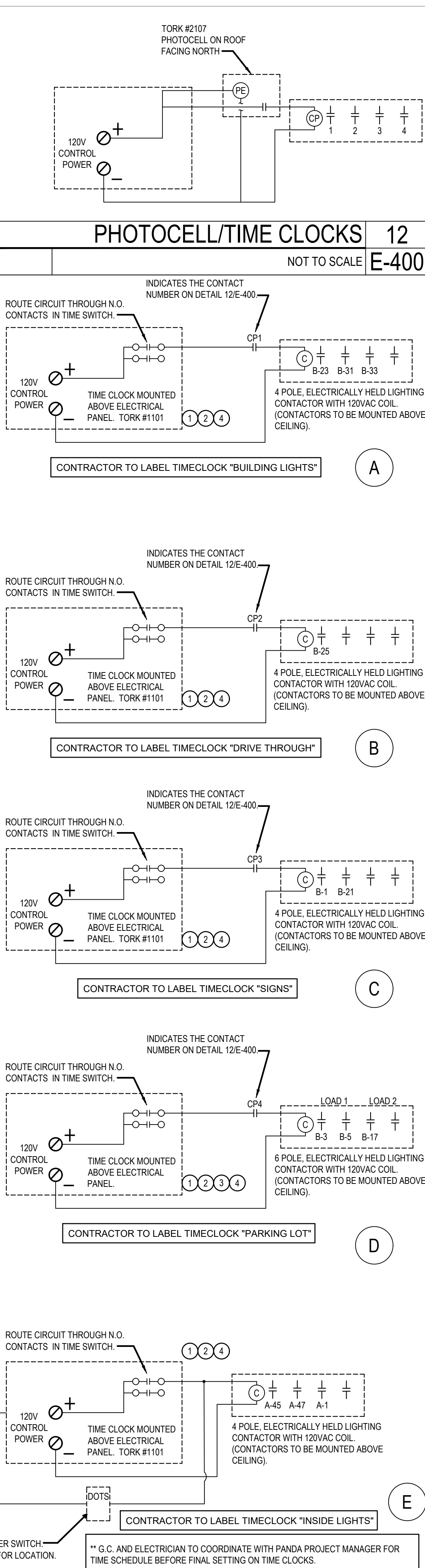
- KEY NOTES:
- 1 PROVIDE AN OVERRIDE SWITCH TO OVERRIDE THE TIME CLOCK DURING AFTER-HOURS WORK TO TURN ON THE LIGHTS NOT MORE THAN 2 HOURS ACCORDING WITH ENERGY CODE 2017 FBC C405.2.2.1.
 - 2 TIME CLOCK SHALL COMPLIED WITH FBC 2017 ENERGY CONSERVATION CODE C405.2.2.1.:
 - MINIMUM OF 7 DAY CLOCK
 - CAPABLE OF BEING SET FOR SEVEN "7" DIFFERENT DAY TYPES PER WEEK
 - HOLIDAY "SHUTOFF"
 - PROGRAM BACK UP CAPABILITY AT LEAST 10H
 - OVERRIDE SWITCH
 - 3 ELECTRICAL CONTRACTOR TO PROVIDE TWO ZONE TIMECLOCK MODEL NUMBER: TORK #DZM200BP OR EQUAL
 - 4 FOR SEQUENCE OF OPERATION SEE SHEET E-400 / 14.
- NOTE:
FOR MORE DETAIL REFER TO FBC 2017 ENERGY CONSERVATION.

SEQUENCE OF OPERATION:

- LOAD 1: TO TURN ON AT DUSK / OFF AT DAWN
- LOAD 2: TO TURN OFF 1 HOUR AFTER LAST BUSINESS CLOSSES / ON 1 HOUR PRIOR TO OPEN BUT NOT LATER THAN MIDNIGHT TO 6AM. PER FBC C405.2.5.

DIGITAL OVERRIDE TIMER SWITCH: SHALL BE INSTALLED AS A BYPASS TO DRIVE ON THE INTERIOR LIGHTING WHEN OPERATION IS REQUIRED OUTSIDE NORMALLY PROGRAMMED HOURS. OVERRIDE SWITCH SHALL BE SET TO PROVIDE 60 MINUTES OF EXTENDED OPERATING TIME. SWITCH SHALL BE WATSTOPPER TS-400 OR EQUIVALENT.

INDICATES DIGITAL OVERRIDE TIMER SWITCH. REFER TO SHEET 7/E200 & 4/E101 FOR LOCATION.



TIME CLOCKS

11

NOT TO SCALE

E-400

SEQUENCE OF OPERATION		
TIME CLOCK	DESCRIPTION	TIME & STATUS
A	BUILDING LIGHTS	*ON 5PM & OFF AT 10:30PM**
B	DRIVE THROUGH	ON 5PM & OFF AT 10:30PM**
C	SIGNS	ON 5PM & OFF AT 10:30PM**
D	PARKING LOT	* REDUCE LIGHTING POWER NOT LESS THAN 30 PERCENT FROM NOT LATER THAN MIDNIGHT TO 6AM, FROM ONE HOUR AFTER BUSINESS CLOSING TO ONE HOUR BEFORE BUSINESS OPEN.
E	INSIDE LIGHTS	ON AT 9AM & OFF AT 11:30PM**

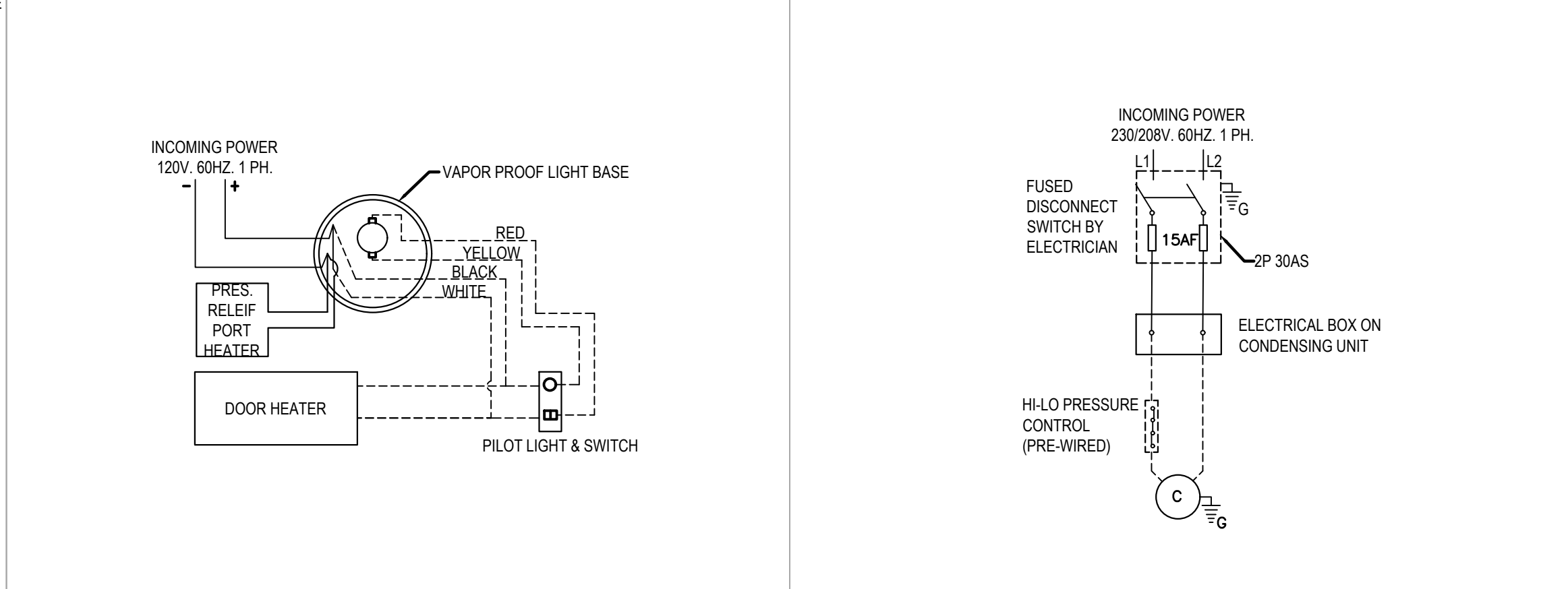
NOTES:
* ON AT 40 LUX OFF DURING LIGHT INPUT RECEIVED (PHOTOCELL).
** PRIOR TO PROGRAMING THE TIME CLOCK COORDINATE THE TIME WITH THE OWNER.

SEQUENCE OF OPERATION

14

NOT TO SCALE

E-400

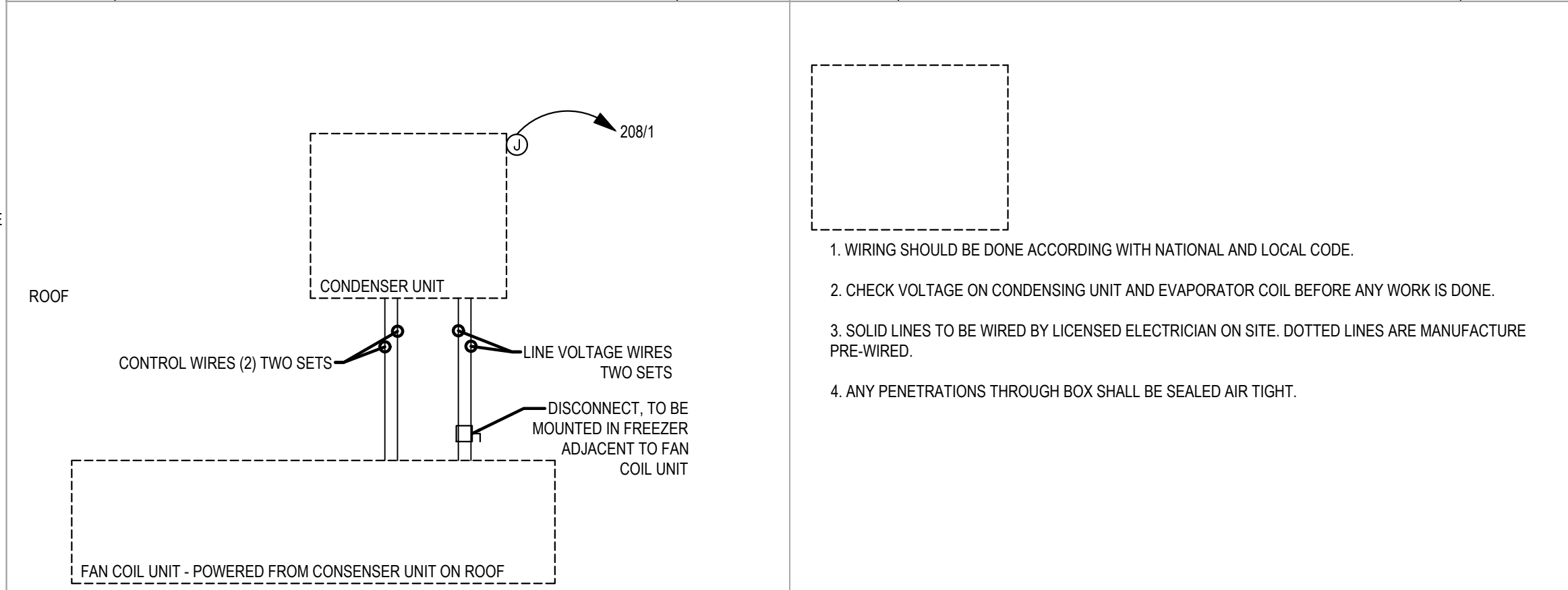


FREEZER LTG & DOOR HTR WIRING DIAGRAM

10

NOT TO SCALE

E-400

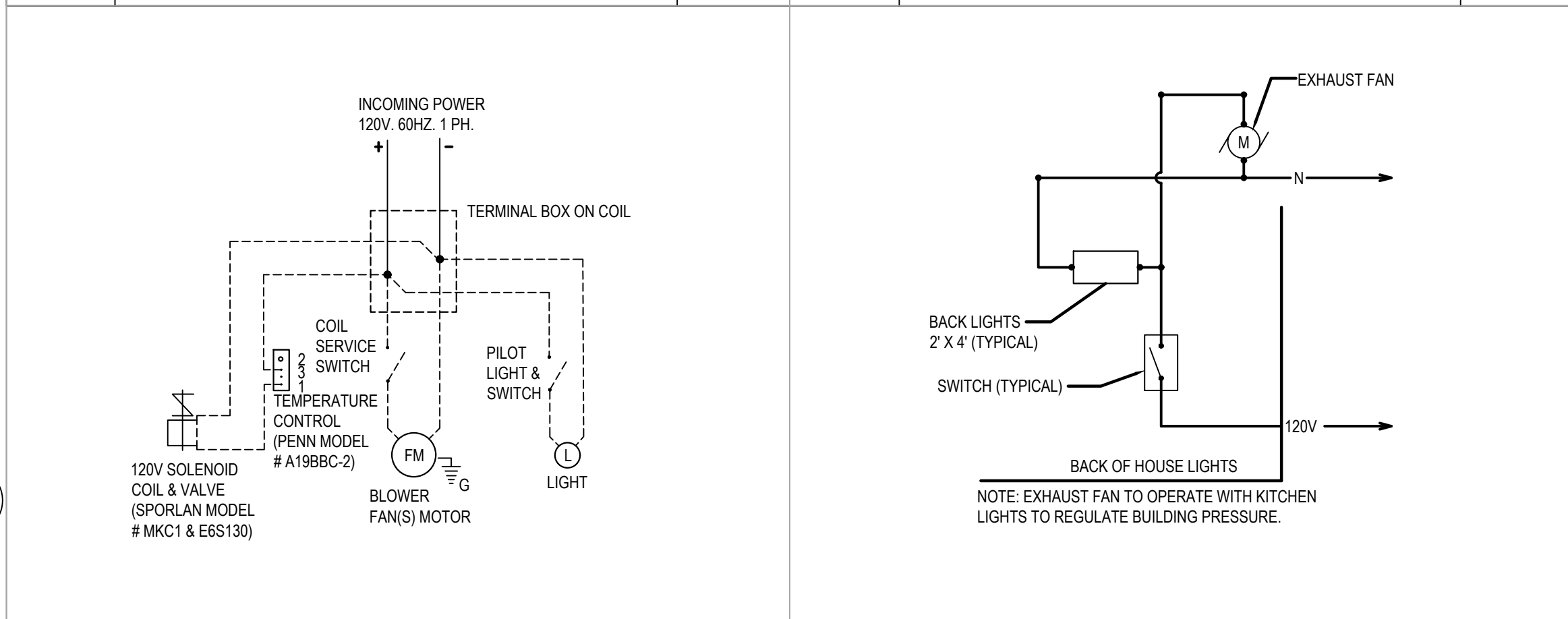


FREEZER EVAPORATOR COIL

9

NOT TO SCALE

E-400



COOLER EVAPORATOR COIL

8

NOT TO SCALE

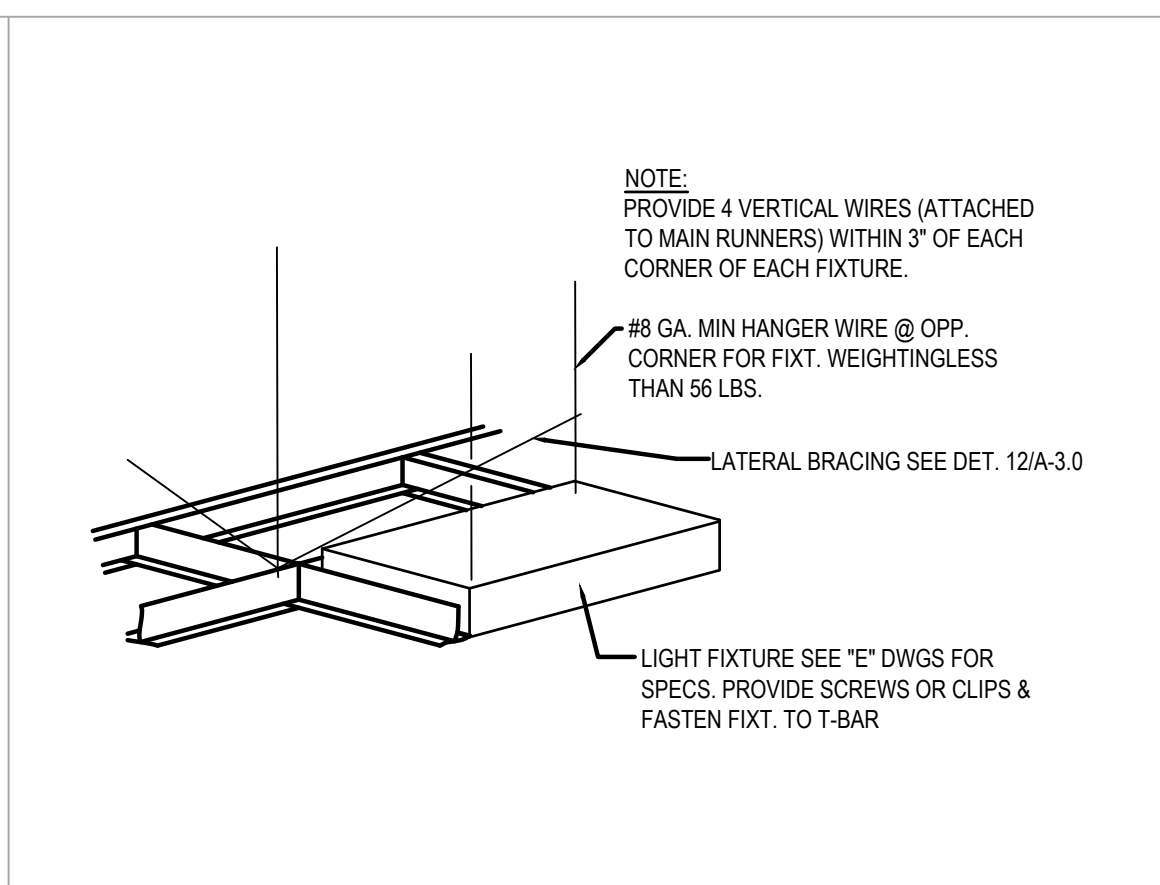
E-400

EXHAUST FAN CONTROL DIAGRAM

5

NOT TO SCALE

E-400

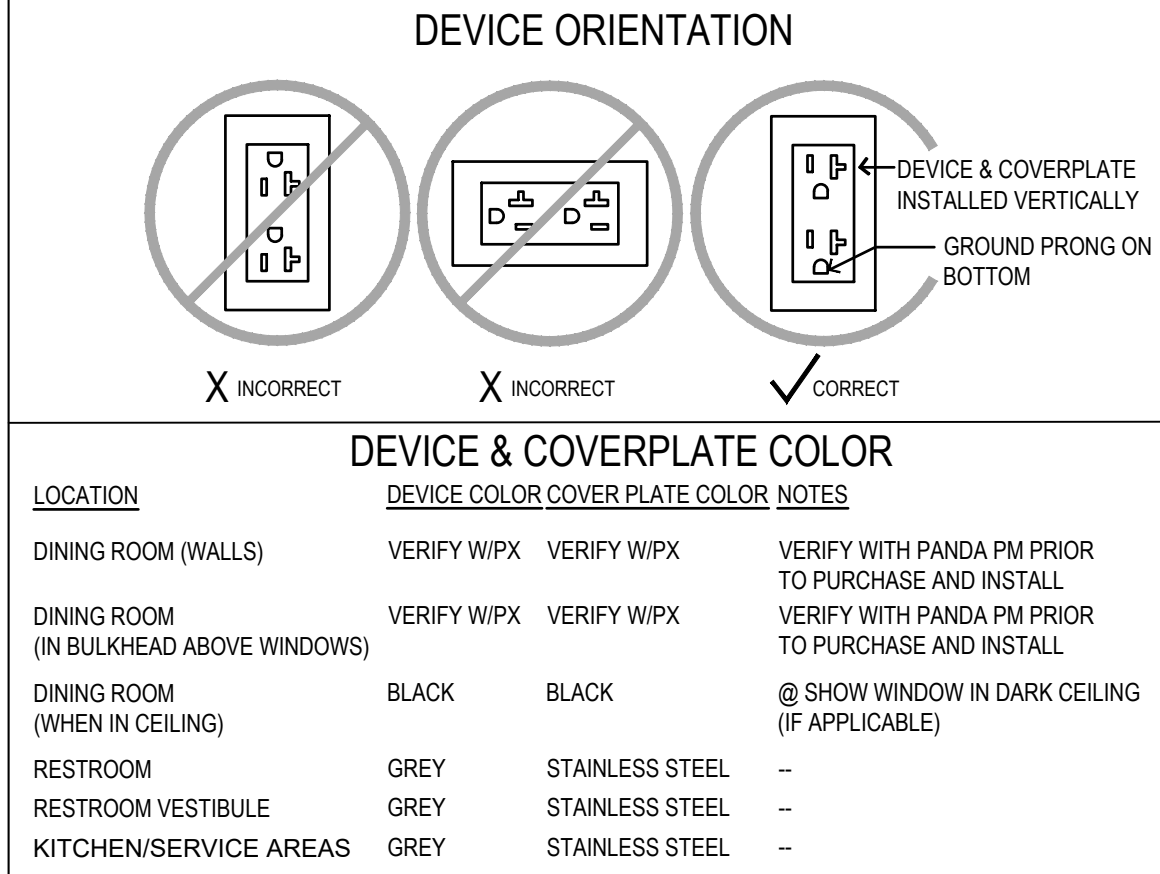


LIGHT FIXTURE DETAIL

4

NOT TO SCALE

E-400

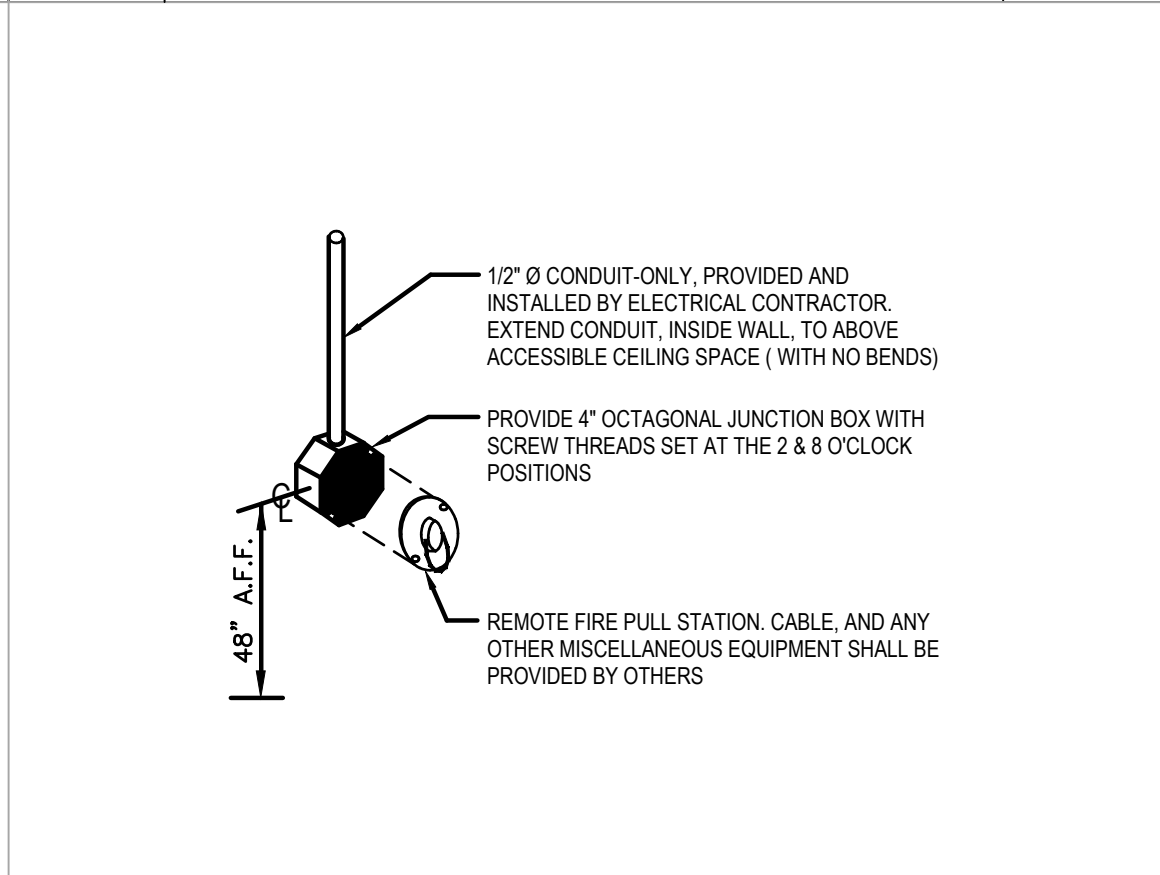


DEVICE / RECEPTACLE SCHEDULE

3

NOT TO SCALE

E-400

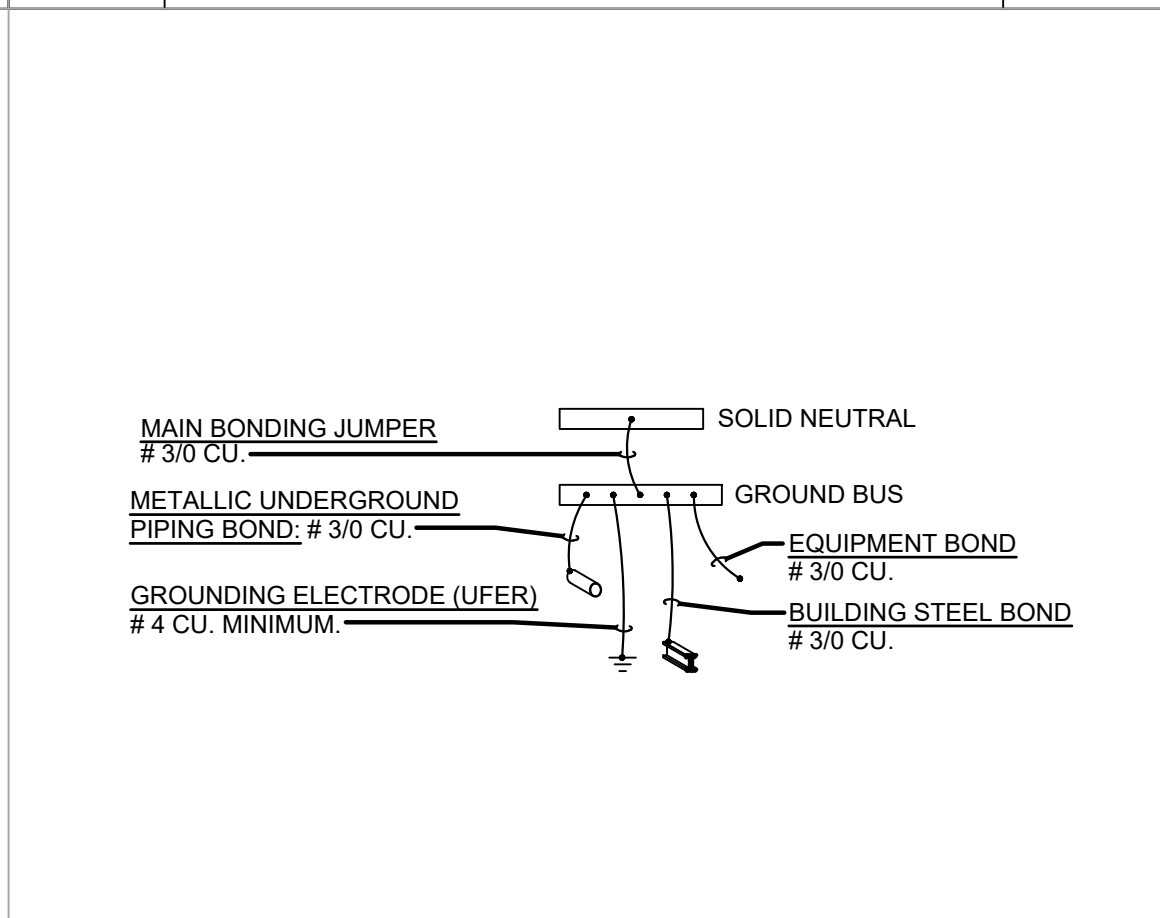


ANSUL PULL STATION DETAIL

2

NOT TO SCALE

E-400



'MDP' GROUNDING DETAIL

1

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E-400



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
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Telephone: 626.799.9898
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REVISIONS:

NO.	DESCRIPTION	DATE
1	CHECK SET	12-15-20
2	PERMIT SET	12-18-20
3	BID SET	02-01-21
4	CONSTRUCTION SET	07-08-21

ISSUE DATE:

1	CHECK SET	12-15-20
2	PERMIT SET	12-18-20
3	BID SET	02-01-21
4	CONSTRUCTION SET	07-08-21

DRAWN BY: KTF

PANDA PROJECT #: S8-21-D8043

ARCH PROJECT #: P7356.2



PANDA EXPRESS
TRUE WARM & WELCOME 2300
2599 S WOODLAND BLVD
DELAND, FL 32720

E-400

ELECTRICAL DETAILS, DIAGRAMS

TRUE WARM & WELCOME 2300 R1



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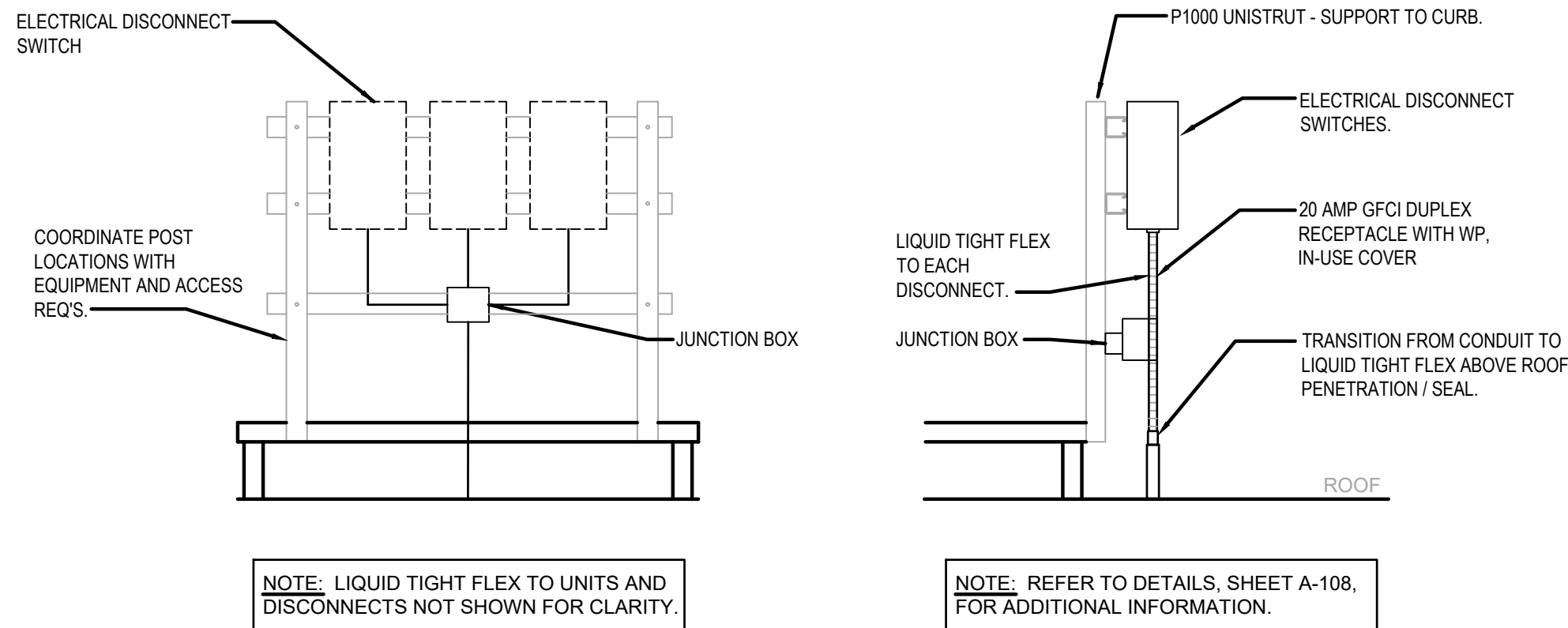
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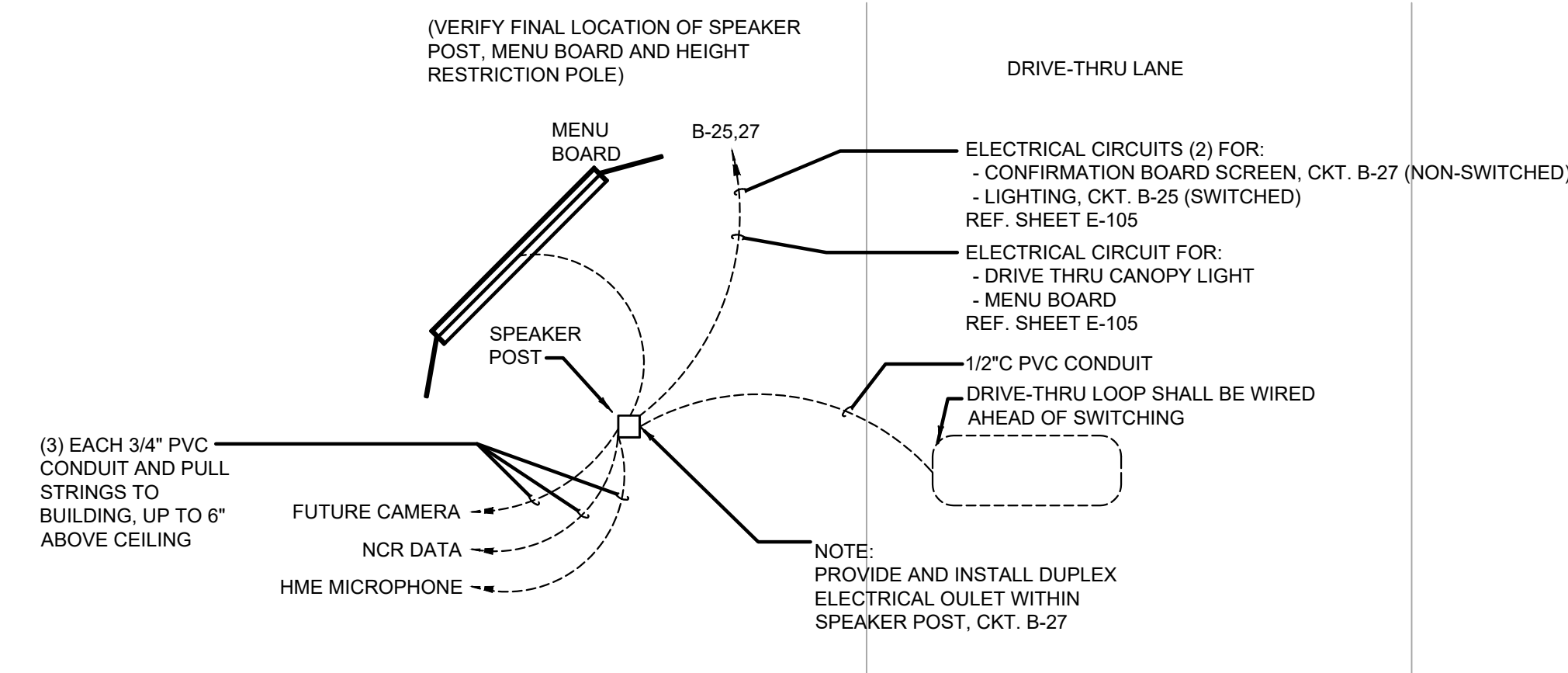
E-401

ELECTRICAL DETAILS, DIAGRAMS

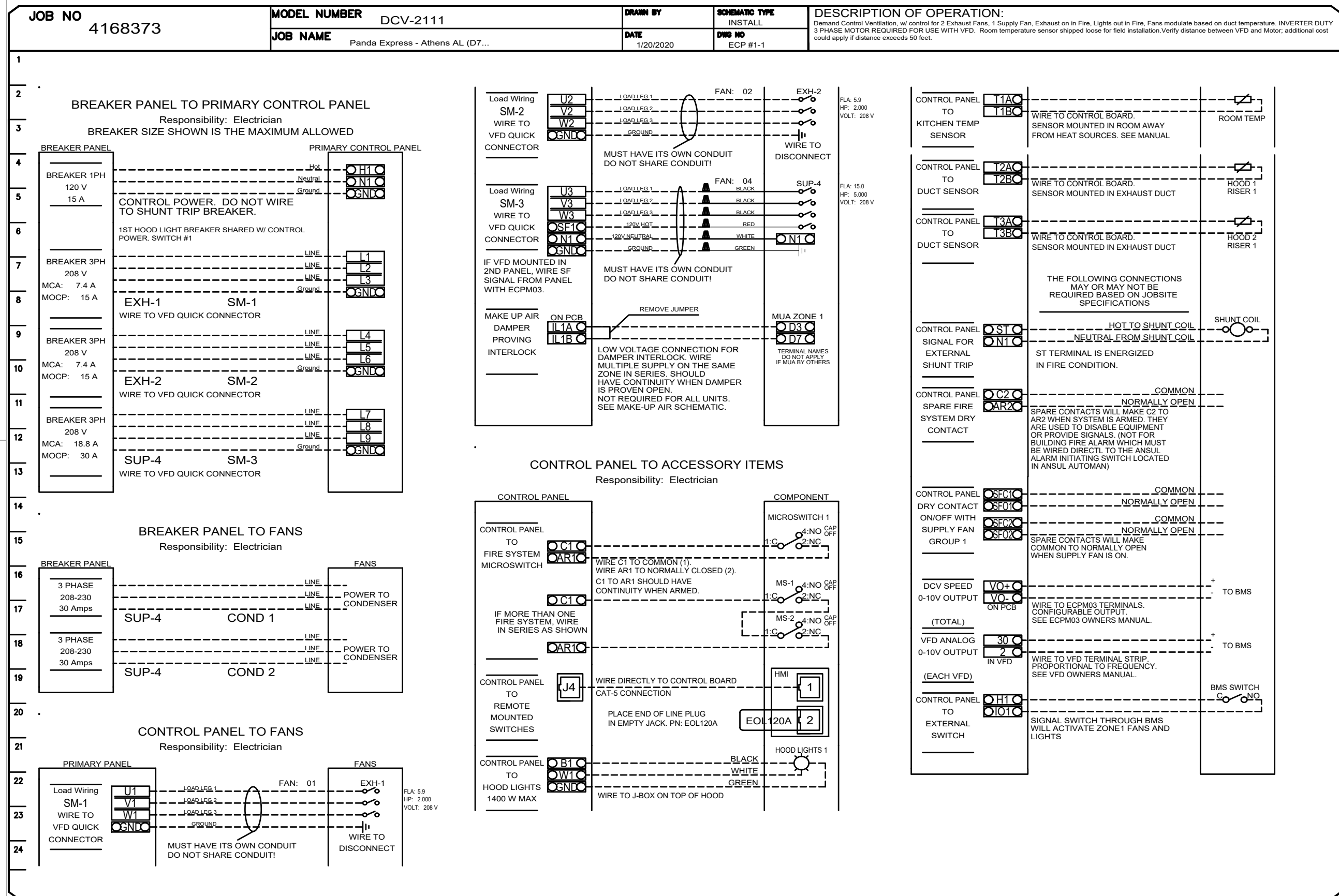
TRUE WARM & WELCOME 2300 R1



EQUIPMENT DISCONNECT SWITCH SUPPORT 2
NOT TO SCALE E-401



MENU BOARD & SENSOR LOOP 1
E-401



KITCHEN EXHAUST SYSTEM DIAGRAM 3
NOT TO SCALE E-401

PROVIDE AN ARC FLASH WARNING SIGN PER NEC 110.16.

PNL A

MOUNTING: FLUSH

LOCATION: ELEC. CABINET

TYPE: BOLT ON W/GROUND BUS

NEMA RATING: 1

PANELBOARD

(NEW)

INTERIOR PANELBOARDS SHALL BE RECESSED WITH FLANGED/REMOVABLE SCREW-ON COVER. SURFACE MOUNTED PANELBOARDS OR HINGED/FLUSH COVERS NOT ALLOWED

208Y/120V, 3PH, 4W

400A M.L.O.

SERIES RATED 22/10K A.I.C.

GROUND BUS

ISOLATED GROUND

DESCRIPTION		WIRE	BRKR	PL	KVA			PL	BRKR	WIRE	DESCRIPTION
					A	B	C				
1	WIC DISPLAY LTS/MENUBRD/LED	12	20	1	0.61	1.00		1	20	12	FAX 'B7', MGR 'B4C', COMP '49A'
3	HOOD CONTL PNL 'M4'	12	20	1		0.50	0.60	1	20	12	MUSIC, VCR, MONITOR
5	SERVICE POS 94, PTR 'B6A'	12	20	1			1.10	0.50	1	20	COMPUTER RECEP 'B3A' (2)
7	D.THRU POS '94'/PTRS 'B6A' (2)	12	20	1	1.10	0.13			1	20	10J ICE MACHINE (6)
9	CARB. '4B', 95-4-53' (1)	12	20	1		0.91	1.41		2	20	CHF-25 AIR CURTAIN
11	RICE WARMER '5A' (1)	12	20	1				0.11	1.41		
13	REF. PREP TABLE '34A' (1)	12	20	1	1.44	0.36			1	20	REAR DOOR - FLY FAN 'M8A'
15	REF. PREP TABLE '34D' (1)	12	20	1		1.08	0.0		1	20	SPARE
17	UNDER CTR FRZR '30K' (1)	12	20	1			1.08				SPACE
19	BEV.'4AB', ICE MAC. '10J' (1)	12	20	1	0.31	1.8			1	20	INDUCT WELL 3J, 3K-GFI (1,6)
21	SERVING COUNTER '20'	12	20	1		1.80	1.8		1	20	INDUCT WELL 3J, 3K-GFI (1,6)
23	ICE TEA BREWER '9D'	12	20	1			1.78	1.80	1	20	INDUCT WELL 3J, 3K-GFI (1,6)
25	FOOD PROCESSOR '53'	12	20	1	0.34	1.80			1	20	INDUCT WELL 3J, 3K-GFI (1,6)
27	SPACE	12	20	1		1.80			1	20	INDUCT WELL 3J, 3K-GFI (1,6)
29	WALK-IN COOLER COIL '31M' (1)	12	20	1			0.24	1.80	1	20	INDUCT WELL 3J, 3K-GFI (1,6)
31	RICE HOLD CABINET '24H' (1,6)	10	20	1	1.78	1.80			1	20	INDUCT WELL 3J, 3K-GFI (1,6)
33	SPACE	12	20	1		0.84			1	20	RAD TOP HEATER '1S2B1' (1)
35	COKE/COMP OUTLET	12	20	1				0.84	1	20	RAD TOP HEATER '1S2B1' (1)
37	4B' BOOSTER OUTLET (6)	12	20	1	0.86	1.10			1	20	RAD TOP HEATER '1S2B2' (1)
39	HEAT WRAP '32-5'	12	20	1		0.50	0.84		1	20	RAD TOP HEATER '1S2B1' (1)
41	FLY LIGHT (6)	12	20	1			0.18	0.84	1	20	RAD TOP HEATER '1S2B1' (1)
43	DUCT DETECTORS	12	20	1	0.20	0.96			1	20	GAS WATER HEATER 'P2'
45	LTG-FOOD PREP/EM., EF-3 (4)	10	20	1		1.03	0.90		2	20	MICROWAVE - 55A (1)
47	LTG DINING AREA	10	20	1			1.17	0.90	-	-	---
49	SHOW WINDOW RECEPS	12	20	1	0.54	0.18			1	20	FUTURE EQUIPMENT (SHUNT)
51	GENERAL RECEPS	12	20	1		0.54			1	20	DINING TV'S
53	EXTERIOR RECEPS	12	20	1			0.36	0.72	1	20	ICE MACHINE COND. '10J-S1' (1)
55	SPACE	20	1		0.0	1.23			2	20	WALK IN FRZR COND. '32-S1' (1)
57	SEC. MONITOR/HME - RECEPS	12	20	1		0.50	1.23		2	20	WALK IN COOL COND. '31-S' (1)
59	GAS WATER HEATER - P3 (6)	12	20	1			1.80	2.08	2	20	
61	ICE TEA BREWER '9D' (1,6)	10	20	1	1.78	2.08			2	20	
63	LIGHTING-RRS & EF-3' (1,6)	12	20	1		0.07	1.56		2	20	
65	INDUC DR WELL 3J, 3K-GFI (1,6)	10	20	1			1.30	1.56			
67	DT WINDOW 'M9A'/SENSOR BAR	12	20	1	0.50						SPACE
69	INDUC DR WELL 3J, 3K-GFI (1,6)	10	20	1		1.80					SPACE
71	INDUC DR WELL 3J, 3K-GFI (1,6)	10	20	1			1.80				SPACE
73	ELECTRIC GRILL - '23E' (1,6)	6	50	2	3.60						SPACE
75	SPACE	-	-	-		3.60					SPACE
77	SPACE	-	-	-							SPACE
79	SPACE	-	-	-							SPACE
81	INDUC DRY WELL 3J, 3K-GFI (1,6)	10	20	1		1.30		1.30			SPACE
83	INDUC DRY WELL 3J, 3K-GFI (1,6)	10	20	1				1.30			SPACE
TOTAL					25.50	24.60	24.70	KVA			
PER NEC ARTICLE 220					213.0	205.0	206.0	AMPS			
TOTAL LOAD					74.8	KVA	207.9	AMPS			
FEEDER LOAD					62.8	KVA	174.4	AMPS			

1. WIRE SIZE SHALL BE MINIMUM #12 AWG, THWN SOLID COPPER UNLESS OTHERWISE NOTED. PROVIDE GROUND WIRE. INCREASE WIRE SIZE TO COMPENSATE FOR VOLTAGE DROP WHERE TOTAL LENGTH OF ANY BRANCH EXCEEDS 100 FEET.

PANEL BOARD GENERAL NOTES		5
NOT TO SCALE		E-601

1. UNLESS NOTED, ALL DEVICES AND TERMINATIONS 100 AMPS AND LESS TO BE RATED FOR 60°C WIRE, OVER 100 AMPS, 75°C WIRE.
2. CONTRACTOR TO SUBMIT SERVICE ENTRANCE GEAR SHOP DRAWINGS TO SERVING UTILITY COMPANY FOR APPROVAL.
3. ALL WIRE #8 AND SMALLER TO BE THWN/THHN CU.; #6 AND LARGER TO BE XHHW CU.
4. THE DESIGN PROFESSIONAL HAS PERFORMED ALL REQUIRED LOAD CALCULATIONS AND VERIFIES THAT ALL UPSTREAM PANELS AND EQUIPMENT ARE NOT OVERLOADED.

SINGLE LINE DIAGRAM GENERAL NOTES		3
NOT TO SCALE		E-601

1. ENTIRE INSTALLATION TO COMPLY WITH N.E.C. 110.22 AND 240.86(B).
2. NO DESIGN CHANGES MAY BE MADE TO THE SYSTEM WITHOUT THE PRIOR APPROVAL OF THE DESIGN ELECTRICAL ENGINEER AND THE ELECTRICAL INSPECTOR.
3. A TWO TIER 65000/10000 AIC SERIES RATING SYSTEM IS SPECIFIED BETWEEN THE SES MAINS FUSES AND THE PANEL BRANCH CIRCUIT BREAKERS. NO SUBSTITUTIONS - UNLESS A FULLY RATED SYSTEM IS PROVIDED.
4. MOTOR CONTRIBUTION TO THE FAULT CURRENT IS LESS THAN 1% OF THE INTERRUPTING RATING OF THE DOWNSTREAM CIRCUIT BREAKER(S).
5. THE ELECTRICAL CONTRACTOR SHALL PROVIDE LABELS AT ALL COMPONENTS OF THE SERIES PROTECTED SYSTEM:
- A. PANEL 'SES' STATING "CAUTION - 65/10 SERIES COMBINATION SYSTEM RATED 11,750 AMPERES. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED"
- B. PANEL 'A' STATING "CAUTION - 22/10 SERIES COMBINATION SYSTEM RATED 11,034 AMPERES. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED"
- C. PANEL 'B' STATING "CAUTION - 22/10 SERIES COMBINATION SYSTEM RATED 10,545 AMPERES. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED"
6. EQUIPMENT SUPPLIER TO PROVIDE CUT SHEETS OF ALL SERIES RATED COMPONENTS (I.E. FUSES, CIRCUIT BREAKERS) HI-LIGHTING EACH ITEM AND THE SPECIFIC LISTING/TESTING OF EACH ITEM'S SERIES RATING WITH THE OTHER.
7. POST THIS INFORMATION ON THE JOB-SITE WITH PERMIT FOR CITY ELECTRICAL INSPECTOR'S REVIEW/APPROVAL.

SERIES RATING NOTES		4
NOT TO SCALE		E-601

PANELBOARD NOTES ()	
(1)	KITCHEN EQUIPMENT SHOWN AT 65% IN PANEL TOTALS PER NEC (KITCHEN EQUIPMENT).
(2)	TERMINATE GROUND ON ISOLATED GROUND BUS.
(3)	ROUTE CIRCUIT THROUGH LIGHTING CONTACTOR, CONTROLLED BY TIMECLOCK. REFER TO DETAILS, SHEET 5/E-101.
(4)	WIRE SIZE INCREASE DUE TO VOLTAGE DROP. SIZE EQUIPMENT GROUND CONDUCTOR PROPORTIONALLY PER NEC.
(5)	REFER TO ONE-LINE DIAGRAM FOR WIRE SIZES.
(6)	GFCI BREAKER.
(7)	INSTALL LOCKING DEVICE (LOCK-OFF FOR MAINTENANCE).

SES				SWITCHBOARD				208Y/120V, 3PH, 4W									
MOUNTING: SURFACE				(NEW)				600A M.L.O.									
LOCATION: OUTSIDE IN NEMA 3R ENCLOSURE								65,000 AIC									
				25.7				25.9									
				24.5													
								ISOLATED GROUND									
DESCRIPTION				WIRE	BRKR	PL	KVA			PL	BRKR	WIRE	DESCRIPTION				
							A	B	C								
1	PANELBOARD "A" (5)			400	3		25.5	3.5			3	40	8	RTU-1	2		
3							24.6	3.5							4		
5							13.1	6.24		24.7	3.5				6		
7	PANELBOARD "B" (5)			200	3		13.1	6.24		13.1	6.24		3	60	6	RTU-2	8
9										13.1	6.24					10	
11							6.24									12	
13	SPACE									6.24			3	60	6	RTU-3	14
15										6.24						16	
17											6.24					18	
TOTAL							54.6	53.7		54.0	KVA						
PER NEC ARTICLE 220							455.0	447.5		450.0	AMPS						
TOTAL LOAD							162.4	KVA		451.1	AMPS						
FEEDER LOAD							159.9	KVA		444.2	AMPS						
Total VA per system																	
1) General Receptacles - 1st 10,000VA = 7,080 x 1.00 = 7,080																	
2) General Receptacles - over 10,000VA = 56,680 x 0.50 = 28,340																	
3) Kitchen Equipment = 8,743 x 0.65 = 5,683																	
4) Lighting = 41,720 x 1.25 = 52,150																	
5) HVAC = 11,520 x 0.65 = 7,488																	
6) Refrigeration = 6,000 x 1.25 = 7,500																	
7) Continuous = 30,510 x 1.00 = 30,510																	
8) Non-Continuous =																	
9) Spare =																	
Total VA per system = 162,400																	
Panelboard voltage = 360																	
Total Connected Load (amperes) = 451.1																	
Total Diversified Load (amperes) = 444.2																	

PROVIDE AN ARC FLASH WARNING SIGN PER NEC 110.16.

PNL B				PANELBOARD				208Y/120V, 3PH, 4W								
MOUNTING: FLUSH				(NEW)				225A M.L.O.								
LOCATION: ELEC. CABINET				INTERIOR PANELBOARDS SHALL BE RECESSED WITH FLANGED/REMOVABLE SCREW-ON COVER. SURFACE MOUNTED PANELBOARDS OR HINGED/FLUSH COVERS NOT ALLOWED				SERIES RATED 22/10K A.I.C.								
TYPE: BOLT ON W/GROUND BUS								GROUND BUS								
NEMA RATING: 1																
DESCRIPTION				WIRE	BRKR	PL	KVA			PL	BRKR	WIRE	DESCRIPTION			
							A	B		C						
1	LOGO "S2"/A.D. SIGN "S1" (3)			12	20	1	1.00	1.23				2	20	12	ICE MACHINE COND. "10J-S1" (A)	2
3	EX. POLE MOUNTED LTG (3,4)			6	20	1		0.45	1.23							4
5	EX. POLE MOUNTED LTG (3,4)			6	20	1				0.45	0.90				21B MJ345 EXTER (16)	6
7	FUTURE SITE IRRIGATION			-	20	1	0.18					-			SPACE	8
9	4AB			12	20	1		1.12	0.05			1	20	12	LIGHTING CONTROL CABINET	10
11	SECURITY/POS MONITORS			12	20	1				0.36	0.00	1	20		SPARE	12
13	HYPERACTIVE TIMER SYS.			12	20	1	0.36	0.22				1	20	12	TICKET PRINTER	14
15	DINING TV'S			12	20	1		0.26							SPACE	16
17	EXTERIOR POLE MOUNTED LTG (3)			6	20	1				0.74					SPACE	18
19	FIN LIGHTING (2)			-	20	1	0.30	2.57				3	30	10	CU-2	20
21	MONUMENT SIGN (3,4)			10	20	1		0.50	2.57							22
23	BUILDING LTG/EM (3)			12	20	1				1.53	2.57					24
25	MENUBOARD (3)			12	20	1	1.50	0.94				3	30	10	EF-1	26
27	DR THRU ORDER SCREEN			12	20	1		1.00	0.94							28
29	RTU CONVENIENCE OUTLETS			12	20	1				0.54	0.94					30
31	EXT. SCENCE AND CONOPY LTS.			12	20	1	0.36	0.94				3	20	12	EF-2	32
33	EXT. SCENCE AND CONOPY LTS.			12	20	1		0.36	0.94							34
35	SPACE										0.94					36
37	CU-1			10	30	3	2.57	1.32				3	20	12	MA-1	38
39								2.57	1.32							40
41										2.57	1.32					42
TOTAL							13.5	13.3		13.6		KVA				
							112.42	110.9		113.7		AMPS				
TOTAL LOAD							40.4	KVA		112.3		AMPS				
FEEDER LOAD							32.3	KVA		89.8		AMPS				
PER NEC ARTICLE 220																