

SITE PLAN 1
1/16" = 1'-0" A-100

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

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

- EXISTING ACCESS DRIVES, PROTECT DURING CONSTRUCTION. DO NOT BLOCK. COORDINATE ACCESS WITH RETAIL CENTER TO THE WEST
- PROPERTY LINE
- EXISTING SITE LIGHT POLE, CLEAN LENS AND REPLACE BULB
- THANK YOU SIGN INSTALLED BY SIGN VENDOR.
- EXISTING PAVING - SEE CIVIL PLAN FOR PATCH AND REPAIR SCOPE, AND DETAILS FOR MODIFICATIONS
- IRRIGATED LANDSCAPING, REFER TO CIVIL DRAWINGS
- CONC. APRON, REFERENCE CIVIL DRAWINGS
- EXISTING TRASH ENCLOSURE TO BE REMOVED AND REPLACED WITH NEW TRASH ENCLOSURE, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY.
- EXISTING DO NOT ENTER SIGN
- DRIVE THRU LANE SENSOR LOOP SEE DETAIL 01 A-405
- DRIVE THROUGH MENU BOARD-INSTALLED BY SIGN COMPANY. VERIFY WITH PANDA PM (SEE GENERAL NOTE ABOVE)
- DIRECTIONAL ARROW, REF: CIVIL FOR LOCATION
- ACCESSIBLE PATH OF TRAVEL ----->
- ACCESSIBLE PARKING POLE SIGN, REF: CIVIL
- INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE
- ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT LOADING ZONE W/ 4" WIDE STRIPES @3'-0" O.C.
- PAINT 4" WIDE SOLID PARKING STRIPPING W/ TWO (2) COATS HIGHWAY WHITE PAINT
- STEEL PIPE BOLLARD. BOLLARDS TO BE PAINTED SAFETY YELLOW PRIOR TO APPLICATION OF LDPE SLEEVE 18 A-407
- EXISTING GREASE INTERCEPTOR, CLEAN GREASE INTERCEPTOR, SLOPE AND CLEAN SANITARY LINES UPSTREAM AND DOWNSTREAM. GC TO NOTIFY ARCHITECT OF ANY FAILURE OR ISSUES WITH EXISTING GREASE INTERCEPTOR AND SANITARY LINES
- EXISTING CONCRETE CURB AT LANDSCAPE AREA.
- EXISTING ACCESSIBLE RAMP, REF: CIVIL
- ORDER CONFIRMATION BOARD
- RUBBER WHEEL STOP; RE: CIVIL DRAWINGS
- SEALED CONC SIDEWALK, (AQUA MIX SEALER'S CHOICE GOLD), CONCRETE TO BE LIGHT BROOM TEXTURE FINISH. PROVIDE UNDER SLAB TREATMENT PER SOIL REPORT. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG.
- CLEARANCE BAR/BASE INSTALLED BY SIGN VENDOR.
- DT EXIT AND SIDEWALK MODIFIED TO ACCOMMODATE RELOCATED DRIVE-THRU WINDOW; RE: CIVIL
- EXISTING SITE LIGHT TO BE RELOCATED, RE: ELECTRICAL AND CIVIL DRAWINGS; RECONFIGURE CONDUIT AND WIRING
- EXISTING TRANSFORMER TO REMAIN
- NEW SIDEWALK AND ACCESSIBLE PATH TO EXISTING ROW SIDEWALK, RE: CIVIL
- PROPOSED NEW CONCRETE CURB, RE: CIVIL
- TWO EXISTING PARKING SPACES TO BE REMOVED TO ACCOMMODATE NEW CURB
- RELOCATED LIGHT POLE, RE: CIVIL
- NEW SIDEWALK TO ACCESS NEW DUMPSTER DOOR, RE: CIVIL
- EXISTING CONCRETE CURB

KEY NOTES A
Scale= NTS A-100



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



Heights Venture
ARCHITECTURE + DESIGN

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PANDA EXPRESS

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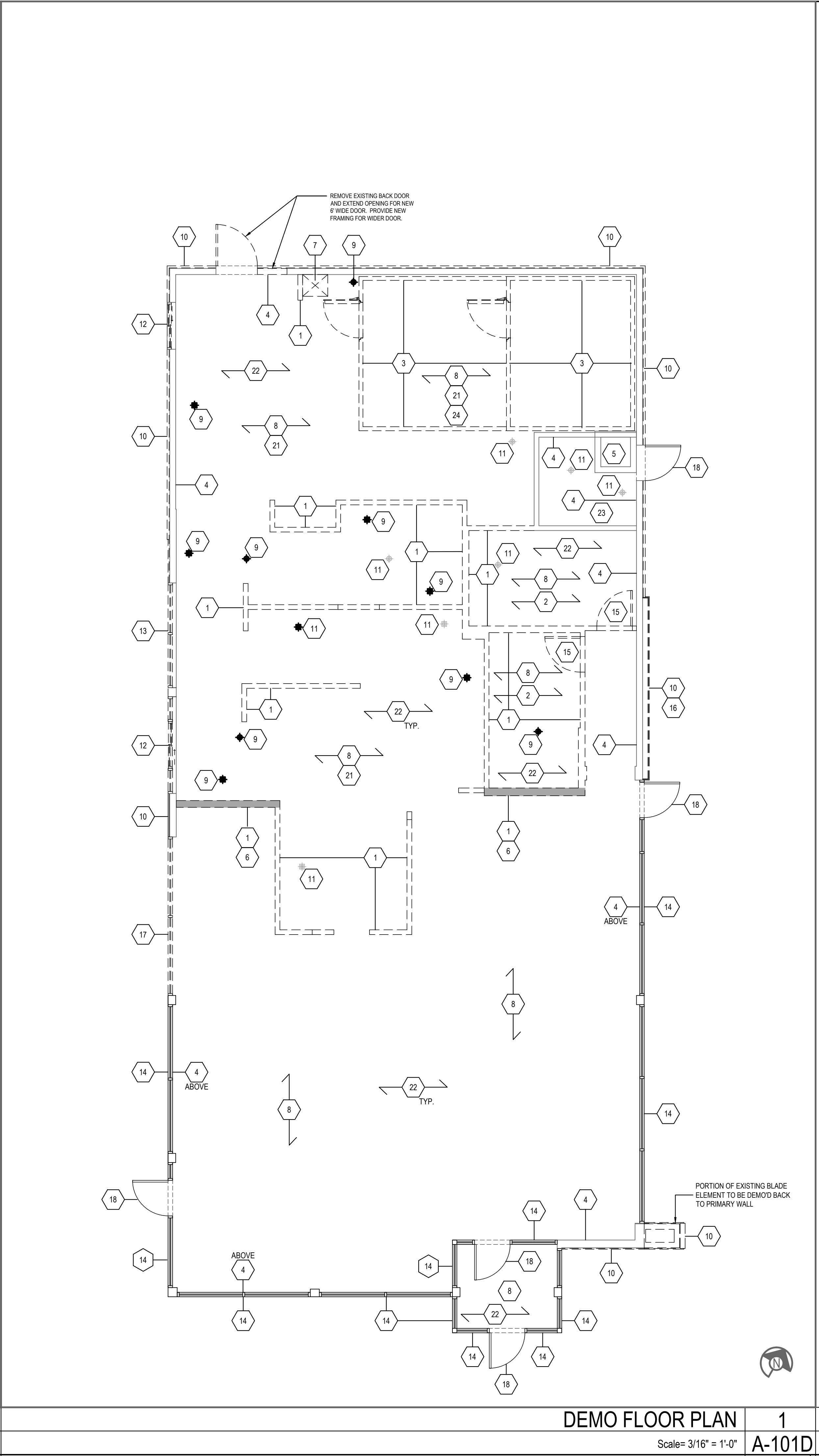
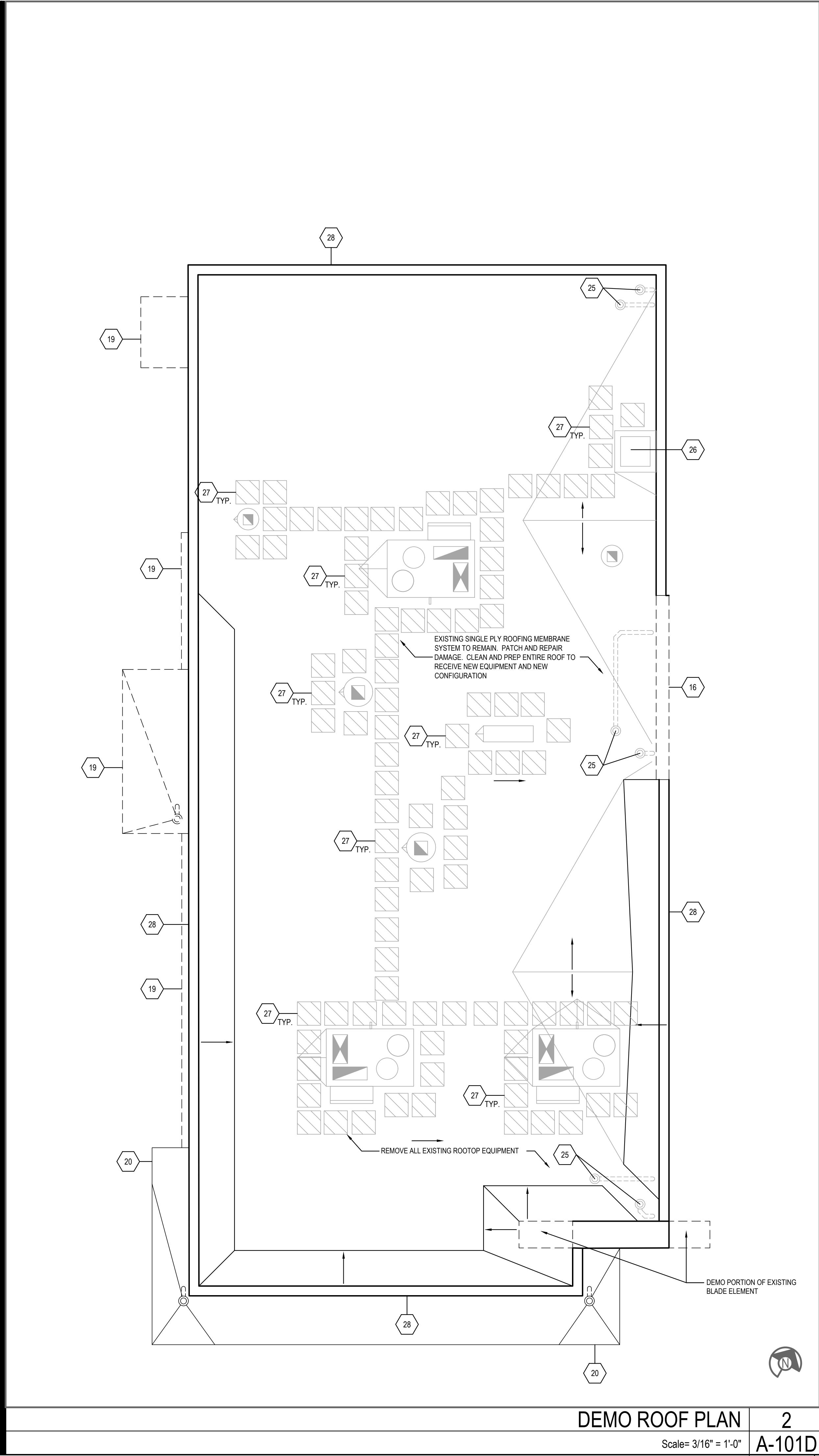
TWW REMODEL

A-100

SITE PLAN
ARCHITECTURAL

TRUE WARM & WELCOME

BID ISSUE



DEMO PLAN GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

MECHANICAL DEMO NOTES:

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

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

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

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

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

PLUMBING DEMO NOTES:

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

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

KEY NOTES:

1 WALLS TO BE DEMOLISHED.

2 REMOVE ALL RESTROOM ITEMS, INCLUDING FLOOR FINISHES.

3 EXISTING WALK IN COOLER AND FREEZER TO BE DISASSEMBLED AND HAULED BY G.C.

4 REMOVE ALL INTERIOR FINISHES. GYP. BOARD DOWN TO EXISTING WOOD STUD / EXTERIOR FRAMING. REMOVE EXISTING INSULATION. REPORT EVIDENCE OF MOLD OR STRUCTURAL DAMAGE TO PM AND ARCHITECT

5 EXISTING ROOF HATCH REMAIN.

6 EXISTING SHEAR WALL TO REMOVED, RE: STRUCTURAL FOR ADDITIONAL NOTES

7 EXISTING MOP SINK AND FLOOR DRAIN TO BE REMOVED.

8 EXISTING FLOOR FINISHES SUCH AS CARPET, TILE, AND QUARRYTILE TO BE REMOVED AND HAULED BY G.C. PROVIDE SMOOTH SURFACE FOR NEW FINISH FLOORING AT ALL AREAS. PROVIDE POSITIVE DRAINAGE AROUND FLOOR SINKS AND FLOOR DRAINS.

9 TRENCH & FLOOR DRAINS TO BE REMOVED, CAPPED, AND SEALED.

10 AT EXTERIOR WALL FINISHES THAT ARE REMOVED, REPLACE SHEATHING AS REQUIRED AND REPLACE SHEATHING THAT IS DAMAGED OR SHOWS SIGNS OF DAMAGE.

11 FLOOR DRAIN TO REMAIN.

12 EXISTING DRIVE-THRU WINDOW TO BE REMOVED AND INFILLED. RE: A-103

13 GLAZING TO BE REMOVED, INFILL CONSTRUCTION TO MATCH ADJACENT. RE: A-103

14 EXISTING STORE FRONT TO REMAIN.

15 REMOVE EXISTING DOOR AND FRAME.

16 PORTION OF EXTERIOR SIDE FURRING TO REMOVE AT EXISTING SIGN ELEMENT, RE: ELEVATIONS

17 GLAZING TO BE REMOVED, PREP FOR NEW DRIVE THRU WINDOW AND WALL INFILL

18 EXISTING DOOR TO REMAIN

19 EXISTING AWNING TO REMOVE

20 EXISTING AWNING TO REMAIN, REMOVE FINISHES DOWN TO STRUCTURAL.

21 REMOVE ALL EXISTING KITCHEN EQUIPMENT, HOODS, ETC, NOT SHOWN TO BE TO REUSED

22 REMOVE EXISTING LIGHTS AND CEILING SYSTEM(S), INCLUDING GYPSUM SOFFITS AND ASSOCIATED FRAMING

23 EXISTING EQUIPMENT IN UTILITY TO REMAIN

24 PATCH AND LEVEL SLAB AFTER REMOVAL OF EXISTING FREEZER/COOLER.

25 EXISTING ROOF DRAINS TO BE REUSED, PREPARE FOR NEW ROOF MEMBRANE. RE: STRUCTURAL AND A-107 FOR NEW KICKERS AND RELOCATE DRAINS AS REQUIRED AND CONNECT BACK TO EXISTING PIPES.

26 EXISTING ROOF HATCH TO REMAIN

27 EXISTING ROOF WALK MATS TO BE REMOVED

28 REMOVE EXISTING COPING. PREP FOR NEW.

LEGEND:

--- DEMO

- - - EXISTING TO REMAIN

--- EXISTING SHEAR WALL

KEY NOTES

A

Scale= NTS

A-101D

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Heights Venture ARCHITECTURE + DESIGN

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3600 FSDT

TWW REMODEL

A-101D

DEMO PLAN

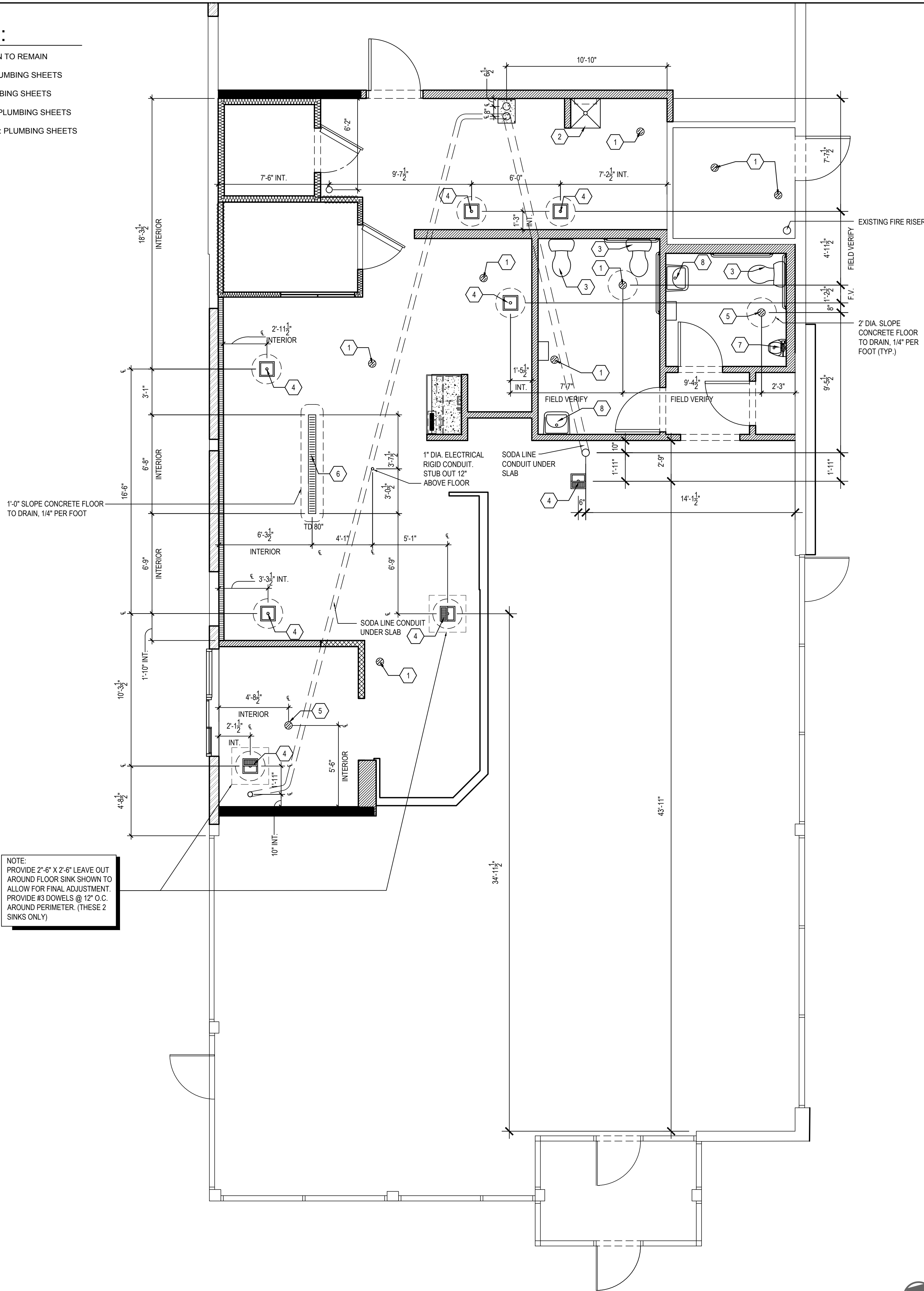
TRUE WARM & WELCOME

BID ISSUE

EQUIPMENT SCHEDULE																									01-11-19	
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)										FSO FLOOR STUB OUT					EC 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)									
SERVING AREA EQUIPMENT																										
O																SEE DETAIL	SEE PLAN	KEC	CUSTOM	HOT WELLS COUNTER SERVICE		1B				
O																SEE DETAIL	SEE PLAN	KEC	CUSTOM	SNEEZE GUARD		1S2				
O																3 HEATING ELEMENTS	42.3/5" X 4.25" X 2.3/5"	GENERAL		43" RADIANT TOP HEATER		1S201				
O																4 HEATING ELEMENTS	55.3/5" X 4.25" X 2.6/5"	GENERAL		36" RADIANT TOP HEATER (2)		1S202				
O																3 HEATING ELEMENTS	42 1/8" X 2.5/2 5/8"	GENERAL		43" RADIANT TOP HEATER (2)		1S2-S16				
O																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 - 17QT	3F	
O																C	650W	1	120	INDUCTION WARMER	12 1/8" DIA	I/O CONTROLS CORP	ABC-065-10	INDUCTION WELL - 11QT	3G	
O																C	250W	1	120		11 7/8" DIA X 16"	VOLLRATH	747010W	SOUP WARMER	3T	
O																C	9.3A	1	120	W/LD DISPENSER	30"x30"x35"	CORNELIUS	DC-255	BEVERAGE DISPENSER	4A8	
O																66"	C	7.2A	1	120	ON S/S SHELF	15"x11"x16"	WELBLIT	16-2172	BOOSTER	4B
O																				40"x18"	WELBLIT	15-2903-IP	SODA RACK	4C		
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KEYNOTES:

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



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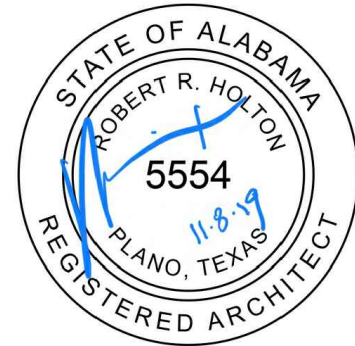
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TWW REMODEL

A-102

ROUGH - IN PLUMBING PLAN

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

TRUE WARM & WELCOME

BID ISSUE

FINISH SCHEDULE					
ROOM NAME	FLOOR	BASE	WALL	CEILING	01-11-19
100 DINING ROOM	T200 24" X 24" TILE	T109 6" X 48" TILE	P101, P104 T109 W102 PAINT TILE WALL COVERING	C1 2' X 2' ARMSTRONG, SEPIA #PN81311 C3 GYP BOARD W/ PAINT P103	
101 SERVING AREA	S1 SILIKAL FLOORING S2 IN HIGH TRAFFIC AREAS	S1 AND S2 6" CONT. MIN (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	T109 TILE	C3 GYP BOARD W/ SMOOTH WASHABLE PAINT	
102 DRIVE-THRU STATION	S1 SILIKAL FLOORING S2 IN HIGH TRAFFIC AREAS	S1 AND S2 6" CONT. MIN (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS	
103 KITCHEN	S1 SILIKAL FLOORING S2 IN HIGH TRAFFIC AREAS	S1 AND S2 6" CONT. MIN (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP3 S.S. BEHIND COOK LINE WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS	
104 KITCHEN PREP.	S1 SILIKAL FLOORING S2 IN HIGH TRAFFIC AREAS	S1 AND S2 6" CONT. MIN (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS	
105 WALK-IN COOLER	S1 SILIKAL FLOORING S2 IN HIGH TRAFFIC AREAS	S.S. / ALUMINUM WITH 3/4" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL	
105A WALK-IN FREEZER	GALVANIZED STAINLESS STEEL S2 SILIKAL UNDER WIF SUBFLOOR	S.S. / ALUMINUM WITH 3/4" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL	
106 MEN'S ROOM	T200 24" X 24" TILE	SCHLUTER	T108 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT	
107 WOMEN'S ROOM	T200 24" X 24" TILE	SCHLUTER	T108 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT	
108 VESTIBULE	T200 24" X 24" TILE	T109 6" X 48" TILE	P104 PAINT GYB BOARD T109 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT	
109 STORAGE ROOM	T200 24" X 24" TILE	T109 6" X 48" TILE	WP1 FRP PANEL	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT	
110 BACK ROOM	SEALED CONCRETE, SMOOTH FINISH	.	EPOXY PAINT, COLOR TO MATCH P9As	OPEN P9As (TRUSSES AND ROOF DECK)	
111 UTILITY ROOM	SEALED CONCRETE SMOOTH FINISH	EXISTING	EXISTING	OPEN	

DOOR & HARDWARE SCHEDULE									
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE									
NO.	DOOR MATERIAL	SIZE	FRAME	FACE/EDGE	THK.	CORE	LITE	RATE	REMARKS
01	ALUMINUM STOREFRONT	3'-0" X 7'-0" EXT.		CLEAR ANODIZE TO MATCH EXISTING					
02	ALUMINUM STOREFRONT	EXISTING EXT.		EXISTING TO REMAIN					PROVIDE PULL ON EXTERIOR SIDE
03	S.C. WOOD	3'-0" X 7'-0" H. MT.		PLASTIC LAMINATE PRE-FINISHED	1 3/4"	SOLID	-	-	
04	S.C. WOOD	3'-0" X 7'-0" H. MT.		PLASTIC LAMINATE PRE-FINISHED	1 3/4"	SOLID	-	-	
05	HOLLOW METAL	3'-6" X 7'-0" H. MTL.		PAINTED	1 3/4"	INSUL.	-	-	KICKPLATE ON INT. SIDE OF DOOR
05A	HOLLOW METAL	6'-0" X 7'-0" H. MT.		PAINT DOOR AND FRAME	1 3/4"	INSUL.	-	-	KICKPLATE ON INT. SIDE OF DOOR
05B	EXISTING HOLLOW METAL	EXISTING EXT.		PAINT DOOR AND FRAME					

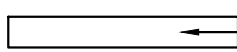
WALL SCHEDULE		INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE	
NO.	DESCRIPTION		
01	3-5/8" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)		
02	3-5/8" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD ON ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)		
03	NEW 6" WOOD FRAMING FLUSH AND ALIGNED WITH EXISTING, NEW EXTERIOR SHEATHING, AND R-20 BATT INSULATION AND 1/2" TYPE "X" GYP BOARD ON INTERIOR		
04	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.		
05	6" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD OVER 3/8" STRUCTURAL SHEATHING ON BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS), WOOD STUD 2X6 AT SIM. CONDITION.		
06	6" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS) OVER EXISTING WALL FRAMING		
07	2 1/2" 20GA. METAL STUD WITH 2 LAYERS OF GYP. BD. ON HOOD SIDE. EXISTING WOOD FRAMED WALL RECEIVES 1 LAYER OF 1/2" TYPE X GYP. BD. BEFORE METAL STUD WALL.		
08	EXISTING FRAMING; INSTALL NEW R-20 BATT INSULATION AND NEW 1/2" GYP. BOARD; AT SIM INSTALL R-20 BATT ONLY		

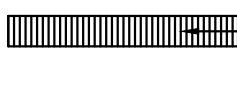
WALL PANEL SCHEDULE				
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE				
NO	MANUFACTURER	DESCRIPTION	MFG #	REMARK
WP1	CRANE COMPOSITES INC.	F.R.P. THICKNESS: .075	LBGS.14	CONTACT: LINDA RUSE 310.857.9036
WP2	-	S.S. PANEL (22 GA)	-	BRUSHED FINISH FURNISHED BY PX, INSTALLED BY G.C.
WP3	-	S.S. PANEL (22 GA)	-	DIAMOND PATTERN FINISH FURNISHED BY PX, INSTALLED BY G.C.
WP4	NOT USED			
WP6	NOT USED			
W101	NOT USED			
W102	WOLF GORDON	PRINT WALLCOVERING	-	CONTACT: CATHY DY 310.770.1165 cathy.dy@wolfgordon.com
W103	WOLF GORDON	CLOUD WALLCOVERING	-	CONTACT: CATHY DY 310.770.1165 cathy.dy@wolfgordon.com


SPECIAL SURFACE SCHEDULE				
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE				
NO	MANUFACTURER	PRODUCT	MFG #	REMARK
Q2-5	NOT USED			
Q2-6	NOT USED			
Q2-7	CORIAN	ARTIFICIAL QUARTZ	-	SERVICE COUNTER & DRINK STATION PROVIDED BY PX, INSTALLED BY G.C.


INTERIOR PAINT SCHEDULE				
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE				
NO	MANUFACTURER	MFG #	COLOR	REMARK
P9As	SHERWIN-WILLIAMS	SW 7065	ARGOS	PROMAR 200, ZERO VOC, LATEX SEMI-GLOSS REAR SERVICE DOOR
P9B	NOT USED			
P101	SHERWIN-WILLIAMS	SW 6252	ICE CUBE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL RESTROOM & RESTROOM VESTIBULE CEILING, SERVICE LINE SOFFIT
P102	NOT USED			
P103	SHERWIN-WILLIAMS	SW 7032	WARM STONE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL DROPPED SOFFITS
P104	SHERWIN-WILLIAMS	SW 6155	RICE GRAIN	PROMAR 200, ZERO VOC, LATEX EGG-SHELL DINING RM. WALLS, RESTROOM VESTIBULE WALLS
P105	NOT USED			
P106	SHERWIN-WILLIAMS	SW 7020	BLACK FOX	DTM ACRYLIC GLOSS, LOW VOC RESTROOM DOOR FRAMES & LCD NICHE (BACK WALL)
P205	SHERWIN-WILLIAMS	SW 7675	SEALSKIN	PROMAR 200, ZERO VOC, LATEX EGG-SHELL FRONT & BACK & UNDERSIDE FACES OF SERVICE COUNTER SOFFIT


WALL LEGEND

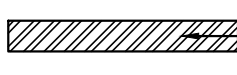
 EXISTING WALL

 NEW INTERIOR FURRING WALL FRAMED WITH STRUCTURAL STEEL STUDS

 NEW INTERIOR WALL (FULL HT.)

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

 WALK-IN BOX PANEL

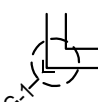
 NEW WOOD FRAMED EXTERIOR WALL

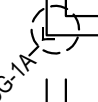
NOTE: THE FOLLOWING STAINLESS STEEL PROVIDED BY PX-INSTALLED BY G.C.:


- 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/FRAME - ALL AROUND PERIMETER OF OPENING - FRAME TO BE WELDED WITH MITERED CORNERS TO FORM SINGLE UNIT.

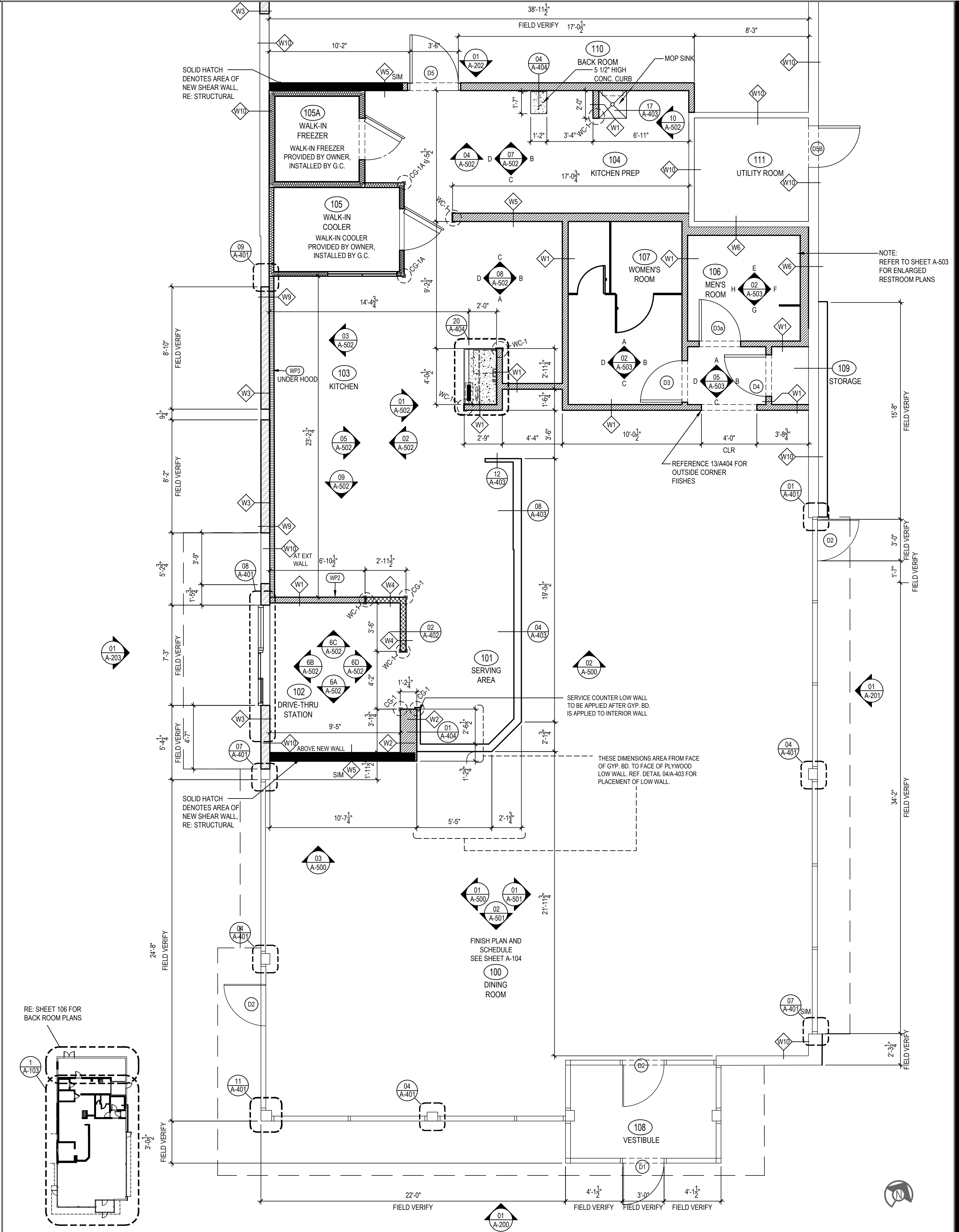
 18 GA. STAINLESS STEEL WALL CAP

ALL OTHER STAINLESS STEEL BY G.C.

NOTE:

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

*AT "D3a" PROVIDE PRIVACY LOCK



KEY PLAN	2	FLOOR PLAN	1
SCALE = NTS	A-103	Scale= 1/4" = 1'-0"	A-103



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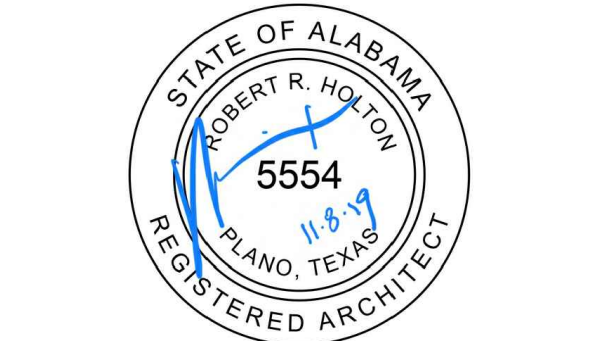
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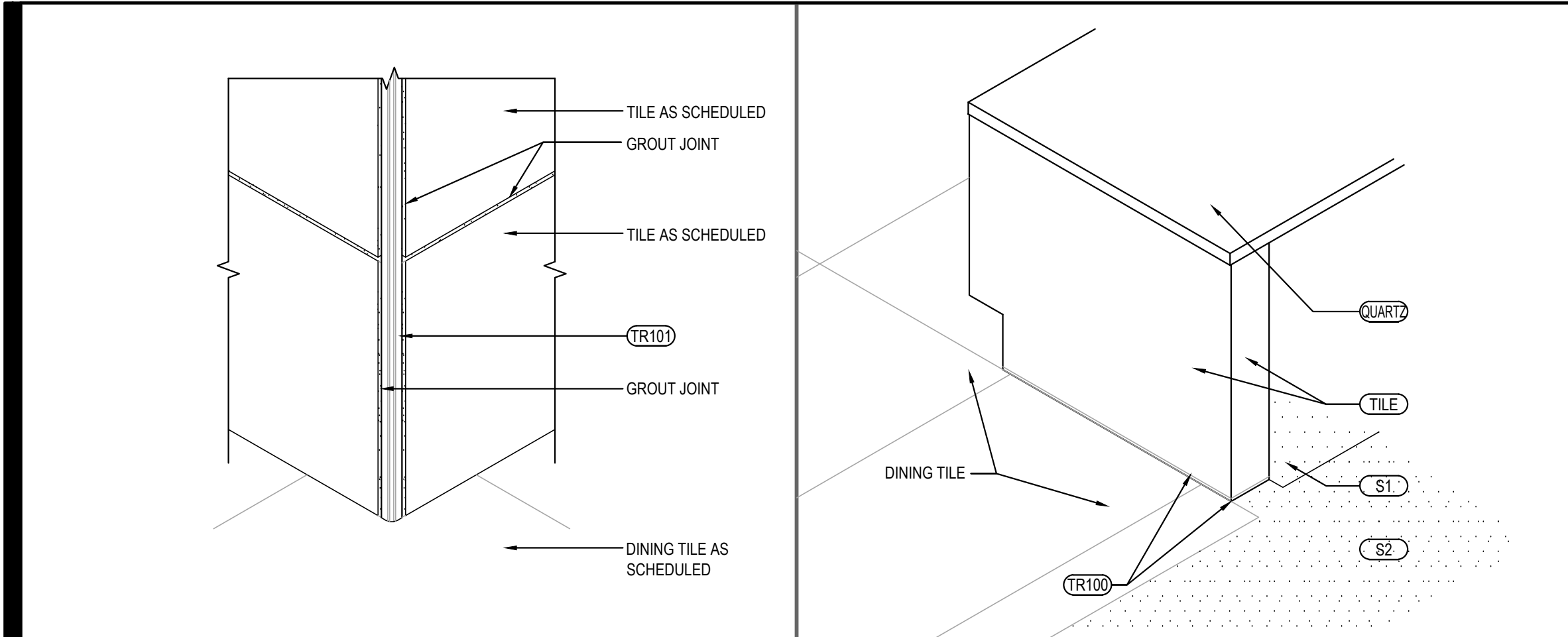
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A-103
FLOOR PLAN

TRUE WARM & WELCOME

BID ISSUE



OUTSIDE CORNER DETAIL3

Scale= 3" = 1'-0" A-104

SERVICE COUNTER ISOMETRIC2

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)	CMC ITALIAN WOOD DOUG SALATINO 518-713-5371	6" X 48 X 3/8" & 8" X 48" X 3/8"	ITALIANO	-	1 / 8"	G-113
(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	-	-
M100	MATSINC 800.628.7462	NUWAY - 7/16" ALUM FOOT GRILLE	CHARCOAL	-	-	-
GROUT	MANUFACTURER	DESCRIPTION	MFG.	COLOR	FINISH	REMARK
G-96	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	11	SAHARA BEIGE	POLY BLEND 1 / 8" NON-SANDED	DINING & RESTROOM FLOOR APPLY GROUT SEALER
G-111	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	19	PEARL GREY	POLY BLEND 1 / 8" NON-SANDED	RESTROOM , DINING APPLY GROUT SEALER
G-113	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	07	CHOCOLATE	POLY BLEND 1 / 8" NON-SANDED	APPLY GROUT SEALER
G-114	CUSTOM BUILDING PRODUCTS	PRISM GROUT	11	SNOW WHITE	POLY BLEND 1 / 8" NON-SANDED	BEVERAGE COUNTER BACKSPLASH APPLY GROUT SEALER

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

* SCHLUTER SYSTEM ALUMINUM TRIM.

COVE TILE TRIM: INSTALLED AT RESTROOM, SERVICE COUNTER, AND DRINK STATION

SCHLUTER SYSTEMS DILEX-AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)

-OUTSIDE CORNER CONNECTOR PIECE: DILEX-AHK-E90/AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)

-INSIDE CORNER CONNECTOR PIECE: DILEX-AHK-80/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)

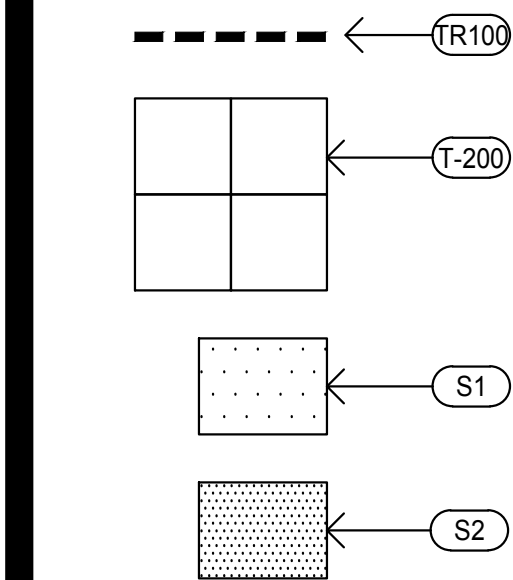
(TR101) -OUTSIDE CORNER CONNECTOR PIECE: RONDEC-EV/RO125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)

-INSIDE CORNER CONNECTOR PIECE: RONDEC-IZL/RO125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)

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

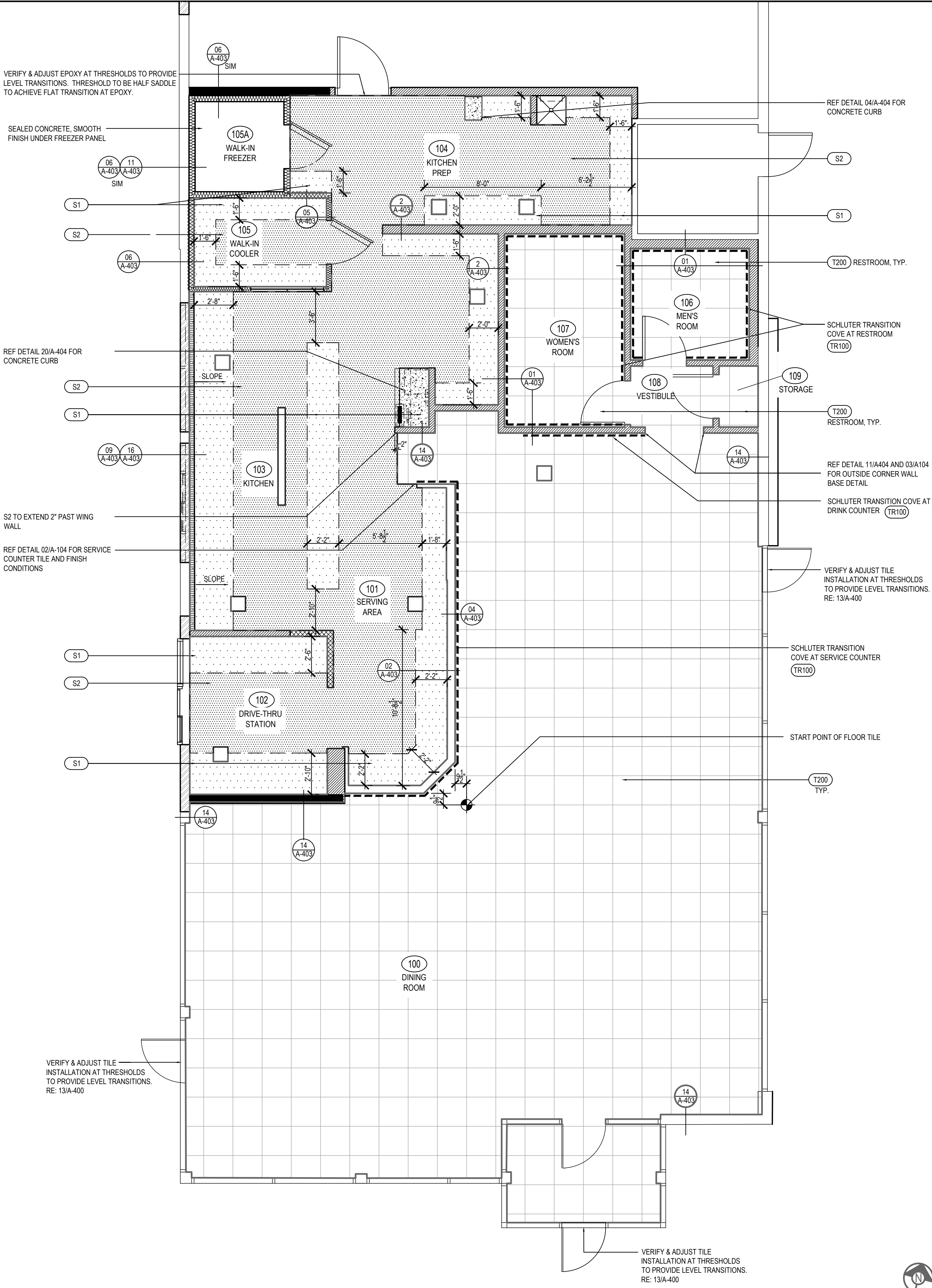
SEE MANUFACTURER'S SPECIFICATION, DETAILS AND GUIDE FOR PREPARATION, MIXING, GROUTING AND CLEANING INSTRUCTION

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



FINISH SCHEDULEA

Scale= NTS A-104



FINISH PLAN1

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



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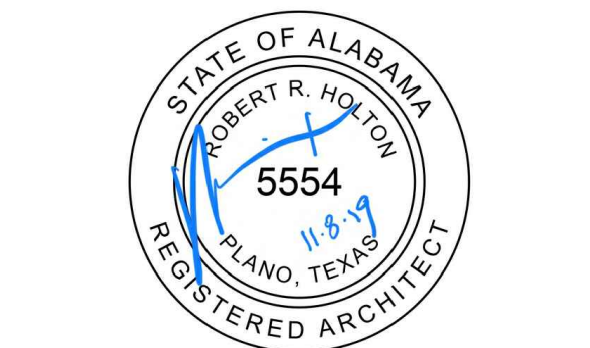
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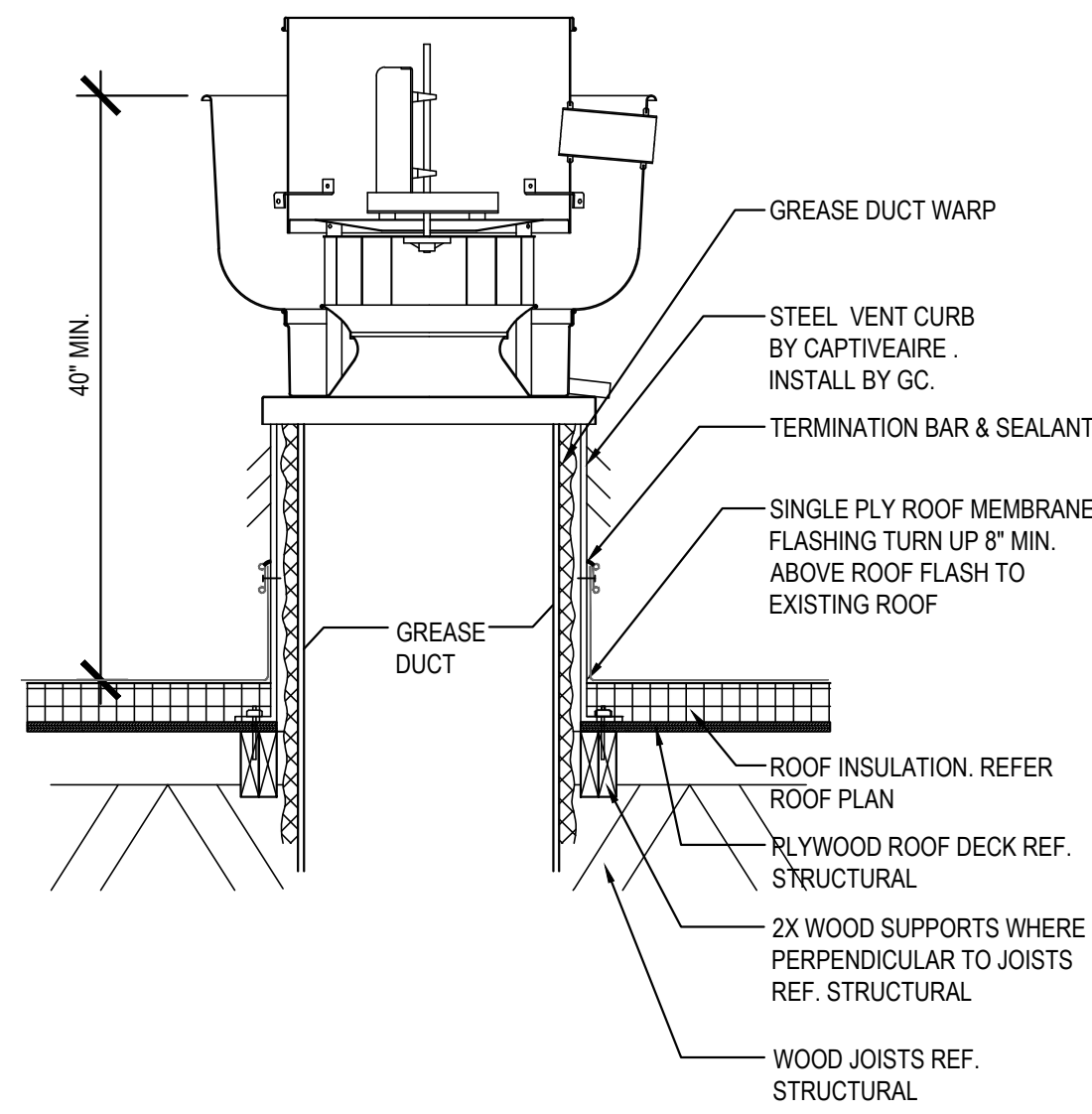
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A-104

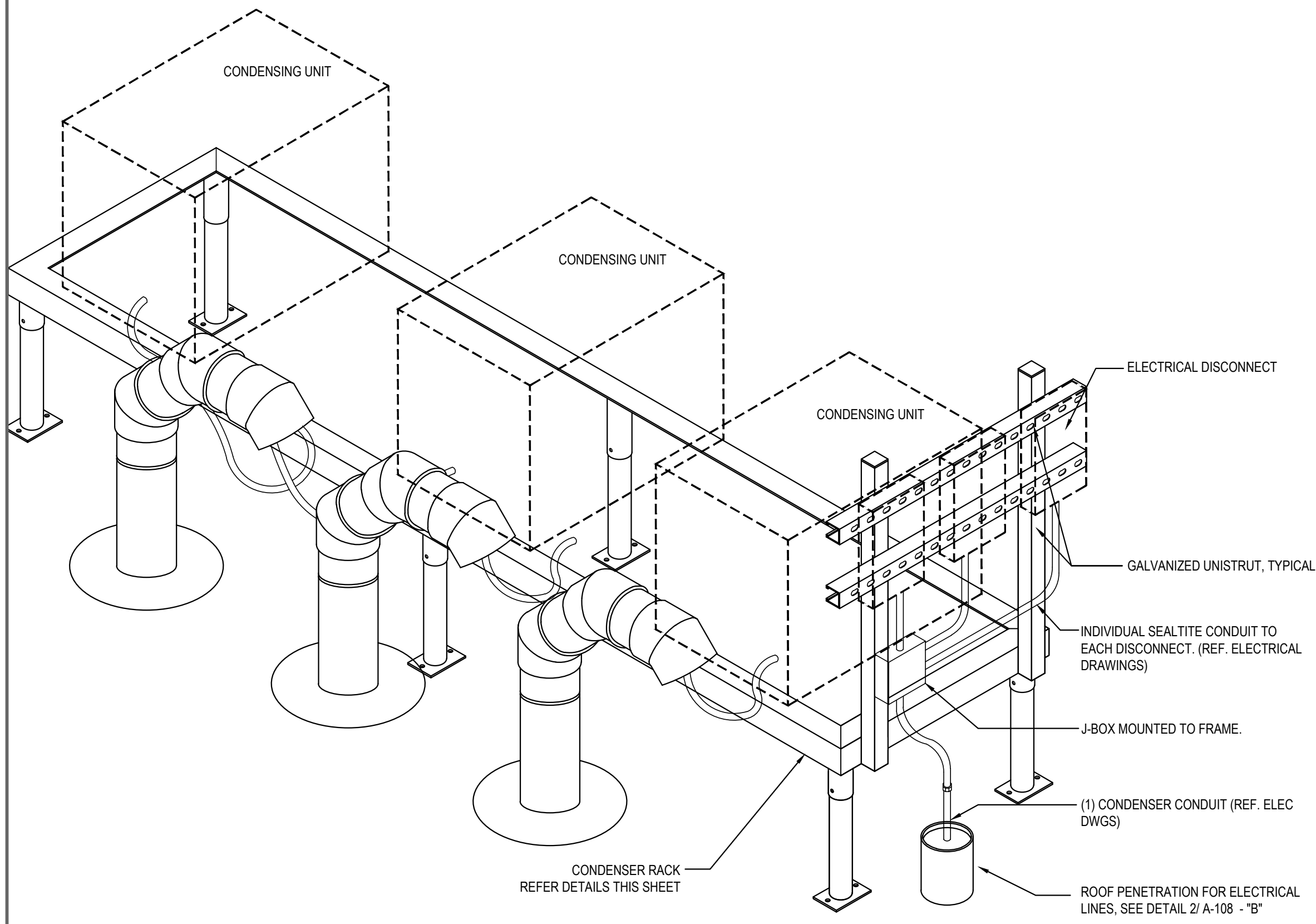
FINISH PLAN AND SCHEDULE

TRUE WARM & WELCOME

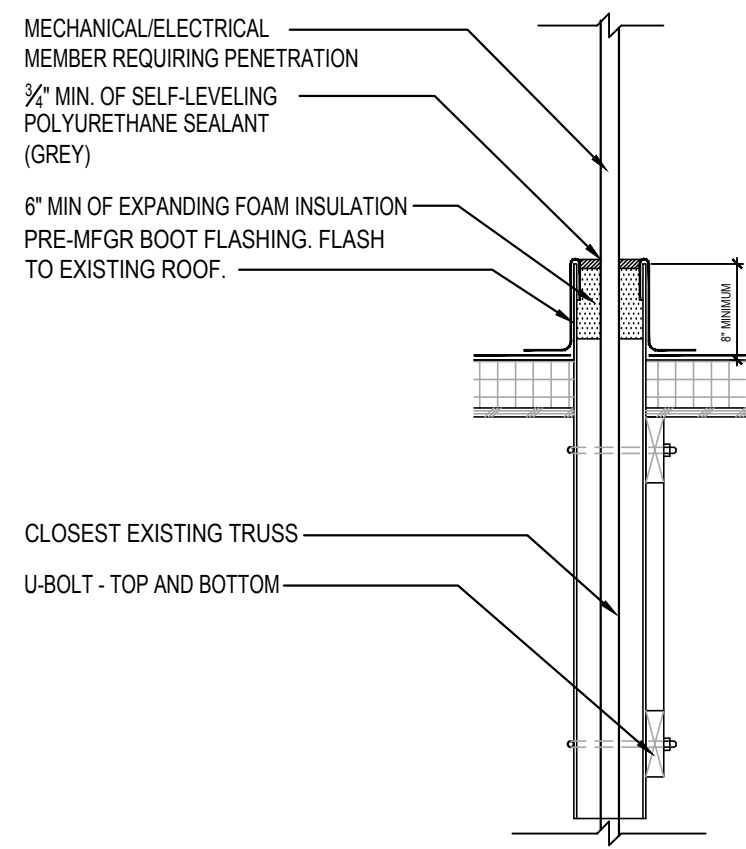
BID ISSUE



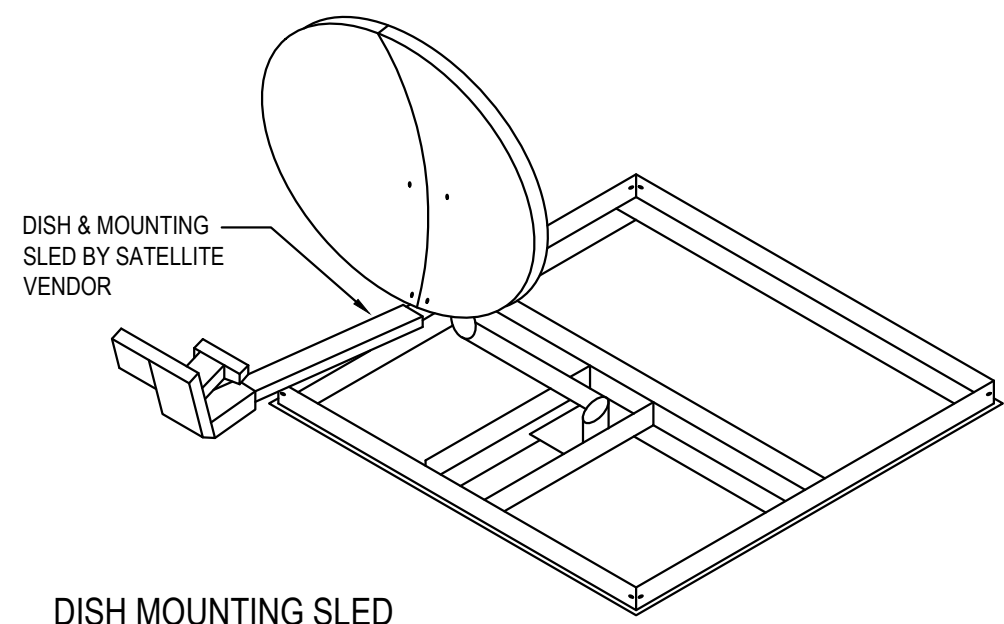
ROOF EXHAUST FAN 5
Scale= 1/4" = 1'-0" A-108



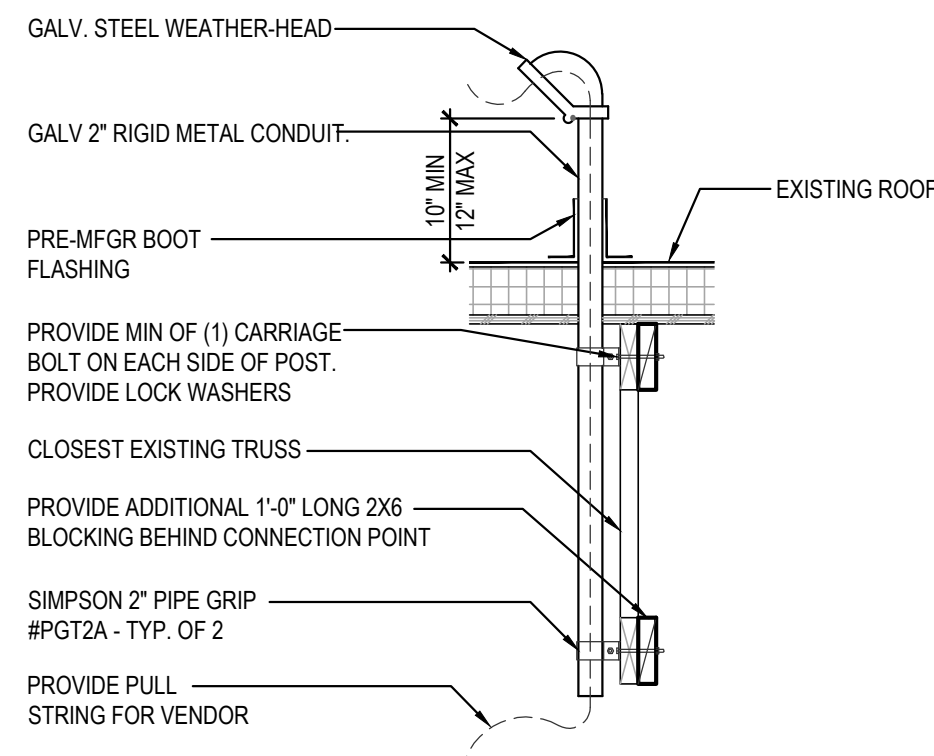
CONDENSER RACK ISOMETRIC 3
Scale= 3/4" = 1'-0" A-108



CONDITION "B" - AT CONDENSER ELECTRICAL LINES

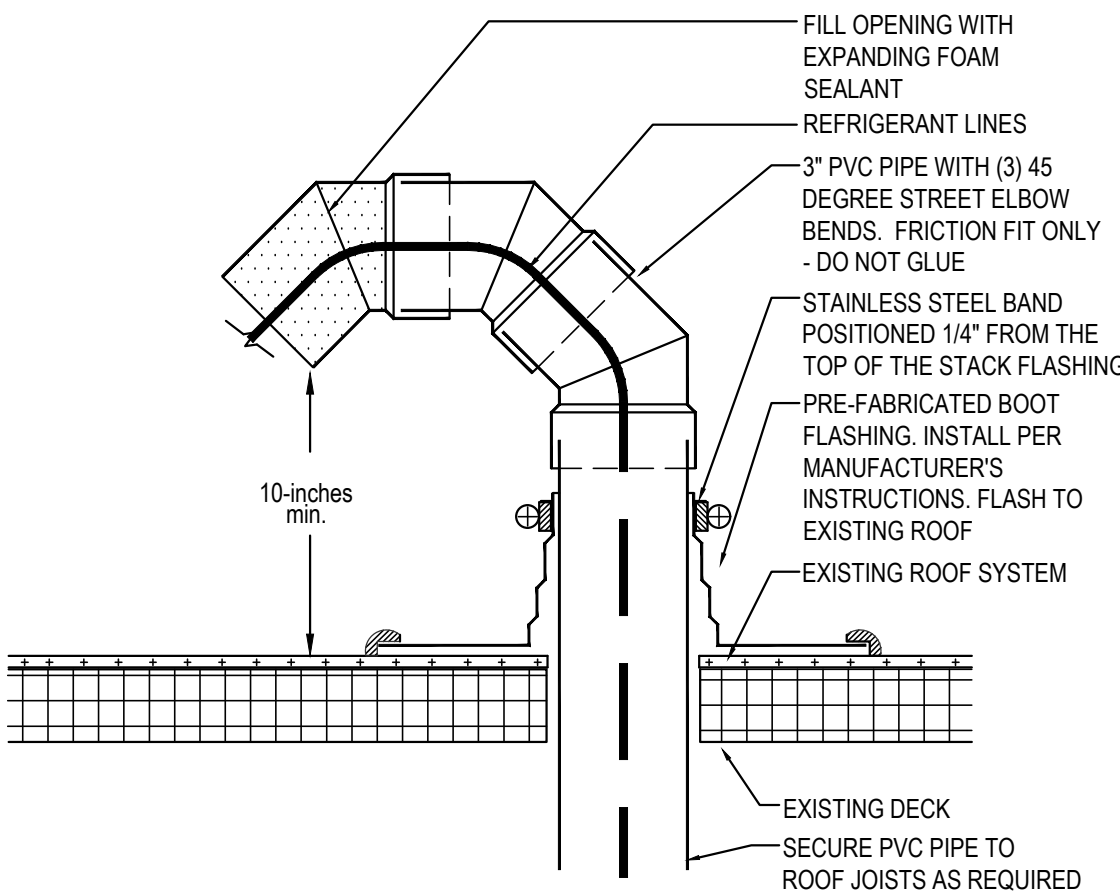


DISH MOUNTING SLED

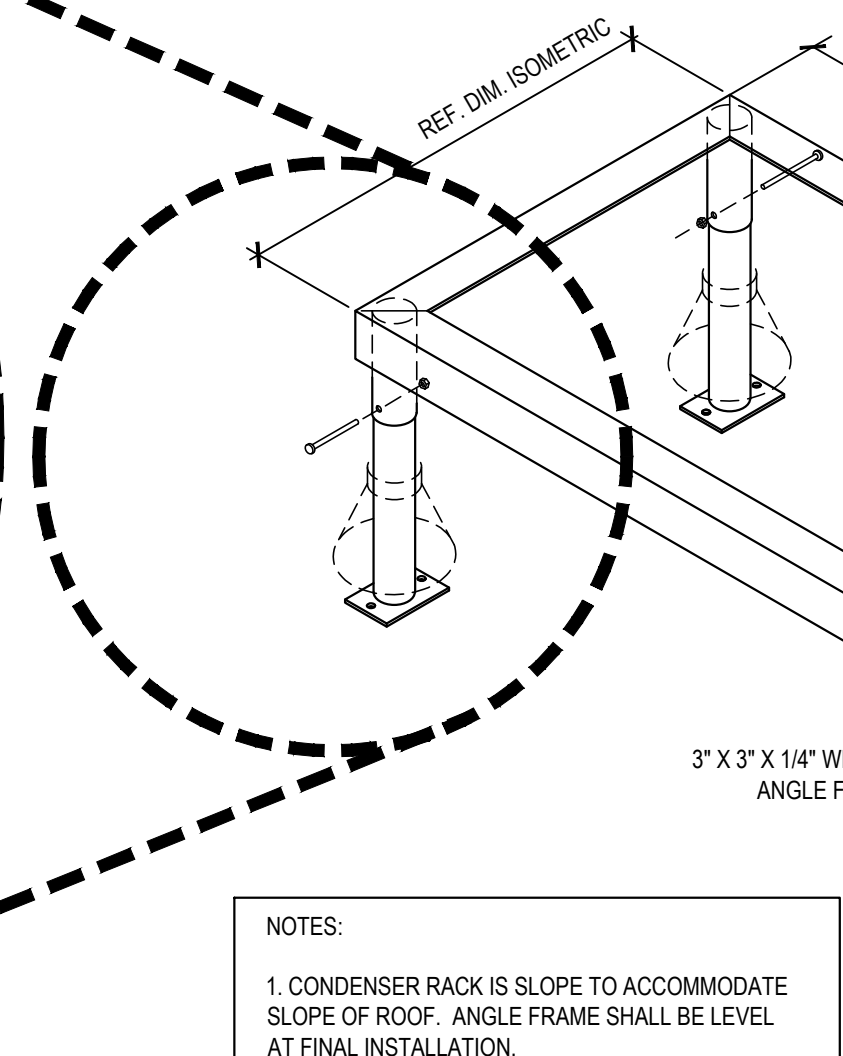
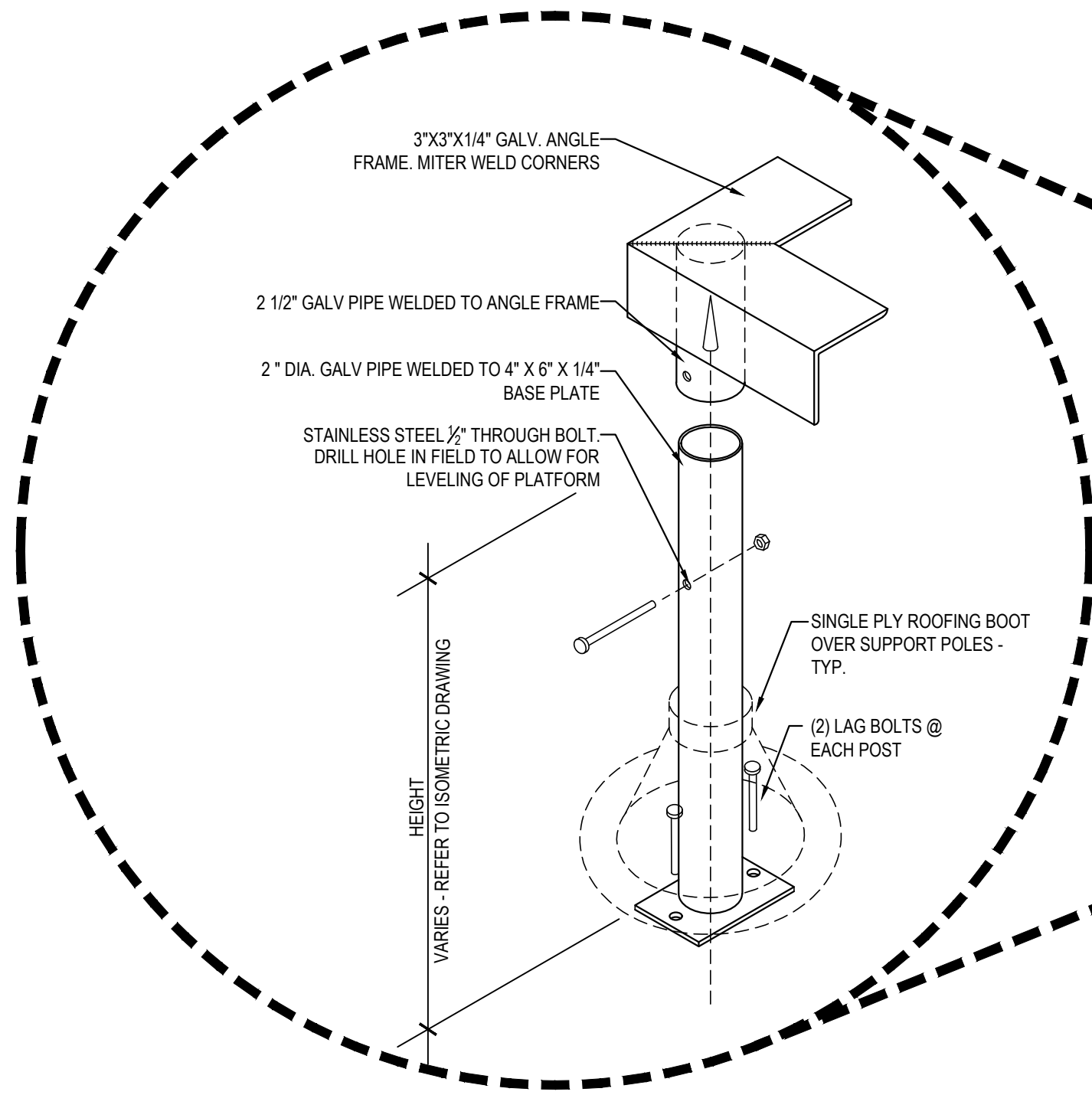


CONDITION "A" - ABOVE MANAGERS STATION

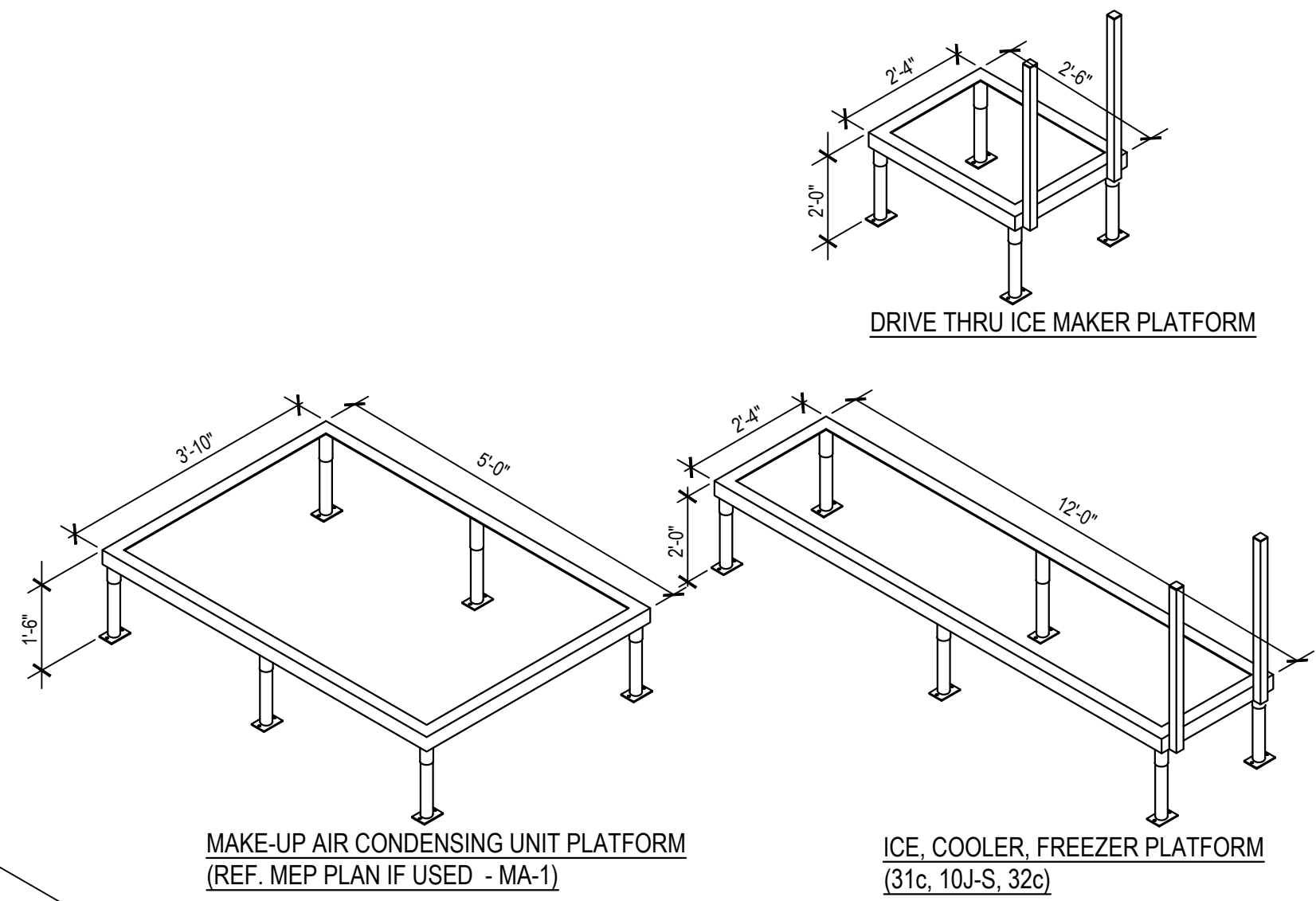
ROOF PENETRATION DETAIL AT REF. / ELEC. LINES AND SATELLITE DISH 2
Scale= 3/4" = 1'-0" A-108



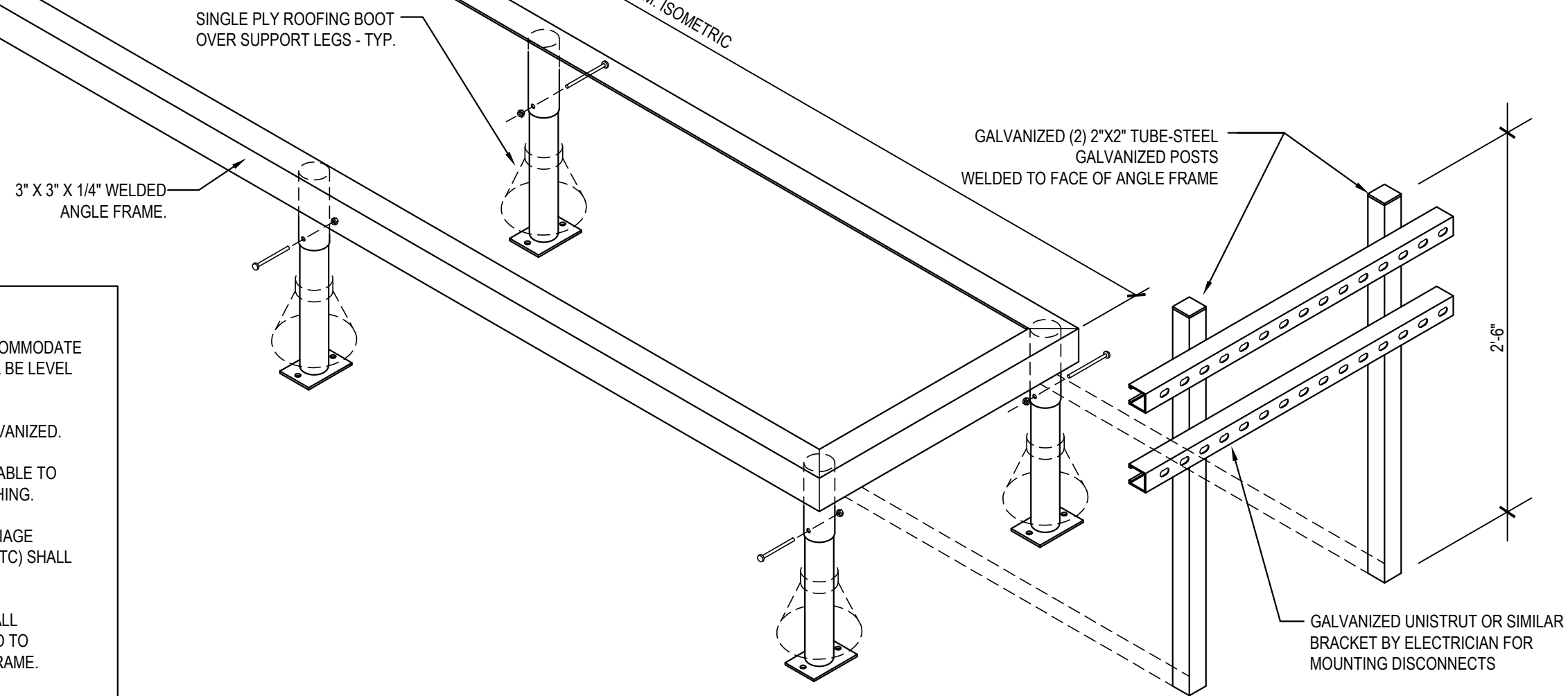
PVC ROOF PENETRATION 4
Scale= 1/2" = 1'-0" A-108



- NOTES:
- CONDENSER RACK IS SLOPE TO ACCOMMODATE SLOPE OF ROOF. ANGLE FRAME SHALL BE LEVEL AT FINAL INSTALLATION.
 - ALL STEEL WILL BE HOT DIPPED GALVANIZED.
 - TOP ANGLE FRAME MUST BE REMOVABLE TO INSTALL PRE-FABRICATED BOOT FLASHING.
 - ALL CONNECTING HARDWARE (CARRIAGE BOLTS, LAG BOLTS, NUTS, WASHERS, ETC) SHALL BE STAINLESS STEEL.
 - CONTRACTOR TO SUPPLY AND INSTALL ATTACHMENTS/HARDWARE REQUIRED TO MOUNT CONDENSER EQUIPMENT TO FRAME.
 - UNISTRUT SHALL BE GALVANIZED



DIMENSION ISOMETRICS



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



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A-108

CONDENSER RACK
DETAIL

TRUE WARM & WELCOME

BID ISSUE

FURNITURE SCHEDULE

Item Code	Type	Material		L x W x H
T-A1a	LIVE EDGE 4'-0"	WALNUT	PANDA VENDOR	4'-0" L X 26" W X 2" THICK
T-A1b	LIVE EDGE 6'-0"	WALNUT	PANDA VENDOR	6'-0" L X 26" W X 2" THICK
T-A1c	LIVE EDGE 8'-0"	WALNUT	PANDA VENDOR	8'-0" L X 26" W X 2" THICK
T-A1d	LIVE EDGE 10'-0"	WALNUT	PANDA VENDOR	10'-0" L X 26" W X 2" THICK
T-B1a	2 TOP TABLE	QUARTZ - TETON BEIGE	PANDA VENDOR	21" L X 24" W
T-B1b	4 TOP TABLE	QUARTZ - TETON BEIGE	PANDA VENDOR	24" L X 48" W
T-B1c	4 TOP TABLE ADA	QUARTZ - TETON BEIGE	PANDA VENDOR	30" L X 48" W
T-B2a	ROUND TABLE 42"	QUARTZ	PANDA VENDOR	42" DIAMETER
T-C1a	2 TOP SEATEE	LAMINATE W/ METAL EDGE OILED WALNUT	PANDA VENDOR	21" L X 24" W
T-C1b	4 TOP SEATEE	LAMINATE W/ METAL EDGE OILED WALNUT	PANDA VENDOR	48" L X 24" W
T-C2a	ROUND TABLE 24" DIA	LAMINATE W/ METAL EDGE OILED WALNUT	PANDA VENDOR	24" DIAMETER
T-C2b	ROUND TABLE 30" DIA	LAMINATE W/ METAL EDGE OILED WALNUT	PANDA VENDOR	30" DIAMETER

C-A1a	SINGLE BOOTH- 41"	WALNUT W/ EVOLUTION SEDIMENT FABRIC	PANDA VENDOR	41" L X 34 1/8" H
C-A1b	SINGLE BOOTH- 47"	WALNUT W/ EVOLUTION SEDIMENT FABRIC	PANDA VENDOR	47" L X 34 1/8" H
C-A1c	SINGLE BOOTH- 59"	WALNUT W/ EVOLUTION SEDIMENT FABRIC	PANDA VENDOR	59" L X 34 1/8" H
C-A1d	BOOTH BACK TO BACK- 47"	WALNUT W/ EVOLUTION SEDIMENT FABRIC	PANDA VENDOR	47" L X 34 1/8" H
C-A1e	BOOTH BACK TO BACK- 41"	WALNUT W/ EVOLUTION SEDIMENT FABRIC	PANDA VENDOR	41" L X 34 1/8" H
C-A1f	BOOTH BACK TO BACK- 59"	WALNUT W/ EVOLUTION SEDIMENT FABRIC	PANDA VENDOR	59" L X 34 1/8" H

B-S1a	1-BEAM BASE 34" H	HOT ROLL STEEL W/ LOW GLOSS CLEAR COAT	PANDA VENDOR	FOR 34" H TABLE
B-S2a	3" FREE STANDING CRISS CROSS		PANDA VENDOR	FOR 30" ROUND TABLE
B-S2b	3" FREE STANDING CRISS CROSS		PANDA VENDOR	FOR 21" X 24" TABLE
B-S3a	3" BOLT DOWN		PANDA VENDOR	FOR 30" H TABLE
B-S4a	3" CORE DRILL		PANDA VENDOR	FOR 30" H TABLE
B-S5a	SIT DOWN BASE		PANDA VENDOR	FOR 34" H LEDGE TABLE
B-B1	SPECIAL BRACKETS		PANDA VENDOR	FOR MODESTY PANEL

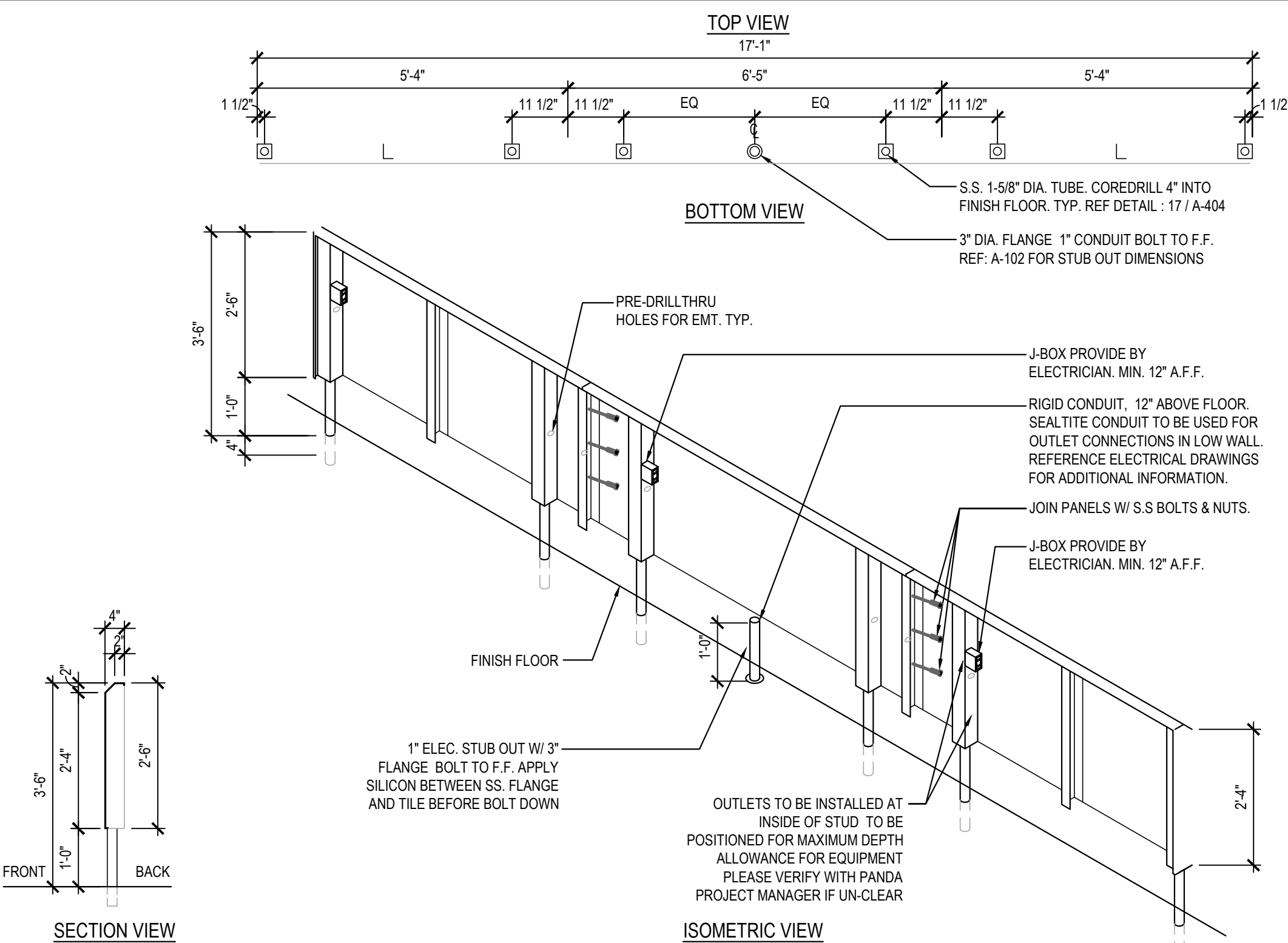
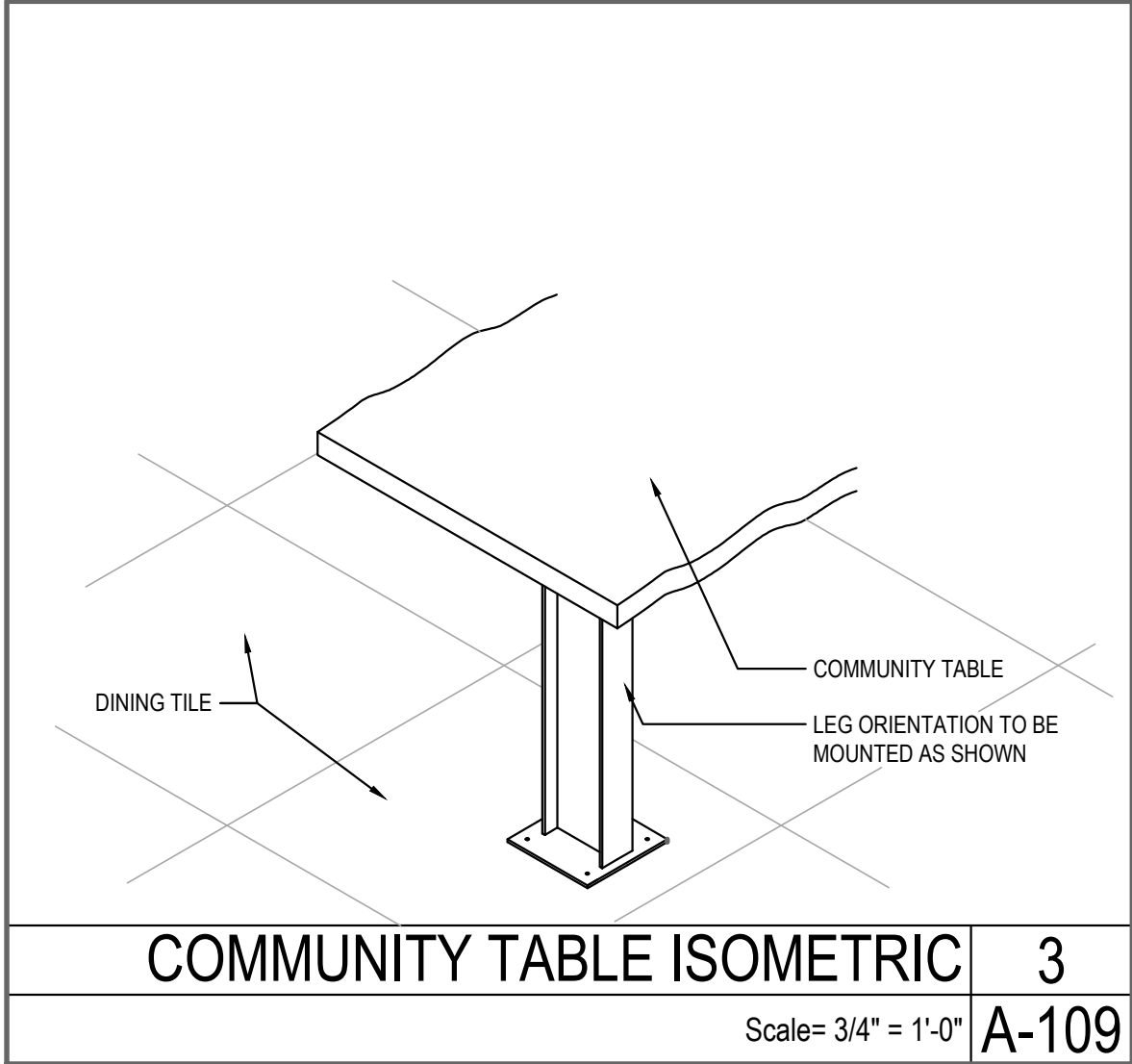
F-A1	TRASH BIN	TETON BEIGE / OILED WALNUT	PANDA VENDOR	20" L X 22" W
F-A2a	TRASH BIN W/ LEFT BROOM HOLDER	TETON BEIGE / OILED WALNUT	PANDA VENDOR	20" L X 22" W
F-A2b	TRASH BIN W/ RIGHT BROOM HOLDER	TETON BEIGE / OILED WALNUT	PANDA VENDOR	20" L X 22" W
F-B1	TRASH LINER W/ CASTERS		PANDA VENDOR	
F-C1a	LEFT BROOM HOLDER	OILED WALNUT	PANDA VENDOR	
F-C1b	RIGHT BROOM HOLDER	OILED WALNUT	PANDA VENDOR	

L-A1	LOW WALL 3'-6"	OILED WALNUT HORIZONTAL GRAIN	PANDA VENDOR	3'-6" L X 34 1/8" H
L-A2	LOW WALL 8'-0"	OILED WALNUT HORIZONTAL GRAIN	PANDA VENDOR	8'-0" L X 34 1/8" H

CHAIR SCHEDULE

Item Code	Type	Material		L x W x H
WALNUT PALLET				
C1b	YARDBIRD DINING CHAIR	WALNUT	PANDA VENDOR	18" H
C2B	CHOM CHOM COUNTER STOOL	WALNUT	PANDA VENDOR	22" H
OAK PALLET				
C1d1	PANDA DINING CHAIR W/ BACK	OAK	PANDA VENDOR	18" H
C22	PANDA COUNTER STOOL- NO BACK	OAK (PREFERRED STOOL)	PANDA VENDOR	22" H
C2g	PANDA COUNTER STOOL W/ BACK	OAK (OPTIONAL)	PANDA VENDOR	22" H

NOTE:
PANDA TEAM TO SELECT CHAIR PALLET WITH
MANUFACTURER



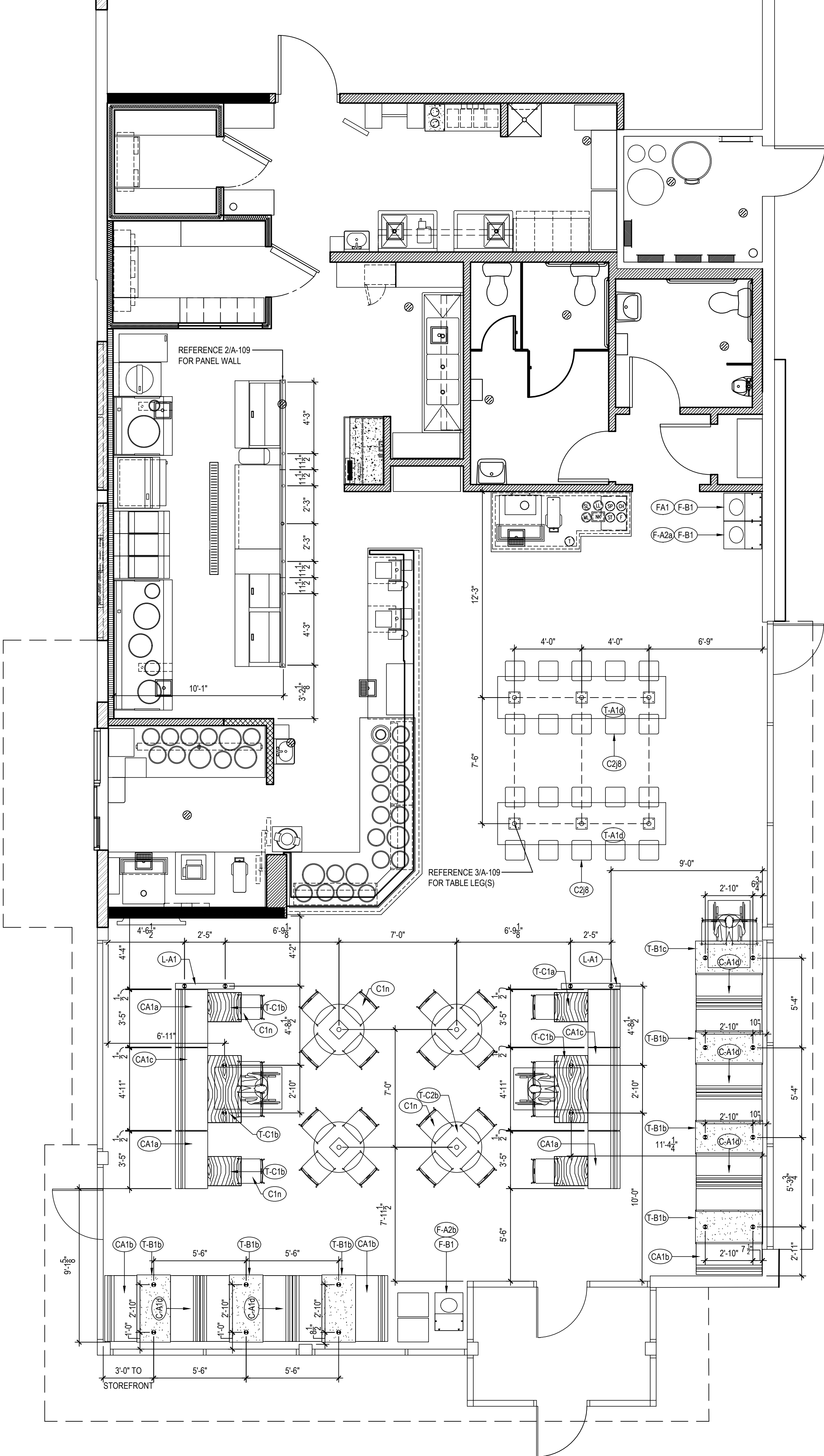
STAINLESS STEEL OUTLET PANEL

2

Scale= NTS

A-109

NOTE:
DIMENSIONS ARE FROM INTERIOR WALL.
REFER TO VENDOR PACKET FOR
ADDITIONAL FURNITURE INFORMATION.
FINAL CORE DRILL LOCATIONS FOR
FURNITURE / EQUIPMENT SHALL BE
VERIFIED WITH PANDA EXPRESS
DESIGN MANAGER PRIOR TO DRILLING.



FURNITURE LOCATION PLAN

1

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

A-109



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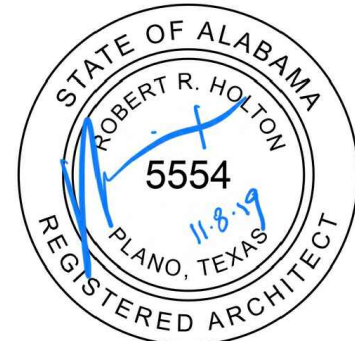
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TWW REMODEL

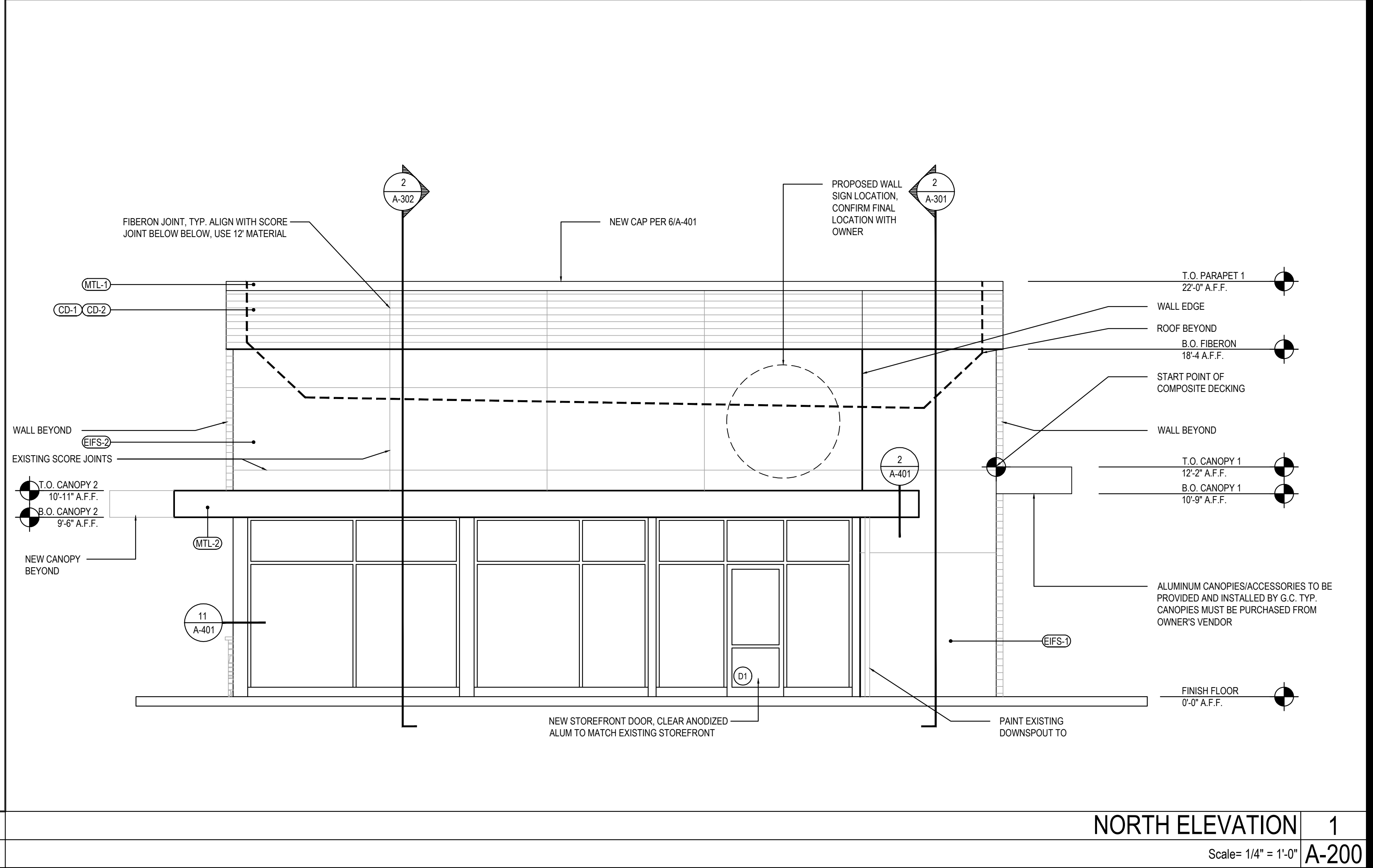
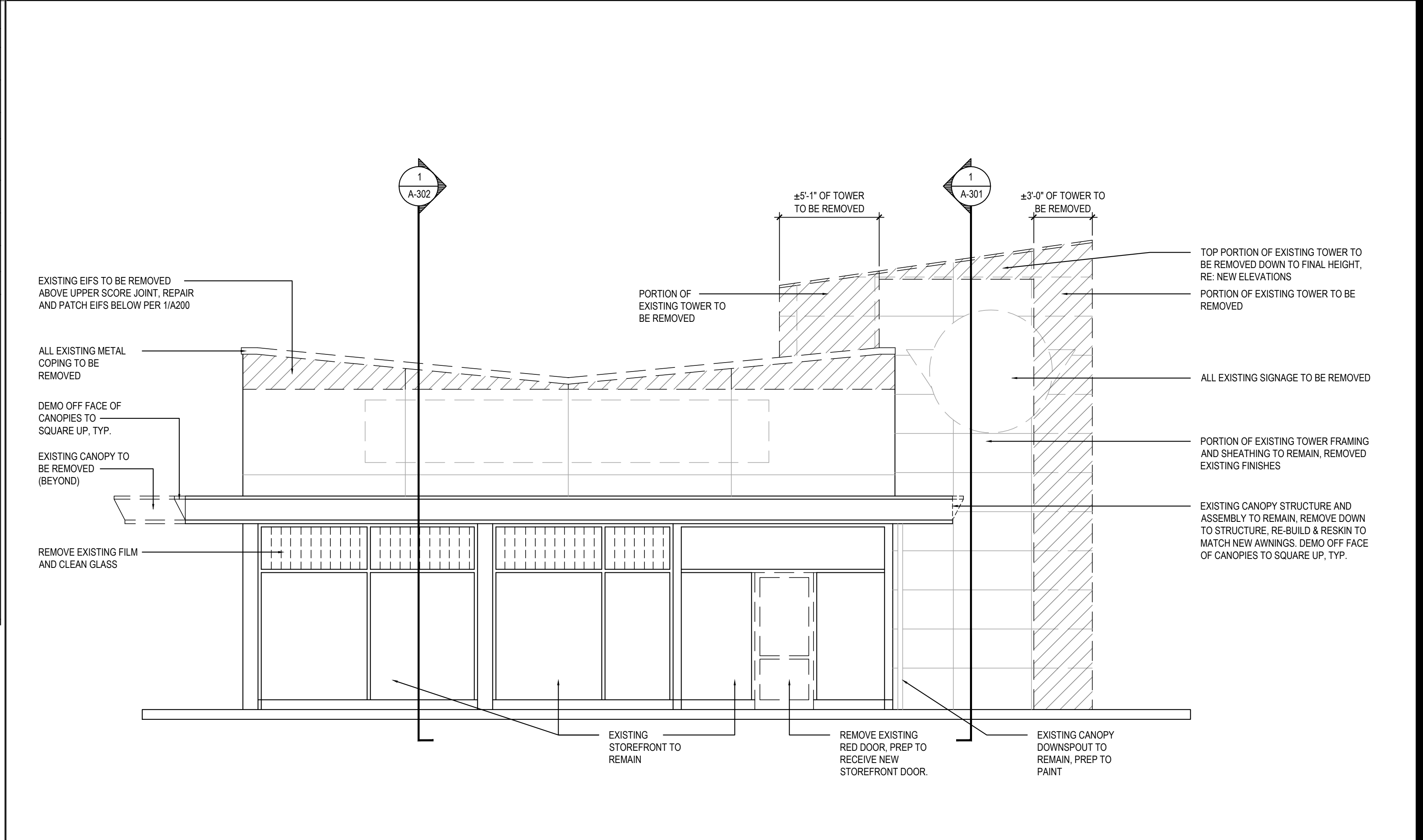
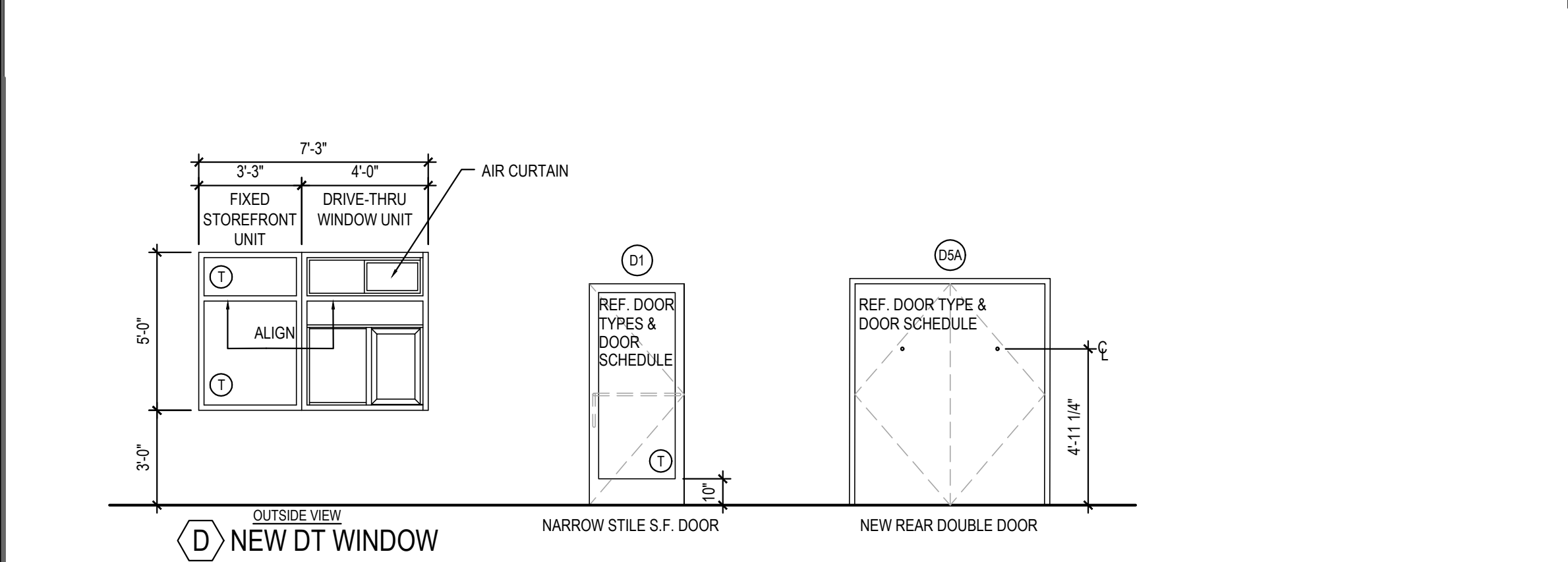
A-109

FURNITURE PLAN

TRUE WARM & WELCOME

BID ISSUE

EXTERIOR FINISH SCHEDULE					
NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
EIFS-1	STO	STOTHERM ESSENCE SYSTEM	SW 6148 WOOL SKEIN	FINE	BUILDING BODY
EIFS-2	STO	STOTHERM ESSENCE SYSTEM	SW 7067 CITYSCAPE	FINE	BUILDING BODY
ST-1S	CORONADO STONE PRODUCTS	900 SERIES	#2 GREY	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
ST-1	CORONADO STONE PRODUCTS	INDUSTRIAL LEDGE	SHALE GREY	-	ENTRY PORTAL & WAINSCOT CONTACT: USA KILGORE: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS. COLOR TO MATCH STONE
CD-1	FIBERON	HORIZON	IPE	60% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: BILL ROSS @ 704-756-1980 EMAIL: Billr@fiberondecking.com
CD-2	FIBERON	HORIZON	TUDOR BROWN	40% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: BILL ROSS @ 704-756-1980 EMAIL: Billr@fiberondecking.com
MTL-1	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"		CAP FLASHING
MTL-2	CLEAR ANODIZED ALUMINUM	-	CLEAR ANODIZED		CANOPIES, 16GA ALUMINUM
WINDOW SCHEDULE					NOTES
SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS
D	7'-3"	5'-0"	TEMPERED GLASS	DARK BRONZE ANODIZED ALUMINUM	QUIK-SERV (NON-HEATED AIR CURTAIN), ROUGH OPENING 87" X 60" SEE ADDITIONAL NOTE # 5. CONTACT: WADE ARNOLD, 800-388-6307



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Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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



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ARCHITECTURE + DESIGN

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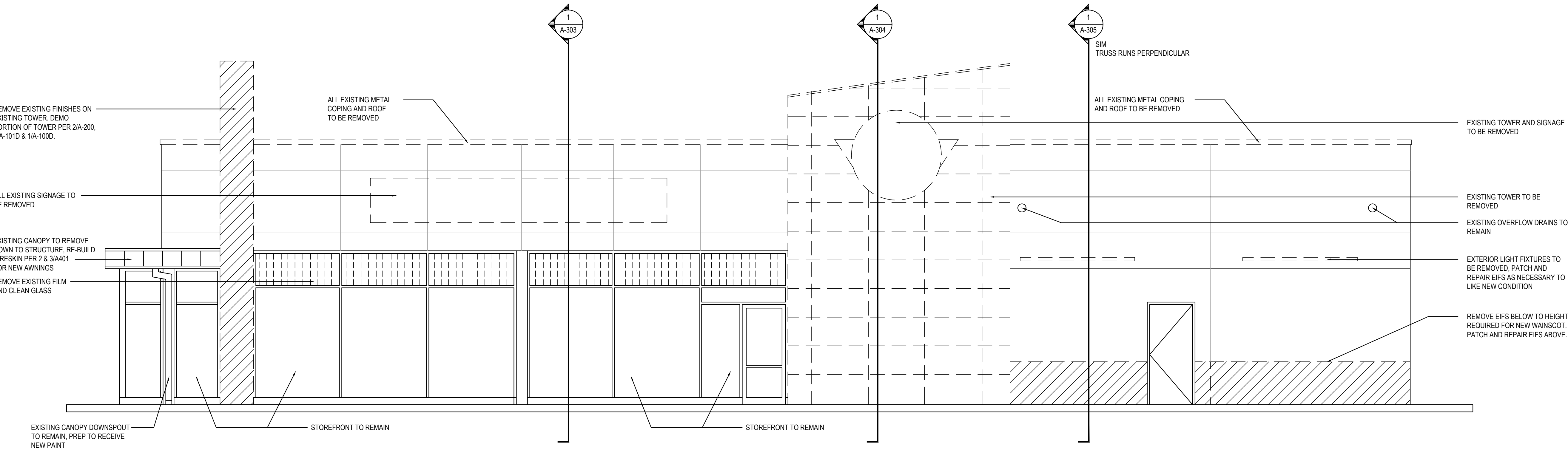
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OPELIKA, AL, 36801
3600 FSDT
TWW REMODEL

A-200
EXTERIOR
ELEVATIONS

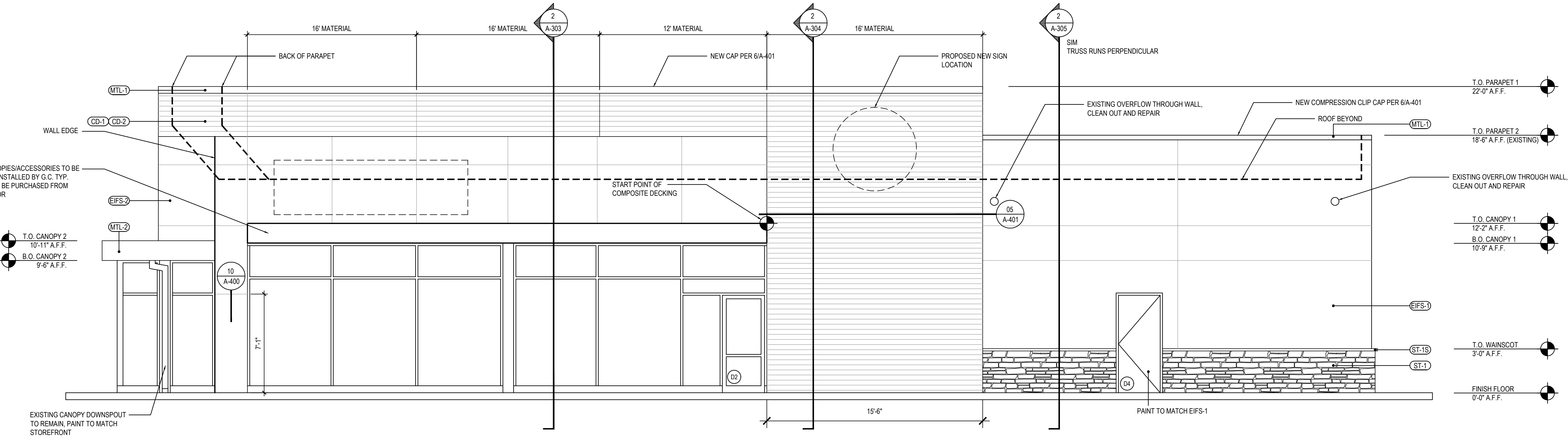
TRUE WARM & WELCOME

BID ISSUE



WEST ELEVATION EXISTING/DEMO 2

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



*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

WEST ELEVATION 1

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



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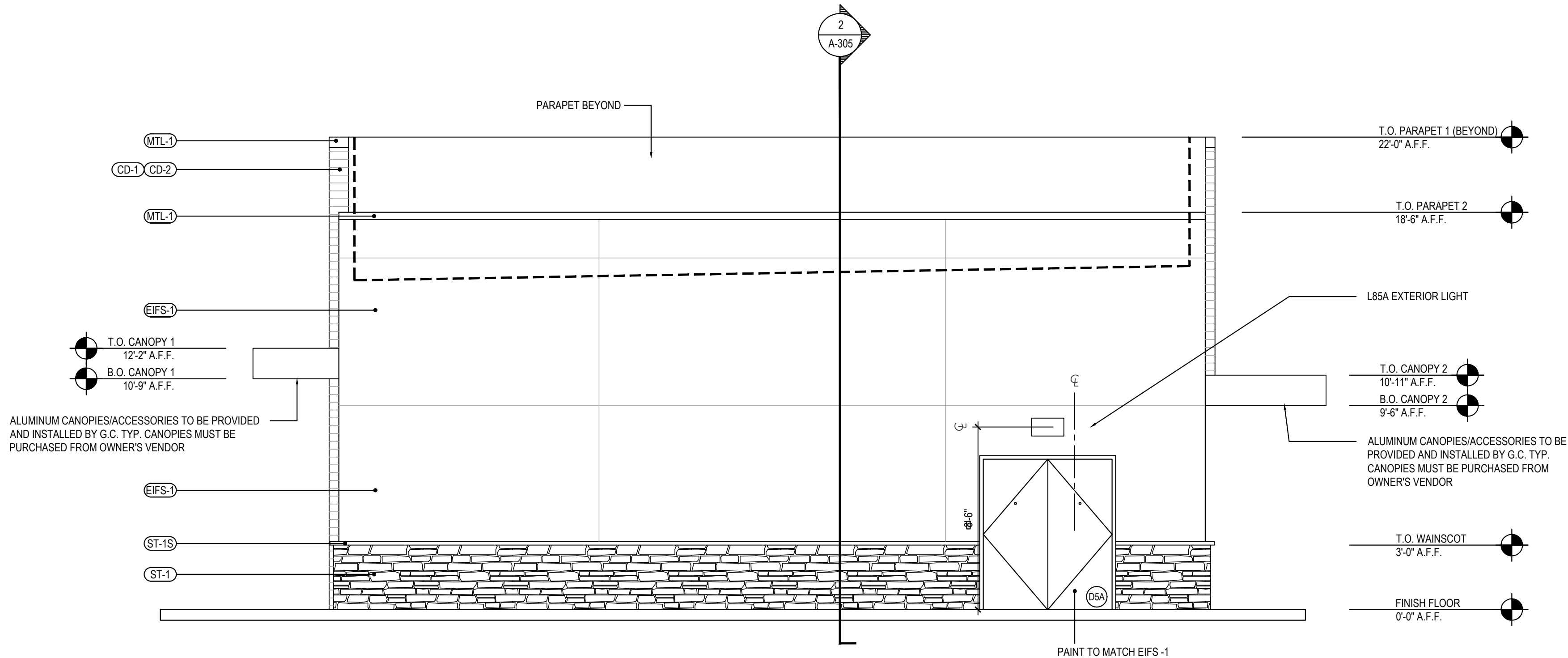
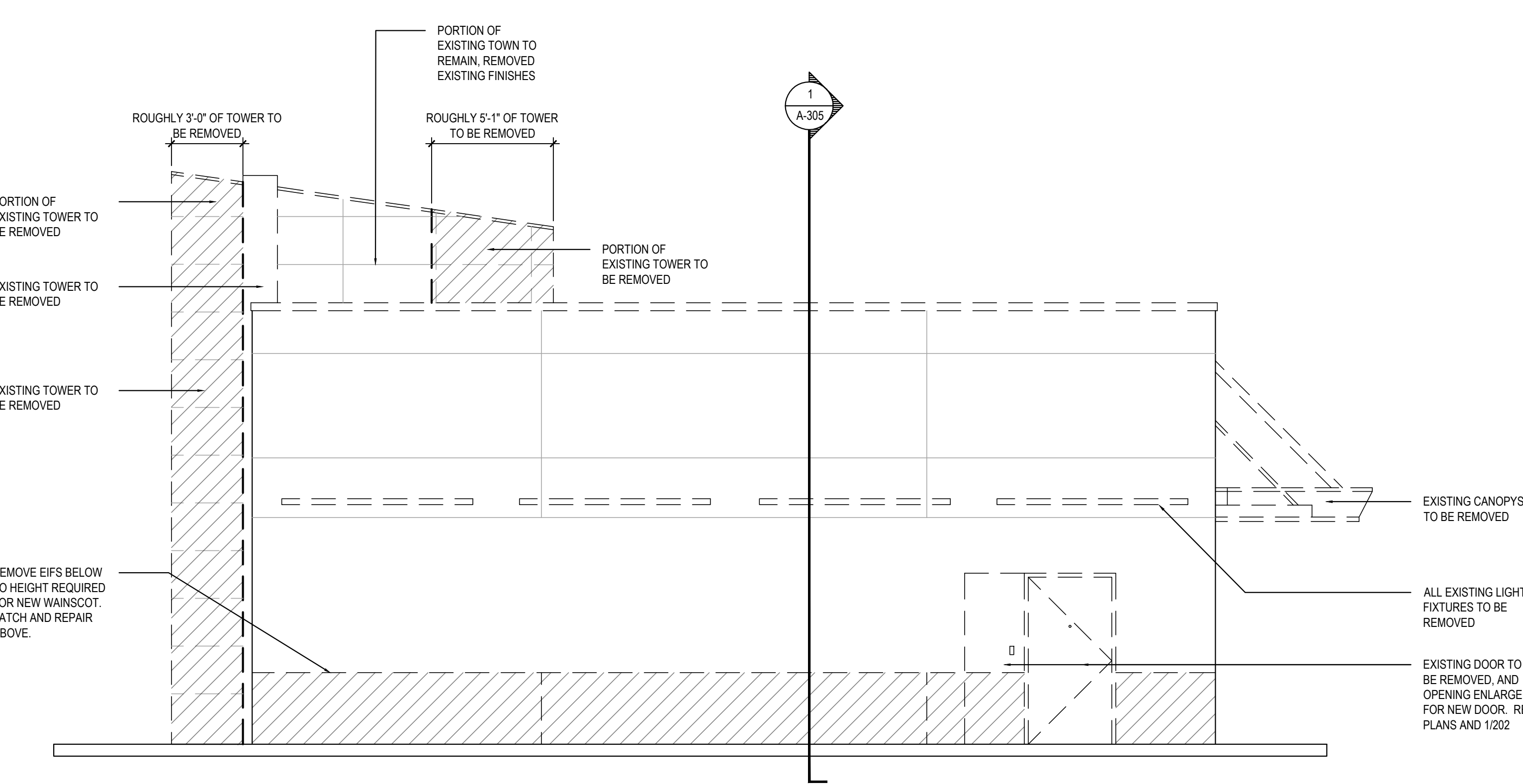
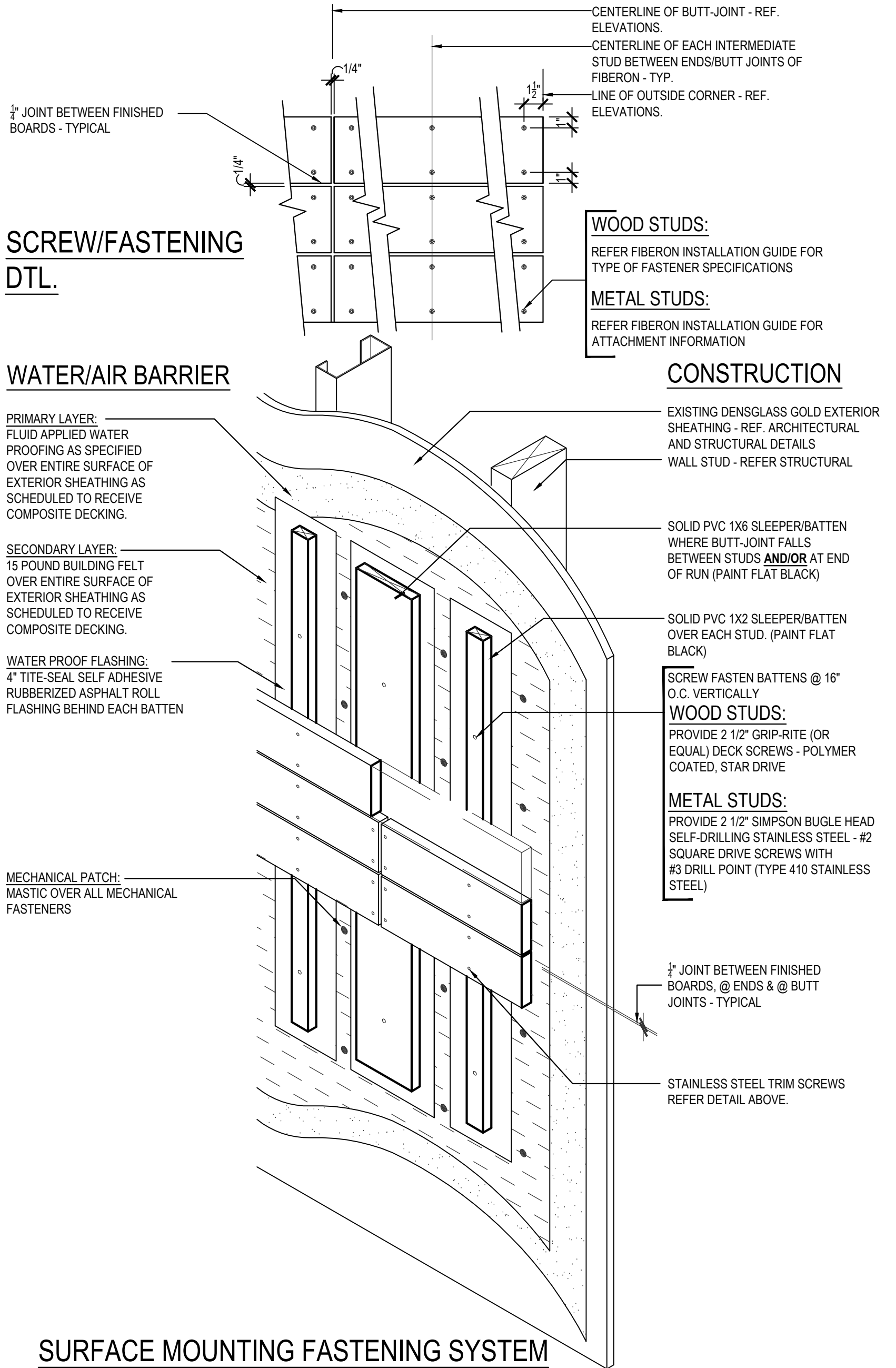
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A-201

EXTERIOR
ELEVATIONS

TRUE WARM & WELCOME

BID ISSUE



*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE



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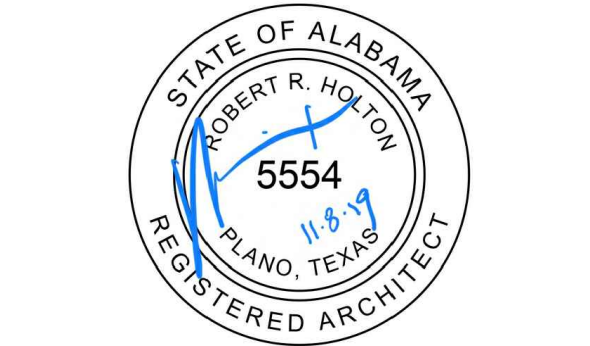
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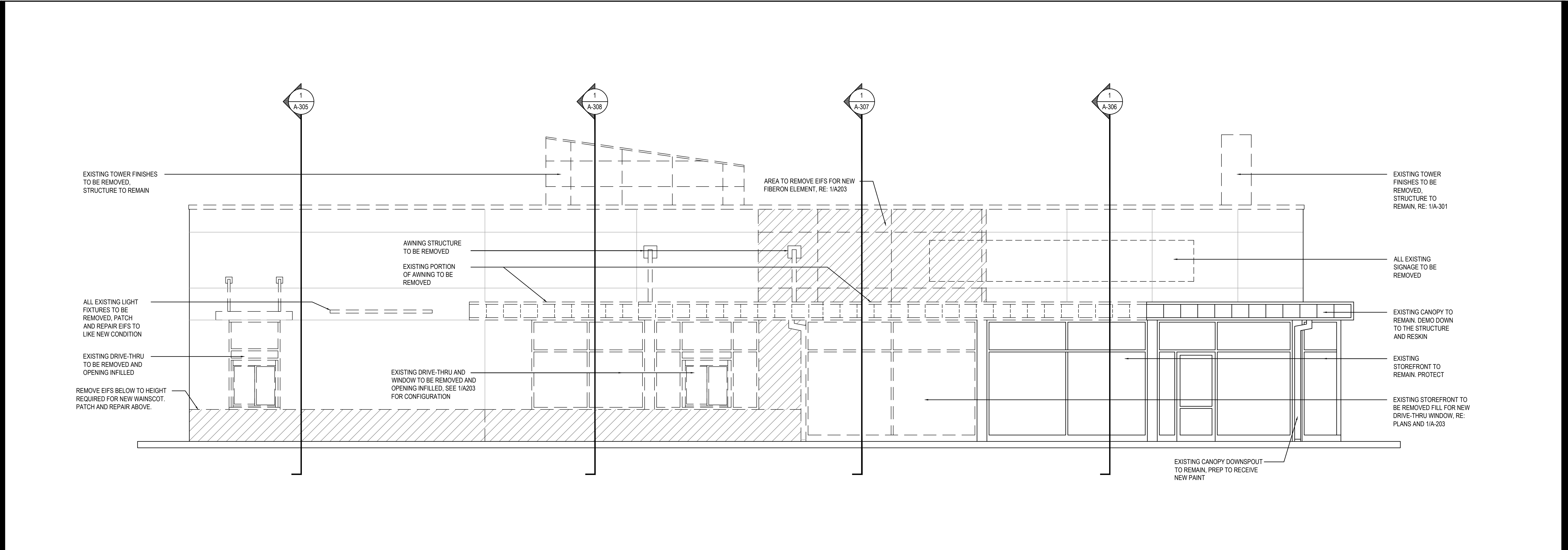
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TWW REMODEL

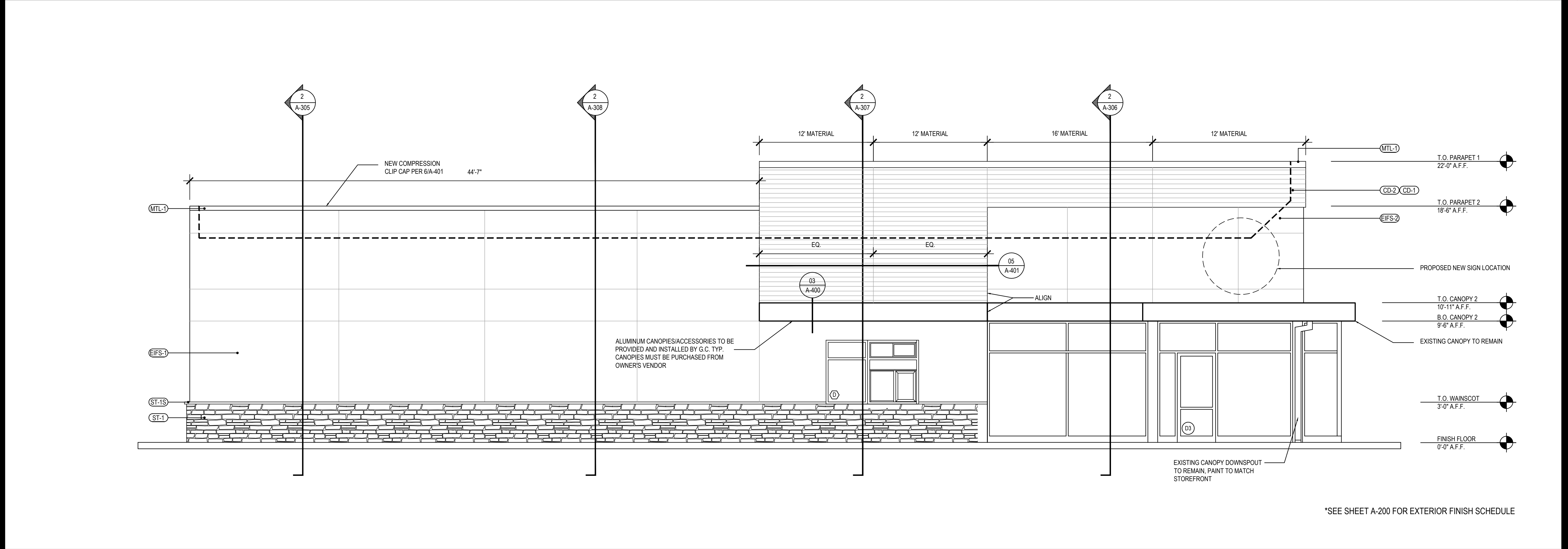
A-202
EXTERIOR
ELEVATIONS

TRUE WARM & WELCOME

BID ISSUE



EAST ELEVATION EXISTING/DEMO 2
Scale= 1/4" = 1'-0" A-203



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



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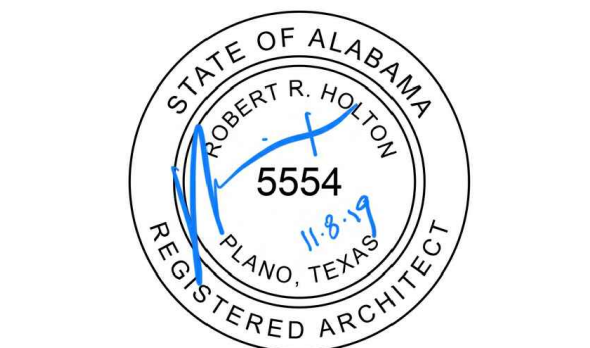
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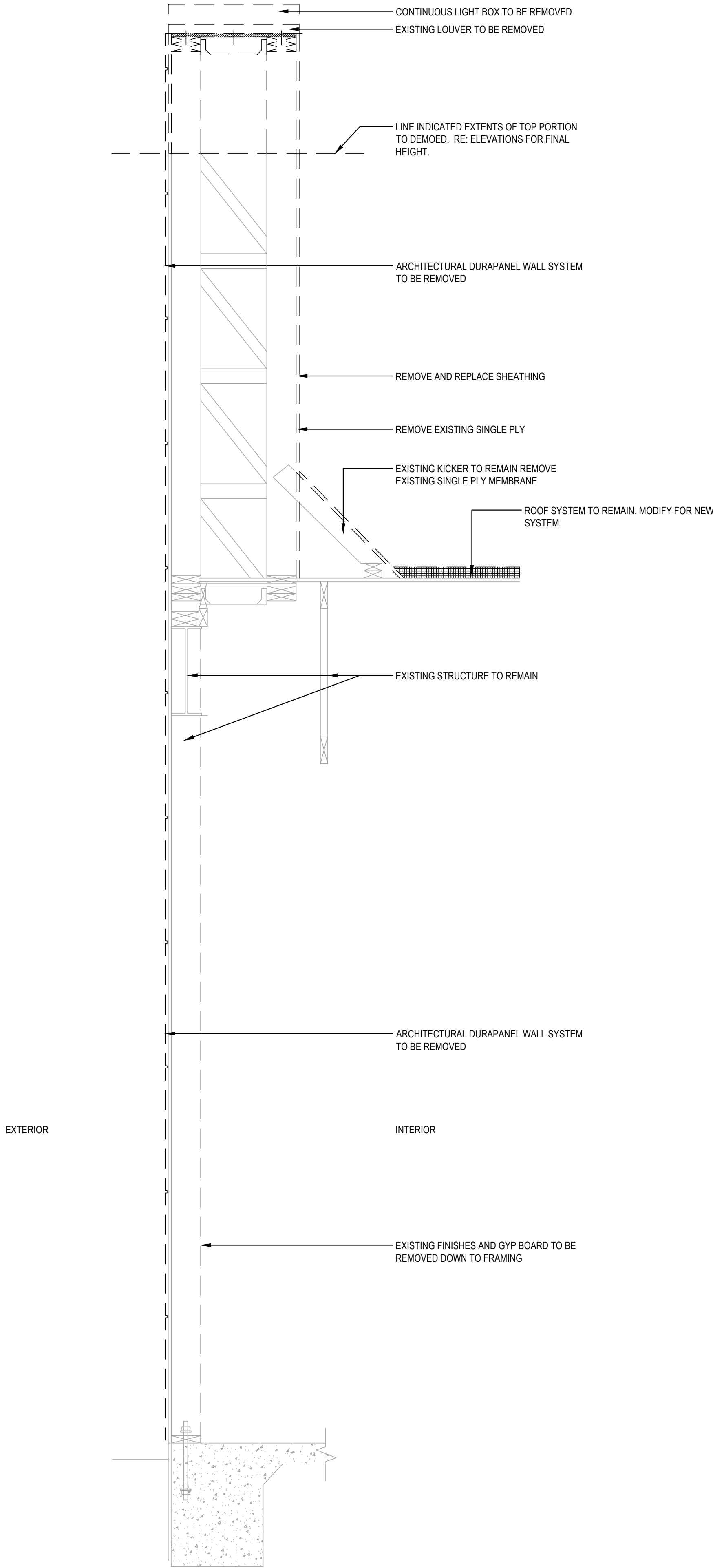
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TWW REMODEL

A-203
EXTERIOR
ELEVATIONS

TRUE WARM & WELCOME

BID ISSUE

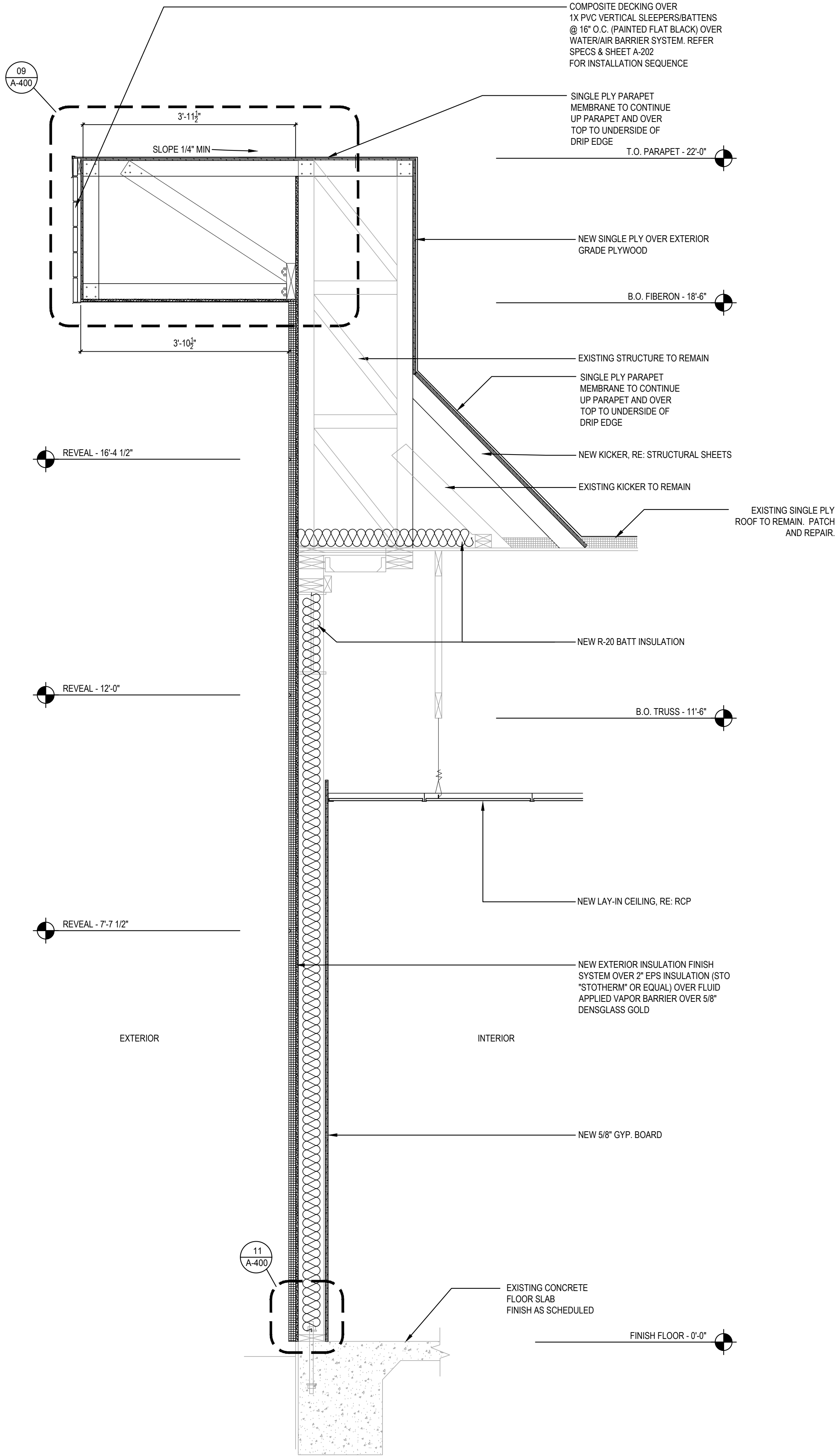


SECTION AT FIN WALL (DEMO)

1

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

A-301



SECTION AT FIN WALL (PROPOSED)

2

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

A-301



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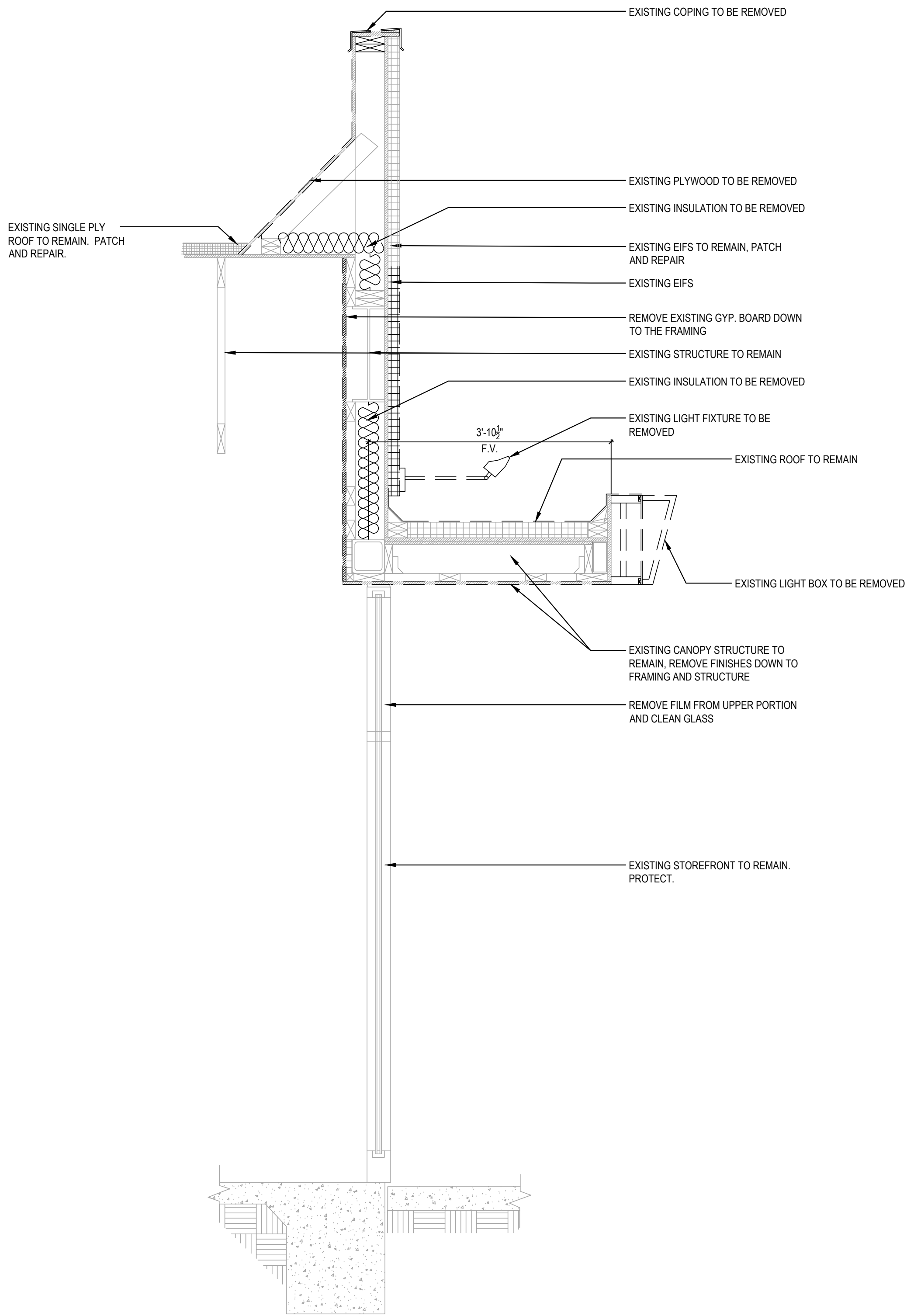
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A-301

WALL SECTIONS
TRUE WARM & WELCOME

BID ISSUE

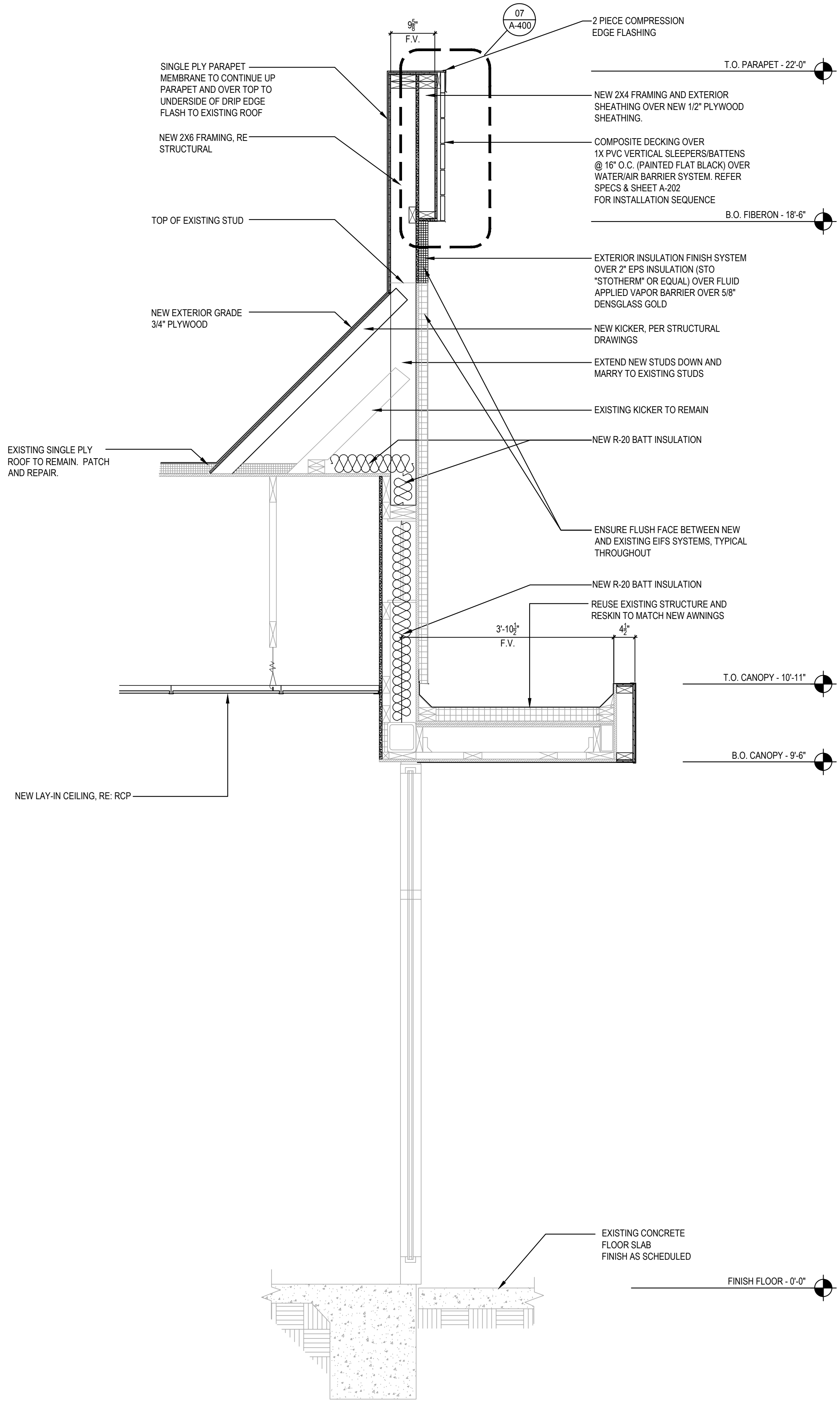


SECTION AT CANOPY / STOREFRONT (DEMO)

1

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

A-302



SECTION AT CANOPY / STOREFRONT (PROPOSED)

2

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

A-302



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ARCH PROJECT #: 19027



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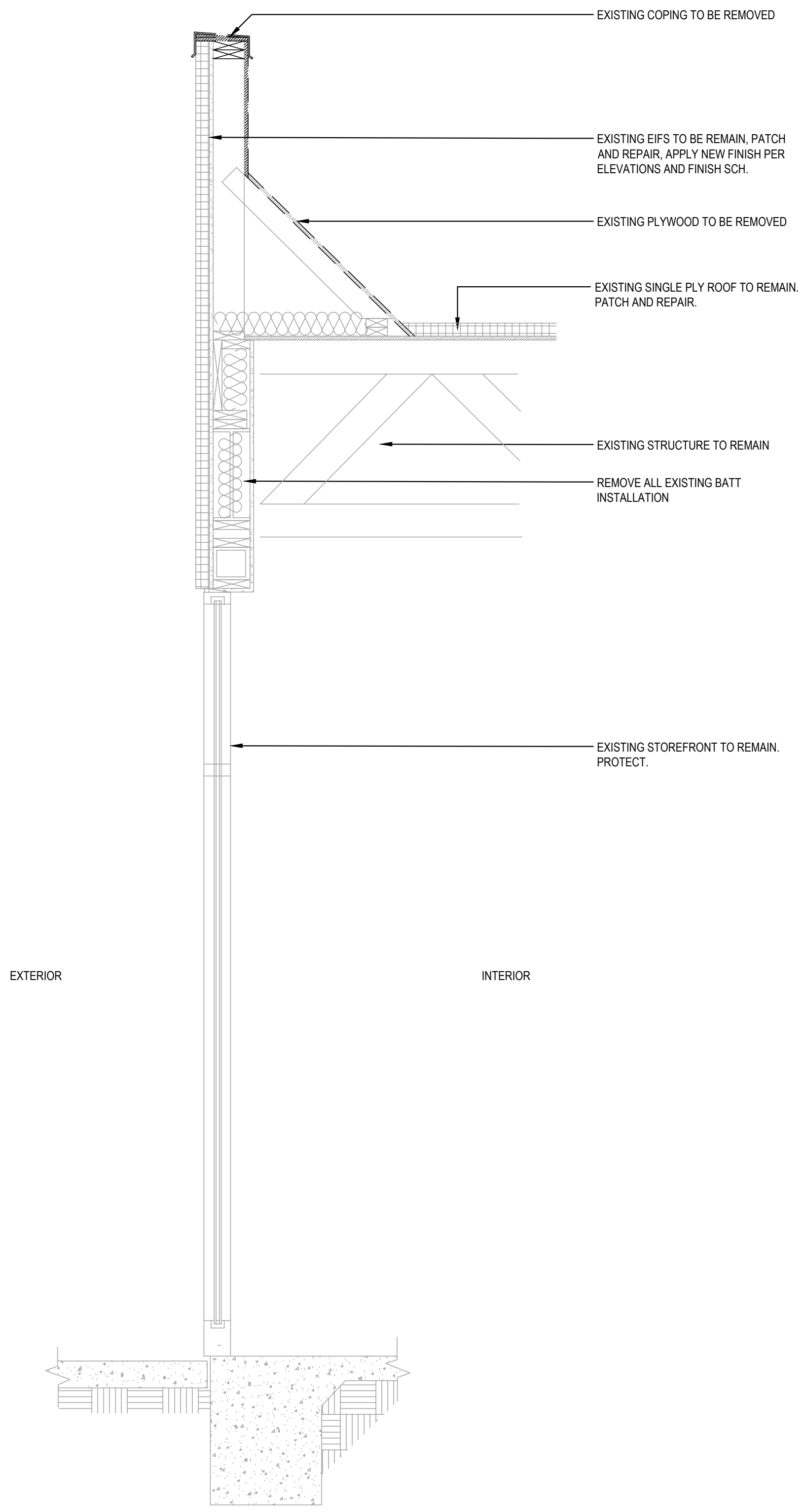
2096 INTERSTATE DR.
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TWW REMODEL

A-302

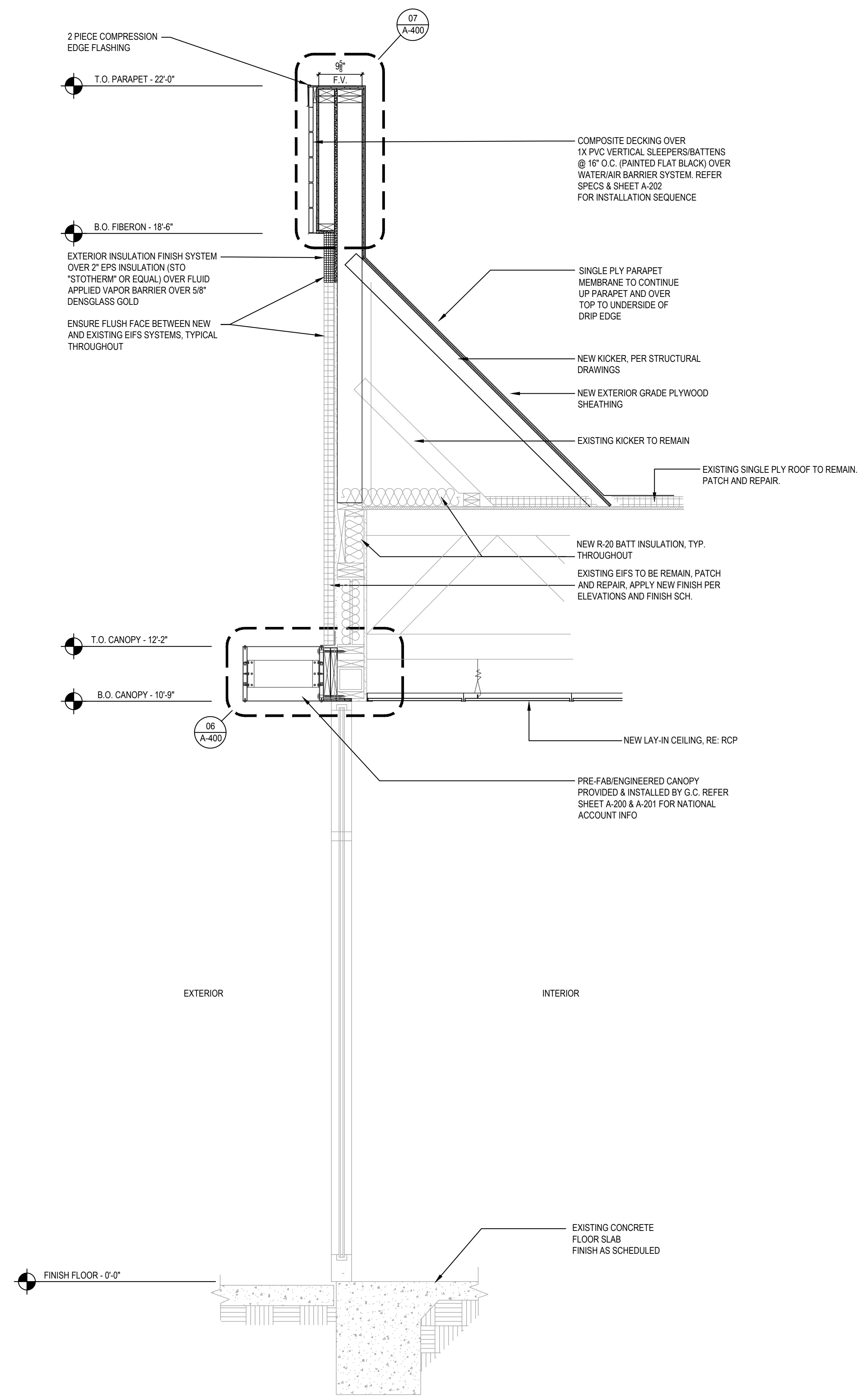
WALL SECTIONS

TRUE WARM & WELCOME

BID ISSUE



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



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



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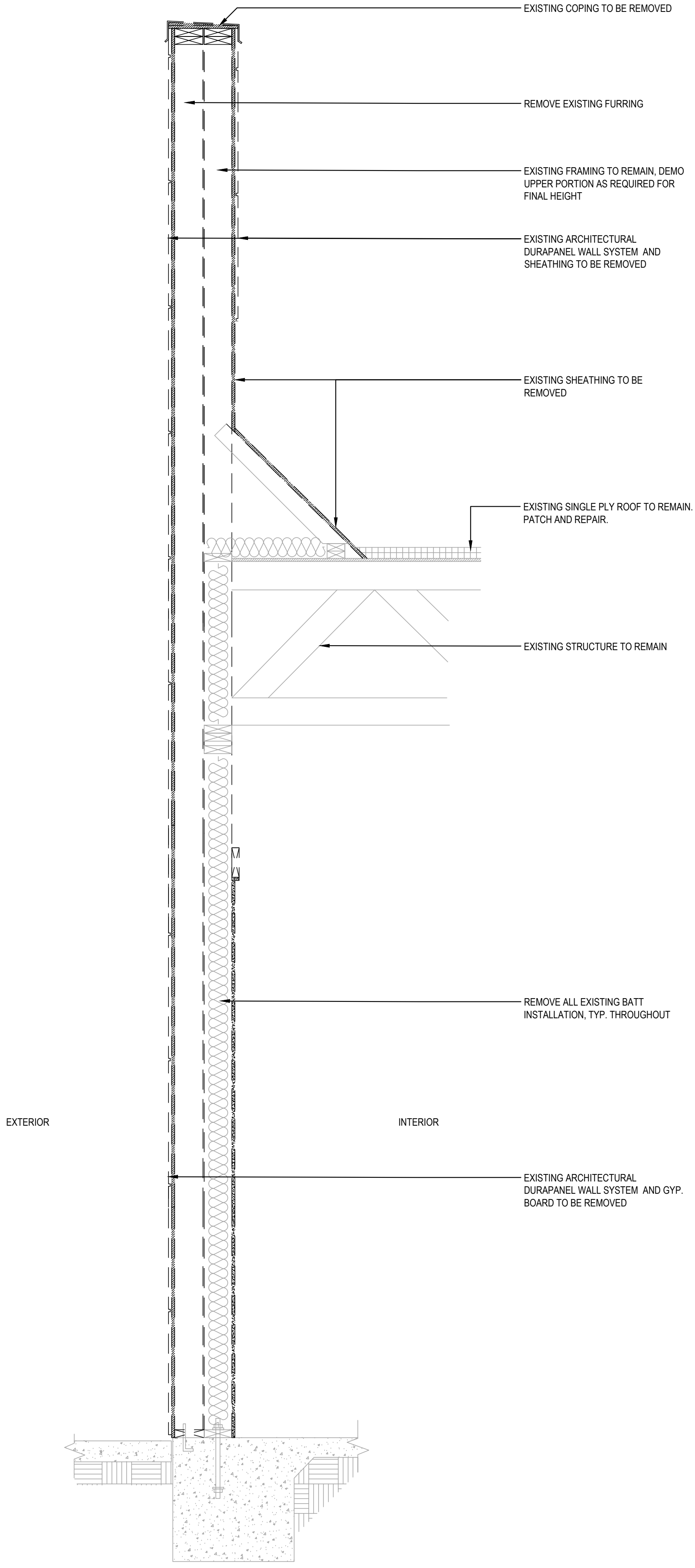
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TWW REMODEL

A-303

WALL SECTIONS

TRUE WARM & WELCOME

BID ISSUE

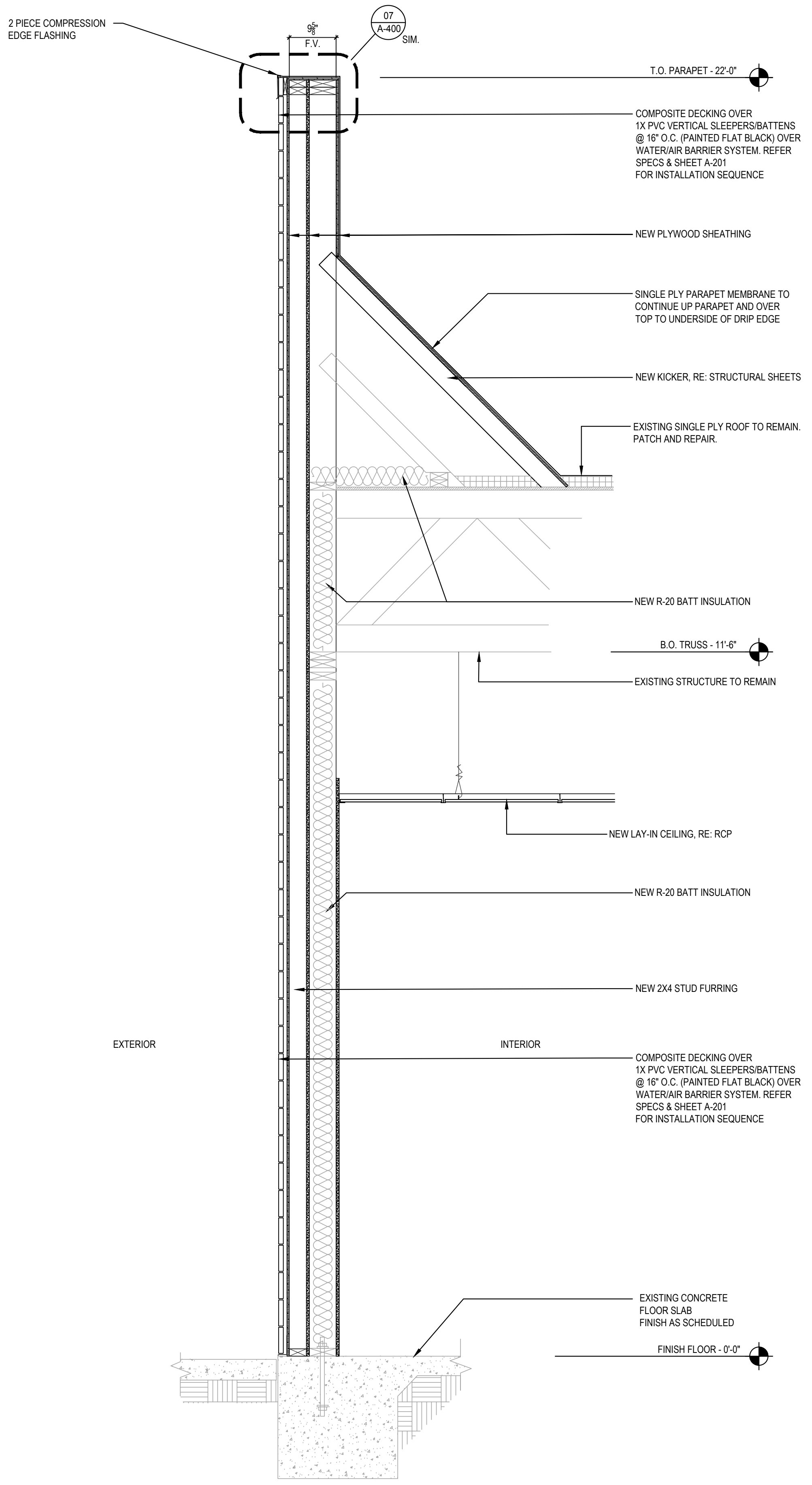


SECTION AT FEATURE WALL (DEMO)

1

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

A-304



SECTION AT FEATURE WALL (PROPOSED)

2

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

A-304



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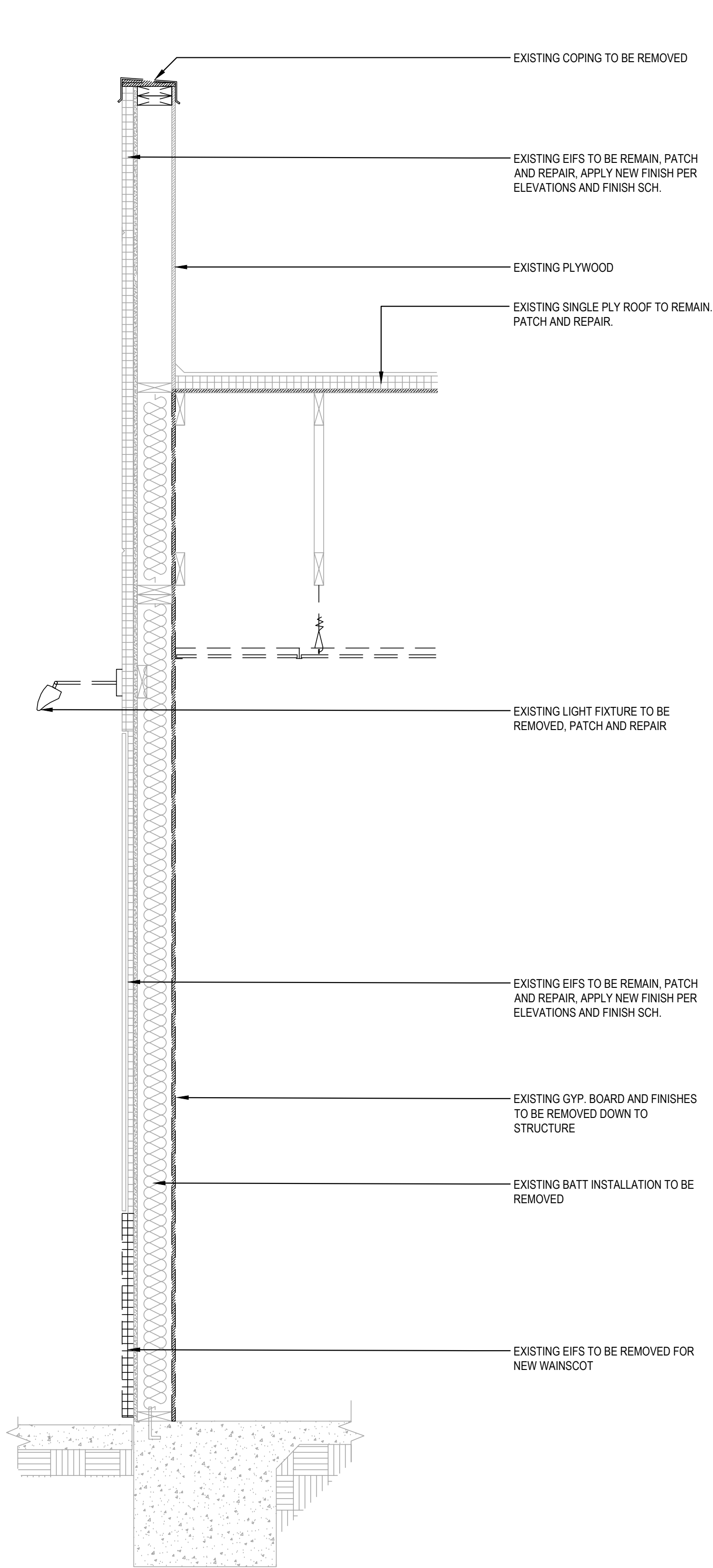
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TWW REMODEL

A-304

WALL SECTIONS

TRUE WARM & WELCOME

BID ISSUE

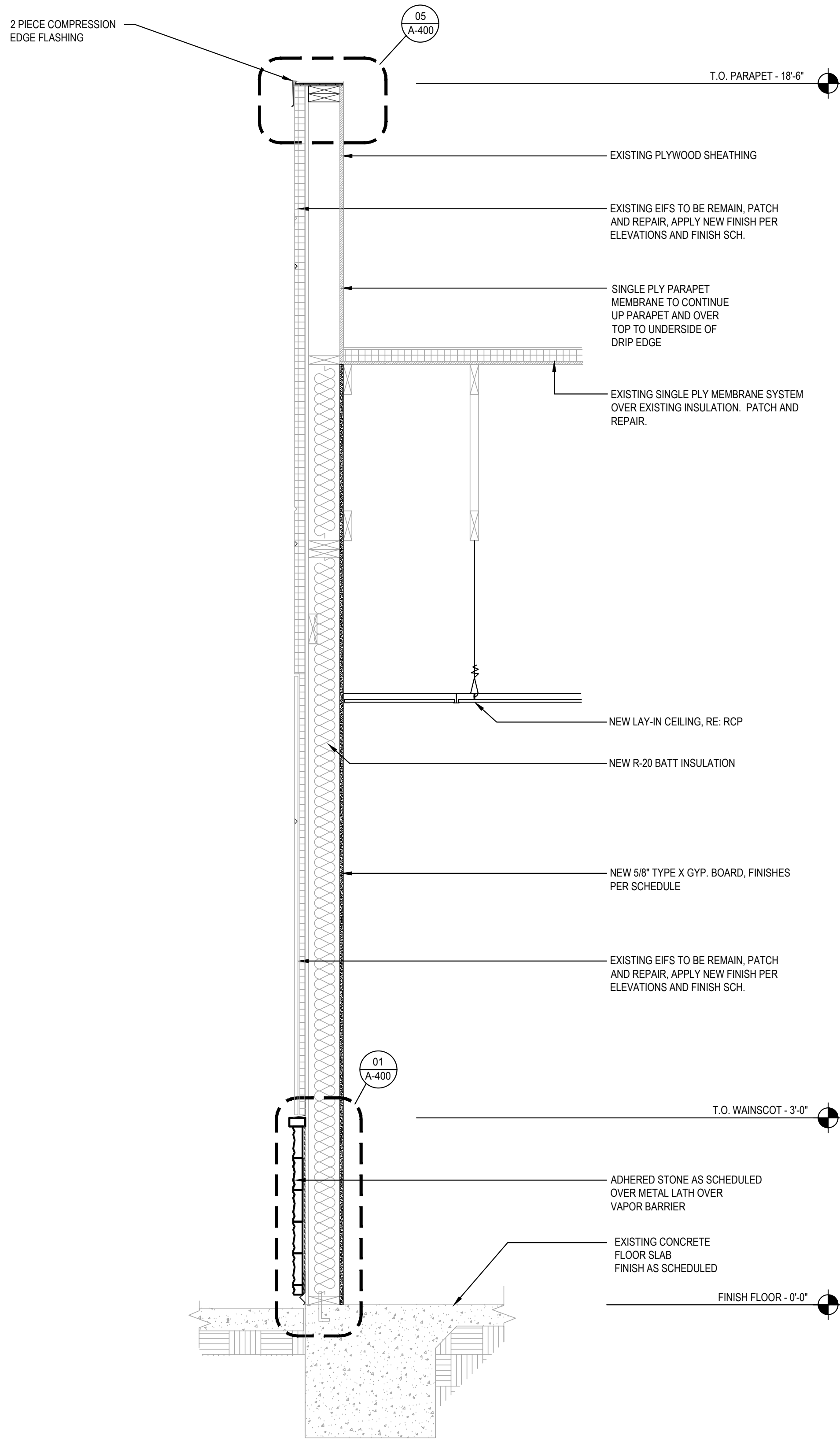


SEACTION AT REAR WALL (DEMO)

1

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

A-305



SECTION AT REAR WALL (PROPOSED)

2

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

A-305



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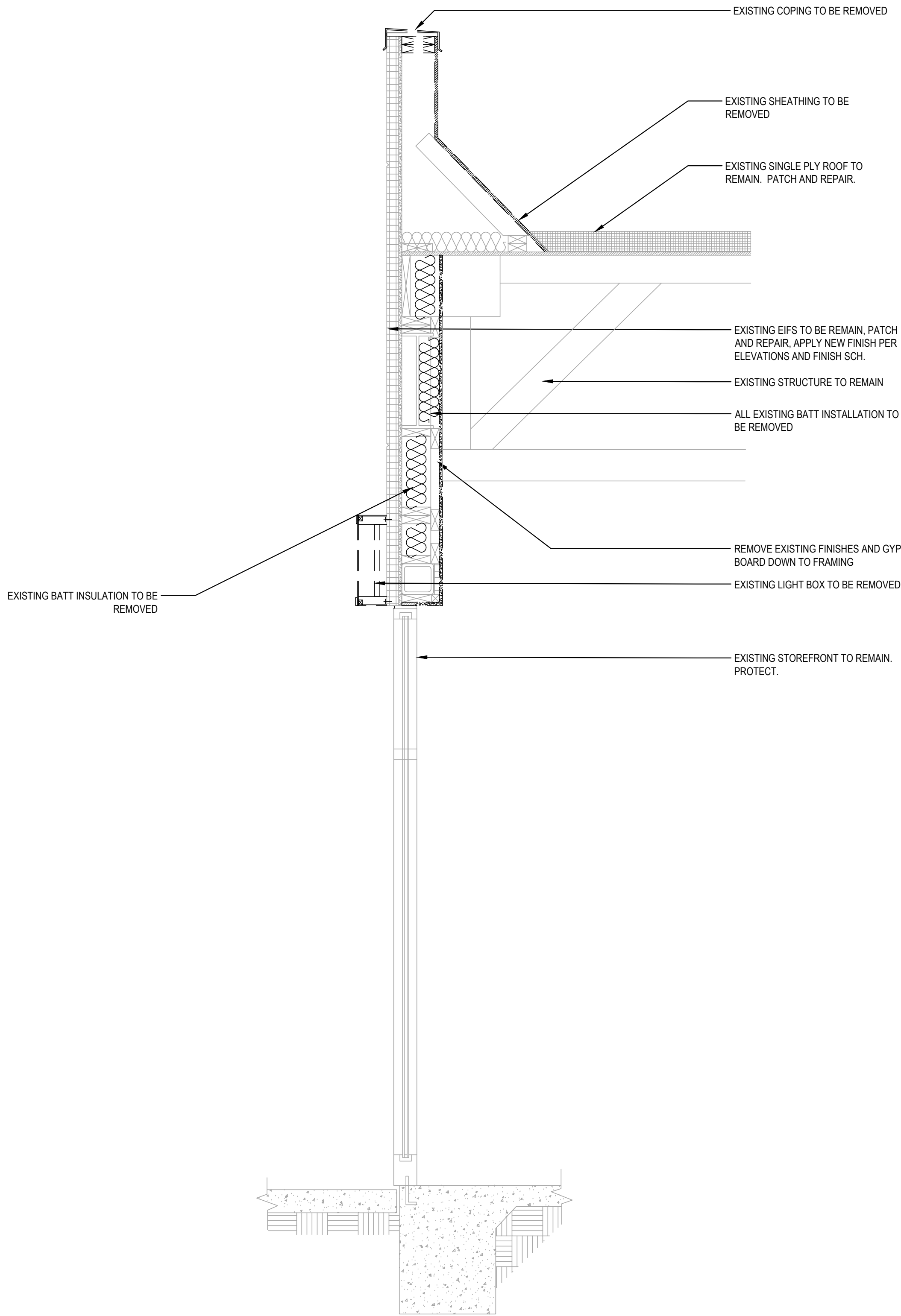
TWW REMODEL

A-305

WALL SECTIONS

TRUE WARM & WELCOME

BID ISSUE

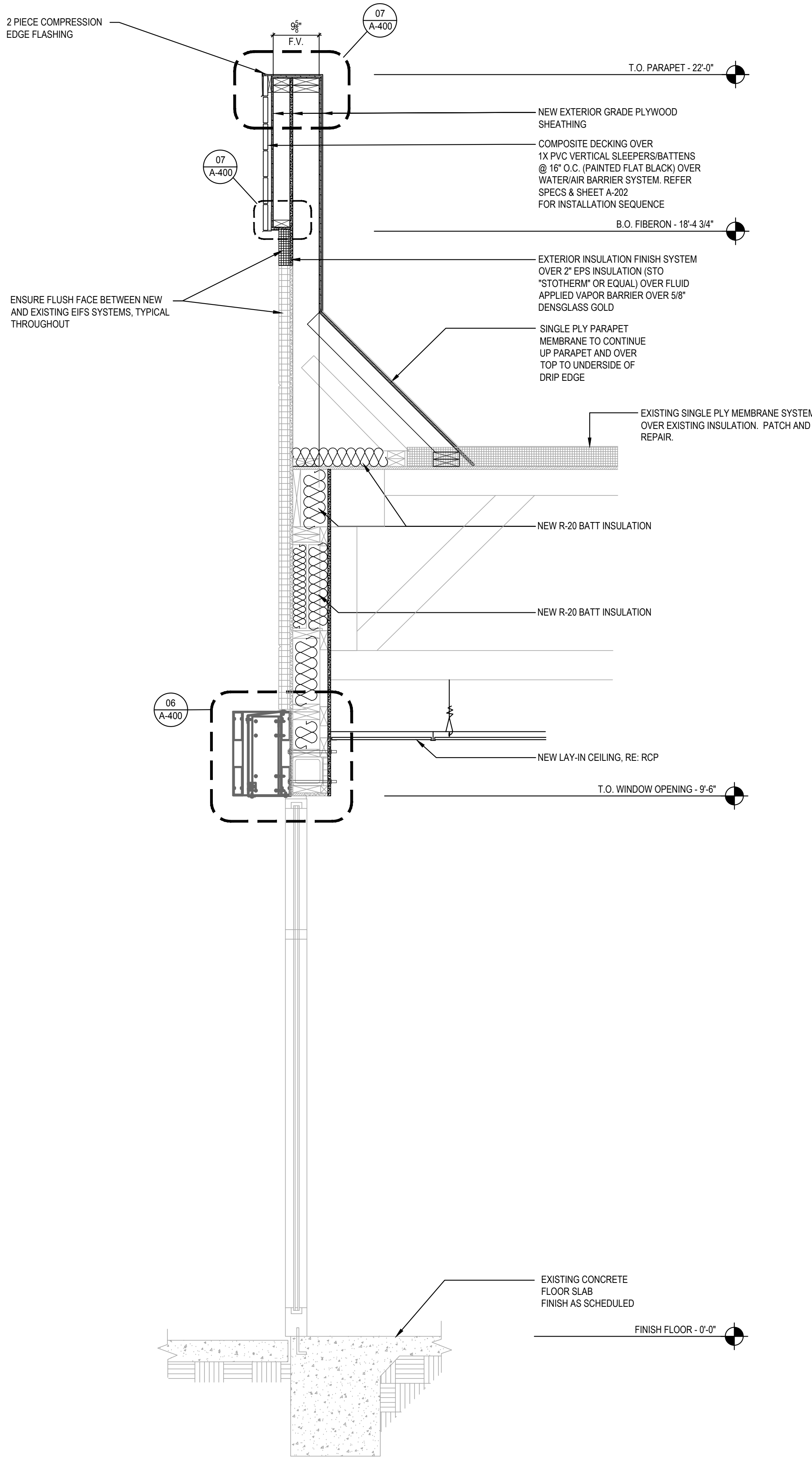


SECTION AT STOREFRONT (DEMO)

1

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

A-306



SECTION AT STOREFRONT (PROPOSED)

2

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

A-306



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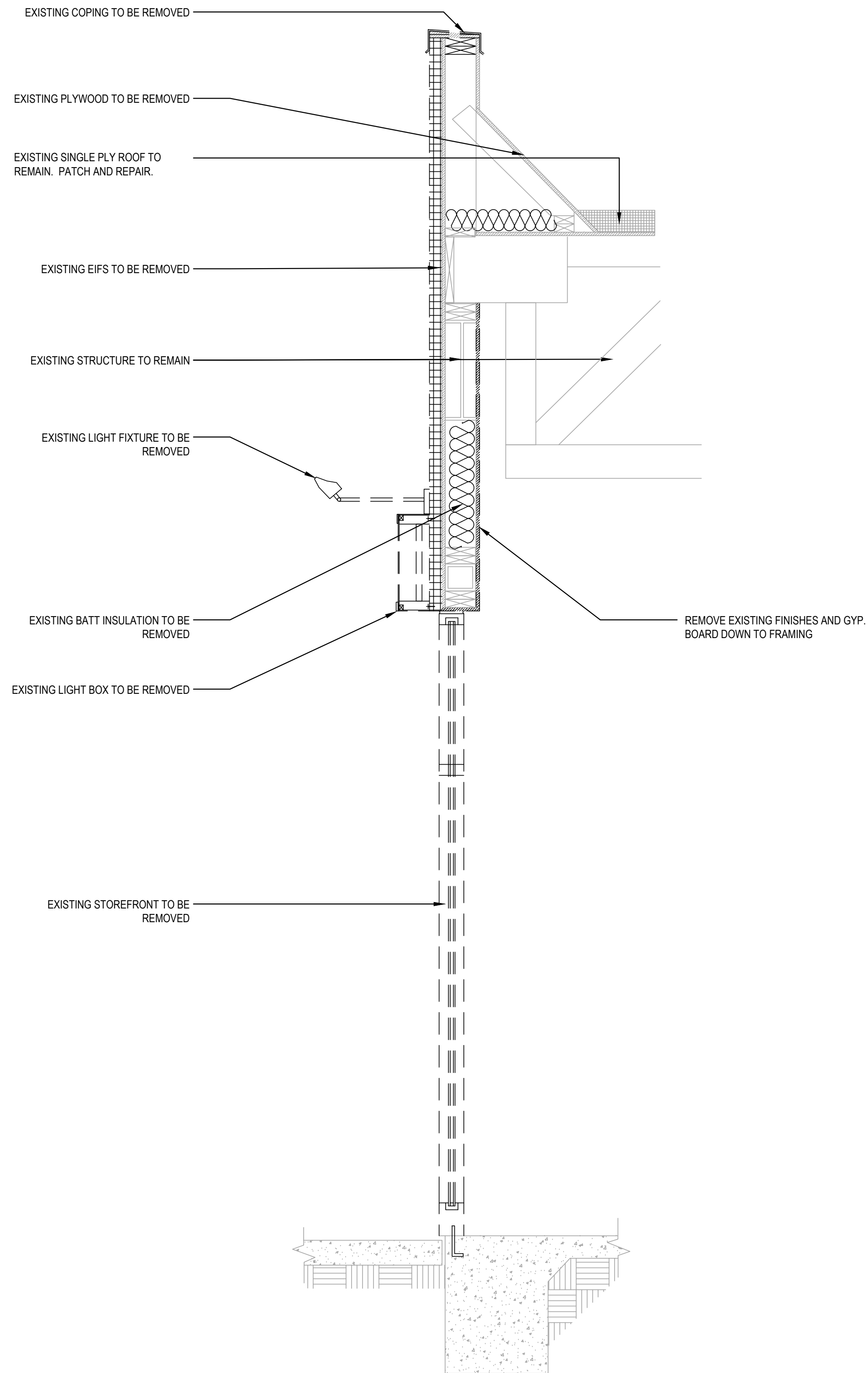
TWW REMODEL

A-306

WALL SECTIONS

TRUE WARM & WELCOME

BID ISSUE

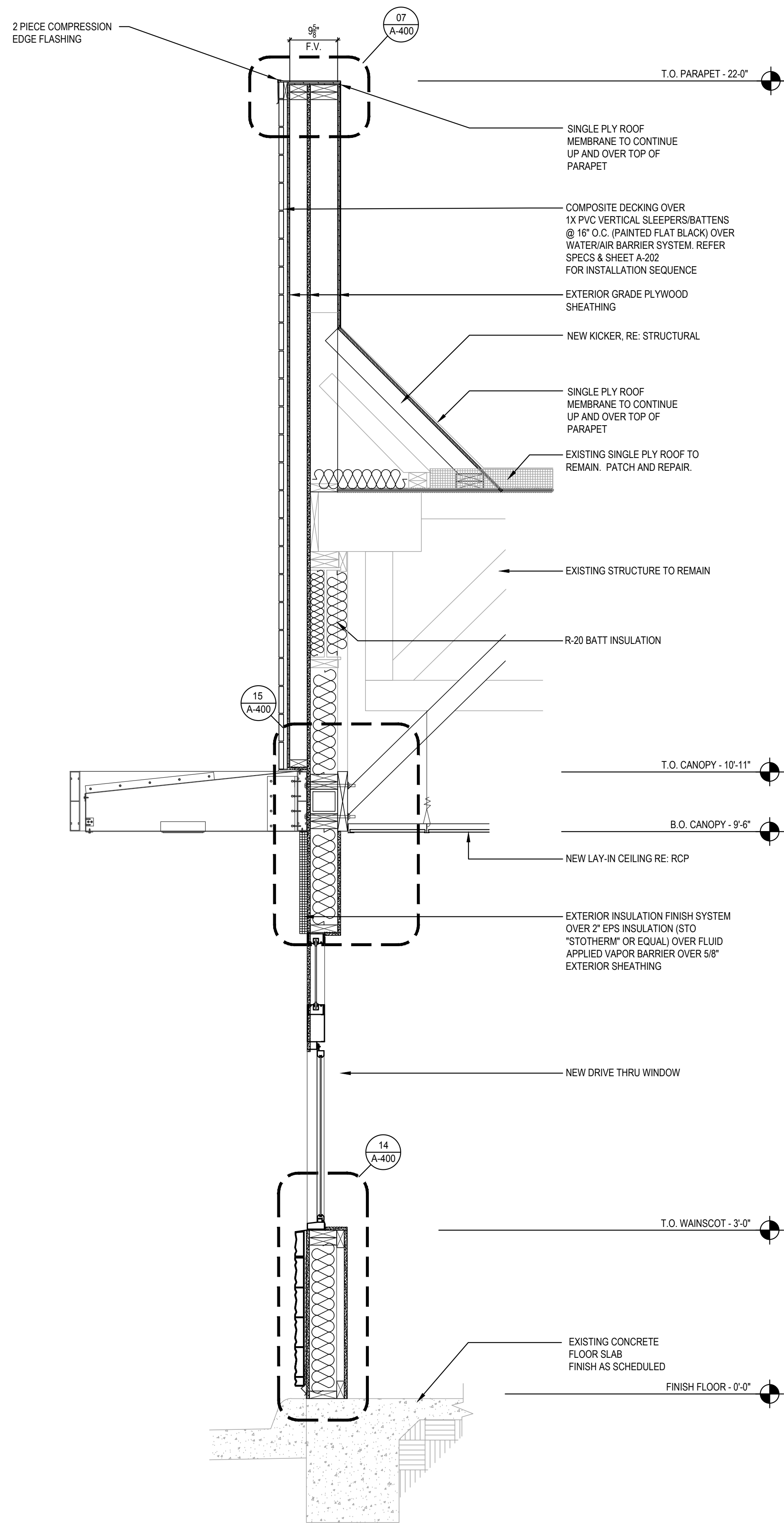


SECTION AT DRIVE-THRU (DEMO)

1

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

A-307



SECTION AT DRIVE-THRU (PROPOSED)

2

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

A-307



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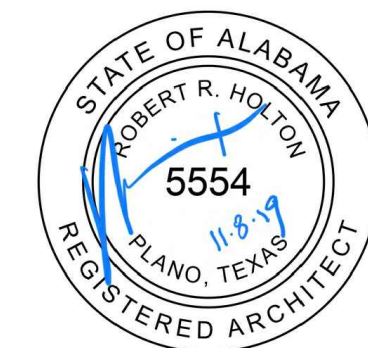
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ARCH PROJECT #: 19027



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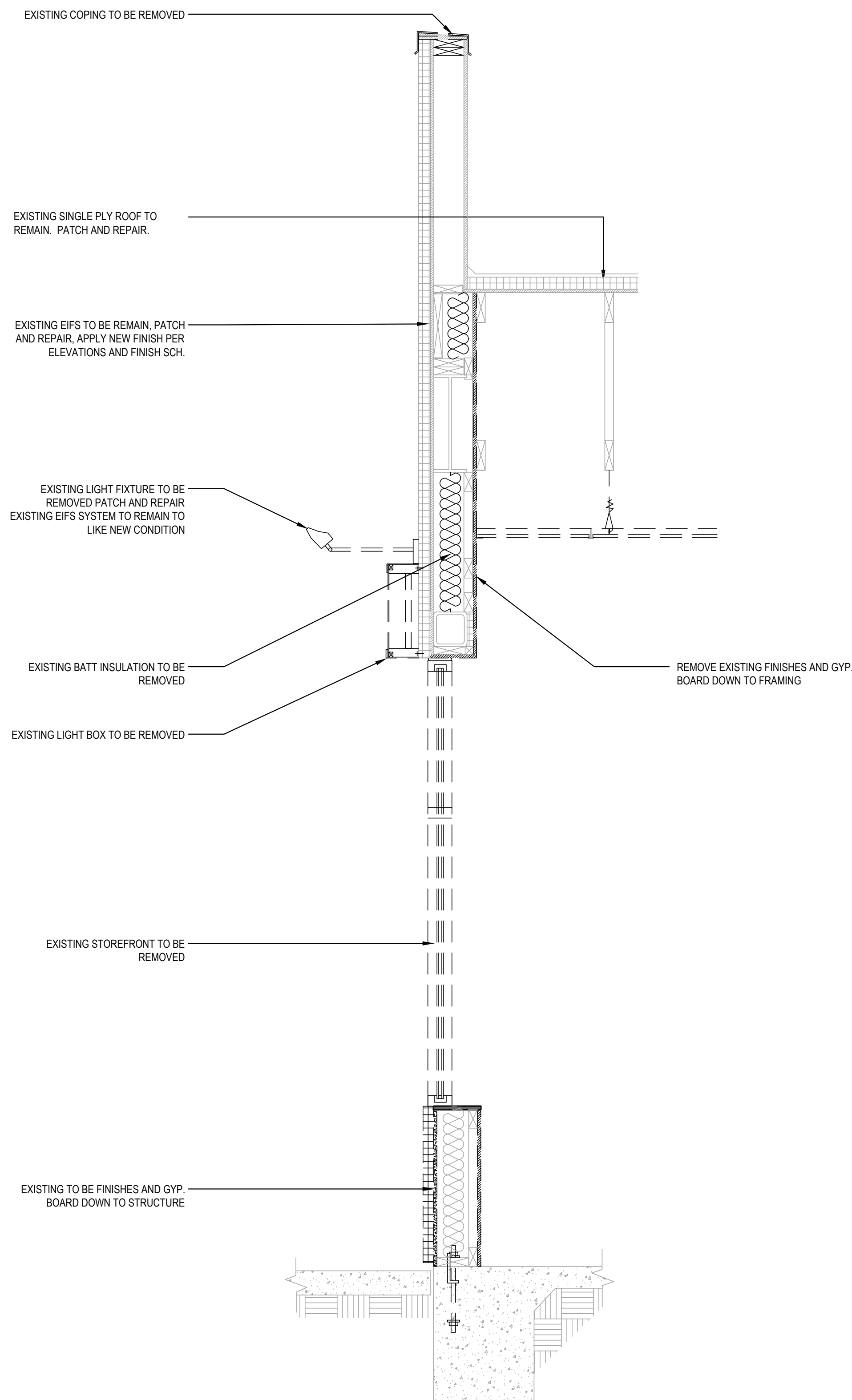
TWW REMODEL

A-307

WALL SECTIONS

TRUE WARM & WELCOME

BID ISSUE

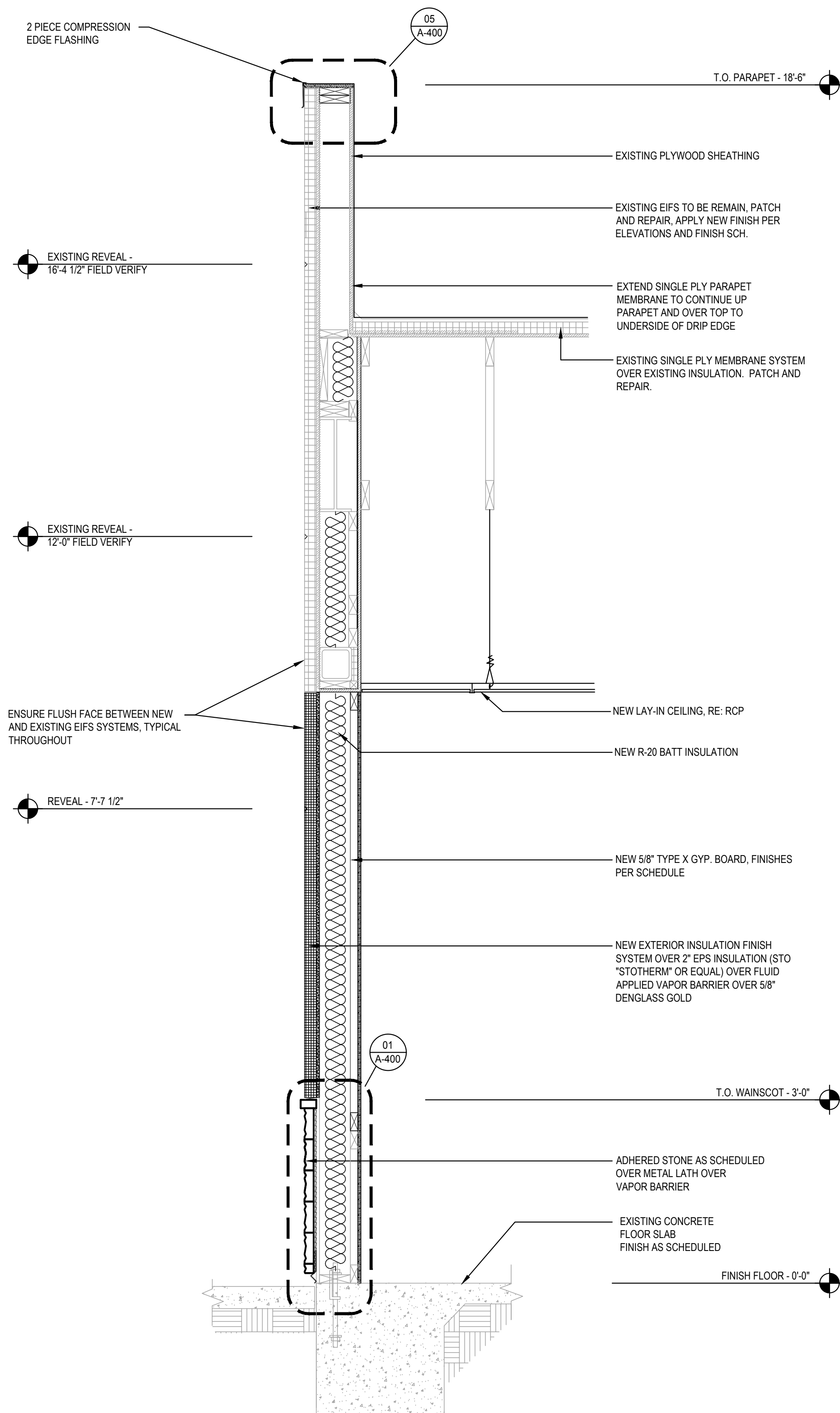


SECTION AT SIDE (DEMO)

1

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

A-308



SECTION AT SIDE WALL (PROPOSED)

2

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

A-308



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ARCH PROJECT #: 19027



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

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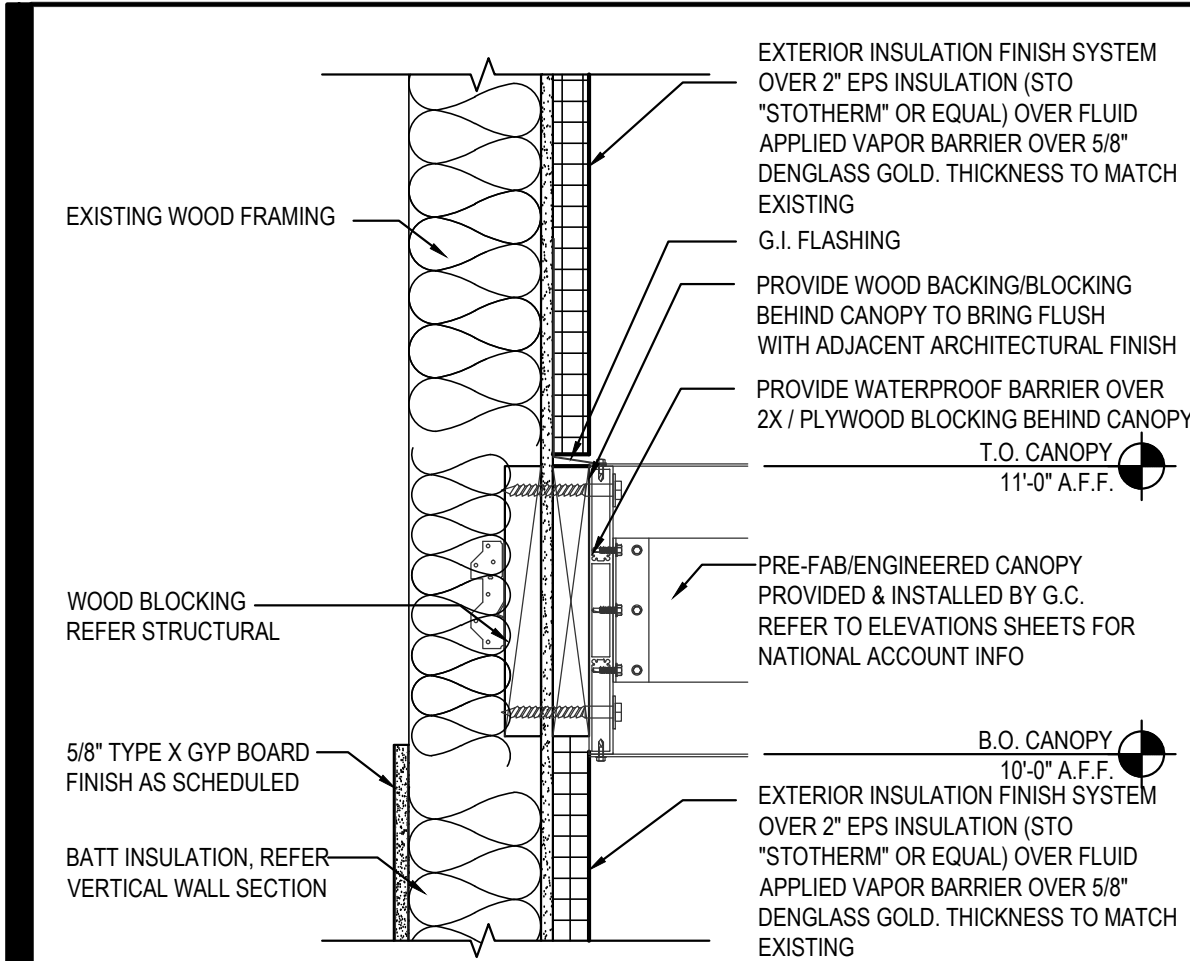
TWW REMODEL

A-308

WALL SECTIONS

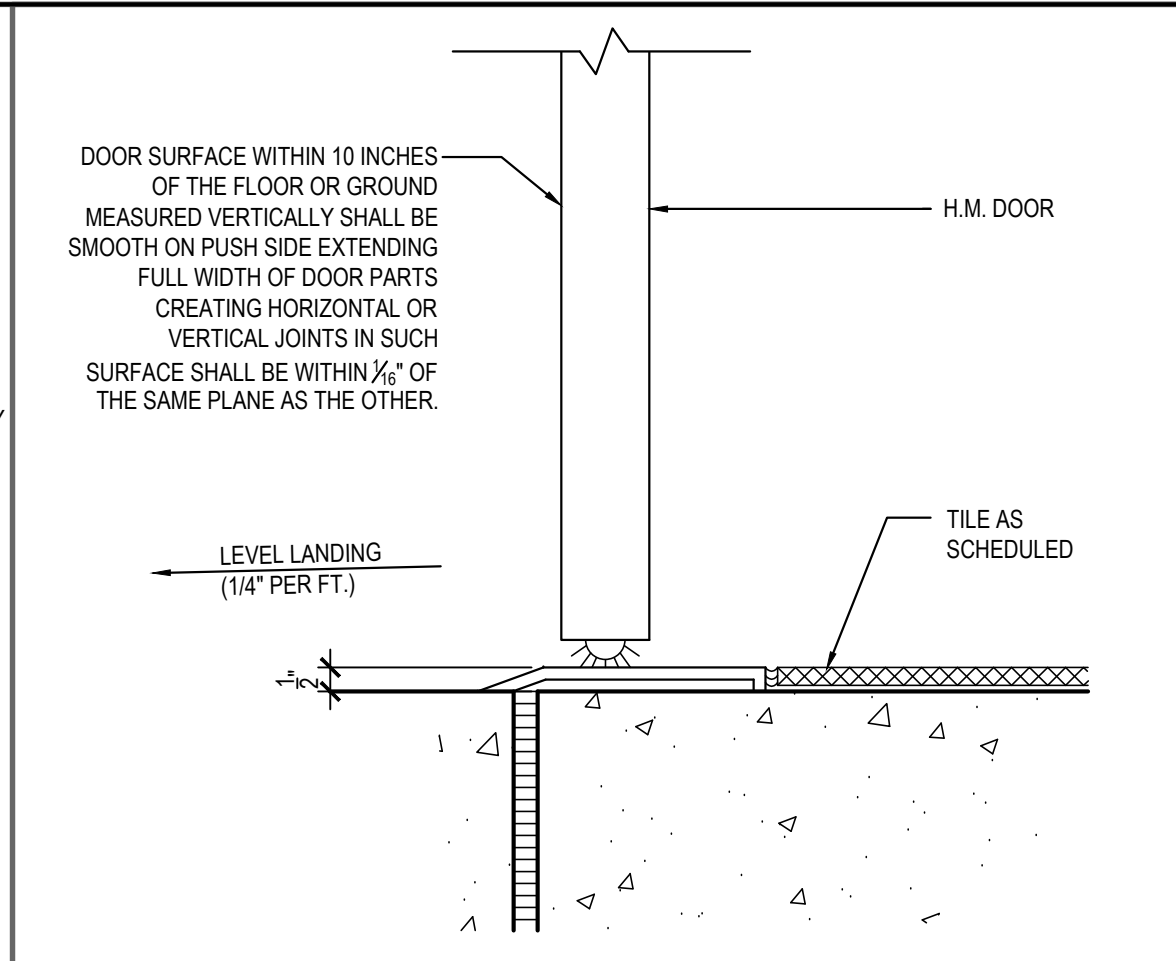
TRUE WARM & WELCOME

BID ISSUE



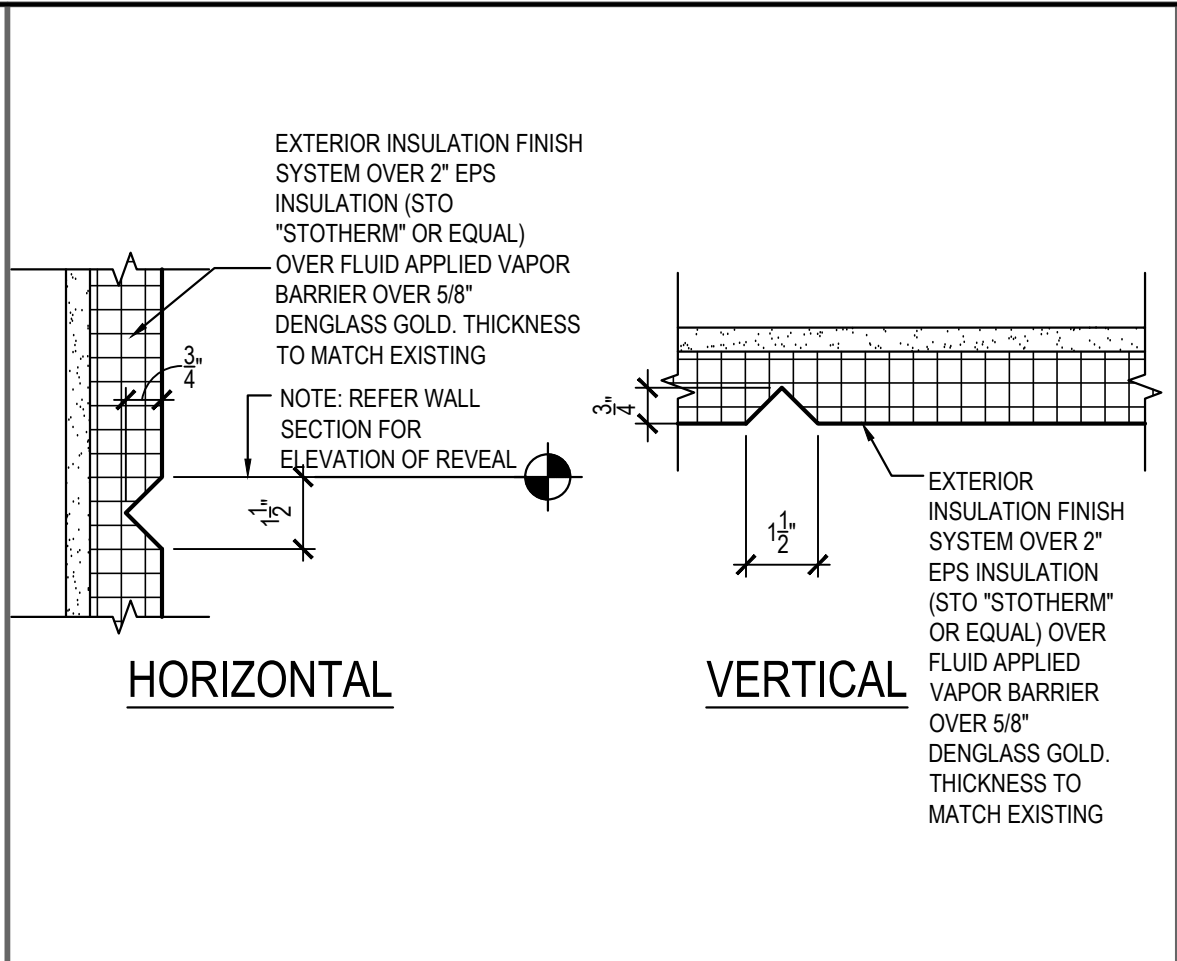
CANOPY DETAIL 16

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



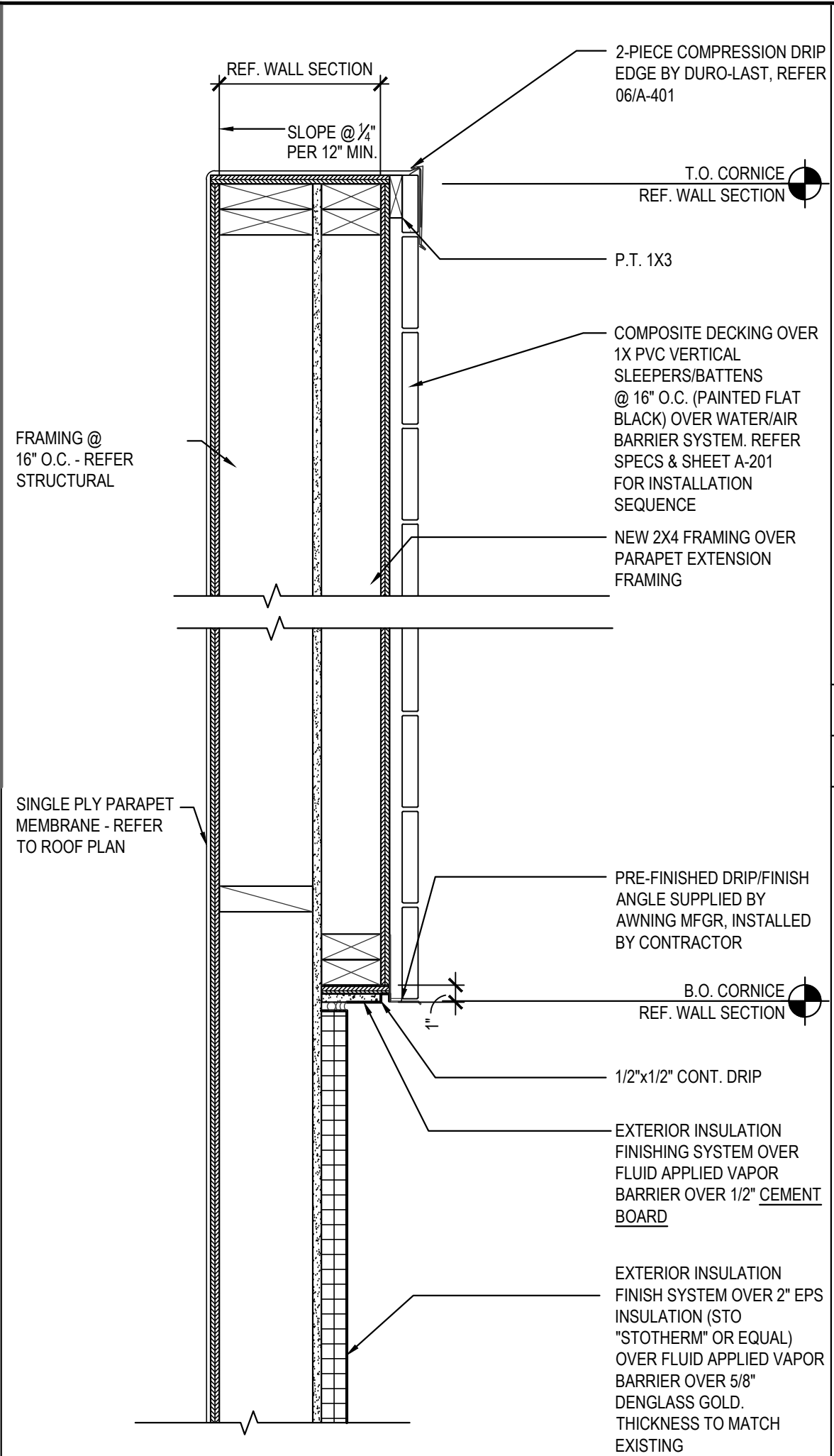
DOOR SILL DETAIL 13

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



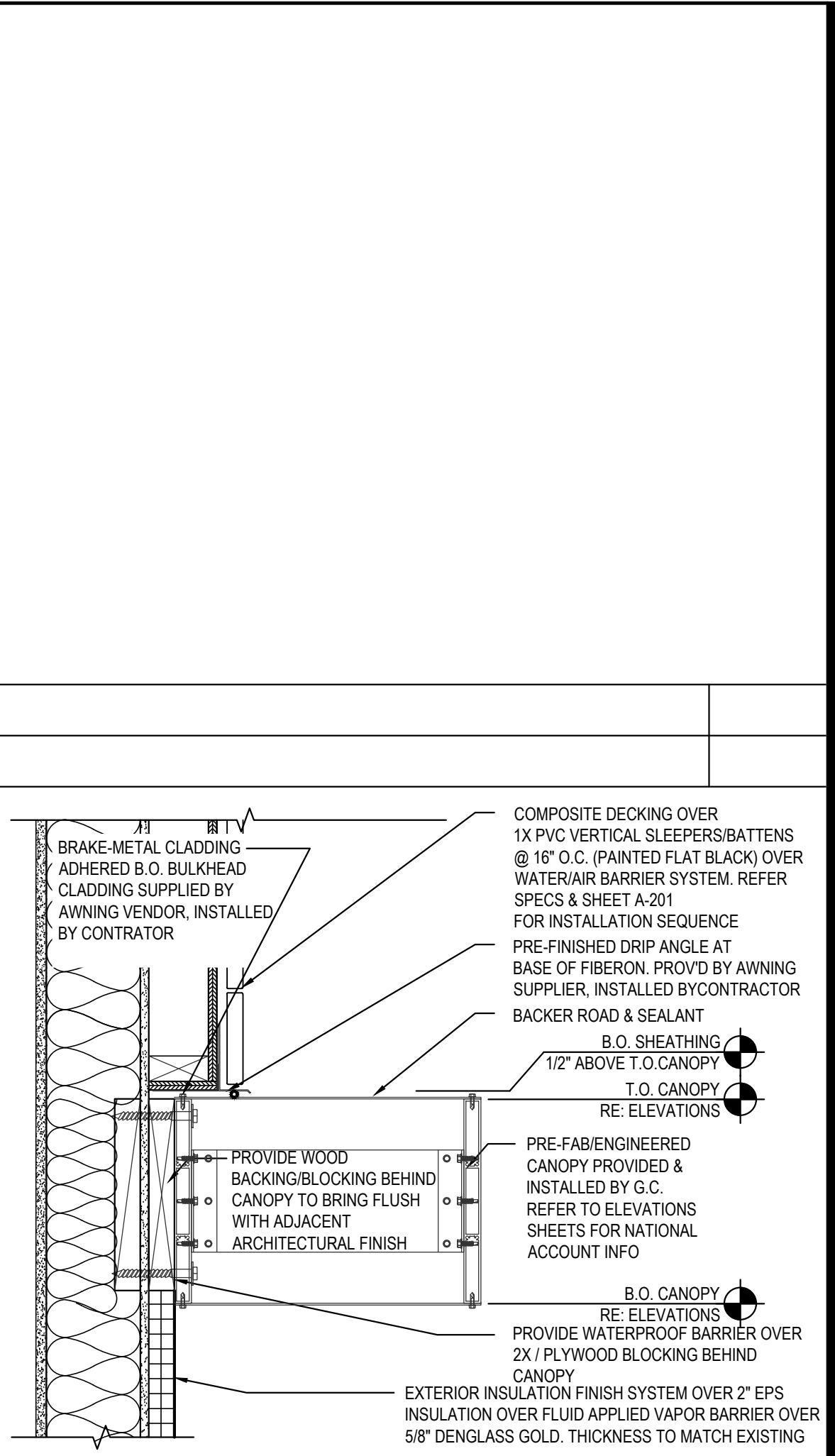
EIFS AESTHETIC REVEAL JOINT 10

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



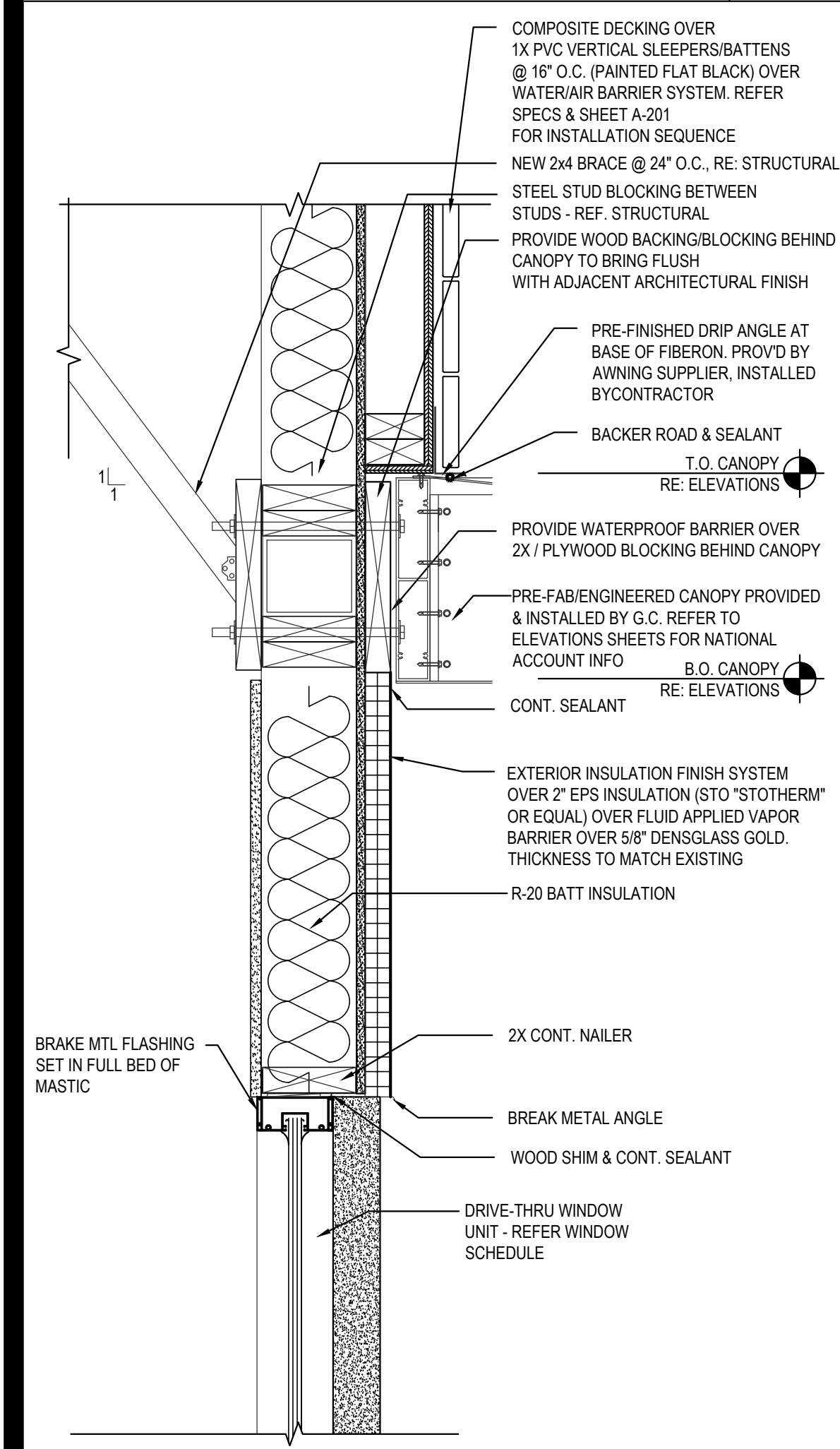
PARAPET/CORNICE DETAIL 07

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



CANOPY DETAIL 03

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



DRIVE-THRU HEAD DETAIL 15

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

2014

45°C PLASTIC PC COMPATIBILITY

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

Wernick Hervey

PLASTIC PC COMPONENTS™

D-6

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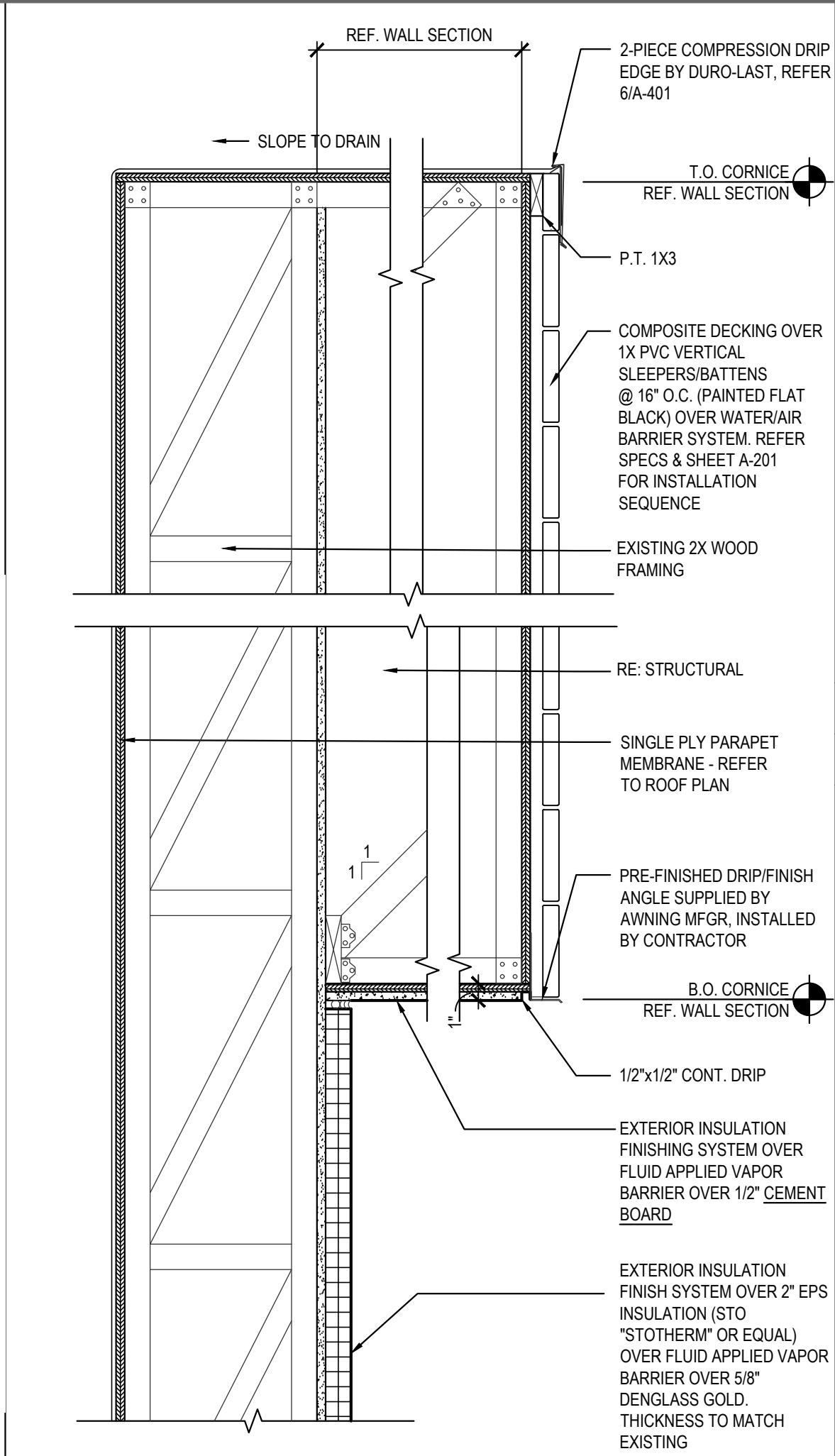
www.plasticcomponents.com

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

Patented

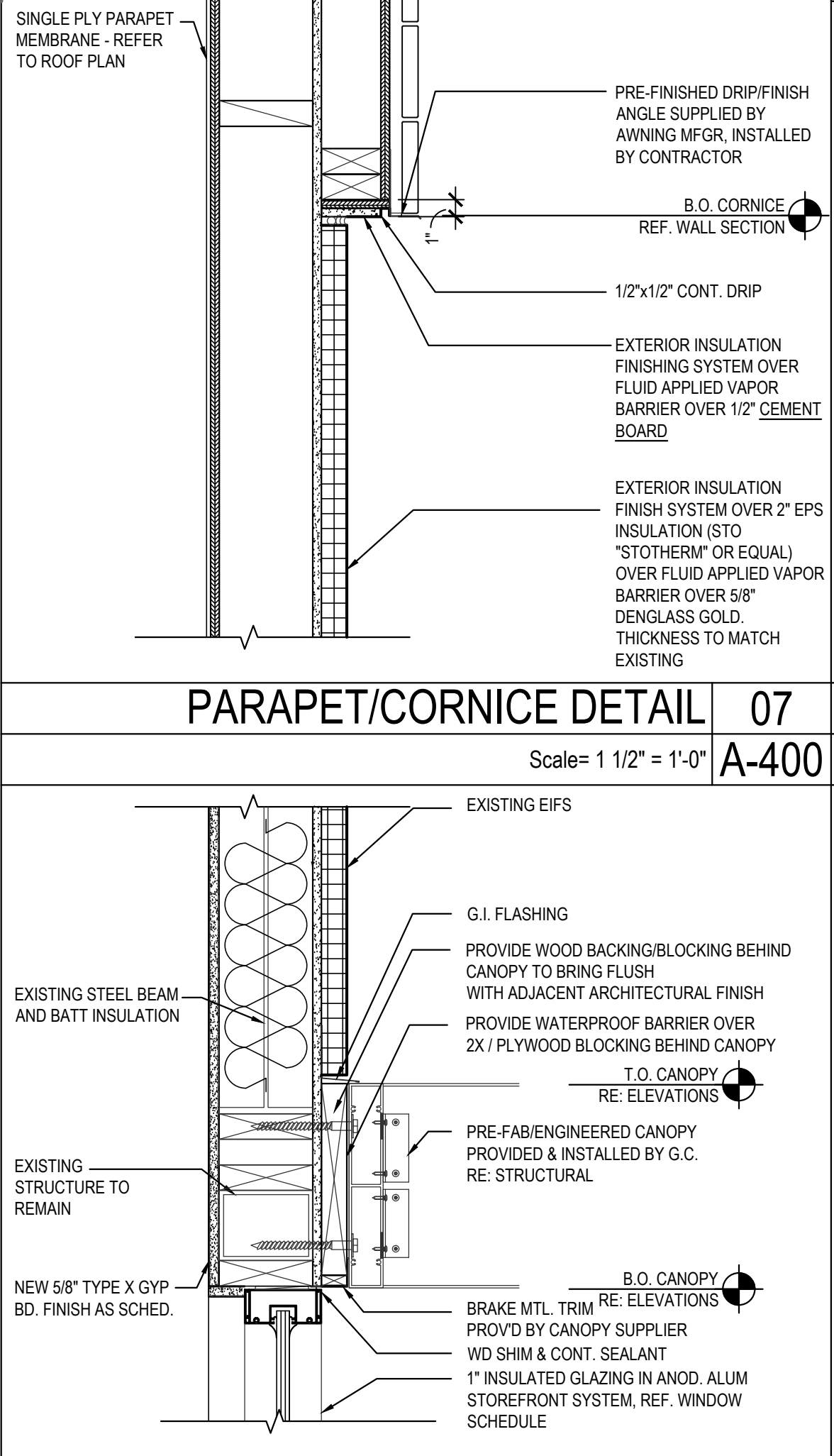
EIFS WEEP SCREEN SPEC/DETAIL 12

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



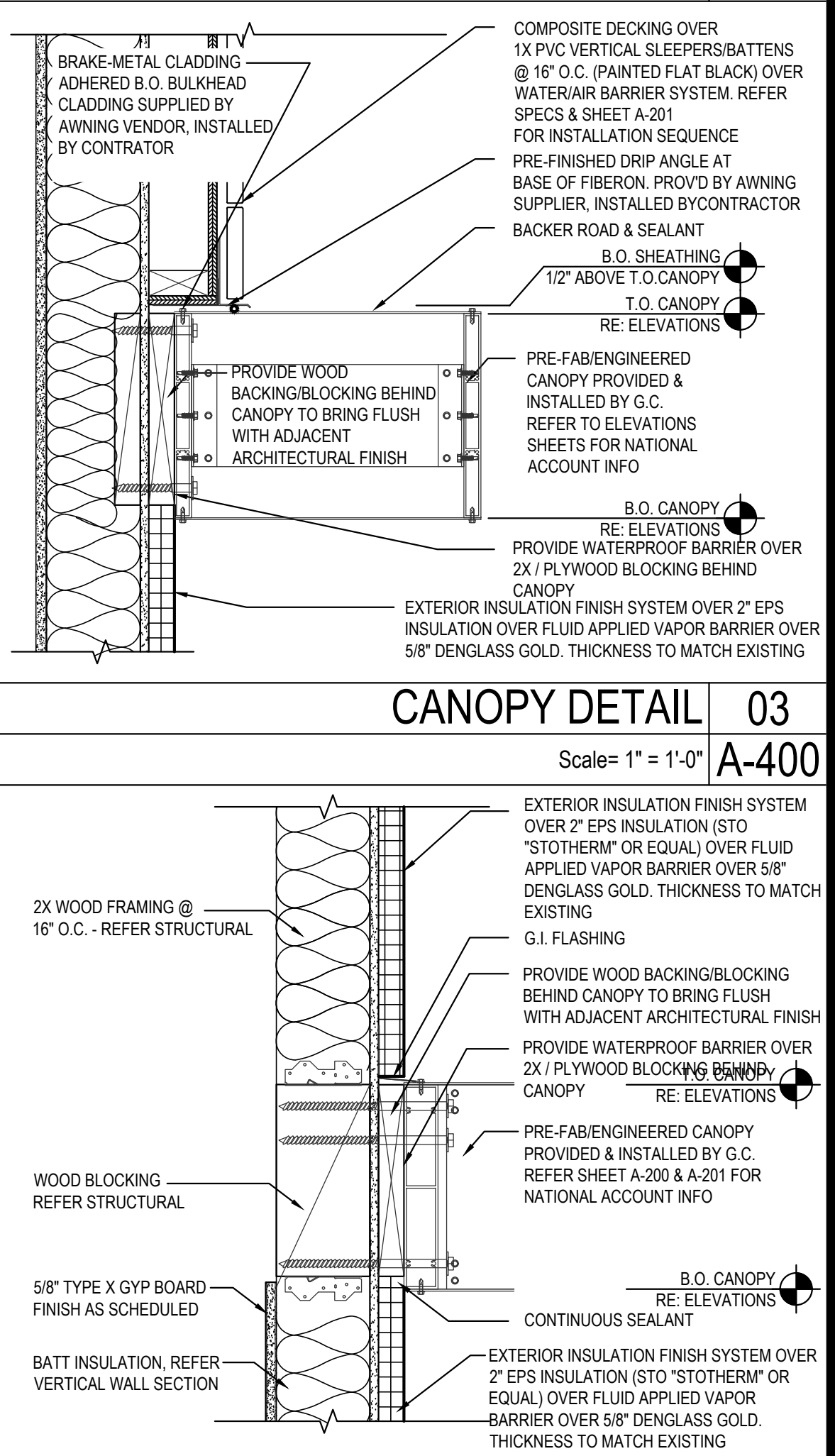
PARAPET/CORNICE DETAIL 09

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



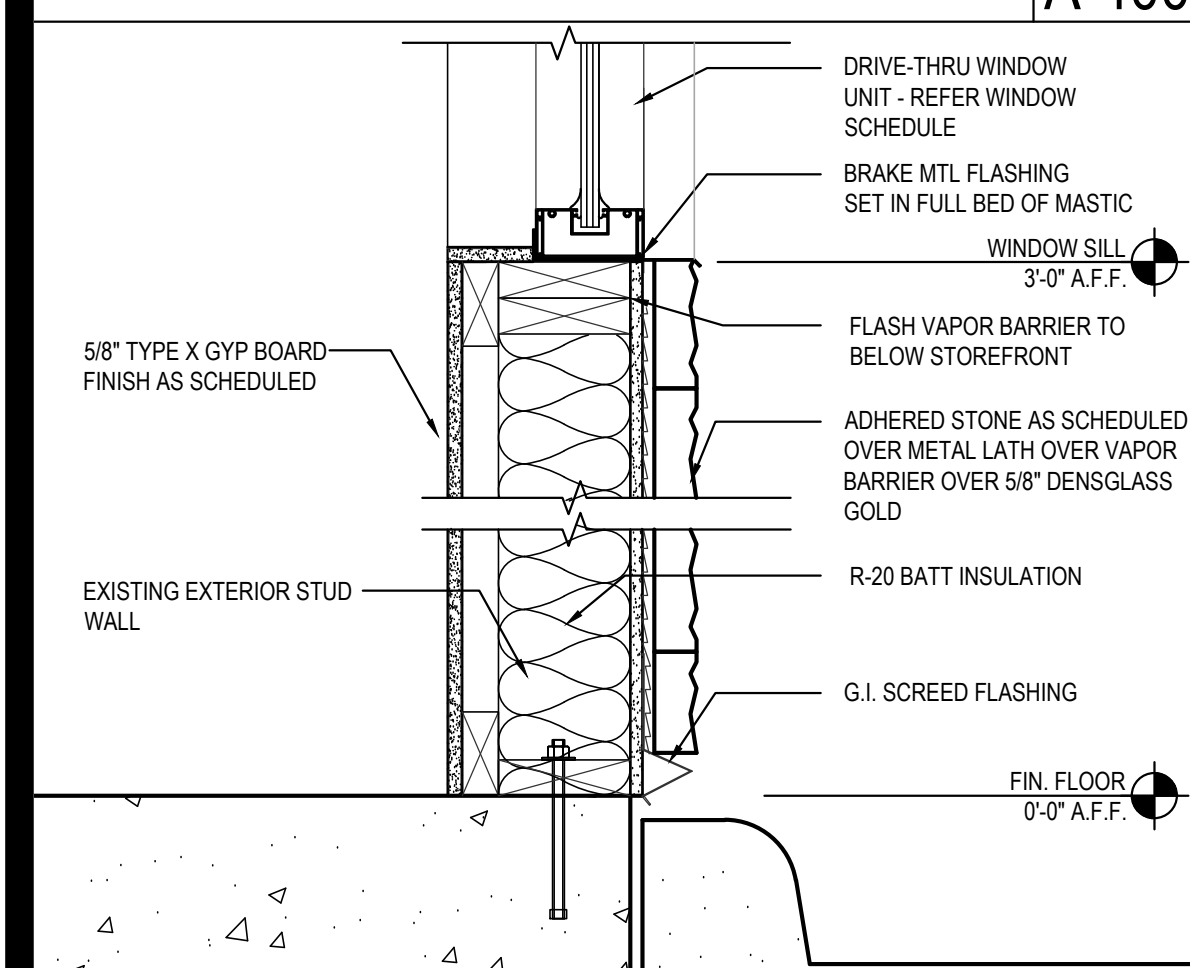
HEAD/CANOPY DETAIL 06

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



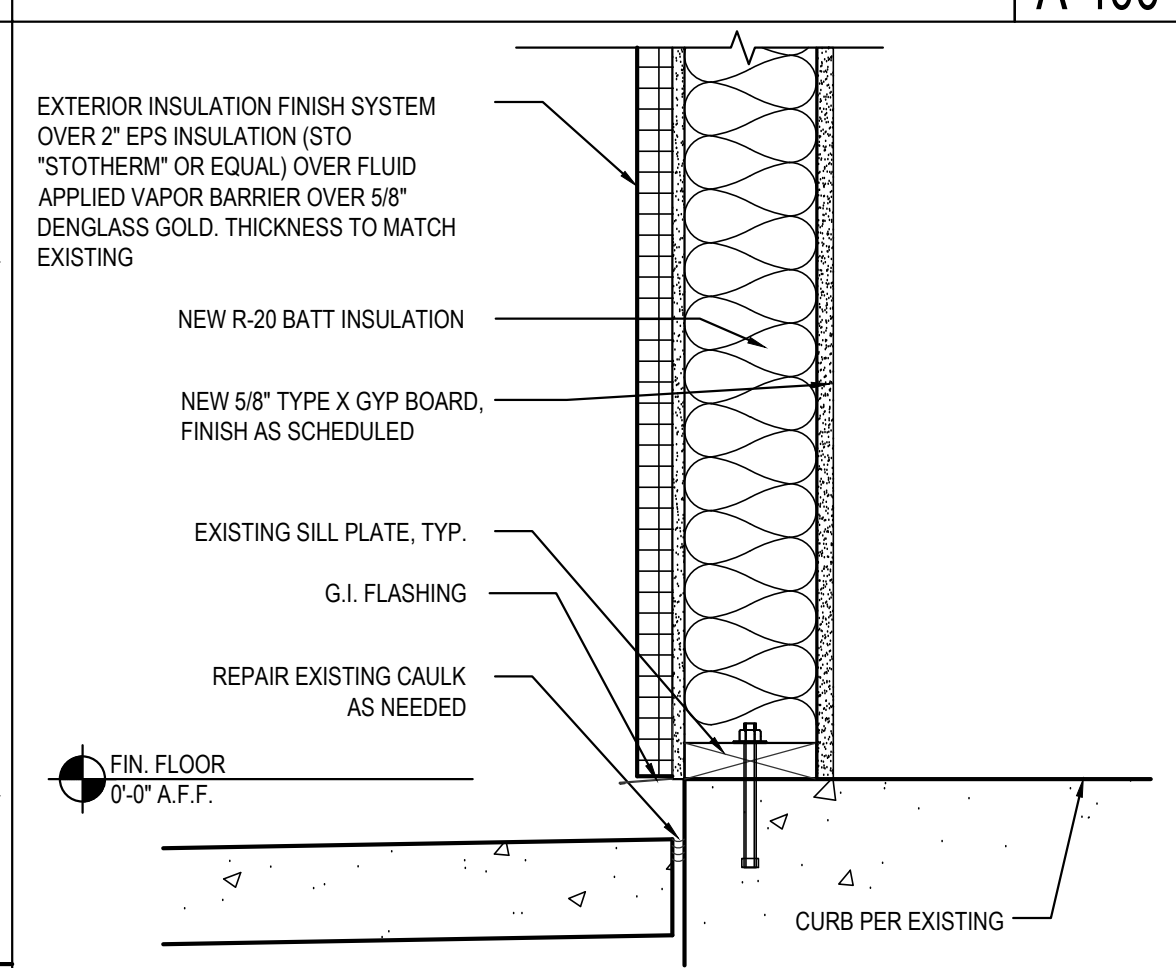
CANOPY DETAIL 02

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



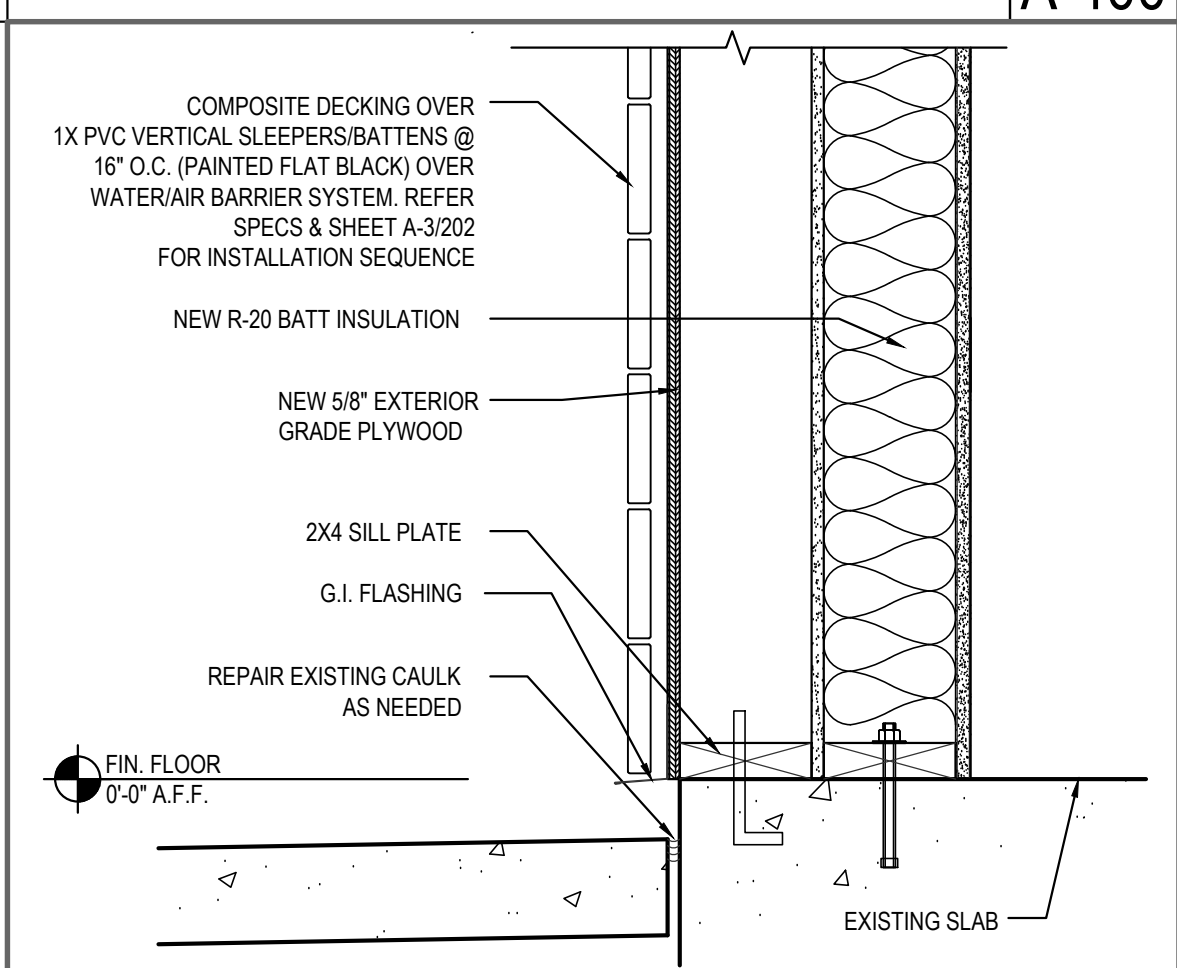
SILL DETAIL 14

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



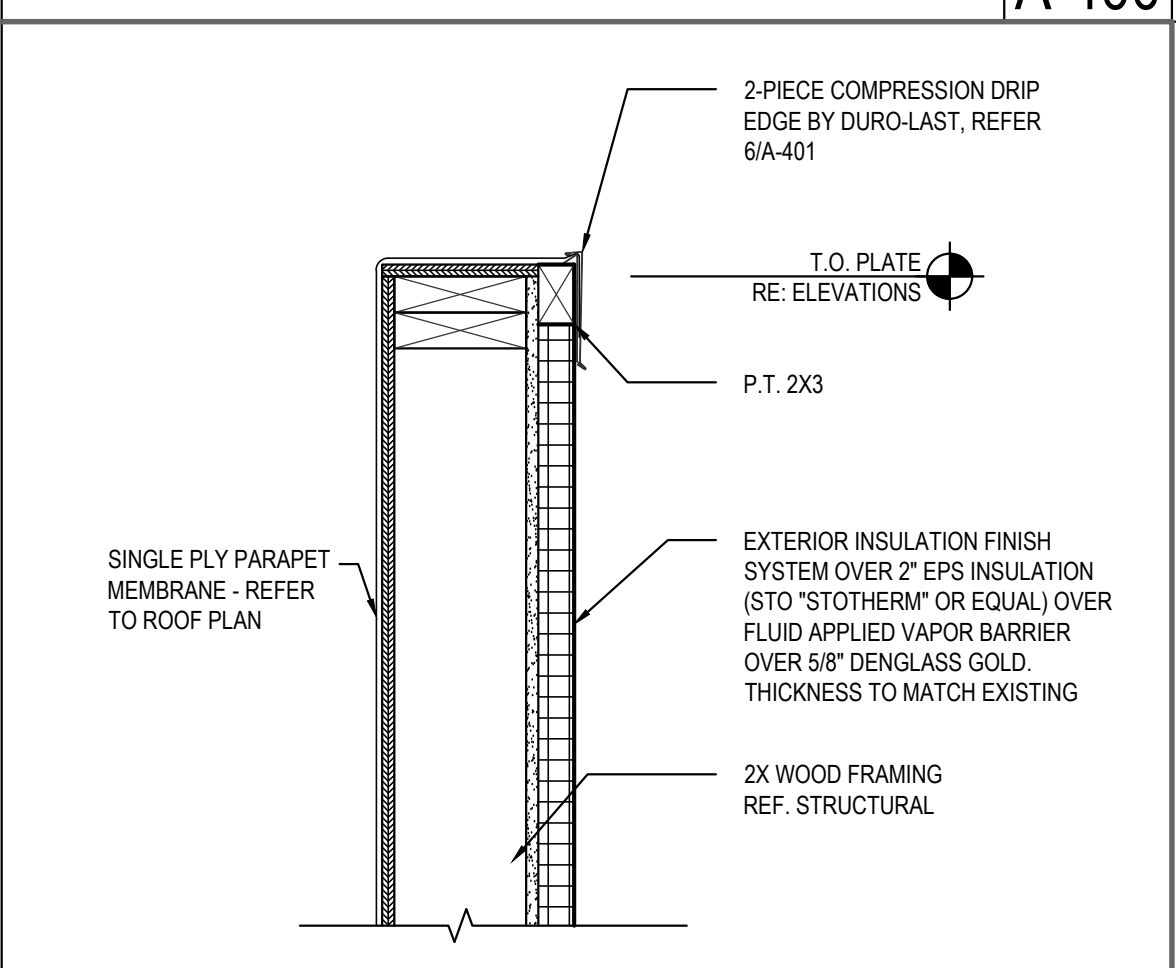
SILL DETAIL 11

Scale= NTS A-400



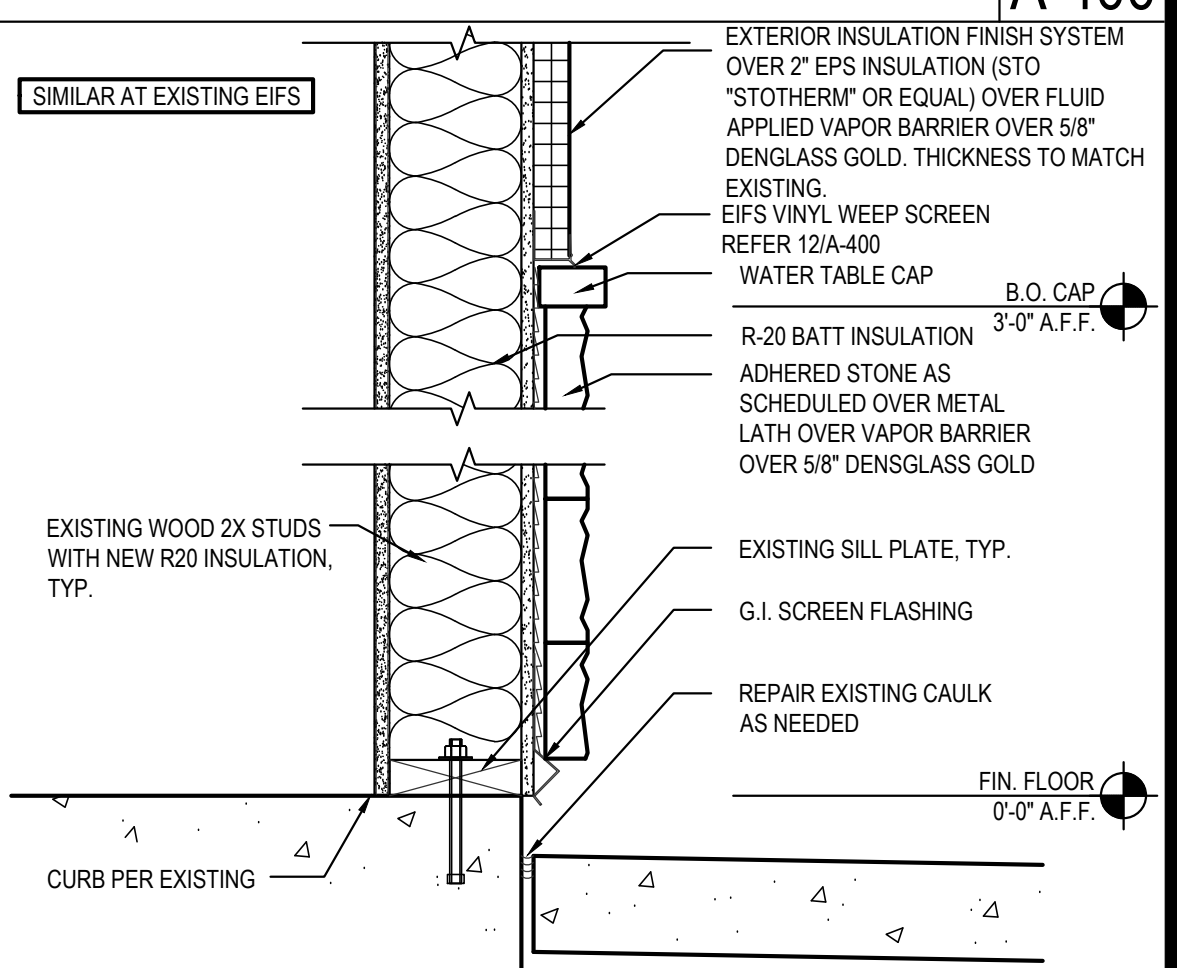
SILL DETAIL 08

Scale= NTS A-400



PARAPET DETAIL 05

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



SILL DETAIL 01

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

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Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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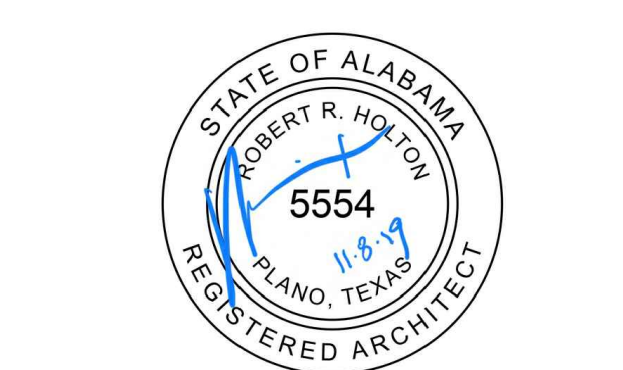
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PANDA PROJECT #: S8-20-D7163

ARCH PROJECT #: 19027



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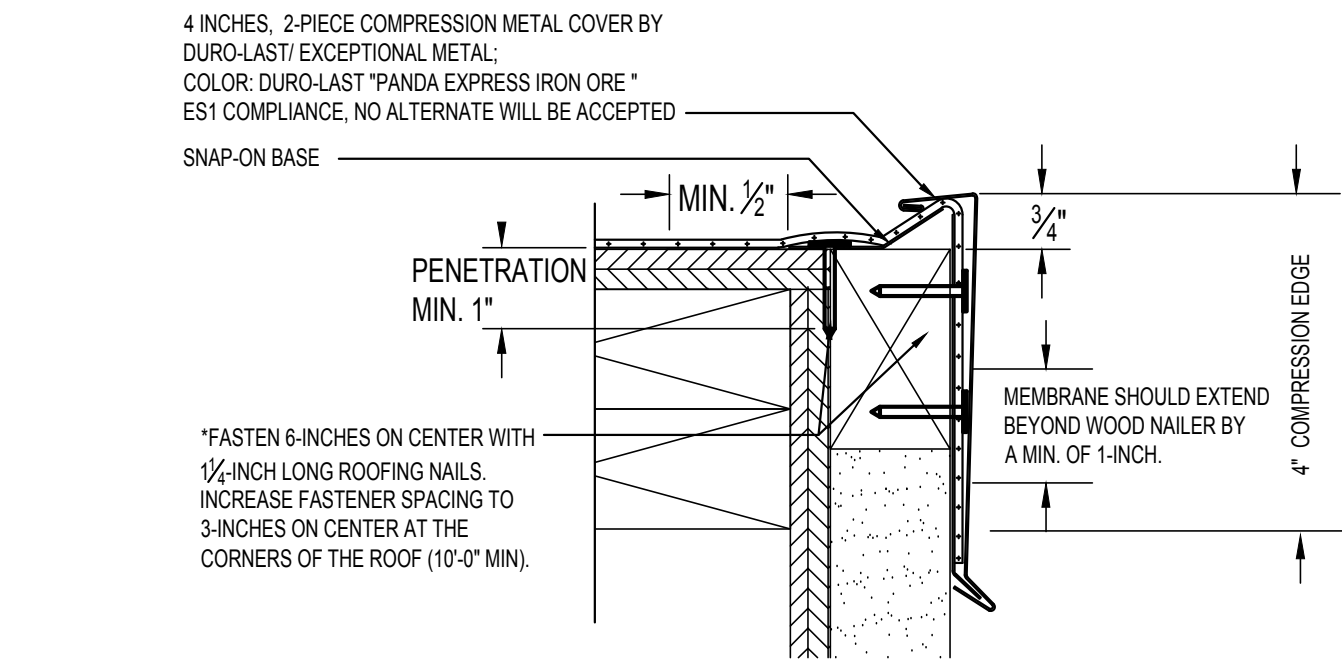
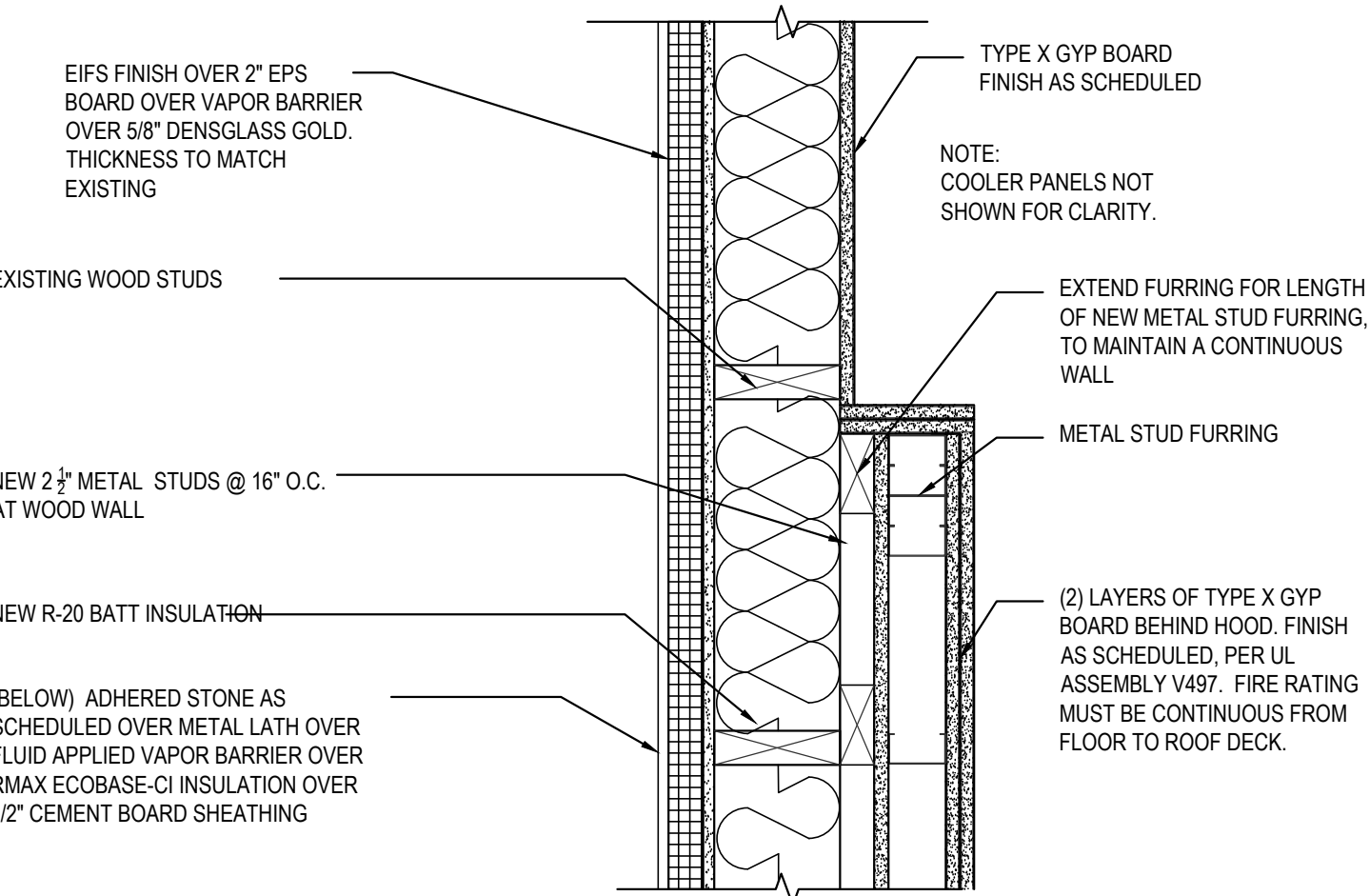
TWW REMODEL

A-400

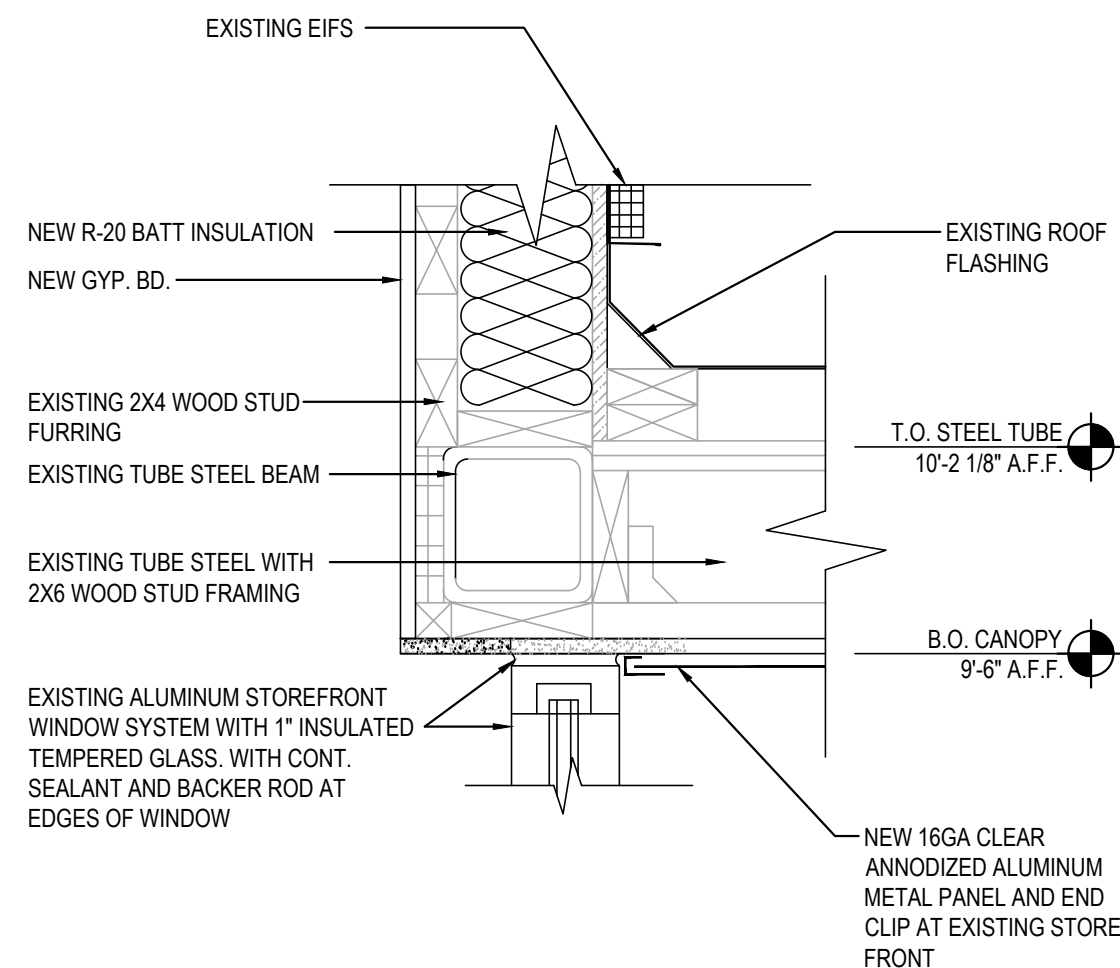
ARCHITECTURAL
DETAILS

TRUE WARM & WELCOME

BID ISSUE



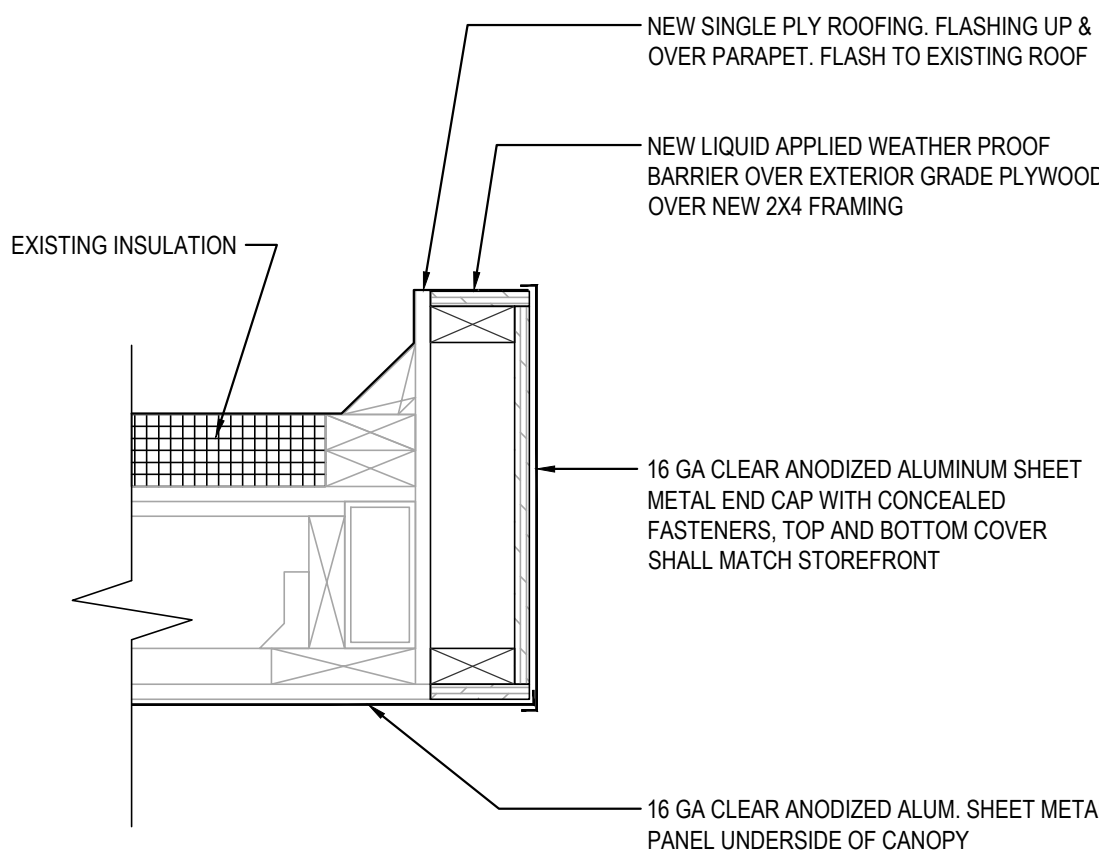
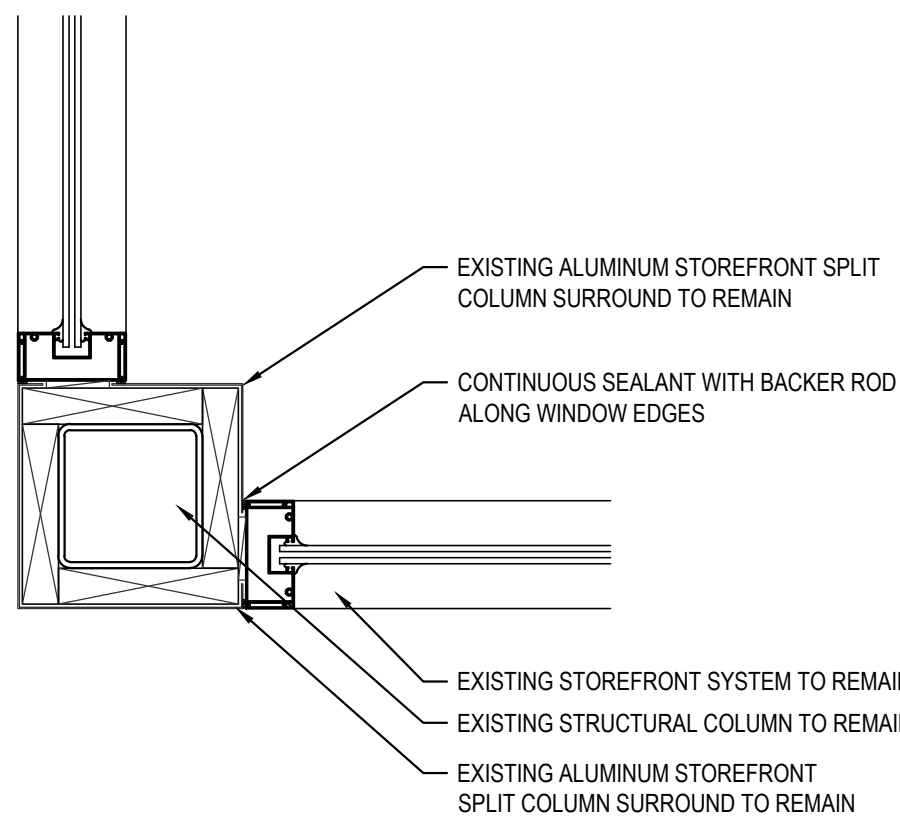
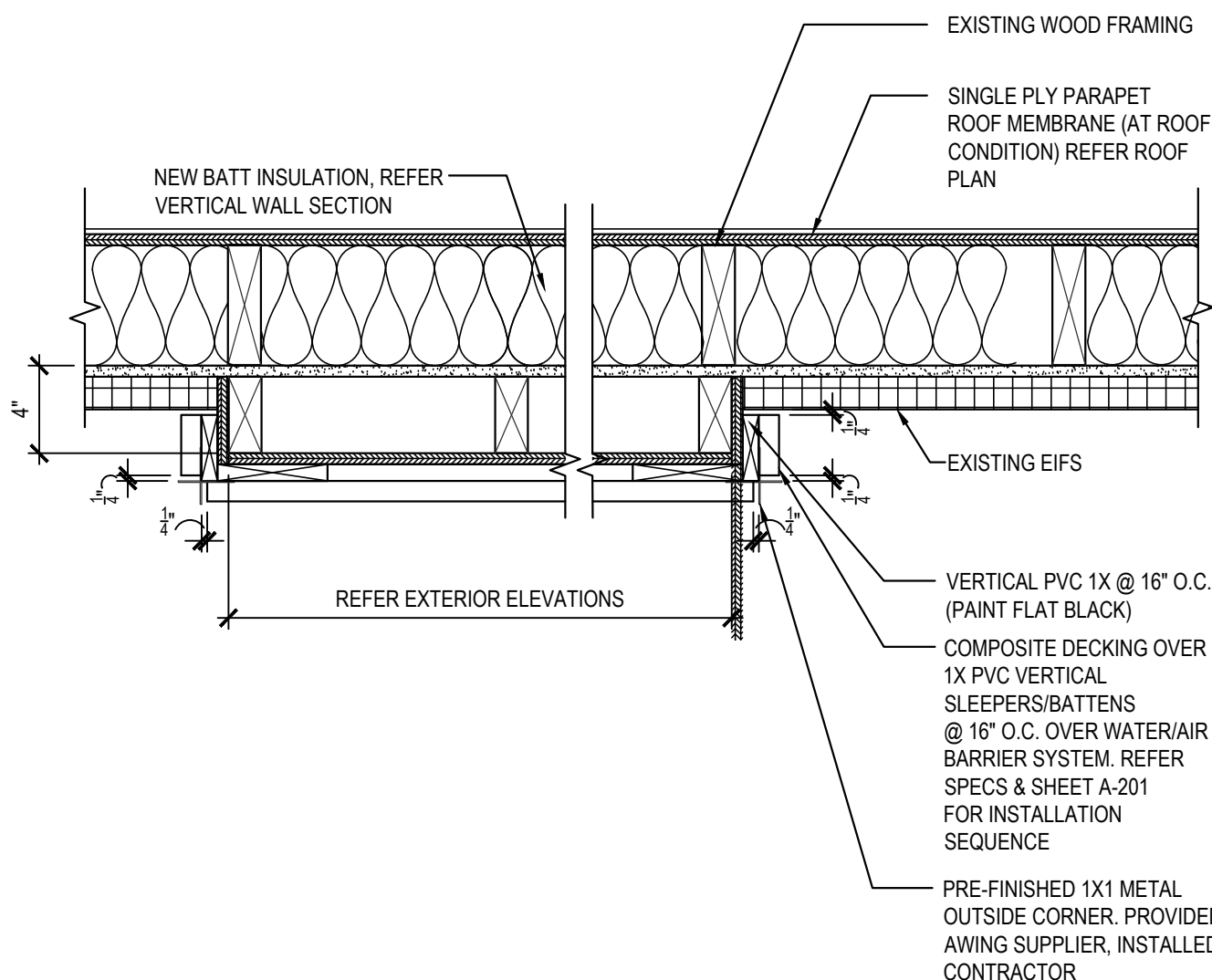
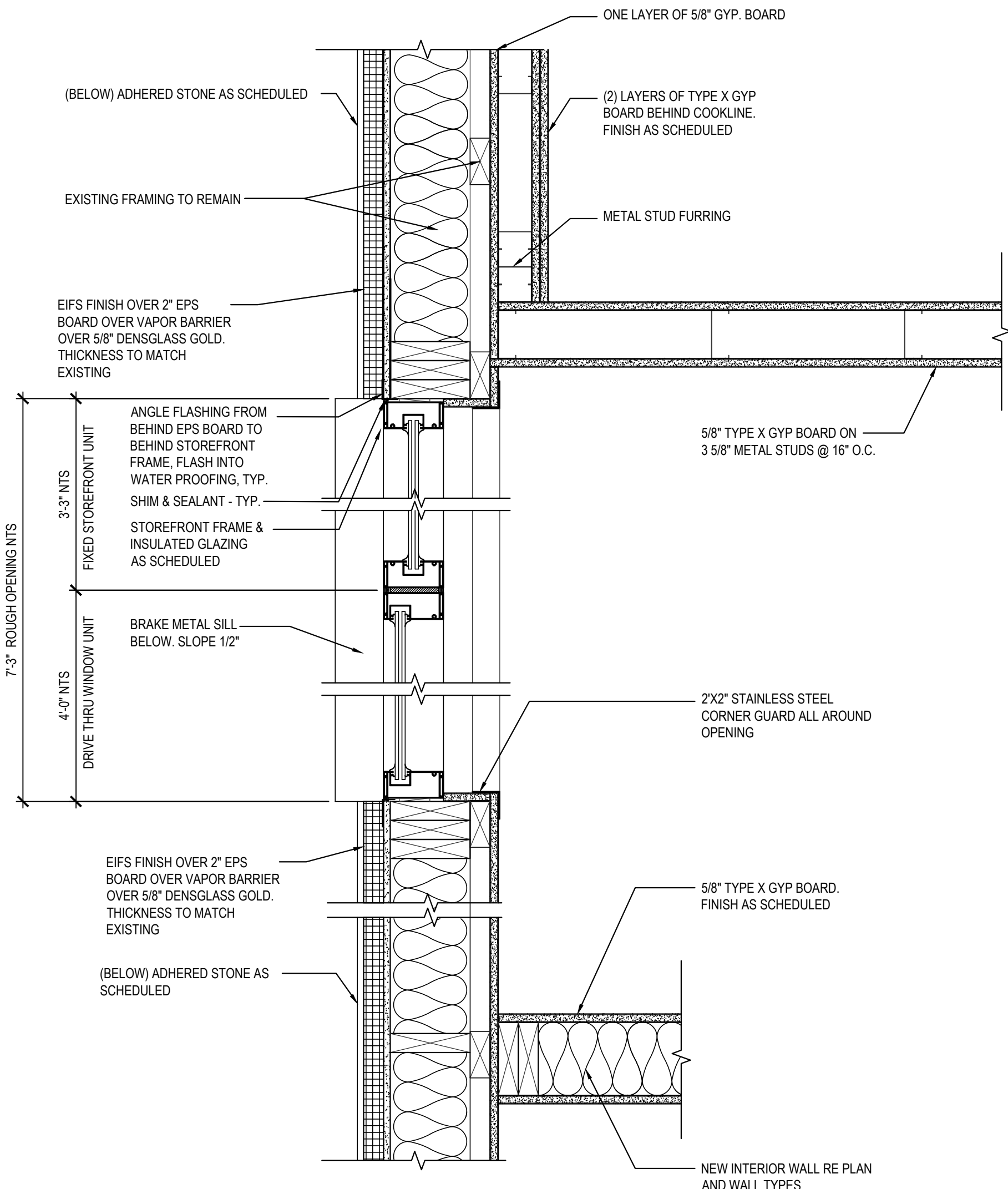
- NOTES
1. THE USE OF THIS DETAIL IS NOT TO EXCEED A 2-INCH PER 12-INCH SLOPE.
 2. A WOOD NAILER IS REQUIRED IF ONE OR MORE INCHES OF INSULATION IS USED. TOP OF WOOD NAILER IS TO BE FLUSH WITH TOP OF INSULATION. BE SURE THAT THE WOOD NAILER EXTENDS AT LEAST 1/2-INCH BEYOND THE HORIZONTAL EDGE OF THE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



PLAN SECTION/DETAIL 09
Scale= 1 1/2" = 1'-0" A-401

3-INCH HIGH, 2-PIECE COMPRESSION EDGE 06
NTS A-401

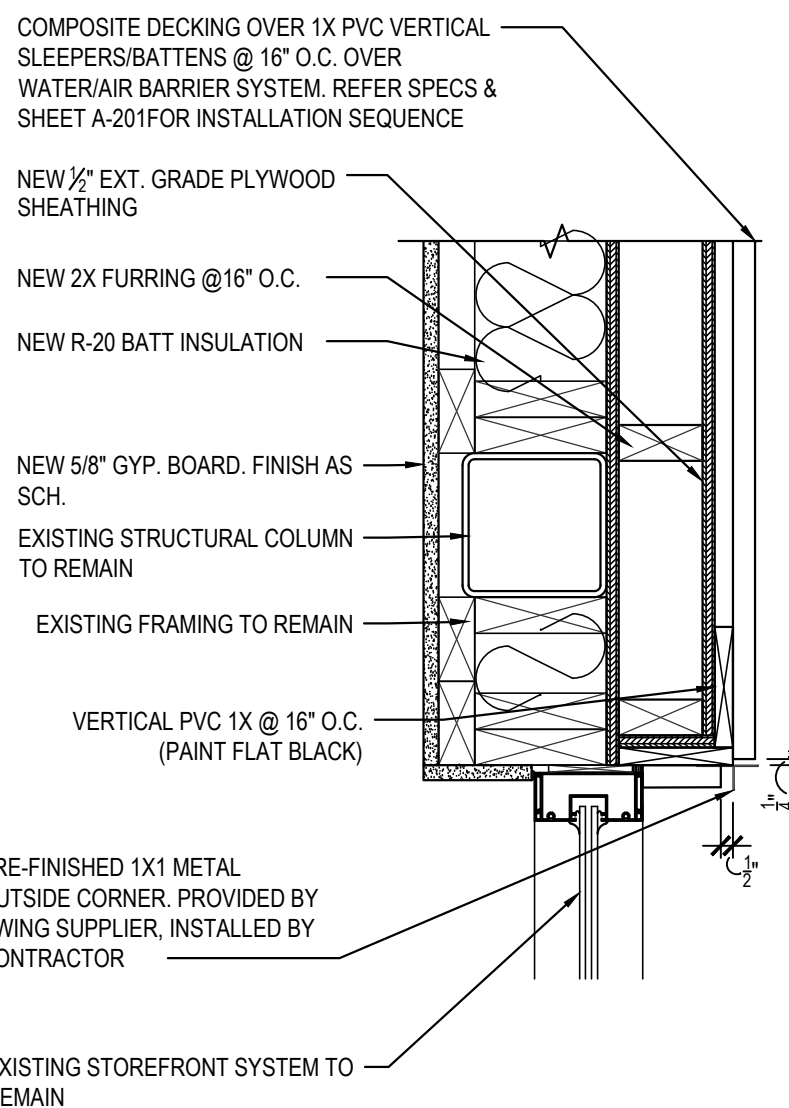
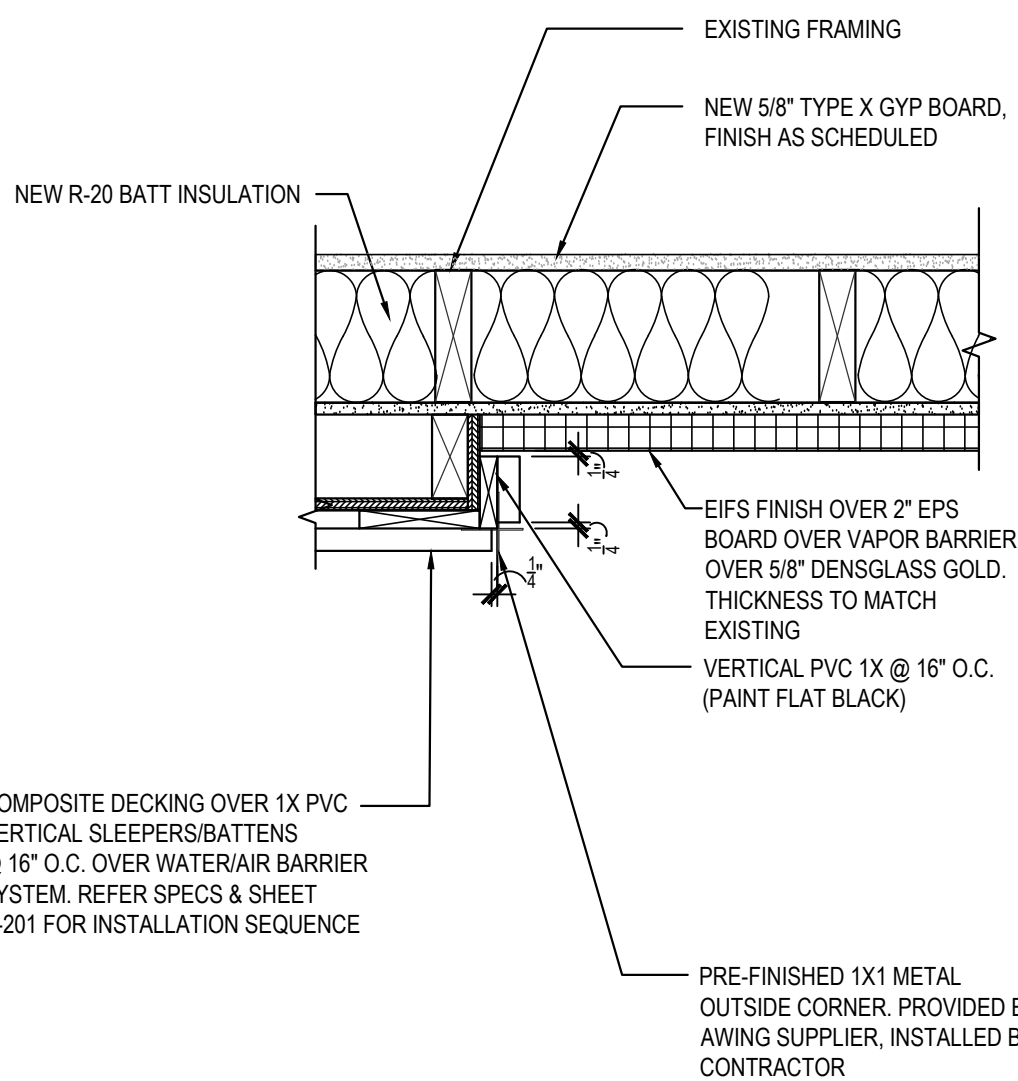
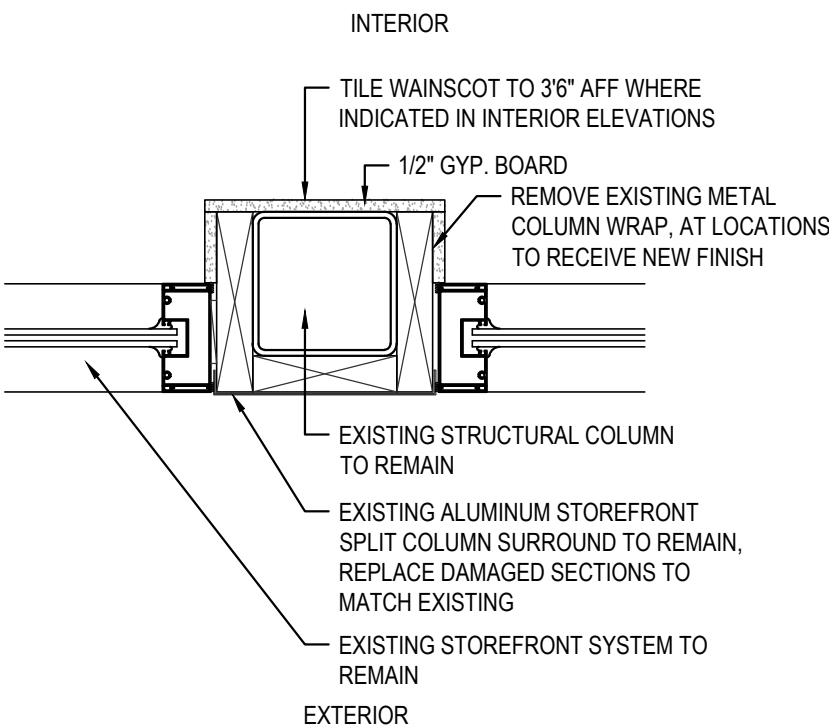
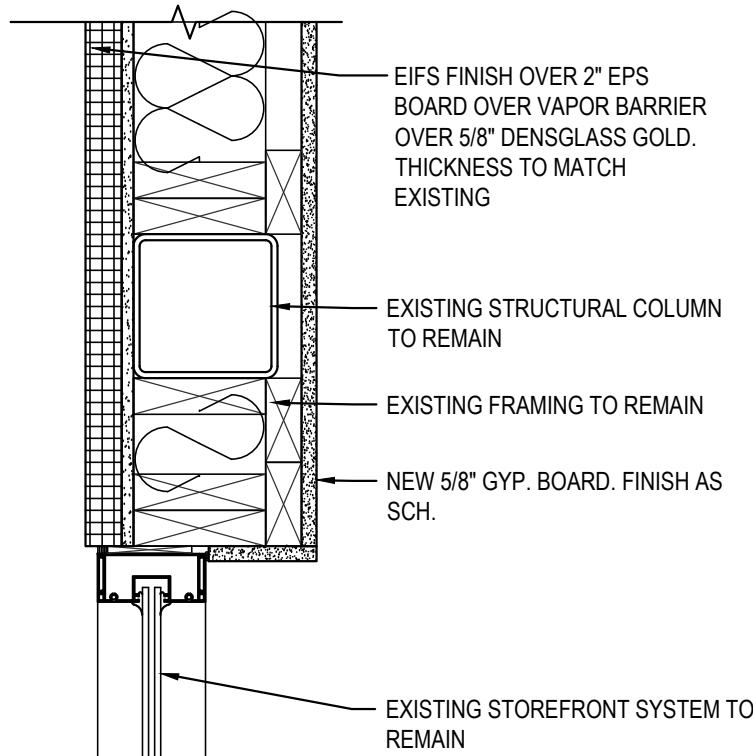
EXISTING CANOPY DETAIL 03
Scale= 1 1/2" = 1'-0" A-401



PLAN SECTION/DETAIL 05
Scale= 1 1/2" = 1'-0" A-401

PLAN SECTION/DETAIL 11
Scale= 1 1/2" = 1'-0" A-401

EXISTING CANOPY DETAIL 02
Scale= 1 1/2" = 1'-0" A-401



PLAN SECTION/DETAIL 08
Scale= 1 1/2" = 1'-0" A-401

PLAN SECTION/DETAIL 07
Scale= 1 1/2" = 1'-0" A-401

PLAN SECTION/DETAIL 04
Scale= 1 1/2" = 1'-0" A-401

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

PLAN SECTION/DETAIL 01
Scale= 1 1/2" = 1'-0" A-401



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ARCH PROJECT #: 19027



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A-401

ARCHITECTURAL
DETAILS

TRUE WARM & WELCOME

BID ISSUE

MANAGER CABINET STATION CURB SIZES REFER FLR. PLAN FOR LOCATION

1) IF CABINET IS ENCLOSED BY 3 SIDE OF WALLS:

8" H X 24" W X 48-1/2" L (CONCRETE CURB ONLY, NOT INCLUDE TILE BASE)
TILE ONLY ON FRONT FACE (EXPOSED CURB). THIS APPLY TO PROTOTYPE BUILDING LAYOUTS.

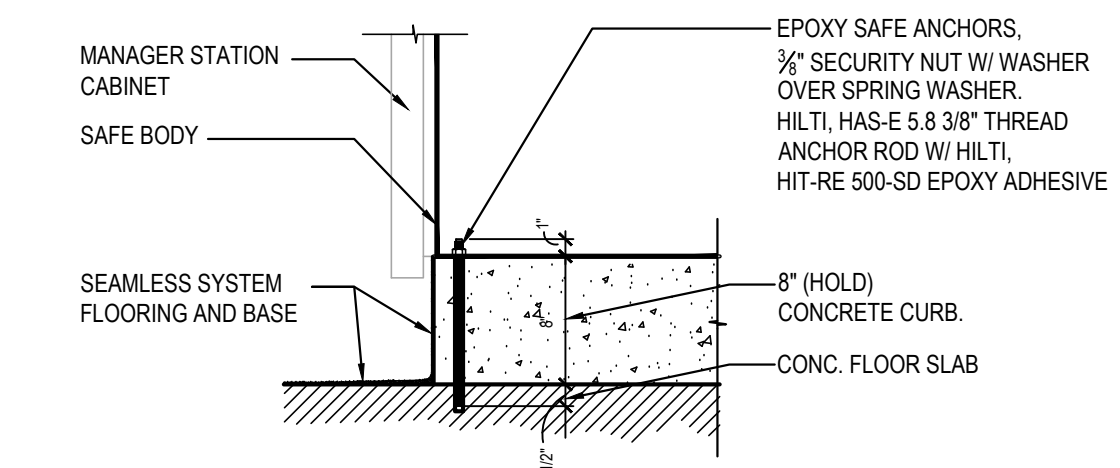
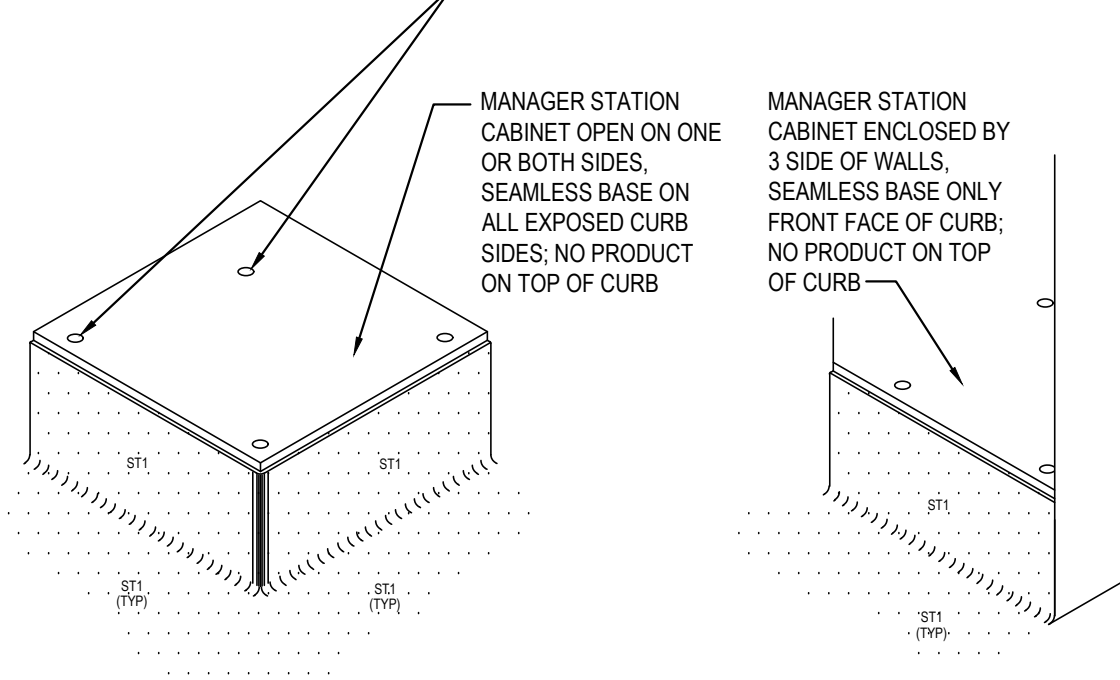
2) IF CABINET ENCLOSED BY ONLY (1) ONE WALL:

8" H X 24" W X 48" L (CONCRETE CURB ONLY, NOT INCLUDE TILE BASE)
TILE FRONT AND (1) SIDE FACE (EXPOSED CURB)

3) IF CABINET OPEN WITH NO WALLS:

8" H X 24" W X 48" L (CONCRETE CURB ONLY, NOT INCLUDE TILE BASE)
TILE ALL 3 SIDES OF THE CURB

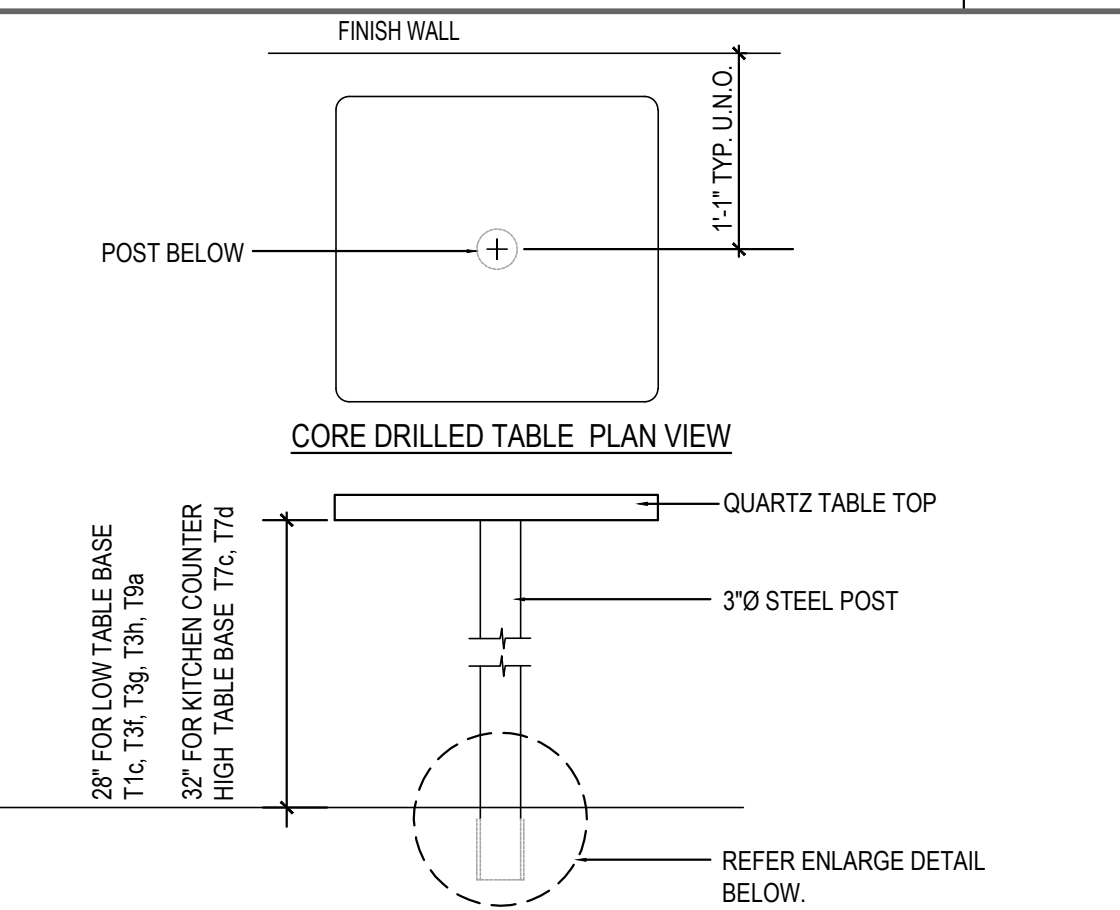
DRILL 1/2" HOLES THRU CURB INTO FLOOR SLAB. REFER SECTION
DETAIL BELOW. HOLE LOCATIONS VARIES DEPEND ON SAFE MODEL.
CHECK PANDA PM FOR SAFE MODEL.



MGR. STATION & SAFE CURB

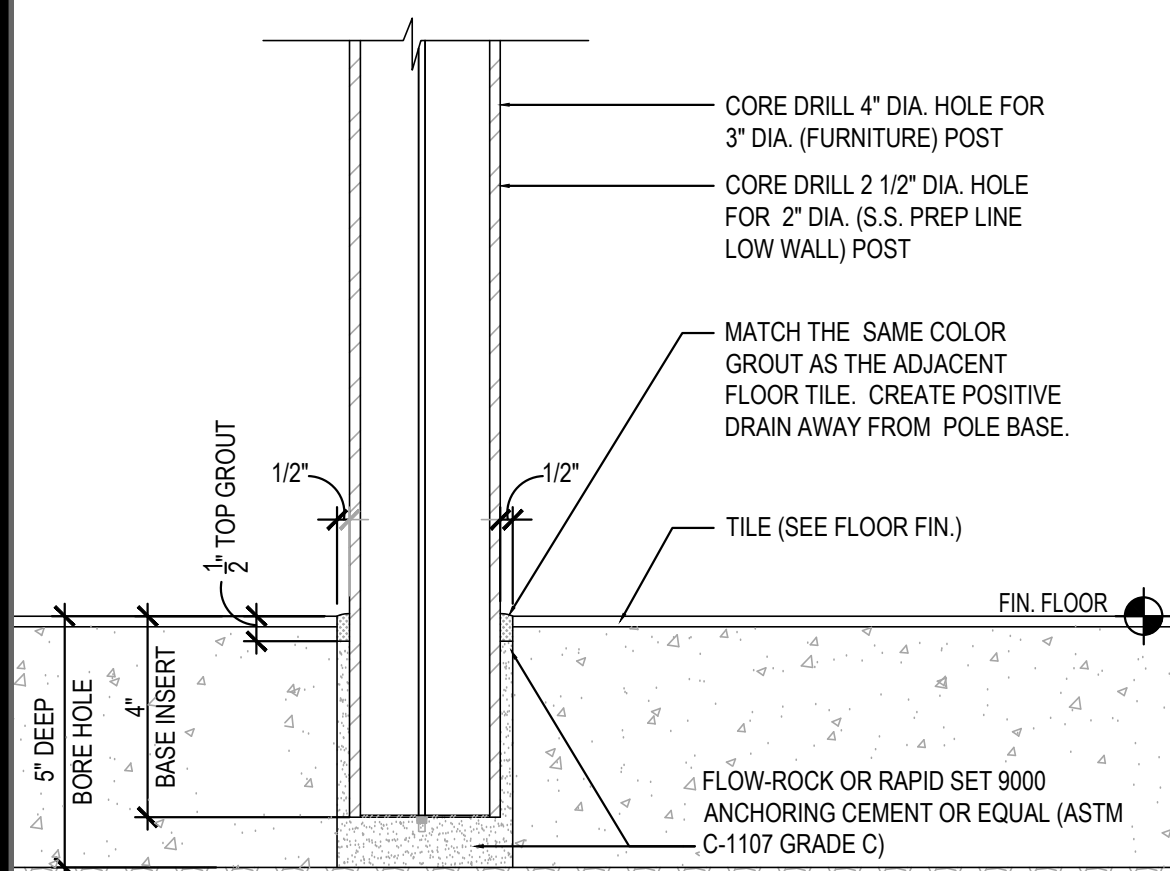
20

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



NOTE:

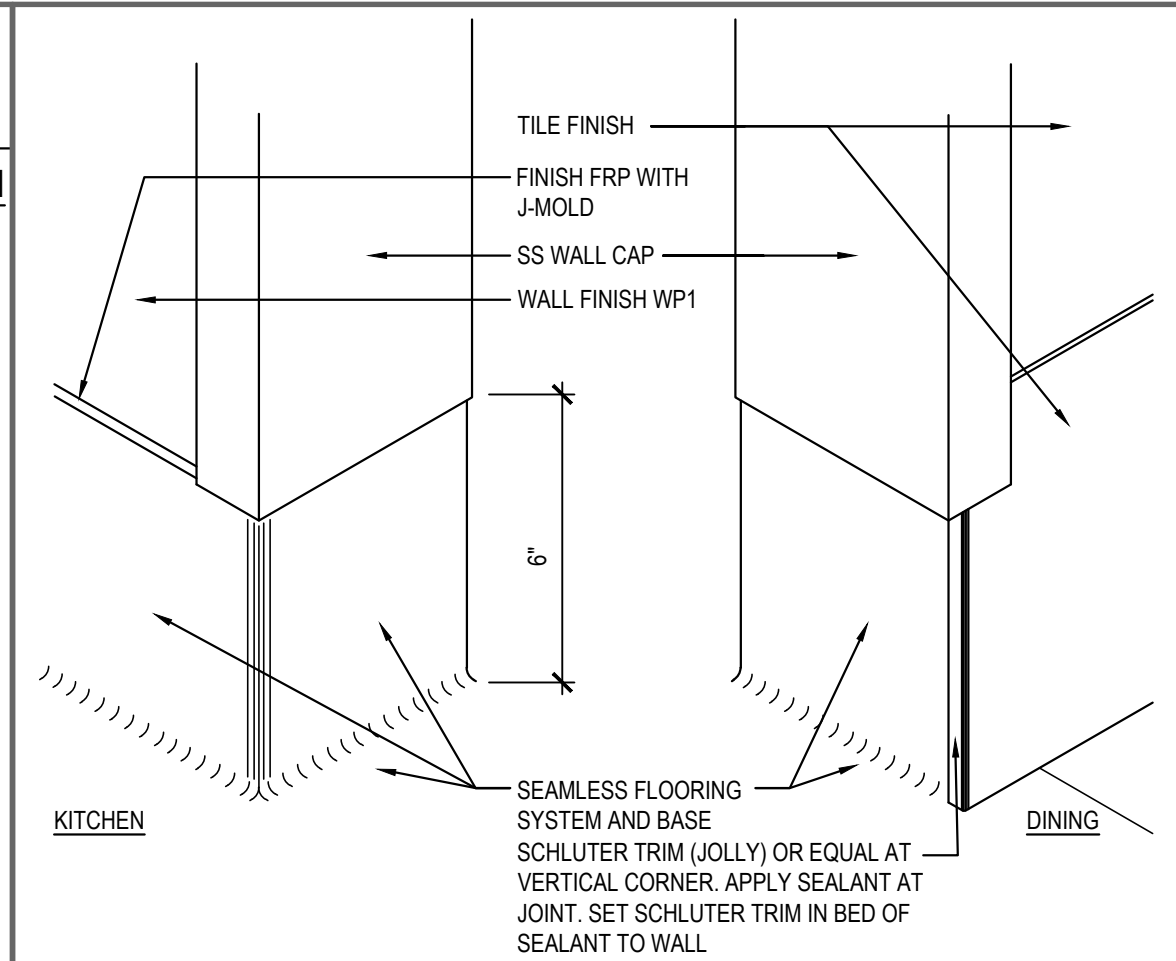
G.C. TO REFER CORE DRILL LOCATION ON SHEET A-109



STANDARD CORE DRILL TABLE

17

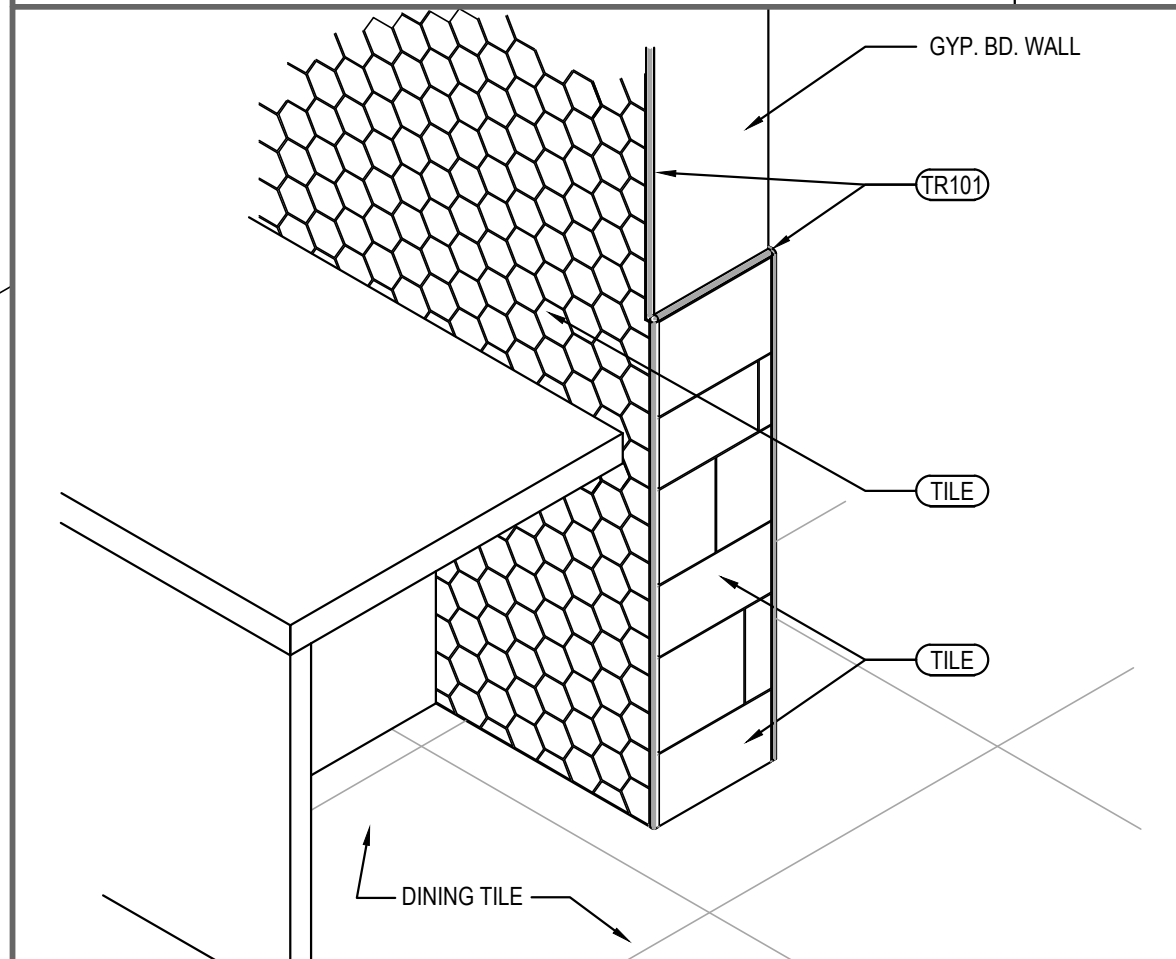
NTS A-404



WALL BASE

14

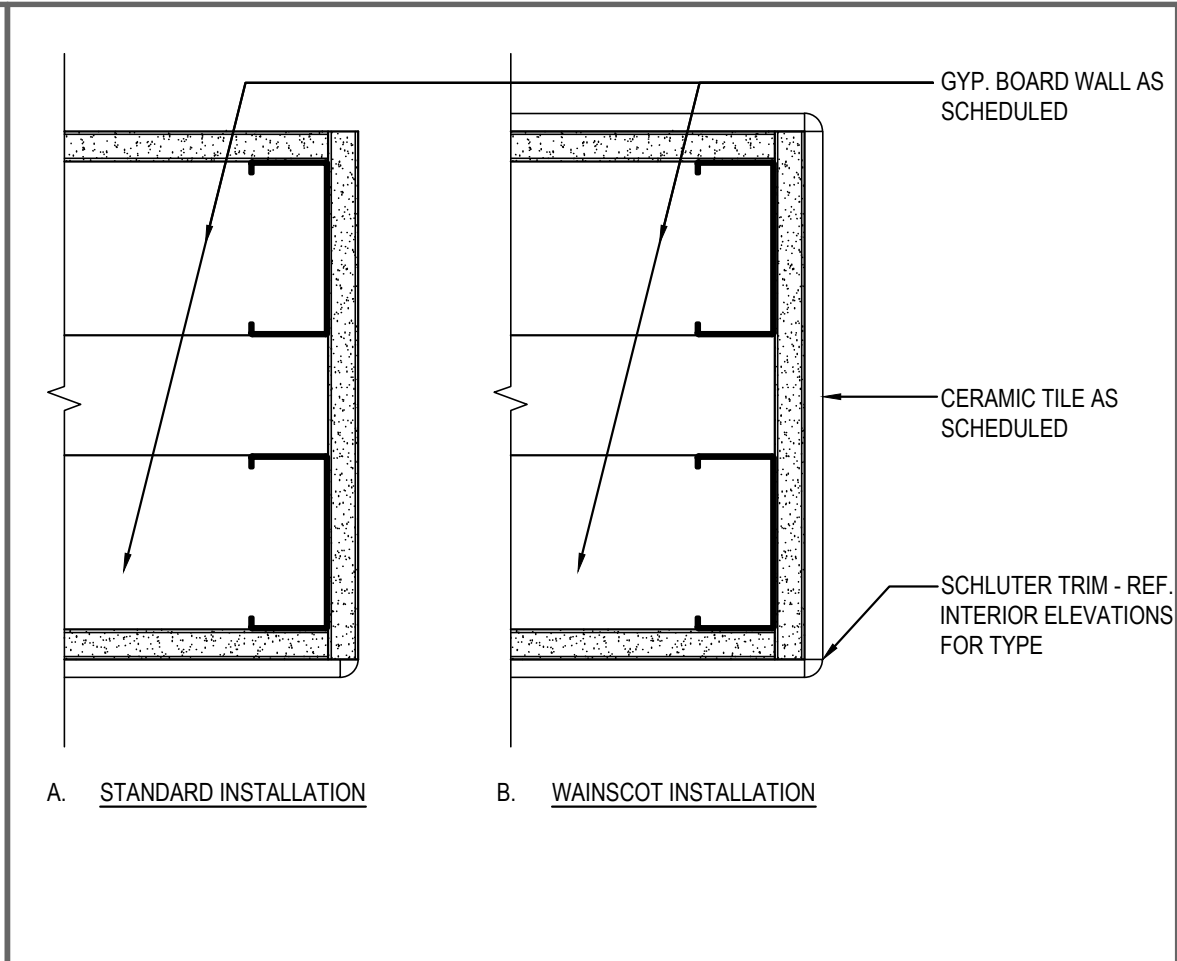
Scale= 3" = 1'-0" A-404



OUTSIDE CORNER ISOMETRIC

13

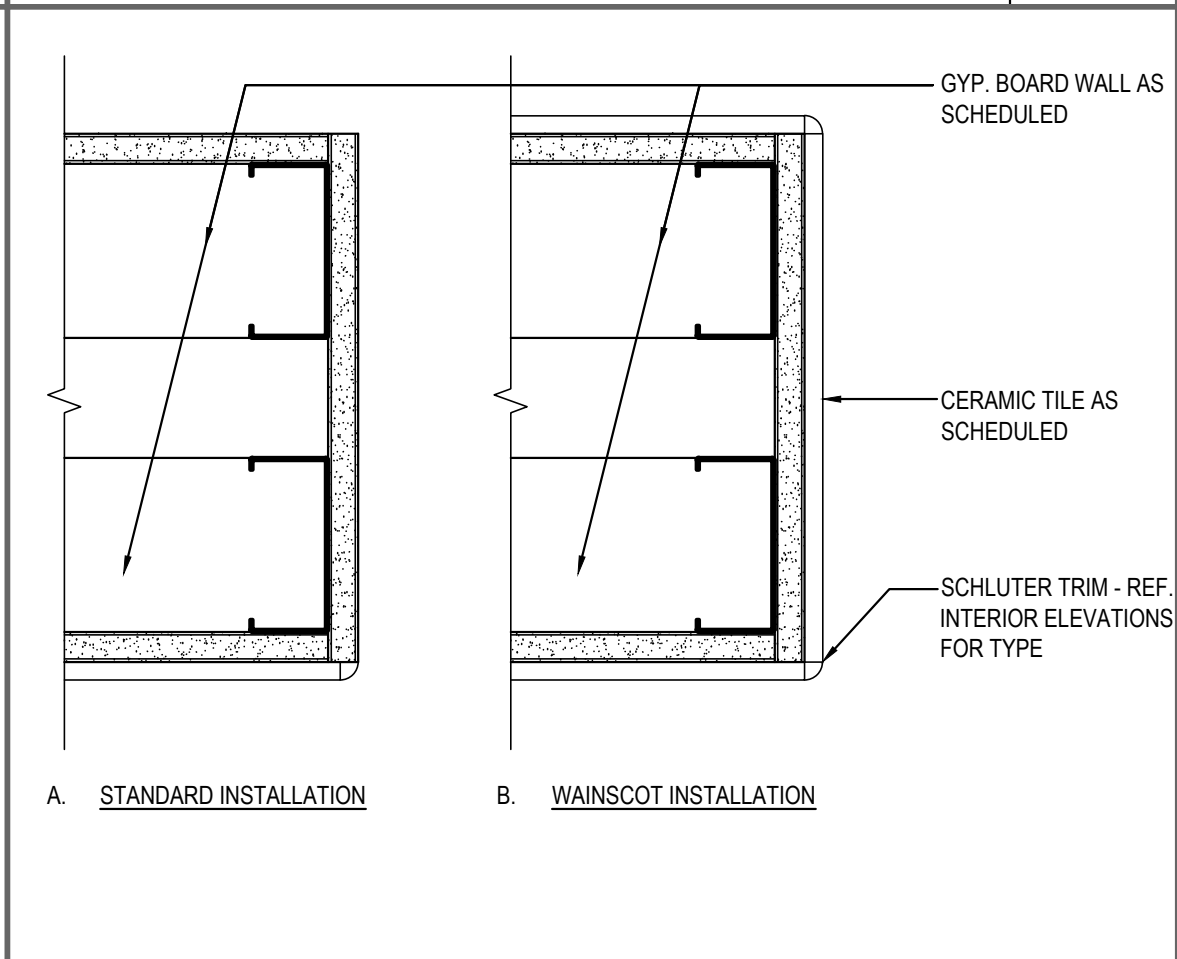
Scale= 3/4" = 1'-0" A-404



PLAN SECTION WALL DETAIL

11

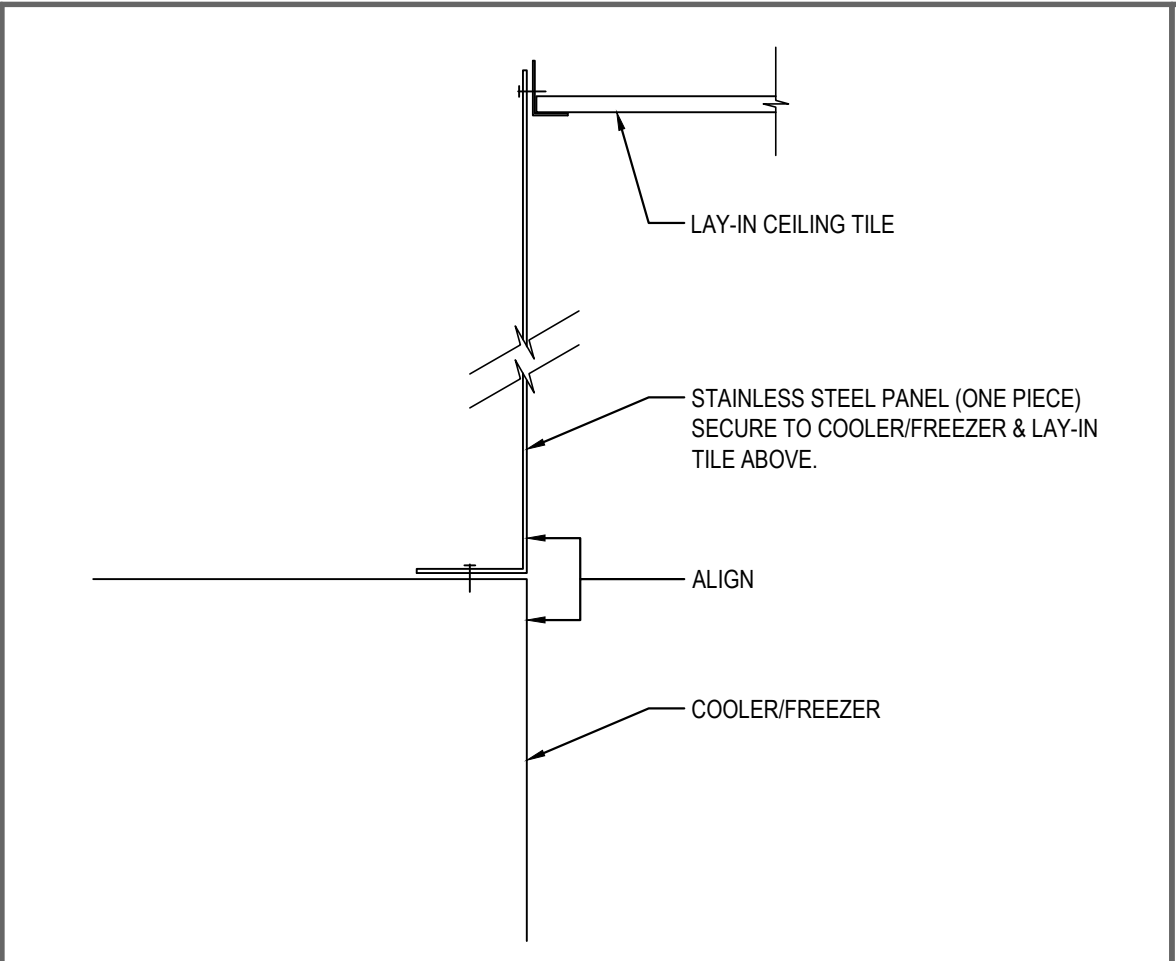
Scale= 3" = 1'-0" A-404



PLAN SECTION WALL DETAIL

11

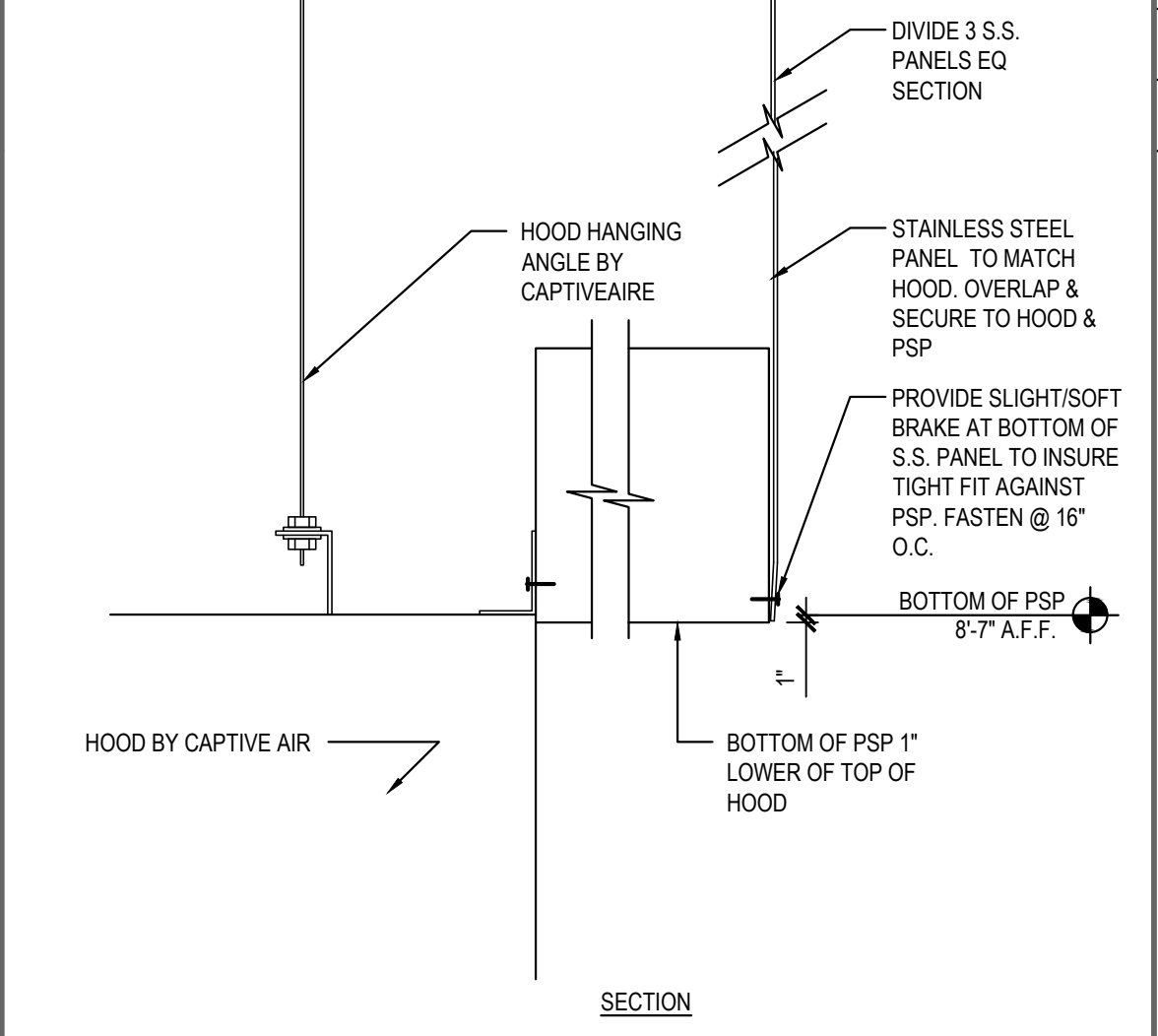
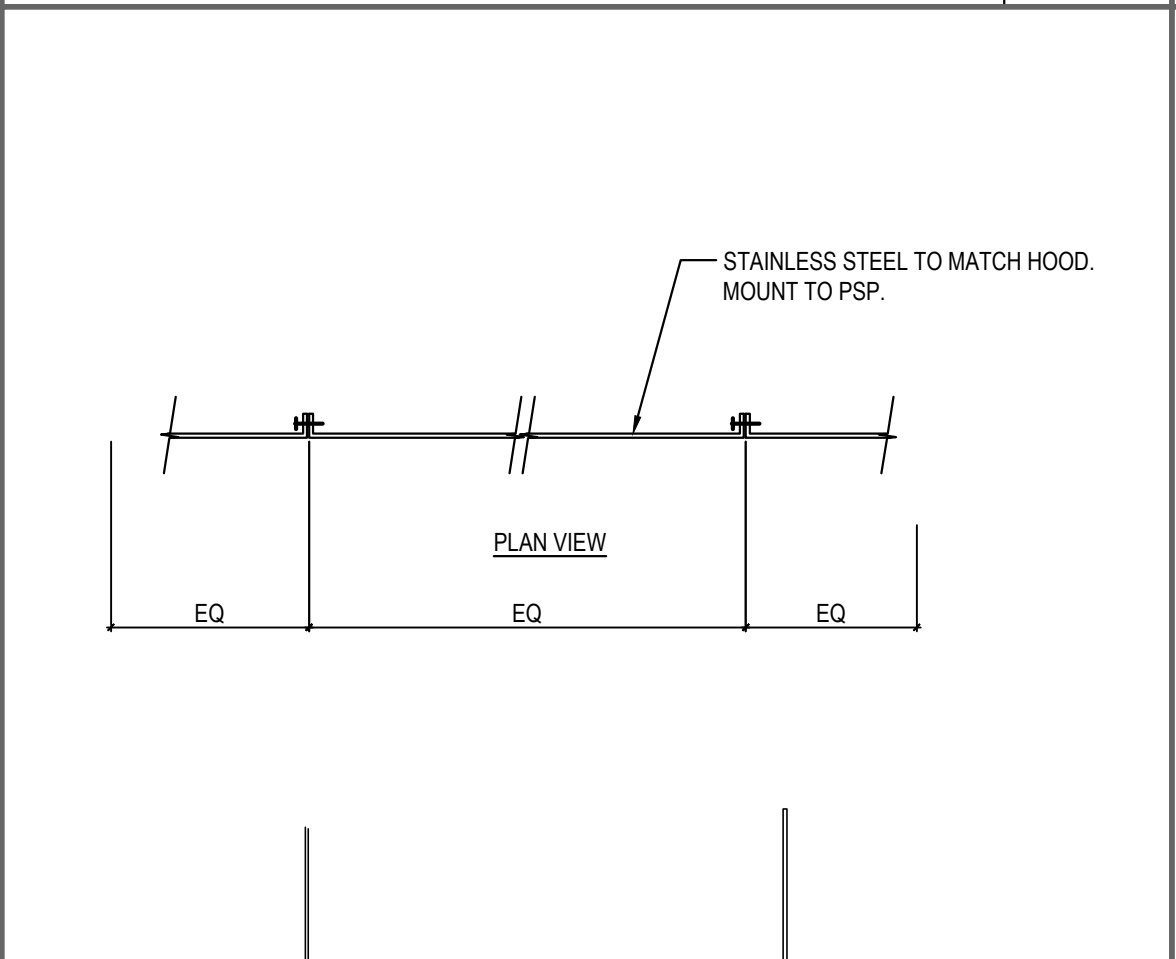
Scale= 3" = 1'-0" A-404



S.S. DETAIL @ COOLER / FREEZER

8

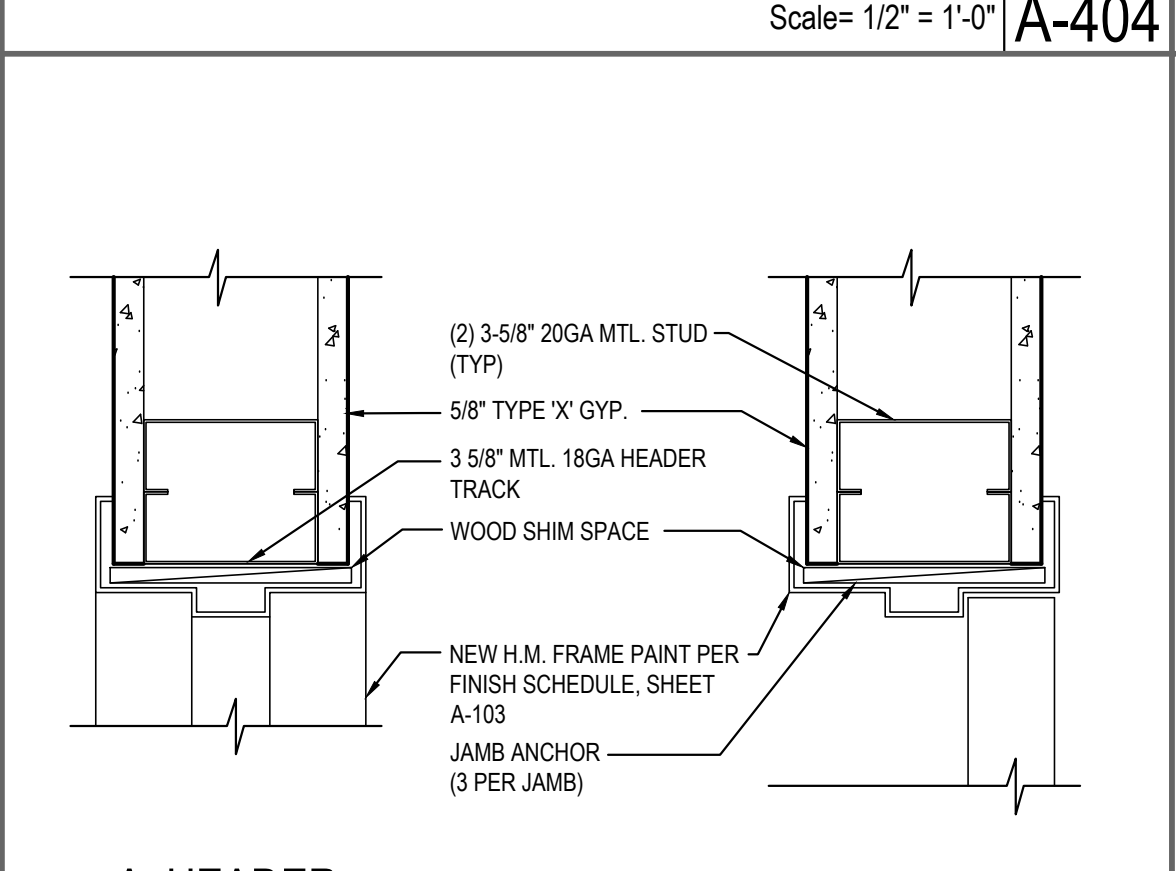
Scale= 1/2" = 1'-0" A-404



S.S. DETAIL @ EXHAUST HOOD

6

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



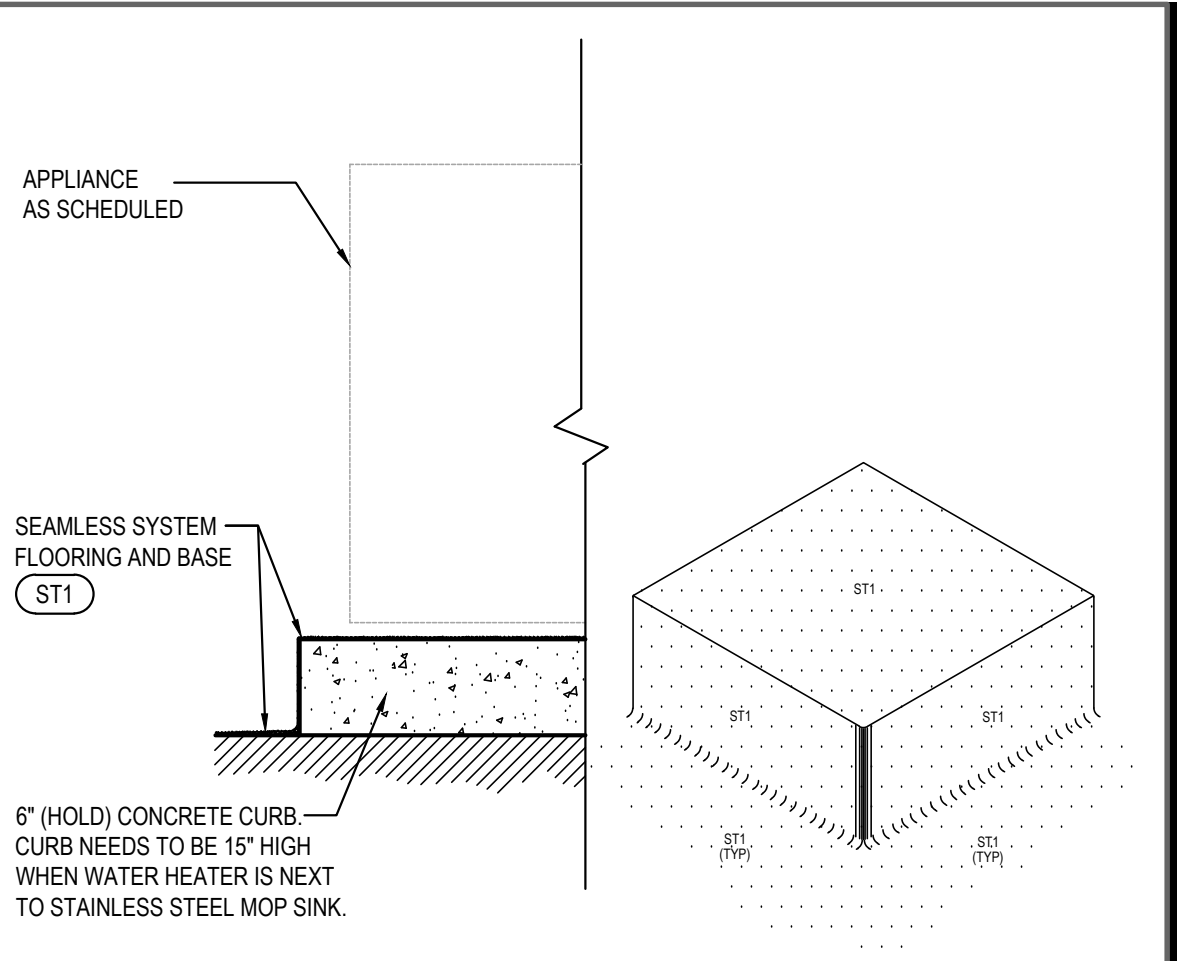
A. HEADER

B. JAMB

INTERIOR DOOR HEADER/JAMB

5

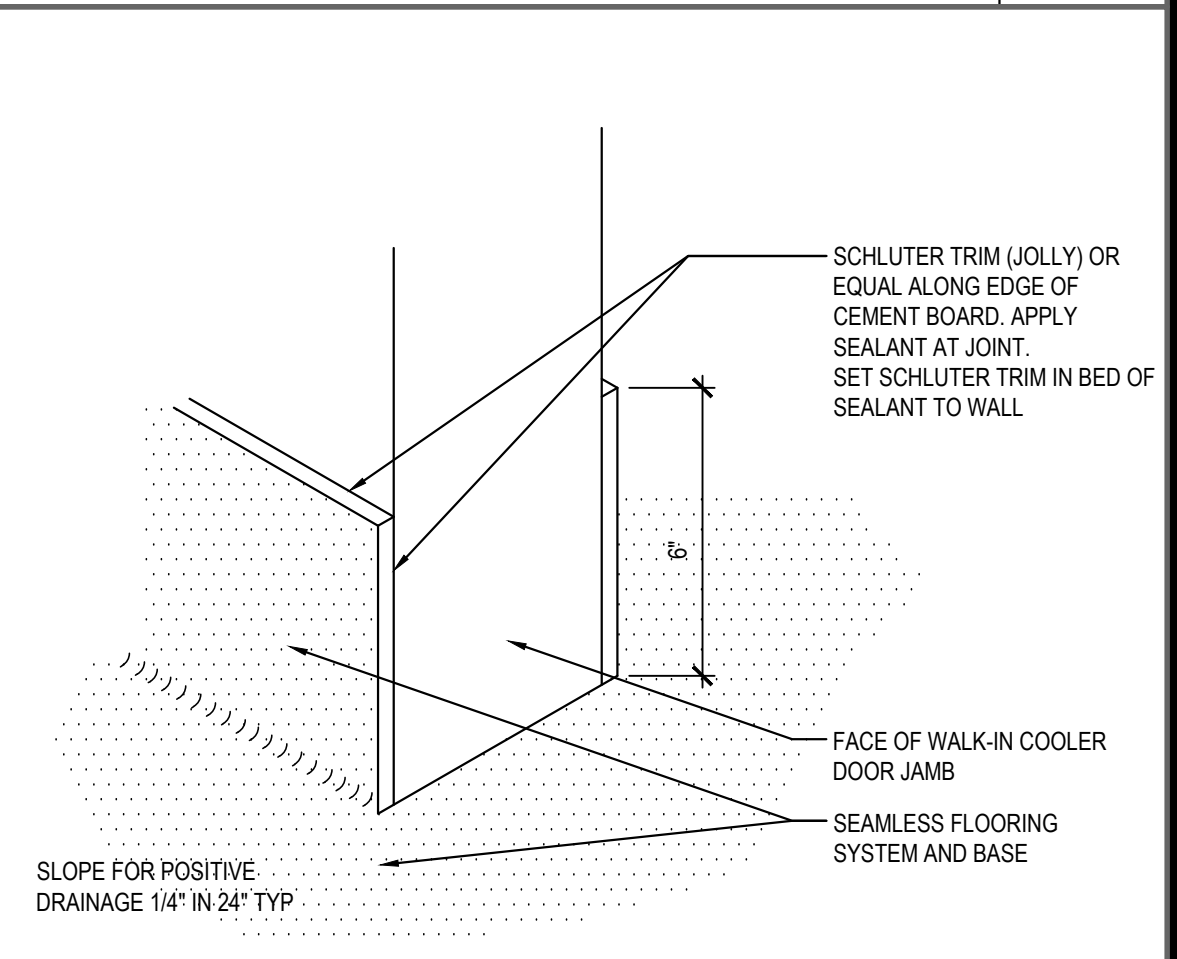
Scale= 3" = 1'-0" A-404



6" CURB DETAIL

4

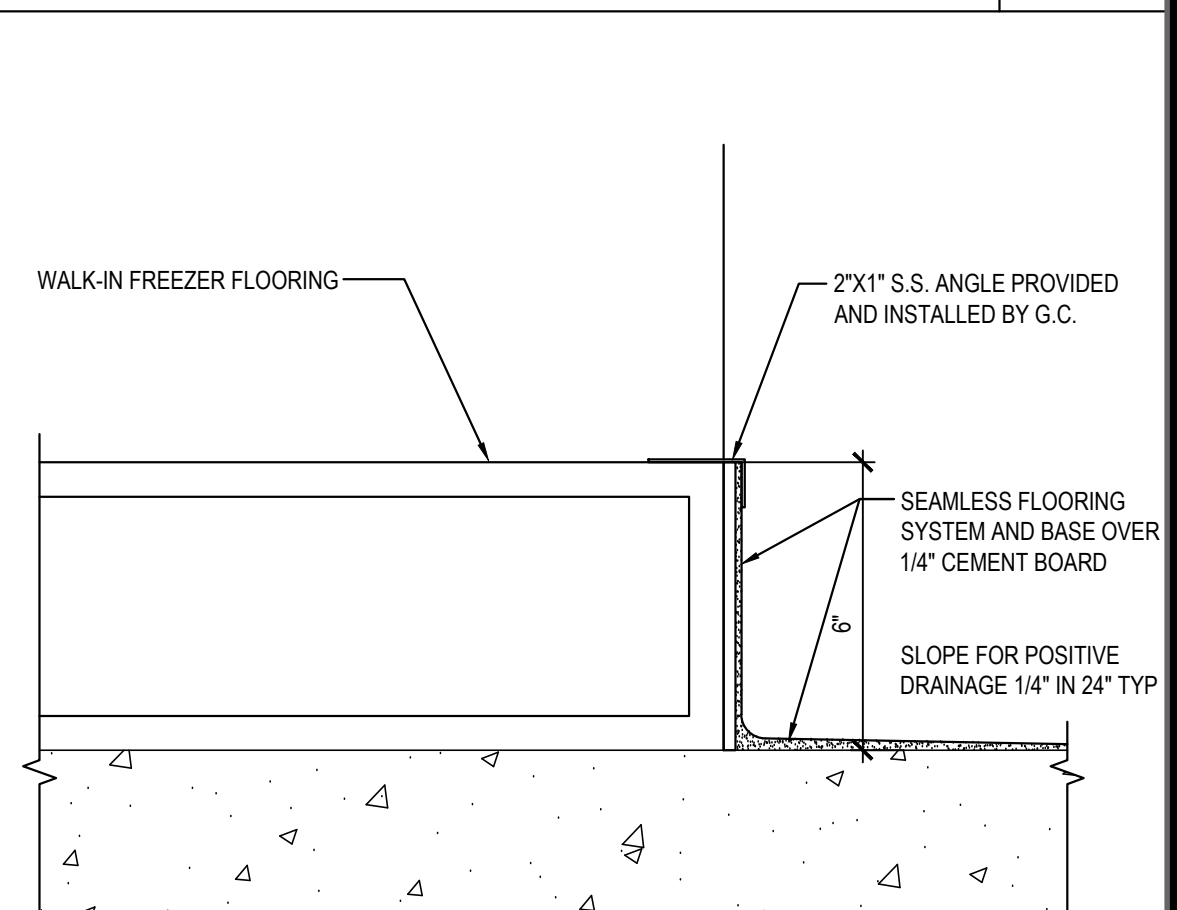
Scale= 1" = 1'-0" A-404



WALL BASE @ COOLER

3

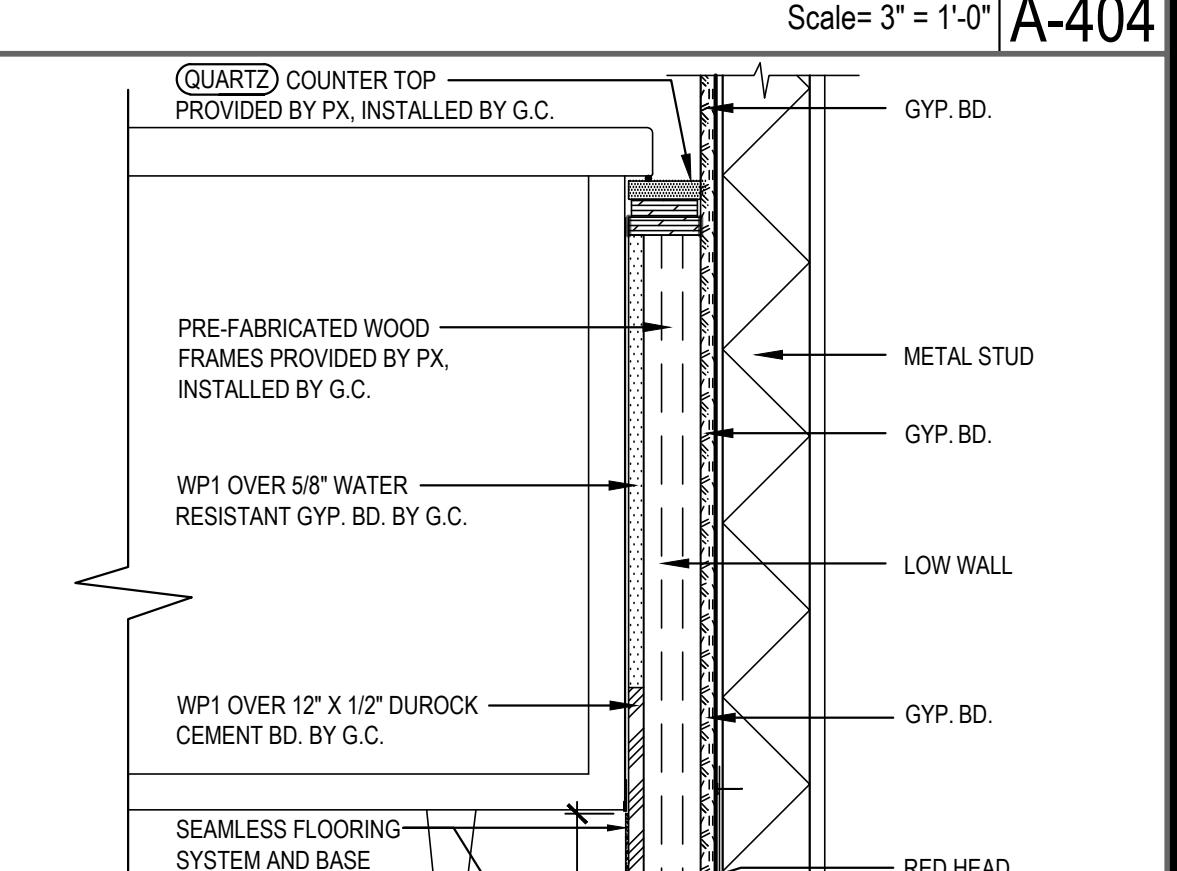
Scale= 3" = 1'-0" A-404



WALL BASE @ FREEZER

2

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



SERVICE COUNTER END DETAIL

1

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



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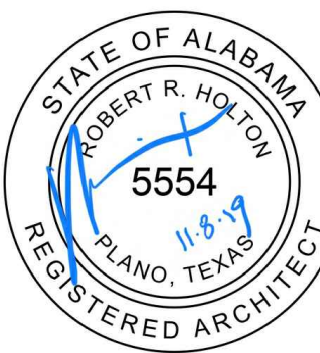
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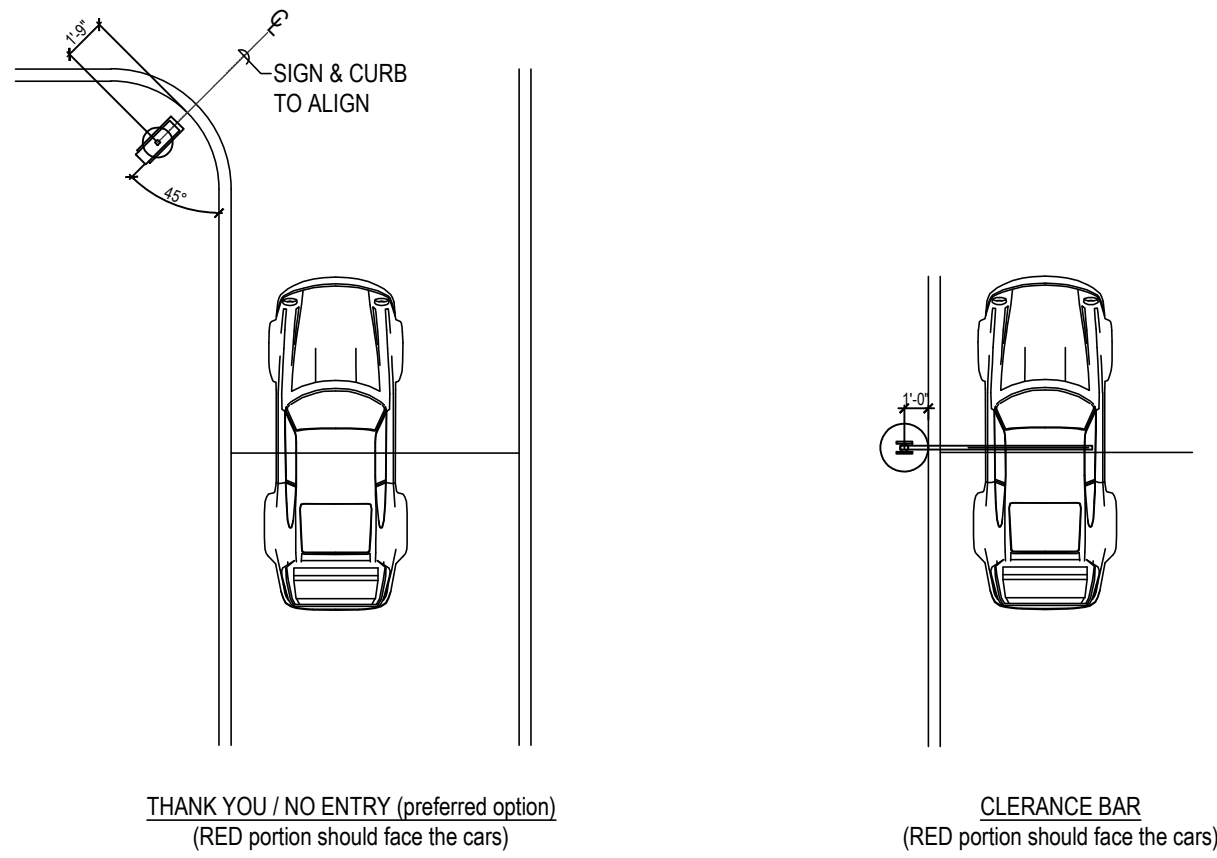
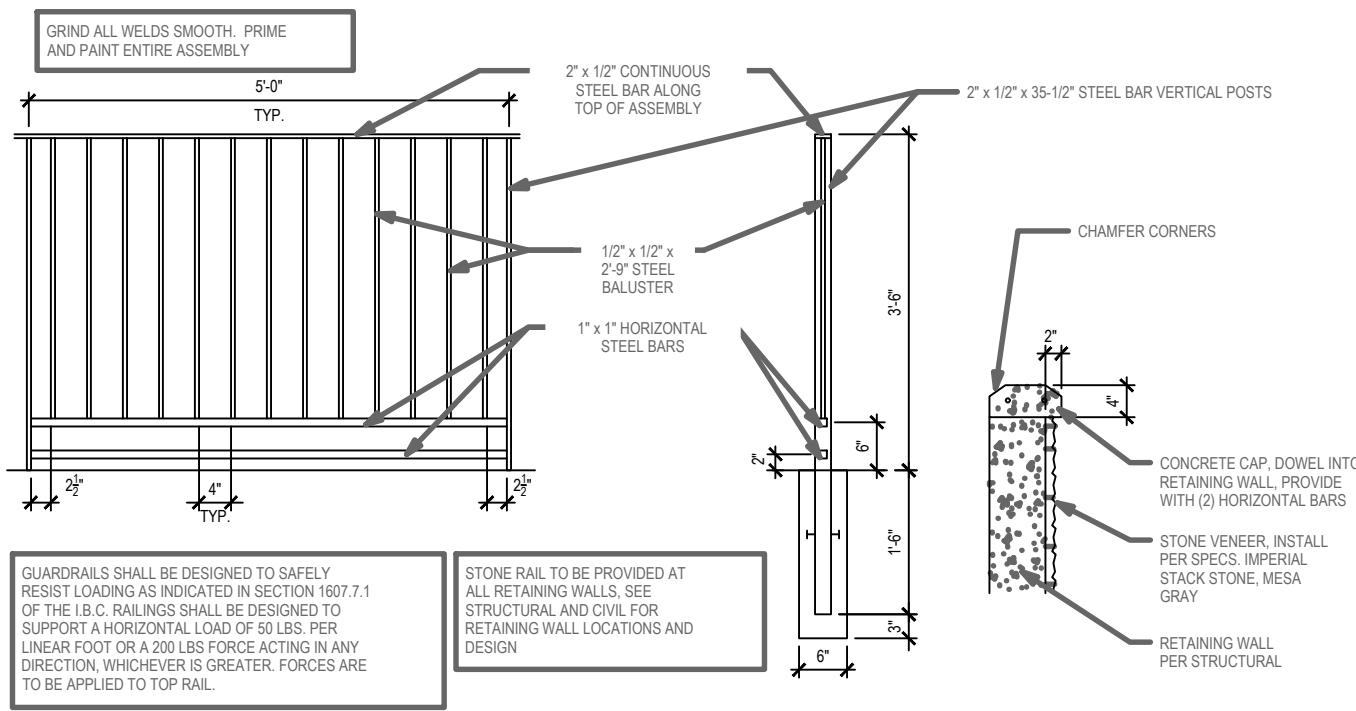
TWW REMODEL

A-404

ARCHITECTURAL
DETAILS

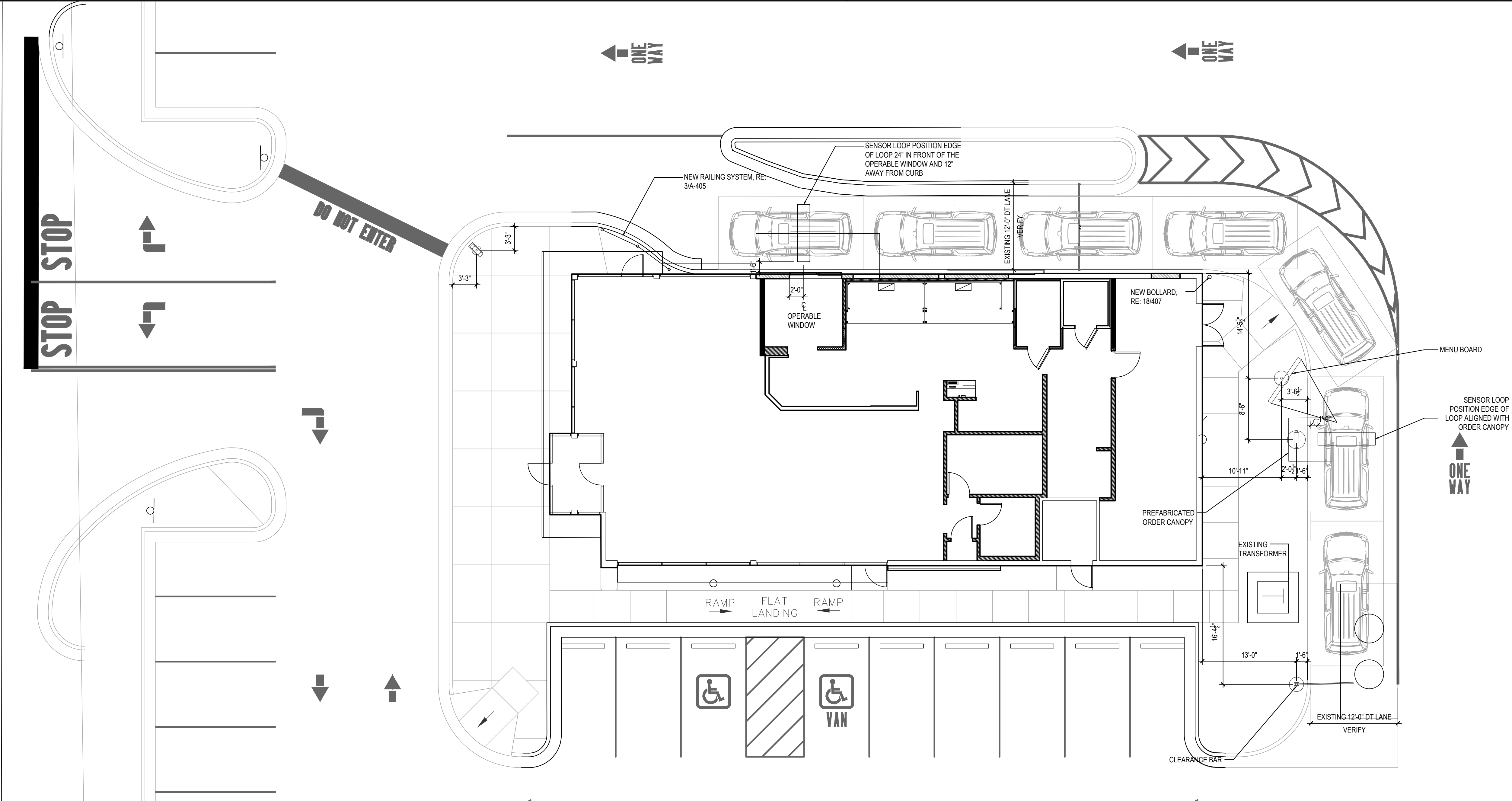
TRUE WARM & WELCOME

BID ISSUE



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

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



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



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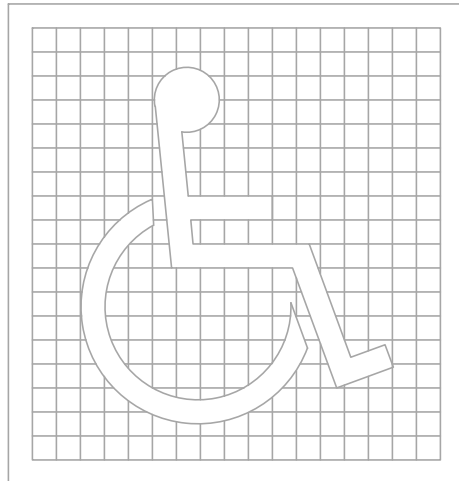
A-405
ARCHITECTURAL DETAILS
DRIVE THRU

TRUE WARM & WELCOME

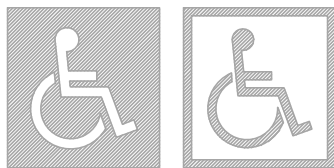
BID ISSUE

SITE DEVELOPMENT:

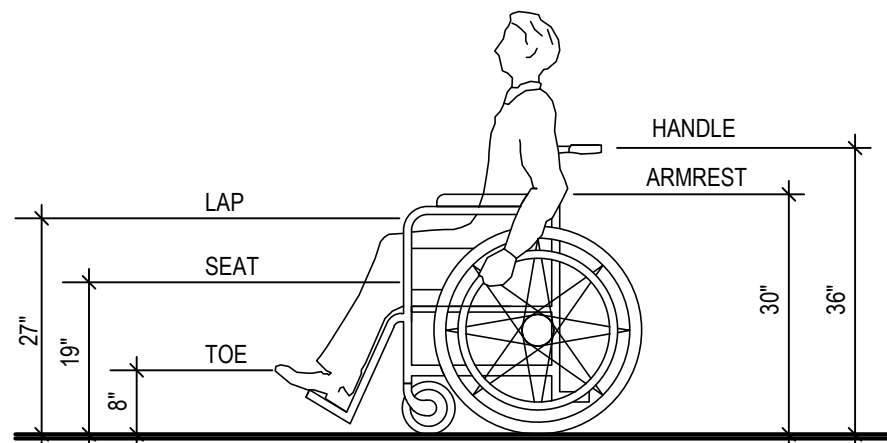
- SURFACE SLOPES OF PARKING SPACES FOR THE PHYSICALLY DISABLED SHALL NOT EXCEED 1/4-INCH PER FOOT IN ANY DIRECTION.
- PEDESTRIAN WAYS THAT ARE ACCESSIBLE TO THE PHYSICALLY DISABLED SHALL BE PROVIDED FROM EACH DISABLED PARKING SPACE TO RELATED FACILITIES, INCLUDING CURBS CUTS OR RAMPS AS REQUIRED.
- THE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



PROPORTIONS
INTERNATIONAL SYMBOL OF ACCESSIBILITY



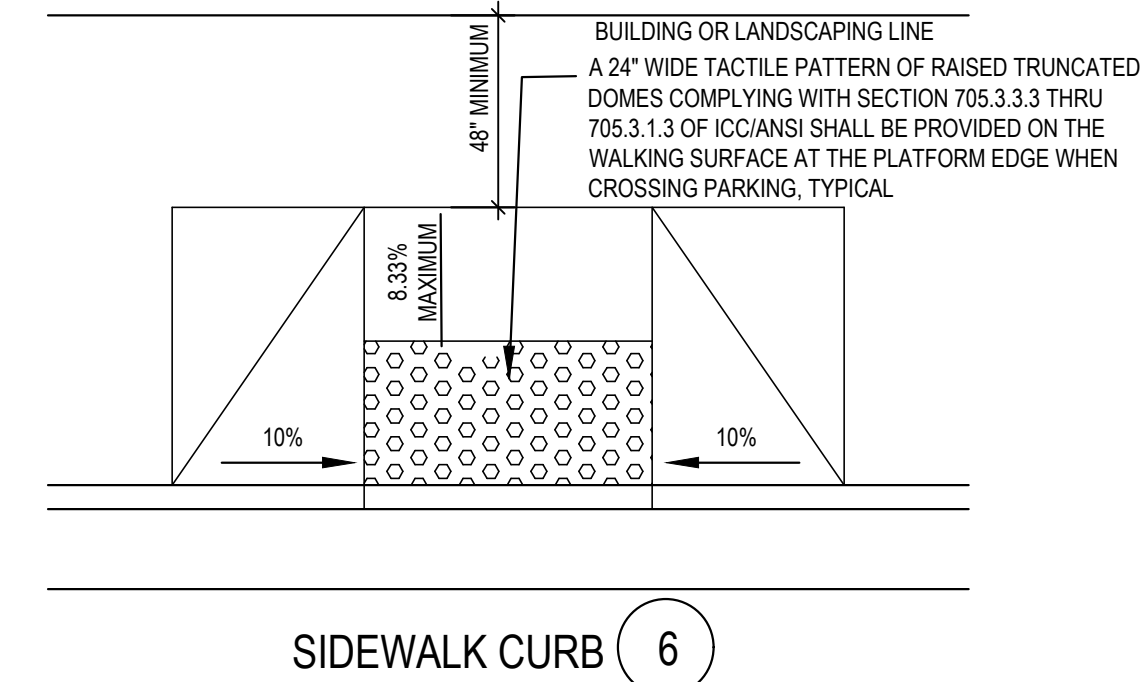
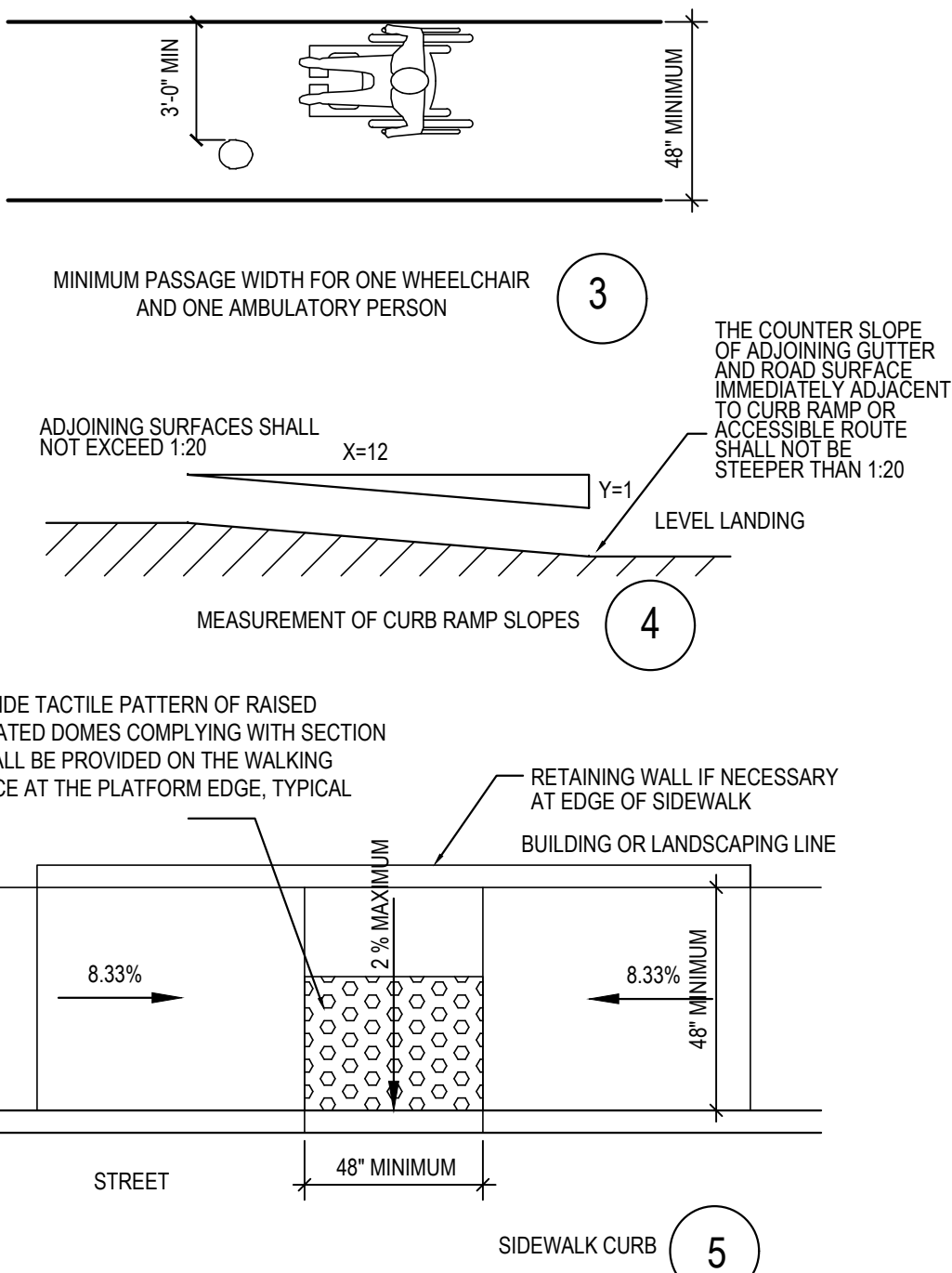
DISPLAY CONDITIONS
INTERNATIONAL SYMBOL OF ACCESSIBILITY



DIMENSIONS OF ADULT-SIZED WHEELCHAIRS

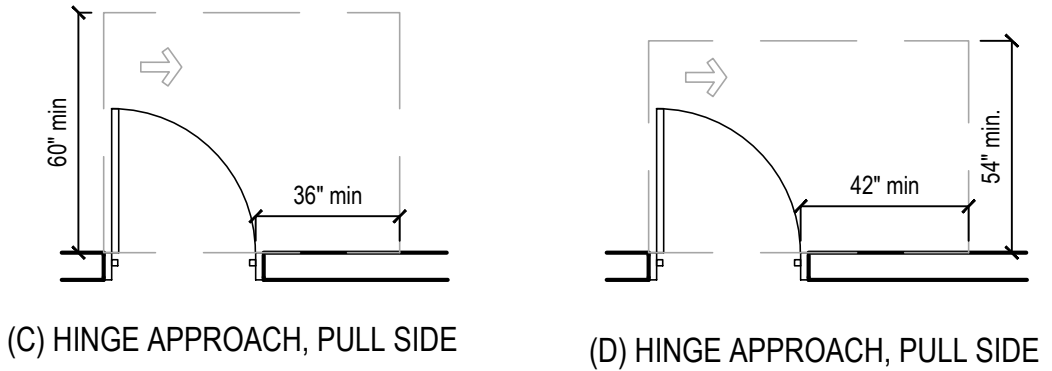
CURB RAMPS, WALKS AND SIDEWALKS:

- WALKS AND SIDEWALKS SHALL HAVE CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2" AND SHALL BE A MINIMUM OF 48" IN WIDTH.
- 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.
- SURFACE CROSS SLOPES SHALL NOT EXCEED 1/2" PER FOOT.
- ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2". WHEN CHANGES IN LEVELS DO OCCUR, THEY SHALL NOT BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/2" MAY BE VERTICAL.
- WHEN CHANGES IN LEVELS GREATER THAN 1/2" ARE NECESSARY, THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS & PEDESTRIAN RAMPS.
- NOT USED
- CURB RAMPS SHALL BE CONSTRUCTED AT EACH CORNER OF STREET INTERSECTIONS AND WHERE A PEDESTRIAN WAY CROSSES A CURB.
- 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.
- THE SLOPE OF CURB RAMPS SHALL NOT EXCEED 1 VERTICAL TO 12 HORIZONTAL. THE SLOPE OF THE FANNED OR FLARED SIDES OF CURB RAMPS SHALL NOT EXCEED ONE VERTICAL TO 10 HORIZONTAL.
- A LEVEL LANDING 4 FEET DEEP SHALL BE PROVIDED AT THE UPPER END OF EACH CURB RAMP OVER ITS FULL WIDTH TO PERMIT SAFE EGRESS FROM THE RAMP SURFACE. OR THE SLOPE OF THE FANNED OR FLARED SIDES OF THE CURB RAMP SHALL NOT EXCEED ONE VERTICAL TO 12 HORIZONTAL.
- THE LOWER END OF EACH CURB RAMP SHALL HAVE A 1/2" COUNTER SLOPE IMMEDIATELY ADJACENT TO RAMP OR ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:20
- 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.
- 24" WIDE TACTILE PATTERN OF RAISED TRUNCATED DOMES COMPLY WITH SECTIONS 705.3.1.3 SHALL BE PROVIDED ON THE WALKING SURFACE AT PLATFORM EDGE.



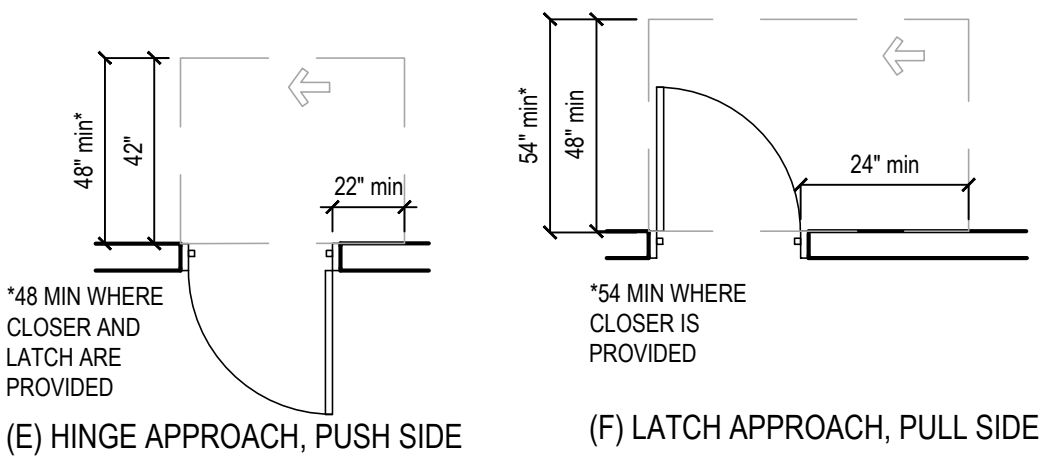
(A) FRONT APPROACH, PULL SIDE

(B) FRONT APPROACH, PUSH SIDE



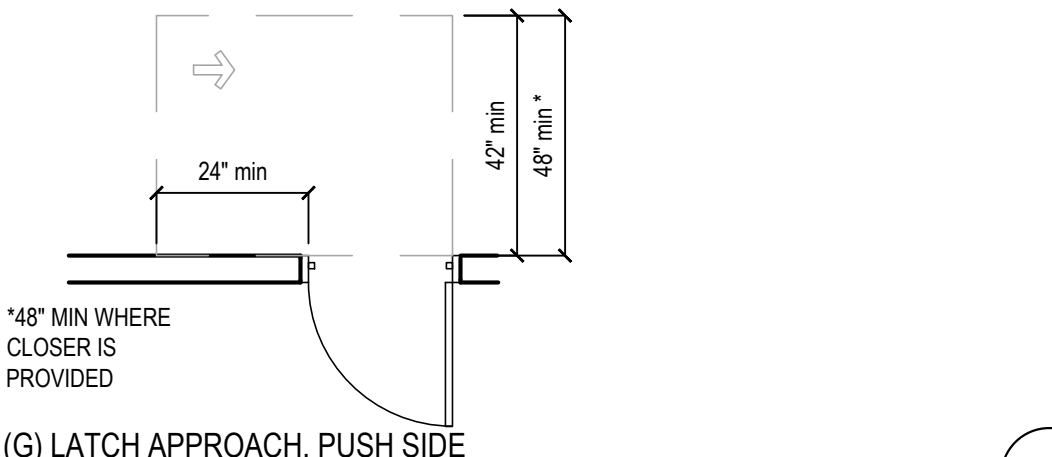
(C) HINGE APPROACH, PULL SIDE

(D) HINGE APPROACH, PULL SIDE



(E) HINGE APPROACH, PUSH SIDE

(F) LATCH APPROACH, PULL SIDE



(G) LATCH APPROACH, PUSH SIDE

ENTRANCES:

- 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.
- ALL NEW PRIMARY ENTRANCES TO THE BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY DISABLED.
- 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.
- 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
- 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.
- LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, THAT DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF WRIST TO OPERATE. PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. REFER TO SECTION 404.2.7 OF IBC
- HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34-INCHES MINIMUM AND 48" ABOVE THE FLOOR.
- THE FLOOR AND LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH OF 60-INCHES IN THE DIRECTION OF TRAVEL AND THE LENGTH OF 48-INCHES IN OPPOSITE DIRECTION OF TRAVEL. SEE DIAGRAM "MANEUVERING CLEARANCE"
- 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.
- THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/2" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2
- THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRIP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSHED SIDE OF THE DOOR, WHICH WALL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
- 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.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS, WHEN FIRE DOORS ARE REQUIRED. THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT EXCEED 15 LBS.

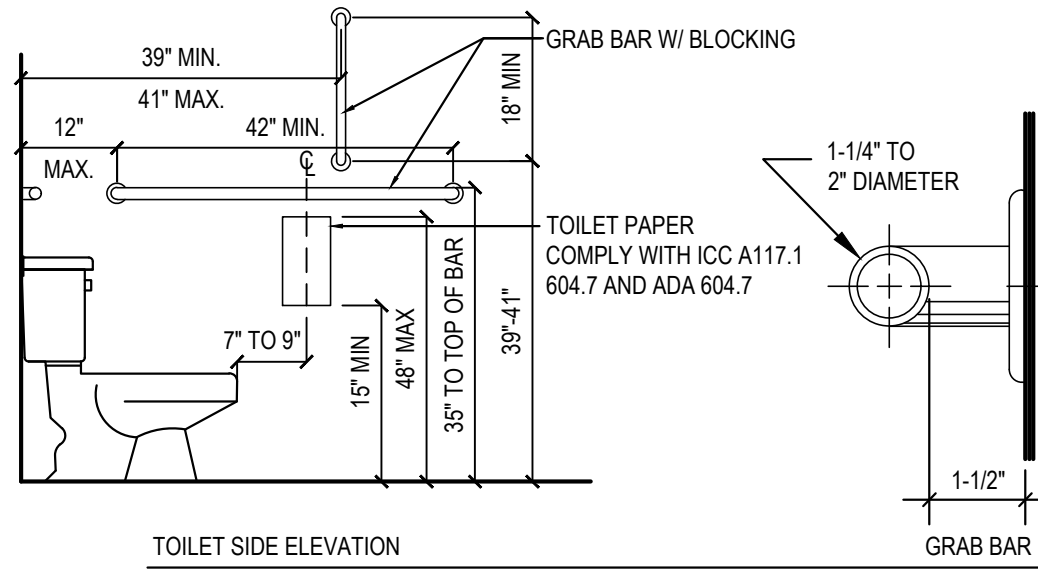
CORRIDORS AND AISLE:

- FLOOR SURFACES SHALL BE SLIP-RESISTANT
- 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.
- EVERY AISLE SHALL BE NOT LESS THAN 3 FEET WIDE IF SERVING ONLY ONE SIDE, AND NOT LESS THAN 3 FEET 8 INCHES WIDE IF SERVING BOTH SIDES. SUCH MINIMUM WIDTH SHALL BE MEASURED AT THE POINT FARTHEST FROM AN EXIT, CROSS AISLE OR FOYER AND SHALL BE INCREASED BY 1-1/2" INCHES FOR EACH 5 FEET IN LENGTH TOWARD THE EXIT. CROSS AISLE OR FOYER WITH CONTINENTAL SEATING SIDE AISLES SHALL BE NOT LESS THAN 44 INCHES IN WIDTH.

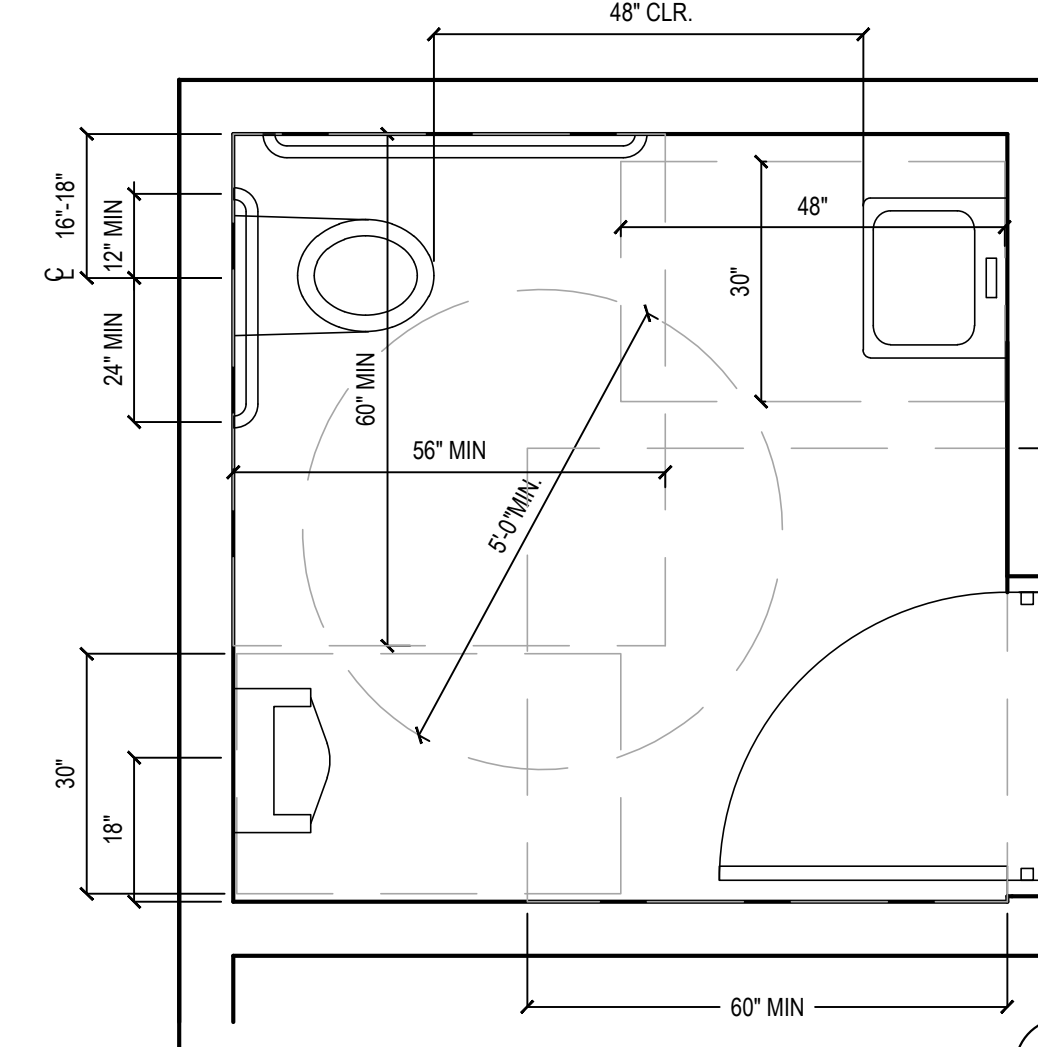
SANITARY FACILITIES:

- 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 THE SIGN. THE SIGN TACTILE CHARACTER SHALL BE 48" MINIMUM AND 60" MAXIMUM ABOVE FLOOR.
- CLEARANCE AROUND THE WATER CLOSET SHALL BE 60" MINIMUM MEASURED PERPENDICULAR FROM THE SIDEWALL, AND 56" MINIMUM MEASURED PERPENDICULAR FROM REAR WALL. NO OTHER FIXTURES OR OBSTRUCTION SHALL BE WITHIN WATER CLOSET CLEARANCE.
- 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.
- 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.
- 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.
- TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREA. NO MORE THAN 44-INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.
- WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR SPACE 30-INCHES WIDE X 48-INCHES LONG IN FRONT OF THE URINAL.
- WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17" MAXIMUM ABOVE THE FINISH FLOOR. URINALS SHALL BE 13-1/2" DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE.
- 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.
- LAVATORIES SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34-INCHES MAXIMUM ABOVE THE FINISH FLOOR.
- 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 36-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.

- KNEE CLEARANCE: SPACE UNDER AN ELEMENT BETWEEN 9-INCHES AND 27-INCHES ABOVE THE FINISH FLOOR SHALL BE CONSIDERED KNEE CLEARANCE. KNEE CLEARANCE SHALL EXTEND 25-INCHES MAXIMUM UNDER AN ELEMENT AT 9-INCHES ABOVE THE FINISH FLOOR AND BE 30-INCHES WIDE MINIMUM. KNEE CLEARANCE SHALL BE 11-INCHES DEEP MINIMUM AT 9-INCHES ABOVE FINISH FLOOR, AND 8-INCHES DEEP MINIMUM AT 27-INCHES ABOVE FINISH FLOOR. BETWEEN 9-INCHES AND 27-INCHES ABOVE FINISH FLOOR, THE KNEE CLEARANCE SHALL BE PERMITTED TO REDUCE AT A RATE OF 1-INCH IN DEPTH FOR EACH 6-INCHES IN HEIGHT.
- HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED, THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGN. HAND OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.
- MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE NOT MORE THAN 40-INCHES FROM THE FLOOR.
- LOCATE TOWEL, SANITARY NAPKIN, AND WASTE RECEPTACLES WITH ALL OPERABLE PARTS NOT MORE THAN 40-INCHES FROM THE FLOOR.
- LOCATE TOILET TISSUE DISPENSERS ON THE WALL WITHIN 7-9 INCHES IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET SHALL BE 15 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR AND SHALL NOT BE LOCATED BEHIND THE GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY, OR DO NOT ALLOW CONTINUOUS PAPER FLOW.



ACCESSIBLE SANITARY FACILITIES



MINIMUM REQUIREMENT FOR ACCESSIBLE SANITARY FACILITIES

GRAB BARS:

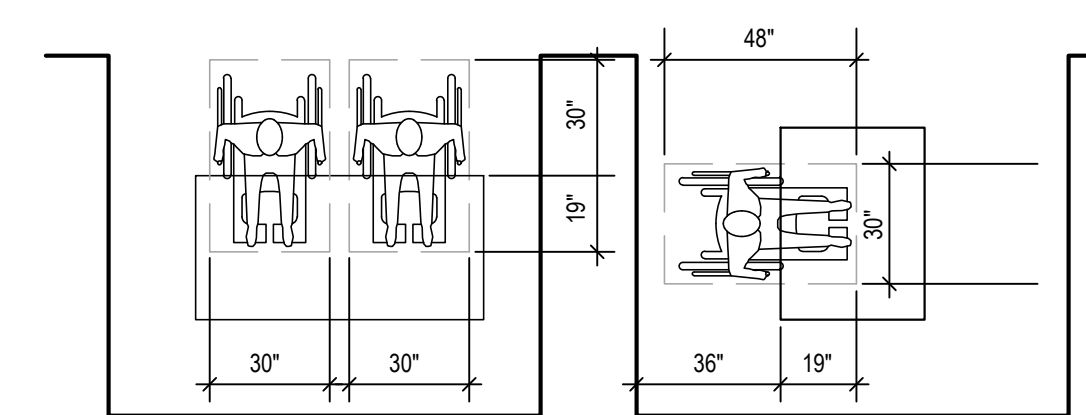
- GRAB BARS, FASTENERS AND MOUNTING DEVICES SHALL BE DESIGNED FOR 250 LBS. PER LINEAR FEET LOAD.
- GRAB BARS SHALL BE LOCATED ON EACH SIDE, OR ONE SIDE AND THE BACK OF THE PHYSICALLY DISABLED TOILET STALL OR COMPARTMENT AND SHALL BE SECURELY ATTACHED 33-INCHES MINIMUM TO 36-INCHES MAXIMUM ABOVE AND PARALLEL TO THE FLOOR. VERTICAL GRAB BAR SHALL BE 18-INCHES LONG, INSTALLED AT 39-INCHES TO 41-INCHES FROM THE REAR WALL AND 39-INCHES TO 41-INCHES ABOVE FINISH FLOOR.
- GRAB BARS AT THE SIDE WALL SHALL BE AT LEAST 42-INCHES LONG MINIMUM, LOCATED 12-INCHES MAXIMUM FROM THE REAR WALL AND EXTENDING 54-INCHES MINIMUM FROM THE REAR WALL. THE REAR WALL GRAB BAR SHALL BE 36-INCHES LONG MINIMUM AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12-INCHES MINIMUM ON ONE SIDE AND 24-INCHES MINIMUM ON THE OTHER.
- GRAB BARS WITH CIRCULAR CROSS-SECTIONS SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4 INCHES MINIMUM TO 2 INCHES MAXIMUM. GRAB BARS WITH NON-CIRCULAR CROSS SECTIONS SHALL HAVE A CROSS-SECTION DIMENSION OF 2 INCHES MAXIMUM AND A PERIMETER DIMENSION OF 4 INCHES MINIMUM AND 4.8 INCHES MAXIMUM.
- IF THE GRAB BAR IS MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2 INCHES.
- GRAB BARS AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.
- GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- COAT HOOKS SHALL BE LOCATED WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48-INCHES MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15-INCHES MINIMUM ABOVE THE FINISH FLOOR.
- WHERE LOCKERS ARE PROVIDED, AT LEAST ONE AND NOT LESS THAN ONE PERCENT OF ALL LOCKERS SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY DISABLED. A PATH OF TRAVEL NOT LESS THAN 36-INCHES IN CLEAR WIDTH SHALL BE PROVIDED TO THESE LOCKERS AND A CLEAR SPACE FOR A CIRCLE WITH DIAMETER OF 60-INCHES.

TELEPHONES:

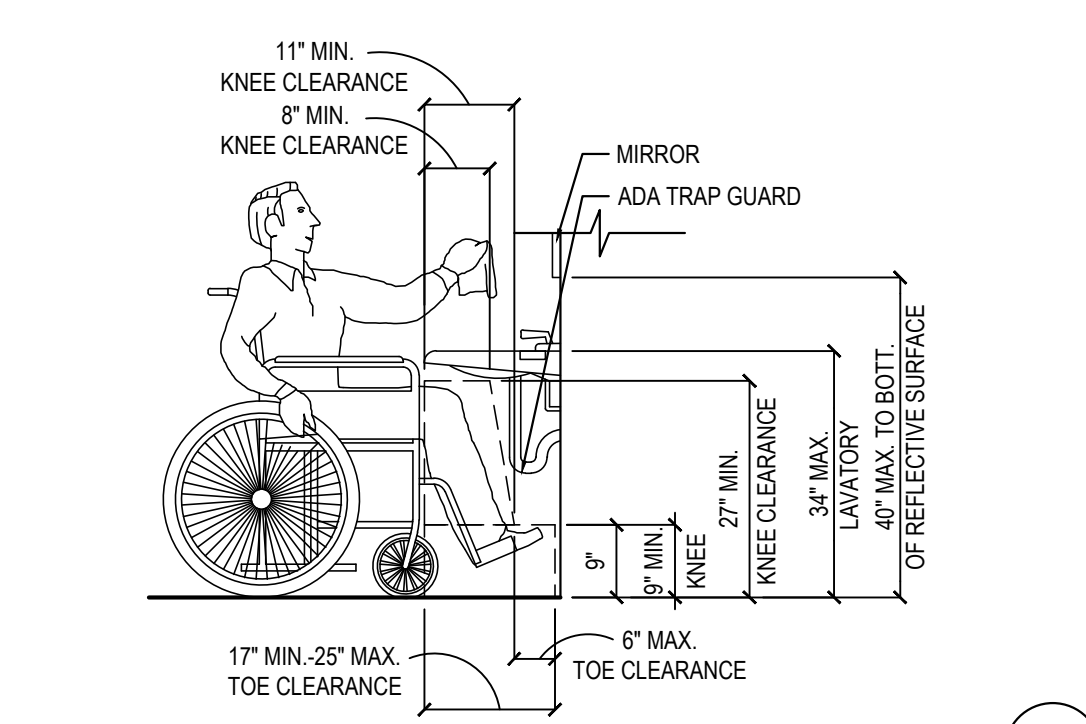
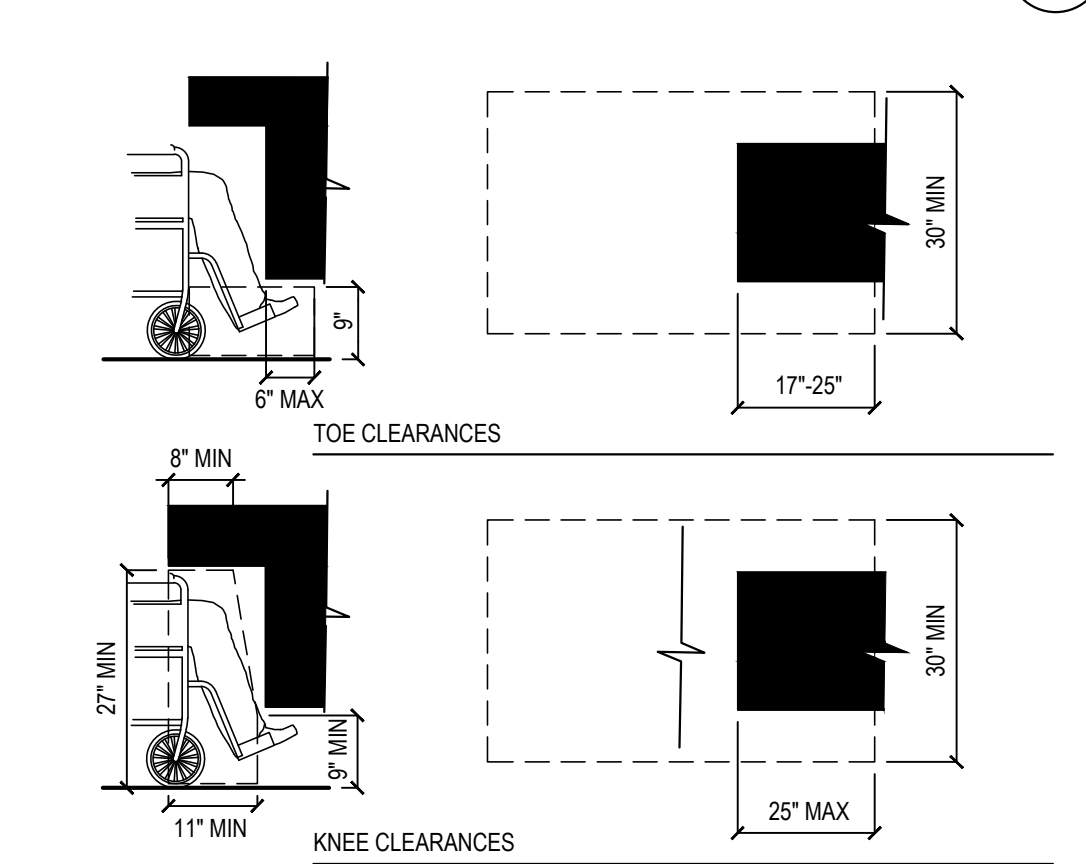
- IF PUBLIC TELEPHONES ARE PROVIDED, THEY SHALL COMPLY WITH DISABLED ACCESS REQUIREMENTS.
- PROVIDE 30" X 48" CLEAR SPACE AT TELEPHONE. THE CLEAR SPACE MAY INCLUDE KNEE SPACE UNDER THE TELEPHONE.
- THE HIGHEST OPERABLE PART OF THE TELEPHONE SHALL BE WITHIN 48- INCHES OF THE FLOOR IF FORWARD APPROACHED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

ADDITIONAL REQUIREMENTS:

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

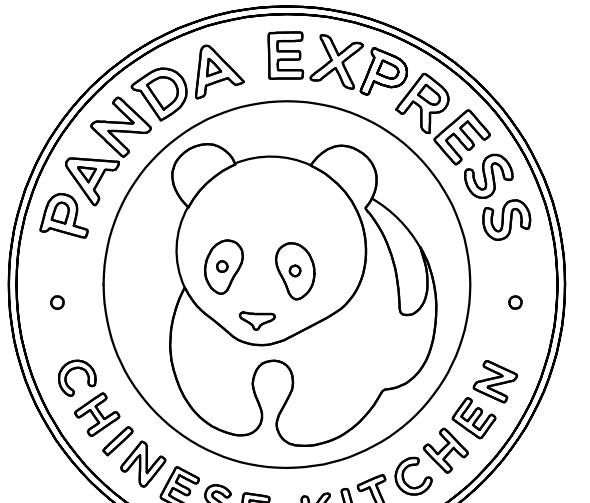


MINIMUM CLEARANCES FOR SEATING AND TABLES



TOE & KNEE CLEARANCES

- EACH PARKING SPACE RESERVED FOR PERSONS WITH PHYSICAL DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN ARE AND WHEN IN PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM OF 60-INCHES FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE. AN ADDITIONAL SIGN SHALL ALSO BE POSTED AT ENTRANCE TO OFF-STREET PARKING FACILITY OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL NOT BE LESS THAN 12-INCHES BY 18-INCHES IN SIZE WITH LETTERING NOT LESS THAN 1-INCH IN HEIGHT. REFER TO DETAIL 4 / A-408
- 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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Rosemead, California
91770

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REVISIONS:

ISSUE DATE:

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

DRAWN BY: PM / KL / EA

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



Heights Venture
ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713.869.1163 v
DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.490.7292 v

PANDA EXPRESS

2096 INTERSTATE DR.
OPELIKA, AL 36801

3600 FSDT

TWW REMODEL

A-406

HANDICAPPED NOTES
AND DETAILS

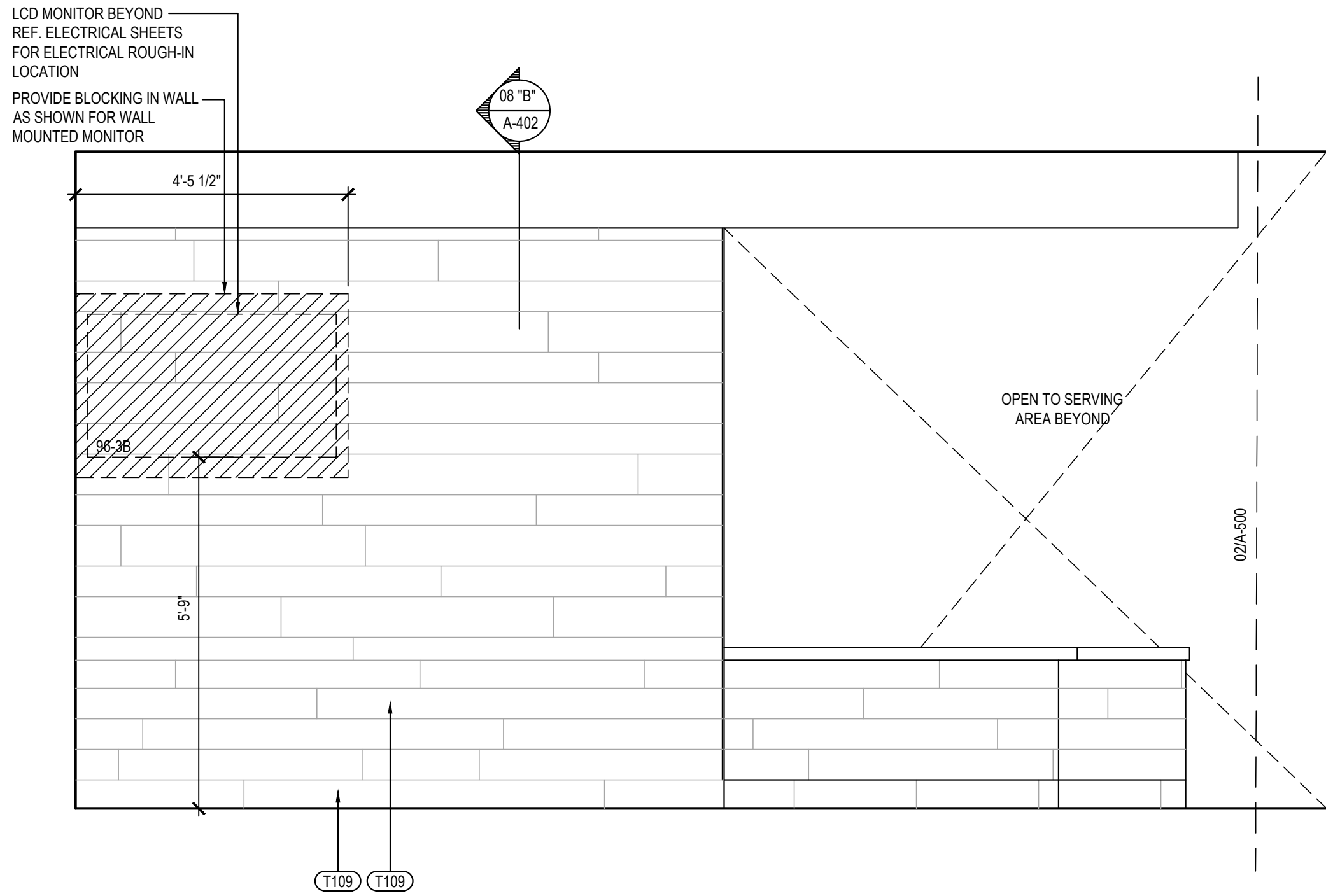
TRUE WARM & WELCOME

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

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

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

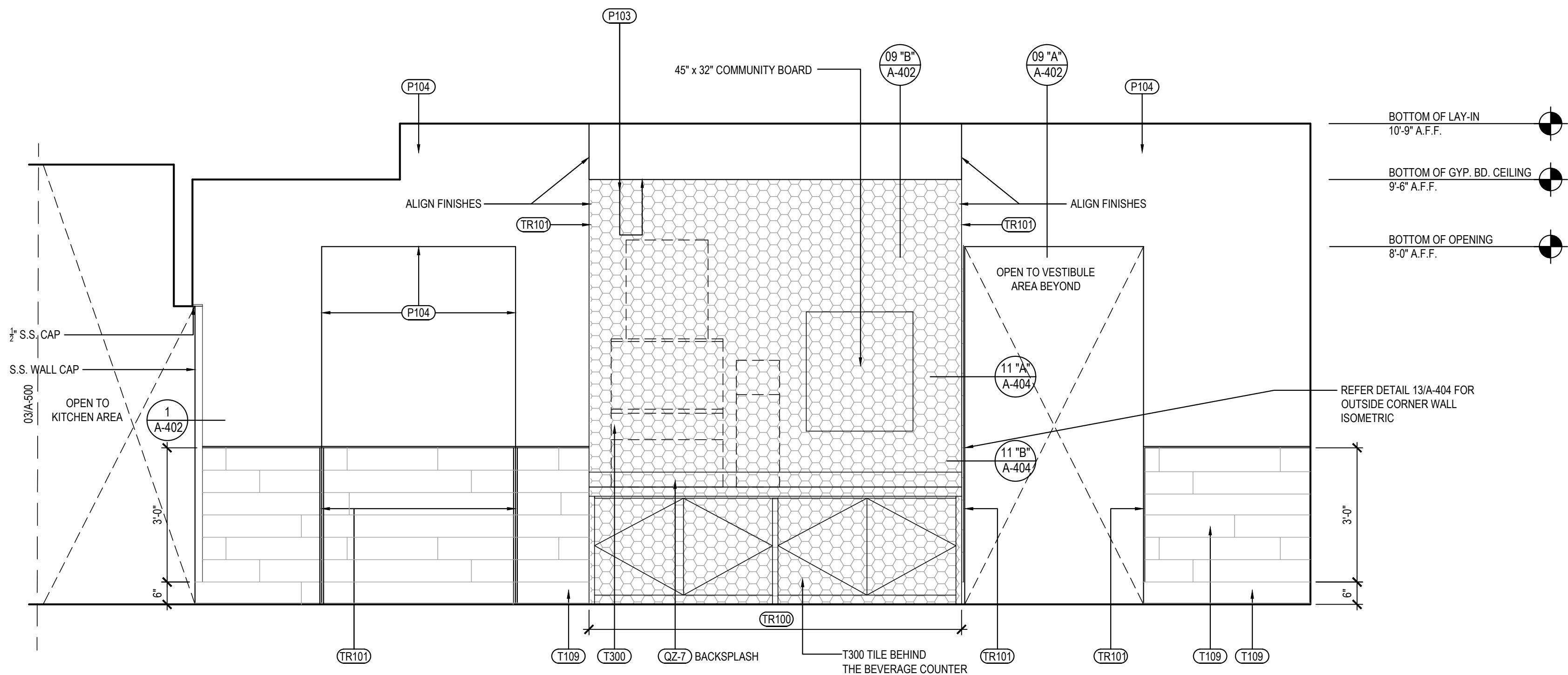
COORDINATE LOCATION OF ALARM DEVICES WITH ARTWORK (IF REQUIRED).



DINING ROOM ELEVATION 3

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

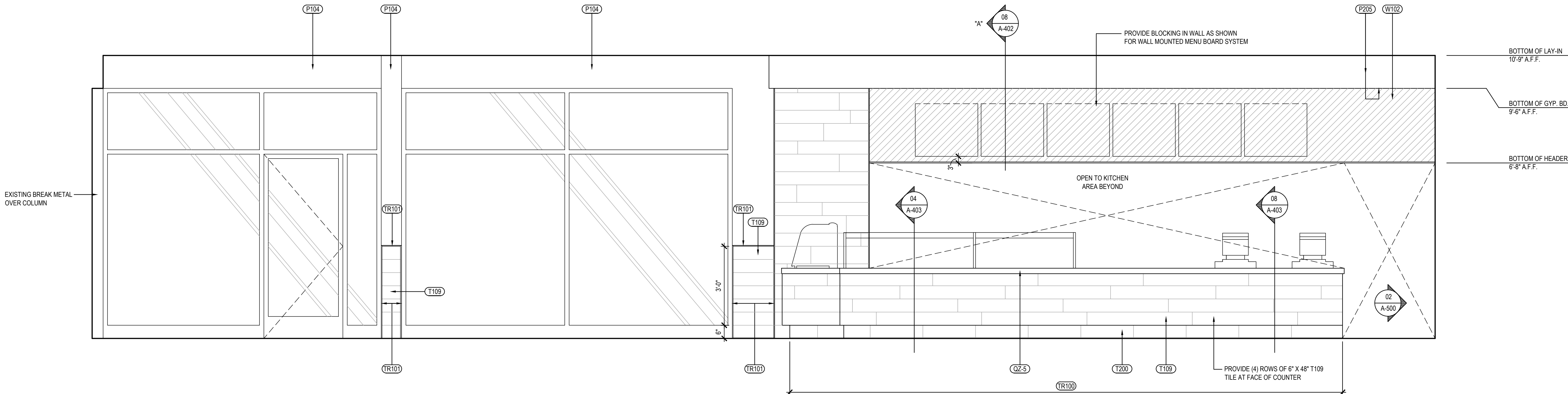
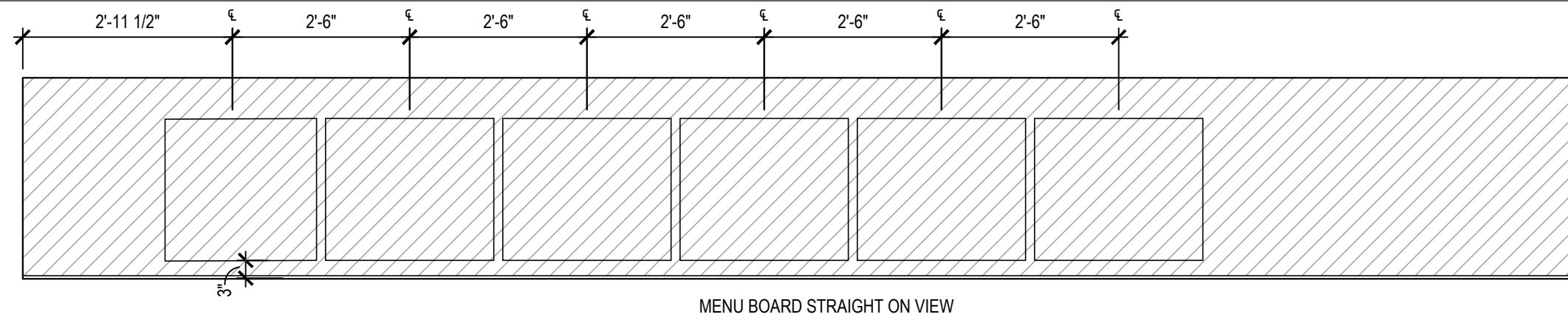
A-500



DINING ROOM ELEVATION 2

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

A-500



DINING ROOM ELEVATION 1

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

A-500



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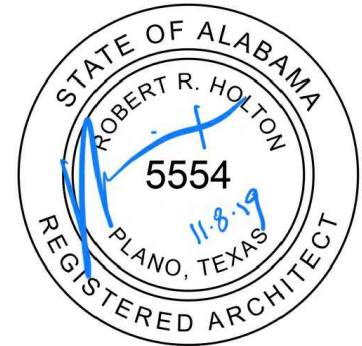
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PANDA PROJECT #: S8-20-D7163
ARCH PROJECT #: 19027



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ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77028 713 869 1163 V
DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972 490 7292 V

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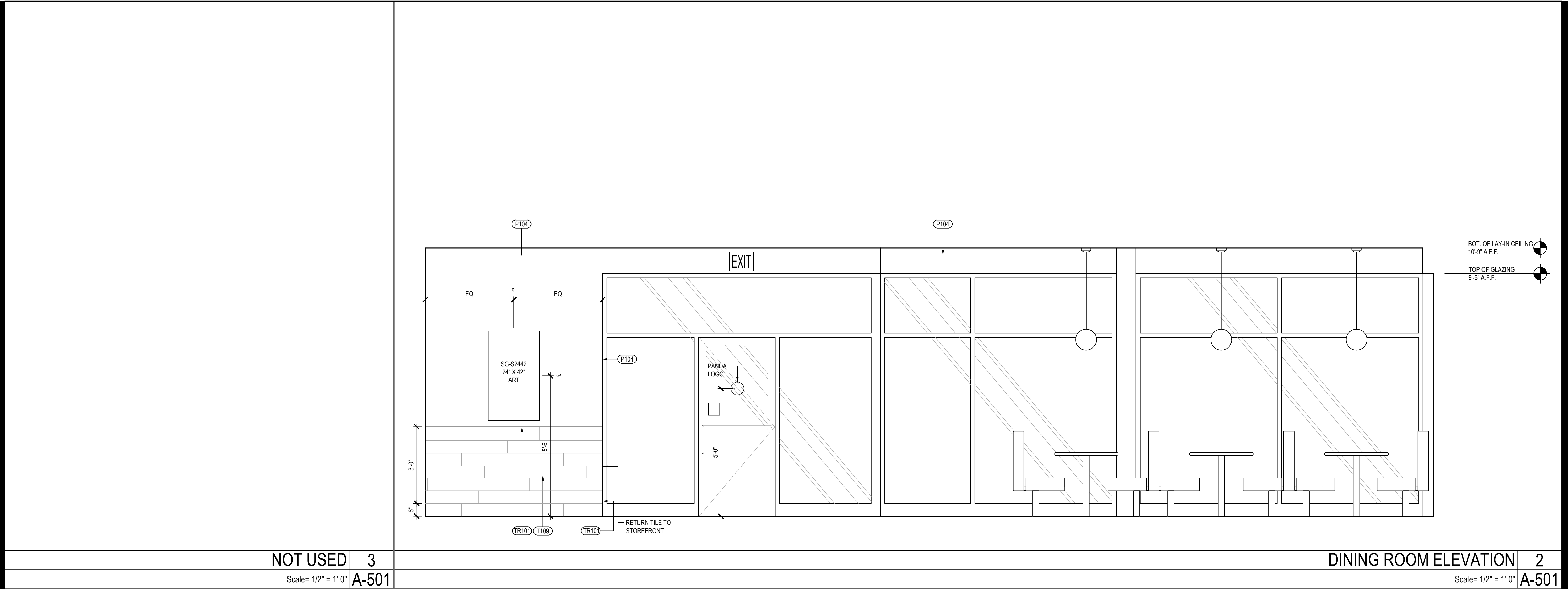
2096 INTERSTATE DR.
OPELIKA, AL, 36801
3600 FSDT
TWW REMODEL

A-500

INTERIOR ELEVATIONS

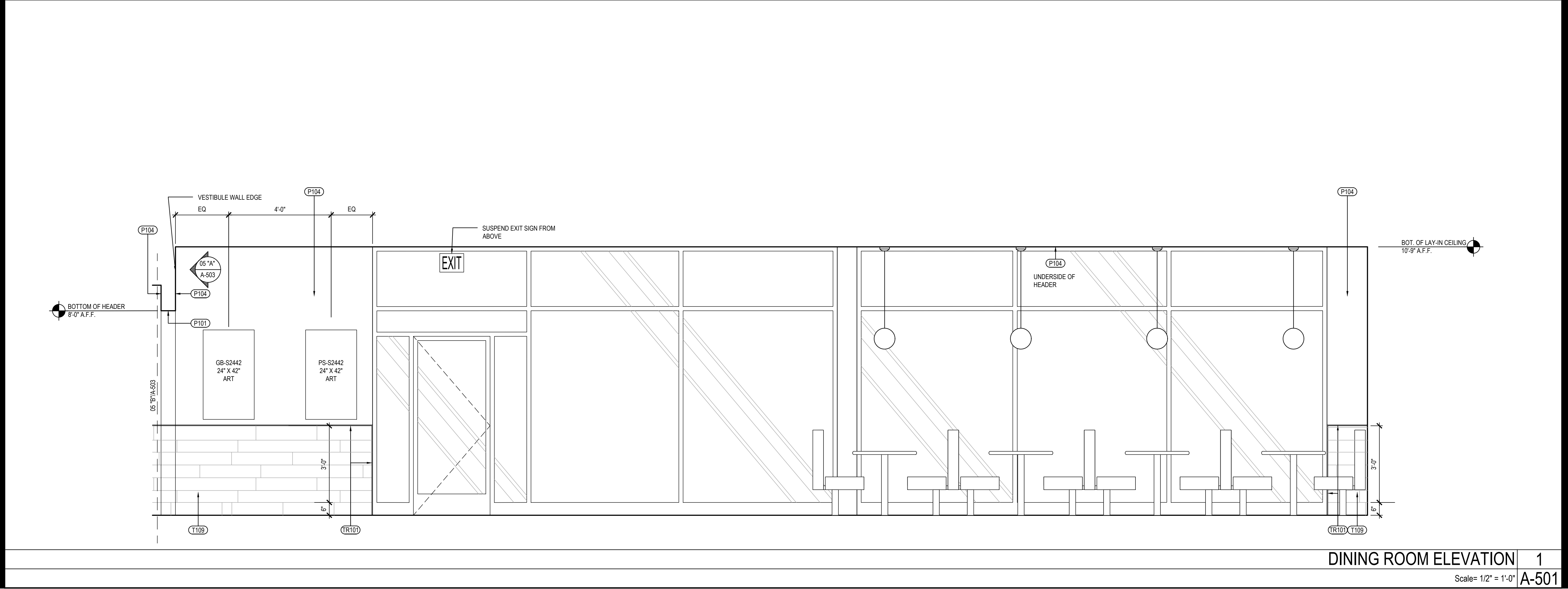
TRUE WARM & WELCOME

BID ISSUE



NOT USED 3
Scale= 1/2" = 1'-0" A-501

DINING ROOM ELEVATION 2
Scale= 1/2" = 1'-0" A-501



DINING ROOM ELEVATION 1
Scale= 1/2" = 1'-0" A-501



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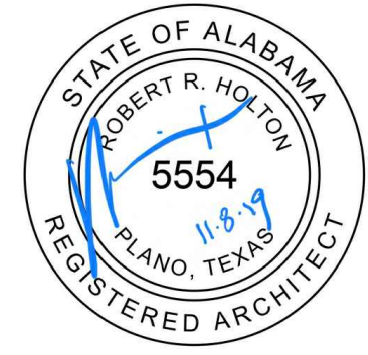
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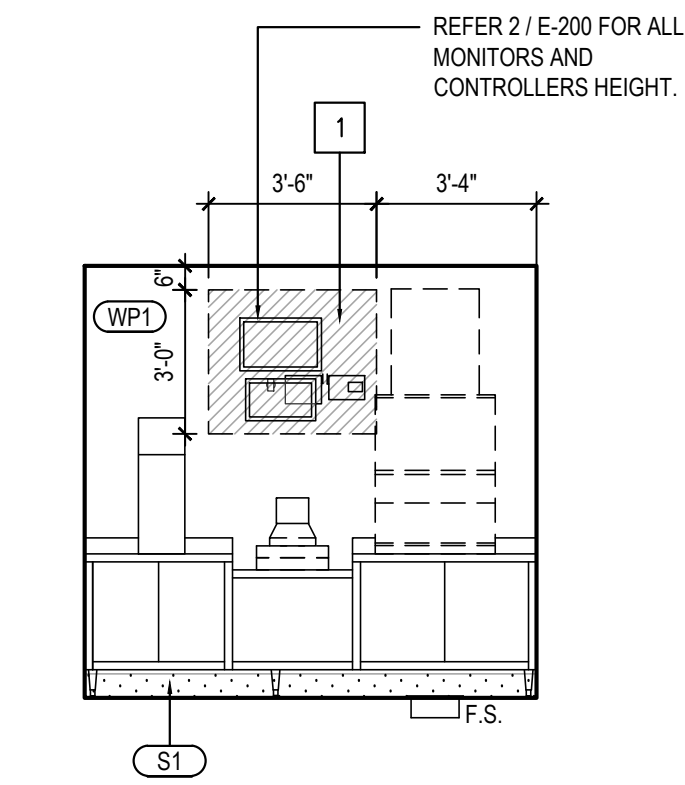
A-501
INTERIOR ELEVATIONS
TRUE WARM & WELCOME

BID ISSUE

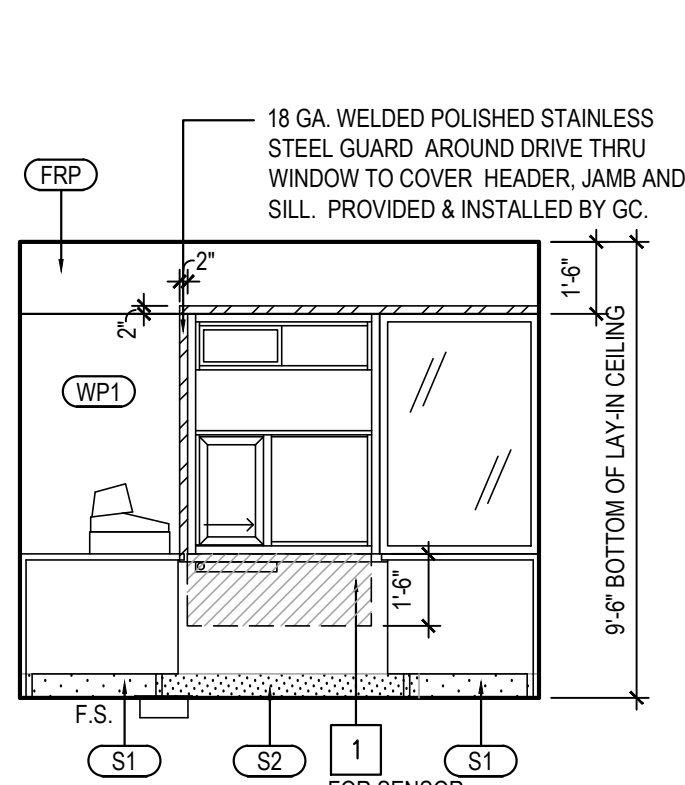
 1 CONCEALED BACKING AS INDICATED BY THE DASHED BOX AREAS AROUND WALL SHELVING, SINK BACKS, ETC. SHALL CONSIST OF THE FOLLOWING:

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

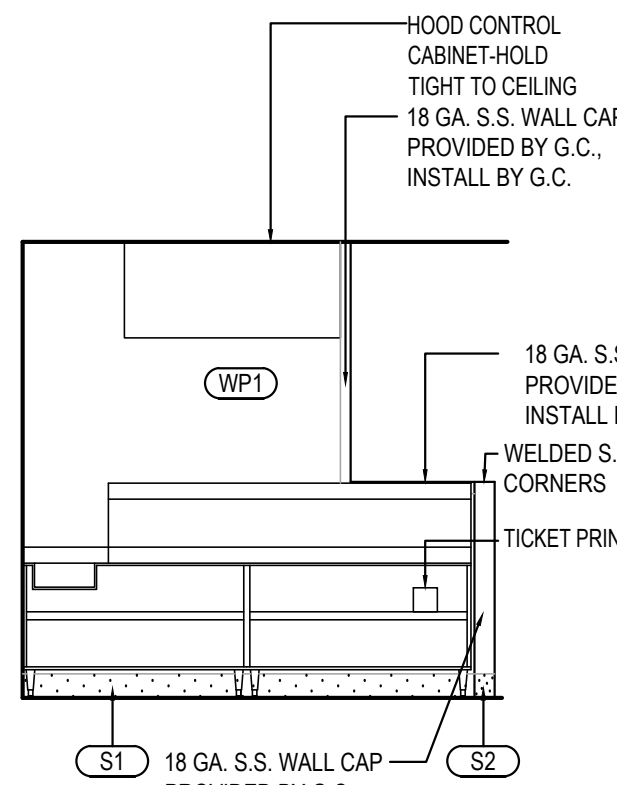
- BACKING @ ALL OTHER WALLS SHALL CONSIST OF 5/8" PLYWOOD SHEATHING BEHIND GYP. BOARD WITHIN DASHED BOX AREAS. FINISH OVER WITH SPECIFIED WALL PANEL FINISH PER KITCHEN ELEVATIONS.



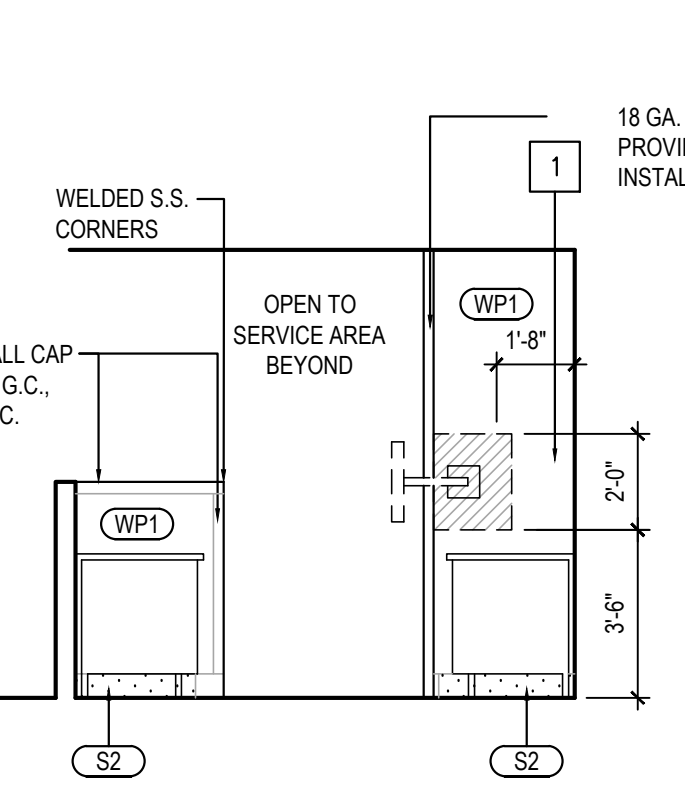
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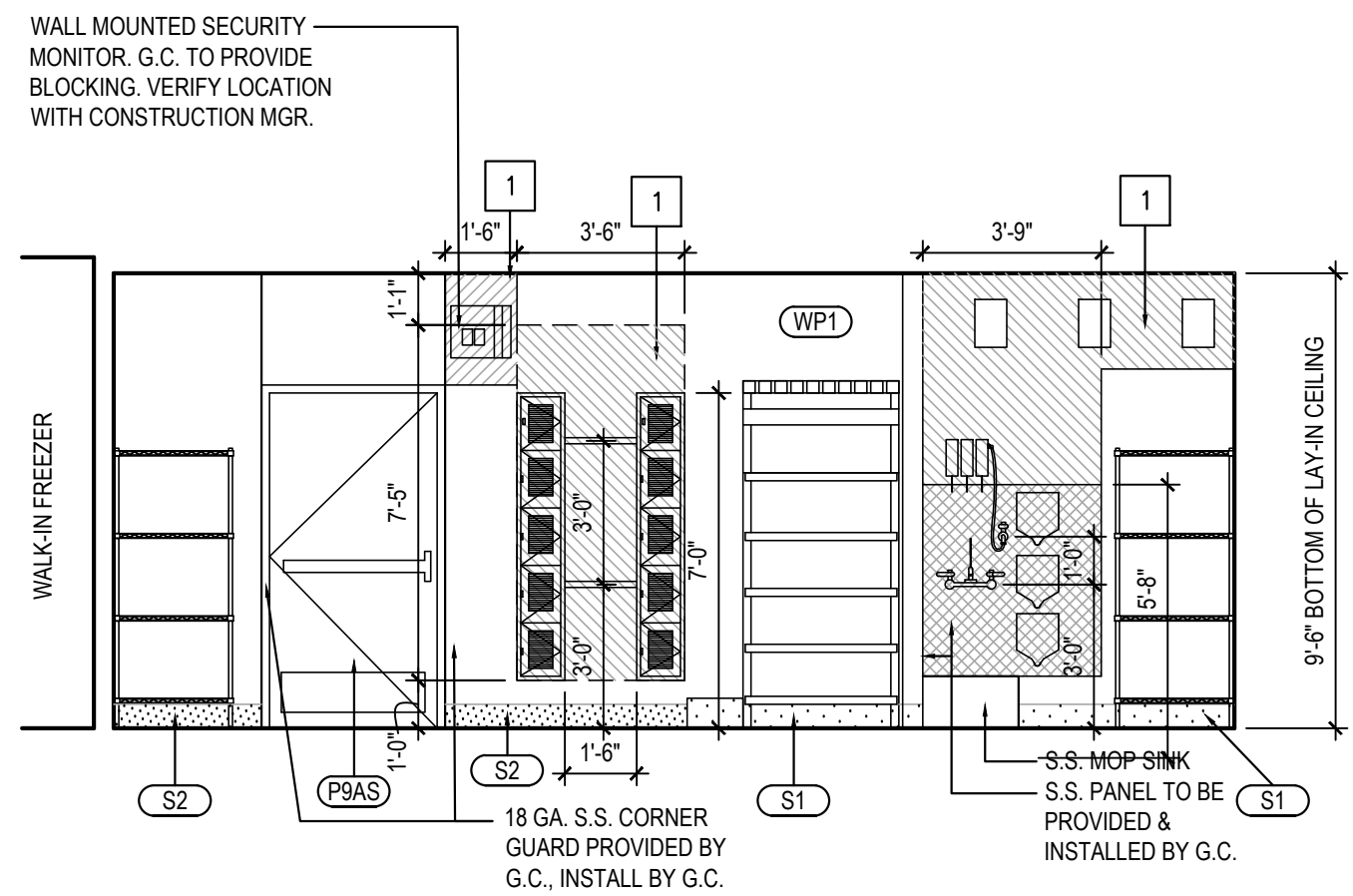
B.



C.



D.



GENERAL BACKING NOTES

12

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

A-502

DRIVE-THRU ELEVATIONS

6

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

A-502

BACK OF HOUSE ELEVATION

4

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

A-502

ELEVATION AT MOP SINK

10

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

A-502

COOKLINE ELEVATION

9

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

A-502

WALL BEHIND SERVICE

5

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

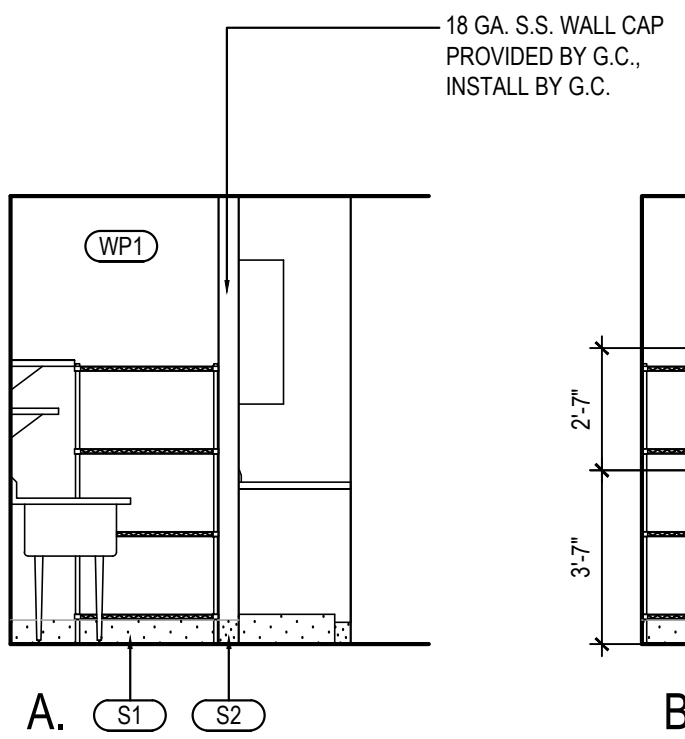
A-502

COOKLINE ELEVATION

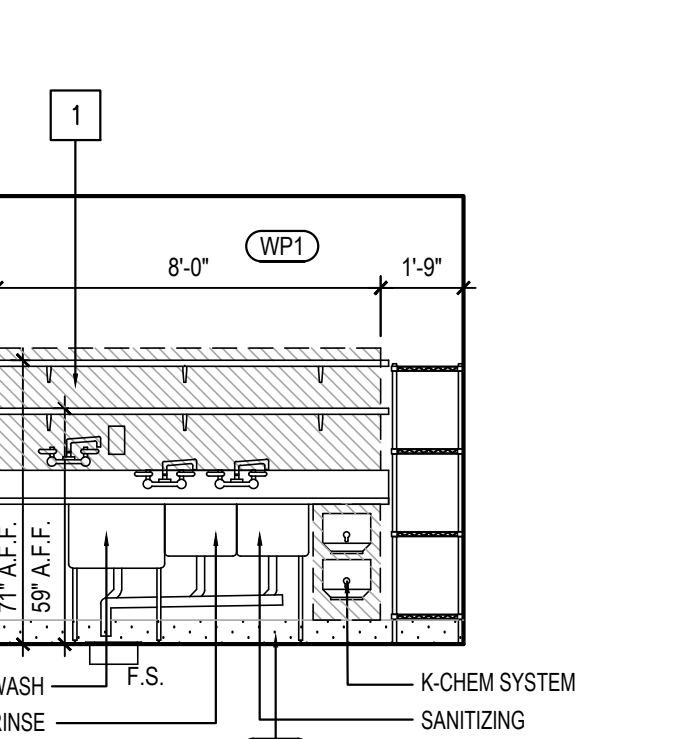
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Scale= 1/4" = 1'-0"

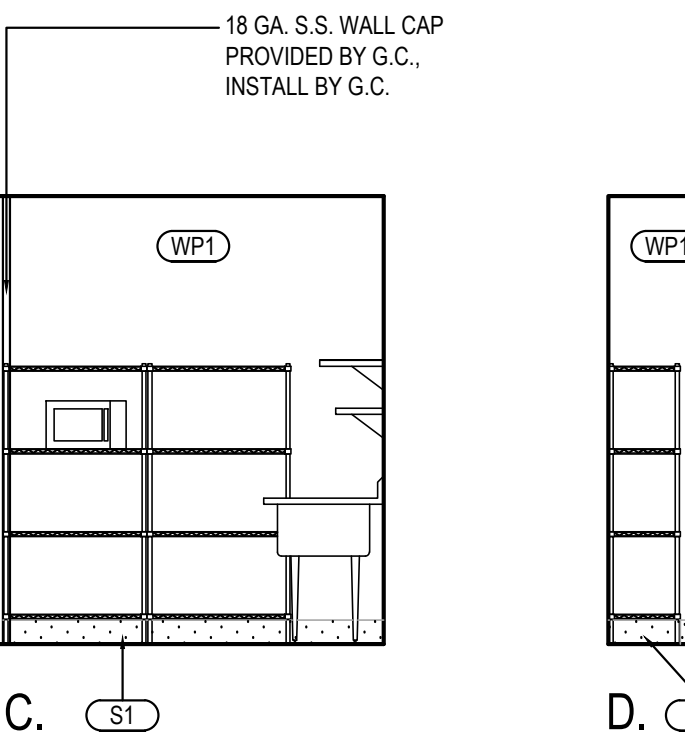
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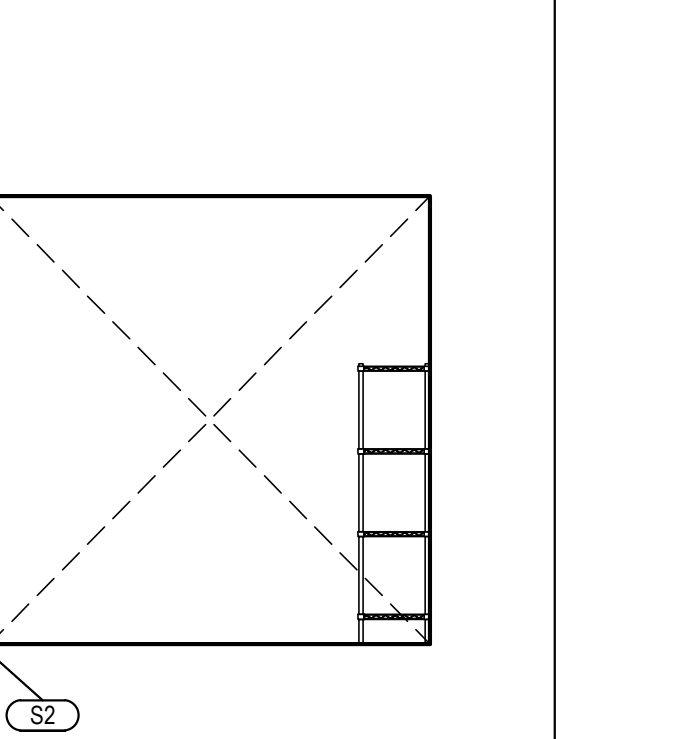
A.



B.



C.



D.

UTILITY ELEVATIONS

8

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

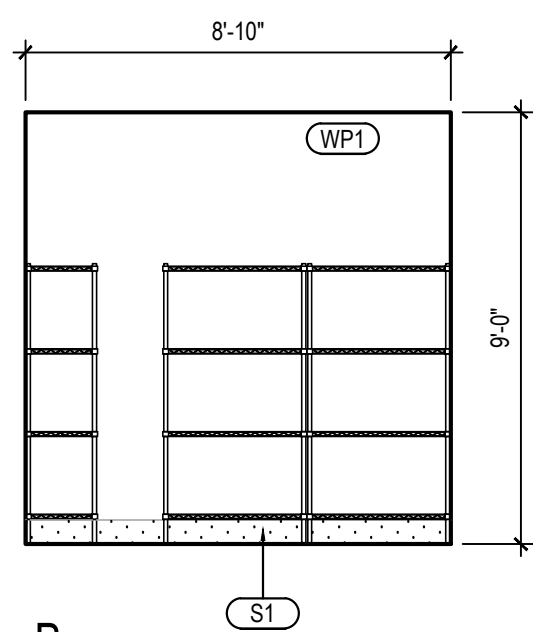
A-502

PREPARATION TABLES @ WORKTOP FREEZER ELEVATION

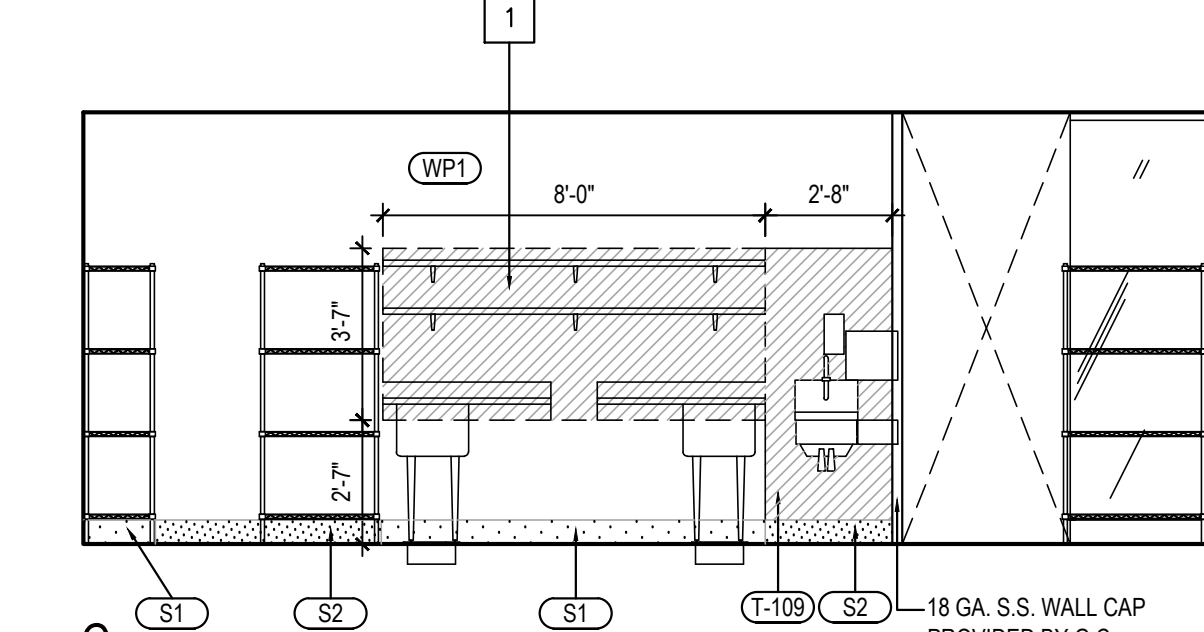
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Scale= 1/4" = 1'-0"

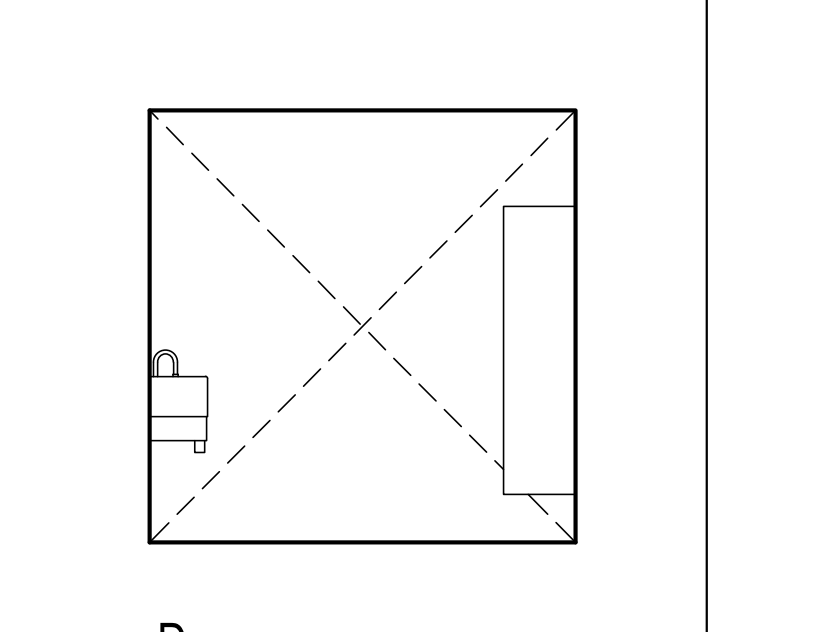
A-502



B.



C.



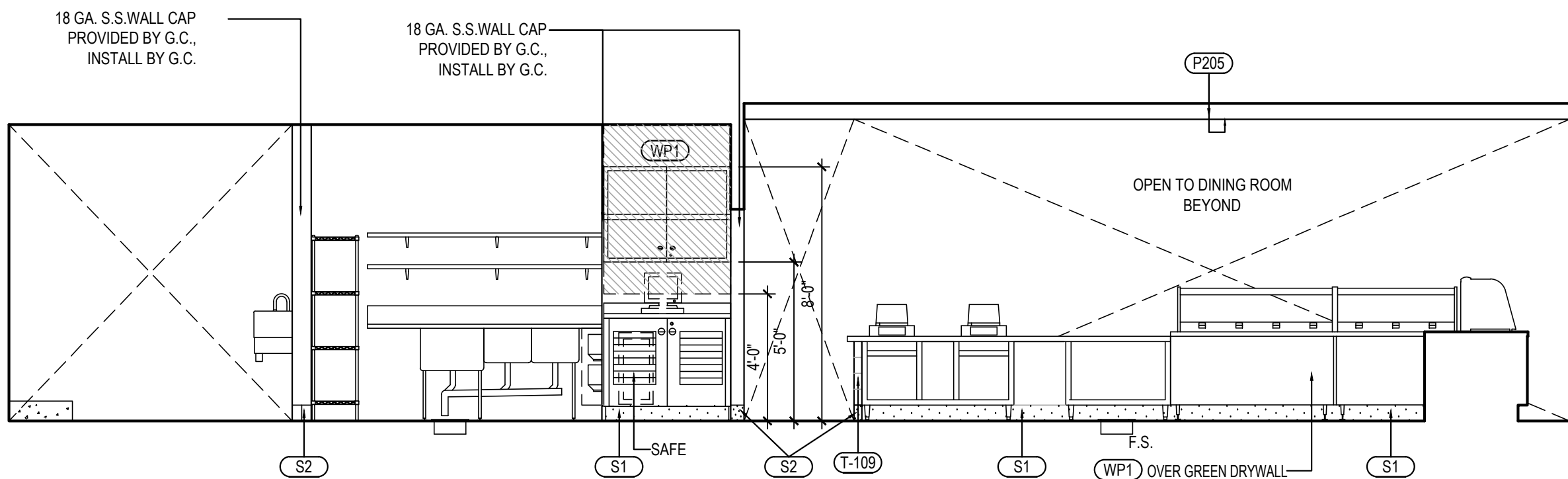
D.

BACK OF HOUSE ELEVATIONS

7

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

A-502



REAR SIDE OF SERVICE COUNTER

1

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

A-502



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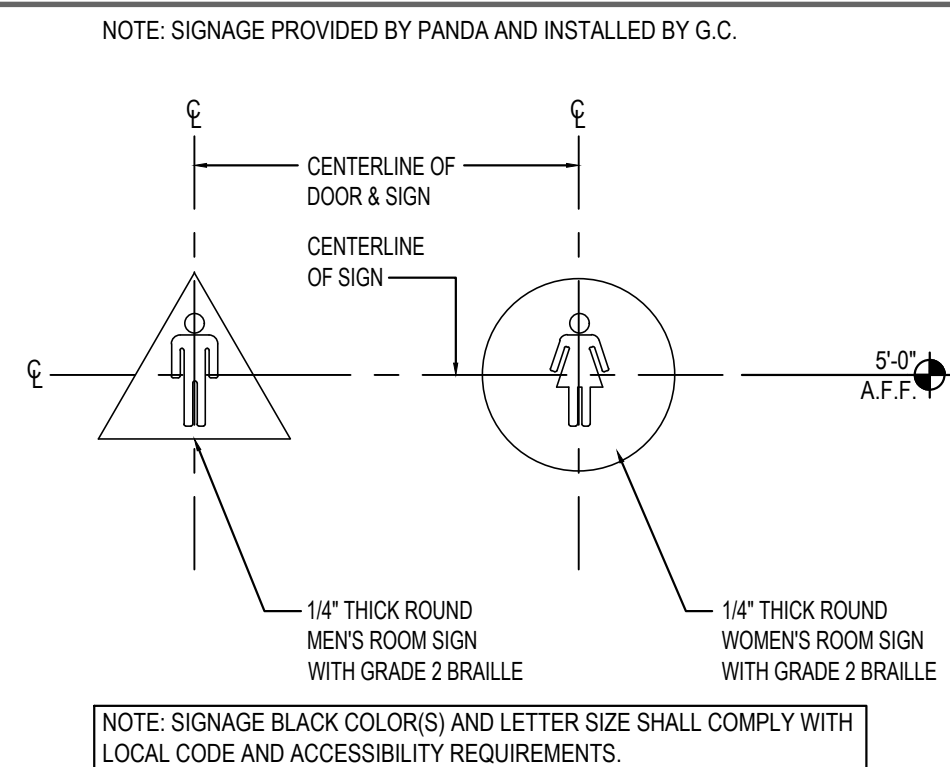
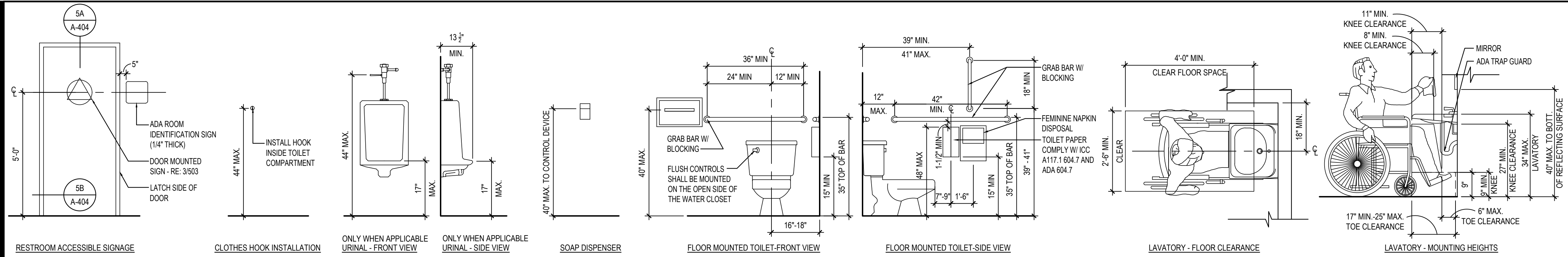
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A-502

KITCHEN ELEVATIONS

TRUE WARM & WELCOME

BID ISSUE



STANDARD ACCESSIBLE MOUNTING HEIGHTS AND CLEARANCES

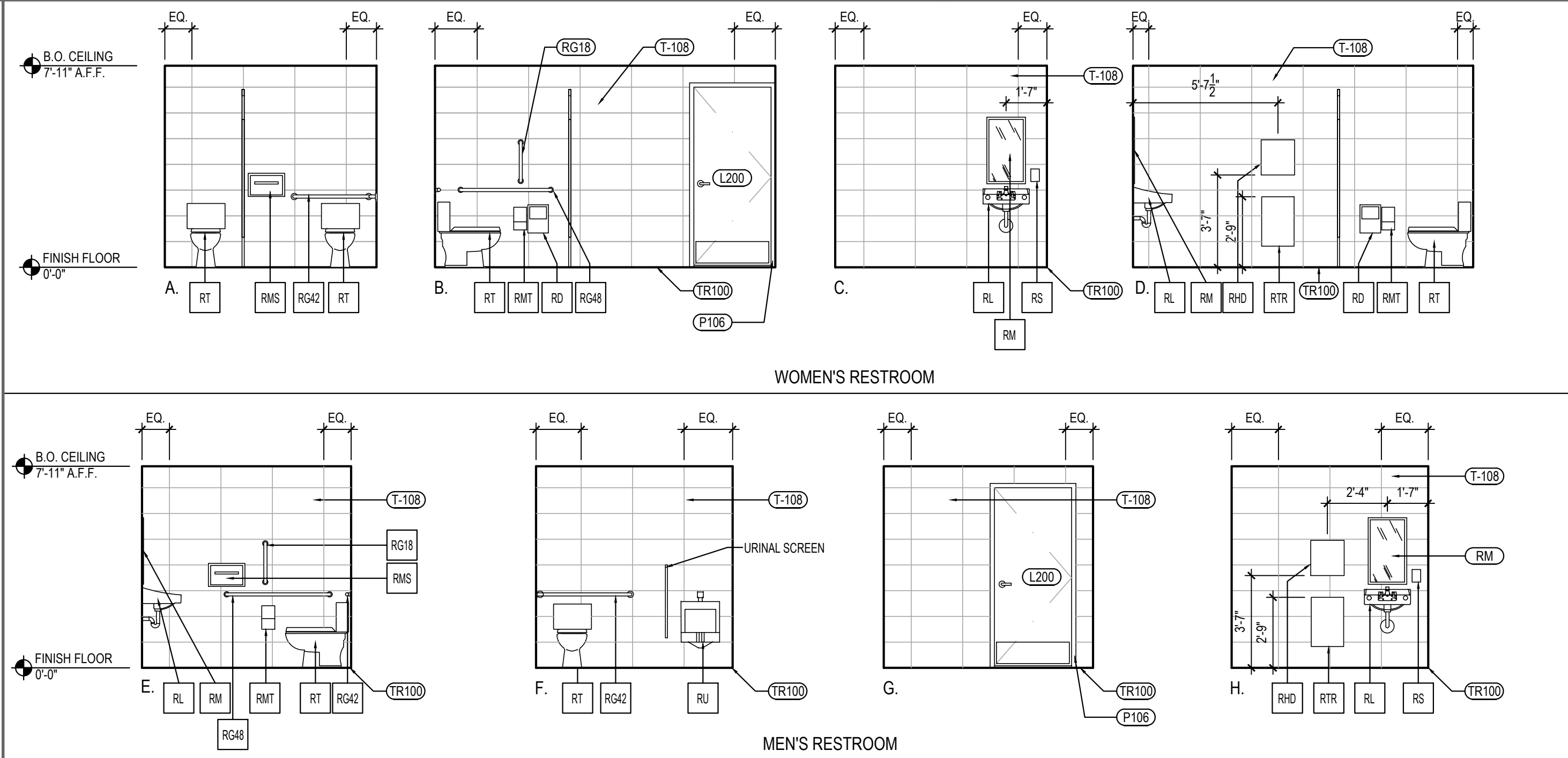
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RESTROOM DOOR SIGNS

3

Scale= NTS A-503

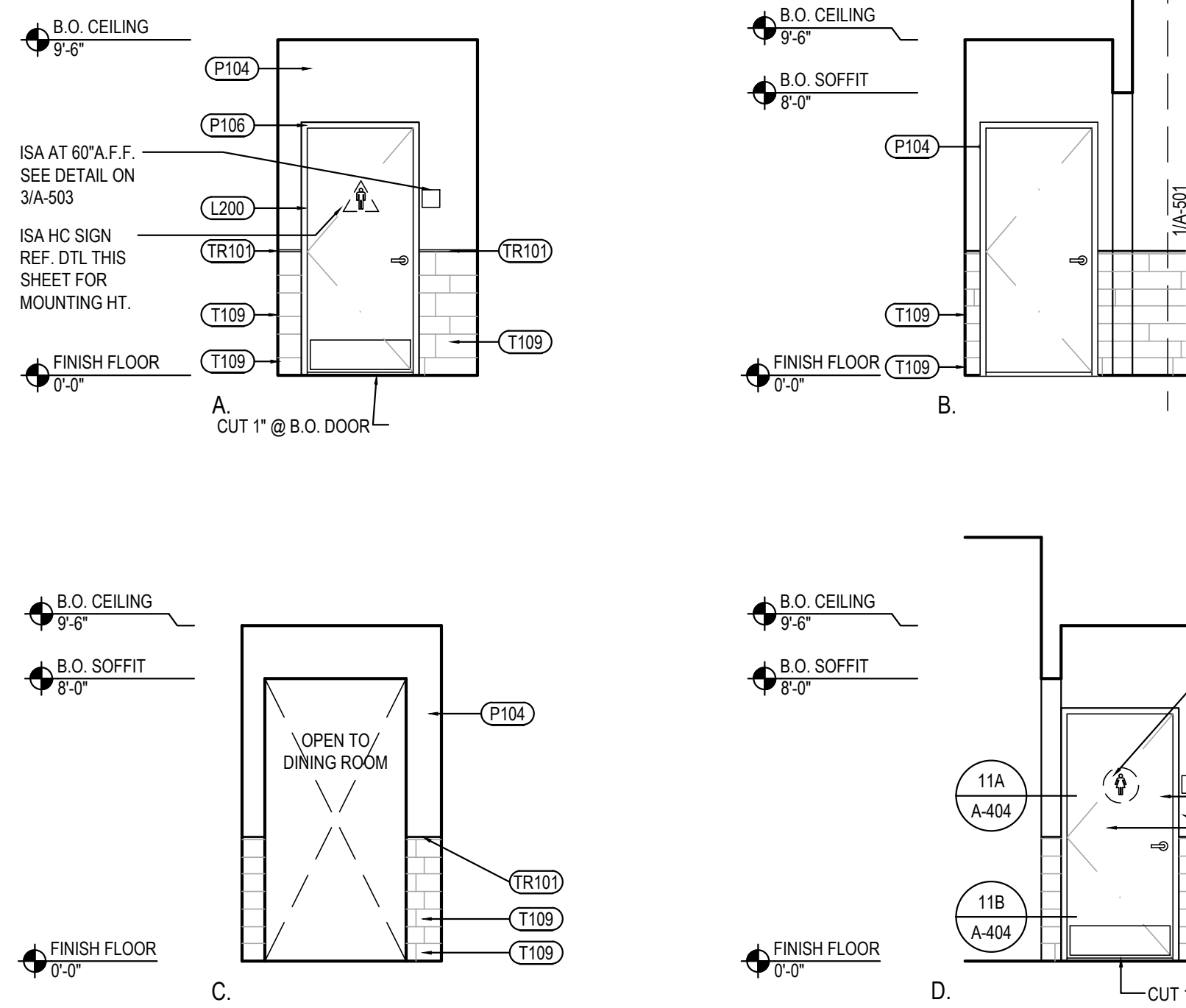
Scale= 1" = 1'-0" A-503



RESTROOM ELEVATIONS

2

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



RESTROOM VESTIBULE ELEVATIONS

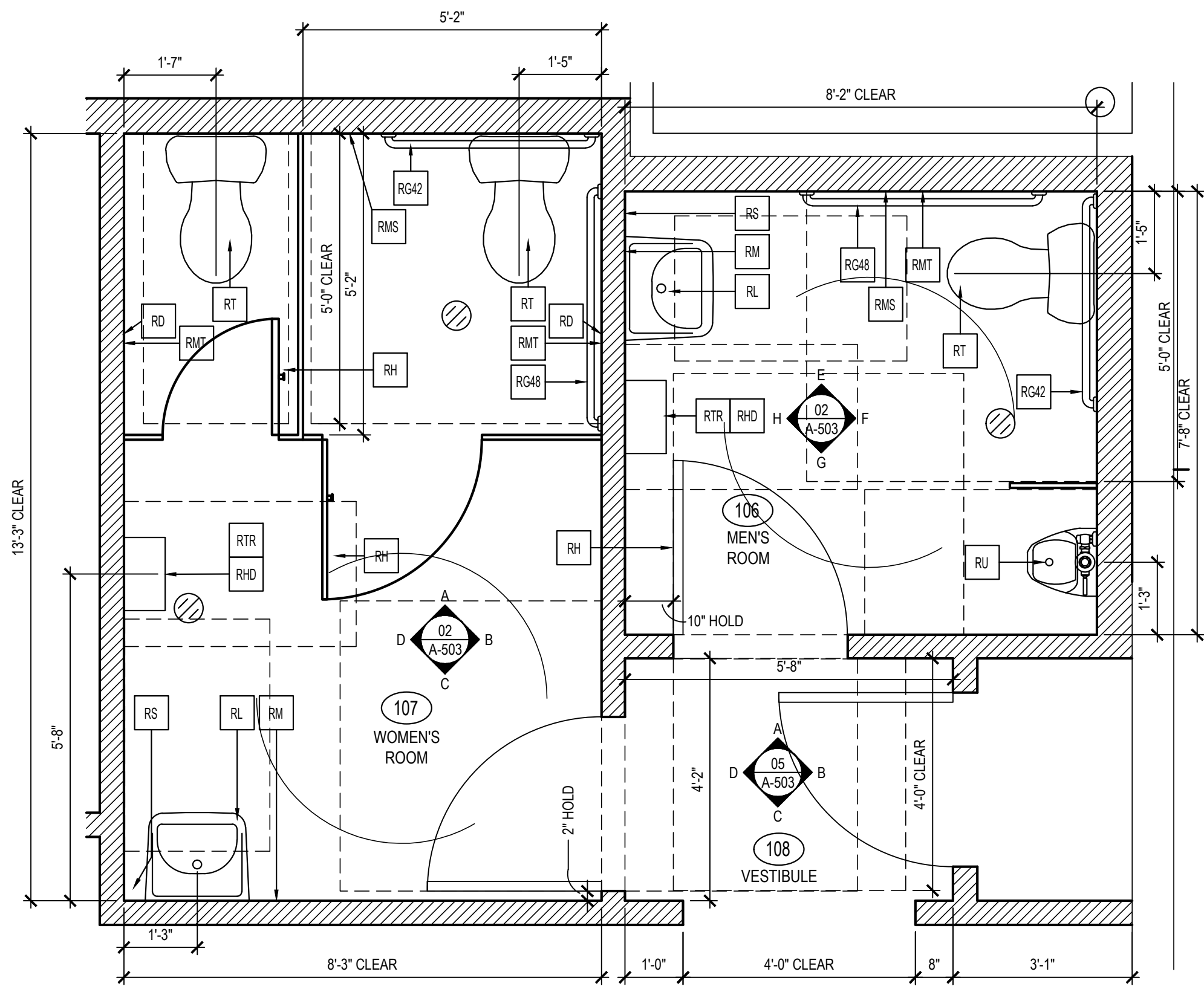
5

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

TOILET ACCESSORY SCHEDULE

NO	DESCRIPTION
RG42	BOBRICK GRAB BAR, 42" LONG B-6806 1 1/2", SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RG48	BOBRICK GRAB BAR, 48" LONG B-6806 1 1/2" SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RG18	BOBRICK GRAB BAR, 18" LONG B-6806 1 1/2" SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RM	BOBRICK CHANNEL FRAME MIRROR B-165 (1836) 18"x36" STAINLESS STEEL CHANNEL FRAME FURNISHED BY LOCKNET, INSTALLED BY G.C.
RS	SOAP DISPENSER (BY VENDOR)
RMS	BOBRICK SEAT COVER DISPENSER B-221 STAINLESS STEEL, SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
RTR	BOBRICK SURFACE MOUNTED TRASH RECEPTACLE MODEL # B-277; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RHD	PAPER TOWEL DISPENSER FURNISHED BY PANDA EXPRESS, INSTALLED BY G.C.
RMT	BOBRICK 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.
RU	TOTO URINAL UT106UG801 URINAL, TEU1UN12#CP ECO POWER GPF SENSOR FLUSH VLV. FURNISHED AND INSTALLED BY G.C.
RD	BOBRICK SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL B-254 STAINLESS STEEL, SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
RH	BOBRICK SURFACE-MOUNTED CLOTHES HOOK AND BUMPER B-233 SOLID ALUMINUM CASTING, MATTE FINISH, INSIDE OF RESTROOM DOORS FURNISHED BY LOCKNET, INSTALLED BY G.C.

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



ENLARGED RESTROOM PLANS

1

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

NOT USED 7

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



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ENLARGED RESTROOM
PLANS AND ELEVATIONS

TRUE WARM & WELCOME

BID ISSUE