

GENERAL CONDITIONS FOR THE CONTRACT FOR CONSTRUCTION

ARTICLE 1 - GENERAL PROVISIONS

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

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

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

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

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

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

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

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

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

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

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

ARTICLE 2 - INSURANCE

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

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

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

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

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

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

ARTICLE 3 - EXTRA WORK

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

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

DIVISION 1 GENERAL REQUIREMENTS

1. SCOPE

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

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

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

2. CONFLICTS BETWEEN DOCUMENTS

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

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

3. ITEMS FURNISHED BY PANDA AND INSTALLED BY GENERAL CONTRACTOR

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

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

4. MEASUREMENTS

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

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

5. SUBSTITUTIONS

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

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

6. EXAMINATION OF SITE AND BUILDING

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

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

7. CODES AND STANDARDS

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

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

8. PERMITS

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

9. INSTALLATION OF MATERIALS AND EQUIPMENT

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

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

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

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

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

10. PROTECTION AND CLEAN-UP

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

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

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

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

11. GUARANTEE WARRANTY

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

12. SUBCONTRACTORS

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

13. TEMPORARY FACILITIES

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

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

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

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

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

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

14. STRICTLY PROHIBITED WORK AND PRACTICES

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

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

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

15. POLLUTION CONTROLS

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

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

16. TURNOVER REQUIREMENTS

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

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

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

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

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

DIVISION 2 - SITE WORK

1. DEMOLITION

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

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

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

PRIOR TO ALL DEMOLITION WORK CAREFULLY INSPECT THE ENTIRE SITE AND ALL OBJECTS TO BE DEMOLISHED AND/OR LEFT INTACT AND DETERMINE AN ORDERLY SEQUENCE FOR THE DEMOLITION. LOCATE ALL EXISTING UTILITY LINES AND DETERMINE THE REQUIREMENTS FOR DISCONNECTION AND CAPPING. LOCATE ALL ACTIVE UTILITY LINES TRAVERSING THE SITE AND DETERMINE THE REQUIREMENTS FOR PROTECTION. PROTECTION: THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PROTECTION OF EXISTING BUILDINGS, SURROUNDING PROPERTY AND ALL PERSONS. THE CONTRACTOR SHALL ALSO PROVIDE ALL SHORING, TEMPORARY BARRICADES AND TEMPORARY ENCLOSURES AS NECESSARY TO PROTECT ADJACENT PROPERTY FROM DAMAGE.

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

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

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

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

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

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

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

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

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

2. EARTHWORK

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

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

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

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

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

3. ASPHALT AND CONCRETE PAVING

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

MATERIALS:

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

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

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

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

4. TERMITE CONTROL

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

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

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

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

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

DIVISION 3 - CONCRETE

REFER TO STRUCTURAL DRAWINGS FOR CONCRETE SPECIFICATIONS

DIVISION 4 - MASONRY

1. GENERAL NOTES

ALL MATERIALS AND 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 A108.4.

PROVIDE COLORED MORTAR AS SELECTED BY PANDA. COLOR PIGMENT SHALL COMPLY WITH ASTM C379, 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'-0" O.C.

4. EXTERIOR ALUMINUM AWNINGS

DIVISION 6 - WOOD AND PLASTICS

1. WOOD FRAME AND ROOF TRUSSES

REFERENCE STRUCTURAL DRAWINGS FOR SPECIFICATIONS OF WOOD FRAMING AND TRUSSES

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

1. ENERGY COMPLIANCE

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

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

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

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

2. BUILDING INSULATION

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

ROOF INSULATION: RIGID POLY-ISO INSULATION: R30 MINIMUM

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

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

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

CONTINUOUS INSULATION: SEPARATE SECTION THIS SHEET.

3. MEMBRANE ROOFING

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

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

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

4. FLASHING AND SHEET METAL

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

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

INSTALL SHEET METAL OVER A LAYER OF ROOFING FELT.

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

ZINC COATING: ALL GALVANIZED SHEETS SHALL HAVE A ZINC COATING APPLIED BY HOT-DIP PROCESS TO ALL SURFACES. ZINC COATING SHALL WEIGH NOT LESS THAN 1.14 OUNCES PER SQ. FT. NOR MORE THAN 1.12 OUNCES PER SQ. FT. OF SURFACES COVERED AND SHALL CONFORM WITH ASTM A-93.

5. ROOF ACCESSORIES

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

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

6. CAULKING & SEALANTS

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

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

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

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

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

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

7. EIFS (EXTERIOR INSULATION AND FINISH SYSTEM)

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

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

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

MEET ALL LOCAL BUILDING CODE REQUIREMENTS.

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

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

COLOR SELECTION: AS SELECTED BY PANDA FROM MANUFACTURER'S STANDARD COLORS.

7. JOINTS: PER MANUFACTURER'S SPECIFICATION

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

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

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

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

C. QUALITY ASSURANCE:

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

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

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

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

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

E. COORDINATION: THE WORK IN THIS SECTION REQUIRES CLOSE COORDINATION WITH RELATED SECTIONS AND TRADES.

1. PROVIDE SITE GRADING SUCH THAT EIFS TERMINATES ABOVE FINISHED GRADE A MINIMUM OF 6 INCHES (152MM) OR AS REQUIRED BY CODE.

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

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

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

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

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

F. PRODUCTS: PROVIDE EIFS SYSTEM AND ACCESSORIES FROM SINGLE SOURCE

1. MANUFACTURER OR APPROVED SUPPLIER. THE FOLLOWING ARE ACCEPTABLE MANUFACTURERS' STO CORP. EIFS; OTHER MANUFACTURER IF APPROVED IN WRITING BY PANDA.

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

3. BASE COAT AS SPECIFIED BY MANUFACTURER.

4. REINFORCING MESHES AS SPECIFIED BY MANUFACTURER.

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

G. EXECUTION:

1. INSTALLATION: INSTALL EIFS IN COMPLIANCE WITH MANUFACTURER'S PUBLISHED INSTRUCTIONS.

2. PROTECTION: PROVIDE PROTECTION OF INSTALLED MATERIALS FROM WATER INFILTRATION INTO OR BEHIND THEM; PROVIDE PROTECTION OF INSTALLED MATERIALS FROM DUST, DIRT, PRECIPITATION, FREEZING AND CONTINUOUS HIGH HUMIDITY UNTIL THEY ARE FULLY DRY.

8. VAPOR BARRIER

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

MANUFACTURER: STO CORPORATION (www.stocorp.com)

SPECIFICATION: STO GUARD WTH GOLD COAT A1000G

SUBSTITUTIONS: NOT ALLOWED

INSTALLATION: INSTALL PER MANUFACTURER'S INSTRUCTIONS/SPECIFICATIONS

9. WATER PROOFING MEMBRANE BEHIND COMPOSITE DECKING

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

MANUFACTURER: BASF

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

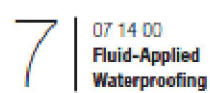
SPECIFICATION: MASTERSEAL HLM 5000

SUBSTITUTIONS: NOT ALLOWED

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



Technical Data Guide



MasterSeal® HLM 5000

Liquid, cold-applied elastomeric waterproofing membrane system

FORMERLY S20NSHIELD® HLM 5000

YIELD

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

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

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

STORAGE

Store in unopened containers in clean, dry conditions at 40 to 90°F (4 to 27°C). During storage, an easily removed skin of HLM 5000 may form, which does not affect performance of the product.

SHELF LIFE

~ 1 Year Pails
~ 6 Months Drums

VOC CONTENT

MasterSeal HLM 5000 SL: 180 g/L
MasterSeal HLM 5000 S: 190 g/L
MasterSeal HLM 5000 R: 190 g/L
MasterSeal HLM 5000 T: 132 g/L

DESCRIPTION

MasterSeal HLM 5000 is a one-component, moisture-curing, bitumen-modified polyurethane elastomeric waterproofing membrane for exterior below-grade or between-slab applications. It is available in four grades:

MasterSeal HLM 5000 SL (self-leveling/squeegee)

MasterSeal HLM 5000 T (gravel)

MasterSeal HLM 5000 S (grout)

MasterSeal HLM 5000 R (roller)

PRODUCT HIGHLIGHTS

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

APPLICATIONS

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

HOW TO APPLY MASTERSEAL HLM 5000

SURFACE PREPARATION

4. For best results, all concrete deck surfaces should be lightly steel troweled to a flat, uniform surface. A light broom finish is acceptable. New concrete must be properly water cured at least 14 days. Membrane curing compounds must be mechanically removed.



DIVISION 7 - CONTINUOUS INSULATION

11. CONTINUOUS INSULATION FOR WALLS

INCLUDES CONTINUOUS INSULATION FOR WALLS: ECOBASECL REFERENCES:

- AAMA 2605 - ANSI/BCSA FS 100-2012 STANDARD REQUIREMENTS FOR WIND PRESSURE RESISTANCE OF FOAM PLASTIC INSULATING SHEATHING USED IN EXTERIOR WALL COVERING ASSEMBLIES.
- ASTM INTERNATIONAL (ASTM):
 - ASTM C209 - STANDARD TEST METHODS FOR CELLULOSIC FIBER INSULATING BOARD.
 - ASTM D1621 - STANDARD TEST METHOD FOR COMPRESSIVE PROPERTIES OF RIGID CELLULAR PLASTICS.
 - ASTM D1622 - STANDARD TEST METHOD FOR APPARENT DENSITY OF RIGID CELLULAR PLASTICS.
 - ASTM D2126 - STANDARD TEST METHOD FOR RESPONSE OF RIGID CELLULAR PLASTICS TO THERMAL AND HUMID AGING.
 - ASTM E 72 - STANDARD TEST METHODS OF CONDUCTING STRENGTH TESTS OF PANELS FOR BUILDING CONSTRUCTION.
 - ASTM E 84 - STANDARD TEST METHOD FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS.
 - ASTM E 96 - STANDARD TEST METHODS FOR WATER VAPOR TRANSMISSION OF MATERIALS.
 - ASTM E 331 - STANDARD TEST METHOD FOR WATER PENETRATION OF EXTERIOR WINDOWS, SKYLIGHTS, DOORS, AND CURTAIN WALLS BY UNIFORM STATIC AIR PRESSURE DIFFERENCE.
 - ASTM E 564 - STANDARD PRACTICE FOR STATIC LOAD TEST FOR SHEAR RESISTANCE OF FRAMED WALLS FOR BUILDINGS.
 - ASTM E 2126 - STANDARD TEST METHODS FOR CYCLIC (REVERSED) LOAD TEST FOR SHEAR RESISTANCE OF VERTICAL ELEMENTS OF THE LATERAL FORCE RESISTING SYSTEMS FOR BUILDINGS.
 - ASTM E 2178 - STANDARD TEST METHOD FOR AIR PERMEANCE OF BUILDING MATERIALS.
 - ASTM E 2357 - STANDARD TEST METHOD FOR DETERMINING AIR LEAKAGE OF AIR BARRIER ASSEMBLIES.
- NFPA 285 - STANDARD FIRE TEST METHOD FOR EVALUATION OF FIRE PROPAGATION CHARACTERISTICS OF EXTERIOR NON-LOAD-BEARING WALL ASSEMBLIES CONTAINING COMBUSTIBLE COMPONENTS.

SUBMITTALS: SUBMIT TO PANDA THE FOLLOWING:

- PRODUCT DATA: MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED, INCLUDING:
 - PREPARATION INSTRUCTIONS AND RECOMMENDATIONS.
 - STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS.
 - INSTALLATION METHODS.
- SHOP DRAWINGS: SHOW FABRICATION AND INSTALLATION LAYOUTS OF METAL WALL PANELS; DETAILS OF EDGE CONDITIONS, JOINTS, PANEL PROFILES, CORNERS, ANCHORAGES, ATTACHMENT SYSTEM, TRIM, FLASHINGS, CLOSURES, AND ACCESSORIES; AND SPECIAL DETAILS.
 - ACCESSORIES: INCLUDE DETAILS OF ALL INTEGRAL PANEL COMPONENTS AND THEIR INTERFACES WITH ADJACENT MATERIALS.
 - FOR INSTALLED PRODUCTS INDICATED TO COMPLY WITH DESIGN LOADS, INCLUDE STRUCTURAL ANALYSIS DATA SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.
- VERIFICATION SAMPLES: FOR EACH FINISH PRODUCT SPECIFIED, TWO SAMPLES, MINIMUM SIZE 4 INCHES BY 6 INCHES (102MM X 150 MM).

QUALITY ASSURANCE:

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

DELIVERY, STORAGE, AND HANDLING:

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

SEQUENCING:

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

PROJECT CONDITIONS:

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

WARRANTY:

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

PRODUCTS:

MANUFACTURERS

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

SUBSTITUTIONS: NOT PERMITTED.

CONTINUOUS INSULATION FOR WALLS

- ECOMAX/CPI PLY: CLOSED-CELL POLYISOCYANURATE (POLYISO) FOAM INSULATION WITH INORGANIC, POLYMER COATED GLASS FIBER MAT FACERS BONDED TO FIRE RETARDANT TREATED PLYWOOD (FRTP)
 - COMPLIANCE:
 - ASTM C1289 TYPE V.
 - ASHRAE 90.1.
 - DRJ TER 1504-04
 - INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
 - IBC SECTION 2603.
 - NFPA 285 SECTION 2603.5.5 OF THE IBC.
 - CALIFORNIA CODE OF REGULATIONS, TITLE 24
 - 1, 2, 3 OR 4 HOUR FIRE RATED ASSEMBLIES AS SHOWN IN THE UL FIRE RESISTANCE DIRECTORY DESIGN NO.: U026, U326, U330, U354, U424, U460, U902, U904, U905, U906, U907, V454, V499
 - DENSITY (NOMINAL) IN ACCORDANCE WITH ASTM D1622: 2.0 PCF.
 - COMPRESSIVE STRENGTH IN ACCORDANCE WITH ASTM D1621: 20 PSI.
 - FLAME SPREAD, CORE IN ACCORDANCE WITH ASTM E84: 75 OR LESS.
 - SMOKE DEVELOPED, CORE IN ACCORDANCE WITH ASTM E84: 450 OR LESS.
 - WATER VAPOR TRANSMISSION IN ACCORDANCE WITH ASTM E96: LESS THAN 1.5 PERMS.
 - WATER ABSORPTION IN ACCORDANCE WITH ASTM C209: LESS THAN 1 PERCENT BY VOLUME.
 - DIMENSIONAL STABILITY IN ACCORDANCE WITH ASTM D2126: LESS THAN 2 PERCENT LINEAR CHANGE.
 - SERVICE TEMPERATURE: -40 DEGREE F TO +250 DEGREE F (-38 DEGREE C TO 121 DEGREE C).
 - PLYWOOD THICKNESS: 5/8 INCH.
 - INSULATION THICKNESS: 1 INCH.
 - OVERALL THICKNESS: 1-5/8 INCHES.
 - THERMAL RESISTANCE (R): 6.7.

EXECUTION:

EXAMINATION

- DO NOT BEGIN INSTALLATION UNTIL SUBSTRATES HAVE BEEN PROPERLY PREPARED.
- IF SUBSTRATE PREPARATION IS THE RESPONSIBILITY OF ANOTHER INSTALLER, NOTIFY ARCHITECT OF UNSATISFACTORY PREPARATION BEFORE PROCEEDING.

PREPARATION

- CLEAN SURFACES THOROUGHLY PRIOR TO INSTALLATION.
- PREPARE SURFACES USING THE METHODS RECOMMENDED BY THE MANUFACTURER FOR ACHIEVING THE BEST RESULT FOR THE SUBSTRATE UNDER THE PROJECT CONDITIONS.

INSTALLATION, GENERAL

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

PROTECTION

- PROTECT INSTALLED PRODUCTS UNTIL COMPLETION OF PROJECT.
- TOUCH-UP, REPAIR OR REPLACE DAMAGED PRODUCTS BEFORE SUBSTANTIAL COMPLETION.



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

Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

△	FIRE COMMENTS	06.20.23
△	HEALTH COMMENTS	08.16.23
△	SITE DEVELOPMENT REV.	08.31.23
△	SITE DEVELOPMENT REV.	11.09.23

ISSUE DATE:

1	CIVIL TECCO	04.24.23
2	SITE DEVELOPMENT SET	05.12.23
3	BUILDING PERMIT SET	06.15.23
4	BID SET	09.15.23
5	BID SET	12.05.23
6	BID SET	02.27.24

DRAWN BY: LL

PANDA PROJECT #:

PANDA STORE #: S8-23-D23586

ARCH PROJECT #: 22080-003



Heights Venture
ARCHITECTURE ❖ DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713.869.1103 v
DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.490.7292 v

PANDA EXPRESS

PANDA EXPRESS
12991 W. STATE HWY. 29
LIBERTY HILL, TX 78642

G-003

SPECIFICATIONS

PANDA 2300 HOME R4

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

3. WOOD DOORS

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

SOLID CORE: MAT FORMED WOOD PARTICLE BOARD, TYPE 1, DENSITY, CLASS 1, COMMERCIAL STANDARD CS236-66, AS MANUFACTURER, BY U.S. PLYWOOD, GENERAL VENEER OR 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 1/8" AT EACH VERTICAL EDGE AND AT TOP, 1/8" AT BOTTOM, AND 1/8" IN 2" BEVEL AT LOCK EDGE, 3/8" CLEARANCE ABOVE FLOOR WITHOUT THRESHOLD, 1/2" ABOVE FLOOR WITH THRESHOLD.

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

4. FINISH HARDWARE

SECURITY NOTES - SWINGING DOORS:
ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN ADDITION, THEY SHALL HAVE 1/2" MINIMUM DIAMETERS STEEL JAMB STUDS WITH 1/2" MINIMUM PROJECTION, UNLESS THE HINGES ARE SHAPED TO PREVENT DOOR REMOVAL IF HINGE PINS ARE REMOVED.

STRIKE PLATES FOR LATCHES AND HOLDING DEVICES FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND WALL 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 FLASHINGS 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 C83078. USE 4 FEET WIDE SHEETS WITH LONG TAPERED EDGE. THICKNESS SHALL BE 1/2". UNITED STATES GYPSUM CO. SHEET-ROCK WIR FIRE CODE "F" FOR FIRE RATED PANELS. SEAL ALL EXPOSED AND CUT EDGES PER MANUFACTURERS RECOMMENDATIONS.

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

INSTALL GYPSUM WALLBOARD WITH LONG DIMENSION PERPENDICULAR TO FRAMING.

INSTALL PER 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-SQ, 19 GAUGE, 1-3/8" LONG, 1/8" HEAD ANNULAR RING NAIL, 7" ON CENTER AT CEILING, 8" ON CENTER AT WALLS.

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

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

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

2. CERAMIC TILE

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

MATERIALS: REFERENCE TILE SCHEDULE

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

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

CLEANING AND PROTECTION: CLEAN TILE IN ACCORDANCE WITH APPLICABLE ANSI STANDARD FOR TYPE OF TILE AND METHOD OF INSTALLATION USED AND MANUFACTURERS 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 MANUFACTURERS 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 DEFACED PAINTED SURFACES AFTER COMPLETION OF WORK OF OTHER TRADES. IF OWNER DEEMS CLEAN-UP IS NOT SATISFACTORY, AN INDEPENDENT CLEANING SERVICE WILL BE BROUGHT IN, AT THE CONTRACTOR'S EXPENSE TO COMPLETE THE CLEAN-UP.

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

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

5. EXTERIOR PAINTING

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

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

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

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

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

6. INTERIOR PAINTING

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

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

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

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

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 1/2".

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-OUT AND SMOKE-DETECTED FIRE DAMPING EQUIPMENT REQUIRED BY THE LOCAL AGENCIES HAVING AUTHORITY SHALL BE PROVIDED AND INSTALLED BY THE MECHANICAL CONTRACTOR.

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

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

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

9. INTERIOR FINISH SHALL COMPLY WITH ALL APPLICABLE CODES.

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

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

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

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

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

15. PROVIDE OCCUPANT LOAD SIGN COMPLYING WITH CODE.

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

17. PROVIDE RECESSED KNOX BOX MODEL 3200, MOUNT 5" A.F.F. ON SIDE WALL OF PLASTER, SEE ELEVATION 2 / A-201. USE BRONZE FINISH.



EXTERIOR FINISH SCHEDULE

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

NO.	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
(EFS-1)	STO	STOTHERM ESSENCE SYSTEM	SW 7646 FIRST STAR	FINE	BUILDING BODY: NOTE: EIFS TO RECEIVE FINAL COAT OF STO-CORP STO-LASTIC ELASTOMERIC COATING TINTED TO DESIRED COLOR AS SCHEDULED.
(EFS-2)	STO	STOTHERM ESSENCE SYSTEM	SW 7069 IRON ORE	FINE	EIFS ACCENT BAND
(EFS-3)	STO	STOTHERM ESSENCE SYSTEM	PANTONE COLOR 200C - RED	-	EIFS BEHIND TRELLIS
(ST-1S)	CORONADO STONE PRODUCTS	CHISELED STONE SILL	CHARCOAL	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
(ST-1)	CORONADO STONE PRODUCTS	STRIP STONE	BLACK FOREST	-	WAINSCOT CONTACT: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS. MFG.: ARGOS, COLOR: CHARCOAL
(CD-1)	FIBERON	WILDWOOD	BAMBOO	-	COMPOSITE CLADDING - CONTACT: MARIA SCHOLLER @ 419-704-9244 EMAIL: maria.scholler@thetwosiding.com
(MTL-2)	PANDA VENDOR	ALLEN INDUSTRIES	PMS BLACK-7C	SATIN FINISH	CANOPY W/ LED W/ DOWN LIGHT AROUND BUILDING
(MTL-1)	EXCEPTIONAL METALS	-	*PANDA EXPRESS IRON ORE*	-	CAP FLASHING

TILE SCHEDULE

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

NO.	MANUFACTURER	DESCRIPTION	COLOR	FINISH	JOINT	GROUT	REMARK
(T-108)	CMC AGGREGATE DOUG SALATINO 518-713-5371	12" X 24" X 3/8"	AGGREGATE LRV = 23.01	-	1 / 8"	G-111	RESTROOM WALL
(T-111)	DALTILE	6" X 36" X 3/8" 9" X 36" X 3/8"	FOREST PARK - SUMMERTREE FP95 LRV = 40	MATTE	1/8"	G-115	RR VESTIBULE & DINING ROOM WALLS CONTACT: NATIONAL ACCOUNT SUPPORT DESK 877.556.5728 (national.accounts@daltile.com)
(T-125)	CMC DOUG SALATINO 518-713-5371	24" X 48"	MARQUISETTE CALACATTA BLACK LRV > 40	MATTE	1/8"	G-10	DINING WAINSCOT DOUG SALATINO 518-713-5371 dsalaino@creativematerials.com
(T-200)	CMC DOUG SALATINO 518-713-5371	24" X 24"	BRAVADA GREIGE LRV = 27.54	MATTE	1/8"	G-96	DINING & RESTROOM FLOOR
(T-321)	DALTILE	13.562" SQUARE REVALIA BASE REMIX-FAN	FELICITY WHITE LRV = 81.6	GLOSSY	1/8"	G-114	BEVERAGE COUNTER BACKSPLASH AND SERVICE COUNTER
(T-403)	BEDROSANS TAMARA RAMSEY 469-560-6133	1" X 12"	SAHARA	MATTE	1/8"	G-107	DINING ROOM FEATURE AREA
(S1)	SILIKAL	QUARTZ BLEND #4	-	PLAIN	-	-	KITCHEN, SERVICE FLOOR CONTACT: MARK FELDMAN 770-830-1404 (mfieldman@silikalamerica.com)
(S2)	SILIKAL	QUARTZ BLEND #4	-	ABRASIVE	-	-	JOHN COTHRAN 888-830-1404 (jcothran@silikalamerica.com)
NO.	MANUFACTURER	DESCRIPTION	MFG.	COLOR	FINISH	REMARK	
(G-96)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	11	SAHARA BEIGE	ULTRA COLOR PLUS FA 1/8"	DINING & RESTROOM FLOOR APPLY GROUT SEALER	
(G-107)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	107	IRON	ULTRA COLOR PLUS FA 1/8"	DINNING ROOM FLOOR APPLY GROUT SEALER	
(G-111)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	19	PEARL GREY	ULTRA COLOR PLUS FA 1/8"	RESTROOM, DINING APPLY GROUT SEALER	
(G-113)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	07	CHOCOLATE	ULTRA COLOR PLUS FA 1/8"	APPLY GROUT SEALER	
(G-114)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	19	PEARL GREY	ULTRA COLOR PLUS FA 1/8"	BEVERAGE COUNTER BACKSPLASH APPLY GROUT SEALER	
(G-115)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	42	MOCHA	ULTRA COLOR PLUS FA 1/8"	APPLY GROUT SEALER	
(G-116)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	10	BLACK	ULTRA COLOR PLUS FA 1/8"	DINING WAINSCOT APPLY GROUT SEALER	

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

SCHLUTER SYSTEM ALUMINUM TRIM:

(TR100)	COVE TILE TRIM: INSTALLED AT RESTROOM, SERVICE COUNTER, AND DRINK STATION SCHLUTER SYSTEMS DILEX-AHK 1S 12S AMGB (BRUSHED BRASS ANODIZED ALUMINUM) - OUTSIDE CORNER CONNECTOR PIECE: DILEX-AHK-E90/AHK 1S 12S AMGB (BRUSHED BRASS ANODIZED ALUMINUM) - INSIDE CORNER CONNECTOR PIECE: DILEX-AHK-I90/AHK 1S 12S AMGB (BRUSHED BRASS ANODIZED ALUMINUM) - END CAP PIECE: DILEX-AHK-E/AHK 1S 12S AMGB (BRUSHED BRASS ANODIZED ALUMINUM) COVE TILE TRIM: INSTALLED AT RESTROOM ONLY!!!! 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-RO12S AMGB (BRUSHED BRASS ANODIZED ALUMINUM) - OUTSIDE CORNER CONNECTOR PIECE: RONDEC-EV1RO12S AMGB (BRUSHED BRASS ANODIZED ALUMINUM) - INSIDE CORNER CONNECTOR PIECE: RONDEC-I2L/RO12S AMGB (BRUSHED BRASS ANODIZED ALUMINUM) EDGE TILE TRIM: INSTALLED AT SERVICE COUNTER TOE KICK SCHLUTER SYSTEMS JOLLY J12S AMGB (BRUSHED BRASS ANODIZED ALUMINUM) - OUTSIDE EDGE PROTECTION PIECE EVJ 12S AMGB
(TR102)	COVE TILE TRIM: INSTALLED AT RESTROOM ONLY!!!! 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-RO12S AMGB (BRUSHED BRASS ANODIZED ALUMINUM) - OUTSIDE CORNER CONNECTOR PIECE: RONDEC-EV1RO12S AMGB (BRUSHED BRASS ANODIZED ALUMINUM) - INSIDE CORNER CONNECTOR PIECE: RONDEC-I2L/RO12S AMGB (BRUSHED BRASS ANODIZED ALUMINUM) EDGE TILE TRIM: INSTALLED AT SERVICE COUNTER TOE KICK SCHLUTER SYSTEMS JOLLY J12S AMGB (BRUSHED BRASS ANODIZED ALUMINUM) - OUTSIDE EDGE PROTECTION PIECE EVJ 12S AMGB
(TR103)	COVE TILE TRIM: INSTALLED AT FLOOR INLAY SCHLUTER SYSTEMS SHIENE A12SAMGB (BRUSHED BRASS ANODIZED ALUMINUM)
(TR104)	EDGE TILE TRIM: INSTALLED AT FLOOR INLAY SCHLUTER SYSTEMS SHIENE A12SAMGB (BRUSHED BRASS ANODIZED ALUMINUM)

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

SEE MANUFACTURER'S SPECIFICATION, DETAILS AND GUIDE FOR PREPARATION, MIXING, GROUTING AND CLEANING INSTRUCTION
NOTE: SEE INTERIOR SHEETS FOR WALL BASE TILE LOCATIONS AND SPECIFICATIONS

TOILET ACCESSORY SCHEDULE

NO	DESCRIPTION
RG42	BOBRICK GRAB BAR, 42" LONG B-6806 1 1/2" SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RG48	BOBRICK GRAB BAR, 48" LONG B-6806 1 1/2" SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RG18	BOBRICK GRAB BAR, 18" LONG B-6806 1 1/2" SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RM	BOBRICK CHANNEL FRAME MIRROR B-165 (1836) 18"X36" STAINLESS STEEL CHANNEL FRAME FURNISHED BY LOCKNET, INSTALLED BY G.C. MOUNT 40" MAX. TO BOTTOM OF REFLECTING SURFACE
RS	SOAP DISPENSER (BY VENDOR)
RMS	BOBRICK SEAT COVER DISPENSER B-221 STAINLESS STEEL, SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
RTR	BOBRICK SURFACE MOUNTED TRASH RECEPTACLE MODEL # B-277; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RHD	PAPER TOWEL DISPENSER FURNISHED BY PANDA EXPRESS, INSTALLED BY G.C.
RMT	BOBRICK 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 RECESSED SANITARY NAPKIN DISPOSAL B-3513 STAINLESS STEEL, SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
RH	BOBRICK SURFACE-MOUNTED CLOTHES HOOK AND BUMPER B-233 SOLID ALUMINUM CASTING, MATTE FINISH, INSIDE OF RESTROOM DOORS FURNISHED BY LOCKNET, INSTALLED BY G.C.
* INSULATE ALL PIPES (TRAP & HOT WATER) AT ACCESSIBLE LAVATORIES.	

LIGHTING FIXTURE SCHEDULE

PROVIDED FOR INFORMATION ONLY.
VERIFY AND INSTALL PER ELECTRICAL DRAWING

ITEM	SYMBOL	DESCRIPTION	QTY.	MFR. & CAT. NO.	REMARK
INTERIOR LIGHTING ITEM					
(L1)	L1	T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.	12	ELITE FIXTURE: 24FPL-BL-LED-3000L/4000L/5000L- DIM10-MVOLT-T-35K40K/50K-85	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC
(L1B)	L1B	T-BAR CEILING RECESSED MOUNTED LED LIGHTING EMERGENCY FIXTURE, 2' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.	0	ELITE FIXTURE: 22FPL-BL-LED-3000L/4000L- DIM10-MVOLT-T-35K40K/50K-85	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC
(L1C)	L1C	T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 1' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.	0	ELITE FIXTURE: 14FPL-BL-LED-3000L/4000L- DIM10-MVOLT-T-35K40K/50K-85	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC
(L1BA)	L1BA	T-BAR CEILING RECESSED MOUNTED LED LIGHTING EMERGENCY FIXTURE, 2' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.	4	ELITE FIXTURE: 24FPL-BL-LED-3000L/4000L/5000L- DIM10-MVOLT-T-35K40K/50K-85-INTGO-05MGLD-10W	EMERGENCY KITCHEN CEILING LIGHTS FURNISHED BY OWNER INSTALLED BY GC
(L4H)	L4H	UNIVERSAL MOUNT EXIT SIGN, LED LIGHTED, 120/277V WITH BATTERY PACK, 2 FACE, GREEN LETTER	4	EXITRONIX GVEX-U-BP-WB-BL-R6	EXIT SIGN FURNISHED BY OWNER, INSTALLED BY GC
(L6A)	L6A	HOOD LIGHT	12		LIGHTS SUPPLIED & PRE-WIRED BY HOOD VENDOR. ELECTRIC CONTRACTOR TO CONNECT MAIN WIRES TO SHUNT TRIP BREAKER AND HOOD CONTROL PANEL
(L6B)	L6B	WALK-IN COOLER FLUORESCENT LIGHT, 120 V 48"	3	KASON FIXTURE: # 1810LX4000	FURNISHED BY WIC VENDOR, G.R.E. , INSTALLED BY GC
(L19)	L19	DOWN LIGHT, RECESSED IN CEILING	29	ELITE HOUSING: LD6IC-AT ELITE TRIM: RL631-950L-DIMTR-120-30K-90-RL631-RT-W-WH	FURNISHED BY OWNER, INSTALLED BY GC
(L19B)	L19B	DOWN LIGHT, RECESSED IN CEILING "B" SHALL DESIGNATE BLACK TRIM	9	ELITE HOUSING: LD6IC-AT ELITE TRIM: RL631-950L-DIMTR-120-30K-90-RL631-RT-MB-BK	FURNISHED BY OWNER, INSTALLED BY GC
(L19EM)	L19EM	EMERGENCY DOWN LIGHT, RECESSED IN CEILING	6	ELITE HOUSING: LD6IC-AT ELITE TRIM: RL631-950L-DIMTR-120-30K-90-RL631-RT-W-WH	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-12-LC-V1 FURNISHED BY OWNER INSTALLED BY GC
(L20)	L20W	4" ADJUSTABLE MR16 DOWN LIGHT, RECESSED IN CEILING "W" SHALL DESIGNATE WHITE TRIM	8	ELITE HOUSING: BL4-50-M-120-AT-W ELITE TRIM: B1406-WH	FURNISHED BY OWNER, INSTALLED BY GC
(L20)	L20B	4" ADJUSTABLE MR16 DOWN LIGHT, RECESSED IN CEILING "B" SHALL DESIGNATE BLACK TRIM	8	ELITE HOUSING: BL4-50-M-120-AT-W ELITE TRIM: B1406-BK	FURNISHED BY OWNER, INSTALLED BY GC
(L30)	L30	WHITE LED AT DINING ROOM CANOPY	28 L.F.	ZLED FIXTURE: VIL-SIGN-60W-WHT-DC-66MOD-STRING-KIT	FURNISHED BY OWNER, INSTALLED BY GC
(L33)	L33	WHITE LED AT FIXTURE LOW WALL	15 L.F.	NOVA FLEX - DESIGN SERIES FIXTURE: NF-CH-1707-C/CLEAR/30-2M	FURNISHED BY OWNER, INSTALLED BY GC
(L49)	L49	BRONZE SWOOP LIGHT	5	FIXTURE - TBD	DINING AREA - FURNISHED BY OWNER, INSTALLED BY GC
(LSOR)	LSOR	12" DIA. PENDANT	3	KAI PENDANT 2 BULB: LED EDISON LAMP: 1173467	FURNISHED BY OWNER, INSTALLED BY GC
(L100)	L100	MICRO INVERTER	1	EVENLITE #PW112LC	FURNISHED BY OWNER, INSTALLED BY GC
(S)	S	SPEAKER	2	-	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)	L40	LINEAR LIGHT AT EXTERIOR STORAGE ROOM	1	COOPER MX-4VT2-LD4-6-DR-UNV-LN40-CD1-WL-U	FURNISHED BY OWNER, INSTALLED BY GC
(L85)	L85	WALL MOUNTED OVER SERVICE DOOR FIXTURE	1	ORACLE: OWP-FC-116-LED-3500L-DIM10-MVOLT-50K-BK	OVER EXTERIOR SERVICE DOOR, REFER ELEVATIONS FOR HEIGHT FURNISHED BY OWNER, INSTALLED BY GC
(L86)	L86	NAVILITE EMERGENCY LIGHT	4	EXITRONIX MLED1-G-WP	OVER EXTERIOR ENTRANCE & SERVICE DOORS, REFER ELEVATIONS FOR HEIGHT. FURNISHED BY OWNER, INSTALLED BY GC
(L86EM)	L86EM	EXTERIOR RECESS EMERGENCY LIGHT	0	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING WET LOCATION: RL607-14W-120-FL-30K-SN-SN-WET LOCATION	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-12-LC-V1 FURNISHED BY OWNER INSTALLED BY GC
(L90BL)	L90BL	DECORATIVE LED WALL SCONCE	4	HINKLEY LIGHTING, ATLANTIS, BLACK, 1649SK-LED	AT ENTRY DOORS, REFER ELEVATIONS FOR HEIGHT FURNISHED BY OWNER, INSTALLED BY GC
(L91)	L91	DECORATIVE LED WALL SCONCE	0	HINKLEY LIGHTING, SILO, BRONZE, 13594AZ-LL; LED	ALONG REAR EIFS BAND FURNISHED BY OWNER, INSTALLED BY GC
(L92)	L92	WALL MOUNTED OVER SERVICE DOOR FIXTURE	0	LITHONIA LIGHTING WPX1 LED P2 40K MVOLT DDBXD M4	OVER DRIVE THRU AREA SERVICE DOOR FURNISHED BY OWNER, INSTALLED BY GC
(L97)	L97	LED MOTION SECURITY FLOODLIGHT	3	LITHONIA LIGHTING HGX LED 2RH 40K 120 MO DDB M2	INTERIOR LIGHT SENSOR TO BE WALL MOUNTED AT -142" FURNISHED BY OWNER, INSTALLED BY GC

CEILING SCHEDULE

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

NO	MANUFACTURER	DESCRIPTION	MATERIAL	FINISH	DAB 170
(C1)	ARMSTRONG	2' X 2' SUSPENDED T-BAR GRID CEILING SYSTEM	ULTIMA 9/16" SQUARE REGULAR ITEM # 1912A	SUSPENSION SYSTEM: 9/16" SUPRAPINE; COLOR: BLIZZARD WHITE CONTACT: DEBORAH PICKENS (480-695-9053)	
(C2)	USG	2' X 4' SUSPENDED T-BAR GRID CEILING SYSTEM	"VINYL ROCK" VINYL CLAD GYP. BD PANELS	SMOOTH AND WASHABLE WHITE	
(C3)	GOLD BOND	MONOLITHIC CEILING ON METAL FRAMING	5/8" GYP. BD.	SMOOTH PAINT - WHITE AND WASHABLE	

SEE SHEET A-103 FOR PAINT SCHEDULE

FINISH SCHEDULE

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

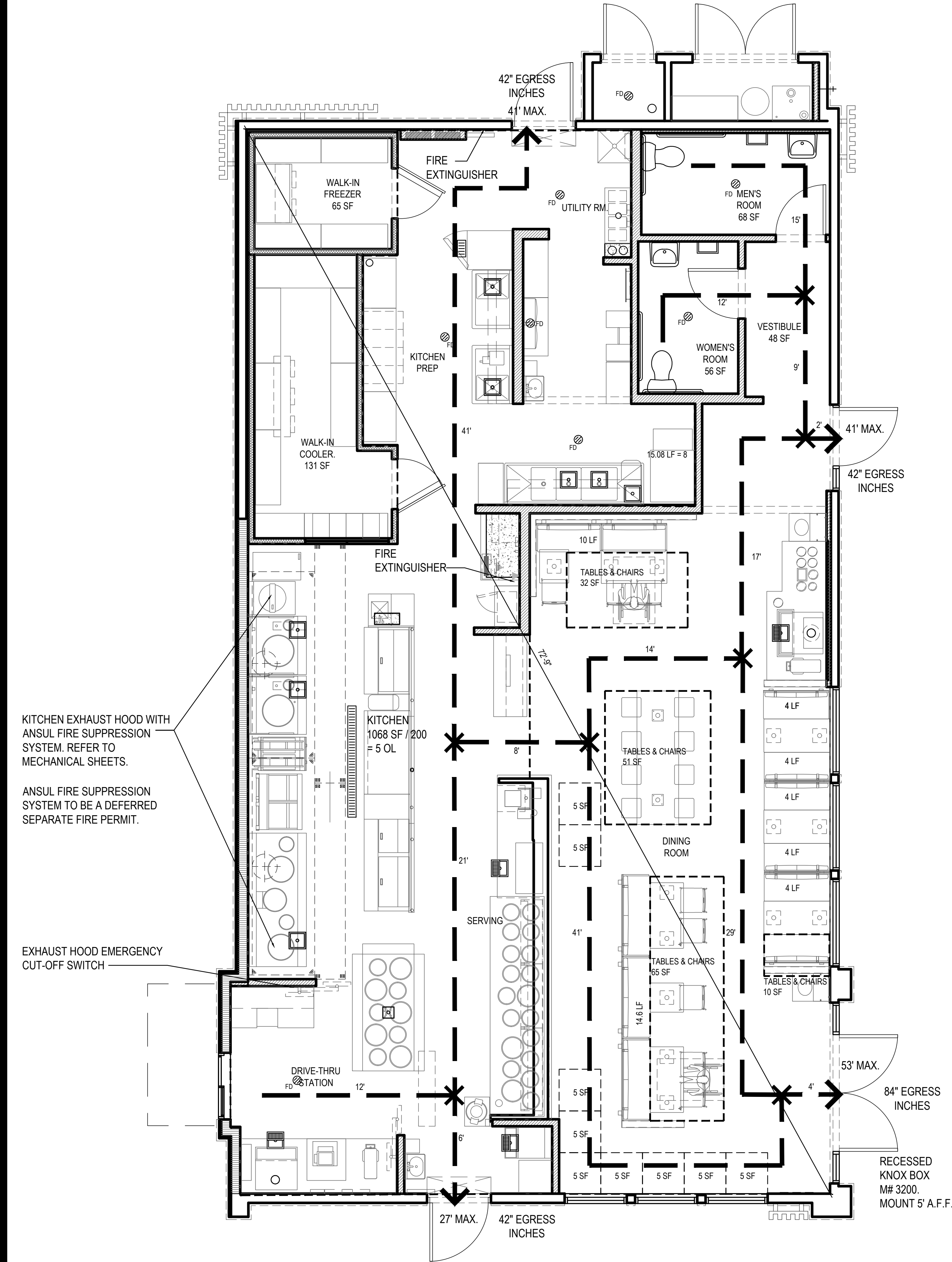
DOOR & HARDWARE SCHEDULE

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

NO.	DOOR MATERIAL	SIZE	FRAME	FACE/EDGE	THK.	CORE	LITE	RATE	HARDWARE	HINGE	STOP	ACCESSORIES	REMARKS
(D1)	STOREFRONT KARNIER CURTAIN WALL SYSTEM	(2) 3'-6" X 7'-0"	ALUM.	BLACK ALUM.	1 3/4"	HOLLOW	GLASS	-	PASSAGE LOCKSET ELECT. MAGLOCK W/ ENTRY KEYPAD	PRIVACY S.S.F. PULL S.S.F. PUSH	PANIC BUILT	CONT. PANIC FLOOR WALL	KARNIER CURTAIN 100 SYSTEM FALL ON EXTERIOR SIDE
(D2)	STOREFRONT KARNIER CURTAIN WALL SYSTEM	3'-6" X 7'-0"	ALUM.	BLACK ALUM.	1 3/4"	HOLLOW	GLASS	-	PASSAGE LOCKSET ELECT. MAGLOCK W/ ENTRY KEYPAD	PRIVACY S.S.F. PULL S.S.F. PUSH	PANIC BUILT	CONT. PANIC FLOOR WALL	KARNIER CURTAIN 100 SYSTEM FALL ON EXTERIOR SIDE
(D3)	S.C. WOOD	3'-0" X 7'-0"	H. MTL.	PLASTIC LAM. PRE-FINISHED	1 3/4"	SOLID	-	-	PASSAGE LOCKSET ELECT. MAGLOCK W/ ENTRY KEYPAD	PRIVACY S.S.F. PULL S.S.F. PUSH	PANIC BUILT	CONT. PANIC FLOOR WALL	KICKPLATE ON EA. SIDE OF DOOR
(D5)	HOLLOW METAL	3'-6" X 7'-0"	H. MTL.	PAINTED	1 3/4"	INSUL.	-	-	PASSAGE LOCKSET ELECT. MAGLOCK W/ ENTRY KEYPAD	PRIVACY S.S.F. PULL S.S.F. PUSH	PANIC BUILT	CONT. PANIC FLOOR WALL	KICKPLATE ON INT. SIDE OF DOOR
(D6)	HOLLOW METAL	(2) 3'-0" X 7'-0"	H. MTL.	PAINTED	1 3/4"	INSUL.	-	-	PASSAGE LOCKSET ELECT. MAGLOCK W/ ENTRY KEYPAD	PRIVACY S.S.F. PULL S.S.F. PUSH	PANIC BUILT	CONT. PANIC FLOOR WALL	KICKPLATE ON INT. SIDE OF DOOR
(D7)	HOLLOW METAL	3'-0" X 7'-0"	H. MTL.	PAINTED	1 3/4"	INSUL.	-	-	PASSAGE LOCKSET ELECT. MAGLOCK W/ ENTRY KEYPAD	PRIVACY S.S.F. PULL S.S.F. PUSH	PANIC BUILT	CONT. PANIC FLOOR WALL	KICKPLATE ON INT. SIDE OF DOOR
(D8)	ALUMINUM STOREFRONT	3'-6" X 7'-0"	ALUM.	BLACK ALUM.	1 3/4"	HOLLOW	GLASS	-	PASSAGE LOCKSET ELECT. MAGLOCK W/ ENTRY KEYPAD	PRIVACY S.S.F. PULL S.S.F. PUSH	PANIC BUILT	CONT. PANIC FLOOR WALL	KICKPLATE ON INT. SIDE OF DOOR

NO.	DESCRIPTION
(D9)	3'-6/8" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
(D10)	3'-6/8" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD ON ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
(D11)	(2) 3'-5/8" 20GA. METAL STUD WALLS W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
(D12)	3'-5/8" 20GA. METAL STUD LOW WALL W/ 1/2" TYPE "X" GYP. BD BOTH SIDES. PROVIDE 3 3/4" KNEE-WALL BRACEPOST @ CORNERS AND @ 48" O.C.
(D13)	6" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
(D14)	6" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
(D15)	3'-5/8" 20GA. METAL STUD LOW WALL W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES. PROVIDE 3 3/4" KNEE-WALL BRACEPOST @ CORNERS AND @ 48" O.C.
(D16)	1 1/2" 20GA. HAT CHANNEL FURRING W/ 1/2" TYPE "X" GYP. BOARD ON ONE SIDE, REFER DETAILS FOR FURRING DISTANCE
(D17)	2 1/2" 20GA. METAL STUD FURRING W/ 1/2" TYPE "X" GYP. BOARD ON ONE SIDE
(D18)	3'-5/8" 20GA. METAL STUD WALL W/ 1/2" TYPE GYP. BOARD BOTH SIDES

NO.	DESCRIPTION
(D19)	3'-5/8" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
(D20)	3'-5/8" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD ON ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
(D21)	(2) 3'-5/8" 20GA. METAL STUD WALLS W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
(D22)	3'-5/8" 20GA. METAL STUD LOW WALL W/ 1/2" TYPE "X" GYP. BD BOTH SIDES. PROVIDE 3 3/4" K



KITCHEN EXHAUST HOOD WITH ANSUL FIRE SUPPRESSION SYSTEM. REFER TO MECHANICAL SHEETS.

ANSUL FIRE SUPPRESSION SYSTEM TO BE A DEFERRED SEPARATE FIRE PERMIT.

EXHAUST HOOD EMERGENCY CUT-OFF SWITCH

SEE FIRE SITE PLAN FOR FIRE LANE AND TRUCK PATH. SHEET C1.4.

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

CODE	
2006 INTERNATIONAL BUILDING CODE	
2021 INTERNATIONAL FIRE CODE	
2006 INTERNATIONAL MECHANICAL CODE	
2006 INTERNATIONAL PLUMBING CODE	
2005 NATIONAL ELECTRICAL CODE	
2012 TEXAS ACCESSIBILITY STANDARDS	
2015 INTERNATIONAL ENERGY CONSERVATION CODE	

OCCUPANT LOAD CALCULATION			
INDOOR DINING - TABLES & CHAIRS	158 SQ.FT. / (15 / SQ.FT.)	11	
FIXED SEATING	45 LF. / 18"	30	
STANDING	45 SQ.FT. / (5 / SQ.FT.)	09	
KITCHEN	1068 SQ. FT. / (200 / SQ. FT.) =	05	
RESTROOMS / VESTIBULE	172 SQ. FT. / (0 / SQ. FT.) =	00	
WALK-IN COOLER/FREEZER	196 SQ. FT. / (0 / SQ. FT.) =	00	
	EGRESS OCCUPANT LOAD =	55	
	PLUMBING OCCUPANT LOAD =	55	

BUILDING CODE ANALYSIS		
OCCUPANCY CLASSIFICATION	GROUP A-2 (ASSEMBLY)	
TYPE OF CONSTRUCTION	V-B	
FIRE SPRINKLER	NO SPRINKLER	
	PROVIDED	REQUIRED / ALLOWED
HEIGHT	22'-6"	30'
STORY	1	1
AREA	2,354 SQ. FT.	6,000 SQ. FT.
OCCUPANT LOAD	55	<100
EXITS REQUIRED	4	2
EGRESS WIDTH	156"	55 X 0.2 = 11"
TRAVEL DISTANCE	39'	200'

SITE INFORMATION	
SITE AREA	43,193 SQFT.
LOT COVERAGE (FLOOR AREA RATIO)	5.45%
LANDSCAPE PROVIDED	7,085 SQ. FT.
PARKING PROVIDED	59

PANDA EXPRESS	
RESTAURANT AREA	2,354 S.F.
EMPLOYEES	3 EMPLOYEES / SHIFT (2 SHIFTS PER DAY)
INDOOR SEATING	37
OUTDOOR SEATING	0

PLUMBING FIXTURES (TABLE 403.1 2006 IPC)				
TYPE OF OCCUPANCY	WATER CLOSET		LAVATORY	
	MALE	FEMALE	MALE	FEMALE
RESTAURANT (A-2)	1 PER 75	1 PER 75	1 PER 200	1 PER 200
REQUIRED	1	1	1	1
PROVIDED	1	1	1	1
TOTAL OCCUPANCY = 55	MALE = 28		FEMALE = 28	

NOTE: SIGNS TO BE SUBMITTED UNDER SEPARATE PERMIT

LIFE SAFETY PLAN 4

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

CODE ANALYSIS 1

Scale= NTS G-001



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

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REVISIONS:	
1	FIRE COMMENTS 06.20.23
2	HEALTH COMMENTS 08.16.23
3	SITE DEVELOPMENT REV. 08.31.23
4	SITE DEVELOPMENT REV. 11.09.23

ISSUE DATE:	
1	CIVIL TECO 04.24.23
2	SITE DEVELOPMENT SET 05.12.23
3	BUILDING PERMIT SET 06.15.23
4	BID SET 09.15.23
5	BID SET 12.05.23
6	BID SET 02.27.24

DRAWN BY: LL

PANDA PROJECT #:
PANDA STORE #: S8-23-D23586
ARCH PROJECT #: 22080-003



Heights Venture
ARCHITECTURE • DESIGN

HOUSTON 1111 North Loop West, Suite 800
Houston, Texas 77008
713.869.1103 V
DALLAS 5741 Legacy Drive, Suite 320
Plano, Texas 75024
972.490.7292 V

PANDA EXPRESS

PANDA EXPRESS
12991 W. STATE HWY. 29
LIBERTY HILL, TX 78642

G-006

LIFE SAFETY PLAN

PANDA 2300 HOME R4

PANDA 2300 HOME R4

PLOTTED: 2/27/2024 4:49:35 PM

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LIBERTY HILL'S STANDARD SPECIFICATIONS MANUAL.
- ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC....NOT PLANNED FOR DESTRUCTION OR REMOVAL THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED AT THE OWNER'S EXPENSE.
- THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER WHO SHALL BE RESPONSIBLE FOR REVISING THE PLANS AS APPROPRIATE. MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING CONSTRUCTION.
- THE CONTRACTOR SHALL GIVE THE CITY OF LIBERTY HILL 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. TELEPHONE 218-5428 (PLANNING AND DEVELOPMENT SERVICES DEPARTMENT).
- ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. REVEGETATION OF ALL DISTURBED OR EXPOSED AREAS SHALL CONSIST OF SODDING OR SEEDING, AT THE CONTRACTOR'S OPTION. HOWEVER, THE TYPE OF REVEGETATION MUST EQUAL OR EXCEED THE TYPE OF VEGETATION PRESENT BEFORE CONSTRUCTION.
- PRIOR TO ANY CONSTRUCTION, THE ENGINEER SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE BETWEEN THE CITY OF LIBERTY HILL, HIMSELF, THE CONTRACTOR, OTHER UTILITY COMPANIES, ANY AFFECTED PARTIES AND ANY OTHER ENTITY THE CITY OR ENGINEER MAY REQUIRE.
- THE CONTRACTOR AND THE ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF LIBERTY HILL ACCURATE "AS-BUILT" DRAWINGS FOLLOWING COMPLETION OF ALL CONSTRUCTION. THESE "AS-BUILT" DRAWINGS SHALL MEET WITH THE SATISFACTION OF THE ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT PRIOR TO FINAL ACCEPTANCE.
- THE LIBERTY HILL CITY COUNCIL SHALL NOT BE PETITIONED FOR APPROVAL UNTIL ALL NECESSARY EASEMENT DOCUMENTS HAVE BEEN SIGNED AND RECORDED.
- WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND ANY TEMPORARY EASEMENTS. PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. CLEAN-UP SHALL BE TO THE SATISFACTION OF THE CITY ENGINEER.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
- AVAILABLE BENCHMARKS (CITY OF LIBERTY HILL DATUM) THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE DESCRIBED AS FOLLOWS:

TRENCH SAFETY NOTES:

- IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MA' BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT WILL BE PROVIDED BY THE CONTRACTOR.
- IN ACCORDANCE WITH THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN PERSONS ARE IN TRENCHES 4 FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.
- IF TRENCH SAFETY SYSTEM DETAILS WERE NOT PROVIDED IN THE PLANS BECAUSE TRENCHES WERE ANTICIPATED TO BE LESS THAN 5 FEET IN DEPTH AND DURING CONSTRUCTION IT IS FOUND THAT TRENCHES ARE IN FACT 5 FEET IN DEPTH OR MORE IN DEPTH OR TRENCHES LESS THAN 5 FEET IN DEPTH ARE IN AN AREA WHERE HAZARDOUS GROUND MOVEMENT IS EXPECTED, ALL CONSTRUCTION SHALL CEASE, THE TRENCHED AREA SHALL BE BARRICADED AND THE ENGINEER NOTIFIED IMMEDIATELY. CONSTRUCTION SHALL NOT RESUME UNTIL APPROPRIATE TRENCH SAFETY SYSTEM DETAILS, AS DESIGN BY A PROFESSIONAL ENGINEER, ARE RETAINED AND COPIES SUBMITTED TO THE CITY OF LIBERTY HILL.

STREET AND DRAINAGE NOTES:

- ALL TESTING SHALL BE DONE BY AN INDEPENDENT LABORATORY AT THE OWNER'S EXPENSE. ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR. A CITY INSPECTOR SHALL OE PRESENT DURING ALL TESTS. TESTING SHALL BE COORDINATED WITH THE CITY INSPECTOR AND HE SHALL BE GIVEN A MINIMUM OF 24 HOURS NOTICE PRIOR TO AND TESTING. TELEPHONE 218-5555 (INSPECTIONS).
- BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 3" OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 6" IN THE GREATEST DIMENSION. THE REMAINING 3" SHALL BE CLEAN TOPSOIL FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.
- DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT INCLUDING GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER SERVICES, ETC., SHALL BE A MINIMUM OF 30" BELOW SUBGRADE.
- STREET RIGHT-OF-WAYS SHALL BE GRADED AT A SLOPE OF 1/4" PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED. HOWEVER, IN NO CASE SHALL THE WIDTH OF RIGHT-OF-WAY AT 1/4" PER FOOT SLOPE BE LESS THAN 10 FEET UNLESS A SPECIFIC REQUEST FOR AN ALTERNATE GRADING SCHEME IS MADE TO AND APPROVED BY THE CITY OF LIBERTY HILL'S ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT.
- BARRICADES BUILT TO CITY OF LIBERTY HILL STANDARDS SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB AND PUBLIC SAFETY.
- ALL R.C.P. SHALL BE MINIMUM CLASS III.
- THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE DESIGN ASSUMPTIONS MADE DURING PREPARATION OF THE SOILS REPORT. ANY ADJUSTMENTS THAT ARE REQUIRED SHALL BE MADE THROUGH REVISION OF THE CONSTRUCTION PLANS.
- WHERE PI'S ARE OVER 20, SUBGRADES MUST SE STABILIZED UTILIZING A METHOD ACCEPTABLE TO THE CITY ENGINEER. THE GEOTECHNICAL ENGINEER SHALL RECOMMEND AN APPROPRIATE SUBGRADE STABILIZATION IF SULFATES ARE DETERMINED TO BE PRESENT.
- ALL STORMWATER/DRAINAGE FACILITIES WILL BE MAINTAINED BY THE PROPERTY OWNER (OR THE APPROPRIATE MAINTENANCE ENTITY).

WATER AND WASTEWATER NOTES:

- PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 200), OR DUCTILE IRON (AWWA C-100, MIN. CLASS 200). WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200 PSI, DR 9).
- PIPE MATERIAL FOR PRESSURE WASTEWATER MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 150), OR DUCTILE IRON (AWWA C-100, MIN. CLASS 200). PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC (ASTM D2241 OR D3034, MAX. DR-26), DUCTILE IRON (AWWA C-100, MIN. CLASS 200).
- UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, DEPTH OF COVER FOR ALL LINES OUT OF THE PAVEMENT SHALL BE 42" MIN., AND DEPTH OF COVER FOR ALL LINES UNDER PAVEMENT SHALL BE A MIN. OF 30" BELOW SUBGRADE.
- ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C-100, MIN. CLASS 200).
- ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE AND SEALED WITH DUCT TAPE OR EQUAL APPROVED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR AT 218-5555 TO COORDINATE UTILITY TIE-INS AND NOTIFY HIM AT LEAST 48 HOURS PRIOR TO CONNECTING TO EXISTING LINES.
- ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. ALL MANHOLES LOCATED OUTSIDE OF THE PAVEMENT SHALL HAVE BOLTED COVERS. TAPPING OF FIBERGLASS MANHOLES SHALL NOT BE ALLOWED.
- THE CONTRACTOR MUST OBTAIN A BULK WATER PERMIT OR PURCHASE AND INSTALL A WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER.
- LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE SCHEDULED WITH THE WATER A WASTEWATER SUPERINTENDENT, TELEPHONE 218-5555.
- THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM STERILIZATION OF ALL POTABLE WATER LINES CONSTRUCTED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING TEST GAUGES), SUPPLIES (INCLUDING CONCENTRATED CHLORINE DISINFECTING MATERIAL), AND NECESSARY LABOR REQUIRED FOR THE STERILIZATION PROCEDURE. THE STERILIZATION PROCEDURE SHALL BE MONITORED BY CITY OF LIBERTY HILL PERSONNEL. WATER SAMPLES WILL BE COLLECTED BY THE CITY OF LIBERTY HILL TO VERIFY EACH TREATED LINE HAS ATTAINED AN INITIAL CHLORINE CONCENTRATION OF 50 PPM. WHERE MEANS OF FLUSHING IS NECESSARY, THE CONTRACTOR, AT HIS EXPENSE, SHALL PROVIDE FLUSHING DEVICES AND REMOVE SAID DEVICES PRIOR TO FINAL ACCEPTANCE BY THE CITY OF LIBERTY HILL.
- SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE EASILY ACCESSIBLE FOR CITY PERSONNEL. AT THE CONTRACTOR'S REQUEST, AND IN HIS PRESENCE, SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY OF LIBERTY HILL NO LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY. THE CONTRACTOR SHALL SUPPLY A CHECK OR MONEY ORDER, PAYABLE TO THE CITY OF LIBERTY HILL, TO COVER THE FEE CHARGED FOR TESTING EACH WATER SAMPLE. CITY OF LIBERTY HILL FEE AMOUNTS MAY BE OBTAINED BY CALLING THE ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT AT 218-5555.
- THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL WATER LINES CONSTRUCTED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING PUMPS AND GAUGES), SUPPLIES AND LABOR NECESSARY TO PERFORM THE TESTS. QUALITY AND PRESSURE TESTING SHALL BE MONITORED BY CITY OF LIBERTY HILL PERSONNEL.
- THE CONTRACTOR SHALL COORDINATE TESTING WITH THE CITY OF INSPECTOR AND PROVIDE NO LESS THAN 24 HOURS NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING OR PRESSURE TESTING.
- THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVES UNLESS AUTHORIZED BY THE CITY OF LIBERTY HILL.
- ALL VALVE BOXES AND COVERS SHALL BE CAST IRON.
- ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY MARKED AS FOLLOWS:
 - WATER SERVICE: "W" ON TOP OF CURB
 - WASTEWATER SERVICE: "S" ON TOP OF CURB
 - VALVE: "V" ON FACE OF CURB

- TOOLS FOR MARKING THE CURB SHALL BE PROVIDED BY THE CONTRACTOR. OTHER APPROPRIATE MEANS OF MARKING SERVICE AND VALVE LOCATIONS SHALL BE PROVIDED IN AREAS WITHOUT CURBS. SUCH MEANS OF MARKING SHALL BE AS SPECIFIED BY THE ENGINEER AND APPROVED BY THE CITY OF LIBERTY HILL.
- CONTACT CITY OF LIBERTY HILL'S ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT AT 218-5555 FOR ASSISTANCE IN OBTAINING EXISTING WATER AND WASTEWATER LOCATIONS.
 - THE CITY OF LIBERTY HILL FIRE DEPARTMENT SHALL BE NOTIFIED 48 HOURS PRIOR TO TESTING OF ANY BUILDING SPRINKLER PIPING IN ORDER THAT THE FIRE DEPARTMENT MAY MONITOR SUCH TESTING.
 - SAND, AS DESCRIBED IN SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS BEDDING FOR WATER AND WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURER STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:

SIEVE SIZE	PERCENT RETAINED BY WEIGHT
1/2"	0%
3/8"	0-2%
#4	40-85%
#10	95-100%

- THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 A.M. AND 6 A.M.
- ALL WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS, SO TAC CHAPTER 213 AND 317, AS APPLICABLE. WHENEVER TCEQ AND CITY OF LIBERTY HILL SPECIFICATIONS CONFLICT, THE MORE STRINGENT SHALL APPLY.

TRAFFIC MARKING NOTES:

- ANY METHODS, STREET MARKING AND SIGNAGE NECESSARY FOR WARNING MOTORISTS, WARNING PEDESTRIANS OR DIVERTING TRAFFIC DURING CONSTRUCTION SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS LATEST EDITION
- ALL PAVEMENT MARKING, MARKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES AND THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITIONS.

EROSION AND SEDIMENTATION NOTES:

- EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LIBERTY HILL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
- ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY APPLIED.
- SILT FENCES, ROCK BERMS, SEDIMENTATION BASINS SIMILARLY RECOGNIZED TECHNIQUES AND MATERIALS SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADING OF DOWNSTREAM FACILITIES. SUCH INSTALLATION SHALL GE REGULARLY INSPECTED BY THE CITY OF LIBERTY HILL FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE CITY ENGINEER, THEY ARE WARRANTED.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL THE PROJECT BY THE ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE ENGINEER.
- ALL MUD, DIRT, ROCKS, DEBRIS, ETC., SPILLED, TRASH OR OTHERWISE DEPOSITED ON EXISTING PAVED STREET DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.

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Rosemead, California
91770

Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

△	FIRE COMMENTS	06.20.23
△	HEALTH COMMENTS	08.16.23
△	SITE DEVELOPMENT REV.	08.31.23
△	SITE DEVELOPMENT REV.	11.09.23

ISSUE DATE:

1	CIVIL TCEQ	04.24.23
2	SITE DEVELOPMENT SET	05.12.23
3	BUILDING PERMIT SET	06.15.23
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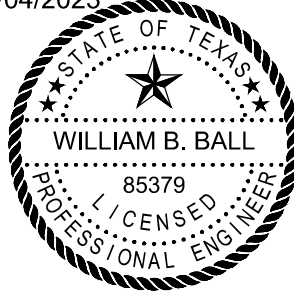
DRAWN BY: JB, CC

PANDA PROJECT #:

PANDA STORE #: S8-23-D23586

ARCH PROJECT #: 22080-003

12/04/2023



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235 LEDGE STONE DR.
AUSTIN, TX 78737
REGISTRATION NO. 10834

PANDA EXPRESS

PANDA EXPRESS
12991 W. STATE HWY. 29
LIBERTY HILL, TX 78642

C-002

GENERAL NOTES 1 OF 2

SHEET: 2 OF 19

CIVIL

PANDA 2300 HOME R4

PLOTTED: 2/27/2024 4:49:43 PM

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)
CONTRIBUTING ZONE PLAN - GENERAL CONSTRUCTION NOTES:

- A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY GROUND DISTURBANCE OR CONSTRUCTION ACTIVITIES. THIS NOTICE MUST INCLUDE:
 - THE NAME OF THE APPROVED PROJECT;
 - THE ACTIVITY START DATE; AND
 - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
- ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON-SITE.
- NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
- PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS' SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
- ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
- SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
- LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
- ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER E&S CONTROLS.
- IF PORTIONS OF THE SITE WILL HAVE A CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
- THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
 - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
 - THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
 - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
- THE HOLDER OF ANY APPROVED CZP MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
 - ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY BEST MANAGEMENT PRACTICES (BMPS) OR STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES, AND DIVERSIONARY STRUCTURES;
 - ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;
 - ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER; OR
 - ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE APPROVED CONTRIBUTING ZONE PLAN.

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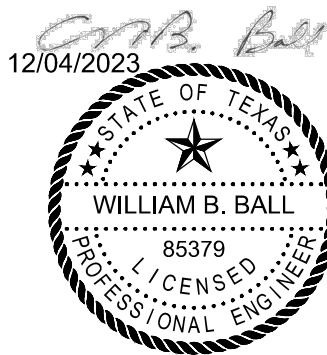
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DRAWN BY: JB, CC

PANDA PROJECT #:
PANDA STORE #: S8-23-D23586
ARCH PROJECT #: 22080-003



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GENERAL NOTES 2 OF 2

SHEET: 3 OF 19
CIVIL



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DRAWN BY: JB, CC

PANDA PROJECT #:
PANDA STORE #: S8-23-D23580
ARCH PROJECT #: 22080-003



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REGISTRATION NO. 10834

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PLAT

SHEET: 4 OF 19
CIVIL

PANDA 2300 HOME R4

REPLAT LOT 3, BLOCK 1 - HERITAGE RIDGE

REPLATING LOT 3, BLOCK 1 - HERITAGE RIDGE
RECORDED IN DOCUMENT NO. 2020143893
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
John B. Robinson Survey Abstract No. 521 act

VICINITY MAP
SCALE: 1"=2000'

SUBJECT PROPERTY (AS SURVEYED)

All that certain tract or parcel of land situated in the City of Liberty Hill, Williamson County, Texas, being all of Lot 3, Block 1 of Heritage Ridge recorded in a map or plat thereof recorded in Document Number 2020143893 of the Official Public Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found 1/2" iron rod on the south Right-of-Way line of State Highway 29, at the northeast corner of Lot 2, Block 1 of the said Heritage Ridge, for the northwest corner of this tract;

THENCE S65°08'26"E - 352.57' along the said south Right-of-Way line of State Highway 29 to a found etched "X" in concrete at the northwest corner of Lot 4, Block 1 of the said Heritage Ridge, for the northeast corner of this tract;

THENCE S25°00'51"W - 315.79' along the west line of the said Lot 4 to a found 5/8" iron rod with orange plastic cap marked "ACS" on the north line of the residue of a called 39.50 Acre tract conveyed to the Liberty Hill Independent School District in Document No. 1995048311 (Described in Volume 1797, Page 536), at the southwest corner of the said Lot 4, for the southeast corner of this tract;

THENCE along the said north line of the residue of the 39.50 Acre tract for the following courses and distances:

N65°40'07"W - 292.53' to a found 1/2" iron pipe for an interior ell corner of this tract.

N66°45'33"W - 60.17' to a found 5/8" iron rod with orange plastic cap marked "ACS" at the southeast corner of the said Lot 2, for the southwest corner of this tract;

THENCE N25°01'46"E - 320.19' along the east line of the said Lot 2 to the **POINT OF BEGINNING** containing within these metes and bounds 2.570 Acres of land.

GENERAL NOTES:

- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENTLY CORPORATE LIMITS OF THE CITY OF LIBERTY HILL, TEXAS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO PERMITTED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LIBERTY HILL PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENT(S) ON ANY LOT WITHIN THIS SUBDIVISION.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 5, SUBDIVISIONS & PUBLIC IMPROVEMENTS, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- NO PORTION OF THIS TRACT LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL 484910245F FOR WILLIAMSON COUNTY, TEXAS, EFFECTIVE DECEMBER 20, 2019.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON

OWNERS:

LIBERTY HILL 29, LLC
8001 QUAKER AVE., SUITE K
LUBBOCK, TX 79424

ACREAGE:

2.570 ACRES

SURVEYOR:

TRIAD SURVEYING, INC. (F-100007900)
P.O. BOX 1489
ROCKDALE, TX 76567
(512) 446-3457

ENGINEER:

SANDLIN SERVICES, LLC
8500 N MOPAC, STE 804
AUSTIN, TX 78759
TBPELS FIRM REGISTRATION #21356

LINEAR FEET OF NEW STREETS:

NONE

BENCHMARK INFORMATION:

TBM - "X" FOUND ETCHED IN A CONCRETE SLAB ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 29, AT THE NORTHWEST CORNER OF THE SHOWN LOT 4, AT THE NORTHEAST CORNER OF THE SHOWN LOT 3 HAVING AN ELEVATION OF: 1020.22'

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS

WE, WADE ROWDEN AND BRAD ANDREWS, MANAGERS OF LIBERTY HILL 29, LLC, OWNERS OF LOT 3, BLOCK 1 OF HERITAGE RIDGE CONVEYED FROM HERITAGE RIDGE INVESTMENTS, LLC TO LIBERTY HILL 29, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2022008495 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS "REPLAT LOT 3, BLOCK 1 - HERITAGE RIDGE".

Waide Rowden
WAIDE ROWDEN
Brad Andrews
BRAD ANDREWS

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 22nd DAY OF September, 2022, PERSONALLY APPEARED WAIDE ROWDEN, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Brandi Spiller
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME
Brandi Spiller
08-20-2025
DATE NOTARY COMMISSION EXPIRES
STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 20th DAY OF September, 2022, PERSONALLY APPEARED BRAND ANDREWS, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Brandi Spiller
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME
Brandi Spiller
08-20-2025
DATE NOTARY COMMISSION EXPIRES

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS

I, FIRSTCAPITAL BANK OF TEXAS, N.A., AS THE LIEN HOLDER OF LOT 3, BLOCK 1 OF HERITAGE RIDGE CONVEYED FROM HERITAGE RIDGE INVESTMENTS, LLC TO LIBERTY HILL 29, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2022008495 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS "REPLAT LOT 3, BLOCK 1 - HERITAGE RIDGE".

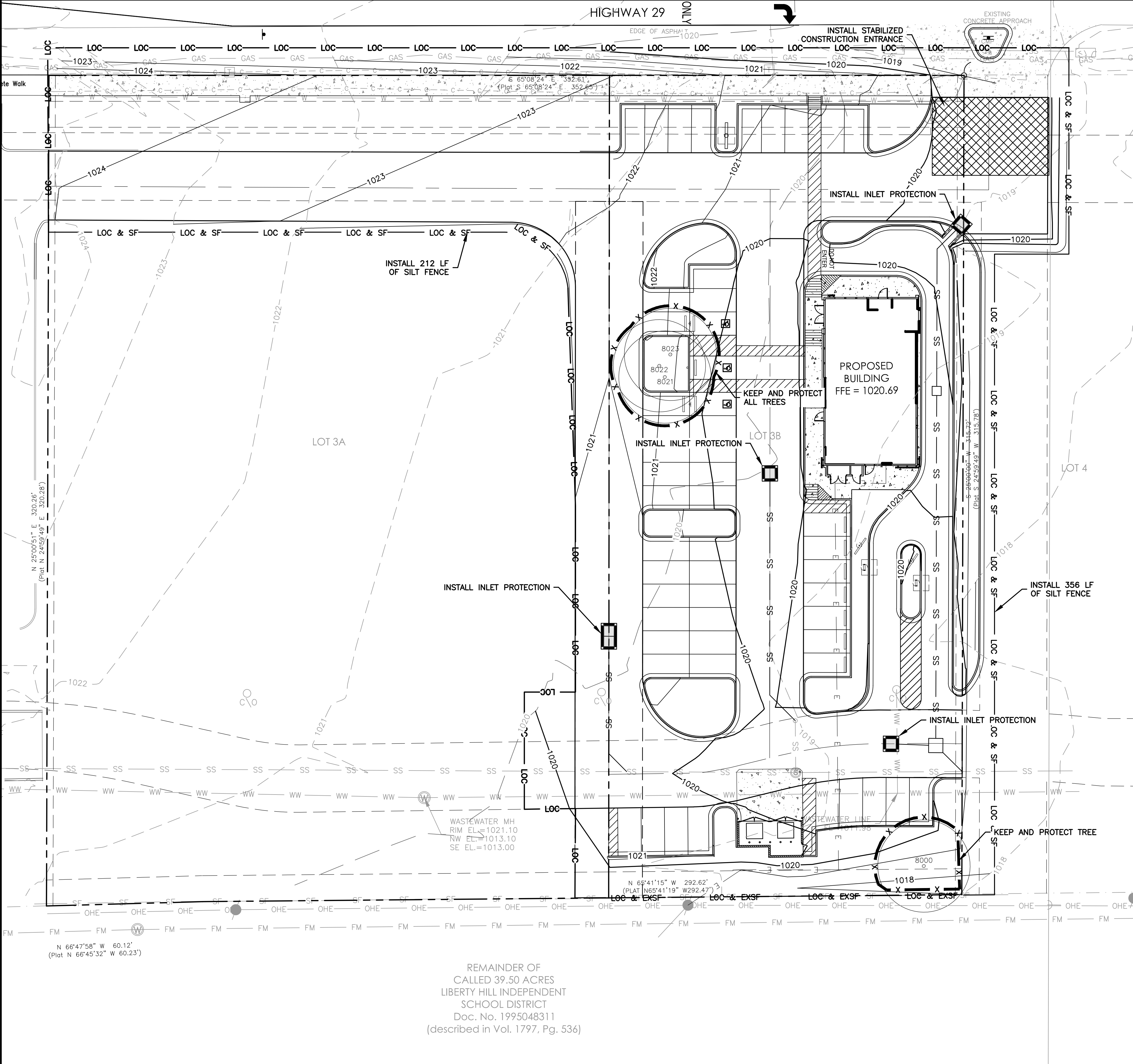
Trey Saladana
BY: Trey Saladana
FIRSTCAPITAL BANK OF TEXAS, N.A.
STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS 22nd DAY OF September, 2022, PERSONALLY APPEARED Trey Saladana, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Brandi Spiller
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME
Brandi Spiller
08-20-2025
DATE NOTARY COMMISSION EXPIRES

STATE OF TEXAS §
COUNTY OF MILAM §
KNOW ALL MEN BY THESE PRESENTS

I, BRADLEY LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE GROUNDS SURROUNDING THE PROPERTY BOUNDARY



- NOTES:**
1. LIMITS OF CONSTRUCTION: 1.82 AC
 2. EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ROUND ROCK EROSION AND SEDIMENTATION CONTROL ORDINANCE.
 3. ALL STAGING AND STORAGE SHALL OCCUR WITHIN THE BOUNDARIES OF THE PROPERTY AND LIMITS OF CONSTRUCTION.
 4. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.
 5. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING, OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
 6. TEMPORARY STAGING AND STORAGE AREA/TEMPORARY SPOILS AREA IS TO BE USED DURING NORMAL WORK HOURS (7 AM TO 6 PM). ONCE CONSTRUCTION IS COMPLETE, CONTRACTOR SHALL REMOVE ALL SILT AND DEBRIS FROM AREA AND RESTORE TO ORIGINAL CONDITION OR BETTER.
 7. ALL SLOPES SHALL BE SODDED OR NEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.
 8. SILT FENCES, ROCK BERMS, SEDIMENTATION BASINS, AND SIMILARLY RECOGNIZED TECHNIQUES AND MATERIALS SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADING OF DOWNSTREAM FACILITIES SUCH INSTALLATION SHALL BE REGULARLY INSPECT BY THE CITY OF LIBERTY HILL FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF IN THE OPINION OF THE CITY ENGINEER, THEY ARE WARRANTED.
 9. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVED EACH STRUCTURE AS APPROVED BY THE ENGINEER.
 10. ALL MUD, DIRT, ROCKS, DEBRIS, ETC. SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS, DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.
 11. ALL DISTURBED AREAS SHALL BE REVEGETATED. ALL WORK HOURS SHALL BE IN ACCORDANCE WITH CITY OF LIBERTY HILL CODE OF ORDINANCES, SEC. 3.05.003.
 12. INSTALL EROSION CONTROLS, PER PLAN. WITH THE APPROVAL OF THE ENVIRONMENTAL INSPECTOR, ADJUST AS NEEDED DURING CONSTRUCTION.
 13. CONTRACTOR SHALL REMOVE ALL SILT AND DEBRIS FROM ALL EXISTING OR NEWLY PAVED SURFACES AT THE END OF CONSTRUCTION.
 14. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF LIBERTY HILL RULES AND REGULATIONS.
 15. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. [ECM 1.4.4.D.4]
 16. ALL INLETS SHALL HAVE INLET PROTECTION IN PLACE UNTIL THE COMPLETION OF GRADING AND REVEGETATION.
 17. IN AREAS WHERE SILT FENCE IS TO BE INSTALLED CROSSING CONTOURS, J-HOOKS SHALL BE ADDED TO THE SILT FENCE EVERY 100 FEET.
 18. STABILIZATION OF ALL SLOPES 3:1 OR GREATER, SUITABLE MATTING (TYPE I) WILL BE UTILIZED IN CONJUNCTION WITH REVEGETATIVE EFFORTS ONSITE. CHANNEL STABILIZATION WILL USE TYPE II.
 19. TREES WITHIN THE LOC SHALL BE PROTECTED PER THIS PLAN.
 20. SEE SEPARATE LANDSCAPE PLAN BY OTHERS FOR IRRIGATION AND PLANTINGS ONSITE. CONTRACTOR TO COORDINATE WITH OWNER AND ARCHITECT.

LEGEND	
— 1175 —	PROPOSED MAJOR CONTOURS
— 1174 —	PROPOSED MINOR CONTOURS
— 1180 —	EXISTING MAJOR CONTOURS
— 1181 —	EXISTING MINOR CONTOURS
— SS —	EXISTING EASEMENT
— SS —	PROPOSED STORM SEWER
— LOC —	LIMITS OF CONSTRUCTION
— LOC & SF —	LIMITS OF CONSTRUCTION & SILT FENCE
— LOC & EXSF —	LIMITS OF CONSTRUCTION & EXIST. SILT FENCE
— SF —	EXISTING SILT FENCE
— X —	TREE PROTECTION
— GAS —	EXISTING GAS LINE
— OHE —	EXISTING OVERHEAD ELECTRIC
— FM —	EXISTING FORCE MAIN
— SS —	EXISTING STORM SEWER
— WW —	EXISTING WASTEWATER LINE
— W —	EXISTING WATER LINE
— C —	EXISTING UNDERGROUND COMMUNICATIONS
— S —	EXISTING STORM SEWER MANHOLE
— W —	EXISTING WASTEWATER MANHOLE
— T —	EXISTING TELEPHONE POLE
— U —	EXISTING UTILITY POLE
— C —	EXISTING CLEANOUT
— X —	STABILIZED CONSTRUCTION ENTRANCE
— O —	EXISTING TREES (TO REMAIN)

TREE LIST

TREE NO.	TREE TYPE	DBH INCHES	1/2 DBH INCHES
8000	LIVE OAK	9	4.5
8021	LIVE OAK	11	5.5
8022	LIVE OAK	10	5
8023	LIVE OAK	8	4

REMAINDER OF
CALLED 39.50 ACRES
LIBERTY HILL INDEPENDENT
SCHOOL DISTRICT
Doc. No. 1995048311
(described in Vol. 1797, Pg. 536)



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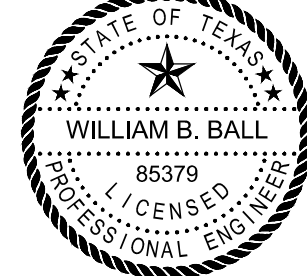
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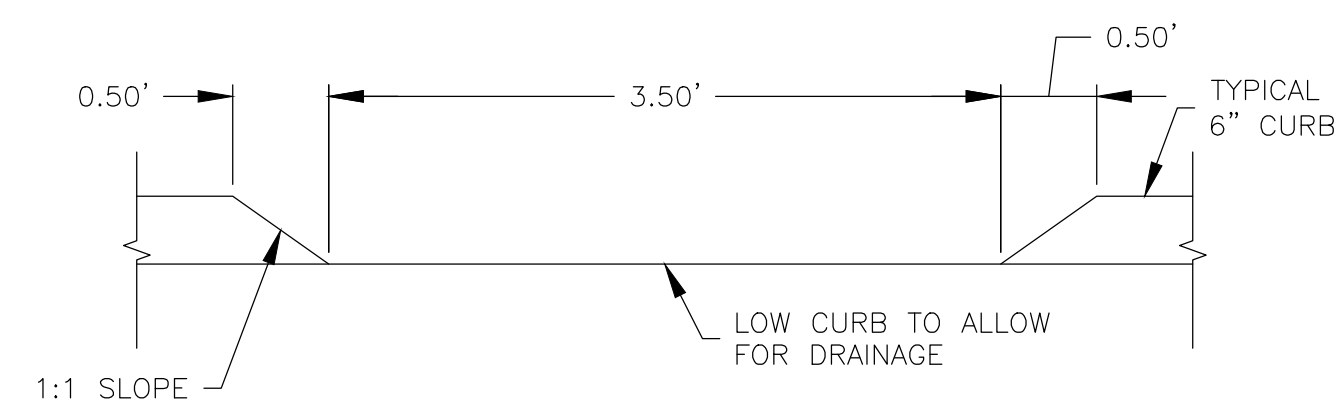
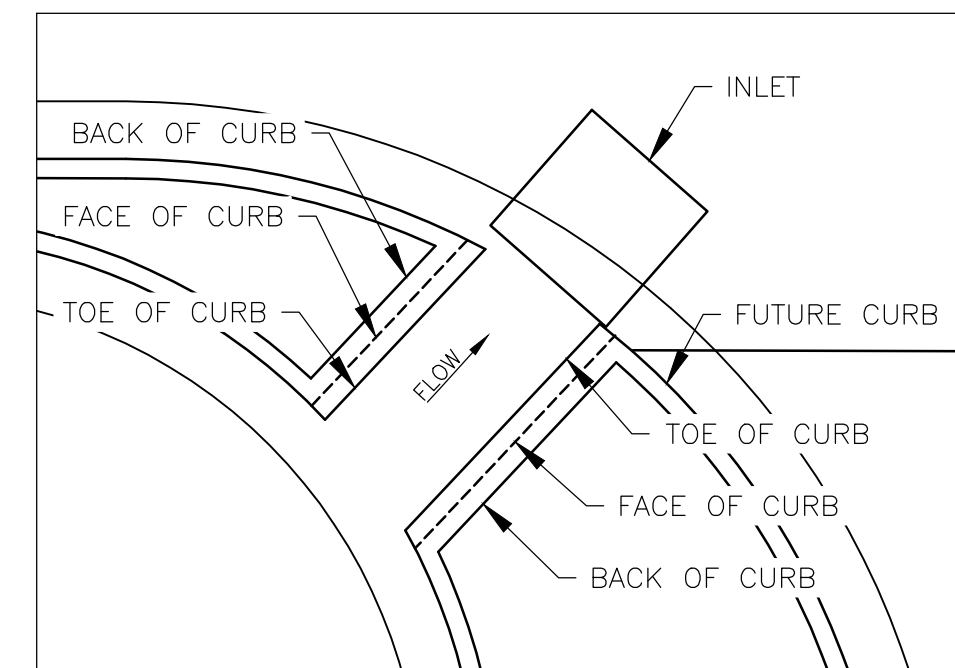
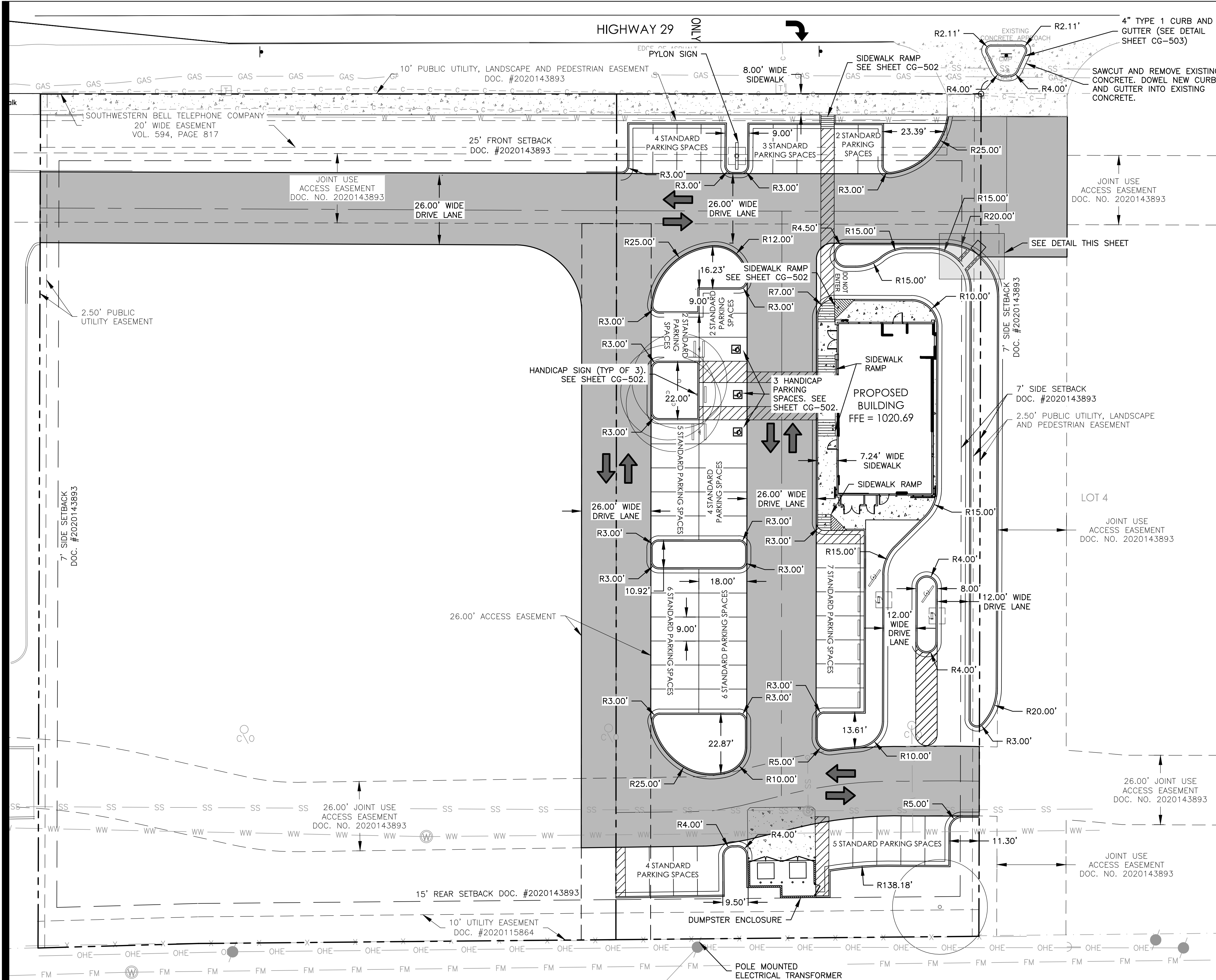


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C-101
EROSION & SEDIMENTATION
CONTROL PLAN
SHEET: 5 OF 19
CIVIL



LEGEND

---	PROPERTY BOUNDARY
---	EASEMENTS
---	STREET CENTERLINE
---	PROPOSED SIDEWALK
---	PROPOSED DRIVEWAY
---	EXISTING GAS LINE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING FORCE MAIN
---	EXISTING STORM SEWER
---	EXISTING WASTEWATER LINE
---	EXISTING WATER LINE
---	EXISTING UNDERGROUND COMMUNICATIONS
---	EXISTING STORM SEWER MANHOLE
---	EXISTING WASTEWATER MANHOLE
---	EXISTING TELEPHONE POLE
---	EXISTING UTILITY POLE
---	EXISTING CLEANOUT
---	EXISTING TREES



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4	SITE DEVELOPMENT REV.	11.09.23

ISSUE DATE:

1	CIVIL TCEQ	04.24.23
2	SITE DEVELOPMENT SET	05.12.23
3	BUILDING PERMIT SET	06.15.23
4	BID SET	09.15.23
5	BID SET	12.05.23
6	BID SET	02.27.24

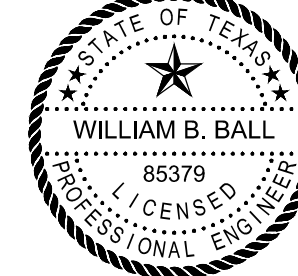
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PANDA PROJECT #:

PANDA STORE #: S8-23-D23586

ARCH PROJECT #: 22080-003

12/04/2023



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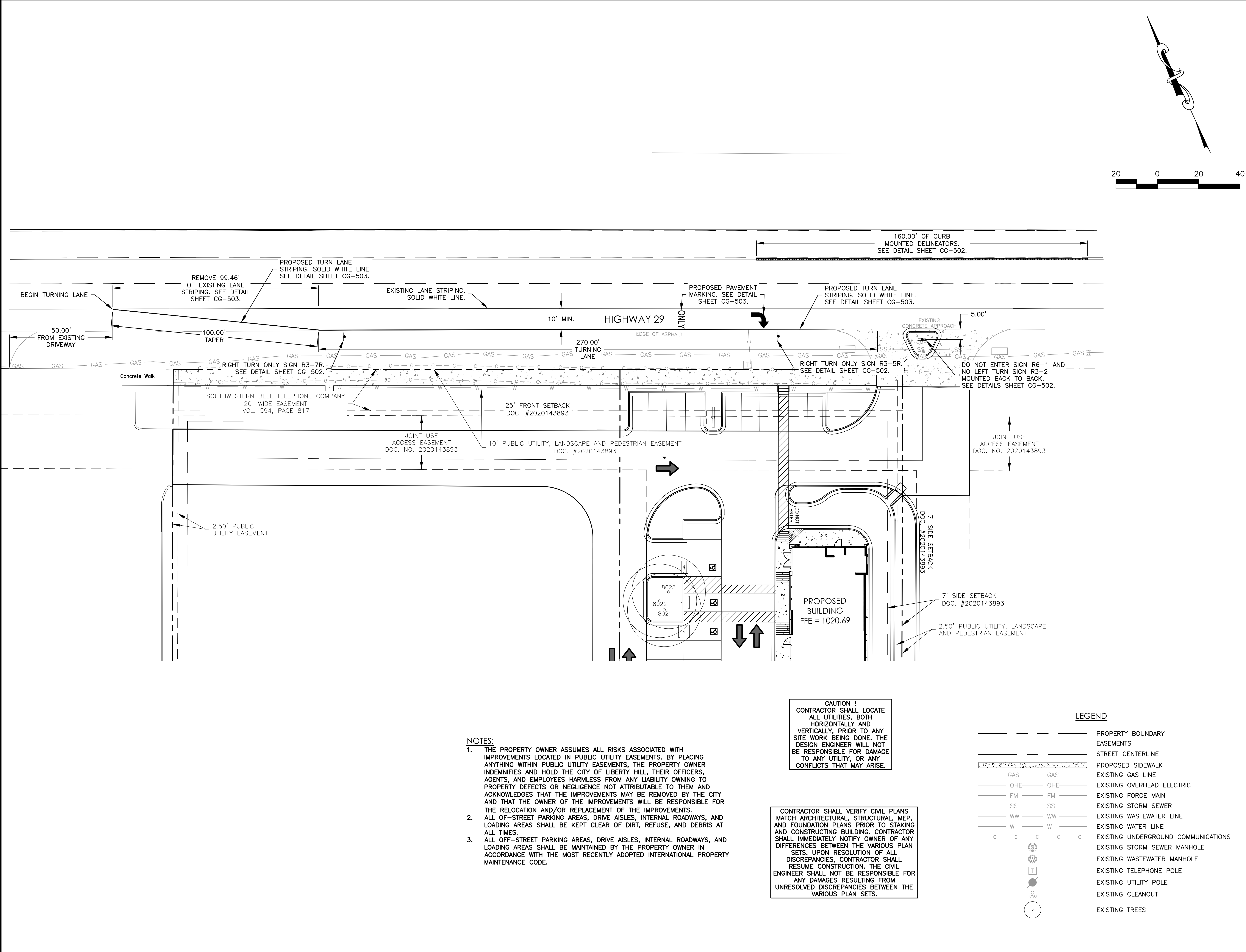
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C-102

SITE AND DIMENSION
CONTROL PLAN

SHEET: 6 OF 19
CIVIL

PANDA 2300 HOME R4



- NOTES:**
1. THE PROPERTY OWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN PUBLIC UTILITY EASEMENTS. BY PLACING ANYTHING WITHIN PUBLIC UTILITY EASEMENTS, THE PROPERTY OWNER INDEMNIFIES AND HOLD THE CITY OF LIBERTY HILL, THEIR OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWNING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
 2. ALL OF-STREET PARKING AREAS, DRIVE AISLES, INTERNAL ROADWAYS, AND LOADING AREAS SHALL BE KEPT CLEAR OF DIRT, REFUSE, AND DEBRIS AT ALL TIMES.
 3. ALL OFF-STREET PARKING AREAS, DRIVE AISLES, INTERNAL ROADWAYS, AND LOADING AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH THE MOST RECENTLY ADOPTED INTERNATIONAL PROPERTY MAINTENANCE CODE.

CAUTION !
CONTRACTOR SHALL LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO ANY SITE WORK BEING DONE. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGE TO ANY UTILITY, OR ANY CONFLICTS THAT MAY ARISE.

CONTRACTOR SHALL VERIFY CIVIL PLANS MATCH ARCHITECTURAL, STRUCTURAL, MEP, AND FOUNDATION PLANS PRIOR TO STAKING AND CONSTRUCTING BUILDING. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER OF ANY DIFFERENCES BETWEEN THE VARIOUS PLAN SETS. UPON RESOLUTION OF ALL DISCREPANCIES, CONTRACTOR SHALL RESUME CONSTRUCTION. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES RESULTING FROM UNRESOLVED DISCREPANCIES BETWEEN THE VARIOUS PLAN SETS.

LEGEND

---	---	---	PROPERTY BOUNDARY
---	---	---	EASEMENTS
---	---	---	STREET CENTERLINE
---	---	---	PROPOSED SIDEWALK
---	---	---	EXISTING GAS LINE
---	---	---	EXISTING OVERHEAD ELECTRIC
---	---	---	EXISTING FORCE MAIN
---	---	---	EXISTING STORM SEWER
---	---	---	EXISTING WASTEWATER LINE
---	---	---	EXISTING WATER LINE
---	---	---	EXISTING UNDERGROUND COMMUNICATIONS
---	---	---	EXISTING STORM SEWER MANHOLE
---	---	---	EXISTING WASTEWATER MANHOLE
---	---	---	EXISTING TELEPHONE POLE
---	---	---	EXISTING UTILITY POLE
---	---	---	EXISTING CLEANOUT
---	---	---	EXISTING TREES



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Rosemead, California
91770
Telephone: 626.799.9898
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REVISIONS:

1	FIRE COMMENTS	06.20.23
2	HEALTH COMMENTS	08.16.23
3	SITE DEVELOPMENT REV.	08.31.23
4	SITE DEVELOPMENT REV.	11.09.23

ISSUE DATE:

1	CIVIL TCEQ	04.24.23
2	SITE DEVELOPMENT SET	05.12.23
3	BUILDING PERMIT SET	06.15.23
4	BID SET	09.15.23
5	BID SET	12.05.23
6	BID SET	02.27.24

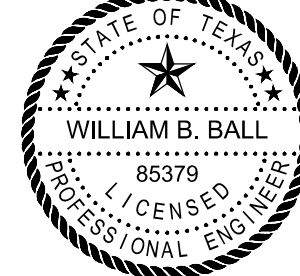
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PANDA PROJECT #:

PANDA STORE #: S8-23-D23586

ARCH PROJECT #: 22080-003

12/04/2023



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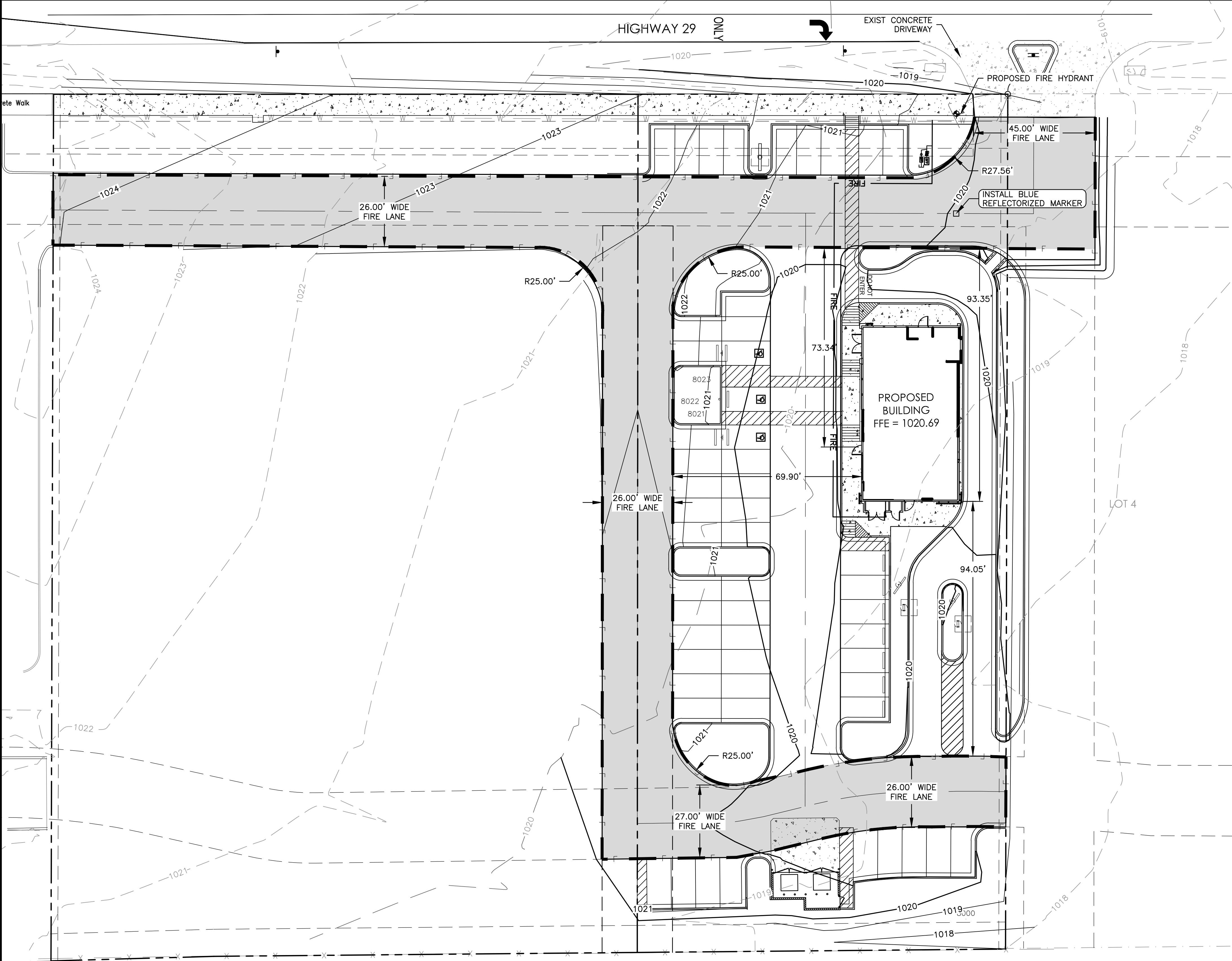
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C-103

TURNING LANE PLAN

SHEET: 7 OF 19
CIVIL

PANDA 2300 HOME R4



FIRE NOTES:

1. SEE DETAIL SHEET CG-503 FOR FIRE LANE STRIPING.

CAUTION !
CONTRACTOR SHALL LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO ANY SITE WORK BEING DONE. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGE TO ANY UTILITY, OR ANY CONFLICTS THAT MAY ARISE.

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LEGEND

- PROPERTY BOUNDARY
- EASEMENTS
- STREET CENTERLINE
- PROPOSED FIRELANE
- PROPOSED SIDEWALK
- EXISTING WATER LINE
- PROPOSED FIRE HYDRANT



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REVISIONS:

△	FIRE COMMENTS	06.20.23
△	HEALTH COMMENTS	08.16.23
△	SITE DEVELOPMENT REV.	08.31.23
△	SITE DEVELOPMENT REV.	11.09.23

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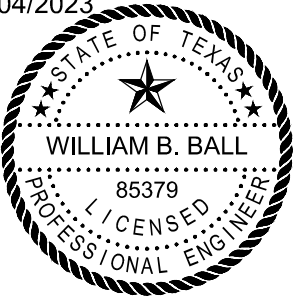
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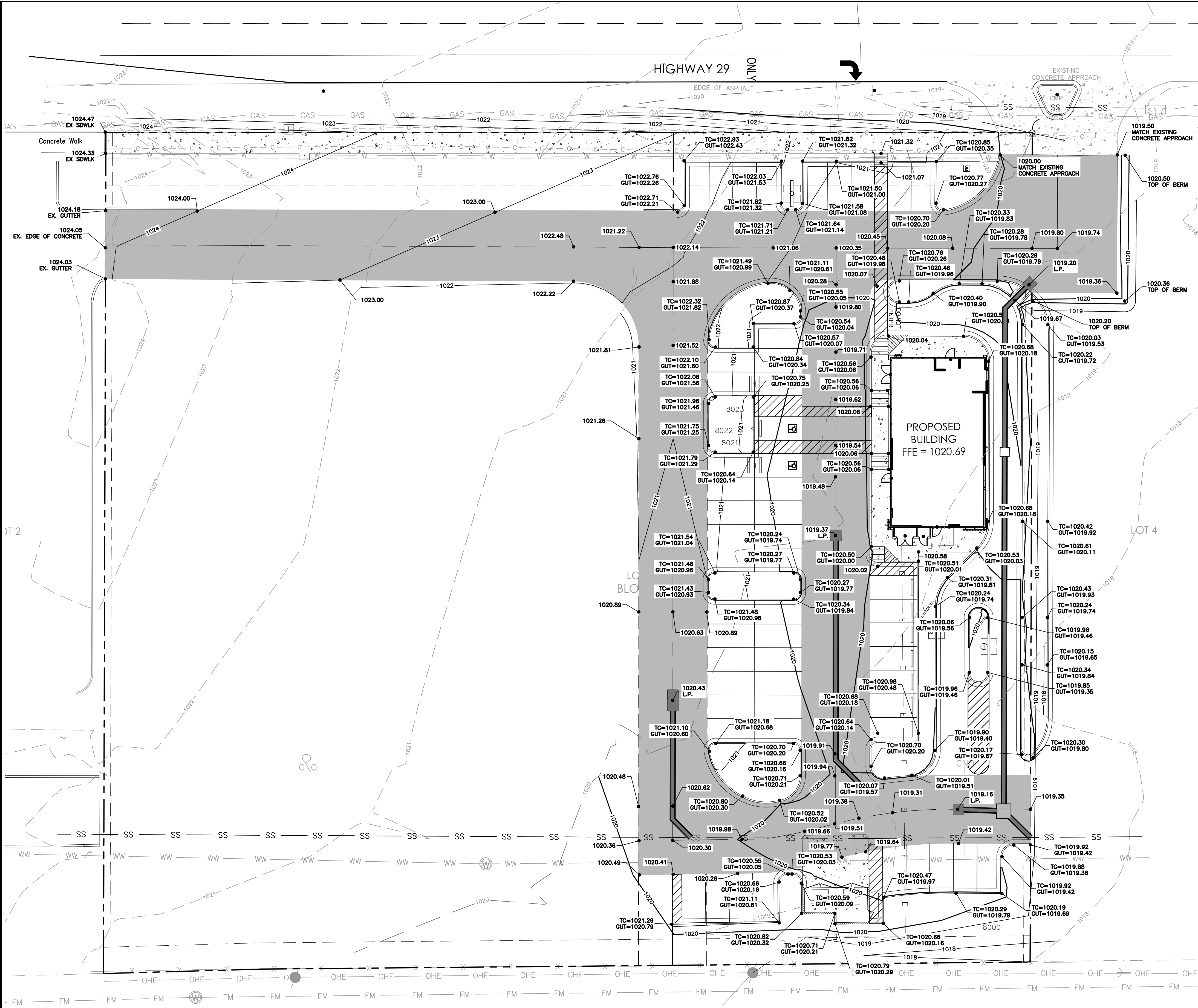
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C-104

FIRE PROTECTION PLAN

SHEET: 8 OF 19
CIVIL

PANDA 2300 HOME R4

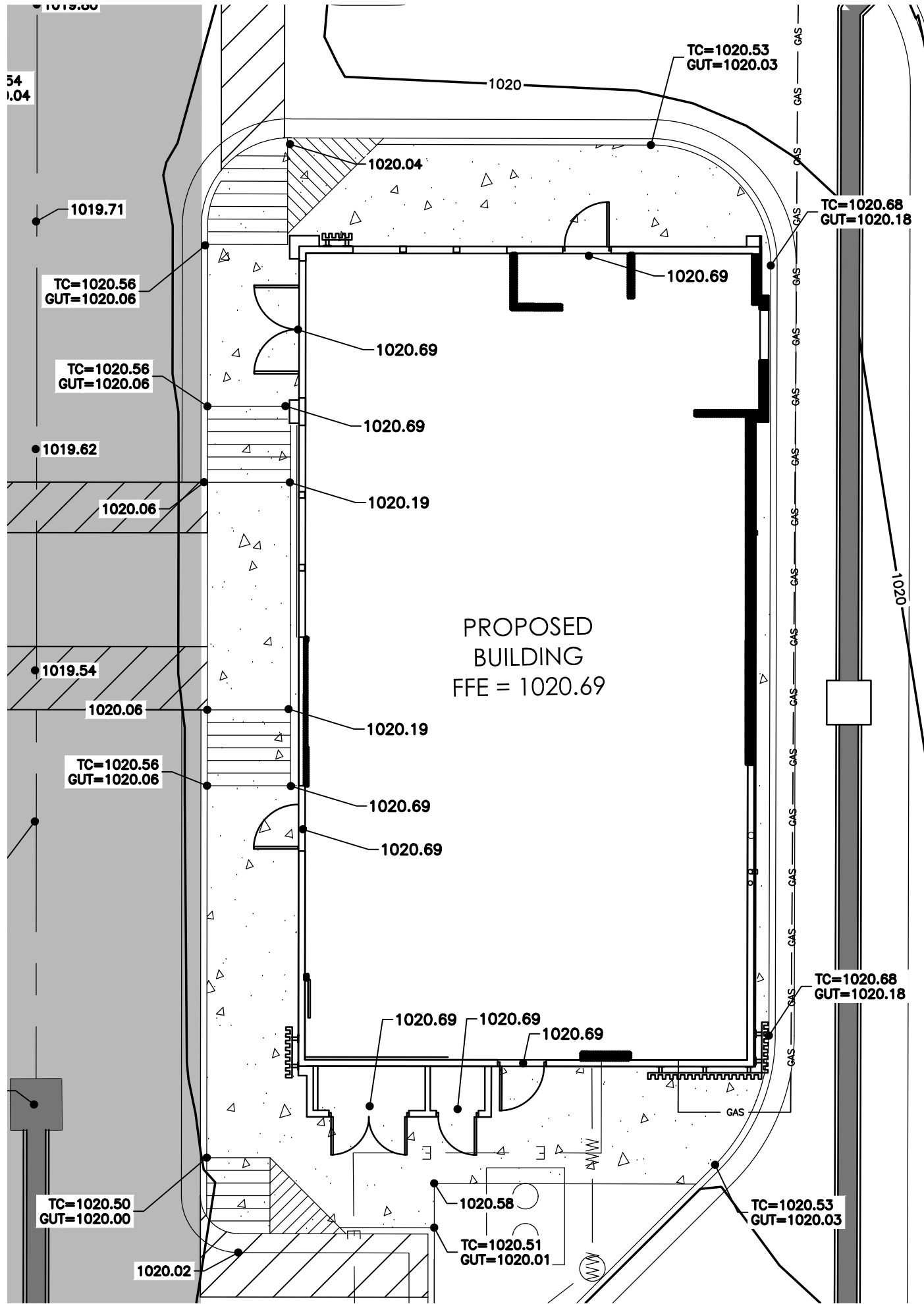
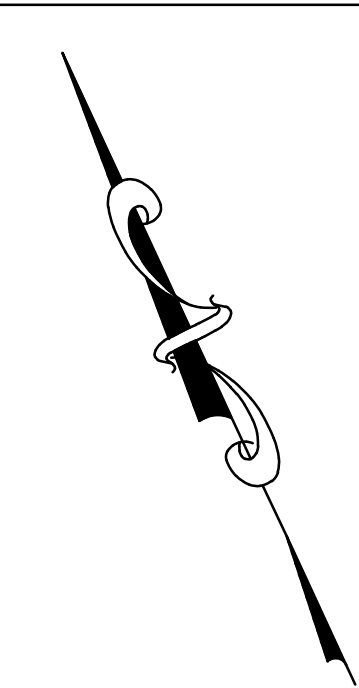


GRADING NOTES:

- CIVIL PLANS ARE NOT TO BE USED TO ESTABLISH BUILDING CUT LINES. SEE FOUNDATION PLANS FOR BUILDING CUT LINES.
- SEE DETAIL SHEETS FOR SIDEWALK CROSS SLOPES.

CAUTION !
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LEGEND

- PROPERTY BOUNDARY
- STREET CENTERLINE
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED STORM SEWER
- ACCESSIBLE ROUTE
- EXISTING TREES (TO REMAIN)
- SPOT ELEVATION LABEL/
TC=TOP OF CURB/
GUT=GUTTER
- GRATE INLET



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

1	FIRE COMMENTS	06.20.23
2	HEALTH COMMENTS	08.16.23
3	SITE DEVELOPMENT REV.	08.31.23
4	SITE DEVELOPMENT REV.	11.09.23

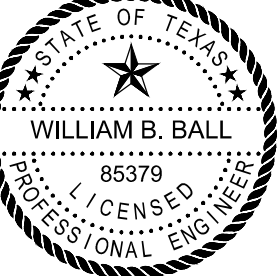
ISSUE DATE:

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C-105

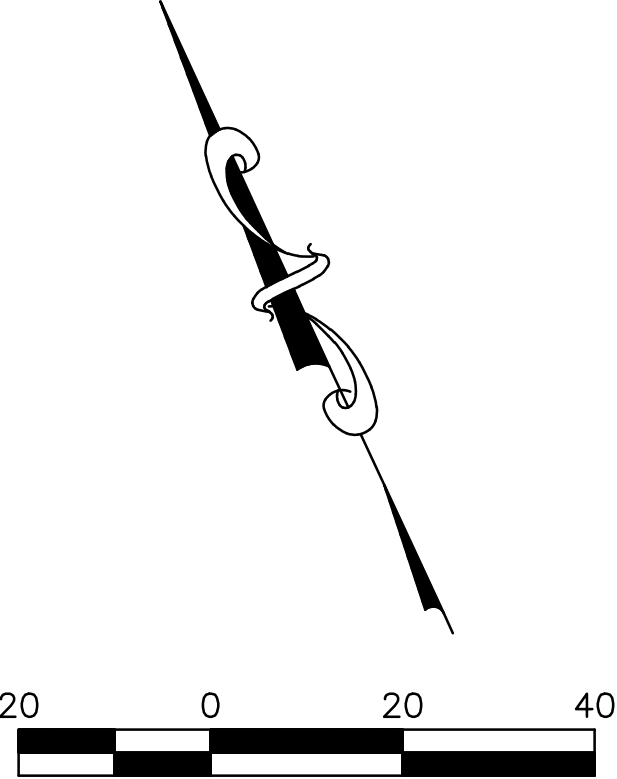
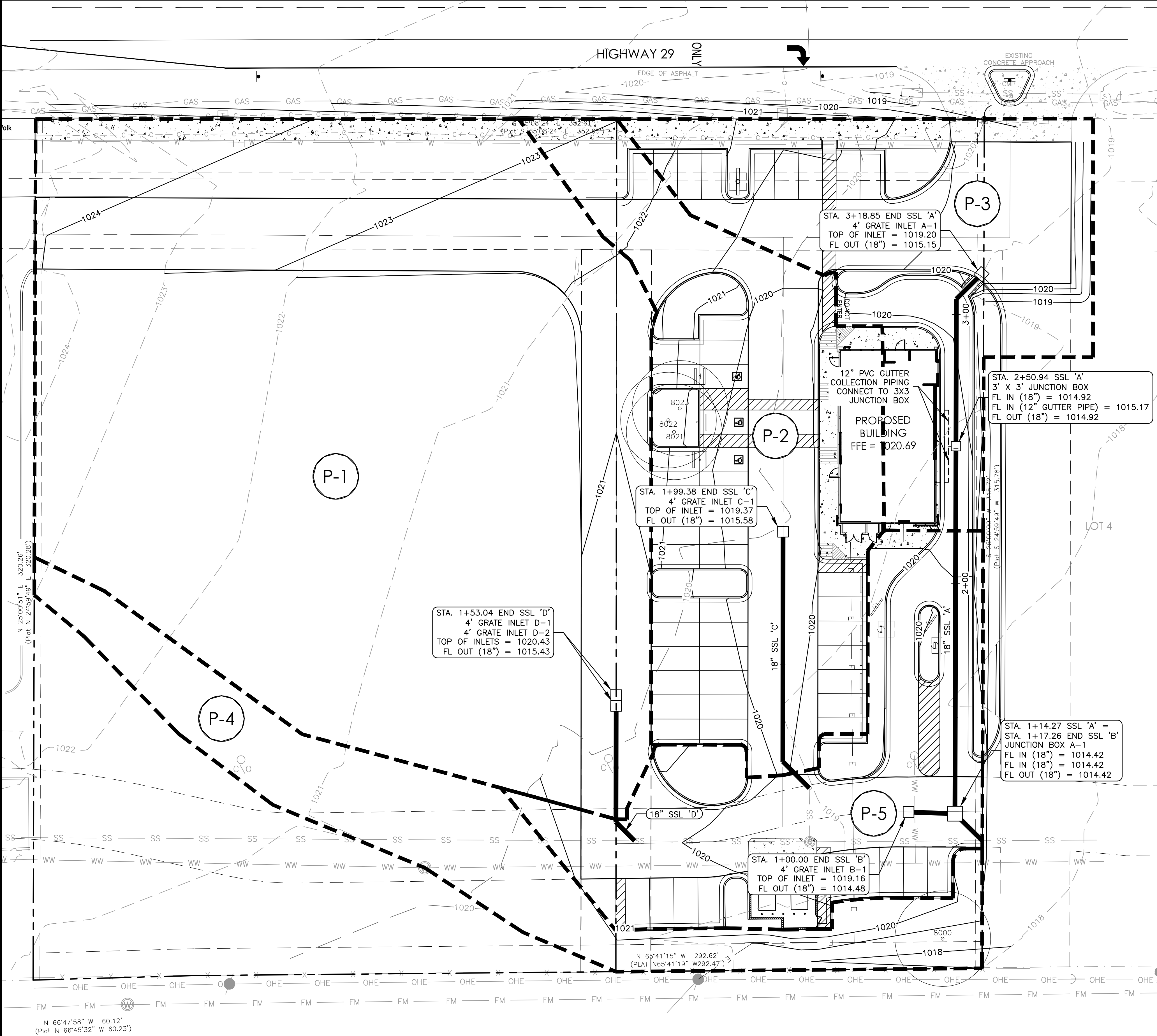
GRADING PLAN

SHEET: 9 OF 19
CIVIL

PANDA 2300 HOME R4

PLOTTED: 2/27/2024 4:51:11 PM

P:\PR60799\Cadd\Sheets\C-106 DRAINAGE PLAN.dwg 1/15/2024 10:33:00 AM Casey Clark



LEGEND	
	PROPERTY BOUNDARY
	PROPOSED CONTOURS
	DRAINAGE ARROW
	EXISTING 100 YEAR FLOODPLAIN
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	DRAINAGE AREA
	DRAINAGE AREA LABEL
	PROPOSED STORMSEWER LINE
	GRATE INLET



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REVISIONS:

	FIRE COMMENTS	06.20.23
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	SITE DEVELOPMENT REV.	08.31.23
	SITE DEVELOPMENT REV.	11.09.23

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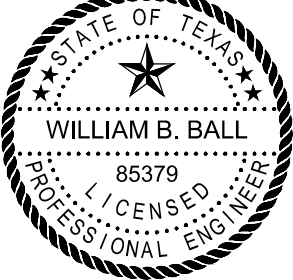
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PANDA PROJECT #:

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ARCH PROJECT #: 22080-003

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C-106

DRAINAGE PLAN

SHEET: 10 OF 19
 CIVIL

PANDA 2300 HOME R4

C VALUES

Runoff Coefficients

City of Round Rock Table 2-1

	2 Yr	10 Yr	25 Yr	100 Yr
Asphalt	0.73	0.81	0.86	0.95
Roof / Conc	0.75	0.83	0.88	0.97
Range (0 - 2%)	0.25	0.3	0.34	0.41
Range (2 - 7%)	0.33	0.38	0.42	0.49
Range > 7%	0.37	0.42	0.46	0.53
Grass (0 - 2%)	0.21	0.25	0.29	0.36
Grass (2 - 7%)	0.29	0.35	0.39	0.46
Grass > 7%	0.34	0.40	0.44	0.51

Liberty Hill Panda Express
C Values - Proposed Conditions

				ASPHALT		ROOF/CONCRETE		Range >7%		Range (2-7%)		Range (0-2)%		Grass >7%		Grass (2-7%)		Grass (0-2)%		COMPOSITE "C"			
Condition	Basin	Area (sf)	Area (ac)	Area (sf)	Area (%)	Area (sf)	Area (%)	Area (sf)	Area (%)	Area (sf)	Area (%)	Area (sf)	Area (%)	Area (sf)	Area (%)	Area (sf)	Area (%)	Area (sf)	Area (%)	2 Yr	10 Yr	25 Yr	100 Yr
Mixed	P-1	49,407	1.134	0	0.0%	12,381	25.1%	0	0.0%	0	0.0%	37,026	74.9%	0	0.0%	0	0.0%	0	0.0%	0.38	0.43	0.48	0.55
Mixed	P-2	17,045	0.391	0	0.0%	15,233	89.4%	0	0.0%	0	0.0%	588	3.4%	0	0.0%	0	0.0%	1,224	7.2%	0.69	0.77	0.82	0.91
Developed	P-3	13,741	0.315	0	0.0%	10,828	78.8%	0	0.0%	0	0.0%	1,926	14.0%	0	0.0%	0	0.0%	987	7.2%	0.64	0.71	0.76	0.85
Developed	P-4	9,873	0.227	0	0.0%	0	0.0%	0	0.0%	0	0.0%	6,705	67.9%	0	0.0%	0	0.0%	3,168	32.1%	0.24	0.28	0.32	0.39
Mixed	P-5	12,309	0.283	0	0.0%	9,251	75.2%	0	0.0%	0	0.0%	434	3.5%	0	0.0%	0	0.0%	2,624	21.3%	0.62	0.69	0.74	0.82

Liberty Hill Panda Express
Peak Flow Rate Calculations - Proposed Conditions

				Sheet Flow Paved				Sheet Flow Unpaved				Shallow Conc. Flow			Channel Flow			TOC	2-year			10-year			25-year			100-year		
Condition	Basin	Area (sf)	Area (Ac)	L (ft)	n	S (%)	Tc (min)	L (ft)	n	S (%)	Tc (min)	L (ft)	S (%)	Tc (min)	L ft	V fps	Tt min	TC (min)	C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)	C	I (in/hr)	Q (cfs)
Mixed	P-1	49,407	1.13	84.5	0.015	3.7%	1.0	15.5	0.13	3.2%	1.6	304.6	0.7%	3.8	0	6	0.0	6.4	0.38	5.52	2.35	0.43	8.22	4.04	0.48	10.00	5.39	0.55	12.99	8.11
Mixed	P-2	17,045	0.39	61.9	0.015	3.4%	0.8	38.2	0.13	2.0%	3.9	104.4	1.1%	1.0	0	6	0.0	5.8	0.69	5.29	1.44	0.77	7.88	2.37	0.82	9.60	3.08	0.91	12.49	4.43
Developed	P-3	13,741	0.32	100.0	0.015	2.1%	1.5	0.0	0.24	1.0%	0.0	52.6	1.7%	0.4	0	6	0.0	5.0	0.64	6.12	1.24	0.71	9.08	2.05	0.76	11.10	2.67	0.85	14.30	3.82
Developed	P-4	9,873	0.23	0.0	0.015	1.0%	0.0	100.0	0.13	1.5%	9.5	299.2	1.6%	2.5	0	6	0.0	11.9	0.24	3.74	0.20	0.28	5.53	0.36	0.32	6.69	0.49	0.39	8.61	0.77
Mixed	P-5	12,309	0.28	100.0	0.015	2.2%	1.4	0.0	0.13	1.0%	0.0	4.3	0.9%	0.0	0	6	0.0	5.0	0.62	5.76	1.00	0.69	9.08	1.76	0.74	11.10	2.31	0.82	14.30	3.31

Liberty Hill Panda Express Grate Inlet Calculations

Inlet Number	Type	City of Austin DCM Weir Q = Cw x P x d ^{1.5}		City of Austin DCM Orifice Q = Co x Ag (2gd) ^{0.5}		City of Round Rock DCM Grate Inlets Q = 4.82 x A x h ^{0.5}	
A-1	In Sag	Cw =	3.00	Co =	0.67	A =	2.24 sf
		P =	7.20 sf	Ag =	2.01 sf	h =	0.50 ft
		d =	0.50 ft	g =	32.16 ft/s ²	Q =	7.64 cfs
		Q =	7.64 cfs	d =	0.50 ft	Qclog =	3.82 cfs
		Qclog =	3.82 cfs	Q =	7.64 cfs		
				Qclog =	3.82 cfs		
Open Area Ratio		0.4501913		0.13		0.140101	
B-1	In Sag	Cw =	3.00	Co =	0.67	A =	1.94 sf
		P =	6.24 sf	Ag =	1.74 sf	h =	0.50 ft
		d =	0.50 ft	g =	32.16 ft/s ²	Q =	6.62 cfs
		Q =	6.62 cfs	d =	0.50 ft	Qclog =	3.31 cfs
		Qclog =	3.31 cfs	Q =	6.62 cfs		
				Qclog =	3.31 cfs		
Open Area Ratio		0.3900872		0.11		0.121396	
C-1	In Sag	Cw =	3.00	Co =	0.67	A =	2.60 sf
		P =	8.35 sf	Ag =	2.33 sf	h =	0.50 ft
		d =	0.50 ft	g =	32.16 ft/s ²	Q =	8.86 cfs
		Q =	8.86 cfs	d =	0.50 ft	Qclog =	4.43 cfs
		Qclog =	4.43 cfs	Q =	8.86 cfs		
				Qclog =	4.43 cfs		
Open Area Ratio		0.5220805		0.145741		0.162473	
D-1	In Sag	Cw =	3.00	Co =	0.67	A =	4.76 sf
D-2	In Sag	P =	15.29 sf	Ag =	4.27 sf	h =	0.50 ft
		d =	0.50 ft	g =	32.16 ft/s ²	Q =	16.22 cfs
		Q =	16.22 cfs	d =	0.50 ft	Qclog =	8.11 cfs
		Qclog =	8.11 cfs	Q =	16.22 cfs		
				Qclog =	8.11 cfs		
Open Area Ratio		0.4778863		0.133404		0.14872	

Clogging Factor is 50% for all Qclog

Open area is minimum necessary to accommodate the 100-year flow

Liberty Hill Panda Express
Storm Sewer Pipe Calculations

Nodes		Pipe Design				Pipe Capacity					Actual 25-yr						Actual 100-yr						100 Yr OK
						Q	Depth	Wetted Perimeter	Area	Velocity	Q	Depth	Wetted Perimeter	Area	Velocity	Calc Q	Q	Depth	Wetted Perimeter	Area	Velocity	Calc Q	
From	To	Dia. in	n	Length ft	Slope ft/ft	cfs	ft	ft	sf	fps	cfs	ft	ft	sf	fps	cfs	cfs	ft	ft	sf	fps	cfs	
SSL A																							
Inlet A-1	A-B Junction	18	0.012	191.21	0.27%	5.96	1.50	4.712	1.767	3.4	2.7	0.71	2.271	0.819	3.3	2.7	3.8	0.71	2.285	0.830	3.3	2.7	OK
A-B Junction	Existing SSL	18	0.012	14.28	0.40%	7.20	1.50	4.712	1.767	4.1	5.0	0.71	2.271	0.819	4.0	3.3	7.1	0.71	2.285	0.830	4.0	3.3	OK
SSL B																							
Inlet B-1	A-B Junction	18	0.012	17.26	0.43%	7.44	1.50	4.712	1.767	4.2	2.3	0.71	2.271	0.819	4.1	3.4	3.3	0.71	2.285	0.830	4.1	3.4	OK
SSL C																							
Inlet C-1	Existing SSL	18	0.012	99.38	0.38%	7.03	1.50	4.712	1.767	4.0	3.1	0.71	2.271	0.819	3.9	3.2	4.4	0.71	2.285	0.830	3.9	3.2	OK
SSL D																							
Inlet D-1	Existing SSL	18	0.012	14.82	0.71%	9.61	1.50	4.712	1.767	5.4	5.4	0.71	2.271	0.819	5.3	4.3	8.1	0.71	2.285	0.830	5.3	4.4	OK



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5	BID SET	12.05.23
6	BID SET	02.27.24

DRAWN BY: JB, CC

PANDA PROJECT #:

PANDA STORE #: S8-23-D23586

ARCH PROJECT #: 22080-003

12/04/2023



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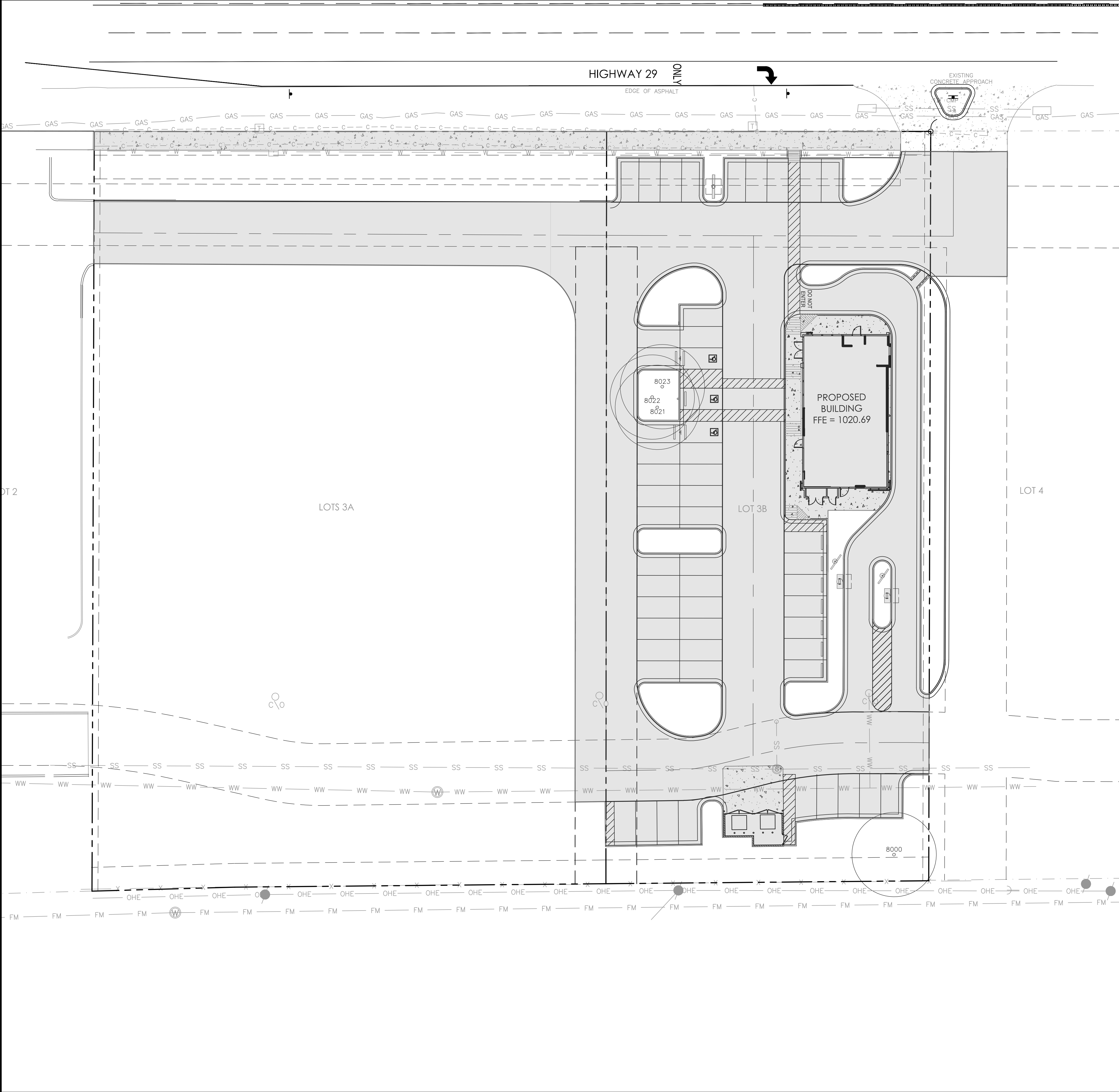
C-107

DRAINAGE CALCULATIONS

SHEET: 11 OF 19

CIVIL

PANDA 2300 HOME R4



Cumulative Impervious Cover for Entire Site To Date		
	Area (ac)	
Starbucks CZP Modification		1.41
Lot 1		2.69
Overlap between Starbucks and Lot 1*		-0.204
Panda Express Proposed		1.09
Lot 5		1.21
Overlap between Panda and Lot 5*		-0.054
Total Impervious Cover To Date		6.141
Impervious Cover Used in Design of Water Quality and Detention Pond		6.20
Future Allowable Impervious Cover		0.059

*For Lot 1- There is overlap in impervious cover calculations between Starbucks and Lot 1. The overlap is the access drive from Starbucks to Championship Drive. We do not have access to the scale-able plans for Lot 1. We estimated the overlapping impervious cover by scaling the access drive from Google Earth imagery.

*For Lot 5- We do not have access to the scale-able plans for the project. We estimated the overlapping impervious cover at the entrance drive.

IMPERVIOUS COVER NOTE:

TOTAL PROPOSED IMPERVIOUS COVER FOR LOT 3B:
35,331.45 SQFT (0.811 AC)

TOTAL PROPOSED IMPERVIOUS COVER FOR LOT 3B
 PERCENTAGE: **82%**

TOTAL PROPOSED IMPERVIOUS COVER IN THIS SITE PLAN:
47,526.85 SQFT (1.091 AC)

LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENTS
- PROJECT IMPERVIOUS COVER
- EXISTING FENCE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING FORCE MAIN
- EXISTING STORM SEWER
- EXISTING WASTEWATER LINE
- EXISTING WATER LINE
- EXISTING UNDERGROUND COMMUNICATIONS
- EXISTING STORM SEWER MANHOLE
- EXISTING WASTEWATER MANHOLE
- EXISTING TELEPHONE POLE
- EXISTING UTILITY POLE
- EXISTING CLEANOUT
- EXISTING TREES



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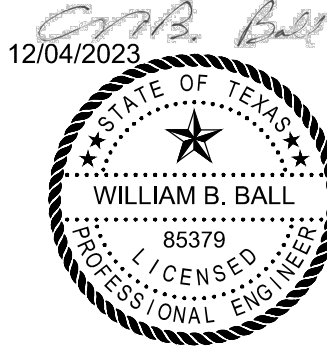
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 ARCH PROJECT #: 22080-003



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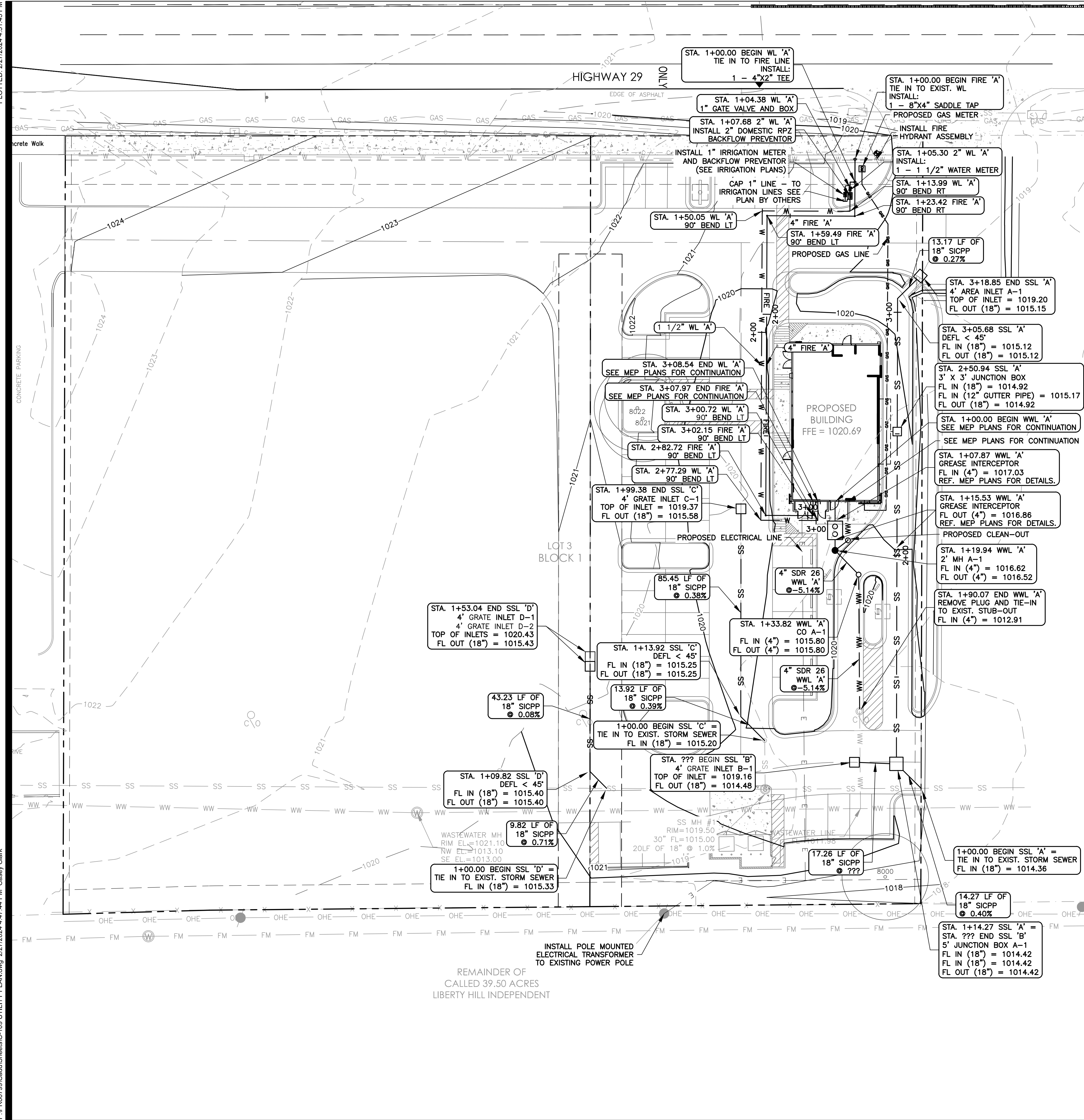
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IMPERVIOUS COVER

SHEET: 12 OF 19
 CIVIL



CONTRACTOR SHALL VERIFY CIVIL PLANS MATCH ARCHITECTURAL, STRUCTURAL, MEP AND FOUNDATION PLANS PRIOR TO STAKING AND CONSTRUCTING BUILDING. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER OF ANY DIFFERENCES BETWEEN THE VARIOUS PLAN SETS. UPON RESOLUTION OF ALL DISCREPANCIES, CONTRACTOR SHALL RESUME CONSTRUCTION. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES RESULTING FROM UNRESOLVED DISCREPANCIES BETWEEN THE VARIOUS PLAN SETS.

ALL NON-CITY INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, CABLE, AND TELECOMMUNICATIONS) SHALL TRAVERSE UNDERNEATH CITY INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO WATERLINES, WASTEWATER LINES, AND STORMWATER LINES) WITH A MINIMUM OUTSIDE-TO-OUTSIDE CLEARANCE OF 18", WHERE NON-CITY INFRASTRUCTURE WOULD HAVE TO BE PLACED AT A DEPTH OF 8' OR GREATER TO MEET THE PRECEDING REQUIREMENT, TRAVELING ABOVE THE CITY INFRASTRUCTURE MAY BE ALLOWED, SUBJECT TO THE APPROVAL OF THE SPECIAL SERVICES ENGINEERING REVIEWER, BUT ONLY IN CONFORMANCE WITH CROSS-SECTIONS, PROFILES, AND OR OTHER DETAILED INFORMATION INCORPORATED IN THESE PLANS.

1. ON-SITE WASTEWATER AND WATER IMPROVEMENTS ARE PRIVATE. 8.64 L.U.E. ARE SHOWN WITH THIS PLAN (OF 8.64 L.U.E.).
2. PIPE FITTINGS SHALL BE JOINT-RESTRAINED,
3. FITTINGS SHALL HAVE THRUST BLOCKING.
4. FIRE LEADS SHALL BE DUCTILE IRON AND HAVE NO BENDS.
5. A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
6. TYPE OF CONSTRUCTION: V-B

1. ALL THRUST BLOCKS ON FIRE LINES SHALL BE VERIFIED BY THE FIRE CODE OFFICIAL.
2. NEW HYDRANTS SHALL BE HYDROSTATIC TESTED AND VERIFIED BY THE FIRE CODE OFFICIAL.
3. NO CONSTRUCTION OF COMBUSTIBLE MATERIALS MAY BE PERFORMED UNTIL HYDRANTS ARE INSTALLED AND OPERATIONAL.
4. NO OVERHEAD OBSTRUCTION SHALL BE LOCATED LESS THAN 14' HIGH ABOVE A FIRE LANE.
5. FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF AN APPROVED FIRE APPARATUS ACCESS ROAD WITH AN ASPHALT, CONCRETE OR OTHER APPROVED (MUST HAVE A PERMIT OF THE FIRE MARSHAL'S OFFICE) DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS (34 050 KG).

_____	PROPERTY BOUNDARY
_____1175_____	PROPOSED MAJOR CONTOURS
_____1174_____	PROPOSED MINOR CONTOURS
_____	EXISTING UTILITY EASEMENT
_____1180_____	EXISTING MAJOR CONTOURS
_____1181_____	EXISTING MINOR CONTOURS
SS SS	PROPOSED STORMSEWER LINE
WW WW	PROPOSED WASTEWATER LINE
W W	PROPOSED WATER LINE
GAS GAS	PROPOSED GAS LINE
E E	PROPOSED ELECTRIC LINE
X X X	EXISTING FENCE
GAS GAS	EXISTING GAS LINE
OHE OHE	EXISTING OVERHEAD ELECTRIC
FM FM	EXISTING FORCE MAIN
SS SS	EXISTING STORM SEWER
WW WW	EXISTING WASTEWATER LINE
W W	EXISTING WATER LINE
- - C - - C - - C - - C - - C - -	EXISTING UNDERGROUND COMMUNICATIONS
□	PROPOSED GRATE INLET
Ⓢ	EXISTING STORM SEWER MANHOLE
●	PROPOSED WASTEWATER MANHOLE
○	PROPOSED CLEANOUT
Ⓜ	EXISTING WASTEWATER MANHOLE
⦿	EXISTING CLEANOUT
⦿	PROPOSED GATE VALVE
⦿	PROPOSED FIRE HYDRANT
■	PROPOSED WATER METER BOX
●	EXISTING UTILITY POLE
T	EXISTING TELEPHONE POLE
○	EXISTING TREES



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PANDA PROJECT #:
PANDA STORE #: S8-23-D23586
ARCH PROJECT #: 22080-003

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars on each side. The inner circle features a five-pointed star at the top, the name "WILLIAM B. BALL" in the center, and the license number "85379" below it. The entire seal is enclosed in a rope-like border.

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SHEET: 13 OF 19
CIVIL

PANDA 2300 HOME R4

PLOTTED: 2/27/2024 4:51:56 PM

LOT 2

LOTS 3A

HIGHWAY 29

ONLY

EDGE OF ASPHALT

EXISTING
CONCRETE APPROACH

20 0 20 40

PORTLAND CEMENT CONCRETE DESIGN			
LAYER	THICKNESS (INCHES)		
	DI-1	DI-2	DI-3
REINFORCED CONCRETE (PCC)	5	6	7
MOISTURE CONDITIONED SUBGRADE	6	6	6

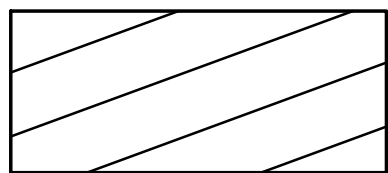
NOTE:

1. REFERENCE THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED JULY 26, 2022 FOR DETAILED INFORMATION PERTAINING TO THE SITE CONDITIONS AND THE PAVEMENT DESIGN.

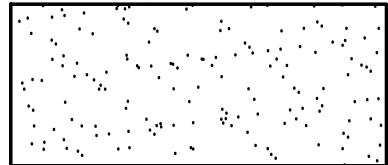
LOT 4

LEGEND

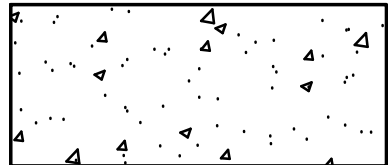
PROPERTY BOUNDARY



DI-1



DI-2



DI-3



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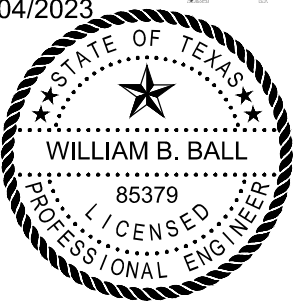
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ARCH PROJECT #: 22080-003

12/04/2023



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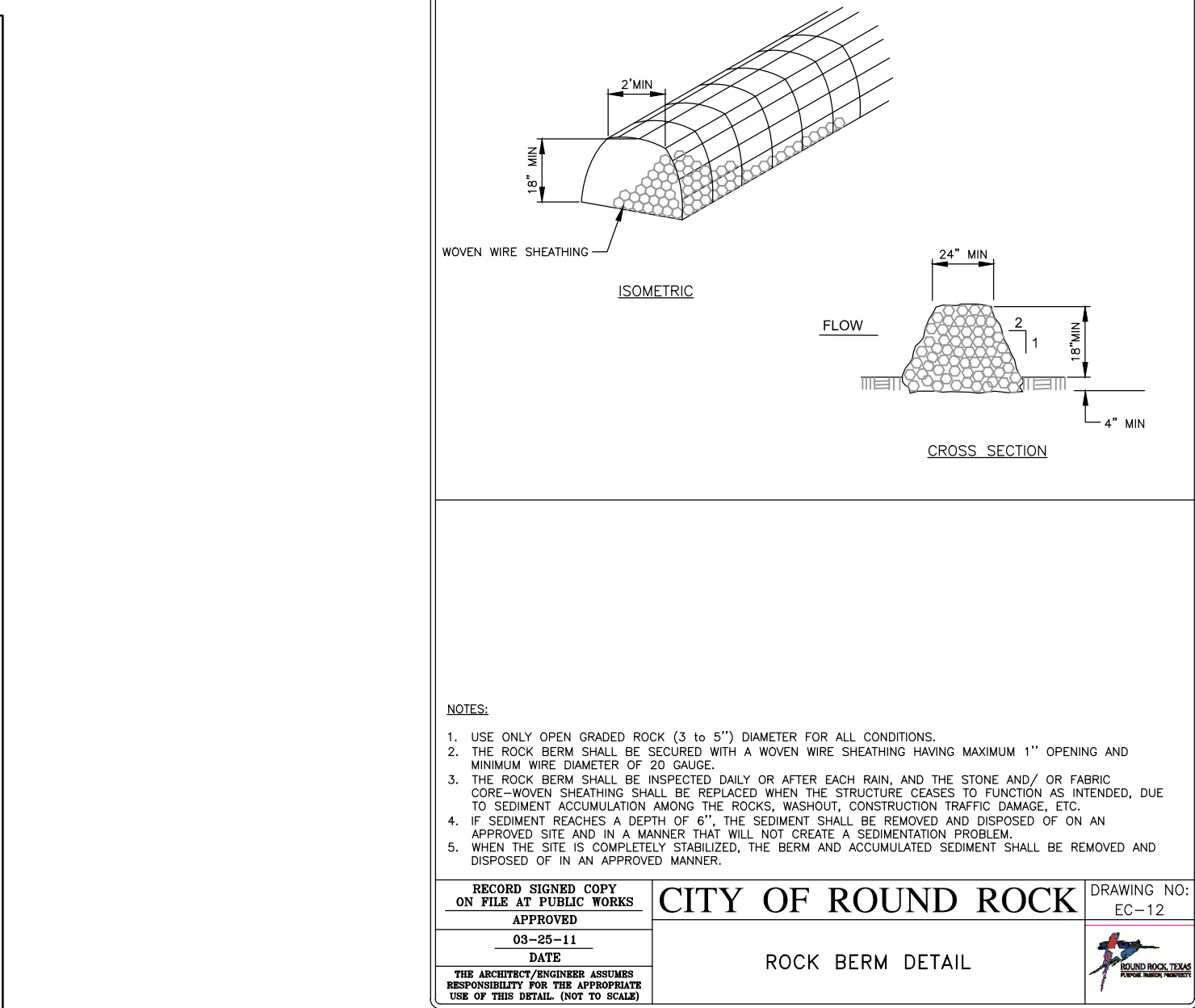
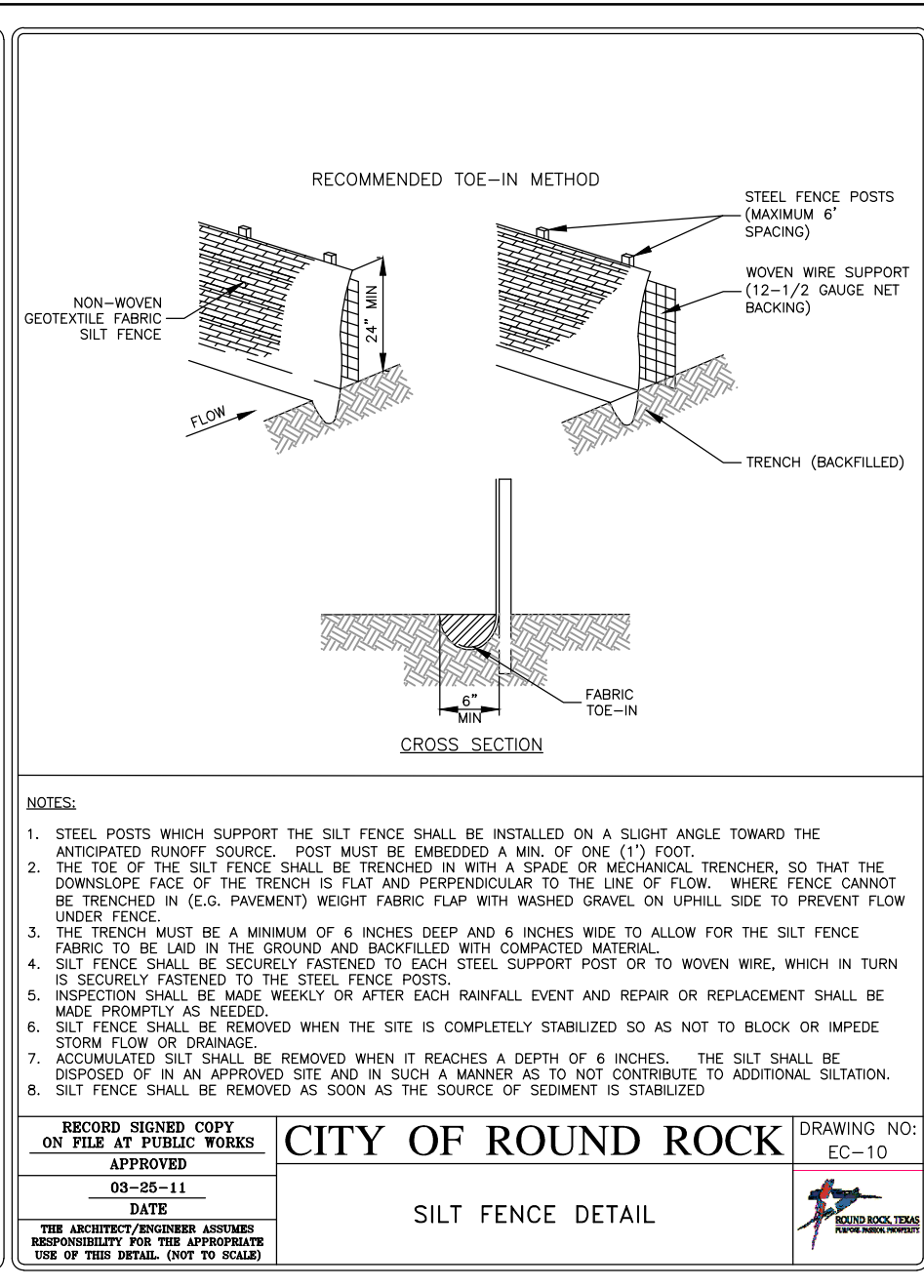
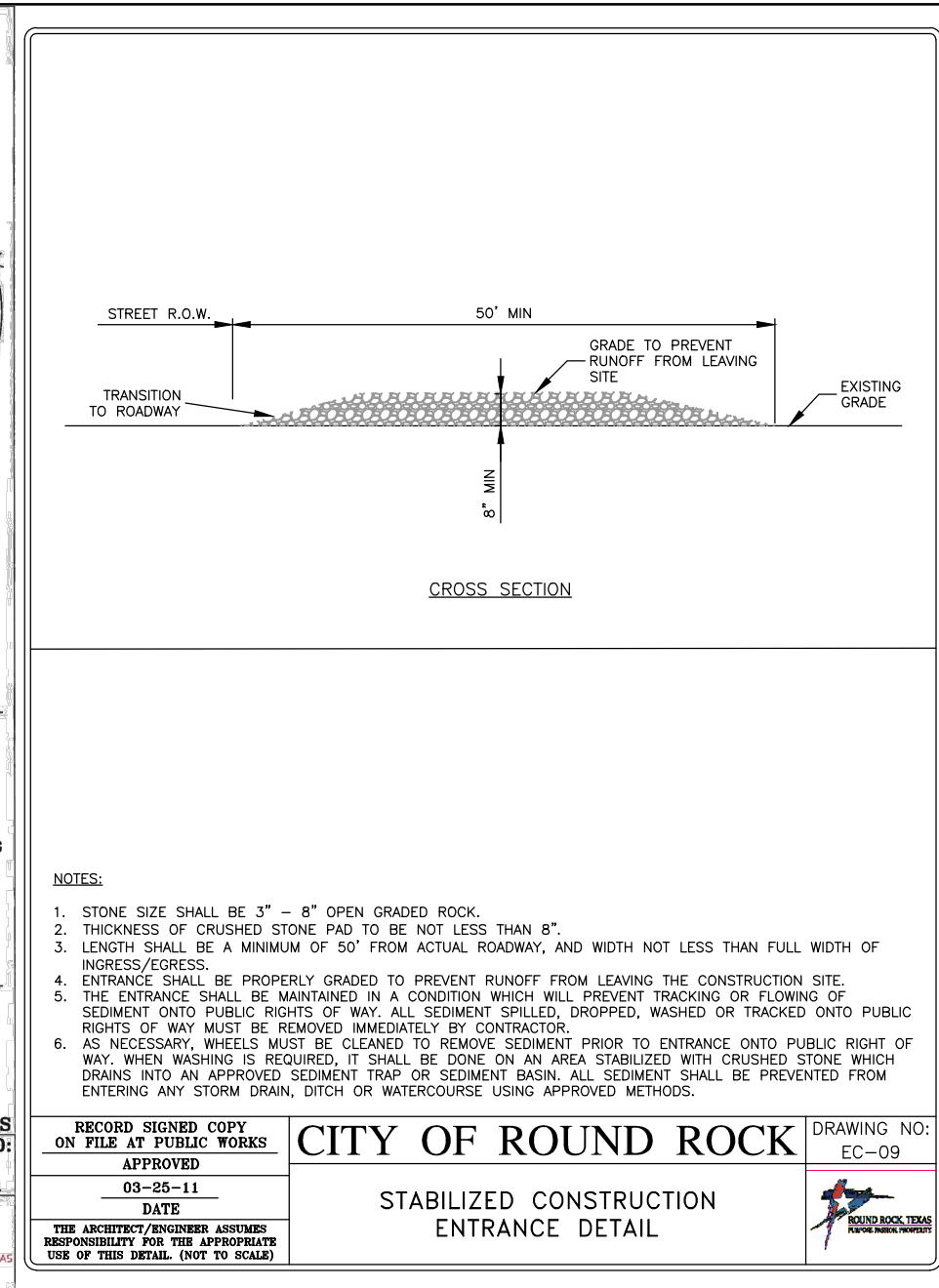
PAVING PLAN

SHEET: 14 OF 19
CIVIL

PANDA 2300 HOME R4

P:\PR0799\Cadd\Sheets\C-110 PAVING.dwg 2/26/2024 2:56:47 PM Casey Clark

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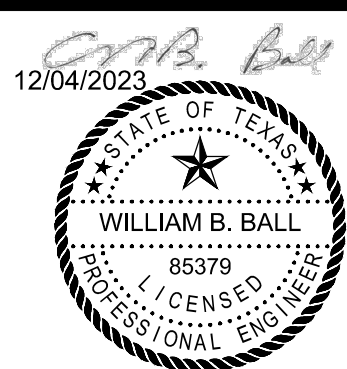
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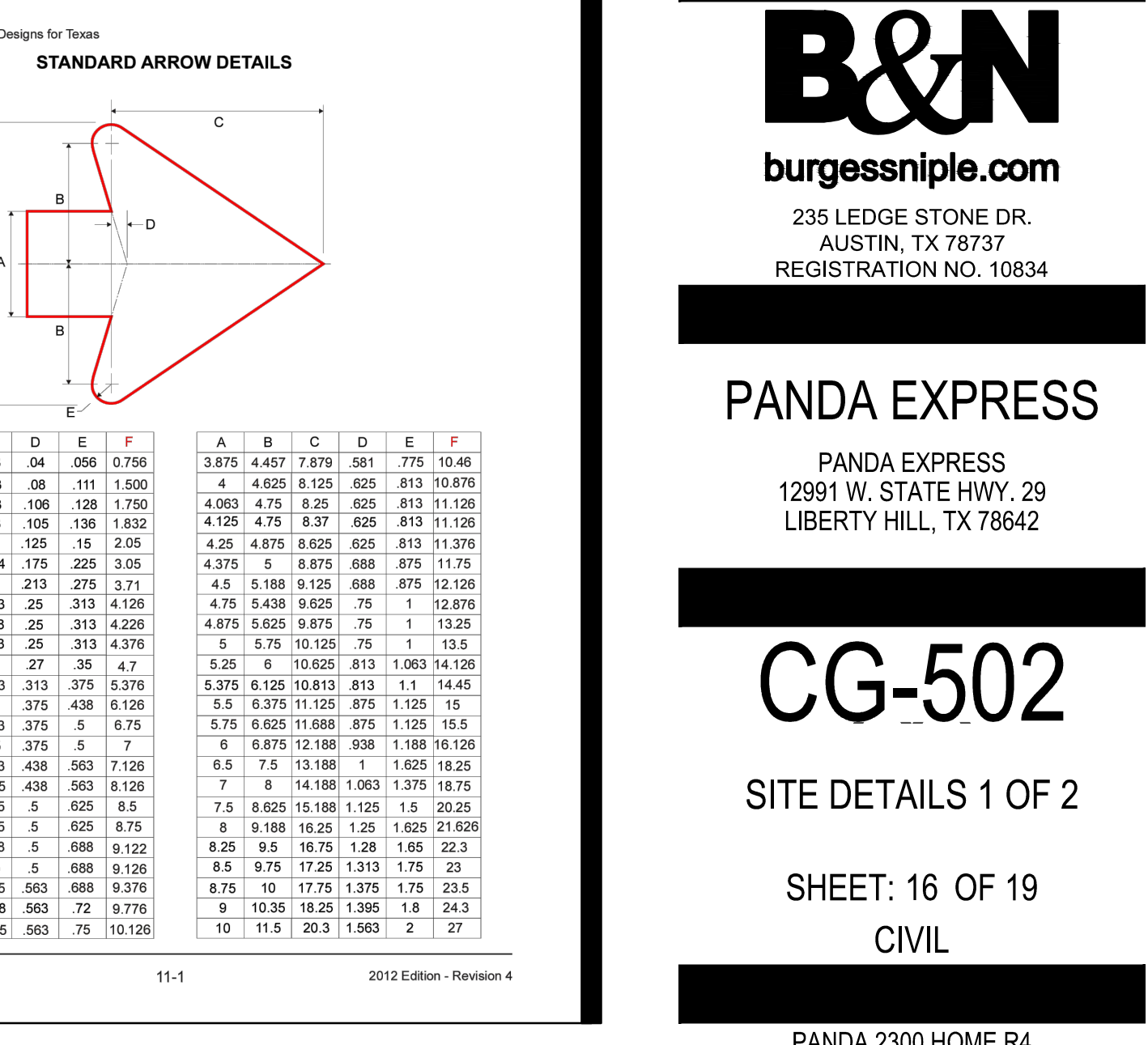
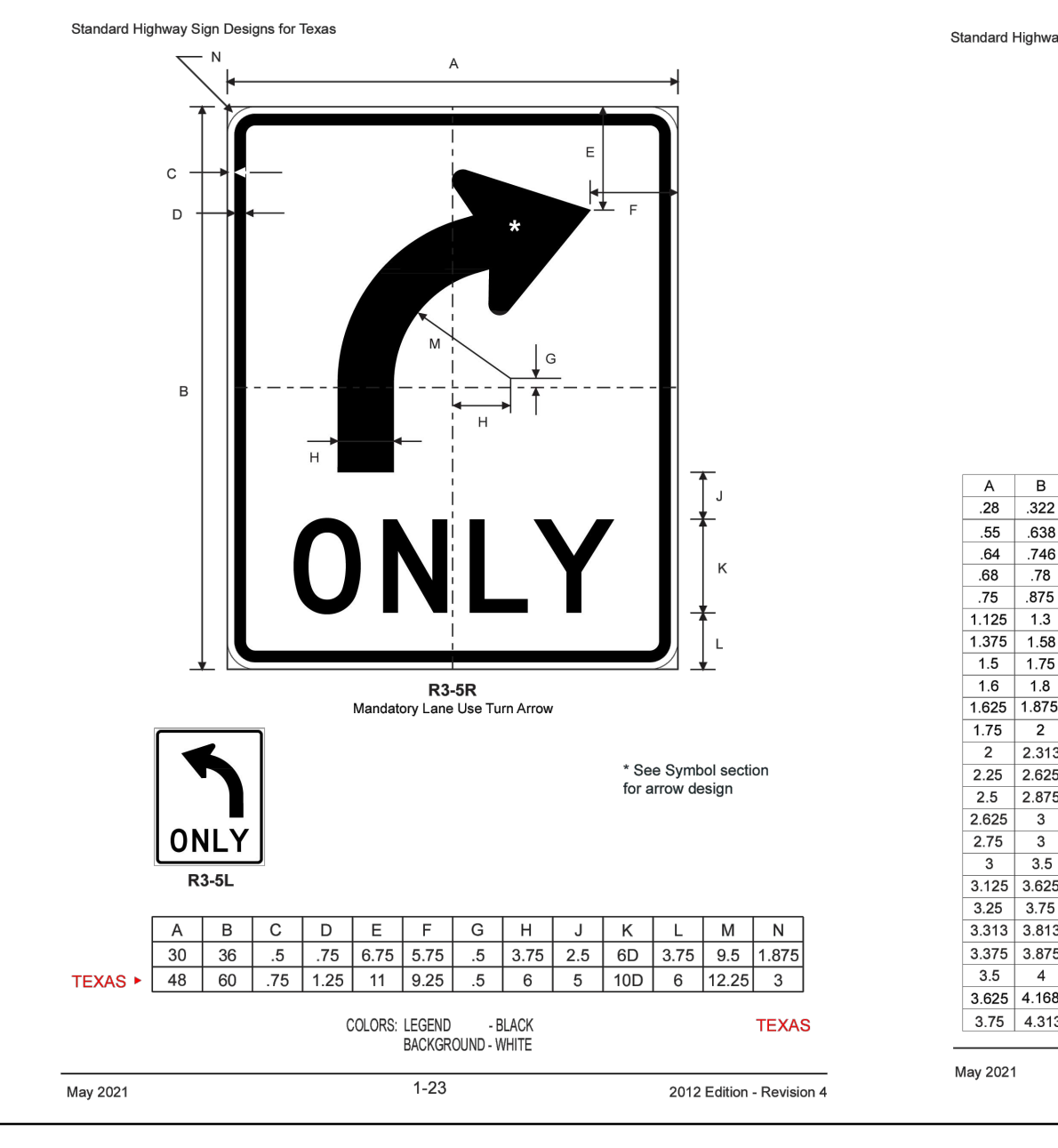
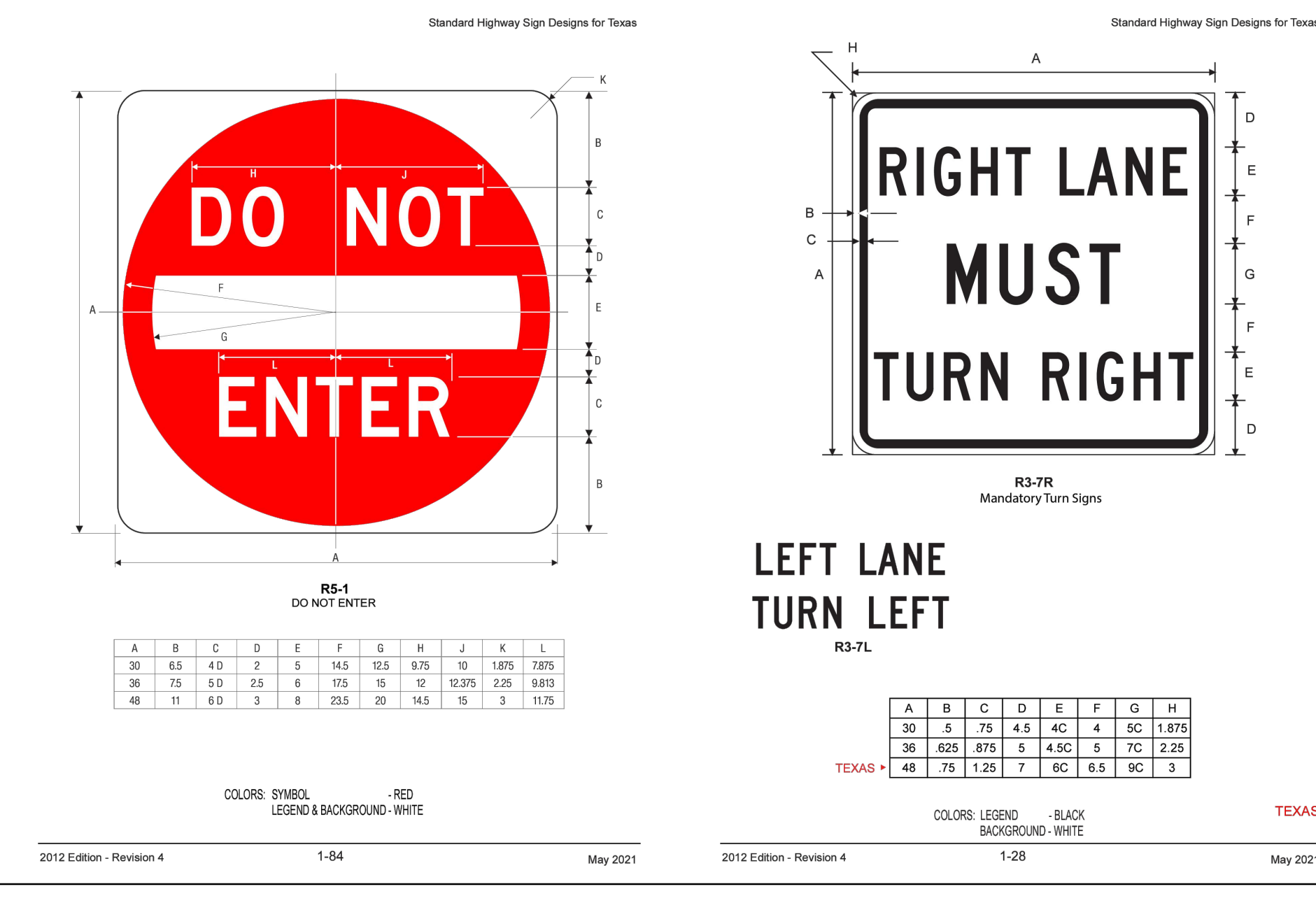
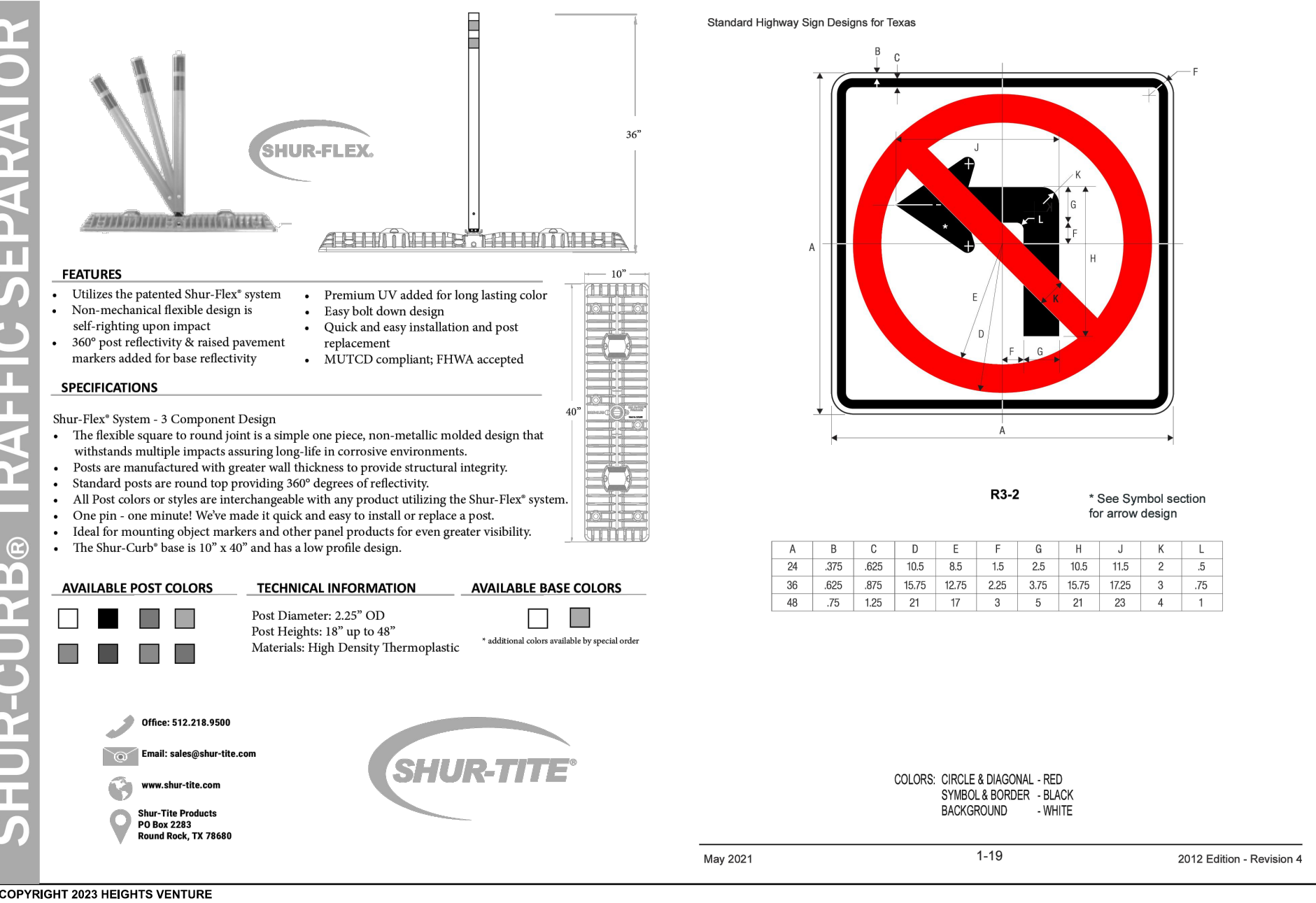
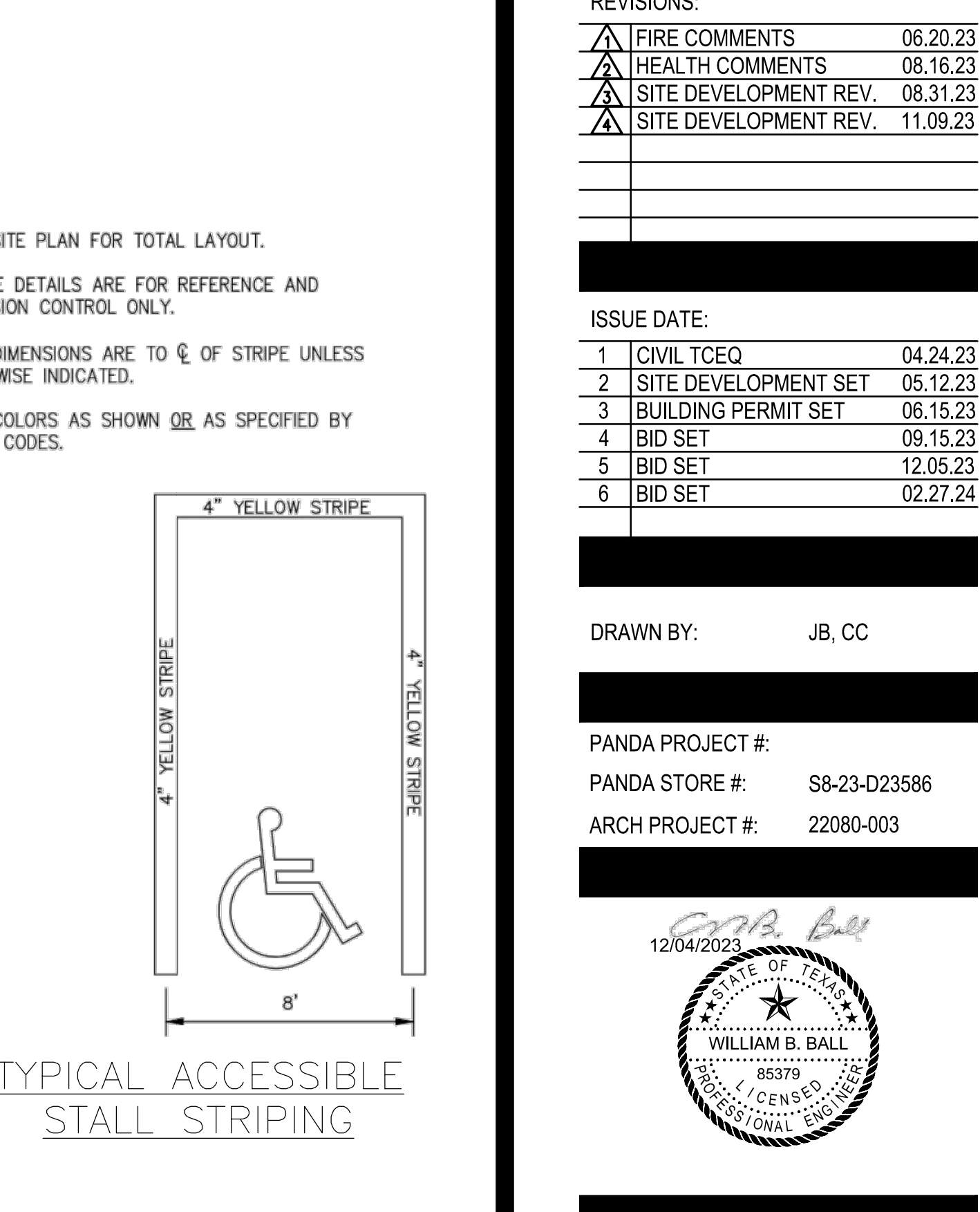
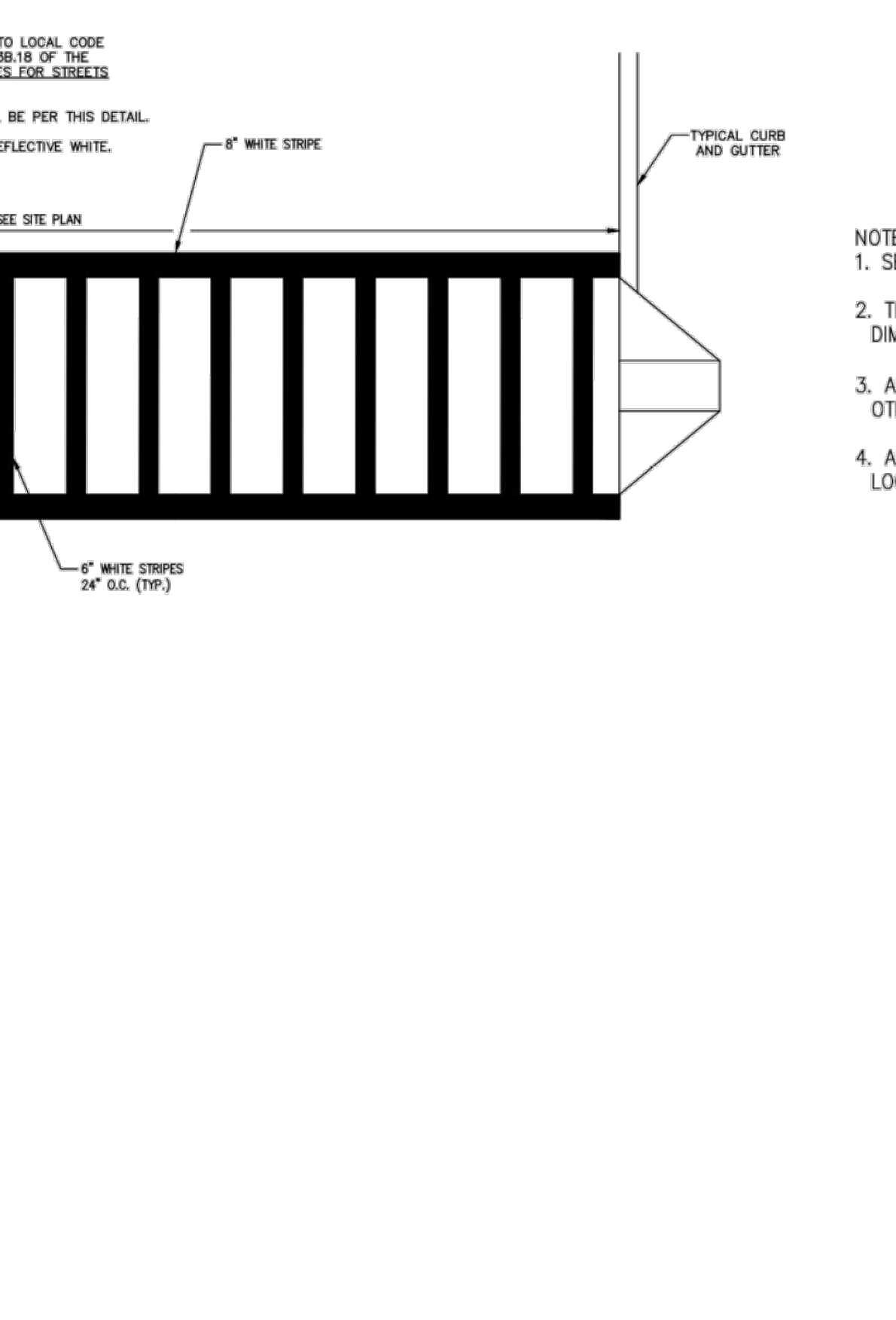
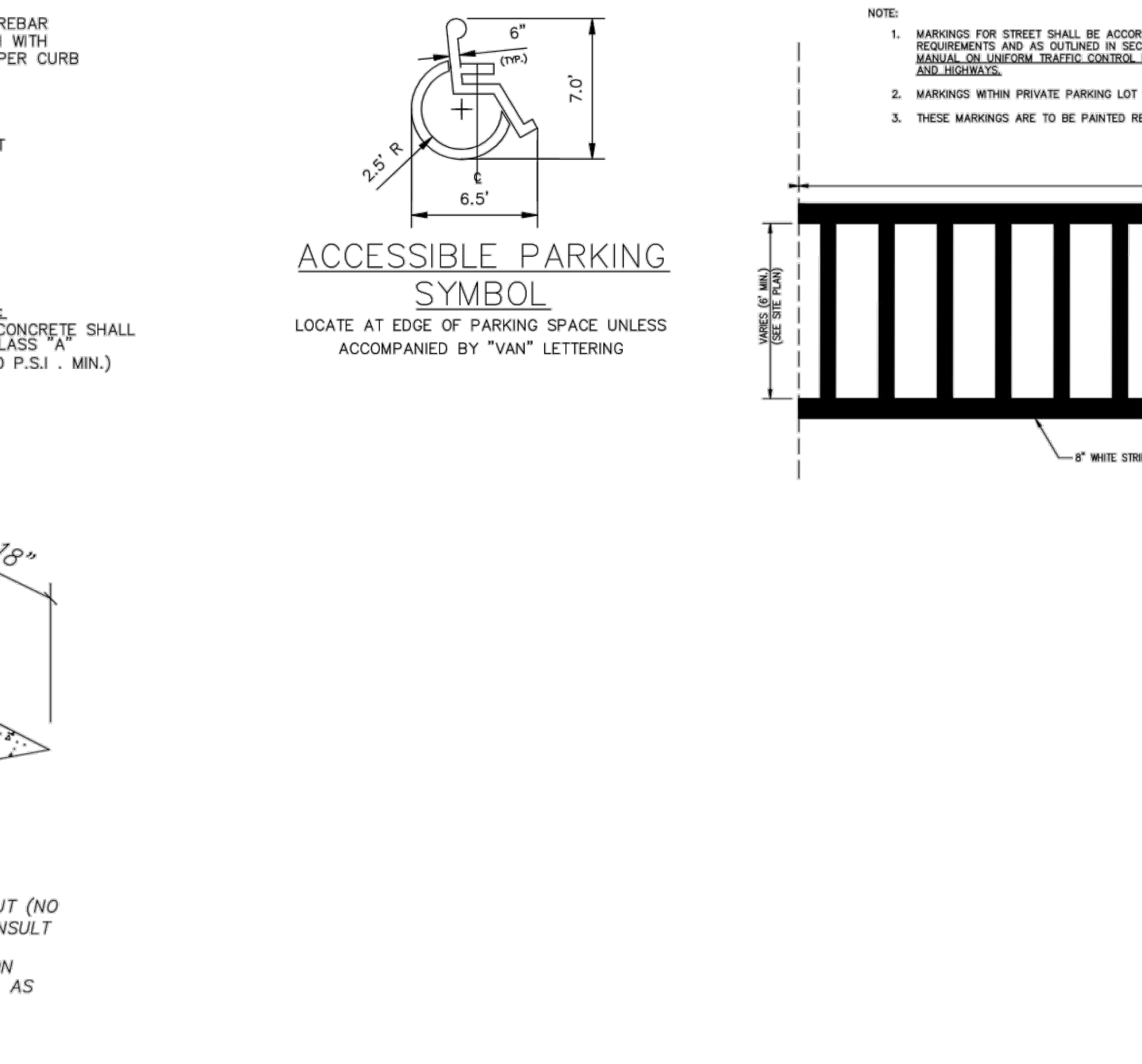
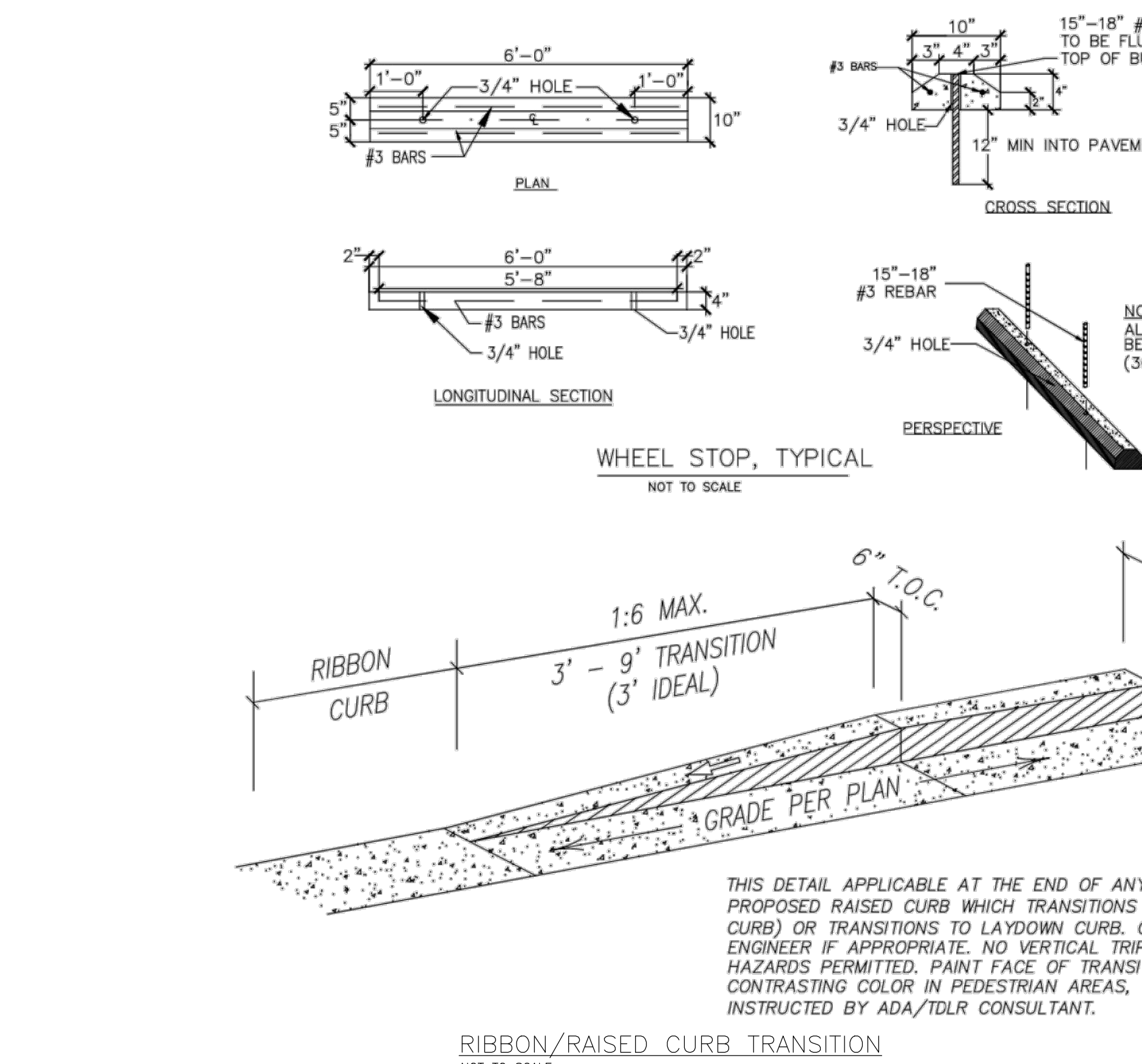
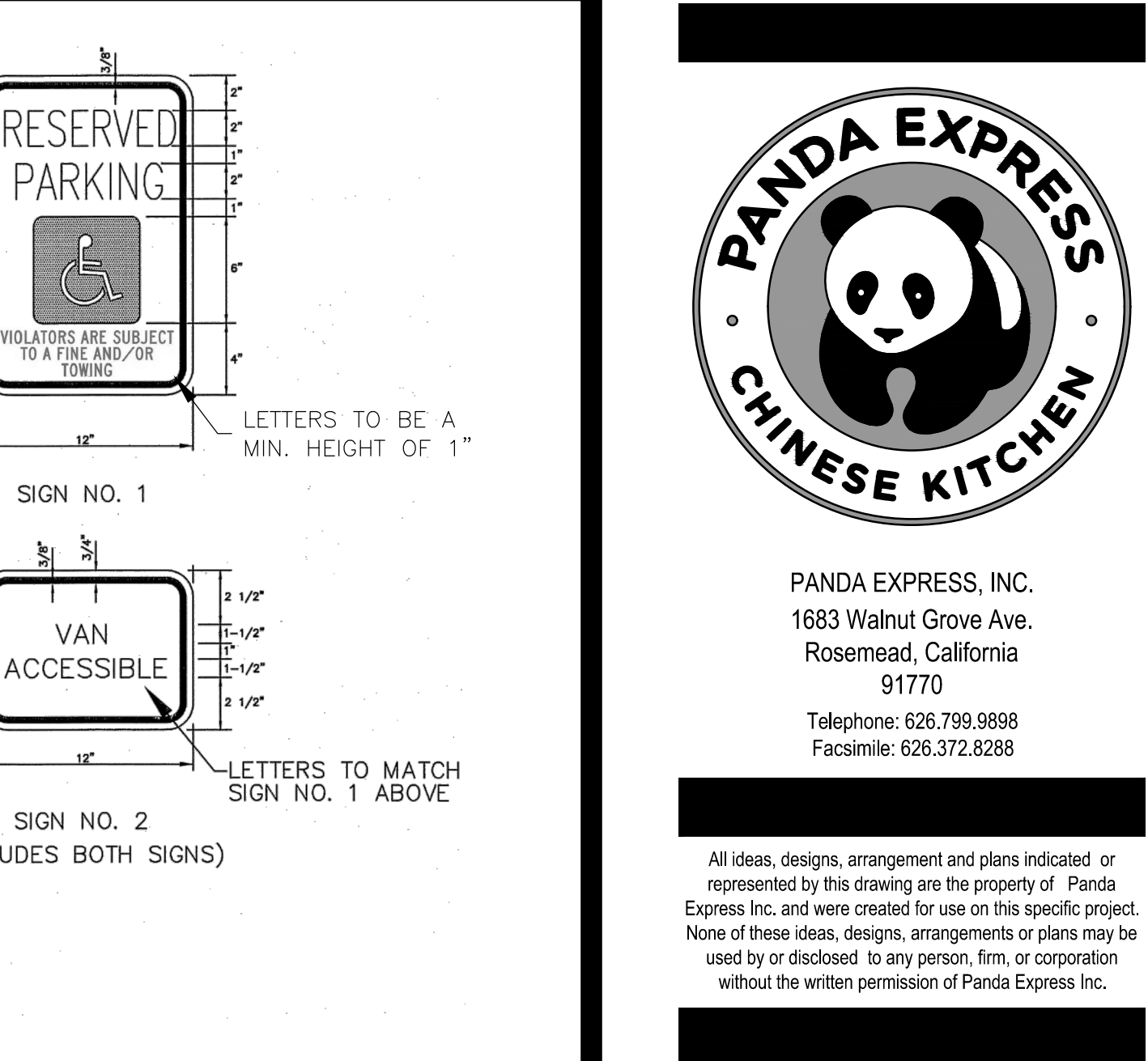
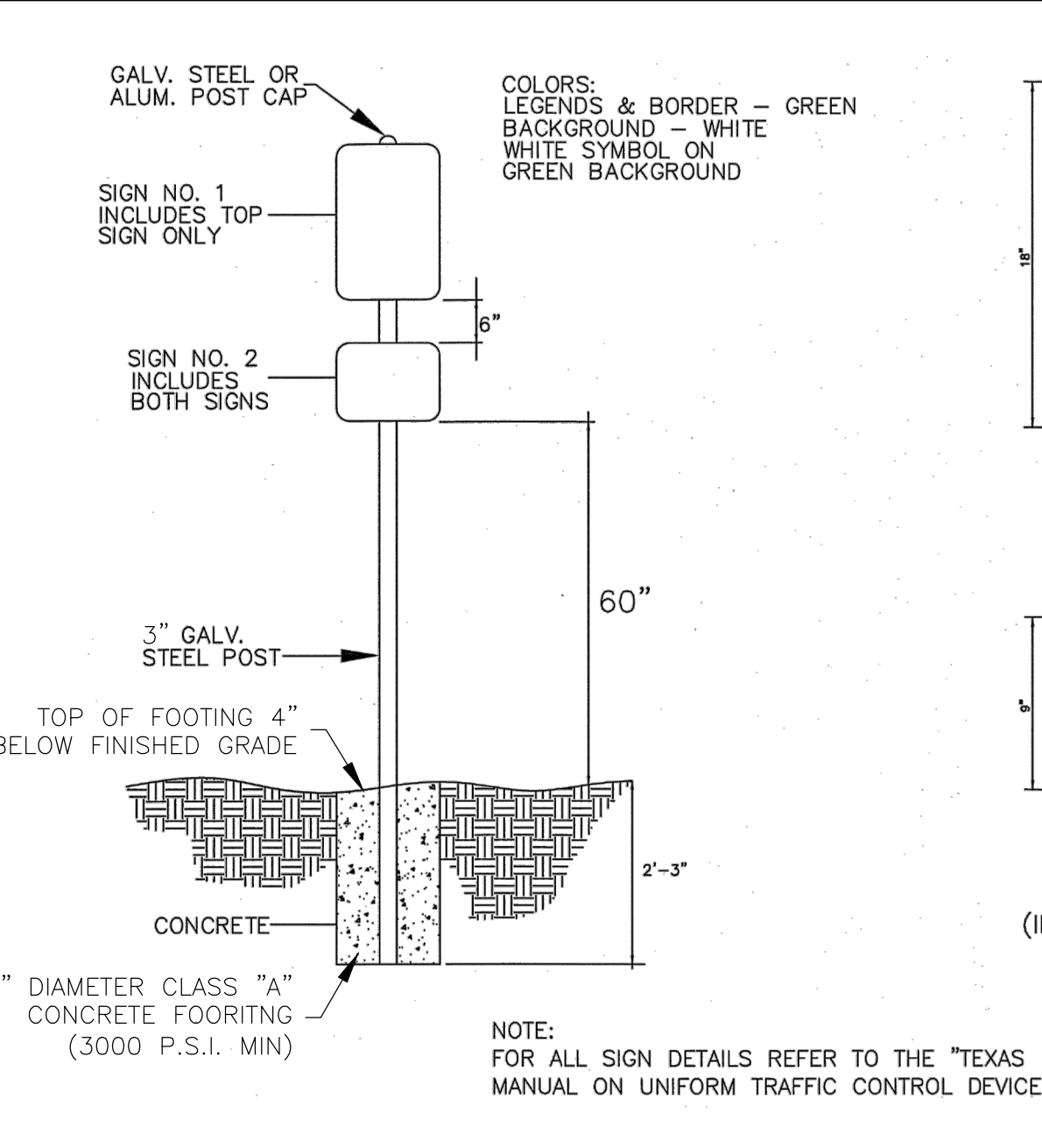
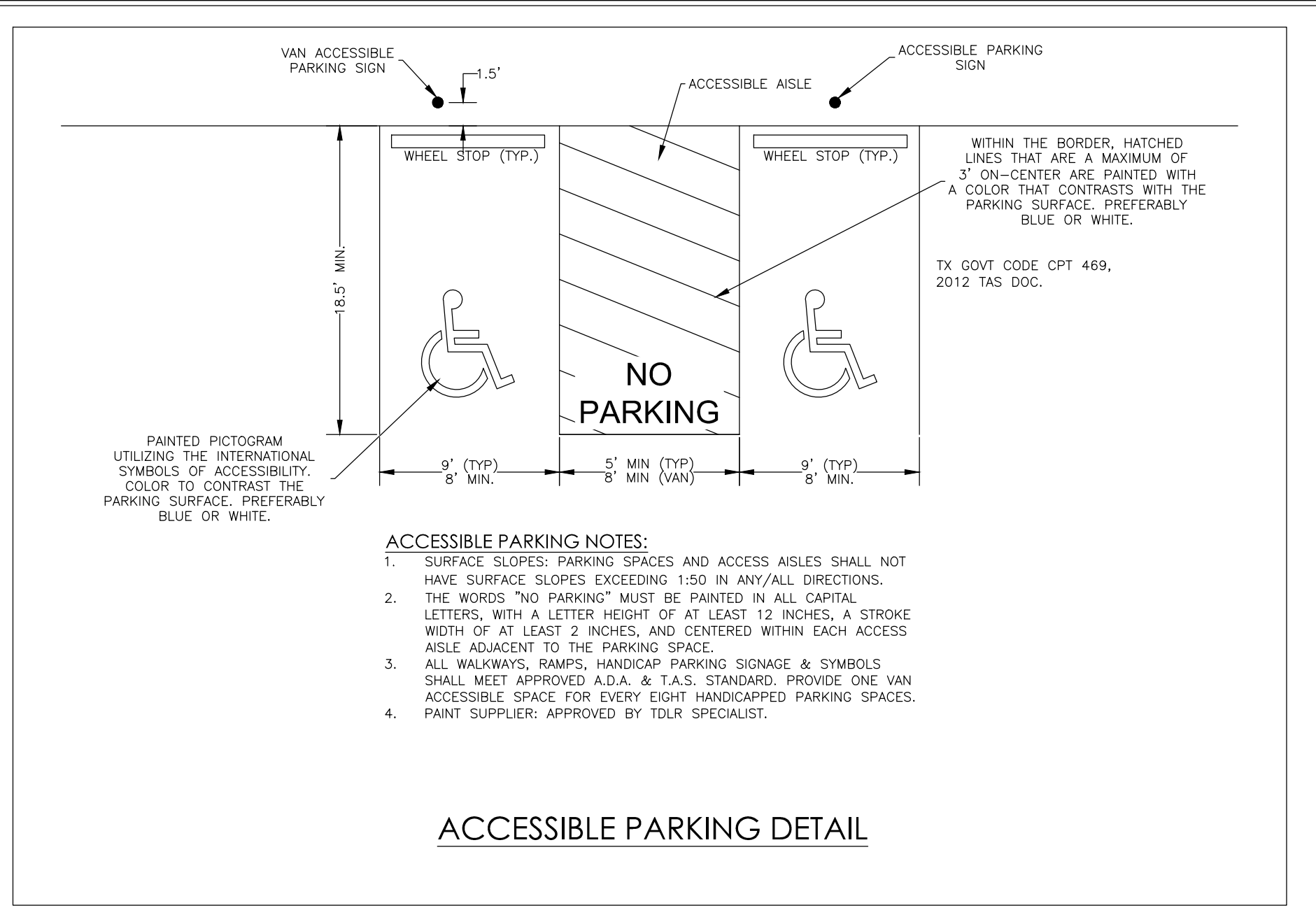
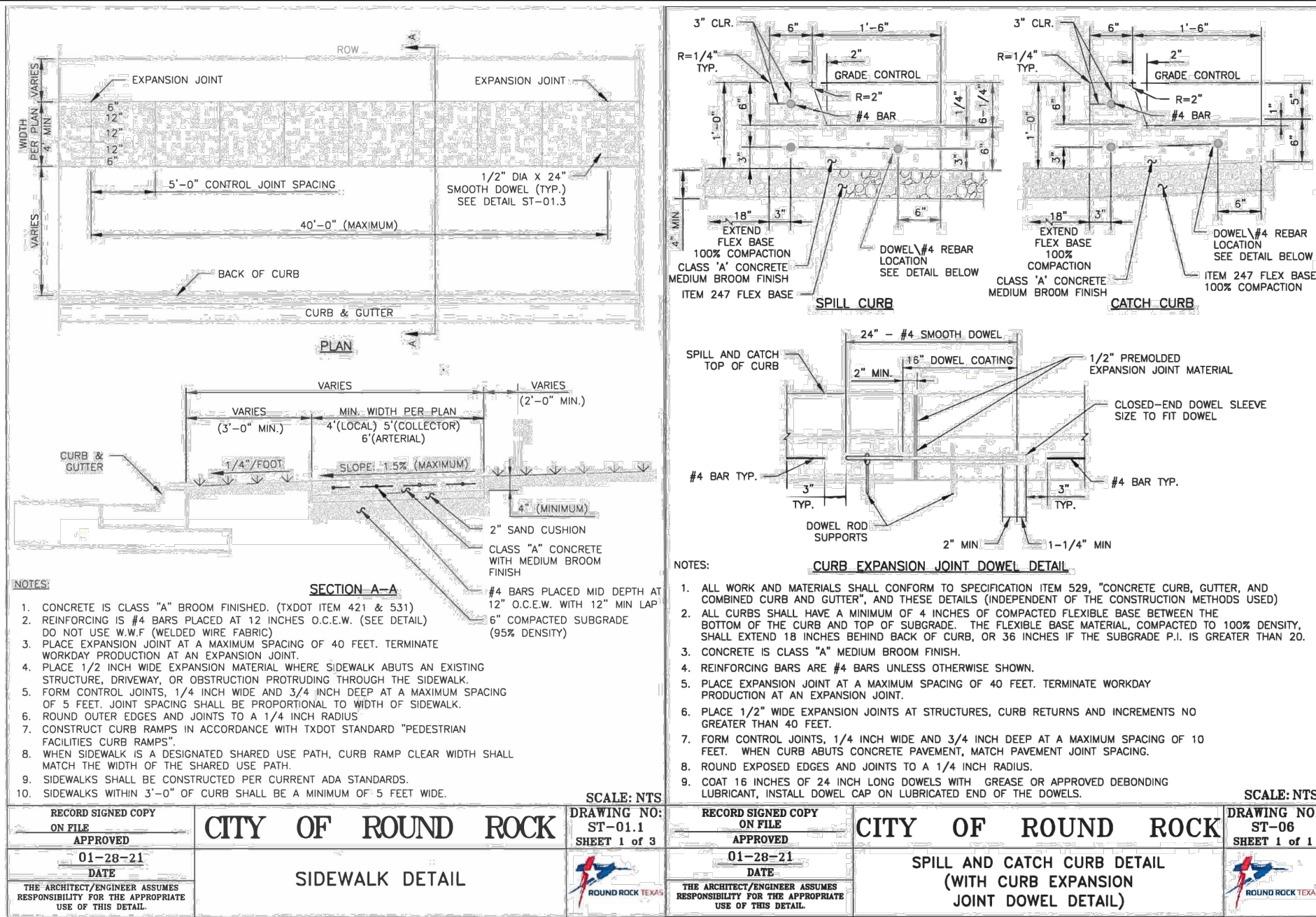


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CG-501
EROSION CONTROL
DETAILS
SHEET: 15 OF 19
CIVIL

PANDA 2300 HOME R4



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PANDA PROJECT #:
PANDA STORE #: S8-23-D23586
ARCH PROJECT #: 22080-003

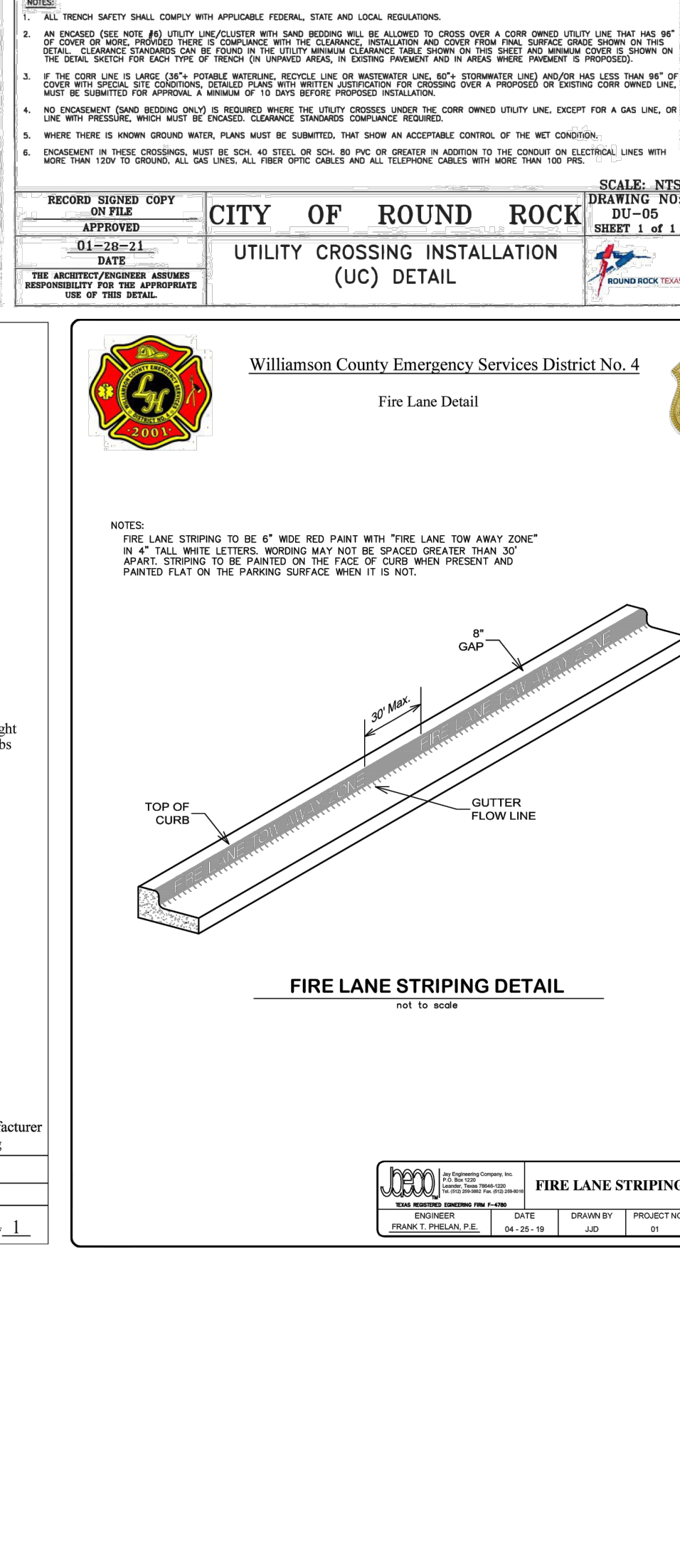
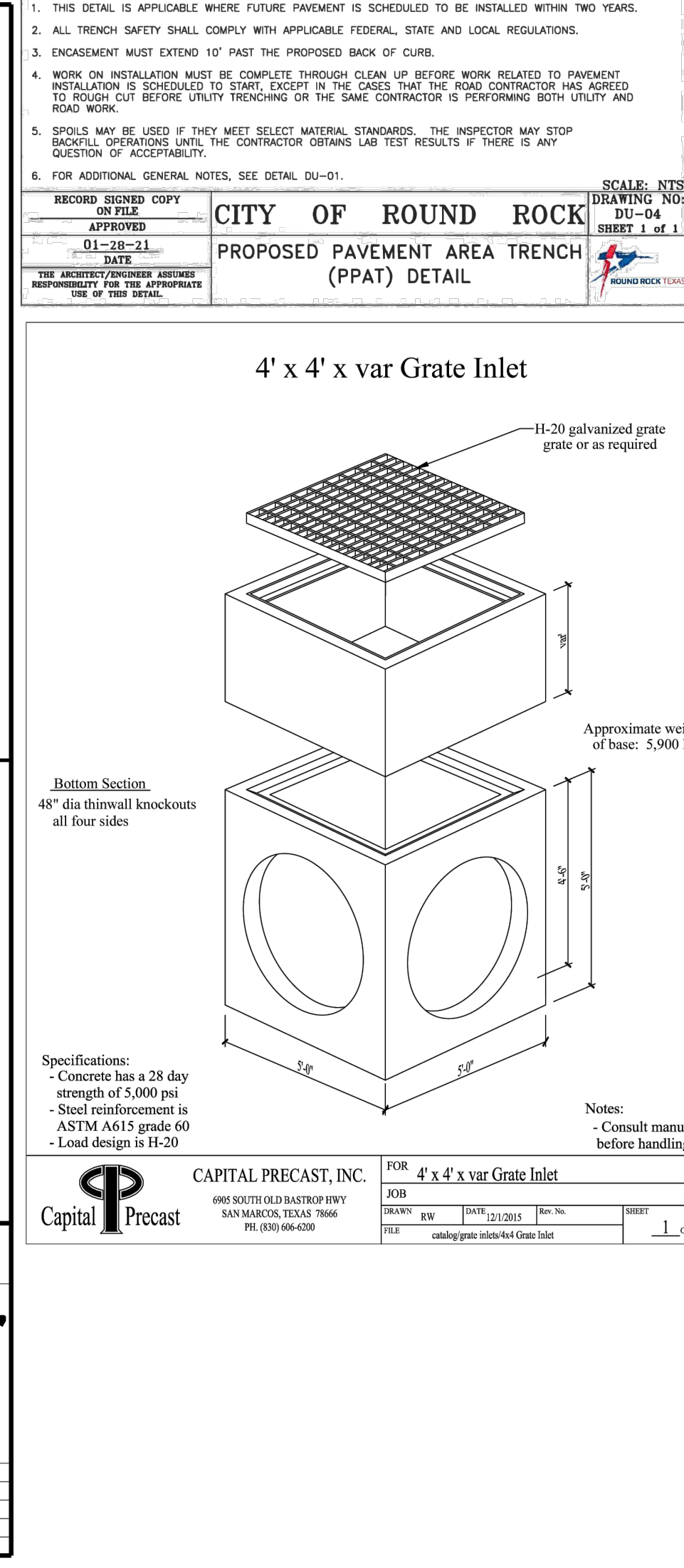
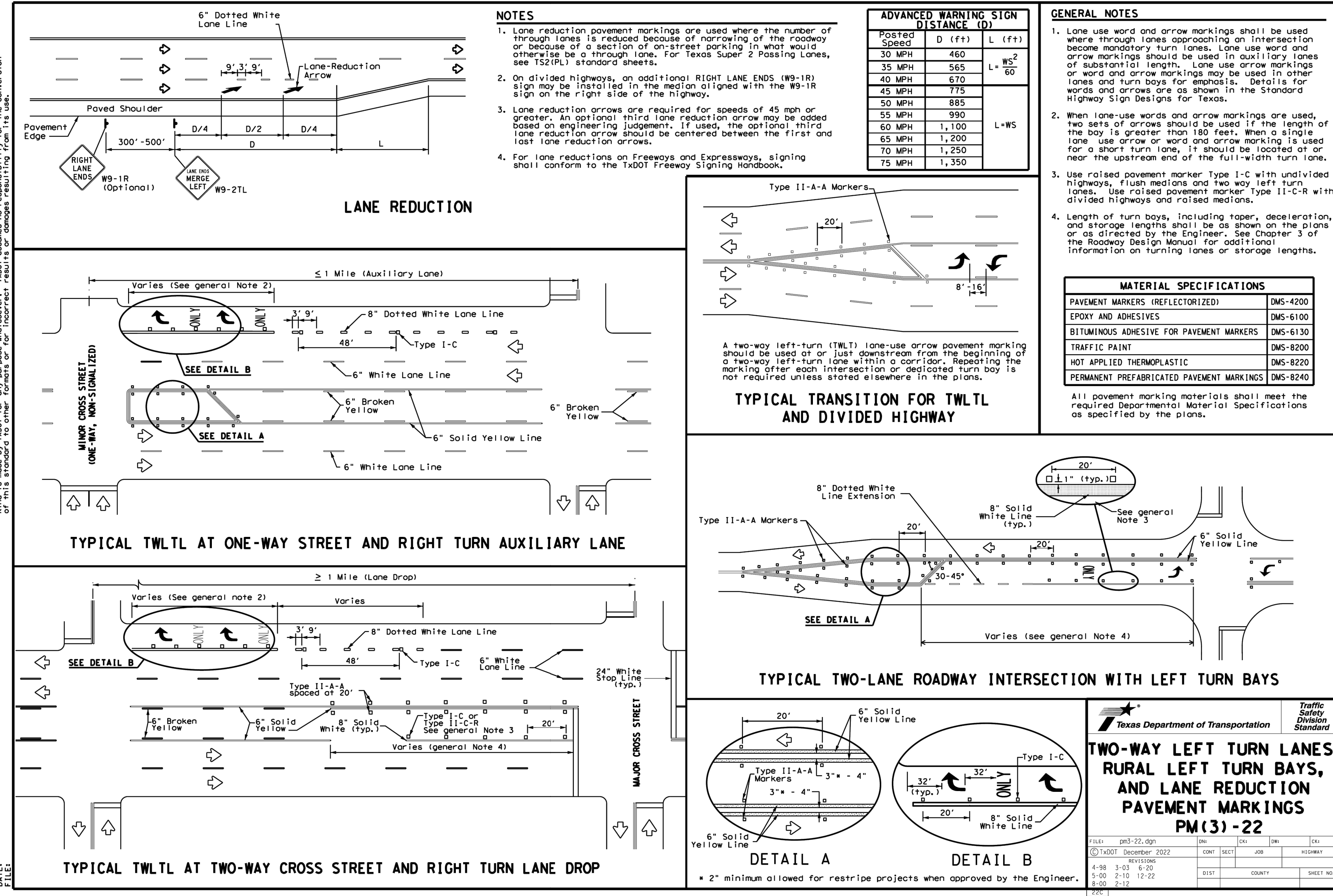
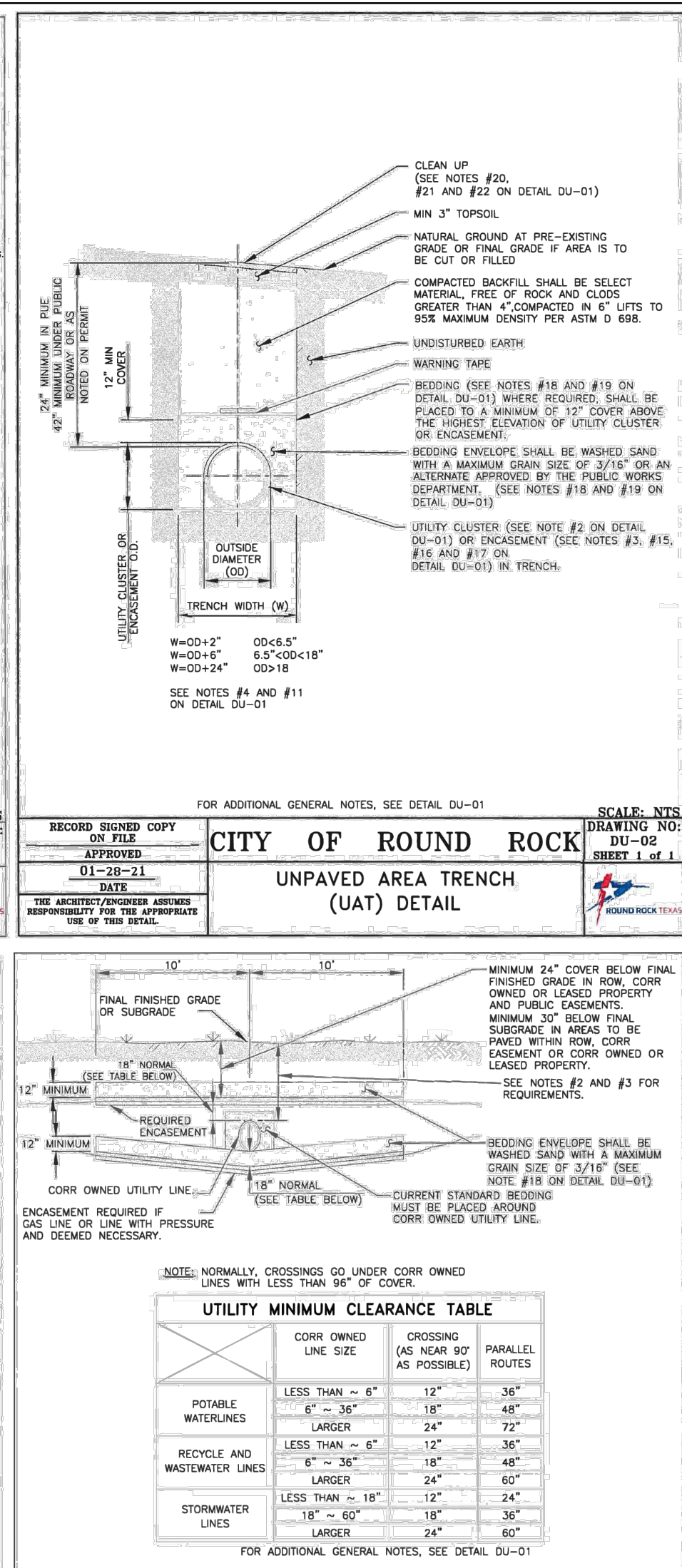
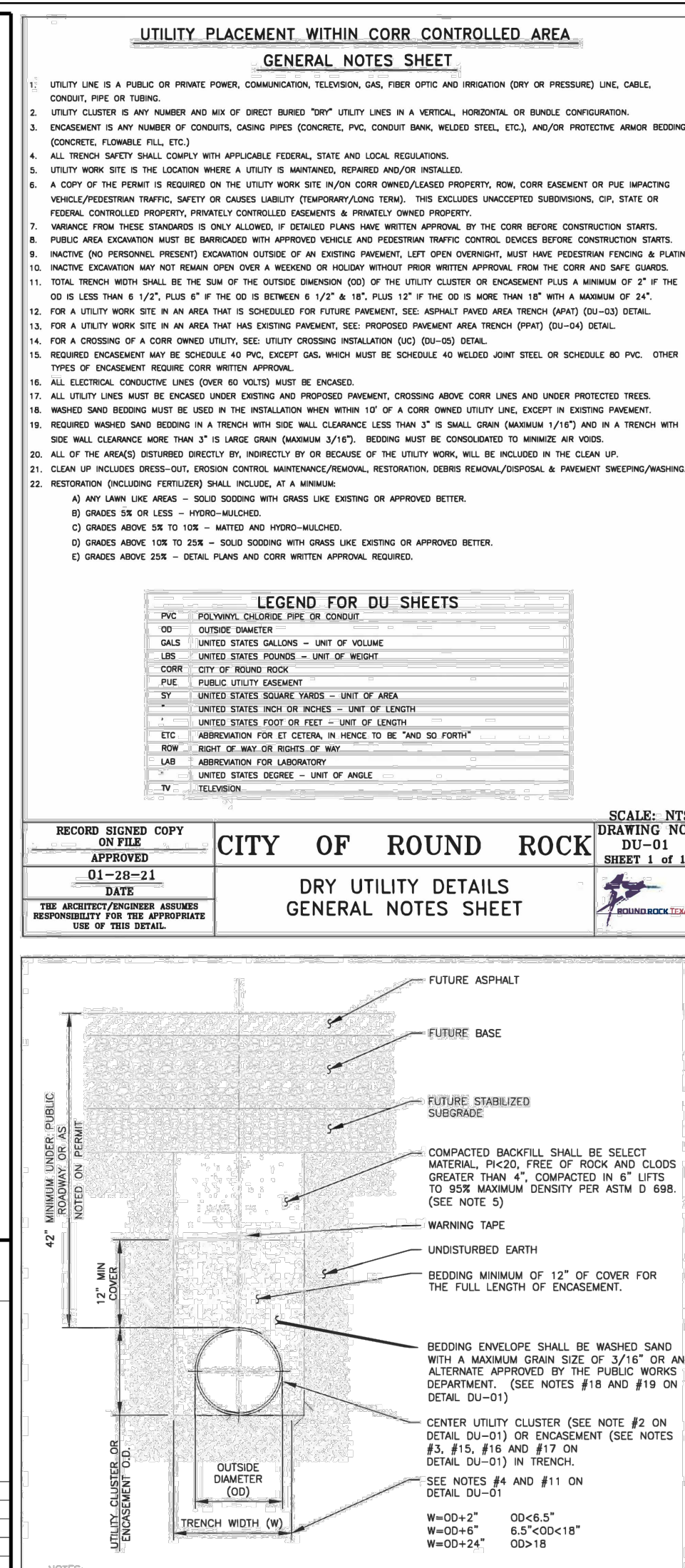
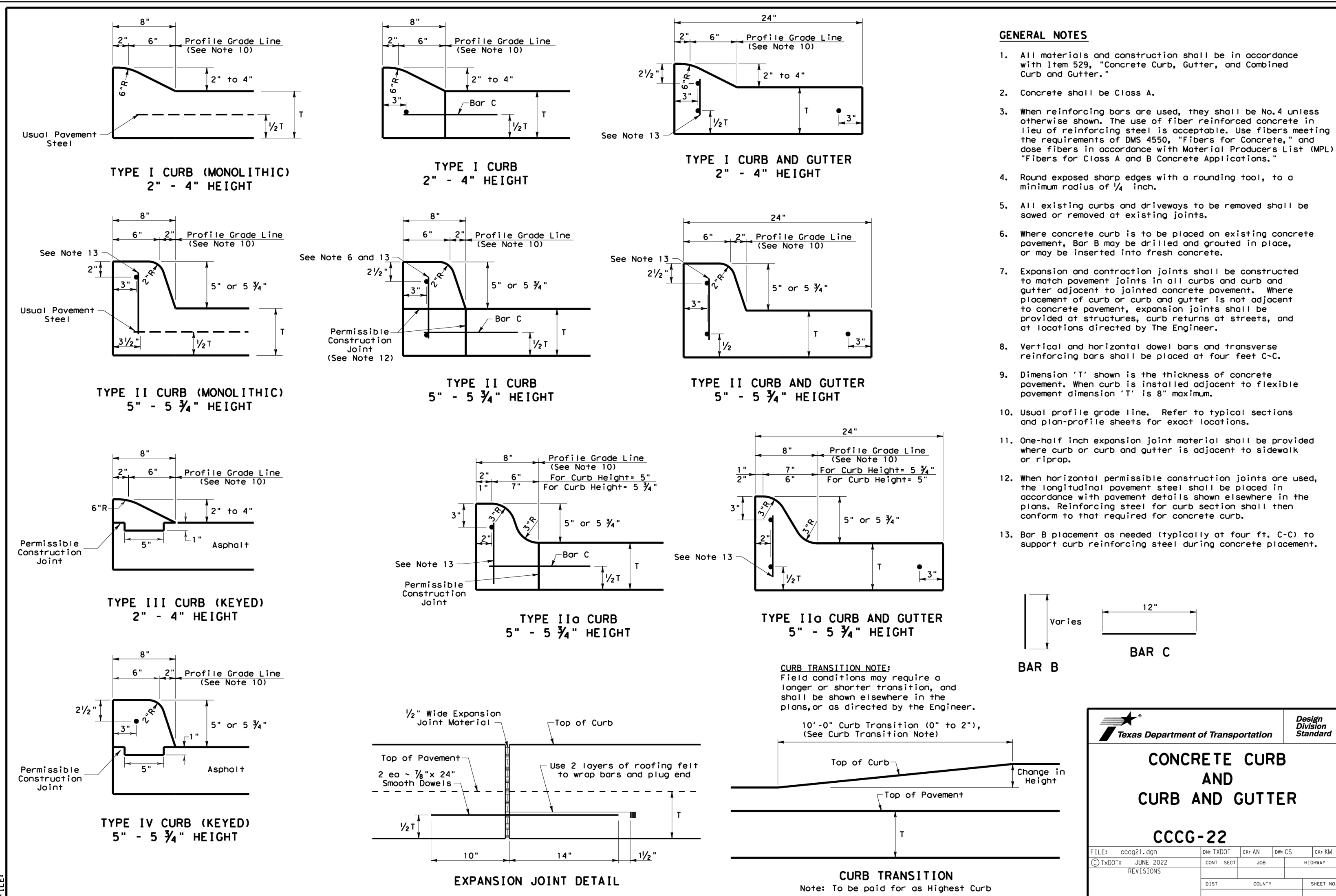


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CG-502
SITE DETAILS 1 OF 2
SHEET: 16 OF 19
CIVIL

PANDA 2300 HOME R4



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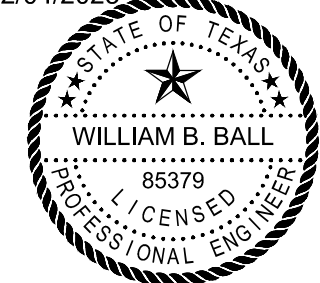
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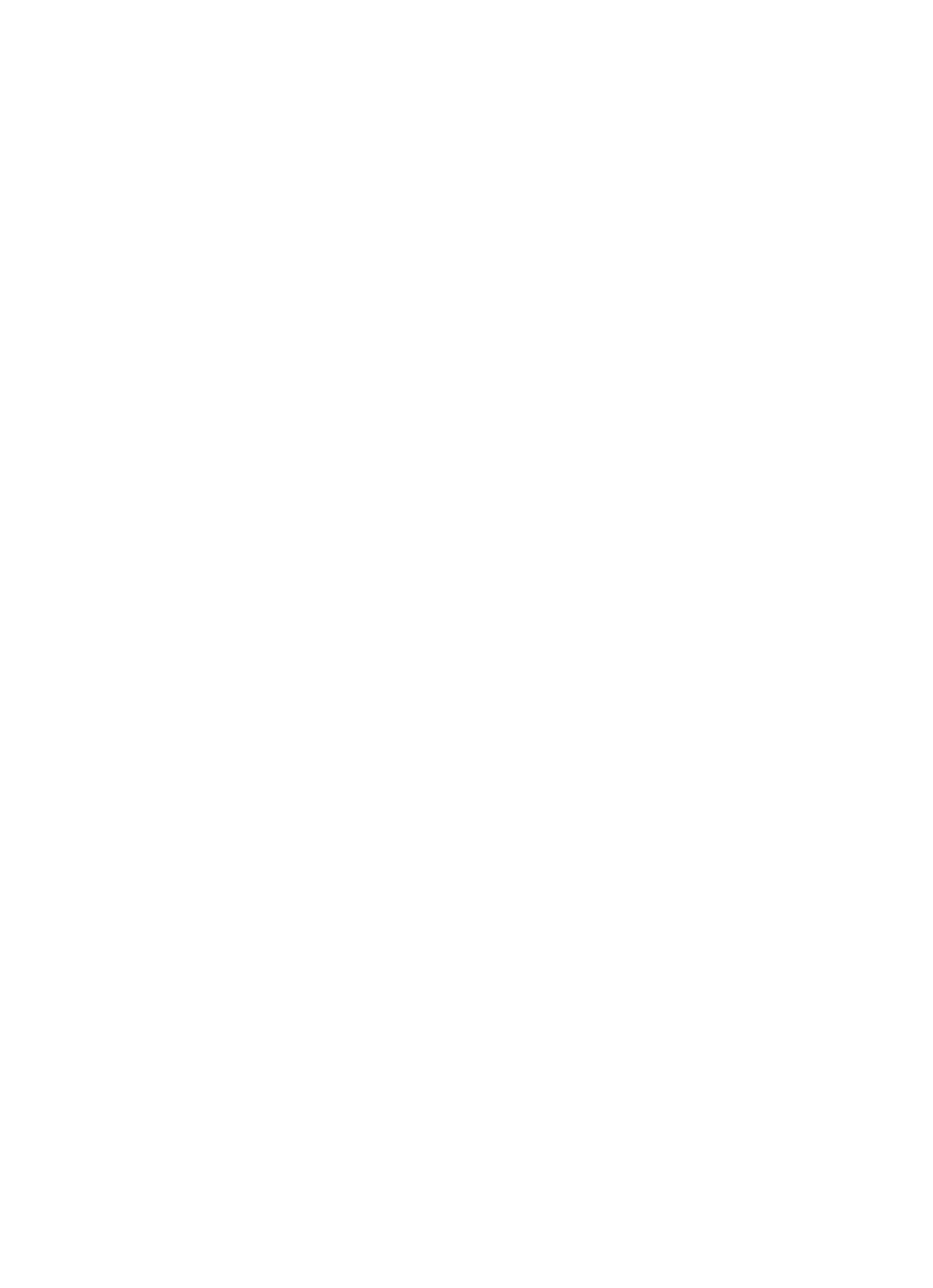
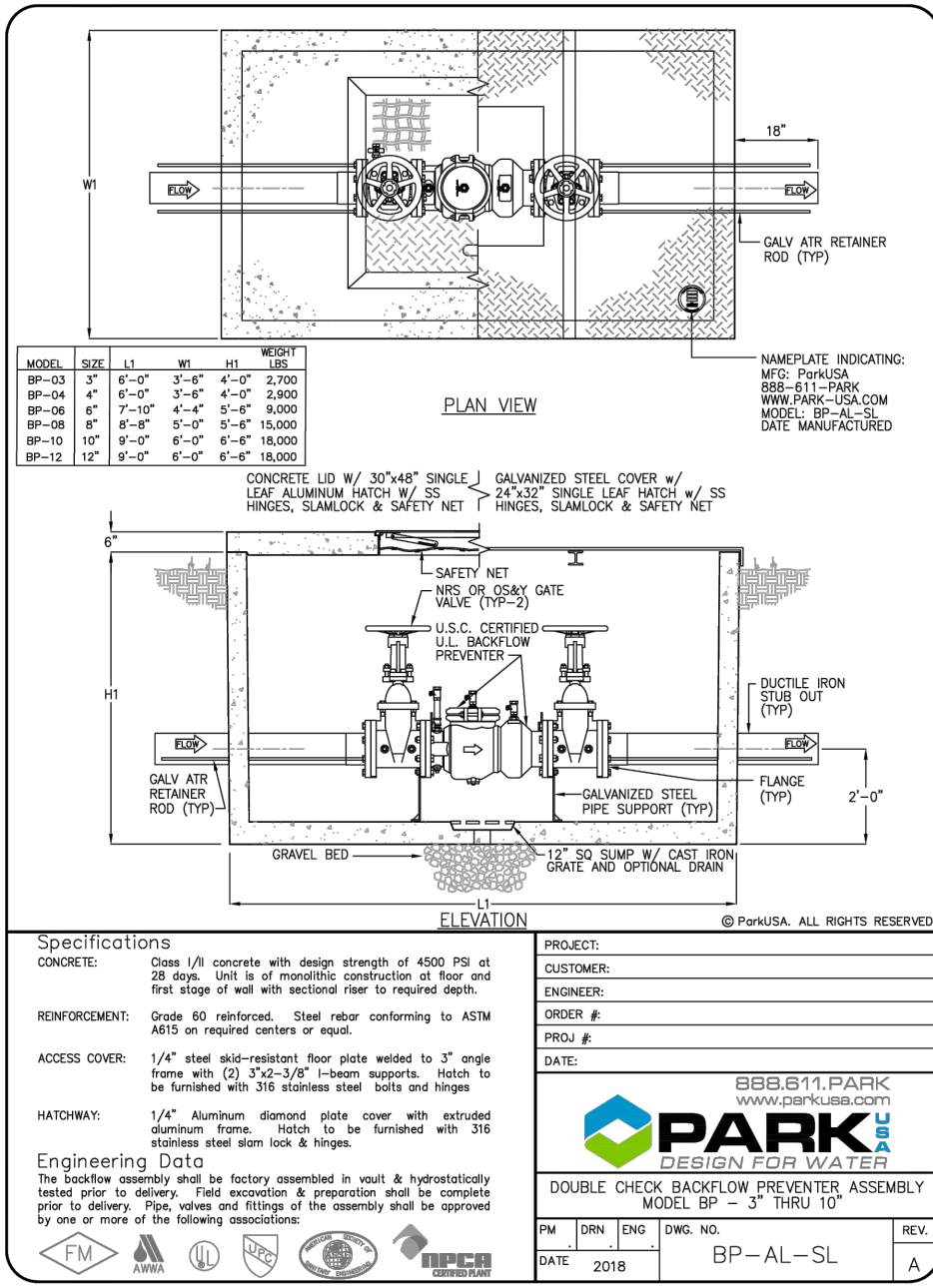
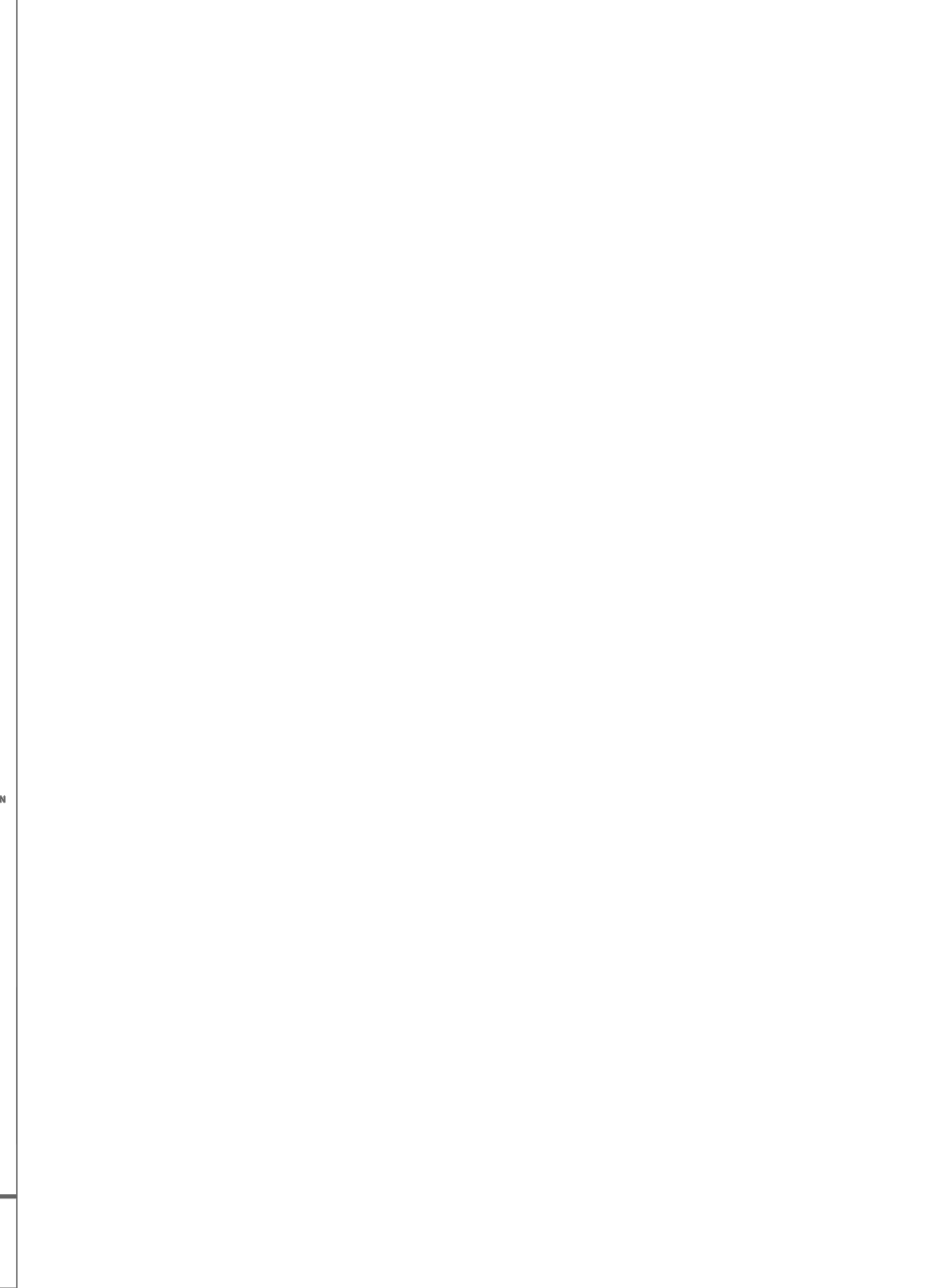
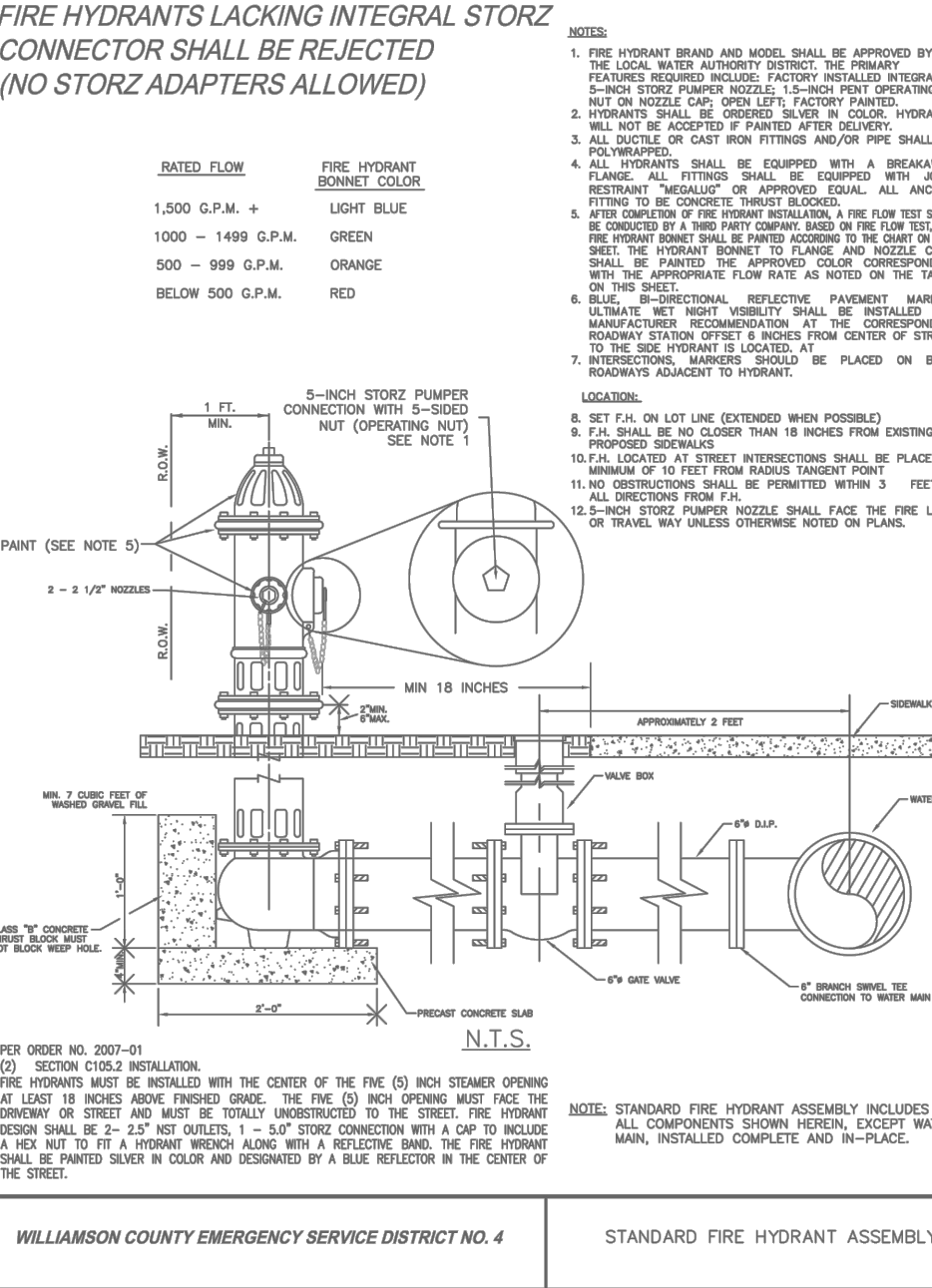
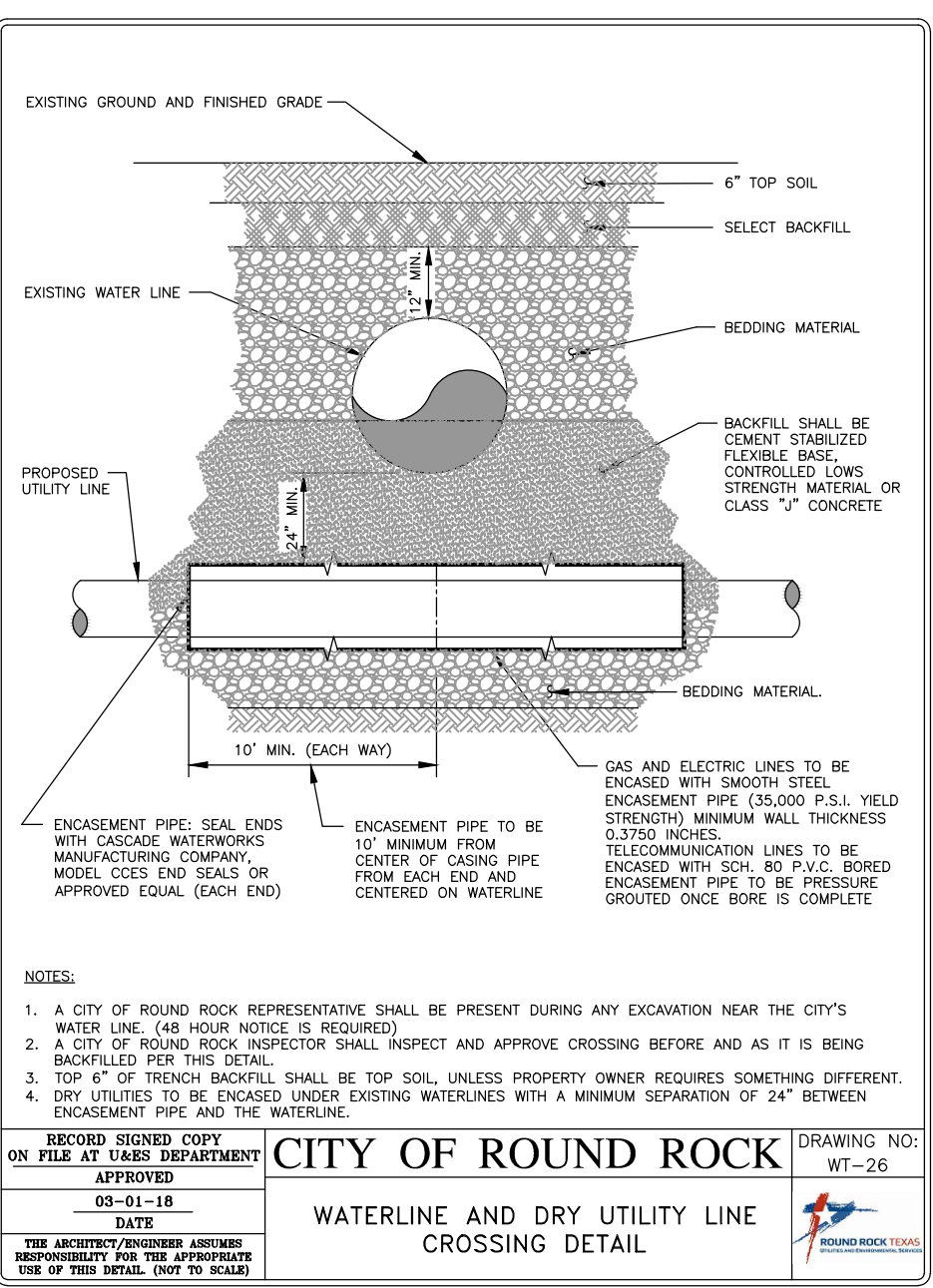
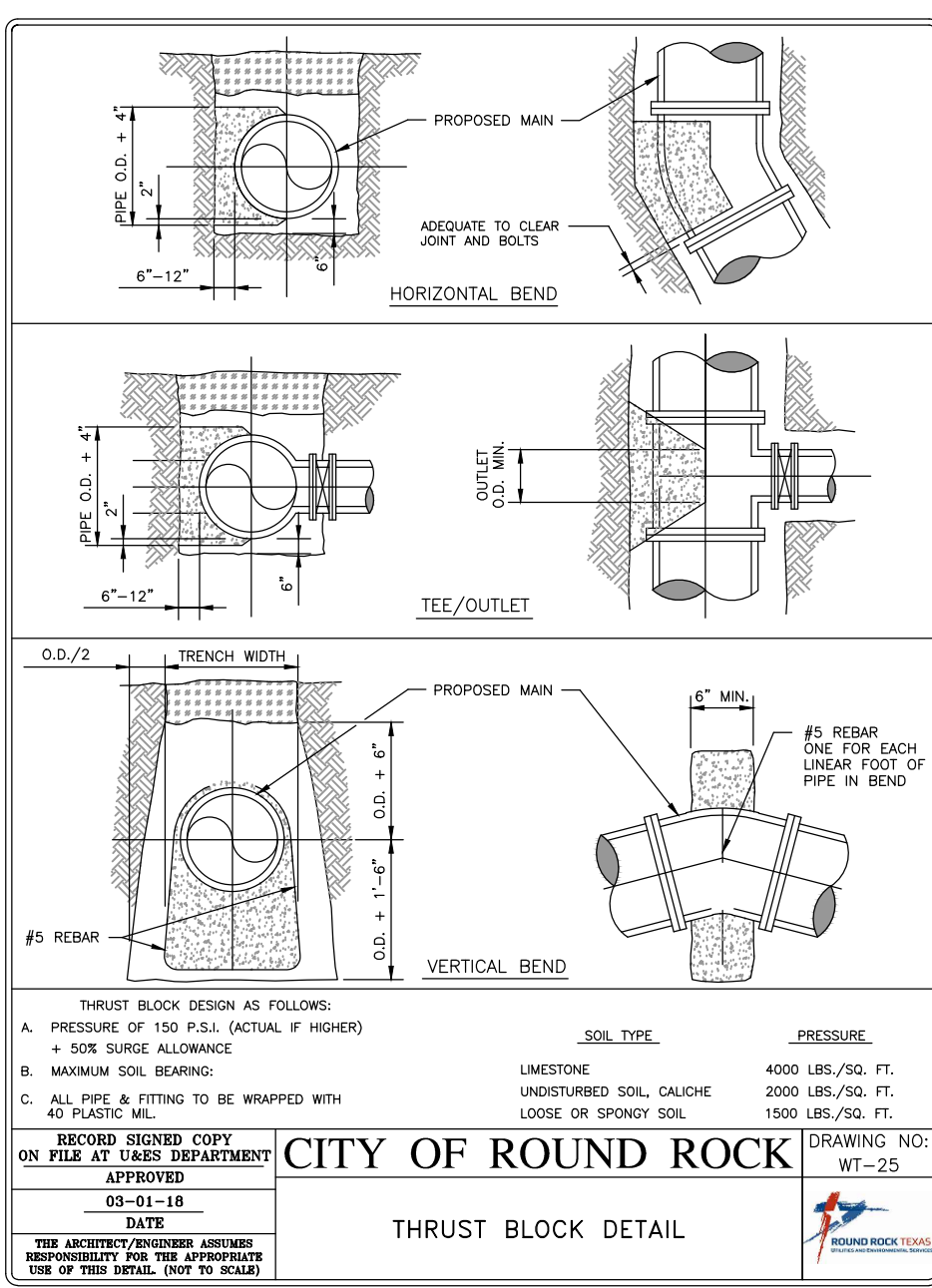
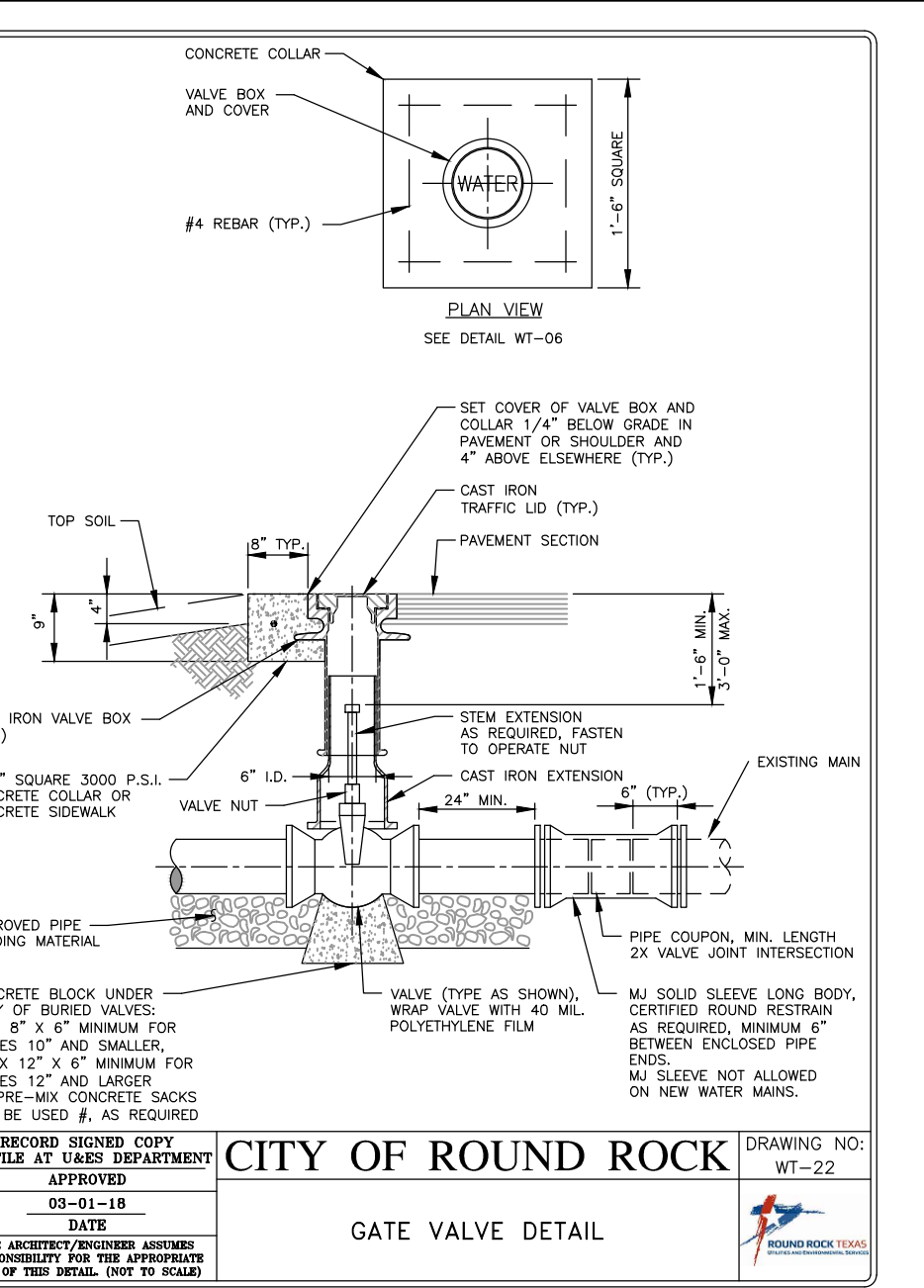
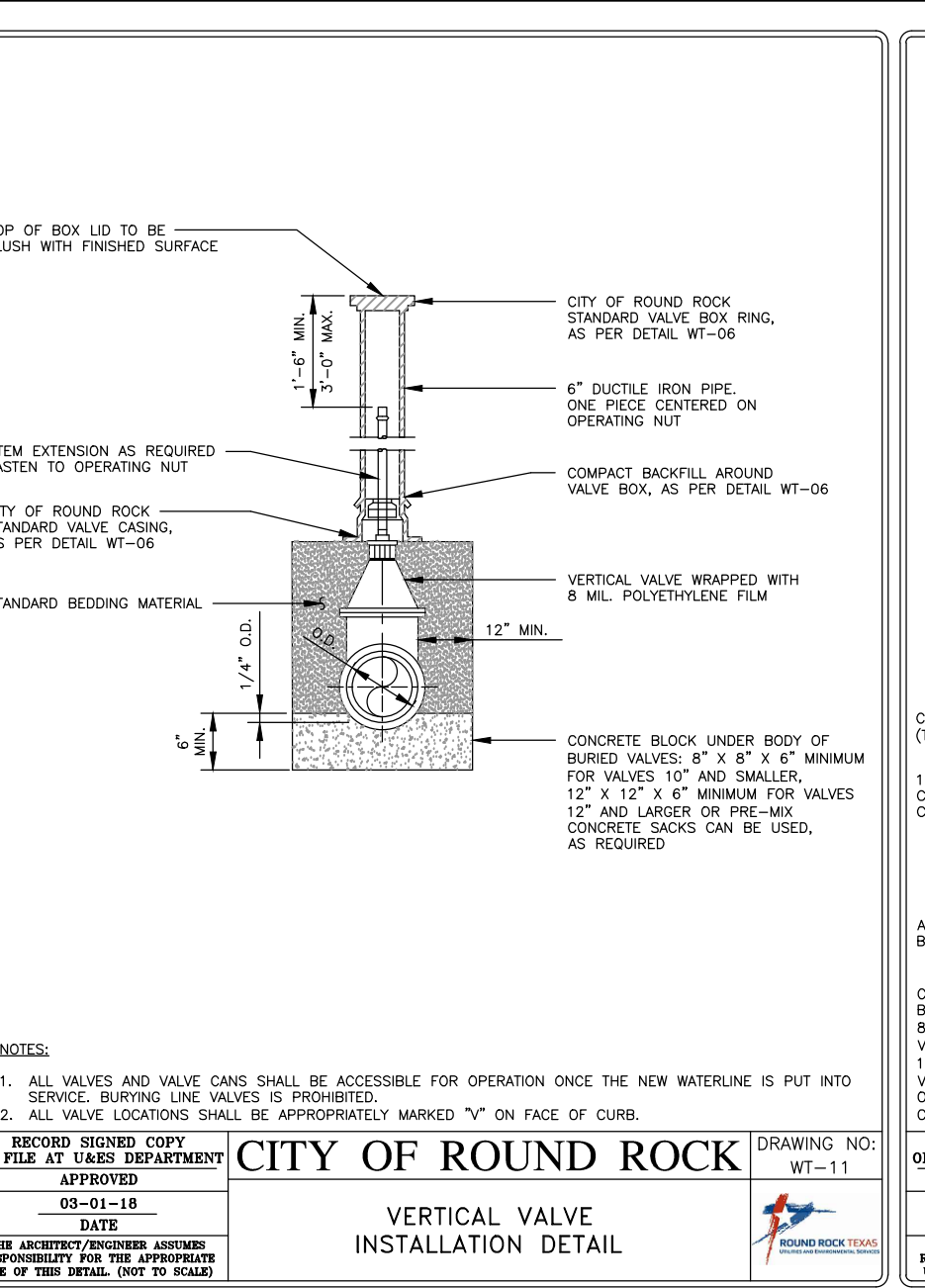
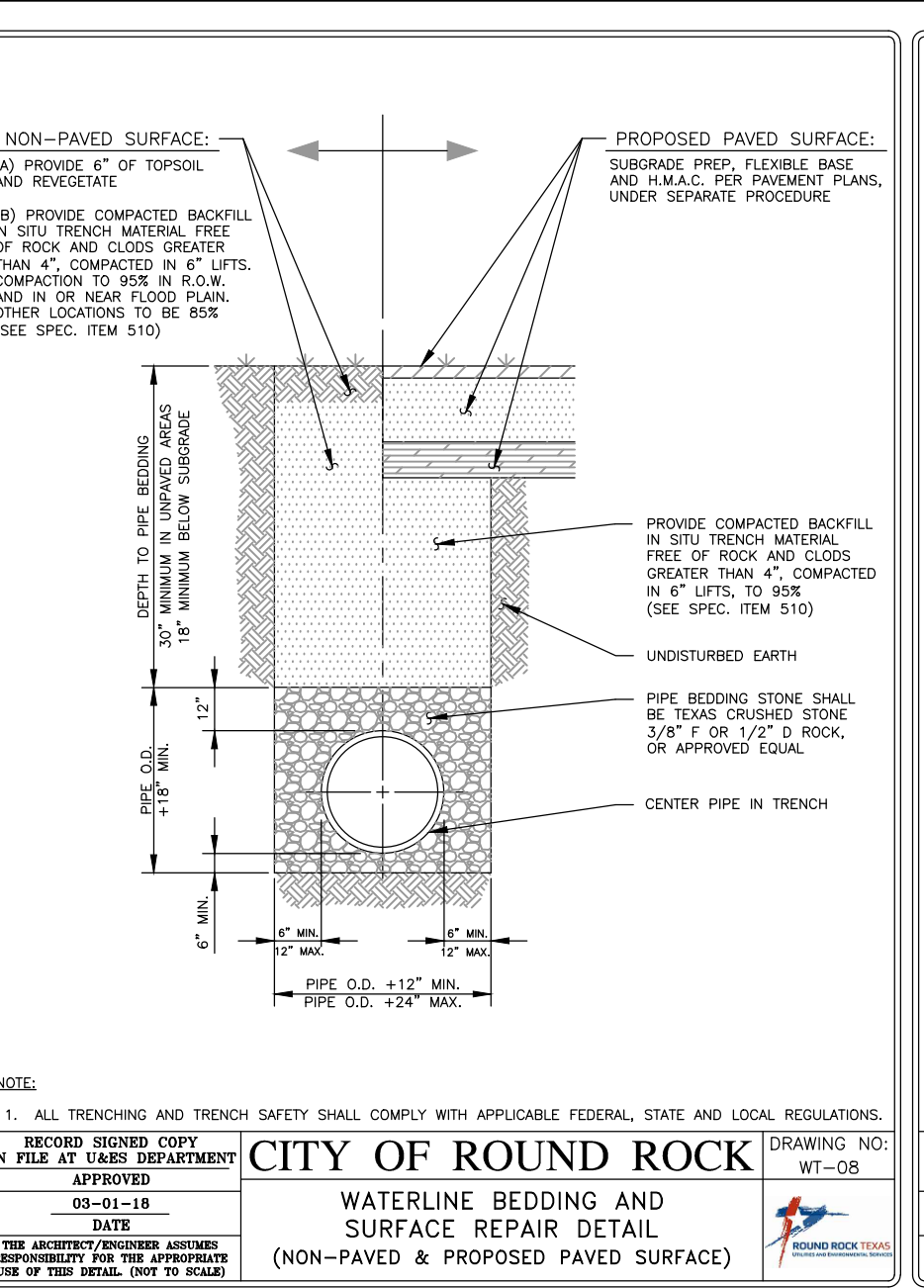
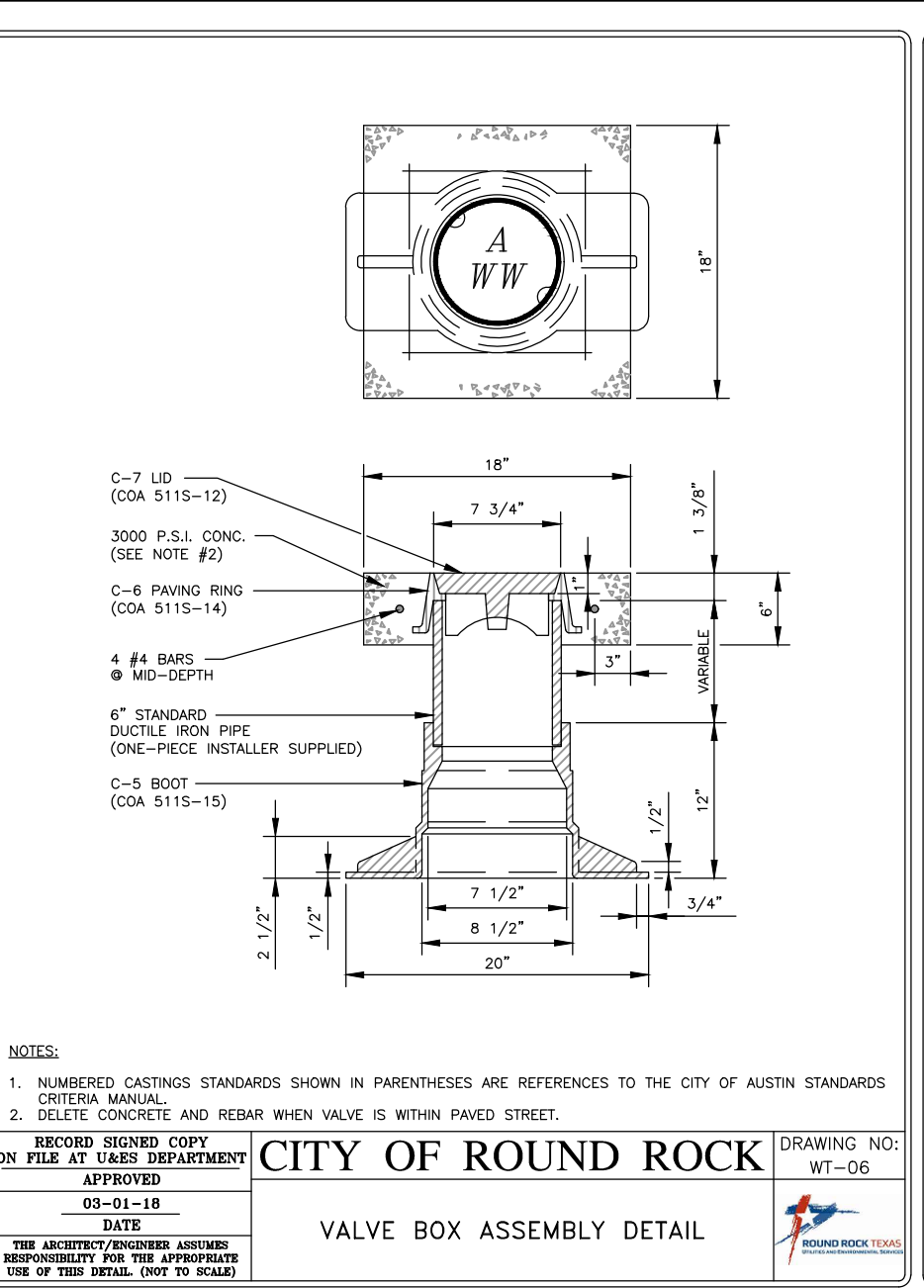
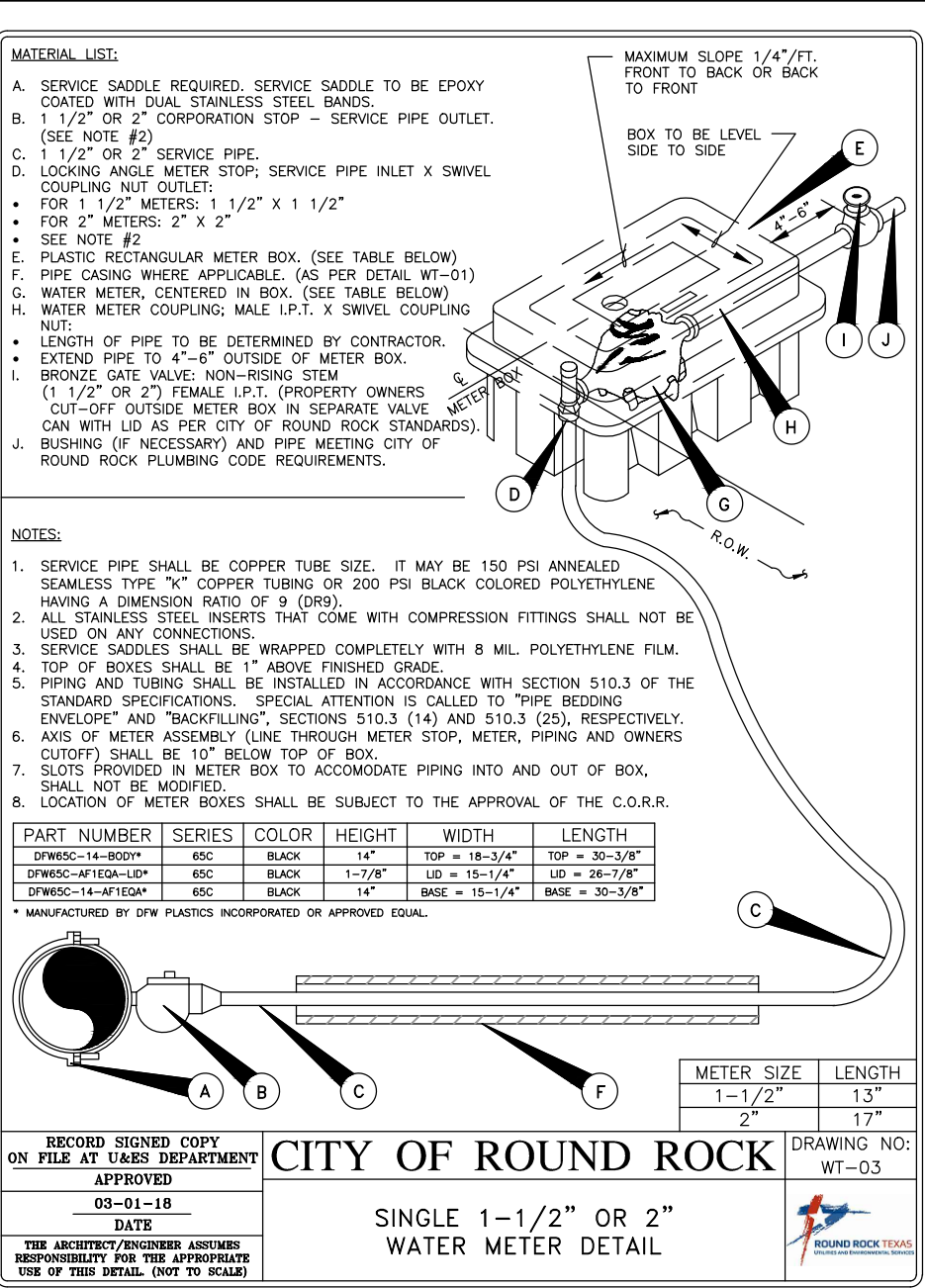
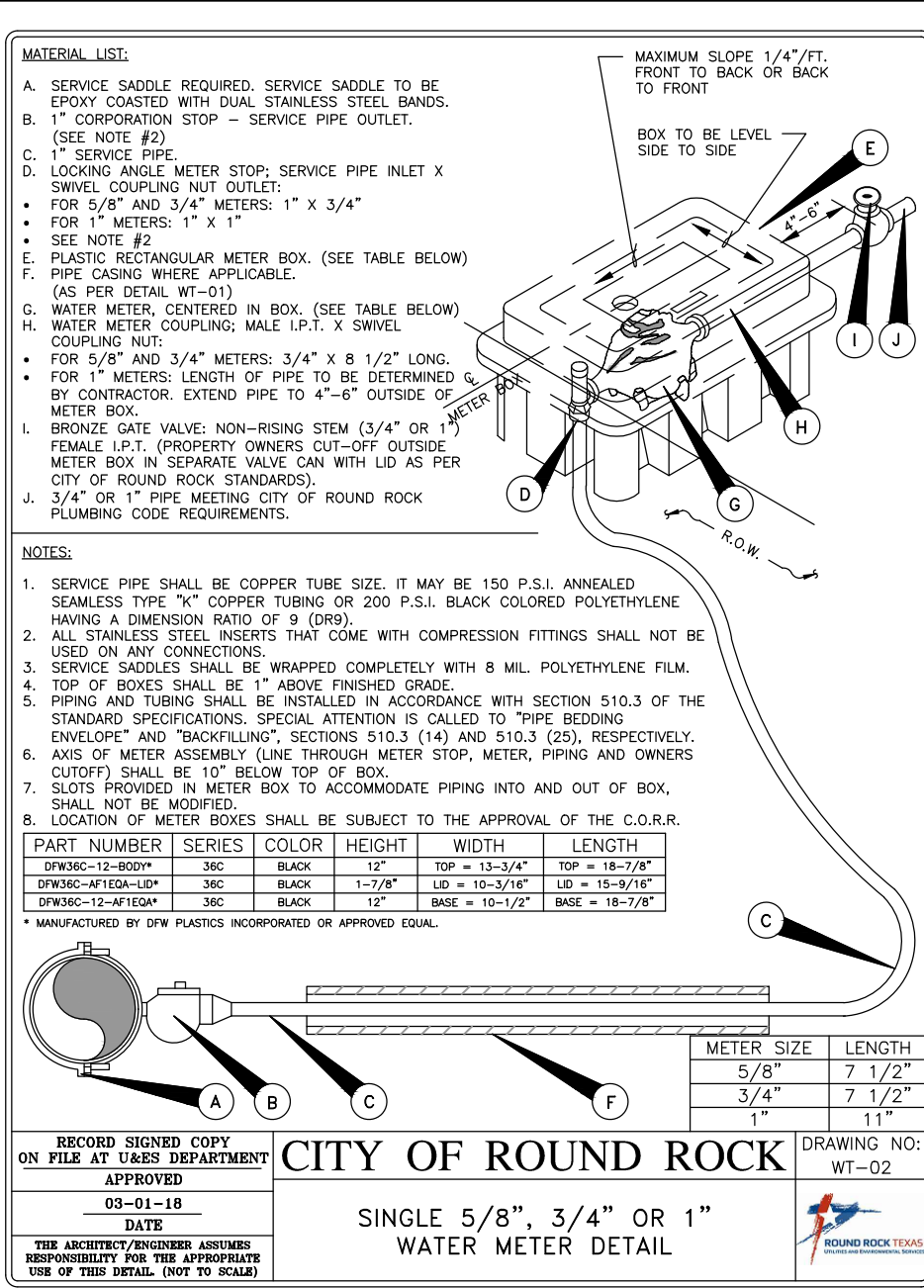
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LIBERTY HILL, TX 78642

CG-503

SITE DETAILS 2 OF 2

SHEET: 17 OF 19
CIVIL

PANDA 2300 HOME R4



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	FIRE COMMENTS	06.20.23
2	HEALTH COMMENTS	08.16.23
3	SITE DEVELOPMENT REV.	08.31.23
4	SITE DEVELOPMENT REV.	11.09.23

ISSUE DATE:

NO.	REVISION	DATE
1	CIVIL TCEQ	04.24.23
2	SITE DEVELOPMENT SET	05.12.23
3	BUILDING PERMIT SET	06.15.23
4	BID SET	09.15.23
5	BID SET	12.05.23
6	BID SET	02.27.24

DRAWN BY: JB, CC

PANDA PROJECT #:

PANDA STORE #: S8-23-D23586

ARCH PROJECT #: 22080-003

12/04/2023

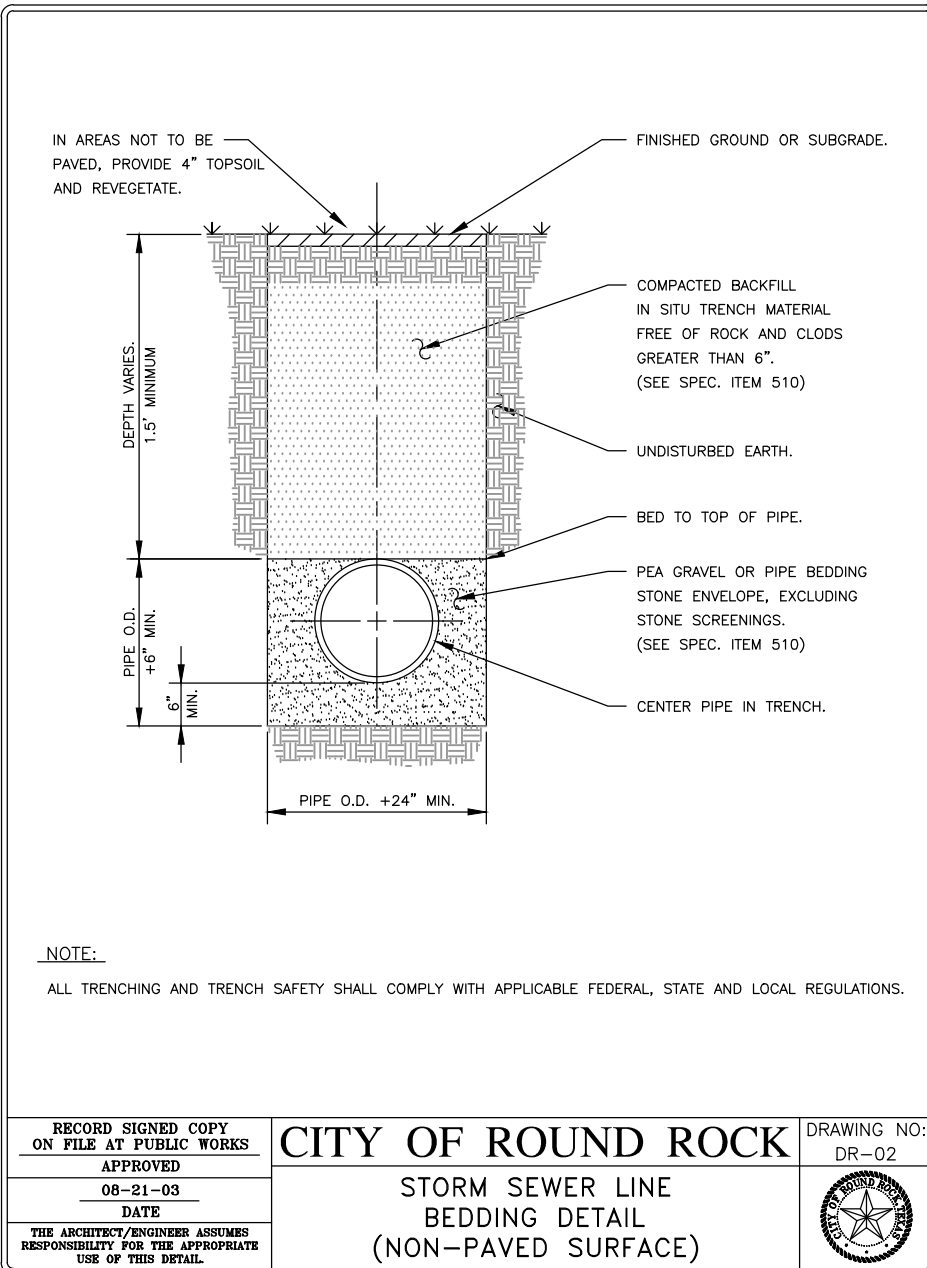
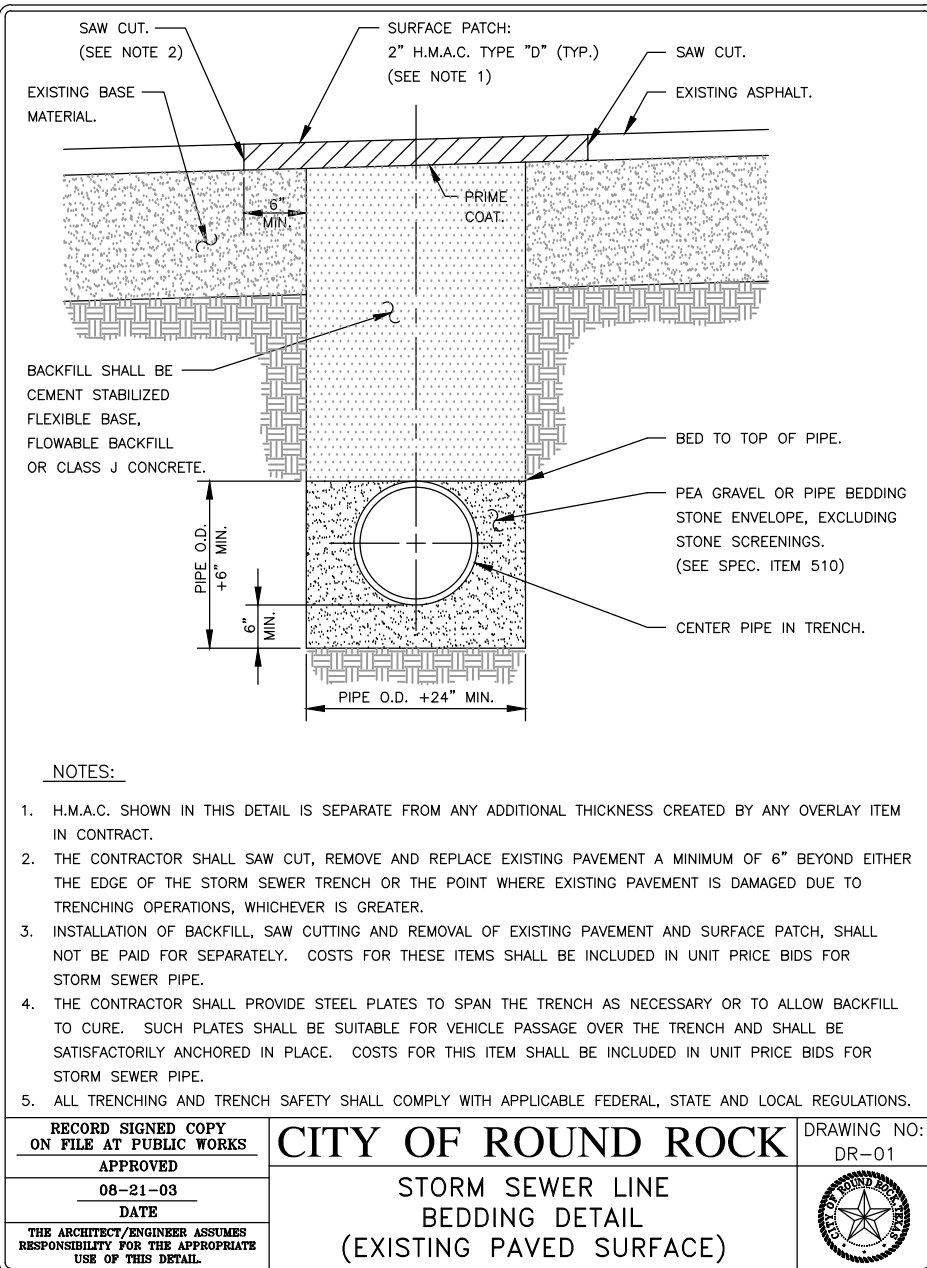
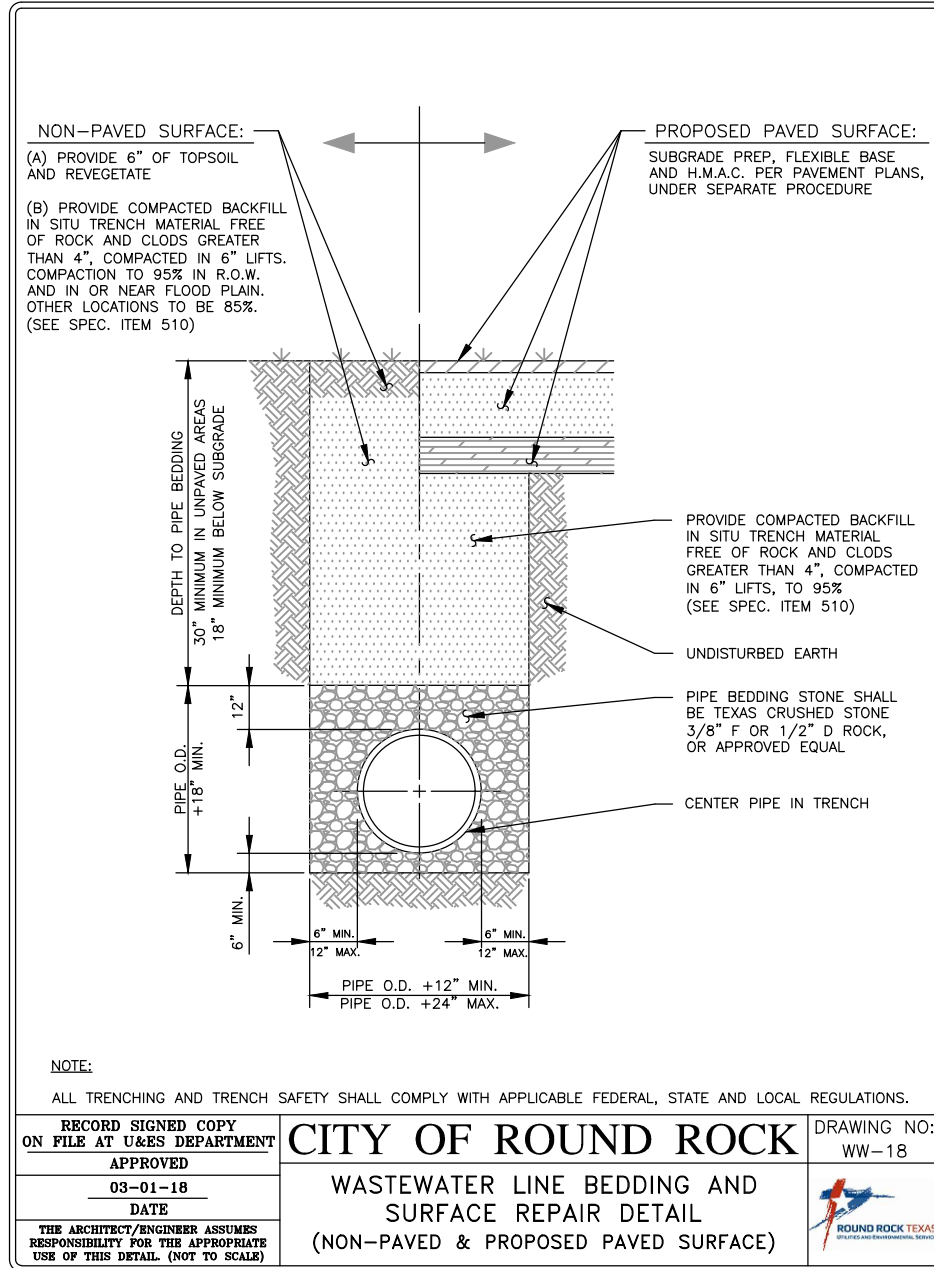
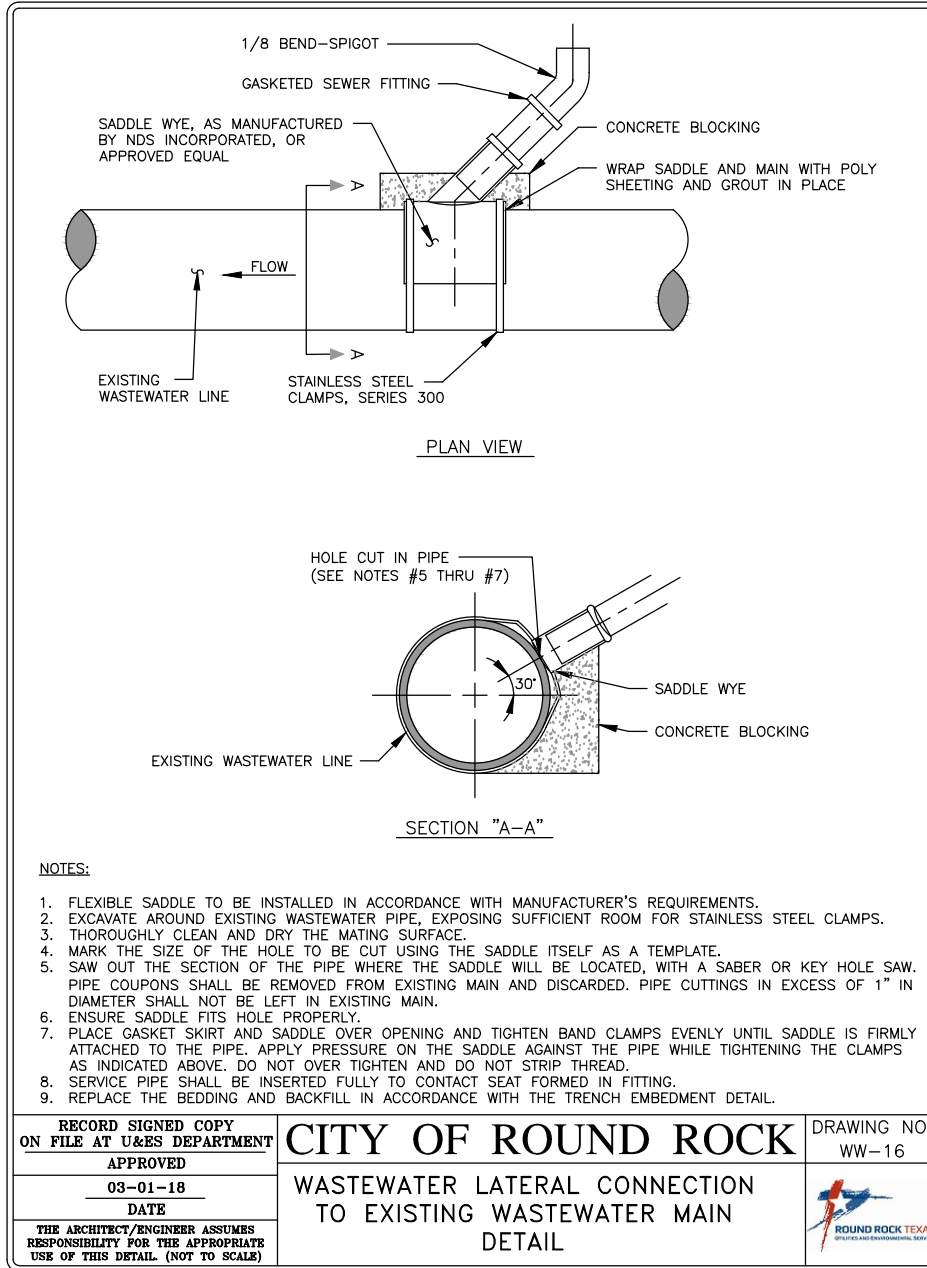
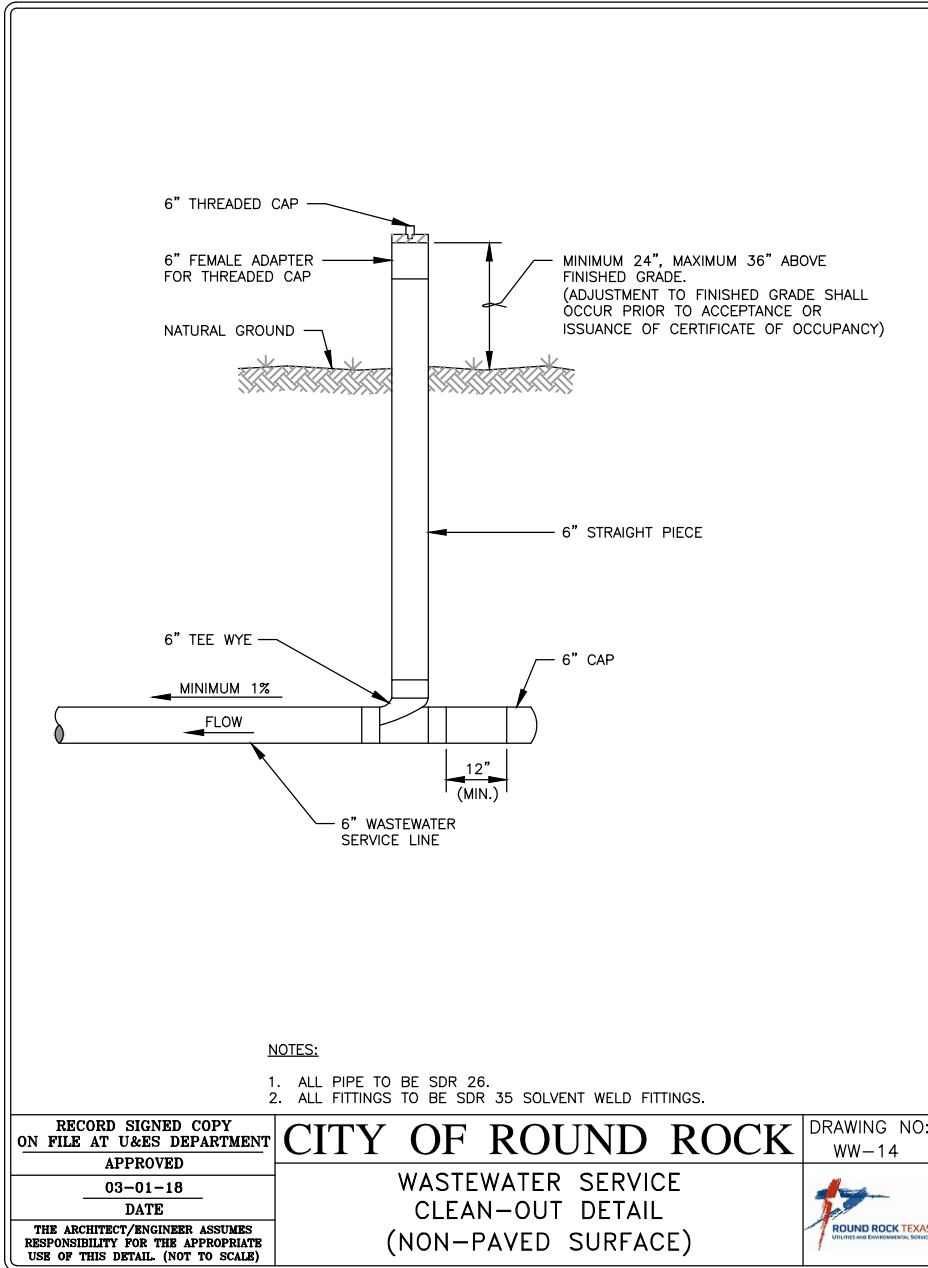
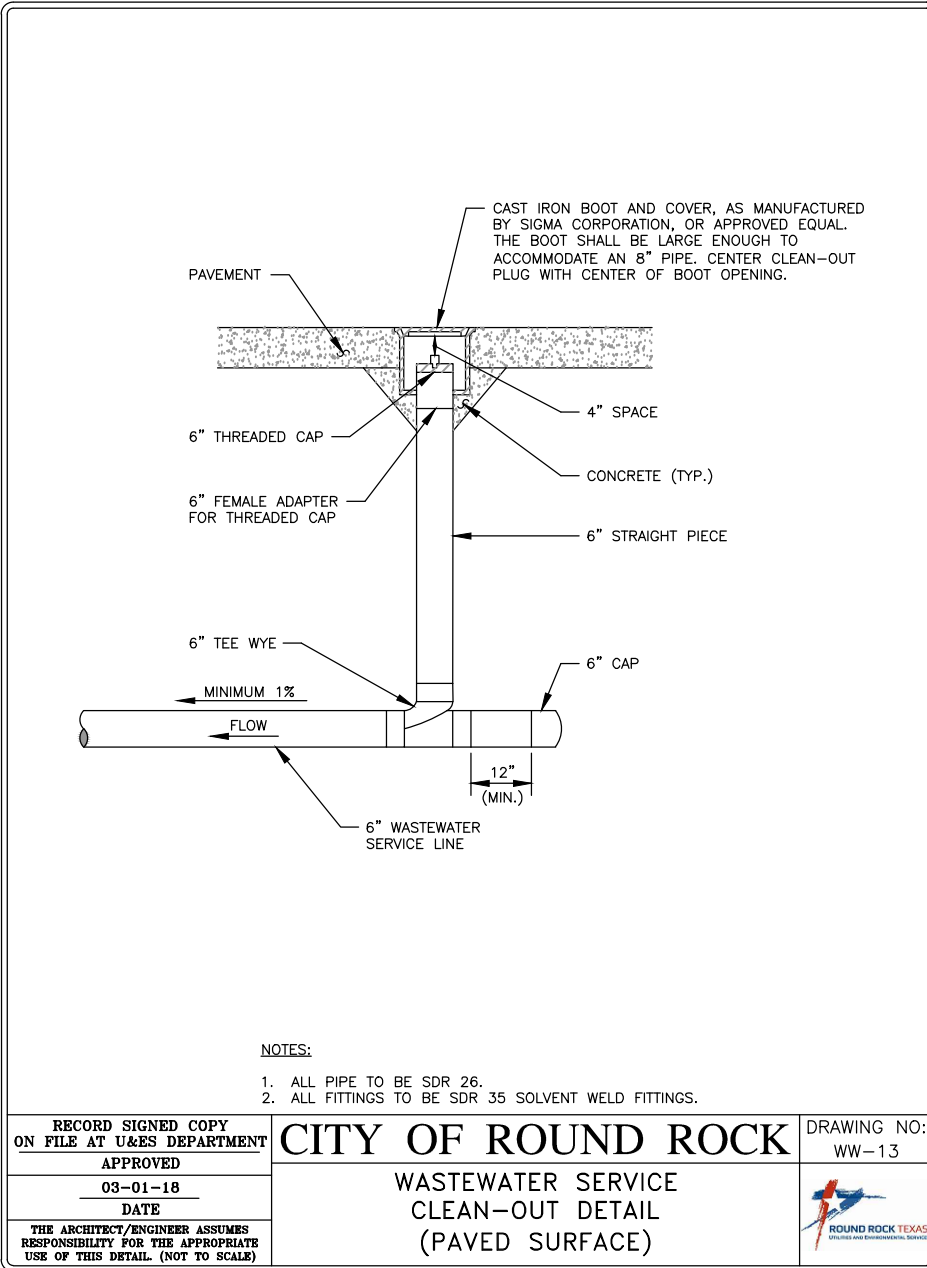
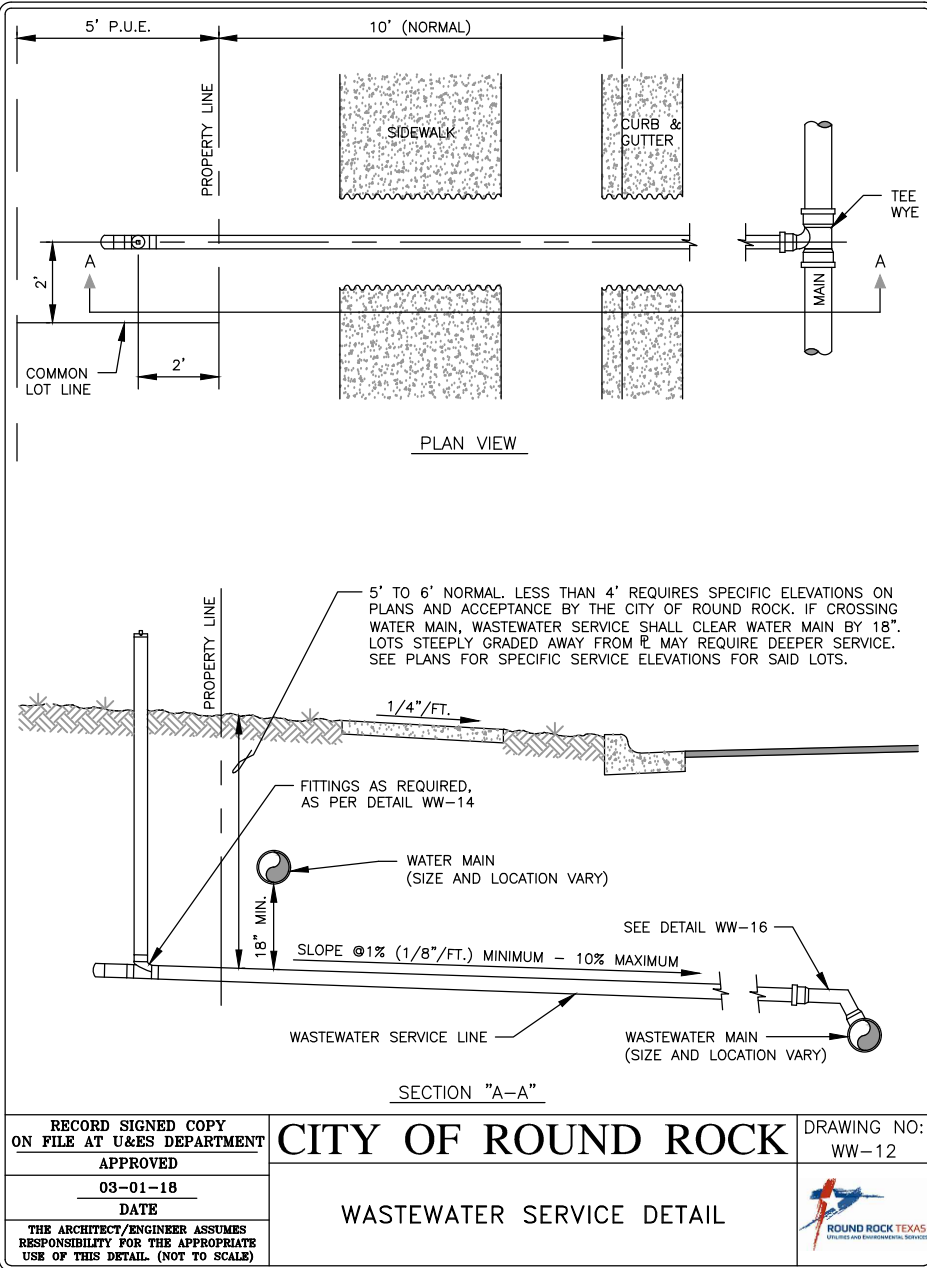
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CG-504
 UTILITY DETAILS 1 OF 2

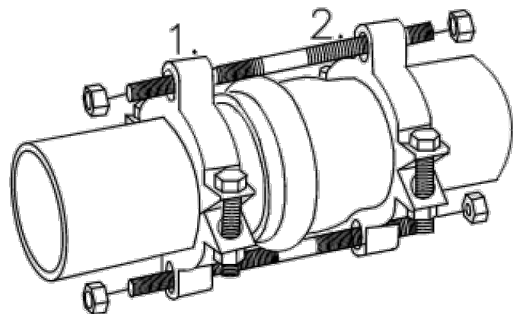
SHEET: 18 OF 19
 CIVIL

PANDA 2300 HOME R4



PVC RESTRAINT PVC BELL JOINTS

NOTE: SEE STANDARD DETAIL 503S-7W FOR CLEANOUT RING AND COVER



NOTES:

1. DUCTILE IRON PER ASTM A536 GRADE 65-45-12.
2. THREADED RODS - HIGH STRENGTH, LOW ALLOY STEEL.



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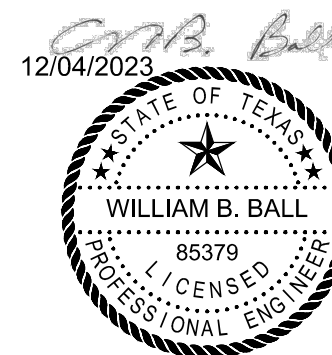
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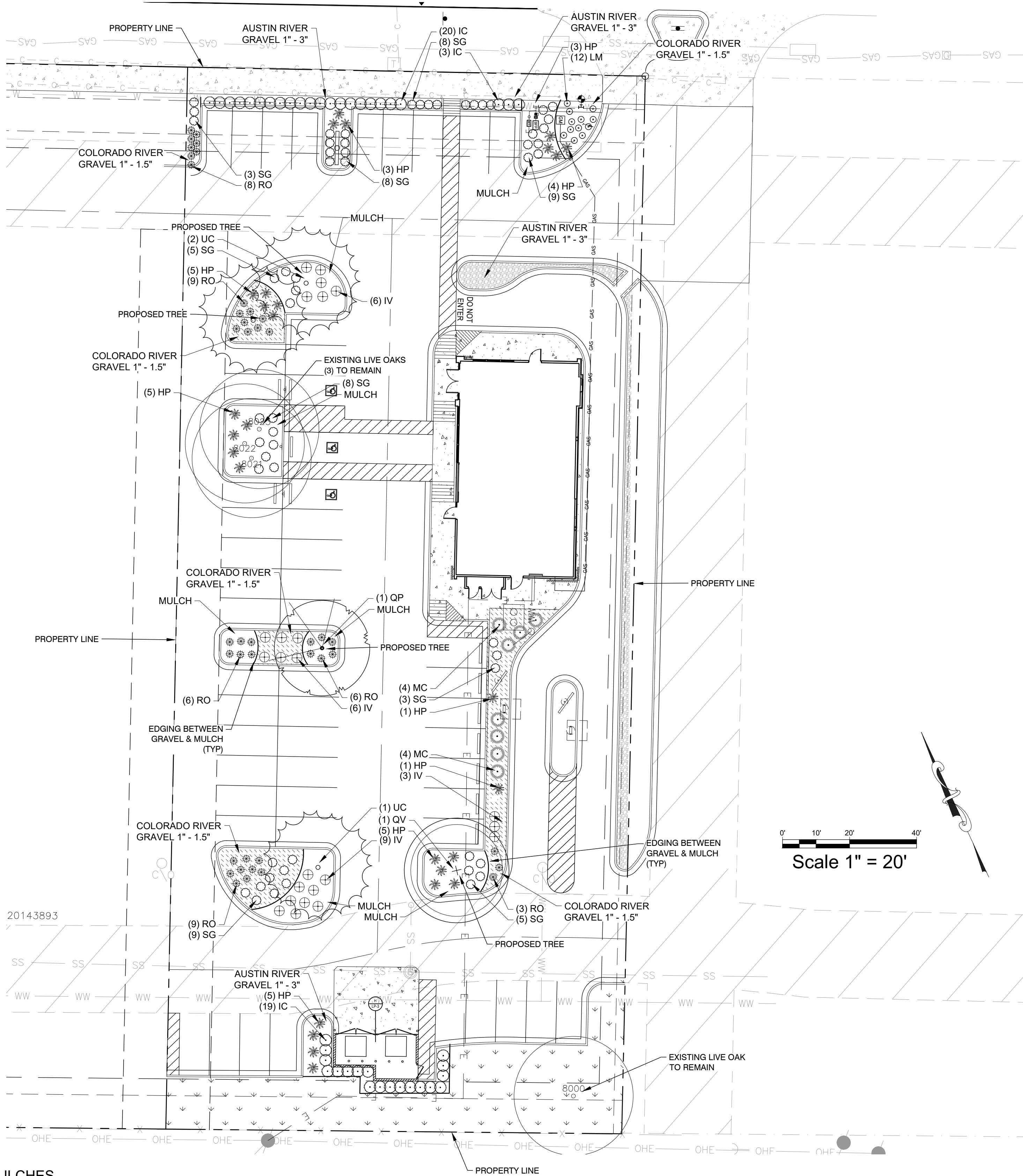
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UTILITY DETAILS 2 OF 2

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MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1"-3" AUSTIN RIVER GRAVEL ROCK MULCH, 1" - 1.5" COLORADO RIVER GRAVEL, OR 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS) WHERE SHOWN ON PLAN, OVER PERMEABLE WEEDMAT STAKED TO GRADE. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL ROCK MULCH & MULCH TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CERITURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MAINTENANCE NOTE

ALL REQUIRED LANDSCAPING, IRRIGATION SYSTEMS, FENCES, WALL, BERMS, VEGETATION, AND OTHER LANDSCAPE COMPONENTS WILL BE MAINTAINED BY THE PROPERTY OWNER OR OTHER APPROPRIATE ENTITY IN A HEALTHY, SAFE, AND OPERATING CONDITION.

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

PLANT SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	QP	Monterrey Oak / Quercus polymorpha	CONT.	3" Cal	1
	QV	Live Oak / Quercus virginiana	CONT.	3" Cal	1
	UC	Cedar Elm / Ulmus crassifolia	CONT.	3" Cal	3
SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE		QTY
	HP	Red Yucca / Hesperaloe parviflora	3 gal		28
	IC	Dwarf Burford Holly / Ilex cornuta 'Dwarf Burford'	3 gal		42
	IV	Dwarf Yaupon Holly / Ilex vomitoria 'Nana'	3 gal		21
	LM	Trailing Lantana / Lantana montevidensis	3 gal		12
	MC	Gulf Muhly Grass / Muhlenbergia capillaris	3 gal		8
	RO	Trailing Rosemary / Rosmarinus officinalis 'Protrata'	3 gal		38
	SG	Autumn Sage / Salvia Greggii 'Furman's Red'	3 gal		58
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE		QTY
	CD	Bermuda Grass / Cynodon dactylon 'Tifway 419' (does not produce viable seed, listed in the Austin GrowGreen Guide)	sod		2,750 sf
	ARG	Austin River Gravel 1" - 3" on Weed Barrier	3" Depth		1,225 sf
	CRG	Colorado River Gravel 1" - 1.5" on Weed Barrier	3" Depth		1,605 sf

LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	43,140 SF (.99 Ac)
INTERIOR PARKING LOT LANDSCAPING	
PROPOSED PARKING SPACES:	44 SPACES
TREES REQUIRED:	5 (1 LARGE TREE PER 10 PARKING SPACES)
TREES PROVIDED:	6
PLANTINGS PROVIDED WITHIN ISLANDS	
PARKING LOT LANDSCAPE BUFFERS	
ST HWY 29	123 LF
TREES REQUIRED :	3, (1 TREE PER 40 LF)
TREES PROVIDED:	0, DUE TO UTILITY EASEMENTS
SHRUBS REQUIRED:	31 (1 SHRUB PER 4 LF)
SHRUBS PROVIDED:	31 PROVIDED
LANDSCAPE POINTS (LP)	
STREET FACING FACADE LINEAR FOOTAGE:	37 LF
LANDSCAPE POINTS REQUIRED:	148 POINTS
LARGE SHRUB: 23 SHRUBS x 5 PTS:	115 PTS
SMALL SHRUB: 43 SHRUBS x 3 PTS:	129 PTS
GROUND COVER: 48 SQ FT. x 2 PTS:	96 PTS - TRAILING LANTANA
TOTAL POINTS:	340 PTS
SCREENING	
SCREENING REQUIRED TRANSFORMER :	PROVIDED

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 2" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS, TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUND COVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
- TREE TRUNKS SHALL BE FREE OF BRANCHES TO SEVEN FEET.



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Rosemead, California
91770
Telephone: 626.799.9898
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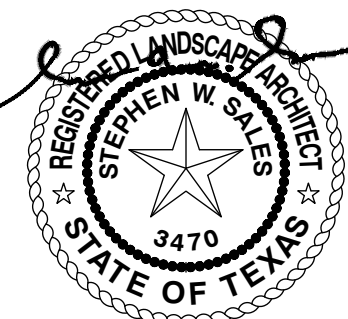
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ARCH PROJECT #: 22080-003



02/27/2024

Heights Venture
ARCHITECTURE + DESIGN

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DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.490.7292 V

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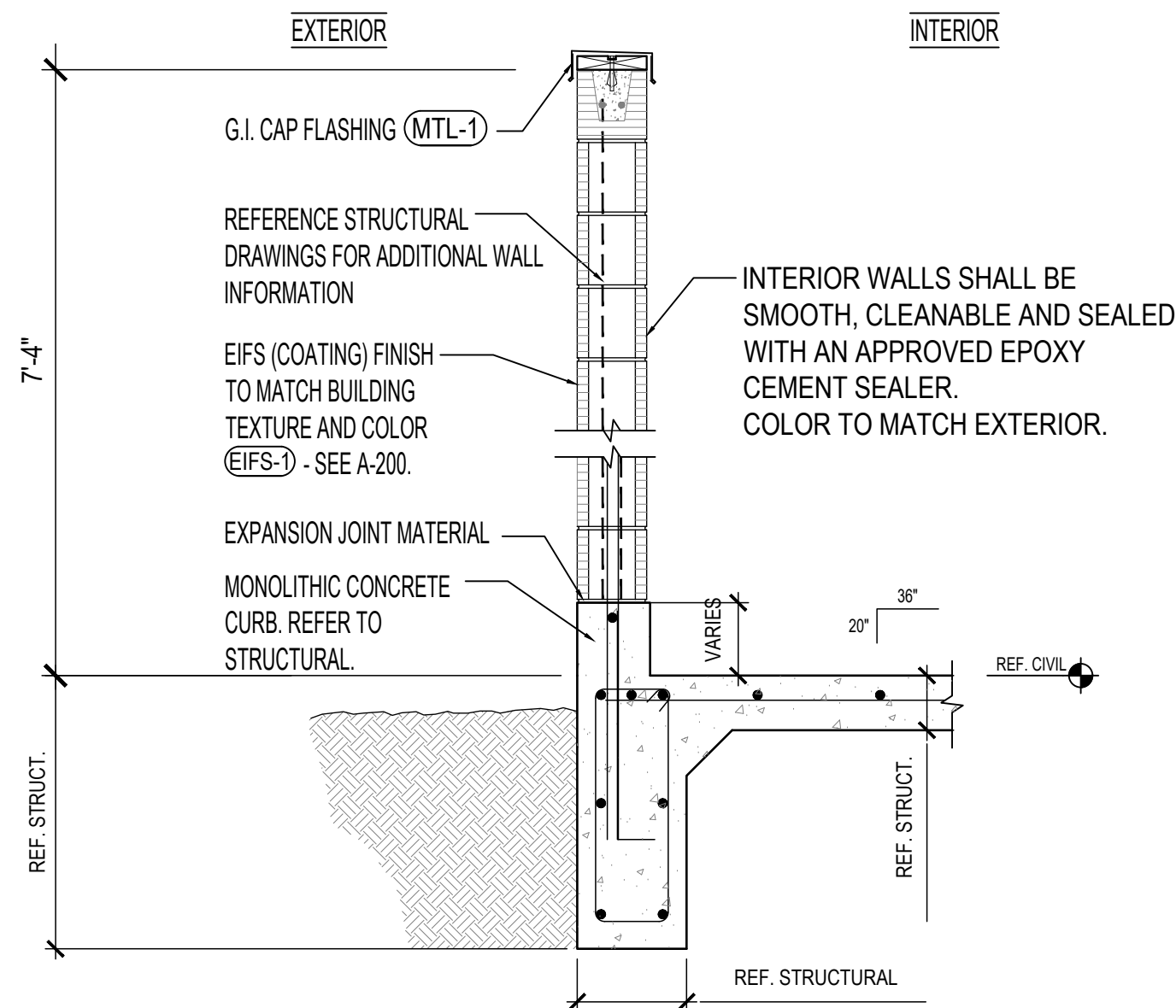
LP-1

LANDSCAPE
PLANTING

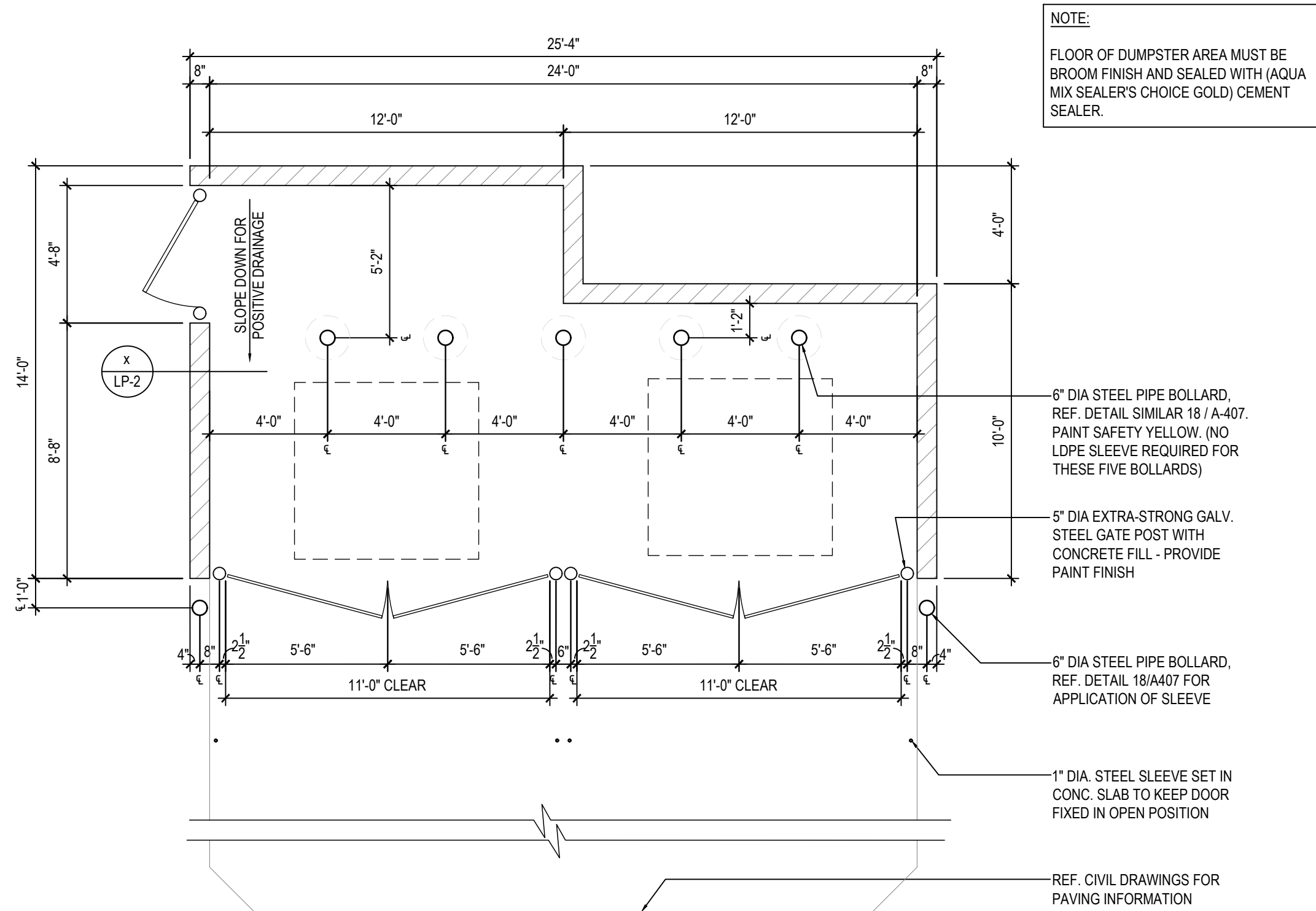
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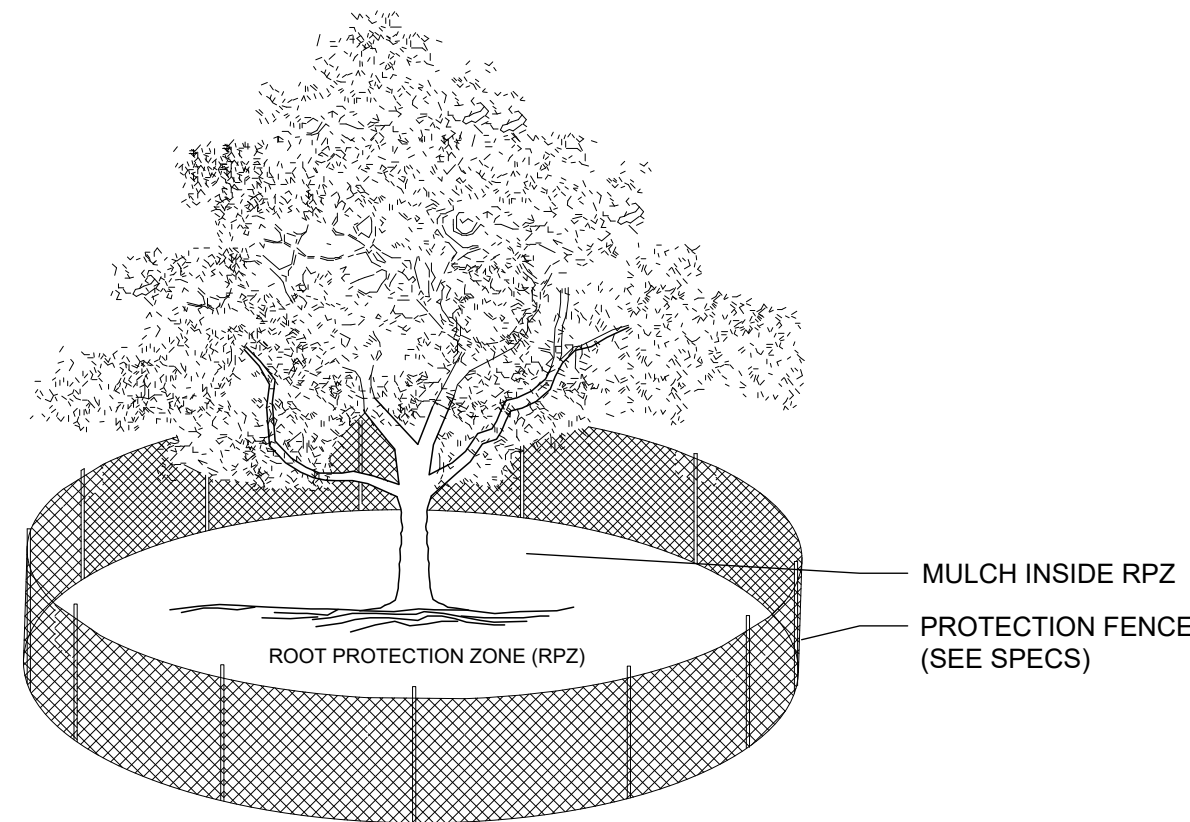
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G TRASH ENCLOSURE WALL SECTION
SCALE: 1/2" = 1' - 0"

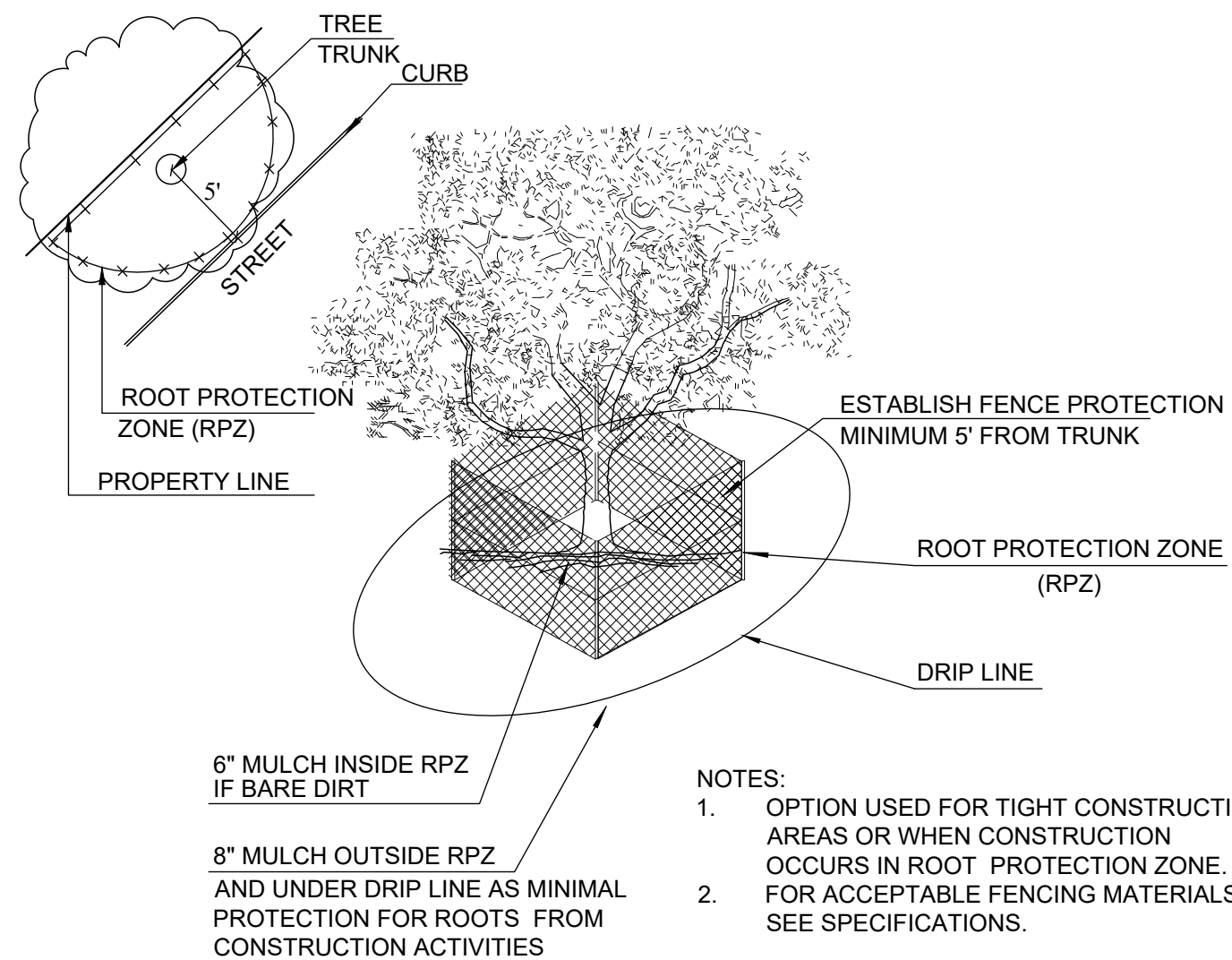


H TRASH ENCLOSURE
SCALE: 1/4" = 1' - 0"



- NOTES:
- THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
 - FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

I TREE PROTECTION FENCE
SCALE: NOT TO SCALE



- NOTES:
- OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
 - FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

J TREE PROTECTION FENCE - TIGHT CONSTRUCTION
SCALE: NOT TO SCALE



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Houston, Texas 77008
713.869.1103 V

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5741 Legacy Drive, Suite 320
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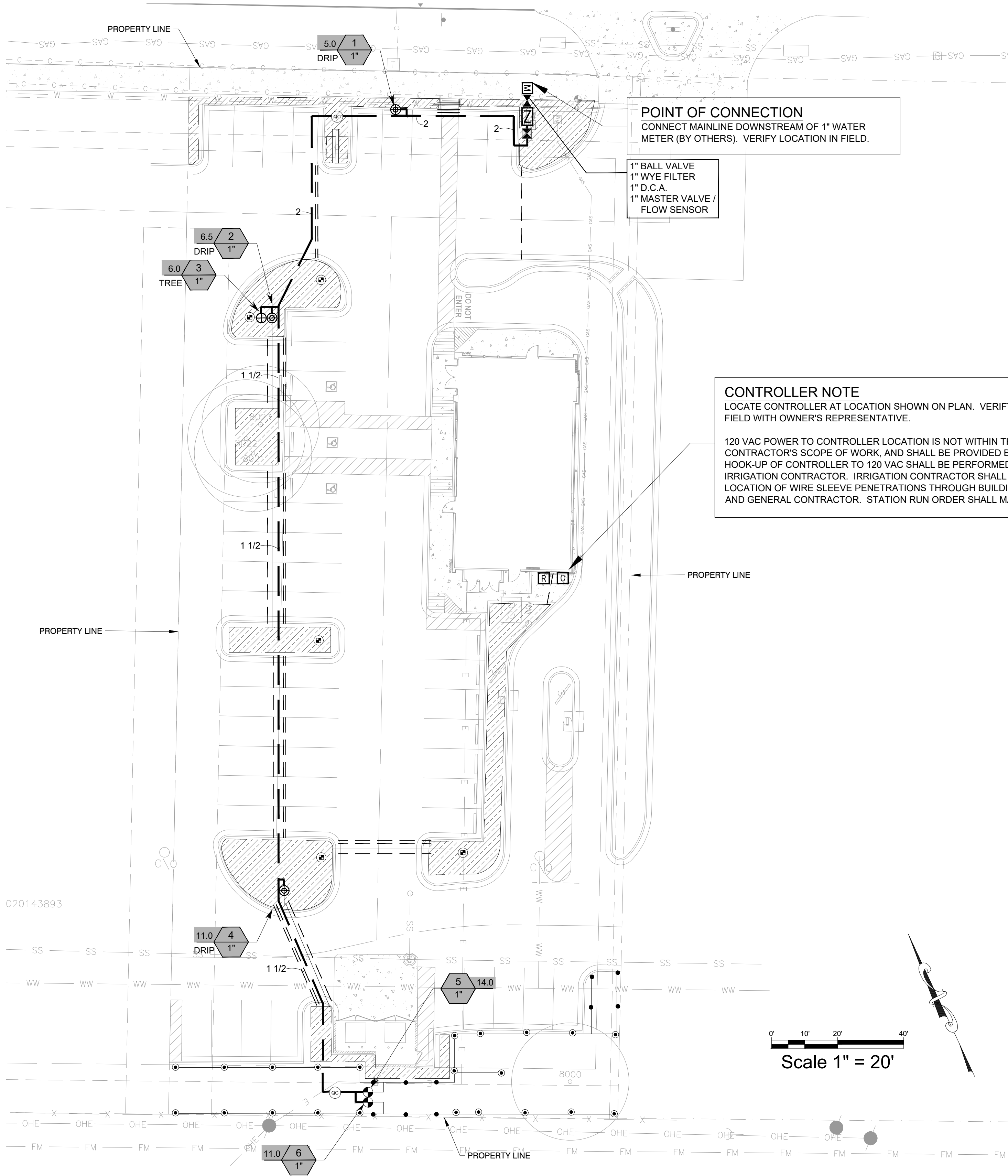
LP-3

TRASH ENCLOSURE &
TREE PROTECTION DETAILS

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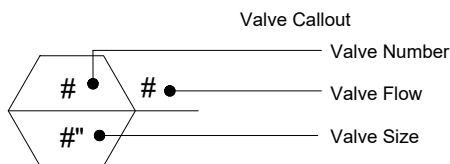
POINT OF CONNECTION
CONNECT MAINLINE DOWNSTREAM OF 1" WATER METER (BY OTHERS). VERIFY LOCATION IN FIELD.

1" BALL VALVE
1" WYE FILTER
1" D.C.A.
1" MASTER VALVE /
FLOW SENSOR

CONTROLLER NOTE
LOCATE CONTROLLER AT LOCATION SHOWN ON PLAN. VERIFY LOCATION IN FIELD WITH OWNER'S REPRESENTATIVE.

120 VAC POWER TO CONTROLLER LOCATION IS NOT WITHIN THE IRRIGATION CONTRACTOR'S SCOPE OF WORK, AND SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLER TO 120 VAC SHALL BE PERFORMED BY THE IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF WIRE SLEEVE PENETRATIONS THROUGH BUILDING WITH OWNER AND GENERAL CONTRACTOR. STATION RUN ORDER SHALL MATCH PLANS.

VALVE KEY



IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL
•	RAIN BIRD R-VAN14 1806-SAM-P45, TURF ROTARY, 8'-14' 45"-270" AND 360" HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
⊙	RAIN BIRD R-VAN18 1806-SAM-P45, TURF ROTARY, 13'-18' 45"-270" AND 360" HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
✱	RAINBIRD 1806-SAM-PRS SERIES POP UP SPRAY HEADS WITH ADAPTER AND RAINBIRD #1402 SERIES BUBBLER NOZZLES. (TWO PER TREE) SEE INSTALLATION NOTE #N-5 REGARDING TREE BUBBLER LATERAL PIPE
⊕	RAINBIRD XCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR XCZ-100-PRB-COM - 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
⊕	RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE SEE INSTALLATION NOTE #N-5 REGARDING TREE BUBBLER LATERAL PIPE
⦿	RAIN BIRD PEB SERIES 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
▨	AREA TO RECEIVE DRIPLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH
⌚	ZURN / WILKINS 350 SERIES D.C.A. INSTALLED PER CITY CODE, WITH SAME SIZE ZURN / WILKINS 850 SERIES BRONZE BALL VALVE AND ZURN / WILKINS YB SERIES BRONZE WYE FILTER WITH 20 MESH STAINLESS STEEL SCREEN
⌚	LASCO "V" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
⌚	IRRIGATION WATER METER AND TAP (BY OTHERS) SIZE AS NOTED ON THE PLAN
⌚	RAINBIRD 33DLRC QUICK COUPLER, 3/4"
⌚	RAINBIRD ESP12LXMEF2P SERIES AUTOMATIC WALL MOUNT CONTROLLER
⌚	RAINBIRD WR2-RFC RAIN / FREEZE SENSOR LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT
⌚	1" MASTER VALVE MODEL # 100-EFB-CP WITH RAINBIRD FLOW SENSOR MODEL #FS100B SERIES

— IRRIGATION LATERAL LINE: CLASS 200
— IRRIGATION MAINLINE: SCHEDULE 40 PVC
= = = IRRIGATION SLEEVES, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED

IRRIGATION DISCLAIMER

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.

AUTOMATIC DRAIN VALVES AND AIR RELIEF VALVES

INSTALL AUTOMATIC DRAIN VALVES AT THE LOW POINTS OF EACH LATERAL LINE (MIN. 2 PER VALVE) AS PER DETAIL ON SHEET LI-2. INSTALL AIR RELIEF VALVES ON DRIP SYSTEMS AT THE LCOATIONS SHOWN ON THE PLANS, AS AS PER DETAILS.

SLEEVING / WIRING NOTES:

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, THE IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES. **FOR PLAN CLARITY, ONLY SOME REPRESENTATIVE SLEEVES ARE SHOWN; SOME SLEEVES MAY NOT BE SHOWN.**

COORDINATION WITH EXISTING TREES

NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN THE ROOT ZONE OF EXISTING TREES. HAND-DIG ONLY, WITHIN THE ROOT ZONES OF EXISTING TREES. NO ROOTS OVER 1" DIAMETER SHALL BE CUT. STAKE ALL PROPOSED TRENCH ROUTES NEAR EXISTING TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.



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

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REVISIONS:

△	FIRE COMMENTS	06.20.23
△	HEALTH COMMENTS	08.16.23
△	SITE DEVELOPMENT REV.	08.31.23
△	SITE DEVELOPMENT REV.	11.09.23

ISSUE DATE:

1	CIVIL TECQ	04.24.23
2	SITE DEVELOPMENT SET	05.12.23
3	BUILDING PERMIT SET	06.15.23
4	BID SET	09.15.23
5	BID SET	12.05.23
6	BID SET	02.27.24

DRAWN BY: LL

PANDA PROJECT #:

PANDA STORE #: S8-23-D23586

ARCH PROJECT #: 22080-003



Rodney D. McNabb
02-27-2024

Heights Venture
ARCHITECTURE • DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713.869.1103 V
DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.490.7292 V

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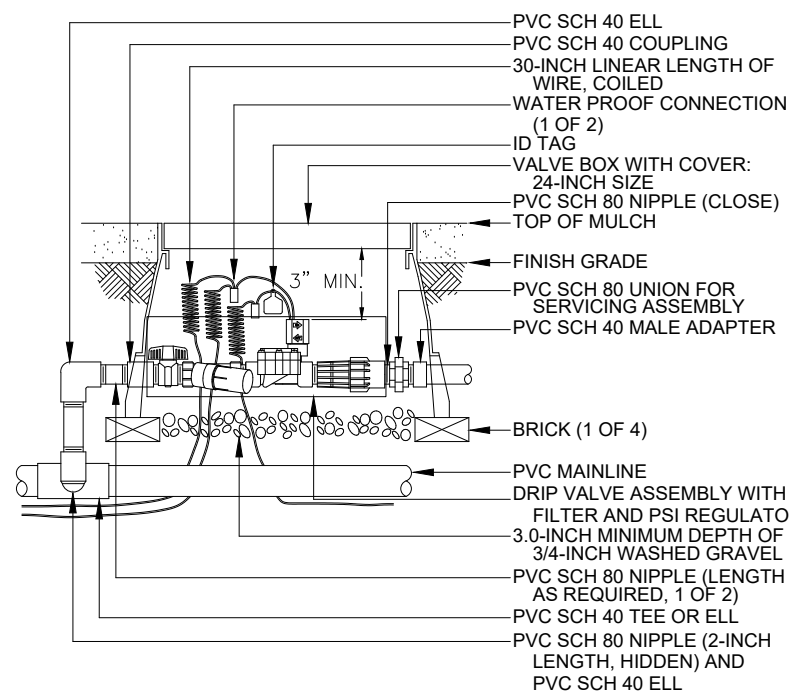
IRRIGATION
PLAN

PERMIT / BID SET



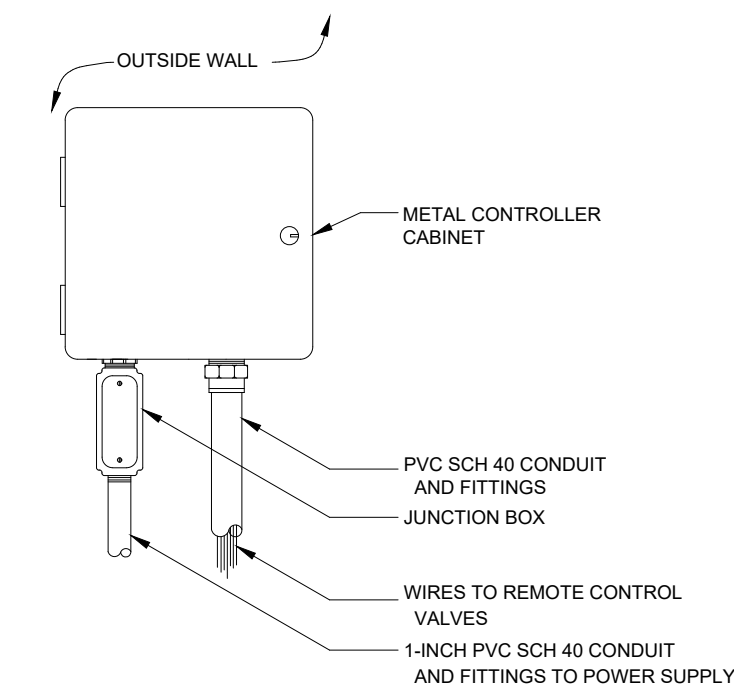
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9600 Great Hills Trl., Ste 150W
Austin, TX 78759
www.EvergreenDesignGroup.com

NOTE:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.



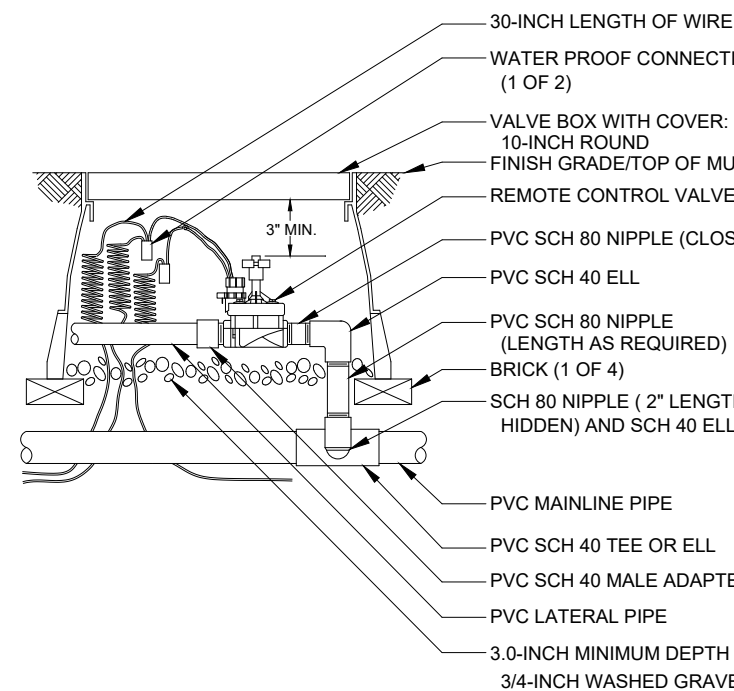
CONTROL ZONE KIT

N.T.S.



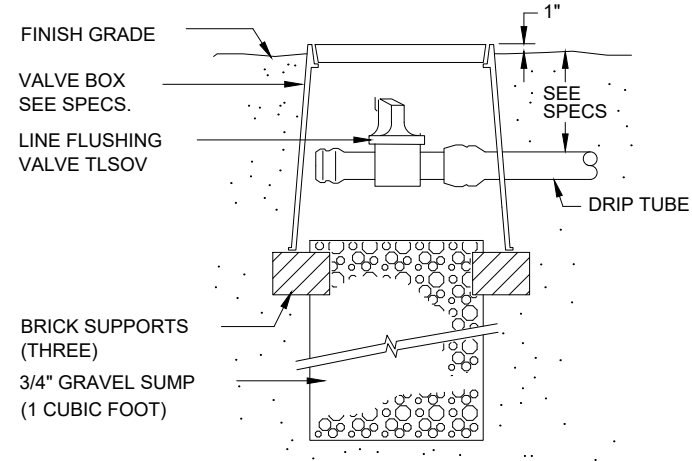
WALL MOUNT CONTROLLER

N.T.S.



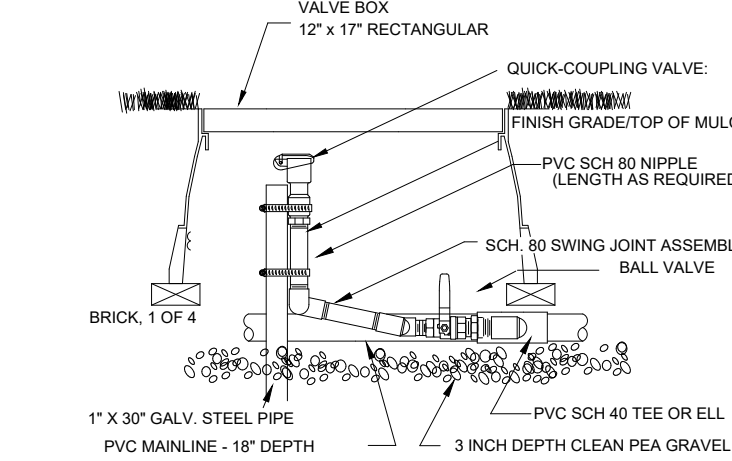
REMOTE CONTROL VALVE

N.T.S.



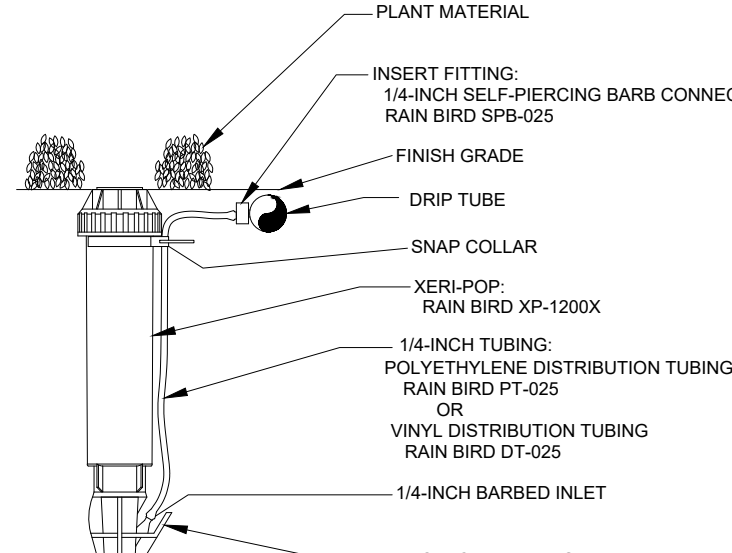
MANUAL LINE FLUSH VALVE

N.T.S.



QUICK COUPLER VALVE WITH PVC BALL VALVE

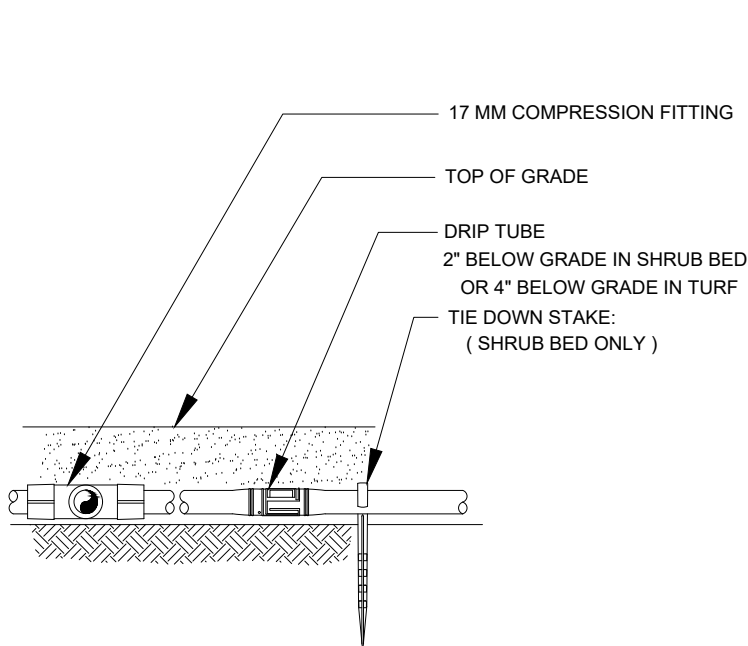
N.T.S.



INCLUDE TWO BUBBLER HEADS, SET ON OPPOSITE SIDES OF ROOT BALL

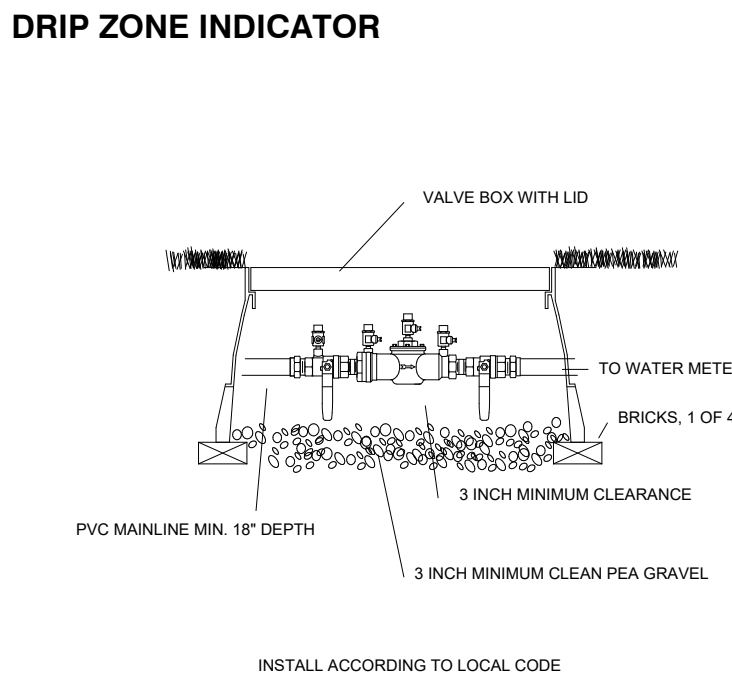
TREE BUBBLER

N.T.S.



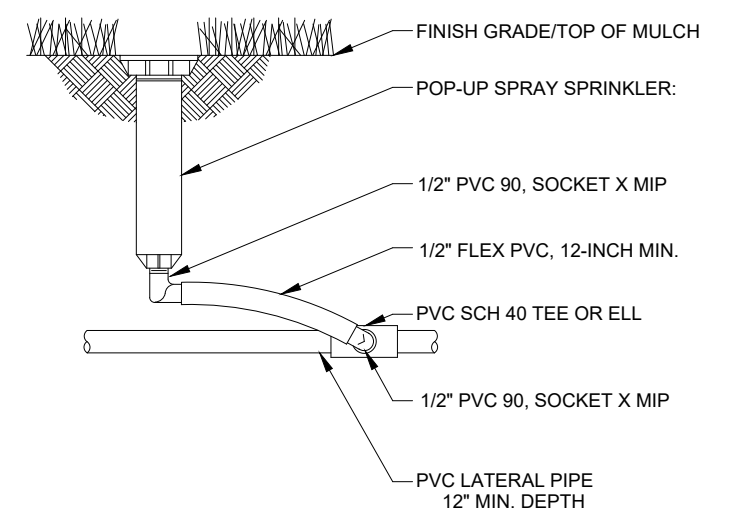
DRIp TUBE

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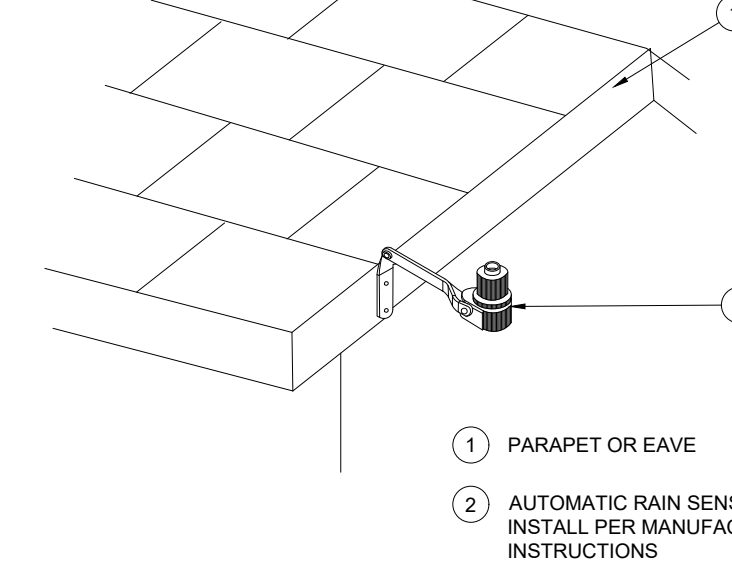
DOUBLE CHECK BACKFLOW

N.T.S.



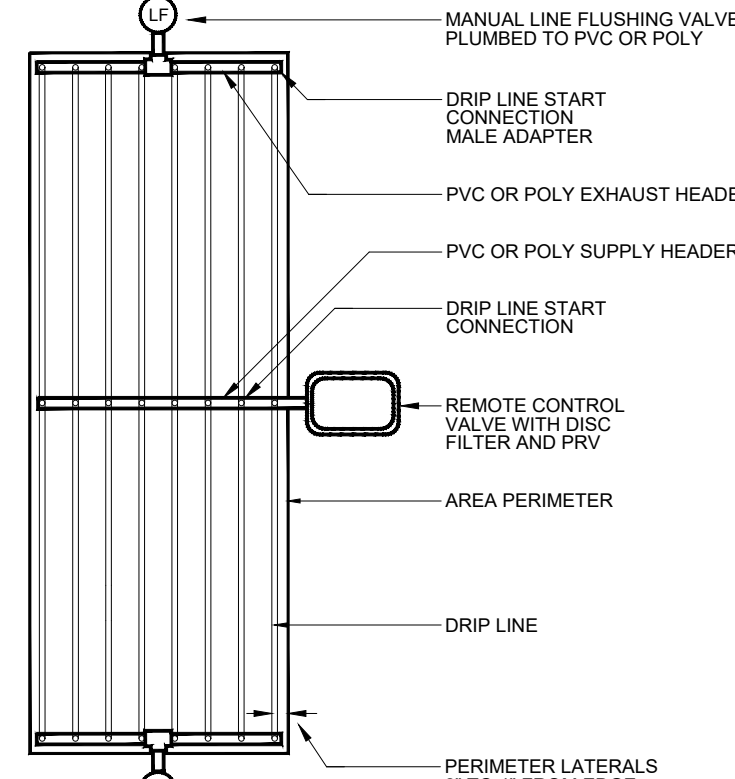
POP-UP SPRAY HEAD

N.T.S.



RAIN SENSOR, ROOF MOUNT

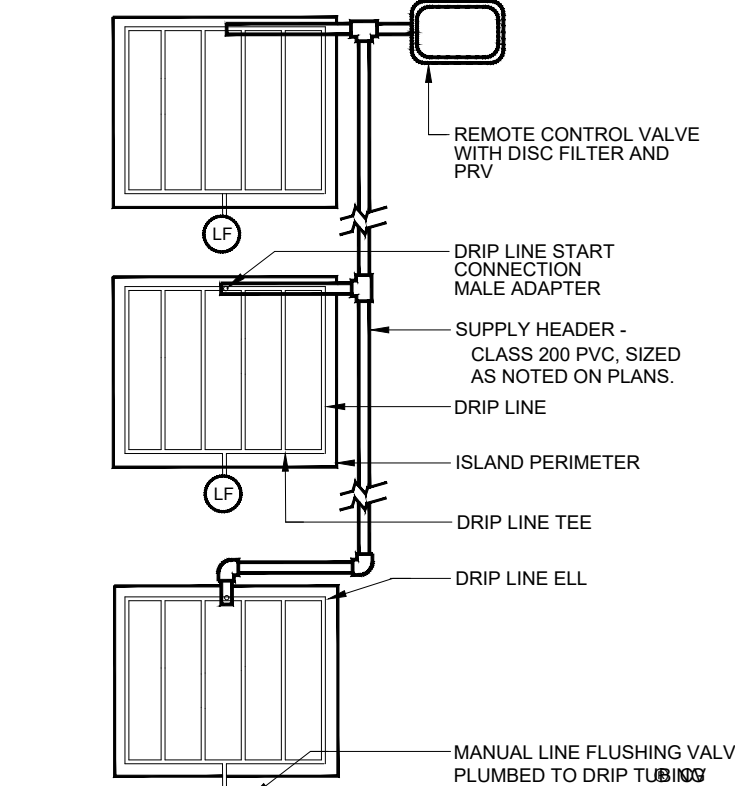
N.T.S.



SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.
USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIp CENTER FEED LAYOUT

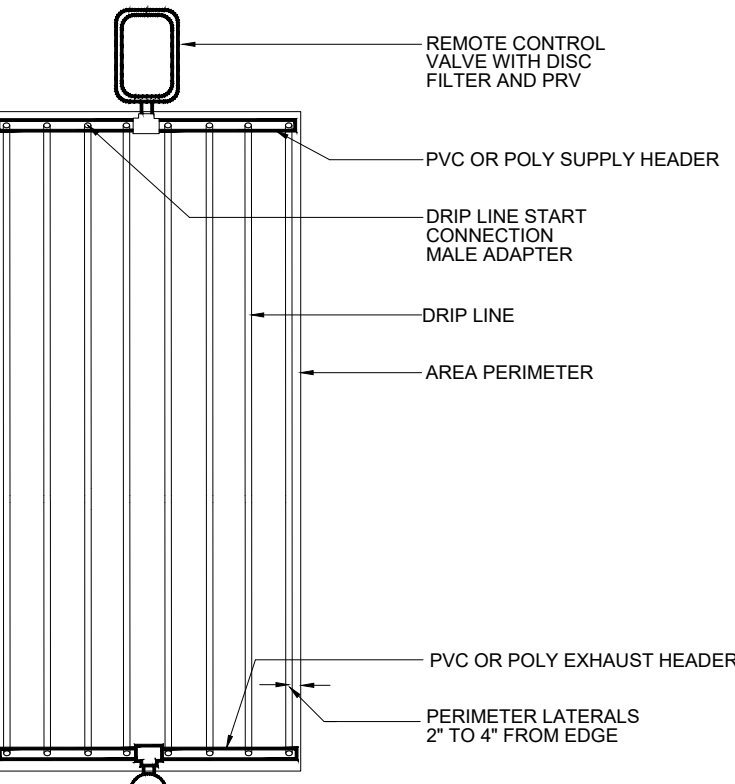
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USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIp ISLAND LAYOUT

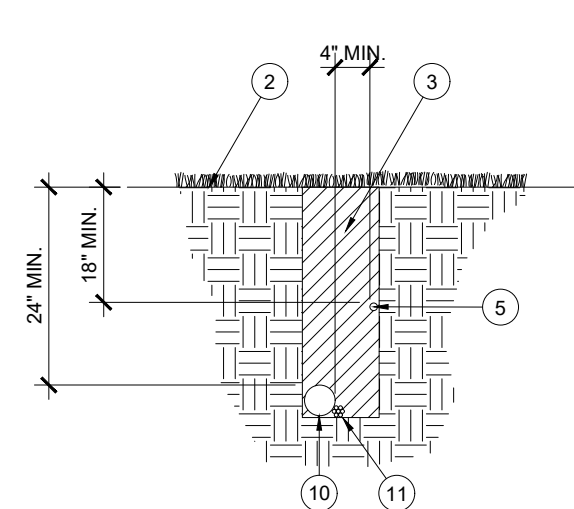
N.T.S.



SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.
USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

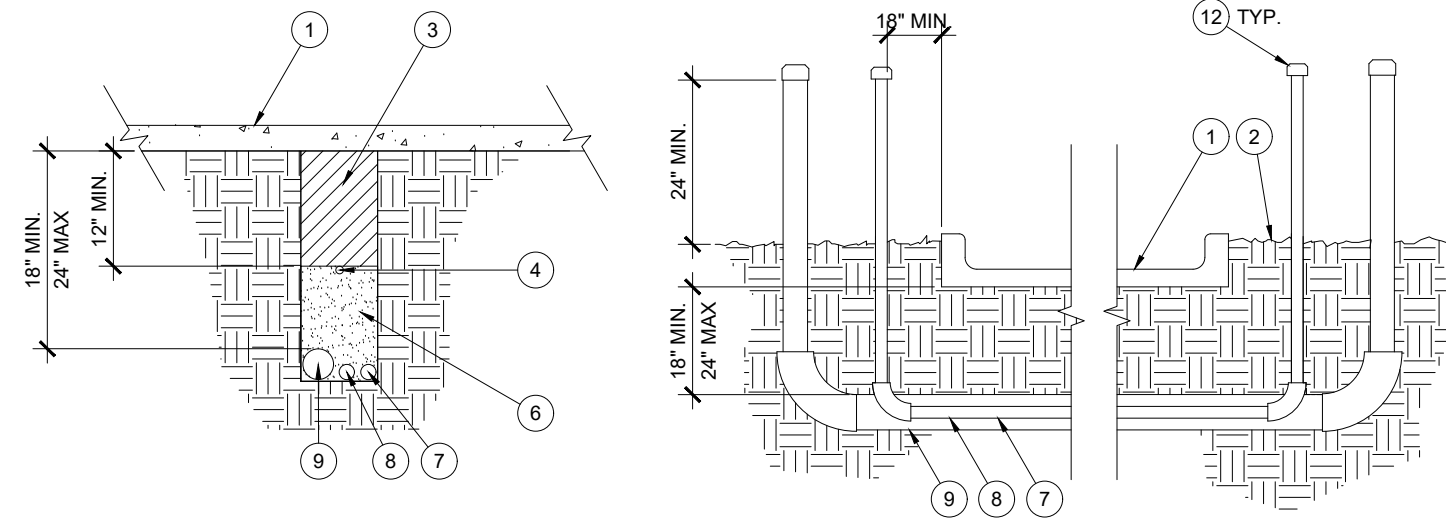
DRIp END FEED LAYOUT

N.T.S.



TRENCHING

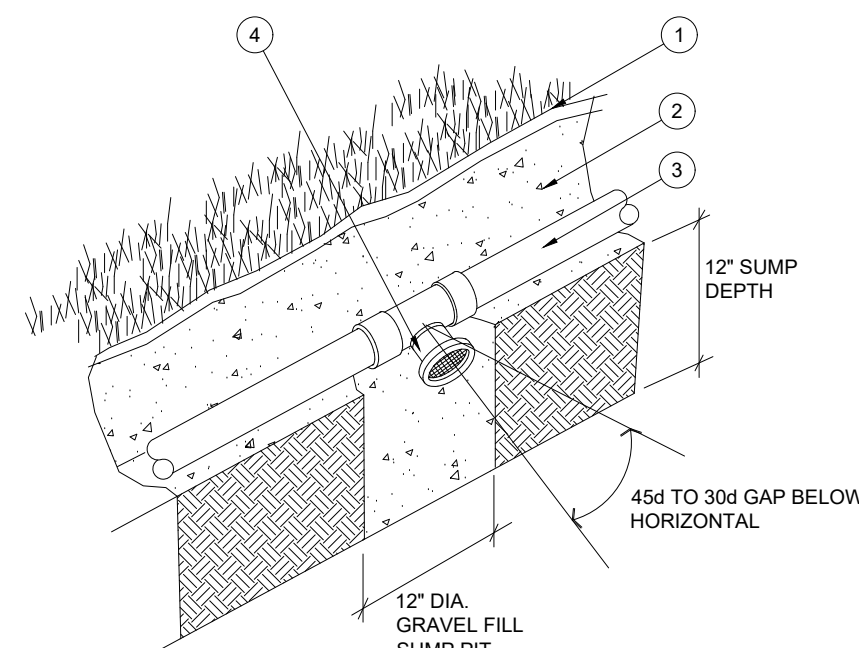
- PAVEMENT SURFACE
- FINISH GRADE
- TRENCH BACKFILL
- LOCATOR WIRE WBURIED CAUTION TAPE
- PVC IRRIGATION LATERAL
- SAND BACKFILL
- SCH. 40 PVC LATERAL SLEEVE - SEE PLANS FOR SIZE
- SCH. 40 PVC WIRE SLEEVE FOR CONTROL WIRES, MIN. 2" DIA.
- SCH. 40 PVC MAINLINE SLEEVE - SEE PLANS FOR SIZE
- PVC IRRIGATION MAINLINE
- CONTROL WIRES - TAPE TO MAINLINE AT 10' INTERVALS
- PVC CAP, SOLVENT WELDED



SLEEVING

N.T.S.

PIPE AND SLEEVE INSTALLATION



- FINISH GRADE
- PIPE TRENCH
- LATERAL LINE PIPE
- AUTOMATIC DRAIN VALVE

NOTE:
AUTOMATIC VALVES ARE TO BE LOCATED AT LOW POINTS OF LATERAL LINES.
LOCATE END DRAIN VALVE 12" UPSTREAM FROM LAST HEAD.

AUTOMATIC DRAIN VALVE

N.T.S.



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

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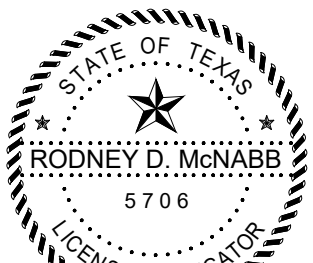
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HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713.869.1103 V
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IRRIGATION
DETAILS



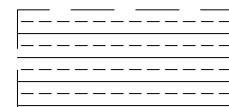






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IRRIGATION SPECIFICATIONS

GENERAL		J. BACKFILL
A. QUALIFICATIONS OF IRRIGATION CONTRACTOR	1. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTING FIRM SPECIALIZING IN IRRIGATION SYSTEMS. SEE THE IRRIGATION PLAN FOR SPECIFIC EQUIPMENT AND SYSTEM LAYOUT.	1. ALL BACKFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER. BACKFILL MATERIAL SHALL BE FREE FROM RUBBISH, ROCK LARGER THAN 1", LARGE STONES, BRUSH, SOIL, FROZEN MATERIAL OR OTHER UNSUITABLE SUBSTANCES THAT MAY DAMAGE PIPE DURING THE BACKFILLING OPERATIONS. SEPARATE OUT ROCKS LARGER THAN 1 INCH IN ANY DIRECTION FROM EXCAVATED MATERIAL, AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING. COVER FOR BOTH TOP AND SIDES OF PIPE SHALL BE A MINIMUM OF 2 INCHES OF ROCK-FREE SOIL, SAND, OR OTHER APPROVED MATERIAL.
	2. THE IRRIGATION CONTRACTOR MUST HAVE ON ITS STAFF A TEXAS LICENSED IRRIGATOR, AS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. A LICENSED IRRIGATOR OR LICENSED IRRIGATION INSTALLER SHALL BE PRESENT AT THE PROJECT SITE AT ALL TIMES AS WORK IS IN PROGRESS. THE OWNER MAY DEMAND THAT WORK STOP UNTIL THE CONTRACTOR PROVIDES FOR A LICENSED IRRIGATOR OR LICENSED IRRIGATION INSTALLER TO BE PRESENT AT THE PROJECT SITE AND SUPERVISING ALL IRRIGATION WORK.	2. IN THE EVENT THAT THE MATERIAL FROM THE EXCAVATION OR TRENCHING IS FOUND TO BE UNSUITABLE FOR USE IN BACKFILL, IT SHALL BE REMOVED FROM THE SITE AND PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN PURCHASE AND AND FURNISH SUITABLE BACKFILL MATERIAL COMPLETED PER EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS FREE OF DEBRIS.
	3. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND MATERIAL MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.	K. BACKFLOW PREVENTER INSTALLATION. CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER SOURCES AT LOCATION SHOWN ON PLANS AND AS APPROVED BY THE OWNER, AND SHALL MAKE ANY MINOR CHANGES IN LOCATION AS MAY BE NECESSARY DUE TO ACTUAL SITE CONDITIONS. BACKFLOW PREVENTER HEIGHT SHALL BE AS PER LOCAL CODES AND IRRIGATION DETAILS. INSTALL A BRASS BALL VALVE IMMEDIATELY UPSTREAM OF THE BACKFLOW DEVICE TO SERVE AS AN ISOLATION VALVE. TO EVERY EXTENT POSSIBLE, INSTALL BACKFLOW PREVENTER ION A LOCATION SCREENED FROM PUBLIC VIEW (SUCH AS BEHIND A SHRUB ROW).
	B. SCOPE OF WORK	L. PIPING
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, FEES, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND/OR SHOWN ON THE IRRIGATION PLANS, NOTES, AND DETAILS.	2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND LOCAL AND/OR STATE CODES, CODES SHALL PREVAIL.	1. PIPE SIZE SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS FOR LARGER SIZES MAY BE APPROVED.
2. THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC. COORDINATE IRRIGATION INSTALLATION WITH UTILITY INSTALLATIONS. ACTUAL LOCATION OF CONTROLLER, BACKFLOW DEVICE, PIPING, VALVES, SPRAY HEADS, DRIP IRRIGATION, AND RELATED EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS.	4. FOR CLARITY PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT ARE SHOWN IN LANDSCAPE AREAS WITHOUT ACCESS SLEEVES; THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURB IN LANDSCAPE AREAS. MINOR FIELD ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.	2. MAINLINE PIPE AND WIRES SHALL BE INSTALLED WITH A MINIMUM COVER OF 18 INCHES. LATERAL PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 12 INCHES.
PRODUCTS		3. ASSEMBLE ALL THREADED FITTINGS WITH TEFLON TAPE, WHICH SHALL BE APPLIED TO MALE THREADS ONLY.
A. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THE KIND. ALL MATERIALS SHALL HAVE A MINIMUM GUARANTEE OF ONE YEAR AGAINST MATERIAL DEFECTS OR DEFECTIVE WORKMANSHIP. ALL MATERIALS SHALL BE OF THE BRANDS AND TYPES NOTED ON THE DRAWINGS OR AS SPECIFIED HEREIN, OR APPROVED EQUAL. THE CONTRACTOR MUST FIRST OBTAIN APPROVAL FROM THE IRRIGATION DESIGNER FOR AN APPROVED EQUAL BEFORE INSTALLING SUCH MATERIALS IN THE FIELD, OR THE CONTRACTOR MAY BE REQUIRED TO REPLACE SUCH MATERIALS AT HIS OWN COST.	B. BACKFLOW PREVENTION DEVICES SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS. INSTALL BACKFLOW PREVENTION UNITS IN ACCORDANCE WITH IRRIGATION CONSTRUCTION DETAILS AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.	4. ALL SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH APPROVED SOLVENT-WELD PRIMER AND GLUE.
		5. PIPE SHALL BE INSTALLED WITH A MINIMUM OF 4" HORIZONTAL CLEARANCE FROM ANY OTHER PIPE AND 2" VERTICAL CLEARANCE FROM ANY PIPES THAT CROSS OVER OR UNDER.
		M. VALVES
		1. VALVES SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
C. PIPING	1. PRESSURE SUPPLY LINES, DOWNSTREAM OF THE POINT-OF-CONNECTION: a. SCHEDULE 40 PVC FOR ALL PIPE 2-1/2" OR LESS b. CLASS 315 PVC, GASKETED, FOR ALL PIPE 3" AND LARGER 2. SLEEVING, SCHEDULE 40 PVC 3. NON-PRESSURE LATERAL LINES (DOWNSTREAM FROM VALVES): CLASS 200 PVC 4. FITTINGS: SCH. 40 PVC, EXCEPT AS NOTED OTHERWISE.	2. VALVE BOXES SHALL BE INSTALLED FLUSH WITH THE GRADE, WITH CLEAN PEA GRAVEL LOCATED BELOW THE VALVE AS NOTED ON THE DETAILS. LOCATE BOXES WITHIN 12 TO 24" OF SIDEWALKS OR LANDSCAPE EDGES, WITH TOPS OF BOXES 1" ABOVE FINISH GRADE IN TURF, AND 3" ABOVE FINISH GRADE IN SHRUB AREAS (TO AVOID BEING COVERED BY MULCH).
		3. EACH VALVE BOX COVER SHALL BE HEAT-BRANDED WITH THE CONTROLLER STATION NUMBER.
		4. DO NOT INSTALL MORE THAN TWO VALVES IN A JUMBO BOX.
		N. DRIP IRRIGATION EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
D. VALVES AND DRIP VALVE ASSEMBLIES: TYPE, AND SIZE AS NOTED ON PLANS. EACH VALVE SHALL BEAR A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG BEARING A NUMBER CORRESPONDING TO ITS VALVE SEQUENCE OF OPERATION ON THE CONTROLLER. THE OPERATION SEQUENCE SHALL MATCH THAT AS SHOWN ON THE PLANS.	E. QUICK COUPLERS, BALL VALVES, AND GATE VALVES: TYPE AND SIZE PER PLANS.	1. SUBSURFACE DRIP LINES SHALL BE BURIED NO MORE THAN 2" BELOW FINISH GRADE. DRIP LINES SHALL BE LOCATED BENEATH LANDSCAPE FABRIC, AND SECURED IN PLACE WITH WIRE STAPLES AT A MAXIMUM OF 48" ON CENTER.
		2. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
		3. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12 INCH MINIMUM LENGTH OF 3/4 INCH FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #75 SOLVENT AND #70 PRIMER. ALL ROTORS SHALL BE CONNECTED TO LATERAL LINES WITH PRE-MANUFACTURED SWING JOINTS.
		4. ALL ROTOR, SPRAY AND BUBBLER HEADS SHALL BE SET PERPENDICULAR AND FLUSH TO FINISH GRADE AND WITH A CLEARANCE OF FOUR INCHES (MINIMUM) FROM THE EDGE OF ANY BUILDINGS, WALLS, BOULDERS, AND HARDSCAPE, UNLESS OTHERWISE SPECIFIED.
F. VALVE BOXES: TYPE AND SIZE AS NOTED ON DETAILS. ALL VALVE BOXES SHALL BE LOCKING BOLT-DOWN TYPE, FURNISHED WITH LIDS AND BOLTS. BOXES SHALL BE OF A SIZE TO CONTAIN THE ENTIRE VALVE AND/OR VALVE ASSEMBLY. THE VALVE BOX LID SHALL HAVE THE VALVE STATION NUMBER HEAT-BRANDED INTO THE LID WITH 2" HIGH LETTERS.	G. FIXED SPRAY HEADS AND ROTORS: PLASTIC BODY POP-UP, WITH A REMOVABLE PLASTIC SPRAY NOZZLE. EXACT TYPE, MODEL, AND NOZZLE SHALL BE AS INDICATED ON PLANS.	5. LATERAL PIPE TO TREE STREAM BUBBLER HEADS IS OMITTED FOR GRAPHIC CLARITY. CONNECT TREE BUBBLER HEADS TO VALVES AS SHOWN WITH CLASS 200 PVC PIPE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND
		P. AUTOMATIC CONTROLLER:
		1. INSTALL THE CONTROLLER AT THE LOCATION INDICATED BY THE OWNER. INSTALL CONTROLLER WITH A BACKUP BATTERY AS RECOMMENDED BY THE MANUFACTURER.
		2. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V A.C. ELECTRICAL POWER TO CONTROLLER AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
H. INTEGRAL EMITTER DRIP TUBING: TUBING MODEL AND FLOW RATE AS NOTED ON PLANS, WITH INTEGRAL EMITTER WELDED TO THE INSIDE WALL OF THE TUBING AS AN INTEGRAL PART OF THE TUBING ASSEMBLY.	I. AUTOMATIC CONTROLLER: TYPE AND MODEL PER PLANS. PROVIDE VANDAL-PROOF ENCLOSURE FOR ALL EXTERIOR INSTALLATIONS. PROVIDE LINE-VOLTAGE DISCONNECT SWITCH WITH GROUND FAULT PROTECTION.	3. ALL VALVE CONTROL WIRE SHALL BE TWO-WIRE CABLE BY CONTROLLER MANUFACTURER, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3MS 'DBY-DIRECT BURIAL SPLICE KIT'. THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
		4. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING RAIN BIRD WC20 (UNLESS OTHERWISE SPECIFIED).
		5. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING - SEE SLEEVING NOTES.
		Q. INSTALL THE RAIN SENSOR IN THE VICINITY OF THE CONTROLLER, AND COORDINATE LOCATION WITH THE OWNER. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THE RAIN SENSOR IS PLACED IN A LOCATION WHERE IT CAN RECEIVE ADEQUATE RAINFALL WITHOUT OBSTRUCTIONS. IF IT IS PLACED IN AN INADEQUATE LOCATION, THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO RELOCATE IT AT NO ADDITIONAL COST TO THE OWNER.
J. WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A 6 INCH ROUND VALVE BOX.	K. RAIN SENSOR: TYPE AND MODEL PER PLANS.	R. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
		S. QUALITY CONTROL
		1. PERFORM COVERAGE TESTS AFTER SPRINKLER SYSTEM IS COMPLETED, BUT PRIOR TO ANY PLANTING AND BEFORE TESTING IN THE PRESENCE OF THE IRRIGATION DESIGNER AND THE CONSTRUCTION MANAGER.
		2. TEST SYSTEM TO ASSURE THAT ALL LAWN AND PLANTING AREAS ARE WATERED COMPLETELY AND UNIFORM.
L. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST. ENSURE FIELD COORDINATION IS MADE EARLY ON IN THE CONSTRUCTION PHASE SO PLACEMENT LOCATION IS CORRECT.	M. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.	3. MAKE ALL NECESSARY ADJUSTMENTS TO PROVIDE COMPLETE COVERAGE, INCLUDING REALIGNMENT OF HEADS AND REPLACEMENT OF NOZZLES.
		U. CLEAN UP
		1. DURING IRRIGATION EXCAVATION AND INSTALLATION, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
		2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
N. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES.	O. COORDINATE WITH THE OWNER THE PROPOSED LOCATIONS OF THE AUTOMATIC CONTROLLER AND ANY REQUIRED SLEEVES THROUGH THE BUILDING FOR CONTROL WIRES.	V. INSPECTION AND ACCEPTANCE
		1. UPON COMPLETION OF THE WORK, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE IRRIGATION CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
		2. WHEN THE INSPECTED WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
		3. THE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
P. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES.	Q. COORDINATE WITH THE OWNER THE PROPOSED LOCATIONS OF THE AUTOMATIC CONTROLLER AND ANY REQUIRED SLEEVES THROUGH THE BUILDING FOR CONTROL WIRES.	4. CONTROLLER CHART: THE IRRIGATION CONTRACTOR SHALL PROVIDE A 11" X 17" COLOR-CODED, LAMINATED COPY OF THE IRRIGATION LAYOUT AND PLACE IT IN THE CONTROLLER'S COVER. THE CONTROLLER CHART SHALL CLEARLY DELINEATE THE AREAS COVERED BY EACH VALVE, USING A SEPARATE COLOR FOR EACH ZONE.
		5. TURN THE FOLLOWING ITEMS IN TO THE OWNER UPON COMPLETION OF THE INSTALLATION: a. QUICK COUPLER KEYS (2) b. CONTROLLER MANUAL (1) c. CONTROLLER KEYS (2) d. A MINIMUM OF (2) COPIES OF RECORD DRAWINGS. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.
		W. REFER TO THE PLANTING SPECIFICATIONS FOR ADDITIONAL CONDITIONS OF FINAL ACCEPTANCE AND START OF THE MAINTENANCE PERIOD.
		X. WARRANTY
R. THE IRRIGATION CONTRACTOR SHALL PAY ANY AND ALL FEES AND PERMITS ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.	S. AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, CONFIRM THE STATIC WATER PRESSURE IS AT LEAST 65 PSI AND LESS THAN 80 PSI. IF STATIC WATER PRESSURE IS OUTSIDE OF THE STATED RANGE, DO NOT PROCEED WITHOUT FIRST NOTIFYING THE IRRIGATION DESIGNER AND OWNER IN WRITING, AND OBTAINING SUBSEQUENT DIRECTION FOR CORRECTIIONAL MEASURES. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT SUCH NOTIFICATION, THE IRRIGATION CONTRACTOR WILL ASSUME THE RESPONSIBILITY FOR ALL COSTS INCURRED TO ENSURE THE SYSTEM IS WORKING PROPERLY. NO CHANGE ORDERS WILL BE AUTHORIZED IN SUCH CIRCUMSTANCES.	1. THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY SETTLEMENT OF THE IRRIGATION TRENCHES.
		2. BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AS ORIGINALLY SPECIFIED.
		3. IRRIGATION PARTS DAMAGED OR IMPAIRED DUE TO ACTS OF GOD, VANDALISM, AND/OR THE OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.
		Y. SHOULD THE PERMITTING JURISDICTION REQUIRE AN IRRIGATION AUDIT, THE IRRIGATION CONTRACTOR SHALL RETAIN THE SERVICES OF A THIRD-PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AT NO ADDITIONAL COST TO THE OWNER.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL
●	RAIN BIRD R-VAN14 1806-SAM-P45, TURF ROTARY, 8"-14" 45°-270" AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
⦿	RAIN BIRD R-VAN18 1806-SAM-P45, TURF ROTARY, 13"-18" 45°-270" AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
▪	RAINBIRD 1806-SAM-PRS SERIES POP UP SPRAY HEADS WITH ADAPTER AND RAINBIRD #1402 SERIES BUBBLER NOZZLES. (TWO PER TREE) SEE INSTALLATION NOTE #N-5 REGARDING TREE BUBBLER LATERAL PIPE
⊕	RAINBIRD XCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR XCZ-100-PRB-COM - 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
⊕	RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE SEE INSTALLATION NOTE #N-5 REGARDING TREE BUBBLER LATERAL PIPE
⦿	RAIN BIRD PEB SERIES 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
	AREA TO RECEIVE DRIPLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH
	ZURN / WILKINS 350 SERIES D.C.A. INSTALLED PER CITY CODE, WITH SAME SIZE ZURN / WILKINS 850 SERIES BRONZE BALL VALVE AND ZURN / WILKINS YB SERIES BRONZE WYE FILTER WITH 20 MESH STAINLESS STEEL SCREEN
✂	LASCO "V" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
	IRRIGATION WATER METER AND TAP (BY OTHERS) SIZE AS NOTED ON THE PLAN
	RAINBIRD 33DLRC QUICK COUPLER, 3/4"
	RAINBIRD ESP12LXMEF2P SERIES AUTOMATIC WALL MOUNT CONTROLLER
	RAINBIRD WR2-RFC RAIN / FREEZE SENSOR LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT
	1" MASTER VALVE MODEL # 100-EFB-CP WITH RAINBIRD FLOW SENSOR MODEL #FS100B SERIES

—	IRRIGATION LATERAL LINE: CLASS 200
—	IRRIGATION MAINLINE: SCHEDULE 40 PVC
==	IRRIGATION SLEEVES, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED

IRRIGATION NOTE:

- I.L.C. SHALL SELECT R-VAN SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.
- ALL PIPE TO BE SIZED SUCH THAT FLOWS WILL NOT EXCEED VELOCITY OF 5 FPS

WATER CONSERVATION

IRRIGATION WATER CONSERVATION SHALL BE ACCOMPLISHED THROUGH THE FOLLOWING EFFORTS:

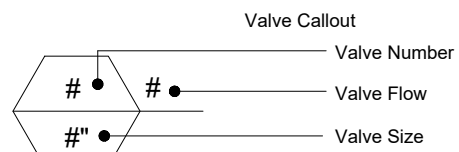
- SEPARATE TURF / SHRUB ZONES FOR SCHEDULING ADJUSTMENT
- NO OVERSPRAY ONTO PAVEMENT PERMITTED
- USE OF RAIN SENSOR SHUT OFF OVER-RIDE DEVICE

LATERAL PIPE SIZE CHART

LATERAL PIPE SHALL BE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF FIVE FEET PER SECOND ACCORDING TO THE FOLLOWING CHART:

FLOW IN GPM	LATERAL PIPE SIZE
UP TO 5 GPM	3/4" CLASS 200
6 - 10 GPM	3/4" CLASS 200
11 - 15 GPM	1" CLASS 200
16 - 28 GPM	1 1/4" CLASS 200
29 - 35 GPM	1 1/2" CLASS 200
36 - 54 GPM	2" CLASS 200
55 - 81 GPM	2 1/2" CLASS 200
82 - 120 GPM	3" CLASS 200

VALVE KEY



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

Telephone: 626.799.9898
Facsimile: 626.372.8288

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DRAWN BY: LL

PANDA PROJECT #:

PANDA STORE #: S8-23-D23586

ARCH PROJECT #: 22080-003



Heights Venture
ARCHITECTURE ✦ DESIGN

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

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

PANDA EXPRESS

PANDA EXPRESS
12991 W. STATE HWY. 29
LIBERTY HILL, TX 78642

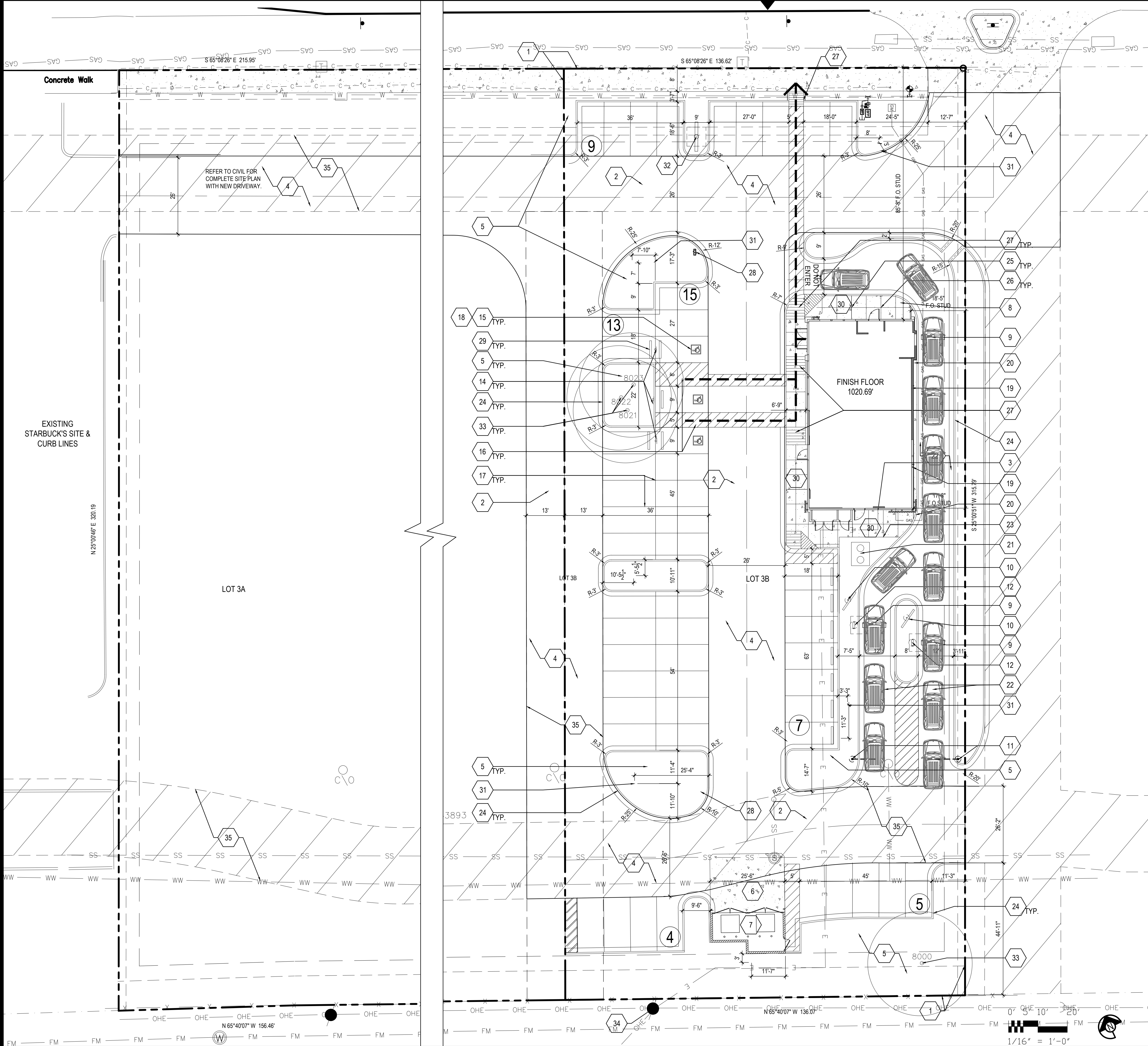
LI-3

IRRIGATION
SPECIFICATIONS

PANDA 2300 HOME R4



(800) 680-6630
9600 Great Hills Td., Ste 150W
Austin, TX 78759
www.EvergreenDesignGroup.com



SITE CALCULATIONS:

LOT 3A AREA:

43,193 SF

PARKING PROVIDED:

9' WIDE X 18' PARKS

50 SPACES

HANDICAP PARKS:

3 SPACES

TOTAL SPACES:

53 SPACES

DEMOLITION NOTE:

G.C. TO REMOVE ALL EXISTING ABOVE/UNDER GROUND STRUCTURAL WALLS, FOUNDATION, ASPHALT, CONC. CURBS AND DEBRIS PRIOR TO NEW CONSTRUCTION. PRESERVE AND PROTECT TREES AS NOTED ON CIVIL PLANS.

GENERAL NOTE:

1. G.C. TO VERIFY AND PROVIDE ALL UNDERGROUND WIRING AND CONDUIT FROM POLE MOUNTED TRANSFORMER TO ELECTRICAL MAIN SWITCHGEAR, DRIVE THRU, MENU BOARD, BY G.C. VERIFY WITH PANDA PM.

2. WATER METER FOR IRRIGATION SHALL BE A SEPARATE METER THAN MAIN WATER METER. G.C. TO REFERENCE CIVIL UTILITY PLAN FOR SIZE AND LOCATION.

3. PROVIDE & INSTALL CAGE AND COVER FOR THE BACK-FLOW PREVENTER AT 4" CONCRETE CURB IN LANDSCAPE AREA; GORILLA CAGE, MANUFACTURED BY HOUSTON IRRIGATION SERVICES SPRING, TEXAS (281-705-9701). PROVIDE INSULATED COVER, 'AQUA SHIELD' MODEL # BFP1-S FOR COLDER REGIONS OF US. COORDINATE WITH PANDA PM. REFER TO DETAIL 11/ A-407

4. FOR HORIZONTAL CONTROL PLAN REFER TO CIVIL DRAWINGS.

1

PROPERTY LINE

2

DIRECTIONAL ARROW

3

NEW SWITCHGEAR

4

PAVING - SEE CIVIL PLAN

5

IRRIGATED LANDSCAPING, REFER TO LANDSCAPE DRAWINGS

6

HEAVY DUTY CONCRETE APRON FOR DUMPSTER ENCLOSURE. REFERENCE CIVIL DRAWINGS FOR SPECIFICATIONS

7

TRASH ENCLOSURE, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY.

01

A-407

8

GC TO COORDINATE LOCATION OF SIGN WITH SIGN CO.

9

DRIVE THRU LANE SENSOR LOOP. INSTALL POSITION SO LOOP IS CENTERED ON ACTIVE PANEL OF DRIVE THROUGH WINDOW. SEE DETAIL

01

A-405

10

DRIVE THROUGH MENU BOARD-INSTALLED BY SIGN COMPANY. VERIFY WITH PANDA PM (SEE GENERAL NOTE ABOVE)

11

CLEARANCE BAR/BASE INSTALLED BY SIGN VENDOR.

12

ORDER CONFIRMATION BOARD

13

ACCESSIBLE PATH OF TRAVEL

----->

14

ACCESSIBLE PARKING POLE SIGN

15

INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE

16

ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT LOADING ZONE W/ 4" WIDE STRIPES @ 3'-0" O.C.

17

PAINT 4" WIDE SOLID PARKING STRIPING W/ TWO (2) COATS HIGHWAY WHITE PAINT

18

DESIGNATED HANDICAP PARKING SPACE

19

ROOF DRAIN AND OVERFLOW DRAIN FROM ROOF TO EXIT TO DAYLIGHT THRU FACE OF WALL. MAIN DRAIN TO CONNECT TO UNDERGROUND STORM SEWER.

15

A-107

20

STEEL PIPE BOLLARD. BOLLARDS TO BE PAINTED SAFETY YELLOW PRIOR TO APPLICATION OF LDPE SLEEVE.

18

A-407

21

UNDERGROUND GREASE INTERCEPTOR - SEE PLUMBING/CIVIL DRAWINGS

22

CONC. DRIVEWAY

23

EDGE OF SIDEWALK AT PLANTER

24

CONCRETE CURB AT LANDSCAPE AREA.

25

EXPANSION JOINT @ 20'-0" O.C. MAX.

26

TOOLED JOINTS @ 5'-0"x5'-0" O.C.

27

ACCESSIBLE RAMP

28

GC TO COORDINATE DIRECTIONAL SIGNAGE W/ SIGN VENDOR

29

RUBBER WHEEL STOP, REF. CIVIL DRAWINGS

30

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.

31

SITE LIGHT POLE. REFER TO ELECTRICAL.

32

PLYON SIGN BY SIGN VENDOR. PROVIDE CONDUITS AND POWER PER ELECTRICAL DRAWINGS.

33

EXISTING TREES TO REMAIN. PROTECT TREES PER CIVIL DETAILS.

34

PROPOSED ELECTRIC POLE MOUNTED TRANSFORMER LOCATION. GC TO CONTACT PEDERNALES ELECTRIC COMPANY FOR EXACT DESIGN AND REQUIREMENTS.

35

LINE OF SHARED ACCESS EASEMENT.

PANDA EXPRESS

CHINESE KITCHEN

1683 Walnut Grove Ave.

Rosemead, California 91770

Telephone: 626.799.9898

Facsimile: 626.372.8288

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DRAWN BY:

LL

PANDA PROJECT #:

PANDA STORE #:

ARCH PROJECT #:

S8-23-D23586

22080-003

SEAL

ERIC J. ABEN

02-27-24

29589

STATE OF TEXAS

HEIGHTS VENTURE

ARCHITECTURE • DESIGN

HOUSTON

1111 North Loop West, Suite 800

Houston, Texas 77008

713.869.1103 V

DALLAS

5741 Legacy Drive, Suite 320

Plano, Texas 75024

972.490.7292 V

PANDA EXPRESS

PANDA EXPRESS

12991 W. STATE HWY. 29

LIBERTY HILL, TX 78642

A-100

SITE PLAN

ARCHITECTURAL

PERMIT / BID SET

PANDA 2300 HOME R4

SITE PLAN

1

Scale= 1/16" = 1'-0"

A-100

KEY NOTES

A

Scale= NTS

A-100

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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										S SERVING AREA									
RIH ROUGH IN HEIGHT (TO CENTER OF CONNECTION)												FSO FLOOR STUB OUT										K KITCHEN									
												DC DROPPED CORD										EC ELECTRICAL CONTRACTOR									
																						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.	SIZE	R.I.H.	TYPE	WATT								W x D x H (ø x H)									
SERVING AREA EQUIPMENT																															
																							SEE DETAIL	SEE PLAN	KEC	CUSTOM	HOT WELLS COUNTER SERVICE		1B		
																							SEE DETAIL	SEE PLAN	KEC	CUSTOM	SNEEZE GUARD		152		
																									GENERAL	43" RADIANT TOP HEATER		152B1			
																									GENERAL	56" RADIANT TOP HEATER (2)		152B2			
																									GENERAL	43" RADIANT TOP HEATER (2)		152B1C			
																									KEC	CUSTOM	DAB 173	CASHER & BEVERAGE COUNTER	2Q		
																									I/O CONTROLS CORP	ABC-066-14	INDUCTION WELL--170T		3F		
																									I/O CONTROLS CORP	ABC-066-10	INDUCTION WELL--110T		3G		
																					</										



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Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

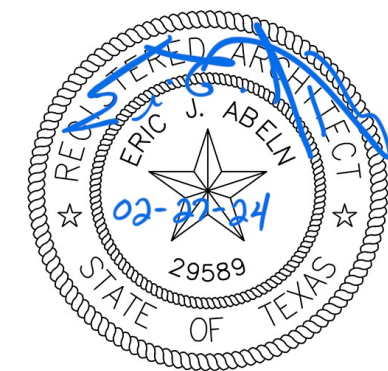
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Heights Venture
ARCHITECTURE • DESIGN

HOUSTON DALLAS
1111 North Loop West, Suite 800 5741 Legacy Drive, Suite 320
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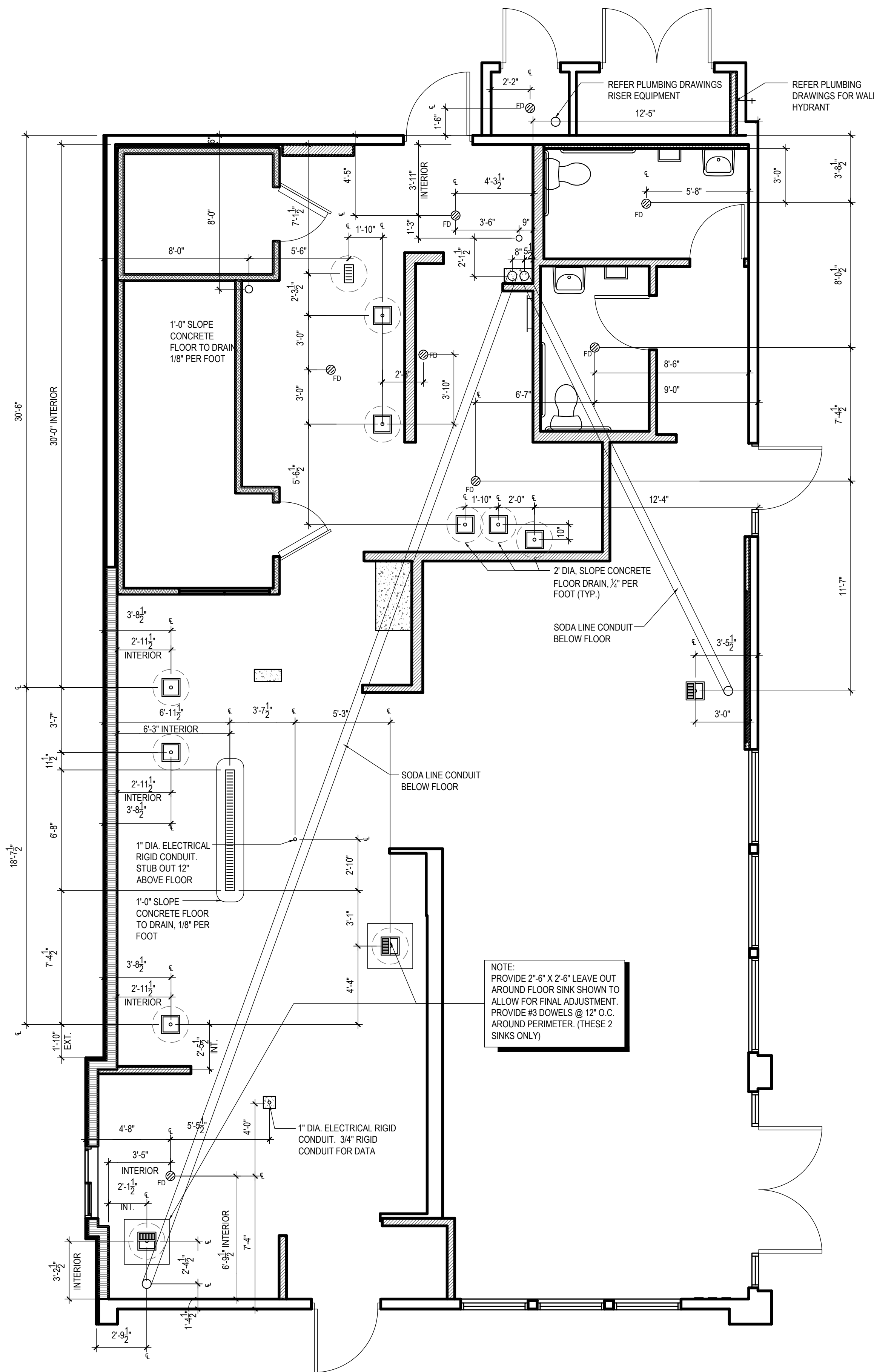
PANDA EXPRESS

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12991 W. STATE HWY. 29
LIBERTY HILL, TX 78642

A-102

ROUGH - IN PLUMBING PLAN

PANDA 2300 HOME R4



NOTE:
DIMENSIONS TO FACE OF SLAB, UNLESS NOTED
OTHERWISE

ROUGH IN DIMENSIONS SHOULD BE HELD FROM OUTSIDE
FACE OF SLAB

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

PANDA PM TO VERIFY THE LOCATIONS OF SINK FLOOR
DRAINS

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 T402 INLAY	T111 TILE SIZE: REF. SCHEDULE T200 TILE SIZE: REF. SCHEDULE T124 FULL TILE	P101, P104 T111, T124 G-1 WALL COVERING	C1 2' X 2' ARMSTRONG, OPTIMA C3 GYP BOARD W/ PAINT P103	03-54-22
(101) SERVING AREA	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	T111 HAND SINK WALL WP1 FRP PANEL	C3 GYP BOARD W/ SMOOTH WASHABLE PAINT	
(102) DRIVE-THRU STATION	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS	
(103) KITCHEN	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP3 S.S. BEHIND COOK LINE WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS	
(104) KITCHEN PREP.	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS	
(105) WALK-IN COOLER	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S.S. / ALUMINUM WITH 3/8" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL	
(105A) WALK-IN FREEZER	GALVANIZED STAINLESS STEEL S1 SILIKAL UNDER WIF SUBFLOOR	S.S. / ALUMINUM WITH 3/8" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL	
(106) MEN'S ROOM	T200 24" X 24" TILE	T108 FULL TILE SCHLUTER	T108 TILE	C3 GYP BOARD W/ P101 SMOOTH WASHABLE PAINT	
(107) WOMEN'S ROOM	T200 24" X 24" TILE	T108 FULL TILE SCHLUTER	T108 TILE	C3 GYP BOARD W/ P101 SMOOTH WASHABLE PAINT	
(108) VESTIBULE	T200 24" X 24" TILE	T124 FULL TILE	P104 T124 PAINT TILE	C3 GYP BOARD W/ P101 SMOOTH WASHABLE PAINT	
(109) NOT USED	-	-	-	-	
(110A) EXTERIOR STORAGE	SEALED CONCRETE, SMOOTH FINISH	-	WP1 FRP PANEL	C3 GYP BOARD W/ P101 SMOOTH WASHABLE PAINT	
(110B) RISER ROOM	SEALED CONCRETE, SMOOTH FINISH	-	WP1 FRP PANEL	C3 GYP 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.

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

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

NOTES:
CONTRACTOR HAS THE OPTION TO PURCHASE STOREFRONT HARDWARE FROM OTHER SOURCE, PROVIDED THE HARDWARE IS PER SPECS. NO SUBSTITUTIONS ALLOWED. STOREFRONT HARDWARE SPECS ARE PROVIDED IN THE PROJECT BID PACKAGE. COORDINATE WITH PANDA PROJECT MANAGER LISTED ON SHEET G-001.

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

NO.	DOOR MATERIAL	SIZE	FRAME	FACE/EDGE	THK.	CORE	LITE	RATE	PASSAGE	LOCK/SET	ELECT MAG-LOCK W/ ENTRY KEYPAD	PRIVACY	S.F. PULL	S.F. PUSH	PANIC	BUTT	CONT. PHANO	FLOOR	WALL	REMOVABLE CENTER POST	THRESHOLD	LATCH GUARD	DETEX ALARM	SILENCERS	KICKPLATE	CLOSER	REMARKS
(21)	ALUMINUM STOREFRONT KARNER CURTAIN WALL SYSTEM	2) 3'-6" X 7'-0"	ALUM.	BLACK ALUM.	1 3/4"	HOLLOW	GLASS	-																			KARNER CURTAIN 1620 SYSTEM PULL ON EXTERIOR SIDE
(22)	ALUMINUM STOREFRONT KARNER CURTAIN WALL SYSTEM	3'-6" X 7'-0"	ALUM.	BLACK ALUM.	1 3/4"	HOLLOW	GLASS	-																			KARNER CURTAIN 1620 SYSTEM PULL ON EXTERIOR SIDE
(23)	S.C. WOOD	3'-0" X 7'-0"	H. MTL.	PLASTIC LAM. PRE-FINISHED	1 3/4"	SOLID	-	-																			KICKPLATE ON EA. SIDE OF DOOR
(25)	HOLLOW METAL	3'-6" X 7'-0"	H. MTL.	PAINTED	1 3/4"	INSUL.	-	-																			KICKPLATE ON INT. SIDE OF DOOR
(26)	HOLLOW METAL	2) 3'-0" X 7'-0"	H. MTL.	PAINTED	1 3/4"	INSUL.	-	-																			
(27)	HOLLOW METAL	3'-0" X 7'-0"	H. MTL.	PAINTED	1 3/4"	INSUL.	-	-																			WI LOUVERED VENT & BUG SCREEN
(28)	ALUMINUM STOREFRONT	3'-6" X 7'-0"	ALUM.	BLACK ALUM.	1 3/4"	HOLLOW	GLASS	-																			OPACI-COAT-300 OPTIGRAY W/ SOLARBAN 9012

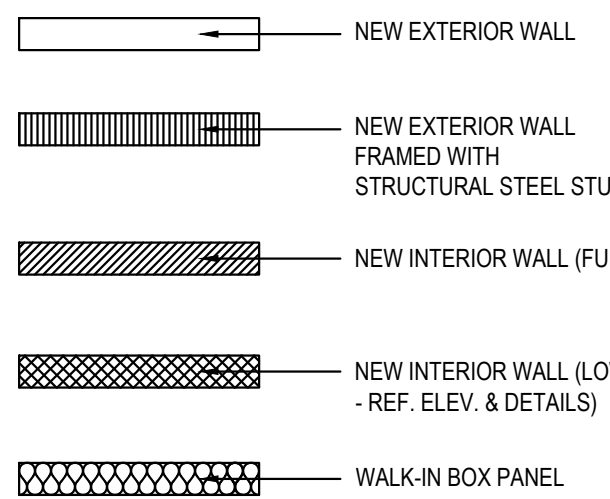
WALL SCHEDULE					
NO.	DESCRIPTION				
(1)	3'-5/8" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)				
(2)	3'-5/8" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD ON ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)				
(3)	(2) 3'-5/8" 20GA. METAL STUD WALLS W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)				
(4)	3'-5/8" 20GA. METAL STUD LOW WALL W/ 1/2" TYPE "X" GYP. BD BOTH SIDES. PROVIDE 3" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C.				
(5)	6" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)				
(6)	6" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)				
(7)	3'-5/8" 20GA. METAL STUD LOW WALL W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES. PROVIDE 3" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C.				
(8)	1 1/2" 20GA. HAT CHANNEL FURRING W/ 1/2" TYPE "X" GYP. BOARD ON ONE SIDE. REFER DETAILS FOR FURRING DISTANCE				
(9)	2 1/2" 20GA. METAL STUD FURRING W/ 1/2" TYPE "X" GYP. BOARD ON ONE SIDE				
(10)	3'-5/8" 20GA. METAL STUD WALL W/ 1/2" TYPE GYP. BOARD BOTH SIDES				

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	LBCS.14	#636 (GRAY), SMISM
(WP2)	-	S.S. PANEL (22 GA)	-	BRUSHED FINISH
(WP3)	-	S.S. PANEL (22 GA)	-	DIAMOND PATTERN FINISH
(W101)	NOT USED	-	-	-
(W103)	NOT USED	-	-	-
(W104)	NOT USED	-	-	-
(W106)	WOLF GORDON	WALLCOVERING	-	GOLD LANTERN & CLOUD
(W107)	WOLF GORDON	WALLCOVERING	-	FRETWORK
(W108)	-	CANOPY GRAPHIC	-	-
(W110)	WOLF GORDON	WALLCOVERING	-	RED LANTERN
(G-4b)	-	MENU BACKER PANEL	TBD	TBD
(G-4c)	-	WALL MURAL	TBD	TBD

SPECIAL SURFACE SCHEDULE					
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE					
NO	MANUFACTURER	PRODUCT	MFG #	STAIN / COLOR	FINISH
(QZ-3)	DALTILE	ARTIFICIAL QUARTZ	-	BROADWAY BLACK	POLISHED

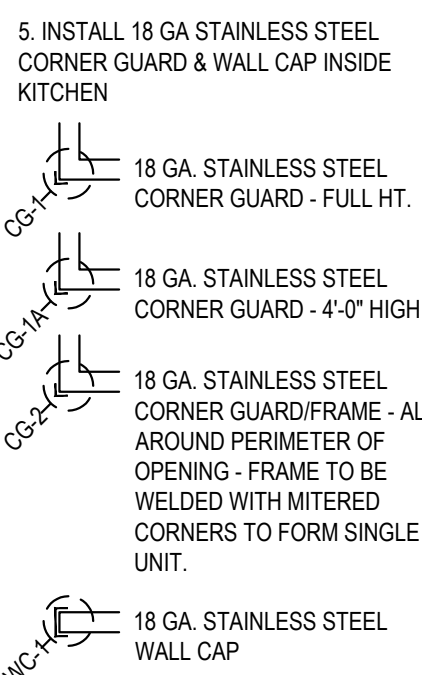
INTERIOR PAINT SCHEDULE					
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE					
NO	MANUFACTURER	MFG #	COLOR	FINISH	REMARK
(P8A5)	SHERWIN-WILLIAMS	SW 7065	ARGOS	PROMAR 200, ZERO VOC, LATEX SEMI-GLOSS	REAR SERVICE DOOR
(P101)	SHERWIN-WILLIAMS	SW 6252	ICE CUBE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	RESTROOM & RESTROOM VESTIBULE CEILING, DINING ROOM SOFFIT
(P102)	NOT USED				
(P103)	NOT USED				
(P104)	SHERWIN-WILLIAMS	SW 2850	CHELSEA GRAY	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	DINING RM. WALLS, RESTROOM VESTIBULE WALLS
(P105)	NOT USED				
(P106)	SHERWIN-WILLIAMS	SW 7069	IRON ORE	DTM ACRYLIC GLOSS, LOW VOC	RESTROOM DOOR FRAMES
(P205)	SHERWIN-WILLIAMS	SW 7069	IRON ORE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	FRONT & UNDERSIDE OF SERVICE LINE & BACK OF SERVICE LINE SOFFIT

WALL LEGEND



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

NOTE: THE FOLLOWING STAINLESS STEEL PROVIDED BY G.C.-INSTALLED BY G.C.:
5. INSTALL 18 GA STAINLESS STEEL CORNER GUARD & WALL CAP INSIDE KITCHEN



ALL OTHER STAINLESS STEEL BY G.C.

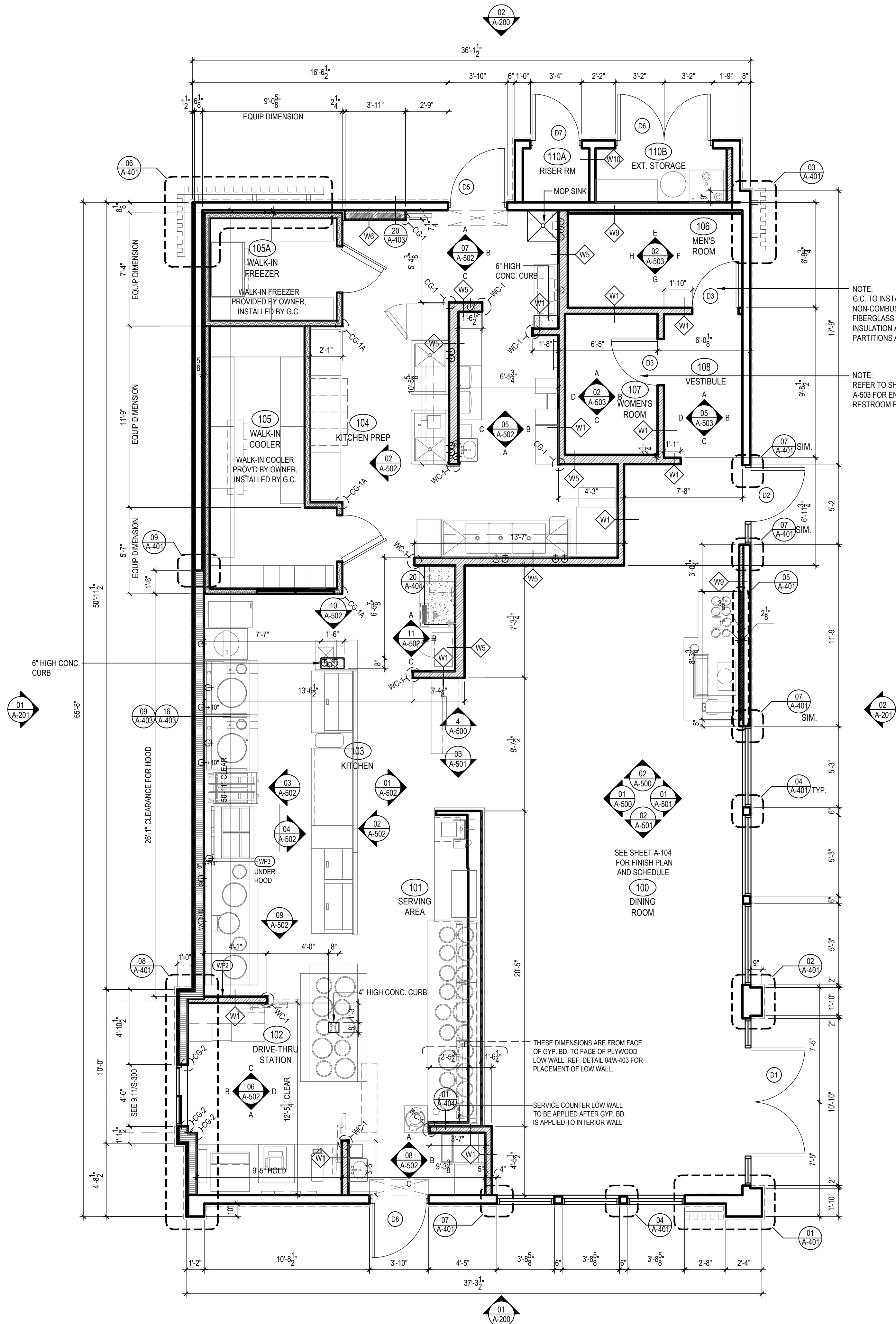
NOTE!!!!!!!!!!!!!!:

***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

TILE SCHEDULE (SEE SHEET A-104)



FLOOR PLAN

1

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

A-103



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

Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

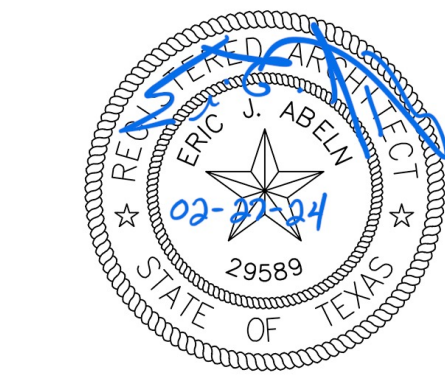
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1	FIRE COMMENTS	06.20.23
2	HEALTH COMMENTS	08.16.23
3	SITE DEVELOPMENT REV.	08.31.23
4	SITE DEVELOPMENT REV.	11.09.23

ISSUE DATE:

1	CIVIL TECO	04.24.23
2	SITE DEVELOPMENT SET	05.12.23
3	BUILDING PERMIT SET	06.15.23
4	BID SET	09.15.23
5	BID SET	12.05.23
6	BID SET	02.27.24

DRAWN BY: LL

PANDA PROJECT #:
PANDA STORE #: S8-23-D23586
ARCH PROJECT #: 22080-003



Heights Venture
ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800
Houston, Texas 77008
713.869.1103 x

DALLAS 5741 Legacy Drive, Suite 320
Plano, Texas 75024
972.490.7292 v

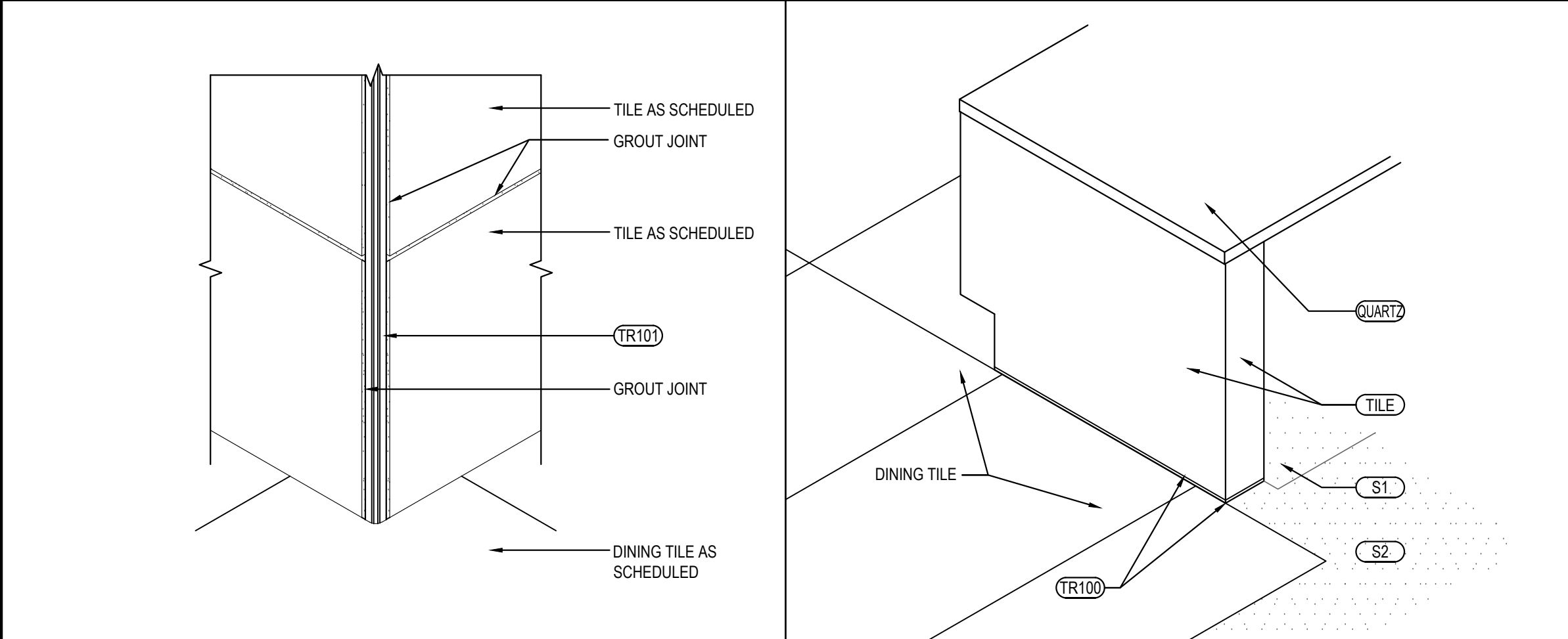
PANDA EXPRESS

PANDA EXPRESS
12991 W. STATE HWY. 29
LIBERTY HILL, TX 78642

A-103

FLOOR PLAN

PANDA 2300 HOME R4

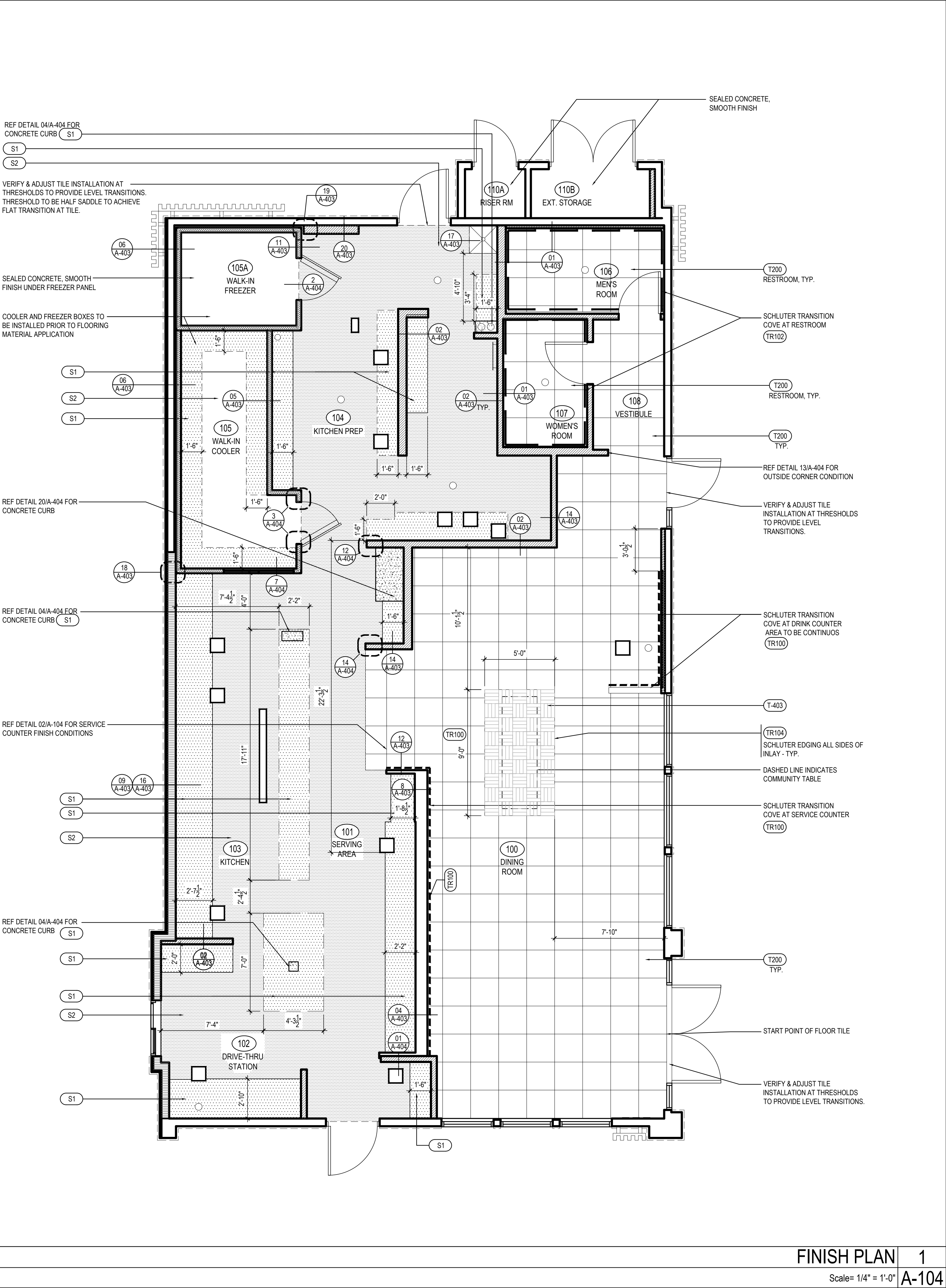





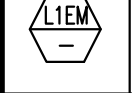

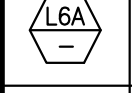
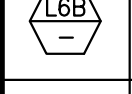
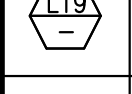
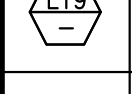
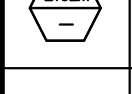
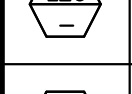
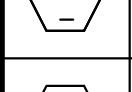
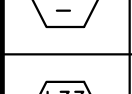
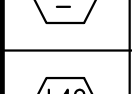

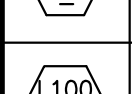
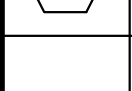
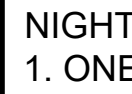
OUTSIDE CORNER DETAIL	3	SERVICE COUNTER ISOMETRIC	2
Scale= 3" = 1'-0" A-104		Scale= 3/4" = 1'-0" A-104	

TILE SCHEDULE							
INSTALLED AND FURNISHED BY, G.C. UNLESS NOTED OTHERWISE							
NO.	MANUFACTURER	DESCRIPTION	COLOR	FINISH	JOINT	GROUT	REMARK
T-108	CMC AGGREGATE DOUG SALATINO 518-713-5371	12" X 24" X 3/8"	AGGREGATE	-	1 / 8"	G-111	RESTROOM WALL
T-111	DALTILE	6" X 36" X 3/8" 9" X 36" X 3/8"	FOREST PARK - SUMMERTREE FP95	MATTE	1/8"	G-115	RR VESTIBULE & DINING ROOM WALLS CONTACT: NATIONAL ACCOUNT SUPPORT DESK 877.556.5728 (national.accounts@daltile.com)
T-125	CMC DOUG SALATINO 518-713-5371	24" X 48"	MARQUISSETTE CALACATTA BLACK	MATTE	1/8"	G-10	DINING WAINSCOT DOUG SALATINO 518-713-5371 dsalatino@creativematerialscorp.com
T-200	CMC DOUG SALATINO 518-713-5371	24" X 24"	BRAVADA GREIGE	MATTE	1/8"	G-96	DINING & RESTROOM FLOOR
T-321	DALTILE	13.562" SQUARE REVALIA BASE REMIX-FAN	FELICITY WHITE	GLOSSY	1/8"	G-114	BEVERAGE COUNTER BACKSPLASH AND SERVICE COUNTER
T-403	BEDROSIANS TAMARA RAMSEY 469-560-6133	1" X 12"	SAHARA	MATTE	1/8"	G-107	DINING ROOM FEATURE AREA
S1	SILIKAL	QUARTZ BLEND #4	-	PLAIN	-	-	KITCHEN, SERVICE FLOOR CONTACT: MARK FELDMAN 770-830-1404 (mfeldman@silikalamerica.com)
S2	SILIKAL	QUARTZ BLEND #4	-	ABRASIVE	-	-	JOHN COTHRAN 888-830-1404 (jcothran@silikalamerica.com)
GROUT	MANUFACTURER	DESCRIPTION	MFG.	COLOR	FINISH	REMARK	
G-96	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	11	SAHARA BEIGE	ULTRA COLOR PLUS FA 1/8"	DINING & RESTROOM FLOOR APPLY GROUT SEALER	
G-107	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	107	IRON	ULTRA COLOR PLUS FA 1/8"	DINNING ROOM FLOOR APPLY GROUT SEALER	
G-111	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	19	PEARL GREY	ULTRA COLOR PLUS FA 1/8"	RESTROOM, DINING APPLY GROUT SEALER	
G-113	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	07	CHOCOLATE	ULTRA COLOR PLUS FA 1/8"	APPLY GROUT SEALER	
G-114	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	19	PEARL GREY	ULTRA COLOR PLUS FA 1/8"	BEVERAGE COUNTER BACKSPLASH APPLY GROUT SEALER	
G-115	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	42	MOCHA	ULTRA COLOR PLUS FA 1/8"	APPLY GROUT SEALER	
G-116	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	10	BLACK	ULTRA COLOR PLUS FA 1/8"	DINING WAINSCOT APPLY GROUT SEALER	

* REFER A-200 EXTERIOR FINISH SCHEDULE FOR EXTERIOR DECORATIVE TILE							
* SCHLUTER SYSTEM ALUMINUM TRIM:							
COVE TILE TRIM: INSTALLED AT RESTROOM, SERVICE COUNTER, AND DRINK STATION SCHLUTER SYSTEMS DILEX-AHK 1S 125 AMGB (BRUSHED BRASS ANODIZED ALUMINUM)							
-OUTSIDE CORNER CONNECTOR PIECE: DILEX-AHK-E90/AHK 1S 125 AMGB (BRUSHED BRASS ANODIZED ALUMINUM)							
-INSIDE CORNER CONNECTOR PIECE: DILEX-AHK-I90/AHK 1S 125 AMGB (BRUSHED BRASS ANODIZED ALUMINUM)							
-END CAP PIECE: DILEX-AHK-E/AHK 1S 125 AMGB (BRUSHED BRASS ANODIZED ALUMINUM)							
COVE TILE TRIM: INSTALLED AT RESTROOM ONLY!!!! 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: INSTALLED AT SERVICE COUNTER TOE KICK SCHLUTER SYSTEMS RONDEC-RO125 AMGB (BRUSHED BRASS ANODIZED ALUMINUM)							
-OUTSIDE CORNER CONNECTOR PIECE: RONDEC-EV/RO125 AMGB (BRUSHED BRASS ANODIZED ALUMINUM)							
-INSIDE CORNER CONNECTOR PIECE: RONDEC-I2L/RO125 AMGB (BRUSHED BRASS ANODIZED ALUMINUM)							
EDGE TILE TRIM: INSTALLED AT SERVICE COUNTER TOE KICK SCHLUTER SYSTEMS JOLLY J125 AMGB (BRUSHED BRASS ANODIZED ALUMINUM)							
-OUTSIDE EDGE PROTECTION PIECE EV/IJ 125 AMGB							
EDGE TILE TRIM: INSTALLED AT FLOOR INLAY SCHLUTER SYSTEMS SHIENE A125AMGB (BRUSHED BRASS ANODIZED ALUMINUM)							

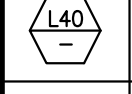
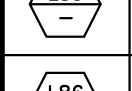
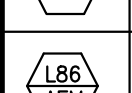
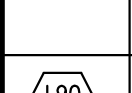
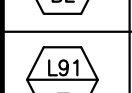
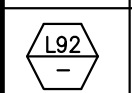

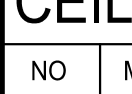
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Scale= NTS A-104	

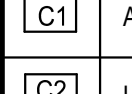
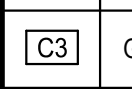



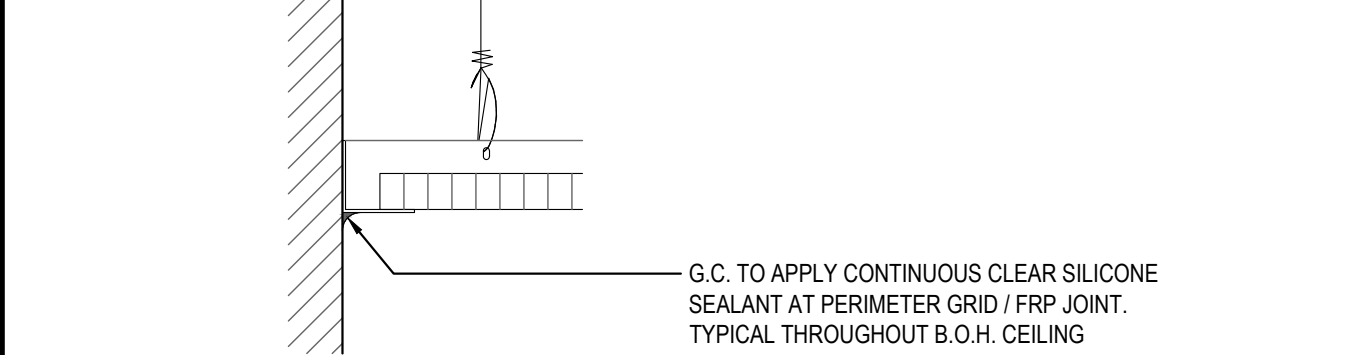
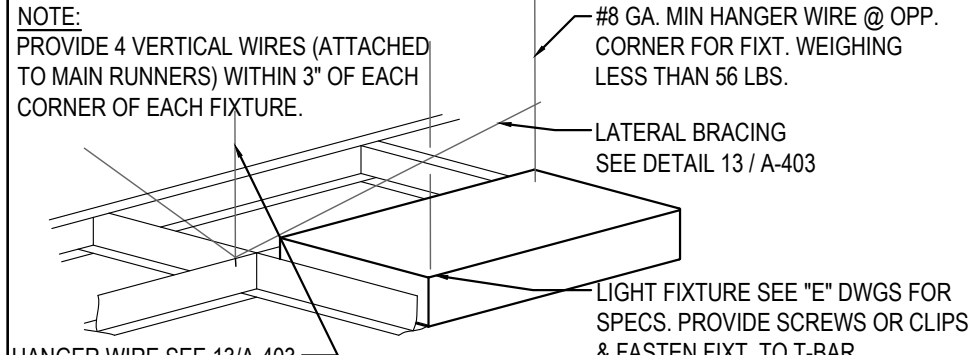
LIGHTING FIXTURE SCHEDULE				PROVIDED FOR INFORMATION ONLY. VERIFY AND INSTALL PER ELECTRICAL DRAWING		03-04-22
ITEM	SYMBOL	DESCRIPTION	QTY.	MFR. & CAT. NO.	REMARK	
INTERIOR LIGHTING ITEM						
	L1	T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.	12	ELITE FIXTURE: 24FPL-BL-LED-3000L/4000L/5000L-DIM10-MVOLT-35K/40K/50K-85	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC	
	L1B	T-BAR CEILING RECESSED MOUNTED LED LIGHTING EMERGENCY FIXTURE, 2' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.	0	ELITE FIXTURE: 22FPL-BL-LED-3000L/4000L-DIM10-MVOLT-35K/40K/50K-85	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC	
	L1C	T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 1' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.	0	ELITE FIXTURE: 14FPL-BL-LED-3000L/4000L-DIM10-MVOLT-35K/40K/50K-85	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.	4	ELITE FIXTURE: 24FPL-BL-LED-3000L/4000L/5000L-DIM10-MVOLT-35K/40K/50K-85-INTGO-OEMGL-ED-10W	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	4	EXITRONIX GVEX-U-BP-WB-BL-R6	EXIT SIGN FURNISHED BY OWNER, INSTALLED BY GC	
	L6A	HOOD LIGHT	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 FLUORESCENT LIGHT, 120 V 48"	3	KASON FIXTURE: # 1810LX4000	FURNISHED BY WIC VENDOR, G.R.E. , INSTALLED BY GC	
	L19	DOWN LIGHT, RECESSED IN CEILING	29	ELITE HOUSING: LD6IC-AT ELITE TRIM: RL631-950L-DIMTR-120-30K-90-RL631-RT-W-WH	FURNISHED BY OWNER, INSTALLED BY GC	
	L19B	DOWN LIGHT, RECESSED IN CEILING "B" SHALL DESIGNATE BLACK TRIM	9	ELITE HOUSING: LD6IC-AT ELITE TRIM: RL631-950L-DIMTR-120-30K-90-RL631-RT-MB-BK	FURNISHED BY OWNER, INSTALLED BY GC	
	L19EM	EMERGENCY DOWN LIGHT, RECESSED IN CEILING	6	ELITE HOUSING: LD6IC-AT ELITE TRIM: RL631-950L-DIMTR-120-30K-90-RL631-RT-W-WH	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-124C-V1 FURNISHED BY OWNER INSTALLED BY GC	
	L20W	4" ADJUSTABLE MR16 DOWN LIGHT, RECESSED IN CEILING "W" SHALL DESIGNATE WHITE TRIM	8	ELITE HOUSING: BL4-50-M-120-AT-W ELITE TRIM: B1406-WH	FURNISHED BY OWNER, INSTALLED BY GC	
	L20B	4" ADJUSTABLE MR16 DOWN LIGHT, RECESSED IN CEILING "B" SHALL DESIGNATE BLACK TRIM	8	ELITE HOUSING: BL4-50-M-120-AT-W ELITE TRIM: B1406-BK	FURNISHED BY OWNER, INSTALLED BY GC	
	L30	WHITE LED AT DINING ROOM CANOPY	28 L.F.	ZLED FIXTURE: VIL-SIGN-60W-WHT-DC-66MOD-STRING-KIT	FURNISHED BY OWNER, INSTALLED BY GC	
	L33	WHITE LED AT FIXTURE LOW WALL	15 L.F.	NOVA FLEX - DESIGN SERIES FIXTURE: NF-CH-1707-C/CLEAR/30-2M	FURNISHED BY OWNER, INSTALLED BY GC	
	L49	BRONZE SWOOP LIGHT	5	FIXTURE - TBD	DINING AREA - FURNISHED BY OWNER. INSTALLED BY GC	
	L50R	12" DIA. PENDANT	3	KAI PENDANT 2 BULB: LED EDISON LAMP:1173467	FURNISHED BY OWNER, INSTALLED BY GC	
	L100	MICRO INVERTER	1	EVENLITE #PWII12LC	FURNISHED BY OWNER, INSTALLED BY GC	
	S	SPEAKER	2	-	FURNISHED BY MUSIC VENDOR, INSTALLED BY MUSIC VENDOR	

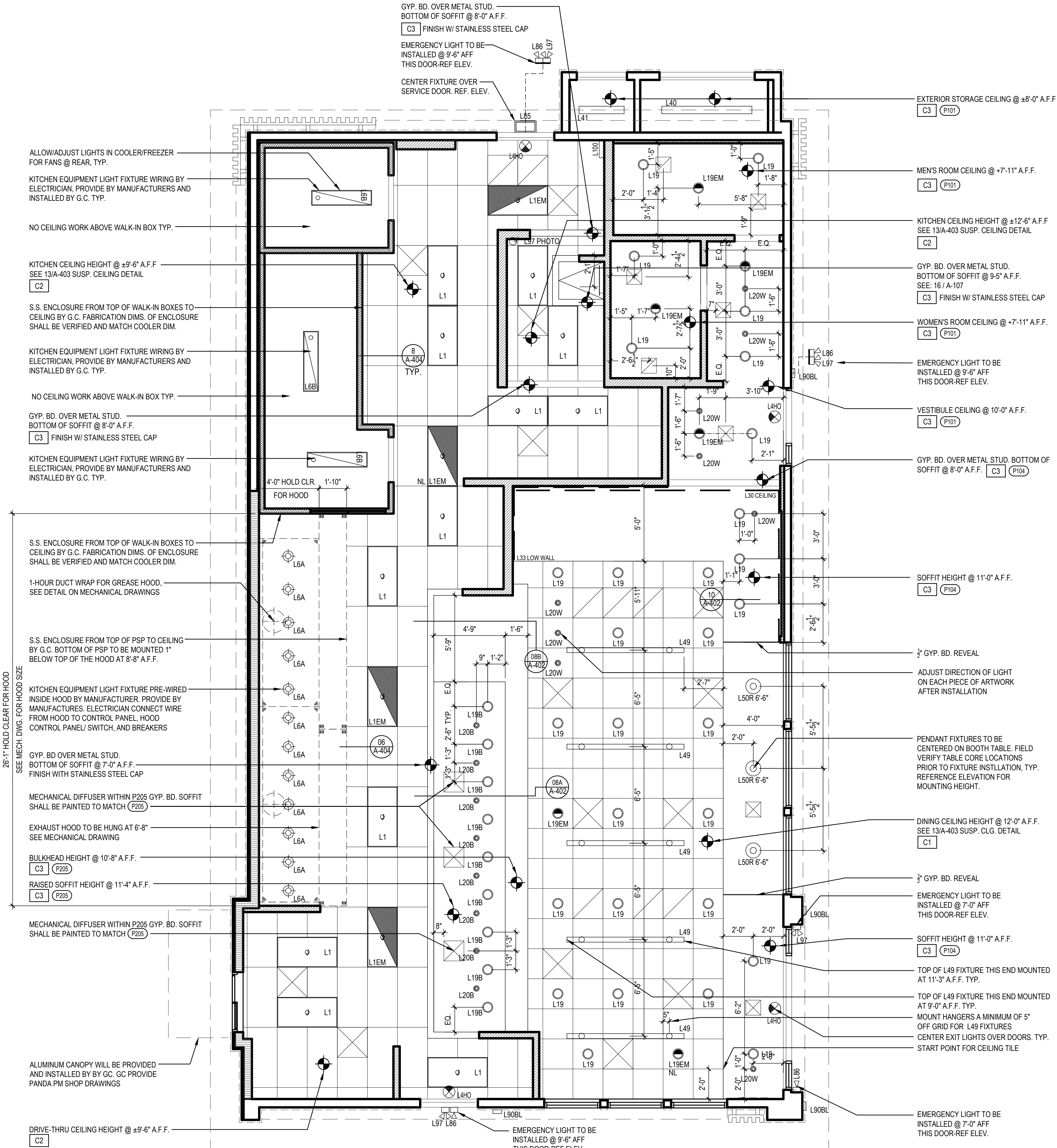
NIGHT LIGHTING REQUIREMENTS: "NL" DESIGNATION INDICATED NIGHT LIGHT ON UNSWITCHED CIRCUIT.

- 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	FURNISHED BY OWNER, INSTALLED BY GC	
	L85	WALL MOUNTED OVER SERVICE DOOR FIXTURE	1	ORACLE: OWP-FC-116-LED-3500L-DIM10-MVOLT-50K-BK	OVER EXTERIOR SERVICE DOOR. REFER ELEVATIONS FOR HEIGHT FURNISHED BY OWNER, INSTALLED BY GC	
	L86	NAVILITE EMERGENCY LIGHT	4	EXITRONIX MLED1-G-WP	OVER EXTERIOR ENTRANCE & SERVICE DOORS. REFER ELEVATIONS FOR HEIGHT. FURNISHED BY OWNER, INSTALLED BY GC	
	L86-REM	EXTERIOR RECESS EMERGENCY LIGHT	0	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING WET LOCATION: RL607-14W-120-FL-30K-SN-SN-WET LOCATION	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-124C-V1 FURNISHED BY OWNER INSTALLED BY GC	
	L90-BL	DECORATIVE LED WALL SCONCE	4	HINKLEY LIGHTING, ATLANTIS: BLACK; 1649SK-LED	AT ENTRY DOORS. REFER ELEVATIONS FOR HEIGHT FURNISHED BY OWNER, INSTALLED BY GC	
	L91	DECORATIVE LED WALL SCONCE	0	HINKLEY LIGHTING, SILO; BRONZE; 13594AZ-L1; LED	ALONG REAR EIFS BAND FURNISHED BY OWNER, INSTALLED BY GC	
	L92	WALL MOUNTED OVER SERVICE DOOR FIXTURE	0	LITHONIA LIGHTING WPX1 LED P2 40K MVOLT DDBXD M4	OVER DRIVE THRU AREA SERVICE DOOR FURNISHED BY OWNER, INSTALLED BY GC	
	L97	LED MOTION SECURITY FLOODLIGHT	3	LITHONIA LIGHTING HGX LED 2RH 40K 120 MO DDB M2	INTERIOR LIGHT SENSOR TO BE WALL MOUNTED AT +142" FURNISHED BY OWNER, INSTALLED BY GC	

CEILING SCHEDULE					INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE	
NO	MANUFACTURER	DESCRIPTION	MATERIAL	FINISH	DAB 170	
	C1	ARMSTRONG	2' X 2' SUSPENDED T-BAR GRID CEILING SYSTEM	ULTIMA 9/16" SQUARE TEGULAR ITEM # 1912A	SUSPENSION SYSTEM: 9/16" SUPRAPINE; COLOR: BLIZZARD WHITE CONTACT: DEBORAH PICKENS (480-695-9053)	
	C2	USG	2' X 4' SUSPENDED T-BAR GRID CEILING SYSTEM	"VINYL ROCK" VINYL CLAD GYP. BD PANELS	SMOOTH AND WASHABLE WHITE	
	C3	GOLD BOND	MONOLITHIC CEILING ON METAL FRAMING	5/8" GYP. BD.	SMOOTH PAINT - WHITE AND WASHABLE	

SEE SHEET A-103 FOR PAINT SCHEDULE				NOTE: PROVIDE 4 VERTICAL WIRES (ATTACHED TO MAIN RUNNERS) WITHIN 3" OF EACH CORNER OF EACH FIXTURE.	
					
CEILING GRID DETAIL			3	LIGHT FIXTURE DETAIL	
Scale= NTS			A-105	Scale= NTS	



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

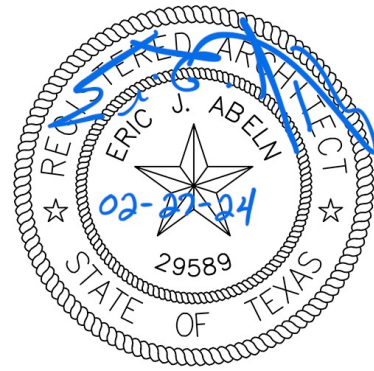
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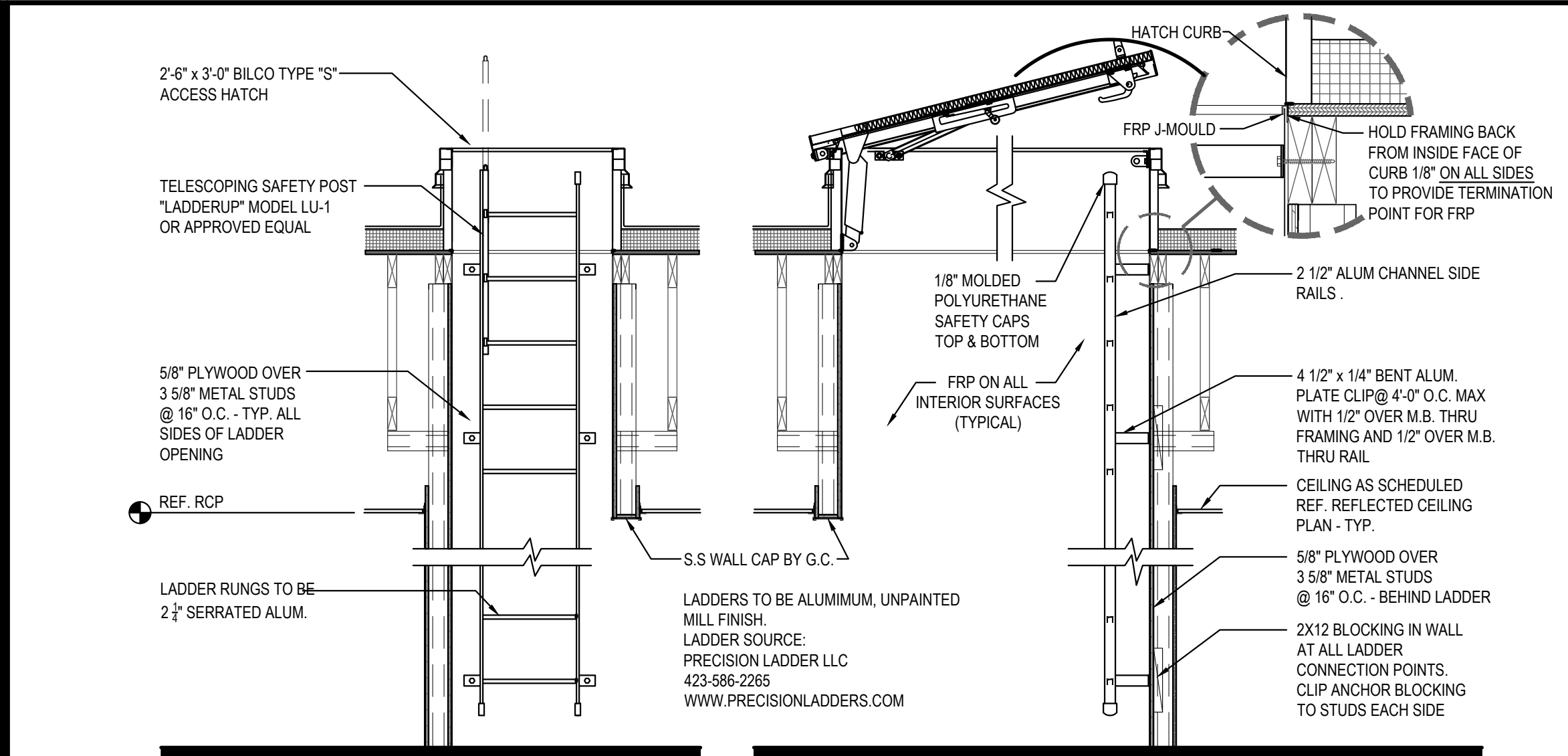
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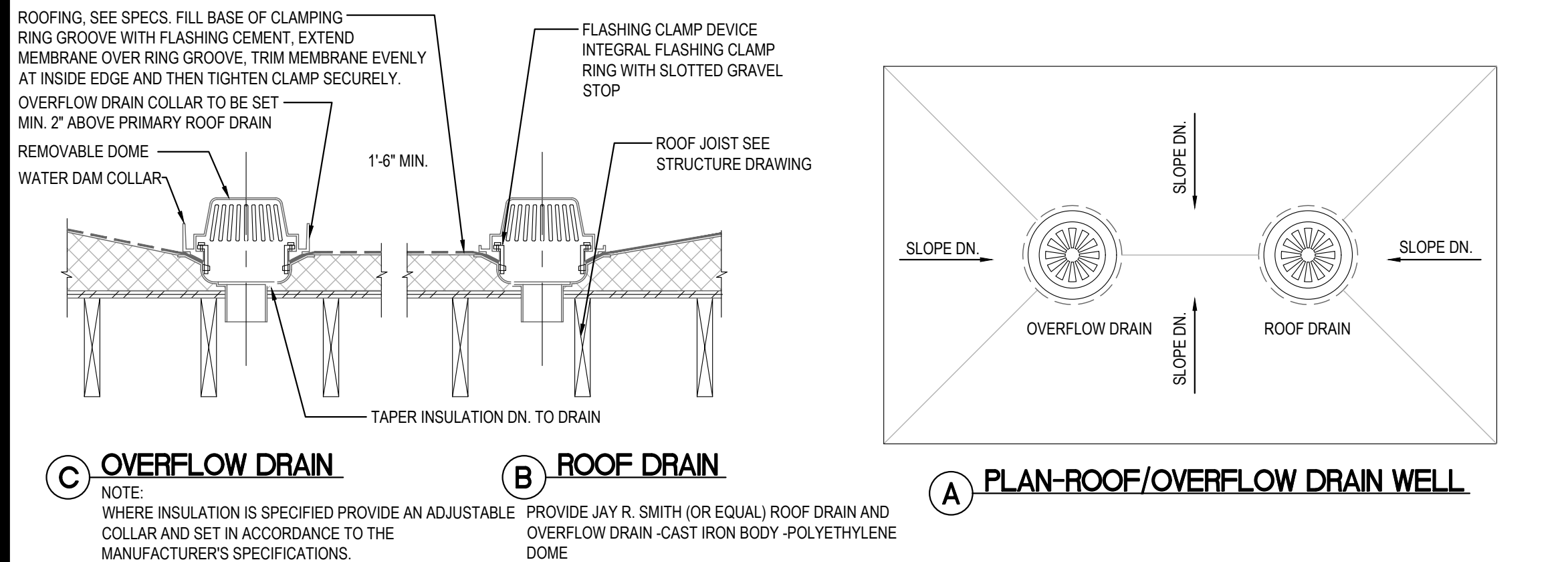
A-105

REFLECTED CEILING PLAN

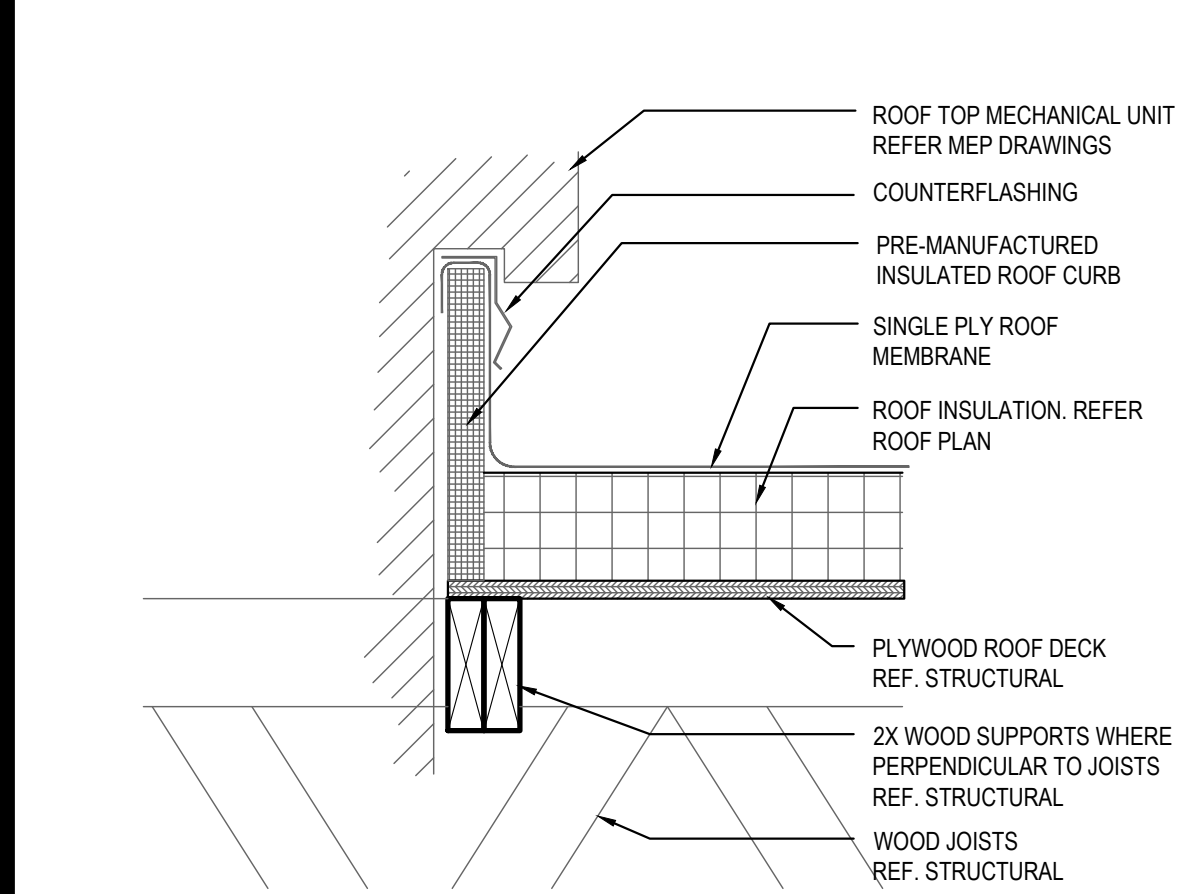
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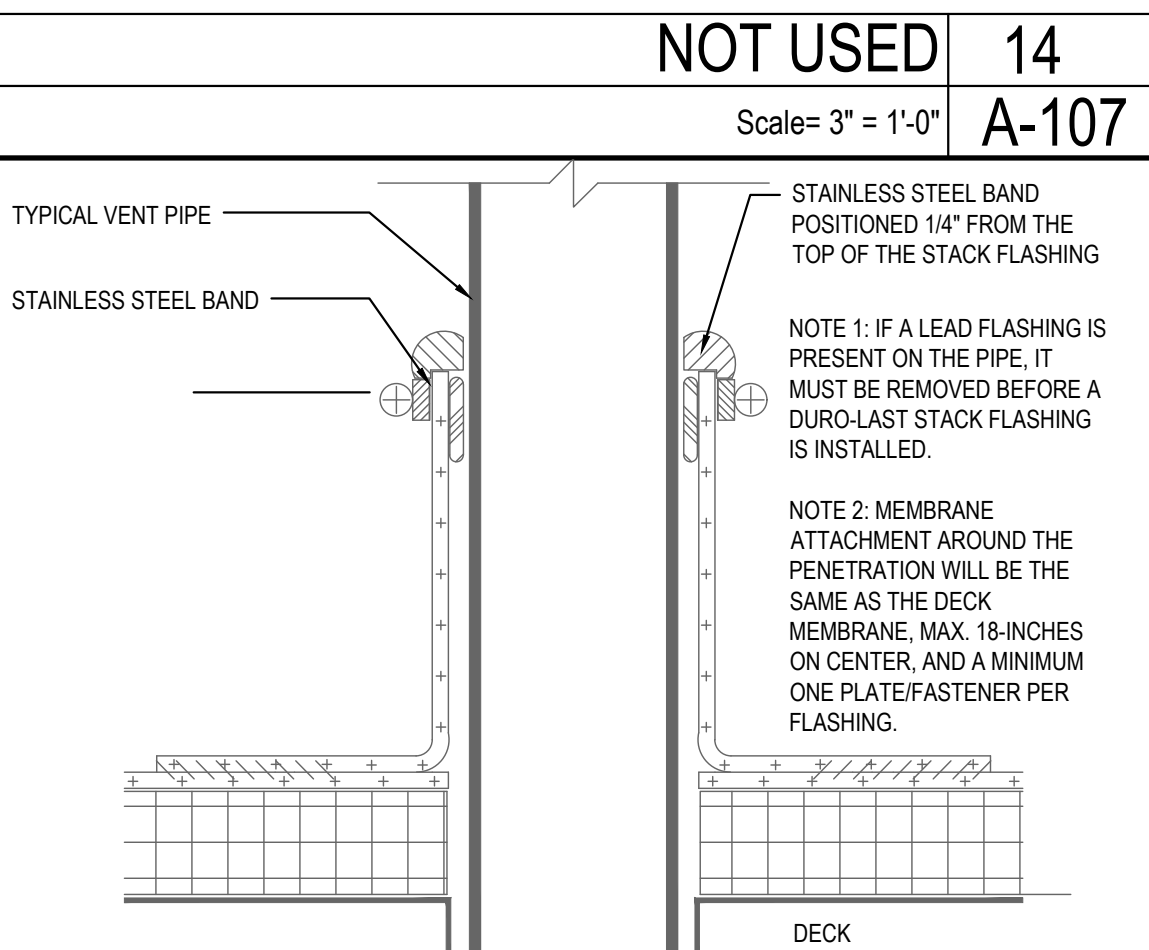
ROOF ACCESS LADDER DETAIL 16
Scale= 1/4" = 1'-0" A-107



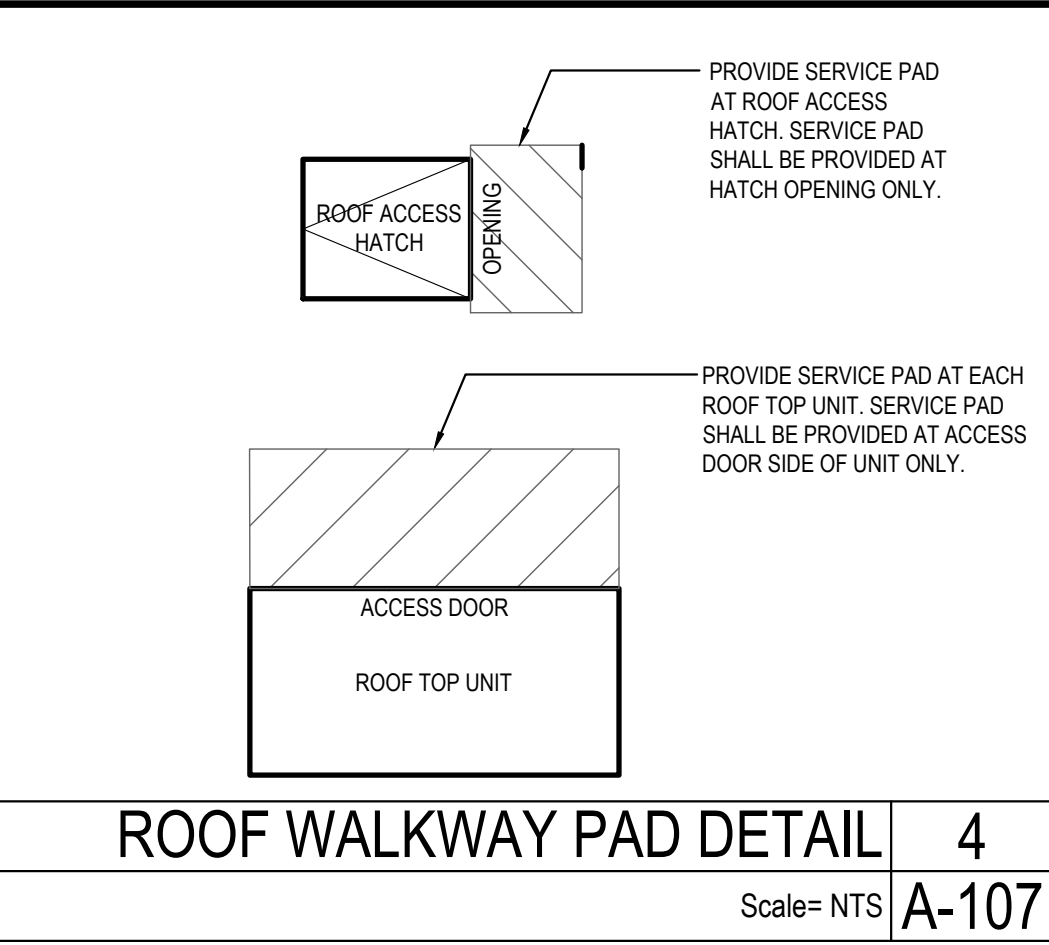
ROOF DRAIN DETAIL 15
Scale= NTS A-107



MECHANICAL CURB DETAIL 18
Scale= NTS A-107



PLUMBING VENT DETAIL 13
Scale= NTS A-107



ROOF PLAN NOTES:

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

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

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

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

5. NOT USED.

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

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

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

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

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

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

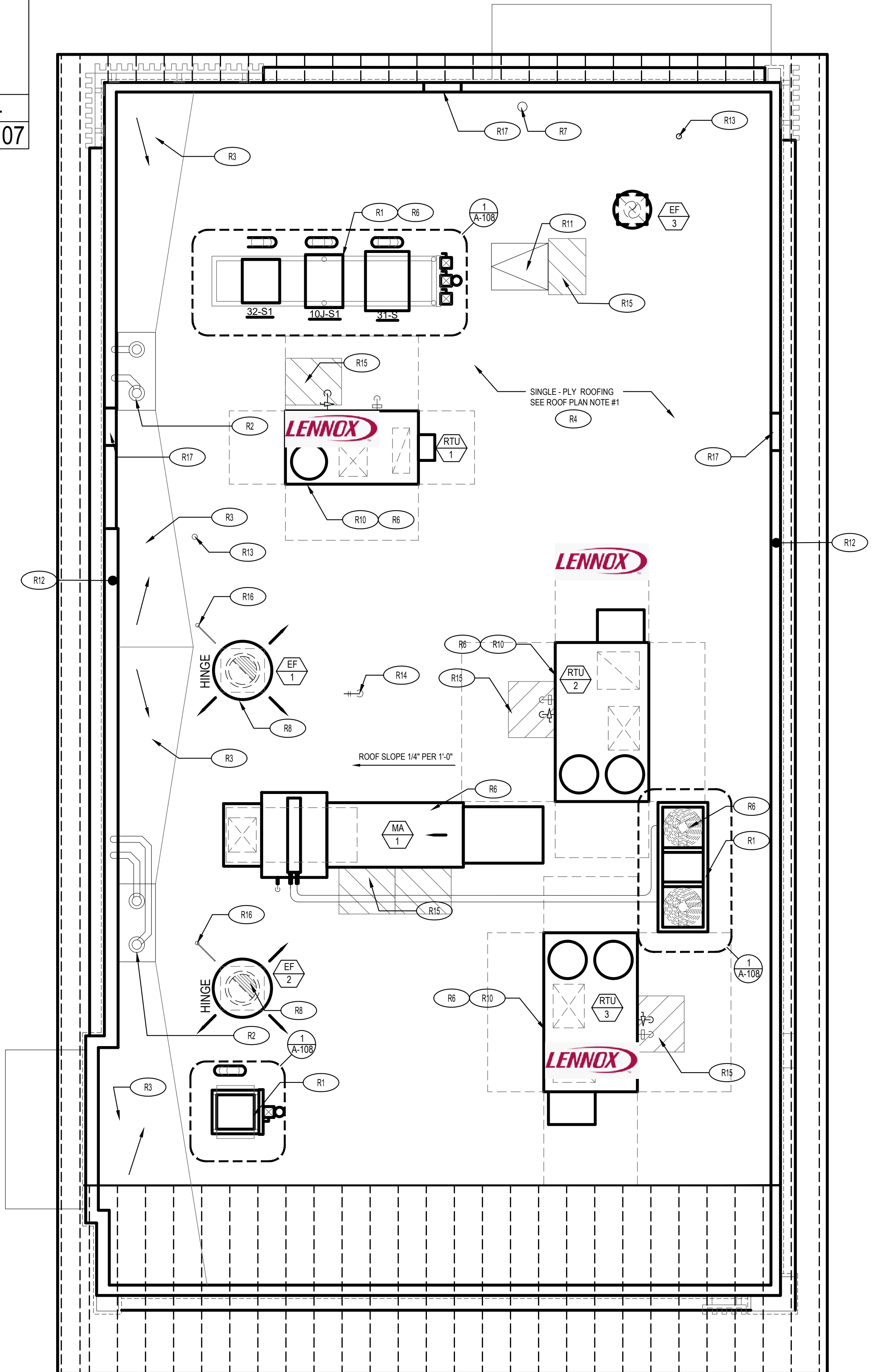
13. ROOFTOP EQUIPMENT TO BE LOCATED AT LEAST 42" MINIMUM FROM TOWERS OR PARAPETS FOR SERVICING

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

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

ROOF PLAN KEYNOTES:

- (R1) REF: EQUIPMENT RACK (SEE SHEET A-108)
- (R2) 4" ROOF DRAIN AND OVERFLOW DRAIN (15 A-107)
- (R3) TAPERED ROOF INSULATION CRICKET TO ASSURE POSITIVE ROOF DRAINAGE
- (R4) SINGLE - PLY ROOFING SEE ROOF PLAN NOTE #1
- (R5) NOT USED
- (R6) ROOF TOP MECHANICAL UNIT SEE MECHANICAL DRAWING
- (R7) WATER HEATER VENT - SEE MEP PLANS. OFFSET VENTS AS REQUIRED TO MAINTAIN MIN. 10'-0" AWAY FROM AIR INTAKE SYSTEMS ON EQUIPMENT.
- (R8) EXHAUST FAN
- (R10) MECHANICAL UNIT CURB. SEE DETAIL 18/A-107
- (R11) ROOF ACCESS HATCH LOCATE (16 A-107)
- (R12) TOP OF PLATE - REF. STRUCTURAL
- (R13) PLUMBING VENT (13 A-107)
- (R14) WEATHER PROOF HYDRANT
- (R15) PROVIDE WALK-WAY PAD AS SHOWN, REFERENCE DETAIL 4/A-107
- (R16) POWER SUPPLY LOCATION FOR ROOFTOP EXHAUST FANS FOR KITCHEN HOOD
- (R17) SCUPPER LOCATION (09 A-400)



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



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

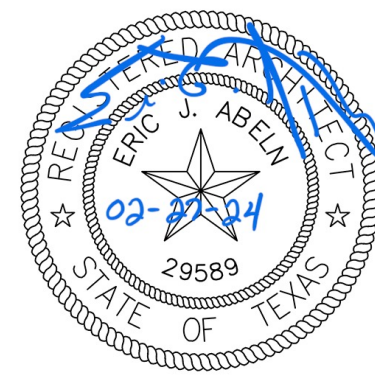
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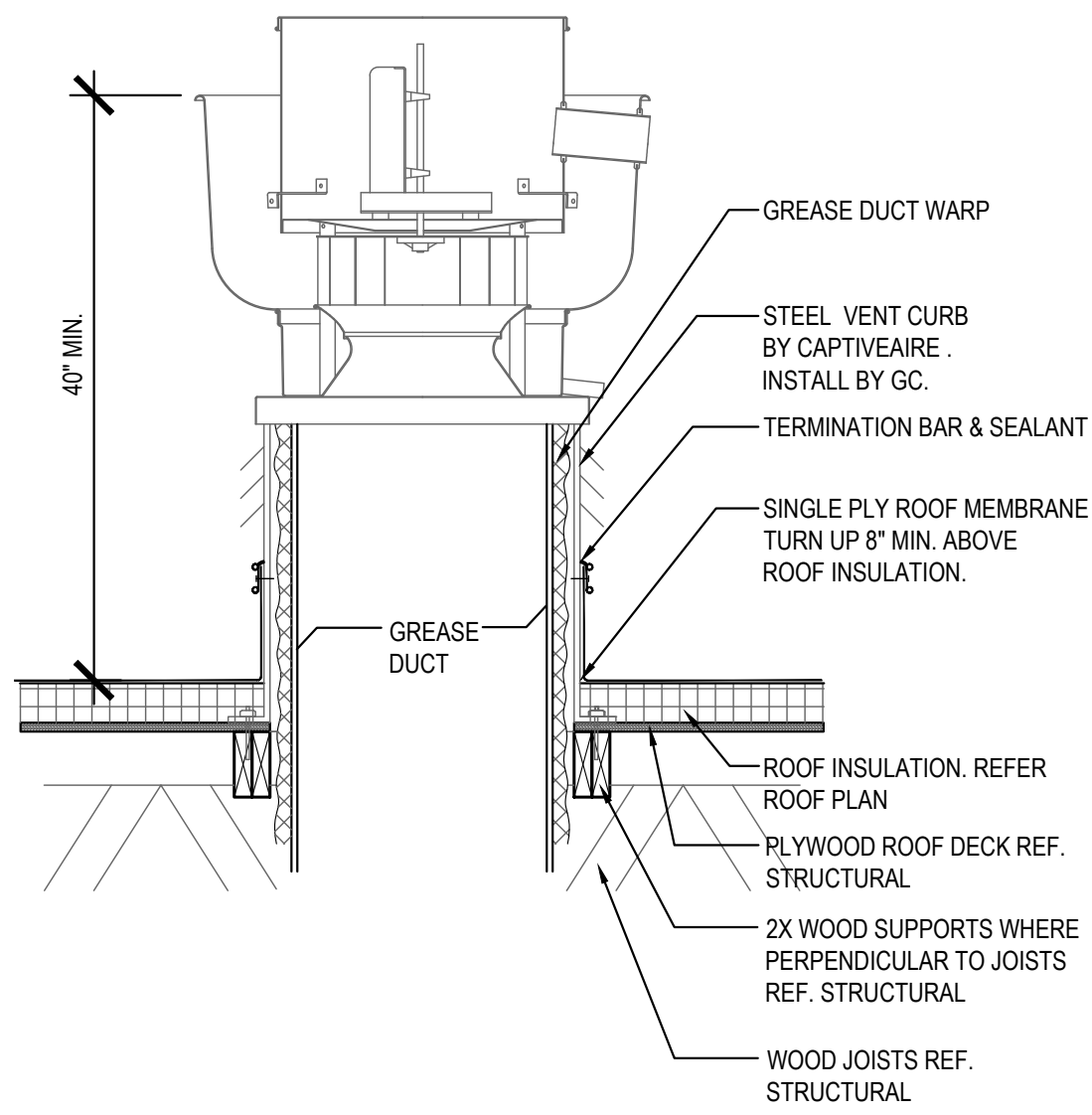
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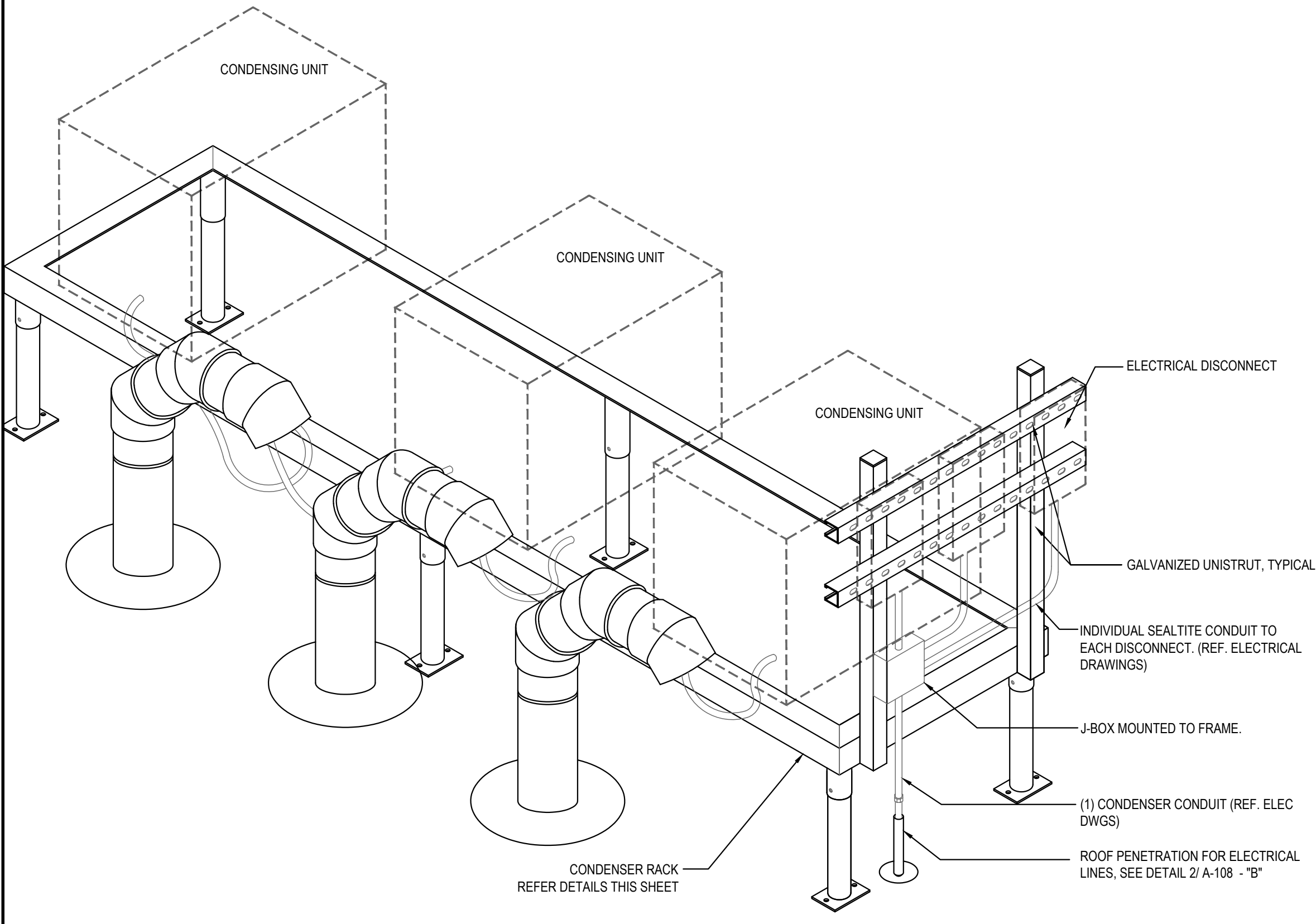
A-107

ROOF PLAN

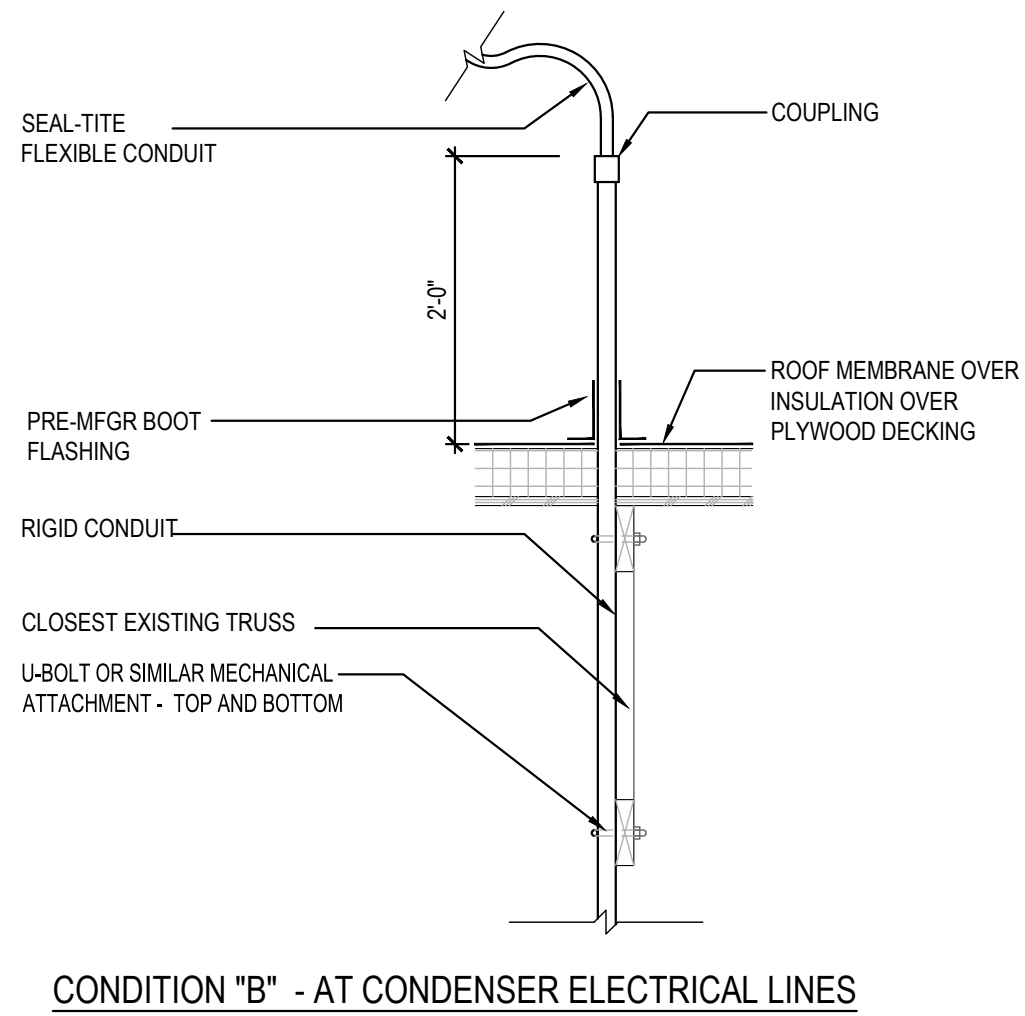
PANDA 2300 HOME R4



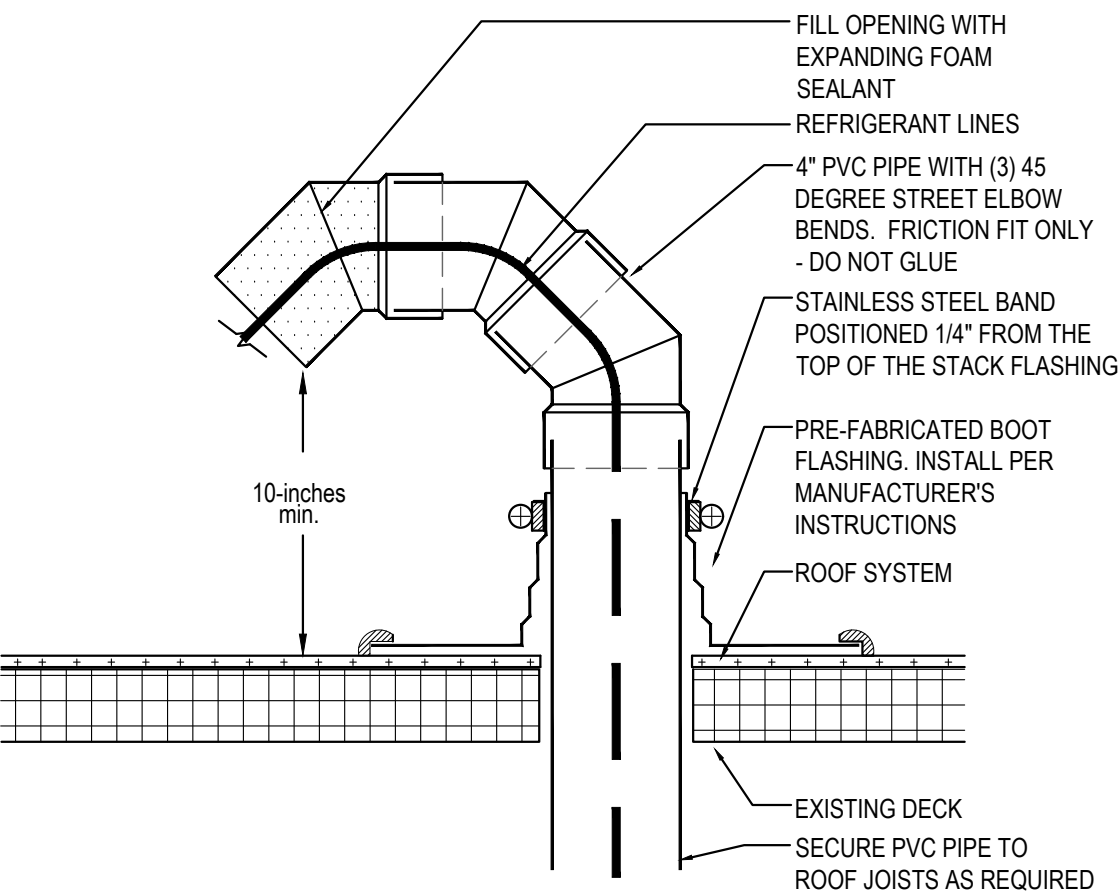
ROOF EXHAUST FAN 5
Scale= 1/4" = 1'-0" A-108



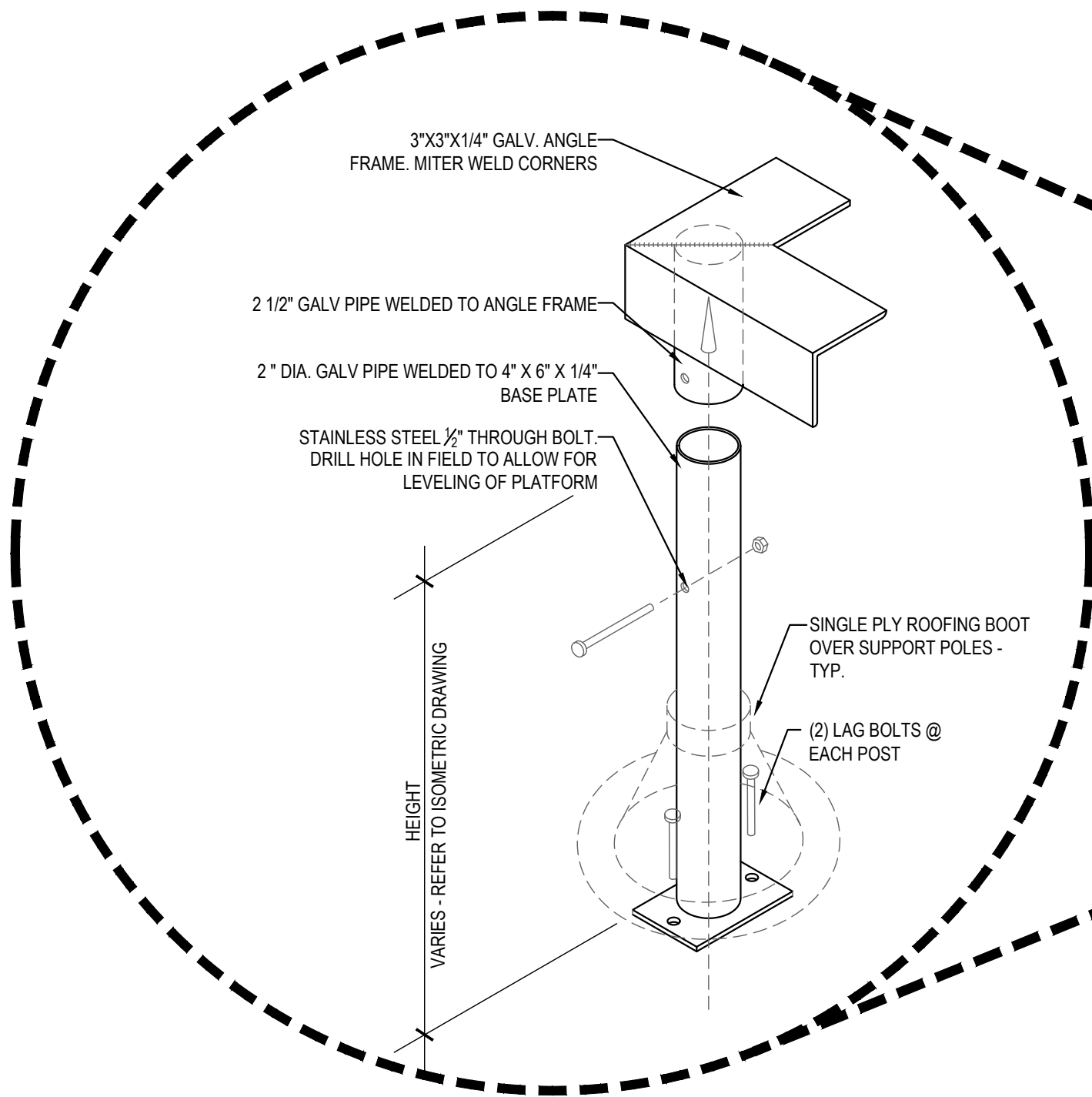
CONDENSER RACK ISOMETRIC 3
Scale= 3/4" = 1'-0" A-108



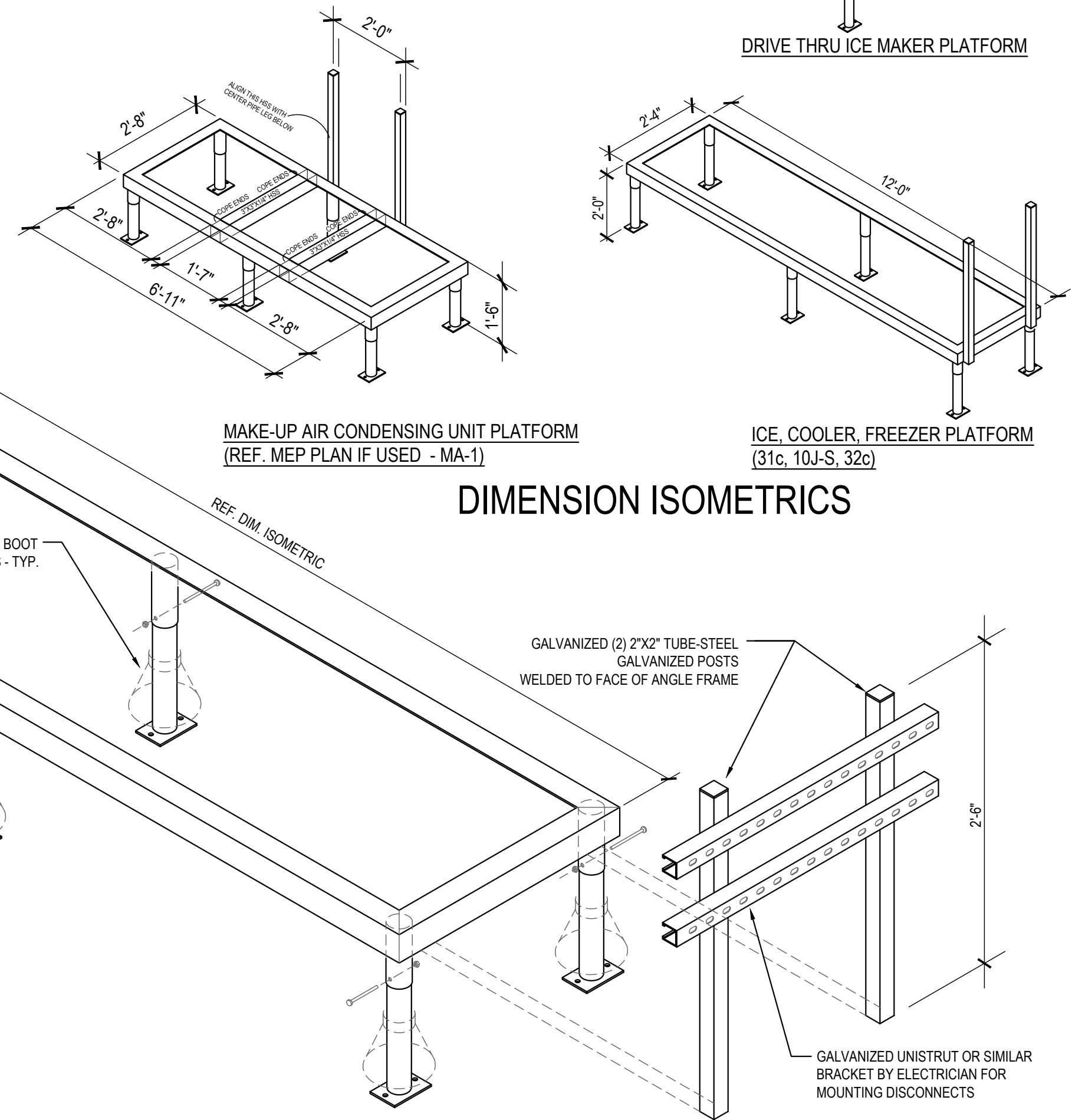
ROOF PENETRATION DETAIL AT REF. / ELEC. LINES 2
Scale= 3/4" = 1'-0" A-108



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



- 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 ATTACHMENT HARDWARE REQUIRED TO MOUNT CONDENSER EQUIPMENT TO FRAME.
 - UNISTRUT SHALL BE GALVANIZED



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



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
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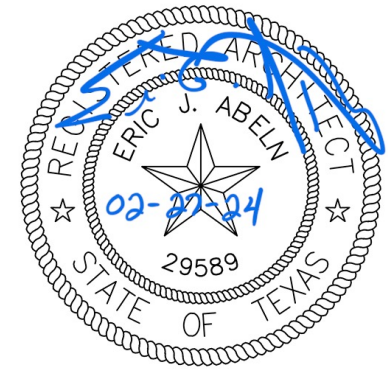
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Houston, Texas 77008
713.869.1103 V

DALLAS 5741 Legacy Drive, Suite 320
Plano, Texas 75024
972.490.7292 V

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A-108

CONDENSER RACK
DETAIL

PANDA 2300 HOME R4

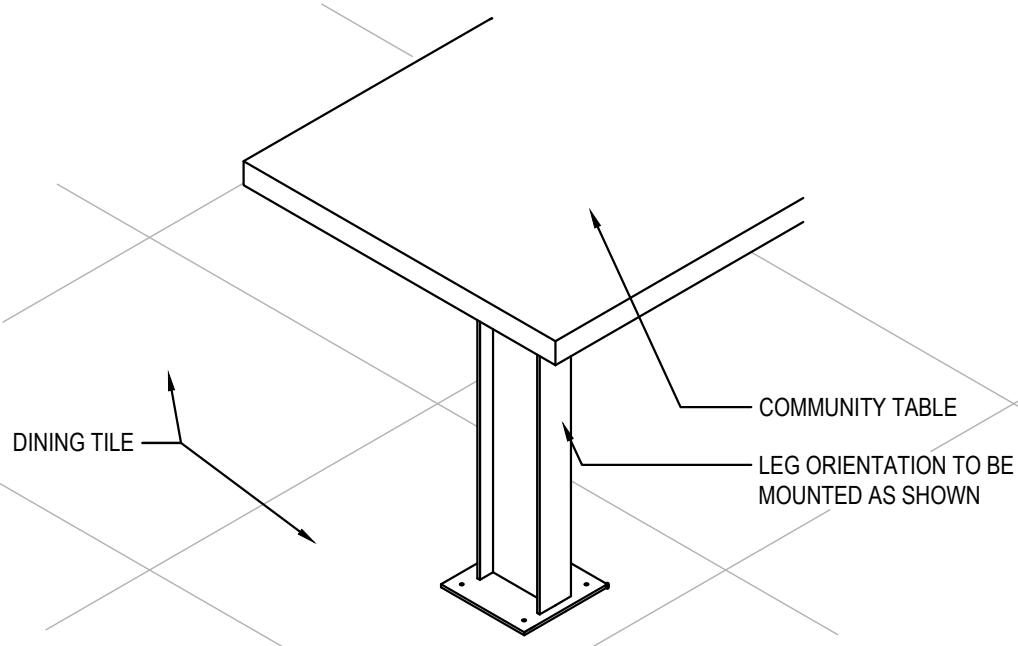
FURNITURE SCHEDULE

Item Code	Type	Material		L x W x H	
T-E1a2	COMMUNITY TABLE	QUARTZ - CORIAN LONDON SKY - COREDRILL	PANDA VENDOR	6'-0" L X 28" W X 34" H	
T-F1c	COMMUNITY TABLE	CELEBRATION TERRAZZO	PANDA VENDOR	6'-0" L X 28" W X 34" H	
T-B3b3	4" TOP TABLE	QUARTZ - CORIAN BROADWAY BLACK - COREDRILL	PANDA VENDOR	48" W X 24" D X 30" H	
T-B4a1	42" ROUND TABLE	QUARTZ - CORIAN LONDON SKY - COREDRILL	PANDA VENDOR	42" DIA. X 34" H	
T-B4d1	30" ROUND TABLE	QUARTZ - CORIAN LONDON SKY - COREDRILL	PANDA VENDOR	30" DIA. X 34" H	
T-C3b	4" TOP TABLE	LAMINATE - MANGALORE MANGO - COREDRILL	PANDA VENDOR	48" W X 24" D X 30" H	
T-C3d	2" TOP TABLE	LAMINATE - MANGALORE MANGO - COREDRILL	PANDA VENDOR	21" W X 24" D X 30" H	
C-A5b	SINGLE BOOTH	WALNUT HOME	PANDA VENDOR	41" W X 25 1/2" D X 17 1/2" H	
C-A5c	SINGLE BOOTH	WALNUT HOME	PANDA VENDOR	47" W X 25 1/2" D X 17 1/2" H	
C-A5d	SINGLE BOOTH	WALNUT HOME	PANDA VENDOR	59" W X 25 1/2" D X 17 1/2" H	
C-A5k	BACK TO BACK BOOTH	WALNUT HOME	PANDA VENDOR	47" W X 49 1/2" D X 17 1/2" H	
C-F1a	FAMILY BOOTH	WALNUT HOME	PANDA VENDOR	114" W X 47" D X 17 1/2" H	
B-S1a	I-BEAM BASE 34" H	HOT ROLL STEEL W/ LOW GLOSS CLEAR COAT	PANDA VENDOR	FOR 34" H TABLE	
B-S2a	7" FREE STANDING CRISS CROSS		PANDA VENDOR	FOR 30" ROUND TABLE	
B-S2b	7" FREE STANDING CRISS CROSS		PANDA VENDOR	FOR 21" X 24" TABLE	
B-S3a	2" BOLT DOWN		PANDA VENDOR	FOR 30" H TABLE	
B-S4a	2" CORE DRILL		PANDA VENDOR	FOR 30" H TABLE	
B-S5a	91T DOWN BASE		PANDA VENDOR	FOR 34" H LEDGE TABLE	
B-B1	SPECIAL BRACKETS		PANDA VENDOR	FOR MODESTY PANEL	
F-B1	TRASH LINER W/ CASTERS		PANDA VENDOR		
F-A4c	LEFT BROOM HOLDER	OAK W/ LONDON SKY TOP	PANDA VENDOR	20" W X 27" D X 48" H	
F-A4d	RIGHT BROOM HOLDER	OAK W/ LONDON SKY TOP	PANDA VENDOR	20" W X 27" D X 48" H	
D-S1	FREE STANDING SHELF	WOOD SHELF W/ METAL FRAME	PANDA VENDOR	30" W X 12" D 66" H	
D-S2	FREE STANDING SHELF	WOOD SHELF W/ METAL FRAME	PANDA VENDOR	22" W X 22" D 22" H	
L-BMO	FRETWORK BOOTH DIVIDER	OAK W/ MEDALLION	PANDA VENDOR	46 3/4" W 4 1/2" D 133 3/4" H	
L-B1	LOW WALL		PANDA VENDOR		
L-B2	LOW WALL		PANDA VENDOR		

CHAIR SCHEDULE

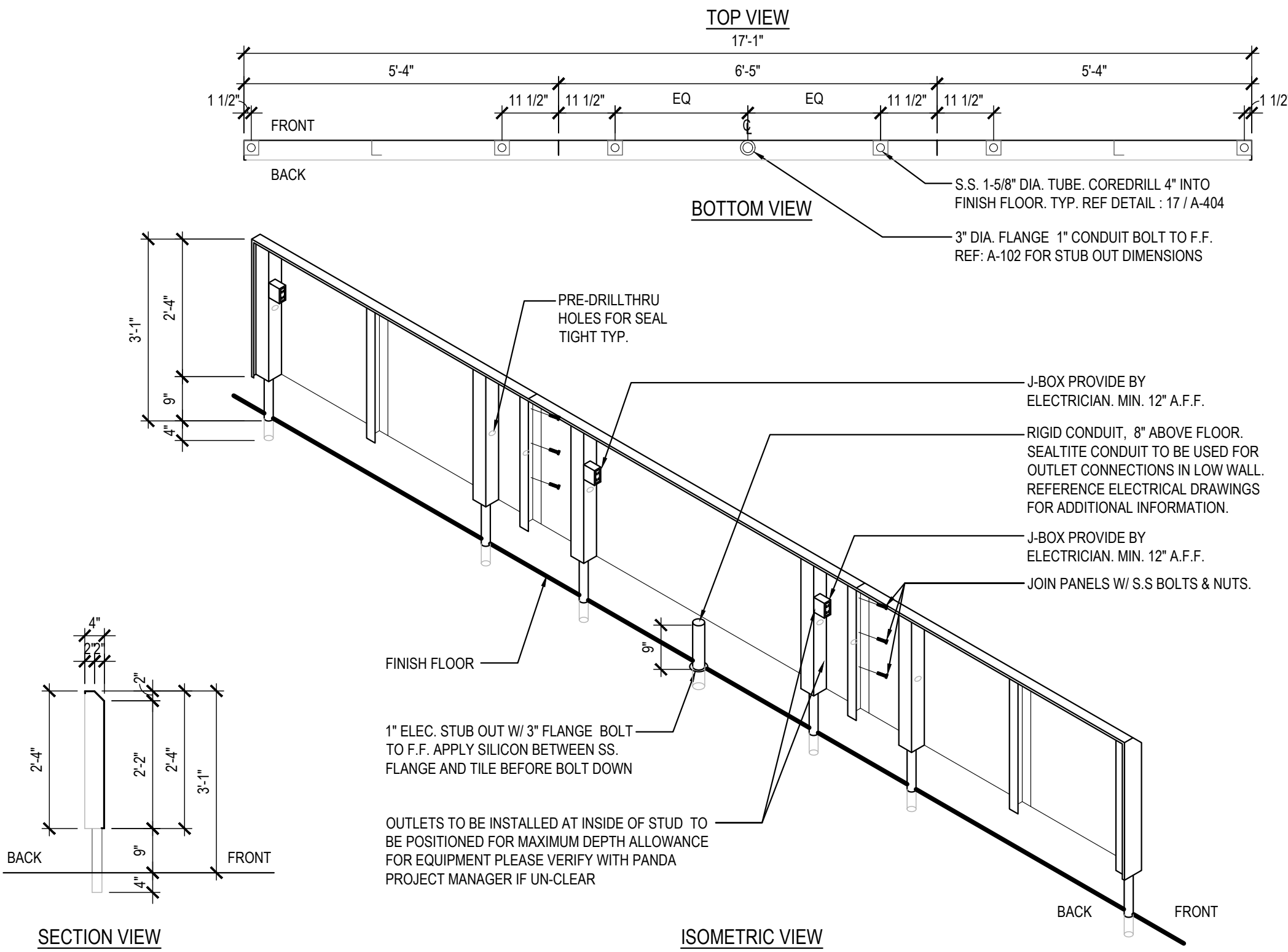
Item Code	Type	Material		L x W x H	
OAK PALLET					
C21	PANDA SPRINT STOOL- NO BACK	WALNUT LAMINATE	PANDA VENDOR	22" H	
C211	PANDA SPRINT DINING W/ BACK	WALNUT LAMINATE	PANDA VENDOR	18" H	

NOTE:
PANDA TEAM TO SELECT CHAIR PALLET WITH
MANUFACTURER



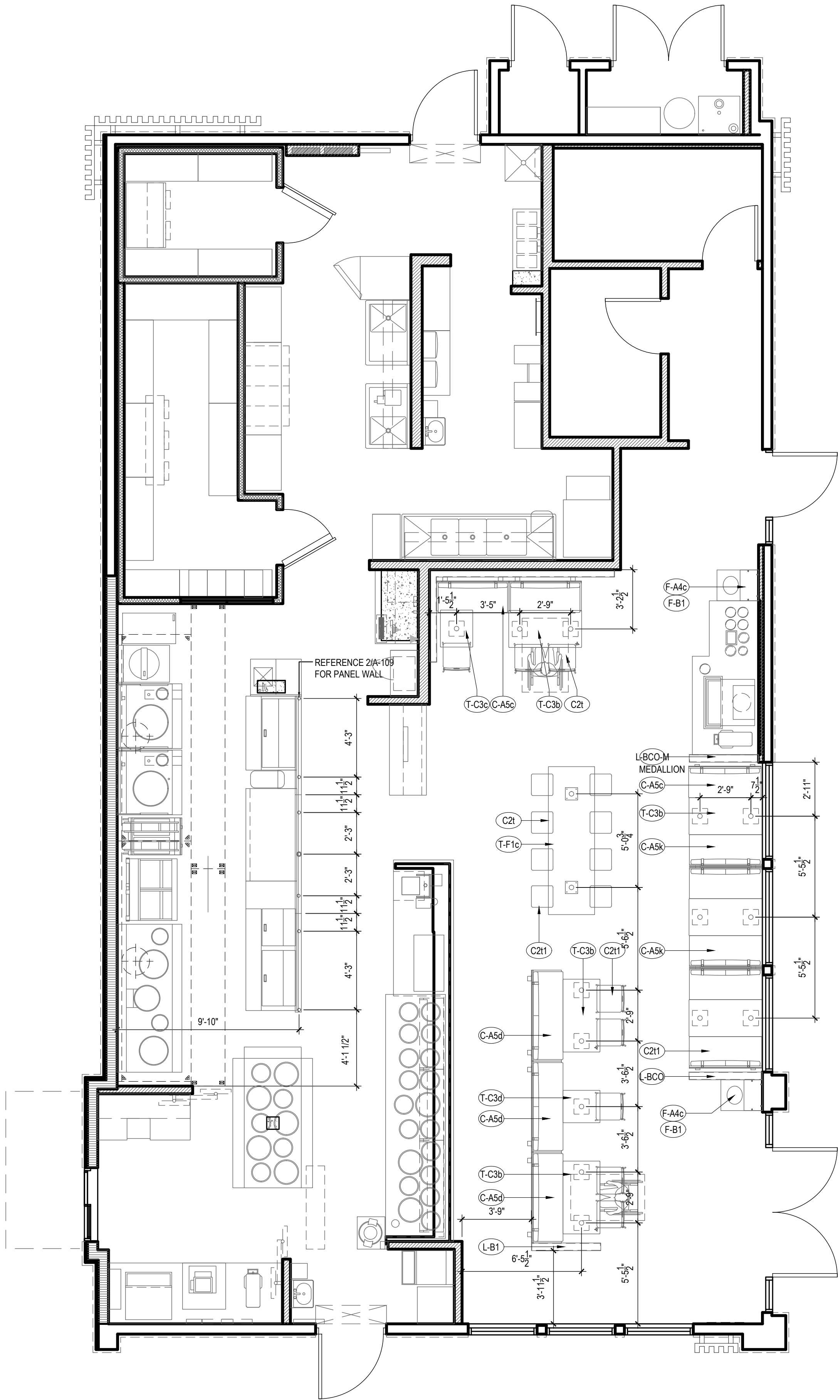
COMMUNITY TABLE ISOMETRIC 3

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



STAINLESS STEEL OUTLET PANEL 2

Scale= NTS A-109



NOTE:
DIMENSIONS ARE FROM INTERIOR WALL

REFER TO VENDOR PACKET FOR
ADDITIONAL FURNITURE INFORMATION.

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

FURNITURE LOCATION PLAN 1

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



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91770
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Facsimile: 626.372.8288

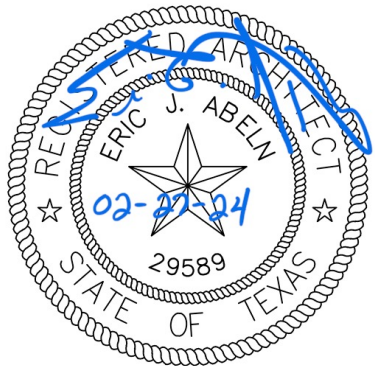
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1	FIRE COMMENTS	06.20.23
2	HEALTH COMMENTS	08.16.23
3	SITE DEVELOPMENT REV.	08.31.23
4	SITE DEVELOPMENT REV.	11.09.23

ISSUE DATE:		
1	CIVIL TECQ	04.24.23
2	SITE DEVELOPMENT SET	05.12.23
3	BUILDING PERMIT SET	06.15.23
4	BID SET	09.15.23
5	BID SET	12.05.23
6	BID SET	02.27.24

DRAWN BY: LL

PANDA PROJECT #:
PANDA STORE #: S8-23-D23586
ARCH PROJECT #: 22080-003



Heights Venture
ARCHITECTURE + DESIGN

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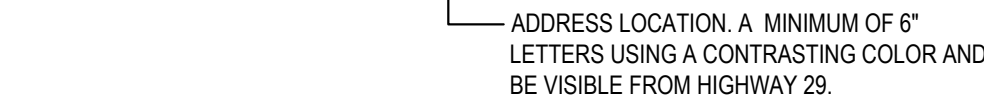
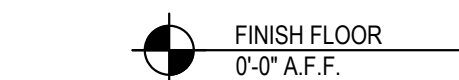
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LIBERTY HILL, TX 78642

A-109

FURNITURE PLAN

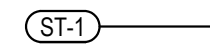
PANDA 2300 HOME R4

[illegible]

2

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

A-200



1

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

A-200



PANDA STORE #: S8-23-D23586

ARCH PROJECT #: 22080-003



PANDA 2300 HOME R4

3

Scale= NTS A-200

PRIMARY LAYER:
FLUID APPLIED WATER PROOFING AS SPECIFIED OVER ENTIRE SURFACE OF EXTERIOR SHEATHING AS SCHEDULED TO RECEIVE COMPOSITE DECKING.

SECONDARY LAYER:
15 POUND BUILDING FELT OVER ENTIRE SURFACE OF EXTERIOR SHEATHING AS SCHEDULED TO RECEIVE COMPOSITE DECKING.

WATER PROOF FLASHING:
4" TITE-SEAL SELF ADHESIVE RUBBERIZED ASPHALT ROLL FLASHING BEHIND EACH BATTEN (PAINT FLAT BLACK)

MECHANICAL PATCH:
MASTIC OVER ALL MECHANICAL FASTENERS

SURFACE MOUNTING FASTENING SYSTEM

— EXTERIOR SHEATHING - REF.
ARCHITECTURAL AND
STRUCTURAL DETAILS
— WALL STUD - REFER STRUCTURAL

1x6 SLEEPER/BATTEN WHERE BUTT-JOINT
FALLS BETWEEN STUDS AND/OR AT END
OF RUN (PAINT FLAT BLACK)
@ WOOD STUDS - PVC BATTEN
@ METAL STUDS - P.T. WOOD BATTEN

1x2 SLEEPER/BATTEN OVER EACH STUD.
(PAINT FLAT BLACK)
@ WOOD STUDS - PVC BATTEN
@ METAL STUDS - P.T. WOOD BATTEN

STAINLESS STEEL FINISH SCREWS
REFER SPECIFICATIONS BELOW

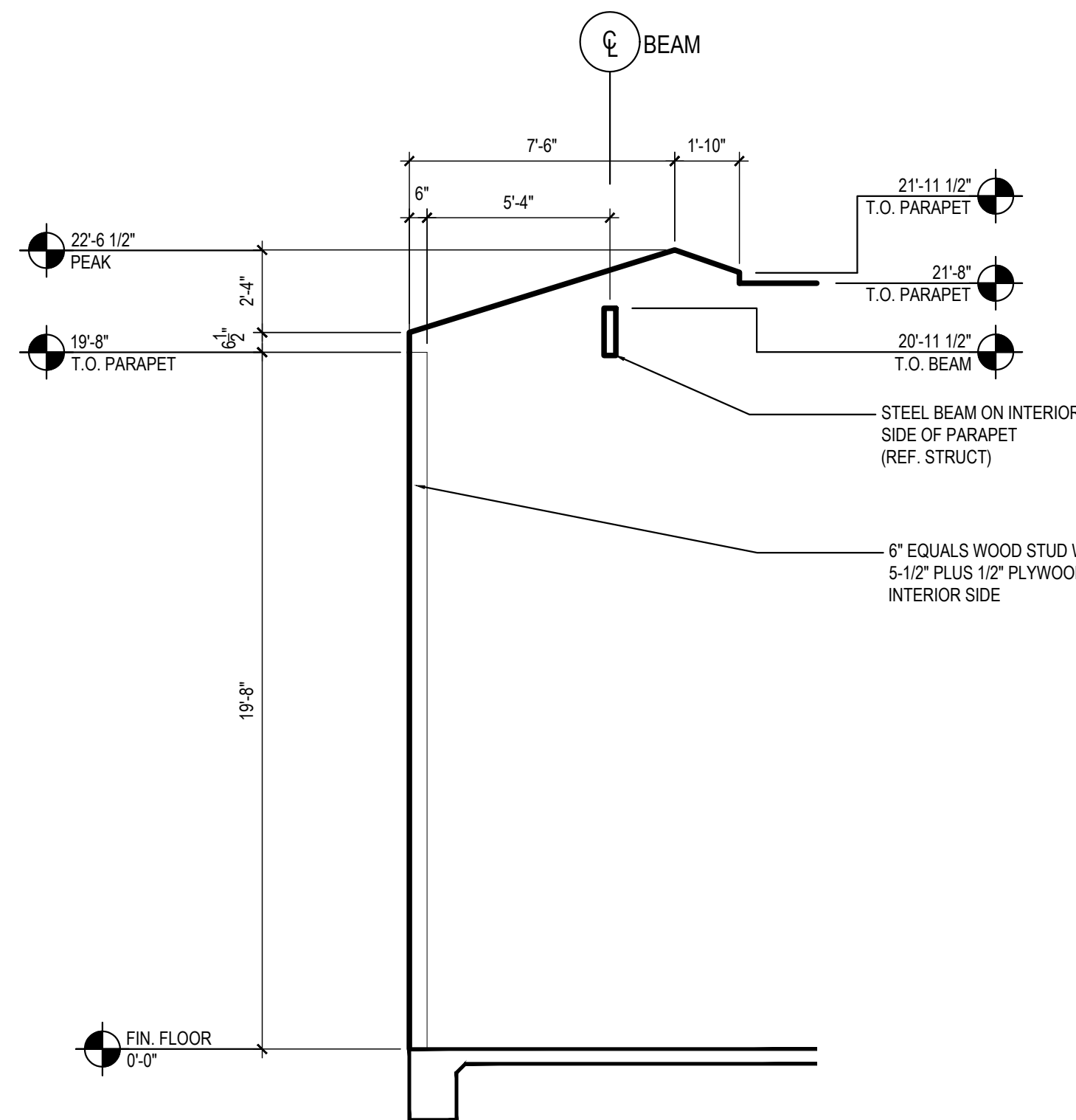
PROVIDE 2 1/2" GRIP-RITE (OR
EQUAL) DECK SCREWS -
STAINLESS STEEL, STAR DRIVE

2" JOINT BETWEEN FINISHED
BOARDS @ ENDS & BUTT
JOINTS - TYPICAL

— CONTINUOUS COMPOSITE
INSULATING WALL SHEATHING
WHERE REQUIRED. REF. TO
ARCHITECTURAL WALL SECTIONS
SCREW FASTEN BATTENS@16"
O.C. VERTICALLY

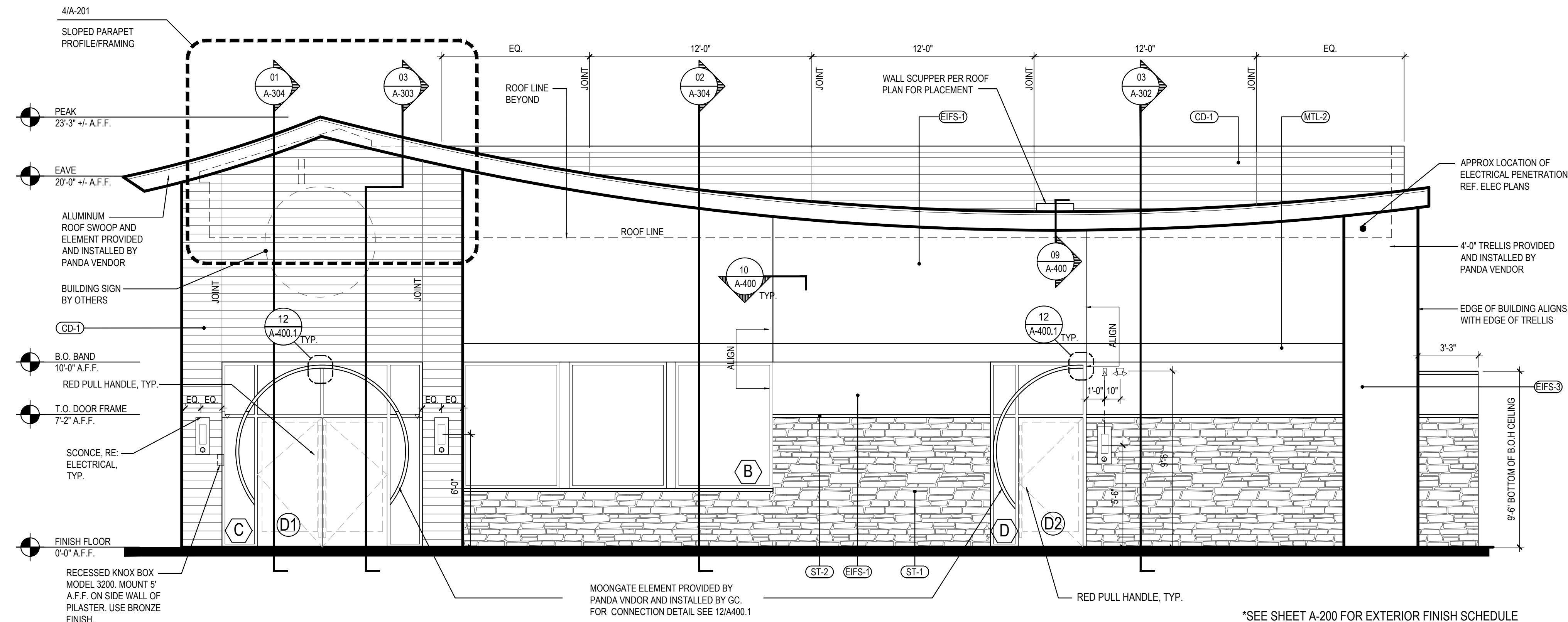
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Scale= 1 1/2" = 1'-0"



4

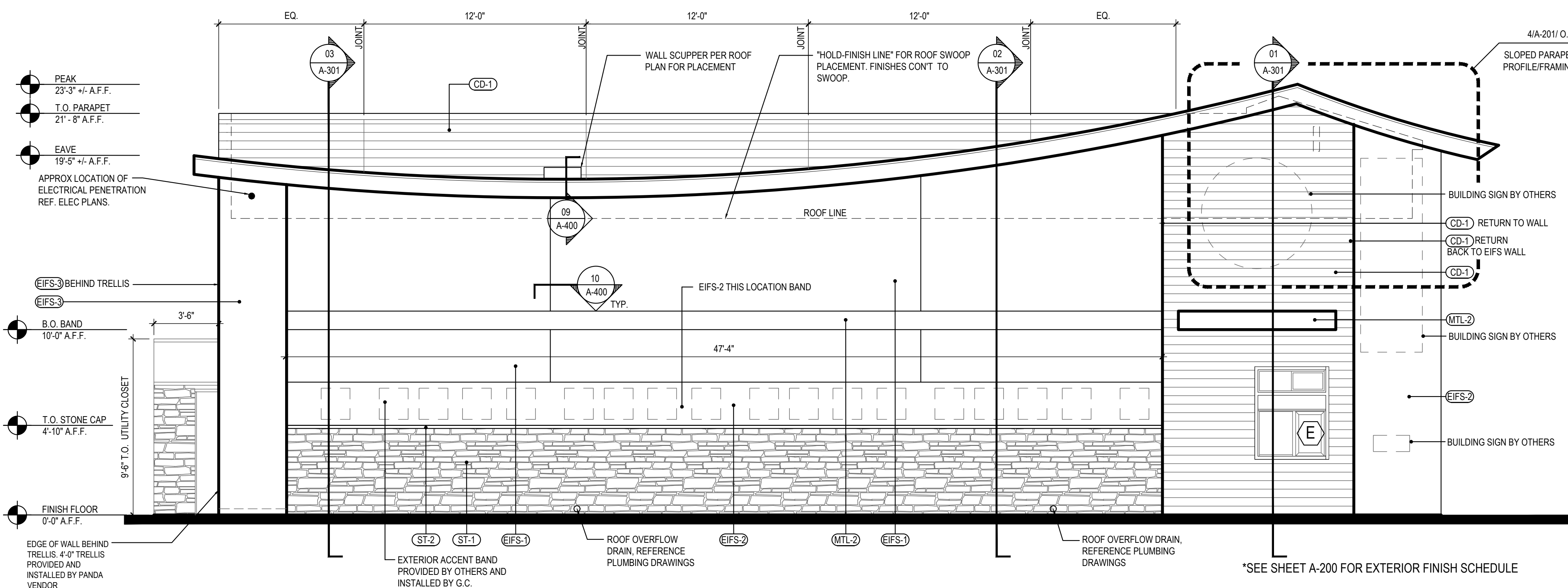
Scale= 1/4" = 1'-0"



*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

2

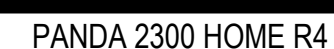
Scale= 1/4" = 1'-0"



*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

1

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



PERMIT / BID SET



NORTHEAST PERSPECTIVE 4

Scale= NTS A-202



NORTHWEST PERSPECTIVE 2

Scale= NTS A-202



SOUTHEAST PERSPECTIVE 3

Scale= NTS A-202



SOUTHWEST PERSPECTIVE 1

Scale= NTS A-202



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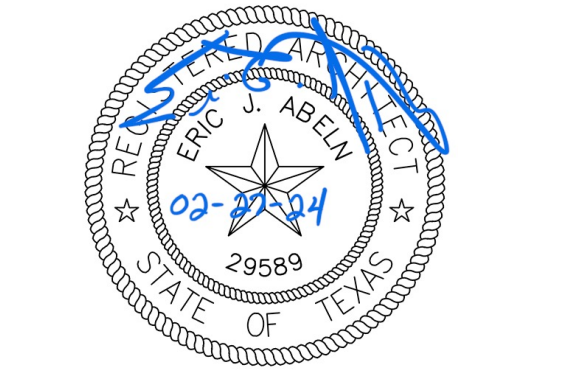
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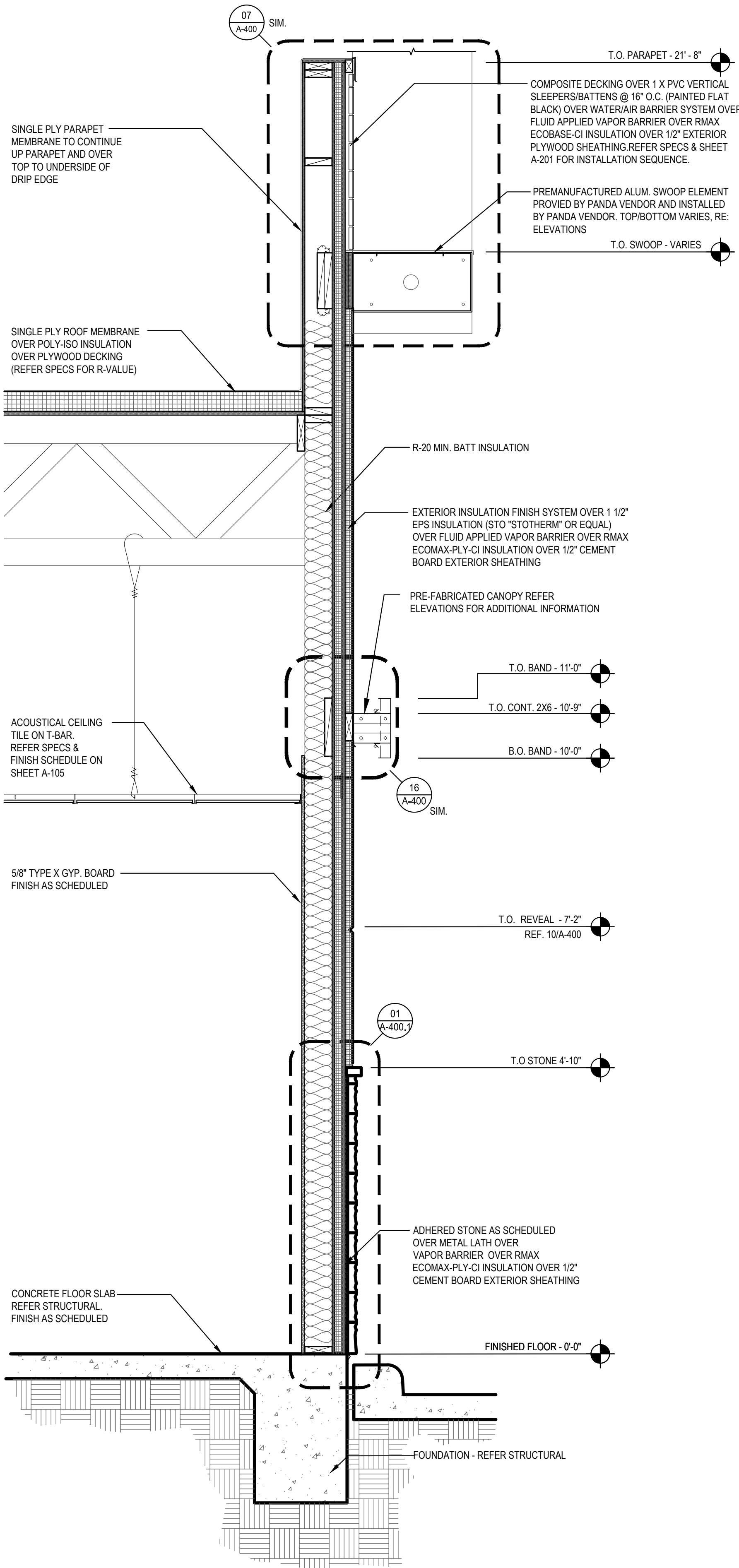
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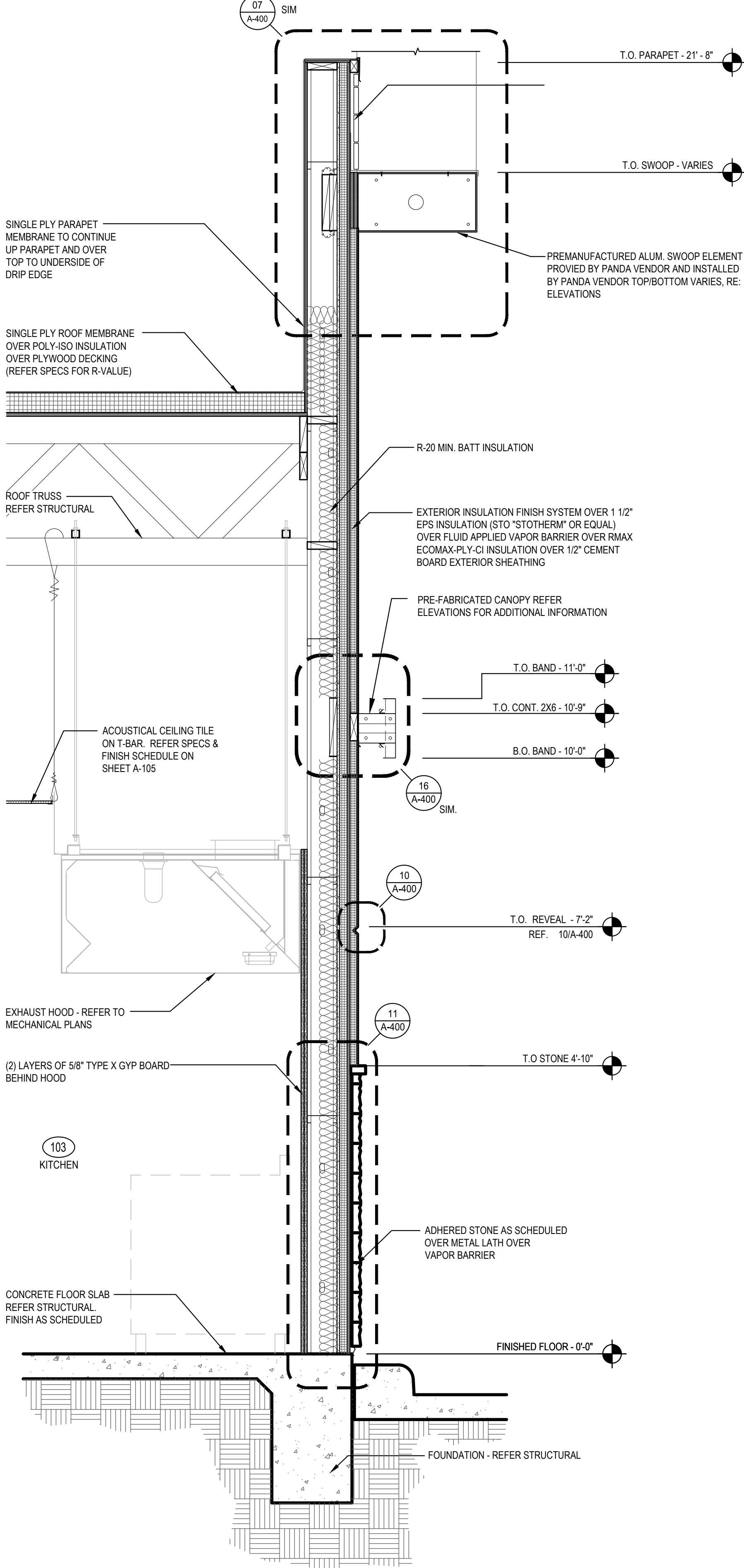
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A-202
COLOR ELEVATION
PERSPECTIVES

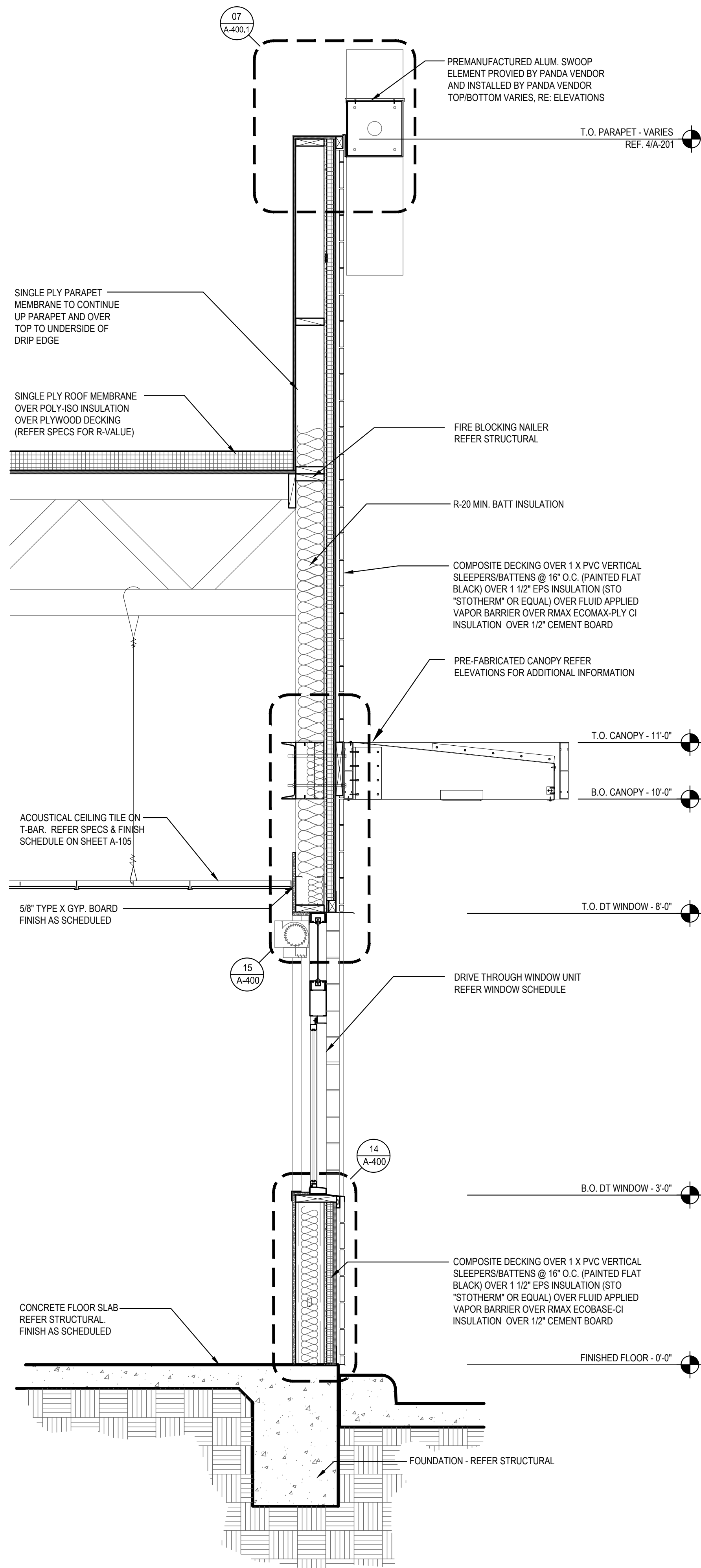
PANDA 2300 HOME R4



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



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



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



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A-301

WALL SECTIONS

PANDA 2300 HOME R4



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PANDA STORE #: S8-23-D23586
ARCH PROJECT #: 22080-003



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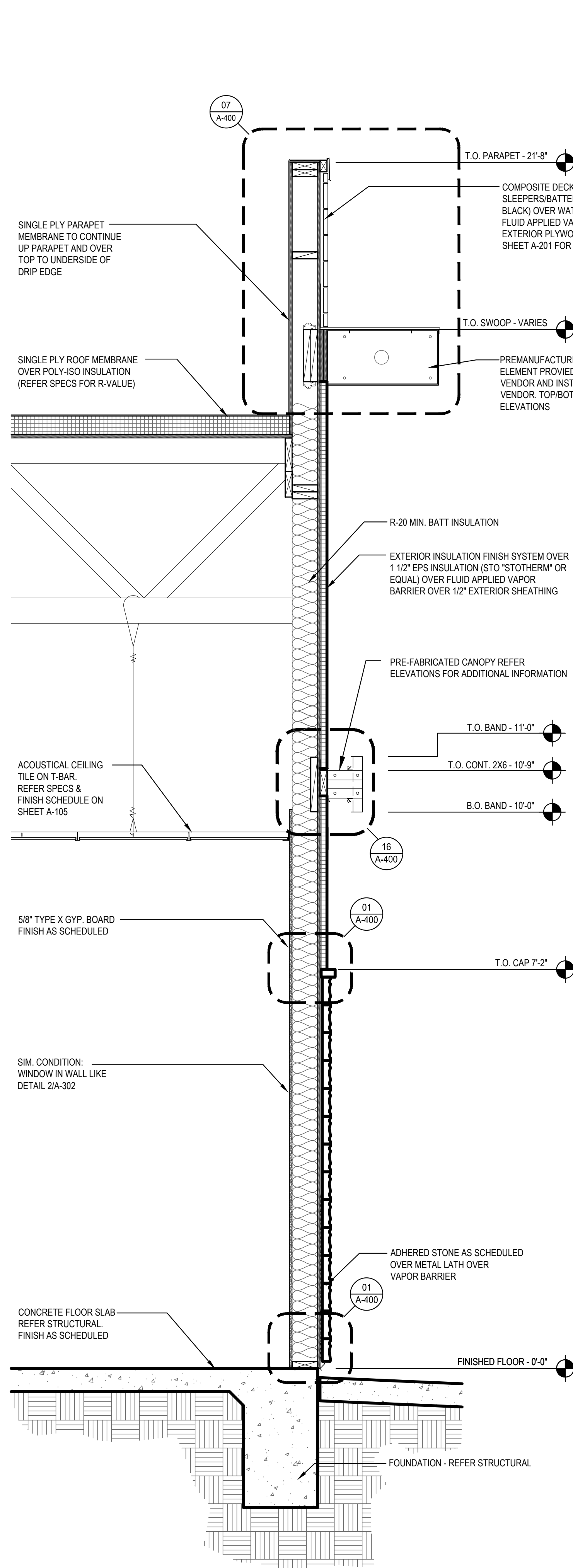
PANDA EXPRESS
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A-302

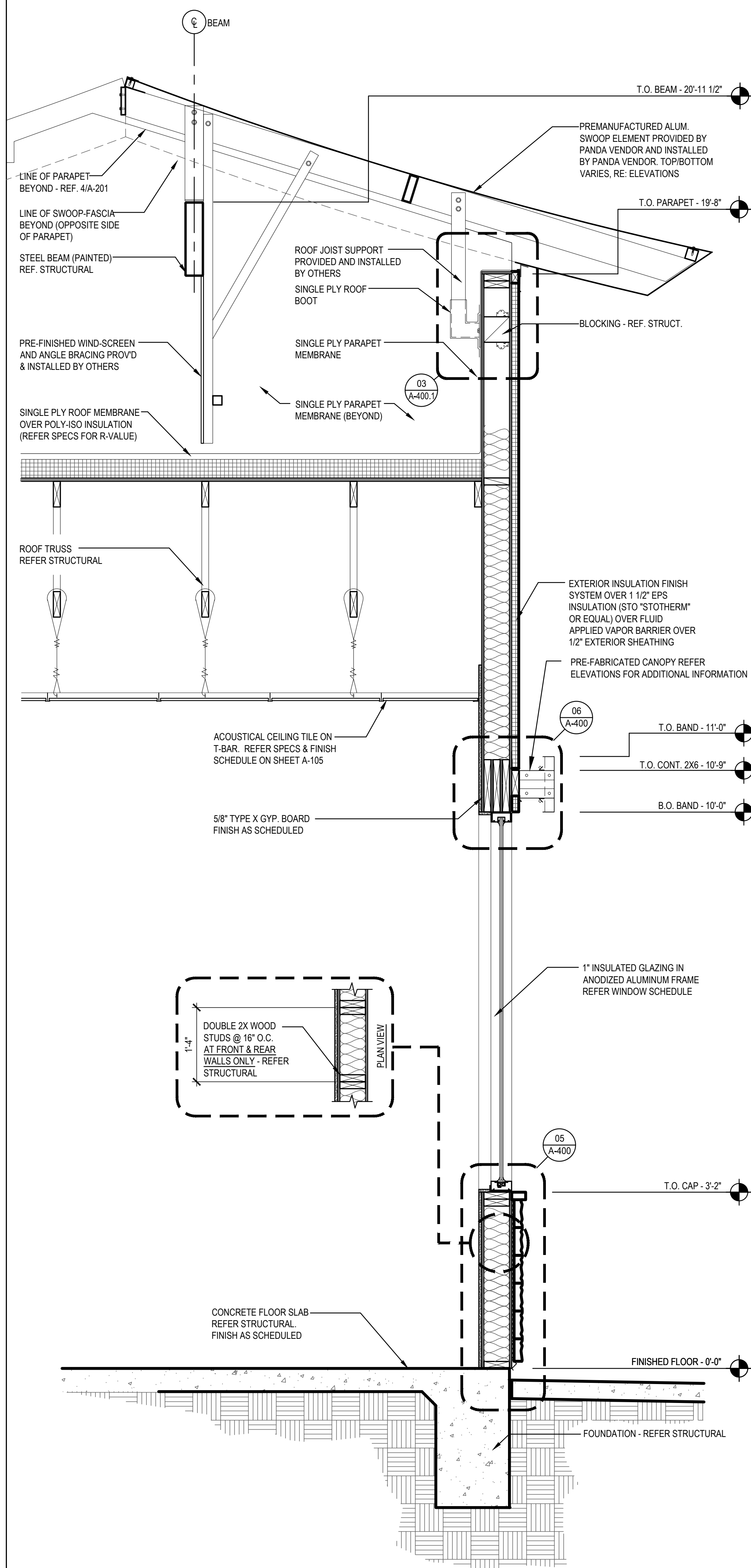
WALL SECTIONS

PANDA 2300 HOME R4

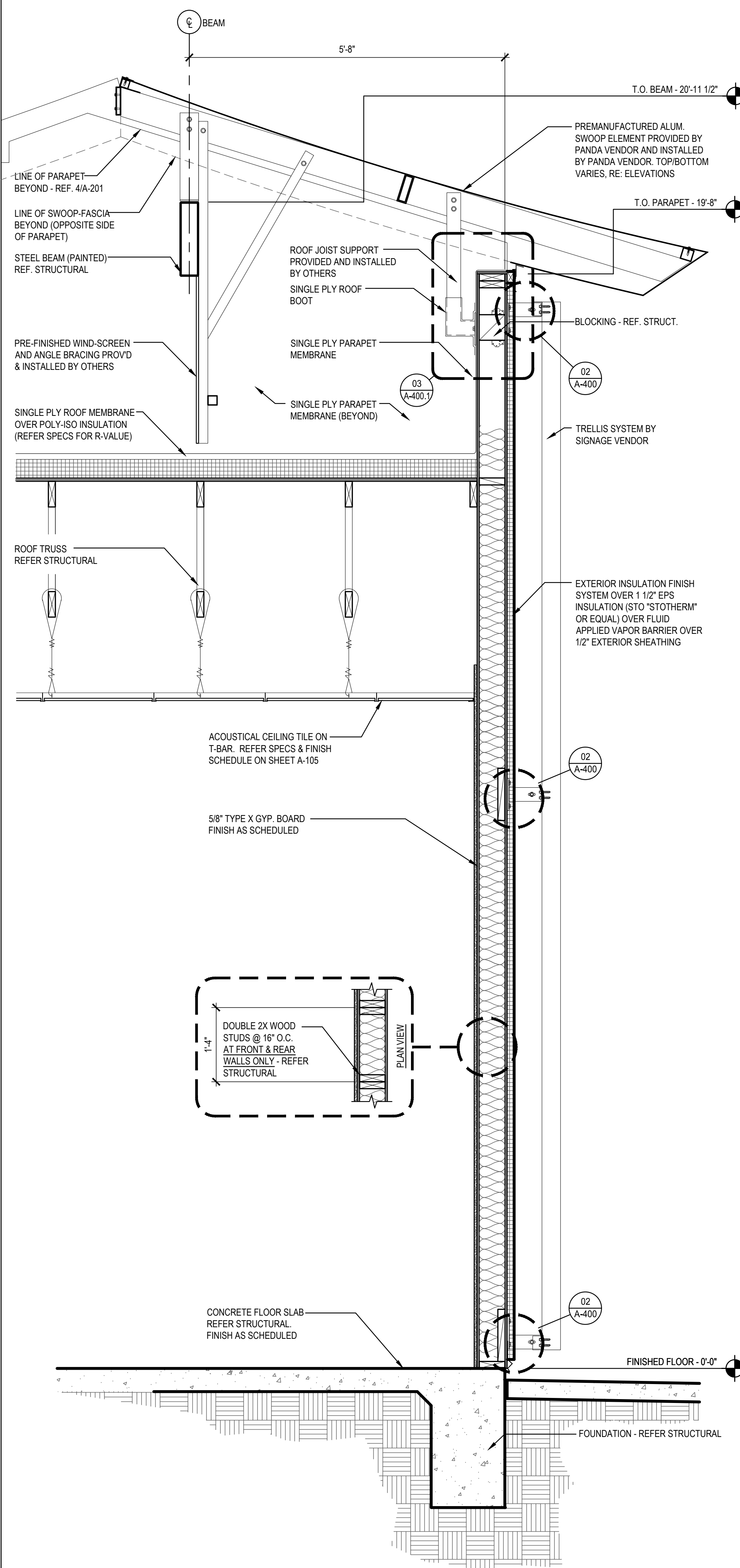
DEDMIT / DID GET



WALL SECTION	3
Scale= 3/4" = 1'-0"	A-30



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



WALL SECTION	1
Scale= 3/4" = 1'-0"	A-30



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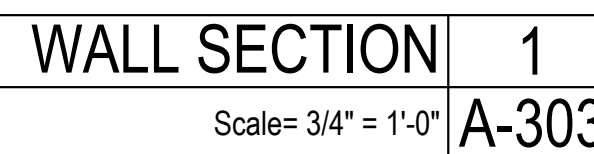
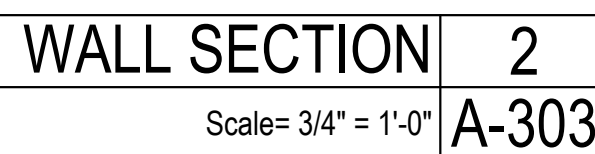
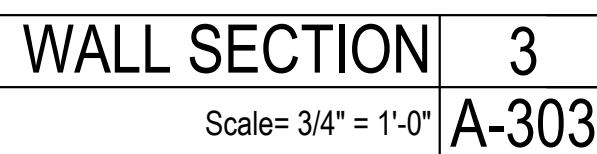
HOUSTON	DA
1111 North Loop West, Suite 800	5741 Legacy Drive, Suite 800
Houston, Texas 77008	Plano, Texas, 75075
713 869 1103 V	972 490 7200

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A-303

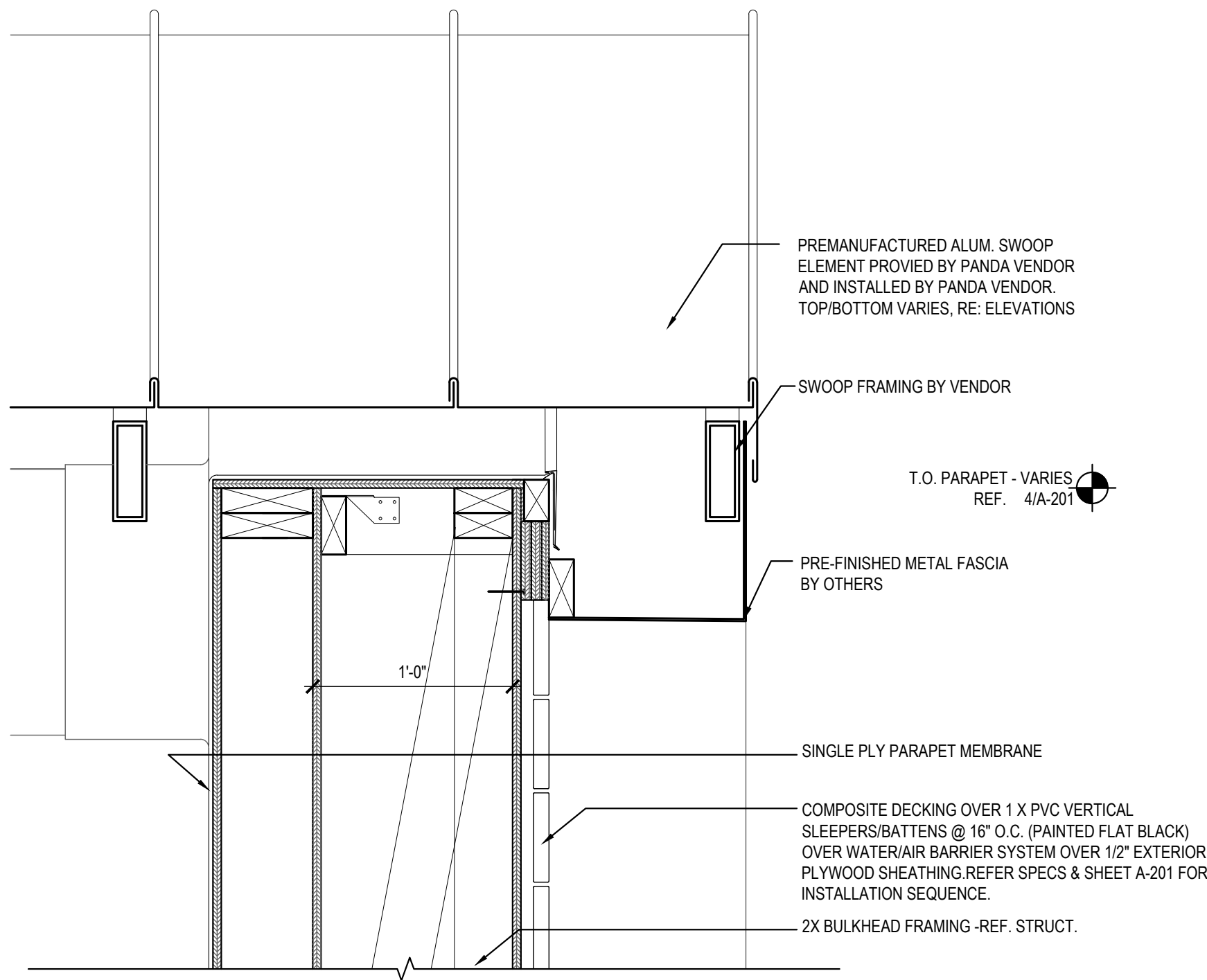
WALL SECTIONS

PANDA 2300 HOME R4

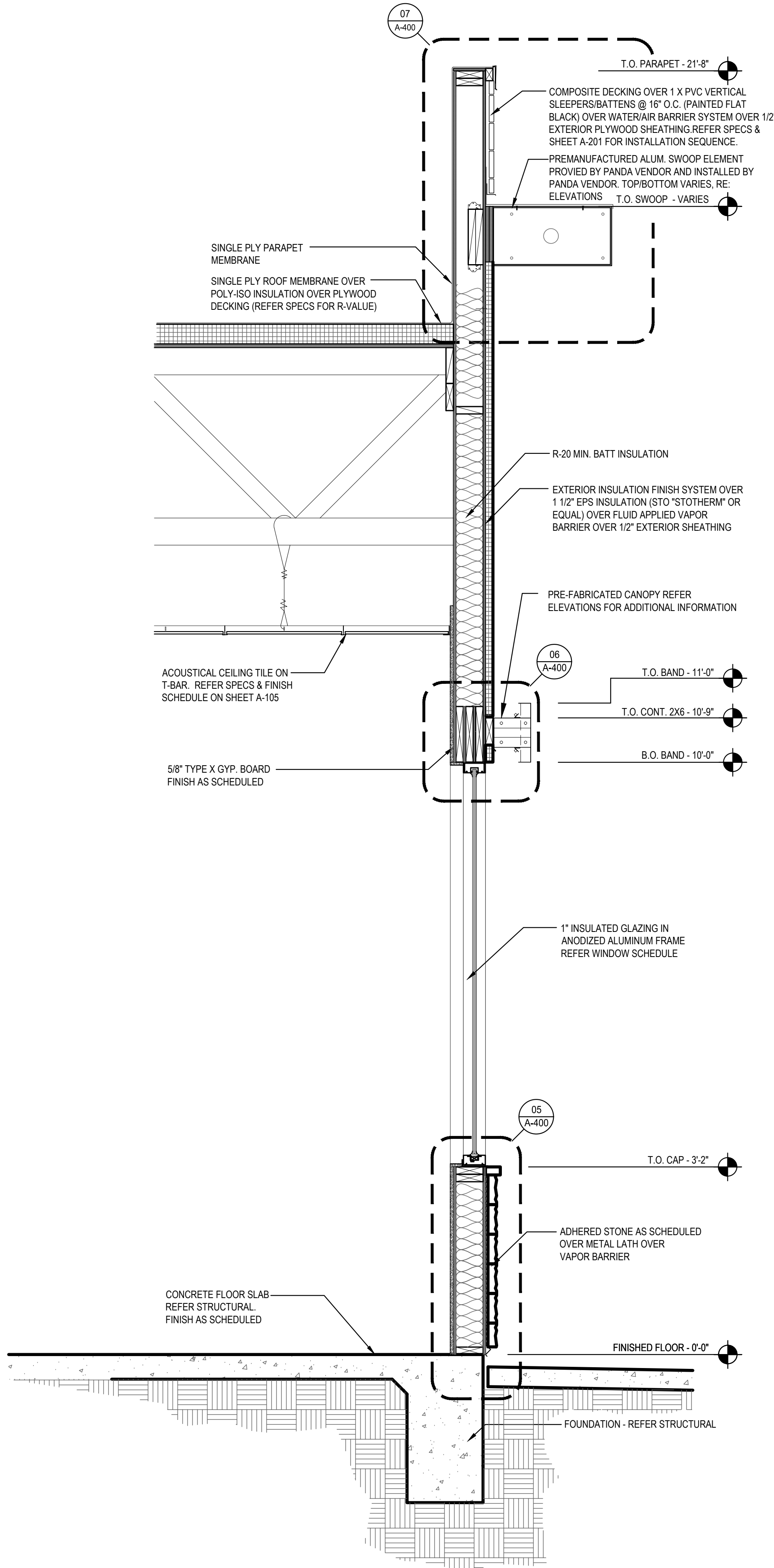


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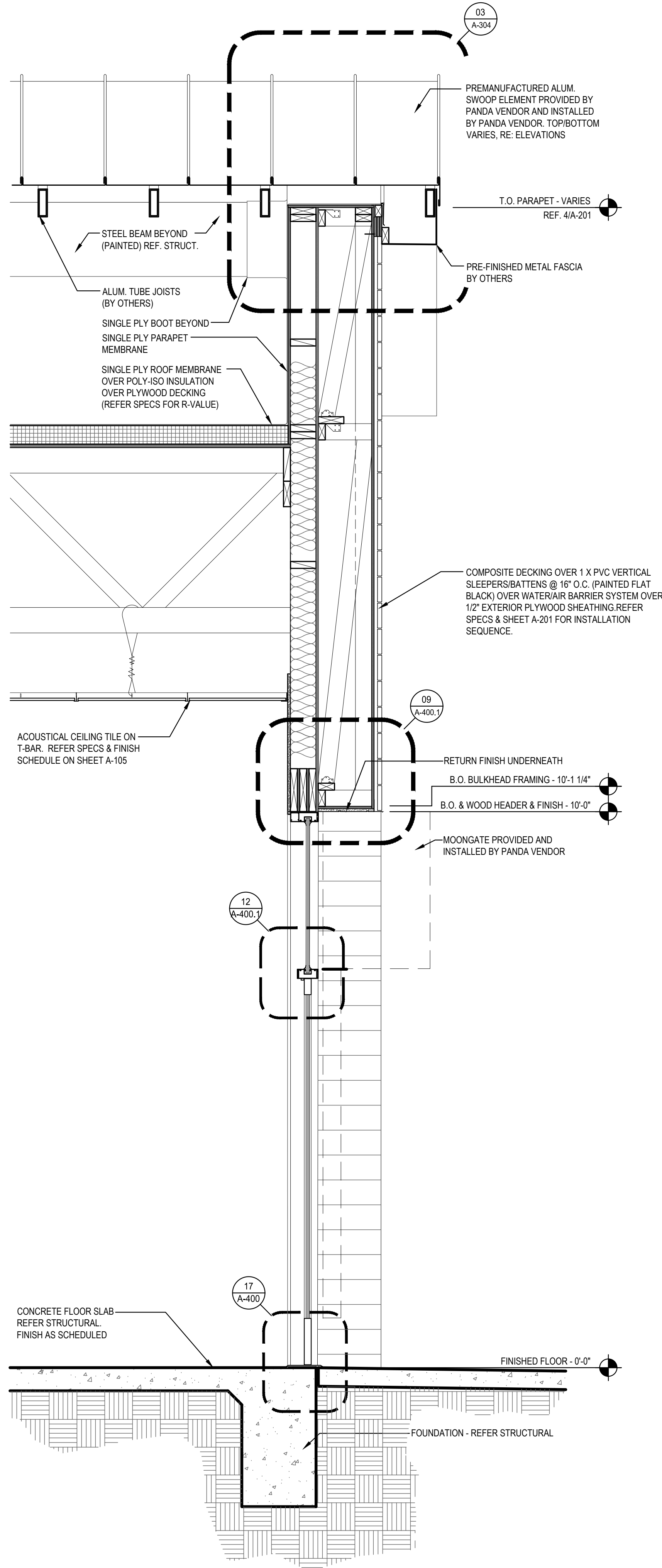
DEEMIT / DID CFT



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



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



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



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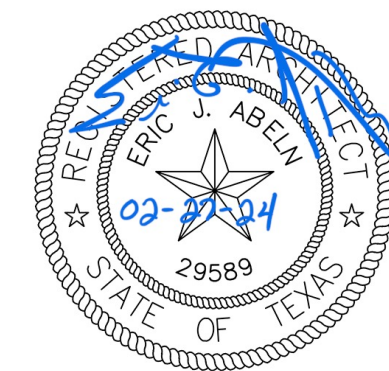
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A-304

WALL SECTIONS

PANDA 2300 HOME R4

45 YEARS
PLASTIC PC
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

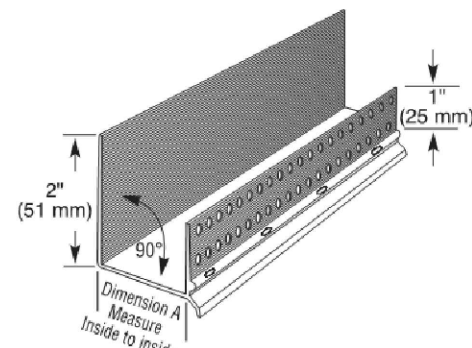
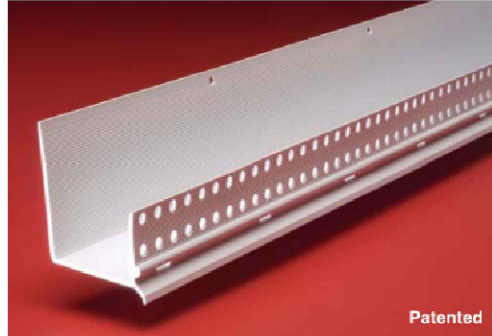
*Dimension "A" - measure inside to inside



PLASTIC PC
COMPONENTS INC.
D-6

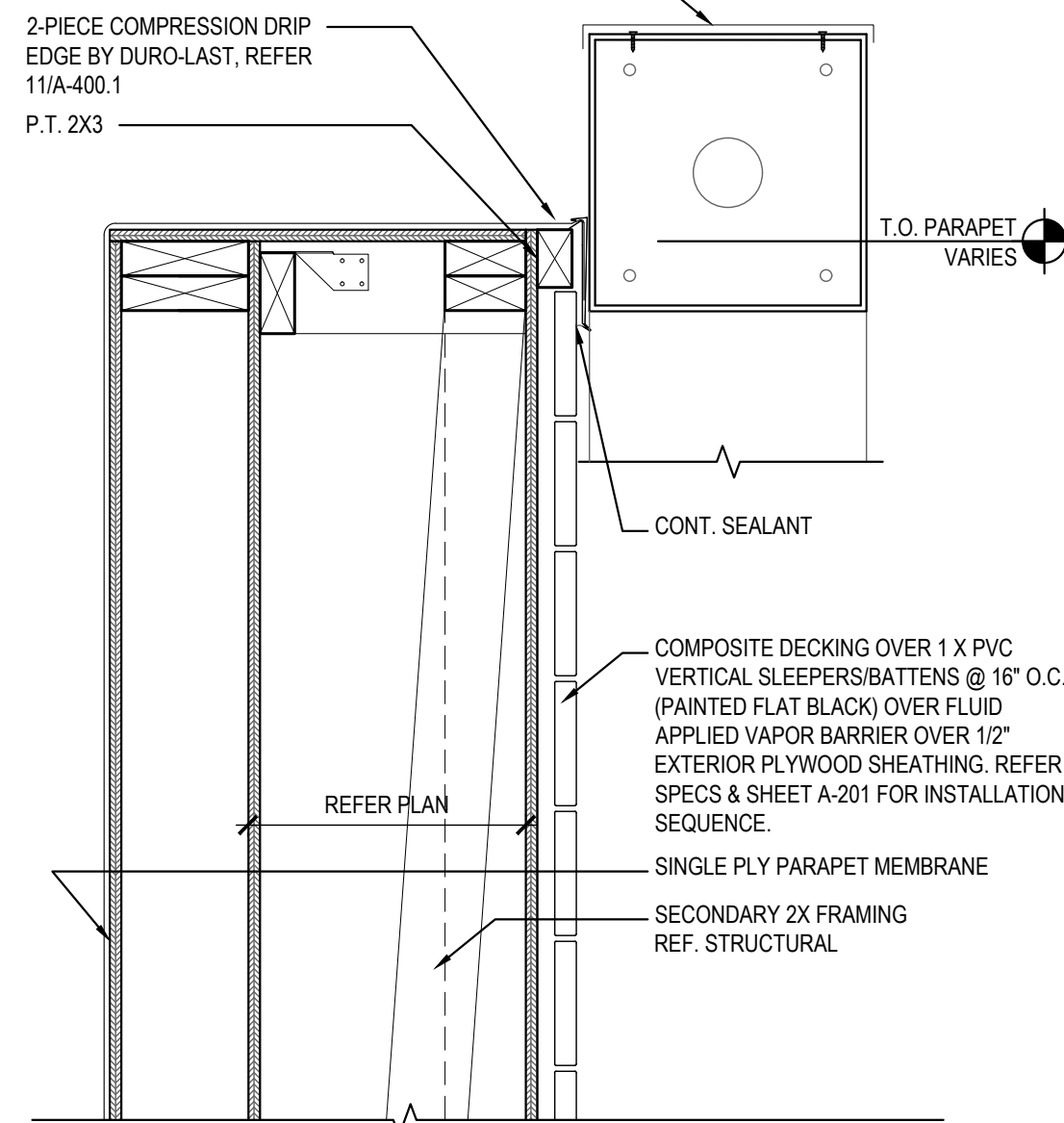
The base coat mesh should be lapped over the top of the perforated flanges and across all butt joints.

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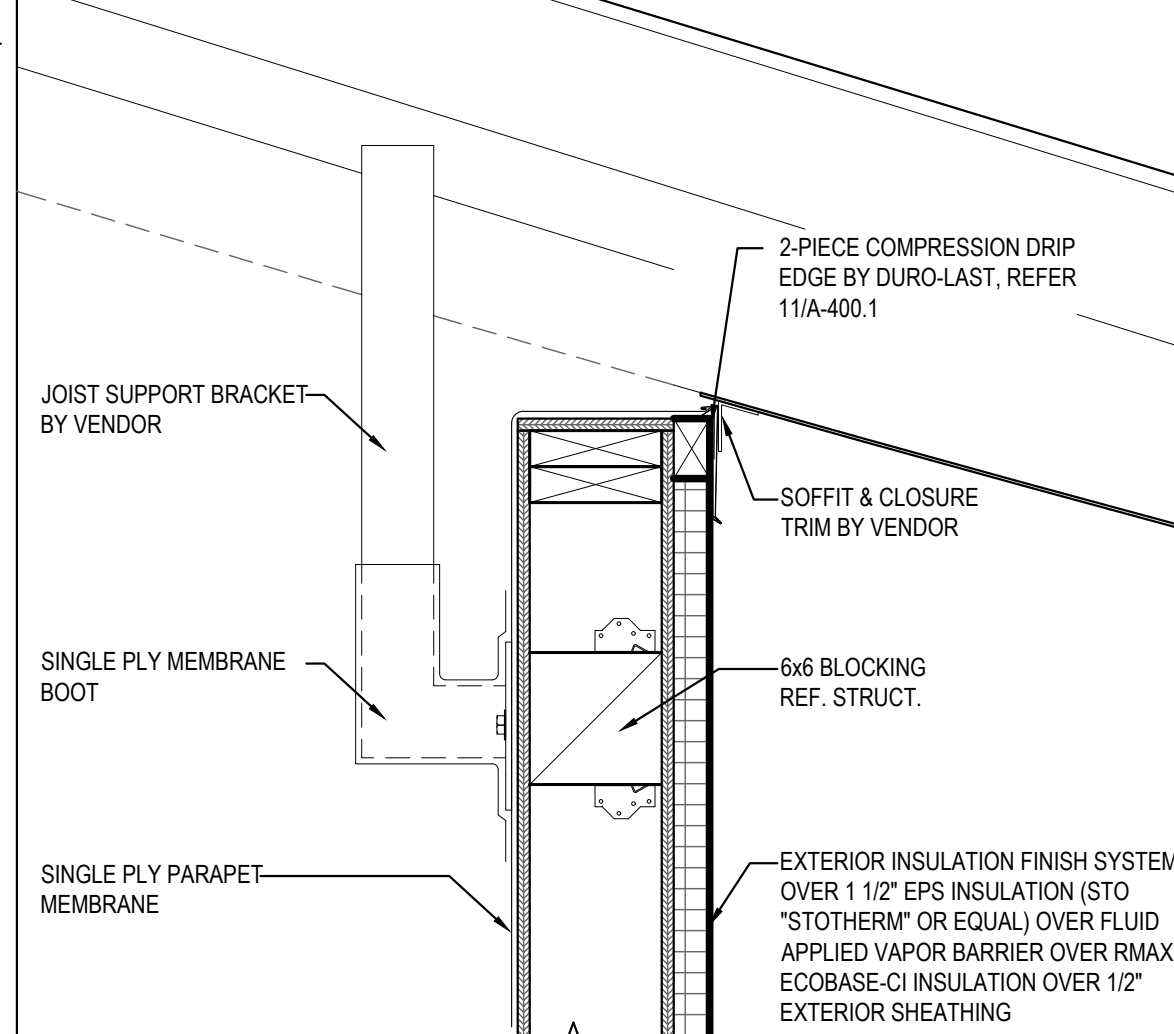
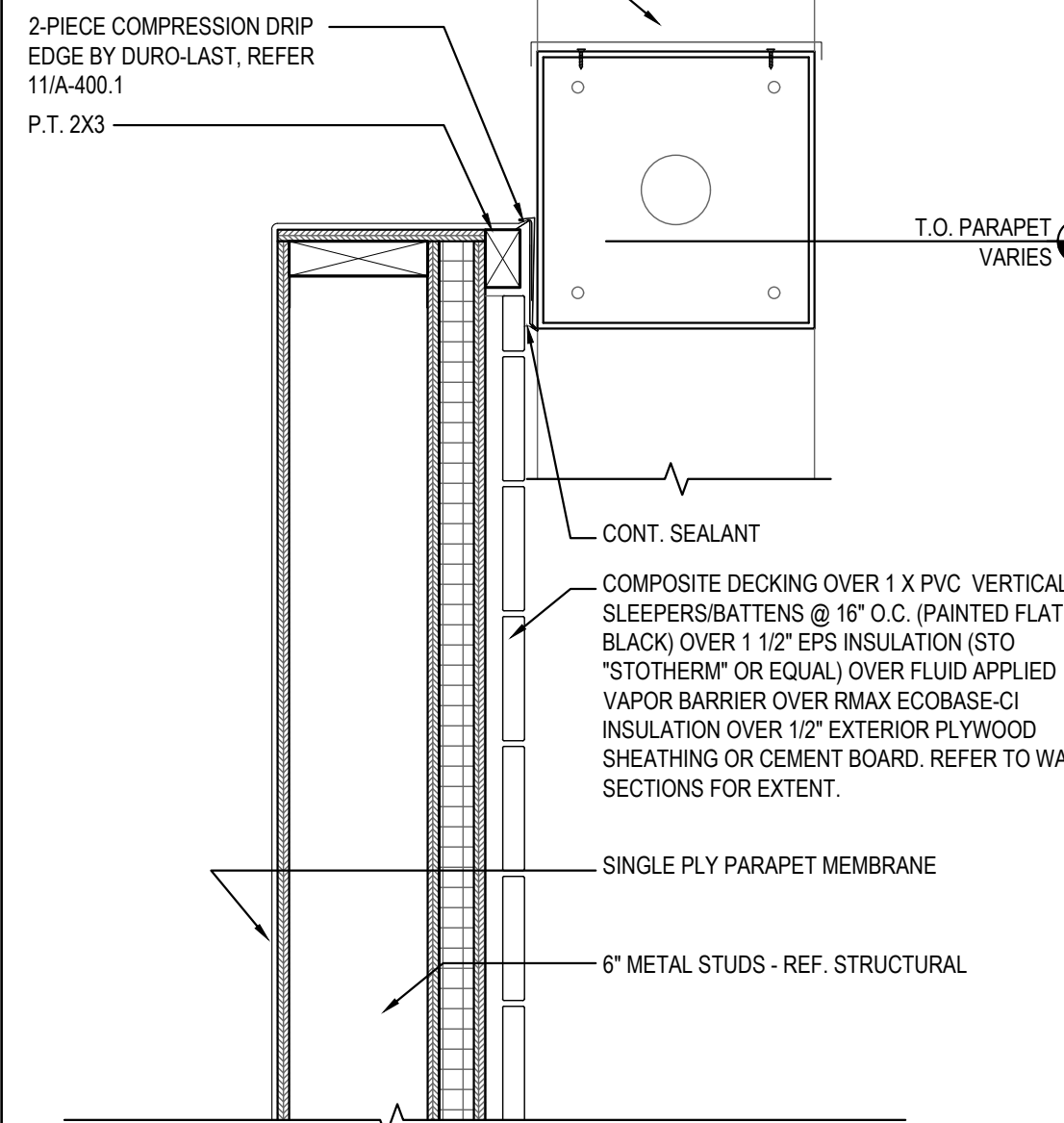
PREMANUFACTURED ALUM. SWOOP
ELEMENT PROVIDED BY PANDA VENDOR
AND INSTALLED BY PANDA VENDOR.
TOP/BOTTOM VARIES, RE: ELEVATIONS

2-PIECE COMPRESSION DRIP
EDGE BY DURO-LAST, REFER
11/A-400.1
P.T. 2X3



PREMANUFACTURED ALUM. SWOOP
ELEMENT PROVIDED BY PANDA VENDOR
AND INSTALLED BY PANDA VENDOR.
TOP/BOTTOM VARIES, RE: ELEVATIONS

2-PIECE COMPRESSION DRIP
EDGE BY DURO-LAST, REFER
11/A-400.1
P.T. 2X3



NOT USED

14

EIFS WEEP SCREEN SPEC/DETAIL

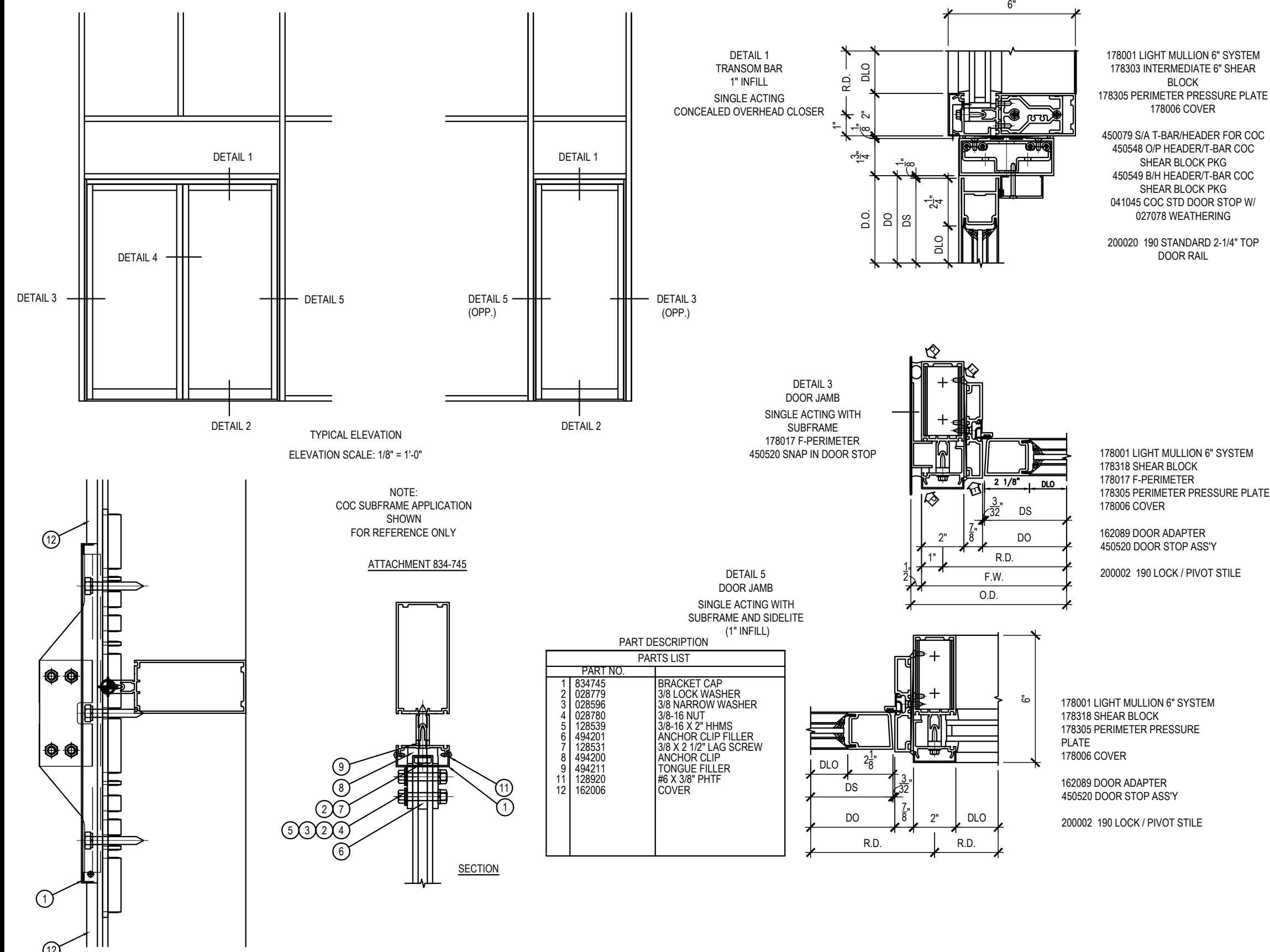
13

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

A-400.1

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

A-400.1

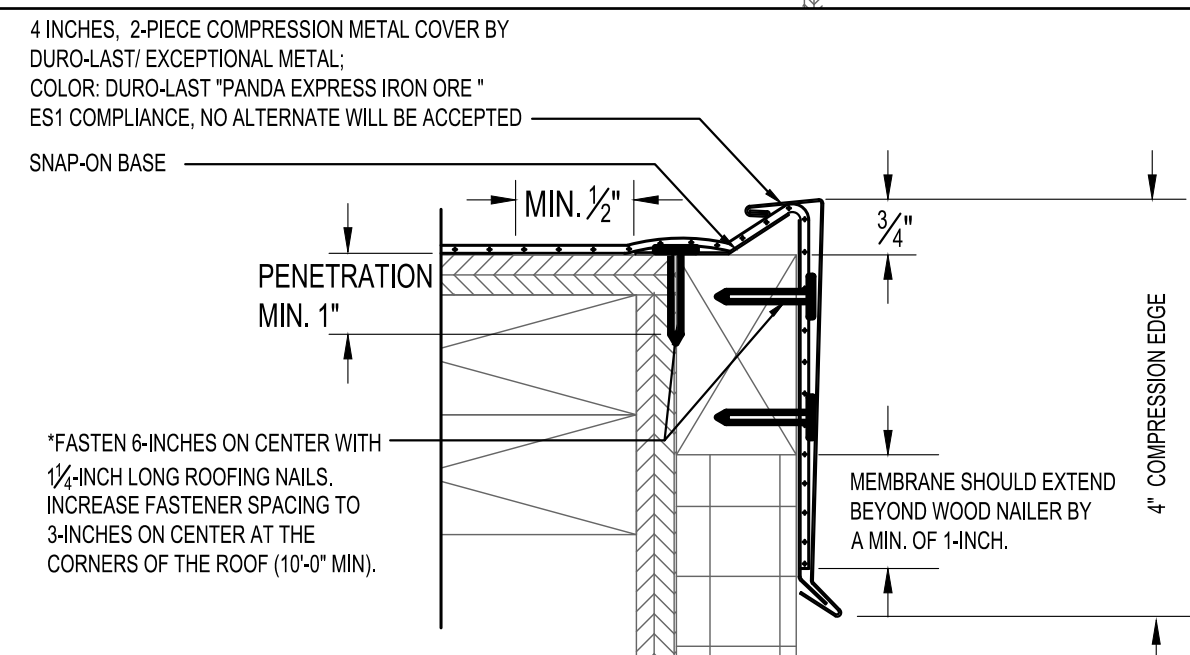


MOON GATE W/ KAWNEER 1620 SYSTEM

12

Scale= N.T.S

A-400.1



NOTES

- THE USE OF THIS DETAIL IS NOT TO EXCEED A 2-4 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

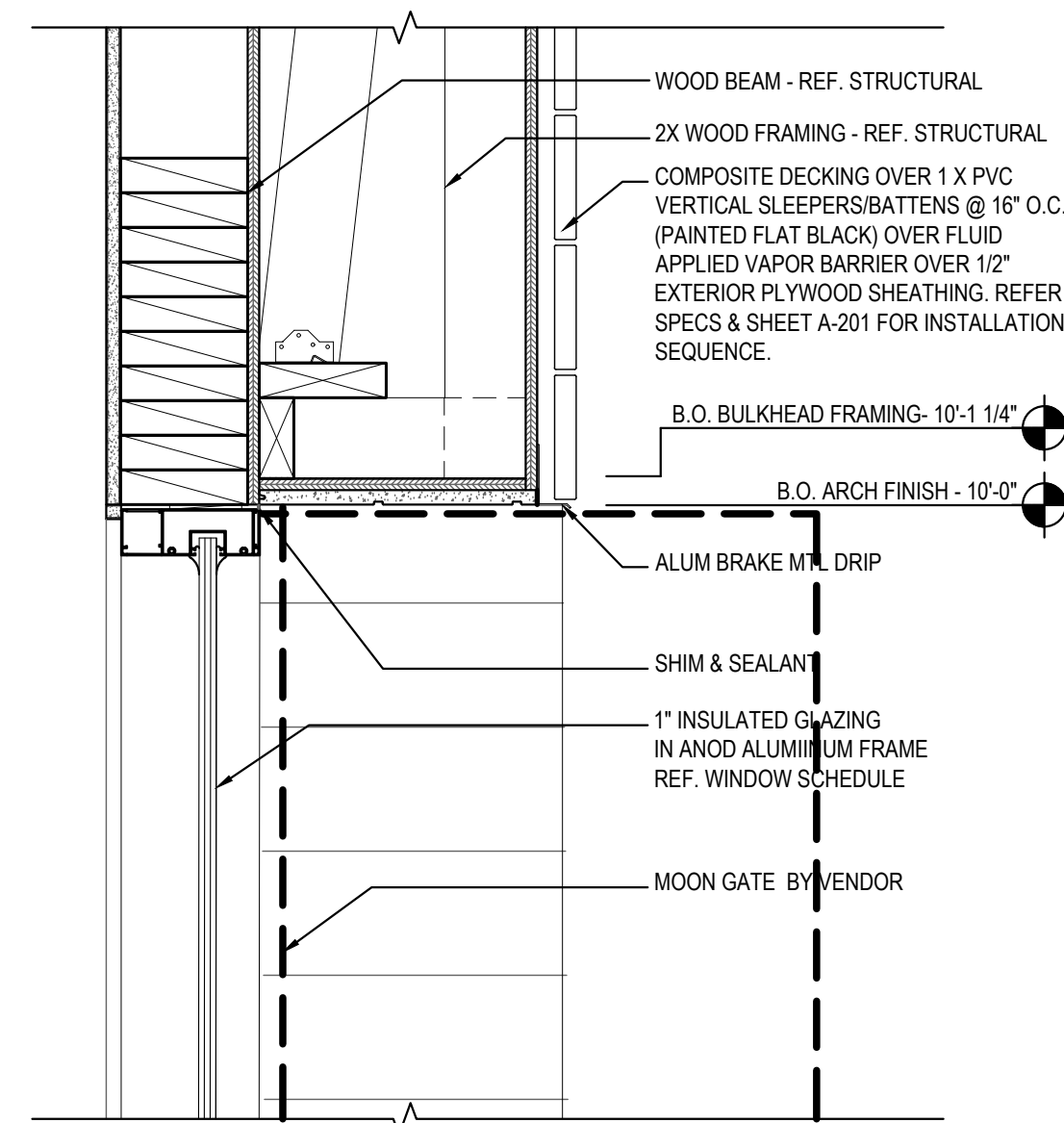
A-400.1

PARAPET AT ENTRY TOWER

10

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

A-400.1

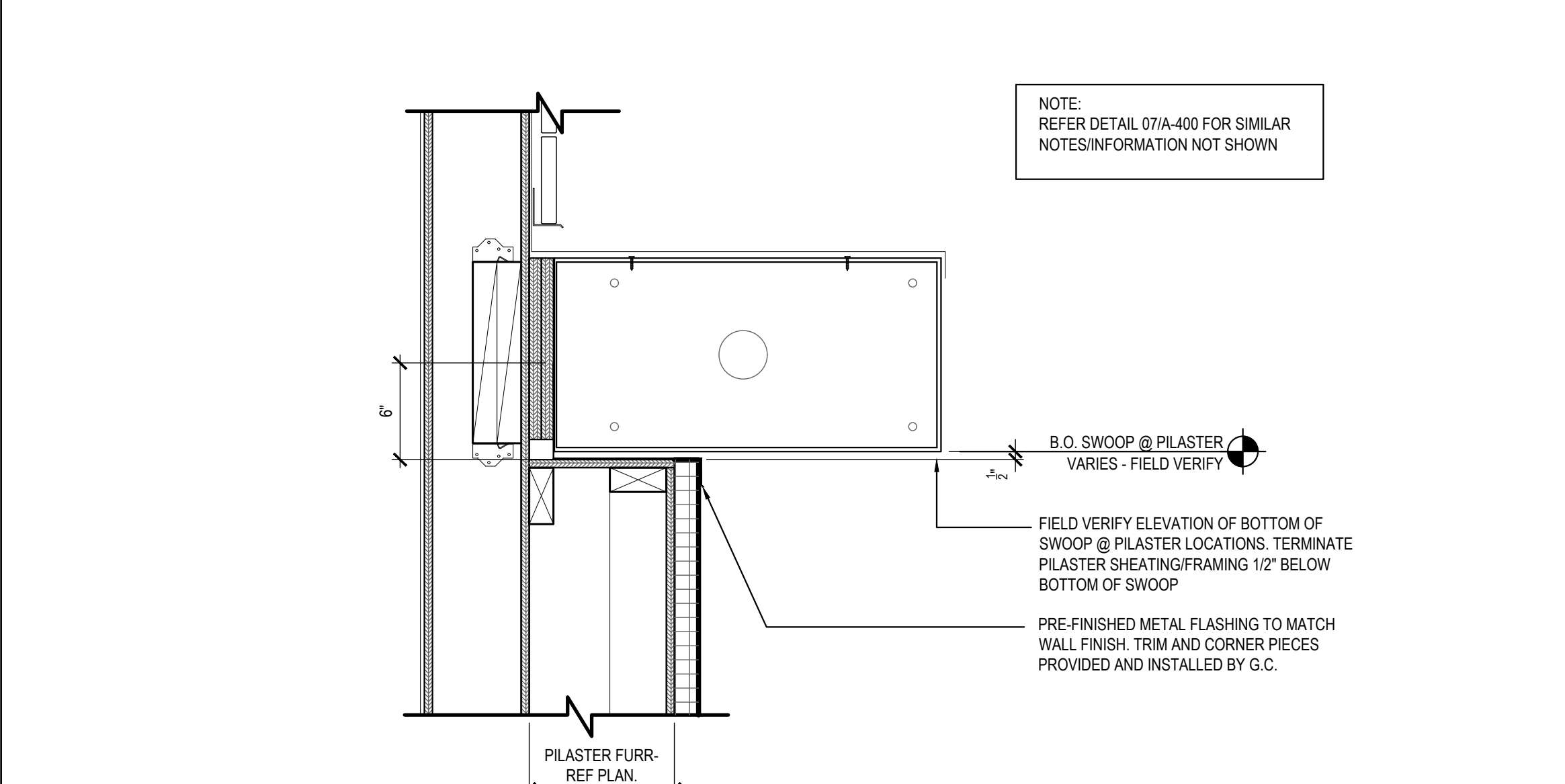


PARAPET AT D.T. TOWER

07

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

A-400.1



PARAPET/BACKET DETAIL

03

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

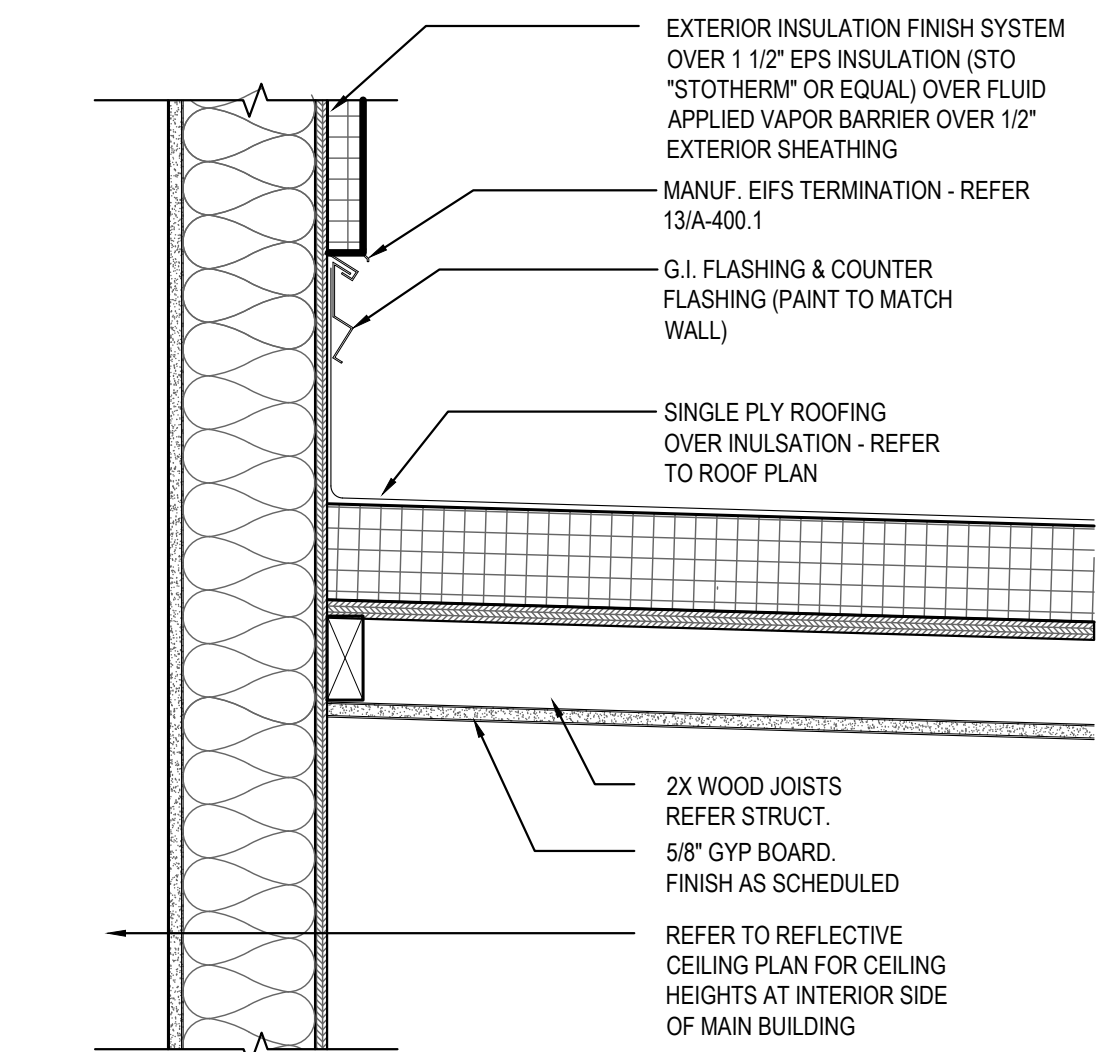
A-400.1

HEAD DETAIL @ ENTRY TOWER

09

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

A-400.1

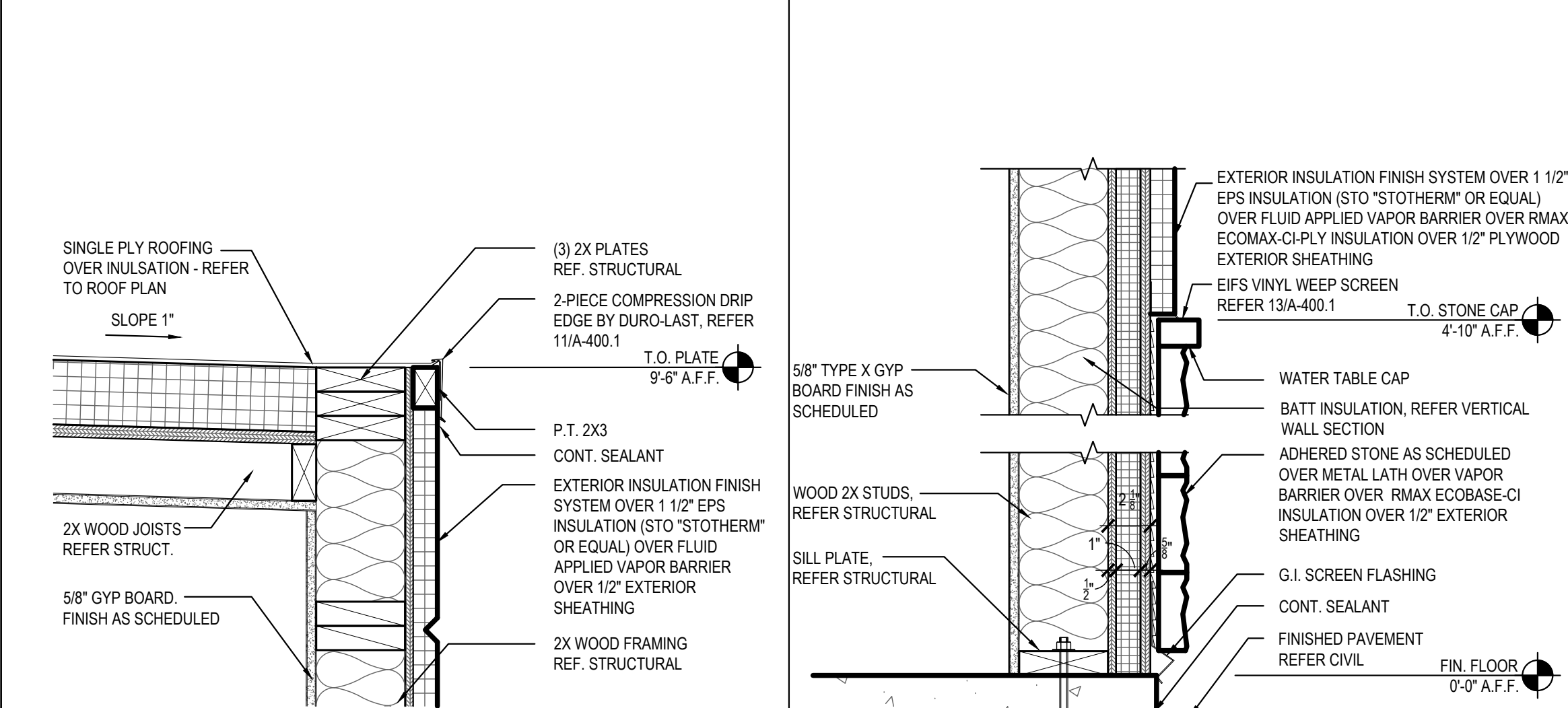


PILASTER/SWOOP DETAIL

02

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

A-400.1



ROOFING DETAIL

08

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

A-400.1



ROOFING EDGE 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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6	BID SET	02.27.24

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PANDA PROJECT #:
PANDA STORE #: S8-23-D23586
ARCH PROJECT #: 22080-003



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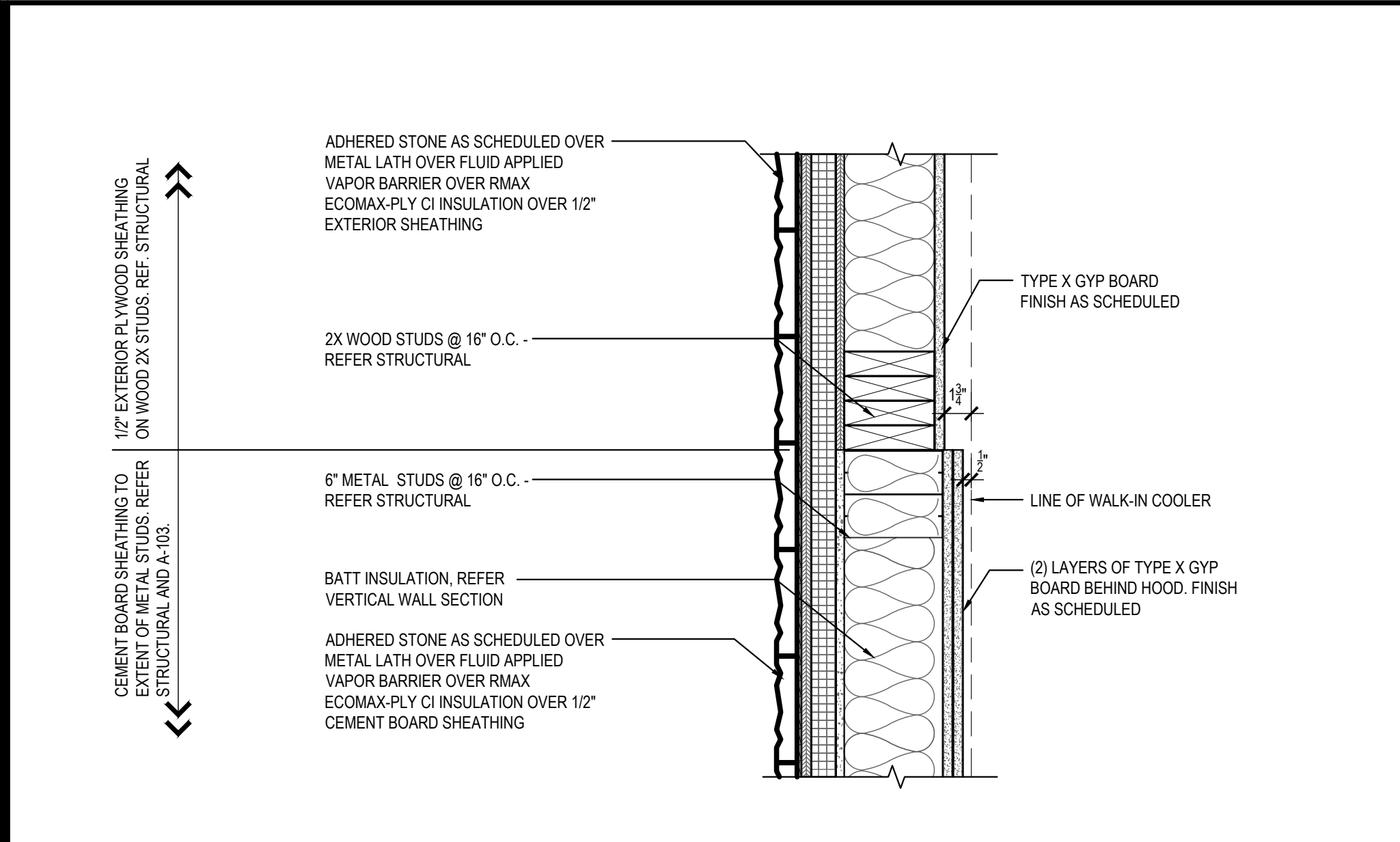
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A-400.1

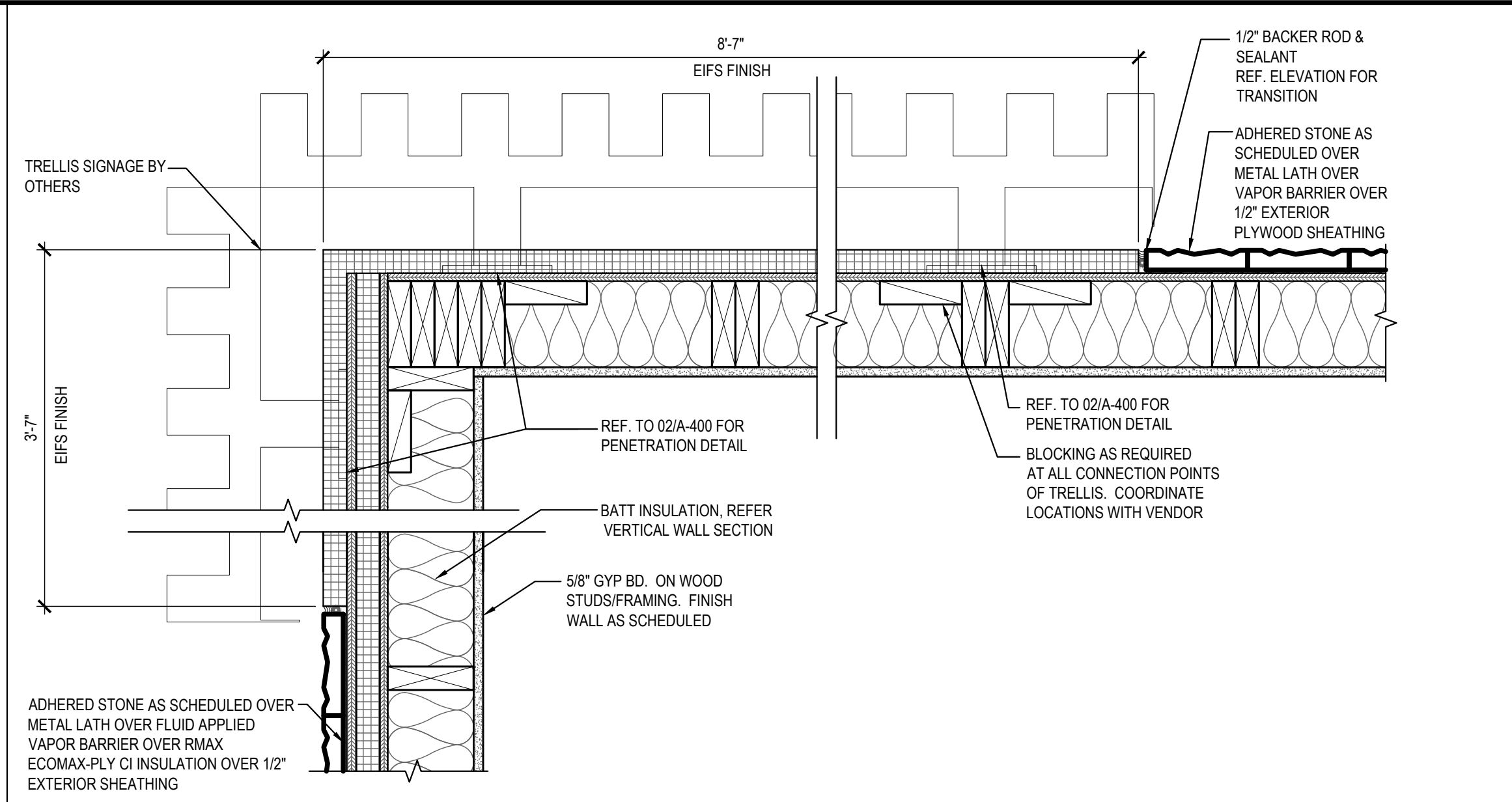
ARCHITECTURAL
DETAILS

PANDA 2300 HOME R4



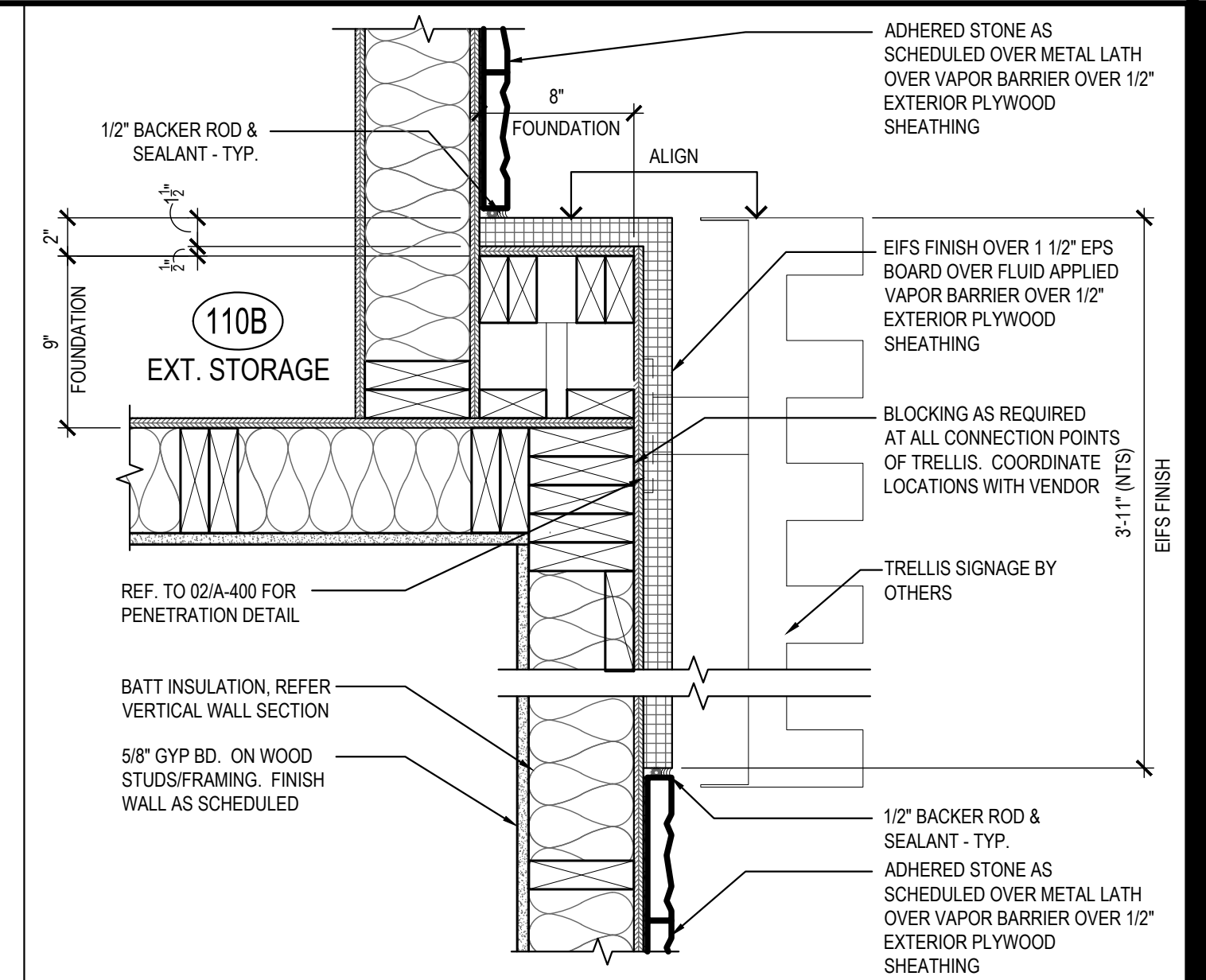
PLAN SECTION/DETAIL 09

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



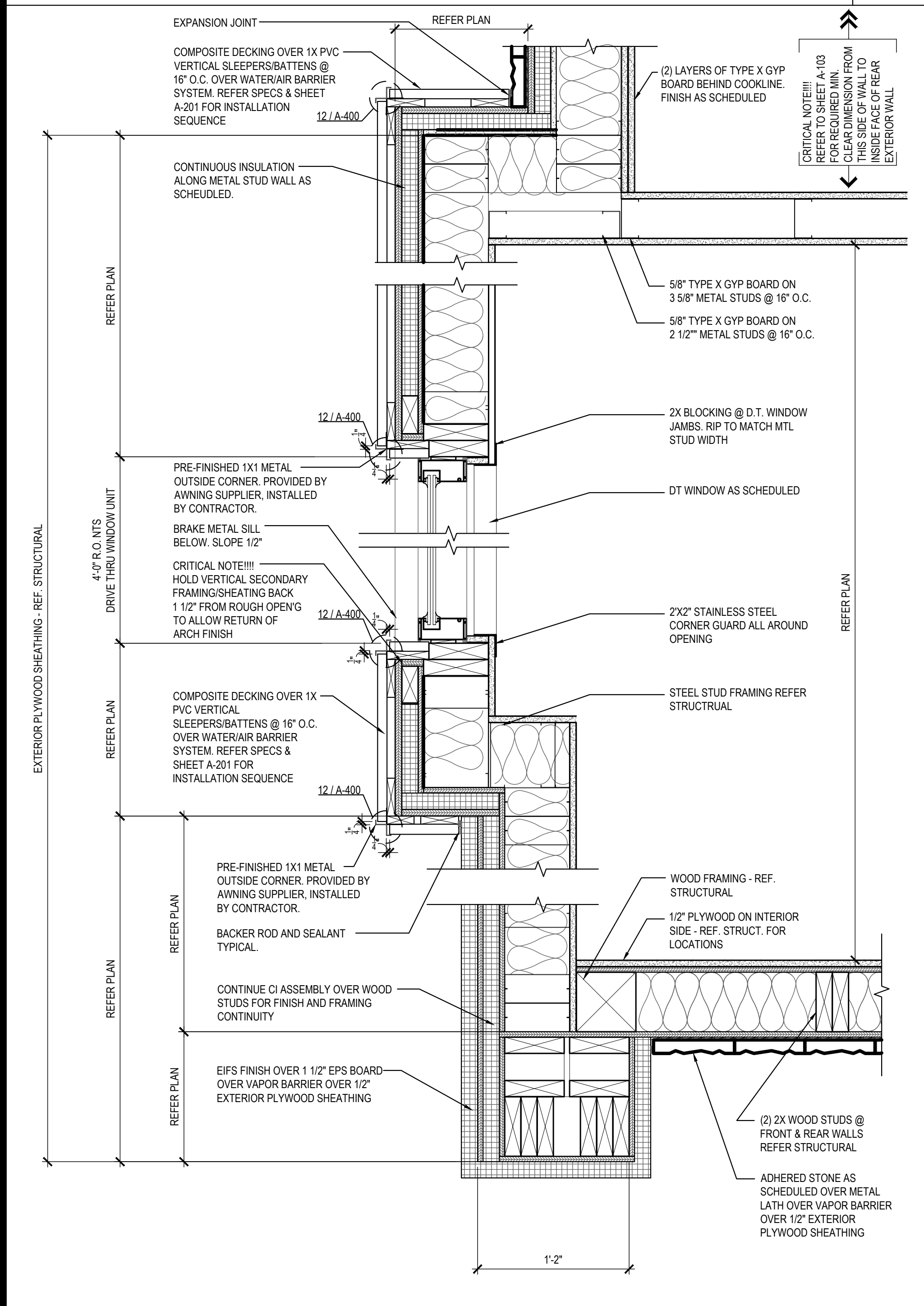
PLAN SECTION/DETAIL (REAR D.T. CORNER) 06

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



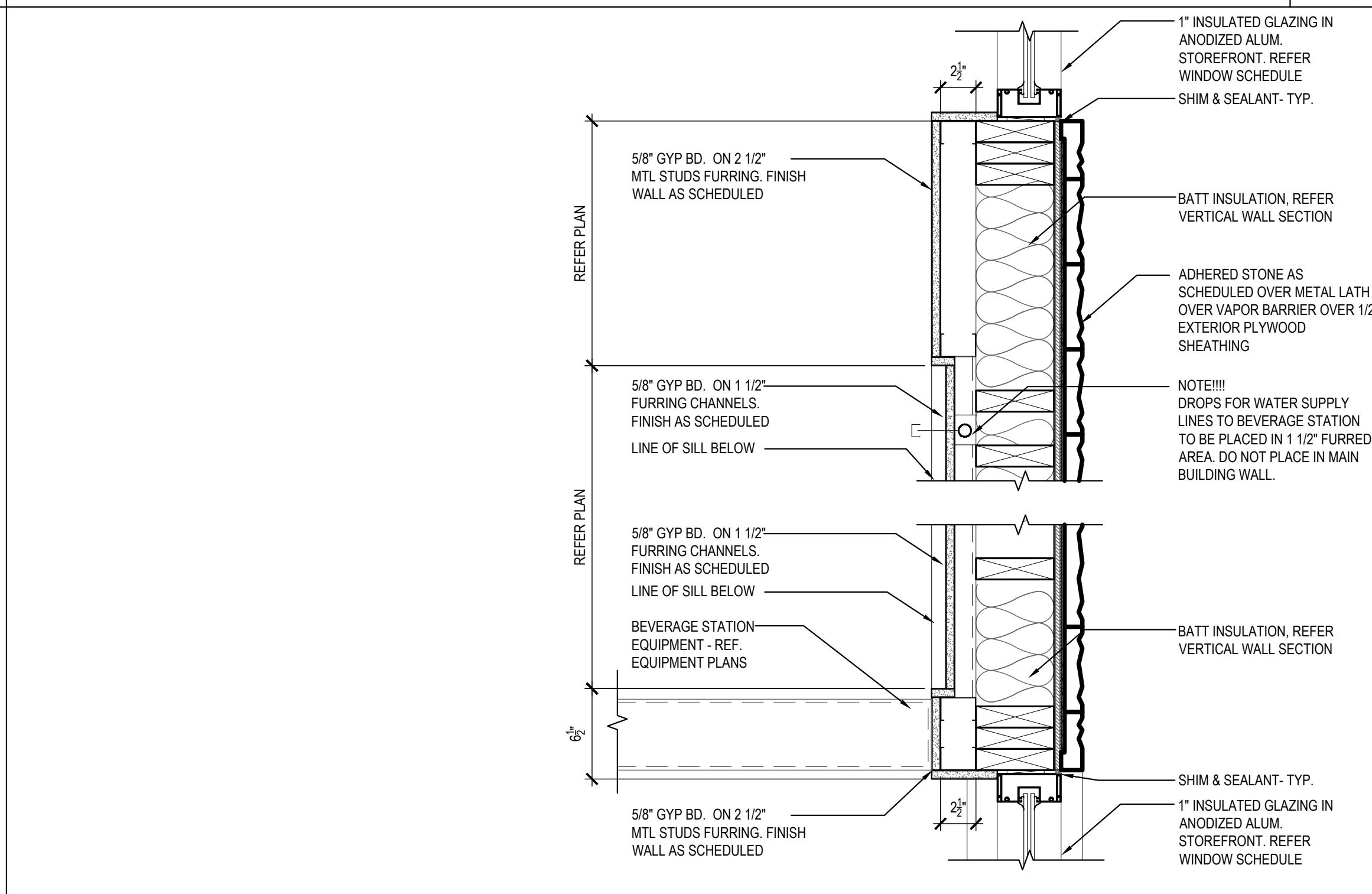
PLAN SECTION/DETAIL (REAR CORNER) 03

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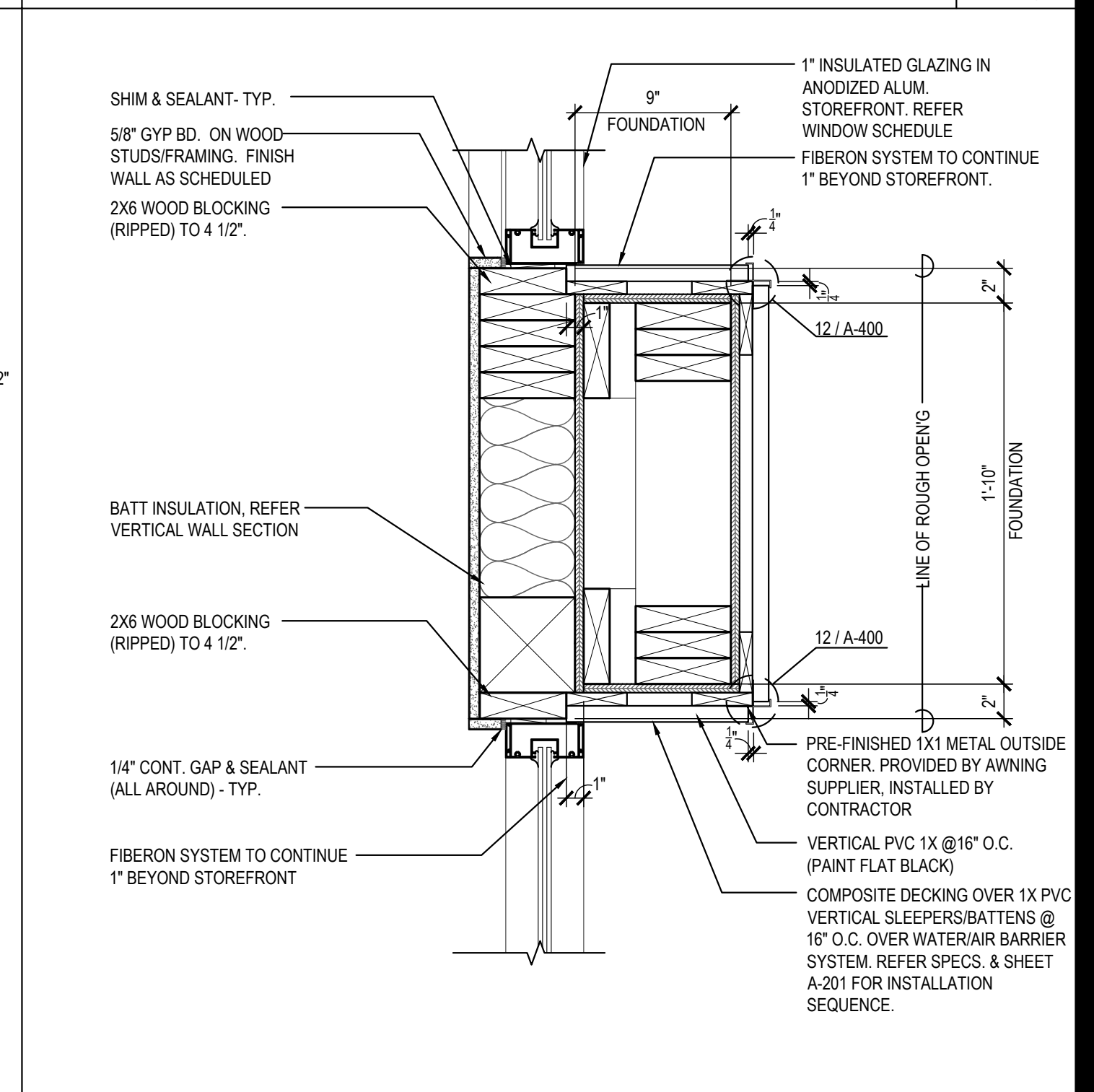
PLAN SECTION/DETAIL 08

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



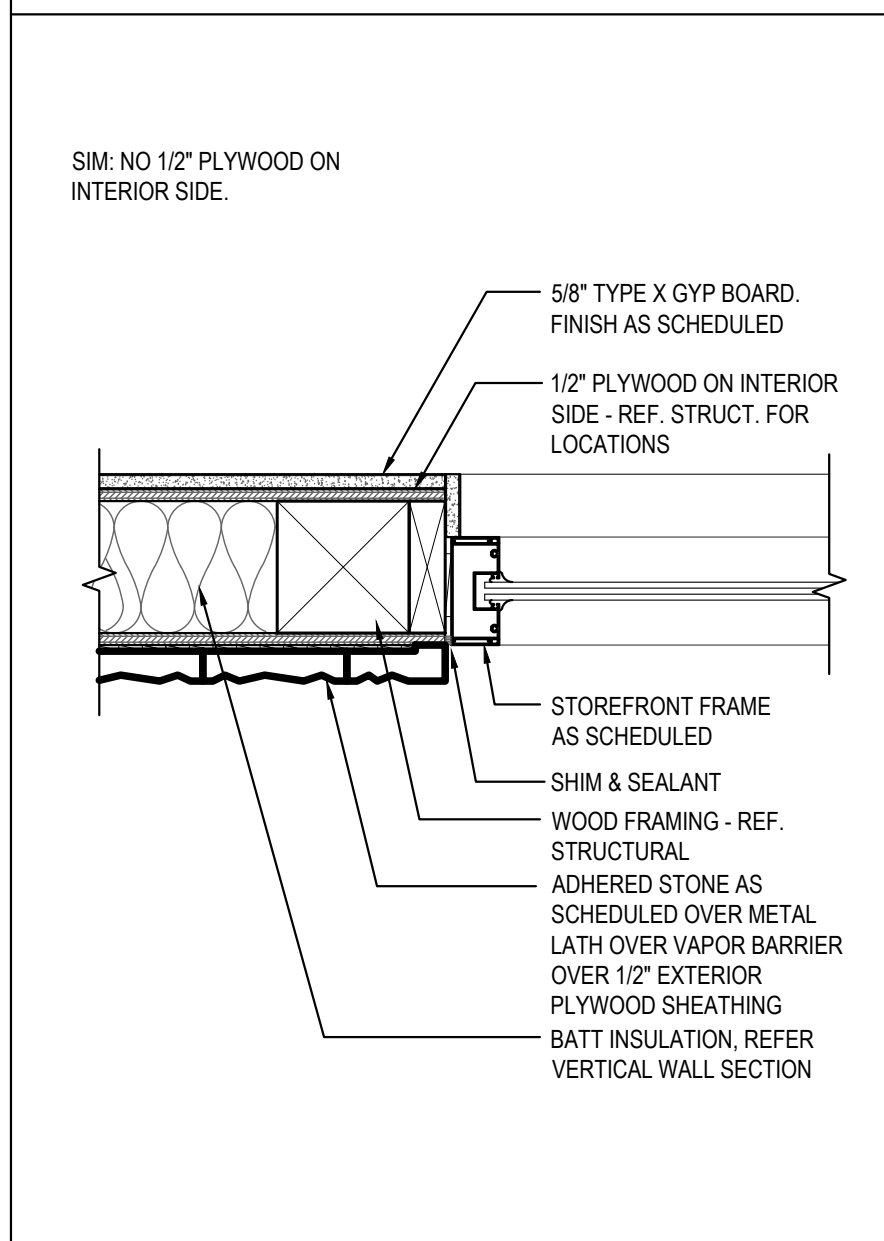
PLAN SECTION/DETAIL (@ BEV. STATION) 05

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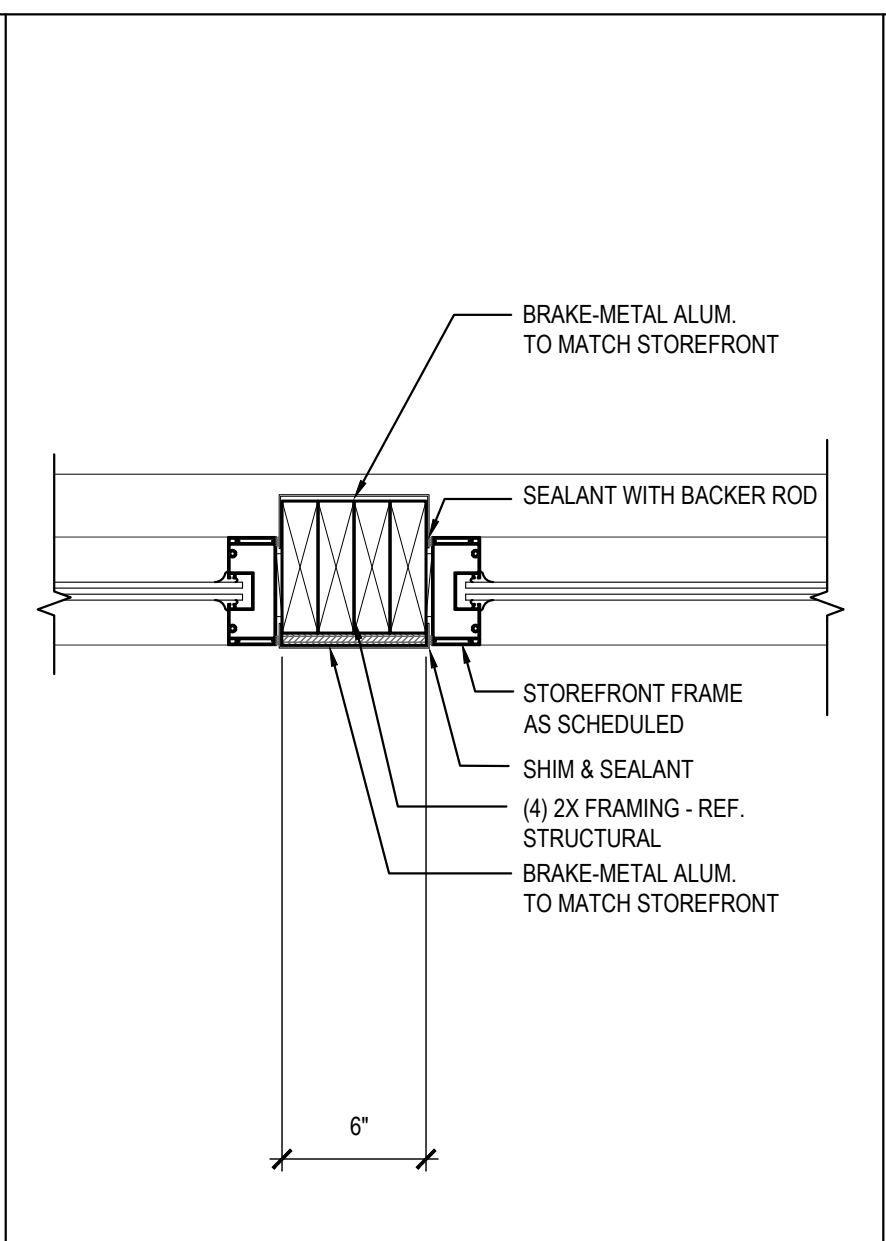
PLAN SECTION/DETAIL (ENTRY PILASTER) 02

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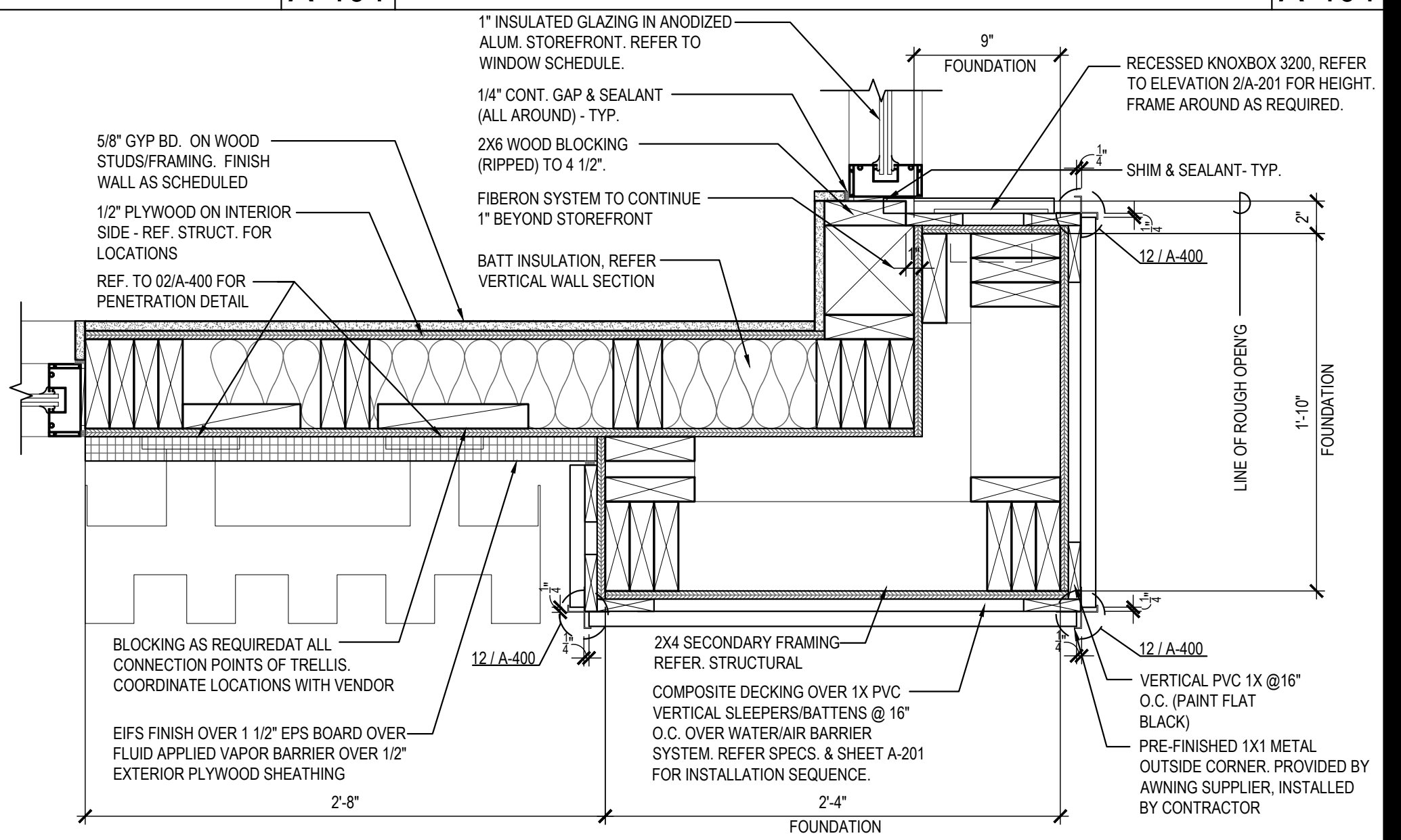
PLAN SECTION/DETAIL 07

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



PLAN SECTION/DETAIL 04

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



PLAN SECTION/DETAIL (ENTRY CORNER) 01

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



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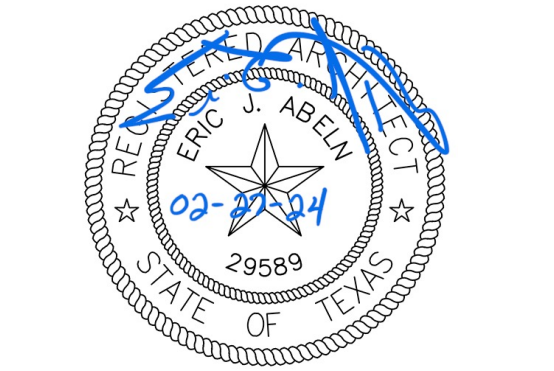
1	FIRE COMMENTS	06.20.23
2	HEALTH COMMENTS	08.16.23
3	SITE DEVELOPMENT REV.	08.31.23
4	SITE DEVELOPMENT REV.	11.09.23

ISSUE DATE:

1	CIVIL TECO	04.24.23
2	SITE DEVELOPMENT SET	05.12.23
3	BUILDING PERMIT SET	06.15.23
4	BID SET	09.15.23
5	BID SET	12.05.23
6	BID SET	02.27.24

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PANDA STORE #: S8-23-D23586
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ARCHITECTURAL
DETAILS

PANDA 2300 HOME R4



REVISIONS:		
1	FIRE COMMENTS	06.20.
2	HEALTH COMMENTS	08.16.
3	SITE DEVELOPMENT REV.	08.31.
4	SITE DEVELOPMENT REV.	11.09.

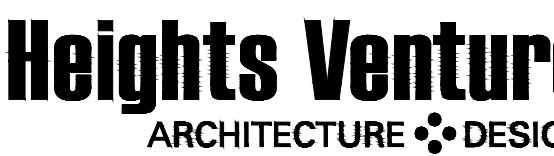
ISSUE DATE:		
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5	BID SET	12.05.
6	BID SET	02.27.

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PANDA STORE #: S8-23-D23586

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A-402

ARCHITECTURAL DETAILS

PANDA 2300 HOME R4



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

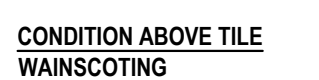


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PROVIDED BY PAM
INSTALLED BY GC

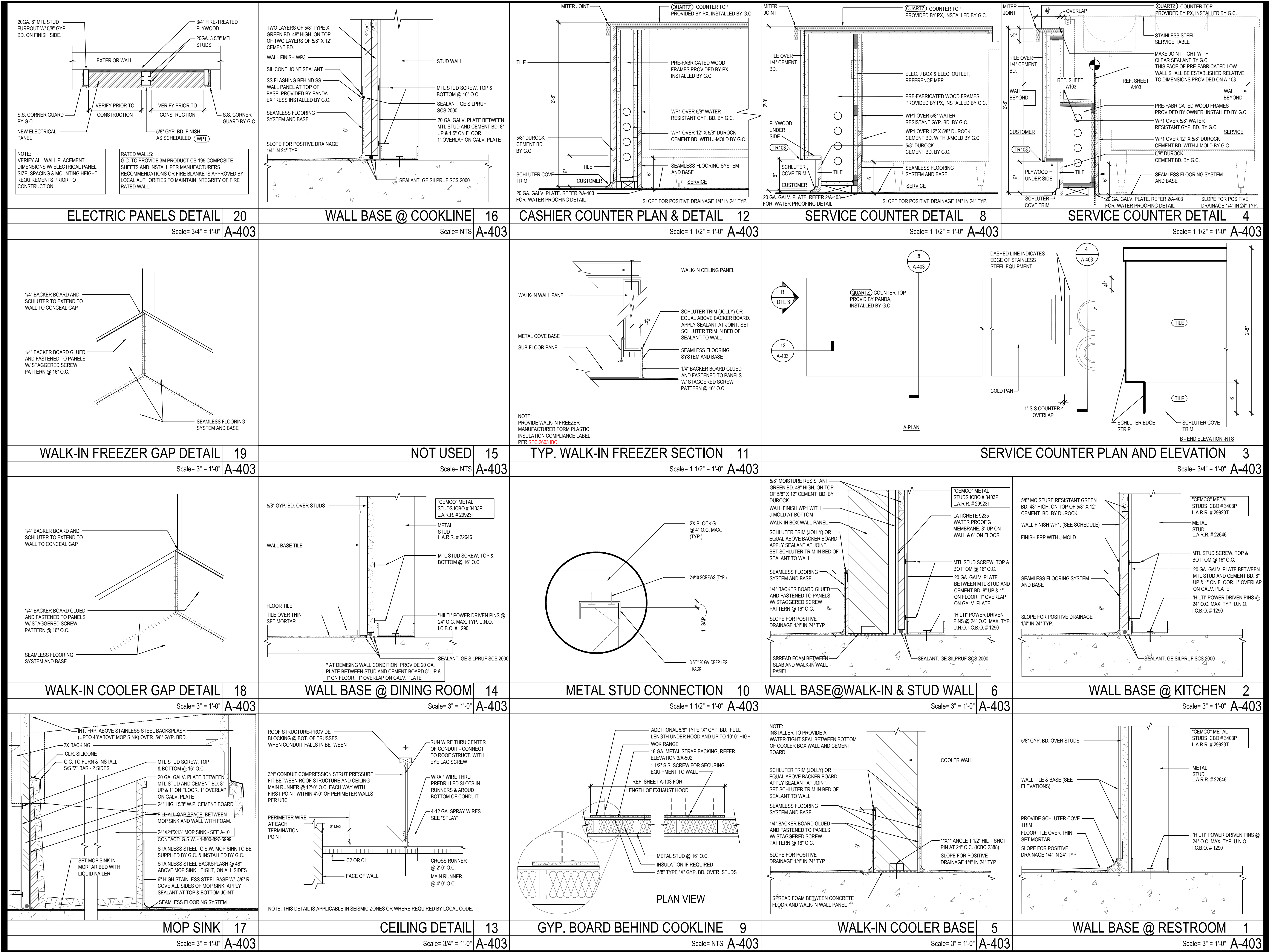


Scale= NTS	A-402
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Scale= 3" = 1'-0"	A-402
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PERMIT / BID SET



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PANDA STORE #: S8-23-D23586
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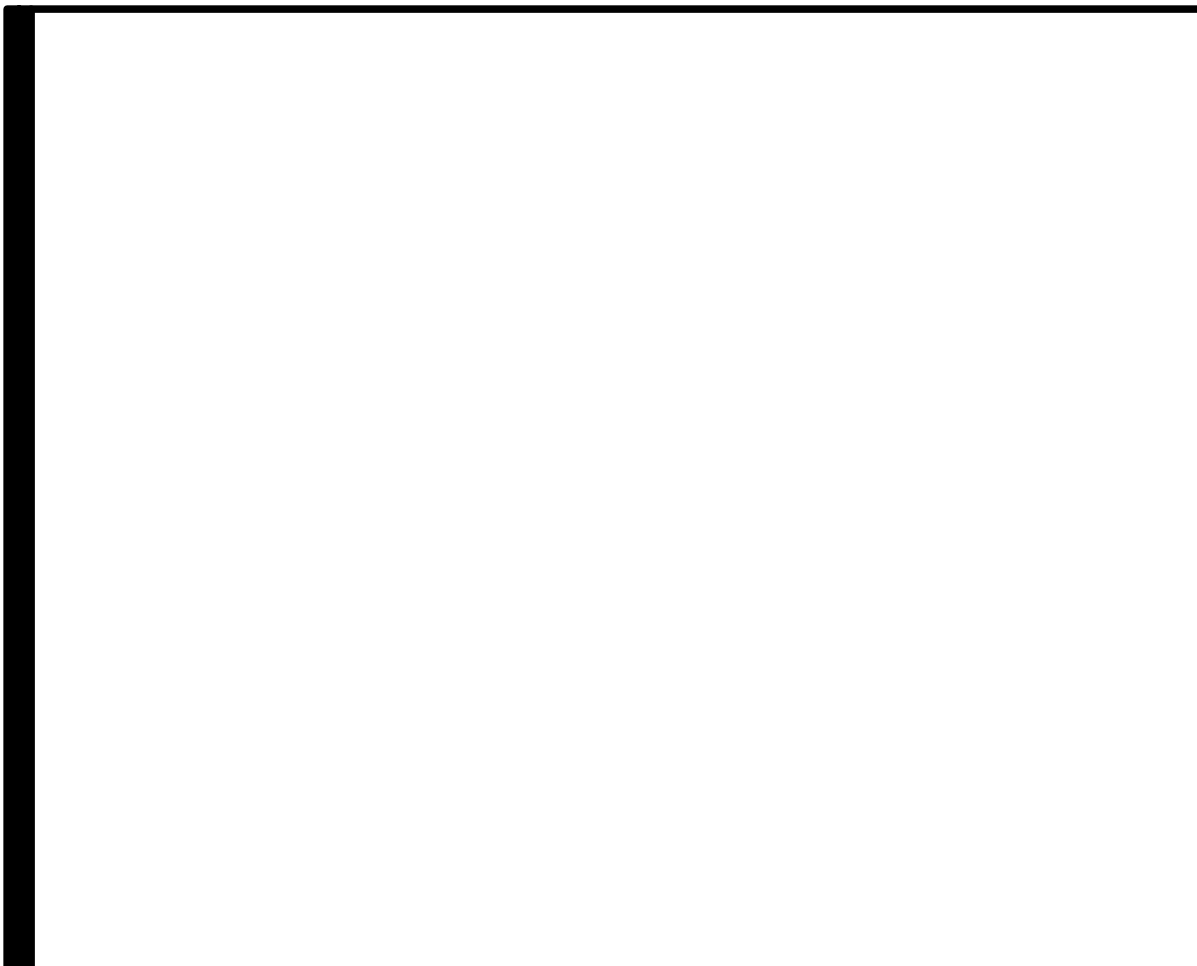
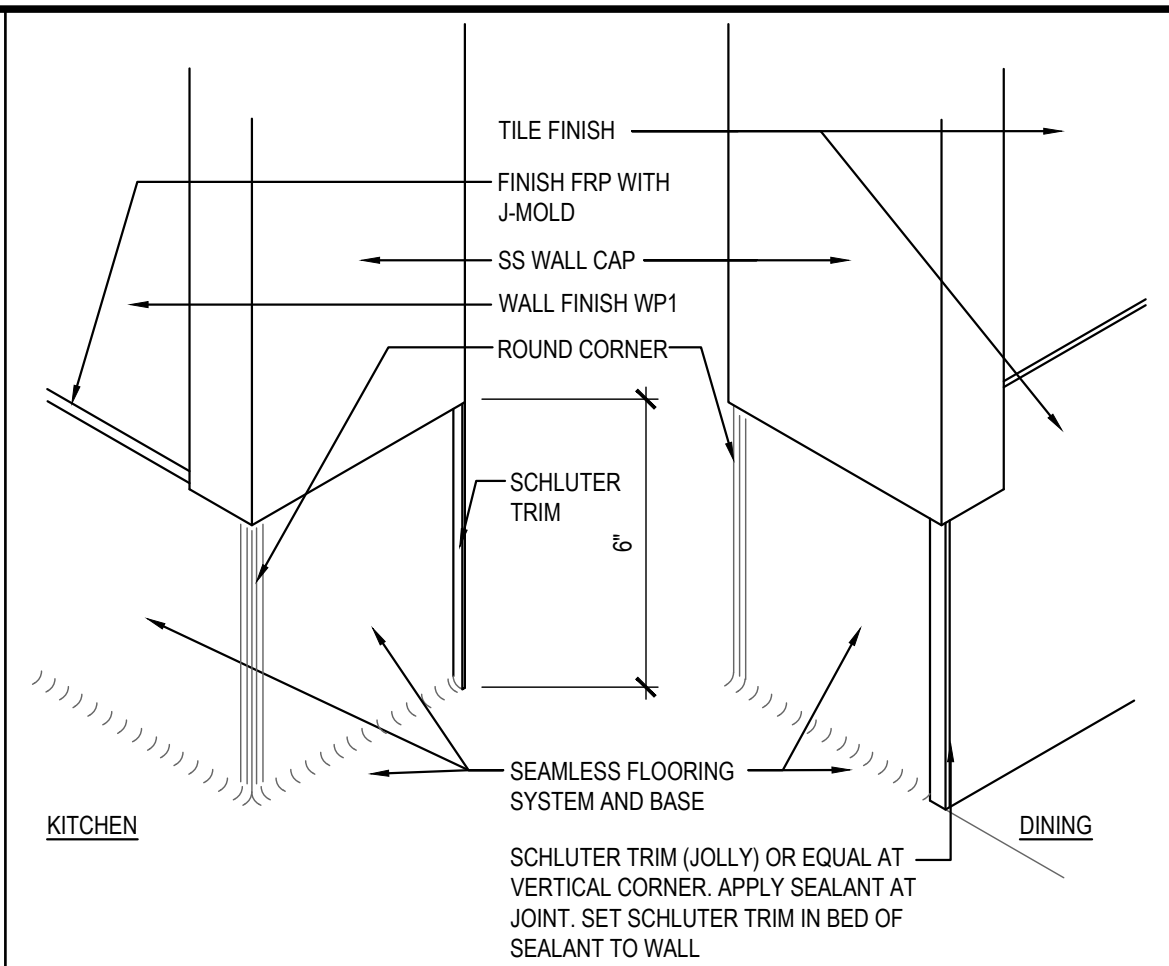
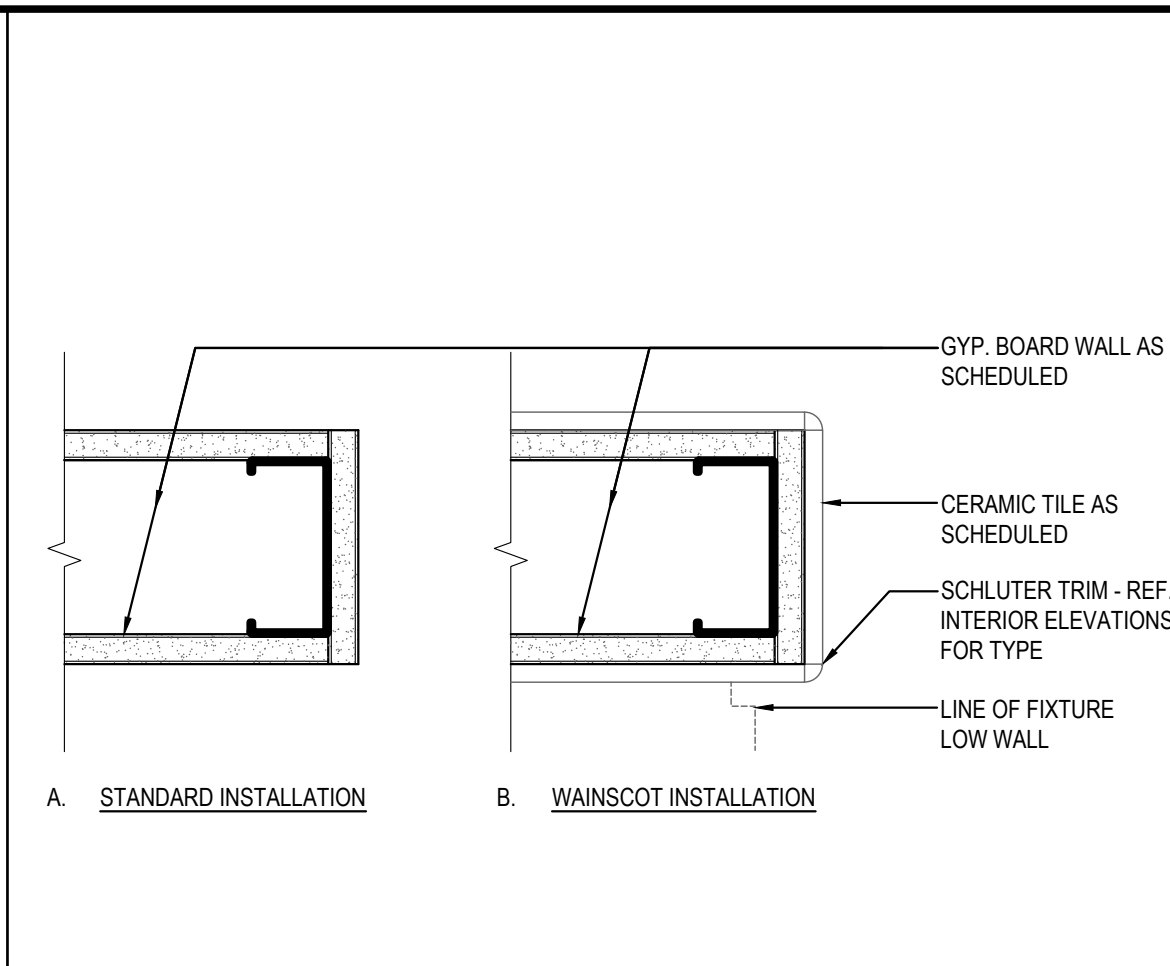
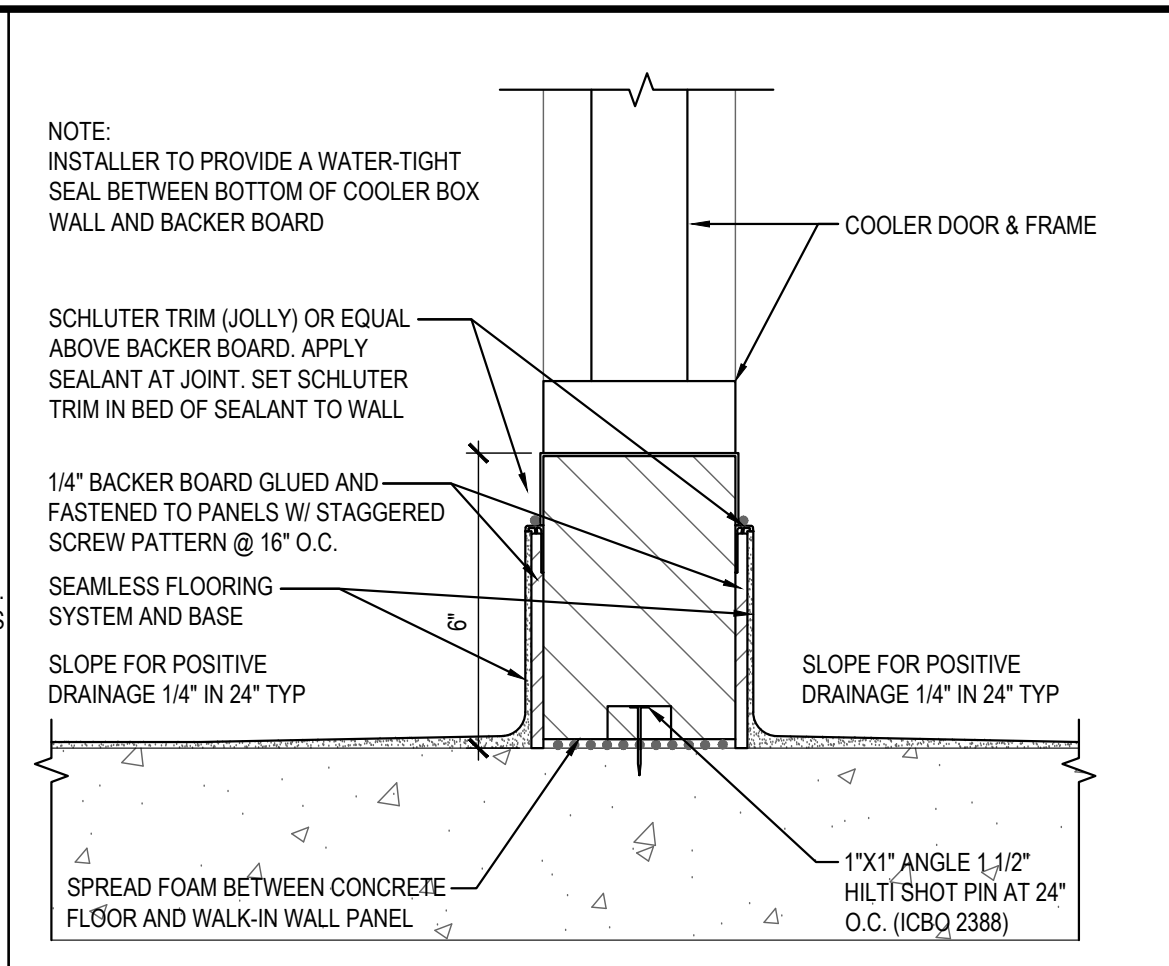
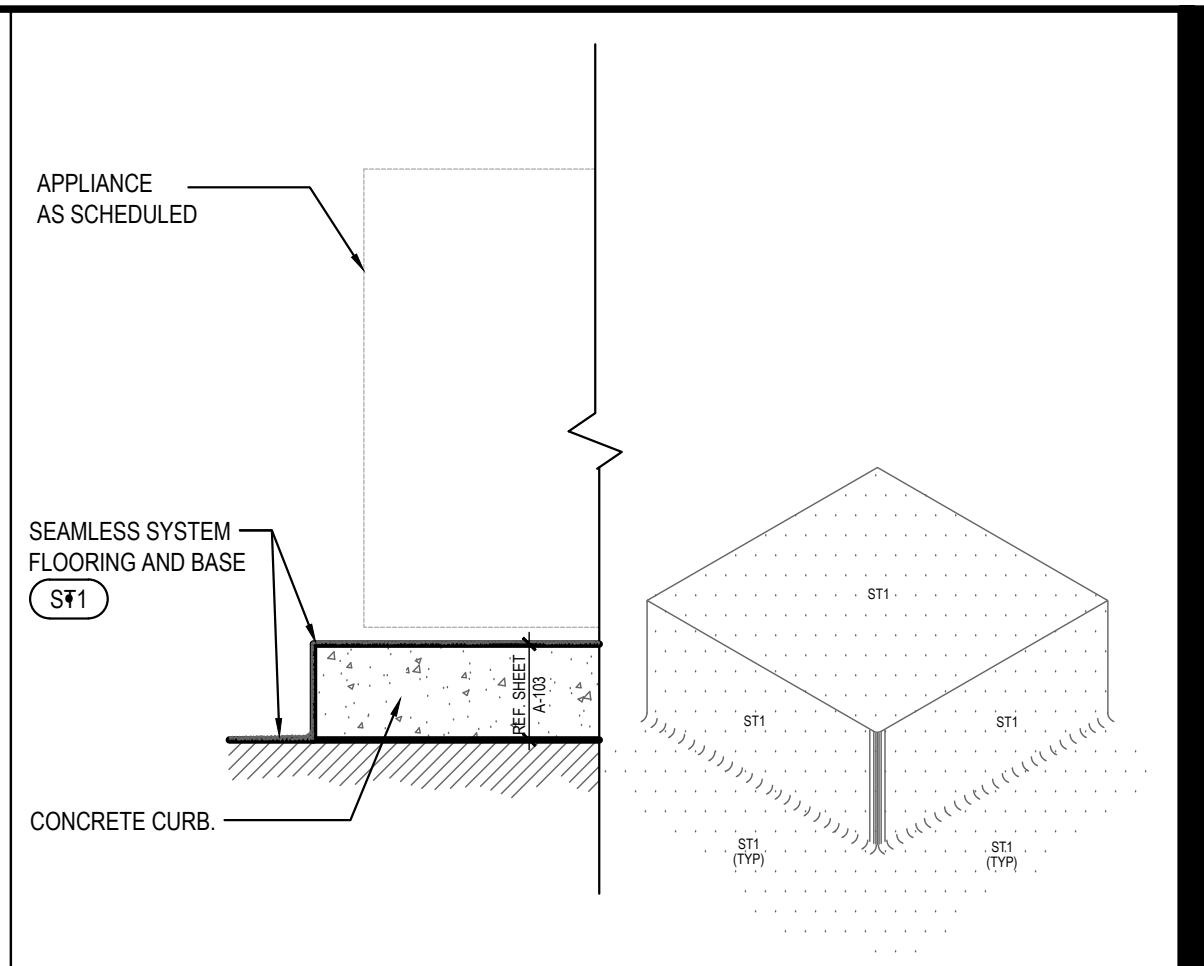
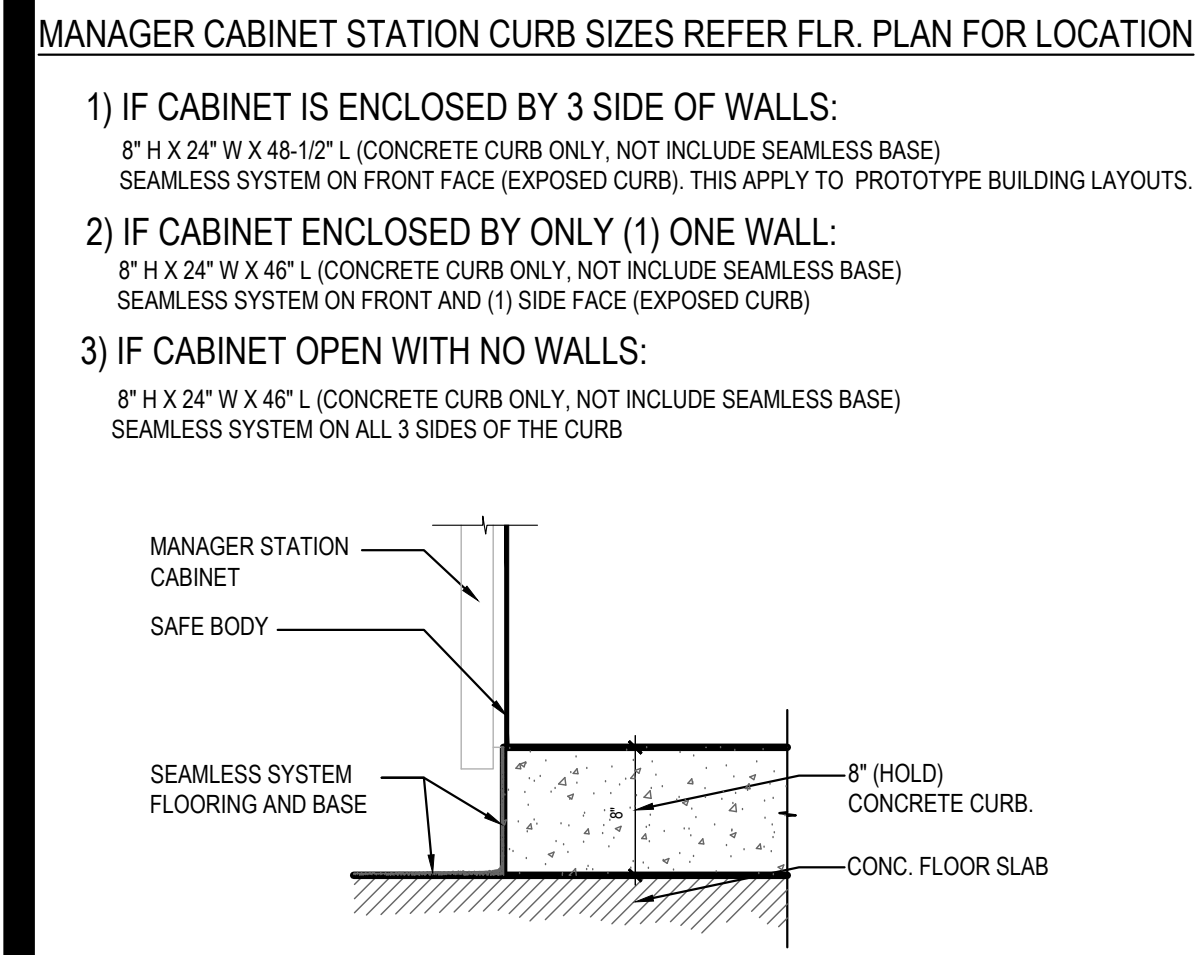
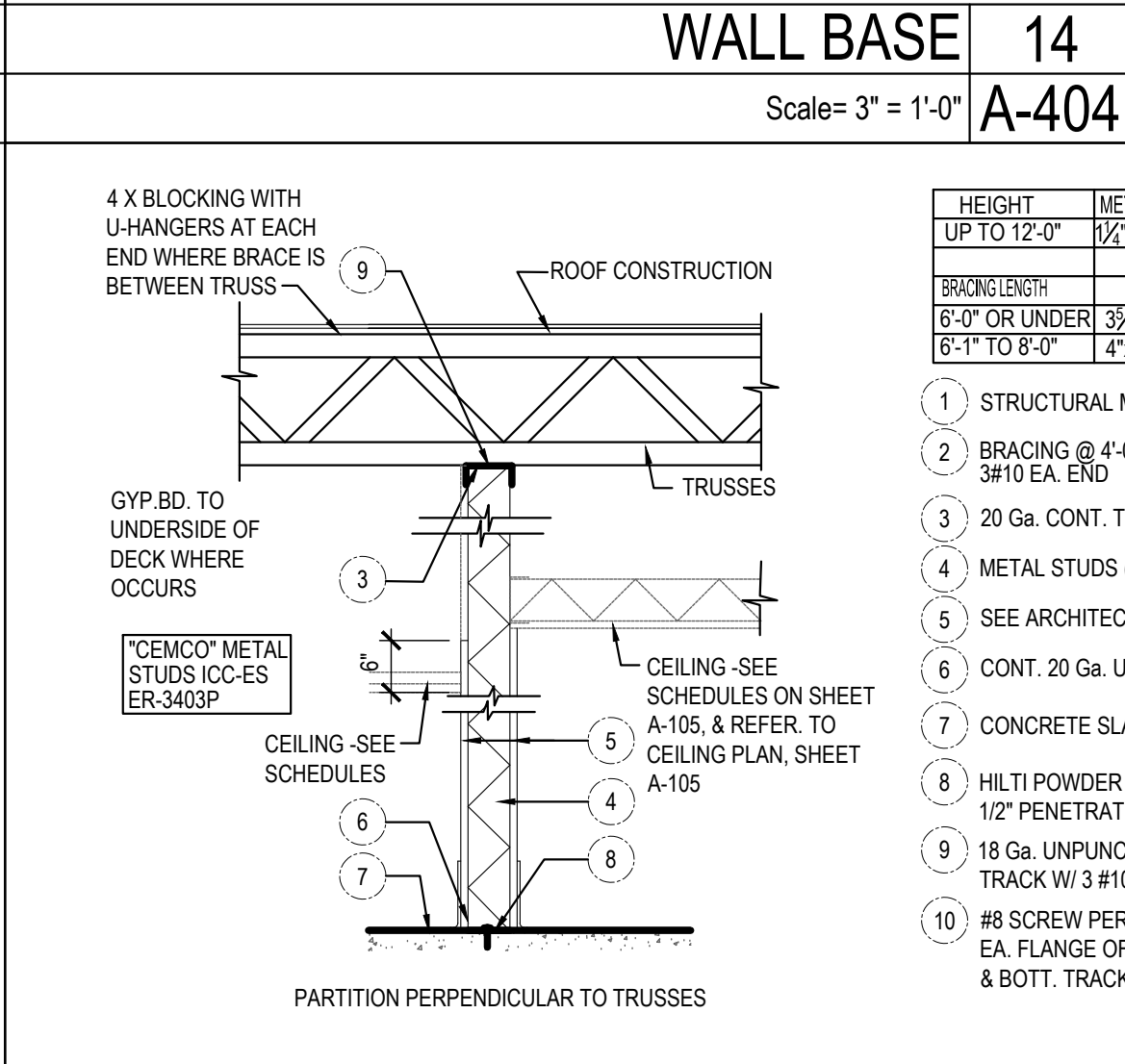
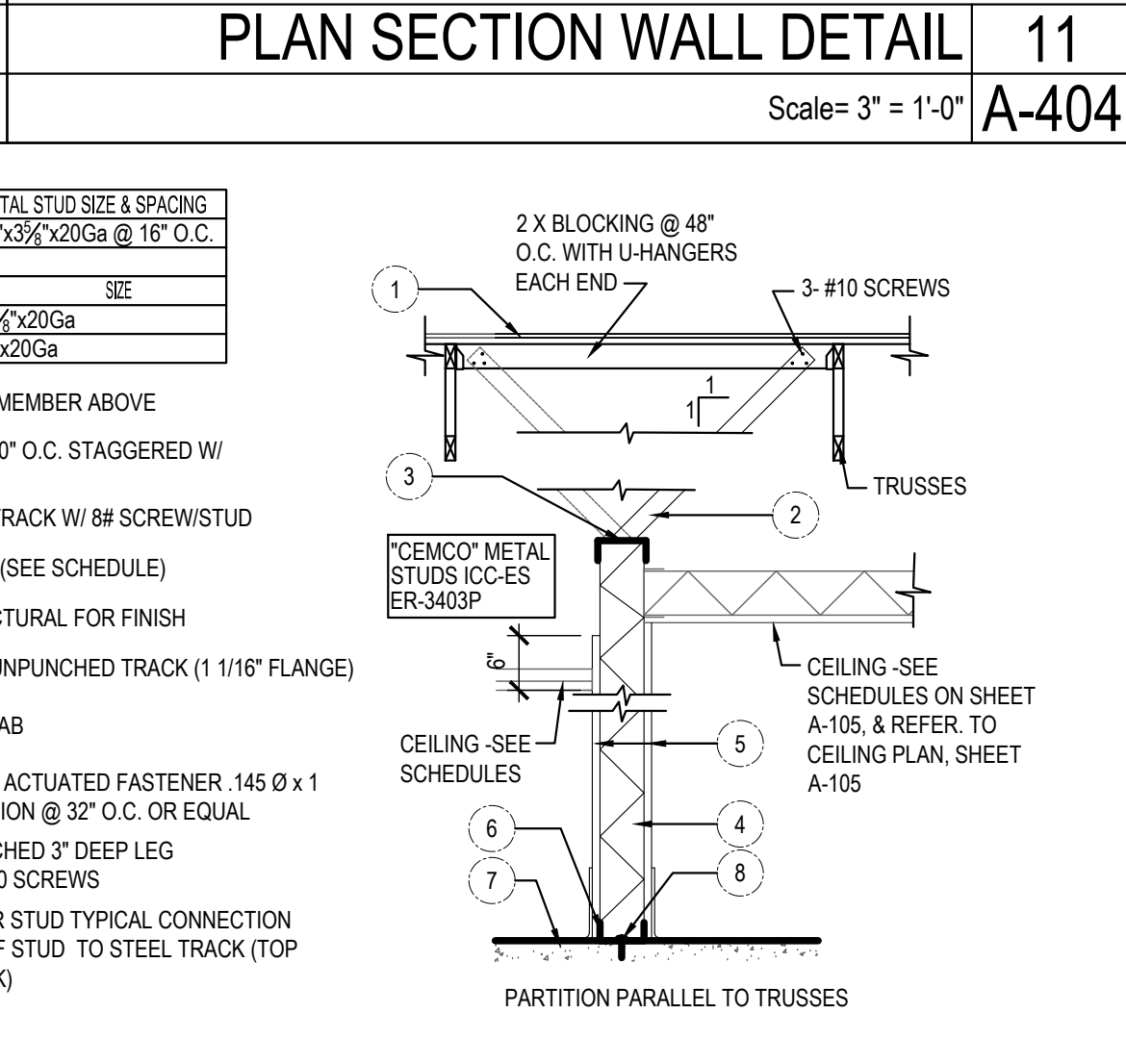
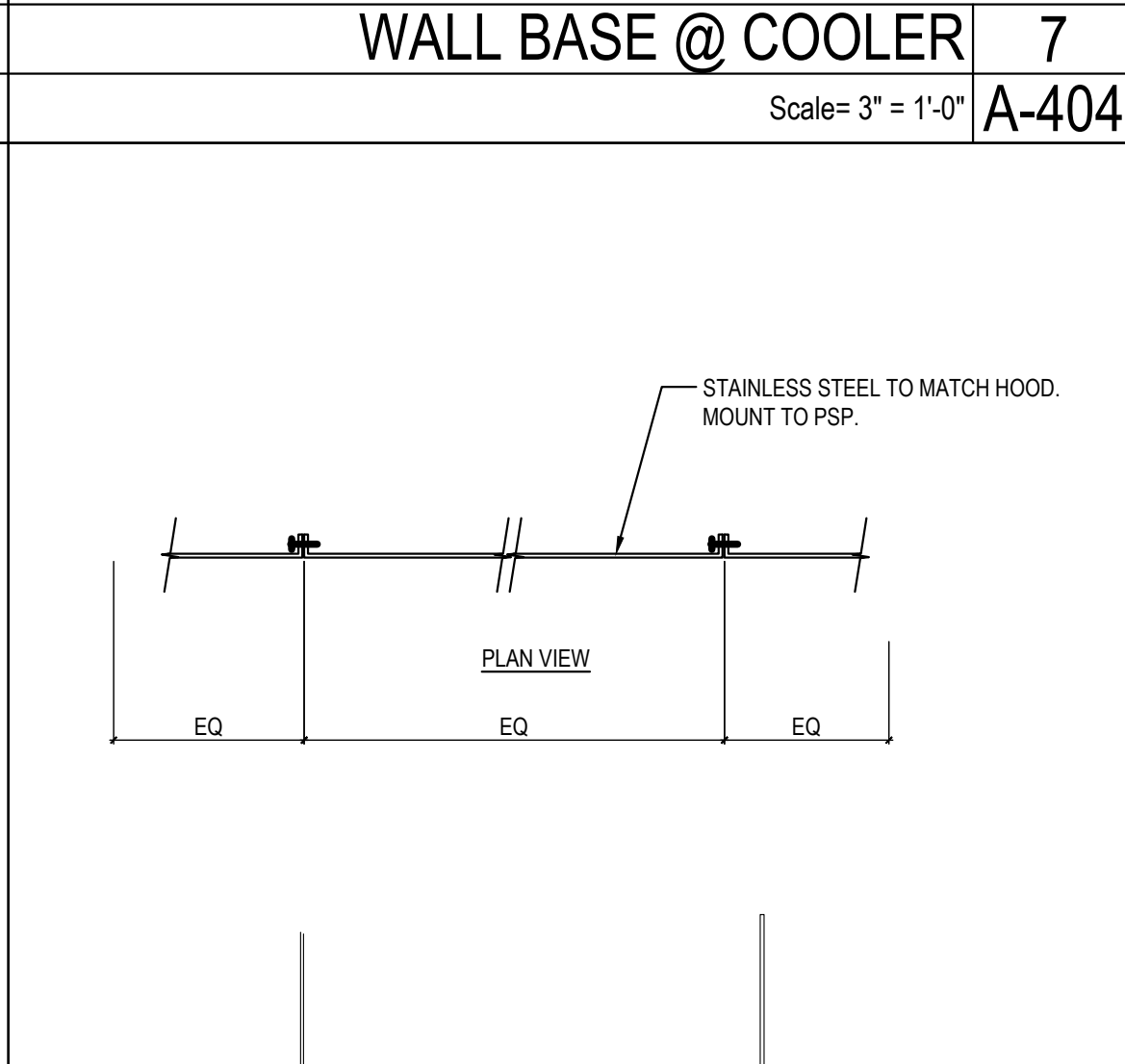
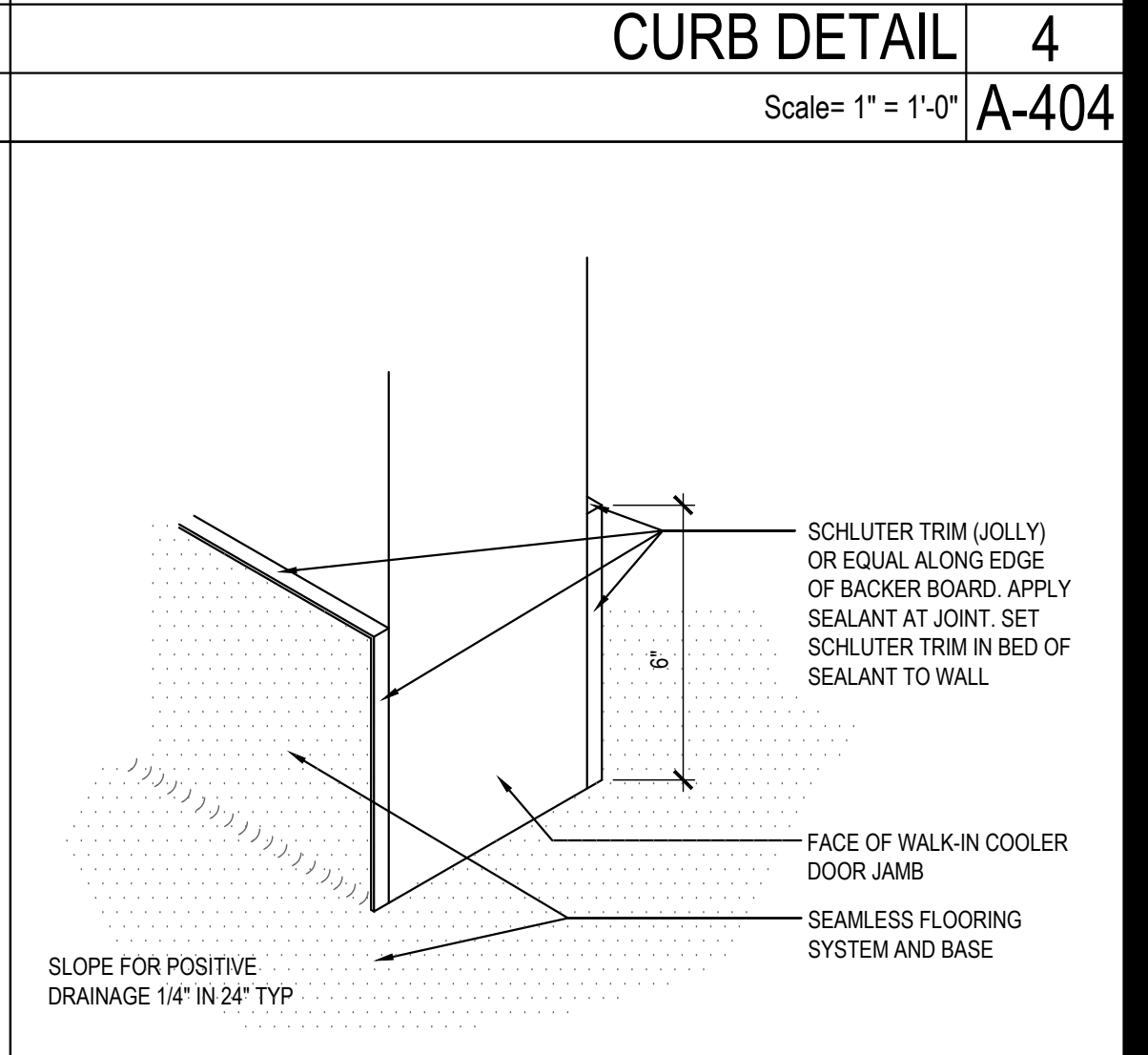
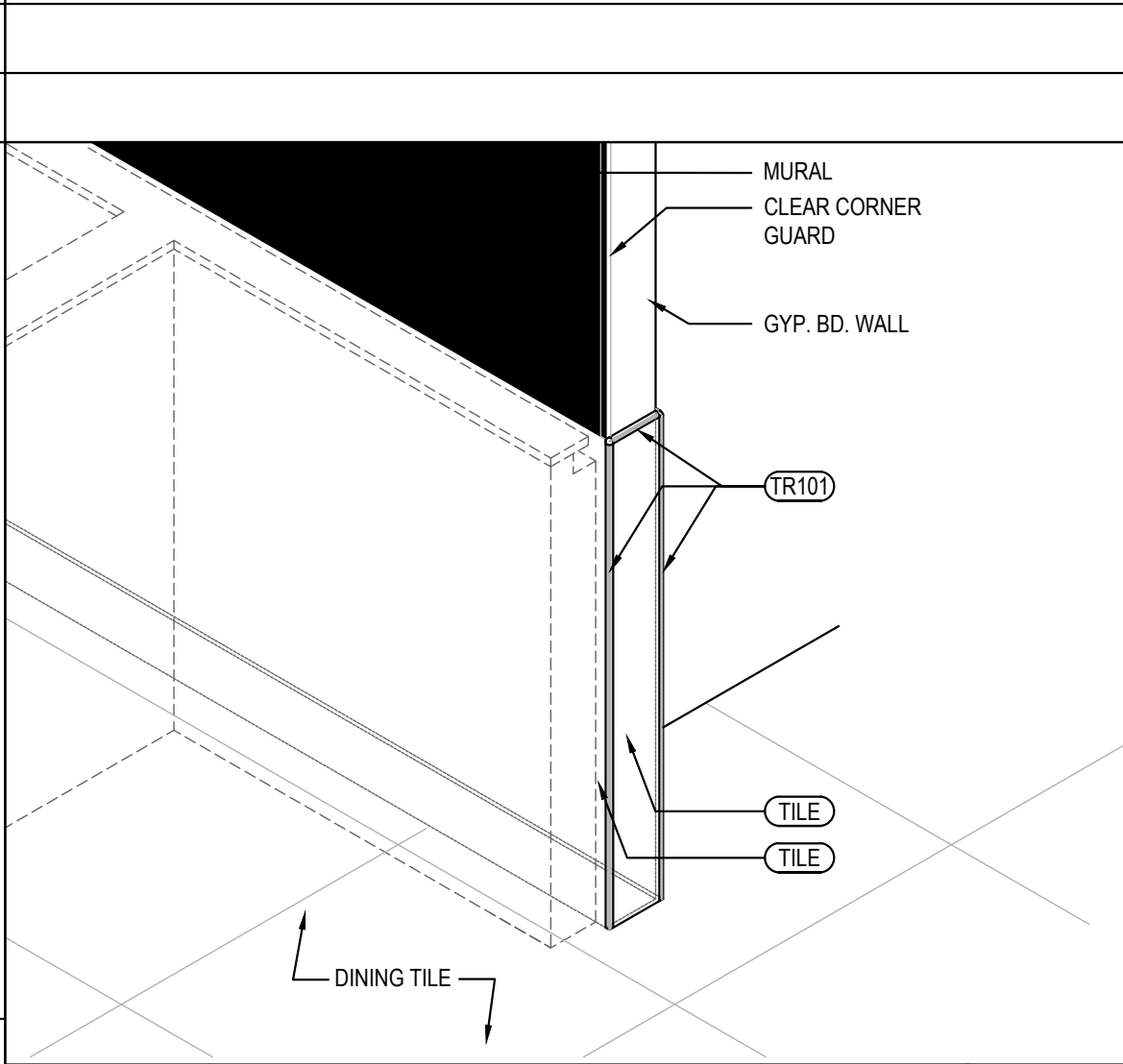
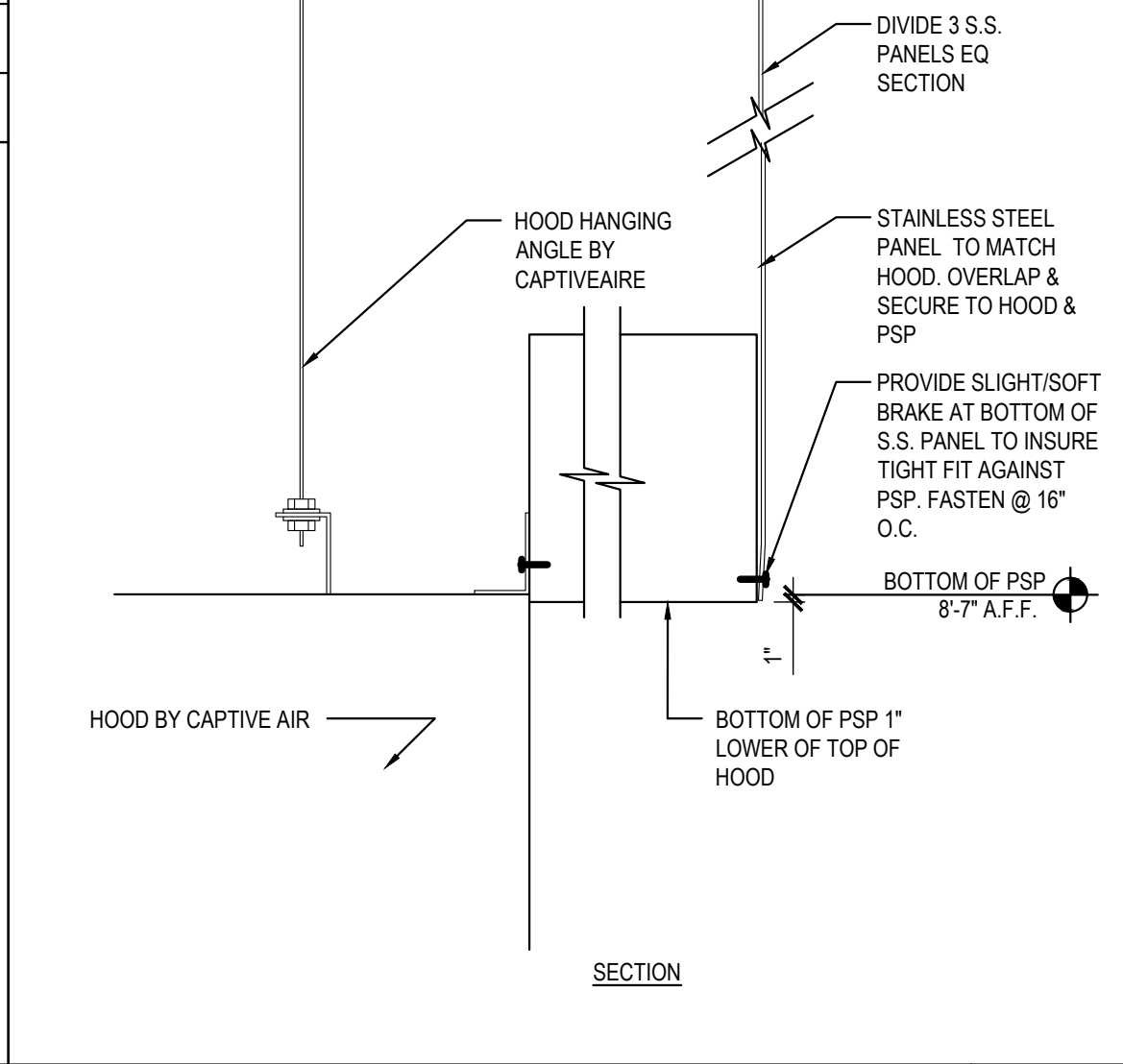
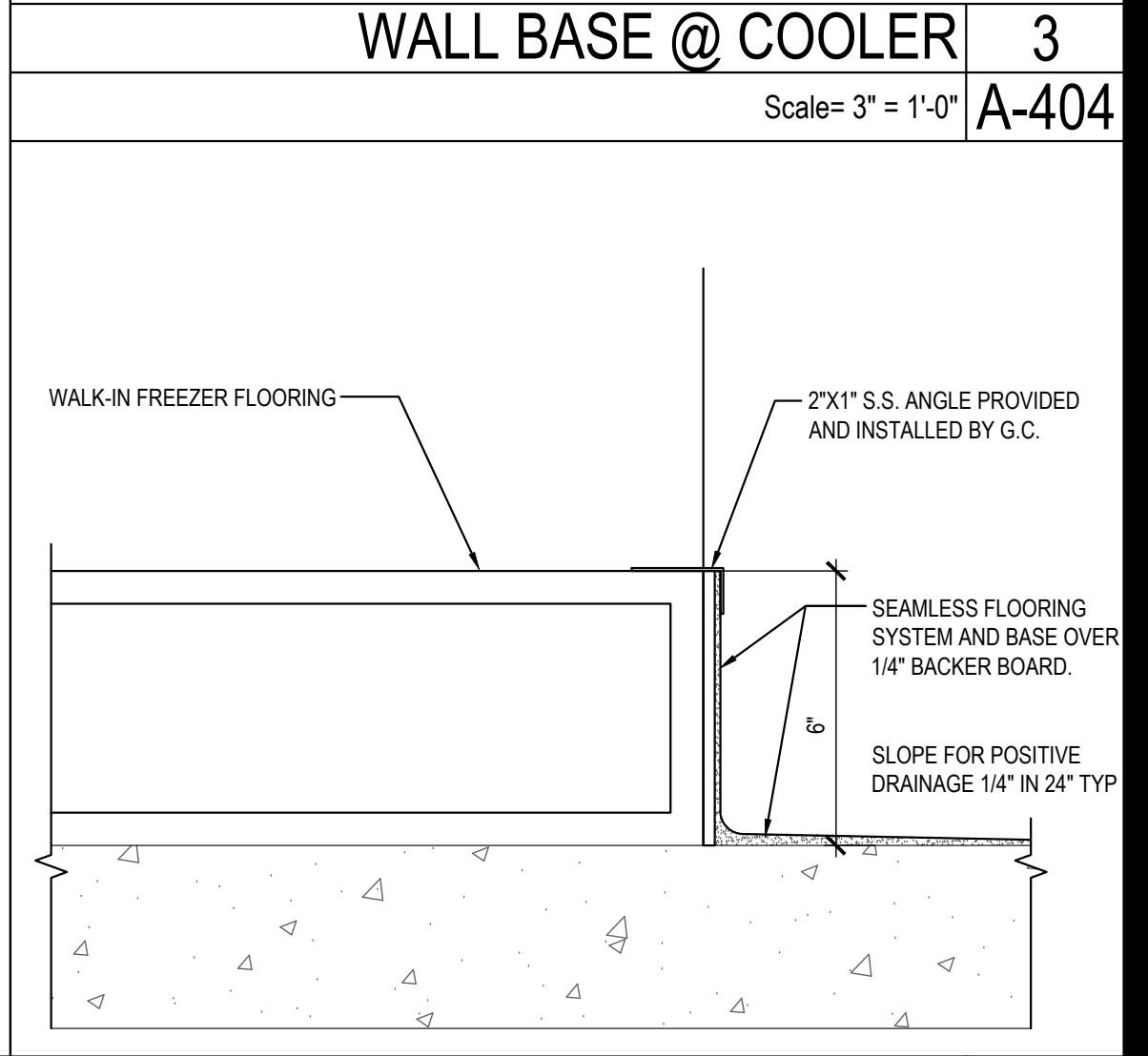
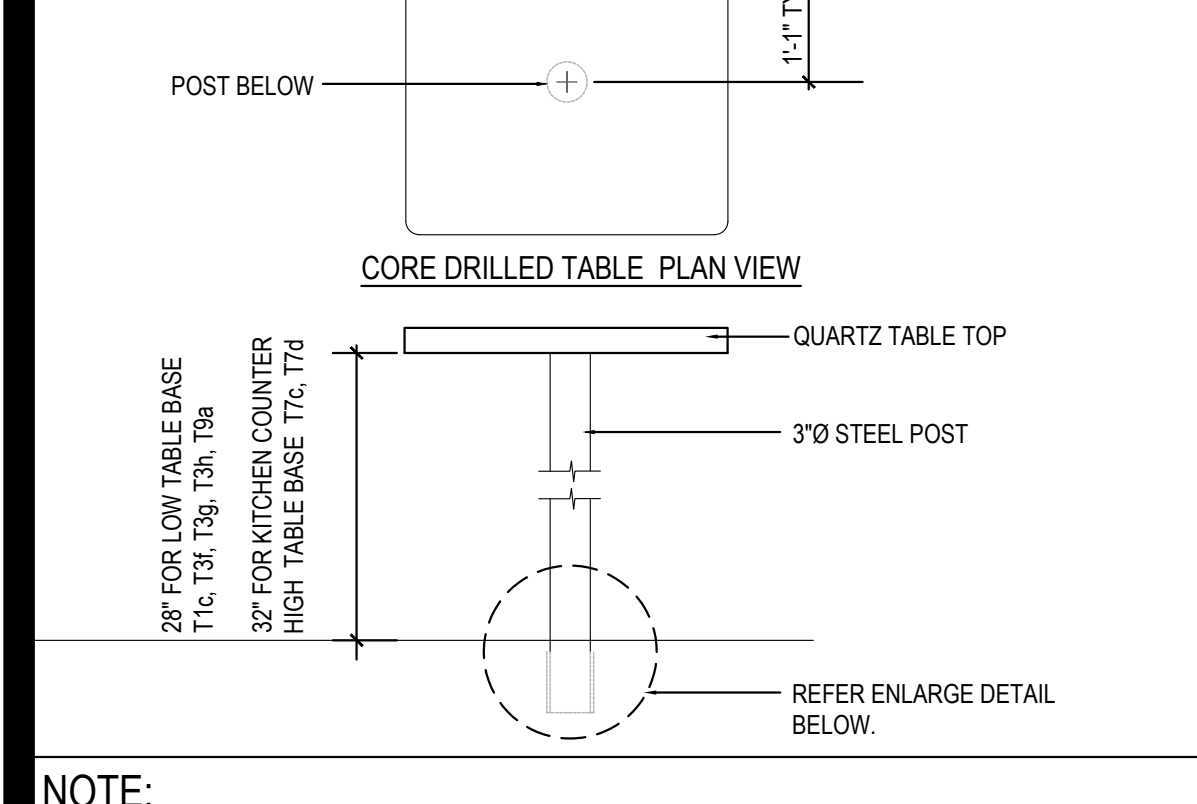
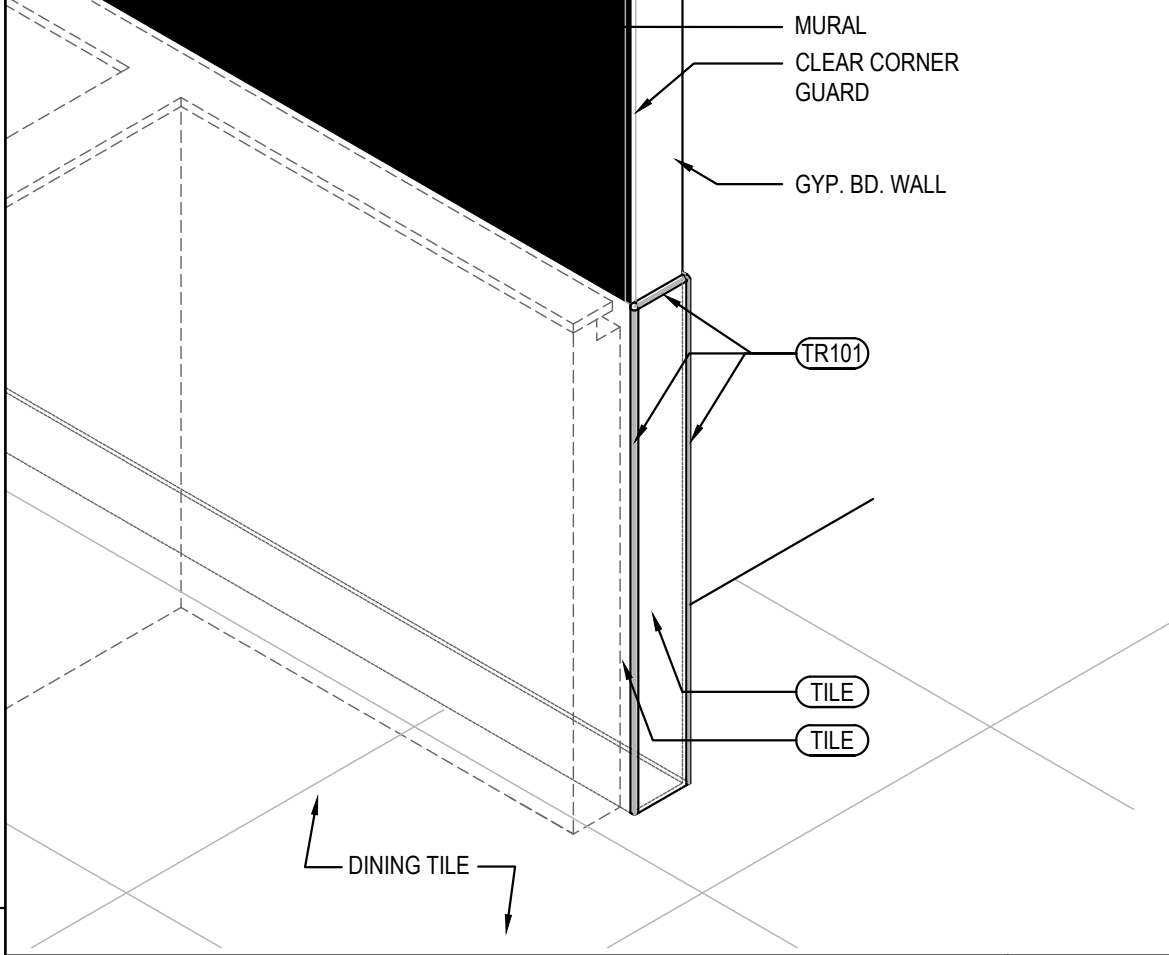
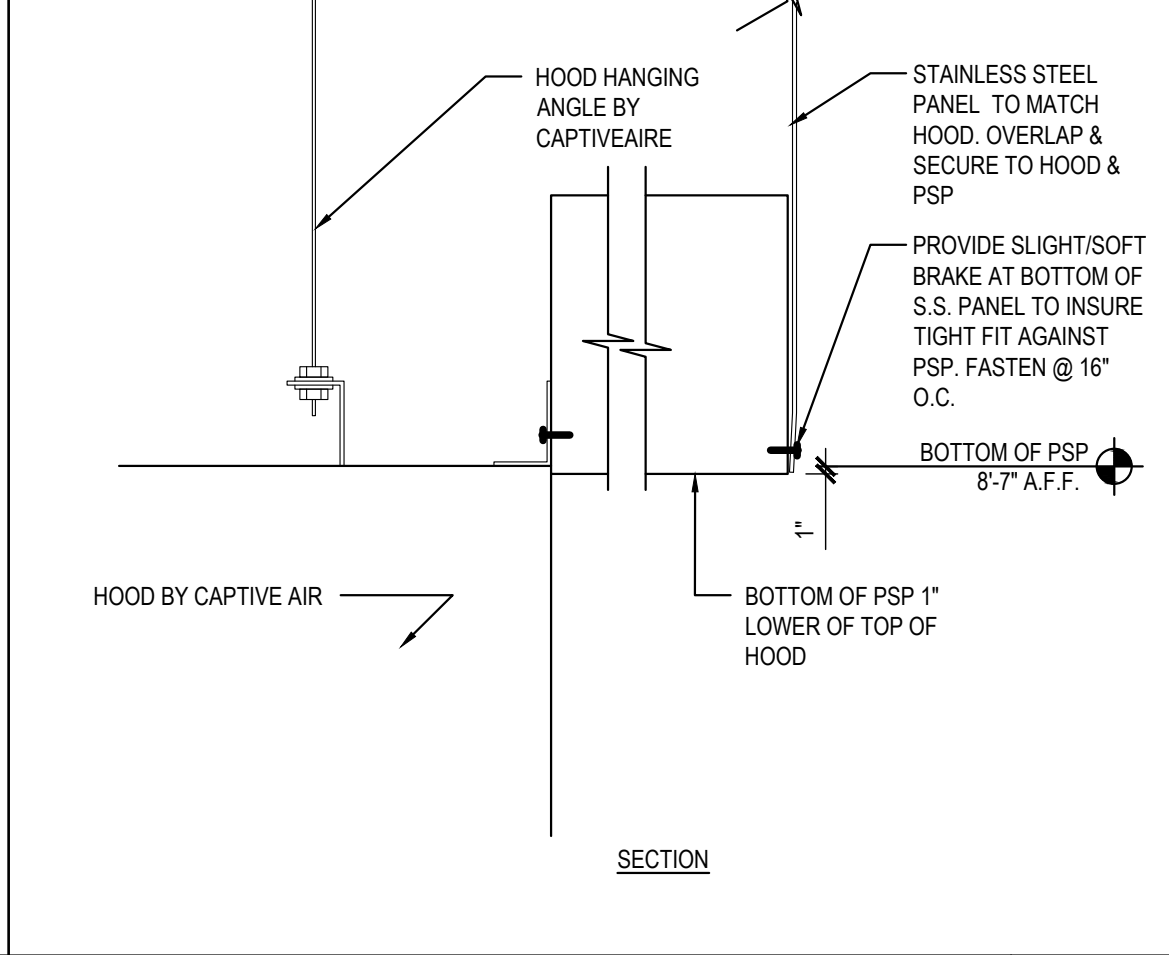
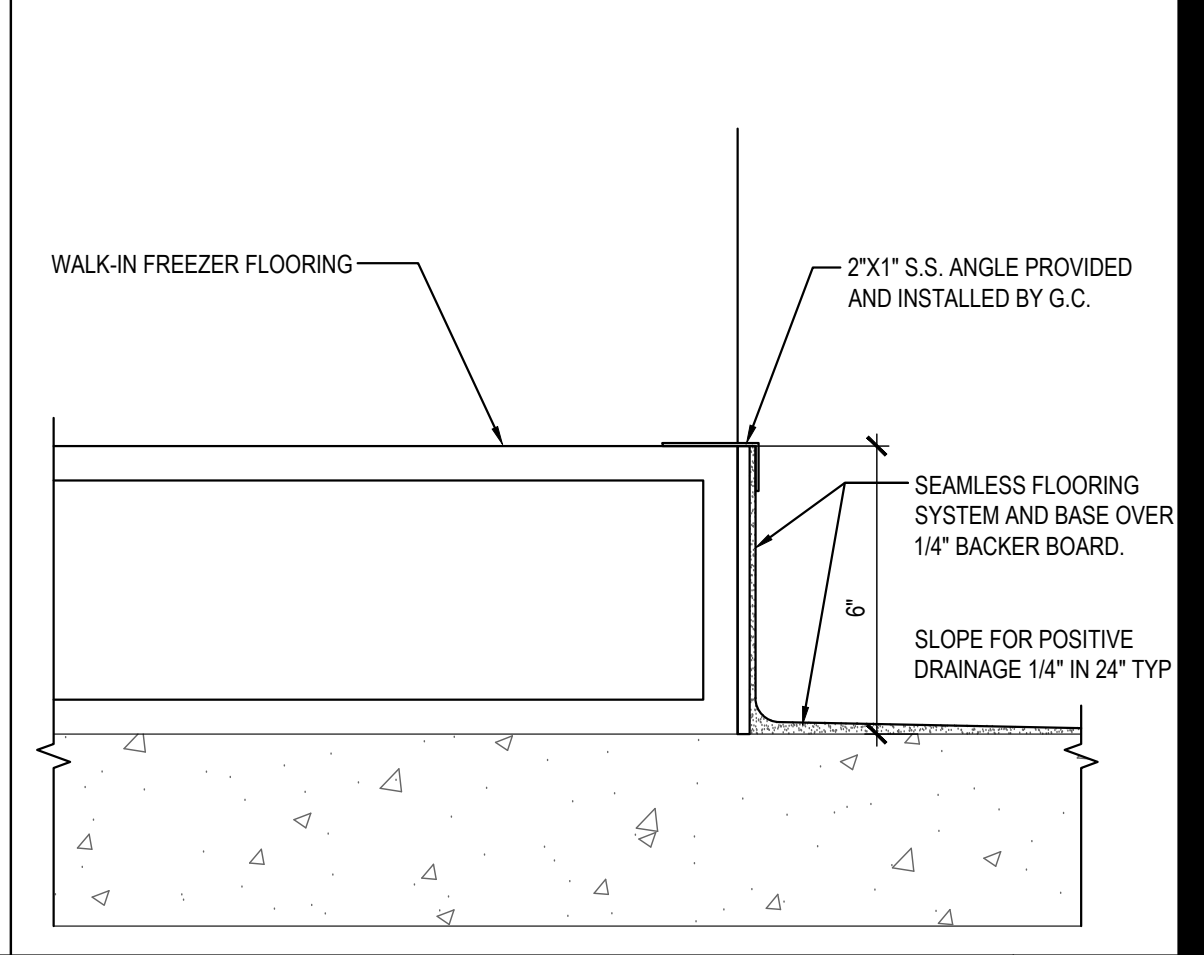
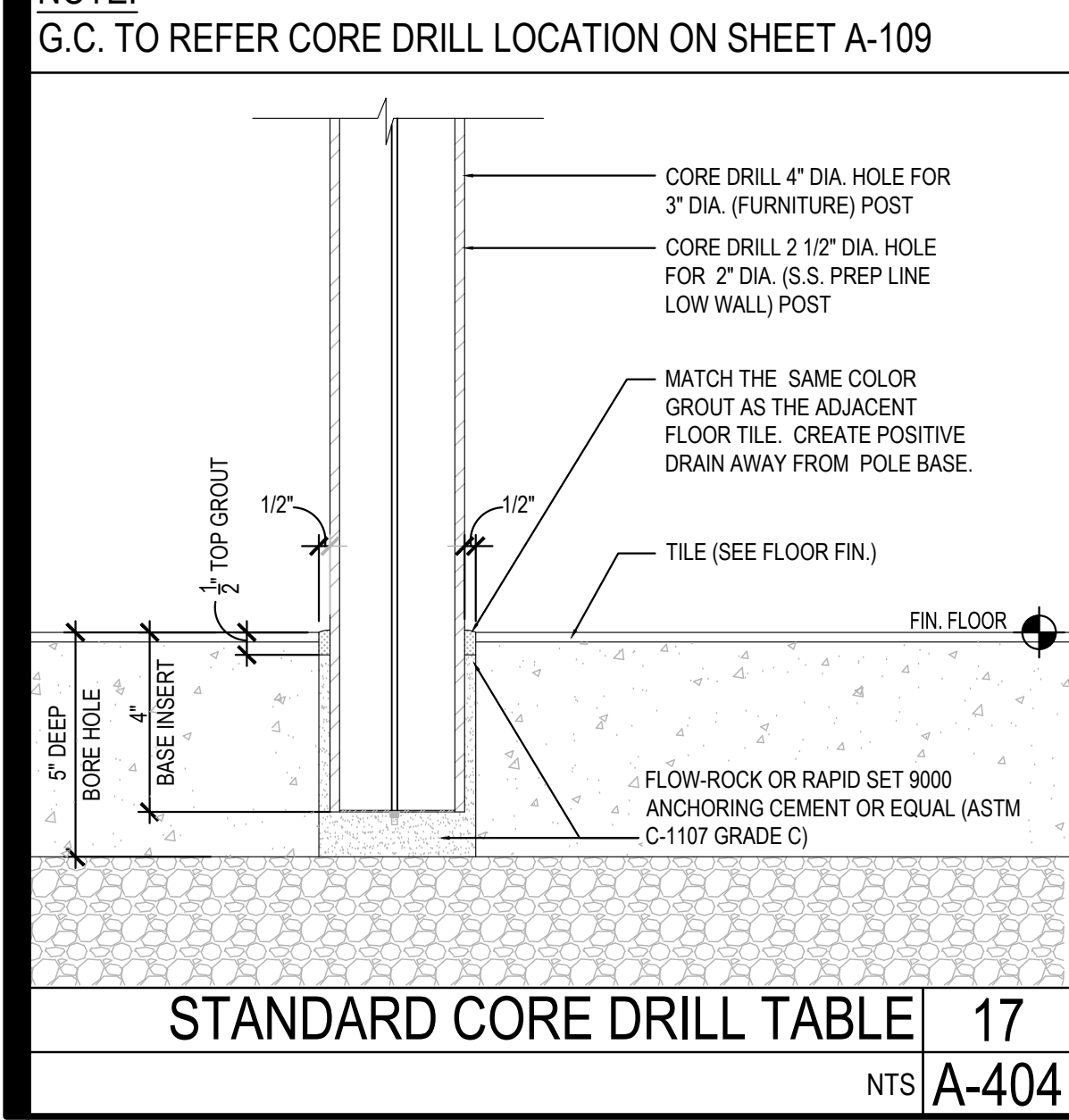
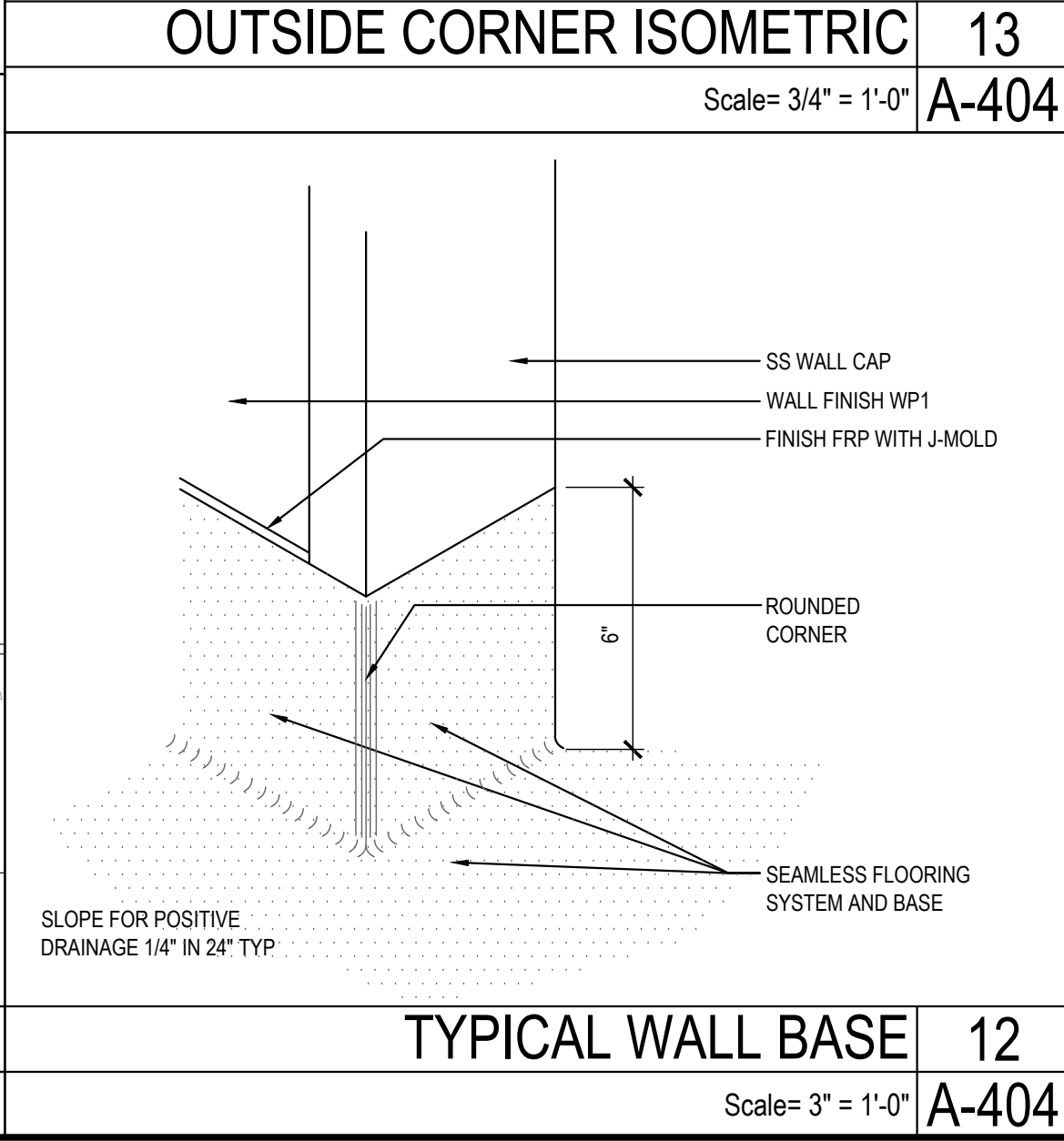
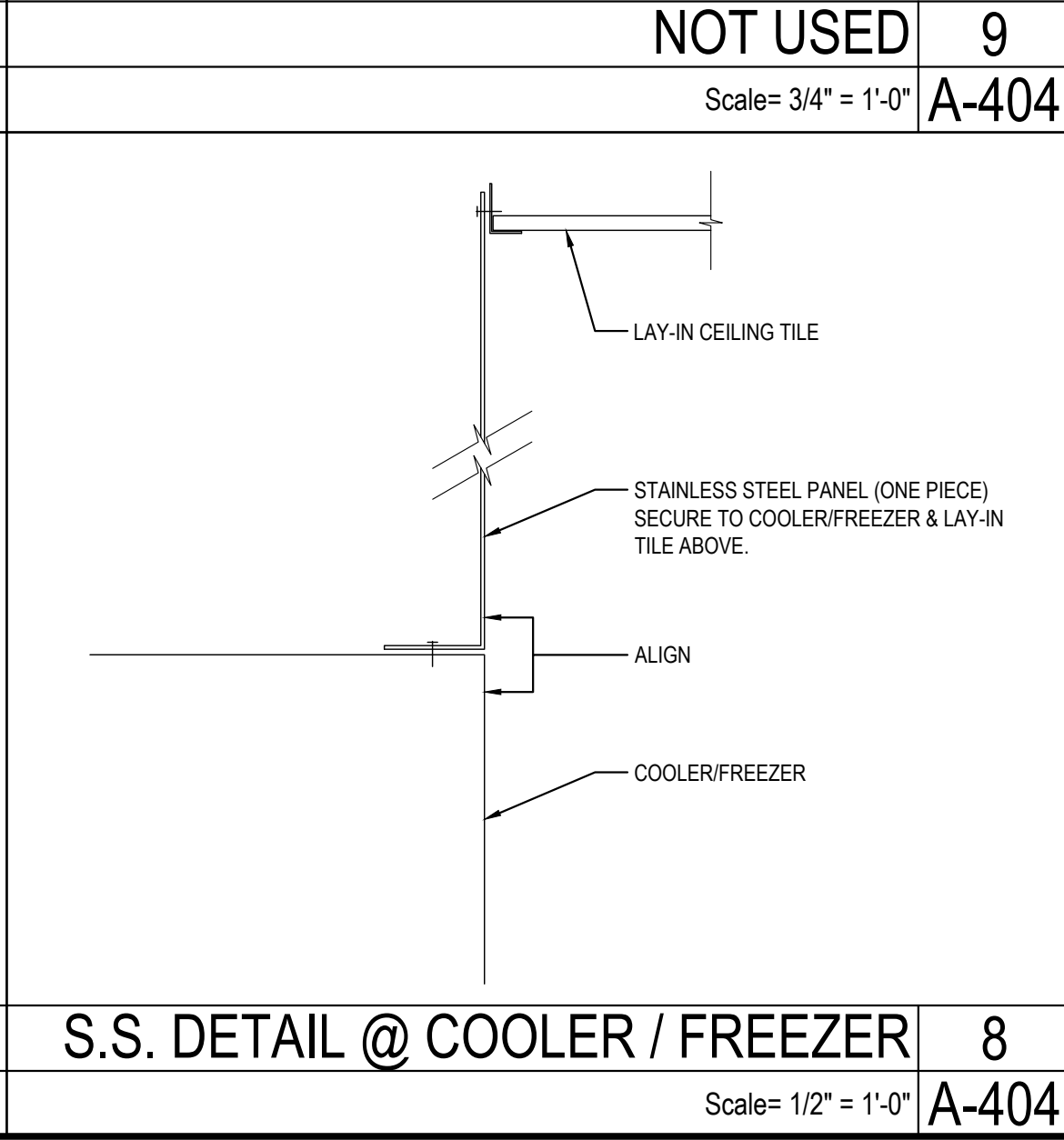
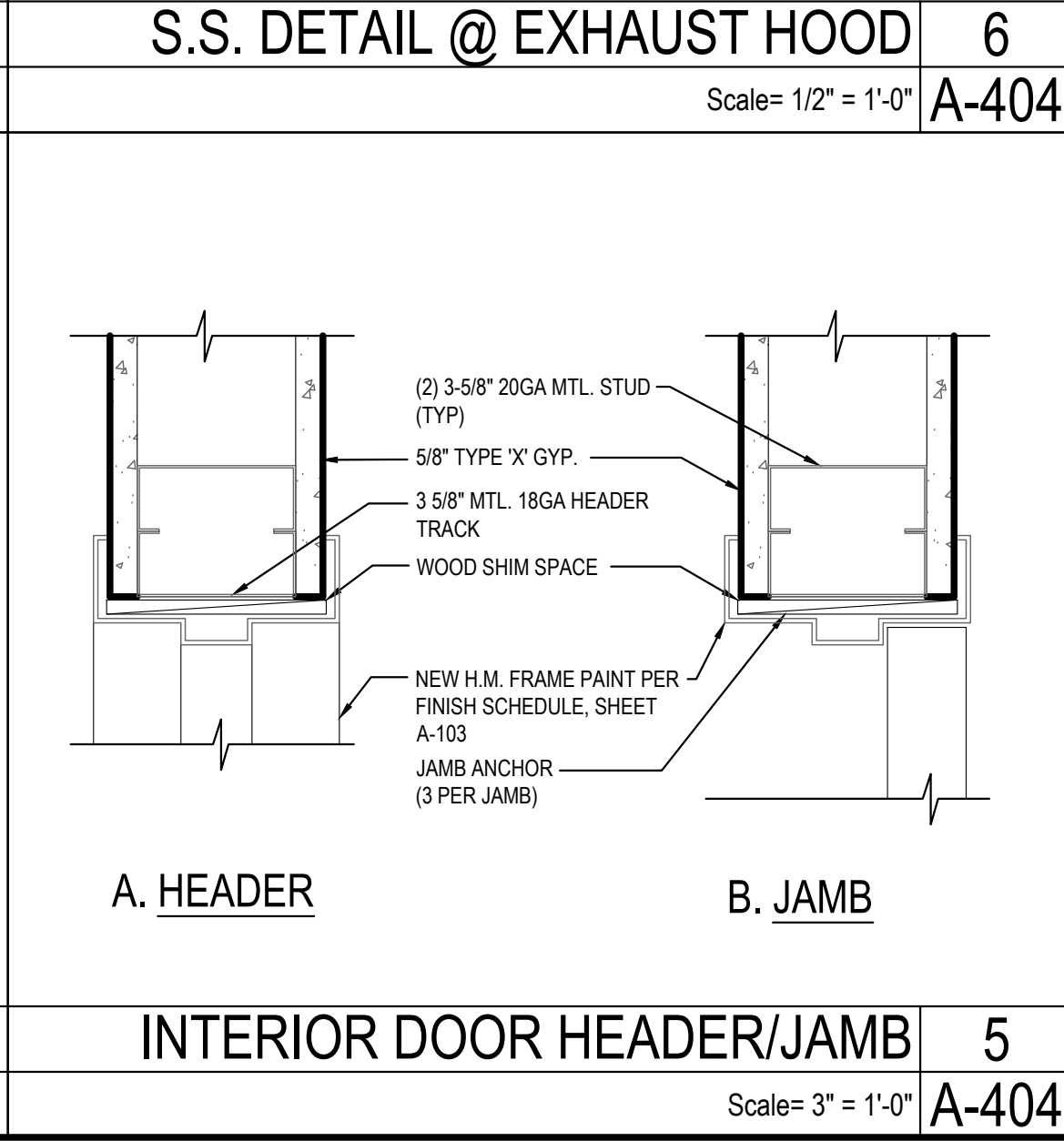
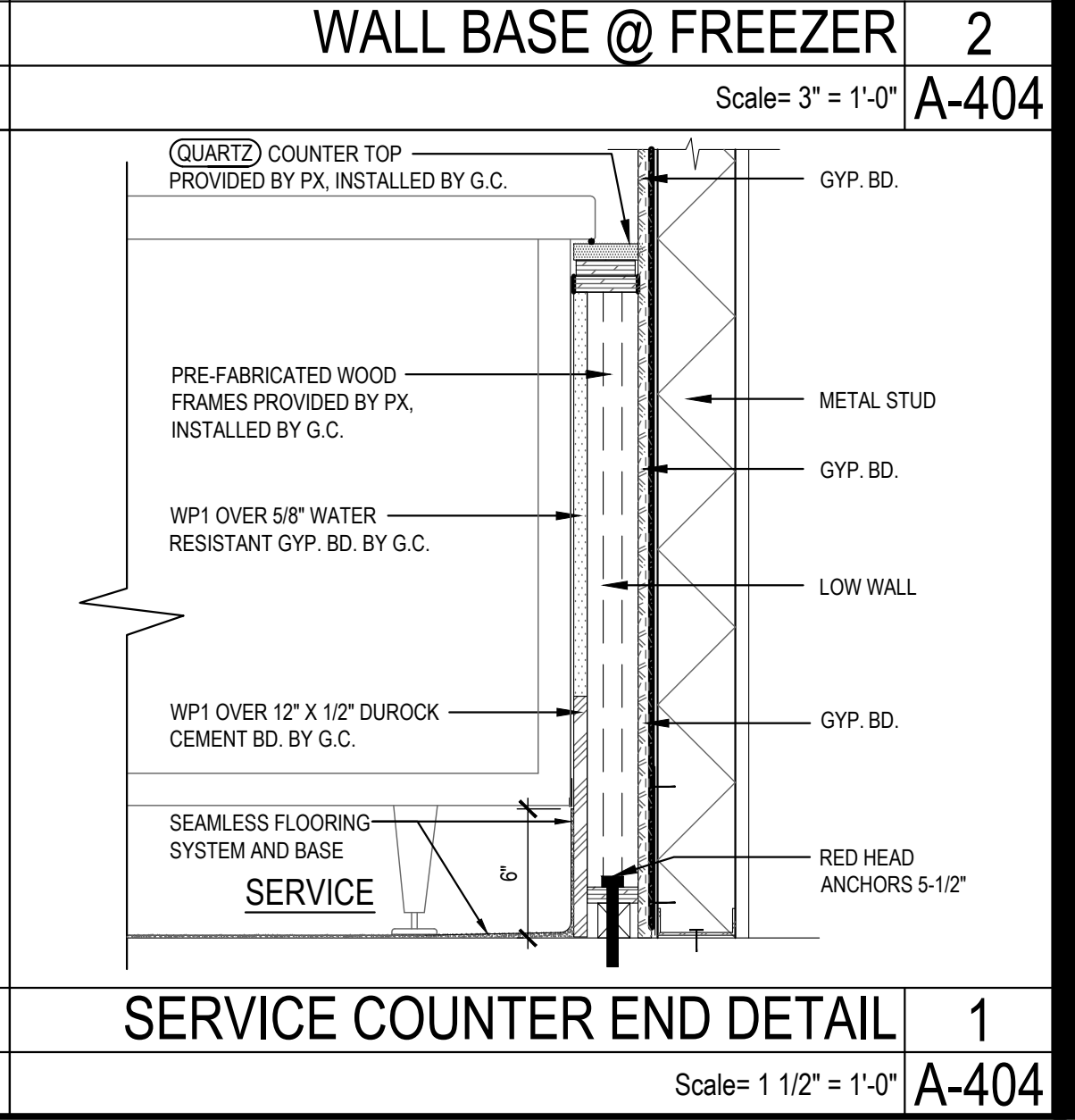
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A-403

ARCHITECTURAL
DETAILS

PANDA 2300 HOME R4

				
<p>MANAGER CABINET STATION CURB SIZES REFER FLR. PLAN FOR LOCATION</p> <p>1) IF CABINET IS ENCLOSED BY 3 SIDE OF WALLS: 8" H X 24" W X 48-1/2" L (CONCRETE CURB ONLY, NOT INCLUDE SEAMLESS BASE) SEAMLESS SYSTEM ON FRONT FACE (EXPOSED CURB). THIS APPLY TO PROTOTYPE BUILDING LAYOUTS.</p> <p>2) IF CABINET ENCLOSED BY ONLY (1) ONE WALL: 8" H X 24" W X 48" L (CONCRETE CURB ONLY, NOT INCLUDE SEAMLESS BASE) SEAMLESS SYSTEM ON FRONT AND (1) SIDE FACE (EXPOSED CURB)</p> <p>3) IF CABINET OPEN WITH NO WALLS: 8" H X 24" W X 48" L (CONCRETE CURB ONLY, NOT INCLUDE SEAMLESS BASE) SEAMLESS SYSTEM ON ALL 3 SIDES OF THE CURB</p> 				
<p>MGR. STATION & SAFE CURB 20 Scale= 1\" data-bbox="33 468 206 501"/> </p>		<p>NOT USED 9 Scale= 3/4\" data-bbox="375 468 544 708"/> </p>		
<p>NOTE: G.C. TO REFER CORE DRILL LOCATION ON SHEET A-109</p> 		<p>NOT USED 9 Scale= 3/4\" data-bbox="375 501 544 708"/> </p>		
				



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REVISIONS:

NO.	REVISION	DATE
1	FIRE COMMENTS	06.20.23
2	HEALTH COMMENTS	08.16.23
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ISSUE DATE:

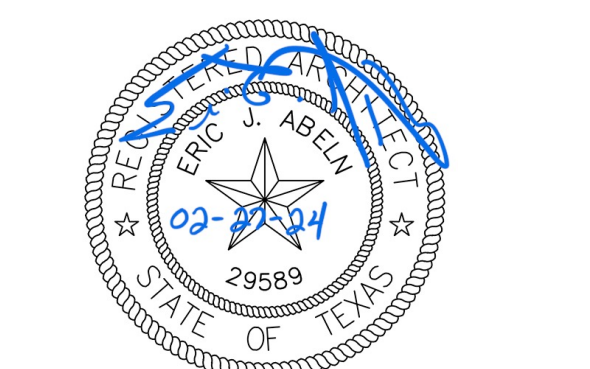
1	CIVIL TECCO	04.24.23
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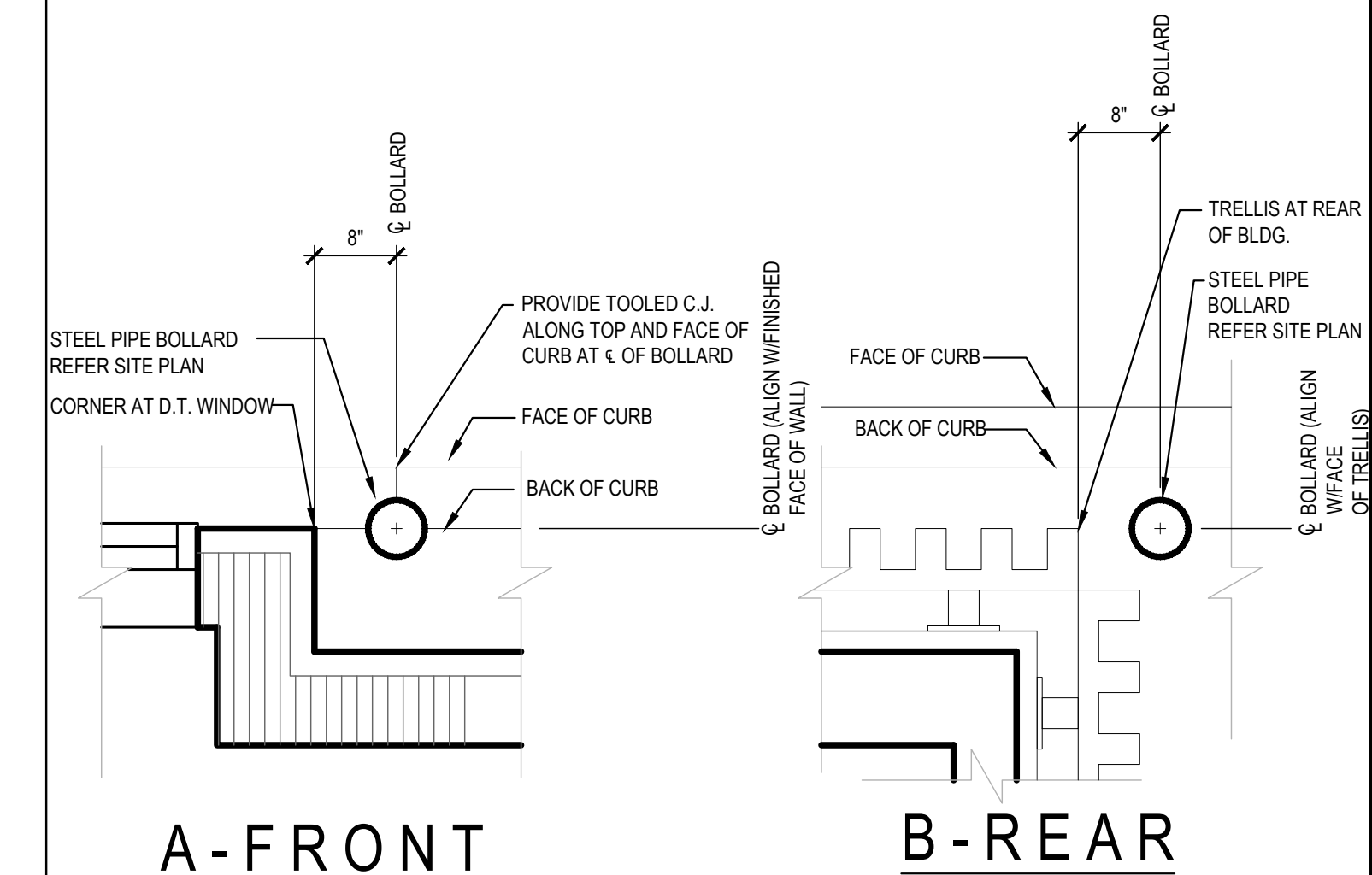
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12991 W. STATE HWY. 29
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A-404

ARCHITECTURAL DETAILS

PANDA 2300 HOME R4

PERMIT / BID SET

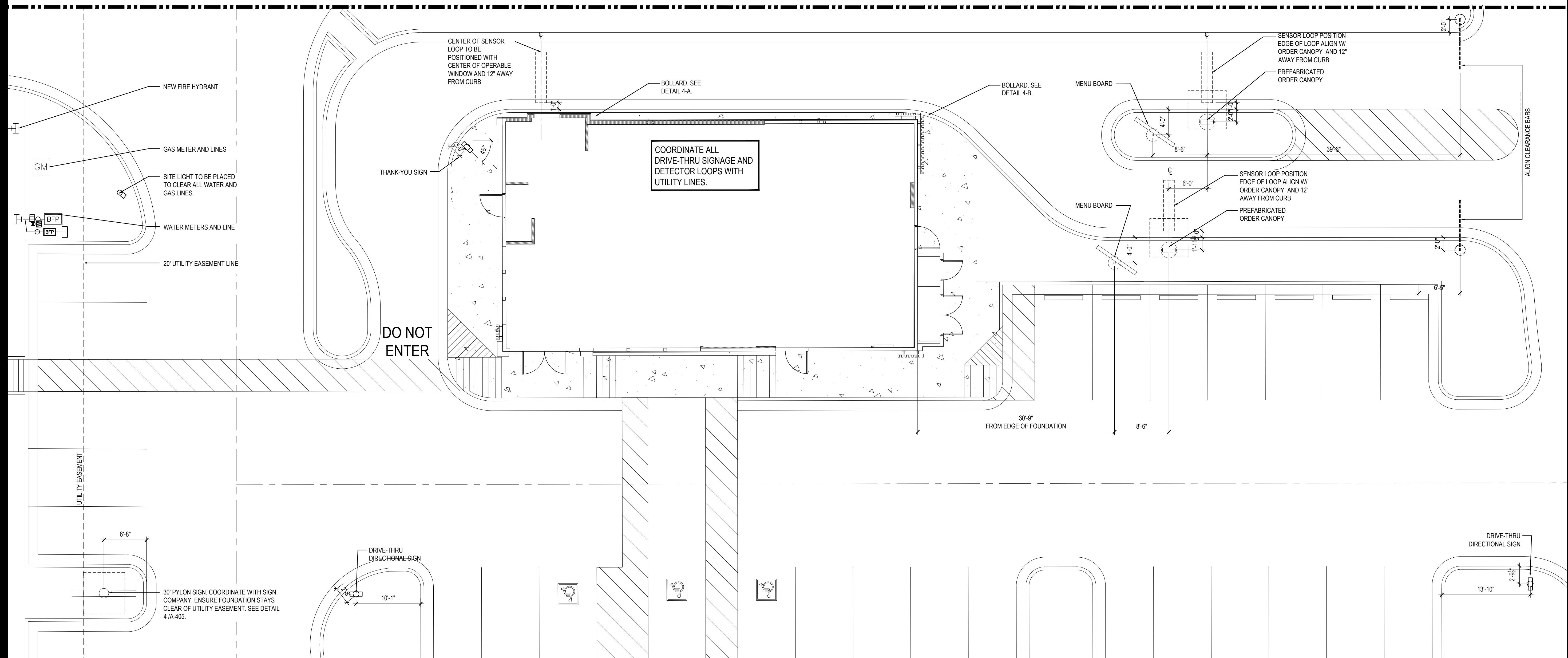


PYLON SIGN - SITE LIGHT PLACEMENT	8
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Scale= 3/16" = 1'-0" A-405

BOLLARD PLACEMENT	4
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Scale= N.T.S.	A-405
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ENLARGED SITE PLAN	1
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Scale= 1/8" = 1'-0" **A-405**



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ARCHITECTURAL DETAILS
DRIVE THRU

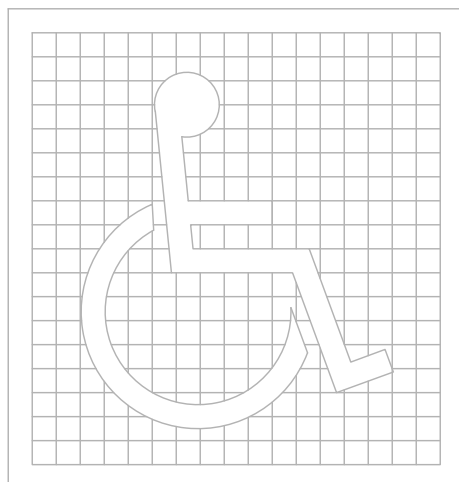
PANDA 2300 HOME R4

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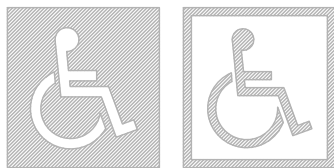
PERMIT / BID SET

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

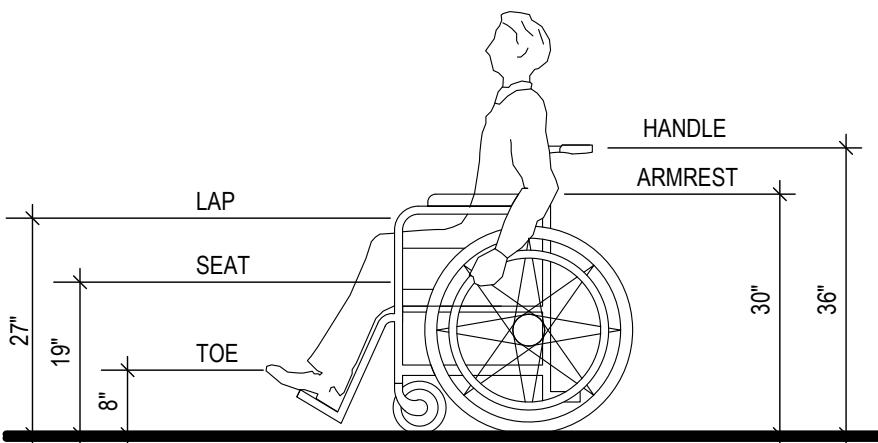


PROPORTIONS
INTERNATIONAL SYMBOL OF ACCESSIBILITY



DISPLAY CONDITIONS
INTERNATIONAL SYMBOL OF ACCESSIBILITY

1

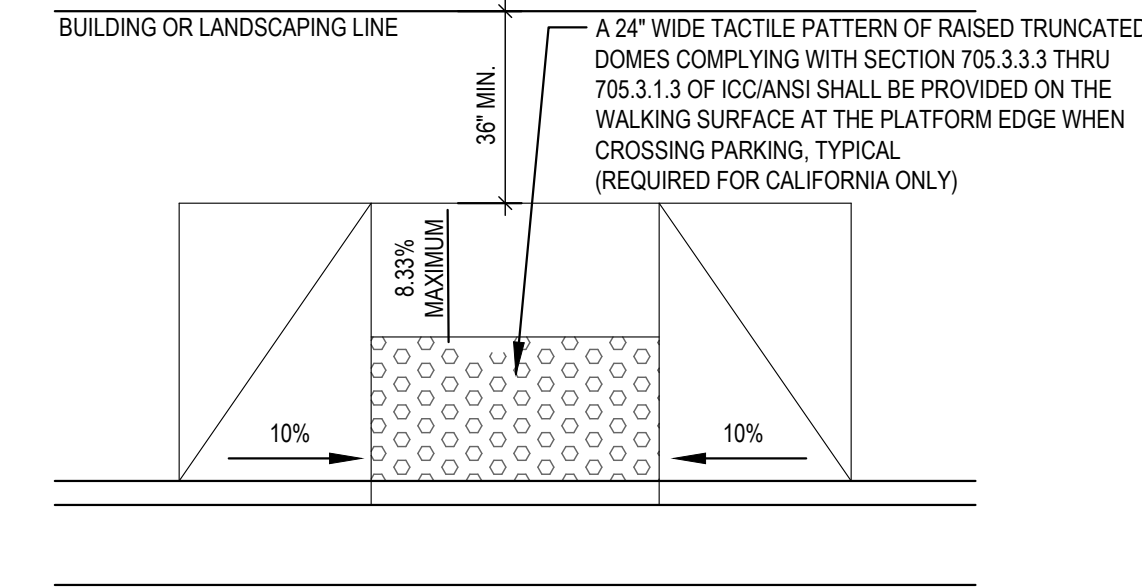
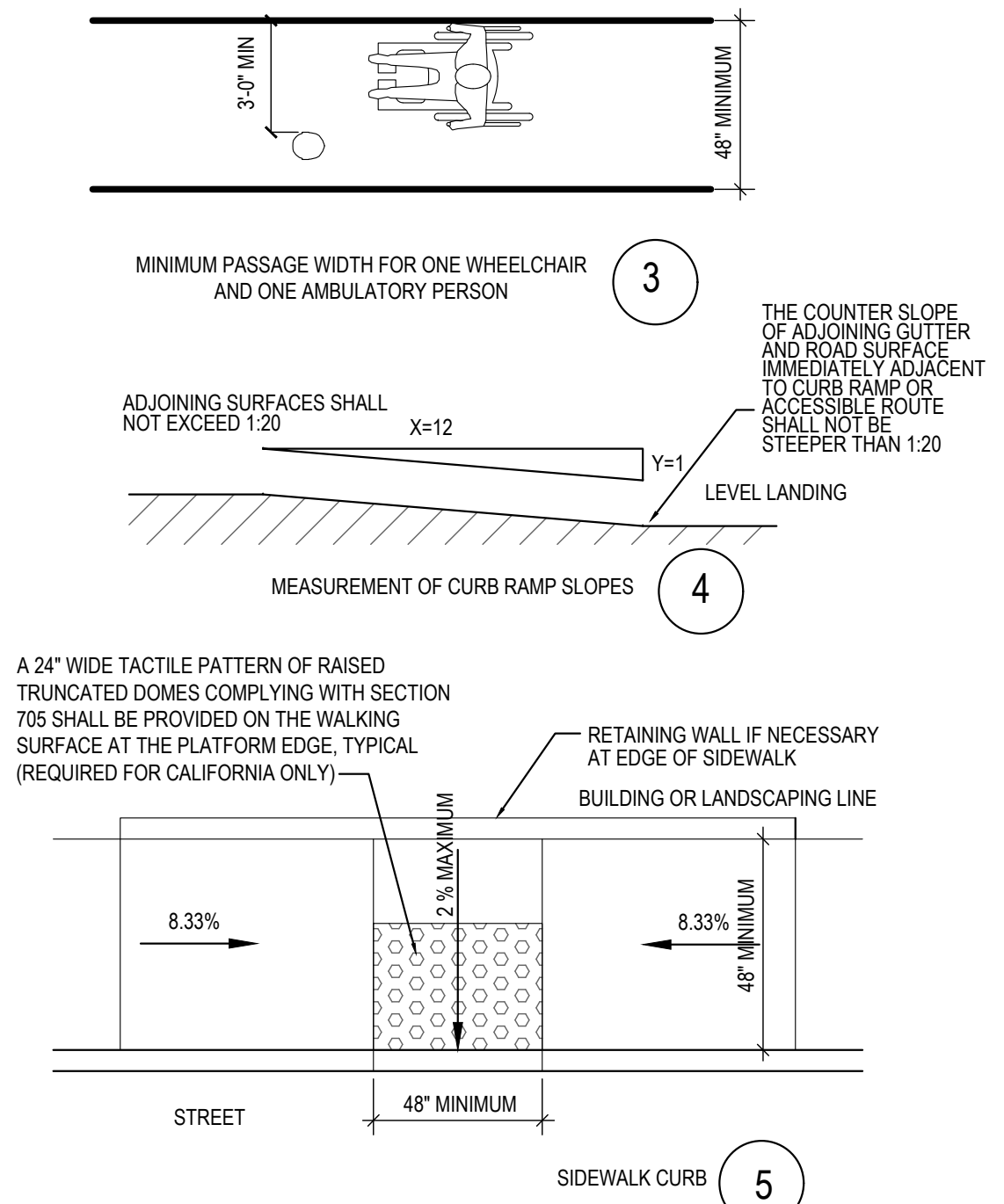


DIMENSIONS OF ADULT-SIZED WHEELCHAIRS

2

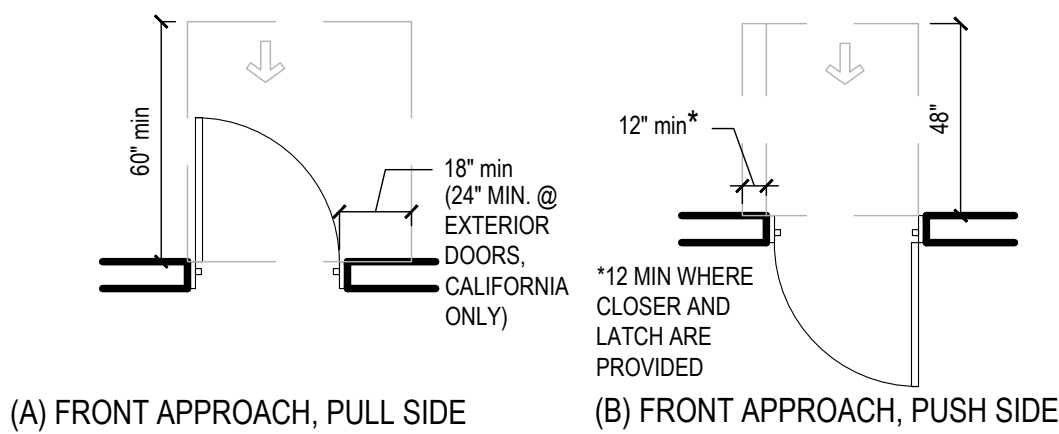
CURB RAMPS, WALKS AND SIDEWALKS:

- 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 36" IN. WIDTH PER ADA. 48" MIN. IS RECOMMENDED, 48" MIN. IS REQUIRED FOR CALIFORNIA
- 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 1.5% 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 7.5 HORIZONTAL. THE SLOPE OF THE FANNED OR FLARED SIDES OF CURB RAMPS SHALL NOT EXCEED 1 VERTICAL TO 7.5 HORIZONTAL.
- 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.
- NOT USED
- NOT USED



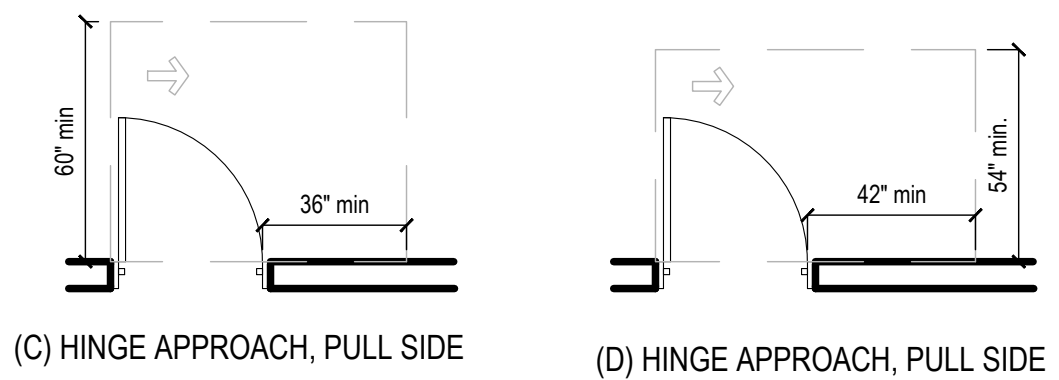
SIDEWALK CURB

6



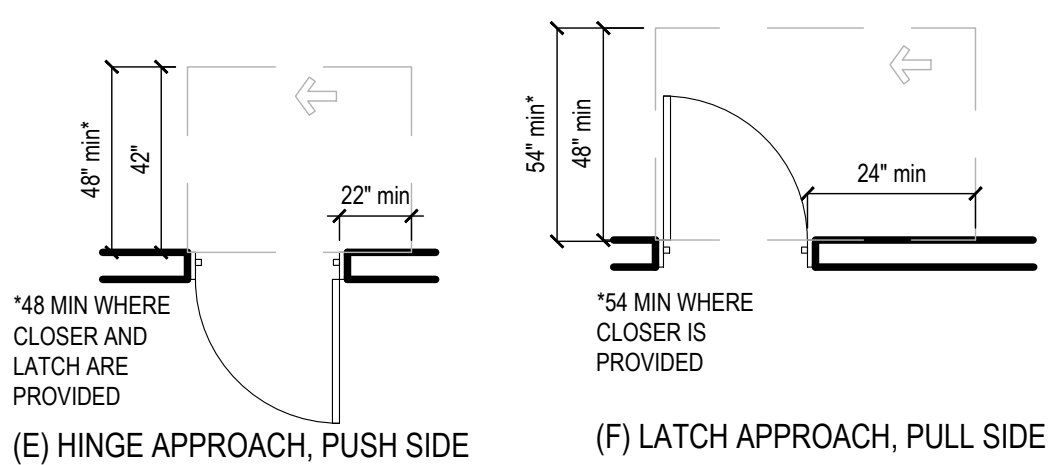
(A) FRONT APPROACH, PULL SIDE

(B) FRONT APPROACH, PUSH SIDE



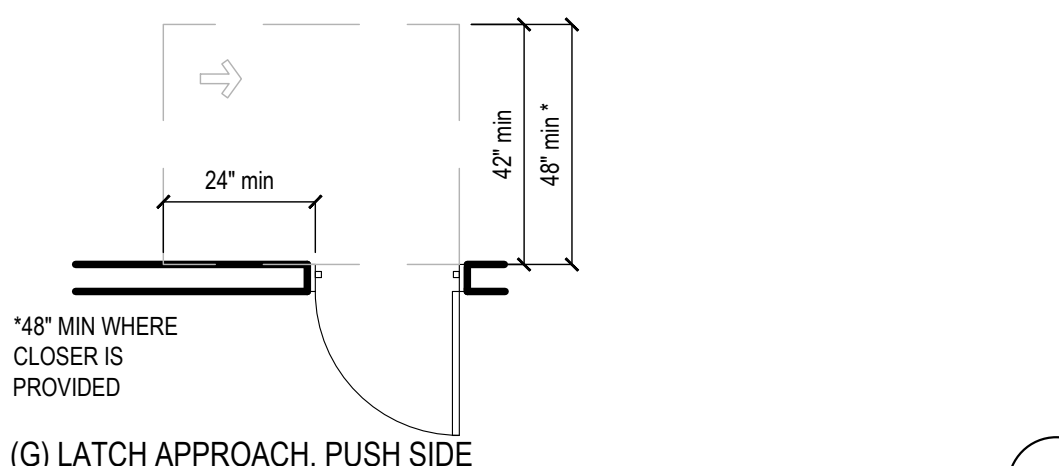
(C) HINGE APPROACH, PULL SIDE

(D) HINGE APPROACH, PULL SIDE



(E) HINGE APPROACH, PUSH SIDE

(F) LATCH APPROACH, PULL SIDE



(G) LATCH APPROACH, PUSH SIDE

7

ENTRANCES:

- 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. CALIFORNIA REQUIRES ISA (INTERNATIONAL SYMBOL OF ACCESSIBILITY) AT ALL ACCESSIBLE ENTRANCES.
- 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, (34-INCHES TO 44-INCHES FOR CALIFORNIA ONLY)
- 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 SLIDING OR FOLDING 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.
- 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 FIXTURES) 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.

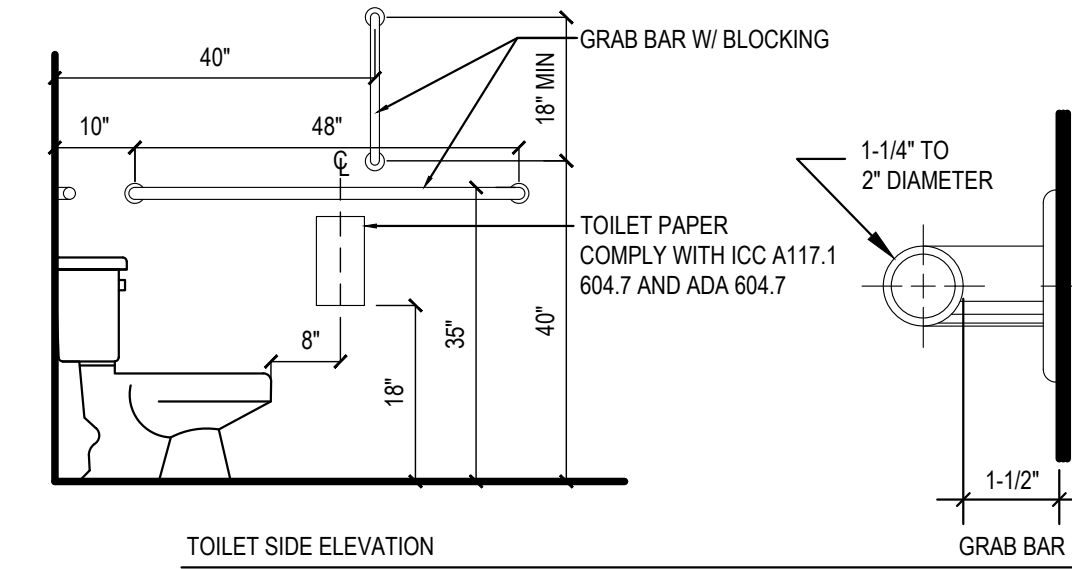
CORRIDORS AND AISLE:

- 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 WIDTHS 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 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.
- CLEARANCE AROUND THE WATER CLOSET SHALL BE 60" MINIMUM MEASURED PERPENDICULAR FROM THE SIDEWALL, AND 36" 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).
- 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 OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS, NO MORE THAN 44-INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.
- WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR SPACE 30-INCHES WIDE X 48-INCHES LONG IN FRONT OF THE URINAL.
- WHEN MORE THAN ONE URINAL IS PROVIDED, AT LEAST ONE SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17" MAXIMUM ABOVE THE FINISH FLOOR. URINALS SHALL BE 13-1/2" DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE.
- 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 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.

- KNEE CLEARANCE: SPACE UNDER AN ELEMENT BETWEEN 9-INCHES AND 27-INCHES ABOVE THE FINISH FLOOR SHALL BE CONSIDERED KNEE CLEARANCE. KNEE CLEARANCE SHALL EXTEND 25-INCHES MAXIMUM UNDER AN ELEMENT AT 9-INCHES ABOVE THE FINISH FLOOR AND BE 30-INCHES WIDE MINIMUM. KNEE CLEARANCE SHALL BE 11-INCHES DEEP MINIMUM AT 9-INCHES ABOVE FINISH FLOOR, AND 8-INCHES DEEP MINIMUM AT 27-INCHES ABOVE FINISH FLOOR. BETWEEN 9-INCHES AND 27-INCHES ABOVE FINISH FLOOR, THE KNEE CLEARANCE SHALL BE PERMITTED TO REDUCE AT A RATE OF 1-INCH IN DEPTH FOR EACH 6-INCHES IN HEIGHT. (CALIFORNIA KNEE CLEARANCE IS 29-INCHES AT THE FRONT EDGE AND 27-INCHES AT 8-INCHES DEEP)
- ALL PIPES (HOT WATER, DRAIN PIPES, ETC.) UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- 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 REFLECTING 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.

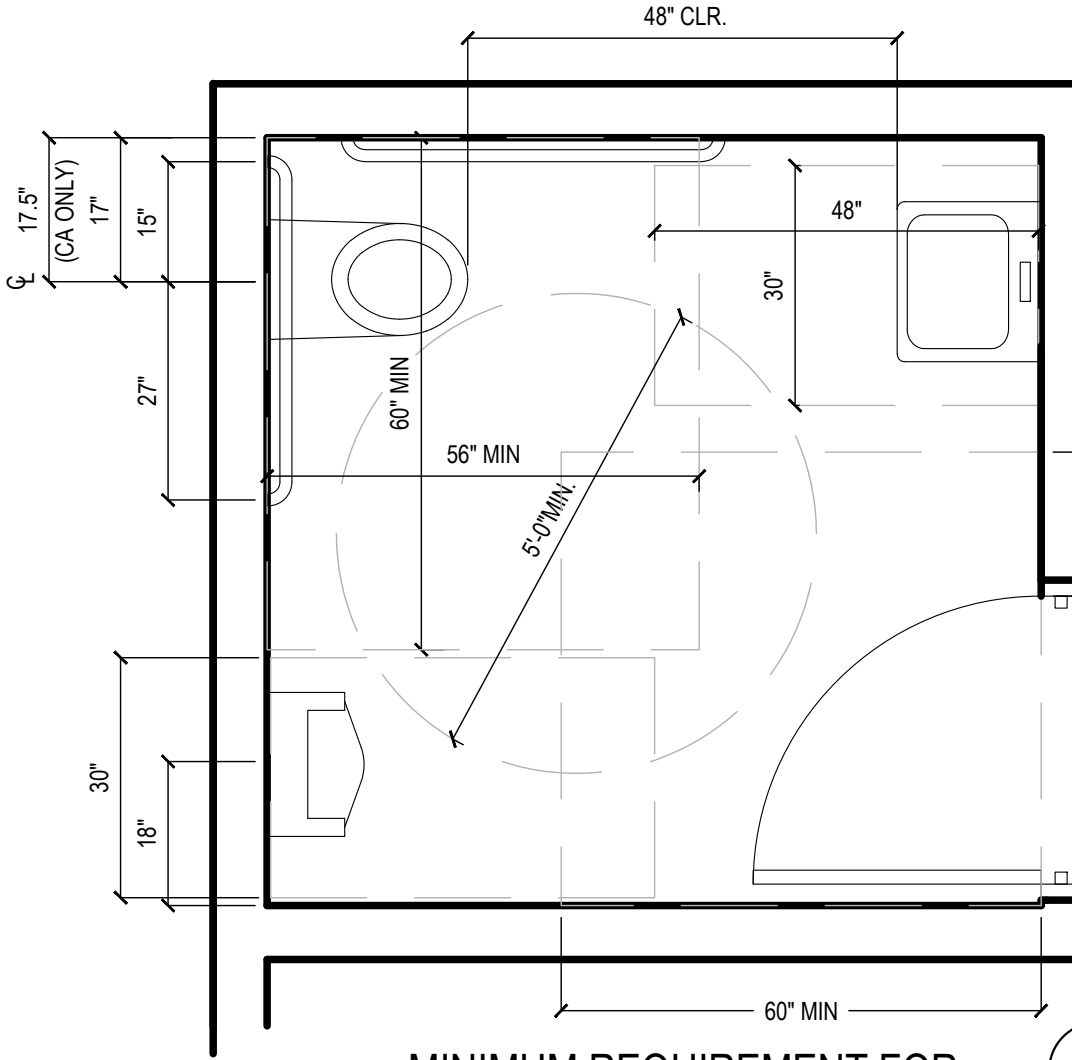


TOILET SIDE ELEVATION

GRAB BAR

ACCESSIBLE SANITARY FACILITIES

8



MINIMUM REQUIREMENT FOR
ACCESSIBLE SANITARY FACILITIES

9

GRAB BARS:

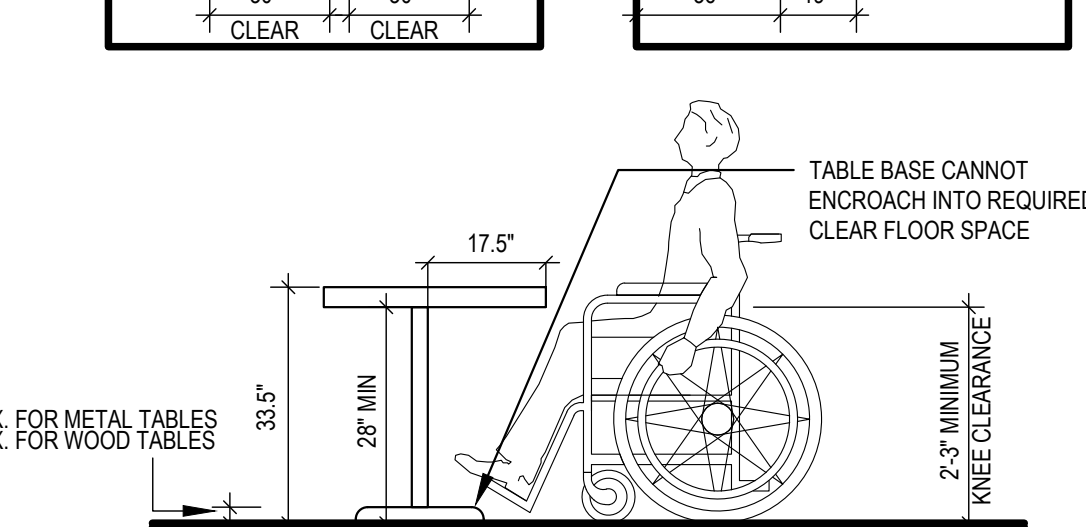
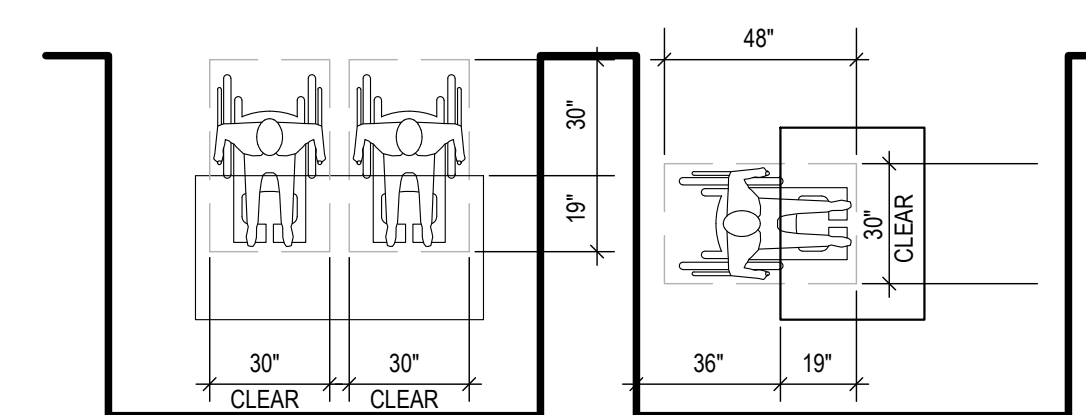
- GRAB BARS, FASTENERS AND MOUNTING DEVICES SHALL BE DESIGNED FOR 250 LBS. PER LINEAR FEET LOAD.
- GRAB BARS SHALL BE LOCATED ON EACH SIDE, OR ONE SIDE AND THE BACK OF THE PHYSICALLY DISABLED TOILET STALL OR COMPARTMENT AND SHALL BE SECURELY ATTACHED 35-INCHES TO TOP OF GRAB BAR AND PARALLEL TO THE FLOOR. VERTICAL GRAB BAR SHALL BE 18-INCHES LONG, INSTALLED AT 40-INCHES FROM THE REAR WALL AND 40-INCHES ABOVE FINISH FLOOR.
- GRAB BARS AT THE SIDE WALL SHALL BE AT LEAST 48-INCHES LONG MINIMUM, LOCATED 12-INCHES MAXIMUM FROM THE REAR WALL AND EXTENDING 54-INCHES MINIMUM FROM THE REAR WALL. THE REAR WALL GRAB BAR SHALL BE 42-INCHES LONG MINIMUM AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12-INCHES MINIMUM ON ONE SIDE AND 24-INCHES MINIMUM ON THE OTHER.
- 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 5% PERCENT OF ALL LOCKERS SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY DISABLED. A PATH OF TRAVEL NOT LESS THAN 36-INCHES IN CLEAR WIDTH SHALL BE PROVIDED. 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.

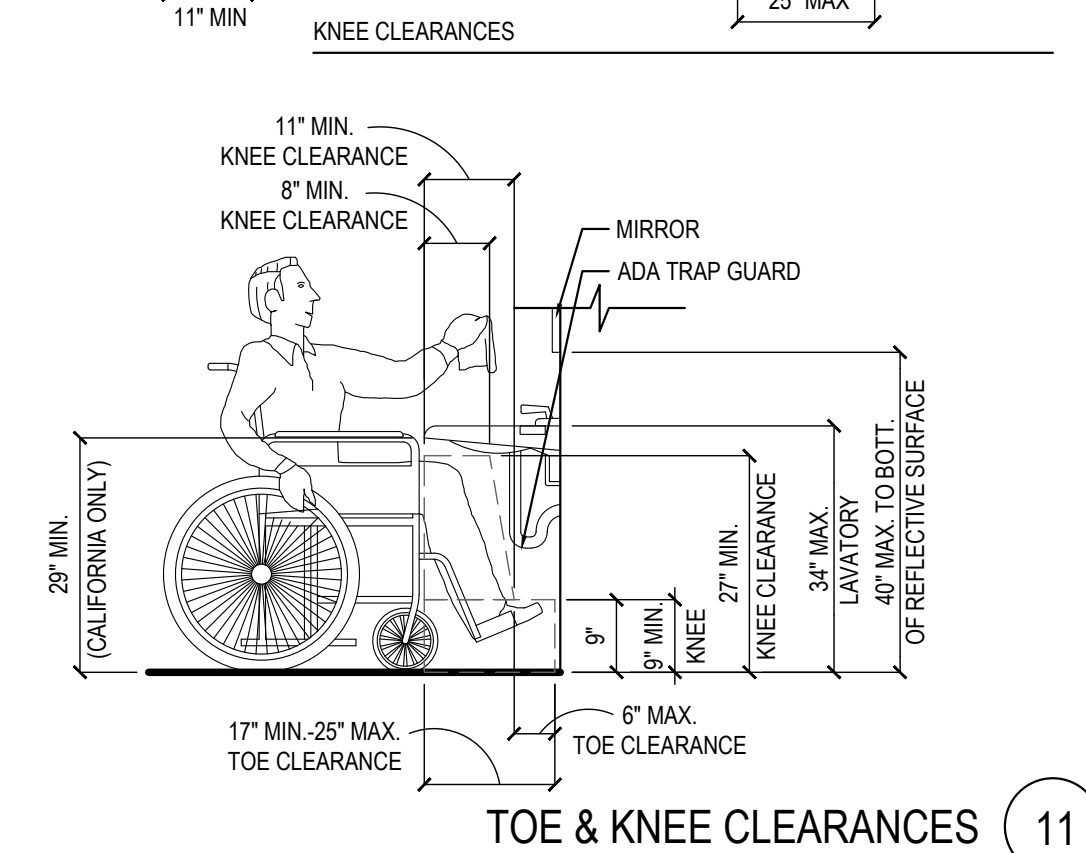
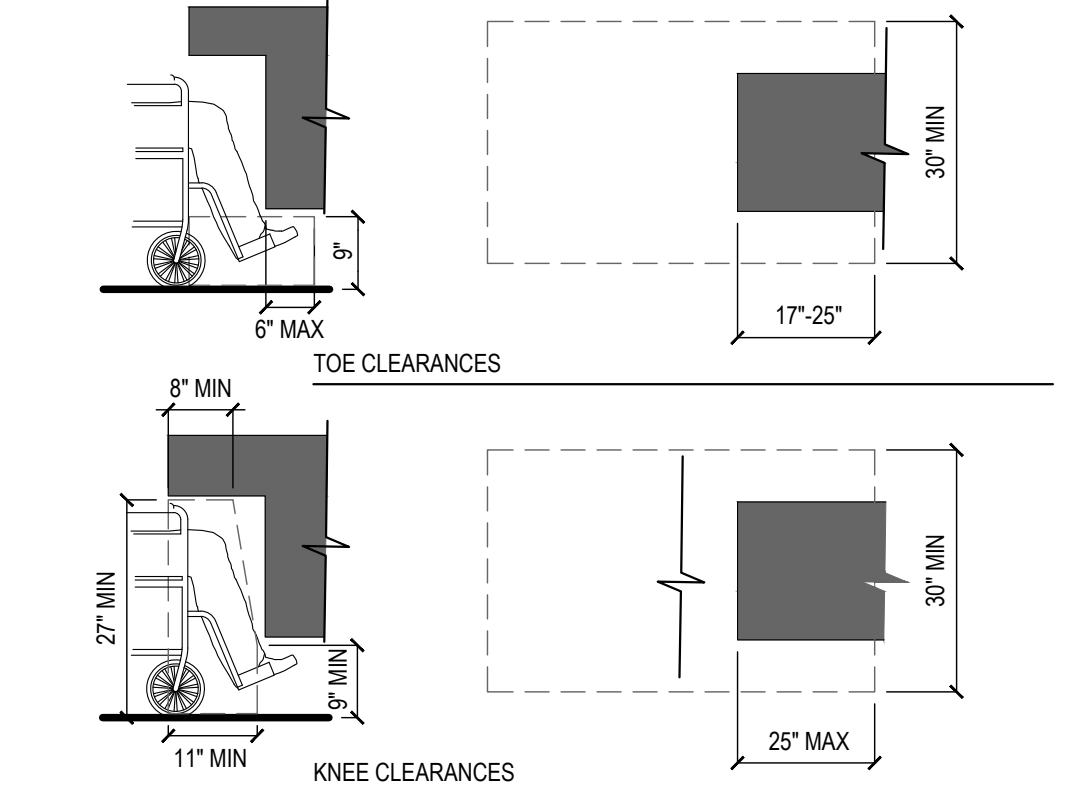
ADDITIONAL REQUIREMENTS:

- 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

10



TOE & KNEE CLEARANCES

11

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



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

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REVISIONS:

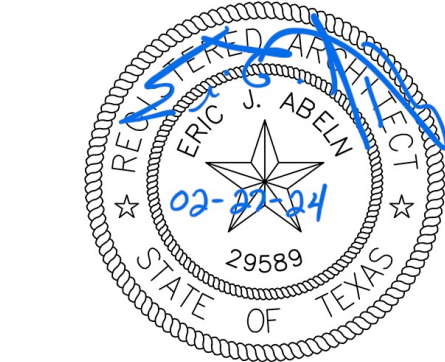
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2	HEALTH COMMENTS	08.16.23
3	SITE DEVELOPMENT REV.	08.31.23
4	SITE DEVELOPMENT REV.	11.09.23

ISSUE DATE:

1	CIVIL TECO	04.24.23
2	SITE DEVELOPMENT SET	05.12.23
3	BUILDING PERMIT SET	06.15.23
4	BID SET	09.15.23
5	BID SET	12.05.23
6	BID SET	02.27.24

DRAWN BY: LL

PANDA PROJECT #:
PANDA STORE #: S8-23-D23586
ARCH PROJECT #: 22080-003



Heights Venture
ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800
Houston, Texas 77008
713.869.1103

DALLAS 5741 Legacy Drive, Suite 320
Plano, Texas 75024
972.499.7292 V

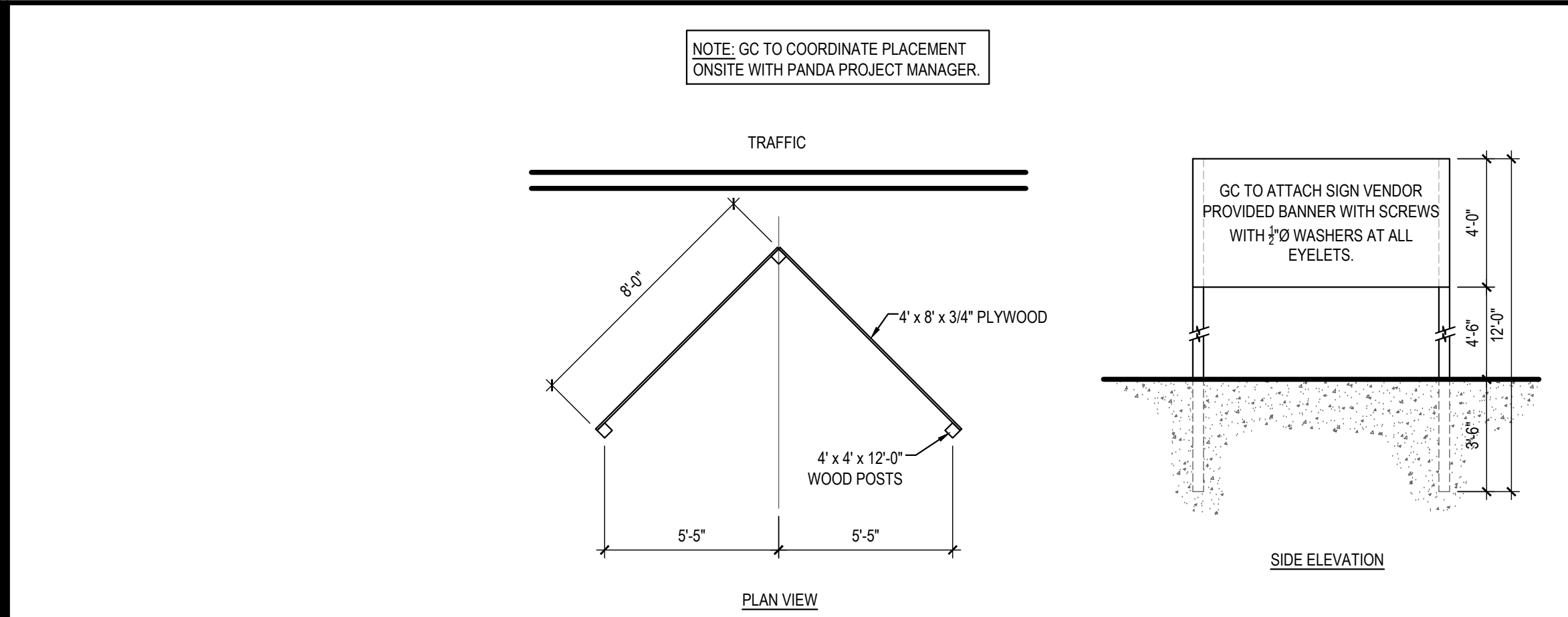
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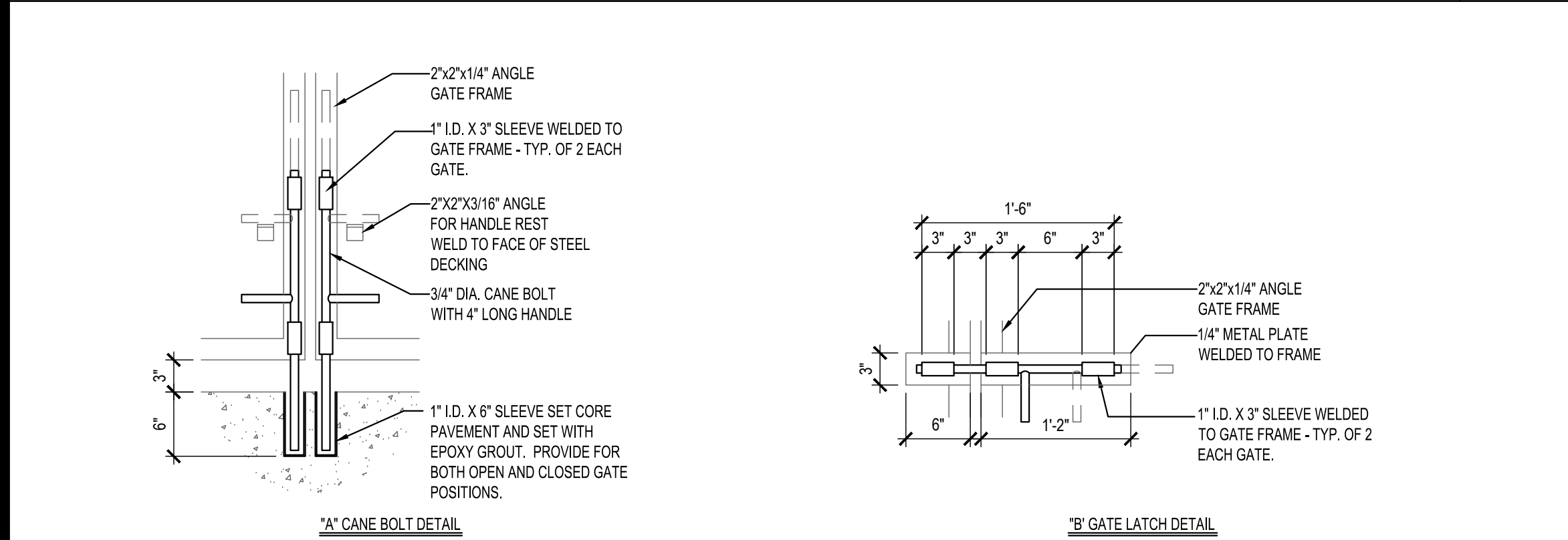
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AND DETAILS

PANDA 2300 HOME R4



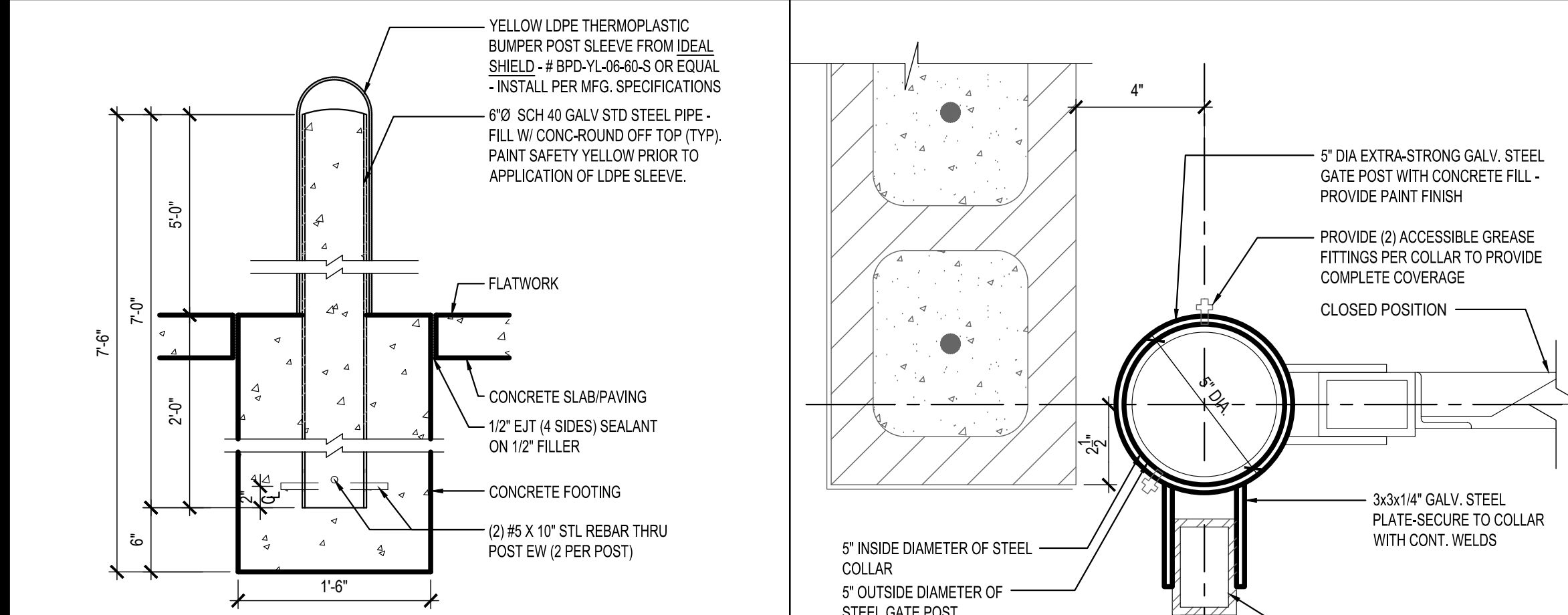
"COMING SOON" SIGN DETAIL 16

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



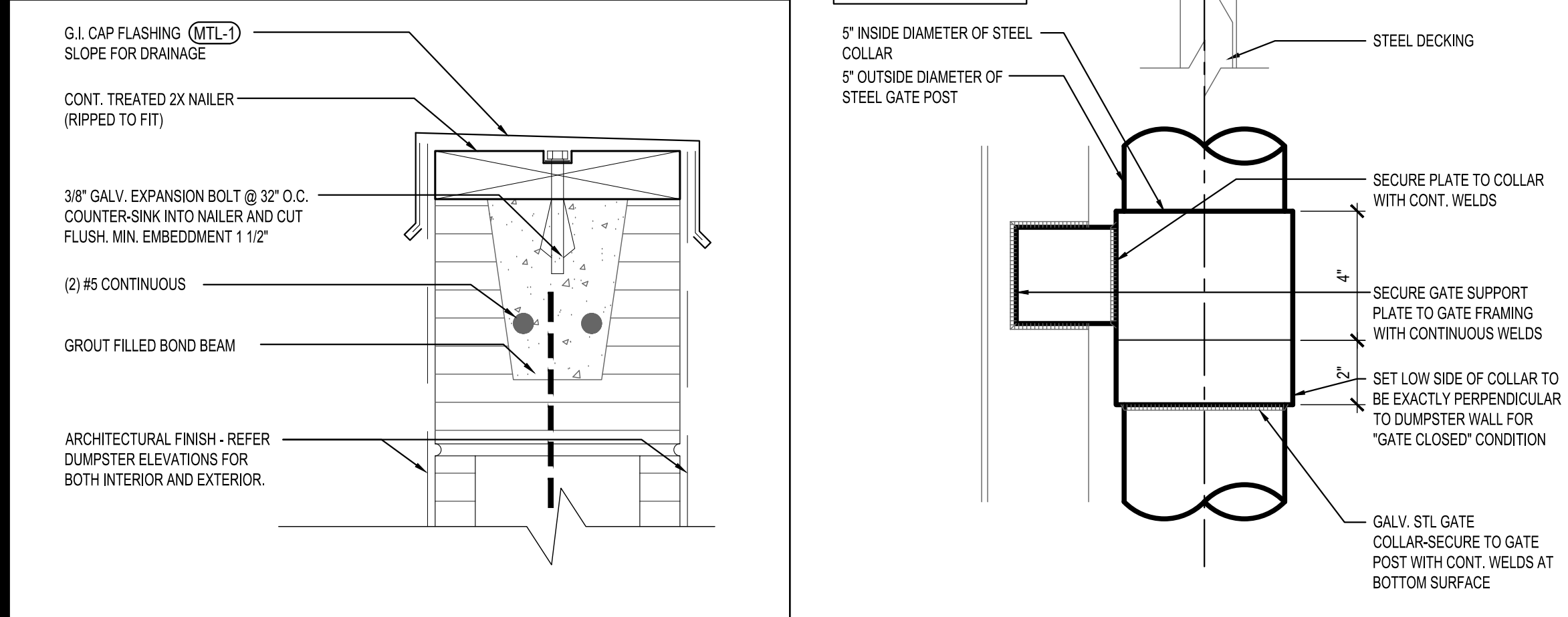
DUMPSTER GATE LATCH DETAILS 15

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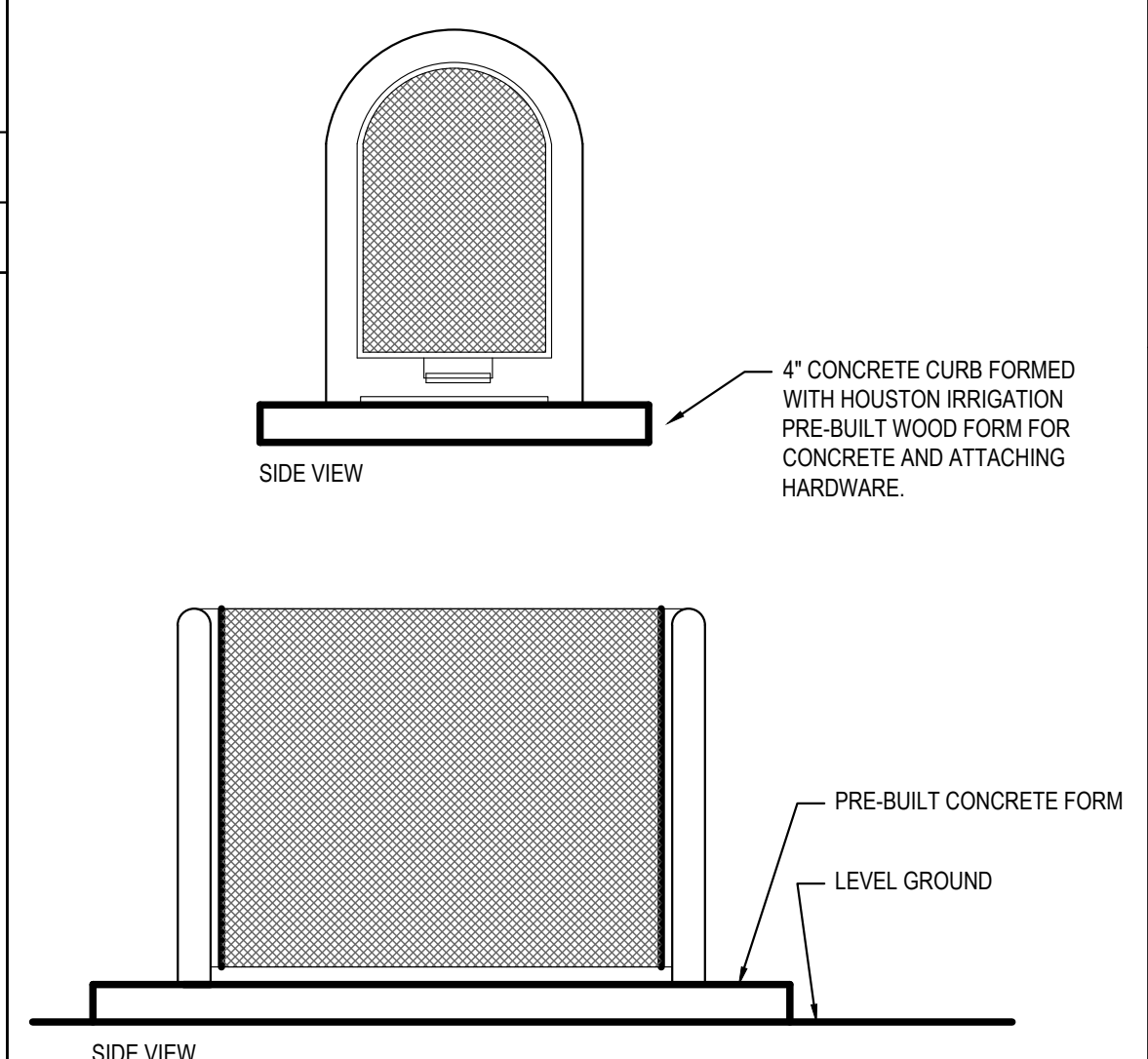
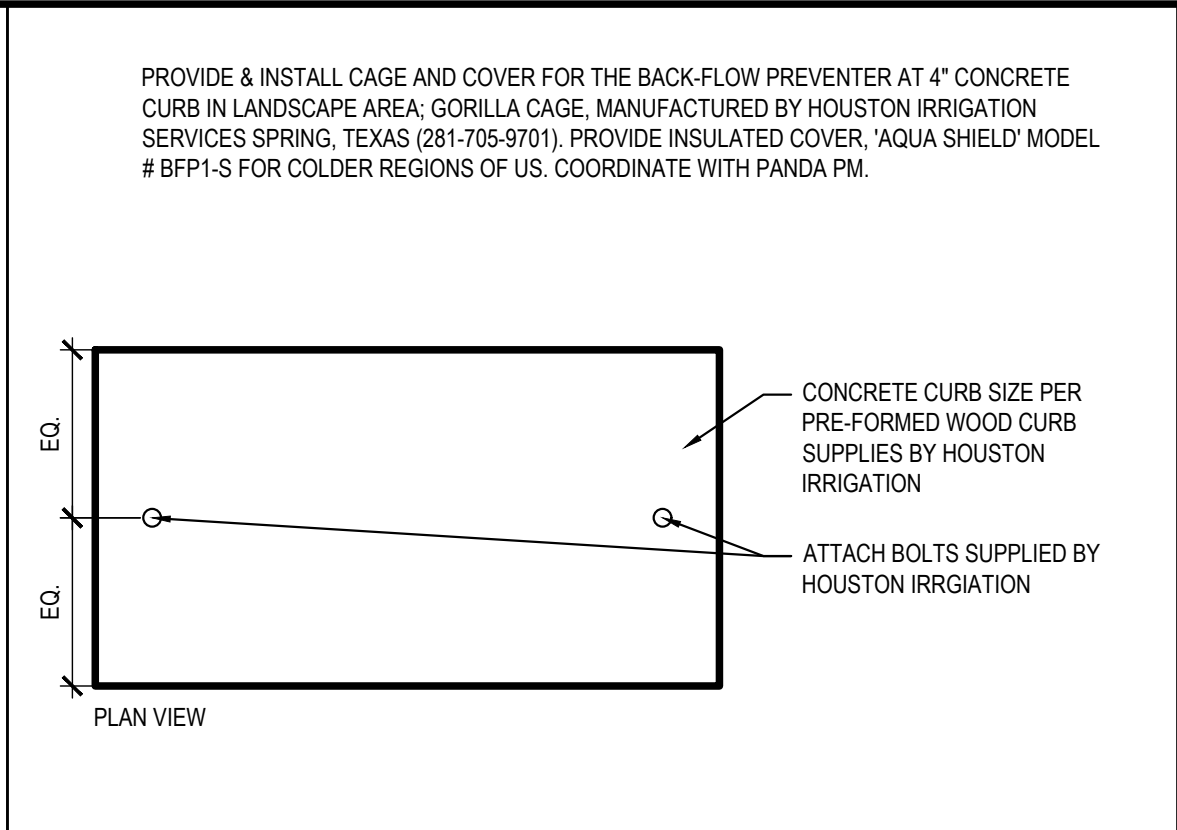
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DUMPSTER CAP DETAIL 17

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



BACKFLOW PROTECTION CAGE 11

Scale= NTS A-407



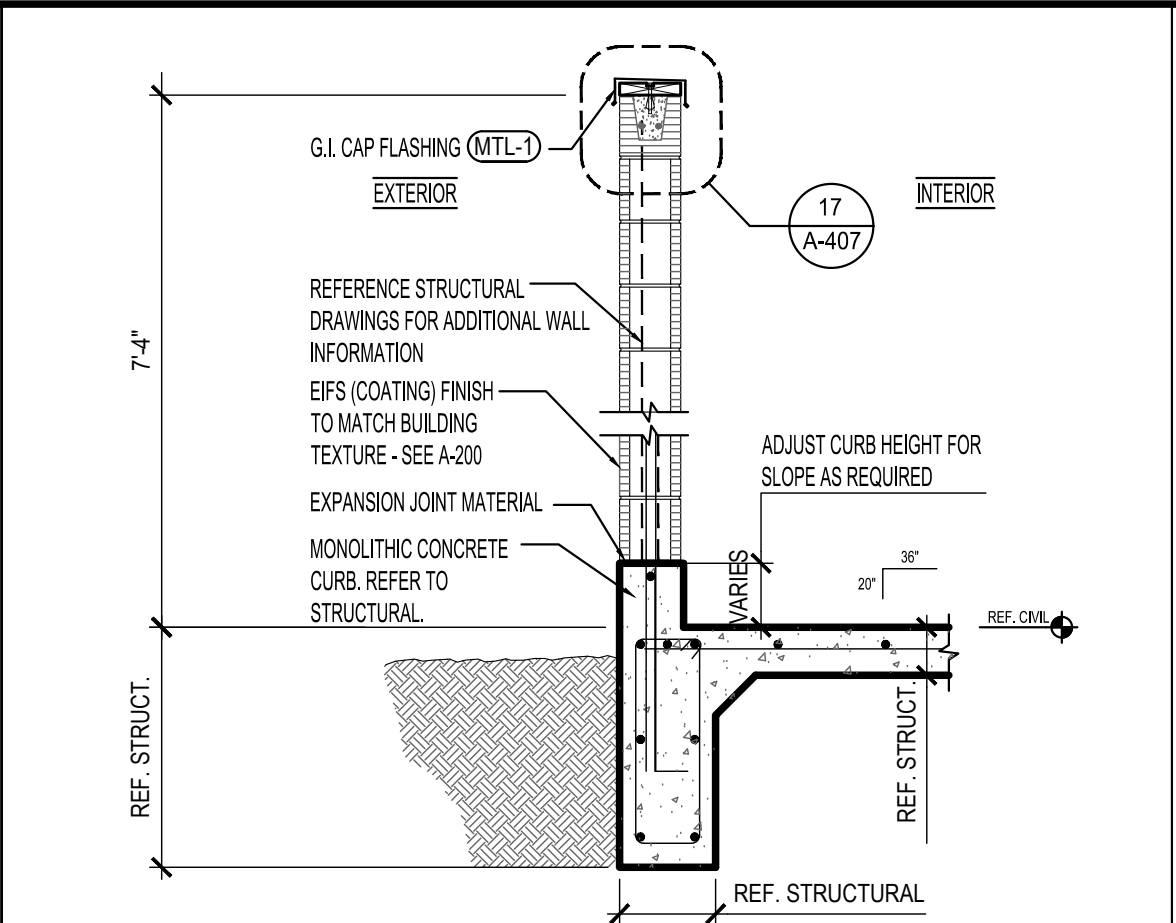
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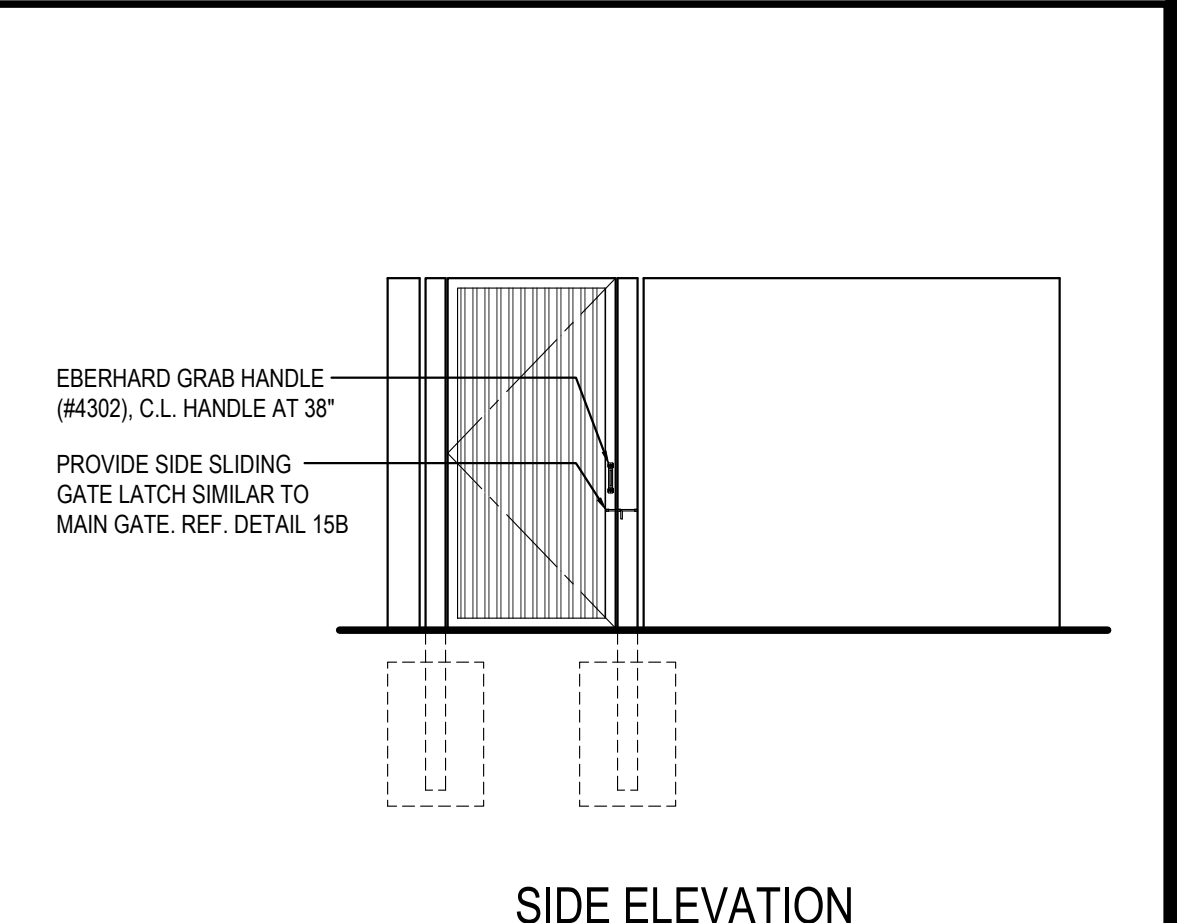
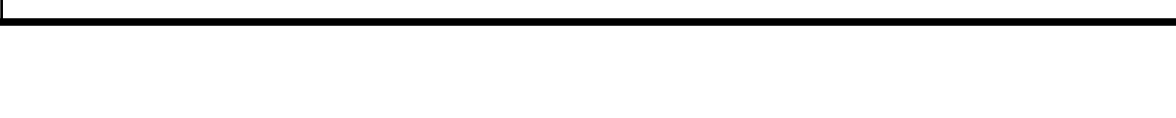
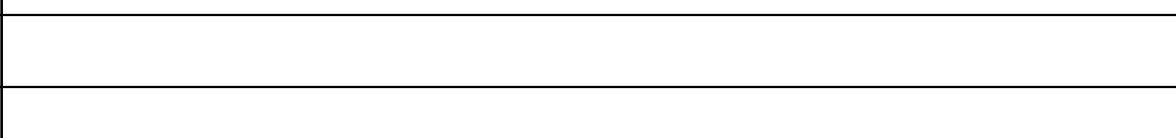
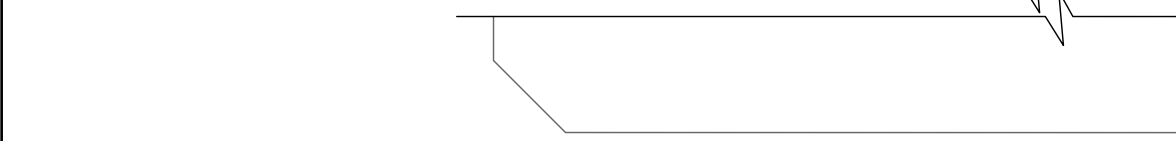
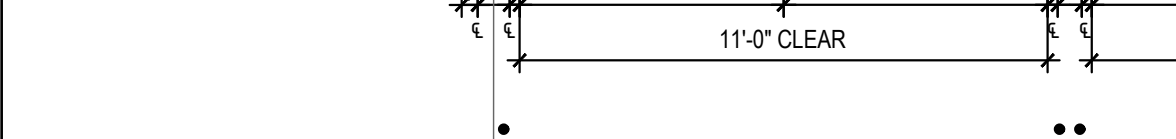
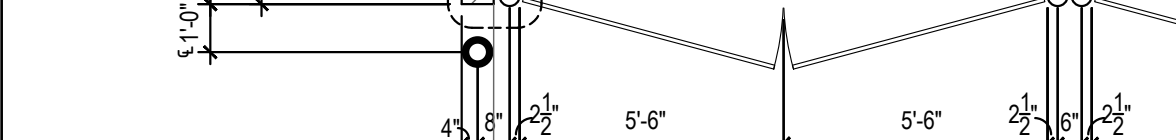
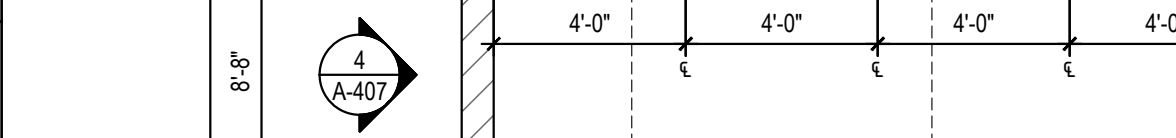
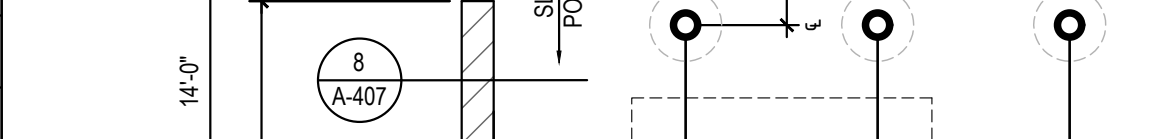
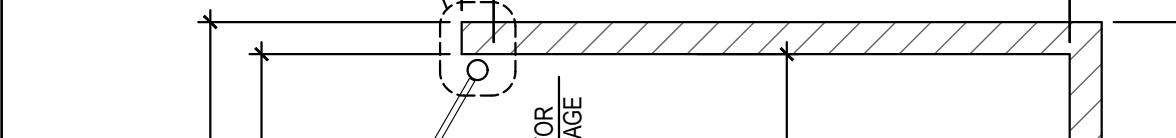
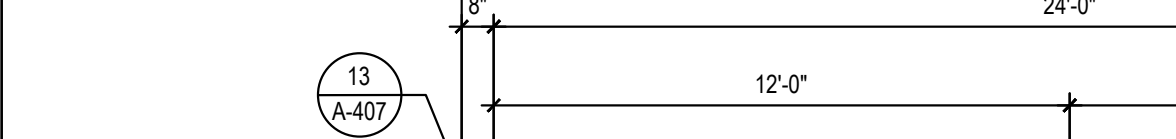
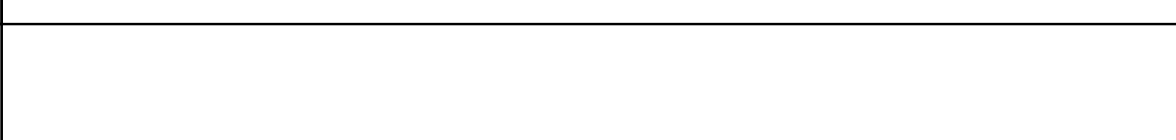
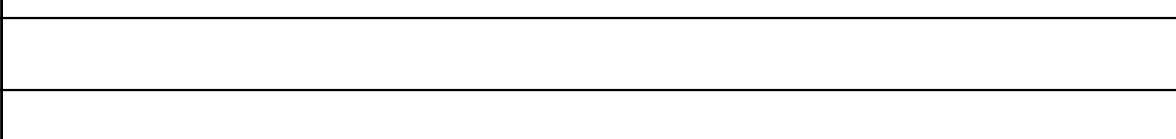
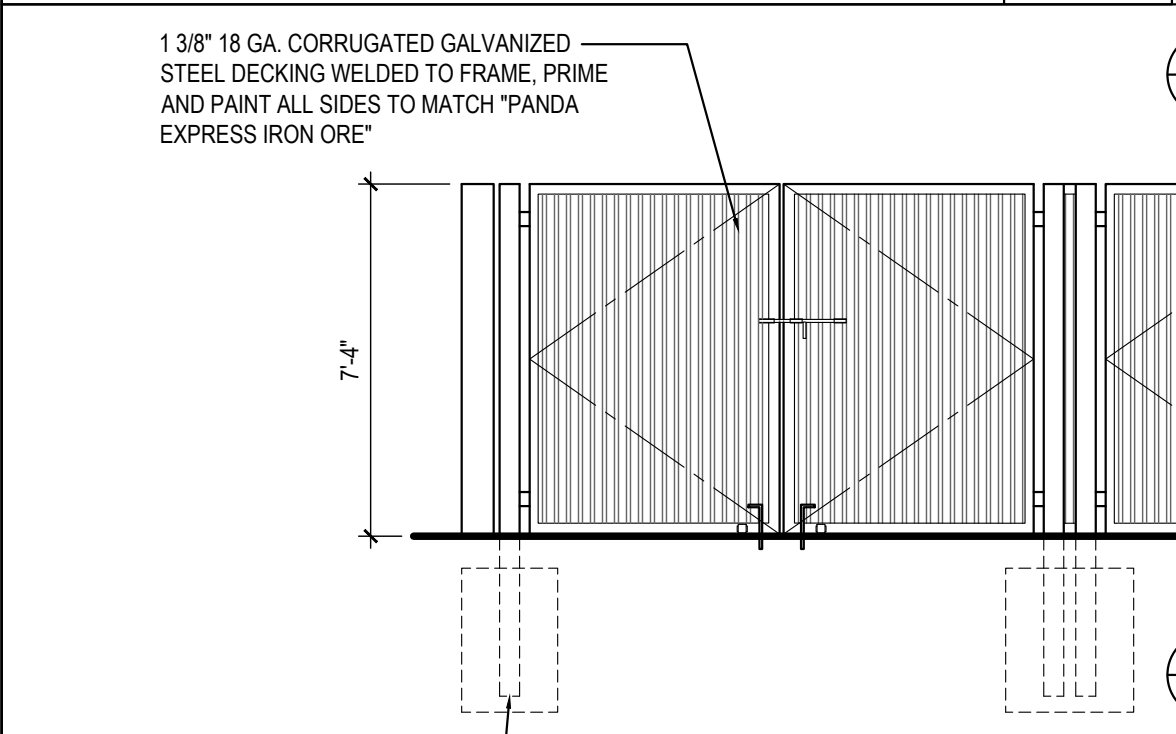
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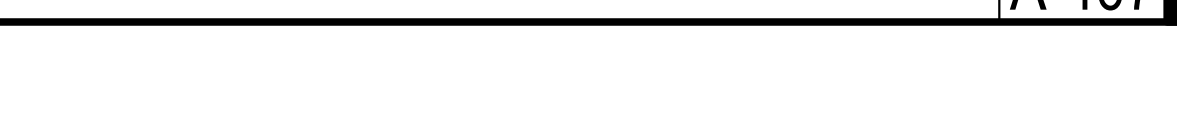
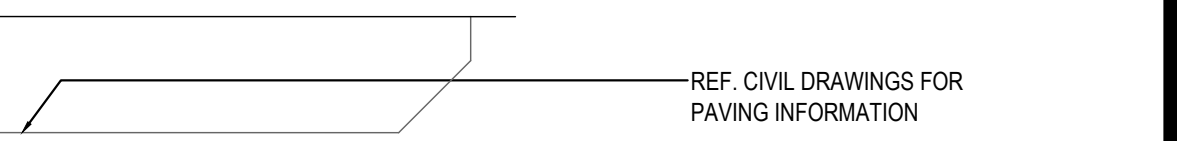
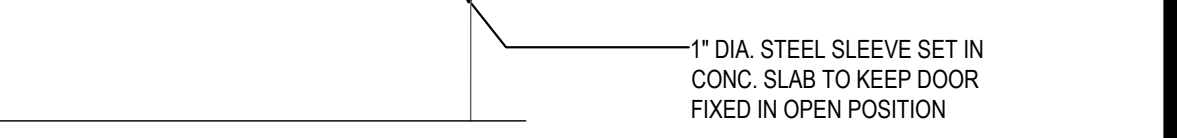
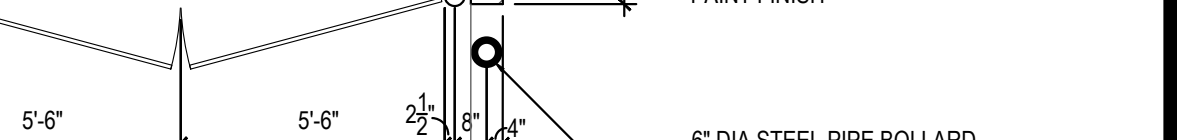
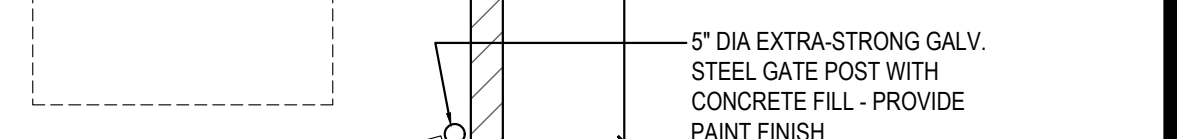
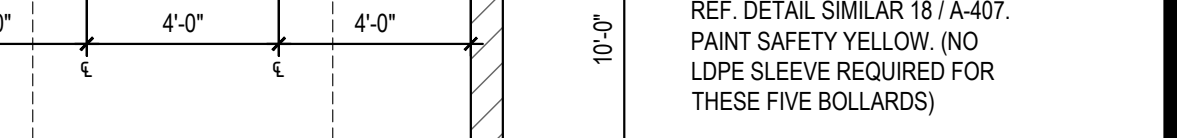
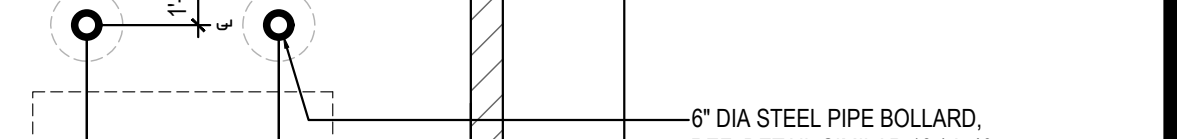
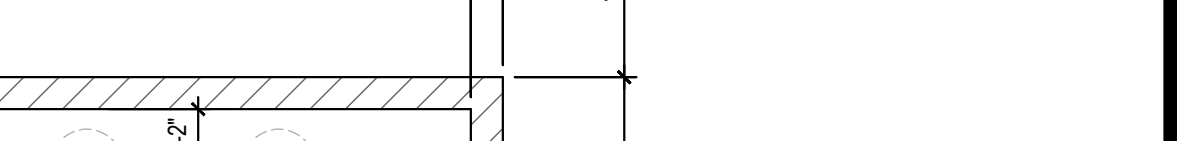
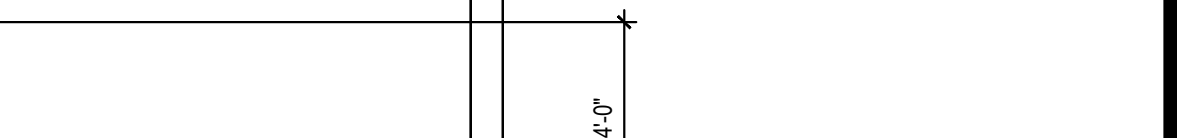
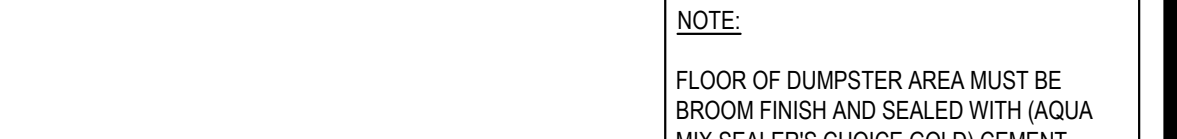
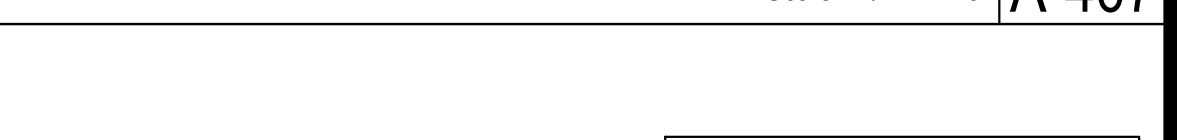
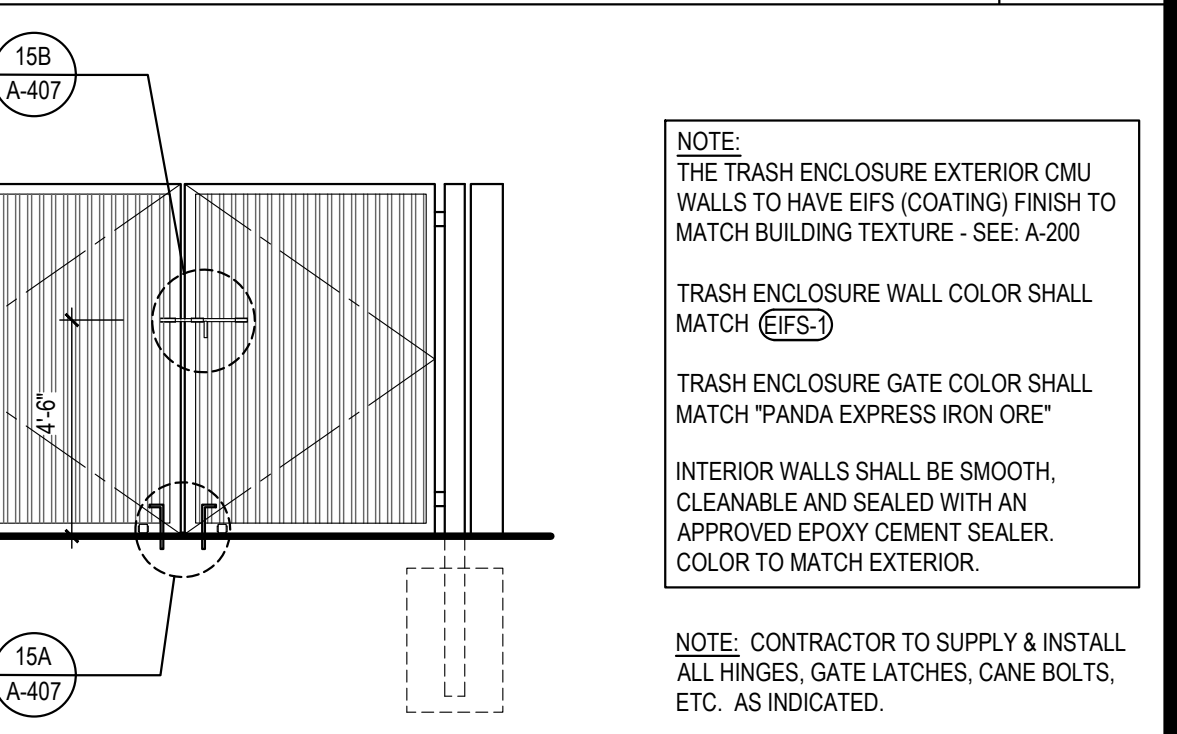
TRASH ENCLOSURE WALL SECTION 8

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



SIDE ELEVATION 4

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



TRASH ENCLOSURE 1

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

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CHINESE KITCHEN

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

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4	SITE DEVELOPMENT REV.	11.09.23

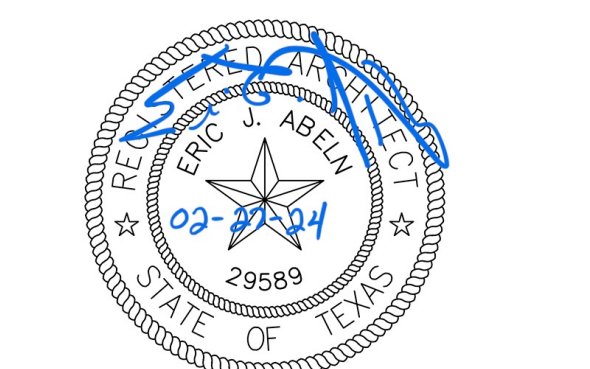
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PANDA PROJECT #:

PANDA STORE #: S8-23-D23586

ARCH PROJECT #: 22080-003



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ARCHITECTURE • DESIGN

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DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.490.7292 V

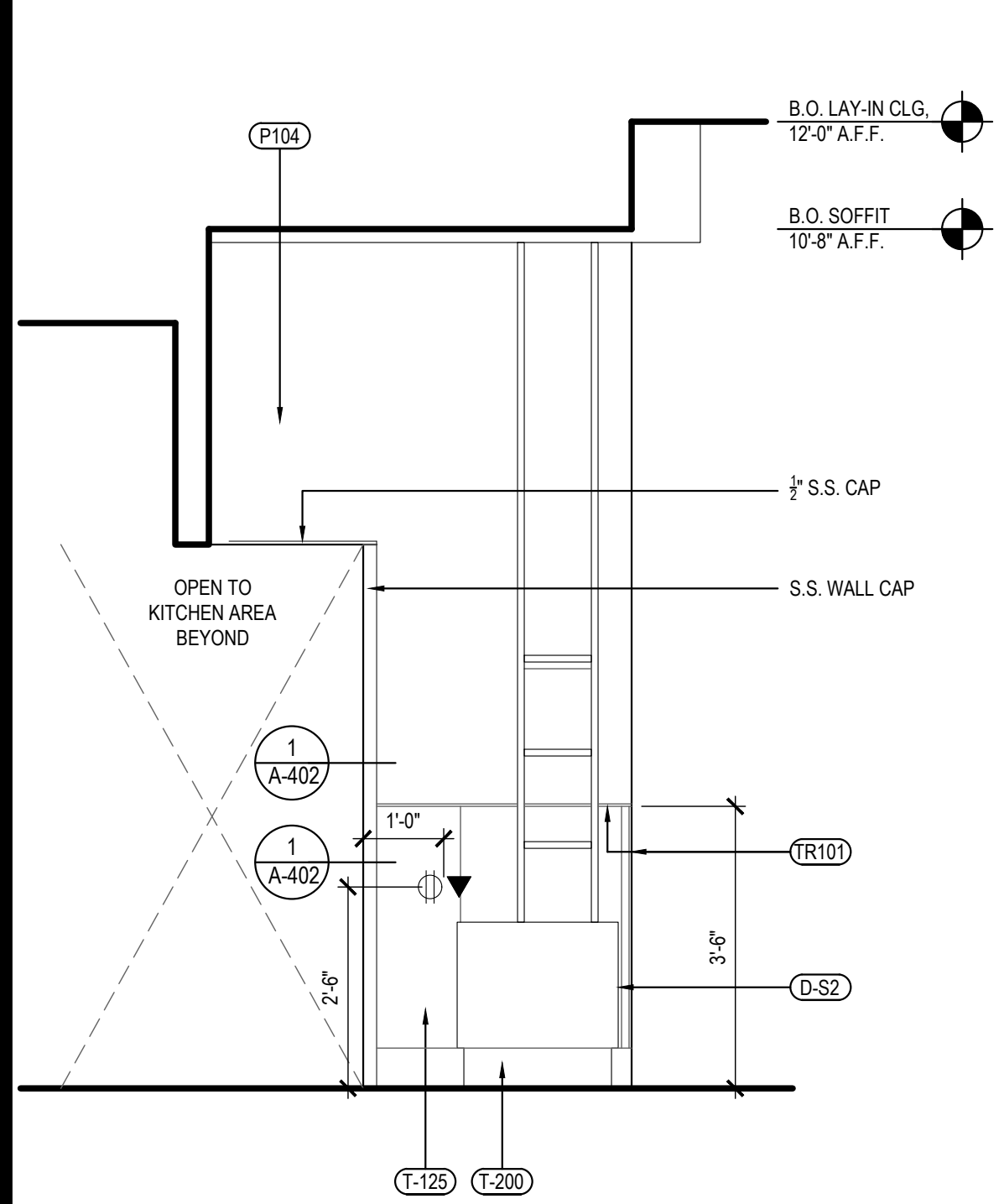
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PANDA EXPRESS
12991 W. STATE HWY. 29
LIBERTY HILL, TX 78642

A-407

TRASH ENCLOSURE
DETAILS

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).

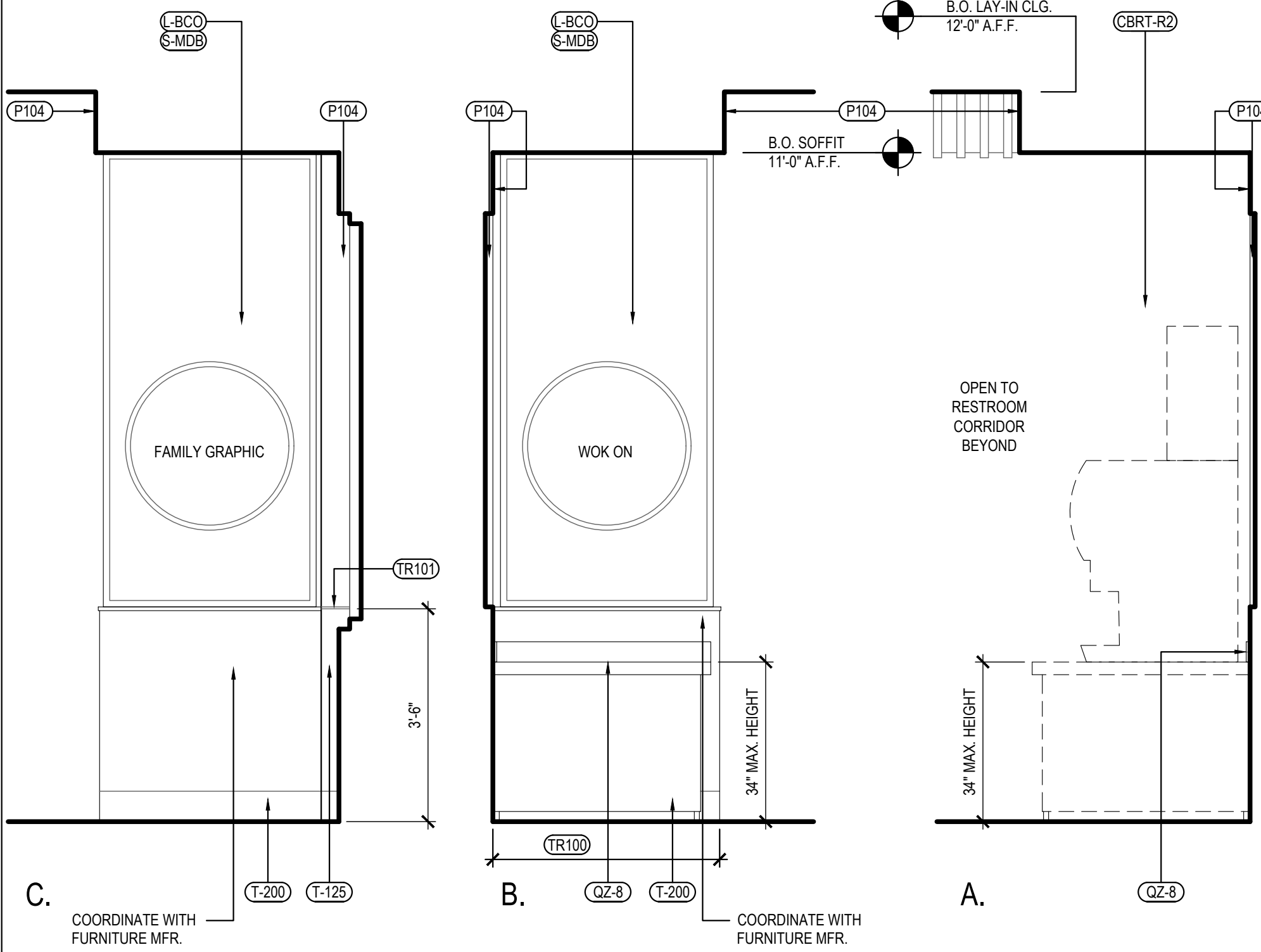


DINING ROOM ELEVATION

4

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

A-500

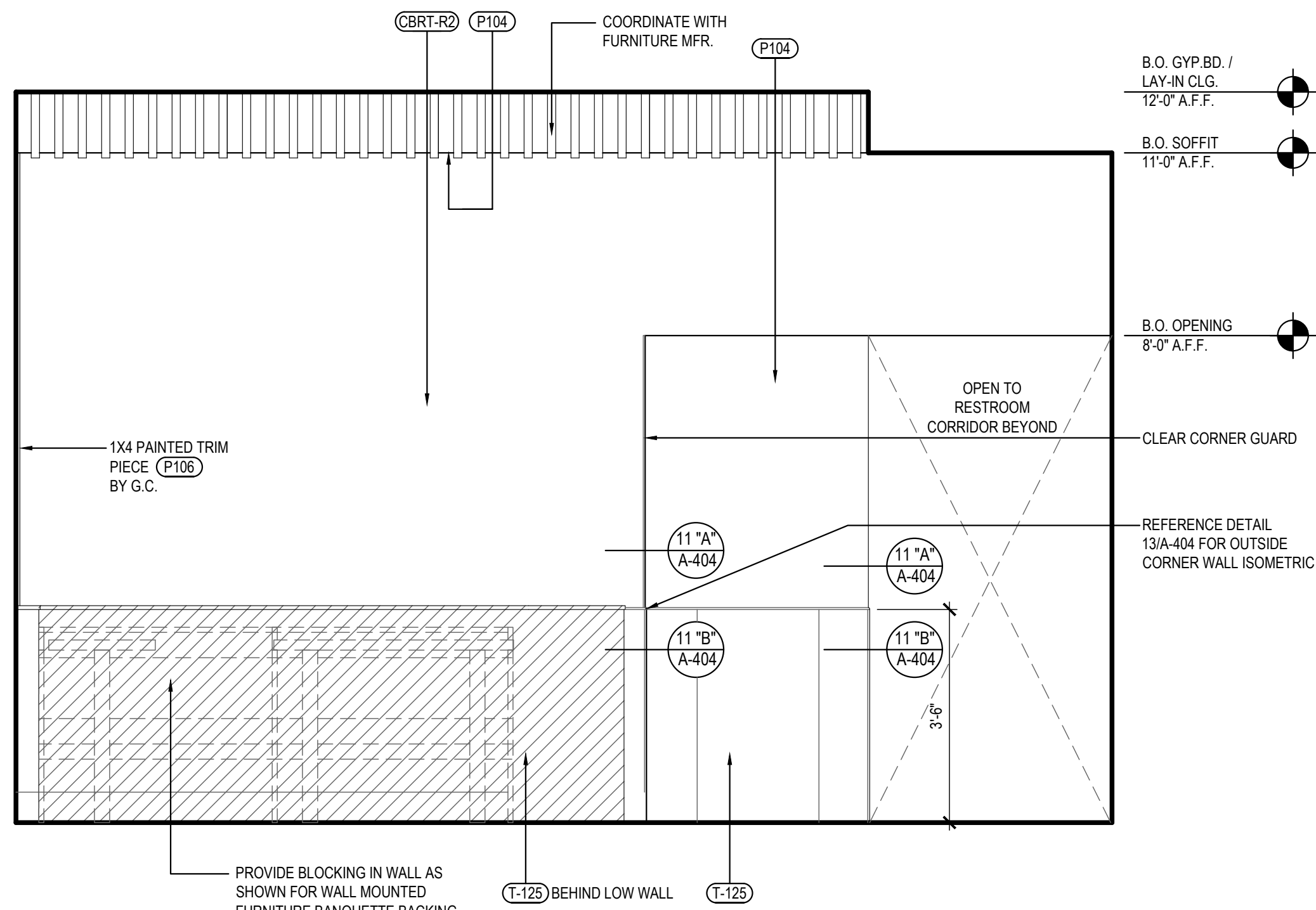


DINING ROOM ELEVATION

3

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

A-500

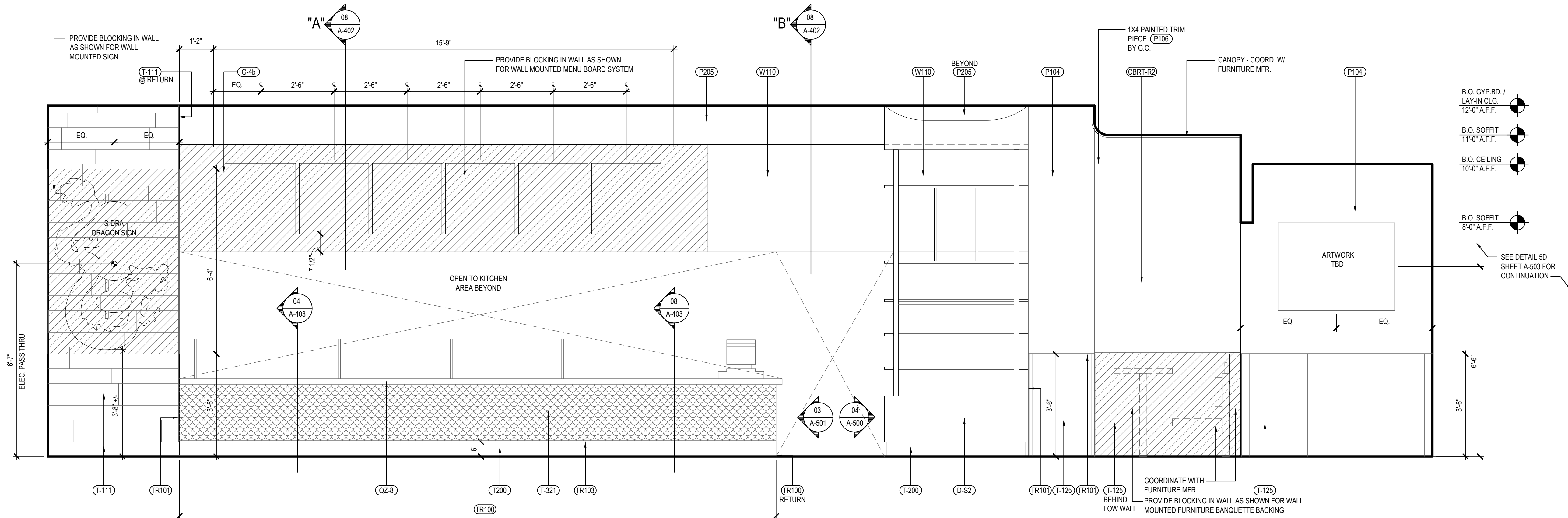


DINING ROOM ELEVATION

2

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

A-500



DINING ROOM ELEVATION

1

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

A-500



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

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DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.490.7292 V

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INTERIOR ELEVATIONS

PANDA 2300 HOME R4



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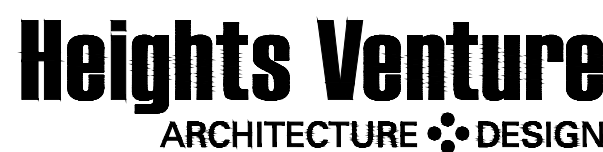
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Houston, Texas 77008	Piano, Texas. 75024
713 869 1103 V	972 490 7292 V

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INTERIOR ELEVATIONS

PANDA 2300 HOME R4

PERMIT / BID SET



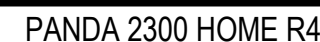
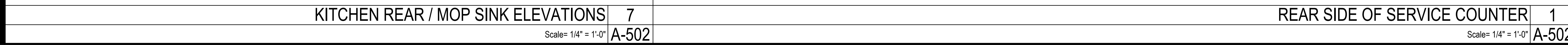
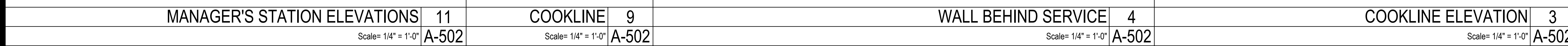
Scale= 1/2" = 1'-0" | A-501



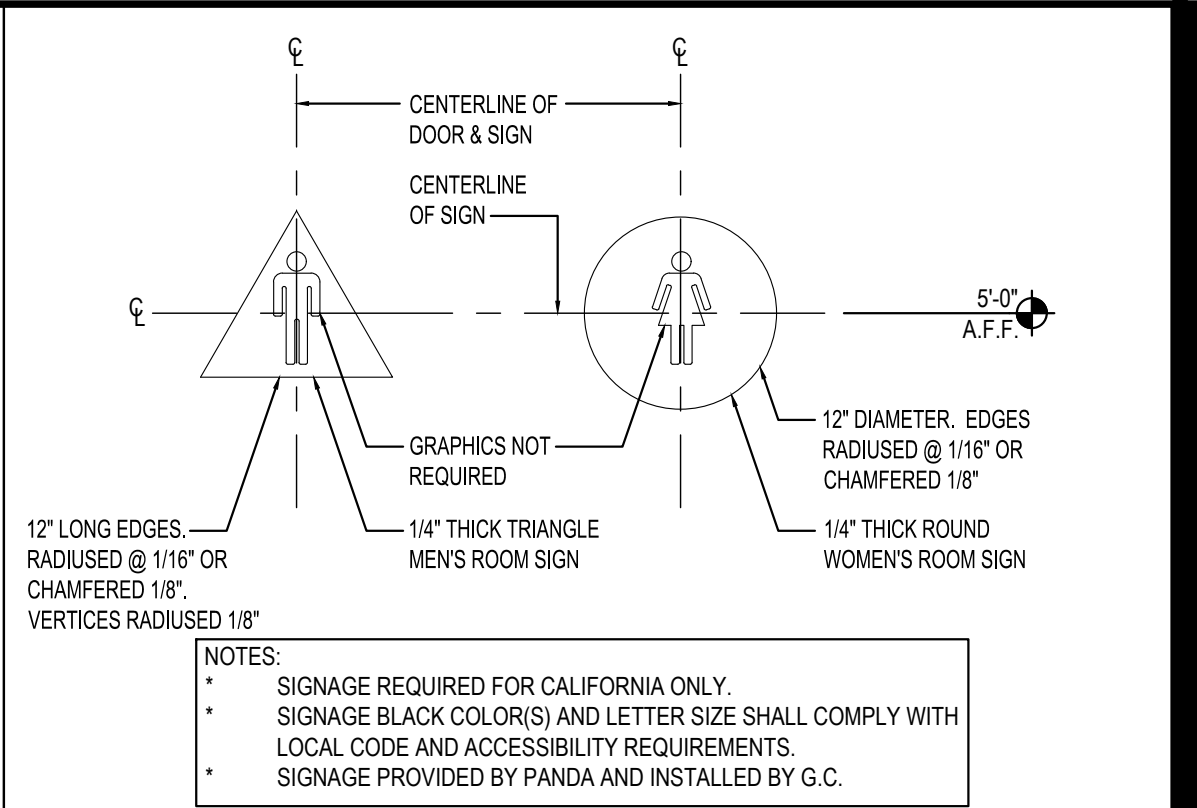
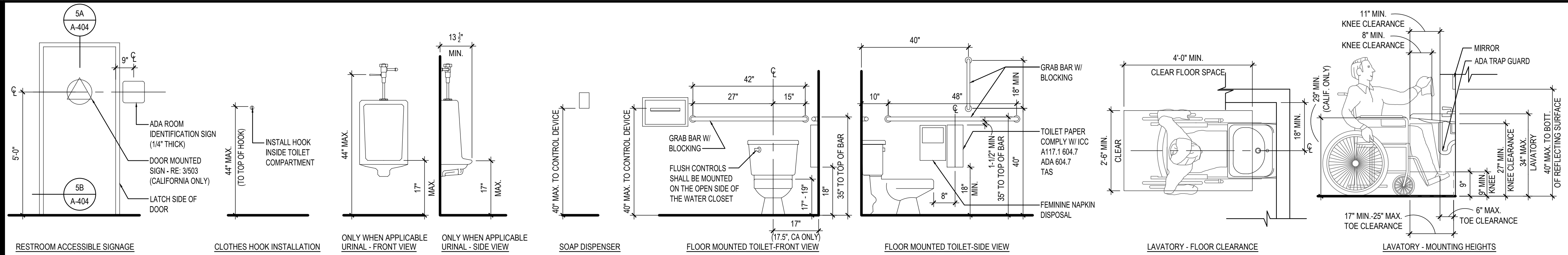
Scale= 1/2" = 1'-0" A-501



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



PERMIT / BID SET



STANDARD ACCESSIBLE MOUNTING HEIGHTS AND CLEARANCES

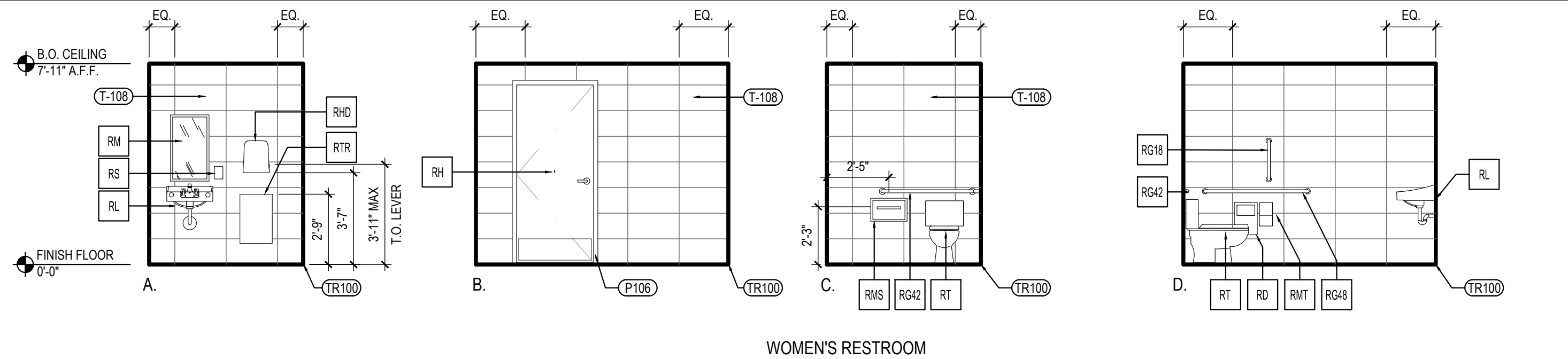
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RESTROOM DOOR SIGNS

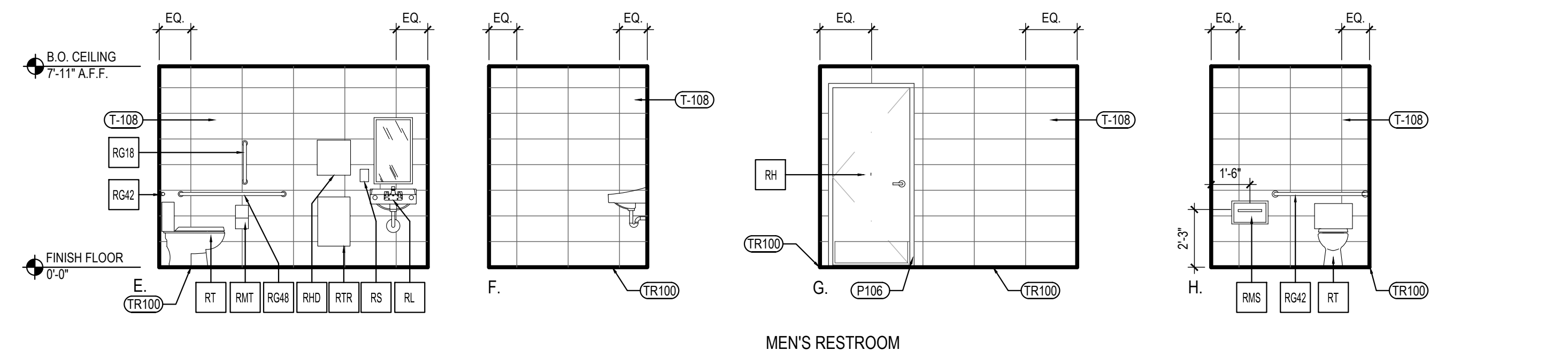
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Scale= NTS A-503

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



WOMEN'S RESTROOM



MEN'S RESTROOM

RESTROOM ELEVATIONS

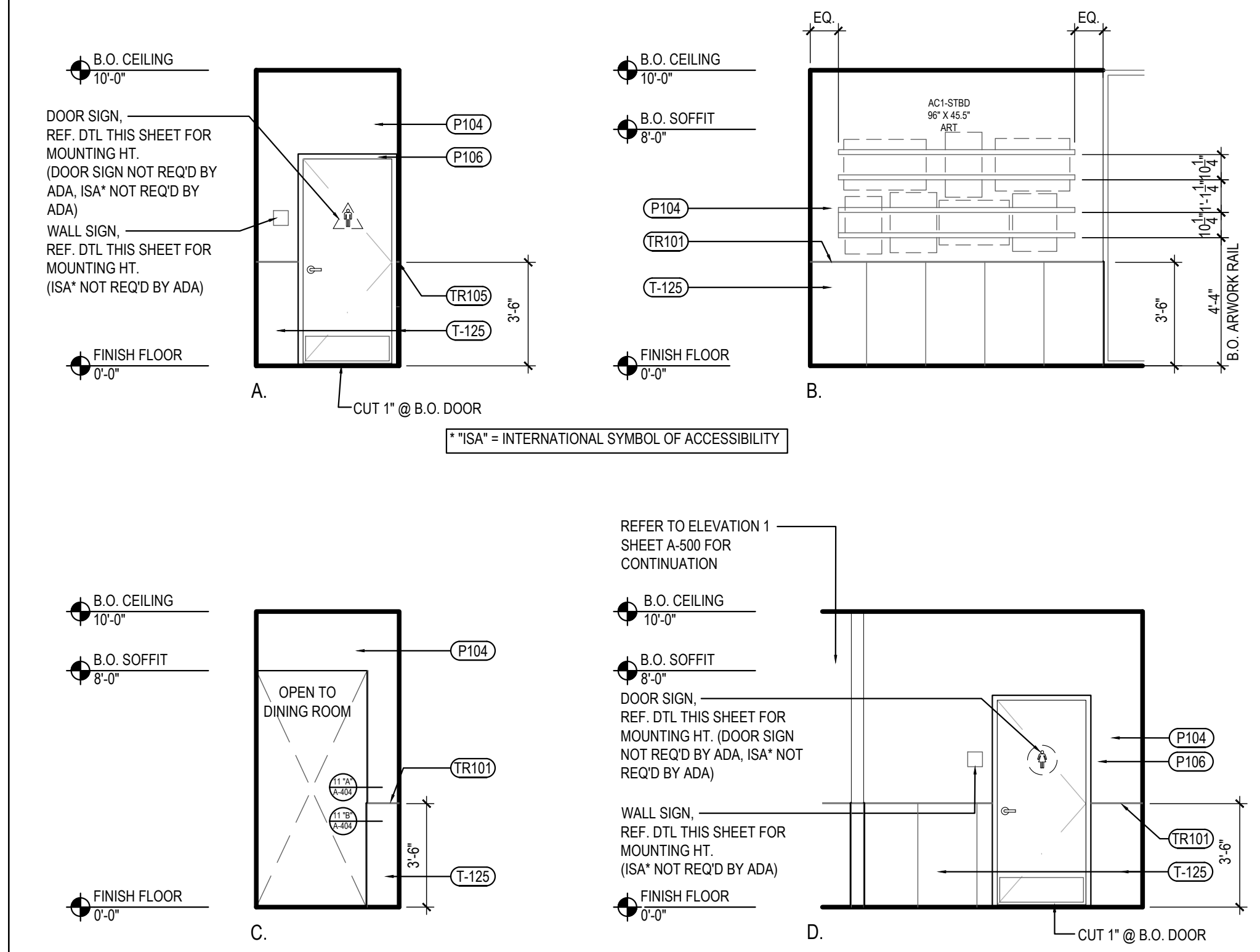
2

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

TOILET ACCESSORY SCHEDULE

NO	DESCRIPTION
RG42	BOBRICK GRAB BAR, 42" LONG B-6806 1 1/2", SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RG48	BOBRICK GRAB BAR, 48" LONG B-6806 1 1/2" SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RG18	BOBRICK GRAB BAR, 18" LONG B-6806 1 1/2" SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RM	BOBRICK CHANNEL FRAME MIRROR B-165 (1836) 18"x36" STAINLESS STEEL CHANNEL FRAME FURNISHED BY LOCKNET, INSTALLED BY G.C. MOUNT 40" MAX. TO BOTTOM OF REFLECTING SURFACE
RS	SOAP DISPENSER (BY VENDOR)
RMS	BOBRICK SEAT COVER DISPENSER B-221 STAINLESS STEEL, SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
RTR	BOBRICK SURFACE MOUNTED TRASH RECEPTACLE MODEL # B-277; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RHD	PAPER TOWEL DISPENSER FURNISHED BY PANDA EXPRESS, INSTALLED BY G.C.
RMT	BOBRICK 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 RECESSED SANITARY NAPKIN DISPOSAL B-3613 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.

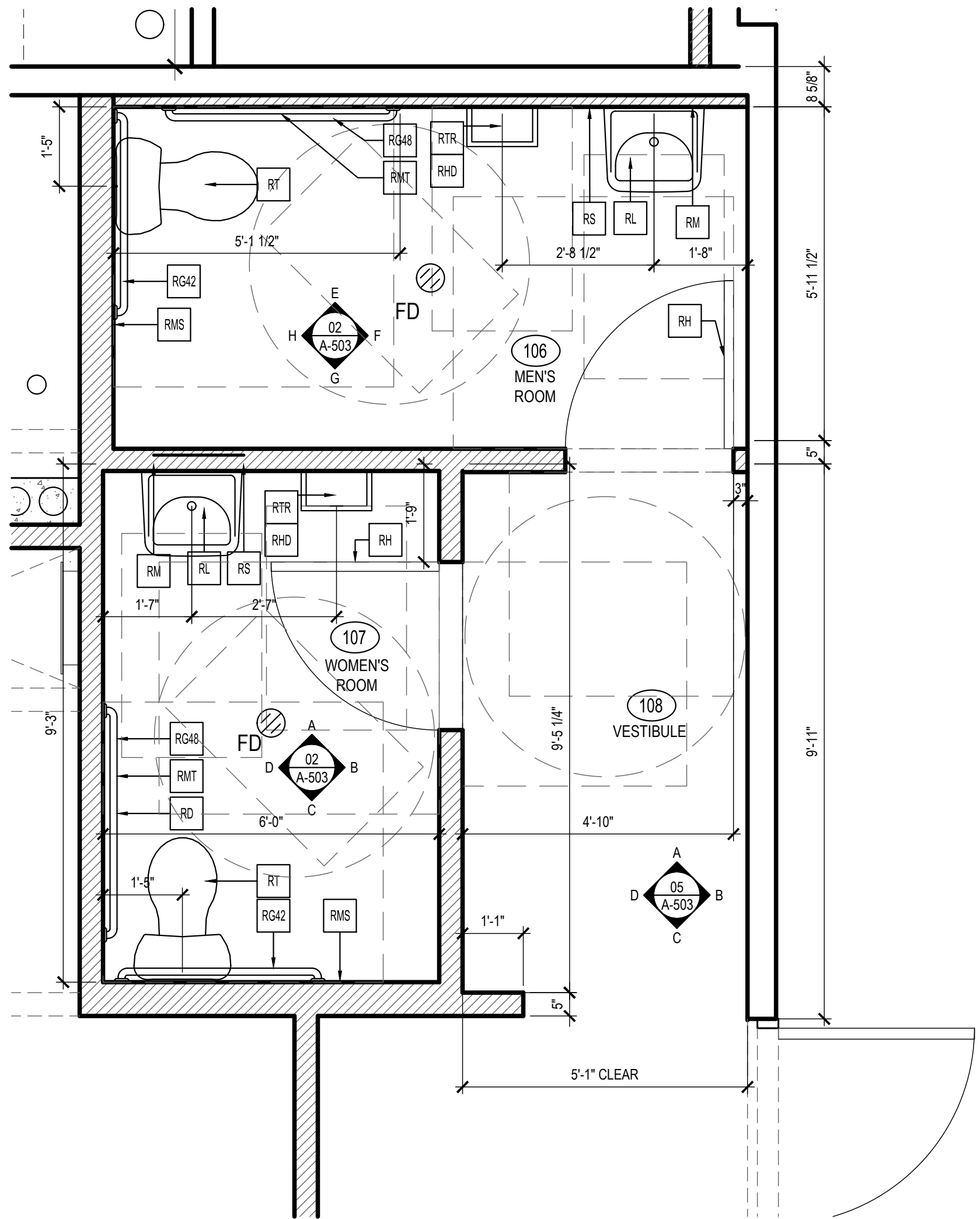
* INSULATE ALL PIPES (TRAP & HOT WATER) AT ACCESSIBLE LAVATORIES.



RESTROOM VESTIBULE ELEVATIONS

5

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



ENLARGED RESTROOM PLANS

1

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



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Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

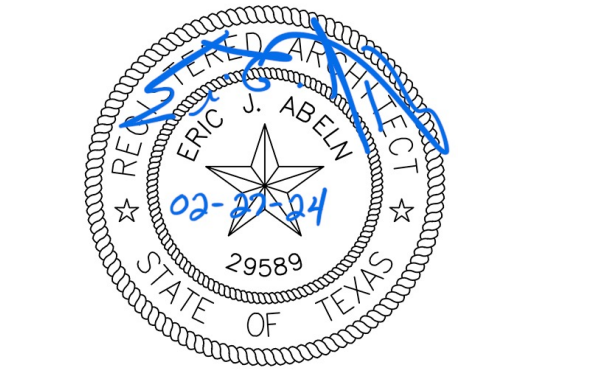
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A-503

ENLARGED RESTROOM
PLANS AND ELEVATIONS

PANDA 2300 HOME R4

STRUCTURAL NOTES

GENERAL

- THIS PROJECT SHALL MEET ALL REQUIREMENTS OF THE CITY OF LIBERTY HILL, TX AND THE 2006 INTERNATIONAL BUILDING CODE.
- 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 7-05
V_{ult} = 90 MPH
RISK CATEGORY = II
EXPOSURE CATEGORY C
INTERNAL PRESSURE COEFFICIENT C_{pi}: ±0.18
COMPONENTS AND CLADDING:
(ROOF ANGLE 0 TO 7°)
ULTIMATE
+12.0 PSF (ZONE 1, EFF. AREA = 100 FT.²)
-16.5 PSF
+14.0 PSF (ZONE 2, EFF. AREA = 100 FT.²)
-19.5 PSF
+14.0 PSF (ZONE 3, EFF. AREA = 100 FT.²)
-19.5 PSF
+15.8 PSF (ZONE 4, EFF. AREA = 20 FT.²)
-17.1 PSF
+15.8 PSF (ZONE 5, EFF. AREA = 20 FT.²)
-20.5 PSF
+30.2 PSF (PARAPETS, LOAD CASE A)
-27.6 PSF (PARAPETS, LOAD CASE B)
- SEISMIC LOADS
S_s = 0.076
S_i = 0.033
SITE CLASS C
S_{ps} = 0.061
S_{pi} = 0.038
SEISMIC DESIGN CATEGORY A
DESIGN BASE SHEAR V = 0.010W
SNOW LOADS
GROUND SNOW P_g = 5 PSF
FLAT ROOF SNOW P_f = 3.5 PSF
C_e = 1.0
I = 1.0
C_t = 1.0
- SEE ROOF PLAN FOR ADDITIONAL MECHANICAL LOADS.

FOUNDATION DESIGN AND SITEWORK FOR BUILDING (TERRACON PROJECT NO. AC225055)

- THE ACTUAL BEARING GRADE SHALL BE CHECKED IN THE FIELD DURING CONSTRUCTION BY A SOILS CONSULTANT TO ENSURE THAT THE FOUNDATION SYSTEM IS SUPPORTED BY SUITABLE BEARING SOILS AND WILL PERFORM IN ACCORDANCE WITH THE ASSUMED CONDITIONS.
- 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 2,500 PSF (ALLOWABLE SOIL BEARING CAPACITY) AND THE SOILS SUPPORTING THE SLAB-ON-GRADE ARE ADEQUATE TO MINIMIZE DIFFERENTIAL MOVEMENT TO LESS THAN 1/8" 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 DELETERIOUS 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 2,500 PSF AT MINIMUM 24" INTO SETTLE FILL. MINIMUM CONTINUOUS FOOTING WIDTH IS 18 INCHES. MINIMUM FOOTING DEPTH IS 24" 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.).
 - 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 SPLICED BETWEEN SUPPORTS AND BOTTOM BARS TO BE SPLICED 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
#5 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
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 INDICATED ON THE DRAWINGS, THE FOLLOWING HILTI OR SIMPSON PRODUCTS MAY BE USED. CONTACT HILTI AT (800) 879-8000 OR SIMPSON AT WWW.STRONGTIE.COM FOR PRODUCT RELATED QUESTIONS.
A. ANCHORAGE TO CONCRETE
1. ADHESIVE ANCHORS FOR CRACKED AND UNCRACKED CONCRETE USE:
(1) HILTI HIT-HY 200 SAFE SET SYSTEM WITH HILTI HIT-Z ROD OR HAS -E THREADED ROD PER ICC-ES ESR-3187.
(2) SIMPSON SET-3G SYSTEM WITH F1554 THREADED ROD PER ICC-ES ESR-4057
B. MEDIUM DUTY MECHANICAL ANCHORS FOR CRACKED AND UNCRACKED CONCRETE USE:
(1) HILTI KWIK HUS E2-I SCREW ANCHORS PER ICC-ES ESR-3027
(2) SIMPSON TITEN HD SCREW ANCHORS PER ICC-ES ESR-2713
(3) SIMPSON TITEN HD STAINLESS STEEL SCREW ANCHOR PER IAMPO UES ER-493
2. ANCHOR CAPACITY USED IN DESIGN SHALL BE BASED ON THE TECHNICAL DATA PUBLISHED OR SUCH OTHER METHOD AS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. CONTRACTOR SHALL PROVIDE CALCULATIONS DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERFORMANCE VALUES OF THE SPECIFIED PRODUCT. SUBSTITUTIONS WILL BE EVALUATED BY THEIR HAVING AN ICC ESR SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE FOR SEISMIC USES, LOAD RESISTANCE, INSTALLATION CATEGORY, AND AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS. ADHESIVE ANCHOR EVALUATION WILL ALSO CONSIDER CREEP, IN-SERVICE TEMPERATURE, AND INSTALLATION TEMPERATURE.
 - INSTALL ANCHORS PER THE MANUFACTURER INSTRUCTIONS, AS INCLUDED IN THE ANCHOR PACKAGING. CONTRACTOR SHALL USE THE NECESSARY MEANS, AS REQUIRED BY OSHA, TO PROTECT FROM DUST DURING DRILLING OPERATIONS.
 - 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.
 - THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.
 - 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.
- LIGHT GAGE METAL FRAMING
- STEEL STUD SIZES SHALL BE AS NOTED ON THE DRAWINGS, CONFORMING TO SSMA STANDARDS.
 - FABRICATE AND ERECT AS SPECIFIED. MANUFACTURER SHALL SUPPLY ALL CLIPS, FASTENERS, TEMPORARY BRACING, ACCESSORIES, STANDARD BRIDGING, ETC.
 - ALL STEEL STUDS SHALL HAVE A MINIMUM 1/8" FLANGE WITH A 3/4" 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 (TEXAS).
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: L/180
LIVE: L/240
G. 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 BCS1-B3 OR BCS1-B7.
- A "TRUSS SUBMITTAL PACKAGE" AS DEFINED BY ANSI/ TP1-1, SHALL BE SUBMITTED TO THE BUILDING DESIGNER FOR REVIEW FOR COMPATIBILITY WITH THE BUILDING DESIGN. 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 BCS1-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 ANSI/TP1 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 3/8" 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.).
H. PROVIDE BLOCKING AT EDGES OF ALL SHEARWALL SHEETS.
I. NAIL EDGES OF SHEARWALL SHEETS PER SCHEDULE ON PLAN (OTHER WALLS AT 6 IN. O.C. MAXIMUM).
J. NAIL FACES OF WALL SHEETS AT 12 IN. O.C. MAXIMUM.
K. USE MINIMUM 10d COMMON NAILS (U.N.O.).
L. 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 (6185) COATING. ALL NAILS USED FOR CONNECTORS SHALL MATCH THOSE SPECIFIED BY THE SUPPLIER'S PRODUCT CATALOG.
- NAILING, UNLESS NOTED OTHERWISE, SHALL BE PER THE 2006 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 2 1/8" LONG
10d COMMON: 0.149" DIA. X 3" LONG
16d COMMON: 0.162" DIA. X 3 3/8" LONG
POWER AUTOMATED NAIL GUNS SHALL USE NAILS TO MATCH THE ABOVE NAILS AS SPECIFIED.
- ALL GLULAM BEAMS SHALL BE SP/SP 24F-V4 OR BETTER.

STRUCTURAL STEEL

- SHAPES AND PLATES SHALL BE ASTM A36, U.N.O.
- WIDE FLANGE SHAPES SHALL BE ASTM A992, GRADE 50.
- ANCHOR BOLTS SHALL BE ASTM F1554, TYPICAL, U.N.O.
- HSS STEEL SHALL BE ASTM A1085 (GRADE 50 KSI).
- ROUND PIPE SECTIONS SHALL BE ASTM A53, GRADE B, U.N.O.
- BOLTS SHALL BE ASTM A325, 3/4" DIA. (MIN.), U.N.O.
- STEEL DESIGN IS BASED ON THE CURRENT AISC MANUAL OF STEEL CONSTRUCTION (ASD).
- WELDING ELECTRODES SHALL BE SERIES E70XX.
- PERFORM WELDING IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY'S AWS D1.1 "STRUCTURAL WELDING CODE".
- STEEL FABRICATORS SHALL BE A COMPANY THAT IS CERTIFIED BY AISC.
(NOTE - IF NOT CERTIFIED BY AISC, THEN SPECIAL INSPECTION FOR REVIEW OF SHOP FABRICATION AND QUALITY CONTROL PROCEDURES IS REQUIRED.)
- SUBMIT SHOP DRAWINGS SHOWING LAYOUT OF MEMBERS, BRIDGING, BRACING AND ERECTION DETAILS.
- SHOP PAINT: STANDARD RED PRIMER, U.N.O. IN SPECIFICATIONS. CONTRACTOR TO COORDINATE PAINT WITH PROPOSED FINISHES AS APPLICABLE.
- FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL.

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 the Contractor's Agent. The work 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>	C
	<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>	

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 manufacturer 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



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

Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

1	FIRE COMMENTS	06.20.23
2	HEALTH COMMENTS	08.16.23
3	SITE DEVELOPMENT REV.	08.31.23
4	SITE DEVELOPMENT REV.	11.09.23

ISSUE DATE:

1	CIVIL TECO	04.24.23
2	SITE DEVELOPMENT SET	05.16.23
3	BUILDING PERMIT SET	06.15.23
4	BID SET	09.15.23
5	BID SET	12.05.23
6	BID SET	02.27.24

DRAWN BY: LL

PANDA PROJECT #:

PANDA STORE #: S8-23-D23586

ARCH PROJECT #: 22080-003

James F. Turner
Engineers, L.P.

Consulting Engineers
8340 Westport Road, #100
Dallas, TX 75231
214.750.2800
DRAWN/DESIGN:
JC/APPD:
JAN #43082
TX REGISTRATION #10349



02.26.2024

Heights Venture
ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800
Houston, Texas 77008
713.880.1103 V

DALLAS 5741 Legacy Drive, Suite 320
Plano, Texas 75024
972.490.7292 V

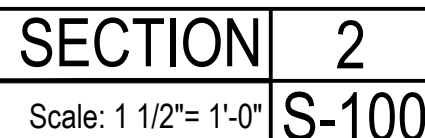
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12991 W. STATE HWY. 29
LIBERTY HILL, TX 78642

S-000

STRUCTURAL NOTES AND
SPECIAL INSPECTIONS

PANDA 2300 HOME R4



SECTION	2
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Scale: 1 1/2" = 1'-0" S-100

PLAN NOTES

1. REF. SHEET S-000 FOR STRUCTURAL NOTES AND SPECIAL INSPECTIONS.
2. REF. 3/S-201 FOR TYPICAL PIPE AND TRENCH DETAIL AS REQUIRED.
3. REF. 4/S-201 FOR TYPICAL SILL PLATE BOLT DETAIL AS REQUIRED.
4. REF. 4/S-201 FOR TYPICAL STEP FOOTING DETAIL AS REQUIRED.
5. REF. 6/S-201 FOR TYPICAL GRADE BEAM STIRRUP DETAIL AS REQUIRED.
6. REF. 6/S-201 FOR TYPICAL REINFORCING BAR DETAIL AS REQUIRED.
7. REF. 8/S-201 FOR TYPICAL CORNER BAR DETAIL AS REQUIRED.
8. REF. 9/S-201 FOR TYPICAL CURB DETAIL AS REQUIRED.
9. REF. 10/S-201 FOR TYPICAL TRENCH DRAIN DETAIL AS REQUIRED.
10. REF. 11/S-201 FOR TYPICAL DRAIN DETAIL AS REQUIRED.
11. REF. 13/S-201 FOR TYPICAL TRASH ENCLOSURE DETAIL AS REQUIRED.
12. REF. 14/S-201 FOR TYPICAL LIGHT POLE BASE DETAIL AS REQUIRED.
13. REF. 17/S-200 FOR TYPICAL NON BEARING WALL CONNECTION AT SLAB AS REQUIRED.
14. REF. 3/S-302 FOR TYPICAL FRAMING NOTCHES DETAIL AS REQUIRED.
15. REF. 4/S-302 FOR TYPICAL WALL FRAMING DETAIL AS REQUIRED.
16. COORDINATE WITH ARCHITECTURAL, MECHANICAL AND PLUMBING DRAWINGS FOR LOCATIONS OF ALL DEPRESSIONS, CURBS, DRAINS, ETC. IN FLOOR SLAB.

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 9/S-200 FOR HOLD DOWN ANCHOR EMBEDMENT.
7. ALL 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
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Scale: NO SCALE S-100



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



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3	BUILDING PERMIT SET	06.15.23
4	BID SET	09.15.23
5	BID SET	12.05.23
6	BID SET	02.27.24

DRAWN BY: LL

PANDA PROJECT #:
PANDA STORE #: S8-23-D23586
ARCH PROJECT #: 22080-003

02.26.2024

Heights Venture
ARCHITECTURE • DESIGN

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

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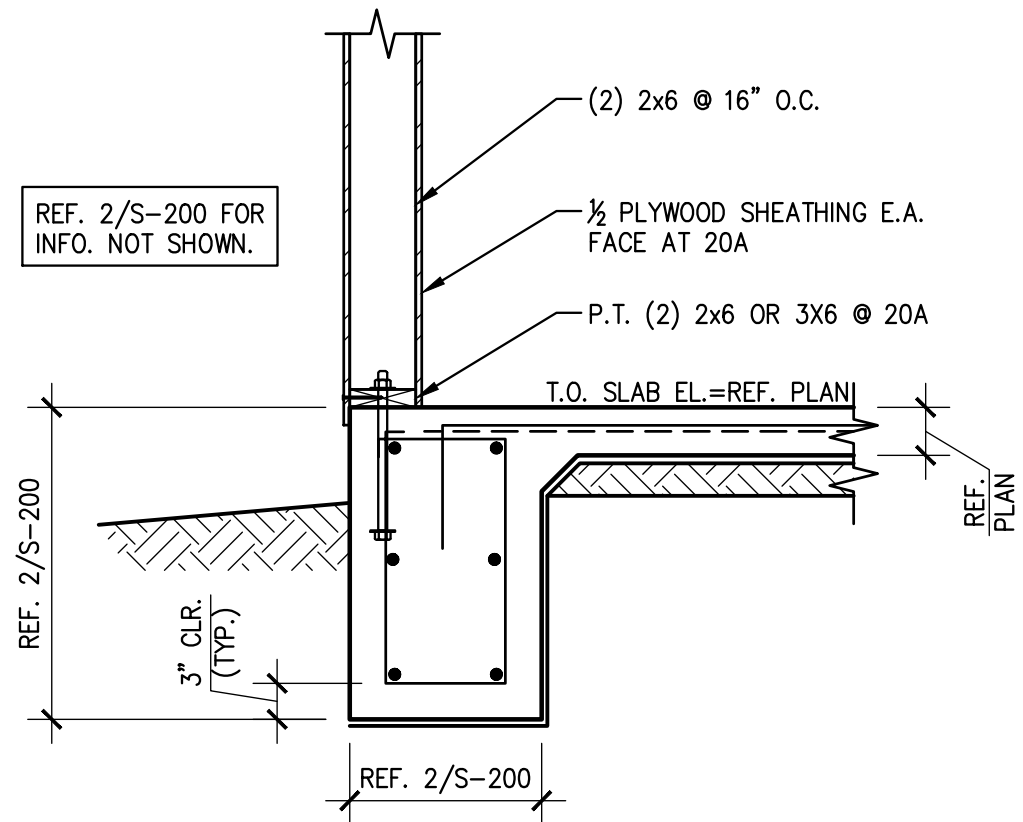
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S-100

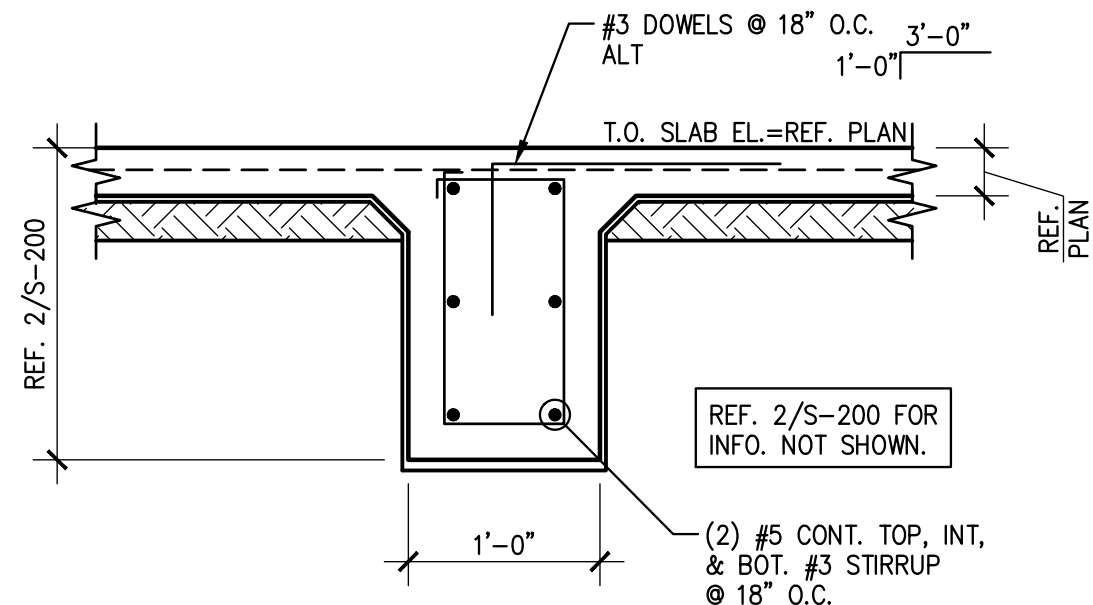
FOUNDATION PLAN

PANDA 2300 HOME R4

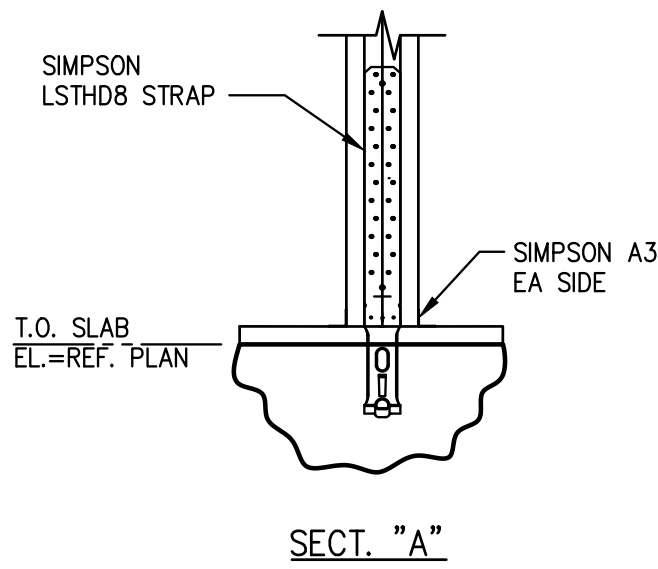
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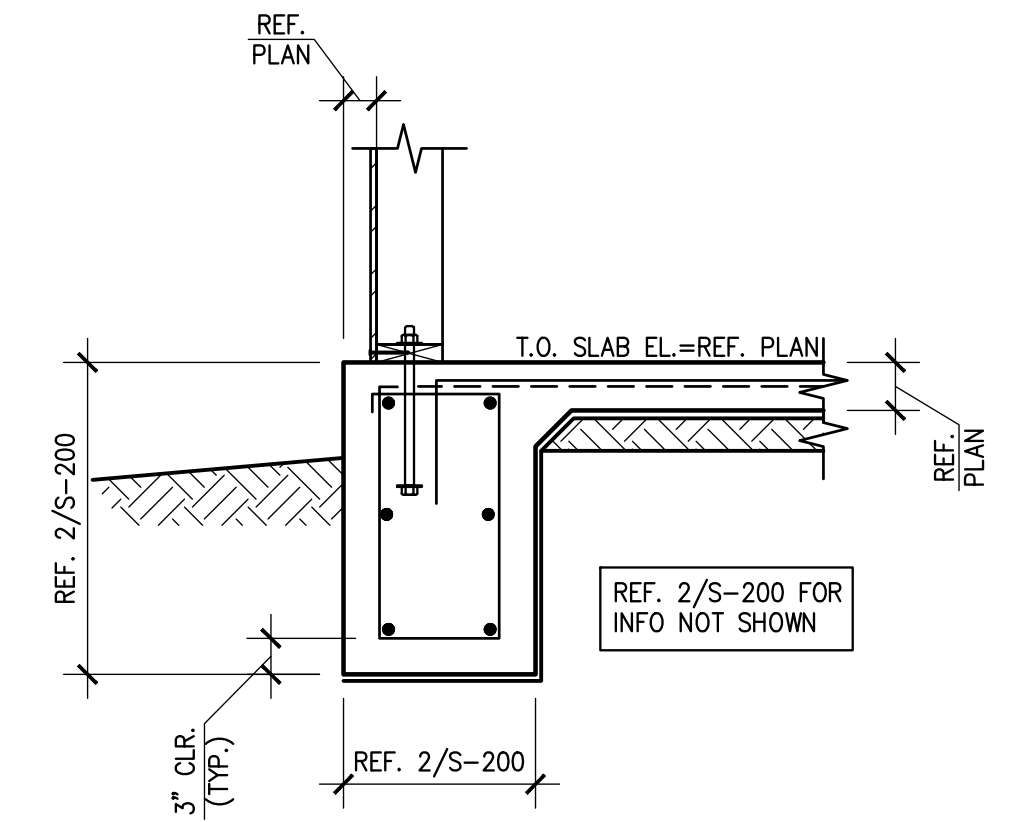
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S-200



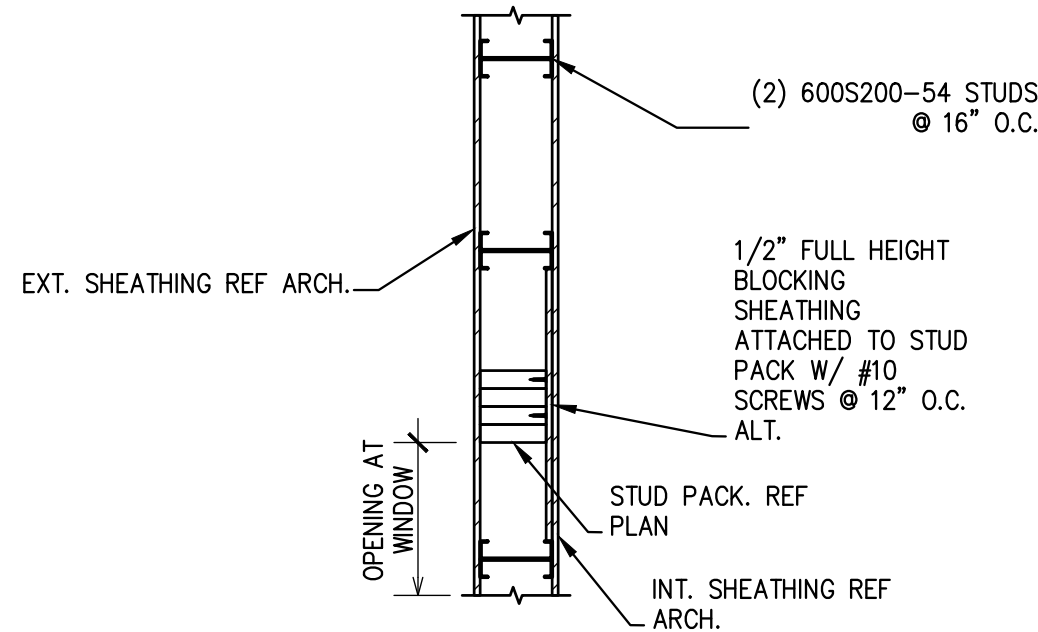
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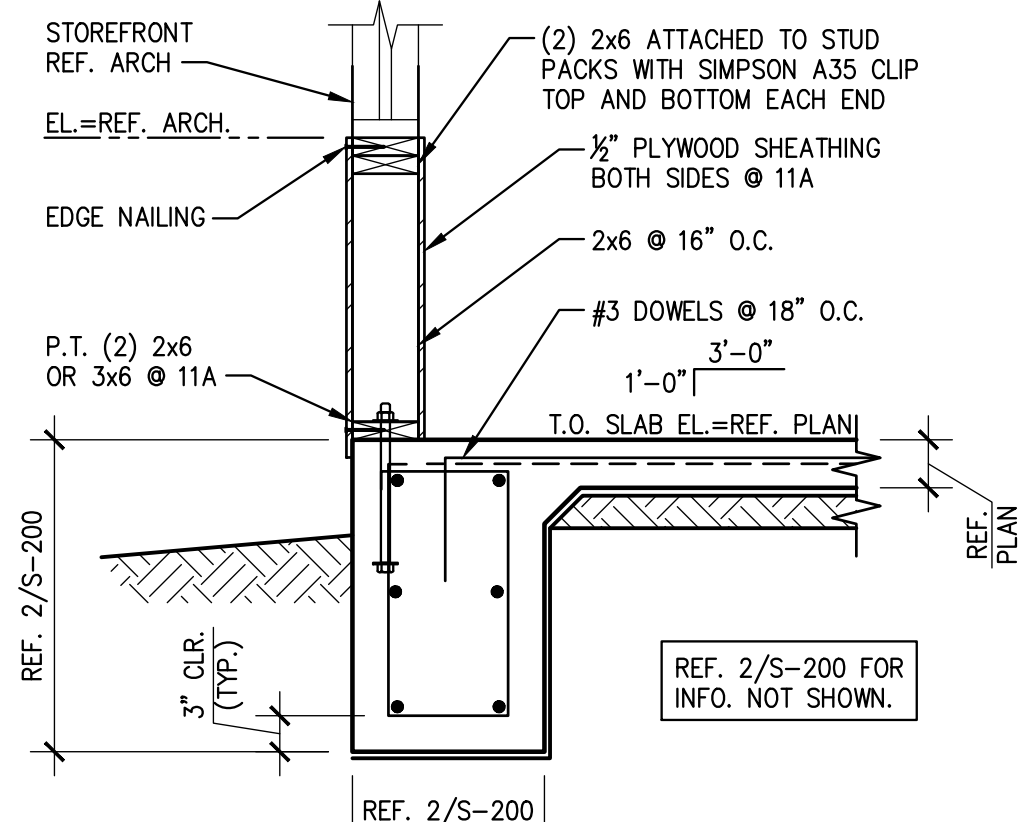
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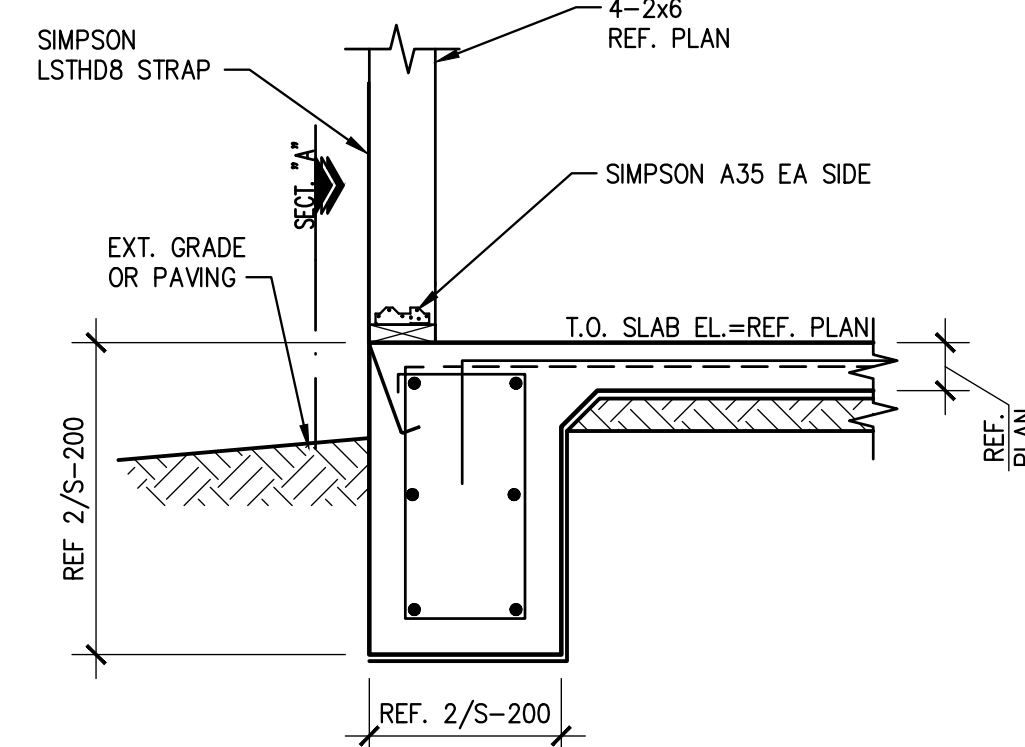
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S-200



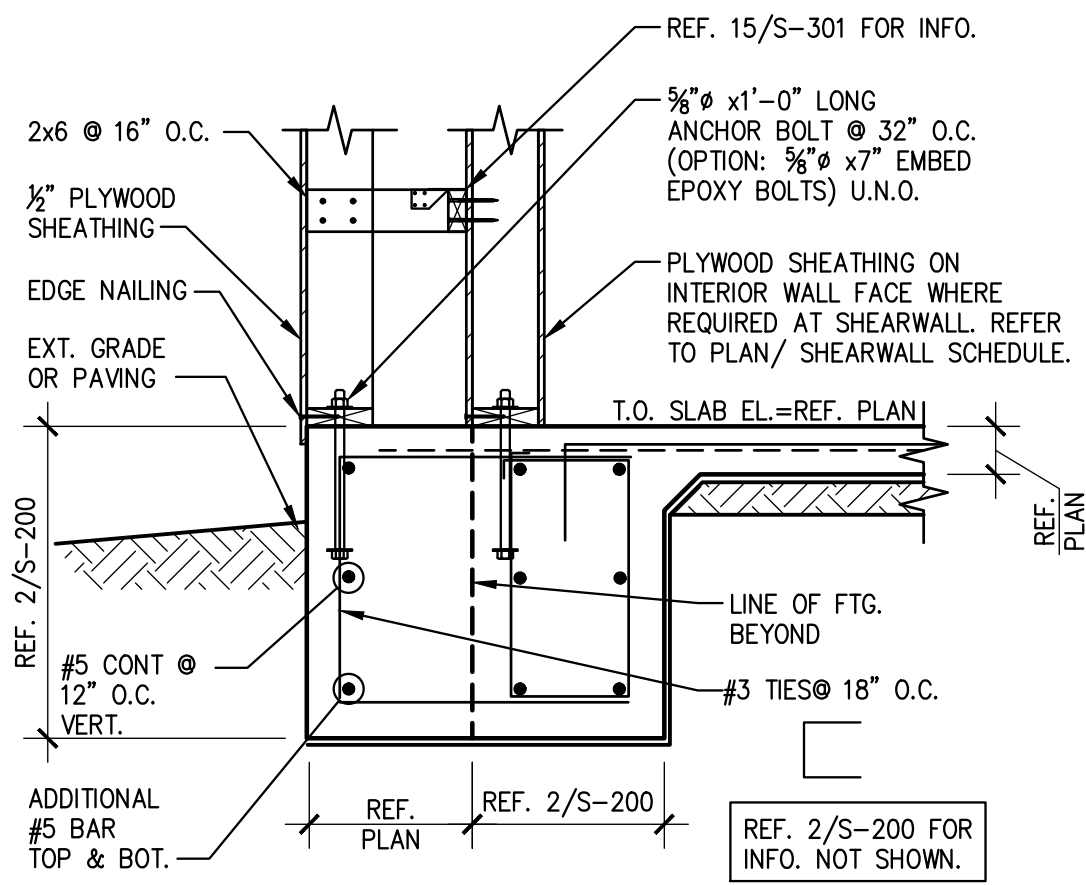
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S-200



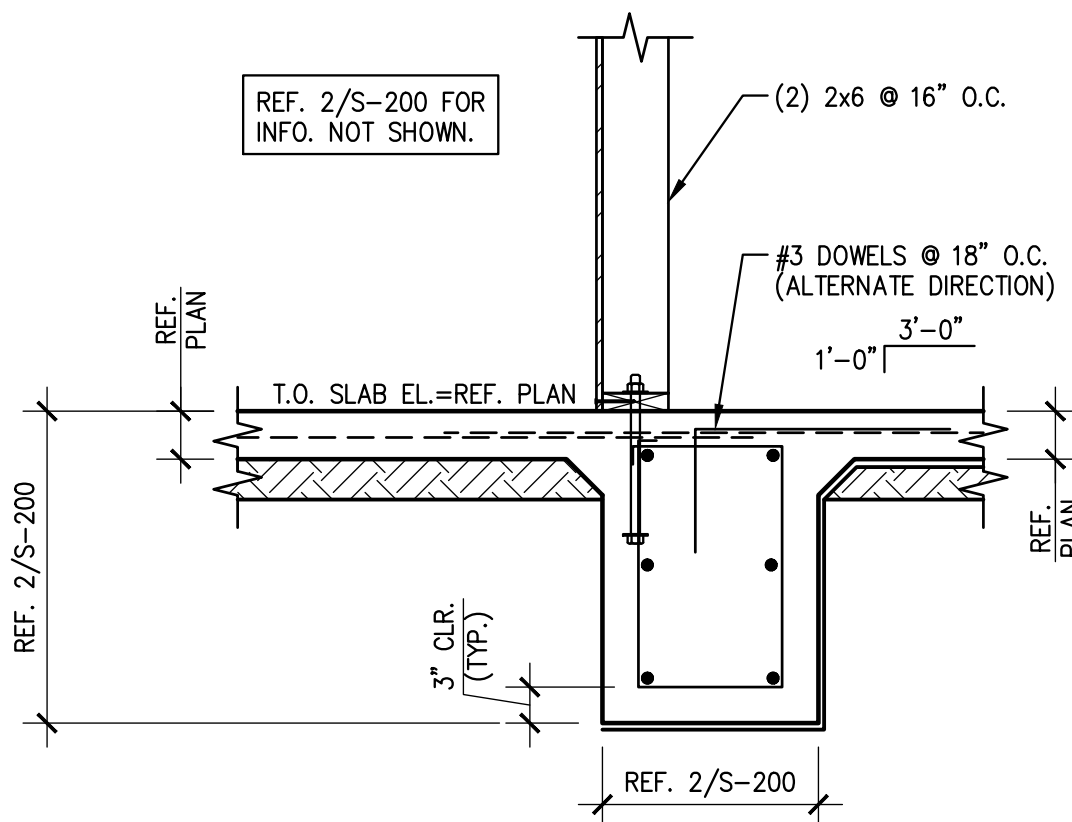
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SCALE: 3/4"=1'-0"
S-200



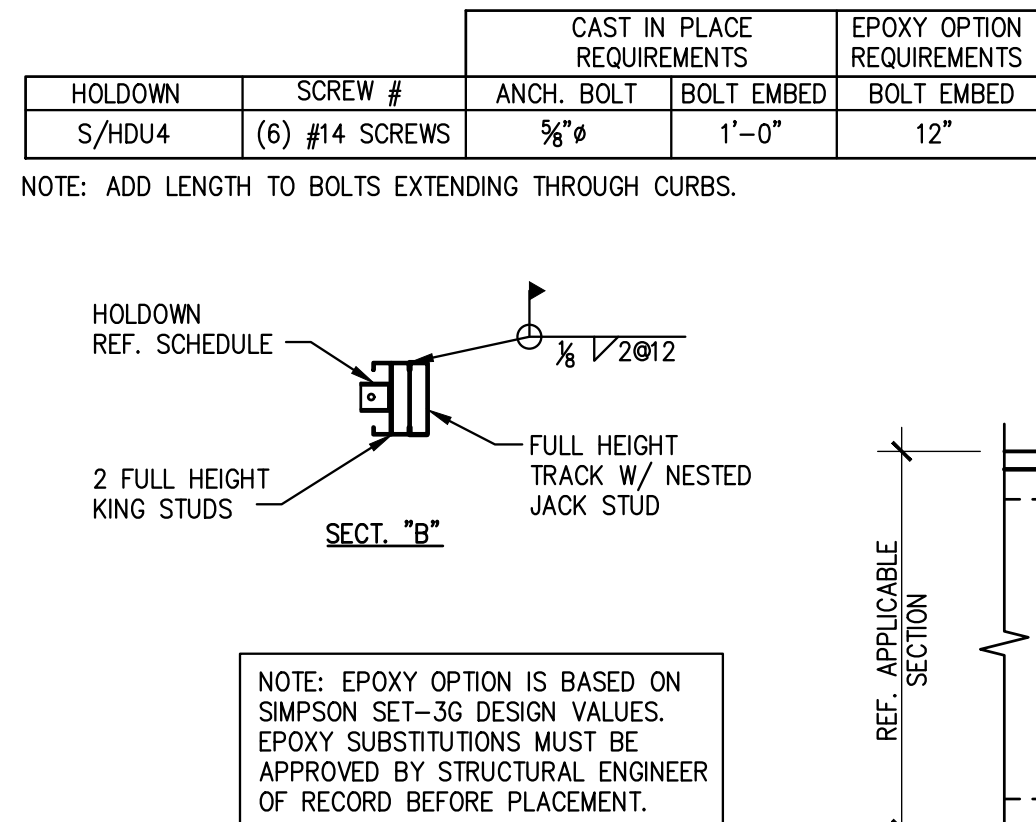
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SCALE: 3/4"=1'-0"
S-200



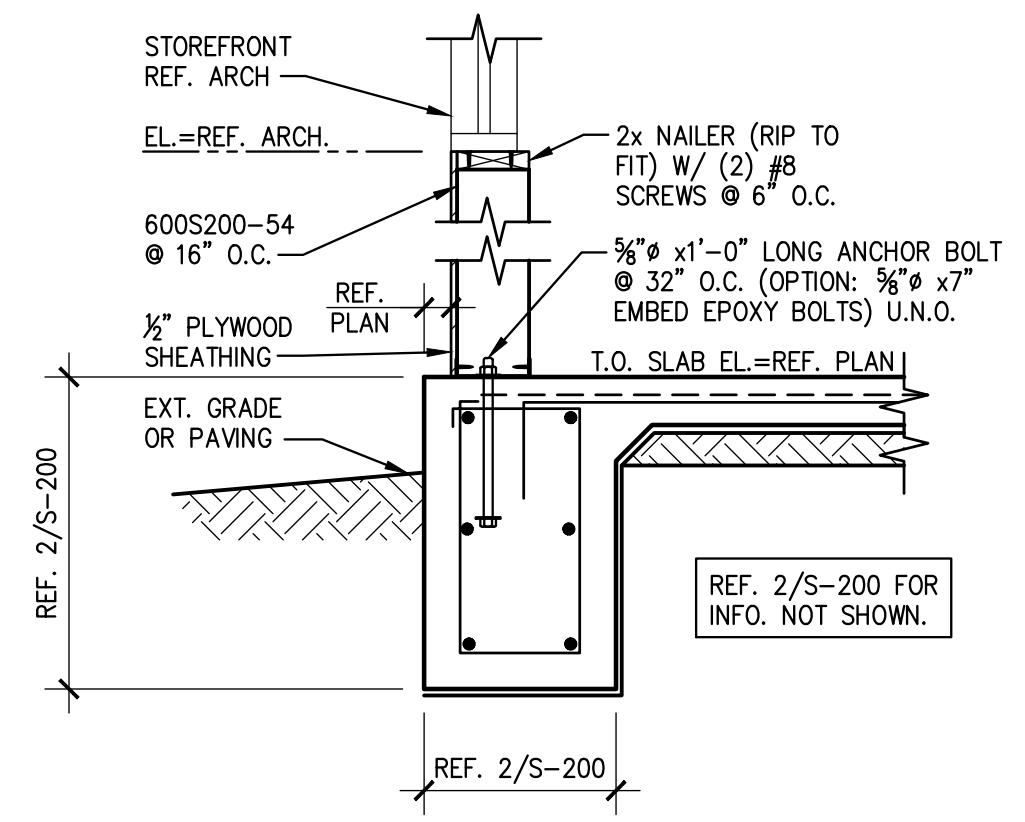
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SCALE: 3/4"=1'-0"
S-200



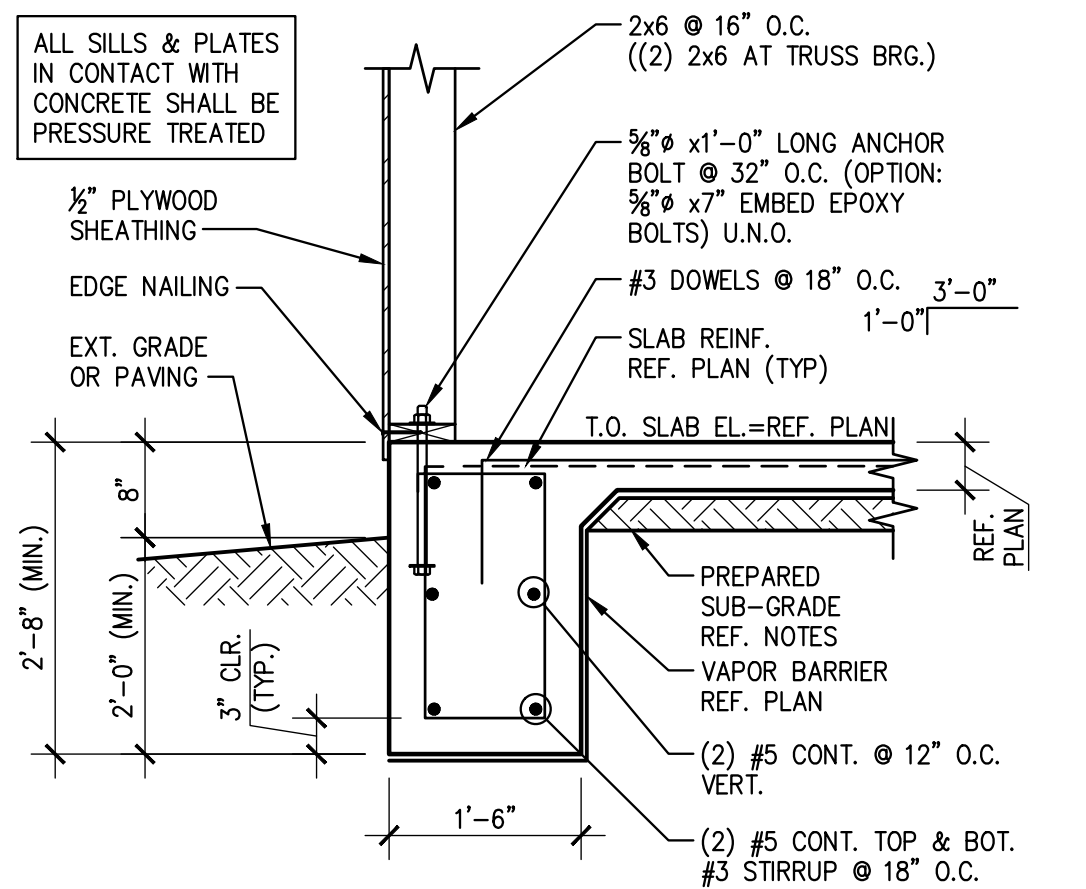
SECTION 18
SCALE: 3/4"=1'-0"
S-200



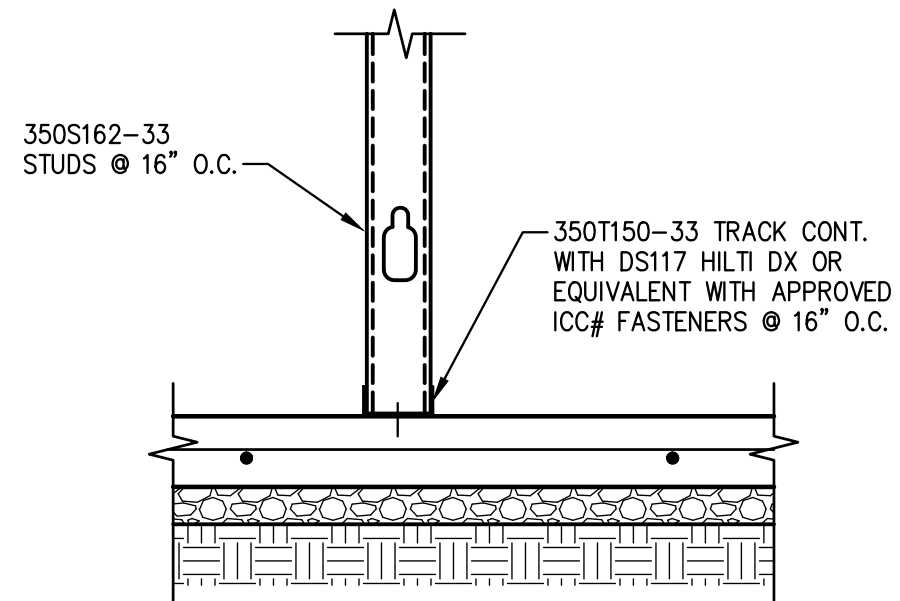
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S-200



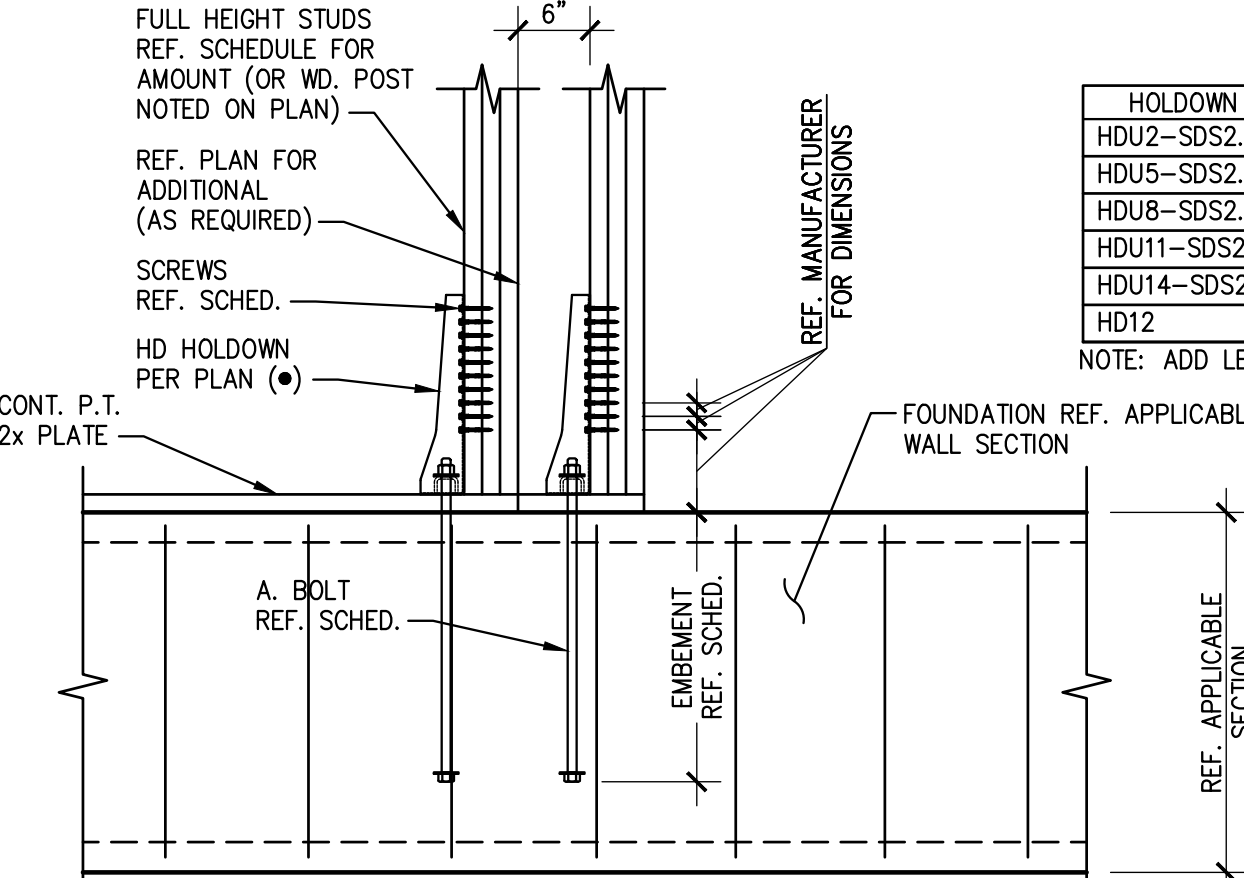
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S-200



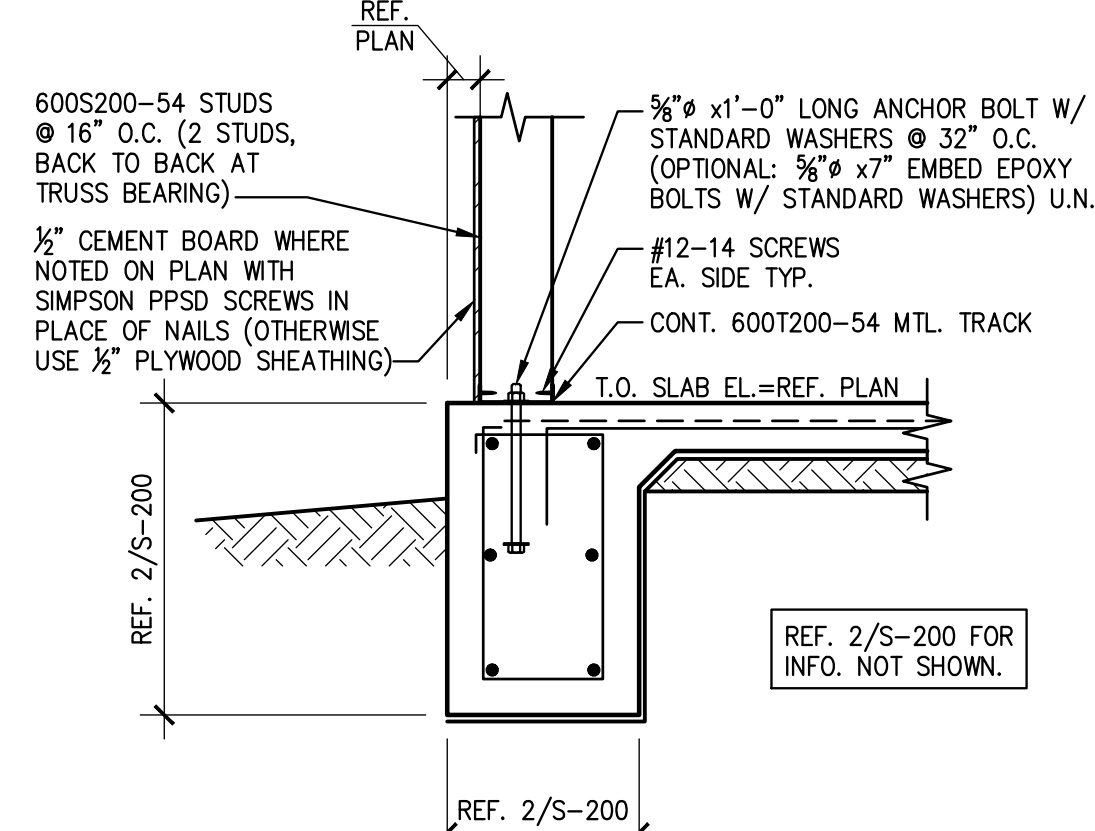
SECTION 2
SCALE: 3/4"=1'-0"
S-200



SLAB AT NON BEARING WALL 17
SCALE: N.T.S.
S-200



SECTION 9
SCALE: N.T.S.
S-200



SECTION 5
SCALE: 3/4"=1'-0"
S-200



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Rosemead, California
91770
Telephone: 626.799.9898
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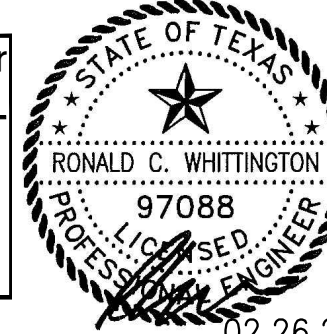
REVISIONS:	
▲ FIRE COMMENTS	06.20.23
▲ HEALTH COMMENTS	08.16.23
▲ SITE DEVELOPMENT REV.	08.31.23
▲ SITE DEVELOPMENT REV.	11.09.23

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4 BID SET	09.15.23
5 BID SET	12.05.23
6 BID SET	02.27.24

DRAWN BY: LL

PANDA PROJECT #:
PANDA STORE #: S8-23-D23586
ARCH PROJECT #: 22080-003

James F. Turner
Engineers, L.P.
Consulting Engineers
8340 Meadow Road, #160
Houston, Texas 77053
214.750.2960
DRAWN/DESIGN:
JC/APP:
JAN #10349
TX REGISTRATION #10349



02.26.2024

Heights Venture
ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713.868.1103 V
DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.489.7292 V

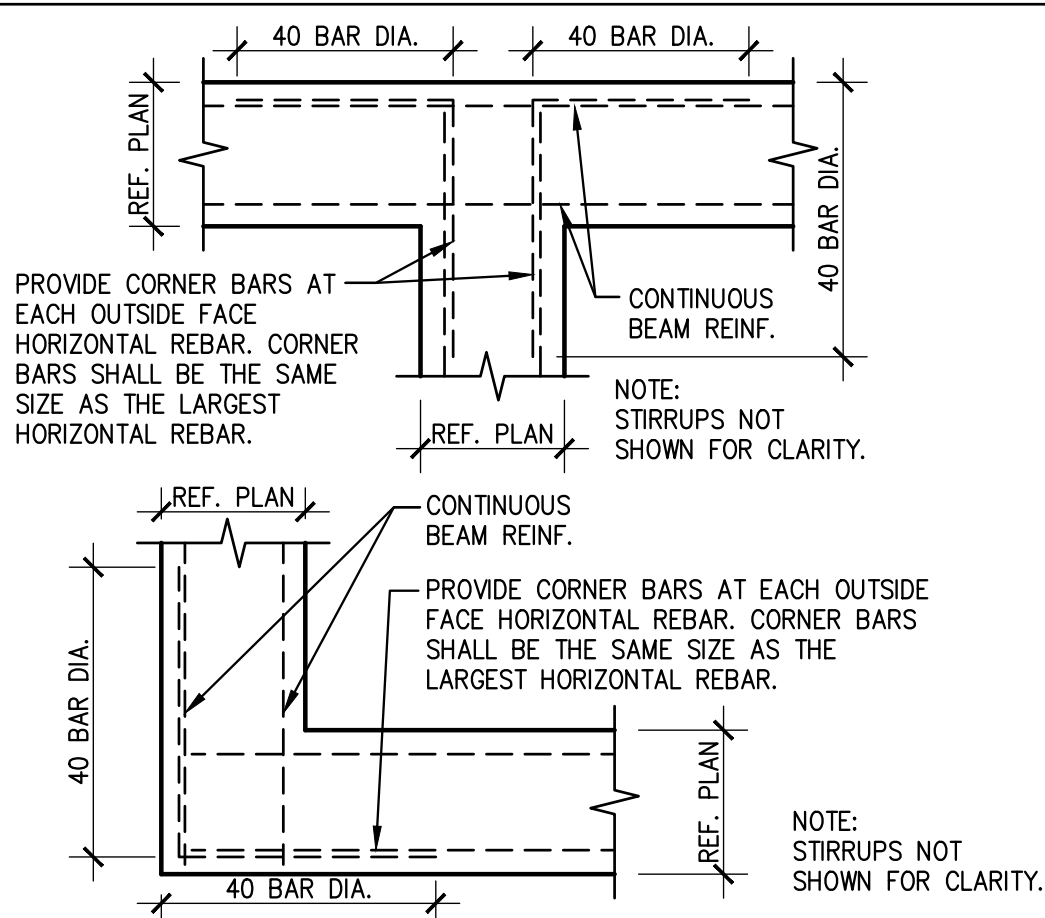
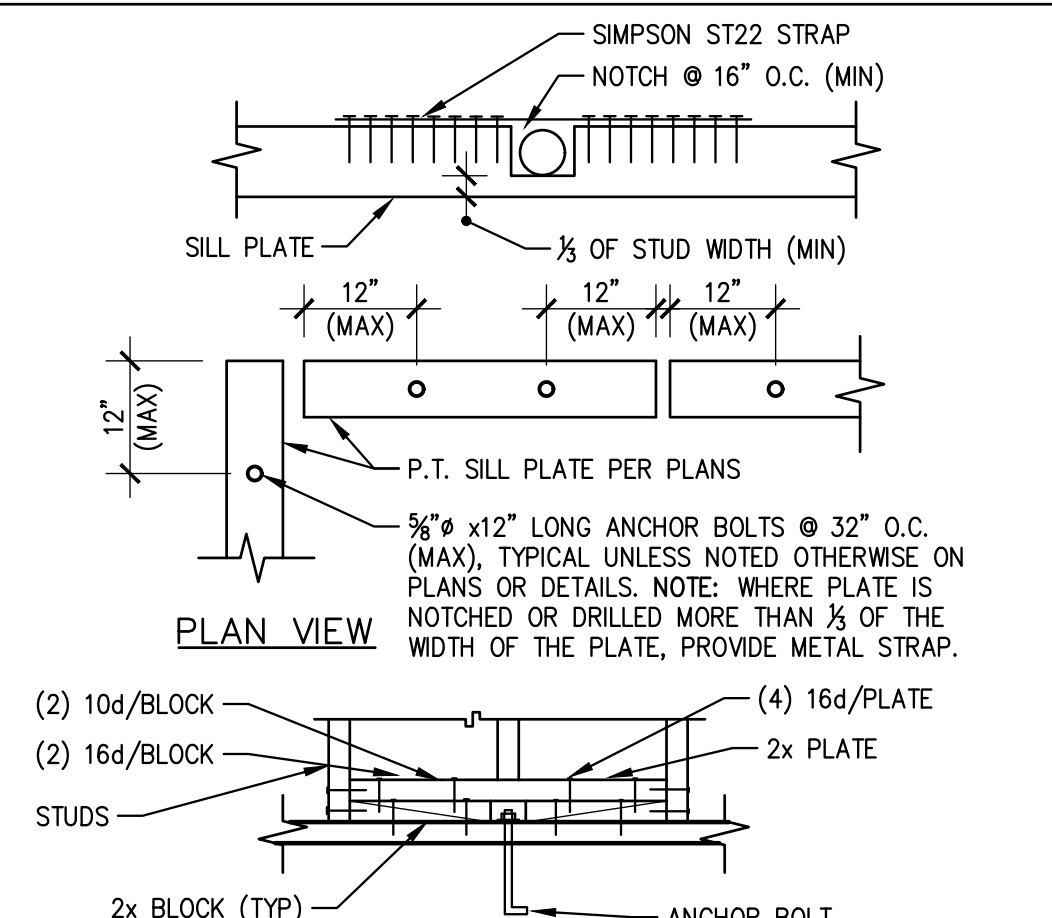
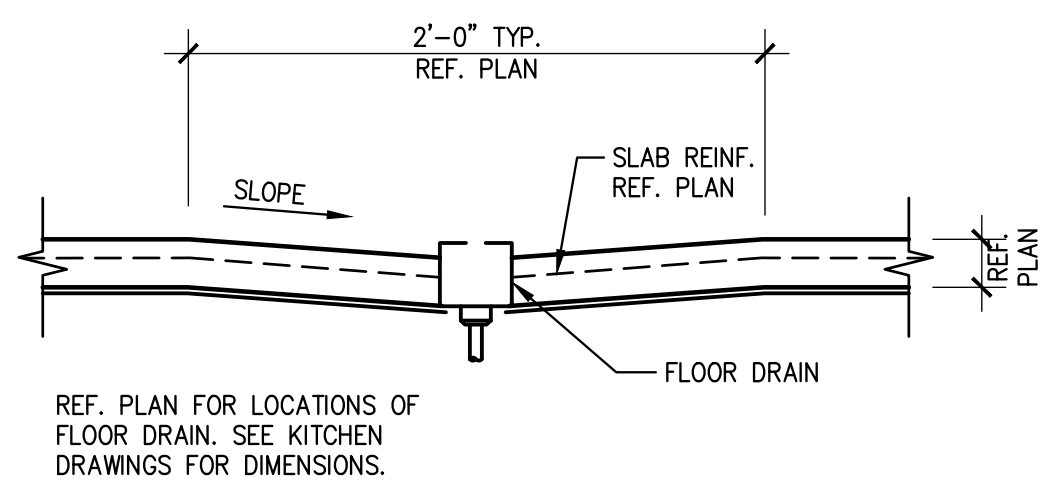
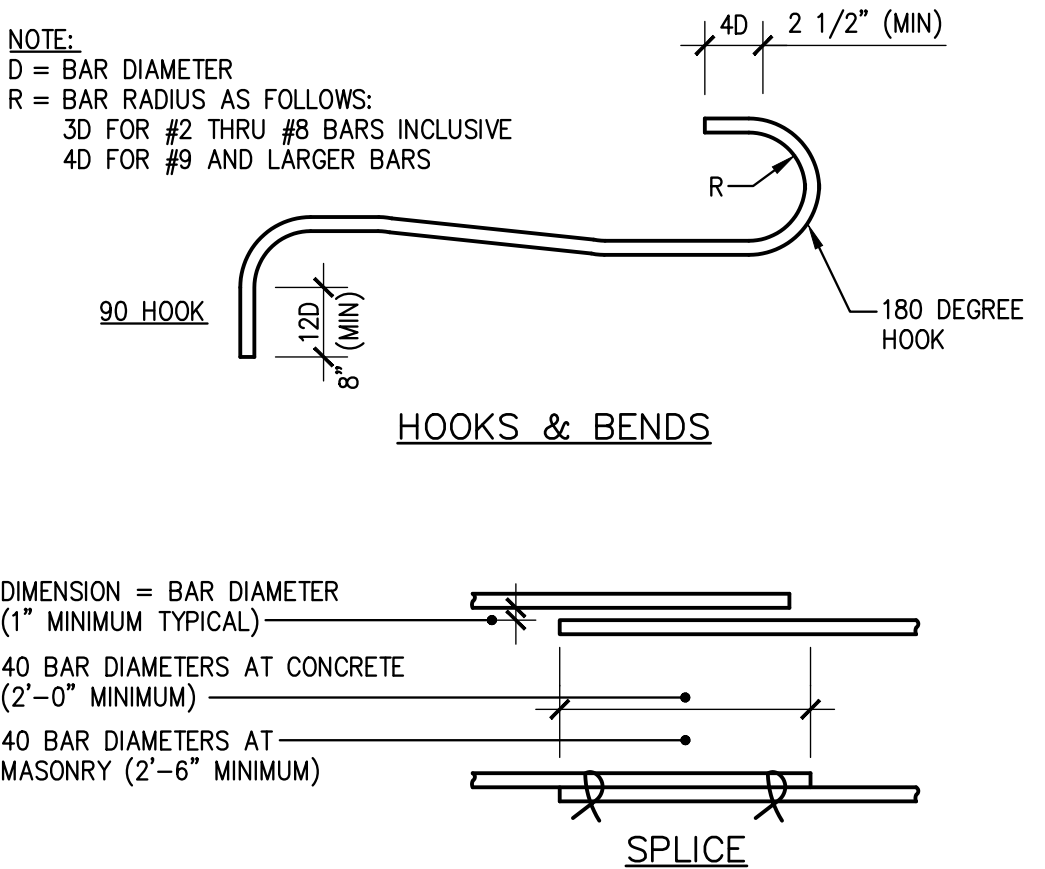
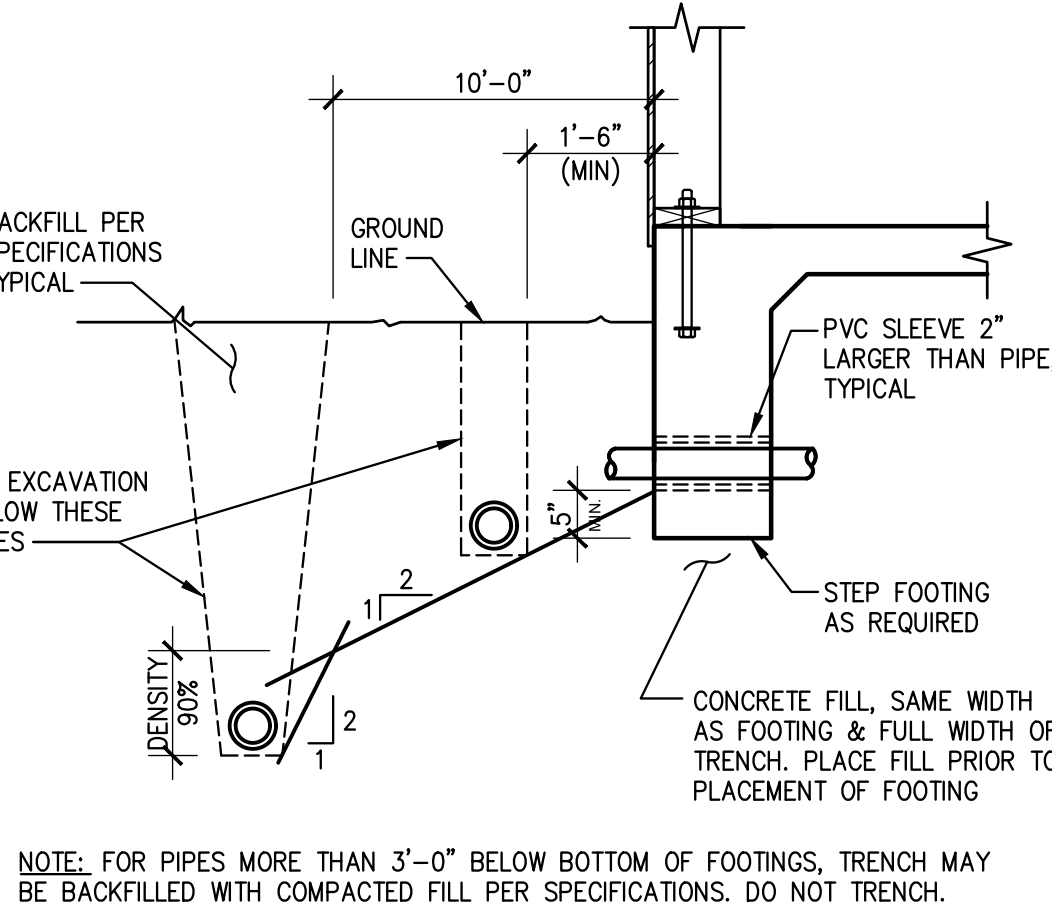
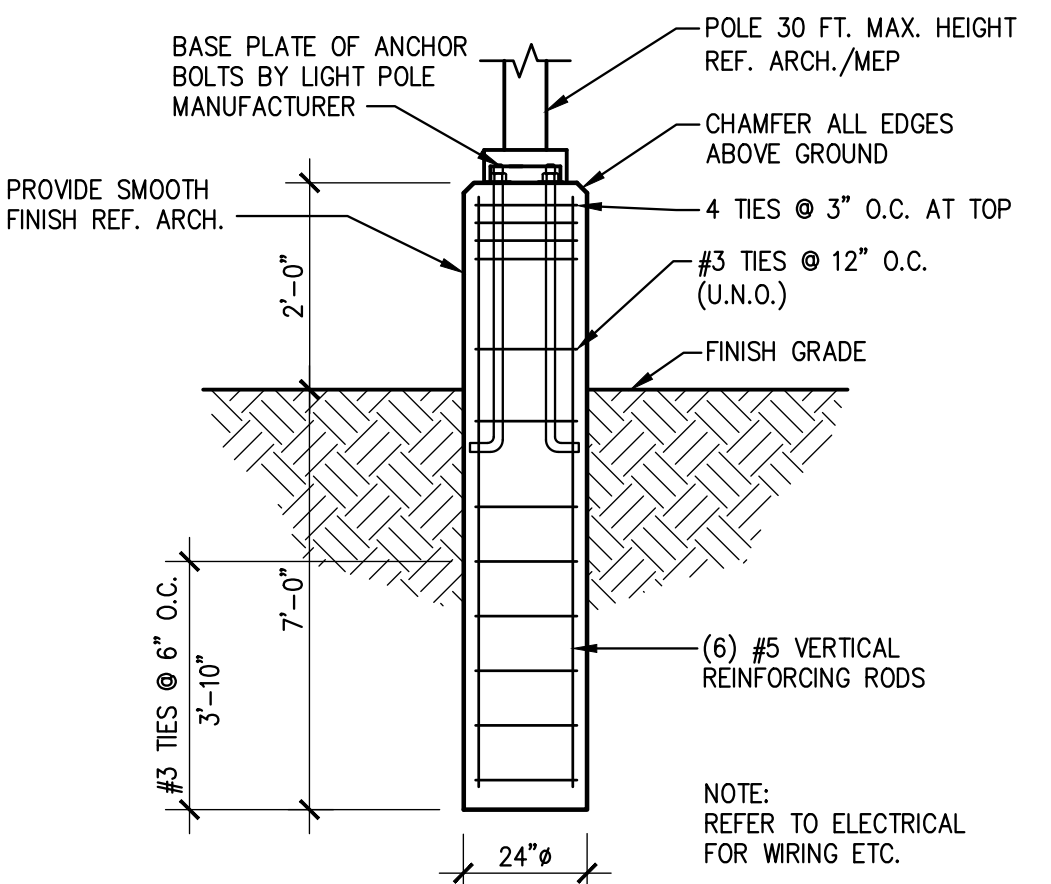
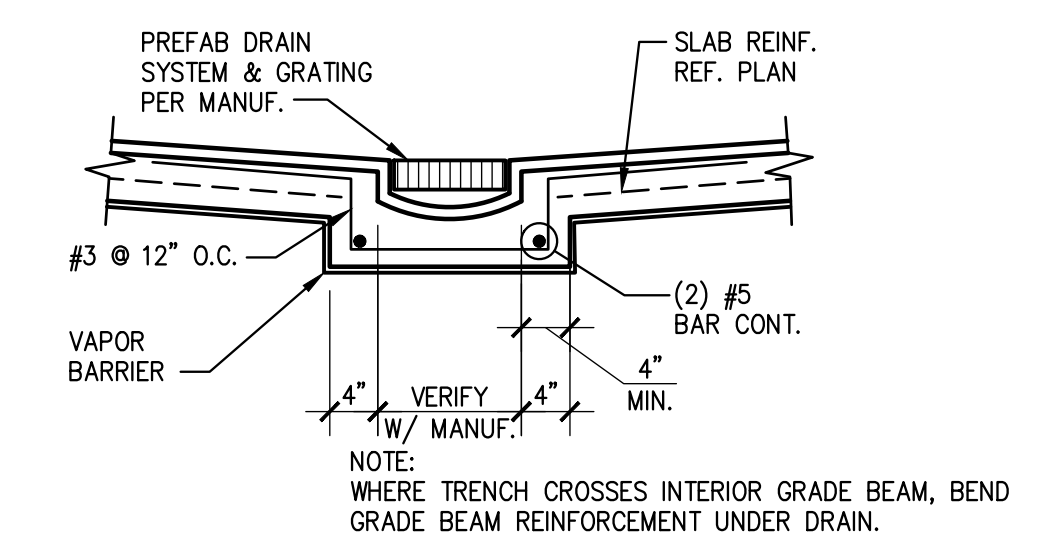
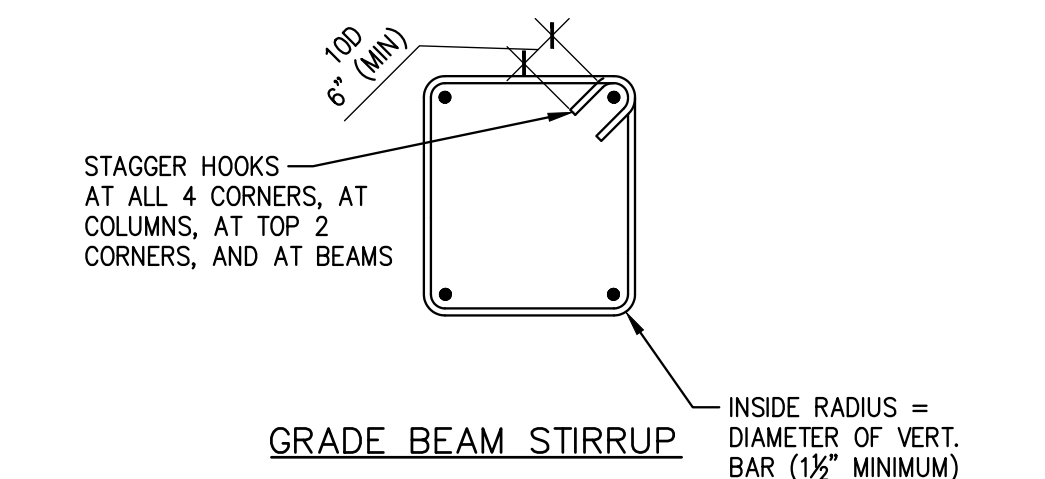
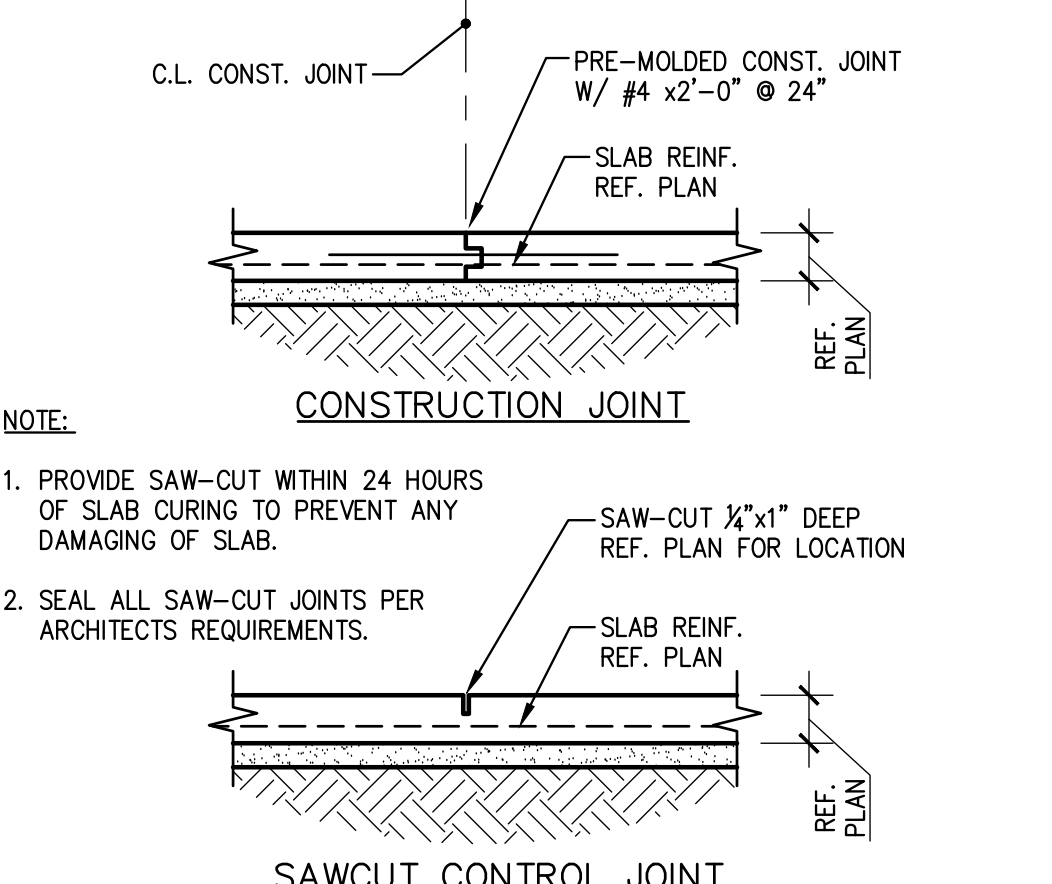
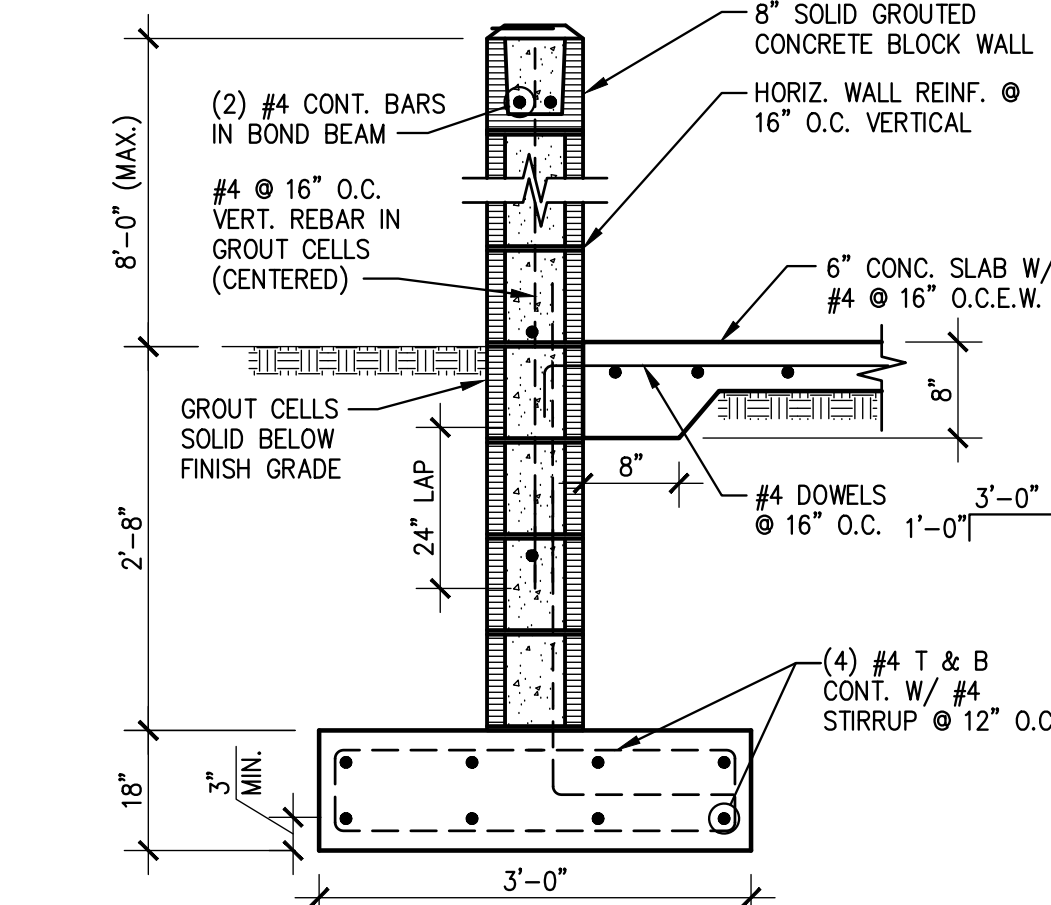
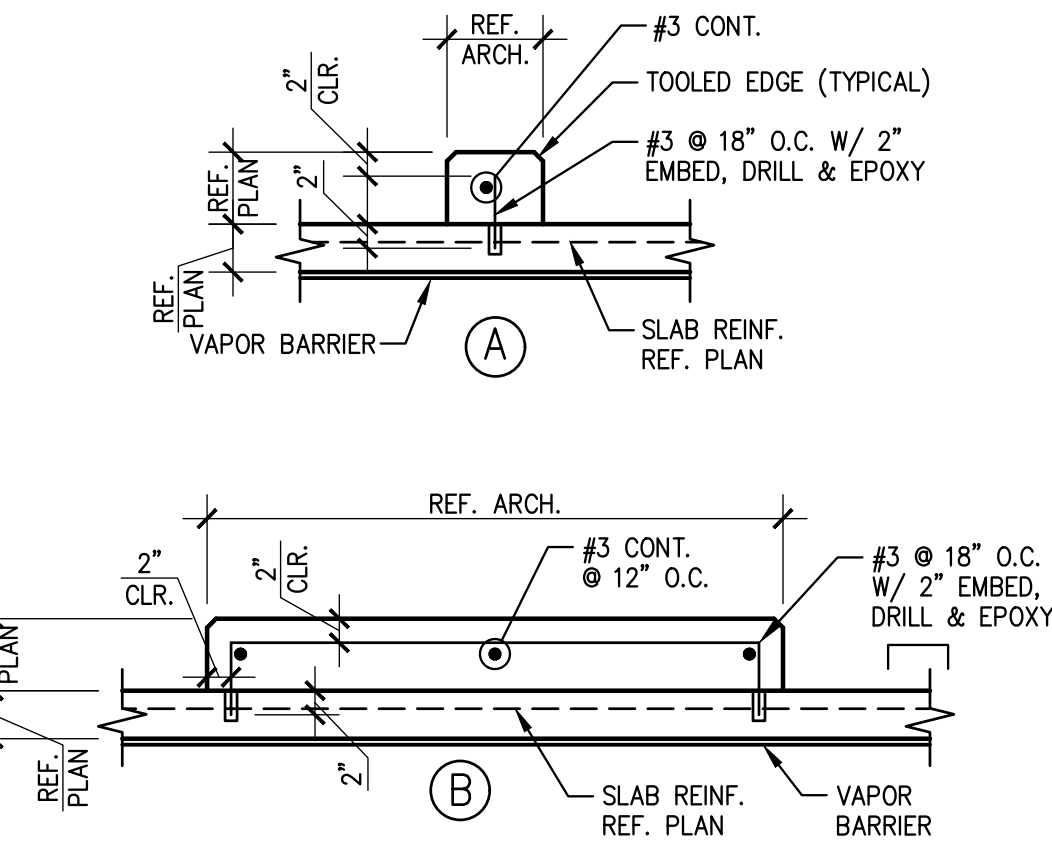
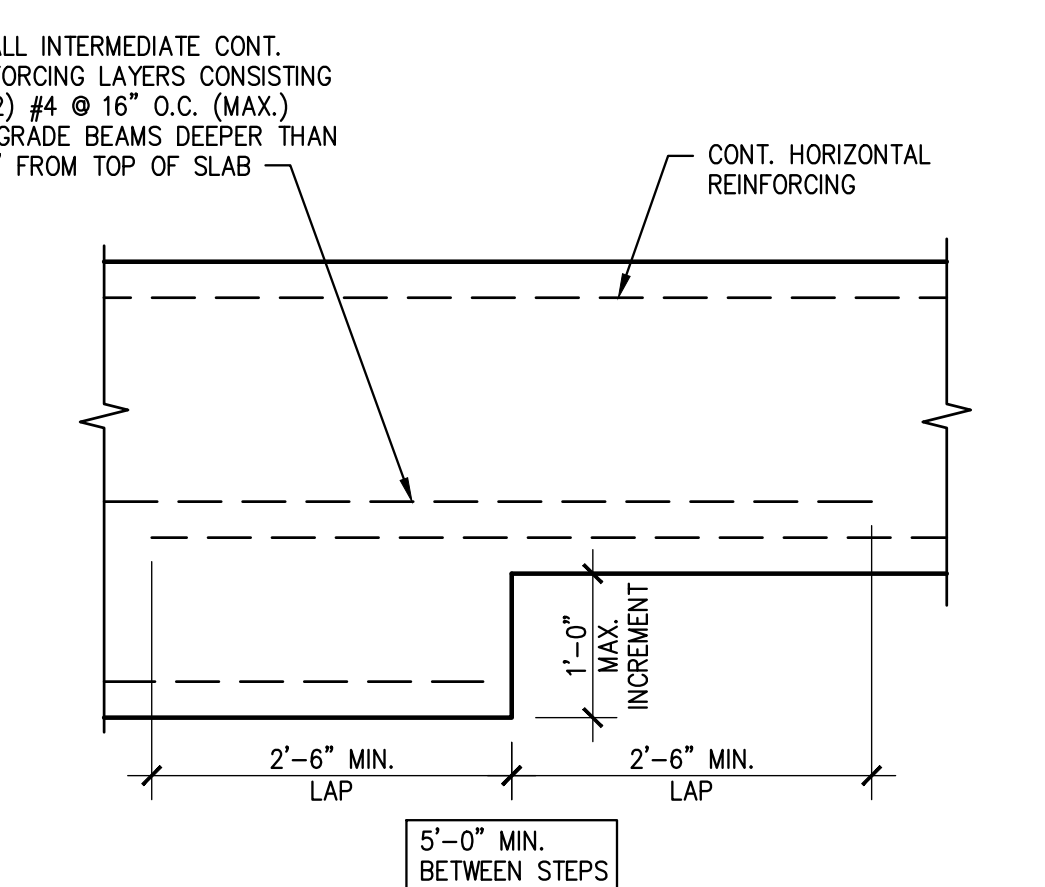
PANDA EXPRESS


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12991 W. STATE HWY. 29
LIBERTY HILL, TX 78642

S-200

FOUNDATION DETAILS

PANDA 2300 HOME R4

									
NOT USED	20	NOT USED	16	NOT USED	12	TYPICAL CORNER BAR	8	TYPICAL SILL PLATE BOLTS	4
	S-201		S-201	SCALE: 3/4"=1'-0"	S-201	SCALE: N.T.S.	S-201	SCALE: N.T.S.	S-201
									
NOT USED	19	NOT USED	15	TYPICAL FLOOR DRAIN	11	TYPICAL REINFORCING BAR	7	TYPICAL PIPE & TRENCH DETAIL	3
	S-201		S-201	SCALE: N.T.S.	S-201	SCALE: N.T.S.	S-201	SCALE: N.T.S.	S-201
									
NOT USED	18	TYPICAL LIGHT POLE SECTION	14	TYPICAL TRENCH DRAIN	10	TYPICAL TIES & STIRRUPS	6	TYPICAL JOINT DETAIL	2
	S-201	SCALE: 3/4"=1'-0"	S-201	SCALE: 3/4"=1'-0"	S-201	SCALE: N.T.S.	S-201	SCALE: 3/4"=1'-0"	S-201
									
NOT USED	17	TRASH ENCLOSURE	13	TYPICAL CURB	9	TYPICAL STEP FOOTING	5		
	S-201	SCALE: 3/4"=1'-0"	S-201	SCALE: 3/4"=1'-0"	S-201	SCALE: N.T.S.	S-201		



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

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▲	HEALTH COMMENTS	08.16.23
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DRAWN BY: LL

PANDA PROJECT #:

PANDA STORE #: S8-23-D23586

ARCH PROJECT #: 22080-003

James F. Turner
Engineers, L.P.
Consulting Engineers
8340 Meadow Road, #160
Dallas, TX 75231
214.750.2900
DRAWN/DESIGN:
JC/APP:
JAP #4505
TX REGISTRATION #10349

STATE OF TEXAS
RONALD C. WHITTINGTON
Professional Engineer
97088
02.26.2024

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713.860.1103 V

DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.490.7292 V

PANDA EXPRESS

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LIBERTY HILL, TX 78642

S-201

TYPICAL FOUNDATION DETAILS

PANDA 2300 HOME R4

PERMIT / BID SET



REVISIONS:		
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DRAWN BY: LL

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James F. Turner
Engineers, L.P.
 Consulting Engineers
 8340 Meadow Road, #160
 Dallas, TX 75231
 214.750.2900
 DRAW/DESIGN:
 GC/APPD:
 Job #48065
 TX REGISTRATION #10349

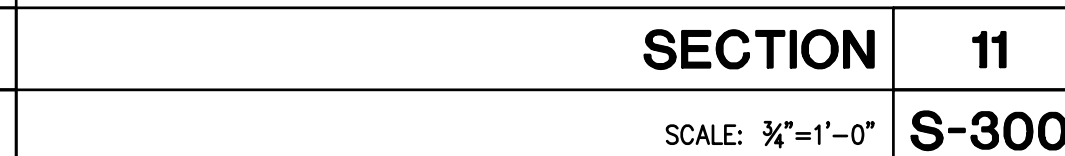
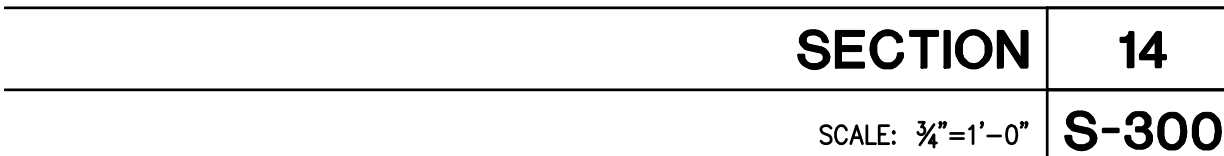
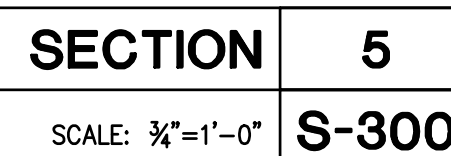
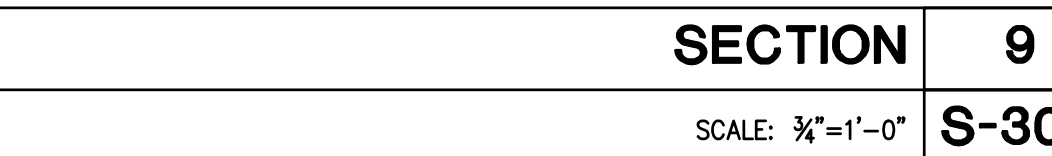
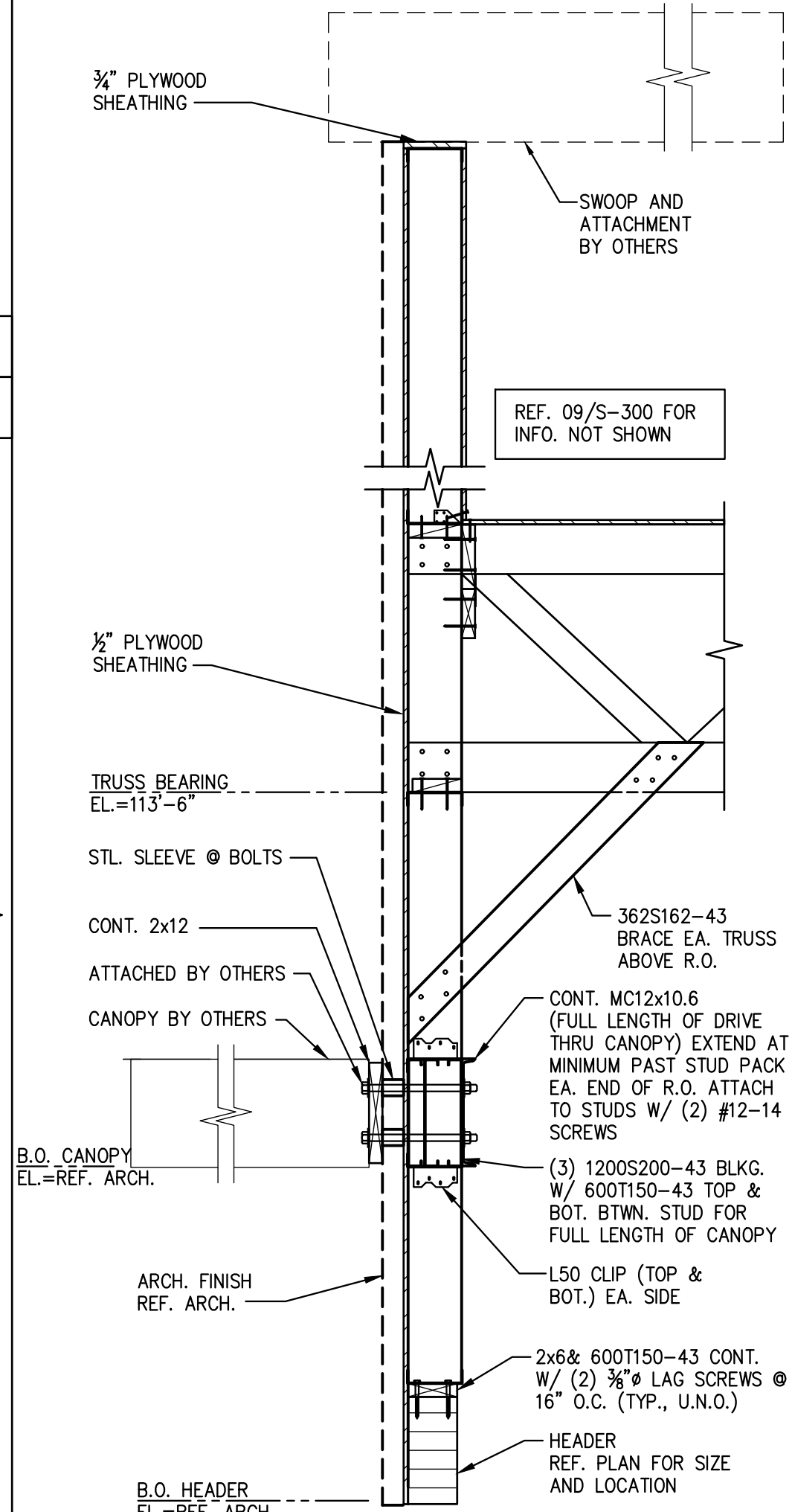
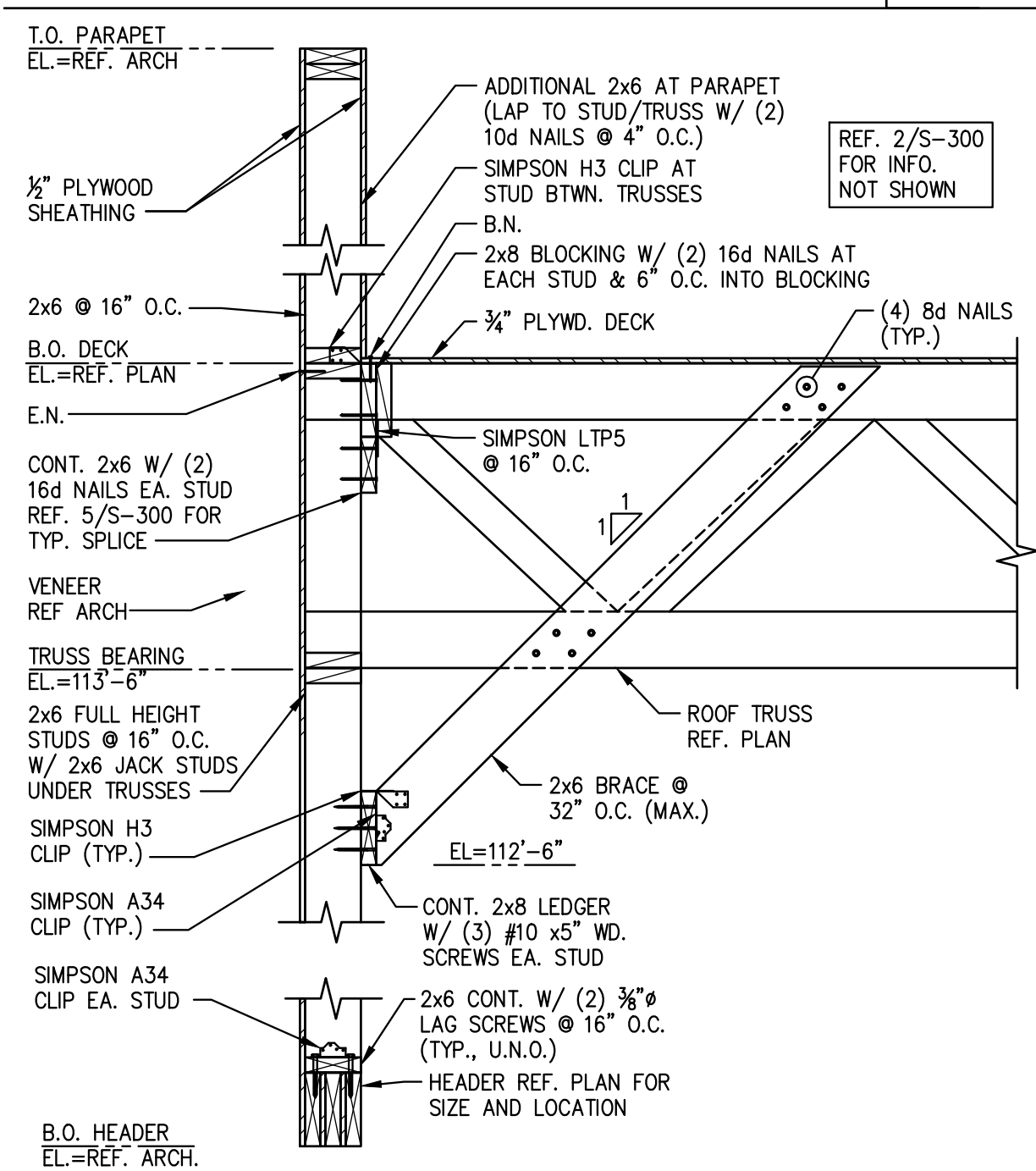
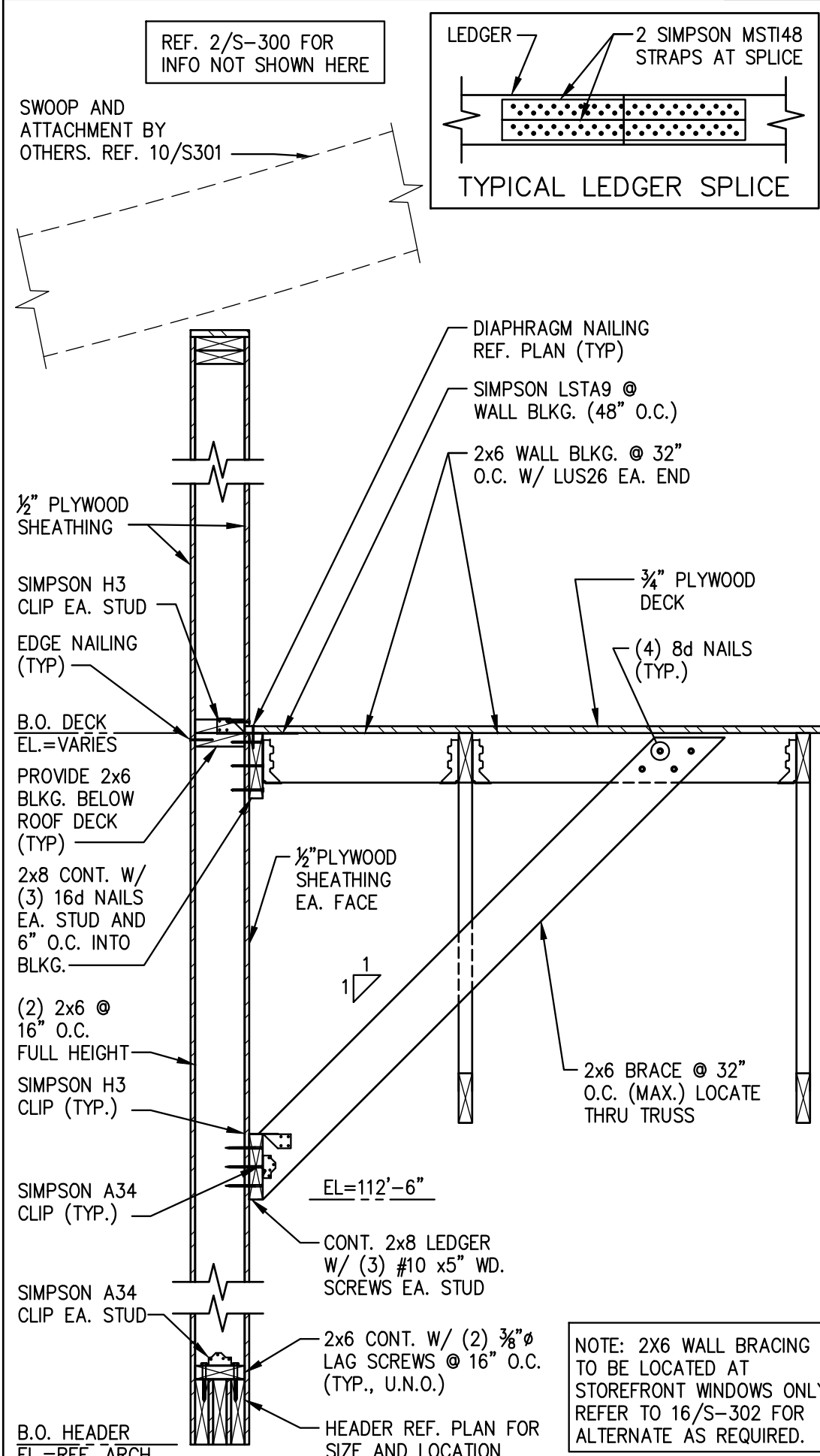
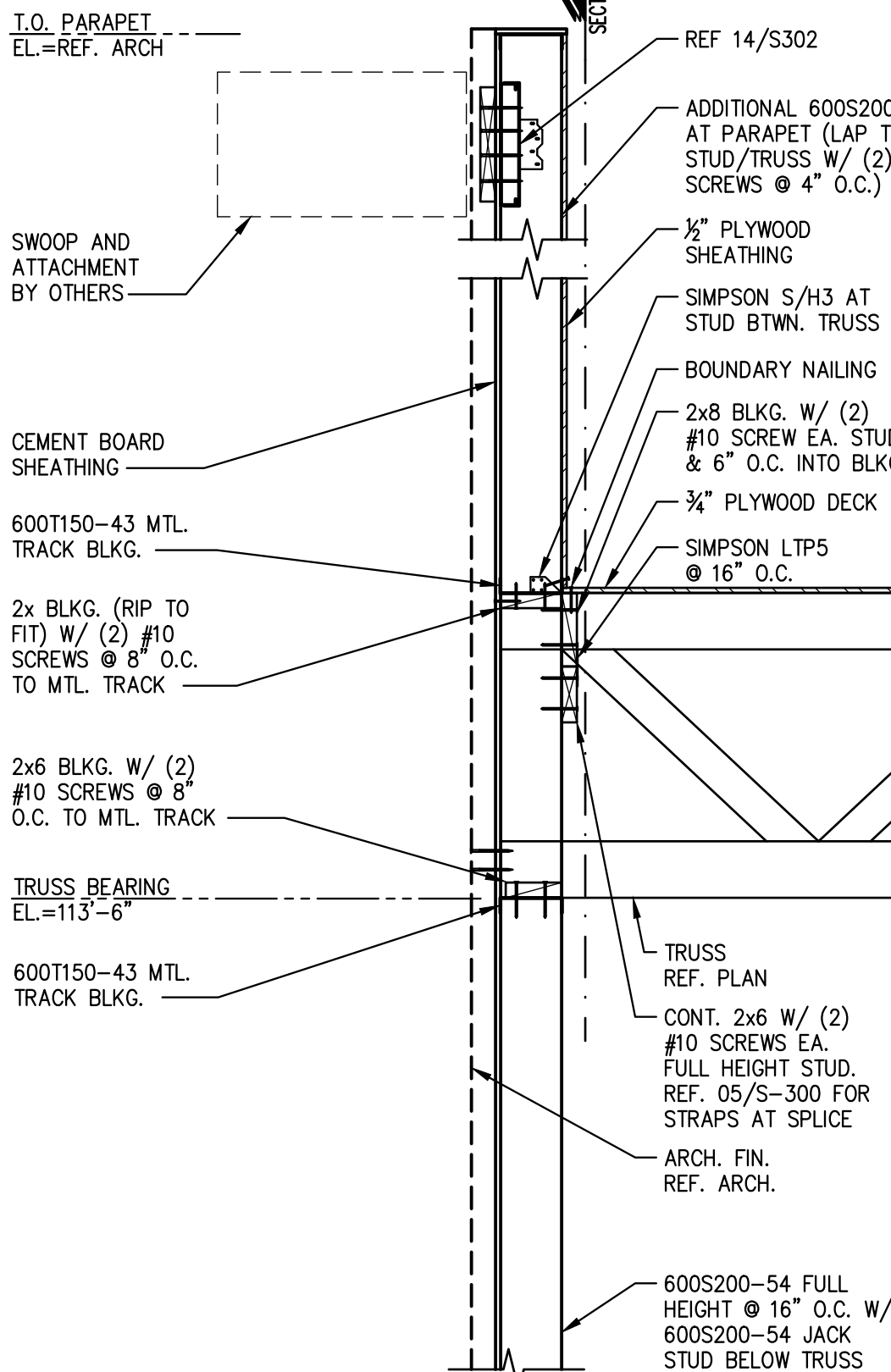
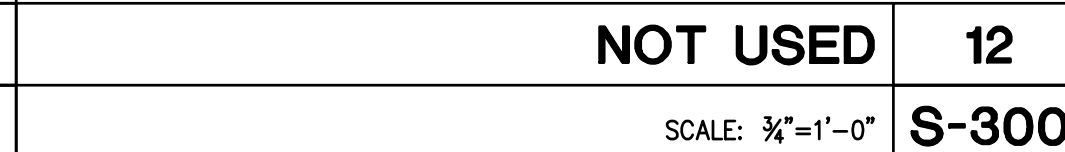
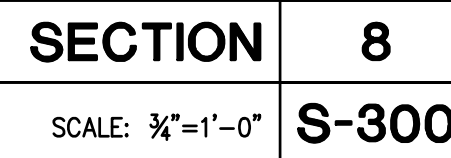
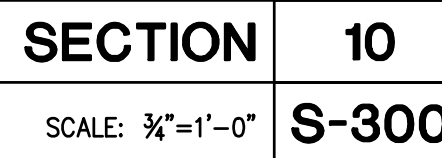
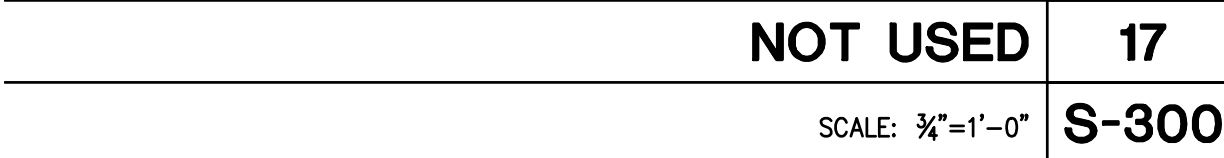
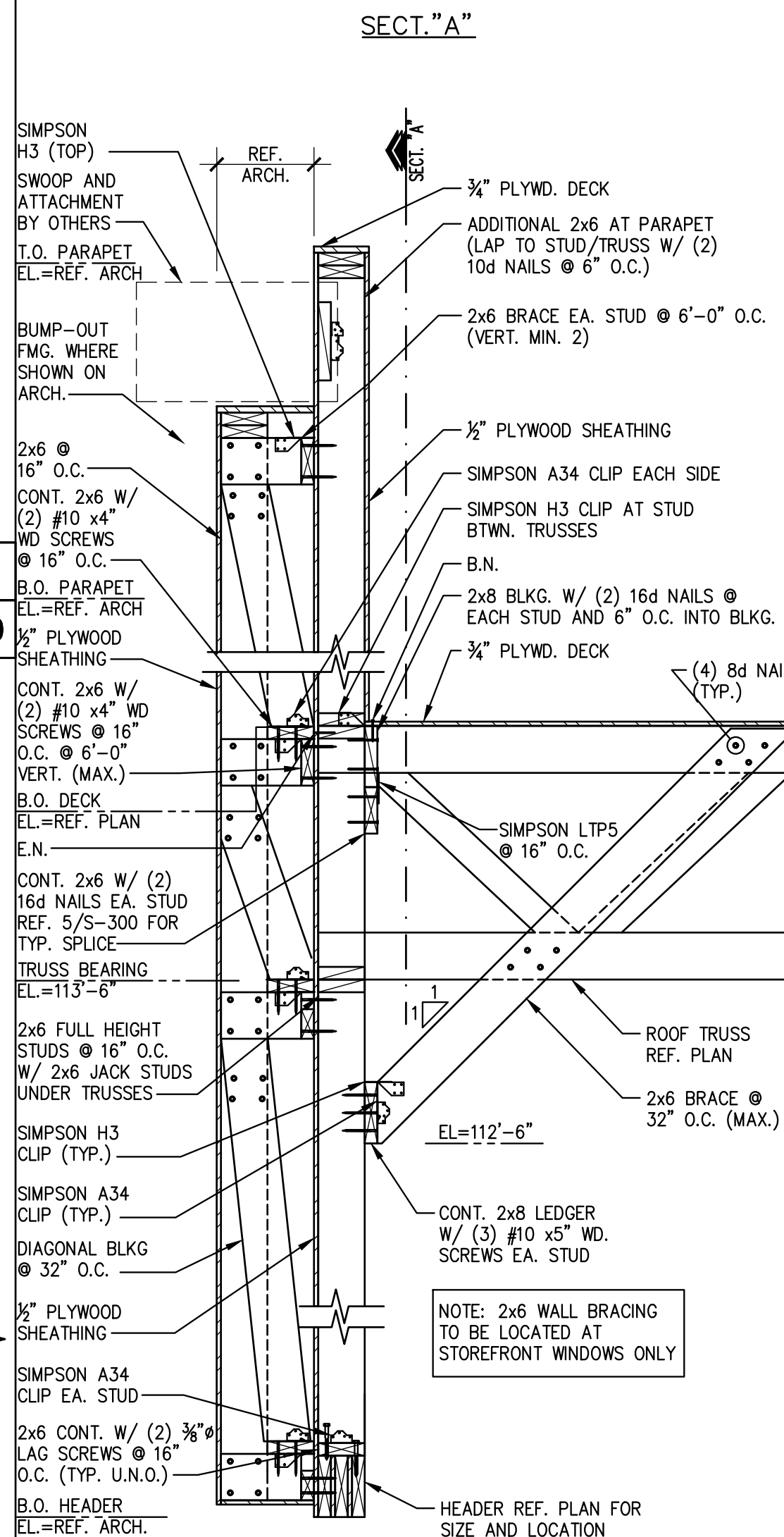
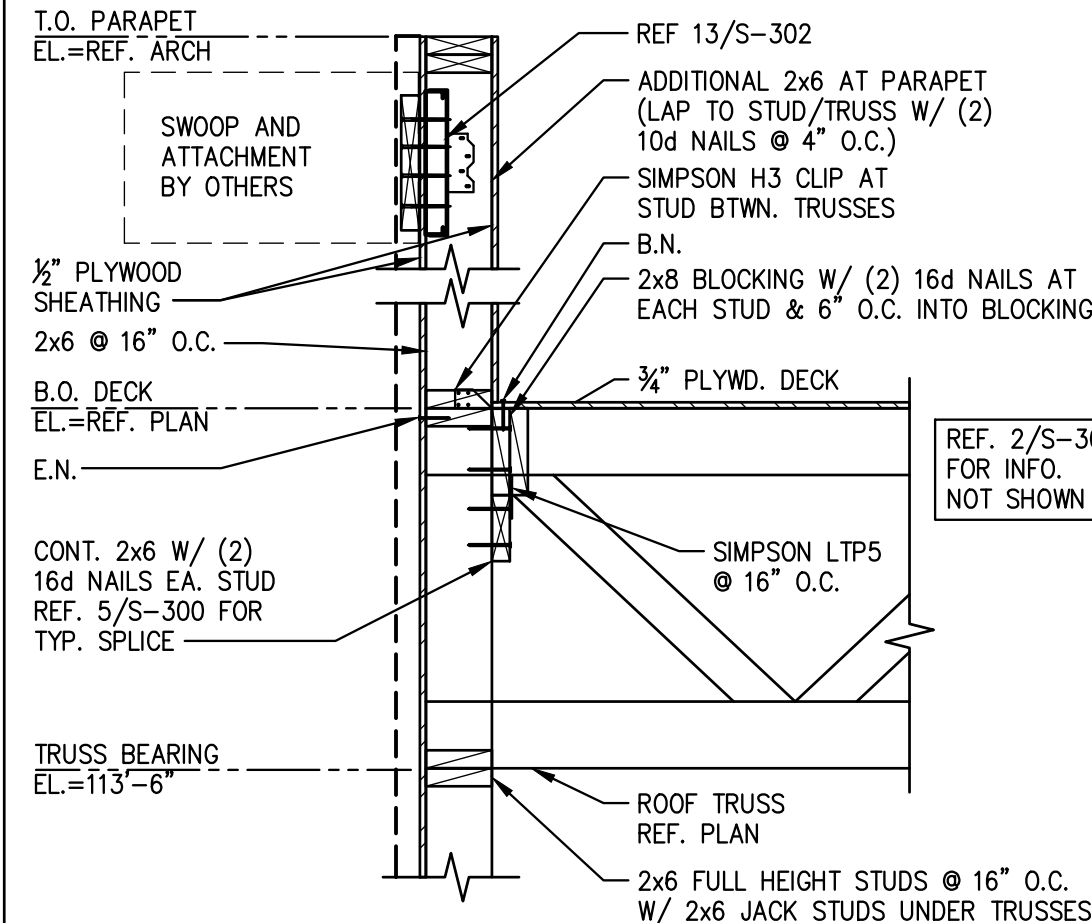
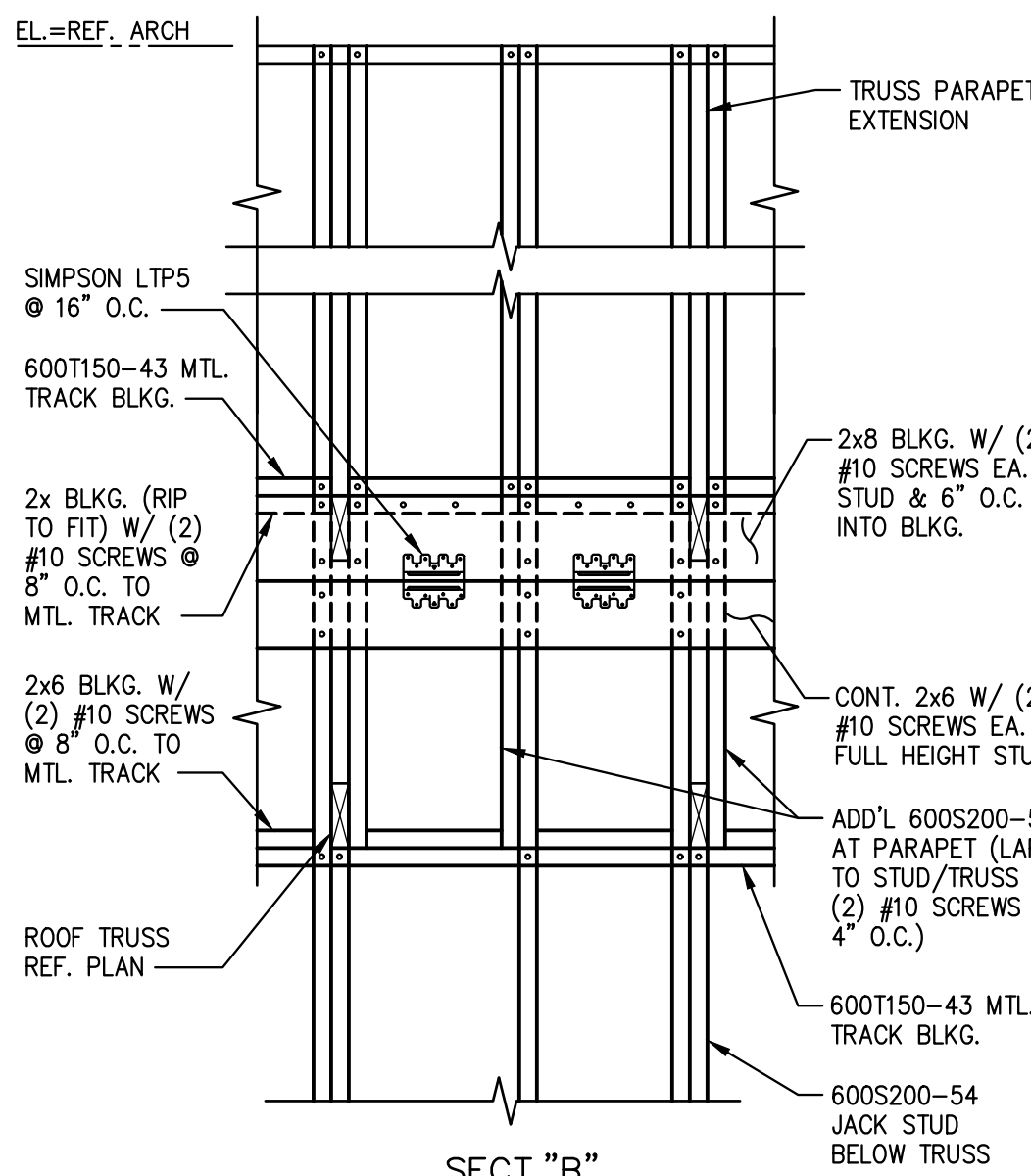
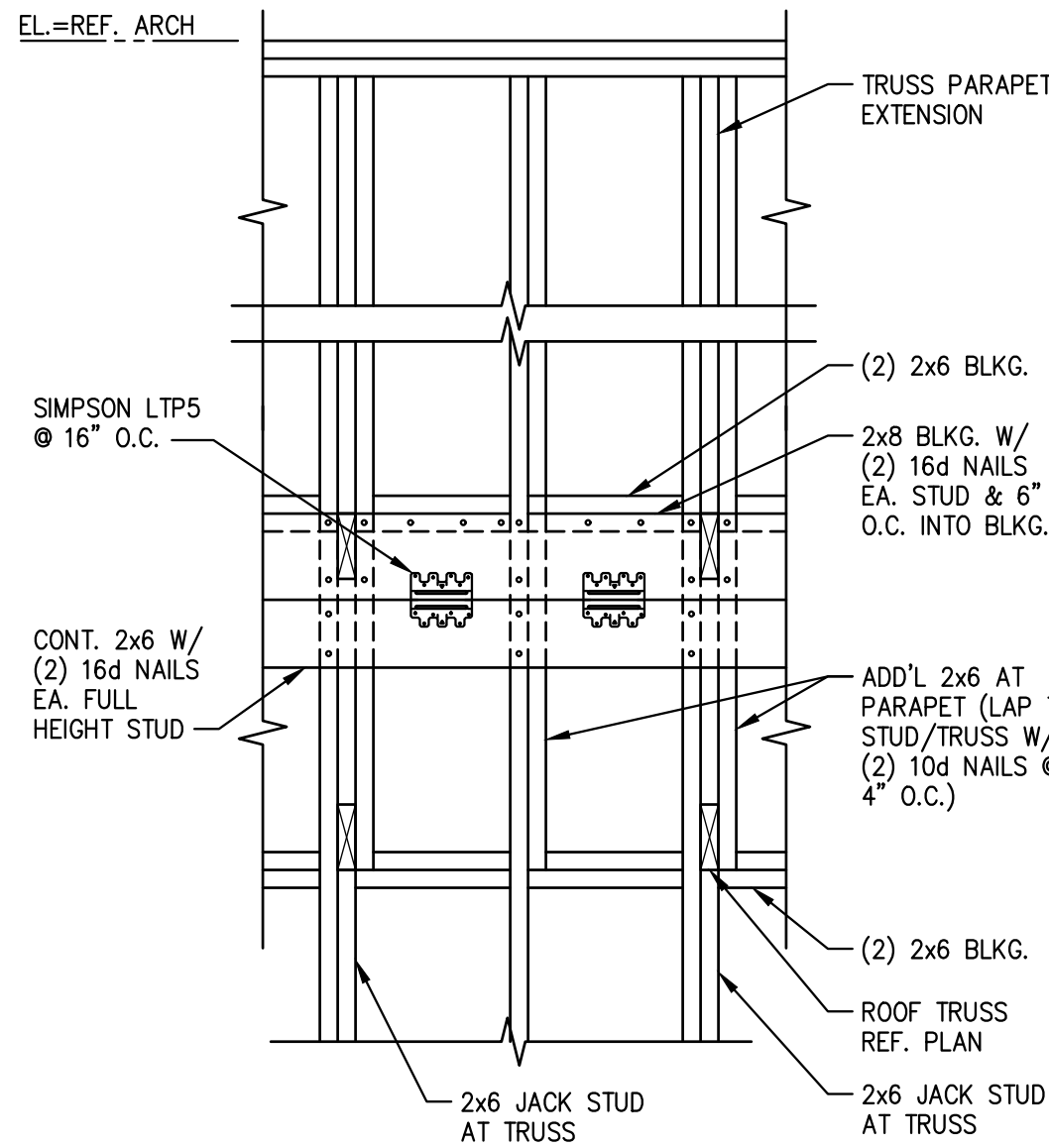
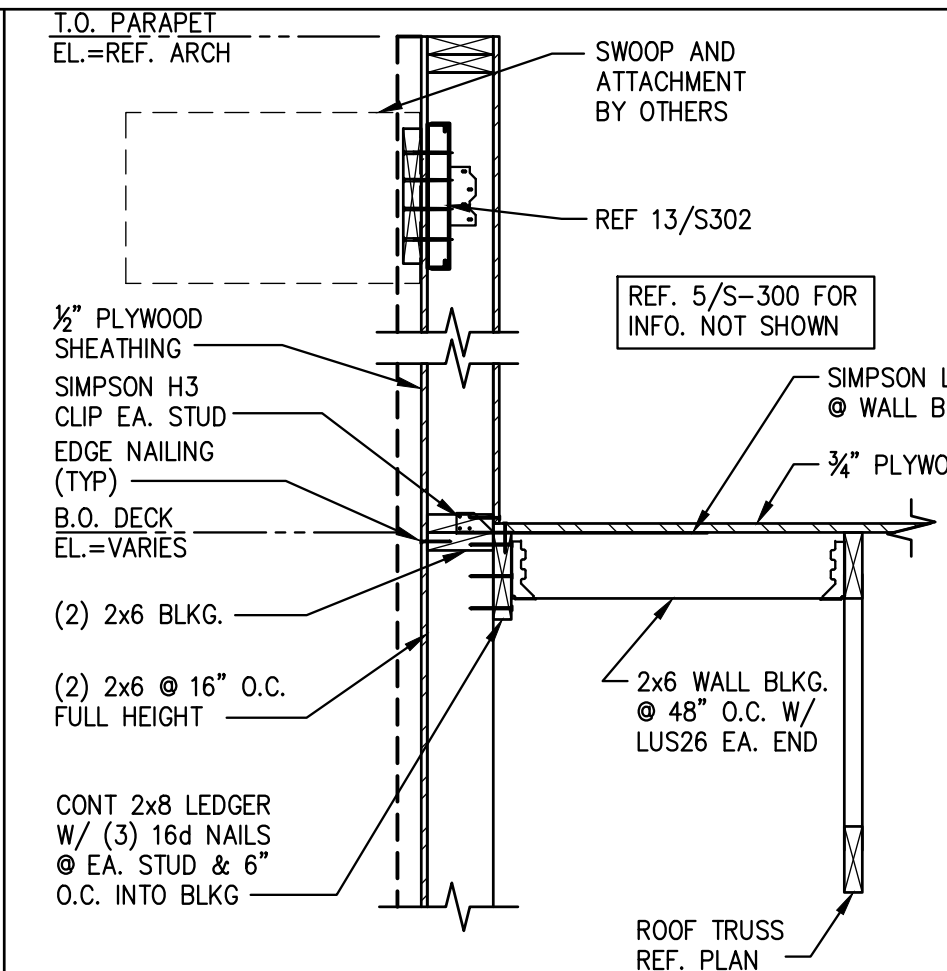
Heights Ventures
ARCHITECTURE • DESIGN

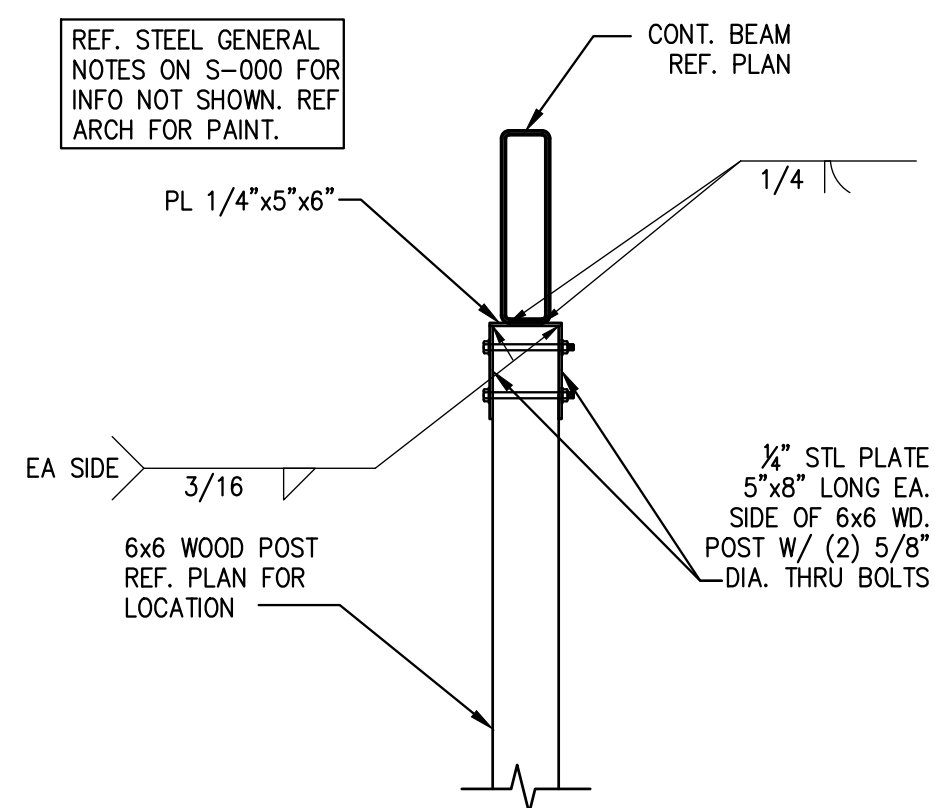
HOUSTON	DALLAS
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Houston, Texas 77008	Plano, Texas 75075
713 869 1103 V	972 490 7299

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12991 W. STATE HWY. 29
LIBERTY HILL, TX 78642

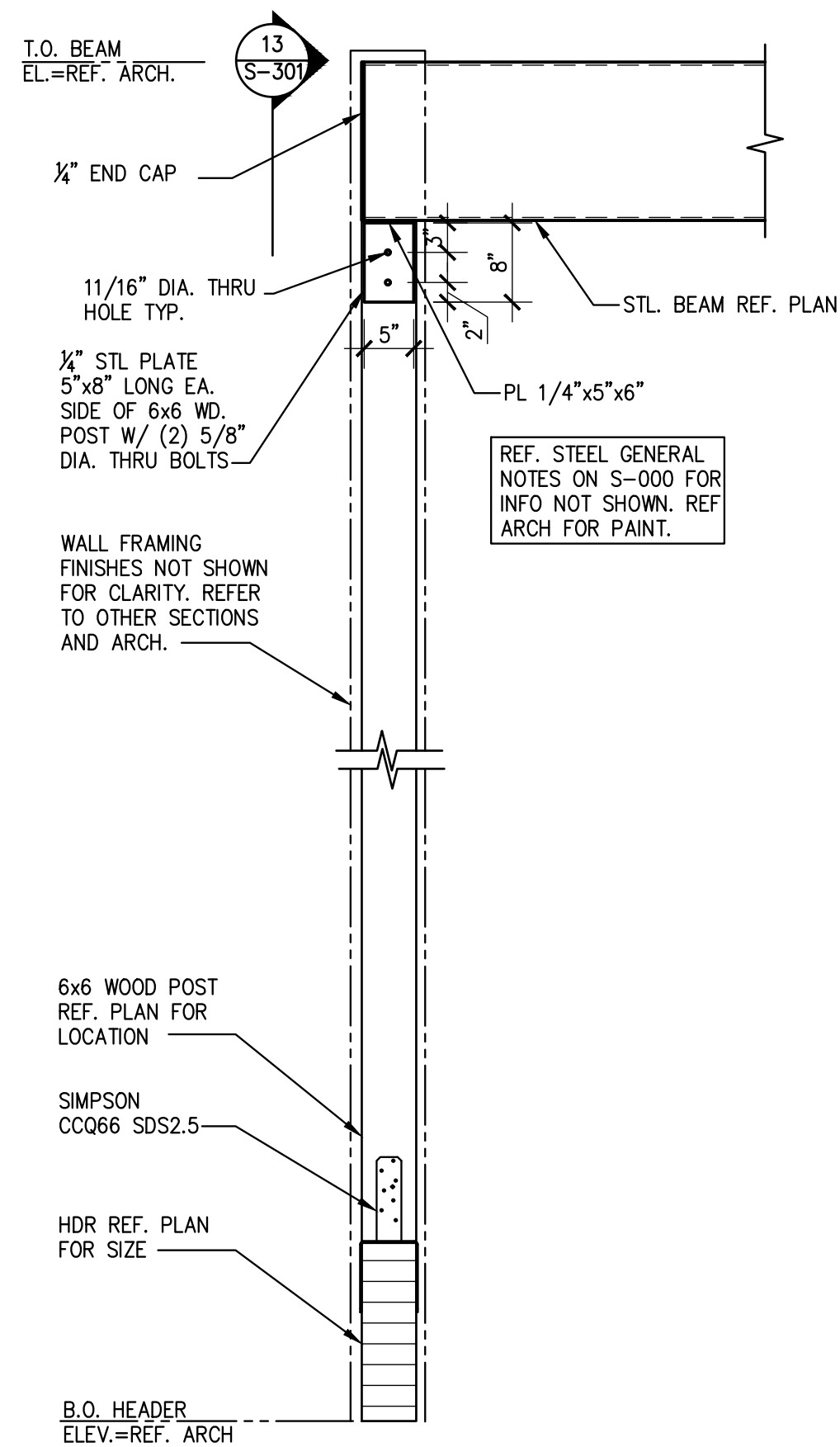
FRAMING SECTIONS

PANDA 2300 HOME R4

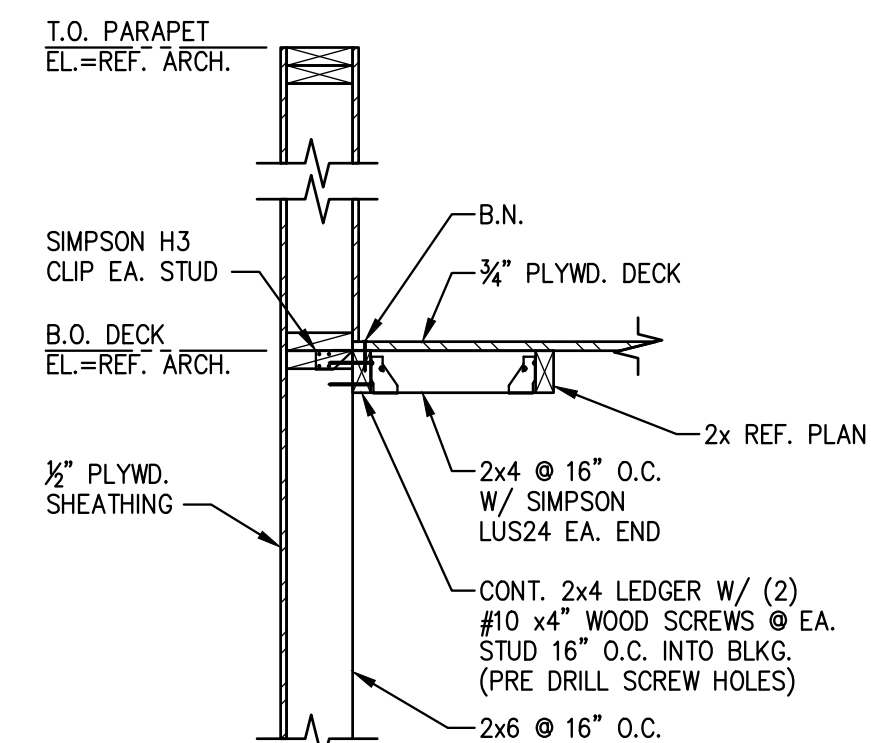
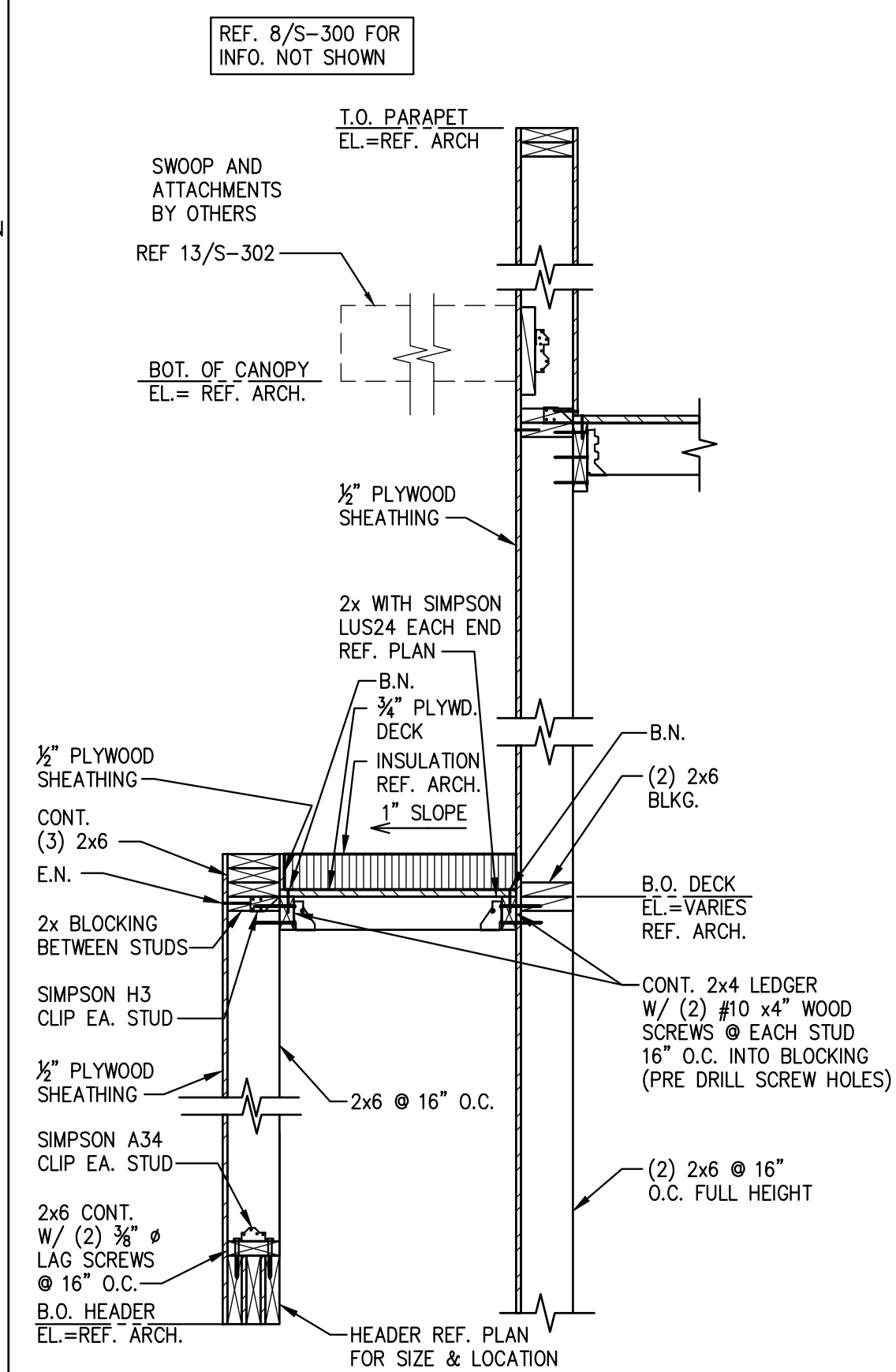
PERMIT / BID SET



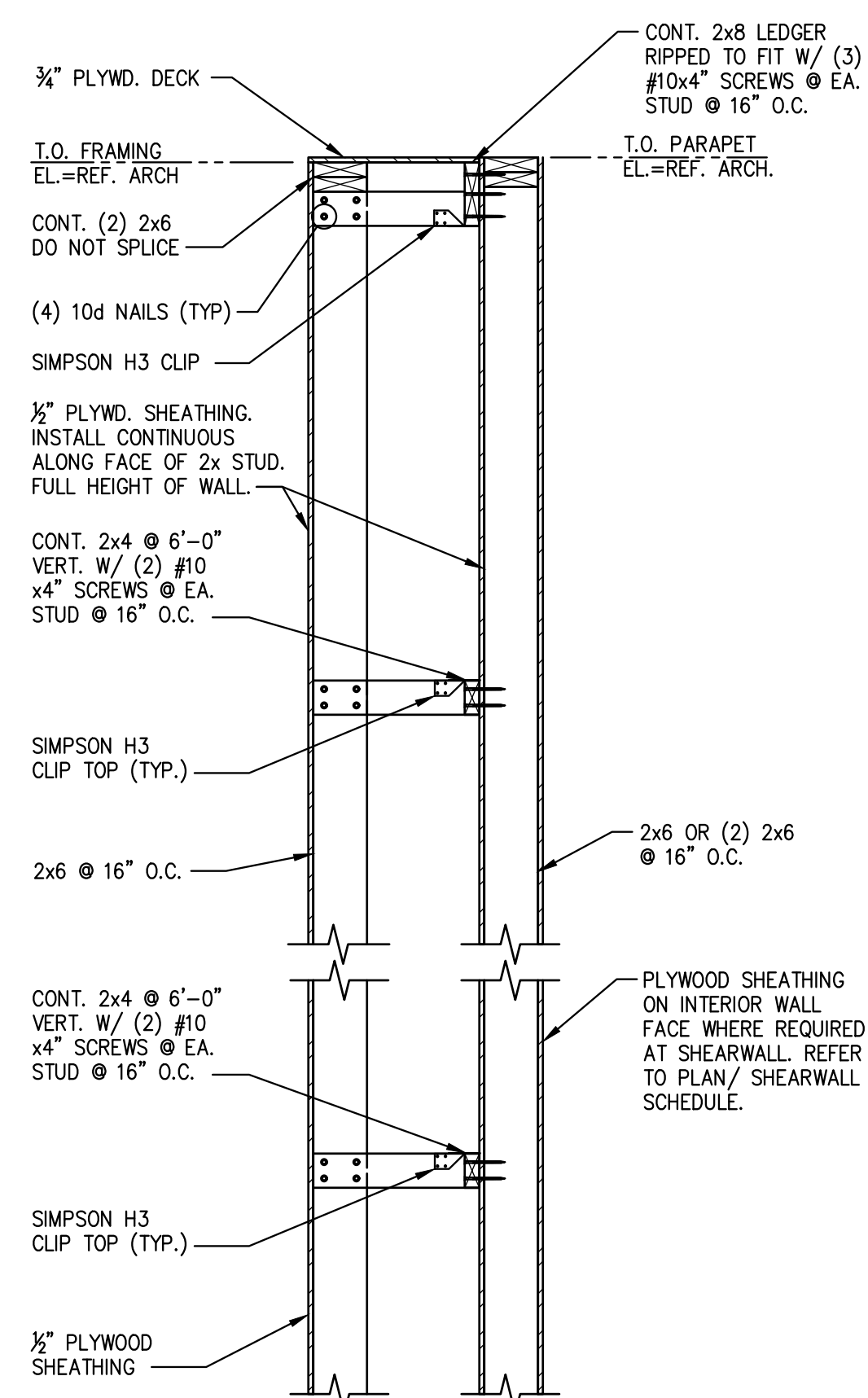
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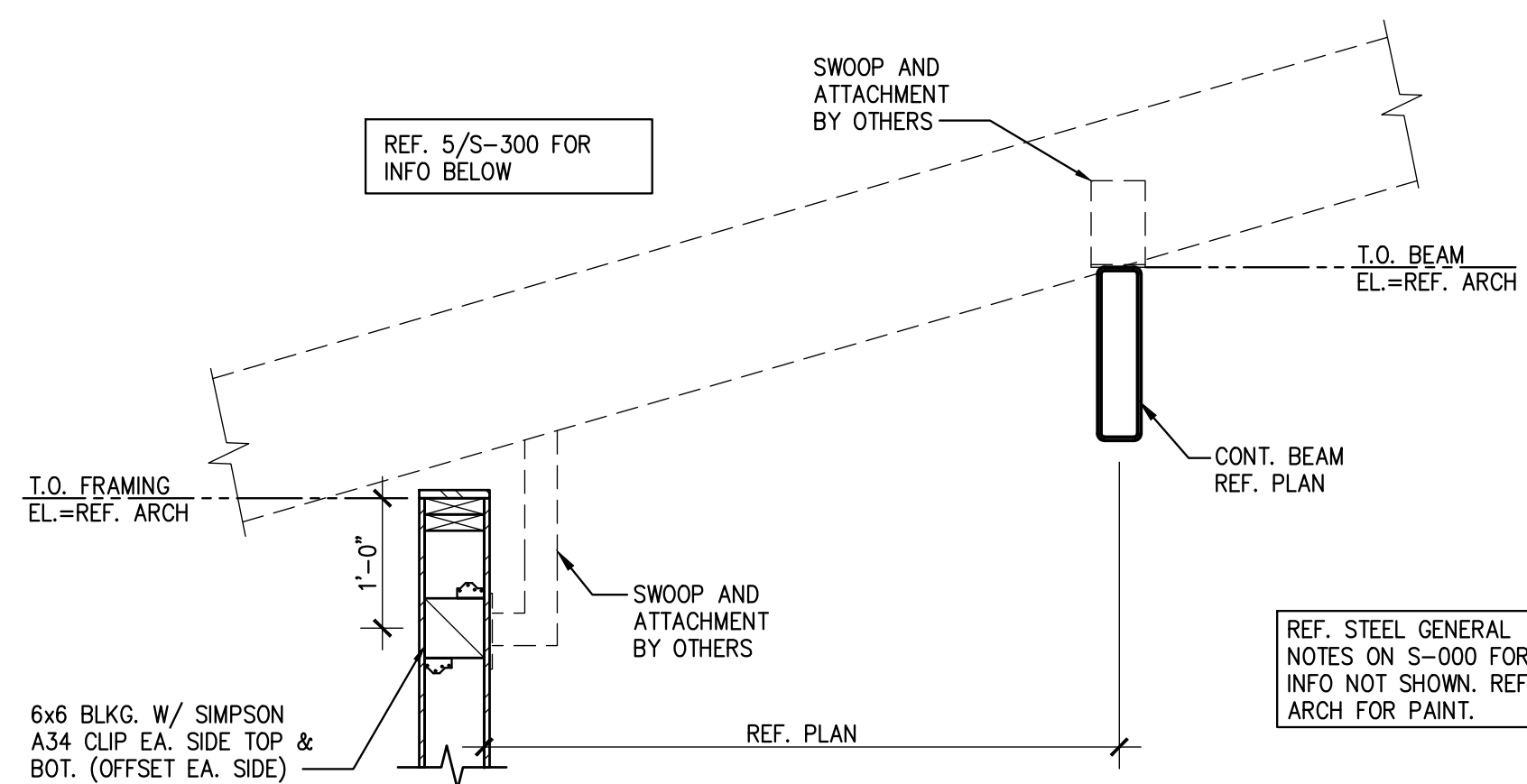
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SCALE: $\frac{3}{4}"=1'-0"$	S-301	SCALE: $\frac{3}{4}"=1'-0"$	S-301



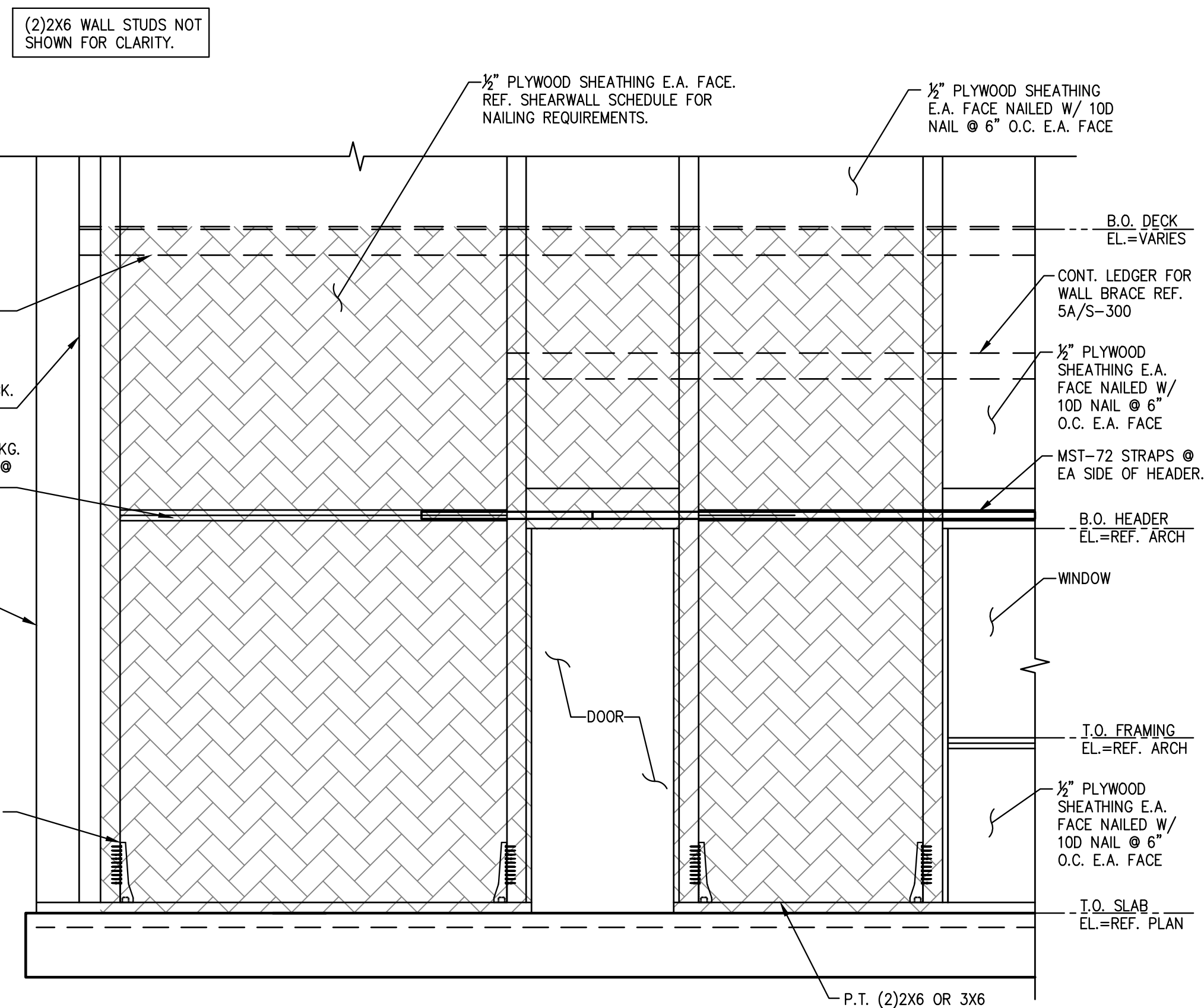
SECTION	4
SCALE: $\frac{3}{4}" = 1' - 0"$	S-301



SECTION	2
SCALE: N.T.S.	S-301



SECTION	10
SCALE: $\frac{3}{4}"=1'-0"$	S-301



SHEARWALL 1 ELEVATION	5
SCALE: $\frac{3}{4}"=1'-0"$	S-301



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
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DRAWN BY: LL

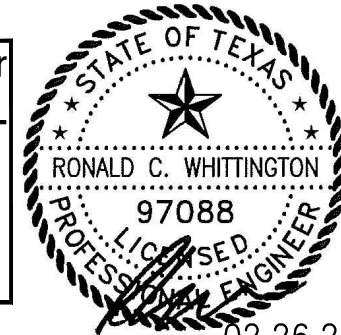
PANDA PROJECT #:

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James F. Turner
Engineers, L.P.

Consulting Engineers
8340 Meadow Road, #160
Dallas, TX 75231
214.750.2900
DRAWN/DESIGN:
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Heights Venture
ARCHITECTURE • DESIGN

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

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LIBERTY HILL, TX 78642

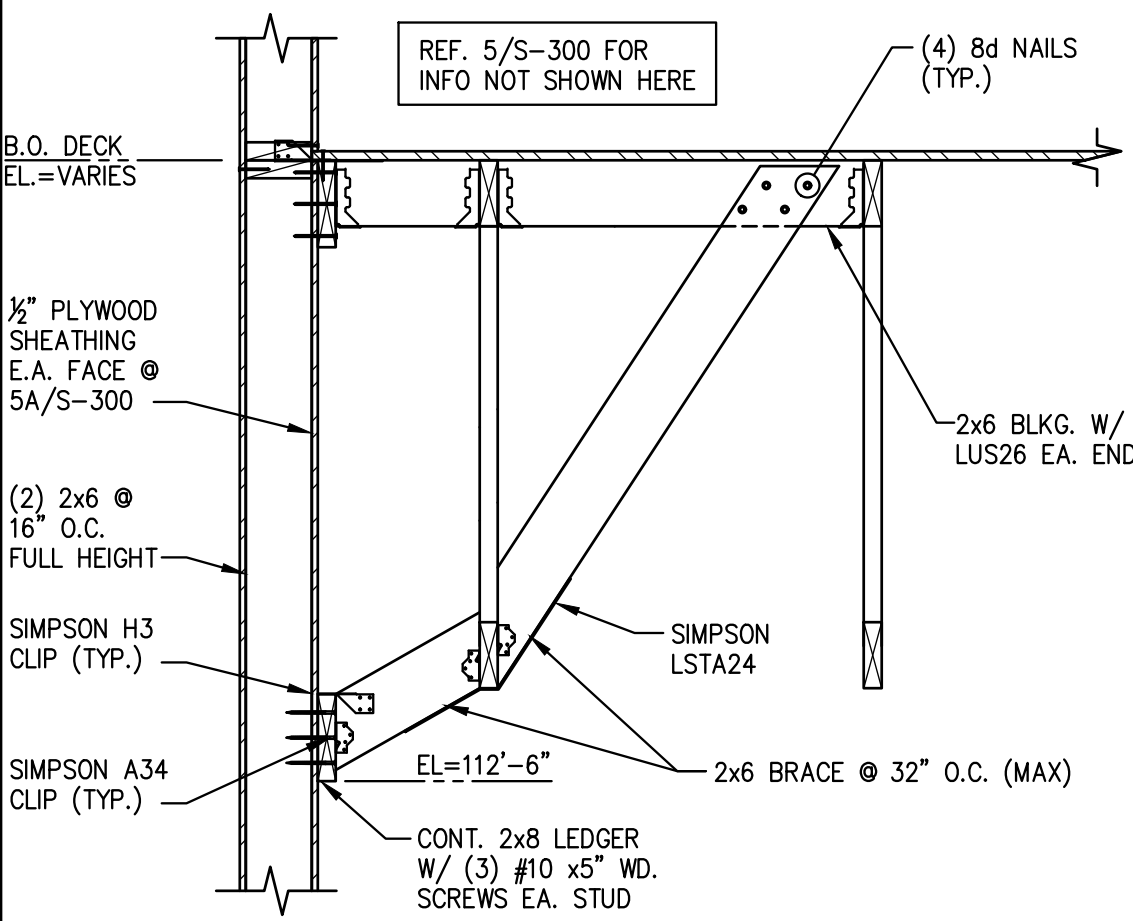
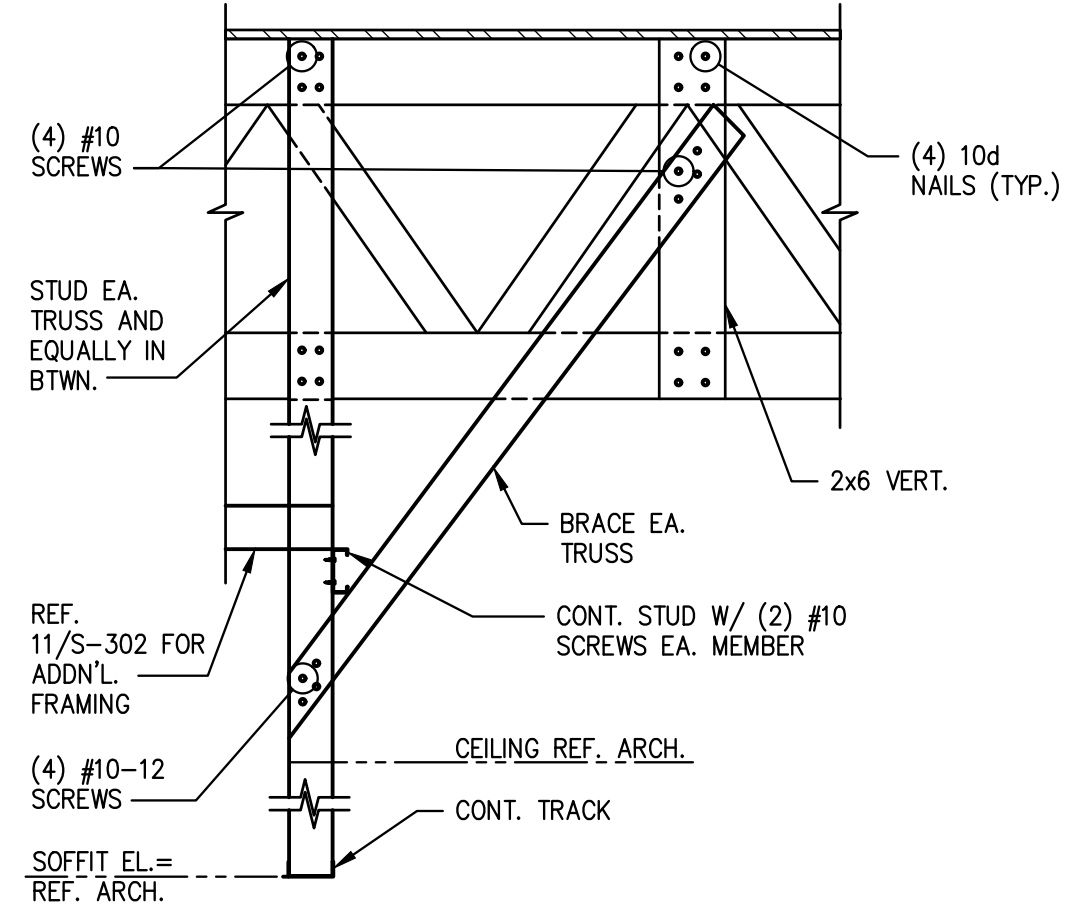
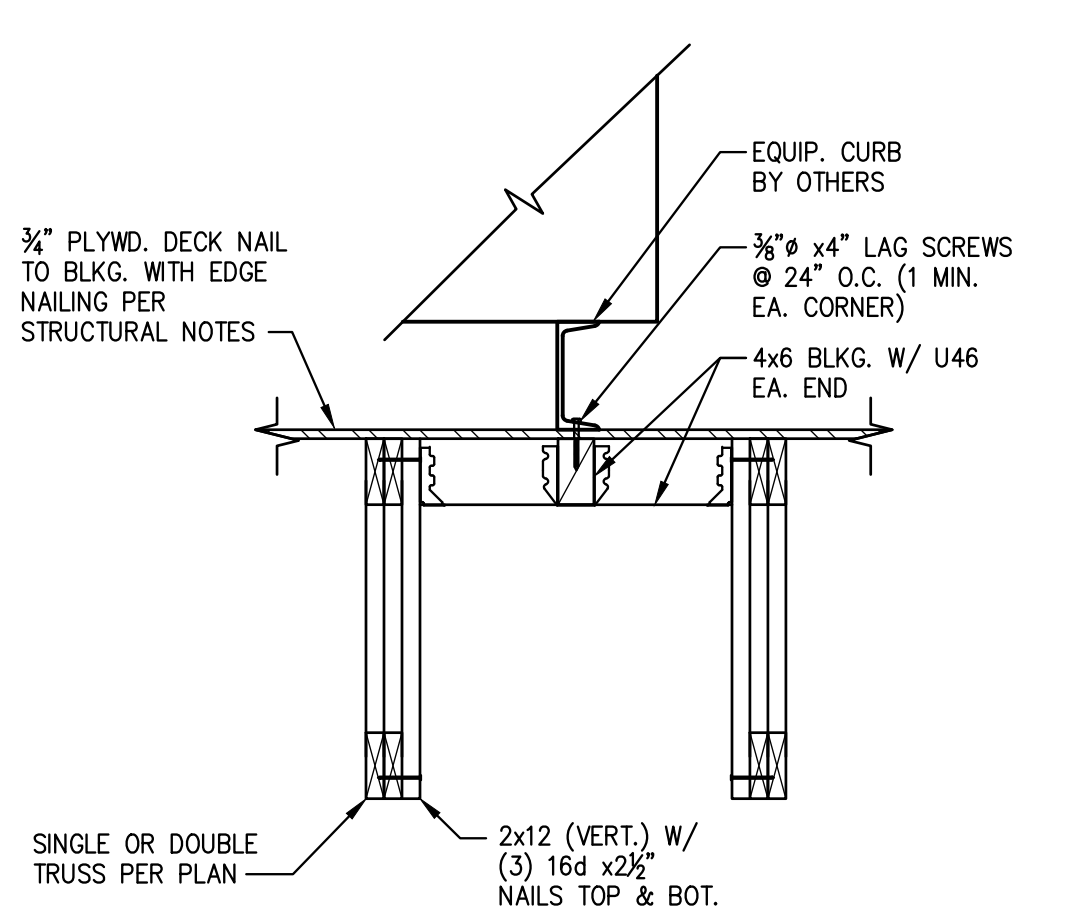
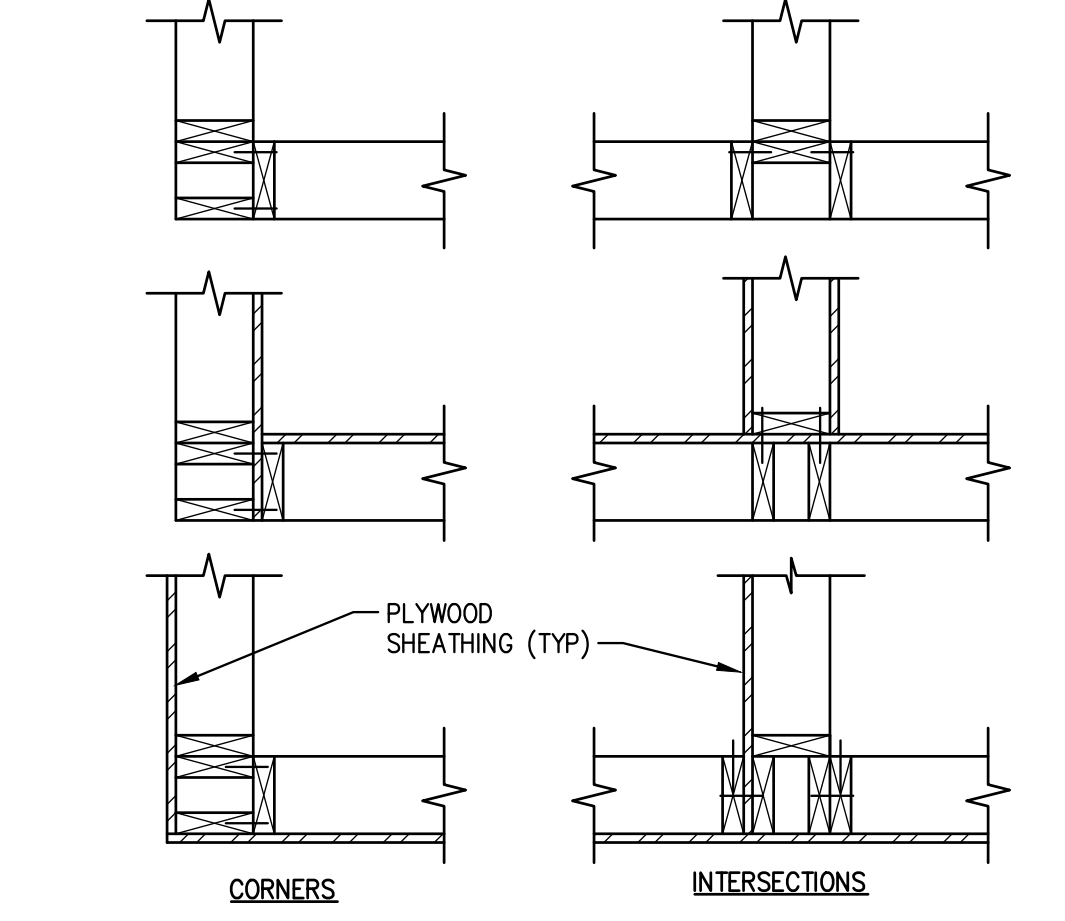
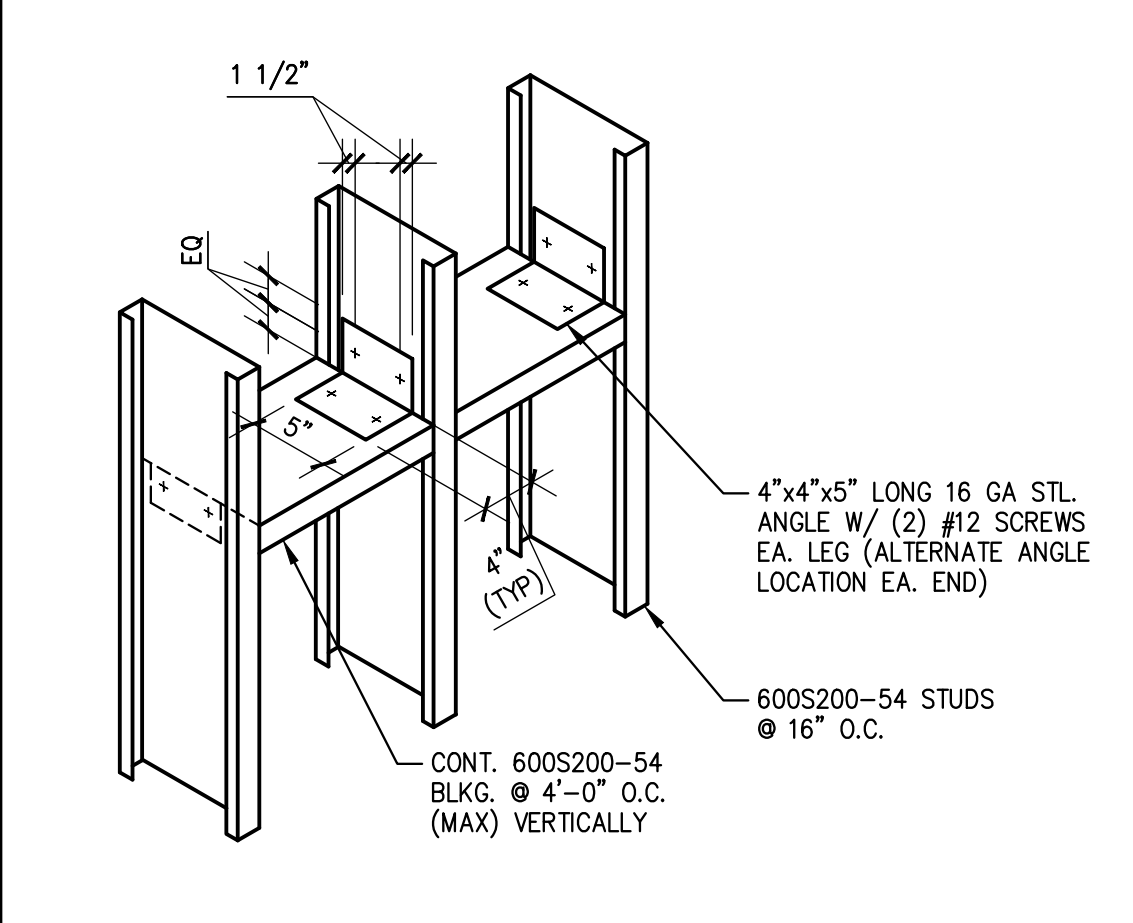
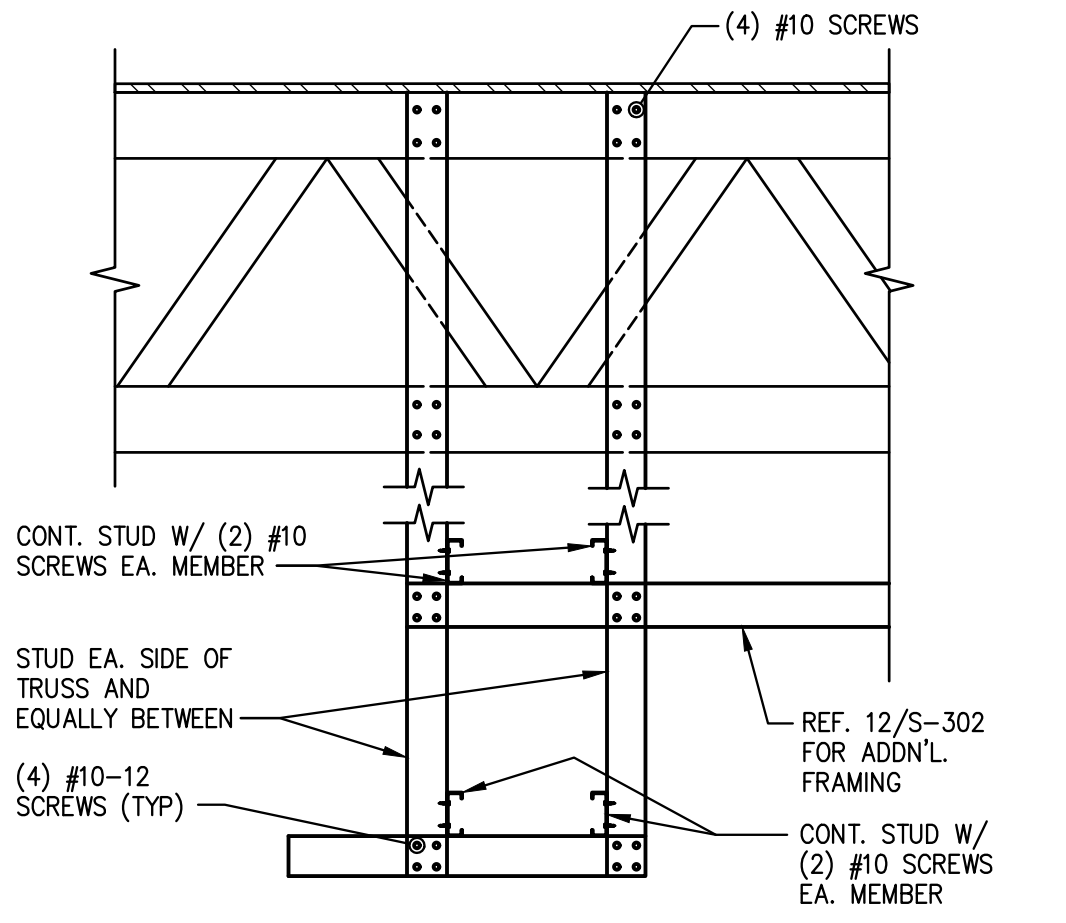
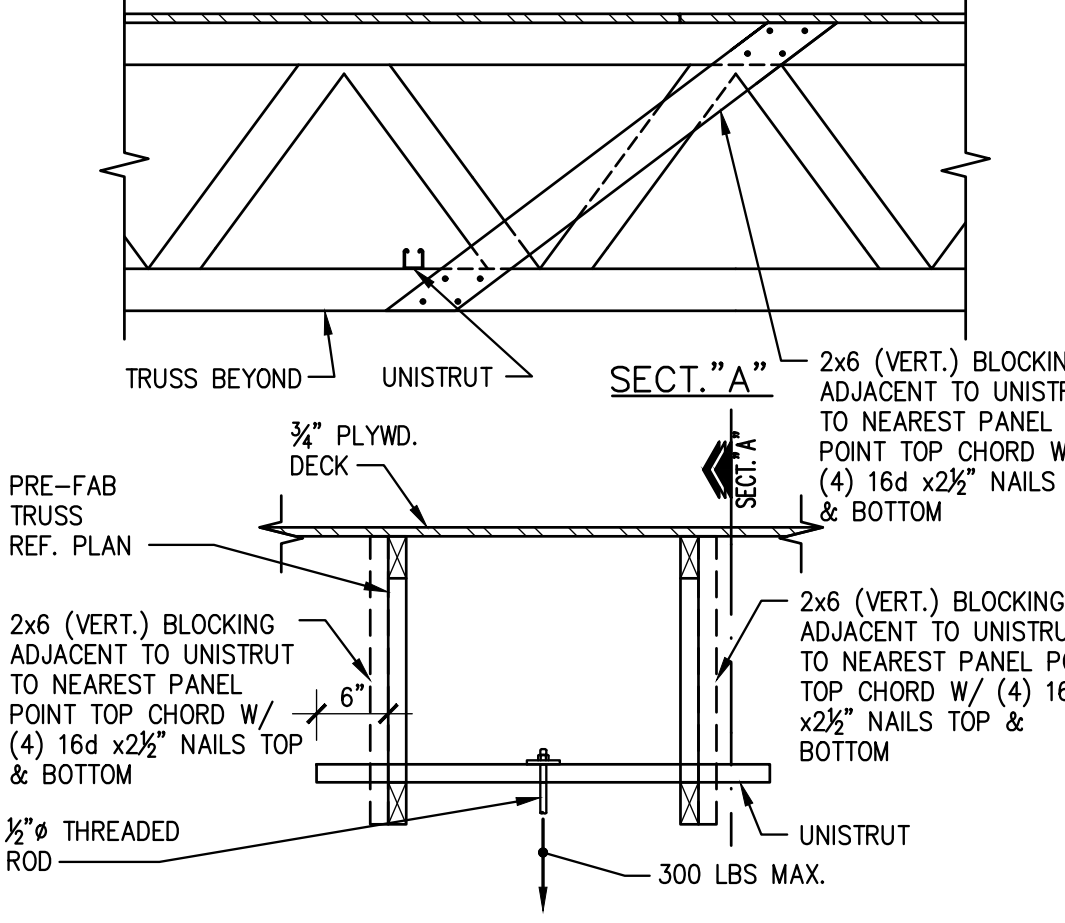
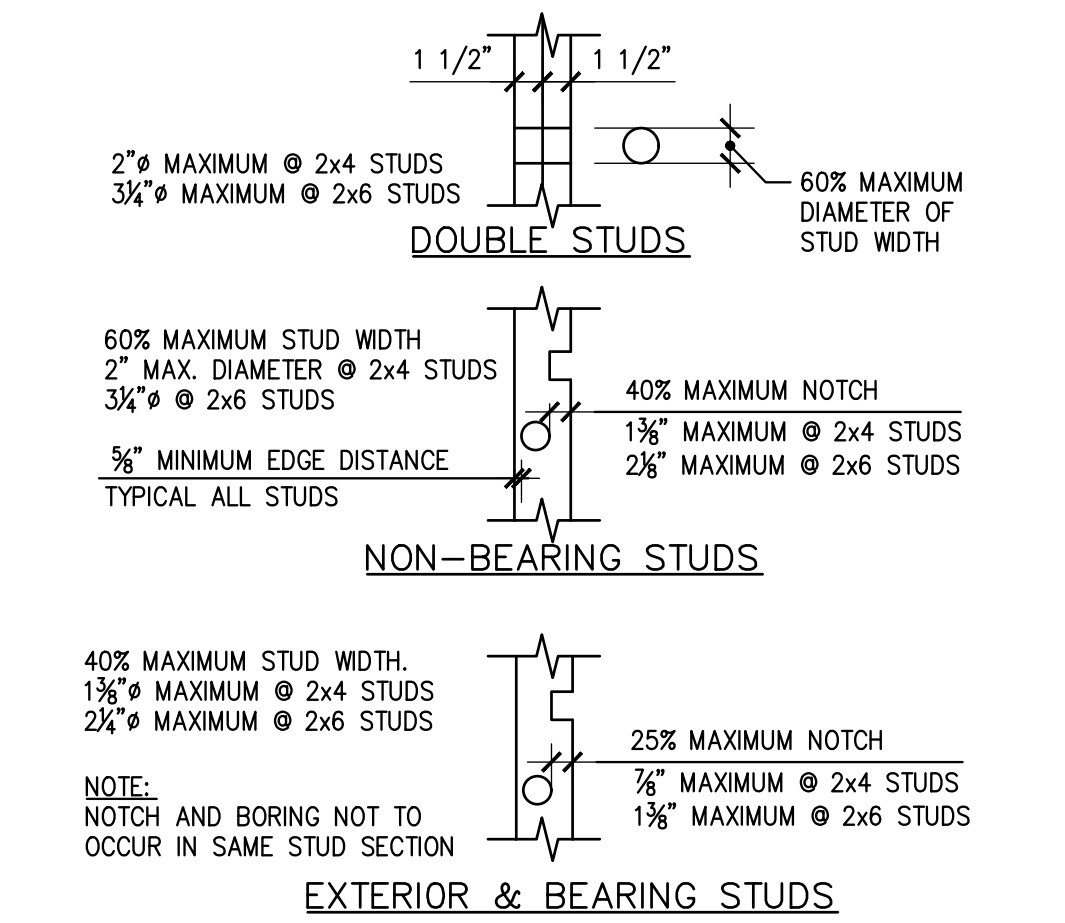
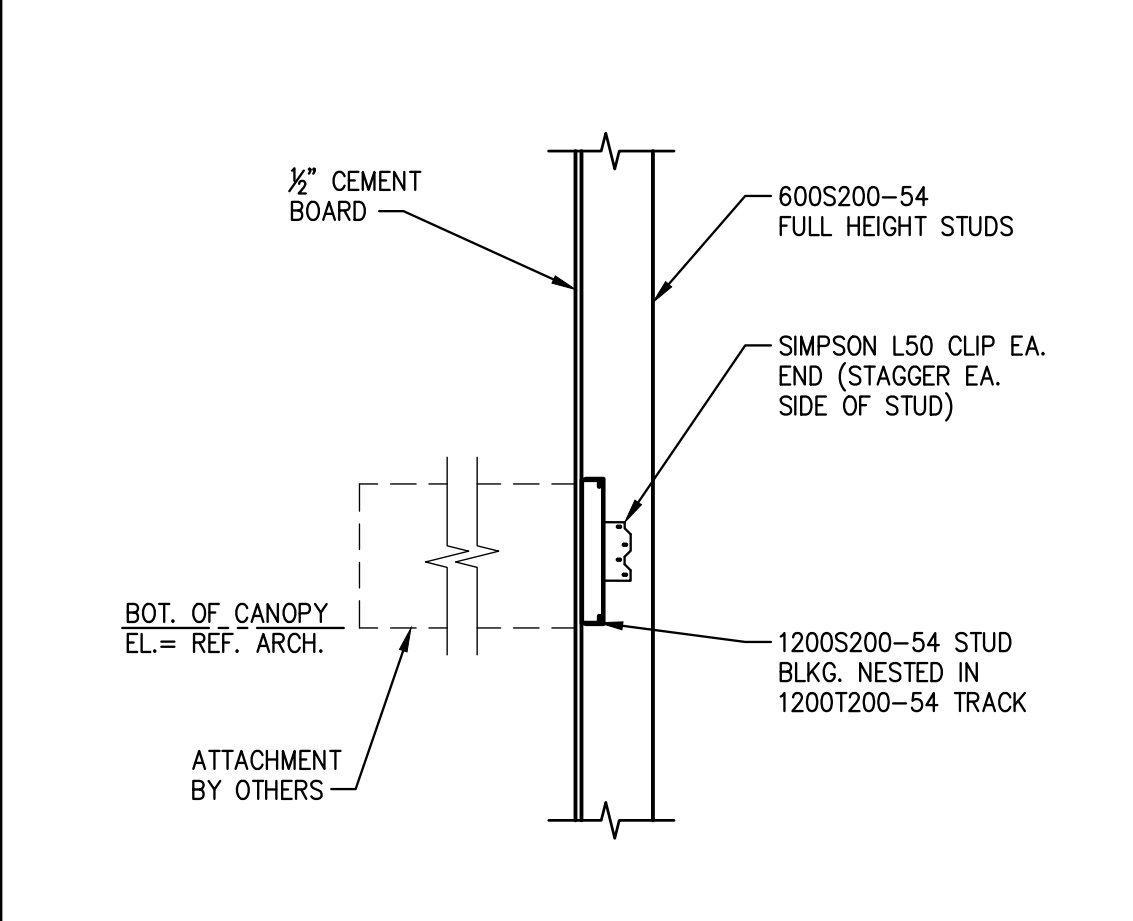
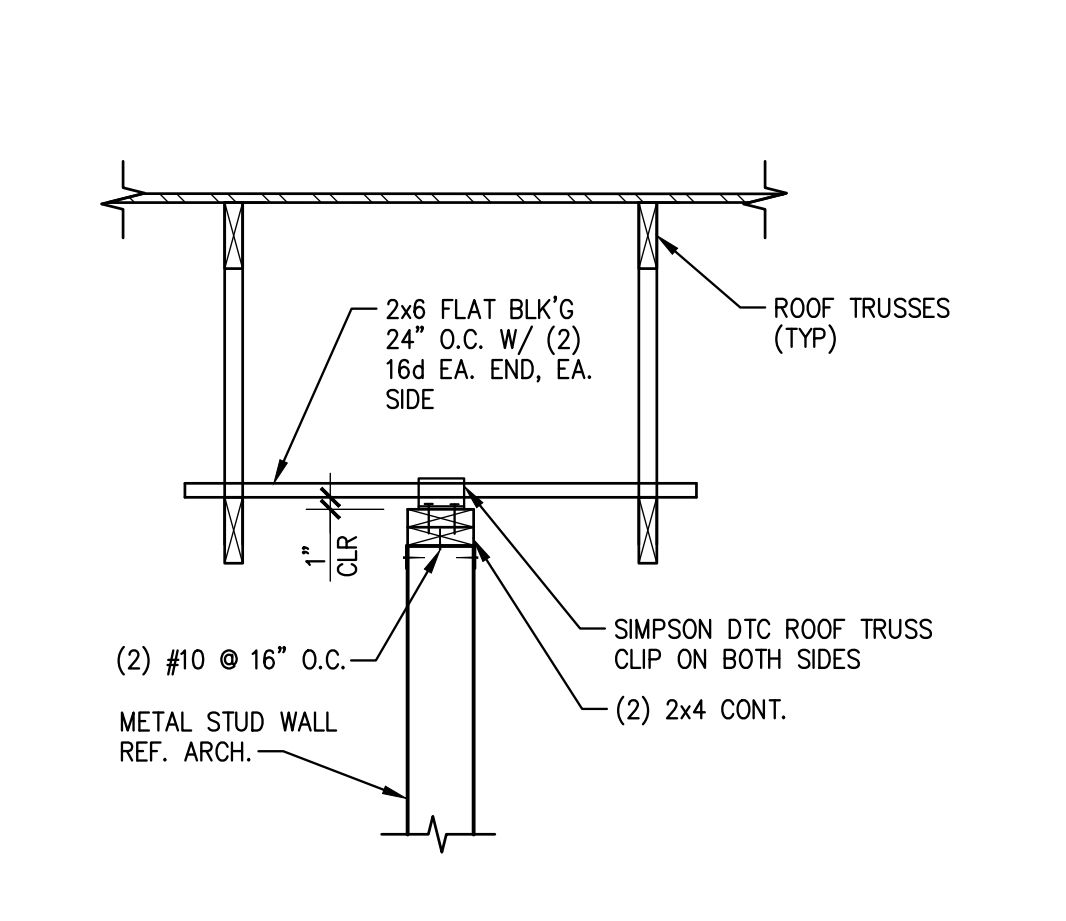
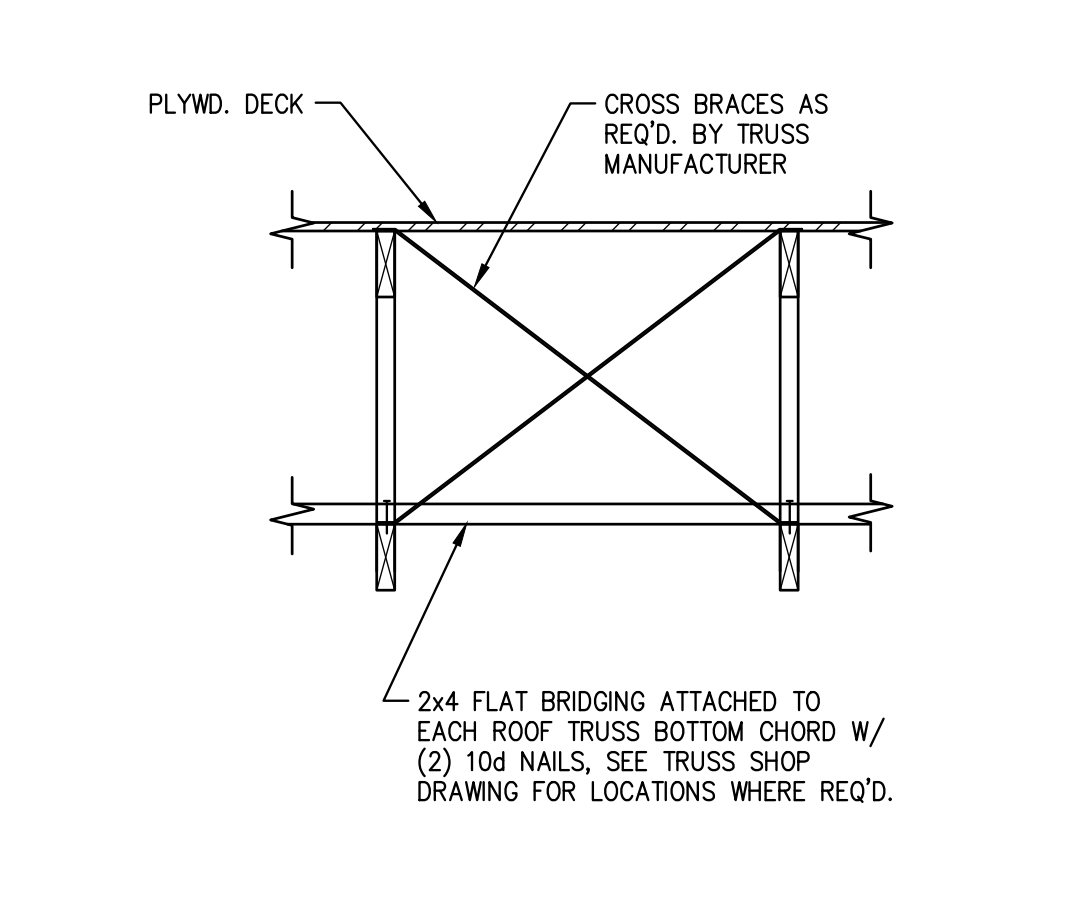
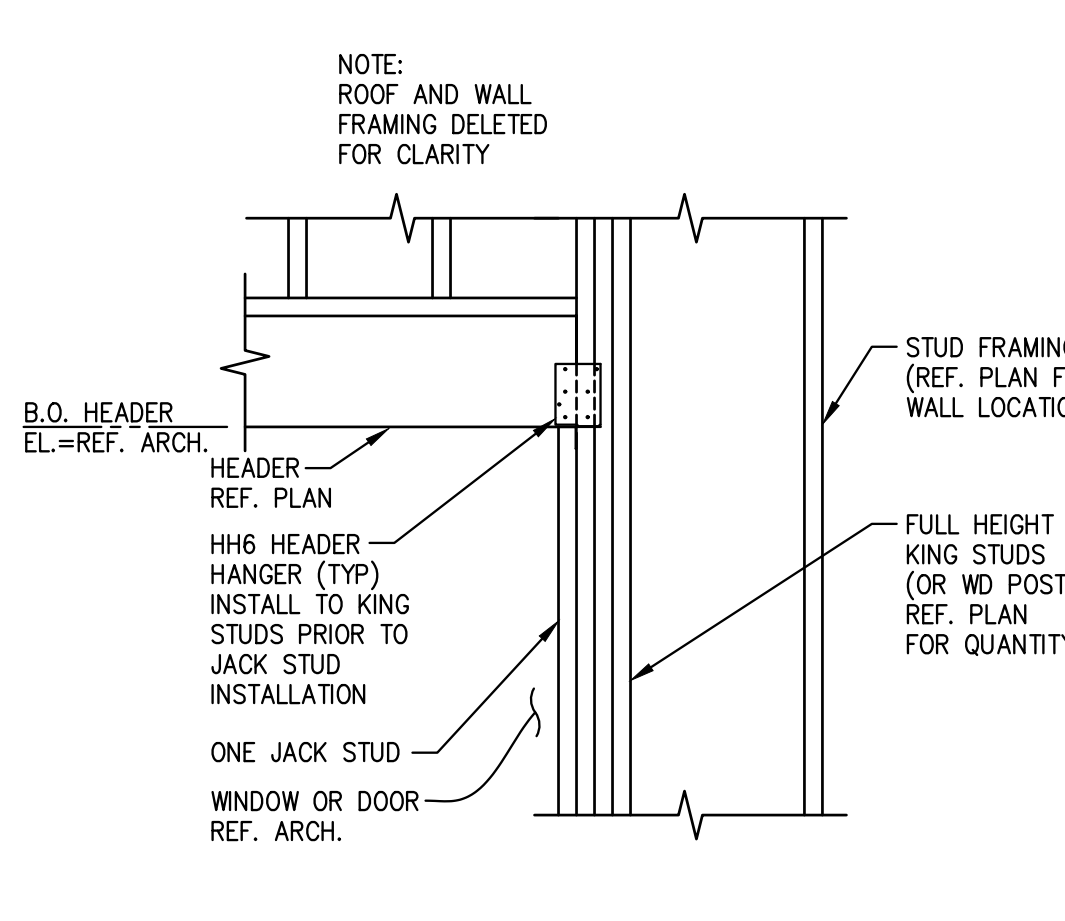
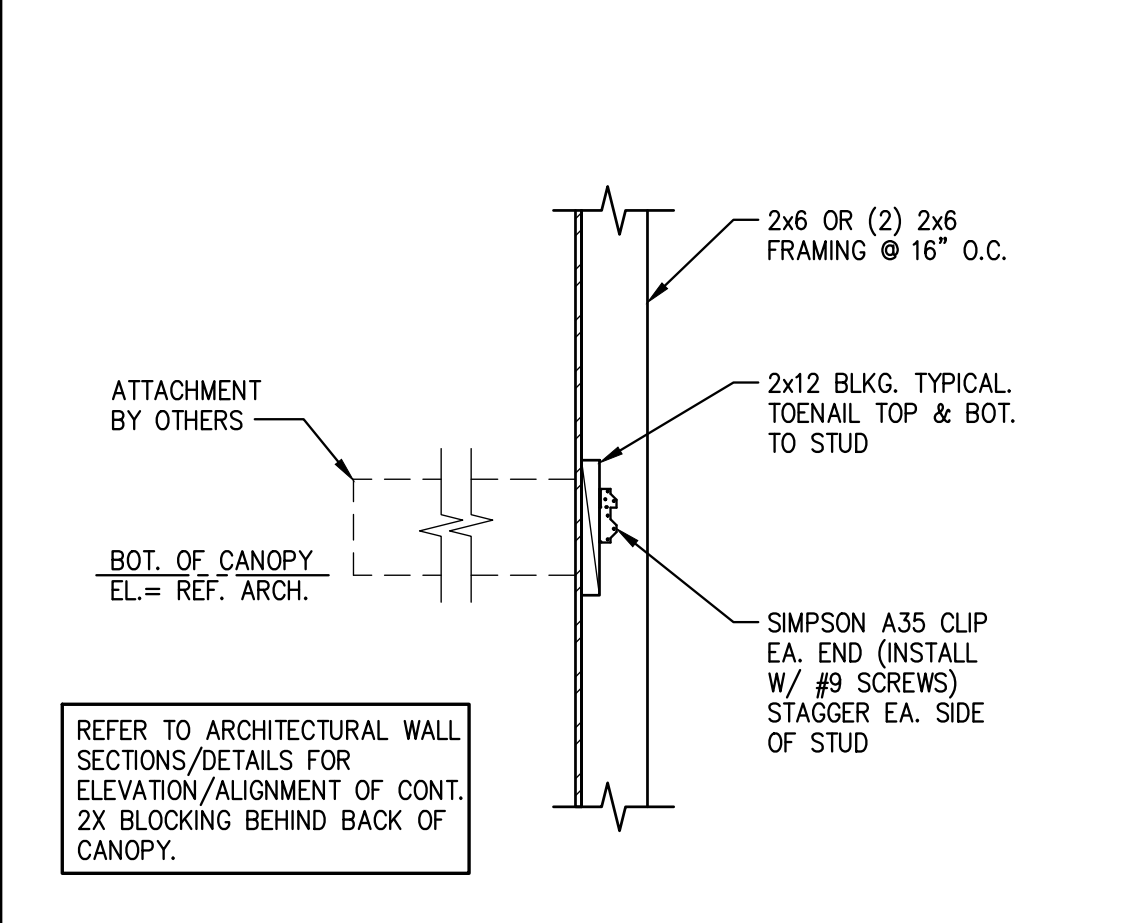
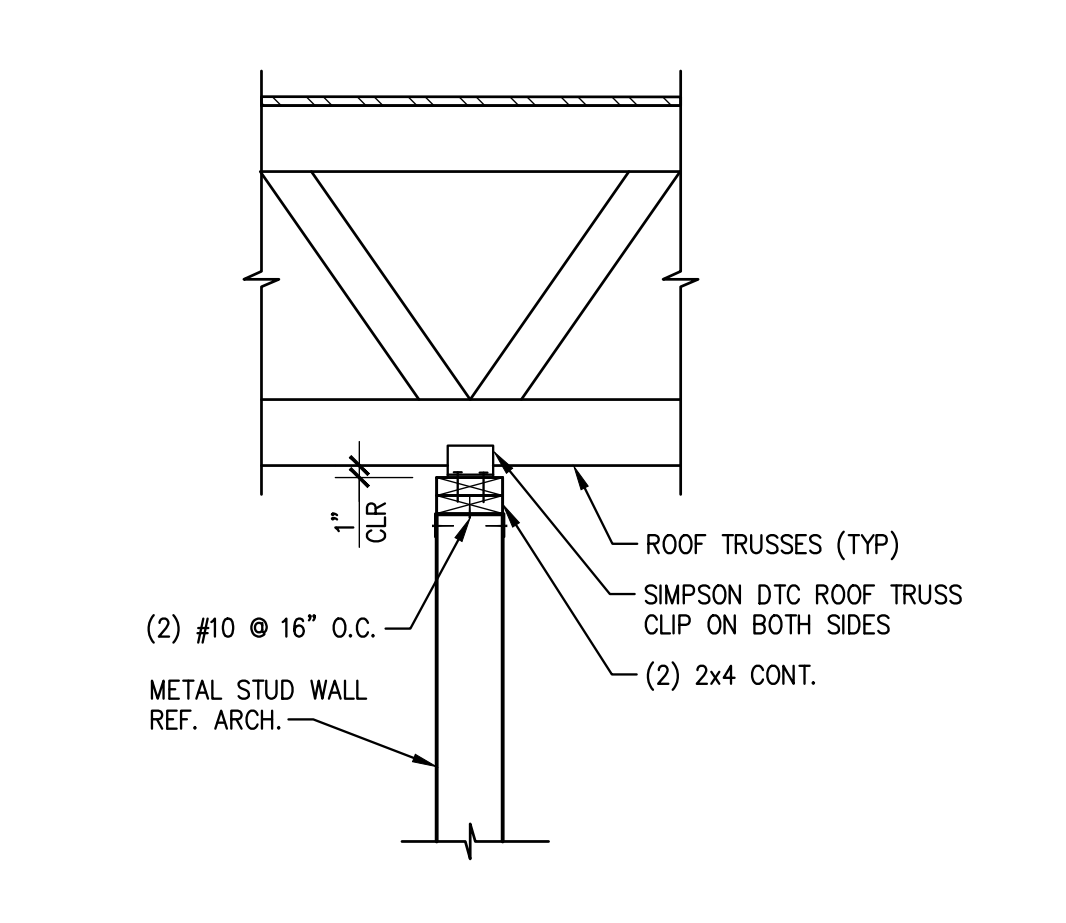
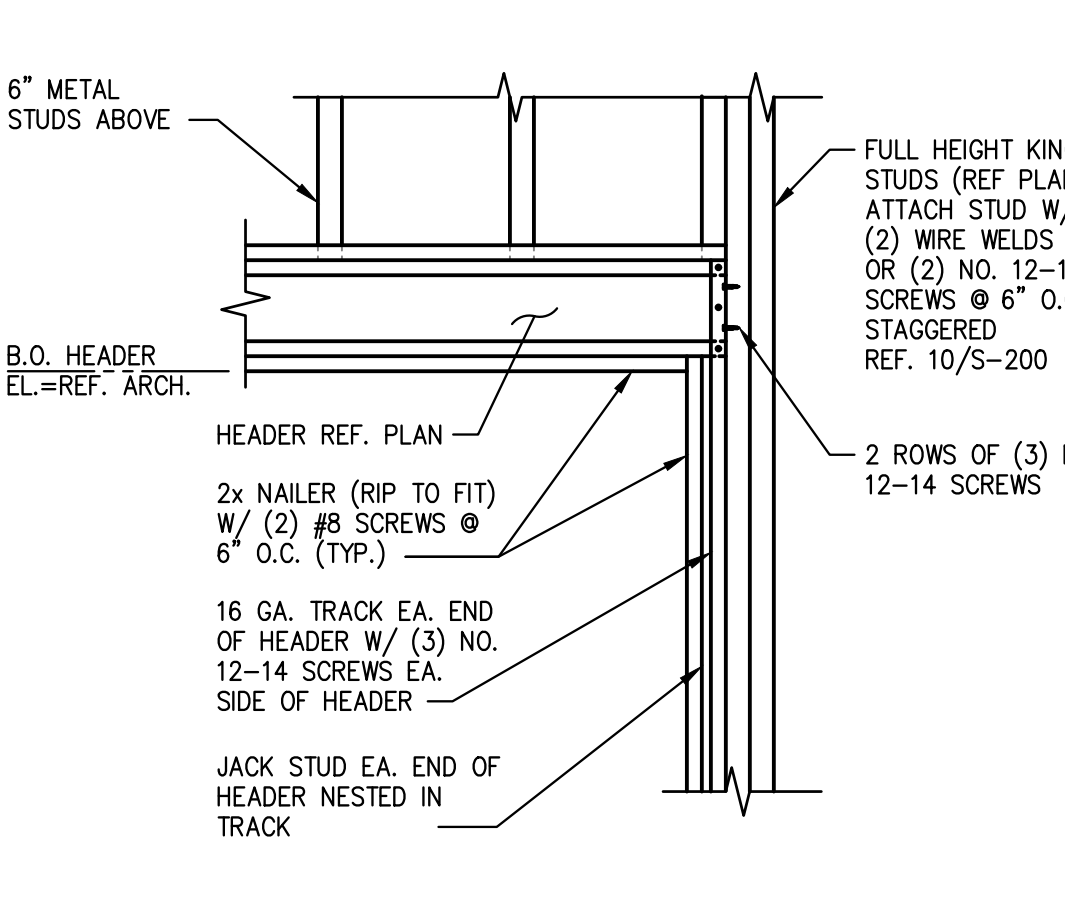
S-301

TYPICAL FRAMING DETAILS & SECTIONS

PANDA 2300 HOME R4

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PERMIT / BID SET

									
NOT USED	20	ALTERNATE STOREFRONT BRACE	16	SOFFIT DETAIL @ SERV. COUNTER	12	TYP. MECHANICAL SUPPORT UNIT	8	TYPICAL WALL FRAMING	4
	S-302	SECTION SCALE: 3/4"=1'-0"	S-302	SCALE: 3/4"=1'-0"	S-302	SCALE: 3/4"=1'-0"	S-302	SCALE: 3/4"=1'-0"	S-302
									
NOT USED	19	TYPICAL METAL STUD VERTICAL	15	SOFFIT DETAIL @ SERV. COUNTER	11	TYPICAL HANGER SUPPORT	7	TYPICAL FRAMING NOTCHES	3
	S-302	BLOCKING SCALE: 3/4"=1'-0"	S-302	SCALE: 3/4"=1'-0"	S-302	SCALE: 3/4"=1'-0"	S-302	SCALE: N.T.S.	S-302
									
NOT USED	18	SMALL CANOPY BLKG. @ MTL	14	SUPPORT PARALLEL TO TRUSS	10	TYPICAL BRIDGING AND BRACING	6	TYPICAL WOOD HEADER FRAMING	2
	S-302	STUD SCALE: 3/4"=1'-0"	S-302	SCALE: 3/4"=1'-0"	S-302	SCALE: 3/4"=1'-0"	S-302	SCALE: 3/4"=1'-0"	S-302
									
TYPICAL TRELLIS BLOCKING	17	TYPICAL CANOPY BLOCK (U.N.O.)	13	SUPPORT PERPENDICULAR TO TRUSS	9	TYP. LIGHT GAGE HDR. FRAMING	5		
	SCALE: 3/4"=1'-0"	S-302	SCALE: 3/4"=1'-0"	S-302	SCALE: 3/4"=1'-0"	S-302	SCALE: 3/4"=1'-0"		



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

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REVISIONS:	
▲ FIRE COMMENTS	06.20.23
▲ HEALTH COMMENTS	08.16.23
▲ SITE DEVELOPMENT REV.	08.31.23
▲ SITE DEVELOPMENT REV.	11.09.23

ISSUE DATE:	
1 CIVIL TECQ	04.24.23
2 SITE DEVELOPMENT SET	05.12.23
3 BUILDING PERMIT SET	06.15.23
4 BID SET	09.15.23
5 BID SET	12.05.23
6 BID SET	02.27.24

DRAWN BY: LL

PANDA PROJECT #:
PANDA STORE #: S8-23-D23586
ARCH PROJECT #: 22080-003

James F. Turner
Engineers, L.P.
Consulting Engineers
8310 Meadow Road, #160
Dallas, TX 75231
214.750.2900
DRAWN/DESIGN:
JC/APP:
JSP #8305
TX REGISTRATION #10349

STATE OF TEXAS
RONALD C. WHITTINGTON
97088
Professional Engineer
02.26.2024

Heights Venture
ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800 77008 713.869.1103 V
DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.490.7292 V

PANDA EXPRESS
PANDA EXPRESS
12991 W. STATE HWY. 29
LIBERTY HILL, TX 78642

S-302

TYPICAL FRAMING DETAILS & SECTIONS

PANDA 2300 HOME R4

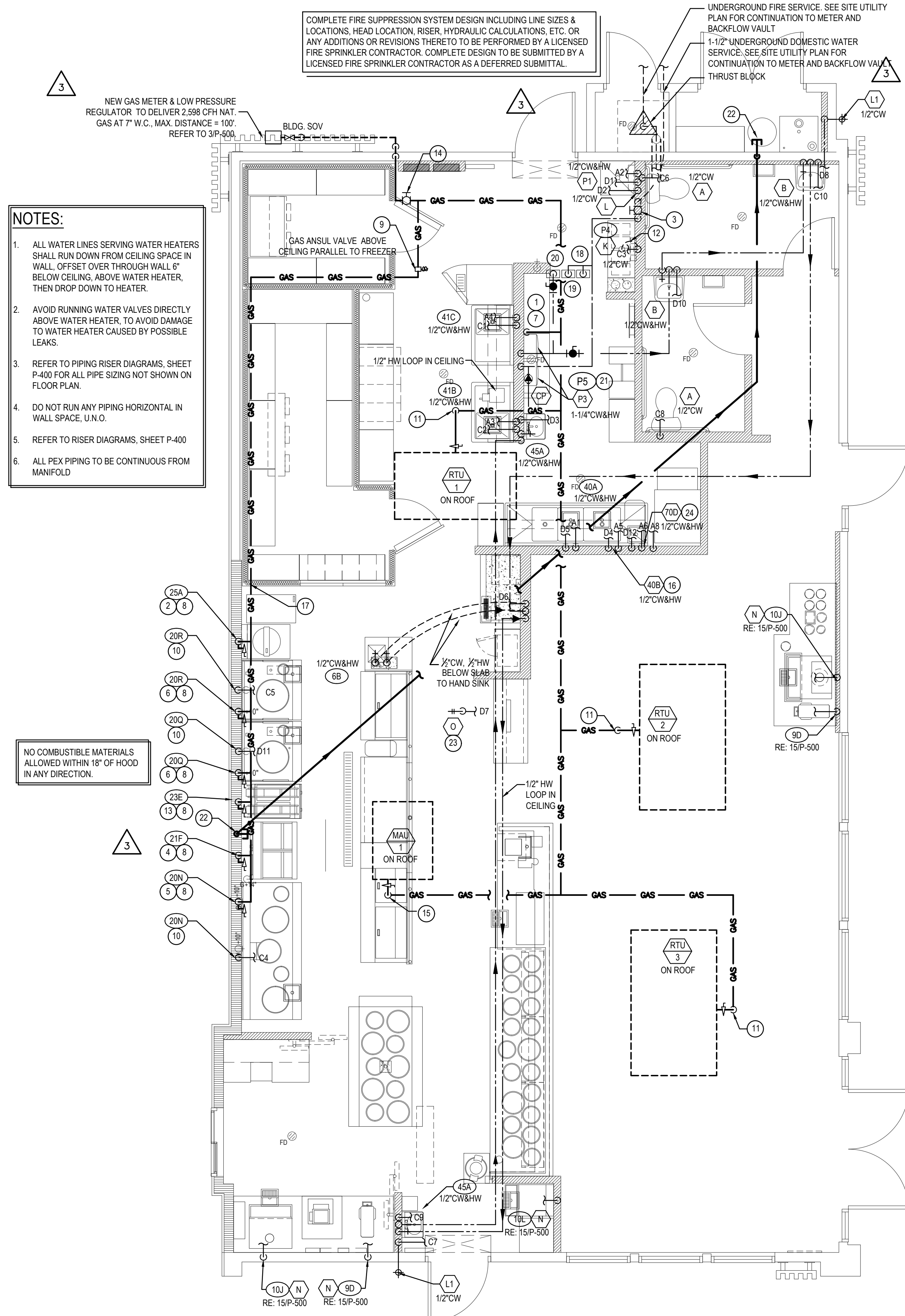
PERMIT / BID SET

- F. FOOD SERVICE EQUIPMENT: REFER TO OTHER PORTIONS OF PLANS AND SPECIFICATIONS FOR FURTHER INFORMATION AS TO FOOD SERVICE ITEMS FURNISHED AND WORK PERFORMED BY OTHERS. VERY ROUGH-IN INFORMATION IS EQUIPMENT FURNISHED.
- G. HEALTH DEPARTMENT: CONFORM WITH LOCAL HEALTH DEPARTMENT (HD) REGULATIONS WHEREVER APPLICABLE, INSTALL ALL PIPING CONCEALED, CONFORM TO HD REQUIREMENTS FOR LOCATIONS OF FLOOR SINKS.
- H. WORKMANSHIP SHALL BE FIRST CLASS, ACCEPTABLE TO OWNER.
- I. MAKE COMPLETE: PROVIDE ITEMS AND WORK AS REQUIRED TO COMPLETE THE INSTALLATION OF PLUMBING SYSTEMS TO FIXTURES AND EQUIPMENT: TUBS, STRAINERS, GAUGES, GAS AND WATER PRESSURE REGULATORS, FLEXIBLE CONNECTIONS, STAINLESS VALVES, UNIONS, ETC. PROVIDE AND CONNECT PLUMBING PIPE FROM ROUGH-IN TO HARDWARE AND FINISHED SURFACES.
- J. VERIFY LOCATIONS: EXISTING PIPING, POC SHOW ON DRAWINGS HAS BEEN LOCATED FROM INFORMATION PROVIDED BY OTHERS. VERY EXACT LOCATION ON JOB SITE BEFORE START WORKING.
- K. 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.
- L. RESTRICTION: PROVIDE 1/2" COPPER TUBING "K" TYPE MODEL 200-050 TUB POWER TAILPIPE. PROVIDE A MINIMUM LENGTH OF 3'-0" SOFT COPPER TUBE FROM FLOOR TO TUB, SLOPING TO TUB. PROVIDE CUSTOMER INSULATION ON PIPE INSTALLED BELOW FLOOR SLAB. SEE DETAIL J9 ON SHEET P-500.
- M. WATER CONSERVATION: CONTRACTOR SHALL PROVIDE WATER FLOW LIMITING FEATURES ON FIXTURES IF REQUIRED BY LOCAL AUTHORITIES.
- N. 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.
- O. 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.
- P. SANITARY: CONNECT TO SANITARY WASTE LINE.
- Q. BRANCHES: PROVIDE HOT AND/OR COLD WATER PIPES DOWN IN PARTITION TO SERVE VARIOUS EQUIPMENT PER "KITCHEN EQUIPMENT SCHEDULE".
- R. SODA CONDUIT: PROVIDE 6" CONDUIT BELOW FLOOR FROM SODA STORAGE TO SODA DISPENSER.
- S. CONDENSATE: PROVIDE 1" INSULATED PRIMARY AND SECONDARY CONDENSATE DRAIN PIPES FROM FAN-COIL UNIT TO EXISTING 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.
- T. 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 TO MEET LOCAL CODE.
- U. INDIRECT DRAIN: AN AIR GAP TWICE THE SIZE OF THE DRAIN LINE MUST BE PROVIDED BETWEEN THE DRAIN LINE AND THE SANITARY SEWER.
- V. LIQUID WASTE FROM ALL EQUIPMENT MUST BE DISCHARGED TO THE SANITARY SEWER.
- W. FLOOR DRAIN MUST BE PLACED ADJACENT TO EQUIPMENT WHICH DISCHARGES WASTE. FLOOR DRAIN INSTALLATION MUST NOT INTERFERE WITH PROPER FLOOR MAINTENANCE.
- X. EXPOSED UTILITY LINES ON FLOORS ARE PROHIBITED. UTILITY LINES MUST BE UNNECESSARILY EXPOSED ON FLOORS.
- Y. ALL WATER AND GAS CONNECTIONS TO ALL PLUMBING FIXTURES TO BE HARD PIPED, NO FLEX PIPE.
- Z. ALL PIPES 6" A.F.F. NO FLOOR SUPPORTS ALLOWED.
- AA. ALL WATER PIPES IN EXPOSED AREAS OUTSIDE WALLS AND BELOW CEILING MUST BE COPPER UNLESS NOTED OTHERWISE.

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. PROVIDE A COMPLETE SYSTEM OF PLUMBING UTILITIES AS SHOWN ON PLANS AND REQUIRED. WORK INCLUDES FAN 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, SATISFACTORY TO OWNER.
2. CLOS: 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. PROVIDE ALL MATERIALS AND EQUIPMENT. PROVIDE ALL WORK REQUIRED FOR THE DRAWINGS FOR PLUMBING. WORKERS ARE DIAGRAMED TO SHOW 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. EXACT LOCATION OF EACH EQUIPMENT, AND SURFACES TO DRINK LOCATIONS TO SERVE FOOD SERVICE EQUIPMENT. DO NOT LAYOUT WORK OF THIS SECTION WITHOUT SUCH DRAWINGS.
5. COORDINATE WITH WORK OF OTHER SECTIONS AND TRADES, WITH EQUIPMENT FURNISHED BY OTHERS, AND WITH CONSTRAINTS OF EXISTING CONDITIONS OF PROJECT SITE.
6. MISCELLANEOUS EXPENSES SUCH AS HOOR-UP CHARGES, PERMITS, INSPECTIONS, AND OTHER EXPENSES RELATED TO A COMPLETE AND FUNCTIONING SYSTEM ARE INCLUDED AS PART OF THIS SECTION.
7. 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 INSULATING DIELECTRIC UNION. SEAL PIPE PENETRATIONS OF FLOOR FLOORS AND FIREWALLS WITH FIREPROOF PUTTY OR GROUT. PROVIDE SUMMER OR WINTER HANGING SYSTEM IN CHASES. PROVIDE HANGERS AS RECOMMENDED BY HANGER MANUFACTURER AND MSS-SP-58, 69 AND 89.
8. WASTE PIPING: PROVIDE ALL DRAIN, WASTE AND SEWER PIPING WITHIN PROJECT SPACE WITH CONNECTION TO SANITARY WASTE SYSTEM ON SITE. PROVIDE A COMPLETE SYSTEM OF WASTE PIPING, CONSISTING OF SCH 40 PVC PIPE, CONNECTORS AND FITTINGS. ALL PIPING SHALL BE SLOPED UNIFORMLY AT 2% UNLESS OTHERWISE REQUIRED BY EXISTING CONDITIONS.
- 8.1. CLOS: THIS SHALL BE INSTALLED IN ALL HORIZONTAL DRAINAGE PIPE AND SHALL BE LOCATED NOT MORE THAN 100 FT APART.
9. CLEANSOUTS 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) CLEANSOUT SHALL BE REQUIRED FOR EVERY 40 FEET OF DEVELOPED LENGTH.
10. VENTS: PROVIDE A COMPLETE SYSTEM OF VENT PIPING, CONSISTING OF SCH 40 PVC PIPE, CONNECTORS AND FITTINGS, COMING THE VENT RISERS IN THE CEILING SPACE. CONNECT TO EXISTING VENT MANIFOLD OR TO EXISTING VENT CHIMNEY. PROVIDE VENT PIPING TO EXISTING VENT CHIMNEY. PROVIDE ALL COLD WATER PIPING SYSTEM INSIDE THE BUILDING AS SHOWN ON DRAWINGS. LAY OUT WATER PIPING, SUCH AS ENTIRE SYSTEM CAN BE DRAINED, HOT AND COLD WATER PIPING SHALL BE ZURN PIPE (ASTM F877, SDR 20) TUBING WITH ZURN PIPE PRE-ASSEMBLED MANIFOLDS, FITTINGS AND JOINTS FOR PE-X-TUBE. ASTM F1960 COMPATIBLE COLD EXPANSION FITTINGS, MATCHING PIPE TUBE DIMENSIONS. USE BLUE COLOR PIPE FOR COLD WATER AND RED COLOR PIPE FOR HOT WATER. PIPE PIPING SHALL BE TERMINATED FROM MANIFOLD CONNECTION TO EXISTING VENT CHIMNEY. PROVIDE VENT PIPING TO EXISTING VENT CHIMNEY. PROVIDE VENT PIPING COLD WATER OF DEBRIS AND CLEAN AIRWAYS AND STRAINERS. PROVIDE VENT PIPING TO EXISTING VENT CHIMNEY.
11. NATURAL GAS PIPING INSIDE AND OUTSIDE THE BUILDING ABOVE GRADE SHALL BE SCHEDULE 40 BLACK STEEL, ASTM A-33 PIPE WITH 125 LB MALLEABLE IRON SCREWED FITTINGS WHERE EXPOSED. PRIMER AND PAINT EXTERIOR GAS PIPING YELLOW TO PREVENT RUST. PROVIDE ALL UNIONS, SHUT OFF VALVES AND DRIP LEAKS REQUIRED BY NFPA-54 AND GOVERNING CODES. PROVIDE ALL TESTS, INSPECTIONS, HANGERS AND APPURTENANCES REQUIRED FOR A COMPLETE REPAIR AND REPAIR SYSTEM. USE UTILITY MAIN GAS METER SHALL BE BY COMPANY. EXTEND PIPING FROM METER TO EQUIPMENT AS SHOWN ON DRAWINGS. PROVIDE ROLLING, HANGING, AND PENETRATIONS PER OWNER'S REQUIREMENTS.
12. PIPE INSULATION: INSULATE ALL COLD WATER AND CONDENSATE PIPING WITH ½", HOT WATER PIPING WITH 1" PRE-FORMED FIBERGLASS WITH ALL-SERVICE JACKET WITH VAPOR BARRIER (BY CT, OC, JM, PPG OR KNOWN). AT CONTRACTOR'S OPTION, PENUM-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 MARKING SYSTEM USING EZ ARROWS AND ARROW BRANDING TAPE IN CONJUNCTION WITH EZ PIPE MARKERS. PRODUCTS AVAILABLE AT WWW.ARMSTRONG.COM 1-877-674-6271.
- 13.2. IDENTIFY ALL MANIFOLDS AND ALL VALVES ON THE MANIFOLDS FOR CORRESPONDING FIXTURES.
- 13.3. 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 SEALS AND PACKING, 40 LB WG, WITH SOLIDER ENDS, EQUAL TO JENNISON #902-1. GAS VALVES SHALL BE ALL BRONZE LABORIZED PLUCK COOKS FOR SCREWED PIPE, BY WALWORTH, ROCKFORD, NORDSON, OR APPROVED EQUIVALENT.
- 13.4. ACCESSORIES TO BE USED IN CEILING ARE THOSE WHERE CONCEALED CONDUIT DEVICES ARE LOCATED. EXCEPT AS NOTED IN OTHER SECTIONS, MAINTENANCE IS POSSIBLE THROUGH LAY-IN CEILINGS.
16. SUPPLIES AND TRAPS: PROVIDE WATER SEALED TRAPS AND SUPPLIES INSTALLED AS CLOSE AS POSSIBLE TO ALL PLUMBING FIXTURES, DRAINS, AND FOOD SERVICE EQUIPMENT OR REVERSE DRAINAGE EQUIPMENT ITEMS FURNISHED BY OTHERS, HAVING A WATER CONNECTION, OR REQUIRING WATER SERVICE. EXPOSED TRAPS AND SUPPLIES IN EXPOSED AREAS (INCLUDING CABINET INTERIORS) SHALL BE CHROME PLATED BRASS.
17. DISPOSE OF TRASH THROUGHOUT PROJECT. CLEAN UP AND REMOVE ALL DEBRIS. PROVIDE TRAP AND ALL FIXTURES. PIPE SHALL BE 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 FIXTURES AND RESTORE TO ORIGINAL CONDITIONS. PROVIDE CLEAN CONDITIONS AT TERMINATION OF WORK.
18. TEST WATER, GAS, VENT, AND WASTE SYSTEMS PER LOCAL CODE REQUIREMENTS. WHEN TESTING INDICATES MATERIALS OR WORKMANSHIP ARE DEFICIENT, REPLACE OR REPAIR AS REQUIRED, AND REPEAT TEST TILL STANDARDS ARE ACHIEVED.
19. GUARANTEE THE WORK AND THE INSTALLATION FOR ONE YEAR AFTER FORMAL ACCEPTANCE BY THE OWNER.
20. ALL SAW CUT AND PATCH BACK FOR FLOOR TO MATCH EXISTING FINISHES. BACKFILL PER DEVELOPER OR OWNER SOLS ENGINEER'S RECOMMENDATIONS.

1. 1-1/4" G DOWN TO WATER HEATER W/ SOV (SHUT OFF VALVE).
2. (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. REFER ARCH INTERIOR ELEVATIONS FOR HEIGHT. PROVIDE ACCESS PANEL.
4. 1 1/2" G DOWN TO DEEP FRYER W/ SOV.
5. 1 1/2" G DOWN TO CHINESE RANGE "20N OR 20B" W/ SOV. LOCATE STUB OUT BEHIND THE END OF RANGE FOR EASY ACCESS.
6. 1" G DOWN TO CHINESE RANGE "20Q" OR "20R" 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. GAS ANSUL VALVE PROVIDED BY OWNER (G.C. CALL CAPTIVEAIRE FOR DELIVERY). INSTALL GAS ANSUL VALVE AS CLOSE TO EXTERIOR WALL AS ALLOWED PER LOCAL CODE.
10. 1/2" WATER PIPE UP IN CURB. VALVE AND CAP.
11. 1" G UP TO ROOF W/ SOV. FOR ROOFTOP UNITS.
12. 3/8" CW TO TRAP PRIMER. PROVIDE WALL ACCESS PANEL. RUN 3/8" CW BELOW FLOOR TO FLOOR DRAIN. SEE DETAIL #17 ON PLAN P-500.
13. 3/8" GAS DOWN FOR EQUIPMENT.
14. SHUT OFF VALVE W/ HANDLE AT 11'-0" ABOVE FINISH FLOOR, EASILY ACCESSIBLE. G.C. TO INSTALL LOCATING INDICATOR STICKER-OP BY PANDA EXPRESS
15. 1 1/2" GAS UP TO MAKE-UP AIR UNIT ON ROOF.

	COLD WATER PIPING
	HOT WATER PIPING
	GAS LINE
	PLUMBING VENT (V)
	PLUMBING VENT (V) BELOW SLAB/GRADE
	SANITARY WASTE (SAN) BELOW SLAB/GRADE
	GREASE WASTE (GW) 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



1

P-100



REVISIONS:		
1	FIRE COMMENTS	06.20.2
2	HEALTH COMMENTS	08.16.2
3	SITE DEVELOPMENT REV.	08.31.2
4	SITE DEVELOPMENT REV.	11.09.2

1	CIVIL TECQ	04.24.21
2	SITE DEVELOPMENT SET	05.12.21
3	BUILDING PERMIT SET	06.15.21
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DRAWN BY: LL

PANDA PROJECT #:
PANDA STORE #: S8-23-D23586
ARCH PROJECT #: 22080-003



Heights Venture
ARCHITECTURE • DESIGN

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

PANDA EXPRESS
12991 W. STATE HWY. 29
LIBERTY HILL, TX 78642

WATER & GAS PLAN

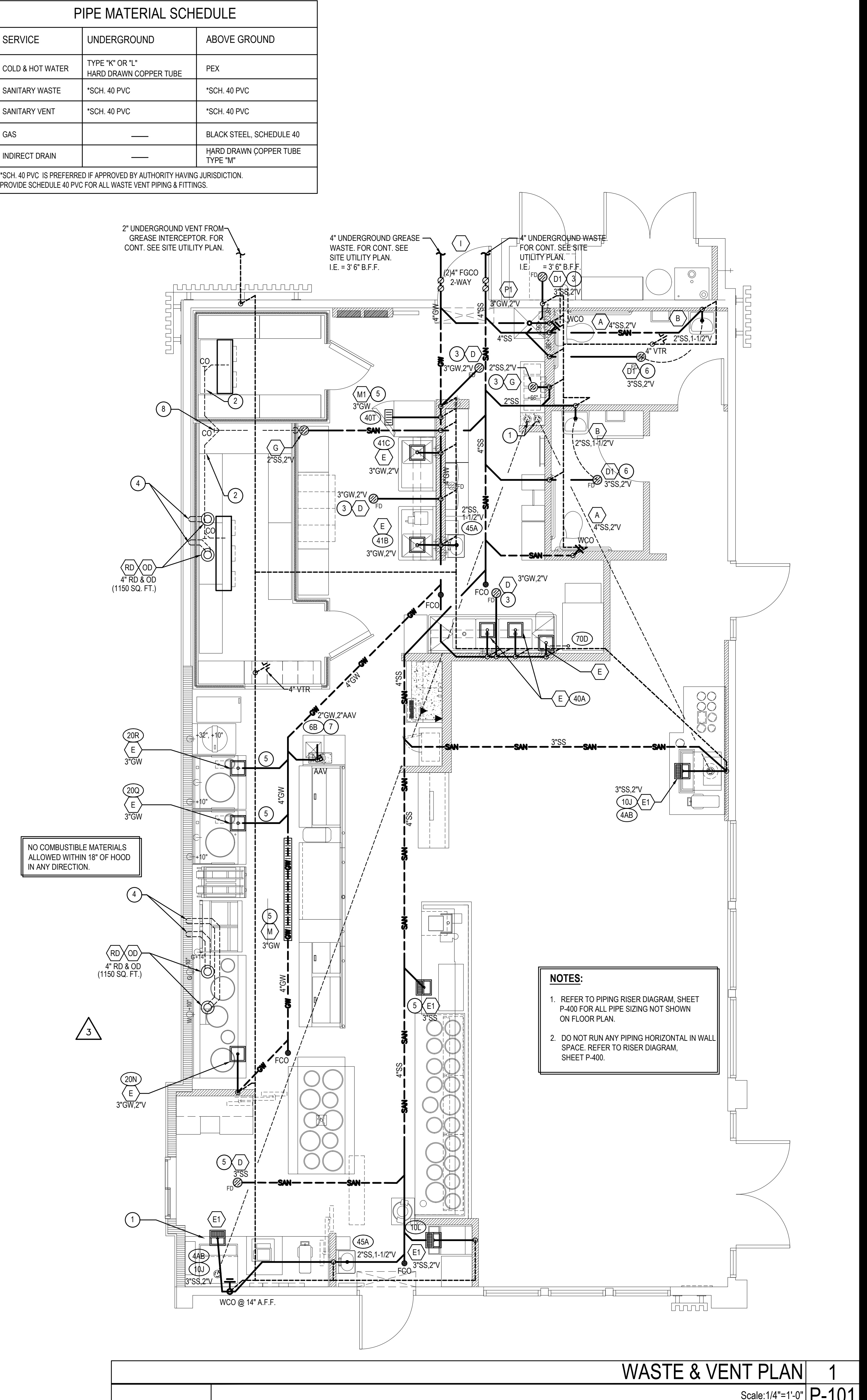
PANDA 2300 HOME R4

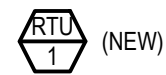
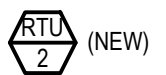
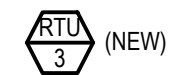
PERMIT / BID SET




PLUMBING FIXTURE SCHEDULE				
A	TANK WATER CLOSET (HANDICAPPED): AMERICAN STANDARD 2467.016, FLUSH TANK WITH TRIP LEVER ON OPEN SIDE OF TOILET. FLOOR MOUNTED, STANDARD WHITE FINISHED, ELONGATED FRONT BOWL. PRESSURE ASSISTED 1.6 GPF, RIM 16 1/2" A.F.F. AM. STD. #142.600 TANK COVER LOCKING DEVICE AM. STD. #901.100.020 OPEN FRONT SEAT LESS COVER.			
B	LAVATORY: ZURN MODEL Z5344, 20"x18" WALL HUNG LAVATORY, VITREOUS CHINA, WITH 4" CENTER FAUCET HOLES & ZURN Z-1231 CONCEALED ARM CARRIER. FAUCET: TOTO T2851EPCP STANDARD ECOPOWER FAUCET. SENSOR, 1.0 GPM, 0.18gpc. 4" COVER PLATE #THP15358PCP. THERMOSTATIC MIXING VALVE: TOTO TL110R. PROVIDED & INSTALLED BY CONTRACTOR CONTACT CHRISTINE MCALEXANDER 800-459-7099 PANDARG@HJCINC.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: SCHIER GB-1000, 1000 GALLONS, 4" INLET AND OUTLET. TRAFFIC COVER. REFER TO CIVIL DRAWINGS FOR LOCATION. THE DESIGN OF THE GREASE INTERCEPTOR SHALL BE APPROVED BY LOCAL CITY REQUIREMENT.			
J	NOT USED			
K	PROVIDE ZURN 375ST 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 FREEZEZESE COMMERCIAL CONCEALED BOX TYPE WALL HYDRANT IN SECURE LOCK STYLE MODULAR BOX. SINGLE CHECK ANTI SIPHON VACUUM BREAKER, CHROME HEAD, BRASS VALVE BODY HYDRANT WITH 3/4" HOSE CONNECTION 18" A.F.F.			
L2	NOT USED			
M	TRENCH DRAIN: ZURN #Z-886-RFS, 6" WIDE x 80" LONG, TRENCH DRAIN SYSTEM. MODULAR CHANNEL SECTIONS SHALL BE MADE OF HIGH DENSITY POLYETHYLENE WITH INTERLOCK ENDS, A RADIUS BOTTOM AND REINFORCED STAINLESS STEEL SLOTTED GRATE.			
M1	TRENCH DRAIN: ZURN #Z-664-ZN, 6" WIDE X 12" LONG, TRENCH DRAIN SYSTEM. PROVIDE ONE BOTTOM OUTLET MODULE AND ONE EXTENSION MODULE WITH INTERLOCK ENDS, STAINLESS STEEL SLOTTED HEEL-PROOF GRATE.			
N	PROVIDE WATTS SD-3 DUAL CHECK VALVE WITH ATMOSPHERIC PORT AND STRAINER AFTER EACH BV.			
O	FREEZE PROOF ROOF HYDRANT: WOOFORD MODEL: SRH-MS			
P1	MOP SINK: GSW # SE2424FM 24"x24" STAINLESS STEEL UNIT, 18 GA. STAINLESS STEEL. CHICAGO FAUCET #897 WITH INTEGRAL STOPS IN SHANKS, WALL BRACE, HOSE THREADS, PAIL HOOK, VACUUM BREAKER, ROUGH BRASS FINISH, THREE FOOT RUBBER HOSE, 3" TRAPPED AND VENTED WASTE CONNECTION. PROVIDE 3/4" HW & CW R1 8" OC, 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 TRX-02CU (2 CU199), 398.000 BTU/Hr GAS INPUT, 7.6 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. PLUMBER SHALL REGISTER PRODUCT WITH RINNAI AT TIME OF INSTALLATION TO VALIDATE WARRANTY. CONTACT: RICO VIGLIETTI, RINNAI AMERICA CORPORATION CORPORATE ACCOUNTS MANAGER (901.440-7389) RVIGLIETT@RINNAI.US			
CP	HW CIRC. PUMP - MFG: GRUNDFOS, UP 15-18BS, 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. PLUMBER TO PROVIDE AND INSTALL HEAT TAPE, RADIANT SOLUTIONS #JHSF-30-1 ON BOTH DRAINS IN COLD CLIMATES.			
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"

KITCHEN EQUIPMENT SCHEDULE				
ITEMS IN THIS SCHEDULE ARE FURNISHED BY THE OWNER (U.N.O.) AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE AND CONNECTED TO THE PLUMBING UTILITIES BY THE PLUMBING CONTRACTOR, WHO SHALL INSTALL ALL PLUMBING DEVICES FURNISHED WITH EQUIPMENT.				
WASTE, FS = FLOOR SINK, CFD = CONDENSATE FLOOR DRAIN, VB = VACUUM BREAKER, FLEX = A SIX FOOT COILED LENGTH OF FOOD QUALITY FLEXIBLE REINFORCED PLASTIC TUBING CONNECTED FROM THE ROUGH IN TO THE EQUIPMENT WITH ALL REQUIRED ADAPTERS AND HOSE CLAMPS.				
ALL PIPES MUST MAINTAIN A MINIMUM CLEARANCE OF 6" AFF AND MUST BE WELL SUPPORTED NO FLOOR SUPPORTS ALLOWED.				
4A	SERVING COUNTER MOUNTED SODA MACHINE: IF PROVIDED, SODA MACHINE INSTALLER TO PROVIDE DRAIN LINES FROM ICE BIN AND SODA MACHINE TO FS WITH 1" AIR GAP. DRAIN LINE TO BE INSULATED. WATER TO SODA MACHINE TO BE PROVIDED THROUGH BUNDLE FROM FILTER AND RACK IN KITCHEN BY SODA MACHINE INSTALLER.			
4AB	BEVERAGE COUNTER MOUNTED SODA MACHINE WITH ICE MACHINE: PROVIDE 3/4" COPPER PIPE IW FROM COUNTER THROUGH 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.			
P4	WATER FILTER: PROVIDE 3/4" 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 3/4" CW AND 3/4" HW AT 24" AFF AND 8" OC WITH CHROME-PLATED 3/4" 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 3/4" CW @ 24" A.F.F. AND 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 @ 24" A.F.F. WITH BV. PROVIDE ALL REQUIRED FITTINGS TO ALLOW ICE MACHINE INSTALLER TO HOOK UP ICE MACHINE TO CW.			
20N	CHINESE RANGE: PROVIDE 3/4" 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.			
20B	PROVIDE 1/2" GAS SUPPLY AT 9" AFF WITH EASILY ACCESSIBLE SHUT-OFF VALVE. INSTALL OWNER SUPPLIED GAS REGULATOR AND ADJUST GAS LEVEL TO BURNERS.			
20Q	CHINESE RANGE: PROVIDE 3/4" CW AT 10" AFF WITH BV. PROVIDE PRESSURE TYPE VB OR OTHER BACKFLOW DEVICE AS REQUIRED BY LOCAL CODE. AND CONNECT TO OWNER SUPPLIED FAUCETS. PROVIDE 2" COPPER PIPE IW TO FS WITH 2" AIR GAP. PROVIDE 1" GAS SUPPLY DOWN TO 9" AFF REDUCE TO 3/4" AT EQUIPMENT CONNECTION WITH EASILY ACCESSIBLE SHUT-OFF VALVE. INSTALL OWNER SUPPLIED GAS REGULATOR AND ADJUST GAS LEVEL TO BURNERS.			
20R	CHINESE RANGE-AUTO WOK: PROVIDE 3/4" CW AT 10" AFF WITH BV. INSTALL OWNER SUPPLIED GAS REGULATOR AND ADJUST GAS LEVEL TO BURNERS. CONTRACTOR TO PROVIDE AND INSTALL THE FOLLOWING: BACKFLOW DEVICE PER LOCAL CODE WATER FAUCET (FISHER 36161) CMI LEAD FREE BRASS BALL VALVE STREAMLINE COPPER-IRON TUBE 2" COPPER PIPE IW TO FS WITH 2" AIR GAP 1" GAS SUPPLY DOWN TO 9" AFF. REDUCE TO 3/4" AT EQUIPMENT CONNECTION WITH EASILY ACCESSIBLE SHUT-OFF VALVE.			
21F	FRYER: PROVIDE 1/2" 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			
23E	GRIDDLE: PROVIDE 3/4" GAS SUPPLY DOWN TO 20" AFF WITH EASILY ACCESSIBLE SHUT-OFF VALVE. PROVIDE ALL REQUIRED FITTINGS. CONNECT TO UNIT WITH OWNER SUPPLIED QUICK DISCONNECT (3/4"x48", (1) SWIVEL KIT)			
25A	RICE COOKER: PROVIDE 3/4" GAS SUPPLY AT 30" AND 3/4" 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 WITH 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 WITH WALK-IN BOX WITH 1" HOLD-OFF SUPPORTS. PROVIDE HEAT TRACE REFER TO ELECTRICAL DRAWING.			
40A	POT SINK: PROVIDE 3/4" CW AND 3/4" HW AT 41" AFF AND 8" OC WITH BVS & CV. CONNECT TO OWNER SUPPLIED FAUCET WITH COPPER PIPING. PROVIDE 2" COPPER PIPE IW TO FS WITH 2" AIR GAP. OR, IF REQUIRED BY LOCAL CODE, INSTALL 1-1/2" COPPER PIPE DIRECTLY TO SEWER SYSTEM. INSTALL OWNER SUPPLIED LEVER DRAIN STOPS. SEE DETAIL ON SHEET P-500.			
40T	THAWING CABINET: 1-DOOR, STAINLESS STEEL GRIDS, 17GA. (60LT), 28 - 50" FULLY PRESSED BOTTOM PLATE AND ROUNDED CORNERS, IT IS SUPPLIED WITH 15 AISI 304 GRIDS 21 AND THE RACK SUPPORT CAN BE REMOVED WITHOUT TOOLS. THE 3 FACTORY PRESET AND 1 FREE PROGRAMS. BUILT-IN REFRIGERATION UNIT WITH R134A GAS IN REFRIGERATION CIRCUIT. MEETS HACCP REQUIREMENTS. DELIVERED ON WHEELS			
41B	SINGLE BOWL PREP SINK: PROVIDE 3/4" CW AND 3/4" HW AT 41" 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	HAND SINK: PROVIDE 3/4" CW AND 3/4" HW AT 24" AFF AND 8" OC WITH CHROME-PLATED 3/4" 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.			
70D	POT WASHER: HOBART PLY/OSER ADVANSYS VENTLESS POT/ PAN UTENSIL WASHER W/ BOOSTER HEATER. INTERNAL CONDENSING SYSTEM. VENTLESS ENERGY RECOVERY SYSTEM. HOOD NOT REQUIRED. PROVIDE (2) BRASS HOSE BIB @20" AFF. HOT WATER HB WITH RED HANDLE. COLD WATER HB WITH BLUE HANDLE.			
70D1	WATER SOFTENER: HOBART WS-40, COMPACT CABINET SOFTENER. PROVIDE ON COLD WATER SIDE ONLY			
P5	FILTER AT WATER HEATER. ONEFLOW MODEL H0FTWH FILTER SUPPLIED BY PANDA. PROVIDE TRANSITION FITTINGS AT INLET AND OUTLET OF FILTER. SEE DETAIL 5P-400			

PLUMBING KEY NOTES						
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 WALK-IN FREEZER. PROVIDE 1" INSULATED CONDENSATE DRAIN PIPE FROM THE EVAPORATIVE COIL. DISCHARGE TO FLOOR SINK OR MOP SINK WITH AIR GAP OF TWICE PIPE DIAMETER. INSTALL AT MINIMUM 76" HEIGHT A.F.F. REFER TO DETAIL #2 ON SHEET P-500.					
3.	PROVIDE TRAP PRIMER FOR FLOOR SINK. SEE DETAIL 17P-500.					
4.	RDL & OOL LINES DN. IN WALL. TERMINATE ODL THRU WALL AS CLOSE TO BOTTOM PLATE AS POSSIBLE. EXTEND 1/2" PAST ARCH FINISH. WATER PROOF SEAL ALL AROUND. TERMINATE RDL & ODL WITH 4" PVC LAMB'S TONGUE NOZZLE. COLOR ANTIQUE BRONZE, ARKMAN MODEL #PDN4. (IF AVAILABLE THE RD TO STORM SEWER UNDERGROUND)					
5.	COMBINATION WASTE/VENT					
6.	LAV. TAILPIPE WITH TRAP PRIMER, RUN 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.					
8.	WYE WITH CLEANOUT ON TOP.					
FIXTURE UNIT SCHEDULE						
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 D1	FLOOR DRAIN 3" TRAP	4	—	—	5	20
E E1	FLOOR SINK 3" TRAP	10	—	—	5	50
P1	MOP SINK	1	3	3	2	2
G	FLOOR DRAIN W/ FUNNEL 2" TRAP	2	—	—	3	6
L L1 L2	HOSE BIBB	3	4	12	—	—
M M1	TRENCH DRAIN 3" TRAP	2	—	—	5	10
4F	FILTER SYSTEM	1	1	1	FS	—
9D	ICE TEA BREWER	2	1	2	FS	—
10J	400 LB ICE MACHINE	2	1	2	FS	—
20N	CHINESE RANGE	1	2	2	FS	—
20Q	CHINESE RANGE	2	2	4	FS	—
20R	CHINESE RANGE	2	2	4	FS	—
40A	POT SINK (3 COMP.)	1	4	4	FS	—
41B	PREP. SINK (1 COMP.)	2	4	8	FS	—
41C	PREP. SINK (1 COMP.)	2	4	8	FS	—
45A	HAND SINK (WALL MOUNT)	3	2	6	1	3
6B	HAND SINK (WALL MOUNT)	3	2	6	1	3
40T	THAWING CABINET	1	-	-	FS	—
70D	POT WASHER	1	4	4	FS	—
TOTAL			62		101	
FIXTURE UNIT SUMMARY						
SERVICE			TOTAL F.U.			
DOMESTIC WATER			62			
SANITARY SEWER			101			
SERVICE REQUIREMENTS						
SERVICE		SIZE MAIN		CAPACITY		
DOMESTIC WATER		1-1/2 INCH		32 GPM		
SANITARY SEWER		4 INCH		101 F.U.		
FUEL GAS		3 INCH		2,726 CFH		
FIRE PROTECTION		INCH		GPM		
WATER PIPE SIZING CHART (COLD WATER)						
PIPE SIZE	GPM	VELOCITY FT/SEC	FIXTURE UNITS			
			F - TANK	F - VALVE		
1/2"	2.5	3.5	2 F.U. @ psi 6.0	F.U. @ psi		
3/4"	6.6	4.4	8 F.U. @ psi	F.U. @ psi		
1"	13.4	5.2	19 F.U. @ psi	F.U. @ psi		
1-1/4"	23.3	5.9	37 F.U. @ psi	6 F.U. @ psi		
1-1/2"	36.7	6.6	74 F.U. @ psi	23 F.U. @ psi		
2"	76.4	7.9	254 F.U. @ psi	132 F.U. @ psi		
* DOMESTIC WATER BACKFLOW PREVENTER MODEL: "WILKINS"975XL SIZE 1-1/2".						
** PRESSURE REGULATING VALVE MODEL: N/A SIZE N/A						
WATER PIPE SIZING CHART (HOT WATER)						
PIPE SIZE	GPM	VELOCITY FT/SEC	FIXTURE UNITS			
			F - TANK	F - VALVE		
1/2"	2.5	3.5	2 F.U. @ psi	F.U. @ psi		
3/4"	6.6	4.4	8 F.U. @ psi	F.U. @ psi		
1"	13.2	5.0	19 F.U. @ psi	F.U. @ psi		
1-1/4"	19.0	5.0	37 F.U. @ psi	6 F.U. @ psi		
GREASE INTERCEPTOR CALCULATION						
FIXTURE	QTY.	FU	FU TOTAL			
FLOOR DRAIN/FLOOR SINK 3" TRAP	8	5	40			
TRENCH DRAIN 3" TRAP	1	5	5			
MOP SINK	1	2	2			
TOTAL			47 (24 GPM)			
FIXTURE UNIT VALUE BASED ON OPC, SECTION 709						
FLOW THROUGH TYPE GREASE INTERCEPTOR MINIMUM SIZE WILL BE 50 POUND GREASE CAPACITY PER OPC, TABLE 1003.34.1.						
GRAVITY TYPE GREASE INTERCEPTOR SIZE BASED ON 24 GPM WITH 30 MINUTE RETENTION TIME (24*30=720) TO BE SIZED AT 1000 GALLONS.						

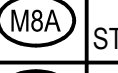




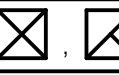

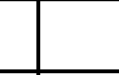
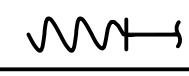
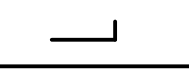
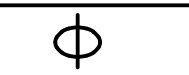




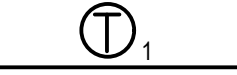

PACKAGED ROOF TOP UNIT SCHEDULE					(LENNOX MODELS TO BE SPECIFIED) (L.O NoX in California)
UNIT SYMBOL		 (NEW)	 (NEW)	 (NEW)	
LOCATION		ROOF	ROOF	ROOF	
BLOWER	SA CFM (TONS)/ OA CFM	2,400 (6-TON)/ 500	4,000 (10-TON)/ 750	4,000 (10-TON)/ 750	
	TSP (IN W.G.)	0.88"	1.24"	1.24"	
	TOTAL (BTU/HR)	72,400	121,200	121,200	
	SENSIBLE (BTU/HR)	57,200	94,300	94,300	
	AMBIENT (F)	95	100	100	
COOLING	COIL ENTERING	67 WB/80 DB	67 WB/81 DB	67 WB/81 DB	
	HEATING (NATURAL GAS BTU/HR)	STAGE (1) 81,000 STAGE (2) 108,000	STAGE (1) 144,000 STAGE (2) 180,000	STAGE (1) 144,000 STAGE (2) 180,000	
ELECTRICAL	POWER SUPPLY	208V/3Ph/60HZ	208V/3Ph/60HZ	208V/3Ph/60HZ	
	COMPRESSOR (RLA)	19.6	(2) 27.0	(2) 27.0	
	CONDENSER MOTOR (FLA)	(1) 2.4	(1) 4.8	(1) 4.8	
	EVAPORATOR MOTOR (FLA)	4.6	10.6	10.6	
	MIN. CIRCUIT AMPACITY	32, HACR = 45	46, HACR = 50	46, HACR = 50	
PANDA NATIONAL ACCOUNT. NO SUBSTITUTION ALLOWED. FOR PRICING AND ORDERS CONTACT LENNOX NA @ 800-367-6285 FOR INSTALLATION AND START-UP QUESTIONS CONTACT LENNOX NA TECH SUPPORT @ 800-367-6285 EXT. #1 FOR CUSTOMER SERVICE EXT. #2 FOR NAT ACC TECH SUPPORT EMAIL: NATS@LENNOXIND.COM SUBJECT LINE: PANDA EXPRESS STORE #* CITY, STATE		BY LENNOX MODEL KGB074H4T DOWN DISCHARGE COMPLETE WITH 24" ROOF MOUNT CURB, ELECTRONIC PROGRAMMABLE THERMOSTAT, SINGLE ENTHALPHY ECONOMIZER WITH BAROMETRIC RELIEF. OPER. WT. : 858 LBS APPROX. IEER=16.0, EER=12	BY LENNOX MODEL KGA120H4M DOWN DISCHARGE COMPLETE WITH 24" ROOF MOUNT CURB, ELECTRONIC PROGRAMMABLE THERMOSTAT, SINGLE ENTHALPHY ECONOMIZER WITH BAROMETRIC RELIEF. OPER. WT. : 1,337 LBS APPROX. IEER=13.8, EER=12.0	BY LENNOX MODEL KGA120H4M DOWN DISCHARGE COMPLETE WITH 24" ROOF MOUNT CURB, ELECTRONIC PROGRAMMABLE THERMOSTAT, SINGLE ENTHALPHY ECONOMIZER WITH BAROMETRIC RELIEF. OPER. WT. : 1,337 LBS APPROX. IEER=13.8, EER=12.0	
ALL ITEMS RELATED TO HVAC SYSTEM SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR. CONTACT LENNOX REPRESENTATIVE ABOVE. - THERMOSTATS: REMOTE SENSOR TYPE, 24/7 PROGRAMMABLE AND CAPABLE OF OPERATING ROOFTOP UNITS AND ACCESSORIES - DUCT MOUNTED SMOKE DETECTORS: IONIZATION TYPE/UL LISTED NOTE: 1. UNIT WEIGHTS ABOVE INCLUDE ACCESSORIES AND CURB. 2. FACTORY COATED EVAPORATOR COIL ON ALL UNITS 3. FACTORY COATED CONDENSER COIL ONLY WITHIN 5 MILES OF SALTWATER COASTLINE. 4. SINGLE ENTHALPHY ECONOMIZER, HIGH PERFORMANCE, LOW-LEAK DAMPERS, W/ GRAVITY EXHAUST 5. TITLE 24 COMPLIANT 6. RETURN AIR SMOKE DETECTOR (FIELD INSTALLED) 7. FACTORY HINGED ACCESS DOORS 8. MERV 5 PLEATED FILTERS 9. MULTI SPEED (MSAV) BLOWER MOTORS 10. STANDARD 24" ROOF CURB 11. COIL GUARDS (FIELD INSTALL) 12. FACTORY DISCONNECT 13. FACTORY GFCI (FIELD WIRED) 14. LENNOX COMMERCIAL CS7500 THERMOSTAT WITH REMOTE SENSOR (FIELD WIRED)					

EXHAUST FAN SCHEDULE				
FAN NO.				
LOCATION		ROOF	ROOF	ROOF
AREA SERVED		KITCHEN GREASE EXHAUST HOOD #1	KITCHEN GREASE EXHAUST HOOD #2	RESTROOMS
FAN DUTY		AIR EXHAUST	AIR EXHAUST	AIR EXHAUST
FAN TYPE		CENTRIFUGAL DIRECT DRIVE	CENTRIFUGAL DIRECT DRIVE	CENTRIFUGAL DIRECT DRIVE
FAN ARRANGEMENT		UPBLAST	UPBLAST	DOWNBLAST
MIN. WHEEL DIAMETER		-	-	-
PERFORMANCE	C.F.M.	3,400	2,900	450
	T.S.P.	1.588"	1.178"	0.25"
	B.H.P.	1.97	1.24	0.081
	FAN R.P.M.	1,399	1,199	1,220
MOTOR	MOTOR H.P.	3.0	3.0	0.25
	ELEC. CHARACTERISTICS	208V/3PH/60HZ	208V/3PH/60HZ	115V/1PH/60HZ
	MOTOR R.P.M.	1725	1725	-
	MOTOR SPECIAL FEATURES	OPEN DRIP-PROOF	OPEN DRIP-PROOF	OPEN DRIP-PROOF
ACCESSORIES		1. VENTED ROOF CURB 2. HINGED AND CHAINED FAN INSTALLATION FOR DUCT ACCESS	1. VENTED ROOF CURB 2. HINGED AND CHAINED FAN INSTALLATION FOR DUCT ACCESS	1. ROOF CURB 2. BACKDRAFT DAMPER
MANUFACTURER		CAPTIVEAIRE MODEL DU180HFA WT. 190 LBS	CAPTIVEAIRE MODEL DU180HFA WT. 190 LBS	CAPTIVEAIRE MODEL DR12HFA WT. 50 LBS

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

HVAC CONTROL SETTINGS	
EACH HVAC UNIT SHALL BE PROVIDED WITH CONTROLS AS FOLLOWS:	
THERMOSTAT: LENNOX COMMERCIAL PROGRAMMABLE THERMOSTAT WITH REMOTE TEMPERATURE SENSOR. SEE SHEET M-100 FOR THERMOSTAT AND SENSOR LOCATIONS.	
ALL THERMOSTATS SHALL HAVE MANUAL OVERRIDE.	
EACH UNIT CONTROL SHALL BE SET UP INITIALLY AS FOLLOWS:	
CONTRACTOR SHALL DETERMINE OCCUPIED PERIOD FROM OWNER.	
FAN OPERATION SHALL BE CONTINUOUS DURING OCCUPIED PERIOD AND CYCLE WITH COOLING/HEATING DURING UNOCCUPIED PERIOD.	
PROGRAMMED SETPOINTS (FOR EACH THERMOSTAT): COOLING OCCUPIED: 75°F. COOLING UNOCCUPIED: 85°F. HEATING OCCUPIED: 68°F. HEATING UNOCCUPIED: 50°F.	
NOTE: DEVIATIONS FROM THE ABOVE MAY RESULT IN UNACCEPTABLE AIR QUALITY, COMFORT AND/OR ENERGY CONSUMPTION.	

AIR CURTAIN SCHEDULE		
EQUIP.	MFR/MODEL	DESCRIPTION
	MARS STD242-1U-0B	UNHEATED AIR CURTAIN (SERVICE DOOR). 115/1/60 WEIGHT 65 LBS. PROVIDED BY PANDA EXPRESS
	MARS STD236-1U-0B	UNHEATED AIR CURTAIN (SERVICE DOOR). 115/1/60 WEIGHT 60 LBS. PROVIDED BY PANDA EXPRESS
	QUICK-SERV CHF-25	AIR CURTAIN (WINDOW HEATED). 120/1/60, 30 AMP WEIGHT 30 LBS REFERENCE ARCHITECTURAL WINDOW SCHEDULE FOR HEATED OR NON-HEATED UNIT. PROVIDED BY GC.
NOTES: INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS.		
MA-1 CONTROL SETTINGS		
EACH UNIT CONTROL SHALL BE SET UP INITIALLY AS FOLLOWS:		
FAN OPERATION SHALL BE CONTINUOUS DURING COOKING OPERATION INTERLOCK WITH KITCHEN EXHAUST FANS. REFER TO HOOD DRAWINGS.		
PROGRAMMED SETPOINTS : COOLING : 75F. HEATING : 60°F.		


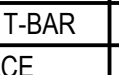

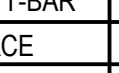
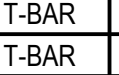
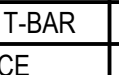
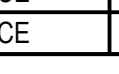


MECHANICAL LEGEND		
SYMBOL	ABBREVIATION	DESCRIPTION
	ABV	ABOVE
	AFF	ABOVE FINISHED FLOOR
	CLG	CEILING
	DN	DOWN
  		DUCT SECTIONS (SUPPLY, EXHAUST, RETURN)
		FLEXIBLE DUCT
	MVD	MANUAL VOLUME DAMPER
	OBD	OPPOSED BLADE DAMPER
	MFR	MANUFACTURER
	MIN	MINIMUM
	OSA	OUTSIDE AIR
		ROUND RIGID DUCTWORK
	TSP	TOTAL STATIC PRESSURE
		TURNING VANES
		CONSTRUCTION NOTES
		MECHANICAL EQUIPMENT DESIGNATION
		SMOKE DETECTOR
		THERMOSTAT / UNIT
		REMOTE SENSOR / UNIT

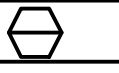
UNIT HEATER SCHEDULE		
MARK		UH-1
LOCATION		FIRE RISER
CFM		350
HEATING DATA	INPUT	-
	OUTPUT	2.2 KW
VOLTS		208
PHASE		1
MANUFACTURER		Q-MARK
MODEL No.		MUH 03-21
NOTES		1,2,3,4

NOTES:
1. MOUNT AT 9' A.F.F.
2. PROVIDE NECESSARY MOUNTING
HARDWARE.
3. PROVIDE REMOTE TEMPERATURE
SENSOR.
4. INTERLOCKED WITH WALL MOUNTED
THERMOSTAT.

MECHANICAL SPECIFICATIONS	
1.	WORK INCLUDES INSTALLATION OF HVAC SYSTEMS, INCLUDING GREASE EXHAUST FANS AND MAKE-UP AIR UNIT FOR KITCHEN HOODS, SPACE HEATING/AIR CONDITIONING SYSTEMS, SUPPLY, RETURN, EXHAUST, AND GREASE EXHAUST DUCTWORK, GRILLES, REGISTERS, DIFFUSERS, COMPLETE CONTROL 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 PREFABRICATED CAPTIVEAIRE DOUBLE WALL GREASE DUCT. 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. REFER TO SHEETS M-400 TO M-410.
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 MICROCLITE OR EQUAL WITH FOILSCRIMP/KRAFT, 1 IN THICKNESS, 1.5 POUNDS/SFT DENSITY. DUCT WRAP SHALL BE BONDED GLASS FIBERS IN THERMOSETTING RESIN MEETING NFPA 90A, WITH K VALUE NOT TO EXCEED 0.23 AT 75 DEGREES F. FLAME SPREAD AND SMOKE DEVELOPED RATINGS SHALL NOT EXCEED 25/50. APPLY 100% ADHESIVE COVERAGE TO SHEET METAL DUCTWORK. PROVIDE ADDITIONAL MECHANICAL FASTENERS ON DUCTS OVER 12" WIDE OR 16" HIGH. MECHANICAL FASTENERS SHALL BE "GRIPNAIL" OR WELDED PIN AND SPEED CLIPS SPACED PER SMACNA STANDARDS.
10.	FLEX DUCT: PROVIDE FACTORY ASSEMBLED CLASS 1 AIR DUCT (UL 181) WITH FIBERGLASS INSULATION AND REINFORCED OUTER PROTECTIVE COVER/VAPOR BARRIER. FLEX DUCT SHALL MEET NFPA 90A WITH FLAME SPREAD UNDER 25, SMOKE DEVELOPED UNDER 50 AND SHALL BE RATED FOR 2" W.C. PRESSURE AND 0 TO 250 DEGREE TEMPERATURE. FLEX DUCT MAXIMUM ALLOWED LENGTH TO BE PER LOCAL CODE.
11.	PROVIDE INSULATION APPLIED TO COMPLETE BACKPAN OF AIR DEVICES.
12.	ACCESS DOOR: PROVIDE HINGED ACCESS PANELS IN DUCTWORK WHERE SHOWN AND AS REQUIRED FOR ACCESS TO DAMPERS OR EQUIPMENT. PROVIDE INSULATED ACCESS DOORS IN INSULATED DUCTWORK.
13.	AUTOMATIC TEMPERATURE CONTROL: CONTRACTOR TO PROVIDE AND INSTALL 24/7 PROGRAMMABLE THERMOSTATS AND REMOTE SENSORS.
14.	KITCHEN HOOD EQUIPMENT INTERLOCK: PROVIDE ALL INTERLOCK AND CONTROL WIRING FOR KITCHEN HOOD SYSTEMS, WHICH INCLUDES EF1, EF2, MAU1 AND ANSUL SYSTEM SHUT DOWN INTERLOCK TO MAKE-UP AIR FAN. UPON ACTIVATION OF ANSUL SYSTEM, MAKE-UP AIR FAN SHALL BE DEACTIVATED. PROVIDE ALL NECESSARY CONTROLS AND WIRING FOR A COMPLETE AND OPERABLE SYSTEM. INTERLOCK GREASE EXHAUST FANS AND MAKE-UP AIR UNIT TO START SIMULTANEOUSLY FROM SWITCH PROVIDED AT HOOD.
15.	TEST AND ADJUST EACH PIECE OF EQUIPMENT AND EACH SYSTEM AS REQUIRED TO ASSURE PROPER AIR BALANCE AND OPERATION. PROVIDE A CERTIFIED AIR BALANCE REPORT TO OWNER SHOWING DESIGN AND MEASURED AIR VOLUMES, STATIC PRESSURES, FAN RPMs, ETC. AIR BALANCE CONTRACTOR SHALL ADJUST SYSTEMS TO MINIMIZE NOISE AND VIBRATION, AND TO ASSURE PROPER FUNCTION OF CONTROLS, MAINTENANCE OF TEMPERATURE AND OPERATION. GENERAL CONTRACTOR TO OBTAIN ALL INSPECTIONS REQUIRED BY LOCAL CODE AND GUARANTEE WORK AND INSTALLATION FOR ONE YEAR AFTER ACCEPTANCE BY OWNER. GENERAL CONTRACTOR TO FURNISH OWNER WITH TWO COMPLETE SETS OF AS-BUILT DRAWINGS INDICATING ALL INSTALLED WORK, INCLUDING ALL CONTROL WIRING DIAGRAMS AND INTERLOCK FOR SYSTEM OPERATION.
16.	CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF ECONOMIZERS INCLUDING INSTALLATION OF ALL NECESSARY SENSORS AND CONNECTIONS TO THERMOSTAT. PROVIDE SUPPORT OF ECONOMIZERS PER MANUFACTURER'S REQUIREMENTS AND TEST FOR PROPER OPERATION PRIOR TO FINAL TEST AND BALANCE.

MAKE-UP AIR UNIT SCHEDULE											
MARK	MFR/ MODEL	LOCATION	SERVICE AREA	GAS HEAT	TYPE	COOLING	CFM	ESP	MOTOR	REMARKS	
MA-1	CAPTIVEAIRE A3-D.500-24D-MPU	ROOF-TOP	KITCHEN HOOD #1 & #2	INPUT: 539,830 BTHU OUTPUT: 496,644	DIRECT FIRE GAS HEATED, DX COOLED SUPPLY, DOWN DISCHARGE	DUAL CIRCUIT 5/5 MODULAR PACKAGED COOLING OPTION	5,040	0.90"	7.5 HP 208V/3PH/60HZ	GAS FIRED MAKEUP AIR UNIT WITH (2) 24ABB360 5 TON, DUAL CIRCUIT AIR COOLED CONDENSING UNITS. REFER TO SHEET M-402 FOR INFORMATION. 4-5 WEEK LEAD TIME. SHIPPING INCLUDED IN PRICE. SHIPS FROM TYLER, TX. SHIPS SEPARATE, FREIGHT INCLUDED. NOTE: FACTORY OPTIONS SHALL INCLUDE NONCORROSIVE COATING AND HAIL GUARD PROTECTION.	

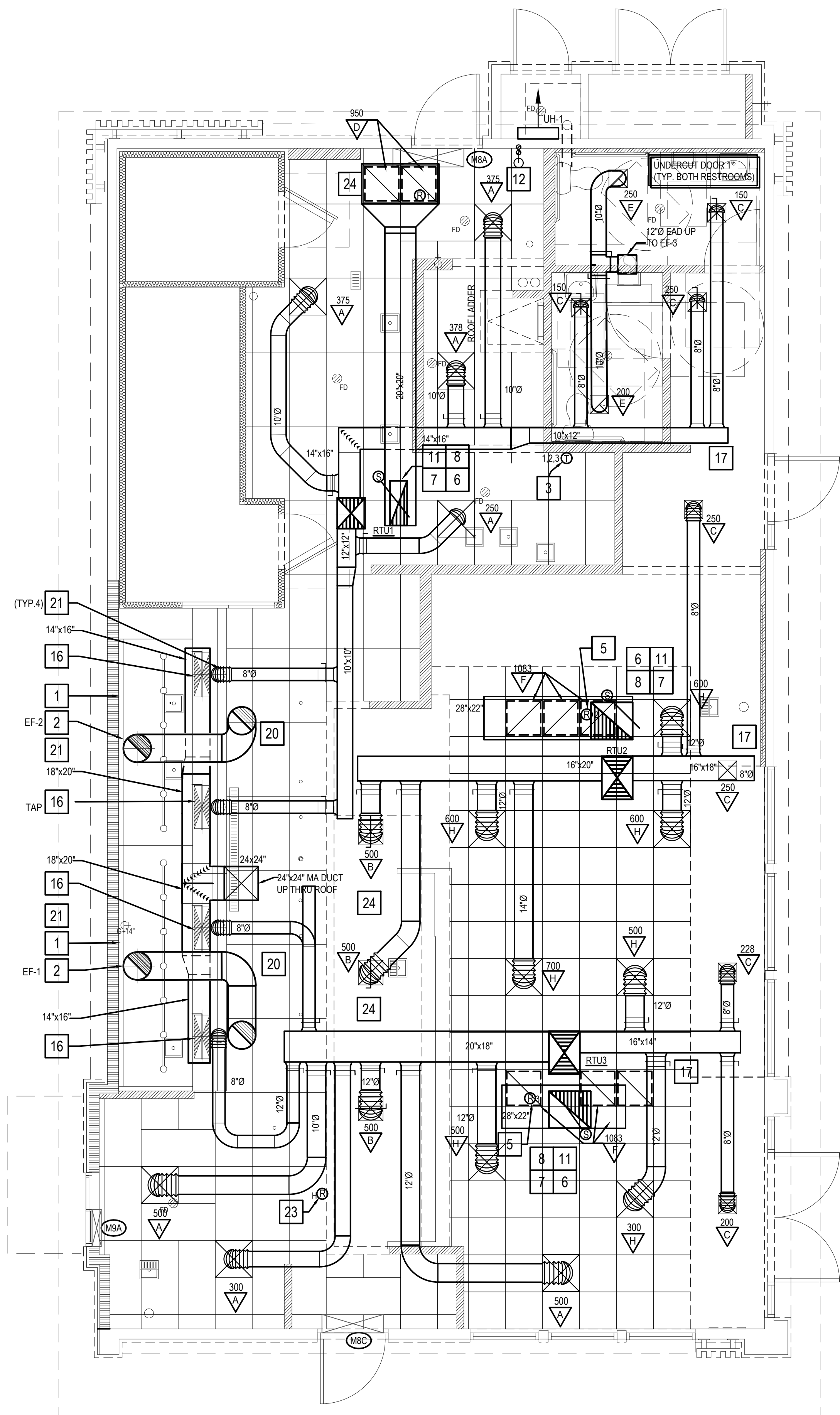
DIFFUSER & GRILLE SCHEDULE										
	DESIGNATION									
	MANUFACTURER	MODEL NO	TYPE	COLOR	NOM NECK SIZE	NOM FACE SIZE	FRAME TYPE	NC MAX	REMARKS	
A	TITUS	PCS-3	PERFORATED ADJUSTABLE CORE	 WHITE	PER PLAN	24" x 24"	LAY-IN T-BAR	< 30	INSULATION BLANKET FOR BACKPAN, CONTRACTOR FURNISHED ROUND NECK ADAPTER	
B	TITUS	PCS-3	PERFORATED ADJUSTABLE CORE	 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	 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	 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	 WHITE	PER PLAN	12" x 12"	SURFACE		WITH12X12 SURFACE FRAME, REQUIRES A 12.5"X12.5" CEILING OPENING, D100 RADIAL DAMPER	
F	TITUS	PAR-3	PERFORATED RETURN	 WHITE	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	 WHITE	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	 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	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	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 PANDA APPROVED NATIONAL ACCOUNT VENDOR THERMAIR SYSTEMS INC. PLEASE CONTACT RON CAMPTON AT 602-705-5010 OR EMAIL: ronc@thermaisystems.com										

AIR BALANCE SCHEDULE				
ITEM		SUPPLY AIR	RETURN AIR	EXHAUST
MAU1		0	0	+5,040
EF-1		0	0	0
EF-2		0	0	0
RTU-1		+2,400	-1,900	500
RTU-2, RTU-3		+4,000, +4000	-3,250, -3,250	2@750 EA
EF-3		-	-	-
TOTAL		+10,400	-8,400	+7,040
BUILDING PRESSURE = +290 CFM				
BALANCE TOLERANCES AS FOLLOWS: KITCHEN EXHAUST HOODS: 0% TO +10% OUTDOOR AIR: 0% TO +10% SUPPLY & RETURN DIFFUSERS: ±10% TOILET EXHAUST: ±10% BALANCE RTU SUPPLY AND RETURN PRIOR TO TURNING ON EXHAUST FANS. KITCHEN EXHAUST FANS SHALL BE BALANCED WITH VELOCITY MATRIX OR A 4" ANEMOMETER				

OSA VENTILATION CALCULATION- IMC						
AREA TYPE	TOTAL AREA (FT ²)	OCCUPANCY DENSITY 2 (PEOPLE/FT ²)	TOTAL OCCUPANTS	OSA REQ.'D PER SQ.FT. (CFM)	OSA REQ.'D PER PERSON (CFM)	OSA REQ.'D FOR THIS OCCUPANCY CLASSIFICATION (CFM)
HALLWAYS	33	-	-	0.06	-	+2
STORAGE	0	-	-	0.15	-	0
KITCHEN	974	20/1000	20	0.12	7.5	+267
DINING FAST FOOD	1,011	100/1,000	102	0.18	7.5	+947
CALCULATION PER IMC TABLE 403.3.1.1 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)		1,216
				TOTAL OSA PROVIDED (CFM)		2,000

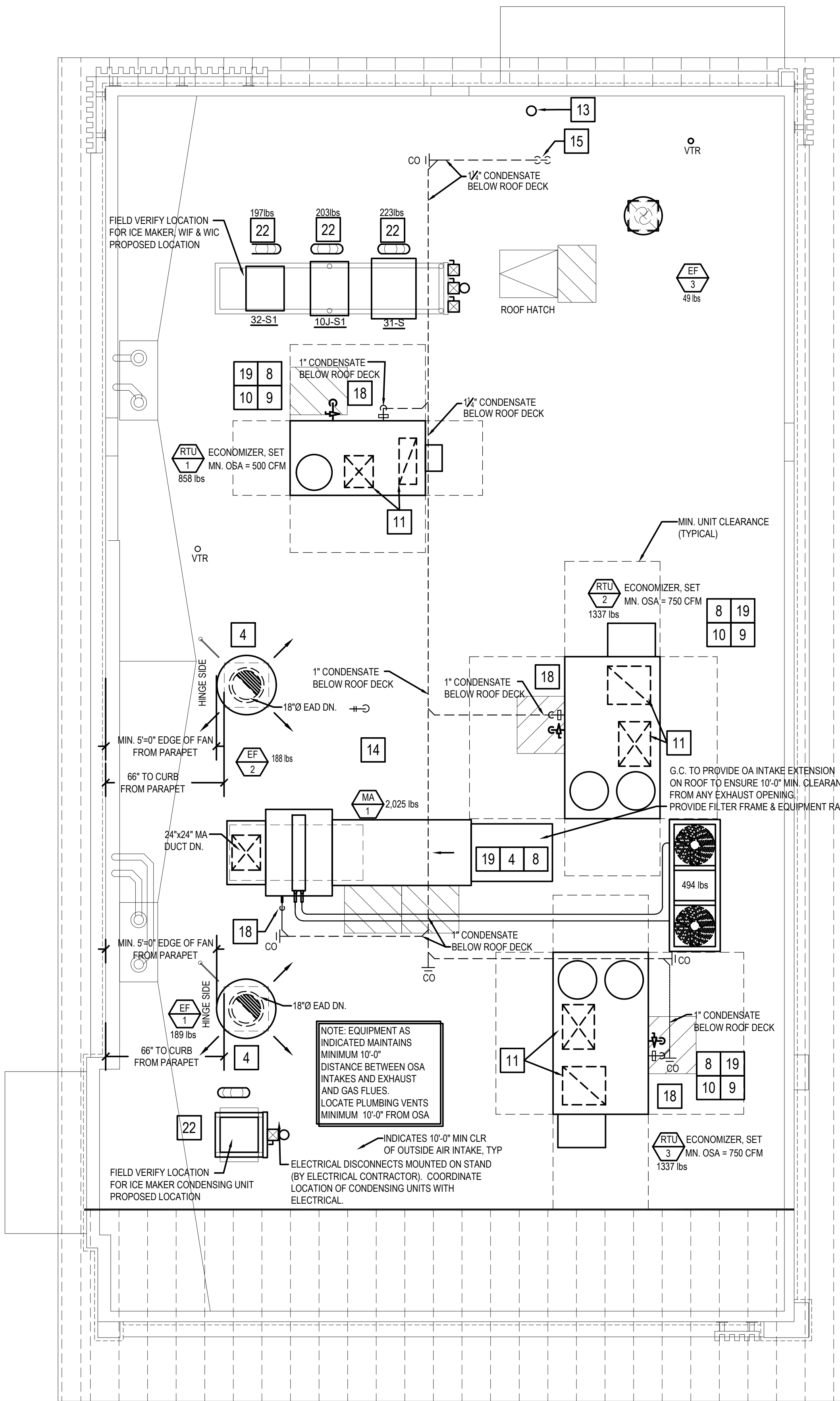


PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288



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. INSTALL MANUFACTURED CAPTIVEAIRE 18" 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. SEAL DUCT TO THE ROOF CURB WITH FIRE CAULKING. SEE HOOD DETAIL. DRAWINGS ON SHEET M-500 AND CAPTIVEAIRE DRAWINGS ON SHEETS M-400 TO M-411.
3. MOUNT THERMOSTAT AT MANAGER STATION. REFER TO DETAIL #1 ON SHEET E-200. SEE DWG FOR EXACT LOCATION OF REMOTE SENSOR. SEE ROOFTOP UNIT SCHEDULE AND TEMPERATURE CONTROL DIAGRAM DETAIL 5 ON SHEET M-501 FOR ADDITIONAL INFORMATION.
4. INSTALL GREASE EXHAUST FAN WITH CURB (EF-1 AND EF-2) AND MAKE UP AIR (MA-1) FURNISHED BY PANDA. COORDINATE LOCATION OF UNIT WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
5. PROVIDE AND INSTALL A REMOTE SENSOR FOR ROOFTOP UNIT AT THIS LOCATION. MOUNT REMOTE SENSOR IN RETURN AIR DUCTWORK. SEE TEMPERATURE CONTROL DIAGRAM ON SHEET M-501 FOR ADDITIONAL INFORMATION.
6. PROVIDE AND INSTALL DUCT MOUNTED SMOKE DETECTOR AT RETURN AIR DUCT PER IMC, SECTION 608.2.1. 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 DRAIN IN CEILING SPACE OVER AND DOWN IN WALL. SLOPE 1/4" PER FOOT. STUB-OUT AND ELBOW DOWN OVER MOP SINK. TERMINATE WITH MINIMUM 2" AIR GAP.
16. MA DUCT (BELOW MAKE UP AIR) CONNECT TO 28"x10" RISER FROM SUPPLY PLENUM.
17. PROVIDE DUCT EXTERNAL INSULATION WRAP AT TRUNK, TYPICAL.
18. CONDENSATE DRAIN LINE DOWN THRU ROOF. REFER TO DETAIL 16/P-500.
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-500.
21. 8" CONNECTION TO HOOD RTU SUPPLY PLENUM COLLAR. BALANCE TO 236 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, EVACUATE AND CHARGE LINES AS REQUIRED BY MANUFACTURER. (START-UP FOR ICE MAKER IS BY OWNER'S REPRESENTATIVE). ROUTE REFRIGERANT LINES THROUGH "ATR HUB" PROVIDED AND INSTALLED BY GC (REFER TO ARCH. ISO 3 AND 4, SHEET A-108). UNITS SECURED TO RACK BY G.C.
23. ROOM AIR SENSOR FROM CAPTIVEAIRE HOOD ON BACK OF MENU BOARD WALL, AS CLOSE TO CEILING AS POSSIBLE.
24. INSIDE RETURN AIR PLENUM WITH 1" LINER PAINTED FLAT BLACK. RE: 1/M-501



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

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REVISIONS:

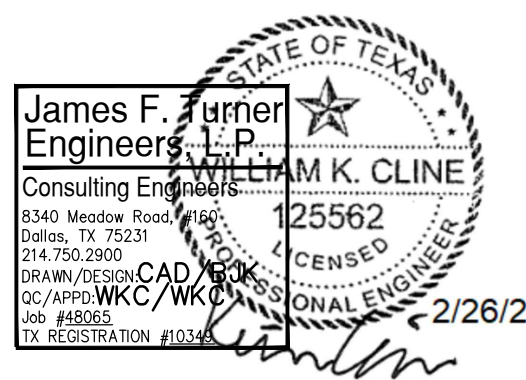
1	FIRE COMMENTS	06.20.23
2	HEALTH COMMENTS	08.16.23
3	SITE DEVELOPMENT REV.	08.31.23
4	SITE DEVELOPMENT REV.	11.09.23

ISSUE DATE:

1	CIVIL TECQ	04.24.23
2	SITE DEVELOPMENT SET	05.12.23
3	BUILDING PERMIT SET	06.15.23
4	BID SET	09.15.23
5	BID SET	12.05.23
6	BID SET	02.27.24

DRAWN BY: LL

PANDA PROJECT #:
PANDA STORE #: S8-23-D23586
ARCH PROJECT #: 22080-003



Heights Venture
ARCHITECTURE • DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713.869.1103 V
DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.490.7292 V

PANDA EXPRESS

PANDA EXPRESS
12991 W. STATE HWY. 29
LIBERTY HILL, TX 78642

M-100

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

PANDA 2300 HOME R4

FOR QUESTIONS, CALL THE
Southern California Office
REGION 86
PHONE: (714) 957-1500
EMAIL: reg86@captiveaire.com

PATENT NUMBERS
EXHAUST HOODS ND-2/BD-2/SND-2 (CANADA) - CA PATENT 2520435 C.

HOOD INFORMATION - JOB#5774363

HOOD NO	TAG	MODEL	MANUFACTURER	LENGTH	MAX COOKING TEMP	TYPE	APPLIANCE DUTY	DESIGN CFM/FT	TOTAL EXH CFM	EXHAUST PLENUM RISER(S)						TOTAL SUPPLY CFM	HOOD CONSTRUCTION	HOOD CONFIG		
										WIDTH	LENG	HEIGHT	DIA	CFM	VEL			SP	END TO END	ROV
1		4824 ND-2	CAPTIVEAIRE	13' 0"	600 DEG	I	HEAVY	262	3400			4'	18"	3400	1924	-1.202'	0	430 SS WHERE EXPOSED	LEFT	ALONE
2		4824 ND-2	CAPTIVEAIRE	11' 2"	600 DEG	I	HEAVY	260	2900			4'	18"	2900	1641	-0.897'	0	430 SS WHERE EXPOSED	RIGHT	ALONE
3		226 ACPSP-ONLY	CAPTIVEAIRE	11' 9"	300 DEG	I	N/A	0	0								2520	430 SS WHERE EXPOSED	ALONE	ALONE
4		226 ACPSP-ONLY	CAPTIVEAIRE	14' 4"	300 DEG	I	N/A	0	0								2520	430 SS WHERE EXPOSED	ALONE	ALONE

HOOD INFORMATION

HOOD NO	TAG	FILTER(S)					LIGHT(S)			UTILITY CABINET(S)					FIRE SYSTEM PIPING	HOOD HANGING WEIGHT	
		TYPE	QTY	HEIGHT	LENGTH	EFFICIENCY @ 7 MICRONS	QTY	TYPE	WIRE GUARD	LOCATION	SIZE	FIRE SYSTEM		ELECTRICAL			SWITCHES
												TYPE	SIZE	MODEL #	QUANTITY		
1		CAPTRATE SOLO FILTER	9	20"	16"	85% SEE FILTER SPEC	7	L55 SERIES E26	NO	WALL MNT	12"x54"x24"	ANSUL R-102	3.0/3.0/3.0	DCV-2111	1 LIGHT 1 FAN	YES	541 LBS
2		CAPTRATE SOLO FILTER	8	20"	16"	85% SEE FILTER SPEC	6	L55 SERIES E26	NO	RIGHT	20"x48"x24"					YES	553 LBS
3							0									NO	163 LBS
4							0									NO	186 LBS

HOOD OPTIONS

HOOD NO	TAG	OPTION
1		LEFT END STANDOFF (FINISHED) 3' WIDE 48" LONG. RISER SENSOR INSTALL 6IN PLEN.
2		RISER SENSOR INSTALL 6IN PLEN.

PERFORATED SUPPLY PLENUM(S)

HOOD NO	TAG	POS	LENGTH	WIDTH	HEIGHT	TYPE	RISER(S)				
							WIDTH	LENG	DIA	CFM	SP
3	Front	141"	10"	6"		AC			8"	236	0.135'
						AC			8"	236	0.135'
	Back	141"	12"	6"		MUA	10"	28"		1260	0.530'
						MUA	10"	28"		1260	0.530'
4	Front	172"	10"	6"		AC			8"	236	0.122'
						AC			8"	236	0.122'
	Back	172"	12"	6"		MUA	10"	28"		1254	0.497'
						MUA	10"	28"		1254	0.497'

WALL-MOUNT UTILITY CABINET

UTILITY CABINET(S)							
HOOD NO	LOCATION	SIZE	FIRE SYSTEM		ELECTRICAL	SWITCHES	WEIGHT
			TYPE	SIZE	MODEL #	QUANTITY	
1	WALL MNT	12"x54"x24"	ANSUL R-102	3.0/3.0/3.0	DCV-2111	1 LIGHT 1 FAN	305.00 LBS

FIRE SYSTEM INFORMATION - JOB#5774363

FIRE SYSTEM NO	TAG	TYPE	SIZE	FLOW POINTS	INSTALLATION	
					SYSTEM	LOCATION ON HOOD
1		ANSUL R102	3.0/3.0/3.0	29	WALL UTILITY CABINET LEFT	N/A

GAS VALVE(S)

FIRE SYSTEM NO	TAG	TYPE	SIZE	SUPPLIED BY
1		MECHANICAL	2.000	CAPTIVEAIRE SYSTEMS

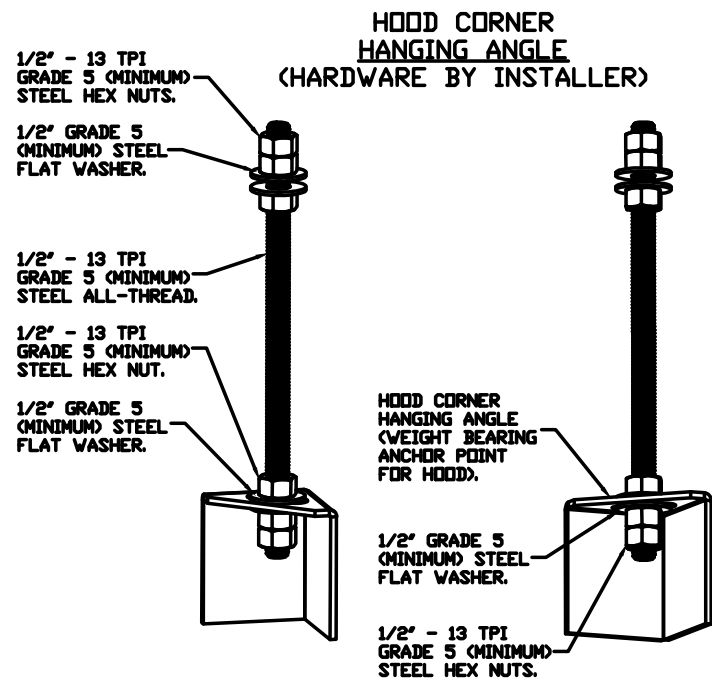
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DOUBLE WALL DUCT BY MECHANICAL
PLEASE USE CONTACT BELOW FOR PRICING

ANSUL GAS VALVE:

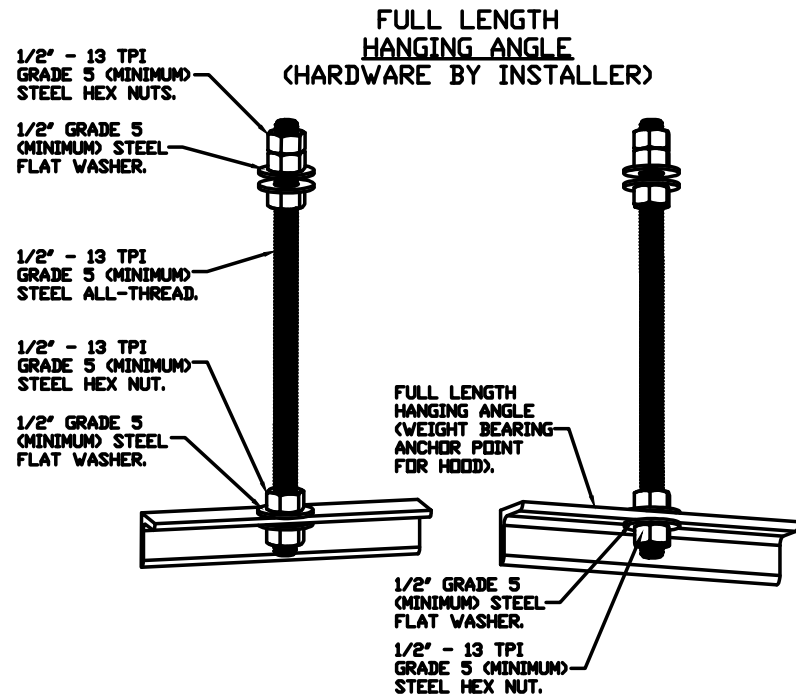
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3002 DOW AVENUE, SUITE 410
TUSTIN, CA 92780
TEL: 714-957-1500 EMAIL: REG86@CAPTIVEAIRE.COM



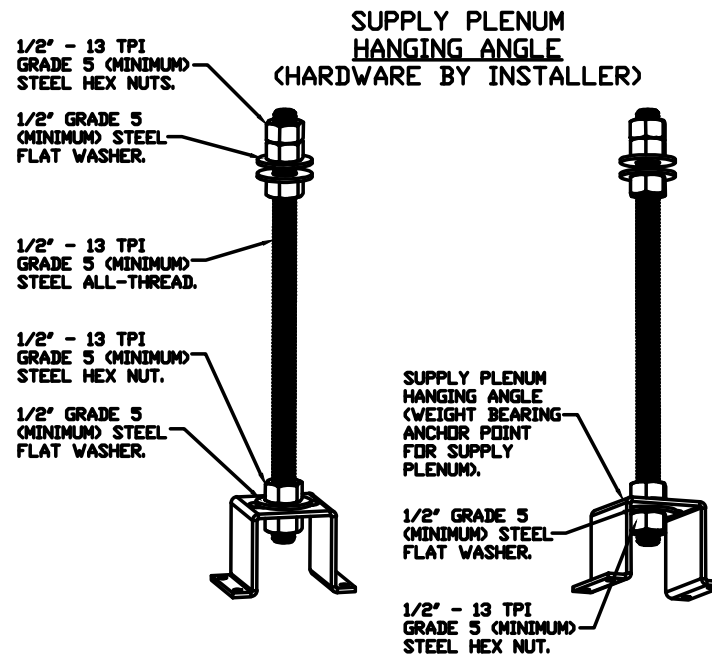
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REVISIONS	
DESCRIPTION	DATE



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PHONE: (714) 957-1500 FAX: (919) 227-5975
EMAIL: reg86@captiveaire.com

CAPTIVE AIR

Southern California Office

Panda Express - Liberty Hill TX (D23586)

LIBERTY HILL, TX, 78642

DATE: 12/15/2022
DWG.#: 5774363
DRAWN BY: AH-86
SCALE: 3/4" = 1'-0"
MASTER DRAWING

SHEET NO.
1



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

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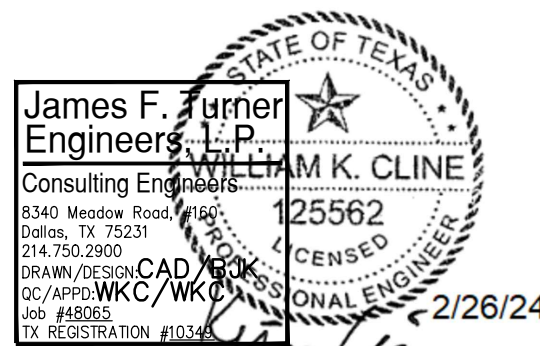
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DRAWN BY: LL

PANDA PROJECT #:
PANDA STORE #: S8-23-D23586
ARCH PROJECT #: 22080-003



Heights Venture
ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713.980.1103 V
DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.480.7292 V

PANDA EXPRESS

PANDA EXPRESS
12991 W. STATE HWY. 29
LIBERTY HILL, TX 78642

M-400

HOOD DETAIL PLAN

PANDA 2300 HOME R4



THE ANSUL SYSTEM IS A DEFERRED SUBMITTAL AND SEPARATE FIRE PERMIT

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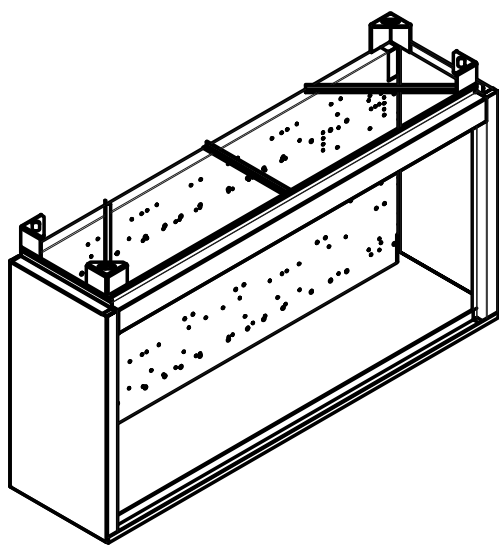
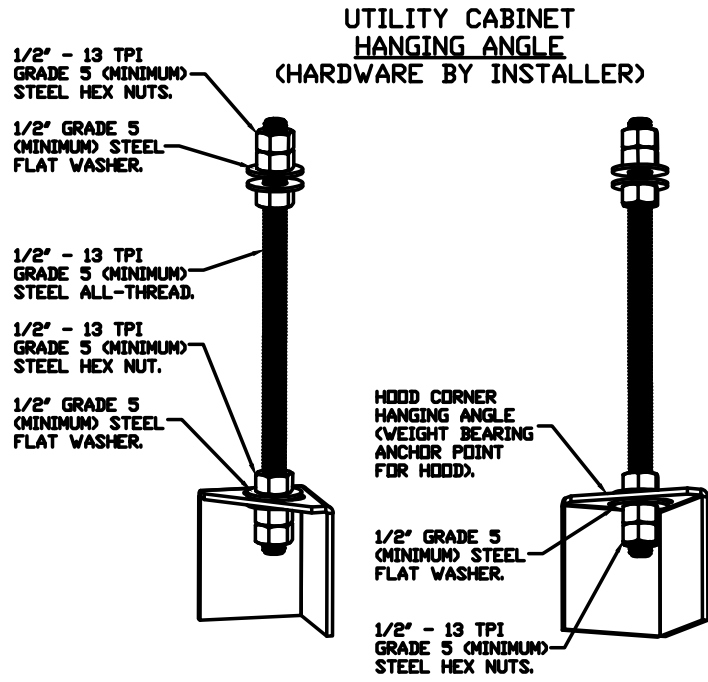
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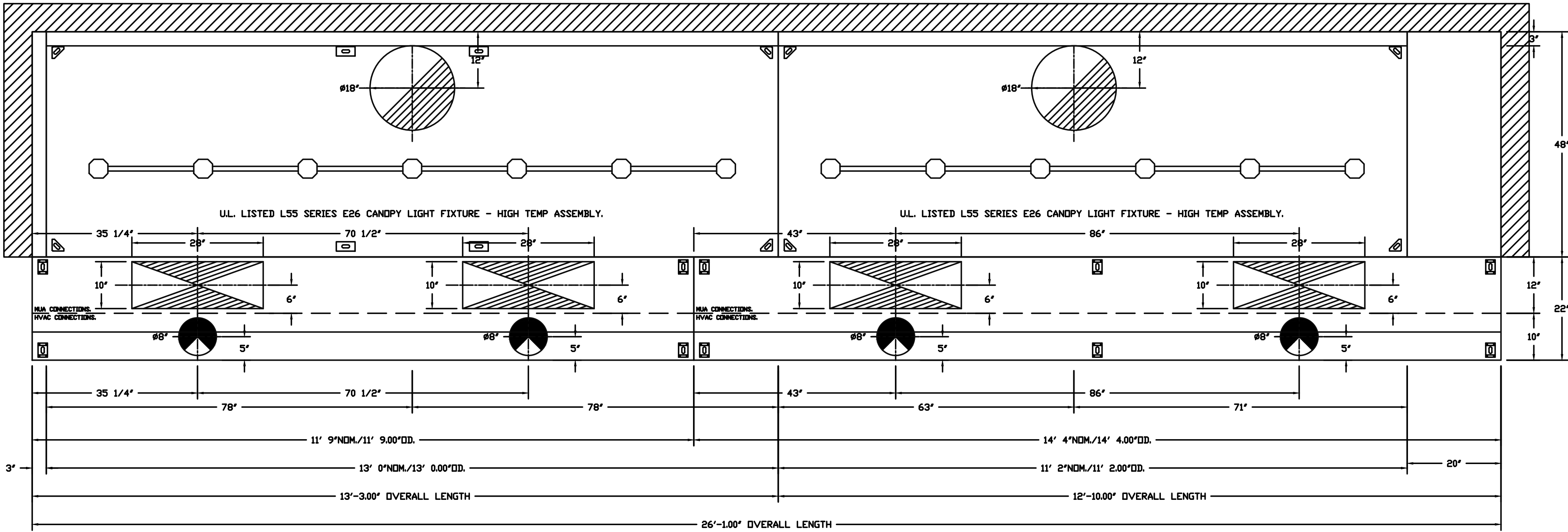
PLAN VIEW - HOOD #1
13' 0.00" LONG 4824ND-2
NOTE: ADDITIONAL HANGING ANGLES PROVIDED FOR HOODS 12' AND LONGER.

PLAN VIEW - HOOD #3
11' 9.00" LONG 226MISC ACPSP-ONLY

CAPTIVE-AIRE HOODS ARE BUILT IN COMPLIANCE WITH UL 710 AND NFPA 96 AND ARE RECOGNIZED BY ONE OR MORE OF THE FOLLOWING:

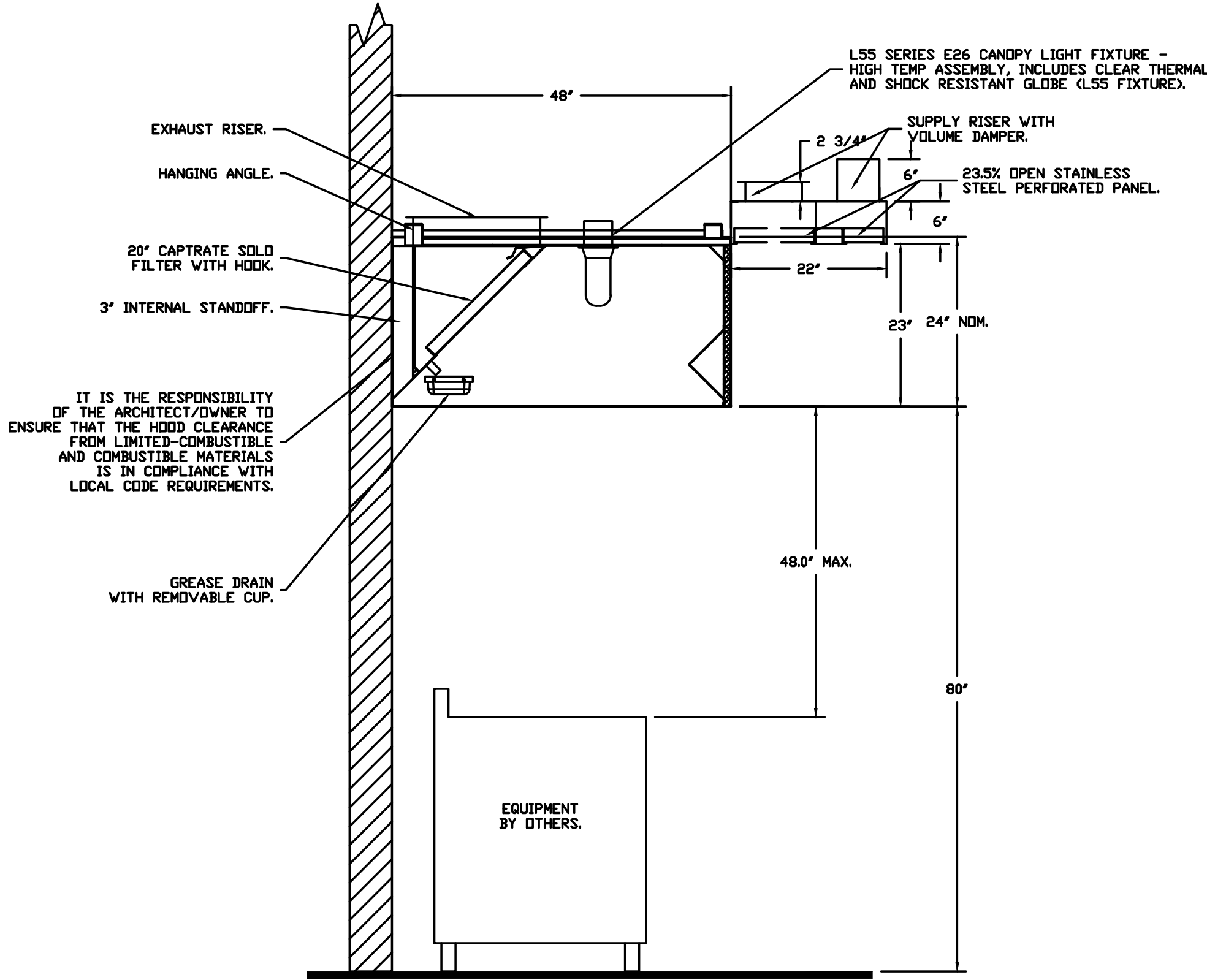
ETL SANITATION LISTED

ETL LISTED
FILE# 102900319PRT-001



PLAN VIEW - HOOD #2
11' 2.00" LONG 4824ND-2

PLAN VIEW - HOOD #4
14' 4.00" LONG 226MISC ACPSP-ONLY



SECTION VIEW - MODEL 4824ND-2-ACPSP-F
HOOD - #1

REVISIONS	
DESCRIPTION	DATE

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CAPTIVEAIRE

Southern California Office

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LIBERTY HILL, TX, 78642

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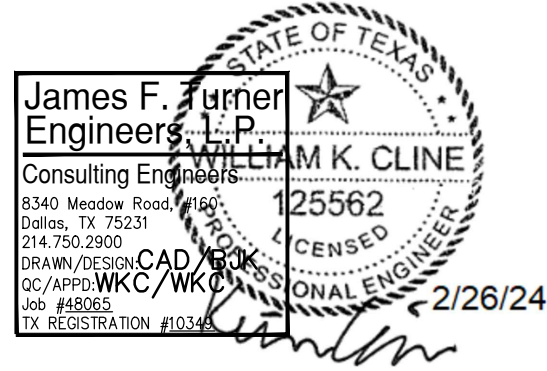
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M-401

HOOD DETAIL PLAN

PANDA 2300 HOME R4

EXHAUST FAN INFORMATION – JOB#5774363

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SDNES
1	FRYERS	1	DUI80HFA	CAPTIVEAIRE	3400	1.588	1399	ODP,PREMIUM	3.000	1.9700	3	208	9.5	785 FPM	190	22.7
2	RICE	1	DUI80HFA	CAPTIVEAIRE	2900	1.178	1199	ODP,PREMIUM	3.000	1.2400	3	208	9.5	670 FPM	190	17.3
3		1	DR12HFA	CAPTIVEAIRE	450	0.250	1220	TEAD-ECM	0.250	0.0810	1	115	2.9		50	5.4

CONDENSER DETAILS

FAN UNIT NO	TAG	FAN UNIT MODEL #	CONDENSER NO	TONNAGE	VOLTAGE	PHASE	FREQUENCY	MCA	RLA	MAX FUSE SIZE	MIN WIRE SIZE	SEER
4		A3-D.500-24D-MPU	1	5	208-230	3 PHASE	60 HZ	21.4 AMPS	17.4 AMPS	30 AMPS	10 AWG	14
			2	5	208-230	3 PHASE	60 HZ	21.4 AMPS	17.4 AMPS	30 AMPS	10 AWG	14

MUA FAN INFORMATION – JOB#5774363

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	BLOWER	HOUSING	MIN CFM	DESIGN CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	MCA	MOCp	WEIGHT (LBS)	SDNES
4		1	A3-D.500-24D-MPU	24MF-3-MDD	A3-D.500	3600	5040	0.900	1450	ODP,PREMIUM	7.500	5.1920	3	208	21.1	27.6A	45A	1877	11.8

COILS – JOB#5774363

FAN UNIT NO	TAG	COIL TYPE	DESIGN CFM	COOLING										HEATING									
				ENTERING DB TEMP	ENTERING WB TEMP	LEAVING DB TEMP	LEAVING WB TEMP	ENTERING FLUID TEMP	LEAVING FLUID TEMP	FLUID FLOW RATE	PERCENT GLYCOL	TOTAL CAPACITY	SENSIBLE CAPACITY	LATENT CAPACITY	ENTERING DB TEMP	LEAVING DB TEMP	ENTERING FLUID TEMP	LEAVING FLUID TEMP	FLUID FLOW RATE	PERCENT GLYCOL	STEAM PRESSURE	TOTAL CAPACITY	SENSIBLE CAPACITY
4		DX	5040	95.0°F	78.0°F	82.2°F	72.0°F	---	---	---	---	120.0 MBH	68.1 MBH	51.9 MBH	---	---	---	---	---	---	---	---	---

GAS FIRED MAKE-UP AIR UNIT(S)

FAN UNIT NO	TAG	INPUT BTUs	OUTPUT BTUs	TEMP RISE	REQUIRED INPUT GAS PRESSURE	GAS TYPE	BURNER EFFICIENCY(%)
4		539830	496644	100°F	7 IN. W.C. – 14 IN. W.C.	NATURAL	92

FAN OPTIONS

FAN UNIT NO	TAG	QTY	DESCRIPTION
1	FRYERS	1	GREASE BOX
		1	UPBLAST FAN WHEEL ACCESS PORT
		1	FAN BASE CERAMIC SEAL – INSTALLED AT PLANT – FOR GREASE DUCTS
2	RICE	1	2 YEAR PARTS WARRANTY
		1	GREASE BOX
		1	UPBLAST FAN WHEEL ACCESS PORT
3		1	FAN BASE CERAMIC SEAL – INSTALLED AT PLANT – FOR GREASE DUCTS
		1	2 YEAR PARTS WARRANTY
		1	ECM WIRING PACKAGE – MANUAL OR 0-10VDC REFERENCE SPEED CONTROL -RTC- (TELCD MOTOR), CCW ROTATION
4		1	I 12-BDD DAMPER
		1	2 YEAR PARTS WARRANTY
		1	10 TON 2 CIRCUIT (S/S) MODULAR PACKAGED COOLING OPTION FOR SIZE 3 DF/EH MUA (3,600 TO 6,000 CFM), 208V/230V, 3 PHASE. COOLING THERMOSTAT OR PROGRAMMABLE STAT REQUIRED FOR PROPER OPERATION
		1	MANIFOLD PRESSURE GAUGE, -5 TO 15" WC
		1	MOTORIZED BACKDRAFT DAMPER FOR A3-D HOUSING – MEETS AMCA CLASS 1A RATING
		1	DOWNTURN PLENUM FOR SIZE 3 DX COIL MODULE
		1	SHIP CONDENSERS LOOSE – TWO CONDENSERS, THREE PHASE – CONDENSER DISCONNECTS SHIPPED LOOSE
		1	UNIT MOUNTED VFD FOR USE WITH ECPM03
		1	LOW FIRE START
		1	BUTTERFLY MOD VALVE OPTION FOR MOD SIZE 3 (1" MOD VALVE)
		1	2 YEAR PARTS WARRANTY

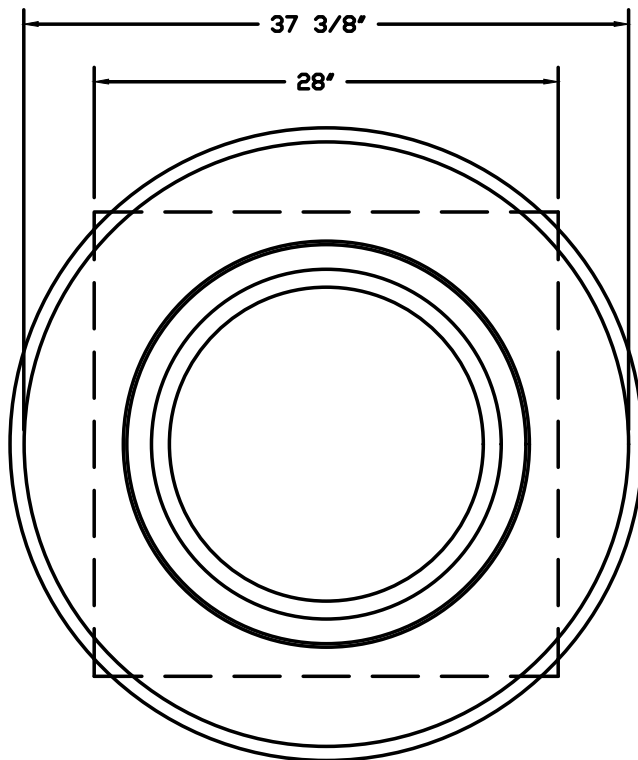
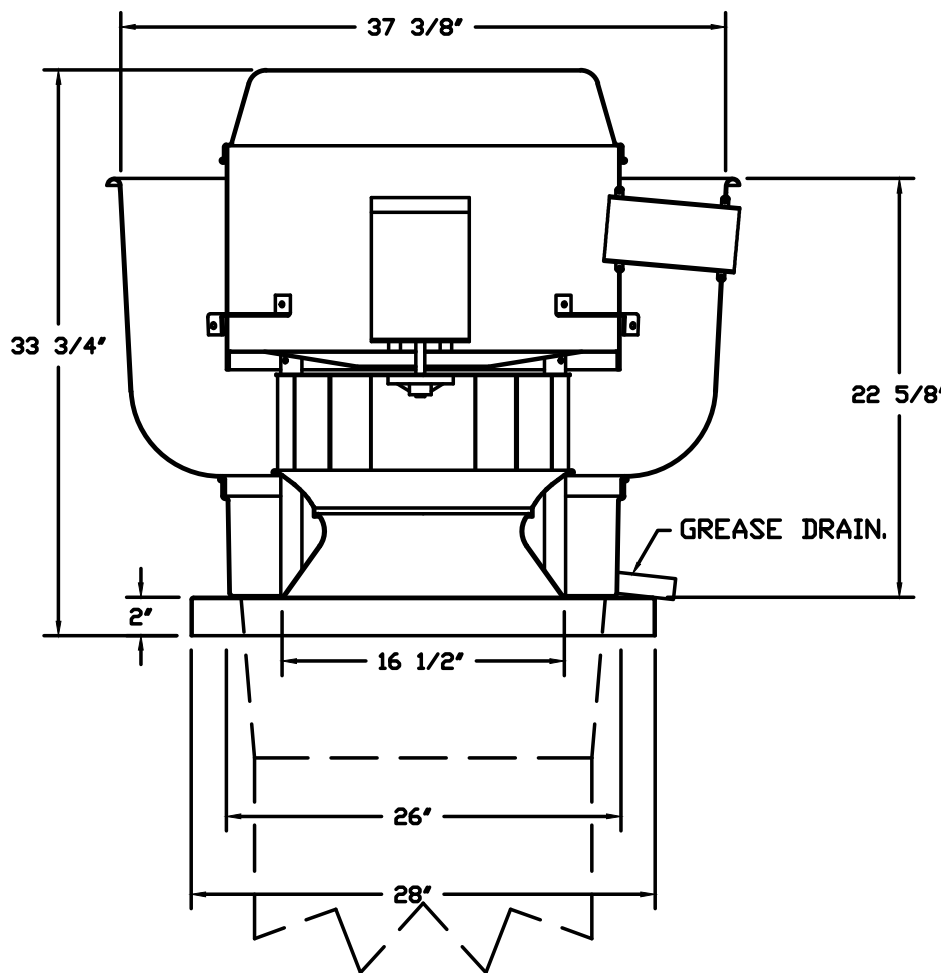
FAN ACCESSORIES

FAN UNIT NO	TAG	EXHAUST			SUPPLY		
		GREASE CUP	GRAVITY DAMPER	WALL MOUNT	GRAVITY DAMPER	MOTORIZED DAMPER	WALL MOUNT
1	FRYERS	YES					
2	RICE	YES					
3			YES				
4						YES	

CURB ASSEMBLIES

NO	DN FAN	TAG	WEIGHT	ITEM	SIZE
1	# 1	FRYERS	34 LBS	CURB	26.500"W X 26.500"L X 30.000"H ALONG LENGTH, RIGHT VENTED HINGED.
2	# 2	RICE	34 LBS	CURB	26.500"W X 26.500"L X 30.000"H ALONG LENGTH, RIGHT VENTED HINGED.
3	# 3		16 LBS	CURB	17.500"W X 17.500"L X 12.000"H ALONG LENGTH, RIGHT.
4	# 4		114 LBS	CURB	35.000"W X 94.000"L X 20.000"H ALONG WIDTH, RIGHT INSULATED.
	# 4			RAIL	6.000"W X 35.000"L X 20.000"H RIGHT.

FANS #1 (FRYERS), #2 (RICE) – DUI80HFA EXHAUST FAN



TOP VIEW

FEATURES:

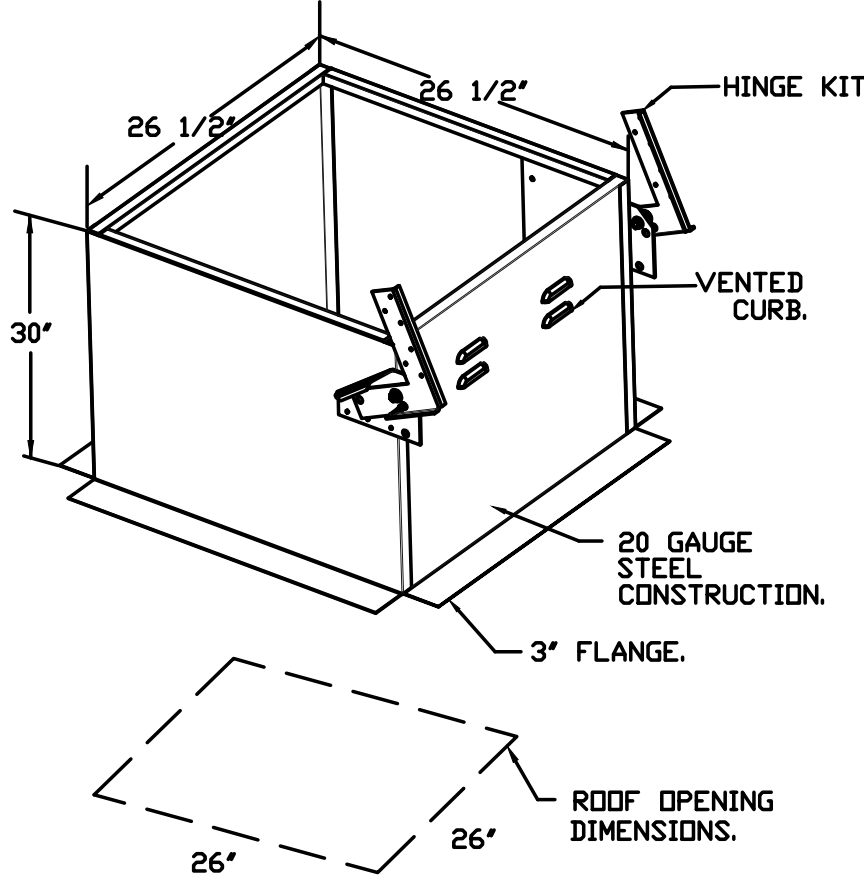
- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS).
- ROOF MOUNTED FANS.
- RESTAURANT MODEL.
- UL705 AND UL762 AND ULC-S645
- VARIABLE SPEED CONTROL.
- INTERNAL WIRING.
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE).
- HIGH HEAT OPERATION 300°F (149°C).
- GREASE CLASSIFICATION TESTING.
- NEMA 3R SAFETY DISCONNECT SWITCH.

NORMAL TEMPERATURE TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS

- GREASE BOX.
- UPBLAST FAN WHEEL ACCESS PORT.
- FAN BASE CERAMIC SEAL – INSTALLED AT PLANT – FOR GREASE DUCTS.
- 2 YEAR PARTS WARRANTY.



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TEL: 714-957-1500 EMAIL: REG86@CAPTIVEAIRE.COM

REVISIONS

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CAPTIVEAIRE
Southern California Office

Panda Express – Liberty Hill TX (D23586)
LIBERTY HILL, TX, 78642

DATE: 12/15/2022

DWG.#:
5774363

DRAWN BY: AH-86

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

MASTER DRAWING

SHEET NO.
4



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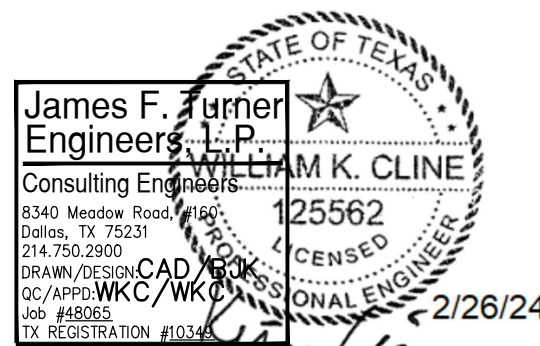
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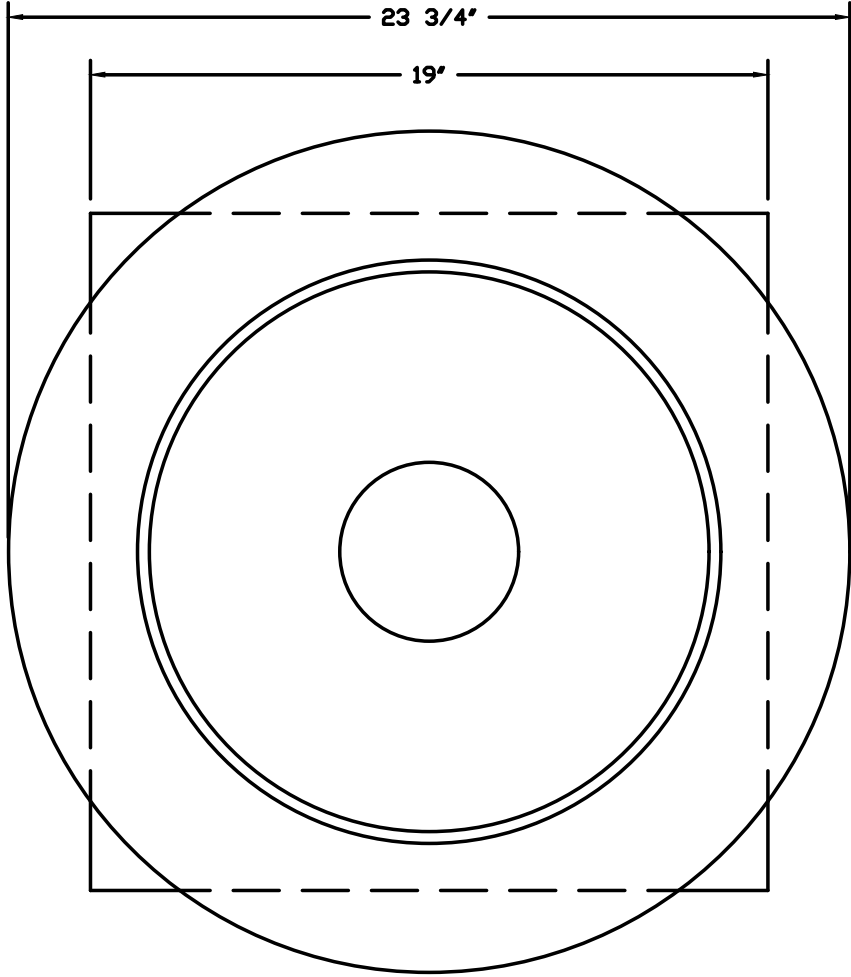
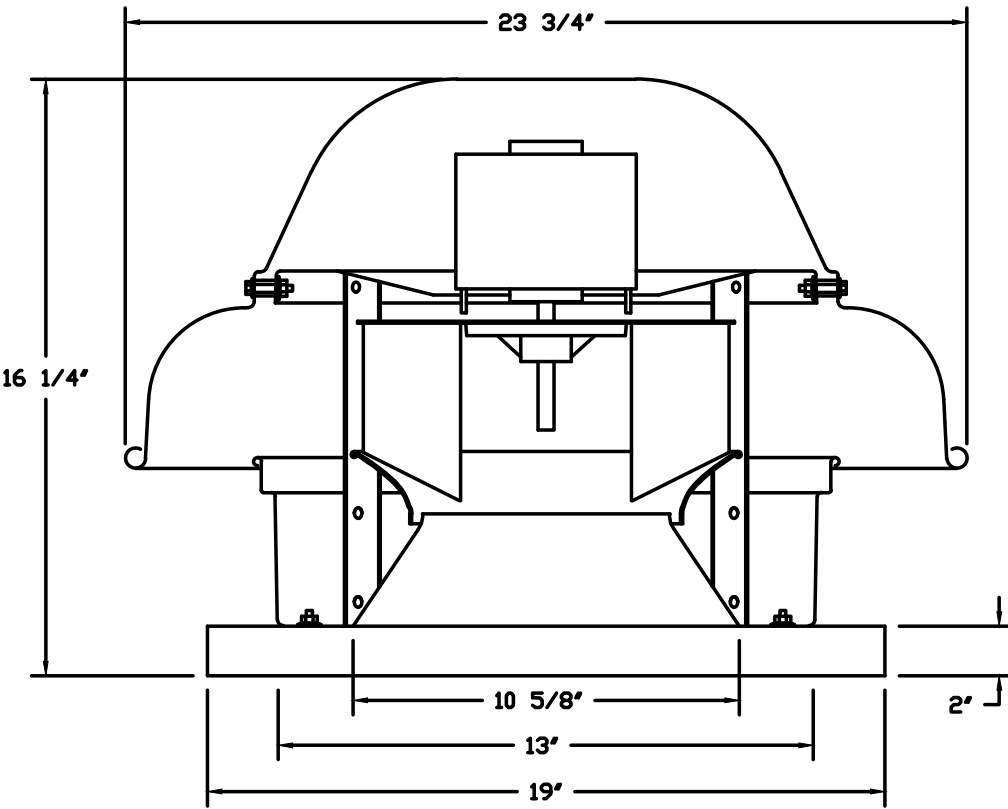
PANDA EXPRESS
12991 W. STATE HWY. 29
LIBERTY HILL, TX 78642

M-403

HOOD DETAIL PLAN

PANDA 2300 HOME R4

FAN #3 DR12HFA - EXHAUST FAN



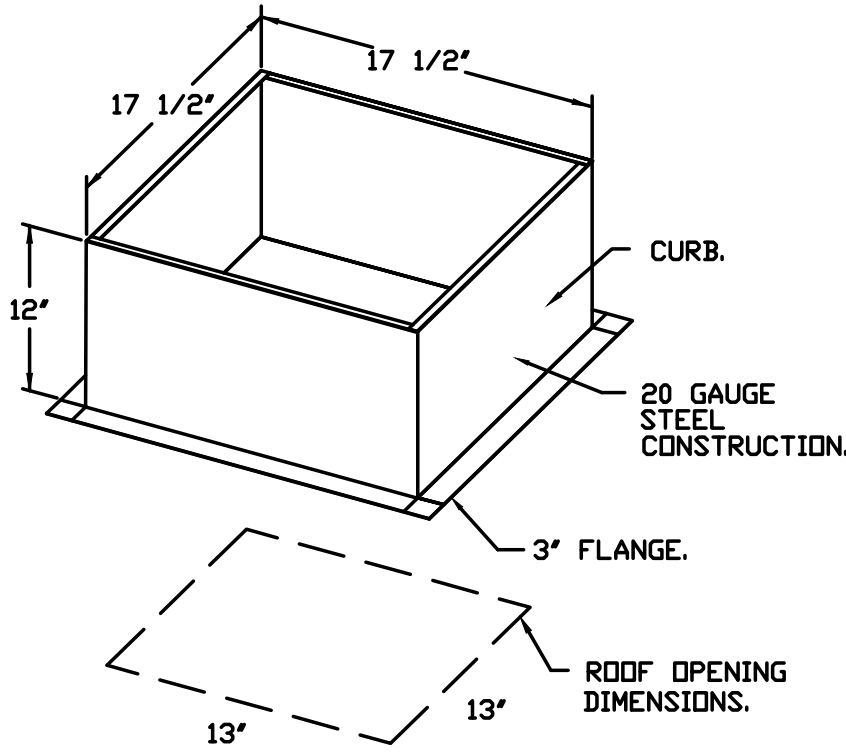
TOP VIEW

FEATURES:

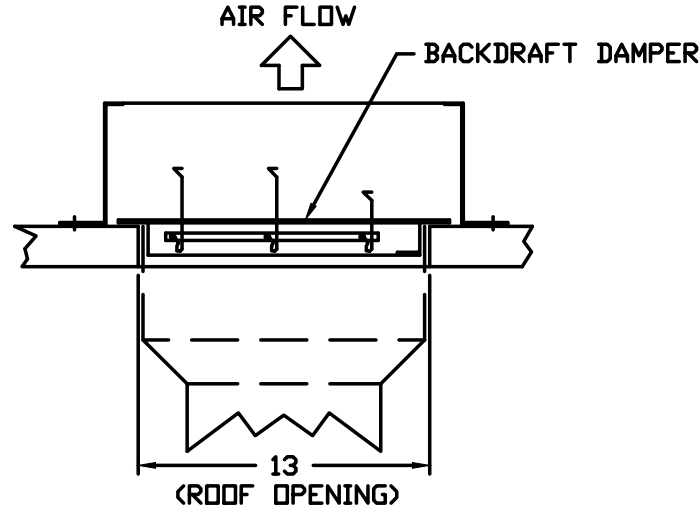
- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS).
- ROOF MOUNTED FANS.
- UL705.
- SAFETY DISCONNECT.
- STANDARD BIRD SCREEN.
- SPEED CONTROL.

OPTIONS

- ECM WIRING PACKAGE - MANUAL OR 0-10VDC REFERENCE SPEED CONTROL.
- RTC- (TELECO MOTOR), CCW ROTATION.
- 1 12" BID DAMPER.
- 2 YEAR PARTS WARRANTY.



BACKDRAFT DAMPER INSTALLATION



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

SHEET NO. 5



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

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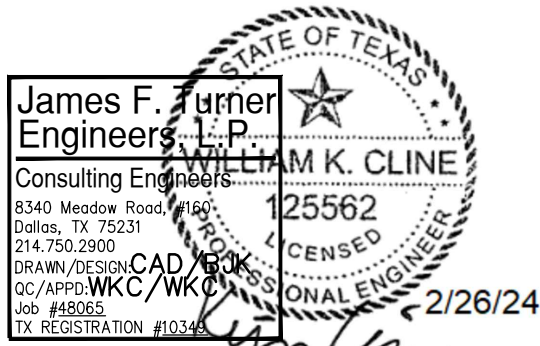
1	CIVIL TECQ	04.24.23
2	SITE DEVELOPMENT SET	05.12.23
3	BUILDING PERMIT SET	06.15.23
4	BID SET	09.15.23
5	BID SET	12.05.23
6	BID SET	02.27.24

DRAWN BY: LL

PANDA PROJECT #:

PANDA STORE #: S8-23-D23586

ARCH PROJECT #: 22080-003



Heights Venture
ARCHITECTURE + DESIGN

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M-404

HOOD DETAIL PLAN

PANDA 2300 HOME R4

- FAN #4 A3-D500-24D-MPU - HEATER
1. DIRECT GAS FIRED HEATED MAKE UP AIR UNIT WITH 24" MIXED FLOW DIRECT DRIVE FAN AND 12" BURNER.
2. INTAKE HOOD WITH E2 FILTERS.
3. DOWN DISCHARGE - AIR FLOW RIGHT -> LEFT.
4. GAS PRESSURE GAUGE, 0-35", 2.5" DIAMETER, 1/4" THREAD SIZE.
5. GAS PRESSURE GAUGE, 0-35", 2.5" DIAMETER, 1/4" THREAD SIZE.
6. MOTORIZED BACK DRAFT DAMPER 30" X 30" FOR SIZE 3 STANDARD & MODULAR HEATER UNITS W/EXTENDED SHAFT, STANDARD GALVANIZED CONSTRUCTION, 3/4" REAR FLANGE, LOW LEAKAGE, NFBLP-S ACTUATOR INCLUDED.
7. 10 TON, DUAL CIRCUIT (S/S) MODULAR PACKAGED COOLING OPTION FOR SIZE 3 DF/CH MODULAR PACKAGED UNIT, INCLUDES CONDENSER, DX COIL, FILTER/DRYER KIT, THERMAL EXPANSION VALVE, R410A 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 CUI. CONDENSERS REQUIRE SEPARATE 208V, 3 PHASE POWER SUPPLY UNLESS ORDERED WITH SINGLE POINT CONNECTION. COIL = 3E20602M.
8. DOWNTURN PLENUM FOR SIZE 3 COOLING COIL MODULE - REQUIRED FOR DOWN DISCHARGE COOLING COIL APPLICATIONS.
9. SHIP CONDENSERS LODGE. 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.
10. UNIT MOUNTED VFD FOR USE WITH ECPM03.
11. LOW FIRE START. ALLOWS THE BURNER CIRCUIT TO ENERGIZE WHEN THE MODULATION CONTROL IS IN A LOW FIRE POSITION.
12. BUTTERFLY MOD VALVE OPTION FOR MOD SIZE 3 (1" MOD VALVE).
13. HINGED DOUBLE WALL INSULATED DOOR ASSEMBLY (BURNER/BLOWER/MPU SECTION).
14. 2 YEAR PARTS WARRANTY.

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".

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

DOUBLE WALL DUCT BY MECHANICAL PLEASE USE CONTACT BELOW FOR PRICING

ANSUL GAS VALVE:

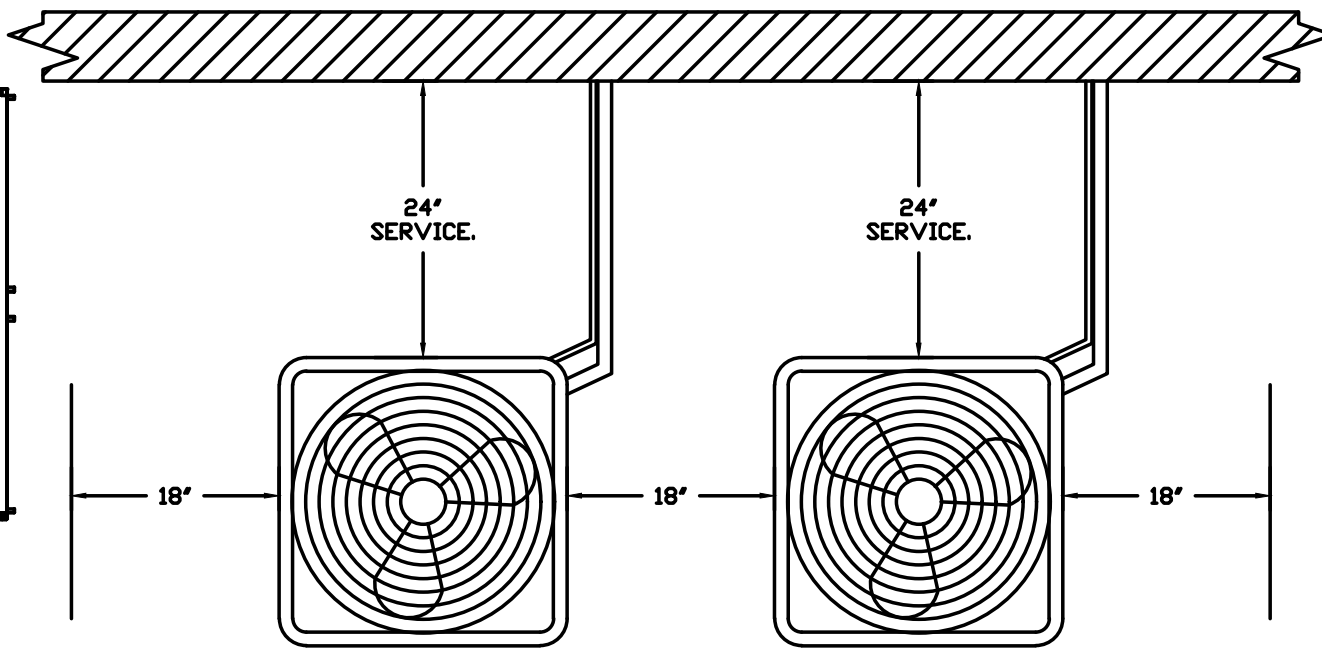
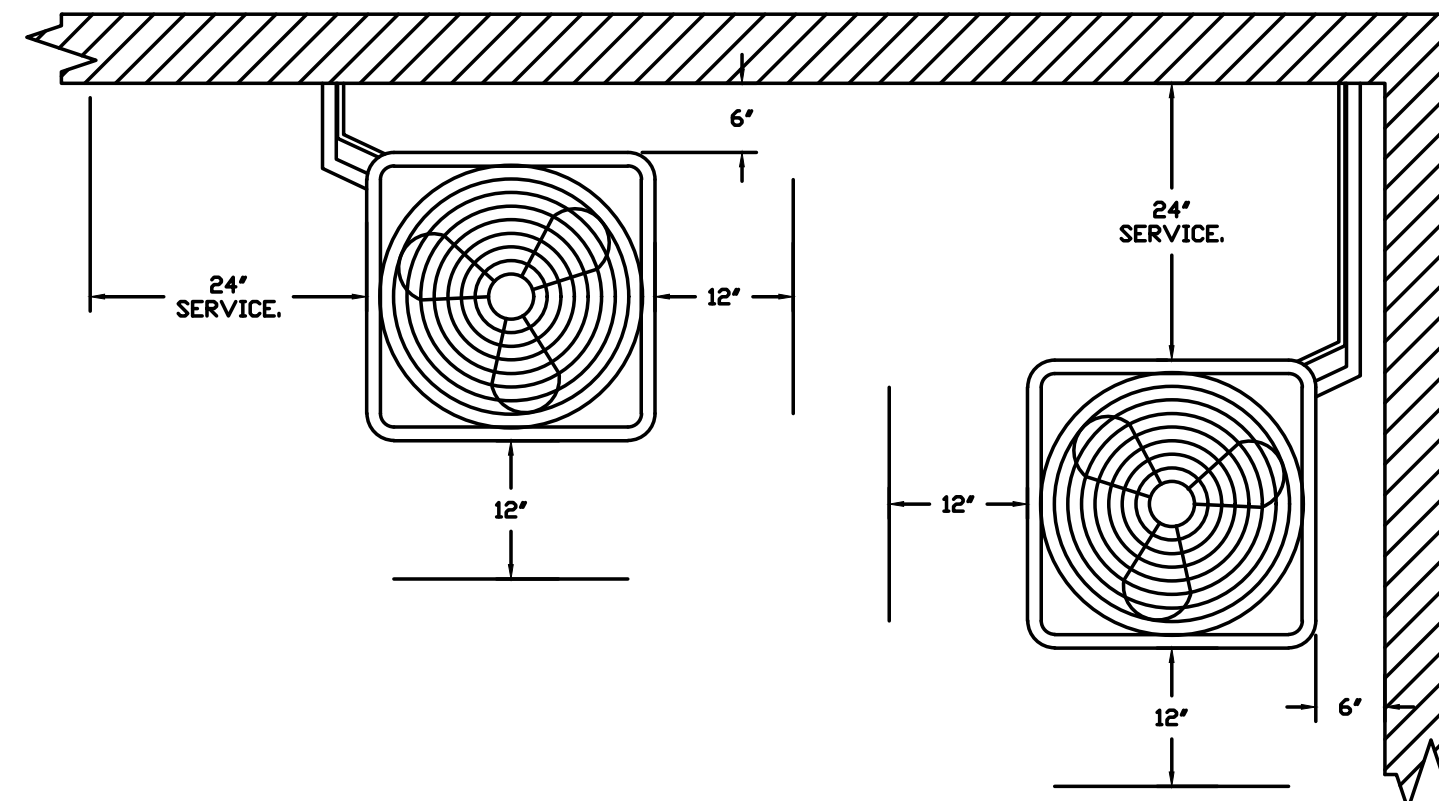
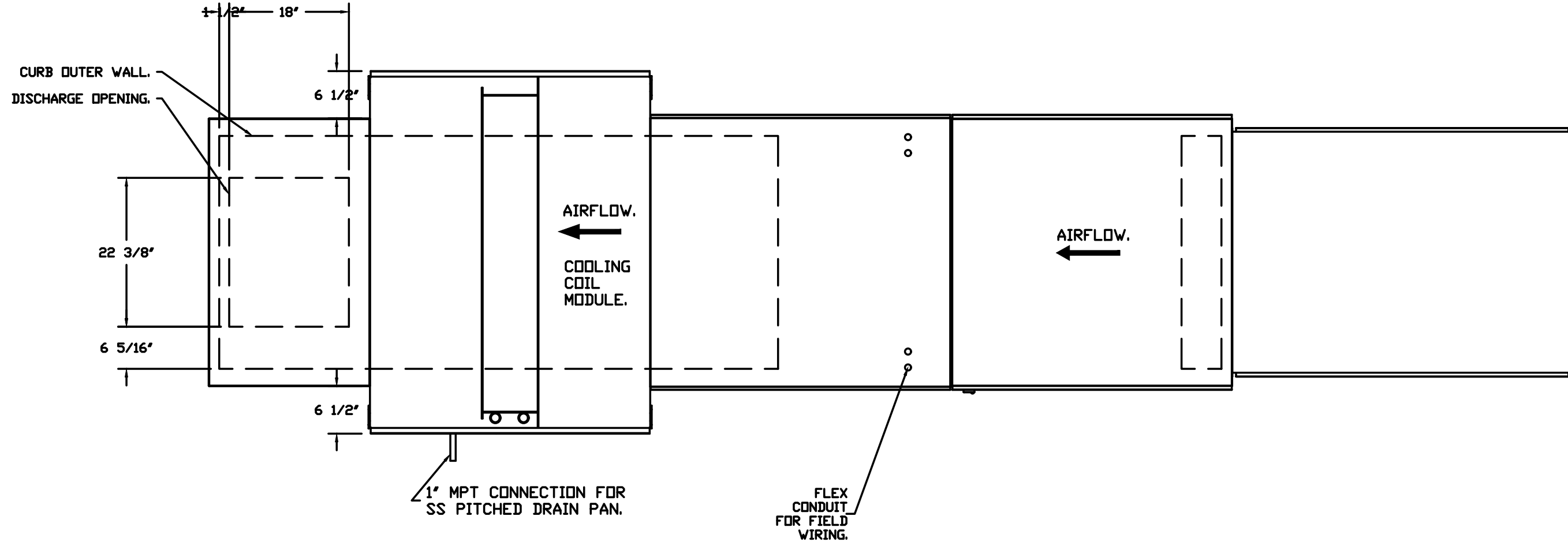
THE ANSUL GAS VALVE IS PROVIDED BY CAPTIVEAIRE SYSTEMS. CONTACT OUR OFFICE WITH THE VALVE SIZE 3 DAYS IN ADVANCE OF WHEN IT IS NEEDED ON SITE.

FOR QUESTIONS CALL THE CAPTIVEAIRE SOUTHERN CALIFORNIA OFFICE

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TUSTIN, CA 92780
TEL: 714-957-1500 EMAIL: REG@CAPTIVEAIRE.COM

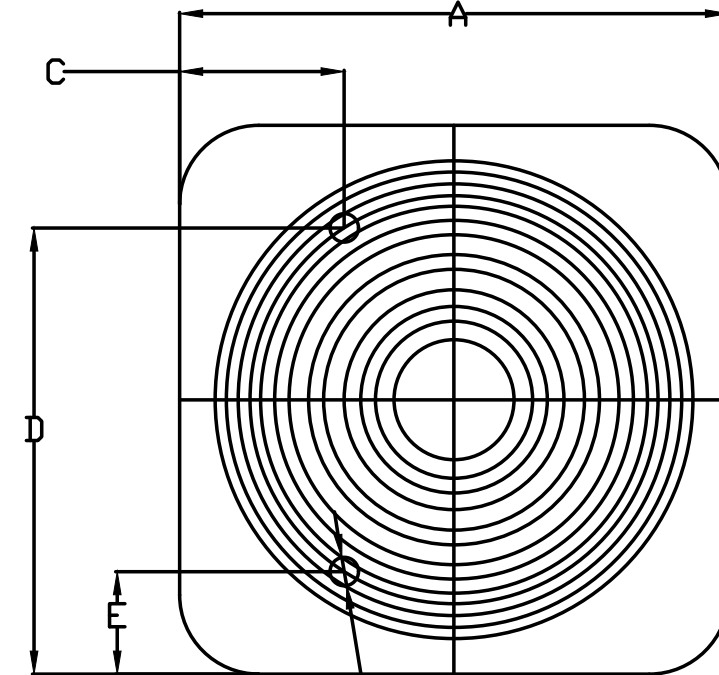
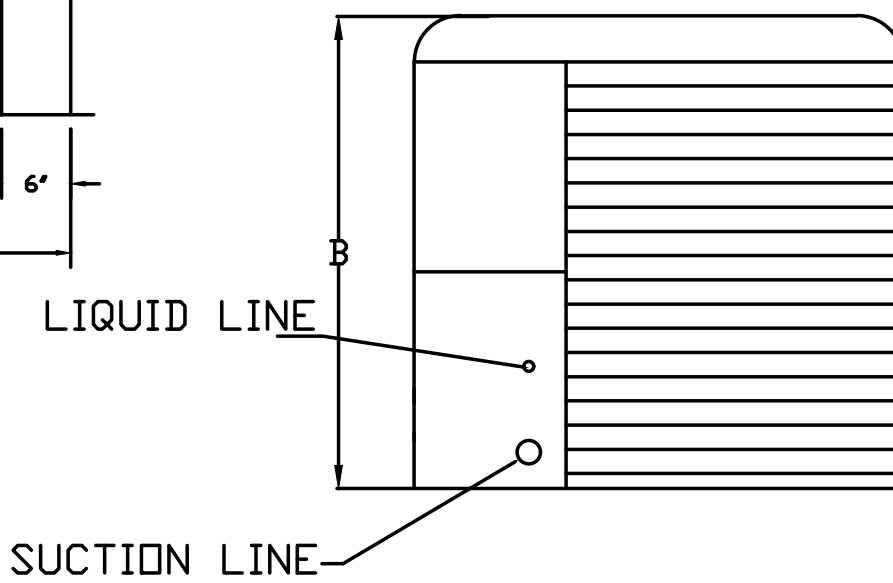
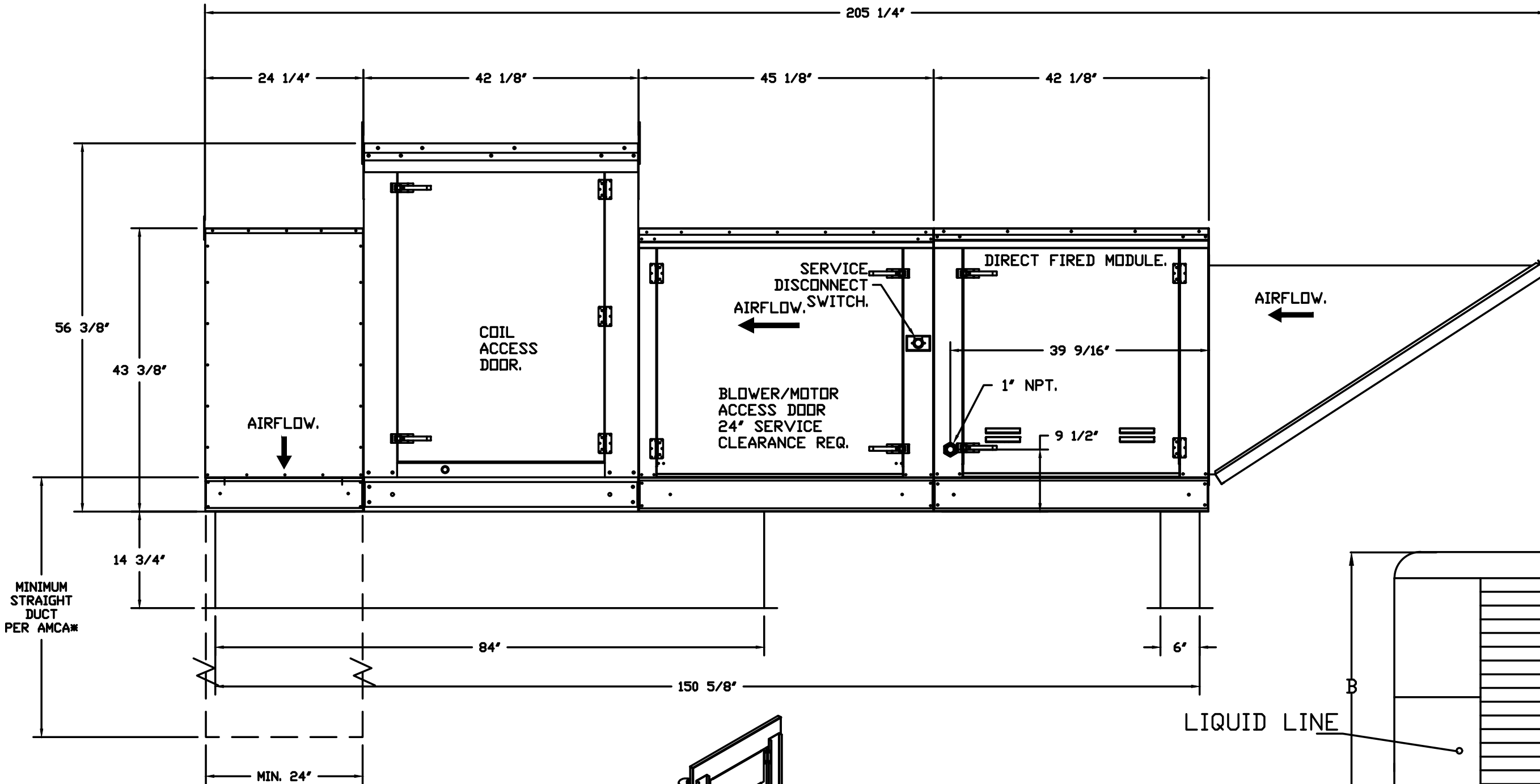
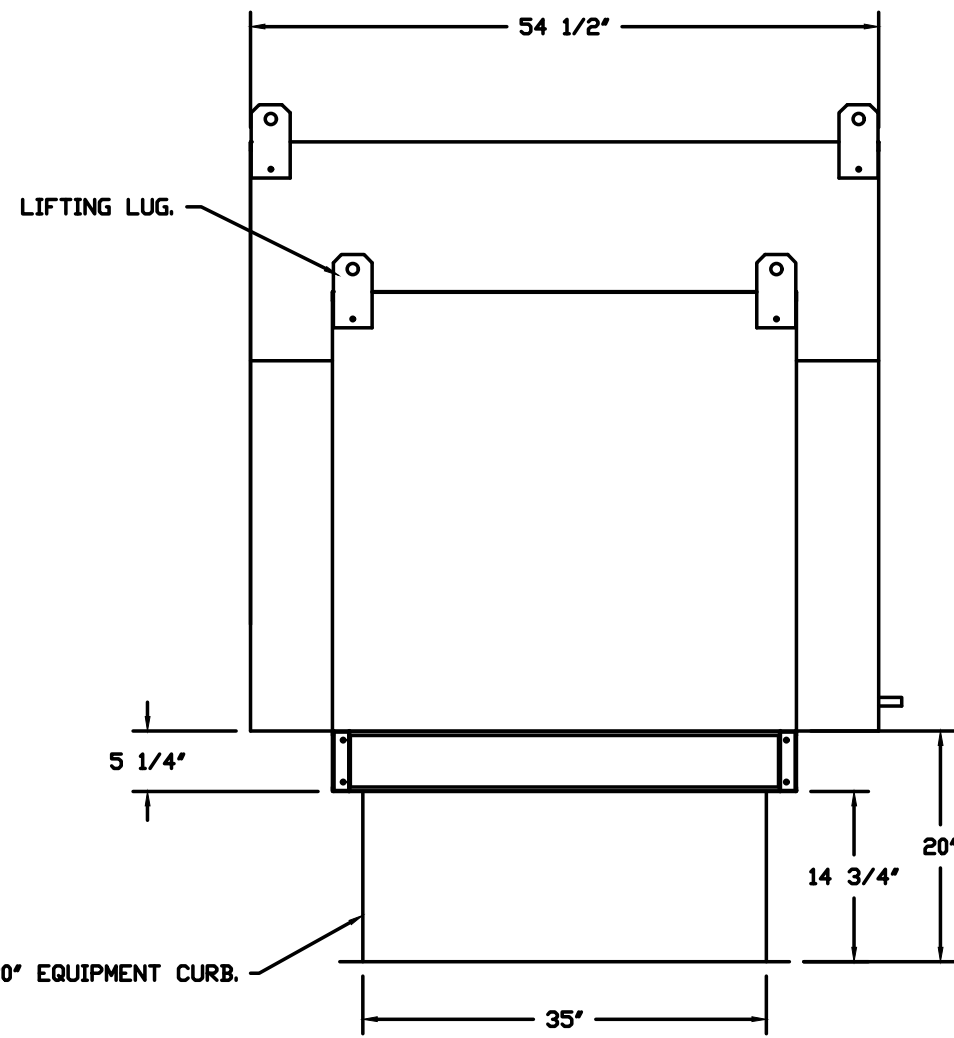
SUPPLY SIDE HEATER INFORMATION:

WINTER TEMPERATURE = 20°F. TEMP. RISE = 100°F.
BTUS CALCULATED OFF ACTUAL AIR DENSITY.
OUTPUT BTUS AT ALTITUDE OF 0.0 FT. = 496644.
INPUT BTUS AT ALTITUDE OF 0.0 FT. = 539630.

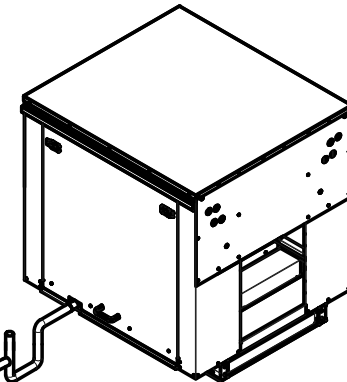


CONDENSER CLEARANCES

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



TYPICAL DRAIN TRAP INSTALL. RECOMMENDED COOLING COIL DRAIN TRAP CONFIGURATION.



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

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

DIRECT FIRED (DF) PROFILE PLATE SPECIFICATIONS:

DESCRIPTION: DIRECT FIRED BURNERS SHALL HAVE PATENTED (U.S. PATENT NO. US6609923B2) SELF-ADJUSTING PROFILE PLATES DESIGNED TO ENSURE PROPER AIR VELOCITY AND PRESSURE DROP ACROSS THE BURNER. PROFILE PLATES SHALL ALLOW BURNERS TO ACHIEVE CLEAN COMBUSTION BY LIFTING BT-PRODUCT LEVELS TO A MAXIMUM OF 50% OF CARBON MONOXIDE (CO) AND 40% OF NITROGEN DIOXIDE (NO2) DIRECT FIRED UNITS SHALL BE COMBUSTED WITH THE BURNER HEATED DOWNSTREAM OF THE BURNER. THIS ARRANGEMENT WILL ENSURE A CONSISTENT AIRFLOW, REGARDLESS OF INLET AIR TEMPERATURE.

APPLICATION: SPRING-LOADED BURNER PROFILE PLATES ARE ENGINEERED TO AUTOMATICALLY REACT TO THE MOMENTUM OF A FRESH AIR STREAM, WITHOUT THE NEED FOR ANY MOTORS OR ACTUATORS TO MECHANICALLY ADJUST THEM WITH THIS FEATURE. ALL DF UNITS ARE DESIGNED FOR BURNER CONTROL VENTILATION (BCV) REQUIREMENTS.

CERTIFICATIONS: ALL PROFILE PLATE ASSEMBLIES SHALL BE INCLUDED IN THE DF UNITS ETL LISTING AND COMPLY WITH COMBINED SAFETY STANDARDS ANSI Z86.4 AND CSA 3.7 (NON-RECIRCULATING IF HEATERS) AND ANSI Z89.18 (RECIRCULATING IF HEATERS).

GENERAL CONSTRUCTION: PROFILE PLATES SHALL BE FORMED FROM G90 GALVANIZED STEEL. PROFILE PLATES SHALL VARY IN SIZE PER UNIT. PROFILE PLATES SHALL BE MOUNTED ALONG THE SAME PLANE AS THE DISCHARGE OF THE BURNER. DESIGN SHALL INCORPORATE PROPERLY TURNED, PERMANENTLY MOUNTED SPRING HINGES. SPRING HINGES SHALL BE MADE FROM PLATED STEEL.

ALL DIMENSIONS ARE NOMINAL AND GIVEN IN INCHES.

MODEL	WEIGHT	UNIT DIMENSIONS						CONNECTION SIZES		NOMINAL TONNAGE
		A	B	C	D	E		SUCTION	LIQUID	
24ABB360	190 LBS	31-3/16	25-1/2	9-1/8	24-11/16	6-9/16		7/8	3/8	5

ELECTICAL INFORMATION

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

REVISIONS	
DESCRIPTION	DATE

CAPTIVEAIRE
Southern California Office
3002 Dow Ave., Suite 410, Tustin, CA, 92780 PHONE: (714) 957-1500 FAX: (919) 227-5975 EMAIL: REG@CAPTIVEAIRE.COM

Panda Express - Liberty Hill TX (D23586)
LIBERTY HILL, TX, 78642

DATE: 12/15/2022

DWG.#: 5774363

DRAWN BY: AH-86

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

MASTER DRAWING

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

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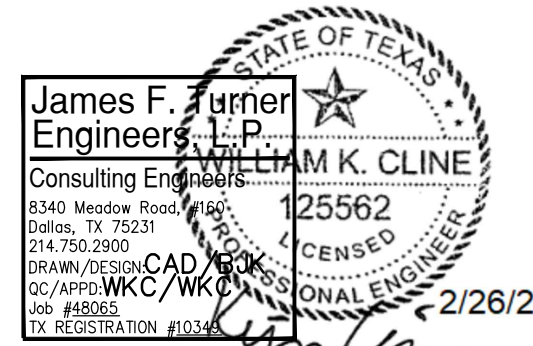
REVISIONS:

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ARCH PROJECT #: 22080-003



Heights Venture
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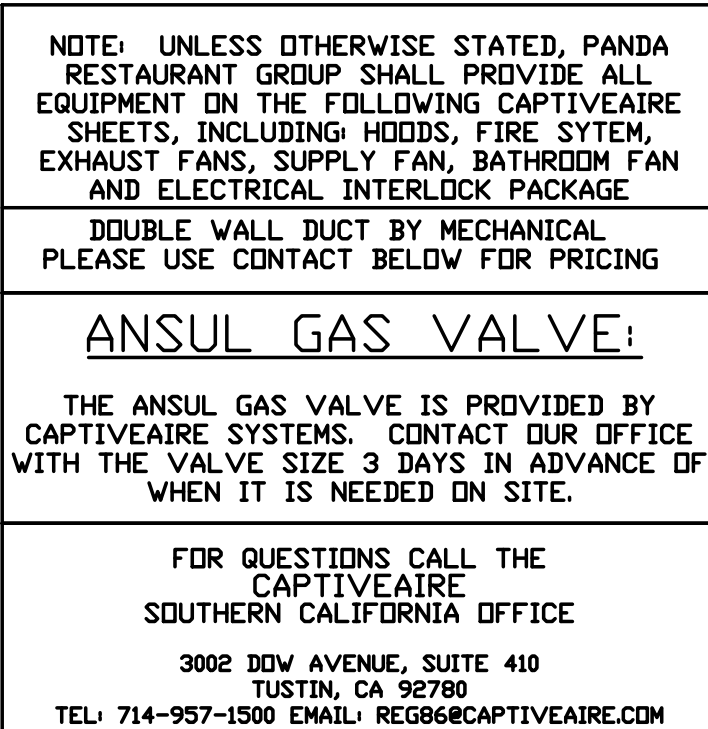
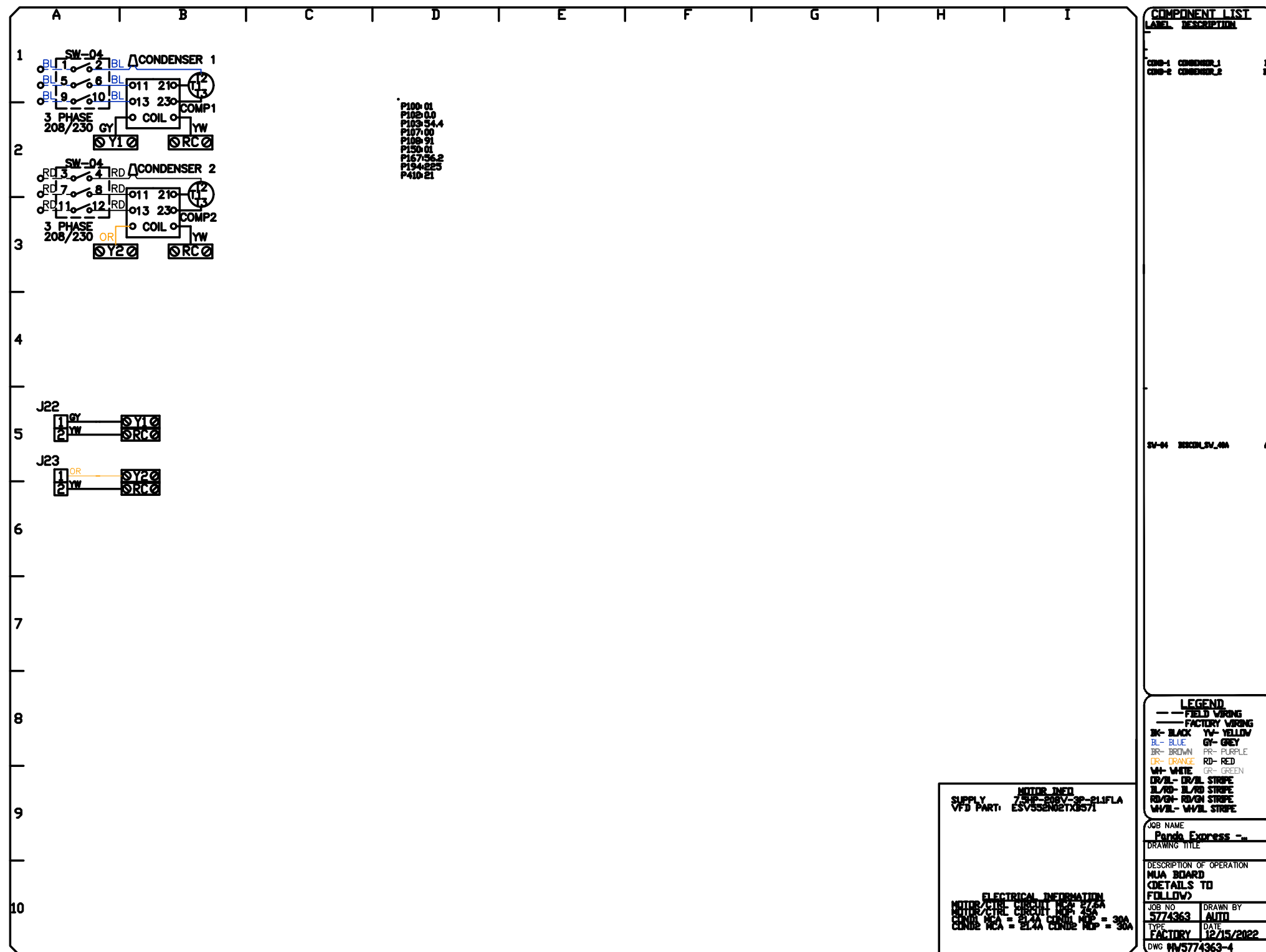
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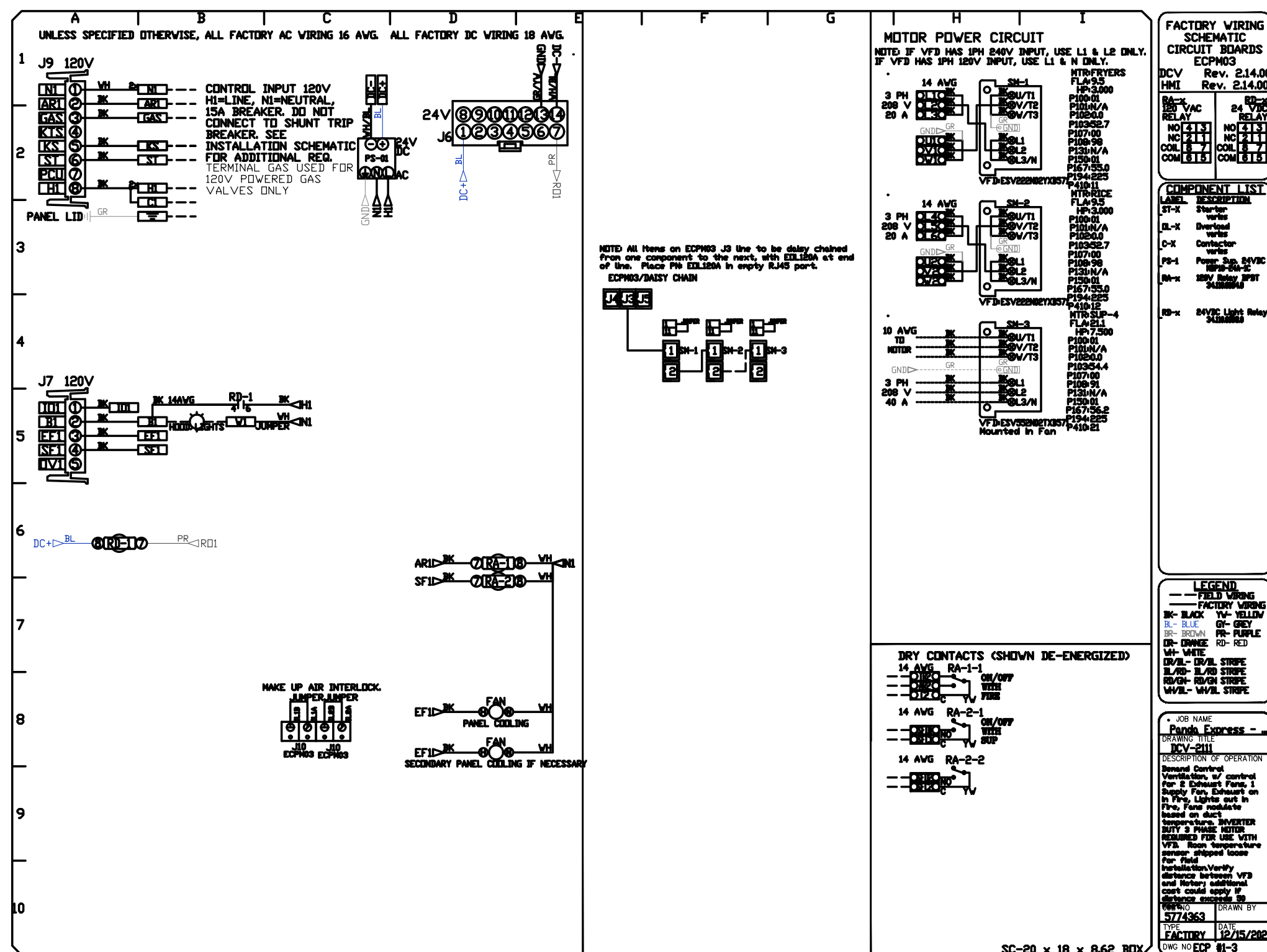
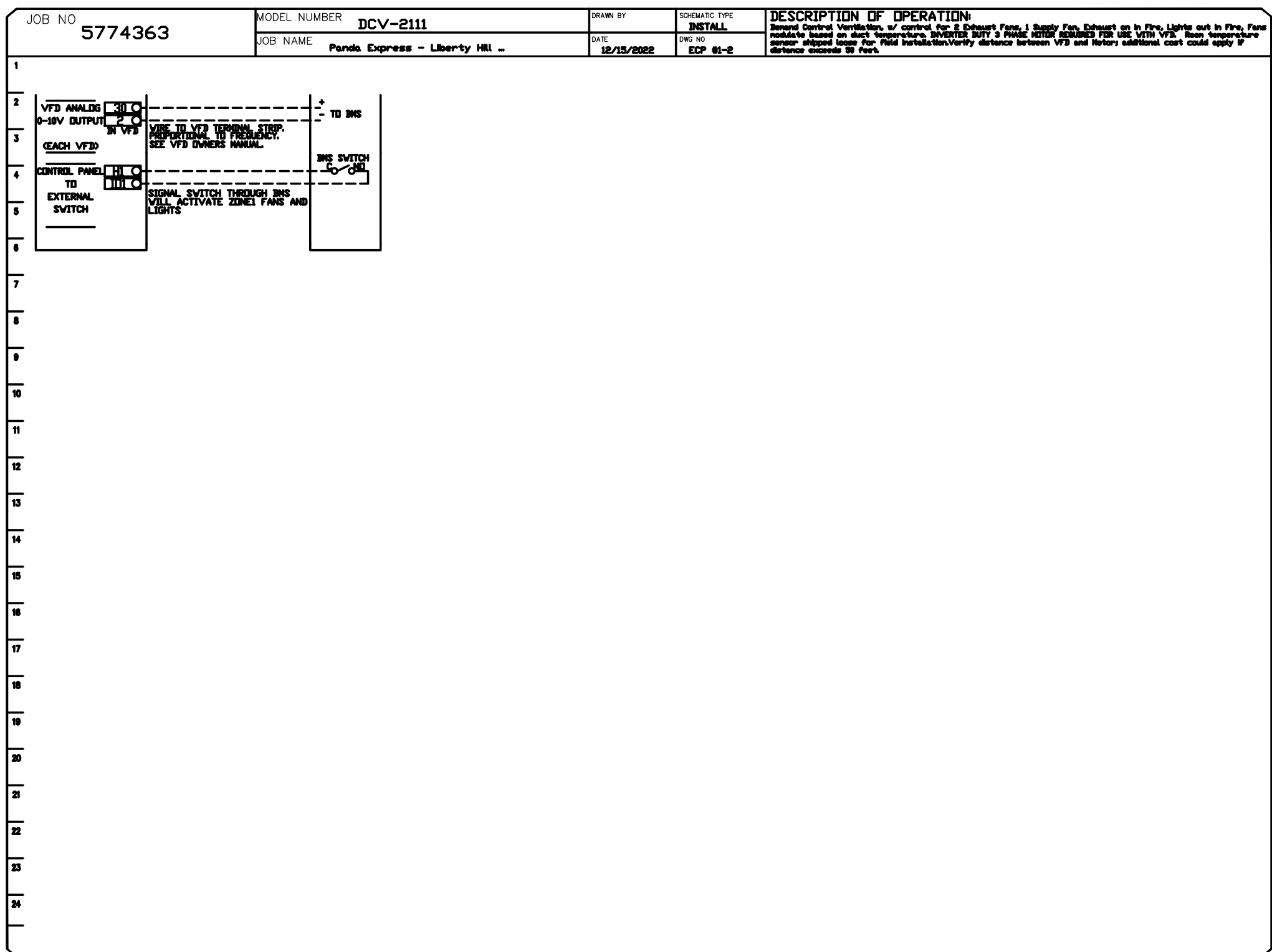
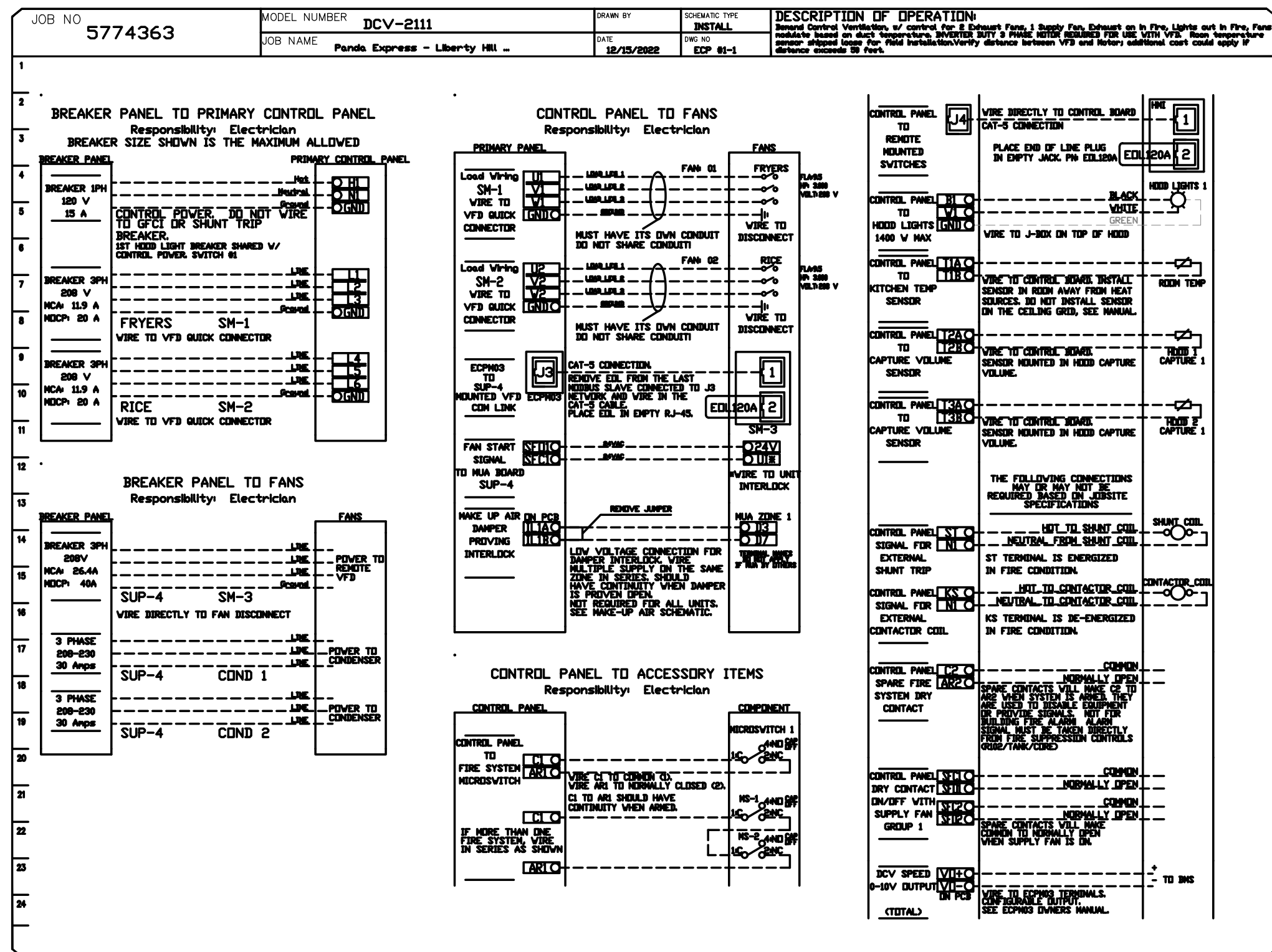
HOOD DETAIL PLAN

PANDA 2300 HOME R4

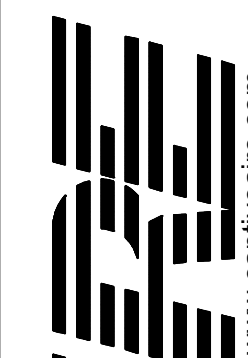
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PERMIT / BID SET

NO	TAG	PACKAGE #	LOCATION	SWITCHES		OPTION	FANS CONTROLLED						
				LOCATION	QUANTITY		FAN TAG	TYPE	°	HP	VOLTS	FLA	
1		DCV-2111	WALL UTILITY CABINET LEFT	SHIP LOOSE W/ PREVIRE	1 LIGHT 1 FAN	SMART CONTROLS DCV							



REVISIONS		
	DESCRIPTION	DATE:
△		
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Southern California Office

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LIBERTY HILL, TX, 78642

DATE: 12/15/2022

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5774363

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SCALE:
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SOUTHERN CALIFORNIA OFFICE
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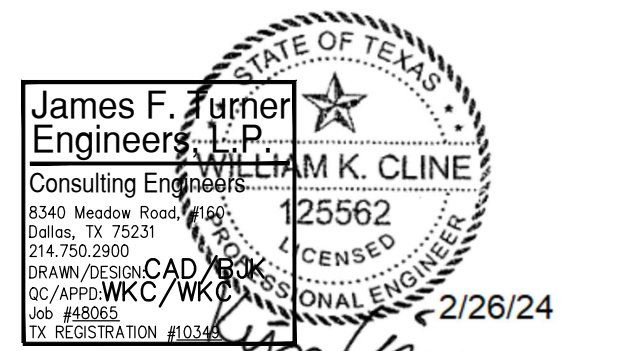
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1	FIRE COMMENTS	06.20.2
2	HEALTH COMMENTS	08.16.2
3	SITE DEVELOPMENT REV.	08.31.2
4	SITE DEVELOPMENT REV.	11.09.2

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Heights Venture
ARCHITECTURE • DESIGN

HOUSTON	DALLAS
1111 North Loop West, Suite 800	5741 Legacy Drive, Suite 300
Houston, Texas 77008	Plano, Texas 75075
713 869 1103 V	972 490 7292

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HOOD DETAIL PLAN

PANDA 2300 HOME R4

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PERMIT / BID SET

DUCTWORK #1 PARTS – JOB#5774363 DOUBLE WALL										
TAG	PART #	CFM	GPM	ZONE	COVERED BY	SP	WEIGHT	VELOCITY	QTY	DESCRIPTION
P1	DW1829DWLT-2R-S	3400				-0.009	50.46	1924.01	1	DOUBLE WALL DUCT – 18” INNER DUCT, 29’ LONG – 2 LAYERS REDUCED CLEARANCE – 22” STAINLESS STEEL OUTER SHELL.
P2	DW1847DWAJD-2R-S	3400				-0.009	107.98	1924.01	1	DOUBLE WALL ADJUSTABLE DUCT – 18” INNER DUCT – 2 LAYERS REDUCED CLEARANCE – 22” STAINLESS STEEL OUTER SHELL. MIN LENGTH = 11’ / MAX LENGTH = 48.5’ / ADJUSTMENT = 30.5’ / ADJUSTABLE SECTION MAY NEED TO BE CUT. INCLUDES SINGLE AND DOUBLE WALL “V” CLAMPS.
P3	DW1890DWASY-2R-S	3400				-0.115	45.59	1924.01	1	DOUBLE WALL DUCT – 18” INNER 90 DUCT – 2 LAYERS REDUCED CLEARANCE – 22” STAINLESS STEEL OUTER SHELL.
P4	DW1801DWOFFSETASY-2R-S	3400				-0.003	14.66	1924.01	1	DOUBLE WALL DUCT – 18” INNER DUCT RISER & 1 DEGREE OFFSET – 2 LAYERS REDUCED CLEARANCE – 22” STAINLESS STEEL OUTER SHELL.
P5	DW1827DWAJD-2R-S	3400				-0.006	62.85	1924.01	1	DOUBLE WALL ADJUSTABLE DUCT – 18” INNER DUCT – 2 LAYERS REDUCED CLEARANCE – 22” STAINLESS STEEL OUTER SHELL. MIN LENGTH = 11’ / MAX LENGTH = 24.5’ / ADJUSTMENT = 13.5’ / ADJUSTABLE SECTION MAY NEED TO BE CUT. INCLUDES SINGLE AND DOUBLE WALL “V” CLAMPS.
P6	DW2226SADKIT						8.80		1	DUCT – HORIZONTAL SADDLE SUPPORT KIT, USED WITH 22” DD – INCLUDES UNI-STRUT CUT TO LENGTH, DW2226SAD, & HARDWARE BAG 4.
P7	DW1801DWOFFSETASY-2R-S	3400				-0.003	14.66	1924.01	1	DOUBLE WALL DUCT – 18” INNER DUCT RISER & 1 DEGREE OFFSET – 2 LAYERS REDUCED CLEARANCE – 22” STAINLESS STEEL OUTER SHELL.
P8 ASSEMBLED W/P9	DW18DWTEASY-2R-S	3400		1		-0.23	55.68	1924.01	1	DOUBLE WALL DUCT – 18” INNER TEE DUCT – 2 LAYERS REDUCED CLEARANCE – 22” STAINLESS STEEL OUTER SHELL.
P9 ASSEMBLED W/P8 DD-S	DW18DWACCDORCDV-2R-S						26.16		1	DOUBLE WALL DUCT – 18” INNER ACCESS DOOR & 22” ACCESS DOOR COVER WITH CLAMPS – 2 LAYERS REDUCED CLEARANCE – 22” STAINLESS STEEL OUTER SHELL.
P10 ASSEMBLED W/P11	DW1835DWLTP-2R-S	3400				-0.011	58.74	1924.01	1	DOUBLE WALL DUCT – 18” INNER DUCT, 35’ LONG – 2 LAYERS REDUCED CLEARANCE – 22” STAINLESS STEEL OUTER SHELL – USED WITH TRANSITION PLATES
P11 ASSEMBLED W/P10	DW2618TPDBEX	3400					9.00	1924.01	1	DUCT TO CURB TRANSITION 3/4” DOWN TURN, 26 1/2” CURB TO 18” DUCT, 16 GA ALUMINIZED. USED ON NCA16FA / NCA16HPFA & NCA18FA / NCA18HPFA. TRANSITION PLATE DD IS 27.00” DESIGNED FOR USE WITH EXHAUST FAN. NON-STANDARD PART.
SYSTEM AT P11						-1.588	0.00			
	3M-2000PLUS						0.80		3	DUCT – 3M FIRE BARRIER 2000 PLUS SILICONE – USED AS SEALANT TO SEAL DUCT JOINTS.
	DW18DWCLASY-2R-S						8.70		3	DUCT – 18” DUCT – 22” DOUBLE “V” CLAMP – 2R INSULATION & SINGLE “V” CLAMP INCLUDED – REDUCED CLEARANCE.
TOTAL WEIGHT							483.08			

DOUBLE WALL FACTORY BUILT DUCTWORK

- ALL DUCTWORK IS REQUIRED TO BE INSTALLED WITH THE MAXIMUM SUPPORT SPACING LISTED BELOW.
- FOR A COMPLETE LIST OF APPROVED SUPPORT METHODS, SEE THE ENTIRE INSTALLATION AND OPERATION MANUAL
- DUCTWORK SHALL SLOPE NOT LESS THAN 1/16” PER LINEAR FOOT TOWARDS THE HOOD OR AN APPROVED GREASE COLLECTION RESERVOIR.
- WHERE HORIZONTAL DUCTS EXCEED 75 FEET IN LENGTH, THE SLOPE SHALL NOT BE LESS THAN 3/16” PER LINEAR FOOT.

HORIZONTAL	
DUCT DIAMETER	SUPPORT SPACING (FT)
5’	7’
6’	7’
7’	7’
8’	7’
10’	7’
12’	7’
14’	7’
16’	7’
18’	5’
20’	5’
22’	5’
24’	5’
26’	5’
28’	5’
30’	5’
32’	5’
34’	5’
36’	5’

VERTICAL			
TYPE	WALL SUPPORT (FT)	CURB SUPPORT (FT)	FLOOR SUPPORT (FT)
2R & 2R HT (5’-16’)	20’	24’	24’
2R (18’)	18’	24’	24’
3R & 3Z (5’-24’)	10’	24’	24’
3Z (26’ -36’)	10’	20’	20’

DO NOT LEAK TEST USING SMOKE BOMBS CONTAINING CHLORINES/CHLORIDES. CONSULT WITH CAPTIVEAIRE FOR PROPER LEAK TESTING METHODS.

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DATE: 12/15/2022

DWG.#: 5774363

DRAWN BY: AH-86


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

MASTER DRAWING

SHEET NO. 9

REVISIONS

DESCRIPTION	DATE
△	
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Southern California Office
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LIBERTY HILL, TX, 78642



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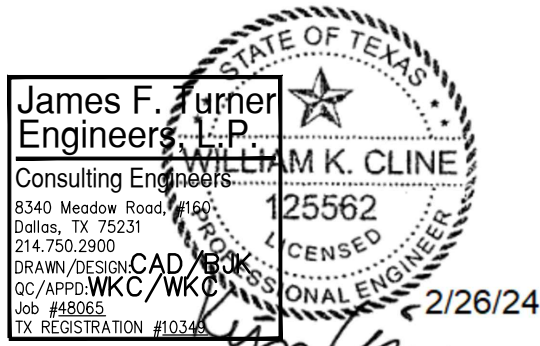
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△ HEALTH COMMENTS	08.16.23
△ SITE DEVELOPMENT REV.	08.31.23
△ SITE DEVELOPMENT REV.	11.09.23

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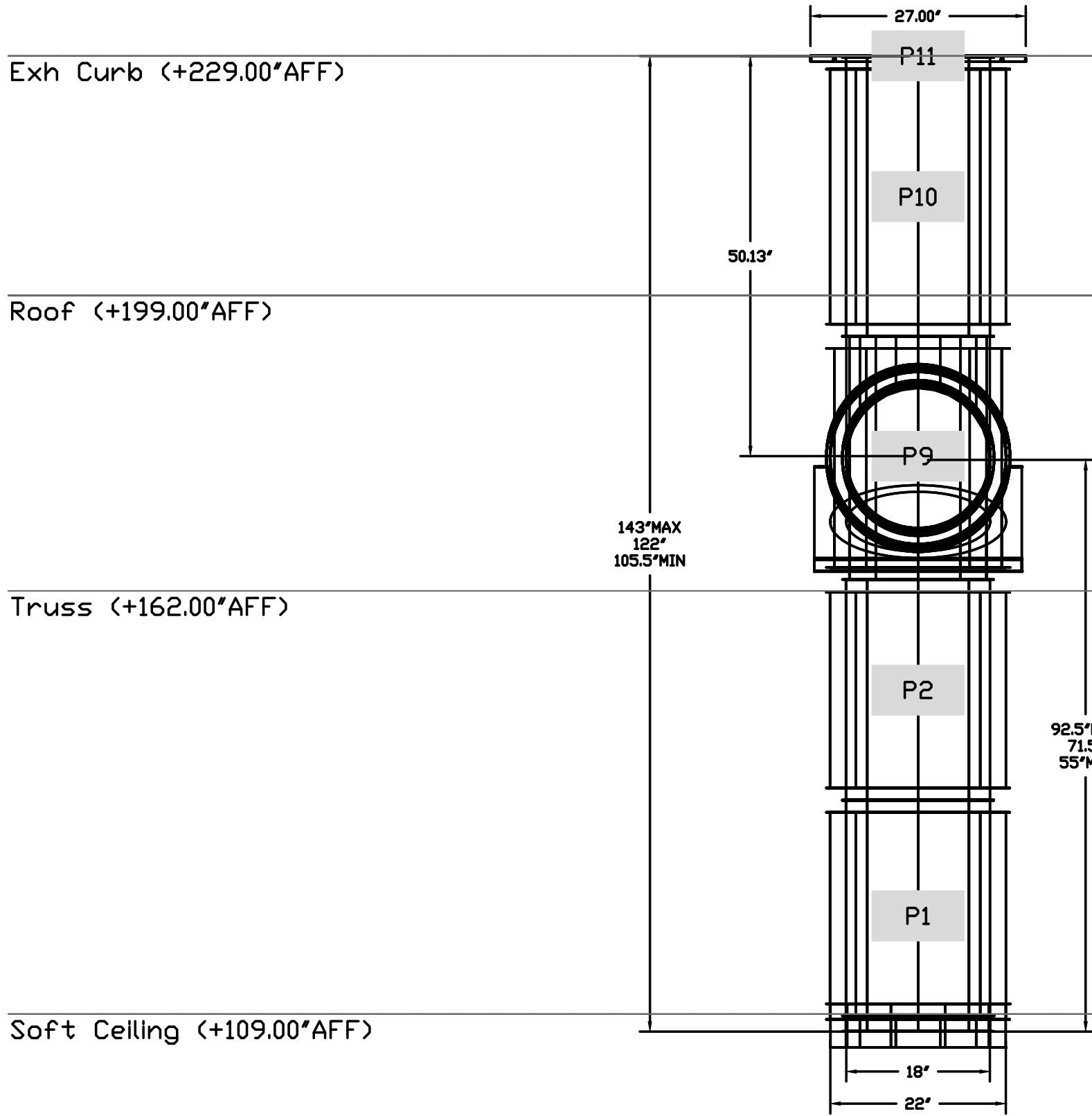
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M-408

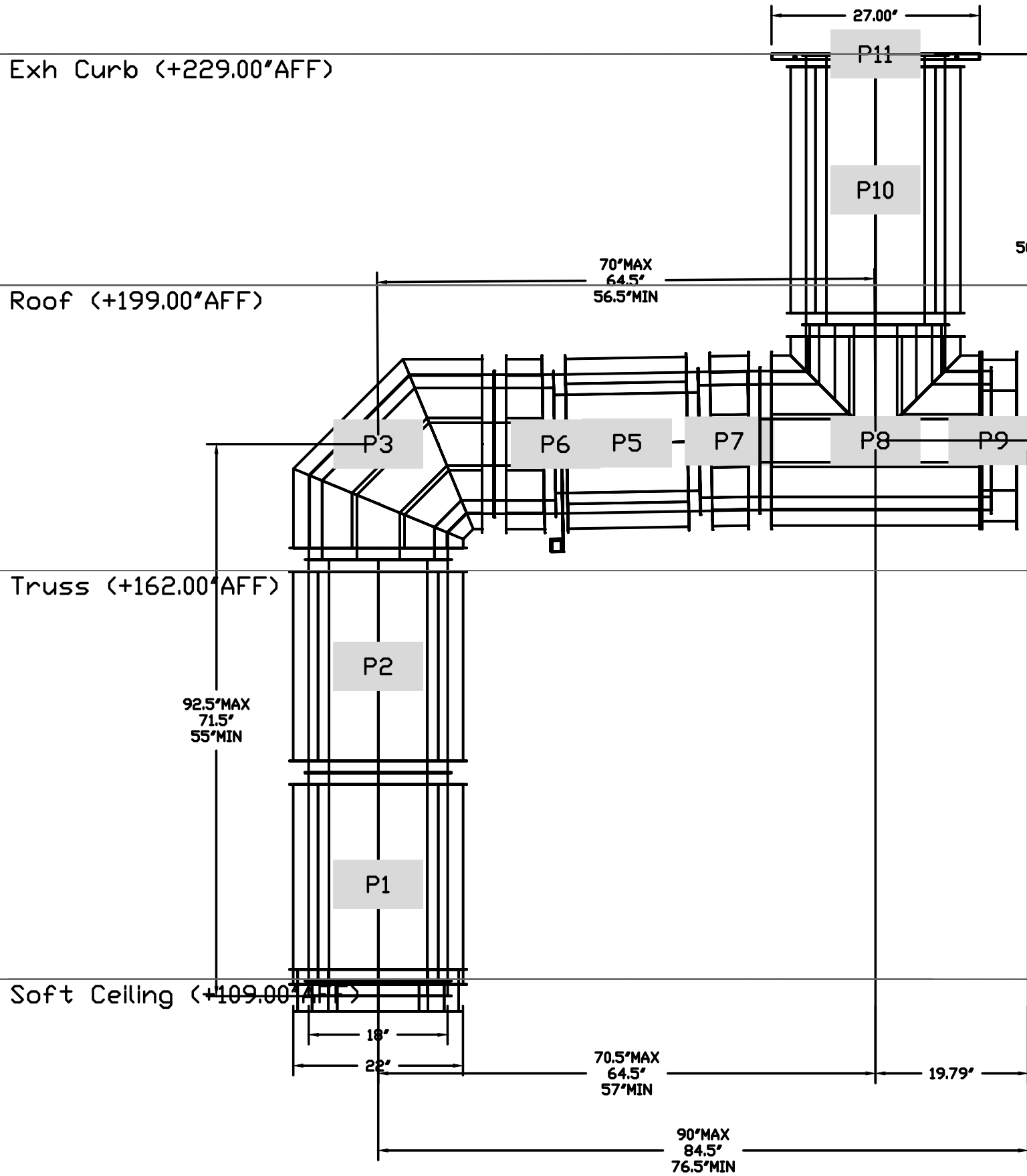
HOOD DETAIL PLAN

PANDA 2300 HOME R4

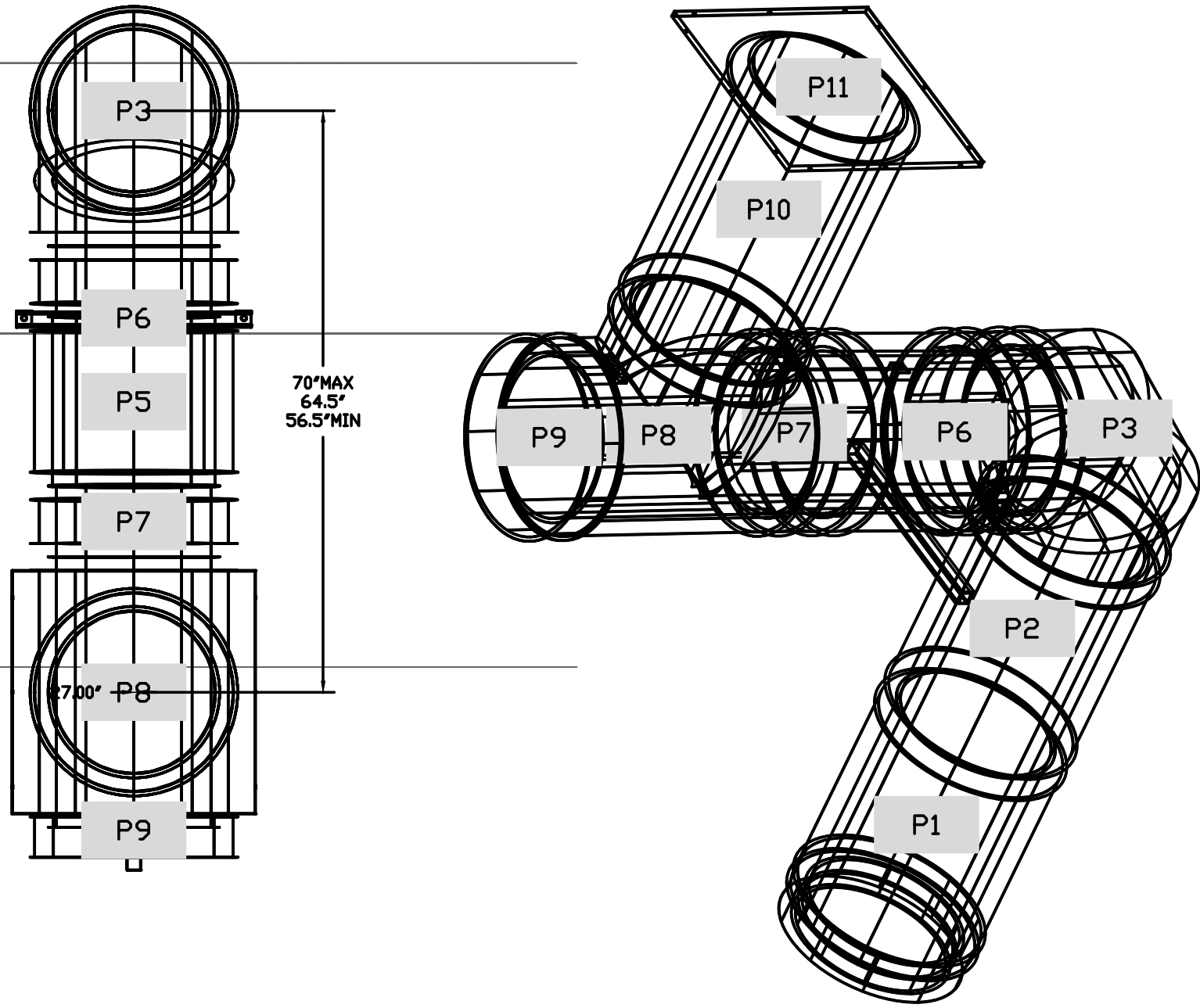
DUCTWORK #1 FRONT VIEW



DUCTWORK #1 SIDE VIEW



DUCTWORK #1 TOP VIEW DUCTWORK #1 SE VIEW



Floor (+0.00'AFF)

Floor (+0.00'AFF)

REVISIONS

DESCRIPTION	DATE

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Southern California Office

3002 Dow Ave., Suite 410, Tustin, CA 92780 PHONE: (714) 957-1500 FAX: (714) 957-1500 EMAIL: reg88@captiveaire.com

Panda Express - Liberty Hill TX (023586)

LIBERTY HILL, TX, 78642

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DOUBLE WALL DUCT BY MECHANICAL PLEASE USE CONTACT BELOW FOR PRICING

ANSUL GAS VALVE:

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3002 DOW AVENUE, SUITE 410
TUSTIN, CA 92780
TEL: 714-957-1500 EMAIL: REG88@CAPTIVEAIRE.COM

DATE: 12/15/2022

DWG. #: 5774363

DRAWN BY: AH-86

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

MASTER DRAWING

SHEET NO. 10

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

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△	FIRE COMMENTS	06.20.23
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5	BID SET	12.05.23
6	BID SET	02.27.24

DRAWN BY: LL

PANDA PROJECT #:
PANDA STORE #: S8-23-D23586
ARCH PROJECT #: 22080-003

Heights Venture
ARCHITECTURE + DESIGN

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DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.490.7292 V

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HOOD DETAIL PLAN

PANDA 2300 HOME R4

PERMIT / BID SET

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DUCTWORK #2 PARTS - JOB#5774363 DOUBLE WALL										
TAG	PART #	CFM	GPM	ZONE	COVEREDBY	SP	WEIGHT	VELOCITY	QTY	DESCRIPTION
P1	DW1829DWLT-2R-S	2900				-0.007	50.46	1641.06	1	DOUBLE WALL DUCT - 18" INNER DUCT, 29' LONG - 2 LAYERS REDUCED CLEARANCE - 22" STAINLESS STEEL OUTER SHELL.
P2	DW1847DWAJD-2R-S	2900				-0.006	107.98	1641.06	1	DOUBLE WALL ADJUSTABLE DUCT - 18" INNER DUCT - 2 LAYERS REDUCED CLEARANCE - 22" STAINLESS STEEL OUTER SHELL. MIN LENGTH = 11' / MAX LENGTH = 48.5' / ADJUSTMENT = 30.5' / ADJUSTABLE SECTION MAY NEED TO BE CUT. INCLUDES SINGLE AND DOUBLE WALL "V" CLAMPS.
P3	DW1890DWASY-2R-S	2900				-0.084	45.59	1641.06	1	DOUBLE WALL DUCT - 18" INNER 90 DUCT - 2 LAYERS REDUCED CLEARANCE - 22" STAINLESS STEEL OUTER SHELL.
P4	DW1801DWOFFSETASY-2R-S	2900				-0.002	14.66	1641.06	1	DOUBLE WALL DUCT - 18" INNER DUCT RISER & 1 DEGREE OFFSET - 2 LAYERS REDUCED CLEARANCE - 22" STAINLESS STEEL OUTER SHELL.
P5	DW1827DWAJD-2R-S	2900				-0.004	62.85	1641.06	1	DOUBLE WALL ADJUSTABLE DUCT - 18" INNER DUCT - 2 LAYERS REDUCED CLEARANCE - 22" STAINLESS STEEL OUTER SHELL. MIN LENGTH = 11' / MAX LENGTH = 24.5' / ADJUSTMENT = 13.5' / ADJUSTABLE SECTION MAY NEED TO BE CUT. INCLUDES SINGLE AND DOUBLE WALL "V" CLAMPS.
P6	DW2226SADKIT						8.80		1	DUCT - HORIZONTAL SADDLE SUPPORT KIT, USED WITH 22" DD - INCLUDES UNI-STRUT CUT TO LENGTH, DW2226SAD, & HARDWARE BAG 4.
P7	DW1801DWOFFSETASY-2R-S	2900				-0.002	14.66	1641.06	1	DOUBLE WALL DUCT - 18" INNER DUCT RISER & 1 DEGREE OFFSET - 2 LAYERS REDUCED CLEARANCE - 22" STAINLESS STEEL OUTER SHELL.
P8 ASSEMBLED W/P9	DW18DVTEASY-2R-S	2900		1		-0.168	55.68	1641.06	1	DOUBLE WALL DUCT - 18" INNER TEE DUCT - 2 LAYERS REDUCED CLEARANCE - 22" STAINLESS STEEL OUTER SHELL.
P9 ASSEMBLED W/P8 D=S	DW18DWACCDORCDV-2R-S						26.16		1	DOUBLE WALL DUCT - 18" INNER ACCESS DOOR & 22" ACCESS DOOR COVER WITH CLAMPS - 2 LAYERS REDUCED CLEARANCE - 22" STAINLESS STEEL OUTER SHELL.
P10 ASSEMBLED W/P11	DW1835DWLTP-2R-S	2900				-0.008	58.74	1641.06	1	DOUBLE WALL DUCT - 18" INNER DUCT, 35' LONG - 2 LAYERS REDUCED CLEARANCE - 22" STAINLESS STEEL OUTER SHELL. - USED WITH TRANSITION PLATES
P11 ASSEMBLED W/P10	DW2618TPDBEX	2900					9.00	1641.06	1	DUCT TO CURB TRANSITION 3/4" DOWN TURN, 26 1/2" CURB TO 18" DUCT, 16 GA ALUMINIZED. USED ON NCA16FA / NCA16HPFA & NCA18FA / NCA18HPFA. TRANSITION PLATE DD IS 27.00" DESIGNED FOR USE WITH EXHAUST FAN. NON-STANDARD PART.
SYSTEM AT P11						-1.178	0.00			
	3M-2000PLUS						0.80		3	DUCT - 3M FIRE BARRIER 2000 PLUS SILICONE - USED AS SEALANT TO SEAL DUCT JOINTS.
	DW18DVCLASY-2R-S						8.70		3	DUCT - 18" DUCT - 22" DOUBLE "V" CLAMP - 2R INSULATION & SINGLE "V" CLAMP INCLUDED - REDUCED CLEARANCE.
TOTAL WEIGHT							483.08			

DOUBLE WALL FACTORY BUILT DUCTWORK

- ALL DUCTWORK IS REQUIRED TO BE INSTALLED WITH THE MAXIMUM SUPPORT SPACING LISTED BELOW.
- FOR A COMPLETE LIST OF APPROVED SUPPORT METHODS, SEE THE ENTIRE INSTALLATION AND OPERATION MANUAL.
- DUCTWORK SHALL SLOPE NOT LESS THAN 1/16" PER LINEAR FOOT TOWARDS THE HOOD OR AN APPROVED GREASE COLLECTION RESERVOIR.
- WHERE HORIZONTAL DUCTS EXCEED 75 FEET IN LENGTH, THE SLOPE SHALL NOT BE LESS THAN 3/16" PER LINEAR FOOT.

HORIZONTAL	
DUCT DIAMETER	SUPPORT SPACING (FT)
5"	7'
6"	7'
7"	7'
8"	7'
10"	7'
12"	7'
14"	7'
16"	7'
18"	5'
20"	5'
22"	5'
24"	5'
26"	5'
28"	5'
30"	5'
32"	5'
34"	5'
36"	5'

VERTICAL			
TYPE	WALL SUPPORT (FT)	CURB SUPPORT (FT)	FLOOR SUPPORT (FT)
2R & 2R HT (5'-16')	20'	24'	24'
2R (18')	18'	24'	24'
3R & 3Z (5'-24')	10'	24'	24'
3Z (26' -36')	10'	20'	20'

DO NOT LEAK TEST USING SMOKE BOMBS CONTAINING CHLORINES/CHLORIDES. CONSULT WITH CAPTIVEAIRE FOR PROPER LEAK TESTING METHODS.

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REVISIONS

DESCRIPTION	DATE



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Southern California Office

Panda Express - Liberty Hill TX (123586)

LIBERTY HILL, TX, 78642

DATE: 12/15/2022

DWG. #: 5774363

DRAWN BY: AH-86

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

MASTER DRAWING

SHEET NO. 11



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Rosemead, California 91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

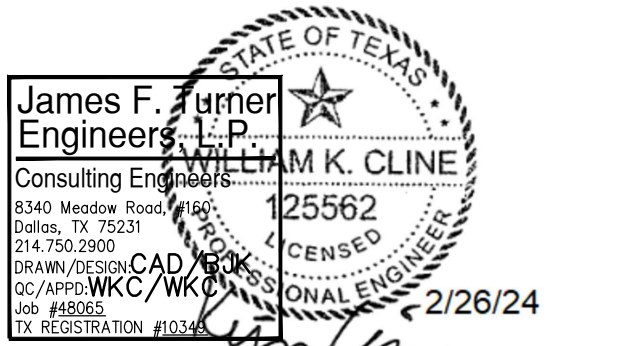
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PANDA PROJECT #:
PANDA STORE #: S8-23-D23586
ARCH PROJECT #: 22080-003



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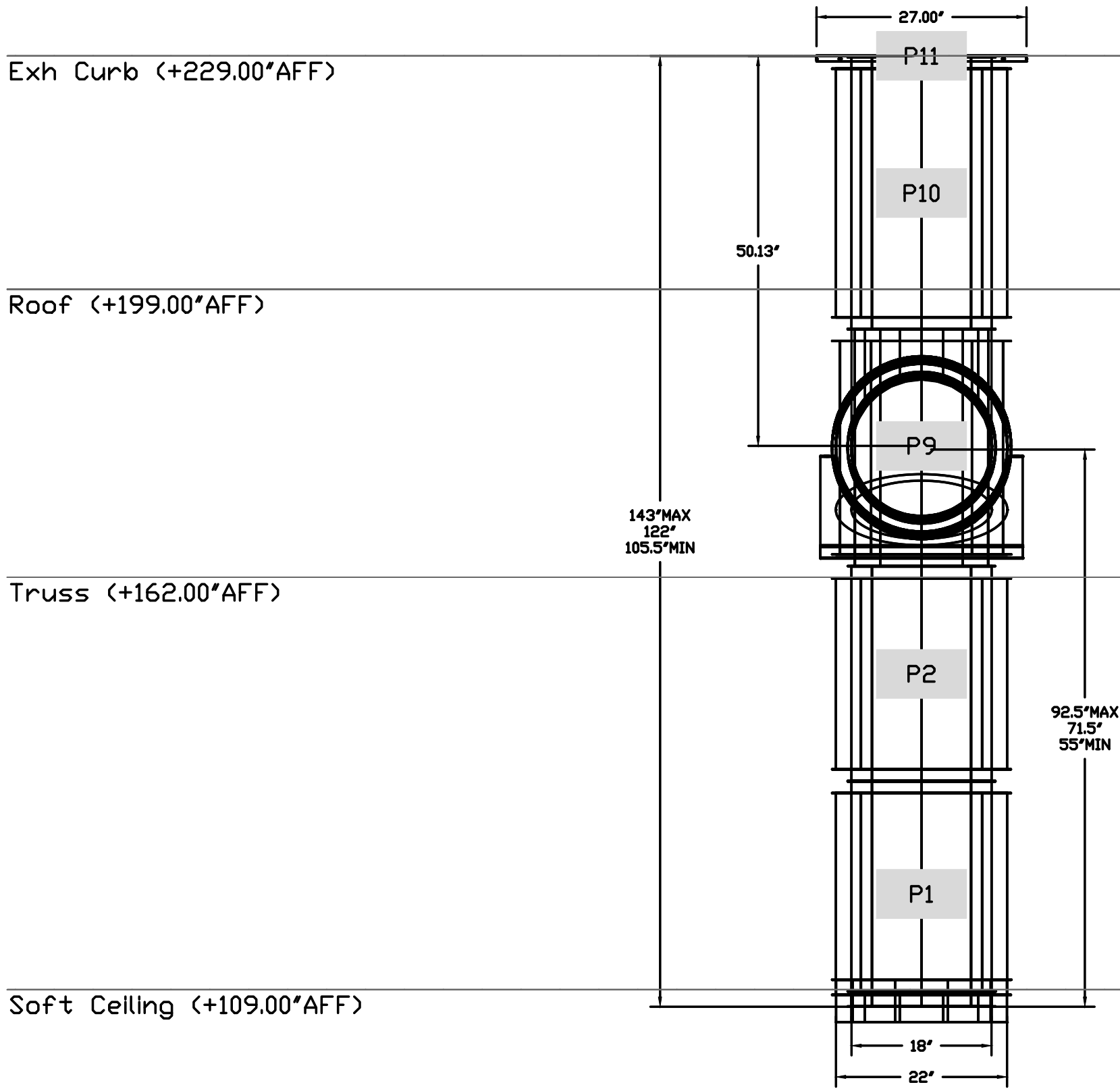
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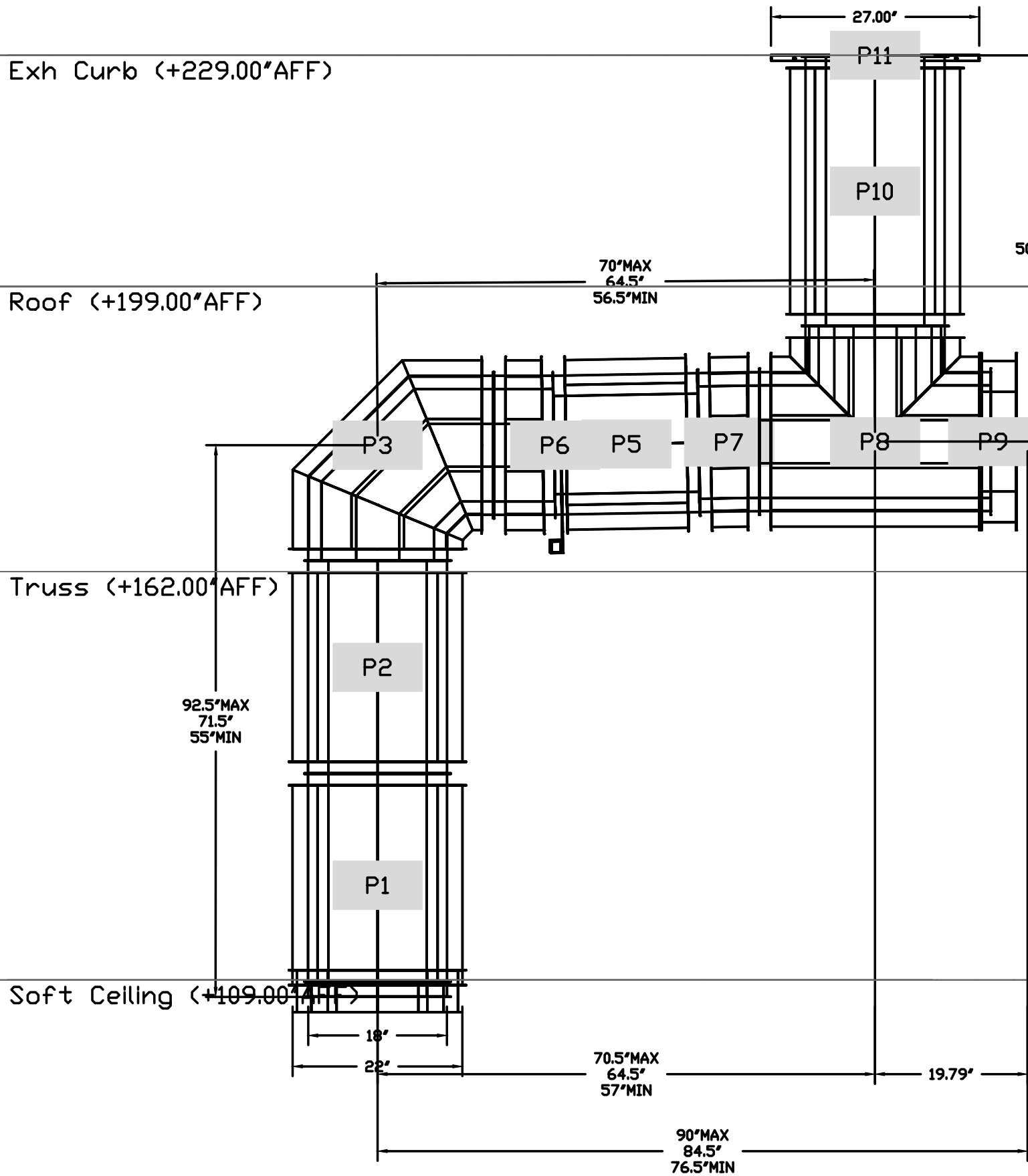
HOOD DETAIL PLAN

PANDA 2300 HOME R4

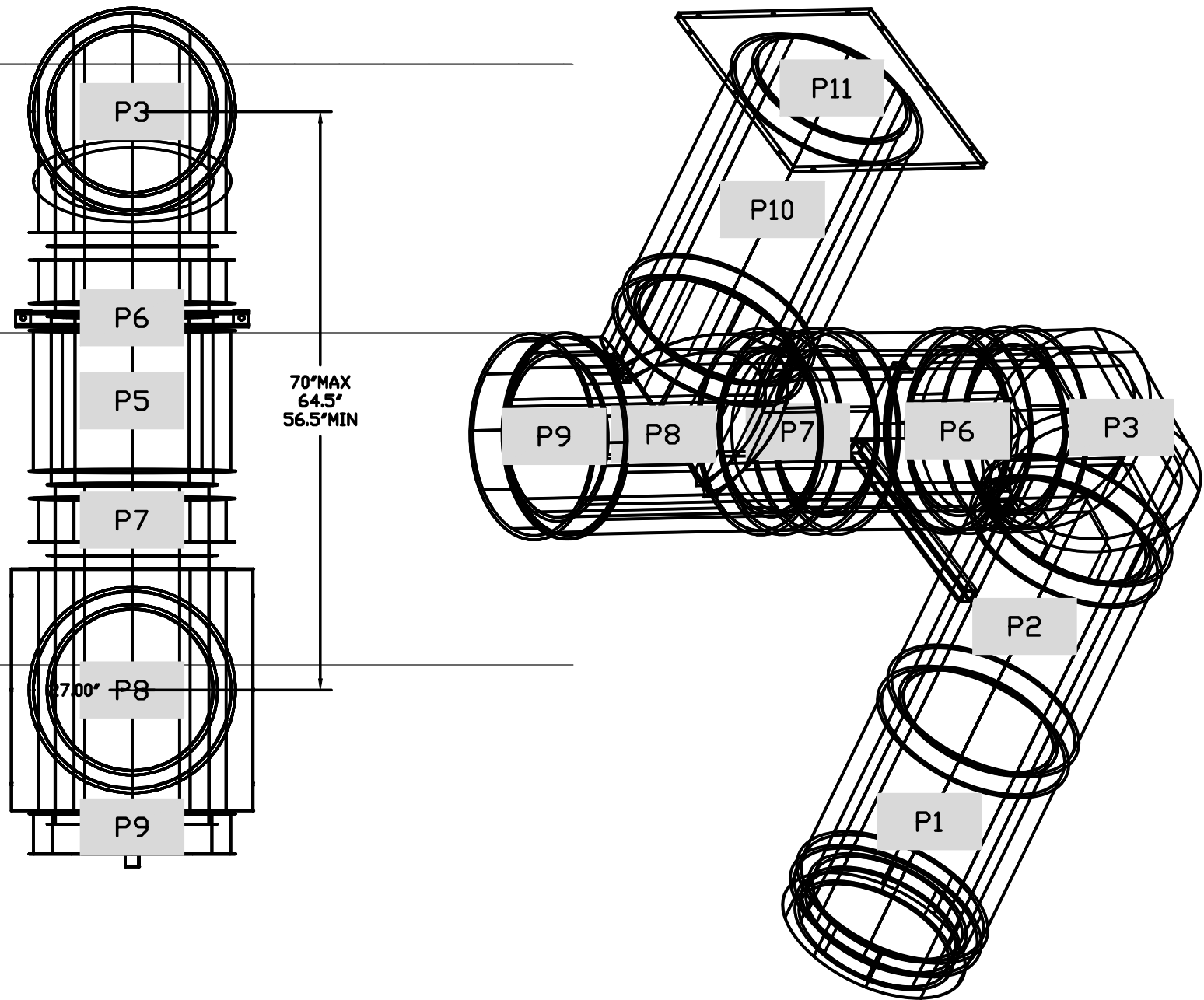
DUCTWORK #2 FRONT VIEW



DUCTWORK #2 SIDE VIEW



DUCTWORK #2 TOP VIEW DUCTWORK #2 SE VIEW



Floor (+0.00'AFF)

Floor (+0.00'AFF)

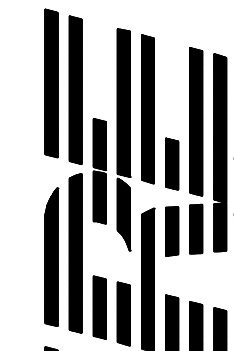
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Southern California Office

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LIBERTY HILL, TX, 78642

DATE: 12/15/2022
DWG.#: 5774363
DRAWN BY: AH-86
SCALE: 3/4" = 1'-0"
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SHEET NO.
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Telephone: 626.799.9898
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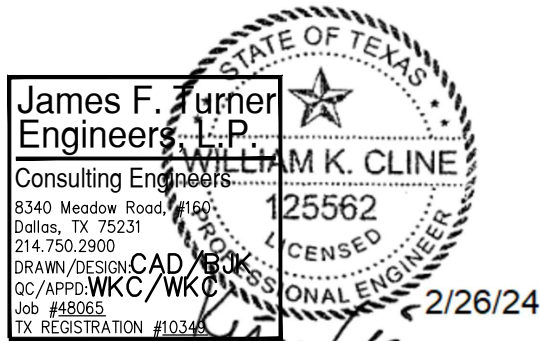
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LIBERTY HILL, TX 78642

M-411

HOOD DETAIL PLAN

PANDA 2300 HOME R4

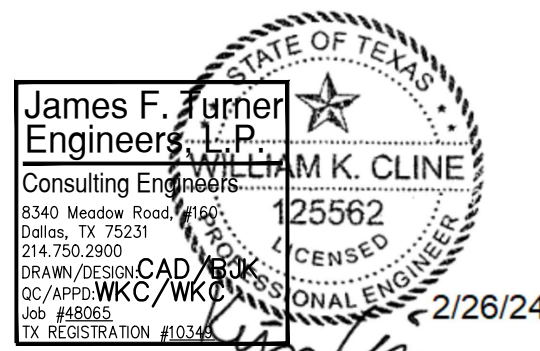


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PANDA STORE #: S8-23-D23586
ARCH PROJECT #: 22080-003



Heights Ventures
ARCHITECTURE • DESIGN

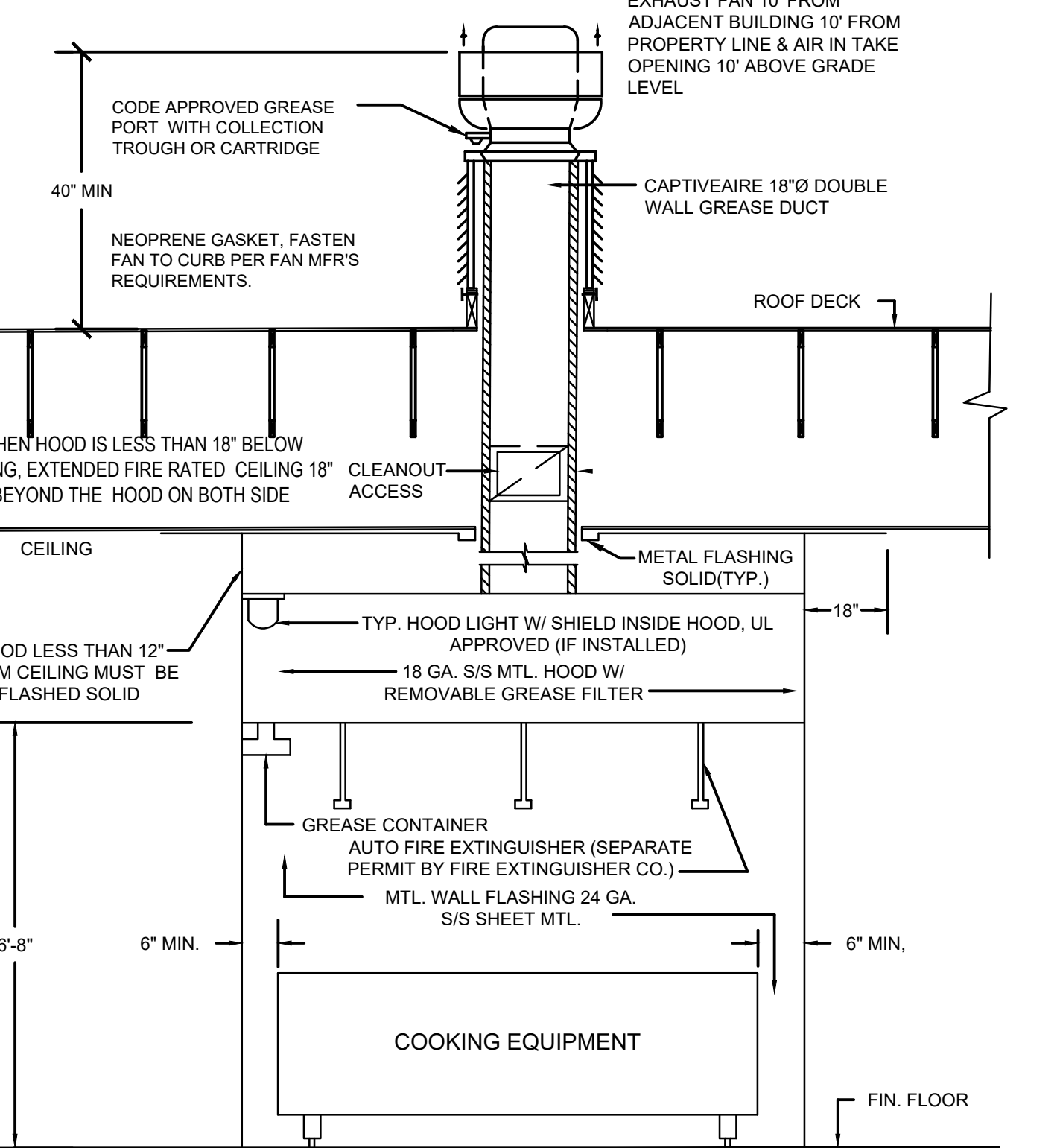
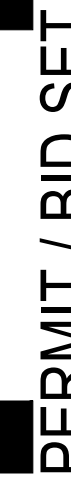
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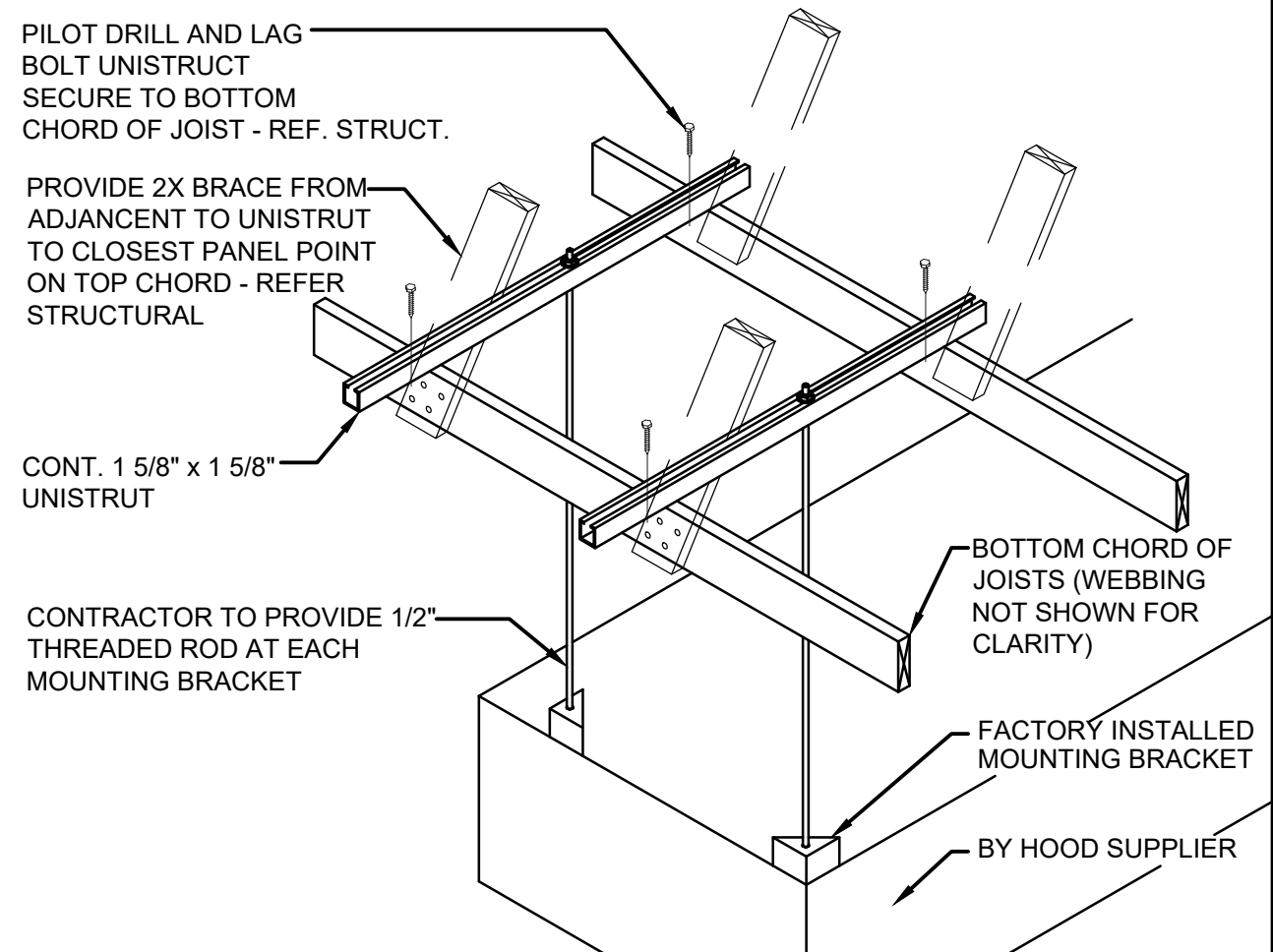
M-500

KITCHEN HOOD DETAILS

PANDA 2300 HOME R4



HOOD SECTIONS	18
Scale: NO SCALE	M-500



HOOD CLIP AT WALL	14	HOOD SUPPORT AT TRUSS		13
Scale: NO SCALE	M-500		Scale: NO SCALE	M-500

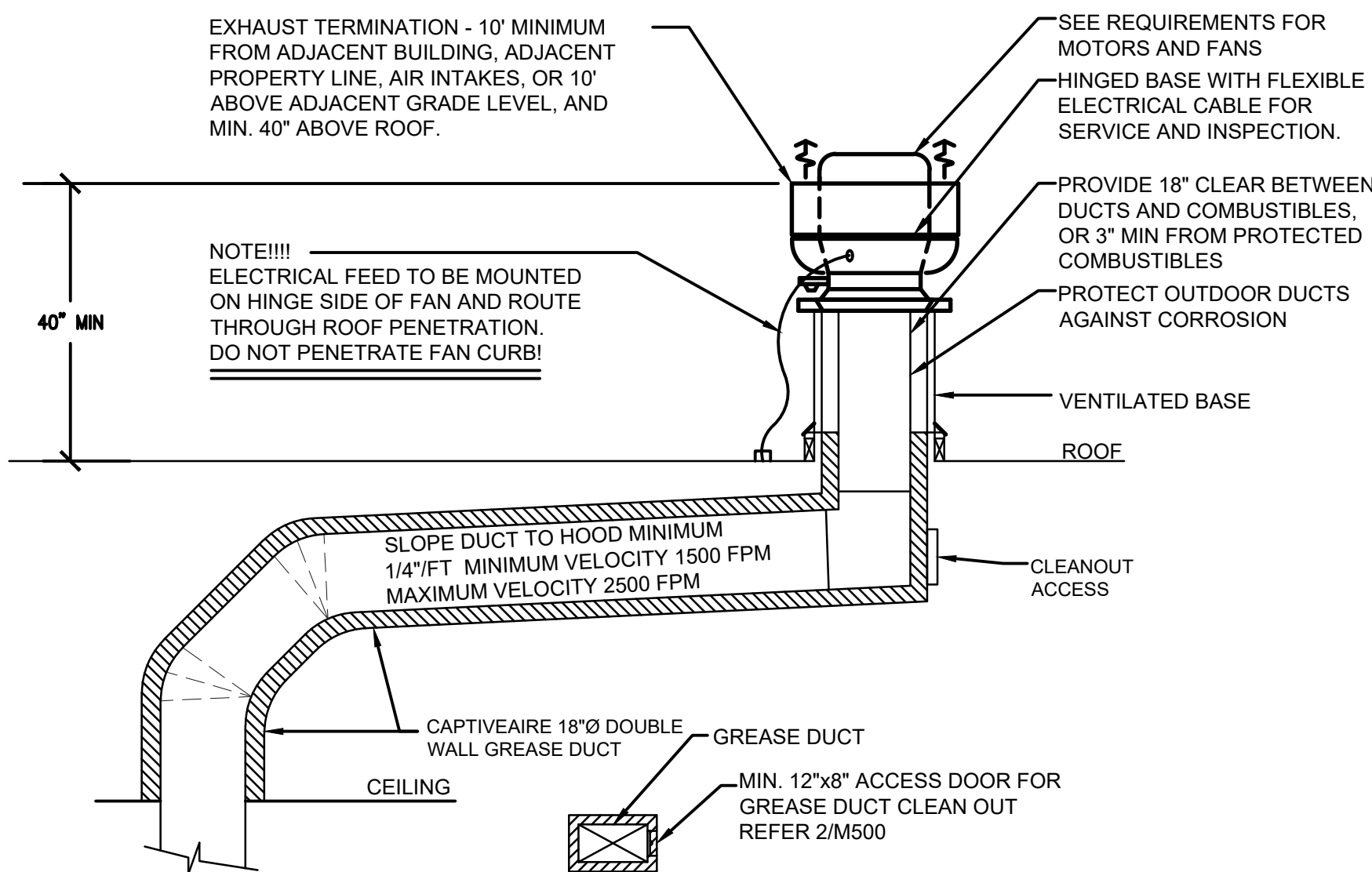
PERFORMANCE TEST FOR LISTED MECHANICAL
HOOD IS REQUIRED PER UMC 509.11

1. TYPE: CANOPY TYPE 1, STAINLESS STEEL 18 GAUGE.
2. COOKING EQUIPMENT: (2) CHINESE RANGE, (2) DEEP FRYER, RICE COOKER
3. SIZE: 25'0" X 4'-0" + 2'-0" MAKEUP AIR FLENUM
4. MIN. REQ'D CAPACITY CFM: (2) U.L. LISTED HOOD @ 3,450 CFM EACH
5. PROPOSED (2) EXHAUST FAN & (1) MAKE-UP AIR UNIT. (EF1 & EF2 (3,450 CFM EACH); MAU1 (5,250 CFM, 80% OF EXHAUST)
6. EXHAUST DUCT SIZE 18"Ø
7. EXHAUST VELOCITY @ EXHAUST DUCT 1952
8. EXHAUST FAN (EF1 & EF2) AND MAKE-UP AIR UNIT (MAU1) SHALL BE ELECTRICALLY INTERLOCKED
9. FOR CODE COMPLIANCE SEE DETAIL.
10. FOR FILTER INFORMATION SEE CAPTIVE/AIRER DWG #M-400.
11. INTERLOCK RTU FANS TO OPERATE WITH KEF'S FOR MAKEUP AIR.

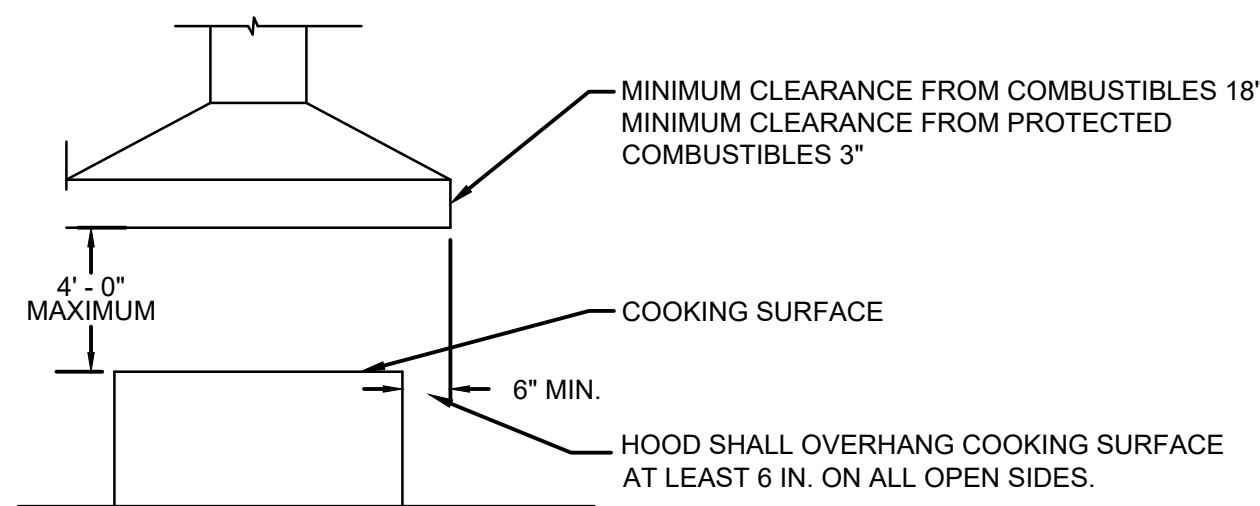
1. STAINLESS STEEL TO BE NO. 18 U.S. GAGE.
2. WHEN GUTTERS ARE PROVIDED THEY SHALL DRAIN TO A COLLECTING PAN WHICH IS READILY ACCESSIBLE FOR CLEANING
3. SEE TABLE 507.11 FOR MINIMUM DISTANCE BETWEEN LOWER EDGE OF GREASE FILTER AND THE COOKING OR HEATING SURFACE.
4. GREASE FILTERS SHALL BE OF STEEL CONSTRUCTION AND READILY ACCESSIBLE FOR CLEANING.
5. ALL JOINTS AND SEAMS SHALL BE GREASE TIGHT.
6. HOODS SHALL BE SECURELY FASTENED IN PLACE BY INCOMBUSTIBLE SUPPORTS.

1. PROVIDE ADEQUATE CLEANOUT OPENINGS FOR THOROUGH CLEANING OF DUCT SYSTEM.
2. PROVIDE ADEQUATE MAKE-UP AIR FOR PROPER OPERATION.
3. PROVIDE A SEPARATE DUCT SYSTEM FOR EACH HOOD.
4. THICKNESS OF DUCTS SHALL BE:

<u>DUCT AREA</u>	<u>U.S. GAGE STEEL</u>
UP TO 4 SQ. FT.	16 GA.
OVER 4 SQ. FT.	14 GA.
5. SUPPORT THE DUCTS AS REQUIRED, DO NOT PENETRATE DUCT WALLS WITH SCREWS, NAILS, ETC.
6. SECTIONS OF DUCT SHALL NOT CONTAIN GREASE POCKETS.

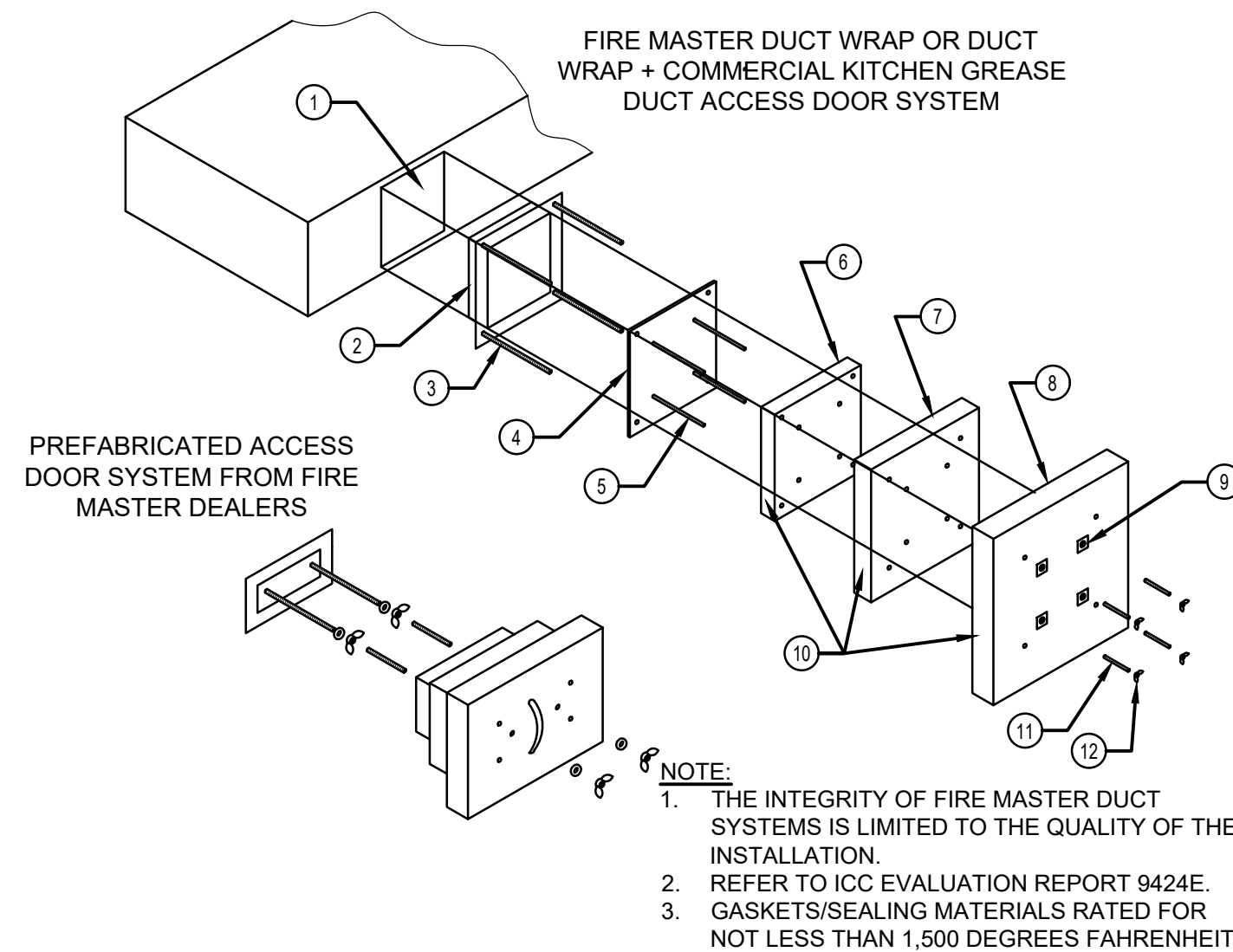


CLEAN OUT DOOR DETAIL
N.T.S.



(FOR REFERENCE ONLY)

HOOD VENTILATION AND SECTION		5
	Scale: NO SCALE	M-500

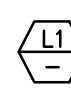




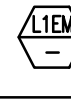



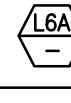
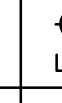





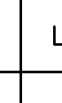





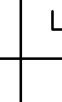


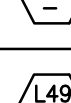
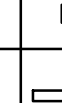




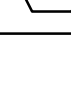
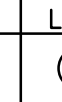






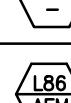
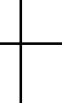


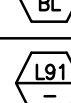
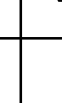








FIRE MASTER DUCT WRAP or DUCT WRAP+	
1	DOOR HOLE
2	ACCESS FRAME WELDED TO DUCT
3	1/4" DIA. ALL THREAD RODS
4	ACCESS COVER - 16 GAUGE
5	INSULATION PINS - WELDED
6	ONE LAYER FIRE MASTER DUCT WRAP or DUCT WRAP +
7	ONE LAYER FIRE MASTER DUCT WRAP or DUCTWRAP + 1" OVERLAP
8	ONE LAYER FIRE MASTER DUCT WRAP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

GREASE DUCT ACCESS DOOR	
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	M-500
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LIGHTING FIXTURE SCHEDULE			PROVIDED FOR INFORMATION ONLY. VERIFY AND INSTALL PER ELECTRICAL DRAWING		
ITEM	SYMBOL	DESCRIPTION	QTY.	MFR. & CAT. NO.	REMARK
INTERIOR LIGHTING ITEM					
		T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.	12	ELITE FIXTURE: 24FPL-BL-LED-3000L/4000L/5000L- DIM10-MVOLT-35K/40K/50K-85	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.	0	ELITE FIXTURE: 22FPL-BL-LED-3000L/4000L- DIM10-MVOLT-135K/40K/50K-85	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC
		T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 1' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.	0	ELITE FIXTURE: 14FPL-BL-LED-3000L/4000L- DIM10-MVOLT-35K/40K/50K-85	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.	4	ELITE FIXTURE: 24FPL-BL-LED-3000L/4000L/5000L- DIM10-MVOLT-35K/40K/50K-85-INTGO-OEMG-LED-10W	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	4	EXITRONIX GXEV-J-UP-WB-BL-R6	EXIT SIGN FURNISHED BY OWNER, INSTALLED BY GC
		HOOD LIGHT	12	FURNISHED & INSTALLED BY EQUIPMENT SUPPLIER	LIGHTS SUPPLIED & PRE-WIRED BY HOOD VENDOR. ELECTRIC CONTRACTOR TO CONNECT MAIN WIRES TO SHUNT TRIP BREAKER AND HOOD CONTROL PANEL
		WALK-IN COOLER FLUORESCENT LIGHT, 120 V 48"	3	KASON FIXTURE: # 1810LX4000	FURNISHED BY WIC VENDOR, G.R.E. , INSTALLED BY GC
		DOWN LIGHT, RECESSED IN CEILING	29	ELITE HOUSING: LD6IC-AT ELITE TRIM: RL631-950L-DIMTR-120-30K-90-RL631-RT-W-WH	FURNISHED BY OWNER, INSTALLED BY GC
		DOWN LIGHT, RECESSED IN CEILING "B" SHALL DESIGNATE BLACK TRIM	9	ELITE HOUSING: LD6IC-AT ELITE TRIM: RL631-950L-DIMTR-120-30K-90-RL631-RT-MB-BK	FURNISHED BY OWNER, INSTALLED BY GC
		EMERGENCY DOWN LIGHT, RECESSED IN CEILING	6	ELITE HOUSING: LD6IC-AT ELITE TRIM: RL631-950L-DIMTR-120-30K-90-RL631-RT-W-WH	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-12-LC-V1 FURNISHED BY OWNER INSTALLED BY GC
		4" ADJUSTABLE MR16 DOWN LIGHT, RECESSED IN CEILING "W" SHALL DESIGNATE WHITE TRIM	8	ELITE HOUSING: BL4-50-M-120-AT-W ELITE TRIM: B1406-WH	FURNISHED BY OWNER, INSTALLED BY GC
		4" ADJUSTABLE MR16 DOWN LIGHT, RECESSED IN CEILING "B" SHALL DESIGNATE BLACK TRIM	8	ELITE HOUSING: BL4-50-M-120-AT-W ELITE TRIM: B1406-BK	FURNISHED BY OWNER, INSTALLED BY GC
		WHITE LED AT DINING ROOM CANOPY	28 L.F.	ZLED FIXTURE: VIL-SIGN-60W-WHT-DC-66MOD-STRING-KIT	FURNISHED BY OWNER, INSTALLED BY GC
		WHITE LED AT FIXTURE LOW WALL	15 L.F.	NOVA FLEX - DESIGN SERIES FIXTURE: NF-CH-1707-C/CLEAR/30-2M	FURNISHED BY OWNER, INSTALLED BY GC
		BRONZE SWOOP LIGHT	5	FIXTURE - TBD	DINING AREA - FURNISHED BY OWNER, INSTALLED BY GC
		12" DIA. PENDANT	3	KAI PENDANT 2 BULB: LED EDISON LAMP: 1173467	FURNISHED BY OWNER, INSTALLED BY GC
		MICRO INVERTER	1	EVENLITE #PWI112LC	FURNISHED BY OWNER, INSTALLED BY GC
		SPEAKER	2	-	FURNISHED BY MUSIC VENDOR, INSTALLED BY MUSIC VENDOR
NIGHT LIGHTING REQUIREMENTS: "NL" DESIGNATION INDICATED NIGHT LIGHT ON UNSWITCHED CIRCUIT. 1. ONE NL BY SERVICE COUNTER, POS / CASHIER 2. ONE NL BY POS / CASHIER AT DRIVE THRU STATION IF APPLICABLE 3. ONE NL BY EACH EXIT DOORS IN DINNING ROOM & BACK OF HOUSE					
EXTERIOR LIGHTING					
		LINEAR LIGHT AT EXTERIOR STORAGE ROOM	1	COOPER MX-4V72-LD4-6-DR-UNV-L840-CD1-WL-U	FURNISHED BY OWNER, INSTALLED BY GC
		WALL MOUNTED OVER SERVICE DOOR FIXTURE	1	ORACLE: OWP-FC-116-LED-3500L-DIM10-MVOLT-50K-BK	OVER EXTERIOR SERVICE DOOR, REFER ELEVATIONS FOR HEIGHT FURNISHED BY OWNER, INSTALLED BY GC
		NAVILITE EMERGENCY LIGHT	4	EXTRONIX MLED1-G-WP	OVER EXTERIOR ENTRANCE & SERVICE DOORS, REFER ELEVATIONS FOR HEIGHT. FURNISHED BY OWNER, INSTALLED BY GC
		EXTERIOR RECESS EMERGENCY LIGHT	0	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING WET LOCATION: RL807-14W-120-FL-30K-SN-SN -WET LOCATION	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-12-LC-V1 FURNISHED BY OWNER INSTALLED BY GC
		DECORATIVE LED WALL SCONCE	4	HINKLEY LIGHTING, ATLANTIS: BLACK; 1649SK-LED	AT ENTRY DOORS, REFER ELEVATIONS FOR HEIGHT FURNISHED BY OWNER, INSTALLED BY GC
		DECORATIVE LED WALL SCONCE	0	HINKLEY LIGHTING, SILO, BRONZE; 13594AZ-LL; LED	ALONG REAR EIFS BAND FURNISHED BY OWNER, INSTALLED BY GC
		WALL MOUNTED OVER SERVICE DOOR FIXTURE	0	LITHONIA LIGHTING WPX1 LED P2 40K MVOLT DOBXD M4	OVER DRIVE THRU AREA SERVICE DOOR FURNISHED BY OWNER, INSTALLED BY GC
		LED MOTION SECURITY FLOODLIGHT	3	LITHONIA LIGHTING HGX LED 2RH 40K 120 MO DDB M2	INTERIOR LIGHT SENSOR TO BE WALL MOUNTED AT +142" FURNISHED BY OWNER, INSTALLED BY GC
CEILING SCHEDULE <small>INSTALLED AND FURNISHED BY G.C. UNLESS NOTED OTHERWISE</small>					
NO	MANUFACTURER	DESCRIPTION	MATERIAL	FINISH	
C1	ARMSTRONG	2' X 2' SUSPENDED T-BAR GRID CEILING SYSTEM	OPTIMA 9/16" SQUARE TEGULAR ITEM # 3251	SUSPENSION SYSTEM: 9/16" SUPRAFINE; COLOR: BLIZZARD WHITE CONTACT: SHERRY BRUNT (1-800-442-4212)	
C2	USG	2' X 4' SUSPENDED T-BAR GRID CEILING SYSTEM	"VINYL ROCK" VINYL CLAD GYP. BD PANELS	SMOOTH AND WASHABLE WHITE	
C3	GOLD BOND	MONOLITHIC CEILING ON METAL FRAMING	5/8" GYP. BD.	SMOOTH PAINT - WHITE AND WASHABLE	
SEE SHEET A-103 FOR PAINT SCHEDULE					

[illegible]

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

Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

1	FIRE COMMENTS	06.20.2
2	HEALTH COMMENTS	08.16.2
3	SITE DEVELOPMENT REV.	08.31.2
4	SITE DEVELOPMENT REV.	11.09.2

ISSUE DATE:

1	CIVIL TECQ	04.24.2
2	SITE DEVELOPMENT SET	05.12.2
3	BUILDING PERMIT SET	06.15.2
4	BID SET	09.15.2
5	BID SET	12.05.2
6	BID SET	02.27.2

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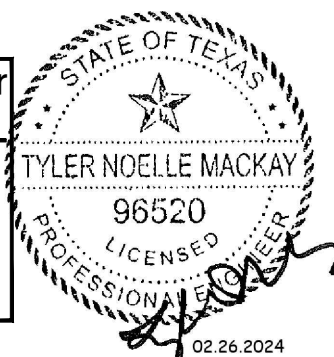
PANDA PROJECT #:

PANDA STORE #: S8-23-D23586

ARCH PROJECT #: 22080-003

James F. Turner
Engineers, L.P.

Consulting Engineers
8340 Meadow Road, #160
Dallas, TX 75231
214.750.2900
DRAWN/DESIGN: SVA/SVA
QC/APPO: TNM/TNM
Job #48065
TX REGISTRATION #10349



Heights Venture
ARCHITECTURE • DESIGN

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

PANDA EXPRESS

PANDA EXPRESS
12991 W. STATE HWY. 29
LIBERTY HILL, TX 78642

E-001

ELECTRICAL SCHEDULES

PANDA 2300 HOME R4



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

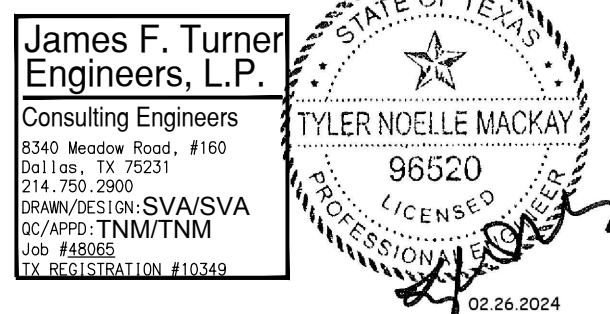
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REVISIONS:		
▲	FIRE COMMENTS	06.20.23
▲	HEALTH COMMENTS	08.16.23
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DRAWN BY: LL

PANDA PROJECT #:
PANDA STORE #: S8-23-D23586
ARCH PROJECT #: 22080-003



Heights Venture
ARCHITECTURE • DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713.869.1103 V
DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.490.7292 V

PANDA EXPRESS

PANDA EXPRESS
12991 W. STATE HWY. 29
LIBERTY HILL, TX 78642

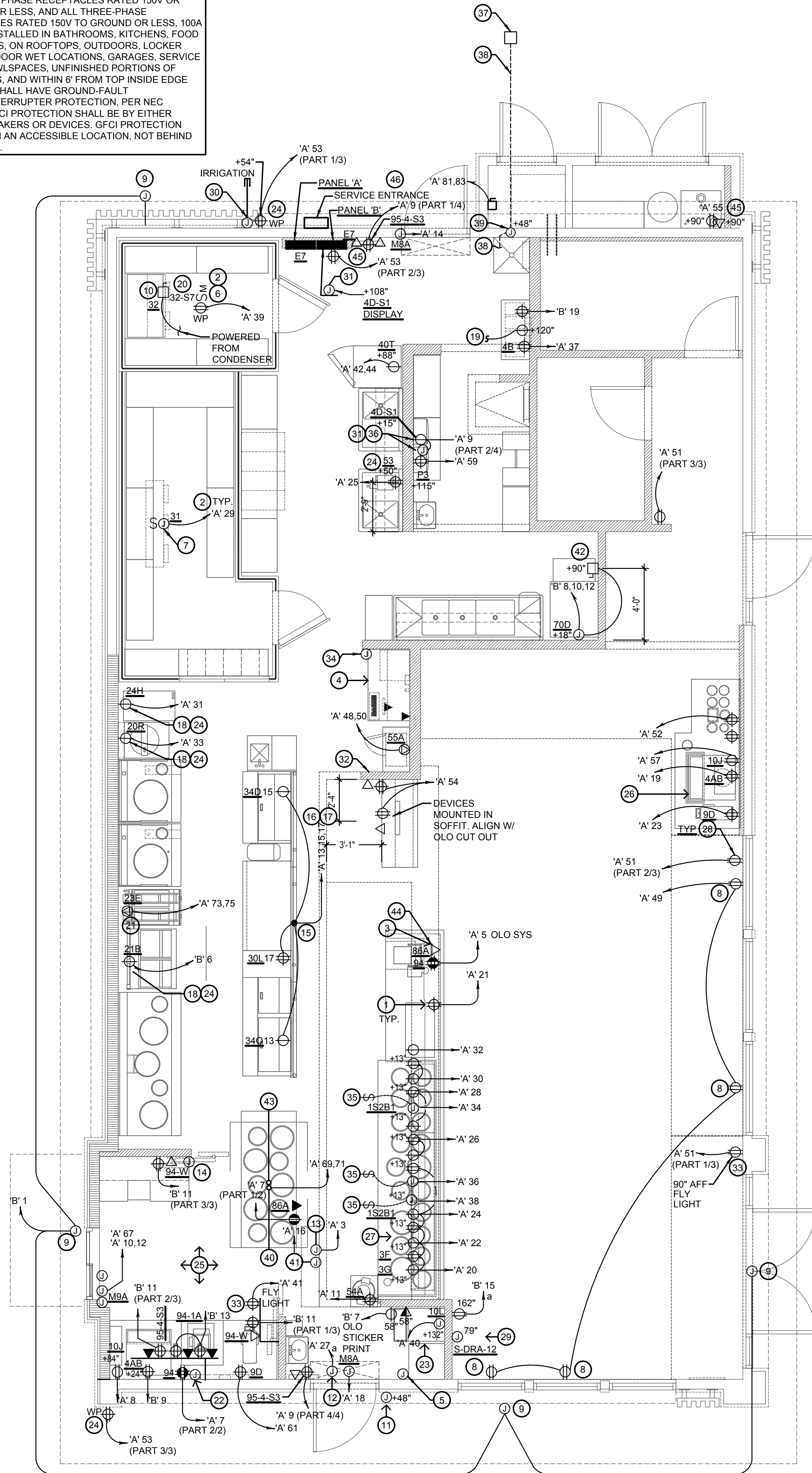
E-100

POWER FLOOR PLAN

PANDA 2300 HOME R4

PERMIT / BID SET

ALL SINGLE PHASE RECEPTACLES RATED 150V OR LESS, 50A OR LESS, AND ALL THREE-PHASE RECEPTACLES RATED 150V TO GROUND OR LESS, 100A OR LESS INSTALLED IN BATHROOMS, KITCHENS, FOOD PREP AREAS, ON ROOFTOPS, OUTDOORS, LOCKER ROOMS, INDOOR WET LOCATIONS, GARAGES, SERVICE BAYS, CRAWLSPACES, UNFINISHED PORTIONS OF BASEMENTS, AND WITHIN 6" FROM TOP INSIDE EDGE OF SINKS, SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION, PER NEC 210.8(B). GFCI PROTECTION SHALL BE BY EITHER RATED BREAKERS OR DEVICES. GFCI PROTECTION SHALL BE IN AN ACCESSIBLE LOCATION, NOT BEHIND EQUIPMENT.



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 CIRCUITRY/CONDUIT FOR FRONT LINE EQUIPMENT TO BE ROUTED IN CASEWORK TO J-BOX IN WALL AND CONCEALED IN WALL.
- 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.
- PROVIDE (2) 1-1/2" CONDUITS WITH PULL STRINGS FROM CASH REGISTER TO MANAGER STATION. SEE P.O.S. AND SERVICE LINE ELEVATIONS, 6/E-200.
- SEE 'MANAGER STATION ELEVATION' 1/E-200 FOR ADDITIONAL OUTLETS AND J-BOXES.
- ANSUL PULL STATION. REFER TO DETAIL, 2/E-400.
- REFER TO 'LTG AND DOOR HEATER' WIRING DIAGRAM, 10/E-400.
- REFER TO 'COOLER EVAPORATOR COIL' WIRING DIAGRAM, 8/E-400.
- SHOW WINDOW RECEPTACLE SHALL BE CONTROLLED VIA SWITCH "b". REFER TO LIGHTING SWITCHBANK SCHEDULE, SHEET 4/E101. RECEPTACLE SHALL BE MOUNTED IN WALL AS CLOSE TO TOP OF STRUCTURAL HEADER AS POSSIBLE.
- BUILDING SIGNAGE/LOGO DEDICATED/PROPOSED W.P. J-BOX FOR SIGNAGE. COORDINATE LOCATION WITH ARCHITECT / OWNER / SIGN PACKAGE PRIOR TO ROUGH-IN. SIGN DISCONNECT PROVIDED BY SIGN CONTRACTOR.
- REFER TO 'FREEZER EVAPORATOR COIL' WIRING DIAGRAM, 9/E-400. THE FAN COIL UNIT IS POWERED FROM THE CONDENSER UNIT VIA DISCONNECT CONNECTION. HEAT TAPE PROVIDED AND INSTALLED BY ELECTRICIAN.
- PROVIDE PULL STRING TO ABOVE CEILING FOR DOOR KEYPAD CONTROL WIRING.
- J-BOX CIRCUIT ABOVE CEILING TO POWER ELEC. DOOR HARDWARE SYSTEM SHALL BE CONNECTED TO SWITCH 'A'. REFER 4/E-101 FOR SWITCHBANK DETAIL.
- HOOD CONTROL PANEL/ANSUL SYSTEM CABINET. MOUNT CABINET DIRECTLY BELOW T-BAR CEILING.
- PROVIDE 2-GANG J-BOX @ 42" AFF FOR HOOD CONTROL SWITCHES. REFER TO M-400 AND M-401.
- 1" CONDUIT STUB UP LOCATION IN STAINLESS STEEL POWER PANEL FOR ISLAND KITCHEN EQUIPMENT CONNECTION. REFER TO DETAIL 2/A-109. COORDINATE LOCATION WITH ARCHITECT / OWNER.
- ROUTE CABLING / CIRCUITRY THROUGH 1" CONDUIT IN SLAB.
- UTILIZE SEAL TIGHT CONDUIT FOR ALL WIRING INCLUDED ALONG LOW WALL PANEL.
- 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, 3/E-200. ROUTE HOMERUN THROUGH CONTRACTOR INTERFACED WITH THE HOOD FIRE SUPPRESSION SYSTEM. REFERENCE 13/E-400 FOR ADDITIONAL INFORMATION.
- SIMPLEX RECEPTACLE TO BE CONNECTED TO BACK-OF-HOUSE LIGHTING CIRCUITRY/CONTROL. CONTRACTOR TO PROVIDE PIGTAIL FROM CIRCULATION PUMP.
- PROVIDE WEATHERPROOF RECEPTACLE FOR HEAT TAPE. COORDINATE FINAL LOCATION WITH REFRIGERATION INSTALLER.
- ELECTRIC GRIDDLE '23E': FEED WITH (2) #6, (1) #10 GROUND, 3/4" CONDUIT. REFER TO 14/E-400.
- SEE DRIVE THRU ELEVATION 2/E-200 FOR CONDUIT SIZES AND CONFIGURATIONS.
- SEE TICKET PRINTER ELEVATIONS, 4/E-200.
- PROVIDE WATERPROOFING, COVER, IN-USE RED DOT (#CKSUV).
- SEE FOR DRIVE-THRU ELEVATIONS, 2/E-200.
- SEE DRINK STATION ELEVATIONS, 5/E-200.
- SEE 6/E-200 FOR SERVICE LINE ELEVATIONS.
- SEE DEVICE / RECEPTACLE SCHEDULE 3/E400.
- SEE DINING ROOM ELEVATION, DETAIL 7/E-200.
- PROVIDE AND INSTALL 3/4" CONDUIT AND PULL STRING FROM CLOSEST LANDSCAPE AREA, THROUGH WALL UP TO EMPTY FLUSH MOUNTED JUNCTION BOX @ 54" A.F.F. (FOR IRRIGATION CONTROLS). CLOSE OFF CONDUIT IN LANDSCAPE AREA WITH REMOVABLE CAP. UTILIZE WP CIRCUIT A-53 NEAR ENTRY POINT.
- REFER TO 8/E-200 FOR LOCATION/INSTALLATION OF C02 DEVICE.
- SEE SWITCH BANK ELEVATION , DETAIL 1/E-200.
- FLY LIGHT RECEPTACLE SHALL BE INSTALLED WITH A RECESSED CLOCK SIMPLEX OUTLET. TYP OF ALL LOCATIONS.
- SEE SECURITY KEY PAD ELEVATION 1/E200.
- CONNECT HEAT LAMPS TO COUNTER-MOUNTED SWITCH PROVIDED AND INSTALLED BY CONTRACTOR. COORDINATE EXACT LOCATION WITH KITCHEN EQUIPMENT PROVIDER.
- PANDA EXPRESS TO PROVIDE C02 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.
- 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/E105.
- PROVIDE 1" CONDUIT FOR CABLE DEDICATED FOR ENTIRE STORE FROM IN-GRADE 8X8 QUAZITE BOX TO EXTERIOR CLOSET 6X6 FLUSH MOUNTED JUNCTION BOX. TERMINATE INTERIOR ABOVE CEILING.
- 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.
- PROVIDE A (1) 3/4" UNDERGROUND CONDUIT AND PULLSTRING FOR LOW VOLTAGE WIRING. CONDUIT AND PULLSTRING TO RUN UNDERGROUND FROM HOTWELL CABINET AND STUB-UP THROUGH WALL AND ABOVE CEILING ADJACENT TO MANAGER STATION.
- FIRE SUPPRESSION SHUTDOWN CONTACTOR LOCATED ABOVE CEILING , REFER TO 13/E-400.
- ELECTRICIAN TO SUPPLY LITTLEFUSE SB5060-021-0 FOR GFCI PROTECTION, COORDINATE EXACT MOUNTING HEIGHT WITH ARCHITECT. ELECTRICIAN TO SUPPLY A WIRE WHIP FROM BOX TO MACHINE, FINAL CONNECTIONS BY HOBART SERVICE.
- PROVIDE (1) 1" UNDERGROUND CONDUIT AND PULLSTRING FOR HOTWELL CABINET. CONDUIT AND PULLSTRING TO RUN UNDERGROUND FROM HOTWELL CABINET AND STUB-UP BENEATH ELECTRICAL PANEL. REFER TO PANEL SCHEDULE.
- PROVIDE (1) 3/4" CONDUIT AND PULLSTRING FOR OLO PRINTER TO TICKET PRINTER. CONDUIT AND PULLSTRING TO RUN FROM OLO PRINTER & SCANNER TO TABLET & STICKER PRINTER; STUB-UP THROUGH WALL.
- PROVIDE J-BOX AND CONDUIT TO 6" ABOVE CEILING (AT B.O.H. AREA) FOR GREASE ALARM SYSTEM. PROVIDE PULL STRING BETWEEN TWO J-BOXES.
- COORDINATE LOCATION OF METER/CT CABINET AND ASSOCIATED CONDUITS WITH EXTERIOR HOSE BIBB. REF. EXTERIOR ARCH ELEVATIONS AND PLUMBING DRAWINGS.

- VERIFY QUANTITIES AND REQUIREMENTS OF ALL HVAC & KITCHEN EQUIPMENT PRIOR TO ROUGH IN.
- ALL TELEPHONE/DATA/TV CABLES AND WIRES, AND TERMINATIONS OF ALL REQUIRED CABLE AND JACKS WILL BE INSTALLED BY THIRD PARTY.
- POWER SUPPLY FOR COMPUTER AND CASH REGISTER (86A & 94) SHALL BE ON THE SAME CIRCUIT BREAKER, W/ISOLATED GROUND & ORANGE RECEPTACLE.
- ALL CIRCUITRY SHOWN WITHOUT TICKS SHALL HAVE (2) WIRES PLUS EQUIPMENT GROUNDING CONDUCTOR.
- WHEN WORKING IN JURISDICTIONS WHICH HAVE ADOPTED THE 2017 NEC OR LATER, ALL MULTI-WIRE BRANCH CIRCUITS SHALL HAVE SEPARATE NEUTRALS TO MEET THE REQUIREMENTS OF 2017 NEC 210.4(B).
- TRANSFORMERS SHALL BE MOUNTED ABOVE CEILING BELOW TRUSSES WITH LOW VOLTAGE WIRING FEEDING TO ALL EXTERIOR LIGHTS.
- ALL UNDERGROUND CONDUIT SHALL BE 12" BELOW F.F.

⑥	POWER PLAN KEYED NOTES	3
	NOT TO SCALE	E-100

	POWER PLAN GENERAL NOTES	2
	NOT TO SCALE	E-100

	POWER FLOOR PLAN	1
	Scale: 1/4"=1'-0"	E-100

- SWITCHBANK 'A'. REFER TO SCHEDULE 4/E-101.
- ROUTE HOMERUN THROUGH LIGHTING SWITCHBANK 'A' (SWITCHES AS NOTED IN LOWER CASE). REFER TO SCHEDULE 4/E-101 FOR MORE INFORMATION.
- ROUTE THROUGH CONTACTS IN HOOD CONTROL PANEL 'M4' FOR CIRCUIT POWER. REFER TO 3/E-401.
- PROVIDE SEPARATE UNSWITCHED HOT CONDUCTOR (SAME CIRCUIT, NOT CONTROLLED BY SWITCH IN SWITCHBANK) TO LOCALLY SWITCHED FIXTURES AND EMERGENCY FIXTURE BATTERY TRIGGER LEADS.
- NOT USED.
- WALK-IN COOLER LIGHT FIXTURES AND PILOT LIGHT SWITCH PROVIDED WITH COOLER INSTALLED BY E.C. REFER TO 'COOLER EVAPORATOR COIL' WIRING DIAGRAM, 8/E-400.
- WALK-IN FREEZER LIGHT FIXTURE AND PILOT LIGHT SWITCH PROVIDED WITH FREEZER INSTALLED BY E.C. REFER TO 'FREEZER LTG AND DOOR HEATER WIRING DIAGRAM', 10/E-400.
- NOT USED.
- FIXTURES IN THIS ROOM SHALL BE LOCALLY SWITCHED.
- LIGHTING INVERTER FOR EMERGENCY LIGHTING TO BE MOUNTED TO BULKHEAD. RE: 9/E200.
- NOT USED.
- NOT USED.
- 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.
- 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 MANUFACTURER'S RECOMMENDATIONS FOR WIRING DIAGRAM. VERIFY LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
- NOT USED.
- CONNECT TO VEGETABLE DISPLAY LIGHTING PROVIDED WITH WALK-IN COOLER.
- 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.
- PROVIDE A 0-10V TO PHASE DIMMING MODULE TO CONNECT LIGHT FIXTURES ON THIS CIRCUIT DAYLIGHT HARVESTING SENSOR. PROVIDE COMPATIBLE DEVICE.


- CONTRACTOR SHALL PROVIDE ALL REQUIRED HARDWARES, BRACKETS, ETC. FOR A COMPLETE LIGHTING FIXTURE INSTALLATION.
- FIXTURES THAT ARE TO BE ROUTED VIA TIMECLOCKS ARE SHOWN ON DETAIL 11/E400. SEQUENCE OF OPERATION: TIMECLOCKS WIRED FIRST FOR DESIGNATED CONTROL. SWITCHES ARE SERIES WIRED WITH THE CONTACTORS. UTILIZE DIGITAL OVERRIDE TIMER SWITCH (DOTS) TO OVER-RIDE THE TIMECLOCKS FOR CLEANING AND AFTER HOURS AS NEEDED. SEE DETAIL 11/E400
- ALL LIGHTING FIXTURES SHALL BE SUPPORTED PER N.E.C. 410-16(C). SEE DETAIL, 4/E400.
- CONTRACTOR SHALL INSTALL ALL LIGHTING FIXTURES INCLUDING OWNER-FURNISHED FIXTURES.
- ALL FIXTURE BALLASTS SHALL BE U.L. LISTED.
- E.C. SHALL INSTALL OWNER SUPPLIED LED STRIP LIGHTING & CUT TO PROPER LENGTH. COORDINATE WITH OWNER FOR EXACT LENGTHS AND FINAL LOCATIONS.
- WHEN WORKING IN JURISDICTIONS WHICH HAVE ADOPTED THE 2008 NEC OR LATER, ALL MULTI-WIRE BRANCH CIRCUITS TO HAVE SEPARATE NEUTRALS TO MEET THE REQUIREMENTS OF 2008 NEC 210.4(B).
- ALL CIRCUITRY SHOWN WITHOUT Ticks SHALL HAVE (2) WIRES PLUS EQUIPMENT GROUNDING CONDUCTOR.
- 'N.L.' DESIGNATION INDICATES NIGHT LIGHT ON UNSWITCHED CIRCUIT.

LIGHTING GENERAL NOTES		2	⊕	LIGHTING KEYED NOTES		3
NOT TO SCALE		E-101		NOT TO SCALE		E-101

NOTE:
ALL SWITCHES/DEVICES TO BE STANDARD SINGLE POLE. DO NOT USE "DECORA" TYPE SWITCH/DEVICE

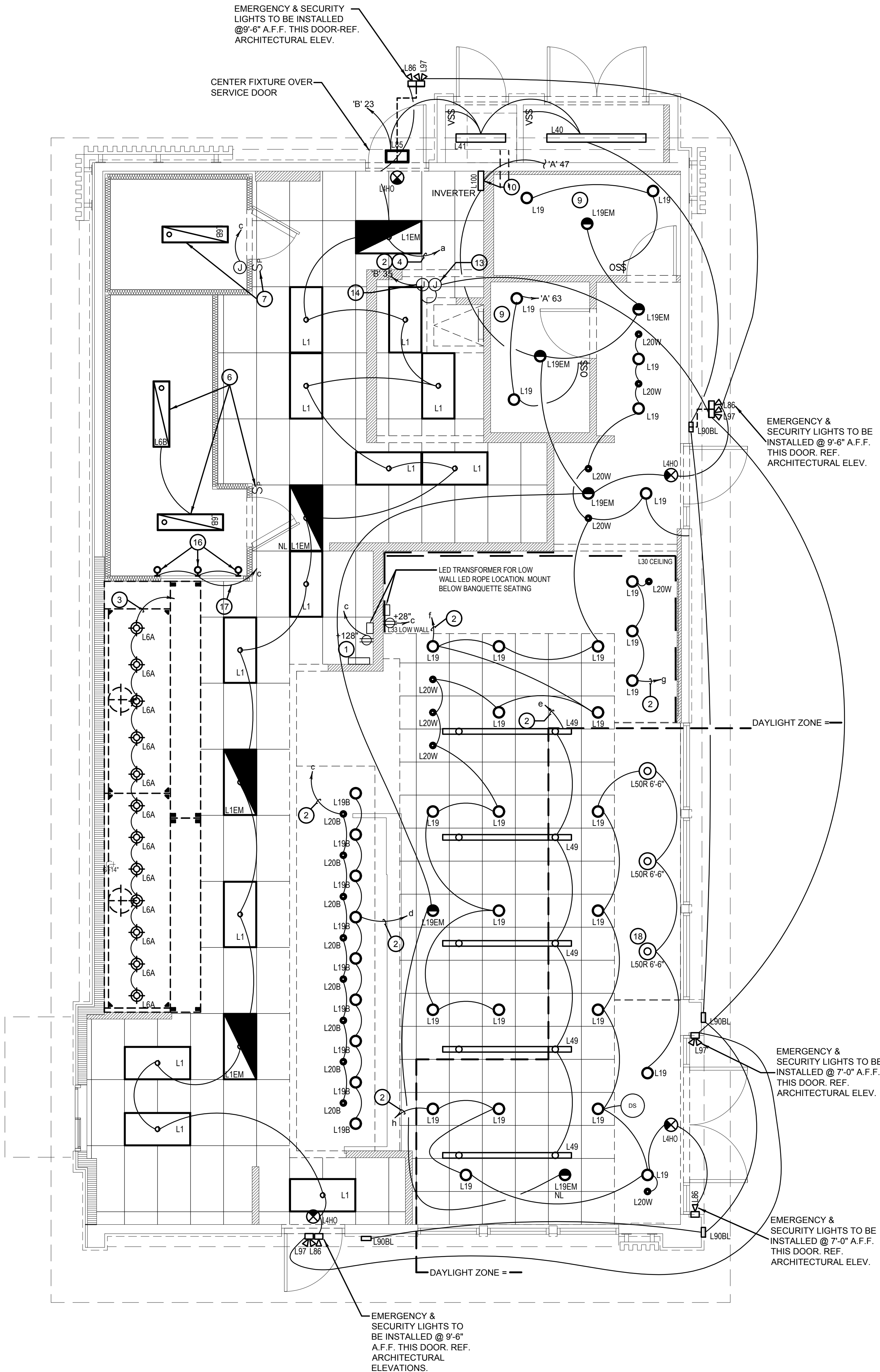
NOTE:
FIXTURES TO BE ROUTED VIA TIME TIMECLOCKS ARE SHOWN ON DETAIL 11/E400.

NOTE:
CONTRACTOR TO INSTALL (2) 5 GANG SWITCH BOXES AS SHOWN BELOW. DO NOT INSTALL SEPARATE/INDIVIDUAL BOXES FOR EACH SWITCH

(a)	(b)	(c)	(d)	(e)
\$	\$	\$	\$	\$
BACK OF HOUSE LTG & EX. FAN & RECIRC PUMP	SHOW WINDOW RECEPS	WALK-IN, MENU LED ACCENTS	SERVING LINE SOFFIT	DINING PENDANTS
(f)	(g)	(h)	(i)	(j)
\$	\$	\$	\$	
INTERIOR DINING	BEVERAGE COUNTER	DAYLIGHT HARVEST	SPARE	INTERIOR LIGHTING SHUT DOWN OVERRIDE

SWITCHBANK SCHEDULE 'A'				
TAG	SWITCH TYPE	AREA SERVED / SWITCH LABEL	CIRCUIT	LOAD
a	TOGGLE SWITCH	BACK-OF-HOUSE / RR FANS	'A' 45	530 VA
b	TOGGLE SWITCH	SHOW WINDOW RECEP	'A' 49	720 VA
c	TOGGLE SWITCH	WALK-INS, MENU, LED ACCENTS	'A' 1	275 VA
d	TOGGLE SWITCH	SERVING LINE SOFFIT	'A' 45	140 VA
e	TOGGLE SWITCH	DINING PENDANTS	'A' 47	24 VA
f	TOGGLE SWITCH	INTERIOR DINING	'A' 47	118 VA
g	TOGGLE SWITCH	BEVERAGE COUNTER	'A' 47	16 VA
h	TOGGLE SWITCH	DAYLIGHT HARVESTING ZONE	'A' 47	219 VA
i	SPARE			
j	TIMER SWITCH	INTERIOR LIGHTING SHUT DOWN OVERRIDE	'A' 47	118 VA

INTERIOR / EXTERIOR LTG CONTACTORS SCHEDULE		4
NOT TO SCALE		E-101



LIGHTING FLOOR PLAN		1
Scale: 1/4"=1'-0"		E-101



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

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REVISIONS:

1	FIRE COMMENTS	06.20.23
2	HEALTH COMMENTS	08.16.23
3	SITE DEVELOPMENT REV.	08.31.23
4	SITE DEVELOPMENT REV.	11.09.23

ISSUE DATE:

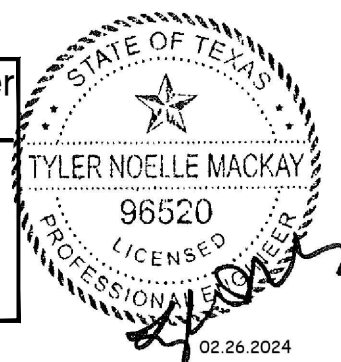
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4	BID SET	09.15.23
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6	BID SET	02.27.24

DRAWN BY: LL

PANDA PROJECT #:
PANDA STORE #: S8-23-D23586
ARCH PROJECT #: 22080-003

James F. Turner
Engineers, L.P.

Consulting Engineers
8140 Meadow Road, #100
Dallas, TX 75231
214.750.2900
DRAWN/DESIGN: SVA/SVA
CHECKED: TNM/TNM
DATE: 02/26/2024
TX REGISTRATION #10349



Heights Venture
ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800 77008 713.869.1103 V
DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.490.7292 V

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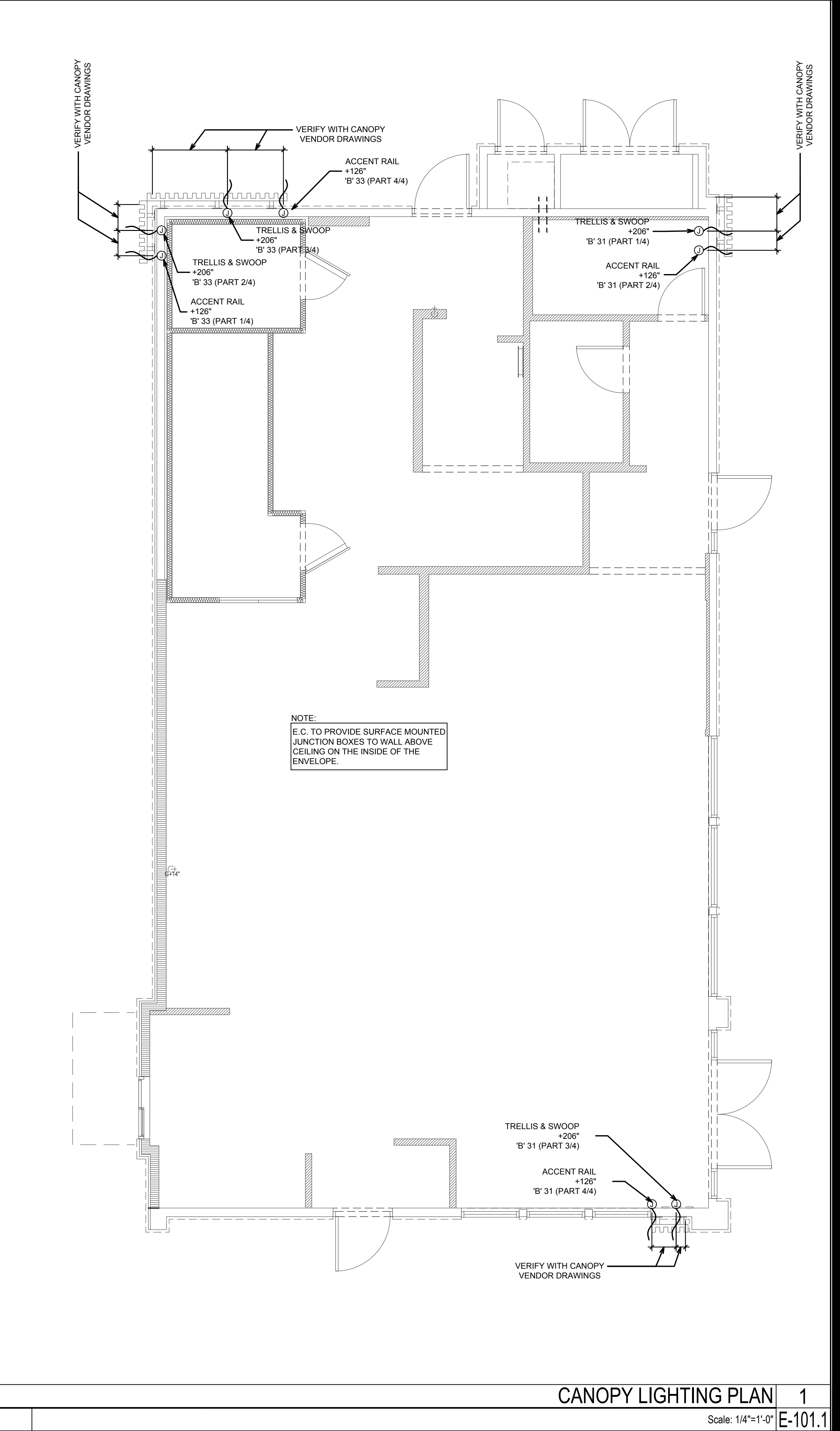
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E-101

LIGHTING FLOOR PLAN

PANDA 2300 HOME R4

1. E.C. TO PROVIDE J-BOX WITH 3' WHIP FOR CONNECTION TO PANDA EXPRESS PROVIDED LIGHTED CANOPY. E.C. TO MAKE FINAL CONNECTION.	
2. 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.	
CANOPY LIGHTING NOTES	2
NOT TO SCALE	E-101.1



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

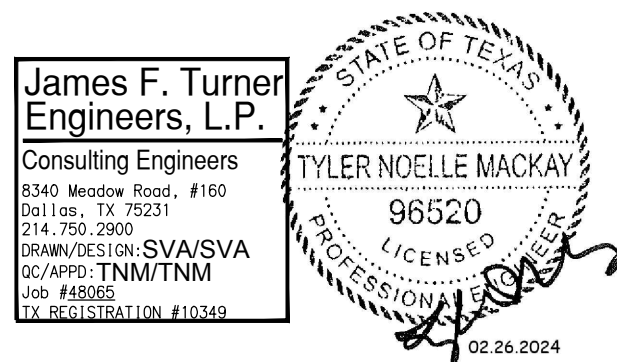
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HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713.869.1103 V
DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.490.7292 V

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E-101.1
CANOPY LIGHTING PLAN

PANDA 2300 HOME R4

PERMIT / BID SET



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

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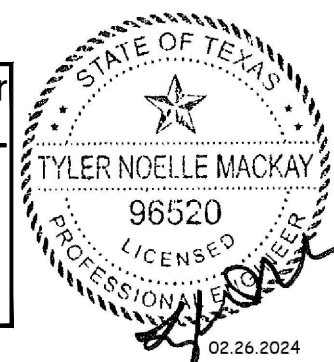
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James F. Turner
Engineers, L.P.
Consulting Engineers
8140 Meadow Road, #100
Dallas, TX 75231
214.750.2960
DRAWN/DESIGN: SVA/SVA
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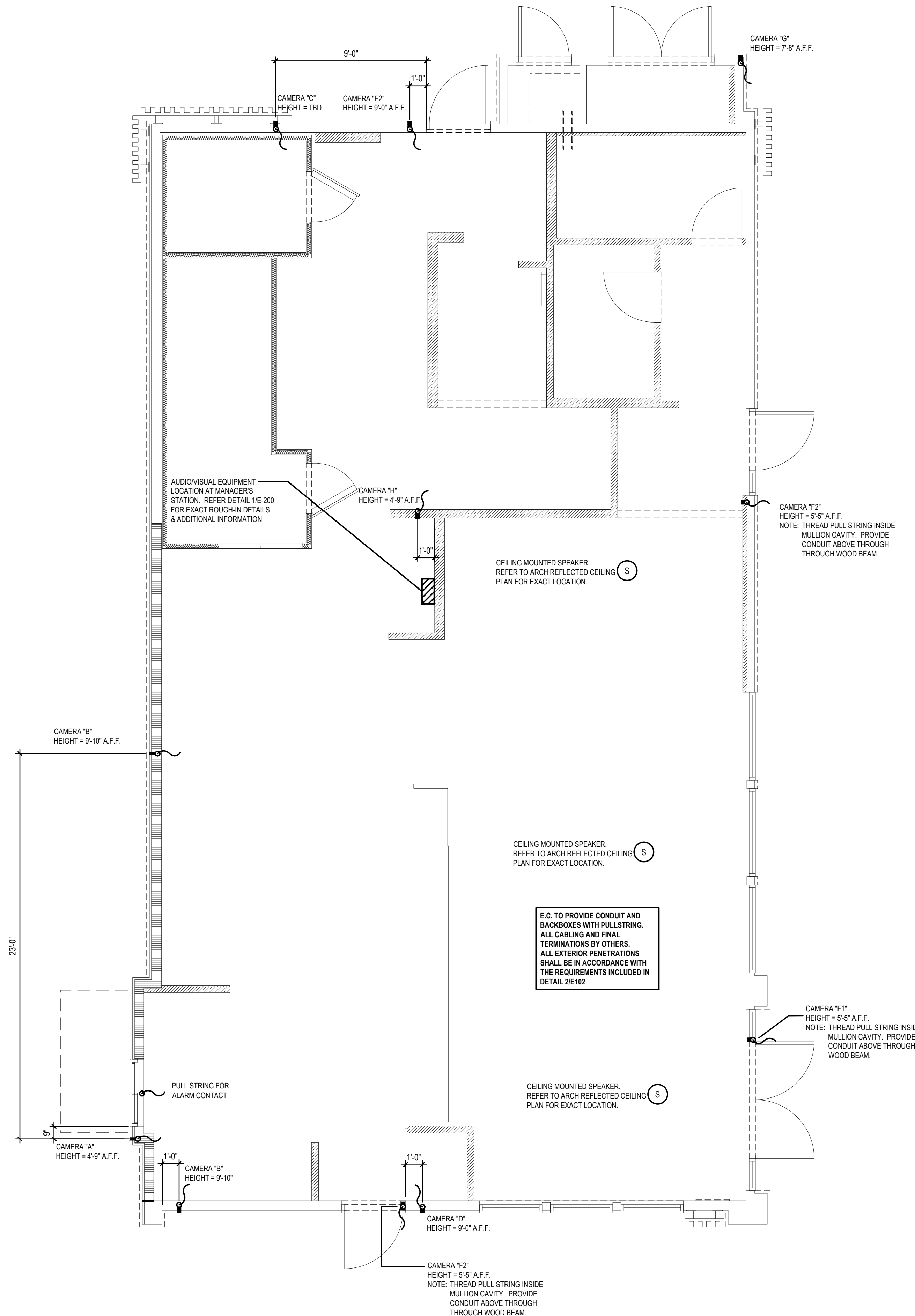
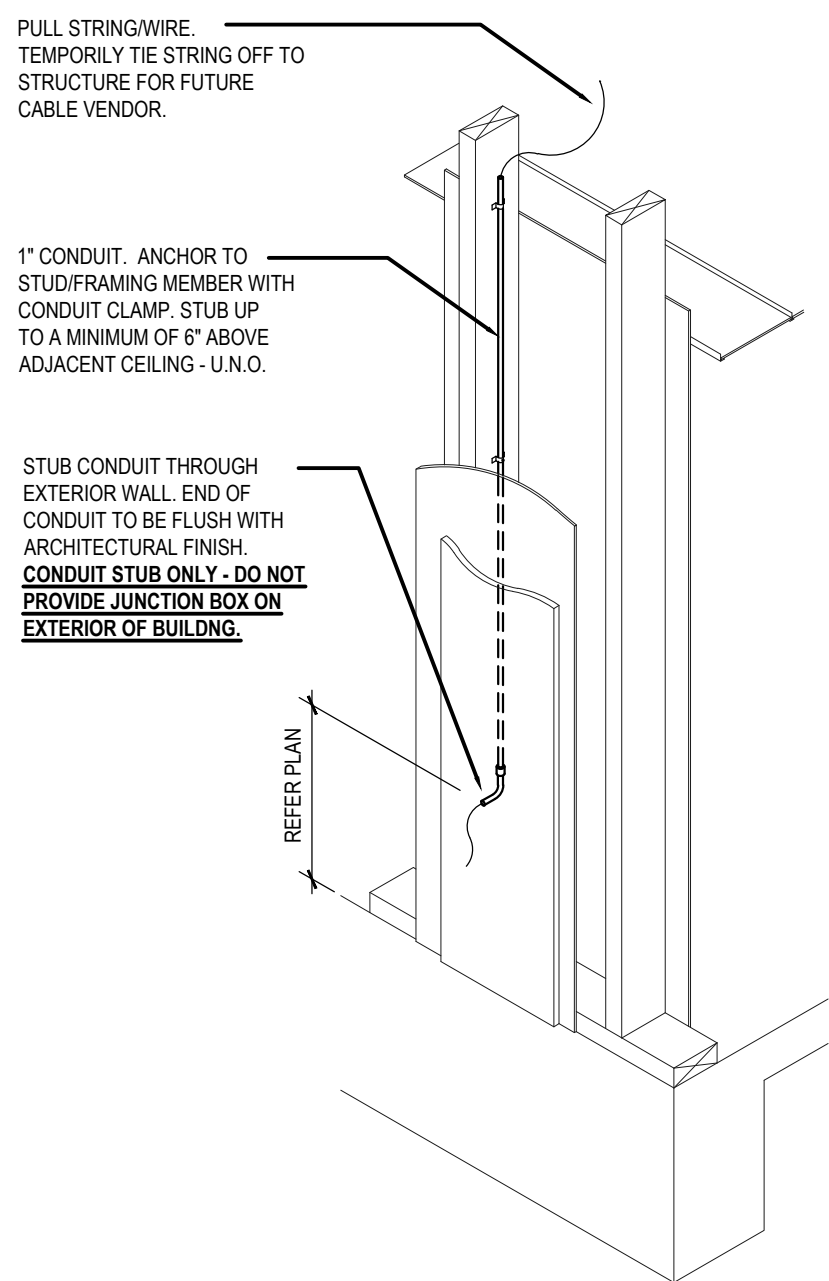
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E-102

Security Camera Plan

PANDA 2300 HOME R4



CONDUIT ROUGH-IN DETAIL 2
NOT TO SCALE E-102

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

- ALL ROOF MOUNTED EQUIPMENT SHALL BE IN NEMA-3R ENCLOSURES.
- ALL CONDUIT RUNS SHOWN ON THE ROOF SHALL BE RUN BELOW IN THE CEILING SPACE WHERE AMBIENT TEMPERATURE WILL BE BELOW 30° C. FINAL CONNECTIONS TO THE ROOF EQUIPMENT IS LIMITED TO 5'-0" OF DIRECT SOLAR EXPOSURE.
- VERIFY ALL FUSE SIZES AND TYPES WITH THE MECHANICAL EQUIPMENT MANUFACTURER PRIOR TO INSTALLATION.
- REVIEW THE MECHANICAL PLANS FOR HVAC CONTROL REQUIREMENTS AND SCOPE OF WORK PRIOR TO BIDDING AND INCLUDE ALL COSTS IN BID.
- VERIFY CONNECTION POINTS OF ALL HVAC EQUIPMENT PRIOR TO INSTALLATION. PROVIDE CONTROL VOLTAGE CONNECTION TO DUCT MTD. SMOKE DETECTOR AS REQUIRED BY MECHANICAL DRAWING M-100 AND INTERLOCK WITH FIREALARM.
- SEE MECHANICAL DRAWINGS FOR EXACT LOCATIONS OF MECHANICAL EQUIPMENT AND THERMOSTATS. PROVIDE RACEWAY SYSTEM FOR ALL CONTROL WIRING AS REQUIRED BY MECHANICAL DRAWING M-100.
- E.G. COORDINATE ELECTRICAL, MECHANICAL, FIRE ALARM (IF REQUIRED) FOR INTERLOCK SEQUENCE FOR FIRE SUPPRESSION.
- RESTROOM EXHAUST FAN TO BE POWERED FROM BACK OF HOUSE LIGHTING CIRCUIT. SEE DETAIL 5/E400 FOR ADDITIONAL INFORMATION.
- PROVIDE FUSES WITH A LET-THROUGH CURRENT NOT GREATER THAN 5KA FOR ALL MECHANICAL EQUIPMENT.
- PROVIDE STARTERS AS REQUIRED.

ROOF PLAN GENERAL NOTES 2

NOT TO SCALE E-104

- ROUTE HOMERUN THROUGH BACK OF HOUSE LIGHTING CIRCUIT. REFER TO LIGHTING CONTRACTOR SCHEDULE. 4/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, 7/E-400.
- STRUT RACK SUPPORT FOR EQUIPMENT DISCONNECT SWITCHES. REFER TO DETAIL, SHEET 2/E-401.
- NOT USED.
- 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 AS DETAILED ON SHEET 12/E-400 ON CONDENSER RACK.
- 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.
- UNIT INCLUDES FACTORY MOLDED CASE DISCONNECT SWITCH (NO OCP). VERIFY WITH MECHANICAL SUBMITTAL DATA. PROVIDE DISCONNECT IF / AS REQUIRED.

ROOF PLAN KEYED NOTES 3

NOT TO SCALE E-104

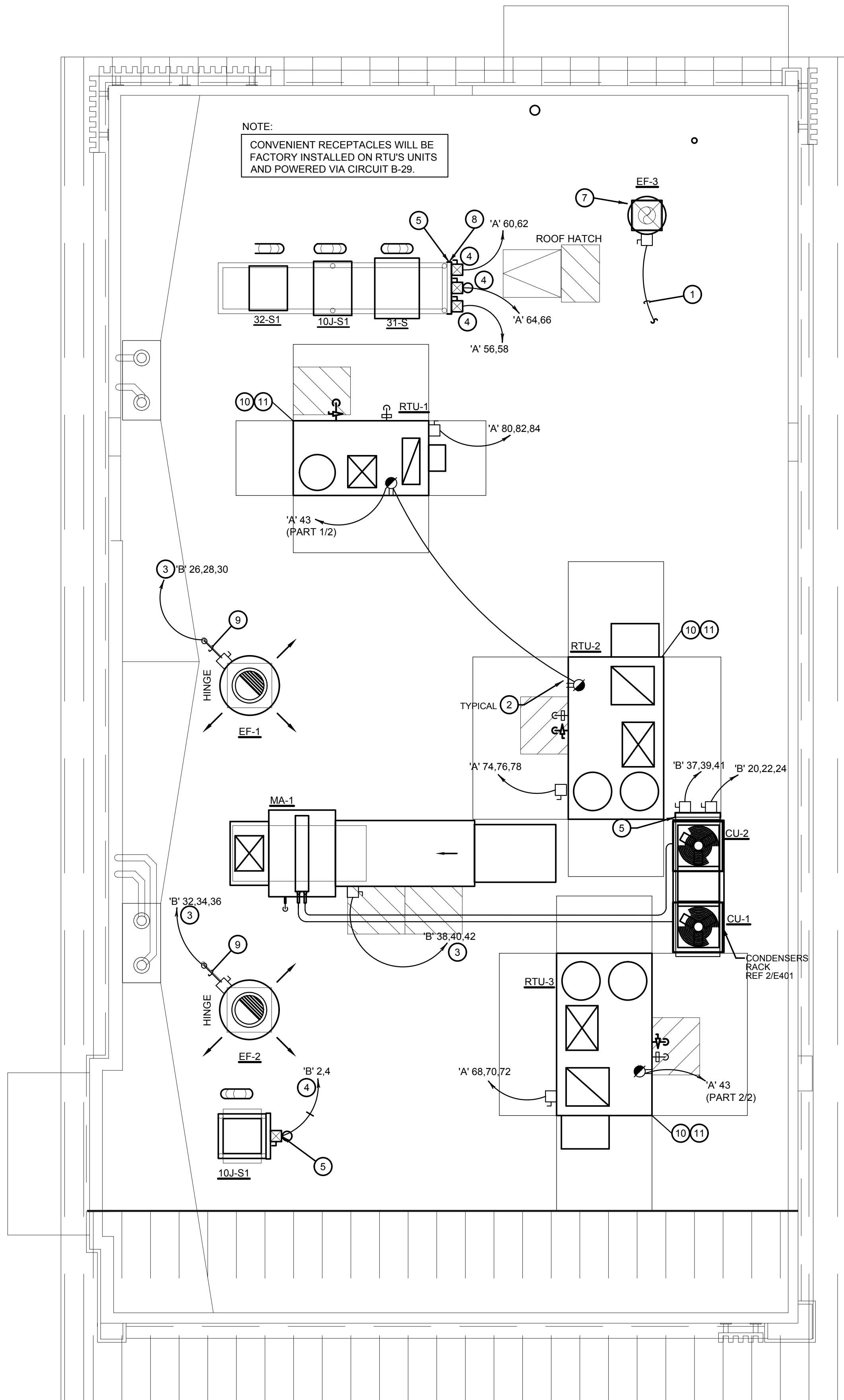
ROOFTOP EQUIPMENT SCHEDULE

TAG	DESCRIPTION	KW	H.P.	FLA	VOLT/Ø	WIRE, CONDUIT	CONN	MOUNT HEIGHT	DISC. SW. WITH RK1 FUSES PER MFR'S REQ'S. AND/OR REMARKS
RTU1	A/C UNIT (LENNOX)			32.0	208V.3Ø	3 #6, #10 GND., 1" C.	<input type="checkbox"/>	AT UNIT	60A. 3P. 3F. WP ①④
RTU2	A/C UNIT (LENNOX)			46.0	208V.3Ø	3 #6, #10 GND., 1" C.	<input type="checkbox"/>	AT UNIT	60A. 3P. 3F. WP ①④
RTU3	A/C UNIT (LENNOX)			46.0	208V.3Ø	3 #6, #10 GND., 1" C.	<input type="checkbox"/>	AT UNIT	60A. 3P. 3F. WP ①④
CU-1	CONDENSING UNIT			21.4	208V.3Ø	3 #10, #10 GND., 1" C.	<input type="checkbox"/>	AT UNIT	30A. 3P. 3F. WP
CU-2	CONDENSING UNIT			21.4	208V.3Ø	3 #10, #10 GND., 1" C.	<input type="checkbox"/>	AT UNIT	30A. 3P. 3F. WP
MA-1	MAKE-UP AIR UNIT		7.5	26.4	208V.3Ø	3 #8, #10 GND., 3/4" C.	<input type="checkbox"/>	AT UNIT	④
EF-1	EXHAUST FAN		3.0	11.9	208V.3Ø	3 #12, #12 GND., 3/4" C.	<input type="checkbox"/>	AT UNIT	①
EF-2	EXHAUST FAN		3.0	11.9	208V.3Ø	3 #12, #12 GND., 3/4" C.	<input type="checkbox"/>	AT UNIT	①
EF-3	EXHAUST FAN		1/4	5.6	120V.1Ø	2 #12, #12 GND., 3/4" C.	<input type="checkbox"/>	AT UNIT	30A. 2P. 1F. WP ①④
31-S	W/ COOLER COND.			27.0	208V.1Ø	2 #10, #10 GND., 3/4" C.	<input checked="" type="checkbox"/>	AT UNIT	②③
32-S1	W/ FREEZER COND.			32.0	208V.1Ø	2 #8, #8 GND., 3/4" C.	<input checked="" type="checkbox"/>	AT UNIT	60A. 2P. 2F. WP ③
10J-S1	ICE MACHINE COND.			11.7	208V.1Ø	2 #12, #12 GND., 3/4" C.	<input checked="" type="checkbox"/>	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 THIS SHEET, 1 / E-104.
- ④ ELECTRICAL FEEDS ARE TO BE ROUTED FROM PLENUM SPACE, UP THROUGH EQUIPMENT CURB, INTO BOTTOM OF EQUIPMENT, THROUGH FACTORY INSTALLED WATER TIGHT CONNECTIONS.

HVAC EQUIPMENT SCHEDULE 4

NOT TO SCALE E-104



ROOF POWER PLAN 1

1/4" = 1'-0" E-104



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

Telephone: 626.799.9898
Facsimile: 626.372.8288

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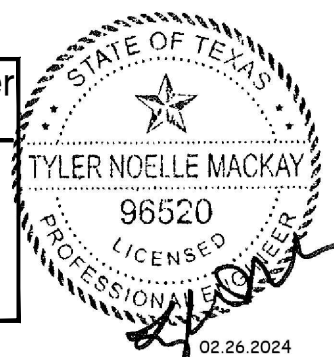
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James F. Turner
Engineers, L.P.

Consulting Engineers
8540 Meadow Road, #100
Dallas, TX 75231
214.750.2900
DRAWN/DESIGN: SVA/SVA
JC/APP: TNM/TNM
JOB #48005
TX REGISTRATION #10349



Heights Venture
ARCHITECTURE • DESIGN

HOUSTON 1111 North Loop West, Suite 800 77008
DALLAS 5741 Legacy Drive, Suite 320 75024
Piano, Texas 75024
713.869.1103 V 972.490.7292 V

PANDA EXPRESS

PANDA EXPRESS
12991 W. STATE HWY. 29
LIBERTY HILL, TX 78642

E-104

ROOF POWER PLAN

PANDA 2300 HOME R4

- 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 SHALL HAVE ALL EXISTING UNDERGROUND UTILITIES LOCATED PRIOR TO TRENCHING. ALL UNDERGROUND UTILITIES DAMAGED DURING TRENCHING SHALL BE REPAIRED TO THE SATISFACTION OF INVOLVED UTILITY AT CONTRACTOR'S EXPENSE.
- MINIMUM CONDUCTOR SIZE THIS SHEET TO BE #10 CU, 1" CONDUIT.

SITE PLAN GENERAL NOTES

2

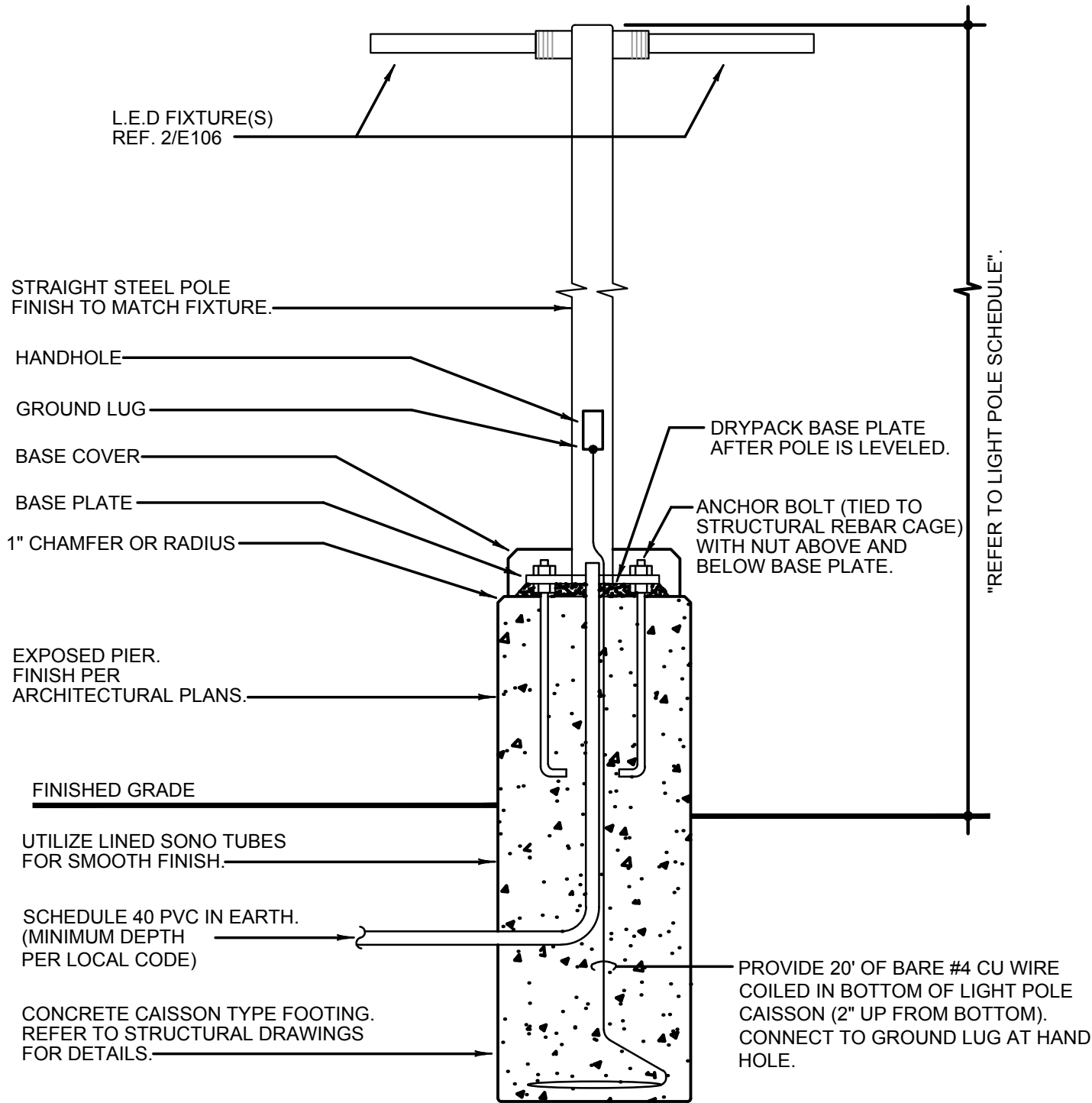
E-105

- FEED THROUGH LIGHTING CONTACTOR, REF: 11/E400.
- STUB UP LOCATION FOR (3) 3/4" CONDUITS & PULL STRINGS, TO ENTER BUILDING & UP TO 6" ABOVE CEILING. REFER TO SHEET 1/E401.
- STUB-UP LOCATION FOR MENU BOARD. SIGN DISCONNECT PROVIDED BY SIGN CONTRACTOR. COORDINATE PRECISE LOCATION WITH ARCHITECT / OWNER.
- DRIVE-THRU SENSOR LOOP. COORDINATE LOCATION. REFER TO DETAIL 1 / E401.
- STUB-UP FOR DRIVE-THRU ORDER CONFIRMATION MONITOR. COORDINATE LOCATION WITH ARCHITECT / OWNER.
- STUB UP LOCATION FOR PYLON SIGN OR MONUMENT SIGN. ELECTRICAL CONTRACTOR TO PROVIDE NON-FUSED DISCONNECT AT BASE OF SIGN. COORDINATE EXACT LOCATION WITH ARCHITECT/OWNER. CONNECT TO EXTERIOR BUILDING SIGN TIMER CONTROL. REFERENCE 11/E400.
- SEE POLE MOUNTING DETAIL, REFER TO 4/E105.
- CABLE PULL BOX; REFERENCE 1/E100. INSTALL MINIMUM 3' FROM SIDEWALK. DO NOT INSTALL IN SIDEWALK CONCRETE.
- REF: 1/E400 FOR SES GROUNDING DETAIL.
- PROVIDE 1/2" CONDUIT AND JUNCTION/SPLICE BOX FOR OUTER LOOP SENSOR.

SITE PLAN KEYED NOTES

3

E-105



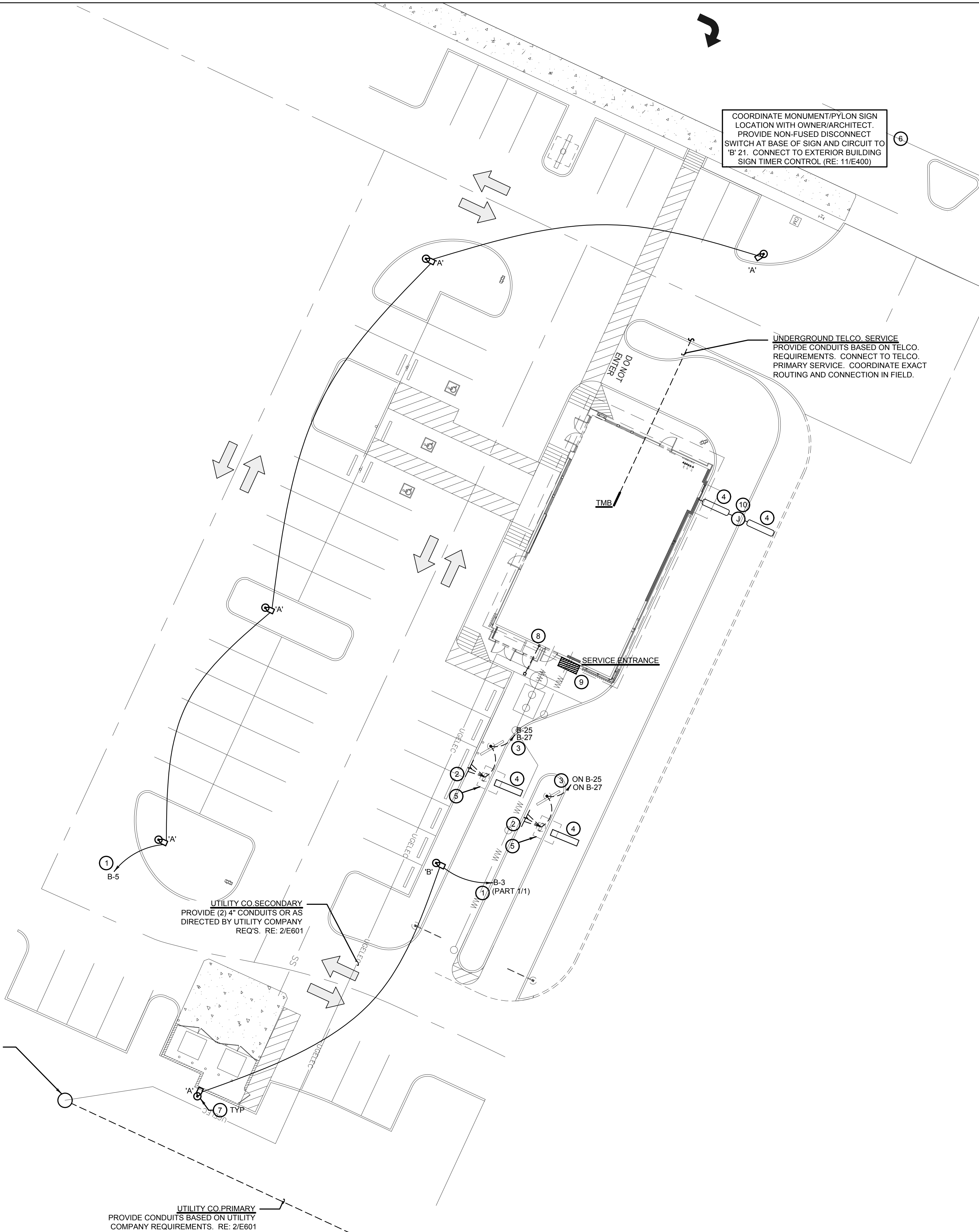
NOTE: THIS DETAIL IS FOR ELECTRICAL INSTALLATION ONLY. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.

POLE MOUNTING DETAILS

4

NO SCALE

E-105



SITE & EXTERIOR LIGHTING PLAN

1

1" = 16'-0"

E-105



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

Telephone: 626.799.9898
Facsimile: 626.372.8288

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5	BID SET	12.05.23
6	BID SET	02.27.24

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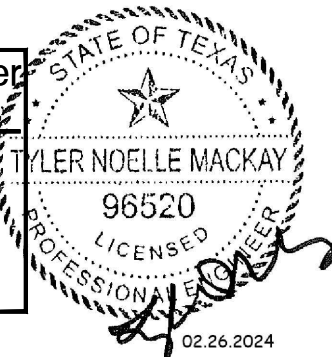
PANDA PROJECT #:

PANDA STORE #: S8-23-D23586

ARCH PROJECT #: 22080-003

James F. Turner
Engineers, L.P.

Consulting Engineers
8340 Meadow Road, #100
Dallas, TX 75231
214.750.2800
DRAWN/DESIGN: SVA/SVA
JC/APP: TNM/TNM
LSP: #0005
TX REGISTRATION #10349



Heights Venture
ARCHITECTURE + DESIGN

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DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.490.7292 V




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PANDA EXPRESS
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LIBERTY HILL, TX 78642

E-105

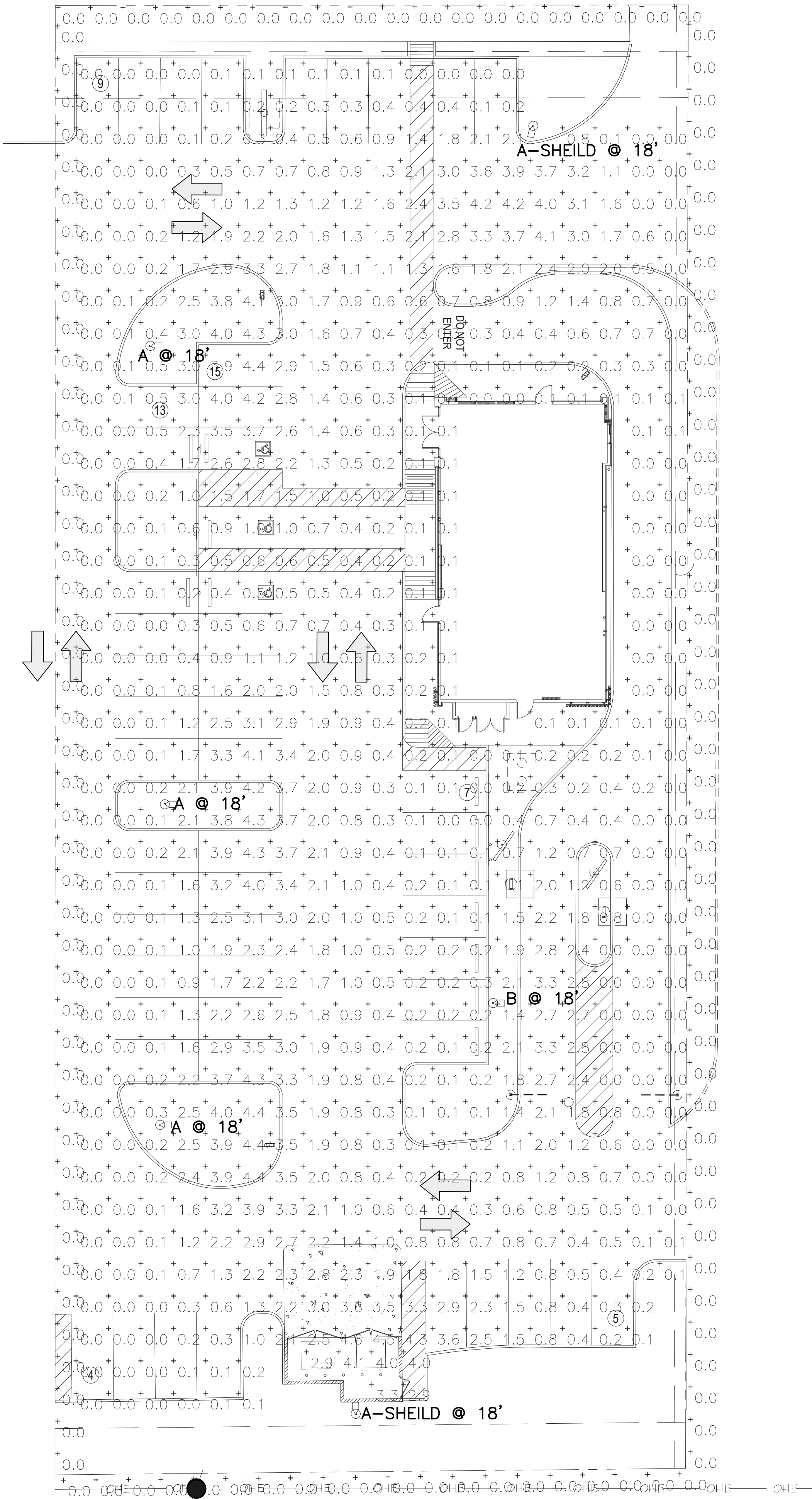
SITE & EXTERIOR LIGHTING PLAN

PANDA 2300 HOME R4

Schedule										
Symbol	Label	Quantity	Catalog Number	Description	Filename	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage	Efficiency
	A	3	SLM-LED-12L-SIL-FT-30-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-12L-SIL-FT-30-70CRI-IL.ies	8030	1	0.9	85	100%
	A-SHEILD D	2	SLM-LED-12L-SIL-FT-30-70CRI-IL EHS -SLM -L-60	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-12L-SIL-FT-30-70CRI-IL.ies	8030	1	0.9	85	100%
	B	1	SLM-LED-12L-SIL-3-30-70CRI-IL EHS-SLM-F-60	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-12L-SIL-3-30-70CRI-IL.ies	8370	1	0.9	85	100%

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
CALC SUMMARY- PAVED SURFACE	+	1.0 fc	4.6 fc	0.0 fc	N/A	N/A	
CALC SUMMARY- PROPERTY LINE	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A	
TRASH ENCLOSURE	+	3.5 fc	4.1 fc	2.9 fc	1.4:1	1.2:1	

NOTE
1. MOUNTING HEIGHT OF 18'
2. CALCULATIONS TAKEN AT GROUND LEVEL
3. CONTACT VILLA LIGHTING- RYAN ZINSELMEIER- RYAN.ZINSELMEIER@VILLALIGHTING.COM-314-531-2600



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

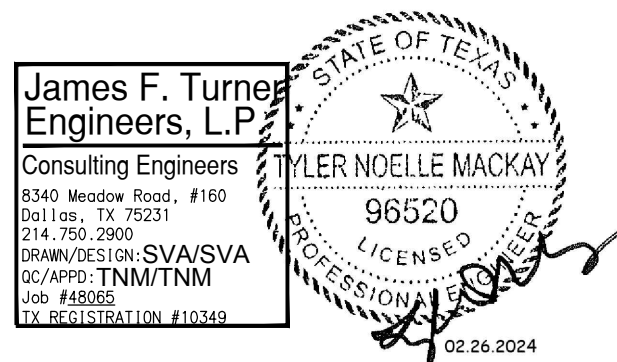
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DRAWN BY: LL

PANDA PROJECT #:
PANDA STORE #: S8-23-D23586
ARCH PROJECT #: 22080-003



Heights Venture
ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713.869.1103 V
DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.490.7292 V

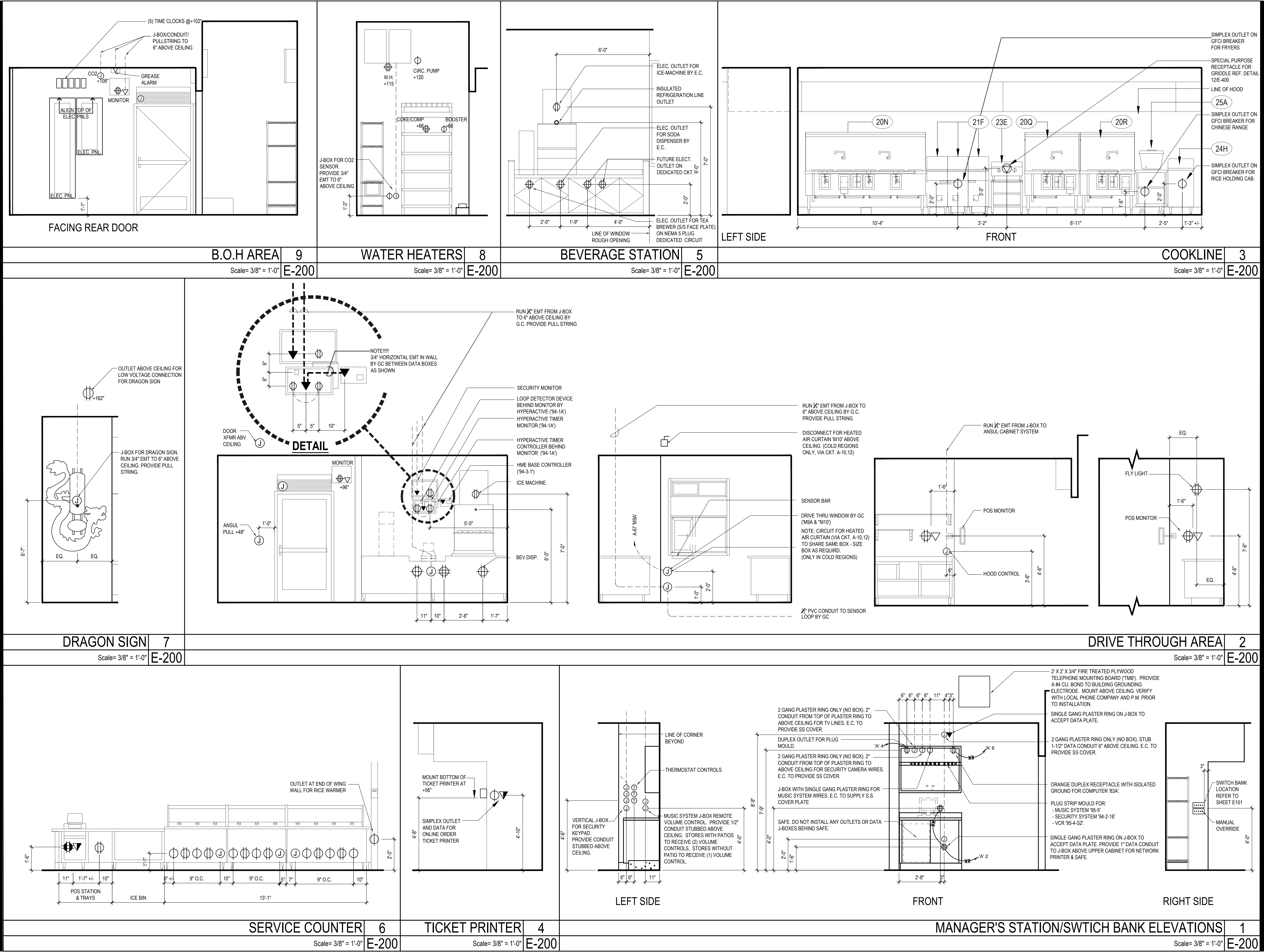
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LIBERTY HILL, TX 78642

E-106

HOT - MEDIUM
SITE PHOTOMETRIC PLAN

PANDA 2300 HOME R4



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

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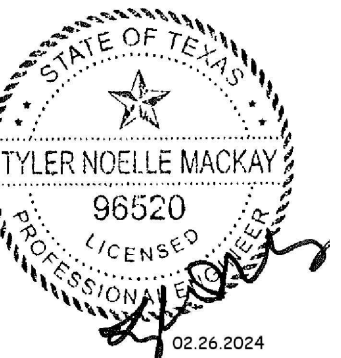
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DRAWN BY: LL

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James F. Turner
Engineers, L.P.

Consulting Engineers
8140 Meadow Road, #100
Dallas, TX 75231
214.750.2900
DRAWN/DESIGN: SVA/SVA
CHECKED: TNM/TNM
TX REGISTRATION #10349



Heights Venture
ARCHITECTURE • DESIGN

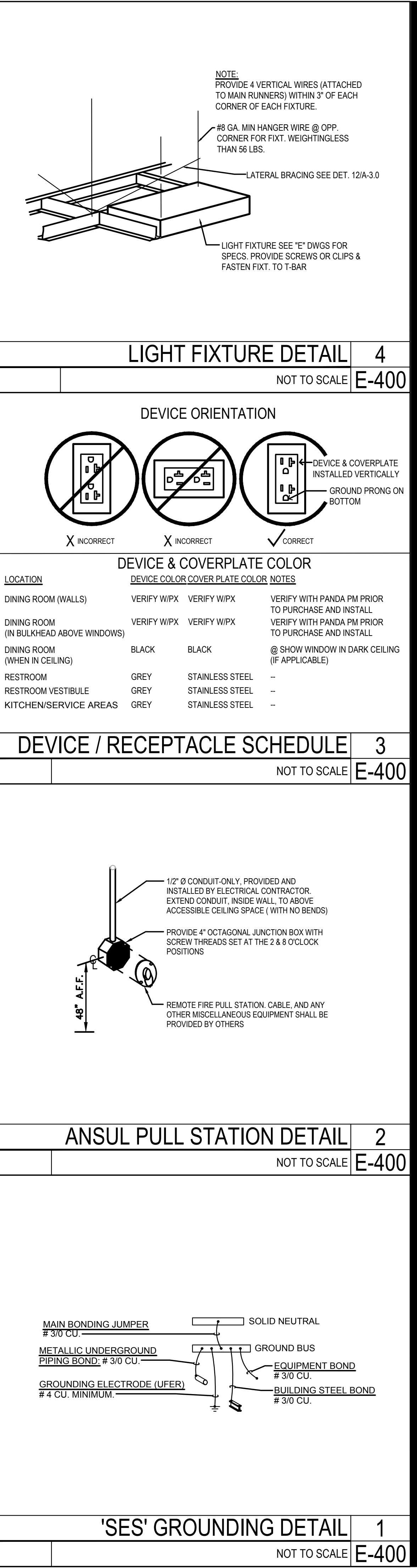
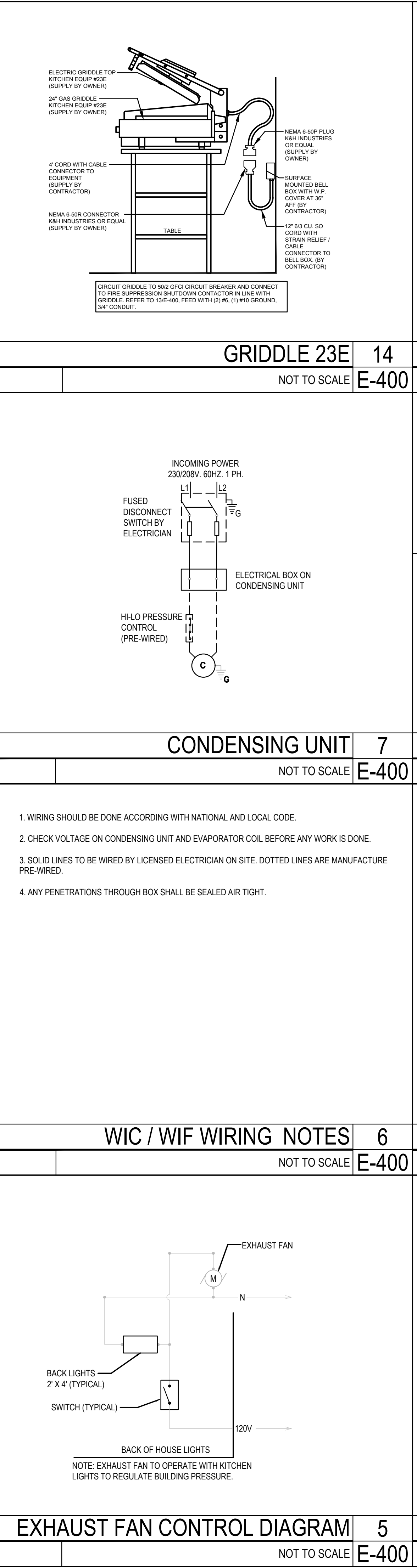
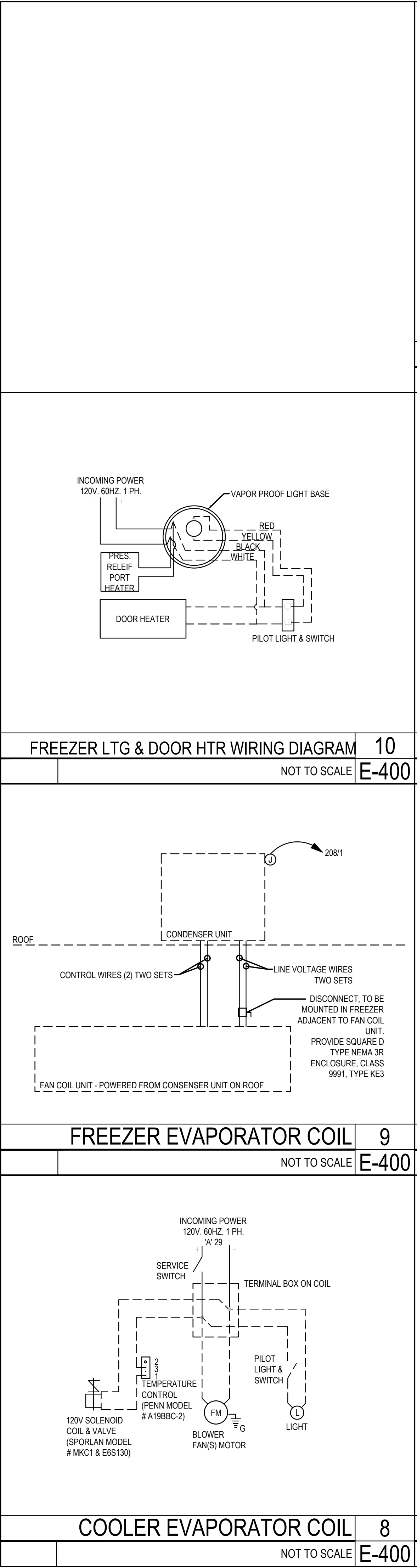
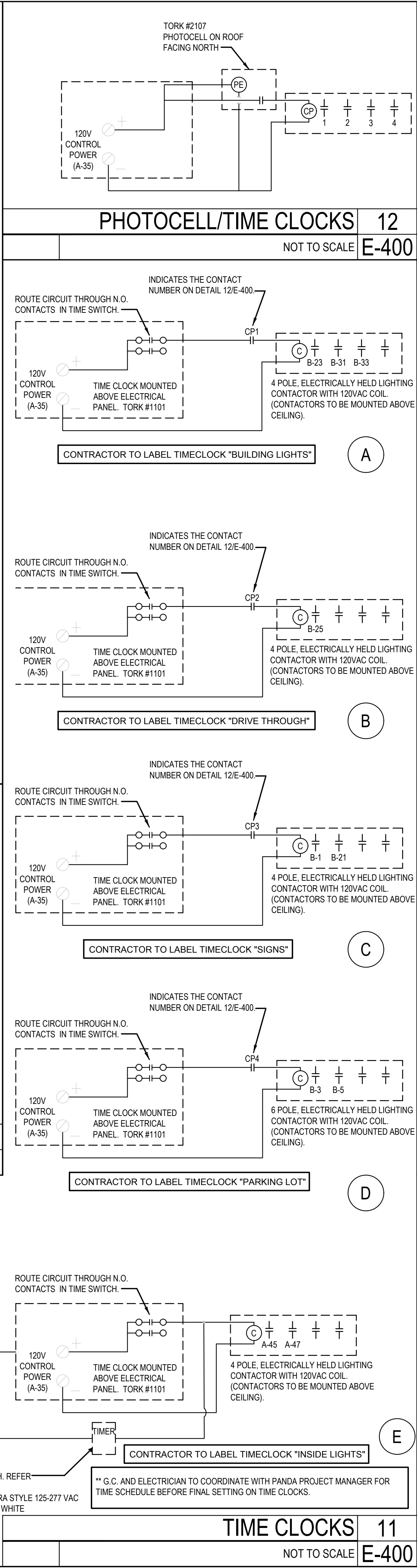
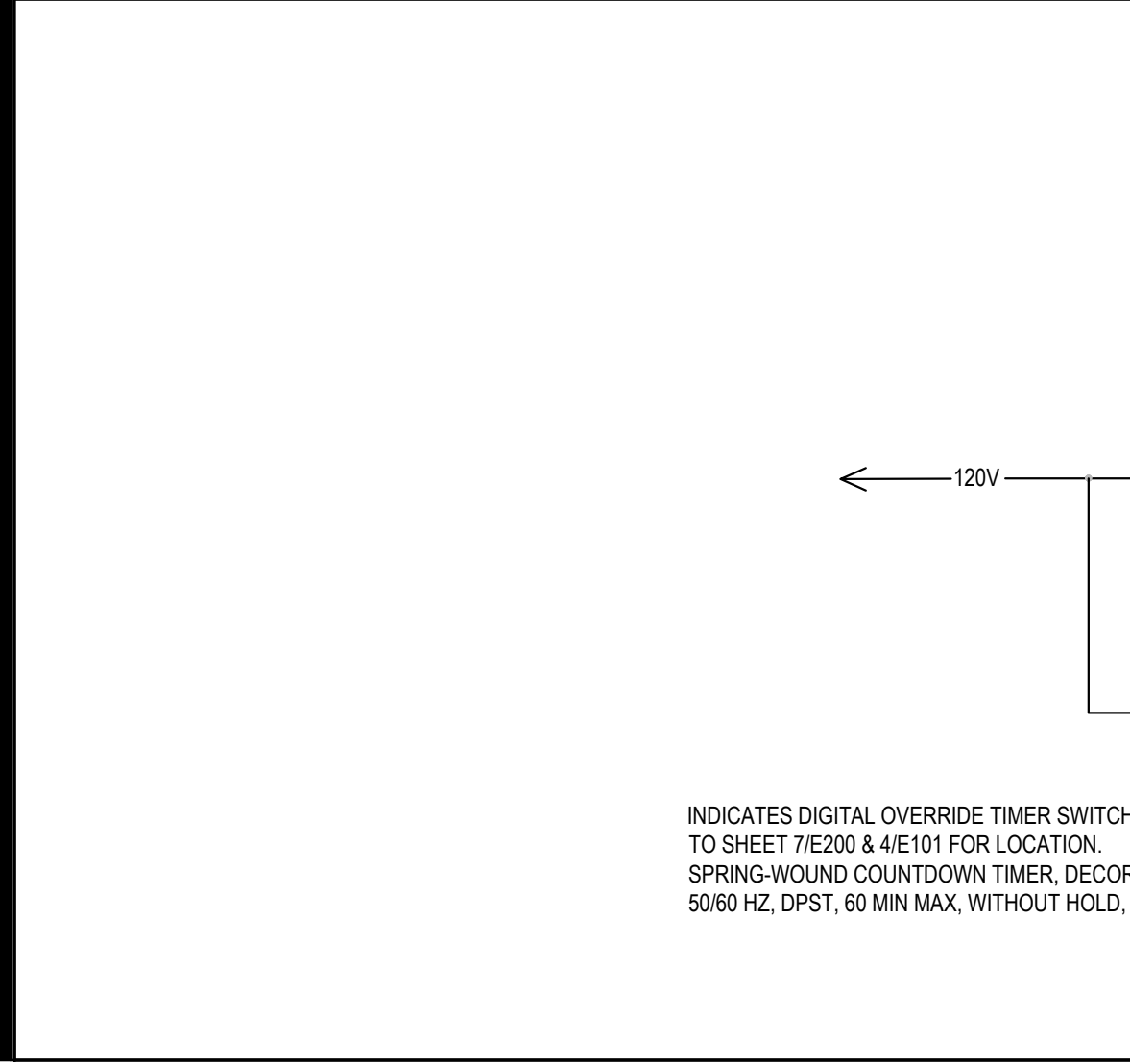
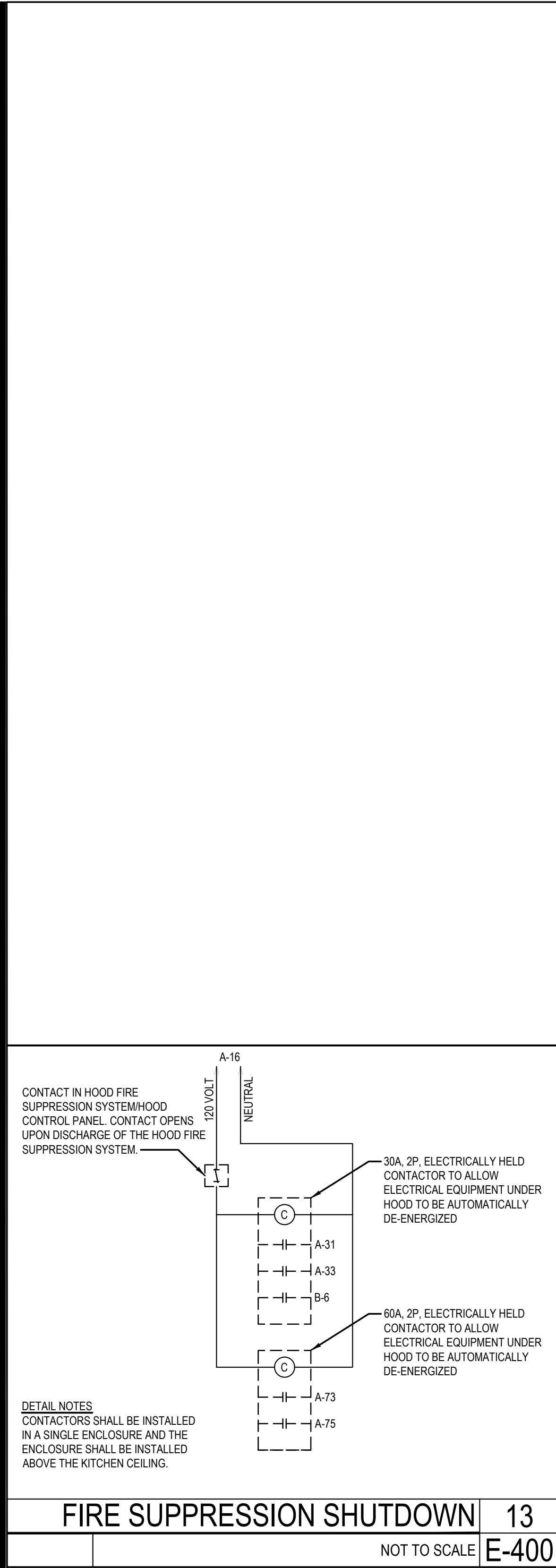
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PANDA EXPRESS
12991 W. STATE HWY. 29
LIBERTY HILL, TX 78642

E-200

ELECTRICAL ELEVATIONS

PANDA 2300 HOME R4



PANDA EXPRESS
CHINESE KITCHEN

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

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DRAWN BY: LL

PANDA PROJECT #:

PANDA STORE #: S8-23-D23586

ARCH PROJECT #: 22080-003

James F. Turner Engineers, L.P.
Consulting Engineers
8340 Meadow Road, #100
Dallas, TX 75231
214.750.2900
DRAWN/DESIGN: SVA/SVA
CHECKED: TNM/TNM
DATE: 02/26/2024
TX REGISTRATION: 110349

TYLER NOELLE MACKAY
96520
REGISTERED PROFESSIONAL ENGINEER
02.26.2024

Heights Venture
ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713.869.1103 V

DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.490.7292 V

PANDA EXPRESS

PANDA EXPRESS
12991 W. STATE HWY. 29
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E-400

HOT - MEDIUM
ELECTRICAL DETAILS, DIAGRAMS

PANDA 2300 HOME R4

PERMIT / BID SET



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

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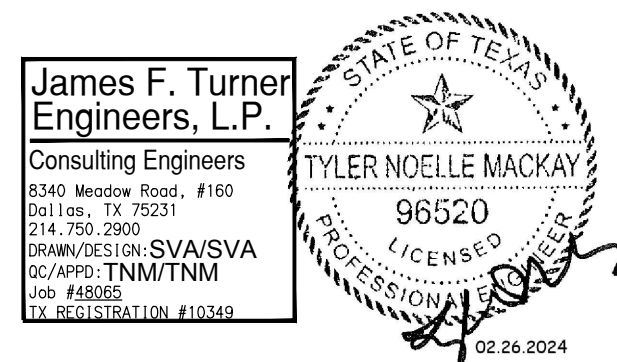
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Heights Venture
ARCHITECTURE + DESIGN

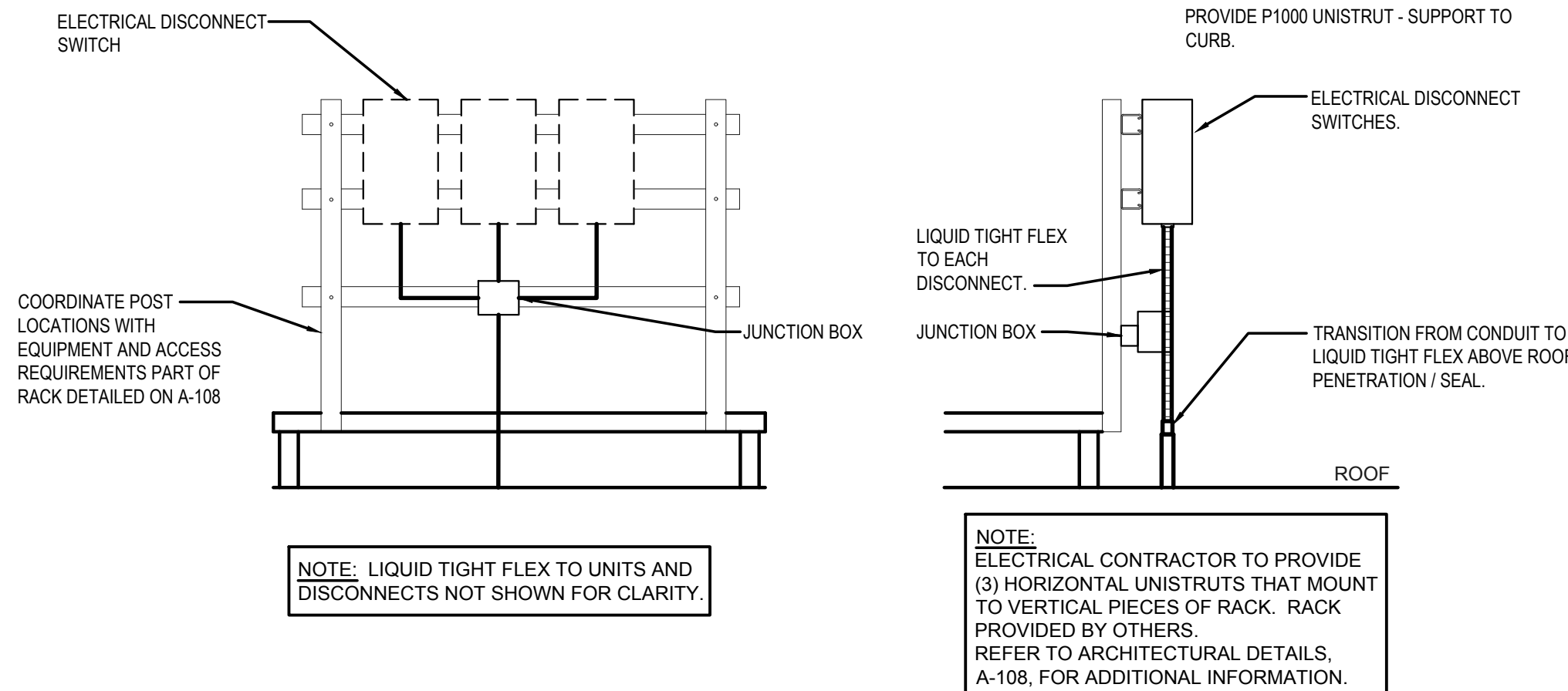
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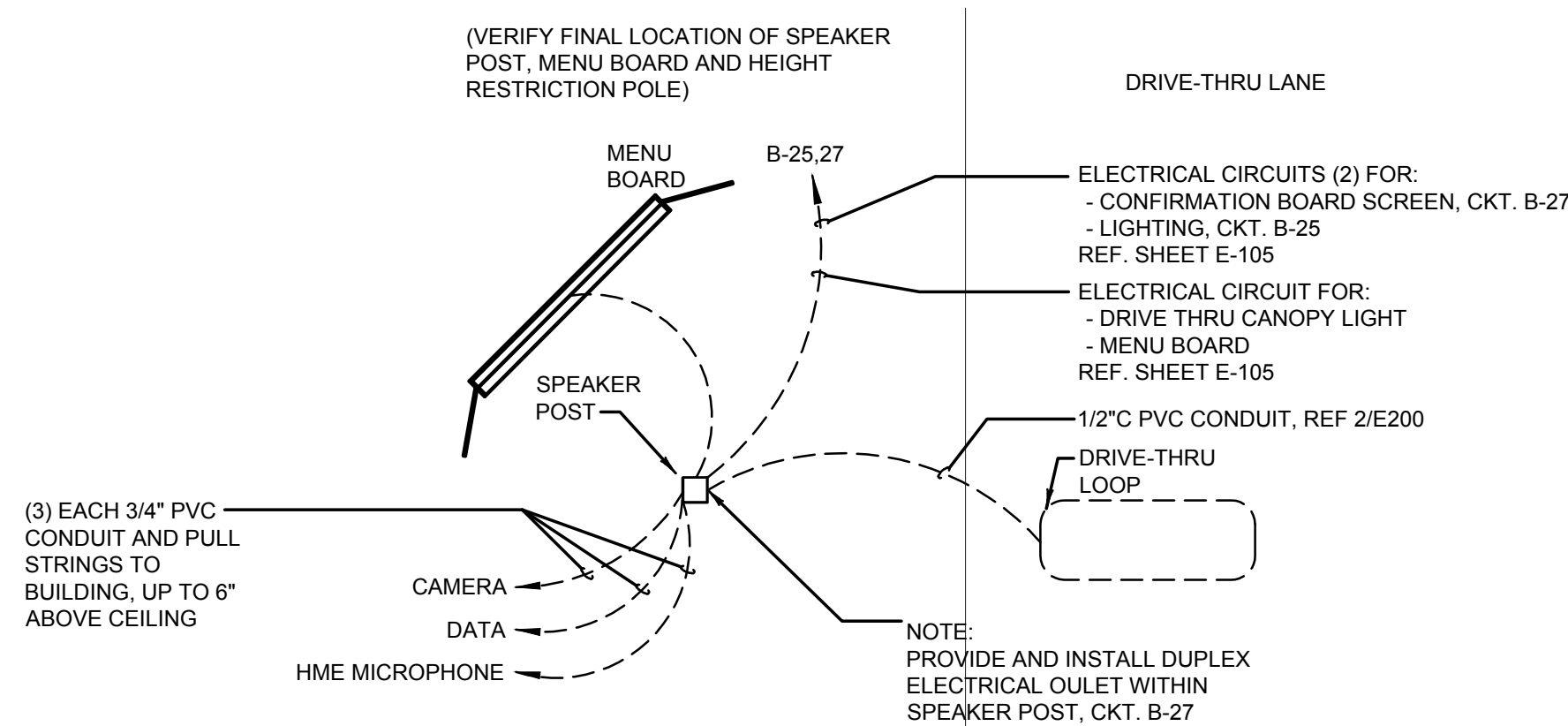
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12991 W. STATE HWY. 29
LIBERTY HILL, TX 78642

E-401
ELECTRICAL DETAILS, DIAGRAMS

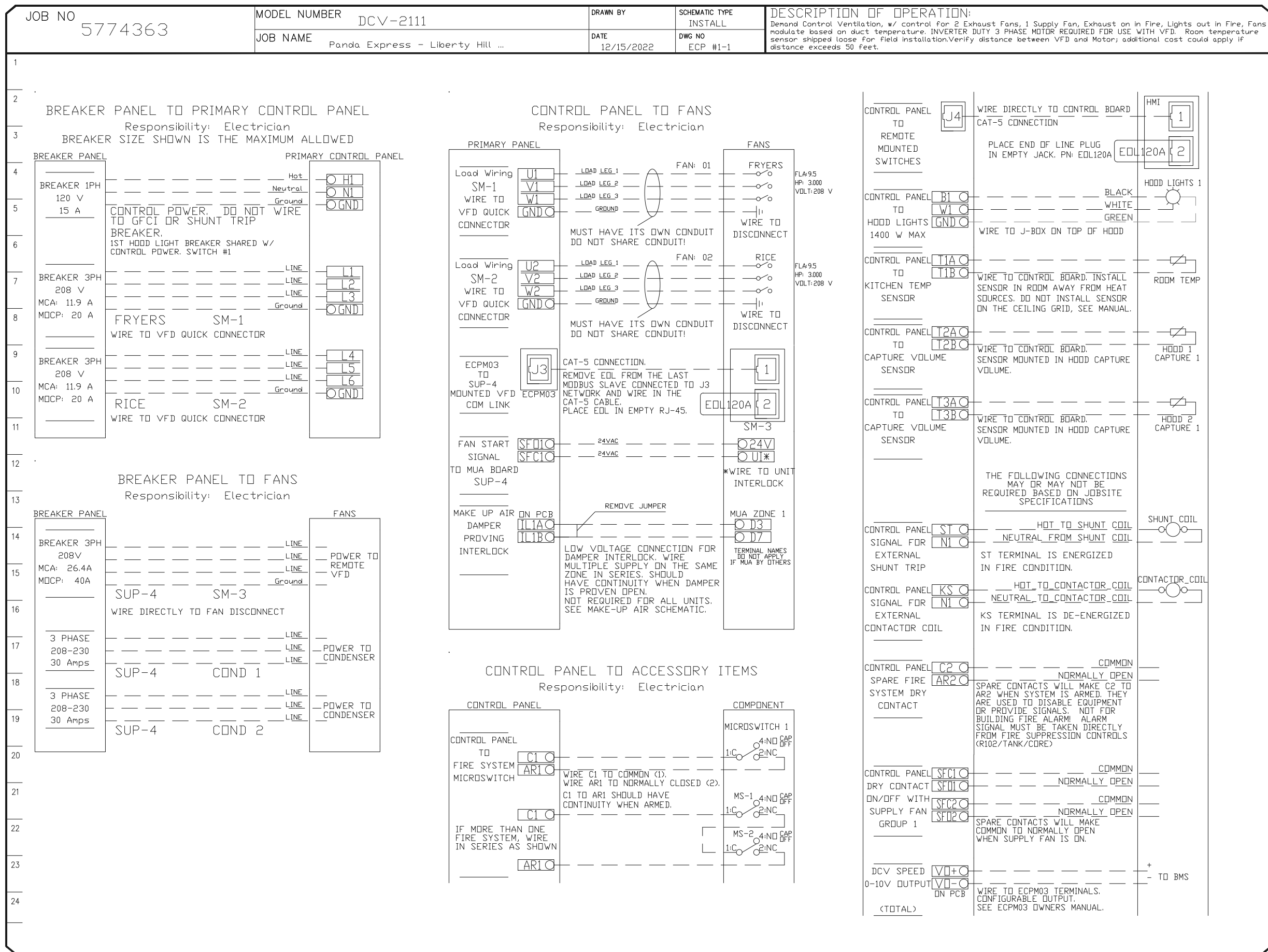
PANDA 2300 HOME R4



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

PANELBOARD A										400 A MLO										LOCATION: ELEC. CABINET																					
208Y/120, 3-PHASE										4 WIRE										MOUNT: FLUSH																					
BOLT-ON W/ EQUIPMENT AND ISOLATED GROUND BUS										100% NEUTRAL BUS										TYPE: NEMA 1																					
PROVIDE AN ARC FLASH WARNING SIGN PER NEC 110.16.										SERIES RATED 100 KAIC BUS AND BRACING																															
L	R	M	K	Q	C.B.	POLE	LOAD AREAS			Ø	Ø	Ø	LOAD AREAS			POLE	C.B.	Q	K	M	R	L																			
AND LOCATION							A	B	C	AND LOCATION																															
281					201	1	W.I.C. DISPLAY L1S / MENU BRD / LED						FAX 87, MGR 94C, COMP 98A	2	201	1000																									
				500	201	3	HOOD CONTROL PNL MM						MUSIC, VCR, MONITOR	4	201	600																									
				1100	201	5	SERVICE POS 94, PRINT 98A (IG) (GFCI)						COMPUTER 13A (IG)	6	201	500																									
				1100	201	7	0 THRU POS 94, PRINT 98A (IG) (GFCI)						ICE MACHINE 10J (GFCI)	8	201	132																									
			820		201	9	95-4-S3, FLY LIGHT, C02 (GFCI)						CHF-25 HEATED AIR CURTAIN M9A (L)	10	202	1410																									
			110		201	11	RICE WARMER 94A (VD)						.	12	-	1410																									
			1440		201	13	REF PREP TABLE 340'						REAR DOOR / FLY FAN M8A	14	201					1200																					
			1080		201	15	REF PREP TABLE 340'						FIRE SUP SHUTDOWN	16	201	500																									
			1080		201	17	UNDER COUNTER FRZR 30L (VD)						AIR CURTAIN M8C	18	201					1200																					
			1120		201	19	BEV DISPENSER 44B						INDUCTION DRY WELL 3'3' 3G (VD) (GFCI)	20	201					1950																					
			100		201	21	SERVING COUNTER						INDUCTION DRY WELL 3'3' 3G (VD) (GFCI)	22	201					1950																					
			1780		201	23	ICE TEA BREWER 90'						INDUCTION DRY WELL 3'3' 3G (VD) (GFCI)	24	201					1950																					
			1200		201	25	FOOD PROCESSOR 93'						INDUCTION DRY WELL 3'3' 3G (VD) (GFCI)	26	201					1950																					
			180		201	27	ELECTRIC DOOR HARDWARE						INDUCTION DRY WELL 3'3' 3G (VD) (GFCI)	28	201					1950																					
			240		201	29	W.I.C. COIL 31M						INDUCTION DRY WELL 3'3' 3G (VD) (GFCI)	30	201					1950																					
			1780		201	31	RICE HOLD CAB 24H (VD) (ST) (GFCI)						INDUCTION DRY WELL 3'3' 3G (VD) (GFCI)	32	201					810																					
			200		201	33	FUTURE CONTROLS (ST)						RADIANT TOP HTR 1'S2B1'	34	201					475																					
			500		201	35	TIME CLOCKS						RADIANT TOP HTR 1'S2B2'	36	201					625																					
			864		201	37	BOOSTER RECEPT 4B (GFCI)						RADIANT TOP HTR 1'S2B2'	38	201					625																					
			500		201	39	HEAT WRAP 32A-S7 (VD) (GFCI)						ICE MACHINE 10J (GFCI)	40	201	1200																									
			180		201	41	FLY LIGHT (GFCI)						THAWING CABINET (GFCI)	42	202					1520																					
			200		201	43	DUCT DETECTORS						.	44	-					1520																					
670		670			201	45	L1G - FOOD PREP / SM / EF-3 (VD) (C)						SPARE	46	201						180																				
557					201	47	L1G - DINING AREA (C)						MICROWAVE 55A (GFCI)	48	15/2					900																					
			720		201	49	SHOW WINDOW RECEP'S						.	50	-					900																					
			540		201	51	GENERAL RECEP'S / FLY LIGHT						FUTURE EQUIPMENT	52	201						360																				
			360		201	53	EXTETRIOR/SERVICE RECEP'S						PICK UP TABLE	54	201						180																				
			180		201	55	GREASE REMOVAL						ICE MACHINE COND 10J-S1'	56	20/2	1227																									
					201	57	ICE MACHINE 10J (GFCI)						.	58	-	1227																									
			1800		201	59	GAS TANKLESS WATER HTR 93' (GFCI)						WALK IN FREEZER COND 32-S1' (L)	60	40/2	3900																									
			1780		201	61	ICE TEA BREWER 90' (VD)						.	62	-	3900																									
			70		201	63	L1G - RESTROOMS						WALK IN COOLER COND 31-S'	64	35/2	2808																									
					201	65	SPARE						.	66	-	2808																									
			1200		201	67	D/T WINDOW M10' / SENSOR BAR						RTU-3	68	50/3	5524																									
			2200		502	69	DRIVE-THRU HOT WELL CABINET						.	70	-	5524																									
			2200		-	71	.						.	72	-	5524																									
			3790		502	73	ELECTRIC GRILL 23E (ST) (GFCI)						RTU-2	74	50/3	5524																									
			3790		-	75	.						.	76	-	5524																									
					201	77	SPARE						.	78	-	5524																									
					201	79	SPARE						RTU-1	80	45/3	3843																									
					1100	30/2	81 UH-1						.	82	-	3843																									
					1100	-	83	.					.	84	-	3843																									
CONNECTED KVA 3Ø																						DEMAND AMPS										CONNECTED 3Ø LOAD CALCULATIONS									
LIGHTING																						1.6 100% 4.4										PER NEC 220.42									
RECEPTACLE																						2.7 100% 7.5										PER NEC 220.44									
MOTOR																						4.3 100% 11.9																			
KITCHEN																						40.6 28.4 65% 73.3																			
OTHER																						79.5 100% 220.7										PER NEC 220.51 - 220.60									
SPARE																						0.0 0.0 N/A 0.0																			
TOTAL																						126.7 114.5 317.8																			
FEEDER IMPACTY ADJUSTMENTS																																									
LIGHT AMPS																						1.1																			
MOTOR AMPS																						2.5										321 MINIMUM FEEDER AMPS									
REMARKS:																																									
(K) KITCHEN EQUIPMENT SHOWN AT 65% IN PANEL TOTALS PER NEC (KITCHEN EQUIPMENT).																																									
(IG) TERMINATE GROUND ON ISOLATED GROUND BUS.																																									
(C) ROUTE CIRCUIT THROUGH LIGHTING CONTACTOR CONTROLLED BY TIMELOCK. REFER TO DETAIL 11 / SHEET E-400.																																									
(V) WIRE SIZE INCREASE DUE TO VOLTAGE DROP. SIZE EQUIPMENT GROUND CONDUCTOR PROPORTIONALLY PER NEC.																																									
(L) PROVIDE LOCKING DEVICE (LOOK OFF FOR MAINTENANCE)																																									
(ST) CIRCUIT TO BE ROUTED THROUGH HOOD SHUNT-TRIPPED CONTACTOR. REFER TO DETAIL 13E-400.																																									
(GFCI) PROVIDE GROUND-FAULT CIRCUIT-INTERRUPTOR (5mA) TYPE CIRCUIT BREAKER.																																									
INTERIOR PANELBOARDS SHALL BE RECESSED WITH FLANGED/REMOVABLE SCREW-ON COVER. SURFACE MOUNTED PANELBOARDS OR HINGED/FLUSH COVERS NOT ALLOWED.																																									
LEAVE ALL SPARES IN THE OFF POSITION.																																									