

LANDLORD / PROPERTY MANAGER EVAN MOUHALIS, MANAGER 3311 WEST HILLSBORO BLVD JV, LLC, FLORIDA LIMITED LIABILITY COMPANY 1200 NW 17TH AVE, SUITE 15 DELRAY BEACH, FL 33445 904 662.7021 EVAN@MOUHALISCM.COM		ARCHITECT JOHN LENTI, AIA CPH INC. 5601 MARINER ST STE 105, TAMPA, FL 33609 PHONE: (813) 288-0233 - EXT. 2412 EMAIL: JLENTI@CPHCORP.COM		CIVIL JEREMY MORTON CPH, LLC. 500 WEST FULTON STREET SANFORD, FL 32771 T: 407.322.6841 EXT-1014 F: 407.330.0639	
		MECHANICAL / PLUMBING JEFFREY DEAL, P.E. CPH INC. 500 WEST FULTON STREET SANFORD, FL 32771 PHONE: (407) 322-8841 FAX: (407) 330-0639		ELECTRICAL GREGORY TAYLOR, P.E. CPH INC. 500 WEST FULTON STREET SANFORD, FL 32771 PHONE: (407) 322-8841 FAX: (407) 330-0639	
TEAM DIRECTORY					
				Scale= NTS	G-001
COMCAST EMAIL AGREEMENT & SURVEY TO: CONTACT: RICHARDO A DAVIDSON RICHARDO_A.DAVIDSON@COMCAST.COM CONTACT: RICHARD SEES RICHARD_SEES@COMCAST.COM PHONE: 786-586-5805 2501 SW 145 AVENUE MIRAMAR, FL 33027		TECO/PEOPLE'S GAS SYSTEM ENGINEERING DEPARTMENT EMAIL AGREEMENT & SURVEY TO: CONTACT: NOELYN CHARLES NCHARLES@TECOENERGY.COM PHONE: 305-957-3844		CITY OF DEERFIELD BEACH ENGINEERING & UTILITIES DEPARTMENT PHONE: 954-480-4347 FAX: 954-480-4492 EMAIL: NCHARLES@DEERFIELD-BEACH.COM 200 GOOLSBY BOULEVARD DEERFIELD BEACH, FL 33442	
FPL EMAIL AGREEMENT & SURVEY TO: CONTACT: JENNIFER JOHNSON JENNIFER.JOHNSON@FPL.COM PHONE: 954-956-2014 FAX: 954-956-2020 330 SW 12 AVENUE POMPAÑO BEACH, FL 33069		AT&T EMAIL AGREEMENT & SURVEY TO: G46642@ATT.COM SUBJECT LINE SHOULD READ: EASEMENT, 3301 W HILLSBORO BLVD DEERFIELD BEACH, FL 33442		BROWARD COUNTY WATER AND WASTE WATER / CABLE 2555 WEST COPANS ROAD POMPAÑO BEACH, FL 33069 CONTACT: DON PERRON (954-831-0944) OR MARIO MANRIQUE (954-831-0968)	
JURISDICTIONAL AUTHORITIES					
				Scale= NTS	G-001
<p>1. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FULLY EXAMINE THE SITE CONDITION, AND AVAILABLE UTILITIES AND TO NOTIFY THE OWNER'S REPRESENTATIVE, IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN THE SAID EXISTING CONDITIONS AND THESE DRAWINGS. NO CLAIMS FOR ADDITIONAL COMPENSATION SHALL BE MADE OR SHALL BE VALID UNLESS WRITTEN NOTIFICATION IS RECEIVED BY THE OWNER'S REPRESENTATIVE AND THE ADDITIONAL COMPENSATION IS APPROVED IN ADVANCE OF PROCEEDING WITH THE WORK.</p> <p>2. IN ADDITION TO THE GENERAL NOTES LISTED HEREIN, A.I.A. DOCUMENT A201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION SHALL APPLY.</p> <p>3. ALL WORK SHALL BE PERFORMED AS TO COMPLY WITH ALL GOVERNING STATUTES, ORDINANCES, REGULATIONS, CODES AND INSURANCE RATING BOARDS. NO WORK SHALL COMMENCE UNTIL ALL GOVERNMENTAL AND JURISDICTIONAL PERMITS AND APPROVALS ARE OBTAINED.</p> <p>4. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS MANNER AND SHALL BE IN GOOD AND USABLE CONDITION AT THE DATE OF COMPLETION THEREOF.</p> <p>5. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR INSTALL OR PERMIT TO BE INSTALLED, ANY MATERIALS CONTAINING ASBESTOS.</p> <p>6. THE TERM "OWNER" OR "TENANT" SHALL REFER TO PANDA EXPRESS AND ITS AGENTS OR REPRESENTATIVES. THE TERM "GENERAL CONTRACTOR" AND "G.C." SHALL REFER TO THE PERSON AND/OR PERSONS WHO HAVE CONTRACTED OR SUBCONTRACTED FOR THE WORK.</p> <p>7. THE ABBREVIATION OF "N.I.C." INDICATES WORK AND/OR MATERIAL THAT IS NOT IN THE CONTRACT OF THE GENERAL CONTRACTOR, HOWEVER THIS DOES NOT RELIEVE THE G.C. OF THE RESPONSIBILITY OF COORDINATION.</p> <p>8. NOT USED.</p> <p>9. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDIVIDUALLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.</p> <p>10. ALL WALL & CEILING CONSTRUCTION SHALL BE SUPPORTED BY STRUCTURE & NOT BY ROOF DECK IF APPLICABLE.</p> <p>11. IT IS THE G.C.'S RESPONSIBILITY TO MAKE SURE EACH SUB HAS THE FULL SET OF DRAWINGS FROM WHICH TO BASE THEIR ESTIMATE. IF CONFLICTS ARISE AFTER THE BID THE G.C. ACCEPTS FULL RESPONSIBILITY FOR COST INCREASES IF THE SUB WAS NOT GIVEN THE FULL SET OF DRAWINGS.</p>					
GENERAL NOTES					
				Scale= NTS	G-001
<p>AFF ABOVE FINISHED FLOOR ALUM. ALUMINUM BV BALL VALVE (FULL PORT) B.O. BOTTOM OF C. CONDUIT CO CONDUIT ONLY CW COLD WATER (E) EXISTING EC ELECTRICAL CONTRACTOR EWH ELECTRICAL WATER HEATER EXT. EXTERIOR FOF FACE OF FINISH FOS FACE OF STUD F.S. FLOOR SINK G.C. OR GC GENERAL CONTRACTOR H.W. HOT WATER ID INDIRECT DRAIN INT. INTERIOR K.E.C. KITCHEN EQUIP. CONTRACTOR L.L. LANDLORD MC MECHANICAL CONTRACTOR (N) NEW NIC NOT IN CONTRACT NTS NOT TO SCALE OA OUTSIDE AIR O.C. ON CENTER PC PLUMBING CONTRACTOR RAR RETURN AIR REGISTER R.I.H. ROUGH-IN HEIGHT S.S. STAINLESS STEEL STL. STEEL STRUCT. STRUCTURE, STRUCTURAL T.O. TOP OF WCO WASTE CLEAN OUT</p>		<p>D1 DOOR TYPE W1 WINDOW TYPE TA FLOOR FINISH W4 WALL TYPE 1 STRUCTURAL GRID C1 CEILING FINISH P-C WALL FINISH 34 KITCHEN EQUIPMENT 101 ROOM NUMBER MARK OF ELEVATION DETAIL INT. ELEVS SECTION NEW DOOR TEMPERED GLAZING EXT. ELEVS</p>			
ABBREVIATIONS		SYMBOLS			
Scale= NTS		Scale= NTS			
G-001		G-001			



<p>VICINITY MAP</p> <p>Scale= NTS</p> <p>G-001</p>	<p>KEY PLAN</p> <p>Scale= NTS</p> <p>G-001</p>

APPLICABLE CODES: ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF ALL 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

FLORIDA BUILDING CODE, BUILDING, 7th EDITION (2020)
FLORIDA BUILDING CODE, PLUMBING, 7th EDITION (2020)
FLORIDA BUILDING CODE, MECHANICAL, 7th EDITION (2020)
FLORIDA BUILDING CODE, FUEL GAS, 7th EDITION (2020)
FLORIDA BUILDING CODE, ACCESSIBILITY, 7th EDITION (2020)
NATIONAL ELECTRICAL CODE - (NFPA 70) 2017 EDITION
FLORIDA FIRE PREVENTION CODE, 7th EDITION (2020)

PLUMBING FIXTURES (TABLE 403.1 2020 FPC)

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 = 79		MALE =40		FEMALE = 40

NOTE: SIGNS TO BE SUBMITTED UNDER SEPARATE PERMIT

OCCUPANT LOAD CALCULATION

FUNCTION OF SPACE	ALLOWANCE (SQ.FT./PERSON)	AREA (SQ.FT.)	OCCUPANTS
INDOOR DINING	15 GROSS	844 SQ. FT.	57 (48 SEATS)
KITCHEN	200 GROSS	781 SQ. FT.	4
QUEUING / ORDERING AREA	5 NET	77 SQ. FT.	15
TOILET / STORAGE	0	186 SQ. FT.	0
COOLER/FREEZER	0	178 SQ. FT.	0
TOTAL BUILDING OCCUPANCY			67
REQUIRED WHEELCHAIR LOCATIONS (FBC ADA):			4 REQUIRED
PROVIDED INDOOR SEATING	844 SQ. FT.	48	
PROVIDED OUTDOOR SEATING	----	16	
PROVIDED SEATING TOTAL	----	64	

BUILDING CODE ANALYSIS

OCCUPANCY CLASSIFICATION	GROUP A-2 (ASSEMBLY)														
TYPE OF CONSTRUCTION	V-B														
FIRE SPRINKLER	NO SPRINKLER														
<table> <tr> <th>PROVIDED</th> <th>REQUIRED / ALLOWED</th> </tr> <tr> <td>HEIGHT</td> <td>23'-3" / 40 ft</td> </tr> <tr> <td>STORY</td> <td>1</td> </tr> <tr> <td>AREA</td> <td>2,200 SQ. FT. / 6,000 sqft</td> </tr> <tr> <td>OCCUPANT LOAD</td> <td>67 / 76</td> </tr> <tr> <td>NUMBER OF EXITS</td> <td>3 / 2</td> </tr> <tr> <td>EGRESS WIDTH</td> <td>114" / 67 x 0.2 = 13.4"</td> </tr> </table>		PROVIDED	REQUIRED / ALLOWED	HEIGHT	23'-3" / 40 ft	STORY	1	AREA	2,200 SQ. FT. / 6,000 sqft	OCCUPANT LOAD	67 / 76	NUMBER OF EXITS	3 / 2	EGRESS WIDTH	114" / 67 x 0.2 = 13.4"
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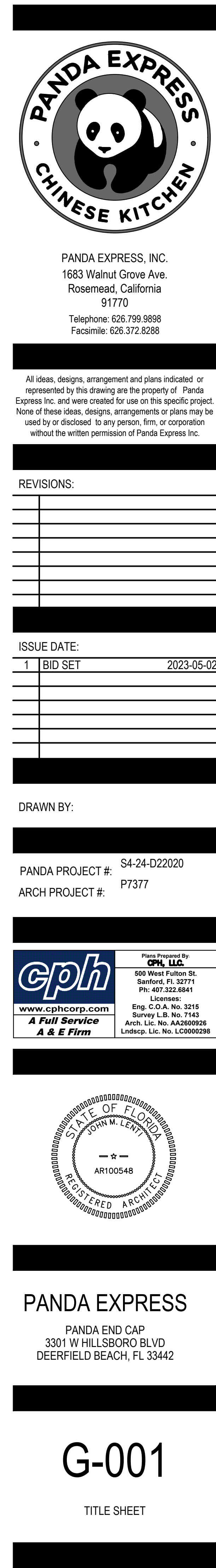
PANDA EXPRESS

RESTAURANT AREA	2,200 S.F.
EMPLOYEES	3 EMPLOYEES / SHIFT (2 SHIFTS PER DAY)
INDOOR SEATING	48
OUTDOOR SEATING	16

CODE ANALYSIS

Scale= NTS

G-001

[illegible]

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

1. ENERGY COMPLIANCE - NOT USED

2. BUILDING INSULATION - NOT USED

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 2020 FBC CHAPTER 15 & TABLE 1507.10.2. REFER TO ROOF PLAN FOR ADDITIONAL INFORMATION.

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

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

4. FLASHING AND SHEET METAL

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

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

INSTALL SHEET METAL OVER A LAYER OF ROOFING FELT.

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

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

5. ROOF ACCESSORIES

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

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

6. CAULKING & SEALANTS

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

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

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

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

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

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

7. EIFS (EXTERIOR INSULATION AND FINISH SYSTEM)

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

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

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

MEET ALL LOCAL BUILDING CODE REQUIREMENTS.

MOISTURE CONTROL: PREVENT THE ACCUMULATION OF WATER BEHIND THE EIFS SYSTEM, EITHER BY CONDENSATION OR LEAKAGE THROUGH THE WALL CONSTRUCTION, IN THE DESIGN AND DETAILING OF THE WALL ASSEMBLY. CONFORM WITH ALL DETAILS OF 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 WITH 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 SONOSHELO® 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: 183 g/L
~ MasterSeal HLM 5000 S: 190 g/L
~ MasterSeal HLM 5000 R: 190 g/L
~ MasterSeal HLM 5000 T: 132 g/L

DESCRIPTION

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

MasterSeal HLM 5000 SL (self-leveling/squeegee)
MasterSeal HLM 5000 T (trowel)

MasterSeal HLM 5000 S (spray)
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 taping, seaming and precutting
- Does not require hot-melt equipment

APPLICATIONS

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

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



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.S.2 OR 1011.S.2NAFS. THE LABEL SHALL STATE THE NAME OF THE MANUFACTURER, THE APPROVED LABELING AGENCY AND THE PRODUCT DESIGNATION AS SPECIFIED IN AAMANNWDA 1011.S.2 OR 1011.S.2NAFS. PRODUCTS TESTED AND LABELED AS CONFORMING TO AAMANNWDA 1011.S.2 OR 1011.S.2NAFS SHALL NOT BE SUBJECT TO THE REQUIREMENTS OF SECTIONS 1603.2 AND 1603.3. EXTERIOR WINDOW AND DOOR ASSEMBLIES NOT PROVIDED FOR IN SECTION 1714.5.1, EXTERIOR WINDOW AND DOOR ASSEMBLIES SHALL BE TESTED IN ACCORDANCE WITH ASTM E330. EXTERIOR WINDOW AND DOOR ASSEMBLIES CONTAINING GLASS SHALL COMPLY WITH SECTION 2403. THE DESIGN PRESSURE FOR TESTING SHALL BE CALCULATED IN ACCORDANCE WITH CHAPTER 16. EACH ASSEMBLY SHALL BE TESTED FOR 10 SECONDS AT A LOAD EQUAL TO 1.5 TIMES THE DESIGN PRESSURE".

2. METAL DOORS AND FRAMES

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

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

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

3. WOOD DOORS

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

SOLID CORE: MAT FORMED WOOD PARTICLE BOARD, TYPE I, 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 1/4" AT EACH VERTICAL EDGE AND AT TOP 1/2" AT BOTTOM. AND 1/2" IN 2" BEVEL AT LOOK EDGE. 1/2" CLEARANCE ABOVE FLOOR WITHOUT THRESHOLD. 1/4" ABOVE FLOOR WITH THRESHOLD.

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

4. FINISH HARDWARE

SECURITY NOTES - SWINGING DOORS:

ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN ADDITION, THEY SHALL HAVE 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 FRAMING WITH SCREWS NOT LESS THAN 2-1/2" IN LENGTH.

DEAD BOLTS SHALL CONTAIN HARDENED INSERTS.

STRAIGHT DEAD BOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 3/4"

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

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

HARDWARE NOTES: REFERENCE HARDWARE SCHEDULE FOR SPECIFICATIONS.

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

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

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

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

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



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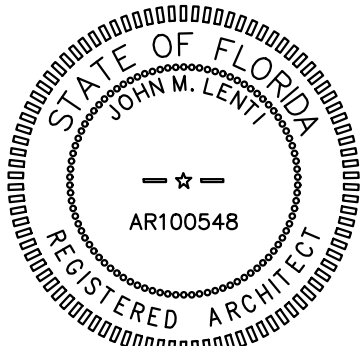
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G-003

SPECIFICATIONS

PANDA HOME 2600 R4/DAB

DIVISION 9 - FINISHES

1. GYPSUM WALLBOARD

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

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

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

USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN AREAS SPECIFIED ON THE PLANS AND AT ALL TILE WORK WITHIN 48" OF WET AREAS. EACH SHEET SHALL BE MARKED BY THE MANUFACTURER INDICATING THE MOISTURE RESISTANT CAPABILITIES OF THE PRODUCT.

INSTALL GYPSUM WALLBOARD WITH LONG DIMENSION PERPENDICULAR TO FRAMING.

INSTALL PER MANUFACTURE'S WRITTEN INSTRUCTIONS.

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

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

FURRING CHANNELS - 3/8" HAT SHAPED.

FASTENING: NAILS-NO. 19 GUAGE, 1-3/8" LONG, 9/64" HEAD ANNULAR RING NAIL, 7" ON CENTER AT CEILING, 8" ON CENTER AT WALLS.

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

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

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

2. CERAMIC TILE

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

MATERIALS: REFERENCE TILE SCHEDULE

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

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

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

3. LAY-IN CEILING TILE

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

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

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

COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

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

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

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

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

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

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

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

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

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

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

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

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

5. EXTERIOR PAINTING

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

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

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

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

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

6. INTERIOR PAINTING

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

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

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

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

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

7. GENERAL FINISH NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS.

DIVISION 10 - SPECIALTIES

1. PORTABLE FIRE EXTINGUISHERS

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

2. WALL VENT

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

3. SOFFIT VENT

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

4. TOILET ROOM ACCESSORIES

SEE ARCHITECTURAL DRAWINGS FOR TOILET ROOM ACCESSORIES SCHEDULE.

DIVISION 11 - EQUIPMENT

1. FOOD SERVICE EQUIPMENT

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

2. RELATED WORK DESCRIBED ELSEWHERE

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

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

3. AS-BUILT DRAWINGS

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

4. LOCATIONS AND ACCESSIBILITY

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

5. CLEANING OF EQUIPMENT, MATERIALS AND PREMISES

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

6. OPERATION AND MAINTENANCE INSTRUCTIONS

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

7. TESTING AND ADJUSTMENT

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

DIVISION 12 - FURNISHINGS

1. NOT USED

DIVISION 13 -SPECIAL CONSTRUCTION

1. NOT USED

DIVISION 14 - CONVEYING SYSTEM

1. NOT USED

DIVISION 15 - MECHANICAL

1. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR SPECIFICATIONS

DIVISION 16 - ELECTRICAL

1. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL SPECIFICATIONS

FIRE PREVENTION NOTES

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

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

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

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

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

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

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

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

9. INTERIOR FINISH SHALL COMPLY WITH ALL APPLICABLE CODES.

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

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

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

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

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

15. PROVIDE OCCUPANT LOAD SIGN COMPLYING WITH CODE.

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



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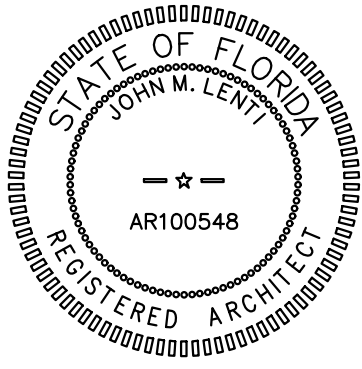
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G-004

SPECIFICATIONS



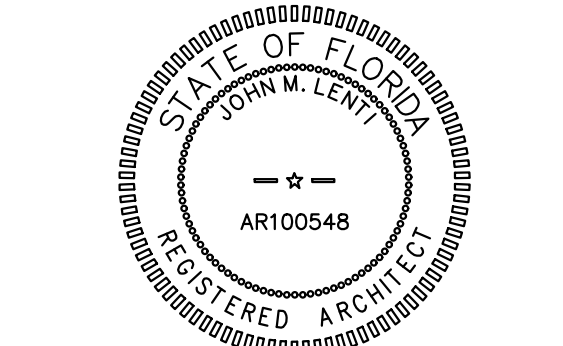
REVISIONS:

ISSUE DATE:

DRAWN BY:

RANDA PROJECT #: S4-24-D22020

ARCH PROJECT #: P7377



G-005

SCHEDULES

PANDA HOME 2600 R4/DAB

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

SEE SHEET A-103 FOR PAINT SCHEDULE

DOOR & HARDWARE SCHEDULE

INSTALLED AND FURNISHED PER DESCRIPTION OF LANDLORD'S WORK.

[illegible]

WALL PANEL SCHEDULE		INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE	

SPECIAL SURFACE SCHEDULE		INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE	
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INTERIOR PAINT SCHEDULE				INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE	
NO	MANUFACTURER	MFG #	COLOR	FINISH	REMARK
CP94a	SHERWIN-WILLIAMS	SW 7065	ARGOS	PROMAR 200, ZERO VOC, LATEX SEMI-GLOSS	REAR SERVICE DOOR
CI101	SHERWIN-WILLIAMS	SW 6252	ICE CUBE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	RESTROOM & RESTROOM VESTIBULE CEILING, DINING RM SOFFIT
CI102	NOT USED				
CI103	NOT USED				
CI104	SHERWIN-WILLIAMS	SW 2850	CHELSEA GRAY	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	DINING RM. WALLS, RESTROOM VESTIBULE WALLS
CI105	NOT USED				
CI106	SHERWIN-WILLIAMS	SW 7069	IRON ORE	DTM ACRYLIC GLOSS, LOW VOC	RESTROOM DOOR FRAMES
CP205	SHERWIN-WILLIAMS	SW 7069	IRON ORE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	FRONT & UNDERSIDE OF SERVICE LINE & BACK OF SERVICE LINE SOFFIT

REFER A-200 EXTERIOR FINISH SCHEDULE FOR EXTERIOR DECORATIVE TILE

• SCHLUTER SYSTEM ALUMINUM TRIM:

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

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

(TR100) -OUTSIDE CORNER CONNECTOR PIECE: DILEX-AHK-E90/AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)

-INSIDE CORNER CONNECTOR PIECE: DILEX-AHK-B0/AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)

-END CAP PIECE: DILEX-AHK-E/AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)

EDGE TILE TRIM:

SCHLUTER SYSTEMS RONDEC-RO125 AMGB (BRUSHED BRASS ANODIZED ALUMINUM)

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

-INSIDE CORNER CONNECTOR PIECE: RONDEC-IZL/RO125 AMGB (BRUSHED BRASS ANODIZED ALUMINUM)

TILE ET ACCESSORY SCHEDULE

TR104	<p>EPOXY GROUT BY MAPEI, KERAPOXY IEG, 100% SOLIDS INDUSTRIAL GRADE:</p> <p>AREAS: UNDER HOOD AND 36" IN FRONT OF COOKING LINE, 3 COMPARTMENT SINK AND MOP SINK AREA</p>	RG48	<p>BOBRICK GRAB BAR, 48" LONG</p> <p>B-6806 1 1/2" SATIN FINISH; FURNISHED BY LOCKNET, INC.</p>
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SEE MANUFACTURER'S SPECIFICATION, DETAILS AND GUIDE FOR PREPARATION, MIXING, GROUTING AND CLEANING INSTRUCTION	RG18	BOBRICK GRAB BAR, 18" LONG B-6806 1 1/2" SATIN FINISH; FURNISHED BY LOCKNET, INC.
NOTE: SEE INTERIOR SHEETS FOR WALL/ BASE TILE LOCATIONS AND SPECIFICATIONS	RM	BOBRICK CHANNEL FRAME MIRROR