PANDA EXPRESS

D6674

515 MULLINS COLONY DRIVE
EVANS, GA 30809

OWNER
DANIEL WAGUESPACK
PANDA RESTAURANT GROUP
1683 WALNUT GROVE AVE,
ROSEMEAD, CA 91770
T: 941.320-7208

LANDLORD
MR. MICHAEL SMITH
MULLINS COLONY LLC
T: 704-564-1098
E: MSMITH@COLLETTRE.COM

ARCHITECT
WADE ARNOLD
CUHACI & PETERSON
1925 PROSPECT AVENUE
ORLANDO, FL 32814
T: 407-661-9100 EXT:2383
F: 407-661-9101

ELECTRICAL
CONTACT: KIM HAROLD
CUHACI & PETERSON
1925 PROSPECT AVENUE
ORLANDO, FL 32814
T: 407-661-9100 EXT:2471
F: 407-661-9101

STRUCTURAL
ANDREW RUFFIN
BRITT PETERS & ASSOCIATES, INC.
101 FALLS PARK DRIVE, SUITE 601
GREENVILLE, SOUTH CAROLINA 29601
T: 864-271-8869 EXT-219
F: 864-233-5140

MECH/PLUMBING
CONTACT: TRACEY BRADY
CUHACI & PETERSON
1925 PROSPECT AVENUE
ORLANDO, FL 32814
T: 407-661-9100 EXT:2357
F: 407-661-9101

CIVIL
ERIK HOUSTON
INGENIUM ENTERPRISES, INC.
221 ROSWELL ST, SUITE 100
ALPHARETTA, GA 30009
T: 850-415-1040 EXT-302

TEAM DIRECTORY

Scale= NTS | G-001

PLANNING/ZONING
MR. WILL BUTLER, AICP
COLUMBIA COUNTY PLANNING SERVICES DIVISION
630 RONALD REAGAN DRIVE, BLDG A
EVANS, GA 30809
T: 706-312-7167

SEWER
MR. MICHAEL DE LEON
SANITARY SEWER DEPARTMENT
COLUMBIA COUNTY WATER UTILITY
2140 WILLIAM FEW PARKWAY
GROVETOWN, GA 30813
T: 706-447-7705

FIRE DEPARTMENT
MR. BRIAN CLARK
FIRE DEPARTMENT
COLUMBIA COUNTY FIRE-RESCUE
630 RONALD REAGAN DRIVE, BLDG A
EVANS, GA 30809
T: 706-312-7259

BUILDING DEPARTMENT
MR. JOSHUA CROCKETT
COLUMBIA COUNTY DEVELOPMENT SERVICE
630 RONALD REAGAN DRIVE, BLDG A
EVANS, GA 30809
T: 706-447-6713

WATER
MR. MICHAEL DE LEON
WATER DEPARTMENT/AGENCY
COLUMBIA COUNTY WATER UTILITY
2140 WILLIAM FEW PARKWAY
GROVETOWN, GA 30813
T: 706-447-7705

HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DEPT.
ANDREA B. FRAZIER
COLUMBIA COUNTY HEALTH DEPT.
1930 WILLIAM FEW PARKWAY
GROVETOWN, GA 30813
T: 706-447-7697

STORMWATER MANAGEMENT
MR. GEORGE EASTMANCOLUMBIA COUNTY ENVIRONMENTAL SERVICES DEPT.
630 RONALD REAGAN DRIVE, BLDG A
EVANS, GA 30809
T: 706-312-7278

GAS
MS. JEANETTE WHITE
ATLANTA GAS & LIGHT 1840 WILDS ROAD
AUGUSTA, GA 30909
T: 706-481-1451

ELECTRIC
MR. ANTONIO CAMPBELL
GEORGIA POWER
4220 EVANS TO LOCKS ROAD
EVANS, GA 30809-3600
T: 706-650-5160

TELEPHONE COMPANY
MR. GLEN PURVIS
AT&T
3841 WRIGHTSBORO ROAD
AUGUSTA, GA 30909
T: 706-821-7600

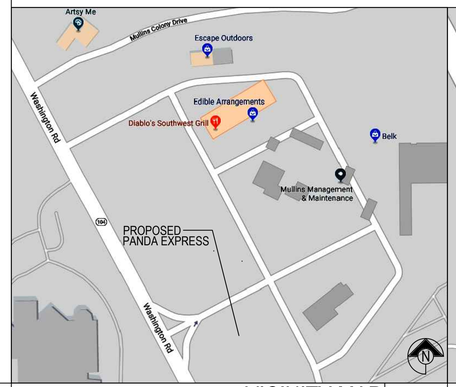
JURISDICTIONAL AUTHORITIES

Scale= NTS | G-001

1. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FULLY EXAMINE THE SITE CONDITION, AND AVAILABLE UTILITIES AND TO NOTIFY THE OWNER'S REPRESENTATIVE, IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN THE SAID EXISTING CONDITIONS AND THESE DRAWINGS. NO CLAIMS FOR ADDITIONAL COMPENSATION SHALL BE MADE OR SHALL BE VALID UNLESS WRITTEN NOTIFICATION IS RECEIVED BY THE OWNER'S REPRESENTATIVE AND THE ADDITIONAL COMPENSATION IS APPROVED IN ADVANCE OF PROCEEDING WITH THE WORK.
2. IN ADDITION TO THE GENERAL NOTES LISTED HEREIN, A.I.A. DOCUMENT A201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION SHALL APPLY.
3. ALL WORK SHALL BE PERFORMED AS TO COMPLY WITH ALL GOVERNING STATUTES, ORDINANCES, REGULATIONS, CODES AND INSURANCE RATING BOARDS. NO WORK SHALL COMMENCE UNTIL ALL GOVERNMENTAL AND JURISDICTIONAL PERMITS AND APPROVALS ARE OBTAINED.
4. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS MANNER AND SHALL BE IN GOOD AND USABLE CONDITION AT THE DATE OF COMPLETION THEREOF.
5. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR INSTALL OR PERMIT TO BE INSTALLED, ANY MATERIALS CONTAINING ASBESTOS.
6. THE TERM "OWNER" OR "TENANT" SHALL REFER TO PANDA EXPRESS AND ITS AGENTS OR REPRESENTATIVES. THE TERM "GENERAL CONTRACTOR" AND "G.C." SHALL REFER TO THE PERSON AND/OR PERSONS WHO HAVE CONTRACTED OR SUBCONTRACTED FOR THE WORK.
7. THE ABBREVIATION OF "N.I.C." INDICATES WORK AND OR MATERIAL THAT IS NOT IN THE CONTRACT OF THE GENERAL CONTRACTOR, HOWEVER THIS DOES NOT RELIEVE THE G.C. OF THE RESPONSIBILITY OF COORDINATION.
8. NOT USED.
9. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDIVIDUALLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
10. ALL WALL & CEILING CONSTRUCTION SHALL BE SUPPORTED BY STRUCTURE & NOT BY ROOF DECK IF APPLICABLE.

GENERAL NOTES

Scale= NTS | G-001



VICINITY MAP

Scale= NTS | G-001

KEY PLAN

Scale= NTS | G-001

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

ABBREVIATIONS

Scale= NTS | G-001

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

SYMBOLS

Scale= NTS | G-001

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

CODE

2012 INTERNATIONAL BUILDING CODE WITH 2018 GEORGIA AMENDMENTS
2012 INTERNATIONAL PLUMBING CODE WITH 2015 GEORGIA AMENDMENTS
2012 INTERNATIONAL MECHANICAL CODE WITH 2015 GEORGIA AMENDMENTS
2017 NATIONAL ELECTRICAL CODE
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
2009 INTERNATIONAL ENERGY CONSERVATION CODE WITH 2012 GEORGIA SUPPLEMENTS AND AMENDMENTS
2012 INTERNATIONAL FIRE CODE WITH 2014 GEORGIA AMENDMENTS
2012 NFPA 101 LIFE SAFETY CODE

SITE INFORMATION

SITE AREA	37,437.06 SQ.FT.
LOT COVERAGE (FLOOR AREA RATIO)	10,059
LANDSCAPE PROVIDED	27,378 SQ.FT.
PARKING PROVIDED	40

PANDA EXPRESS

RESTAURANT AREA	2,216 S.F.
EMPLOYEES	3 EMPLOYEES / SHIFT (2 SHIFTS PER DAY)
INDOOR SEATING	54
OUTDOOR SEATING	16

OCCUPANT LOAD CALCULATION

INDOOR DINING	843 SQ. FT. / (15 / SQ. FT.) =	56
KITCHEN	968 SQ. FT. / (200 / SQ. FT.) =	05
TOILET/VESTIBULE/STORAGE	285 SQ. FT. / (0 / SQ. FT.) =	00
COOLER/FREEZER ROOMS	120 SQ. FT. / (0 / SQ. FT.) =	00
	TOTAL =	**61**
OUTDOOR DINING	499 SQ. FT. / (15 / SQ. FT.) =	34
	TOTAL OCCUPANT LOAD =	**95**

PLUMBING FIXTURES (TABLE 403.1 2000 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 = 95	MALE =47		FEMALE = 48	

NOTE: 1. CANOPIES AND ACCESSORIES - SEPARATE DOCUMENT
2. SIGNS TO BE SUBMITTED UNDER SEPARATE PERMIT
3. TRUSS ENGINEERING - SEPARATE DOCUMENT
4. SAMPLE BOARD UNDER SEPARATE COVER SHOWING FINISHES

BUILDING CODE ANALYSIS

OCCUPANCY CLASSIFICATION	GROUP A-2 (ASSEMBLY)	
TYPE OF CONSTRUCTION	V-B	
FIRE SPRINKLER	NO SPRINKLER	
	PROVIDED	**REQUIRED / ALLOWED**
HEIGHT	23'-6"	40'
STORY	1	1
AREA	2,283 SQ. FT.	6,000 SQ. FT.
OCCUPANT LOAD	95	-
EXITS REQUIRED	2	2
EGRESS WIDTH	120"	79 X 0.2 = 15.8"

CODE ANALYSIS

Scale= NTS | G-001

SHEET INDEX

Scale= NTS | G-001

	GENERAL	1 12.20.18 - COUNTY COMMENTS	2 02.05.19 - COUNTY COMMENTS (CIVIL)	3 02.27.19 - ISSUE FOR BID	1 12.20.18 - COUNTY COMMENTS	2 02.27.19 - ISSUE FOR BID	REMARKS
G-001	TITLE SHEET		X		X		X
G-002	SPECIFICATIONS		X		X		X
G-003	SPECIFICATIONS		X		X		X
G-004	SPECIFICATIONS		X		X		X
G-005	SCHEDULES		X		X		X
	CIVIL (UNDER SEPARATE PERMIT)						
C01.0	COVER SHEET	X		X		X	X
C01.1	GENERAL NOTES	X		X		X	X
C02.0	ALTA/ACSM SURVEY (BY OTHERS)	X		X		X	X
C02.1	DEMOLITION PLAN	X		X		X	X
C03.0	SITE PLAN	X		X		X	X
C03.1	STAKING PLAN	X		X		X	X
C03.2	HARDSCAPE DETAILS I	X		X		X	X
C03.3	HARDSCAPE DETAILS II	X		X		X	X
C03.4	HARDSCAPE DETAILS III	X		X		X	X
C04.0	UTILITY PLAN	X		X		X	X
C04.1	UTILITY DETAILS I	X		X		X	X
C04.2	UTILITY DETAILS II	X		X		X	X
C04.3	UTILITY DETAILS III	X		X		X	X
C04.4	UTILITY DETAILS IV	X		X		X	X
C04.5	PROFILES I	X		X		X	X
C04.6	PROFILES II	X		X		X	X
C05.0	GRADING AND DRAINAGE PLAN	X		X		X	X
C05.1	BUILDING AREA GRADING DETAIL	X		X		X	X
C06.0	ESPC NOTES	X		X		X	X
C06.1	ESPC PLAN - CLEARING PHASE	X		X		X	X
C06.2	ESPC PLAN - GRADING PHASE	X		X		X	X
C06.3	ESPC PLAN - FINAL PHASE	X		X		X	X
C06.4	ESPC DETAILS I	X		X		X	X
C06.5	ESPC DETAILS II	X		X		X	X
C06.6	ESPC DETAILS III	X		X		X	X
C06.7	ESPC DETAILS IV	X		X		X	X
C06.8	ESPC DETAILS V	X		X		X	X
	LANDSCAPE (UNDER SEPARATE PERMIT)						
L01.0	LANDSCAPE PLAN	X		X		X	X
L02	LANDSCAPE NOTES & DETAILS	X		X		X	X
L100	MASTER LANDSCAPE COMPLIANCE PLAN (BY OTHERS)			X		X	
	ARCHITECTURAL						
A -100	ARCHITECTURAL SITE PLAN		X		X		X
LSP-101	LIFE SAFETY PLAN		X		X		X
A -101	KITCHEN PLAN		X		X		X
A -102	ROUGH - IN PLUMBING PLAN		X		X		X
A -103	FLOOR PLAN		X		X		X
A -104	FINISH PLAN AND SCHEDULE		X		X		X
A - 105	REFLECTED CEILING PLAN		X		X		X
A - 107	ROOF PLAN		X		X		X
A - 108	CONDENSER RACK DETAIL		X		X		X
A - 109	FURNITURE PLAN		X		X		X
A - 200	EXTERIOR ELEVATIONS		X		X		X
A - 201	EXTERIOR ELEVATIONS		X		X		X
A - 301	WALL SECTIONS		X		X		X
A - 302	WALL SECTIONS		X		X		X
A - 303	WALL SECTIONS		X		X		X
A - 304	WALL SECTIONS		X		X		X
A - 305	SECTIONS/DETAILS		X		X		X
A - 400	ARCHITECTURAL DETAILS		X		X		X
A - 401	ARCHITECTURAL DETAILS		X		X		X
A - 402	ARCHITECTURAL DETAILS		X		X		X
A - 403	ARCHITECTURAL DETAILS		X		X		X
A - 404	ARCHITECTURAL DETAILS		X		X		X
A - 405	ARCHITECTURAL DETAILS - DRIVE THRU		X		X		X
A - 406	HANDICAPPED NOTES AND DETAILS		X		X		X
A - 407	TRASH ENCLOSURE DETAILS		X		X		X
A - 408	WATER HEATER SHELF DETAILS		X		X		X
A - 500	INTERIOR ELEVATIONS		X		X		X
A - 501	INTERIOR ELEVATIONS		X		X		X
A - 502	KITCHEN ELEVATIONS		X		X		X
A - 503	ENLARGED RESTROOM PLANS AND ELEVATIONS		X		X		X
	STRUCTURAL						
S - 000	STRUCTURAL NOTES & SPECIAL INSPECTIONS		X		X		X
S - 100	FOUNDATION PLAN		X		X		X
S - 101	ROOF FRAMING PLAN		X		X		X
S - 200	FOUNDATION DETAILS		X		X		X
S - 201	TYPICAL FOUNDATION DETAILS		X		X		X
S - 300	FRAMING SECTIONS		X		X		X
S - 301	TYPICAL FRAMING DETAILS & SECTIONS		X		X		X
	PLUMBING						
P - 100	WATER AND GAS PLAN		X		X		X
P - 101	WASTE & VENT PLAN		X		X		X
P - 400	WATER/GAS/WASTE & VENT RISER DIAGRAMS		X		X		X
P - 500	PLUMBING DETAILS		X		X		X
	MECHANICAL						
M-000	MECHANICAL NOTES, SPECIFICATIONS & SCHEDULES		X		X		X
M-100	HVAC FLOOR PLAN & HVAC ROOF PLAN		X		X		X
M-400	HOOD DETAIL PLAN		X		X		X
M-401	HOOD DETAIL PLAN		X		X		X
M-402	HOOD DETAIL PLAN		X		X		X
M-403	HOOD DETAIL PLAN		X		X		X
M-404	HOOD DETAIL PLAN		X		X		X
M-405	HOOD DETAIL PLAN		X		X		X
M-500	KITCHEN HOOD DETAILS		X		X		X
M-501	MECHANICAL DETAILS		X		X		X
	ELECTRICAL						
E-000	ELECTRICAL SYMBOLS, SPECIFICATIONS, NOTES		X		X		X
E-001	ELECTRICAL SCHEDULES		X		X		X
E-100	POWER FLOOR PLAN		X		X		X
E-101	LIGHTING FLOOR PLAN		X		X		X
E-101.1	CANOPY LIGHTING PLAN						
E-102	EXTERIOR LIGHTING FLOOR PLAN		X		X		X
E-104	ROOF POWER PLAN		X		X		X
E-105	SITE & EXTERIOR LIGHTING PLAN		X		X		X
E-106	SITE PHOTOMETRIC PLAN		X		X		X
E-200	ELECTRICAL ELEVATIONS		X		X		X
E-400	ELECTRICAL DETAILS, DIAGRAMS		X		X		X
E-401	ELECTRICAL DETAILS, DIAGRAMS		X		X		X
E-601	PANELS, SINGLE LINE, LOAD CALC'S.		X		X		X

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

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

REVISIONS:
1 12.20.18 - COUNTY COMMENTS
2 02.05.19 - COUNTY COMMENTS (CIVIL)
3 02.27.19 - ISSUE FOR BID

ISSUE DATE:
1 12.05.18 - ISSUE FOR PERMIT
2 12.20.18 - COUNTY COMMENTS
4 02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpae.com
Florida Corporate Certificate #AA C000526

02.27.19

STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA015622
REGISTERED ARCHITECT

PANDA EXPRESS
TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

G-001
TITLE SHEET

TRUE WARM & WELCOME 2200

GENERAL CONDITIONS FOR THE CONTRACT FOR CONSTRUCTION

ARTICLE 1 - GENERAL PROVISIONS

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

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

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

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

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

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

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

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

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

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

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

ARTICLE 2 - INSURANCE

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

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

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

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

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

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

ARTICLE 3 EXTRA WORK

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

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

DIVISION 1 GENERAL REQUIREMENTS

1. SCOPE

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

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

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

2. CONFLICTS BETWEEN DOCUMENTS

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

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

3. ITEMS FURNISHED BY PANDA AND INSTALLED BY GENERAL CONTRACTOR

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

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

4. MEASUREMENTS

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

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

5. SUBSTITUTIONS

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

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

6. EXAMINATION OF SITE AND BUILDING

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

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

7. CODES AND STANDARDS

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

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

8. PERMITS

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

9. INSTALLATION OF MATERIALS AND EQUIPMENT

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

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

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

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

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

10. PROTECTION AND CLEAN-UP

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

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

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

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

11. GUARANTEE WARRANTY

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

12. SUBCONTRACTORS

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

13. TEMPORARY FACILITIES

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

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

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

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

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

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

14. STRICTLY PROHIBITED WORK AND PRACTICES

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

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

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

15. POLLUTION CONTROLS

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

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

16. TURNOVER REQUIREMENTS

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

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

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

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

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

DIVISION 2 - SITE WORK

1. DEMOLITION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2. EARTHWORK

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

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

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

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

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

3. ASPHALT AND CONCRETE PAVING

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

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

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

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

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

4. TERMITE CONTROL

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

WARRANTY: FURNISH FIVE YEAR WARRANTY AGAINST INVASION OR PROPAGATION OF SUBTERRANEAN TERMITES, DAMAGE TO BUILDING OR CONTENTS CAUSED BY TERMITES. INCLUDE COST FOR REPAIRS TO BUILDINGS OR CONTENTS SO CAUSED.

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

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

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

DIVISION 3 - CONCRETE

REFER TO STRUCTURAL DRAWINGS FOR CONCRETE SPECIFICATIONS

DIVISION 4 - MASONRY

1. GENERAL NOTES

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

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

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

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

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

2. MANUFACTURED MASONRY VENEER

INCLUDES PORTLAND CEMENT BASED MANUFACTURED STONE VENEER AND TRIM.

COMPLY WITH ALL STANDARDS REF

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-19 AS SHOWN ON PLANS, KRAFT FACED WITH STAPLING FLANGE FOR WOOD STUD WALL CONSTRUCTION, FOIL REINFORCED KRAFT FACING (FRK) WITH STAPLING FLANGE FOR WOOD STUD APPLICATION IN ATTIC AREAS (FS-25 WITH FLAME SPREAD OF 25). AS MANUFACTURED BY OWENS/CORNING FIBERGLASS, OR EQUAL.

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

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

3. 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 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 HORNFLEX (POLYSULFIDE) ONE COMPONENT SYSTEM IN THE COLOR WHICH MOST CLOSELY MATCHES THE ADJACENT SURFACES. SEALANT TO HAVE A SHORE "A" HARDNESS OF 20 TO 30.

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

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

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

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

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

7. EIFS (EXTERIOR INSULATION AND FINISH SYSTEM)

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

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

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

MEET ALL LOCAL BUILDING CODE REQUIREMENTS.

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

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

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

7. JOINTS: PER MANUFACTURER'S SPECIFICATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3. BASE COAT AS SPECIFIED BY MANUFACTURER.

4. REINFORCING MESHES AS SPECIFIED BY MANUFACTURER.

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

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

9. VAPOR BARRIER

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

MANUFACTURER: STO CORPORATION (www.stocorp.com)

SPECIFICATION: STO GUARD WTH GOLD COAT A1000G

SUBSTITUTIONS: NOT ALLOWED

INSTALLATION: INSTALL PER MANUFACTURER'S INSTRUCTIONS/SPECIFICATIONS

10. WATER PROOFING MEMBRANE BEHIND COMPOSITE DECKING

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

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

SPECIFICATION: MASTERSEAL HLM 5000

SUBSTITUTIONS: NOT ALLOWED

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

BASF
We create chemistry

Technical Data Guide

7 | 07 14 00 Fluid-Applied Waterproofing

MasterSeal® HLM 5000

Liquid, cold-applied elastomeric waterproofing membrane system

FORMERLY SONOSHIELD® HLM 5000

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

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

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

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

SHELF LIFE
– 1 Year Pails
– 6 Months Drums

VOC CONTENT
– MasterSeal HLM 5000 SL: 183 g/L
– MasterSeal HLM 5000 S: 190 g/L
– MasterSeal HLM 5000 R: 180 g/L
– MasterSeal HLM 5000 T: 132 g/L

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

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

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

PACKAGING
- MasterSeal HLM 5000 SL, HLM 5000 S, and HLM 5000 R: 5 gal (18.95 L) pails, 55 gal (208 L) drums; available special order
- MasterSeal HLM 5000 T: 5 gal (18.95 L) pails
- MasterSeal 995: 300 ft by 37½" (91 by 0.9 m) rolls, yielding 937 ft² (87 m²)
- MasterSeal 977:
  - 50 mil by 40" by 48" (1.3 mm by 1 m by 1.2 m) sheets, 500 per pallet, yielding 13⅓ ft² (1.2 m²) per sheet or 6,665 ft² (619 m²) per pallet.
  - 120 mil (¼") by 40" by 48" (3 mm by 1 m by 1.2 m) sheets, 500 per pallet, yielding 13⅓ ft² (1.2 m²) per sheet or 6,665 ft² (619 m²) per pallet.

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

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

MASTER® BUILDERS SOLUTIONS

DIVISION 8 - DOORS AND WINDOWS

1. QUALITY ASSURANCE

EXTERIOR WINDOW AND DOORS: WINDOWS AND DOORS INSTALLED IN EXTERIOR WALLS SHALL CONFORM TO THE TESTING AND PERFORMANCE REQUIREMENTS OF SECTION 1714.5". INSTALLATION.

WINDOW AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS. FASTENER SIZE AND SPACING SHALL BE PROVIDED IN SUCH INSTRUCTIONS AND SHALL BE CALCULATED BASED ON MAXIMUM LOADS AND SPACING USED IN THE TESTS". EXTERIOR WINDOW AND DOOR ASSEMBLIES. THE DESIGN PRESSURE RATING OF EXTERIOR WINDOWS AND DOORS IN BUILDINGS SHALL BE DETERMINED IN ACCORDANCE WITH SECTION 1714.5.1 OR 1714.5.2, EXCEPTION: STRUCTURAL WIND LOAD DESIGN PRESSURES FOR WINDOW UNITS SMALLER THAN THE SIZE TESTED IN ACCORDANCE WITH SECTION 1714.5.1 OR 1714.5.2 SHALL BE PERMITTED TO BE HIGHER THAN THE DESIGN VALUE OF THE TESTED UNIT PROVIDED SUCH HIGHER PRESSURES ARE DETERMINED BY ACCEPTED ENGINEERING ANALYSIS. ALL COMPONENTS OF THE SMALL UNIT SHALL BE THE SAME AS THE TESTED UNIT. WHERE SUCH CALCULATED DESIGN PRESSURES ARE USED, THEY SHALL BE VALIDATED BY AN ADDITIONAL TEST OF THE WINDOW UNIT HAVING THE HIGHEST ALLOWABLE DESIGN PRESSURE."

EXTERIOR WINDOWS AND GLASS DOORS SHALL BE LABELED AS CONFORMING TO AAMA/NWWDA 101/I.S.2. OR 101/I.S.2/NAFS. THE LABEL SHALL STATE THE NAME OF THE MANUFACTURER, THE APPROVED LABELING AGENCY AND THE PRODUCT DESIGNATION AS SPECIFIED IN AAMA/NWWDA 101/I.S.2 OR 101/I.S.2/NAFS. PRODUCTS TESTED AND LABELED AS CONFORMING TO AAMA/NWWDA 101/I.S.2 OR 101/I.S.2/NAFS SHALL NOT BE SUBJECT TO THE REQUIREMENTS OF SECTIONS 2403.2 AND 2403.3". EXTERIOR WINDOWS AND DOOR ASSEMBLIES NOT PROVIDED FOR IN SECTION 1714.5.1. EXTERIOR WINDOW AND DOOR ASSEMBLIES SHALL BE TESTED IN ACCORDANCE WITH ASTM E330. EXTERIOR WINDOW AND DOOR ASSEMBLIES CONTAINING GLASS SHALL COMPLY WITH SECTION 2403. THE DESIGN PRESSURE FOR TESTING SHALL BE CALCULATED IN ACCORDANCE WITH CHAPTER 16. EACH ASSEMBLY SHALL BE TESTED FOR 10 SECONDS AT A LOAD EQUAL TO 1.5 TIMES THE DESIGN PRESSURE".

2. METAL DOORS AND FRAMES

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

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

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

3. WOOD DOORS

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

SOLID CORE: MAT FORMED WOOD PARTICLE BOARD, TYPE 1. DENSITY, CLASS 1, COMMERCIAL STANDARD CS236-66, AS MANUFACTURER, BY U.S. PLYWOOD, GENERAL VENEER OR WEYERHAUSER.

DOORS SHALL BE MANUFACTURED PER MILL WORK STANDARDS OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI) FOR PREMIUM GRADE.

EDGE BANDING:
PAINTED FINISH: MILL OPTION
STAINED FINISH: MATCH FACE VENEER.

CUTOUTS FOR GLAZING OR LOUVERS SHALL HAVE HARDWOOD FRAMES AND STOPS.

ADHESIVES: CONFORM TO CS 35 TYPE II, FOR INTERIOR DOORS AND TYPE I FOR EXTERIOR DOORS.

DOORS TO HAVE METAL LOUVERS AS INDICATED ON THE DRAWINGS SHALL BE 24 GAUGE WITH CHEVRON TYPE BLADES WITH FREE AIR 50% TOTAL AREA AND BE PRIME PAINTED.

PRE-FIT DOORS AT FACTORY WITH CLEARANCES OF ⅛" AT EACH VERTICAL EDGE AND AT TOP, ⅛" AT BOTTOM, AND ⅛" IN 2" BEVEL AT LOCK EDGE, ½" CLEARANCE ABOVE FLOOR WITHOUT THRESHOLD, ½" 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 ¼" MINIMUM DIAMETERS STEEL JAMB STUDS WITH ¼" 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 ½"

HOOK SHAPED OR EXPANDING LAG DEAD BOLTS SHALL HAVE A MINIMUM THROW OF ½"

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

HARDWARE NOTES: REFERENCE HARDWARE SCHEDULE FOR SPECIFICATIONS.

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

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

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

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

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

5. INSULATING GLASS UNIT

TEMPERED GLASS SHALL CONFORM WITH CPSC, ANSI, Z97.1, ASTM, FGMA STANDARDS

ENERGY CODE DATA FOR GLASS:
REFERENCE WINDOW SCHEDULE FOR SPECIFICATION.

6. GLAZING

ALL GLAZING SHALL CONFORM TO CONSUMER PRODUCT SAFETY STANDARD 16 CFR, PART 1201.

ALUMINUM STOREFRONT SYSTEM: THE SYSTEM SHALL BE AS NOTED ON THE DRAWINGS AS MANUFACTURED BY: KAWNEER COMPANY, INC., NORTHRUP ARCHITECTURAL SYSTEM.

STORE FRONT SHALL BE STRUCTURALLY REINFORCED, EXTRUDED ALUMINUM FRAMING COMPLETE WITH GLASS, NON-STRETCH HIGH SHORE VINYL AND ANCHORAGE ATTACHMENTS AND SHIMS REQUIRED TO SECURE WINDOW WALLS TO BUILDING STRUCTURAL SYSTEM.

FRAMES: SIZES AS SHOWN ON THE DRAWINGS, COMMERCIAL QUALITY EXTRUDED ALUMINUM (ASTM B221), COMPLETE WITH MATCHING PROFILE STOPS TO SUIT FRAMES AND OF ADEQUATE SIZE TO PROVIDE SUFFICIENT BITE ON GLASS, AND DRILLED HOLES, DEFLECTOR PLATES AND INTERNAL FLASHING TO ACCOMMODATE INTERNAL WEEP AND DRAINAGE SYSTEM.

REFER TO WINDOW SCHEDULE FOR ANODIZED ALUMINUM FINISH COLOR.

7. DRIVE-THRU WINDOW

PASS THROUGH WINDOW AT DRIVE-THRU WITH LOCK, PRE-GLAZED WITH ALUMINUM FRAME, SEE WINDOW SCHEDULE ON ELEVATION SHEETS FOR MANUFACTURERS AND DETAILED SPECS.

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpae.com
Florida Corporate Certificate #AA C000526

02.27.19

STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA015222
REGISTERED ARCHITECT

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

G-003

SPECIFICATIONS

TRUE WARM & WELCOME 2200

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 ½". UNITED STATES GYPSUM CO. SHEET-ROCK W/R FIRE CODE "C" FOR FIRE RATED PANELS. SEAL ALL EXPOSED AND CUT EDGES PER MANUFACTURERS RECOMMENDATIONS.

USE ½" MOISTURE RESISTANT GYPSUM BOARD IN AREAS SPECIFIED ON THE PLANS AND AT ALL TILE WORK WITHIN 48" OF WET AREAS. EACH SHEET SHALL BE MARKED BY THE MANUFACTURER INDICATING THE MOISTURE RESISTANT CAPABILITIES OF THE PRODUCT.

INSTALL GYPSUM WALLBOARD WITH LONG DIMENSION PERPENDICULAR TO FRAMING.

INSTALL PER MANUFACTURE'S WRITTEN INSTRUCTIONS.

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

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

FURRING CHANNELS - ½" HAT SHAPED.

FASTENING: NAILS-NO. 19 GUAGE, 1-3/8" LONG, 15/64" HEAD ANNULAR RING NAIL, 7" ON CENTER AT CEILING, 8" ON CENTER AT WALLS.

SCREWS - METAL SUSPENSION, SYSTEM, TYPE "S-12" BUGLE, SELF-TAPPING, ⅜" MINIMUM PENETRATION IN METAL FRAMING.

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

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

2. CERAMIC TILE

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

MATERIALS: REFERENCE TILE SCHEDULE

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

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

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

3. LAY-IN CEILING TILE

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

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

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

COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

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

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

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

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

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

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

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

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

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

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

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

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

5. EXTERIOR PAINTING

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

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

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

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

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

6. INTERIOR PAINTING

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

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

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

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

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

7. GENERAL FINISH NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS.

DIVISION 10 - SPECIALTIES

1. PORTABLE FIRE EXTINGUISHERS

PROVIDE GLASS ABC, 10 LB. DRY CHEMICAL OR AS REQUIRED BY FIRE CODES. MINIMUM ON E FURNISHED BY G.C. AT START OF CONSTRUCTION.

2. WALL VENT

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

3. SOFFIT VENT

FRY REGLET "CLEAR FINISH EIFS SOFFIT VENT" 3" W X ½"D.

4. TOILET ROOM ACCESSORIES

SEE ARCHITECTURAL DRAWINGS FOR TOILET ROOM ACCESSORIES SCHEDULE.

DIVISION 11 - EQUIPMENT

1. FOOD SERVICE EQUIPMENT

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

2. RELATED WORK DESCRIBED ELSEWHERE

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

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

3. AS-BUILT DRAWINGS

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

4. LOCATIONS AND ACCESSIBILITY

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

5. CLEANING OF EQUIPMENT, MATERIALS AND PREMISES

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

6. OPERATION AND MAINTENANCE INSTRUCTIONS

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

7. TESTING AND ADJUSTMENT

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

DIVISION 12 - FURNISHINGS

1. NOT USED

DIVISION 13 -SPECIAL CONSTRUCTION

1. NOT USED

DIVISION 14 - CONVEYING SYSTEM

1. NOT USED

DIVISION 15 - MECHANICAL

1. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR SPECIFICATIONS

DIVISION 16 - ELECTRICAL

1. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL SPECIFICATIONS

FIRE PREVENTION NOTES

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

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

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

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

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

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

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

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

9. INTERIOR FINISH SHALL COMPLY WITH ALL APPLICABLE CODES.

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

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

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

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

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

15. PROVIDE OCCUPANT LOAD SIGN COMPLYING WITH CODE.

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

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpae.com
Florida Corporate Certificate #AA C000526

02.27.19

STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO RA016622
REGISTERED ARCHITECT

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

G-004

SPECIFICATIONS

EXTERIOR FINISH SCHEDULE

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

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

TILE SCHEDULE

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

10-23-15

NO.	MANUFACTURER	DESCRIPTION	COLOR	FINISH	JOINT	GROUT	REMARK
T-108	CMC AGGREGATE DOUG SALATINO 518-713-5371	12" X 24" X ⅜"	-	-	1 / 8"	G-111	RESTROOM WALL
T-109	CMC ITALIAN WOOD DOUG SALATINO 518-713-5371	6" X 48 X 3/8" & 8" X 48" X 3/8"	ITALIANO	-	1 / 8"	G-113	RR VESTIBULE & DINING ROOM WALLS
T-200	PANTHEON CRYSTAL BANKS: 972.360.9752	24" X 24"	150-4004	MATTE	1/8"	G-96	DINING & RESTROOM FLOOR
QT	CMC OBIDOS SMOOTH QUARRY 800.207.2967 EXT. 7263	8" X 8" QUARRY	RICE GRAIN	PLAIN	3 / 16"	G-94	KITCHEN, SERVICE FLOOR
QT1	CMC OBIDOS ABRASIVE QUARRY 800.207.2967 EXT. 7263	8" X 8" QUARRY	RICE GRAIN	ABRASIVE	3 / 16"	G-94	KITCHEN, SERVICE FLOOR
QT2	CMC OBIDOS COVE BASE 800.207.2967 EXT. 7263	6" X 12" COVE BASE 1" X 6" CORNER	RICE GRAIN	PLAIN	3 / 16"	G-94	KITCHEN, SERVICE FLOOR
M100	MATSINC 800.628.7462	NUWAY - 7/16" ALUM FOOT GRILLE	CHARCOAL	-	-	-	(2) 2' X 6' PIECES FOR A 4' X 6' OVERALL MAT SIZE IN VESTIBULE @ VESTIBULE STORES

GROUT	MANUFACTURER	DESCRIPTION	MFG.	COLOR	FINISH	REMARK
G-94	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	09	GREY	SANDED	KITCHEN AND SERVICE AREA FLOOR. 100% SOLIDS INDUSTRIAL GRADE EPOXY GROUT SEE PLAN. CONTACT: MIKE GRANATOWSKI 949.212.2363 (mgranatowski@mapi.com)
G-96	PANTHEON COMPLETE INSTALLATION SYSTEM	ULTRAFLEX LFT MORTAR ULTRACOLORPLUS GROUT, SPACERS, TROWELS	11	SAHARA BEIGE	POLY BLEND 1 / 8" NON-SANDED	DINING & RESTROOM FLOOR CONTACT: CRYSTAL BANKS 972.360.9752
G-111	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	19	PEARL GREY	POLY BLEND 1 / 8" NON-SANDED	RESTROOM , DINING APPLY GROUT SEALER
G-113	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	07	CHOCOLATE	POLY BLEND 1 / 8" NON-SANDED	APPLY GROUT SEALER

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

* SCHLUTER SYSTEM ALUMINUM TRIM:

COVE TILE TRIM: INSTALLED AT RESTROOM, SERVICE COUNTER, AND DRINK STATION
SCHLUTER SYSTEMS DILEX-AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
TR100 -OUTSIDE CORNER CONNECTOR PIECE: DILEX-AHK-E90/AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-INSIDE CORNER CONNECTOR PIECE: DILEX-AHK-I90/AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-END CAP PIECE: DILEX-AHK-E/AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)

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

FLOOR TILE TRANSITION TRIM: INSTALLED IN VESTIBULE
SCHLUTER SYSTEMS SCHIENE-R/AE125 (SATIN ANODIZED ALUMINUM)
TR102

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

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

TOILET ACCESSORY SCHEDULE

NO	DESCRIPTION
RG42	BOBRICK GRAB BAR, 42" LONG B-6806 1 1/2" SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RG48	BOBRICK GRAB BAR, 48" LONG B-6806 1 1/2" SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RG18	BOBRICK GRAB BAR, 18" LONG B-6806 1 1/2" SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RM	BOBRICK CHANNEL FRAME MIRROR B-165 (1836) 18"X36" STAINLESS STEEL CHANNEL FRAME FURNISHED BY LOCKNET, INSTALLED BY G.C.
RS	SOAP DISPENSER (BY VENDOR)
RMS	BOBRICK SEAT COVER DISPENSER B-221 STAINLESS STEEL, SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
RTR	BOBRICK SURFACE MOUNTED TRASH RECEPTACLE MODEL # B-277; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RHD	PAPER TOWEL DISPENSER FURNISHED BY PANDA EXPRESS, INSTALLED BY G.C.
RMT	BOBRICK MUTI-ROLL TOILET TISSUE DISPENSER B-2888 STAINLESS STEEL, SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
RT	AMERICAN STANDARD CADET RIGHT HEIGHT ELONGATED TOILET 2467.016 TLT, 4142.600 TANK, AMERICAN STANDARD #5321.110 SEAT, COLOR: WHITE. TRIP TO BE ON OPEN SIDE. FURNISHED AND INSTALLED BY G.C.
RL	KOHLER UNDER MOUNTED LAVATORY K-2214-G-0, 18" X 12" VITREOUS CHINA, WITH 4" CENTER FAUCET HOLES FURNISHED AND INSTALLED BY G.C.
RU	TOTO URINAL UT105UG#01 URINAL, TEU1UN12#CP ECO POWER GPF SENSOR FLUSH VLV. FURNISHED AND INSTALLED BY G.C.
RD	BOBRICK SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL B-254 STAINLESS STEEL, SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
RH	BOBRICK SURFACE-MOUNTED CLOTHES HOOK AND BUMPER B-212 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

08-26-18

ITEM	SYMBOL	DESCRIPTION	QTY.	WATTS	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.	REFER TO ELECTRICAL SHEET E-001 FOR LIGHTING FIXTURE QUANTITY		LSI FIXTURE: SFP24-50-UE-DIM-35	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC
1EM	L1EM	T-BAR CEILING RECESSED MOUNTED LED LIGHTING EMERGENCY FIXTURE, 2' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.			LSI FIXTURE: SFP24-50-UE-DIM-EM	EMERGENCY KITCHEN CEILING LIGHTS FURNISHED BY OWNER INSTALLED BY GC
L1B	L1B	T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 2', 120V BAKED-ON WHITE ENAMEL FINISH.			LSI FIXTURE: SFP22-30-UE-DIM-35-U	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC
L4HO	L4HO	UNIVERSAL MOUNT EXIT SIGN, LED LIGHTED, 120/277V WITH BATTERY PACK, 2 FACE, GREEN LETTER			EXITRONIX GVEX-U-BP-WB-BL-R6	EXIT SIGN FURNISHED BY OWNER, INSTALLED BY GC
L4	L4	UNIVERSAL MOUNT EXIT SIGN, LED LIGHTED, 120/277V WITH BATTERY PACK, 2 FACE, GREEN LETTER			EXITRONIX GVEX-U-BP-WB-BL	EXIT SIGN FURNISHED BY OWNER, INSTALLED BY GC
L6A	L6A	HOOD LIGHT			FURNISHED & INSTALLED BY EQUIPMENT SUPPLIER	LIGHTS SUPPLIED & PRE-WIRED BY HOOD VENDOR. ELEC. CONTRACTOR TO CONNECT MAIN WIRES TO SHUNT TRIP BREAKER AND HOOD CONTROL PANEL
L6B	L6B	WALK-IN COOLER FLUORESCENT LIGHT, 120 V 48"			KASON FIXTURE: # 18180F00048	FURNISHED BY WIC VENDOR, G.R.E., INSTALLED BY GC
L19	L19	DOWN LIGHT, RECESSED IN CEILING			ELITE HOUSING: LD6-ICAT LED MODULE: ELITE LED LIGHTING RL607-14W-120-FL-30K-SN-SN	FURNISHED BY OWNER, INSTALLED BY GC
L19EM	L19EM	EMERGENCY DOWN LIGHT, RECESSED IN CEILING			ELITE HOUSING: LD6-ICAT LED MODULE: ELITE LED LIGHTING RL607-14W-120-FL-30K-SN-SN	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-12-LC-V1 FURNISHED BY OWNER INSTALLED BY GC
L20	L20	3 3/4" APERTURE ADJUSTABLE ELBOW LYTECASTER RECESSED DOWNLIGHT			LIGHTOLIER: LYTECASTER - 378WHX FRAME-IN KIT: 302MRSPX BULB: GE - LED5.5DMR1683035	REFER ARCHITECTURAL DRAWINGS FOR LOCATION. FURNISHED BY OWNER, INSTALLED BY GC
L26	L26	DECORATIVE PENDANT LIGHT LED EDISON			BENTWOOD PENDANTS: (2) A_CIRCLE; (2) B_ONION; (2) C_OBLONG; (2) D_BARREL BULB: LED EDISON LAMP 1173467	FURNISHED BY OWNER, INSTALLED BY GC. REFER TO RCP FOR HEIGHT.
L30	L30	WHITE LED AT SERVICE COUNTER SOFFIT			LUXEM BRIGHT FIXTURE: BLAZE LED	FURNISHED BY OWNER, INSTALLED BY GC
L35	L35	9.8" DIA. DECORATIVE ISLA PENDANT LF LED			LBL LIGHTING, MODEL # 512 AM BZ BULB: LED EDISON LAMP 1173467	FURNISHED BY OWNER, INSTALLED BY GC. REFER TO RCP FOR HEIGHT.
L100	L-100	MICRO INVERTER			ISOLITE #IMI 125	FURNISHED BY OWNER, INSTALLED BY GC
	S	SPEAKER				FURNISHED BY MUSIC VENDOR, INSTALLED BY MUSIC VENDOR

NIGHT LIGHTING REQUIREMENTS: "NL" DESIGNATION INDICATED NIGHT LIGHT ON UNSWITCED 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
4. ONE NL BY MANAGER STATION

EXTERIOR LIGHTING

ITEM	SYMBOL	DESCRIPTION	QTY.	WATTS	MFR. & CAT. NO.	REMARK
L85A		WALL MOUNTED OVER SERVICE DOOR FIXTURE	REFER TO ELECTRICAL SHEET E-001 FOR LIGHTING FIXTURE QUANTITY		HUBBELL, NRG1100 BRONZE NRG-1143-B, 42W CFL	FURNISHED BY OWNER, INSTALLED BY GC REFER TO ARCHITECTURAL ELEVATION FOR LOCATIONS
L86		EXITRONIX EMERGENCY LIGHT			MLED1-G-WP	OVER EXTERIOR ENTRANCE DOOR MOUNTED @ 10'-0" AFF FURNISHED BY OWNER, INSTALLED BY GC
L86A		EXTERIOR RECESS EMERGENCY LIGHT UNDER RED ENTRANCE PORTAL			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
L90	L90	EXTERIOR WALL SCONCE			HINKLEY LIGHTING ATLANTIS: 1649BZ-LED 6W LED REPLACEMENT	FURNISHED BY OWNER, INSTALLED BY GC
L40	L40	LINEAR LIGHT AT EXTERIOR STORAGE ROOM			COOPER MX-4VT2-LD4-6-DR-UNV-L840-CD1-WL-U	FURNISHED BY OWNER, INSTALLED BY GC

CEILING SCHEDULE

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

NO	MANUFACTURER	DESCRIPTION	MATERIAL	FINISH
C1	ARMSTRONG	2' X 2' SUSPENDED T-BAR GRID CEILING SYSTEM	CUSTOM #PN91311	T-BAR AND GRID COLOR: SEPIA CONTACT AT ARMSTRONG-SHERRY BRUNT 1-800-442-4212
C2	USG	2' X 4' SUSPENDED T-BAR GRID CEILING SYSTEM	"VINYL ROCK" VINYL CLAD GYP. BD PANELS	SMOOTH AND WASHABLE WHITE
C3	GOLD BOND	MONOLITHIC CEILING ON METAL FRAMING	5/8" GYP. BD.	SMOOTH PAINT - WHITE AND WASHABLE

SEE SHEET A-103 FOR PAINT SCHEDULE

WINDOW SCHEDULE

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

SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS
A	17'-6"	10'-0"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME
B	19'-3"	10'-0"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME
C	7'-0"	8'-2"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME
D	5'-7"	10'-0"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME
E	7'-3 3/4"	59.5"	TEMPERED GLASS	DARK BRONZE ANODIZED ALUMINUM	QUIK-SERV (NON-HEATED AIR CURTAIN AND HEATED AIR CURTAIN), ROUGH OPENING 48" X 60" SEE ADDITIONAL NOTE # 5. CONTACT: WADE ARNOLD, 800-388-8307

NOTES
1. INSULATING GLASS PPG SOLARBAN 70 LOW E: WINTER U=0.28 SHGC: 0.26 VIS TRANS: 56% EXT REFL: 13%
2. DOORS: FULL GLAZED DOORS W/10" KICK BASE, COLOR DARK BRONZE ANODIZED ALUM FINISH. REFER HARDWARE SCHEDULE.
3. WINDOW DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. G.C. TO VERIFY ACTUAL WINDOW DIMENSIONS PRIOR TO FABRICATION INSTALLATION.
4. GLASS FACADE AND ENTRY DOORS TO BE DESIGNED, DETAILED, FACTORY FABRICATED AND SITE ASSEMBLED AND ERECTED.
5. MANUFACTURER: QUIK-SERV, MODEL SST-4860E WITH THRU-BEAM PHOTO-ELECTRIC BAR. REGIONAL APPLICATION WITH CF-25 NON HEATED AIR CURTAIN OR CHF-25 HEATED AIR CURTAIN. TYPE OF AIR CURTAIN LISTED ON WINDOW SCHEDULE.
6. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER OF BUILDING CODE.

(T) TEMPERED GLASS

FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALL	CEILING
100 DINING ROOM	T200 24" X 24" TILE	T109 6" X 48" TILE	P101, P104 PAINT T109 TILE W102 WALL COVERING	C1 2' X 2' ARMSTRONG, SEPIA #PN91311 C3 GYP BOARD W/ PAINT P103
101 SERVING AREA	QT 8" X 8" CONT. QUARRY TILE QT1 IN HIGH TRAFFIC AREAS	QT2 6" X 12" CONT. ⅜" RAD. MIN (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	T109 TILE	C3 GYP BOARD W/ SMOOTH WASHABLE PAINT
102 DRIVE-THRU STATION	QT 8" X 8" CONT. QUARRY TILE QT1 IN HIGH TRAFFIC AREAS	QT2 6" X 12" CONT. ⅜" RAD. MIN (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
103 KITCHEN	QT 8" X 8" CONT. QUARRY TILE QT1 IN HIGH TRAFFIC AREAS	QT2 6" X 12" CONT. ⅜" RAD. MIN (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP3 S.S. BEHIND COOK LINE WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
104 KITCHEN PREP.	QT 8" X 8" CONT. QUARRY TILE QT1 IN HIGH TRAFFIC AREAS	QT2 6" X 12" CONT. ⅜" RAD. MIN (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
105 WALK-IN COOLER	QT 8" X 8" CONT. QUARRY TILE QT1 IN HIGH TRAFFIC AREAS	S.S. / ALUMINUM WITH ¾" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
105A WALK-IN FREEZER	GALVANIZED STAINLESS STEEL QT 8" X 8" CONT. QUARRY TILE UNDER WIF SUBFLOOR	S.S. / ALUMINUM WITH ¾" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
106 MEN'S ROOM	T200 24" X 24" TILE	SCHLUTER	T108 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
107 WOMEN'S ROOM	T200 24" X 24" TILE	SCHLUTER	T108 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
108 VESTIBULE	T200 24" X 24" TILE	T109 6" X 48" TILE	P104 PAINT GYB BOARD T109 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
109 STORAGE ROOM	T200 24" X 24" TILE	T109 6" X 48" TILE	WP1 FRP PANEL	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
110 EXTERIOR STORAGE	SEALED CONCRETE, SMOOTH FINISH	-	WP1 FRP PANEL	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT

DOOR & HARDWARE SCHEDULE

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

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

PRIMARY CONTACT FOR QUOTING, ORDERING & LOGISTICS
JERRY JACOBS, PROJECT MANAGER
800-887-4307, EXT. 220 PHONE
859-881-5499 FAX
Jerry.J@locknet.com, panda@locknet.com

SECONDARY CONTACT FOR QUOTING, ORDERING & LOGISTICS
ANGIE HAINES, PROJECT MANAGER
800-887-4307 EXT. 145 PHONE
859-881-5499 FAX
AngieH@locknet.com, panda@locknet.com

NO.	DOOR MATERIAL	SIZE	FRAME	FACE/EDGE	THK.	CORE	LITE	RATE	HARDWARE: PASSAGE	LOCKSET	PRIVACY	S.F. PULL	PANIC	HINGE: BUTT	CONT PIANO	STOP: FLOOR	WALL	ACCESSORIES: THRESHOLD	LATCH GUARD	DETEX ALARM	SILENCERS	KICKPLATES	CLOSER	REMARKS
D1	ALUMINUM STOREFRONT	3'-0" X 7'-0"	ALUM.	DARK BRONZE ANODIZED ALUM.	1 ¾"	HOLLOW	GLASS	-		●		●	●		●	●			●				●	
D2	ALUMINUM STOREFRONT	3'-6" X 7'-0"	ALUM.	DARK BRONZE ANODIZED ALUM.	1 ¾"	HOLLOW	GLASS	-		●			●		●	●			●				●	NO HARDWARE ON EXTERIOR SIDE
D3	S.C. WOOD	3'-0" X 7'-0"	H. MTL	PLASTIC LAMINATE PRE-FINISHED	1 ¾"	SOLID	-	-			●			●			●				●	●	●	KICKPLATE ON EACH SIDE OF DOOR
D4	S.C. WOOD	3'-0" X 7'-0"	H. MTL	PLASTIC LAMINATE PRE-FINISHED	1 ¾"	SOLID	-	-	●					●			●				●	●		
D5	HOLLOW METAL	3'-6" X 7'-0"	H. MTL	PAINTED	1 ¾"	INSUL.	-	-					●		●					●		●	●	KICKPLATE ON INT. SIDE OF DOOR
D6	HOLLOW METAL	(2) 3'-0" X 7'-0"	H. MTL	PAINTED	1 ¾"	INSUL.	-	-		●					●		●		●					

WALL SCHEDULE

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

NO.	DESCRIPTION
W1	3-5/8" 20GA. METAL STUD WALL W/ ⅝" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W2	3-5/8" 20GA. METAL STUD WALL W/ ⅝" TYPE "X" GYP. BOARD ON ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W3	(2) 3-5/8" 20GA. METAL STUD WALLS W/ ⅝" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W4	3-5/8" 20GA. METAL STUD LOW WALL W/ ⅝" TYPE "X" GYP. BD BOTH SIDES. PROVIDE 3 ½" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C.
W6	6" 20GA. METAL STUD WALL W/ ⅝" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W101	6" 20GA. METAL STUD WALL W/ ⅝" TYPE "X" GYP. BOARD ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W102	6" 20GA. METAL STUD LOW WALL W/ ⅝" TYPE "X" GYP. BOARD BOTH SIDES. PROVIDE 3 ½" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C

WALL PANEL SCHEDULE

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

NO	MANUFACTURER	DESCRIPTION	MFG #	COLOR FINISH	REMARK
WP1	CRANE COMPOSITES INC.	F.R.P. THICKNESS: .075	LBCS.14	#636 (GRAY), SM/SM	CONTACT: LINDA RUSE 310.857.9036
WP2	-	S.S. PANEL (22 GA)	-	BRUSHED FINISH	FURNISHED BY PX, INSTALLED BY G.C.
WP3	-	S.S. PANEL (22 GA)	-	DIAMOND PATTERN FINISH	FURNISHED BY PX, INSTALLED BY G.C.
WP4	NOT USED				
WP6	NOT USED				
W101	NOT USED				
W102	WOLF GORDON	PRINT WALLCOVERING	-	-	CONTACT: CATHY DY 310.770.1165 cathy.dy@wolfgordon.com

SPECIAL SURFACE SCHEDULE

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

NO	MANUFACTURER	PRODUCT	MFG #	STAIN / COLOR	FINIISH	REMARK
QZ-5	SELECTIVE STONE	ARTIFICIAL QUARTZ	-	BEACH SAND QUARTZ	POLISHED	SERVICE COUNTER & DRINK STATION PROVIDED BY PX, INSTALLED BY G.C.
QZ-6	SAMSUNG RADIANZ	ARTIFICIAL QUARTZ	UG-950	URAL GRAY	POLISHED	LAVATORY UNDER MOUNT COUNTER PROVIDED BY PX, INSTALLED BY G.C.

INTERIOR PAINT SCHEDULE

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

NO	MANUFACTURER	MFG #	COLOR	FINISH	REMARK
P94A	SHERWIN-WILLIAMS	SW 7065	ARGOS	PROMAR 200, ZERO VOC, LATEX SEMI-GLOSS	REAR SERVICE DOOR
P98	NOT USED				
P101	SHERWIN-WILLIAMS	SW 6252	ICE CUBE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	RESTROOM & RESTROOM VESTIBULE CEILING. SERVICE LINE SOFFIT
P102	NOT USED				
P103	SHERWIN-WILLIAMS	SW 7032	WARM STONE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	DROPPED SOFFITS
P104	SHERWIN-WILLIAMS	SW 6155	RICE GRAIN	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	DINING RM. WALLS, RESTROOM VESTIBULE WALLS
P105	NOT USED				
P106	SHERWIN-WILLIAMS	SW 7020	BLACK FOX	DTM ACRYLIC GLOSS, LOW VOC	RESTROOM DOOR FRAMES & LCD NICHE (BACK WALL)
P205	SHERWIN-WILLIAMS	SW 7675	SEALSKIN	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	FRONT & BACK & UNDERSIDE FACES OF SERVICE COUNTER SOFFIT

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpae.com
Florida Corporate Certificate #AA C000326

02.27.19

STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA019227
REGISTERED ARCHITECT

PANDA EXPRESS
TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

G-005

SCHEDULES

TRUE WARM & WELCOME 2200

SITE DEVELOPMENT PLANS FOR:

PROJECT CONTACTS

SELLER/LANDLORD
MULLINS COLONY, LLC
MR. MICHAEL SMITH
PHONE: 704-564-1098
EMAIL: MSMITH@COLLETTRE.COM

DEVELOPER
MULLINS COLONY, LLC
MR. MICHAEL SMITH
PHONE: 704-564-1098
EMAIL: MSMITH@COLLETTRE.COM

CIVIL ENGINEER
INGENIUM ENTERPRISES, INC.
221 ROSWELL STREET, SUITE 100
ALPHARETTA, GA 30009
PHONE: 770-457-8850

ARCHITECT
CUNACI & PETERSON
930 WOODSTOCK ROAD, SUITE 101
ORLANDO, FL 32803
PHONE: 407-661-9100

LAND SURVEYOR
ATWELL GROUP
MR. DAVID L. ANDERSON
1255 LAKES PARKWAY, BLDG 100, STE 120
LAWRENCEVILLE, GA 30043
PHONE: 770-423-0807

MEP
CUNACI & PETERSON
930 WOODSTOCK ROAD, SUITE 101
ORLANDO, FL 32803
PHONE: 407-661-9100

SITE LIGHTING
VILLA LIGHTING SUPPLY
MR. RYAN ZINSELMEIER
PHONE: 314-633-0423
FAX: 314-633-0443
EMAIL: RYAN.ZINSELMEIER@VILLALIGHTING.COM

MUNICIPAL SEWER AGENCY
COLUMBIA COUNTY WATER UTILITY
MR. MICHAEL DE LEON
2140 WILLIAM FEW PARKWAY
GROVETOWN, GA 30813
PHONE: 706-447-7705
EMAIL: MDELEON@COLUMBIACOUNTYGA.GOV

MUNICIPAL WATER AGENCY
COLUMBIA COUNTY WATER UTILITY
MR. MICHAEL DE LEON
2140 WILLIAM FEW PARKWAY
GROVETOWN, GA 30813
PHONE: 706-447-7705
EMAIL: MDELEON@COLUMBIACOUNTYGA.GOV

ELECTRIC
GEORGIA POWER
MR. ANTONIO CAMPBELL
4220 EVANS TO LOCKS ROAD
EVANS, GA 30809
PHONE: 706-650-5160
EMAIL: ANCAMPBELL@SOUTHERNCO.COM

GAS
ATLANTA GAS & LIGHT
MS. JEANETTE WHITE
1840 WILDS ROAD
AUGUSTA, GA 30909
PHONE: 706-481-1451
EMAIL: JWHITE@SOUTHERNCO.COM

TELEPHONE COMPANY
AT&T
MR. GLEN PURVIS
3848 WRIGHTSBORO ROAD
AUGUSTA, GA 30909
PHONE: 706-821-7600

LANDSCAPE ARCHITECT
INGENIUM ENTERPRISES, INC.
221 ROSWELL STREET, SUITE 100
ALPHARETTA, GA 30009
PHONE: 770-457-8850

SIGNAGE
ATLAS SIGN INDUSTRIES
MS. ANNETTE SOUTHERN
1077 WEST BLUE HERON BLVD
WEST PALM BEACH, FL 33404
PHONE: 561-863-6659
EMAIL: ANNETTE.S@ATLASGTW.COM

FIRE
COLUMBIA COUNTY FIRE RESCUE
MR. BRIAN CLARK
630 RONALD REAGAN DRIVE, BLDG A
EVANS, GA 30809
PHONE: 706-312-7259
EMAIL: BCLARK@COLUMBIACOUNTYGA.GOV

PANDA EXPRESS
515 MULLINS COLONY DRIVE
COLUMBIA COUNTY, EVANS, GEORGIA

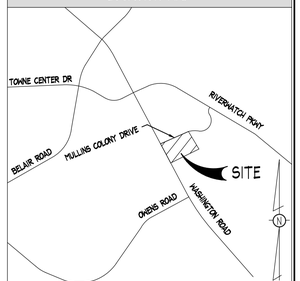
PREPARED BY:
ingenium ENTERPRISES
PLANNING & ENGINEERING

PREPARED FOR:
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REGIONAL MAP

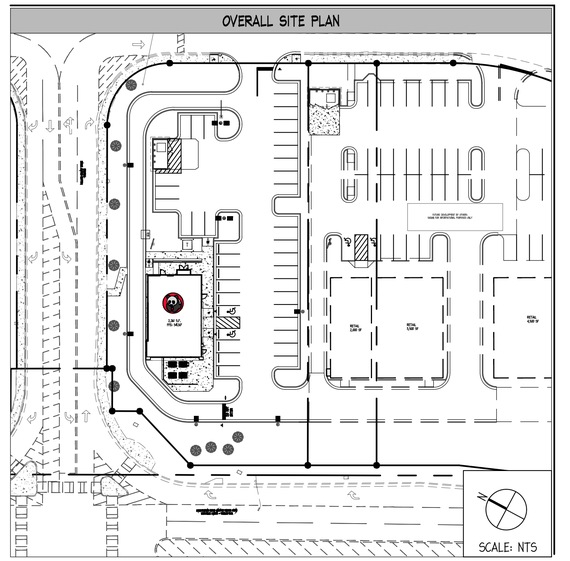
COLUMBIA COUNTY, GEORGIA
N.T.S.

LOCATION MAP



EVANS, GEORGIA
N.T.S.

OVERALL SITE PLAN



NORTH ARROW REFLECTS GRID NORTH GEORGIA, EAST ZONE

CONTRACTOR SHALL COORDINATE FINAL LOCATION WITH SIGN COMPANY AND PANDA EXPRESS PM FOR FINAL LOCATION OF DRIVE THRU ELEMENTS (MENU BOARD, ORDER CANOPY, CLEARANCE BAR, AND DIRECTIONAL SIGNAGE) PRIOR TO INSTALLATION. CONTRACTOR SHALL ENSURE THAT PROPOSED UTILITIES, INCLUDING SITE LIGHTING CONDUIT ARE NOT INSTALLED SO THAT THEY WOULD CONFLICT WITH THE PLACEMENT OF THE DRIVE THRU ELEMENTS AND FOOTINGS.

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

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

THE GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON CONSULTANTS, INC.. DATED 09/26/2018 AND ANY SUBSEQUENT ADDENDA ARE CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REPORT'S RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORT'S RECOMMENDATIONS MAY REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK NOT SHOWN ON THE CIVIL PLANS INCLUDING BUT NOT LIMITED TO EXCAVATION, REMEDIATION, DEWATERING, COMPACTION ETC.

GEORGIA811 Utilities Protection Center, Inc.
Know what's **below.** **Call** before you dig.

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

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

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

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

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

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

SITE INFORMATION

JURISDICTION: EVANS, GEORGIA
COLUMBIA COUNTY

ZONING: C-2 (GENERAL COMMERCIAL)
ETCOD (EVANS TOWN CENTER OVERLAY DISTRICT)

ZONING CONDITIONS: RZ14-08-02, VA17-01-01, VA17-08-02

PARCEL NUMBER: 078 138C

REQUIRED BUILDING SETBACKS:
FRONT: 5' MINIMUM; 125' MAXIMUM (WEST)
SIDE: 20' (NORTH)
SIDE: 3' (SOUTH)
REAR: 20' (EAST)

REQUIRED PARKING:
1 SPACE IS REQUIRED PER 100 SF OF GROSS FLOOR AREA (GFA) OF THE BUILDING AND PATIO. BASED ON A 2,261 SF BUILDING AND 300 SF PATIO, 26 SPACES ARE REQUIRED.

PROPOSED PARKING :

9' X 18' (REGULAR)	=	38
8'-X 18' (HC)	=	2
TOTAL	=	40

DRIVE AISLE: 24'

SITE AREA CALCULATIONS:
SITE: ±0.86 AC.
PERVIOUS AREA: ±0.29 AC. (±33.7%)
IMPERVIOUS AREA: ±0.57 AC. (±66.3%)
DISTURBED AREA: ±0.94 AC.

FLOOD HAZARD:
NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. MAP NO. 13073C0163D, DATED 04/04/2007.

2 **EXISTING INFORMATION:**
PROVIDED BY ATWELL GROUP, DATED 01/07/2019 (SEE SHEET C02.0).

SHEET INDEX

NO.	TITLE	ISSUE 01 - ISSUE FOR PERMIT 07/01/2018	ISSUE 02 - RESUBMIT FOR PERMIT 12/20/2018	ISSUE 03 - REVISION 02 - ADDRESS JURISDICTION'S COMMENTS 02/05/2019	ISSUE 04 - REVISION 03 - ISSUE FOR BID 02/27/2019					
C01.0	COVER SHEET	●	●	●	●					
C01.1	GENERAL NOTES	●	●	●	●					
C02.0	ALTA/ACSM SURVEY (BY OTHERS)	●	●	●	●					
C02.1	DEMOLITION PLAN	●	●	●	●					
C03.0	SITE PLAN	●	●	●	●					
C03.1	STAKING PLAN	●	●	●	●					
C03.2	HARDSCAPE DETAILS I	●	●	●	●					
C03.3	HARDSCAPE DETAILS II	●	●	●	●					
C03.4	HARDSCAPE DETAILS III	●	●	●	●					
C04.0	UTILITY PLAN	●	●	●	●					
C04.1	UTILITY DETAILS I	●	●	●	●					
C04.2	UTILITY DETAILS II	●	●	●	●					
C04.3	UTILITY DETAILS III	●	●	●	●					
C04.4	UTILITY DETAILS IV	●	●	●	●					
C04.5	PROFILES I	●	●	●	●					
C04.6	PROFILES II	●	●	●	●					
C05.0	GRADING AND DRAINAGE PLAN	●	●	●	●					
C05.1	BUILDING AREA GRADING DETAIL	●	●	●	●					
C06.0	ESPC NOTES	●	●	●	●					
C06.1	ESPC PLAN - CLEARING PHASE	●	●	●	●					
C06.2	ESPC PLAN - GRADING PHASE	●	●	●	●					
C06.3	ESPC PLAN - FINAL PHASE	●	●	●	●					
C06.4	ESPC DETAILS I	●	●	●	●					
C06.5	ESPC DETAILS II	●	●	●	●					
C06.6	ESPC DETAILS III	●	●	●	●					
C06.7	ESPC DETAILS IV	●	●	●	●					
C06.8	ESPC DETAILS V	●	●	●	●					
L01.0	LANDSCAPE PLAN	●	●	●	●					
L01.1	LANDSCAPE NOTES & DETAILS	●	●	●	●					
L100	MASTER LANDSCAPE COMPLIANCE PLAN (BY OTHERS)		●	●	●					

ingenium ENTERPRISES
PLANNING & ENGINEERING
14499 N DALE MABRY HWY
SUITE 250
TAMPA, FL 33618
813.387.0084
WWW.INGENIUMTEAM.COM

GEORGIA REGISTERED No. 21067 PROFESSIONAL ENGINEER JAMES D. NEFF
2/27/19

PANDA EXPRESS
STORE #D6674
515 MULLINS COLONY DRIVE
EVANS, GEORGIA

PLANS FOR:

CLIENT:
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY

1	--/--/----
2	--/--/----
3	--/--/----
4	--/--/----
5	02/27/2019 BID SET
6	02/05/2019 COUNTY COMMENTS
7	12/20/2018 COUNTY COMMENTS

THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

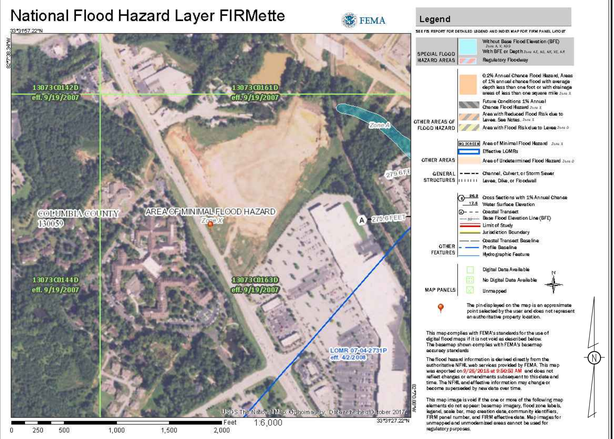
PROJ #	180077
DWG NAME	180077 C01.DWG
ISSUE DATE	02/27/2019
PROJ MGR	JP

COVER SHEET

C01.0
SHEET NUMBER

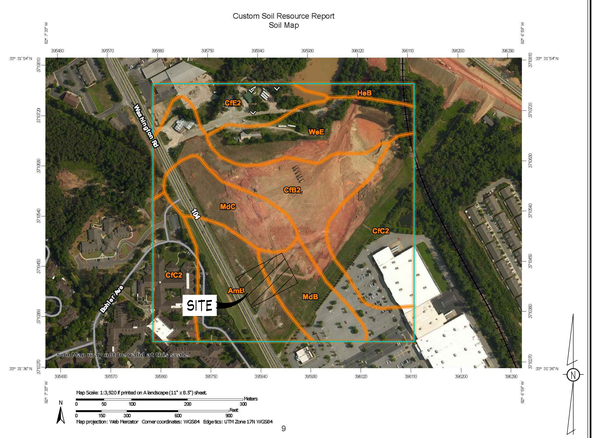
ISSUE FOR BID

FLOOD INSURANCE RATE MAP FIRMETTE



FEMA FLOOD INSURANCE RATE MAP **13073C0163D**, DATED **09/19/2007**
THIS FEMA FIRM MAP WAS REVISED ON 04/02/2008 BY LOMR 07-04-2713P.
N.T.S.

SOILS MAP



AmB - APPLING SANDY LOAM, 2 TO 6 PERCENT SLOPES; HaB - MADISON SANDY LOAM, 2 TO 6 PERCENT SLOPES; MaC - MADISON SANDY LOAM, 6 TO 10 PERCENT SLOPES
N.T.S.

ABBREVIATIONS

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

SEE SURVEY/EXISTING CONDITIONS FOR ABBREVIATIONS SPECIFIC TO THAT SHEET

DEFINITIONS

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

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

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

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

COLUMBIA COUNTY STORMWATER PLAN GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO COLUMBIA COUNTY STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL COORDINATE THE WORK WITH THE UTILITY COMPANIES AND WILL VERIFY ALL EXISTING PIPE INVERTS AND EXISTING ROAD ELEVATIONS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL NOTIFY THE COUNTY ENGINEER'S OFFICE 48 HOURS PRIOR TO STARTING CONSTRUCTION, POURING TRAP TOPS, DUMPING BASE, OR PAVING.
4. THE CONTRACTOR SHALL NOTIFY COLUMBIA COUNTY STORMWATER UTILITY OFFICE 24 HOURS PRIOR TO THE CONSTRUCTION OF STORMWATER INFRASTRUCTURE.
5. ALL BOXES AND TRAPS HAVING A DEPTH GREATER THAN 4' MUST HAVE STEPS VERTICALLY AND RING AND COVERS ALIGNED FOR READY ACCESS TO RUNGS.
6. THE FULL WIDTH OF THE RIGHT-OF-WAY AND ADDITIONAL UTILITY EASEMENT MUST BE CLEARED AND GRADED WITH A SLOPE OF 1/4" TO 1/2" PER FOOT.
7. NO MARQUEE, ISLAND, OR SPRINKLER SYSTEM MAY BE LOCATED WITHIN COUNTY RIGHT-OF-WAY.
8. INITIAL BMP'S MUST BE IN PLACE PRIOR TO CLEARING, REGARDLESS OF PLAN REQUIREMENT OR LOT SIZE. NO CLEARING OR GRADING MAY BE DONE UNTIL INITIAL BMP INSTALLATION IS COMPLETE. CONTRACTOR MUST CONTACT ENVIRONMENTAL SERVICES FOR INSPECTION BMP'S PRIOR TO BEGINNING CLEARING OR GRADING ACTIVITIES.
9. ALL EASEMENTS TO BE GRASSED AND/OR RIP-RAPPED AS REQUIRED TO CONTROL EROSION.
10. DEVELOPERS AND/OR CONTRACTORS ARE RESPONSIBLE TO REMOVE OR CLEAN OUT SILT, DIRT, MUD, OR ANY OTHER TYPE OF DEBRIS THAT COMES OFF THEIR SITE AND FINDS ITS WAY INTO A PRIVATE POND, ONTO PRIVATE PROPERTY, INTO A COUNTY OWNED POND, OR COUNTY OWNED PROPERTY TO INCLUDE RIGHTS-OF-WAY.
11. COLUMBIA COUNTY MAY REQUIRED ADDITIONAL RIP-RAP AT DISCHARGE POINTS AND STILLING STRUCTURES.
12. COLUMBIA COUNTY MAY REQUIRED ADDITIONAL SWALES ALONG REAR AND/OR SIDE LOT LINES AFTER DEVELOPMENT BEGINS.
13. COLUMBIA COUNTY MAY REQUIRE ADDITIONAL FRENCH DRAINS.
14. THE CONTRACTOR SHALL ADHERE TO THE WEIGHT LIMITS PRESCRIBED ON COUNTY MAINTAINED ROADS FOR HAULING EQUIPMENT AND/OR MATERIALS TO AND FROM THIS SITE. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO THE STREETS AND/OR UTILITIES DUE TO NON-COMPLIANCE OF WEIGHT LIMIT REGULATIONS.

EXISTING CONDITIONS LEGEND

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

GENERAL NOTES

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

PROPOSED LEGEND

GENERAL	LINETYPE/SYMBOL	REFERENCE
RIGHT-OF-WAY/PROPERTY LINE		SEE PLANS
CENTERLINE		SEE PLANS
LIMITS OF CONSTRUCTION	LOC	SEE PLANS
DETAIL REFERENCE	1 / D	SEE PLANS
ADDENDUM AND/OR REVISION REFERENCE	1 / D	SEE PLANS

SITE/HARDSCAPE	LINETYPE/SYMBOL	REFERENCE
CHAIN LINK FENCE		SEE PLANS
RETAINING WALL		SEE PLANS
SCREEN WALL/DUMPSTER ENCLOSURE		SEE PLANS
CURB & GUTTER		DETAIL 3, SHEET C03.3
HEADER CURB		N/A
CONCRETE SIDEWALK		DETAIL 6, SHEET C03.3

UTILITY	LINETYPE/SYMBOL	REFERENCE
DOMESTIC WATER LINE	DW	1-1/2" & 2" COPPER; 1-1/2" PVC
FIRE WATER LINE	FW	N/A
BUILDING FIRE SPRINKLER LINE	FWS	N/A
2 IRRIGATION WATER LINE	IRR	1" PVC & 1" TYPE K COPPER
DOMESTIC WATER METER (WM)	WM	DETAIL 3, SHEET C04.2
IRRIGATION METER (IRR)	IRR	DETAIL 3, SHEET C04.2
BACKFLOW PREVENTER (RPZ)	RPZ	DETAIL 4, SHEET C04.4
FIRE VAULT (DDC)	DDC	N/A
DC BACKFLOW PREVENTER		N/A
WATER TAP OR TEE		DETAIL 2, SHEET C04.3
GATE VALVE (GV)	GV	DETAIL 3, SHEET C04.3
THRUST BLOCK (TB)	TB	N/A
FIRE HYDRANT (FH)	FH	N/A
FIRE DEPARTMENT CONNECTION (FDC)	FDC	N/A
SANITARY SEWER (SS)	SS	4" AND 6" PVC
SANITARY MANHOLE (SSMH)		DETAIL 6, SHEET C04.3
GENERAL CLEAN OUT (Co)	Co	DETAIL 3, SHEET C04.1
SAMPLING MANHOLE		N/A
SANITARY STRUCTURE NUMBER	S2	SEE PLANS
2 UNDERGROUND ELECTRIC LINE-PRIMARY	UGE-P	(2) 4" PVC CONDUIT
UNDERGROUND ELECTRIC LINE-SECONDARY	UGE-S	(2) 4" PVC CONDUIT
POST INDICATOR VALVE	PIV	N/A
SITE LIGHTING POLE		SEE PLANS
TRANSFORMER PAD	T	DETAIL 5, SHEET C03.3
METER/CT PEDESTAL	CT	N/A
2 UNDERGROUND TELEPHONE LINE	UGT	(2) 3" PVC CONDUIT
GENERAL UTILITY CONDUIT	GU	(2) 4" CONDUIT
GAS LINE	G	SEE PLANS
GAS METERS	G	SEE PLANS

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

GRADING/DRAINAGE	LINETYPE/SYMBOL	REFERENCE
GRADE	1000	SEE PLANS
SPOT ELEVATION	× 1000.00	SEE PLANS
STORM DRAIN		SEE PLANS
HEADWALL (HW) / FLARED END SECTION (FES)		N/A
DROP INLET (GRATE)		DETAIL 2, SHEET C04.4
CURB INLET (GRATE AND HOOD)		DETAIL 1, SHEET C04.4
JUNCTION BOX (JB) / OCS		N/A
CATCH BASIN (SINGLE WING)		DETAIL 3, SHEET C04.4
CATCH BASIN (DOUBLE WING)		N/A
PEDESTAL TOP		N/A
STORM STRUCTURE NUMBER	A3	SEE PLANS

ESPC BMP	LINETYPE/SYMBOL	REFERENCE
Du DUST CONTROL	Du	SHEET C06.6
Co CONSTRUCTION EXIT		SHEET C06.5
Silt-S SEDIMENT BARRIER		SHEET C06.5
Du MULCHING	Du	SHEET C06.6
Dv2 TEMPORARY SEEDING	Dv2	SHEET C06.7
SID INLET SEDIMENT TRAP		SHEET C06.4
Dv3 PERMANENT SEEDING	Dv3	SHEETS C06.8
Tr TREE PROTECTION FENCE	TPF	SHEET C06.6

SEE LANDSCAPE/TREE PROTECTION PLANS FOR LEGEND SPECIFIC TO THOSE SHEETS

ingenium ENTERPRISES
PLANNING & ENGINEERING
14491 N DALE MABRY HWY
SUITE 250
TAMPA, FL 33618
813.387.0084
WWW.INGENIUMTEAM.COM

GEORGIA REGISTERED No. 21067 PROFESSIONAL ENGINEER JAMES D. NEFF
2/27/19

PANDA EXPRESS
STORE #D6674
515 MULLINS COLONY DRIVE
EVANS, GEORGIA

PANDA EXPRESS CHINESE KITCHEN
PLANS FOR:

CLIENT:
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY

4	--/--/----
3	02/27/2019 BID SET
2	02/05/2019 COUNTY COMMENTS
1	12/20/2018 COUNTY COMMENTS

THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

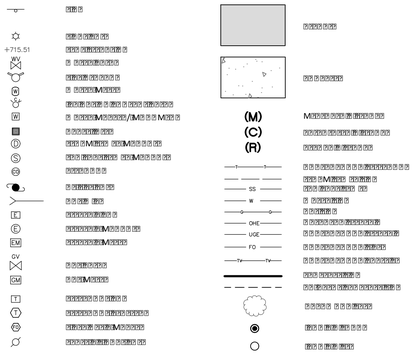
PROJ #	180177
DWG NAME	180177 C01.DWG
ISSUE DATE	02/27/2019
PROJ MGR	JP

GENERAL NOTES

C01.1
SHEET NUMBER

ISSUE FOR BID

LEGEND



UTILITY CONTACTS

GAS:
ATLANTA GAS LIGHT

COMMUNICATIONS:
ATT/D

ELECTRIC:
GEORGIA POWER

WATER:
COLUMBIA COUNTY PUBLIC WORKS

FIBER OPTIC:
CROWN CASTLE

TITLE COMMITMENT

Surveyors Comments on B–II Title Exceptions as shown in that Title Commitment issued by First American Title Insurance Company and having an Issuing Office File No.: H1176.010 and an effective date of July 1, 2018.

11. Any minerals or mineral rights leased, granted, or retained by current or prior owners. NOT ADDRESSED BY SURVEYOR

12. Easement from Dr. D. F. Mullins, Jr. to Georgia Power Company, dated August 16, 1965, filed August 20, 1965 and recorded in Deed Book 79, Page 535, records of the Superior Court of Columbia County, Georgia. LEGAL DESCRIPTION IS VAGUE IN NATURE AND MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY.

13. Easements as contained in that certain Warranty Deed by and between William B. Mullins, as Trustee for Dewitt Frank Mullins, III, Robert Fredrick Mullins, Julie Marie Mullins, Joseph Farrell Mullins, Jennifer Ann Mullins and Columbia County, Georgia, dated March 31, 1995, filed April 17, 1995 and recorded in Deed Book 1542, Page 20, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.

14. Terms and conditions as set forth in that certain Lease, as evidenced by Memorandum of Lease by and between Mullins Colony, LLC, a Georgia limited liability company and Belk, Inc., a Delaware corporation, dated as of December 8, 2016, filed December 9, 2016 and recorded in Deed Book 10679, Page 261, aforesaid records; as affected by Subordination, Non–Disturbance and Attornment Agreement by and between South State Bank and Belk, Inc., dated as of September 6, 2017, filed September 7, 2017 and recorded in Deed Book 11089, Page 125, aforesaid records; as further affected by Amendment to Memorandum of Lease by and between Mullins Colony, LLC, a Georgia limited liability company and Belk, Inc., a Delaware corporation, dated as of January 12, 2018, filed February 12, 2018 and recorded in Deed Book 11305, Page 266, aforesaid records. DEED BOOK 10679, PAGE 261 IS BLANKET IN NATURE AND INCLUDES THE SUBJECT PROPERTY; DEED BOOK 11089, PG. 125 DOES NOT INCLUDE THE SUBJECT PROPERTY; DEED BOOK 11305 PAGE 266 IS BLANKET IN NATURE AND INCLUDES THE SUBJECT PROPERTY.

15. Encroachment Agreement for Easement from Georgia Power Company to Mullins Colony, LLC, dated February 3, 2017, filed April 7, 2017 and recorded in Deed Book 10846, Page 272, aforesaid records. LEGAL DESCRIPTION DOES NOT INCLUDE THE SUBJECT PROPERTY.

16. Easement Agreement from Mullins Colony, LLC to Atlanta Gas Light Company, dated as of May 25, 2017, filed July 17, 2017 and recorded in Deed Book 11006, Page 39, aforesaid records. LEGAL DESCRIPTION IS BLANKET IN NATURE AND INCLUDES THE SUBJECT PROPERTY, SAID DOCUMENT CREATES A 5' UTILITY EASEMENT BEING CENTERED ON ATLANTA GAS LIGHT LINES IN THE SUBJECT PROPERTY.

17. Underground Easement from Mullins Colony, LLC to Georgia Power Company, a Georgia corporation, dated June 7, 2017, filed July 25, 2017 and recorded in Deed Book 11020, Page 135, aforesaid records. SHOWN HEREON

18. Reciprocal Easement Agreement by and between Mullins Colony, LLC, a Georgia limited liability company, HSG Brown Hill, LLC, a Georgia limited liability company and Hullins, LLC, a Georgia limited liability company, dated as of August 8, 2017, filed August 15, 2017 and recorded in Deed Book 11052, Page 184, aforesaid records. LEGAL DESCRIPTION IS BLANKET IN NATURE AND INCLUDES THE SUBJECT PROPERTY.

19. Underground Easement from Mullins Colony, LLC to Georgia Power Company, a Georgia corporation, dated August 3, 2017, filed August 21, 2017 and recorded in Deed Book 11060, Page 133, aforesaid records. SHOWN HEREON

20. Sign Easement Agreement by and between Hullins, LLC, a Georgia limited liability company and Mullins Colony, LLC, a Georgia limited liability company, dated September 30, 2017, filed November 3, 2017 and recorded in Deed Book 11172, Page 75, aforesaid records. LEGAL DESCRIPTION IS BLANKET IN NATURE AND INCLUDES THE SUBJECT PROPERTY, HOWEVER SAID SIGN EASEMENT DOES NOT INCLUDE THE SUBJECT PROPERTY.

21. Declaration of Sign Easement by Mullins Colony, LLC, a Georgia limited liability company, dated as of October 4, 2017, filed November 3, 2017 and recorded in Deed Book 11172, Page 83, aforesaid records. EASEMENT DOES NOT INCLUDE THE SUBJECT PROPERTY.

22. Declaration of Easements, Covenants, Conditions and Restrictions for Mullins Colony Shopping Center by Mullins Colony, LLC, a Georgia limited liability company, dated as of January 9, 2018, filed January 22, 2018 and recorded in Deed Book 11277, Page 226, aforesaid records. LEGAL DESCRIPTION IS BLANKET IN NATURE AND INCLUDES THE SUBJECT PROPERTY.

23. AS A MATTER OF INFORMATION: Notice of Commencement by T. D. Farrell Construction, Inc., dated February 15, 2017, filed February 15, 2017 and recorded in Lien Book 10767, Page 168, aforesaid records. LEGAL DESCRIPTION IS BLANKET AND INCLUDES THE SUBJECT PROPERTY

24. All matters affecting subject property as shown on the following plats, all aforesaid records:

(A) Plat Book 6, Page 189; DOCUMENT IS BLANKET AND INCLUDES THE SUBJECT PROPERTY

(B) Plat Book E–2017, Page 221; and DOCUMENT IS BLANKET AND INCLUDES THE SUBJECT PROPERTY

(C) Plat Book E–2017, Page 222. DOCUMENT IS BLANKET AND INCLUDES THE SUBJECT PROPERTY

TITLE LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the City of Evans, County of Columbia, State of Georgia, in the 125th G.M.D. and being more particularly shown, depicted and designated as Tract F (1.17 ac) together with easement rights over, under, across and through Tract E (0.23 ac), all as shown on that certain plat recorded in Plat Book E–2017, Page 221, records of the Superior Court of Columbia County, Georgia.

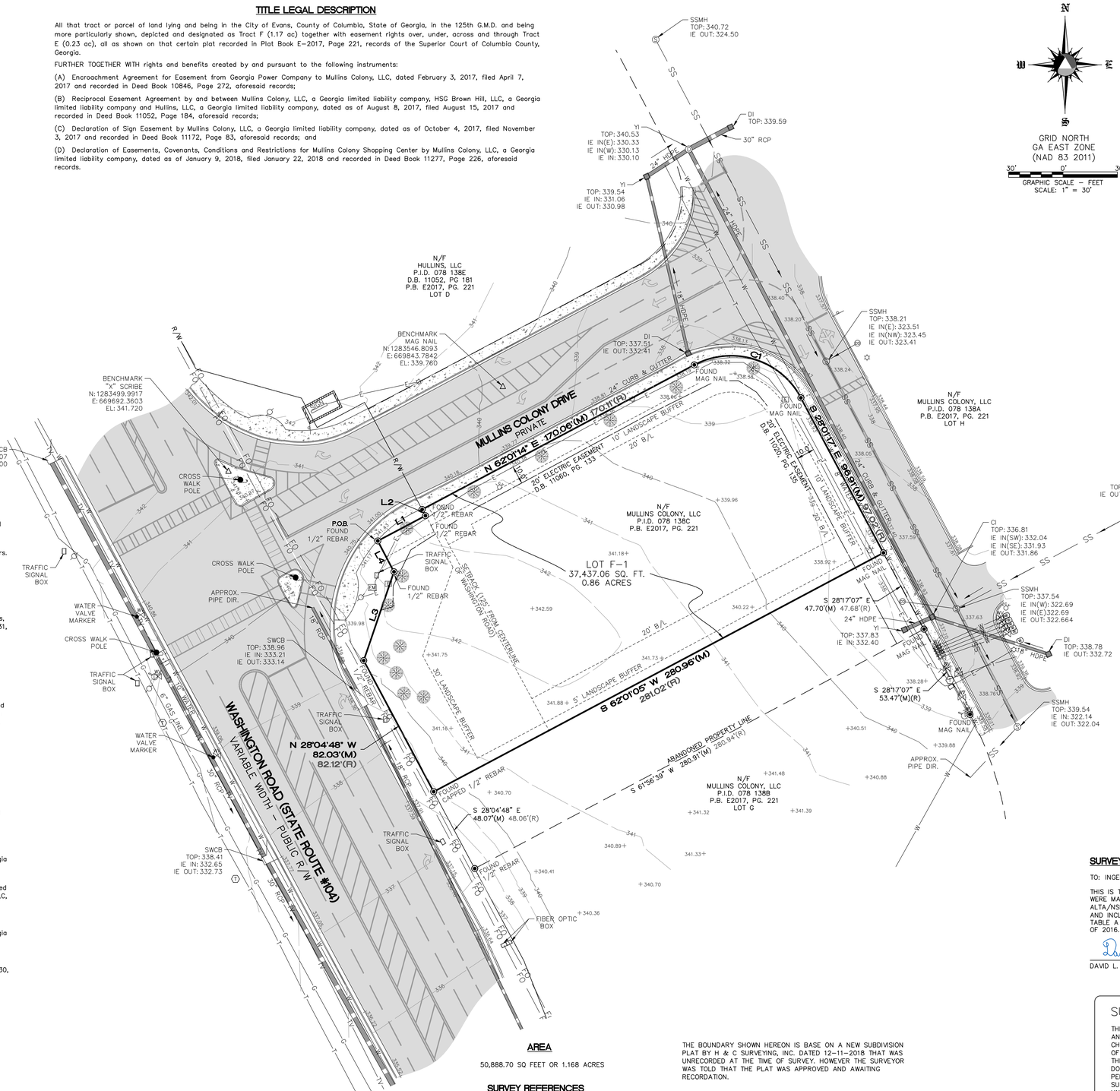
FURTHER TOGETHER WITH rights and benefits created by and pursuant to the following instruments:

(A) Encroachment Agreement for Easement from Georgia Power Company to Mullins Colony, LLC, dated February 3, 2017, filed April 7, 2017 and recorded in Deed Book 10846, Page 272, aforesaid records;

(B) Reciprocal Easement Agreement by and between Mullins Colony, LLC, a Georgia limited liability company, HSG Brown Hill, LLC, a Georgia limited liability company and Hullins, LLC, a Georgia limited liability company, dated as of August 8, 2017, filed August 15, 2017 and recorded in Deed Book 11052, Page 184, aforesaid records;

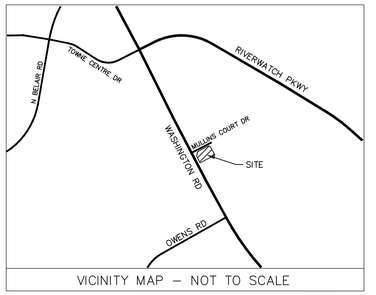
(C) Declaration of Sign Easement by Mullins Colony, LLC, a Georgia limited liability company, dated as of October 4, 2017, filed November 3, 2017 and recorded in Deed Book 11172, Page 83, aforesaid records; and

(D) Declaration of Easements, Covenants, Conditions and Restrictions for Mullins Colony Shopping Center by Mullins Colony, LLC, a Georgia limited liability company, dated as of January 9, 2018, filed January 22, 2018 and recorded in Deed Book 11277, Page 226, aforesaid records.



GRID NORTH
GA EAST ZONE
(NAD 83 2011)

GRAPHIC SCALE – FEET
SCALE: 1" = 30'



VICINITY MAP – NOT TO SCALE

SURVEY NOTES

1. All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
2. The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
3. According to the Flood Insurance Rate Map (FIRM) for Columbia County, Georgia, (Community–panel number 13073 C0163 D, dated Sep. 19, 2007), the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
4. The locations of underground utilities shown hereon are based on visible structures and maps and/or field located markings provided by Subsurface Utility Investigations, LLC are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. All Utility Companies should be contacted before beginning any design or construction.
5. North arrow and bearings shown hereon are based on GA West Zone – NAD 83 adjusted 2011. Using Global Positional System (GPS) and obtained by RTK observations on 9–10–2018 using the Trimble VRS System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
6. The field data upon which this plat is based has a closure precision of one foot in 193,824 feet and an angular error of 01 second per angle point and was adjusted using the least squares method.
7. This plat has been calculated for closure and is found to be accurate within one foot in 65,649 feet.
8. Equipment used for measurement:
   Angular: Trimble S6 Robotic Total Station
   Linear: Trimble S6 Robotic Total Station
   GPS: Trimble R6 GPS Reciever
9. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This Plat does not extend to any unnamed person, persons or entity without express written certification by the surveyor naming said person, persons, or entity.
10. State, County, & Local Buffers and Setbacks might exist on the subject property that are not shown hereon.
11. Contours and spot elevations shown hereon are based on U.S.G.S. datum (NAVD 88), Site Benchmarks are shown hereon.
12. This survey is not valid without the Original Signature and Seal of a GA Licensed Surveyor.
13. There was no observable evidence of Human Burials or Cemeteries on the Subject Property at the time of the field Survey.
14. Atwell LLC does not guarantee the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
15. At the time of field survey there was no observable evidence of recent earth moving work, building construction, building additions, changes of right–of–way lines, street or sidewalk construction and or repairs.

ZONING

THE SUBJECT PROPERTY IS ZONED C2 PER CITY OF EVANS GEORGIA ZONING.

THE SETBACKS FOR ZONE "C2" GENERAL COMMERCIAL ARE:

FRONT: 125 FEET FROM CENTERLINE OF WASHINGTON ROAD
SIDE: 20 FEET
REAR: 20 FEET
HEIGHT: 55 FEET

AREA

50,888.70 SQ FEET OR 1.168 ACRES

SURVEY REFERENCES

1. PLAT RECORDED IN BOOK E2017, PAGES 222.
2. DEED RECORDED IN BOOK 11052, PAGE 178.
3. SURVEY PREPARED FOR MULLINS COLONY, LLC PREPARED BY H & C SURVEYING, INC, DATED 12–11–2018

LINE	BEARING	DISTANCE
L1	N 62°06'39" E	29.76'
L2	N 28°09'24" W	3.89'
L3	N 18°49'23" E	51.80'
L4	N 27°42'58" W	19.23'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	68.35'	43.50'	90°01'57"	S 72°48'21" E	61.54'

THE BOUNDARY SHOWN HEREON IS BASE ON A NEW SUBDIVISION PLAT BY H & C SURVEYING, INC. DATED 12–11–2018 THAT WAS UNRECORDED AT THE TIME OF SURVEY. HOWEVER THE SURVEYOR WAS TOLD THAT THE PLAT WAS APPROVED AND AWAITING RECORDATION.

GEORGIA REGISTERED 3003901 LAND SURVEYOR DAVID L. ANDERSON
9–14–2018

SURVEYOR'S CERTIFICATION

TO: INGENIUM ENTERPRISES, INC AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF SEPTEMBER OF 2016.

David L Anderson — 9–14–2018
DAVID L. ANDERSON, GA. RLS #3305 — DATE

SURVEY CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15–6–67.

David L Anderson — 9–14–2018
DAVID L. ANDERSON, GA. R.L.S. #3305 — DATE

811 Georgia Utility Protection Center, Inc.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS 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 BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2019 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
1255 Lakes Parkway
Building 100, Suite 120
Lawrenceville, Ga 30043
GA – LSF: 1278

LOCATED IN 125 G.M.D. CITY OF EVANS COLUMBIA COUNTY, GEORGIA

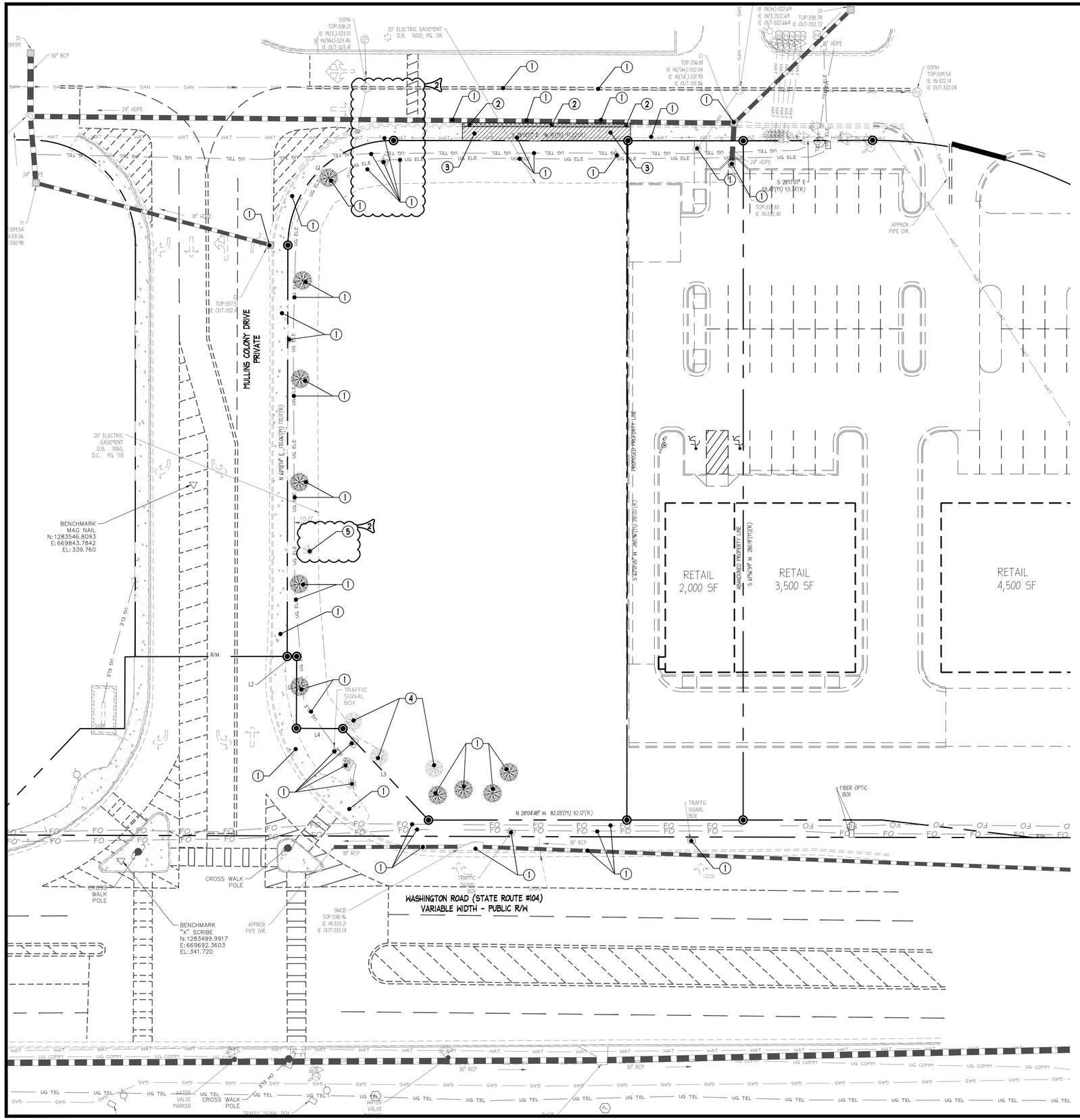
ALTA/NSPS LAND TITLE SURVEY
OUTPARCEL 1 – EVANS, GA
515 MULLINS COLONY DRIVE
FOR
INGENIUM ENTERPRISES, INC
ALPHARETTA, GEORGIA

DATE	9–14–2018
10–15–18 COMMENTS	
12–27–18 REVISE ROAD NAME	
1–07–19 COMMENTS	
1–07–19 REVISE PROPERTY BOUNDARY	
REVISIONS	
SCALE	0 30 60 — 1" = 30 FEET
DR.	SDC
CH.	DLA
P.M.	D. ANDERSON
BOOK	––
JOB	18002930
SHEET NO.	1 OF 1

CAD FILE: 18002930 REV 2–1–19.DWG

C02.0

I:\ENVIS GA ALTA\18002930 REV 2–1–19.DWG 2/7/2019 2:10 PM DEAN.CEDERHOLM



DEMOLITION LEGEND

1. PROTECT ALL ITEMS DURING ALL PHASES OF CONSTRUCTION (SEE GENERAL DEMOLITION NOTE #1). THE CONTRACTOR SHALL ENSURE THE INTEGRITY OF ALL ITEMS DENOTED TO BE PROTECTED THAT ARE ADJACENT TO ITEMS DENOTED TO BE DEMOLISHED AND WILL SAFELY REPAIR ANY SUCH ITEMS TO THE REQUIRED JURISDICTIONAL STANDARDS.
2. SAWCUT AND REMOVE EXISTING CONCRETE DRIVE THRU PAD, SIDEWALK, CURB AND GUTTER, AND DUMPSTER PAD AND ASSOCIATED APPURTENANCES INCLUDING, BUT NOT LIMITED TO, REINFORCEMENT AND STONE BASE.
3. SAWCUT AND REMOVE EXISTING SIDEWALK AND ASSOCIATED APPURTENANCES TO THE LIMITS SHOWN OR TO THE NEAREST JOINT.
4. REMOVE TREES WITH STUMP TO BE DISPOSED OF OFF-SITE, CONTRACTOR TO BACKFILL HOLE WITH ACCEPTABLE MATERIAL , COMPACTED TO STANDARDS, AND MATCH EXISTING GRADES TO ALLOW POSITIVE DRAINAGE.
5. CONTRACTOR SHALL PROTECT IRRIGATION CONTROL VALVE AND ALL EXISTING IRRIGATION LINES ON SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT TO ANY DAMAGE DONE TO EXISTING IRRIGATION LINES.

GENERAL DEMOLITION NOTES

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

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

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

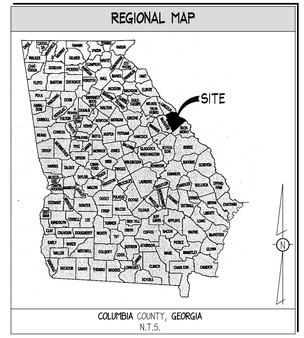
24-HOUR CONTACT:
JOE CELENTO
912-272-4811

GEORGIA 811 Utilities Protection Center, Inc.
Know what's **below.** **Call** before you dig.

0 20 40 Feet

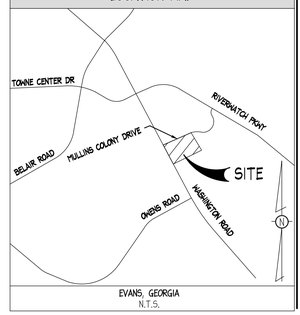
NORTH ARROW REFLECTS GRID NORTH GEORGIA, EAST ZONE

REGIONAL MAP



COLUMBIA COUNTY, GEORGIA
N.T.S.

LOCATION MAP



EVANS, GEORGIA
N.T.S.

ingenium ENTERPRISES
PLANNING & ENGINEERING
14499 N DALE MABRY HWY
SUITE 250
TAMPA, FL 33618
813.387.0084
WWW.INGENIUMTEAM.COM

GEORGIA REGISTERED No. 21067 PROFESSIONAL ENGINEER JAMES D. NEFF
2/27/19

PANDA EXPRESS
STORE #D6674
515 MULLINS COLONY DRIVE
EVANS, GEORGIA

PLANS FOR:
PANDA EXPRESS KITCHEN CHINESE

CLIENT:
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY
1 --/--/----
2 --/--/----
3 --/--/----
4 --/--/----
5 02/27/2019 BID SET
6 02/05/2019 COUNTY COMMENTS
7 12/20/2018 COUNTY COMMENTS

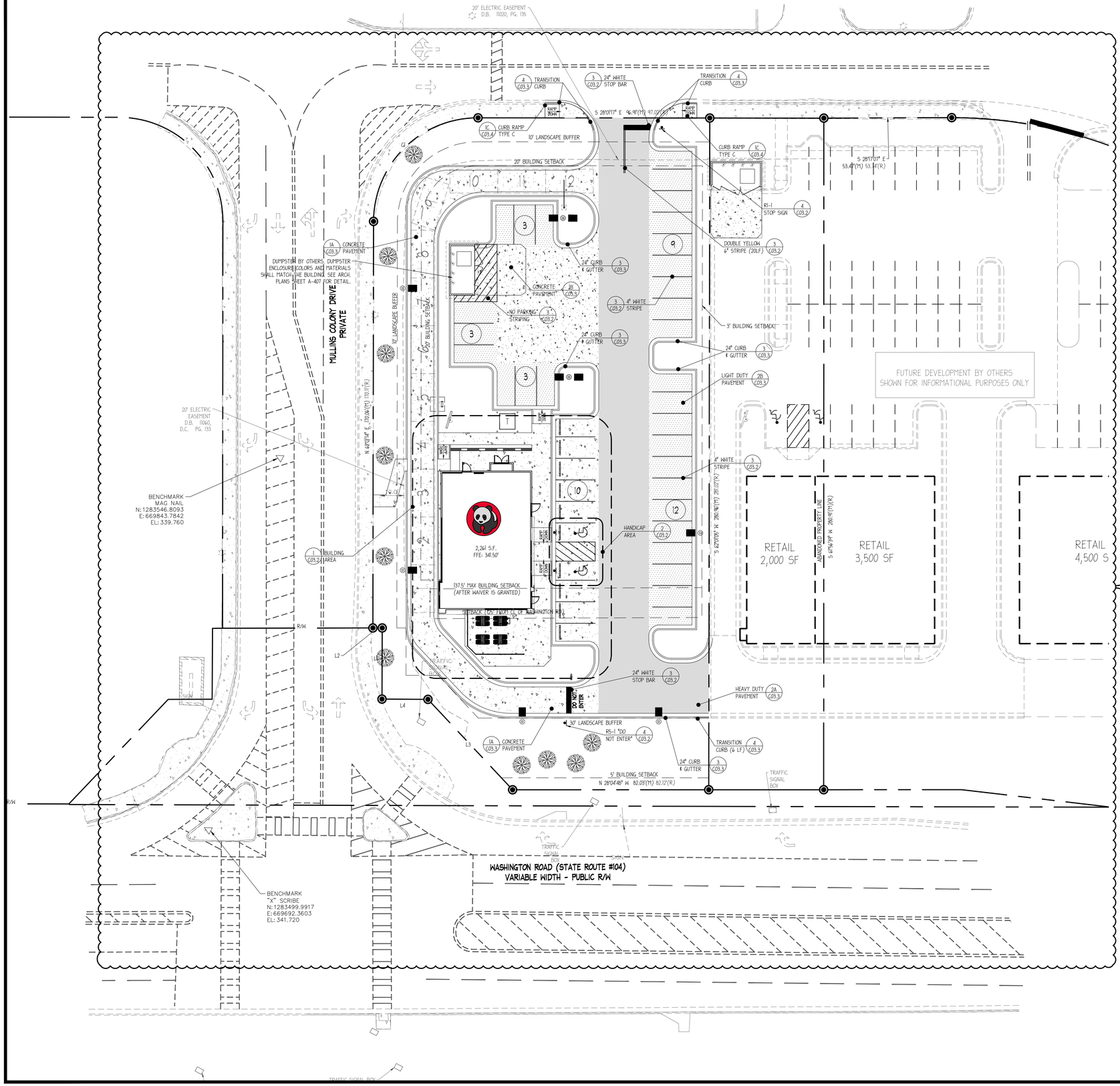
THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE, WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS; ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

PROJ #	180077
DWG NAME	180077 C02.DWG
ISSUE DATE	02/27/2019
PROJ MGR	JP

DEMOLITION PLAN

C02.1
SHEET NUMBER

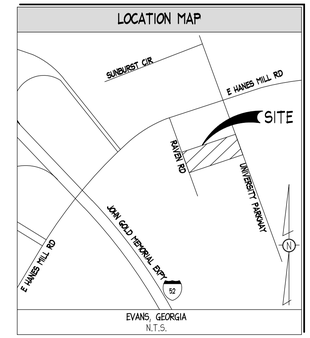
ISSUE FOR BID



PAVING LEGEND

- HEAVY DUTY PAVEMENT SECTION: DETAIL 2A, SHEET C03.3
- LIGHT DUTY PAVEMENT SECTION: DETAIL 2B, SHEET C03.3
- CONCRETE SECTIONS: SIDEWALK: DETAIL 6, SHEET C03.3; DRIVE-THRU: DETAIL 1, TYPE A, SHEET C03.3; PARKING: DETAIL 1, TYPE A, SHEET C03.3; DUMPSTER APPROACH PAD: DETAIL 1,TYPE B, SHEET C03.3

LOCATION MAP



SITE NOTES

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

BUILDING AREA NOTES

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

SITE INFORMATION

JURISDICTION: EVANS, GEORGIA
COLUMBIA COUNTY

ZONING: C-2 (GENERAL COMMERCIAL)
ETCOD (EVANS TOWN CENTER OVERLAY DISTRICT)

ZONING CONDITIONS: RZ14-08-02, VA17-01-01, VA17-08-02

PARCEL NUMBER: 078 138C

REQUIRED BUILDING SETBACKS:
FRONT: 5' MINIMUM, 125' MAXIMUM (WEST)
SIDE: 20' (NORTH)
SIDE: 3' (SOUTH)
REAR: 20' (EAST)

REQUIRED PARKING:
1 SPACE IS REQUIRED PER 100 SF OF GROSS FLOOR AREA (GFA) OF THE BUILDING AND PATIO. BASED ON A 2,261 SF BUILDING AND 300 SF PATIO, **26** SPACES ARE REQUIRED.

PROPOSED PARKING :

9' X 18' (REGULAR)	=	38
8' X 18' (HC)	=	2
TOTAL	=	40

DRIVE AISLE: 24'

SITE AREA CALCULATIONS:

SITE:	±0.86 AC.
PERVIOUS AREA:	±0.29 AC. (±33.7%)
IMPERVIOUS AREA:	±0.57 AC. (±66.3%)
DISTURBED AREA:	±0.94 AC.

FLOOD HAZARD:
NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. MAP NO. **13073C0163D**, DATED **05/19/2007**.

EXISTING INFORMATION:
PROVIDED BY **ATWELL GROUP**, DATED **01/07/2019** (SEE SHEET C02.0).

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

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

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

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

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

GEORGIA 811 Utilities Protection Center, Inc.
Know what's **below.** **Call** before you dig.

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

0 20 40 Feet

NORTH ARROW REFLECTS GRID NORTH GEORGIA, EAST ZONE

ingenium ENTERPRISES
PLANNING & ENGINEERING
1489 N DALE MABRY HWY
SUITE 250
TAMPA, FL 33618
813.387.0084
WWW.INGENIUMTEAM.COM

GEORGIA REGISTERED No. 21067 PROFESSIONAL ENGINEER JAMES D. NEFF
2/27/19

PANDA EXPRESS
STORE #D6674
515 MULLINS COLONY DRIVE
EVANS, GEORGIA

PLANS FOR:

CLIENT:
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY

7	--/--/----
6	--/--/----
5	--/--/----
4	--/--/----
3	02/27/2019 BID SET
2	02/05/2019 COUNTY COMMENTS
1	12/20/2018 COUNTY COMMENTS

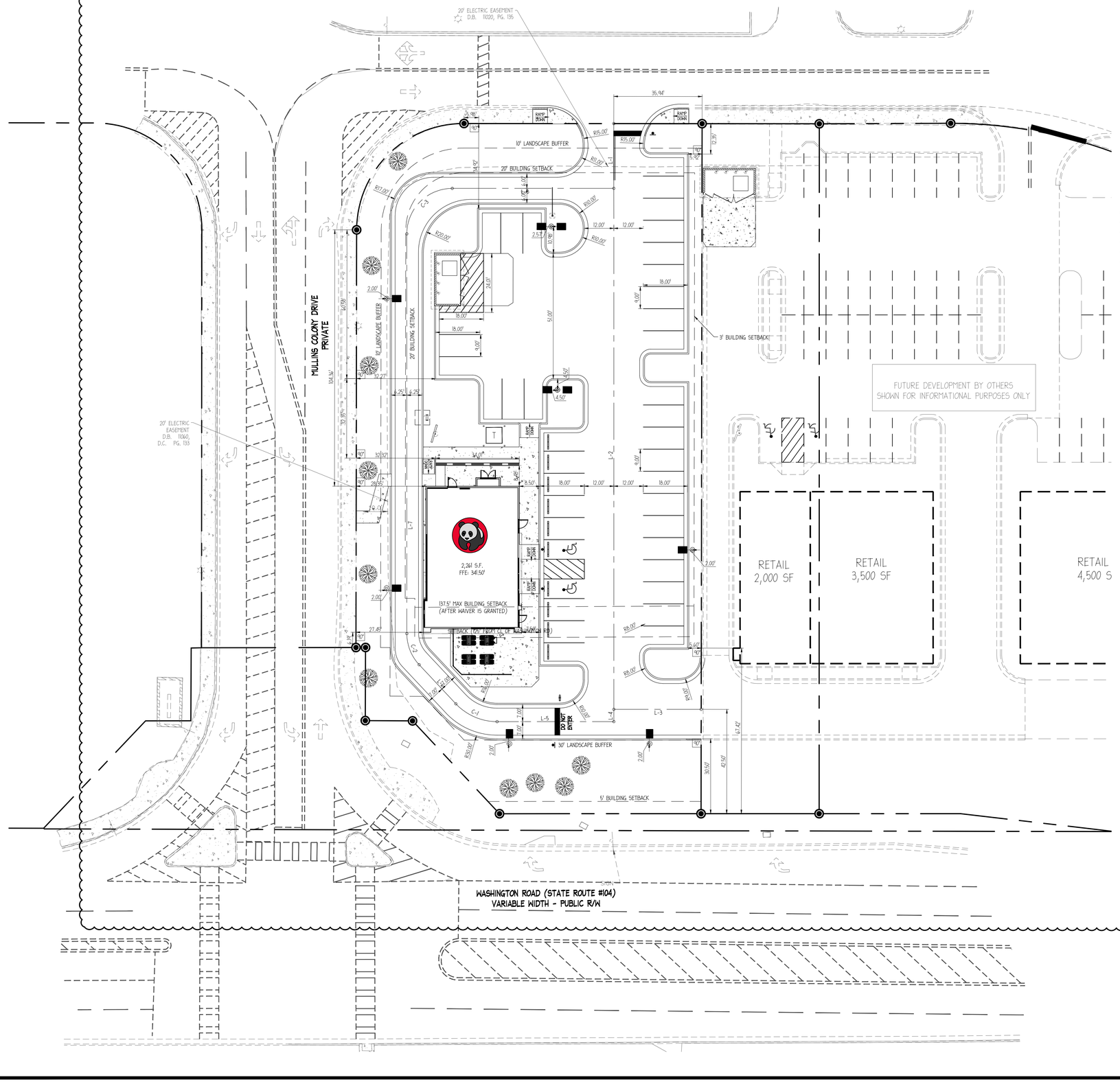
THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

PROJ #	180077
DWG NAME	180077 C03.DWG
ISSUE DATE	02/27/2019
PROJ MGR	JP

SITE PLAN

C03.0
SHEET NUMBER

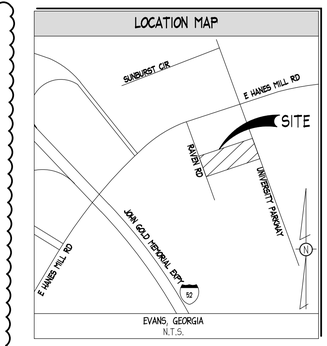
ISSUE FOR BID



LINE TABLE				
LINE #	LENGTH	DIRECTION	START POINT	END POINT
L-1	26.37'	S61°55'36"W	670036.82, 1283486.81	670013.55, 1283474.40
L-2	212.12'	S61°55'36"W	670013.55, 1283474.40	669826.38, 1283374.57
L-3	35.56'	S28°04'48"E	669826.38, 1283374.57	669843.12, 1283343.19
L-4	5.00'	S61°55'36"W	669826.38, 1283374.57	669821.97, 1283372.22
L-5	47.53'	N28°04'48"W	669821.97, 1283372.22	669799.60, 1283414.15
L-6	21.84'	N18°43'52"E	669798.11, 1283432.36	669805.13, 1283453.05
L-7	162.79'	N61°55'36"E	669813.94, 1283463.43	669957.57, 1283540.04
L-8	65.76'	S28°04'24"E	669982.60, 1283532.42	670013.55, 1283474.40

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C-1	18.79'	23.00'	46.8110	18.27'	S47°40'28"E
C-2	13.98'	18.50'	43.1956	13.62'	S42°19'44"W
C-3	29.06'	18.50'	90.0000	26.16'	N73°04'24"W

LOCATION MAP



STAKING NOTES

1. ALL RADII ARE 3.0' UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS PERTAINING TO LIGHT POLES ARE MEASURED FROM THE CENTER OF THE POLE TO THE FACE OF CURB.
4. SEE SHEET C01.1 FOR GENERAL NOTES.

SITE INFORMATION

JURISDICTION: EVANS, GEORGIA
COLUMBIA COUNTY

ZONING: C-2 (GENERAL COMMERCIAL)
ETCOD (EVANS TOWN CENTER OVERLAY DISTRICT)

ZONING CONDITIONS: RZ14-08-02, VA17-01-01, VA17-08-02

PARCEL NUMBER: 078 138C

REQUIRED BUILDING SETBACKS:
FRONT: 5' MINIMUM, 125' MAXIMUM (WEST)
SIDE: 20' (NORTH)
SIDE: 3' (SOUTH)
REAR: 20' (EAST)

REQUIRED PARKING:
1 SPACE IS REQUIRED PER 100 SF OF GROSS FLOOR AREA (GFA) OF THE BUILDING AND PATIO. BASED ON A 2,261 SF BUILDING AND 300 SF PATIO, 26 SPACES ARE REQUIRED.

PROPOSED PARKING :

9' X 18' (REGULAR)	= 38
8' X 18' (HC)	= 2
TOTAL	= 40

DRIVE AISLE: 24'

SITE AREA CALCULATIONS:
SITE: ±0.86 AC.
PERVIOUS AREA: ±0.29 AC. (±33.7%)
IMPERVIOUS AREA: ±0.57 AC. (±66.3%)
DISTURBED AREA: ±0.94 AC.

FLOOD HAZARD:
NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. MAP NO. 13073C0163D, DATED 09/19/2007.

EXISTING INFORMATION:
PROVIDED BY ATWELL GROUP, DATED 01/07/2019 (SEE SHEET C02.0).

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

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

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

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

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

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

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

0 20 40 Feet

NORTH ARROW REFLECTS GRID NORTH GEORGIA, EAST ZONE

ingenium ENTERPRISES
PLANNING & ENGINEERING
14499 N DALE MABRY HWY
SUITE 250
TAMPA, FL 33618
813.387.0084
WWW.INGENIUMTEAM.COM

GEORGIA REGISTERED No. 21067 PROFESSIONAL ENGINEER JAMES D. NEFF
2/27/19

PANDA EXPRESS
STORE #D6674
515 MULLINS COLONY DRIVE
EVANS, GEORGIA

PLANS FOR:

CLIENT:
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY
1 --/--/----
2 --/--/----
3 --/--/----
4 --/--/----
3 02/27/2019 BID SET
2 02/05/2019 COUNTY COMMENTS
1 12/20/2018 COUNTY COMMENTS

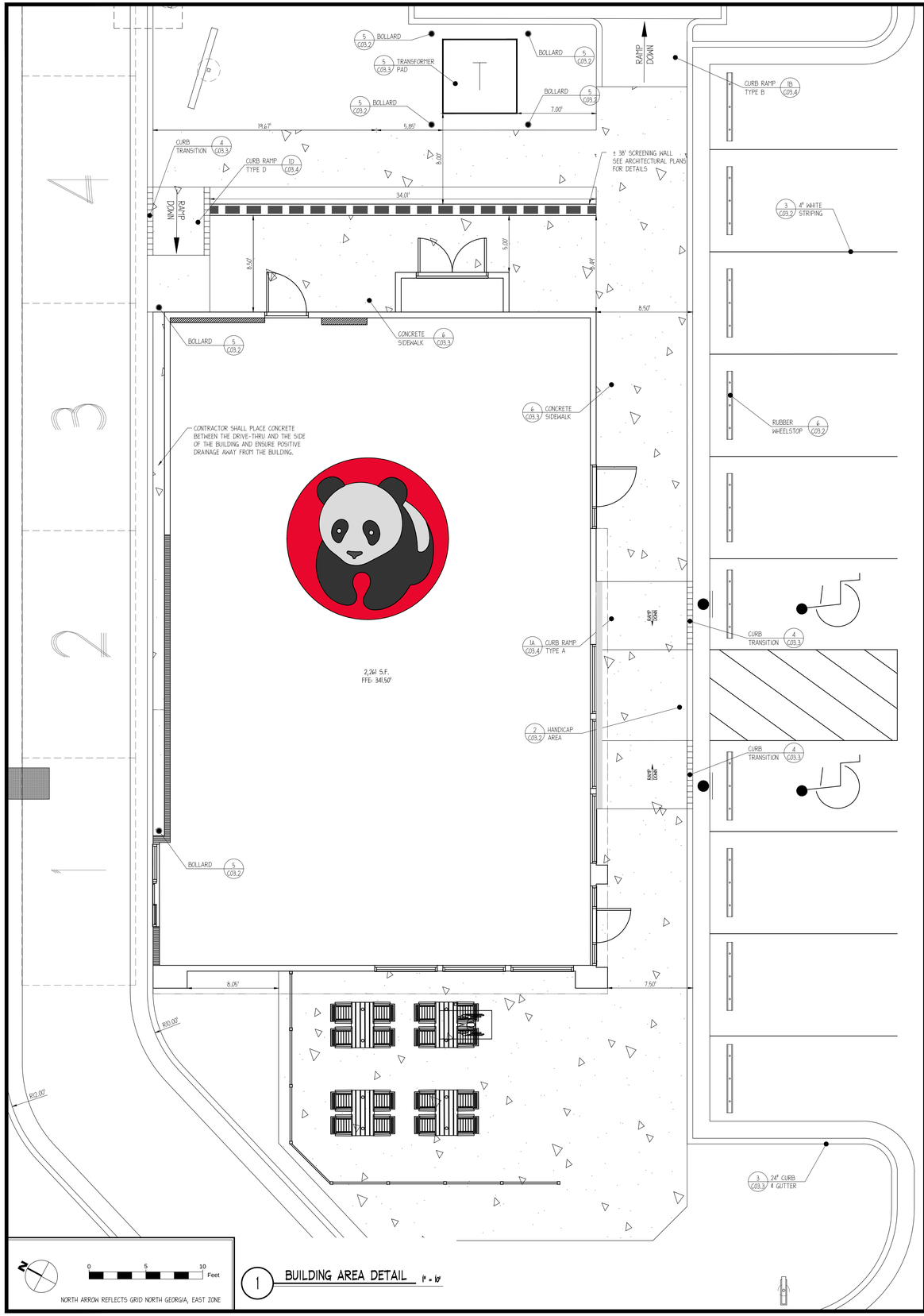
THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

PROJ #	180077
DWG NAME	180077 C03.DWG
ISSUE DATE	02/27/2019
PROJ MGR	JP

STAKING PLAN

C03.1
SHEET NUMBER

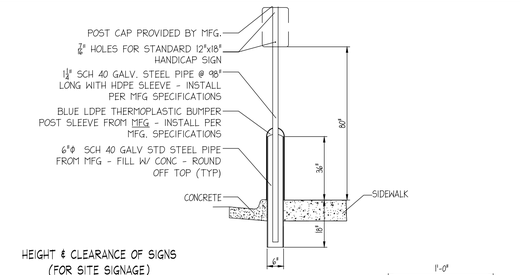
ISSUE FOR BID

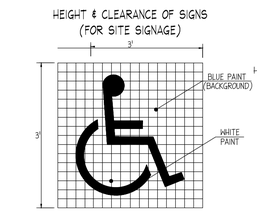


1 BUILDING AREA DETAIL 1" = 10'

0 5 10 Feet

NORTH ARROW REFLECTS GRID NORTH GEORGIA, EAST ZONE

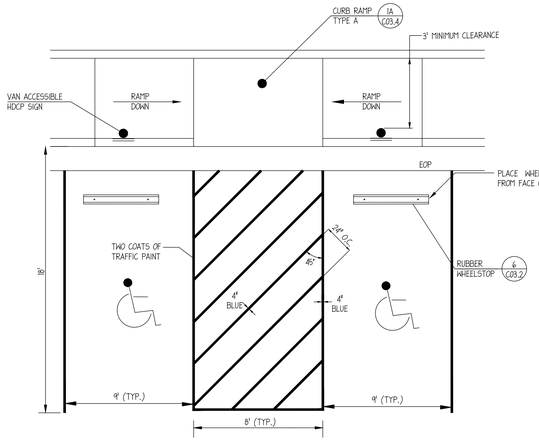




HANDICAP SIGNAGE PROVIDED AND INSTALLED BY G.C.

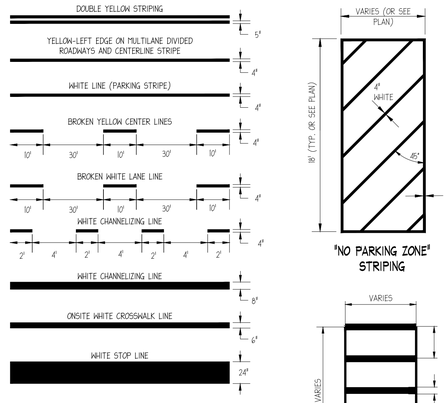
VAN ACCESSIBLE SIGNAGE TO BE APPLIED TO VAN DESIGNATED SPACES ONLY. REF. SITE PLAN.

2 ACCESSIBLE AREA NTS

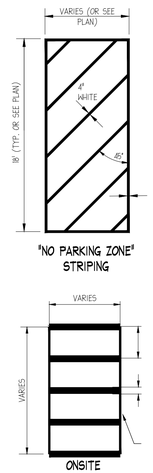


VAN ACCESSIBLE PARKING STALL LAYOUT AND STRIPING

N.T.S.



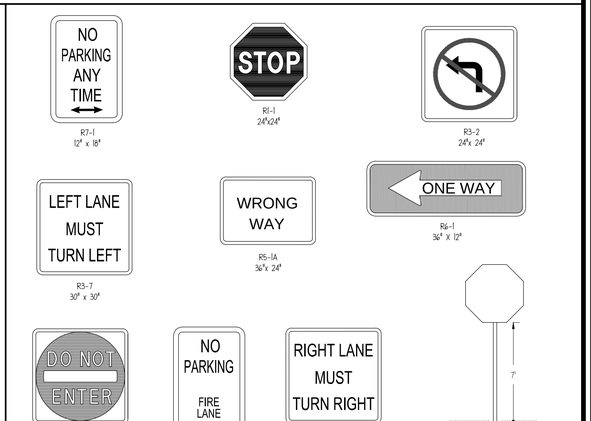
LINE SPECIFICATIONS



"NO PARKING ZONE" STRIPING

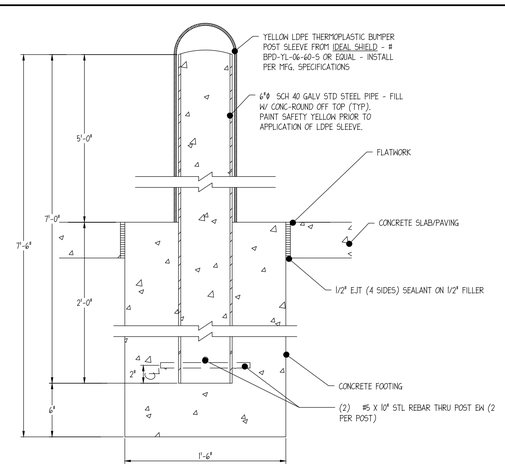
ONSITE CROSSWALK SPECIFICATION

3 PAVEMENT STRIPING AND MARKING NTS

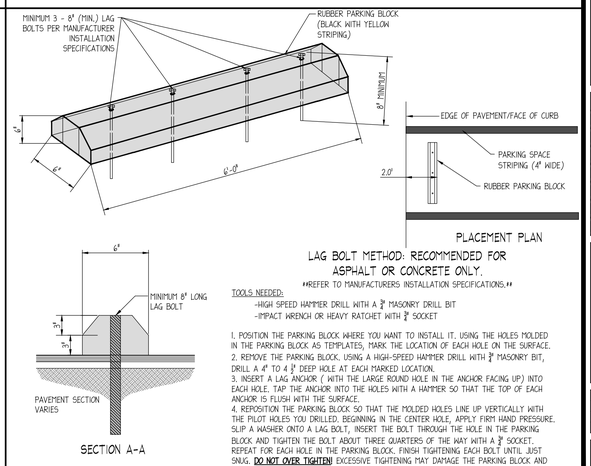


HEIGHT & CLEARANCE OF SIGNS (FOR ROADWAY SIGN)

4 SITE SIGNAGE NTS



5 BOLLARD NTS



PLACEMENT PLAN

LAG BOLT METHOD: RECOMMENDED FOR ASPHALT OR CONCRETE ONLY.

"REFER TO MANUFACTURERS INSTALLATION SPECIFICATIONS."

SECTION A-A

TOOLS NEEDED:
-HIGH SPEED HAMMER DRILL WITH A ¾" MASONRY DRILL BIT
-IMPACT WRENCH OR HEAVY RATCHET WITH ¾" SOCKET

1. POSITION THE PARKING BLOCK WHERE YOU WANT TO INSTALL IT. USING THE HOLES MOLDED IN THE PARKING BLOCK AS TEMPLATES, MARK THE LOCATION OF EACH HOLE ON THE SURFACE.
2. REMOVE THE PARKING BLOCK. USING A HIGH-SPEED HAMMER DRILL WITH A ¾" MASONRY BIT, DRILL A 4" TO 4 ½" DEEP HOLE AT EACH MARKED LOCATION.
3. INSERT A LAG ANCHOR (WITH THE LARGE ROUND HOLE IN THE ANCHOR FACING UP) INTO EACH HOLE. TAP THE ANCHOR INTO THE HOLES WITH A HAMMER SO THAT THE TOP OF EACH ANCHOR IS FLUSH WITH THE SURFACE.
4. REPOSITION THE PARKING BLOCK SO THAT THE MOLDED HOLES LINE UP VERTICALLY WITH THE PILOT HOLES YOU DRILLED. BEGINNING IN THE CENTER HOLE, APPLY FIRM HAND PRESSURE. SLIP A WASHER ONTO A LAG BOLT, INSERT THE BOLT THROUGH THE HOLE IN THE PARKING BLOCK AND TIGHTEN THE BOLT ABOUT THREE QUARTERS OF THE WAY WITH A ¾" SOCKET. REPEAT FOR EACH HOLE IN THE PARKING BLOCK. FINISH TIGHTENING EACH BOLT UNTIL JUST SNUG. DO NOT OVER TIGHTEN! EXCESSIVE TIGHTENING MAY DAMAGE THE PARKING BLOCK AND WILL VOID THE WARRANTY.

6 RUBBER WHEELSTOP NTS

ingenium ENTERPRISES
PLANNING & ENGINEERING
14499 N DALE MABRY HWY
SUITE 250
TAMPA, FL 33618
813.387.0084
WWW.INGENIUMTEAM.COM

GEORGIA REGISTERED No. 21067 PROFESSIONAL ENGINEER JAMES D. NEFF
2/27/19

PLANS FOR:
PANDA EXPRESS
STORE #D6674
515 MULLINS COLONY DRIVE
EVANS, GEORGIA

CLIENT:
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY
0 --/--/----
1 --/--/----
2 --/--/----
3 --/--/----
3 02/27/2019 BID SET
2 02/05/2019 COUNTY COMMENTS
1 12/20/2018 COUNTY COMMENTS

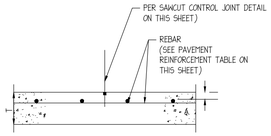
THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

PROJ #	180077
DWG NAME	180077 C03.DWG
ISSUE DATE	02/27/2019
PROJ MGR	JP

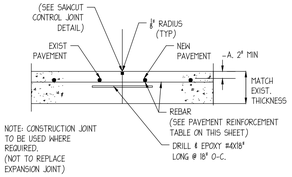
HARDSCAPE DETAILS 1

C03.2
SHEET NUMBER

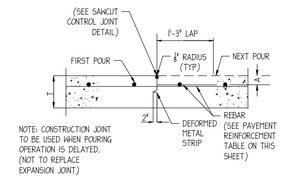
ISSUE FOR BID



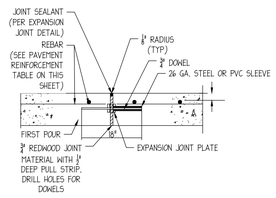
SAWCUT JOINT
N.T.S.



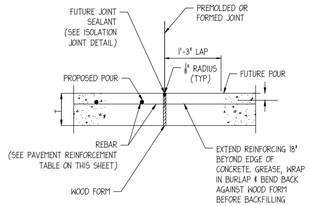
CONCRETE TO CONCRETE TIE IN
N.T.S.



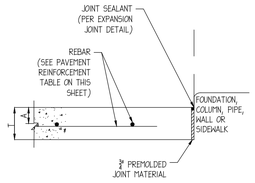
CONSTRUCTION JOINT
N.T.S.



SAWCUT JOINT
N.T.S.



CONCRETE TO CONCRETE TIE IN
N.T.S.

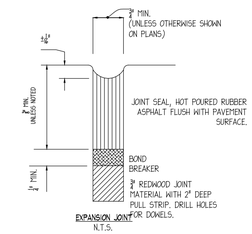


CONSTRUCTION JOINT
N.T.S.

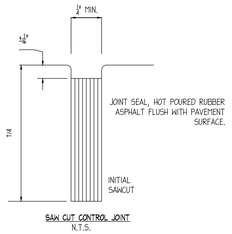
NOTES:

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

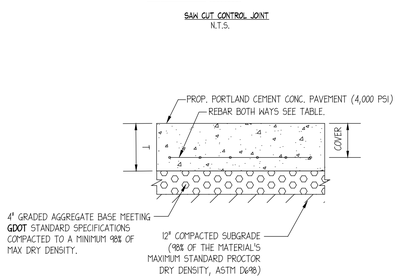
REINFORCEMENT TABLE				
CONCRETE SECTION DESIGNATION	(T) SLAB THICKNESS (IN.)	(COVER) COVER (IN.) (2" MIN)	MAX. EXPANSION JOINT SPACING (FT.)	60,000 PSI STEEL REINFORCING STEEL BAR SIZE & SPACING*
TYPE 'A'	6	2	15	#3 @ 24" C-C
TYPE 'B'	7	2	15	#3 @ 24" C-C



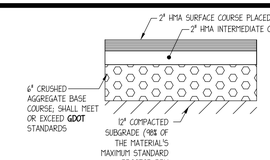
EXPANSION JOINT
N.T.S.



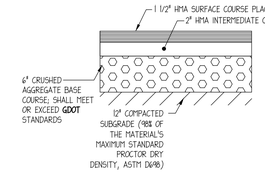
SAW CUT CONTROL JOINT
N.T.S.



1 CONCRETE SECTION NTS



HEAVY-DUTY ASPHALT (A)



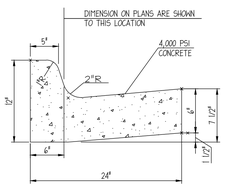
LIGHT-DUTY ASPHALT (B)

NOTE: FOR AREAS SUBJECT TO REPETITIVE LOADING CONDITIONS SUCH AS DUMPSTER PADS AND FREQUENT STOPPING AND TURNING, A PORTLAND CEMENT CONCRETE PAVEMENT WITH A THICKNESS OF AT LEAST 7" UNDERLAIN BY AT LEAST 4" OF CRUSHED STONE IS RECOMMENDED.

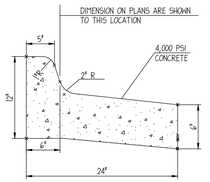
ASPHALT NOTES:

- THE ASPHALT SURFACE COURSE SHOULD CONFORM TO THE MOST RECENT EDITION OF THE **GEORGIA** DEPARTMENT OF TRANSPORTATION (**GDOT**) STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, FOR HOT MIX ASPHALTIC CONCRETE SURFACE COURSE.
- THE BASE COURSE SHOULD CONFORM TO THE **GDOT** STANDARDS FOR BASE COURSE COMPACTED TO A MINIMUM 98 PERCENT OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY.
- TACK COAT SHOULD BE PROVIDED ATOP EACH PAVEMENT SECTION.

2 PAVEMENT SECTION NTS



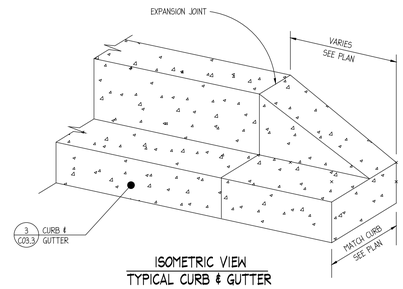
NORMAL CURB & GUTTER



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

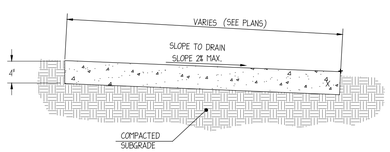
REVERSE CURB & GUTTER

3 24" CURB & GUTTER NTS

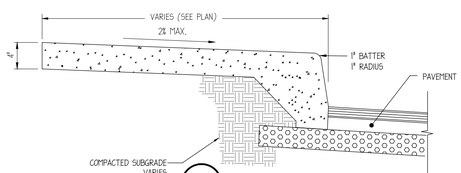


ISOMETRIC VIEW
TYPICAL CURB & GUTTER

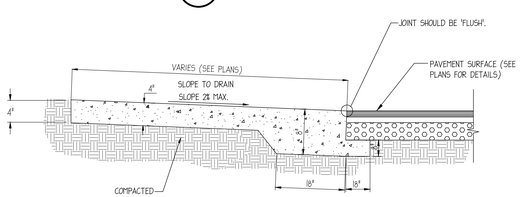
4 CURB TRANSITION NTS



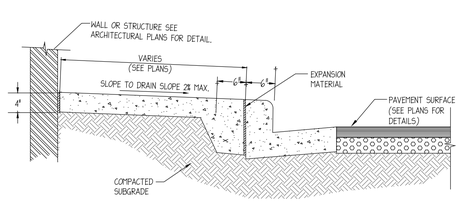
A



C



B

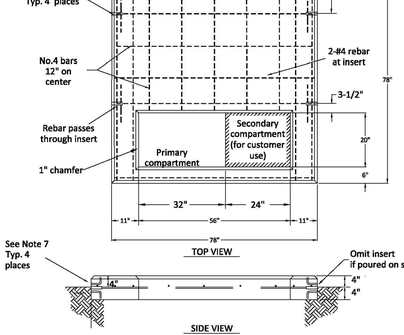


D

CONCRETE NOTES:

- f'c = 4,000 PSI
- PROVIDE CONTROL JOINTS AT 5' O.C.
- PROVIDE EXPANSION JOINTS ONLY WHERE CONCRETE PAVEMENT ABUTS FIXED OBJECTS, CURB AND GUTTER, AND OTHER PAVEMENT TYPES.
- 6"x6" W4xW4 MAY BE SUBSTITUTED WITH EQUILEVENT STRENGTH FIBER MESH.

6 CONCRETE SIDEWALK NTS



NOTES:

1. **Service duct shall be located in the extreme right side of the secondary compartment.**
2. **Reinforce with No. 4 bars with a 12" x 12" grid, 4 in. below top of pad except as shown above.**
3. **Concrete shall have a minimum ultimate 28 day compressive strength of not less than 3,000 pounds, pad shall be cured not less than 72 hours.**
4. **Average weight of pad is 3700 lbs. concrete.**
5. **Mounting surface shall be level, smooth and uniform with minimal irregularities.**
6. **This pad will also accommodate a 500 KVA transformer.**
7. **Lifting insert for 1 in. diameter threaded bolt, 4" depth, Meadow Burke FX-14, 4 locations (omit if poured in place).**
8. **Maintain 2 in. of clear concrete between rebar and all outer surfaces.**

SUBJECT	UNDERGROUND DISTRIBUTION		
DETAIL	EQUIPMENT PADS AND VAULTS - PRE-CAST OR POURED IN PLACE PAD FOR 45 KVA THROUGH 300 KVA		
	LOOP FEED PAD MOUNTED TRANSFORMERS, 12 KV THRU 25 KV		
Date 2-26-99	REVISED 09-25-00, 01-26-02, 01-09-07, 04-09-10 12-20-13, 07-31-14	Southern Company	A- SUH15001

SUH-15.001

5 TRANSFORMER PAD NTS

ingenium ENTERPRISES
PLANNING & ENGINEERING
14491 N DALE MABRY HWY
SUITE 250
TAMPA, FL 33618
813.387.0084
WWW.INGENIUMTEAM.COM

GEORGIA REGISTERED No. 21067 PROFESSIONAL ENGINEER JAMES D. NEFF
2/27/19

PANDA EXPRESS
STORE #D6674
515 MULLINS COLONY DRIVE
EVANS, GEORGIA

PLANS FOR:

CLIENT:
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY

--/--/----	
--/--/----	
--/--/----	
--/--/----	
3	02/27/2019 BID SET
2	02/05/2019 COUNTY COMMENTS
1	12/20/2018 COUNTY COMMENTS

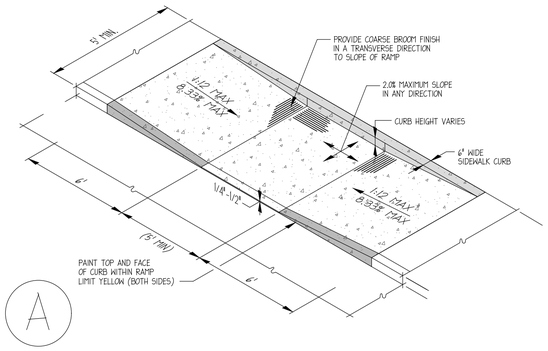
THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE, WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

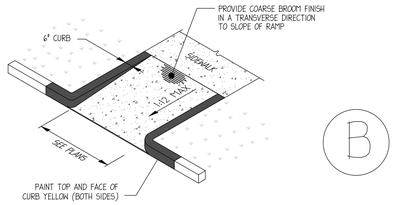
PROJ #	180177
DWG NAME	180077 C03.DWG
ISSUE DATE	02/27/2019
PROJ MGR	JP

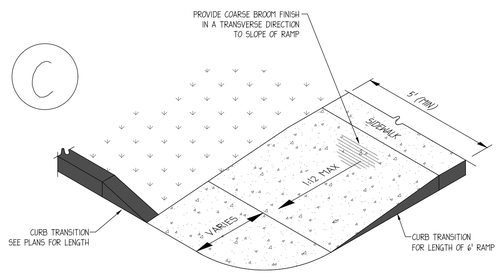
HARDSCAPE DETAILS II

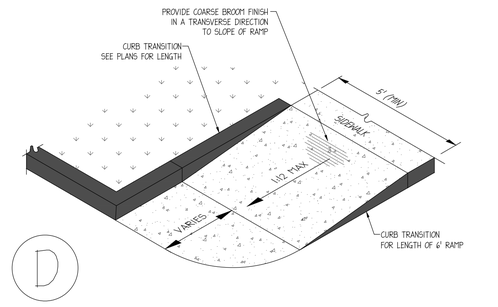
C03.3
SHEET NUMBER

ISSUE FOR BID



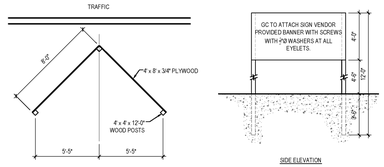




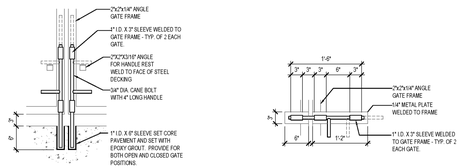


1 CURB RAMPS NTS

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

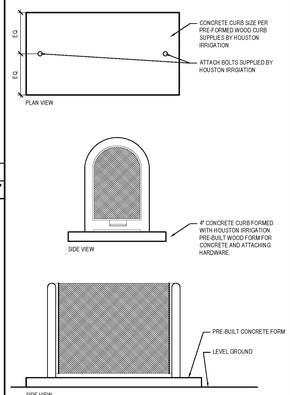


"COMING SOON" SIGN DETAIL 16
Scale= 1/4" = 1'-0" A-407

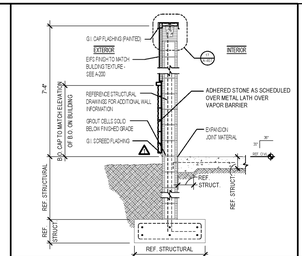


DUMPSTER GATE LATCH DETAILS 15
Scale= NTS A-407

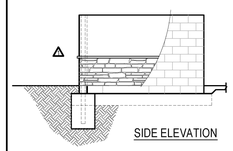
PROVIDE & INSTALL CAGE AND COVER FOR THE BACK-FLOW PREVENTER AT 4" CONCRETE CURB IN LANDSCAPE AREA. GORILLA CAGE, MANUFACTURED BY HOUSTON IRRIGATION SERVICES SPRING, TEXAS (281-705-9701). PROVIDE INSULATED COVER, "AQUA SHIELD" MODEL # BFP1-S FOR COLDER REGIONS OF U.S. COORDINATE WITH PANDA PM



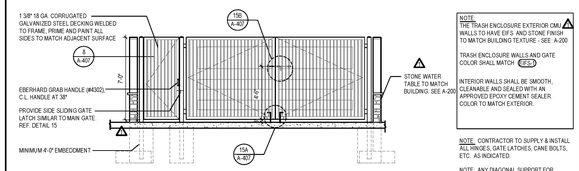
BACKFLOW PROTECTION CAGE 11
Scale= NTS A-407



TRASH ENCLOSURE WALL SECTION 8
Scale= 1/2" = 1'-0" A-407

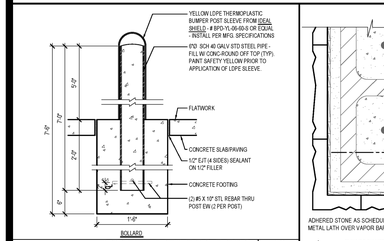


SIDE ELEVATION 4
Scale= 1/4" = 1'-0" A-407

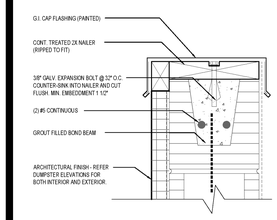


FRONT ELEVATION

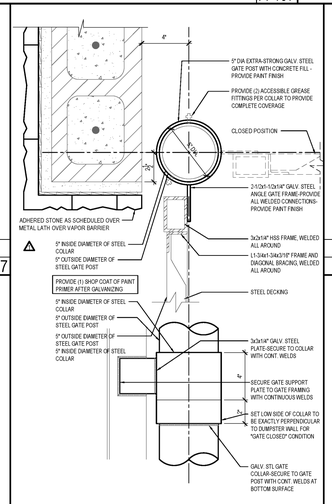
FRONT ELEVATION 2
Scale= 1/4" = 1'-0" A-407



BOLLARD / POST BASE 18
Scale= 1" = 1'-0" A-407



DUMPSTER CAP DETAIL 17
Scale= 3" = 1'-0" A-407

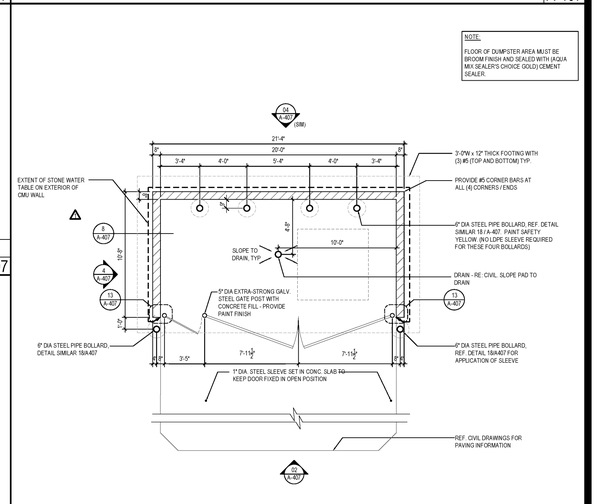


HINGE DETAIL 13
Scale= 3" = 1'-0" A-407

NOT USED 10
Scale: A-407

NOT USED 9
Scale: A-407

NOTE: FLOOR OF DUMPSTER AREA MUST BE BROOM FINISH AND SEALED WITH (AQUA MIX SEALER'S CHOICE GOLD) CEMENT SEALER.



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

2 DUMPSTER ENCLOSURE DETAILS NTS

ingenium ENTERPRISES
PLANNING & ENGINEERING
14491 N DALE MABRY HWY
SUITE 250
TAMPA, FL 33618
813.387.0084
WWW.INGENIUMTEAM.COM

GEORGIA REGISTERED PROFESSIONAL ENGINEER JAMES D. NEFF No. 21067
2/27/19

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

1	12.20.18	- COUNTY COMMENTS

ISSUE DATE:

1	12.05.18	- ISSUE FOR PERMIT
2	12.20.18	- COUNTY COMMENTS
3	02.28.19	- ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Colnaci & Peterson Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
Florida Certificate of Authorization #30004

02.26.19

STATE OF GEORGIA AARON WADE ARNOLD 000025240 REGISTERED ARCHITECT

PANDA EXPRESS
TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA. 30809

A-407
TRASH ENCLOSURE DETAILS

TRUE WARM & WELCOME 2200

PANDA EXPRESS
STORE #D6674
515 MULLINS COLONY DRIVE
EVANS, GEORGIA

PLANS FOR:

PANDA EXPRESS CHINESE KITCHEN

CLIENT:
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY

7	--/--/----
6	--/--/----
5	--/--/----
4	--/--/----
3	02/27/2019 BID SET
2	02/05/2019 COUNTY COMMENTS
1	12/20/2018 COUNTY COMMENTS

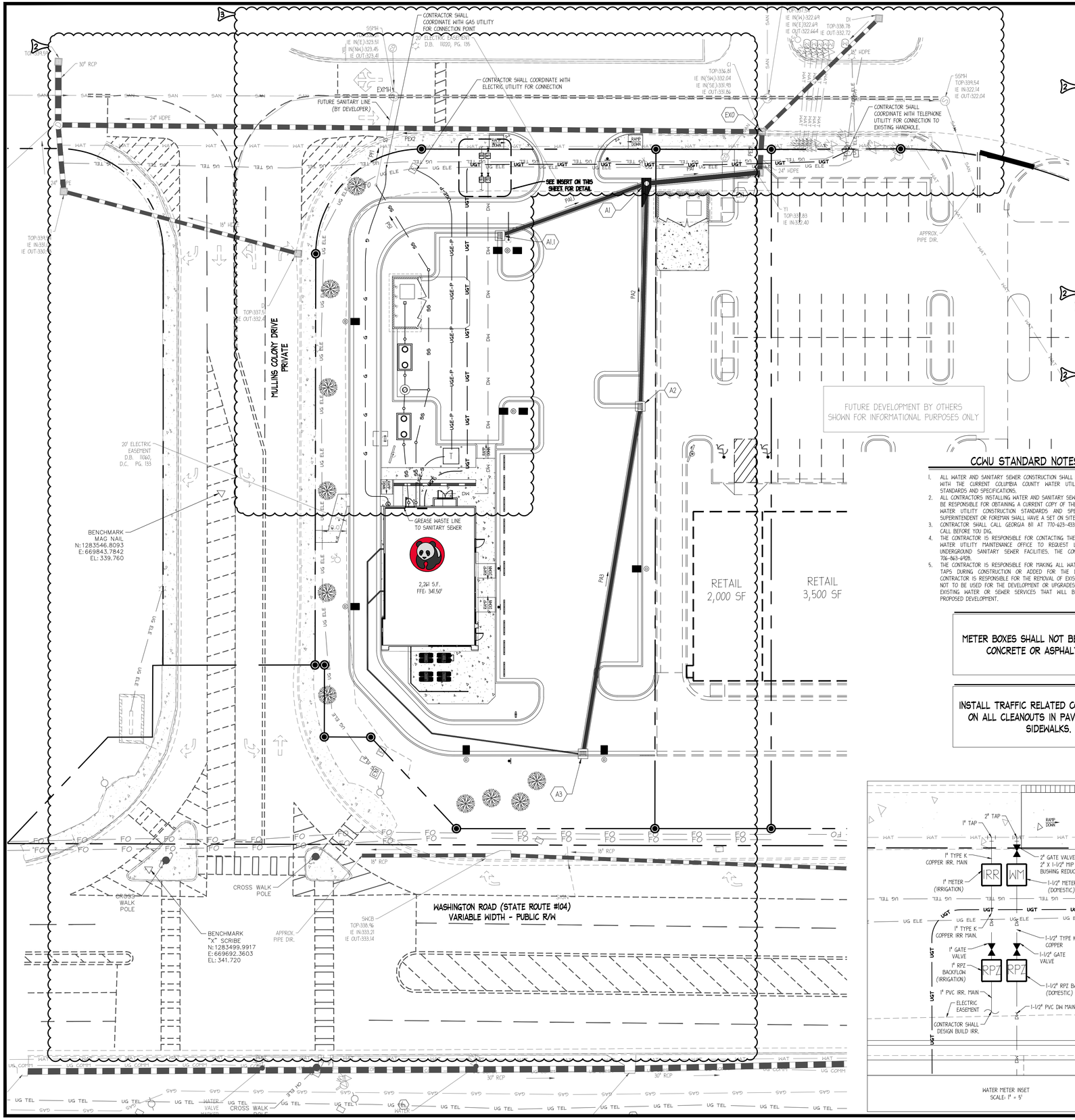
THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE, WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

PROJ. #	180077
DWG NAME	180077 C03.DWG
ISSUE DATE	02/27/2019
PROJ. MGR	JP

HARDSCAPE DETAILS III

C03.4
SHEET NUMBER

ISSUE FOR BID



UTILITY LEGEND

UTILITY	LINETYPE/SYMBOL	REFERENCE
DOMESTIC WATER LINE	DW	1-1/2" & 2" COPPER; 1-1/2" PVC
FIRE WATER LINE	FW	N/A
BUILDING FIRE SPRINKLER LINE	FWS	N/A
IRRIGATION WATER LINE	IRR	1" PVC & 1" TYPE K COPPER
DOMESTIC WATER METER (WM)	WM	DETAIL 3, SHEET C04.2
IRRIGATION METER (IRR)	IRR	DETAIL 3, SHEET C04.2
BACKFLOW PREVENTER (RPZ)	RPZ	DETAIL 4, SHEET C04.4
FIRE VAULT (DDC)	DDC	N/A
DC BACKFLOW PREVENTER		N/A
WATER TAP OR TEE		DETAIL 2, SHEET C04.3
GATE VALVE (GV)	GV	DETAIL 3, SHEET C04.3
THRUST BLOCK (TB)	TB	N/A
FIRE HYDRANT (FH)	FH	N/A
FIRE DEPARTMENT CONNECTION (FDC)	FDC	N/A
SANITARY SEWER (SS)	SS	4" AND 6" PVC
SANITARY MANHOLE (SSMH)		DETAIL 6, SHEET C04.3
GENERAL CLEAN OUT (Co)		DETAIL 3, SHEET C04.1
SAMPLING MANHOLE		N/A
SANITARY STRUCTURE NUMBER	S2	SEE PLANS
UNDERGROUND ELECTRIC LINE-PRIMARY	UGE-P	(2) 4" PVC CONDUIT
UNDERGROUND ELECTRIC LINE-SECONDARY	UGE-S	(2) 4" PVC CONDUIT
POST INDICATOR VALVE	PIV	N/A
SITE LIGHTING POLE		SEE PLANS
TRANSFORMER PAD	T	DETAIL 5, SHEET C03.3
METER/CT PEDESTAL	CT	N/A
UNDERGROUND TELEPHONE LINE	UGT	(2) 3" PVC CONDUIT
GENERAL UTILITY CONDUIT	GU	(2) 4" CONDUIT
GAS LINE	G	SEE PLANS
GAS METERS	G	SEE PLANS

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

CCWU STANDARD NOTES

1. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT COLUMBIA COUNTY WATER UTILITY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. ALL CONTRACTORS INSTALLING WATER AND SANITARY SEWER UTILITIES SHALL BE RESPONSIBLE FOR OBTAINING A CURRENT COPY OF THE COLUMBIA COUNTY WATER UTILITY CONSTRUCTION STANDARDS AND SPECIFICATIONS. EACH SUPERINTENDENT OR FOREMAN SHALL HAVE A SET ON SITE AT ALL TIMES.
3. CONTRACTOR SHALL CALL GEORGIA 811 AT 770-623-4332 BEFORE DIGGING, CALL BEFORE YOU DIG.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE COLUMBIA COUNTY WATER UTILITY MAINTENANCE OFFICE TO REQUEST LOCATES FOR ALL UNDERGROUND SANITARY SEWER FACILITIES. THE CONTACT NUMBER IS 706-863-6928.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ALL WATER/SEWER SERVICE TAPS DURING CONSTRUCTION OR ADDED FOR THE DEVELOPMENT. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF EXISTING SERVICE TAPS NOT TO BE USED FOR THE DEVELOPMENT OR UPGRADES REQUIRED TO THE EXISTING WATER OR SEWER SERVICES THAT WILL BE USED FOR THE PROPOSED DEVELOPMENT.

GENERAL UTILITY NOTES

1. SEE SHEET C01.1 FOR GENERAL NOTES.
2. SEE MEP PLANS FOR CONTINUATION OF ALL UTILITIES INTO BUILDING.
3. SANITARY LATERALS SHALL HAVE A MINIMUM FALL OF 1.00%.
4. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AND THEIR LOCATIONS AND ELEVATIONS PRIOR TO STARTING CONSTRUCTION.
5. THE FINAL LOCATION OF FIRE HYDRANTS, VALVES, WATER LINES, BACKFLOW PREVENTERS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION. NOTIFY THE ENGINEER OF ANY CHANGES TO LOCATION OR CONFIGURATION. NFPA CODES SHALL BE ADHERED TO.
6. THE CONTRACTOR SHALL CONTACT PUBLIC UTILITIES INSPECTIONS AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY.
7. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH LOCAL GOVERNING CODES.
8. UTILITY CONDUIT MATERIAL FOR ELECTRIC, TELEPHONE, AND CABLE SHALL BE INSTALLED PER UTILITY PROVIDER SPECIFICATIONS.
9. CONTRACTOR SHALL INSTALL DOMESTIC WATER LINE PRIOR TO RECONSTRUCTION OF RAVEN ROAD.

METER BOXES SHALL NOT BE INSTALLED IN CONCRETE OR ASPHALT AREAS.

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

INSTALL TRAFFIC RELATED COLLAR AND CAP ON ALL CLEANOUTS IN PAVEMENT OR ON SIDEWALKS.

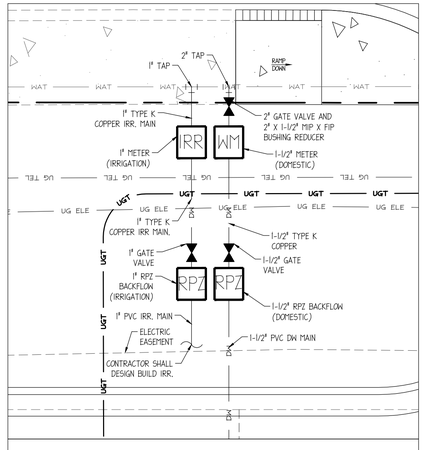
CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.

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

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

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

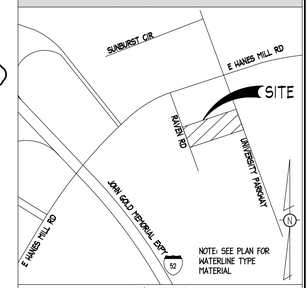
24-HOUR CONTACT:
JOE CELENTO
912-272-4811



WATER METER INSET
SCALE: 1" = 5'

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

LOCATION MAP



EVANS, GEORGIA
N.T.S.

UTILITY INFORMATION

WATER

	GC	PANDA	UTILITY	SELLER/ LANDLORD	ADDITIONAL NOTES
LINE EXTENSION TO PROPERTY LINE				●	
PIPING FROM PROPERTY LINE TO BUILDING	●				
TAPPING THE MAIN	●				
WATER VAULT					NOT REQUIRED
WATER (METER) PIT			●		SUPPLY BY UTILITY, INSTALL BY CONTRACTOR
DOMESTIC METER			●		
FIRE METER					NOT REQUIRED
IRRIGATION METER			●		
DOMESTIC BFP	●				
FIRE BFP					NOT REQUIRED
IRRIGATION BFP	●				
OBTAINING EASEMENTS		●			
OBTAINING ROW WORK PERMITS		●			

SANITARY SEWER

	GC	PANDA	UTILITY	SELLER/ LANDLORD	ADDITIONAL NOTES
TAPPING OF THE MAIN					NOT APPLICABLE
LINE EXTENSION					NOT APPLICABLE
SERVICE LATERAL (INSIDE PROPERTY)	●				
OBTAINING EASEMENTS		●			
OBTAINING ROW PERMIT					NOT APPLICABLE

ELECTRIC

	GC	PANDA	UTILITY	SELLER/ LANDLORD	ADDITIONAL NOTES
PRIMARY CONDUIT	●				
PRIMARY CABLE			●		
PRIMARY FINAL CONNECTION			●		
TRANSFORMER			●		
TRANSFORMER PAD			●		
POLE					NOT APPLICABLE
SECONDARY CABLE	●				
SECONDARY CONDUIT	●				
SECONDARY FINAL INSPECTION	●				
METER			●		
CT CABINET			●		
CT METER CONDUIT	●				
SOCKET			●		
OBTAINING EASEMENTS			●		10' EASEMENT FOR ALL GPC FACILITIES WILL BE NEEDED
ROW WORK PERMITS				●	

TELEPHONE

	GC	PANDA	UTILITY	SELLER/ LANDLORD	ADDITIONAL NOTES
CONDUIT	●				
TRENCH & BACKFILL	●				
CABLE & WIRE			●		
OBTAINING EASEMENTS		●			
OBTAINING ROW WORK PERMITS					NOT APPLICABLE

GAS

	GC	PANDA	UTILITY	SELLER/ LANDLORD	ADDITIONAL NOTES
TAP			●		
PIPING			●		
TRENCH AND BACKFILL			●		
METER			●		
REGULATOR			●		
OBTAINING EASEMENTS			●		
OBTAINING ROW WORK PERMITS					NOT APPLICABLE

0 20 40 Feet

NORTH ARROW REFLECTS GRID NORTH GEORGIA, EAST ZONE

ingenium ENTERPRISES
PLANNING & ENGINEERING
14498 N DALE MABRY HWY
SUITE 250
TAMPA, FL 33618
813.367.0084
WWW.INGENIUMTEAM.COM

GEORGIA REGISTERED No. 21067 PROFESSIONAL ENGINEER JAMES D. NEFF
2/27/19

PANDA EXPRESS
STORE #D6674
515 MULLINS COLONY DRIVE
EVANS, GEORGIA

PANDA EXPRESS · CHINESE KITCHEN

PLANS FOR:

CLIENT:
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY

1	02/27/2019 BID SET
2	02/05/2019 COUNTY COMMENTS
3	12/20/2018 COUNTY COMMENTS

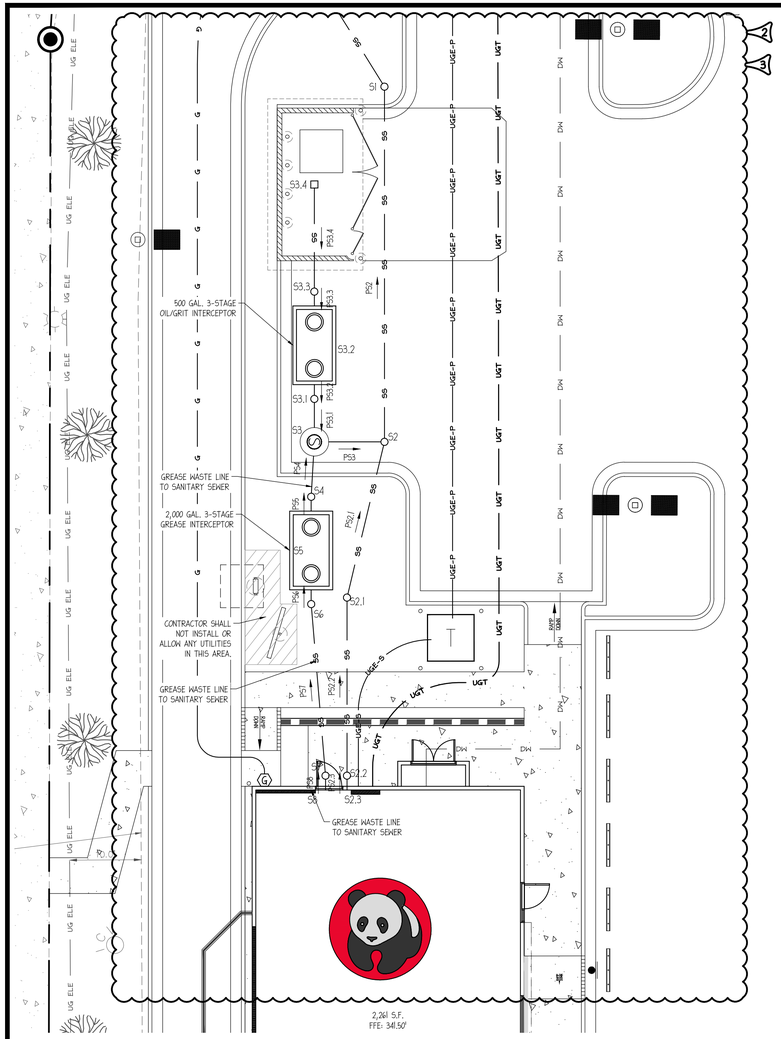
THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

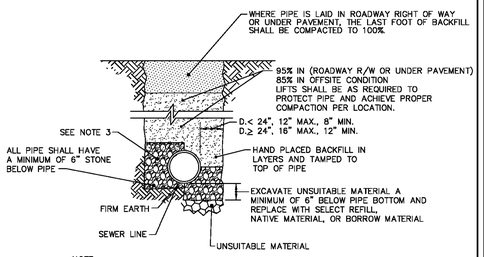
PROJ #	180077
DWG NAME	180077 C04.DWG
ISSUE DATE	02/27/2019
PROJ MGR	JP

UTILITY PLAN

C04.0
SHEET NUMBER

ISSUE FOR BID


500 GAL. 3-STAGE OIL/GRIT INTERCEPTOR
2,000 GAL. 3-STAGE GREASE INTERCEPTOR
GREASE WASTE LINE TO SANITARY SEWER
CONTRACTOR SHALL NOT INSTALL OR ALLOW ANY UTILITIES IN THIS AREA.
GREASE WASTE LINE TO SANITARY SEWER
GREASE WASTE LINE TO SANITARY SEWER
2,241 S.F.
FFE: 341.50'
UGT
UGE-P
UGE-S
UG ELE
DW
SS
S1
S2
S2.1
S2.2
S2.3
S3
S3.1
S3.2
S3.3
S3.4
S4
S5
S6
P52
P53
P53.1
P53.2
P53.3
P53.4
P54
P55
P56
P57
P58
P59
P60
P61
P62
P63
P64
P65
P66
P67
P68
P69
P70
P71
P72
P73
P74
P75
P76
P77
P78
P79
P80
P81
P82
P83
P84
P85
P86
P87
P88
P89
P90
P91
P92
P93



NOTE:

1. ALL COMPACTION PERCENTAGE (%) DENSITIES SHALL BE IN ACCORDANCE WITH ASTM D698, STANDARD PROCTOR.
2. ALL PVC PIPE LESS THAN 20'-0" DEEP SHALL BE STONE BEDDED TO THE SPRING LINE AS SHOWN.
3. SPECIAL BEDDING:
   WHERE REQUIRED, SPECIAL BEDDING SHALL BE A MINIMUM OF 6" STANDARD BEDDING SURROUNDING THE PIPE INCLUDING 6" ABOVE THE TOP OF THE PIPE.
4. ALL SANITARY SEWER 4'-0" DEEP OR LESS, SHALL BE EPOXY LINED DUCTILE IRON PIPE.

TYPICAL GRAVITY SANITARY SEWER LINE TRENCH EXCAVATION DETAIL

NO SCALE

Approved By:_____ Date:_____ Revision No._____ Date:_____ Revision No._____ Date:_____ Revision No._____ Date:_____ Revision No._____ Date:_____ Revision No._____ Date:_____	WATER UTILITY — COLUMBIA COUNTY GEORGIA — ENGINEERING DEPARTMENT	STANDARD DETAIL NUMBER 12.11–1

1 SEWER TRENCH/BEDDING NTS

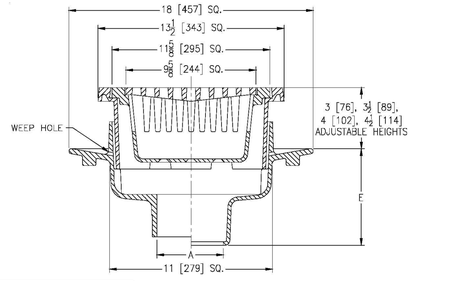
SPECIFICATION SHEET

TAG _____

ZURN Z675

13-1/2 [343] SQUARE EXTRA HEAVY-DUTY DRAIN

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



A Pipe Size In [mm]	Approx. Wt. Lbs. [kg]	Grate Open Area Sq. In. [cm²]
3,4,6 [76,102,152]	110 [50]	72 [465]

ENGINEERING SPECIFICATION: ZURNZ675
13-1/2" [343mm] Square top drain, Dura-Coated cast iron body with bottom outlet, seepage pan and vertically adjustable four position frame for Duresist extra heavy-duty loose slotted grate with suspended sediment bucket.

OPTIONS (Check/specify appropriate options)

PIPE SIZE
4 [102]
4 [102]
3,4,6 [76,102,152]
3,4,6 [76,102,152]
3,4 [76,102]

(Specify size/type) **OUTLET**
____ IC Inside Caulk
____ IG Inside Gasket
____ IP Threaded
____ NH No-Hub (IP w/ Z1040)
____ NL Neo-Loc

'E' BODY HT. DIM.
7-1/8 [181]
7-1/8 [181]
7-1/8 [181]
9-5/8 [244]
7-5/8 [194]

PREFIXES
____ Z D.C.C.I. Body and Duresist Top*

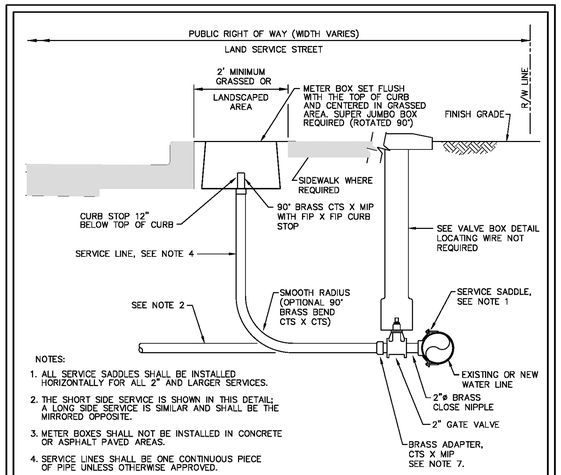
SUFFIXES
____ -AR Acid Resisting Epoxy Coated Cast Iron
____ -C Clamp Collar
____ -G Galvanized Cast Iron
____ -TS Top Secured with Slotted Screws
____ -VP Vandal-Proof Secured Top

* Regularly furnished unless otherwise specified.

Zurn Industries, LLC | Specification Drainage Operation
1801 Pittsburgh Avenue, Erie, PA U.S.A. 16502 · Ph. 855-663-9876, Fax 814-454-7929
In Canada | **Zurn Industries Limited**
3544 Nashua Drive, Mississauga, Ontario L4V 1L2 · Ph. 905-405-8272, Fax 905-405-1292
www.zurn.com

Rev. E
Date: 09/27/17
C.N. No. 137942
Prod. | Dwg. No. Z675

2 DUMPSTER DRAIN NTS



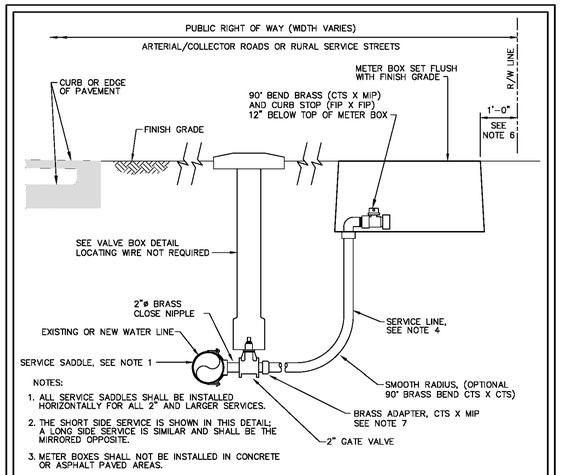
NOTES:

1. ALL SERVICE SADDLES SHALL BE INSTALLED HORIZONTALLY FOR ALL 2" AND LARGER SERVICES.
2. THE SHORT SIDE SERVICE IS SHOWN IN THIS DETAIL; A LONG SIDE SERVICE IS SIMILAR AND SHALL BE THE MIRRORED OPPOSITE.
3. METER BOXES SHALL NOT BE INSTALLED IN CONCRETE OR ASPHALT PAVED AREAS.
4. SERVICE LINES SHALL BE ONE CONTINUOUS PIECE OF PIPE UNLESS OTHERWISE APPROVED.
5. SEE STANDARD DETAILS 11.5–1,11.5–2, AND 11.5–3 FOR WATER LINE LOCATION DETAIL.
6. ALL 1 1/2"ø AND 2"ø SERVICES SHALL BE INSTALLED AS A 2"ø TAP. A 1 1/2"ø SERVICE SHALL UTILIZE A 2" X 1 1/2" MIP X FIP BRASS BUSHING TO REDUCE TO SERVICE LINE PIPE SIZE.

TYPICAL 1 1/2" & 2" SERVICE LINE & METER BOX DETAIL–1

NO SCALE

Approved By:_____ Date:_____ Revision No._____ Date:_____ Revision No._____ Date:_____ Revision No._____ Date:_____ Revision No._____ Date:_____ Revision No._____ Date:_____	WATER UTILITY — COLUMBIA COUNTY GEORGIA — ENGINEERING DEPARTMENT	STANDARD DETAIL NUMBER 14.10–2



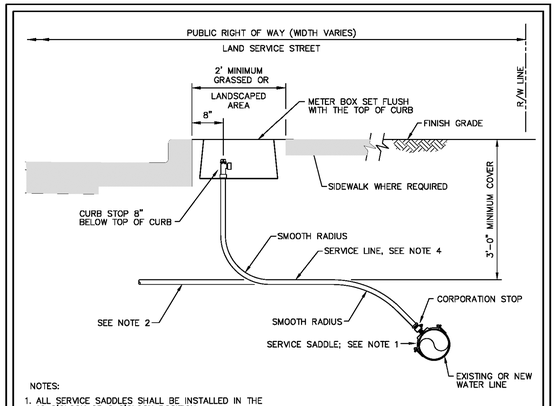
NOTES:

1. ALL SERVICE SADDLES SHALL BE INSTALLED HORIZONTALLY FOR ALL 2" AND LARGER SERVICES.
2. THE SHORT SIDE SERVICE IS SHOWN IN THIS DETAIL; A LONG SIDE SERVICE IS SIMILAR AND SHALL BE THE MIRRORED OPPOSITE.
3. METER BOXES SHALL NOT BE INSTALLED IN CONCRETE OR ASPHALT PAVED AREAS.
4. SERVICE LINES SHALL BE ONE CONTINUOUS PIECE OF PIPE UNLESS OTHERWISE APPROVED.
5. SEE STANDARD DETAILS 11.5–1,11.5–2, AND 11.5–3 FOR WATER LINE LOCATION DETAIL.
6. WHERE SPECIFICALLY APPROVED, THE METER INSTALLATION MAY BE INSTALLED WITHIN AN EASEMENT DEDICATED TO TO COLUMBIA COUNTY WHERE NECESSARY.
7. ALL 1 1/2"ø AND 2"ø SERVICES SHALL BE INSTALLED AS A 2"ø TAP. A 1 1/2"ø SERVICE SHALL UTILIZE A 2" X 1 1/2" MIP X FIP BUSHING TO REDUCE TO SERVICE LINE PIPE SIZE.

TYPICAL 1 1/2" & 2" SERVICE LINE & METER BOX DETAIL – 2

NO SCALE

Approved By:_____ Date:_____ Revision No._____ Date:_____ Revision No._____ Date:_____ Revision No._____ Date:_____ Revision No._____ Date:_____ Revision No._____ Date:_____	WATER UTILITY — COLUMBIA COUNTY GEORGIA — ENGINEERING DEPARTMENT	STANDARD DETAIL NUMBER 14.10–2A



NOTES:

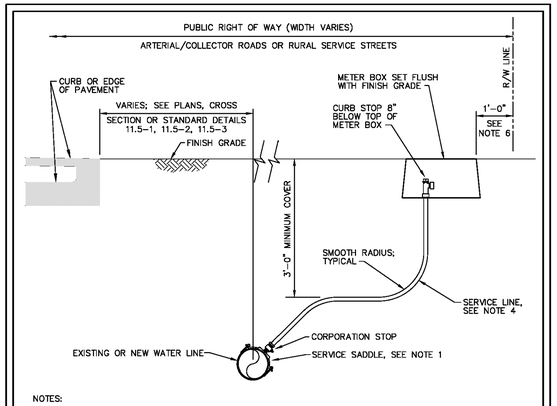
1. ALL SERVICE SADDLES SHALL BE INSTALLED IN THE 10 O'CLOCK OR 2 O'CLOCK POSITION.
2. THE SHORT SIDE SERVICE IS SHOWN IN THIS DETAIL; A LONG SIDE SERVICE IS SIMILAR AND SHALL BE THE MIRRORED OPPOSITE.
3. METER BOXES SHALL NOT BE INSTALLED IN CONCRETE OR ASPAHLT PAVED AREAS.
4. SERVICE LINES SHALL BE ONE CONTINUOUS PIECE OF PIPE UNLESS OTHERWISE APPROVED.
5. SEE STANDARD DETAILS 11.5–1,11.5–2, AND 11.5–3 FOR WATER LINE LOCATION DETAIL.
6. SEE STANDARD DETAILS 14.10–2 THROUGH 14.10–7 FOR SERVICE LINE & METER BOX INSTALLATIONS LARGER THAN 1"ø.

TYPICAL 3/4" & 1" SERVICE LINE & METER BOX DETAIL–1

NO SCALE

Approved By:_____ Date:_____ Revision No._____ Date:_____ Revision No._____ Date:_____ Revision No._____ Date:_____ Revision No._____ Date:_____ Revision No._____ Date:_____	WATER UTILITY — COLUMBIA COUNTY GEORGIA — ENGINEERING DEPARTMENT	STANDARD DETAIL NUMBER 14.10–1

3 WATER/IRRIGATION METER NTS



NOTES:

1. ALL SERVICE SADDLES SHALL BE INSTALLED IN THE 10 O'CLOCK OR 2 O'CLOCK POSITION.
2. THE SHORT SIDE SERVICE IS SHOWN IN THIS DETAIL; A LONG SIDE SERVICE IS SIMILAR AND SHALL BE THE MIRRORED OPPOSITE.
3. METER BOXES SHALL NOT BE INSTALLED IN CONCRETE OR ASPHALT PAVED AREAS.
4. SERVICE LINES SHALL BE ONE CONTINUOUS PIECE OF PIPE UNLESS OTHERWISE APPROVED.
5. SEE STANDARD DETAILS 14.10–2 THROUGH 14.10–7 FOR SERVICE LINE & METER BOX INSTALLATIONS LARGER THAN 1"ø.
6. WHERE SPECIFICALLY APPROVED, THE METER INSTALLATION MAY BE INSTALLED WITHIN AN EASEMENT DEDICATED TO TO COLUMBIA COUNTY WHERE NECESSARY.

TYPICAL 3/4" & 1" SERVICE LINE & METER BOX DETAIL – 2

NO SCALE

Approved By:_____ Date:_____ Revision No._____ Date:_____ Revision No._____ Date:_____ Revision No._____ Date:_____ Revision No._____ Date:_____ Revision No._____ Date:_____	WATER UTILITY — COLUMBIA COUNTY GEORGIA — ENGINEERING DEPARTMENT	STANDARD DETAIL NUMBER 14.10–1A

ingenium ENTERPRISES
PLANNING & ENGINEERING
14499 N DALE MABRY HWY
SUITE 250
TAMPA, FL 33618
813.387.0084

GEORGIA REGISTERED No. 21067 PROFESSIONAL ENGINEER JAMES D. NEFF
2/27/19

PANDA EXPRESS
STORE #D6674
515 MULLINS COLONY DRIVE
EVANS, GEORGIA

PLANS FOR:
PANDA EXPRESS · CHINESE KITCHEN ·

CLIENT:
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY

7	--/--/----
6	--/--/----
5	--/--/----
4	--/--/----
3	02/27/2019 BID SET
2	02/05/2019 COUNTY COMMENTS
1	12/20/2018 COUNTY COMMENTS

THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE, WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

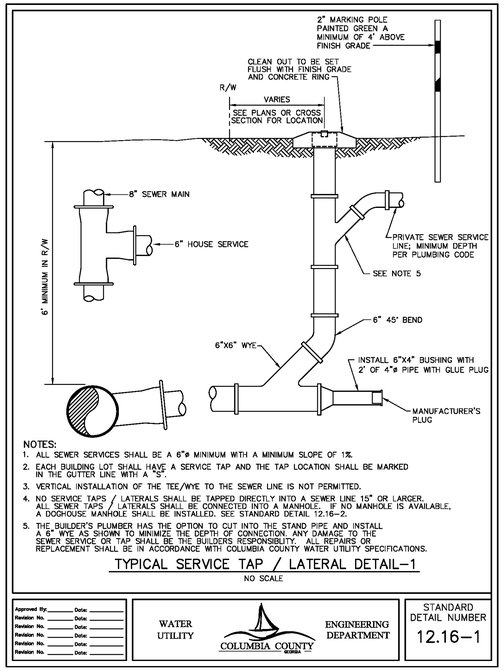
PROJ #	180077
DWG NAME	180077 C04.DWG
ISSUE DATE	02/27/2019
PROJ MGR	JP

UTILITY DETAILS II

C04.2

SHEET NUMBER

ISSUE FOR BID



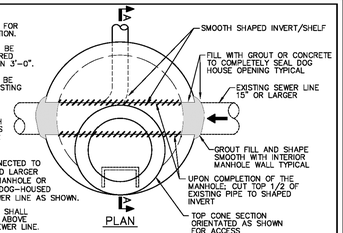
NOTES:
1. ALL SEWER SERVICES SHALL BE A 6"ø MINIMUM WITH A MINIMUM SLOPE OF 1%.
2. EACH BUILDING LOT SHALL HAVE A SERVICE TAP AND THE TAP LOCATION SHALL BE MARKED IN THE GUTTER LINE WITH A "S".
3. VERTICAL INSTALLATION OF THE TEE/WYE TO THE SEWER LINE IS NOT PERMITTED.
4. NO SERVICE TAPS / LATERALS SHALL BE TAPPED DIRECTLY INTO A SEWER LINE 15" OR LARGER. ALL SEWER TAPS / LATERALS SHALL BE CONNECTED INTO A MANHOLE. IF NO MANHOLE IS AVAILABLE, A DOGHOUSE MANHOLE SHALL BE INSTALLED. SEE STANDARD DETAIL 12.16-2.
5. THE BUILDER'S PLUMBER HAS THE OPTION TO CUT INTO THE STAND PIPE AND INSTALL A 6" WYE AS SHOWN TO MINIMIZE THE DEPTH OF CONNECTION. ANY DAMAGE TO THE SEWER SERVICE OR TAP SHALL BE THE BUILDERS RESPONSIBILITY. ALL REPAIRS OR REPLACEMENT SHALL BE IN ACCORDANCE WITH COLUMBIA COUNTY WATER UTILITY SPECIFICATIONS.

TYPICAL SERVICE TAP / LATERAL DETAIL-1
NO SCALE

Approved By: Date:	WATER UTILITY	COLUMBIA COUNTY FLORIDA	ENGINEERING DEPARTMENT	STANDARD DETAIL NUMBER 12.16-1

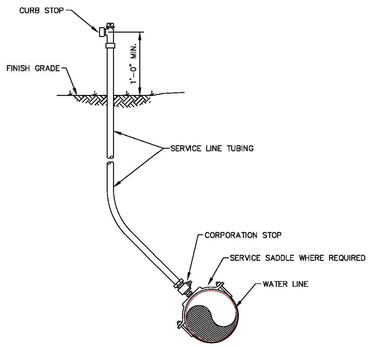
1 SEWER TAP NTS

NOTES:
1. SEE STANDARD DETAIL 12.14-1 FOR ADDITIONAL MANHOLE INFORMATION.
2. MANHOLE BASE SECTION SHALL BE SIZED TO ACCOMODATE NEW CORED INVERT. MINIMUM BASE SECTION 3'-0".
3. MANHOLE BASE BOTTOM SHALL BE SET EVEN WITH BOTTOM OF EXISTING SEWER LINE AS SHOWN.
4. MANHOLE BASE SECTION SHALL BE SET ON FIRM BEDDING SUCH THAT NO ADDITIONAL STRESS IS ADDED TO THE EXISTING SEWER LINE AS SHOWN.
5. ALL SERVICE TAPS TO BE CONNECTED TO SANITARY SEWER LINES 15" AND LARGER SHALL BE FROM AN EXISTING MANHOLE OR SHALL HAVE A NEW MANHOLE DOG-HOUSED OVER THE EXISTING TRUNK SEWER LINE AS SHOWN.
6. ALL NEW SERVICE TAP INVERTS SHALL BE A MINIMUM OF 1-DIAMETER ABOVE THE BOTTOM OF THE TRUNK SEWER LINE.



TYPICAL SERVICE TAP / LATERAL DETAIL-2
NO SCALE

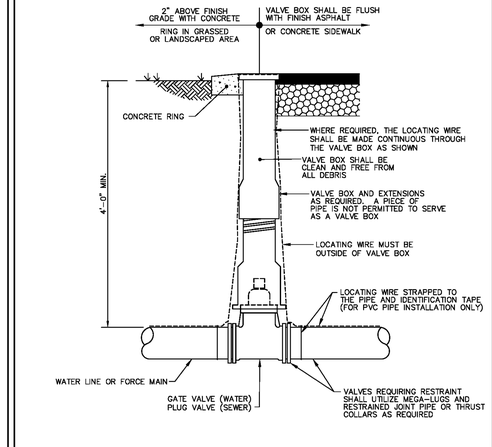
Approved By: Date:	WATER UTILITY	COLUMBIA COUNTY FLORIDA	ENGINEERING DEPARTMENT	STANDARD DETAIL NUMBER 12.16-2



TYPICAL SAMPLE TAP DETAIL
NO SCALE

Approved By: Date:	WATER UTILITY	COLUMBIA COUNTY FLORIDA	ENGINEERING DEPARTMENT	STANDARD DETAIL NUMBER 14.21-2

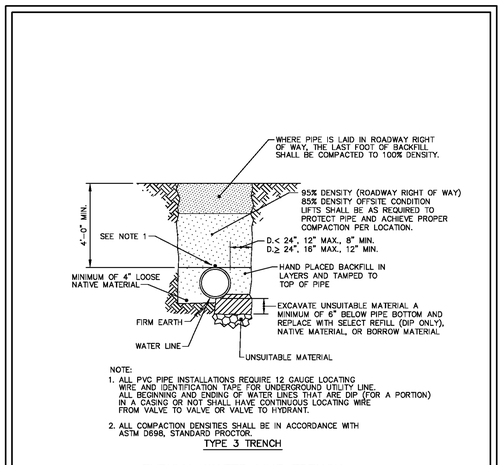
2 WATER TAP NTS



TYPICAL VALVE AND VALVE BOX DETAIL
NO SCALE

Approved By: Date:	WATER UTILITY	COLUMBIA COUNTY FLORIDA	ENGINEERING DEPARTMENT	STANDARD DETAIL NUMBER 14.9-1

3 WATER VALVE NTS



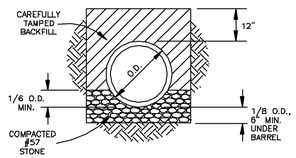
NOTE:
1. ALL PVC PIPE INSTALLATIONS REQUIRE 12 GAUGE LOCATING WIRE AND IDENTIFICATION TAPE FOR UNDERGROUND UTILITY LINE. ALL BEGINNING AND ENDING OF WATER LINES THAT ARE DIP (FOR A PORTION) IN A CASING OR NOT SHALL HAVE CONTINUOUS LOCATING WIRE FROM VALVE TO VALVE OR VALVE TO HYDRANT.
2. ALL COMPACTION DENSITIES SHALL BE IN ACCORDANCE WITH ASTM D698, STANDARD PROCTOR.

TYPE 3 TRENCH

TYPICAL WATER LINE TRENCH EXCAVATION DETAIL
NO SCALE

Approved By: Date:	WATER UTILITY	COLUMBIA COUNTY FLORIDA	ENGINEERING DEPARTMENT	STANDARD DETAIL NUMBER 14.4.9-1

4 WATER LINE BEDDING NTS



GRANULAR BEDDING
LOAD FACTOR 1.5

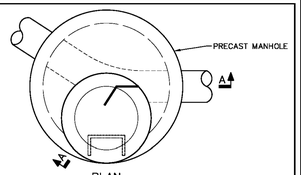
PIPE CLASS 'C' BEDDING

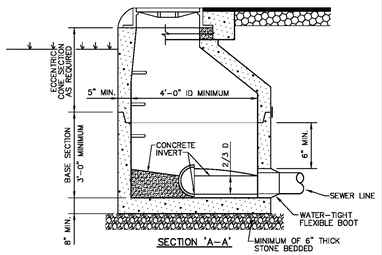
	PIPE CLASS 'C' BEDDING CONSTRUCTION STANDARD	DATE: FEB. '03 APPROVED:	STANDARD NO. S719

5 STORM PIPE TRENCH/BEDDING NTS

6 SEWER MANHOLE NTS

NOTES:
1. SEE TYPICAL SANITARY SEWER MANHOLE DETAIL 12.14-1 FOR ADDITIONAL MANHOLE INFORMATION.





SHALLOW SANITARY SEWER MANHOLE DETAIL
NO SCALE

Approved By: Date:	WATER UTILITY	COLUMBIA COUNTY FLORIDA	ENGINEERING DEPARTMENT	STANDARD DETAIL NUMBER 12.14-3

ingenium ENTERPRISES
PLANNING & ENGINEERING
14499 N DALE MABRY HWY
SUITE 250
TAMPA, FL 33618
813.387.0084

GEORGIA REGISTERED No. 21067 PROFESSIONAL ENGINEER JAMES D. NEFF
2/27/19

PANDA EXPRESS
STORE #D6674
515 MULLINS COLONY DRIVE
EVANS, GEORGIA

PLANS FOR:
PANDA EXPRESS KITCHEN CHINESE

CLIENT:
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY

-	--/--/----
-	--/--/----
-	--/--/----
-	--/--/----
3	02/27/2019 BID SET
2	02/05/2019 COUNTY COMMENTS
1	12/20/2018 COUNTY COMMENTS

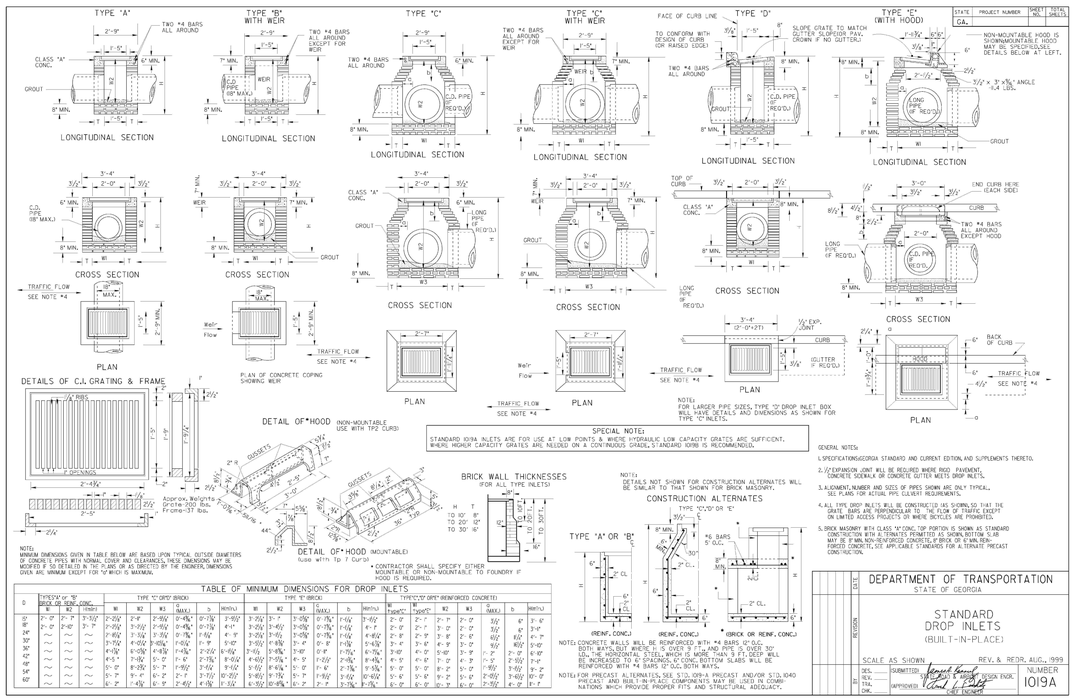
THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE, WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

PROJ #	180077
DWG NAME	180077 C04.DWG
ISSUE DATE	02/27/2019
PROJ MGR	JP

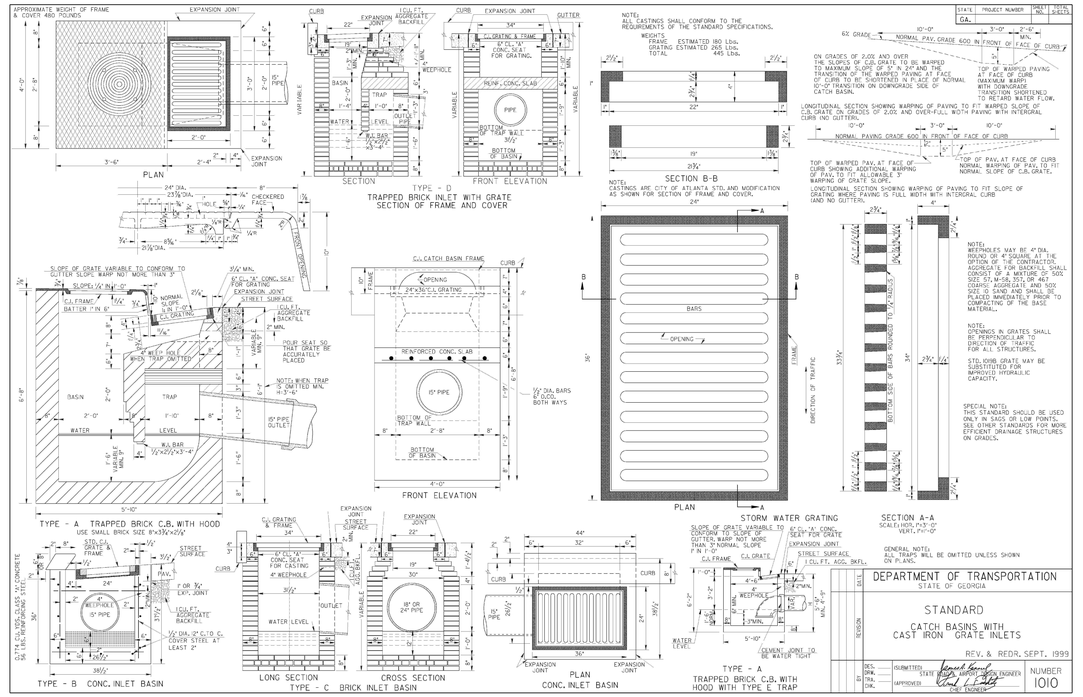
UTILITY DETAILS III

C04.3
SHEET NUMBER

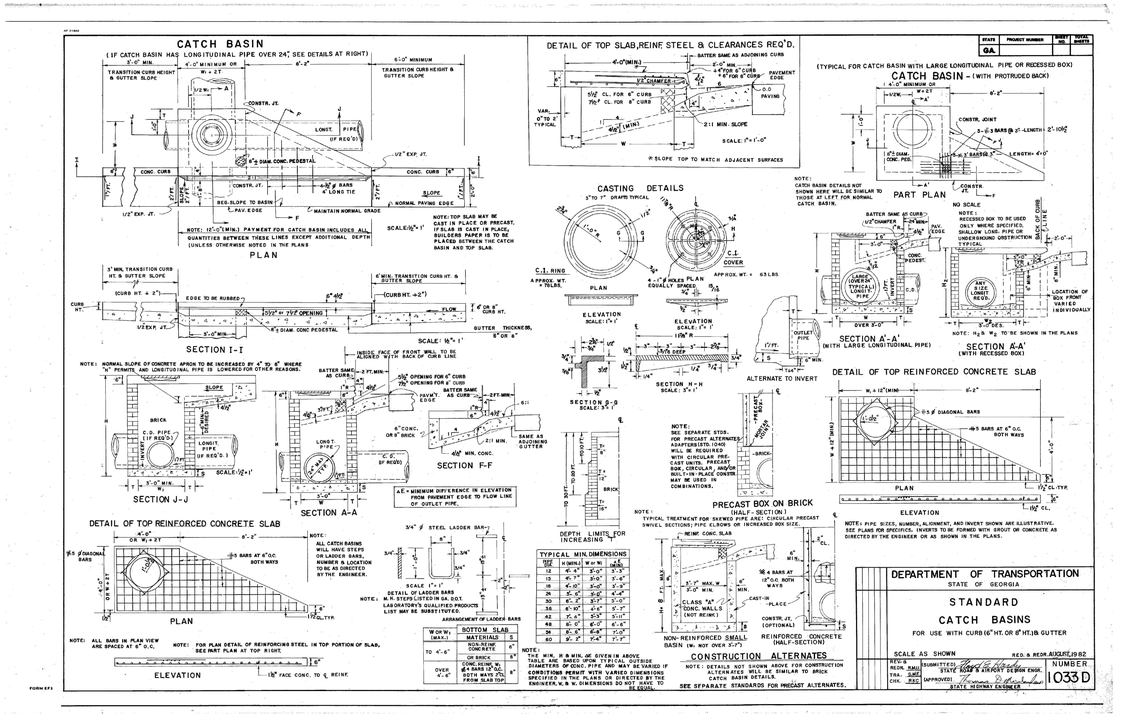
ISSUE FOR BID



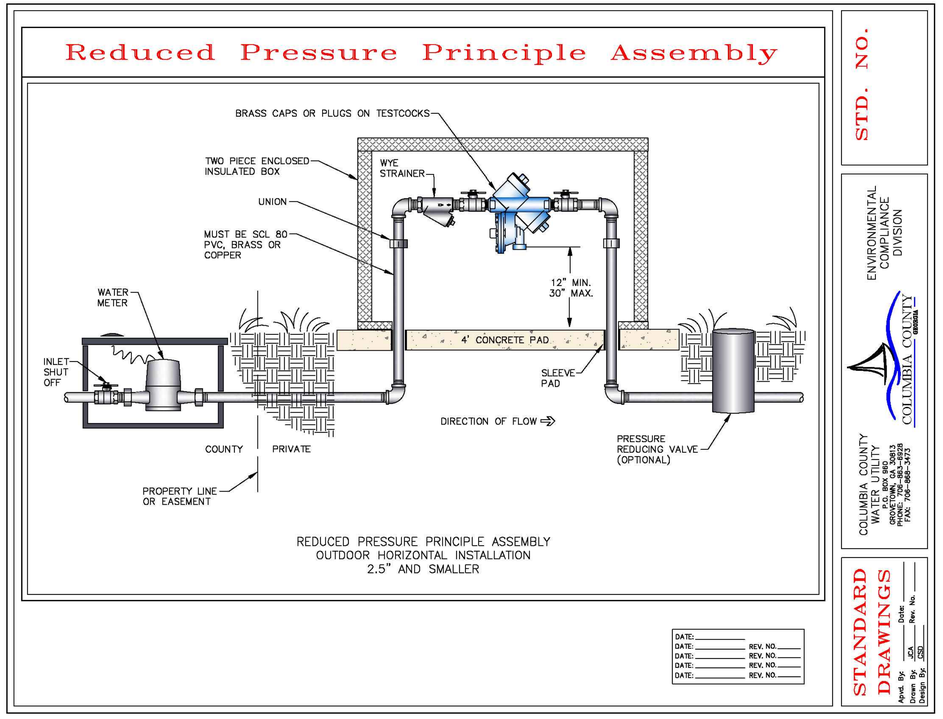
1 GDOT DROP INLET NTS



2 GDOT GRATE INLET NTS



3 GDOT SINGLE WING CATCH BASIN NTS



4 RPZ BACKFLOW ASSEMBLY NTS

STD. NO.

ENVIRONMENTAL COMPLIANCE DIVISION

COLUMBIA COUNTY WATER UTILITY
P.O. BOX 3813
GROVETOWN, GA. 30813
PHONE: 706-863-5928
FAX: 706-868-2422

STANDARD DRAWINGS
Dsgnd By: JCA
Drawn By: JCA
Chkd By: DSD
Date:
Rev. No.

PLANS FOR:

CLIENT:
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY
1 --/--/----
2 --/--/----
3 --/--/----
4 --/--/----
5 02/27/2019 BID SET
2 02/05/2019 COUNTY COMMENTS
1 12/20/2018 COUNTY COMMENTS

THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE, WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

PROJ # | 180077
DWG NAME | 180077 C04.DWG
ISSUE DATE | 02/27/2019
PROJ MGR | JP

UTILITY DETAILS IV

C04.4
SHEET NUMBER

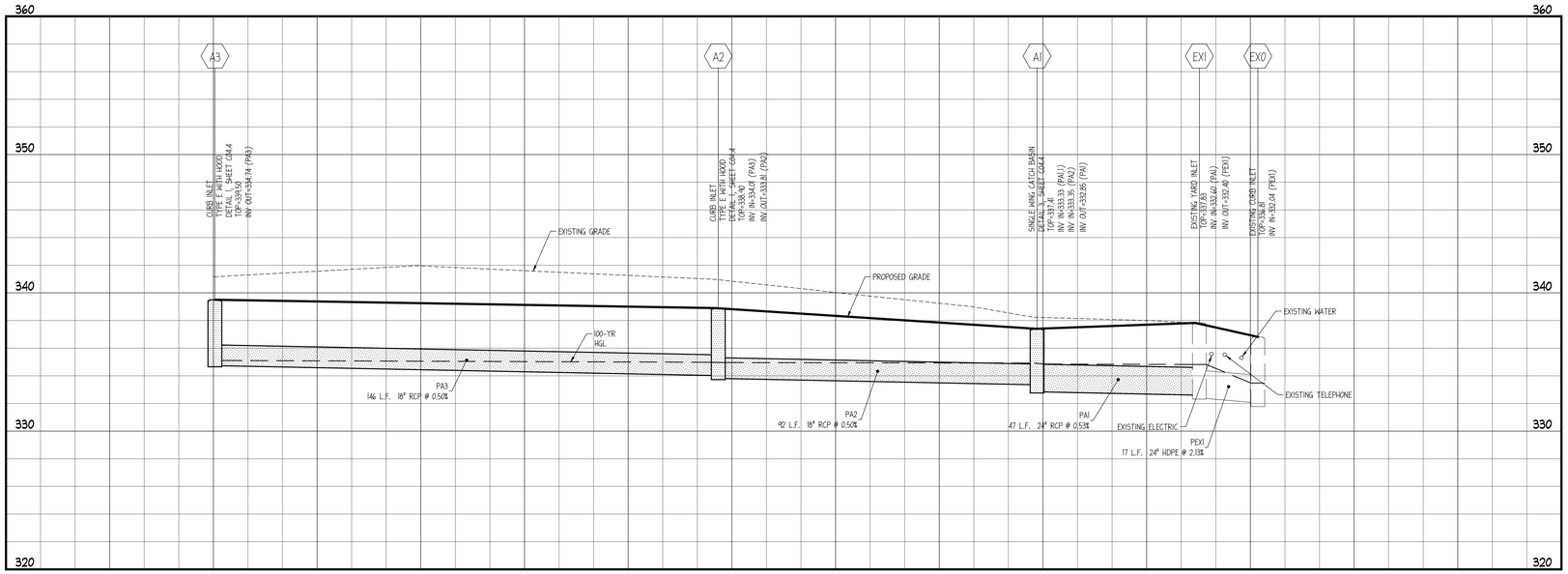
ISSUE FOR BID

ingenium ENTERPRISES
PLANNING & ENGINEERING
1689 N DALE MABRY HWY
SUITE 250
TAMPA, FL 33618
813.387.0084

GEORGIA REGISTERED No. 21067 PROFESSIONAL ENGINEER JAMES D. NEFF
2/27/19

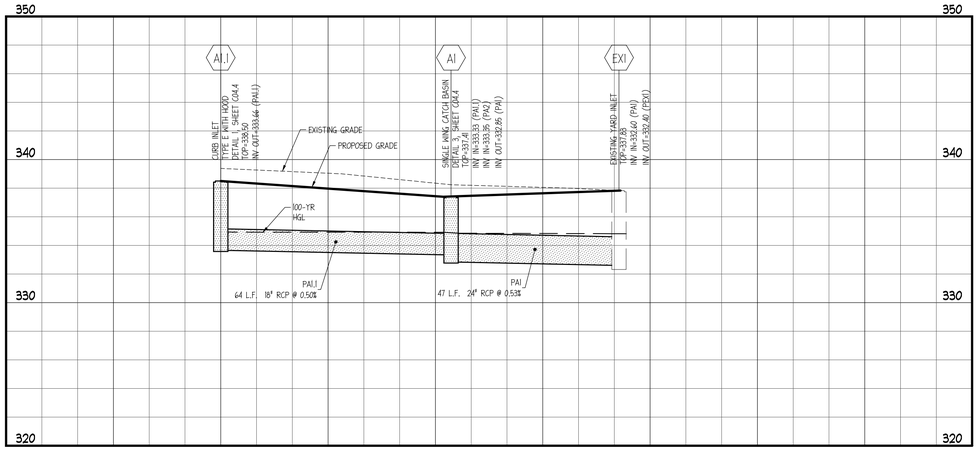
PANDA EXPRESS
STORE #D6674
515 MULLINS COLONY DRIVE
EVANS, GEORGIA

STORM PROFILE A4 TO EX0



HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'

STORM PROFILE A1.1 TO EX1



HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'

PROFILE NOTES

1. CONTROLLED BACK FILL TO BE PLACED IN 6" LOOSE LIFT AND COMPACTED TO 100% ASTM D698 PRIOR TO STORM AND SANITARY SEWER CONSTRUCTION, BACK FILL SHALL BE PLACED TO A MINIMUM OF 12" ABOVE THE CROWN ELEVATION OF THE PIPES.
2. STORM DRAIN AND SANITARY SEWER LENGTHS ARE MEASURED FROM CENTER LINE OF STRUCTURE TO CENTERLINE OF STRUCTURE OR FACE OF HEADWALL.
3. ALL PIPE LENGTHS SHOWN ARE ROUNDED TO THE NEAREST FOOT.
4. ALL STORM DRAIN PIPING SHALL BE TRENCHED, BEDDED AND BACK FILLED ACCORDING WITH **DETAIL 5 ON SHEET C04.3** UNLESS SPECIFICALLY NOTED OTHERWISE.
5. ALL SANITARY SEWER PIPING SHALL BE TRENCHED, BEDDED AND BACK FILLED ACCORDING WITH **DETAIL 1 ON SHEET C04.2** UNLESS SPECIFICALLY NOTED OTHERWISE.
6. UNFORESEEN SUBSURFACE CONDITIONS SHALL BE BROUGHT TO THE OWNER'S AND ENGINEER'S ATTENTION IMMEDIATELY IMPLEMENTATION OF CORRECTIVE BEDDING MEASURES WITHOUT THE OWNER'S APPROVAL SHALL BE AT THE CONTRACTOR'S OWN RISK AND AT NO ADDITIONAL COMPENSATION.
7. EXISTING GRADES SHOWN ARE APPROXIMATE AND DO NOT REFLECT TOP SOIL REMOVAL, CLEARING, AND GRUBBING OPERATIONS. THE CONTRACTOR SHALL ASCERTAIN FOR HIMSELF THE EXTENT OF DISTURBANCE FOR THESE ACTIVITIES.
8. THE CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL REPORT PREPARED FOR THE OWNER FOR SUBSURFACE CONDITIONS. THE GEOTECHNICAL REPORT IS NOT A PART OF THE CONTRACT DOCUMENTS.
9. EXCAVATIONS FOR STRUCTURES SHALL BE TAKEN AS A TRENCHING EXCAVATION WITHOUT FURTHER COMPENSATION.
10. SEE SHEET C01.1 FOR GENERAL NOTES.

STORM STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE TYPE	RIM ELEVATION	INVERT IN	INVERT OUT
A1	SINGLE WING CATCH BASIN DETAIL 3, SHEET C04.4	337.41	333.33 (PA1.1) 333.35 (PA2)	332.85 (PA1)
A1.1	CURB INLET TYPE E WITH HOOD DETAIL 1, SHEET C04.4	338.50		333.46 (PA1.1)
A2	CURB INLET TYPE E WITH HOOD DETAIL 1, SHEET C04.4	338.90	334.01 (PA3)	333.81 (PA2)
A3	CURB INLET TYPE E WITH HOOD DETAIL 1, SHEET C04.4	339.50		334.74 (PA3)
EX0	EXISTING CURB INLET	336.81	332.04 (PEX1)	
EX1	EXISTING YARD INLET	337.83	332.60 (PA1)	332.40 (PEX1)

STORM PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	MATERIAL
PA1	24"	47'	0.53%	RCP
PA1.1	18"	64'	0.50%	RCP
PA2	18"	92'	0.50%	RCP
PA3	18"	146'	0.50%	RCP
PEX1	24"	17'	2.13%	HDPE
PEX2	24"	291'	0.53%	

100-YEAR STORM HYDRAULIC PIPE CALCULATIONS

Station Line	Station To Line	Len (ft)	Drng Area Incr (ac)	Drng Area Total (ac)	Rnoff coeff (C)	Area x C Incr	Area x C Total	Tc Inlet (min)	Tc Syst (min)	Rain (I) (in/hr)	Total flow (cfs)	Cap full (cfs)	Vel (ft/s)	Pipe Size (in)	Pipe Slope (%)	Invert Elev Dn (ft)	Invert Elev Up (ft)	HGL Elev Dn (ft)	HGL Elev Up (ft)	Grnd / Rim Elev Dn (ft)	Grnd / Rim Elev Up (ft)	Line ID
1	End	46.959	0.29	0.74	0.78	0.23	0.62	5.0	7.3	9.1	5.80	17.88	1.85	24	0.53	332.60	332.85	334.82	334.85	337.83	337.41	PA1
2	1	92.219	0.18	0.31	0.90	0.16	0.26	5.0	6.3	9.4	2.46	8.03	1.55	18	0.50	333.35	333.81	334.92	334.96	337.41	338.90	PA2
3	2	145.618	0.13	0.13	0.77	0.10	0.10	5.0	5.0	9.8	0.98	8.05	1.86	18	0.50	334.01	334.74	334.98	335.11	338.90	339.50	PA3
4	1	64.361	0.14	0.14	0.93	0.13	0.13	5.0	5.0	9.8	1.46	8.15	0.87	18	0.51	333.33	333.66	334.92	334.93	337.41	338.50	PA1.1

Project File: 180077.stm | Number of lines: 4 | Run Date: 12/20/2018

NOTES:Intensity = 127.16 / (Inlet time + 17.80) ^ 0.82; Return period =Yrs. 100 ; c = cir e = ellip b = box

100-YEAR STORM HYDRAULIC INLET CALCULATIONS

Line No	Inlet ID	Q = CIA (cfs)	Q carry (cfs)	Q capt (cfs)	Q Byp (cfs)	Junc Type	Curb Inlet Ht (in)	Curb Inlet L (ft)	Grate Inlet Area (sqft)	Grate Inlet L (ft)	Grate Inlet W (ft)	Gutter So (ft/ft)	Gutter W (ft)	Gutter Sw (ft/ft)	Gutter Sx (ft/ft)	Gutter n	Gutter Depth (ft)	Gutter Spread (ft)	Inlet Depth (ft)	Inlet Spread (ft)	Inlet Depr (in)	Byp Line No
1	A1	2.22	0.00	2.22	0.00	Curb	5.5	12.17	0.00	0.00	0.00	Sag	1.50	0.050	0.014	0.000	0.22	11.54	0.22	11.54	0.0	Off
2	A2	1.59	0.00	1.59	0.00	Comb	4.5	2.40	0.80	2.40	1.75	Sag	1.50	0.050	0.011	0.000	0.24	16.35	0.24	16.35	0.0	Off
3	A3	0.98	0.00	0.98	0.00	Comb	4.5	2.40	0.80	2.40	1.75	Sag	1.50	0.050	0.028	0.000	0.18	5.36	0.18	5.36	0.0	Off
4	A1.1	1.46*	0.00	1.46	0.00	Comb	4.5	2.40	0.80	2.40	1.75	Sag	1.50	0.050	0.009	0.000	0.23	18.40	0.23	18.40	0.0	Off

Project File: 180077.stm | Number of lines: 4 | Run Date: 12/20/2018

NOTES: Inlet N-Values = 0.016; Intensity = 127.16 / (Inlet time + 17.80) ^ 0.82; Return period = 100 Yrs. ; * Indicates Known Q added All curb inlets are throat.

ingenium ENTERPRISES
PLANNING & ENGINEERING
14499 N DALE MABRY HWY
SUITE 250
TAMPA, FL 33618
813.387.0084

GEORGIA REGISTERED No. 21067 PROFESSIONAL ENGINEER JAMES D. NEFF
2/27/19

PANDA EXPRESS
STORE #D6674
515 MULLINS COLONY DRIVE
EVANS, GEORGIA

PLANS FOR:
PANDA EXPRESS KITCHEN CHINESE

CLIENT:
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY

5	--/--/----
4	--/--/----
3	--/--/----
2	--/--/----
1	02/27/2019 BID SET
2	02/05/2019 COUNTY COMMENTS
1	12/20/2018 COUNTY COMMENTS

THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE, WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

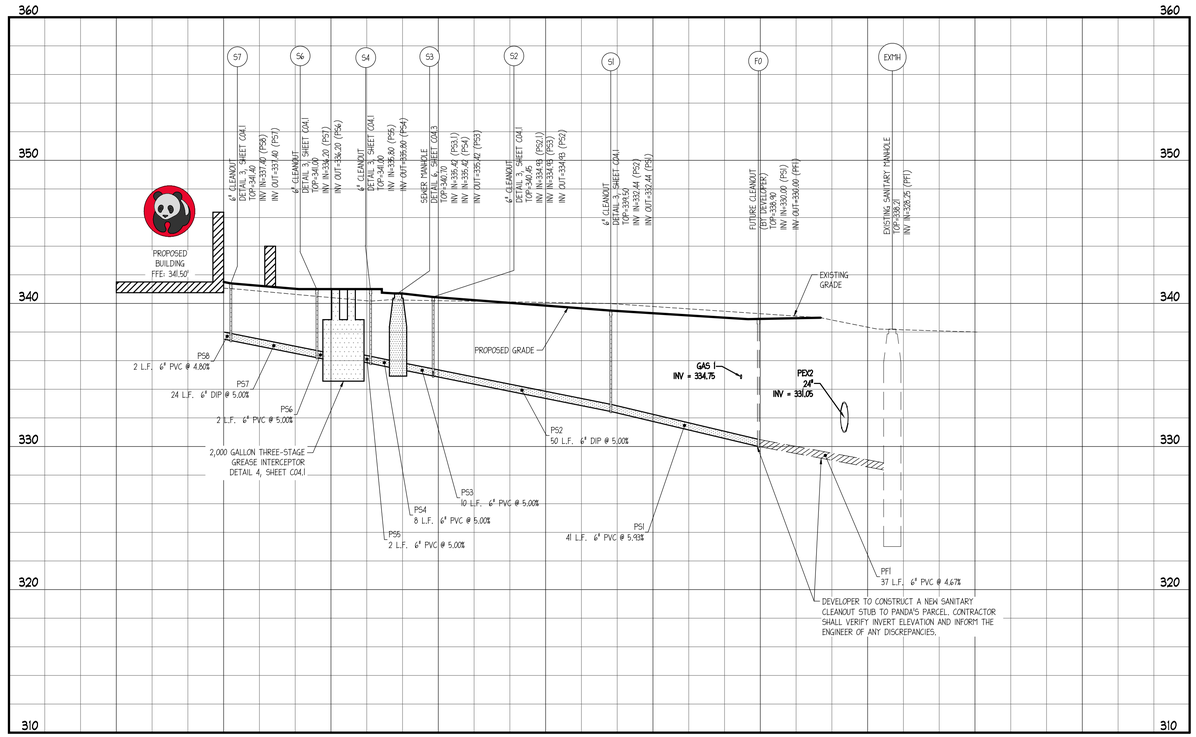
PROJ #	180077
DWG NAME	180077 C04.DWG
ISSUE DATE	02/27/2019
PROJ MGR	JP

PROFILES 1

C04.5
SHEET NUMBER

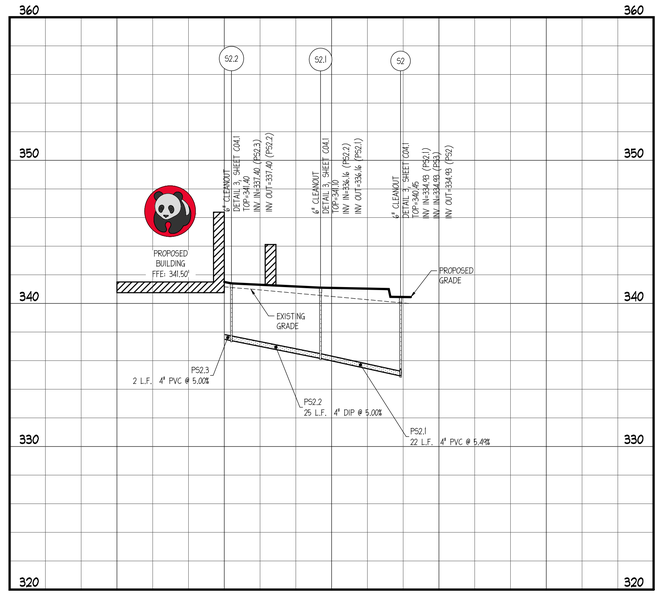
ISSUE FOR BID

SANITARY PROFILE S8 TO EXMH



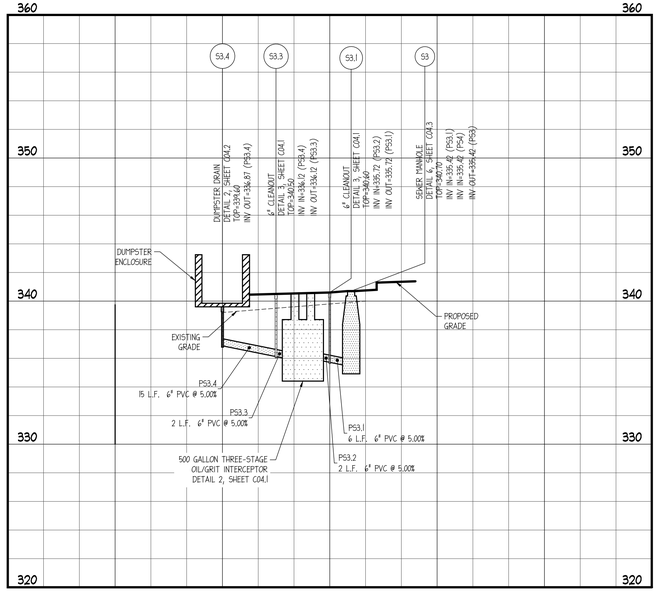
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'

SANITARY PROFILE S2.2 TO S2



HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'

SANITARY PROFILE S3.4 TO S3



HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'

SANITARY STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE TYPE	RIM ELEVATION	INVERT IN	INVERT OUT
EXMH	EXISTING SANITARY MANHOLE	338.21	328.25 (PF1)	
F0	FUTURE CLEANOUT (BY DEVELOPER)	338.90	330.00 (PS1)	330.00 (PF1)
S1	6" CLEANOUT DETAIL 3, SHEET C04.1	339.50	332.44 (PS2)	332.44 (PS1)
S2	6" CLEANOUT DETAIL 3, SHEET C04.1	340.45	334.93 (PS2.1) 334.93 (PS3)	334.93 (PS2)
S2.1	6" CLEANOUT DETAIL 3, SHEET C04.1	341.10	336.16 (PS2.2)	336.16 (PS2.1)
S2.2	6" CLEANOUT DETAIL 3, SHEET C04.1	341.40	337.40 (PS2.3)	337.40 (PS2.2)
S2.3	BUILDING STUB	341.45		337.50 (PS2.3)
S3	SEWER MANHOLE DETAIL 6, SHEET C04.3	340.70	335.42 (PS3.1) 335.42 (PS4)	335.42 (PS3)
S3.1	6" CLEANOUT DETAIL 3, SHEET C04.1	340.60	335.72 (PS3.2)	335.72 (PS3.1)
S3.2	500 GALLON OIL/GRIT INTERCEPTOR DETAIL 2, SHEET C04.1	340.55		
S3.2 IN	500 GALLON OIL/GRIT INTERCEPTOR	340.55	336.02 (PS3.3)	
S3.2 OUT	500 GALLON OIL/GRIT INTERCEPTOR	340.55		335.82 (PS3.2)
S3.3	6" CLEANOUT DETAIL 3, SHEET C04.1	340.50	336.12 (PS3.4)	336.12 (PS3.3)
S3.4	DUMPSTER DRAIN DETAIL 2, SHEET C04.2	339.60		336.87 (PS3.4)
S4	6" CLEANOUT DETAIL 3, SHEET C04.1	341.00	335.80 (PS5)	335.80 (PS4)
S5	2,000 GALLON GREASE INTERCEPTOR DETAIL 4, SHEET C04.1	341.20		
S5 IN	2,000 GALLON GREASE INTERCEPTOR	341.20	336.10 (PS6)	
S5 OUT	2,000 GALLON GREASE INTERCEPTOR	341.20		335.90 (PS6)
S6	6" CLEANOUT DETAIL 3, SHEET C04.1	341.00	336.20 (PS7)	336.20 (PS6)
S7	6" CLEANOUT DETAIL 3, SHEET C04.1	341.40	337.40 (PS8)	337.40 (PS7)
S8	BUILDING STUB	338.85		337.50 (PS8)

SANITARY PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	MATERIAL
PF1	6"	37'	4.67%	PVC
PS1	6"	41'	5.93%	PVC
PS2	6"	50'	5.00%	DIP
PS2.1	4"	22'	5.49%	PVC
PS2.2	4"	25'	5.00%	DIP
PS2.3	4"	2'	5.00%	PVC
PS3	6"	10'	5.00%	PVC
PS3.1	6"	6'	5.00%	PVC
PS3.2	6"	2'	5.00%	PVC
PS3.3	6"	2'	5.00%	PVC
PS3.4	6"	15'	5.00%	PVC
PS4	6"	8'	5.00%	PVC
PS5	6"	2'	5.00%	PVC
PS6	6"	2'	5.00%	PVC
PS7	6"	24'	5.00%	DIP
PS8	6"	2'	4.80%	PVC

PROFILE NOTES

1. CONTROLLED BACK FILL TO BE PLACED IN 6" LOOSE LIFT AND COMPACTED TO 100% ASTM D698 PRIOR TO STORM AND SANITARY SEWER CONSTRUCTION, BACK FILL SHALL BE PLACED TO A MINIMUM OF ±2' ABOVE THE CROWN ELEVATION OF THE PIPES.
2. STORM DRAIN AND SANITARY SEWER LENGTHS ARE MEASURED FROM CENTER LINE OF STRUCTURE TO CENTERLINE OF STRUCTURE OR FACE OF HEADWALL.
3. ALL PIPE LENGTHS SHOWN ARE ROUNDED TO THE NEAREST FOOT.
4. ALL STORM DRAIN PIPING SHALL BE TRENCHED, BEDDED AND BACK FILLED ACCORDING WITH **DETAIL 5 ON SHEET C04.3** UNLESS SPECIFICALLY NOTED OTHERWISE.
5. ALL SANITARY SEWER PIPING SHALL BE TRENCHED, BEDDED AND BACK FILLED ACCORDING WITH **DETAIL 1 ON SHEET C04.2** UNLESS SPECIFICALLY NOTED OTHERWISE.
6. UNFORESEEN SUBSURFACE CONDITIONS SHALL BE BROUGHT TO THE OWNER'S AND ENGINEER'S ATTENTION IMMEDIATELY IMPLEMENTATION OF CORRECTIVE BEDDING MEASURES WITHOUT THE OWNER'S APPROVAL SHALL BE AT THE CONTRACTOR'S OWN RISK AND AT NO ADDITIONAL COMPENSATION.
7. EXISTING GRADES SHOWN ARE APPROXIMATE AND DO NOT REFLECT TOP SOIL REMOVAL, CLEARING, AND GRUBBING OPERATIONS. THE CONTRACTOR SHALL ASCERTAIN FOR HIMSELF THE EXTENT OF DISTURBANCE FOR THESE ACTIVITIES.
8. THE CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL REPORT PREPARED FOR THE OWNER FOR SUBSURFACE CONDITIONS. THE GEOTECHNICAL REPORT IS NOT A PART OF THE CONTRACT DOCUMENTS.
9. EXCAVATIONS FOR STRUCTURES SHALL BE TAKEN AS A TRENCHING EXCAVATION WITHOUT FURTHER COMPENSATION.
10. SEE SHEET C01.1 FOR GENERAL NOTES.

ingenium ENTERPRISES
PLANNING & ENGINEERING
14491 N DALE MABRY HWY
SUITE 250
TAMPA, FL 33618
813.387.0084

GEORGIA REGISTERED No. 21067 PROFESSIONAL ENGINEER JAMES D. NEFF
2/27/19

PANDA EXPRESS
STORE #D6674
515 MULLINS COLONY DRIVE
EVANS, GEORGIA

PLANS FOR: PANDA EXPRESS CHINESE KITCHEN

CLIENT:
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY

7	--/--/----
6	--/--/----
5	--/--/----
4	--/--/----
3	02/27/2019 BID SET
2	02/05/2019 COUNTY COMMENTS
1	12/20/2018 COUNTY COMMENTS

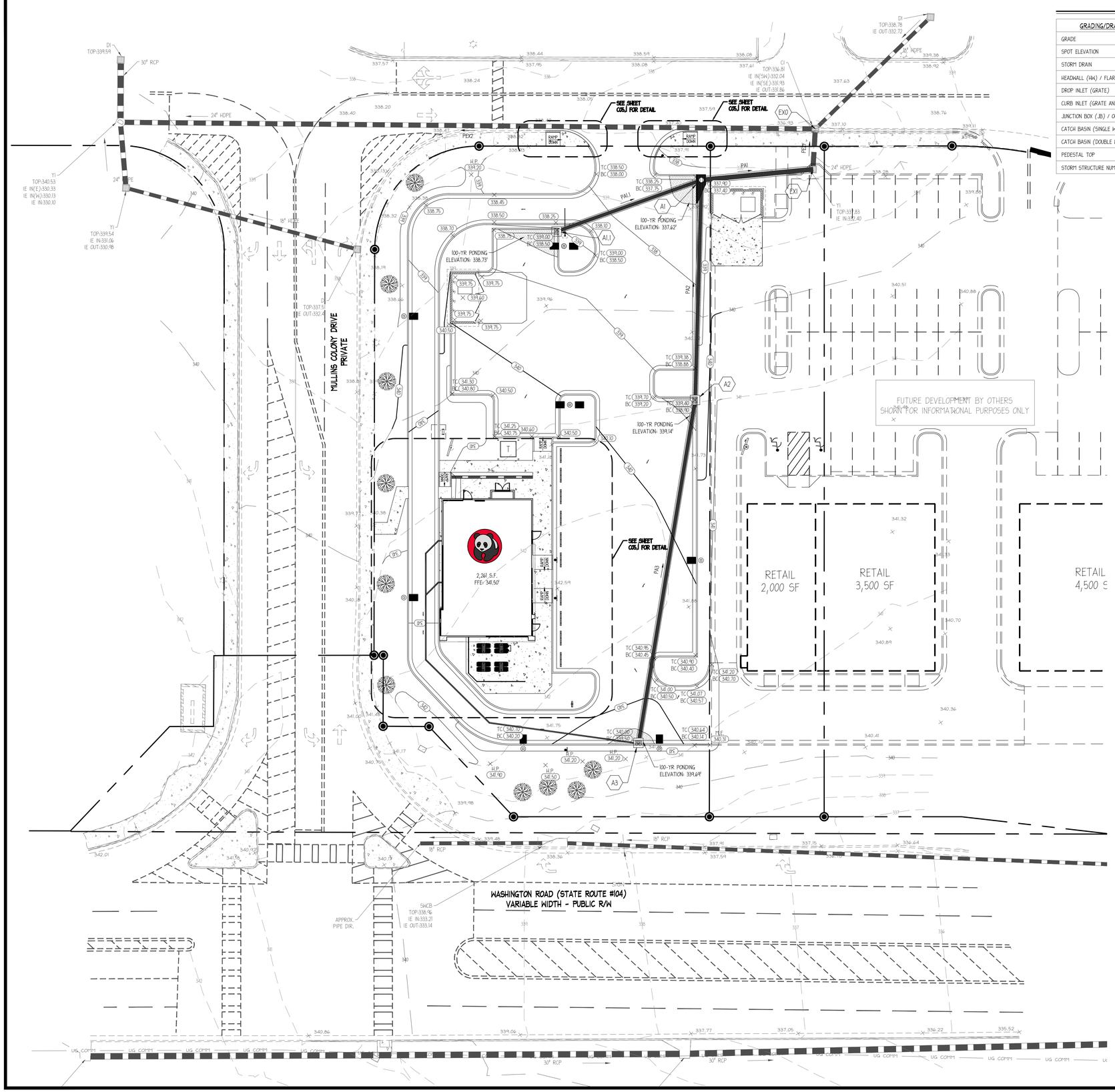
THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

PROJ #	180177
DWG NAME	180177 C04.DWG
ISSUE DATE	02/27/2019
PROJ MGR	JP

PROFILES II

C04.6
SHEET NUMBER

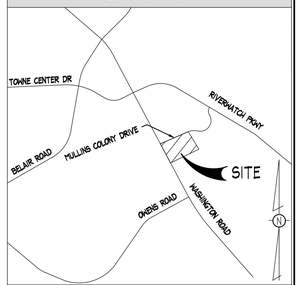
ISSUE FOR BID



GRADING & DRAINAGE LEGEND

GRADING/DRAINAGE	LINETYPE/SYMBOL	REFERENCE
GRADE	1000	SEE PLANS
SPOT ELEVATION	× 1000.00	SEE PLANS
STORM DRAIN		SEE PLANS
HEADWALL (HW) / FLARED END SECTION (FES)		N/A
DROP INLET (GRATE)		DETAIL 2, SHEET C04.4
CURB INLET (GRATE AND HOOD)		DETAIL 1, SHEET C04.4
JUNCTION BOX (J.B.) / OCS		N/A
CATCH BASIN (SINGLE WING)		DETAIL 3, SHEET C04.4
CATCH BASIN (DOUBLE WING)		N/A
PEDESTAL TOP		N/A
STORM STRUCTURE NUMBER	A3	SEE PLANS

LOCATION MAP



EVANS, GEORGIA
N.T.S.

GRADING & DRAINAGE NOTES

1. SEE LANDSCAPE PLAN FOR REQUIRED TREES AND GROUND COVER.
2. SLOPE OF SURFACE GRADE SHALL BE A MINIMUM OF 1.00%
3. MAXIMUM CUT OF FILL SLOPES IS 2H:1V.
4. THE CONTRACTOR SHALL PROVIDE CLEAN, SUITABLE MATERIAL FOR REQUIRED FILL. SHOULD A SUFFICIENT QUANTITY OF SUITABLE MATERIAL NOT BE AVAILABLE FROM THE REQUIRED EXCAVATION ON THE SITE.
5. ALL FILL SHOULD BE PLACED IN THIN, HORIZONTAL LOOSE LIFTS (MAXIMUM 6-INCH) AND COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698). THE UPPER 8 INCHES OF SOIL BENEATH PAVEMENTS AND SLAB-ON-GRADE SHOULD BE COMPACTED TO AT LEAST 100 PERCENT. COMPACTION MUST BE CERTIFIED BY A GEORGIA REGISTERED PROFESSIONAL SOILS ENGINEER PRIOR TO THE INSTALLATION OF PAVEMENTS, CURBS, SIDEWALKS OR FOOTINGS OF ANY TYPE.
6. DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE FULLY CONSTRUCTED AND OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
7. LENGTH OF RIP-RAP PADS AT PIPE OUTLET STRUCTURES TO BE A MINIMUM LENGTH OF (6) SIX TIMES THE DIAMETER OF THE PIPE.
8. JURISDICTIONAL LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
9. SEE SHEET C01.1 FOR GENERAL NOTES.

BUILDING AREA NOTES

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

HYDROLOGY STATEMENT

IN THE EXISTING CONDITION, THE SITE CURRENTLY SHEET FLOWS INTO THE STREET GUTTERS. THIS AREA THEN FLOWS TOWARDS THE POND LOCATED IN THE BACK OF THE MULLINS COLONY SHOPPING CENTER.

IN THE PROPOSED CONDITION, THE SITE IS COVERED BY THE EXISTING POND LOCATED IN THE BACK OF THE MULLINS COLONY SHOPPING CENTER. THE POND WAS APPROVED BY COLUMBIA COUNTY UNDER PERMIT NO. 20166674 WITH A COMPOSITE RUNOFF COEFFICIENT OF C=0.90 FOR THE DEVELOPED OUTPARCELS. IN THE PROPOSED CONDITION, THE SITE WILL BE 66.3% IMPERVIOUS WITH A COMPOSITE RUNOFF COEFFICIENT OF C=0.77. THEREFORE, THE DESIGN OF THE PANDA EXPRESS SITE IS IN CONFORMANCE WITH THE APPROVED DESIGN. SEE THE STORMWATER MANAGEMENT REPORT PREPARED BY INGENIUM ENTERPRISES INC. FOR ADDITIONAL INFORMATION.

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

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

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

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

N

0 20 40 Feet

NORTH ARROW REFLECTS GRID NORTH GEORGIA, EAST ZONE

ingenium ENTERPRISES
PLANNING & ENGINEERING
14499 N DALE MABRY HWY
SUITE 250
TAMPA, FL 33618
813.387.0084
WWW.INGENIUMTEAM.COM

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 21067
JAMES D. NEFF
2/27/19

PANDA EXPRESS
STORE #D6674
515 MULLINS COLONY DRIVE
EVANS, GEORGIA

PLANS FOR:
PANDA EXPRESS · CHINESE KITCHEN

CLIENT:
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY

--/--/----	
--/--/----	
--/--/----	
--/--/----	
3	02/27/2019 BID SET
2	02/05/2019 COUNTY COMMENTS
1	12/20/2018 COUNTY COMMENTS

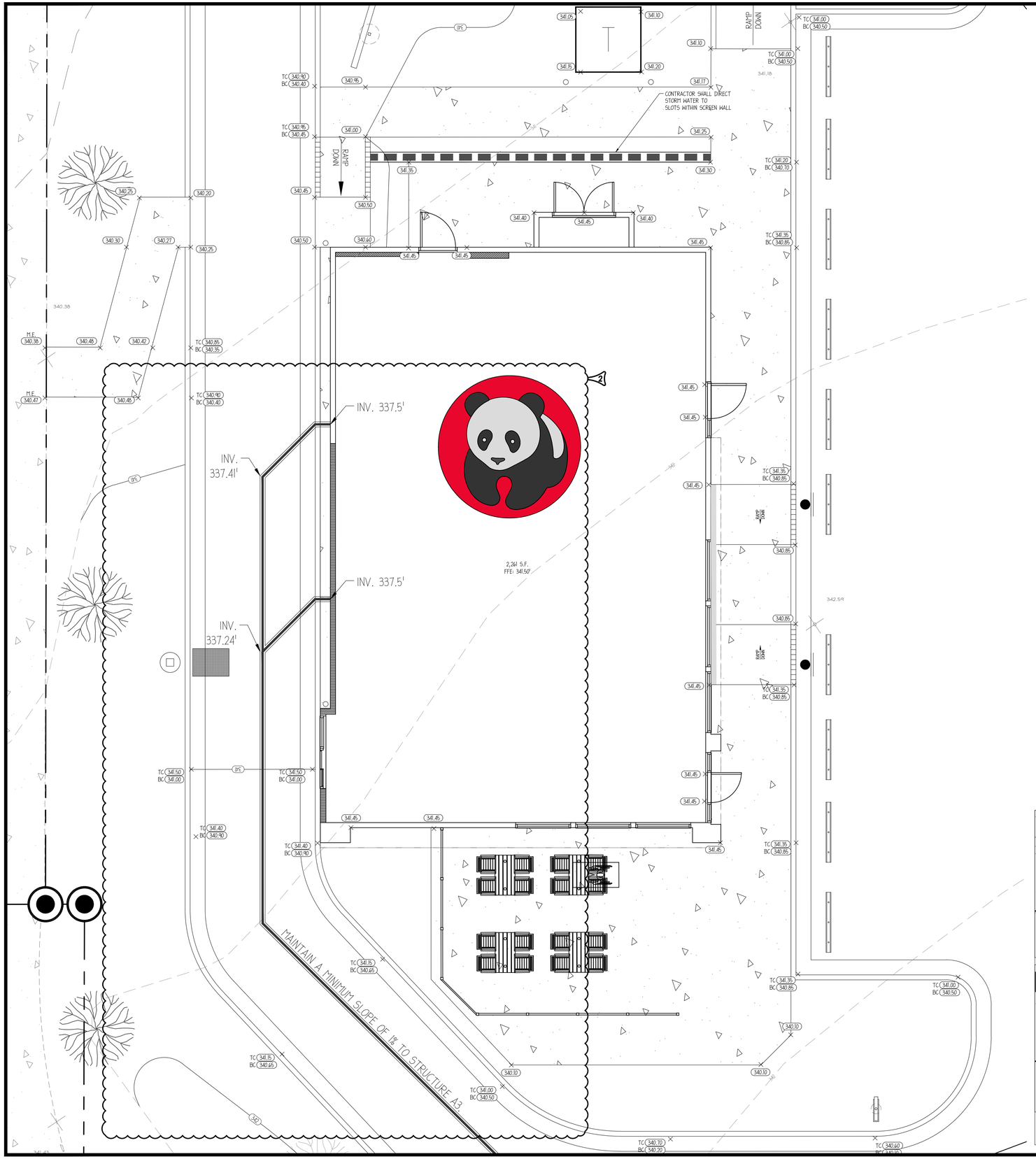
THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

PROJ #	180077
DWG NAME	180077 C05.DWG
ISSUE DATE	02/27/2019
PROJ MGR	JP

GRADING & DRAINAGE PLAN

C05.0
SHEET NUMBER

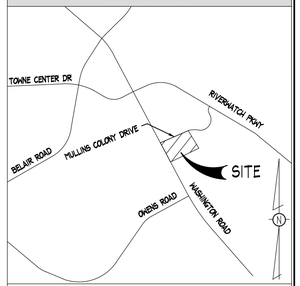
ISSUE FOR BID



GRADING & DRAINAGE LEGEND

GRADING/DRAINAGE	LINETYPE/SYMBOL	REFERENCE
GRADE	1000	SEE PLANS
SPOT ELEVATION	× 1000.00	SEE PLANS
STORM DRAIN		SEE PLANS
HEADWALL (HW) / FLARED END SECTION (FES)		N/A
DROP INLET (GRATE)		DETAIL 2, SHEET C04.4
CURB INLET (GRATE AND HOOD)		DETAIL 1, SHEET C04.4
JUNCTION BOX (JB) / DCS		N/A
CATCH BASIN (SINGLE WING)		DETAIL 3, SHEET C04.4
CATCH BASIN (DOUBLE WING)		N/A
PEDESTAL TOP		N/A
STORM STRUCTURE NUMBER	A3	SEE PLANS

LOCATION MAP



EVANS, GEORGIA
N.T.S.

GRADING & DRAINAGE NOTES

1. SEE LANDSCAPE PLAN FOR REQUIRED TREES AND GROUND COVER.
2. SLOPE OF SURFACE GRADE SHALL BE A MINIMUM OF 1.00%
3. MAXIMUM CUT OF FILL SLOPES IS 2H:1V.
4. THE CONTRACTOR SHALL PROVIDE CLEAN, SUITABLE MATERIAL FOR REQUIRED FILL. SHOULD A SUFFICIENT QUANTITY OF SUITABLE MATERIAL NOT BE AVAILABLE FROM THE REQUIRED EXCAVATION ON THE SITE.
5. ALL FILL SHOULD BE PLACED IN THIN, HORIZONTAL LOOSE LIFTS (MAXIMUM 6-INCH) AND COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698). THE UPPER 8 INCHES OF SOIL BENEATH PAVEMENTS AND SLAB-ON-GRADE SHOULD BE COMPACTED TO AT LEAST 100 PERCENT. COMPACTION MUST BE CERTIFIED BY A GEORGIA REGISTERED PROFESSIONAL SOILS ENGINEER PRIOR TO THE INSTALLATION OF PAVEMENTS, CURBS, SIDEWALKS OR FOOTINGS OF ANY TYPE.
6. DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE FULLY CONSTRUCTED AND OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
7. LENGTH OF RIP-RAP PADS AT PIPE OUTLET STRUCTURES TO BE A MINIMUM LENGTH OF (6) SIX TIMES THE DIAMETER OF THE PIPE.
8. JURISDICTIONAL LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
9. SEE SHEET C01.1 FOR GENERAL NOTES.

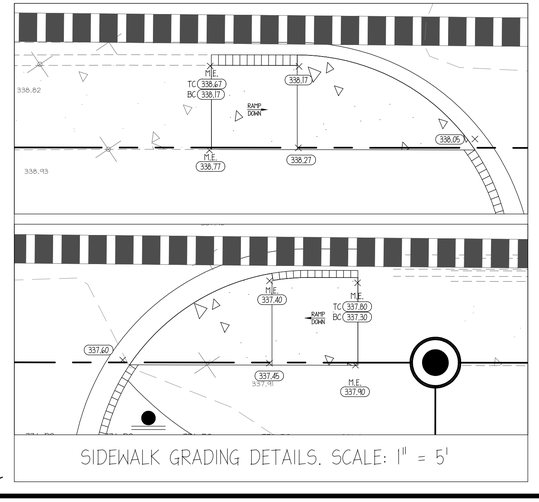
BUILDING AREA NOTES

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

HYDROLOGY STATEMENT

IN THE EXISTING CONDITION, THE SITE CURRENTLY SHEET FLOWS INTO THE STREET GUTTERS, THIS AREA THEN FLOWS TOWARDS THE POND LOCATED IN THE BACK OF THE MULLINS COLONY SHOPPING CENTER.

IN THE PROPOSED CONDITION, THE SITE IS COVERED BY THE EXISTING POND LOCATED IN THE BACK OF THE MULLINS COLONY SHOPPING CENTER. THE POND WAS APPROVED BY COLUMBIA COUNTY UNDER PERMIT NO. 20144474 WITH A COMPOSITE RUNOFF COEFFICIENT OF C=0.92 FOR THE DEVELOPED OUTPARCELS. IN THE PROPOSED CONDITION, THE SITE WILL BE 66.3% IMPERVIOUS WITH A COMPOSITE RUNOFF COEFFICIENT OF C=0.77. THEREFORE, THE DESIGN OF THE PANDA EXPRESS SITE IS IN CONFORMANCE WITH THE APPROVED DESIGN. SEE THE STORMWATER MANAGEMENT REPORT PREPARED BY INGENIUM ENTERPRISES INC. FOR ADDITIONAL INFORMATION.



SIDEWALK GRADING DETAILS. SCALE: 1" = 5'

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

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

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

GEORGIA 811 Utilities Protection Center, Inc.
Know what's **below.** **Call** before you dig.

N 0 5 10 Feet

NORTH ARROW REFLECTS GRID NORTH GEORGIA, EAST ZONE

ingenium ENTERPRISES
PLANNING & ENGINEERING
1489 N DALE MABRY HWY
SUITE 250
TAMPA, FL 33618
813.387.0084
WWW.INGENIUMTEAM.COM

GEORGIA REGISTERED No. 21067 PROFESSIONAL ENGINEER JAMES D. NEFF
2/27/19

PANDA EXPRESS
STORE #D6674
515 MULLINS COLONY DRIVE
EVANS, GEORGIA

PLANS FOR:

PANDA EXPRESS · MICHAEL CHIANG ·

CLIENT:

PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY
5 --/--/----
4 --/--/----
3 --/--/----
2 --/--/----
1 --/--/----
3 02/27/2019 BID SET
2 02/05/2019 COUNTY COMMENTS
1 12/20/2018 COUNTY COMMENTS

THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRINT TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

PROJ #	180077
DWG NAME	180077 C05.DWG
ISSUE DATE	02/27/2019
PROJ MGR	JP

BUILDING AREA GRADING DETAIL

C05.1
SHEET NUMBER

ISSUE FOR BID

THE EROSION SEDIMENTATION AND POLLUTION CONTROL PLAN (ESPCP) IS PROVIDED FOR THE CONTRACTOR'S USE. IF THE CONTRACTOR ELECTS TO ALTER THE STAGE CONSTRUCTION FROM THAT SHOWN ON THE PLANS, AND THE ENGINEER APPROVES THE REQUEST, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVISE THE ESPCP TO REFLECT ALL CHANGES IN STAGING. THIS WILL ALSO INCLUDE ANY REVISIONS TO EROSION AND SEDIMENTATION CONTROL ITEM QUANTITIES. MAJOR MODIFICATION OR DELETION OF SPECIFIED STRUCTURAL BMP'S THAT ARE SPECIFIED IN THE ESPCP WILL REQUIRE A FORMAL REVISION OF THE ESPCP AND THE SIGNATURE OF A GSWCC LEVEL II DESIGN PROFESSIONAL. ADDITIONAL BMPS MAY BE ADDED AS DIRECTED BY THE ENGINEER.

SILT FENCE INSTALLATIONS WITH J-HOOKS AND SPURS:

SILT FENCE SHOULD NEVER RUN CONTINUOUS WITHOUT J-HOOKS OR SPURS. THE SILT FENCE SHOULD TURN BACK INTO THE FILL OR SLOPE TO CREATE SMALL POCKETS THAT TRAP SILT AND FORCE STORMWATER TO FLOW THROUGH THE SILT FENCE. THIS TECHNIQUE OR CONFIGURATION IS COMMONLY REFERRED TO AS J-HOOKS OR SPURS. THE J-HOOKS OR SPURS SHALL BE INSTALLED ON ALL SILT FENCES THAT ARE LOCATED AROUND THE PERIMETER OF THE PROJECT AND ALONG THE TOE OF EMBANKMENTS OR SLOPES. THE J-HOOKS AND SPURS SHALL BE SPACED IN ACCORDANCE WITH THE TYPICAL LOCATION DETAILS FOR SILT FENCES / BALED STRAW. SPACING FOR J-HOOKS OR SPURS SHALL NOT BE LESS THAN 50 FEET EXCEPT AS NOTED. SILT FENCES THAT ARE NEAR THE OUTLET OF CULVERTS, CROSS DRAINS, AND STORM DRAINS SHALL HAVE A MINIMUM OF 3 J-HOOKS OR SPURS ON BOTH SIDES OF THE STRUCTURE AT SPACING NOT TO EXCEED 30 FEET. J-HOOKS OR SPURS SHALL BE PAID FOR AS SILT FENCE ITEMS PER FOOT. ALL COSTS AND OTHER INCIDENTAL ITEMS ARE INCLUDED IN COST OF INSTALLING AND MAINTAINING THE SILT FENCE.

MAINTENANCE AND STABILIZATION MEASURES:

ALL STRUCTURAL BMP'S SHALL BE MAINTAINED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL SEDIMENT CONTROL DEVICES (EXCEPT SEDIMENT BASINS) INSTALLED ON A PROJECT SHALL AS A MINIMUM, BE CLEANED OF SEDIMENT WHEN ONE-HALF THE CAPACITY, BY HEIGHT, DEPTH, OR VOLUME HAS BEEN REACHED. SEDIMENT BASINS SHALL BE CLEANED OF SEDIMENT WHEN ONE-THIRD THE CAPACITY BY VOLUME HAS BEEN REACHED.

AS A MINIMUM THE CONTRACTOR SHALL COMPLETE THE PERMANENT GRASSING, OR TEMPORARY GRASSING, OR MULCHING, AS APPROPRIATE AND IN ACCORDANCE WITH CONTRACT DOCUMENTS, ON ALL CUT AND FILL SLOPES ON A WEEKLY BASIS DURING GRADING OPERATIONS, EXCEPT PROJECTS WITH A TOTAL OF 3 ACRES OR LESS OF GRASSING MAY BE TREATED EVERY TWO WEEKS. WHEN CONDITIONS WARRANT, THE ENGINEER MAY REQUIRE MORE FREQUENT INTERVALS FOR THIS WORK. IT IS EXTREMELY IMPORTANT TO GET A STABILIZING COVER IN PLACE, WHETHER IT IS MULCH, TEMPORARY GRASS OR PERMANENT GRASS. ADEQUATE MULCH IS A MUST.

WHEN GRADING OPERATIONS OR OTHER SOIL DISTURBING ACTIVITIES HAVE BEEN SUSPENDED, FOR WHATEVER REASON, THE CONTRACTOR SHALL PROMPTLY PERFORM NEEDED GRASSING WORK AND/OR EROSION CONTROL WORK AS SHOWN IN THE PLANS, SUBMITTED BY THE CONTRACTOR OR AS DIRECTED BY THE ENGINEER.

TEMPORARY GRASS SHALL BE USED WHEN REQUIRED BY THE CONTRACT DOCUMENTS OR AS DIRECTED BY THE ENGINEER TO CONTROL EROSION IN AREAS WHERE PERMANENT GRASSING CANNOT BE PLANTED. TEMPORARY GRASS SHALL BE USED WHERE AN AREA MUST BE PROTECTED FOR LONGER THAN MULCH IS EXPECTED TO LAST WHICH IS 60 CALENDAR DAYS. AFTER 60 CALENDAR DAYS, AREAS WITH ONLY MULCH SHALL BE PLANTED WITH TEMPORARY GRASS AND MULCHED AGAIN.

MULCH SHALL BE APPLIED AND UNIFORMLY SPREAD IN ACCORDANCE WITH CONTRACT DOCUMENTS.

WHEN GRASSING OPERATIONS BEGIN, MULCH SHALL BE LEFT IN PLACE AND PLOWED INTO THE SOIL DURING THE PROCESS OF SEEDBED PREPARATION, THEREBY BECOMING BENEFICIAL PLANT FOOD FOR THE NEWLY PLANTED GRASS. MULCH REQUIRED FOR PROTECTION OF NEWLY PLANTED GRASS SHALL BE IN ADDITION TO THE MULCH SPECIFIED HEREIN.

WASTE DISPOSAL:

SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER MEETS ALL SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED A MINIMUM OF ONCE PER WEEK OR MORE OFTEN IF NECESSARY AND TRASH WILL BE HAULED AS REQUIRED BY LOCAL REGULATIONS. NO CONSTRUCTION WASTE WILL BE BURIED ONSITE.

ALL PERSONNEL WILL BE INSTRUCTED ON PROPER PROCEDURES FOR WASTE DISPOSAL. A NOTICE STATING THESE PRACTICES WILL BE POSTED AT THE JOBSITE AND THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

ALL INSPECTIONS SHALL BE DOCUMENTED ON FORM DOT-EC-1.

DAILY:

DAILY INSPECTIONS SHALL BE CONDUCTED BY THE WORKSITE EROSION CONTROL SUPERVISOR (WECS) OR QUALIFIED PERSONNEL ON THE FOLLOWING AREAS-

A. PETROLEUM PRODUCT STORAGE, USAGE AND HANDLING AREAS
B. ALL LOCATIONS WHERE VEHICLES ENTER/EXIT THE SITE
C. MEASURE RAINFALL ONCE EACH TWENTY FOUR HOUR PERIOD AT THE SITE

WEEKLY AND AFTER RAINFALL EVENTS:

THE FOLLOWING AREAS SHALL BE INSPECTED BY THE WECS OR QUALIFIED PERSONNEL EVERY SEVEN (7) CALENDAR DAYS AND WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCHES OR GREATER:

A. DISTURBED AREAS NOT PERMANENTLY STABILIZED
B. MATERIAL STORAGE AREAS
C. STRUCTURAL CONTROL MEASURES (BMP'S)

WITHIN 7 CALENDAR DAYS AFTER THE INITIAL INSTALLATION OF THE EROSION CONTROL DEVICES REQUIRED BY THE EROSION CONTROL PLAN, THE ENGINEER SHALL INSPECT THE INSTALLATION AND CONDITION OF EACH DEVICE. THIS INSPECTION SHALL BE PERFORMED FOR EACH STAGE OF CONSTRUCTION WHEN NEW DEVICES ARE INSTALLED. ALL DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE CONTRACTOR AND CORRECTIONS SHALL BE MADE WITHIN TWO BUSINESS DAYS.

MONTHLY:

ONCE PER MONTH, THE QUALIFIED INSPECTOR SHALL INSPECT ALL AREAS WHERE FINAL STABILIZATION HAS BEEN COMPLETED. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF SEDIMENTS OR POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND OR RECEIVING WATERS. ANY EROSION CONTROL DEVICES THAT REMAIN IN PLACE SHALL BE INSPECTED TO VERIFY THE MAINTENANCE STATUS AND THAT THE DEVICES ARE FUNCTIONING PROPERLY.

THESE INSPECTIONS SHALL CONTINUE UNTIL THE NOTICE OF TERMINATION IS SUBMITTED.

FAILURE TO PERFORM INSPECTIONS AS REQUIRED BY THE CONTRACT DOCUMENTS AND THE NPDES PERMIT SHALL RESULT IN THE CESSATION OF ALL CONSTRUCTION ACTIVITIES WITH THE EXCEPTION OF TRAFFIC CONTROL AND EROSION CONTROL. CONTINUED FAILURE TO PERFORM INSPECTIONS SHALL RESULT IN NON-REFUNDABLE DEDUCTIONS AS SPECIFIED IN THE CONTRACT DOCUMENTS.

NON-STORM WATER DISCHARGES AS DEFINED IN PART III.A.2 OF THE NPDES PERMIT WILL BE IDENTIFIED AFTER CONSTRUCTION HAS COMMENCED AND SHALL BE SUBJECT TO THE SAME REQUIREMENTS AS STORM WATER DISCHARGES AS REQUIRED BY THE GEORGIA EROSION AND SEDIMENTATION CONTROL ACT, THE NPDES PERMIT, THE CLEAN WATER ACT, THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, DEPARTMENT STANDARDS, AND CONTRACT DOCUMENTS.

PETROLEUM SPILLS AND LEAKS:

LOCAL, STATE AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL.

MATERIALS & EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO, BROOMS, DUSTPANS, MAPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST, AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.

SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATIONS.

FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-4262675.

FOR SPILLS THAT OF AN UNKNOWN AMOUNT. THE NATIONAL CENTER (NRC) WILL BE CONTACTED WITH 24 HOURS AT 1-800-426-2675.

FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.

FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1320 GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS. THE CONTRACTOR WILL NEED A SPILL PREVENTION PLANAMENDMENT AND COUNTERMEASURES PLAN PREPARED BY THAT LICENSED PROFESSIONAL.

OTHER CONTROLS:

THE CONTRACTOR SHALL FOLLOW THIS ESPCP AND ENSURE AND DEMONSTRATE COMPLIANCE WITH APPLICABLE STATE AND/OR LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS.

SEDIMENT BASINS:

THE DISTURBED AREA WITHIN THE DRAINAGE AREA IS **0.94** ACRES. THE DISTURBANCE ACTIVITIES CONSIST OF SITE GRADING AND PAVING FOR THE CONSTRUCTION OF A DRIVE-THRU RESTAURANT WITH ASSOCIATED PARKING, DRIVE AISLES, AND UTILITIES. BMP'S AS SHOWN ON THE EROSION CONTROL PLANS WILL BE ADEQUATE TO CONTROL SEDIMENT RUNOFF AT THIS LOCATION. SILT FENCE AND INLET PROTECTION WILL BE UTILIZED TO CONTROL THE SEDIMENT RUNOFF.

STREAM BUFFER ENCROACHMENT:

STREAM BUFFERS ARE NOT IMPACTED BY THIS PROJECT.

COMPREHENSIVE MONITORING PLAN (CMP) GENERAL NOTES:

THIS PROJECT HAS A TOTAL SIZE OF **0.86** ACRES. THE SURFACE WATER DRAINAGE AREA FOR THE OUTFALL TO BE MONITORED HAS A DRAINAGE AREA OF APPROXIMATELY **0.21** SQUARE MILES. THE RECEIVING WATER FOR THIS OUTFALL IS A **TRIBUTARY OF REED CREEK**. THE NTU VALUE SELECTED FROM APPENDIX B FOR THE ABOVE NOTED FACILITY AND THE SURFACE WATER DRAINAGE AREA IS **75** NTU.

COMPREHENSIVE MONITORING PLAN (CMP) SAMPLING METHODS AND PROCEDURES REPRESENTATIVE SAMPLING ON LINEAR PROJECT:

RECEIVING WATER SAMPLES AND STORM WATER DISCHARGE SAMPLES WILL BE COLLECTED BY GRAB SAMPLES, AS SPECIFIED IN PART V.A.3 OF THE PERMIT. ALL GRAB SAMPLES WILL BE COLLECTED USING THE FOLLOWING METHODS AND PROCEDURES:

RECEIVING WATER SAMPLING:

MANUAL SAMPLING:

SAMPLES WILL BE TAKEN AT THE APPROPRIATE TIME AS STATED IN PART IV.D. 5. D. OF THE PERMIT. SAMPLING WILL BEGIN AT THE DESIGNATED REPRESENTATIVE RECEIVING WATER AT THE DOWNSTREAM LOCATION FIRST. THE SAMPLE WILL BE TAKEN AS FAR DOWNSTREAM (WITHIN THE PROJECT RIGHT OF WAY) OF THE CONFLUENCE OF THE LAST STORM WATER DISCHARGE POINT, AND UPSTREAM OF ANY ADDITIONAL DISCHARGES NOT ASSOCIATED WITH THE PROJECT. THE SAMPLE WILL BE TAKEN IN THE CENTER OF THE RECEIVING WATER AT A POINT WHERE MIXING OF THE RECEIVING WATERS AND THE PROJECT OUTFALL HAS OCCURRED AND PRODUCED A HOMOGENOUS SAMPLE. ON RECEIVING WATERS WHERE ACCESS TO THE CENTER OF THE RECEIVING WATERS IS NOT PRACTICAL, SEVERAL SAMPLES FROM ACROSS THE RECEIVING WATERS WILL BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES WILL BE USED FOR THE UPSTREAM VALUE. A LARGE MOUTH, CLEAN, GLASS OR PLASTIC JAR/BOTTLE, LABELED WITH PROJECT NUMBER AND LOCATION WILL BE USED TO COLLECT THE SAMPLE. THE SAMPLE CONTAINER WILL BE HELD SUCH THAT THE OPENING FACES UPSTREAM. ONCE THE SAMPLE JAR/BOTTLE IS FULL AND CAPPED, IT WILL BE TRANSPORTED TO THE LOCATION WHERE THE TURBIDITY TESTING WILL BE CONDUCTED. SAMPLES MAY BE ANALYZED AT THE SITE WITH PROPERLY CALIBRATED PORTABLE TURBIDIMETERS. ALL TURBIDITY TESTS WILL BE CONDUCTED IMMEDIATELY BUT IN NO CASE, LATER THAN 48 HOURS AFTER THE TIME THE SAMPLE WAS OBTAINED.

UPSTREAM SAMPLES WILL BE TAKEN AFTER DOWNSTREAM SAMPLES HAVE BEEN ACQUIRED. THE SAMPLE WILL BE TAKEN IMMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORM WATER DISCHARGE FROM THE PROJECT (WITHIN THE PROJECT RIGHT OF WAY). THE SAMPLE WILL BE TAKEN IN THE CENTER OF THE RECEIVING WATER. ON RECEIVING WATERS WHERE ACCESS TO THE CENTER OF THE RECEIVING WATERS IS NOT PRACTICAL, SEVERAL SAMPLES FROM ACROSS THE RECEIVING WATERS WILL BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES WILL BE USED FOR THE UPSTREAM VALUE. A LARGE MOUTH, CLEAN, GLASS OR PLASTIC JAR, LABELED WITH PROJECT NUMBER AND LOCATION WILL BE USED TO COLLECT THE SAMPLE. THE SAMPLE CONTAINER WILL BE HELD SUCH THAT THE OPENING FACES UPSTREAM. ONCE THE SAMPLE JAR/BOTTLE IS FULL AND CAPPED, IT WILL BE TRANSPORTED TO THE LOCATION WHERE THE TURBIDITY TESTING WILL BE CONDUCTED. ALL TURBIDITY TESTS WILL BE CONDUCTED IMMEDIATELY BUT IN NO CASE, LATER THAN 48 HOURS AFTER THE TIME THE SAMPLE WAS OBTAINED.

AUTOMATIC SAMPLING:

SAMPLES WILL BE TAKEN AT THE APPROPRIATE TIMES AS SPECIFIED IN PART IV.D. 5. D. OF THE PERMIT. AUTOMATIC SAMPLING CAN BE ACCOMPLISHED AT BOTH UPSTREAM AND DOWNSTREAM SIMULTANEOUSLY BY USING A SAMPLING DEVICE SIMILAR TO THE ISCO MODEL 3700 OR EQUIVALENT. SAMPLES CAN BE TRIGGERED BY FLOW METERS OR RAIN GAGES TO OBTAIN THE REQUIRED SAMPLES. THIS DETERMINATION WILL BE MADE ON A PROJECT BY PROJECT BASIS. THE PROBE FOR THE AUTOMATIC SAMPLER WILL BE PLACED IN THE CENTER OF THE RECEIVING WATER AT A POINT AS FAR DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORM WATER DISCHARGE POINT AND UPSTREAM OF ANY ADDITIONAL DISCHARGES NOT ASSOCIATED WITH THE PROJECT. SAMPLES WILL REMAIN IN THE AUTOMATIC SAMPLER UNTIL THE NEXT BUSINESS DAY, WHEN THEY WILL BE COLLECTED AND TESTED.

THE PROBE FOR UPSTREAM SAMPLING WILL BE POSITIONED IMMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORM WATER DISCHARGE POINT FROM THE PROJECT. THE PROBE WILL BE PLACED IN THE CENTER OF THE RECEIVING WATER. SAMPLES WILL REMAIN IN THE AUTOMATIC SAMPLER UNTIL THE NEXT BUSINESS DAY, WHEN THEY WILL BE COLLECTED AND TESTED.

ALL TURBIDITY TESTS SHALL BE DONE IN ACCORDANCE WITH 40 CFR PART 136 (UNLESS OTHER TEST PROCEDURES HAVE BEEN APPROVED). THE GUIDANCE DOCUMENT TITLED 'NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001' AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD. TURBIDITY RESULTS WILL BE RECORDED AND REPORTED TO EPD IN ACCORDANCE WITH PART IV.E OF THE PERMIT.

OUTFALL SAMPLING:

MANUAL SAMPLING:

SAMPLES WILL BE TAKEN AT THE APPROPRIATE TIME AS STATED IN PART IV.D. 5. D. OF THE PERMIT. SAMPLING WILL OCCUR AT THE DESIGNATED REPRESENTATIVE OUTFALL. THE SAMPLE WILL BE TAKEN IN THE CENTER OF THE OUTFALL CHANNEL. A LARGE MOUTH, CLEAN, GLASS OR PLASTIC JAR/BOTTLE, LABELED WITH PROJECT NUMBER AND LOCATION WILL BE USED TO COLLECT THE SAMPLE. THE SAMPLE CONTAINER WILL BE HELD SUCH THAT THE OPENING FACES UPSTREAM. ONCE THE SAMPLE JAR/BOTTLE IS FULL AND CAPPED, IT WILL BE TRANSPORTED TO THE LOCATION WHERE THE TURBIDITY TESTING WILL BE CONDUCTED IMMEDIATELY BUT IN NO CASE, LATER THAN 48 HOURS AFTER THE TIME THE SAMPLE WAS OBTAINED.

AUTOMATIC SAMPLING:

SAMPLES WILL BE TAKEN AT THE APPROPRIATE TIMES AS SPECIFIED IN PART IV.D. 5. D. OF THE PERMIT. AUTOMATIC SAMPLING CAN BE ACCOMPLISHED AT BOTH UPSTREAM AND DOWNSTREAM SIMULTANEOUSLY BY USING A SAMPLING DEVICE SIMILAR TO THE ISCO MODEL 3700 OR EQUIVALENT. SAMPLES CAN BE TRIGGERED BY FLOW METERS OR RAIN GAGES TO OBTAIN THE REQUIRED SAMPLES. THIS DETERMINATION WILL BE MADE ON A PROJECT BY PROJECT BASIS. THE PROBE FOR THE AUTOMATIC SAMPLER WILL BE PLACED IN THE CENTER OF THE RECEIVING WATER AT A POINT AS FAR DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORM WATER DISCHARGE POINT AND UPSTREAM OF ANY ADDITIONAL DISCHARGES NOT ASSOCIATED WITH THE PROJECT. SAMPLES WILL REMAIN IN THE AUTOMATIC SAMPLER UNTIL THE NEXT BUSINESS DAY, WHEN THEY WILL BE COLLECTED AND TESTED.

TESTING:

ALL TURBIDITY TESTS SHALL BE DONE IN ACCORDANCE WITH 40 CFR PART 136 (UNLESS OTHER TEST PROCEDURES HAVE BEEN APPROVED); THE GUIDANCE DOCUMENT TITLED 'NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001' AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD. TURBIDITY RESULTS WILL BE RECORDED AND REPORTED TO EPD IN ACCORDANCE WITH PART IV.E OF THE PERMIT.

I. A COMPREHENSIVE MONITORING PLAN (CMP) MUST BE IMPLEMENTED AS PART OF THE PROJECT'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN IN COMPLIANCE WITH THE EPD'S GENERAL PERMIT NO. GAR **10000**1 (NPDES) PRIOR TO CONDUCTING ANY CONSTRUCTION ACTIVITY.

2. THIS CMP HAS BEEN PREPARED BY A DESIGN PROFESSIONAL IN ACCORDANCE WITH THE PERMIT.

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT 'MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA' (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION (GSWCC) AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR **10000**1.

3. FOR LINEAR CONSTRUCTION, THE MONITORING MAY BE PHASED SO THAT A MONITOR IS ALWAYS DOWNSTREAM OF ACTIVE CONSTRUCTION. MONITORING OF OUTFALLS (TRUE DRAINAGE DITCHES) AND STREAMS IS NOT REQUIRED FOR INACTIVE PHASES OR FOR AREAS THAT HAVE UNDERGONE FINAL STABILIZATION AND ALL STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THAT PHASE HAVE CEASED.

4. FOR MONITORING OUTFALLS, THE DISTURBED AREA ASSOCIATED WITH THIS PROJECT IS **0.94** ACRES. THE RECEIVING STREAMS ARE NOT TROUT STREAMS. THE SURFACE WATER DRAINAGE AREAS FOR THE OUTFALL TO BE MONITORED IS **0.21** SQUARE MILES.

5. MONITORING SYSTEMS
FOR THE MONITORING OF THIS PROJECT, ONE MONITORING SITE HAS BEEN SELECTED TO FACILITATE MONITORING DURING VARIOUS STAGES OF CONSTRUCTION. DISCHARGE FROM THIS PROJECT DISCHARGES TO AN EXISTING DETENTION POND.

6. COMPLIANCE WITH THE EPD'S NPDES GAR 10000I PERMIT
THIS PROJECT IS EXPECTED TO DISTURB APPROXIMATELY **0.94** ACRES OF LAND. THIS IN TURN REQUIRES THE CONTRACTOR AND OWNER TO COMPLY WITH THE NPDES GAR **10000**1 PERMIT. THE CONTRACTOR HAS TO SIGN INSPECTION AS REQUIRED BY THE PERMIT AND DAILY RAINFALL MEASUREMENTS AS STATED IN THE EROSION CONTROL NOTES SHOWN ON THIS SHEET. THE CONTRACTOR WILL EMPLOY THE SERVICES OF AN ENVIRONMENTAL ENGINEER APPROVED BY THE OWNER TO BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE COMPREHENSIVE MONITORING PLAN (CMP), THE STORM WATER FLOW MONITORING, THE 14-DAY AND MONTHLY INSPECTION OF THE BMPS, COLLECTION OF THE RECORDS, AND THE REQUIRED REPORT PREPARATION AND SUBMITTAL. REPORTS ARE REQUIRED FOR EVERY MONTH DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. AS NOTED ABOVE, CERTAIN PARTS OF THE COMPLIANCE HAVE BEEN ASSIGNED TO THE CONTRACTOR AND CERTAIN PARTS HAVE BEEN ASSIGNED TO THE SUB-CONTRACTED ENVIRONMENTAL ENGINEER.

SINCE THE DESIGN, INSTALLATION AND MAINTENANCE OF THE BMPS PRESENTS A COMPLETE DEFENSE AGAINST ACTIONS BY THE EPD FOR VIOLATIONS, AND THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE BMPS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES IMPOSED BY THE EPD AGAINST THE PROJECT, AND THE OWNER SHALL BE HELD BLAMELESS. THE ENVIRONMENTAL ENGINEER IS ALL RESPONSIBLE FOR SUGGESTING REVISIONS AND IMPROVEMENTS TO THE BMPS. THE DESIGN PROFESSIONAL SHALL IMPACT THE INSTALLATION OF THE BMPS WITHIN SEVEN DAYS AFTER CONSTRUCTION ACTIVITIES BEGIN AS REQUIRED BY THE PERMIT.

7. COLLECTION AND ANALYSIS OF STORM WATER SAMPLES
ALL SAMPLING SHALL BE COLLECTED BY 'GRAB SAMPLES' AND THE ANALYSIS OF THESE SAMPLES MUST BE CONDUCTED IN ACCORDANCE WITH THE METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136, ENTITLED 'NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001' AND OTHER GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.

SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.

SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.

LARGE MOUTH, WELL CLEANED AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JAR SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.

MANUAL OR AUTOMATIC SAMPLING MAY BE UTILIZED (IF AUTOMATIC SAMPLERS ARE USED, USE ONLY THOSE SAMPLERS APPROVED FOR USE BY THE GEORGIA EPD). SAMPLES REQUIRED BY THIS PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AUTOMATIC SAMPLERS MUST BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR ACCUMULATION, UNLESS FLOW THROUGH AUTOMATED ANALYSIS IS UTILIZED. DILUTION OF SAMPLES IS NOT REQUIRED. SAMPLES MAY BE ANALYZED DIRECTLY WITH A PROPERLY CALIBRATED TURBIDIMETER. SAMPLES ARE NOT REQUIRED TO BE COLLECTED.

SAMPLING AND ANALYSIS OF THE RECEIVING WATERS OR OUTFALLS BEYOND THE MINIMUM FREQUENCY REQUIRED BY THE PERMIT MUST BE REPORTED TO THE EPD AS SPECIFIED IN SECTION IV.E OF THE PERMIT.

SAMPLES TAKEN FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT MUST BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATERS AND/OR OUTFALLS USING THE FOLLOWING GUIDELINES:

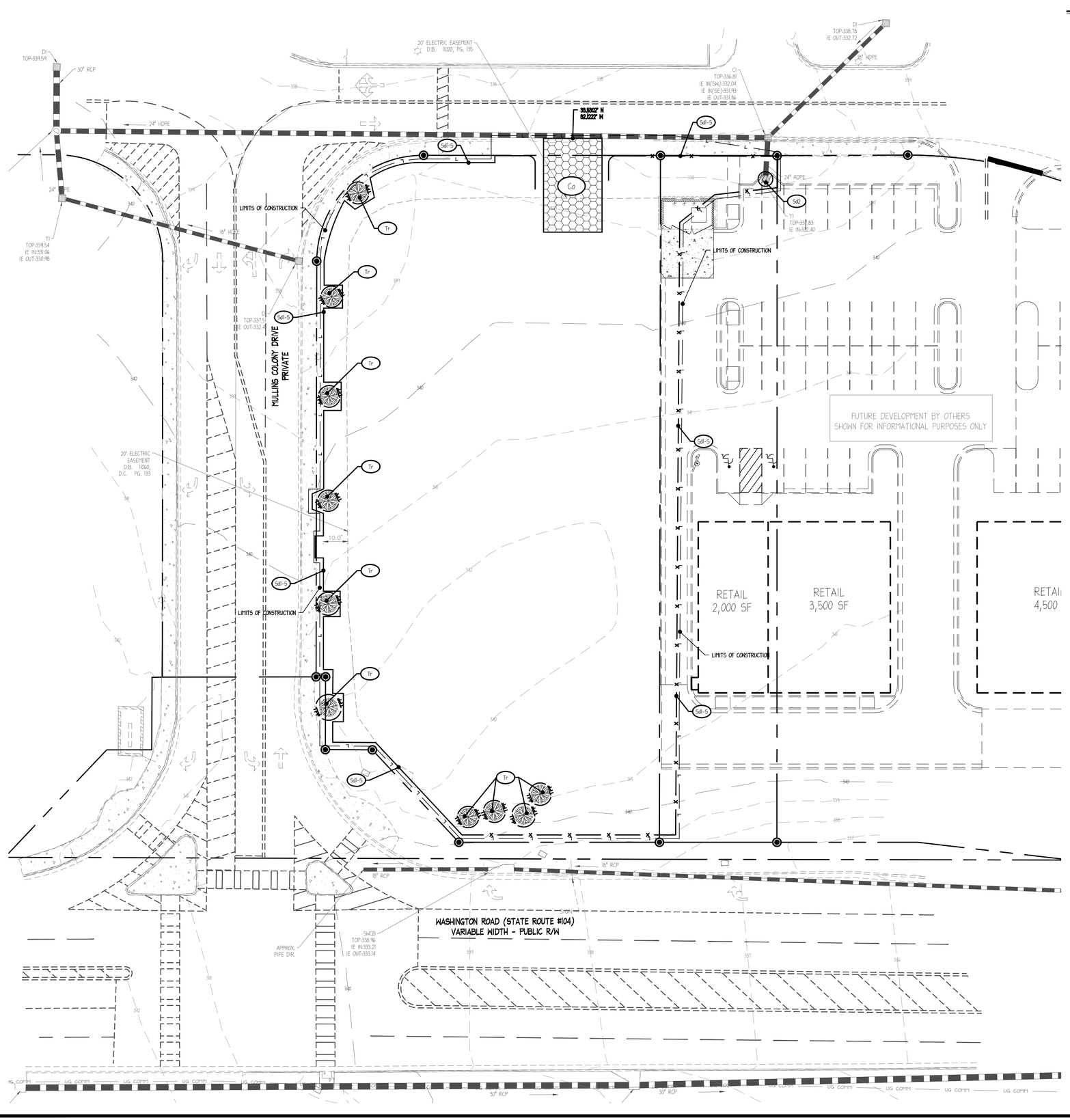
A. THE UPSTREAM SAMPLE FOR EACH RECEIVING WATER MUST BE TAKEN IMMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORM WATER DISCHARGE FROM THE CONSTRUCTION PROJECT, BUT DOWNSTREAM OF ANY OTHER STORM WATER DISCHARGES NOT ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT.
B. THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATER MUST BE TAKEN DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORM WATER DISCHARGE FROM THE CONSTRUCTION PROJECT, BUT UPSTREAM OF ANY OTHER STORM WATER DISCHARGES NOT ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT.
C. IDEALLY, THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORM WATER OUTFALL CHANNEL(S).
D. CARE SHOULD BE TAKEN TO AVOID STIRRING THE BOTTOM SEDIMENTS IN THE RECEIVING WATER OR OUTFALL CHANNEL.
E. THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES UPSTREAM
F. THE SAMPLES SHOULD BE KEPT FREE OF FLOATING DEBRIS.

8. PHASING OF SAMPLING AREA
IF THE CONTRACTOR CHOOSES TO USE AUTOMATED SAMPLE COLLECTION EQUIPMENT, THE CONTRACTOR'S APPROVED ENVIRONMENTAL ENGINEER SHALL PROVIDE A MINIMUM OF TEN SAMPLING ASSEMBLIES TO WORK IN A SEQUENCE SO AS NOT TO DELAY THE CONSTRUCTION OF THE PROJECT. IN A TYPICAL AREA, THE CONTRACTOR SHALL ARRANGE TO HAVE THE SAMPLE COLLECTORS INSTALLED TO MONITOR THE AREA THAT WAS JUST SEEDED, THE AREA WHERE WORK IS CURRENTLY ONGOING, AND THE NEXT AREA TO BE WORKED IN. PLEASE NOTE THAT NO WORK CAN OCCUR IN A DRAINAGE BASIN UNTIL A MONITOR IS OPERATIONAL IN THAT BASIN. PLEASE ALSO NOTE THAT AREAS WHERE THE STABILIZATION IS DEFINED AS MEANING THAT THE LESSER OF 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION OR EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS RIP-RAP, PERMANENT MULCHES OR GEO-TEXTILES). PERMANENT VEGETATION SHALL CONSIST OF: PLANTED TREES, SHRUBS, PERENNIAL LINES, A CROP OF PERENNIAL VEGETATION APPROPRIATE FOR THE TIME OF YEAR AND REGION, OR CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION SUCH THAT WITHIN THE GROWING SEASON OF THE PLANTING, PERMANENT VEGETATION SHALL BE ACHIEVED. ONCE AN AREA HAS ACHIEVED FINAL STABILIZATION, AS DETERMINED BY THE ENGINEER, THE MONITOR CAN BE REMOVED AND RELOCATED TO A SITE IN ADVANCE OF THE CONSTRUCTION.

9. SAMPLING FREQUENCY
THE CONTRACTOR'S ENVIRONMENTAL ENGINEER MUST SAMPLE AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, SAMPLES MUST BE TAKEN WITHIN 45 MINUTES OF:
I. THE ACCUMULATION OF THE MINIMUM AMOUNT OF RAINFALL, IF THE STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER OR OUTFALL HAS BEGUN AT OR PRIOR TO THE ACCUMULATION, OR
II. THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER OR OUTFALL, IF THE DISCHARGE BEGINS AFTER THE ACCUMULATION OF THE MINIMUM AMOUNT OF RAINFALL.

HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE, AS DEFINED IN THE PERMIT, OR ARE BEYOND THE CONTRACTOR'S CONTROL, THE CONTRACTOR SHALL TAKE THE SAMPLE AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN 12 HOURS AFTER THE BEGINNING OF THE STORM WATER DISCHARGE.

SAMPLING BY THE CONTRACTOR'S ENVIRONMENT ENGINEER SHALL OCCUR FOR THE FOLLOWING EVENTS:
A. FOR EACH AREA OF THE SITE THAT DISCHARGES

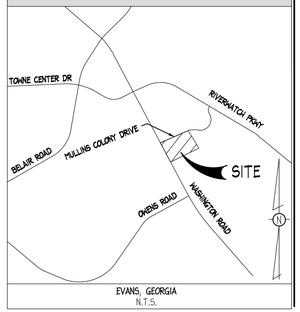


EROSION CONTROL LEGEND

ESPC BMP	LINETYPE/SYMBOL	REFERENCE
Dx DUST CONTROL	Dx	SHEET C06.6
Co CONSTRUCTION EXIT		SHEET C06.5
Sdl-S SEDIMENT BARRIER		SHEET C06.5
Dxl MULCHING	Dxl	SHEET C06.6
Dx2 TEMPORARY SEEDING	Dx2	SHEET C06.7
Sd2 INLET SEDIMENT TRAP		SHEET C06.4
Dx3 PERMANENT SEEDING	Dx3	SHEETS C06.8
Tr TREE PROTECTION FENCE	TPF	SHEET C06.6

SEE LANDSCAPE/TREE PROTECTION PLANS FOR LEGEND SPECIFIC TO THOSE SHEETS

LOCATION MAP



EVANS, GEORGIA
N.T.S.

ESPC NOTES

GENERAL

1. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL MEASURES AND PRACTICES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE AT THE EXPENSE OF THE CONTRACTOR.
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
3. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
4. ANY AMENDMENT TO THE EROSION CONTROL PLANS WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
5. THE PERMITTEE IS ONLY RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF STORMWATER MANAGEMENT DEVICES PRIOR TO STABILIZATION OF THE SITE AND NOT THE OPERATION AND MAINTENANCE OF SUCH STRUCTURES. AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
6. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
7. SEE GRADING & DRAINAGE NOTES.

SLOPES AND DISTURBED AREA STABILIZATION

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

DRAINAGE

1. ALL DRAINAGE STRUCTURES SHALL BE EROSION PROOFED.
2. LENGTH OF RIP-RAP PADS AT PIPE OUTLETS SHALL BE A MINIMUM LENGTH OF (6) SIX TIMES THE DIAMETER OF THE PIPE IN FEET.

TREE PROTECTION

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

MAINTENANCE AND INSPECTIONS

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

ESPC NARRATIVE

1. **AREA CALCULATIONS:**
   SITE: **0.86** ACRES (**37,461** 1/2 SF)
   DISTURBED AREA: **0.94** ACRES
2. THERE ARE NO STATE WATERS WITHIN 200' OF THE PROJECT SITE. ALL STATE WATERS WITHIN 200' OF THE SITE HAVE BEEN DELINEATED.
3. THERE ARE NO WETLANDS ONSITE. THEREFORE NONE CAN BE DELINEATED.
4. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO LAND-DISTURBING ACTIVITIES.
5. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
6. **SOIL CLASSIFICATIONS:**
   THE SOIL SERIES FOR THE SITE PER THE USDA/NRCS WEB SOIL SURVEY IS: AmB (APPLING SANDY LOAM, 2 TO 6 PERCENT SLOPES) AND MaB (MADISON SANDY LOAM, 2 TO 6 PERCENT SLOPES).
7. **PROJECT NARRATIVE:**
   THE EXISTING SITE CURRENTLY CONSISTS OF AN EMPTY LOT WITHIN AN EXISTING MASTER PLANNED COMMERCIAL DEVELOPMENT. THE PROPOSED IMPROVEMENTS WILL INCLUDE NEW ASPHALT OR CONCRETE PARKING AND DRIVE AISLES. AN APPROXIMATELY 2,200 SF BUILDING WILL BE CONSTRUCTED. SILT FENCE WILL BE UTILIZED AS WELL AS INLET PROTECTION SEDIMENT TRAPS. OUTLET PROTECTION ALREADY EXISTS WHERE OUTFALLS EXIST. THESE DEVICES COMBINED WITH DISTURBED AREA STABILIZATION WILL CONTROL THE SEDIMENTATION FROM THIS SITE. THEREFORE, NO ADVERSE IMPACTS ARE ANTICIPATED FROM THE CONSTRUCTION OF THIS SITE.
8. **WASTE MATERIALS NOTE:**
   WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
9. **ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.**
10. ANY AMENDMENT TO THE EROSION CONTROL PLANS WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
11. THE PERMITTEE IS ONLY RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF STORM WATER MANAGEMENT DEVICES PRIOR TO STABILIZATION OF THE SITE AND NOT THE OPERATION AND MAINTENANCE OF SUCH STRUCTURES AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
12. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
13. **FLOOD HAZARD:**
    SEE FIRM PANEL **13073C0163D**, DATED **09/19/2007**, SHEET C01.1
14. THE DESIGN PROFESSIONAL WHO PREPARED THE ESPC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

BRET FORD
Level II Certified Design Professional

CERTIFICATION NUMBER 9830
ISSUED: 02/01/2016 EXPIRES: 02/01/2021

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

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

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

GEORGIA 811 Utilities Protection Center, Inc.
Know what's **below.** **Call** before you dig.

0 20 40 Feet

NORTH ARROW REFLECTS GRID NORTH GEORGIA, EAST ZONE

ingenium ENTERPRISES
PLANNING & ENGINEERING
1489 N DALE MABRY HWY
SUITE 250
TAMPA, FL 33618
813.387.0084
WWW.INGENIUMTEAM.COM

GEORGIA REGISTERED No. 21067 PROFESSIONAL ENGINEER JAMES D. NEFF
2/27/19

PANDA EXPRESS
STORE #D6674
515 MULLINS COLONY DRIVE
EVANS, GEORGIA

PLANS FOR:

CLIENT:
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY
7 --/--/----
6 --/--/----
5 --/--/----
4 --/--/----
3 02/27/2019 BID SET
2 02/05/2019 COUNTY COMMENTS
1 12/20/2018 COUNTY COMMENTS

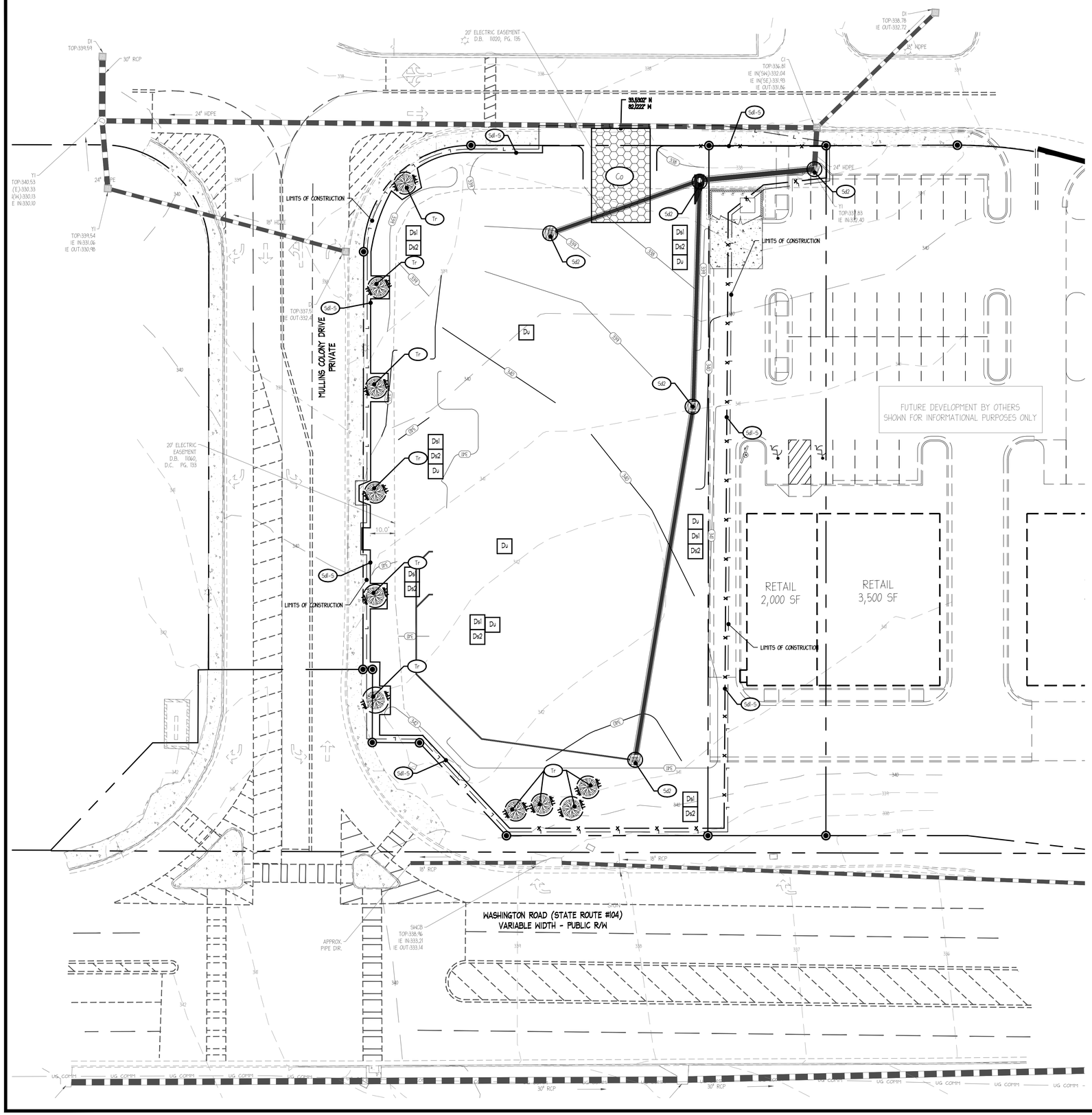
THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

PROJ #	180077
DWG NAME	180077 C06.DWG
ISSUE DATE	02/27/2019
PROJ MGR	JP

ESPC PLAN
CLEARING PHASE

C06.1
SHEET NUMBER

ISSUE FOR BID

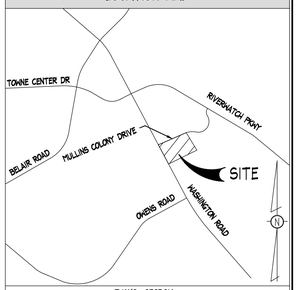


EROSION CONTROL LEGEND

ESPC BMP	LINETYPE/SYMBOL	REFERENCE
Du DUST CONTROL	Du	SHEET C06.6
Co CONSTRUCTION EXIT		SHEET C06.5
Sdl-S SEDIMENT BARRIER		SHEET C06.5
Dsl MULCHING	Dsl	SHEET C06.6
Ds2 TEMPORARY SEEDING	Ds2	SHEET C06.7
Sd2 INLET SEDIMENT TRAP		SHEET C06.4
Ds3 PERMANENT SEEDING	Ds3	SHEETS C06.8
Tr TREE PROTECTION FENCE	TPF	SHEET C06.6

SEE LANDSCAPE/TREE PROTECTION PLANS FOR LEGEND SPECIFIC TO THOSE SHEETS

LOCATION MAP



EVANS, GEORGIA
N.T.S.

ESPC NOTES

GENERAL

1. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL MEASURES AND PRACTICES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE AT THE EXPENSE OF THE CONTRACTOR.
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
3. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
4. ANY AMENDMENT TO THE EROSION CONTROL PLANS WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
5. THE PERMITTEE IS ONLY RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF STORMWATER MANAGEMENT DEVICES PRIOR TO STABILIZATION OF THE SITE AND NOT THE OPERATION AND MAINTENANCE OF SUCH STRUCTURES AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
6. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
7. SEE GRADING & DRAINAGE NOTES.

SLOPES AND DISTURBED AREA STABILIZATION

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

DRAINAGE

1. ALL DRAINAGE STRUCTURES SHALL BE EROSION PROOFED.
2. LENGTH OF RIP-RAP PADS AT PIPE OUTLETS SHALL BE A MINIMUM LENGTH OF (6) SIX TIMES THE DIAMETER OF THE PIPE IN FEET.

TREE PROTECTION

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

MAINTENANCE AND INSPECTIONS

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

ESPC NARRATIVE

1. **AREA CALCULATIONS:**
   SITE: **0.86** ACRES (**37,461 1/2** SF)
   DISTURBED AREA: **0.94** ACRES
2. THERE ARE NO STATE WATERS WITHIN 200' OF THE PROJECT SITE. ALL STATE WATERS WITHIN 200' OF THE SITE HAVE BEEN DELINEATED.
3. THERE ARE NO WETLANDS ONSITE. THEREFORE NONE CAN BE DELINEATED.
4. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO LAND-DISTURBING ACTIVITIES.
5. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
6. **SOIL CLASSIFICATIONS:**
   THE SOIL SERIES FOR THE SITE PER THE USDA/NRCS WEB SOIL SURVEY IS: AmB (APPLING SANDY LOAM, 2 TO 6 PERCENT SLOPES) AND MaB (MADISON SANDY LOAM, 2 TO 6 PERCENT SLOPES).
7. **PROJECT NARRATIVE:**
   THE EXISTING SITE CURRENTLY CONSISTS OF AN EMPTY LOT WITHIN AN EXISTING MASTER PLANNED COMMERCIAL DEVELOPMENT. THE PROPOSED IMPROVEMENTS WILL INCLUDE NEW ASPHALT OR CONCRETE PARKING AND DRIVE AISLES. AN APPROXIMATELY 2,200 SF BUILDING WILL BE CONSTRUCTED. SILT FENCE WILL BE UTILIZED AS WELL AS INLET PROTECTION SEDIMENT TRAPS. OUTLET PROTECTION ALREADY EXISTS WHERE OUTFALLS EXIST. THESE DEVICES COMBINED WITH DISTURBED AREA STABILIZATION WILL CONTROL THE SEDIMENTATION FROM THIS SITE. THEREFORE, NO ADVERSE IMPACTS ARE ANTICIPATED FROM THE CONSTRUCTION OF THIS SITE.
8. **WASTE MATERIALS NOTE:**
   WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
9. **ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.**
10. ANY AMENDMENT TO THE EROSION CONTROL PLANS WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
11. THE PERMITTEE IS ONLY RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF STORM WATER MANAGEMENT DEVICES PRIOR TO STABILIZATION OF THE SITE AND NOT THE OPERATION AND MAINTENANCE OF SUCH STRUCTURES AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
12. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
13. **FLOOD HAZARD:**
    SEE FIRM PANEL **13073C0163D**, DATED **09/19/2007**, SHEET C0163
14. THE DESIGN PROFESSIONAL WHO PREPARED THE ESPC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

BRET FORD
Level II Certified Design Professional

CERTIFICATION NUMBER 9830
ISSUED: 02/01/2018 EXPIRES: 02/01/2021

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

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

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

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

0 20 40 Feet

NORTH ARROW REFLECTS GRID NORTH GEORGIA, EAST ZONE

ingenium ENTERPRISES
PLANNING & ENGINEERING
1499 N DALE MABRY HWY
SUITE 250
TAMPA, FL 33618
813.387.0084

GEORGIA REGISTERED No. 21067 PROFESSIONAL ENGINEER JAMES D. NEFF
2/27/19

PANDA EXPRESS STORE #D6674 515 MULLINS COLONY DRIVE EVANS, GEORGIA

PLANS FOR:

CLIENT:
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY
7 --/--/----
6 --/--/----
5 --/--/----
4 --/--/----
3 02/27/2019 BID SET
2 02/05/2019 COUNTY COMMENTS
1 12/20/2018 COUNTY COMMENTS

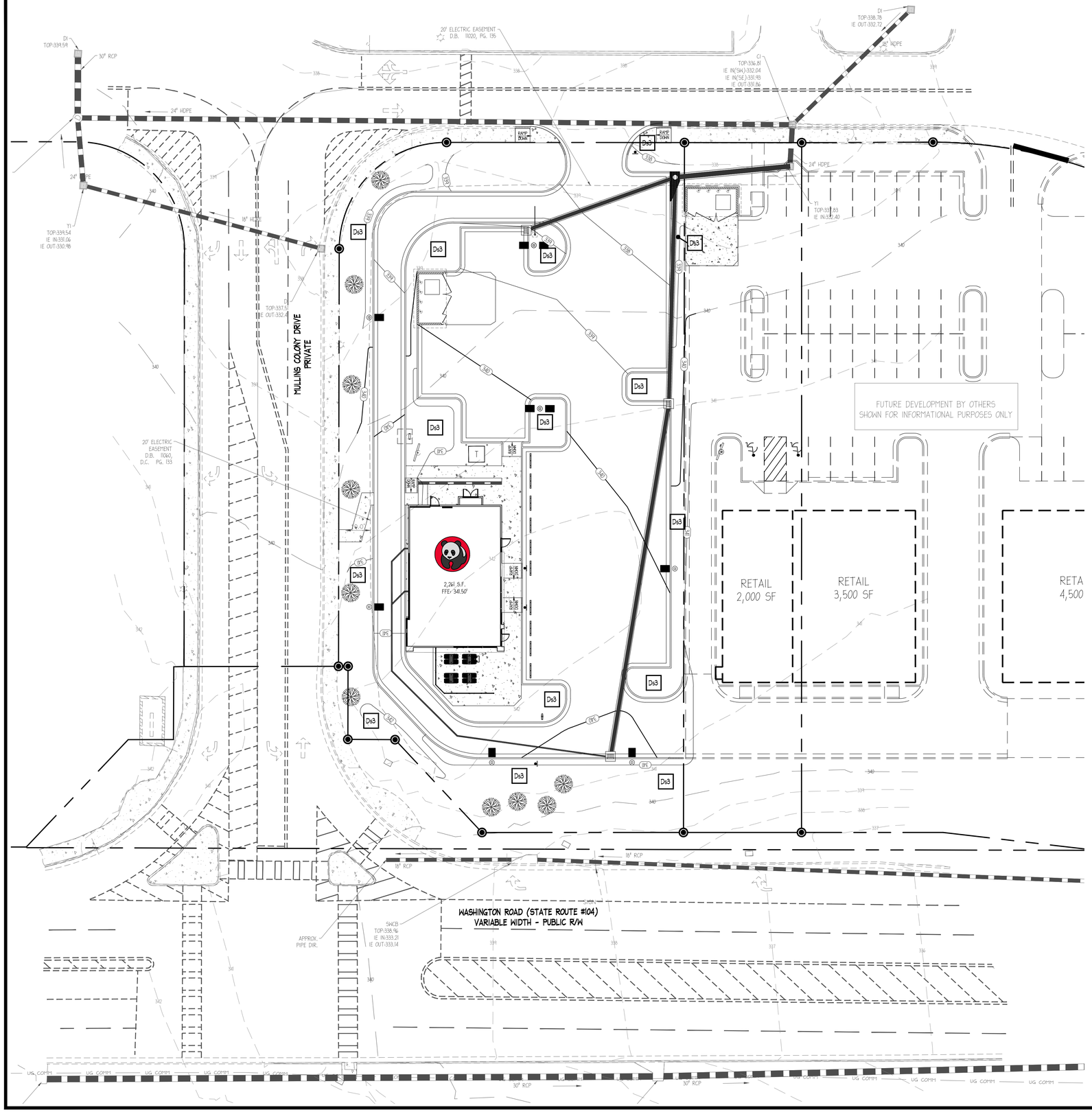
THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

PROJ #	180077
DWG NAME	180077 C06.DWG
ISSUE DATE	02/27/2019
PROJ MGR	JP

ESPC PLAN
GRADING PHASE

C06.2
SHEET NUMBER

ISSUE FOR BID

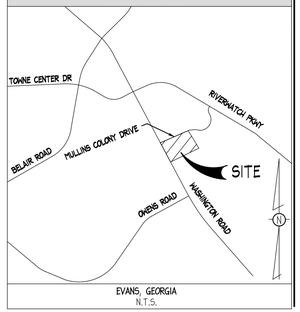


EROSION CONTROL LEGEND

ESPC BMP		LINETYPE/SYMBOL	REFERENCE
Dc	DUST CONTROL	Dc	SHEET C06.6
Co	CONSTRUCTION EXIT		SHEET C06.5
Sdl-S	SEDIMENT BARRIER		SHEET C06.5
Dm	MULCHING	Dm	SHEET C06.6
Dm2	TEMPORARY SEEDING	Dm2	SHEET C06.7
Sd2	INLET SEDIMENT TRAP		SHEET C06.4
Ds3	PERMANENT SEEDING	Ds3	SHEETS C06.8
Tr	TREE PROTECTION FENCE	TPF	SHEET C06.6

SEE LANDSCAPE/TREE PROTECTION PLANS FOR LEGEND SPECIFIC TO THOSE SHEETS

LOCATION MAP



EVANS, GEORGIA
N.T.S.

ESPC NOTES

GENERAL

1. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL MEASURES AND PRACTICES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE AT THE EXPENSE OF THE CONTRACTOR.
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
3. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
4. ANY AMENDMENT TO THE EROSION CONTROL PLANS WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
5. THE PERMITTEE IS ONLY RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF STORMWATER MANAGEMENT DEVICES PRIOR TO STABILIZATION OF THE SITE AND NOT THE OPERATION AND MAINTENANCE OF SUCH STRUCTURES. AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
6. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
7. SEE GRADING & DRAINAGE NOTES.

SLOPES AND DISTURBED AREA STABILIZATION

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

DRAINAGE

1. ALL DRAINAGE STRUCTURES SHALL BE EROSION PROOFED.
2. LENGTH OF RIP-RAP PADS AT PIPE OUTLETS SHALL BE A MINIMUM LENGTH OF (6) SIX TIMES THE DIAMETER OF THE PIPE IN FEET.

TREE PROTECTION

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

MAINTENANCE AND INSPECTIONS

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

ESPC NARRATIVE

1. **AREA CALCULATIONS:**
   SITE: **0.86** ACRES (**37,461 1/2** SF)
   DISTURBED AREA: **0.94** ACRES
2. THERE ARE NO STATE WATERS WITHIN 200' OF THE PROJECT SITE. ALL STATE WATERS WITHIN 200' OF THE SITE HAVE BEEN DELINEATED.
3. THERE ARE NO WETLANDS ONSITE. THEREFORE NONE CAN BE DELINEATED.
4. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO LAND-DISTURBING ACTIVITIES.
5. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
6. **SOIL CLASSIFICATIONS:**
   THE SOIL SERIES FOR THE SITE PER THE USDA/NRCS WEB SOIL SURVEY IS: AmB (APPLING SANDY LOAM, 2 TO 6 PERCENT SLOPES) AND MaB (MADISON SANDY LOAM, 2 TO 6 PERCENT SLOPES).
7. **PROJECT NARRATIVE:**
   THE EXISTING SITE CURRENTLY CONSISTS OF AN EMPTY LOT WITHIN AN EXISTING MASTER PLANNED COMMERCIAL DEVELOPMENT. THE PROPOSED IMPROVEMENTS WILL INCLUDE NEW ASPHALT OR CONCRETE PARKING AND DRIVE AISLES. AN APPROXIMATELY 2,200 SF BUILDING WILL BE CONSTRUCTED. SILT FENCE WILL BE UTILIZED AS WELL AS INLET PROTECTION SEDIMENT TRAPS. OUTLET PROTECTION ALREADY EXISTS WHERE OUTFALLS EXIST. THESE DEVICES COMBINED WITH DISTURBED AREA STABILIZATION WILL CONTROL THE SEDIMENTATION FROM THIS SITE. THEREFORE, NO ADVERSE IMPACTS ARE ANTICIPATED FROM THE CONSTRUCTION OF THIS SITE.
8. **WASTE MATERIALS NOTE:**
   WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
9. **ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.**
10. ANY AMENDMENT TO THE EROSION CONTROL PLANS WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
11. THE PERMITTEE IS ONLY RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF STORM WATER MANAGEMENT DEVICES PRIOR TO STABILIZATION OF THE SITE AND NOT THE OPERATION AND MAINTENANCE OF SUCH STRUCTURES AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
12. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
13. **FLOOD HAZARD:**
    SEE FIRM PANEL **13073C0163D**, DATED **09/19/2007**, SHEET C01.1
14. THE DESIGN PROFESSIONAL WHO PREPARED THE ESPC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

BRET FORD
Level II Certified Design Professional

CERTIFICATION NUMBER 9830
ISSUED: 02/01/2018 EXPIRES: 02/01/2021

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

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

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

GEORGIA 811 Utilities Protection Center, Inc.
Know what's **below.** **Call** before you dig.

0 20 40 Feet

NORTH ARROW REFLECTS GRID NORTH GEORGIA, EAST ZONE

ingenium ENTERPRISES
PLANNING & ENGINEERING
1489 N DALE MABRY HWY
SUITE 250
TAMPA, FL 33618
813.387.0084
WWW.INGENIUMTEAM.COM

GEORGIA REGISTERED No. 21067 PROFESSIONAL ENGINEER JAMES D. NEFF
2/27/19

PANDA EXPRESS
STORE #D6674
515 MULLINS COLONY DRIVE
EVANS, GEORGIA

PLANS FOR: PANDA EXPRESS · CHINESE KITCHEN

CLIENT:
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY

7	--/--/----
6	--/--/----
5	--/--/----
4	--/--/----
3	02/27/2019 BID SET
2	02/05/2019 COUNTY COMMENTS
1	12/20/2018 COUNTY COMMENTS

THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE, WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

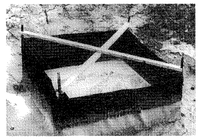
PROJ #	180077
DWG NAME	180077 C06.DWG
ISSUE DATE	02/27/2019
PROJ MGR	JP

ESPC PLAN
FINAL PHASE

C06.3
SHEET NUMBER

ISSUE FOR BID

Inlet Sediment Trap (Sd2)



DEFINITION

A temporary protective device formed around a storm drain drop inlet to trap sediment.

PURPOSE

To prevent sediment from leaving the site, or from entering storm drainage systems, prior to permanent stabilization of the disturbed area.

CONDITIONS

Sediment traps should be installed at or around all storm drain drop inlets that receive runoff from disturbed areas.

DESIGN CRITERIA

Many sediment filtering devices can be designed to serve as temporary sediment traps. Sediment traps must be self-draining unless they are otherwise protected in an approved fashion that will not present a safety hazard. *The drainage area entering the inlet sediment trap shall be no greater than one acre.*

If runoff may bypass the protected inlet, a temporary dike should be constructed on the down slope side of the structure. Also, a stone filter ring may be used on the up slope side of the inlet to slow runoff and filter larger soil particles. Refer to **Fr - Stone Filter Ring**.

Excavated Inlet Sediment Trap

An excavation may be created around the inlet sediment trap to provide additional sediment storage. The trap shall be sized to provide a minimum storage capacity calculated at the rate of 67 cubic yards per acre of drainage area. A minimum depth of 1.5 feet for sediment storage should be provided. Side slopes shall not be steeper than 2:1.

CONSTRUCTION SPECIFICATIONS

Sediment traps may be constructed on natural ground surface, on an excavated surface, or on machine compacted fill provided they have a non-erodible outlet.

Filter Fabric with Supporting Frame (Sd2-F)

This method of inlet protection is applicable where the inlet drains a relatively flat area (slope no greater than 5%) and shall not apply to inlets receiving concentrated flows, such as in street or highway medians. As shown in Figure 6-21.1, Type C silt fence supported by steel posts shall be used. The stakes shall be spaced evenly around the perimeter of the inlet a maximum of 3 feet apart, and securely driven into the ground, approximately 18 inches deep. The fabric shall be entrenched 12 inches and backfilled with crushed stone or compacted soil. Fabric and wire shall be securely fastened to the posts, and fabric ends must be overlapped a minimum of 18 inches or wrapped together around a post to provide a continuous fabric barrier around the inlet.

Baffle Box (Sd2-B)

For inlets receiving runoff with a higher volume or velocity, a baffle box inlet sediment trap should be used. As shown in Figure 6-21.2, the baffle box shall be constructed of 2" x 4" boards spaced a maximum of 1 inch apart or of plywood with weep holes 2 inches in diameter. The weep holes shall be placed approximately 6 inches on center vertically and horizontally. Gravel shall be placed outside the box, all around the inlet, to a depth of 2 to 4 inches. The entire box is wrapped in Type C filter fabric that shall be entrenched 12 inches and backfilled.

Block and Gravel Drop Inlet Protection (Sd2-Bg)

This method of inlet protection is applicable where heavy flows are expected and where an overflow capacity is necessary to prevent excessive ponding around the structure. As shown in Figure 6-21.3, one block is placed on each side of the structure on its side in the bottom row to allow pool drainage. The foundation should be excavated at least 2 inches below the crest of the storm drain. The bottom row of blocks are placed against the edge of the storm drain for lateral support and to avoid washouts when overflow occurs. If needed, lateral support may be given to subsequent rows by placing 2" x 4" wood studs through block openings. Hardware cloth or comparable wire mesh with 1/2 inch openings shall be fitted over all block openings to hold gravel in place. Clean gravel should be placed 2 inches below the top of the block on a 2:1 slope or flatter and smoothed to an even grade. DOT #57 washed stone is recommended.

Gravel Drop Inlet Protection (Sd2-G)

This method of inlet protection is applicable where heavy concentrated flows are expected. As shown in Figure 6-21.4, stone and gravel are used to trap sediment. The slope toward the inlet shall be no steeper than 3:1. A minimum 1 foot wide level stone area shall be left between the structure and around the inlet to prevent gravel from entering the inlet. On the slope toward the inlet, stone 3 inches in diameter and larger should be used. On the slope away from the inlet, 1/2 to 3/4 inch gravel (#57 washed stone) should be used at a minimum thickness of 1 foot.

Sod Inlet Protection (Sd2-S)

This method of inlet protection is applicable only at the time of permanent seeding, to protect the inlet from sediment and mulch material until permanent vegetation has become established. As shown in Figure 6-21.6, the sod shall be placed to form a turf mat covering the soil for a distance of 4 feet from each side of the inlet structure. Sod strips shall be staggered so that adjacent strip ends are not aligned.

Excavated Inlet Sediment Trap

The sediment trap shall be placed immediately around the inlet. The excavation shall be constructed immediately outside of the sediment trap and provide a minimum depth of 1.5 feet for sediment storage.

Curb Inlet Protection (Sd2-P)

Once pavement has been installed, a curb inlet filter shall be installed on inlets receiving runoff from disturbed areas. **This method of inlet protection shall be removed if a safety hazard is created.**

One method of curb inlet protection uses "pigs-in-a-blanket" - 8-inch concrete blocks wrapped in filter fabric. See Figure 6-21.5. Another method uses gravel bags constructed by wrapping DOT #57 stone with filter fabric, wire, plastic mesh, or equivalent material.

A gap of approximately 4 inches shall be left between the inlet filter and the inlet to allow for overflow and prevent hazardous ponding in the roadway. *Proper installation and maintenance are crucial due to possible ponding in the roadway, resulting in a hazardous condition.*

Several other methods are available to prevent the entry of sediment into storm drain inlets. Figure 6-21.7 shows of one of these alternative methods.

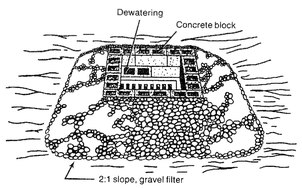
MAINTENANCE

The trap shall be inspected daily and after each rain and repairs made as needed.

Sediment shall be removed when the sediment has accumulated to one-half the height of the trap. Sediment shall be removed from curb inlet protection immediately. For excavated inlet sediment traps, sediment shall be removed when one-half of the sediment storage capacity has been lost to sediment accumulation. Sod inlet protection shall be maintained as specified in **Ds4 - Disturbed Area Stabilization (With Sodding)**.

Sediment shall not be washed into the inlet. It shall be removed from the sediment trap and disposed of and stabilized so that it will not enter the inlet, again.

When the contributing drainage area has been permanently stabilized, all materials and any sediment shall be removed, and either salvaged or disposed of properly. The disturbed area shall be brought to proper grade, then smoothed and compacted. Appropriately stabilize all disturbed areas around the inlet.



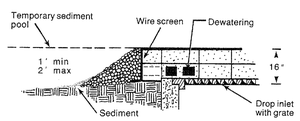


Figure 6-21.3 – Block and gravel drop inlet protection

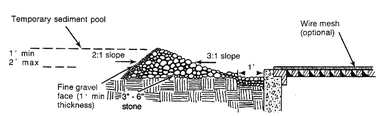


Figure 6-21.4 – Gravel drop inlet protection (gravel donut)

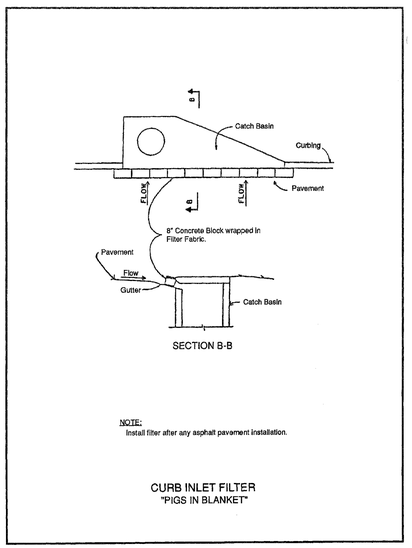


Figure 6-21.5

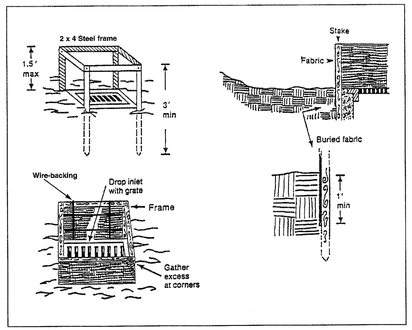


Figure 6-21.1 - Fabric and supporting frame for inlet projection

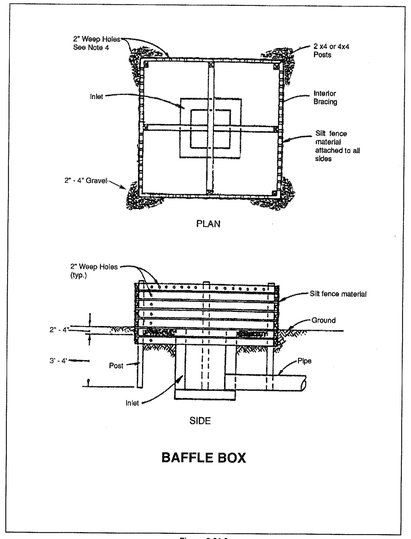


Figure 6-21.2

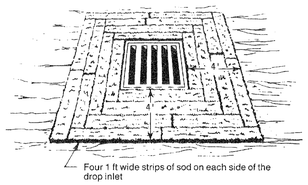


Figure 6-14.6 – Sod strips protect inlet area from erosion (source: Va SWCC)

Figure 6-21.7 - Alternative inlet sediment trap

Sd2 INLET SEDIMENT TRAP NTS

GEORGIA
UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A SMALL TEMPORARY BARRIER OR DAM CONSTRUCTED ACROSS A SWALE, DRAINAGE DITCH OR AREA OF CONCENTRATED FLOW.
Ch	CHANNEL STABILIZATION			IMPROVING, CONSTRUCTING OR STABILIZING AN OPEN CHANNEL, EXISTING STREAM, OR DITCH.
Ce	CONSTRUCTION EXIT		Ce (LINE)	A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES THEREBY PROTECTING PUBLIC STREETS.
Cr	CONSTRUCTION ROAD STABILIZATION		Cr (LINE)	A TRAVELWAY CONSTRUCTED AS PART OF A CONSTRUCTION PLAN INCLUDING ACCESS ROADS, SUBDIVISION ROADS, PARKING AREAS AND OTHER ON-SITE VEHICLE TRANSPORTATION ROUTES.
Dc	STREAM DIVERSION CHANNEL			A TEMPORARY CHANNEL CONSTRUCTED TO CONVEY FLOW AROUND A CONSTRUCTION SITE WHILE A PERMANENT STRUCTURE IS BEING CONSTRUCTED.
Di	DIVERSION			AN EARTH CHANNEL OR DIKE LOCATED ABOVE, BELOW, OR ACROSS A SLOPE TO DIVERT RUNOFF. THIS MAY BE A TEMPORARY OR PERMANENT STRUCTURE.
Dnl	TEMPORARY DOWNDRAIN STRUCTURE		Dn (LINE)	A FLEXIBLE CONDUIT OF HEAVY-DUTY FABRIC OR OTHER MATERIAL DESIGNED TO SAFELY CONDUCT SURFACE RUNOFF DOWN A SLOPE. THIS IS TEMPORARY AND INEXPENSIVE.
Dn2	PERMANENT DOWNDRAIN STRUCTURE		Dn (LINE)	A PAVED CHUTE, PIPE, SECTIONAL CONDUIT OR SIMILAR MATERIAL DESIGNED TO SAFELY CONDUCT SURFACE RUNOFF DOWN A SLOPE.
Fr	FILTER RING			A TEMPORARY STONE BARRIER CONSTRUCTED AT STORM DRAIN INLETS AND POND OUTLETS.
Gb	GABION			ROCK FILTER BASKETS WHICH ARE HAND-PLACED INTO POSITION FORMING SOIL STABILIZING STRUCTURES.
Gr	GRADE STABILIZATION STRUCTURE		Gr (LINE)	PERMANENT STRUCTURES INSTALLED TO PROTECT CHANNELS OR WATERWAYS WHERE OTHERWISE THE SLOPE WOULD BE SUFFICIENT FOR THE RUNNING WATER TO FORM GULLIES.
Lv	LEVEL SPREADER			A STRUCTURE TO CONVERT CONCENTRATED FLOW OF WATER INTO LESS EROSIVE SHEET FLOW. THIS SHOULD BE CONSTRUCTED ONLY ON UNDISTURBED SOILS.
Rd	ROCK FILTER DAM			A PERMANENT OR TEMPORARY STONE FILTER DAM INSTALLED ACROSS SMALL STREAMS OR DRAINAGEWAYS.
Re	RETAINING WALL		Re (LINE)	A WALL INSTALLED TO STABILIZE CUT AND FILL SLOPES WHERE MAXIMUM PERMISSIBLE SLOPES ARE NOT OBTAINABLE. EACH SITUATION WILL REQUIRE SPECIAL DESIGN.
Rt	RETRO FITTING		Rt (LINE)	A DEVICE OR STRUCTURE PLACED IN FRONT OF A PERMANENT STORMWATER DETENTION POND OUTLET STRUCTURE TO SERVE AS A TEMPORARY SEDIMENT FILTER.
Sdl	SEDIMENT BARRIER		(WOVEN TYPE)	A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, BALES OF STRAW OR HAY, BRUSH, LOGS AND POLES, GRAVEL, OR A SILT FENCE.
Sd2	INLET SEDIMENT TRAP			AN IMPOUNDING AREA CREATED BY EXCAVATING AROUND A STORM DRAIN DROP INLET. THE EXCAVATED AREA WILL BE FILLED AND STABILIZED ON COMPLETION OF CONSTRUCTION ACTIVITIES.
Sd3	TEMPORARY SEDIMENT BASIN		Sd (LINE)	A BASIN CREATED BY EXCAVATION OR A DAM ACROSS A WATERWAY. THE SURFACE WATER RUNOFF IS TEMPORARILY STORED ALLOWING THE BULK OF THE SEDIMENT TO DROP OUT.
Sd4	TEMPORARY SEDIMENT TRAP			A SMALL TEMPORARY POND THAT DRAINS A DISTURBED AREA SO THAT SEDIMENT CAN SETTLE OUT. THE PRINCIPLE FEATURE DISTINGUISHING A TEMPORARY SEDIMENT TRAP FROM A TEMPORARY SEDIMENT BASIN IS THE LACK OF A PIPE OR RISER.
Sk	FLOATING SURFACE SKIMMER		Sk (LINE)	A BUOYANT DEVICE THAT RELEASES/DRAINS WATER FROM THE SURFACE OF SEDIMENT PONDS, TRAPS, OR BASINS AT A CONTROLLED RATE OF FLOW.
Spb	SEEP BERM		Sp (LINE)	LINEAR CONTROL DEVICE CONSTRUCTED AS A DIVERSION PERPENDICULAR TO THE DIRECTION OF RUNOFF TO ENHANCE DISSIPATION AND INFILTRATION, WHILE CREATING MULTIPLE SEDIMENTATION CHAMBERS WITH THE EMPLOYMENT OF INTERMEDIATE DIKES.
Sr	TEMPORARY STREAM CROSSING		Sr (LINE)	A TEMPORARY BRIDGE OR CULVERT-TYPE STRUCTURE PROTECTING A STREAM OR WATERCOURSE FROM DAMAGE BY CROSSING CONSTRUCTION EQUIPMENT.
St	STORMDRAIN OUTLET PROTECTION		St (LINE)	A PAVED OR SHORT SECTION OF RIPRAP CHANNEL AT THE OUTLET OF A STORM DRAIN SYSTEM PREVENTING EROSION FROM THE CONCENTRATED RUNOFF.
Su	SURFACE ROUGHENING			A ROUGH SOIL SURFACE WITH HORIZONTAL DEPRESSIONS ON A CONTOUR OR SLOPES LEFT IN A ROUGHENED CONDITION AFTER GRADING.
Tc	TURBIDITY CURTAIN			A FLOATING OR STAKED BARRIER INSTALLED WITHIN THE WATER (IT MAY ALSO BE REFERRED TO AS A FLOATING BOOM, SILT BARRIER, OR SILT CURTAIN).
Tp	TOPSOILING			THE PRACTICE OF STRIPPING OFF THE MORE FERTILE SOIL, STORING IT, THEN SPREADING IT OVER THE DISTURBED AREA AFTER COMPLETION OF CONSTRUCTION ACTIVITIES.
Tr	TREE PROTECTION		(DRIPLINE)	TO PROTECT DESIRABLE TREES FROM INJURY DURING CONSTRUCTION ACTIVITY.
Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL			PAVED OR VEGETATIVE WATER OUTLETS FOR DIVERSIONS, TERRACES, BERMS, DIKES OR SIMILAR STRUCTURES.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE		Bf (LINE)	STRIP OF UNDISTURBED ORIGINAL VEGETATION, ENHANCED OR RESTORED EXISTING VEGETATION OR THE REESTABLISHMENT OF VEGETATION SURROUNDING AN AREA OF DISTURBANCE OR BORDERING STREAMS.
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)		Cs	PLANTING VEGETATION ON DUNES THAT ARE DENUDED, ARTIFICIALLY CONSTRUCTED, OR RE-NOURISHED.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDLINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	ESTABLISHING A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, OR LEGUMES ON DISTURBED AREAS.
Ds4	DISTURBED AREA STABILIZATION (SODDING)		Ds4	A PERMANENT VEGETATIVE COVER USING SODS ON HIGHLY ERODABLE OR CRITICALLY ERODED LANDS.
Du	DUST CONTROL ON DISTURBED AREAS		Du	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITE, ROADWAYS AND SIMILAR SITES.
Fl-Co	FLOCCULANTS AND COAGULANTS		Fl-Co	SUBSTANCE FORMULATED TO ASSIST IN THE SOLIDS/LIQUID SEPARATION OF SUSPENDED PARTICLES IN SOLUTION.
Sb	STREAMBANK STABILIZATION (USING PERM VEGETATION)		Sb	THE USE OF READILY AVAILABLE NATIVE PLANT MATERIALS TO MAINTAIN AND ENHANCE STREAMBANKS, OR TO PREVENT, OR RESTORE AND REPAIR SMALL STREAMBANK EROSION PROBLEMS.
Ss	SLOPE STABILIZATION		Ss	A PROTECTIVE COVERING USED TO PREVENT EROSION AND ESTABLISH TEMPORARY OR PERMANENT VEGETATION ON STEEP SLOPES, SHORE LINES, OR CHANNELS.
Tac	TACKIFIERS AND BINDERS		Tac	SUBSTANCE USED TO ANCHOR STRAW OR HAY MULCH BY CAUSING THE ORGANIC MATERIAL TO BIND TOGETHER.

ingenium ENTERPRISES
PLANNING & ENGINEERING
14491 N DALE MABRY HWY
SUITE 250
TAMPA, FL 33618
813.387.0084

GEORGIA REGISTERED No.21067 PROFESSIONAL ENGINEER JAMES D. NEFF
2/27/19

PANDA EXPRESS
STORE #D6674
515 MULLINS COLONY DRIVE
EVANS, GEORGIA

PLANS FOR:
PANDA EXPRESS · CHINESE KITCHEN

CLIENT:
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY

--/--/----
--/--/----
--/--/----
--/--/----
02/27/2019 BID SET
02/05/2019 COUNTY COMMENTS
12/20/2018 COUNTY COMMENTS

THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

PROJ #	180077
DWG NAME	180077 C06.DWG
ISSUE DATE	02/27/2019
PROJ MGR	JP

ESPC DETAILS I

C06.4
SHEET NUMBER

ISSUE FOR BID

Construction Exit (Co)

DEFINITION
A stone stabilized pad located at any point where traffic will be leaving a construction site to a public right-of-way, street, alley, sidewalk or parking area or any other area where there is a transition from bare soil to a paved area.

PURPOSE
To reduce or eliminate the transport of mud from the construction area onto public rights-of-way by motor vehicles or by runoff.

CONDITIONS
This practice is applied at appropriate points of construction egress. Geotextile underliners are required to stabilize and support the pad aggregates.

DESIGN CRITERIA
Formal design is not required. The following standards shall be used:

Aggregate Size
Stone will be in accordance with National Stone Association R-2 (1.5 to 3.5 inch stone).

Pad Thickness
The gravel pad shall have a minimum thickness of 6 inches.

Pad Width
At a minimum, the width should equal full width of all points of vehicular egress, but not less than 20 feet wide.

Pad Length
The gravel pad shall have a minimum length of 50 feet. When the construction is less than 50' from the paved access, the length shall be from the edge of existing pavement to the permitted building being constructed.

Washing
If the action of the vehicle traveling over the gravel pad does not sufficiently remove the mud, the tires should be washed prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with crushed stone and provisions that intercept the sediment-laden runoff and direct it into an approved sediment trap or sediment basin.

Location
The exit shall be located or protected to prevent sediment from leaving the site.

CONSTRUCTION SPECIFICATIONS
It is recommended that the egress area be excavated to a depth of 3 inches and be cleared of all vegetation and roots.

Diversion Ridge
On sites where the grade toward the paved area is greater than 2%, a diversion ridge 6 to 8 inches high with 3:1 side slopes shall be constructed across the foundation approximately 15 feet above the road.

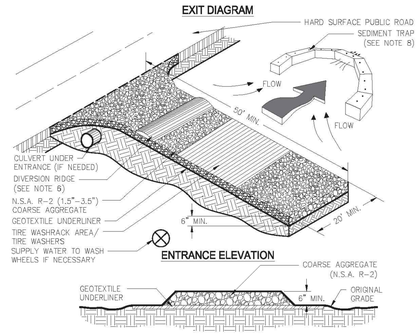
Geotextile
The geotextile underliner must be placed the full length and width of the entrance. Geotextile selection shall be based on AASHTO M288-98 specification:

1. For subgrades with a CBR greater than or equal to 3 or shear strength greater than 90 kPa, geotextile must meet requirements of section AASHTO M288-96 Section 7.3, *Separation Requirements*.

2. For subgrades with a CBR between 1 and 3 or sheer strength between 30 and 90 kPa, geotextile must meet requirements of section AASHTO M288-96 Section 7.4, *Stabilization Requirements*.

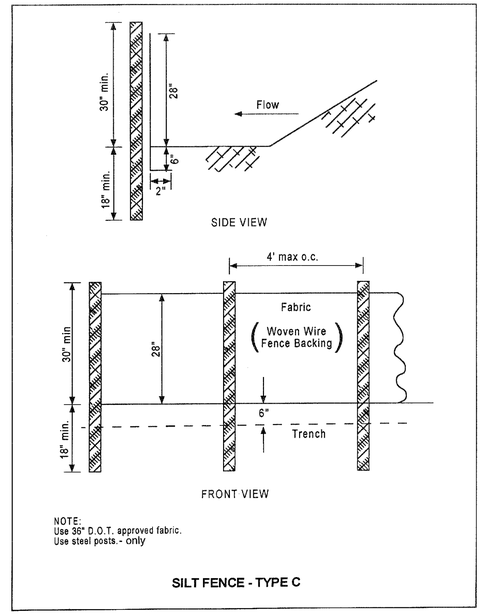
MAINTENANCE
The exit shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled, dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

CRUSHED STONE CONSTRUCTION EXIT



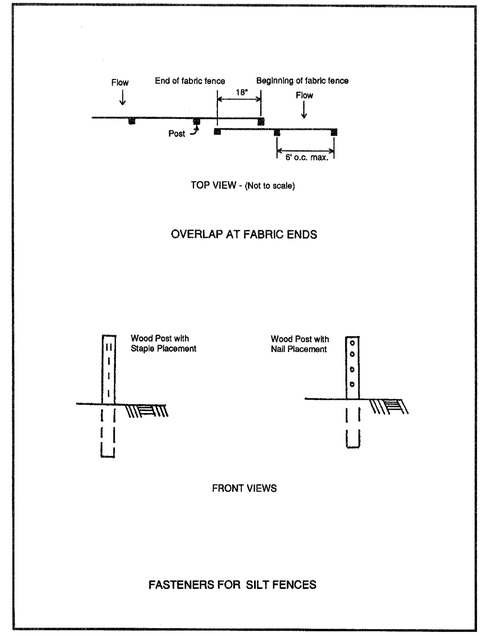
NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Figure 6-14.1



SILT FENCE - TYPE C

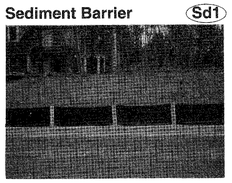
Figure 6-20.6



FASTENERS FOR SILT FENCES

Figure 6-20.7

Sediment Barrier (Sd1)



DEFINITION

Sediment barriers are temporary structures typically constructed of silt fence supported by steel or wood posts. Other types of barriers may include sandbags, straw bales, brush piles or other filtering material.

PURPOSE

To prevent sediment carried by sheet flow from leaving the site and entering natural drainage ways or storm drainage system by slowing storm water runoff and causing the deposition of sediment at the structure.

CONDITIONS

Barriers should be installed where runoff can be stored behind the barrier without damaging the fence or the submerged area behind the fence.

Silt fence shall not be installed across streams, ditches, waterways, or other concentrated flow areas.

DESIGN CRITERIA

HAY OR STRAW BALES

Hay or straw bales retain sediment load transported by sheet flow from disturbed areas. The bales' comparatively low flow rate should be considered when choosing the appropriate sediment barrier. Ponding above the bale can occur rapidly. The slope lengths contributing runoff to a bale barrier cannot exceed those listed in Table 6-20.1. Straw and hay bales shall not be used if the project duration is expected to exceed three months.

CRITERIA FOR STRAW OR HAY BALE PLACEMENT

Land Slope	Maximum Slope Length Above Bale
Percent	Feet
< 2	75
2 to 5	50
5 to 10	35
10 to 20	20
> 20	10

Table 6-20.1

SILT FENCE

Like hay or straw bales, silt fence is designed to retain sediment transported by sheet flow from disturbed areas. Silt fence performs the same function as hay or straw bales, allows a higher flow rate, and is usually faster and cheaper to install. Approved silt fence fabrics are listed in the Georgia Department of Transportation Qualified Products List #36 (QPL-36). See Table 6-20.5 for current Georgia DOT silt fence specifications.

Where all runoff is to be stored behind the fence (where no stormwater disposal system is present), maximum slope length behind a silt fence shall not exceed those shown in Table 6-20.2. The drainage area shall not exceed 1/4 acre for every 100 feet of silt fence.

CRITERIA FOR SILT FENCE PLACEMENT

Land Slope	Maximum Slope Length Above Fence
Percent	Feet
< 2	100
2 to 5	75
5 to 10	50
10 to 20	25
> 20*	15

*In areas where the slope is greater than 20%, a flat area length of 10 feet between the toe of the slope to the fence should be provided.

Table 6-20.2

Type C Silt Fence (Sd1-C)
Type C fence is 36-inches wide with wire reinforcement. The wire reinforcement is necessary because this fabric allows almost three times the flow rate as Type A silt fence. Type C silt fence shall be used where runoff flows or velocities are particularly high or where slopes exceed a vertical height of 10 feet.

Provide a riprap splash pad or other outlet protection device for any point where flow may top the sediment fence. Ensure that the maximum height of the fence at a protected, reinforced outlet does not exceed 1 ft. and that support post spacing does not exceed 4 ft.

CONSTRUCTION SPECIFICATIONS

Sandbags (Sd1-S)
(if approved by local issuing authority)
Should be installed so that flow under or between bags is minimal. Anchoring with steel rods may be required if structure height exceeds two bags.

Hay or Straw Bales (Sd1-Hb)
(if approved by local issuing authority)
Bales will be placed in a single row, lengthwise, on the contour and embedded in the soil to a depth of 4 inches. Bales must be securely anchored in place by stakes or bars driven through the bales or by other acceptable means to prevent displacement. See Figures 6-20.1 and 6-20.2 for installation requirements.

Brush Barrier (Sd1-Bb)
(only during timber clearing operations)
Brush obtained from clearing and grubbing operations may be piled in a row along the perimeter of disturbance at the time of clearing and grubbing. Brush barriers should not be used in developed areas or locations where aesthetics are a concern.

Brush should be wind-rowed on the contour as nearly as possible and may require compaction. Construction equipment may be utilized to satisfy this requirement.

The minimum base width of the brush barrier shall be 5 feet and should be no wider than 10 feet. The height of the brush barrier should be between 3 and 5 feet.

If a greater filtering capacity is required, a commercially available filter fabric may be placed on the side of the brush barrier receiving the sediment-laden runoff. The lower edge of the fabric must be buried in a 6-inch deep trench immediately uphill from the barrier. The upper edge must be stapled, tied or otherwise fastened to the brush barrier. Edges of adjacent fabric pieces must overlap each other. See Figure 6.20.3

Silt Fence
The manufacturer shall have either an approved color mark yarn in the fabric or label the fabricated silt fence with both the manufacturer and fabric name every 100 feet.

The temporary silt fence shall be installed according to this specification, as shown on the plans or as directed by the engineer. For installation of the fabric, see Figures 6-20.4, 6-20.5, and 6-20.6 respectively.

Post installation shall start at the center of the low-point (if applicable) with remaining posts spaced 6 feet apart for Type A and B silt fences and 4 feet apart for Type C silt fence. While Type A and B silt fences can be used with both wood and steel posts, only steel posts shall be used with Type C silt fence. For post size requirements, see Table 6-20.3. Fasteners for wood posts are listed in Table 6-20.4.

Along stream buffers and other sensitive areas, two rows of Type C silt fence or one row of Type C silt fence backed by haybales shall be used.

MAINTENANCE

Sediment shall be removed once it has accumulated to one-half the original height of the barrier. Filter fabric shall be replaced whenever it has deteriorated to such an extent that the effectiveness of the fabric is reduced (approximately six months). Temporary sediment barriers shall remain in place until disturbed areas have been permanently stabilized. All sediment accumulated at the barrier shall be removed and properly disposed of before the barrier is removed.

Co CONSTRUCTION EXIT NTS

Sd1-S SEDIMENT BARRIER NTS

ALL SILT FENCE FOR THIS PROJECT SHALL BE TYPE-S SILT FENCE PER COLUMBIA COUNTY COMMENTS.

ingenium ENTERPRISES
PLANNING & ENGINEERING
14491 N DALE MABRY HWY
SUITE 250
TAMPA, FL 33618
813.387.0084

GEORGIA REGISTERED No. 21067 PROFESSIONAL ENGINEER JAMES D. NEFF
2/27/19

PLANS FOR:
PANDA EXPRESS
STORE #D6674
515 MULLINS COLONY DRIVE
EVANS, GEORGIA

CLIENT:
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY

7	--/--/----
6	--/--/----
5	--/--/----
4	--/--/----
3	02/27/2019 BID SET
2	02/05/2019 COUNTY COMMENTS
1	12/20/2018 COUNTY COMMENTS

THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

PROJ #	180077
DWG NAME	180077 C06.DWG
ISSUE DATE	02/27/2019
PROJ MGR	JP

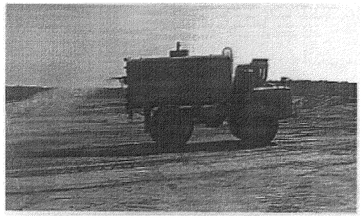
ESPC DETAILS II

C06.5
SHEET NUMBER

ISSUE FOR BID

Dust Control on Disturbed Areas

Du



DEFINITION

Controlling surface and air movement of dust on construction sites, roads, and demolition sites.

PURPOSE

- To prevent surface and air movement of dust from exposed soil surfaces.

- To reduce the presence of airborne substances which may be harmful or injurious to human health, welfare, or safety, or to animals or plant life.

CONDITIONS

This practice is applicable to areas subject to surface and air movement of dust where on and off-site damage may occur without treatment.

METHOD AND MATERIALS

A. TEMPORARY METHODS

Mulches. See standard **Ds1 - Disturbed Area Stabilization (With Mulching Only)**. Synthetic resins may be used instead of asphalt to bind mulch material. Refer to standard **Tb-Tackifiers and Binders**. Resins such as Curasol or Terratack should be used according to manufacturer's recommendations.

Vegetative Cover. See standard **Ds2 - Disturbed Area Stabilization (With Temporary Seeding)**.

Spray-on Adhesives. These are used on mineral soils (not effective on muck soils). Keep traffic off these areas. Refer to standard **Tb-Tackifiers and Binders**.

Tillage. This practice is designed to roughen and bring clods to the surface. It is an emergency measure which should be used before wind erosion starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.

Irrigation. This is generally done as an emergency treatment. Site is sprinkled with water until the surface is wet. Repeat as needed.

Barriers. Solid board fences, snowfences, burlap fences, crate walls, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 15 times their height are effective in controlling wind erosion.

Calcium Chloride. Apply at rate that will keep surface moist. May need retreatment.

B. PERMANENT METHODS

Permanent Vegetation. See standard **Ds3 -Disturbed Area Stabilization (With Permanent Vegetation)**. Existing trees and large shrubs may afford valuable protection if left in place.

Topsoiling. This entails covering the surface with less erosive soil material. See standard **Tp - Topsoiling**.

Stone. Cover surface with crushed stone or coarse gravel. See standard **Cr-Construction Road Stabilization**.

GaSWCC (Amended - 2000)

Du DUST CONTROL NTS

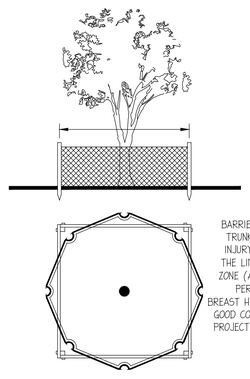
EROSION CONTROL ACTIVITY SCHEDULE

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

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

TREE PROTECTION

CHAIN LINK FENCE DETAIL



BARRIER CONSTRUCTED TO PROTECT TREE TRUNK, CROWN, AND ROOT SYSTEM FROM INJURY. BARRIERS SHALL BE LOCATED AT THE LIMITS OF THE TREE'S CRITICAL ROOT ZONE (A RADIUS OF ONE AND A HALF FEET PER INCH OF THE TREE'S DIAMETER AT BREAST HEIGHT). BARRIER SHALL BE KEPT IN GOOD CONDITION FOR THE DURATION OF THE PROJECT AND IS TO REMAIN IN PLACE UNTIL THE NOTICE OF TERMINATION.

FOR ADDED PROTECTION

-PROVIDE 4" DEEP ORGANIC MULCH OVER ANY UNPROTECTED ROOT ZONE.
-PROVIDE TEMPORARY IRRIGATION WHERE PRACTICAL AND FEASIBLE.

Tr TREE PROTECTION NTS

Disturbed Area Stabilization (With Mulching Only)

Ds1

DEFINITION

Applying plant residues or other suitable materials, produced on the site if possible, to the soil surface.

PURPOSE

- To reduce runoff and erosion
- To conserve moisture
- To prevent surface compaction or crusting
- To control undesirable vegetation
- To modify soil temperature
- To increase biological activity in the soil

REQUIREMENT FOR REGULATORY COMPLIANCE

Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored, and have a continuous 90% cover or greater of the soil surface. Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months. If an area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed. Refer to **Ds2 - Disturbed Area Stabilization (With Temporary Seeding), Ds3 - Disturbed Area Stabilization (With Permanent Seeding)**, and **Ds4 - Disturbed Area Stabilization (With Sodding).**

GaSWCC (Amended - 2000)

SPECIFICATIONS

MULCHING WITHOUT SEEDING

This standard applies to grades or cleared areas where seedings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

Site Preparation

1. Grade to permit the use of equipment for applying and anchoring mulch.
2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
3. Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials

Select one of the following materials and apply at the depth indicated:

1. *Dry straw or hay* shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.
2. *Wood waste* (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.
3. *Cutback asphalt* (slow curing) shall be applied at 1200 gallons per acre (or 1/4 gallon per sq. yd.).
4. *Polyethylene film* shall be secured over banks or stockpiled soil material for temporary protection. This material can be salvaged and re-used.

Applying Mulch

When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.

1. *Dry straw* or *hay mulch* and *wood chips* shall be applied uniformly by hand or by mechanical equipment.
2. If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.
3. Cutback asphalt shall be applied uniformly. Care should be taken in areas of pedestrian trafic due to problems of "tracking in" or damage to shoes, clothing, etc.

4. Apply polyethylene film on exposed areas.

Anchoring Mulch

1. *Straw or hay mulch* can be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk." Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. **Straw or hay mulch shall be anchored immediately after application**.

Straw or hay mulch spread with special blower-type equipment may be anchored with emulsified asphalt (Grade AE-5 or SS-1). The asphalt emulsion shall be sprayed onto the mulch as it is ejected from the machine. Use 100 gallons of emulsified asphalt and 100 gallons of water per ton of mulch. Tackifers and binders can be substituted for emulsified asphalt. Please refer to specification **Tb - Tackifers and Binders**. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.

2. Netting of the appropriate size shall be used to anchor *wood waste*. Openings of the netting shall not be larger than the average size of the wood waste chips.
3. *Polyethylene film* shall be anchor trenched at the top as well as incrementally as necessary.

GaSWCC (Amended - 2000)

Ds1 DISTURBED AREA - MULCHING NTS

ingenium ENTERPRISES
PLANNING & ENGINEERING
14491 N DALE MABRY HWY
SUITE 250
TAMPA, FL 33618
813.387.0084

GEORGIA REGISTERED No. 21067 PROFESSIONAL ENGINEER JAMES D. NEFF
2/27/19

PANDA EXPRESS
STORE #D6674
515 MULLINS COLONY DRIVE
EVANS, GEORGIA

PLANS FOR:

CLIENT:
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY

--/--/----	
--/--/----	
--/--/----	
--/--/----	
0	02/27/2019 BID SET
1	02/05/2019 COUNTY COMMENTS
2	12/20/2018 COUNTY COMMENTS

THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

PROJ #	180077
DWG NAME	180077 C06.DWG
ISSUE DATE	02/27/2019
PROJ MGR	JP

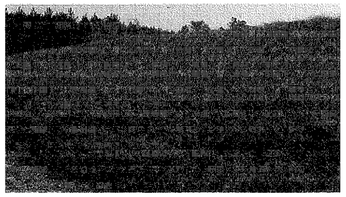
ESPC DETAILS III

C06.6
SHEET NUMBER

ISSUE FOR BID

Disturbed Area Stabilization (With Temporary Seeding)

Ds2



DEFINITION

The establishment of temporary vegetative cover with fast growing seedings for seasonal protection on disturbed or denuded areas.

PURPOSE

- To reduce runoff and sediment damage of downstream resources
- To protect the soil surface from erosion
- To improve wildlife habitat
- To improve aesthetics
- To improve tilth, infiltration and aeration as well as organic matter for permanent plantings.

REQUIREMENT FOR REGULATORY COMPLIANCE

Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. If an area is expected to be undisturbed for longer than six months, permanent perennial vegetation shall be used. If optimum planting conditions for temporary grassing is lacking, mulch can be used as a singular erosion control device for up to six months but it shall be applied at the appropriate depth, anchored, and have a continuous 90% cover or greater of the soil surface. Refer to specification **Ds1-Disturbed Area Stabilization (With Temporary Seeding).**

CONDITIONS

Temporary vegetative measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established. Note: *Some species of temporary vegetation are not appropriate for companion crop plantings because of their potential to out-compete the desired species (e.g. annual ryegrass).* Contact NRCS or the local SWCD for more information.

SPECIFICATIONS

Grading and Shaping

Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as closed drains, ditches, dikes, diversions, sediment barriers and others.

No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.

Seedbed Preparation

When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or hand-seeding, seedbed preparation is not required if the soil material is loose and not sealed by rainfall.

When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be pitted, trenched or otherwise scarified to provide a place for seed to lodge and germinate.

Lime and Fertilizer

Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate of one ton per acre. Graded areas require lime application. Soils can be tested to determine if fertilizer is needed. On reasonably fertile soils or soil material, fertilizer is not required. For soils with very low fertility, 500 to 700 pounds of 10-10-10 fertilizer or the equivalent per acre (12-16 lbs./1,000 sq. ft.) shall be applied. Fertilizer should be applied before land preparation and incorporated with a disk, ripper or chisel.

Seeding

Select a grass or grass-legume mixture suitable to the area and season of the year. Seed shall be applied uniformly by hand, cyclone seeder, drill, cultipacker-seeder, or hydraulic seeder (slurry including seed and fertilizer). Drill or cultipacker seeders should normally place seed one-quarter to one-half inch deep. Appropriate depth of planting is ten times the seed diameter. Soil should be "raked" lightly to cover seed with soil if seeded by hand.

Mulching

Temporary vegetation can, in most cases, be established without the use of mulch. Mulch without seeding should be considered for short term protection. Refer to **Ds1 - Disturbed Area Stabilization (With Mulching Only)**.

Irrigation

During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made when needed.

Major Land Resource Areas (MLRA) of Georgia

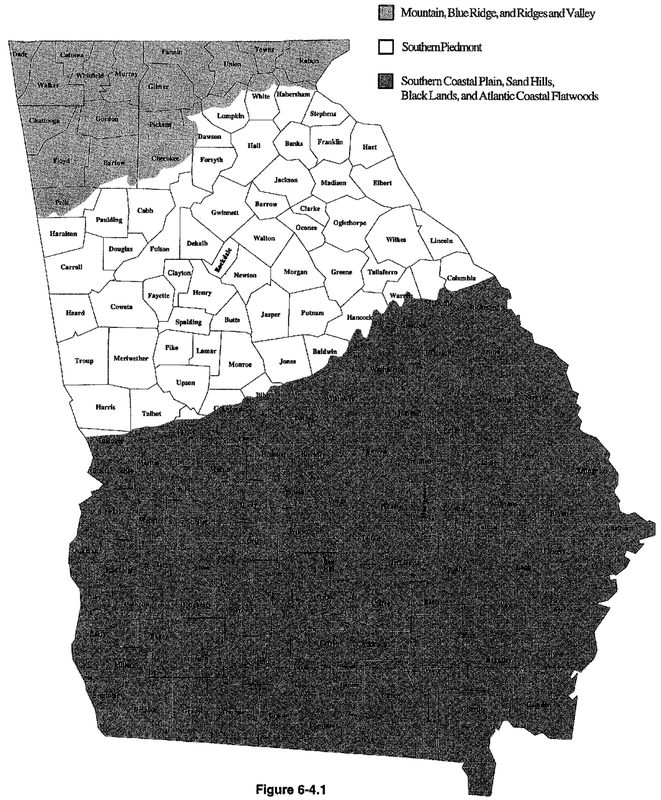


Figure 6-4.1

Table 6-4.1 - continued

PLANTS, PLANTING RATES, AND PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS 1/

Species	Broadcast Rates 2/ - PLS 3/ Per Acre	Broadcast Rates 2/ - PLS 3/ Per 1000 sq. ft.	Resource Area 4/	Planting Dates by Resource Areas (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
TRITICALE (X-Triticosecale)			C		
alone	3 bu. (144 lbs.)	3.3 lb.			Use on lower part of Southern Coastal Plain and in Atlantic Coastal Flatwoods only.
in mixtures	1/2 bu. (24 lbs.)	0.6 lb.			
WHEAT (Triticum aestivum)			M-L P C		
alone	3 bu. (180 lbs.)	4.1 lb.			15,000 seed per pound. Winterhardy.
in mixtures	1/2 bu. (30 lbs.)	0.7 lb.			

1/ Temporary cover crops are very competitive and will crown out perennials if seeded too heavily.
2/ Reduce seeding rates by 50% when drilled.
3/ PLS is an abbreviation for Pure Live Seed.
4/ M-L represents the Mountain; Blue Ridge; and Ridges and Valleys MLRAs
P represents the Southern Piedmont MLRA
C represents Southern Coastal Plain; Sand Hills; Black Lands; and Atlantic Coast Flatwoods MLRAs
(See Figure 6-4.1, p. 6-40).

Table 6-4.1

PLANTS, PLANTING RATES, AND PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS 1/

Species	Broadcast Rates 2/ - PLS 3/ Per Acre	Broadcast Rates 2/ - PLS 3/ Per 1000 sq. ft.	Resource Area 4/	Planting Dates by Resource Areas (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
BARLEY (Hordeum vulgare)			M-L P C		
alone	3 bu. (144 lbs.)	3.3 lb			14,000 seed per pound. Winterhardy. Use on productive soils.
in mixtures	1/2 bu. (24 lbs.)	0.6 lb.			
LESPEDEZA, ANNUAL (Lespedeza striata)			M-L P C		
alone	40 lbs.	0.9 lb.			200,000 seed per pound. May volunteer for several years. Use inoculant EL.
in mixtures	10 lbs.	0.2 lb.			
LOVEGRASS, WEEPING (Eragrostis curvula)			M-L P C		
alone	4 lbs.	0.1 lb.			1,500,000 seed per pound. May last for several years. Mix with Sericea lespedeza.
in mixtures	2 lbs.	0.05 lb.			
MILLET, BROWNTOP (Panicum fasciculatum)			M-L P C		
alone	40 lbs.	0.9 lb.			137,000 seed per pound. Quick dense cover. Will provide too much competition in mixtures if seeded at high rates.
in mixtures	10 lbs.	0.2 lb.			

Table 6-4.1 - continued

PLANTS, PLANTING RATES, AND PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS 1/

Species	Broadcast Rates 2/ - PLS 3/ Per Acre	Broadcast Rates 2/ - PLS 3/ Per 1000 sq. ft.	Resource Area 4/	Planting Dates by Resource Areas (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
MILLET, PEARL (Pennesetum glaucum)			M-L P C		
alone	50 lbs.	1.1 lb			88,000 seed per pound. Quick dense cover. May reach 5 feet in height. Not recommended for mixtures.
OATS (Avena sativa)			M-L P C		
alone	4 bu. (128 lbs.)	2.9 lb.			13,000 seed per pound. Use on productive soils. Not as winterhardy as rye or barley.
in mixtures	1 bu. (32 lbs.)	0.7 lb.			
RYE (Secale cereale)			M-L P C		
alone	3 bu. (168 lbs.)	3.9 lb.			18,000 seed per pound. Quick cover. Drought tolerant and winterhardy.
in mixtures	1/2 bu. (28 lbs.)	0.6 lb.			
RYEGRASS, ANNUAL (Lolium temulentum)			M-L P C		
alone	40 lbs.	0.9 lb.			227,000 seed per pound. Dense cover. Very competitive and is not to be used in mixtures.
SUDANGRASS (Sorghum sudanese)			M-L P C		
alone	60 lbs.	1.4 lb			55,000 seed per pound. Good on droughty sites. Not recommended for mixtures.

ingenium ENTERPRISES
PLANNING & ENGINEERING
14491 N DALE MABRY HWY
SUITE 250
TAMPA, FL 33618
813.387.0084

GEORGIA REGISTERED No. 21067 PROFESSIONAL ENGINEER JAMES D. NEFF
2/27/19

PANDA EXPRESS
STORE #D6674
515 MULLINS COLONY DRIVE
EVANS, GEORGIA

PANDA EXPRESS KITCHEN CHINESE

PLANS FOR:

CLIENT:
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY

7	--/--/----
6	--/--/----
5	--/--/----
4	--/--/----
3	02/27/2019 BID SET
2	02/05/2019 COUNTY COMMENTS
1	12/20/2018 COUNTY COMMENTS

THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

PROJ #	180077
DWG NAME	180077 C06.DWG
ISSUE DATE	02/27/2019
PROJ MGR	JP

ESPC DETAILS IV

C06.7
SHEET NUMBER

ISSUE FOR BID

Disturbed Area Stabilization (With Permanent Vegetation) Ds3

DEFINITION

The planting of perennial vegetation such as trees, shrubs, vines, grasses, or legumes on exposed areas for final permanent stabilization. Permanent perennial vegetation shall be used to achieve final stabilization.

PURPOSE

- To protect the soil surface from erosion
- To reduce damage from sediment and runoff to downstream areas
- To improve wildlife habitat and visual resources
- To improve aesthetics

REQUIREMENT FOR REGULATORY COMPLIANCE

This practice shall be applied immediately to rough graded areas that will be undisturbed for longer than six months. This practice or sodding shall be applied immediately to all areas at final grade. **Final Stabilization** means that all soil disturbing activities at the site have been completed, and that for unpaved areas and areas not covered by permanent structures, at least 70% of the soil surface is uniformly covered in permanent vegetation or equivalent permanent stabilization measures (such as the use of rip rap, gabions, permanent mulches or geotextiles) have been employed. Permanent vegetation shall consist of: planted trees, shrubs, perennial vines; a crop of perennial vegetation appropriate for the region, such that within the growing season a 70% coverage by perennial vegetation shall be achieved. Final stabilization applies to each phase of construction. For linear construction projects on land used for agricultural or silvicultural purposes, final stabilization may be accomplished by stabilizing the disturbed land for its agricultural or silvicultural use. Until this standard is satisfied and permanent control measures and facilities are operational, interim stabilization measures and temporary erosion and sedimentation control measures shall not be removed.

CONDITIONS

Permanent perennial vegetation is used to provide a protective cover for exposed areas including cuts, fills, dams, and other denuded areas.

PLANNING CONSIDERATIONS

1. Use conventional planting methods where possible.
2. When mixed plantings are done during marginal planting periods, companion crops shall be used.
3. No-till planting is effective when planting is done following a summer or winter annual cover crop. Sericea lespedeza planted no-till into stands of rye is an excellent procedure.
4. Block sod provides immediate cover. It is especially effective in controlling erosion adjacent to concrete flumes and other structures. Refer to Specification **Ds4-Disturbed Area Stabilization (With Sodding).**
5. Irrigation should be used when the soil is dry or when summer plantings are done.
6. Low maintenance plants, as well as natives, should be used to ensure long-lasting erosion control.
7. Mowing should not be performed during the quail nesting season (May to September).
8. Wildlife plantings should be included in critical area plantings.

Wildlife Plantings

Commercially available plants beneficial to wildlife species include the following:

Mast Bearing Trees

Beech, Black Cherry, Blackgum, Chestnut, Chinkapin, Hackberry, Hickory, Honey Locust, Native Oak, Persimmon, Sawtooth Oak and Sweetgum.

All trees that produce nuts or fruits are favored by many game species. Hickory provides nuts used mainly by squirrels and bear.

Shrubs and Small Trees

Bayberry, Bicolor Lespedeza, Crabapple, Dogwood, Huckleberry or Native Blueberry, Mountain Laurel, Native Holly, Red Cedar, Red Mulberry, Sumac, Wax Myrtle, Wild Plum and Blackberry.

Plant in patches with small trees to develop stable shrub communities. All produce fruits used by many kinds of wildlife, except for lespedeza which produces seeds used by quail and songbirds.

Grasses, Legumes, Vines and Temporary Cover

Bahiagrass, Bermudagrass, Grass-Legume mixtures, Partridge Pea, Annual Lespedeza, Orchardgrass (for mountains), Browntop Millet (for temporary cover), and Native grasses.

Provides herbaceous cover in clearings for a game bird brood-rearing habitat. Appropriate legumes such as vetches, clovers, and lespedezas may be mixed with grass, but they may die out after a few years.

CONSTRUCTION SPECIFICATIONS

Grading and Shaping

Grading and shaping may not be required where hydraulic seeding and fertilizing equipment is to be used. Vertical banks shall be sloped to enable plant establishment.

When conventional seeding and fertilizing are to be done, grade and shape where feasible and practical, so that equipment can be used safely and efficiently during seedbed preparation, seeding, mulching and maintenance of the vegetation.

Concentrations of water that will cause excessive soil erosion shall be diverted to a safe outlet. Diversions and other treatment practices shall conform with the appropriate standards and specifications.

Lime and Fertilizer Rates and Analysis

Agricultural lime is required at the rate of one to two tons per acre unless soil tests indicate otherwise. Graded areas require lime application. If lime is applied within six months of planting permanent perennial vegetation, additional lime is not required. Agricultural lime shall be within the specifications of the Georgia Department of Agriculture.

Lime spread by conventional equipment shall be "ground limestone." Ground limestone is calcitic or dolomitic limestone ground so that 90 percent of the material will pass through a 10-mesh sieve, not less than 50 percent will pass through a 50-mesh sieve and not less than 25 percent will pass through a 100-mesh sieve.

Agricultural lime spread by hydraulic seeding equipment shall be "finely ground limestone." Finely ground limestone is calcitic or dolomitic limestone ground so that 98 percent of the material will pass through a 20-mesh sieve and not less than 70 percent will pass through a 100-mesh sieve.

It is desirable to use dolomitic limestone in the Sand Hills, Southern Coastal Plain and Atlantic Coast Flatwoods MLRAs. (See Figure 6-4.1)

Agricultural lime is generally not required where only trees are planted.

Initial fertilization, nitrogen, topdressing, and maintenance fertilizer requirements for bermudagrass or combination of species are listed in Table 6-5.1.

Lime and Fertilizer Application

When *hydraulic seeding* equipment is used, the initial application of seed and fertilizer, innoculant (if needed), and wood cellulose or wood pulp fiber mulch and applied in a slurry. The innoculant, if needed, shall be mixed with the seed prior to being placed into the hydraulic seeder. The slurry mixture will be agitated during application to keep the ingredients thoroughly mixed. The mixture will be spread uniformly over the area within one hour after being placed in the hydroseeder.

Finely ground limestone will be mixed with water and applied immediately after mulching is completed or in combination with the top dressing.

When *conventional planting* is to be done, lime and fertilizer shall be applied uniformly in one of the following ways:

1. Apply before land preparation so that it will be mixed with the soil during seedbed preparation.
2. Mix with the soil used to fill the holes, distribute in furrows.
3. Broadcast after steep surfaces are scarified, pitted or trenched.
4. A fertilizer pellet shall be placed at root depth in the closing hole beside each pine tree seedling.

Plant Selection

Refer to Tables 6-4.1, 6-5.2, 6-5.3 and 6-5.4 for approved species. Species not listed shall be approved by the State Resource Conservationist of the Natural Resources Conservation Service before they are used.

Table 6-5.3

DURABLE SHRUBS AND GROUND COVERS FOR PERMANENT COVER

Ground covers include a wide range of low-growing plants planted together in considerable numbers to cover large areas of the landscape. Ground covers grow slower than grasses. Weeds are likely to compete, especially the first year. Maintenance is needed to insure survival. These ground covers will not be used unless proper maintenance is planned. Maintain mulch at three-inch thickness until plants provide adequate cover.

Fall planting is encouraged because the need for constant watering is reduced and plants have time to establish new roots before hot weather.

Common Name	Scientific Name	Mature Height	Plant Spacing	Comments
Abelia	Abelia grandiflora	3-4 ft.	5 ft.	Also a prostrate form 2 feet high. Sun, semi-shade. Semi-evergreen.
Carolina Yellow Jessamine	Gelsemium sempervirens	low	3 ft.	Vine. Yellow, trumpet-like flowers. Hardy, one of best vines. Evergreen. Native to Georgia.
Carpet Blue	Ajuga reptans	2-4 in.	3 ft.	Needs good drainage, partial shade. Blue or white flowers. Evergreen.
Bearberry Cotoneaster	Cotoneaster dammeri	2-4 ft.	5 ft.	White flowers, red fruit. Sun. Evergreen.
Ground Cover Cotoneaster	Cotoneaster salicifolius 'Repens'	1-2 ft.	5 ft.	White flowers, red fruit. Sun. Evergreen.
Rock Cotoneaster	Cotoneaster horizontalis	1-2 ft.	5 ft.	Semi-evergreen. Sun.
Virginia Creeper	Parthenocissus quinquefolia	low	3 ft.	Red in fall. Vine. Deciduous. Native to Georgia.
Daylily	Hemerocallis spp.	2-3 ft.	2 ft.	Many flower colors. Full sun. Very hardy.
English Ivy	Hedera helix	low	3 ft.	Shade only. Climbs.

Table 6-5.3 continued

DURABLE SHRUBS AND GROUND COVERS FOR PERMANENT COVER

Common Name	Scientific Name	Mature Height	Plant Spacing	Comments
Prince of Wales Juniper	Juniperus horizontalis 'Prince of Wales'	8-10 in.	4 ft.	Feathery appearance.
Sargent Juniper	Juniperus chinensis 'Sargentii'	1-2 ft.	5 ft.	Full sun. Needs good drainage. Good winter color.
Shore Juniper	Juniperus conferta	2-3 ft.	5 ft.	Emerald Sea or Blue Pacific cultivars are good.
Liriope	Liriope muscari	8-10 in.	3 ft.	
Creeping Liriope	Liriope spicata	10-12 in.	1 ft.	Spreads by runners.
Big Leaf Periwinkle	Vinca major	12-15 in.	4 ft.	Lilac flowers in spring. Semi-shade.
Common Periwinkle	Vinca minor	5-6 in.	4 ft.	Lavender-blue flowers in spring. Semi-shade
Cherokee Rose	Rosa laevigata	2 ft.	5 ft.	Rampant grower. Not for restricted spaces. State flower.
Memoria Rose	Rosa weuchuriana	2 ft.	5 ft.	Rampant grower.
St. Johnswort	Hypericum calycenum	8-12 in.	3 ft.	Semi-shade.
Anthony Waterer Spirea	Spirea bumalda	3-4 ft.	5 ft.	Sun.
Thunberg Spirea	Spirea thinbergii	3-4 ft.	5 ft.	Sun.

Table 6-5.4

TREES FOR EROSION CONTROL

SITE	SOIL MATERIAL	COMMON SOILS	PLANTING TREE SPECIES 1/	SPACING	PLANTING DATES 3/
Borrow areas, graded areas, and spoil material	Sandy	Lakeland, Troup	Loblolly pine (Pinus taeda)	2/	M-L,P 12/1-3/15 C 12/1-3/1
			Longleaf pine (Pinus palustris)		
	Loamy	Orangeburg, Tifton	Loblolly pine	2/	M-L,P 12/1-3/15 C 12/1-3/1
			Slash pine		
	Clay	Cecil, Faceville	Loblolly pine	2/	M-L,P 12/1-3/15 C 12/1-3/1
			Slash pine		
			Virginia pine (Pinus virginiana)		
Streambanks			Willows 4/ (Salix species)	2 ft x 2 ft	ALL 11/15 - 3/15

1/ Other trees and shrubs listed on Table 6-25.3 may be interplanted with the pines for improved wildlife benefits.

2/ Type of Planting	Tree Spacing	No. of Trees Per Acre
Trees alone	4 ft. x 4 ft.	2722
Trees in combination with grasses and/ or other plants	6 ft. x 6 ft.	1210

3/ M-L represents the Mountains; Blue Ridge; and Ridges and Valleys MLRAs
P represents the Southern Piedmont MLRA
C represents the Southern Coastal Plain; Sand Hills; Black Lands; and Atlantic Coast Flatwoods MLRAs (See Figure 6-4.1).

4/ Fertilization of companion crop is ample for this species.

Plants shall be selected on the basis of species characteristics, site and soil conditions, planned use and maintenance of the area; time of year of planting, method of planting; and the needs and desires of the land user.

Some perennial species are easily established and can be planted alone. Examples of these are Common Bermuda, Tall Fescue, and Weeping Lovegrass.

Other perennials, such as Bahia Grass and Sericea Lespedeza, are slow to become established and should be planted with another perennial species. The additional species will provide quick cover and ample soil protection until the target perennial species become established. For example, Common seeding combinations are 1) Weeping Lovegrass with Sericea Lespedeza (scarified) and 2) Tall Fescue with Sericea Lespedeza (unscarified).

Plant selection may also include annual companion crops. Annual companion crops should be used only when the perennial species are not planted during their optimum planting period. A common mixture is Brown Top Millet with Common Bermuda in mid-summer. Care should be taken in selecting companion crop species and seeding rates because annual crops will compete with perennial species for water, nutrients, and growing space. A high seeding rate of the companion crop may prevent the establishment of perennial species.

Ryegrass shall not be used in any seeding mixtures containing perennial species due to its ability to out-compete desired species chosen for permanent perennial cover.

Seed Quality

The term "pure live seed" is used to express the quality of seed and is not shown on the label. Pure live seed, PLS, is expressed as a percentage of the seeds that are pure and will germinate. Information on percent germination and purity can be found on seed tags. PLS is determined by multiplying the percent of pure seed with the percent of germination; i.e.,

(PLS = % germination x % purity)

EXAMPLE:

Common bermuda seed
70% germination, 80% purity

PLS = 70% germination x 80% purity

PLS = 56%

The percent of PLS helps you determine the amount of seed you need. If the seeding rate is 10 pounds PLS and the bulk seed is 56 % PLS, the bulk seeding rate is:

10 lbs. PLS/acre = 17.9 lbs/acre
56% PLS

You would need to plant 17.9 lbs/acre to provide 10 lbs/acre of pure live seed.

Seedbed Preparation

Seedbed preparation may not be required where hydraulic seeding and fertilizing equipment is to be used. When conventional seeding is to be used, seedbed preparation will be done as follows:

Broadcast plantings

1. Tillage at a minimum, shall adequately loosen the soil to a depth of 4 to 6 inches; alleviate compaction; incorporate lime and fertilizer; smooth and firm the soil; allow for the proper placement of seed, sprigs, or plants; and allow for the anchoring of straw or hay mulch if a disk is to be used.
2. Tillage may be done with any suitable equipment.
3. Tillage should be done on the contour where feasible.
4. On slopes too steep for the safe operation of tillage equipment, the soil surface shall be pitted or trenched across the slope with appropriate hand tools to provide two places 6 to 8 inches apart in which seed may lodge and germinate. Hydraulic seeding may also be used.

Individual Plants

1. Where individual plants are to be set, the soil shall be prepared by excavating holes, opening furrows, or dibble planting.
2. For nursery stock plants, holes shall be large enough to accommodate roots without crowding.
3. Where pine seedlings are to be planted, subsoil under the row 36 inches deep on the contour four to six months prior to planting. Subsoiling should be done when the soil is dry, preferably in August or September.

Innoculants

All legume seed shall be inoculated with appropriate nitrogen-fixing bacteria. The innoculant shall be a pure culture prepared specifically for the seed species and used within the dates on the container.

A mixing medium recommended by the manufacturer shall be used to bond the innoculant to the seed. For conventional seeding, use twice the amount of innoculant recommended by the manufacturer. For hydraulic seeding, four times the amount of innoculant recommended by the manufacturer shall be used.

All inoculated seed shall be protected from the sun and high temperatures and shall be planted the same day inoculated. No inoculated seed shall remain in the hydroseeder longer than one hour.

Planting

Hydraulic Seeding

Mix the seed (innoculated if needed), fertilizer, and wood cellulose or wood pulp fiber mulch with water and apply in a slurry uniformly over the area to be treated. Apply within one hour after the mixture is made.

Conventional Seeding

Seeding will be done on a freshly prepared and firmed seedbed. For broadcast planting, use a cultipacker-seeder, drill, rotary seeder, cultipacker seeder, or hand seeding to distribute the seed uniformly over the area to be treated. Cover the seed lightly with 1/8 to 1/4 inch of soil for small seed and 1/2 to 1 inch for large seed when using a cultipacker or other suitable equipment.

No-Till Seeding

No-till seeding is permissible into annual cover crops when planting is done following maturity of the cover crop or if the temporary cover stand is sparse enough to allow adequate growth of the permanent (perennial) species. No-till seeding shall be done with appropriate no-till seeding equipment. The seed must be uniformly distributed and planted at the proper depth.

Individual Plants

Shrubs, vines and sprigs may be planted with appropriate planters or hand tools. Pine trees shall be planted manually in the subsoil furrow. Each plant shall be set in a manner that will avoid crowding the roots.

Nursery stock plants shall be planted at the same depth or slightly deeper than they grew at the nursery. The tips of vines and sprigs must be at or slightly above the ground surface.

Where individual holes are dug, fertilizer shall be placed in the bottom of the hole, two inches of soil shall be added and the plant shall be set in the hole.

Mulching

Mulch is required for all permanent vegetation applications. Mulch applied to seeded areas shall achieve 75% soil cover. Select the mulching material from the following and apply as indicated:

1. *Dry straw or hay* free of good quality and free of weed seeds can be used. Dry straw shall be applied at the rate of 2 tons per acre. Dry hay shall be applied at a rate of 2½ tons per acre.
2. *Wood cellulose mulch or wood pulp fiber* shall be used with hydraulic seeding. It shall be applied at the rate of 500 pounds per acre. Dry straw or dry hay shall be applied (at the rate indicated above) after hydraulic seeding.
3. One thousand pounds of *wood cellulose or wood pulp fiber*, which includes a tackifier, shall be used with hydraulic seeding on slopes 3/4:1 or steeper.
4. *Sericea lespedeza* hay containing mature seed shall be applied at a rate of three tons per acre.
5. *Pine straw or pine bark* shall be applied at a thickness of 3 inches after seeding purposes. Other suitable materials in sufficient quantity may be used where ornamentals or other ground covers are planted. This is not appropriate for seeded areas.
6. When using temporary erosion control blankets or block sod, mulch is not required.
7. *Bituminous mulch tacked rovings* may be applied on planted areas on slopes, in ditches or dry waterways to prevent erosion. Bituminous treated roving shall be applied within 24 hours after an area has been planted. Application rates and materials must meet Georgia Department of Transportation specifications.

Wood cellulose and wood pulp fibers shall not contain germination or growth inhibiting factors. They shall be evenly dispersed when agitated in water. The fibers shall contain a dye to allow visual metering and aid in uniform application during seeding.

Applying Mulch

Straw or hay mulch will be spread uniformly within 24 hours after seeding and/or planting. The mulch may be spread by blower-type spreading equipment, other spreading equipment or by hand. Mulch shall be applied to cover 75% of the soil surface.

Wood cellulose or wood fiber mulch shall be applied uniformly with hydraulic seeding equipment.

Anchoring Mulch

Anchor straw or hay mulch immediately after application by one of the following methods:

1. *Emulsified asphalt* can be (a) sprayed uniformly onto the mulch as it is ejected from the blower machine or (b) sprayed on the mulch immediately following mulch application when straw or hay is spread by methods other than special blower equipment.

The combination of asphalt emulsion and water shall consist of a homogeneous mixture satisfactory for spraying. The mixture shall consist of 100 gallons of grade SS-1h or CSS-1h emulsified asphalt and 100 gallons of water per ton of mulch.

Care shall be taken at all times to protect state waters, the public, adjacent property, pavements, curbs, sidewalks, and all other structures from asphalt discoloration.

2. *Hay and straw* mulch shall be pressed into the soil immediately after the mulch is spread. A special "packer disk" or disk harrow with the disks set straight may be used. The disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disks shall be dull enough to press the mulch into the ground without cutting it, leaving much of it in an erect position. Mulch shall not be pressed into the soil.
3. *Synthetic tackifiers or binders* approved by GDOT shall be applied in conjunction with or immediately after the mulch is spread. Synthetic tackifiers shall be mixed and applied according to manufacturer's specifications. Refer to **Ts - Tackifiers and Binders**.
4. *Rye or wheat* can be included with Fall and Winter plantings to stabilize the mulch. They shall be applied at a rate of one-quarter to one-half bushel per acre.
5. *Plastic mesh or netting* with mesh no larger than one inch by one inch may be needed to anchor straw or hay mulch on unstable soils and concentrated flow areas. These materials shall be installed and anchored according to manufacturer's specifications.

Bedding Material

Mulch is used as a bedding material to conserve moisture and control weeds in nurseries, ornamental beds, around shrubs, and on bare areas on lawns.

Material	Depth
Grain straw	4" to 6"
Grass Hay	4" to 6"
Pine needles	3" to 5"
Wood waste	4" to 6"

Irrigation

Irrigation will be applied at a rate that will not cause runoff.

Topdressing

Topdressing will be applied on all temporary and permanent (perennial) species planted alone or in mixtures with other species. Recommended rates of application are listed in Table 6-5.1.

Second Year and Maintenance Fertilization

Second year fertilizer rates and maintenance fertilizer rates are listed in Table 6-5.1.

Lime Maintenance Application

Apply one ton of agricultural lime every 4 to 6 years or as indicated by soil tests. Soil tests can be conducted to determine more accurate requirements if desired.

Use and Management

Mow Sericea lespedeza only after frost to ensure that the seeds are mature. Mow between November and March.

Bermudagrass, Bahiagrass and Tall Fescue may be mowed as desired. Maintain at least 6 inches of top growth under any use and management. Moderate use of top growth is beneficial after establishment.

Exclude traffic until the plants are well established. Because of the quail nesting season, mowing should not take place between May and September.

Table 6-5.1

FERTILIZER REQUIREMENTS

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N-P-K	RATE	N TOP DRESSING RATE
1. Cool season grasses	First	6-12-12	1500 lbs./ac.	50-100 lbs./ac. 1/ 2/
	Second	6-12-12	1000 lbs./ac.	---
	Maintenance	10-10-10	400 lbs./ac.	30
2. Cool season grasses and legumes	First	6-12-12	1500 lbs./ac.	0-50 lbs./ac. 1/
	Second	0-10-10	1000 lbs./ac.	---
	Maintenance	0-10-10	400 lbs./ac.	---
3. Ground covers	First	10-10-10	1300 lbs./ac. 3/	---
	Second	10-10-10	1300 lbs./ac. 3/	---
	Maintenance	10-10-10	1100 lbs./ac.	---
4. Pine seedlings	First	20-10-5	one 21-gram pellet per seedling placed in the closing hole	---
5. Shrub Lespedeza	First	0-10-10	700 lbs./ac.	---
	Second	0-10-10	700 lbs./ac. 4/	
6. Temporary cover crops seeded alone	First	10-10-10	500 lbs./ac.	30 lbs./ac. 5/
7. Warm season grasses	First	6-12-12	1500 lbs./ac.	50-100 lbs./ac. 2/ 6/
	Second	6-12-12	800 lbs./ac.	50-100 lbs./ac. 2/
	Maintenance	10-10-10	400 lbs./ac.	30 lbs./ac.
8. Warm season grasses and legumes	First	6-12-12	1500 lbs./ac.	50 lbs./ac. 6/
	Second	0-10-10	1000 lbs./ac.	
	Maintenance	0-10-10	400 lbs./ac.	

1/ Apply in spring following seeding.
2/ Apply in split applications when high rates are used.
3/ Apply in 3 split applications.
4/ Apply when plants are pruned.
5/ Apply to grass species only.
6/ Apply when plants grow to a height of 2 to 4 inches.

Table 6-5.2 continued

PLANTS, PLANTING RATES, AND PLANTING DATES FOR PERMANENT COVER

Species	Broadcast Rates 1/ - PLS 2/ Per Acre	Per 1000 sq. ft.	Resource Area 3/	Planting Dates by Resource Area (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
BAHIA, PENSACOLA (Paspalum notatum)			P		166,000 seed per pound. Low growing. Sod forming. Slow to establish. Will spread into bermuda pastures and lawns. Mix with Sericea lespedeza or weeping lovegrass.
alone or with temporary cover	60 lbs.	1.4 lb.	C		
with other perennials	30 lbs.	0.7 lb.			
BAHIA, WILMINGTON (Paspalum notatum)			M-L		Same as above.
alone or with temporary cover	60 lbs.	1.4 lb.	P		
with other perennials	30 lbs.	0.7 lb.			
BERMUDA, COMMON (Cynodon dactylon) Hulled seed			P C		1,797,000 seed per pound. Quick cover. Very good hay and sod forming. Full sun. Good for athletic fields.
alone	10 lbs.	0.2 lb.			
with other perennials	6 lbs.	0.1 lb.			

Table 6-5.2 continued

PLANTS, PLANTING RATES, AND PLANTING DATES FOR PERMANENT COVER

Species	Broadcast Rates 1/ - PLS 2/ Per Acre	Per 1000 sq. ft.	Resource Area 3/	Planting Dates by Resource Area (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
BERMUDA, COMMON (Cynodon dactylon) Unhulled seed			P C		Plant with winter annuals.
with temporary cover	10 lbs.	0.2 lb.			
with other perennials	6 lbs.	0.1 lb.			Plant with Tall fescue.
BERMUDA SPRIGS (Cynodon dactylon)	40 cu. ft. or sod plugs 2' x 3'	0.9 cu. ft.	M-L P		A cubic foot contains approximate 600 sprigs. A bushel contains 1.25 cubic feet or approximately 900 sprigs.
Coastal, Common, Midland, or TifI-44					Same as above
Coastal, Common, or Tif-44			M-L P C		Southern Coastal Plain only.
Tifi 76					Drought tolerant, full sun or partial shade. Effective adjacent to concrete and in concentrated flow areas. Aggressive, invasive grass. Will spread into pasture and natural pastures. Winter-hardy as far north as Athens and Atlanta.
CENTIPEDE (Eremochloa ophiuroides)	Block sod only		C		
	3' - 7' apart		ALL		Rapid and vigorous growth. Excellent in gully erosion control. Will climb. Good livestock forage.

Table 6-5.2 continued

PLANTS, PLANTING RATES, AND PLANTING DATES FOR PERMANENT COVER

Species	Broadcast Rates 1/ - PLS 2/ Per Acre	Per 1000 sq. ft.	Resource Area 3/	Planting Dates by Resource Area (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
CRONWHITECH (Coronilla varia)	15 lbs.	0.3 lb.	M-L P		100,000 seed per pound. Dense growth. Drought tolerant and hardy. Pink, lavender, purple, and white blossoms spring to fall blo. Mix with 50 pounds of Tall Fescue per acre for ryegrass. Innoculate seed with M innoculant. Use from North Alamo and Northward.
with winter annuals or cool season perennials					Plant with winter annuals.
with other perennials					Plant with Tall fescue.
FESCUE, TALL (Festuca arundinacea)			M-L P		227,000 seed per pound. Use store only on better sites. Not for droughty soils. Mix with Sericea lespedeza or Crownvetch. Highly topdressing in spring following fall plantings. Tall for heavy use areas of athletic fields.
alone	50 lbs.	1.1 lb.			
with other perennials	30 lbs.	0.7 lb.			
KUDZU (Pueraria lobata)			M-L P C		Rapid and vigorous growth. Excellent in gully erosion control. Will climb. Good livestock forage.
plants or crowns	3' - 7' apart		ALL		

Table 6-5.2 continued

PLANTS, PLANTING RATES, AND PLANTING DATES FOR PERMANENT COVER

Species	Broadcast Rates 1/ - PLS 2/ Per Acre	Per 1000 sq. ft.	Resource Area 3/	Planting Dates by Resource Area (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
LESPEDEZA Anhoo virgata (Lespedeza virgata Thunb.) or Appalow (Lespedeza cuneata [Dumont] G. Don)			M-L P C		390,000 seed per pound. Height of growth is 18 to 24 inches. Will grow on a wide variety of soils. Spreads by rapid growth. New growth has excellent palatability for wildlife. Mix with weeping lovegrass, common bermuda, tall fescue or bahiagrass. Do not mix with Sericea lespedeza. Use to develop solid stands. Innoculate seed with EL innoculant.
scarified	60 lbs.	1.4 lbs.			
unscarified	75 lbs.	1.7 lb.			
LESPEDEZA, SERICEA (Lespedeza cuneata)			M-L P C		350,000 seed per pound. Mix with Weeping lovegrass, Common bermuda, Tall fescue, or Bahia. Takes 2 to 3 years to become fully established. Excellent wildlife cover. Innoculate seed with EL innoculant.
scarified	60 lbs.	1.4 lb.			
unscarified	75 lbs.	1.7 lb.			Mix with Tall fescue or winter annuals.
seed-bearing hay	3 tons	138 lb.	M-L P C		Cut when seed is mature, but before it shatters. Add Tall fescue or winter annuals.
LESPEDEZA, SHRUB (Lespedeza thunbergii) (Lespedeza bicolor [Thunbergii]) plants	3' X 3'		M-L C		Provide wildlife food and cover.
LOVEGRASS, WEEPING (Eragrostis curvula)			M-L P C		1,500,000 seed per pound. Quick cover. Drought tolerant. Grows well with Sericea lespedeza on roadbanks.
alone	4 lbs.	0.1 lb.			
with other perennials	2 lbs.	0.05 lb.			

Table 6-5.2 continued

PLANTS, PLANTING RATES, AND PLANTING DATES FOR PERMANENT COVER

Species	Broadcast Rates 1/ - PLS 2/ Per Acre	Per 1000 sq. ft.	Resource Area 3/	Planting Dates by Resource Area (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
MAIDENCANE (Panicum hemitomon)					For very wet sites. May chip shoots on clay spots for more rapid spread along river banks and shorelines.
sprigs	2 x 2 spacing		ALL		
PANICGRASS, ATLANTIC COAST (Panicum amarum var. amarulum)	20 lbs.	0.5 lb.	M-L C		Grows well on coastal sand dunes, borrow areas, and graded pits. Provides winter cover for wildlife. Mix with Sericea lespedeza except on sand dunes.
REED CANARY GRASS (Phalaris arundinacea)			M-L P C		Grows similar to Tall fescue.
alone	60 lbs.	1.1 lb.			
with other perennials	30 lbs.	0.7 lb.			
SUNFLOWER, 'ATTEC' (Helianthus maximilliani)	15 lbs.	0.2 lb.	M-L P		227,000 seed per pound. Mix with Weeping lovegrass or other low-growing grasses or legumes.

ingenium ENTERPRISES
PLANNING & ENGINEERING
14491 N DALE MABRY HWY
SUITE 250
TAMPA, FL 33618
813.387.0084

GEORGIA REGISTERED No. 21067 PROFESSIONAL ENGINEER JAMES D. NEFF
2/27/19

PLANS FOR:

PANDA EXPRESS
STORE #D6674
515 MULLINS COLONY DRIVE
EVANS, GEORGIA
515

CLIENT:

PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY

0	--/--/----
1	--/--/----
2	--/--/----
3	02/27/2019 BID SET
2	02/05/2019 COUNTY COMMENTS
1	12/20/2018 COUNTY COMMENTS

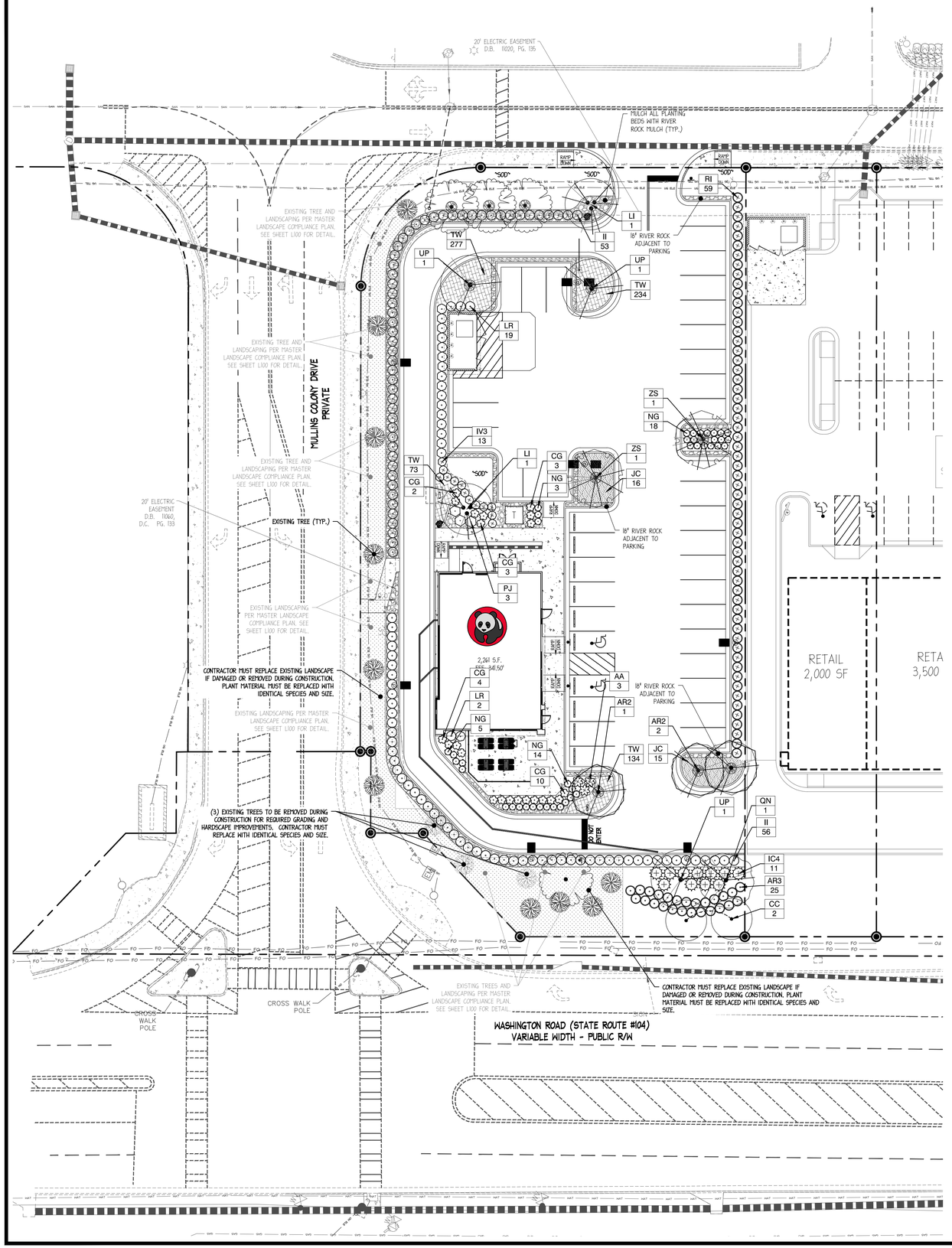
THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT, AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

PROJ. # | 180077
PROJ. NUMBER | D6674 COL DWG
ISSUE DATE | 02/27/2019
PROJ MGR | JP

ESPC DETAILS V

C06.8
SHEET NUMBER

ISSUE FOR BID



COLUMBIA COUNTY LANDSCAPE REQUIREMENTS

PERIMETER LANDSCAPING REQUIREMENTS:
1 SHADE TREE PER 40 LF OF STREET FRONTAGE (TREES SHALL BE MINIMUM 3" CALIPER)
1 EVERGREEN SHRUB PER 4 LF OF FRONTAGE. THEREFORE:

±357 LF FRONTAGE ÷ 9 TREES REQUIRED AND 90 SHRUBS REQUIRED
TREE REQUIREMENTS MET WITH EXISTING LANDSCAPE.
CONTRACTOR SHALL VERIFY PERIMETER SHRUB REQUIREMENTS ARE MET AND PLANT ADDITIONAL SHRUBS IF NEEDED.

PARKING LOT LANDSCAPING REQUIREMENTS
ONE SHADE TREE AND EIGHT SHRUBS FOR EVERY 2,000 SF OR PORTION THEREOF OF THE TOTAL PARKING LOT AREA IS REQUIRED. THEREFORE:

13,458 SF / 2,000 = 6.7
(1) SHADE TREE X 6.7 = 6.7 = 7 SHADE TREES REQUIRED (17 PROVIDED)
(8) SHRUBS X 6.7 = 53.6 = 54 SHRUBS REQUIRED (754 PROVIDED)

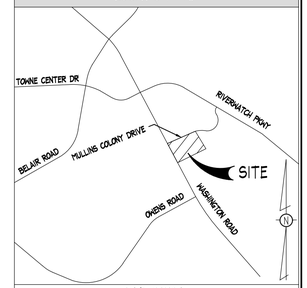
EACH PARKING SPACE SHALL BE WITHIN 60 LF OF A TREE

TREE DENSITY REQUIREMENTS
REQUIRED: 15 UNITS PER ACRE × 15 x 0.86 AC. = 12.9 = 13 UNITS REQUIRED
PROVIDED: (13) 3" CALIPER SHADE TREES = 13 UNITS PROVIDED

IRRIGATION:
AN AUTOMATED IRRIGATION SYSTEM SHALL BE PROVIDED.

CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE FOR 90 DAYS FOLLOWING INSTALLATION.

LOCATION MAP



EVANS, GEORGIA
N.T.S.

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		REMARKS
	AR2	3	ACER RUBRUM `OCTOBER GLORY` TM	OCTOBER GLORY MAPLE	3" CAL.	B&B		
	GA	4	GINKGO BILOBA `AUTUMN GOLD` TM	MAIDENHAIR TREE	3" CAL.	B&B		MALE SPECIES ONLY
	QN	1	QUERCUS NUTTALLII	NUTTALL OAK	3" CAL.	B&B		
	UP	3	ULMUS PARVIFOLIA `ALLEE`	ALLEE LACEBARK ELM	3" CAL.	B&B		
	ZS	2	ZELKOVA SERRATA	SAWLEAF ZELKOVA	3" CAL.	B&B		
FLOWERING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		REMARKS
	CC	2	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL.			
	LI	2	LAGERSTROEMIA INDICA X FAUREI `NATCHEZ`	NATCHEZ CRAPE MYRTLE	6`-7` HT.			
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
	AR3	25	ABELIA X GRANDIFLORA `ROSE CREEK`	ROSE CREEK ABELIA	3 GAL.	POT	42" o.c.	
	AA	3	AZALEA ENCORE `AUTUMN BRAVO` TM TM	AUTUMN BRAVO AZALEA	3 GAL.	POT	48" o.c.	
	CG	22	CRYPTOMERIA JAPONICA `GLOBOSA NANA`	DWARF JAPANESE CEDAR	3 GAL.	POT	36" o.c.	
	IC4	11	ILEX CORNUTA `CARISSA`	CARISSA HOLLY	3 GAL.	POT	60" o.c.	
	II	109	ILEX GLABRA `COMPACTA`	COMPACT INKBERRY	3 GAL.	POT	42" o.c.	
	IV3	13	ILEX VOMITORIA `NANA`	DWARF YAUPON	3 GAL.		36" o.c.	
	LR	21	LOROPETALUM CHINENSE `RUBY`	RUBY LOROPETALUM	7 GAL.		42" o.c.	
	NG	40	NANDINA DOMESTICA `GULF STREAM` TM	HEAVENLY BAMBOO	3 GAL.		30" o.c.	
	PJ	3	PIERIS JAPONICA `MOUNTAIN FIRE`	MOUNTAIN FIRE PIERIS	7 GAL.		48" o.c.	
	RI	59	RHAPHIOLEPIS INDICA `SNOW WHITE`	SNOW WHITE INDIAN HAWTHORN	3 GAL.	POT	42" o.c.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
	JC	30	JUNIPERUS CONFERTA `BLUE PACIFIC`	BLUE PACIFIC JUNIPER	1 GAL.	POT	48" o.c.	
	TW	718	TRACHELOSPERMUM ASIATICUM `WINTER BEAUTY`	VARIEGATED ASIATIC JASMINE	4"	POT	12" o.c.	

NOTES: SPECIES MUST MEET BOTH MINIMUM CALIPER OR GALLON SIZE AND HEIGHT IF LISTED.

ALL PLANT MATERIALS TO BE INSTALLED SHALL BE NURSERY GROWN AND ROOT PRUNED STOCK FREE OF INSECTS, DISEASE AND DEFECTS AND SHALL SATISFY THE REQUIREMENTS OF THE LATEST EDITION OF ANSI Z60 STANDARDS FOR PLANT MATERIAL.

THE USE OF ANSI A300 STANDARDS SHALL BE REQUIRED FOR THE PLANTING AND MAINTENANCE OF ALL REQUIRED LANDSCAPING.

ANY AREAS NOTED ON THE PLANS AS "SEED" OR "MULCH" WHERE THERE IS AN EXISTING LAWN AREA, MULCH AREA OR NATURAL AREA THAT IS DEEMED TO BE IN GOOD CONDITION, MAY INSTEAD BE MAINTAINED AS EXISTING. AREAS VOID OF VEGETATION OR GROUNDCOVER OR THAT EXHIBIT EVIDENCE OF EROSION, SHALL BE IMPROVED AS NECESSARY.

* PRIOR TO INSTALLATION, CONTRACTOR TO COORDINATE WITH PANDA EXPRESS PROJECT MANAGER TO VERIFY SOD TYPE TO BE USED.

IRRIGATION SYSTEM NOTES (DESIGN BUILD)

1. THE CONTRACTOR SHALL DESIGN AND INSTALL AN IRRIGATION SYSTEM FOR ALL LANDSCAPING ON-SITE.
2. RAIN BIRD SYSTEM OR EQUIVALENT SHALL BE USED.
3. SEE KITCHEN ELEVATION FOR LOCATION OF THE IRRIGATION CONTROL BOX.
4. DRIP IRRIGATION IS REQUIRED IN BUILDING PLANTERS.
5. RAIN BIRD RSD SERIES RAIN SENSOR, OR EQUIVALENT, SHALL BE INCLUDED IN THE DESIGN AND INSTALLATION. CONSULT CONSTRUCTION MANAGER FOR PLACEMENT.
6. LOCATE ALL UTILITIES BEFORE DIGGING. PROTECT ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION.
7. PLACE IRRIGATION LINES WITHIN PLANTING AND TURF AREAS UNLESS SLEEVING IS INDICATED. ROUTE PIPING TO AVOID TREE LOCATIONS. LOCATE MAINLINE AND VALVE BOXES WITHIN PROPERTY LINES.
8. PROCURE ALL NECESSARY PERMITS TO COMPLETE INSTALLATION OF IRRIGATION SYSTEM PER STATE AND LOCAL CODES.
9. PROVIDE SLEEVING UNDER PAVEMENT AND SIDEWALKS TO ACCOMMODATE LATERAL LINES, MAIN LINES, AND/OR CONTROL WIRE.
10. PROVIDE A MINIMUM 12" COVER OVER LATERAL LINES AND A MINIMUM OF 18" COVER OVER MAINLINES.
11. INSTALL ALL ELECTRICAL SERVICE TO MEET LOCAL CODES.
12. PROVIDE POP-UP SPRINKLERS ONLY. MOUNT SPRINKLERS ON POLY PIPE WITH BARBED FASTENERS UNLESS OTHERWISE SPECIFIED IN JURISDICTIONAL REGULATIONS.
13. MOUNT HEADS FLUSH WITH FINISHED GRADE. INSTALL HEADS 6" OFF ALL SIDEWALKS AND 1' FROM BUILDING WALLS.
14. INSTALL VALVES IN 15" BOXES WITH TAMPER RESISTANT LIDS.
15. ALL IRRIGATION CONTROL WIRE TO BE 14-GAUGE WIRE. PROVIDE WHITE FOR COMMON, RED FOR HOT, AND A SPARE BLUE WIRE PARALLEL TO COMMON THROUGHOUT THE ENTIRE SYSTEM.
16. MAKE ALL WIRE SPLICES WITH WATERPROOF SPLICE KITS RATED FOR DIRECT BURIAL. NEATLY COIL 30" OF SLACK WIRE IN VALVE BOX.
17. ADJUST HEADS TO MAXIMIZE COVERAGE AND MINIMIZE OVERSPRAY.

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

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

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

NO TREES SHALL BE PLANTED IN COUNTY OWNED UTILITY EASEMENTS.

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

NO SHRUBS SHALL BE PLANTED ON TOP OF WATER LINES/SERVICES OR ON TOP OF SANITARY SEWER LINES/SERVICES.

NORTH ARROW REFLECTS GRID NORTH GEORGIA, EAST ZONE

0 20 40 Feet

ingenium ENTERPRISES
PLANNING & ENGINEERING
14491 N DALE MABRY HWY
SUITE 250
TAMPA, FL 33618
813.387.0084
WWW.INGENIUMTEAM.COM

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1637 2/27/19 BIRET B. FORD

PANDA EXPRESS
STORE #D6674
515 MULLINS COLONY DRIVE
EVANS, GEORGIA

PLANS FOR:

CLIENT:
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY	
0	--/--/----
1	--/--/----
A	--/--/----
B	--/--/----
3	02/27/2019 BID SET
2	02/05/2019 COUNTY COMMENTS
1	12/20/2018 COUNTY COMMENTS

THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

PROJ #	180077
DWG NAME	180077 L01.DWG
ISSUE DATE	02/27/2019
PROJ MGR	JP

LANDSCAPE PLAN

L01.0
SHEET NUMBER

ISSUE FOR BID

LANDSCAPE NOTES:

DELIVERY, STORAGE AND HANDLING

A. DELIVER MATERIALS IN SUCH A MANNER AS TO NOT DAMAGE OR DECREASE THE HEALTH AND VIGOR OF THE PLANT MATERIALS.

B. STORE MATERIALS AWAY FROM DETRIMENTAL ELEMENTS. COORDINATE WITH GENERAL CONTRACTOR TO SECURE A SAFE STAGING AREA.

C. HANDLE, LOAD, UNLOAD, AND TRANSPORT MATERIALS CAREFULLY TO AVOID DAMAGE.

D. MAINTAIN AND PROTECT PLANT MATERIALS AS NECESSARY TO INSURE HEALTH AND VIGOR.

GUARANTEE

A. GUARANTEE PLANT MATERIALS AND LAWN AREAS FOR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL REPLACE PLANTS AND LAWNS, THAT FAIL TO GROW PROPERLY WITH PLANTS AS ORIGINALLY SPECIFIED AT THE EARLIEST PRACTICAL DATE FOLLOWING PLANT FAILURE, WITHOUT ADDITIONAL CHARGES TO THE OWNER. REPLACEMENT MATERIALS WILL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF REPLACEMENT. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR REPLACING PLANTS WHICH ARE DAMAGED BY ABUSE OR IMPROPER MAINTENANCE BY OWNER, OR BY ACTS OF GOD OCCURRING AFTER ACCEPTANCE.

MATERIAL FOR STAKING

A. STAKES FOR SUPPORTING TREES SHALL BE SOUND TIMBER, STRAIGHT, SIZED AS SHOWN IN PLANTING DETAILS AND OF SUFFICIENT LENGTH TO ADEQUATELY SUPPORT THE PLANT.

B. DEADMEN OR STAKES FOR ANCHORING STRAPS IN THE GROUND SHALL BE OF SIZE MATERIAL, AND STRENGTH ADEQUATE TO HOLD STRAPS TOUT AND MAINTAIN TREE FIRMLY IN AN UPRIGHT POSITION.

GUYING, STAKING AND MULCHING

A. USE ARBORTIE OR EQUIVALENT FOR ANY NEEDED STAKING TO ELIMINATE USE OF WIRE AND HOSE. STRAPS SHALL BE WIDE, SOFT, FLEXIBLE MATERIAL MANUFACTURED FOR THE PURPOSE OF TREE ANCHORING SUCH AS WOVEN POLYPROPYLENE WEBBING. ANY STAKING MATERIAL IS TO BE REMOVED AFTER THE FIRST GROWING SEASON.

A. STAKE TREES TWO-INCH CALIPER AND OVER. SPACE THREE STRAPS EQUALLY ABOUT EACH TREE, ATTACHED AT APPROXIMATELY TWO-FIFTHS UP THE TRUNK. STRAPS SHOULD BE AT A 45-DEGREE ANGLE AND ANCHORED IN THE GROUND WITH STAKES. THESE STRAPS SHALL BE EQUALLY TOUT.

B. STAKE TREES LESS THAN TWO INCHES CALIPER WITH TWO OR THREE WOOD STAKES DRIVEN TWO FEET INTO THE GROUND WITH THE PORTION EXTENDING ABOVE THE GROUND APPROXIMATELY ONE-HALF OF THE TRUNK HEIGHT. STAKE ONE FOOT FROM TRUNK, FASTENED AT APPROXIMATELY TWO-FIFTHS OF TRUNK HEIGHT.

C. PRIOR TO INSTALLING MULCH MATERIAL, ALL PLANTING BEDS SHALL BE COVERED WITH LANDSCAPE FABRIC IN AN EFFORT TO REDUCE WEEDS. LANDSCAPE FABRIC SHOULD BE BREATHABLE AND ALLOW AIR, WATER AND NUTRIENTS TO PENETRATE THE SOIL. TWO TO THREE INCHES OF MULCH MATERIAL SHALL BE PLACED ON TOP OF THE LANDSCAPE FABRIC.

D. MULCH ALL PLANTING BEDS AND OTHER AREAS DESIGNATED TO BE MULCHED (WITH THE EXCEPTION OF ANY ANNUAL, SEASONAL COLOR OR PERENNIAL BEDS) WITH TWO TO THREE INCHES OF MULCH MATERIAL. IF RIVER ROCKS ARE USED, ROCKS SHALL BE BETWEEN 1" AND 3" IN SIZE. CONTRACTOR TO PROVIDE A MULCH MATERIAL SAMPLE TO OWNER PRIOR TO INSTALLATION FOR COLOR AND SIZE APPROVAL. ANY LANDSCAPE BEDS NOTED AS ANNUAL, SEASONAL COLOR AND/OR PERENNIAL BEDS SHALL BE MULCHED WITH SMALL SIZED PEA GRAVEL SUCH AS INDIANA PEA GRAVEL. CONTRACTOR TO PROVIDE A MATERIAL SAMPLE TO OWNER PRIOR TO INSTALLATION FOR COLOR AND SIZE APPROVAL. IF RIVER ROCKS ARE USED, ALL RIVER ROCKS SHALL BE RINSED CLEAN ON SITE PRIOR TO INSTALLATION IN PLANTING BEDS.

EXCAVATION FOR PLANTING TREES AND SHRUBS

A. CIRCULAR PLANT PITS WITH VERTICAL SIDES SHALL BE DUG BY HAND OR MACHINE METHODS FOR PLANTING OF TREES AND SHRUBS.

B. TREE PIT DIAMETERS SHALL BE A MINIMUM OF TWO FEET GREATER THAN THE SPREAD OF THE ROOT MASS.

C. SHRUB PIT DIAMETER SHALL BE A MINIMUM OF ONE FOOT GREATER THAN THE SPREAD OF THE ROOT MASS.

D. CONTRACTOR SHALL TEST EXCAVATED PLANT PITS TO SATISFY THAT SUFFICIENT DRAINAGE IS PRESENT FOR PROPER PLANT SURVIVAL.

E. IF THE INDIVIDUAL PITS ARE ARRANGED IN A GROUP, THE AREA BETWEEN PITS SHALL BE FILLED TO THE REQUIRED GRADE WITH EXISTING SOIL AND MULCHED WITH MULCH MATERIAL THREE INCHES DEEP. PLANT BEDS SHALL BE NEATLY EDGED AND KEPT FREE OF WEEDS UNTIL THE WORK IS ACCEPTED.

TOPSOIL

A. TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM, AND SHALL BE NATURAL SURFACE SOIL OBTAINED FROM WELL DRAINED AREAS. TOPSOIL SHALL BE CHARACTERISTIC OF REPRESENTATIVE SOILS IN THE PROJECT VICINITY THAT PRODUCE HEAVY GROWTHS OF CROPS, GRASS OR OTHER VEGETATION. TOPSOIL SHALL BE FREE OF SUBSOIL, BRUSH, ORGANIC LITTER, OBJECTIONABLE WEEDS, CLAY, CLOTS, STUMPS, ROOTS OR OTHER MATERIAL HARMFUL TO PLANT GROWTH OR HINDRANCE TO PLANTING OR MAINTENANCE OPERATIONS. SHOULD REGENERATIVE MATERIALS BE PRESENT IN THE SOIL, CONTRACTOR SHALL ERADICATE AND REMOVE SUCH GROWTH, BOTH SURFACE AND ROOT, WHICH MAY APPEAR IN THE IMPORTED MATERIAL WITHIN ONE YEAR FOLLOWING ACCEPTANCE OF THE WORK. TOPSOIL SHALL NOT BE HANDLED IN A FROZEN OR MUDDY CONDITION. THE ACIDITY RANGE SHALL BE BETWEEN 5.0 AND 7.0 INCLUSIVE.

FERTILIZER

A. FERTILIZER FOR ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE STA GREEN NURSERY SPECIAL OR EQUIVALENT AND DELIVERED TO THE SITE IN UNOPENED CONTAINERS.

B. FERTILIZER FOR GRASS SHALL BE STA-GREEN FERTILIZER OR EQUIVALENT CONTAINING THE FOLLOWING PERCENTAGES BY WEIGHT:
- 10% NITROGEN
- 24% PHOSPHOROUS
- 10% POTASH

FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING, AND SHALL LIST THE MANUFACTURER'S GUARANTEED ANALYSIS. FERTILIZER SHALL NOT HAVE BEEN EXPOSED TO WEATHER PRIOR TO DELIVERY TO THE SITE. AFTER DELIVERY UNTIL USED, IT SHALL BE COMPLETELY PROTECTED AT ALL TIMES. IT SHALL NOT BE STORED IN CONTACT WITH THE THE GROUND.

LANDSCAPE BED EDGING

A. ALL BEDS MULCHED WITH RIVER ROCK SHALL BE EDGED WHEN ADJACENT TO LAWN AREAS. EDGING SHALL BE ALUMINUM AND BLACK IN COLOR, PERMALOC ALUMINUM ALLOY BLACK ANODIZED EDGING OR EQUIVALENT.

DRAINAGE TEST

A. REPRESENTATIVE TREE AND SHRUB PITS FROM EACH PLANTING AREA SHALL BE FILLED WITH WATER. IF PERCOLATION IS LESS THAN 100 TWELVE-INCH AUGER TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE TREE PIT, RETEST THE PIT. IN CASE DRAINAGE IS STILL UNSATISFACTORY NOTIFY THE LANDSCAPE ARCHITECT, IN WRITING OF THE CONDITION BEFORE PLANTING TREES IN THE QUESTIONABLE AREAS. CONTRACTOR IS FULLY RESPONSIBLE FOR THE WARRANTY OF PLANTINGS.

B. GROUNDCOVER BEDS SHALL ALSO BE SPOT TESTED FOR DRAINAGE.

C. DISPOSE OF SUBSOIL REMOVED FROM LANDSCAPE EXCAVATIONS. DO NOT MIX WITH THE PLANTING SOIL. DO NOT USE AS BACKFILL OR USE TO CONSTRUCT SAUCERS AROUND PITS.

SETTING TREES, SHRUBS AND GROUNDCOVERS

A. BALLED AND CONTAINER PLANTS SHALL BE PLACED FIRMLY UPON SCARIFIED SUB-GRADE AND BACKFILLED WITH PLANTING SOIL MIXTURE. REMOVE ALL WIRE, CARDS AND BURLAP FROM TOP OF ROOT BALL. HAND TAMP CAREFULLY AROUND AND UNDER BALL TO FILL ALL VOIDS. WATER DURING BACKFILLING. FORM SAUCER FROM PLANTING SOIL MIXTURE IN ORDER TO RETAIN WATER.

B. GENTLY LOOSEN OUTER ROOTS OF CONTAINER GROWN PLANTS TO ENCOURAGE OUTWARD GROWTH.

C. FERTILIZER SHALL BE THOROUGHLY MIXED AND SOAKED INTO THE TOP TWO INCHES OF SOIL FOR ALL PLANT PITS.

TREE TRANSPORTATION

A. THE CONTRACTOR SHALL BE RESPONSIBLE NOT ONLY FOR THE SAFE TRANSPORTATION OF THE PLANTS TO THE SITE BUT ALSO THEIR CONDITION UPON ARRIVAL. TREES WITH ABRASIONS OF THE BARK, SUNSCALDS, FRESH CUTS OR BREAKS OF LIMBS WHICH HAVE NOT COMPLETELY CALLOUSED WILL BE REJECTED. TREES WHICH HAVE BEEN DAMAGED DURING TRANSIT WILL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST. ALL PLANT UNIT COSTS WILL REFLECT ALL THE ABOVE LISTED SPECIFICATIONS.

PRUNING

A. DECIDUOUS TREES AND SHRUBS SHALL HAVE DEAD, BROKEN AND CROWDED WOOD PRUNED TO COMPENSATE FOR THE LOSS OF ROOTS IN TRANSPLANTING. REQUESTED AND REQUIRED ADDITIONAL PRUNING MAY BE NECESSARY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.

B. EVERGREEN TREES AND SHRUBS SHALL BE PRUNED ONLY TO THINK OUT HEAVY GROWTH.

C. CUTS OVER 3/4 INCH IN DIAMETER SHALL BE PAINTED WITH TREE DRESSING PAINT. NO PAINT CONTAINING LEAD SHALL BE PERMITTED.

PREPARATION OF GRASS AREAS

A. FINE GRADE ALL GRASS AREAS TO FINISH GRADE. ALL AREAS SHALL HAVE SMOOTH AND CONTINUAL GRADE BETWEEN THE EXISTING AND FIXED CONTROLS SUCH AS WALKS AND CURBS. ROLL, SCARIFY, RAKE AND LEVEL AS NECESSARY TO OBTAIN TRUE, EVEN AND FIRM LAWN SURFACES. ALL FINISHED GRADES SHALL MEET APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE GRASSING OPERATIONS BEGIN.

B. AREAS TO RECEIVE GRASS
- I. TYPE OF TURF TO BE APPROVED BY OWNER.
- II. CONTRACTOR TO BE RESPONSIBLE FOR FIELD VERIFICATION OF SOD AREAS TO CONFIRM SQUARE FOOTAGES.
- III. GRADE WILL BE BROUGHT TO THE LEVEL OF +/- 1" OF THE FINISHED GRADE BY THE GENERAL CONTRACTOR. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE TOP +/- 1" OF SOIL WORK. THIS IS TO INCLUDE ALL TOPSOIL HAULING AND PLACEMENT; SPREADING; DEBRIS REMOVAL AND ANY GRADING REQUIRED TO BRING THE FINISHED TOPSOIL GRADE TO THE PROPER LEVEL FOR GRASS.
- IV. THOROUGHLY TILL EXISTING SOIL TO A MINIMUM DEPTH OF FOUR INCHES BY RUNNING TILLING DEVICE TWO DIRECTIONS AT RIGHT ANGLES OVER THE ENTIRE SURFACE TO BE GRASSED. FINE GRADE TO ACHIEVE UNIFORMITY AND DRAINAGE.
- V. SPREAD SPECIFIED FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS.
- VI. WORK SOIL TO A UNIFORM GRADE SO THAT ALL AREAS HAVE POSITIVE DRAINAGE AWAY FROM DRIVES, BUILDINGS AND LANDSCAPED AREAS.
- VII. CONTRACTOR TO COORDINATE WITH OWNER FOR TURF SELECTION PRIOR TO INSTALLATION.

CLEANUP & PROTECTION

A. DURING PLANTING OPERATIONS KEEP PROJECT SITE CLEAN AND ORDERLY.

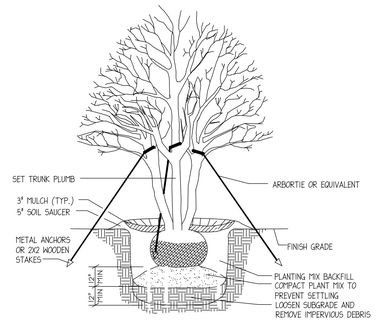
B. UPON COMPLETION OF WORK, CLEAR GROUNDS OF DEBRIS, SUPERFLUOUS MATERIALS AND ALL EQUIPMENT. REMOVE FROM SITE TO SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER.

C. PROTECT ALL WORK AND MATERIALS FROM DAMAGE DUE TO IRRIGATION OPERATIONS AND OPERATIONS BY OTHER CONTRACTORS, TRADES, AND TRESPASSERS. MAINTAIN PROTECTION UNTIL DATE OF SUBSTANTIAL COMPLETION.

D. CONTRACTOR IS RESPONSIBLE FOR THEFT OF EQUIPMENT AND MATERIAL AT THE JOB SITE BEFORE, DURING AND AFTER INSTALLATION, UNTIL DATE OF SUBSTANTIAL COMPLETION OF THE WORK IN TOTAL.

NO TREES SHALL BE PLANTED IN COUNTY OWNED UTILITY EASEMENTS.

NO SHRUBS SHALL BE PLANTED ON TOP OF WATER LINES/SERVICES OR ON TOP OF SANITARY SEWER LINES/SERVICES.

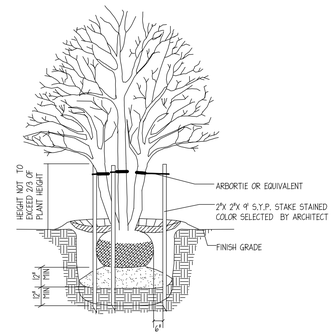


NOTE: 1. STAKING FOR TREES 2" CAL. EA. TRUNK OR SMALLER. TREES LARGER THAN 2" CAL. TO BE GUYED.

1 DETAIL MULTI-TRUNKED TREE PLANTING

NOT TO SCALE

NOTE: ALL TREES MUST BE PLANTED AT LEAST 10' FROM ALL UTILITY LINES

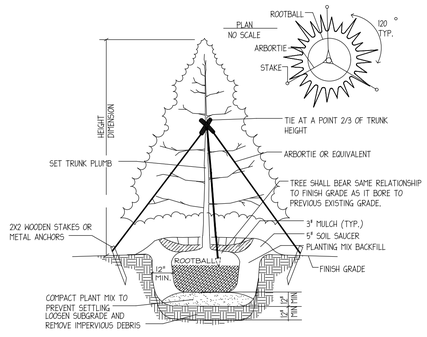


NOTE: 1. STAKING FOR TREES 2" CAL. EA. TRUNK OR SMALLER. TREES LARGER THAN 2" CAL. TO BE GUYED.

2 DETAIL MULTI-TRUNKED TREE STAKING

NOT TO SCALE

NOTE: ALL TREES MUST BE PLANTED AT LEAST 10' FROM ALL UTILITY LINES

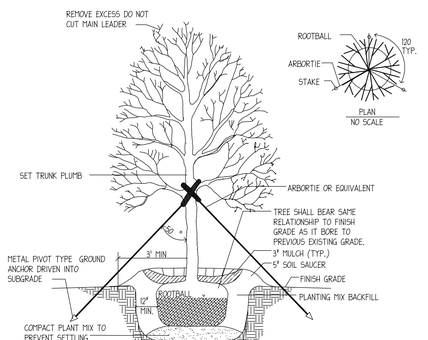


NOTES: 1. EVERGREEN TREES 2" CAL OR SMALLER TO BE STAKED.
2. PROVIDE WATER CRYSTALS PER MANUFACTURER'S RECOMMENDATIONS FOR PINE TREES.

3 DETAIL EVERGREEN TREE PLANTING

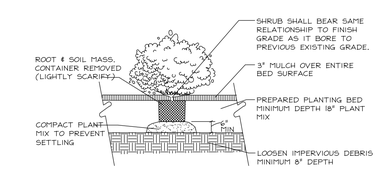
NOT TO SCALE

NOTE: ALL TREES MUST BE PLANTED AT LEAST 10' FROM ALL UTILITY LINES



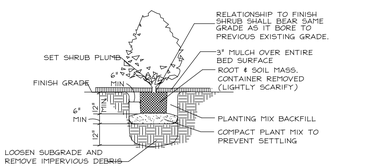
4 DETAIL TYPICAL TREE PLANTING AND GUYING

NOT TO SCALE



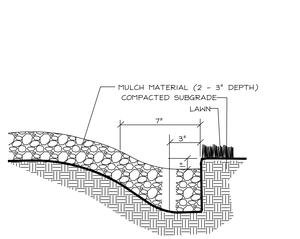
5 DETAIL TYPICAL FOR ALL PLANTS SPACED LESS THAN 36" O.C.

NOT TO SCALE



6 DETAIL TYPICAL CONTAINERIZED SHRUB PLANTING

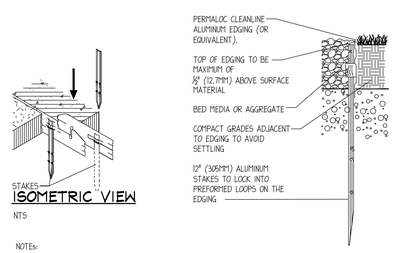
NOT TO SCALE



NOTE: TRENCH EDGE TO BE LOCATED BETWEEN PLANTING BEDS AND ALL LAWN AREAS.

7 TRENCH EDGER DETAIL FOR ALL BEDS

NOT TO SCALE



NOTES:
1) ALL ALUMINUM EDGING SHALL BE BLACK IN COLOR. PERMALOC ALUMINUM ALLOY BLACK ANODIZED EDGING OR EQUIVALENT.
2) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
3) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
4) TOP OF MULCH MATERIAL SHALL BE 1/2" LOWER THAN TOP OF EDGING.

8 ALUMINUM LANDSCAPE BED EDGING

NOT TO SCALE

ingenium ENTERPRISES
PLANNING & ENGINEERING
14499 N DALE MABRY HWY
SUITE 250
TAMPA, FL 33618
813.387.0084
WWW.INGENIUMTEAM.COM

GEORGIA REGISTERED No. 1637 LANDSCAPE ARCHITECT 2/27/19 BRET B. FORD

PANDA EXPRESS
STORE #D6674
515 MULLINS COLONY DRIVE
EVANS, GEORGIA

PLANS FOR:

CLIENT:

PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY

1	--/--/----
2	--/--/----
3	--/--/----
4	--/--/----
5	02/27/2019 BID SET
6	02/05/2019 COUNTY COMMENTS
7	12/20/2018 COUNTY COMMENTS

THE CIVIL ENGINEER REGULARLY UPDATES ELECTRONIC FILES DURING THE DEVELOPMENT OF A PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE DOES NOT NECESSARILY REFLECT THE COMPLETE SCOPE OR CONTENT AS DEFINED IN THE CONTRACT. THE CONTENTS IN THESE FILES MAY THEREFORE BE PRELIMINARY, INCOMPLETE WORK IN PROGRESS, AND SUBJECT TO CHANGE. FURTHERMORE, THE INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL IDEAS REPRESENTED HERE BY THIS INFORMATION SHALL NOT BE USED, ALTERED, OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT EXPRESSED WRITTEN PERMISSION OF THE CIVIL ENGINEER IS PROHIBITED.

PROJ #	180077
DWG NAME	180077 L01.DWG
ISSUE DATE	02/27/2019
PROJ MGR	JP

LANDSCAPE NOTES & DETAILS

L01.1
SHEET NUMBER

ISSUE FOR BID

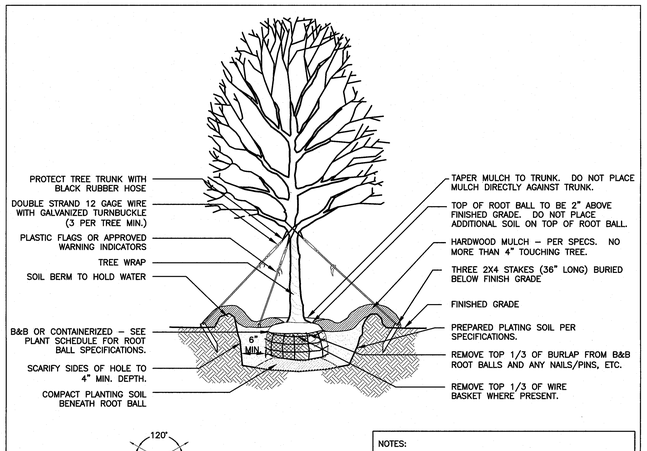
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
LARGE MATURING TREES						
QUEP	102	Quercus Phellos	Willow Oak	3" Cal.	Cont.	matched specimen
TILA	0	Tilia americanum	Basswood	6" Cal.	B+B	matched specimen
SMALL / MEDIUM MATURING TREES						
CERC	60	Cercis canadensis	Eastern Redbud	3"	B&B	
LAIN	18	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	3" EACH CANE	B&B	
ILNS	11	Ilex hybrida 'Nellie R. Stevens'	Nellie R Stevens Holly	8' Height	Cont.	matched specimen
MAGA	4	Magnolia grandiflora 'Alta'	Alta Magnolia	14' Height	B+B	matched specimen
PICH	32	Pistacia chinensis	Chinese Pistache	3" Cal.	B+B	
QUEN	32	Quercus nutalli	Nutall Oak	3" Cal.	B+B	matched specimen
ULMP	55	Ulmus parvifolia	Lacebark Elm	3" Cal.	B+B	matched specimen
SHRUBS						
ABRC	536	Abelia grandiflora 'Rose Creek'	Rose Creek Abelia	30"–36"	Cont.	4' O.C.
ILCC	594	Ilex cornuta 'Carissa'	Carissa Holly	24"–30"	CONT.	6' O.C.
ILVN	186	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	24"–30"	CONT.	6' O.C.
VIBD	521	Viburnmum davidii	Davidi Viburnmum	36"–42"	CONT.	

IRRIGATION NOTES

1. CONTRACTOR SHALL VERIFY THAT AVAILABLE WATER PRESSURE IS ADEQUATE FOR IRRIGATION SYSTEM. CONTRACTOR SHALL VERIFY IN FIELD PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
2. CONTRACTOR TO PROVIDE IRRIGATION LAYOUT DESIGN TO ARCHITECT FOR APPROVAL. SEE IRRIGATION REQUIREMENTS PARAGRAPH.
3. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF WATER METERS, BACKFLOW PREVENTERS, VALVES, ELECTRIC WIRING FOR THE IRRIGATION SYSTEM, ALL SLEEVING, ALL FITTINGS, ADAPTERS, ETC. TO COMPLETE THE IRRIGATION SYSTEM.
4. CONTRACTOR SHALL ADJUST ALL HEADS IN FIELD TO INSURE MAXIMUM COVERAGE, ELIMINATE OVERTHROW ONTO PAVED AREAS, BUILDING AND WALL SURFACES. (LOCATE HEADS 3" CLEAR OF ALL HARDSCAPE SURFACES.) ALL AUTOMATIC VALVES SHALL BE INSTALLED IN A VALVE BOX AS SPECIFIED. COORDINATE SLEEVES WITH GENERAL CONTRACTOR.
5. CONTRACTOR SHALL COORDINATE PIPING LAYOUT WITH LANDSCAPE PLAN TO INSURE PIPES DO NOT INTERFERE WITH ROOT BALLS OF TREES OR ROWS OF SHRUBS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
6. CONTRACTOR SHALL VERIFY THAT ALL PERTINENT LOCAL AND STATE CODES ARE BEING OBSERVED.
7. CONTRACTOR TO PROVIDE THRUST BLOCKS ON 3" MAIN AT ALL BENDS AND TURNS.
8. PROVIDE IRRIGATE ALL STREET TREES WITHIN PROJECT LIMITS.
9. PROVIDE GATE VALVES AT DOWNSTREAM SIDE OF BACKFLOW AND AT HYDRAULIC CONTROLLERS.

IRRIGATION REQUIREMENTS

CONTRACTOR SHALL DESIGN AND INSTALL A COMPLETE FUNCTIONING IRRIGATION SYSTEM FOR ALL TURF AND PLANTING AREAS, WITHIN PROJECT CONSTRUCTION LIMITS. CONTRACTOR SHALL SUBMIT IRRIGATION PLANS FOR ENTIRE SYSTEM TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. PLANS SHALL INCLUDE A COMPLETE SEPARATION OF SHRUB AND TURF AREAS. PLANS SHALL INCLUDE CONTROLLER, ALL SLEEVING, ELECTRIC VALVES, HEADS LATERALS, MAINS, DRIP LINES CONNECTIONS TO EQUIPMENT, AND ALL OTHER COMPONENTS NECESSARY FOR A WORKING IRRIGATION SYSTEM. ALL CONTROLLERS, VALVES AND HEADS TO BE MADE BY THE SAME MANUFACTURER. BACKFLOW PREVENTOR TO BE PROVIDED BY CONTRACTOR AND SHALL CONFORM TO REQUIREMENTS OF LOCAL AUTHORITIES. SEE ELECTRICAL PLANS FOR LOCATION OF CONTROLLER BOX.

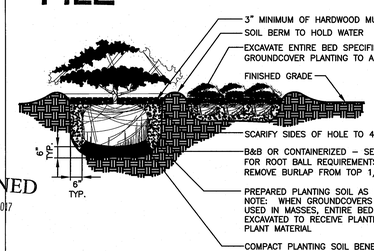


PLAN

NOTES:

1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. FOR "SEMI–IMPERVIOUS SOIL CONDITIONS INSTALL ROOTBALL 4" ABOVE FINISH GRADE.

2 LARGE MATURING TREE
NOT TO SCALE



NOTES:

1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. IN SEMI–IMPERVIOUS SOIL CONDITIONS (AND FOR ALL AZALEA PLANTING), ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO SETTING ROOTBALL ELEVATIONS.

1 SHRUB & GROUNDCOVER PLANTING
NOT TO SCALE

APPROVED

RECEIVED
OCT 02 2017
COLUMBIA COUNTY WATER UTILITY
ENGINEERING & INSPECTION

SCANNED
OCT 04 2017

FILE

Reviewed for Compliance

This plan has been reviewed for compliance with construction standards. The review does not relieve the Contractor or Developer of any responsibility for conformance with these standards, project specifications, and Columbia County Construction Standards prior to commencement of construction.

SEP 28 2017
Date
Signature

GRAPHIC SCALE
50 0 25 50 100 200
1" = 50'

TREE DENSITY 90–140(h)

15 TREE UNITS PER ACRE ARE REQUIRED – TOTAL SITE AREA IS 25.38 ACRES REQUIRING 381 TREE UNITS FOR THE ENTIRE SITE.

TREE UNIT CREDITS PER THE FOLLOWING SUMMARY:

THE OUT PARCELS IN THIS PROJECT TOTAL 5.2 ACRES REQUIRING 78 TREE UNIT CREDITS

THERE ARE 166 STREET TREES SHOWN

THERE ARE 159 INTERIOR TREES SHOWN

THESE THREE ITEMS TOTAL 403 TOTAL TREE CREDITS FOR THE PROJECT AREA NOT INCLUDING THE FUTURE OUT PARCEL STREET TREES.

TREES PROVIDED WILL MEET THE REQUIREMENTS OF SECTION 90–145

ALL TREES PLANTED IN THE POWER LINE RIGHT–OF–WAY WILL MEET THE REQUIREMENTS GEORGIA POWER AND BE SELECTED FROM THEIR APPROVED LIST.

INTERNAL LANDSCAPE REQUIREMENTS 90–140(e)

1 TREE AND 8 SHRUBS PER 2,000 SF OF PAVEMENT

THERE IS 316,355 SF OF PAVEMENT SHOWN ON THIS PLAN – THIS EQUATES TO 159 REQUIRED TREES AND 1,268 SHRUBS

THERE ARE:
135 3" OR GREATER CALIPER TREES (6 OF THESE TRESS ARE IN FRONT OF BELK AND NOT INCLUDED IN THE PLANT SCHEDULE) AND MORE THAN 1,300 SHRUBS

EACH OUT PARCELS WILL PROVIDE THEIR OWN INTERNAL LANDSCAPE REQUIREMENTS BASED ON THE PAVEMENT PER THEIR SPECIFIC LAYOUT. THEY WILL ALSO PROVIDE THE STREETSCAPE PLANTING AS NOTED ON THE PLAN.

SECTION 90–140 AND 90–140(c) REQUIREMENTS

10' LANDSCAPE STRIP ALONG INTERNAL ROADS ONE TREE EVERY 40' AND ONE SHRUB FOR EVERY 4' OF FRONTAGE

30' LANDSCAPE STRIP ALONG PUBLIC STREET THREE TREES PER EVERY 40' AND 3 SHRUBS FOR EVERY FOUR FEET OF FRONTAGE – CALCULATIONS ARE SHOWN ON THE PLAN.

THE DEVELOPER IS REQUIRED TO PROVIDE PERPETUAL MAINTENANCE.

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING
5815 Westpark Drive Charlotte, NC 28217
T: 704.525.6350 F: 704.561.8700
www.littleonline.com

This drawing and the design shown are the property of Little Diversified Architectural Consulting. The reproduction, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.
© Little 2017

ISSUE FOR
REVIEW DOCUMENTS
ISSUE DATE
01.13.17

REVISIONS

NO.	REASON	DATE
1	PER COUNTY REVIEW COMMENTS	01.31.17
2	CONSTRUCTION DOCUMENTS	03.14.17
3	VARIANCE APPLICATION	07.20.17
4	DEVELOPER REQUESTED LAYOUT REVISIONS	08.17.17
5	VARIANCE APPLICATION & TREE SPECIES REVISION	09.06.17
6	DEVELOPER REQUESTED TREE RELOCATION	09.12.17
7	VARIANCE COORDINATION PER INSTALLED TREES	09.14.17

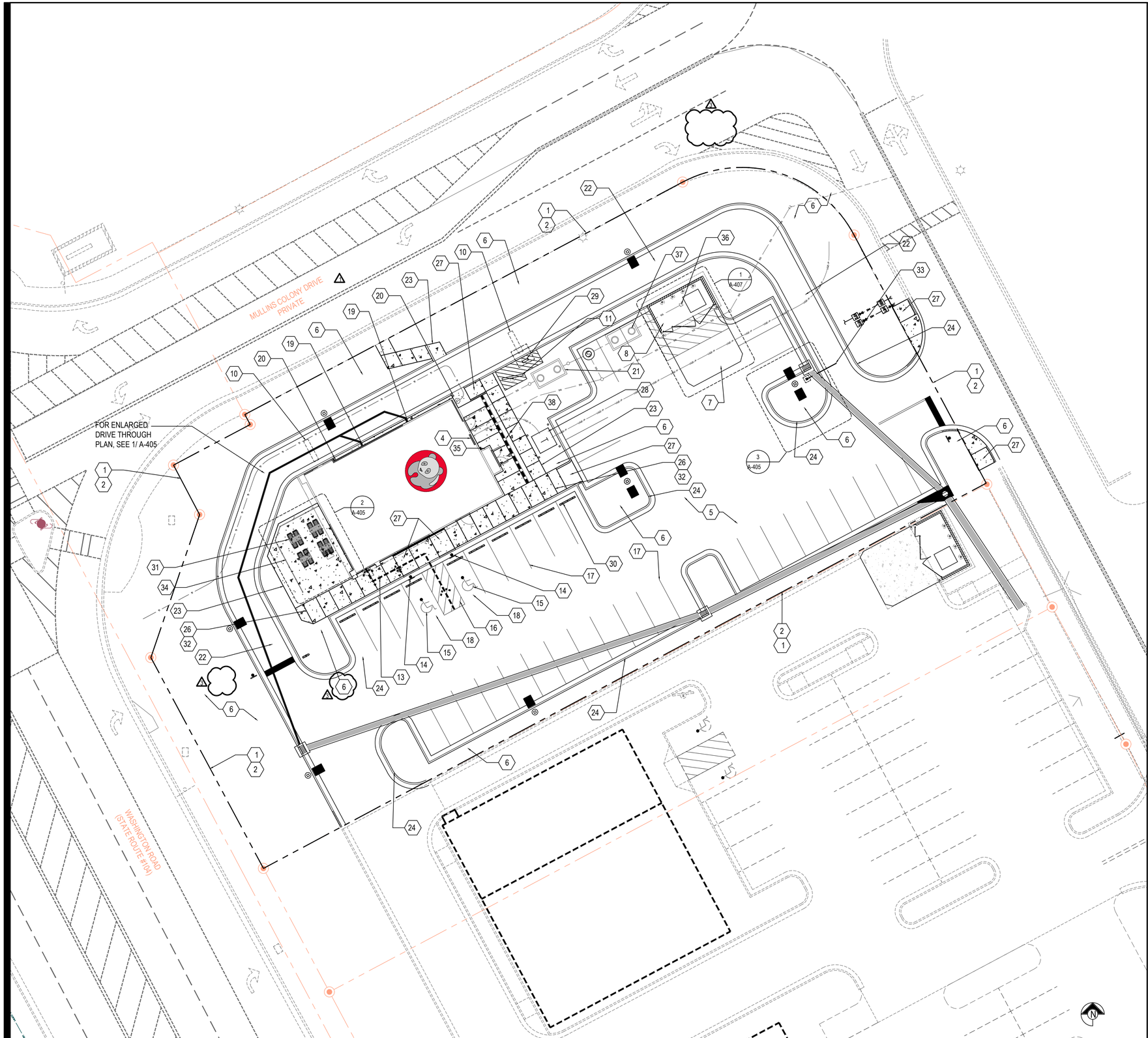
PROJECT TEAM
PRINCIPAL IN CHARGE
JASON LOUCKS, AIA
PROJECT MANAGER
DESIGN TEAM
MVS

PROJECT NAME
MULLINS COLONY
Evans, GA

PROJECT NUMBER
124.4693.00

SHEET TITLE
LANDSCAPE COMPLIANCE PLAN

SHEET NUMBER
L 100



DEMOLITION NOTE:
G.C. TO REMOVE ALL EXISTING ABOVE/UNDER GROUND STRUCTURAL WALLS, FOUNDATION, ASPHALT, CONC. CURBS AND DEBRIS PRIOR TO NEW CONSTRUCTION.

GENERAL NOTE:

1. G.C. TO VERIFY AND PROVIDE ALL UNDERGROUND WIRING AND CONDUIT(INSTALLED BY LOCAL UTILITY COMPANY) FROM TRANSFORMER TO ELECTRICAL MAIN SWITCHGEAR. DRIVE THRU. MENU BOARD, BY G.C., VERIFY WITH PANDA PM.
2. WATER METER FOR IRRIGATION SHALL BE A SEPARATE METER THAN MAIN WATER METER. G.C. TO COORDINATE WITH LANDSCAPE/IRRIGATION CONTRACTOR TO INSTALL A SEPARATE METER.
3. PROVIDE & INSTALL CAGE AND COVER FOR THE BACK-FLOW PREVENTER AT 4" CONCRETE CURB IN LANDSCAPE AREA; GORILLA CAGE, MANUFACTURED BY HOUSTON IRRIGATION SERVICES SPRING, TEXAS (281-705-9701). PROVIDE INSULATED COVER, 'AQUA SHIELD' MODEL # BFP1-S FOR COLDER REGIONS OF US. COORDINATE WITH PANDA PM. REFER TO DETAIL 11/ A-407
4. FOR HORIZONTAL CONTROL PLAN REFER TO CIVIL DRAWINGS
5. KEY SYMBOLS
6. NO MONUMENT SIGN

1. LIMIT OF CONSTRUCTION
2. PROPERTY LINE
3. NOT USED
4. NEW SWITCHGEAR
5. PAVING - SEE CIVIL PLAN
6. IRRIGATED LANDSCAPING, REFER TO LANDSCAPE DRAWINGS
7. CONC. APRON, REFERENCE CIVIL DRAWINGS
8. TRASH ENCLOSURE (01/A-407)
9. NOT USED
10. DRIVE THRU LANE SENSOR LOOP SEE DETAIL (01/A-405)
11. DRIVE THROUGH MENU BOARD-INSTALLED BY SIGN COMPANY. VERIFY WITH PANDA PM (SEE GENERAL NOTE ABOVE)
12. NOT USED
13. ACCESSIBLE PATH OF TRAVEL
14. ACCESSIBLE PARKING POLE SIGN. REF: CIVIL
15. INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE
16. ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT LOADING ZONE W/ 4" WIDE STRIPES @3'-0" O.C.
17. PAINT 4" WIDE SOLID PARKING STRIPPING W/ TWO (2) COATS HIGHWAY WHITE PAINT
18. DESIGNATED HANDICAP PARKING SPACE
19. MAIN ROOF DRAIN TO STORM SYSTEM. REFER TO CIVIL. OVERFLOW DRAIN TO DAYLIGHT (15/A-107)
20. STEEL PIPE BOLLARD. BOLLARDS TO BE PAINTED SAFETY YELLOW PRIOR TO APPLICATION OF LDFE 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. NOT USED
26. TOOLED JOINTS @ 5'-0"X5'-0" O.C. EXPANSION JOINT @ 20'-0" O.C.
27. ACCESSIBLE RAMP
28. ELEC TRANSFORMER CONC PAD W/ 4 EA BOLLARDS. REF. CIVIL DRAWINGS
29. ORDER CONFIRMATION BOARD
30. RUBBER WHEEL STOP, REF. CIVIL DRAWINGS
31. OUTDOOR PATIO AND SEATING
32. 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.
33. CLEARANCE BAR/BASE INSTALLED BY SIGN VENDOR.
34. PATIO RAILING. SEE A-405
35. ROOF DRAIN AND OVERFLOW SCUPPER TO EXIT TO DAYLIGHT THROUGH FACE OF WALL. RE: PLUMBING
36. DUMPSTER DRAIN
37. OIL / GRIT INTERCEPTOR - SEE PLUMBING/CIVIL DRAWINGS
38. SCREEN WALL (1/SP-101) (3/A-305)

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

KEY NOTES A
Scale= NTS A-100

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

1	12.20.18 - COUNTY COMMENTS
2	02.27.19 - ISSUE FOR BID

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpa.com
Florida Corporate Certificate #AA C000526

02.27.19

STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA015622
REGISTERED ARCHITECT

PANDA EXPRESS

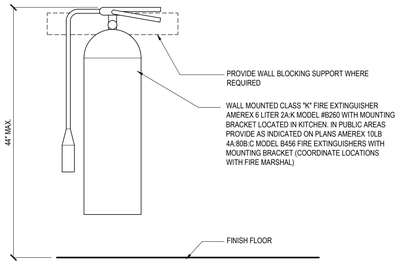
TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

A-100

SITE PLAN
ARCHITECTURAL

1. EXIT LIGHTS SHALL BE PROVIDED AT ALL EXTERIOR DOORS ALONG THE EGRESS PATH.
2. EMERGENCY LIGHTING SHALL BE PROVIDED AS REQUIRED BY CODE. REFER ELECTRICAL LIGHTING PLAN.
3. ALL DOOR HARDWARE SHALL MEET ALL APPLICABLE CODE REQUIREMENTS FOR EGRESS AND HANDICAP ACCESSIBILITY.
4. ALL DIMENSIONS SHOWN ON THIS PLAN ARE MINIMUM CLEAR DIMENSIONS.
5. GC SHALL INSTALL A KNOX BOX AT THE MAIN ENTRANCE. GC SHALL COORDINATE THE EXACT LOCATION, MOUNTING HEIGHT, AND TYPE WITH THE LOCAL FIRE OFFICIAL.
7. POST OCCUPANT LOAD PER LOCAL CODE. SEE COVER SHEET G-001 FOR OCCUPANT BREAKDOWN.

GENERAL NOTES 6
NTS LSP-101



FIRE EXTINGUISHER DETAILS 5
NTS LSP-101

SYMBOL INDICATES ACCESSIBLE SEATING. AT EACH ACCESSIBLE SEAT, THE UNDERSIDE OF THE TABLE WILL BE 27" AFF MIN. THE TOP OF THE TABLE WILL BE 34" AFF MAX. A 30" WIDE WHEEL CHAIR WILL BE ABLE TO EXTEND UNDER THE TABLE A MIN. OF 19" FROM THE EDGE OF THE TABLE TOP.

SYMBOL INDICATES FIRE EXTINGUISHER (10 LB-4A60BC) WITH MOUNTING BRACKET. ONE EACH TO BE MOUNTED NEXT TO THE MAIN EXIT DOORS FROM THE MAIN BUILDING. MOUNT 44" AFF MAX. PROVIDE BLOCKING IN WALL FOR MOUNTING SUPPORT AS NEEDED. GC TO COORDINATE EXACT TYPE, LOCATION, AND MOUNTING HEIGHT WITH LOCAL FIRE OFFICIAL AS REQUIRED.

SYMBOL INDICATES "K" TYPE FIRE EXTINGUISHER WITH MOUNTING BRACKET. TO BE MOUNTED IN KITCHEN IN THE LOCATIONS INDICATED. MOUNT 44" AFF MAX. PROVIDE BLOCKING IN WALL FOR MOUNTING SUPPORT AS NEEDED. GC TO COORDINATE EXACT TYPE, LOCATION, AND MOUNTING HEIGHT WITH LOCAL FIRE OFFICIAL AS REQUIRED.

L4 L4HO SYMBOL INDICATES EMERGENCY "EXIT" ILLUMINATED SIGN FIXTURE.

STARTING POINT OF MOST REMOTE POINT OF EGRESS

36" 200 DOOR CLEAR OPENING
EGRESS CAPACITY (PEOPLE)

EGRESS PATH

K KNOX BOX

SYMBOLS 4
NTS LSP-101

TYPE OF SEATING

4 TOP TABLES	7 (4 SEATS) = 28 SEATS
2 TOP TABLES	5 (2 SEATS) = 10 SEATS
8 TOP TABLES	2 (8 SEATS) = 16 SEATS
TOTAL	54 SEATS

OUTDOOR SEATING

4 TOP FIXED TABLES	4 (4 SEATS)= 16 SEATS
TOTAL	16 SEATS
GRAND TOTAL : INTERIOR & EXTERIOR	**70 SEATS**

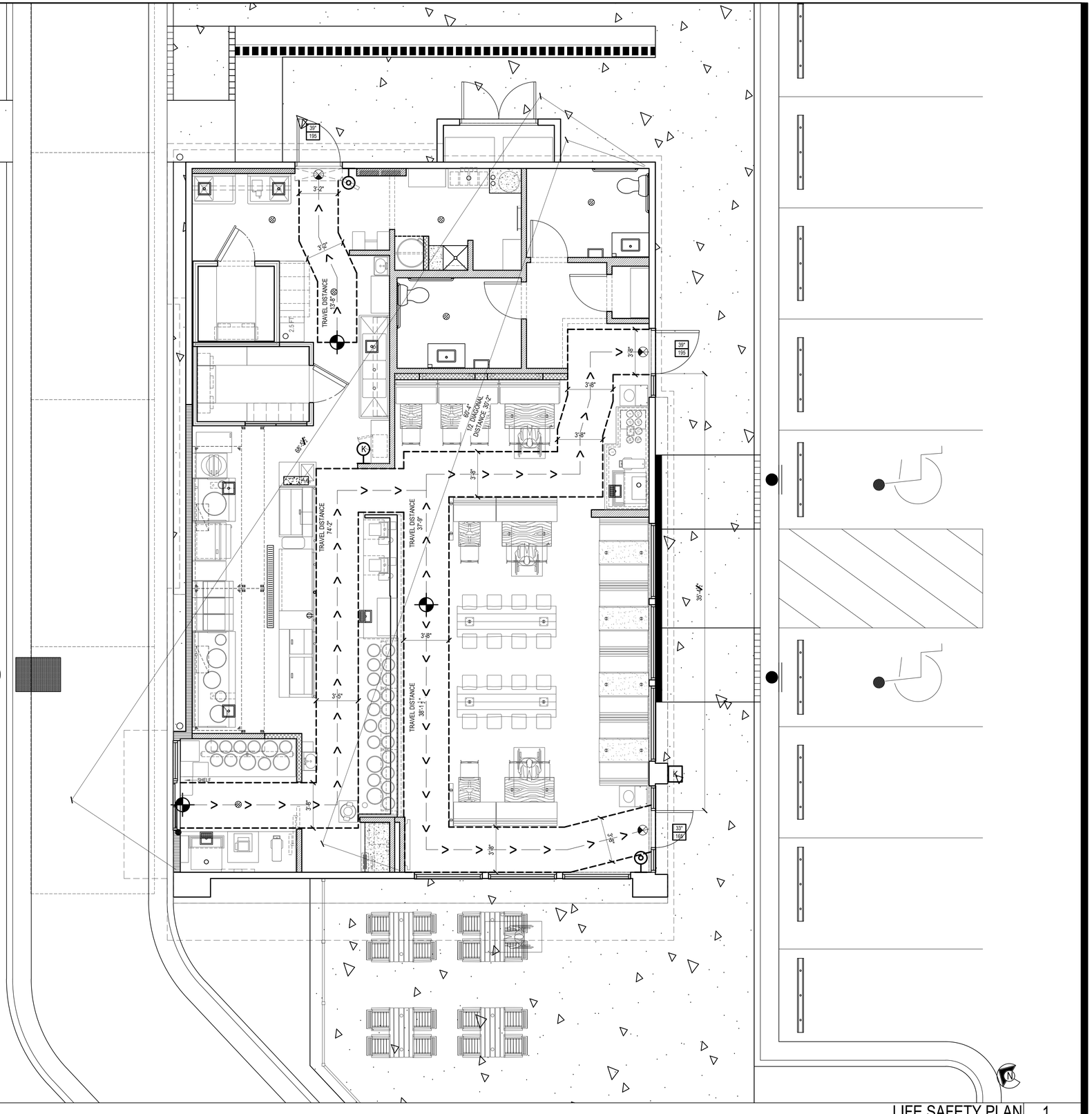
HANDICAP SEAT CALCULATION
INTERIOR: 54 TOTAL SEATS x 5% = 3 REQUIRED / 3 PROVIDED
EXTERIOR: 16 TOTAL SEATS x 5% = 1 REQUIRED / 1 PROVIDED

SEATING CALCULATIONS 3
NTS LSP-101

EXIT

1. PROVIDE ONE TACTILE SIGN STATING "EXIT" NEXT TO EACH EXIT DOOR. SIGN SHALL COMPLY WITH ANSI A117.1
2. SIGNS SHALL BE 6" X 6". LETTERS AND CHARACTERS SHALL BE WHITE. BACKGROUND SHALL BE BLACK
3. LETTER WIDTH TO HEIGHT RATIO = 3:5 MIN., 1:1 MAX. STROKE WIDTH TO HEIGHT RATIO = 1:5 MIN., 1:10 MAX.
4. LETTERS SHALL BE SIMPLE SERIF TYPE, UPPERCASE, 2" HIGH, AND SHALL BE RAISED 1/32".
5. BRAILLE CHARACTERS SHALL BE GRADE 2 BRAILLE. DOTS SHALL BE 1/10" ON CENTER IN EACH CELL, WITH 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND.
6. SIGNS SHALL BE MOUNTED ON THE LATCH SIDE OF THE DOOR. SIGNS SHALL BE 60" AFF AND 9" FROM DOOR OPENING (EACH MEASURED TO CENTER OF SIGN).

LIFE SAFETY PLAN 2
NTS LSP-101



LIFE SAFETY PLAN 1
Scale= 1/4" = 1'-0" LSP-101

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
Florida Corporate Certificate #AA C000526

02.27.19

STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA015222
REGISTERED ARCHITECT

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

LSP-101

LIFE SAFETY PLAN

TRUE WARM & WELCOME 2200

EQUIPMENT SCHEDULE

04-20-18

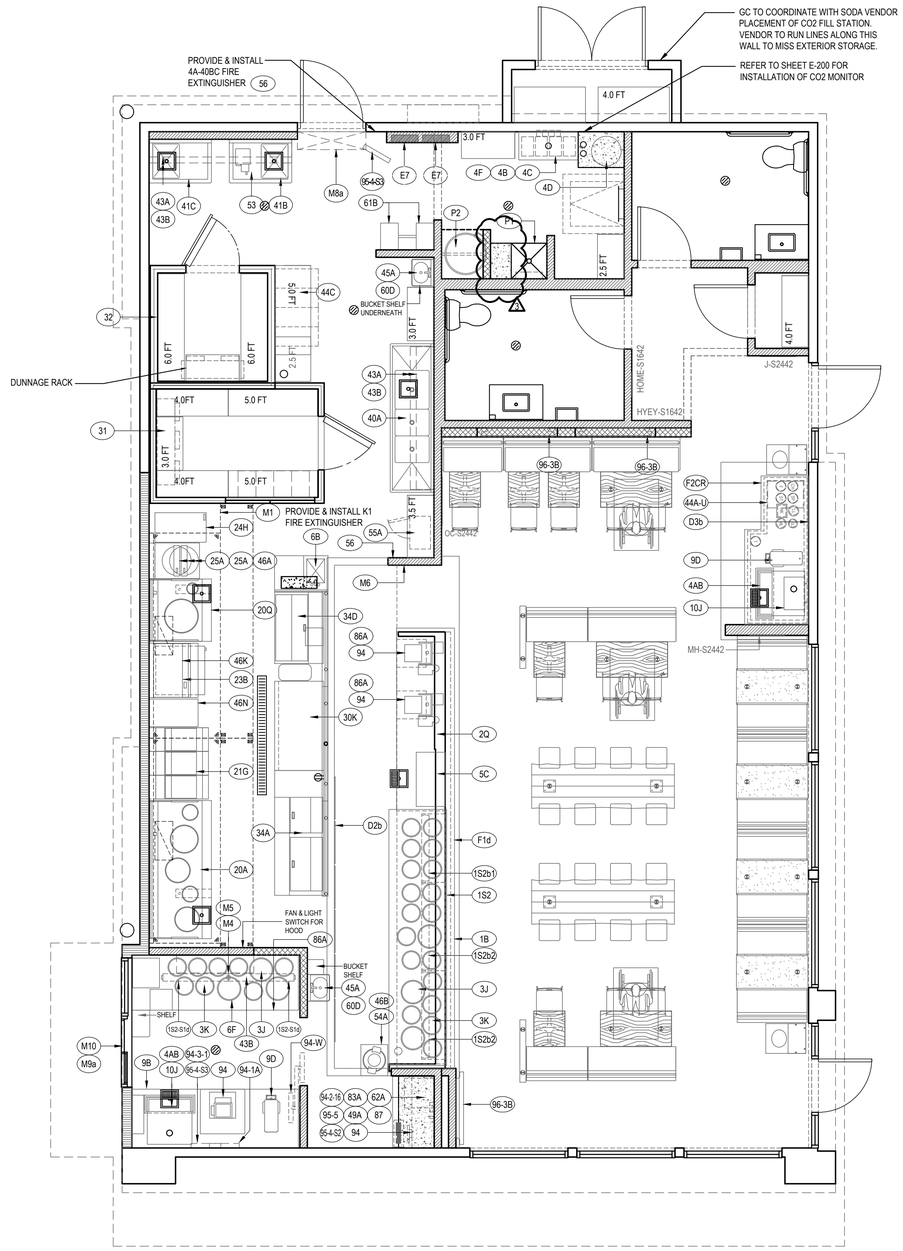
PLUMBING
- FS INDIRECT CONNECTION TO FLOOR SINK
- D DIRECT CONNECTION
- RIH ROUGH IN HEIGHT (TO CENTER OF CONNECTION)

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

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

SUPPLY BY	GAS K BTU	GAS R.I.H.	GAS SIZE	WASTE TYPE	WASTE SIZE	COLD WATER R.I.H.	COLD WATER SIZE	HOT WATER R.I.H.	HOT WATER SIZE	CONNECTION R.I.H.	CONNECTION TYPE	LOAD WATT	PHASE	H.P.	VOLTS	REMARKS	DIMENSIONS W x D x H (# x H)	MANUFACTURE	MODEL #	EQUIPMENT	NO.
																				SERVING AREA EQUIPMENT	
O																SEE DETAIL	SEE PLAN	KEC	CUSTOM	HOT WELLS COUNTER, SERVICE	1B
O																SEE DETAIL	SEE PLAN	KEC	CUSTOM	SNEEZE GUARD	1S2
O											D	475W	1		120	3 HEATING ELEMENTS	42.375" X 4.25" X 2.375"	GENERAL		43" RADIANT TOP HEATER	1S2b1
O											D	625W	1		120	4 HEATING ELEMENTS	55.375" X 4.25" X 2.625"	GENERAL		56" RADIANT TOP HEATER (2)	1S2b2
O										REF. ELEC.	D	475W	1		120	3 HEATING ELEMENTS	42 1/8"x4.25"x2 5/8"	GENERAL		43" RADIANT TOP HEATER (2)	1S2-S1d
O											D	15A	1		120	SEE DETAIL	SEE PLAN	KEC	CUSTOM	CASHIER & BEVERAGE COUNTER	2Q
O											C	650W	1		120	INDUCTION WARMER	15 3/4" DIA	I/O CONTROLS CORP	ABC-065-14	INDUCTION WELL - 17QT	3J
O											C	650W	1		120	INDUCTION WARMER	12 1/8" DIA	I/O CONTROLS CORP	ABC-065-10	INDUCTION WELL - 11QT	3K
O											C	250W	1		120		11 7/8" DIA. X 16"	VOLLRATH	74701DW	SOUP WARMER	3T
O				FS	3/4"						C	9.3A	1		120	W/LID DISPENSER	30"x30"x35"	CORNELIUS	IDC-255	BEVERAGE DISPENSER	4AB
O										66"	C	7.2A	1		120	ON S/S SHELF	15"x11"X16"	CORNELIUS		BOOSTER	4B
O																	40"x18"	CORNELIUS		SODA RACK	4C
O																ON 6" CURB	#26"	CHART	CARBO-MAX 750	CO2 TANK	4D
O																		CO2Meter.com	RAD-0102-6	CO2 MONITOR & DISPLAY	4D-S1
O						96"	1/2"									WALL MOUNT	8"x2 3/8"x23 5/8"	3M WATER FILTRATION	BEV190-56164-01	WATER FILTER	4F
O				FS	1/2"												34"x17"x6 1/2"	KEC	CUSTOM	36" COLD PAN	5C
																	SEE PLAN	KEC	CUSTOM	S/S COUNTER WITH SINK	6B
O										24"							SEE PLAN	KEC	CUSTOM	HOT WELLS COUNTER - DRIVE THRU	6F
O										24"							SEE PLAN	KEC	CUSTOM	CASHIER & BEVERAGE COUNTER- DT	9B
O										24"	C	14.8A	1		120	NEMA 5 PLUG	11" X 22" X 34"	BUNN	TB3	ICED TEA BREWER (2)	9D
O				FS	1/2"	24"	1/2"			84"	C	1.1A	1		120	----	22" X 14" X 26.5"	MANITOWOC	IB-0894YC	800 LBS. ICE MACHINE	10J
O										16"	D	11.8A	1		208/230	ON ROOF	34"X 24.13"X 25.75"	MANITOWOC	CVD-0875	REMOTE CONDENSER	10J-S1
																				KITCHEN EQUIPMENT	
O	450	10"	1-1/2"	FS	2"	10"	1/2"									SEE DETAIL	93"x42"	KEC	CUSTOM	93" CHINESE RANGE (L)	20A
O	190	10"	1"	FS	2"	10"	1/2"									SEE DETAIL	42"x42"	KEC	CUSTOM	42" CHINESE RANGE	20Q
O	122 EA.	14"	1 1/2"							24"	C	–	1		120		47"x31-1/2"x51-5/8"	FRYMASTER	M45-FPP345G	FRYER	21G
GRILL NEMA PLUG/CONNECTOR O										36"	DC	25A	3		208V		36"X27 7/8"X15 1/2"	STAR	536TGF	STAR ELECTRICAL GRILL	23B
O										24"	C	14.8A	1		120	NEMA 5	19.9"X34.5"X41.3"	WINSTON	HA4005	RICE HOLDING CABINET	24H
O	34.6	10" & 30"	3/4"														24"x19"x17"	PANTIN	GC-6100J(N)	RICE COOKER	25A
O										24"	C	9A	1	1/2	115	NEMA 5-15P	60 1/4"X30"X30 5/8"	TURBO AIR	M3F-60-PE	60" WORKTOP FREEZER	30K
O				FS	3/4"					130"	D	2.0AMPS	1	1.5	120		SEE PLAN	GRE	CUSTOM	WALK-IN COOLER UNIT	31
O											D	3120w/2	1	1.5	208		SEE PLAN	GRE	CUSTOM	WALK-IN COOLER COND.	31-S
O				FS	3/4"					130"	D	FREEZER FAN COIL UNIT POWERED FROM CONDENSER UNIT					SEE PLAN	GRE	CUSTOM	WALK-IN FREEZER	32
O											D	10.0A	1	1.5	208		SEE PLAN	GRE	CUSTOM	WALK-IN FREEZER COND.	32-S1
O											D/D	500W	1		120		SEE PLAN	GRE	CUSTOM	W.I.F. LTG, DOOR HEATER	32-S7
O										24"	C	12A	1	1/2	120	SELF CONTAINED	84"x33"x35"	RANDELL	9050K-7MP2-NSB	84" REF. PREP. TABLE	34A
O										24"	C	9A	1	1/3	120	SELF CONTAINED	48x33"x35"	RANDELL	9030K-7	48" REF. PREP. TABLE	34D
O				FS	2"	14"	3/4"	14"	3/4"								100"X30"	KEC	CUSTOM-(PS-100L)	POT SINK	40A
O				FS	2"	14"	3/4"	14"	3/4"							1 COMPARTMENT	42"x30"	KEC	CUSTOM-(VS-42)	42" VEGETABLE SINK (R)	41B
O				FS	2"	14"	3/4"	14"	3/4"							1 COMPARTMENT	42"x30"	KEC	CUSTOM-(VS-42)	42" VEGETABLE SINK (L)	41C
O										18GA POLISHED (WALL MTD. @ 59" A.F.F.)							SEE PLAN	KEC	CUSTOM (NSF)	12"D S.S. WALL MTD. SHELF	43A
O										18GA POLISHED (WALL MTD. @ 71" A.F.F.)							SEE PLAN	KEC	CUSTOM (NSF)	16"D S.S. WALL MTD. SHELF	43B
O										4 SHELVES MTD. @ 8" A.F.F., 26" A.F.F., 54" A.F.F., 72" A.F.F.							SEE PLAN	GOLD BOND	ISS	18"D WIRE SHELVES	44A
O										UNDER CABINET SHELVES WITH CASTER MTD. @ 8" A.F.F., 20" A.F.F.							SEE PLAN	GOLD BOND	ISS	SHORT 18"D WIRE SHELVES	44A-U
O										4 SHELVES MTD. @ 36" A.F.F., 48" A.F.F., 60" A.F.F., 72" A.F.F.							SEE PLAN	GOLD BOND	ISS	24"D WIRE SHELVES	44C
O										UNDER CABINET SHELVES MTD. @ 8" A.F.F., 14" A.F.F.							SEE PLAN	GOLD BOND	ISS	SHORT 24"D WIRE SHELVES	44C-U
O																	24"x 30" x 24"	KEC	CUSTOM	S.S. RICE COOKER STAND	46A
O																	22"x 20" x 34.06"	ATLANTA CULINARY	CUSTOM	RICE WARMER STAND	46B
O																	36 1/2"x 33" x 28"	KEC	CUSTOM	S.S. GRILL STAND	46K
O																	18 5/8"x 33" x 28"	KEC	CUSTOM	STAND	46N
O										50"	C	10A	1	1	120	9 15/16"x19-11/16"x19-3/4"		ELECTROLUX	DITO-TRS24	FOOD PROCESSOR	53
																				SMALL EQUIPMENT	
O					2"	24"	1/2"	24"	1/2"							W/TOWEL & SOAP	14 1/4"x18 1/2"	GSW	HS-1615NPASS	HAND SINK	45A
O										24"	C	105W	1		120	ON S.S. COUNTER	17" ø	WELBON	WRS-1088BS	RICE WARMER	54A
O										84"	DC	1800W	1		208	PLUG: NEMA 6-15R	17 1/2"x13 5/8"x22 9/16"	SHARP	R-CD1800M	MICROWAVE	55A
BY G.C.																AS REQUIRED BY LOCAL FIRE DEPT., CHECK LOCATION WITH PROJECT MANAGER				FIRE EXTINGUISHER	56
O																	SEE DETAIL	SAN-JAMAR	SANJT7500TBK	PAPER TOWEL DISPENSER	60D
O																WALL MOUNT	12"x20"x77"	GSW	5-DOOR	LOCKER (2)	61B
O																	20"X20"X23"	AMPHION		SAFE	62A
																				POS EQUIPMENT	
O																SEE ELEV. ON E-200	48" X 28" X 42"	KEC	CUSTOM	MANAGER STATION	49A
O										REF ELEV	C	100W	1		120	SEE DETAIL			CUSTOM	COMPUTER	83A
O										REF ELEV	C	50W	1		120	SEE PLAN				POS PRINTERS	86A
O										REF ELEV	C	50W	1		120					FAX	87
										REF ELEV	C	500W	1		120	CUSTOM	11 1/4"x14 1/2"x9"	RESNOS	S 460	CASH REGISTER SYSTEM	94
O																					
																				MEP EQUIPMENT	
O																SEE MECH. DWG.	SEE PLAN	CAPTIVE AIR	CUSTOM	EXHAUST HOOD	M1
O																SEE MECH. DWG.	SEE PLAN	CAPTIVE AIR	CUSTOM	HOOD CONTROL PANEL	M4
O																SEE MECH. DWG	SEE PLAN	CAPTIVE AIR		FIRE SUPPRESSION SYSTEM	M5
BY G.C.																SEE MECH/ELEC DWG	SEE PLAN			RECESSED ANSUL PULL BOX	M6
O										90"	D	5.1A	1	1/2	115	SEE MECH/ELEC DWG	42" X 10 5/8"	MARS	STD242-1U	BACK DOOR AIR CURTAIN	M8A
BY G.C.										24"	D	20A	1		120	SEE ELEC. DWG	25"X 9" X 10 3/8"	QUIK-SERV	CF-25 NON-HEATED	DT WINDOW AIR CURTAIN REGIONAL APPLICATION	M9a
BY G.C.										24"	D	30A	1		120 & 208	SEE ELEC. DWG	25"X 9" X 14 3/8"	QUIK-SERV	CHF-25 HEATED		
BY G.C.										24"	D	20A	1		120	SEE ELEC. DWG	47.5"X 59.5"	QUIK-SERV	SST-4860E	DT WINDOW	M10
BY G.C.				3"	36"	–	36"	–			D					FLOOR TYPE	24" X 24" X 13"	S.S.W. PHONE:1800-897-5999	SE2424FM	STAINLESS STEEL MOP SINK	P1
BY G.C.										87"	C	50W	1		120	SEE PLUMBING DWG	55-1/2" x 27-3/4"	A.O. SMITH	BTH-120	GAS WATER HEATER	P2
O										REF ELEV	C	50W	1		120	SEE ELEV. ON E-200	SEE PLAN	HYPERACTIVE		HYPERACTIVE TIMER SYS.	94-1A
O										48"	C	50W	1		120	SEE PLAN	15" X 13"	DELL (17" COLOR)		LCD MONITOR-MANAGER	94-2-16
O										REF ELEV	C	50W	1		120	SEE ELEV. ON E-200	SEE PLAN	HME		HME INTERCOM SYS.	94-3-1
O										REF ELEV	C	60W	1		120	SEE PLAN	15"	POSIFLEX	KS7215	LCD DT MONITOR	94-W
O										REF ELEV	C	50W	1		120	W/ EMI LOCK	SEE PLAN	TOSHIBA (TIME LAPSE)		SECURITY VCR	95-4-S3
O										98"	C	50W	1		120	SEE ELEC. DWG	15" X 13"	DELL (17" COLOR)		SECURITY MONITORS	95-4-S3
O										REF ELEV	C	100W	1		120	IN S.S. COUNTER	SEE PLAN			MUSIC EQUIPMENT	95-5
BY G.C.																SEE ELEC. DWG				ELECTRICAL PANEL	E7
																				SIGNAGE	
O																	REF. INT. ELEV'S	LSI	CUSTOM	MENU BOARD	D2b
O																BF-POWER COAT "DF125 SILVER"		FAD	–	COMMUNITY BOARD	D3b
O										REF ELEV	C	130W	1		120	DEDICATED CIRCUIT	48.9" X 28.1" X 1.3"	LG	55W5508S-B	LCD DISPLAY MONITOR	96-3B
																				FURNITURE	
																SEE PLAN		RICHFIELD	STRAIGHT-BF	SERVICE COUNTER	F1d
																SEE PLAN		RICHFIELD	RIGHT TETON BEIGE	BEVERAGE COUNTER	F2CR

* REFERENCE SHEET A-109 FOR FURNITURE CORE DRILL DIMENSIONS



KITCHEN PLAN 1

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

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

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

REVISIONS:

3	02.27.19 - ISSUE FOR BID

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpa.com
Florida Corporate Certificate #AA C000526

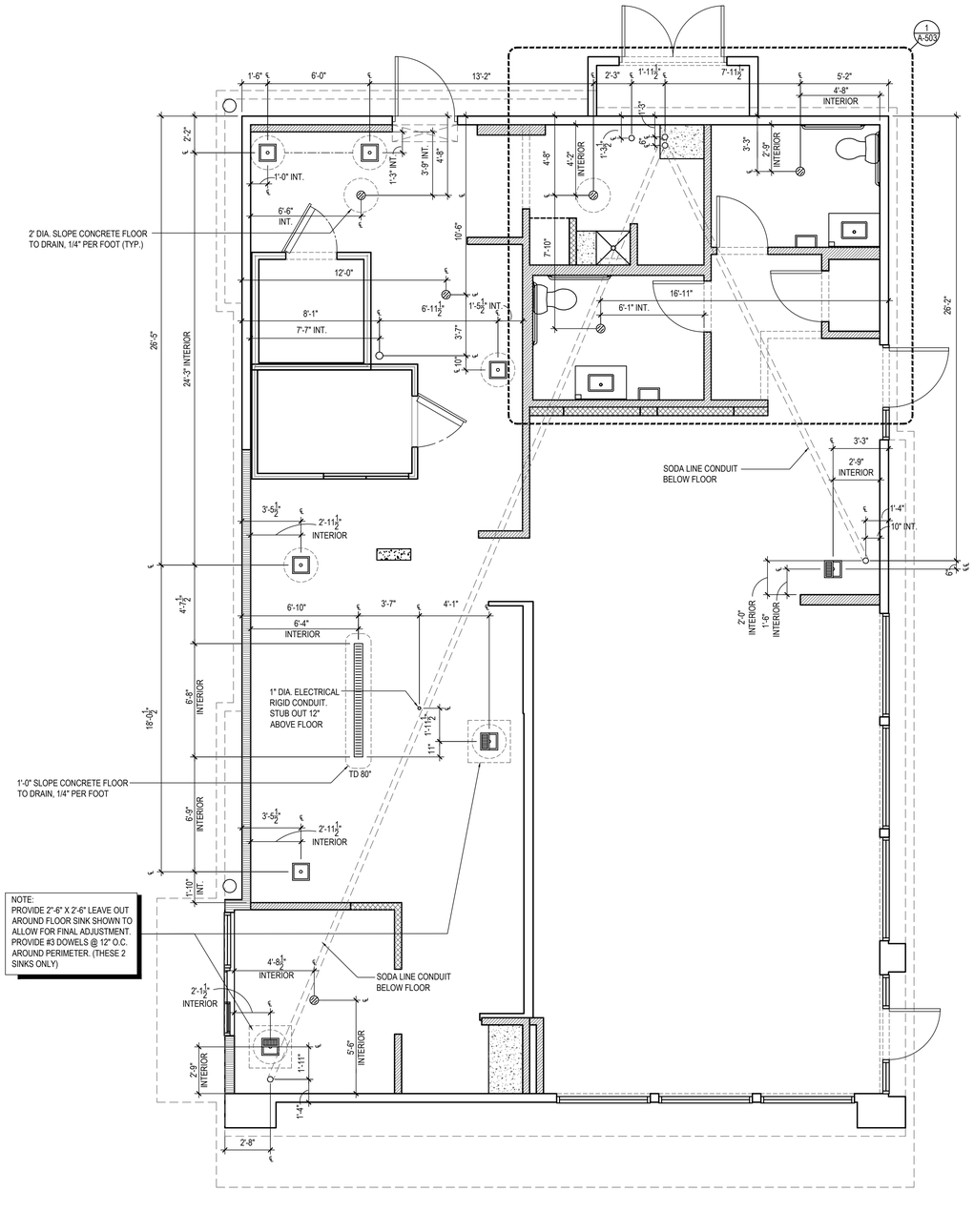
02.27.19

STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA019529
REGISTERED ARCHITECT

PANDA EXPRESS
TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

A-101

KITCHEN PLAN



NOT USED	3	NOT USED	2	ROUGH - IN PLUMBING PLAN	1
Scale= 1 1/2" = 1'-0"	A-102	Scale= 1 1/2" = 1'-0"	A-102	Scale= 1/4" = 1'-0"	A-102

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpa.com
Florida Corporate Certificate #AA C000526

02.27.19

STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA019223
REGISTERED ARCHITECT

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

A-102

ROUGH - IN PLUMBING PLAN

TRUE WARM & WELCOME 2200

FINISH SCHEDULE

07-13-16

ROOM NAME	FLOOR	BASE	WALL	CEILING
100 DINING ROOM	T200 24" X 24" TILE	T109 6" X 48" TILE	P101, P104 PAINT T109 TILE W102 WALL COVERING	C1 2' X 2' ARMSTRONG, SEPIA #PN91311 C3 GYP BOARD W/ PAINT P103
101 SERVING AREA	QT 8" X 8" CONT. QUARRY TILE QT1 IN HIGH TRAFFIC AREAS	QT2 6" X 12" CONT. ⅜" RAD. MIN (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	T109 TILE	C3 GYP BOARD W/ SMOOTH WASHABLE PAINT
102 DRIVE-THRU STATION	QT 8" X 8" CONT. QUARRY TILE QT1 IN HIGH TRAFFIC AREAS	QT2 6" X 12" CONT. ⅜" RAD. MIN (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
103 KITCHEN	QT 8" X 8" CONT. QUARRY TILE QT1 IN HIGH TRAFFIC AREAS	QT2 6" X 12" CONT. ⅜" RAD. MIN (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP3 S.S. BEHIND COOK LINE WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
104 KITCHEN PREP.	QT 8" X 8" CONT. QUARRY TILE QT1 IN HIGH TRAFFIC AREAS	QT2 6" X 12" CONT. ⅜" RAD. MIN (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
105 WALK-IN COOLER	QT 8" X 8" CONT. QUARRY TILE QT1 IN HIGH TRAFFIC AREAS	S.S. / ALUMINUM WITH ⅜" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
105A WALK-IN FREEZER	GALVANIZED STAINLESS STEEL QT 8" X 8" CONT. QUARRY TILE UNDER WIF SUBFLOOR	S.S. / ALUMINUM WITH ⅜" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
106 MEN'S ROOM	T200 24" X 24" TILE	SCHLUTER	T108 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
107 WOMEN'S ROOM	T200 24" X 24" TILE	SCHLUTER	T108 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
108 VESTIBULE	T200 24" X 24" TILE	T109 6" X 48" TILE	P104 PAINT GYB BOARD T109 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
109 STORAGE ROOM	T200 24" X 24" TILE	T109 6" X 48" TILE	WP1 FRP PANEL	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
110 EXTERIOR STORAGE	SEALED CONCRETE, SMOOTH FINISH	-	WP1 FRP PANEL	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT

DOOR & HARDWARE SCHEDULE

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

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

PRIMARY CONTACT FOR QUOTING, ORDERING & LOGISTICS
JERRY JACOBS, PROJECT MANAGER
800-887-4307, EXT. 220 PHONE
859-881-5499 FAX
JerryJ@locknet.com, panda@locknet.com

SECONDARY CONTACT FOR QUOTING, ORDERING & LOGISTICS
ANGIE HAINES, PROJECT MANAGER
800-887-4307 EXT. 145 PHONE
859-881-5499 FAX
AngieH@locknet.com, panda@locknet.com

NO.	DOOR MATERIAL	SIZE	FRAME	FACE/EDGE	THK.	CORE	LITE	RATE	HARDWARE: PASSAGE	LOCKSET	PRIVACY	S.F. PULL	PANIC	HINGE: BUTT	CONT PIANO	STOP: FLOOR	WALL	ACCESSORIES: THRESHOLD	LATCH GUARD	DETEX ALARM	SILENCERS	KICKPLATES	CLOSER	REMARKS
D1	ALUMINUM STOREFRONT	3'-0" X 7'-0"	ALUM.	DARK BRONZE ANODIZED ALUM.	1 ¾"	HOLLOW	GLASS	-		●		●	●		●	●		●					●	
D2	ALUMINUM STOREFRONT	3'-6" X 7'-0"	ALUM.	DARK BRONZE ANODIZED ALUM.	1 ¾"	HOLLOW	GLASS	-		●			●		●	●		●					●	NO HARDWARE ON EXTERIOR SIDE
D3	S.C. WOOD	3'-0" X 7'-0"	H. MTL.	PLASTIC LAMINATE PRE-FINISHED	1 ¾"	SOLID	-	-			●			●			●				●	●	●	KICKPLATE ON EACH SIDE OF DOOR
D4	S.C. WOOD	3'-0" X 7'-0"	H. MTL.	PLASTIC LAMINATE PRE-FINISHED	1 ¾"	SOLID	-	-	●					●			●				●	●		
D5	HOLLOW METAL	3'-6" X 7'-0"	H. MTL.	PAINTED	1 ¾"	INSUL.	-	-					●		●			●	●	●		●	●	KICKPLATE ON INT. SIDE OF DOOR
D6	HOLLOW METAL	(2) 3'-0" X 7'-0"	H. MTL.	PAINTED	1 ¾"	INSUL.	-	-		●					●			●	●					

WALL SCHEDULE

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

NO.	DESCRIPTION
W1	3-5/8" 20GA. METAL STUD WALL W/ ⅝" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W2	3-5/8" 20GA. METAL STUD WALL W/ ⅝" TYPE "X" GYP. BOARD ON ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W3	(2) 3-5/8" 20GA. METAL STUD WALLS W/ ⅝" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W4	3-5/8" 20GA. METAL STUD LOW WALL W/ ⅝" TYPE "X" GYP. BD BOTH SIDES. PROVIDE 3-½" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C.
W5	6" 20GA. METAL STUD WALL W/ ⅝" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W6	6" 20GA. METAL STUD WALL W/ ⅝" TYPE "X" GYP. BOARD ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W7	6" 20GA. METAL STUD LOW WALL W/ ⅝" TYPE "X" GYP. BOARD BOTH SIDES. PROVIDE 3-½" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C

WALL PANEL SCHEDULE

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

NO	MANUFACTURER	DESCRIPTION	MFG #	COLOR FINISH	REMARK
WP1	CRANE COMPOSITES INC.	F.R.P. THICKNESS: .075	LBCS.14	#636 (GRAY), SMSM	CONTACT: LINDA RUSE 310.857.9036
WP2	-	S.S. PANEL (22 GA)	-	BRUSHED FINISH	FURNISHED BY PX, INSTALLED BY G.C.
WP3	-	S.S. PANEL (22 GA)	-	DIAMOND PATTERN FINISH	FURNISHED BY PX, INSTALLED BY G.C.
WP4	NOT USED				
WP5	NOT USED				
W103	NOT USED				
W102	WOLF GORDON	PRINT WALLCOVERING	-	-	CONTACT: CATHY DY 310.770.1165 cathy.dy@wolfgordon.com

SPECIAL SURFACE SCHEDULE

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

NO	MANUFACTURER	PRODUCT	MFG #	STAIN / COLOR	FINIISH	REMARK
QZ-5	SELECTIVE STONE	ARTIFICIAL QUARTZ	-	BEACH SAND QUARTZ	POLISHED	SERVICE COUNTER & DRINK STATION PROVIDED BY PX. INSTALLED BY G.C.
QZ-6	SAMSUNG RADIANZ	ARTIFICIAL QUARTZ	UG-950	URAL GRAY	POLISHED	LAVATORY UNDER MOUNT COUNTER PROVIDED BY PX. INSTALLED BY G.C.

INTERIOR PAINT SCHEDULE

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

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

TILE SCHEDULE (SEE SHEET A-104)

WALL LEGEND

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

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

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

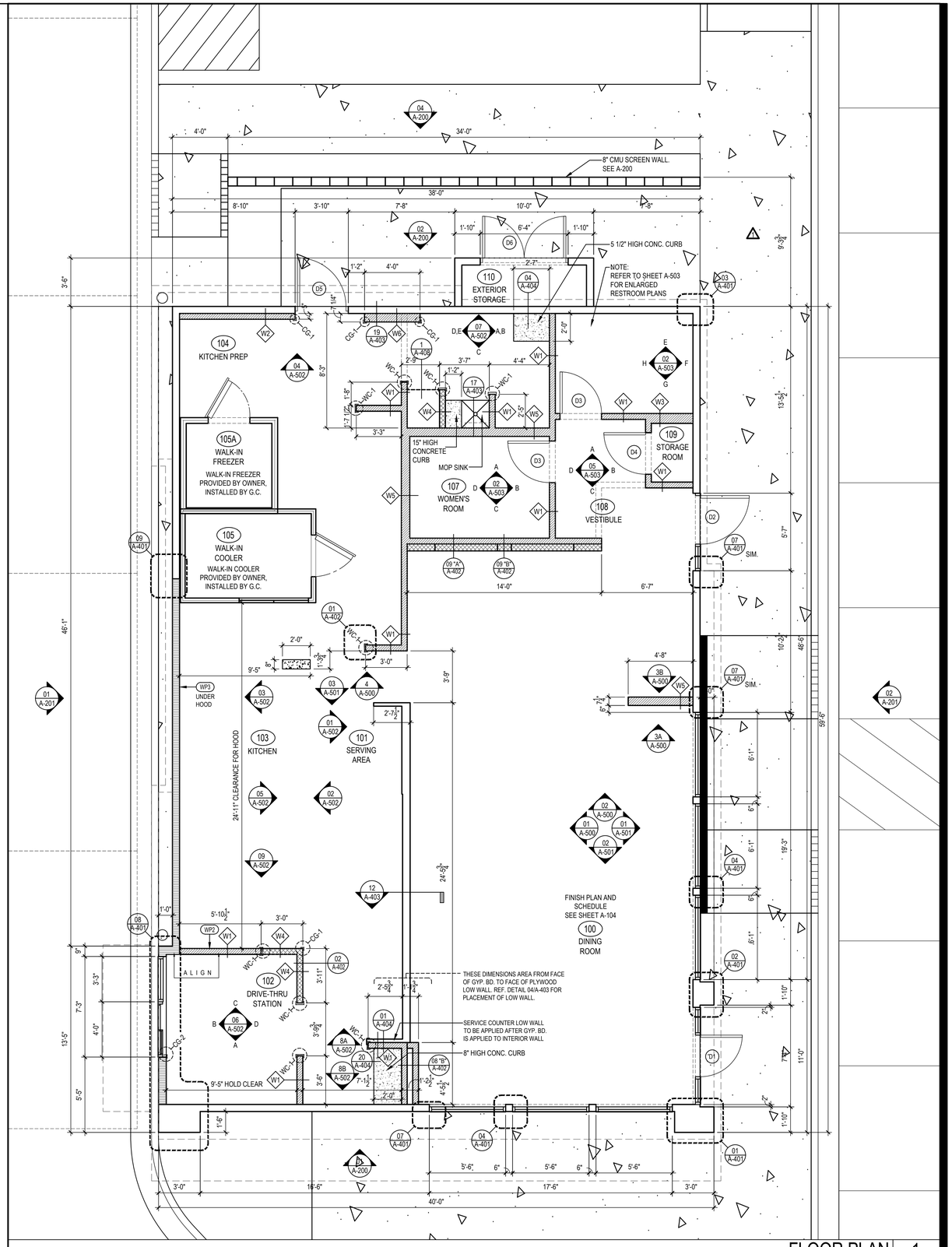
5. INSTALL 18 GA STAINLESS STEEL CORNER GUARD & WALL CAP INSIDE KITCHEN

- CG-1 — 18 GA. STAINLESS STEEL CORNER GUARD
- CG-2 — 18 GA. STAINLESS STEEL CORNER GUARD/FRAME - ALL AROUND PERIMETER OF OPENING - FRAME TO BE WELDED WITH MITERED CORNERS TO FORM SINGLE UNIT.
- WC-1 — 18 GA. STAINLESS STEEL WALL CAP

ALL OTHER STAINLESS STEEL BY G.C.

NOTE:
*G.C. TO INSTALL MIN 3-1/2" NON-COMBUSTIBLE MINERAL FIBERGLASS BATTS SOUND INSULATION AT ALL RESTROOM PARTITIONS AND CEILINGS.

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



FLOOR PLAN 1

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

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

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

REVISIONS:

1	12.20.18 - COUNTY COMMENTS

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpa.com
Florida Corporate Certificate #AA C000526

02.27.19

STATE OF GEORGIA — AARON WADE ARNOLD — CERTIFICATE NO. PAR15825 — REGISTERED ARCHITECT

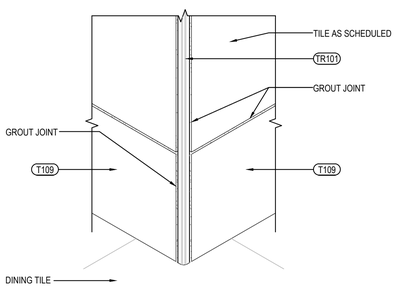
PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

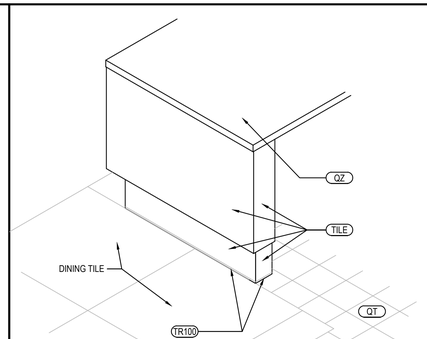
A-103

FLOOR PLAN

TRUE WARM & WELCOME 2200



OUTSIDE CORNER DETAIL | 3
Scale= 3" = 1'-0" | A-104



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

TILE SCHEDULE

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

10-23-15

NO.	MANUFACTURER	DESCRIPTION	COLOR	FINISH	JOINT	GROUT	REMARK
T-108	CMC AGGREGATE DOUG SALATINO 518-713-5371	12" X 24" X ⅜"	-	-	1 / 8"	G-111	RESTROOM WALL
T-109	CMC ITALIAN WOOD DOUG SALATINO 518-713-5371	6" X 48 X 3/8" & 8" X 48" X 3/8"	ITALIANO	-	1 / 8"	G-113	RR VESTIBULE & DINING ROOM WALLS
T-200	PANTHEON CRYSTAL BANKS: 972.360.9752	24" X 24"	150-4004	MATTE	1/8"	G-96	DINING & RESTROOM FLOOR
QT	CMC OBIDOS SMOOTH QUARRY 800.207.2967 EXT. 7263	8" X 8" QUARRY	RICE GRAIN	PLAIN	3 / 16"	G-94	KITCHEN, SERVICE FLOOR
QT1	CMC OBIDOS ABRASIVE QUARRY 800.207.2967 EXT. 7263	8" X 8" QUARRY	RICE GRAIN	ABRASIVE	3 / 16"	G-94	KITCHEN, SERVICE FLOOR
QT2	CMC OBIDOS COVE BASE 800.207.2967 EXT. 7263	6" X 12" COVE BASE 1" X 6" CORNER	RICE GRAIN	PLAIN	3 / 16"	G-94	KITCHEN, SERVICE FLOOR
M100	MATSINC 800.628.7462	NUWAY - 7/16" ALUM FOOT GRILLE	CHARCOAL	-	-	-	(2) 2' X 6' PIECES FOR A 4' X 6' OVERALL MAT SIZE IN VESTIBULE @ VESTIBULE STORES
GROUT	MANUFACTURER	DESCRIPTION	MFG.	COLOR	FINISH		REMARK
G-94	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	09	GREY	SANDED		KITCHEN AND SERVICE AREA FLOOR. 100% SOLIDS INDUSTRIAL GRADE EPOXY GROUT SEE PLAN. CONTACT: MIKE GRANATOWSKI 949.212.2363 (mgranatowski@mapi.com)
G-96	PANTHEON COMPLETE INSTALLATION SYSTEM	UTRAFLEX LFT MORTAR ULTRACOLORPLUS GROUT, SPACERS, TROWELS	11	SAHARA BEIGE	POLY BLEND 1 / 8" NON-SANDED		DINING & RESTROOM FLOOR CONTACT: CRYSTAL BANKS 972.360.9752
G-111	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	19	PEARL GREY	POLY BLEND 1 / 8" NON-SANDED		RESTROOM , DINING APPLY GROUT SEALER
G-113	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	07	CHOCOLATE	POLY BLEND 1 / 8" NON-SANDED		APPLY GROUT SEALER

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

* SCHLUTER SYSTEM ALUMINUM TRIM:

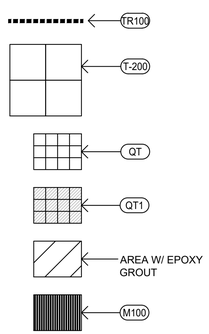
COVE TILE TRIM: INSTALLED AT RESTROOM, SERVICE COUNTER, AND DRINK STATION
SCHLUTER SYSTEMS DILEX-AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
TR100 -OUTSIDE CORNER CONNECTOR PIECE: DILEX-AHK-E90/AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-INSIDE CORNER CONNECTOR PIECE: DILEX-AHK-I90/AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-END CAP PIECE: DILEX-AHK-E/AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)

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

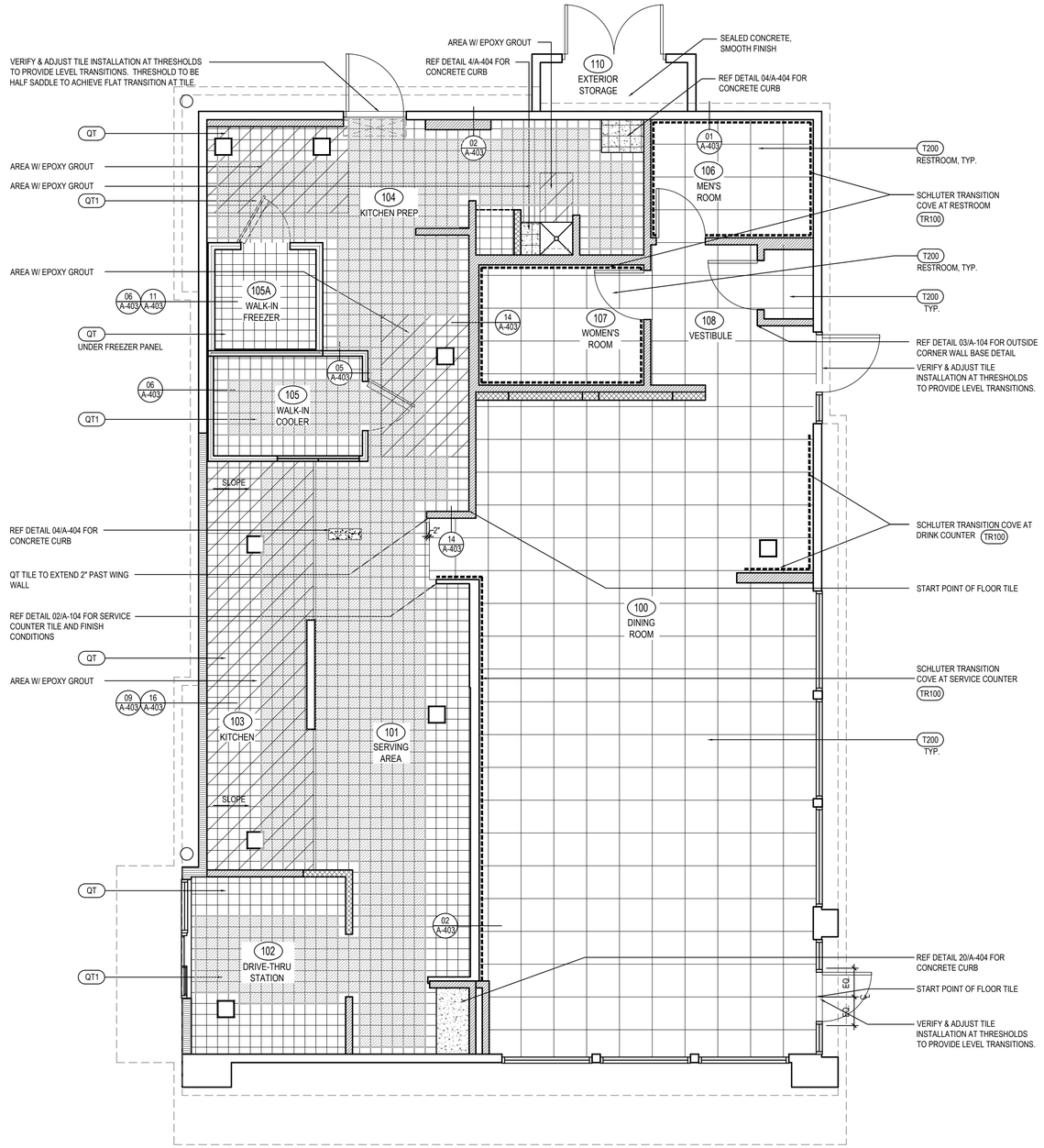
FLOOR TILE TRANSITION TRIM: INSTALLED IN VESTIBULE
SCHLUTER SYSTEMS SCHIENE-R/AE125 (SATIN ANODIZED ALUMINUM)
TR102

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

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



FINISH SCHEDULE | A
Scale= NTS | A-104



FLOOR FINISH PLAN | 1
Scale= 1/4" = 1'-0" | A-104

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
Florida Corporate Certificate #AA C000526

02.27.19

STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA019220
REGISTERED ARCHITECT

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

A-104

FLOOR FINISH PLAN AND SCHEDULE

TRUE WARM & WELCOME 2200

LIGHTING FIXTURE SCHEDULE

PROVIDED FOR INFORMATION ONLY.
VERIFY AND INSTALL PER ELECTRICAL DRAWING

08-28-18

ITEM	SYMBOL	DESCRIPTION	QTY.	WATTS	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.	REFER TO ELECTRICAL SHEET E-001 FOR LIGHTING FIXTURE QUANTITY		LSI FIXTURE: SFP24-50-UE-DIM-35	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC
L1EM -	L1EM	T-BAR CEILING RECESSED MOUNTED LED LIGHTING EMERGENCY FIXTURE, 2' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.			LSI FIXTURE: SFP24-50-UE-DIM-EM	EMERGENCY KITCHEN CEILING LIGHTS FURNISHED BY OWNER INSTALLED BY GC
L1B -	L1B	T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 2', 120V BAKED-ON WHITE ENAMEL FINISH.			LSI FIXTURE: SFP22-30-UE-DIM-35-U	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC
L4HO -	L4HO	UNIVERSAL MOUNT EXIT SIGN, LED LIGHTED, 120/277V WITH BATTERY PACK, 2 FACE, GREEN LETTER			EXITRONIX GVEX-U-BP-WB-BL-R6	EXIT SIGN FURNISHED BY OWNER, INSTALLED BY GC
L4 -	L4	UNIVERSAL MOUNT EXIT SIGN, LED LIGHTED, 120/277V WITH BATTERY PACK, 2 FACE, GREEN LETTER			EXITRONIX GVEX-U-BP-WB-BL	EXIT SIGN FURNISHED BY OWNER, INSTALLED BY GC
L6A -	L6A	HOOD LIGHT			FURNISHED & INSTALLED BY EQUIPMENT SUPPLIER	LIGHTS SUPPLIED & PRE-WIRED BY HOOD VENDOR. ELEC. CONTRACTOR TO CONNECT MAIN WIRES TO SHUNT TRIP BREAKER AND HOOD CONTROL PANEL
L6B -	L6B	WALK-IN COOLER FLUORESCENT LIGHT, 120 V 48"			KASON FIXTURE: # 18180F00048	FURNISHED BY WIC VENDOR, G.R.E., INSTALLED BY GC
L19 -	L19	DOWN LIGHT, RECESSED IN CEILING			ELITE HOUSING: LD6-ICAT LED MODULE: ELITE LED LIGHTING RL607-14W-120-FL-30K-SN-SN	FURNISHED BY OWNER, INSTALLED BY GC
L19EM -	L19EM	EMERGENCY DOWN LIGHT, RECESSED IN CEILING			ELITE HOUSING: LD6-ICAT LED MODULE: ELITE LED LIGHTING RL607-14W-120-FL-30K-SN-SN	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-12-LC-V1 FURNISHED BY OWNER INSTALLED BY GC
L20 -	L20	3 3/4" APERTURE ADJUSTABLE ELBOW LYTECASTER RECESSED DOWNLIGHT			LIGHTOLIER: LYTECASTER - 378WHX FRAME-IN KIT: 302MRSPX BULB: GE - LED5.5DMR1683035	REFER ARCHITECTURAL DRAWINGS FOR LOCATION. FURNISHED BY OWNER, INSTALLED BY GC
L26 -	L26	DECORATIVE PENDANT LIGHT LED EDISON			BENTWOOD PENDANTS: (2) A_CIRCLE; (2) B_ONION; (2) C_OBLONG; (2) D_BARREL BULB: LED EDISON LAMP 1173467	FURNISHED BY OWNER, INSTALLED BY GC. REFER TO RCP FOR HEIGHT.
L30 -	L30	WHITE LED AT SERVICE COUNTER SOFFIT			LUXEM BRIGHT FIXTURE: BLAZE LED	FURNISHED BY OWNER, INSTALLED BY GC
L35 -	L35	9.8" DIA. DECORATIVE ISLA PENDANT LF LED			LBL LIGHTING, MODEL # 512 AM BZ BULB: LED EDISON LAMP 1173467	FURNISHED BY OWNER, INSTALLED BY GC. REFER TO RCP FOR HEIGHT.
L100 -	L-100	MICRO INVERTER			ISOLITE #IMI 125	FURNISHED BY OWNER, INSTALLED BY GC
	S	SPEAKER				FURNISHED BY MUSIC VENDOR, INSTALLED BY MUSIC VENDOR

NIGHT LIGHTING REQUIREMENTS: "NL" DESIGNATION INDICATED NIGHT LIGHT ON UNSWITCED 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
4. ONE NL BY MANAGER STATION

EXTERIOR LIGHTING

L85A -		WALL MOUNTED OVER SERVICE DOOR FIXTURE	REFER TO ELECTRICAL SHEET E-001 FOR LIGHTING FIXTURE QUANTITY	HUBBELL, NRG1100 BRONZE NRG-1143-B, 42W CFL	FURNISHED BY OWNER, INSTALLED BY GC REFER TO ARCHITECTURAL ELEVATION FOR LOCATIONS
L86 -		EXITRONIX EMERGENCY LIGHT		MLED1-G-WP	OVER EXTERIOR ENTRANCE DOOR MOUNTED @ 10'-0" AFF FURNISHED BY OWNER, INSTALLED BY GC
L86A -		EXTERIOR RECESS EMERGENCY LIGHT UNDER RED ENTRANCE PORTAL		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
L90 -	L90	EXTERIOR WALL SCONCE		HINKLEY LIGHTING ATLANTIS: 1649BZ-LED 6W LED REPLACEMENT	FURNISHED BY OWNER, INSTALLED BY GC
L40 -	L40	LINEAR LIGHT AT EXTERIOR STORAGE ROOM		COOPER MX-4VT2-LD4-6-DR-UNV-L840-CD1-WL-U	FURNISHED BY OWNER, INSTALLED BY GC

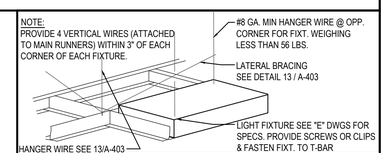
CEILING SCHEDULE

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

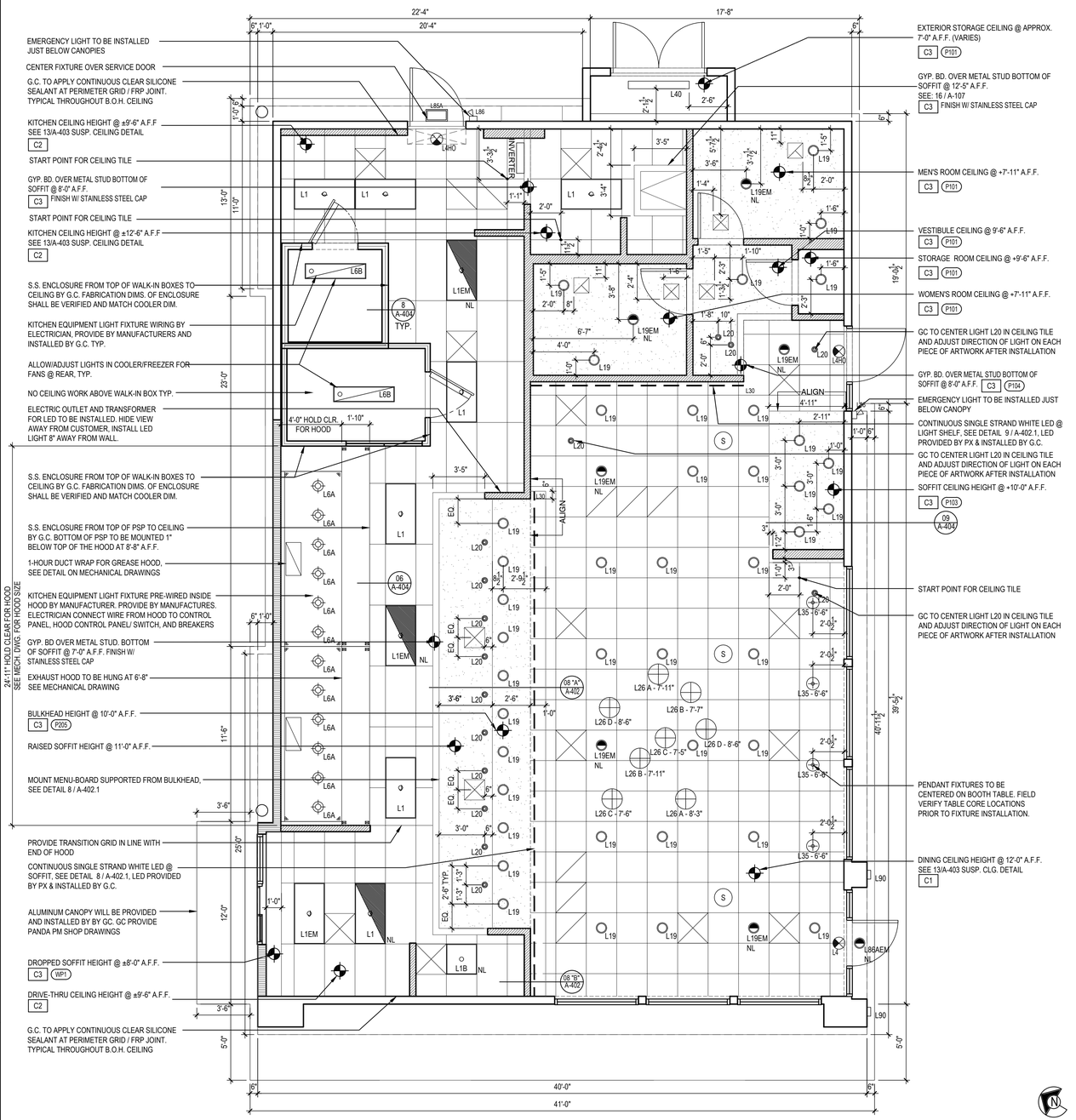
NO	MANUFACTURER	DESCRIPTION	MATERIAL	FINISH
C1	ARMSTRONG	2' X 2' SUSPENDED T-BAR GRID CEILING SYSTEM	CUSTOM #PN91311	T-BAR AND GRID COLOR: SEPIA CONTACT AT ARMSTRONG-SHERRY BRUNT 1-800-442-4212
C2	USG	2' X 4' SUSPENDED T-BAR GRID CEILING SYSTEM	"VINYL ROCK" VINYL CLAD GYP. BD PANELS	SMOOTH AND WASHABLE WHITE
C3	GOLD BOND	MONOLITHIC CEILING ON METAL FRAMING	5/8" GYP. BD.	SMOOTH PAINT - WHITE AND WASHABLE

SEE SHEET A-103 FOR PAINT SCHEDULE

NOTE:
PROVIDE 4 VERTICAL WIRES (ATTACHED TO MAIN RUNNERS) WITHIN 3" OF EACH CORNER OF EACH FIXTURE.



LIGHT FIXTURE DETAIL 2
Scale= NTS A-105



REFLECTED CEILING PLAN 1
Scale= 1/4" = 1'-0" A-105

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

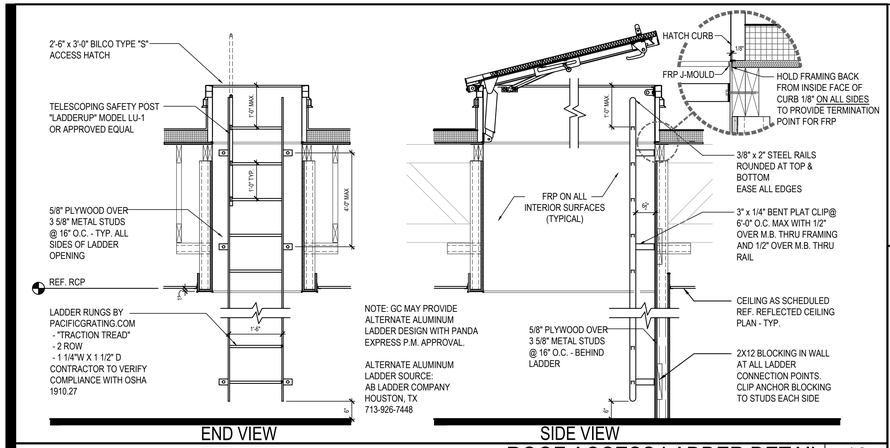
Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
Florida Corporation Certificate #AA C000526

02.27.19

STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA019222
REGISTERED ARCHITECT

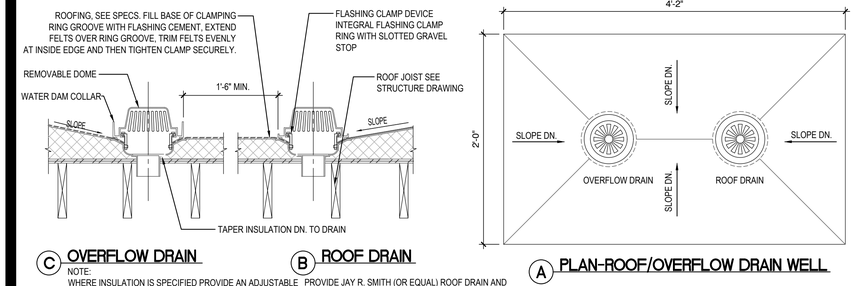
PANDA EXPRESS
TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

A-105
REFLECTED CEILING PLAN



ROOF ACCESS LADDER DETAIL 16

Scale= 1/2" = 1'-0" A-107



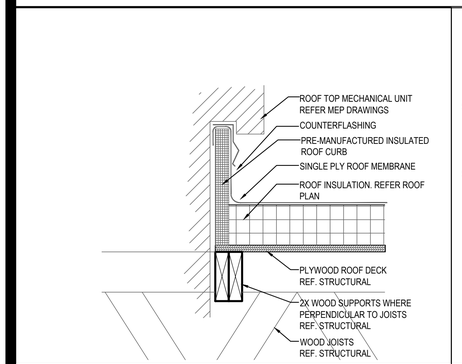
C OVERFLOW DRAIN
NOTE:
WHERE INSULATION IS SPECIFIED PROVIDE AN ADJUSTABLE COLLAR AND SET IN ACCORDANCE TO THE MANUFACTURER'S SPECIFICATIONS.

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

A PLAN-ROOF/OVERFLOW DRAIN WELL

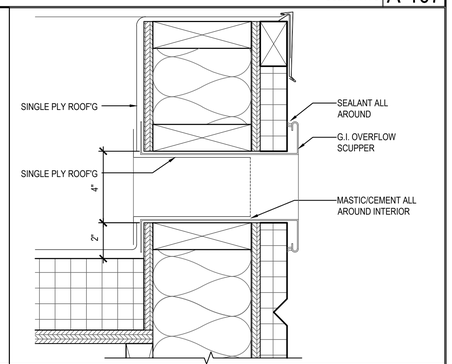
ROOF DRAIN DETAIL 15

Scale= NTS A-107



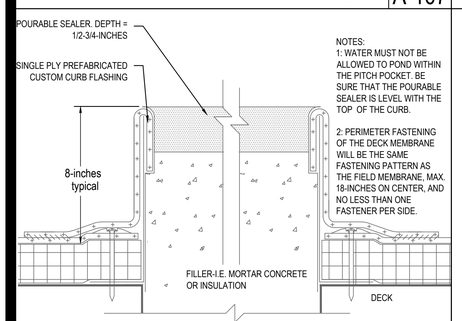
MECHANICAL CURB DETAIL 18

Scale= NTS A-107



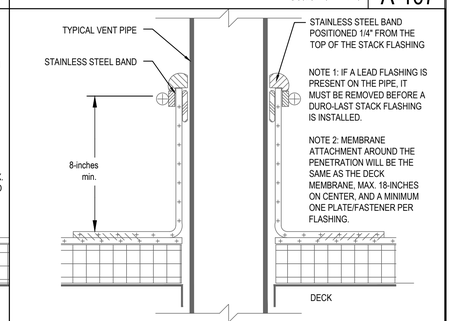
SCUPPER DETAIL 14

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



PITCH POCKET DETAIL 17

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.

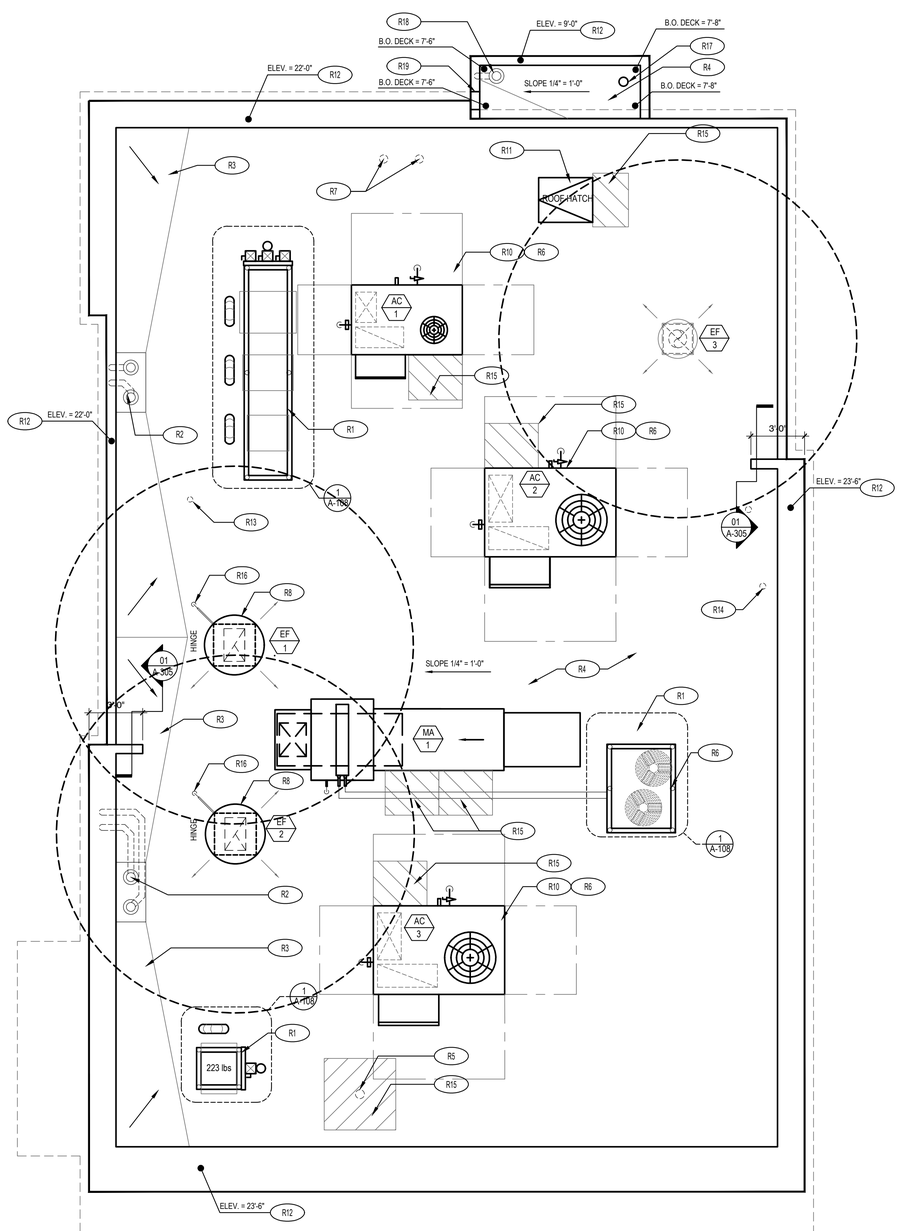
13. ROOFTOP EQUIPMENT TO BE LOCATED AT LEAST 42" MINIMUM FROM TOWERS FOR SERVICING

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 PROVIDE CRICKET TO ASSURE POSITIVE ROOF DRAINAGE
- R4 SINGLE - PLY ROOFING SEE ROOF PLAN NOTE #1
- R5 GALV RIGID METAL CONDUIT & WEATHERHEAD AND PULL STRING FOR SATELLITE CABLE. EXACT LOCATION ON ROOF TO BE COORDINATED WITH PANDA PROJECT MANAGER AND SERVICE PROVIDER. REFER TO E-104/A-108 FOR SIZE AND INSTALLATION.
- R6 ROOF TOP MECHANICAL UNIT SEE MECHANICAL DRAWING
- R7 WATER HEATER VENT - SEE MEP PLANS. OFFSET VENTS AS REQUIRED TO MAINTAIN MIN. 10'-0" AWAY FROM AIR INTAKE SYSTEMS ON EQUIPMENT.
- R8 EXHAUST FAN
- R10 MECHANICAL UNIT CURB. SEE DETAIL 18/A-107
- R11 ROOF ACCESS HATCH LOCATE BETWEEN 2 ADJACENT TRUSSES (16 / A-107)
- R12 TOP OF PARAPET
- R13 PLUMBING VENT (13 / A-107)
- R14 WEATHER PROOF HYDRANT
- R15 PROVIDE WALK-WAY PAD AS SHOWN, REFERENCE DETAIL 4/A-107
- R16 POWER SUPPLY LOCATION FOR ROOFTOP EXHAUST FANS FOR KITCHEN HOOD
- R17 ATTIC/ROOF CONVECTION VENT WITH WEATHER CAP AND INSECT SCREEN
- R18 4" ROOF DRAIN, REFERENCE PLUMBING DRAWINGS
- R19 OVERFLOW SCUPPER REFERENCE DETAIL 14/A-107

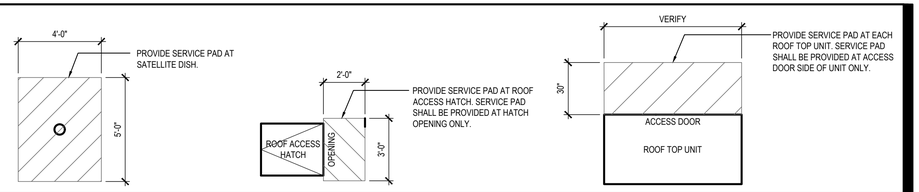


ROOF PLAN 1

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

ROOF WALKWAY PAD DETAIL 4

Scale= NTS A-107



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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpae.com
Florida Corporate Certificate #AA C000326

02.27.19

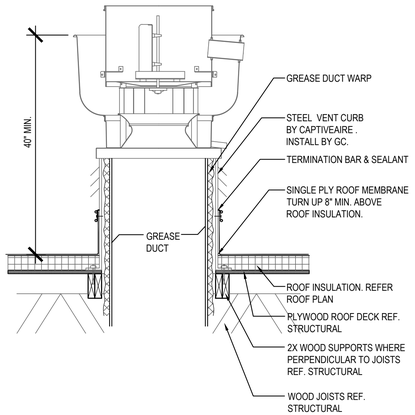
STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA016622
REGISTERED ARCHITECT

PANDA EXPRESS
TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

A-107

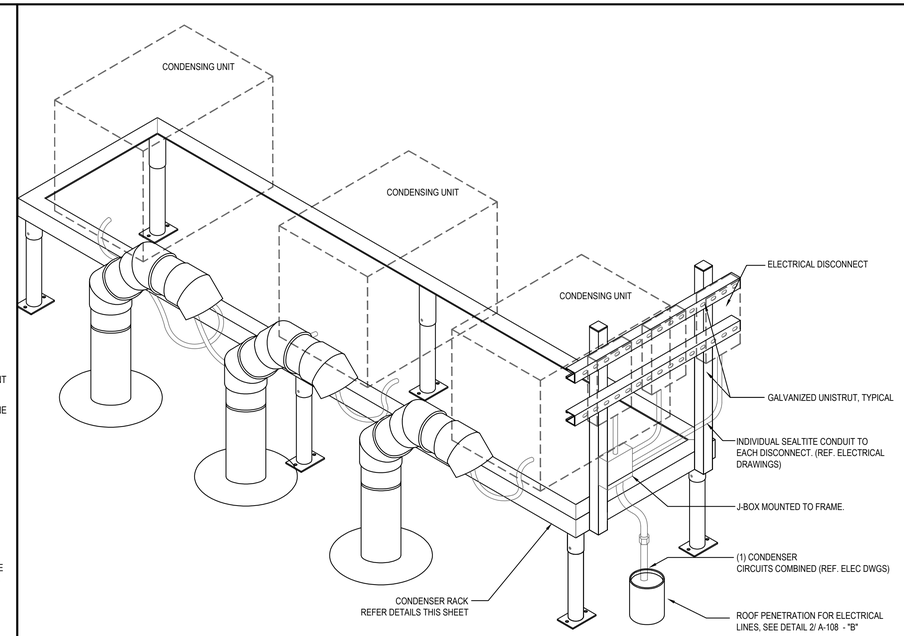
ROOF PLAN

TRUE WARM & WELCOME 2200



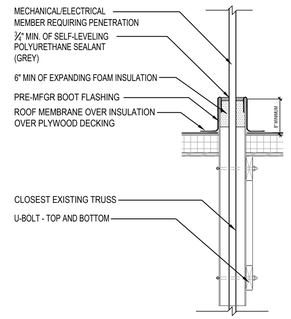
ROOF EXHAUST FAN 5

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

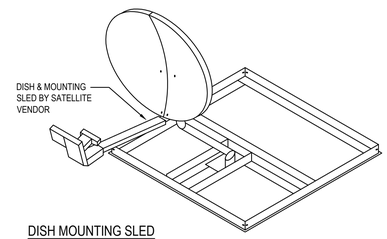


CONDENSER RACK ISOMETRIC 3

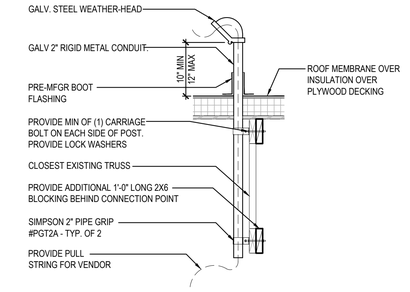
Scale= 3/4" = 1'-0" A-108



CONDITION "B" - AT CONDENSER ELECTRICAL LINES



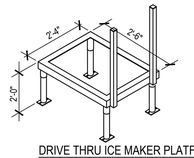
DISH MOUNTING SLED



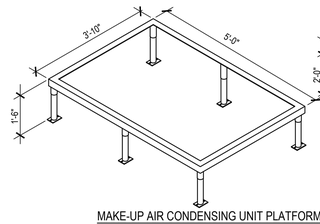
CONDITION "A" - ABOVE MANAGERS STATION

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

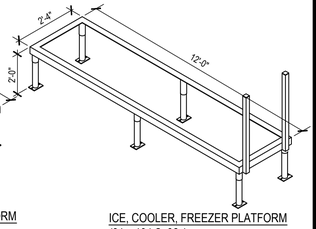
Scale= 3/4" = 1'-0" A-108



DRIVE THRU ICE MAKER PLATFORM

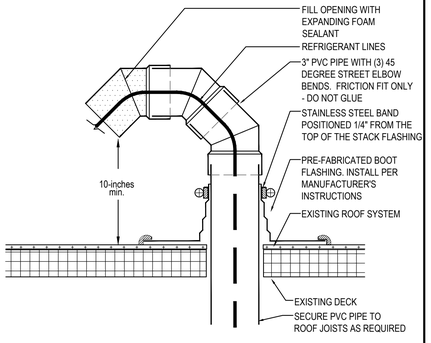


MAKE-UP AIR CONDENSING UNIT PLATFORM (REF. MEP PLAN IF USED - MA-1)



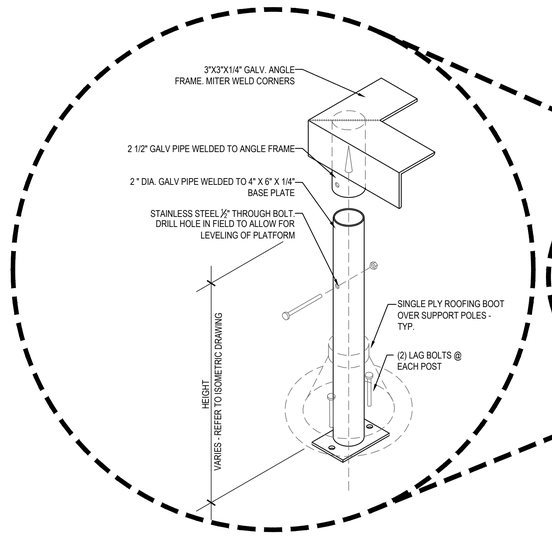
ICE, COOLER, FREEZER PLATFORM (31c, 10J-S, 32c)

DIMENSION ISOMETRICS



PVC ROOF PENETRATION 4

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



NOTES:

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

FREEZER / COOLER / ICE MAKER CONDENSER RACK DETAILS 1

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

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674

C&P PROJECT #: - 2180716

Cuhaci & Peterson Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpae.com
Florida Corporate Certificate #AA C000526

02.27.19

STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA015972
REGISTERED ARCHITECT

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

A-108

CONDENSER RACK DETAIL

FURNITURE SCHEDULE

Item Code	Type	Material		L x W x H
T-A1a	LIVE EDGE 4'-0"	WALNUT	PANDA VENDOR	4'-0" L X 28" W X 2" THICK
T-A1b	LIVE EDGE 6'-0"	WALNUT	PANDA VENDOR	6'-0" L X 28" W X 2" THICK
T-A1c	LIVE EDGE 8'-0"	WALNUT	PANDA VENDOR	8'-0" L X 28" W X 2" THICK
T-A1d	LIVE EDGE 10'-0"	WALNUT	PANDA VENDOR	10'-0" L X 28" W X 2" THICK
T-B1a	2 TOP TABLE	QUARTZ - TETON BEIGE	PANDA VENDOR	21" L X 24" W
T-B1b	4 TOP TABLE	QUARTZ - TETON BEIGE	PANDA VENDOR	24" L X 48" W
T-B1c	4 TOP TABLE ADA	QUARTZ - TETON BEIGE	PANDA VENDOR	30" L X 48" W
T-B2a	ROUND TABLE 42"	QUARTZ	PANDA VENDOR	42" DIAMETER
T-C1a	2 TOP SEATEE	LAMINATE W/ METAL EDGE OILED WALNUT	PANDA VENDOR	21" L X 24" W
T-C1b	4 TOP SEATEE	LAMINATE W/ METAL EDGE OILED WALNUT	PANDA VENDOR	48" L X 24" W
T-C2a	ROUND TABLE 24" DIA	LAMINATE W/ METAL EDGE OILED WALNUT	PANDA VENDOR	24" DIAMETER
T-C2b	ROUND TABLE 30" DIA	LAMINATE W/ METAL EDGE OILED WALNUT	PANDA VENDOR	30" DIAMETER
C-A1a	SINGLE BOOTH- 41"	WALNUT W/ EVOLUTION SEDIMENT FABRIC	PANDA VENDOR	41" L X 34 1/8" H
C-A1b	SINGLE BOOTH- 47"	WALNUT W/ EVOLUTION SEDIMENT FABRIC	PANDA VENDOR	47" L X 34 1/8" H
C-A1c	SINGLE BOOTH- 59"	WALNUT W/ EVOLUTION SEDIMENT FABRIC	PANDA VENDOR	59" L X 34 1/8" H
C-A1d	BOOTH BACK TO BACK- 47"	WALNUT W/ EVOLUTION SEDIMENT FABRIC	PANDA VENDOR	47" L X 34 1/8" H
C-A1e	BOOTH BACK TO BACK- 41"	WALNUT W/ EVOLUTION SEDIMENT FABRIC	PANDA VENDOR	41" L X 34 1/8" H
C-A1f	BOOTH BACK TO BACK- 59"	WALNUT W/ EVOLUTION SEDIMENT FABRIC	PANDA VENDOR	59" L X 34 1/8" H
B-S1a	I-BEAM BASE 34" H	HOT ROLL STEEL W/ LOW GLOSS CLEAR COAT	PANDA VENDOR	FOR 34" H TABLE
B-S2a	3" FREE STANDING CRISS CROSS		PANDA VENDOR	FOR 30" ROUND TABLE
B-S2b	3" FREE STANDING CRISS CROSS		PANDA VENDOR	FOR 21" X 24" TABLE
B-S3a	3" BOLT DOWN		PANDA VENDOR	FOR 30" H TABLE
B-S4a	3" CORE DRILL		PANDA VENDOR	FOR 30" H TABLE
B-S5a	SIT DOWN BASE		PANDA VENDOR	FOR 34" H LEDGE TABLE
B-B1	SPECIAL BRACKETS		PANDA VENDOR	FOR MODESTY PANEL
F-A1	TRASH BIN	TETON BEIGE / OILED WLANUT	PANDA VENDOR	20" L X 22" W
F-A2a	TRASH BIN W/ LEFT BROOM HOLDER	TETON BEIGE / OILED WLANUT	PANDA VENDOR	20" L X 27" W
F-A2b	TRASH BIN W/ RIGHT BROOM HOLDER	TETON BEIGE / OILED WLANUT	PANDA VENDOR	20" L X 27" W
F-B1	TRASH LINER W/ CASTERS		PANDA VENDOR	
F-C1a	LEFT BROOM HOLDER	OILED WALNUT	PANDA VENDOR	
F-C1b	RIGHT BROOM HOLDER	OILED WALNUT	PANDA VENDOR	
L-A1	LOW WALL 3' - 6"	OILED WALNUT HORIZONTAL GRAIN	PANDA VENDOR	3'-6" L X 34 1/8" H
L-A2	LOW WALL 8' - 0"	OILED WALNUT HORIZONTAL GRAIN	PANDA VENDOR	8'-0" L X 34 1/8" H

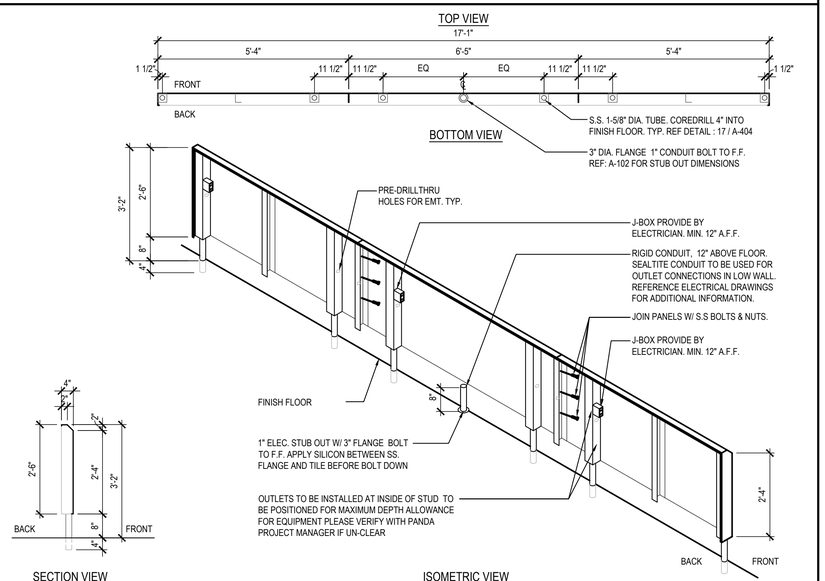
CHAIR SCHEDULE

Item Code	Type	Material		L x W x H
WALNUT PALLET				
C1n	YARDBIRD DINING CHAIR	WALNUT	PANDA VENDOR	18" H
C2j8	CHOM CHOM COUNTER STOOL	WALNUT	PANDA VENDOR	22" H
OAK PALLET				
C1d1	PANDA DINING CHAIR W/ BACK	OAK	PANDA VENDOR	18" H
C2j2	PANDA COUNTER STOOL- NO BACK	OAK (PREFERRED STOOL)	PANDA VENDOR	22" H
C2g	PANDA COUNTER STOOL W/ BACK	OAK (OPTIONAL)	PANDA VENDOR	22" H

OUTDOOR FURNITURE & ARCH. ELEMENTS

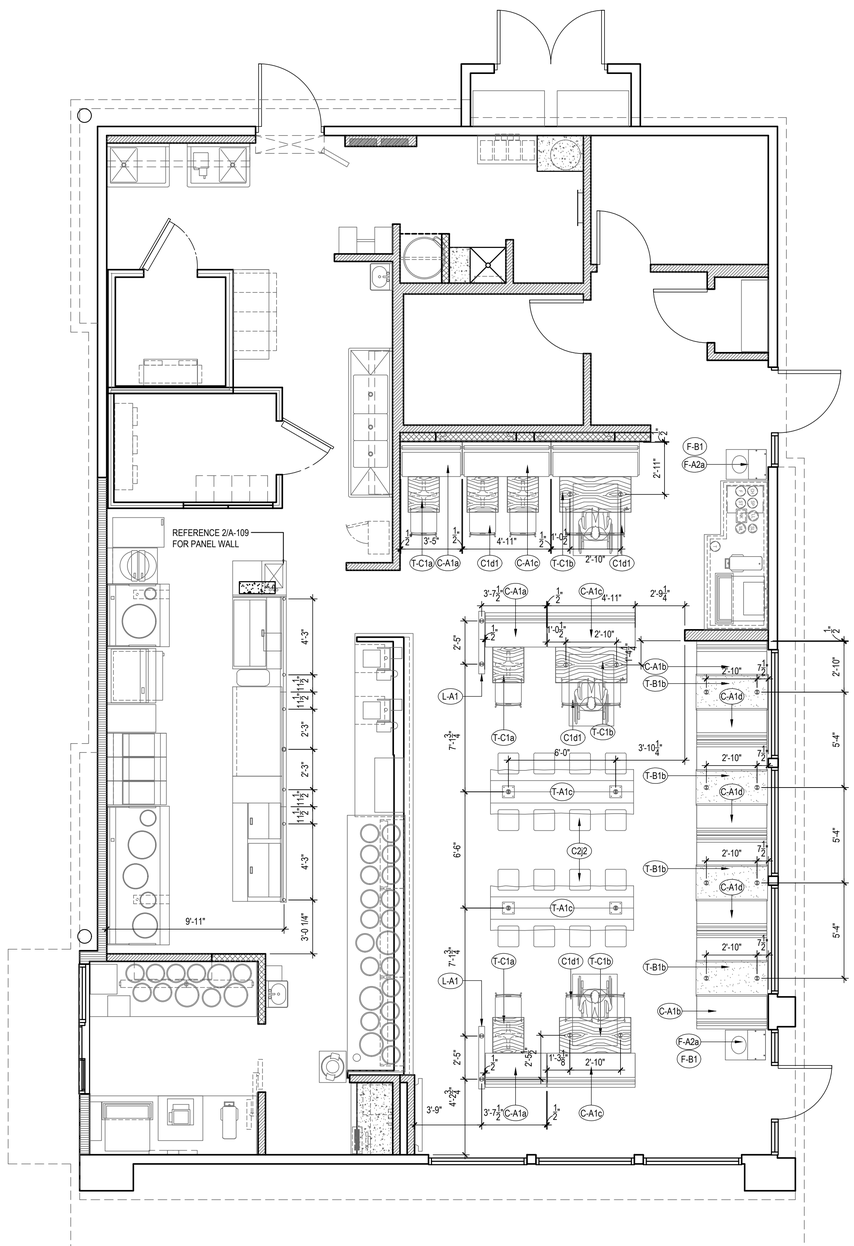
OC1	OUTDOOR CHAIR		PANDA VENDOR	22-7/8" x 22-1/2"x 35-3/8" / (17-3/8")
OT1	4 TOP OUTDOOR TABLE		PANDA VENDOR	48" x 24"x 30"
OT2	4 TOP OUTDOOR TABLE (ADA)		PANDA VENDOR	48" x 24"x 30"
OT3	2 TOP OUTDOOR TABLE		PANDA VENDOR	24" x 24"x 30"
OW1	OUTDOOR WASTE BIN		PANDA VENDOR	23" x 23-1/4" x 44-5/8"
OW2	OUTDOOR WASTE BIN	ALUMINUM	PANDA VENDOR	22-1/2" x 22-1/2" x 45"
F5a	UMBRELLA & BASE (6')	TOP: SUNBRELLA , CANVAS JOCKEY RED POLE: ALUM. MARINE SATIN ANODIZED BASE: 24" DIA. 75LB GALV. STEEL BASE	TUUCI	6' SQ. x 96" H
F5b	SINGLE POST PYRAMID UMBRELLA (12')	TOP: FABRIC TOP. PVC 502 FERRARI PRECONTRAINT POLE: BLK. 5.0 GA 1RD TUBING BASE: 8' SQ. PLATE ON. CONC. FOOTING, SEE DETAIL	USA SHADE	12' SQ. x 10' 5-12/"H

NOTE:
G.C. TO VERIFY FURNITURE SUPPLIER WITH
PANDA EXPRESS P.M. CORE DRILL DIMENSIONS
MAY VARY BETWEEN MANUFACTURERS



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

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpa.com
Florida Corporate Certificate #AA C000526

02.27.19

STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA015972
REGISTERED ARCHITECT

PANDA EXPRESS
TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

A-109

FURNITURE PLAN

EXTERIOR FINISH SCHEDULE

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

08-16-17

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

WINDOW SCHEDULE

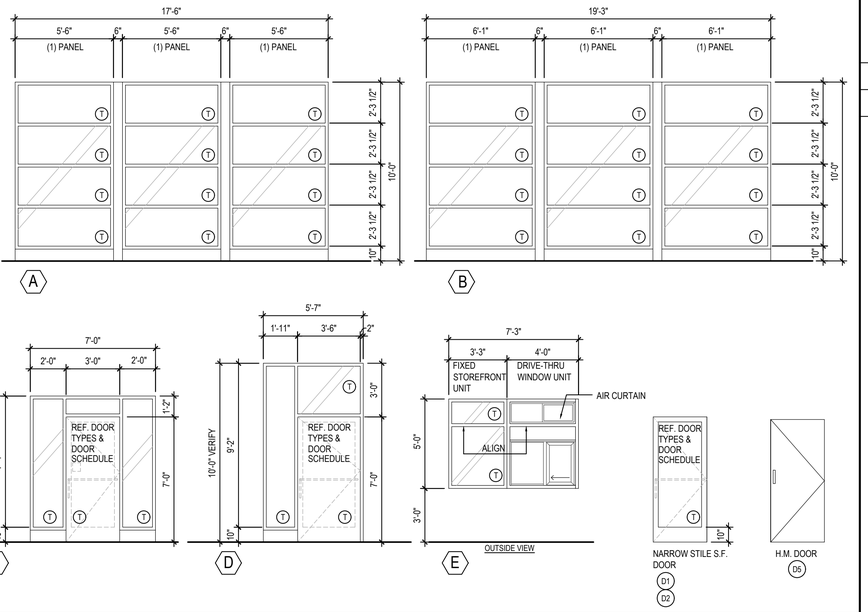
INSTALLED AND FURNISHED BY. G.C. UNLESS NOTED OTHERWISE

SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS
A	17'-6"	10'-0"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME
B	19'-3"	10'-0"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME
C	7'-0"	8'-2"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME
D	5'-7"	10'-0"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME
E	7'-3 3/4"	59.5"	TEMPERED GLASS	DARK BRONZE ANODIZED ALUMINUM	QUIK-SERV (NON-HEATED AIR CURTAIN AND HEATED AIR CURTAIN), ROUGH OPENING 48" X 60" SEE ADDITIONAL NOTE # 5. CONTACT: WADE ARNOLD, 800-388-8307

NOTES

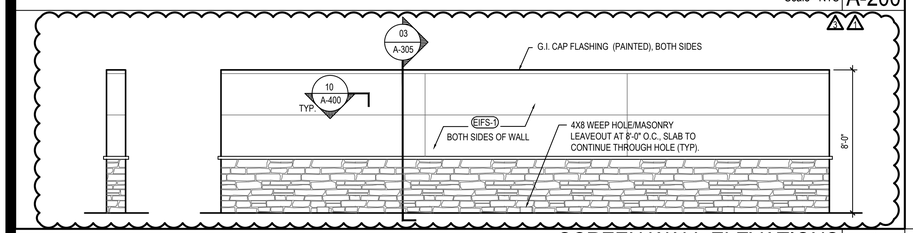
1. INSULATING GLASS PPG SOLARBAN 70 LOW E: WINTER U=0.28 SHGC: 0.26 VIS TRANS: 56% EXT REFL: 13%
2. DOORS: FULL GLAZED DOORS W/10" KICK BASE, COLOR DARK BRONZE ANODIZED ALUM FINISH. REFER HARDWARE SCHEDULE.
3. WINDOW DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. G.C. TO VERIFY ACTUAL WINDOW DIMENSIONS PRIOR TO FABRICATION INSTALLATION.
4. GLASS FACADE AND ENTRY DOORS TO BE DESIGNED, DETAILED, FACTORY FABRICATED AND SITE ASSEMBLED AND ERECTED.
5. MANUFACTURER: QUIK-SERV, MODEL SST-4860E WITH THRU-BEAM PHOTO-ELECTRIC BAR. REGIONAL APPLICATION WITH CF-25 NON HEATED AIR CURTAIN OR CHF-25 HEATED AIR CURTAIN. TYPE OF AIR CURTAIN LISTED ON WINDOW SCHEDULE.
6. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER 0F BUILDING CODE.

(T) TEMPERED GLASS



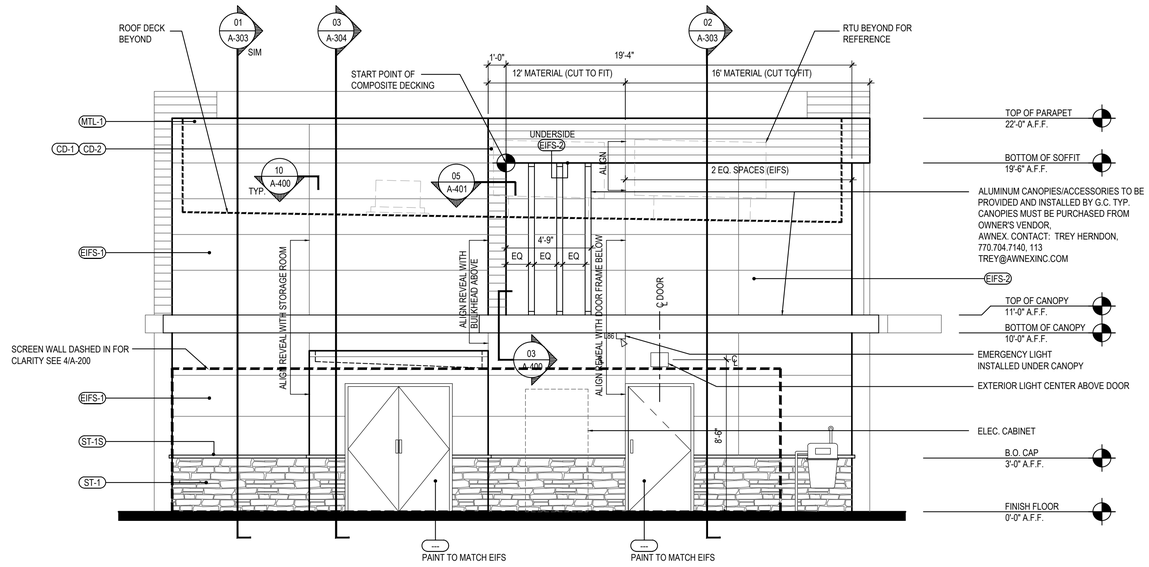
WINDOW AND DOOR ELEVATIONS | 3

Scale= NTS | A-200



SCREEN WALL ELEVATIONS | 4

Scale= NTS | A-200



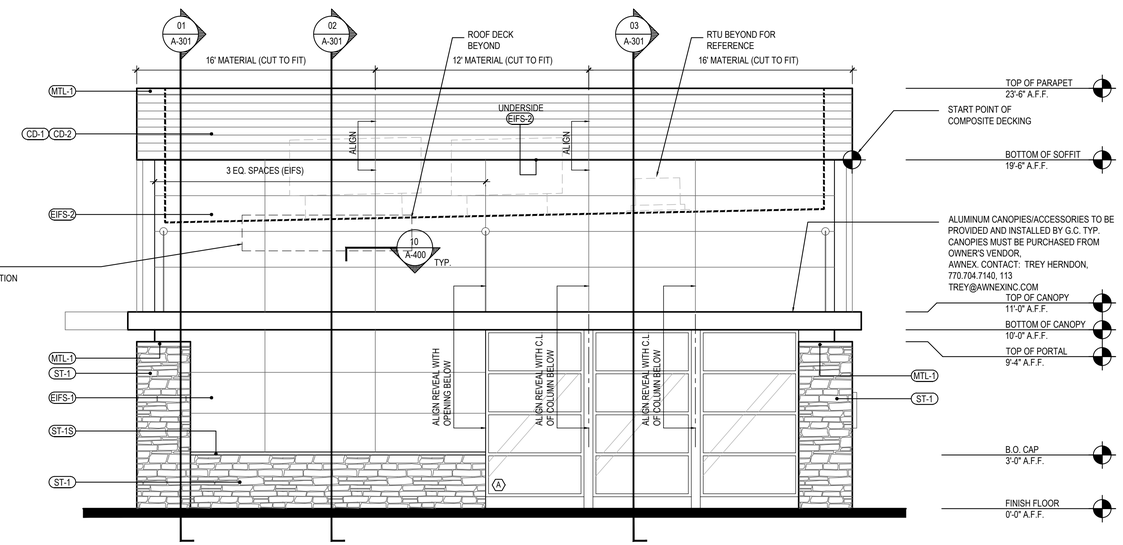
NOTE:

INSPECTOR MAY REQUIRE AN ONSITE WALL MOCK UP FOR VERIFICATION/APPROVAL OF MATERIALS SUBMITTED TO COLUMBIA COUNTY FOR REVIEW. GC TO CONTACT NAYNA MISTRY (706) 312 7178 - COMMUNITY PLANNER AT THE COLUMBIA COUNTY PLANNING SERVICES DIVISION FOR ACCESS TO SUBMITTED AND REVIEWED MATERIALS.

*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

REAR ELEVATION | 2

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



*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

FRONT ELEVATION | 1

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

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

1	12.20.18 - COUNTY COMMENTS
2	02.27.19 - ISSUE FOR BID

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674

C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
Florida Corporate Certificate #AA C000526

02.27.19

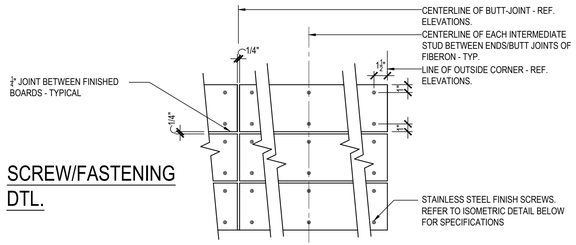
STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA019227
REGISTERED ARCHITECT

PANDA EXPRESS

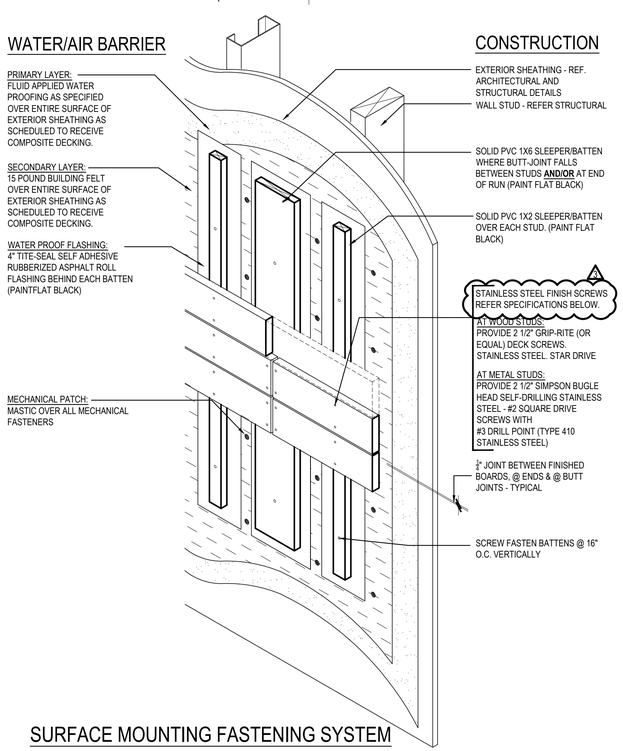
TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

A-200

EXTERIOR ELEVATIONS



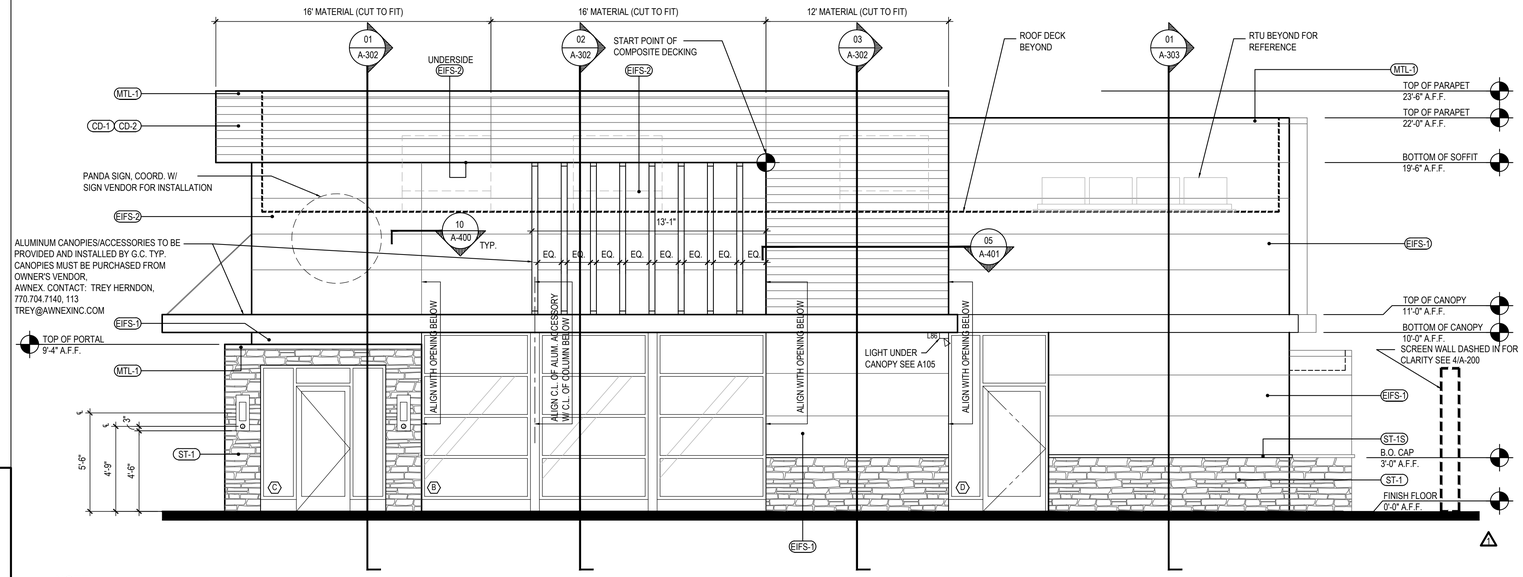
SCREW/FASTENING DTL.



SURFACE MOUNTING FASTENING SYSTEM

COMPOSITE DECK FASTENING & WATER PROOFING DTLS | 3

Scale= 1 1/2" = 1'-0" | A-201

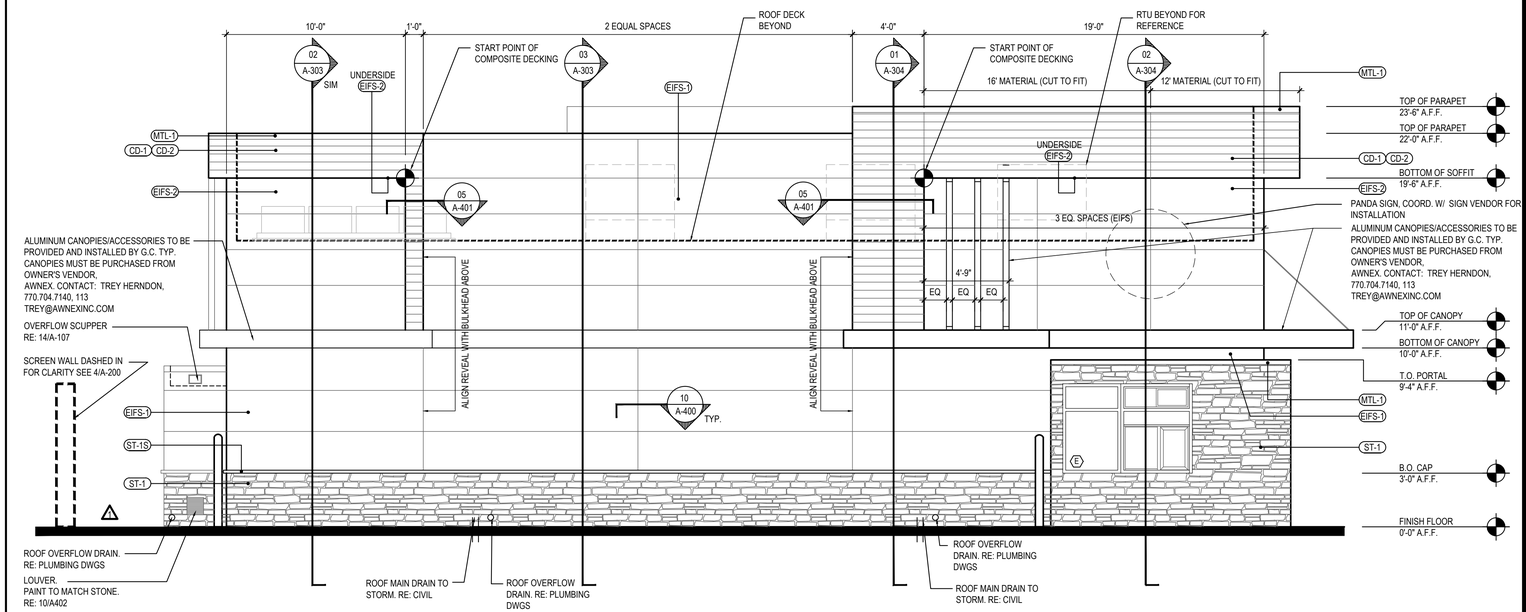


NOTE:
INSPECTOR MAY REQUIRE AN ONSITE WALL MOCK UP FOR VERIFICATION/APPROVAL OF MATERIALS SUBMITTED TO COLUMBIA COUNTY FOR REVIEW. GC TO CONTACT NAYNA MISTRY (706) 312 7178 - COMMUNITY PLANNER AT THE COLUMBIA COUNTY PLANNING SERVICES DIVISION FOR ACCESS TO SUBMITTED AND REVIEWED MATERIALS.

*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

RIGHT SIDE ELEVATION | 2

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



*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

LEFT SIDE ELEVATION | 1

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

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

1	12.20.18 - COUNTY COMMENTS
2	02.27.19 - ISSUE FOR BID

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
Florida Corporate Certificate #AA C000526

02.27.19

STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA019222
REGISTERED ARCHITECT

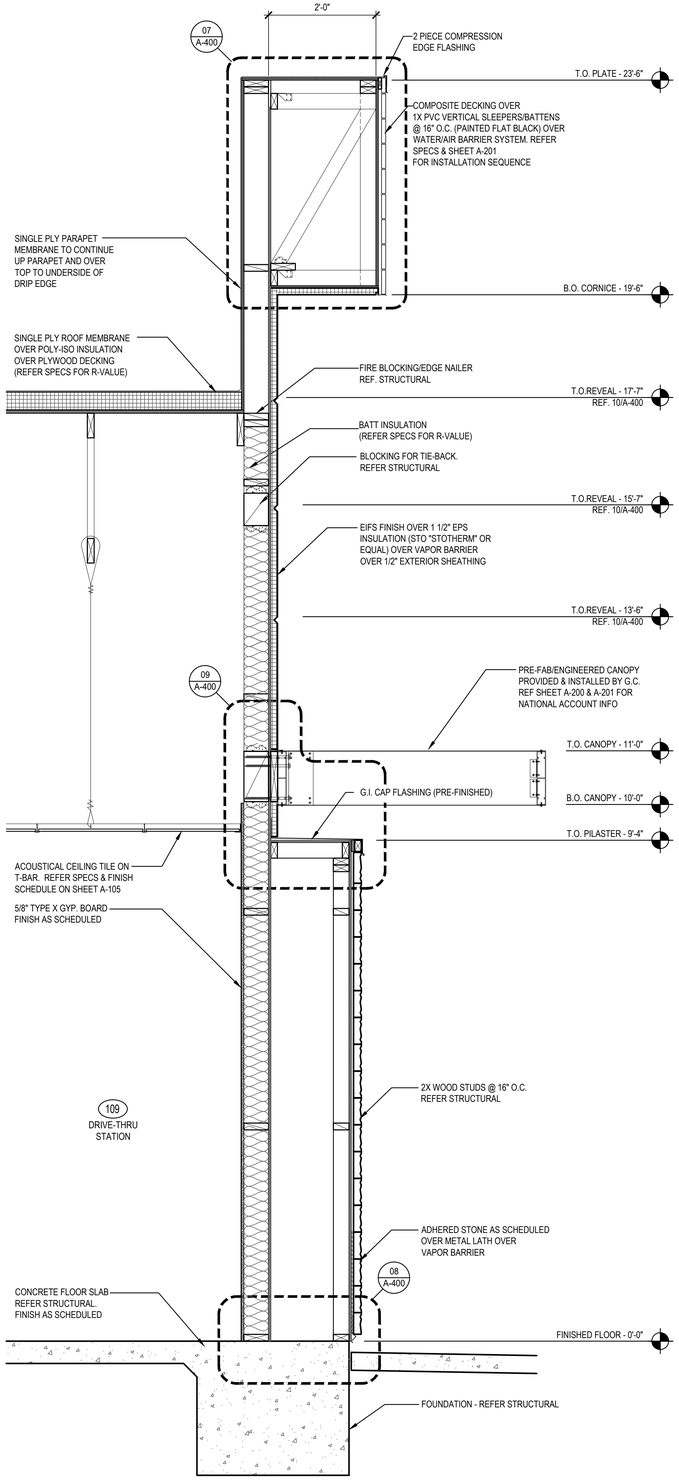
PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

A-201

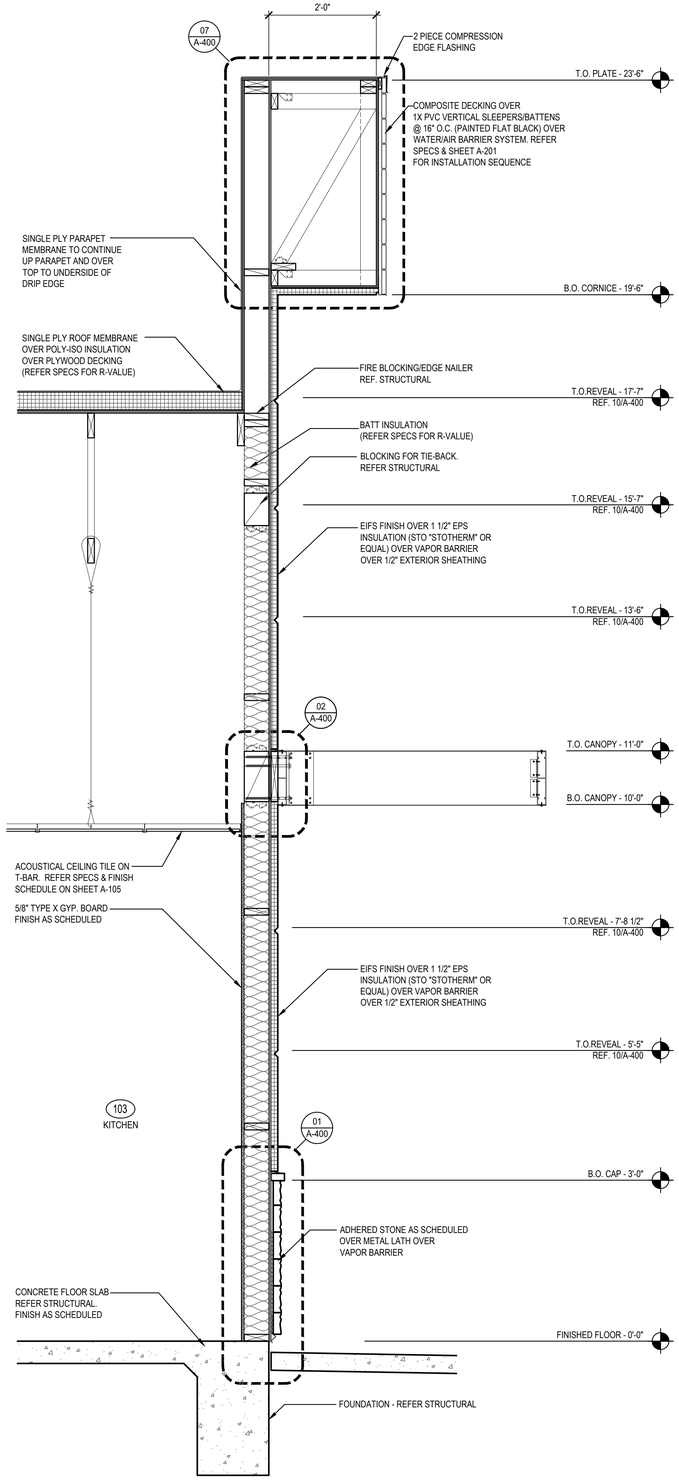
EXTERIOR ELEVATIONS

TRUE WARM & WELCOME 2200



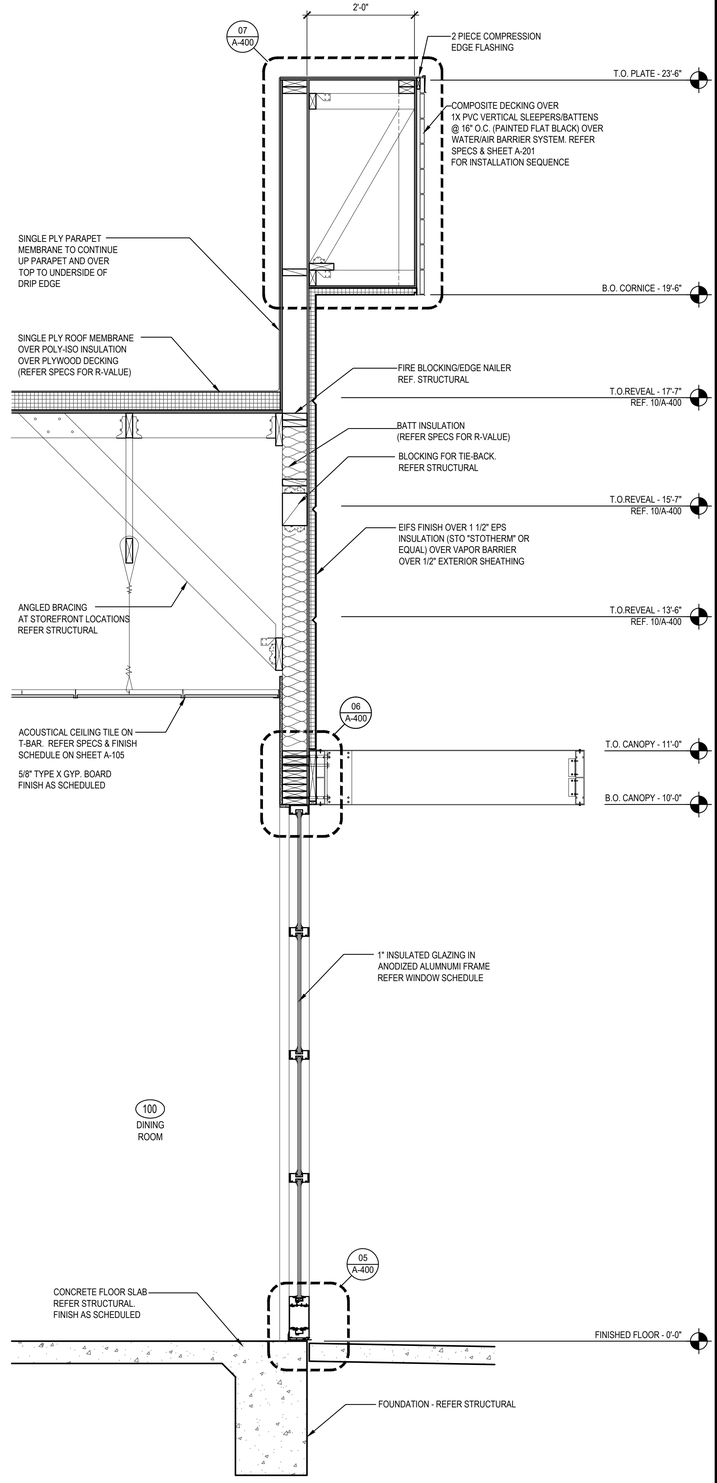
SECTION 1

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



SECTION 2

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



SECTION 3

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

PANDA EXPRESS
CHINESE KITCHEN

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: ALV

PANDA PROJECT #: - D6674

C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
Florida Corporate Certificate #AA C000526

02.27.19

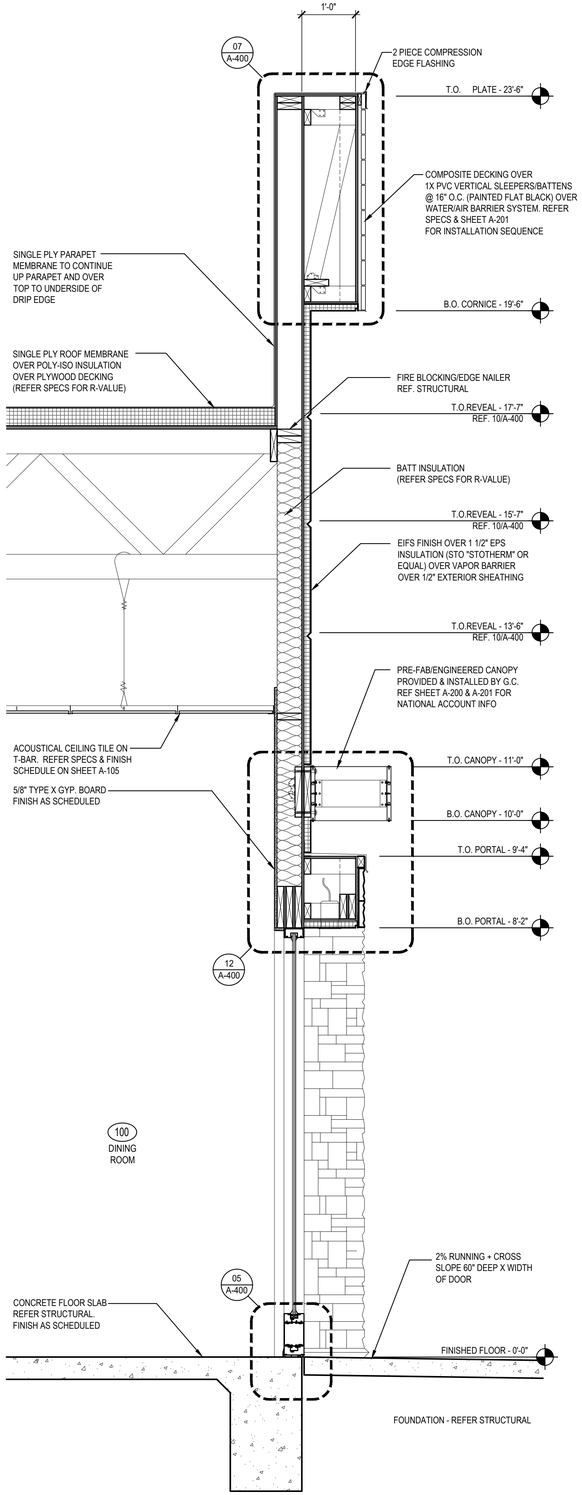
STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA032511
REGISTERED ARCHITECT

PANDA EXPRESS

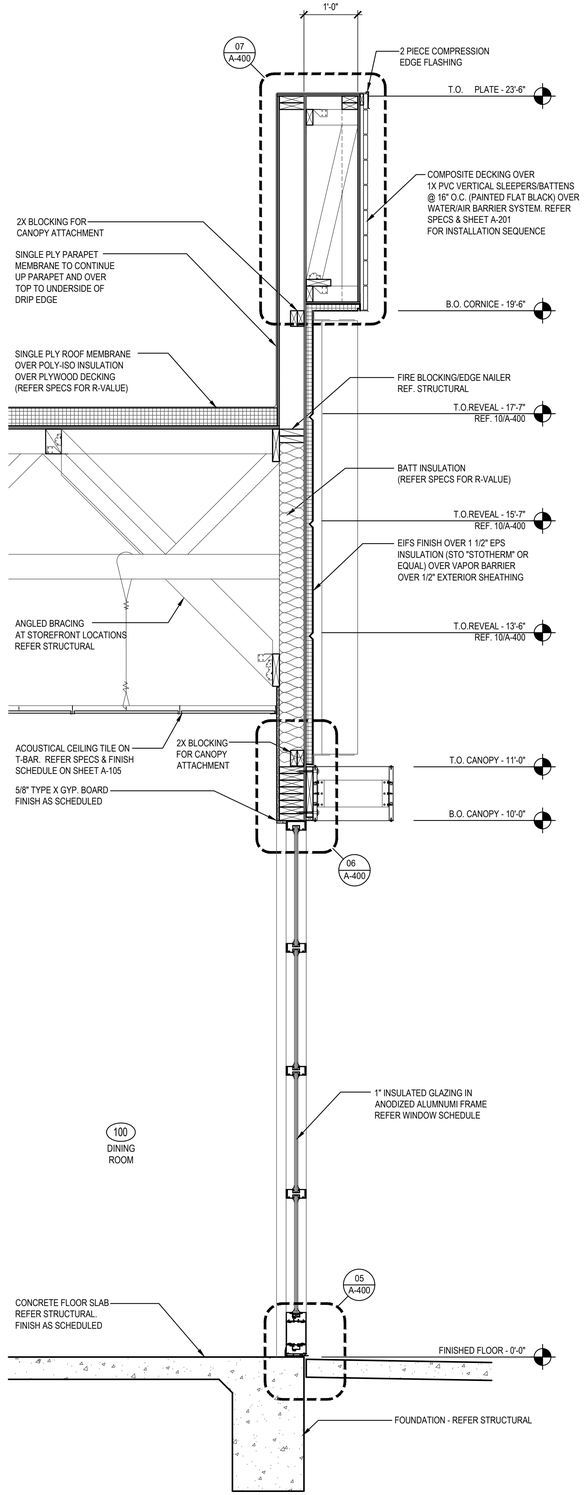
TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

A-301

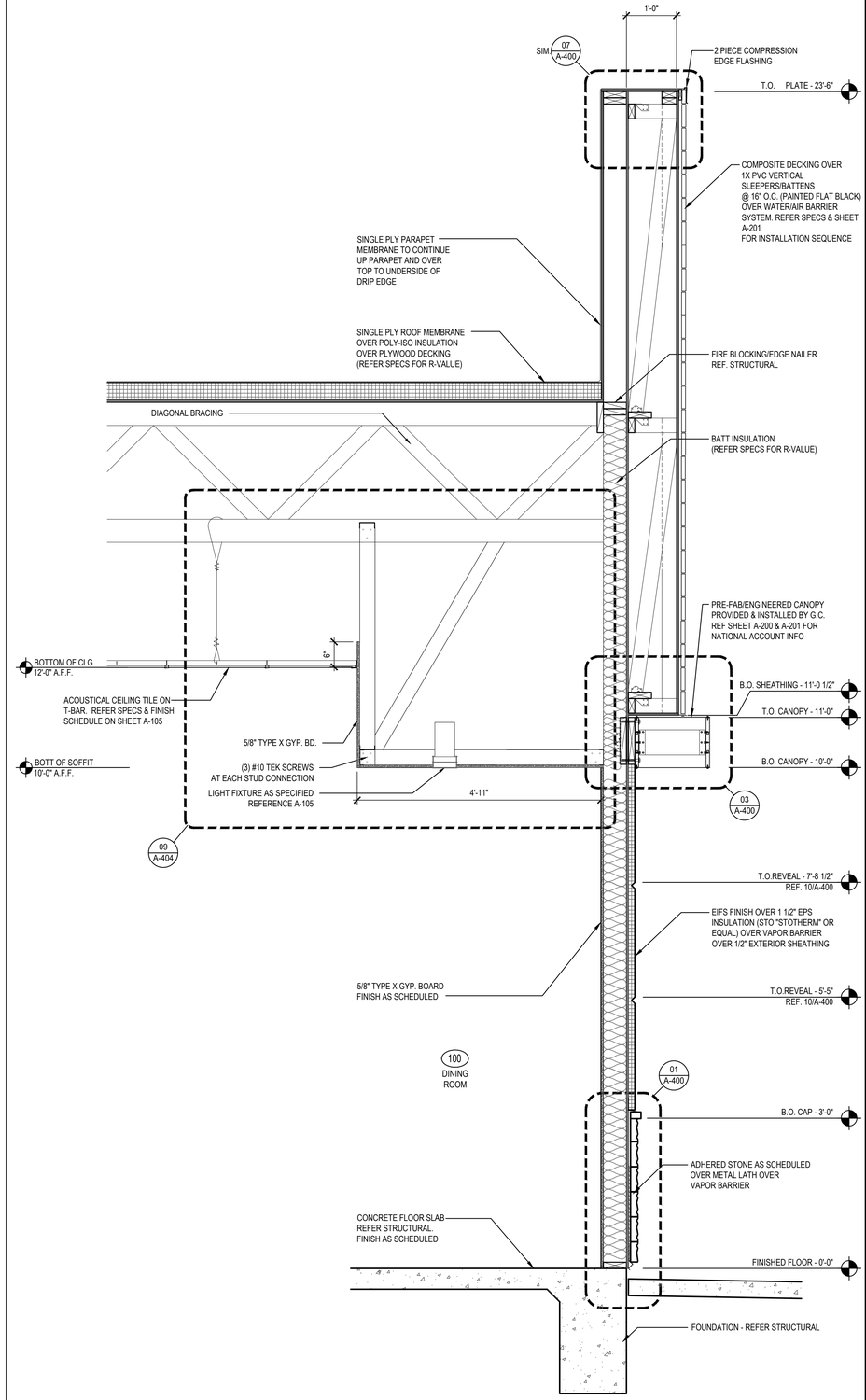
WALL SECTIONS



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



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



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

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cp.com
Florida Corporate Certificate #AA C000526

02.27.19

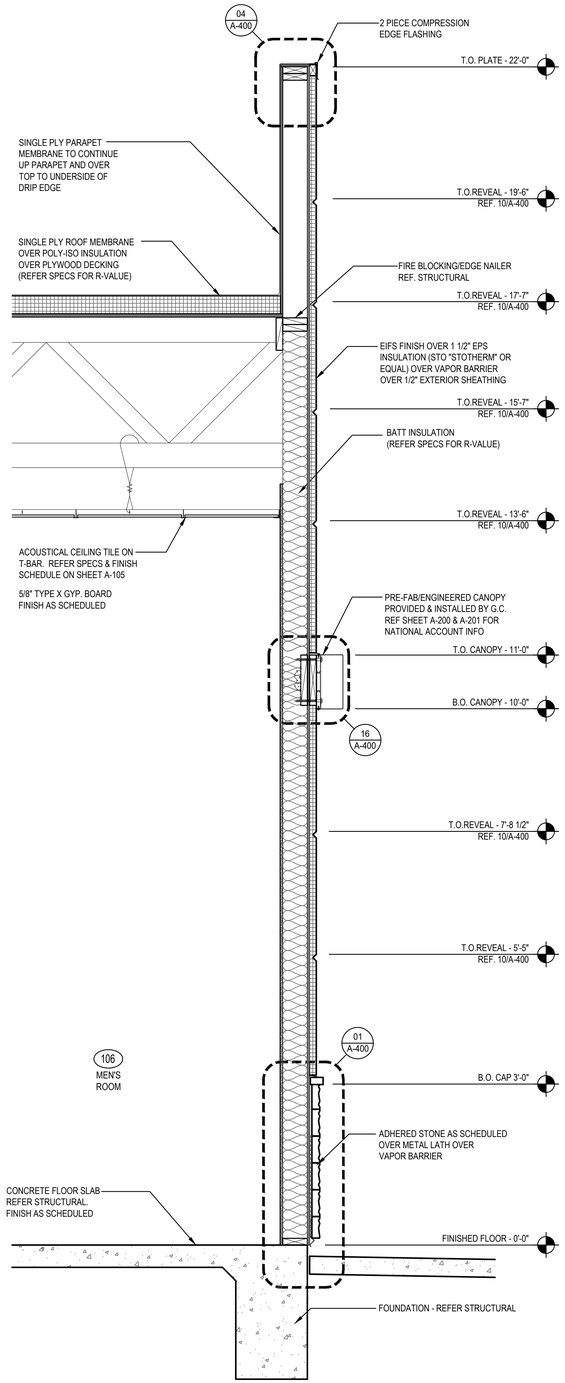
STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA015227
REGISTERED ARCHITECT

PANDA EXPRESS

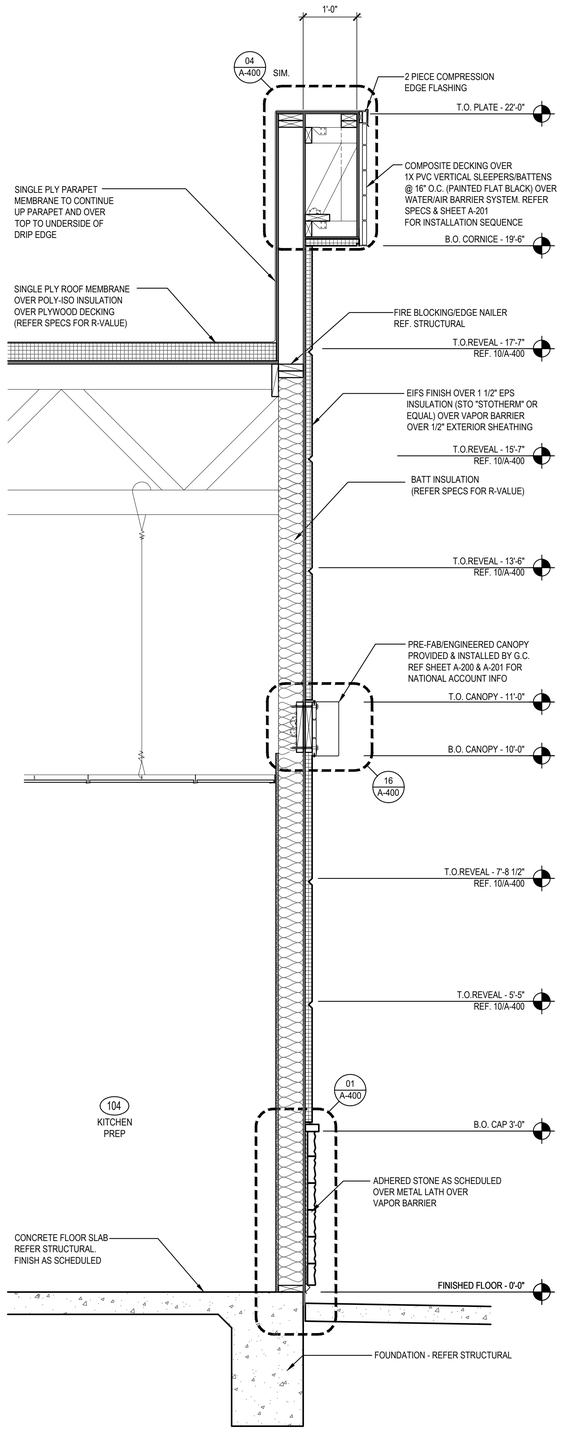
TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

A-302

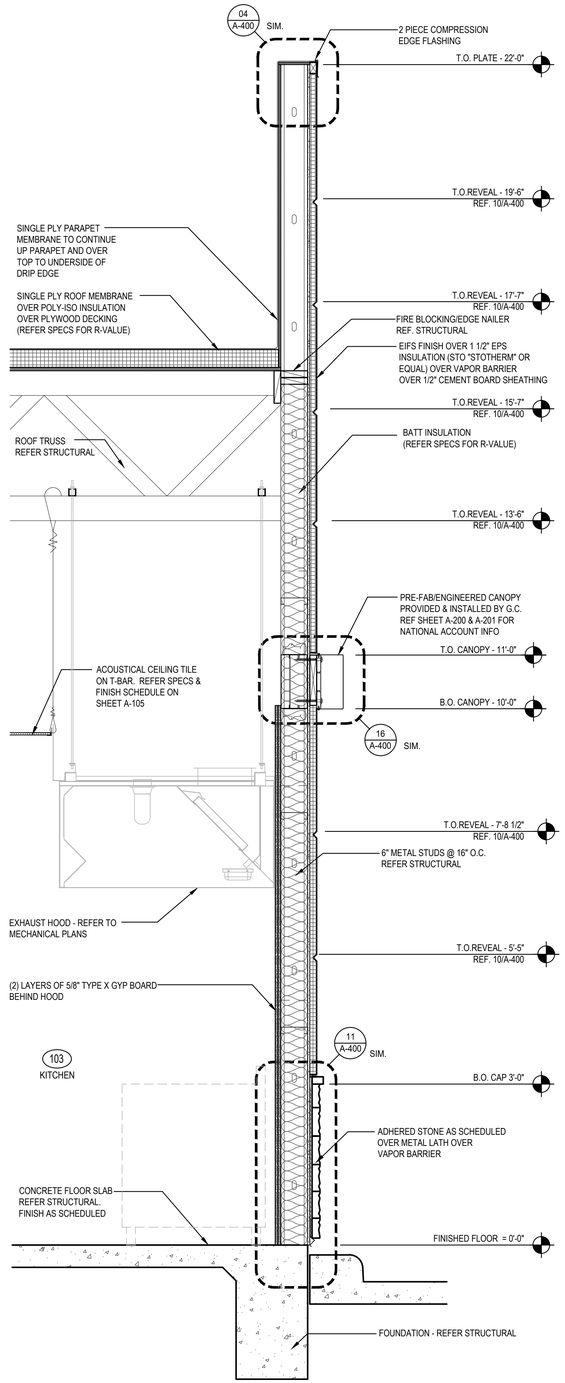
WALL SECTIONS



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



SECTION 2
Scale= 3/4" = 1'-0" A-303



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

PANDA EXPRESS
CHINESE KITCHEN

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY:

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
Florida Corporate Certificate #AA C000526

02.27.19

STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA019229
REGISTERED ARCHITECT

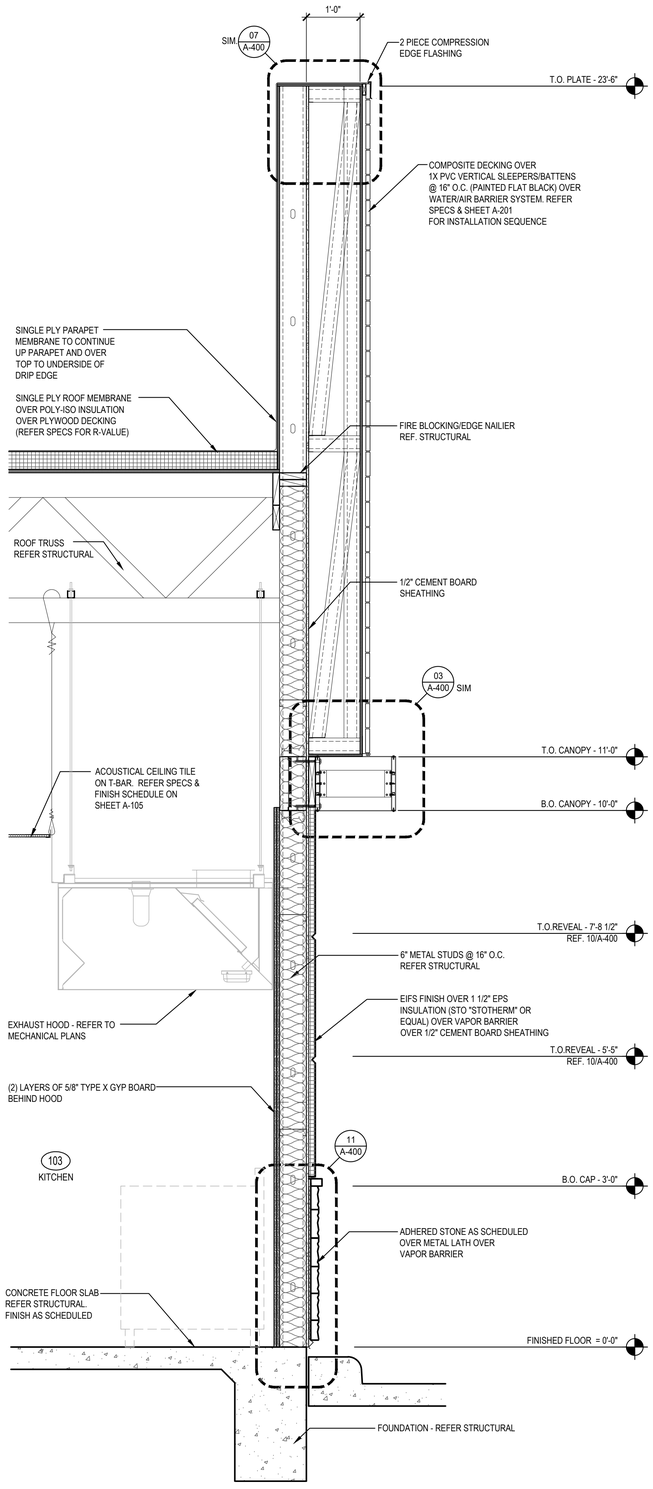
PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

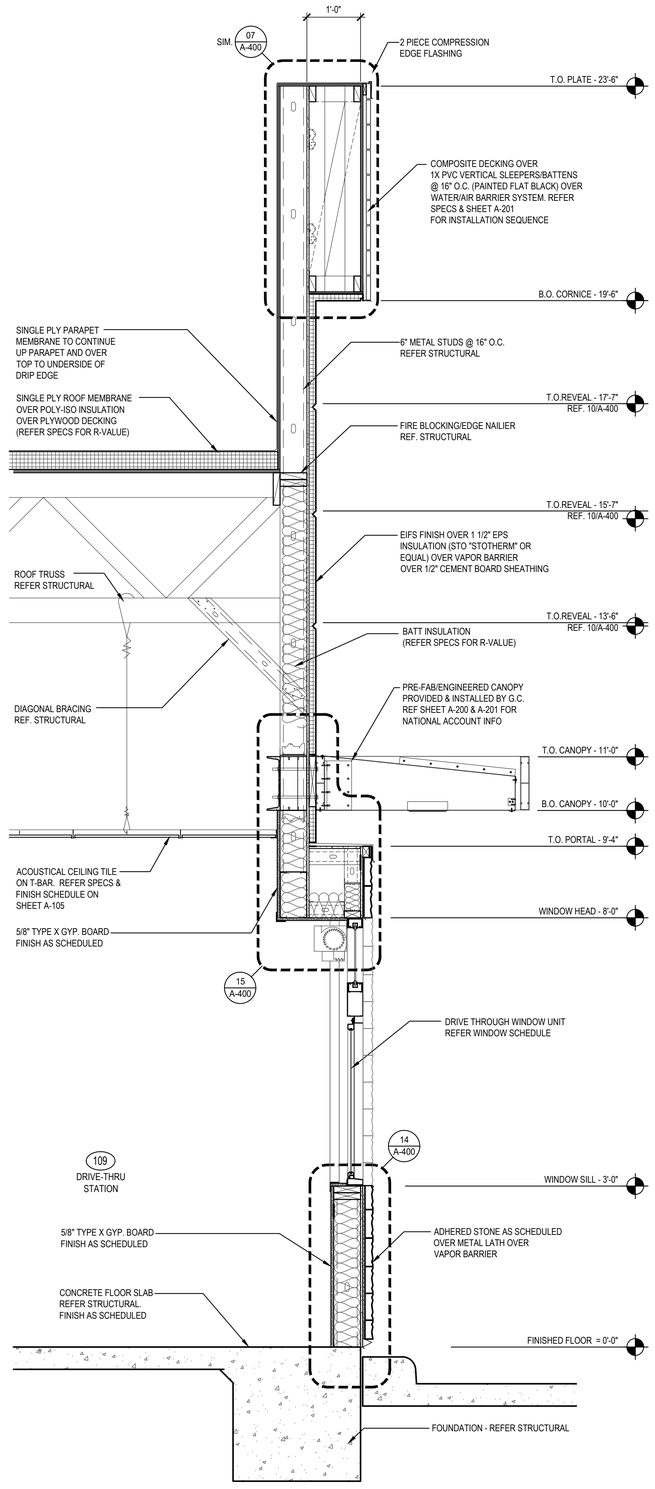
A-303

WALL SECTIONS

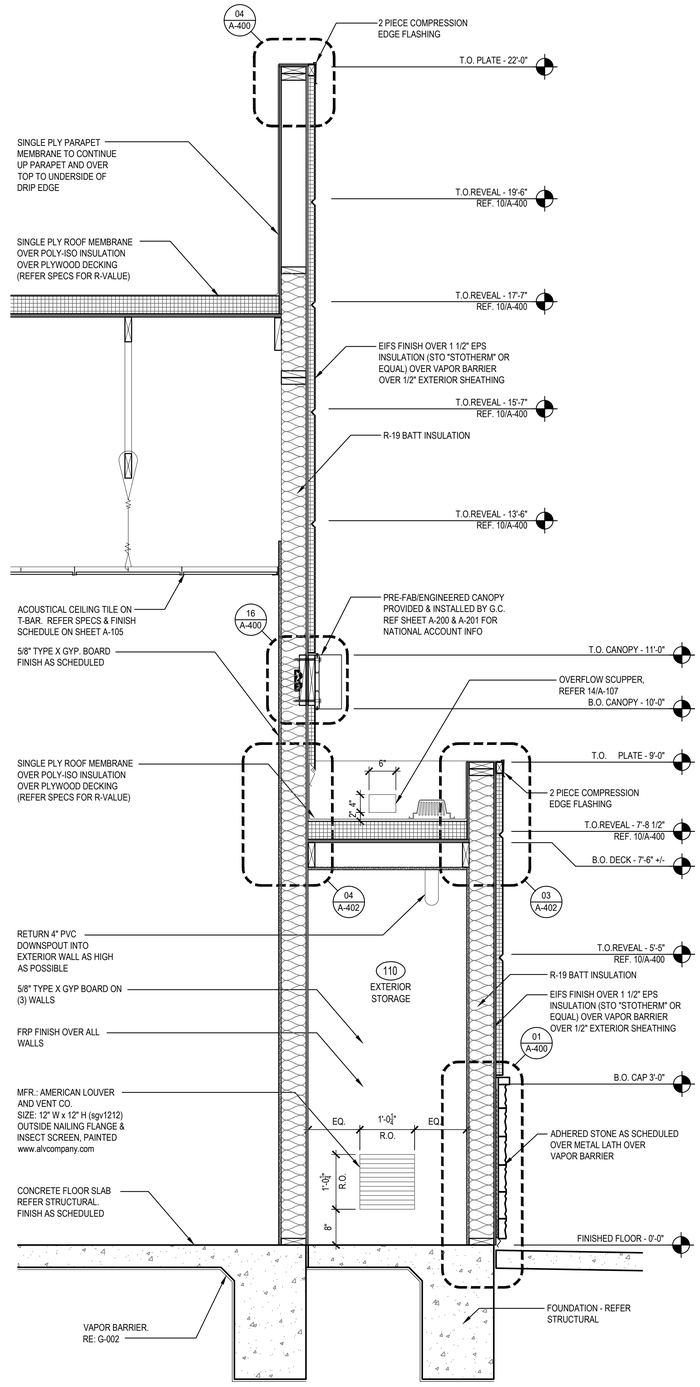
TRUE WARM & WELCOME 2200



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



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



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

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpa.com
Florida Corporate Certificate #AA C000526

02.27.19

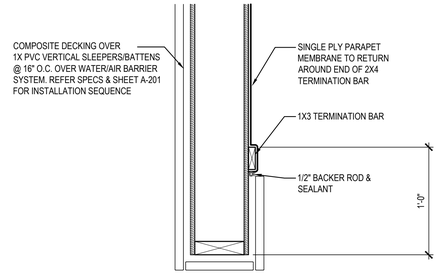
STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA015257
REGISTERED ARCHITECT

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

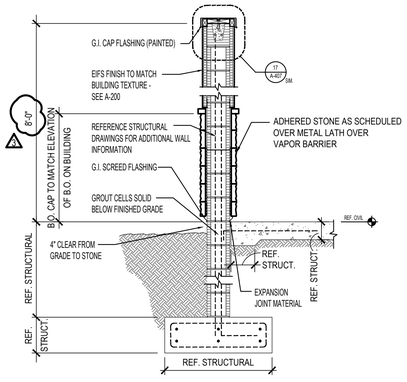
A-304

WALL SECTIONS

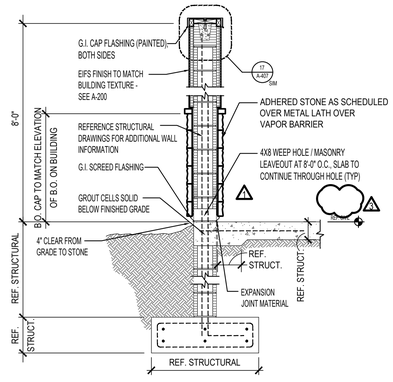


PLAN DETAIL 2

Scale= 1 1/2" = 1'-0" A-305



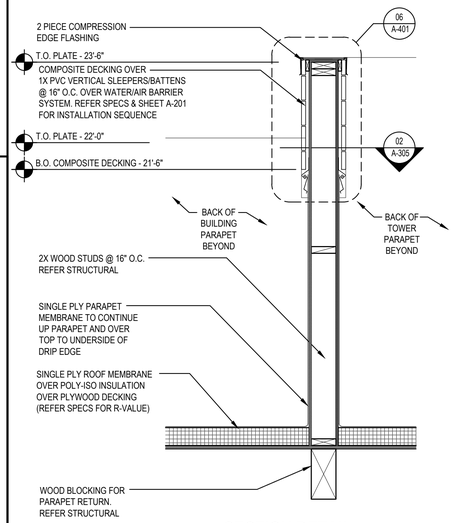
OVERALL SCREEN WALL DETAIL



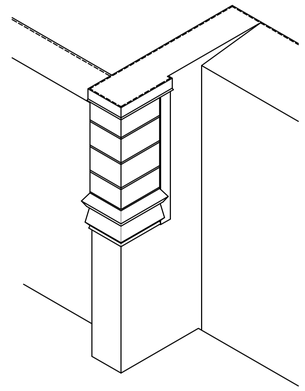
SCREEN WALL AT WEEP HOLE DETAIL

SCREEN WALL DETAILS 3

Scale= 1/2" = 1'-0" A-305



SECTION DETAIL



ISOMETRIC VIEW

SECTION 1

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

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

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

REVISIONS:

3	12.20.18 - COUNTY COMMENTS
5	02.27.19 - ISSUE FOR BID

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674

C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpa.com
Florida Corporate Certificate #AA C000526

02.27.19

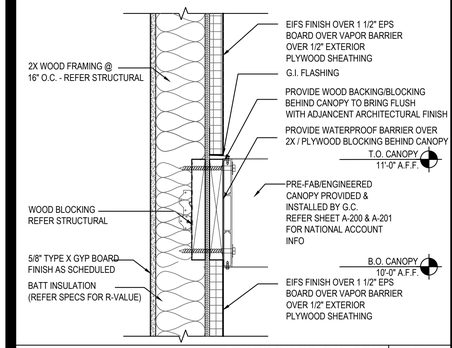
STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA015972
REGISTERED ARCHITECT

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

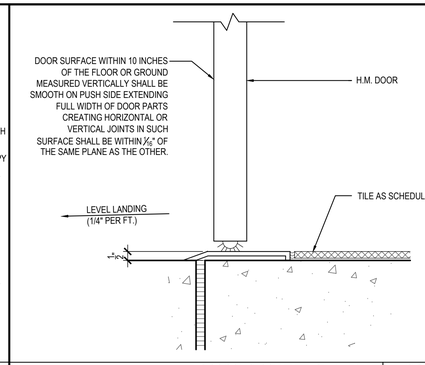
A-305

SECTIONS/DETAILS



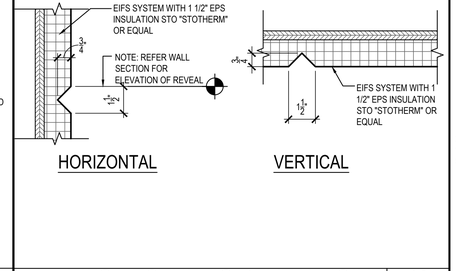
CANOPY DETAIL 16

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



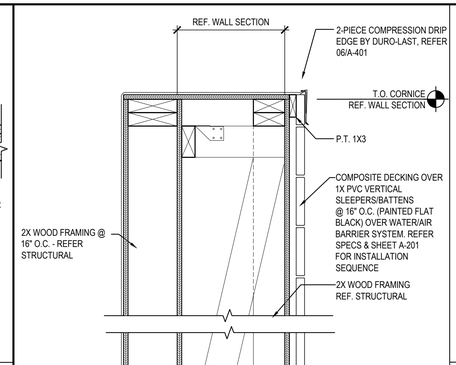
DOOR SILL DETAIL 13

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



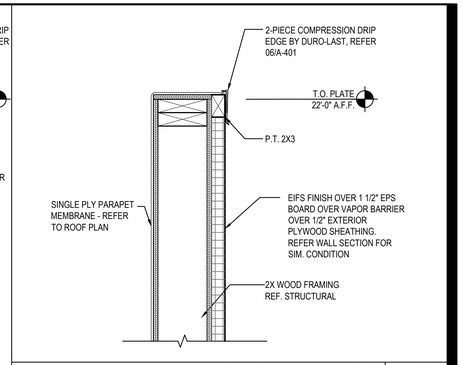
EIFS AESTHETIC REVEAL JOINT 10

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



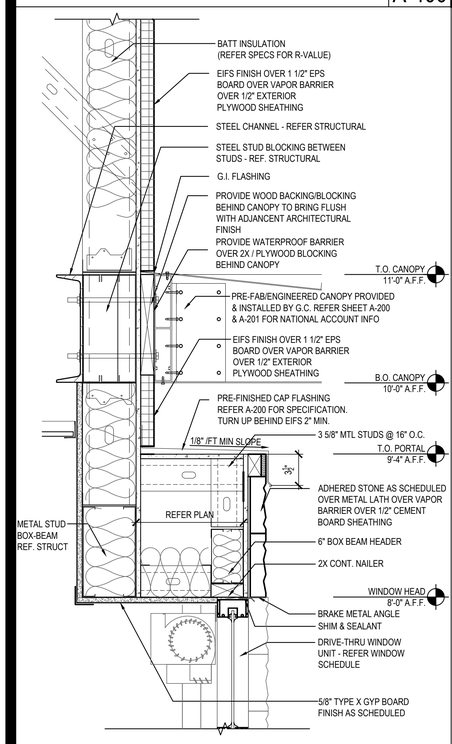
PARAPET/CORNICE DETAIL 07

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



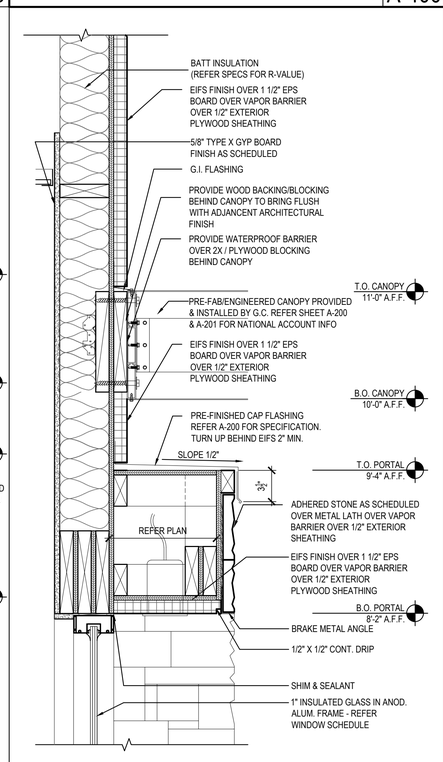
PARAPET DETAIL 04

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



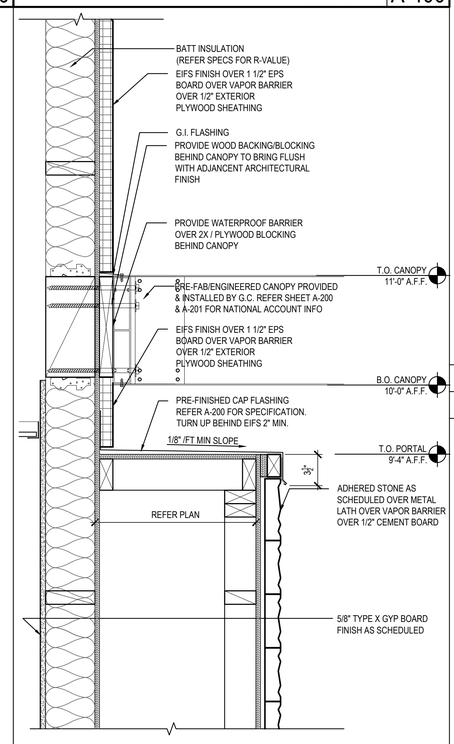
DRIVE-THRU HEAD DETAIL 15

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



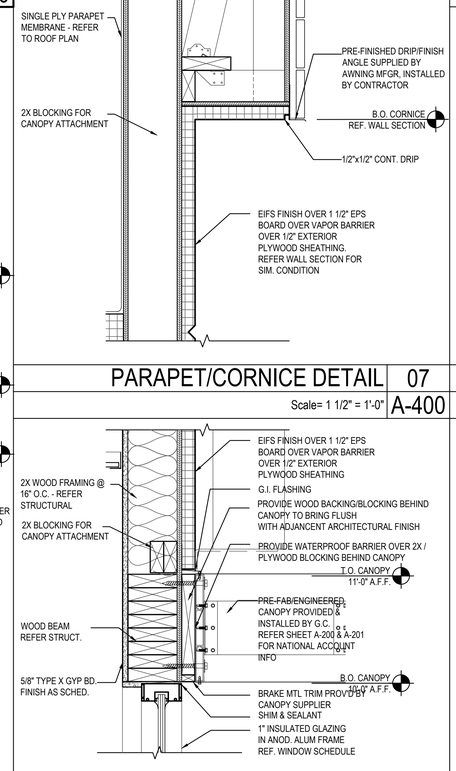
PORTAL DETAIL 12

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



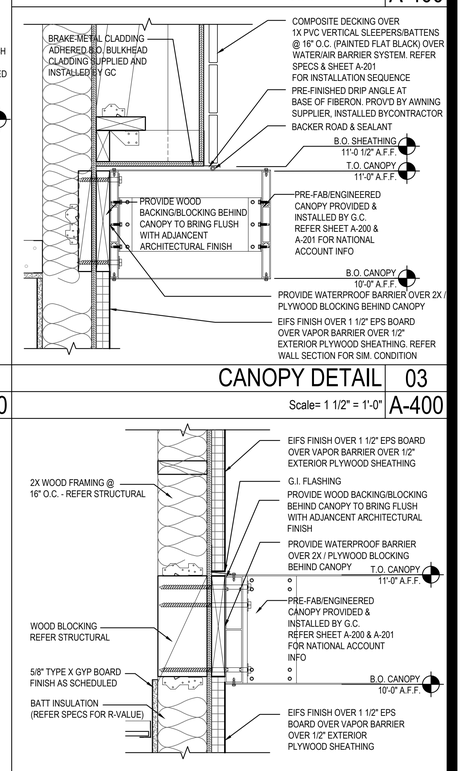
PILASTER DETAIL 09

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



HEAD/CANOPY DETAIL 06

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

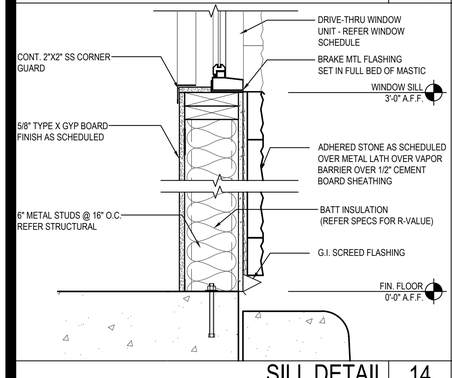


CANOPY DETAIL 02

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

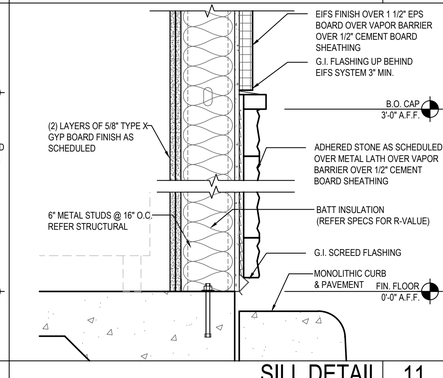
CANOPY DETAIL 03

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



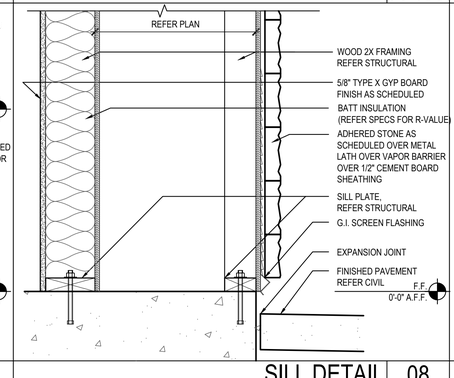
SILL DETAIL 14

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



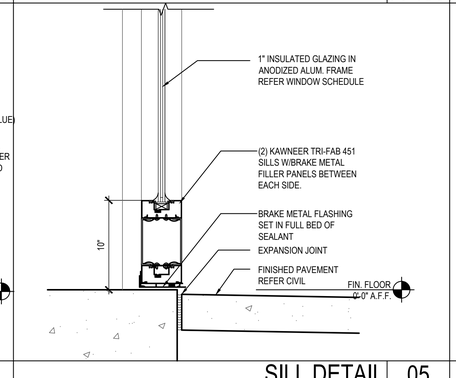
SILL DETAIL 11

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



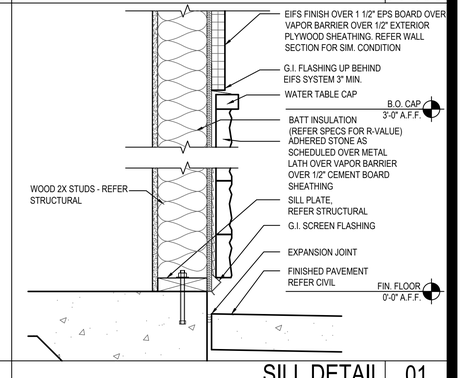
SILL DETAIL 08

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



SILL DETAIL 05

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



SILL DETAIL 01

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

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674

C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpa.com
Florida Corporate Certificate #AA C000536

02.27.19

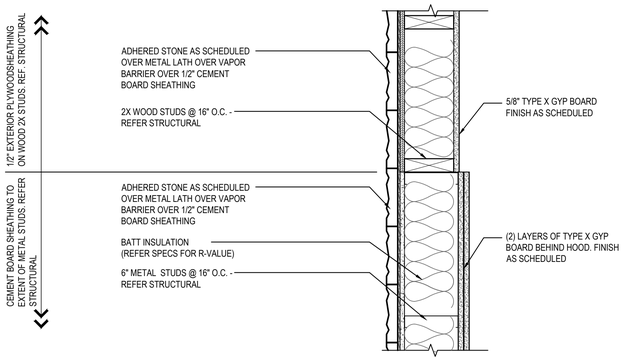
STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. PAR002207
REGISTERED ARCHITECT

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

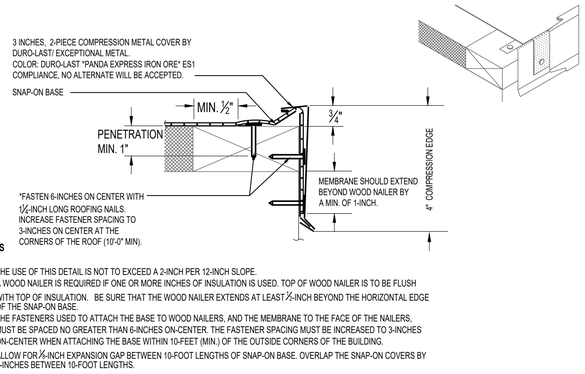
A-400

ARCHITECTURAL DETAILS



PLAN SECTION/DETAIL 09

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

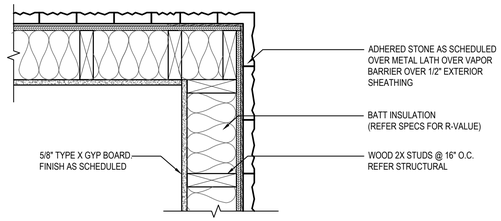


NOTES

1: THE USE OF THIS DETAIL IS NOT TO EXCEED A 2-INCH PER 12-INCH SLOPE.
2: A WOOD NAILER IS REQUIRED IF ONE OR MORE INCHES OF INSULATION IS USED. TOP OF WOOD NAILER IS TO BE FLUSH WITH TOP OF INSULATION. BE SURE THAT THE WOOD NAILER EXTENDS AT LEAST ½-INCH BEYOND THE HORIZONTAL EDGE OF THE SNAP-ON BASE.
3: THE FASTENERS USED TO ATTACH THE BASE TO WOOD NAILERS, AND THE MEMBRANE TO THE FACE OF THE NAILERS, MUST BE SPACED NO GREATER THAN 6-INCHES ON-CENTER. THE FASTENER SPACING MUST BE INCREASED TO 3-INCHES ON-CENTER WHEN ATTACHING THE BASE WITHIN 10-FEET (MIN.) OF THE OUTSIDE CORNERS OF THE BUILDING.
4: ALLOW FOR ¼-INCH EXPANSION GAP BETWEEN 10-FOOT LENGTHS OF SNAP-ON BASE. OVERLAP THE SNAP-ON COVERS BY 2-INCHES BETWEEN 10-FOOT LENGTHS.

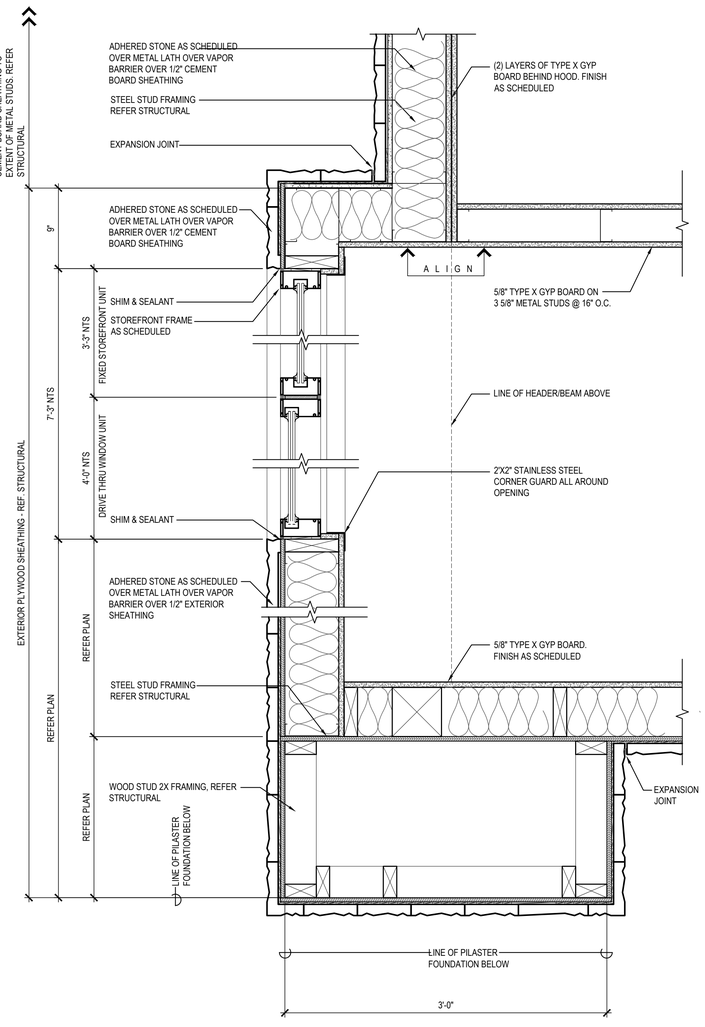
3-INCH HIGH, 2-PIECE COMPRESSION EDGE 06

NTS A-401



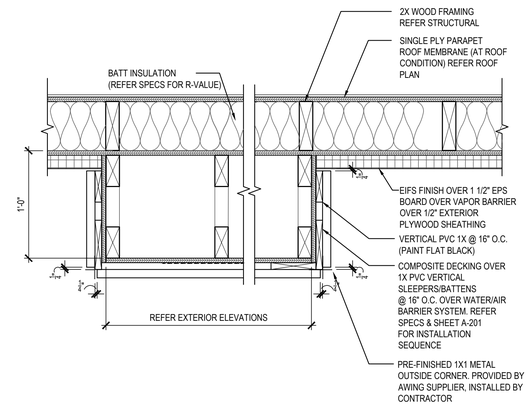
PLAN SECTION/DETAIL 03

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



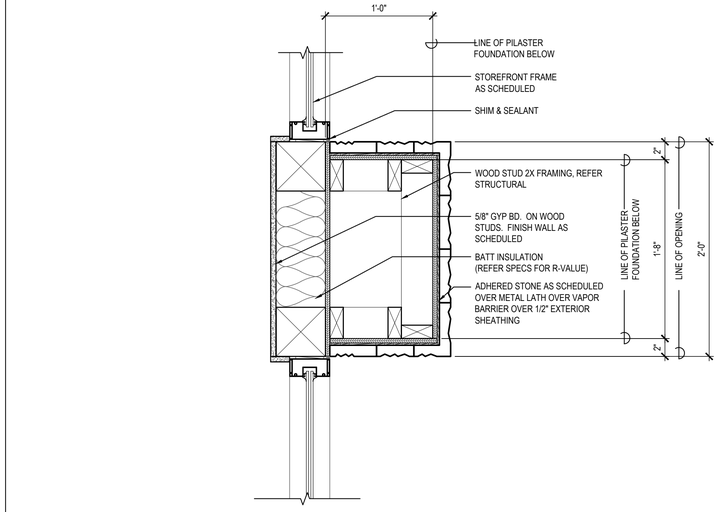
PLAN SECTION/DETAIL 08

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



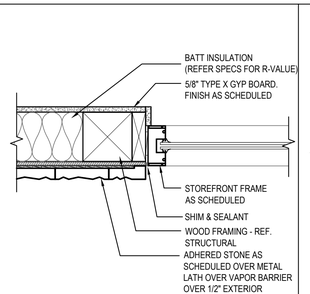
PLAN SECTION/DETAIL 05

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



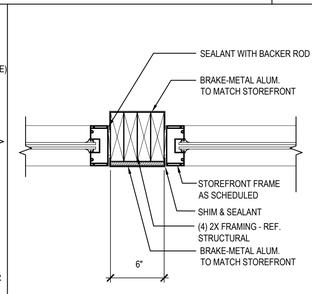
PLAN SECTION/DETAIL 02

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



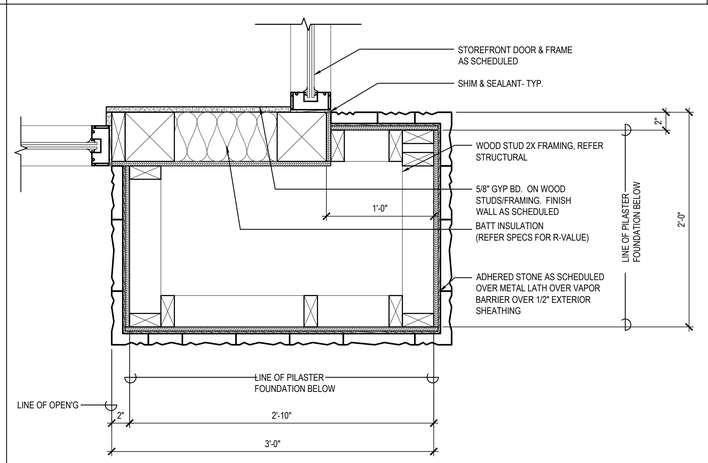
PLAN SECTION/DETAIL 07

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



PLAN SECTION/DETAIL 04

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



PLAN SECTION/DETAIL 01

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

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpae.com
Florida Corporate Certificate AA C000326

02.27.19

STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA015622
REGISTERED ARCHITECT

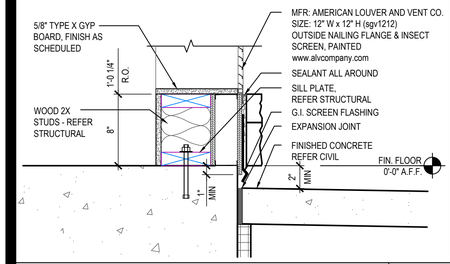
PANDA EXPRESS
TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

A-401

ARCHITECTURAL DETAILS

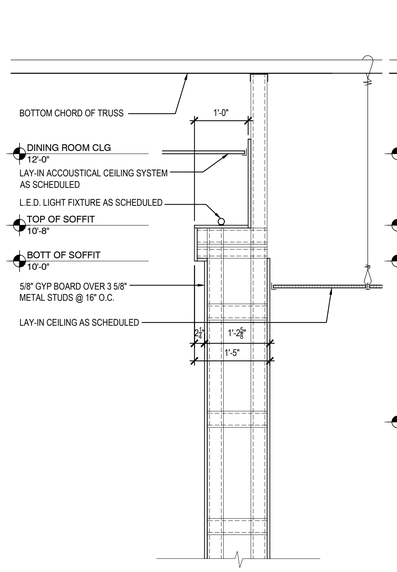
NOT USED | 11

Scale= 1 1/2" = 1'-0" | A-402

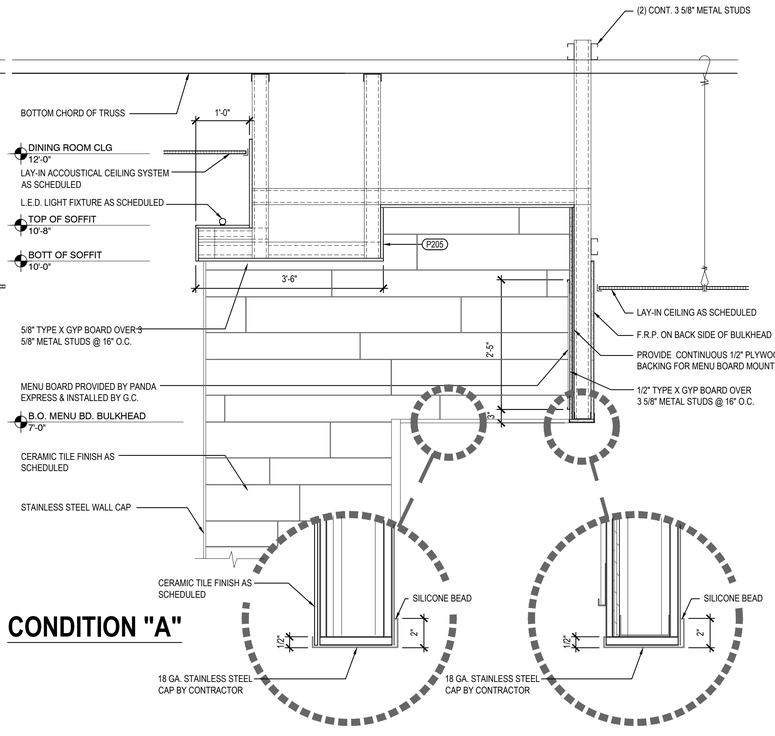


LOUVER DETAIL | 10

(JAMB / HEAD SIM.) | Scale= 1 1/2" = 1'-0" | A-402



CONDITION "B"



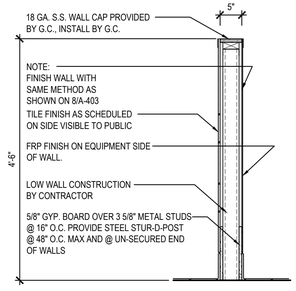
CONDITION "A"

SERVICE COUNTER SOFFIT DETAILS | 8

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

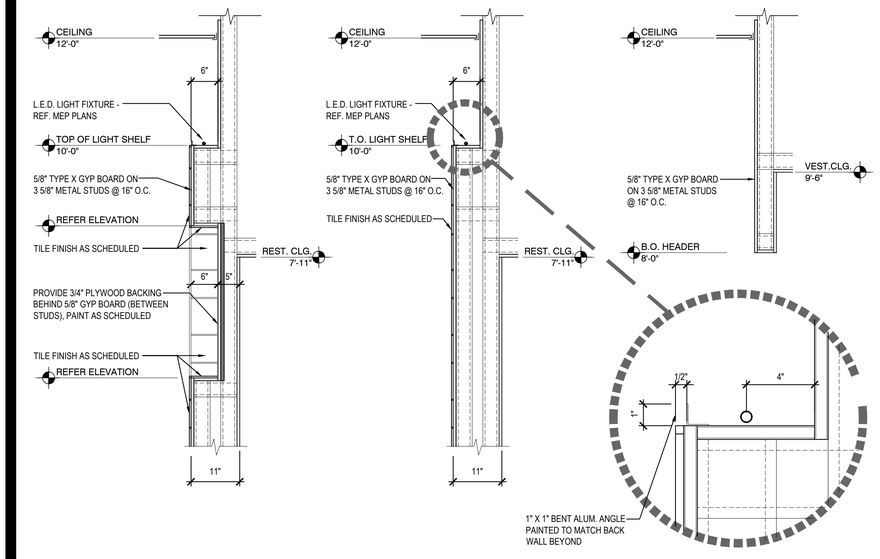
NOT USED | 7

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



LOW WALL DETAIL | 2

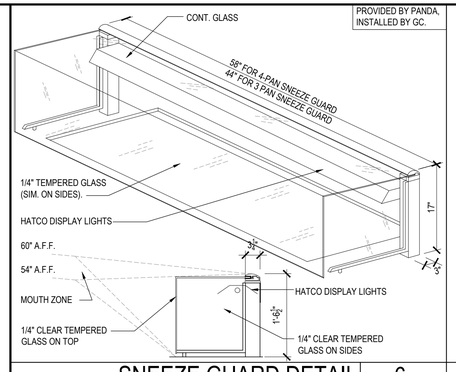
Scale= 3/4" = 1'-0" | A-402



CONDITION "A" **CONDITION "B"** **CONDITION "C"**

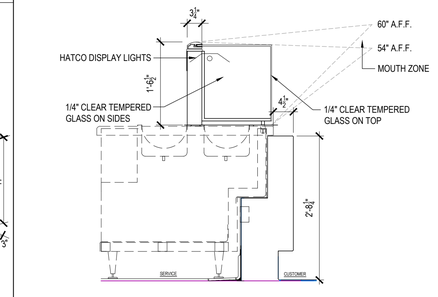
GYP BOARD FURRING DETAILS @ BACK WALL OF DINING ROOM | 9

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



SNEEZE GUARD DETAIL | 6

Scale= NTS | A-402

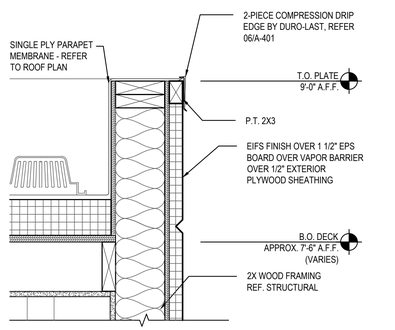


SNEEZE GUARD DETAIL | 5

Scale= NTS | A-402

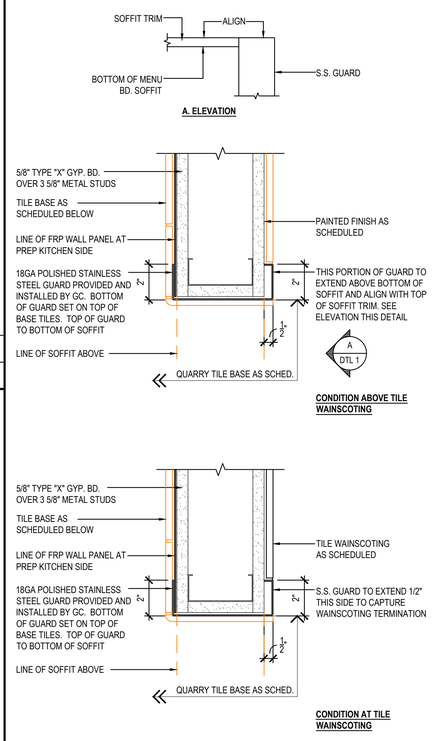
WALL DETAIL | 4

Scale= 1 1/2" = 1'-0" | A-402



PARAPET DETAIL | 3

Scale= 1 1/2" = 1'-0" | A-402



CORNER GUARD DETAIL | 1

Scale= 3" = 1'-0" | A-402

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674

C&P PROJECT #: - 2180716

Cuhaci & Peterson Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpae.com
Florida Corporate Certificate AAA C000526

02.27.19

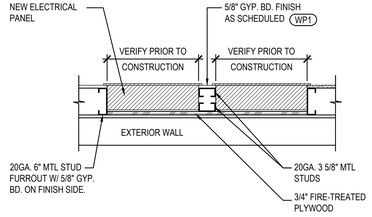
STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA015622
REGISTERED ARCHITECT

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

A-402

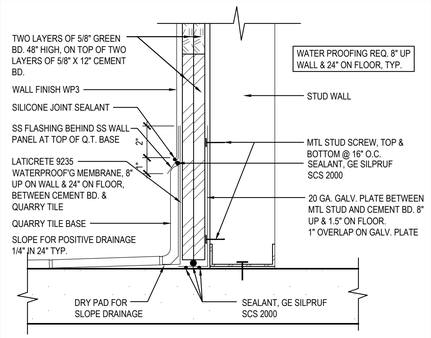
ARCHITECTURAL DETAILS



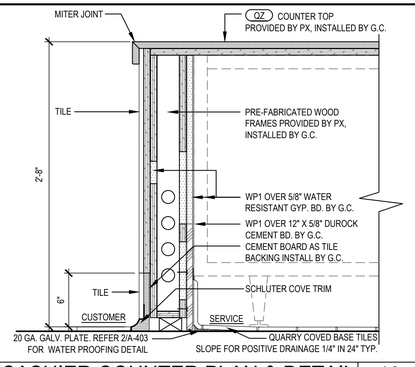
NOTE:
VERIFY ALL WALL PLACEMENT DIMENSIONS W/ ELECTRICAL PANEL SIZE, SPACING & MOUNTING HEIGHT REQUIREMENTS PRIOR TO CONSTRUCTION.

RATED WALLS:
G.C. TO PROVIDE 3M PRODUCT CS-195 COMPOSITE SHEETS AND INSTALL PER MANUFACTURERS RECOMMENDATIONS OR FIRE BLANKETS APPROVED BY LOCAL AUTHORITIES TO MAINTAIN INTEGRITY OF FIRE RATED WALL.

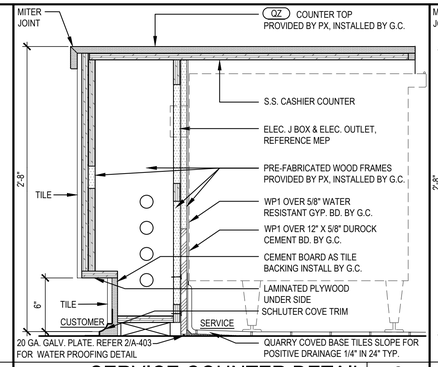
ELECTRIC PANELS DETAIL | 19
Scale= 3/4" = 1'-0" | A-403



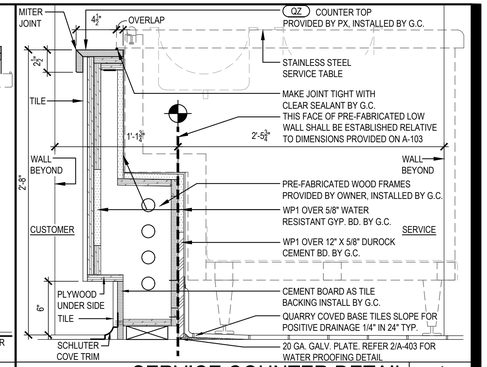
WALL BASE @ COOKLINE | 16
Scale= NTS | A-403



CASHIER COUNTER PLAN & DETAIL | 12
Scale= 1 1/2" = 1'-0" | A-403

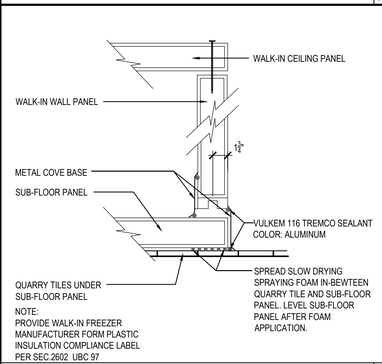


SERVICE COUNTER DETAIL | 8
Scale= 1 1/2" = 1'-0" | A-403



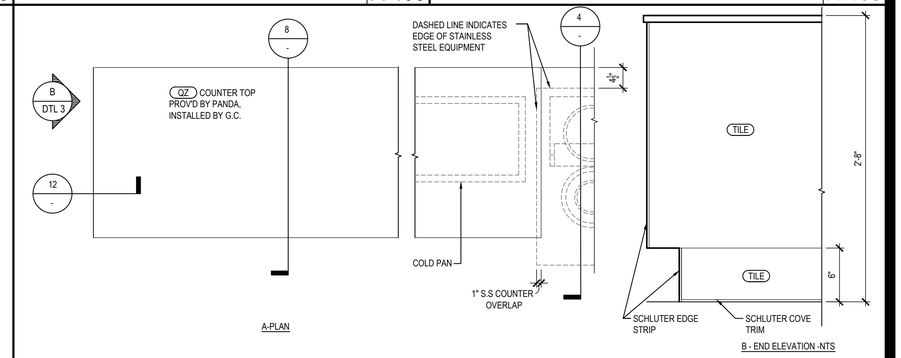
SERVICE COUNTER DETAIL | 4
Scale= 1 1/2" = 1'-0" | A-403

NOT USED | 15
Scale= 3" = 1'-0" | A-403



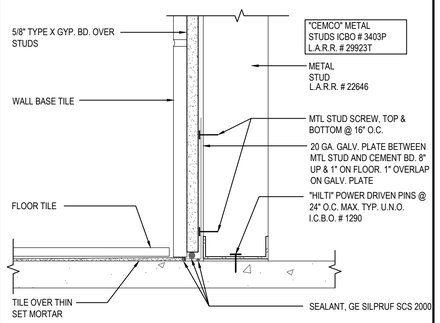
NOTE:
PROVIDE WALK-IN FREEZER MANUFACTURER FORM PLASTIC INSULATION COMPLIANCE LABEL PER SEC.2602 UBC 97

TYP. WALK-IN FREEZER SECTION | 11
Scale= 1 1/2" = 1'-0" | A-403

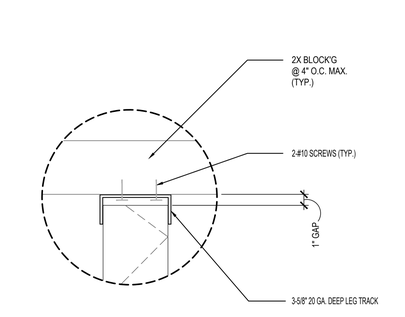


SERVICE COUNTER PLAN AND ELEVATION | 3
Scale= 3/4" = 1'-0" | A-403

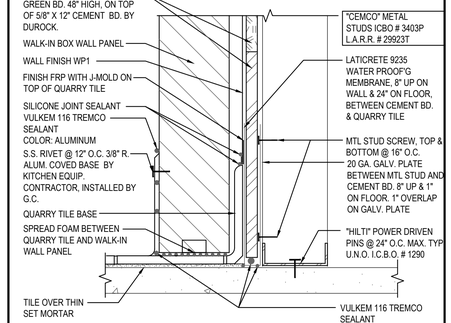
NOT USED | 18
Scale= 3" = 1'-0" | A-403



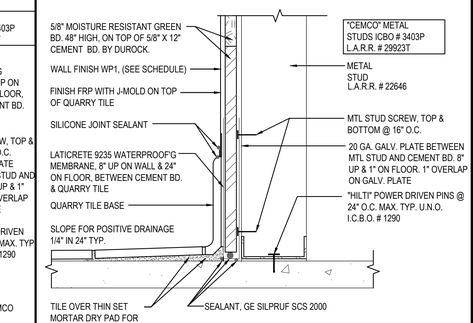
WALL BASE @ DINING ROOM | 14
Scale= 3" = 1'-0" | A-403



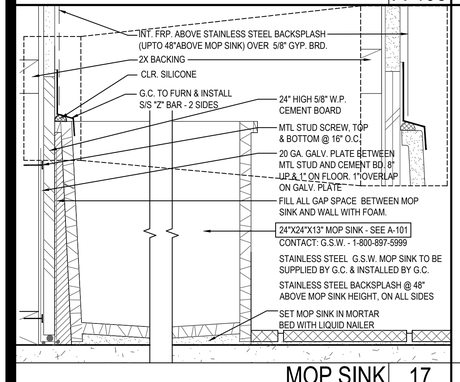
METAL STUD CONNECTION | 10
Scale= 1 1/2" = 1'-0" | A-403



WALL BASE@WALK-IN & STUD WALL | 6
Scale= 3" = 1'-0" | A-403

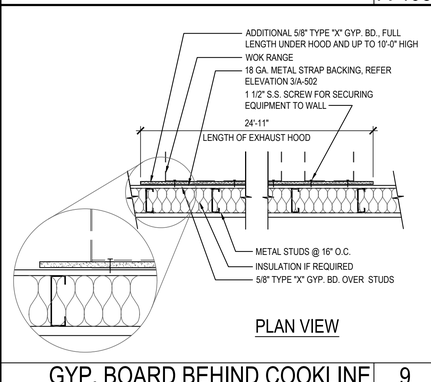


WALL BASE @ KITCHEN | 2
Scale= 3" = 1'-0" | A-403

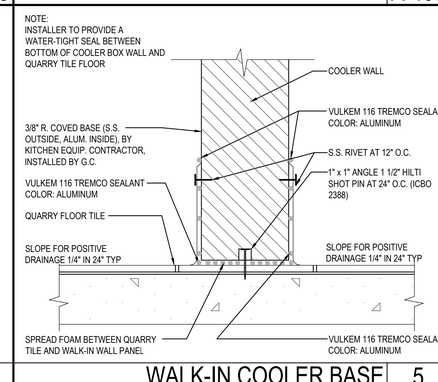


MOP SINK | 17
Scale= 3" = 1'-0" | A-403

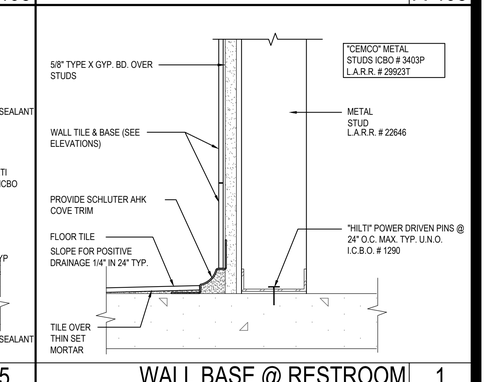
NOT USED | 13
Scale= 3/4" = 1'-0" | A-403



GYP. BOARD BEHIND COOKLINE | 9
Scale= NTS | A-403



WALK-IN COOLER BASE | 5
Scale= 1/4" = 1'-0" | A-403



WALL BASE @ RESTROOM | 1
Scale= 3" = 1'-0" | A-403

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpa.com
Florida Corporate Certificate #AA C000526

02.27.19

STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA015622
REGISTERED ARCHITECT

PANDA EXPRESS
TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

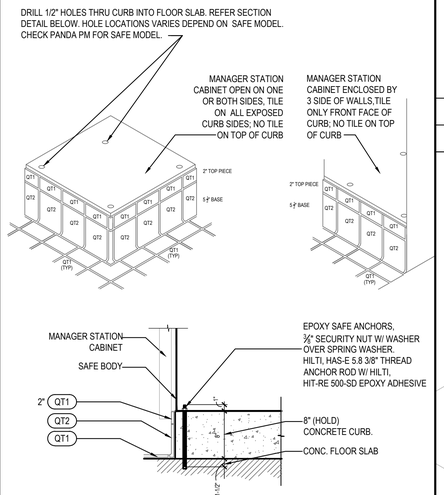
A-403
ARCHITECTURAL DETAILS

MANAGER CABINET STATION CURB SIZES REFER FLR. PLAN FOR LOCATION

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

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

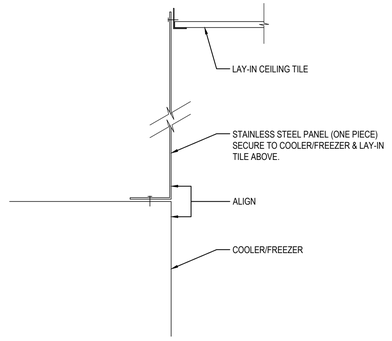
3) IF CABINET OPEN WITH NO WALLS:
8" H X 24" W X 46" L (CONCRETE CURB ONLY, NOT INCLUDE TILE BASE)
TILE ALL 3 SIDES OF THE CURB



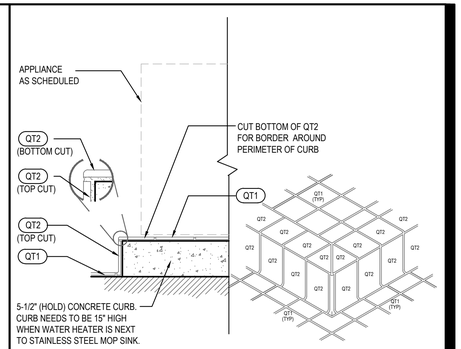
MGR. STATION & SAFE CURB 20
Scale= 1 1/2" = 1'-0" A-404

NOT USED 14
Scale= 3/4" = 1'-0" A-404

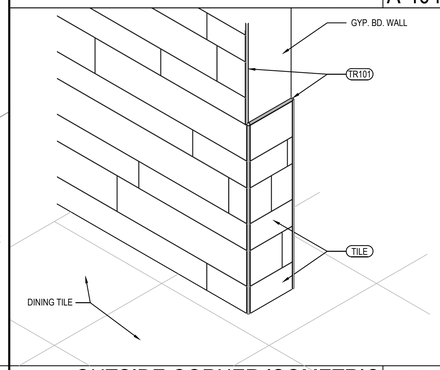
NOT USED 12
Scale= 1 1/2" = 1'-0" A-404



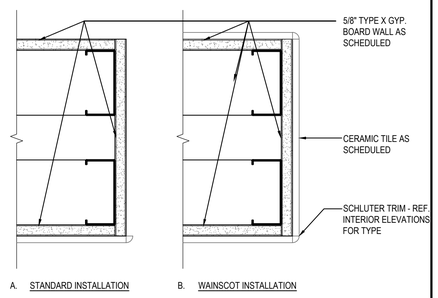
S.S. DETAIL @ COOLER / FREEZER 8
Scale= 1/2" = 1'-0" A-404



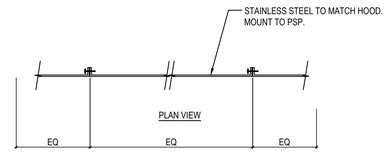
5 1/2" CURB DETAIL 4
Scale= 1 1/2" = 1'-0" A-404

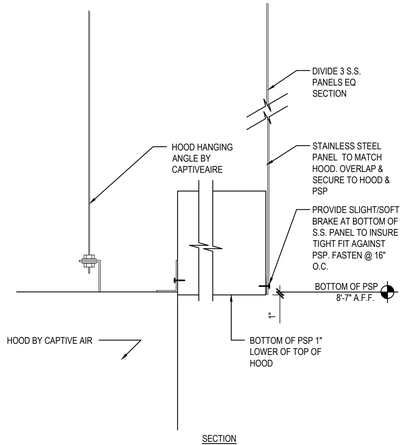


OUTSIDE CORNER ISOMETRIC 13
Scale= 3/4" = 1'-0" A-404



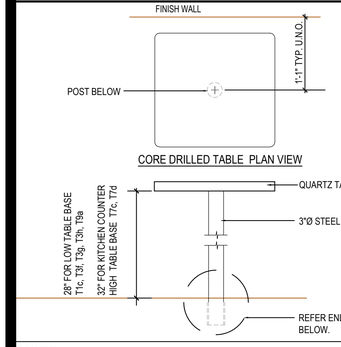
PLAN SECTION WALL DETAIL 11
Scale= 3" = 1'-0" A-404



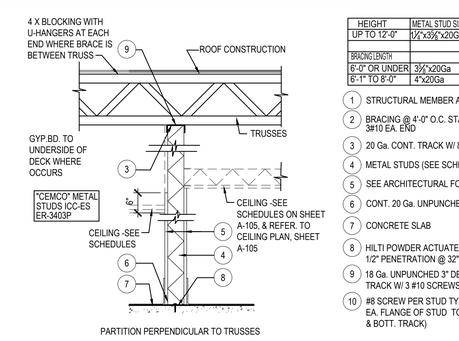


S.S. DETAIL @ EXHAUST HOOD 6
Scale= 1/2" = 1'-0" A-404

NOT USED 3
Scale= 1 1/2" = 1'-0" A-404

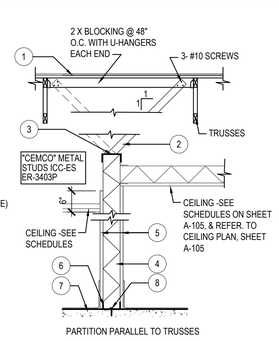


NOTE:
G.C. TO REFER CORE DRILL LOCATION ON SHEET A-109

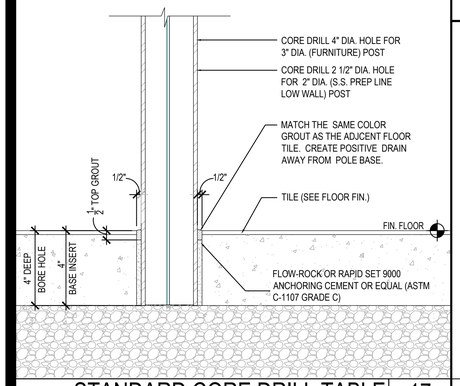


HEIGHT	METAL STUD SIZE & SPACING
UP TO 12'-0"	1½"x3⅝"x20Ga @ 16" O.C.
BRACING LENGTH	SIZE
6'-0" OR UNDER	3⅝"x20Ga
6'-1" TO 8'-0"	4"x20Ga

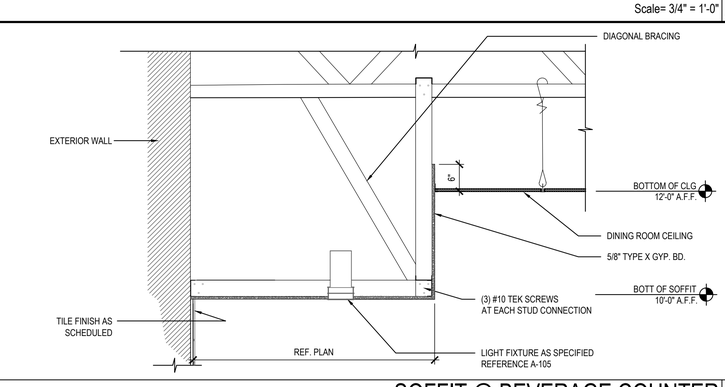
1. STRUCTURAL MEMBER ABOVE
2. BRACING @ 4'-0" O.C. STAGGERED W/ 3#10 EA. END
3. 20 Ga. CONT. TRACK W/ 8# SCREW/STUD
4. METAL STUDS (SEE SCHEDULE)
5. SEE ARCHITECTURAL FOR FINISH
6. CONT. 20 Ga. UNPUNCHED TRACK (1 1/16" FLANGE)
7. CONCRETE SLAB
8. HILTI POWDER ACTUATED FASTENER .145 Ø x 1 1/2" PENETRATION @ 32" O.C. OR EQUAL
9. 18 Ga. UNPUNCHED 3" DEEP LEG TRACK W/ 3 #10 SCREWS
10. #8 SCREW PER STUD TYPICAL CONNECTION EA. FLANGE OF STUD TO STEEL TRACK (TOP & BOTT. TRACK)



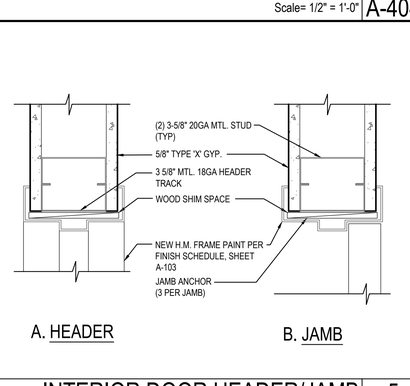
PARTITION DETAILS 10
Scale= 3/4" = 1'-0" A-404



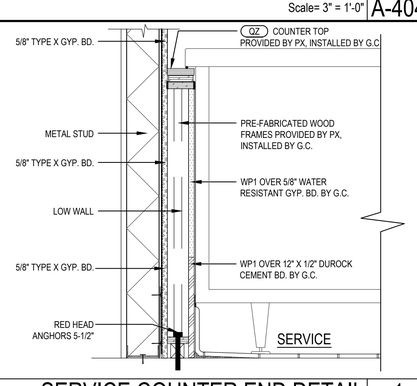
STANDARD CORE DRILL TABLE 17
NTS A-404



SOFFIT @ BEVERAGE COUNTER 9
Scale= 3/4" = 1'-0" A-404



INTERIOR DOOR HEADER/JAMB 5
Scale= 3" = 1'-0" A-404



SERVICE COUNTER END DETAIL 1
Scale= 1 1/2" = 1'-0" A-404

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpae.com
Florida Corporate Certificate: AAA C000526

02.27.19

STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA015622
REGISTERED ARCHITECT

PANDA EXPRESS
TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

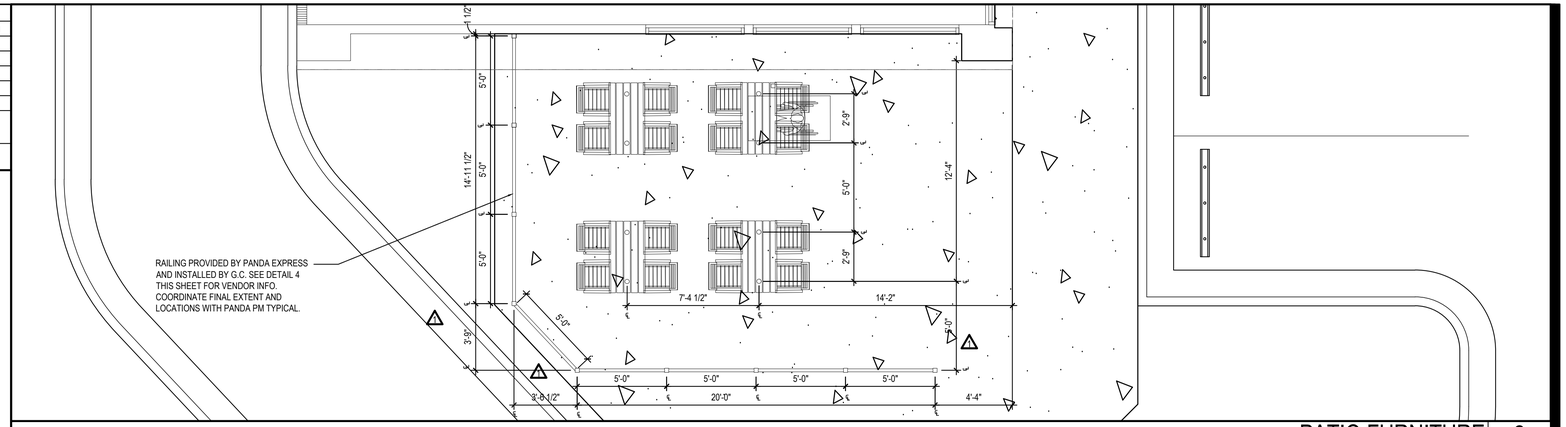
A-404

ARCHITECTURAL DETAILS

TRUE WARM & WELCOME 2200

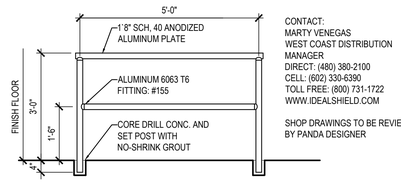
OUTDOOR FURNITURE & ARCH. ELEMENTS

OC1	OUTDOOR CHAIR		PANDA VENDOR	22-7/8" x 22-1/2"x 35-3/8" / (17-3/8")
OT1	4 TOP OUTDOOR TABLE		PANDA VENDOR	48" x 24"x 30"
OT2	4 TOP OUTDOOR TABLE (ADA)		PANDA VENDOR	48" x 24"x 30"
OT3	2 TOP OUTDOOR TABLE		PANDA VENDOR	24" x 24"x 30"
OW1	OUTDOOR WASTE BIN		PANDA VENDOR	23" x 23-1/4" x 44-5/8"
OW2	OUTDOOR WASTE BIN	ALUMINUM	PANDA VENDOR	22-1/2" x 22-1/2" x 45"
F5a	UMBRELLA & BASE (6')	TOP: SUNBRELLA , CANVAS JOCKEY RED POLE : ALUM. MARINE SATIN ANODIZED BASE: 24" DIA. 75LB GALV. STEEL BASE	TUUCI	6' SQ. x 96" H
F5b	SINGLE POST PYRAMID UMBRELLA (12')	TOP: FABRIC TOP , PVC 502 FERRARI PRECONTRAINT POLE : BLK. 5.0 GA 7RD TUBING BASE: 8" SQ. PLATE ON CONC. FOOTING. SEE DETAIL	USA SHADE	12' SQ. x 10' 5-12/"H



PATIO FURNITURE 2

Scale= 1/4" = 1'-0" A-405



CONTACT:
MARTY VENEGAS
WEST COAST DISTRIBUTION MANAGER
DIRECT: (480) 380-2100
CELL: (602) 330-6390
TOLL FREE: (800) 731-1722
WWW.IDEALSHIELD.COM

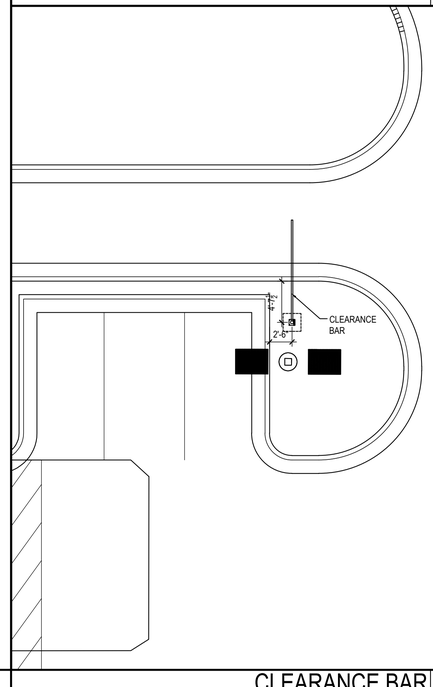
SHOP DRAWINGS TO BE REVIEWED BY PANDA DESIGNER

APPLICABLE RAILING AREAS:

1. PATIO IS ADJACENT TO DRIVE AISLE OR DRIVE THRU LANE WITHOUT ANY LANDSCAPE BUFFER.
2. PATIO AREA AND ADJACENT GRADES ARE MORE THAN 6" DIFFERENCE IN HEIGHT.
3. PROJECT THAT REQUIRES ADA ACCESSIBLE RAMP AND RAILING.

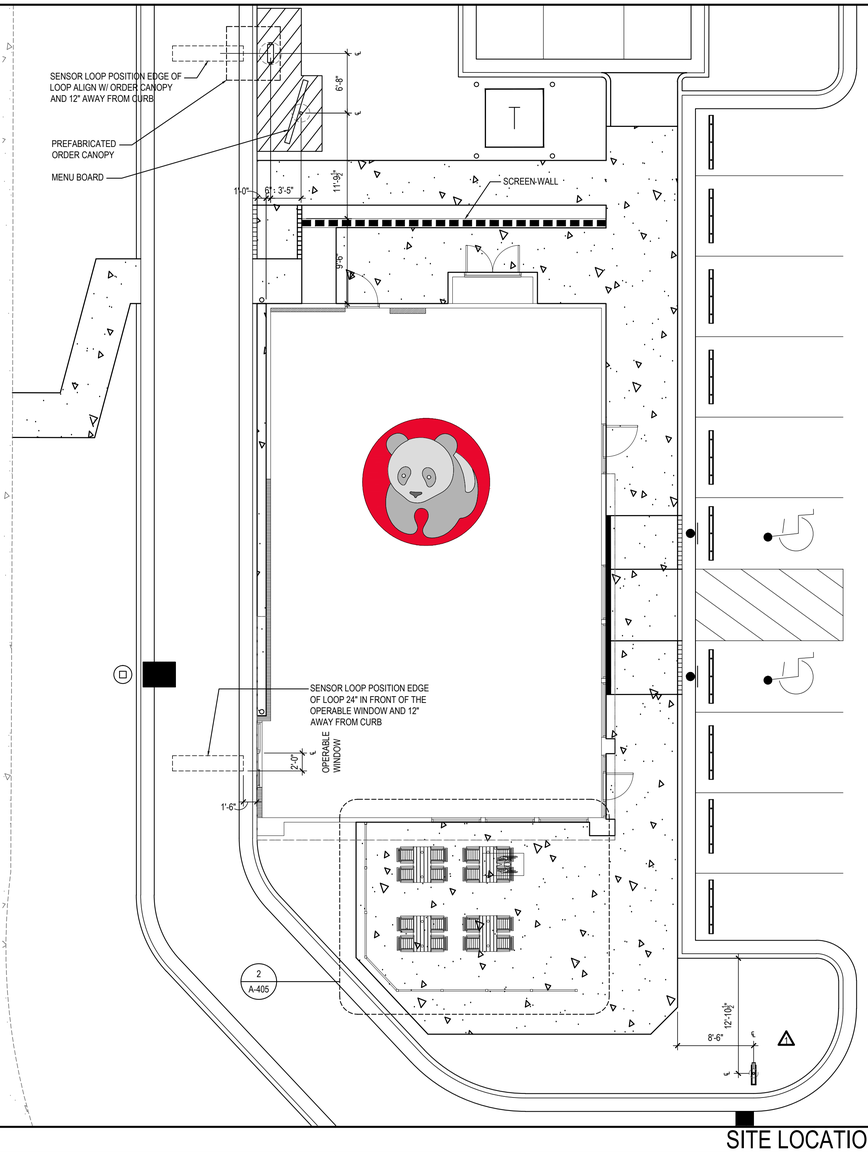
RAILING ELEVATION DETAIL 4

Scale= 1/2" = 1'-0" A-405



CLEARANCE BAR 3

Scale= 1/8" = 1'-0" A-405



SITE LOCATION 1

Scale= 1/8" = 1'-0" A-405

NOT USED 10

Scale= 1/8" = 1'-0" A-405

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

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

REVISIONS:

1	12.20.18 - COUNTY COMMENTS

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpa.com
Florida Corporate Certificate #AA C000526

02.27.19

STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA#025277
REGISTERED ARCHITECT

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

A-405

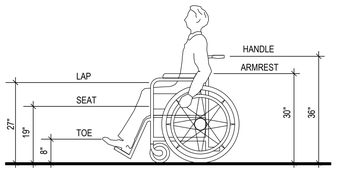
ARCHITECTURAL DETAILS
DRIVE THRU

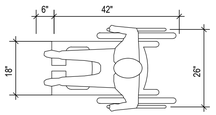
SITE DEVELOPMENT:

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

PROPORTIONS
INTERNATIONAL SYMBOL OF ACCESSIBILITY

DISPLAY CONDITIONS
INTERNATIONAL SYMBOL OF ACCESSIBILITY (1)

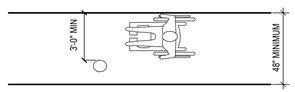




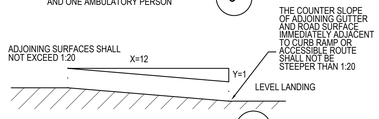
DIMENSIONS OF ADULT-SIZED WHEELCHAIRS (2)

CURB RAMPS, WALKS AND SIDEWALKS:

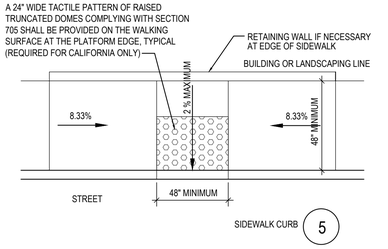
4. WALKS AND SIDEWALKS SHALL HAVE CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING ½" AND SHALL BE A MINIMUM OF 36" IN. WIDTH PER ADA. (48" MIN. IS RECOMMENDED, 48" MIN. IS REQUIRED FOR CALIFORNIA)
5. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTAL (5% GRADIENT) IT SHALL COMPLY WITH THE PROVISIONS FOR PEDESTRIAN RAMPS.
6. SURFACE CROSS SLOPES SHALL NOT EXCEED 1.5% PER FOOT.
7. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED ½". WHEN CHANGES IN LEVELS DO OCCUR, THEY SHALL NOT BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING ¼" MAY BE VERTICAL
8. WHEN CHANGES IN LEVELS GREATER THAN ½" ARE NECESSARY, THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS & PEDESTRIAN RAMPS.
9. NOT USED
10. CURB RAMPS SHALL BE CONSTRUCTED AT EACH CORNER OF STREET INTERSECTIONS AND WHERE A PEDESTRIAN WAY CROSSES A CURB.
11. CURB RAMPS SHALL BE A MINIMUM OF 4 FEET IN WIDTH AND SHALL LIE GENERALLY, IN A SINGLE SLOPED PLANE, WITH A MINIMUM OF SURFACE WARPING AND CROSS SLOPE.
12. THE SLOPE OF CURB RAMPS SHALL NOT EXCEED 1 VERTICAL TO 7.5 HORIZONTAL. THE SLOPE OF THE FANNED OR FLARED SIDES OF CURB RAMPS SHALL NOT EXCEED 1 VERTICAL TO 7.5 HORIZONTAL.
13. A 1.5% MAXIMUM SLOPE LANDING 4 FEET DEEP SHALL BE PROVIDED AT THE UPPER END OF EACH CURB RAMP OVER ITS FULL WIDTH TO PERMIT SAFE EGRESS FROM THE RAMP SURFACE.
14. NOT USED
15. THE SURFACE OF EACH CURB RAMP AND ITS FLARED SIDES SHALL BE SLIP-RESISTANT AND SHALL BE OF CONTRASTING FINISH FROM THAT OF THE ADJACENT SIDEWALK.
16. NOT USED



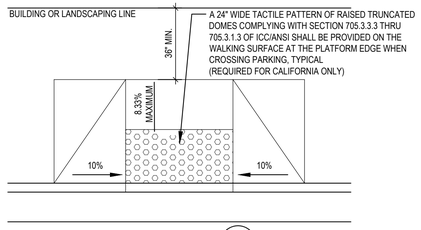
MINIMUM PASSAGE WIDTH FOR ONE WHEELCHAIR AND ONE AMBULATORY PERSON (3)



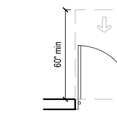
MEASUREMENT OF CURB RAMP SLOPES (4)



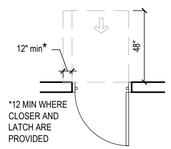
(5)



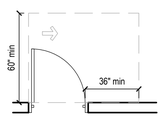
SIDEWALK CURB (6)



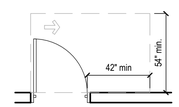
(A) FRONT APPROACH, PULL SIDE



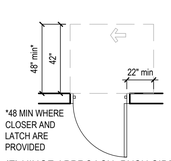
(B) FRONT APPROACH, PUSH SIDE



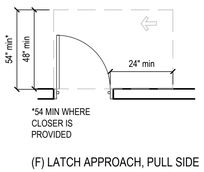
(C) HINGE APPROACH, PULL SIDE



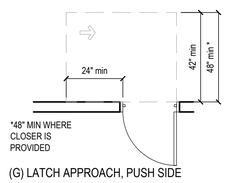
(D) HINGE APPROACH, PULL SIDE



(E) HINGE APPROACH, PUSH SIDE



(F) LATCH APPROACH, PULL SIDE



(G) LATCH APPROACH, PUSH SIDE

(7)

ENTRANCES:

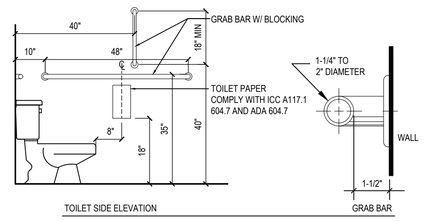
17. PROVIDE AT METALLIC SIGN OVER EACH STOREFRONT DOOR STATING: "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS". LETTERS SHALL NT BE LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND. THE SIGN SHALL BE INSTALLED BY THE GENERAL CONTRACTOR ON THE STOREFRONT ALUMINUM HEADER FRAME.
18. ALL NEW PRIMARY ENTRANCES TO THE BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY DISABLED.
19. ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS. GENERAL CONTRACTOR SHALL PROVIDE STANDARD SIGNAGE. CALIFORNIA REQUIRES ISA (INTERNATIONAL SYMBOL OF ACCESSIBILITY) AT ALL ACCESSIBLE ENTRANCES.
20. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET - 8 INCHES IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF DOORWAY IS NOT LESS THAN 32-INCHES
21. WHERE PAIR OF DOORS IS UTILIZED AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32-INCHES WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
22. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, THAT DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF WRIST TO OPERATE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. REFER TO SECTION 404.2.7 OF IBC
23. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34-INCHES MINIMUM AND 48" ABOVE THE FLOOR. (34-INCHES TO 44-INCHES FOR CALIFORNIA ONLY)
24. THE FLOOR AND LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH OF 60-INCHES IN THE DIRECTION OF TRAVEL AND THE LENGTH OF 48-INCHES IN OPPOSITE DIRECTION OF TRAVEL. SEE DIAGRAM "MANEUVERING CLEARANCE"
25. THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24-INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18-INCHES PAST THE STRIKE EDGE FOR THE INTERIOR DOORS.
26. THE FLOOR OR LANDING SHALL BE NOT MORE THAN ½" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN ¼" AND ½" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2
27. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRIP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSHED SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
28. A NARROW FRAME WITH A BEVELED TOP (30 DEGREES MAX. BEVEL TO VERTICAL PLANE) INSTALLED AT THE BOTTOM OF THE GLASS DOOR (WITH NO SIDE FRAMES) MAY BE USED IN LIEU OF PROVIDING THE REQUIRED 10" UNINTERRUPTED SURFACE AT THE BOTTOM OF THE DOOR.
29. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT EXCEED 15 LBS.

CORRIDORS AND AISLE:

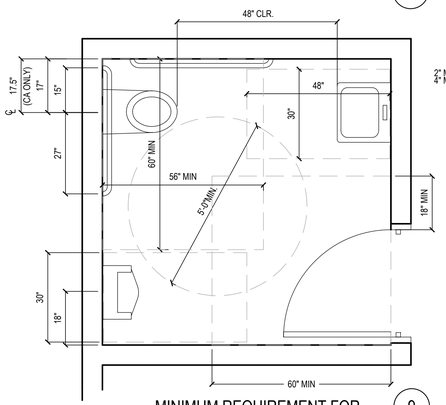
30. FLOOR SURFACES SHALL BE SLIP-RESISTANT
31. EVERY PORTION OF EVERY BUILDING IN WHICH ARE INSTALLED SEA TS, TABLES, MERCHANDISE, EQUIPMENT OR SIMILAR MATERIALS SHALL BE PROVIDED WITH AISLES LEADING TO AN EXIT.
32. EVERY AISLE SHALL BE NOT LESS THAN 3 FEET WIDE IF SERVING ONLY ONE SIDE, AND NOT LESS THAN 3 FEET-8 INCHES WIDE IF SERVING BOTH SIDES. SUCH MINIMUM WIDTH SHALL BE MEASURED AT THE POINT FARTHEST FROM AN EXIT. CROSS AISLE OR FOYER AND SHALL BE INCREASED BY 1-1/2" INCHES FOR EACH 5 FEET IN LENGTH TOWARD THE EXIT. CROSS AISLE OR FOYER WITH CONTINENTAL SEATING SIDE AISLES SHALL BE NOT LESS THAN 44 INCHES IN WIDTH.

SANITARY FACILITIES:

33. ACCESSIBLE SIGN CONTAINING TACTILE CHARACTER IS PROVIDED AT DOOR. THE SIGN SHALL BE ALONGSIDE THE DOOR ON LATCH SIDE AND AT DOUBLE DOORS, THE SIGN SHALL BE RIGHT OF THE RIGHT HANDED DOOR. THE SIGN CONTAINING TACTILE CHARACTERS SHALL HAVE 18" MINIMUM BY 18" MINIMUM SPACE ON THE FLOOR CENTERED ON SIGN. THE SIGN TACTILE CHARACTER SHALL BE 48" MINIMUM TO THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60" MAXIMUM TO THE BASELINE OF THE HIGHEST TACTILE CHARACTER ABOVE FLOOR.
34. CLEARANCE AROUND THE WATER CLOSET SHALL BE 60" MINIMUM MEASURED PERPENDICULAR FROM THE SIDEWALL, AND 56" MINIMUM MEASURED PERPENDICULAR FROM REAR WALL. NO OTHER FIXTURES OR OBSTRUCTION SHALL BE WITHIN WATER CLOSET CLEARANCE (PER ADA) (REFER TO LOCAL JURISDICTION FOR ADDITIONAL REQUIREMENTS.
35. WATER CLOSET COMPARTMENTS SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC CLOSING DEVICE, AND SHALL HAVE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32-INCHES WHEN LOCATED AT THE END AND 34-INCHES WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROMITS CLOSED POSITION.
36. EXCEPT FOR DOOR OPENING WIDTH AND DOOR SWINGS; A CLEAR UNOBSTRUCTED ACCESS NOT LESS THAN 44-INCHES SHALL BE PROVIDED TO WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY THE DISABLED. THE SPACE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL BE NOT LESS THAN 48-INCHES AS MEASURED AT RIGHT ANGLES TO THE COMPARTMENT DOOR IN IT'S CLOSED POSITION.
37. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17-INCHES AND A MAXIMUM OF 19-INCHES MEASURED TO THE TOP OF TOILET SEAT.
38. TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS, NO MORE THAN 44-INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.
39. WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR SPACE 30-INCHES WIDE X 48-INCHES LONG IN FRONT OF THE URINAL.
40. 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.
41. A CLEAR FLOOR FORWARD APPROACH, AND KNEE AND TOE CLEARANCE SHALL BE PROVIDED. A SPACE 30-INCHES MINIMUM WIDE X 48-INCHES MINIMUM LONG SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR SHALL ADJOIN AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER CLEAR FLOOR SPACE. SUCH CLEAR FLOOR SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE UNDERNEATH THE LAVATORY.
42. LAVATORIES SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34-INCHES MAXIMUM ABOVE THE FINISH FLOOR.
43. TOE CLEARANCE: SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR AND 9-INCHES ABOVE THE FINISH FLOOR SHALL BE CONSIDERED TOE CLEARANCE. TOE CLEARANCE SHALL EXTEND 17-INCHES MINIMUM TO 25-INCHES MAXIMUM UNDER AN ELEMENT WITH A WIDTH OF 30-INCHES MINIMUM. SPACE EXTENDING GREATER THAN 6-INCHES BEYOND THE AVAILABLE KNEE CLEARANCE AT 9-INCHES ABOVE THE FINISH FLOOR SHALL NOT BE CONSIDERED TOE CLEARANCE.
43. KNEE CLEARANCE: SPACE UNDER AN ELEMENT BETWEEN 9-INCHES AND 27-INCHES ABOVE THE FINISH FLOOR SHALL BE CONSIDERED KNEE CLEARANCE. KNEE CLEARANCE SHALL EXTEND 25-INCHES MAXIMUM UNDER AN ELEMENT AT 9-INCHES ABOVE THE FINISH FLOOR AND BE 30-INCHES WIDE MINIMUM. KNEE CLEARANCE SHALL BE 11-INCHES DEEP MINIMUM AT 9-INCHES ABOVE FINISH FLOOR, AND 8-INCHES DEEP MINIMUM AT 27-INCHES ABOVE FINISH FLOOR. BETWEEN 9-INCHES AND 27-INCHES ABOVE FINISH FLOOR, THE KNEE CLEARANCE SHALL BE PERMITTED TO REDUCE AT A RATE OF 1-INCH IN DEPTH FOR EACH 6-INCHES IN HEIGHT. (CALIFORNIA KNEE CLEARANCE IS 29-INCHES AT THE FRONT EDGE AND 27-INCHES AT 8-INCHES DEEP)
44. 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.
45. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST, THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGN. HAND OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.
46. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM REFLECTING EDGE NOT MORE THAN 40-INCHES FROM THE FLOOR.
47. LOCATE TOWEL, SANITARY NAPKIN, AND WASTE RECEPTACLES WITH ALL OPERABLE PARTS NOT MORE THAN 40-INCHES FROM THE FLOOR.
48. LOCATE TOILET TISSUE DISPENSERS ON THE WALL WITHIN 7-9 INCHES IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET SHALL BE 15-INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR, AND SHALL NOT BE LOCATED BEHIND THE GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY, OR DO NOT ALLOW CONTINUOUS PAPER FLOW.



ACCESSIBLE SANITARY FACILITIES (8)



MINIMUM REQUIREMENT FOR ACCESSIBLE SANITARY FACILITIES (9)

GRAB BARS:

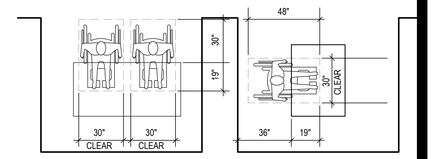
49. GRAB BARS, FASTENERS AND MOUNTING DEVICES SHALL BE DESIGNED FOR 250 LBS. PER LINEAR FEET LOAD.
50. GRAB BARS SHALL BE LOCATED ON EACH SIDE, OR ONE SIDE AND THE BACK OF THE PHYSICALLY DISABLED TOILET STALL OR COMPARTMENT AND SHALL BE SECURELY ATTACHED 35-INCHES TO TOP OF GRAB BAR AND PARALLEL TO THE FLOOR. VERTICAL GRAB BAR SHALL BE 18-INCHES LONG, INSTALLED AT 40-INCHES FROM THE REAR WALL AND 40-INCHES ABOVE FINISH FLOOR.
51. 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.
52. GRAB BARS WITH CIRCULAR CROSS-SECTIONS SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4 INCHES MINIMUM TO 2 INCHES MAXIMUM. GRAB BARS WITH NON-CIRCULAR CROSS SECTIONS SHALL HAVE A CROSS-SECTION DIMENSION OF 2 INCHES MAXIMUM AND A PERIMETER DIMENSION OF 4 INCHES MINIMUM AND 4.8 INCHES MAXIMUM.
53. IF THE GRAB BAR IS MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2 INCHES.
54. GRAB BARS AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.
55. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
56. COAT HOOKS SHALL BE LOCATED WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48-INCHES MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15-INCHES MINIMUM ABOVE THE FINISH FLOOR.
57. WHERE LOCKERS ARE PROVIDED, AT LEAST ONE AND NOT LESS THAN 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 TO THESE LOCKERS AND A CLEAR SPACE FOR A CIRCLE WITH DIAMETER OF 60-INCHES.

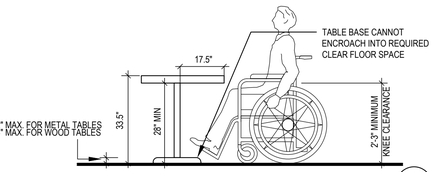
TELEPHONES:

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

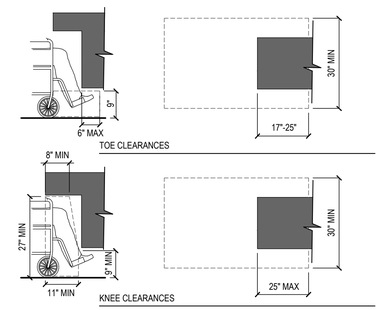
ADDITIONAL REQUIREMENTS:

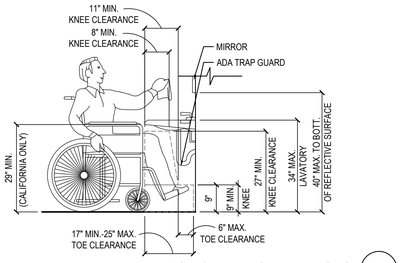
65. THE CENTER OF RECEPTACLE OUTLETS SHALL BE NOT LESS THAN 15- INCHES ABOVE THE FLOOR OR WORKING PLATFORMS,
66. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING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





MINIMUM CLEARANCES FOR SEATING AND TABLES (10)





TOE & KNEE CLEARANCES (11)

68. 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
69. AT KITCHEN: SINKS, FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVER- OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGN. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS FOR AT LEAST 10 SECONDS.

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpae.com
Florida Corporate Certificate #AA C000526

02.27.19

STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. 041622
REGISTERED ARCHITECT

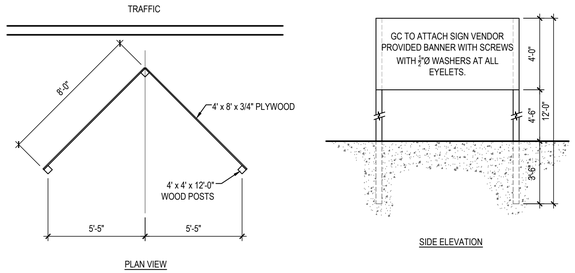
PANDA EXPRESS
TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

A-406

HANDICAPPED NOTES AND DETAILS

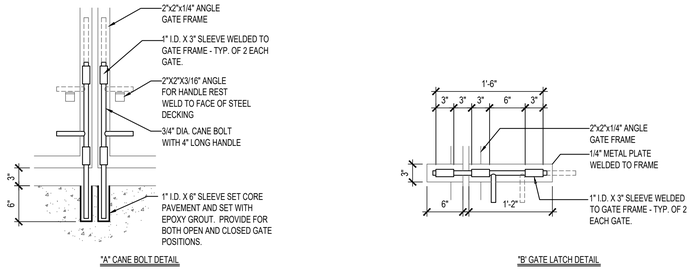
TRUE WARM & WELCOME 2200

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



"COMING SOON" SIGN DETAIL 16

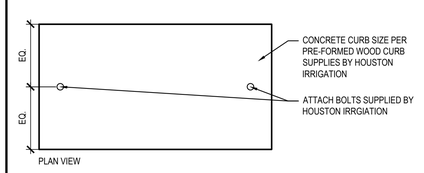
Scale= 1/4" = 1'-0" A-407

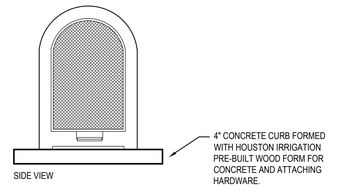


DUMPSTER GATE LATCH DETAILS 15

Scale= NTS A-407

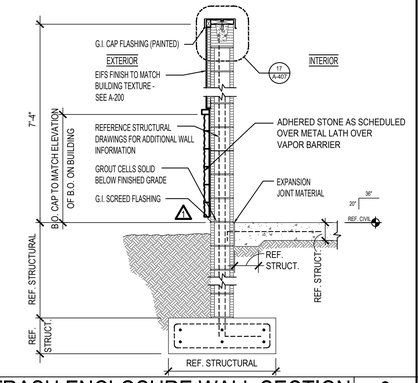
PROVIDE & INSTALL CAGE AND COVER FOR THE BACK-FLOW PREVENTER AT 4" CONCRETE CURB IN LANDSCAPE AREA; GORILLA CAGE, MANUFACTURED BY HOUSTON IRRIGATION SERVICES SPRING, TEXAS (281-705-9701). PROVIDE INSULATED COVER, 'AQUA SHIELD' MODEL # BFP1-S FOR COLDER REGIONS OF US. COORDINATE WITH PANDA PM.





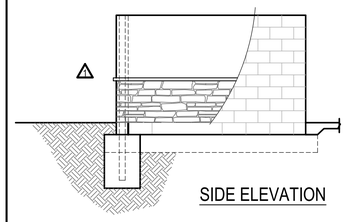
BACKFLOW PROTECTION CAGE 11

Scale= NTS A-407



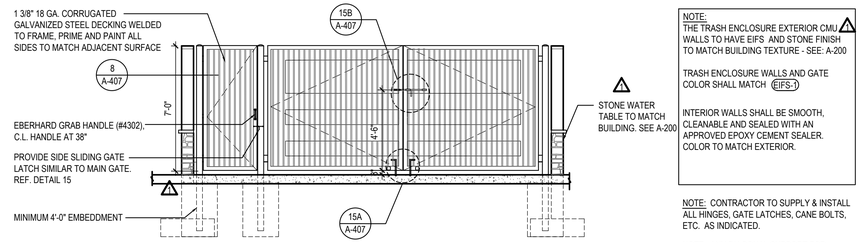
TRASH ENCLOSURE WALL SECTION 8

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



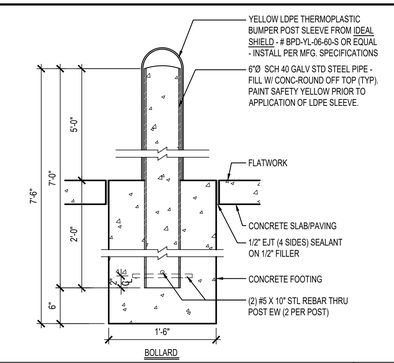
SIDE ELEVATION 4

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



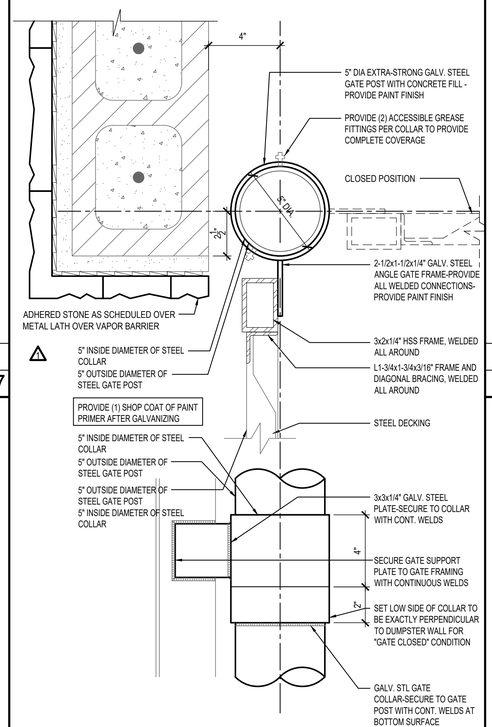
FRONT ELEVATION 2

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



BOLLARD / POST BASE 18

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

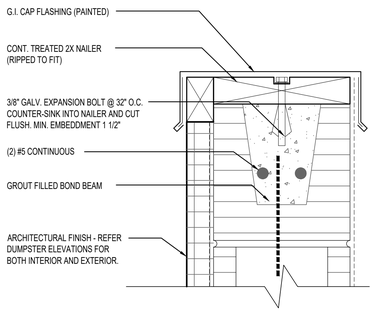


HINGE DETAIL 13

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

NOT USED 10

Scale: A-407



DUMPSTER CAP DETAIL 17

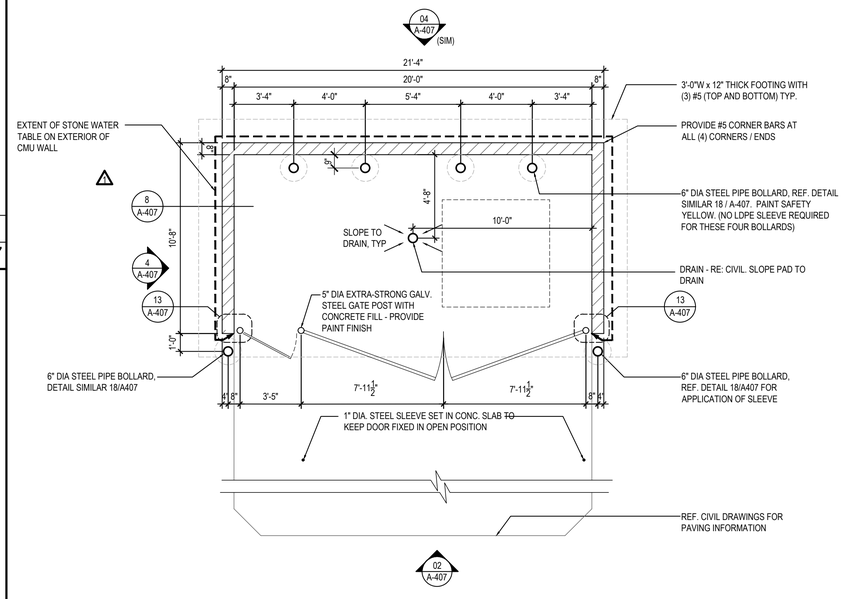
Scale= 3" = 1'-0" A-407

NOT USED 9

Scale: A-407

NOTE:

FLOOR OF DUMPSTER AREA MUST BE BROOM FINISH AND SEALED WITH (AQUA MIX SEALER'S CHOICE GOLD) CEMENT SEALER.



TRASH ENCLOSURE 1

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

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

1	12.20.18 - COUNTY COMMENTS

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpae.com
Florida Corporate Certificate AAA C000526

02.27.19

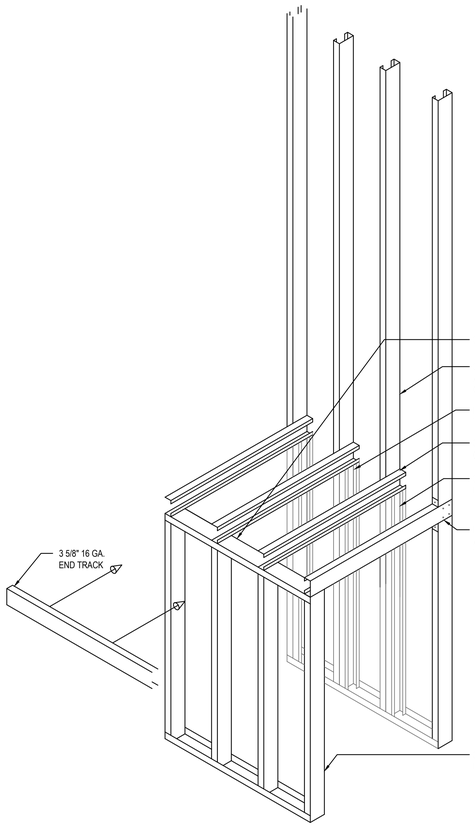
STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA015622
REGISTERED ARCHITECT

PANDA EXPRESS
TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

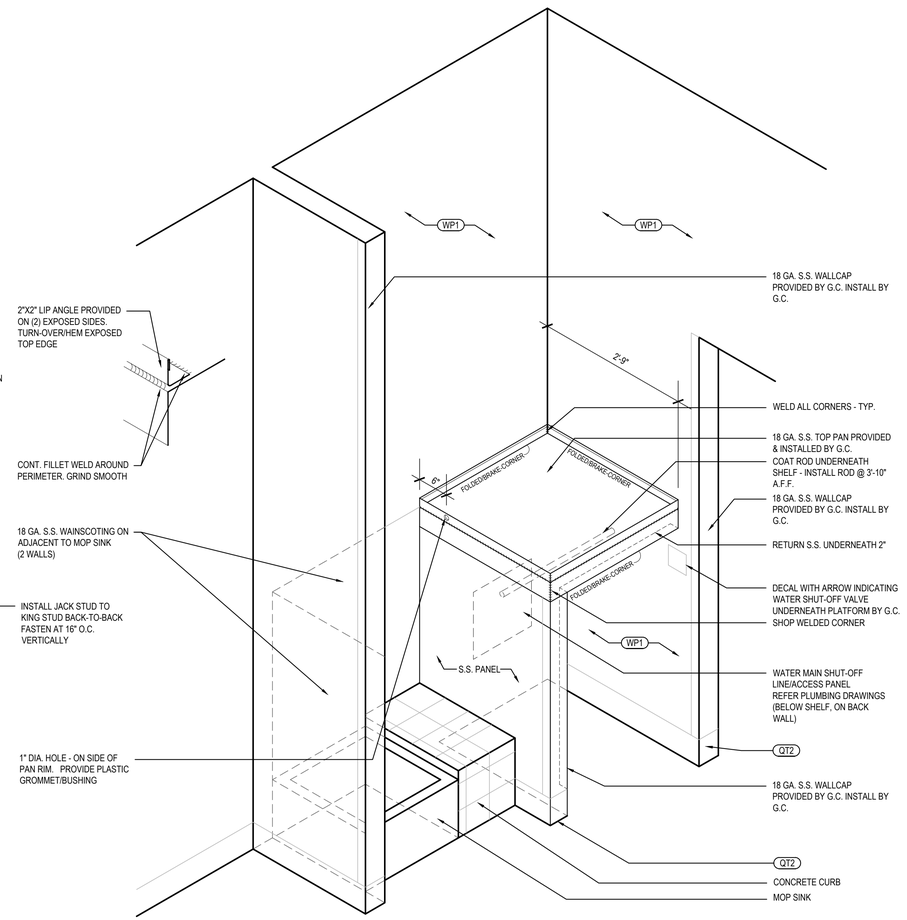
A-407

TRASH ENCLOSURE DETAILS

TRUE WARM & WELCOME 2200



FRAMING



FINISHES

WATER HEATER PLATFORM DETAILS | 01

Scale= 3/4" = 1'-0" | A-408

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY:

PANDA PROJECT #: - D6674

C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpae.com
Florida Corporate Certificate #AA C000326

02.27.19

STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA019222
REGISTERED ARCHITECT

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

A-408

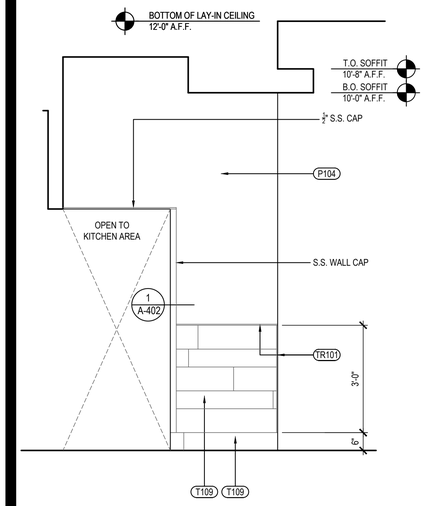
WATER HEATER SHELF DETAILS

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

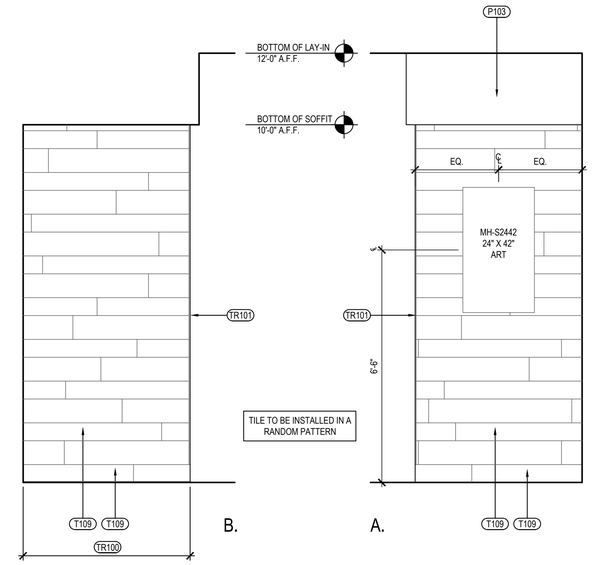
GENERAL DECOR NOTE:
ALL WALL DECORATIONS, PRINT LOCATIONS, ETC... TO BE VERIFIED WITH PANDA EXPRESS BY G.C.

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

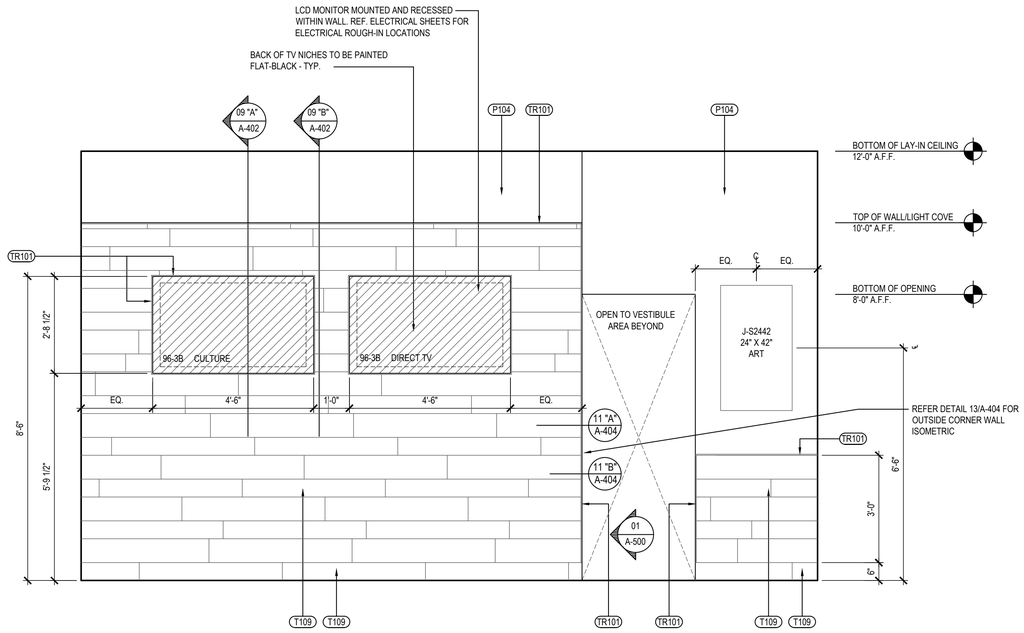
COORDINATE LOCATION OF ALARM DEVICES WITH ARTWORK (IF REQUIRED).



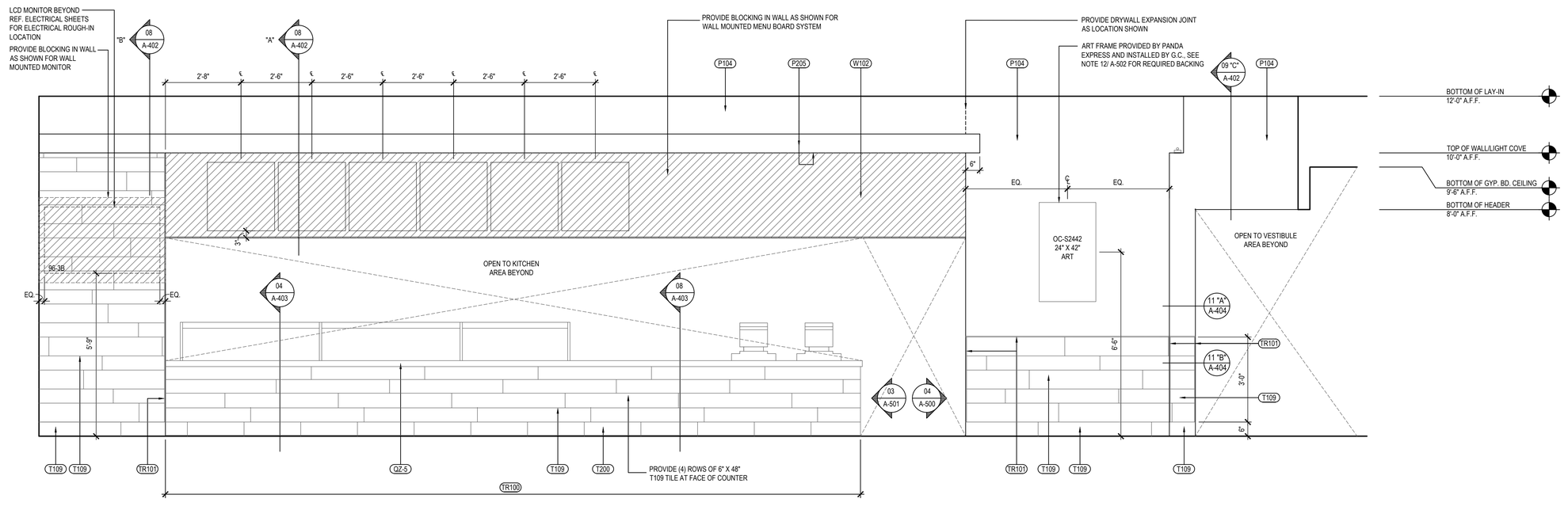
DINING ROOM ELEVATION 4
Scale= 1/2" = 1'-0" A-500



DINING ROOM ELEVATIONS BY DRINK STATION 3
Scale= 1/2" = 1'-0" A-500



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



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

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpae.com
Florida Corporate Certificate AAA C000526

02.27.19

STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA016622
REGISTERED ARCHITECT

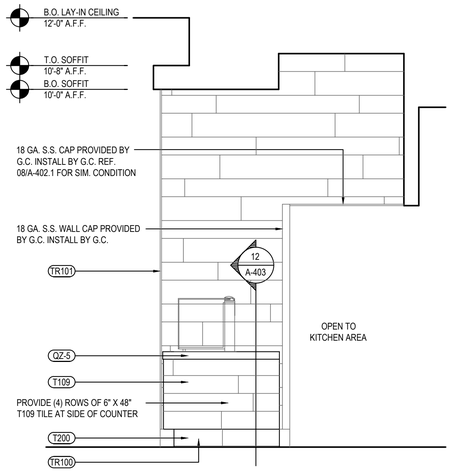
PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

A-500

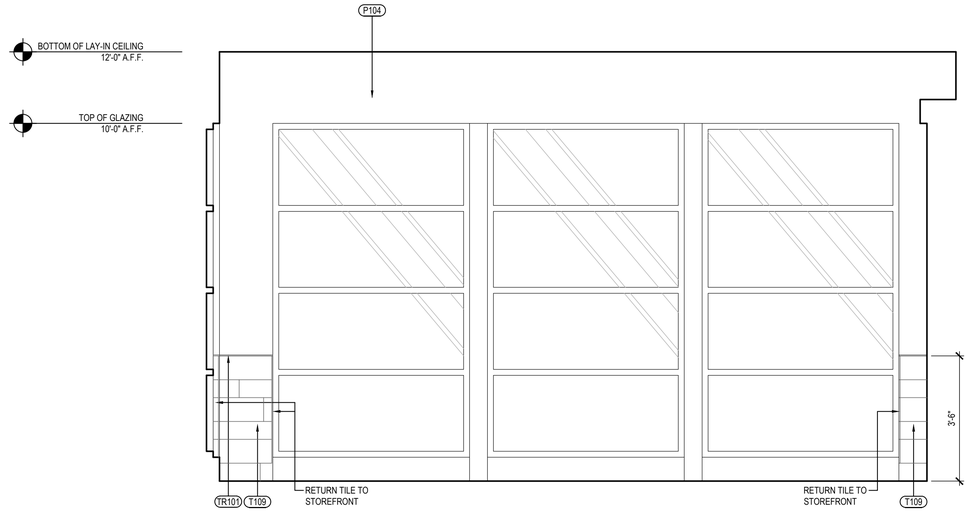
INTERIOR ELEVATIONS

TRUE WARM & WELCOME 2200

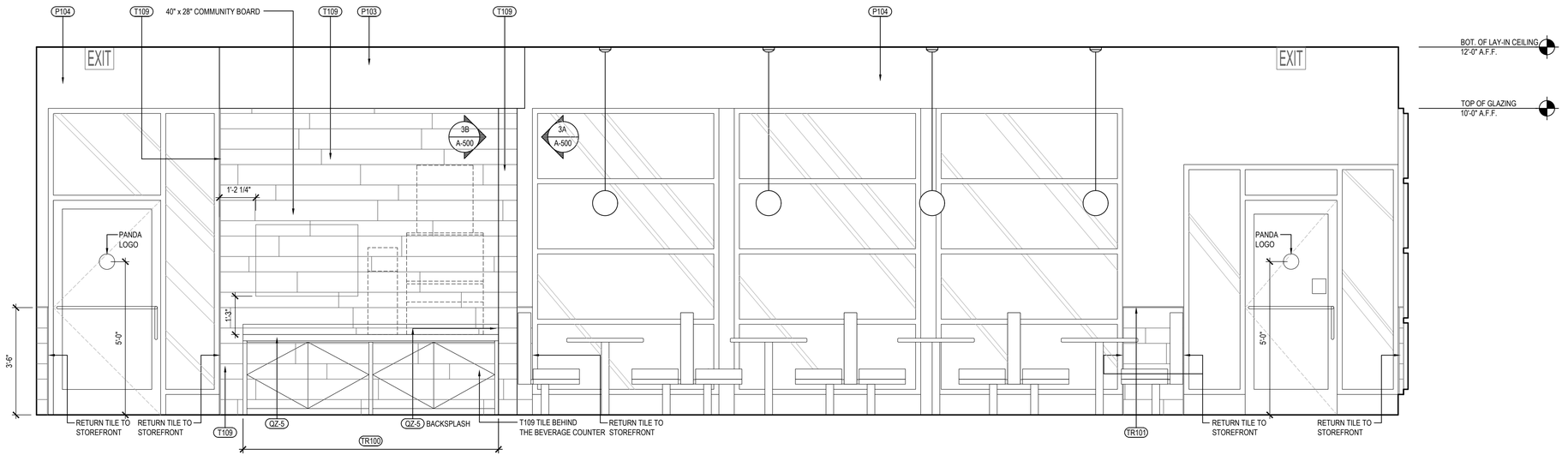


NOT USED | 4
Scale= 1/2" = 1'-0" | A-501

SERVICE COUNTER ELEVATION | 3
Scale= 1/2" = 1'-0" | A-501



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



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

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: XXX

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpae.com
Florida Corporate Certificate AAA C000526

02.27.19

STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA015622
REGISTERED ARCHITECT

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

A-501

INTERIOR ELEVATIONS

1

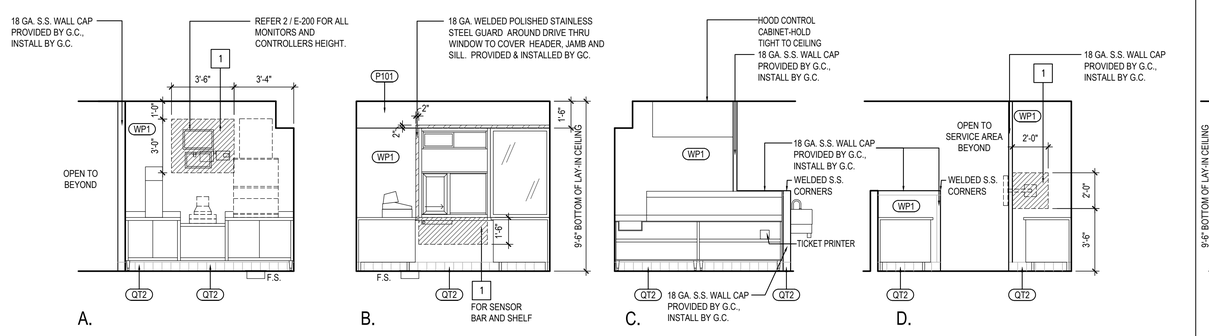
CONCEALED BACKING AS INDICATED BY THE DASHED BOX AREAS AROUND WALL SHELVING, SINK BACKS, ETC. SHALL CONSIST OF THE FOLLOWING:

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

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

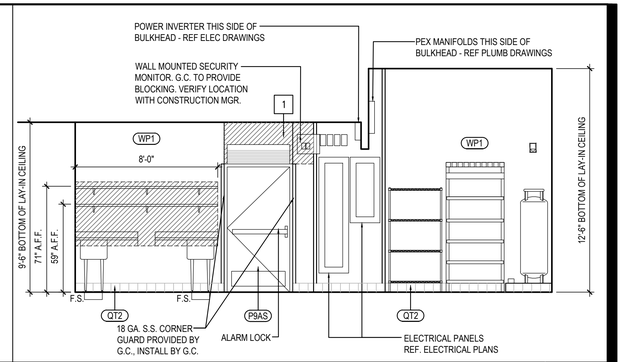
GENERAL BACKING NOTES 12

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



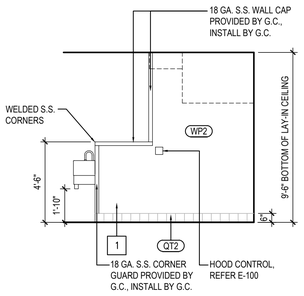
DRIVE-THRU ELEVATIONS 6

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



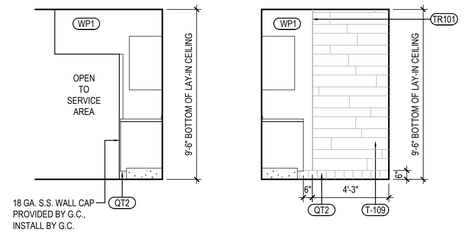
KITCHEN PREP ELEVATION 4

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



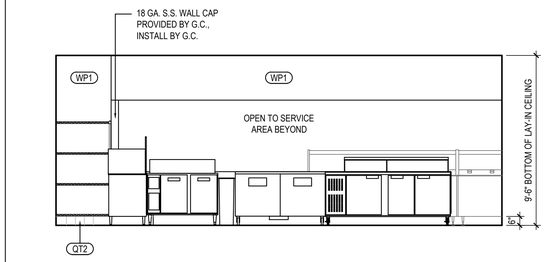
COOKLINE ELEVATION 9

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



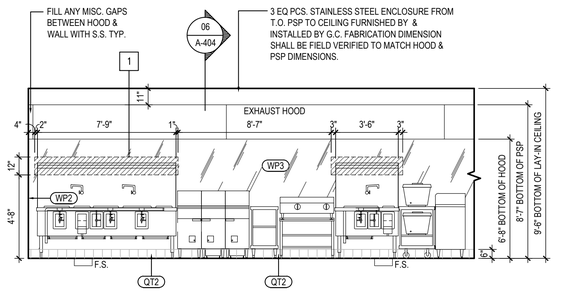
MANAGER'S STATION ELEVATION 8

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



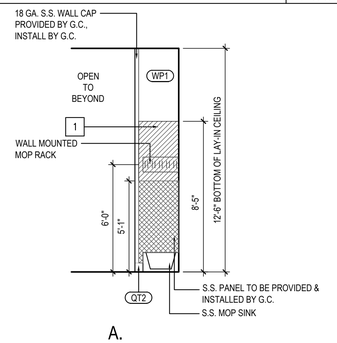
WALL BEHIND SERVICE 5

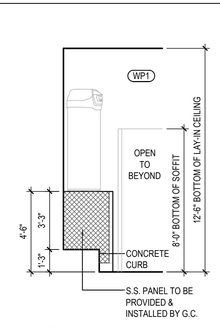
Scale= 1/4" = 1'-0" A-502

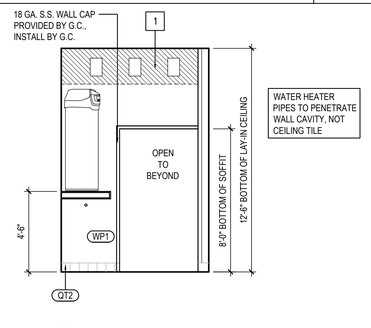


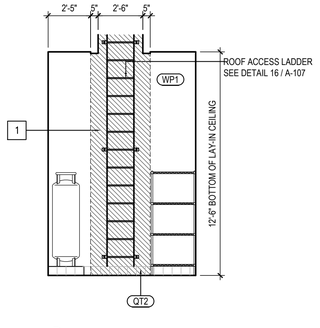
COOKLINE ELEVATION 3

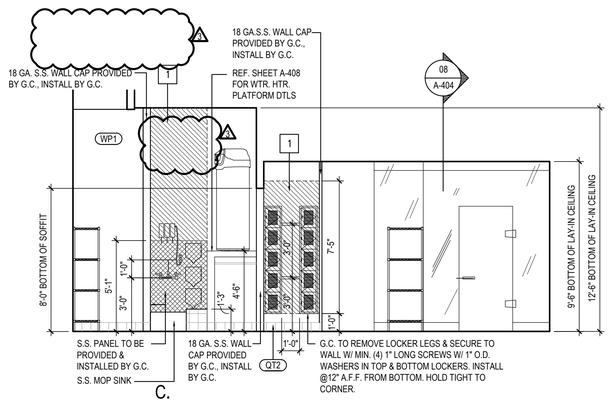
Scale= 1/4" = 1'-0" A-502





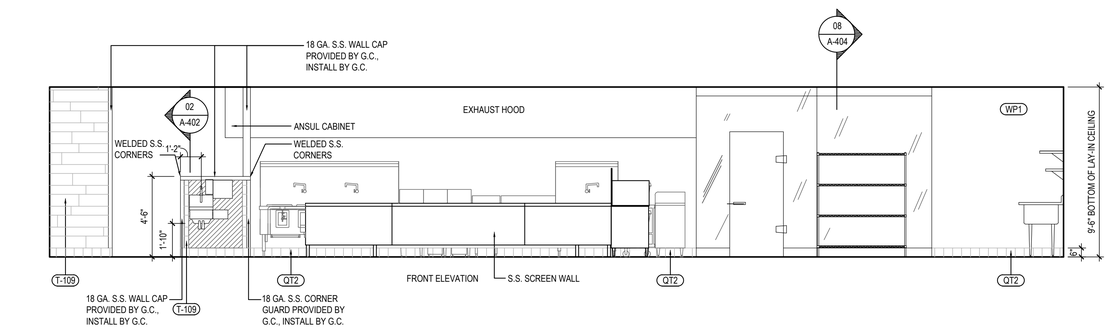






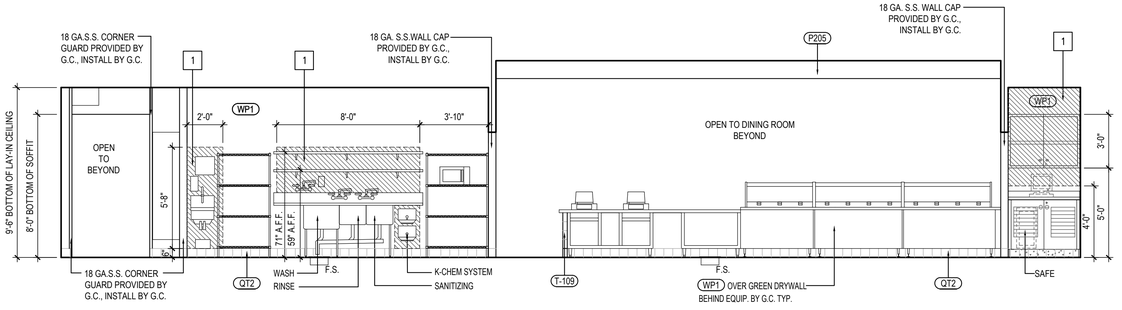
MOP SINK ELEVATION 7

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



PREPARATION TABLES @ WORKTOP FREEZER ELEVATION 2

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



REAR SIDE OF SERVICE COUNTER 1

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

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

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

REVISIONS:

2	02.27.19 - ISSUE FOR BID

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674

C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpae.com
Florida Corporate Certificate #AA C000526

02.27.19

STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA015622
REGISTERED ARCHITECT

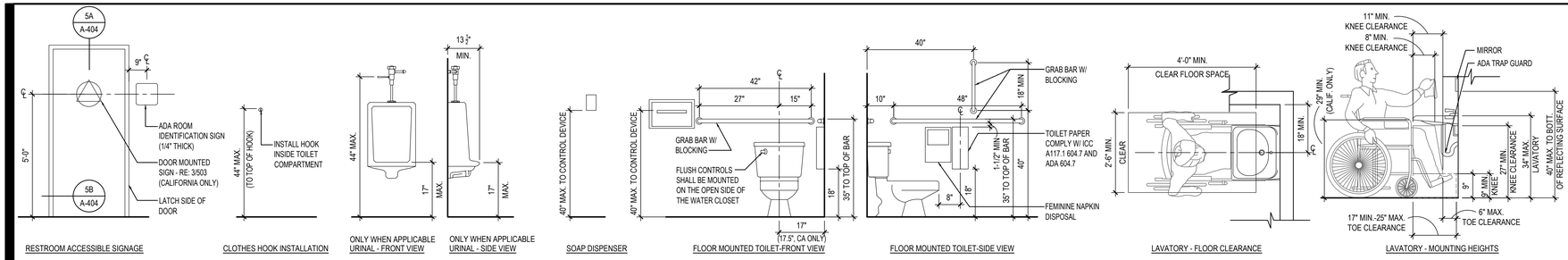
PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

A-502

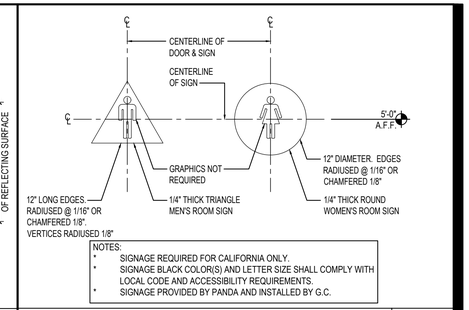
KITCHEN ELEVATIONS

TRUE WARM & WELCOME 2200



STANDARD ACCESSIBLE MOUNTING HEIGHTS AND CLEARANCES | 4

Scale= NTS | A-503

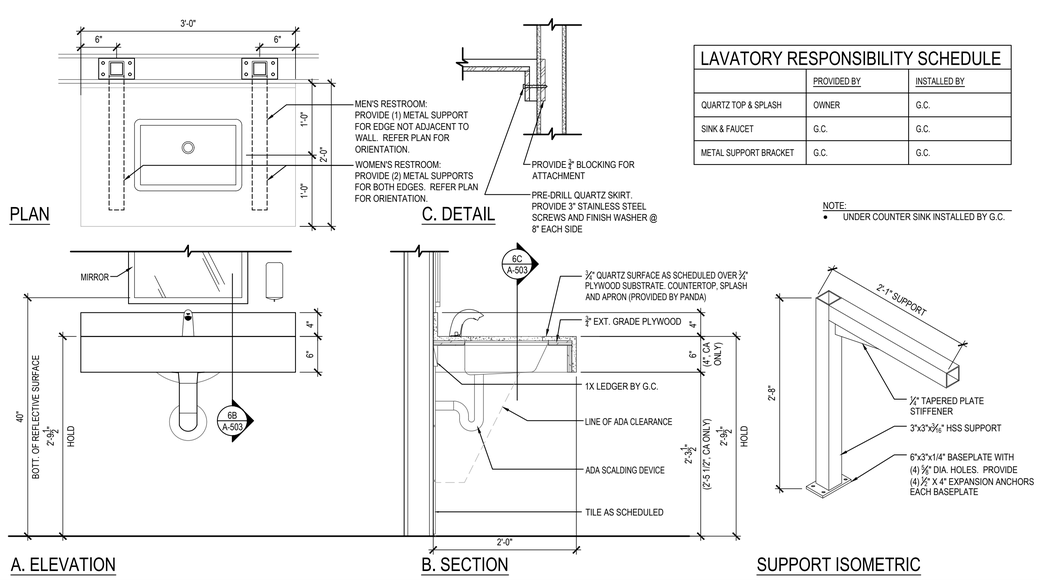


NOTES:

* SIGNAGE REQUIRED FOR CALIFORNIA ONLY.
* SIGNAGE BLACK COLOR(S) AND LETTER SIZE SHALL COMPLY WITH LOCAL CODE AND ACCESSIBILITY REQUIREMENTS.
* SIGNAGE PROVIDED BY PANDA AND INSTALLED BY G.C.

ADA TACTILE SIGN | 3

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



LAVATORY RESPONSIBILITY SCHEDULE

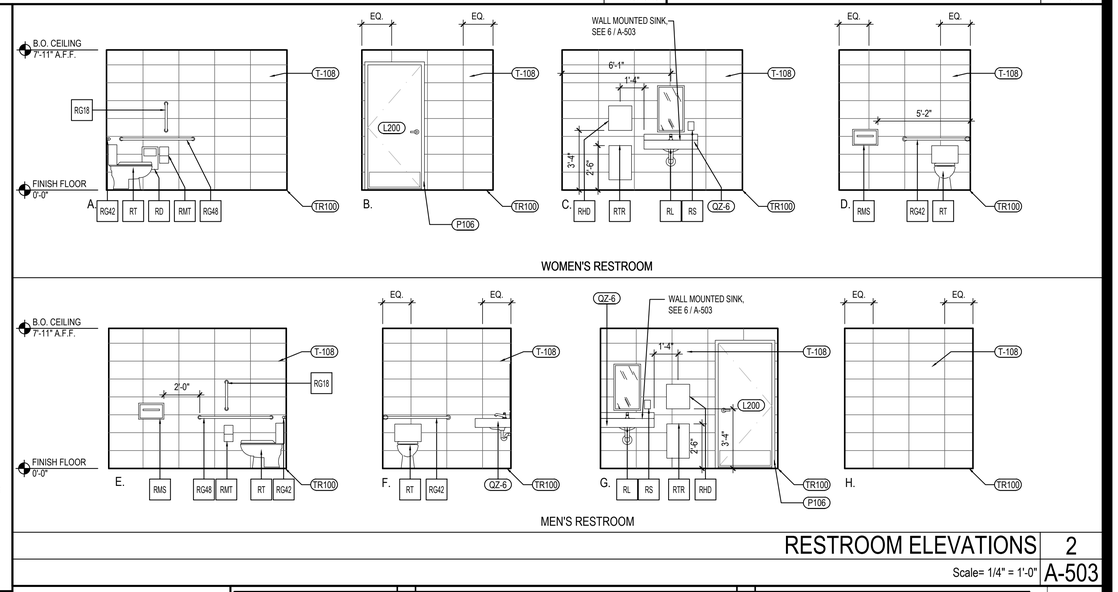
	PROVIDED BY	INSTALLED BY
QUARTZ TOP & SPLASH	OWNER	G.C.
SINK & FAUCET	G.C.	G.C.
METAL SUPPORT BRACKET	G.C.	G.C.

NOTE:

- UNDER COUNTER SINK INSTALLED BY G.C.

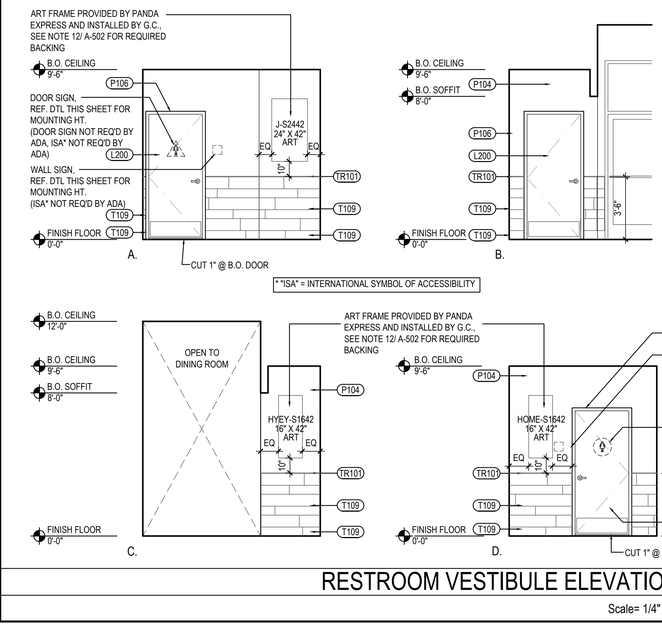
SINK DETAILS | 6

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



RESTROOM ELEVATIONS | 2

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



NOT USED | 7

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

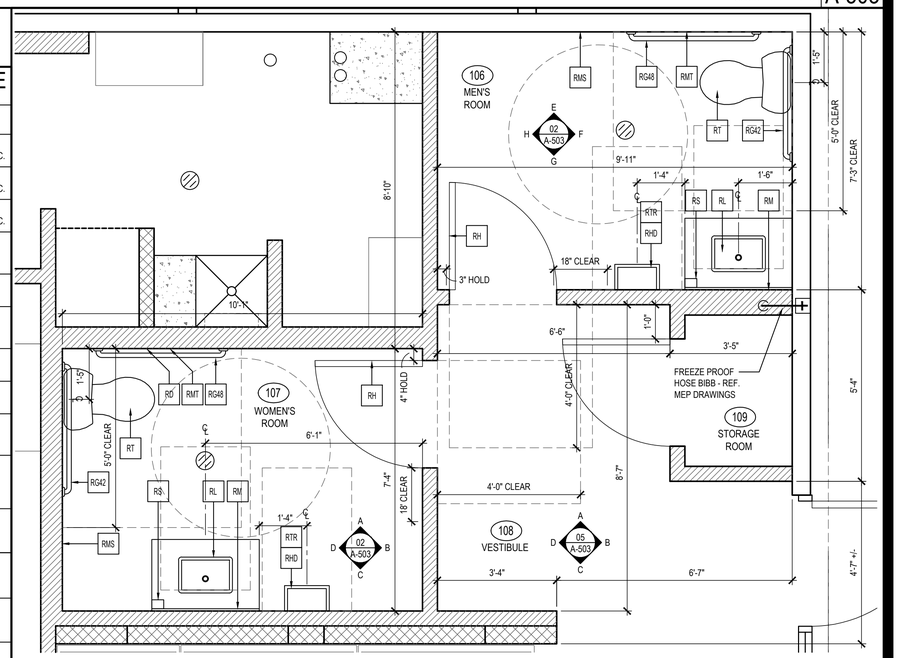
RESTROOM VESTIBULE ELEVATIONS | 5

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

TOILET ACCESSORY SCHEDULE

NO	DESCRIPTION
RG42	BOBRICK GRAB BAR, 42" LONG B-6806 1 1/2" SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RG48	BOBRICK GRAB BAR, 48" LONG B-6806 1 1/2" SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RG18	BOBRICK GRAB BAR, 18" LONG B-6806 1 1/2" SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RM	BOBRICK CHANNEL FRAME MIRROR B-165 (1836) 18"X36" STAINLESS STEEL CHANNEL FRAME FURNISHED BY LOCKNET, INSTALLED BY G.C.
RS	SOAP DISPENSER (BY VENDOR)
RMS	BOBRICK SEAT COVER DISPENSER B-221 STAINLESS STEEL, SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
RTR	BOBRICK SURFACE MOUNTED TRASH RECEPTACLE MODEL # B-277; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RHD	PAPER TOWEL DISPENSER FURNISHED BY PANDA EXPRESS, INSTALLED BY G.C.
RMT	BOBRICK MUTI-ROLL TOILET TISSUE DISPENSER B-2888 STAINLESS STEEL, SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
RT	AMERICAN STANDARD CADET RIGHT HEIGHT ELONGATED TOILET 2467.016 TLT, 4142.600 TANK, AMERICAN STANDARD #5321.110 SEAT, COLOR: WHITE. TRIP TO BE ON OPEN SIDE. FURNISHED AND INSTALLED BY G.C.
RL	KOHLER UNDER MOUNTED LAVATORY K-2214-G-0, 18" X 12" VITREOUS CHINA, WITH 4" CENTER FAUCET HOLES FURNISHED AND INSTALLED BY G.C.
RU	TOTO URINAL UT105UG#01 URINAL, TEU1UN12#CP ECO POWER GPF SENSOR FLUSH V.LV. FURNISHED AND INSTALLED BY G.C.
RD	BOBRICK SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL B-254 STAINLESS STEEL, SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
RH	BOBRICK SURFACE-MOUNTED CLOTHES HOOK AND BUMPER B-212 SOLID ALUMINUM CASTING, MATTE FINISH, INSIDE OF RESTROOM DOORS FURNISHED BY LOCKNET, INSTALLED BY G.C.

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



ENLARGED RESTROOM PLANS | 1

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

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - D6674

C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpa.com
Florida Corporate Certificate #AA C000326

02.27.19

STATE OF GEORGIA
AARON WADE ARNOLD
CERTIFICATE NO. RA015323
REGISTERED ARCHITECT

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

A-503

ENLARGED RESTROOM PLANS AND ELEVATIONS

TRUE WARM & WELCOME 2200

STRUCTURAL NOTES

GENERAL

1. THIS PROJECT SHALL MEET ALL REQUIREMENTS OF THE 2012 INTERNATIONAL BUILDING CODE WITH GEORGIA AMENDMENTS.
2. THE GENERAL CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL OPENINGS (COORDINATE WITH APPLICABLE TRADES). THE CONTRACTOR SHALL PROVIDE FOR ALL OPENINGS, WHETHER SHOWN ON THE STRUCTURAL DRAWINGS OR NOT. ANY DEVIATION FROM OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR APPROVAL PRIOR TO CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK.
4. 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.
5. 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.
6. THE STRUCTURAL DRAWINGS ARE NOT TO BE SCALED FOR DETERMINATION OF QUANTITIES, LENGTHS, OR FIT OF MATERIALS.
7. 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.)

1. SOILS AND FOUNDATIONS
2. CAST-IN-PLACE CONCRETE
3. WOOD CONSTRUCTION
4. SPECIAL CASES (EPOXY ANCHORS)

DESIGN LOADS

1. ROOF LIVE LOAD 20 PSF
2. ROOF DEAD LOAD 20 PSF
3. WIND LOAD BASED ON 115 MPH WIND – (ULTIMATE)
   EXPOSURE CATEGORY B
   ROOF UPLIFT 10 PSF (NET)
   INTERNAL PRESSURE COEFFICIENT GC_{pi}: ±0.18

Design Wind Pressure (psf):									
			Effective Wind Area (sqft)						
Walls:			10	20	50	100	200	500
Interior	Area 4	+	18.4	17.5	16.5	16.0	16.0	16.0
		-	-19.9	-19.1	-18.0	-17.2	-16.4	-16.0
Edge	Area 5	+	18.4	17.5	16.5	16.0	16.0	16.0
		-	-24.5	-22.8	-20.7	-19.1	-17.4	-16.0
Roof:			10	20	50	100	200	500
Interior	Area 1	+	16.0	16.0	16.0	16.0	16.0	16.0
		-	-20.1	-19.5	-18.9	-18.4	-18.4	-18.4
Edge	Area 2	+	18.4	17.5	16.5	16.0	16.0	16.0
		-	-33.7	-30.1	-25.3	-21.8	-21.8	-21.8
Corner	Area 3	+	18.4	17.5	16.5	16.0	16.0	16.0
		-	-33.7	-30.1	-25.3	-21.8	-21.8	-21.8
Overhang:			10	20	50	100	200	500
Interior	Area 1	+	16.0	16.0	16.0	16.0	16.0	16.0
		-	-28.9	-28.4	-27.7	-27.2	-23.6	-18.8
Edge	Area 2	+	16.0	16.0	16.0	16.0	16.0	16.0
		-	-28.9	-28.4	-27.7	-27.2	-23.6	-18.8
Corner	Area 3	+	16.0	16.0	16.0	16.0	16.0	16.0
		-	-47.6	-37.4	-23.8	-16.0	-16.0	-16.0
Parapet Design Pressure (psf):								
			Effective Wind Area (sqft)					
Parapet:			10	20	50	100	200	500
Edge	Area 2	+	57.3	51.9	44.6	39.1	38.1	36.7
		-	-40.1	-38.1	-35.4	-33.4	-31.4	-28.7
Corner	Area 3	+	57.3	51.9	44.6	39.1	38.1	36.7
		-	-45.9	-42.8	-38.8	-35.7	-32.7	-28.7

WIDTH OF PRESSURE ZONE A = 4.0 ft.

4. SEISMIC LOADS
   S_S = 0.287
   S_1 = 0.111
   SITE CLASS D
   S_{DS} = 0.300
   S_{D1} = 0.174
   DESIGN CATEGORY C
   C_S = 0.046
   DESIGN BASE SHEAR V = 4 KIPS
   BASIC SEISMIC FORCE RESISTING SYSTEM: LIGHT FRAMED WOOD WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SEISMIC RESISTANCE
   ANALYSIS PROCEDURE: E.L.F.
5. SNOW LOADS
   GROUND SNOW Pg = 5 PSF
   FLAT ROOF SNOW Pf = 3.5 PSF
   RAIN ON SNOW LOAD Pr = 5 PSF
   C_e = 1.0
   I = 1.0
   Ct = 1.0
6. SEE ROOF PLAN FOR ADDITIONAL MECHANICAL LOADS.

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

1. FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL INVESTIGATION REPORT, PANDA EXPRESS RESTAURANT S8-19-D6674, 515 MULLINS COLONY DRIVE, EVANS GEORGIA. BY TERRACON CONSULTANTS, INC (TERRACON PROJECT NO. 73185136) DATED SEPTEMBER 26, 2018. CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT AND ADHERE TO ALL RECOMMENDATIONS WITHIN, INCLUDING PREPARATION OF THE BUILDING PAD.
2. 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 3000 PSF (ALLOWABLE SOIL BEARING CAPACITY) AND THE SOILS SUPPORTING THE SLAB-ON-GRADE ARE ADEQUATE TO MINIMIZE DIFFERENTIAL MOVEMENT TO LESS THAN ½" AND TOTAL MOVEMENT TO LESS THAN 1".
3. REMOVE ALL VEGETATION AND DEBRIS, INCLUDING PAVEMENTS, SIDEWALKS, BUILDING FOUNDATIONS, AND ABANDONED UTILITIES.
4. REMOVE ORGANIC SOIL TO A DEPTH OF ±6 INCHES.
5. 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.
6. SOILS EXCAVATED FROM THE SITE THAT ARE FREE OF DELETERIOUS MATERIALS MAY BE USED AS FILL.
7. RAISE EXCAVATIONS AND LOW AREAS WITH COMPACTED FILL (ASTM D-698).
8. 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.
9. FOUNDATION DESIGN IS BASED ON AN ALLOWABLE BEARING PRESSURE OF 3000 PSF AT MINIMUM 12" INTO SUITABLE EXISTING SOILS. MINIMUM CONTINUOUS FOOTING WIDTH IS 16 INCHES. MINIMUM FOOTING DEPTH IS 12" BELOW GRADE.
10. PROVIDE POSITIVE DRAINAGE AWAY FROM EXCAVATIONS SO AS NOT TO ALLOW STANDING WATER FOR LONG PERIODS OF TIME.
11. PROVIDE A 6 MIL THICK VAPOR BARRIER BETWEEN THE COMPACTED BASE AND CONCRETE SLAB.
12. DO NOT PUNCTURE THE VAPOR BARRIER. LAP AND TAPE ENDS.
13. BACKFILL AND COMPACT UTILITY TRENCHES AS DESCRIBED ABOVE.
14. PERFORM ALL SITEWORK UNDER THE DIRECT SUPERVISION OF A GEOTECHNICAL ENGINEER.

CONCRETE

1. ALL CONCRETE SHALL BE NORMAL WEIGHT, WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS, (U.N.O.).
2. MINIMUM CEMENT CONTENT SHALL BE 5 SACKS PER CUBIC YARD.
3. 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.
4. MAXIMUM SLUMP SHALL BE 5 IN., U.N.O.
5. MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE'S "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", ACI 301.
6. DO NOT USE CALCIUM CHLORIDE.
7. CONCRETE TEST REPORTS SHALL BE MADE AVAILABLE AT THE JOB SITE.

REINFORCING STEEL

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

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

CONCRETE MASONRY UNITS

1. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, TYPE 1, WITH COMPRESSIVE STRENGTH (f'm) OF 1,500 PSI
2. GROUT FOR CONCRETE MASONRY SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI
3. MORTAR SHALL BE TYPE N, U.N.O.
4. REINFORCING IN MASONRY WALLS SHALL BE GRADE 60, ASTM A615.
5. 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).
6. MATERIALS AND WORKMANSHIP SHALL CONFORM TO DESIGN REQUIREMENTS BASED UPON THE AMERICAN CONCRETE INSTITUTES "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES", ACI 530.

POST-INSTALLED ANCHORS

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

LIGHT GAGE METAL FRAMING

1. STEEL STUD SIZES SHALL BE AS NOTED ON THE DRAWINGS, CONFORMING TO SSMA STANDARDS.
2. FABRICATE AND ERECT AS SPECIFIED. MANUFACTURER SHALL SUPPLY ALL CLIPS, FASTENERS, TEMPORARY BRACING, ACCESSORIES, STANDARD BRIDGING, ETC.
3. ALL STEEL STUDS SHALL HAVE A MINIMUM 1⅜" FLANGE WITH A ½" RETURN (U.N.O.).
4. ALL STUDS 18 GAGE AND THINNER SHALL HAVE A MINIMUM YIELD STRENGTH, Fy, OF 33 KSI AND TENSILE STRENGTH, Fu, 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.).
5. TRACK SECTIONS SHALL BE EQUAL GRADE AND GAGE THICKNESS OF STUDS BEING USED. TYPICAL, U.N.O.
6. ALL FASTENERS SHALL BE SELF-TAPPING NO. 12-14 GAGE SCREWS, OR WELD IN ACCORDANCE WITH SECTION 6.0 OF THE AMERICAN WELDING SOCIETY'S "STRUCTURAL WELDING CODE – SHEET METAL" (AWS D1.3) AS SHOWN ON DRAWINGS.

STRUCTURAL WOOD

1. WOOD FRAMING SHALL COMPLY WITH THE SOUTHERN PINE INSPECTION BUREAU, OR SHALL CONFORM TO SPECIFICATIONS AS PUBLISHED BY THE WESTERN WOODS PRODUCTS ASSOCIATION.
2. WOOD FRAMING 2 INCHES X 4 INCHES AND LARGER SHALL BE NO. 2 SOUTHERN PINE, NO. 2 DOUGLAS FIR LARCH, OR EQUIVALENT (U.N.O.).
3. WOOD COLUMNS 6 INCHES X 6 INCHES AND LARGER SHALL BE NO. 1 SOUTHERN PINE, NO. 1 DOUGLAS FIR LARCH, OR EQUIVALENT.
4. ALL EXPOSED WOOD RAFTERS AND COLUMNS SHALL BE "SELECT" GRADE AS DESCRIBED IN AITC.
5. ALL PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (USE CATEGORY 2 AS SPECIFIED BY AWPA) FOR MOISTURE PROTECTION. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED (USE CATEGORY 3B AS SPECIFIED BY AWPA) OR WESTERN RED CEDAR.
6. LAMINATED VENEER LUMBER (LVL):
   A. ALL LAMINATED VENEER LUMBER SHALL BE DESIGNED AND MANUFACTURED TO THE STANDARDS SET FORTH IN THE NER-126 REPORT.
   B. ALLOWABLE UNIT STRESSES REQUIRED FOR DRY CONDITIONS OF USE FOR VENEER LAMINATED LUMBER SHALL BE AS FOLLOWS:
      a. BENDING 2600 PSI
      b. COMPRESSION PARALLEL TO GRAIN 2460 PSI
      c. HORIZONTAL SHEAR 285 PSI
      d. COMPRESSION PERPENDICULAR TO GRAIN 750 PSI
      e. MODULUS OF ELASTICITY 2,000,000 PSI
   C. LAMINATED VENEER LUMBER MEMBER SIZES SHOWN ARE NET; OTHER MEMBER SIZES ARE NOMINAL.
7. PARALLEL STRAND LUMBER (PSL):
   A. ALL PARALLEL STRAND LUMBER SHALL BE DESIGNED AND MANUFACTURED TO THE STANDARDS SET FORTH IN THE NER-481 REPORT.
   B. ALLOWABLE UNIT STRESSES REQUIRED FOR DRY CONDITIONS OF USE FOR PARALLEL STRAND LUMBER SHALL BE AS FOLLOWS:
      a. BENDING 2900 PSI
      b. COMPRESSION PARALLEL TO GRAIN 2900 PSI
      c. HORIZONTAL SHEAR 290 PSI
      d. COMPRESSION PERPENDICULAR TO GRAIN 650 PSI
      e. MODULUS OF ELASTICITY 2,000,000 PSI
   C. PARALLEL STRAND LUMBER MEMBER SIZES SHOWN ARE NET; OTHER MEMBER SIZES ARE NOMINAL.
8. PRE-FABRICATED METAL PLATED WOOD TRUSSES
   A. TRUSS FABRICATION AND INSTALLATION SHALL COMPLY WITH THE FOLLOWING STANDARDS:
      1. ANSI/TPI 1 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION".
      2. TPI HIB "COMMENTARY AND RECOMMENDATIONS FOR HANDLING INSTALLING & BRACING METAL PLATE CONNECTED WOOD TRUSSES".
      3. TPI DSB "RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES".
   B. TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS LOADS AS SHOWN ON 3/S-101
      1. REFERENCE ROOF PLAN FOR ADDITIONAL MECHANICAL EQUIPMENT LOADS.
   C. ALL TRUSS-TO-TRUSS CONNECTORS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER.
   TRUSS-TO-FRAMING CONNECTORS SHALL BE SPECIFIED BY THE ENGINEER OF RECORD, UNLESS SPECIFICALLY NOTED.
   D. BOTTOM CHORD TENSION SPLICES ARE PROHIBITTED WITHIN THE MIDDLE ⅓ OF THE SPAN.
   E. FABRICATOR SHALL SUBMIT SHOP DRAWINGS SHOWING LAYOUT OF MEMBERS, BRIDGING, BRACING, ERECTION DETAILS, TRUSS PENETRATIONS, AND DESIGN CALCULATIONS SEALED BY A REGISTERED ENGINEER IN THE PROJECT STATE.
9. ROOF DECK
   A. ALL ROOF DECK SHALL BE APA RATED GRADE PLYWOOD OR OSB (ORIENTED STRAND BOARD).
   B. ROOF SHEATHING SHALL BE $^{23}/_{32}$ INCH THICK MINIMUM (48/24) U.N.O.
   C. STAGGER ENDS OF SHEETS.
   D. PROVIDE BLOCKING AT EDGES OF ALL ROOF SHEETS. PLYWOOD CLIPS MAY BE USED AT ROOF INSTEAD OF BLOCKING, UNLESS BLOCKING REQUIRED FOR NAILING.
   E. NAIL EDGES OF ROOF SHEETS AT 6 IN. O.C. MAXIMUM (U.N.O.).
   F. NAIL FACES OF ROOF SHEETS AT 12 IN. O.C. MAXIMUM.
   G. USE MINIMUM 10D COMMON NAILS (U.N.O.).
10. WALL SHEATHING
    A. ALL WALL SHEATHING SHALL BE APA RATED GRADE PLYWOOD OR OSB (ORIENTED STRAND BOARD).
    B. WALL SHEATHING SHALL BE $^{15}/_{32}$ INCH THICK MINIMUM (32/16) U.N.O.
    C. STAGGER ENDS OF SHEETS.
    D. PROVIDE BLOCKING AT EDGES OF ALL SHEARWALL SHEETS.
    E. NAIL EDGES OF SHEARWALL SHEETS PER SCHEDULE ON PLAN (OTHER WALLS AT 6 IN. O.C. MAXIMUM).
    F. NAIL FACES OF WALL SHEETS AT 12 IN. O.C. MAXIMUM.
    G. USE MINIMUM 8D COMMON NAILS (U.N.O.).
11. CONNECTORS SHALL BE AS MANUFACTURED BY THE SIMPSON CO. OR APPROVED EQUAL. CONNECTORS USED WITH PRESSURE TREATED LUMBER OR IN UNCONDITIONED SPACE, SHALL HAVE THE ZMAX (G185) COATING.
12. NAILING, UNLESS NOTED OTHERWISE, SHALL BE PER THE AFOREMENTIONED BUILDING CODE.
13. ANCHOR BOLTS SHALL BE ASTM F155, TYPICAL U.N.O.

Statement of Special Inspections

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

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

General Notes

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

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

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

Soils and Foundations

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

Note:
1. 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	*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.*	*P*
2. Material Certification	*Review for conformance to contract documents. Submit to Structural Engineer of Record for review.*	*P*
3. Anchor Rods	*Inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors.*	*C*
4. Concrete Placement	*Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.*	*C*
5. Sampling and Testing of Concrete	*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.*	*C*
6. Curing and Protection	*Inspect curing, cold weather protection and hot weather protection procedures.*	*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 ☐ Fabricator Exempt	*Inspect shop fabrication and quality control procedures for wood truss plant.* *Confirm certification of supplier.*	*P*
2. Material Grading	*Inspect grade stamps on structural lumber for compliance with the contract documents.*	*P*
3. Connections	*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.*	*C*
4. Framing and Details	*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.*	*P*
5. Diaphragms & Shearwalls	*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.*	*C*
6. Prefabricated Wood Trusses	*Inspect the fabrication of wood trusses. Bottom chord splices are prohibited in the middle third point of the truss.*	*P*
7. Permanent Truss Bracing	*Bridging and bracing installed per the approved truss shop drawings.*	*P*

Special Cases

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

BRITT PETERS AND ASSOCIATES INC.
consulting engineers
101 Falls Park Drive
Suite 601
Greenville, SC 29601
(864) 271-8869
(864) 233-5140 Fax
www.brittpeters.com
BPA Job No. 181193

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY:

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpa.com
Florida Corporate Certificate EAA C000526

02.27.19

GEORGIA REGISTERED No.27000 PROFESSIONAL ENGINEER MARK B. PETERS

PANDA EXPRESS
TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

S-000

STRUCTURAL NOTES AND SPECIAL INSPECTIONS

TRUE WARM & WELCOME 2200

PLAN NOTES

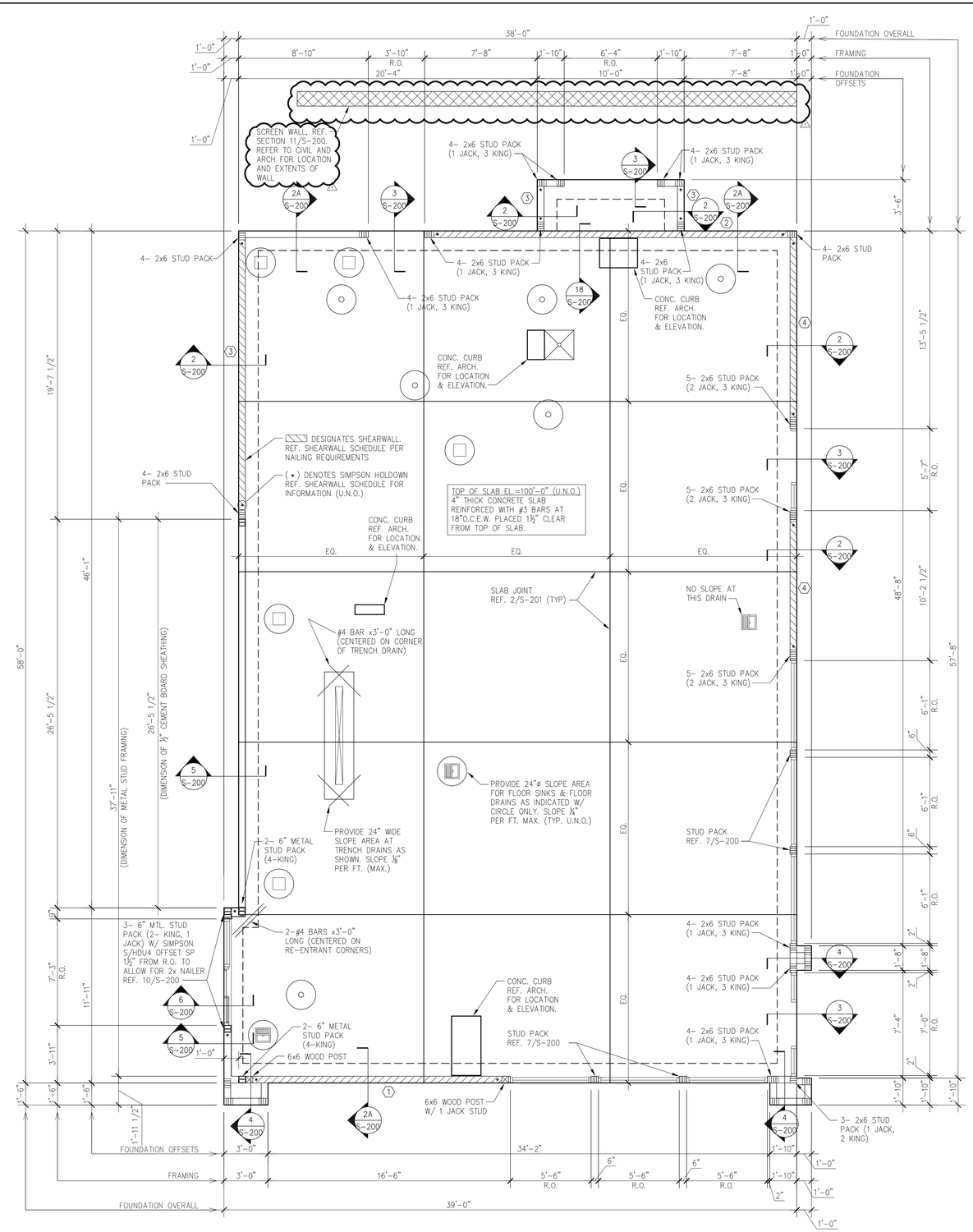
1. REF. SHEET S-000 FOR STRUCTURAL NOTES AND SPECIAL INSPECTIONS.
2. REF. 3/S-201 FOR TYPICAL PIPE AND TRENCH DETAIL AS REQUIRED.
3. REF. 4/S-201 FOR TYPICAL SILL PLATE BOLT DETAIL AS REQUIRED.
4. REF. 5/S-201 FOR TYPICAL STEP FOOTING DETAIL AS REQUIRED.
5. REF. 6/S-201 FOR TYPICAL GRADE BEAM STIRRUP DETAIL AS REQUIRED.
6. REF. 7/S-201 FOR TYPICAL REINFORCING BAR DETAIL AS REQUIRED.
7. REF. 8/S-201 FOR TYPICAL CORNER BAR DETAIL AS REQUIRED.
8. REF. 17/S-200 FOR TYPICAL NON BEARING WALL CONNECTION AT SLAB AS REQUIRED.
9. REF. 3/S-301 FOR TYPICAL FRAMING NOTCHES DETAIL AS REQUIRED.
10. REF. 4/S-301 FOR TYPICAL WALL FRAMING DETAILS AS REQUIRED.
11. REF. 11/S-200 FOR TYPICAL TRASH ENCLOSURE DETAIL AS REQUIRED.
12. REF. 9/S-201 FOR TYPICAL CURB DETAIL AS REQUIRED.
13. REF. 15/S-200 FOR TYPICAL LIGHT POLE BASE DETAIL AS REQUIRED.
14. REF. 12/S-200 AND 16/S-200 FOR TYPICAL UMBRELLA FOOTING AS REQUIRED.
15. REF. 10/S-201 FOR TYPICAL TRENCH DRAIN DETAIL AS REQUIRED.
16. REF. 11/S-201 FOR TYPICAL DRAIN DETAIL AS REQUIRED.
17. COORDINATE WITH ARCHITECTURAL, MECHANICAL AND PLUMBING DRAWINGS FOR LOCATIONS OF ALL DEPRESSIONS, CURBS, DRAINS, ETC. IN FLOOR SLAB.

SHEARWALL SCHEDULE

TYPE	NAIL SPACING	HOLDOWN	ANCHOR BOLTS
⟨1⟩	10d @ 4" O.C.	HDU8-SDS2.5	⅝"ø @ 32" O.C.
⟨2⟩	10d @ 6" O.C.	HDU5-SDS2.5	⅝"ø @ 32" O.C.
⟨3⟩	10d @ 6" O.C.	HDU5-SDS2.5	⅝"ø @ 32" O.C.
⟨4⟩	10d @ 6" O.C.	HDU5-SDS2.5	⅝"ø @ 32" O.C.

⟨X⟩ – DESIGNATES SHEARWALL TYPE

NOTES:
1. USE 10d COMMON NAILS.
2. NAIL PANEL FACES @ 12" O.C.
3. USE 15/32" 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. HOLD DOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
8. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3 INCH NOMINAL OR THICKER AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED AT 3" O.C. OR ARE ON EACH FACE.



FOUNDATION NOTES 1
Scale: NO SCALE S-100

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

BRITT PETERS AND ASSOCIATES INC.
consulting engineers
101 Falls Park Drive
Suite 601
Greenville, SC 29601
(864) 271-8869
(864) 233-5140 Fax
www.brittpeters.com
BPA Job No. 181193

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

1	CITY COMMENTS	12.20.18

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY:

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
Florida Corporate Certificate #AA C000326

02.27.19

GEORGIA REGISTERED No. 27060 PROFESSIONAL ENGINEER MARK B. PETERS 2-25-19

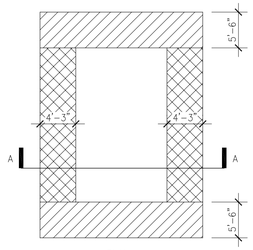
PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

S-100

FOUNDATION PLAN

TRUE WARM & WELCOME 2200

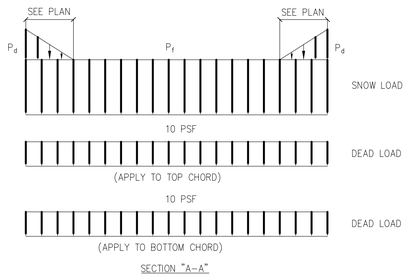


PLAN

P_d = 20 PSF

P_d = 15 PSF

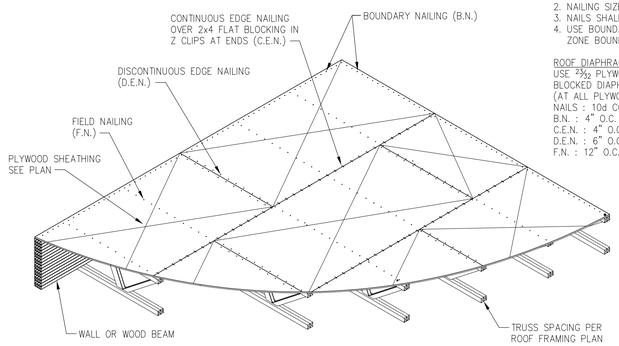
P_f = 5 PSF (FOR ENTIRE ROOF)



SECTION "A-A"

NOTE:
ALSO, APPLY ROOF TOP AND SUSPENDED POINT LOADS. WEIGHT AND LOCATION OF UNITS AS NOTED ARE SHOWN ON S-101 AND ARE NOT INCLUDED IN THE ABOVE LOADING DIAGRAM. VERIFY THESE LOADS WITH MECHANICAL SUPPLIER BEFORE DESIGNING TRUSS.

TRUSS LOADING 3 S-101



NOTES:
1. RUN LONG DIMENSION OF PLYWOOD PERPENDICULAR TO PURLIN.
2. NAILING SIZE AND SPACING AS NOTED ON PLAN.
3. NAILS SHALL HAVE A MIN. ⅜" EDGE DISTANCE.
4. USE BOUNDARY NAILING CONTINUOUS @ ALL NAILING ZONE BOUNDARIES. SEE PLAN FOR ZONE EXTENTS.

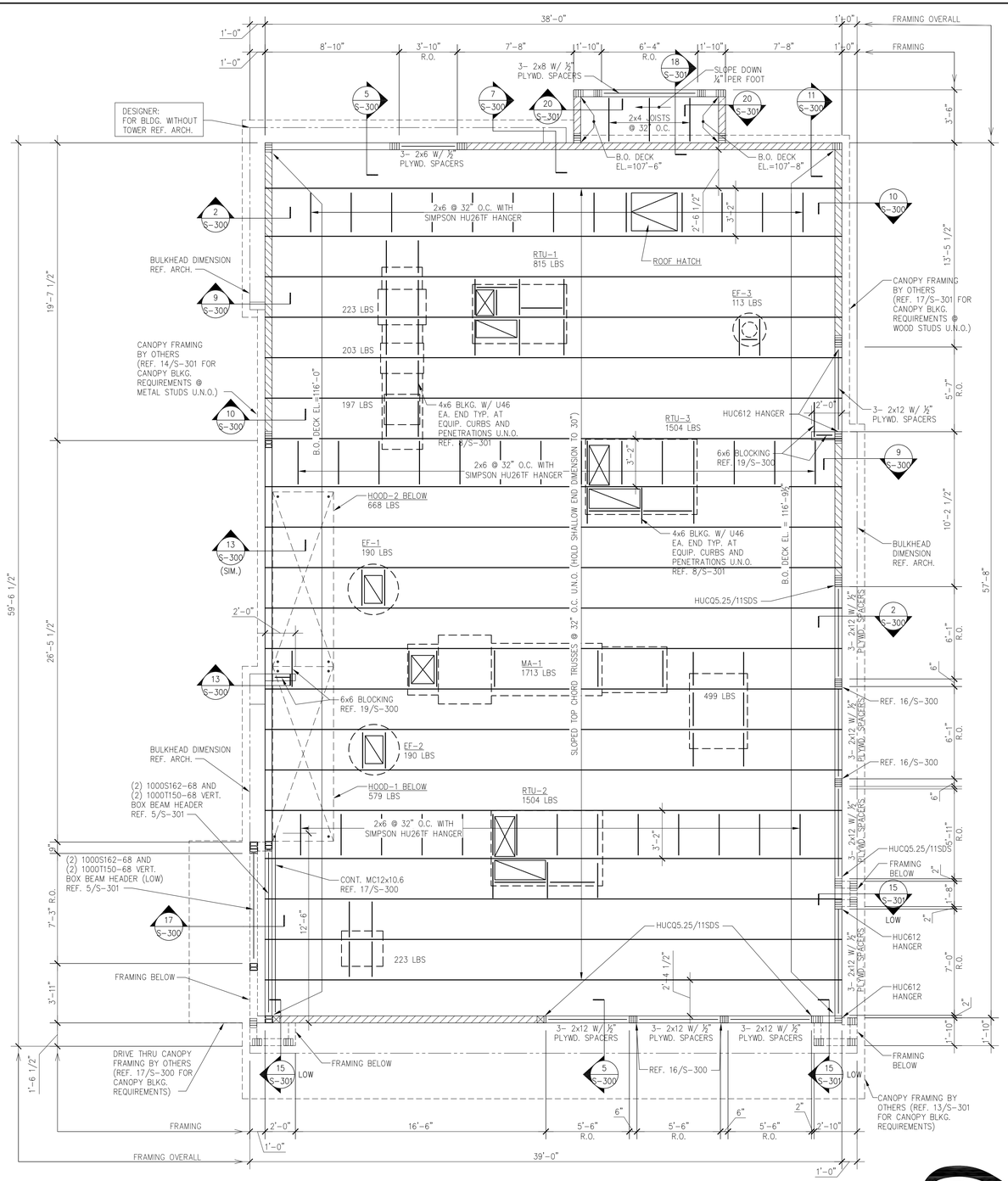
ROOF DIAPHRAGM
USE 23/32 PLYWOOD, INDEX 48/24
BLOCKED DIAPHRAGM 2x4 FLAT IN Z CLIP (AT ALL PLYWOOD EDGES, TYP. U.N.O.)
NAILS : 10d COMMON NAILS
B.N. : 4" O.C.
C.E.N. : 4" O.C.
D.E.N. : 6" O.C.
F.N. : 12" O.C.

TYPICAL ROOF DIAPHRAGM DETAIL 2 S-101

PLAN NOTES

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

ROOF NOTES 1 S-101



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

BRITT PETERS AND ASSOCIATES INC.
consulting engineers
101 Falls Park Drive
Suite 601
Greenville, SC 29601
(864) 271-8869
(864) 233-5140 Fax
www.brittpeters.com
BPA Job No. 181193

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY:

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cubaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpa.com
Florida Corporate Certificate #AA C000526

02.27.19

GEORGIA REGISTERED No.27000 PROFESSIONAL ENGINEER MARK B. PETERS

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

S-101

ROOF FRAMING PLAN

TRUE WARM & WELCOME 2200

NOT USED 20

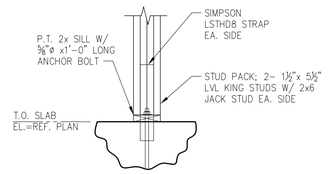
SCALE: N.T.S. S-200

NOT USED 16

SCALE: N.T.S. S-200

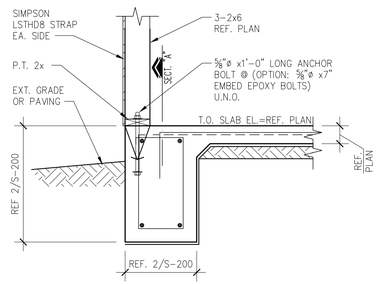
NOT USED 12

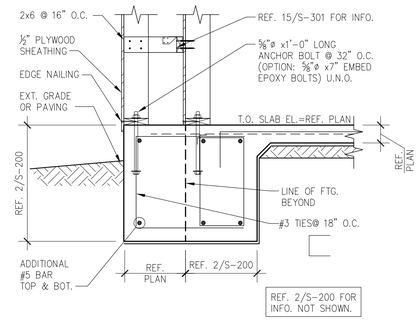
SCALE: N.T.S. S-200



SECT. "A"

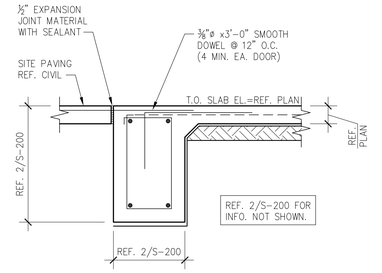
REF. 02/S-200 FOR INFO NOT SHOWN





SECTION 4

SCALE: ¾"=1'-0" S-200

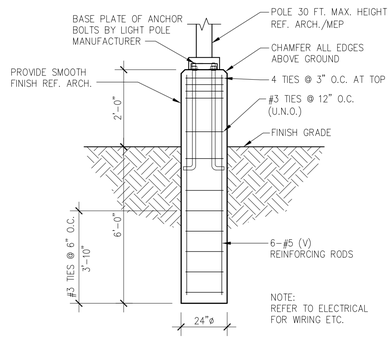


NOT USED 19

SCALE: ¾"=1'-0" S-200

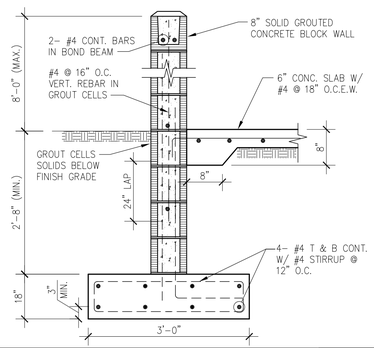
TYPICAL LIGHT POLE SECTION 15

SCALE: ¾"=1'-0" S-200



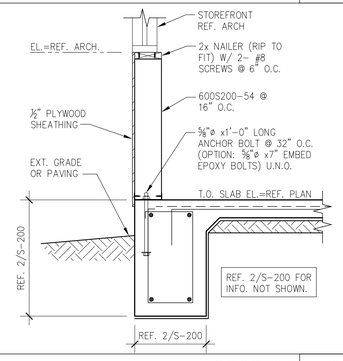
TRASH ENCLOSURE WALL & SCREEN WALL 11

SCALE: ¾"=1'-0" S-200



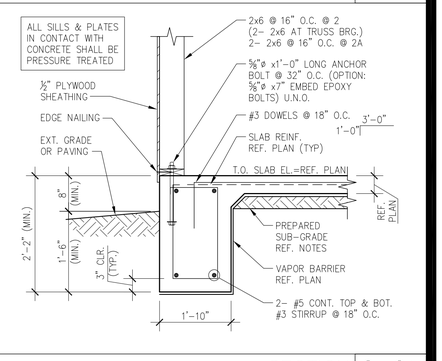
SECTION 7

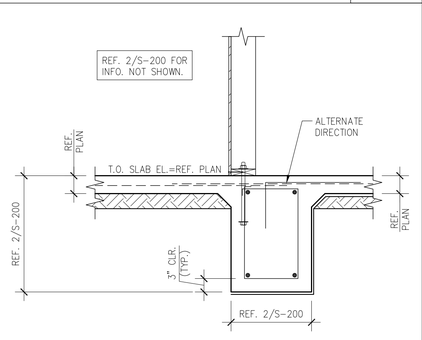
SCALE: ¾"=1'-0" S-200



SECTION 3

SCALE: ¾"=1'-0" S-200





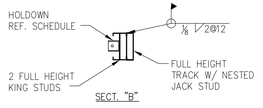
SECTION 18

SCALE: ¾"=1'-0" S-200

TYPICAL HOLDOWN DETAIL- LIGHT GAGE 10

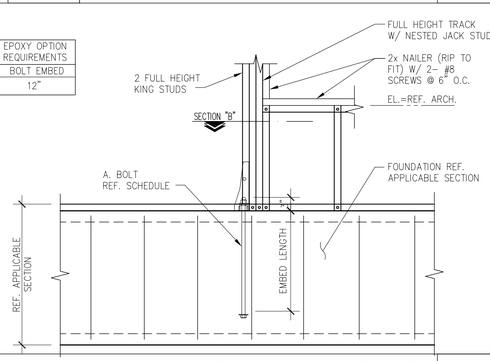
HOLDOWN	SCREW #	CAST IN PLACE REQUIREMENTS: ANCH. BOLT	CAST IN PLACE REQUIREMENTS: BOLT EMBED	EPOXY OPTION REQUIREMENTS: BOLT EMBED
S/HDU4	6- #14 SCREWS	⅝"ø	1'-0"	12"

NOTE: ADD LENGTH TO BOLTS EXTENDING THROUGH CURBS.



SECT. "B"

NOTE: EPOXY OPTION IS BASED ON SIMPSON SET-XP DESIGN VALUES. EPOXY SUBSTITUTIONS MUST BE APPROVED BY STRUCTURAL ENGINEER OF RECORD BEFORE PLACEMENT.



SECTION 6

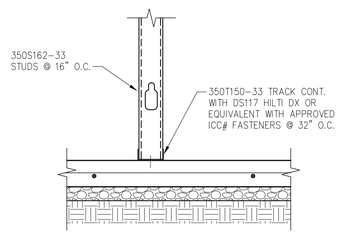
SCALE: ¾"=1'-0" S-200

SECTION 2, 2A

SCALE: ¾"=1'-0" S-200

SLAB AT NON BEARING WALL 17

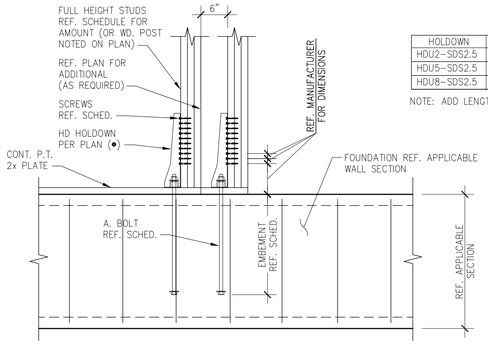
SCALE: N.T.S. S-200



TYPICAL HOLDOWN DETAIL- WOOD 9

HOLDOWN	STUDS	SCREW #	CAST IN PLACE REQUIREMENTS: ANCH. BOLT	CAST IN PLACE REQUIREMENTS: BOLT EMBED	EPOXY OPTION REQUIREMENTS: BOLT EMBED
HDU2-SDS2.5	3	6- SDS ¼"x2½"	⅝"ø	1'-0"	10"
HDU5-SDS2.5	3	14- SDS ¼"x2½"	⅝"ø	1'-0"	12"
HDU8-SDS2.5	3	20- SDS ¼"x2½"	⅞"ø	1'-0"	14"

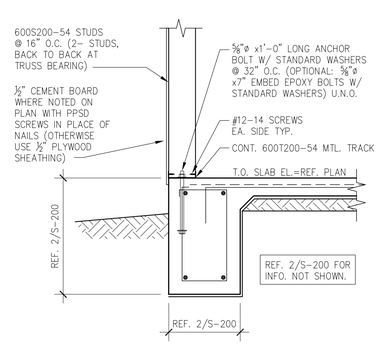
NOTE: ADD LENGTH TO BOLTS EXTENDING THROUGH CURBS.



NOTE: EPOXY OPTION IS BASED ON SIMPSON SET-3G DESIGN VALUES. EPOXY SUBSTITUTIONS MUST BE APPROVED BY STRUCTURAL ENGINEER OF RECORD BEFORE PLACEMENT.

SECTION 5

SCALE: ¾"=1'-0" S-200



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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY:

PANDA PROJECT #: - D6674

C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpa.com
Florida Corporate Certificate #AA C000526

02.27.19

GEORGIA REGISTERED No.27000 PROFESSIONAL ENGINEER MARK B. PETERS

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

BRITT PETERS AND ASSOCIATES INC.
consulting engineers
101 Falls Park Drive
Suite 601
Greenville, SC 29601
(864) 271-8869
(864) 233-5140 Fax
www.brittpeters.com
BPA Job No. 181193

S-200

FOUNDATION DETAILS

TRUE WARM & WELCOME 2200

NOT USED 20

SCALE: ¾"=1'-0" S-201

NOT USED 19

SCALE: ¾"=1'-0" S-201

NOT USED 18

SCALE: ¾"=1'-0" S-201

NOT USED 17

SCALE: ¾"=1'-0" S-201

NOT USED 16

SCALE: ¾"=1'-0" S-201

NOT USED 15

SCALE: ¾"=1'-0" S-201

NOT USED 14

SCALE: ¾"=1'-0" S-201

NOT USED 13

SCALE: N.T.S. S-201

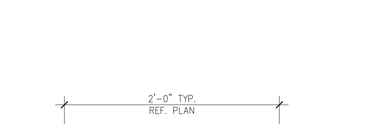
NOT USED 12

SCALE: ¾"=1'-0" S-201

REF. PLAN FOR LOCATIONS OF FLOOR DRAIN. SEE KITCHEN DRAWINGS FOR DIMENSIONS.

TYPICAL FLOOR DRAIN 11

SCALE: N.T.S. S-201



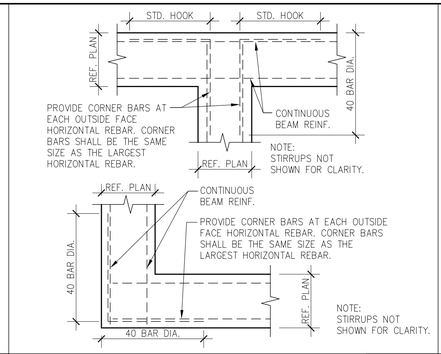
NOTE:
WHERE TRENCH CROSSES INTERIOR GRADE BEAM, BEND GRADE BEAM REINFORCEMENT UNDER DRAIN.

TYPICAL TRENCH DRAIN 10

SCALE: ¾"=1'-0" S-201

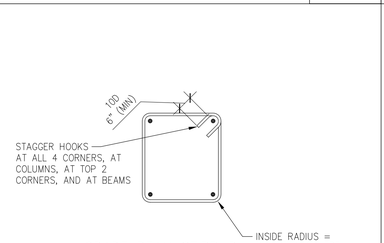
TYPICAL CURB 9

SCALE: ¾"=1'-0" S-201



TYPICAL CORNER BAR 8

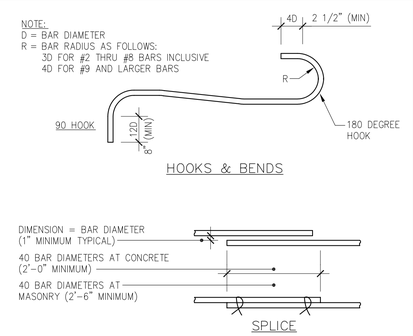
SCALE: N.T.S. S-201



GRADE BEAM STIRRUP

TYPICAL TIES & STIRRUPS 6

SCALE: N.T.S. S-201

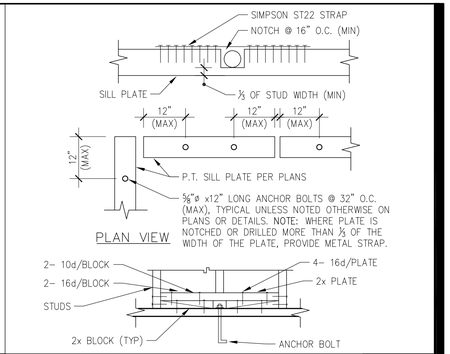


HOOKS & BENDS

SPLICE

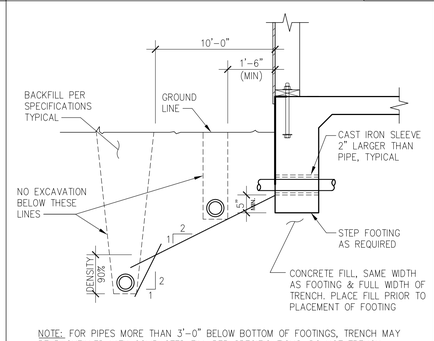
TYPICAL REINFORCING BAR 7

SCALE: N.T.S. S-201



TYPICAL SILL PLATE BOLTS 4

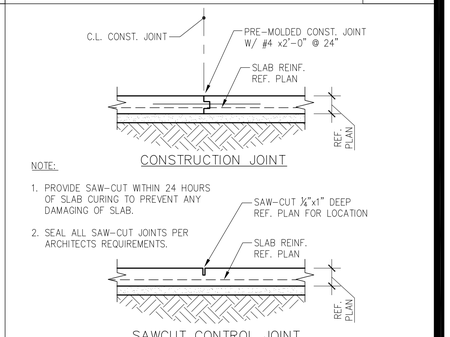
SCALE: N.T.S. S-201



NOTE: FOR PIPES MORE THAN 3'-0" BELOW BOTTOM OF FOOTINGS, TRENCH MAY BE BACKFILLED WITH COMPACTED FILL PER SPECIFICATIONS. DO NOT TRENCH.

TYPICAL PIPE & TRENCH DETAIL 3

SCALE: N.T.S. S-201



CONSTRUCTION JOINT

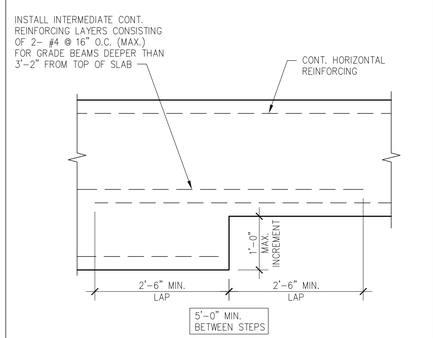
NOTE:

1. PROVIDE SAW-CUT WITHIN 24 HOURS OF SLAB CURING TO PREVENT ANY DAMAGING OF SLAB.
2. SEAL ALL SAW-CUT JOINTS PER ARCHITECTS REQUIREMENTS.

SAWCUT CONTROL JOINT

TYPICAL JOINT DETAIL 2

SCALE: ¾"=1'-0" S-201



TYPICAL STEP FOOTING 5

SCALE: N.T.S. S-201

BRITT PETERS AND ASSOCIATES INC.
consulting engineers
101 Falls Park Drive
Suite 601
Greenville, SC 29601
(864) 271-8869
(864) 233-5140 Fax
www.brittpeters.com
BPA Job No. 181193

PANDA EXPRESS · CHINESE KITCHEN

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY:

PANDA PROJECT #: - D6674

C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpa.com
Florida Corporate Certificate #AA C000526

02.27.19

GEORGIA REGISTERED No.27000 PROFESSIONAL ENGINEER MARK B. PETERS

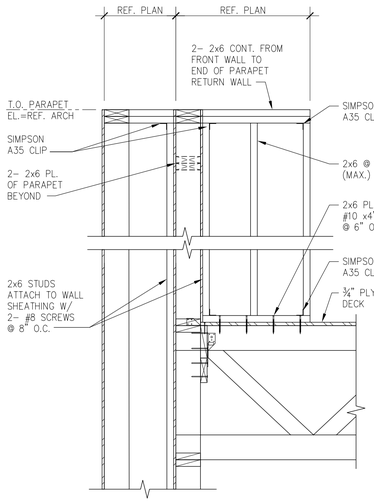
PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

S-201

TYPICAL FOUNDATION DETAILS

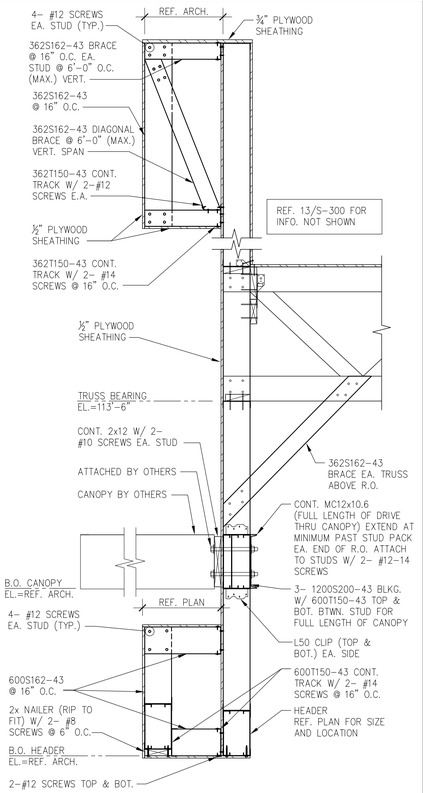
TRUE WARM & WELCOME 2200



REF. 9/S–300 FOR INFO. NOT SHOWN

SECTION 19

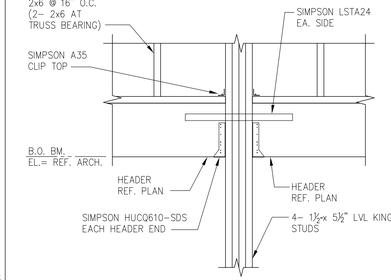
SCALE: ¾"=1'–0" S–300



REF. 13/S–300 FOR INFO. NOT SHOWN

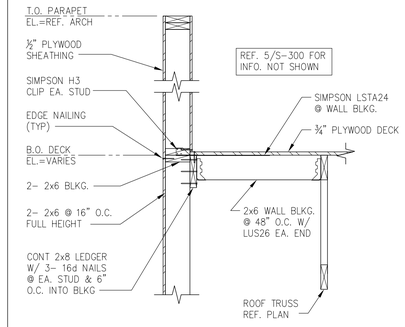
SECTION 17

SCALE: ¾"=1'–0" S–300



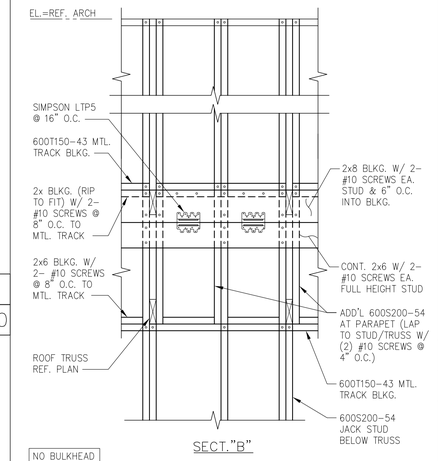
SECTION 16

SCALE: ¾"=1'–0" S–300



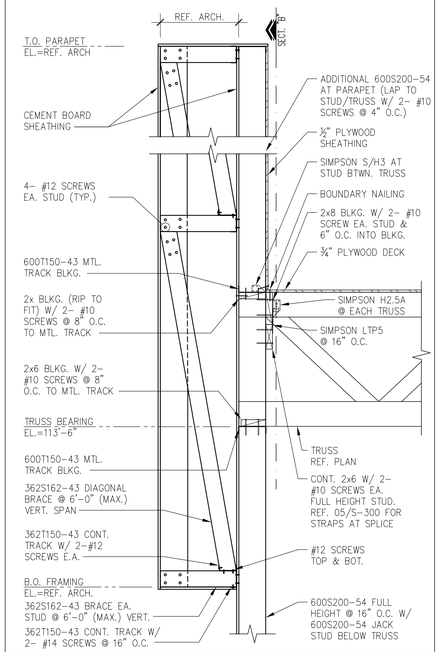
SECTION 11

SCALE: ¾"=1'–0" S–300



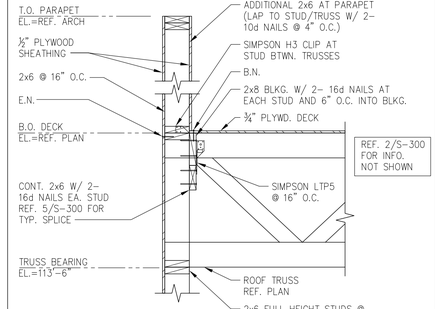
SECT."B"

NO BULKHEAD @ SIM.



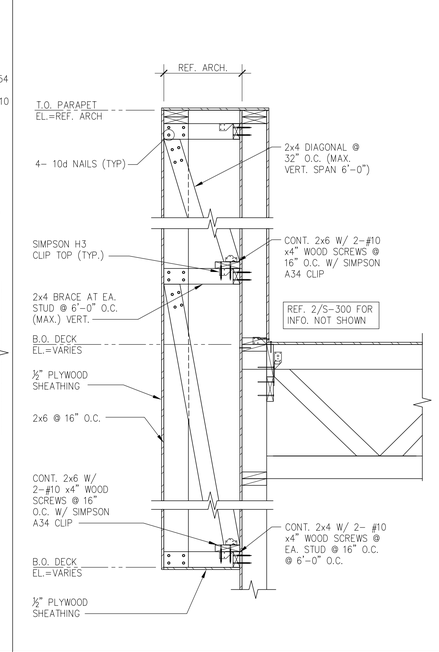
SECTION 13

SCALE: ¾"=1'–0" S–300



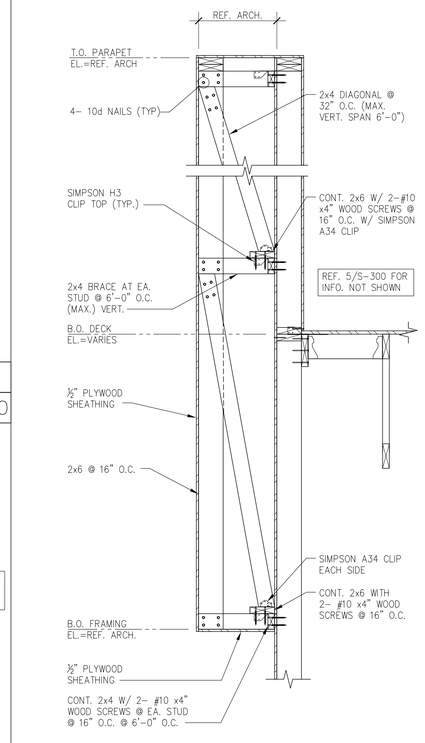
SECTION 10

SCALE: ¾"=1'–0" S–300



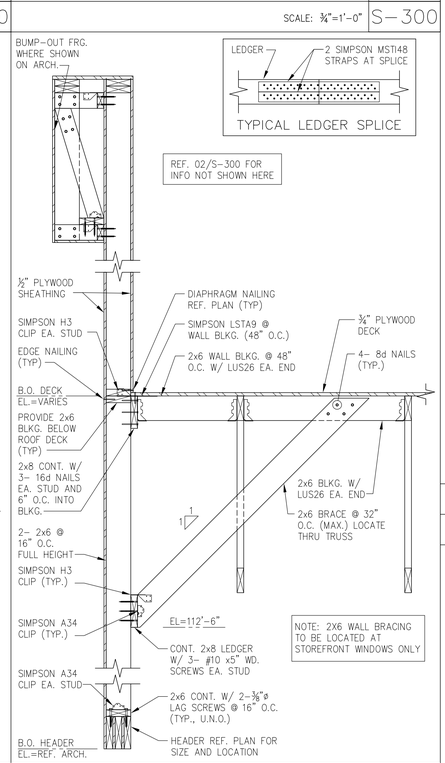
SECTION 9

SCALE: ¾"=1'–0" S–300



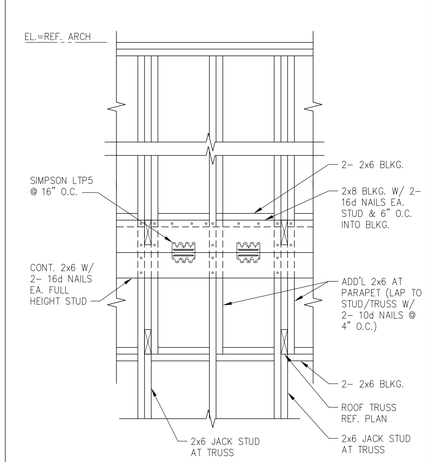
SECTION 7

SCALE: ¾"=1'–0" S–300

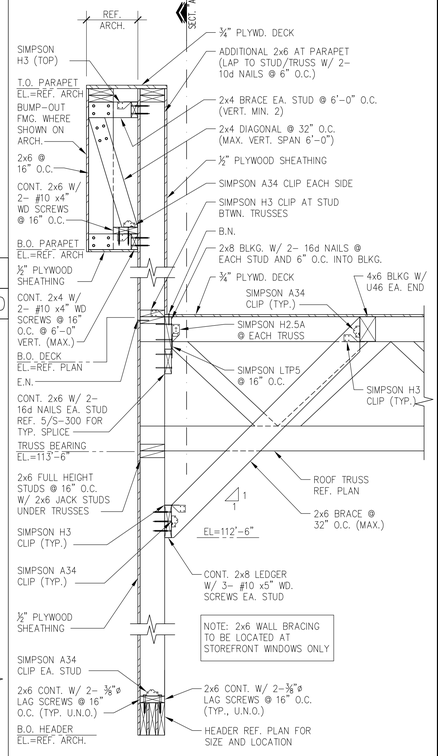


SECTION 5

SCALE: ¾"=1'–0" S–300



SECT."A"



SECTION 2

SCALE: ¾"=1'–0" S–300

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

BRITT PETERS AND ASSOCIATES INC.
consulting engineers
101 Falls Park Drive
Suite 601
Greenville, SC 29601
(864) 271-8869
(864) 233-5140 Fax
www.brittpeters.com
BPA Job No. 181193

PANDA EXPRESS · CHINESE KITCHEN

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY:

PANDA PROJECT #: - D6674

C&P PROJECT #: - 2180716

Cuhaci & Peterson Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpa.com
Florida Corporate Certificate #AA C000326

02.27.19

GEORGIA REGISTERED No.27000 PROFESSIONAL ENGINEER MARK B. PETERS 12-05-18

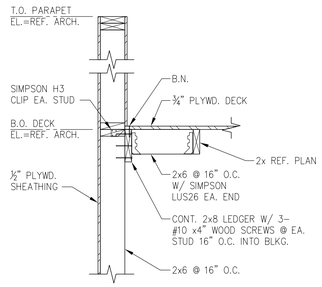
PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

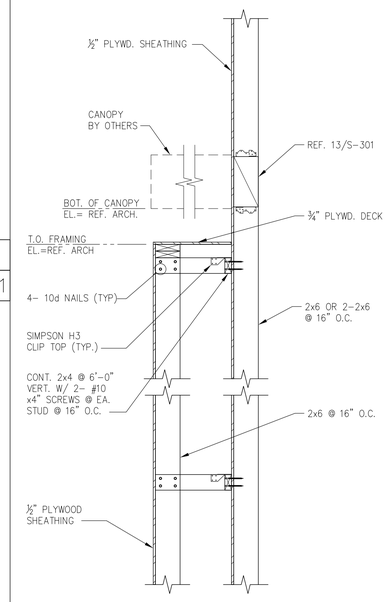
S-300

FRAMING SECTIONS

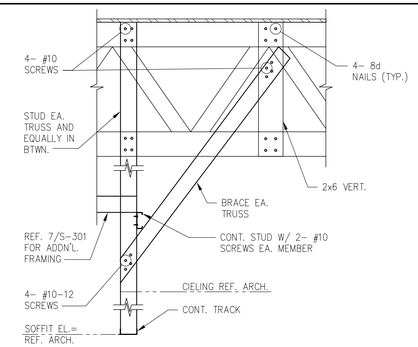
TRUE WARM & WELCOME 2200



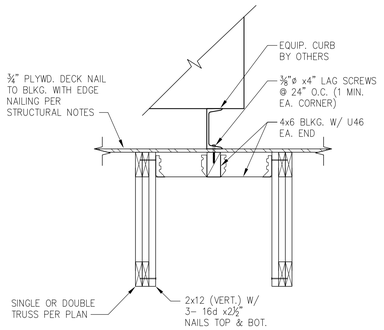
SECTION	20
SCALE: ¾"=1'-0"	S-301



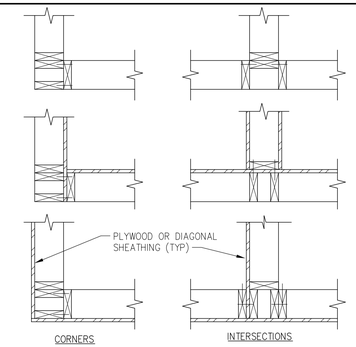
SECTION	15
SCALE: ¾"=1'-0"	S-301



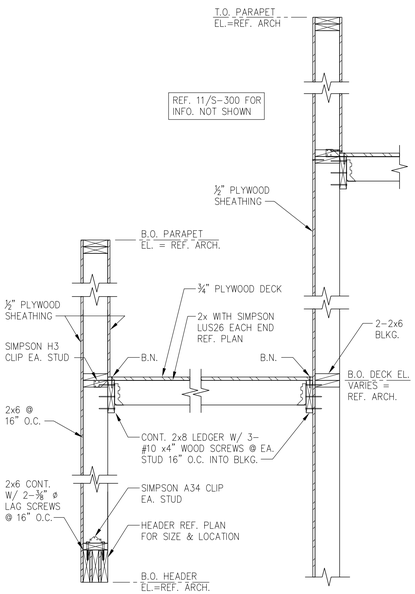
SOFFIT DETAIL @ SERV. COUNTER	12
SCALE: ¾"=1'-0"	S-301



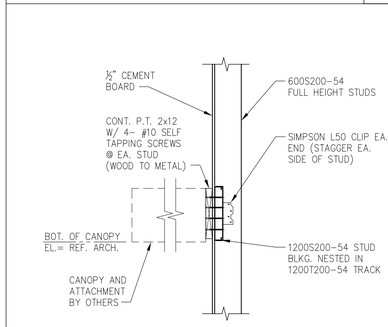
TYP. MECHANICAL SUPPORT UNIT	8
SCALE: ¾"=1'-0"	S-301



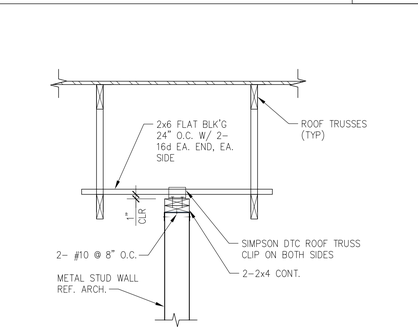
TYPICAL WALL FRAMING	4
SCALE: ¾"=1'-0"	S-301



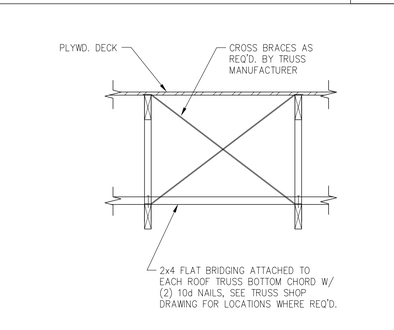
SECTION	18
SCALE: ¾"=1'-0"	S-301



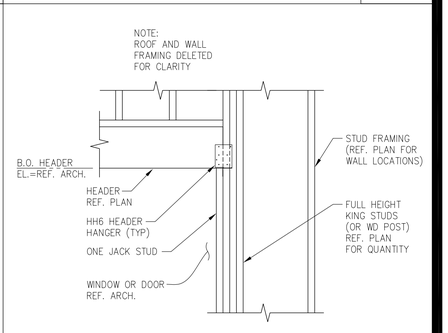
SMALL CANOPY BLKG. @ MTL STUD	14
SCALE: ¾"=1'-0"	S-301



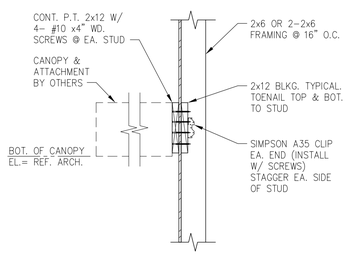
SUPPORT PARALLEL TO TRUSS	10
SCALE: ¾"=1'-0"	S-301



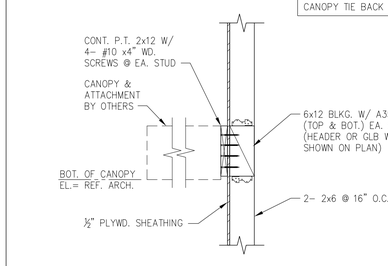
TYPICAL BRIDGING AND BRACING	6
SCALE: ¾"=1'-0"	S-301



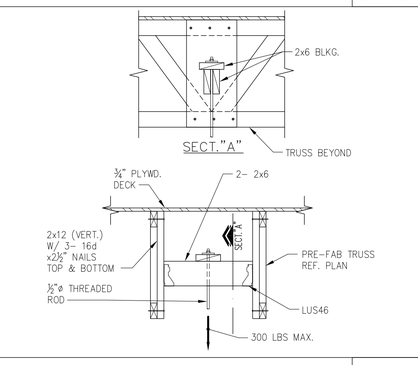
TYPICAL WOOD HEADER FRAMING	2
SCALE: ¾"=1'-0"	S-301



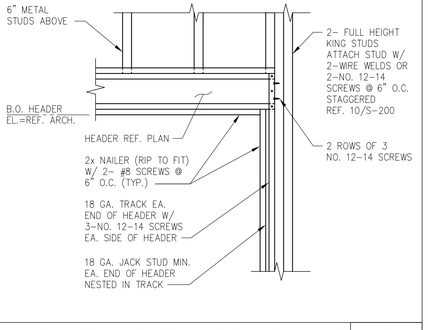
TYPICAL CANOPY BLOCK (U.N.O.)	17
SCALE: ¾"=1'-0"	S-301



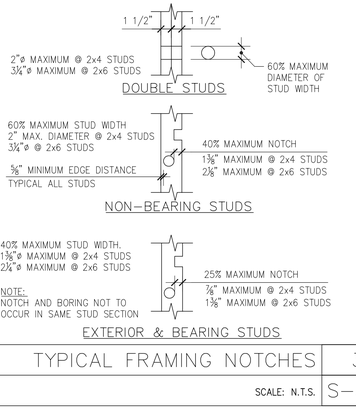
LARGE FRONT CANOPY BLKG.	13
SCALE: ¾"=1'-0"	S-301



TYPICAL HANGER SUPPORT	9
SCALE: ¾"=1'-0"	S-301



TYP. LIGHT GAGE HDR. FRAMING	5
SCALE: ¾"=1'-0"	S-301



TYPICAL FRAMING NOTCHES	3
SCALE: N.T.S.	S-301

BRITT PETERS AND ASSOCIATES INC.
consulting engineers
101 Falls Park Drive
Suite 601
Greenville, SC 29601
(864) 271-8869
(864) 233-5140 Fax
www.brittpeters.com
BPA Job No. 181193

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY:

PANDA PROJECT #: - D6674

C&P PROJECT #: - 2180716

Cuhaci & Peterson Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpa.com
Florida Corporate Certificate #AA C000526

02.27.19

GEORGIA REGISTERED No.27000 PROFESSIONAL ENGINEER MARK B. PETERS

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

S-301

TYPICAL FRAMING DETAILS & SECTIONS

TRUE WARM & WELCOME 2200

GENERAL PLUMBING NOTES

A. FOOD SERVICE EQUIPMENT: REFER TO OTHER PORTIONS OF PLANS AND SPECIFICATIONS FOR FURTHER INFORMATION ABOUT FOOD SERVICE ITEMS FURNISHED AND WORK PERFORMED BY OTHERS. VERIFY ROUGH-IN REQUIREMENTS WITH EQUIPMENT FURNISHED.
B. HEALTH DEPARTMENT: COMPLY WITH LOCAL HEALTH DEPARTMENT (HD) REGULATIONS.WHEREVER POSSIBLE, INSTALL ALL PIPING CONCEALED. CONFORM TO HD REQUIREMENTS FOR LOCATIONS OF FLOOR SINKS.
C. WORKMANSHIP SHALL BE FIRST CLASS, ACCEPTABLE TO OWNER.
D. MAKE COMPLETE: PROVIDE ITEMS AND WORK AS REQUIRED TO COMPLETE THE INSTALLATION OF PLUMBING SYSTEMS TO FIXTURES AND EQUIPMENT: TRAPS, STRAINERS, GAUGES, GAS AND WATER PRESSURE REGULATORS, FLEXIBLE CONNECTIONS, STOP VALVES, UNIONS, ETC. PROVIDE AND CONNECT PLUMBING PIPE FROM ROUGH-INS TO ITEMS AS SHOWN, SPECIFIED AND REQUIRED.
E. VERIFY LOCATIONS: EXISTING PIPING, POC SHOWN ON DRAWINGS HAS BEEN LOCATED FROM INFORMATION PROVIDED BY OTHERS. VERIFY EXACT LOCATION ON JOB SITE BEFORE START WORKING.
F. BACKFLOW PREVENTION: PROVIDE BACKFLOW PREVENTERS (BPP) IN WATER LINES ONLY IF REQUIRED BY LOCAL AUTHORITIES. USE DEVICES OF TYPE (VACUUM BREAKER, DOUBLE CHECK, REDUCED PRESSURE) AND MANUFACTURER APPROVED BY LOCAL AUTHORITIES, ONLY IN LOCATIONS REQUIRED.
G. RESTROOM TRAP PRIMERS: SOUIX CHIEF "TRAP EASE" MODEL 200-090 TRAP PRIMER TAILPIECE. PROVIDE A CONTINUOUS LENGTH OF ½" SOFT COPPER TUBE FROM PRIMER TO TRAP, SLOPING TO TRAP. PROVIDE ELASTOMERIC INSULATION ON PIPE INSTALLED BELOW FLOOR SLAB. SEE DETAIL #9 ON SHEET P-500.
H. WATER CONSERVATION: CONTRACTOR SHALL PROVIDE WATER FLOW LIMITING FEATURES ON FIXTURES IF/AS REQUIRED BY LOCAL AUTHORITIES.
I. COLD WATER: CONNECT TO DOMESTIC COLD WATER VALVED STUB. EXTEND COLD WATER PIPE, SUSPENDED FROM STRUCTURE ABOVE CEILING AND DOWN IN PARTITIONS, TO SERVE FIXTURES AND EQUIPMENT.
J. HOT WATER: PROVIDE COMMERCIAL TYPE WATER HEATER, DESIGN PER PLAN. RUN HOT WATER PIPE, SUSPENDED FROM STRUCTURE ABOVE CEILING AND DOWN IN PARTITIONS TO SERVE FIXTURE AND EQUIPMENT.
K. SANITARY: CONNECT TO SANITARY WASTE LINE.
L. BRANCHES: PROVIDE HOT AND/OR COLD WATER PIPES DOWN IN PARTITION TO SERVE VARIOUS EQUIPMENT PER "KITCHEN EQUIPMENT SCHEDULE".
M. SODA CONDUIT: PROVIDE 4" CONDUIT BELOW FLOOR FROM SODA STORAGE TO SODA DISPENSER.
N. CONDENSATE: PROVIDE 1" INSULATED PRIMARY AND SECONDARY CONDENSATE DRAIN PIPES FROM FAN-COIL UNIT ABOVE CEILING TO NEAREST FLOOR SINK.
O. GAS SERVICE: PROVIDE ALL PIPES, VALVES AND CONNECTION TO GAS METER. FOR NATURAL GAS SERVICE, COORDINATE WITH GAS UTILITY COMPANY FOR METER REQUIREMENTS, PERMITS AND FEES. ROUTE PIPE AS REQUIRED, SUSPENDED FROM STRUCTURE ABOVE. USE WELDED PIPE, FITTINGS, AND JOINTS IN CEILING SPACE AND IN WALL AS REQUIRED BY LOCAL CODE.
P. INDIRECT DRAIN: AN AIR GAP TWICE THE SIZE OF THE DRAIN LINE MUST BE PROVIDED BETWEEN THE DRAIN LINE AND THE SANITARY SEWER.
Q. LIQUID WASTE FROM ALL EQUIPMENT MUST BE DISCHARGED TO THE SANITARY SEWER.
R. FLOOR DRAIN MUST BE PLACED ADJACENT TO EQUIPMENT WHICH DISCHARGES WASTE. FLOOR DRAIN INSTALLATION MUST NOT INTERFERE WITH PROPER FLOOR MAINTENANCE.
S. EXPOSED UTILITY LINES ON FLOORS ARE PROHIBITED. UTILITY LINES MUST NOT BE UNNECESSARILY EXPOSED ON WALLS.
T. ALL WATER AND GAS CONNECTIONS TO ALL PLUMBING FIXTURES TO BE HARD PIPED. NO FLEX PIPE.
U. ALL PIPES 6" A.F.F. NO FLOOR SUPPORTS ALLOWED.
V. ALL WATER PIPES IN EXPOSED AREAS OUTSIDE WALLS AND BELOW CEILING MUST BE COPPER UNLESS NOTED OTHERWISE.

PLUMBING SPECIFICATIONS

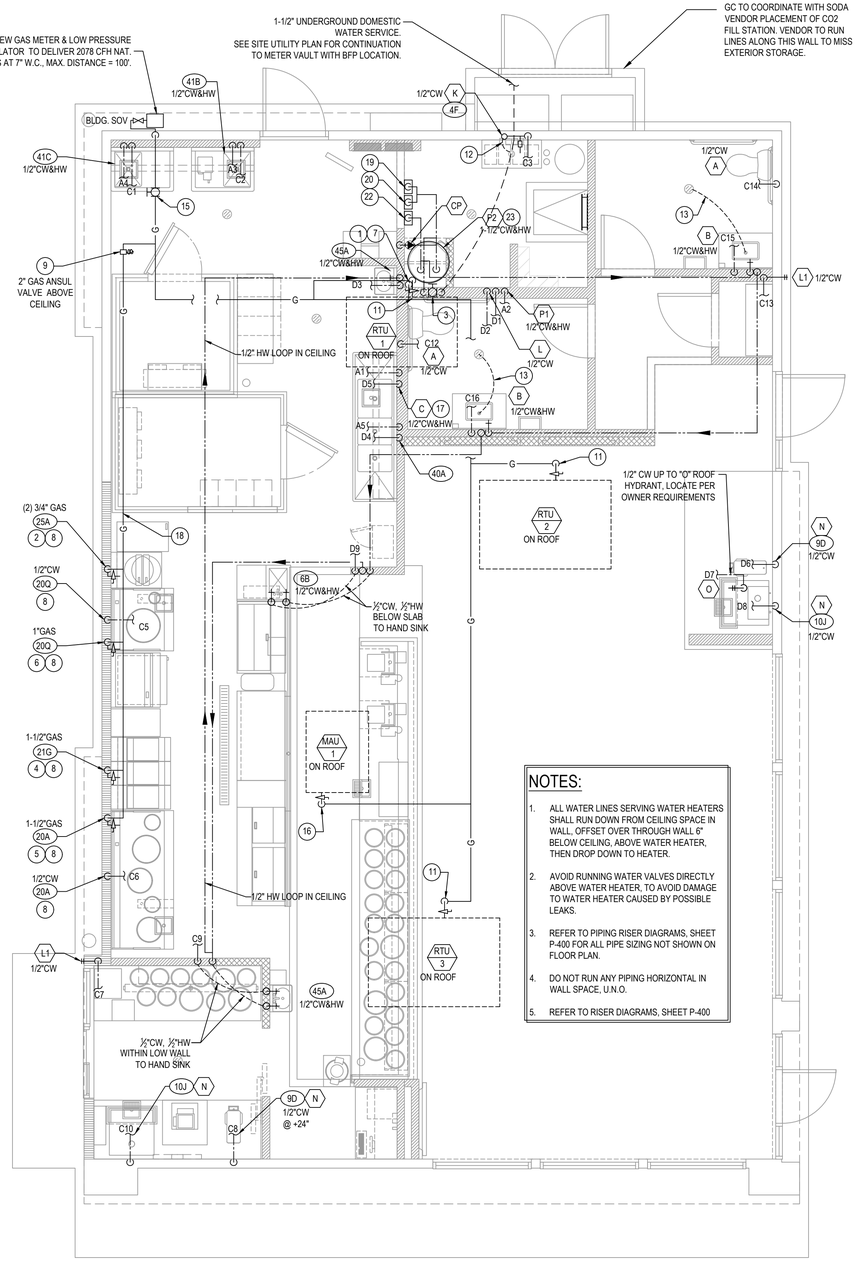
1. WORK INCLUDES CONNECTION OF PLUMBING UTILITIES TO DEVELOPER OR LANDLORD'S UTILITIES AND INSTALLATION OF A COMPLETE PLUMBING SYSTEM WITHIN SPACE. PROVIDE NEW MATERIALS, FITTINGS, ACCESSORIES, FIXTURES AND EQUIPMENT NECESSARY FOR A COMPLETE AND PROPERLY FUNCTIONING SYSTEM AS SHOWN ON PLANS AND AS REQUIRED. WORK INCLUDES FINAL CONNECTIONS TO EQUIPMENT AND FIXTURES PROVIDED BY OTHERS. FURNISH ALL NEW MATERIALS. WORK SHALL BE PERFORMED BY EXPERIENCED TRADESMEN, AND THEIR WORKMANSHIP SHALL BE HIGH STANDARD, ACCEPTABLE TO OWNER.
2. CODES: ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES, SAFETY REGULATIONS, OR ORDINANCES. PAY FOR ANY PERMITS REQUIRED, AND CALL FOR ANY REQUIRED INSPECTIONS TO BE MADE BY LOCAL AUTHORITIES.
3. INTENT OF DRAWINGS IS TO INDICATE GENERAL EXTENT OF WORK REQUIRED FOR PROJECT. DRAWINGS FOR PLUMBING WORK ARE DIAGRAMMATIC, SHOWING GENERAL LOCATION, TYPE, PIPING, FIXTURES AND EQUIPMENT REQUIRED. PROVIDE ALL FITTINGS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FULFILL INTENT OF PLANS. DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. USE DIMENSIONED ARCHITECTURAL DRAWINGS. REFER TO MANUFACTURER'S STANDARD ROUGH-IN DRAWINGS FOR PLUMBING FIXTURES, AND TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS.
4. FSE ROUGH-IN DRAWINGS: REFER TO ROUGH-IN DRAWINGS FURNISHED BY THE FOOD SERVICE EQUIPMENT SUPPLIER, FOR EXACT LOCATION OF WATER PIPING SUPPLIES AND DRAIN LOCATIONS TO SERVE FOOD SERVICE EQUIPMENT. DO NOT LAYOUT WORK OF THIS SECTION WITHOUT SUCH DRAWINGS.
5. COORDINATE WITH WORK OF OTHER SECTIONS AND TRADES, WITH EQUIPMENT FURNISHED BY OTHERS, AND WITH CONSTRAINTS OF EXISTING CONDITIONS OF PROJECT SITE.
6. MISCELLANEOUS EXPENSES SUCH AS HOOK-UP CHARGES, PERMITS, INSPECTIONS, AND OTHER EXPENSES RELATED TO A COMPLETE AND FUNCTIONING SYSTEM ARE INCLUDED AS PART OF THIS SECTION.
7. PIPING SYSTEMS, GENERAL: ALL PIPING SHALL BE RUN PARALLEL TO BUILDING LINES AND SUPPORTED AND ANCHORED AS REQUIRED TO FACILITATE EXPANSION AND CONTRACTION. ALL PIPING SHALL BE CONCEALED EXCEPT IN UNFINISHED SPACES. INSTALL AS REQUIRED TO MEET ALL CONSTRUCTION CONDITIONS AND TO ALLOW FOR INSTALLATION OF OTHER WORK INCLUDING DUCTS AND ELECTRICAL CONDUIT. AT ALL CONNECTIONS BETWEEN FERROUS PIPING AND NONFERROUS PIPING, PROVIDE AN ISOLATING DIELECTRIC UNION. SEAL PIPE PENETRATIONS OF FIRE FLOORS AND FIREWALLS WITH FIREPROOF PUTTY OR GROUT. PROVIDE SUMNER OR EQUIVALENT PIPE HANGING SYSTEM IN CHASES. PROVIDE HANGERS AS RECOMMENDED BY HANGER MANUFACTURER AND MSS-SP-58, 69 AND 89.
8. WASTE PIPING: PROVIDE ALL DRAIN, WASTE AND SEWER PIPING WITHIN PROJECT SPACE WITH CONNECTION TO SANITARY WASTE SYSTEM ON SITE. PROVIDE A COMPLETE SYSTEM OF WASTE PIPING, CONSISTING OF SCH 40 PVC PIPE, CONNECTORS AND FITTINGS ALL PIPING SHALL BE SLOPED UNIFORMLY AT 2% UNLESS OTHERWISE REQUIRED BY EXISTING CONDITIONS.
   8.1. CLEANOUTS SHALL BE INSTALLED IN ALL HORIZONTAL DRAINAGE PIPE AND SHALL BE LOCATED NOT MORE THAN 100 FT APART.
   8.2. CLEANOUTS SHALL BE INSTALLED AT ALL CHANGES OF DIRECTION GREATER THAN 45 DEGREES. WHERE MORE THAN ONE CHANGE OF DIRECTION OCCURS IN A SINGLE PIPE RUN, ONLY ONE (1) CLEANOUT SHALL BE REQUIRED FOR EVERY 40 FEET OF DEVELOPED LENGTH
9. VENTS: PROVIDE A COMPLETE SYSTEM OF VENT PIPING, CONSISTING OF SCH 40 PVC PIPE, CONNECTORS AND FITTINGS. COMBINE THE VENT RISERS IN THE CEILING SPACE. CONNECT TO EXISTING VENT MAIN.
10. WATER PIPING: CONNECT TO EXISTING WATER PIPING AND PROVIDE A NEW DOMESTIC HOT AND COLD WATER PIPING SYSTEM INSIDE THE BUILDING AS SHOWN ON DRAWINGS. LAY OUT WATER PIPING SO THAT ENTIRE SYSTEM CAN BE DRAINED. HOT AND COLD WATER PIPING SHALL BE PEX WITH ZURN PEX PRE-ASSEMBLED MANIFOLDS. USE BLUE COLOR PEX FOR COLD WATER AND RED COLOR PEX FOR HOT WATER. PEX PIPING SHALL BE CONTINUOUS FROM MANIFOLD CONNECTION TO COPPER STUB-OUT AT EACH FIXTURE. PEX PIPING SHALL NOT BE SPLICED WITHIN WALLS. PROVIDE WATER HAMMER ARRESTERS AT RESTROOM AREA & CHINESE WOK AREA PER DRAWING SHOWN. FLUSH WATER PIPING CLEAR OF DEBRIS AND CLEAN AERATORS AND STRAINERS AT TERMINATION OF INSTALLATION.
11. NATURAL GAS PIPING: INSIDE AND OUTSIDE THE BUILDING ABOVE GRADE SHALL BE SCHEDULE 40 BLACK STEEL ASTM A-33 PIPE WITH 125 LB MALLEABLE IRON SCREWED FITTINGS WHERE EXPOSED. PRIMER AND PAINT EXTERIOR GAS PIPING TO PREVENT RUST. PROVIDE ALL UNIONS, SHUT OFF VALVES AND DRIP LEGS REQUIRED BY NFPA-54 AND GOVERNING CODES. PROVIDE ALL TESTS, INSPECTIONS, HANGERS AND APPURTENANCES REQUIRED FOR A COMPLETE OPERATING SYSTEM. TAP ON UTILITY GAS MAIN AND GAS METER SHALL BE BY GAS COMPANY. EXTEND PIPING FROM METER TO EQUIPMENT AS DETAILED ON DRAWINGS. PROVIDE ROUTING, HANGING, AND PENETRATIONS PER OWNER'S REQUIREMENTS.
12. PIPE INSULATION: INSULATE ALL COLD WATER AND CONDENSATE PIPING WITH ½", AND HOT WATER PIPING WITH 1", PREFORMED FIBERGLASS WITH ALL-SERVICE JACKET WITH VAPOR BARRIER (BY CT, OC, JM, PPG, OR KNAUF). AT CONTRACTOR'S OPTION, PLENUM-RATED ELASTOMERIC INSULATION (BY ARMSTRONG, RUBATEX OR EQUAL) MAY BE USED.
13. PIPE MARKING:
   13.1. IDENTIFY ALL PIPING WITH ANSI/ASME A13.1 2007 APPROVED PIPE MARKER SYSTEM USING EZ ARROWS AND ARROW BANDING TAPE IN CONJUNCTION WITH EZ PIPE MARKERS. PRODUCTS AVAILABLE AT PIPEMARKER.COM. 822-274-6271. INSTALL PER MANUFACTURERS INSTRUCTIONS.
   13.2. IDENTIFY ALL MANIFOLDS AND ALL VALVES ON THE MANIFOLDS FOR CORRESPONDING FIXTURES.
14. SHUT-OFF VALVES: WITH UNIONS SHALL BE PROVIDED AT BRANCHES TO GROUPS OF MORE THAN TWO FIXTURES, AND AT THE WATER HEATER, TO FACILITATE ISOLATION FOR REPAIR OR REPLACEMENT. USE CHROME-FINISHED FORGED BRONZE BODY BALL VALVE, WITH TEFLON SEATS AND PACKING, 400 LB WOG, WITH SOLDER ENDS, EQUAL TO JENKINS #902-T. GAS VALVES SHALL BE ALL BRONZE LUBRICATED PLUG COCKS FOR SCREWED PIPE, BY WALWORTH, ROCKWELL, NORDSTROM OR APPROVED EQUIVALENT.
15. ACCESS PANELS: SHALL BE PROVIDED IN CEILINGS OR WALLS WHERE CONCEALED CONTROL DEVICES ARE LOCATED, EXCEPT WHERE ACCESS FOR ADJUSTMENT AND MAINTENANCE IS POSSIBLE THROUGH LAY-IN CEILINGS.
16. SUPPLIES AND TRAPS: PROVIDE WATER SEALED TRAPS AND SUPPLIES INSTALLED AS CLOSE AS POSSIBLE TO ALL PLUMBING FIXTURES, DRAINS, AND FOOD SERVICE EQUIPMENT OR BEVERAGE DISPENSING EQUIPMENT ITEMS FURNISHED BY OTHERS, HAVING A WASTE CONNECTION, OR REQUIRING WATER SERVICE. EXPOSED TRAPS AND SUPPLIES IN EXPOSED AREAS (INCLUDING CABINET INTERIORS) SHALL BE CHROME PLATED BRASS.
17. INSTALLATION: THOROUGHLY CLEAN ITEMS BEFORE INSTALLATION. CAP PIPE OPENINGS TO EXCLUDE DIRT UNTIL FIXTURES ARE INSTALLED AND FINAL CONNECTIONS HAVE BEEN MADE. PROCEED AS RAPIDLY AS CONSTRUCTION WILL PERMIT. SET FIXTURES LEVEL AND IN PROPER ALIGNMENT. INSTALL SUPPLIES IN PROPER ALIGNMENT WITH FIXTURES, PER MANUFACTURER'S ROUGH-IN DIMENSIONS. INSTALL SILICONE SEALANT BETWEEN FIXTURES AND ADJACENT MATERIAL, FOR SANITARY JOINT. REPAIR ANY DAMAGE DONE TO EXISTING FEATURES AND RESTORE TO ORIGINAL CONDITIONS. PROVIDE CLEAN CONDITIONS AT TERMINATION OF WORK.
18. TEST WATER, GAS, VENT, AND WASTE SYSTEMS PER LOCAL CODE REQUIREMENTS. WHEN TESTING INDICATES MATERIALS OR WORKMANSHIP ARE DEFICIENT, REPLACE OR REPAIR AS REQUIRED, AND REPEAT TEST TILL STANDARDS ARE ACHIEVED.
19. GUARANTEE THE WORK AND THE INSTALLATION FOR ONE YEAR AFTER FORMAL ACCEPTANCE BY THE OWNER.
20. ALL SAW CUT AND PATCH BACK OF FLOOR TO MATCH EXISTING FINISHES. BACKFILL PER DEVELOPER OR OWNER' SOILS ENGINEER'S RECOMMENDATIONS

PLUMBING KEY NOTES

1. ¾" G DOWN TO WATER HEATER W/ SOV (SHUT OFF VALVE).
2. ¾" G DOWN TO RICE COOKER W/ SOV. PROVIDE 6" LENGTH OF RIGID PIPE BETWEEN RICE COOKER AND FLEXIBLE GAS LINE.
3. CW SHUT OFF BALL VALVE LOCATED WITHIN WALL AT 24" AFF. REFER TO ARCHITECTURAL DRAWINGS FOR ACCESS PANEL DETAIL.
4. 1½" G DOWN TO DEEP FRYER W/ SOV.
5. 1½" G DOWN TO CHINESE RANGE "20A OR 20B" W/ SOV. LOCATE STUB OUT BEHIND THE END OF RANGE FOR EASY ACCESS.
6. 1" G DOWN TO CHINESE RANGE "20Q" W/ SOV.
7. EXHAUST & INTAKE VENTS UP TO ROOF. COORDINATE WITH MECHANICAL DRAWINGS AND DETAIL #10 ON SHEET P-500.
8. ROUTE NEW PIPING IN WALL.
9. 2" GAS ANSUL VALVE PROVIDED BY OWNER (G.C. CALL CAPITVEAIRE FOR DELIVERY). INSTALL GAS ANSUL VALVE AS CLOSE TO EXTERIOR WALL AS ALLOWED PER LOCAL CODE.
10. NOT USED.
11. 1" G UP TO ROOF W/ SOV. FOR ROOFTOP UNITS.
12. ½" CW TO TRAP PRIMER. PROVIDE WALL ACCESS PANEL. RUN ½" CW BELOW FLOOR TO FLOOR DRAIN, SEE DETAIL #17 ON PLAN P-500.
13. LAV. TAILPIECE WITH TRAP PRIMER, RUN ½" CW BELOW FLOOR TO FLOOR DRAIN, SEE DETAIL #9 ON PLAN P-500.
14. NOT USED
15. SHUT OFF VALVE W/ HANDLE AT 11'-0" ABOVE FINISH FLOOR, EASILY ACCESSIBLE. G.C. TO INSTALL LOCATION INDICATOR STICKER PROVIDED BY PANDA EXPRESS
16. 1½" GAS UP TO MAKE-UP AIR UNIT ON ROOF.
17. ½" HW & CW TO FAUCET (C) FOR CHEMICAL FEED SYSTEM.
18. GAS HEADER – INSTALL TIGHT TO WALL AND TIGHT TO BOTTOM OF TRUSSES.
19. COLD WATER MANIFOLD "C" BELOW CEILING. REF ARCH ELEVATIONS
20. COLD WATER MANIFOLD "D" BELOW CEILING. REF ARCH ELEVATIONS
21. NOT USED
22. HOT WATER MANIFOLD "A" BELOW CEILING. REF ARCH ELEVATIONS
23. ORIENTATION OF WATER HEATER CONTROL PANEL TO MATCH IMAGE SHOWN ON PLANS. DO NOT TURN WATER HEATER ON 45 DEGREE ANGLE.

PLUMBING SYMBOLS

——	COLD WATER PIPING
——	HOT WATER PIPING
—— G ——	GAS LINE
- - - - - -	PLUMBING VENT (V)
---- FV ----	PLUMBING VENT (V) BELOW SLAB/GRADE
	SANITARY WASTE (SAN) BELOW SLAB/GRADE
	PIPE TURNING UP/DOWN
	GAS COCK
	F.S. WITH HALF GRATE
FD	FLOOR DRAIN
A	FIXTURE IDENTIFICATION
1	PLAN NOTE
1	KITCHEN EQUIPMENT IDENTIFICATION
VTR	VENT THRU ROOF
AFF/AFG	ABOVE FINISHED FLOOR/GRADE
CO	CLEANOUT
WCO	WALL CLEANOUT
FCO FGCO	FLUSH FLOOR/GRADE CLEANOUT
FPC	FIRE PROTECTION CONTRACTOR
DNR	DEPARTMENT OF NATURAL RESOURCES
TYP	TYPICAL
(E)	EXISTING
	POINT OF CONNECTION
BV	BALL VALVE
CV	CHECK VALVE
GS	GREASE WASTE



NOTES:

1. ALL WATER LINES SERVING WATER HEATERS SHALL RUN DOWN FROM CEILING SPACE IN WALL, OFFSET OVER THROUGH WALL 6" BELOW CEILING, ABOVE WATER HEATER, THEN DROP DOWN TO HEATER.
2. AVOID RUNNING WATER VALVES DIRECTLY ABOVE WATER HEATER. TO AVOID DAMAGE TO WATER HEATER CAUSED BY POSSIBLE LEAKS.
3. REFER TO PIPING RISER DIAGRAMS, SHEET P-400 FOR ALL PIPE SIZING NOT SHOWN ON FLOOR PLAN.
4. DO NOT RUN ANY PIPING HORIZONTAL IN WALL SPACE, U.N.O.
5. REFER TO RISER DIAGRAMS, SHEET P-400

WATER & GAS PLAN — 1
Scale:1/4"=1'-0" — P-100

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: EAC

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpz.com
Florida Corporate Certificate #AA C000526

02.27.19

GEORGIA REGISTERED No. PE032106 PROFESSIONAL ENGINEER JOSEPH F. KEENE

PANDA EXPRESS
TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

P-100
WATER & GAS PLAN

PLUMBING FIXTURE SCHEDULE

A TANK WATER CLOSET (HANDICAPPED): AMERICAN STANDARD 2467.016, FLUSH TANK WITH TRIP LEVER ON OPEN SIDE OF TOILET. FLOOR MOUNTED. STANDARD WHITE FINISHED. ELONGATED FRONT BOWL. PRESSURE ASSISTED 1.6 GPF. RIM 16 1/2" A.F.F. AM. STD 4142.600 TANK COVER LOCKING DEVICE
AM. STD. 5321.110 OPEN FRONT SEAT LESS COVER.

B LAVATORY (HANDICAPPED UNDER COUNTER): KOHLER MODEL K-2214-G-0, 18"x12" UNDER COUNTER MOUNT LAVATORY, VITREOUS CHINA. FAUCET BY TOTO, SELF GENERATING ECOPOWER SYSTEM, LOW-FLOW SENSOR FAUCET SPOUT WITH THERMOSTATIC MIXING VALVE (TLT10R) AND CONTROLLER, TEL101-D10ET #CP. INSULATE WATER AND WASTE PIPING UNDER LAVATORY WITH TRUBRO "HANDI LAV-GUARD" #102 KIT. RI 34" A.F.F. TO RIM. PROVIDE & INSTALLED BY CONTRACTOR CONTACT CHRISTINE MCALEXANDER 800-459-7099 PANDARG@HJCINC.COM

C FAUCET FOR CHEM: T&S BRASS MODEL #B-0669-POL. PROVIDED BY G.C.

D FLOOR DRAIN: ZURN # ZB415-B5 CAST IRON DRAIN WITH 5" ROUND POLISHED BRONZE TOP, MEMBRANE FLASHING CLAMP. PROVIDE 3" OUTLET WITH P-TRAP. CLEAN AND POLISH AFTER INSTALLATION. REFER TO DETAIL 17/P-500. PROVIDE TRAP PRIMER

D1 FLOOR DRAIN: ZURN # ZB415-B5 CAST IRON DRAIN WITH 5" ROUND POLISHED BRONZE TOP, MEMBRANE FLASHING CLAMP. PROVIDE 3" OUTLET WITH P-TRAP. CLEAN AND POLISH AFTER INSTALLATION. REFER TO DETAIL 9/P-500. PROVIDE TRAP PRIMER

E FLOOR SINK: ZURN # Z1901-32, RECEPTOR WITH 12" SQUARE TOP x 8" DEEP CAST IRON BODY WITH ACID-RESISTING ENAMEL INTERIOR. RECEPTOR PROVIDED WITH ALUMINUM DOME STRAINER WITHOUT GRATE.

E1 FLOOR SINK: ZURN # Z1901-2-32, RECEPTOR WITH 12" SQUARE TOP x 8" DEEP CAST IRON BODY WITH ACID-RESISTING ENAMEL INTERIOR. RECEPTOR PROVIDED WITH PORCELAIN ENAMEL LOOSE-SET 1/2 GRATE AND ALUMINUM DOME STRAINER.

F NOT USED

G FLOOR DRAIN WITH FUNNEL: ZURN # ZB415-AR-4 ACID RESISTING EPOXY COATED CAST IRON DRAIN WITH 5" ROUND POLISHED BRONZE TOP, 4" FUNNEL. PROVIDE 2" OUTLET WITH P-TRAP. CLEAN AND POLISH AFTER INSTALLATION.
REFER TO DETAIL. PROVIDE TRAP PRIMER

H NOT USED

I GREASE INTERCEPTOR: JENSEN JPI1000EE-G, 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 WATER HAMMER ARRESTER: J. R. SMITH #5020, 1" NIPPLE OR EQUAL

K PROVIDE ZURN 375ST STAINLESS STEEL REDUCED PRESSURE PRINCIPLE ASSEMBLY AT BAG-N-BOX. REFER TO 19/P-500

L HOSE BIBB: ACORN #8121 WITH VACUUM BREAKER, CHROME PLATED.

L1 HOSE BIBB: WOODFORD MB65 FREEZELESS COMMERCIAL CONCEALED BOX TYPE WALL HYDRANT IN SECURE LOCK STYLE MODULAR BOX. SINGLE CHECK ANTI SIPHON VACUUM BREAKER. CHROME HEAD, BRASS VALVE BODY HYDRANT WITH ¾" HOSE CONNECTION 18" A.F.F.

M TRENCH DRAIN: ZURN #Z-886-RFS, 6" WIDE x 80" LONG, TRENCH DRAIN SYSTEM. MODULAR CHANNEL SECTIONS SHALL BE MADE OF HIGH DENSITY POLYETHYLENE WITH INTERLOCK ENDS, A RADIUS BOTTOM AND REINFORCED STAINLESS STEEL SLOTTED GRATE.

N PROVIDE WATTS SD-3 DUAL CHECK VALVE WITH ATMOSPHERIC PORT AND STRAINER AFTER EACH BV.

O FREEZE PROOF ROOF HYDRANT: WOOFORD MODEL: SRH-MS

P1 MOP SINK: GSW # SE2424FM 24"x24" STAINLESS STEEL UNIT WITH 13" HIGH SIDES, 18 GA. STAINLESS STEEL.CHICAGO FAUCET #897 WITH INTEGRAL STOPS IN SHANKS, WALL BRACE, HOSE THREADS, PAIL HOOK, VACUUM BREAKER; ROUGH BRASS FINISH; THREE FOOT RUBBER HOSE; 3" TRAPPED AND VENTED WASTE CONNECTION. PROVIDE 3/4" HW & CW RI 8" OC, 36" A.F.F. PROVIDE ½" CW HOSE BIBB, ACORN #8121 W/ VACUUM BREAKER, 48" A.F.F. FOR CHEMICAL CONNECTION.

P2 GAS WATER HEATER MFG: A.O. SMITH MODEL: BTH-120, 60 GALLON, 120,000 BTU/HR GAS INPUT. 138 GPH CONTINUOUS RECOVERY @ 100° RISE. INSTALL WITH CONTROL LOCATION / ORIENTATION AS SHOWN ON ARCH PLAN.

P3 NOT USED.

CP HW CIRC. PUMP - MFG: BELL & GOSSETT. MODEL: NBF-22U, 1/12 HP, 120 VOLT, 7.5 GPM @ 10' HEAD

RD RD - ROOF DRAIN:
J.R. SMITH #1010 CAST IRON ROOF DRAINS WITH FLASHING COLLAR AND CAST IRON DOME. FURNISH EXTENSION (SUFFIX-E) FOR INSULATED ROOFS. SUMP RECEIVER (SUFFIX-R) AND UNDER-DECK CLAMP (SUFFIX-C) FOR ALL BUT POURED-IN-PLACE INSTALLATIONS. OUTLET CONNECTION TYPE SHALL BE COMPATIBLE WITH PIPING SYSTEM.

OD OD - OVERFLOW ROOF DRAIN:
J.R. SMITH #1070 WITH SAME FEATURES AS DESCRIBED FOR "ROOF DRAINS". STANDPIPES SHALL BE ADJUSTED AND SECURED SO THAT AFTER THE INSTALLATION OF THE DRAIN ASSEMBLY, THE TOP OF THE STANDPIPE SHALL BE (2") ABOVE THE ADJACENT ROOF SURFACE.

RD2 RD2- ROOF DRAIN:
J.R. SMITH #101H04 PVC ROOF DRAIN WITH FLASHING COLLAR AND DOME. SUMP RECEIVER (SUFFIX-R) AND UNDERDECK CLAMP (SUFFIX-C) FOR ALL BUT POURED-IN-PLACE INSTALLATIONS. OUTLET CONNECTION TYPE SHALL BE COMPATIBLE WITH PIPING SYSTEM.

SV PROVIDE OATEY #39016 AIR ADMITTANCE VALVE: 20 DFU, SURE-VENT AIR ADMITTANCE VALVE WITH 1-½" X 2" PVC SCHEDULE 40 ADAPTER. INSTALL PER MANUFACTURERS REQUIREMENTS.

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 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 ¾" COPPER PIPE IW FROM COUNTER TROUGH DRAIN TO FS WITH 1" AIR GAP, INSULATE. WATER TO SODA MACHINE TO BE PROVIDED THROUGH BUNDLE FROM FILTER AND RACK IN KITCHEN BY SODA MACHINE INSTALLER. NO LEGS TO BE INSTALLED. MACHINE TO SET DIRECTLY ON COUNTER.

4F WATER FILTER: PROVIDE ½" CW AT 96" AFF WITH BV. PROVIDE FLEX AND REDUCED PRESSURE STAINLESS STEEL BACKFLOW PREVENTOR, OR OTHER DEVICE AS REQUIRED BY LOCAL CODE. INSTALL OWNER PROVIDED WATER FILTER AND MAKE CONNECTIONS TO BACKFLOW PREVENTOR AND WATER SUPPLY. PROVIDE ALL REQUIRED FITTINGS TO ALLOW SODA MACHINE INSTALLER TO HOOK UP BOOSTER PUMP TO WATER FILTER. REFER TO DETAIL 19/P-500.

9D ICE TEA MAKER: PROVIDE ½" CW @ 24" A.F.F. PROVIDE ALL REQUIRED FITTINGS TO ALLOW ICE TEA INSTALLER TO HOOK UP ONE BV, OTHER BV FOR OTHER EQUIPMENT.

10J SODA MACHINE MOUNTED ICE MACHINE. PROVIDE 1/2" CW AT 24" A.F.F. WITH BV. PROVIDE ALL REQUIRED FITTINGS TO ALLOW ICE MACHINE INSTALLER TO HOOK UP ICE MACHINE TO CW.

20A / 20B CHINESE RANGE: PROVIDE ½" CW AT 10" AFF WITH BV. PROVIDE PRESSURE TYPE VB OR OTHER BACKFLOW DEVICE AS REQUIRED BY LOCAL CODE, AND CONNECT TO OWNER SUPPLIED FAUCETS. PROVIDE 2" COPPER PIPE IW TO FS WITH 2" AIR GAP. PROVIDE ½" GAS SUPPLY AT 9" AFF WITH EASILY ACCESSIBLE SHUT-OFF VALVE. INSTALL OWNER SUPPLIED GAS REGULATOR AND ADJUST GAS LEVEL TO BURNERS.

20Q CHINESE RANGE: PROVIDE ½" CW AT 10" AFF WITH BV. PROVIDE PRESSURE TYPE VB OR OTHER BACKFLOW DEVICE AS REQUIRED BY LOCAL CODE, AND CONNECT TO OWNER SUPPLIED FAUCETS. PROVIDE 2" COPPER PIPE IW TO FS WITH 2" AIR GAP. PROVIDE 1" GAS SUPPLY DOWN TO 9" AFF REDUCE TO ½" AT EQUIPMENT CONNECTION WITH EASILY ACCESSIBLE SHUT-OFF VALVE. INSTALL OWNER SUPPLIED GAS REGULATOR AND ADJUST GAS LEVEL TO BURNERS.

21G FRYER: PROVIDE 1½" GAS SUPPLY DOWN TO 14" AFF THEN TRANSITION TO 1" WITH 90° ANGLE AND SHUT OFF VALVE. PROVIDE ALL REQUIRED FITTINGS AND INSTALL OWNER SUPPLIED QUICK DISCONNECT FLEXIBLE PIPE AND CONNECT TO UNITS WITH 90° ANGLE. SEE DETAIL ON P-500

25A RICE COOKER: PROVIDE ¾" GAS SUPPLY AT 30", AND ¾" GAS SUPPLY AT 10" AFF WITH SHUT OFF VALVES, ONE FOR EACH UNIT. PROVIDE ALL REQUIRED FITTINGS AND INSTALL OWNER SUPPLIED QUICK DISCONNECT FLEXIBLE PIPE AND CONNECT TO UNITS.

31 WALK-IN COOLER: PROVIDE 1" COPPER PIPE IW FROM DRAIN PAN ON EACH UNIT TO FLOOR DRAIN WITH 9" TRAP AND 1" AIR GAP. MOUNT ALL PIPES WITHIN WALK-IN BOX WITH 1" HOLD-OFF SUPPORTS.

32 WALK-IN FREEZER: PROVIDE 1" COPPER PIPE IW FROM DRAIN PAN ON EACH UNIT TO FLOOR DRAIN WITH 9" TRAP AND 1" AIR GAP. MOUNT ALL PIPES WITHIN WALK-IN BOX WITH 1" HOLD-OFF SUPPORTS. PROVIDE HEAT TRACE REFER TO ELECTRICAL DRAWING.

40A POT SINK: PROVIDE ½" CW AND ½" HW AT 14" AFF AND 8" OC WITH BVS & CV. CONNECT TO OWNER SUPPLIED FAUCET WITH COPPER PIPING. PROVIDE 2" COPPER PIPE IW (MANIFOLD ALL COMPARTMENT DRAINS INTO ONE LINE) TO FS WITH 2" AIR GAP, OR, IF REQUIRED BY LOCAL CODE, INSTALL 2" COPPER PIPE DIRECTLY TO SEWER SYSTEM. INSTALL OWNER SUPPLIED LEVER DRAIN STOPS. SEE DETAIL ON SHEET P-500.

40B NOT USED.

41B / 41C SINGLE BOWL PREP SINK: PROVIDE ½" CW AND ½" HW AT 14" AFF AND 8" OC WITH BVS. TRANSITION TO ¾" PRIOR TO CONNECTION. CONNECT TO OWNER SUPPLIED FAUCETS WITH COPPER PIPING. PROVIDE 2" COPPER PIPE IW TO FS WITH 2" AIR GAP, OR, IF REQUIRED BY LOCAL CODE, INSTALL 2" COPPER PIPE DIRECTLY TO SEWER SYSTEM. INSTALL OWNER SUPPLIED LEVER DRAIN STOPS.

45A HAND SINK, PROVIDE ½" CW AND ½" HW AT 24" AFF AND 8" OC WITH CHROME-PLATED, ¼ TURN BALL VALVES. CONNECT TO OWNER SUPPLIED FAUCETS WITH METAL FLEX PIPING. PROVIDE 2" DRAIN PIPE WITH 'P' TRAP AND WALL MOUNTED CLEAN-OUT. ALL EXPOSED DRAIN PIPES AND FITTINGS TO BE CHROME PLATED, NOT P.V.C.

PIPE MATERIAL SCHEDULE

SERVICE	UNDERGROUND	ABOVE GROUND
COLD & HOT WATER	TYPE "K" OR "L" HARD DRAWN COPPER TUBE	PEX
SANITARY WASTE	*SCH. 40 PVC	*SCH. 40 PVC
SANITARY VENT	*SCH. 40 PVC	*SCH. 40 PVC
GAS	——	BLACK STEEL, SCHEDULE 40
INDIRECT DRAIN	——	HARD DRAWN COPPER TUBE TYPE "M"

*SCH. 40 PVC IS PREFERRED IF APPROVED BY AUTHORITY HAVING JURISDICTION. PROVIDE SCHEDULE 40 PVC FOR ALL WASTE VENT PIPING & FITTINGS.

PLUMBING KEY NOTES

1. SODA CONDUIT: PROVIDE 4" 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. ROUTE WATER HEATER DRAIN PAN TO MOP SINK.
4. PROVIDE TRAP PRIMER FOR FLOOR DRAIN. SEE DETAIL 17/P-500.
5. NOT USED.
6. RDL & ODL LINES DN. IN WALL. TERMINATE ODL THRU WALL AS CLOSE TO BOTTOM PLATE AS POSSIBLE, EXTEND 1/2" PAST EFIS, WATER PROOF SEAL ALL AROUND. TERMINATE ODL WITH 4" PVC LAMB'S TONGUE NOZZLE, COLOR ANTIQUE BRONZE, ARKMANN MODEL #PDN-4. RDL SHALL BE TIED INTO STORM SYSTEM.
7. COMBINATION WASTE/VENT
8. 3" PVC ROOF DRAIN WITH 3" PVC LAMB'S TONGUE NOZZLE, COLOR ANTIQUE BRONZE, ARKMANN MODEL #PDN-3. OVERFLOW ACHIEVED WITH SKUPPER AT THIS CONDITION.
9. TRAP PRIMER REFER TO DETAIL 9/P-500.

FIXTURE UNIT SCHEDULE

ITEM	FIXTURE	QTY	WATER FU EACH	WATER FU TOTAL	SEWER FU EACH	SEWER FU TOTAL
A	WATER CLOSET	2	5	10	4	8
B	LAVATORY	2	2	4	1	2
D D1	FLOOR DRAIN 3" TRAP	6	___	___	5	30
E E1	FLOOR SINK 3" TRAP	8	___	___	5	40
P1	MOP SINK	1	3	3	2	2
G	FLOOR DRAIN W/ FUNNEL 2" TRAP	2	___	___	3	6
L L1	HOSE BIBB	3	4	12	___	___
M	TRENCH DRAIN 3" TRAP	1	___	___	5	5
4F	FILTER SYSTEM	1	1	1	FS	___
6B	HAND SINK (COUNTER)	1	1	1	1	1
9D	ICE TEA BREWER	2	1	2	FS	___
10J	400 LB ICE MACHINE	2	1	2	FS	___
20A	CHINESE RANGE	1	2	2	FS	___
20Q	CHINESE RANGE	1	2	2	FS	___
40A C	POT SINK (3.COMP.)	1	4	4	FS	___
41B 41C	PREP. SINK (1.COMP.)	2	4	8	FS	___
45A	HAND SINK (WALL MOUNT)	2	2	4	1	2
TOTAL				55		96

FIXTURE UNIT SUMMARY

SERVICE	TOTAL F.U.
DOMESTIC WATER	55
SANITARY SEWER	96

SERVICE REQUIREMENTS

SERVICE	SIZE MAIN		CAPACITY	
DOMESTIC WATER	1-1/2	INCH	32	GPM
SANITARY SEWER	4	INCH	90	F.U.
FUEL GAS	3	INCH	2078	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

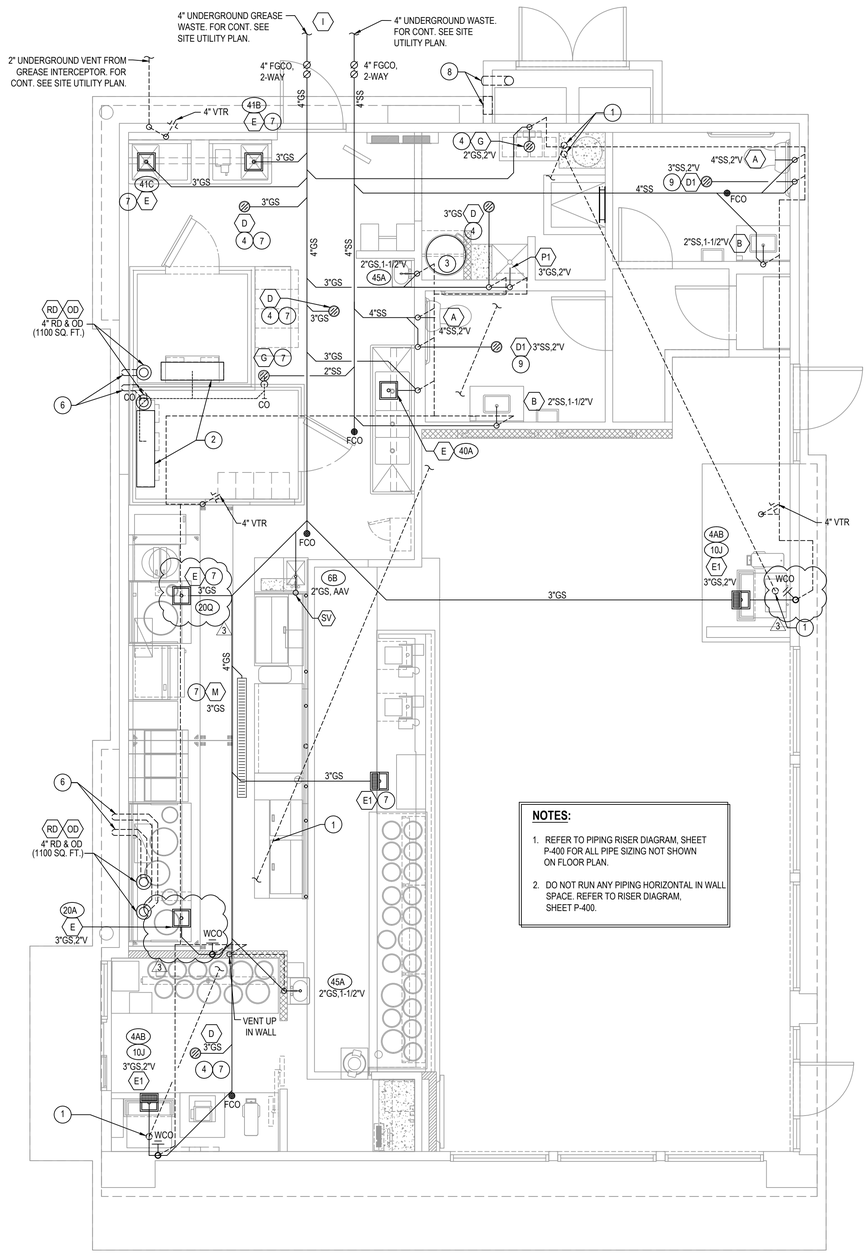
GREASE INTERCEPTOR CALCULATION

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 IPC, SECTION 709

FLOW THROUGH TYPE GREASE INTERCEPTOR MINIMUM SIZE WILL BE 50 POUND GREASE CAPACITY PER IPC, TABLE 1003.34.1.

3 PER JURISDICTIONAL REQUIREMENTS, 3-STAGE GREASE INTERCEPTOR TO BE SIZED AT 2,000 GALLONS.



WASTE & VENT PLAN 1
Scale:1/4"=1'-0" P-101

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

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

REVISIONS:

3	02.27.19 - ISSUE FOR BID

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: EAC

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cp.com
Florida Corporate Certificate #AA C000526

02.27.19

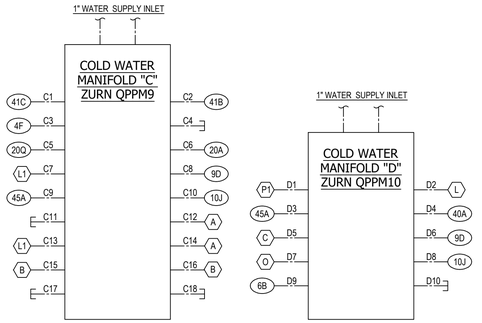
GEORGIA REGISTERED No. PE032106 PROFESSIONAL ENGINEER JOSEPH F. KEENE

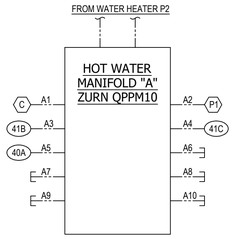
PANDA EXPRESS
TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

P-101

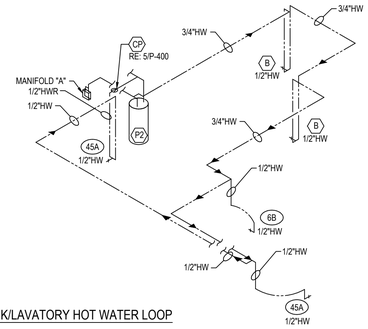
WASTE & VENT PLAN

TRUE WARM & WELCOME 2200



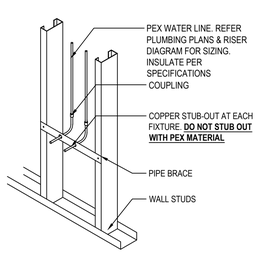


NOTE:
DO NOT RUN ANY PIPING HORIZONTAL IN WALL SPACE UNLESS NOTED OTHERWISE.



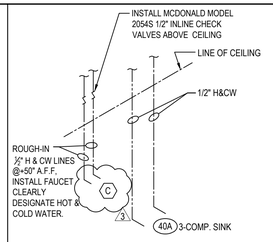
HAND SINK/LAVATORY HOT WATER LOOP

WATER RISER DIAGRAM | 11
NO SCALE | P-400



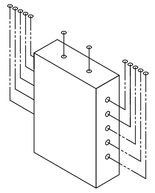
PEX STUB OUT DIAGRAM

NOTE:
PROPERLY STRAP LINES AND PROVIDE PROTECTIVE GROMMETS WHEN RUNNING THROUGH METAL STUDS



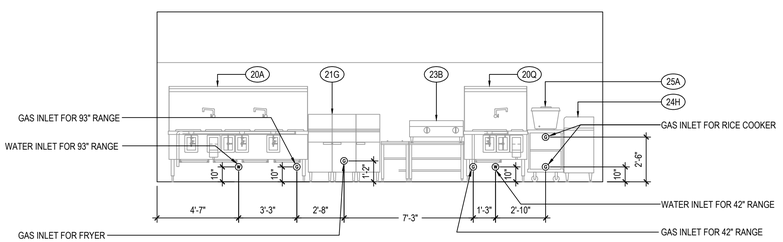
CHEMICAL FEED SYSTEM PIPING DIAGRAM

NOTE:
G.C. SHALL VERIFY WITH LOCAL JURISDICTION ON REQUIRED METHOD OF CHEMICAL SYSTEM INSTALLATION AS SHOWN ABOVE. IF THE ABOVE DETAIL IS NOT ALLOWED BY LOCAL JURISDICTION, THEN THE SYSTEM SHALL BE INSTALLED IN-LINE/INTERGRATED INTO 3 COMPARTMENT SINK.



MANIFOLD INSTALL DIAGRAM

NOTE:
IN ROOM WHERE PEX MANIFOLD IS LOCATED, PEX LINES AND MANIFOLD SHALL BE SURFACE MOUNTED TO WALL BELOW LAY-IN CEILING.



GAS COOKLINE ELEVATION | 4
NO SCALE | P-400

GAS EQUIPMENT SCHEDULE

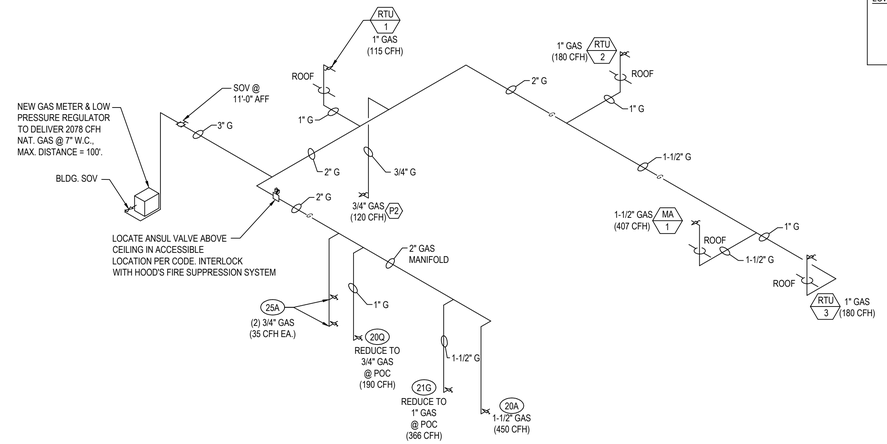
ITEM	QTY	EQUIPMENT	MBH EACH	CFH EACH	CFH TOTAL
P2	1	WATER HEATER	120	120	120
20A	1	CHINESE RANGE	450	450	450
20Q	1	CHINESE RANGE	190	190	190
21G	3	DEEP FRYER	122	122	366
25A	2	RICE COOKER	35	35	70
RTU-1	1	AIR CONDITIONER	115	115	115
RTU-2,3	2	AIR CONDITIONER	180	180	360
MAU-1	1	MAKE-UP AIR	407	407	407
TOTAL					2078

LOW PRESSURE NATURAL GAS CALCULATION:
SIZED PER 2015 IFGC TABLE 402.4(2)

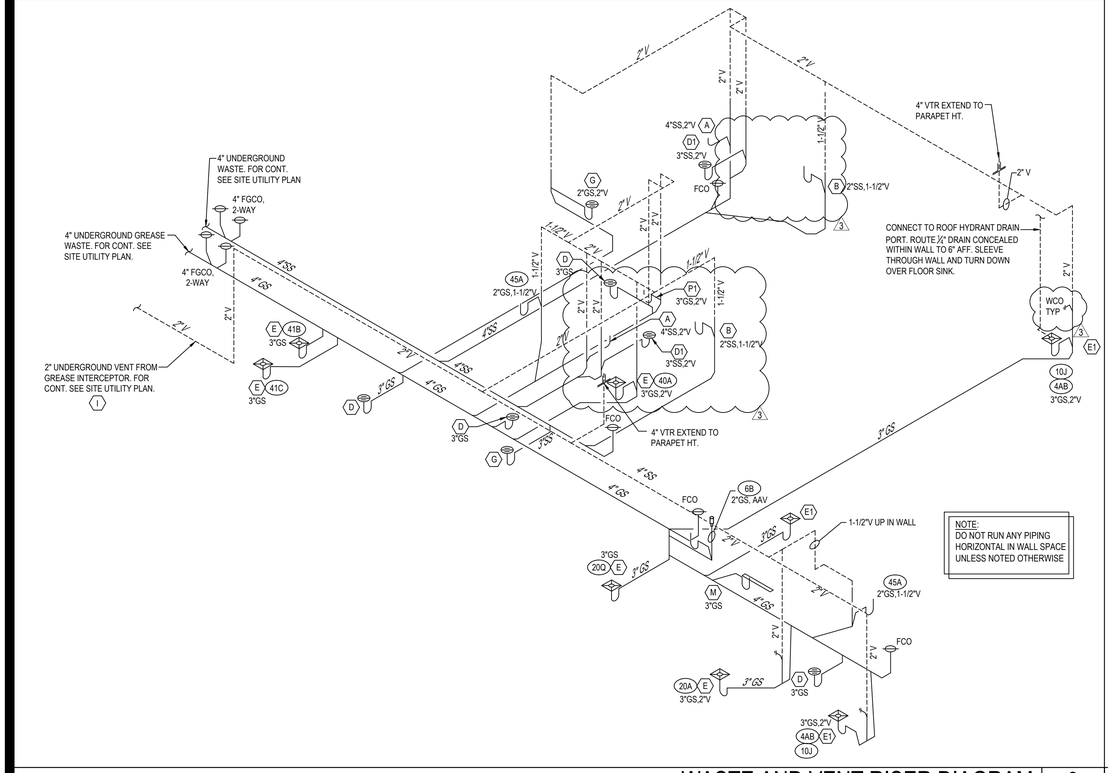
TOTAL DEVELOPED LENGTH: 100'

TOTAL LOAD: 2078 CFH

NOTE:
DO NOT RUN ANY PIPING HORIZONTAL IN WALL SPACE



GAS RISER DIAGRAM | 3
NO SCALE | P-400



NOTE:
DO NOT RUN ANY PIPING HORIZONTAL IN WALL SPACE UNLESS NOTED OTHERWISE

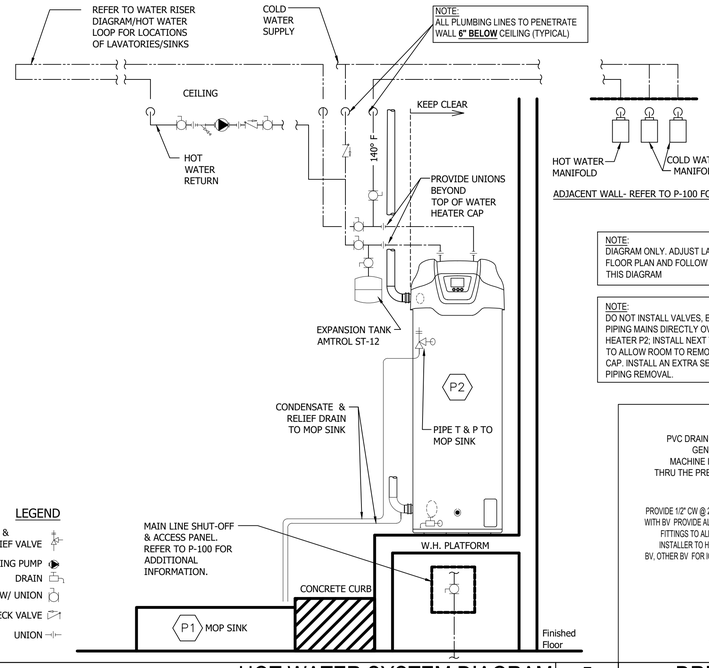
WASTE AND VENT RISER DIAGRAM | 9
NO SCALE | P-400

EQUIPMENT: REFER TO PLUMBING EQUIPMENT SCHEDULE ON SHEET P-101

P2 GAS WATER HEATER

NOTES:
1. PREFERRED PIPING DIAGRAM. THE TEMPERATURE AND PRESSURE RELIEF VALVE SETTING
2. SHALL NOT EXCEED PRESSURE RATING OF ANY COMPONENT IN THE SYSTEM.
3. SERVICE VALVES ARE SHOWN FOR SERVICING UNIT. HOWEVER, LOCAL CODES SHALL GOVERN THEIR USAGE.
4. REF. TO DETAIL 13/P-500 FOR ALL LINES TO BE INSULATED.

WARNING: THIS DRAWING SHOWS SUGGESTED PIPING CONFIGURATION AND OTHER DEVICES; CHECK WITH LOCAL CODES AND ORDINANCES FOR ADDITIONAL REQUIREMENTS.



LEGEND
TEMPERATURE & PRESSURE RELIEF VALVE
CIRCULATING PUMP
DRAIN
BALL VALVE W/ UNION
CHECK VALVE
UNION

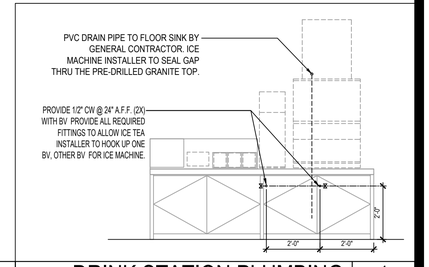
NOTE:
DIAGRAM ONLY. ADJUST LAYOUT TO SPECIFIC FLOOR PLAN AND FOLLOW CONNECTIONS PER THIS DIAGRAM

NOTE:
DO NOT INSTALL VALVES, EQUIPMENT OR PIPING MAINS DIRECTLY OVER THE WATER HEATER P2; INSTALL NEXT TO WATER HEATER TO ALLOW ROOM TO REMOVE WATER HEATER CAP. INSTALL AN EXTRA SET OF UNIONS FOR PIPING REMOVAL.

NOTE:
ALL WATER PIPES IN EXPOSED AREAS OUTSIDE WALLS AND BELOW CEILING MUST BE COPPER UNLESS NOTED OTHERWISE.

NOTE:
ALL VENT PIPING SERVING WATER HEATER SHALL TRANSITION TO 3" IMMEDIATELY AFTER CONNECTION ROUTE PIPING STRAIGHT UP THROUGH THE CEILING TO THE ROOF. AVOID UNNECESSARY BENDS. AVOID RUNNING WATER PIPING DIRECTLY ABOVE WATER HEATER TO AVOID DAMAGE TO WATER HEATER CAUSED BY POSSIBLE LEAKS.

HOT WATER SYSTEM DIAGRAM | 5
NO SCALE | P-400



DRINK STATION PLUMBING | 1
NO SCALE | P-400

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

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

REVISIONS:

3	02.27.19 - ISSUE FOR BID

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: EAC

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cp.com
Florida Corporate Certificate #AA C000526

02.27.19

GEORGIA REGISTERED No. PE032106 PROFESSIONAL ENGINEER JOSEPH F. KEENE

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

P-400

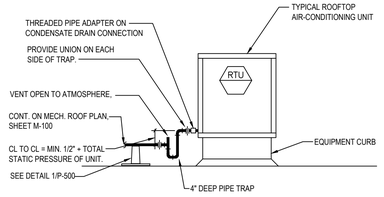
WATER, GAS, WASTE & VENT RISER DIAGRAMS

NOT USED — 20

Scale: NO SCALE — P-500

A.C. UNIT CONDENSATE DRAIN — 16

NOTE: IF ROOF DRAIN DOES NOT DRAIN TO PARKING/DRIVE SURFACE, THEN CONDENSATE TO DRAIN TO ROOF DRAIN. IF ROOF DRAINS TO PARKING/DRIVE SURFACE, THEN CONDENSATE TO DRAIN TO FLOOR SINK INSIDE STORE.
MIN. TRAP DEPTH 4". CENTERLINE OUTLET TO CENTERLINE DRAIN 1/2" PLUS UNIT TOTAL STATIC PRESSURE AS A MINIMUM. DISTANCE FROM OUTLET TO TRAP NOT LESS THAN 2 PIPE DIAMETERS.



NOTE:
1. PIPING ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST AS REQUIRED. VERIFY CONNECTION LOCATIONS BEFORE INSTALLING PIPE RUNS. DO NOT PROVIDE TRAP ON UNITS WHICH HAVE AN INTERNAL TRAP.
2. DRAIN LINES TO BE TYPE L COPPER.
3. FOR BLOW-THROUGH TYPE EQUIPMENT, ADJUST PTRAP DEPTH TO 1/2" PLUS TOTAL STATIC PRESSURE OF UNIT.

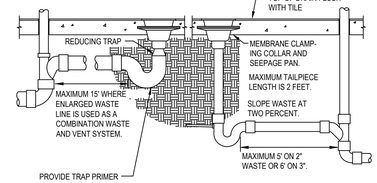
Scale: NO SCALE — P-500

NOT USED — 12

Scale: NO SCALE — P-500

FLOOR DRAIN/SINK — 8

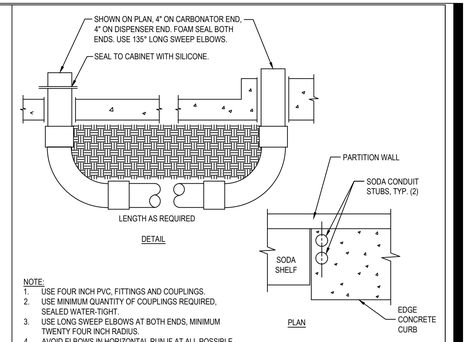
OTHER VENTING METHODS MAY BE USED IF APPROVED BY LOCAL CODE.



NOTE:
1. LOCATE FLOOR DRAIN/SINK WHERE SHOWN ON DIMENSIONED ARCHITECTURAL PLAN. IF FLOOR STRUCTURE INTERFERES WITH FLOOR SINK, MOVE SIDEWAYS IF POSSIBLE, OTHERWISE MOVE BACK. ALWAYS LOCATE WHERE EASILY ACCESSIBLE, BUT NOT IN FOOT TRAFFIC.
2. IF SITUATION IS FLOOR SLAB ON GRADE, PROVIDE BACKFILL PER SPECIFICATIONS. IF CONCRETE FLOOR IS NOT EXISTING, SET DRAIN IN PLACE AND POUR AROUND IT, OR BLOCK OUT AND POUR IN LATER.
3. IF CONCRETE FLOOR IS EXISTING, SAW CUT OR CORE DRILL IT. SET DRAIN BODY IN PLACE AND POUR AROUND IT.
4. TOP OF THE FLOOR SINK / DRAIN SHOULD BE SET AT THE SAME ELEVATION AS THE SLAB AND THEN DISHED OUT ½" AT THE DRAIN SLOPING TO NOTHING AT THE 2' RADIUS POINT.
5. IF SITUATION IS FLOOR NOT ON GRADE, REFER TO "FLOOR PENETRATION" DETAIL FOR VENTS.
6. PROVIDE TRAP PRIMER FOR FLOOR DRAINS IN RESTROOMS.

Scale: NO SCALE — P-500

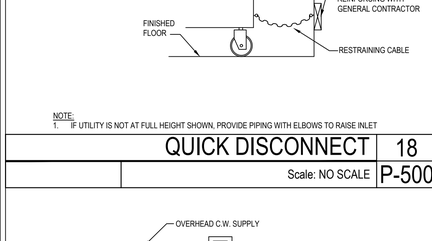
BELOW-GROUND SODA CONDUIT — 4



NOTE:
1. USE FOUR INCH PVC, FITTINGS AND COUPLINGS.
2. USE MINIMUM QUANTITY OF COUPLINGS REQUIRED, SEALED WATER-TIGHT.
3. USE LONG SWEEP ELBOWS AT BOTH ENDS, MINIMUM TWENTY FOUR INCH RADIUS.
4. AVOID ELBOWS IN HORIZONTAL RUN IF AT ALL POSSIBLE.
5. DO NOT USE 45° ELBOWS.

Scale: NO SCALE — P-500

BAG-N-BOX DETAIL — 19



NOTE:
1. CONTRACTOR TO COORDINATE WITH PANDA PROJECT MANAGER ON EXACT CONFIGURATION PRIOR TO CONSTRUCTION
2. ALL PIPING BY SOFT DRINK VENDOR

Scale: NO SCALE — P-500

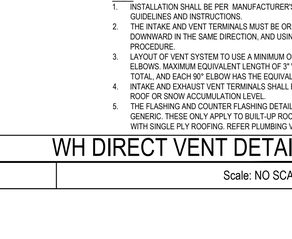
INDIRECT DRAIN — 15

NOTE:
1. ROUTE PIPE INCONSPICUOUSLY AND UNOBTRUSIVELY.
2. HANG PIPE AS REQUIRED.
3. DO NOT INSULATE INDIRECT DRAIN PIPE WHEN INSTALLED IN FOOD SERVICE FACILITY. REFER TO LOCAL CODES FOR FURTHER INFORMATION.

Scale: NO SCALE — P-500

(FCO) FLOOR CLEANOUT — 11

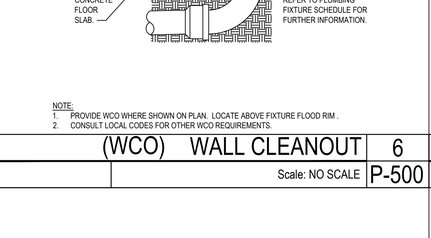
PROVIDE ROUND SECURED NICKEL BRONZE ADJUSTABLE TOP WITH "CO" CAST IN COVER. PROVIDE CLEANOUT TOP WITH VARIATIONS SUITABLE FOR FLOOR COVERING (CARPET MARKER, RECESSED FOR TILE, SCORIATED FOR UNFINISHED FLOORS). PROVIDE PLASTIC PLUG IN CAST IRON BODY. CLEAN THE TOP OF EXPOSED FCO AFTER INSTALLATION.



NOTE:
1. LOCATE AT BUILDING EXIT, AT ENDS OF RUNS, AT TURNS OF PIPE GREATER THAN 45 DEGREES, AT 50' INTERVALS ON STRAIGHT RUNS, AND WHERE SHOWN ON PLANS.
2. PROVIDE BACKFILL PER ARCHITECTURAL SPECIFICATIONS.
3. LOCATE CLEANOUTS WHERE THERE IS 18" CLEAR AROUND.
4. CONSULT LOCAL CODES FOR OTHER FCO REQUIREMENTS.

Scale: NO SCALE — P-500

UTILITY/SINK — 7



NOTE:
1. ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST TO SUIT FIELD CONDITIONS OR MEET LOCAL CODE REQUIREMENTS.
2. PROVIDE COPPER PIPE, FITINGS AND CONNECTORS ALL AROUND SINK AND TRAP.
3. CONNECT TRAP FROM CENTER COMPARTMENT.

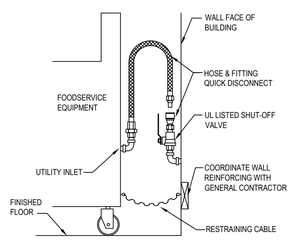
Scale: NO SCALE — P-500

GAS SERVICE — 3

NOTE:
1. VERIFY REQUIREMENTS FOR METERING AND PIPING WITH GAS COMPANY.
2. INSTALL OTHER UTILITIES MINIMUM TEN FEET FROM GAS LINE.
3. PLUMBING CONTRACTOR SHALL PAY ALL GAS COMPANY FEES FOR INSTALLATION.
4. USE WELDED OR SCREWED PIPE AND FITTINGS PER PLUMBING SPECS.
5. GAS COMPANY SHALL EXCAVATE, BACKFILL, AND REPAIR ANY PAVING OR SOD FOR GAS SERVICE LINE INSTALLATION FROM MAIN TO BUILDING.
6. PAINT EXPOSED METAL GAS PIPE, FITTINGS AND ITEMS SAFETY YELLOW.

Scale: NO SCALE — P-500

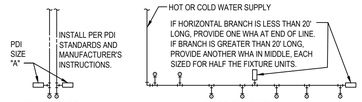
QUICK DISCONNECT — 18



NOTE:
1. IF UTILITY IS NOT AT FULL HEIGHT SHOWN, PROVIDE PIPING WITH ELBOWS TO RAISE INLET

Scale: NO SCALE — P-500

WATER HAMMER ARRESTERS — 14



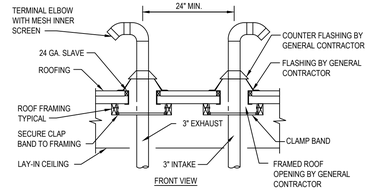
PDI SIZE	PIPE SIZE	FIXTURE UNIT LOAD
A	1/2"	1-11
B	3/4"	12-32
C	1"	33-60
D	1-1/4"	61-113
E	1-1/2"	114-154
F	2"	154-330

FIXTURE UNIT TABULATION		
FIXTURE	COLD	HOT
VALVE WATER CLOSET	10	--
TANK WATER CLOSET	5	--
URINAL	5	--
LAVATORY/SINK	1.5	1.5
JANITOR'S SINK	3	3
SHOWER/BATHTUB	2	2

NOTE:
1. DO NOT PROVIDE AIR CHAMBERS.
2. PROVIDE WATER HAMMER ARRESTERS BY SIOUX CHIEF, PRECISION PLUMBING PRODUCTS, WATTS OR APPROVED EQUIVALENT WITH PISTON AND O-RING CONSTRUCTION, HAVING PDI #WH- 201, ASSE # 1010 AND ANSI # A112.26.1M CERTIFICATION.
3. INSTALL IN HORIZONTAL OR VERTICAL POSITION, BUT NEVER UPSIDE DOWN.
4. INSTALL IN LINE WITH WATER FLOW DIRECTION IF POSSIBLE.
5. SIZE THE UNITS AS SHOWN ON THE DRAWINGS AND/OR PER THE TABLES SHOWN ABOVE.

Scale: NO SCALE — P-500

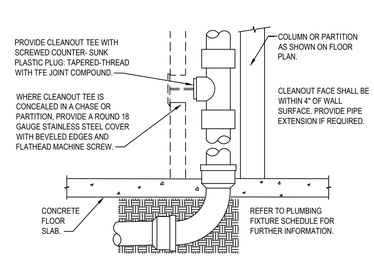
WH DIRECT VENT DETAIL — 10



NOTE:
1. INSTALLATION SHALL BE PER MANUFACTURER'S INSTALLATION GUIDELINES AND INSTRUCTIONS.
2. THE INTAKE AND VENT TERMINALS MUST BE ORIENTED FACING DOWNWARD IN THE SAME DIRECTION, AND USING THE SAME PROCEDURE.
3. LAYOUT OF VENT SYSTEM TO USE A MINIMUM OF VENT PIPE AND ELBOWS. MAXIMUM EQUIVALENT LENGTH OF 3" VENT PIPE SHALL BE 65' TOTAL, AND EACH 90° ELBOW HAS THE EQUIVALENT LENGTH OF 5'.
4. INTAKE AND EXHAUST VENT TERMINALS SHALL BE 24" MINIMUM ABOVE ROOF OR SNOW ACCUMULATION LEVEL.
5. THE FLASHING AND COUNTER FLASHING DETAIL SHOWN HERE ARE GENERIC. THESE ONLY APPLY TO BUILT-UP ROOF. FOR PANDA PROJECT WITH SINGLE PLY ROOFING. REFER PLUMBING VENT DETAIL ON A-107.

Scale: NO SCALE — P-500

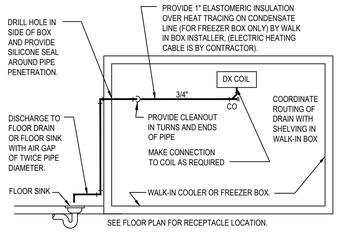
(WCO) WALL CLEANOUT — 6



NOTE:
1. PROVIDE WCO WHERE SHOWN ON PLAN. LOCATE ABOVE FIXTURE FLOOD RIM .
2. CONSULT LOCAL CODES FOR OTHER WCO REQUIREMENTS.

Scale: NO SCALE — P-500

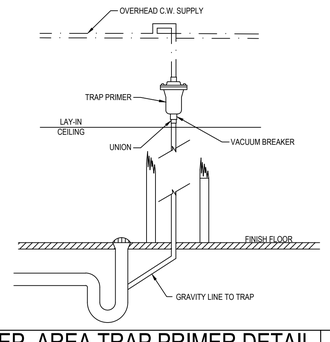
WALK - IN BOX CONDENSATE DRAIN — 2



NOTE:
1. INSTALL PIPE A MINIMUM OF 76" ABOVE FINISH FLOOR , ANCHORED TO WALL OF BOX WITH SUPPORTS AT MAXIMUM SIX FOOT CENTERS.
2. USE TYPE "M" HARD COPPER TUBE AND FITTINGS WITH LEAD-FREE SOLDER JOINTS.
3. SLOPE HORIZONTAL PIPE AT MINIMUM TWO PERCENT.
4. KEEP DRAIN LINE FROM EVAPORATOR AS HIGH AS POSSIBLE UNDER THE EVAPORATOR BACK TO THE WALL TO MAXIMIZE SHELF SPACE UNDER THE COIL.
5. REFER TO LOCAL CODE FOR INDIRECT DRAIN REQUIREMENTS.

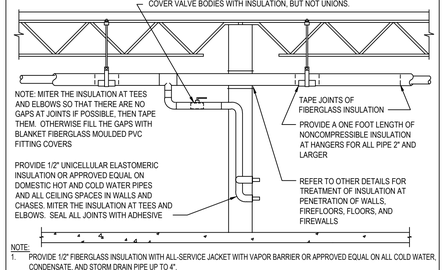
Scale: NO SCALE — P-500

PREP. AREA TRAP PRIMER DETAIL — 17



Scale: NO SCALE — P-500

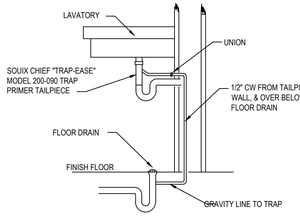
PIPE INSULATION — 13



NOTE:
1. PROVIDE 1/2" FIBERGLASS INSULATION WITH ALL-SERVICE JACKET WITH VAPOR BARRIER OR APPROVED EQUAL ON ALL COLD WATER, CONDENSATE, AND STORM DRAIN PIPE UP TO 4".
2. PROVIDE 1" INSULATION OR APPROVED EQUAL ON STORM DRAIN PIPE ABOVE 4" SIZE.
3. PROVIDE 1" FIBERGLASS INSULATION WITH ALL-SERVICE JACKET OR APPROVED EQUAL ON DOMESTIC HOT WATER PIPING.
4. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION REGARDING INSULATION. INSTALL ALL ITEMS PER SPECIFICATIONS AND MANUFACTURER'S INSTRUCTIONS.
5. MAINTAIN VAPOR BARRIER ON COLD PIPING BY MEANS OF SEALANT AND TAPE.
6. FLAME-SPREAD AND SMOKE-DEVELOPED INDEXES SHALL NOT EXCEED 25/50.
7. SEAL EXPOSED ENDS OF FIBERGLASS INSULATION WITH ADHESIVE MASTIC.

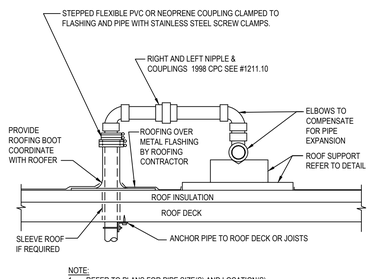
Scale: NO SCALE — P-500

RESTROOM TRAP PRIMER DETAIL — 9



Scale: NO SCALE — P-500

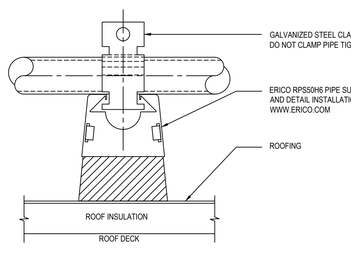
GAS PIPE ROOF PENETRATION — 5



NOTE:
1. REFER TO PLANS FOR PIPE SIZE(S) AND LOCATION(S).
2. WELDED OR SCREWED FITTINGS AS SPECIFIED FOR PIPE SIZE.
3. LOCATE PENETRATION MINIMUM 18" FROM ADJACENT WALLS.

Scale: NO SCALE — P-500

ROOF PIPE SUPPORT — 1



NOTE:
1. LOCATE AT TURNS OF PIPE, AT 4' SPACING FOR PLASTIC PIPE, AND AT THIS SPACING FOR METAL PIPE: 5"=16' 4"=14' 3"=12' 2-1/2"=11' 2"=10' 1-1/2"=9' 1-1/4"=8' 1"=7' 3/4"=6'. PLACE BASE SHEETS ON ROOFING BEFORE GRAVEL IF ANY. SET BLOCKS FREE ON BASE SHEETS. STACK BLOCKS AND NAIL THEM TOGETHER WHERE REQUIRED TO ELEVATE PIPING.
2. PRIMER COAT AND PAINT EXTERIOR GAS PIPE SAFETY YELLOW COLOR.
3. 18"x18"x1/2" THICK ROOF WALKWAY MATERIAL FOR BASE SHEET. ("CAREY-TRED" OR PER ARCHITECTURAL SPECIFICATIONS.)

Scale: NO SCALE — P-500

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: EAC

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.c-p.com
Florida Corporate Certificate #AA C000526

02.27.19

GEORGIA REGISTERED No. PE032106 PROFESSIONAL ENGINEER JOSEPH F. KEENE

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

P-500

PLUMBING DETAILS

TRUE WARM & WELCOME 2200

PACKAGED ROOF TOP UNIT SCHEDULE

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

		RTU 1 (NEW)	RTU 2 (NEW)	RTU 3 (NEW)
UNIT SYMBOL				
LOCATION		ROOF	ROOF	ROOF
BLOWER	CFM	2,000 (5-TON)	4,000 (10-TON)	4,000 (10-TON)
	TSP (IN W.G.)	0.6"	0.7"	0.7"
COOLING	TOTAL (BTU/HR)	58,170	113,350	113,350
	SENSIBLE (BTU/HR)	50,270	91,540	91,540
	AMBIENT (F)	100	100	100
	COIL ENTERING	67 WB/82 DB	66 WB/80 DB	66 WB/80 DB
HEATING (BTU/HR)		115,000 (INPUT) / 93,000 (OUTPUT)	180,000 (INPUT) / 148,000 (OUTPUT)	180,000 (INPUT) / 148,000 (OUTPUT)
ELECTRICAL	POWER SUPPLY	208V/3Ph/60HZ	208V/3Ph/60HZ	208V/3Ph/60HZ
	COMPRESSOR (RLA)	15.9	(2) 15.9	(2) 15.9
	CONDENSER MOTOR (FLA)	(1) 1.4	(1) 6.2	(1) 6.2
	EVAPORATOR MOTOR (FLA)	5.2	10.0	10.0
	MIN. CIRCUIT AMPACITY	26.5, HACR = 40	52, HACR = 60	52, HACR = 60
PRICING ORDERING AND DELIVERY CONTACT: THERESA DAWSON PHONE: 949-309-9815 E-MAIL: Theresa.Dawson@carrier.utc.com		BY CARRIER 48HCEA06B2P5 DOWN DISCHARGE COMPLETE WITH 14" ROOF MOUNT CURB, ELECTRONIC PROGRAMMABLE THERMOSTAT, ENTHALPY ECONOMIZER WITH BAROMETRIC RELIEF. COMB. FAN MOTOR 0.48 AMPS (DOES NOT OPERATE WITH COMPRESSOR). OPER. WT. : 895 LBS APPROX. SEER=15.00 EER=12.5, AFUE=82%	BY CARRIER 48HCDD12B2P5 DOWN DISCHARGE COMPLETE WITH 14" ROOF MOUNT CURB, ELECTRONIC PROGRAMMABLE THERMOSTAT, ENTHALPY ECONOMIZER WITH BAROMETRIC RELIEF. COMB. FAN MOTOR 0.48 AMPS (DOES NOT OPERATE WITH COMPRESSOR). OPER. WT. : 1504 LBS APPROX. SEER=N/A EER=11.5, AFUE=82%	BY CARRIER 48HCDD12B2P5 DOWN DISCHARGE COMPLETE WITH 14" ROOF MOUNT CURB, ELECTRONIC PROGRAMMABLE THERMOSTAT, ENTHALPY ECONOMIZER WITH BAROMETRIC RELIEF. COMB. FAN MOTOR 0.48 AMPS (DOES NOT OPERATE WITH COMPRESSOR). OPER. WT. : 1504 LBS APPROX. SEER=N/A EER=11.5, AFUE=82%

ALL ITEMS RELATED TO HVAC SYSTEM SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR. CONTACT CARRIER REPRESENTATIVE ABOVE.
- THERMOSTATS: REMOTE SENSOR TYPE, 24/7 PROGRAMMABLE AND CAPABLE OF OPERATING ROOFTOP UNITS AND ACCESSORIES "CARRIER" COMFORT PRO 33CS PROVIDE REMOTE SENSOR FOR EACH THERMOSTAT
- DUCT MOUNTED SMOKE DETECTORS: IONIZATION TYPE/UL LISTED, CSFM CERTIFIED, 24 VAC, BY EDWARDS, DH HOUSING WITH 1551F SENSOR

NOTE:
1. 1.9 AMPS (5 TON) AND 3.8 AMPS (7.5 AND 10 TON) ECONOMIZER INCLUDED IN ELECTRICAL TOTAL MCA PER MANUFACTURER'S LITERATURE.
2. UNIT WEIGHTS ABOVE INCLUDE ACCESSORIES AND CURB.
3. FACTORY OPTIONS SHALL INCLUDE E-COAT INTERIOR COIL AL/CU -LOUVERED HAIL GUARD PROTECTION FOR ALL UNITS.
4. FACTORY OPTIONS SHALL INCLUDE FACTORY INSTALLED DISCONNECTS AND CONVENIENCE OUTLETS (FIELD POWERED REFER TO ELECTRICAL DRAWING).
5. PROVIDE THRU THE BASE ELECTRICAL CONNECTION KIT #CRBTMPWR002A01 FOR ALL UNITS.
6. FACTORY OPTIONS SHALL INCLUDE CORROSION RESISTANT COATING FOR EXTERIOR COILS FOR ALL LOCATIONS WITHIN 15 MILES OF THE COAST. CONTACT PANDA EXPRESS PM FOR DIRECTION ON ALL UNITS IN COASTAL AREAS BEYOND 15 MILES PRIOR TO ORDERING.
7. PROVIDE WATER LEVEL MONITORING DEVICE.

EXHAUST FAN SCHEDULE

FAN NO.		EF 1	EF 2	EF 3
LOCATION		ROOF	ROOF	ROOF
AREA SERVED		KITCHEN GREASE EXHAUST HOOD #1	KITCHEN GREASE EXHAUST HOOD #2	RESTROOMS
FAN DUTY		AIR EXHAUST	AIR EXHAUST	AIR EXHAUST
FAN TYPE		CENTRIFUGAL BELT-DRIVEN	CENTRIFUGAL BELT-DRIVEN	CENTRIFUGAL BELT-DRIVEN
FAN ARRANGEMENT		UPBLAST	UPBLAST	DOWNBLAST
MIN. WHEEL DIAMETER		-	-	-
PERFORMANCE	C.F.M.	3,450	3,450	450
	T.S.P.	1.25"	1.25"	0.25"
	B.H.P.	1.38	1.38	0.085
	FAN R.P.M.	1223	1223	1128
MOTOR	MOTOR H.P.	2.0	2.0	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: NCA16FA WT. 197 LBS	CAPTIVEAIRE MODEL: NCA16FA WT. 197 LBS	CAPTIVEAIRE MODEL: DD7FA WT. 113 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: CARRIER COMMERCIAL PROGRAMMABLE THERMOSTAT WITH REMOTE TEMPERATURE SENSOR. SEE SHEET M-100 FOR THERMOSTAT AND SENSOR LOCATIONS.

ALL THERMOSTATS SHALL HAVE MANUAL OVERRIDE.

EACH UNIT CONTROL SHALL BE SET UP INITIALLY AS FOLLOWS:

CONTRACTOR SHALL DETERMINE OCCUPIED PERIOD FROM OWNER.

FAN OPERATION SHALL BE CONTINUOUS DURING OCCUPIED PERIOD AND CYCLE WITH COOLING/HEATING DURING UNOCCUPIED PERIOD.

PROGRAMMED SETPOINTS (FOR EACH THERMOSTAT):
COOLING OCCUPIED: 75°F.
COOLING UNOCCUPIED: 85°F.
HEATING OCCUPIED: 68°F.
HEATING UNOCCUPIED: 50°F.

NOTE: DEVIATIONS FROM THE ABOVE MAY RESULT IN UNACCEPTABLE AIR QUALITY, COMFORT AND/OR ENERGY CONSUMPTION.

AIR CURTAIN SCHEDULE

EQUIP.	MFR/MODEL	DESCRIPTION
M8A	MARS STD242-1U-OB	UNHEATED AIR CURTAIN (SERVICE DOOR). 115/1/60 WEIGHT 65 LBS. PROVIDED BY PANDA EXPRESS
M9A	QUICK-SERV CF-25	AIR CURTAIN (WINDOW-HEATED). 120/1/60, 20 AMP WEIGHT 30 LBS REFERENCE ARCHITECTURAL WINDOW SCHEDULE FOR HEATED OR NON-HEATED UNIT. PROVIDED BY GC.

NOTES:
INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

MUA CONTROL SETTINGS

EACH UNIT CONTROL SHALL BE SET UP INITIALLY AS FOLLOWS:

FAN OPERATION SHALL BE CONTINUOUS DURING COOKING OPERATION INTERLOCK WITH KITCHEN EXHAUST FANS. REFER TO HOOD DRAWINGS.

PROGRAMMED SETPOINTS :
COOLING : 85°F.
HEATING : 55°F.

MECHANICAL SPECIFICATIONS

1. WORK INCLUDES INSTALLATION OF HVAC SYSTEMS, INCLUDING GREASE EXHAUST FANS AND MAKE-UP AIR UNIT FOR KITCHEN HOODS, SPACE HEATING/AIR CONDITIONING SYSTEMS, SUPPLY, RETURN, EXHAUST, AND GREASE EXHAUST DUCTWORK, GRILLES, REGISTERS, DIFFUSERS, COMPLETE CONTROLS SYSTEM, INTERLOCK WIRING FOR OPERATION OF KITCHEN HOODS, EXHAUST FANS, AND MAKE-UP AIR UNIT, DUCT INSULATION, AND RELATED ITEMS NECESSARY FOR A COMPLETE FUNCTIONING SYSTEM AS INDICATED ON THE PLANS. FURNISH ALL NEW MATERIALS AND EQUIPMENT UNLESS NOTED OTHERWISE (U.N.O.).
2. DRAWINGS FOR HVAC WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT AND REQUIRED EQUIPMENT. DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. AS REQUIRED, REFER TO ARCHITECTURAL AND MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS. FURNISH AND INSTALL DUCTWORK, CONNECTIONS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND EQUIPMENT SHOWN ON PLANS.
3. CODE COMPLIANCE: ALL WORK COVERED BY THIS SECTION SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION.
4. COORDINATE WORK WITH OTHER TRADES, EQUIPMENT FURNISHED BY OTHERS AND OWNER REQUIREMENTS. PROVIDE DUCT RISES AND DROPS AS REQUIRED FOR INSTALLATION AND/OR TRADE COORDINATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK. WORK SHALL BE PERFORMED BY EXPERIENCED TRADESMEN AND THEIR WORK SHALL BE OF HIGH STANDARD ACCEPTABLE TO THE OWNER.
5. DUCTWORK: DUCT SYSTEMS SHALL BE CONSTRUCTED, INSTALLED, SEALED AND INSULATED AS PROVIDED IN THE INT'L ENERGY AND MECHANICAL CODES. SHEET METAL SHALL BE IN ACCORDANCE WITH ASHRAE AND SMACNA STANDARDS. SHEET METAL SHALL BE GALVANIZED OF LOCK-FORMING QUALITY, ASTM A-525. UNLESS OTHERWISE NOTED, DUCT DIMENSIONS ON DRAWINGS ARE NET INSIDE CLEAR DIMENSIONS ON LINED DUCTS OR SHEET METAL DIMENSIONS ON UNLINED DUCTS. ALL ANGLE IRON USED FOR SUPPORT SHALL BE GALVANIZED. ROUND RIGID DUCTWORK SHALL CONFORM TO SMACNA TABLE 3-2.
6. INSTALL DUCT HIGH AS POSSIBLE WITHIN JOIST SPACE. CONSULT ARCHITECT AND ENGINEER FOR ALTERNATE ROUTING IF CONFLICT OCCURS.
7. SEAL ALL TRANSVERSE AND LONGITUDINAL DUCT SEAMS AIR-TIGHT. PROVIDE TURNING VANES AT ALL ELBOWS OR OFFSETS EXCEEDING 30 DEGREES.
8. GREASE EXHAUST SYSTEM: ALL GREASE EXHAUST DUCTS SHALL BE FABRICATED BY WELDED JOINT CONSTRUCTION OF 16 GAUGE WELDED STEEL OR 18 GAUGE STAINLESS STEEL. PROVIDE RATED ACCESS DOORS AT ALL ELBOWS AND OFFSETS NECESSARY FOR COMPLETE CLEANING OF GREASE DUCT. PROVIDE MINIMUM 30"x30" UNOBSTRUCTED ACCESS OR ROUTE FROM THE CEILING TO EACH ACCESS DOOR. DO NOT BLOCK ACCESS WITH PLUMBING, ELECTRICAL OR HVAC OBSTRUCTIONS. ALL ELBOWS SHALL BE LONG RADIUS. GREASE DUCT SHALL BE INSTALLED EITHER IN A RATED ENCLOSURE PROVIDED BY THE GENERAL CONTRACTOR OR WRAPPED WITH FIREMASTER GREASE DUCT WRAP.
9. DUCT INSULATION: PROVIDE DUCT WRAP FOR ALL DUCTS ABOVE CEILING, INCLUDING VERTICAL, HORIZONTAL, RIGID AND FLEXIBLE DUCTS, EXCLUDING PREFABRICATED PREINSULATED DUCTS AND GREASE DUCTS. DUCT WRAP SHALL BE JOHNS MANVILLE MICROLITE OR EQUAL WITH FOIL/SCRIM/KRAFT, 1 IN THICKNESS, 1.5 POUNDS/FT3 DENSITY. DUCT WRAP SHALL BE BONDED GLASS FIBERS IN THERMOSETTING RESIN MEETING NFPA 90A, WITH K VALUE NOT TO EXCEED 0.23 AT 75 DEGREES F. FLAME SPREAD AND SMOKE DEVELOPED RATINGS SHALL NOT EXCEED 25/50. APPLY 100% ADHESIVE COVERAGE TO SHEET METAL DUCTWORK. PROVIDE ADDITIONAL MECHANICAL FASTENERS ON DUCTS OVER 12" WIDE OR 16" HIGH. MECHANICAL FASTENERS SHALL BE "GRIPNAIL" OR WELDED PIN AND SPEED CLIPS SPACED PER SMACNA STANDARDS.
10. FLEX DUCT: PROVIDE FACTORY ASSEMBLED CLASS 1 AIR DUCT (UL 181) WITH FIBERGLASS INSULATION AND REINFORCED OUTER PROTECTIVE COVER/VAPOR BARRIER. FLEX DUCT SHALL MEET NFPA 90A WITH FLAME SPREAD UNDER 25, SMOKE DEVELOPED UNDER 50 AND SHALL BE RATED FOR 2" W.C. PRESSURE AND 0 TO 250 DEGREE TEMPERATURE. FLEX DUCT MAXIMUM ALLOWED LENGTH TO BE PER LOCAL CODE.
11. PROVIDE INSULATION APPLIED TO COMPLETE BACKPAN OF AIR DEVICES.
12. ACCESS DOOR: PROVIDE HINGED ACCESS PANELS IN DUCTWORK WHERE SHOWN AND AS REQUIRED FOR ACCESS TO DAMPERS OR EQUIPMENT. PROVIDE INSULATED ACCESS DOORS IN INSULATED DUCTWORK.
13. AUTOMATIC TEMPERATURE CONTROL: CONTRACTOR TO PROVIDE AND INSTALL 24/7 PROGRAMMABLE THERMOSTATS AND REMOTE SENSORS.
14. KITCHEN HOOD EQUIPMENT INTERLOCK: PROVIDE ALL INTERLOCK AND CONTROL WIRING FOR KITCHEN HOOD SYSTEMS, WHICH INCLUDES EF1, EF2, MAU1 AND ANSUL SYSTEM SHUT DOWN INTERLOCK TO MAKE-UP AIR FAN. UPON ACTIVATION OF ANSUL SYSTEM, MAKE-UP AIR FAN SHALL BE DEACTIVATED. PROVIDE ALL NECESSARY CONTROLS AND WIRING FOR A COMPLETE AND OPERABLE SYSTEM. INTERLOCK GREASE EXHAUST FANS AND MAKE-UP AIR UNIT TO START SIMULTANEOUSLY FROM SWITCH PROVIDED AT HOOD.
15. TEST AND ADJUST EACH PIECE OF EQUIPMENT AND EACH SYSTEM AS REQUIRED TO ASSURE PROPER AIR BALANCE AND OPERATION. PROVIDE A CERTIFIED AIR BALANCE REPORT TO OWNER SHOWING DESIGN AND MEASURED AIR VOLUMES, STATIC PRESSURES, FAN RPMS, ETC. AIR BALANCE CONTRACTOR SHALL ADJUST SYSTEMS TO MINIMIZE NOISE AND VIBRATION, AND TO ASSURE PROPER FUNCTION OF CONTROLS, MAINTENANCE OF TEMPERATURE AND OPERATION. GENERAL CONTRACTOR TO OBTAIN ALL INSPECTIONS REQUIRED BY LOCAL CODE AND GUARANTEE WORK AND INSTALLATION FOR ONE YEAR AFTER ACCEPTANCE BY OWNER. GENERAL CONTRACTOR TO FURNISH OWNER WITH TWO COMPLETE SETS OF AS-BUILT DRAWINGS INDICATING ALL INSTALLED WORK, INCLUDING ALL CONTROL WIRING DIAGRAMS AND INTERLOCK FOR SYSTEM OPERATION.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF ECONOMIZERS INCLUDING INSTALLATION OF ALL NECESSARY SENSORS AND CONNECTIONS TO THERMOSTAT. PROVIDE SUPPORT OF ECONOMIZERS PER MANUFACTURER'S REQUIREMENTS AND TEST FOR PROPER OPERATION PRIOR TO FINAL TEST AND BALANCE.

MAKE-UP AIR UNIT SCHEDULE

MARK	MFR/ MODEL	LOCATION	SERVICE AREA	GAS HEAT	TYPE	COOLING	CFM	ESP	MOTOR	REMARKS
MA-1	CAPTIVEAIRE A3-G18	ROOF-TOP	KITCHEN HOOD #1 & #2	INPUT: 407,160 BTHU OUTPUT: 374,587	DIRECT FIRE GAS HEATED, DX COOLED SUPPLY, DOWN DISCHARGE	DUAL CIRCUIT DX COIL	5,520	0.75"	5 HP 208V/3PH/60HZ	GAS FIRED MAKEUP AIR UNIT W/ 38AUD 10 TON, DUAL CIRCUIT AIR COOLED CONDENSING UNIT. 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.

MUA CALCULATIONS

# OF DAYS >85 DEGREES F	>14
# OF DAYS <60 DEGREES F	>14

* IF # OF DAYS EXCEEDS 14 THEN HEATED AND/OR COOLING IS TO BE PROVIDED

DIFFUSER & GRILLE SCHEDULE

DESIGNATION	MANUFACTURER	MODEL NO	TYPE	COLOR	NOM NECK SIZE	NOM FACE SIZE	FRAME TYPE	NC MAX	REMARKS
A	PRICE	PDMC3-R6	PERFORATED MODULAR CORE	B-12 WHITE	14"Ø	24" x 24"	LAY-IN T-BAR	< 30	ROUND NECK BUTTERFLY VOLUME DAMPER
B	PRICE	PDMC3-AFI	PERFORATED MODULAR CORE	B-12 WHITE	12"Ø	16" x 16"	SURFACE	< 30	ROUND NECK BUTTERFLY VOLUME DAMPER
C	PRICE	PDMC3-AFI	PERFORATED MODULAR CORE	B-12 WHITE	9" x 9"	12" x 12"	SURFACE	< 30	SQ. TO RD. DUCT ADAPTER FOR DIA. AS SHOWN, OPPOSED BLADE DAMPER
D	PRICE	PDDR3	PERFORATED RETURN	B-12 WHITE	22" x 22"	24" x 24"	LAY-IN T-BAR	< 35	
E	PRICE	PDDR3-AFI	PERFORATED RETURN	B-12 WHITE	10" DIA.	12" x 12"	SURFACE		WITH VOLUME CONTROLLER
F	PRICE	PDDR3	PERFORATED RETURN	PA-28 BRONZE	22"X22"	24" x 24"	LAY-IN T-BAR	< 35	
G	PRICE	AS210	LINEAR SLOT	B-12 WHITE	2@6" OVAL	1 SLOT	SURFACE	< 35	SEE PLAN FOR LENGTH, PROVIDE WITH FACTORY PLENUM
H	PRICE	PDMC3-R6	PERFORATED MODULAR CORE	PA-28 BRONZE	14" x 14"	24" x 24"	LAY-IN T-BAR	< 30	SQ. TO RD. DUCT ADAPTER FOR DIA. AS SHOWN
J	PRICE	PDMC3-AFI	PERFORATED MODULAR CORE	B-12 WHITE	8"Ø	24" x 24"	LAY-IN T-BAR	< 30	OPPOSED BLADE DAMPER

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

MECHANICAL LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
	ABV	ABOVE
	AFF	ABOVE FINISHED FLOOR
	CLG	CEILING
	DN	DOWN
		DUCT SECTIONS (SUPPLY, EXHAUST, RETURN)
		FLEXIBLE DUCT
	MVD	MANUAL VOLUME DAMPER
	OBD	OPPOSED BLADE DAMPER
	MFR	MANUFACTURER
	MIN	MINIMUM
	OSA	OUTSIDE AIR
		ROUND RIGID DUCTWORK
	TSP	TOTAL STATIC PRESSURE
		TURNING VANES
1		CONSTRUCTION NOTES
EF 1		MECHANICAL EQUIPMENT DESIGNATION
S		SMOKE DETECTOR
T 1		THERMOSTAT / UNIT
R 1		REMOTE SENSOR / UNIT

AIR BALANCE SCHEDULE

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

BUILDING PRESSURE = +170 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 (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	41	-	-	0.05	-	3
STORAGE	14	-	-	0.15	-	2
KITCHEN	925	20/1,000	18	-	15	270
DINING ROOM	823	100/1,000	83	-	20	1660

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)	1935
TOTAL OSA PROVIDED (CFM)	2000

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: EAC

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cp.com
Florida Corporate Certificate #AA C000326

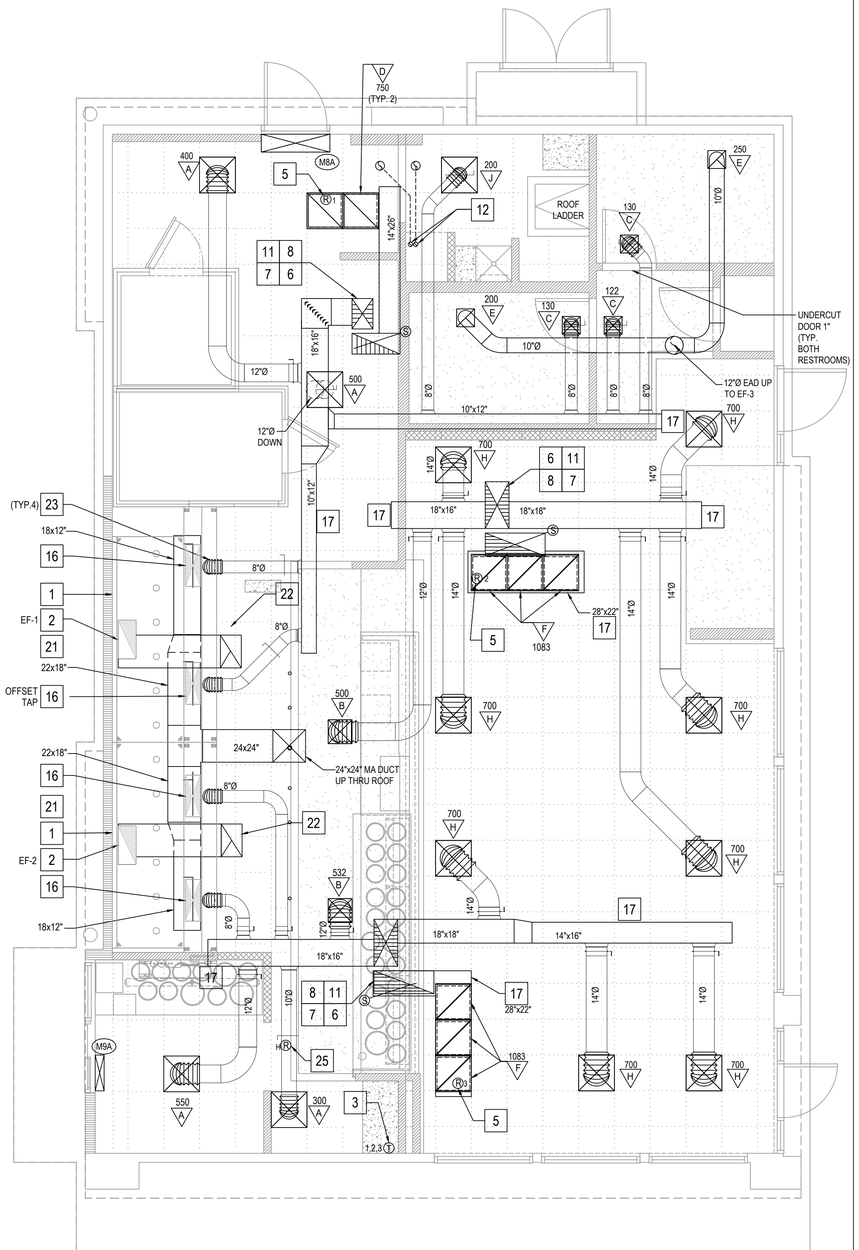
02.27.19

GEORGIA REGISTERED No. PE032106 PROFESSIONAL ENGINEER JOSEPH F. KEENE

PANDA EXPRESS
TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

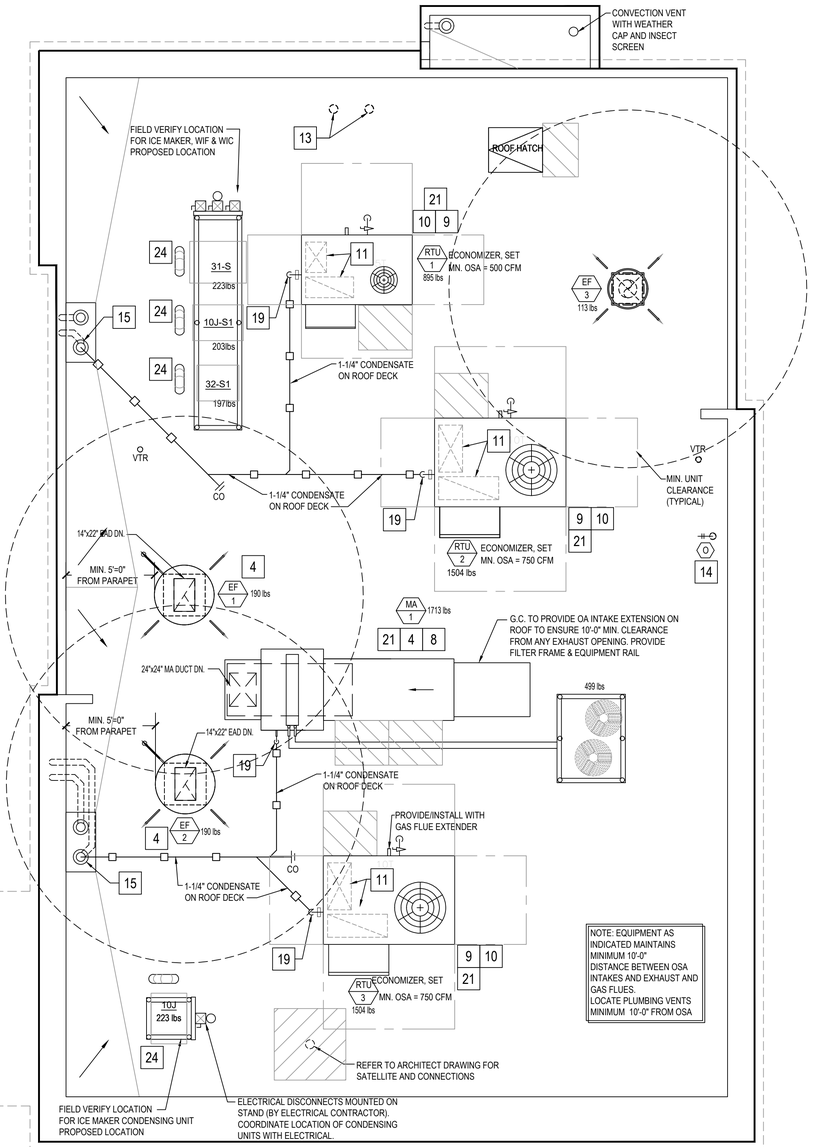
M-000

MECHANICAL NOTES
SPECIFICATIONS & SCHEDULES



HVAC FLOOR PLAN | 2

Scale:1/4"=1'-0" | M-100



HVAC ROOF PLAN | 1

Scale:1/4"=1'-0" | M-100

MECHANICAL KEY NOTES:

1. INSTALL GREASE EXHAUST HOODS FURNISHED BY PANDA. HOOD SHALL BE ONE CAPTIVEAIRE 4824-ND HOOD EXHAUSTING 3,450 CFM. SUPPORT FROM STRUCTURE ABOVE WITH UNISTRUT AND ALL THREAD ROD. MOUNT HOOD PER LOCAL CODE REQUIREMENTS. REFER TO PLAN FOR HOOD CONNECTIONS. SEE CODE COMPLIANCE DRAWINGS ON SHEET M-500 AND CAPTIVEAIRE HOOD DRAWINGS FOR ADDITIONAL REQUIREMENTS. (TWO SECTIONS TOTAL).
2. PROVIDE AND INSTALL GREASE EXHAUST DUCT, ROUTE ON TOP OF MAKE UP AIR DUCT, FROM INLET OF ROOF MOUNTED GREASE EXHAUST FAN, TRANSITION TO 22"x14" BETWEEN ROOF JOIST, CONNECT TO EXHAUST HOOD COLLAR. FIELD VERIFY.WRAP WITH THERMAL CERAMIC FIREMASTER DUCT WRAP+ OR EQUAL. FABRICATE DUCT FROM 16 GAUGE STEEL WITH WELDED SEAM CONSTRUCTION SEAL TO THE ROOF CURB WITH FIRE CAULKING . SEE HOOD DETAIL DRAWINGS ON SHEET M-500 AND CAPTIVEAIRE DRAWINGS. TRANSITION DUCT TO CURB AND FAN INLET SIZE. TRANSITION TO 26X12" DUCT COLLAR SIZE.
3. MOUNT THERMOSTAT AT MANAGER STATION. REFER TO DETAIL #1 ON SHEET E-200. SEE DWG FOR EXACT LOCATION OF REMOTE SENSOR. SEE ROOFTOP UNIT SCHEDULE AND TEMPERATURE CONTROL DIAGRAM DETAIL 5 ON SHEET M-501 FOR ADDITIONAL INFORMATION.
4. INSTALL GREASE EXHAUST FAN WITH CURB (EF-1 AND EF-2) AND MAKE UP AIR (MA-1) FURNISHED BY PANDA. COORDINATE LOCATION OF UNIT WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
5. PROVIDE AND INSTALL A REMOTE SENSOR FOR ROOFTOP UNIT AT THIS LOCATION. MOUNT REMOTE SENSOR IN RETURN AIR DUCTWORK. SEE TEMPERATURE CONTROL DIAGRAM ON SHEET M-501 FOR ADDITIONAL INFORMATION.
6. PROVIDE AND INSTALL DUCT MOUNTED SMOKE DETECTOR AT MAIN SUPPLY AIR DUCT PER UMC, SEC. 609, OR AT RETURN AIR DUCT PER IMC, SECTION 606.2.1. DETECTORS SHALL BE INTERLOCKED TO SHUT DOWN ROOFTOP UNITS UPON DETECTION OF SMOKE. PROVIDE ALL CONTROL WIRING NECESSARY TO PERFORM THIS OPERATION.
7. PROVIDE FLEXIBLE CONNECTION BETWEEN UNIT, ROUTE DUCT THRU ROOF CURB AND TRUSS.
8. FOR GAS OR WATER CONNECTION, SEE PLUMBING DRAWINGS.
9. 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 VENT AND COMBUSTION AIR PIPING PROVIDED AND INSTALLED BY PLUMBING FOR SEALED COMBUSTION WATER HEATER. REFER TO PLUMBING PLANS.
13. WATER HEATER VENT AND COMBUSTION AIR INTAKE PIPES. REFER TO PLUMBING PLANS. OFFSET AS REQUIRED FOR CLEARANCE FROM AIR INTAKES.
14. ROOF HYDRANT. REFER TO PLUMBING DRAWINGS.
15. ROUTE CONDENSATE DRAIN ON ROOF AND TERMINAL AT MAIN ROOF DRAIN WITH AIR GAP.
16. MA DUCT (BELOW MAKE UP AIR) CONNECT TO 28"x10" RISER FROM SUPPLY PLENUM. 1,380 CFM
17. PROVIDE DUCT EXTERNAL INSULATION WRAP AT TRUNK, TYPICAL.
18. NOT USED.
19. 1-1/4" CONDENSATE DRAIN LINE ON ROOF. REFER TO DETAIL 1/M-501.
20. NOT USED.
21. PROVIDE AND INSTALL ALL EQUIPMENT WITH MANUFACTURER'S RECOMMENDED CLEARANCES FOR MAINTENANCE. MAINTAIN MINIMUM CLEARANCES TO ELECTRICAL AND SERVICE ACCESS PANELS AND DISCONNECTS.
22. GREASE DUCT CLEANOUT LOCATION. PROVIDE ACCESS TO CLEANOUT ABOVE CEILING. REFER TO MECHANICAL SPECIFICATIONS SHEET M-000
23. 8" CONNECTION TO HOOD RTU SUPPLY PLENUM COLLAR. BALANCE TO 259 CFM.
24. PROVIDE AND INSTALL ACR TUBING, SIZED AND ROUTED PER MANUFACTURER'S INSTRUCTIONS, FROM REMOTE REFRIGERANT CONDENSERS TO WALK-IN COOLER AND FREEZER FAN COILS, AND ICE MAKER. TEST, PURGE, EVACUATE AND CHARGE LINES AS REQUIRED BY MANUFACTURER. (START-UP FOR ICE MAKER IS BY OWNER'S REPRESENTATIVE). ROUTE REFRIGERANT LINES THROUGH "ATR HUB" PROVIDED AND INSTALLED BY GC (REFER TO ARCH. ISO 3 AND 4, SHEET A-108).
25. ROOM AIR SENSOR FROM CAPTIVEAIRE HOOD ON BACK OF MENU BOARD WALL, AS CLOSE TO CEILING AS POSSIBLE.

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

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: EAC

PANDA PROJECT #: - D6674

C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.c-p.com
Florida Corporate Certificate #AA C000526

02.27.19

GEORGIA REGISTERED No. PE032106 PROFESSIONAL ENGINEER JOSEPH F. KEENE

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

M-100

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

TRUE WARM & WELCOME 2200

HOOD INFORMATION – Job#3597054

HOOD NO.	TAG	MODEL	LENGTH	MAX. COOKING TEMP.	EXHAUST PLENUM TOTAL EXH. CFM	RISER(S) WIDTH	LENG.	HEIGHT	DIA.	CFM	VEL.	S.P.	MUA CFM	AC CFM	HOOD CONSTRUCTION	HOOD CONFIG. END TO END	ROW
1		4824 ND-2-ACPSP-F	11' 6"	600 Deg.	3450	12"	26"	4"		3450	1592	-0.551"	2760	518	430 SS Where Exposed	LEFT	ALONE
2		4824 ND-2-ACPSP-F	11' 6"	600 Deg.	3450	12"	26"	4"		3450	1592	-0.551"	2760	518	430 SS Where Exposed	RIGHT	ALONE

PATENT NUMBERS

AC-PSP (United States) - US Patent 7963830 B2
AC-PSP Wall (Canada) - CA Patent 2820509
AC-PSP Island (Canada) - CA Patent 2520330

HOOD INFORMATION

HOOD NO.	TAG	FILTER(S) TYPE	QTY.	HEIGHT	LENGTH	EFFICIENCY @ 7 MICRONS	LIGHT(S) QTY.	TYPE	WIRE GUARD	LOCATION	SIZE	UTILITY CABINET(S) FIRE SYSTEM TYPE	FIRE SYSTEM SIZE	ELECTRICAL MODEL #	SWITCHES QUANTITY	FIRE SYSTEM PIPING	HOOD HANGING WGHT
1		SS Baffle with Handles	8	20"	16"	30%	6	L55 Series E26	NO	Wall Mnt	12'x54'x24"	Ansul R102	3.0/3.0/3.0	SC-321110MA-SEP	1 Light 1 Fan	YES	599 LBS
2		SS Baffle with Handles	8	20"	16"	30%	6	L55 Series E26	NO	Right	20'x48'x24"					YES	688 LBS

HOOD OPTIONS

HOOD NO.	TAG	OPTION
1		LEFT END STANDOFF 3" Wide 48" Long

PERFORATED SUPPLY PLENUM(S)

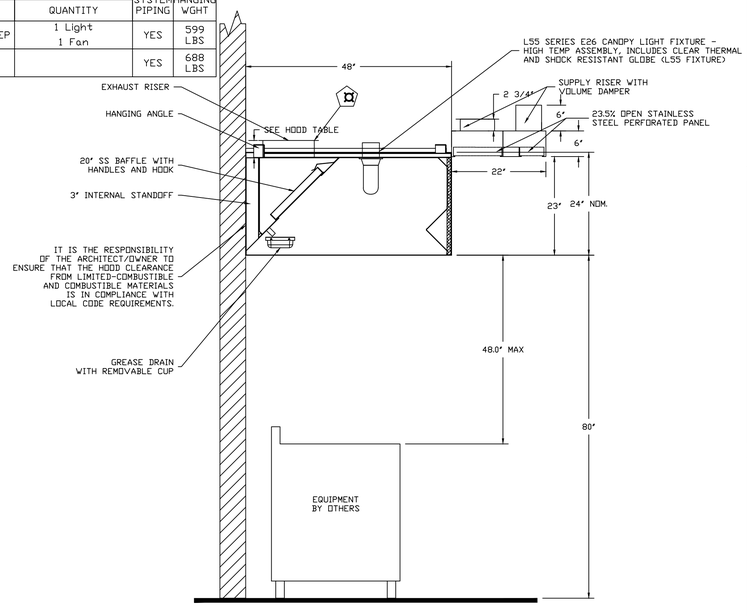
HOOD NO.	TAG	PDS.	LENGTH	WIDTH	HEIGHT	TYPE	RISER(S) WIDTH	LENG.	DIA.	CFM	S.P.
1		Front	141"	22"	6"	MUA	10"	28"		1380	0.696"
						MUA	10"	28"		1380	0.696"
						AC			8"	259	0.160"
						AC			8"	259	0.160"
2		Front	158"	22"	6"	MUA	10"	28"		1380	0.696"
						MUA	10"	28"		1380	0.696"
						AC			8"	259	0.145"
						AC			8"	259	0.145"

NOTE: UNLESS OTHERWISE STATED, PANDA RESTAURANT GROUP SHALL PROVIDE ALL EQUIPMENT ON THE FOLLOWING CAPTIVEAIRE SHEETS, INCLUDING HOODS, FIRE SYTEM, EXHAUST FANS, SUPPLY FAN, BATHROOM FAN AND ELECTRICAL INTERLOCK PACKAGE

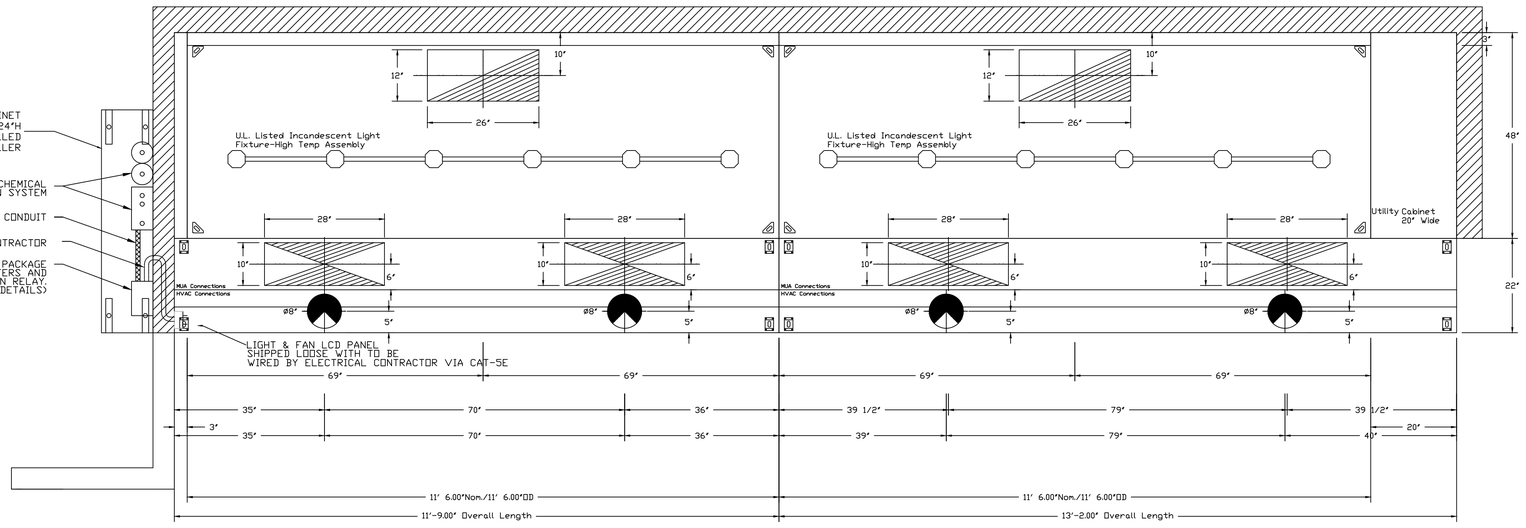
ANSUL GAS VALVE:

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

FOR QUESTIONS CALL THE
CAPTIVEAIRE
SOUTHERN CALIFORNIA OFFICE
STONE MILL DESIGN CENTER
2915 RED HILL AVE, SUITE C106
COSTA MESA, CA 92626
TEL: 800-967-7701 EMAIL: REG86@CAPTIVEAIRE.COM



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

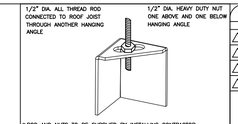


PLAN VIEW – Hood #1
11' 6.00" LONG 4824ND-2-ACPSP-F

ACPSP ships loose for field installation

PLAN VIEW – Hood #2
11' 6.00" LONG 4824ND-2-ACPSP-F

ACPSP ships loose for field installation

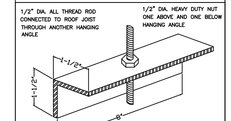


* ROD AND NUTS TO BE SUPPLIED BY INSTALLING CONTRACTOR HANGING ANGLE IS PRE-PUNCHED AT FACTORY

ND-2 HANGING ANGLE DETAIL

HOOD STYLE		DIM FROM REAR	DIM FROM FRONT (24"/30"H)	DIM FROM LEFT/RIGHT (24"/30"H)
ND-2				
CANOPY	EXHAUST ONLY	4.166"	2.246"	2.25"
	WITH MUA	4.166"	2.246"	2.25"
BACKSHELF	EXHAUST ONLY	4.166"	2.246"	2.25"
	WITH MUA	4.166"	2.246"	2.25"
CONDENSATE		2.246"	2.246"	2.25"

ND-2 HANGING ANGLE LOCATIONS



* ROD AND NUTS TO BE SUPPLIED BY INSTALLING CONTRACTOR HANGING ANGLE IS PRE-PUNCHED AT FACTORY

ND HANGING ANGLE DETAIL

HOOD STYLE		DIM FROM REAR	DIM FROM FRONT (24"/30"H)	DIM FROM LEFT/RIGHT (24"/30"H)
ND				
CANOPY	EXHAUST ONLY	5.00"	10.5" / 5"	5.00"
	WITH MUA	5.00"	10.5" / 5"	5.00"

ND HANGING ANGLE LOCATIONS

CAPTIVE-AIRE HOODS ARE BUILT IN COMPLIANCE WITH

NFPA #96
UL 710 & ULC710 STANDARDS
E.T.L. LISTED 3054804-001

BUILDING CODES

CAPTIVE-AIRE HOODS HAVE OPTIONAL CLEARANCE REDUCTION SYSTEMS AVAILABLE AS FOLLOWS:

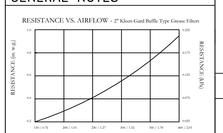
MATERIAL	CLEARANCE REDUCTION SYSTEM
NON-COMBUSTIBLE	NONE REQUIRED
LIMITED-COMBUSTIBLE	3" UNINSULATED STANDOFF
COMBUSTIBLE	3" INSULATED STANDOFF

CLEARANCE TO COMBUSTIBLES

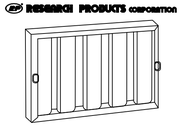
GENERAL NOTES

1. ELECTRICAL HOOK-UP TO GAS MOTOR CONTROLS (MOTOR STARTERS, FAN SWITCHES, FAN DISCONNECTS, RELAYS, ETC.) BY OTHERS.
2. FIRE CHASE BY OTHERS, IF REQUIRED.
3. ALL PHASES OF INSTALLATION SHALL COMPLY WITH NFPA 96.
4. WRITTEN MEASUREMENTS HAVE PRECEDENCE OVER SCALE.
5. PROVIDE CLEANOUTS IN EXHAUST AIR DUCTS AS INDICATED TO ALLOW CLEANING AT ALL BENDS AND HORIZONTAL RUNS.
6. EXHAUST DUCT TO BE 16 GA. GAW STEEL. ALL SEAMS AND JOINTS HAVE A LIQUID TIGHT CONTINUOUS EXTERNAL WELD.
7. FAN TO HAVE A MINIMUM OF 18" OF CLEARANCE FROM THE OUTLET TO ADJACENT BUILDINGS, PROPERTY LINES, AIR INTAKES OR 3 FT. VERTICAL CLEARANCE PER NFPA96.
8. HORIZONTAL EXHAUST DUCT TO SLOPE NOT LESS THAN 1/4" PER FOOT TOWARD HOOD FOR DUCT LESS THAN 75' LONG.
   1" PER FOOT SLOPE FOR DUCT LONGER THAN 75'
9. HOOD TO OVERHANG COOKING EQUIPMENT 6" ON ALL OPEN SIDES.
10. EXHAUST DUCT TO BE PROTECTED FROM COMBUSTIBLES PER NFPA96 AND LOCAL CODE.
11. BUILDING PRESSURE SHALL NOT EXCEED 0.02" WATER COLUMN AT EXTERIOR DOORS.
12. KITCHEN SHALL BE BALANCED TO BE NEGATIVE WITH RESPECT TO THE DINING ROOM.

GENERAL NOTES



RESEARCH PRODUCTS CORPORATION



Kleen-Gard Baffle Type Filters are UL Classified Grease Extracting Filters.
MEA # 168-78-M Aluminum
MEA # 247-96-E Stainless Steel

FILTER DETAIL

REVISIONS

	DESCRIPTION	DATE:
1		
2		
3		
4		

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

Panda Express - Evans GA (D6674)

DATE: 10/26/2018
DWG.#: 3597054
DRAWN BY: AHJ-86
SCALE: 3/4" = 1'-0"
MASTER DRAWING
SHEET NO. 1

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: EAC

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cp.com
Florida Corporate Certificate #AA C000526

02.27.19

GEORGIA REGISTERED No. PE032106 PROFESSIONAL ENGINEER JOSEPH F. KEENE

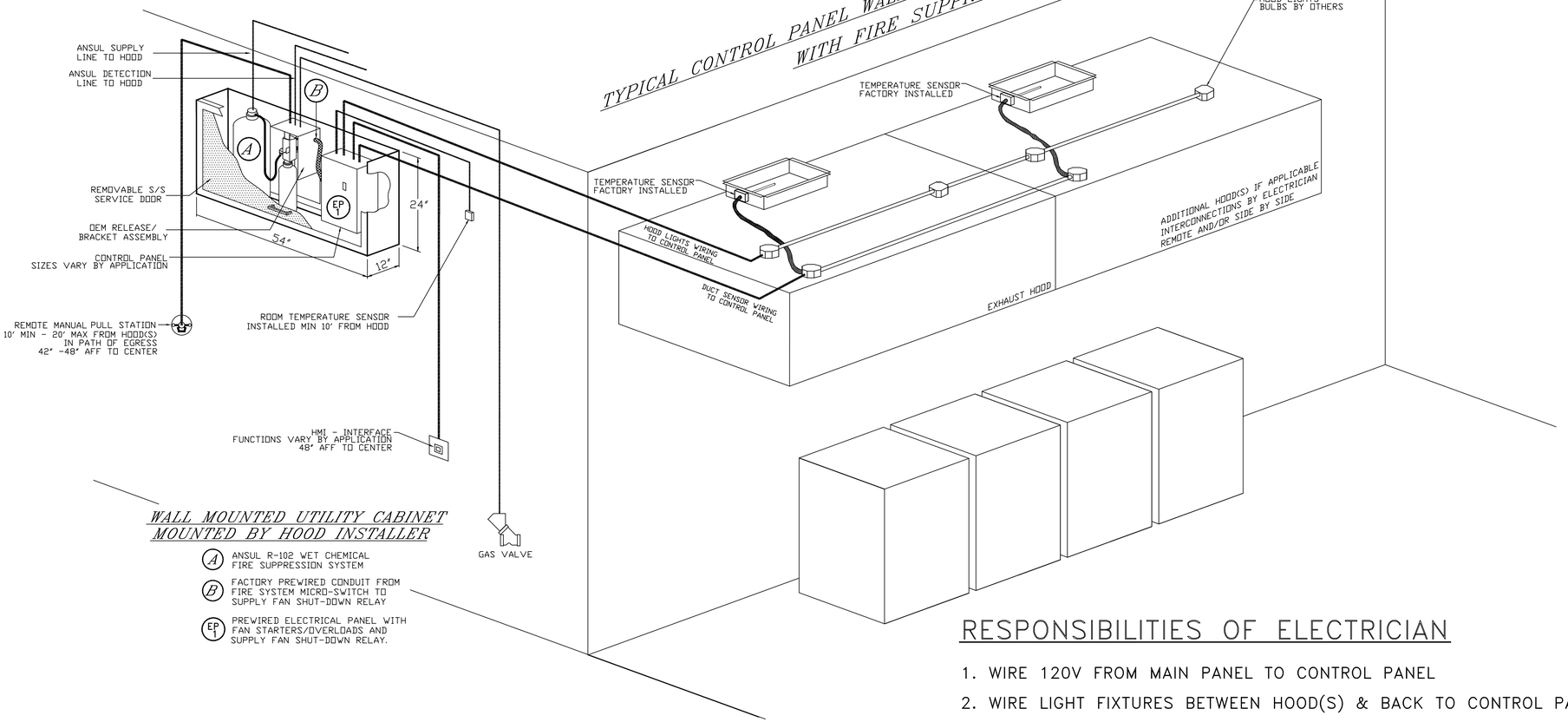
PANDA EXPRESS
TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

M-400

HOOD DETAIL PLAN

TRUE WARM & WELCOME 2200

TYPICAL CONTROL PANEL WALL UTILITY CABINET MOUNT INSTALLATION WITH FIRE SUPPRESSION SYSTEM



WALL MOUNTED UTILITY CABINET MOUNTED BY HOOD INSTALLER

- (A) ANSUL R-102 WET CHEMICAL FIRE SUPPRESSION SYSTEM
- (B) FACTORY PREWIRED CONDUIT FROM FIRE SYSTEM MICRO-SWITCH TO SUPPLY FAN SHUT-DOWN RELAY
- (EP 1) PREWIRED ELECTRICAL PANEL WITH FAN STARTERS/OVERLOADS AND SUPPLY FAN SHUT-DOWN RELAY.

TERMINAL BLOCK WIRING DETAILS CAN BE FOUND ON ELECTRICAL WIRING DIAGRAMS

RESPONSIBILITIES OF ELECTRICIAN

1. WIRE 120V FROM MAIN PANEL TO CONTROL PANEL
2. WIRE LIGHT FIXTURES BETWEEN HOOD(S) & BACK TO CONTROL PANEL
3. WIRE TEMPERATURE SENSOR(S) FROM EXHAUST COLLARS TO CONTROL PANEL
4. MOUNT & WIRE ROOM SENSOR TO CONTROL PANEL
5. WIRE FAN POWER FROM MAIN PANEL THROUGH CONTROL PANEL TO FAN(S)
6. WIRE SHUNT COIL TO CONTROL PANEL
7. WIRE GAS VALVE (IF APPLICABLE) TO CONTROL PANEL (120V FROM CONTROL PANEL)

ADDITIONAL RESPONSIBILITIES IF APPLICABLE

1. IF MULTIPLE FIRE SYSTEMS ON SINGLE CONTROL PANEL, THE FOLLOWING MUST OCCUR
   - A. ANSUL AUTOMAN MICROSWITCHES TO BE WIRED IN SERIES BACK TO CONTROL PANEL
   - B. ANSUL CATRIDGE MICROSWITCHES TO BE WIRED IN SERIES BACK TO CONTROL PANEL

RESPONSIBILITIES OF ALARM CONTRACTOR

1. WIRE ANSUL ALARM MICROSWITCH TO BUILDING ALARM PANEL

REVISIONS

	DESCRIPTION	DATE:
1		
2		
3		
4		

CAPTIVEAIRE
Southern California Office
3002 Dow Ave., Suite 410, Tustin, CA, 92780 PHONE: (714) 957-1500 FAX: (919) 227-5975 EMAIL: rep86@captiveaire.com
www.captiveaire.com

Panda Express - Evans GA (D6674)

DATE:	10/26/2018
DWG.#:	3597054
DRAWN BY:	AHJ-86
SCALE:	3/4" = 1'-0"
	MASTER DRAWING
SHEET NO.	2

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: EAC

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cp.com
Florida Corporate Certificate #AA C000526

02.27.19

GEORGIA REGISTERED No. PE032106 PROFESSIONAL ENGINEER JOSEPH F. KEENE

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

M-401

HOOD DETAIL PLAN

TRUE WARM & WELCOME 2200

EXHAUST FAN INFORMATION – Job#3597054

FAN UNIT NO.	TAG	FAN UNIT MODEL #	CFM	ESP.	RPM	H.P.	B.H.P.	ø	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS.)	SONES
1		NCA16FA	3450	1.250	1223	2.000	1.3860	3	208	5.9	797 FPM	184	17.6
2		NCA16FA	3450	1.250	1223	2.000	1.3860	3	208	5.9	797 FPM	184	17.6
3		DD7FA	450	0.250	1128	0.250	0.0850	1	115	4.8		90	6.2

MUA FAN INFORMATION – Job#3597054

FAN UNIT NO.	TAG	FAN UNIT MODEL #	BLOWER	HOUSING	MIN CFM	DESIGN CFM	ESP.	RPM	H.P.	B.H.P.	ø	VOLT	FLA	COOLING COIL ENTERING DB TEMP.	COOLING COIL ENTERING WB TEMP.	COOLING COIL LEAVING DB TEMP.	COOLING COIL LEAVING WB TEMP.	COOLING COIL TOTAL CAPACITY	COOLING COIL SENSIBLE CAPACITY	COOLING COIL LATENT CAPACITY	WEIGHT (LBS.)	SONES	BURNER EFFICIENCY(%)
4		A3-D.500-G18	G18-PB	A3-D.500	3500	5520	0.750	922	5.000	3.7620	3	208	15.0	95.0iF	78.0iF	81.6iF	72.6iF	120.0 MBH	77.9 MBH	42.1 MBH	1696	17.7	92

GAS FIRED MAKE-UP AIR UNIT(S)

FAN UNIT NO.	TAG	INPUT BTUs	OUTPUT BTUs	TEMP. RISE	REQUIRED INPUT GAS PRESSURE	GAS TYPE
4		407160	374587	65 deg F	7 in. w.c. - 14 in. w.c.	Natural

FAN OPTIONS

FAN UNIT NO.	TAG	OPTION (Qty. - Descr.)
1		1 - Grease Box
		1 - Upblast Fan Wheel Access Port
2		1 - Grease Box
		1 - Upblast Fan Wheel Access Port
3		1 - I 15-BDD Damper
4		1 - AC Interlock Relay - 24VAC Coil
		1 - Low Fire Start
		1 - Inlet Pressure Gauge, 0-35"
		1 - Manifold Pressure Gauge, -5 to 15" wc
		1 - Motorized Backdraft Damper for A3-D Housing
		1 - DX Coil Module -3,000 to 7,000 CFM (10 Ton 2 Circuit Coil)
		1 - Downturn Plenum for Size 3 DX Coil Module
		1 - 10 Ton, 2 Circuit, 208/230V 3 Phase Condenser Kit. 4-6 week lead time.
		1 - Curb Duct Hanger
		1 - Cooling Thermostat and Relay (Not req for evap)
		1 - DXM 3-1 Refrigeration Parts Kit - R410A
		1 - VAV Package w/ Manual Control (VFD Included)
		1 - VFD factory mounted and wired in commercial control vestibule for tempered supply fan.

FAN ACCESSORIES

FAN UNIT NO.	TAG	EXHAUST			SUPPLY			
		GREASE CUP	GRAVITY DAMPER	WALL MOUNT	SIDE DISCHARGE	GRAVITY DAMPER	MOTORIZED DAMPER	WALL MOUNT
1		YES						
2		YES						
3			YES					
4							YES	

CURB ASSEMBLIES

NO.	ON FAN	WEIGHT	ITEM	SIZE
1	# 1	34 LBS	Curb	26.500"W x 26.500"L x 24.000"H Vented Hinged
2	# 2	34 LBS	Curb	26.500"W x 26.500"L x 24.000"H Vented Hinged
3	# 3	18 LBS	Curb	19.500"W x 19.500"L x 12.000"H
4	# 4	30 LBS	Rail	6.000"W x 35.000"L x 20.000"H
4	# 4	82 LBS	Curb	35.000"W x 84.000"L x 20.000"H Insulated

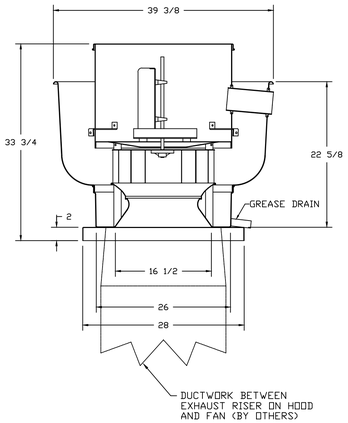
NOTE: UNLESS OTHERWISE STATED, PANDA RESTAURANT GROUP SHALL PROVIDE ALL EQUIPMENT ON THE FOLLOWING CAPTIVEAIRE SHEETS, INCLUDING: HOODS, FIRE SYTEM, EXHAUST FANS, SUPPLY FAN, BATHROOM FAN AND ELECTRICAL INTERLOCK PACKAGE

ANSUL GAS VALVE:

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

FOR QUESTIONS CALL THE
CAPTIVEAIRE
SOUTHERN CALIFORNIA OFFICE
STONE MILL DESIGN CENTER
2915 RED HILL AVE, SUITE C106
COSTA MESA, CA 92626
TEL: 800-967-7701 EMAIL: REG86@CAPTIVEAIRE.COM

FANS #1, #2 - NCA16FA EXHAUST FAN



FEATURES:

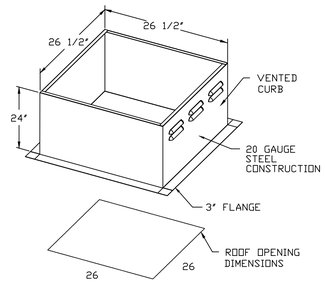
- ROOF MOUNTED FANS
- RESTAURANT MODEL
- UL705 AND UL762 AND ULC-S645
- AMCA SOUND AND AIR CERTIFIED
- WIRING FROM MOTOR TO DISCONNECT SWITCH
- WEATHERPROOF DISCONNECT
- HIGH HEAT OPERATION 300°F (149°C)
- GREASE CLASSIFICATION TESTING

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

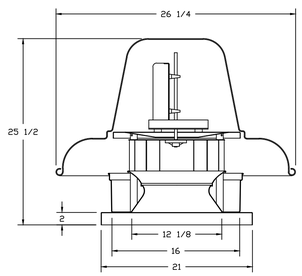
ABNORMAL FLARE-UP TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS

GREASE BOX.
UPBLAST FAN WHEEL ACCESS PORT.



FAN #3 DD7FA - EXHAUST FAN

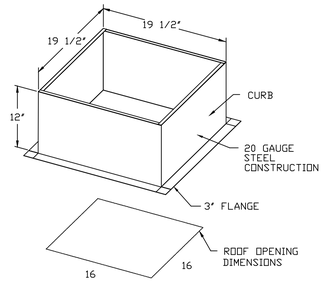


FEATURES:

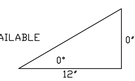
- ROOF MOUNTED FANS
- UL705
- AMCA SOUND AND AIR CERTIFIED
- WIRING FROM MOTOR TO DISCONNECT SWITCH
- DISCONNECT SWITCH
- STANDARD BIRD SCREEN

OPTIONS

I 15-BDD DAMPER.

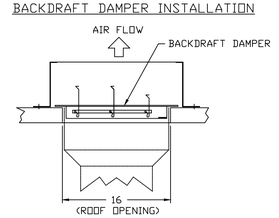


PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.



SPECIFY PITCH:
EXAMPLE: 7/12 PITCH = 30° SLOPE

BACKDRAFT DAMPER INSTALLATION



REVISIONS

	DESCRIPTION	DATE:
△		
△		
△		
△		

CAPTIVEAIRE

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

Panda Express - Evans GA (D6674)

DATE: 10/26/2018

DWG.#: 3597054

DRAWN BY: AHJ-86

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

MASTER DRAWING

SHEET NO. 3

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: EAC

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.c-p.com
Florida Corporate Certificate #AA C000526

02.27.19

GEORGIA REGISTERED No. PE032106 PROFESSIONAL ENGINEER JOSEPH F. KEENE

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

M-402

HOOD DETAIL PLAN

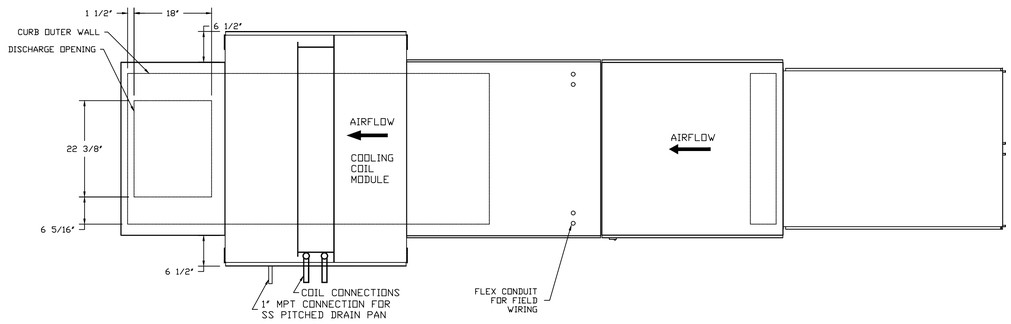
TRUE WARM & WELCOME 2200

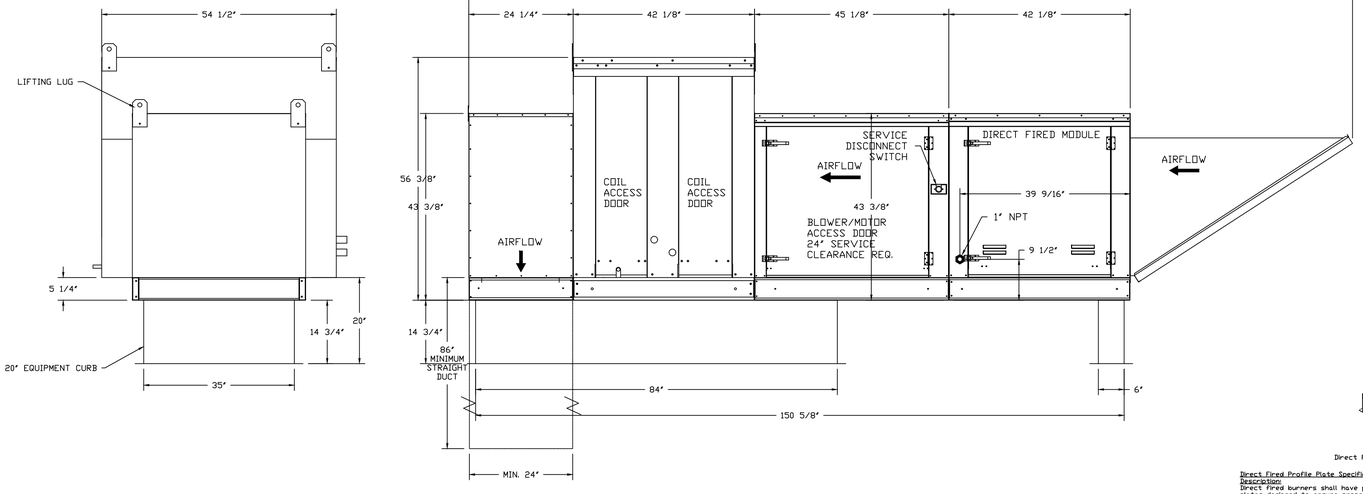
FAN #4 A3-D500-G18 - HEATER
1. DIRECT GAS FIRED HEATED MAKE UP AIR UNIT WITH 18" BLOWER AND 12" BURNER.
2. INTAKE HOOD WITH EZ FILTERS
3. DOWN DISCHARGE - AIR FLOW RIGHT -> LEFT
4. COOLING INTERLOCK RELAY. 24VAC COIL. 120V CONTACTS. LOCKS OUT BURNER CIRCUIT WHEN AC IS ENERGIZED.
5. LOW FIRE START. ALLOWS THE BURNER CIRCUIT TO ENERGIZE WHEN THE MODULATION CONTROL IS IN A LOW FIRE POSITION.
6. GAS PRESSURE GAUGE, 0-35", 2.5" DIAMETER, 1/4" THREAD SIZE
7. GAS PRESSURE GAUGE, -5 TO +15 INCHES WC, 2.5" DIAMETER, 1/4" THREAD SIZE
8. MOTORIZED BACK DRAFT DAMPER 30" X 30" FOR SIZE 3 STANDARD & MODULAR HEATER UNITS W/EXTENDED SHAFT, STANDARD GALVANIZED CONSTRUCTION, 3/4" REAR FLANGE, LOW LEAKAGE, NFBUP-S ACTUATOR INCLUDED
9. DX COIL MODULE FOR SIZE 3 MODULAR FANS - 3,000 THRU 7,000 CFM (10 TON - 2 CIRCUIT DX COIL, 4EZ0602H-43.5X42.0) NOT BUILT WITH DPP SIDE CONTROLS. DX03-1
CONDENSER AND CONDENSER DISCONNECT (UNLESS PROVIDED ON QUOTE) WILL BE INSTALLED, STARTED AND WARRANTED BY OTHERS. R410A REFRIGERANT AND PIPING BY OTHERS. ENSURE DX-KIT IS ORDERED FOR FILTER DRIER, SIGHT GLASS, THERMAL EXPANSION VALVE. COLD HEATCRAFT COIL # 5EJD603B-43.5X42.0)
10. DOWNTURN PLENUM FOR SIZE 3 COOLING COIL MODULE - REQUIRED FOR DOWN DISCHARGE COOLING COIL APPLICATIONS
11. 10 TON, DUAL CIRCUIT CONDENSING UNIT. 3 PHASE 208V. AIR COOLED.
INCLUDES: FACTORY INSTALLED CARRIER DISCONNECT SWITCH. R410A REFRIGERANT AND PIPING BY OTHERS. 4-5 WEEK LEAD TIME. SHIPPING INCLUDED IN PRICE. SHIPS FROM TYLER, TX. SHIPS SEPARATE, FREIGHT INCLUDED. 38AUDA12A0A5-0A0A0
12. CURB DUCT HANGER - 1-1/4" ANGLE IRON FRAME WELDED TO CURB TO SUPPORT STANDARD SIZE DUCTWORK. PRICED PER CURB. ONLY AVAILABLE WHEN CURB ASSEMBLY IS ORDERED.
13. DX COOLING INTAKE AIR THERMOSTAT AND RELAYS MOUNTED IN UNIT - SET POINT FOR THERMOSTAT SHOULD BE 85F.
14. DX 3-1 KIT R410A. DUAL CIRCUIT 10 TON. INCLUDES FILTER DRIER, SIGHT GLASS, AND THERMAL EXPANSION VALVE FOR DX UNITS. INSTALLATION BY OTHERS. INCLUDES R410A TXV.
INSTALLATION BY OTHERS. INCLUDES R410A TXV.
15. VAV (VARIABLE-AIR-VOLUME) WIRING PACKAGE FOR COMMERCIAL FANS.
MANUAL SPEED CONTROL VARIABLE FREQUENCY DRIVE INCLUDED
16. VFD FACTORY MOUNTED AND WIRED ON UNIT CONTROL PANEL.

NOTE: SUPPLY DUCT MUST BE INSTALLED TO MEET SMACNA STANDARDS. A MINIMUM STRAIGHT DUCT LENGTH MUST BE MAINTAINED DOWNSTREAM OF UNIT DISCHARGE UNLESS OTHERWISE SPECIFIED. 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" x 86" LONG.

SUPPLY SIDE HEATER INFORMATION:

WINTER TEMPERATURE = 20°F. TEMP. RISE = 65°F.
BTUs CALCULATED OFF ACTUAL AIR DENSITY
OUTPUT BTUs AT ALTITUDE OF 0.0 Ft. = 376283
INPUT BTUs AT ALTITUDE OF 0.0 Ft. = 409003



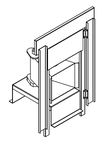


NOTE: UNLESS OTHERWISE STATED, PANDA RESTAURANT GROUP SHALL PROVIDE ALL EQUIPMENT ON THE FOLLOWING CAPTIVEAIRE SHEETS, INCLUDING: HOODS, FIRE SYTEM, EXHAUST FANS, SUPPLY FAN, BATHROOM FAN AND ELECTRICAL INTERLOCK PACKAGE

ANSUL GAS VALVE:

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

FOR QUESTIONS CALL THE
CAPTIVEAIRE
SOUTHERN CALIFORNIA OFFICE
STONE MILL DESIGN CENTER
2915 RED HILL AVE, SUITE C106
COSTA MESA, CA 92626
TEL: 800-967-7701 EMAIL: REG86@CAPTIVEAIRE.COM



Direct Fired (DF) Profile Plate Assembly

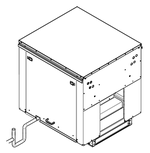
Direct Fired Profile Plate Specifications:
Description:
Direct fired burners shall have patented (US Patent No: US6629523B2), self-adjusting profile plates designed to ensure proper air velocity and pressure drop across the burner. Profile plates shall allow burners to achieve clean combustion by limiting by-products levels to a maximum of 50ppm of carbon monoxide (CO); and 65ppm of nitrogen oxide (NOZ). Direct fired units shall be configured with the blower mounted downstream of the burner. This arrangement will ensure a consistent airflow, regardless of inlet air temperature.

Applications:
Spring-loaded burner profile plates are engineered to automatically react to the momentum of a fresh air stream, without the need for any motors or actuators to mechanically adjust them. With this feature, all DF units are designed for demand control ventilation (DCV) requirements.

Certifications:
All profile plate assemblies shall be included in the DF unit's ETL listing and comply with combined safety standards ANSI Z83.4 and CSA 3.7 (non-recirculating DF heaters) and ANSI Z83.18 (recirculating DF heaters).

General Construction:
-Profile plates shall be formed from G90 galvanized steel.
-Profile plate sizes shall vary in size per unit.
-Profile plates shall be mounted along the same plane as the discharge of the burner.
-Design shall incorporate properly torqued, permanently mounted spring hinges.
-Spring hinges shall be made from plated steel.

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) 1" diameter PVC Pipe only
2) Use only low profile couplings
3) Add clean out as shown

REVISIONS

	DESCRIPTION	DATE:
1		
2		
3		
4		

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

Panda Express - Evans GA (D6674)

DATE: 10/26/2018

DWG.#: 3597054

DRAWN BY: AHJ-86

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

MASTER DRAWING

SHEET NO. 4

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: EAC

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.c-p.com
Florida Corporate Certificate #AA C000526

02.27.19

GEORGIA REGISTERED No. PE032106 PROFESSIONAL ENGINEER JOSEPH F. KEENE

PANDA EXPRESS
TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

M-403

HOOD DETAIL PLAN

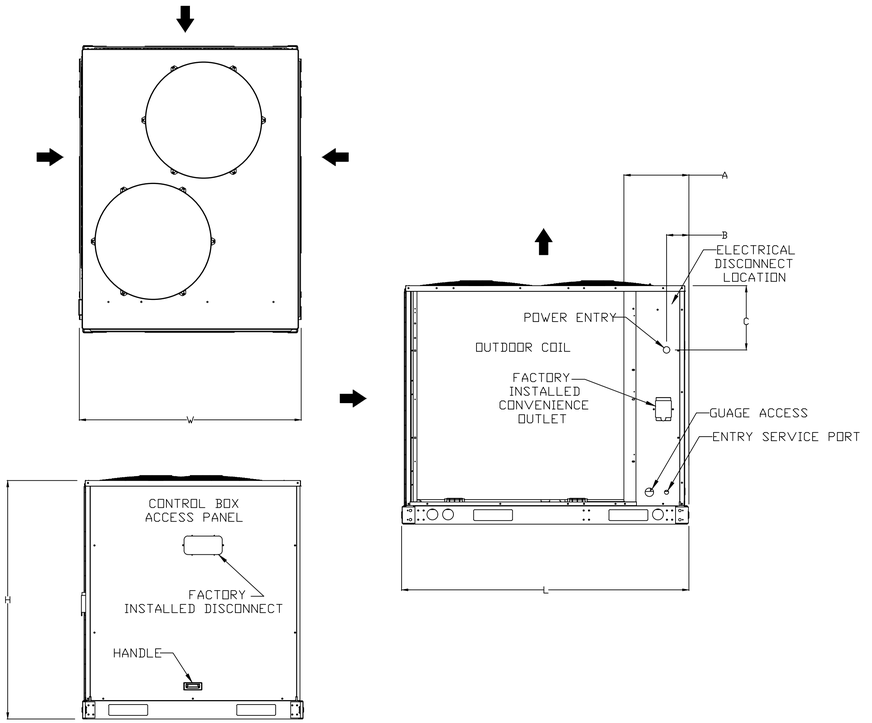
TRUE WARM & WELCOME 2200

NOTE: UNLESS OTHERWISE STATED, PANDA RESTAURANT GROUP SHALL PROVIDE ALL EQUIPMENT ON THE FOLLOWING CAPTIVEAIRE SHEETS, INCLUDING: HOODS, FIRE SYTEM, EXHAUST FANS, SUPPLY FAN, BATHROOM FAN AND ELECTRICAL INTERLOCK PACKAGE

ANSUL GAS VALVE:

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

FOR QUESTIONS CALL THE
CAPTIVEAIRE
SOUTHERN CALIFORNIA OFFICE
STONE MILL DESIGN CENTER
2915 RED HILL AVE, SUITE C106
COSTA MESA, CA 92626
TEL: 800-967-7701 EMAIL: REG86@CAPTIVEAIRE.COM



ALL DIMENSIONS ARE NOMINAL AND GIVEN IN INCHES.

		UNIT DIMENSIONS						CONNECTION SIZES		NOMINAL
MODEL	WEIGHT	A	B	C	H	L	W	SUCTION	LIQUID	TONNAGE
38AUD12	499 LBS	10-1/16	3-3/4	13-1/4	50-3/8	59-3/8	45-7/8	1-1/8	3/8	10

ELECTICAL INFORMATION

	V-PH-HZ	RLA	MCA	FUSE SIZE
38AUD12	208/230-3-60	32	40.6	60

REVISIONS

	DESCRIPTION	DATE:
1		
2		
3		
4		

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

Panda Express - Evans GA (D6674)

DATE: 10/26/2018

DWG.#: 3597054

DRAWN BY: AHJ-86

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

MASTER DRAWING

SHEET NO. 5

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: EAC

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cp.com
Florida Corporate Certificate #AA C000526

02.27.19

GEORGIA REGISTERED No. PE032106 PROFESSIONAL ENGINEER JOSEPH F. KEENE

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

M-404

HOOD DETAIL PLAN

ELECTRICAL PACKAGE – Job#3597054

NO.	TAG	PACKAGE #	LOCATION	SWITCHES		OPTION	FANS CONTROLLED				
				LOCATION	QUANTITY		TYPE	Φ	H.P.	VOLT	FLA
1		SC-321110MA-SEP	Wall Utility Cabinet Left	OB - Ship Loose w/ Prewire	1 Light 1 Fan	Smart Controls Thermostatic Control w/ Relay On/Off with Supply	Exhaust	3	2.000	208	5.9
							Exhaust	3	2.000	208	5.9
							Supply	3	5.000	208	15.0

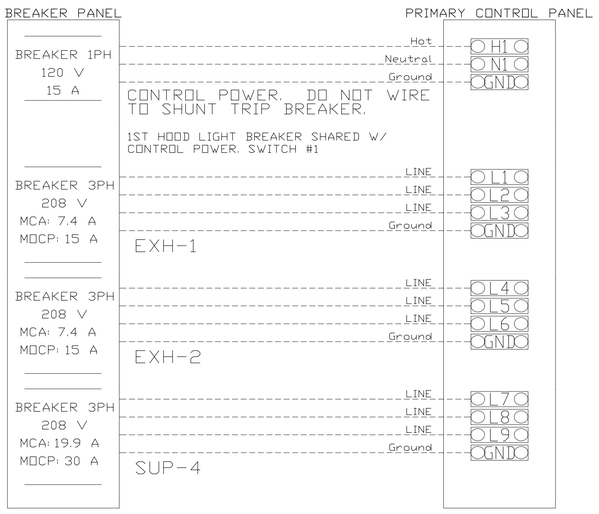
JOB NO 3597054	MODEL NUMBER SC-321110MA-SEP	DRAWN BY	SCHEMATIC TYPE INSTALL
	JOB NAME Panda Express - Evans GA (D66...	DATE 10/26/2018	DWG NO ECP #1-1

DESCRIPTION OF OPERATION:
3 Phase w/ control for 2 Exhaust Fans, 1 Supply Fan, Exhaust on in Fire, Lights out in Fire, Fan(s) On/Off Thermostatically Controlled. Separate Breaker Input for each Fan. Room temperature sensor shipped loose for field installation. INVERTER DUTY 3 PHASE MOTOR REQUIRED FOR USE WITH VFD.

BREAKER PANEL TO PRIMARY CONTROL PANEL

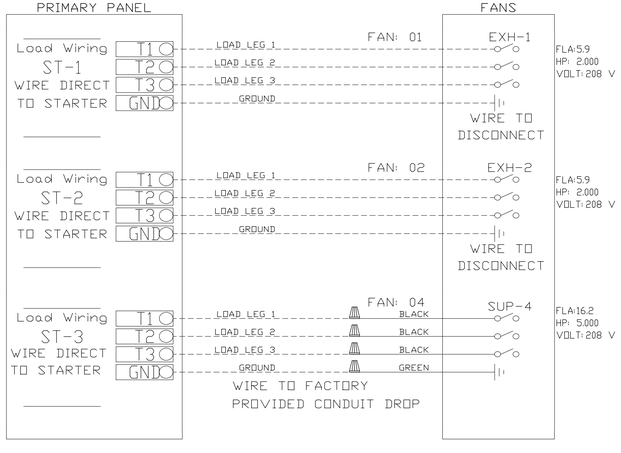
Responsibility: Electrician

BREAKER SIZE SHOWN IS THE MAXIMUM ALLOWED



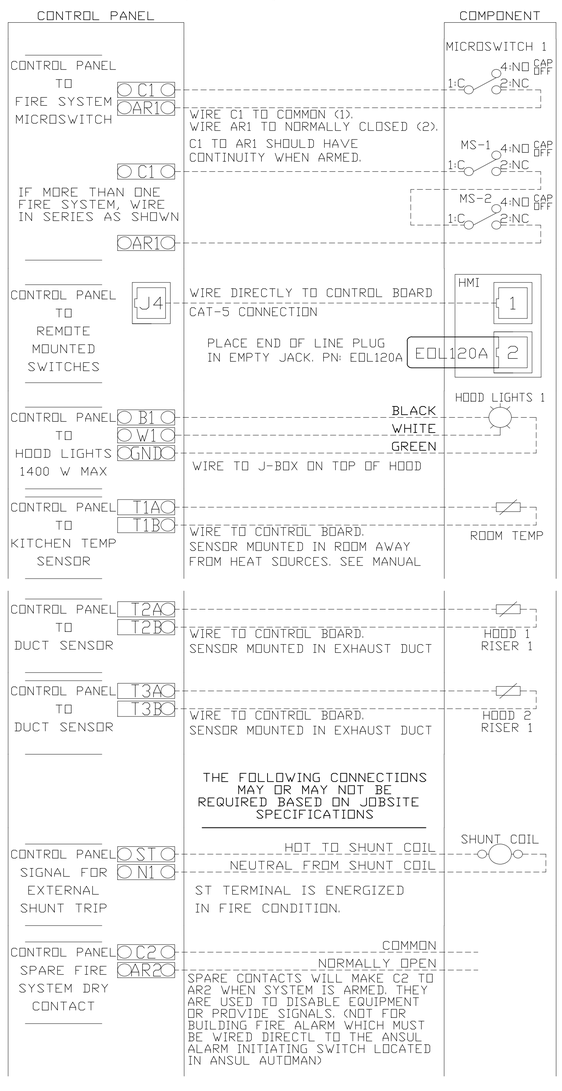
CONTROL PANEL TO FANS

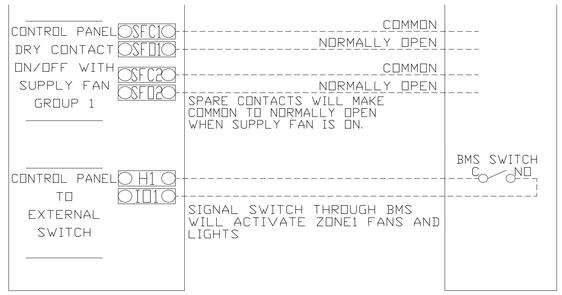
Responsibility: Electrician



CONTROL PANEL TO ACCESSORY ITEMS

Responsibility: Electrician



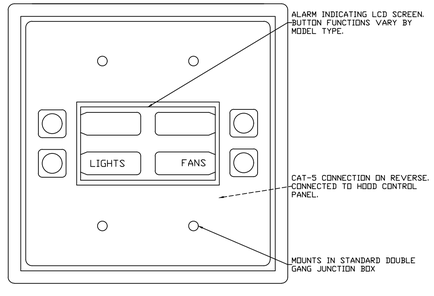


NOTE: UNLESS OTHERWISE STATED, PANDA RESTAURANT GROUP SHALL PROVIDE ALL EQUIPMENT ON THE FOLLOWING CAPTIVEAIRE SHEETS, INCLUDING: HOODS, FIRE SYTEM, EXHAUST FANS, SUPPLY FAN, BATHROOM FAN AND ELECTRICAL INTERLOCK PACKAGE

ANSUL GAS VALVE:

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

FOR QUESTIONS CALL THE CAPTIVEAIRE SOUTHERN CALIFORNIA OFFICE
STONE MILL DESIGN CENTER
2915 RED HILL AVE, SUITE C106
COSTA MESA, CA 92626
TEL: 800-967-7701 EMAIL: REG86@CAPTIVEAIRE.COM



REVISIONS

	DESCRIPTION	DATE:
1		
2		
3		
4		

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

Panda Express - Evans GA (D6674)

DATE: 10/26/2018

DWG.#: 3597054

DRAWN BY: AHJ-86

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

MASTER DRAWING

SHEET NO. 6

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: EAC

PANDA PROJECT #: - D6674

C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cp.com
Florida Corporate Certificate #AA C000526

02.27.19

GEORGIA REGISTERED No. PE032106 PROFESSIONAL ENGINEER JOSEPH F. KEENE

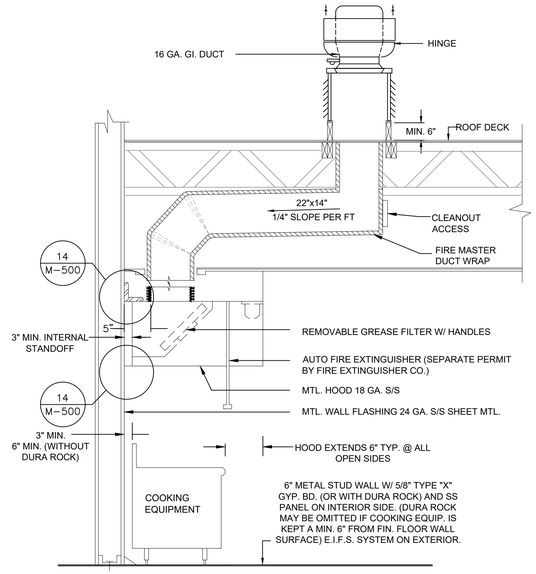
PANDA EXPRESS

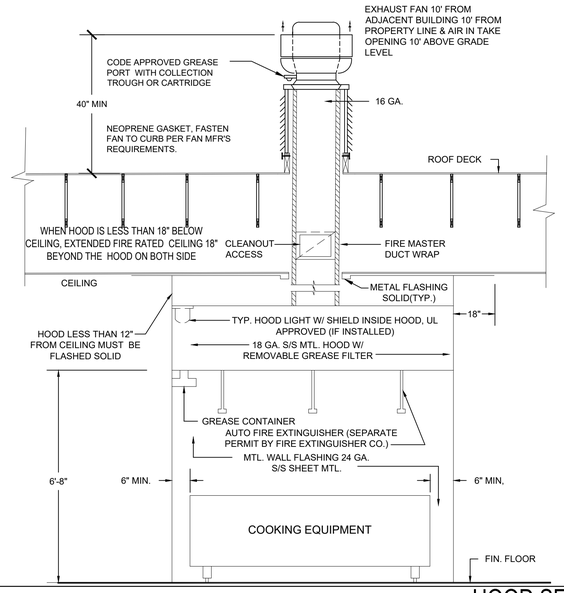
TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

M-405

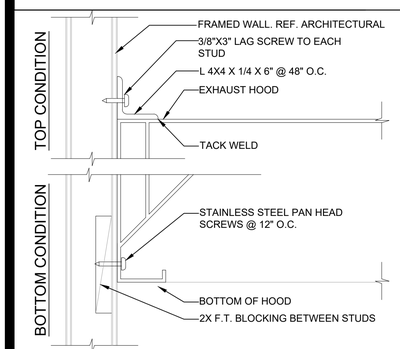
HOOD DETAIL PLAN

TRUE WARM & WELCOME 2200

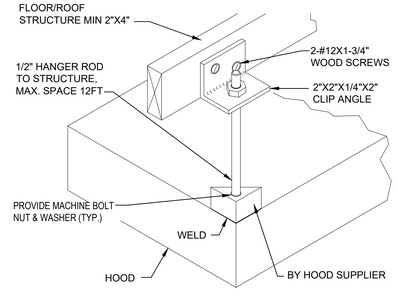




HOOD SECTIONS	18
Scale: NO SCALE	M-500



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



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

PERFORMANCE TEST FOR LISTED MECHANICAL HOOD IS REQUIRED PER UMC 509.11

GREASE HOOD SYSTEM CALCULATION

1. TYPE : CANOPY TYPE I, STAINLESS STEEL 18 GAUGE,
2. COOKING EQUIPMENT: (2) CHINESE RANGE, (2) DEEP FRYER, RICE COOKER
3. SIZE: 23'-6" x 4'-0" + 2'-0" MAKEUP AIR PLENUM
4. MIN. REQ'D CAPACITY CFM: (2) U.L. LISTED HOOD @ 3,450 CFM EACH
5. PROPOSED (2) EXHAUST FAN & (1) MAKE-UP AIR UNIT. EF1 & EF2 (3,450 CFM EACH); MAU1 (5,520 CFM, 80% OF EXHAUST)
6. EXHAUST DUCT SIZE: 22"X14"
7. EXHAUST VELOCITY @ EXHAUST DUCT 3450/(22"x14"/144)= 1612 FPM 1500FPM < 1612 FPM < 2500FPM
8. EXHAUST FAN (EF1 & EF2) AND MAKE-UP AIR UNIT (MAU1) SHALL BE ELECTRICALLY INTERLOCKED
9. FOR CODE COMPLIANCE SEE DETAIL
10. FOR FILTER INFORMATION SEE CAPTIVEAIRE DWG #M-400.
11. INTERLOCK RTU FANS TO OPERATE WITH KEF'S FOR MAKEUP AIR.

INFORMATIONAL GUIDE FOR COMMERCIAL COOKING HOODS

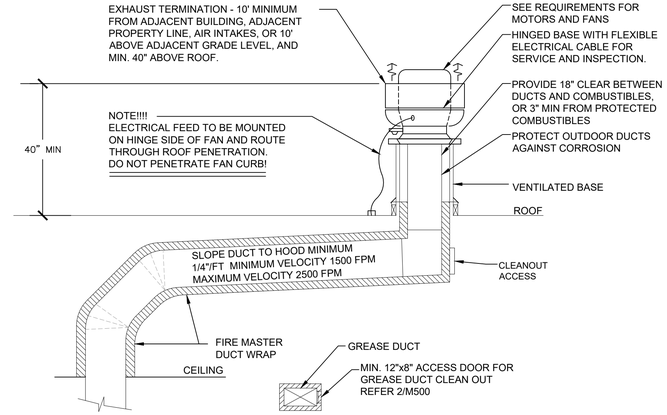
1. STAINLESS STEEL TO BE NO. 18 U.S. GAGE.
2. WHEN GUTTERS ARE PROVIDED THEY SHALL DRAIN TO A COLLECTING PAN WHICH IS READILY ACCESSIBLE FOR CLEANING
3. SEE TABLE 507.11 FOR MINIMUM DISTANCE BETWEEN LOWER EDGE OF GREASE FILTER AND THE COOKING OR HEATING SURFACE.
4. GREASE FILTERS SHALL BE OF STEEL CONSTRUCTION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

NOTES

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

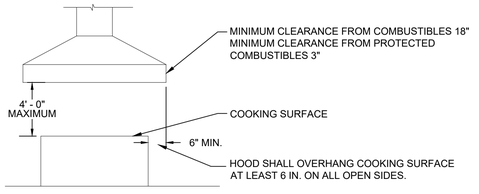
DUCT AREA	U.S. GAGE STEEL
UP TO 4 SQ. FT.	16 GA
OVER 4 SQ. FT.	14 GA

5. WELD OR BRAZE ALL DUCT JOINTS AND SEAMS ON THE EXTERNAL SURFACE.
6. SUPPORT THE DUCTS AS REQUIRED. DO NOT PENETRATE DUCT WALLS WITH SCREWS, NAILS, ETC.
7. SECTIONS OF DUCT SHALL NOT CONTAIN GREASE POCKETS.



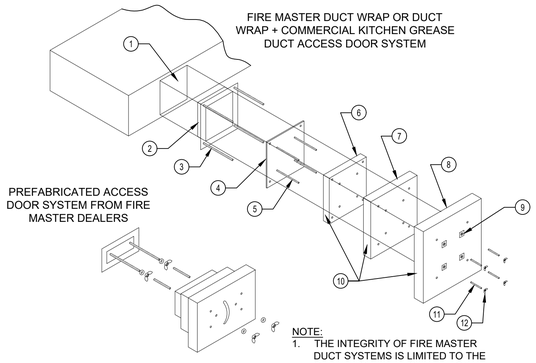
CANOPY TYPE (FRONT VIEW)

CLEAN OUT DOOR DETAIL
N.T.S.



(FOR REFERENCE ONLY)

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

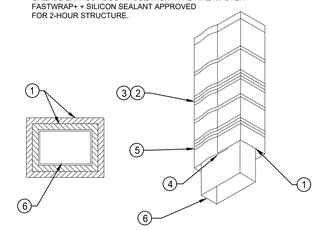


NOTE:
1. THE INTEGRITY OF FIRE MASTER DUCT SYSTEMS IS LIMITED TO THE QUALITY OF THE INSTALLATION.
2. REFER TO ICC EVALUATION REPORT 9424E.

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

GREASE DUCT ACCESS DOOR	2
Scale: NO SCALE	M-500

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



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

FOR SI: 1 INCH=25.4 MM UL # GL-18

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

2 HOUR GREASE DUCT WRAP	1
Scale: NO SCALE	M-500

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: EAC

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.c-p.com
Florida Corporate Certificate #AA C000526

02.27.19

GEORGIA REGISTERED No. PE032106 PROFESSIONAL ENGINEER JOSEPH F. KEENE

PANDA EXPRESS
TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

M-500

KITCHEN HOOD DETAILS

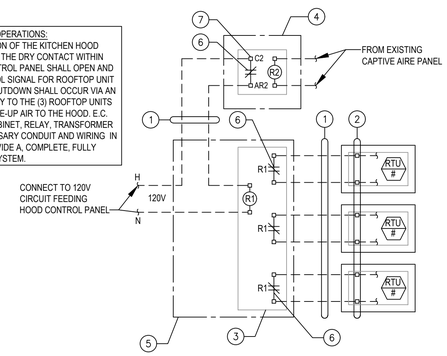
-	20	-	16
Scale: NO SCALE	M-501	Scale: NO SCALE	M-501

-	19	-	15
Scale: NO SCALE	M-501	Scale: NO SCALE	M-501

-	18	-	14
Scale: NO SCALE	M-501	Scale: NO SCALE	M-501

-	17	-	13
Scale: NO SCALE	M-501	Scale: NO SCALE	M-501

SEQUENCE OF OPERATIONS:
UPON ACTIVATION OF THE KITCHEN HOOD ANSUL SYSTEM, THE DRY CONTACT WITHIN THE HOOD CONTROL PANEL SHALL OPEN AND SEND A CONTROL SIGNAL FOR ROOFTOP UNIT SHUTDOWN. SHUTDOWN SHALL OCCUR VIA AN ISOLATION RELAY TO THE (3) ROOFTOP UNITS SUPPLYING MAKE-UP AIR TO THE HOOD. E.C. TO PROVIDE CABINET, RELAY, TRANSFORMER AND ALL NECESSARY CONDUIT AND WIRING IN ORDER TO PROVIDE A. COMPLETE, FULLY FUNCTIONING SYSTEM.

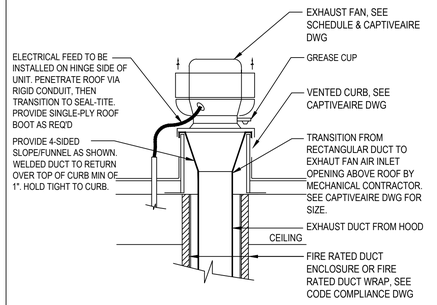


LEGEND

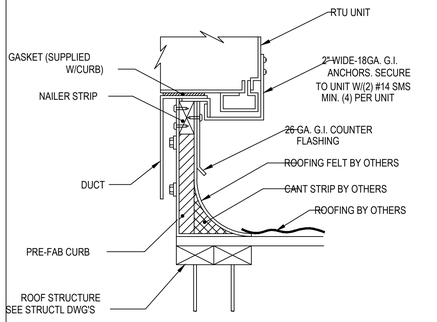
1. (2) #12 CONTROL WIRES IN 1/2" CONDUIT BY E.C.
2. M.C. TO CONNECT INTO REMOTE UNIT SHUTDOWN TERMINAL ON CARRIER ROOFTOP UNIT CONTROL BOARD AND REMOVE JUMPER. REFER TO MANUFACTURER FOR ADDITIONAL INFORMATION.
3. DPDT 120V RATED RELAY BY E.C. ENERGIZE FOR FAILSAFE OPERATION.
4. HOOD CONTROL PANEL AT KITCHEN.
5. 12X12X6 NEMA 1 CABINET MOUNTED ON WALL ADJACENT TO KITCHEN HOOD BY E.C.
6. N.O. DRY CONTACT (SHOWN ENERGIZED) THAT OPENS IN FIRE CONDITIONS.
7. 120V RATED DRY CONTACT WITHIN CAPTIVE AIRE PANEL.

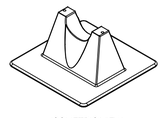
RTU CONTROL WIRING DIAGRAM	5	CONDENSATE SUPPORT ON ROOF	1
Scale: NO SCALE	M-501	Scale: NO SCALE	M-501

-	4	GREASE EXHAUST FAN DETAIL	3
Scale: NO SCALE	M-501	Scale: NO SCALE	M-501

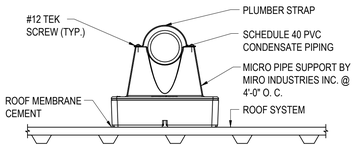


		RTU UNIT CURB DETAIL	2
		Scale: NO SCALE	M-501





ISOMETRIC VIEW



		CONDENSATE SUPPORT ON ROOF	1
		Scale: NO SCALE	M-501

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: EAC

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cpz.com
Florida Corporate Certificate #AA C000326

02.27.19

GEORGIA REGISTERED No. PE032106 PROFESSIONAL ENGINEER JOSEPH F. KEENE

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

M-501

MECHANICAL DETAILS

ELECTRICAL SPECIFICATIONS

PART 1 □□ENERAL

1.01 COORDINATION OF TRADES: SCHEDULE AND COORDINATE WORK WITH THAT OF OTHER DIVISIONS AND SECTIONS.
1.02 GUARANTEE IN WRITING THE ELECTRICAL INSTALLATION, AND ALL WORK UNDER THIS SECTION, FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER AGAINST ALL EVIDENCE OF IMPERFECT WORKMANSHIP OR FAILURE OR MALFUNCTION OF MATERIALS.

PART 2 □ PRODUCTS

2.01 MATERIALS AND EQUIPMENT
A. MATERIAL FURNISHED UNDER THIS CONTRACT, UNLESS OTHERWISE NOTED, SHALL BE NEW, FREE FROM DEFECTS AND SHALL CONFORM WITH THE STANDARDS OF UL.
B. VOLTAGE, AMPERE, AND OTHER RATINGS OF EQUIPMENT SHALL BE SUITABLE FOR USE INTENDED. DISCONNECT SWITCHES SHALL BE PROPERLY HORSEPOWER RATED AND SUITABLE FOR VOLTAGE, AND AMPERE RATING OF LOAD
C. THE DRAWINGS GENERALLY INDICATE THE RACEWAY SIZE, THE NUMBER, SIZE, AND INSULATION TYPE OF CONDUCTORS TO BE PROVIDED AND INSTALLED. WHERE THESE ITEMS DO NOT MEET MINIMUM APPLICABLE CODES, FOR EQUIPMENT BEING SERVED, COMPLY AS REQUIRED AT NO ADDITIONAL COST.
2.02 RACEWAYS
A. GALVANIZED RIGID CONDUIT (GRC); INCLUDING ELBOWS AND COUPLINGS.
B. INTERMEDIATE METAL CONDUIT (IMC); INCLUDING ELBOWS AND COUPLINGS.
C. ELECTRIC METALLIC TUBING (EMT) WITH FITTINGS OF PRESSED STEEL OR MALLEABLE IRON, COMPRESSION TYPE WITH INSULATED THROATS.
D. RIGID NON-METALLIC CONDUIT: (PVC) U.L. LABELED SCHEDULE 40 P.V.C.
2.03 DEVICE AND JUNCTION BOXES: INCLUDE PLASTER RINGS, COVERS, AND KO SEALS AS REQUIRED.
2.04 WIRE AND CABLE: UNLESS OTHERWISE NOTED, WIRE AND CABLE SHALL BE SOFT DRAWN, ANNEALED COPPER. WIRE SIZES NO. 8 AND LARGER AND CONDUCTORS SERVING MOTORS AND SUBJECT TO VIBRATIONS SHALL BE STRANDED CABLE. INSULATION TO BE THWN/THHN, JACKETED 90C INSULATED WIRE. PROVIDE WIRE COLOR IDENTIFICATION: NEUTRAL WIRE - WHITE, LIVE WIRE - BLACK, RED, BLUE ON 120/208 VOLT SYSTEM; NEUTRAL WIRE - GREY, LIVE WIRE - BROWN, ORANGE YELLOW ON 277/480 VOLT SYSTEM; GROUND - GREEN.
2.05 ADDED PANELS TO BE PANELBOARDS - LOAD CENTERS ARE NOT ACCEPTABLE UNLESS SPECIFICALLY APPROVED.
2.06 SERVICE ENTRANCE AND DISTRIBUTION GEAR BY G.E., SQUARE "D", CUTLER HAMMER/SIEMENS ONLY. INTERIOR PANELBOARDS SHALL BE RECESSED WITH FLANGED/REMOVABLE SCREW-ON COVER. SURFACE MOUNTED PANELBOARDS OR HINGED/FLUSH COVERS NOT ALLOWED.
2.07 SWITCHBOARDS: COPPER BUSSING WITH FULL CAPACITY NEUTRAL. ALUMINUM ALLOWED WHEN APPROVED BY ARCHITECT.
2.11 120/208 VOLT AND 277/480 VOLT PANELBOARDS: 3 PHASE, 4 WIRE, COPPER BUS, COMPOSED OF AN ASSEMBLY OF BOLT-IN-PLACE MOLDED CASE CIRCUIT BREAKERS WITH THERMAL AND MAGNETIC TRIP AND TRIP FREE POSITION SEPARATE FROM EITHER ON OR OFF POSITIONS.
2.13 SAFETY SWITCHES: FUSED, HEAVY DUTY, HORSEPOWER RATED.
2.14 STARTERS, CONTACTORS AND CONTROL DEVICES: PROVIDE AS SHOWN AND AS REQUIRED BY CODE. FURNISH COMPLETE WITH PILOT LIGHTS, AUXILIARY CONTACTS, PUSH BUTTONS, HAND-OFF-ON SWITCHES, CONTROL DEVICES, AND OVERLOAD RELAYS. THERMAL OVERLOADS TO BE SIZED PER MANUFACTURERS RECOMMENDATIONS. AMBIENT COMPENSATE ALL HEATERS EXPOSED TO HIGH TEMPERATURE OR INSTALLATION OUTSIDE.
2.16 NAMEPLATES: PROVIDE BLACK LAMICOID NAMEPLATES WITH 3/16" HIGH WHITE ENGRAVED LETTERS ON PANELS, SWITCHBOARDS, MAINS AND SUBMAINS, DISTRIBUTION EQUIPMENT, REMOTE SAFETY SWITCHES, CIRCUIT BREAKERS, TIME SWITCHES, CONTACTORS, AND STARTERS.
2.17 WIRING DEVICES
A. HUBBELL OR COMPARABLE LEVITON OR BRYANT: WHITE AND GREY IN COLOR - AS NOTED ON DRAWINGS. 15 AMP DEVICES ALLOWED ONLY WHEN SPECIFICALLY DENOTED ON ELECTRICAL CONSTRUCTION DRAWINGS.
B. TOGGLE SWITCHES: SINGLE POLE - HUBBELL 1221- 20A, 120/277V, THREE WAY - HUBBELL 1223- 20A, 120/277V, FOUR WAY - HUBBELL 1224- 20A, 120/277V.
C. RECEPTACLES: DUPLEX GROUNDING TYPE, SPECIFICATION GRADE, 125 VOLT, 20 AMPERES, SINGLE PHASE, HUBBELL NO. 5262 OR COMPARABLE.
D. GROUND FAULT INTERRUPTER TYPE RECEPTACLE: DUPLEX GROUNDING TYPE, SPECIFICATION GRADE, 125 VOLT, 20 AMPERES, SINGLE PHASE, 5 mA GROUND TRIP, FEED THROUGH CONSTRUCTION.
2.18 DEVICE PLATES: LEXAN (STA-KLEEN), SMOOTH FINISH IN STAINLESS STEEL - AS NOTED ON PLANS. MULTI-GANG OUTLET PLATES SHALL BE USED FOR MULTI-GANG BOXES.
2.19 NOT USED.
2.20 LIGHTING FIXTURES
A. ALL INTERIOR / BUILDING MOUNTED LIGHTING PROVIDED BY PX.
B. ALL EXTERIOR SITE LIGHTING IS PROVIDED AND INSTALLED BY GC.

PART □□E□ECUTION

3.01 GENERAL INSTALLATION
A. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE MADE IN A NEAT, APPROVED, FINISHED, AND SAFE MANNER.
B. INSPECT AND MAKE TIGHT ALL CONNECTIONS FOR ALL EQUIPMENT, INCLUDING FACTORY CONNECTIONS. TORQUE ALL CONNECTIONS PER MANUFACTURER'S RECOMMENDATIONS.
C. LIGHTING FIXTURES INSTALLED AND USED FOR LIGHTING DURING CONSTRUCTION SHALL BE RELAMPED WITH NEW LAMPS JUST PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
D. INSTALL SEISMIC RESTRAINT DEVICES FOR ALL CEILING MOUNTED EQUIPMENT, I.E. FLUORESCENT LAY-IN FIXTURES. PROVIDE GRID CLIPS AND #12 SLACK WIRES FROM FIXTURE CORNERS TO STRUCTURE.
3.02 RACEWAYS
A. INSTALL COMPLETE RACEWAY SYSTEMS FOR ALL ELECTRICAL CONDUCTORS INCLUDING TELEPHONE, SIGNAL, CONTROL, AND OTHER SYSTEMS.
B. UNLESS OTHERWISE NOTED, INSTALL ALL RACEWAYS CONCEALED. WHERE IT IS NOT FEASIBLE TO CONCEAL RACEWAYS, INSTALL AS DIRECTED BY ARCHITECT.
C. INSTALL EXPOSED RACEWAYS TO RUN PARALLEL OR AT RIGHT ANGLES TO STRUCTURAL BUILDING LINES WITH NEAT BENDS AND NEATLY OFFSET INTO TERMINATIONS.
D. IN EMPTY RACEWAY PROVIDE AND INSTALL A NO. 14 NYLON DRAG LINE.
E. INSTALL RACEWAYS WITH APPROVED HEAVY DUTY SUPPORTS, STRAPS, HANGERS, CONNECTORS, AND COUPLINGS AS REQUIRED TO MAINTAIN AN APPROVED INSTALLATION.
F. DO NOT INSTALL CONDUIT RACEWAYS IN CONCRETE SLABS.
H. MINIMUM CONDUIT SIZE TO BE 3/4" U.N.O.
3.03 GALVANIZED RIGID CONDUIT (GRC) ALL RACEWAYS SHALL BE GRC EXCEPT AS NOTED OR SHOWN. CONDUIT, ELBOWS, STANDARD COUPLINGS SHALL BE HOT DIPPED GALVANIZED RIGID STEEL. IF PARTITIONS OR WALLS ARE SOLID CONCRETE OR ARE GROUTED SOLID WITH CONCRETE OR MORTAR, RIGID STEEL CONDUIT SHALL BE USED,
3.04 INTERMEDIATE METAL CONDUIT (IMC) IMC RACEWAY AND APPROVED FITTINGS WHERE PERMITTED BY APPLICABLE CODES AND REGULATIONS MAY BE USED IN LIEU OF RIGID STEEL CONDUIT, WHERE INSTALLED ABOVE FINISH GRADE AND ABOVE CONCRETE SLABS ON GRADE.
3.05 ELECTRIC METALLIC TUBING (EMT) EMT MAY BE USED WHERE CONCEALED IN AREAS ABOVE CEILINGS, FURRED SPACES, PARTITIONS OR WALLS. ALSO MAY BE EXPOSED, WHEN NOT IN HAZARDOUS AREAS, AREAS SUBJECT TO PHYSICAL DAMAGE, OR WHEN DIRECTLY EXPOSED TO RAIN OR WASH-DOWN.
3.06 FLEXIBLE METAL CONDUIT (FLEX) USE FLEXIBLE CONDUITS FOR CONNECTIONS TO MOTORS, WHERE SUBJECT TO MOVEMENT OR VIBRATION, AND LIQUID TIGHT WHERE EXPOSED TO MOISTURE OR OIL
3.07 RIGID NONMETALLIC CONDUIT PVC SCHEDULE 40 MAY BE INSTALLED FOR DIRECT BURIAL RACEWAYS WHERE INSTALLED WITH MINIMUM COVERAGE PER NEC TABLE 300-5.
3.08 OUTLET, PULL AND JUNCTION BOXES
A. UNLESS OTHERWISE SHOWN OR AS DIRECTED PRIOR TO INSTALLATION, OUTLET BOXES SHALL GENERALLY BE PLACED AT THE FOLLOWING HEIGHTS, CENTER OF BOX TO FINISHED FLOOR LEVEL.
B. WALL SWITCHES: 44".
C. CONVENIENCE RECEPTACLES: 18" (OR 4" ABOVE COUNTERS) AND/OR AS NOTED. (SIMILAR TYPE OUTLETS SHALL BE MOUNTED AT SAME HEIGHT IN EACH AREA). GROUNDING PIN AT BOTTOM.
3.09 CONDUCTORS (COPPER ONLY)
A. USE SPECIFIED COLOR SCHEDULE FOR ALL WIRING. WHERE LARGE CONDUCTORS ARE NOT AVAILABLE IN COLORS, IDENTIFY WITH PERMANENT COLORED TAPE AT ALL TERMINATIONS, JUNCTION BOXES, ETC. COLOR CODING PER NEC.
B. MAKE TAPS, JOINTS, SPLICES, AND OTHER CONNECTIONS WITH FIXTURE CONNECTORS.
C. DO NOT INSTALL WIRING OR PULL WIRES, IN RACEWAYS UNTIL RACEWAY SYSTEM IS COMPLETE, CLEAN AND DRY AND FREE OF ALL FOREIGN MATERIALS. LUBRICATE AS REQUIRED WITH SPECIFIED LUBRICANT.
D. MINIMUM CONDUCTOR SIZE TO BE #12 CU. THWN.
3.10 LIGHTING FIXTURES
A. LEAVE FIXTURES AND LAMPS CLEAN OF ALL DIRT, DUST, GREASE SPOTS AND DEBRIS AND ALL GLASS, PLASTIC AND OTHER COMPONENTS, UNSCRATCHED AND UNBROKEN.
B. FIT AND ADJUST ALL FIXTURES. WHERE STRUCTURAL CONDITIONS, PARTITIONS, FURNITURE, SHELVING, AND AIR CONDITIONING DIFFUSERS INTERFERE WITH THE LIGHTING FIXTURES AT LOCATIONS SHOWN, NOTIFY ARCHITECT IN WRITING AND RELOCATE AT NO ADDITIONAL COST AS DIRECTED.
C. FIXTURES WITH FINISH TRIM OR LENS FRAMES SHALL BE GASKETED AND BAFFLED TO PREVENT LIGHT LEAKS. INSTALL SO THAT NO LIGHT LEAKS EXIST.
D. FIXTURES MOUNTED DIRECTLY ON COMBUSTIBLE LOW-DENSITY CEILINGS SHALL BE UL APPROVED FOR THIS CONDITION AND BE PLAINLY MARKED SO INDICATING.
3.11 GROUNDING
A. GROUNDING FOR DISTRIBUTION EQUIPMENT, EQUIPMENT AND MATERIALS WITH ELECTRICAL CONNECTIONS, ELECTRIC MOTOR FRAMES, ELECTRIC RACEWAY AND RELATED EQUIPMENT, SHALL BE EFFECTIVELY AND PERMANENTLY GROUNDED IN ACCORDANCE WITH PERTINENT SECTIONS OF ARTICLE 250 OF NEC. RESISTANCE TO GROUND SHALL NOT EXCEED 10 OHMS.
B. ALL RACEWAYS SHALL HAVE AN APPROVED SIZED, INSULATED, STRANDED COPPER GROUNDING TYPE CONDUCTOR.
C. WHERE RACEWAYS CONNECT TO A CONCENTRIC K.O. PROVIDE GROUNDING LOCKNUT OR BUSHING AND BOND WIRE EXTENDED AND BONDED TO ENCLOSURE, SIZE AS PER NEC.
3.12 DITCHING, EXCAVATION AND BACKFILLING: PERFORM ALL DITCHING, EXCAVATION AND BACKFILLING REQUIRED FOR THE ELECTRICAL WORK. PROVIDE AND MAINTAIN ALL SHEATHING, BRACING AND PROPER GUARDS FOR PREVENTION OF ACCIDENTS.
3.13 UTILITY COMPANY SERVICE CONTRACTOR TO BE RESPONSIBLE FOR COORDINATING AND PROVIDING REQUIRED WORK FOR SUPPLYING ELECTRICAL POWER AND COMMUNICATIONS UTILITIES TO THE PROJECT.
3.14 FINAL INSPECTION TESTS TEST SYSTEM FOR SHORTS AND GROUNDS. FAULTY WIRING SHALL BE REMOVED AND REPLACED. AFTER SYSTEM IS CONNECTED COMPLETE, TEST FOR INSULATION RESISTANCE. RESISTANCE LOWER THAN OUTLINED IN THE NEC, MANUFACTURER'S DATA, ETC., SHALL BE REMOVED AND REPLACED. ANY DEVICE, APPARATUS OR FIXTURE UNDER THIS CONTRACT SHOWING SUBSTANDARD READINGS SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE ARCHITECT.
3.15 LABEL ALL RECEPTACLES WITH 3/16" HIGH BLACK LETTERING ON CLEAR TAPE. IF THE RECEPTACLE IS BLACK OR BROWN, PROVIDE WHITE LETTERING ON CLEAR TAPE. LABEL TO BE NEATLY CENTERED IN THE TOP SPACE OF THE COVERPLATE, AND INDICATE THE SERVING PANEL AND CIRCUIT ORIGIN.

ELECTRICAL SPECIFICATIONS	3
NOT TO SCALE	E-000

GENERAL NOTES

1. THE ELECTRICAL DRAWINGS, SPECIFICATIONS AND GENERAL NOTES DESCRIBE THE RECOMMENDED SCOPE OF WORK AND THE DOCUMENTS SHALL BE USED FOR THE PURPOSE OF BIDDING, BUILDING DEPARTMENT REVIEW, AND TO SECURE THE NECESSARY CONSTRUCTION PERMIT ONLY.

2. BRANCH CONTROL CIRCUITING AND WIRE COUNT MAY NOT BE INDICATED ON THESE PLANS. CONTRACTOR IS RESPONSIBLE TO COMPLETE THE BRANCH CIRCUIT WIRING IN ACCORDANCE WITH PLAN NOTES AND AS PERMITTED BY AUTHORITY. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS AS A PART OF RECORD DRAWING SUBMITTAL TO ARCHITECT AND AUTHORITY HAVING JURISDICTION (AHJ).

3. ELECTRICAL INSTALLATION SHALL COMPLY WITH THE LOCALLY ADOPTED, AS NATIONAL ELECTRICAL CODE ADAPTED BY THE JURISDICTION AND ANY LOCAL SUPPLIMENTS.

4. ALL EQUIPMENT SHOWN IS NEW, CONTRACTOR FURNISHED AND INSTALLED, UNLESS OTHERWISE NOTED. IF CONTRACTOR PROPOSED TO SUBSTITUTE SPECIFIC EQUIPMENT SPECIFIED, HE SHALL SUBMIT HIS REQUEST FOR CONSIDERATION TO THE OWNER AND ENGINEER PRIOR TO THE BID IN WRITING. ALL SUBSTITIONS MUST BE REVIEWED BY THE ENGINEER. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE AT HIS OWN EXPENSE FOR ANY CHANGE RESULTING FROM HIS PROPOSED SUBSTITIONS WHICH AFFECT OTHER PARTS OF HIS OWN WORK, OR SUBSTITUTIONS WHICH AFFECT OTHER PARTS OF HIS OWN WORK OR THE WORK OF OTHER CONTRACTORS.

5. THE ELECTRICAL DRAWINGS, CONDUIT RUNS, WIRING AND ELECTRICAL INFORMATION ARE DIAGRAMMATIC ONLY. DO NOT SCALE THE ELECTRICAL DRAWINGS TO DETERMINE THE LOCATION OF EQUIPMENT OR OUTLETS.

6. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF ALL LIGHTING FIXTURES, CEILING MOUNTED OUTLETS AND EQUIPMENT.

7. ALL DEVICE MOUNTING HEIGHTS AND EXACT LOCATIONS SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS AND ELEVATIONS PRIOR TO ROUGH-IN.

8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY TYPES OF CEILING SYSTEM. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SHALL BE LISTED AND LABELED FOR USE IN SUCH LOCATIONS.

9. ALL RECESSED LIGHTING FIXTURES, PANELBOARDS, SWITCHES, ETC., MOUNTED IN FIRE RATED STRUCTURES SHALL BE ENCLOSED WITH AN APPROVED ENCLOSURE CARRYING THE SAME FIRE RATING AS THE STRUCTURE.

10. PORTIONS OF THE CEILING SYSTEMS MAY BE INACCESSIBLE, THEREFORE, THE CONTRACTOR SHALL STRATEGICALLY LOCATE ACCESS BOXES, ETC., WHICH SHALL BE READILY ACCESSIBLE. ALL LIGHTING FIXTURE WIRING, BALLASTS, J-BOXES, ETC. SHALL BE ACCESSIBLE FROM FIXTURE OPENING.

11. ALL WIRING AND ELECTRICAL EQUIPMENT INSTALLED FOR MECHANICAL AND PLUMBING EQUIPMENT SHALL BE IN ACCORDANCE WITH MECHANICAL AND PLUMBING SPECIFICATIONS AND ASSOCIATED DRAWINGS. CONTRACTOR SHOULD OBTAIN THE REQUIRED MECHANICAL AND PLUMBING DRAWINGS AND PROVIDE ALL EQUIPMENT, RACEWAYS, WIRING, ETC., AS INDICATED THEREON AS PROVIDED UNDER THE ELECTRICAL WORK.

12. ALL FINAL CONNECTIONS TO OWNER FURNISHED EQUIPMENT SHALL BE MADE BY THE CONTRACTOR, UNLESS OTHERWISE NOTED. VERIFY ELECTRICAL CHARACTERISTICS AND U.L. LISTING PRIOR TO CONNECTION.

13. THE CONTRACTOR SHALL VERIFY THE LOAD INPUT VOLTAGE OF ALL EQUIPMENT PRIOR TO INSTALLATION. ACCEPTING ANY EQUIPMENT RESULTING IN A LOAD INCREASE SHALL BE THE RESPONSIBILITY OF CONTRACTOR.

14. ELECTRICAL OUTLETS ON OPPOSITE SIDES OF FIRE RATED WALLS AND PARTITIONS MUST BE SEPARATED BY DISTANCE OF 24 IN. HORIZONTALLY, IN ACCORDANCE WITH I.B.C. SEC. 711.3.2. OPENINGS IN FIRE RATED WALLS GREATER THAN 16 SQ. IN. MUST BE FIRE STOPPED.

15. PROVIDE AN ADDITIONAL JUNCTION BOX (SIZE AS REQUIRED) WHERE THE NUMBER OF CONDUCTORS EXCEEDS THE MAXIMUM ALLOWED FOR A GIVEN JUNCTION POINT OR OUTLET.

16. CONDUCTORS SHALL BE COPPER THHN/THWN 600 VOLT INSULATION UNLESS OTHERWISE NOTED. USE PROPER TEMPERATURE RATING OF CONDUCTORS BASED ON THE AMBIENT AIR TEMPERATURE WHERE CONDUCTORS ARE BEING USED. HIGHER AMPACITY CONDUCTOR AND LARGER RACEWAY SHALL BE PROVIDED TO OFFSET THE AMPACITY CORRECTION FACTORS AS INDICATED IN NEC TABLE 310 AND ELSEWHERE IN CODE.

17. ALL FLUORESCENT BALLASTS AND LAMPS PROVIDED BY PX.

18. DO ALL DRILLING, CUTTING, CHANNELING AS REQUIRED FOR ELECTRICAL WORK AND INDICATED OR HEREIN SPECIFIED. ALL HOLES, CURBS, ETC., IN FLOORS, CEILINGS AND WALLS SHALL BE PATCHED, UNLESS INDICATED OTHERWISE. PAINT ALL EXPOSED ELECTRICAL RACEWAYS, CABINETS, ENCLOSURES AND FITTING TO MATCH IN COLOR TO ADJACENT SURFACES IN FINISHED AREAS. (PROTECT UL LISTINGS LABELS FROM PAINT).

19. SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS, CEILINGS, FLOORS, ETC., TO MAINTAIN THE FIRE RATING. FURNISH AND INSTALL FIRE RATED ENCLOSURE FOR ALL EQUIPMENT PENETRATING INTO FIRE RATED ENVELOPS, SPACES ETC.

20. EMERGENCY LIGHTING SHALL BE PROVIDED PER U.B.C. AND SHALL BE DESIGNED TO PROVIDE MINIMUM REQUIRED FOOTCANDLES AND LUMENS. PROVIDE ADDITIONAL EMERGENCY ILLUMINATION AS REQUIRED BY INSPECTION AUTHORITIES HAVING JURISDICTIONS.

21. ALL ELECTRICAL EQUIPMENT SHALL BE BRACED OR ANCHORED TO RESIST A HORIZONTAL FORCE ACTING IN ANY DIRECTION USING THE FOLLOWING CRITERIA. [NON HEALTH CARE FACILITY INCLUDE OSHPD NOTES FOR HEALTH CARE FACILITY]

FIXED EQUIPMENT ON GRADE: OPERATING WEIGHT	33% OF
FIXED EQUIPMENT ON STRUCTURE: OPERATING WEIGHT	50% OF
EMERGENCY POWER AND COMMUNICATION & EQUIPMENT ON GRADE: OPERATING WEIGHT	50% OF
EMERGENCY POWER AND COMMUNICATION ON STRUCTURE: OPERATING WEIGHT	75% OF

FOR FLEXIBLE MOUNTED EQUIPMENT USE 2 X THE ABOVE VALUES.
SIMULTANEOUS VERTICAL FORCE - USE 1/3 X HORIZONTAL FORCE.

CONDUIT, BUSDUCT, CABLE TRAY, WIREWAYS, ETC., SHALL BE BRACED IN ACCORDANCE WITH "GUILDELINES", PUBLISHED BY SMACNA AND PPIC.

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

GENERAL NOTES	2
NOT TO SCALE	E-000

MC CABLE SHALL NOT BE USED. PREWIRED MC CABLE WHIPS FROM LIGHTING FIXTURES ARE ACCEPTABLE WHEN SUPPLIED WITH THE FIXTURE AND NO LONGER THAN 72".

ELECTRICIAN TO PROVIDE STAINLESS STEEL COVER PLATES FOR ALL LOW VOLTAGE JUNCTION BOXES.

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

ELECTRICAL SYMBOLS LIST

NOTE: ALL DIMENSIONS GIVEN ARE TO DEVICE CENTERLINES. CONTRACTOR TO COORDINATE ALL INSTALLATIONS.

POWER DISTRIBUTION

- S_M SINGLE-POLE SWITCH, MANUAL MOTOR STARTER
- J J-BOX (WITH FLEX CONNECTION TO EQUIPMENT.)
- D DISCONNECT SWITCH, WITH RATING AS SHOWN ON PLANS
- CJ COMBINATION DISCONNECT SWITCH / MOTOR STARTER FURNISHED BY ELECTRICAL CONTRACTOR.
- #X BRANCH CIRCUITRY CONCEALED IN WALL OR CEILING WITH ADDITIONAL #12 INSULATED GND. U.N.O. HACHURES INDICATE NUMBER OF CURRENT CARRYING CONDUCTORS. 'X' INDICATES ADDITIONAL INSULATED, ISOLATED GROUND CONDUCTORS.
- BRANCH CIRCUITRY HOMERUN TO PANEL AS NOTED ON PLANS
- INDICATES EXTERIOR UNDERGROUND WIRE RUNS.

LIGHTING & LIGHTING CONTROLS

- L1 LIGHTING FIXTURE. SUBSCRIPT LETTER DENOTES FIXTURE TYPE AS DESCRIBED IN LIGHT FIXTURE SCHEDULE.
- S_a SINGLE-POLE SWITCH @ 44" A.F.F. U.N.O. LOWER CASE LETTER DENOTES FIXTURE CONTROL. 300V. 20A.
- S_2 TWO-POLE SWITCH @ 44" A.F.F. U.N.O. LOWER CASE LETTER DENOTES FIXTURE CONTROL. 300V. 20A.
- S_P SINGLE-POLE LIGHT SWITCH WITH PILOT LIGHT @ 44" A.F.F. U.N.O. 300V. 20A.
- S OCCUPANCY SENSOR SWITCH WITH OFF CONTROL. AND ADJUSTABLE SETTINGS FOR TIME OFF DELAY, FOOTCANDLE LEVEL, AND MASKING. WATTSTOPPER OR EQUAL, MOUNT AT 44" A.F.F. U.N.O. USE PW-100 FOR OFFICES/CONF/ETC., WI-200 FOR CLASSROOMS/LARGE ROOMS/ETC.
- CEILING MOUNT DUAL TECHNOLOGY ULTRASONIC / P.I.R. MOTION SENSOR TO CONTROL POWER TO ROOM SWITCHES - WATTSTOPPER #DT-300 (WITH POWER PACK) OR EQUAL.

ABBREVIATIONS

A.	AMPERES	M.C.B.	MAIN CIRCUIT BREAKER
AL	ALUMINUM	M.L.O.	MAIN LUGS ONLY
A.F.F.	ABOVE FINISHED FLOOR	MTD.	MOUNTED
A.F.G.	ABOVE FINISHED GRADE	P.	POLE
C.	CONDUIT	SW.	SWITCH
C/B	CIRCUIT BREAKER	T.M.B.	TELEPHONE MOUNTING BOARD
CU.	COPPER	TYP.	TYPICAL
DISC.	DISCONNECT	U.N.O.	UNLESS NOTED OTHERWISE
F.	FUSE	V.	VOLTS
GFI	GROUND FAULT CURRENT INTERRUPTER	W.	WIRE
		W.P.	WEATHERPROOF
GND.	GROUND	XFMR	TRANSFORMER
H.P.	HORSE POWER	Ø	PHASE
k	1000		

RECEPTACLES & COMMUNICATIONS OUTLETS

- DUPLEX CONVENIENCE OUTLET, 20A, 125V, MTD @ 18" A.F.F. U.N.O.
- SIMPLEX CONVENIENCE OUTLET, 20A, 125V, MTD @ 18" A.F.F. U.N.O.
- DUPLEX CONVENIENCE OUTLET MOUNTED 3" ABOVE COUNTERTOP BACKSPLASH OR APPROXIMATELY 44" A.F.F.
- GFCI DUPLEX CONVENIENCE OUTLET, 20A, 125V, 5 mA TRIP, MTD @ 18" A.F.F. U.N.O.
- GFCI DUPLEX CONVENIENCE OUTLET MOUNTED 3" ABOVE COUNTERTOP BACKSPLASH OR APPROXIMATELY 44" A.F.F.
- TELEPHONE OUTLET. PROVIDE FLUSH J-BOX @ + 18" AFF U.N.O W/ 1" CONDUIT W/ PULL WIRE TO MANAGER'S STATION. 'w' SUBSCRIPT INDICATES WALL PHONE AT 54" AFF.
- DATA OUTLET. PROVIDE FLUSH J-BOX @ + 18" A.F.F. U.N.O W/ 1" CONDUIT WITH PULL WIRE TO MANAGER'S STATION.
- COMBINATION TEL/DATA OUTLET. PROVIDE FLUSH J-BOX @ + 18" AFF U.N.O W/ 1" CONDUIT WITH PULL WIRE TO MANAGER'S STATION.
- T.V. SYSTEM DATA OUTLET. PROVIDE FLUSH J-BOX @ + 18" A.F.F. U.N.O W/ 1" CONDUIT WITH PULL WIRE TO MANAGER'S STATION. WHEN SHOWN ADJACENT RECEPTACLE, MOUNT AT RECEPTACLE HEIGHT. REFER TO RECEPTACLE FOR MOUNTING HEIGHT.
- SPECIAL PURPOSE RECEPTACLE MTD. @ 18" A.F.F. U.N.O., AMPERAGE AND PHASE AS NOTED ON PLANS, NEMA CONFIGURATION AS REQ'D.
- ISOLATED GROUND DUPLEX CONVENIENCE OUTLET (ORANGE), 20A., 125V., MTD @ +18" A.F.F.
- DOUBLE DUPLEX CONVENIENCE OUTLETS UNDER COMMON COVER
- ISOLATED DOUBLE DUPLEX CONVENIENCE OUTLETS (ORANGE) 20A., 125V.
- SPK SPEAKER

FIRE ALARM

- MANUAL PULL STATION WITH KEYED RESET. MOUNT UNIT AT 44" A.F.F. ALIGN WITH LIGHT SWITCH IF APPLICABLE.
- XENON STROBE UNIT MOUNTED AT 80" A.F.F. OR 6" BELOW CEILING (WHICHEVER IS LOWER). MUST MEET OR EXCEED A.D.A. REQUIREMENTS.
- COMBINATION XENON STROBE AND HORN/CHIME UNIT MOUNTED AT 80" A.F.F. OR 6" BELOW CEILING (WHICHEVER IS LOWER). UNIT MUST MEET OR EXCEED A.D.A. REQUIREMENTS.
- FACP FIRE ALARM CONTROL PANEL. MOUNT TOP OF UNIT AT 72" A.F.F.
- FAAP FIRE ALARM ANNUNCIATION PANEL. MOUNT TOP OF UNIT AT 72" A.F.F.
- PHOTO ELECTRIC TYPE SMOKE DETECTOR.
- DUCT MOUNTED PHOTO ELECTRIC SMOKE DETECTOR.
- RATE OF RISE HEAT DETECTOR.

ELECTRICAL SYMBOLS	1
NOT TO SCALE	E-000

PANDA EXPRESS · CHINESE KITCHEN

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: LL

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cp.com
Florida Corporate Certificate #AA C000526

02.27.19

GEORGIA REGISTERED No. PE039430 PROFESSIONAL ENGINEER JAISON P MORAS

JAISON MORAS,
GA #039430

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

E-000

ELECTRICAL SYMBOLS
SPECIFICATIONS, NOTES

TRUE WARM & WELCOME 2200

LIGHTING FIXTURE SCHEDULE

PROVIDED FOR INFORMATION ONLY.
VERIFY AND INSTALL PER ELECTRICAL DRAWING

08-28-18

ITEM	SYMBOL	DESCRIPTION	QTY.	WATTS	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.	7	45	LSI FIXTURE: SFP24-50-UE-DIM-35	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC
L1EM -	L1EM	T-BAR CEILING RECESSED MOUNTED LED LIGHTING EMERGENCY FIXTURE, 2' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.	3	45	LSI FIXTURE: SFP24-50-UE-DIM-EM	EMERGENCY KITCHEN CEILING LIGHTS FURNISHED BY OWNER INSTALLED BY GC
L1B -	L1B	T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 2', 120V BAKED-ON WHITE ENAMEL FINISH.	1	36	LSI FIXTURE: SFP22-30-UE-DIM-35-U	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC
L4HO -	L4HO	UNIVERSAL MOUNT EXIT SIGN, LED LIGHTED, 120/277V WITH BATTERY PACK, 2 FACE, GREEN LETTER	2	3.6	EXITRONIX GVEX-U-BP-WB-BL-R6	EXIT SIGN FURNISHED BY OWNER, INSTALLED BY GC
L4 -	L4	UNIVERSAL MOUNT EXIT SIGN, LED LIGHTED, 120/277V WITH BATTERY PACK, 2 FACE, GREEN LETTER	1	3.6	EXITRONIX GVEX-U-BP-WB-BL	EXIT SIGN FURNISHED BY OWNER, INSTALLED BY GC
L6A -	L6A	HOOD LIGHT	12	40	FURNISHED & INSTALLED BY EQUIPMENT SUPPLIER	LIGHTS SUPPLIED & PRE-WIRED BY HOOD VENDOR. ELEC. CONTRACTOR TO CONNECT MAIN WIRES TO SHUNT TRIP BREAKER AND HOOD CONTROL PANEL
L6B -	L6B	WALK-IN COOLER FLUORESCENT LIGHT, 120 V 48"	2	56	KASON FIXTURE: # 18180F00048	FURNISHED BY WIC VENDOR, G.R.E., INSTALLED BY GC
L19 -	L19	DOWN LIGHT, RECESSED IN CEILING	41	14	ELITE HOUSING: LD6-ICAT LED MODULE: ELITE LED LIGHTING RL607-14W-120-FL-30K-SN-SN	FURNISHED BY OWNER, INSTALLED BY GC
L19EM -	L19EM	EMERGENCY DOWN LIGHT, RECESSED IN CEILING	6	14	ELITE HOUSING: LD6-ICAT LED MODULE: ELITE LED LIGHTING RL607-14W-120-FL-30K-SN-SN	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-12-LC-V1 FURNISHED BY OWNER INSTALLED BY GC
L20 -	L20	3 3/4" APERTURE ADJUSTABLE ELBOW LYTECASTER RECESSED DOWNLIGHT	15	6	LIGHTOLIER: LYTECASTER - 378WHX FRAME-IN KIT: 302MRSPX BULB: GE - LED5.5DMR1683035	REFER ARCHITECTURAL DRAWINGS FOR LOCATION. FURNISHED BY OWNER, INSTALLED BY GC
L26 -	L26	DECORATIVE PENDANT LIGHT LED EDISON	8	4	BENTWOOD PENDANTS: (2) A_CIRCLE; (2) B_ONION; (2) C_OBLONG; (2) D_BARREL BULB: LED EDISON LAMP 1173467	FURNISHED BY OWNER, INSTALLED BY GC. REFER TO RCP FOR HEIGHT.
L30 -	L30	WHITE LED AT SERVICE COUNTER SOFFIT	47 L.F.	1.08 W/ft.	LUXEM BRIGHT FIXTURE: BLAZE LED	FURNISHED BY OWNER, INSTALLED BY GC
L35 -	L35	9.8" DIA. DECORATIVE ISLA PENDANT LF LED	4	4	LBL LIGHTING, MODEL # 512 AM BZ BULB: LED EDISON LAMP 1173467	FURNISHED BY OWNER, INSTALLED BY GC. REFER TO RCP FOR HEIGHT.
L100 -	L-100	MICRO INVERTER	1	n/a	ISOLITE #IMI 125	FURNISHED BY OWNER, INSTALLED BY GC
	S	SPEAKER	-	-		FURNISHED BY MUSIC VENDOR, INSTALLED BY MUSIC VENDOR

NIGHT LIGHTING REQUIREMENTS: "NL" DESIGNATION INDICATED NIGHT LIGHT ON UNSWITCED 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
4. ONE NL BY MANAGER STATION

EXTERIOR LIGHTING

L85A -		WALL MOUNTED OVER SERVICE DOOR FIXTURE	1	42	HUBBELL, NRG1100 BRONZE NRG-1143-B, 42W CFL	FURNISHED BY OWNER, INSTALLED BY GC REFER TO ARCHITECTURAL ELEVATION FOR LOCATIONS
L86 -		EXITRONIX EMERGENCY LIGHT	2	1.5	MLED1-G-WP	OVER EXTERIOR ENTRANCE DOOR MOUNTED @ 10'-0" AFF FURNISHED BY OWNER, INSTALLED BY GC
L86A -		EXTERIOR RECESS EMERGENCY LIGHT UNDER RED ENTRANCE PORTAL	1	14	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
L90 -	L90	EXTERIOR WALL SCONCE	2	6	HINKLEY LIGHTING ATLANTIS: 1649BZ-LED 6W LED REPLACEMENT	FURNISHED BY OWNER, INSTALLED BY GC
L40 -	L40	LINEAR LIGHT AT EXTERIOR STORAGE ROOM	1	38	COOPER MX-4VT2-LD4-6-DR-UNV-L840-CD1-WL-U	FURNISHED BY OWNER, INSTALLED BY GC

EQUIPMENT SCHEDULE

04-20-18

PLUMBING: FS INDIRECT CONNECTION TO FLOOR SINK; D DIRECT CONNECTION; RIH ROUGH IN HEIGHT (TO CENTER OF CONNECTION)
ELECTRICAL: D DIRECT CONNECTION; C CONVENIENT OUTLET; FSO FLOOR STUB OUT; DC DROPPED CORD
DESCRIPTION: O OWNER(PANDA EXPRESS, INC.); GC GENERAL CONTRACTOR; EC ELECTRICAL CONTRACTOR; KEC KITCHEN EQUIPMENT COMPANY; S SERVING AREA; K KITCHEN; (E) EXISTING

SUPPLY BY	GAS K BTU	GAS R.I.H.	GAS SIZE	WASTE TYPE	WASTE SIZE	COLD WATER R.I.H.	COLD WATER SIZE	HOT WATER R.I.H.	HOT WATER SIZE	CONNECTION R.I.H.	CONNECTION TYPE	LOAD WATT	PHASE	H.P.	VOLTS	REMARKS	DIMENSIONS W x D x H (ø x H)	MANUFACTURE	MODEL #	EQUIPMENT	NO.
SERVING AREA EQUIPMENT																					
O																SEE DETAIL	SEE PLAN	KEC	CUSTOM	HOT WELLS COUNTER, SERVICE	1B
O																SEE DETAIL	SEE PLAN	KEC	CUSTOM	SNEEZE GUARD	1S2
O										REF. ELEC.	D	475W	1		120	3 HEATING ELEMENTS	42.375" X 4.25" X 2.375"	GENERAL		43" RADIANT TOP HEATER	1S2b1
O											D	625W	1		120	4 HEATING ELEMENTS	55.375" X 4.25" X 2.625"	GENERAL		56" RADIANT TOP HEATER (2)	1S2b2
O											D	475W	1		120	3 HEATING ELEMENTS	42 1/8"x4.25"x2 5/8"	GENERAL		43" RADIANT TOP HEATER (2)	1S2-S1d
O											D	15A	1		120	SEE DETAIL	SEE PLAN	KEC	CUSTOM	CASHIER & BEVERAGE COUNTER	2Q
O											C	650W	1		120	INDUCTION WARMER	15 3/4" DIA	I/O CONTROLS CORP	ABC-065-14	INDUCTION WELL - 17QT	3J
O											C	650W	1		120	INDUCTION WARMER	12 1/8" DIA	I/O CONTROLS CORP	ABC-065-10	INDUCTION WELL - 11QT	3K
O											C	250W	1		120		11 7/8" DIA. X 16"	VOLLRATH	74701DW	SOUP WARMER	3T
O				FS	3/4"						C	9.3A	1		120	W/LID DISPENSER	30"x30"x35"	CORNELIUS	IDC-255	BEVERAGE DISPENSER	4AB
O										66"	C	7.2A	1		120	ON S/S SHELF	15"x11"X16"	CORNELIUS		BOOSTER	4B
O																	40"x18"	CORNELIUS		SODA RACK	4C
O																ON 6" CURB	#26"	CHART	CARBO-MAX 750	CO2 TANK	4D
O										15" & 80"	C		1		120			CO2Meter.com	RAD-0102-6	CO2 MONITOR & DISPLAY	4D-S1
O						96"	1/2"									WALL MOUNT	8"x2 3/8"x23 5/8"	3M WATER FILTRATION	BEV190-56164-01	WATER FILTER	4F
O				FS	1/2"												34"x17"x6 1/2"	KEC	CUSTOM	36" COLD PAN	5C
																	SEE PLAN	KEC	CUSTOM	S/S COUNTER WITH SINK	6B
O										24"							SEE PLAN	KEC	CUSTOM	HOT WELLS COUNTER - DRIVE THRU	6F
O										24"							SEE PLAN	KEC	CUSTOM	CASHIER & BEVERAGE COUNTER- DT	9B
O										24"	C	14.8A	1		120	NEMA 5 PLUG	11" X 22" X 34"	BUNN	TB3	ICED TEA BREWER (2)	9D
O				FS	1/2"	24"	1/2"			84"	C	1.1A	1		120	---	22" X 14" X 26.5"	MANITOWOC	IB-0894YC	800 LBS. ICE MACHINE	10J
O										16"	D	11.8A	1		208/230	ON ROOF	34"X 24.13"X 25.75"	MANITOWOC	CVD-0875	REMOTE CONDENSER	10J-S1
KITCHEN EQUIPMENT																					
O	450	10"	1-1/2"	FS	2"	10"	1/2"									SEE DETAIL	93"x42"	KEC	CUSTOM	93" CHINESE RANGE (L)	20A
O	190	10"	1"	FS	2"	10"	1/2"									SEE DETAIL	42"x42"	KEC	CUSTOM	42" CHINESE RANGE	20Q
O	122 EA.	14"	1 1/2"							24"	C	-	1		120		47"x31-1/2"x51-5/8"	FRYMASTER	MJ45-FPP345G	FRYER	21G
GRILL NEMA PLUG/CONNECTOR O										36"	DC	25A	3		208V		36"x27 7/8"x15 1/2"	STAR	536TGF	STAR ELECTRICAL GRILL	23B
O										24"	C	14.8A	1		120	NEMA 5	19.9"X34.5"X41.3"	WINSTON	HA4005	RICE HOLDING CABINET	24H
O	34.6	10" & 30"	3/4"														24"x19"x17"	PANTIN	GC-6100(N)	RICE COOKER	25A
O										24"	C	9A	1	1/2	115	NEMA 5-15P	60 1/4"X30"X30 5/8"	TURBO AIR	MUF-60-PE	60" WORKTOP FREEZER	30K
O				FS	3/4"					130"	D	2.0AMPS	1	1.5	120		SEE PLAN	GRE	CUSTOM	WALK-IN COOLER UNIT	31
O											D	3120w/2	1	1.5	208		SEE PLAN	GRE	CUSTOM	WALK-IN COOLER COND.	31-S
O				FS	3/4"					130"	D	FREEZER FAN COIL UNIT POWERED FROM CONDENSER UNIT					SEE PLAN	GRE	CUSTOM	WALK-IN FREEZER	32
O											D	10.0A	1	1.5	208		SEE PLAN	GRE	CUSTOM	WALK-IN FREEZER COND.	32-S1
O											D/ID	500W	1		120		SEE PLAN	GRE	CUSTOM	W.I.F. LTG, DOOR HEATER	32-S7
O										24"	C	12A	1	1/2	120	SELF CONTAINED	84"x33"x35"	RANDELL	9050K-7MP2-NSB	84" REF. PREP. TABLE	34A
O										24"	C	9A	1	1/3	120	SELF CONTAINED	48x33"x35"	RANDELL	9030K-7	48" REF. PREP. TABLE	34D
O				FS	2"	14"	3/4"	14"	3/4"								100"x30"	KEC	CUSTOM-(PS-100L)	POT SINK	40A
O				FS	2"	14"	3/4"	14"	3/4"							1 COMPARTMENT	42"x30"	KEC	CUSTOM-(VS-42)	42" VEGETABLE SINK (R)	41B
O				FS	2"	14"	3/4"	14"	3/4"							1 COMPARTMENT	42"x30"	KEC	CUSTOM-(VS-42)	42" VEGETABLE SINK (L)	41C
O										18GA POLISHED (WALL MTD. @ 59" A.F.F.)							SEE PLAN	KEC	CUSTOM (NSF)	12"D S.S. WALL MTD. SHELF	43A
O										18GA POLISHED (WALL MTD. @ 71" A.F.F.)							SEE PLAN	KEC	CUSTOM (NSF)	16"D S.S. WALL MTD. SHELF	43B
O										4 SHELVES MTD. @ 8" A.F.F., 26" A.F.F., 54" A.F.F., 72" A.F.F.							SEE PLAN	GOLD BOND	ISS	18"D WIRE SHELVES	44A
O										UNDER CABINET SHELVES WITH CASTER MTD. @ 8" A.F.F., 20" A.F.F.							SEE PLAN	GOLD BOND	ISS	SHORT 18"D WIRE SHELVES	44A-U
O										4 SHELVES MTD. @ 36" A.F.F., 48" A.F.F., 60" A.F.F., 72" A.F.F.							SEE PLAN	GOLD BOND	ISS	24"D WIRE SHELVES	44C
O										UNDER CABINET SHELVES MTD. @ 8" A.F.F., 14" A.F.F.							SEE PLAN	GOLD BOND	ISS	SHORT 24"D WIRE SHELVES	44C-U
O																	24"x 30" x 24"	KEC	CUSTOM	S.S. RICE COOKER STAND	46A
O																	22"x 20" x 34.06"	ATLANTA CULINARY	CUSTOM	RICE WARMER STAND	46B
O																	36 1/2"x 33" x 28"	KEC	CUSTOM	S.S. GRILL STAND	46K
O																	18 5/8"x 33" x 28"	KEC	CUSTOM	STAND	46N
O										50"	C	10A	1	1	120	9 15/16"x19-11/16"x19-3/4"	ELECTROLUX	DITO-TRS24	FOOD PROCESSOR	53
SMALL EQUIPMENT																					
O					2"	24"	1/2"	24"	1/2"							W/TOWEL & SOAP	14 1/4"x18 1/2"	GSW	HS-1615NPASS	HAND SINK	45A
O										24"	C	105W	1		120	ON S.S. COUNTER	17" ø	WELBON	WRS-1088BS	RICE WARMER	54A
O										84"	DC	1800W	1		208	PLUG: NEMA 6-15R	17 1/2"x13 5/8"x22 9/16"	SHARP	R-CD1800M	MICROWAVE	55A
BY G.C.																AS REQUIRED BY LOCAL FIRE DEPT., CHECK LOCATION WITH PROJECT MANAGER				FIRE EXTINGUISHER	56
O																	SEE DETAIL	SAN-JAMAR	SANJT7500TBK	PAPER TOWEL DISPENSER	60D
O																WALL MOUNT	12"x20"x77"	GSW	5-DOOR	LOCKER (2)	61B
O																	20"X20"X23"	AMPHION		SAFE	62A
POS EQUIPMENT																					
O																SEE ELEV. ON E-200	48" X 28" X 42"	KEC	CUSTOM	MANAGER STATION	49A
O										REF ELEV	C	100W	1		120	SEE DETAIL			CUSTOM	COMPUTER	83A
O										REF ELEV	C	50W	1		120	SEE PLAN				POS PRINTERS	86A
O										REF ELEV	C	50W	1		120					FAX	87
										REF ELEV	C	500W	1		120	CUSTOM	11 1/4"x14 1/2"x9"	RESNOS	S 460	CASH REGISTER SYSTEM	94
O																					
MEP EQUIPMENT																					
O																SEE MECH. DWG.	SEE PLAN	CAPTIVE AIR	CUSTOM	EXHAUST HOOD	M1
O																SEE MECH. DWG.	SEE PLAN	CAPTIVE AIR	CUSTOM	HOOD CONTROL PANEL	M4
O																SEE MECH. DWG	SEE PLAN	CAPTIVE AIR		FIRE SUPPRESSION SYSTEM	M5
BY G.C.																SEE MECH/ELEC DWG	SEE PLAN			RECESSED ANSUL PULL BOX	M6
O										90"	D	5.1A	1	1/2	115	SEE MECH/ELEC DWG	42" X 10 5/8"	MARS	STD242-1U	BACK DOOR AIR CURTAIN	M8A
BY G.C.										24"	D	20A	1		120	SEE ELEC. DWG	25"X 9" X 10 3/8"	QUIK-SERV	CF-25 NON-HEATED	DT WINDOW AIR CURTAIN	
BY G.C.										24"	D	30A	1		120 & 208	SEE ELEC. DWG	25"X 9" X 14 3/8"	QUIK-SERV	CHF-25 HEATED	REGIONAL APPLICATION	M9a
BY G.C.										24"	D	20A	1		120	SEE ELEC. DWG	47.5"X 59.5"	QUIK-SERV	SST-4860E	DT WINDOW	M10
BY G.C.				3"	36"	-	36"	-			D					FLOOR TYPE	24" X 24" X 13"	C.S.M. PHONE:1800-897-5999	SE2424FM	STAINLESS STEEL MOP SINK	P1
BY G.C.										87"	C	50W	1		120	SEE PLUMBING DWG	55-1/2" x 27-3/4"	A.O. SMITH	BTH-120	GAS WATER HEATER	P2
O										REF ELEV	C	50W	1		120	SEE ELEV. ON E-200	SEE PLAN	HYPERACTIVE		HYPERACTIVE TIMER SYS.	94-1A
O										48"	C	50W	1		120	SEE PLAN	15" X 13"	DELL (17" COLOR)		LCD MONITOR-MANAGER	94-2-16
O										REF ELEV	C	50W	1		120	SEE ELEV. ON E-200	SEE PLAN	HME		HME INTERCOM SYS.	94-3-1
O										REF ELEV	C	60W	1		120	SEE PLAN	15"	POSIFLEX	KS7215	LCD DT MONITOR	94-W
O										REF ELEV	C	50W	1		120	W/ EMI LOCK	SEE PLAN	TOSHIBA (TIME LAPSE)		SECURITY VCR	95-4-S2
O										98"	C	50W	1		120	SEE ELEC. DWG	15" X 13"	DELL (17" COLOR)		SECURITY MONITORS	95-4-S3
O										REF ELEV	C	100W	1		120	IN S.S. COUNTER	SEE PLAN			MUSIC EQUIPMENT	95-5
BY G.C.																SEE ELEC. DWG				ELECTRICAL PANEL	E7
SIGNAGE																					
O																	REF. INT. ELEV'S	LSI	CUSTOM	MENU BOARD	D2b
O																BF-POWER COAT "OF125 SILVER"		FAD	-	COMMUNITY BOARD	D3b
O										REF ELEV	C	130W	1		120	DEDICATED CIRCUIT	48.9" X 28.1" X 1.3"	LG	55WS50BS-B	LCD DISPLAY MONITOR	96-3B
FURNITURE																					
																SEE PLAN		RICHFIELD	STRAIGHT-BF	SERVICE COUNTER	F1d
																SEE PLAN		RICHFIELD	RIGHT TETON BEIGE	BEVERAGE COUNTER	F2CR

PANDA EXPRESS
CHINESE KITCHEN

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

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

REVISIONS:

3	02.27.19 - ISSUE FOR BID

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: LL

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cp.com
Florida Corporate Certificate #AA C000526

02.27.19

GEORGIA REGISTERED No. PE039430 PROFESSIONAL ENGINEER JAISON P MORAS

JAISON MORAS, GA #039430

PANDA EXPRESS
TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

E-001

ELECTRICAL SCHEDULES

TRUE WARM & WELCOME 2200

1. VERIFY ALL HVAC & KITCHEN EQUIPMENT PRIOR TO ROUGH IN.
2. ALL TELEPHONE/DATA/TV CABLES AND WIRES, AND TERMINATES ALL REQUIRED CABLE AND JACKS WILL BE INSTALLED BY THIRD PARTY.
3. POWER SUPPLY FOR COMPUTER, CASH REGISTER (81, & 86, OR 87A, & 81) SHALL BE ON THE SAME CIRCUIT BREAKER, W/ISOLATED GROUND & ORANGE RECEPTACLE.
4. ALL CIRCUITRY SHOWN WITHOUT TICKS SHALL HAVE (2) WIRES PLUS EQUIPMENT GROUNDING CONDUCTOR.
5. WHEN WORKING IN JURISDICTIONS WHICH HAVE ADOPTED THE 2008 NEC OR LATER, ALL MULTI-WIRE BRANCH CIRCUITS SHALL HAVE SEPARATE NEUTRALS TO MEET THE REQUIREMENTS OF 2008 NEC 210.4(B).
6. TRANSFORMERS SHALL BE MOUNTED ABOVE CEILING BELOW TRUSSES WITH LOW VOLTAGE WIRING FEEDING TO ALL EXTERIOR LIGHTS.

POWER PLAN GENERAL NOTES 2

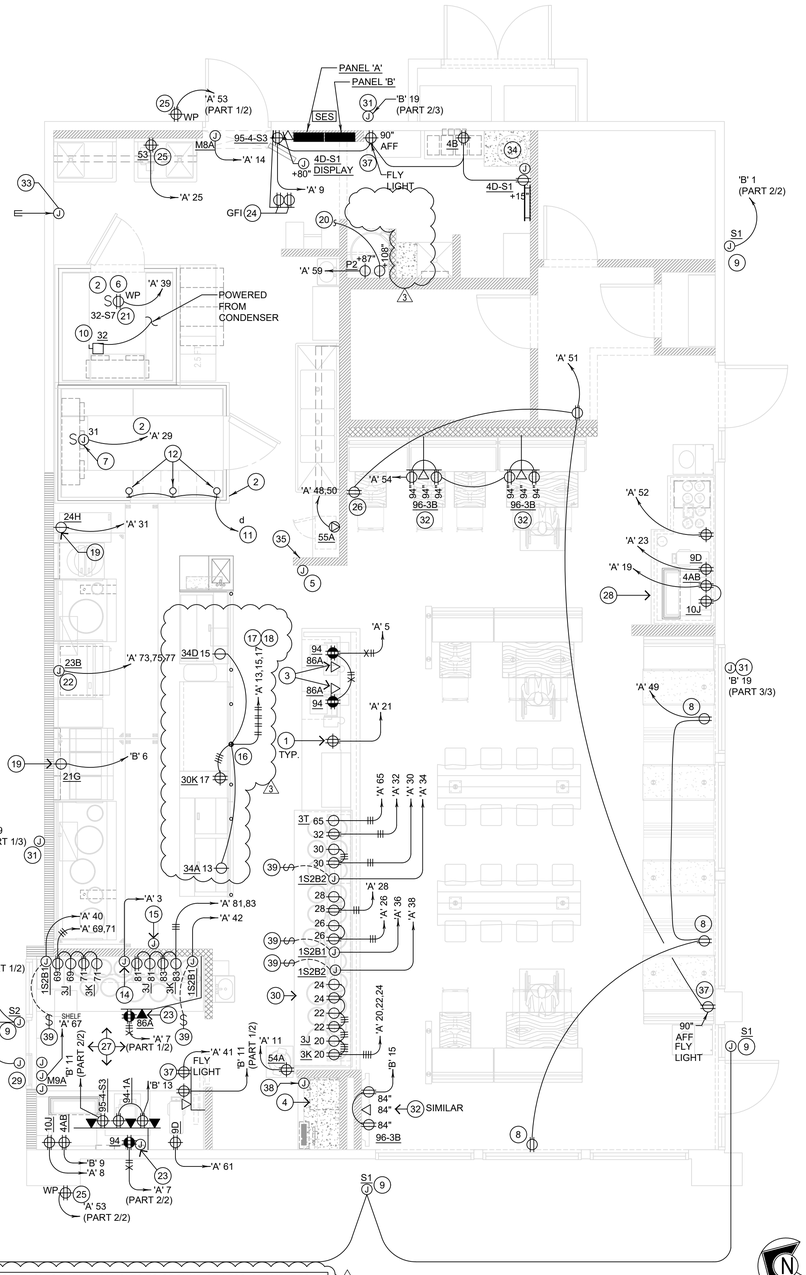
NOT TO SCALE E-100

1. ALL CIRCUITRY/CONDUIT FOR FRONT LINE EQUIPMENT TO BE ROUTED IN CASEWORK TO J-BOX IN WALL AND CONCEAL IN WALL.
2. PROVIDE SEALS AND EXPANSION COUPLINGS ON ALL CONDUITS ENTERING / LEAVING AREA OF TEMPERATURE DIFFERENCE.
3. PROVIDE (2) 1-1/2" CONDUITS WITH PULL STRINGS FROM CASH REGISTER TO MANAGER STATION. SEE P.O.S. AND SERVICE LINE ELEVATIONS, SHEET 3/E-200.
4. SEE 'MANAGER STATION ELEVATION' 1 / E-200 FOR ADDITIONAL OUTLETS AND J-BOXES.
5. ANSUL PULL STATION. REFER TO DETAIL, SHEET 2 / E-400.
6. REFER TO 'LTG AND DOOR HEATER' WIRING DIAGRAM, SHEET 10 / E-400.
7. REFER TO 'COOLER EVAPORATOR COIL' WIRING DIAGRAM, SHEET 8 / E-400.
8. SHOW WINDOW RECEPTACLE SHALL BE CONTROLLED VIA SWITCH "c". REFER TO LIGHTING SWITCHBANK SCHEDULE, SHEET 4/E101. RECEPTACLE SHALL BE MOUNTED IN WALL AS CLOSE TO TOP OF STRUCTURAL HEADER AS POSSIBLE.
9. W.P. J-BOX FOR SIGNAGE. COORDINATE LOCATION WITH ARCHITECT / OWNER / SIGN PACKAGE. SIGN DISCONNECT PROVIDED BY SIGN CONTRACTOR.
10. REFER TO 'FREEZER EVAPORATOR COIL' WIRING DIAGRAM, SHEET 9 / E-400. CONNECTION FOR HEAT TRACE TAPE INCLUDED IN FREEZER EVAPORATOR COIL. HEAT TAPE PROVIDED AND INSTALLED BY ELECTRICIAN.
11. ROUTE HOMERUN THROUGH LIGHTING SWITCHBANK 'A' (SWITCH AS NOTED IN LOWER CASE). REFER TO SCHEDULE, SHEET 4/E-101, FOR MORE INFORMATION.
12. CONNECT TO VEGETABLE DISPLAY LIGHTING PROVIDED WITH WALK-IN COOLER.
13. WATER HEATER: FEED RECEPTACLE WITH 2 #8, #10 GROUND, 3/4" CONDUIT. FURNISH AND INSTALL RECEPTACLE AND CORD AND PLUG. COORDINATE THE EXACT CONFIGURATION WITH THE WATER HEATER SUPPLIER.
14. HOOD CONTROL PANEL/ANSUL SYSTEM CABINET. MOUNT CABINET DIRECTLY BELOW T-BAR CEILING.
15. PROVIDE 2-GANG J-BOX @ 48" AFF FOR HOOD CONTROL SWITCHES. REFER TO M-400, M-401.
16. CONDUIT STUB UP LOCATION IN STAINLESS STEEL POWER PANEL FOR ISLAND KITCHEN EQUIPMENT CONNECTION. REFER TO DETAIL 2/A-109. COORDINATE LOCATION WITH ARCHITECT / OWNER.
17. ROUTE CABLING / CIRCUITRY THROUGH CONDUIT IN SLAB (KEYED NOTE #16).
18. UTILIZE SEAL TIGHT CONDUIT FOR ALL WIRING INCLUDED ALONG LOW WALL PANEL.
19. ALL DEVICES UNDER HOOD TO BE PROVIDED AND INSTALLED WITH SHUNT TRIP CIRCUIT BREAKER AND WATERPROOFING BOX (RED DOT #CKSUV). REFER TO COOKLINE ELECTRICAL ELEVATIONS, SHEET 6/E-200.
20. SIMPLEX RECEPTACLE TO BE CONNECTED TO BACK-OF-HOUSE LIGHTING CIRCUITRY/CONTROL. CONTRACTOR TO PROVIDE PIGTAIL FROM CIRCULATION PUMP.
21. PROVIDE WEATHERPROOF GFI RECEPTACLE FOR HEAT TAPE. COORDINATE FINAL LOCATION WITH REFRIGERATION INSTALLER.
22. ELECTRIC GRILL '23B': FEED WITH 2 #8, #10 GROUND, 3/4" CONDUIT. REFER TO DETAIL, SHEET 4 / E-200.
23. SEE DRIVE THRU ELEVATION 2/E-200 FOR CONDUIT SIZES AND CONFIGURATIONS.
24. FURNISH AND INSTALL (3) HUBBELL GFSTBF20 FACELESS GFCI (OR EQUIVALENT) (1) FOR EACH CIRCUIT FEEDING EQUIPMENT BENEATH THE KITCHEN HOOD WHICH UTILIZES SIMPLEX 120V RECEPTACLES KITCHEN HOOD. INSTALL IN AN ACCESSIBLE LOCATION IN THIS GENERAL AREA, OR AS DIRECTED BY THE OWNER, ARCHITECT OR ENGINEER. PROVIDE ADDITIONAL OUTLETS AS REQUIRED TO FEED ALL SUCH LOADS BENEATH HOOD. FASTEN A PLASTIC LABEL STATING CIRCUIT AND EQUIPMENT SERVED FOR EACH OUTLET.
25. PROVIDE WP, IN-USE RED DOT (#CKSUV).
26. CONTRACTOR TO ENSURE THAT ELECTRICAL OUTLET SHOWN FALLS BENEATH TABLE TOP. REFER TO ARCHITECTURAL FURNITURE PLAN FOR EXACT LOCATION.
27. SEE FOR DRIVE-THRU ELEVATIONS, 2/E-200.
28. SEE DRINK STATION ELEVATIONS, SHEET 5/E-200.
29. CONTRACTOR TO FURNISH J-BOX FOR AWNING LIGHT FIXTURES. COORDINATE IN FIELD FOR EXACT LOCATION FOR J-BOX AND ANY ADDITIONAL REQUIREMENTS PRIOR TO START ANY WORK AND INCLUDE ALL ASSOCIATED COSTS IN THE BID.
30. SEE 3/E-200 FOR SERVICE LINE ELEVATIONS.
31. CONTRACTOR TO FURNISH (1) J-BOX (WITH PULL-WIRE) AT THIS LOCATION FOR SET OF EXTERIOR VERTICAL LIGHT FINS. THE 'SET OF FINS' ARE POWERED FROM CEILING MOUNTED TRANSFORMERS THAT ARE TO BE LOCATED ABOVE THE CEILING OF THE INTERIOR. UTILIZE CIRCUIT B-19 FROM PANELBOARD B. PROVIDE SEAL TIGHT PENETRATIONS AS REQUIRED. COORDINATE IN FIELD FOR EXACT LOCATIONS FOR J-BOX AND ANY ADDITIONAL REQUIREMENTS PRIOR TO START OF ANY WORK AND INCLUDE ALL ASSOCIATED COSTS IN THE BID.
32. SEE DINING ROOM MONITOR ELEVATION, SHEET 8/E-200.
33. PROVIDE AND INSTALL 3/4" CONDUIT AND PULL STRING FROM CLOSEST LANDSCAPE AREA, THROUGH WALL UP TO EMPTY FLUSH MOUNTED JUNCTION BOX @ 54" A.F.F. (FOR IRRIGATION CONTROLS). CLOSE OFF CONDUIT IN LANDSCAPE AREA WITH REMOVABLE CAP. UTILIZE CIRCUIT 'B'-7.
34. REFER TO SHEET 9/E-200 FOR INSTALLATION OF C02 MONITOR.
35. SEE SWITCH BANK ELEVATION , SHEET 7/E-200.
36. NOT USED.
37. FLY LIGHT RECEPTACLE SHALL BE INSTALLED WITH A RECESSED CLOCK OUTLET. TYP OF 3 LOCATIONS.
38. SEE SECURITY KEY PAD ELEVATION 1/E200.
39. CONNECT HEAT LAMPS TO COUNTER-MOUNTED SWITCH PROVIDED AND INSTALLED BY CONTRACTOR. REFER TO PLAN FOR LOCATIONS AND QUANTITIES.

(#) POWER PLAN KEYED NOTES 3

NOT TO SCALE E-100

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



ALL SINGLE-PHASE RECEPTACLES RATED 150 VOLTS TO GROUND OR LESS, 50 AMPERES OR LESS AND THREE-PHASE PHASE RECEPTACLES RATED 150 VOLTS TO GROUND OR LESS, 100 AMPERES OR LESS LOCATED WITHIN SERVING AREA 101, DRIVE-THRU 102, AND KITCHEN 103 SHALL BE SERVED FROM GFCI-TYPE CIRCUIT BREAKERS PER NEC 210.8 (B) (2).

POWER FLOOR PLAN 1

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

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

1	12.20.18 - COUNTY COMMENTS
3	02.27.19 - ISSUE FOR BID

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: LL

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cp.com
Florida Corporate Certificate #AA C000526

02.27.19

GEORGIA REGISTERED No. PE039430 PROFESSIONAL ENGINEER JAISON P MORAS

JAISON MORAS,
GA #039430

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

E-100

POWER FLOOR PLAN

TRUE WARM & WELCOME 2200

1. ALL FLUORESCENT FIXTURES SHALL HAVE ELECTRONIC BALLASTS WITH 20% OR LESS THD.
2. CONTRACTOR SHALL PROVIDE ALL REQUIRED HARDWARES, BRACKETS, ETC. FOR A COMPLETE INSTALLATION.
3. ALL LIGHTING FIXTURES SHALL BE SUPPORTED PER 2017 NEC 410.36(B). SEE DETAIL, SHEET 4 / E-4.00.
4. CONTRACTOR SHALL INSTALL ALL LIGHTING FIXTURES INCLUDING OWNER-FURNISHED FIXTURES.
5. ALL FIXTURE BALLASTS SHALL BE U.L. LISTED.
6. G.C. SHALL INSTALL OWNER SUPPLIED LED & CUT TO PROPER LENGTH
7. ALL MULTI-WIRE BRANCH CIRCUITS TO HAVE SEPARATE NEUTRALS TO MEET THE REQUIREMENTS OF 2017 NEC 210.4(B).
8. ALL FLUORESCENT FIXTURES SHALL HAVE INTEGRAL DISCONNECTING MEANS PER 2017 NEC 410.73(G) and 2017 NEC 410.130(G)(1).
9. ALL CIRCUITRY SHOWN WITHOUT TICKS SHALL HAVE (2) WIRES PLUS EQUIPMENT GROUNDING CONDUCTOR.
10. 'N.L.' DESIGNATION INDICATES NIGHT LIGHT ON UNSWITCHED CIRCUIT.
11. CONTRACTOR TO ENSURE THAT LEFT OVER DISTANCE FOR EXTERIOR FIXTURES SHALL BE EQUAL ON BOTH SIDES; AND SHALL NOT TO HAVE ANY GAP BETWEEN THE LIGHTING FIXTURE

LIGHTING GENERAL NOTES 2

NOT TO SCALE E-101

1. SWITCHBANK 'A'. REFER TO SCHEDULE THIS SHEET (4/ E-101).
2. ROUTE HOMERUN THROUGH LIGHTING SWITCHBANK 'A,B' (SWITCHES AS NOTED IN LOWER CASE). REFER TO SCHEDULE (4 / E-101) FOR MORE INFORMATION.
3. ROUTE THROUGH CONTACTS IN HOOD CONTROL PANEL 'M4' FOR CIRCUIT POWER. REFER TO DETAILS, SHEETS 3 / E-401.
4. PROVIDE SEPARATE UNSWITCHED HOT CONDUCTOR (SAME CIRCUIT, NOT CONTROLLED BY SWITCH IN SWITCHBANK) TO LOCALLY SWITCHED FIXTURES AND EMERGENCY FIXTURE BATTERY TRIGGER LEADS.
5. DUPLEX RECEPTACLE AT SOFFIT FOR LED ROPE. INSTALL ON BACK OF BULKHEAD ABOVE CEILING. REFER TO DETAILS, SHEET A-402 FOR MORE INFORMATION.
6. WALK-IN COOLER LIGHT FIXTURES AND PILOT LIGHT SWITCH PROVIDED WITH COOLER. REFER TO 'COOLER EVAPORATOR COIL' WIRING DIAGRAM, SHEET 8 / E-400.
7. WALK-IN FREEZER LIGHT FIXTURE AND PILOT LIGHT SWITCH PROVIDED WITH FREEZER. REFER TO 'FREEZER LTG AND DOOR HEATER WIRING DIAGRAM', SHEET 10 / E-400.
8. REFER TO 'EXHAUST FAN CONTROL DIAGRAM', SHEET 5 / E-400, FOR MORE INFORMATION.
9. FIXTURES THIS ROOM SHALL BE LOCALLY SWITCHED.
10. LIGHTING INVERTER TO BE MOUNTED ABOVE THE ELECTRICAL PANELS, NEXT TO CEILING.
11. LED TRANSFORMER LOCATION, MOUNT ABOVE CEILING.

(#) LIGHTING KEYED NOTES 3

NOT TO SCALE E-101

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

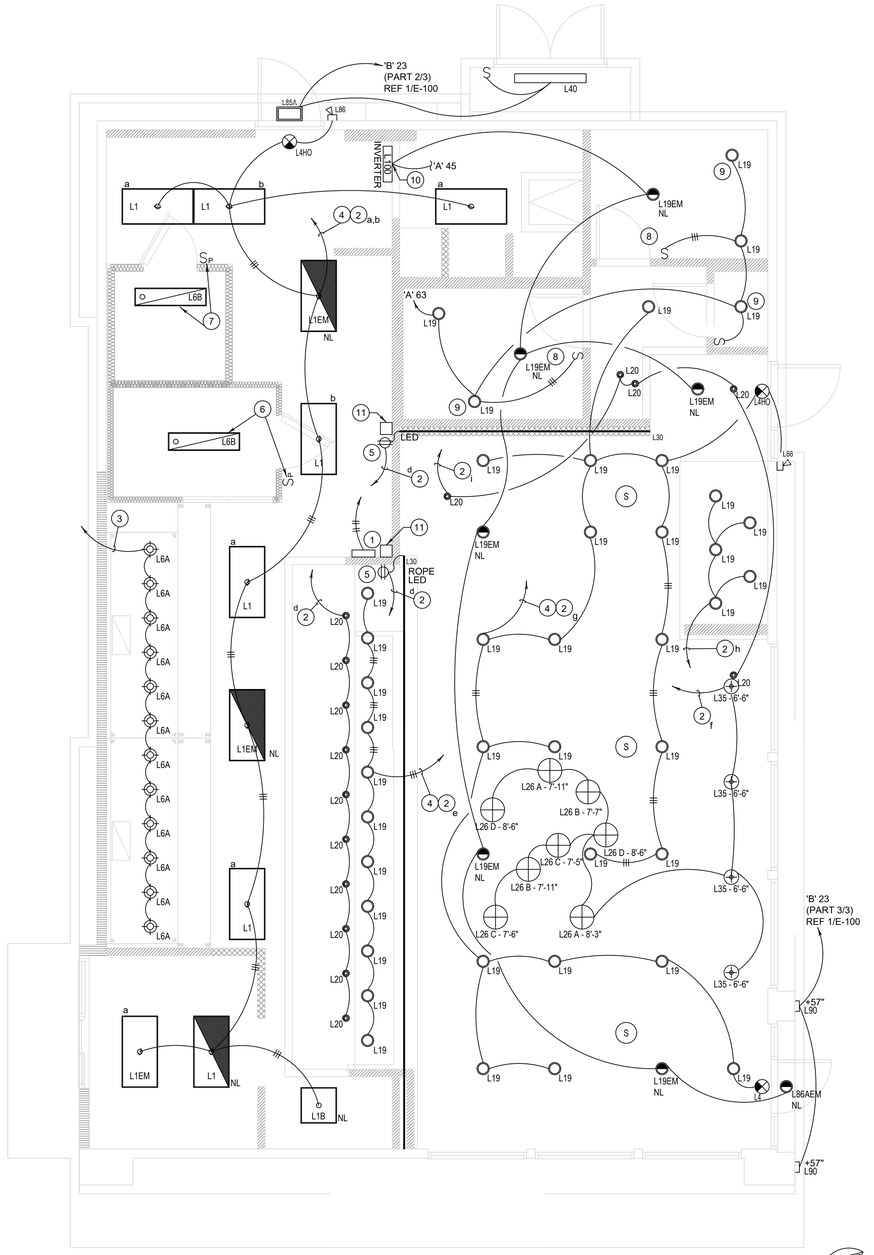
(a)	(b)	(c)	(d)	(d)
BACK OF HOUSE LIGHTING & RESTROOM EX. FANS	BACK OF HOUSE LIGHTING	SHOW WINDOW RECEPS	WALK-IN, MENU LED ACCENTS	SERVING LINE SOFFIT
(e)	**(f)**	**(g)**	**(i)**	**(j)**
DINING PENDANTS	INTERIOR DINING	BEV. COUNTER	DECORATIVE LIGHTING	SPARE

SWITCHBANK SCHEDULE 'A'

TAG	SWITCH TYPE	AREA SERVED / SWITCH LABEL	CIRCUIT	LOAD
a	TOGGLE SWITCH	BACK-OF-HOUSE / RR FANS	'A' 45	823 VA
b	TOGGLE SWITCH	BACK-OF-HOUSE	'A' 45	823 VA
c	TOGGLE SWITCH	SHOW WINDOW RECEP	'A' 49	360 VA
d	TOGGLE SWITCH	W/I, MENU, LED ACCENTS	'A' 1	614 VA
e	TOGGLE SWITCH	SERVING LINE SOFFIT	'A' 45	154 VA
f	TOGGLE SWITCH	DINING PENDANTS	'A' 47	673 VA
g	TOGGLE SWITCH	INTERIOR DINING	'A' 47	530 VA
h	TOGGLE SWITCH	BEVERAGE COUNTER	'A' 47	70 VA
i	TOGGLE SWITCH	DECORATIVE LIGHTING	'A' 47	250 VA
j	SPARE			

LIGHTING SWITCHBANK SCHEDULE 4

NOT TO SCALE E-101



LIGHTING FLOOR PLAN 1

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

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: LL

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cp.com
Florida Corporate Certificate #AA C000526

02.27.19

GEORGIA REGISTERED No. PE039430 PROFESSIONAL ENGINEER JAISON P MORAS

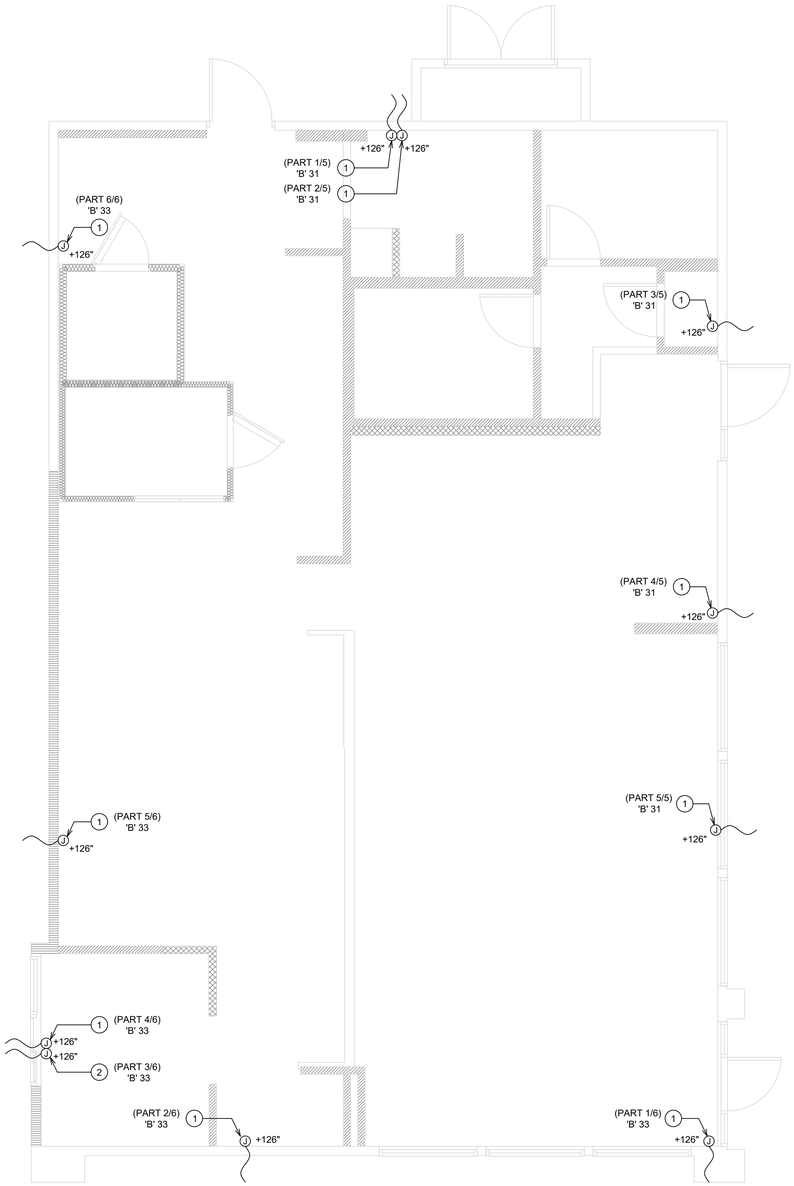
JAISON MORAS,
GA #039430

PANDA EXPRESS
TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

E-101

LIGHTING FLOOR PLAN

TRUE WARM & WELCOME 2200



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 KEYED NOTES 2

NOT TO SCALE E-101.1

CANOPY LIGHTING PLAN PLAN 1

Scale= 1/4" = 1'-0" E-101.1

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: LL

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.c-p.com
Florida Corporate Certificate #AA C000526

02.27.19

GEORGIA REGISTERED No. PE039430 PROFESSIONAL ENGINEER JAISON P MORAS

JAISON MORAS,
GA #039430

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

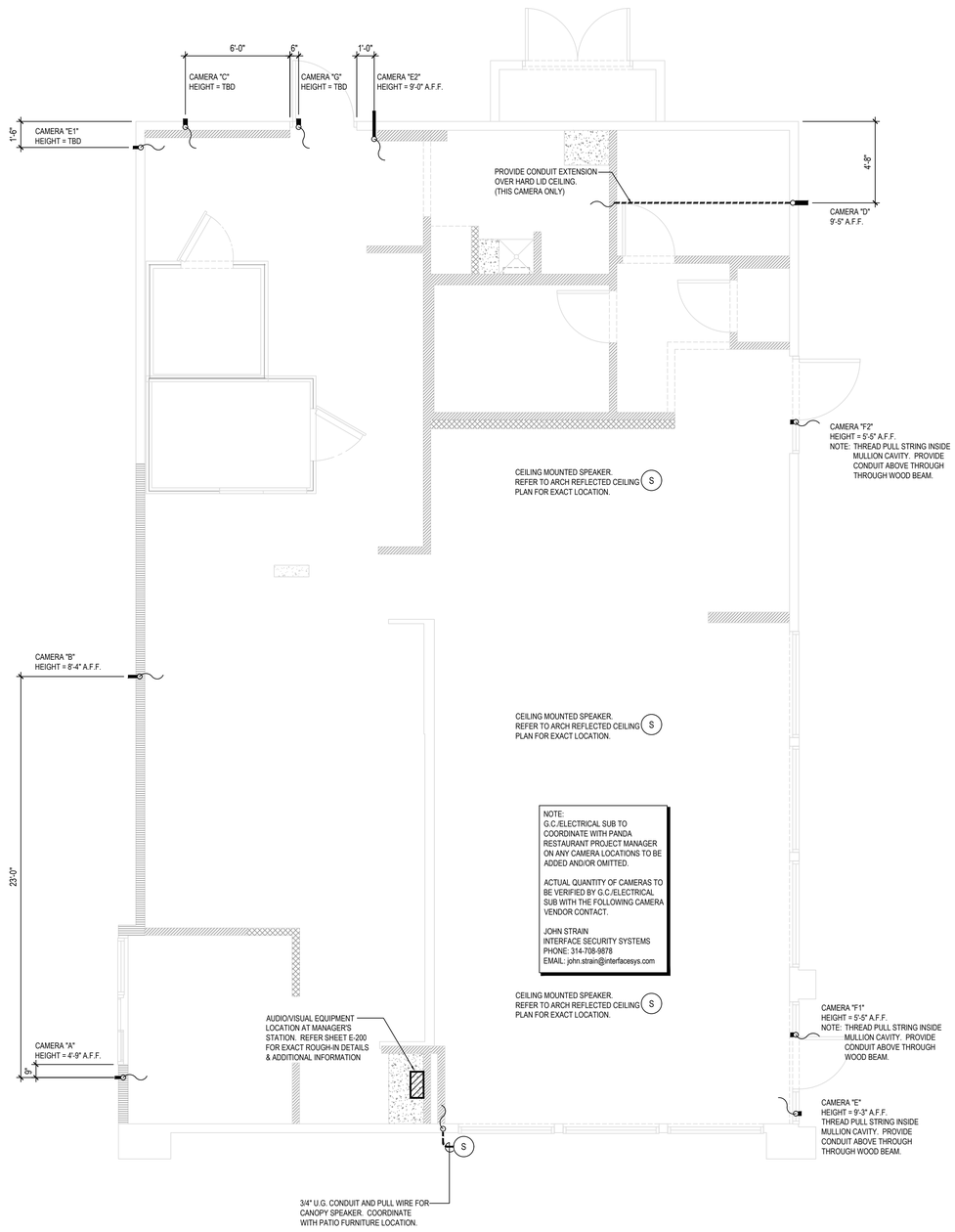
E-101.1

CANOPY LIGHTING PLAN

TRUE WARM & WELCOME 2200

CONDUIT ROUGH-IN DETAIL 2

NOT TO SCALE E-102



SECURITY CAMERA PLAN 1

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

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: LL

PANDA PROJECT #: - D6674

C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.c-p.com
Florida Corporate Certificate #AA C000526

02.27.19

GEORGIA REGISTERED No. PE039430 PROFESSIONAL ENGINEER JAISON P MORAS

JAISON MORAS,
GA #039430

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

E-102

SECURITY CAMERA PLAN

TRUE WARM & WELCOME 2200

1. ALL ROOF MOUNTED EQUIPMENT SHALL BE IN NEMA-3R ENCLOSURES.
2. ALL CONDUIT RUNS SHOWN ON THE ROOF SHALL BE RUN BELOW 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.
3. NOT USED.
4. VERIFY ALL FUSE SIZES AND TYPES WITH THE AIR CONDITIONING EQUIPMENT MANUFACTURER PRIOR TO INSTALLATION.
5. REVIEW THE MECHANICAL PLANS FOR THE AIR CONDITIONING CONTROL REQUIREMENTS AND SCOPE OF WORK PRIOR TO BIDDING AND INCLUDE ALL COSTS IN BID.
6. 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.
7. 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.
8. G.C. COORDINATE ELECTRICAL, MECHANICAL, FIRE ALARM (IF REQUIRED) FOR INTERLOCK SEQUENCE.
9. RESTROOM EXHAUST FAN TO BE POWERED FROM BACK OF HOUSE LIGHTING CIRCUIT. SEE DETAIL 5/E400 FOR ADDITIONAL INFORMATION.

ROOF PLAN GENERAL NOTES 2

NOT TO SCALE E-104

1. ROUTE HOMERUN THROUGH BACK OF HOUSE LIGHTING CIRCUIT. REFER TO LIGHTING PLAN, SHEET 1 / E-101. FAN TO BE CONTROLLED BY SWITCH FOR BACK OF HOUSE LIGHTING.
2. 120VAC DUCT-MOUNTED SMOKE DETECTOR - LOCATION PER MECHANICAL. CONFIGURE FOR HVAC SYSTEM UNIT SHUT-DOWN.
3. ROUTE CIRCUITRY THROUGH HOOD CONTROL PANEL 'M4'. REFER TO DETAIL, SHEET 3 / E-401.
4. REFER TO CONDENSING UNIT WIRING DIAGRAM, SHEET 7 / E-400.
5. STRUT RACK SUPPORT FOR EQUIPMENT DISCONNECT SWITCHES. REFER TO DETAIL, SHEET 2 / E-401.
6. PROVIDE AND INSTALL 2-1/2" DIA GALVANIZED RIGID METAL CONDUIT AND WEATHERHEAD AS SHOWN. CONDUIT TO BE STRAPPED TO CLOSEST JOIST TO THE MANAGER'S STATION (FULL DEPTH). SEE DETAIL 2/A-108.
7. DO NOT INSTALL UNTIL BACK DRAFT DAMPER INSTALLATION IS COMPLETE. UTILIZE FACTORY KNOCKOUTS FOR ELECTRICAL RUN FOR THIS FAN. REFER TO SHEET M-402.
8. MOUNT PHOTOCELL AS DETAILED ON SHEET 11-E400 ON CONDENSER RACK.
9. STUB ELECTRICAL FEED FOR EF-1 & EF-2, THROUGH ROOF ON HINGE SIDE OF EXHAUST FANS, IN LOCATION AS SHOWN ON POWER ROOF PLAN. REFER TO DETAIL 3/M-501 FOR ADDITIONAL DETAILS.

(#) 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			22.5	208V.3Ø	3 #8, #10 GND., 1" C.	☐	AT UNIT	60A. 3P. 3F. WP (1) (4)
RTU2	A/C UNIT			54.2	208V.3Ø	3 #4, #10 GND., 1" C.	☐	AT UNIT	100A. 3P. 3F. WP (1) (4)
RTU3	A/C UNIT			54.2	208V.3Ø	3 #4, #10 GND., 1" C.	☐	AT UNIT	100A. 3P. 3F. WP (1) (4)
CU-1	CONDENSING UNIT			40.6	208V.3Ø	3 #6, #10 GND., 1" C.	☐	AT UNIT	60A. 3P. 3F. WP (1)
MA-1	MAKE-UP AIR UNIT		5.0	15.0	208V.3Ø	3 #12, #12 GND., 3/4" C.	☐	AT UNIT	(1) (4)
EF-1	EXHAUST FAN		2.0	5.9	208V.3Ø	3 #12, #12 GND., 3/4" C.	☐	AT UNIT	(1)
EF-2	EXHAUST FAN		2.0	5.9	208V.3Ø	3 #12, #12 GND., 3/4" C.	☐	AT UNIT	(1)
EF-3	EXHAUST FAN		1/4	4.8	120V.1Ø	2 #12, #12 GND., 3/4" C.	☐	AT UNIT	30A. 2P. 1F. WP (1) (4)
31-S	W/I COOLER COND.		1.5	15.0	208V.1Ø	2 #12, #12 GND., 3/4" C.	☒	AT UNIT	(2) (3)
32-S1	W/I FREEZER COND.		1.5	20.0	208V.1Ø	2 #10, #10 GND., 3/4" C.	☒	AT UNIT	(2) (3)
10J-S1	ICE MACHINE COND.			11.7	208V.1Ø	2 #12, #12 GND., 3/4" C.	☒	AT UNIT	(2) (3)

(1) DISCONNECT SWITCH PROVIDED WITH UNIT.

(2) COMBINATION 30A. 2P. 2F. WP DISCONNECT SWITCH WITH RK5 FUSES PER MANUFACTURER RECOMMENDATION.

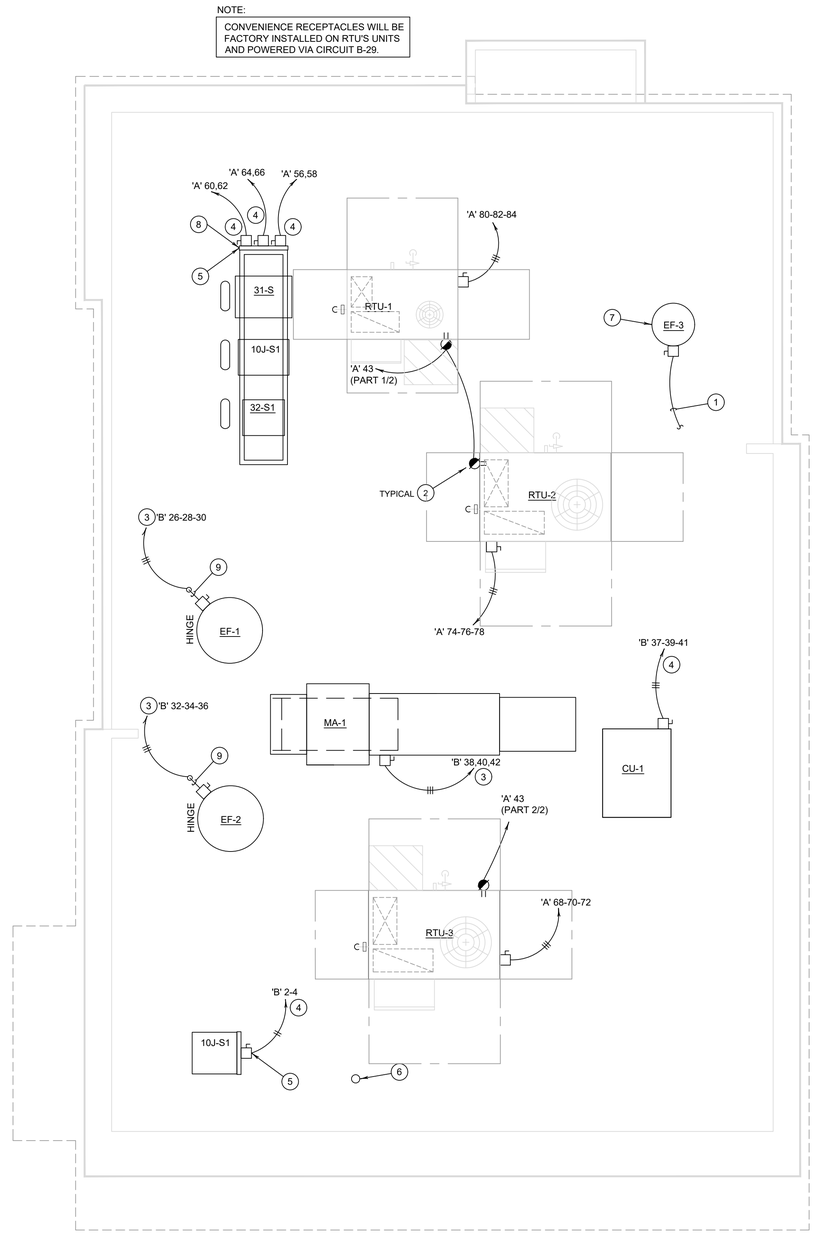
(3) COMBINE CIRCUITRY IN 1" CONDUIT FROM J-BOX ON EQUIPMENT DISCONNECT SWITCH SUPPORT. REFER TO DETAIL THIS SHEET, 1 / E-104.

(4) ELECTRICAL FEEDS ARE TO BE ROUTED FROM PLENUM SPACE, UP THROUGH EQUIPMENT CURB, INTO BOTTOM OF EQUIPMENT, THROUGH FACTORY INSTALLED WATER TIGHT CONNECTIONS.

HVAC EQUIPMENT SCHEDULE 4

NOT TO SCALE E-104

NOTE:
CONVENIENCE RECEPTACLES WILL BE FACTORY INSTALLED ON RTU'S UNITS AND POWERED VIA CIRCUIT B-29.



ROOF POWER PLAN 1

Scale: 1/4" = 1'-0" E-104

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: LL

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cp.com
Florida Corporate Certificate #AA C000526

02.27.19

GEORGIA REGISTERED No. PE039430 PROFESSIONAL ENGINEER JAISON P. MORAS

JAISON MORAS,
GA #039430

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

E-104

ROOF POWER PLAN

TRUE WARM & WELCOME 2200

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

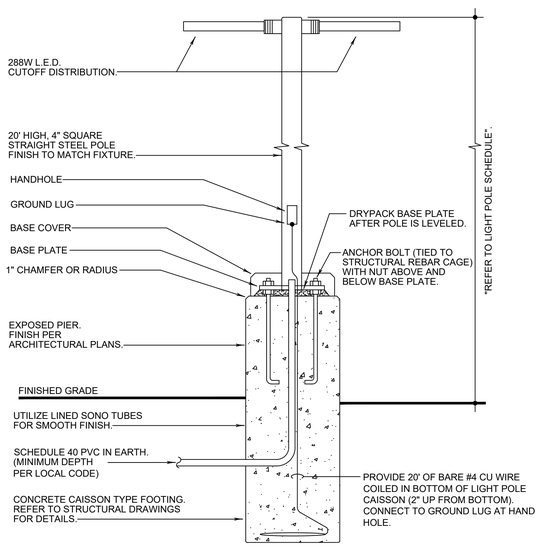
SITE PLAN GENERAL NOTES 2

NOT TO SCALE E-105

1. COMBINE MULTIPLE HOMERUNS IN J-BOX ADJACENT PANEL.
2. NOT USED.
3. STUB UP LOCATION FOR (3) 3/4" CONDUITS & PULL STRINGS, TO ENTER BUILDING & UP TO 6" ABOVE CEILING. REFER TO SHEET 1/E-401.
4. STUB-UP LOCATION FOR MENU BOARD. SIGN DISCONNECT PROVIDED BY SIGN CONTRACTOR. COORDINATE PRECISE LOCATION WITH ARCHITECT / OWNER.
5. NOT USED.
6. NOT USED.
7. DRIVE-THRU SENSOR LOOP. COORDINATE LOCATION. REFER TO DETAIL 1 / E-401.
8. STUB-UP FOR DRIVE-THRU ORDER CONFIRMATION MONITOR. COORDINATE LOCATION WITH ARCHITECT / OWNER.
9. STUB UP LOCATION FOR PYLON SIGN OR MONUMENT SIGN. ELECTRICAL CONTRACTOR TO PROVIDE DISCONNECT AT BASE OF SIGN. COORDINATE EXACT LOCATION WITH ARCHITECT/OWNER. CONNECT TO EXTERIOR BUILDING SIGN TIMER CONTROL.

(#) SITE PLAN KEYED NOTES 3

NOT TO SCALE E-105



POLE MOUNTING DETAILS 4

NOT TO SCALE E-105

SITE & EXTERIOR LIGHTING PLAN 1

Scale: 1" = 16'-0" E-105

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

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

REVISIONS:

3	02.27.19 - ISSUE FOR BID

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: LL

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cp.com
Florida Corporate Certificate #AA C000526

02.27.19

GEORGIA REGISTERED No. PE039430 PROFESSIONAL ENGINEER JAISON P MORAS

JAISON MORAS,
GA #039430

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

E-105

SITE & EXTERIOR LIGHTING PLAN

TRUE WARM & WELCOME 2200

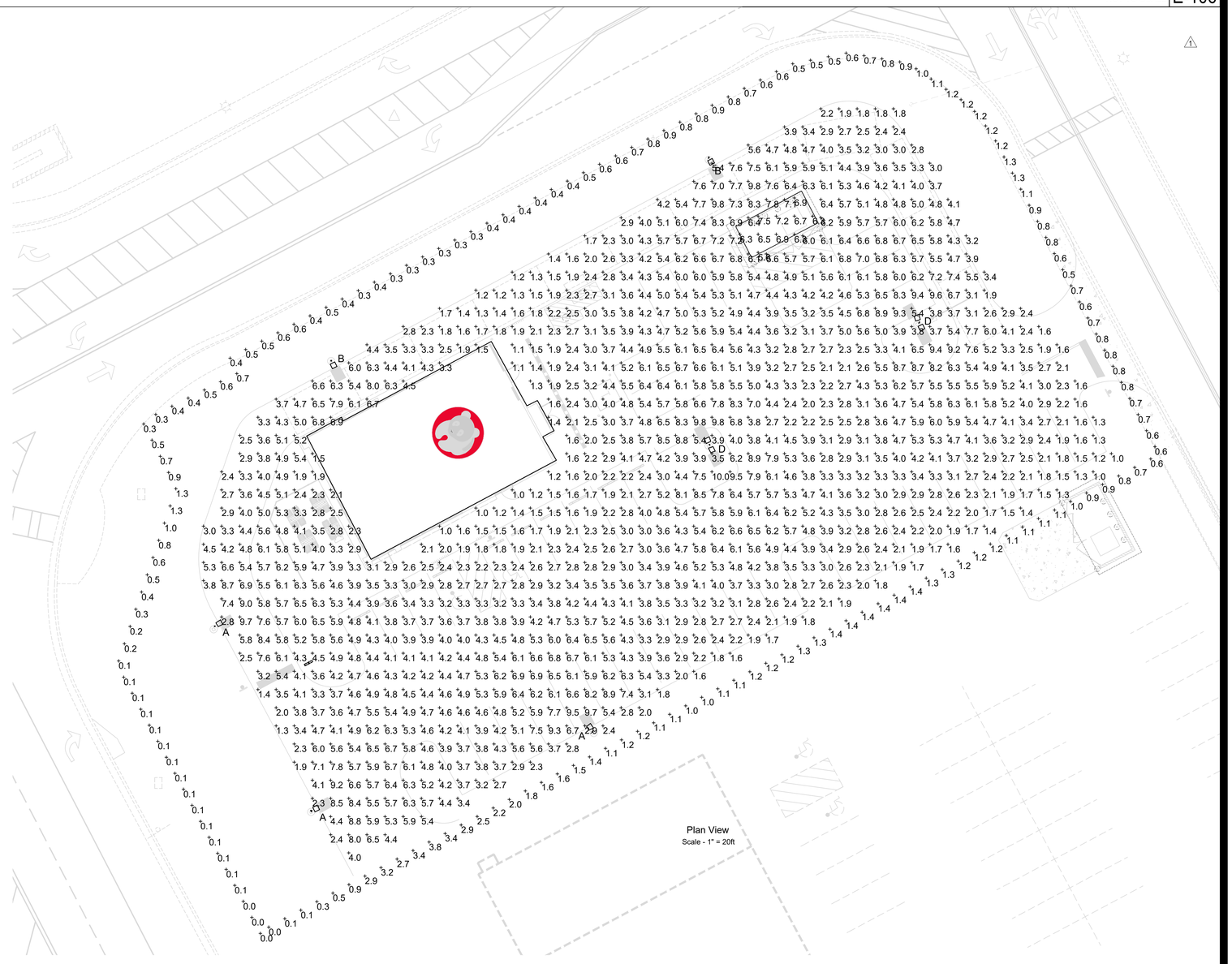
Schedule									
Symbol	Label	Quantity	Catalog Number	Description	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
▢ ▫	A	3	VILLA LIGHTING-XGBM-FT-LED-HO-NW-HSS	CONTACT RYAN ZINSELMEIER- 314-531-2600	1	XGBM-FT-LED-HO-NW-HSS.ies	17194	1	288.8
▢ ▫	B	2	VILLA LIGHTING-XGBM-3-LED-HO-NW-HSS	CONTACT RYAN ZINSELMEIER- 314-531-2600	1	XGBM-3-LED--HO-NW-HSS.ies	13942	1	288.3
▢ ▫ ▢	D	2	VILLA LIGHTING-XGBM-FT-LED-HO-NW-HSS	CONTACT RYAN ZINSELMEIER- 314-531-2600	1	XGBM-FT-LED-HO-NW-HSS.ies	17194	1	577.6

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CALC SUMMARY- PAVED SURFACE	+	4.2 fc	10.2 fc	1.0 fc	10.0:1	4.2:1
CALC SUMMARY- PROPERTY LINE	+	0.9 fc	3.8 fc	0.0 fc	N/A	N/A
TRASH ENCLOSURE	+	6.6 fc	7.5 fc	5.6 fc	1.3:1	1.2:1

1. Mounting height of 22' (20'pole)
2. Calculations taken at ground level.
3. Contact Villa Lighting- Ryan Zinselmeier- ryan.zinselmeier@villalighting.com- 314.531-2600

SITE LIGHTING FIXTURE SCHEDULE | 2

NOT TO SCALE | E-106



SITE PHOTOMETRIC PLAN | 1

NOT TO SCALE | E-106

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: LL

PANDA PROJECT #: - D6674

C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cp.com
Florida Corporate Certificate #AA C000526

02.27.19

GEORGIA REGISTERED No. PE039430 PROFESSIONAL ENGINEER JAISON P. MORAS

JAISON MORAS,
GA #039430

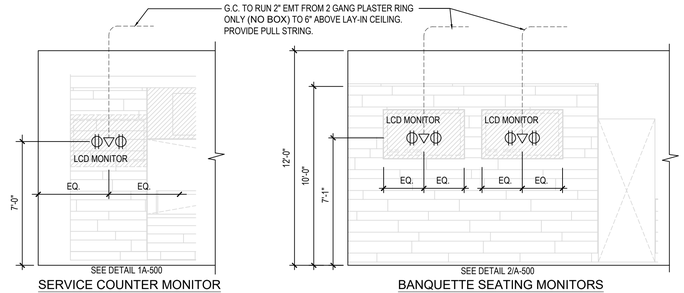
PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

E-106

SITE PHOTOMETRIC PLAN

TRUE WARM & WELCOME 2200

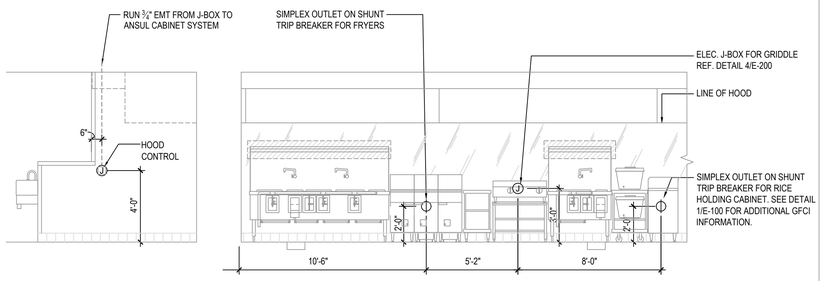


SERVICE COUNTER MONITOR

BANQUETTE SEATING MONITORS

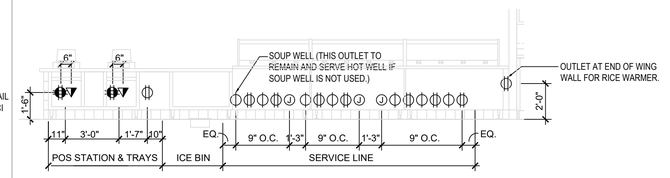
DINING ROOM MONITOR ELEVATION | 8

NOT TO SCALE | E-200



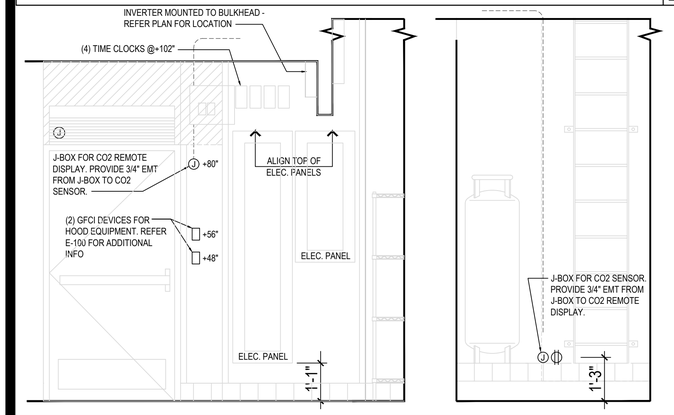
COOKLINE ELECTRICAL ELEVATIONS | 6

NOT TO SCALE | E-200



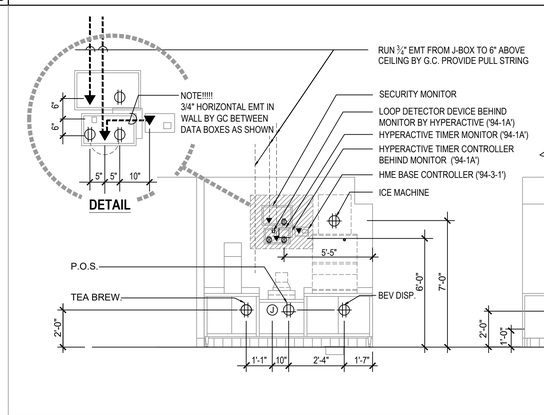
P.O.S. & SERVICE LINE ELEVATION | 3

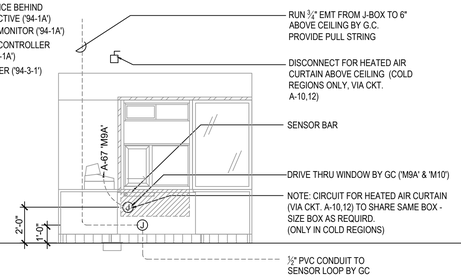
NOT TO SCALE | E-200

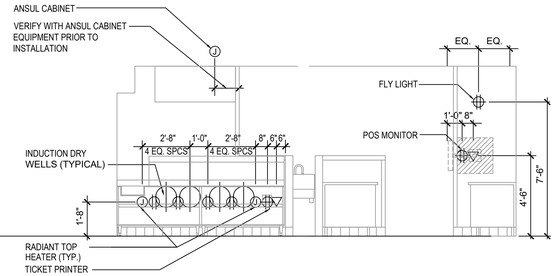


BOH REAR WALL ELEVATION | 9

NOT TO SCALE | E-200

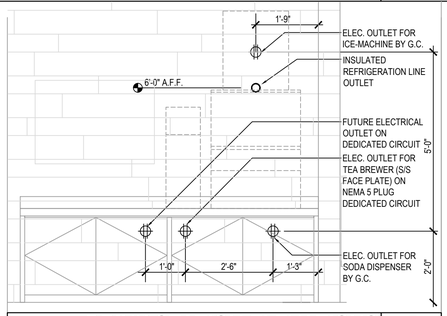






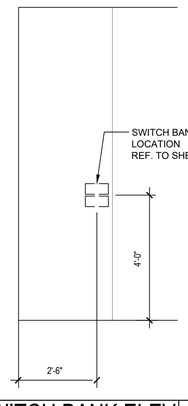
DRIVE-THRU ELEVATIONS | 2

NOT TO SCALE | E-200



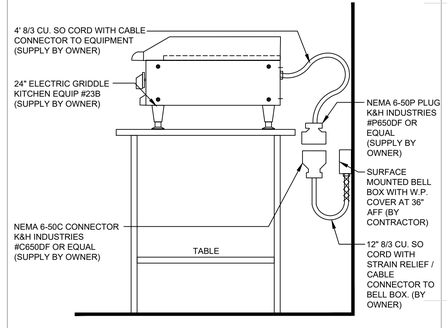
DRINK STATION ELEVATIONS | 5

NOT TO SCALE | E-200



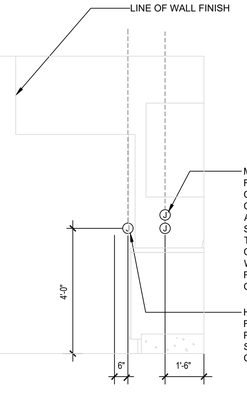
SWITCH BANK ELEV | 7

NOT TO SCALE | E-200

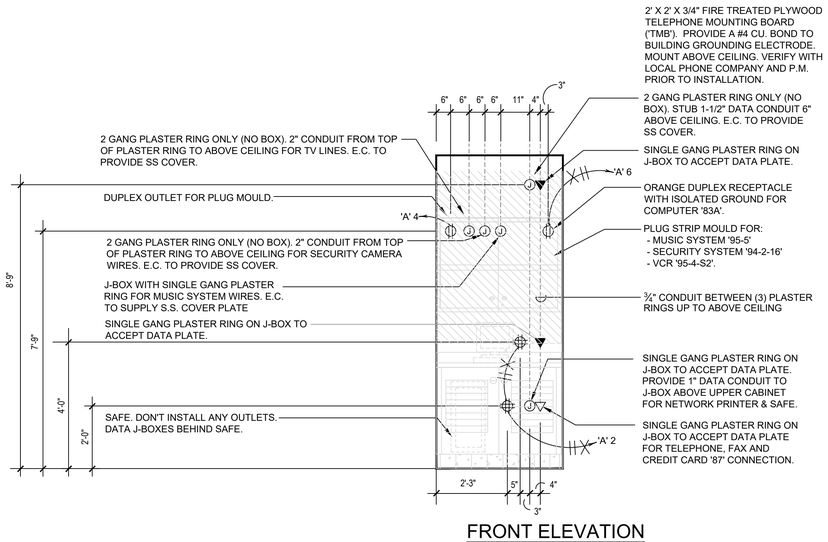


GRIDDLE 23B (EG-24H) | 4

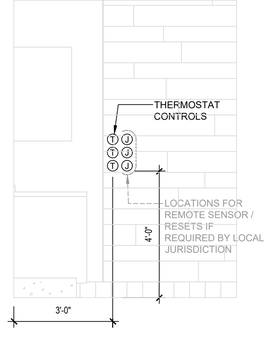
NOT TO SCALE | E-200



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION

MANAGER STATION ELEVATIONS | 1

NOT TO SCALE | E-200

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: LL

PANDA PROJECT #: - D6674

C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cp.com
Florida Corporate Certificate #AA C000526

02.27.19

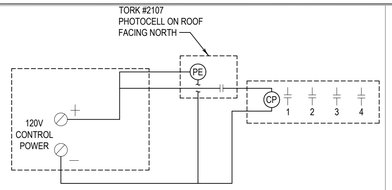
GEORGIA REGISTERED No. PE039430 PROFESSIONAL ENGINEER JAISON P MORAS
JAISON MORAS, GA #039430

PANDA EXPRESS

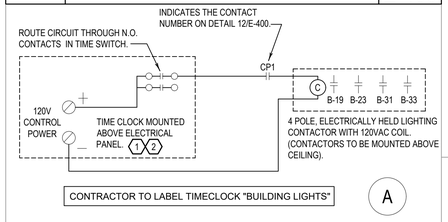
TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

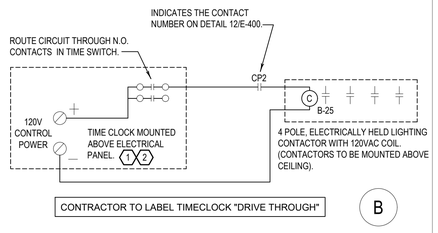
E-200

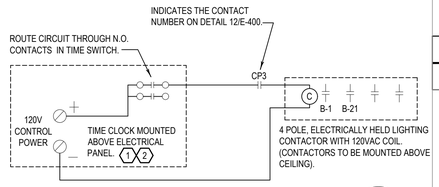
ELECTRICAL ELEVATIONS

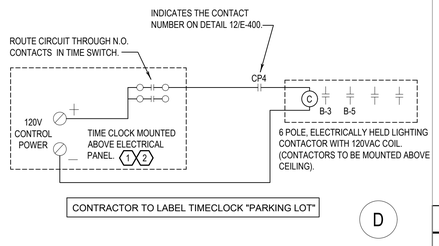


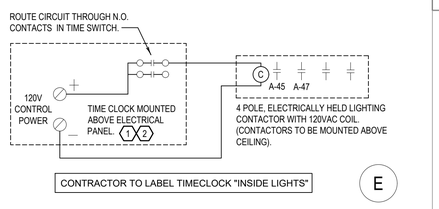
TIME CLOCKS 12
NOT TO SCALE E-400









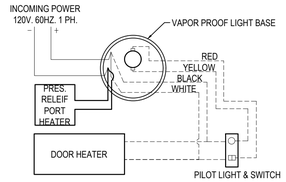


1 A MANUAL OVERRIDE SWITCH (MAXIMUM OVERRIDE PERIOD OF 2 HOURS) SHALL BE INCLUDED SO THAT MAINTENANCE PERSONNEL CAN EASILY OVERRIDE FOR TESTING DURING DAYLIGHT HOURS.

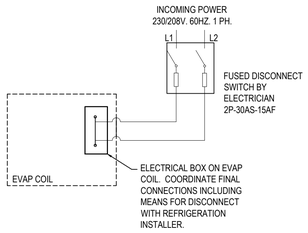
2 TIME CLOCK SHALL HAVE BATTERY BACKUP PER 2009 IECC 505.2.4.

** G.C. AND ELECTRICIAN TO COORDINATE WITH PANDA PROJECT MANAGER FOR TIME SCHEDULE BEFORE FINAL SETTING ON TIME CLOCKS.

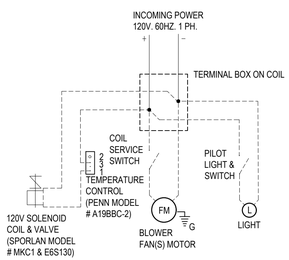
TIME CLOCKS 11
NOT TO SCALE E-400



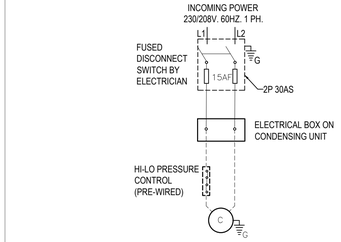
FREEZER LTG & DOOR HTR WIRING DIAGRAM 10
NOT TO SCALE E-400



FREEZER EVAPORATOR COIL 9
NOT TO SCALE E-400



COOLER EVAPORATOR COIL 8
NOT TO SCALE E-400



CONDENSING UNIT 7
NOT TO SCALE E-400

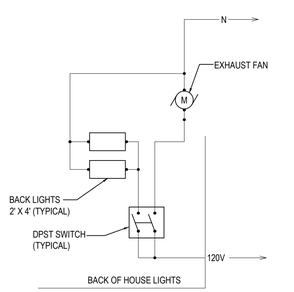
1. WIRING SHOULD BE DONE ACCORDING WITH NATIONAL AND LOCAL CODE.

2. CHECK VOLTAGE ON CONDENSING UNIT AND EVAPORATOR COIL BEFORE ANY WORK IS DONE.

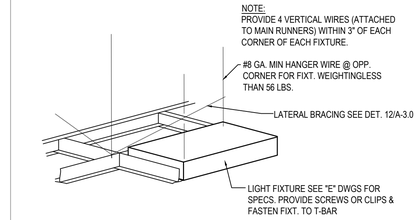
3. SOLID LINES TO BE WIRED BY LICENSED ELECTRICIAN ON SITE. DOTTED LINES ARE MANUFACTURE PRE-WIRED.

4. ANY PENETRATIONS THROUGH BOX SHALL BE SEALED AIR TIGHT.

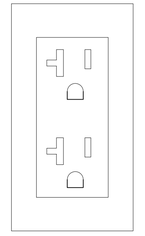
WIC / WIF WIRING DIAGRAM NOTES 6
NOT TO SCALE E-400



EXHAUST FAN CONTROL DIAGRAM 5
NOT TO SCALE E-400



LIGHT FIXTURE DETAIL 4
NOT TO SCALE E-400



ALL OUTLETS TO MOUNT VERTICALLY WITH GROUND PLUG @ LOW POSITION, TYP. U.N.O.

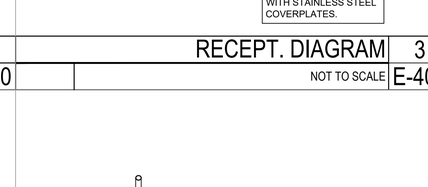
1. IF SHOW WINDOW OUTLETS AT WHITE GYP. BD SOFFIT WHITE DEVICES WITH WHITE COVERPLATES.

2. IF SHOW WINDOW OUTLETS AT DARK T-BAR CEILING, BLACK DEVICES WITH BLACK COVERPLATES.

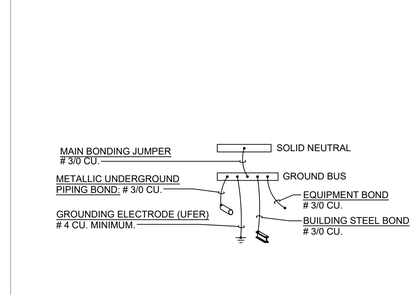
ALL DINING ROOM; VERIFY COLOR OF OUTLET/COVERPLATE WITH PANDA PM PRIOR TO INSTALL.

ALL OTHER OUTLETS IN KITCHEN, SERVICE AREA, AND RESTROOMS TO BE GREY DEVICES WITH STAINLESS STEEL COVERPLATES.

RECEPT. DIAGRAM 3
NOT TO SCALE E-400



ANSUL PULL STATION DETAIL 2
NOT TO SCALE E-400



'SES' GROUNDING DETAIL 1
NOT TO SCALE E-400

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: LL

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cp.com
Florida Corporate Certificate #AA C000526

02.27.19

GEORGIA REGISTERED No. PE039430 PROFESSIONAL ENGINEER JAISON P MORAS

JAISON MORAS,
GA #039430

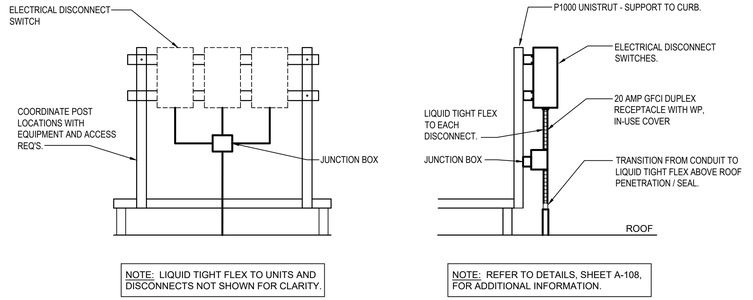
PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

E-400

ELECTRICAL DETAILS, DIAGRAMS

TRUE WARM & WELCOME 2200



NOTE: LIQUID TIGHT FLEX TO UNITS AND DISCONNECTS NOT SHOWN FOR CLARITY.

NOTE: REFER TO DETAILS, SHEET A-108, FOR ADDITIONAL INFORMATION.

EQUIPMENT DISCONNECT SWITCH SUPPORT — 2

NOT TO SCALE — E-401

JOB NO	MODEL NUMBER	DRAWN BY	SCHEMATIC TYPE
2390014	SC-321110MA-SEP		INSTALL
	JOB NAME: PX - 23' 6" - ACPSP - HEAT/DX...	DATE: 7/13/2016	DWG NO: ECP #1-1

DESCRIPTION OF OPERATION:
3 Phase w/ control for 2 Exhaust Fans, 1 Supply Fan, Exhaust on in Fire, Lights out in Fire, Fan(s) On/Off Thermostatically Controlled. Separate Breaker Input for each Fan. Room temperature sensor shipped loose for field installation.

BREAKER PANEL TO CONTROL PANEL

Responsibility: Electrician

BREAKER SIZE SHOWN IS THE MAXIMUM ALLOWED

BREAKER PANEL

- BREAKER 1PH 120 V 15 A — CONTROL POWER. DO NOT WIRE TO SHUNT TRIP BREAKER. — 1ST HOOD LIGHT BREAKER SHARED W/ CONTROL POWER, SWITCH #1 — H1 / N1 / GND
- BREAKER 3PH 208 V, MCA: 7.4 A, MOCP: 15 A — EXH-1 — L1 / L2 / L3 / GND
- BREAKER 3PH 208 V, MCA: 7.4 A, MOCP: 15 A — EXH-2 — L4 / L5 / L6 / GND
- BREAKER 3PH 208 V, MCA: 19.9 A, MOCP: 30 A — SUP-4 — L7 / L8 / L9 / GND

CONTROL PANEL

BREAKER PANEL TO FANS

Responsibility: Electrician

BREAKER PANEL — FANS

CONTROL PANEL TO FANS

Responsibility: Electrician

CONTROL PANEL — FANS

- Load Wiring ST-1 WIRE DIRECT TO STARTER — T1 / T2 / T3 / GND — FAN: 01 — EXH-1 — FLA: 5.9, HP: 2.000, VOLT: 208 V — WIRE TO DISCONNECT
- Load Wiring ST-2 WIRE DIRECT TO STARTER — T1 / T2 / T3 / GND — FAN: 02 — EXH-2 — FLA: 5.9, HP: 2.000, VOLT: 208 V — WIRE TO DISCONNECT

- Load Wiring ST-3 WIRE DIRECT TO STARTER — T1 / T2 / T3 / GND — FAN: 04 — SUP-4 — FLA: 18.3, HP: 5.000, VOLT: 208 V — WIRE TO FACTORY PROVIDED CONDUIT DROP

CONTROL PANEL TO ACCESSORY ITEMS

Responsibility: Electrician

CONTROL PANEL — COMPONENT

- CONTROL PANEL TO FIRE SYSTEM MICROSWITCH — C1 / AR1 — WIRE C1 TO COMMON (1) WIRE AR1 TO NORMALLY CLOSED (2). C1 TO AR1 SHOULD HAVE CONTINUITY WHEN ARMED. — MICROSWITCH 1 — 4 NO, 2 NC
- IF MORE THAN ONE FIRE SYSTEM, WIRE IN SERIES AS SHOWN — C1 / AR1 — MS-1 — 4 NO, 2 NC; MS-2 — 4 NO, 2 NC
- CONTROL PANEL TO KILL SWITCH LOOP — H1 / KTS — 120V SIGNAL THROUGH KILL SWITCH LOOP. SWITCH SHOULD BE CLOSED IN NORMAL STATE AND OPEN IN ALARM. — ANSUL CARTRIDGE SW — 2 NC, 2 NO
- IF MORE THAN ONE ANSUL CARTRIDGE SW, WIRE IN SERIES AS SHOWN — H1 / KTS — CR-1 — 2 NC, 2 NO; CR-2 — 2 NC, 2 NO
- CONTROL PANEL TO REMOTE MOUNTED SWITCHES — J4 — WIRE DIRECTLY TO CONTROL BOARD CAT-5 CONNECTION. PLACE END OF LINE PLUG IN EMPTY JACK. PN: EOL120A — HMI: 1; EOL120A: 2
- CONTROL PANEL TO HOOD LIGHTS 1400 W MAX — B1 / W1 / GND — WIRE TO J-BOX ON TOP OF HOOD — HOOD LIGHTS 1
- CONTROL PANEL TO KITCHEN TEMP SENSOR — T1A / T1B — WIRE TO CONTROL BOARD. SENSOR MOUNTED IN ROOM AWAY FROM HEAT SOURCES. SEE MANUAL — ROOM TEMP
- CONTROL PANEL TO DUCT SENSOR — T2A / T2B — WIRE TO CONTROL BOARD. SENSOR MOUNTED IN EXHAUST DUCT — HOOD 1 RISER 1

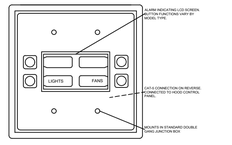
- CONTROL PANEL TO DUCT SENSOR — T3A / T3B — WIRE TO CONTROL BOARD. SENSOR MOUNTED IN EXHAUST DUCT — HOOD 2 RISER 1
- THE FOLLOWING CONNECTIONS MAY OR MAY NOT BE REQUIRED BASED ON JOBSITE SPECIFICATIONS
- CONTROL PANEL SIGNAL FOR EXTERNAL SHUNT TRIP — ST / NT — HOT TO SHUNT COIL; NEUTRAL FROM SHUNT COIL — SHUNT COIL
- ST TERMINAL IS ENERGIZED IN FIRE CONDITION.
- CONTROL PANEL SPARE FIRE SYSTEM DRY CONTACT — C2 / AR2 — COMMON; NORMALLY OPEN — SPARE CONTACTS WILL MAKE C2 TO AR2 WHEN SYSTEM IS ARMED. THEY ARE USED TO DISABLE EQUIPMENT OR PROVIDE SIGNALS. (NOT FOR ANSUL SYSTEMS. CONTACTS MUST BE WIRED DIRECT, TO THE ANSUL ALARM INITIATING SWITCH LOCATED IN ANSUL AUTOMAN)
- CONTROL PANEL DRY CONTACT ON/OFF WITH SUPPLY FAN GROUP 1 — SPO1 / SPO2 — COMMON; NORMALLY OPEN — SPARE CONTACTS WILL MAKE COMMON TO NORMALLY OPEN WHEN SUPPLY FAN IS ON.

NOTE: UNLESS OTHERWISE STATED, PANDA RESTAURANT GROUP SHALL PROVIDE ALL EQUIPMENT ON THE FOLLOWING CAPTIVEAIRE SYSTEMS: HOOD, GREASE DUCT, MAKE-UP AIR, EXHAUST FANS, SUPPLY FAN, BATHROOM FAN AND ELECTRICAL INTERLOCK PACKAGE

ANSUL GAS VALVE:

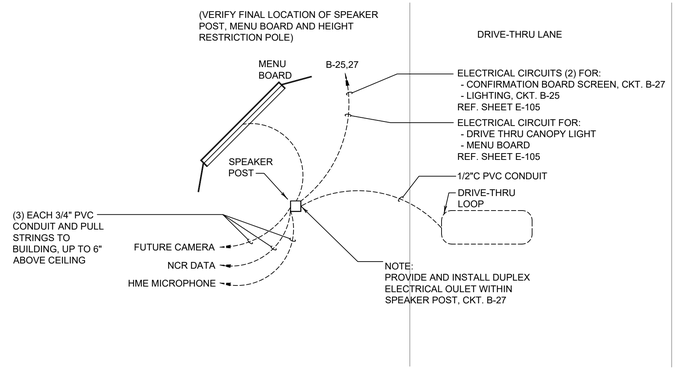
THE ANSUL GAS VALVE IS PROVIDED BY CAPTIVEAIRE. IT WILL BE SHIPPED DIRECT FROM FACTORY WITH THE VALVE SIZE 3 DAYS IN ADVANCE OF WHEN IT IS NEEDED ON SITE.

FOR QUESTIONS CALL THE CAPTIVEAIRE SOUTHERN CALIFORNIA OFFICE
STONE MILL DESIGN CENTER
1000 S. STATE COLLEGE BLVD.
CORTA MESA, CA 92626
TEL: 800-967-7701 EMAIL: REGIB@CAPTIVEAIRE.COM



KITCHEN EXHAUST SYSTEM DIAGRAM — 3

NOT TO SCALE — E-401



MENU BOARD & SENSOR LOOP — 1

NOT TO SCALE — E-401

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

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

REVISIONS:

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: LL

PANDA PROJECT #: - D6674

C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cp.com
Florida Corporate Certificate #AA C000526

02.27.19

GEORGIA REGISTERED No. PE039430 PROFESSIONAL ENGINEER JAISON P MORAS

JAISON MORAS, GA #039430

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

E-401

ELECTRICAL DETAILS, DIAGRAMS

PROVIDE AN ARC FLASH WARNING SIGN PER NEC 110.16.

PNL A — PANELBOARD

208Y/120V, 3PH, 4W
400A, MLO
REF 1–LINE AIC
EQUIPMENT GROUND BUS
ISOLATED GROUND BUS

SERVES: WHOLE BUILDING
LOCATION: ELEC. CABINET
MOUNTING: RECESSED

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

	DESCRIPTION	WIRE	BRKR	PL	KVA A	KVA B	KVA C	PL	BRKR	WIRE	DESCRIPTION	
1	WIC DISPLAY LTS/MENUBRD/LED	12	20	1	0.61 1.00			1	20	12	FAX '87', MGR '64C', COMP '49A'	2
3	HOOD CONTRL PNL 'M4'	12	20	1		0.50 0.60		1	20	12	MUSIC, VCR, MONITOR	4
5	SERVICE POS 94, PTR '86A' (2)	12	20	1			1.10 0.50	1	20	12	COMPUTER RECPT '83A' (2)	6
7	D.THRU POS '94'/PTRS '86A' (2)	12	20	1	1.10 0.13			1	20	12	10J ICE MACHINE	8
9	CARB. '4B', 95-4-S3', FLY LT (1)	12	20	1		0.91 1.41		2	20	12	CHF-25 'M10' AIR CURTAIN	10
11	RICE WARMER '54' (1)	12	20	1			0.11 1.41					12
13	REF. PREP TABLE '34A' (1)	12	20	1	1.44 1.18			1	20	12	REAR DOOR – FLY FAN 'M8A'	14
15	REF. PREP TABLE '34D' (1)	12	20	1		1.08		1			SPACE	16
17	UNDER CTR FRZR '30K' (1,4)	10	20	1			1.08	1			SPACE	18
19	BEV. '4AB', ICE MAC. '10J' (1)	12	20	1	0.31 1.30			1	20	10	INDUCT WELL 3J, 3K–GFI (1,4)	20
21	SERVING COUNTER	12	20	1		0.18 1.30		1	20	10	INDUCT WELL 3J, 3K–GFI (1,4)	22
23	ICE TEA BREWER '9D'	12	20	1			1.78 1.30	1	20	10	INDUCT WELL 3J, 3K–GFI (1,4)	24
25	FOOD PROCESSOR '53'	12	20	1	1.20 1.30			1	20	10	INDUCT WELL 3J, 3K–GFI (1,4)	26
27	SPACE			1		1.30		1	20	10	INDUCT WELL 3J, 3K–GFI (1,4)	28
29	WALK–IN COOLER COIL '31M' (1)	12	20	1			0.24 1.30	1	20	10	INDUCT WELL 3J, 3K–GFI (1,4)	30
31	RICE HOLD CABINET '24H' (1,4)	10	20	1	1.78 1.30			1	20	10	INDUCT WELL 3J, 3K–GFI (1,4)	32
33	(SHUNT)			1		0.84		1	20	12	RAD TOP HEATER '1S2B2' (1)	34
35	SPACE			1			1.10	1	20	12	RAD TOP HEATER '1S2B2' (1)	36
37	SPACE			1	1.10			1	20	12	RAD TOP HEATER '1S2B2' (1)	38
39	HEAT WRAP '32–S7' (4)	12	20	1		0.50 0.84		1	20	12	RAD TOP HEATER '1S2B2' (1)	40
41	FLY LIGHT	12	20	1			0.18 0.84	1	20	12	~~RAD TOP HEATER '1S2B2' (1)~~	42
43	DUCT DETECTORS	12	20	1	0.20			1			SPACE	44
45	LTG–FOOD PREP/EF–3 (4)	10	20	1		1.23		1			SPACE	46
47	LTG – DINING AREA	12	20	1			1.27 1.40	2	15	12	~~MICROWAVE – 55A (1)~~	48
49	SHOW WINDOW RECPTS	12	20	1	0.90 1.40							50
51	GENERAL RECPTS	12	20	1		0.72 0.18		1	20	12	FUTURE EQUIPMENT	52
53	EXTERIOR RECPTS	12	20	1			0.36 0.72	1	20	12	DINING TV'S	54
55	SPARE		20	1	1.23			2	20	12	ICE MACHINE COND. '10J' (1)	56
57	SEC. MONITOR/HME – RECPTS	12	20	1		0.50 1.23						58
59	GAS WATER HEATER – P2, GFCI	12	20	1			1.80 1.04	2	20	12	WALK IN FRZR COND. '32–S1' (1)	60
61	ICE TEA BREWER '9D' (1,4)	10	20	1	1.78 1.04							62
63	LIGHTING – RESTROOMS	12	20	1		0.07 1.04		2	20	12	WALK IN COOL COND '31–S' (1)	64
65	INDUC DR WELL 3J, 3K–GFI (1,4)	10	20	1			1.80 1.04					66
67	DT WINDOW 'M9A' AIR CURTAIN	12	20	1	0.60 6.24							68
69	INDUC DR WELL 3J, 3K–GFI (1,4)	10	20	1		1.80 6.24		3	60	4	RTU–3	70
71	INDUC DR WELL 3J, 3K–GFI (1,4)	10	20	1			1.80 6.24					72
73					3.00 5.76							74
75	ELECTRIC GRILL – "23B" (1)	8	40	3		3.00 5.76		3	60	4	RTU–2	76
77							3.00 5.76					78
79	(SHUNT)			1	2.70							80
81	INDUC DR WELL 3J, 3K–GFI (1,4)	10	20	1		1.80 2.70		3	40	8	RTU–1	82
83	INDUC DR WELL 3J, 3K–GFI (1,4)	10	20	1			1.80 2.70					84
				TOTAL	38.60	35.73	41.67	KVA				
	PER NEC ARTICLE 220				322	298	347	AMPS				
				TOTAL LOAD	116.00	KVA	322	AMPS				
				FEEDER LOAD	99.46	KVA	276	AMPS				

PROVIDE AN ARC FLASH WARNING SIGN PER NEC 110.16.

PNL B — PANELBOARD

208Y/120V, 3PH, 4W
225A, MLO
REF 1–LINE AIC
EQUIPMENT GROUND BUS

SERVES: WHOLE BUILDING
LOCATION: ELEC CABINET
MOUNTING: RECESSED

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

	DESCRIPTION	WIRE	BRKR	PL	KVA A	KVA B	KVA C	PL	BRKR	WIRE	DESCRIPTION	
1	LOGO 'S2'/I.D. SIGN 'S1' (3)	12	20	1	1.20 1.23			2	20	10	ICE MACHINE COND. '10J–S1' (4)	2
3	EXTERIOR LIGHTING – POLE (3,4)	8	20	1		1.15 1.23						4
5	EXTERIOR LIGHTING – POLE (3,4)	10	20	1			1.44 0.96	1	20	12	21G MJ345 FRYER (1)	6
7	SPARE		20	1				1			(SHUNT)	8
9	BEV. DISPENSER 4AB	12	20	1		0.20 0.40		1	20	12	LIGHTING CONTROL/TIMECLOCKS	10
11	SECURITY/POS MONITORS	12	20	1			0.18	1			SPACE	12
13	HYPERACTIVE TIMER SYS.	12	20	1	0.18			1			SPACE	14
15	DINING TV'S	12	20	1		0.26		1			SPACE	16
17	EXTERIOR LIGHTING – POLE (3,4)	8	20	1			1.15	1			SPACE	18
19	SPARE			1				1			SPACE	20
21	MONUMENT SIGN (3,4)	10	20	1		0.50		1			SPACE	22
23	BUILDING LTS/EM (3)	12	20	1			0.60	1			SPACE	24
25	MENUBOARD (3)	12	20	1	1.50 0.71							26
27	DR THRU ORDER SCREEN	12	20	1		1.00 0.71		3	15	12	EF–1	28
29	RTU'S CONVENIENT RECPTS	12	20	1			0.54 0.71					30
31	CANOPY LIGHTS (3)	12	20	1	0.16 0.71							32
33	CANOPY LIGHTS (3)	12	20	1		0.16 0.71		3	15	12	EF–2	34
35	SPACE			1			0.71					36
37					4.87 1.80							38
39	CU–1	6	60	3		4.87 1.80		3	35	10	MAU–1	40
41							4.87 1.80					42
				TOTAL	12.36	12.99	12.97	KVA				
	PER NEC ARTICLE 220				103	108	108	AMPS				
				TOTAL LOAD	38.32	KVA	106	AMPS				
				FEEDER LOAD	39.79	KVA	110	AMPS				

SES — PANELBOARD

208Y/120V, 3PH, 4W
600A, MLO
REF 1–LINE AIC
EQUIPMENT GROUND BUS
ISOLATED GROUND BUS

SERVES: WHOLE BUILDING
LOCATION: OUTSIDE (IN NEMA 3R ENCLOSURE)
MOUNTING: SURFACE

	DESCRIPTION	WIRE	BRKR	PL	KVA A	KVA B	KVA C	PL	BRKR	WIRE	DESCRIPTION	
1					38.60							2
3	PNLBD A (5)		400	3		35.73		3			SPACE	4
5							41.67					6
7					12.36						(SHUNT)	8
9	PNLBD B (5)		200	3		12.99		3			SPACE	10
11							12.97					12
13											SPACE	14
15	SPACE			3				3			SPACE	16
17												18
				TOTAL	50.96	48.72	54.64	KVA				
	PER NEC ARTICLE 220				425	406	455	AMPS				
				TOTAL LOAD	154.32	KVA	428	AMPS				
				FEEDER LOAD	142.74	KVA	396	AMPS				

PANELBOARD NOTES ( )

(1) KITCHEN EQUIPMENT SHOWN AT 65% IN PANEL TOTALS PER NEC (KITCHEN EQUIPMENT).

(2) TERMINATE GROUND ON ISOLATED GROUND BUS.

(3) ROUTE CIRCUIT THROUGH LIGHTING CONTACTOR, CONTROLLED BY TIMECLOCK. REFER TO DETAILS, SHEET 11/E–400.

(4) WIRE SIZE INCREASE DUE TO VOLTAGE DROP. SIZE EQUIPMENT GROUND CONDUCTOR PROPORTIONALLY PER NEC.

(5) REFER TO ONE–LINE DIAGRAM FOR WIRE SIZES.

SINGLE LINE DIAGRAM GENERAL NOTES 3

NOT TO SCALE E-601

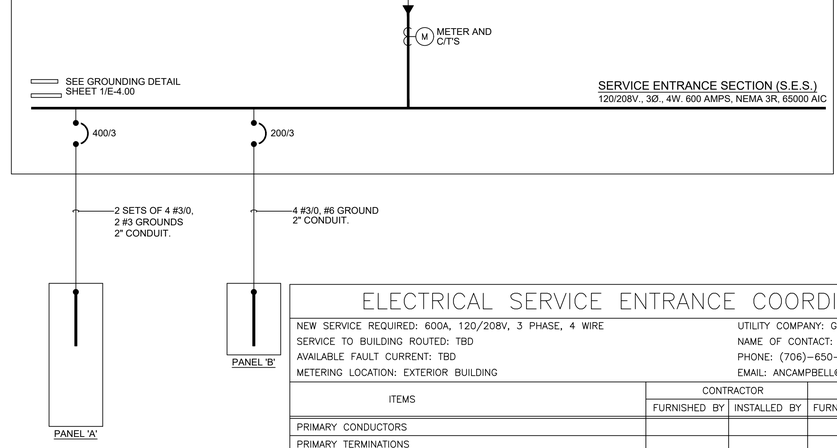
1. UNLESS NOTED, ALL DEVICES AND TERMINATIONS 100 AMPS AND LESS TO BE RATED FOR 60°C WIRE, OVER 100 AMPS, 75°C WIRE.
2. CONTRACTOR TO SUBMIT SERVICE ENTRANCE GEAR SHOP DRAWINGS TO SERVING UTILITY COMPANY FOR APPROVAL.
3. ALL WIRE #8 AND SMALLER TO BE THWN/THHN CU.; #6 AND LARGER TO BE XHHW CU.
4. THE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

SERIES RATING NOTES 4

NOT TO SCALE E-601

1. ENTIRE INSTALLATION TO COMPLY WITH N.E.C. 110.22 AND 240.86(B).
2. NO DESIGN CHANGES MAY BE MADE TO THE SYSTEM WITHOUT THE PRIOR APPROVAL OF THE DESIGN ELECTRICAL ENGINEER AND THE ELECTRICAL INSPECTOR.
3. A TWO TIER 65000/10000 AIC SERIES RATING SYSTEM IS SPECIFIED BETWEEN THE SES MAINS AND THE PANEL BRANCH CIRCUIT BREAKERS, NO SUBSTITUTIONS - UNLESS A FULLY RATED SYSTEM IS PROVIDED.
4. MOTOR CONTRIBUTION TO THE FAULT CURRENT IS LESS THAN 1% OF THE INTERRUPTING RATING OF THE DOWNSTREAM CIRCUIT BREAKER(S).
5. THE ELECTRICAL CONTRACTOR SHALL PROVIDE LABELS AT ALL COMPONENTS OF THE SERIES PROTECTED SYSTEM; AT PANEL 'A' STATING "CAUTION - 65/10 SERIES COMBINATION SYSTEM RATED 21,572 AMPERES. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED", AT PANEL 'B' STATING "CAUTION - 65/10 SERIES COMBINATION SYSTEM RATED 20,985 AMPERES. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED".
6. EQUIPMENT SUPPLIER TO PROVIDE CUT SHEETS OF ALL SERIES RATED COMPONENTS (I.E. FUSES, CIRCUIT BREAKERS) HI-LIGHTING EACH ITEM AND THE SPECIFIC LISTING/TESTING OF EACH ITEM'S SERIES RATING WITH THE OTHER.
7. POST THIS INFORMATION ON THE JOB-SITE WITH PERMIT FOR CITY ELECTRICAL INSPECTOR'S REVIEW/APPROVAL.

TENANT ELECTRICAL SERVICE LOAD SUMMARY			
TENANT OCCUPANCY TYPE:	A	SERVICE DESCRIPTION:	
TENANT SQUARE FOOTAGE:	2,200	208Y/120V, 3PH, 4W	
LOAD SUMMARY CALCULATIONS ARE BASED ON NEC 2011			
SECTION 220.88 OPTIONAL METHOD FOR NEW RESTAURANTS.			
HVAC - SUMMER		58.71	KVA
HVAC - WINTER		0.00	KVA
LIGHTING (PER NEC-220)		4.40	KVA
RECEPTACLES		1.80	KVA
KITCHEN EQUIPMENT		49.83	KVA
MOTOR LOADS		9.66	KVA
LARGEST MOTOR LOAD		0.00	KVA
SUPPLEMENTAL ELECTRIC HEAT		2.30	KVA
MISCELLANEOUS EQUIPMENT		16.92	KVA
REFRIGERATION EQUIPMENT		6.99	KVA
DISPLAY CASE/SIGNAGE		1.20	KVA
EXTERIOR LIGHTING		4.67	KVA
CONNECTED LOAD		156.48	KVA
100% OF AMOUNT UNDER 200			
TOTAL DEMAND LOAD		156.48	KVA
TOTAL DEMAND AMPACITY		434.35	AMPS
SERVICE AMPACITY		600	AMPS
SPARE CAPACITY		165.65	AMPS



ELECTRICAL SERVICE ENTRANCE COORDINATION

NEW SERVICE REQUIRED: 600A, 120/208V, 3 PHASE, 4 WIRE
SERVICE TO BUILDING ROUTED: TBD
AVAILABLE FAULT CURRENT: TBD
METERING LOCATION: EXTERIOR BUILDING

UTILITY COMPANY: GEORGIA POWER
NAME OF CONTACT: ANTONIO CAMPBELL
PHONE: (706)–650–5160
EMAIL: ANCAMPBELL@SOUTHERNCO.COM

ITEMS	CONTRACTOR		UTILITY COMPANY	
	FURNISHED BY	INSTALLED BY	FURNISHED BY	INSTALLED BY
PRIMARY CONDUCTORS			X	X
PRIMARY TERMINATIONS			X	X
PRIMARY CONDUIT(S)	X	X		
PRIMARY TRENCH/BACKFILL	X	X		
TRANSFORMER –(CONTRACTOR TO PROVIDE PAD PER/UTILITY REQ'S.)			X	X
SECONDARY CONDUCTORS (FROM XFMR TO UTILITY METER)	X	X		
SECONDARY TERMINATIONS @ TRANSFORMER (GC PROVIDE LUGS)			X	X
SECONDARY TERMINATIONS @ SERVICE ENTRANCE	X	X		
SECONDARY CONDUIT	X	X		
SECONDARY TRENCH/BACKFILL	X	X		
METERING CT'S – SELF CONTAINED METER			X	X
METER HOUSING– PROVIDES TO CONTRACTOR AT NO CHARGE	X	X		

CONTRACTOR NOTE:
1. CONTRACTOR TO FIELD VERIFY AND COORDINATE THEIR RESPONSIBILITIES FOR ELECTRICAL SERVICE ENTRANCE WITH ELECTRICAL SERVICE PROVIDER; AND PROVIDE BID WITH ALL ASSOCIATED COSTS WITH NO ADDITIONAL COST TO OWNER.

DESIGNER NOTE:
1. ENGINEER/DESIGNER TO MODIFY ELECTRICAL COORDINATION FORM AS PER THEIR CONVERSATION WITH UTILITY PROVIDER.

SINGLE LINE DIAGRAM 2

NOT TO SCALE E-601

PANEL SCHEDULES 1

NOT TO SCALE E-601

PANDA EXPRESS CHINESE KITCHEN

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

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

REVISIONS:

3	02.27.19 - ISSUE FOR BID

ISSUE DATE:

1	12.05.18 - ISSUE FOR PERMIT
2	12.20.18 - COUNTY COMMENTS
4	02.27.19 - ISSUE FOR BID

DRAWN BY: LL

PANDA PROJECT #: - D6674
C&P PROJECT #: - 2180716

Cuhaci & Peterson
Architects Engineers Planners
1925 Prospect Ave. Orlando, FL 32814
P (407) 661-9100
F (407) 661-9101
www.cp.com
Florida Corporate Certificate #AA C000526

02.27.19

GEORGIA REGISTERED No. PE039430 PROFESSIONAL ENGINEER JAISON P MORAS

JAISON MORAS,
GA #039430

PANDA EXPRESS

TRUE WARM AND WELCOME 2200
515 MULLINS COLONY DRIVE
EVANS, GA, 30809

E-601

PANELS, SINGLE LINE, LOAD CALC'S

TRUE WARM & WELCOME 2200