

Patio Furniture

Item Code	Type	Description	Vendor	Size		
OC4	OUTDOOR CHAIR	OUTDOOR ALUMINUM CHAIR	PANDA VENDOR	18"H		
OT6	ADA PATIO TABLE	33X48 ADA PATIO TABLE WITH ALUMINUM SLATS	PANDA VENDOR	48"L X 33 1/4"W X 30"H		
OT7	4 TOP PATIO TABLE	24X48 PATIO TABLE WITH ALUMINUM SLATS	PANDA VENDOR	48"L X 24"W X 30"H		
OT8	2 TOP PATIO TABLE	24X27 PATIO TABLE WITH ALUMINUM SLATS				
OW3	OUTDOOR WASTEBIN	OUTDOOR WASTE BIN WITH ALUMINUM SLATS	PANDA VENDOR	22.5"L X 22.5"W X 45"H		

- 1

TRASH ENCLOSURE BY LANDLORD
- 2

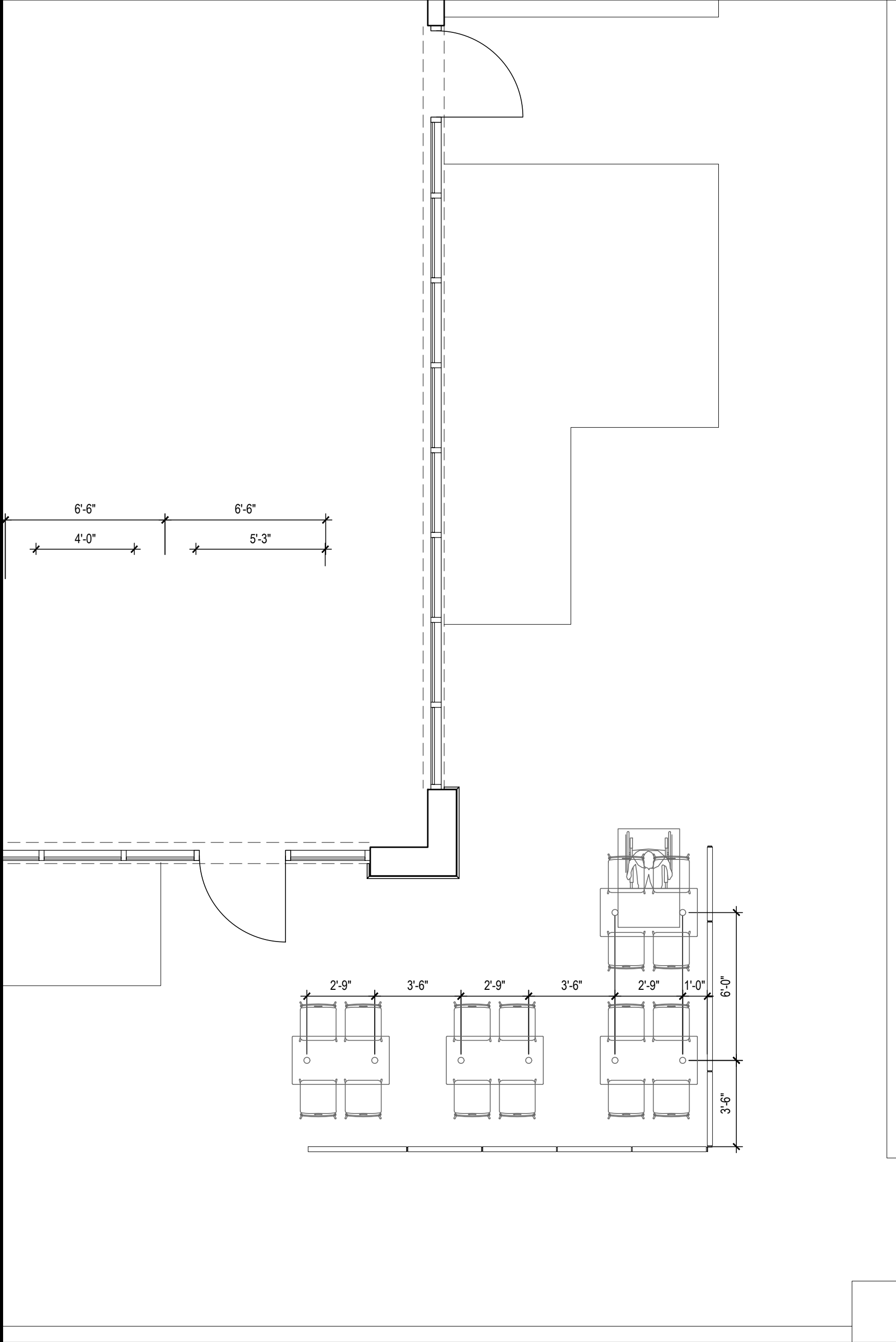
ACCESSIBLE PATH OF TRAVEL - - - - ->
- 3

UNDERGROUND GREASE INTERCEPTOR - SEE LANDLORD CIVIL DRAWINGS
- 4

OUTDOOR SEATING AREA, RAILING BY LANDLORD

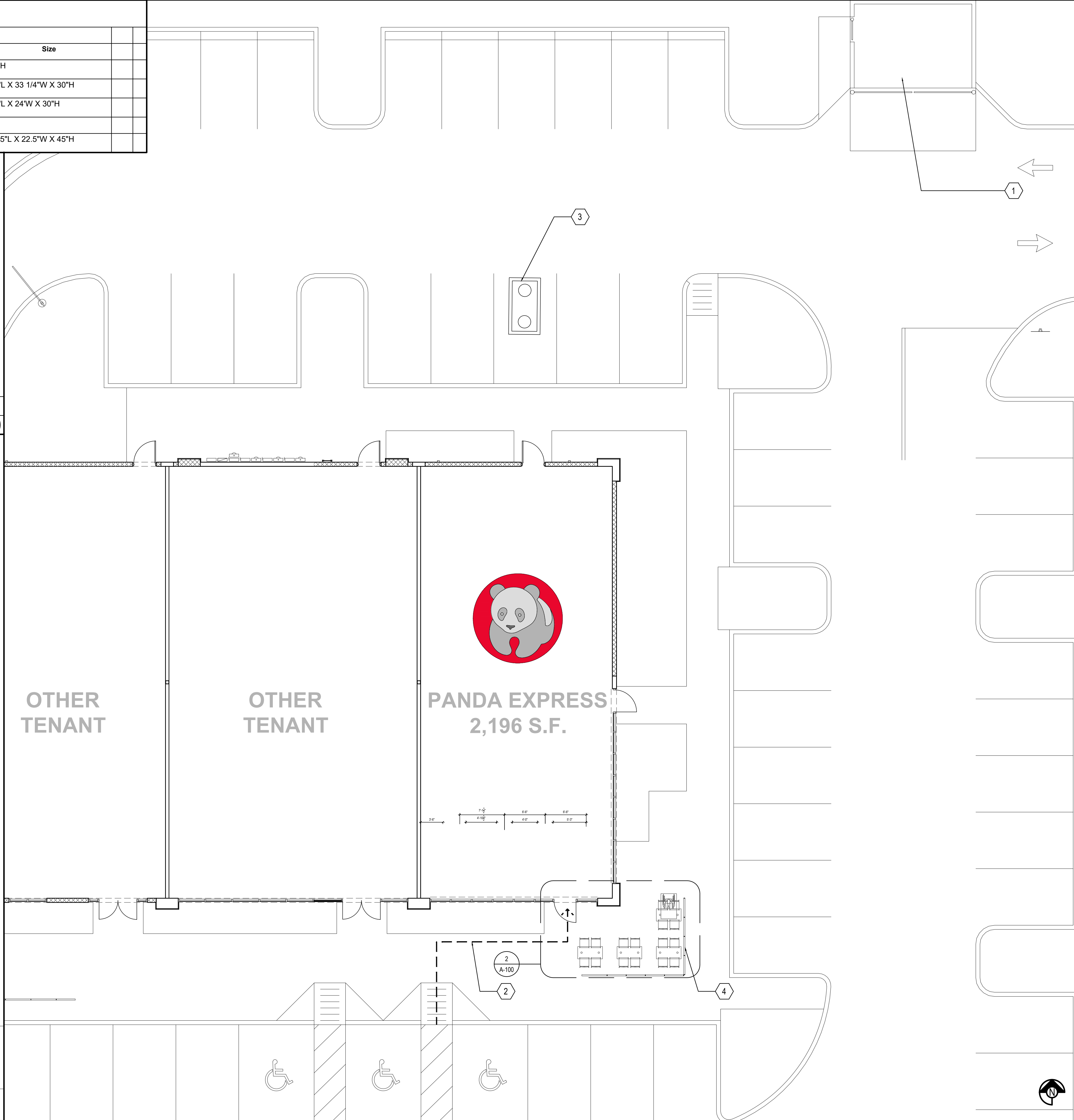
KEY NOTES AND SCHEDULE A

Scale= NTS A-100



PATIO FURNITURE 2

Scale= 1/4" = 1'-0" A-100



SITE PLAN 1

Scale= 1/8" = 1'-0" A-100



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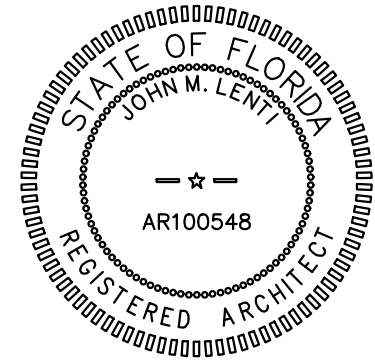
1	BID SET	2023-05-02

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PANDA PROJECT #: S4-24-D22020
ARCH PROJECT #: P7377

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3301 W HILLSBORO BLVD
DEERFIELD BEACH, FL 33442

A-100

SITE PLAN
ARCHITECTURAL

EQUIPMENT SCHEDULE																											03-04-22														
PLUMBING										ELECTRICAL					DESCRIPTION																										
FS INDIRECT CONNECTION TO FLOOR SINK										D DIRECT CONNECTION					O OWNER(PANDA EXPRESS, INC.)												S SERVING AREA														
D DIRECT CONNECTION										C CONVENIENT OUTLET					GC GENERAL CONTRACTOR												K KITCHEN														
RIH ROUGH IN HEIGHT (TO CENTER OF CONNECTION)										FSO FLOOR STUB OUT					EC ELECTRICAL CONTRACTOR												(E) EXISTING														
										DC DROPPED CORD					KEC KITCHEN EQUIPMENT COMPANY																										
SUPPLY BY	GAS		WASTE		COLD WATER		HOT WATER		CONNECTION		LOAD	PHASE	H.P.	VOLTS	REMARKS	DIMENSIONS	MANUFACTURE	MODEL #	EQUIPMENT		NO.																				
	K BTU	R.I.H.	SIZE	TYPE	SIZE	R.I.H.	SIZE	R.I.H.	SIZE	R.I.H.	TYPE	WATT				W x D x H (ø x H)																									
SERVING AREA EQUIPMENT																																									
O															SEE DETAIL	SEE PLAN	KEC	CUSTOM	HOT WELLS COUNTER SERVICE		1B																				
O															SEE DETAIL	SEE PLAN	KEC	CUSTOM	SNEEZE GUARD		1S2																				
O															3 HEATING ELEMENTS	42.375" X 4.25" X 2.375"	GENERAL		43" RADIANT TOP HEATER		1S2b1																				
O															4 HEATING ELEMENTS	55.375" X 4.25" X 2.625"	GENERAL		36" RADIANT TOP HEATER (2)		1S2b2																				
O															SEE DETAIL	SEE PLAN	KEC	CUSTOM	CASHIER & BEVERAGE COUNTER		2Q																				
O															INDUCTION WARNER	15 3/4" DIA	I/O CONTROLS CORP	ABC-065-14	INDUCTION WELL - 17QT		3F																				
O															INDUCTION WARNER	12 1/8" DIA	I/O CONTROLS CORP	ABC-065-10	INDUCTION WELL - 11QT		3G																				
O															W/LD DISPENSER	30"x30"x35"	CORNELIUS	IDC-255	BEVERAGE DISPENSER		4AB																				
O															ON S/S SHELF	15"x11"x16"	WELBLIT	16-2172	BOOSTER		4B																				
O																40"x18"	WELBLIT	15-2903-IP	SODA RACK		4C																				
O																#22"	ESPRESSAS	PER MFG	CO2 TANK		4D																				
O																	CO2Meter.com	RA0-0102-6	CO2 MONITOR & DISPLAY		4D-S1																				
O																	SM WATER FILTRATION	BEV190-56164-01	WATER FILTER		4F																				
O																	34"x17"x6 1/2"	KEC	CUSTOM	36" COLD PAN		5C																			
O																	SEE PLAN	KEC	CUSTOM	S/S COUNTER WITH SINK		6B																			
O																																									
O															24"	C	14.8A	1	120	NEMA 5 PLUG	11" X 22" X 34"	BUNN	TB3	ICED TEA BREWER	9D																
O															84"	C	1.1A	1	120	----	22" X 14" X 26.5"	MANITOWOC	B-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																
O																			ABOVE ICE MACHINE	24" X 17.5" X 21.5"	MANITOWOC	D420	STORAGE BIN	10L-S1																	
KITCHEN EQUIPMENT																																									
O	450	10"	1-1/2"	FS	2"	10"	1/2"								SEE DETAIL	93"x42"	KEC	CUSTOM	80" CHINESE RANGE (L)		20A																				
O	190	10"	1"	FS	2"	10"	1/2"								SEE DETAIL	42"x42"	KEC	CUSTOM	42" CHINESE RANGE		20D																				
O	190	10"	1"	FS	2"	10"	1/2"								SEE DETAIL	42"x42"	KEC	CUSTOM	42" CHINESE RANGE		20R																				
O	122 EA	14"	1 1/2"												47"x31-1/2"x51-5/8"	FRYMASTER	MA45-FPP345G	FRYER		21B																					
O	54	10"	3/4"												24"x31.5"x15.25"	VULCAN	MSA4-C2100P	24" GAS GRIDDLE		23E																					
O															10"x122.9"	VULCAN	VMCS-101	(2) ELECTRIC GRIDDLE TOP		24H																					
O	34.6	10" & 30"	3/4"												19.9"x34.5"x41.3"	WINSTON	HA4005	RICE HOLDING CABINET		25A																					
O															24"x19"x17"	PANTIN	GC-6100(N)	RICE COOKER		25A																					
O															24"	C	9A	1	1/2	115	NEMA 5-15P	60"x33"x36"	RANDELL	920SF-290	60" WORKTOP FREEZER	30L															
O															130"	D	2.0MWPS	1	1.5	120/208		SEE PLAN	KEC	CUSTOM	WALK-IN COOLER UNIT	31															
O																3120w/2	1	1.5	208		SEE PLAN	KEC	CUSTOM	WALK-IN COOLER COND.	31-S																
O																				SEE PLAN	KEC	CUSTOM	WALK-IN FREEZER	32																	
O																				SEE PLAN	KEC	CUSTOM	WALK-IN FREEZER COND.	32-S1																	
O																D/D	500W	1	120		SEE PLAN	KEC	CUSTOM	W.I.F. LTG. DOOR HEATER	32-S7																
O																24"	C	15A	1	1/2	120	SELF CONTAINED	84"x33"x35"	RANDELL	9050K-7WPR2-NSB	84" REF. PREP. TABLE	34O														
O																24"	C	9A	1	1/3	120	SELF CONTAINED	48"x33"x35"	RANDELL	9030K-7	48" REF. PREP. TABLE	34D														
O																				100"x30"	KEC	CUSTOM-(PS-100L)	POT SINK	40A																	
O																				28"x33"x82"	ELECTROLUX	727655	THAWING CABINET	40T																	
O																				42"x30"	KEC	CUSTOM-(VS-42)	42" VEGETABLE SINK (R)	41B																	
O																				42"x30"	KEC	CUSTOM-(VS-42)	42" VEGETABLE SINK (L)	41C																	
O																				SEE PLAN	PANDA WAREHOUSE	CUSTOM (NSF)	120 S.S. WALL MTD. SHELF	43A																	
O																				SEE PLAN	PANDA WAREHOUSE	CUSTOM (NSF)	160 S.S. WALL MTD. SHELF	43B																	
O																				SEE PLAN	GOLD BOND	ISS	18"D WIRE SHELVES	44A																	
O																				SEE PLAN	GOLD BOND	ISS	SHORT 18"D WIRE SHELVES	44A-U																	
O																				SEE PLAN	GOLD BOND	ISS	24"D WIRE SHELVES	44C																	
O																				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"	KEC	CUSTOM	RICE WARMER STAND	46B																	
O																				24"x 33" x 28"	KEC	CUSTOM	S.S. GRILL STAND	46H																	
O																																									
O																				9 15/16"x19-11/16"x19-3/4"	ELECTROLUX	D10-TRS24	FOOD PROCESSOR	53																	
O																				FS	7/8"	76"	3/4"	14"	3/4"	24"	C	53A	1	4	208			DISHWASHER	70D						
O																				FS													WATER SOFTENER	70D1							
SMALL EQUIPMENT																																									
O																					2"	24"	1 1/2"	24"	1 1/2"						W/TOWEL & SOAP	14 1/4"x18 1/2"	GSW	HS-1615NPASS	HAND SINK	45A					
O																															ON S.S. COUNTER	17"	ø	WELBON	WRS-1088BS	RICE WARMER	54A				
O																															PLUG: NEMA 6-15R	17 1/2"x23 5/8"x22 9/16"	SHARP	R-CD1800M	MICROWAVE	55A					
O																															AS REQUIRED BY LOCAL FIRE DEPT., CHECK LOCATION WITH PROJECT MANAGER					FIRE EXTINGUISHER	56				
O																																SEE DETAIL	SAN-JAMAR	SANUT7500TBK	PAPER TOWEL DISPENSER	60D					
O																																WALL MOUNT		GSW	5-DOOR	LOCKER (2)	61B				
O																																20"x20"x23"	TIGEL	CUSTOM	SMART SAFE	62B					
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	DELL OPTIFLEX	x22	COMPUTER	83A		
O																																REF ELEV C	50W	1	120	SEE PLAN	BROTHER	MFC-LC2700DW	POS PRINTERS	86A	
O																																REF ELEV C	50W	1	120	BROTHER	MFC-LC2700DW	FAX	87		
O																																REF ELEV C	500W	1	120	CUSTOM	11 1/4"x14 1/2"x5"	RESNOS	S 460	CASH REGISTER SYSTEM	94
MEP EQUIPMENT																																									
O																																				SEE MECH. DWG.	SEE PLAN	CAPTIVE AIR	CUSTOM	EXHAUST HOOD	M1
O																																									



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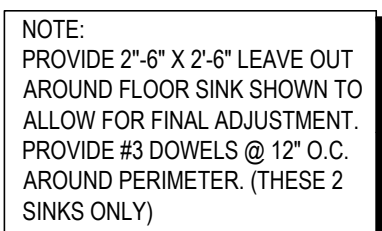
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ROUGH - IN PLUMBING PLAN

PANDA HOME 2600 R4/DAB



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

FINISH SCHEDULE									
ROOM NAME	FLOOR		BASE		WALL		CEILING		
(100) DINING ROOM	T200 T402	24" X 24" TILE INLAY	T111 T200 T124	TILE SIZE: REF. SCHEDULE TILE SIZE: REF. SCHEDULE FULL TILE	P101, P104 T111, T124 G-1	PAINT TILE WALL COVERING	C1 C3	2" X 2' ARMSTRONG, OPTIMA GYP BOARD W/ PAINT P103	03-04-22
(101) SERVING AREA	S1 S2	PLAIN ABRASIVE IN HIGH TRAFFIC AREAS	S1	6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	T111 WP1	HAND SINK WALL FRP PANEL	TILE	GYP BOARD W/ SMOOTH WASHABLE PAINT	
(103) KITCHEN	S1 S2	PLAIN ABRASIVE IN HIGH TRAFFIC AREAS	S1	6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP3 WP1	S.S. BEHIND COOK LINE FRP PANEL		2" X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS	
(104) KITCHEN PREP.	S1 S2	PLAIN ABRASIVE IN HIGH TRAFFIC AREAS	S1	6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1	FRP PANEL		2" X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS	
(105) WALK-IN COOLER	S1 S2	PLAIN ABRASIVE IN HIGH TRAFFIC AREAS	S.S. / ALUMINUM WITH 3/8" RADIUS		EXT INT	S.S. ALUMINUM GALVANIZED S.S.		ALUMINUM GALVANIZED STAINLESS STEEL	
(105A) WALK-IN FREEZER	GALVANIZED STAINLESS STEEL S1 SILKAL UNDER WIF SUBFLOOR		S.S. / ALUMINUM WITH 3/8" RADIUS		EXT INT	S.S. ALUMINUM GALVANIZED S.S.		ALUMINUM GALVANIZED STAINLESS STEEL	
(106) MEN'S ROOM	T200	24" X 24" TILE	T108	FULL TILE SCHLUTER	T108		TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT	
(107) WOMEN'S ROOM	T200	24" X 24" TILE	T108	FULL TILE SCHLUTER	T108		TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT	
(108) VESTIBULE	T200	24" X 24" TILE	T124	FULL TILE	P101		PAINT	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT	

DOOR & HARDWARE SCHEDULE

CONTRACTOR TO PURCHASE DOOR HARDWARE & FRAME DIRECTLY FROM PANDA'S NATIONAL ACCOUNT SUPPLIER. SUPPLIER TO PROVIDE ALL STOREFRONT DOOR HARDWARE, P-LAM DOORS & FRAMES AND HM DOORS & FRAMES		HARDWARE				HINGE	STOP		ACCESSORIES	REMARKS
<p>CONTACT FOR QUOTING, ORDERING & LOGISTICS</p> <p>APRIL WALDRN, PROJECT MANAGER</p> <p>800-887-4307 EXT. 350 PHONE</p> <p>Aprilw@locknet.com, panda@locknet.com</p>	<p>NOTE!!!</p> <p>CONTRACTOR HAS THE OPTION TO PURCHASE STOREFRONT HARDWARE FROM OTHER SOURCE, PROVIDED THE HARDWARE IS PER SPEC. NO SUBSTITUTIONS ALLOWED. STOREFRONT HARDWARE SPECS ARE PROVIDED IN THE PROJECT BID PACKAGE.</p> <p>COORDINATE WITH PANDA PROJECT MANAGER LISTED ON SHEET G-001</p>	DOOR LOCKMEYER (KNOB & EXT. BUTTON)								

ADDITIONAL CONTACTS:
 THOMAS DOWNS, SALES MANAGER; ThomasD@locknet.com; 800-887-4307 x116
 EDDIE ANDUEZA, DIR. ARCH. DOOR & HRDWR SOL.; eddiea@locknet.com; 859-423-2289

[illegible]

WALL SCHEDULE		INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE
NO.	DESCRIPTION	
Q10	3-5/8" 20GA. METAL STUD WALL W/ 5/8" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)	
Q11	3-5/8" 20GA. METAL STUD WALL W/ 5/8" TYPE "X" GYP. BOARD ON ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)	
Q12	2-3/8" 20GA. METAL STUD WALLS W/ 5/8" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)	
Q13	3-5/8" 20GA. METAL STUD LOW WALL W/ 5/8" TYPE "X" GYP. BD BOTH SIDES, PROVIDE 3" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C.	
Q14	6" 20GA. METAL STUD WALL W/ 5/8" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)	
Q15	6" 20GA. METAL STUD WALL W/ 5/8" TYPE "X" GYP. BOARD ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)	
Q16	3-5/8" 20GA. METAL STUD LOW WALL W/ 5/8" TYPE "X" GYP. BOARD BOTH SIDES, PROVIDE 3" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C.	
Q17	1 1/2" 20GA. HAT CHANNEL FURRING W/ 5/8" TYPE "X" GYP. BOARD ON ONE SIDE. REFER DETAILS FOR FURRING DIRECTION	

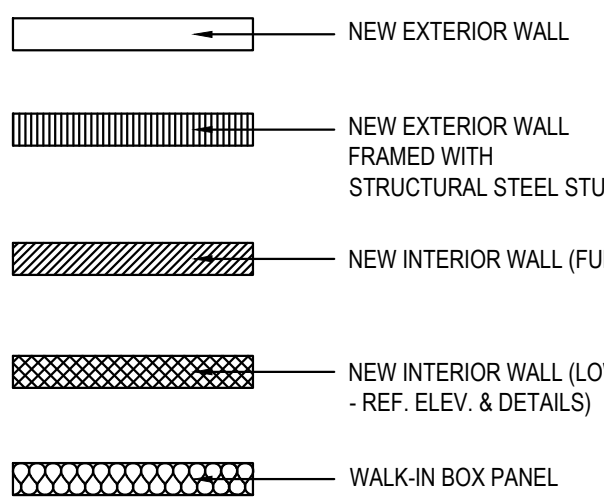
WALL PANEL SCHEDULE		INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE			
NO	MANUFACTURER	DESCRIPTION	MFG #	COLOR FINISH	REMARK
(WP1)	CRANE COMPOSITES INC.	F.R.P. THICKNESS: .075	LBCS.14	#636 (GRAY), SMSM	CONTACT: LAUREN ARMSTRONG 815.467.8684
(WP2)	-	S.S. PANEL (22 GA)	-	BRUSHED FINISH	FURNISHED BY PX, INSTALLED BY G.C.
(WP3)	-	S.S. PANEL (22 GA)	-	DIAMOND PATTERN FINISH	FURNISHED BY PX, INSTALLED BY G.C.
(W101)	WILSONART	PLASTIC LAMINATE	7995	MISSION MAPLE	CONTACT: DONNA ARIAPAD DONNAARIAPAD@FLAGGINC.COM
(W102)	WILSONART	PLASTIC LAMINATE	7984	MANAGLORE MANGO	CONTACT: DONNA ARIAPAD DONNAARIAPAD@FLAGGINC.COM
(W103)	WOLF GORDON	CUSTOM FRACRAL WALL COVERING	-	SATIN SUBSTRATE	CONTACT: CINDY GALLAGHER 718.391.5478 CINDY.GALLAGHER@WOLFGORDON.COM
(W104)	WOLF GORDON	CUSTOM GOLD/CLOUD WALL COVERING	-	GOLD FOIL SUBSTRATE	CONTACT: CINDY GALLAGHER 718.391.5478 CINDY.GALLAGHER@WOLFGORDON.COM
(W106)	-	WALL COVERING	TBD	TBD	CONTACT: TBD
(W107)	-	WALL COVERING	TBD	TBD	
(W108)	-	CANOPY GRAPHIC	TBD	TBD	
(G-4b)	-	MENU BACKER PANEL	TBD	TBD	
(CBRT-V1)	-	WALL MURAL	TBD	TBD	

SPECIAL SURFACE SCHEDULE						
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE						
NO	MANUFACTURER	PRODUCT	MFG #	STAIN / COLOR	FINISH	REMARK
02-0	DALTILE	ARTIFICIAL QUARTZ	-	BROADWAY BLACK	POLISHED	SERVICE COUNTER & DRINK STATION PROVIDED BY PX, INSTALLED BY G.C.

INTERIOR PAINT SCHEDULE			INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE		
NO	MANUFACTURER	MFG #	COLOR	FINISH	REMARK
(P98a)	SHERWIN-WILLIAMS	SW 7065	ARGOS	PROMAR 200, ZERO VOC, LATEX SEMI-GLOSS	REAR SERVICE DOOR
(P101)	SHERWIN-WILLIAMS	SW 6252	ICE CUBE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	RESTROOM & RESTROOM VESTIBULE CEILING, DINING ROOM SOFFIT
(P102)	NOT USED				
(P103)	NOT USED				
(P104)	SHERWIN-WILLIAMS	SW 2850	CHELSEA GRAY	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	DINING RM. WALLS, RESTROOM VESTIBULE WALLS
(P105)	NOT USED				
(P106)	SHERWIN-WILLIAMS	SW 7069	IRON ORE	DTM ACRYLIC GLOSS, LOW VOC	RESTROOM DOOR FRAMES
(P205)	SHERWIN-WILLIAMS	SW 7069	IRON ORE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	FRONT & UNDERSIDE OF SERVICE LINE & BACK OF SERVICE LINE SOFFIT

TILE SCHEDULE (SEE SHEET A-104)

WALL LEGEND



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

1. PANEL DIVIDERS AT WP3
2. INSIDE CORNER AT WP3 TO WP2
3. FLASHING AT TOP OF BASE WP3
4. WP2 PIECE AT LENGTH OF WALL

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

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

CG-H
18 GA. STAINLESS STEEL
CORNER GUARD - FULL HT.

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

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

18 GA. STAINLESS STEEL
WALL CAP

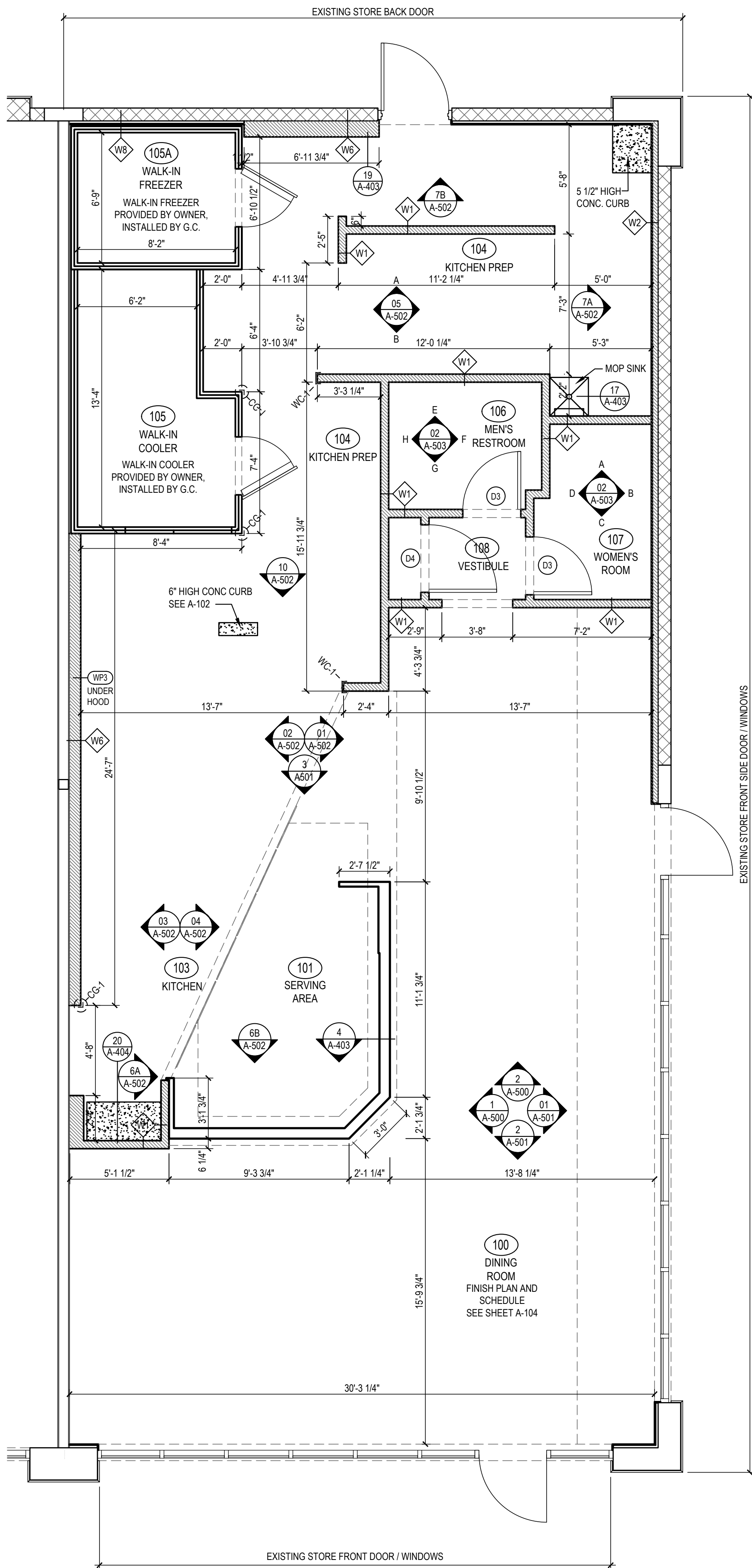
ALL OTHER STAINLESS STEEL BY G.C

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

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

NOTE:

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



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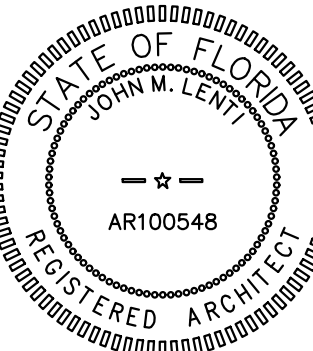
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ARCH PROJECT #: P7377

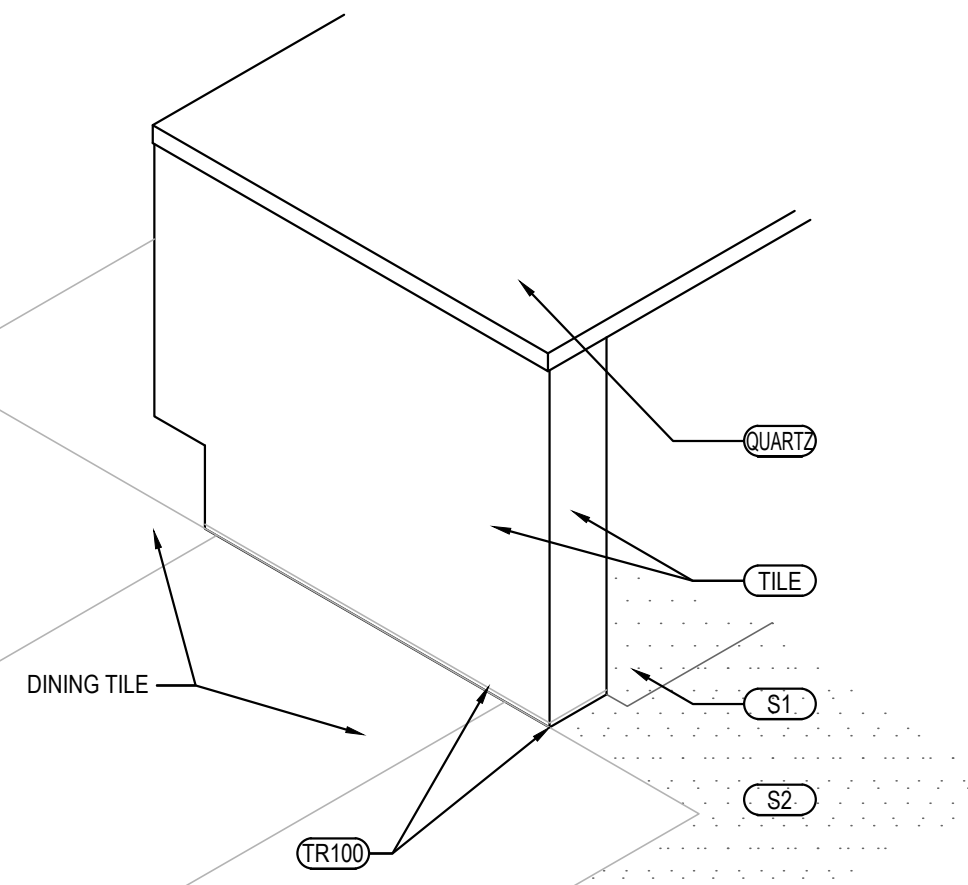


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PANDA END CAP
3301 W HILLSBORO BLVD
DEERFIELD BEACH, FL 33442

FLOOR PLAN

A-103



SERVICE COUNTER ISOMETRIC	
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Scale= 3/4" = 1'-0" | A-

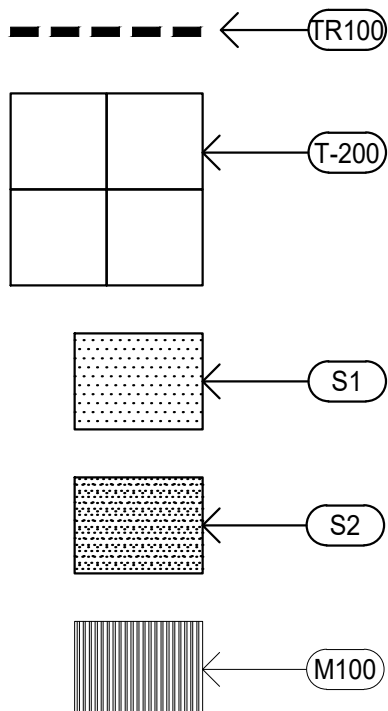
03-04-22

GROUT	MANUFACTURER	DESCRIPTION	MFG.	COLOR	FINISH	REMARK
(G-96)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	11	SAHARA BEIGE	POLY BLEND 1 / 8" NON-SANDED	DINING & RESTROOM FLOOR APPLY GROUT SEALER
(G-107)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	107	IRON	POLY BLEND 1 / 8" NON-SANDED	DINNING ROOM FLOOR APPLY GROUT SEALER
(G-111)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	19	PEARL GREY	POLY BLEND 1 / 8" NON-SANDED	RESTROOM , DINING APPLY GROUT SEALER
(G-113)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	07	CHOCOLATE	POLY BLEND 1 / 8" NON-SANDED	APPLY GROUT SEALER
(G-114)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	19	PEARL GREY	POLY BLEND 1 / 8" NON-SANDED	BEVERAGE COUNTER BACKSPLASH APPLY GROUT SEALER
(G-115)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	42	MOCHA	POLY BLEND 1 / 8" NON-SANDED	APPLY GROUT SEALER
(G-116)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	10	BLACK	POLY BLEND 1 / 8" NON-SANDED	DINING WAINSCOT APPLY GROUT SEALER

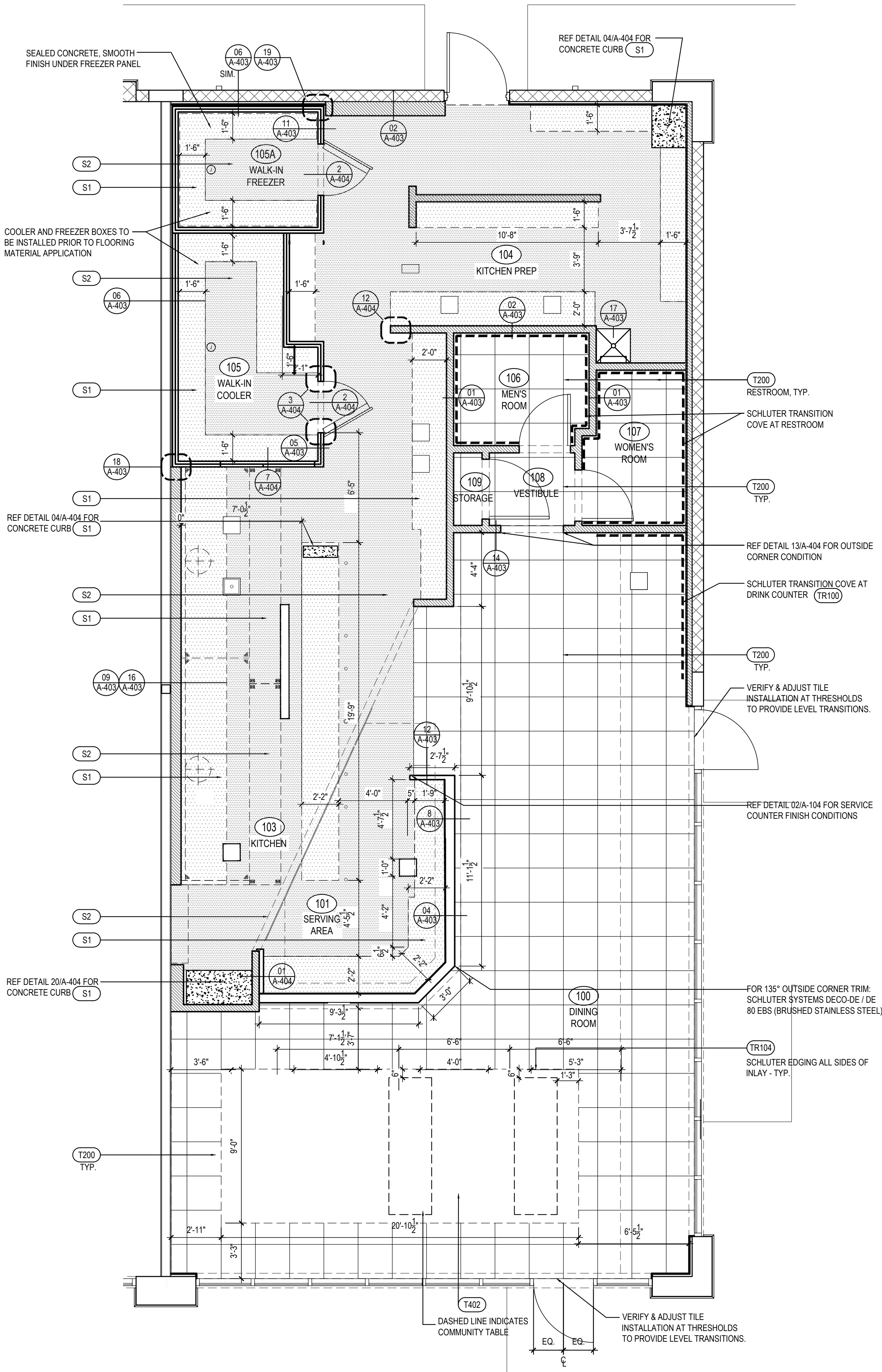
* SCHLUTER SYSTEM ALUMINUM TRIM

* 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

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



Scale= NTS | A-10



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



LIFE SAFETY INFORMATION	
FLORIDA BUILDING CODE, 7TH EDITION	2020
FLORIDA EXISTING BUILDING CODE, 7TH EDITION	2020
FLORIDA PLUMBING CODE, 7TH EDITION	2020
FLORIDA MECHANICAL CODE, 7TH EDITION	2020
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN	2010
NEC - NATIONAL ELECTRIC - NFPA 70	2017
FLORIDA FIRE PROTECTION CODE, 7TH EDITION	2020
BUILDING CONSTRUCTION TYPE: (V-B)	
NON-SPRINKLERED	
OCCUPANCY - ASSEMBLY (A-2)	
TOTAL SQUARE FOOTAGE: 2,200 SQ. FT.	

BUILDING CONSTRUCTION TYPE: (V-B)
NON-SPRINKLERED
OCCUPANCY - ASSEMBLY (A-2)
TOTAL SQUARE FOOTAGE: 2,200 SQ. FT.

PANDA EXPRESS EXIT REQUIREMENTS

MAXIMUM ALLOWABLE TRAVEL DISTANCE:
200 FT. ALLOWED / 66'-0" PROVIDED

MAXIMUM ALLOWABLE DEAD END CORRIDOR: 20 FT.

MAXIMUM COMMON PATH OF TRAVEL: 75 FT.

EGRESS WIDTH PER PERSON - DOOR 2 X # OF OCCUPANTS
2 X 67 = 13.4" / 114" PROVIDED

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

MINIMUM # OF EXITS: 2 REQUIRED / 3 PROVIDED

SEPARATION OF EXITS: 1/2 THE DIAGONAL DISTANCE APART (UNSPRINKLERED):
DIAGONAL DISTANCE EXPO/DINING ROOM: 53'-0" / 2=26'-6"
DINING ROOM DOOR DISTANCE = 31'-1"

aisle width required: 36" MIN.

MAXIMUM ALLOWABLE DEAD END CORRIDOR: 20 FT.

MAXIMUM COMMON PATH OF TRAVEL: 75 FT.

EGRESS WIDTH PER PERSON - DOOR .2 X # OF OCCUPANTS
.2 X 67 = 13.4" / 114" PROVIDED

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

MINIMUM # OF EXITS: 2 REQUIRED / 3 PROVIDED

SEPARATION OF EXITS: 1/2 THE DIAGONAL DISTANCE APART (UNSPRINKLERED):
DIAGONAL DISTANCE EXPO/DINING ROOM: 53'-0"/2=26'-6"

AISLE WIDTH REQUIRED: 36" MIN.

PANDA EXPRESS OCCUPANT LOAD CALCULATIONS			
FLORIDA BUILDING CODE: 2020			
TABLE 1004.1.2			
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT			
FUNCTION OF SPACE	ALLOWANCE (SQ.FT./PERSON)	AREA (SQ.FT.)	OCCUPANTS
INDOOR DINING	15 GROSS	844 SQ. FT.	57 (48 SEATS)
KITCHEN	200 GROSS	781 SQ. FT.	4
QUEUEING / ORDERING AREA	5 NET	77 SQ. FT.	15
TOILET / STORAGE	0	186 SQ. FT.	0
COOLER/FREEZER	0	178 SQ. FT.	0
TOTAL BUILDING OCCUPANCY			67
REQUIRED WHEELCHAIR LOCATIONS (FBC ADA):			4 REQUIRED
PROVIDED INDOOR SEATING	844 SQ. FT.		48
PROVIDED OUTDOOR SEATING	-----		16
PROVIDED SEATING TOTAL	-----		64

TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT	
Occupancy	Maximum Floor Area Allowance per Occupant (sq ft)
Assembly	70
Business	100
Classroom	70
Daycare	35
Detention	70
Healthcare	70
Hotel	70
Industrial	100
Laboratory	70
Library	70
Manufacturing	100
Office	100
Restaurant	70
Retail	70
School	70
Storage	100
Theater	70
Warehouse	100

TOTAL BUILDING OCCUPANCY	67
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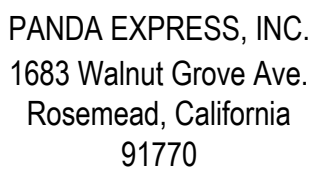
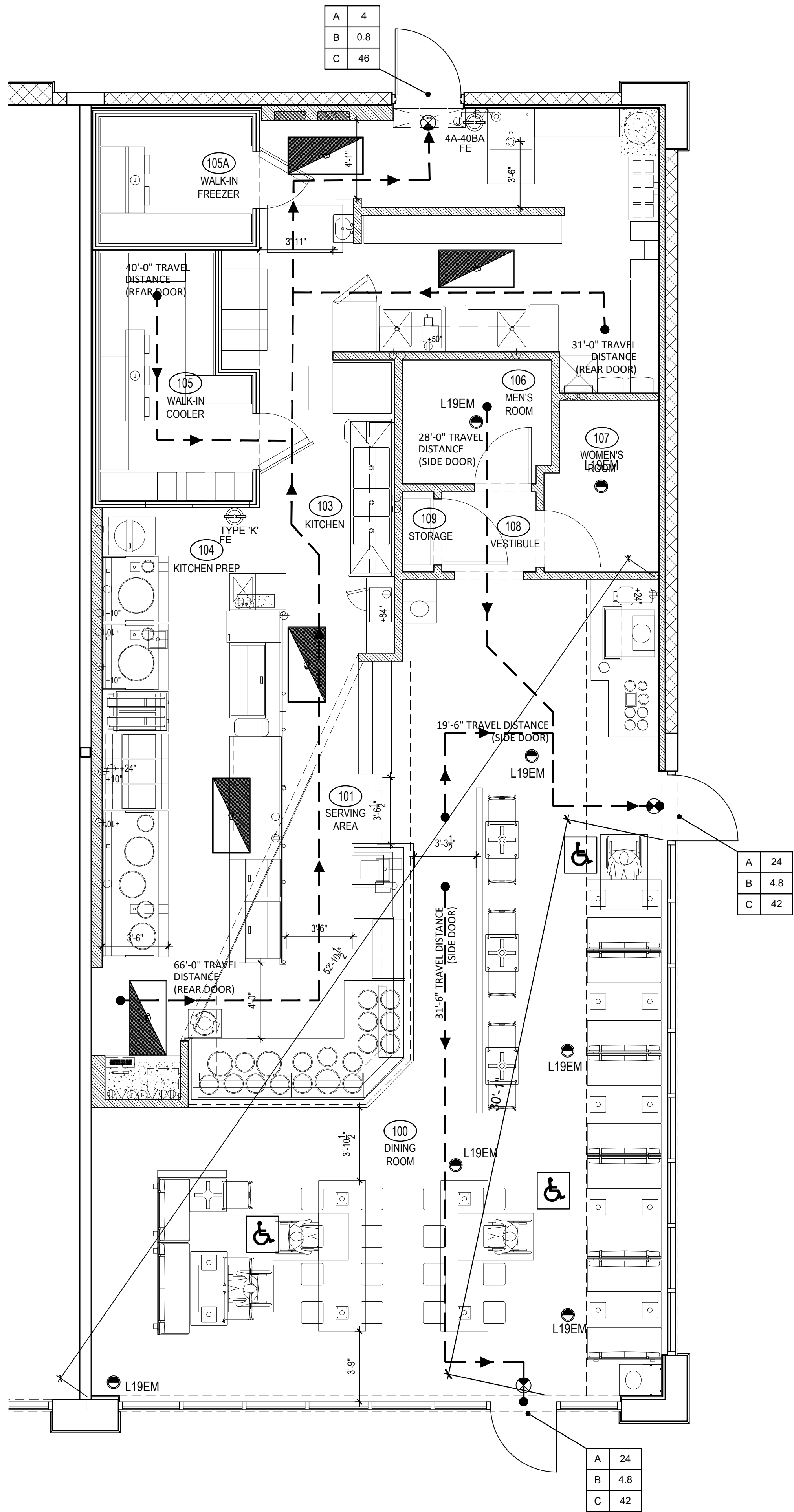
REQUIRED WHEELCHAIR LOCATIONS (FBC ADA): 4 R

PROVIDED INDOOR SEATING	844 SQ. FT.	
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PROVIDED OUTDOOR SEATING	XXXX	
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PROVIDED SEATING TOTAL	-----	
------------------------	-------	--

		TRAVEL PATH	<table border="1"> <tr> <th colspan="2">EGRESS CALCULATION</th> </tr> <tr> <td>A</td> <td>OCCUPANT LOAD AT THIS EXIT</td> </tr> <tr> <td>B</td> <td>REQUIRED EXIT WIDTH (INCHES)</td> </tr> <tr> <td>C</td> <td>PROVIDED EXIT WIDTH (INCHES)</td> </tr> </table>	EGRESS CALCULATION		A	OCCUPANT LOAD AT THIS EXIT	B	REQUIRED EXIT WIDTH (INCHES)	C	PROVIDED EXIT WIDTH (INCHES)
EGRESS CALCULATION											
A	OCCUPANT LOAD AT THIS EXIT										
B	REQUIRED EXIT WIDTH (INCHES)										
C	PROVIDED EXIT WIDTH (INCHES)										
		START OF TRAVEL									
		DIRECTION OF TRAVEL									
		EXIT SIGN									
		COMBO EXIT SIGN / EMERGENCY LIGHT									
		EMERGENCY LIGHT / NIGHT LIGHT									
		EMERGENCY LIGHT / NIGHT LIGHT									
		FIRE EXTINGUISHER	TYPE: K1 OR 4A-40BC								
		ADA SEATING									
(TABLE HEIGHT SHALL BE A MINIMUM OF 28 INCHES AND A MAXIMUM OF 34 INCHES. PROVIDE A MINIMUM OF 17 TO 25 INCH DEPTH AND 27 INCH HIGH KNEE SPACE. REF. DETAIL 10/A-406)											



Telephone: 626.799.9898
Facsimile: 626.372.8288

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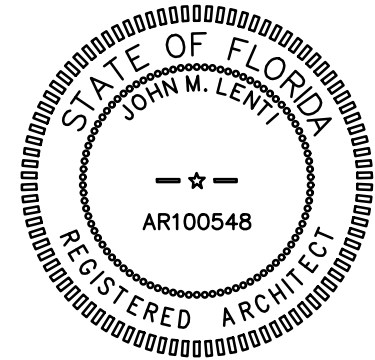
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1	BID SET	2023-05-01
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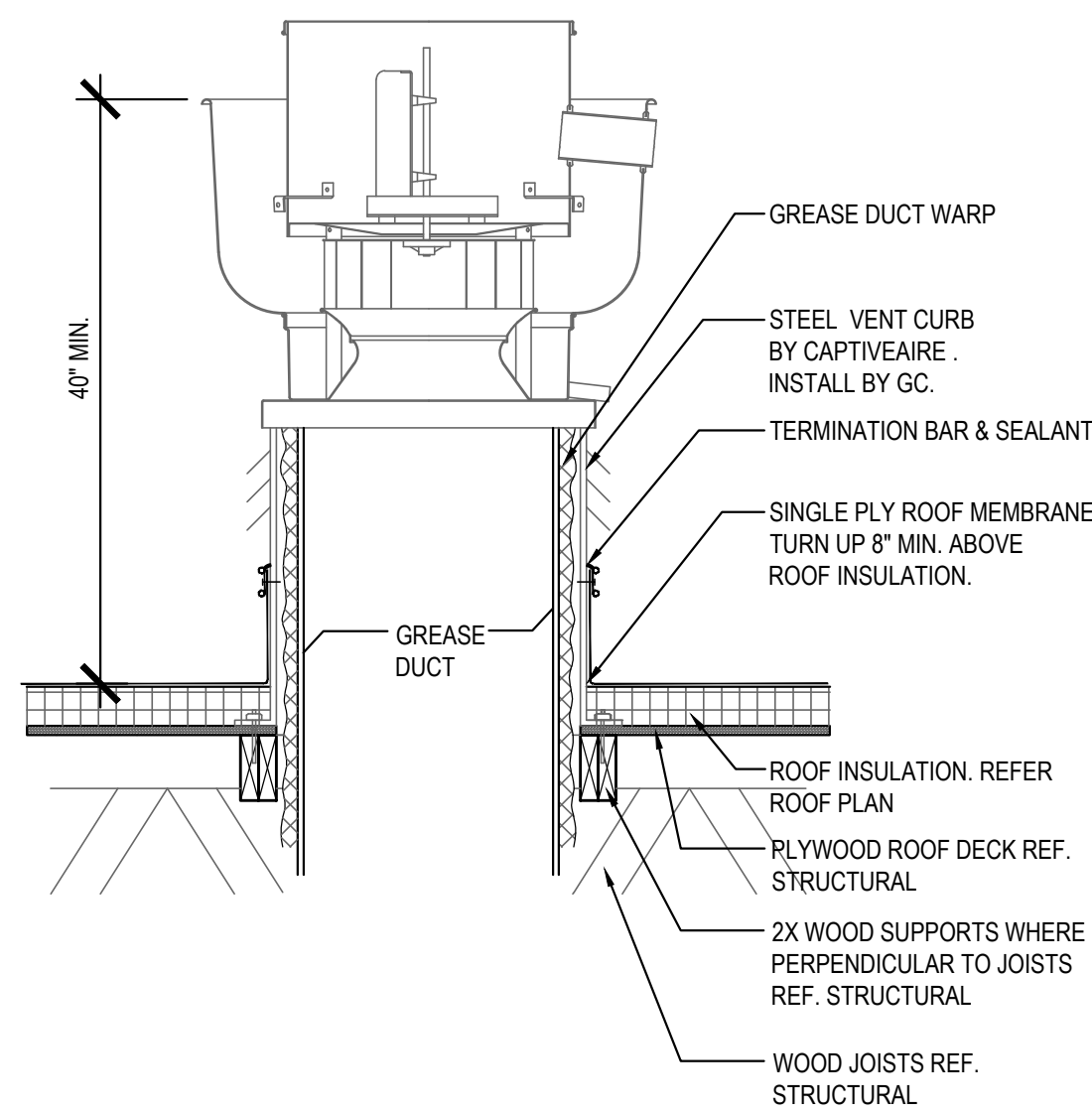
ARCH PROJECT #: P7377



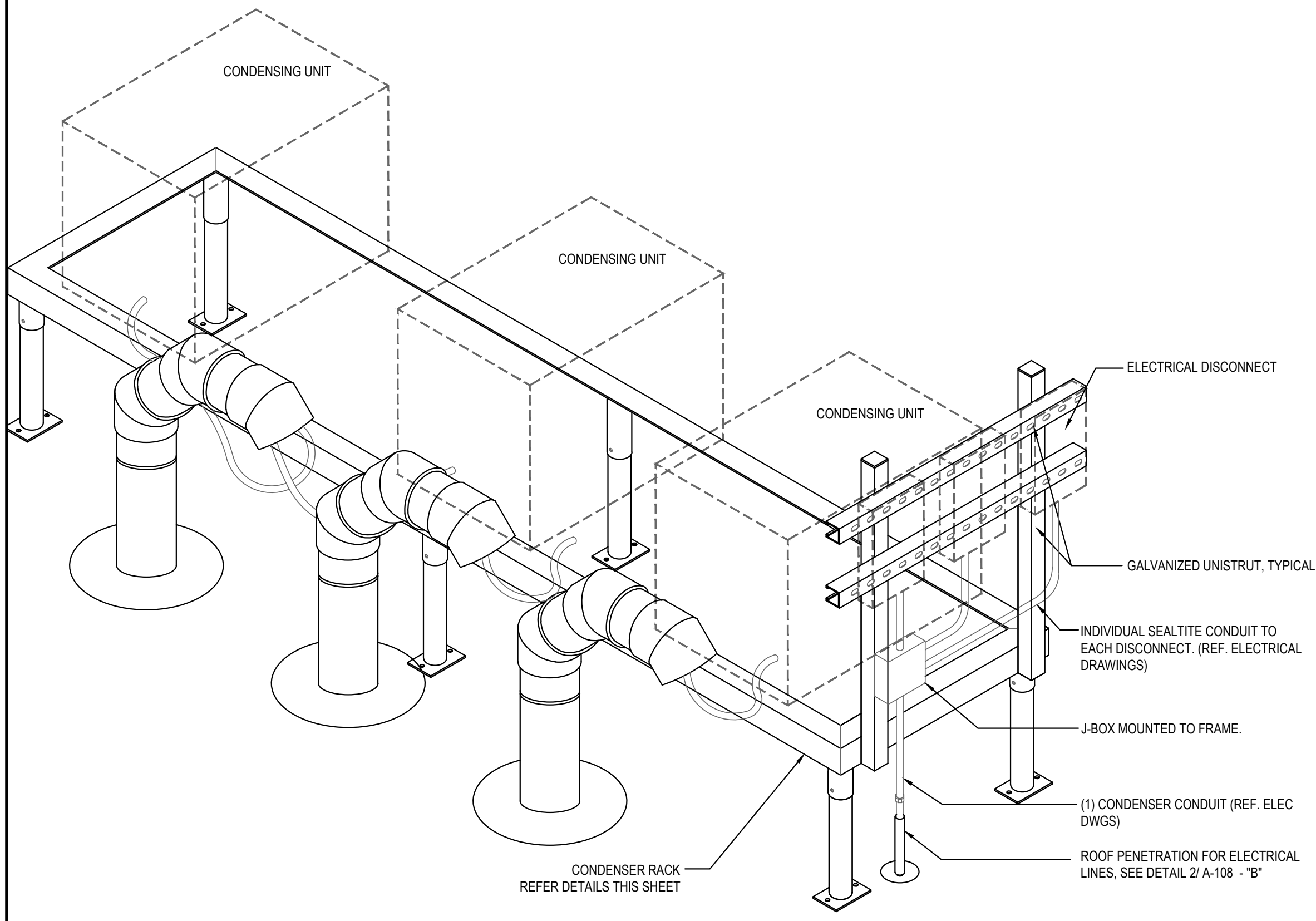
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LIFE SAFETY PLAN

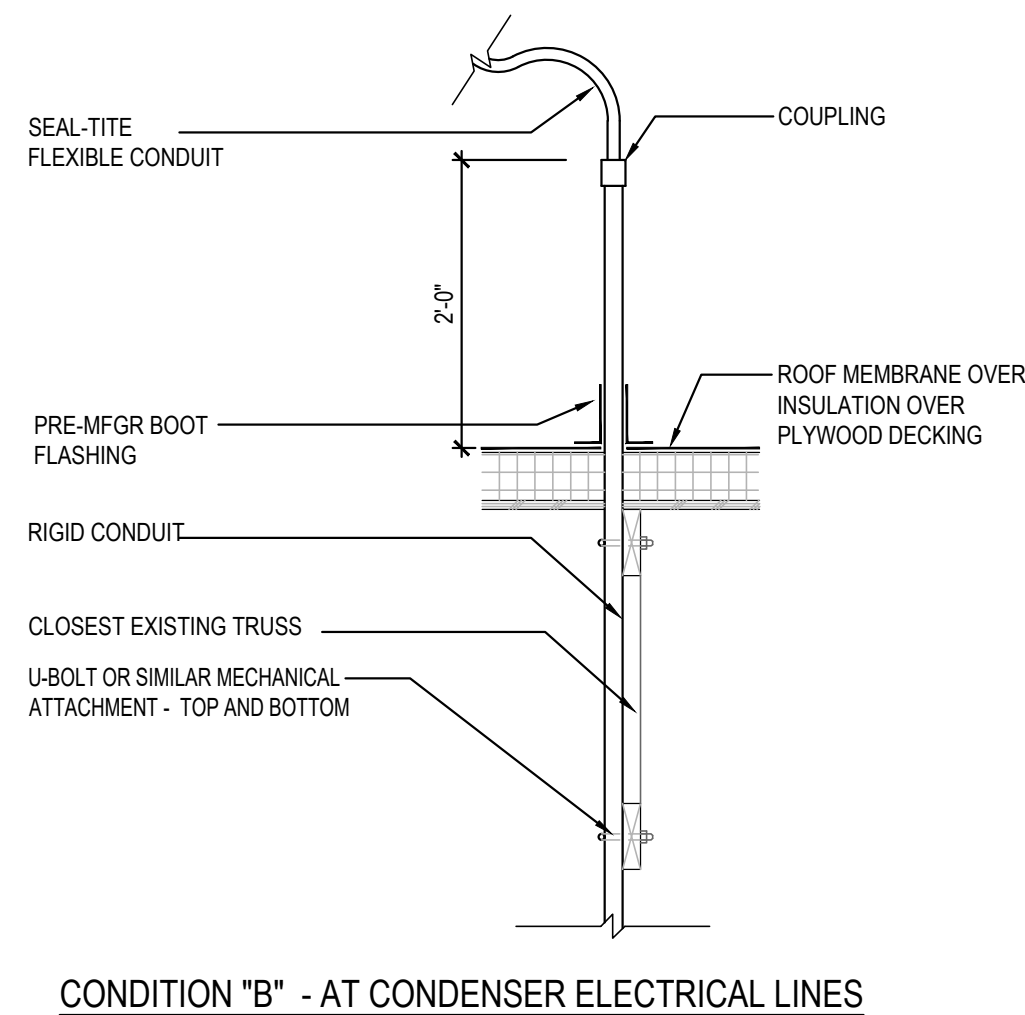
PANDA HOME 2600 R4/DAB



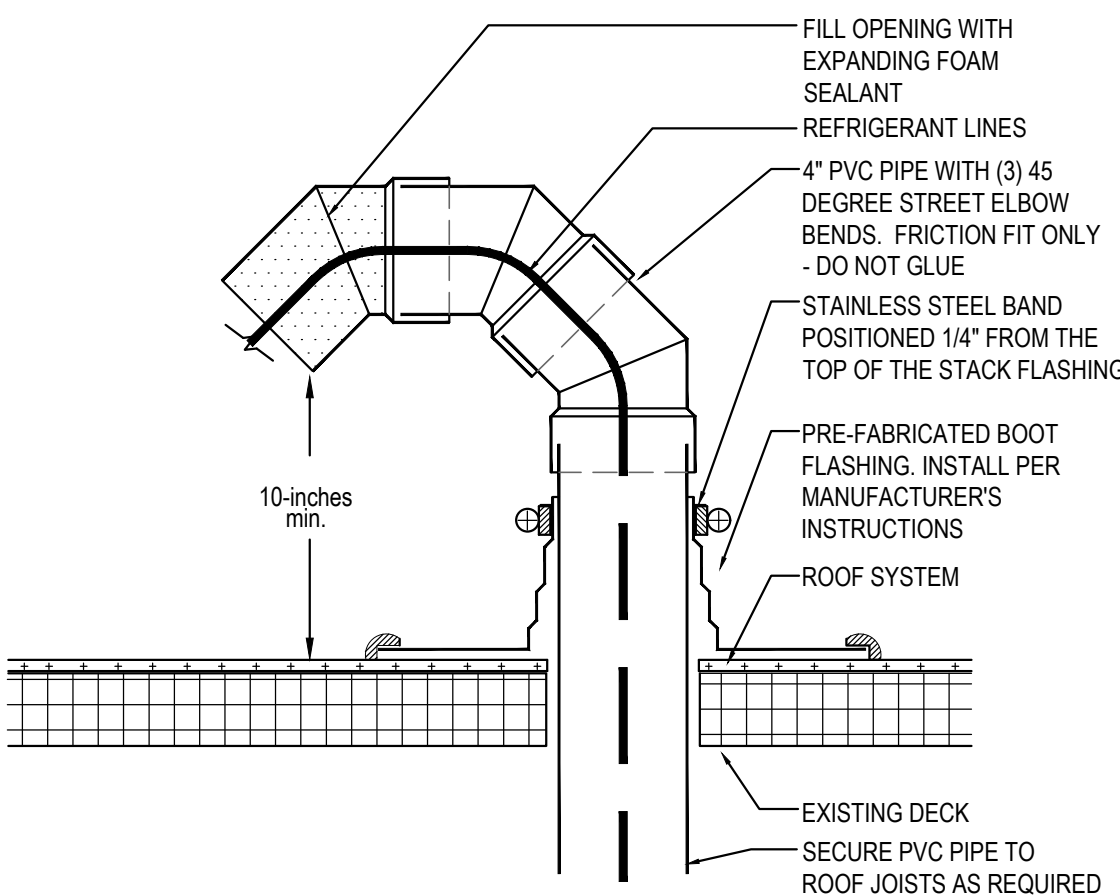
ROOF EXHAUST FAN 5
Scale= 1/4" = 1'-0" A-108



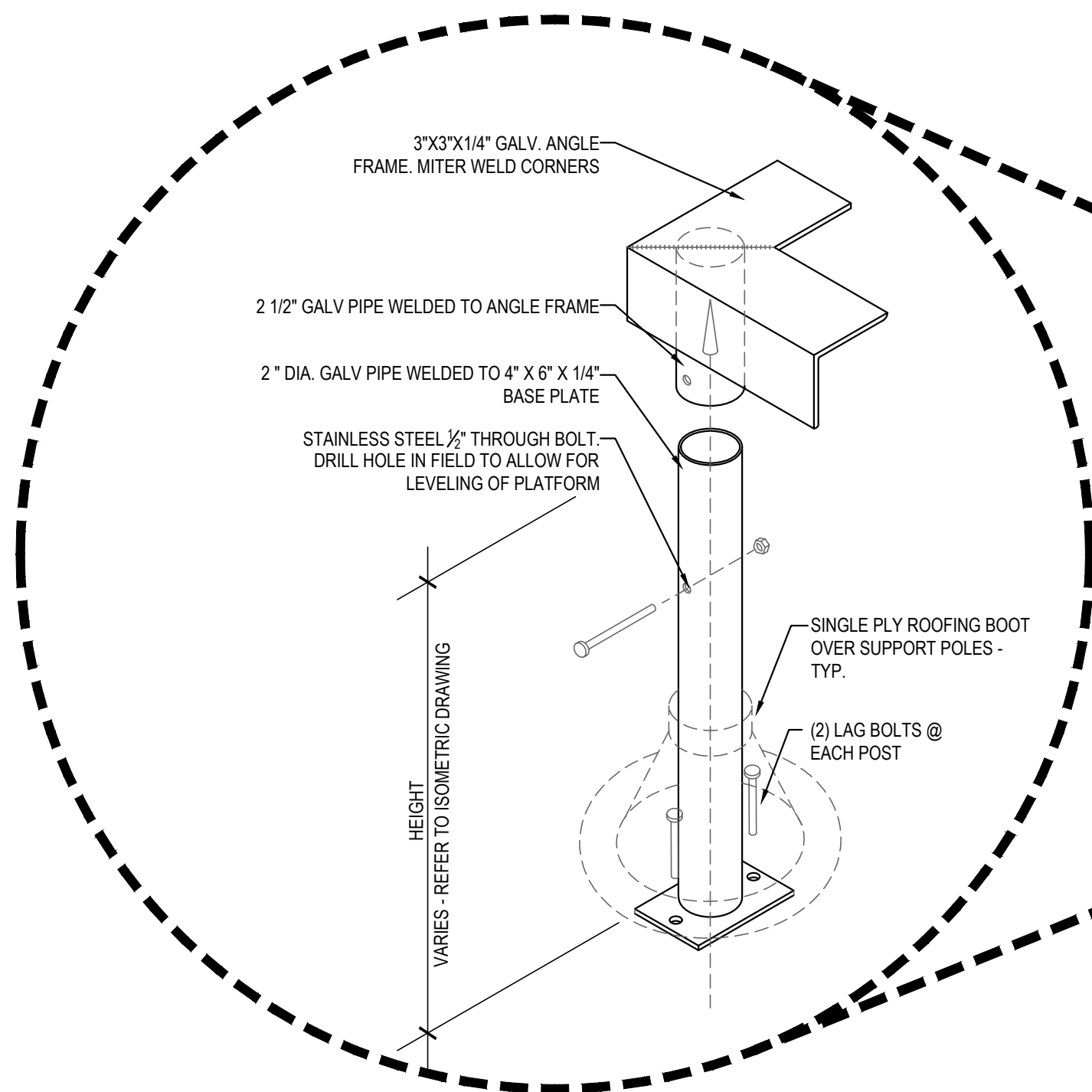
CONDENSER RACK ISOMETRIC 3
Scale= 3/4" = 1'-0" A-108



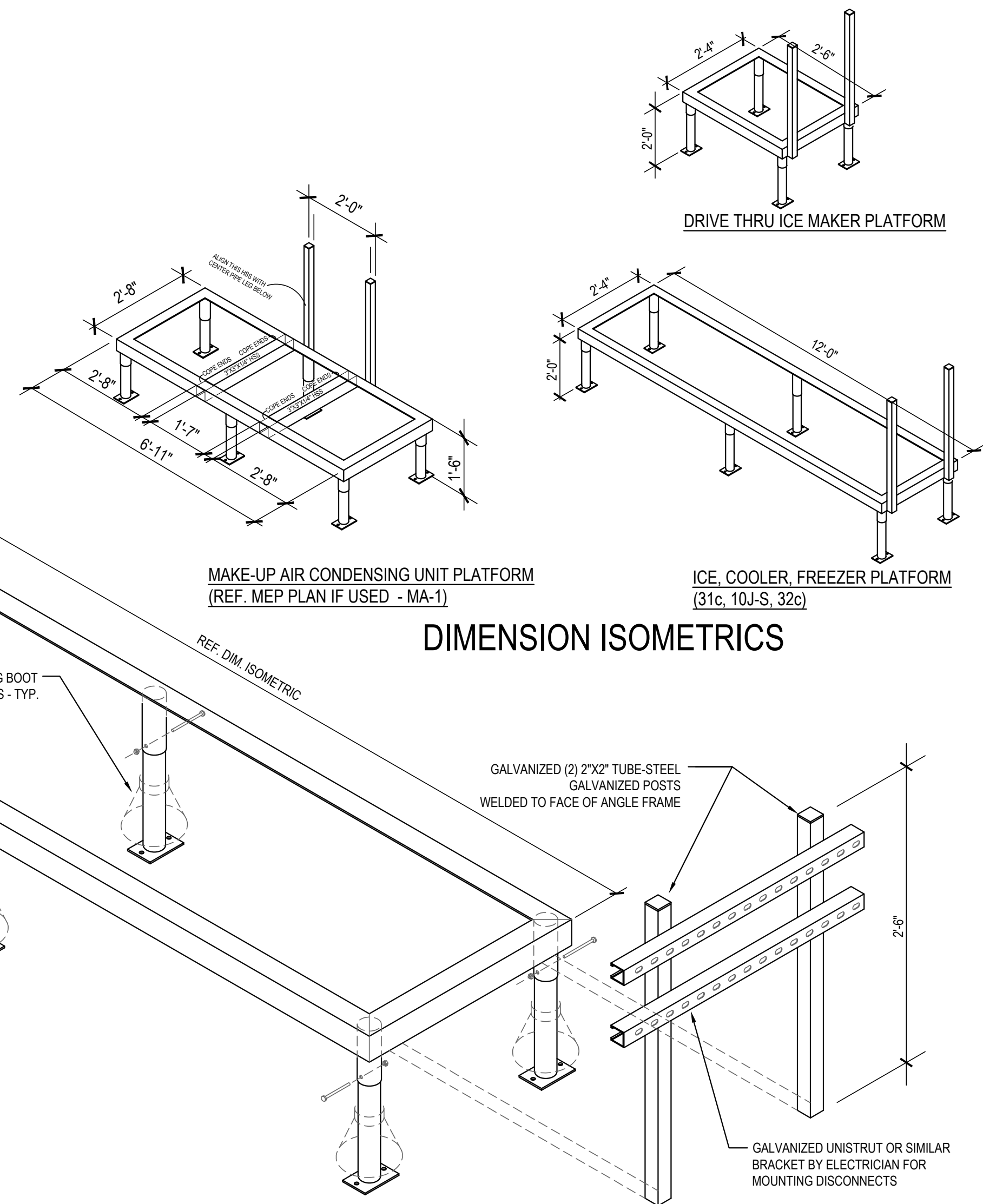
ROOF PENETRATION DETAIL AT REF. / ELEC. LINES 2
Scale= 3/4" = 1'-0" A-108



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



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



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



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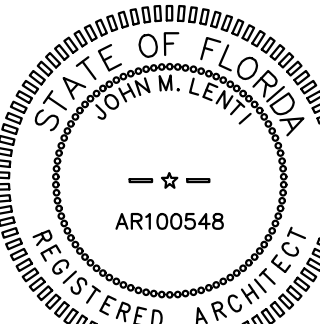
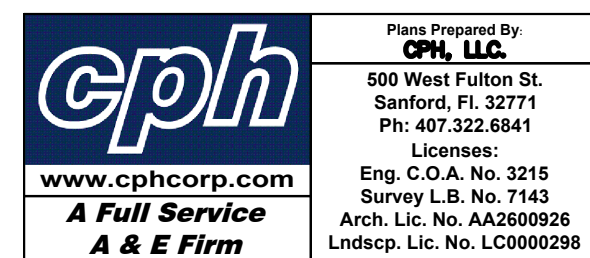
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A-108

CONDENSER RACK
DETAIL

PANDA HOME 2600 R4/DAB

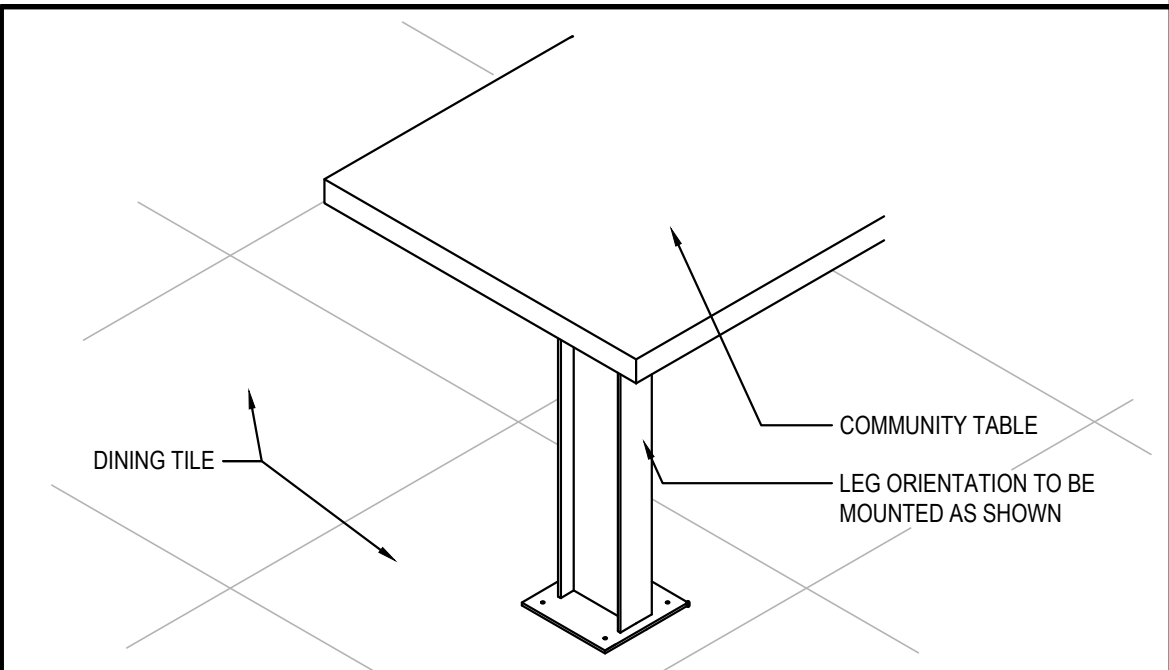
FURNITURE SCHEDULE

Item Code	Type	Material		L x W x H	
T-E1a2	COMMUNITY TABLE	QUARTZ - CORIAN LONDON SKY - COREDRILL	PANDA VENDOR	6'-0" L X 28" W X 34" H	
T-F1c	COMMUNITY TABLE	CELEBRATION TERRAZZO	PANDA VENDOR	6'-0" L X 28" W X 34" H	
T-B3b3	4" TOP TABLE	QUARTZ - CORIAN BROADWAY BLACK - COREDRILL	PANDA VENDOR	48" W X 24" D X 30" H	
T-B4a1	42" ROUND TABLE	QUARTZ - CORIAN LONDON SKY - COREDRILL	PANDA VENDOR	42" DIA. X 34" H	
T-B4d1	30" ROUND TABLE	QUARTZ - CORIAN LONDON SKY - COREDRILL	PANDA VENDOR	30" DIA. X 34" H	
T-C3b	4" TOP TABLE	LAMINATE - MANGALORE MANGO - COREDRILL	PANDA VENDOR	48" W X 24" D X 30" H	
T-C3d	2" TOP TABLE	LAMINATE - MANGALORE MANGO - COREDRILL	PANDA VENDOR	21" W X 24" D X 30" H	
C-A5b	SINGLE BOOTH	WALNUT HOME	PANDA VENDOR	41" W X 25 1/2" D X 17 1/2" H	
C-A5c	SINGLE BOOTH	WALNUT HOME	PANDA VENDOR	47" W X 25 1/2" D X 17 1/2" H	
C-A5d	SINGLE BOOTH	WALNUT HOME	PANDA VENDOR	59" W X 25 1/2" D X 17 1/2" H	
C-A5k	BACK TO BACK BOOTH	WALNUT HOME	PANDA VENDOR	47" W X 49 1/2" D X 17 1/2" H	
C-F1a	FAMILY BOOTH	WALNUT HOME	PANDA VENDOR	114" W X 47" D X 17 1/2" H	
B-S1a	1-BEAM BASE 34" H	HOT ROLL STEEL W/ LOW GLOSS CLEAR COAT	PANDA VENDOR	FOR 34" H TABLE	
B-S2a	2" FREE STANDING CRISS CROSS		PANDA VENDOR	FOR 30" ROUND TABLE	
B-S2b	2" FREE STANDING CRISS CROSS		PANDA VENDOR	FOR 21" X 24" TABLE	
B-S3a	2" BOLT DOWN		PANDA VENDOR	FOR 30" H TABLE	
B-S4a	2" CORE DRILL		PANDA VENDOR	FOR 30" H TABLE	
B-S5a	SIT DOWN BASE		PANDA VENDOR	FOR 34" H LEDGE TABLE	
B-B1	SPECIAL BRACKETS		PANDA VENDOR	FOR MODESTY PANEL	
F-B1	TRASH LINER W/ CASTERS		PANDA VENDOR		
F-A4c	LEFT BROOM HOLDER	OAK W/ LONDON SKY TOP	PANDA VENDOR	20" W X 27" D X 48" H	
F-A4d	RIGHT BROOM HOLDER	OAK W/ LONDON SKY TOP	PANDA VENDOR	20" W X 27" D X 48" H	
D-S1	FREE STANDING SHELF	WOOD SHELF W/ METAL FRAME	PANDA VENDOR	30" W X 12" D 66" H	
D-S2	FREE STANDING SHELF	WOOD SHELF W/ METAL FRAME	PANDA VENDOR	22" W X 9" D 22" H	
L-BMO	FRETWORK BOOTH DIVIDER	OAK W/ MEDALLION	PANDA VENDOR	46 3/4" W 4 1/2" D 133 3/4" H	
L-B1	LOW WALL		PANDA VENDOR		
L-B2	LOW WALL		PANDA VENDOR		

CHAIR SCHEDULE

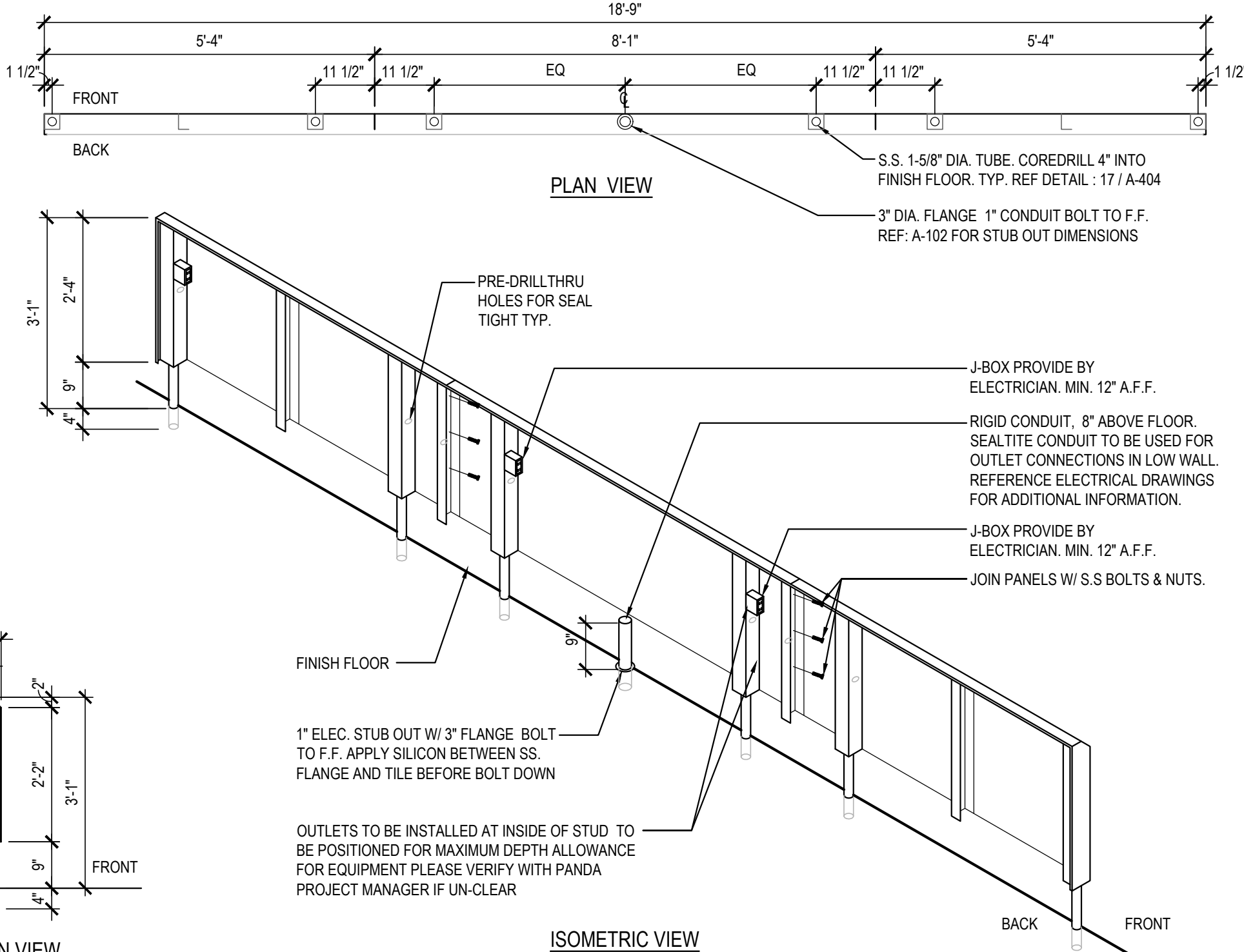
Item Code	Type	Material		L x W x H	
OAK PALLET					
C21	PANDA SPRINT STOOL-NO BACK	WALNUT LAMINATE	PANDA VENDOR	22" H	
C211	PANDA SPRINT DINING W/ BACK	WALNUT LAMINATE	PANDA VENDOR	18" H	

NOTE:
PANDA TEAM TO SELECT CHAIR PALLET WITH
MANUFACTURER



COMMUNITY TABLE ISOMETRIC 3

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



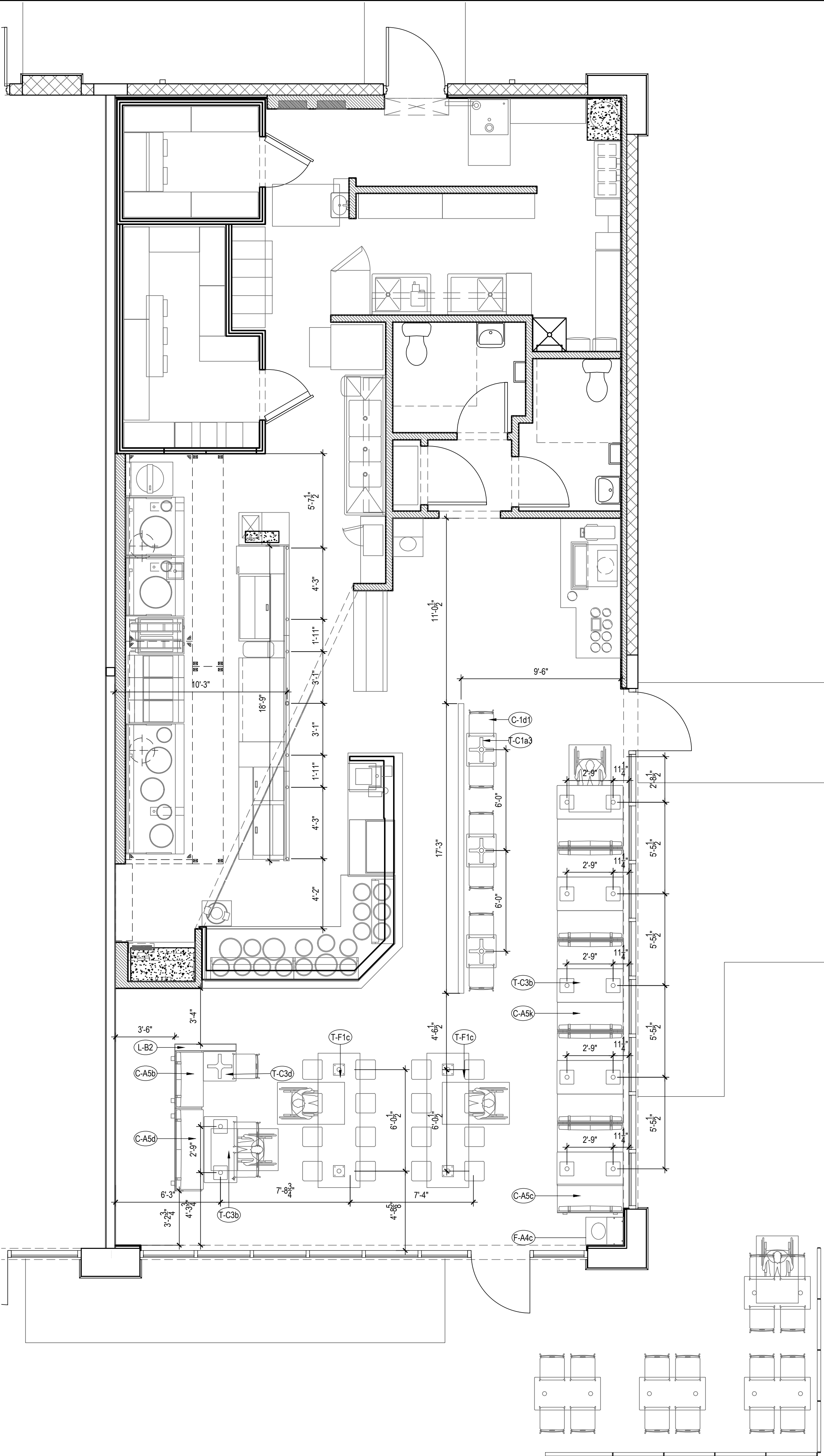
STAINLESS STEEL OUTLET PANEL 2

Scale= NTS A-109

NOTE:
DIMENSIONS ARE FROM INTERIOR FACE
OF EXISTING CONCRETE WALLS.

REFER TO VENDOR PACKET FOR
ADDITIONAL FURNITURE INFORMATION.

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



FURNITURE LOCATION PLAN 1

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



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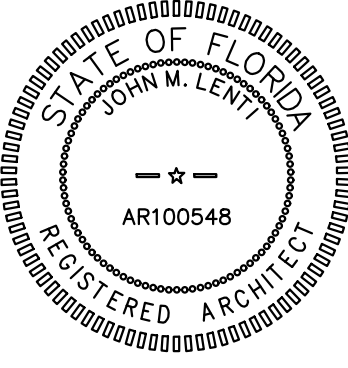
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ARCH PROJECT #: P7377



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500 West Fulton St.
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Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

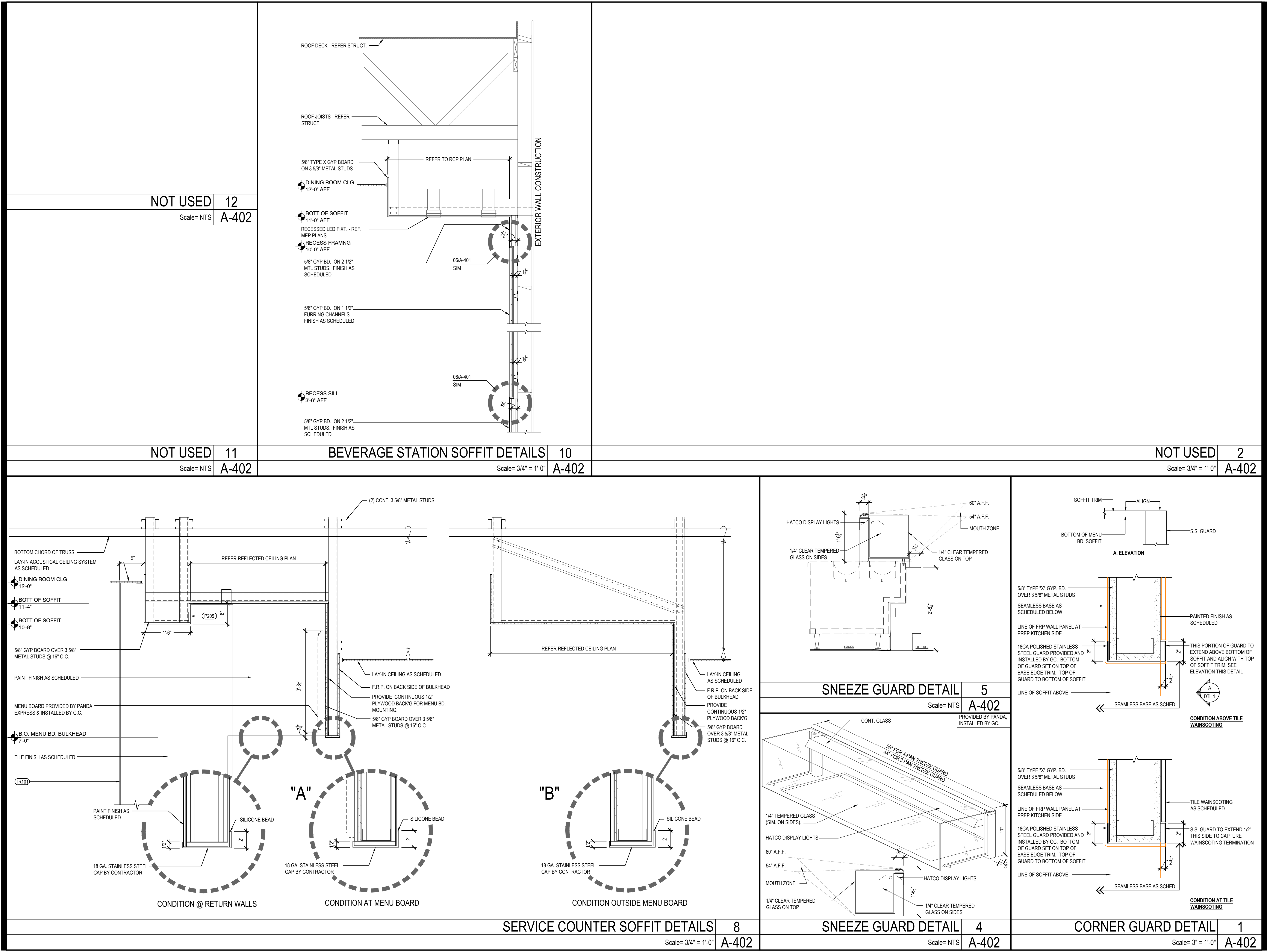


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A-109

FURNITURE PLAN



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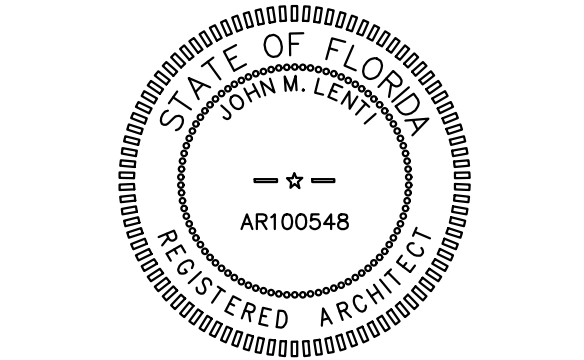
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ARCH PROJECT #: P7377



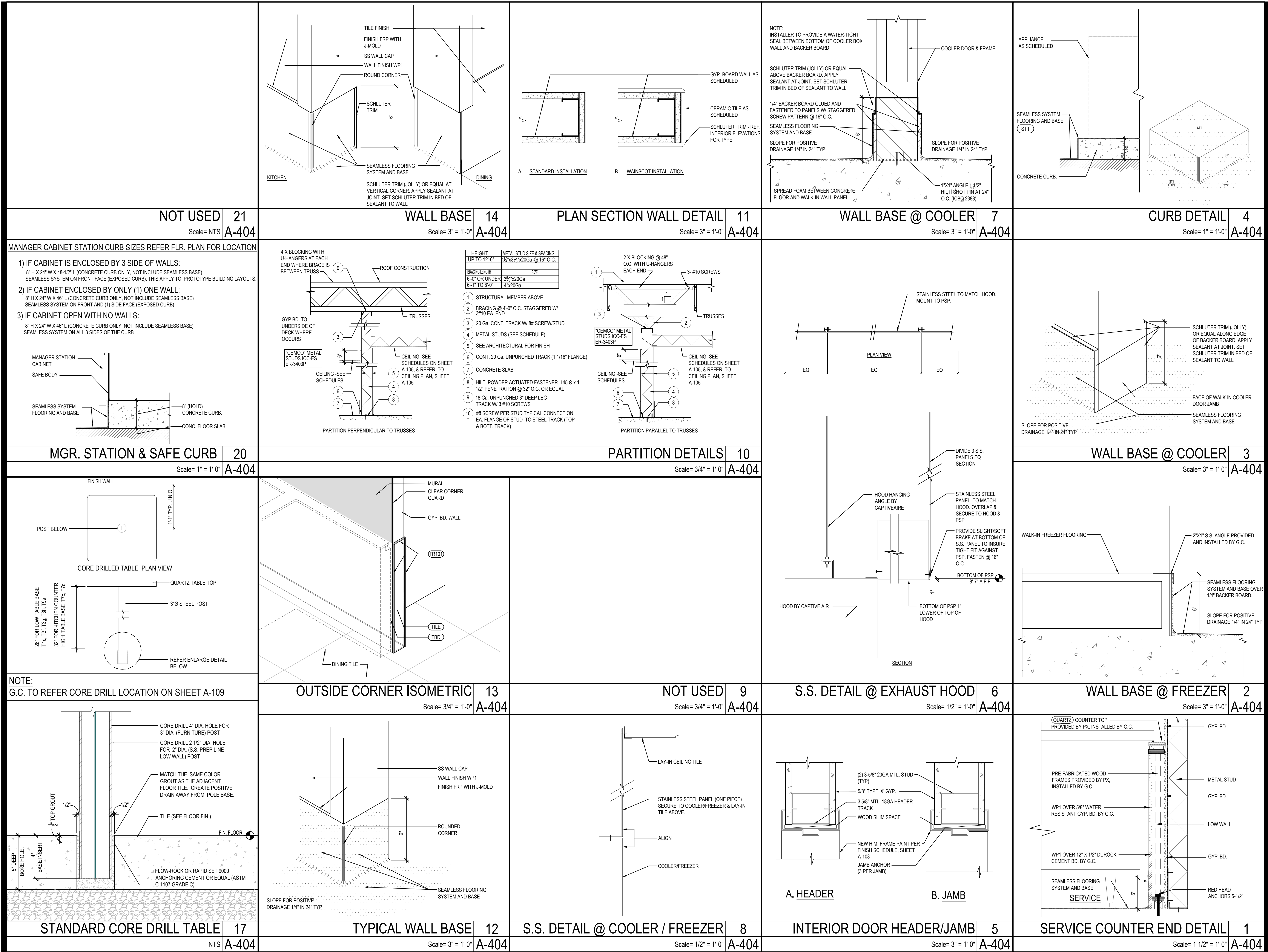
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PANDA EXPRESS
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A-402
ARCHITECTURAL DETAILS



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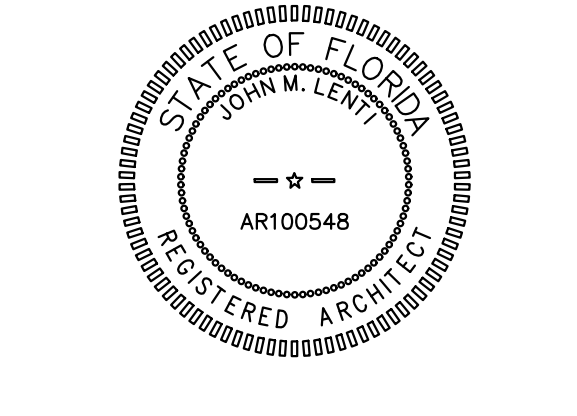
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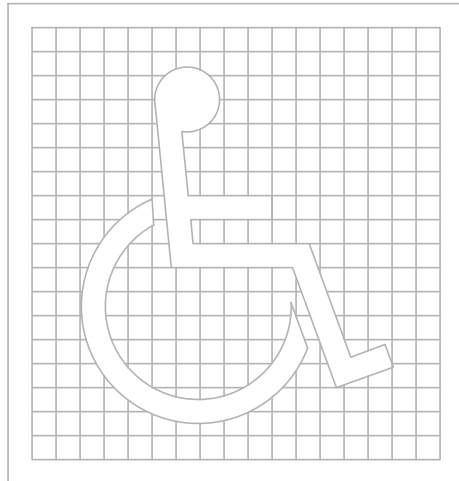


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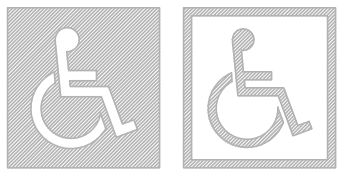
A-404
ARCHITECTURAL
DETAILS

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 DESIRED 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

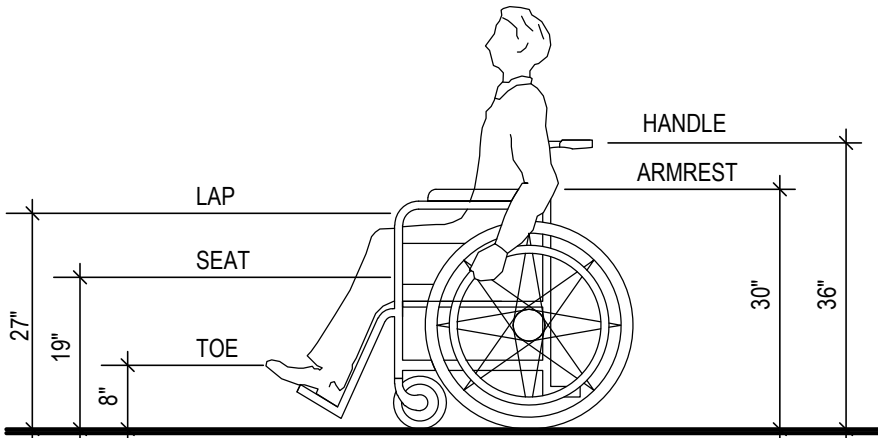


PROPORTIONS
INTERNATIONAL SYMBOL OF ACCESSIBILITY



DISPLAY CONDITIONS
INTERNATIONAL SYMBOL OF ACCESSIBILITY

1

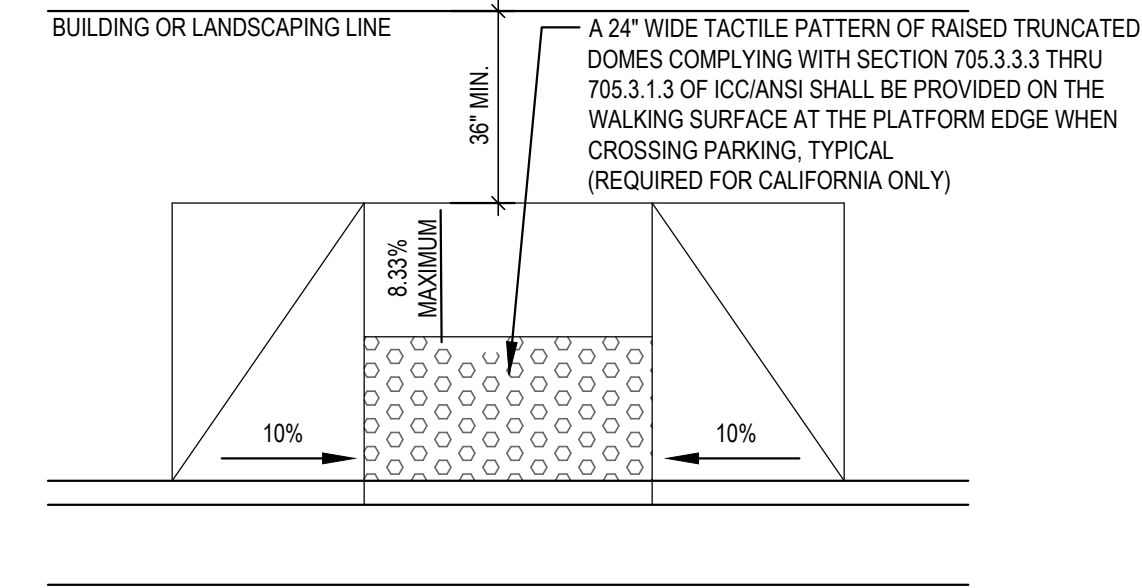
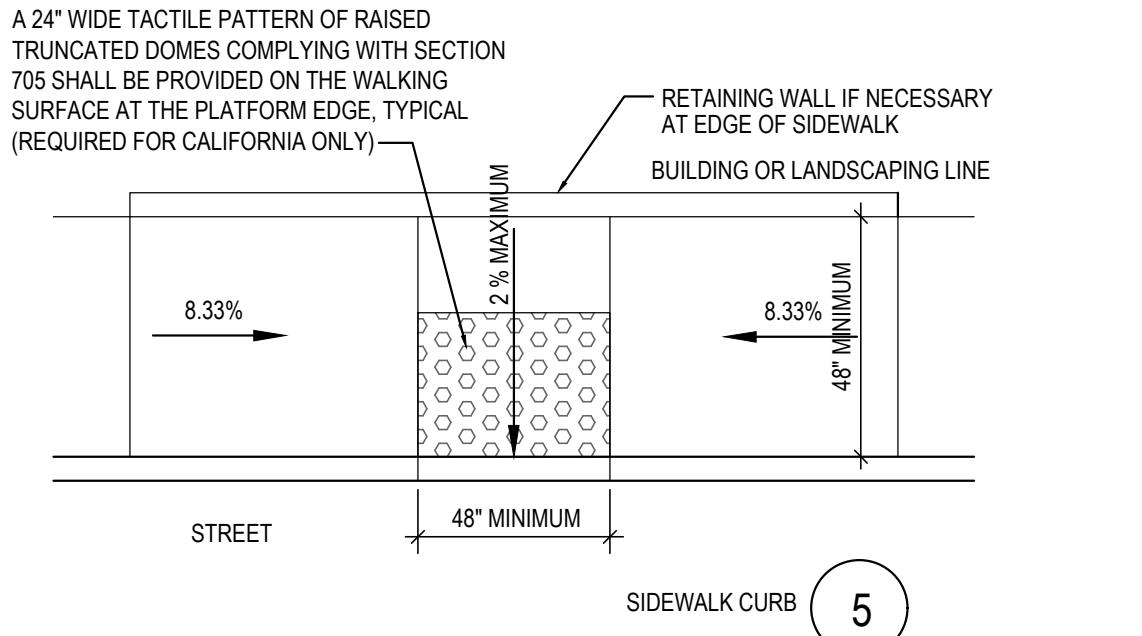
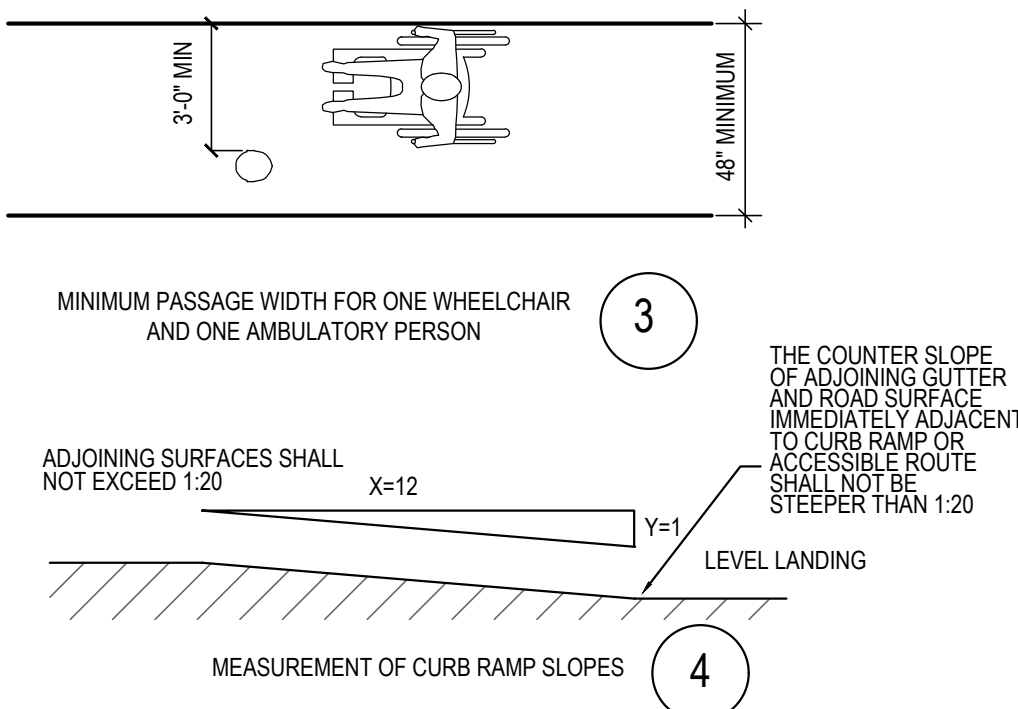


DIMENSIONS OF ADULT-SIZED WHEELCHAIRS

2

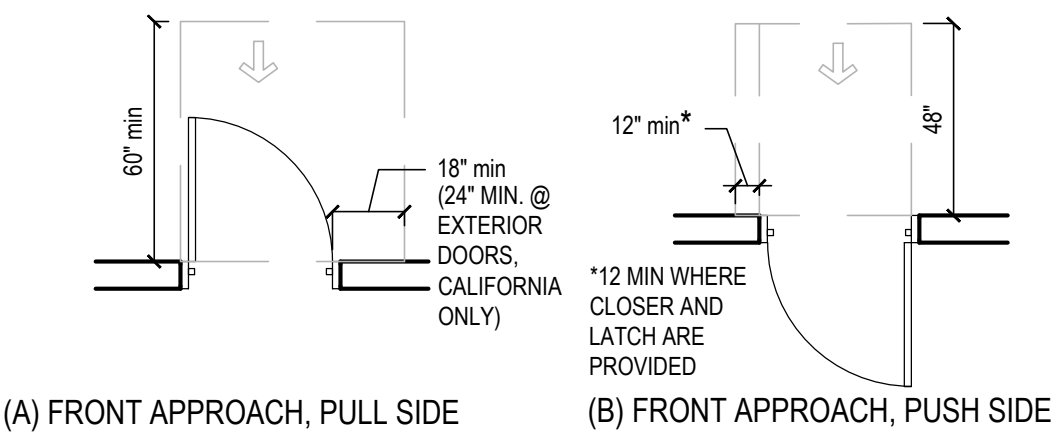
CURB RAMPS, WALKS AND SIDEWALKS:

4. WALKS AND SIDEWALKS SHALL HAVE CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2" 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 1/2". WHEN CHANGES IN LEVELS DO OCCUR, THEY SHALL NOT BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/2" MAY BE VERTICAL
8. WHEN CHANGES IN LEVELS GREATER THAN 1/2" 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. NOT USED
16. NOT USED



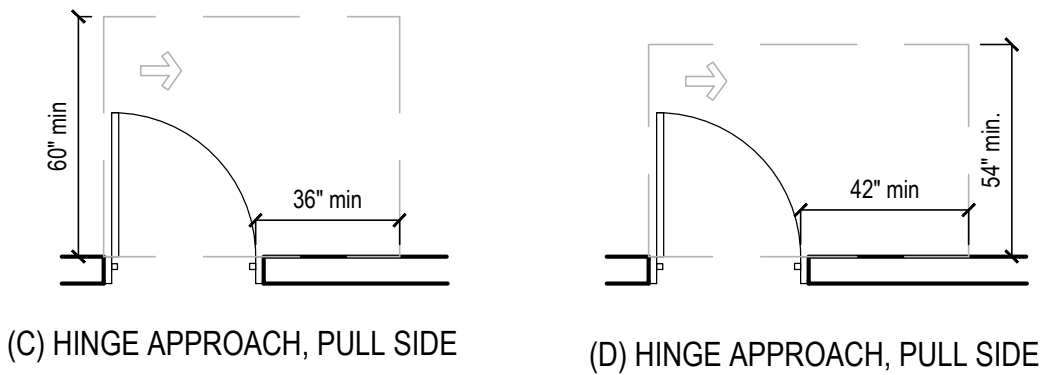
SIDEWALK CURB

6



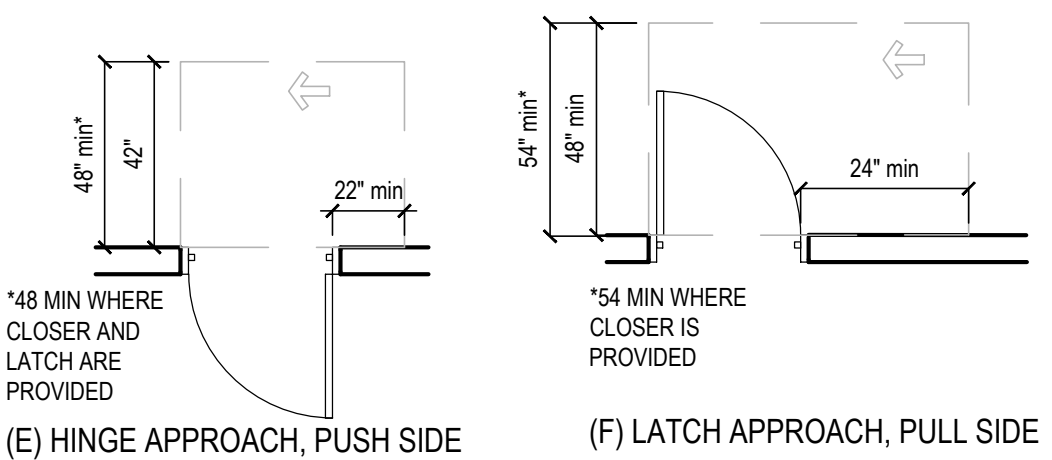
(A) FRONT APPROACH, PULL SIDE

(B) FRONT APPROACH, PUSH SIDE



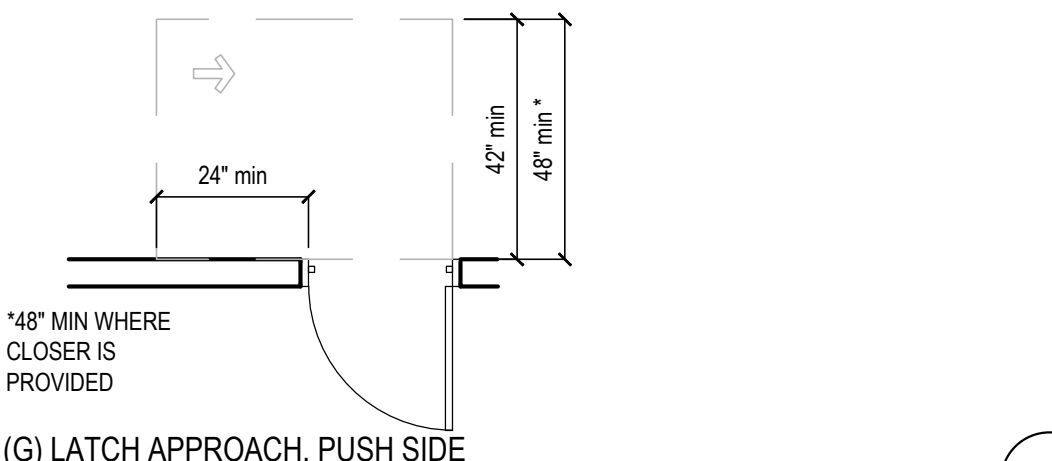
(C) HINGE APPROACH, PULL SIDE

(D) HINGE APPROACH, PULL SIDE



(E) HINGE APPROACH, PUSH SIDE

(F) LATCH APPROACH, PULL SIDE



(G) LATCH APPROACH, PUSH SIDE

7

ENTRANCES:

17. PROVIDE AT METALLIC SIGN OVER EACH STOREFRONT DOOR STATING: "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS". LETTERS SHALL NOT BE LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND. THE SIGN SHALL BE INSTALLED BY THE GENERAL CONTRACTOR ON THE STOREFRONT ALUMINUM HEADER FRAME.
18. ALL NEW PRIMARY ENTRANCES TO THE BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY DISABLED.
19. ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS. GENERAL CONTRACTOR SHALL PROVIDE STANDARD SIGNAGE. 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 FBC
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 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/2" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2
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 IS) 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.

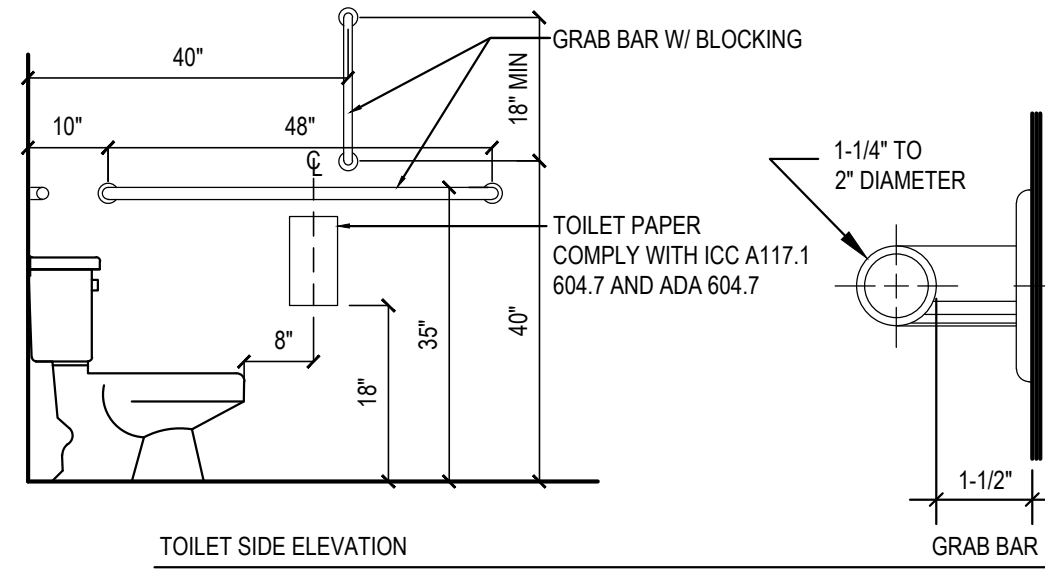
CORRIDORS AND AISLE:

30. FLOOR SURFACES SHALL BE SLIP-RESISTANT
31. EVERY PORTION OF EVERY BUILDING IN WHICH ARE INSTALLED SEATS, 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:

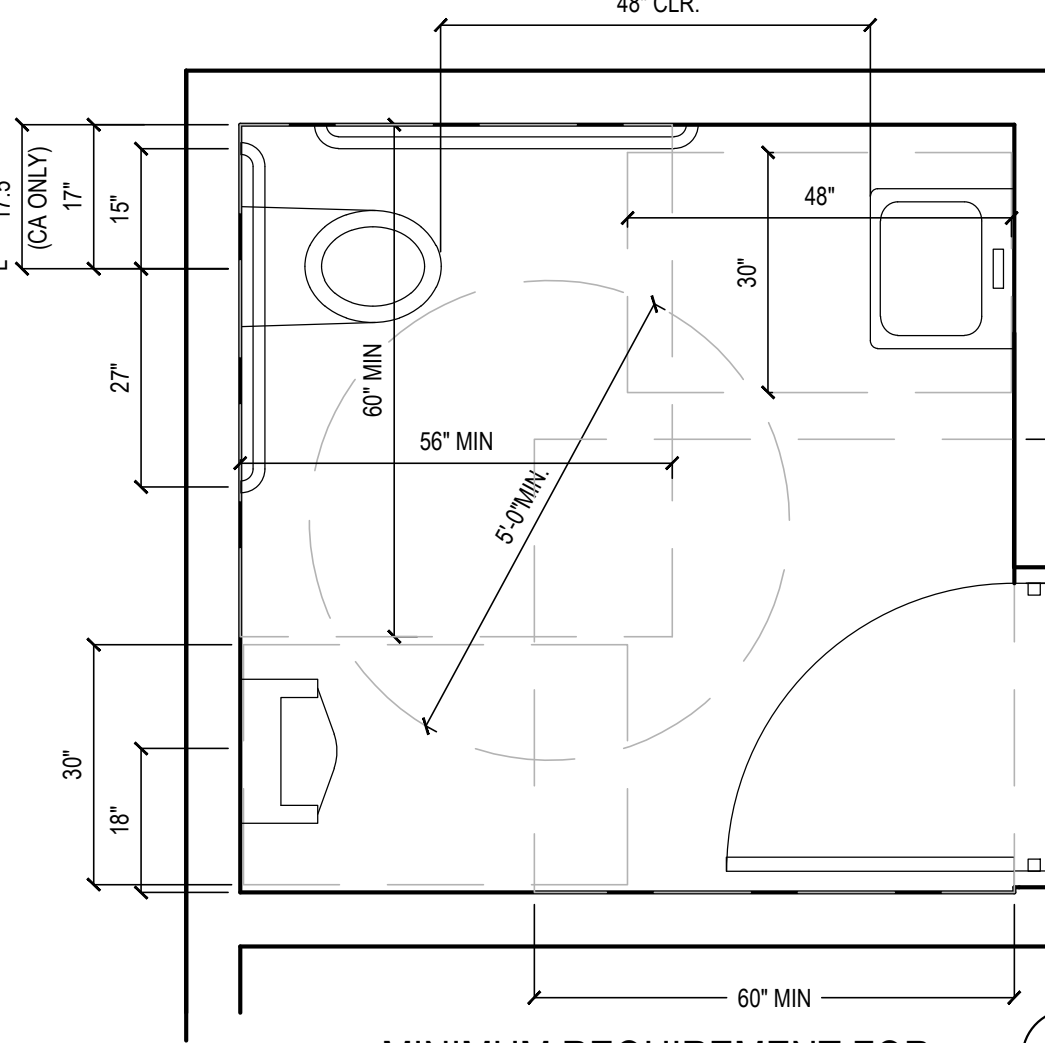
33. ACCESSIBLE SIGN CONTAINING TACTILE CHARACTER IS PROVIDED AT DOOR, THE SIGN SHALL BE ALONGSIDE THE DOOR ON LATCH SIDE AND AT DOUBLE DOORS, THE SIGN SHALL BE RIGHT OF THE RIGHT HANDED DOOR. THE SIGN CONTAINING TACTILE CHARACTERS SHALL HAVE 18" MINIMUM BY 18" MINIMUM SPACE ON THE FLOOR CENTERED ON SIGN. 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 FROM ITS CLOSED POSITION.
36. EXCEPT FOR DOOR OPENING WIDTH AND DOOR SWINGS, A CLEAR UNOBSTRUCTED ACCESS NOT LESS THAN 44-INCHES SHALL BE PROVIDED TO WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY THE DISABLED. THE SPACE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL BE NOT LESS THAN 48-INCHES AS MEASURED AT RIGHT ANGLES TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION.
37. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17-INCHES AND A MAXIMUM OF 19-INCHES MEASURED TO THE TOP OF TOILET SEAT.
38. TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT 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:

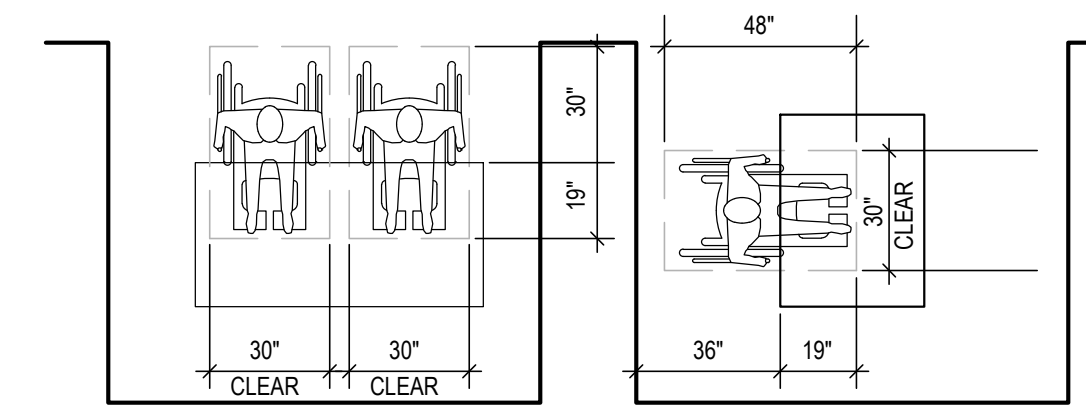
49. GRAB BARS, FASTENERS AND MOUNTING DEVICES SHALL BE DESIGNED FOR 250 LBS. PER LINEAR FEET LOAD.
50. GRAB BARS SHALL BE LOCATED ON EACH SIDE, OR ONE SIDE AND THE BACK OF THE PHYSICALLY DISABLED TOILET STALL OR COMPARTMENT AND SHALL BE SECURELY ATTACHED 35-INCHES TO TOP OF GRAB BAR AND PARALLEL TO THE 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. 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 ICCANSI SEC. 704.2.5
64. TELEPHONES SHALL HAVE PUSH-BUTTON CONTROLS WHERE SERVICE FOR SUCH EQUIPMENT IS AVAILABLE.

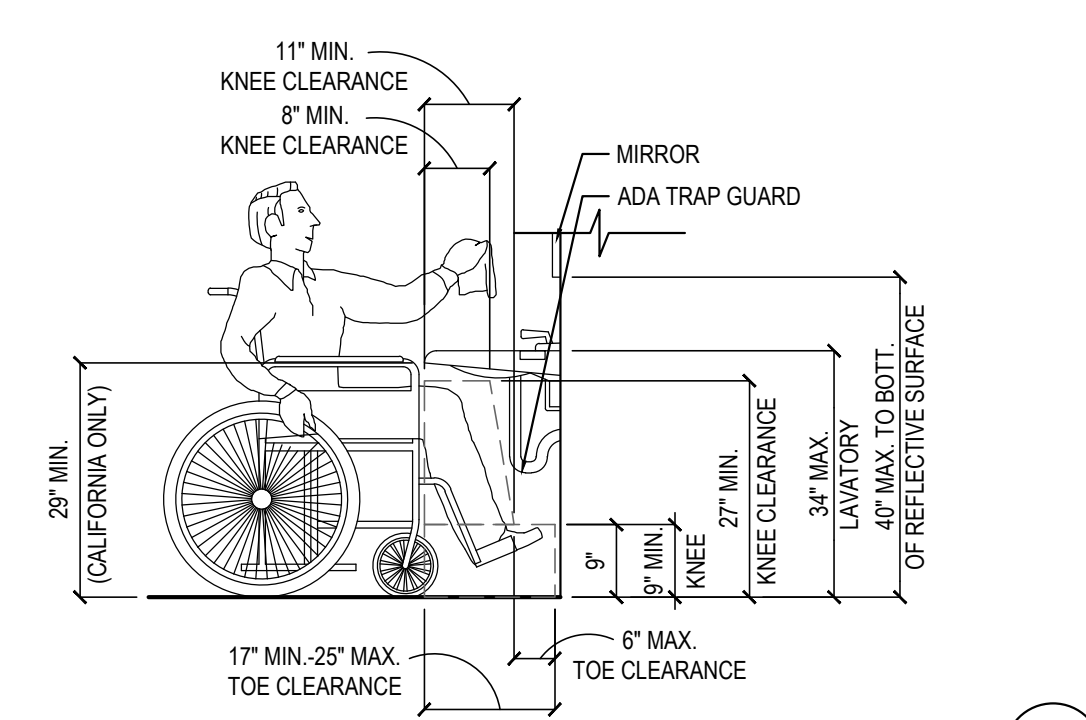
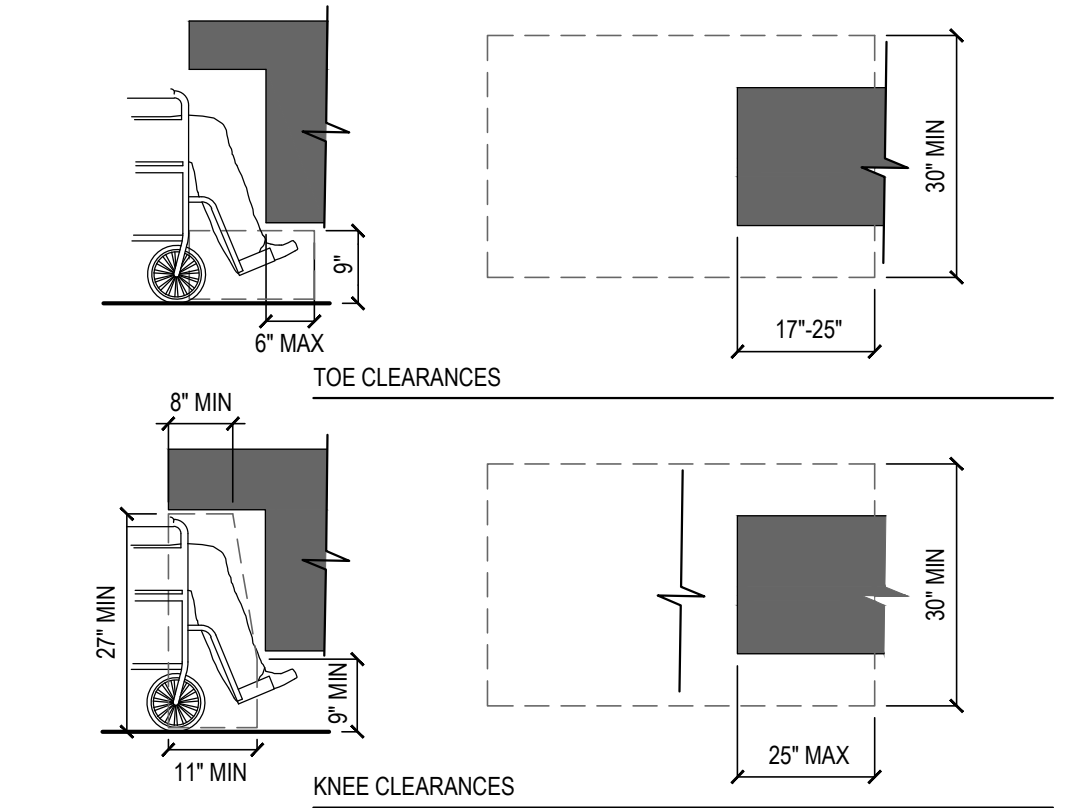
ADDITIONAL REQUIREMENTS:

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

Telephone: 626.799.9898
Facsimile: 626.372.8288

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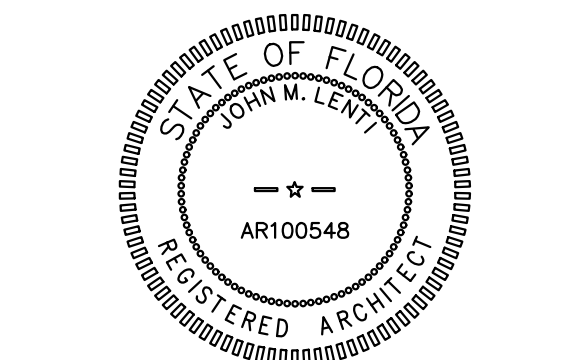
ISSUE DATE:

1	BID SET	2023-05-02

DRAWN BY:

PANDA PROJECT #: S4-24-D22020

ARCH PROJECT #: P7377



PANDA EXPRESS

PANDA END CAP
3301 W HILLSBORO BLVD
DEERFIELD BEACH, FL 33442

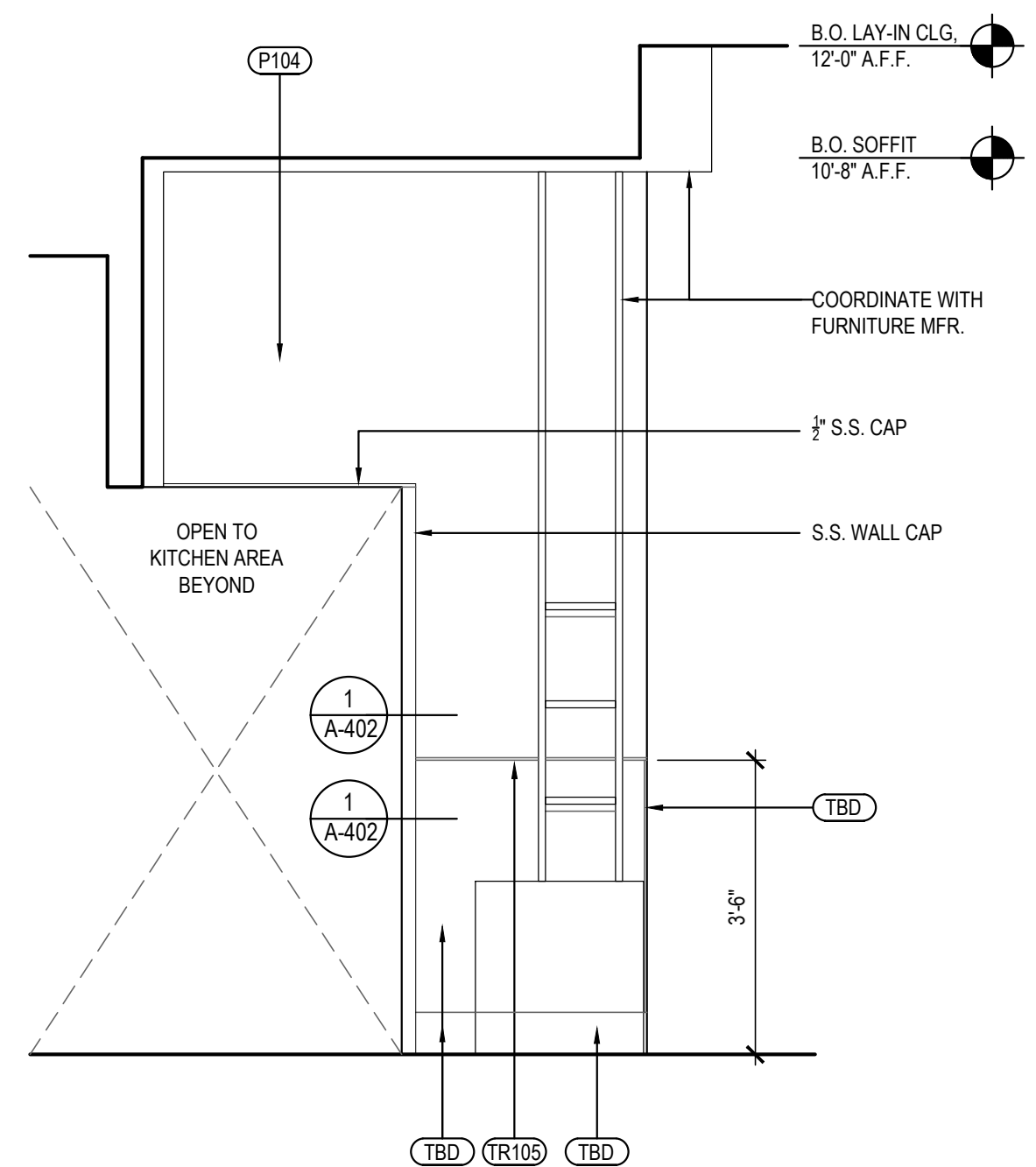
A-406

HANDICAPPED NOTES
AND DETAILS

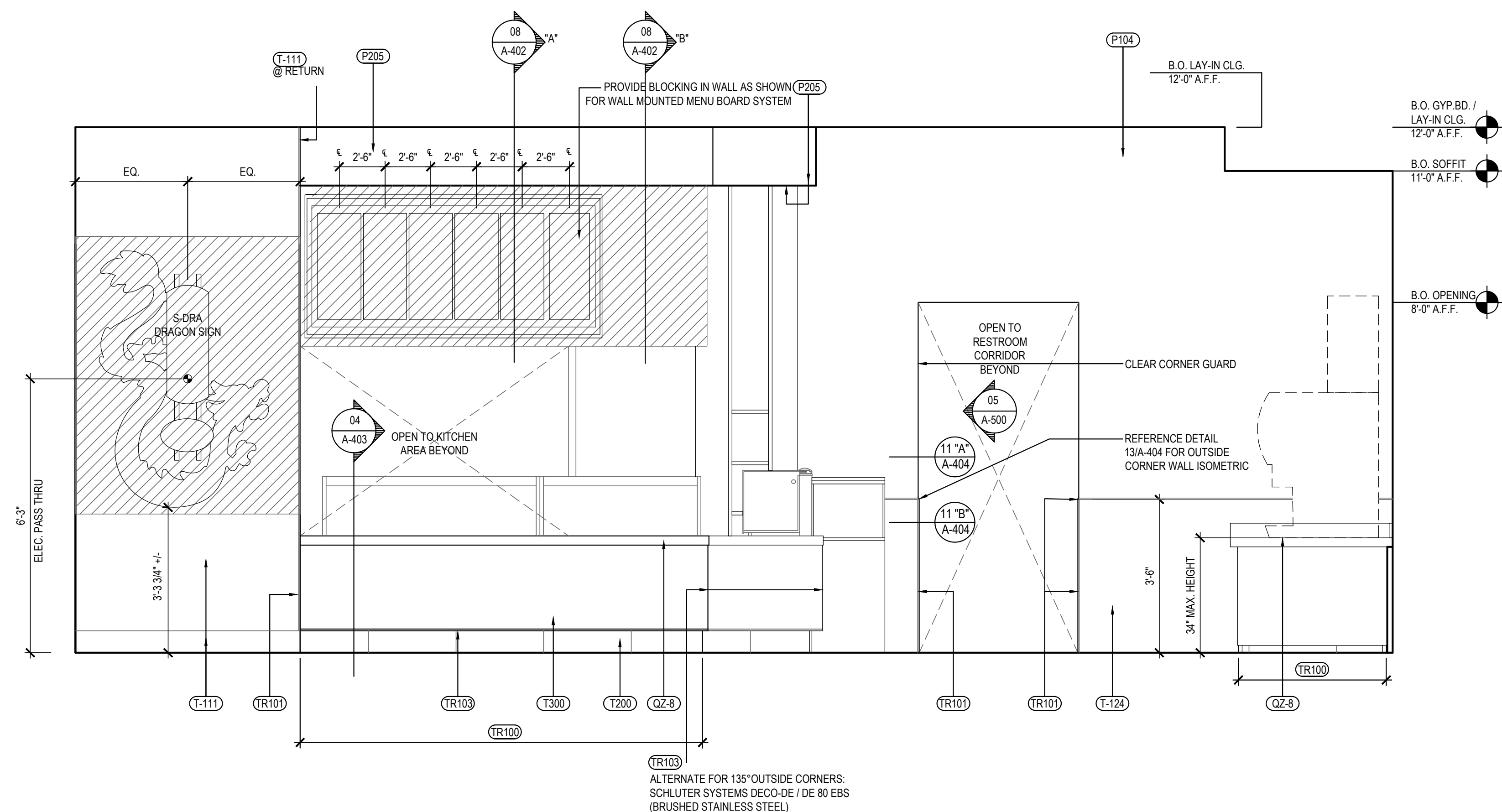
GENERAL DECOR NOTE:
ALL WALL DECORATIONS, PRINT LOCATIONS,
ETC... TO BE VERIFIED WITH PANDA EXPRESS
BY G.C.

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

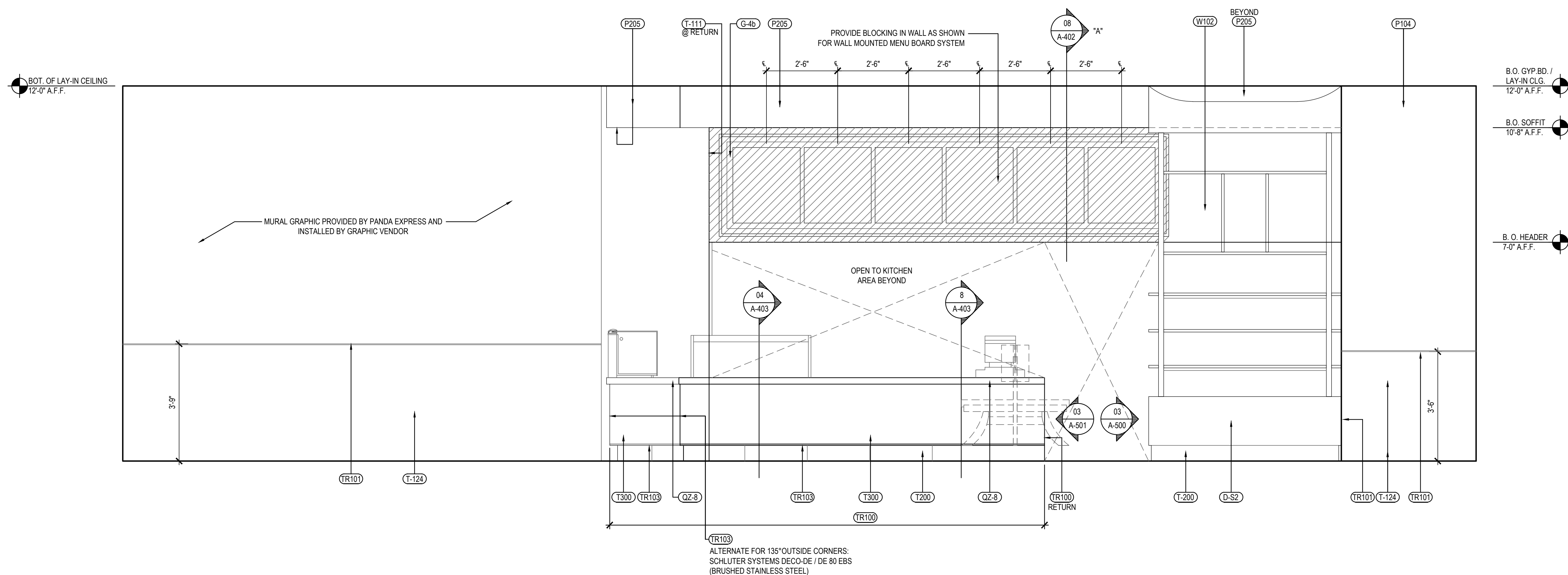
COORDINATE LOCATION OF ALARM DEVICES
WITH ARTWORK (IF REQUIRED).



DINING ROOM ELEVATION	3
Scale= 1/2" = 1'-0"	A-500



DINING ROOM ELEVATION	2
Scale= 1/2" = 1'-0"	A-500



DINING ROOM ELEVATION	1
Scale= 1/2" = 1'-0"	A-500



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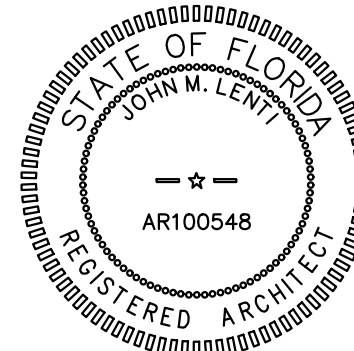
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ARCH PROJECT #: P7377

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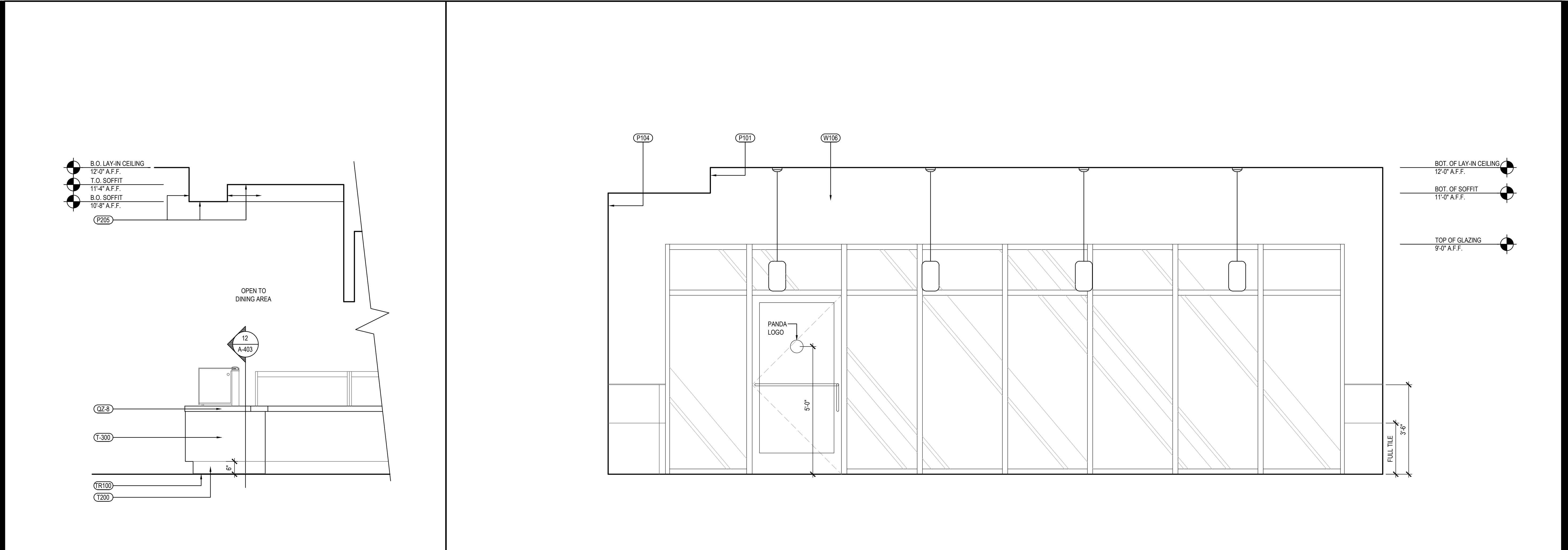


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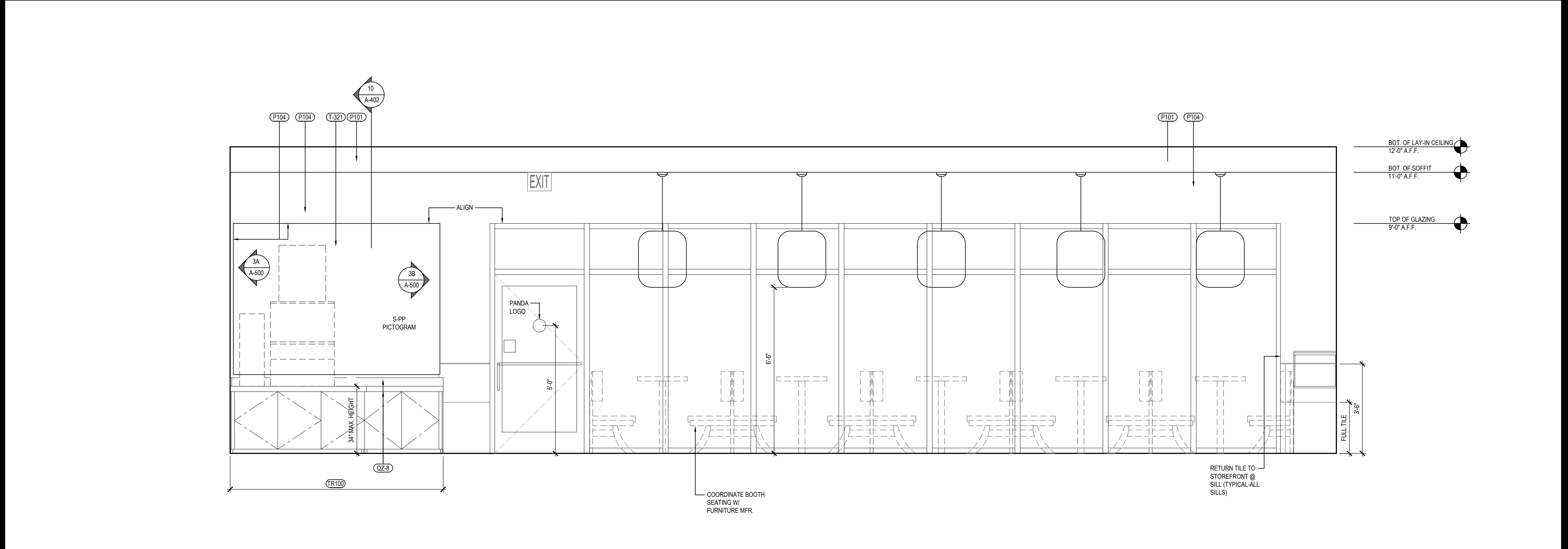
A-500

INTERIOR ELEVATIONS

PANDA HOME 2600 R4/DAB



SERVICE COUNTER ELEVATION	3	DINING ROOM ELEVATION	2
Scale= 1/2" = 1'-0"	A-501	Scale= 1/2" = 1'-0"	A-501



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



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

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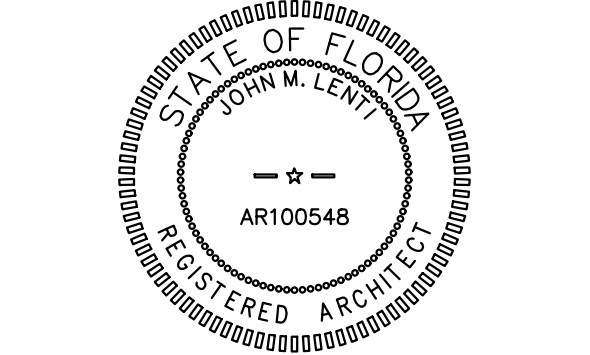
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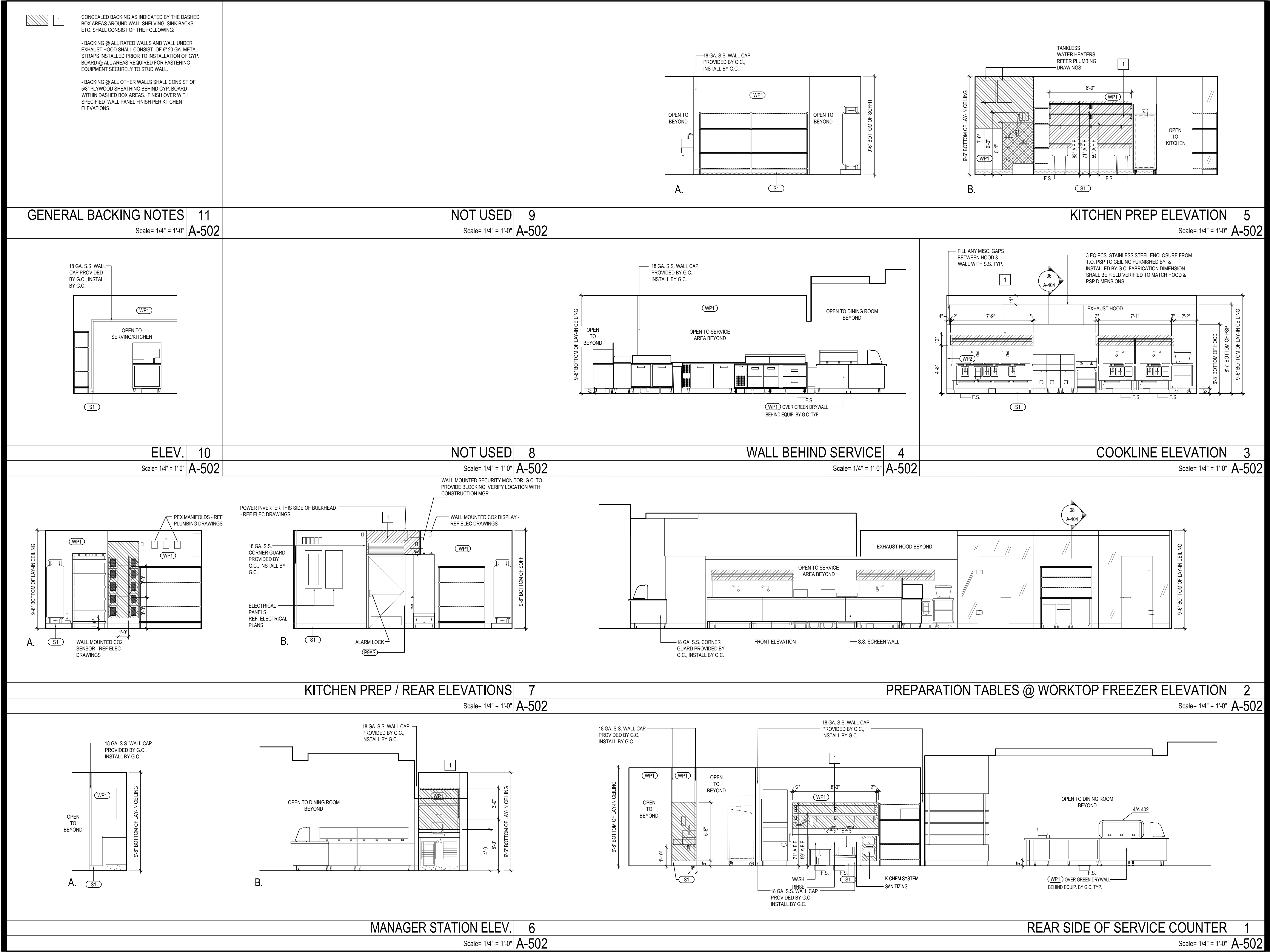
**A Full Service
A & E Firm**

Plans Prepared By
CPL, LLC
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Sanford, FL 32771
Ph: 407.322.6841
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298



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A-501
INTERIOR ELEVATIONS



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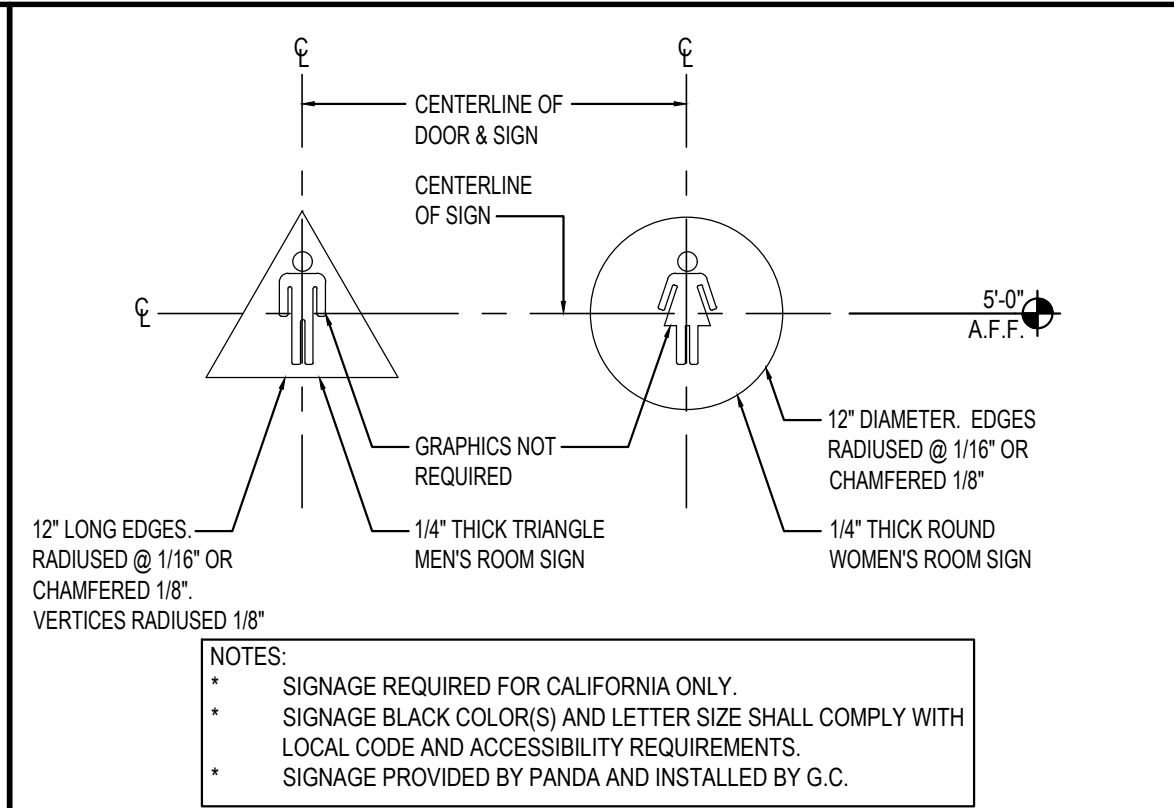
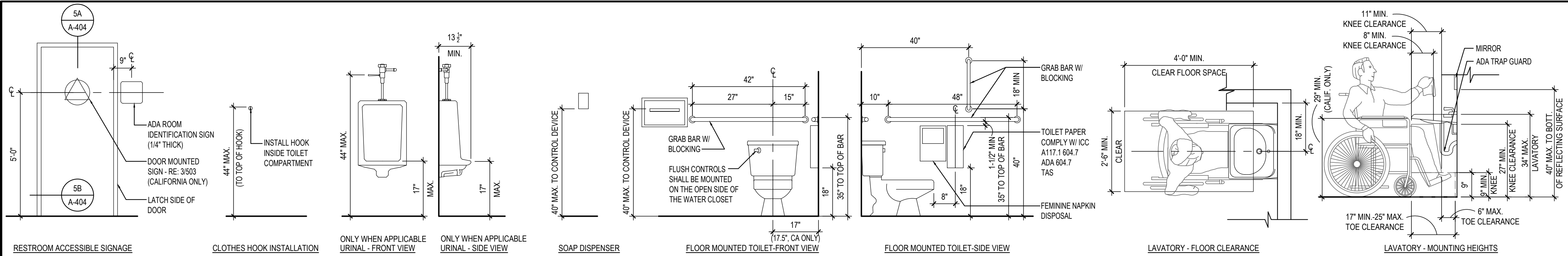
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A-502

KITCHEN ELEVATIONS

PANDA HOME 2600 R4/DAB



STANDARD ACCESSIBLE MOUNTING HEIGHTS AND CLEARANCES

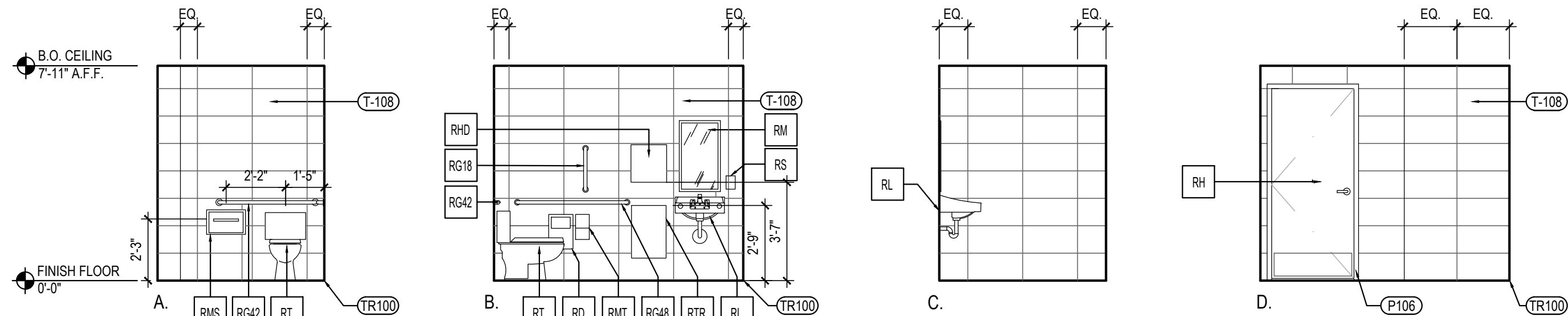
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RESTROOM DOOR SIGNS

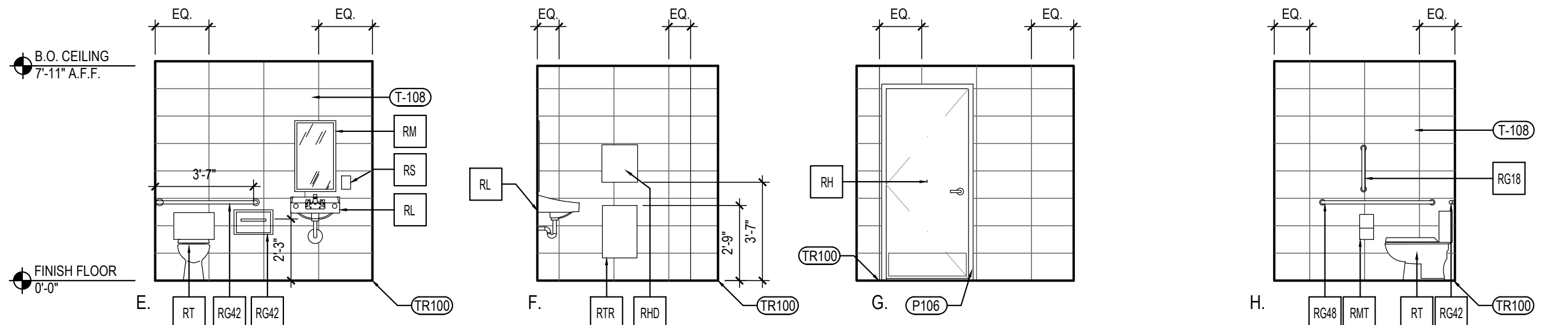
3

Scale= NTS A-503

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



WOMEN'S RESTROOM

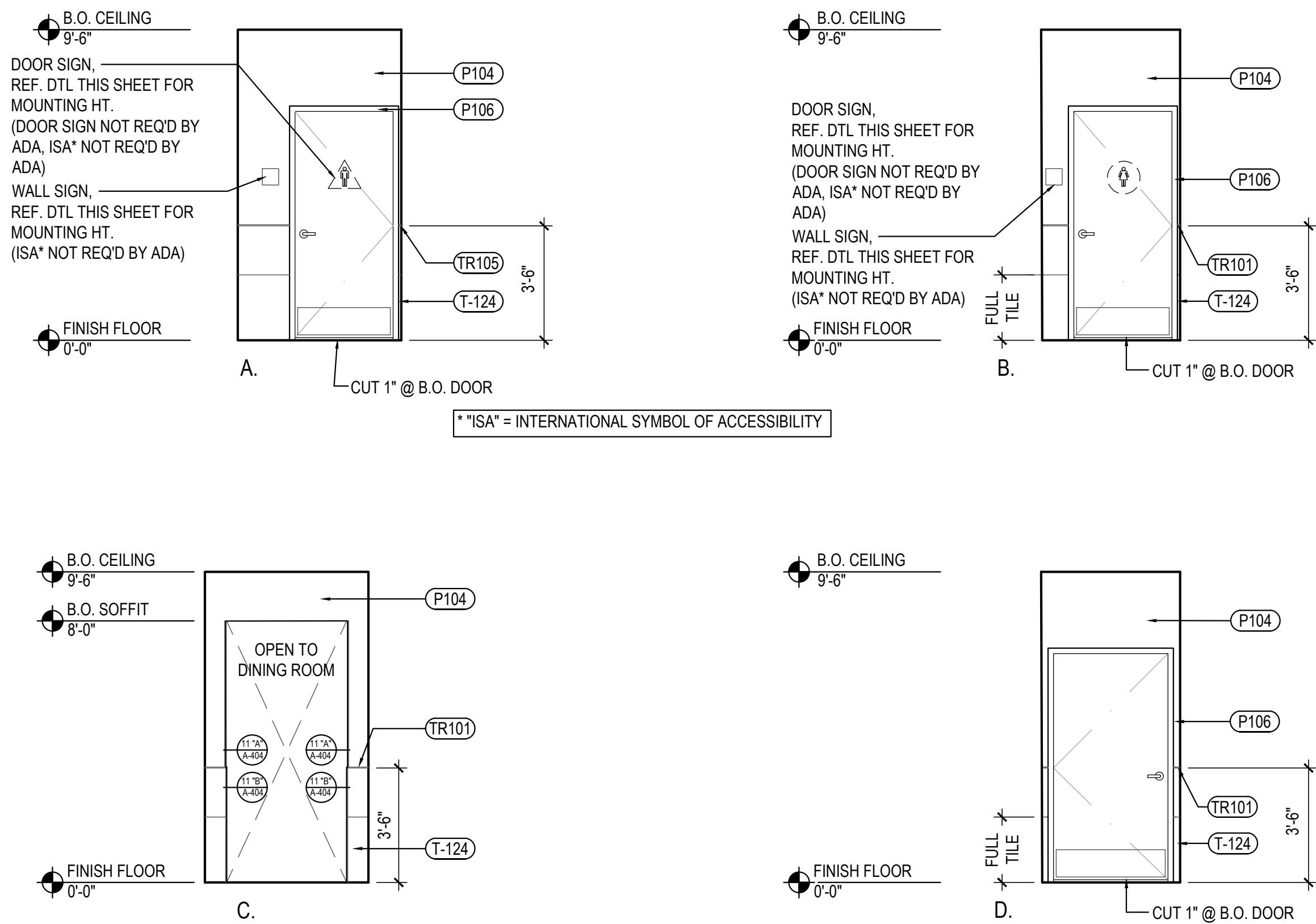


MEN'S RESTROOM

RESTROOM ELEVATIONS

2

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



RESTROOM VESTIBULE ELEVATIONS

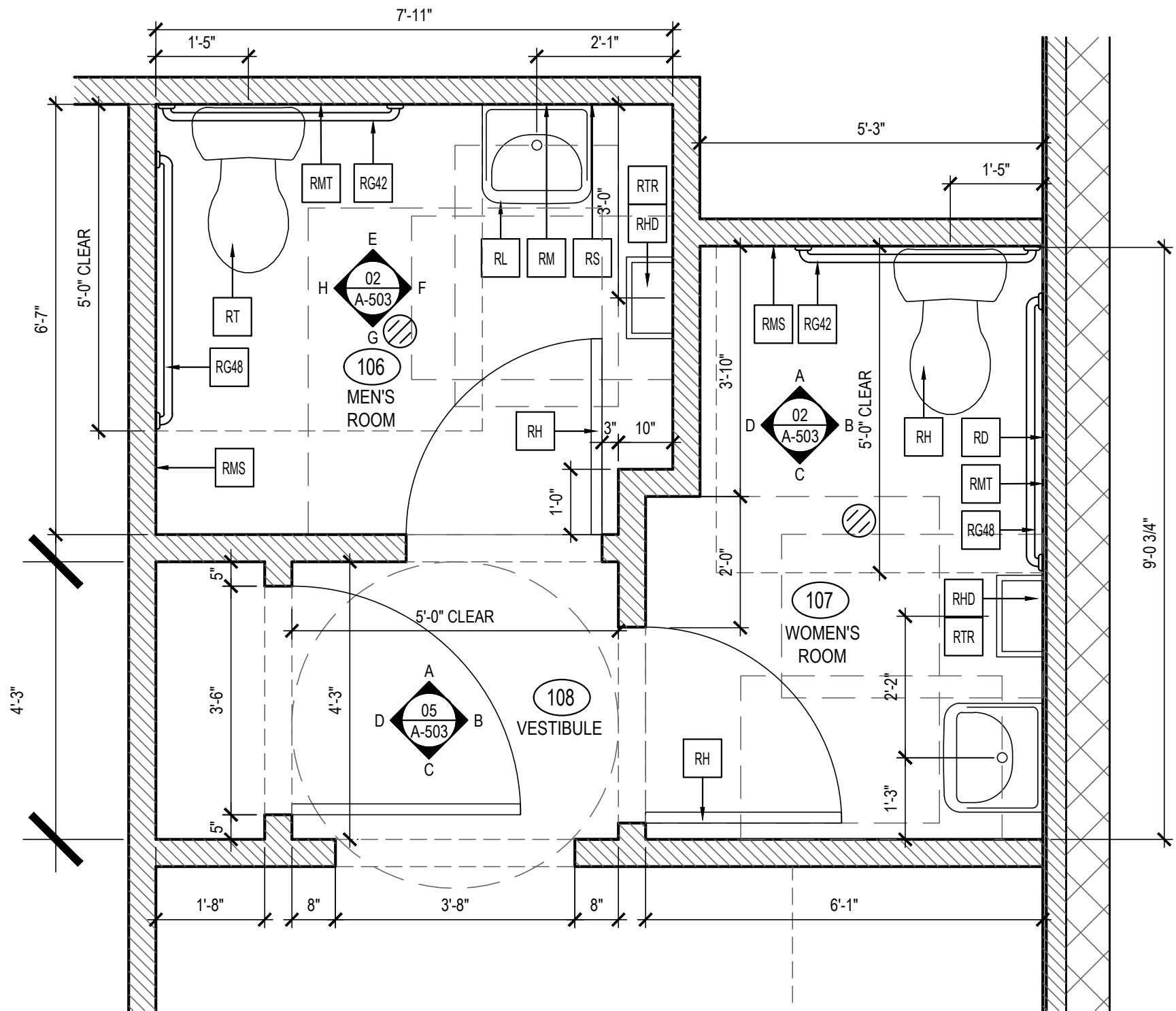
5

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. MOUNT 40" MAX. TO BOTTOM OF REFLECTING SURFACE
RS	SOAP DISPENSER (BY VENDOR)
RMS	BOBRICK SEAT COVER DISPENSER B-221 STAINLESS STEEL SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
RTR	BOBRICK SURFACE MOUNTED TRASH RECEPTACLE MODEL # B-277; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RHD	PAPER TOWEL DISPENSER FURNISHED BY PANDA EXPRESS, INSTALLED BY G.C.
RMT	BOBRICK MULTI-ROLL TOILET TISSUE DISPENSER B-2888 STAINLESS STEEL SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
RT	AMERICAN STANDARD CADET RIGHT HEIGHT ELONGATED TOILET 2467.016 TLT, 4142.600 TANK, AMERICAN STANDARD #5321.110 SEAT, COLOR: WHITE, TRIP TO BE ON OPEN SIDE. FURNISHED AND INSTALLED BY G.C.
RL	ZURN WALL HUNG LAVATORY Z5344, 20" X 18" VITREOUS CHINA, WITH 4" CENTER FAUCET HOLES & ZURN Z-1231 CONCEALED ARM CARRIER FURNISHED AND INSTALLED BY G.C.
RD	BOBRICK RECESSED SANITARY NAPKIN DISPOSAL B-3513 STAINLESS STEEL SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
RH	BOBRICK SURFACE-MOUNTED CLOTHES HOOK AND BUMPER B-233 SOLID ALUMINUM CASTING, MATTE FINISH, INSIDE OF RESTROOM DOORS FURNISHED BY LOCKNET, INSTALLED BY G.C.

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



ENLARGED RESTROOM PLANS

1

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



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A-503

ENLARGED RESTROOM
PLANS AND ELEVATIONS