

DEMOLITION NOTE:
GC TO REMOVE ALL EXISTING ABOVE/UNDER GROUND STRUCTURAL WALLS, FOUNDATION, ASPHALT, CONC. CURBS AND DEBRIS PRIOR TO NEW CONSTRUCTION.

- GENERAL NOTE:**
- GC 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 GC. VERIFY WITH PANDA PM.
 - WATER METER FOR IRRIGATION SHALL BE A SEPARATE METER THAN MAIN WATER METER. GC TO REFERENCE CIVIL UTILITY PLAN FOR SIZE AND LOCATION.
 - PROVIDE & INSTALL CAGE AND COVER FOR THE BACK-FLOW PREVENTER AT 4" CONCRETE CURB IN LANDSCAPE AREA, GORILLA CAGE, MANUFACTURED BY HOUSTON IRRIGATION SERVICES SPRING, TEXAS (281-705-9701). PROVIDE INSULATED COVER, 'AQUA SHIELD' MODEL # BFP1-S FOR COLDER REGIONS OF US. COORDINATE WITH PANDA PM. REFER TO DETAIL 11/ A-407

- FOR HORIZONTAL CONTROL PLAN REFER TO CIVIL DRAWINGS
- LIMIT OF CONSTRUCTION
- PROPERTY LINE
- "THANK YOU" SIGN - SEE DETAIL 01 A-405
- NEW SWITCHGEAR
- PAVING - SEE CIVIL PLAN
- IRRIGATED LANDSCAPING, SEE LANDSCAPE DRAWINGS
- HEAVY DUTY CONCRETE APRON - SEE CIVIL DRAWINGS FOR SPECIFICATIONS
- TRASH ENCLOSURE, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. 01 A-407
- NOT USED
- DRIVE THRU LANE SENSOR LOOP - SEE DETAIL 01 A-405
- DRIVE THROUGH MENU BOARD-INSTALLED BY SIGN COMPANY. VERIFY WITH PANDA PM (SEE GENERAL NOTE ABOVE)
- DIRECTIONAL ARROW - SEE CIVIL DRAWINGS
- ACCESSIBLE PATH OF TRAVEL
- ACCESSIBLE PARKING POLE SIGN - SEE CIVIL DRAWINGS
- INTERNATIONAL ACCESSIBILITY SYMBOL - SEE CIVIL DRAWINGS
- ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT - SEE CIVIL DRAWINGS
- SOLID PARKING STRIPING - SEE CIVIL DRAWINGS
- DESIGNATED HANDICAP PARKING SPACE
- MAIN ROOF DRAIN TO STORM SYSTEM - SEE CIVIL DRAWINGS. OVERFLOW DRAIN TO DAYLIGHT 15 A-107
- STEEL PIPE BOLLARD - SEE CIVIL DRAWINGS
- UNDERGROUND GREASE INTERCEPTOR - SEE PLUMBING/CIVIL DRAWINGS
- CONC. DRIVEWAY - SEE CIVIL DRAWINGS
- EDGE OF SIDEWALK AT LANDSCAPE AREA
- CONCRETE CURB AT LANDSCAPE AREA
- EXPANSION JOINT - SEE CIVIL DRAWINGS
- TOOLED JOINTS - SEE CIVIL DRAWINGS
- ACCESSIBLE RAMP - SEE CIVIL DRAWINGS
- GC TO COORDINATE DIRECTIONAL SIGNAGE W/ SIGN VENDOR
- ORDER CONFIRMATION BOARD
- RUBBER WHEEL STOP - SEE CIVIL DRAWINGS
- NOT USED
- SEALED CONC SIDEWALK - SEE CIVIL DRAWINGS. PROVIDE UNDER SLAB TREATMENT PER SOIL REPORT. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG.
- CLEARANCE BAR/BASE INSTALLED BY SIGN VENDOR.
- ELEC TRANSFORMER CONC PAD W/ 4 EA BOLLARDS - SEE CIVIL DRAWINGS
- NEW SITE LIGHTING - SEE CIVIL AND ELECTRICAL DRAWINGS
- PROPERTY SETBACK - SEE CIVIL DRAWINGS

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

KEY NOTES A
Scale= NTS A-100



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

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REVISIONS:	

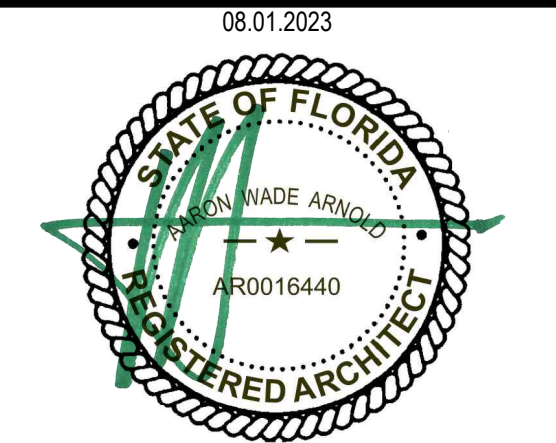
ISSUE DATE:	
1	08.01.2023 ISSUE FOR PERMIT
2	08.01.2023 ISSUE FOR BID

DRAWN BY: NS, RM, KRT

PANDA PROJECT #: - S8-24-D25584
C&P PROJECT #: - 20230301

CUHACI PETERSON

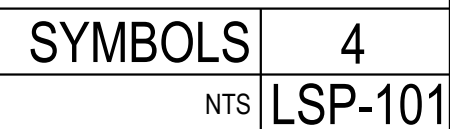
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Panda Express Certificate #AA-000006



PANDA EXPRESS
PANDA HOME 2600
COUNTY ROAD 210
ST. JOHNS, FL 32259

A-100
SITE PLAN
ARCHITECTURAL

- | | |
|---------------|---------|
| GENERAL NOTES | 6 |
| NTS | LSP-101 |



CALCULATIONS	3
NTS	LSP-101



EQUIPMENT SCHEDULE																									10/24/22
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										D	475W	1	120	3 HEATING ELEMENTS	42.375" X 4.25" X 2.375"	GENERAL		43" RADIANT TOP HEATER (2)							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" X 4.25" X 5/8"	GENERAL		43" RADIANT TOP HEATER (2)							1S2-S1b
O										D	15A	1	120	SEE DETAIL		SEE PLAN	KEC	CUSTOM	CASHER & BEVERAGE COUNTER						2Q
O										C	650W	1	120	INDUCTION WARNER	15 3/4" DIA	I/O CONTROLS CORP	ABC-065-14	INDUCTION WELL - 11QT						3F	
O										C	650W	1	120	INDUCTION WARNER	12 1/8" DIA	I/O CONTROLS CORP	ABC-065-10	INDUCTION WELL - 11QT						3G	
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DRAWN BY: NS

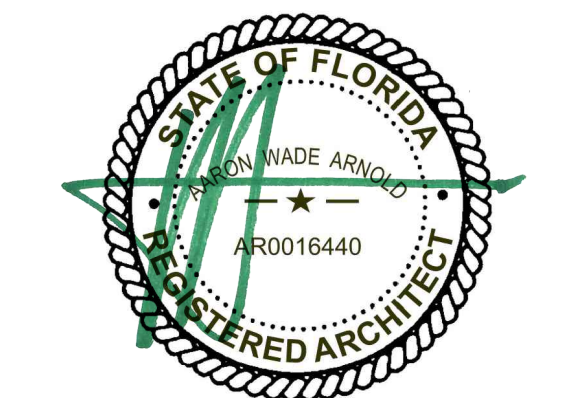
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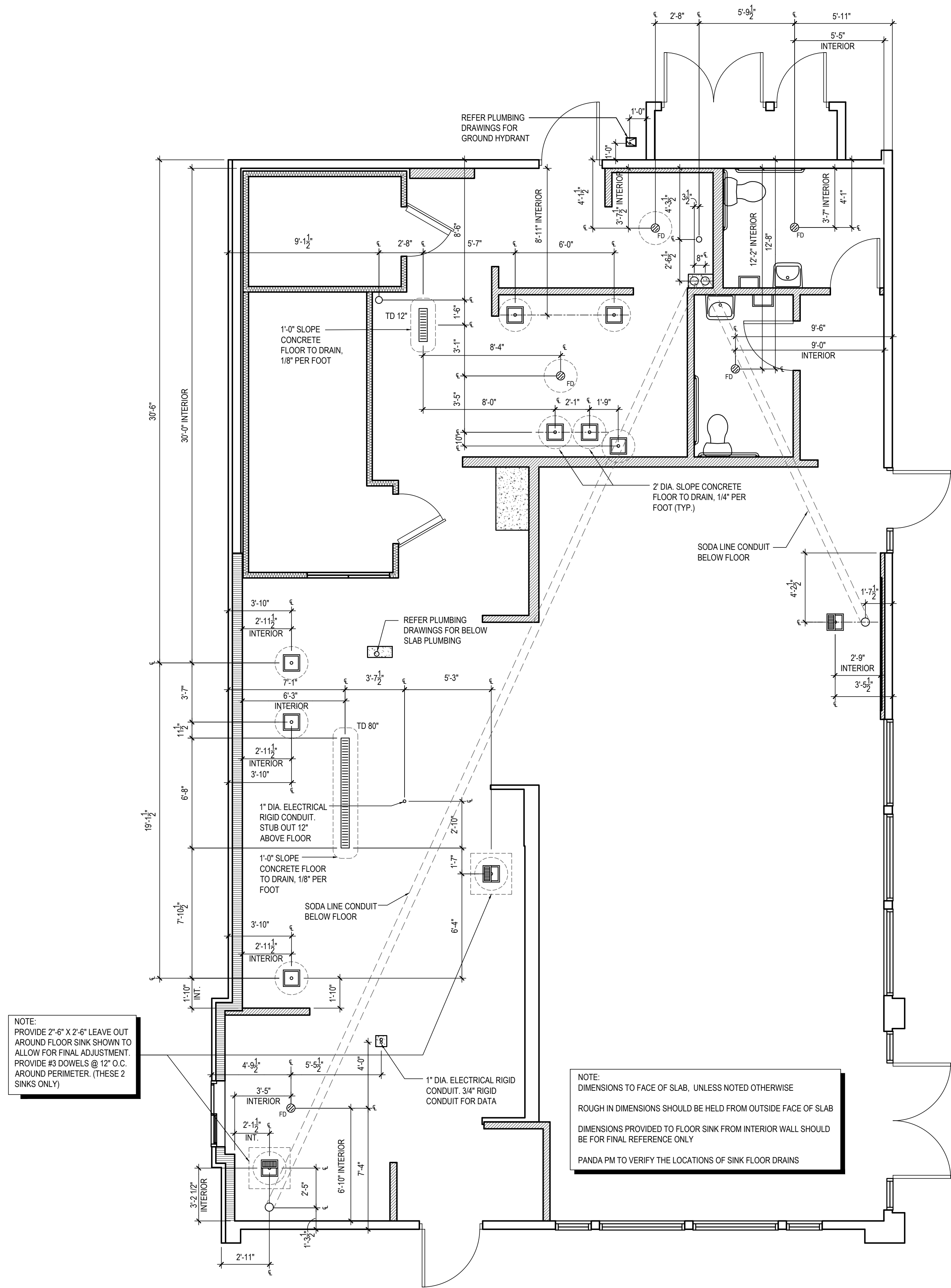
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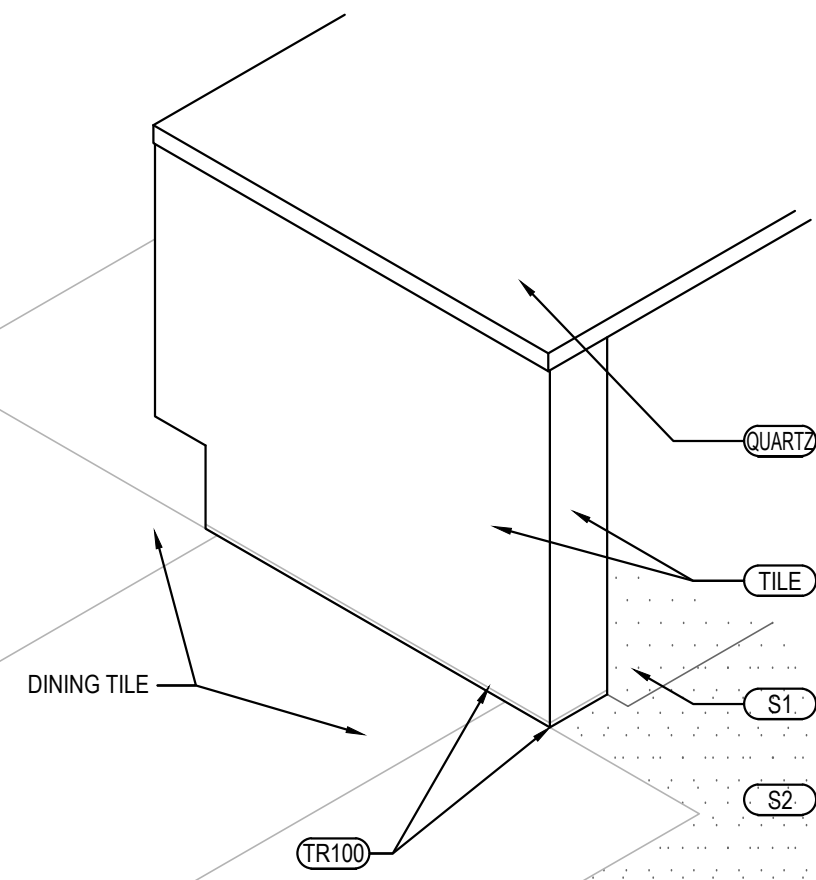
PANDA HOME 2600
COUNTY ROAD 210
ST. JOHNS, FL 32259

A-102

ROUGH - IN PLUMBING PLAN

PANDA HOME 2600 R4





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

03-04-22

[illegible]

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

Scale= NTS | A-104



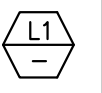
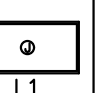
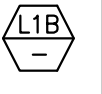
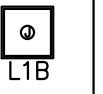
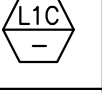
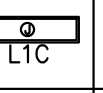
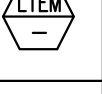

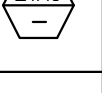
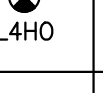
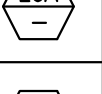
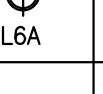
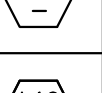

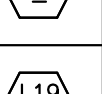

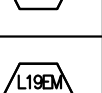
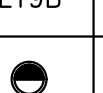
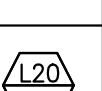

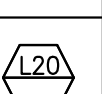

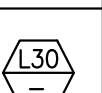
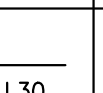

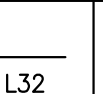
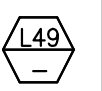
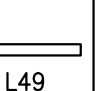

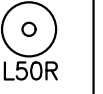
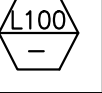
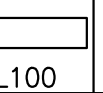


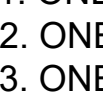
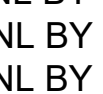
Scale= 1/4" = 1'-0" | A-104



LIGHTING FIXTURE SCHEDULE

PROVIDED FOR INFORMATION ONLY.
VERIFY AND INSTALL PER ELECTRICAL DRAWING

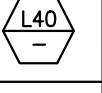
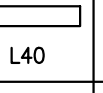
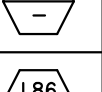

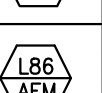
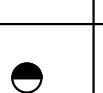
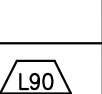
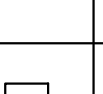
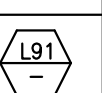
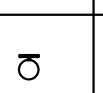
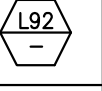
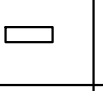

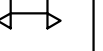
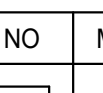
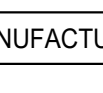
03-04-22

ITEM	SYMBOL	DESCRIPTION	QTY.	MFR. & CAT. NO.	REMARK
INTERIOR LIGHTING ITEM					
		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	ELITE FIXTURE: 24-FPL-BL-LED-3000L/4000L/5000L-DIM10-MVOLT-35K/40K/50K-85	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC
		T-BAR CEILING RECESSED MOUNTED LED LIGHTING EMERGENCY FIXTURE, 2' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.		ELITE FIXTURE: 22-FPL-BL-LED-2000L/3000L/4000L-DIM10-MVOLT-35K/40K/50K-85	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC
		T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 1' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.		ELITE FIXTURE: 14-FPL-BL-LED-2000L/3000L/4000L-DIM10-MVOLT-35K/40K/50K-85	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC
		T-BAR CEILING RECESSED MOUNTED LED LIGHTING EMERGENCY FIXTURE, 2' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.		ELITE FIXTURE: 24-FPL-BL-LED-3000L/4000L/5000L-DIM10-MVOLT-35K/40K/50K-85-INTGO-Q-EMG-LED-10W	EMERGENCY KITCHEN CEILING LIGHTS FURNISHED BY OWNER INSTALLED BY GC
		UNIVERSAL MOUNT EXIT SIGN, LED LIGHTED, 120/277V WITH BATTERY PACK, 2 FACE, GREEN LETTER		EXITRONIX GVEX-U-BP-WB-BL-R6	EXIT SIGN FURNISHED BY OWNER, INSTALLED BY GC
		HOOD LIGHT		FURNISHED & INSTALLED BY EQUIPMENT SUPPLIER	LIGHTS SUPPLIED & PRE-WIRED BY HOOD VENDOR. ELECTRIC CONTRACTOR TO CONNECT MAIN WIRES TO SHUNT TRIP BREAKER AND HOOD CONTROL PANEL
		WALK-IN COOLER FLUORESCENT LIGHT, 120 V 48"		KASON FIXTURE: # 11810LCT400	FURNISHED BY WIC VENDOR, G.R.E. , INSTALLED BY GC
		DOWN LIGHT, RECESSED IN CEILING		ELITE HOUSING: LD6IC-AT ELITE TRIM: RL631-950L-DIMTR-120-30K-90-RL631-RT-W-WH	FURNISHED BY OWNER, INSTALLED BY GC
		DOWN LIGHT, RECESSED IN CEILING "B" SHALL DESIGNATE BLACK TRIM		ELITE HOUSING: LD6IC-AT ELITE TRIM: RL631-950L-DIMTR-120-30K-90-RL631-RT-MB-BK	FURNISHED BY OWNER, INSTALLED BY GC
		EMERGENCY DOWN LIGHT, RECESSED IN CEILING		ELITE HOUSING: LD6IC-AT ELITE TRIM: RL631-950L-DIMTR-120-30K-90-RL631-RT-W-WH	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-12LC-V1 FURNISHED BY OWNER INSTALLED BY GC
		4" ADJUSTABLE MR16 DOWN LIGHT, RECESSED IN CEILING "W" SHALL DESIGNATE WHITE TRIM		ELITE HOUSING: BL4-50-M-120-AT-W ELITE TRIM: B1406-WH	FURNISHED BY OWNER, INSTALLED BY GC
		4" ADJUSTABLE MR16 DOWN LIGHT, RECESSED IN CEILING "B" SHALL DESIGNATE BLACK TRIM		ELITE HOUSING: BL4-50-M-120-AT-W ELITE TRIM: B1406-BK	FURNISHED BY OWNER, INSTALLED BY GC
		WHITE LED AT DINING ROOM CANOPY		ZLED FIXTURE: VIL-SIGN-60W-WHT-DC-66MOD-STRING-KIT	FURNISHED BY OWNER, INSTALLED BY GC
		WHITE LED AT FIXTURE LOW WALL		NOVA FLEX - PRO SERIES FIXTURE: BENDABLE 3916	FURNISHED BY OWNER, INSTALLED BY GC
		BRONZE SWOOP LIGHT		FIXTURE - TBD	DINING AREA - FURNISHED BY OWNER, INSTALLED BY GC
		12" DIA. PENDANT		KAI PENDANT 2 BULB: LED EDISON LAMP:1173467	FURNISHED BY OWNER, INSTALLED BY GC
		MICRO INVERTER		EVENLITE #PWII12LC	FURNISHED BY OWNER, INSTALLED BY GC
		SPEAKER		-	FURNISHED BY MUSIC VENDOR, INSTALLED BY MUSIC VENDOR

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

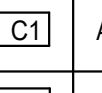
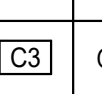

- ONE NL BY SERVICE COUNTER, POS / CASHIER
- ONE NL BY POS / CASHIER AT DRIVE THRU STATION IF APPLICABLE
- ONE NL BY EACH EXIT DOORS IN DINNING ROOM & BACK OF HOUSE

EXTERIOR LIGHTING

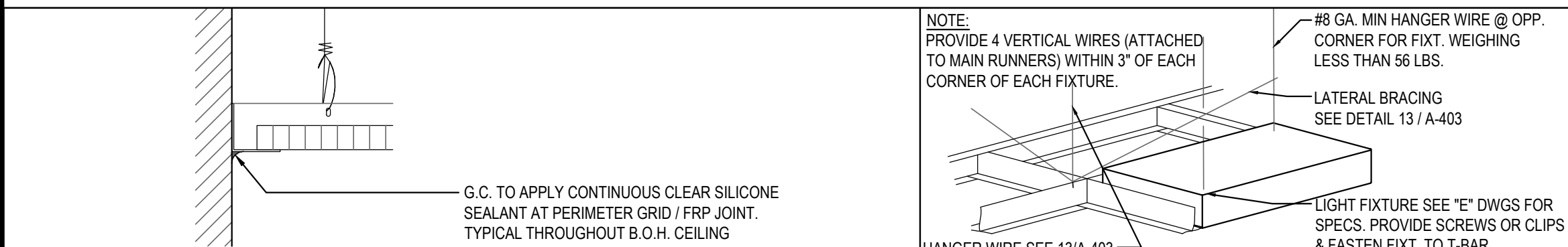
		LINEAR LIGHT AT EXTERIOR STORAGE ROOM	REFER TO ELECTRICAL SHEET E-001 FOR LIGHTING FIXTURE QUANTITY	COOPER MX-4VT2-LD4-6-DR-UNV-L840-CD1-WL-U	FURNISHED BY OWNER, INSTALLED BY GC
		WALL MOUNTED OVER SERVICE DOOR FIXTURE		ORACLE: OWP-FC-116-LED-3500L-DIM10-MVOLT-50K-BK	OVER EXTERIOR SERVICE DOOR. REFER ELEVATIONS FOR HEIGHT FURNISHED BY OWNER, INSTALLED BY GC
		NAVILITE EMERGENCY LIGHT		EXITRONIX MLED1-G-WP	OVER EXTERIOR ENTRANCE & SERVICE DOORS. REFER ELEVATIONS FOR HEIGHT. FURNISHED BY OWNER, INSTALLED BY GC
		EXTERIOR RECESS EMERGENCY LIGHT		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-12LC-V1 FURNISHED BY OWNER INSTALLED BY GC
		DECORATIVE LED WALL SCONCE		HINKLEY LIGHTING, ATLANTIS, BLACK, 1649SK-LED	AT ENTRY DOORS. REFER ELEVATIONS FOR HEIGHT FURNISHED BY OWNER, INSTALLED BY GC
		DECORATIVE LED WALL SCONCE		HINKLEY LIGHTING, SILO, BRONZE, 13594AZ-LL, LED	ALONG REAR EIFS BAND FURNISHED BY OWNER, INSTALLED BY GC
		WALL MOUNTED OVER SERVICE DOOR FIXTURE		LITHONIA LIGHTING WPX1 LED P2 40K MVOLT DDBXD M4	OVER DRIVE THRU AREA SERVICE DOOR FURNISHED BY OWNER, INSTALLED BY GC
		LED MOTION SECURITY FLOODLIGHT		LITHONIA LIGHTING HGX LED 2R8 40K 120 MO DDB M2	INTERIOR LIGHT SENSOR TO BE WALL MOUNTED AT +142" FURNISHED BY OWNER, INSTALLED BY GC

CEILING SCHEDULE

INSTALLED AND FURNISHED BY GC UNLESS NOTED OTHERWISE

NO	MANUFACTURER	DESCRIPTION	MATERIAL	FINISH
	ARMSTRONG	2' X 2' SUSPENDED T-BAR GRID CEILING SYSTEM	OPTIMA 9/16" SQUARE TEGULAR ITEM # 3251	SUSPENSION SYSTEM: 9/16" SUPRAFINE, COLOR: BLIZZARD WHITE CONTACT: SHERRY BRUNT (1-800-442-4212)
	USG	2' X 4' SUSPENDED T-BAR GRID CEILING SYSTEM	"VINYL ROCK" VINYL CLAD GYP. BD PANELS	SMOOTH AND WASHABLE WHITE
	GOLD BOND	MONOLITHIC CEILING ON METAL FRAMING	5/8" GYP. BD.	SMOOTH PAINT - WHITE AND WASHABLE

SEE SHEET A-103 FOR PAINT SCHEDULE



CEILING GRID DETAIL

3

LIGHT FIXTURE DETAIL

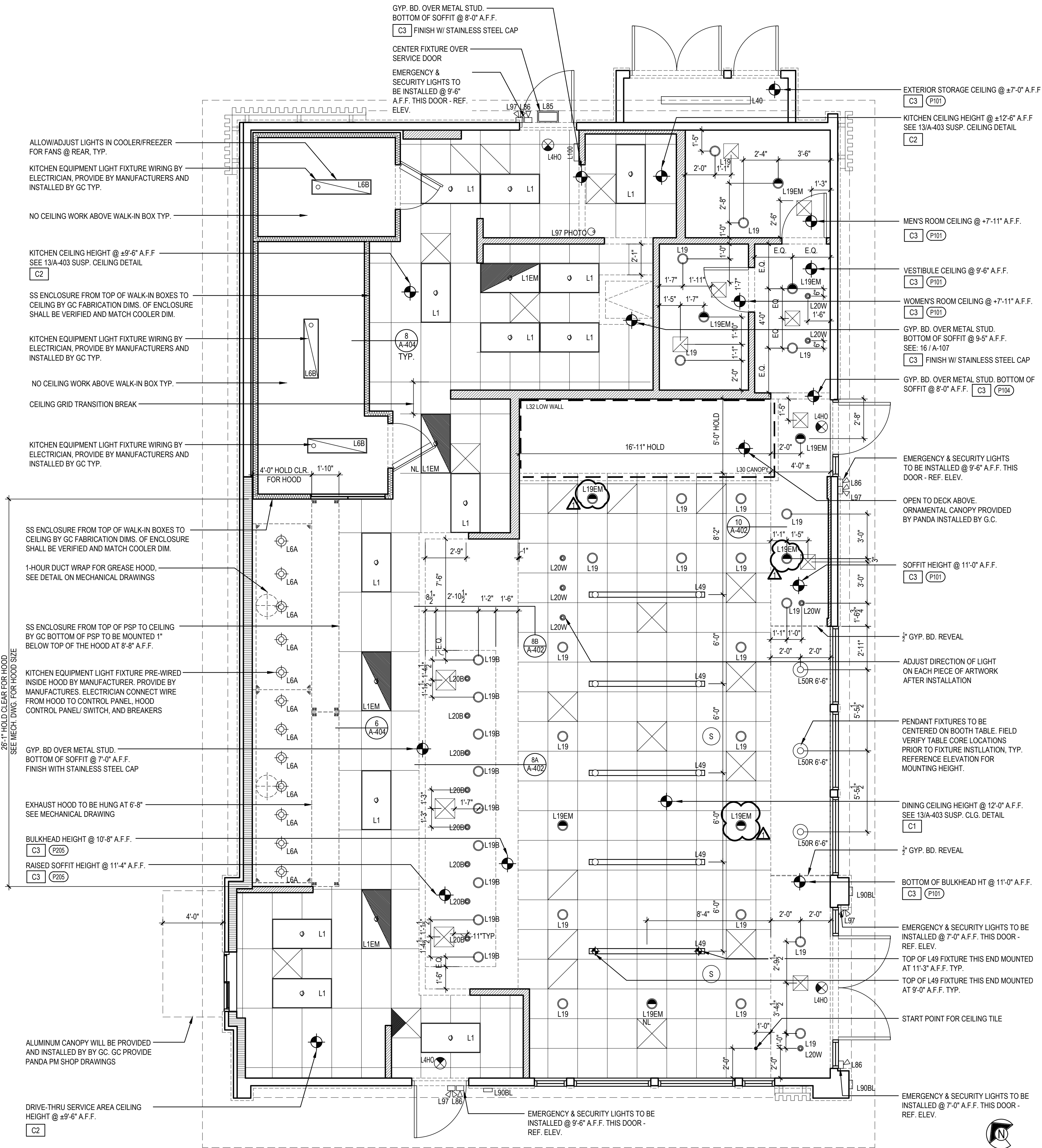
2

Scale= NTS

A-105

Scale= NTS

A-105



REFLECTED CEILING PLAN

1

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

A-105



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REVISIONS:

11.28.2023 PERMIT COMMENTS

ISSUE DATE:

1 08.01.2023 ISSUE FOR PERMIT

2 08.01.2023 ISSUE FOR BID

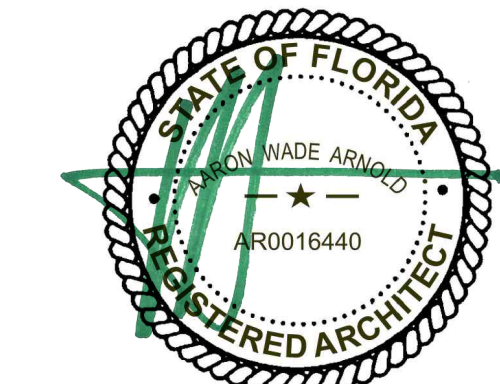
DRAWN BY: NS, KRT, IVG

PANDA PROJECT #: - S8-24-D25584

C&P PROJECT #: - 20230301



12.12.2023



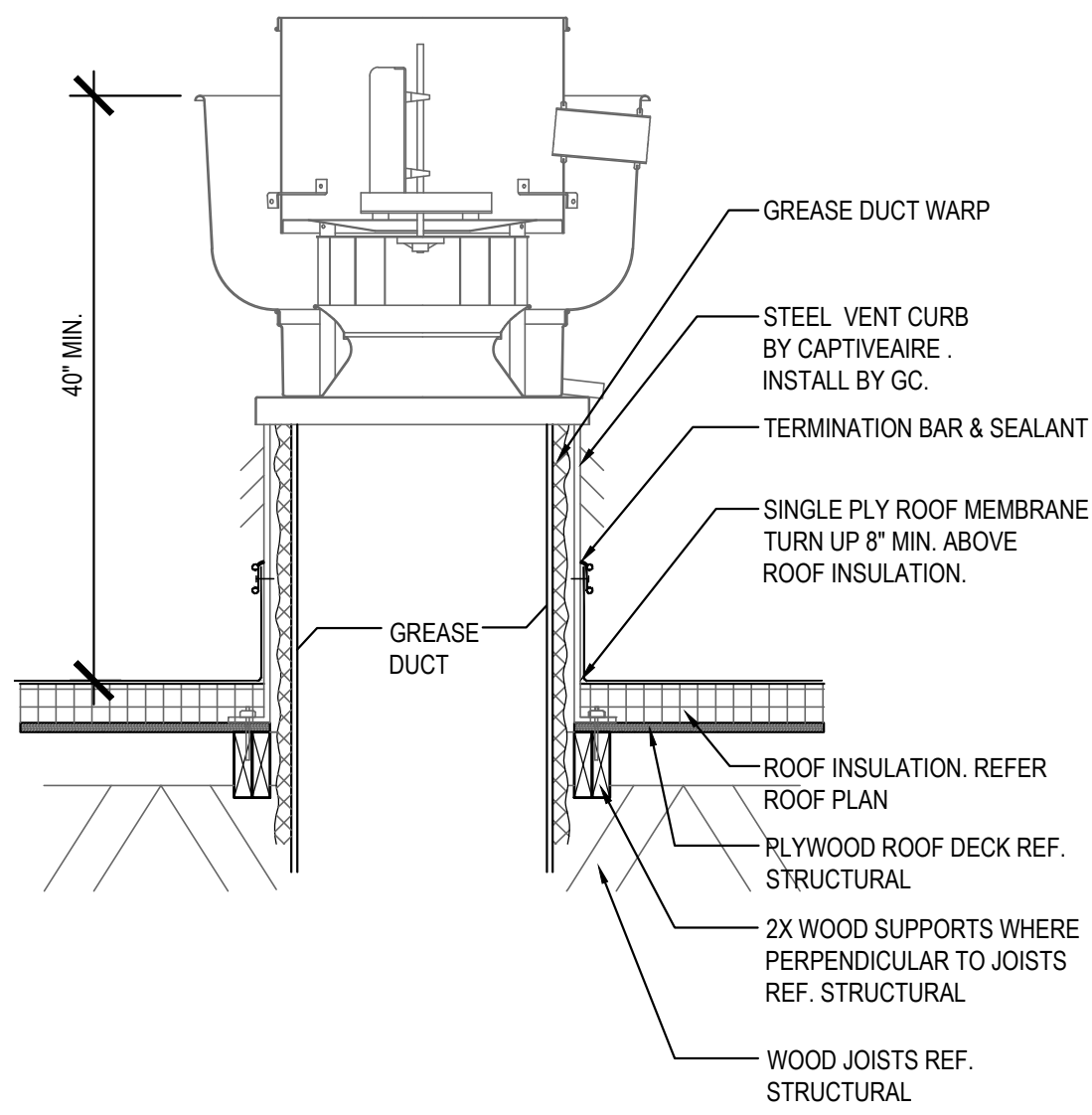
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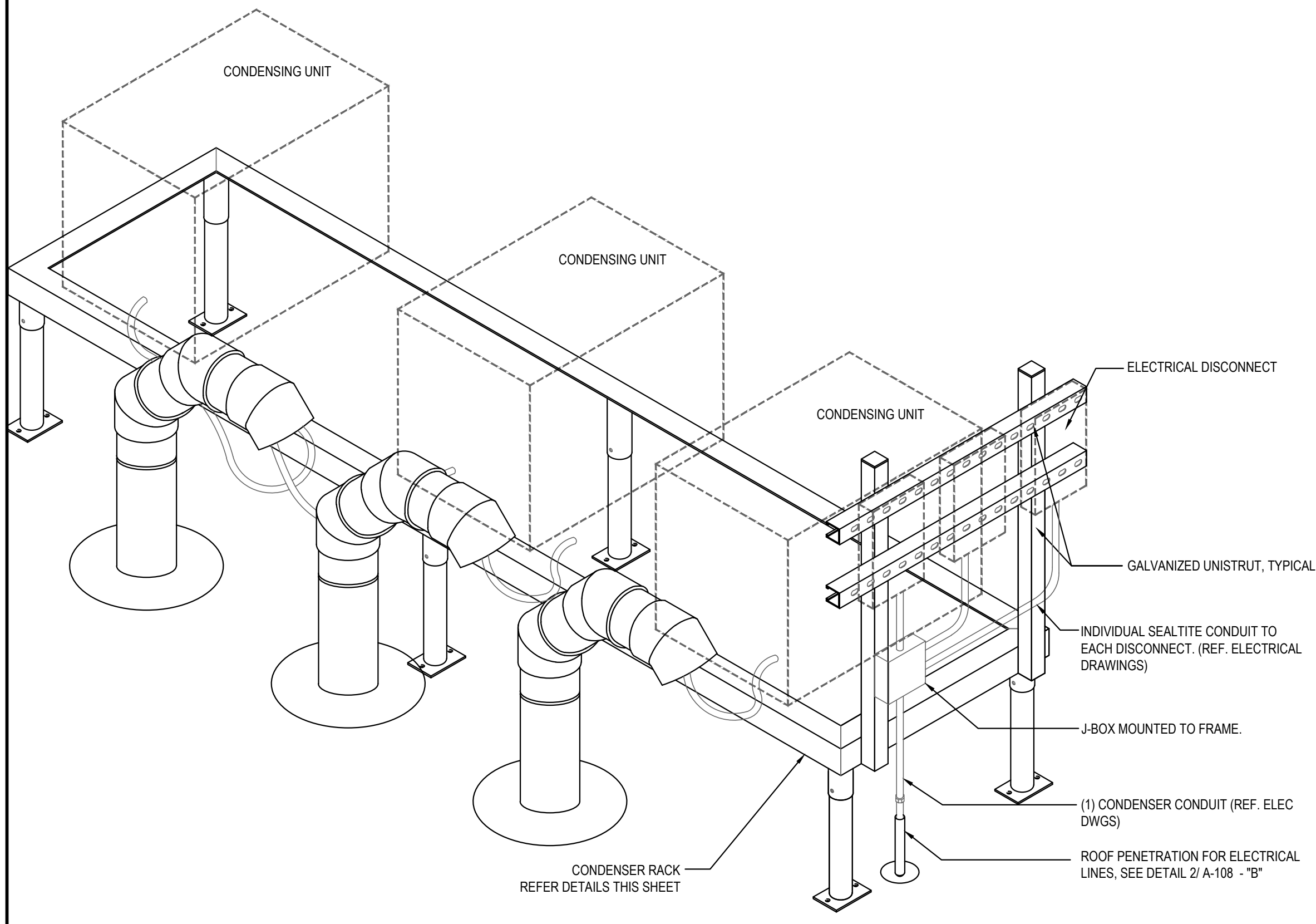
A-105

REFLECTED CEILING PLAN

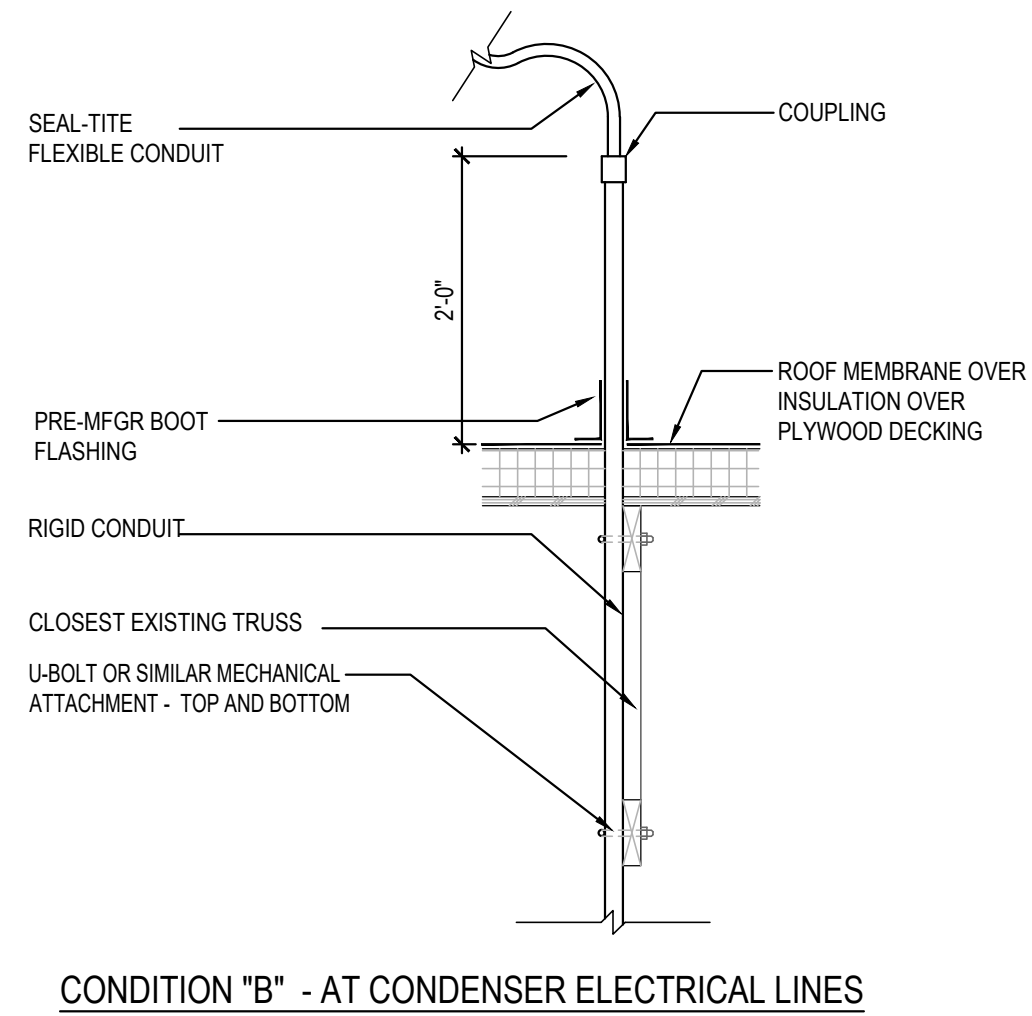
PANDA HOME 2600 R4



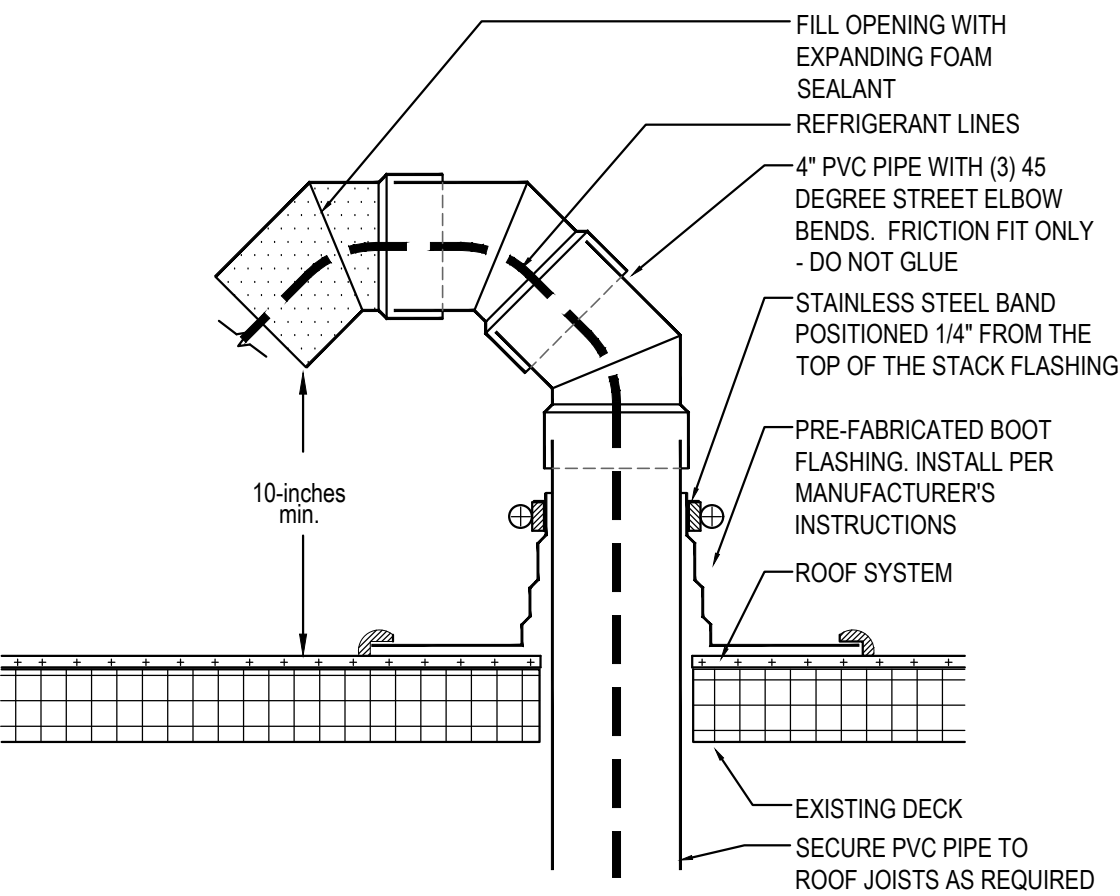
ROOF EXHAUST FAN 5
Scale= 1/4" = 1'-0" A-108



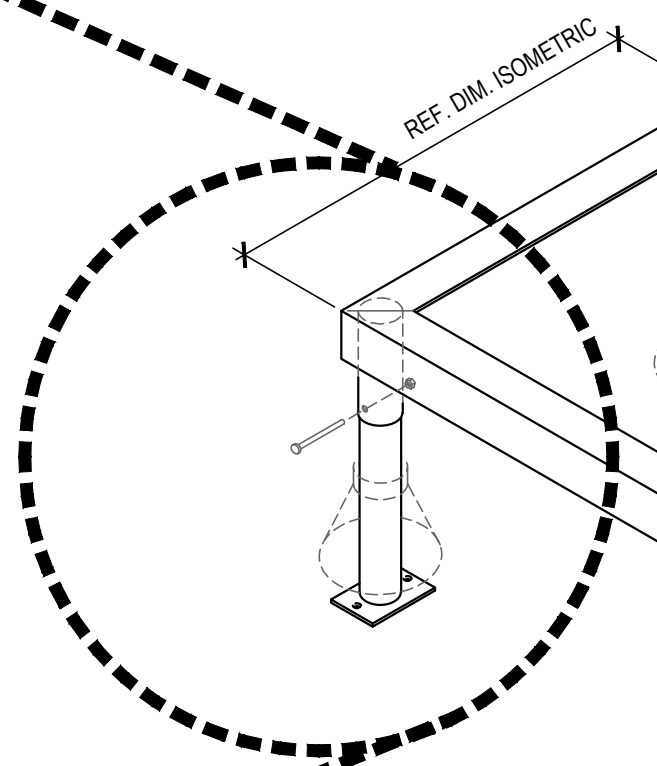
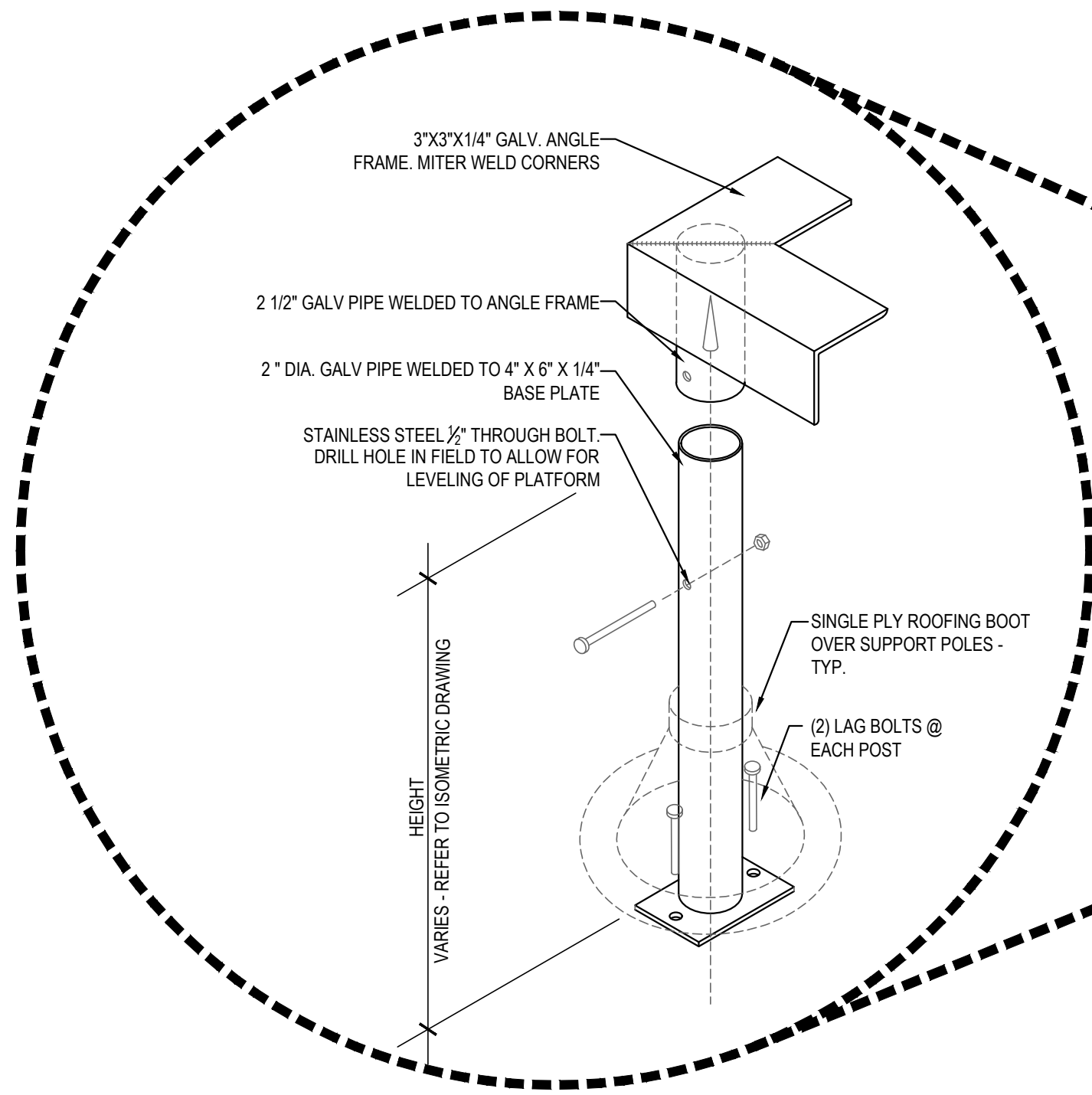
CONDENSER RACK ISOMETRIC 3
Scale= 3/4" = 1'-0" A-108



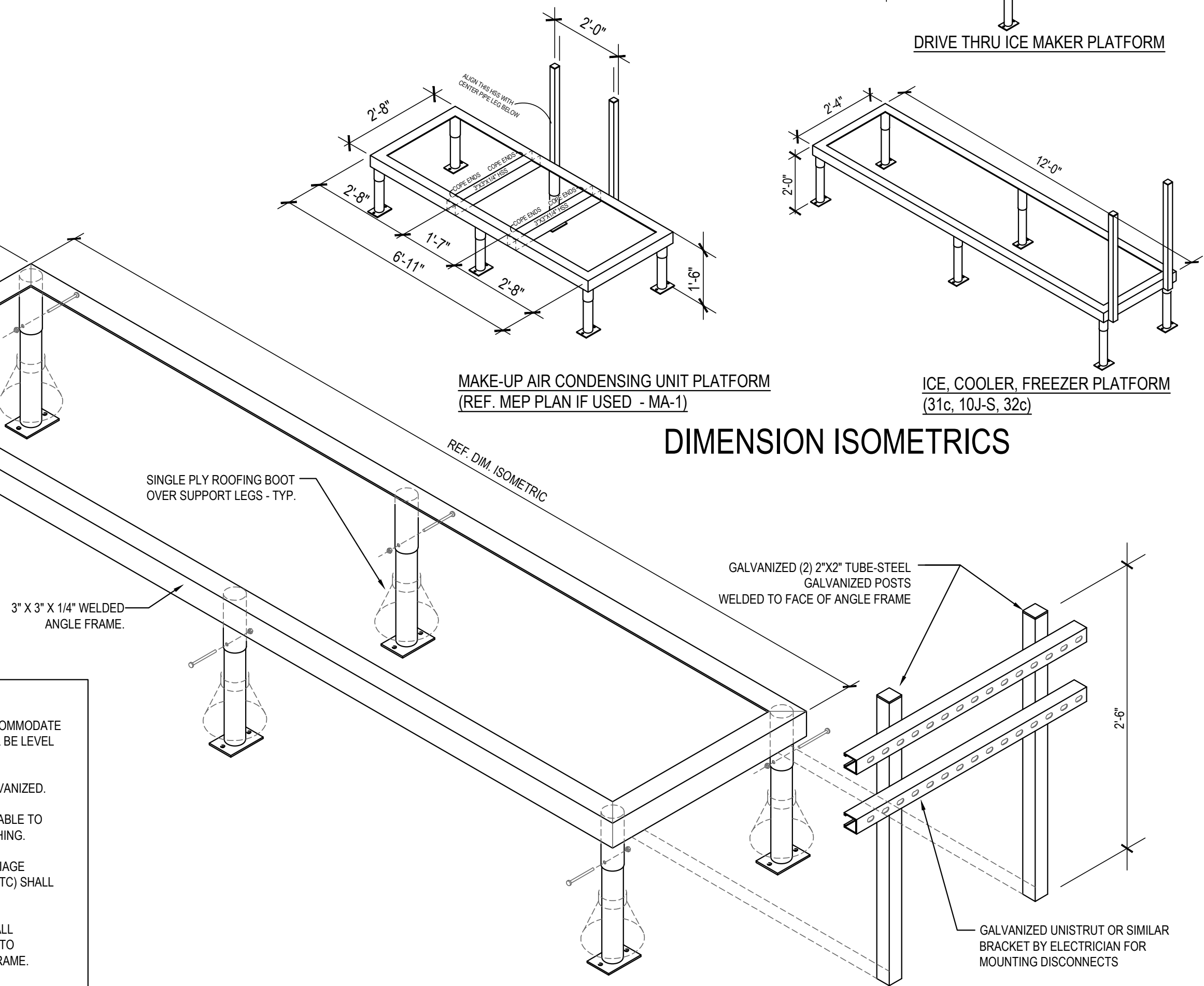
ROOF PENETRATION DETAIL AT REF. / ELEC. LINES 2
Scale= 3/4" = 1'-0" A-108



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



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



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



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C&P PROJECT #: - 20230301

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A-108

CONDENSER RACK
DETAIL

PANDA HOME 2600 R4

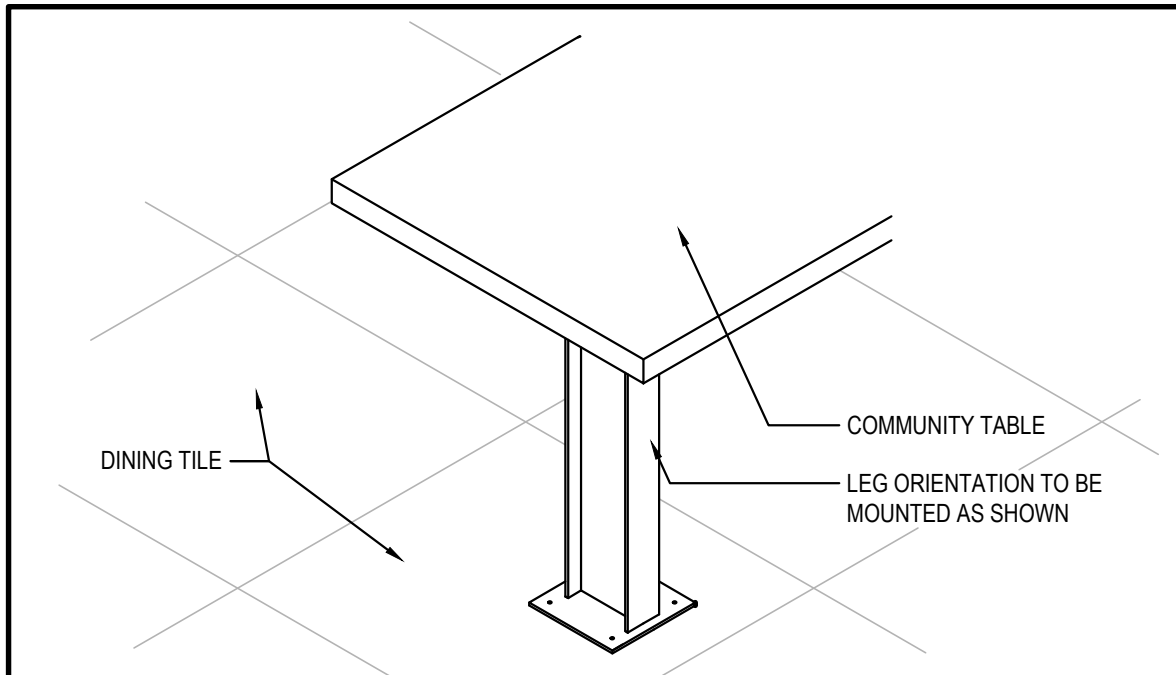
FURNITURE SCHEDULE

Item Code	Type	Material		L x W x H	
T-E1a2	COMMUNITY TABLE	QUARTZ - CORIAN LONDON SKY - COREDRILL	PANDA VENDOR	6'-0" L X 28" W X 34" H	
T-F1c	COMMUNITY TABLE	CELEBRATION TERRAZZO	PANDA VENDOR	6'-0" L X 28" W X 34" H	
T-B3b3	4" TOP TABLE	QUARTZ - CORIAN BROADWAY BLACK - COREDRILL	PANDA VENDOR	48" W X 24" D X 30" H	
T-B4a1	42" ROUND TABLE	QUARTZ - CORIAN LONDON SKY - COREDRILL	PANDA VENDOR	42" DIA. X 34" H	
T-B4d1	30" ROUND TABLE	QUARTZ - CORIAN LONDON SKY - COREDRILL	PANDA VENDOR	30" DIA. X 34" H	
T-C3b	4" TOP TABLE	LAMINATE - MANGALORE MANGO - COREDRILL	PANDA VENDOR	48" W X 24" D X 30" H	
T-C3d	2" TOP TABLE	LAMINATE - MANGALORE MANGO - COREDRILL	PANDA VENDOR	21" W X 24" D X 30" H	
C-A5b	SINGLE BOOTH	WALNUT HOME	PANDA VENDOR	41" W X 25 1/2" D X 17 1/2" H	
C-A5c	SINGLE BOOTH	WALNUT HOME	PANDA VENDOR	47" W X 25 1/2" D X 17 1/2" H	
C-A5d	SINGLE BOOTH	WALNUT HOME	PANDA VENDOR	59" W X 25 1/2" D X 17 1/2" H	
C-A5k	BACK TO BACK BOOTH	WALNUT HOME	PANDA VENDOR	47" W X 49 1/2" D X 17 1/2" H	
C-F1a	FAMILY BOOTH	WALNUT HOME	PANDA VENDOR	114" W X 47" D X 17 1/2" H	
B-S1a	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 22" D 22" H	
L-BCO-M	FRETWORK BOOTH DIVIDER	OAK W/ MEDALLION	PANDA VENDOR	46 3/4" W 4 1/2" D 133 3/4" H	
L-B1	LOW WALL		PANDA VENDOR		
L-B2	LOW WALL		PANDA VENDOR		

CHAIR SCHEDULE

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

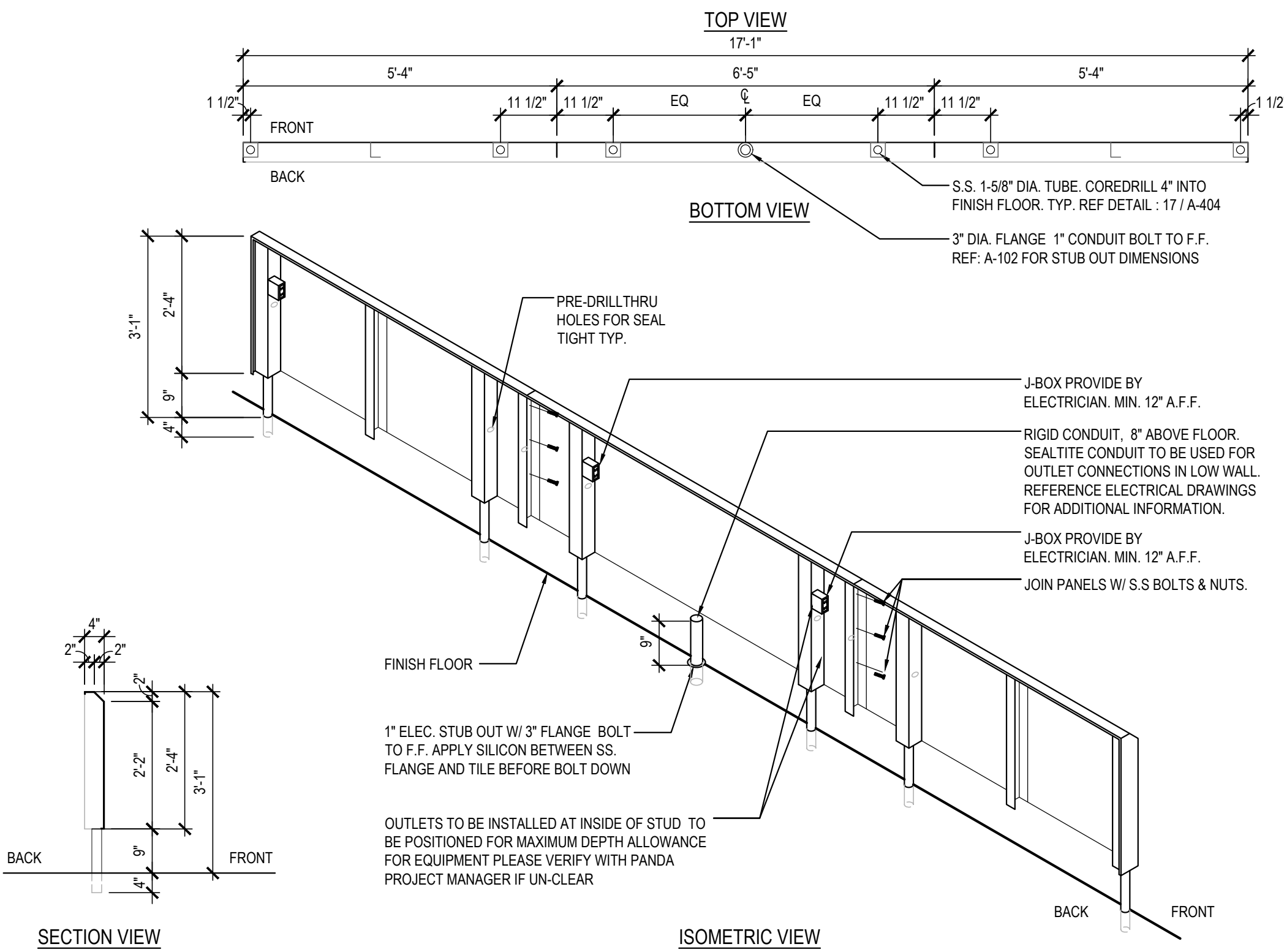
NOTE:
PANDA TEAM TO SELECT CHAIR PALLET WITH
MANUFACTURER



COMMUNITY TABLE ISOMETRIC 3

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

A-109



STAINLESS STEEL OUTLET PANEL 2

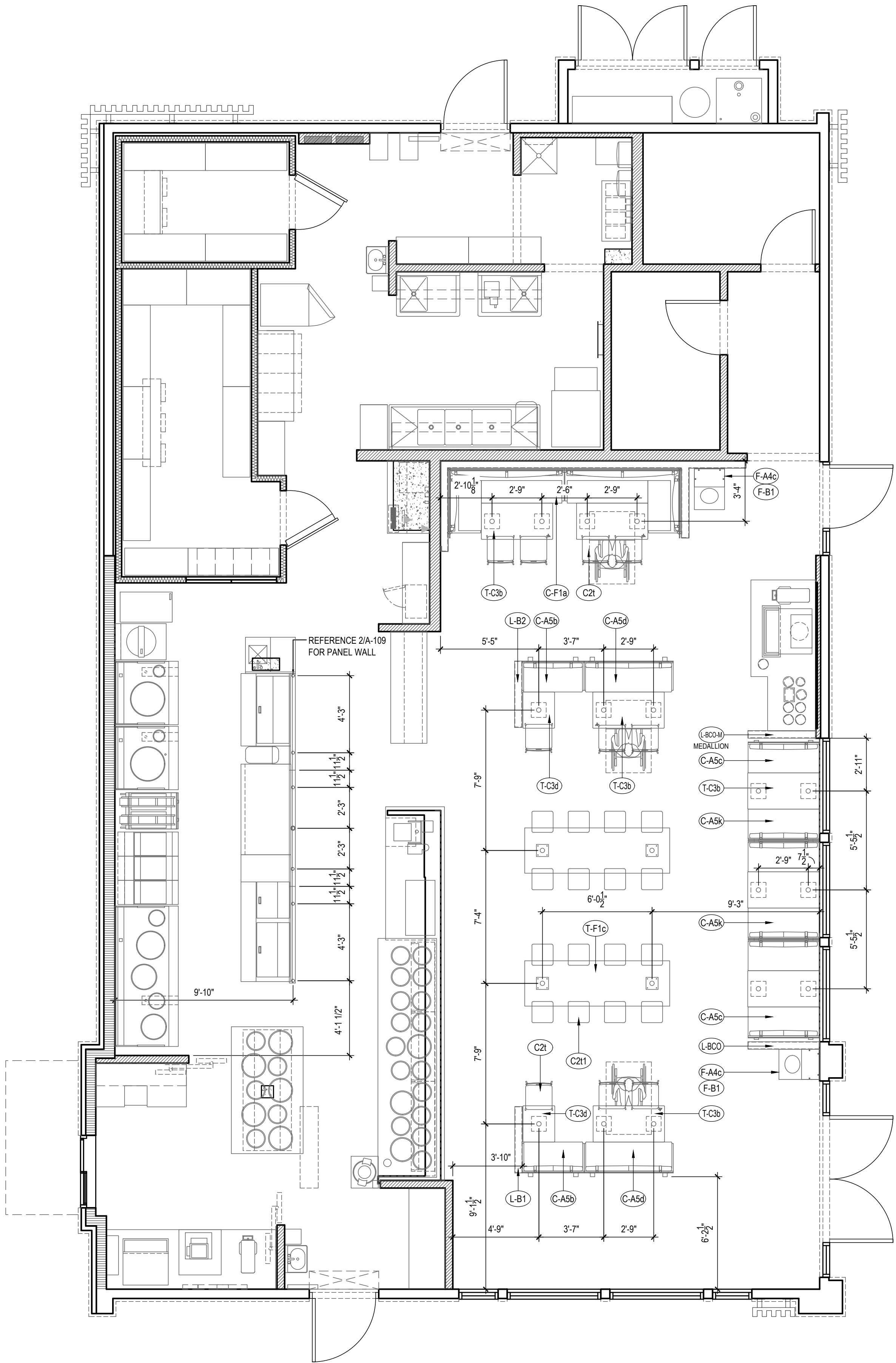
Scale= NTS

A-109

NOTE:
DIMENSIONS ARE FROM INTERIOR WALL.

REFER TO VENDOR PACKET FOR
ADDITIONAL FURNITURE INFORMATION.

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



FURNITURE LOCATION PLAN 1

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

A-109



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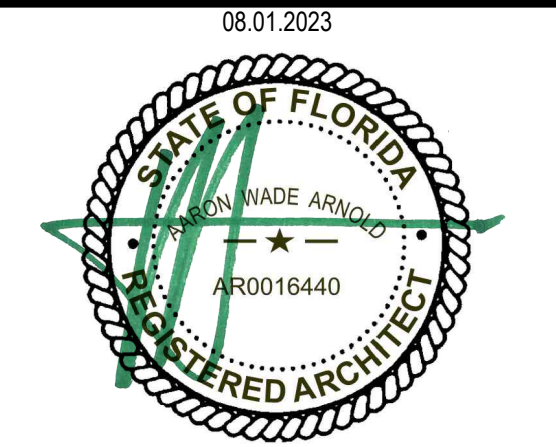
ISSUE DATE:

1	08.01.2023 ISSUE FOR PERMIT
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DRAWN BY: NS

PANDA PROJECT #: - S8-24-D25584
C&P PROJECT #: - 20230301

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A-109

FURNITURE PLAN

PANDA HOME 2600 R4




03-04-22

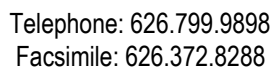
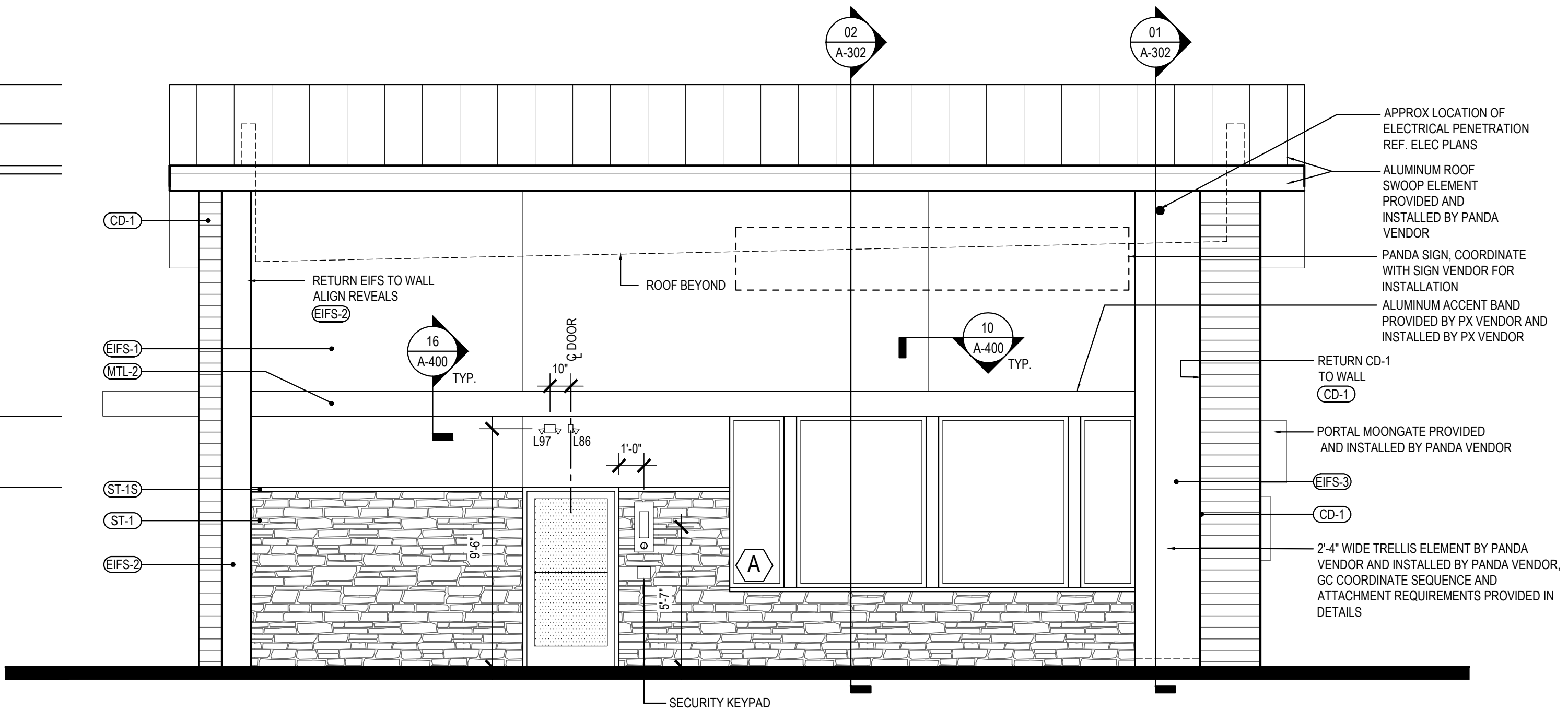
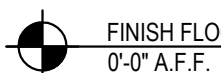
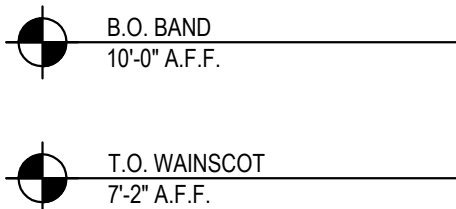
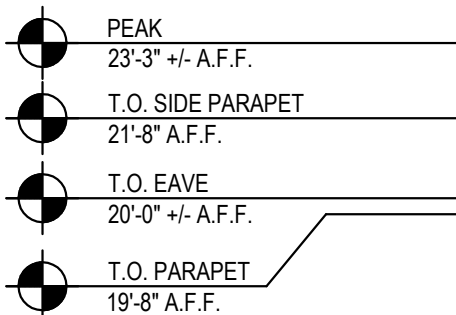
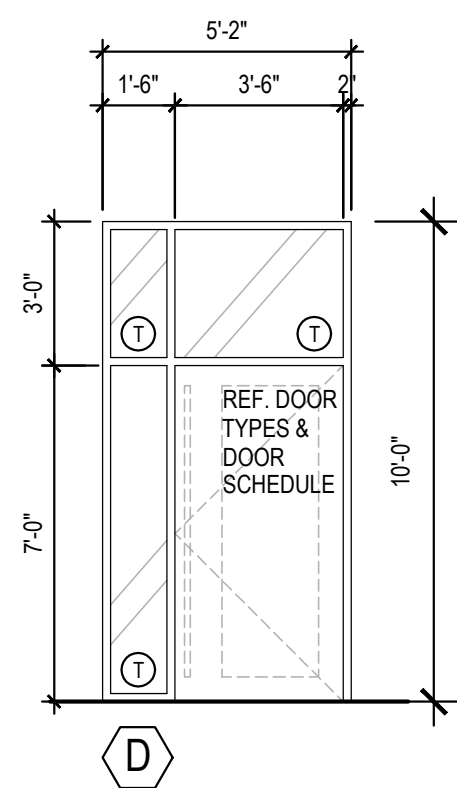
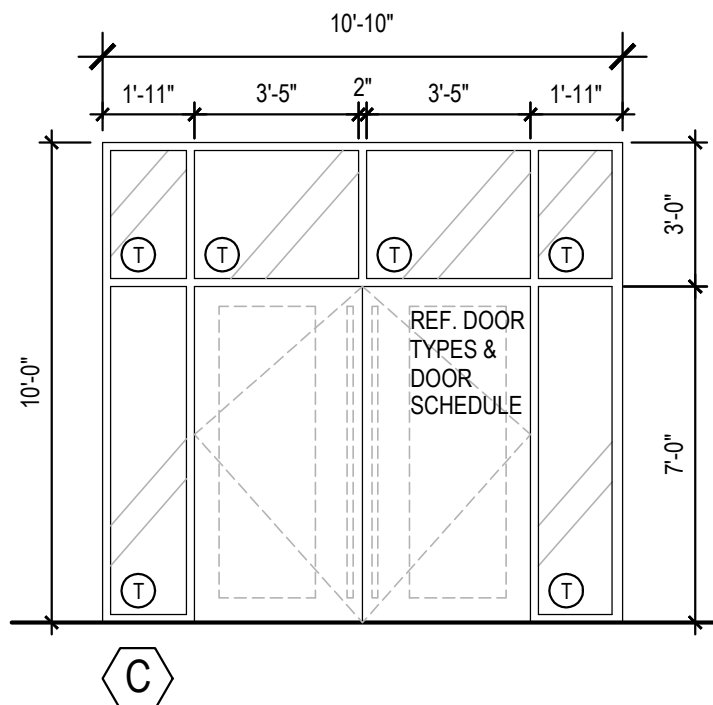
PEAK
23°-3' +/- A.F.F.

T.O. PARAPET
21°-8' A.F.F.

T.O. EAVE
19°-5' +/- A.F.F.

NOTES

	B.O. BAND 10'-0" A.F.F.
	T.O. PLATE (STORAGE) 8'-6" A.F.F.
	T.O. WAINSCOT 7'-2" A.F.F.



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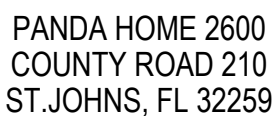
DRAWN BY: NS, KRT

PANDA PROJECT #: - S8-24-D25584

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08.01.2023

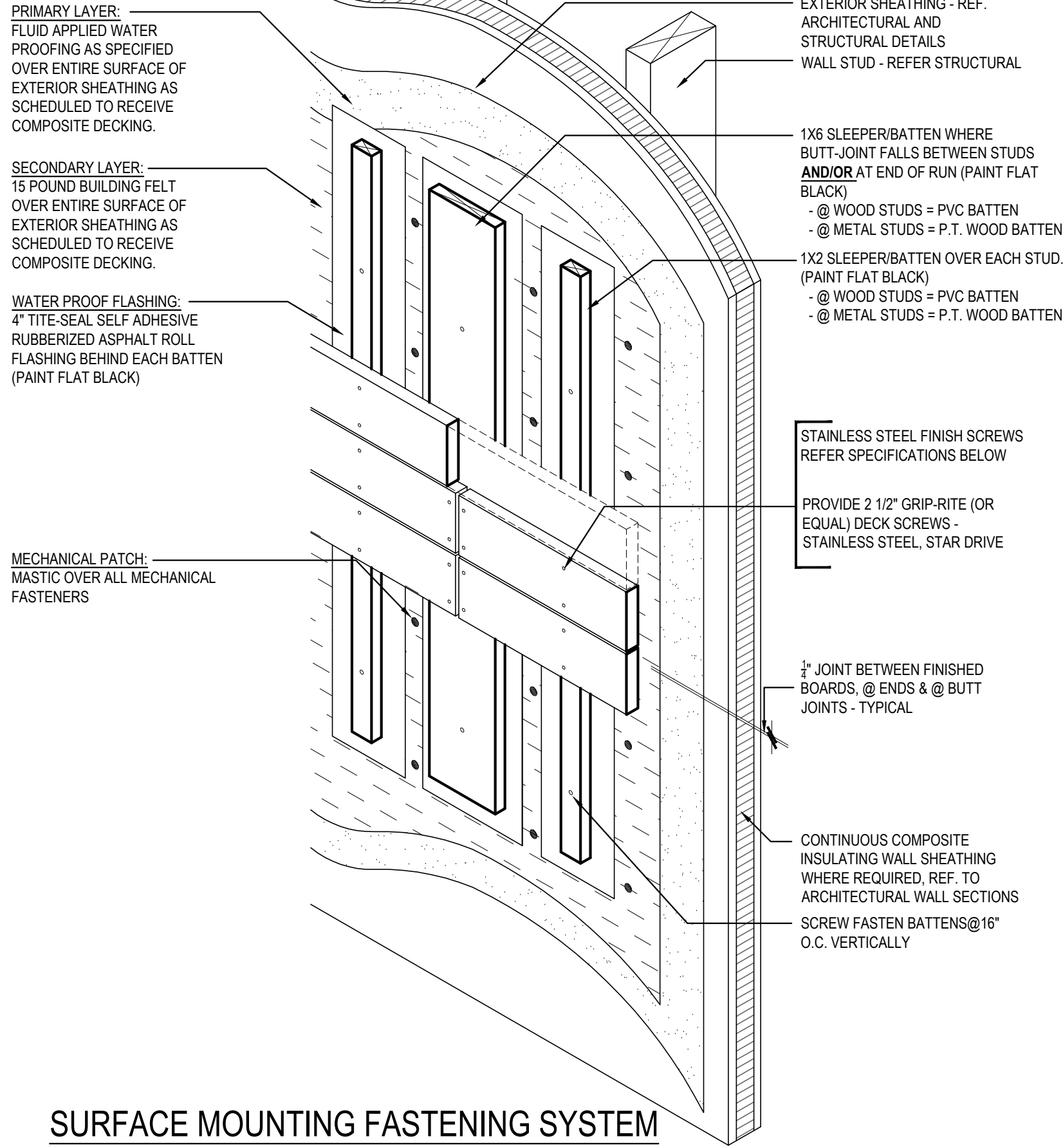


EXTERIOR ELEVATIONS

PANDA HOME 2600 R4

SCREW/FASTENING
DTL.

WATER/AIR BARRIER



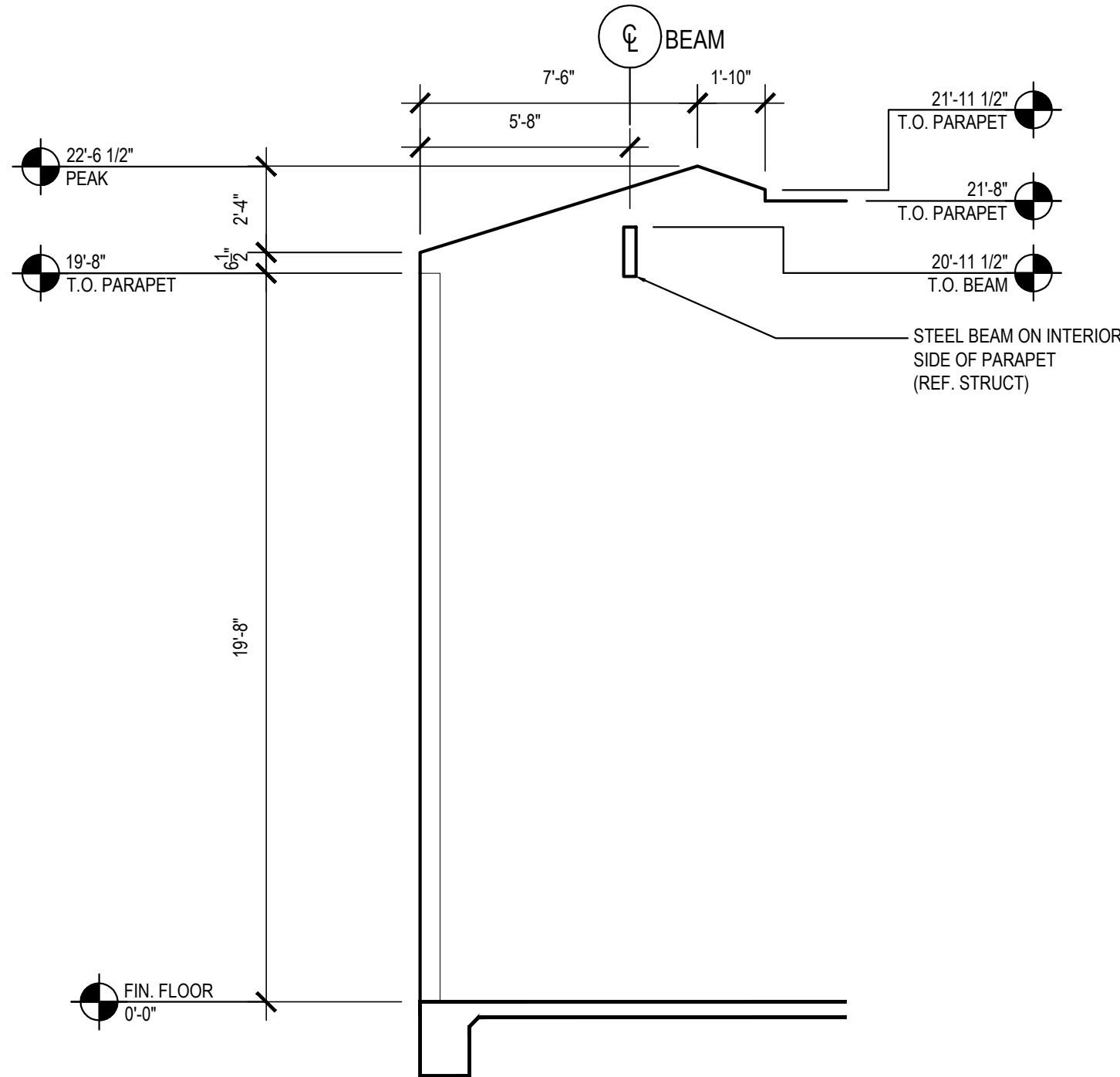
SURFACE MOUNTING FASTENING SYSTEM

COMPOSITE DECK FASTENING & WATER PROOFING

3

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

A-201

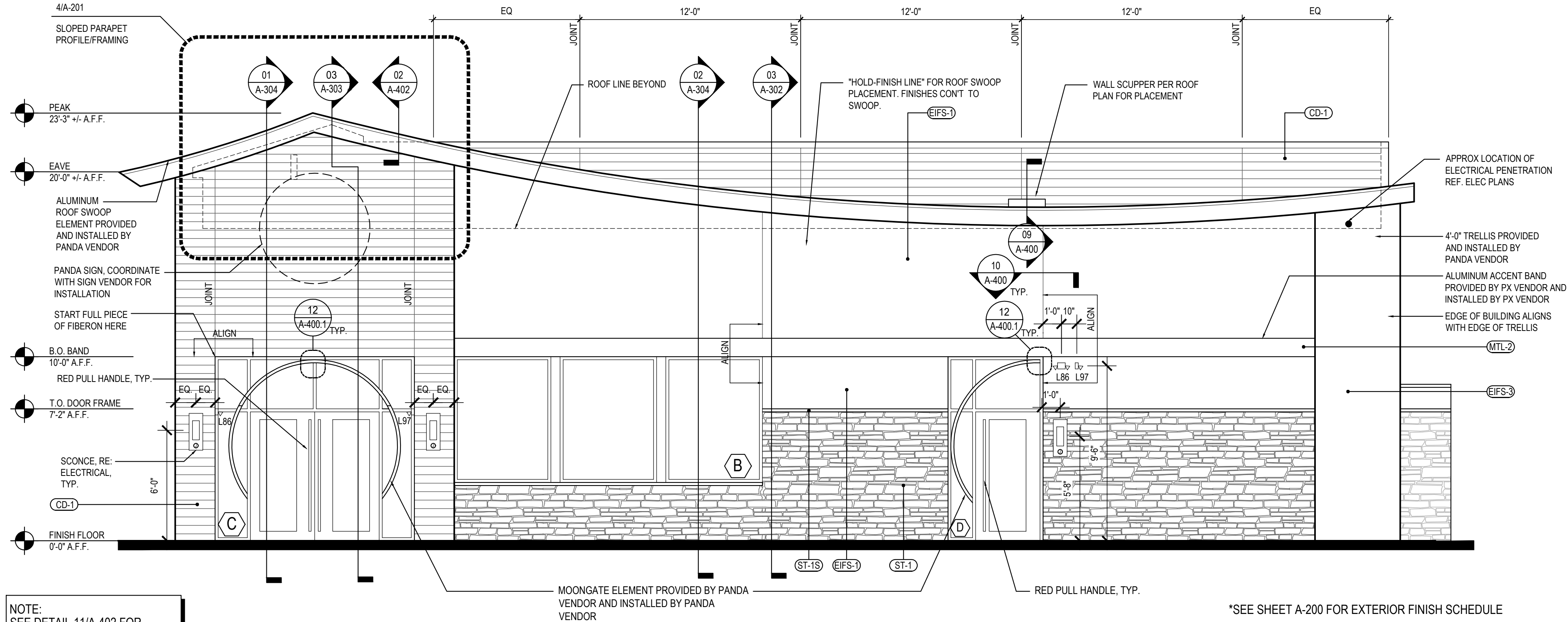


SLOPED PARAPET FRAMING PROFILE

4

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

A-201

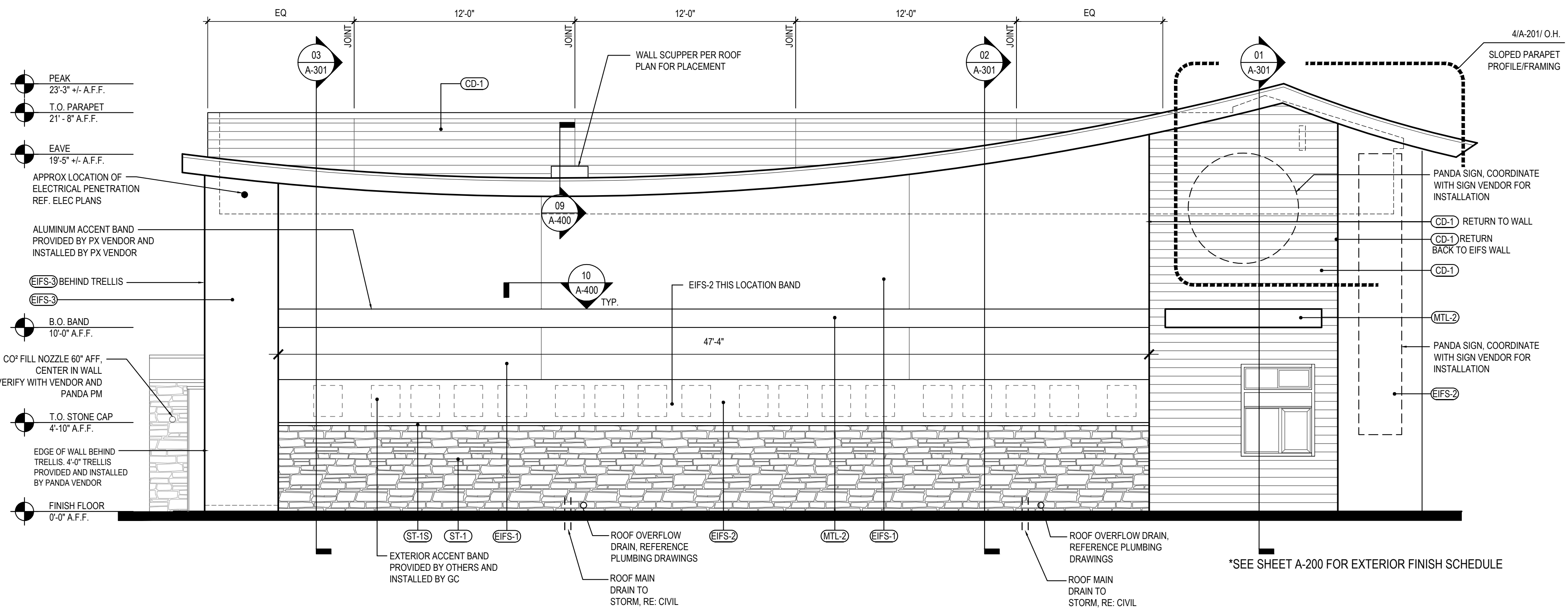


EAST ELEVATION

2

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

A-201



WEST ELEVATION

1

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

A-201



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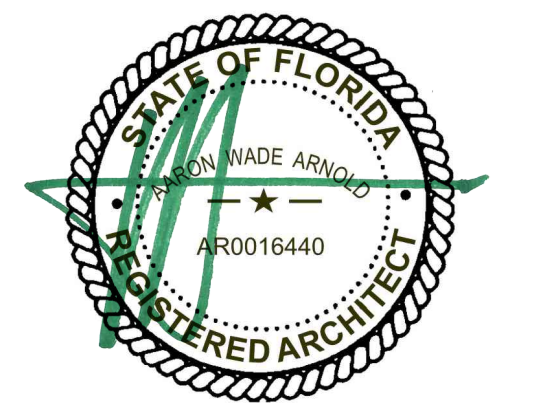
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PANDA PROJECT #: - S8-24-D25584
C&P PROJECT #: - 20230301



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08.01.2023



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A-201

EXTERIOR
ELEVATIONS

PANDA HOME 2600 R4



REVISIONS:

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1	08.01.2023 ISSUE FOR PERMIT
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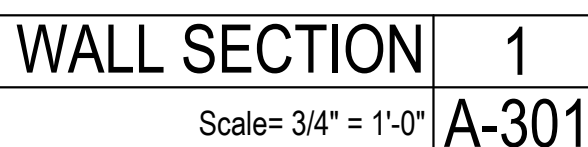
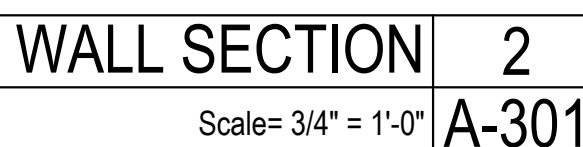
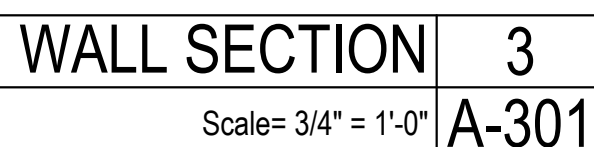


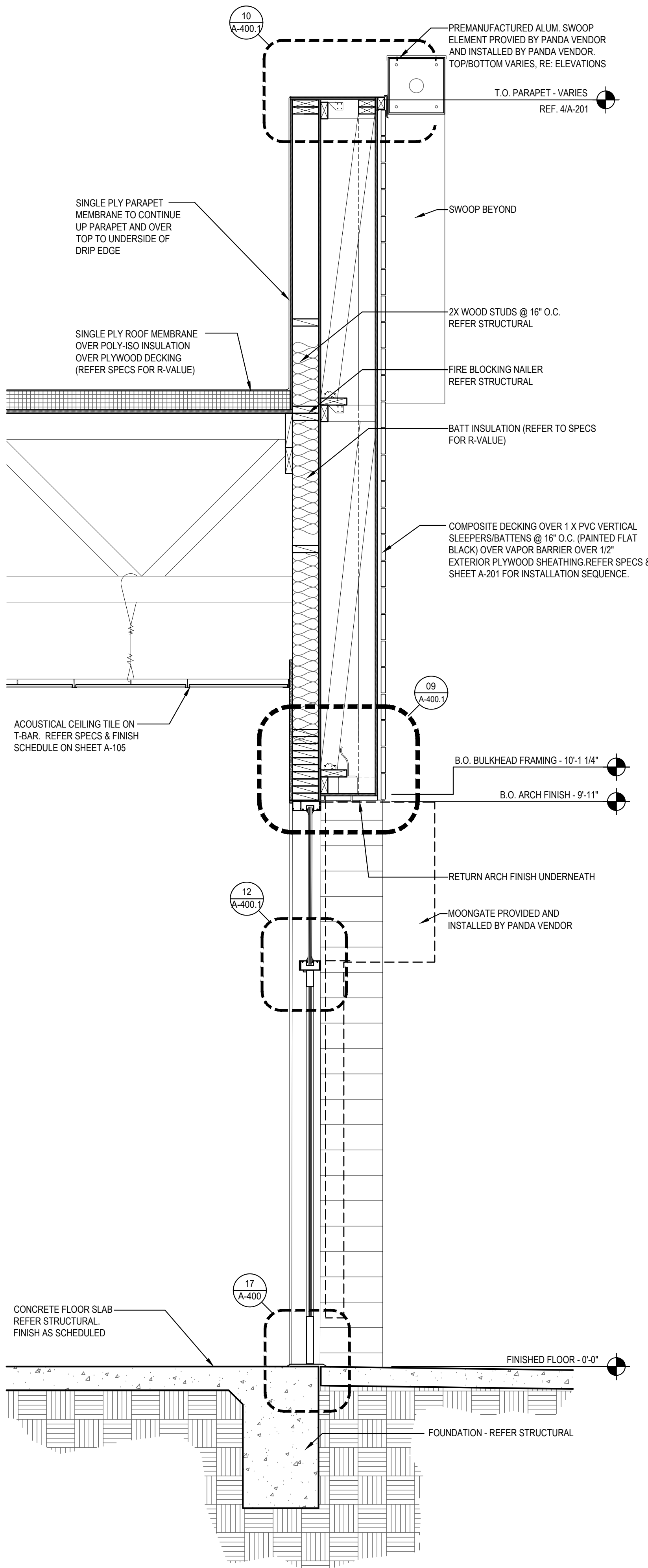
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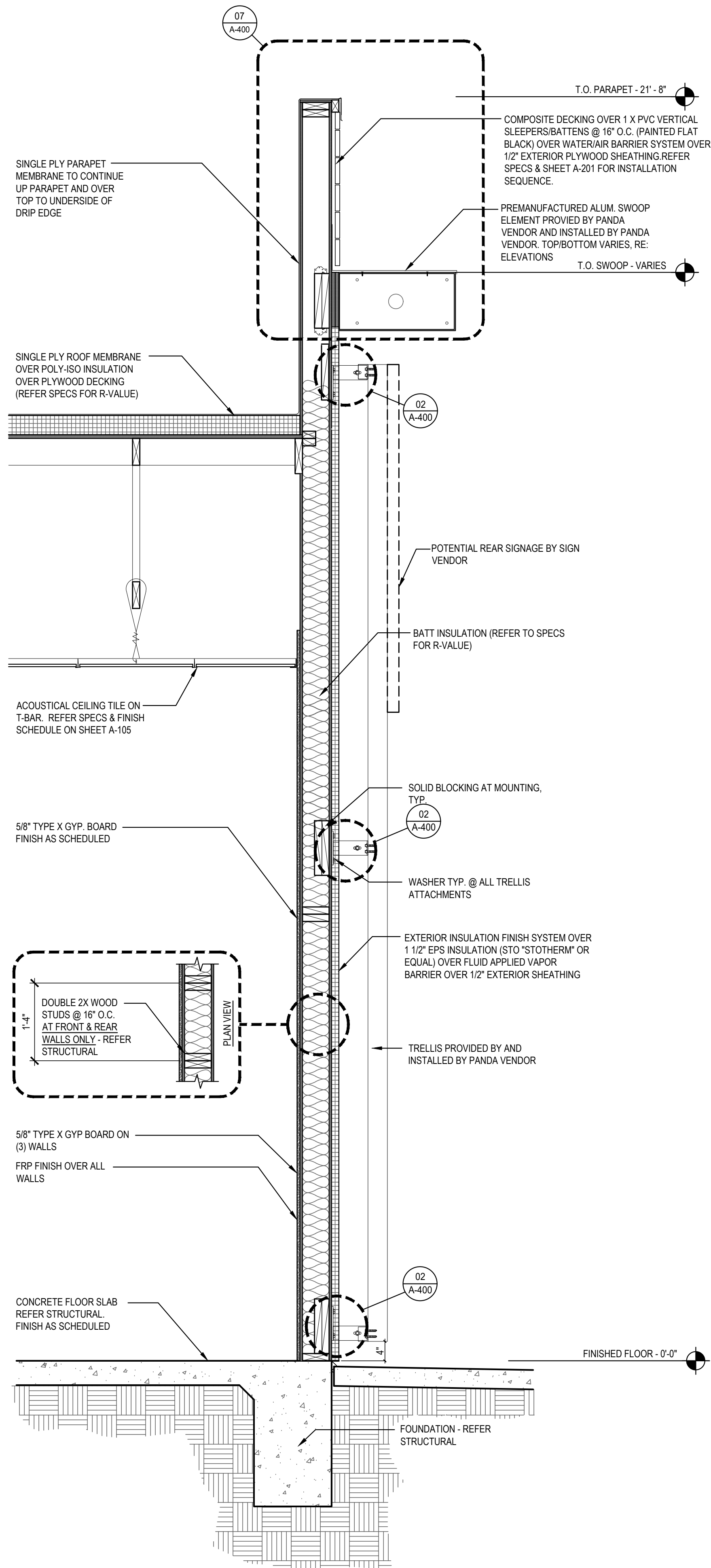
WALL SECTIONS

PANDA HOME 2600 R4

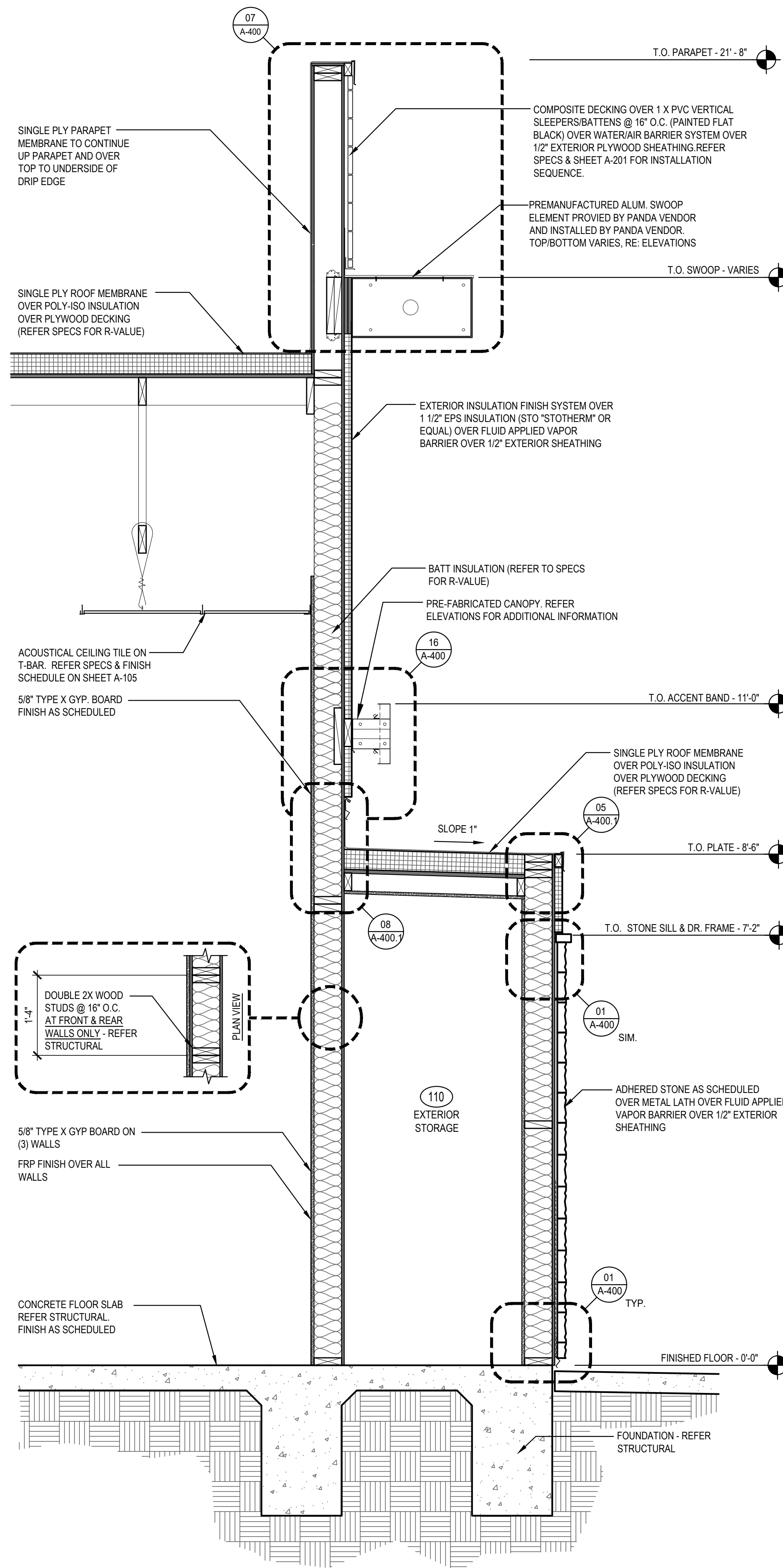




WALL SECTION 3
Scale= 3/4" = 1'-0" A-303



WALL SECTION 2
Scale= 3/4" = 1'-0" A-303



WALL SECTION 1
Scale= 3/4" = 1'-0" A-303



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Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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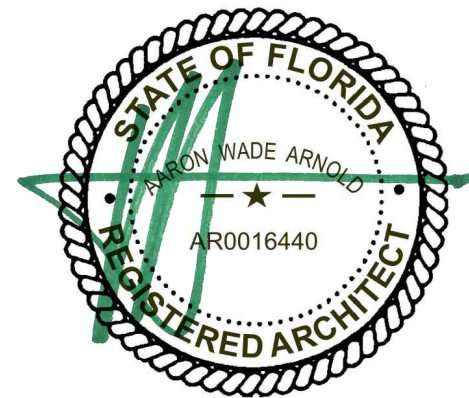
DRAWN BY: NS

PANDA PROJECT #: - S8-24-D25584
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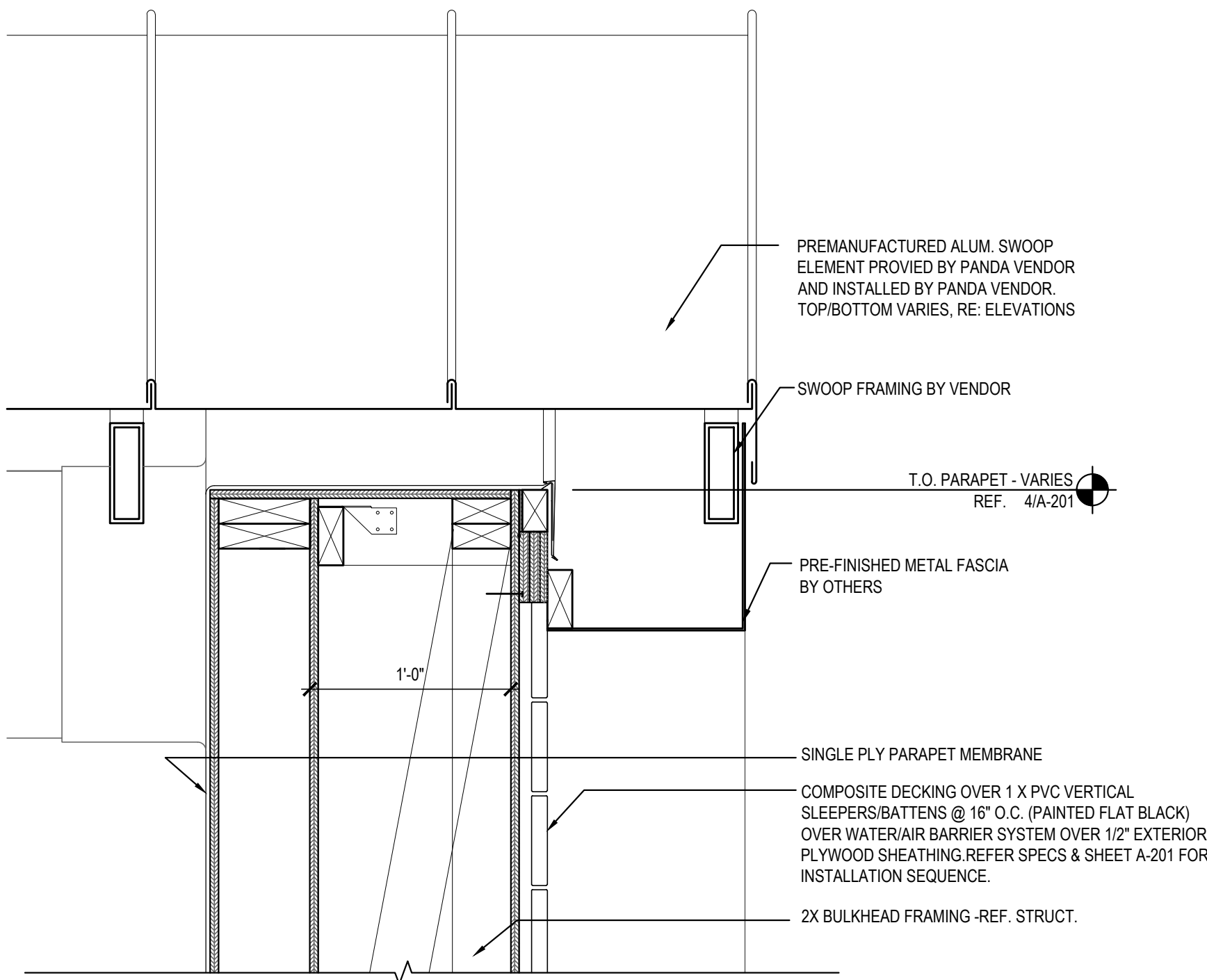
PANDA EXPRESS

PANDA HOME 2600
COUNTY ROAD 210
ST. JOHNS, FL 32259

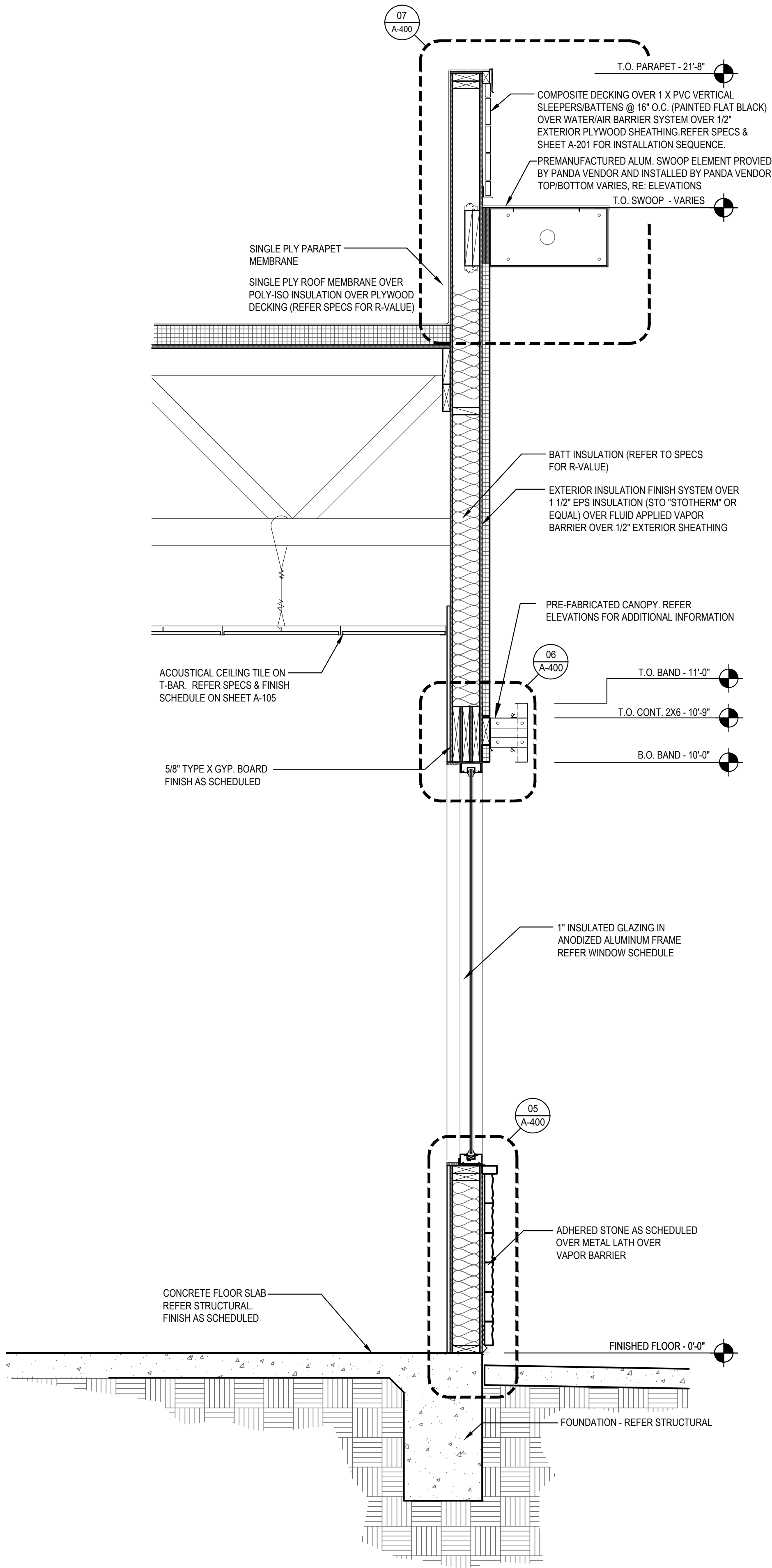
A-303

WALL SECTIONS

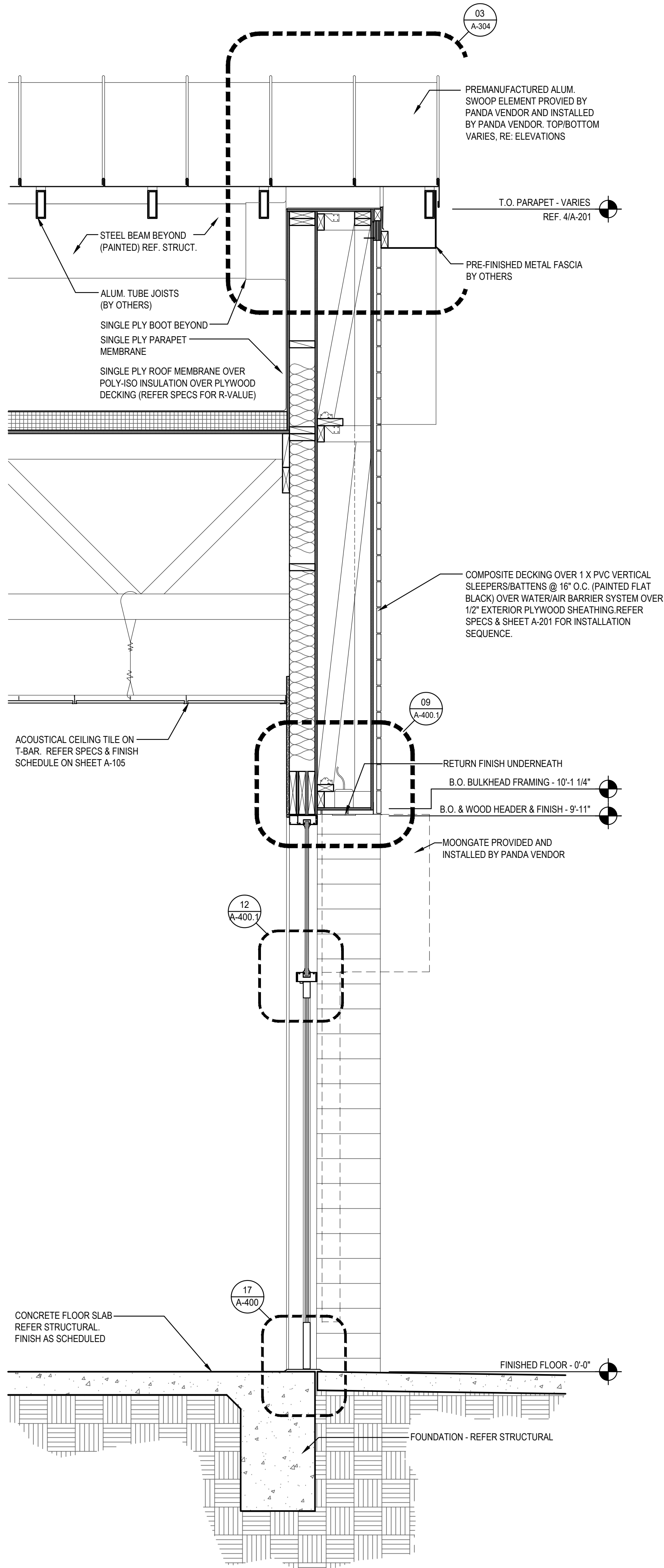
PANDA HOME 2600 R4



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



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



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



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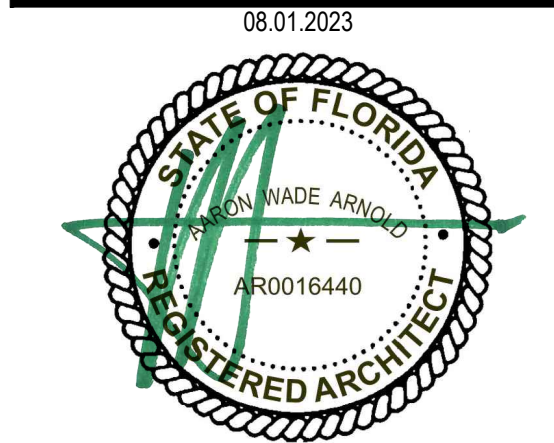
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Scale= 1 1/2" = 1'-0" | A-400

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

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

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

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

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

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

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

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

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

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

Scale= NOT TO SCALE | A-400

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

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

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



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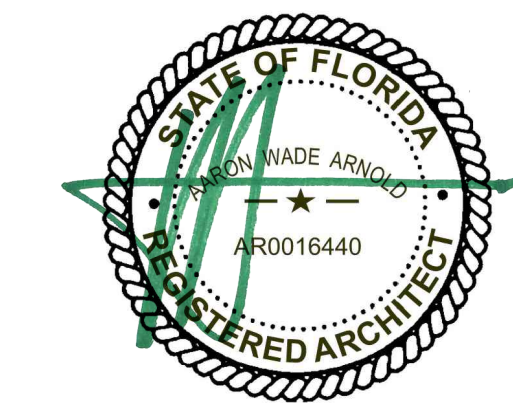
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PANDA EXPRESS

PANDA HOME 2600
COUNTY ROAD 210
ST.JOHNS, FL 32259

A-400

ARCHITECTURAL
DETAILS

PANDA HOME 2600 R4

40 YEARS PLASTIC PC COMPONENTS Exterior Insulated Finishes

Section: 07240

i DRIP TRAC®

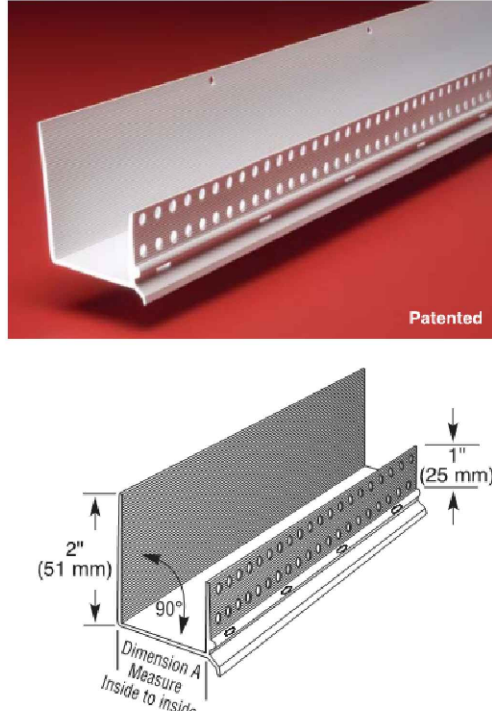
Product Number	*Dimension A	Pieces Per Box
IDT-50	1/2" (13 mm)	35
IDT-58	5/8" (16 mm)	35
IDT-75	3/4" (19 mm)	30
IDT-1	1" (25 mm)	25
IDT-125	1-1/4" (31 mm)	20
IDT-15	1-1/2" (34 mm)	20
IDT-175	1-3/4" (38 mm)	15
IDT-2	2" (51 mm)	15
IDT-225	2-1/4" (57 mm)	15
IDT-25	2-1/2" (64 mm)	15
IDT-275	2-3/4" (70 mm)	10
IDT-3	3" (76 mm)	10
IDT-35	3-1/2" (89 mm)	10
IDT-4	4" (102 mm)	10

*Dimension "A"-- measure inside to inside

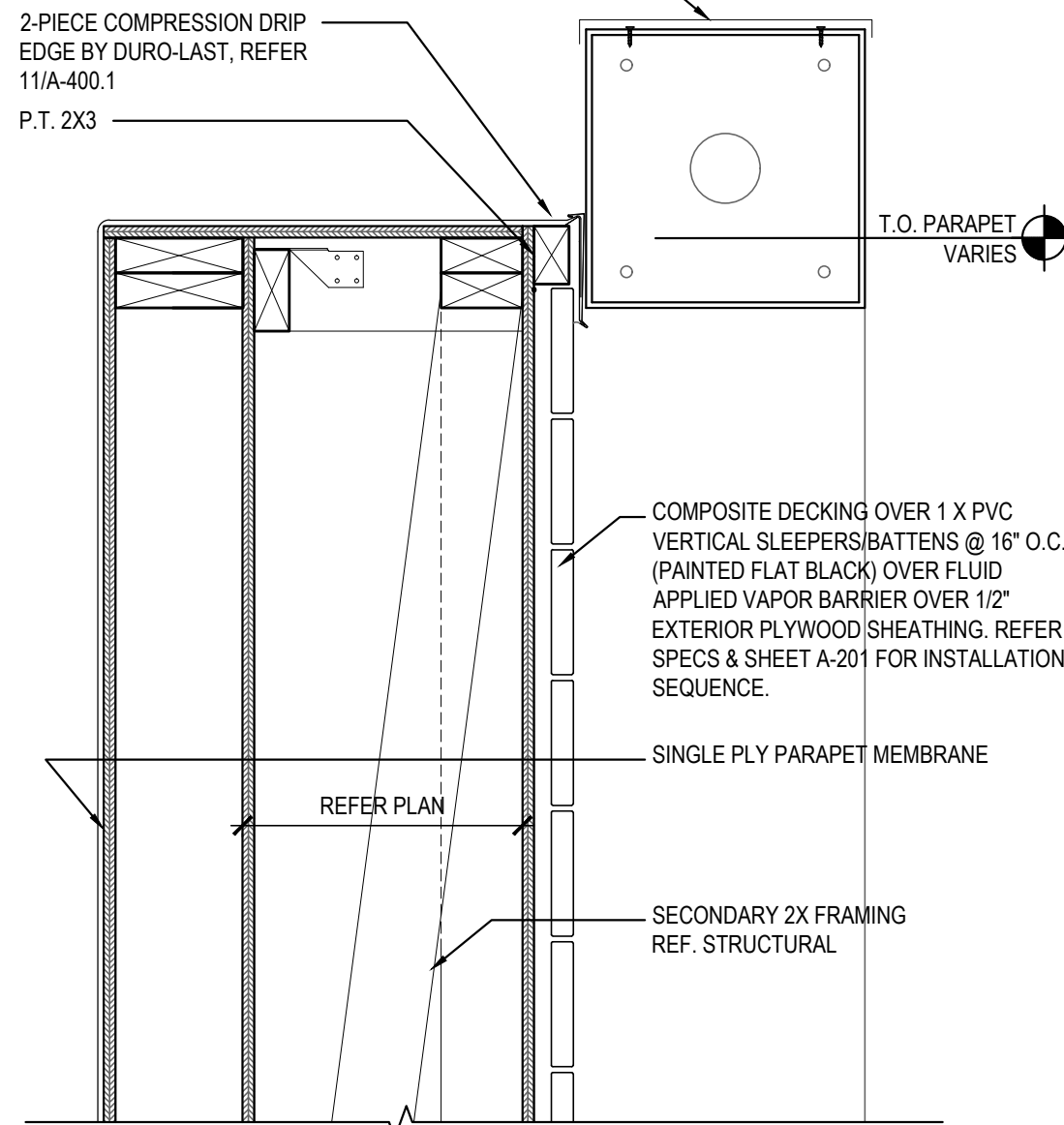


PLASTIC PC
COMPONENTS INC.
D-6

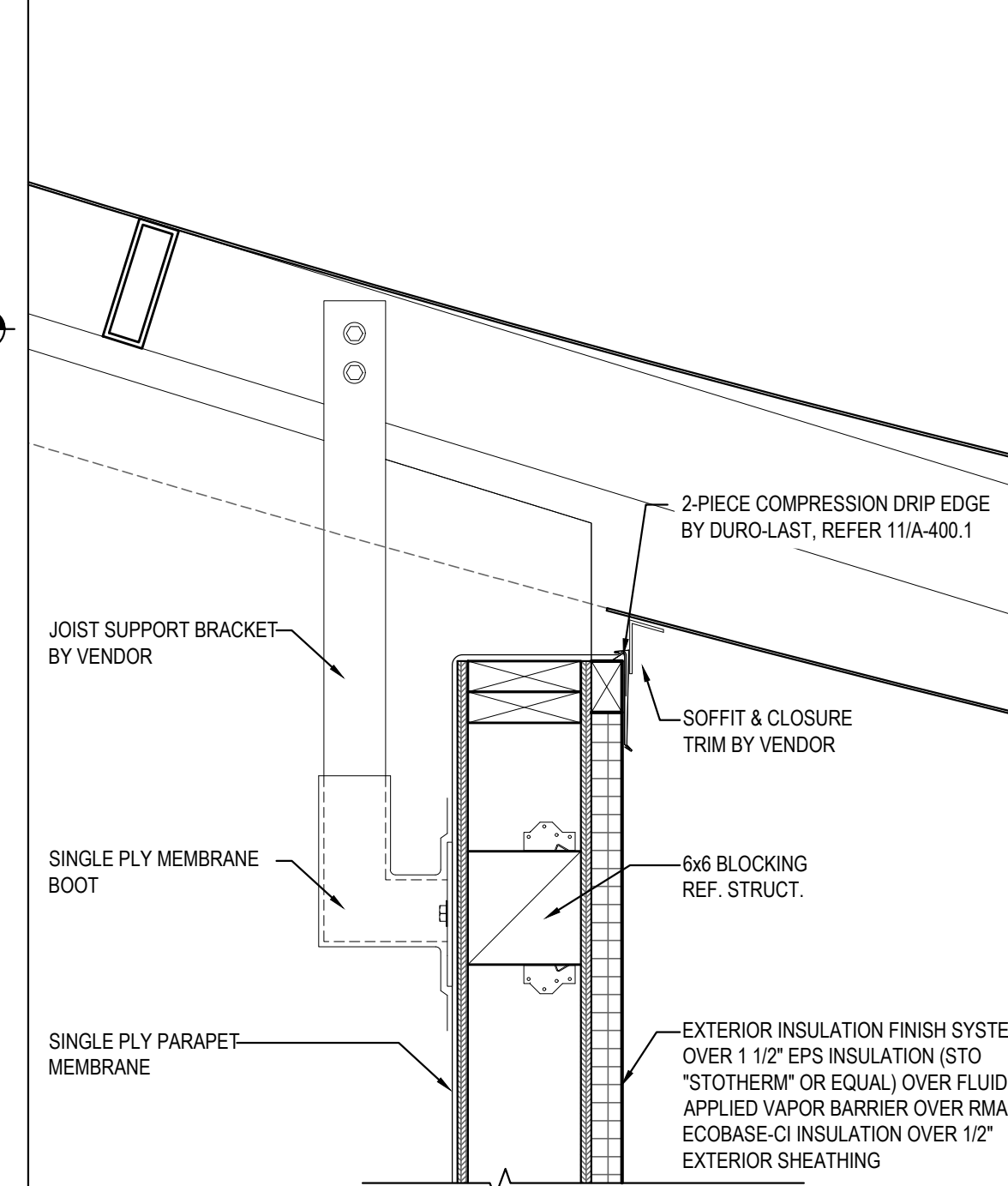
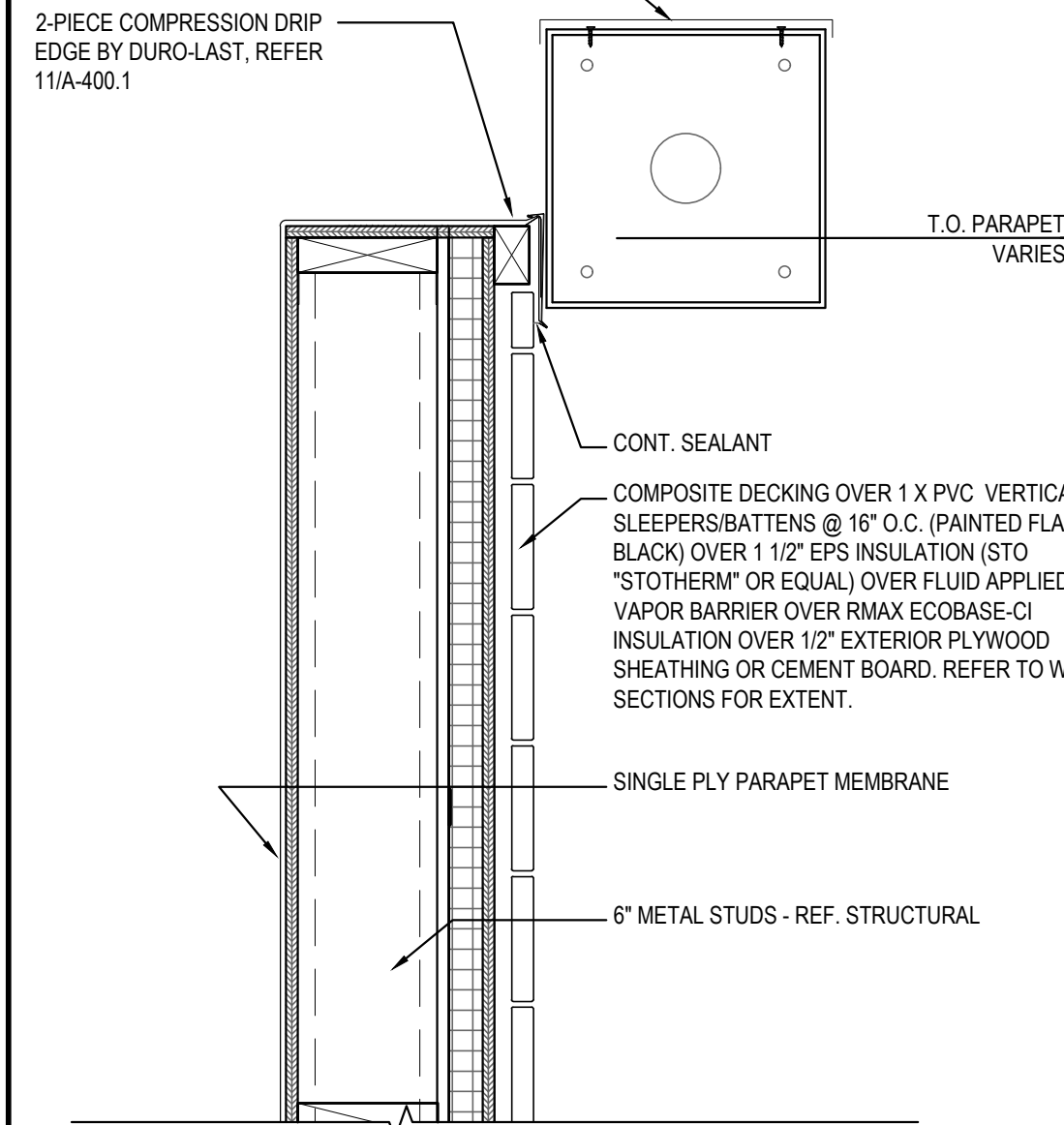
The base coat mesh should be lapped over the top of the perforated flanges and across all butt joints.
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www.plasticcomponents.com



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



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



NOT USED

14

EIFS WEEP SCREEN SPEC/DETAIL

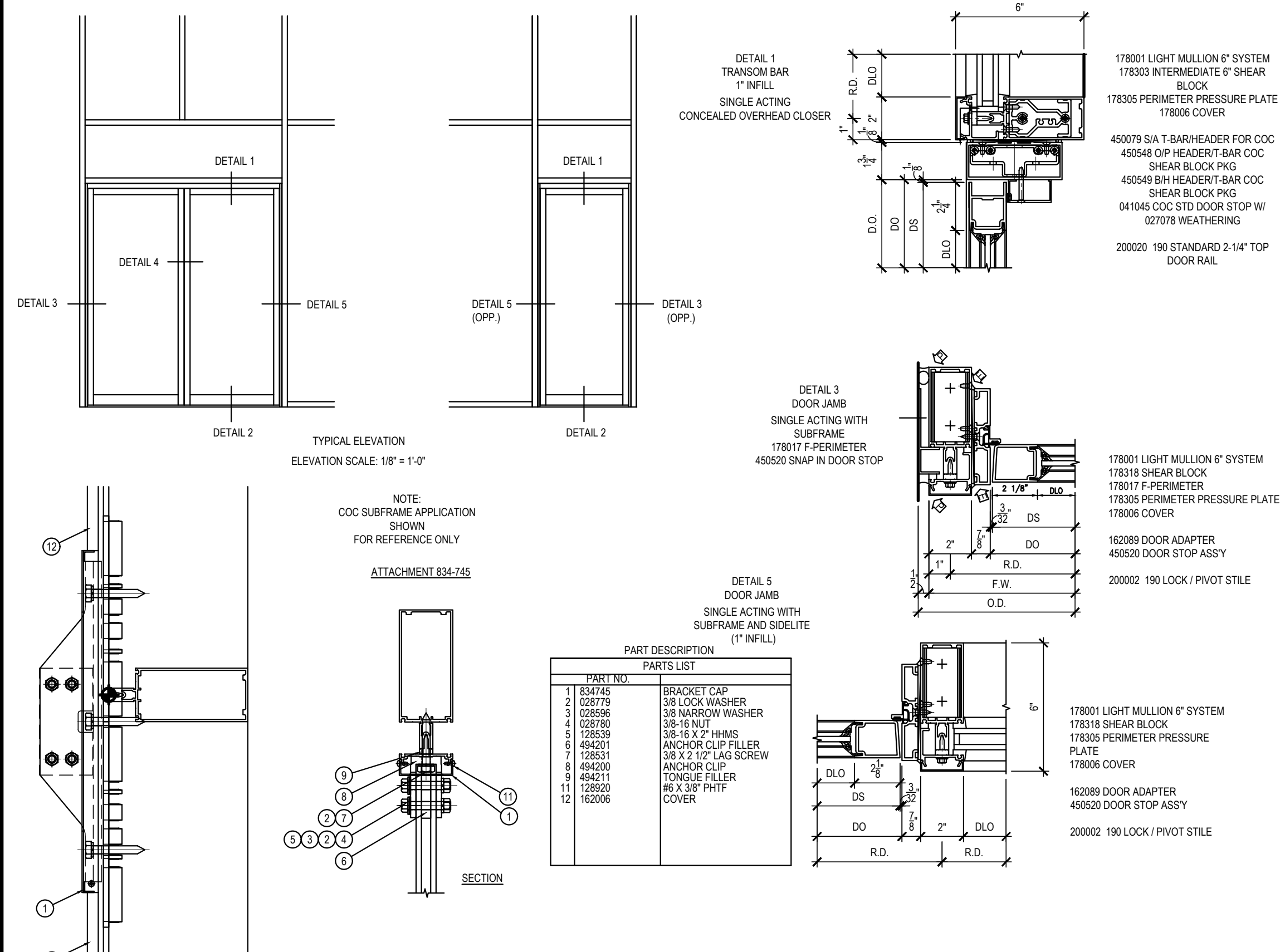
13

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

A-400.1

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

A-400.1

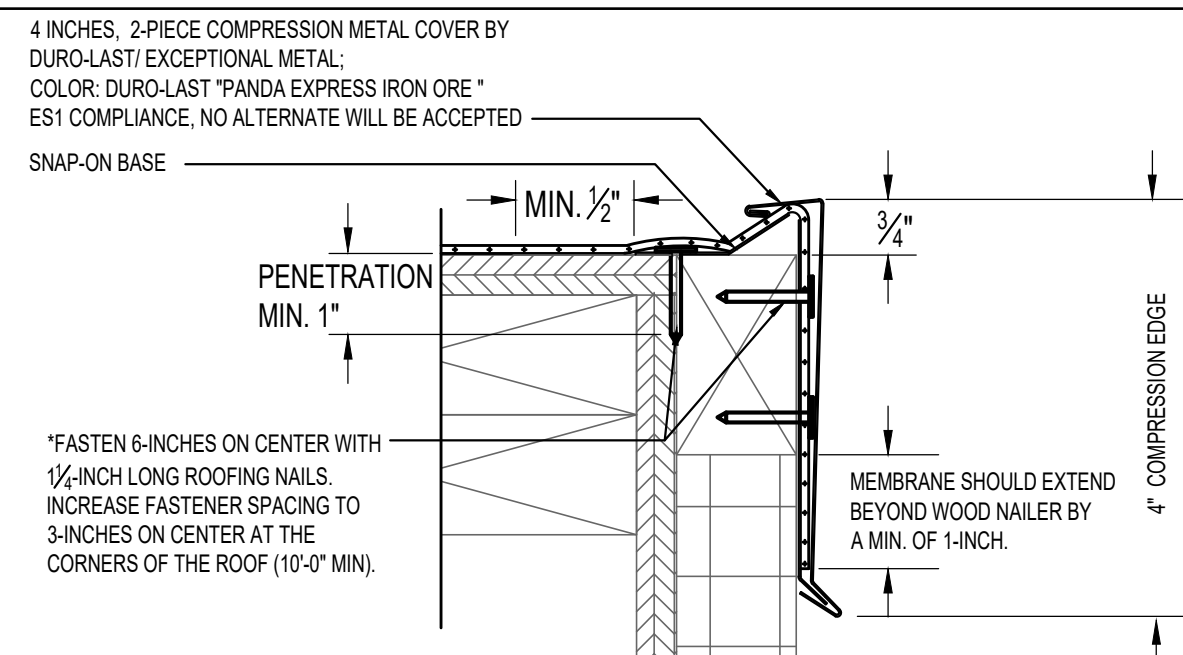


MOON GATE W/ KAWNEER 1620 SYSTEM

12

Scale= N.T.S

A-400.1



NOTES

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

4-INCH HIGH, 2-PIECE COMPRESSION EDGE

11

NTS

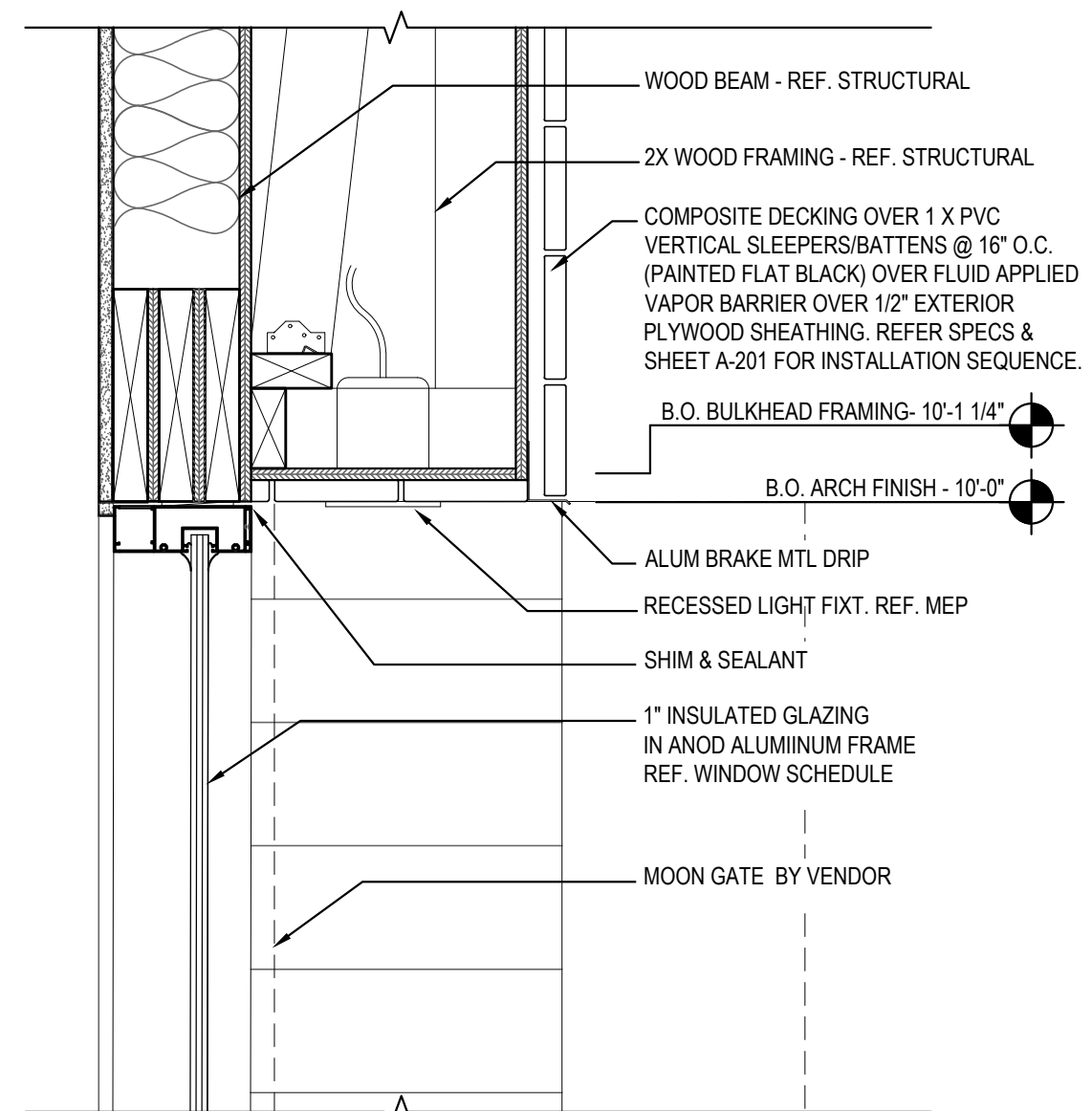
A-400.1

PARAPET AT ENTRY TOWER

10

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

A-400.1

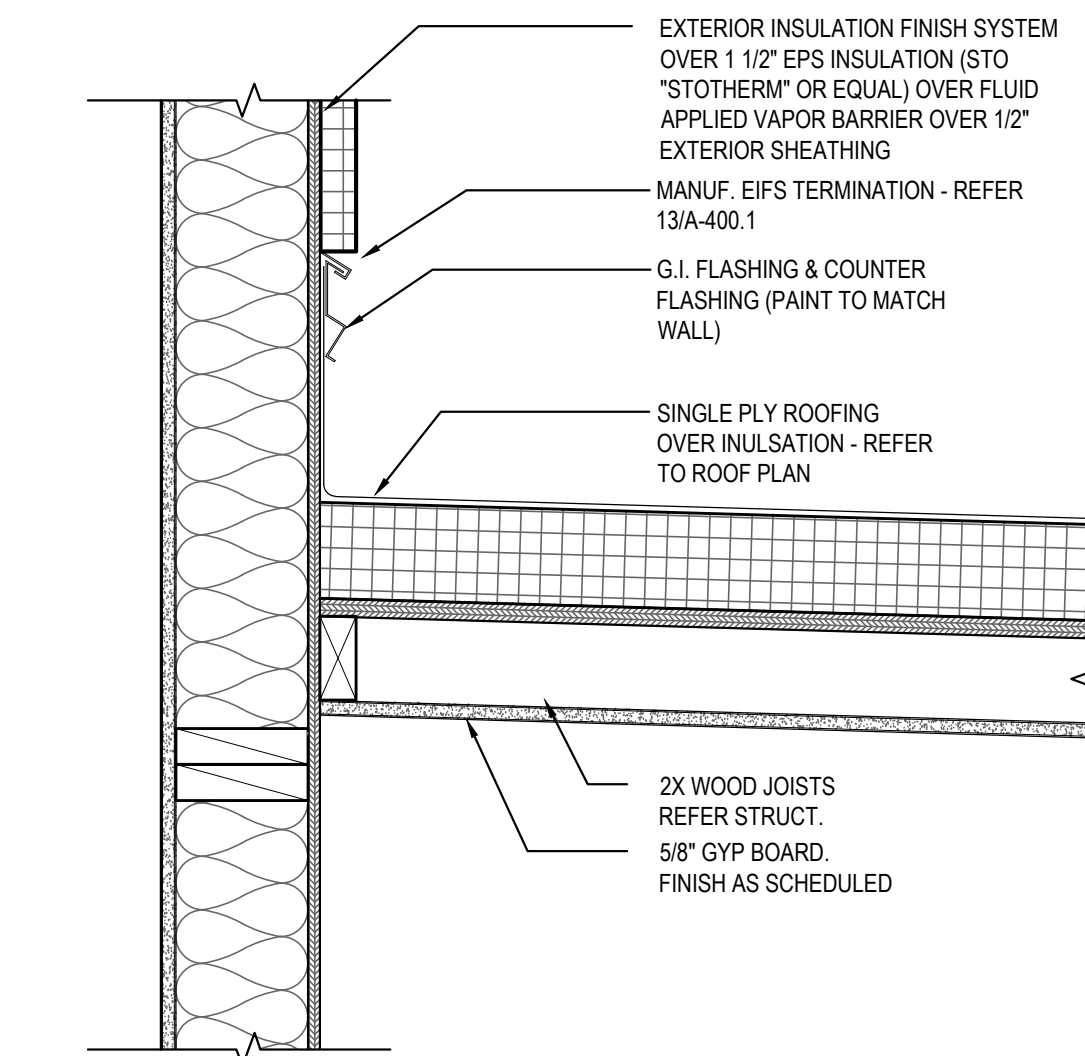


HEAD DETAIL @ ENTRY TOWER

09

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

A-400.1



ROOFING DETAIL

08

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

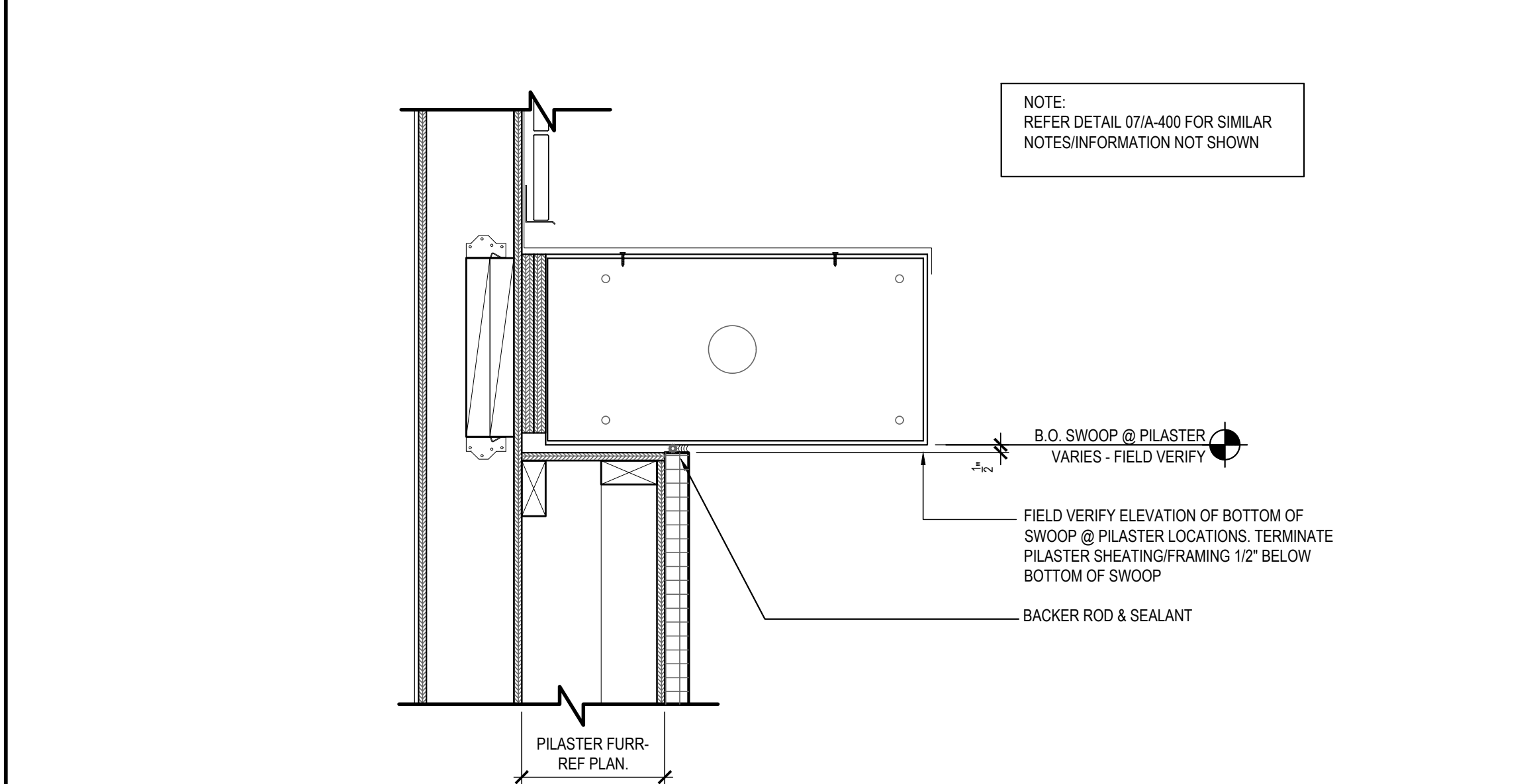
A-400.1

PARAPET AT D.T. TOWER

07

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

A-400.1

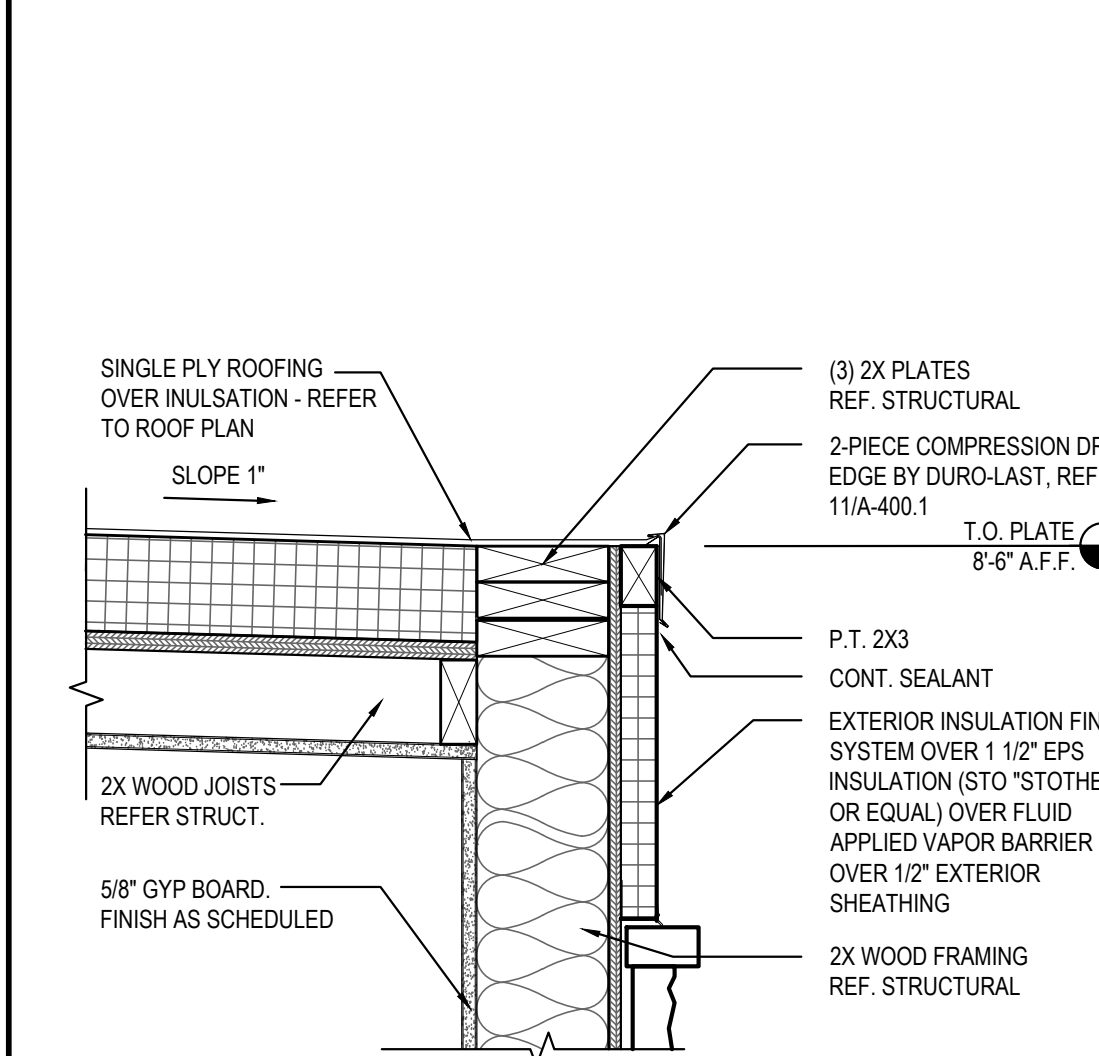


PILASTER/SWOOP DETAIL

02

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

A-400.1

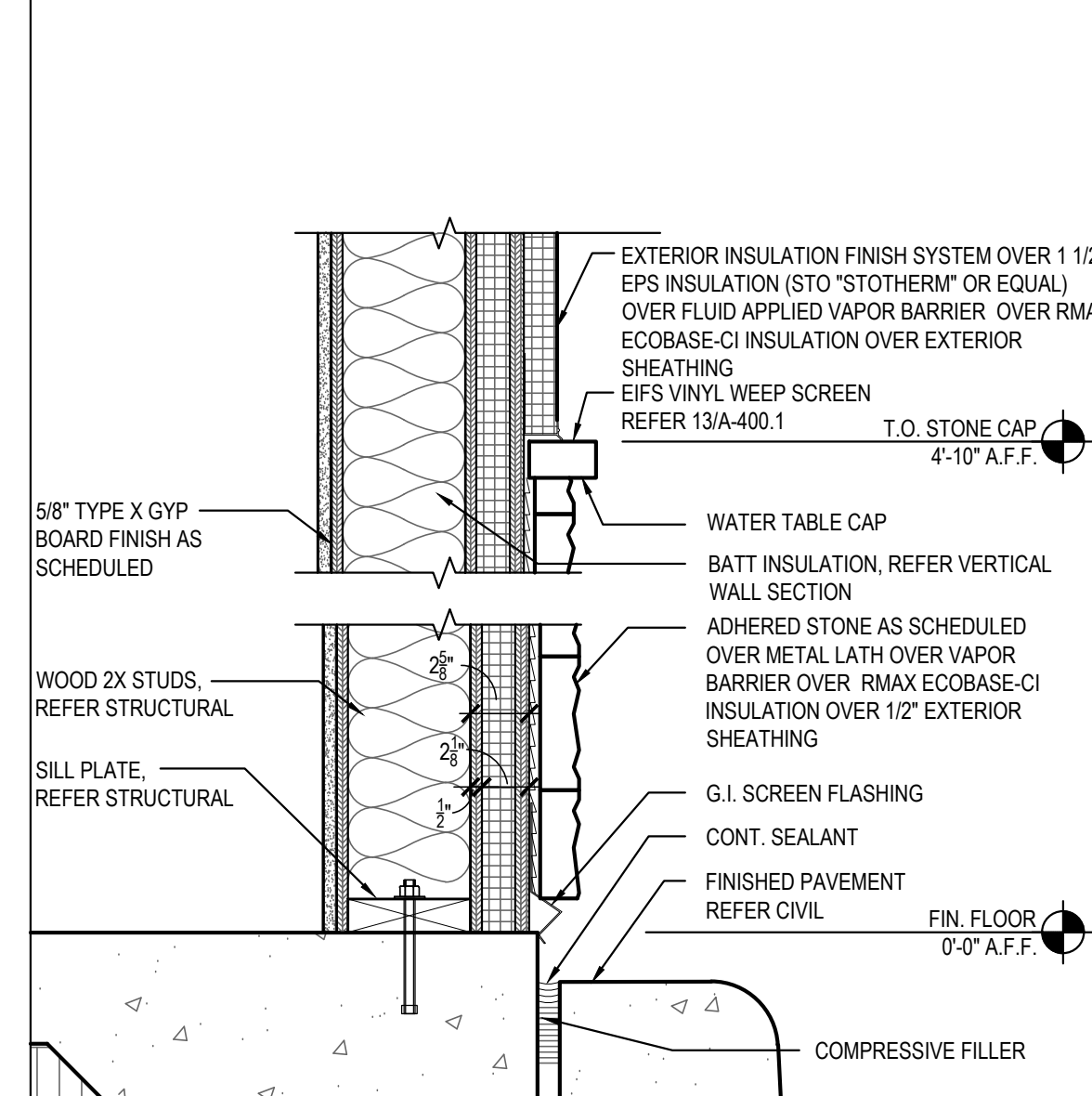


ROOFING EDGE DETAIL

05

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

A-400.1



SILL DETAIL

01

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

A-400.1



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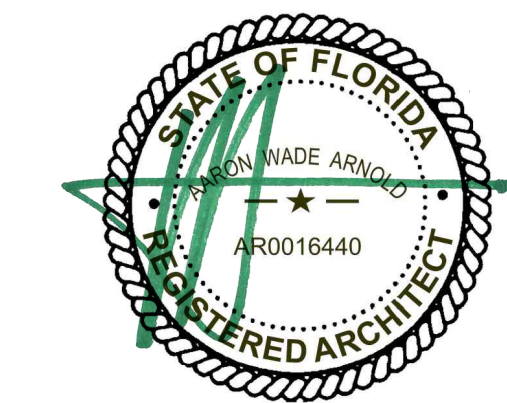
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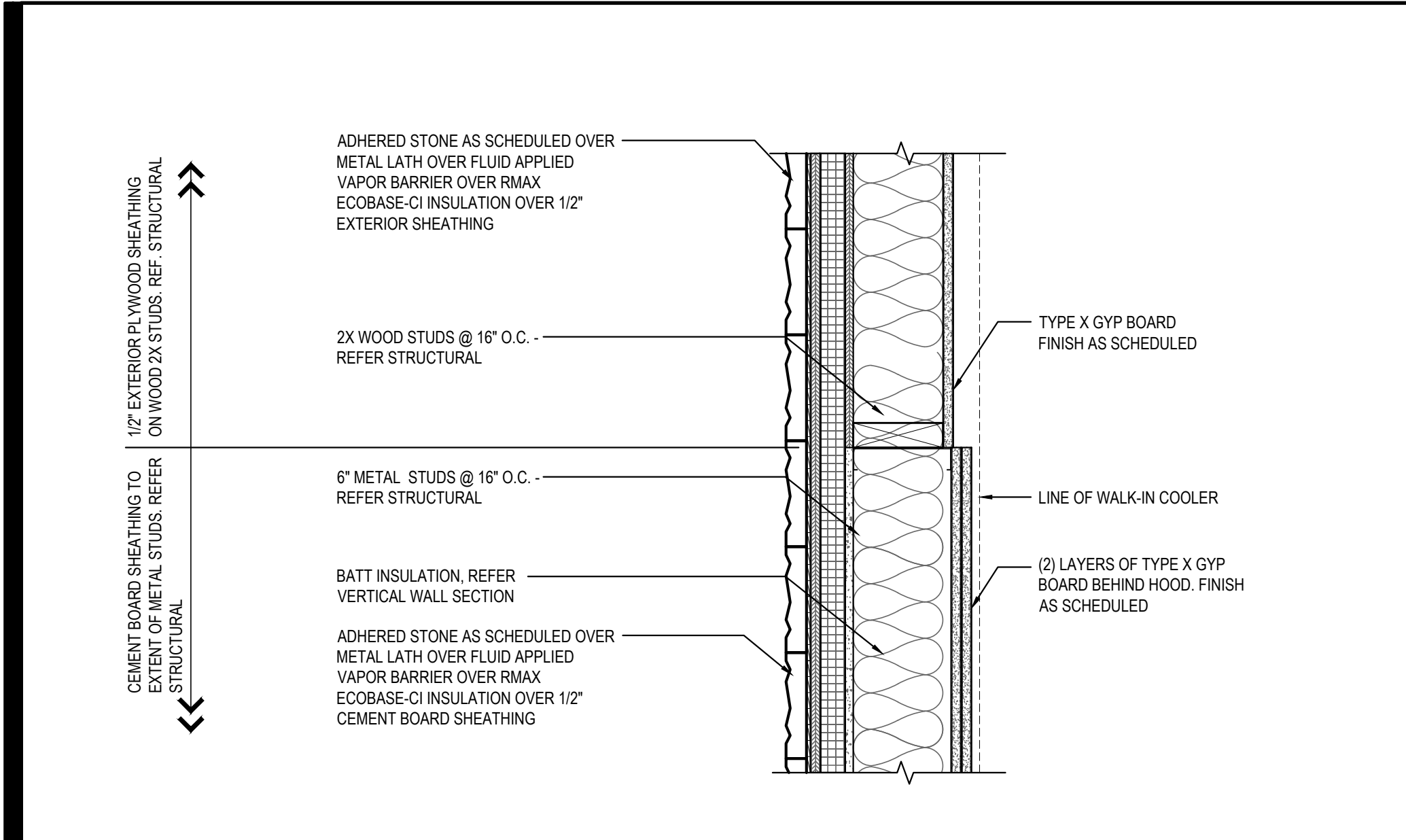


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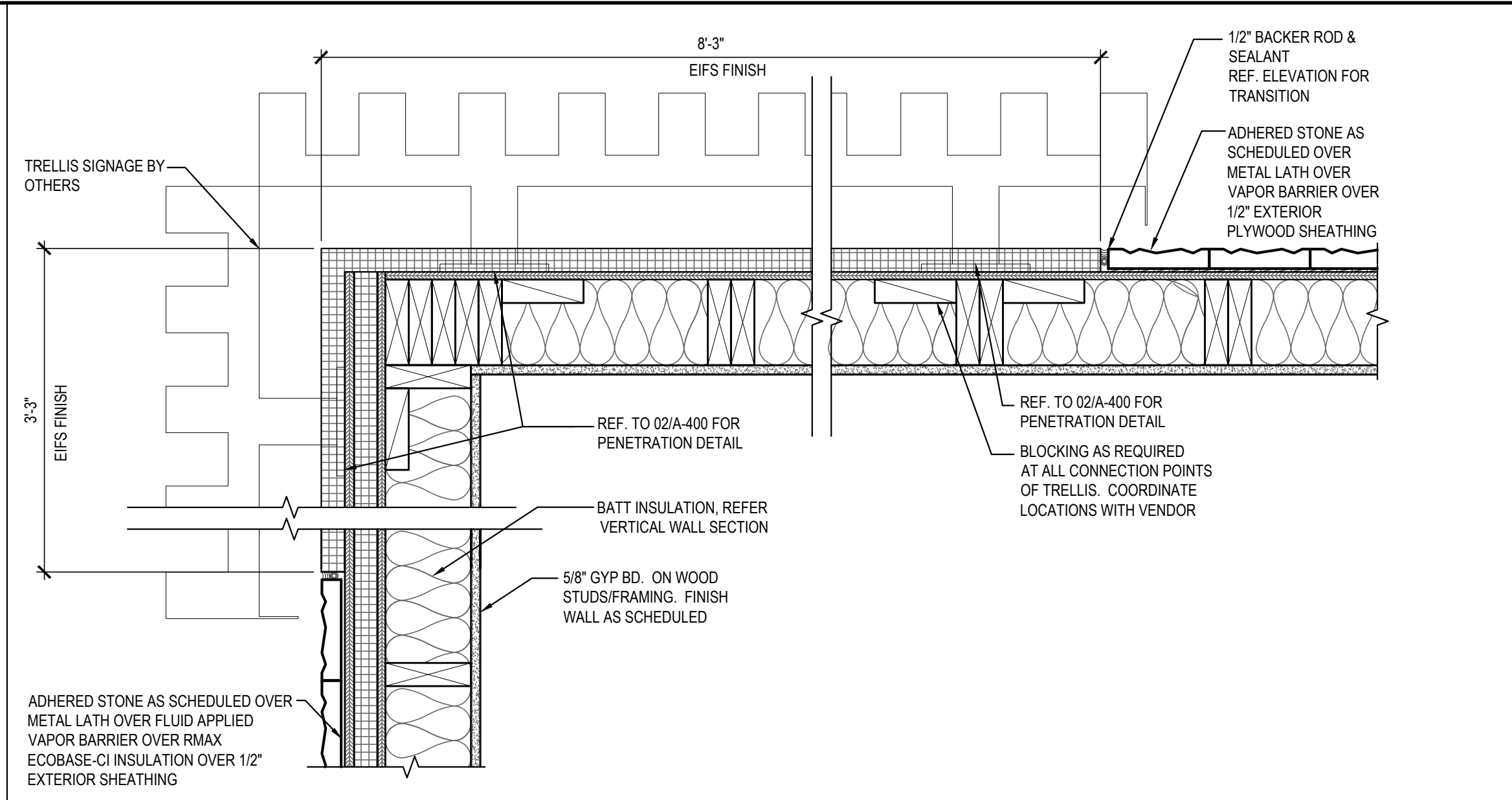
A-400.1

ARCHITECTURAL
DETAILS



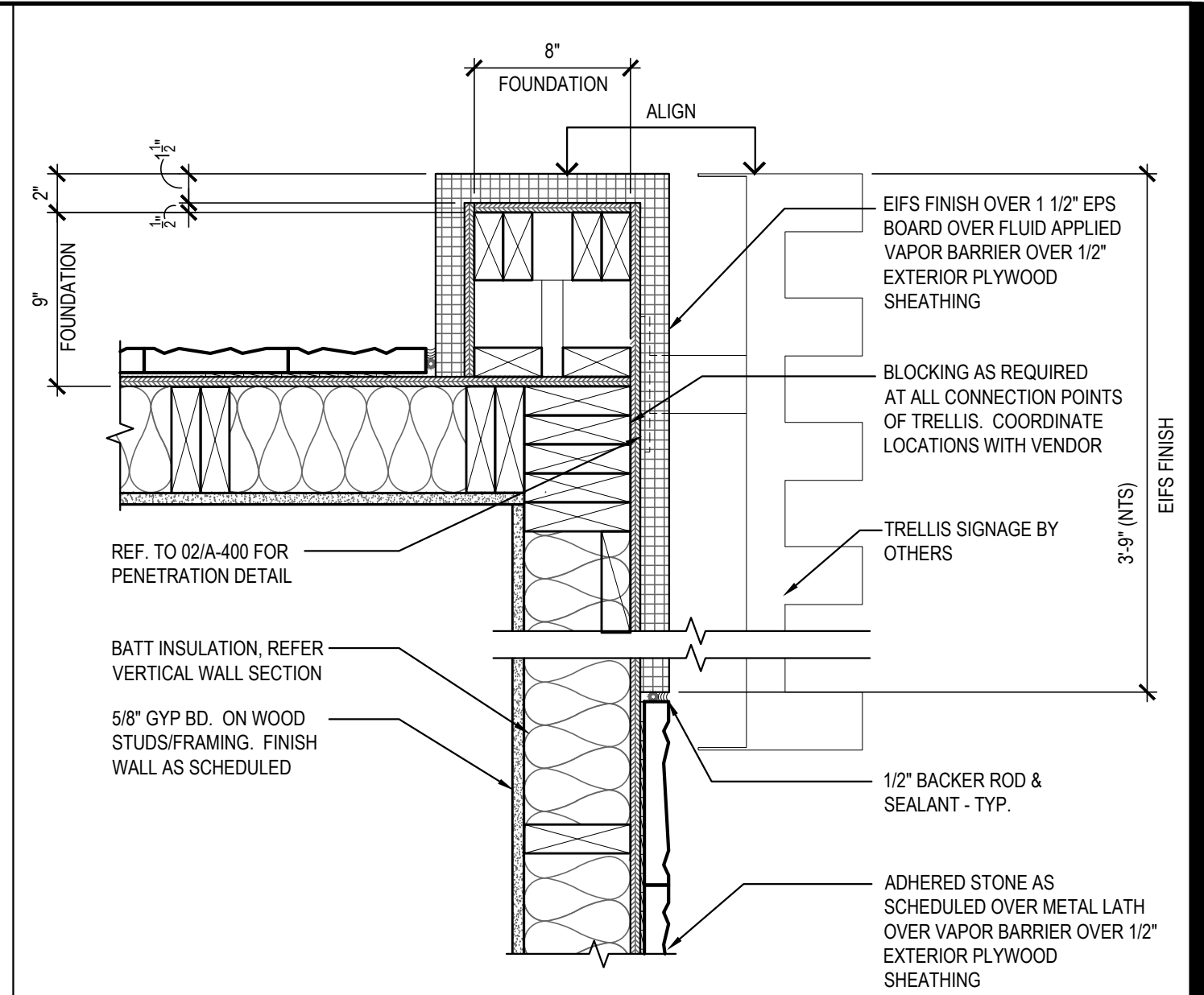
PLAN SECTION/DETAIL 09

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



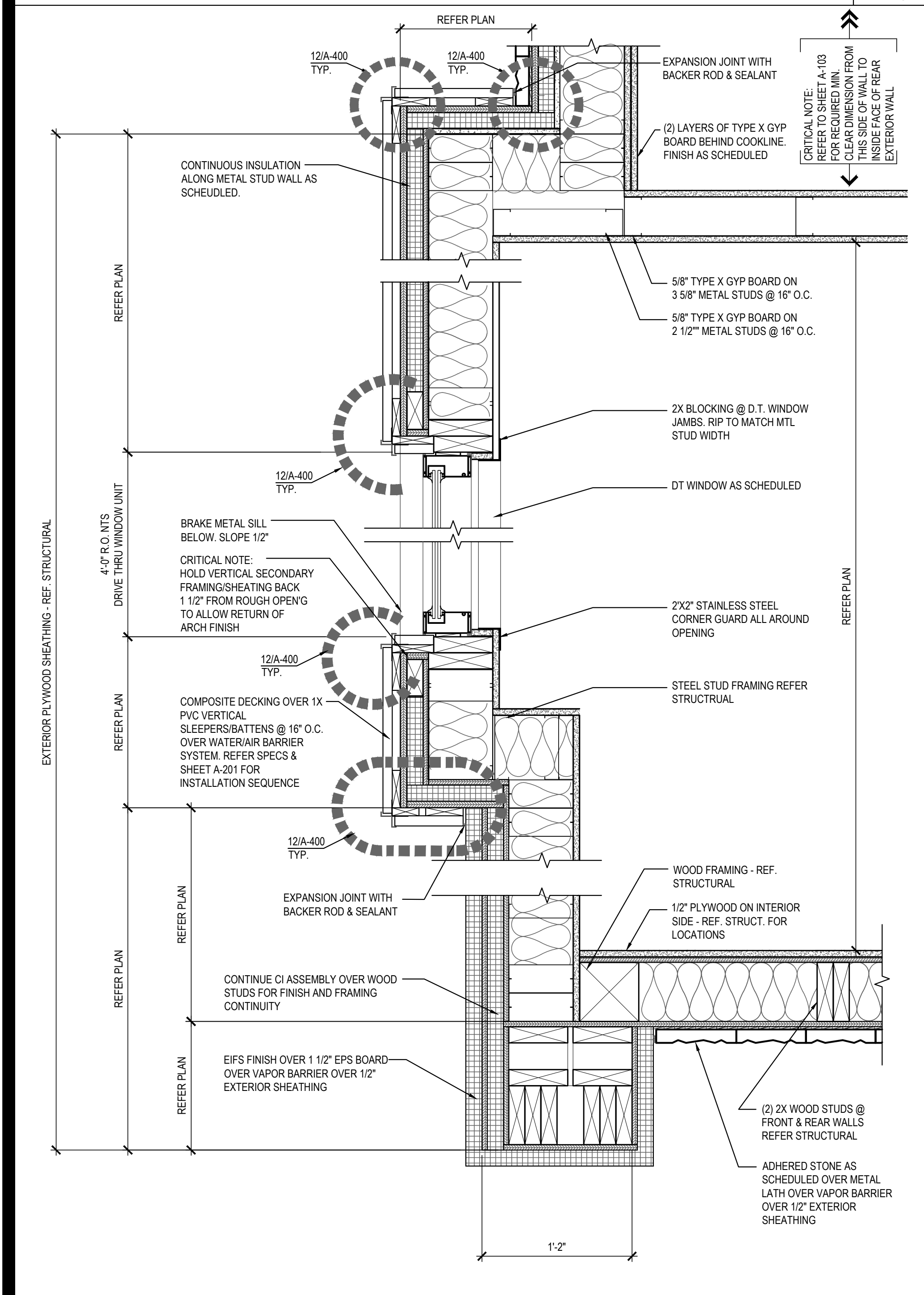
PLAN SECTION/DETAIL (REAR D.T. CORNER) 05

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



PLAN SECTION/DETAIL (REAR CORNER) 03

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



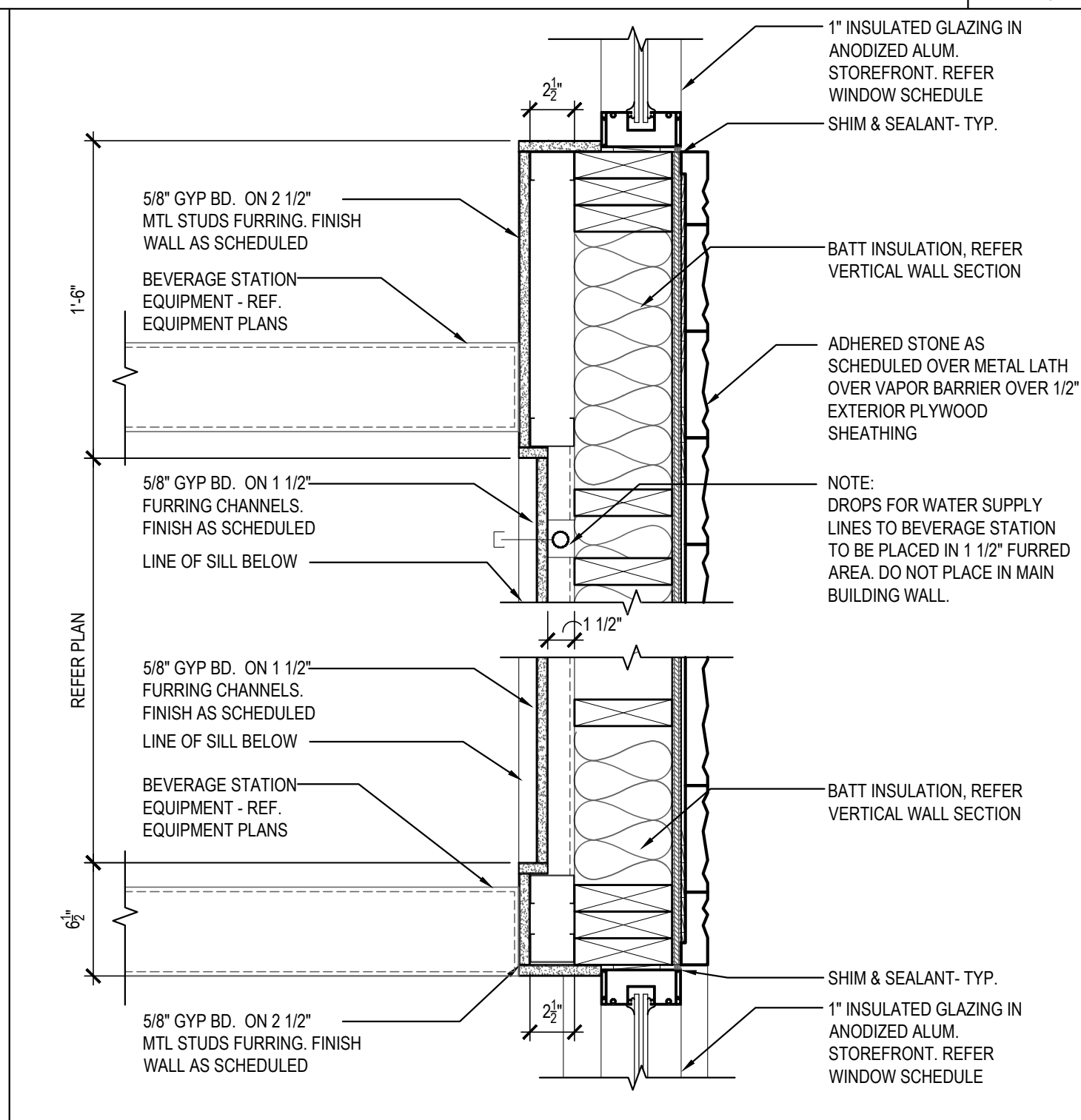
PLAN SECTION/DETAIL 08

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



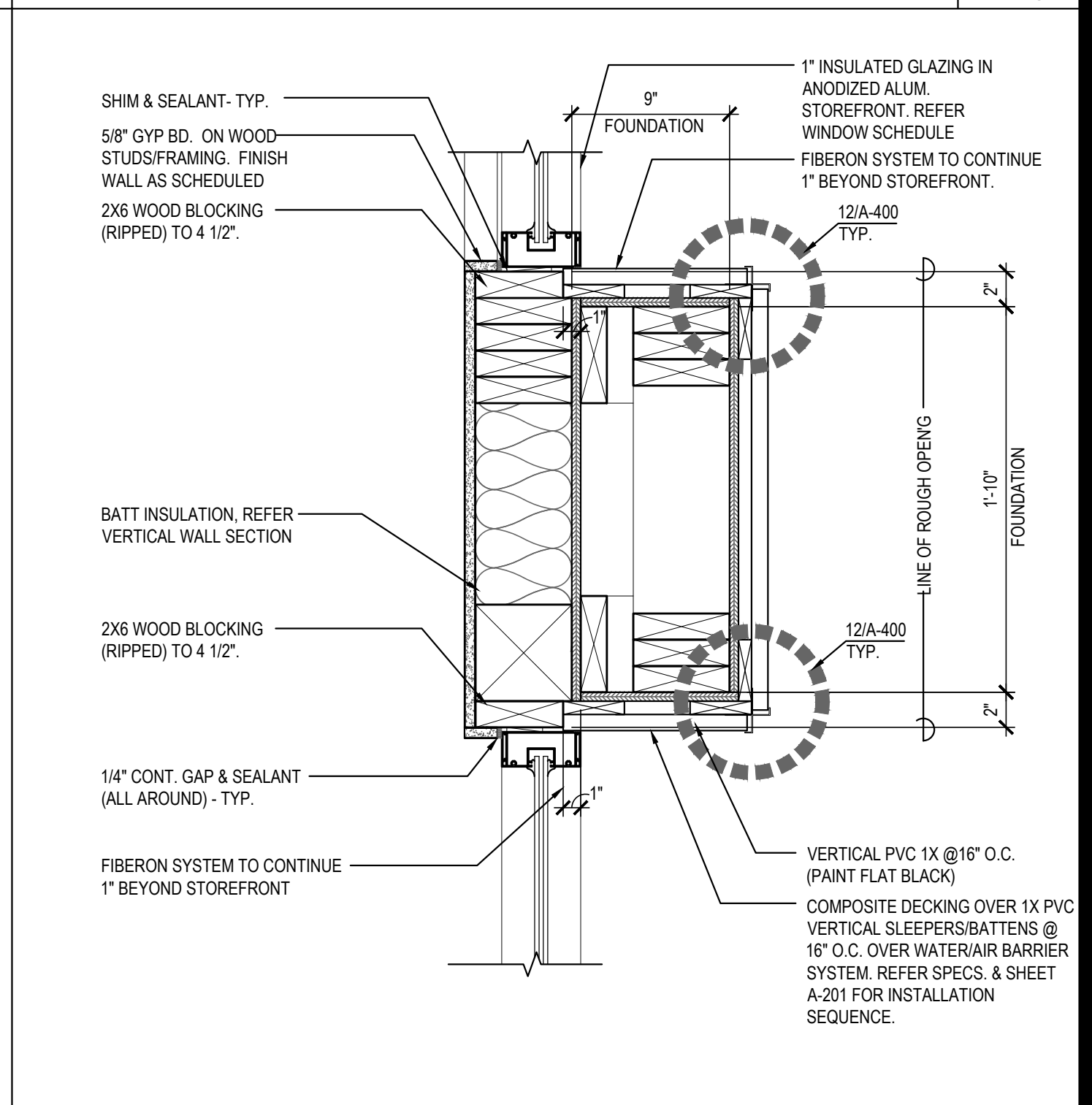
PLAN SECTION/DETAIL 07

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



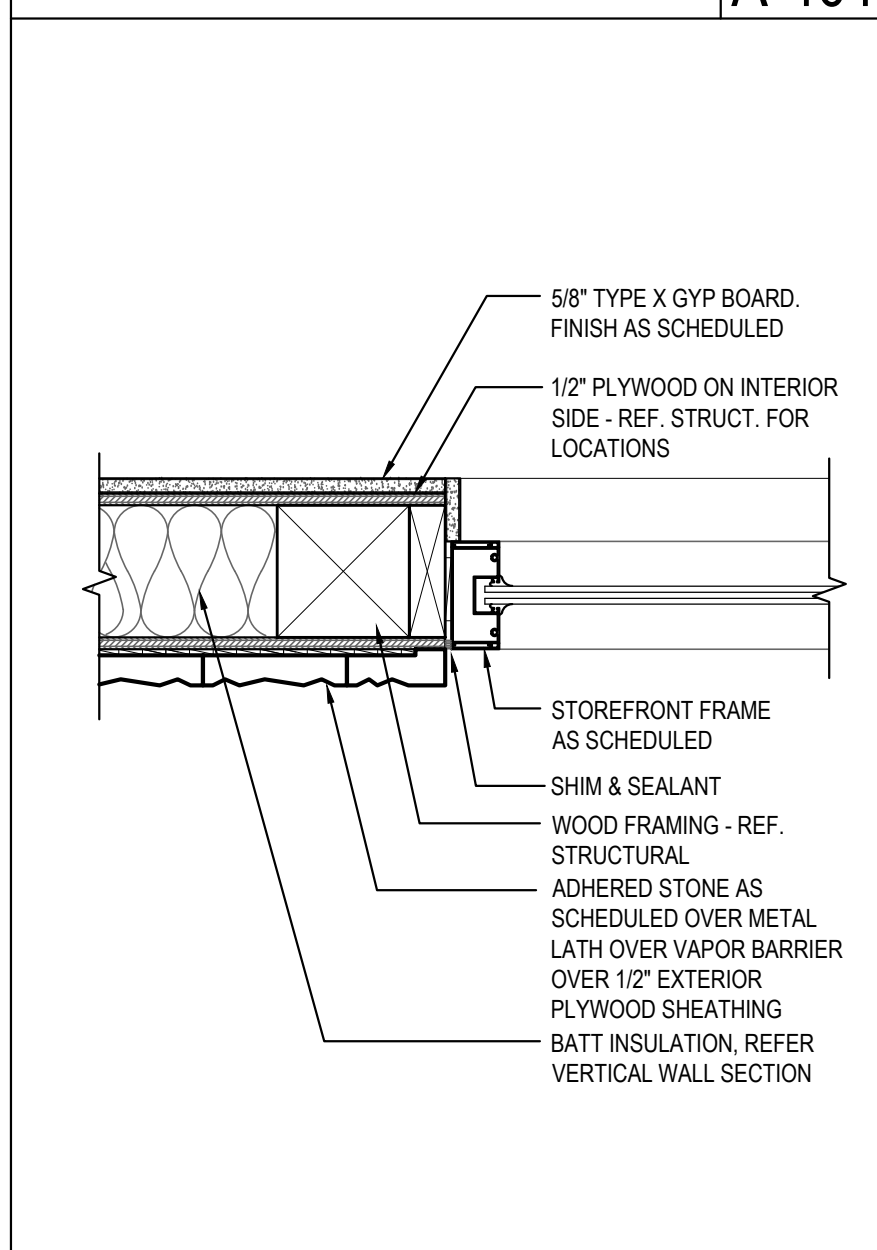
PLAN SECTION/DETAIL (@ BEV. STATION) 06

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



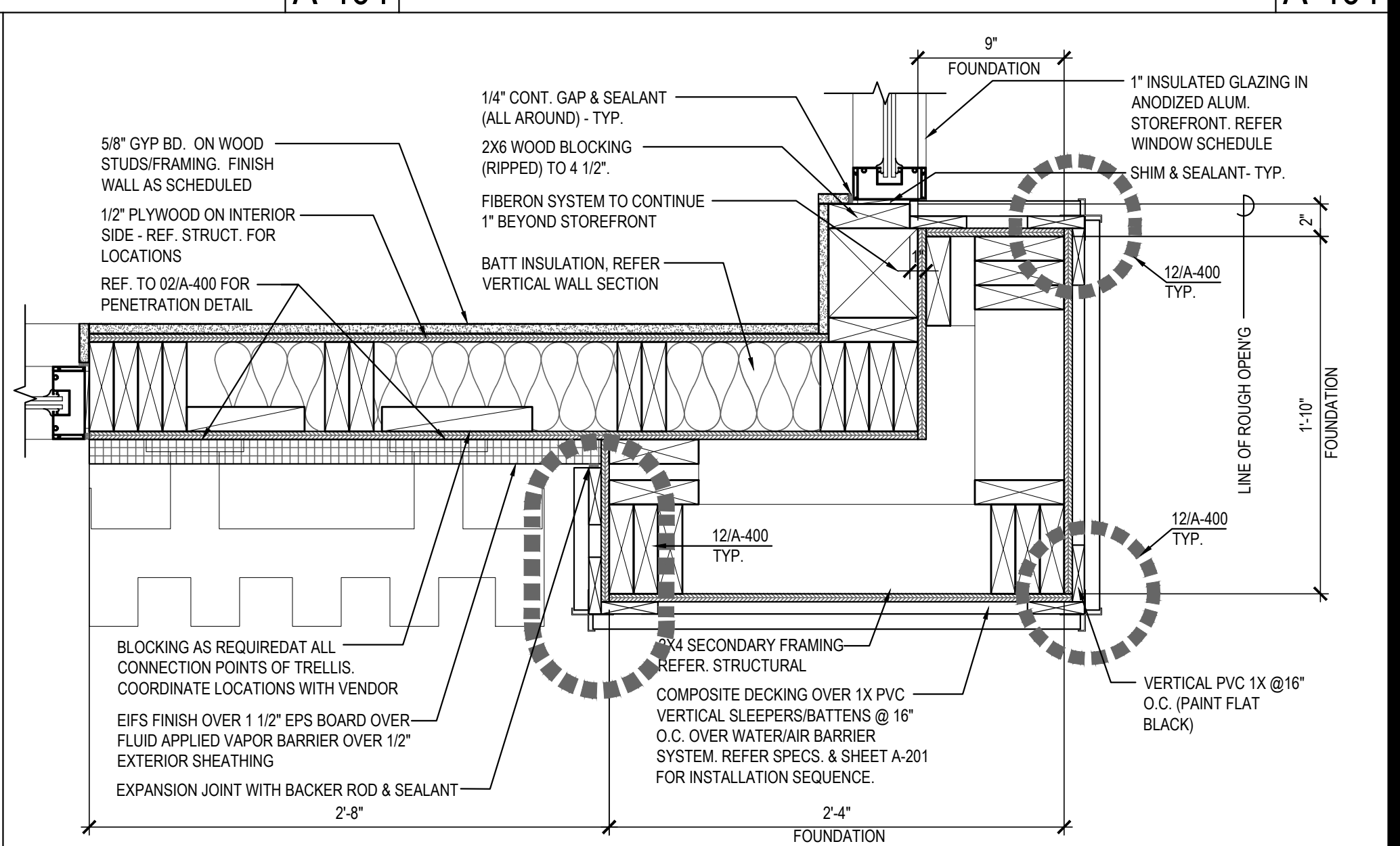
PLAN SECTION/DETAIL (ENTRY PILASTER) 02

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



PLAN SECTION/DETAIL 04

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



PLAN SECTION/DETAIL (ENTRY CORNER) 01

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



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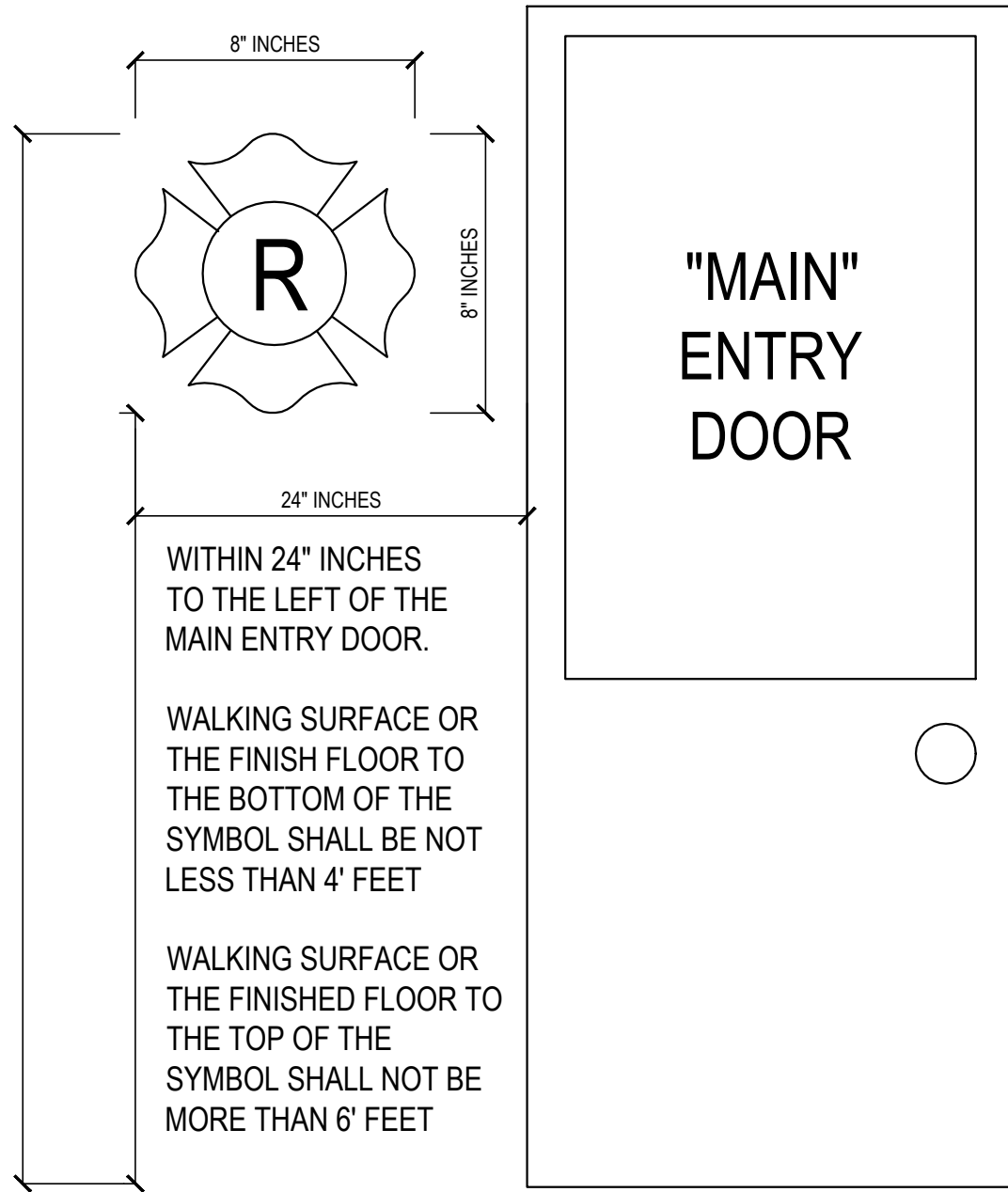
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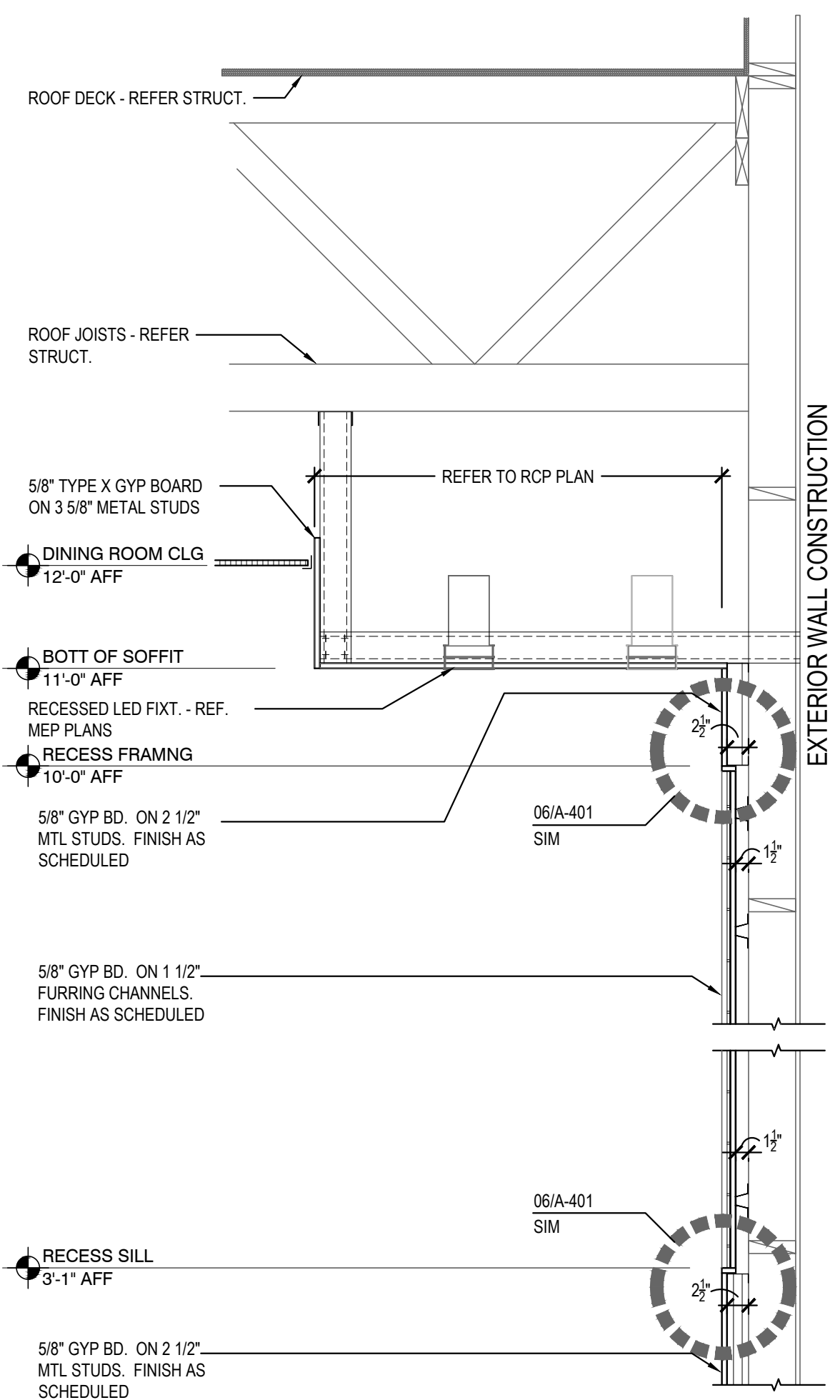
PANDA EXPRESS
PANDA HOME 2600
COUNTY ROAD 210
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A-401
ARCHITECTURAL
DETAILS

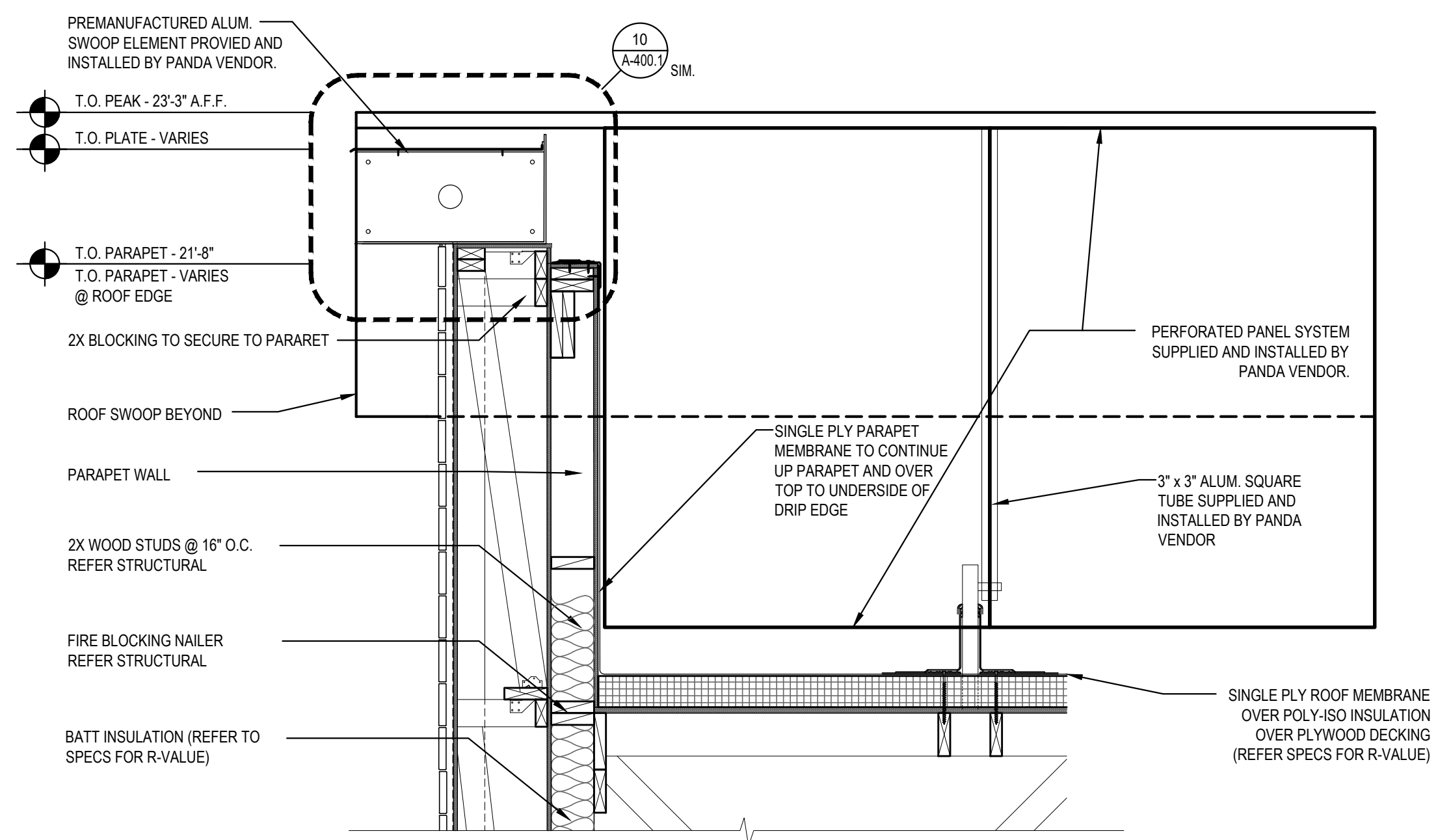
PANDA HOME 2600 R4



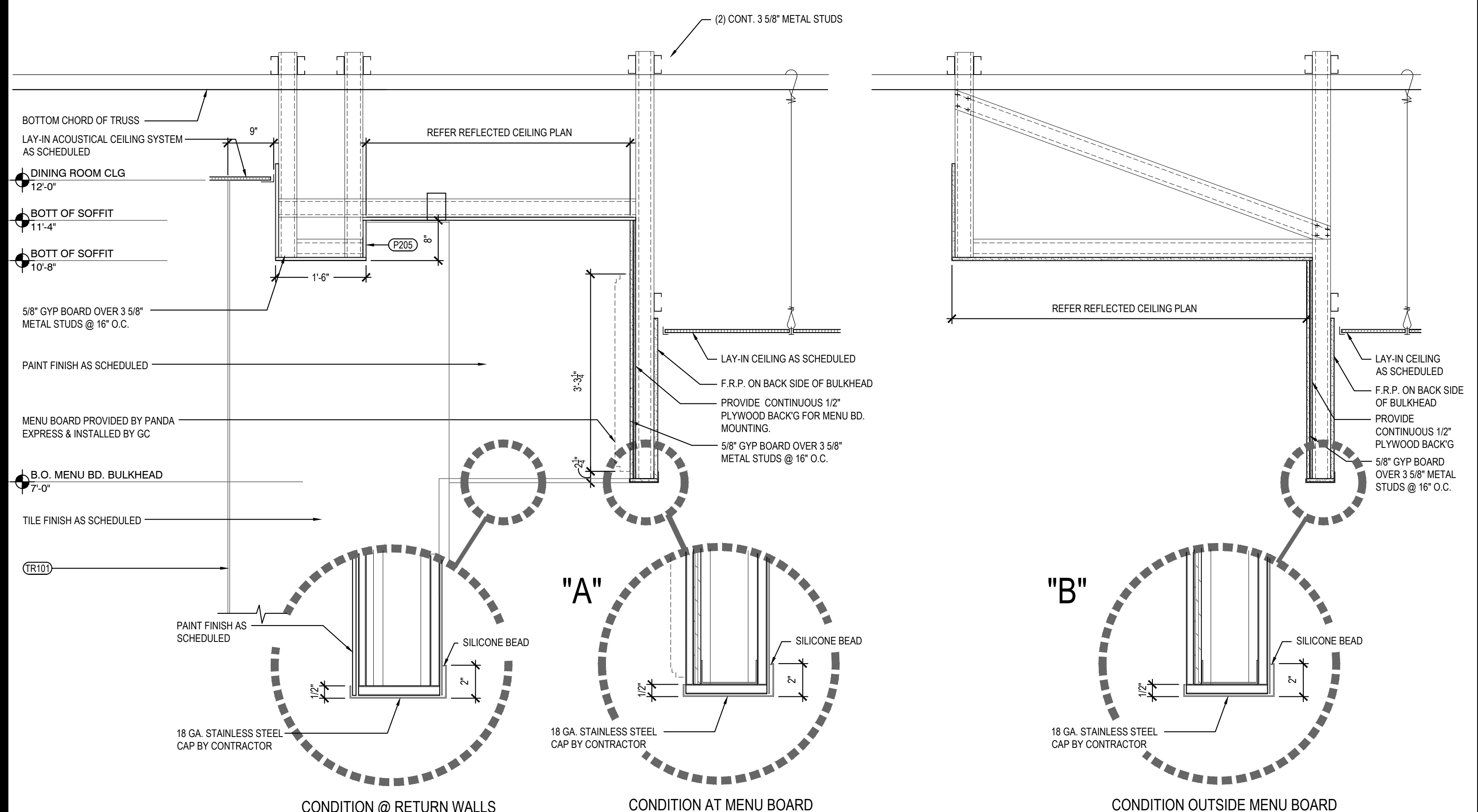
FIREFIGHTER SAFETY WARNING SIGN 11
Scale= NTS A-402



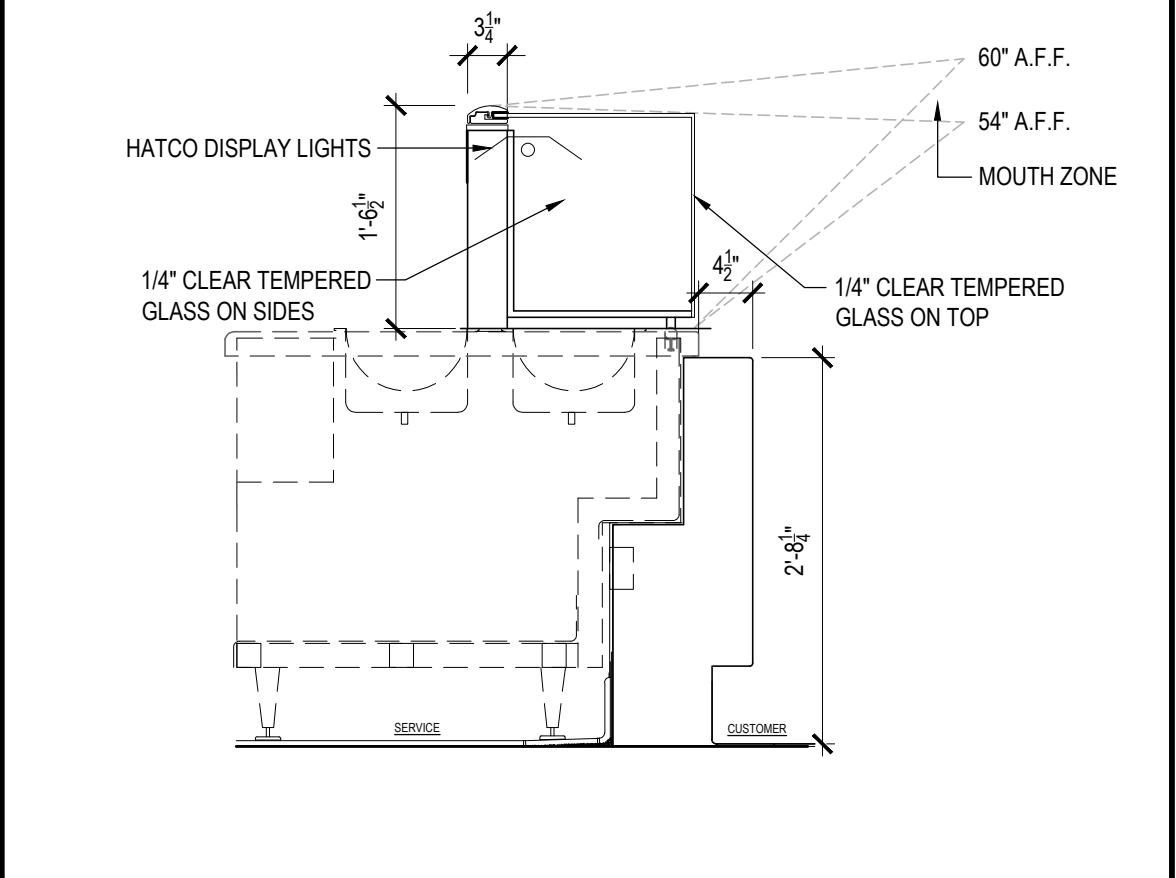
BEVERAGE STATION SOFFIT DETAILS 10
Scale= 3/4\"/>



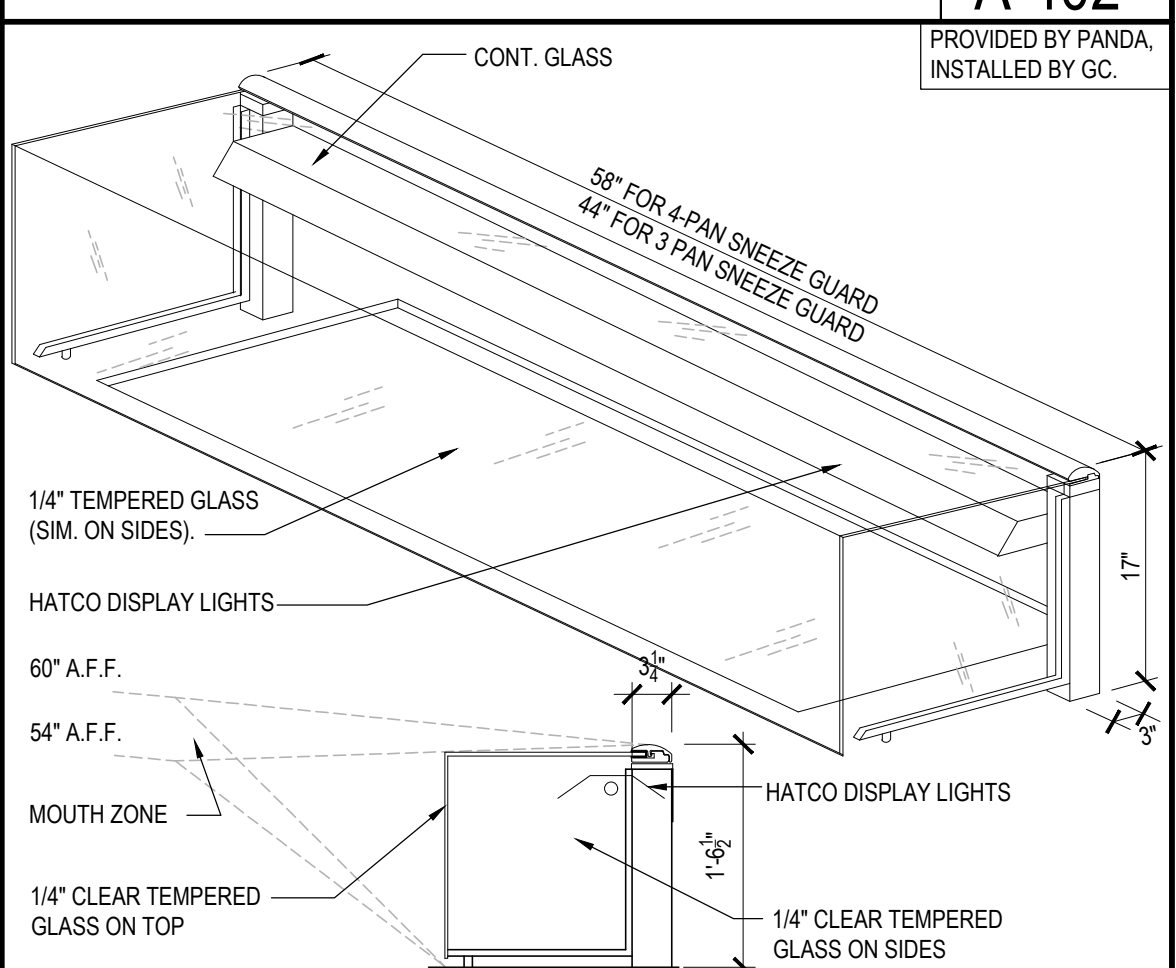
ROOF DETAIL 2
Scale= 3/4\"/>



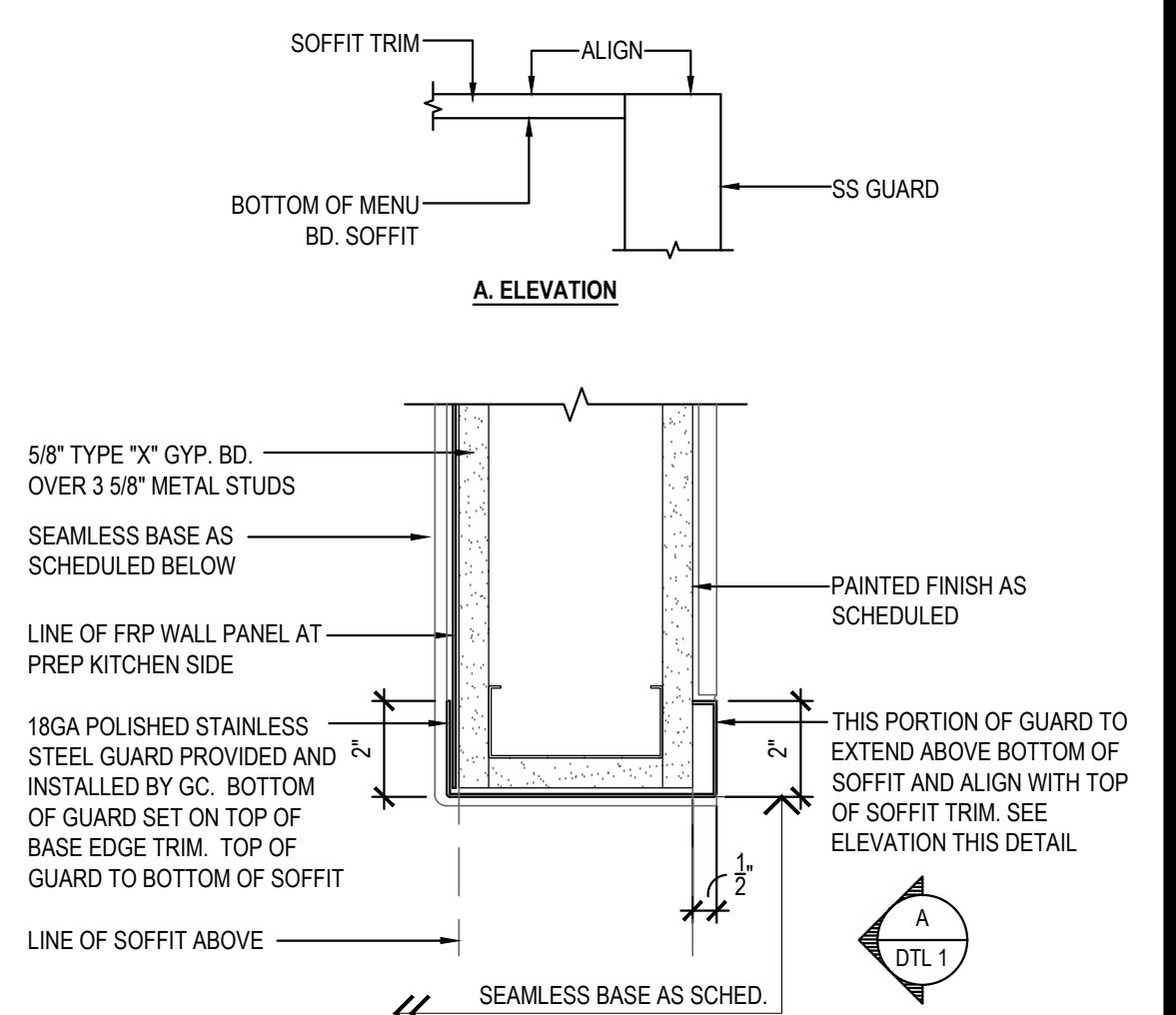
SERVICE COUNTER SOFFIT DETAILS 8
Scale= 3/4\"/>



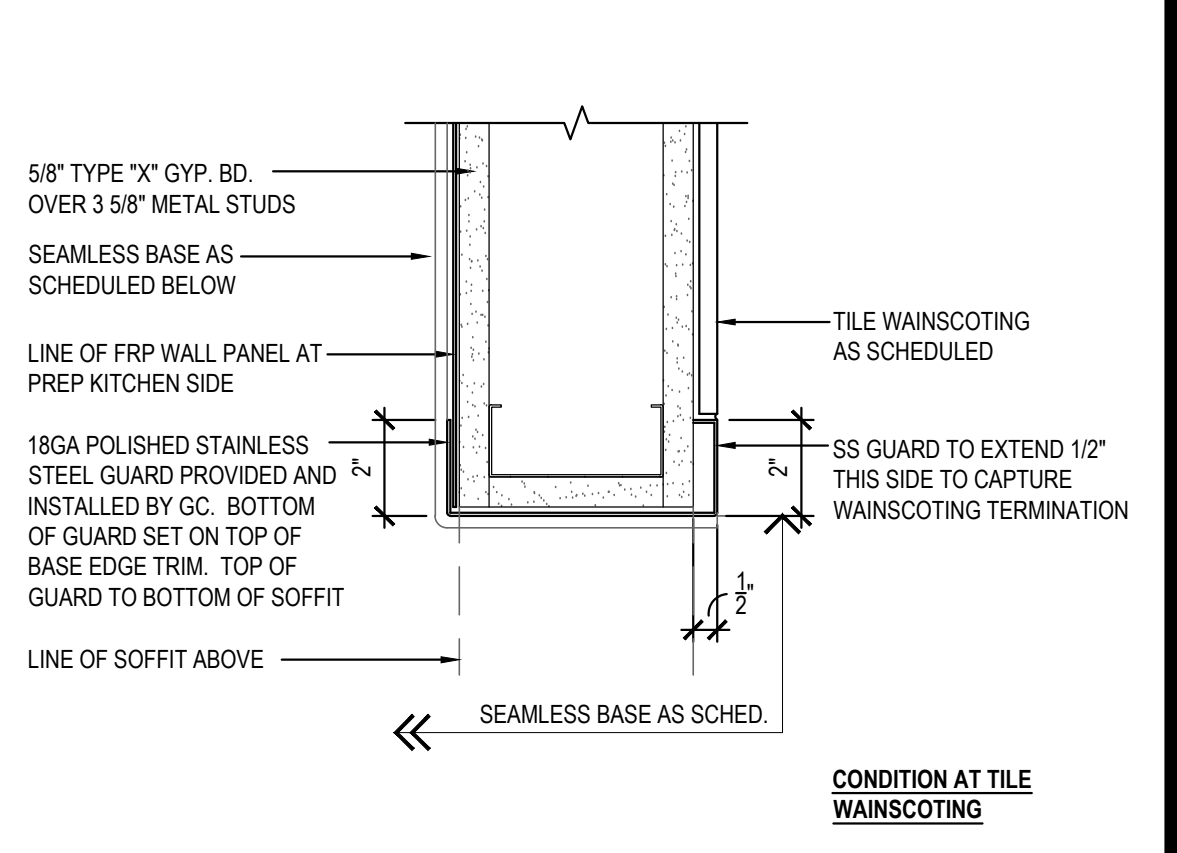
SNEEZE GUARD DETAIL 5
Scale= NTS A-402



SNEEZE GUARD DETAIL 4
Scale= NTS A-402



CONDITION ABOVE TILE WAINSCOTING



CORNER GUARD DETAIL 1
Scale= 3\"/>



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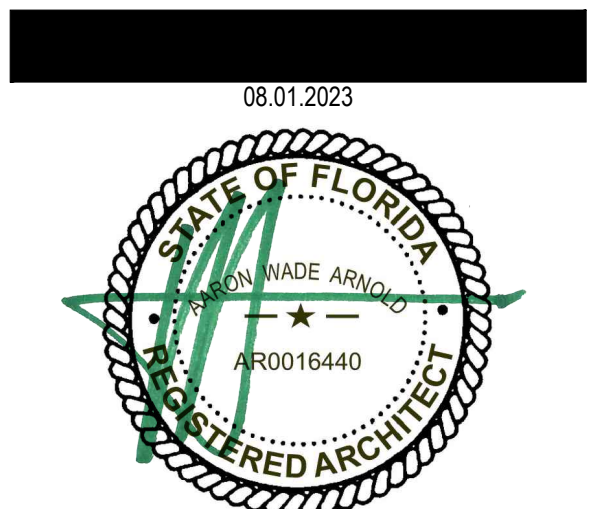
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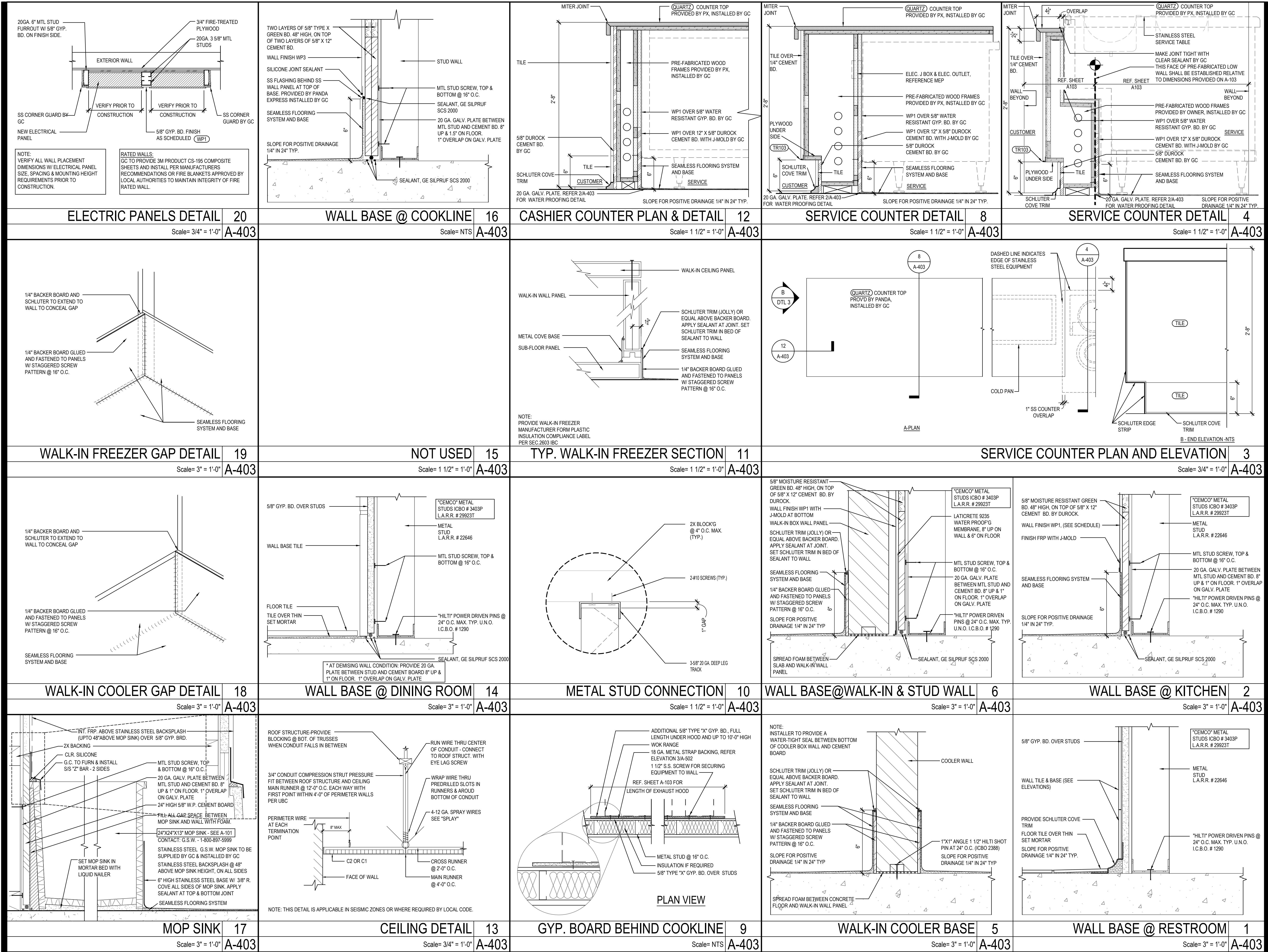


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A-402

ARCHITECTURAL DETAILS



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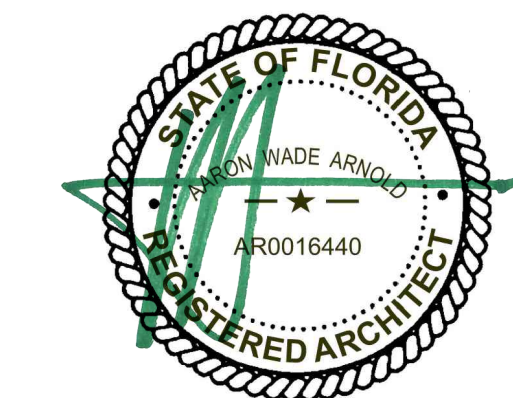
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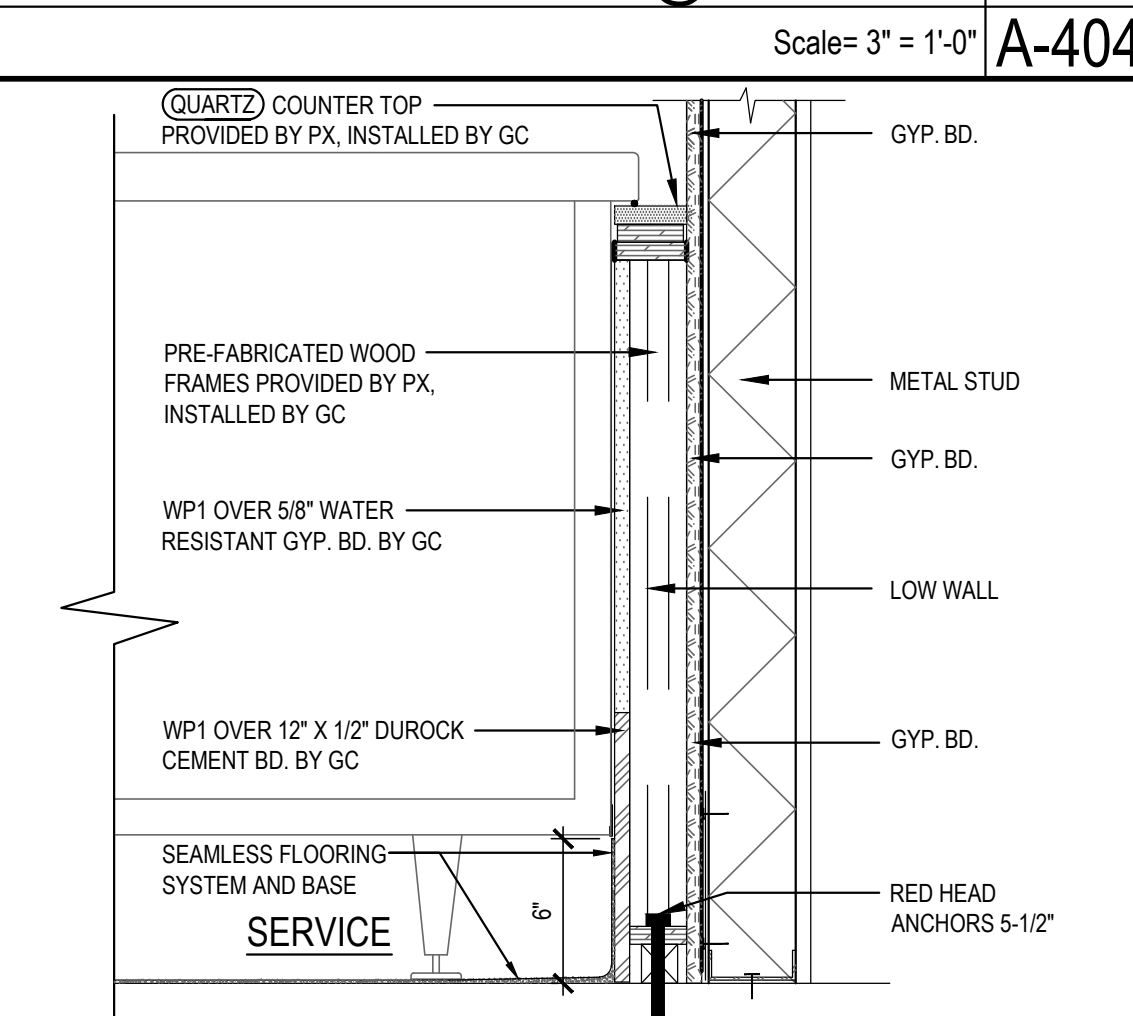
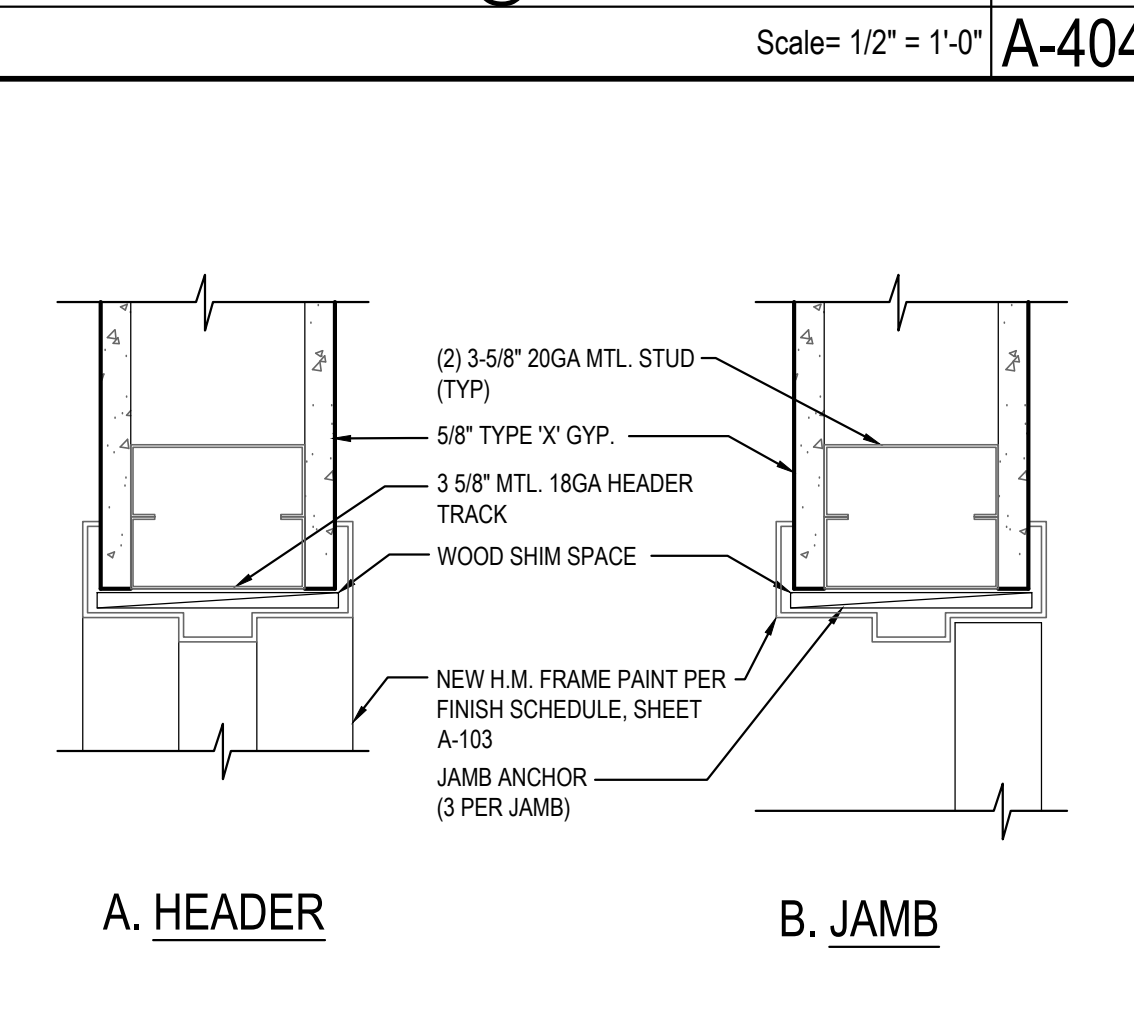
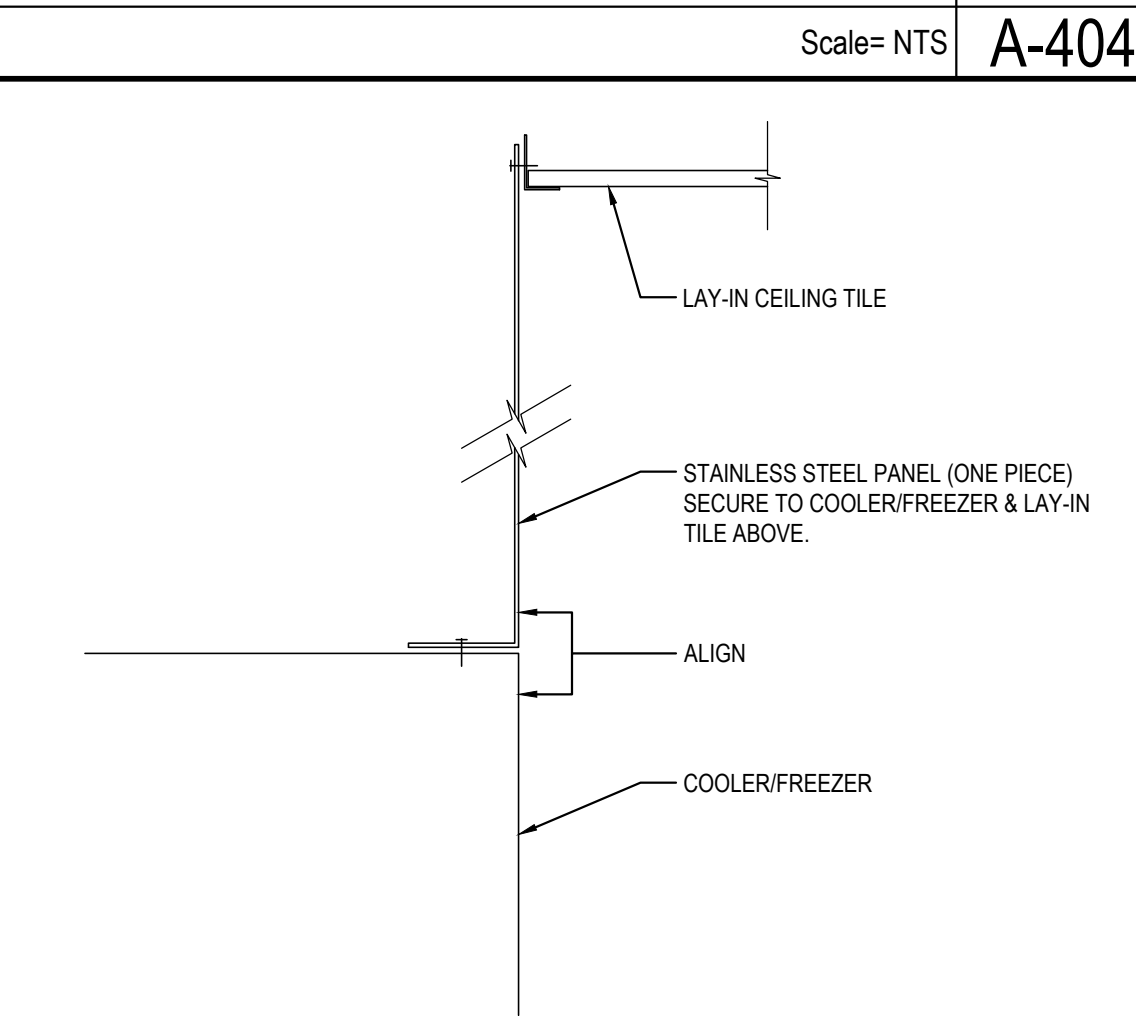
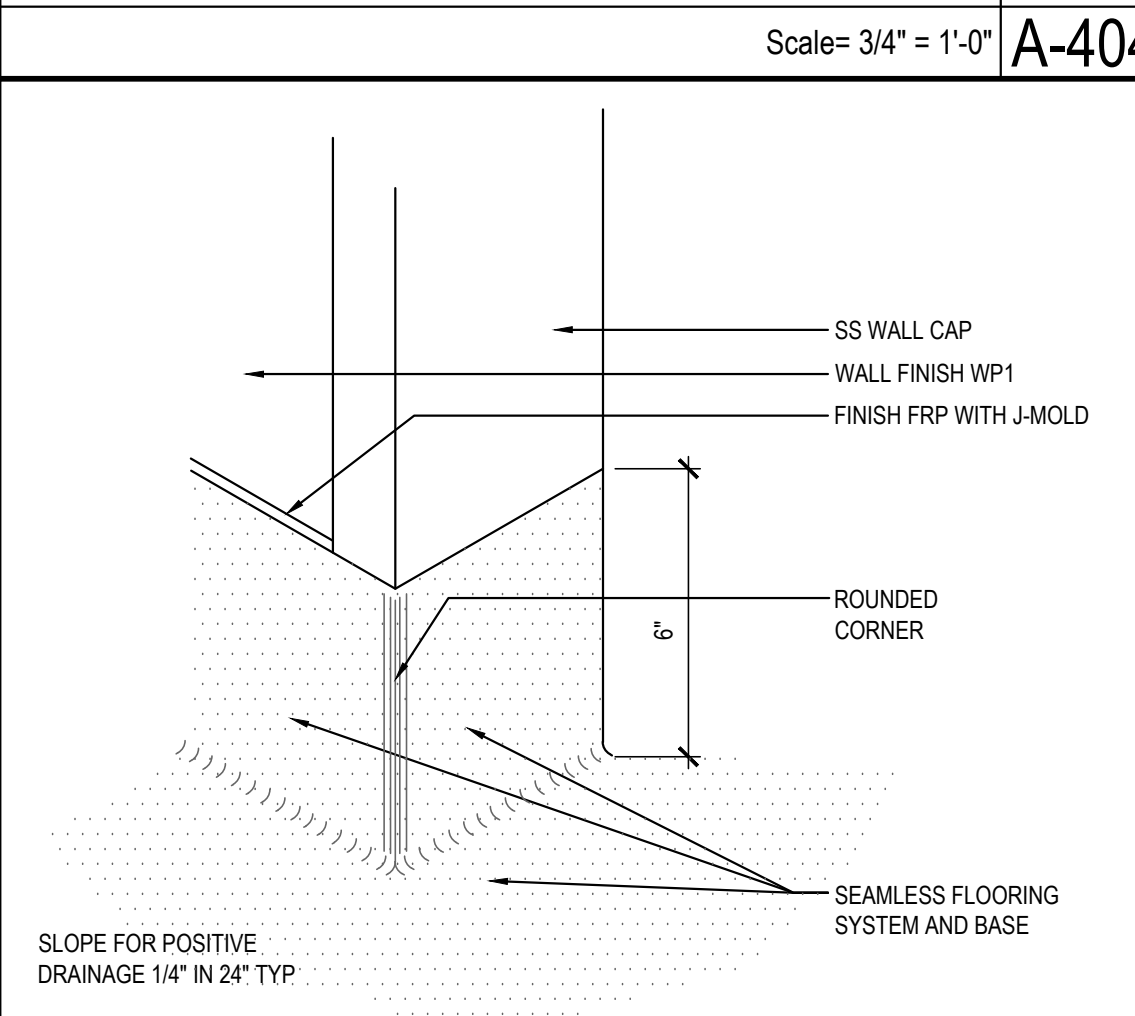
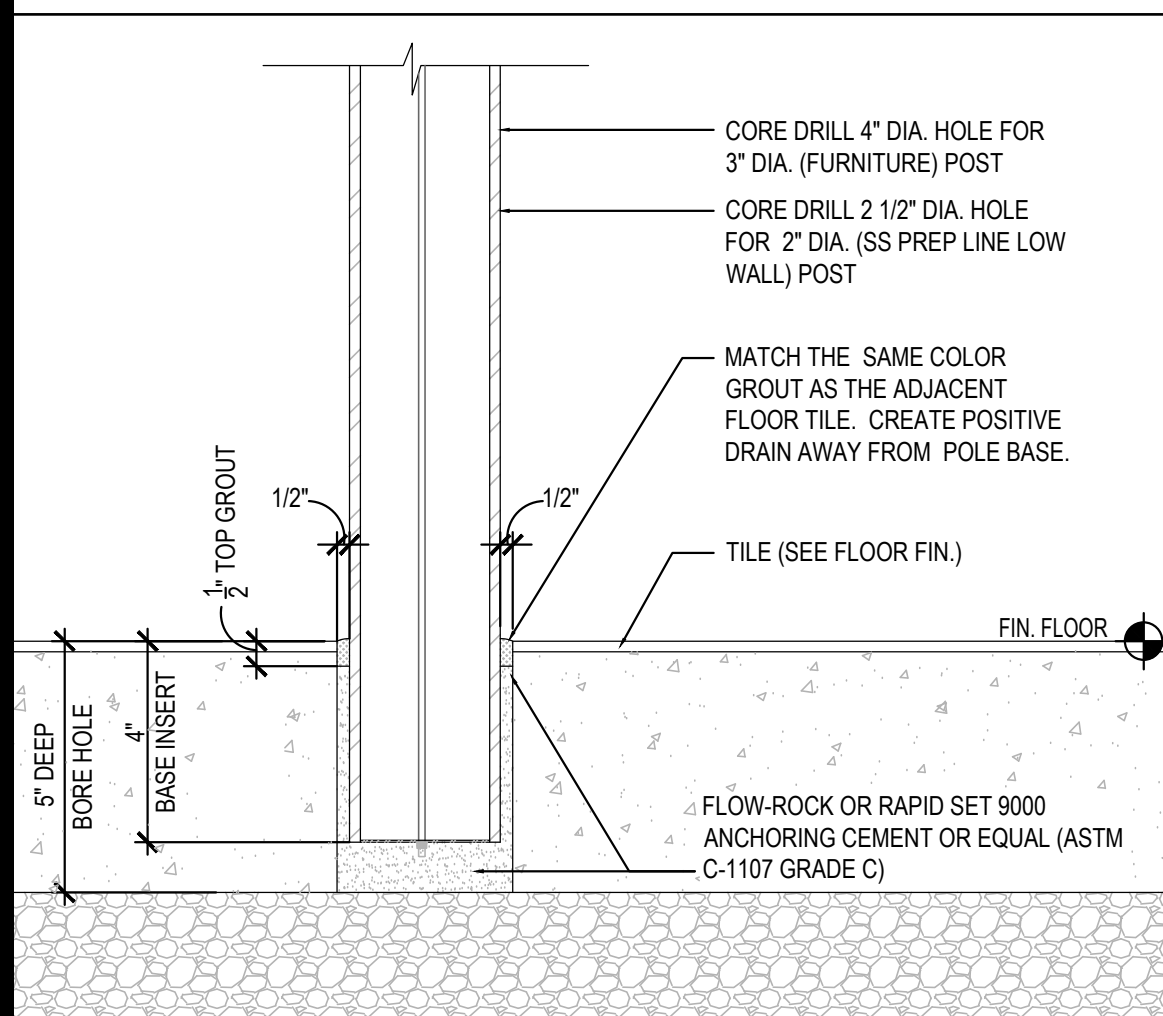
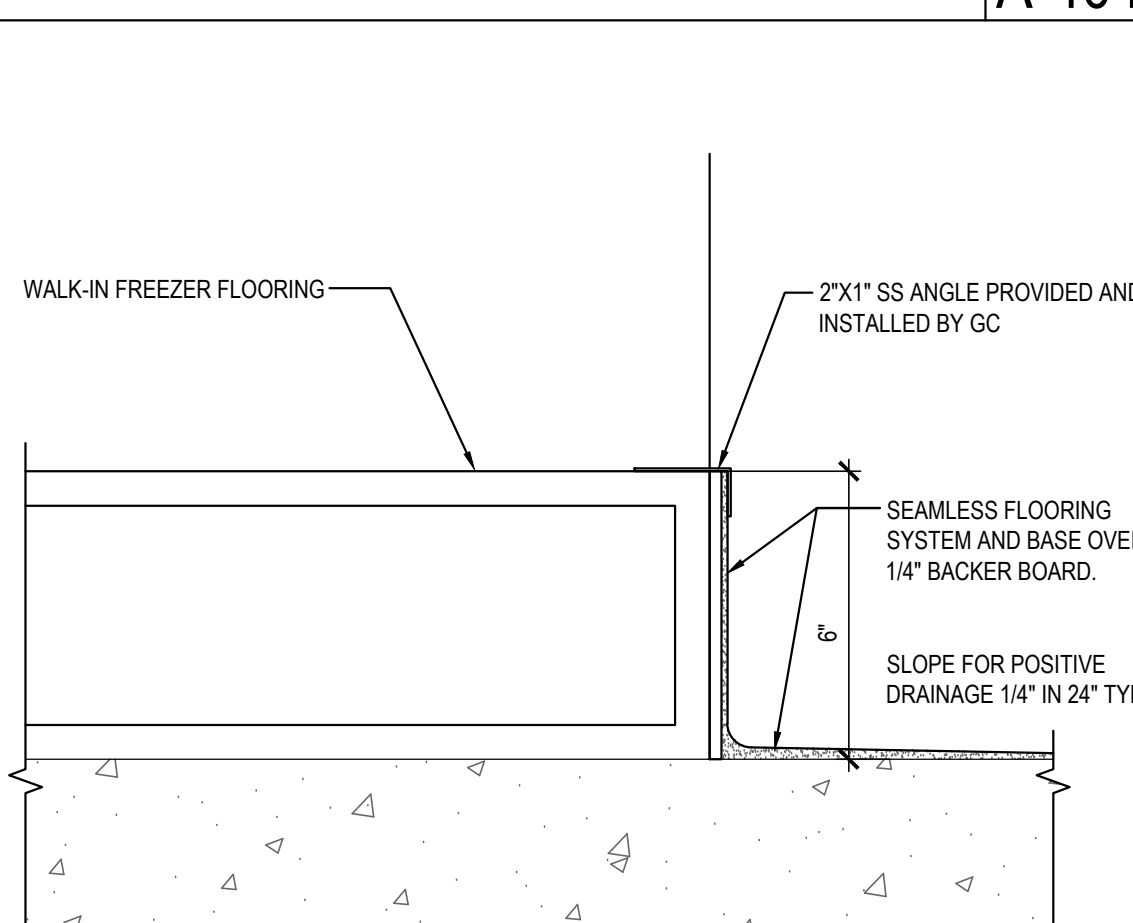
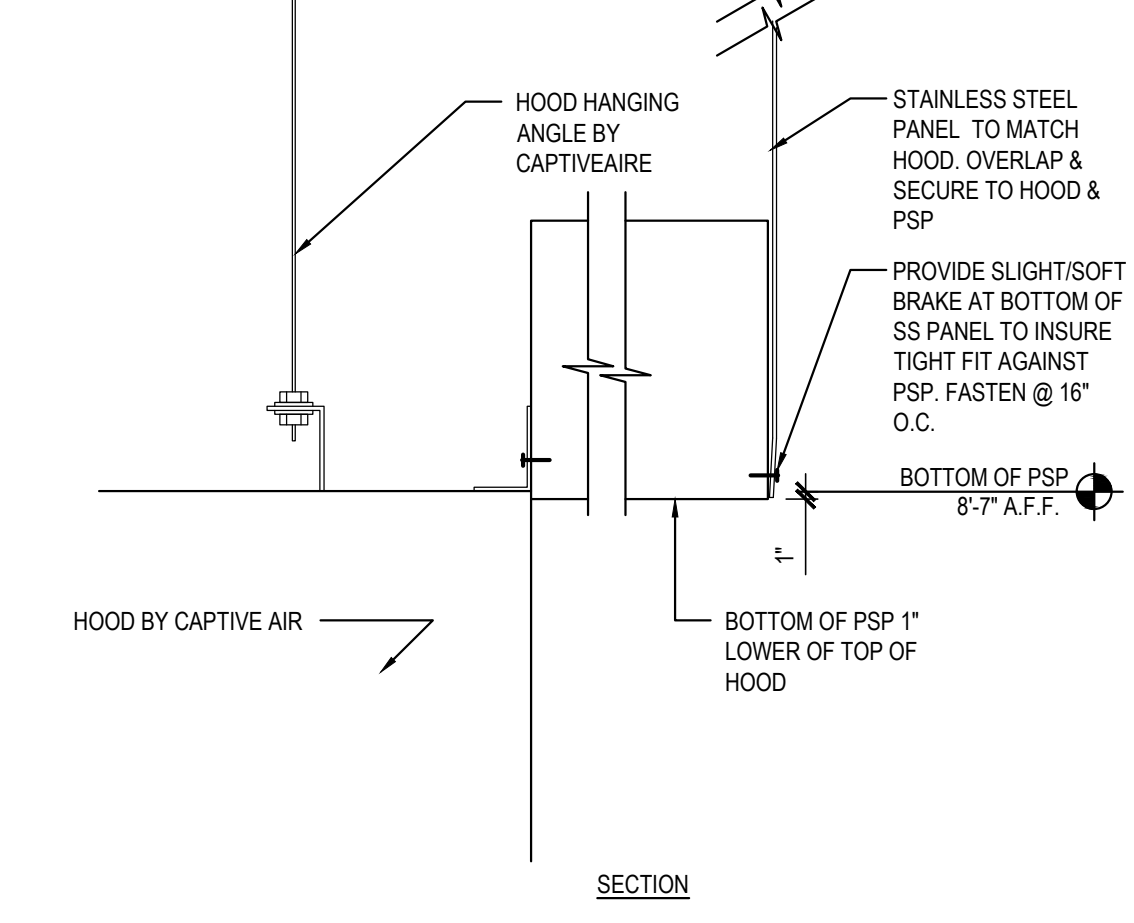
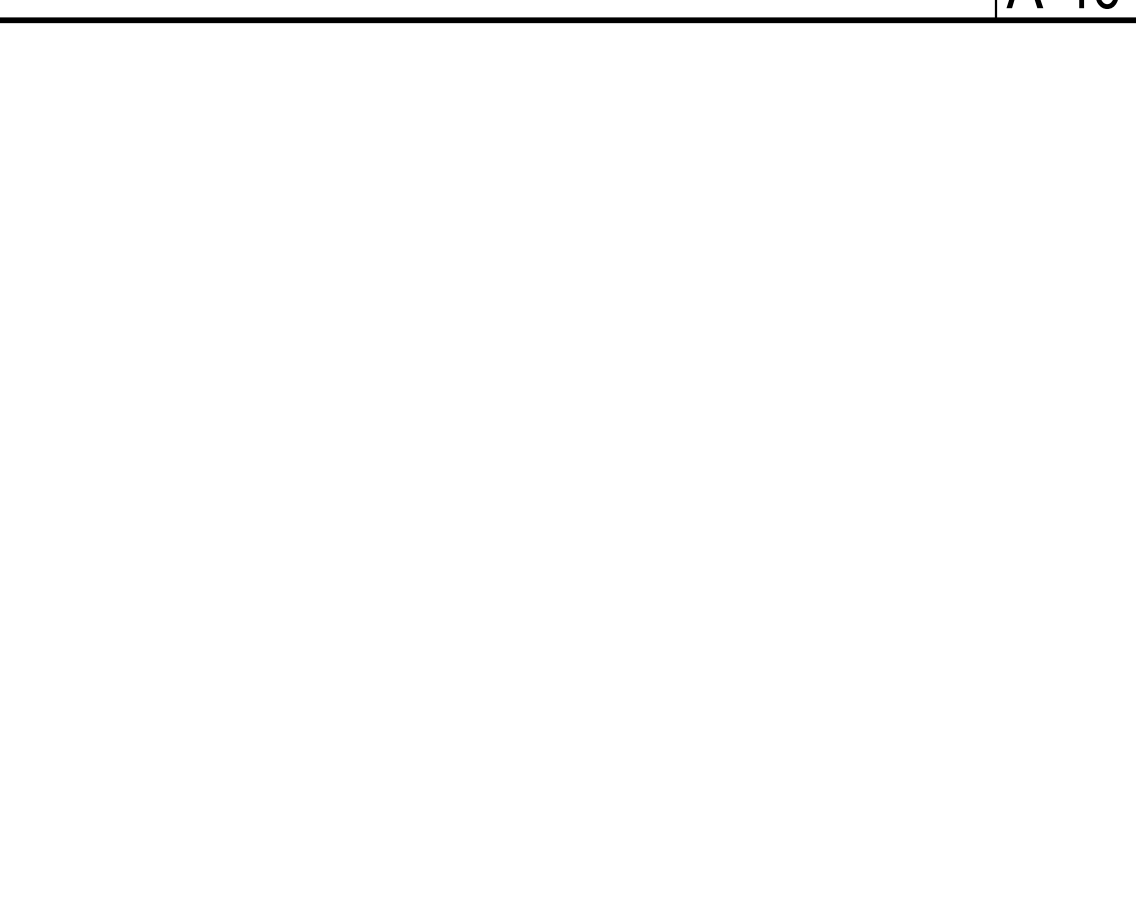
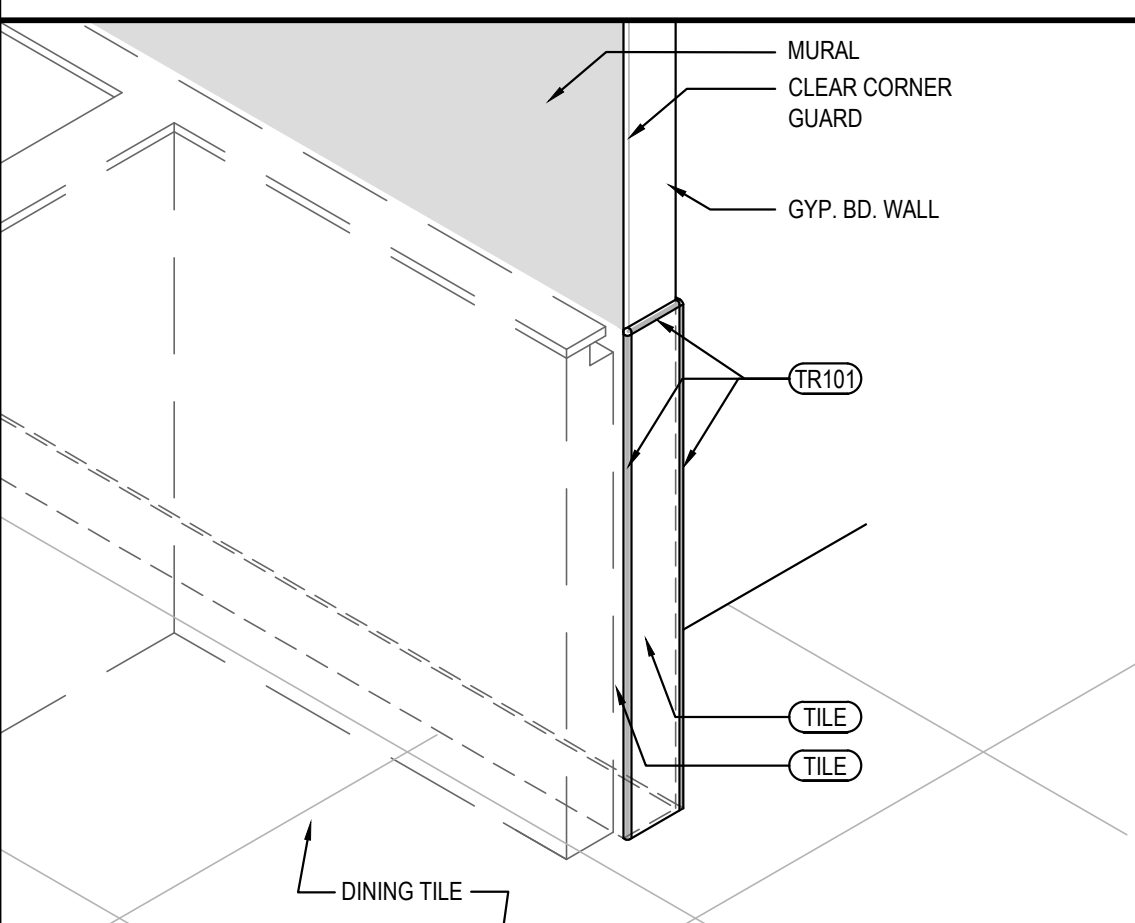
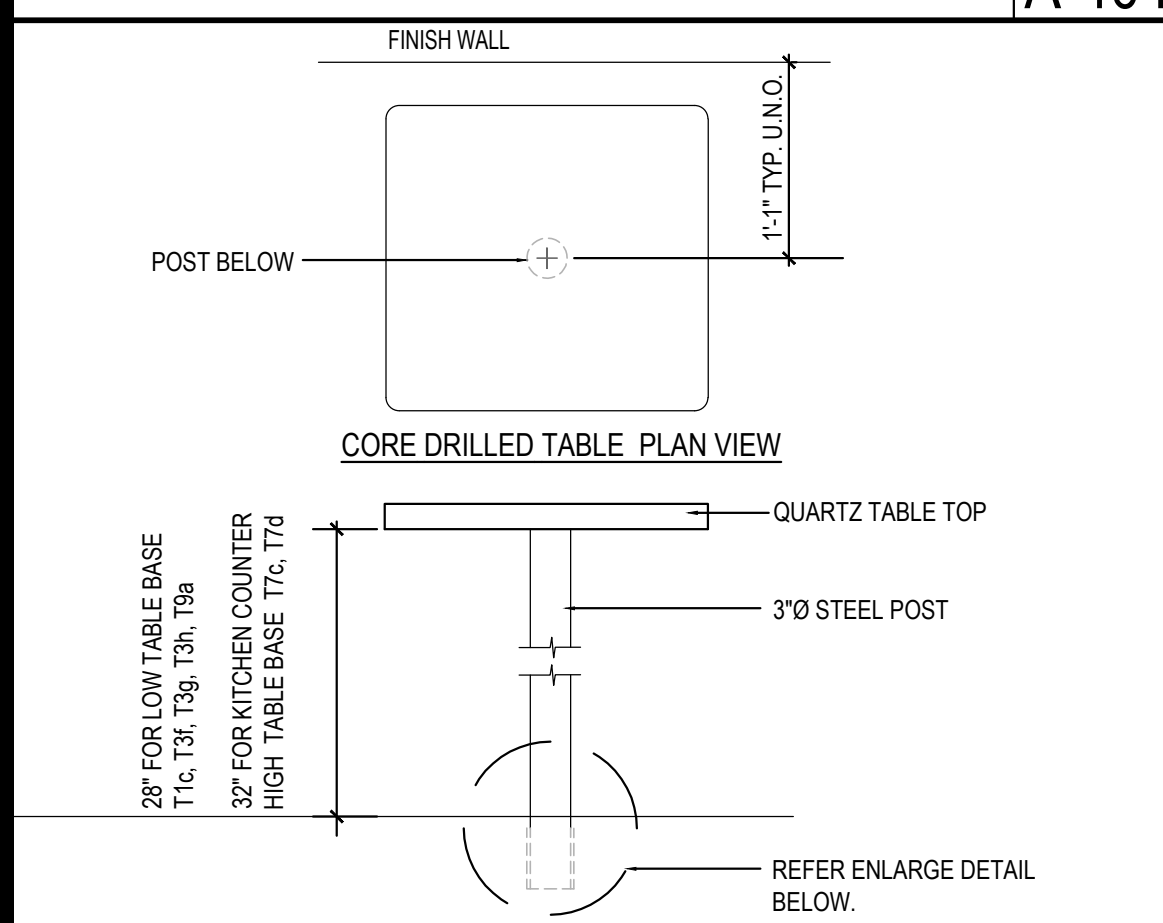
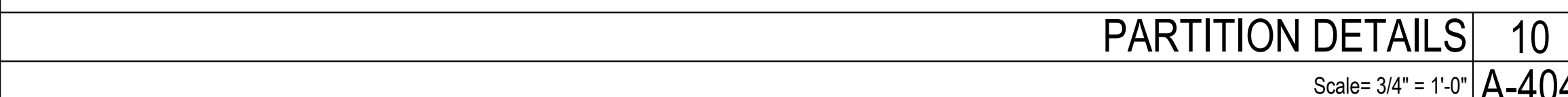
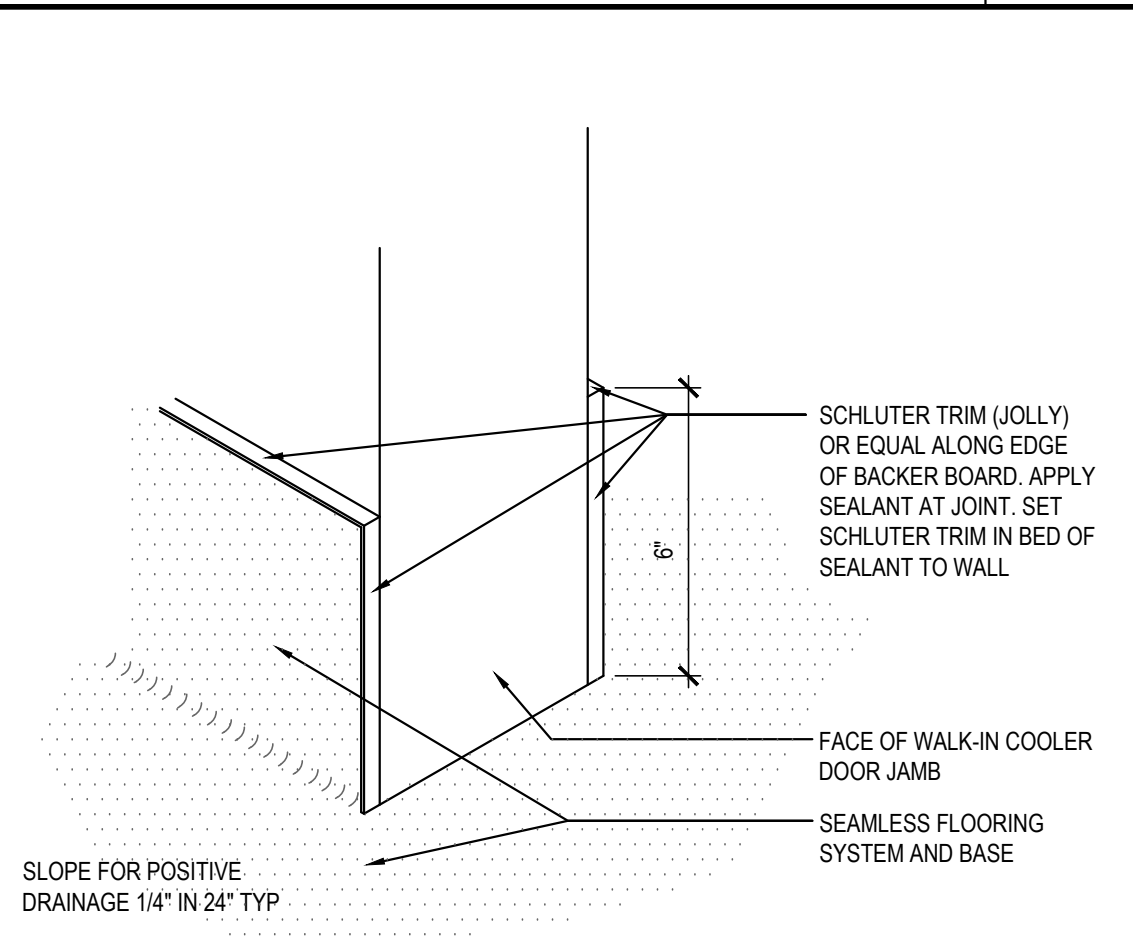
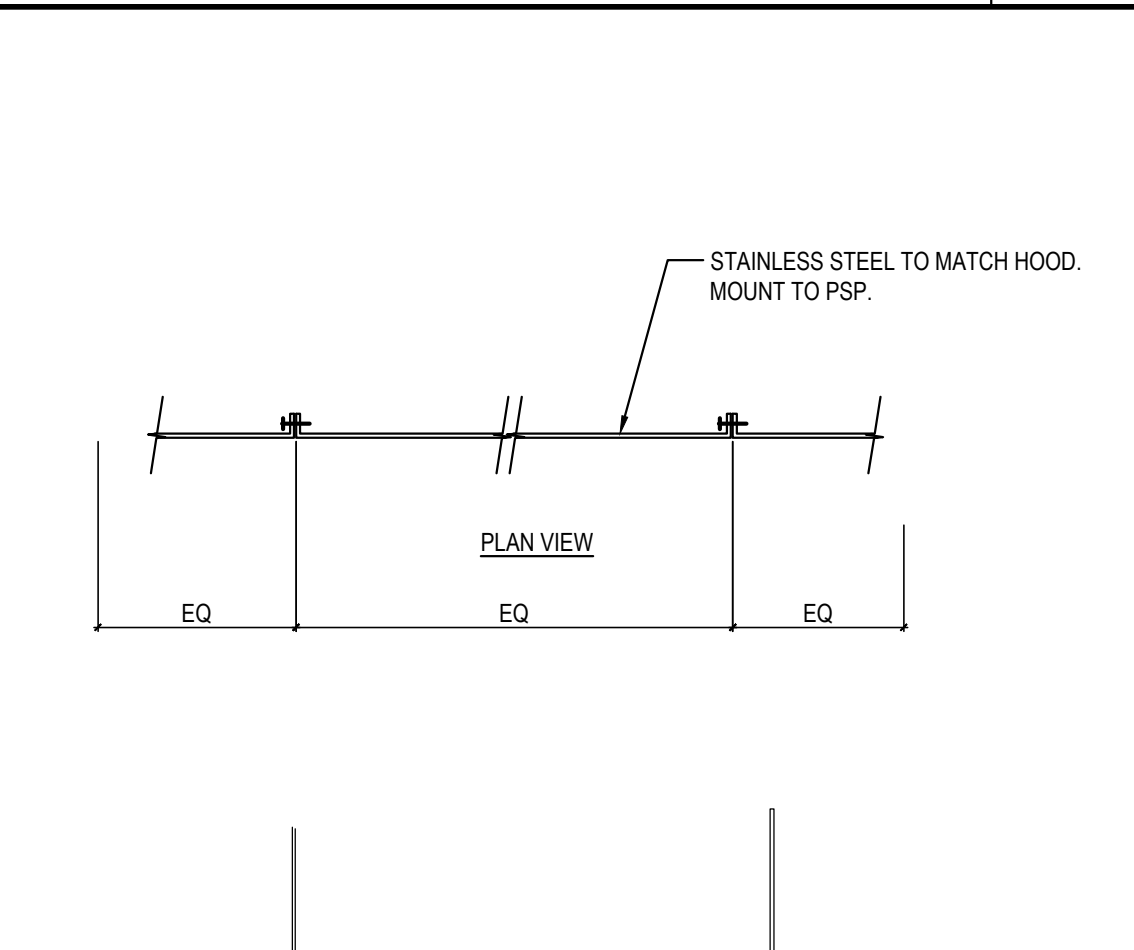
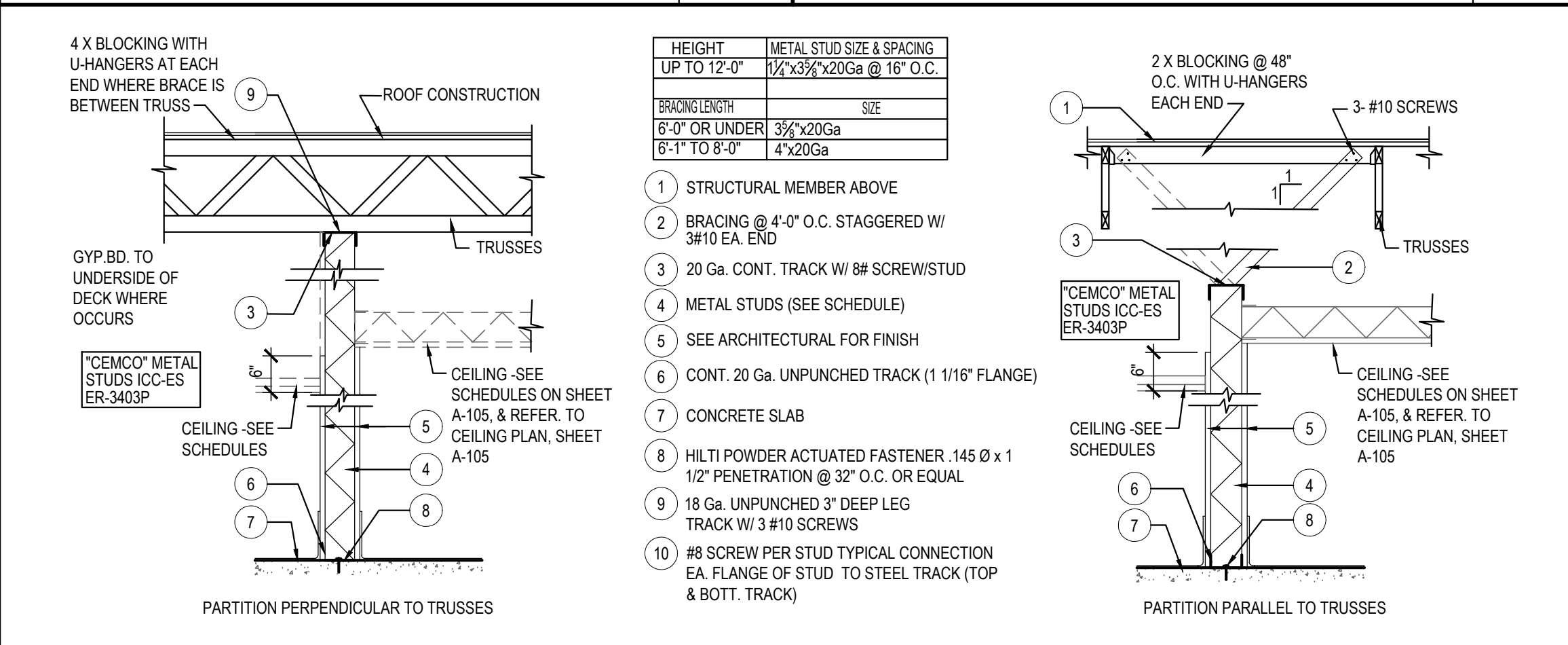
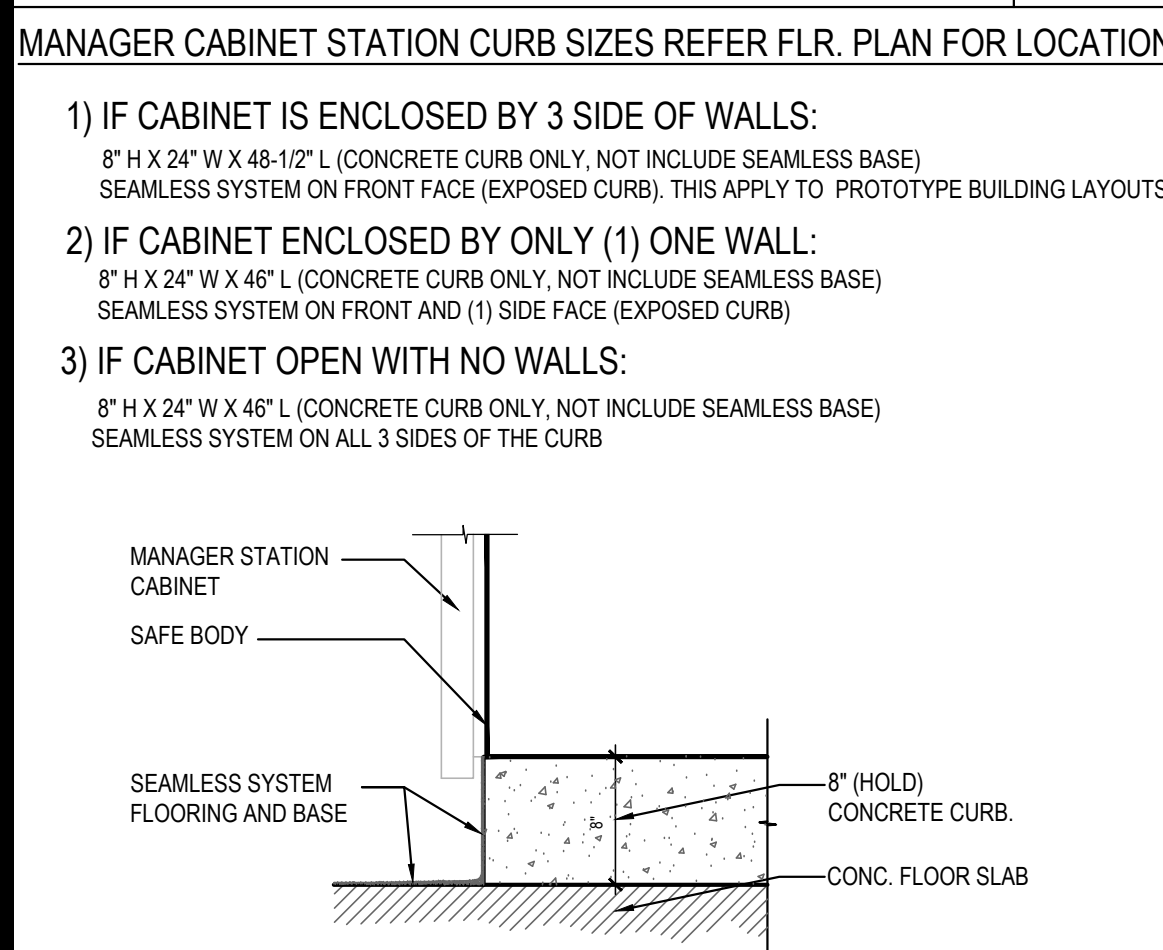
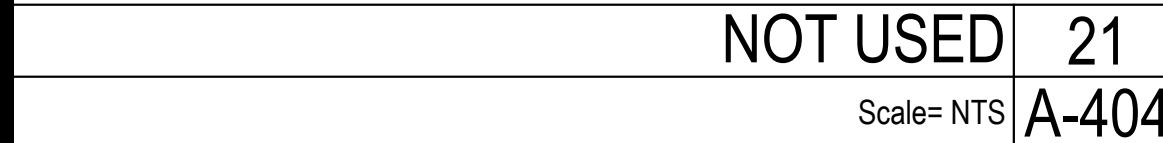
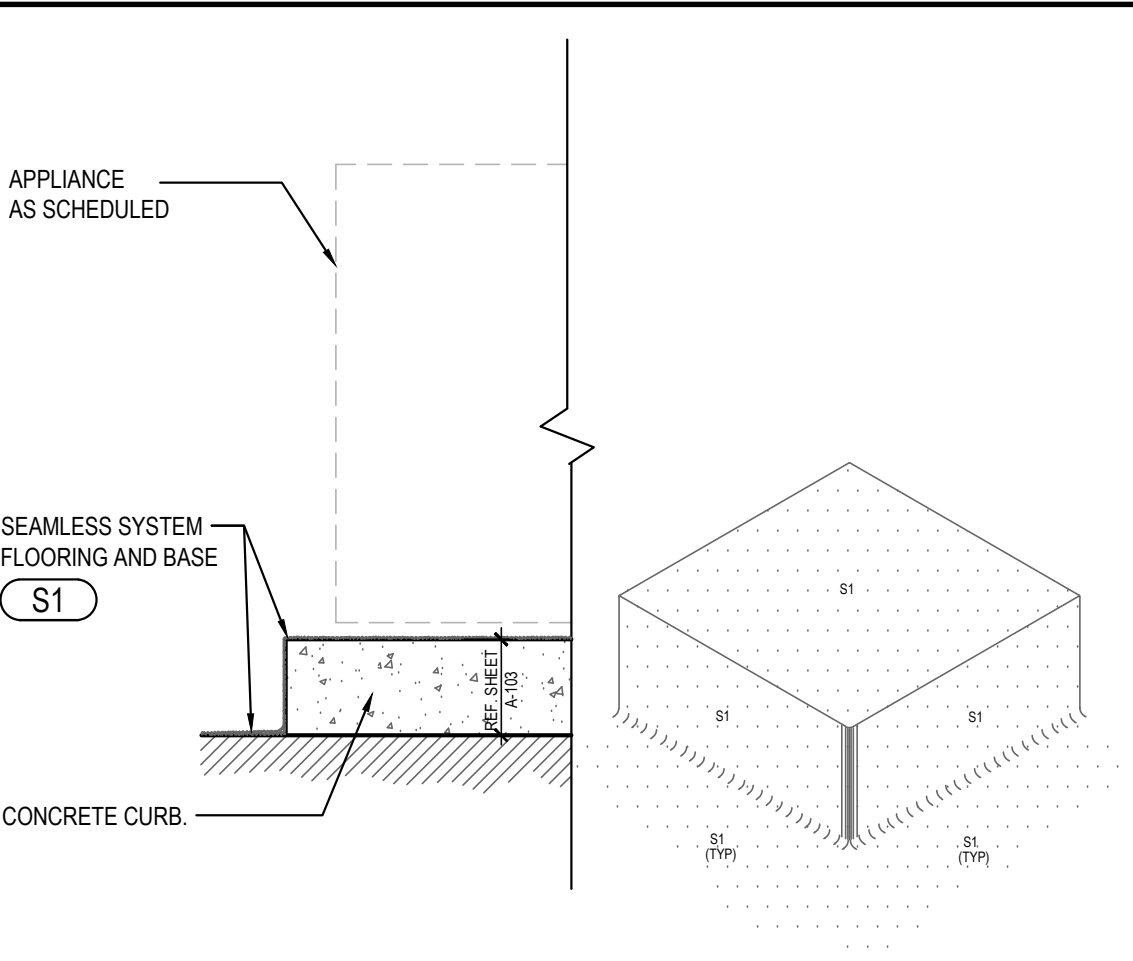
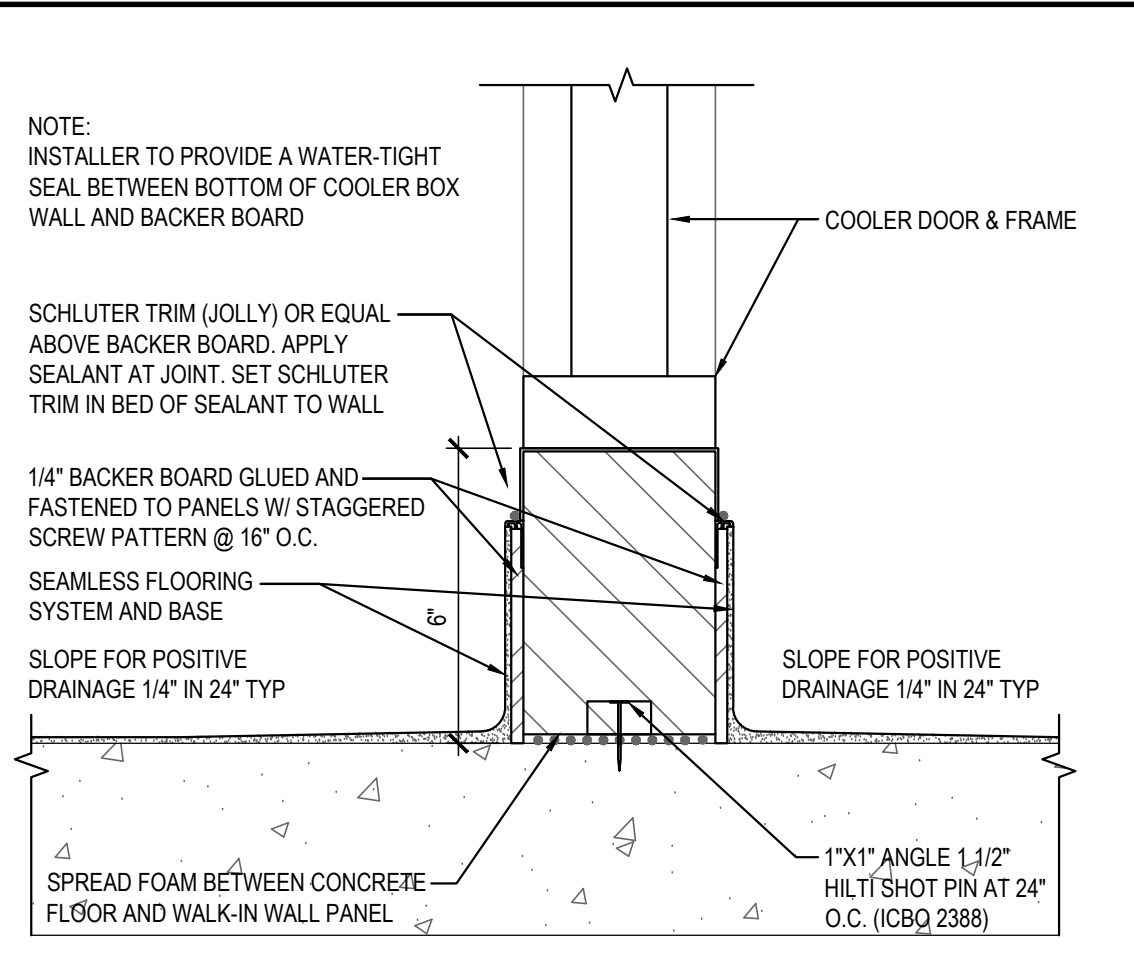
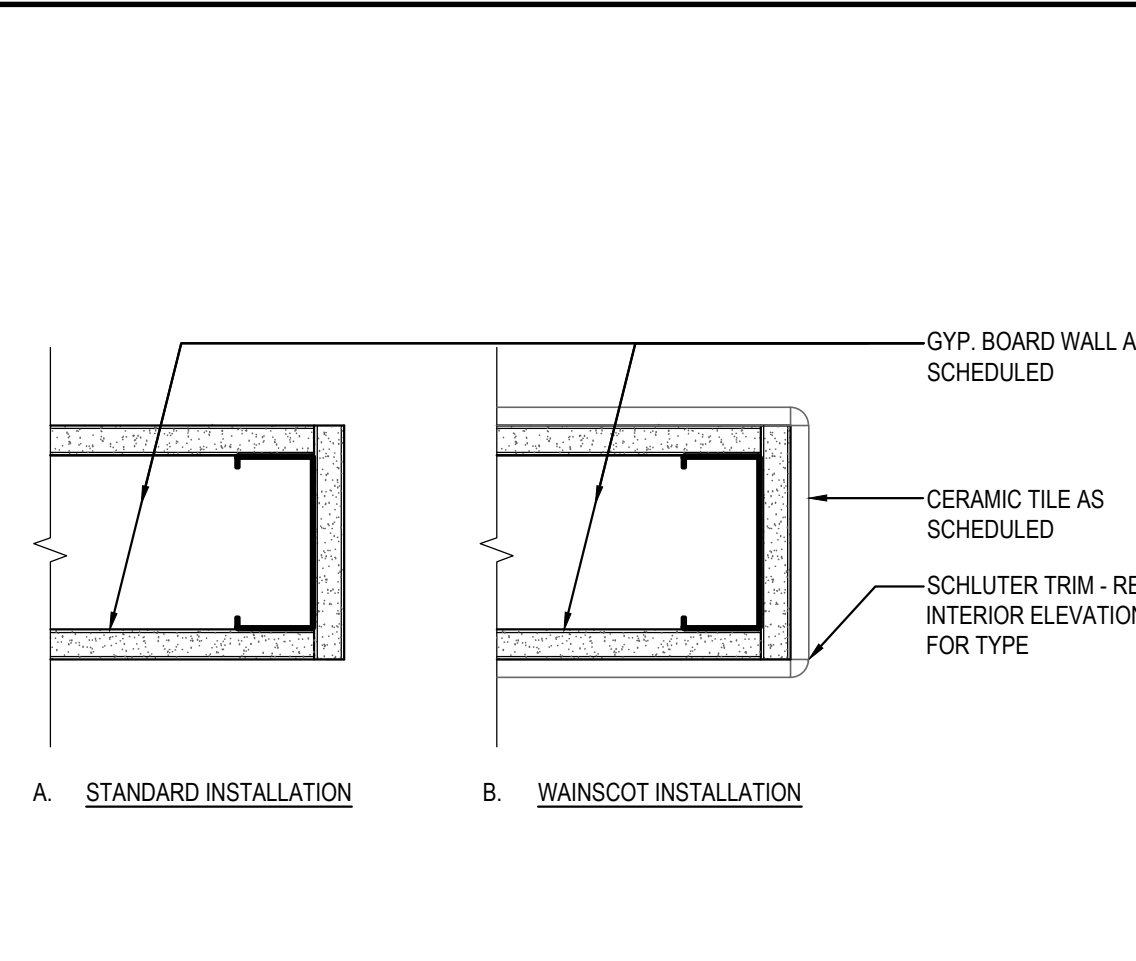
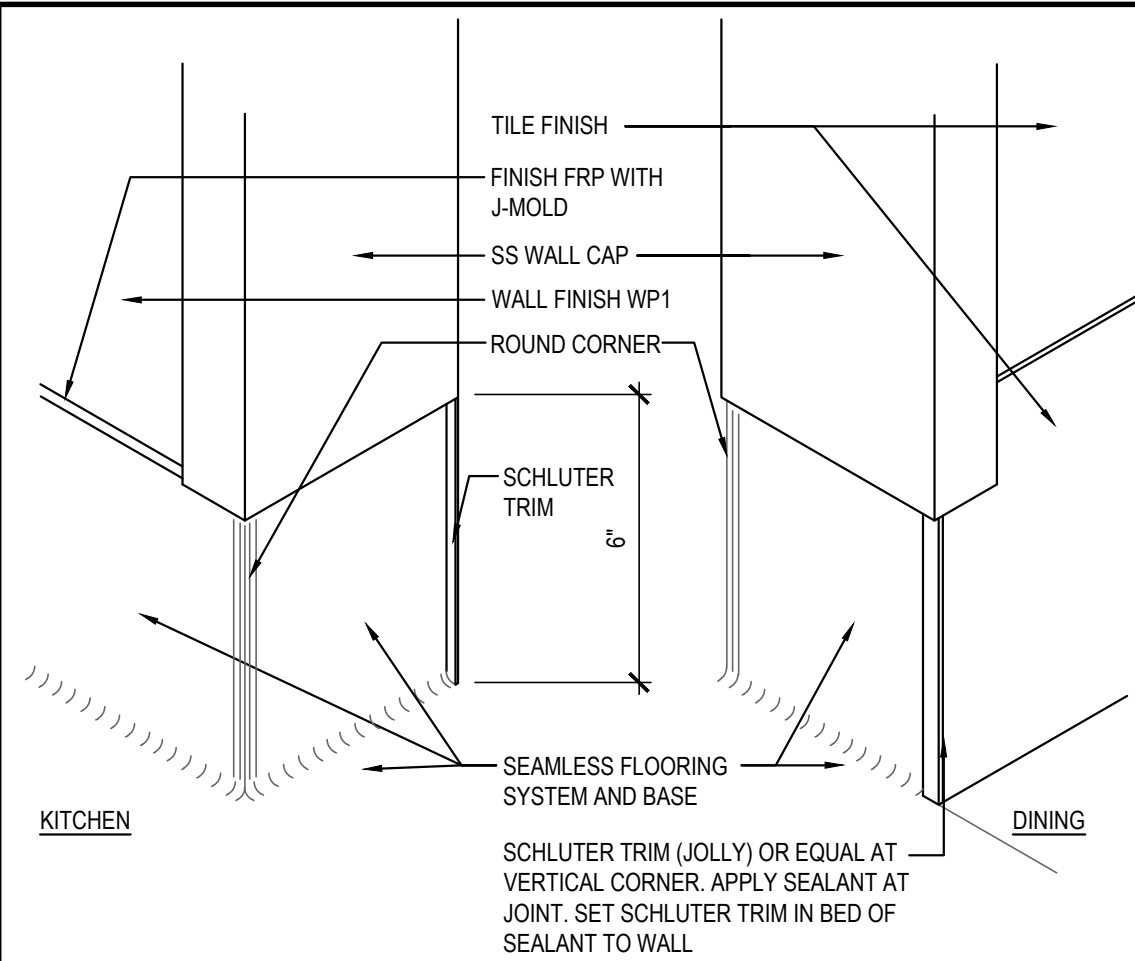
PANDA EXPRESS

PANDA HOME 2600
COUNTY ROAD 210
ST. JOHNS, FL 32259

A-403

ARCHITECTURAL
DETAILS

PANDA HOME 2600 R4



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
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REVISIONS

ISSUE DATE

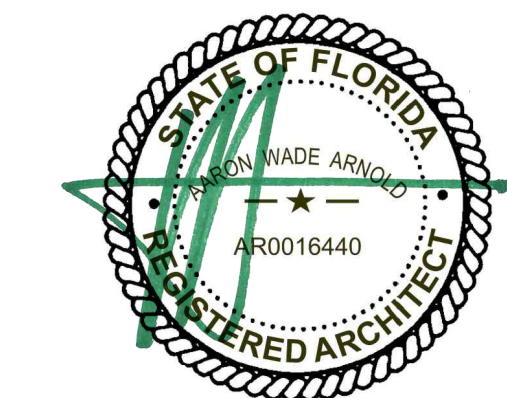
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PANDA PROJECT #: - S8-24-D2558
C&P PROJECT #: - 20230301



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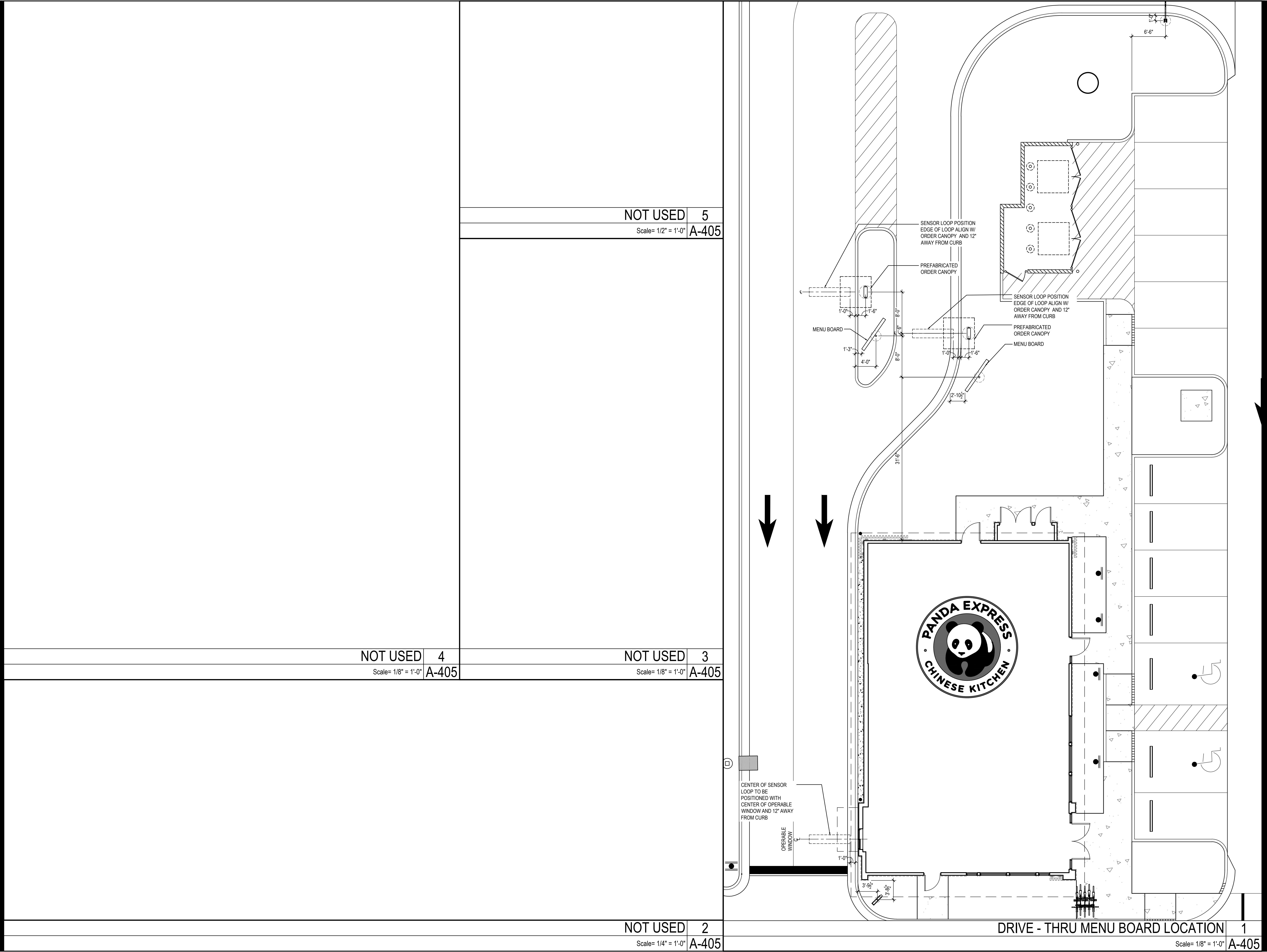
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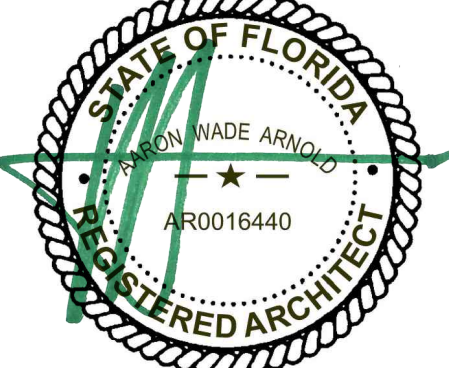
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C&P PROJECT #: 20230301



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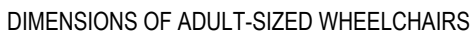
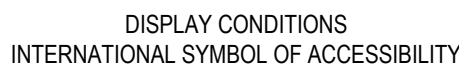
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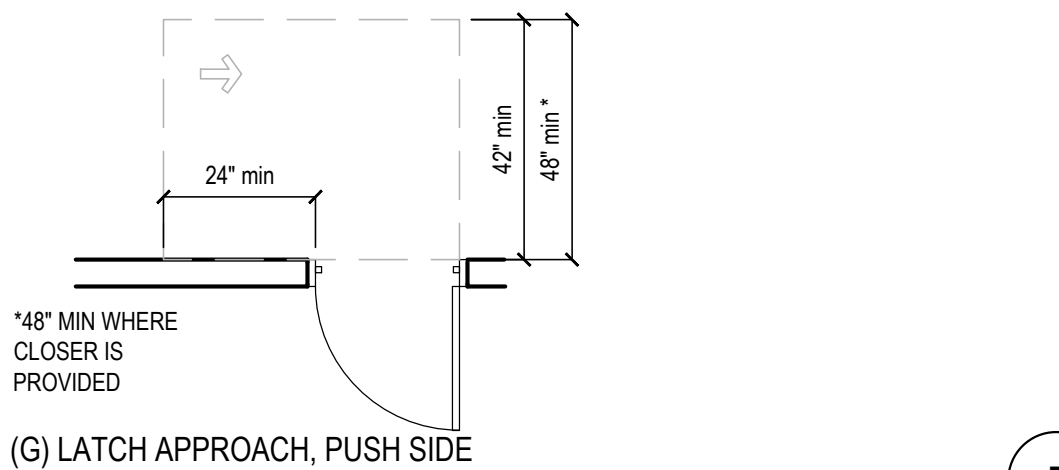
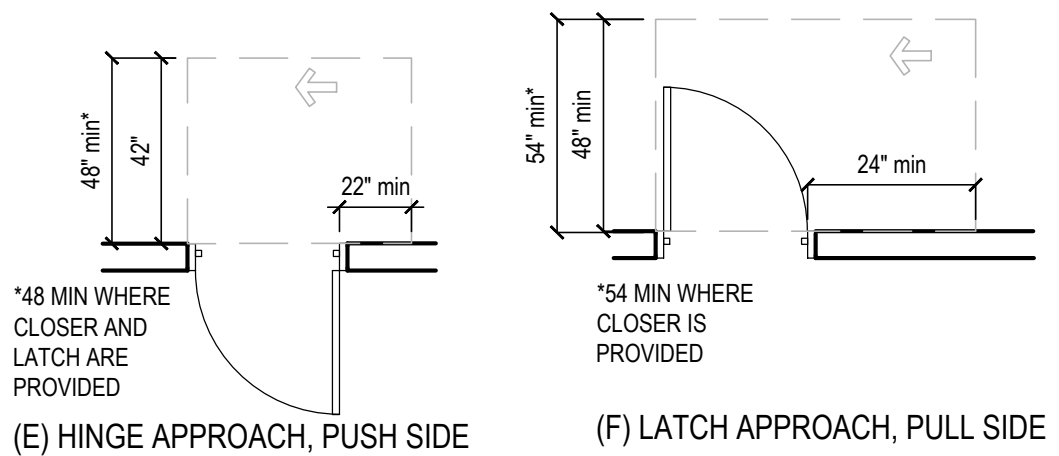
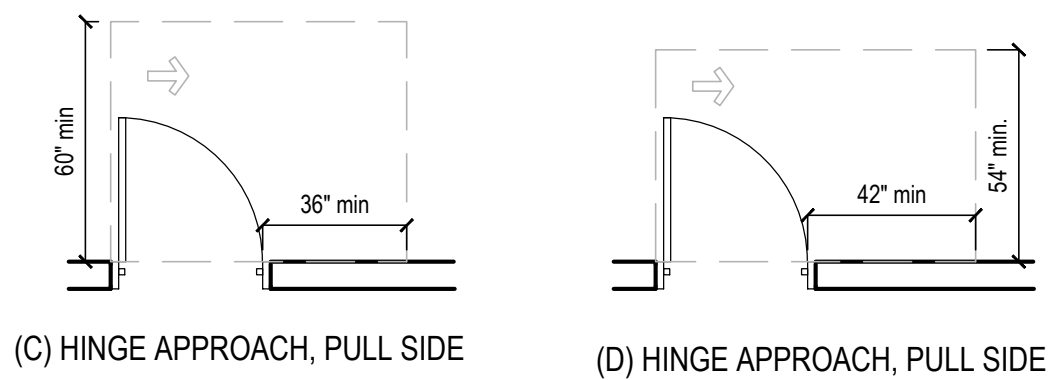
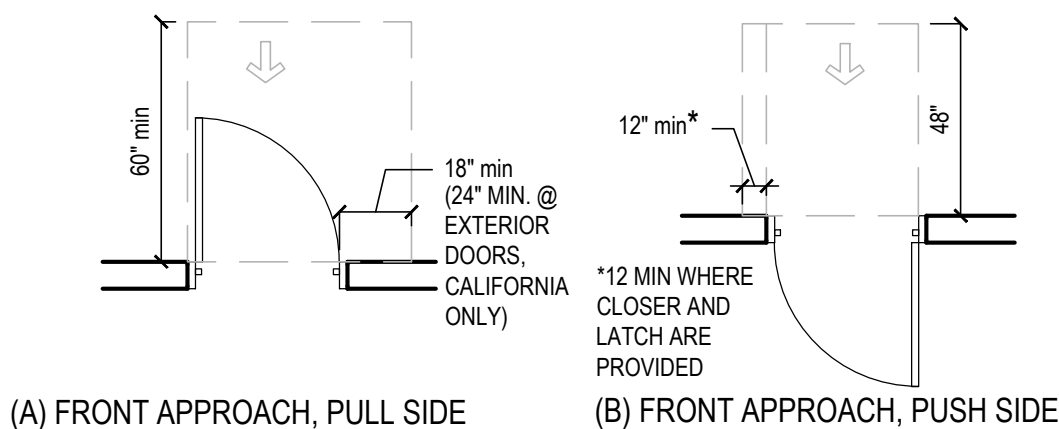
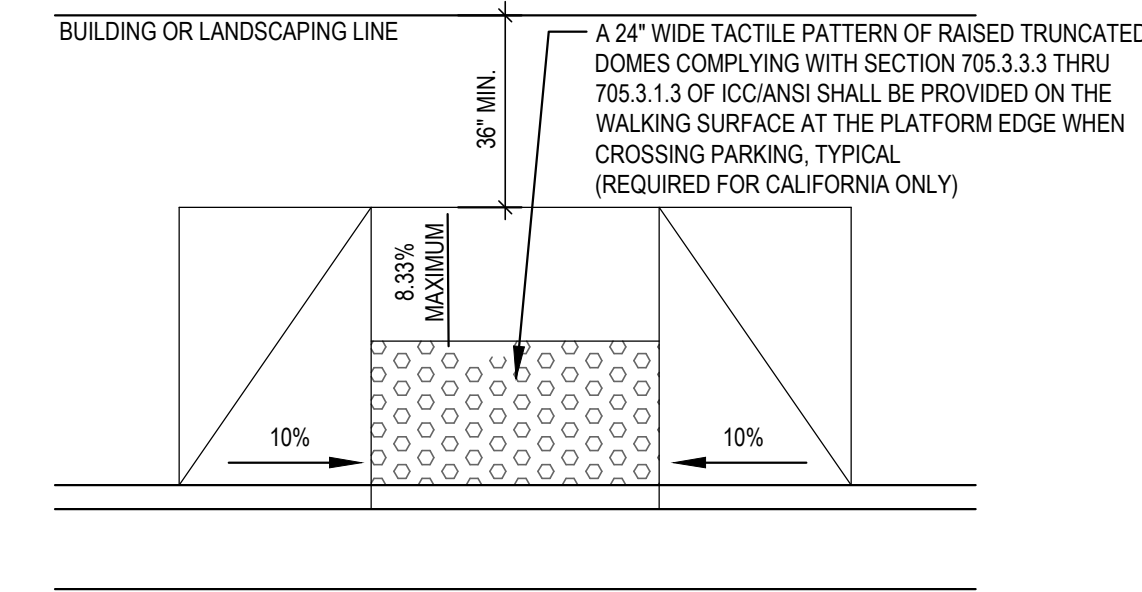
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PANDA HOME 2600 R4

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



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



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 DEVICES 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 "MANUELVING 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 X_1' LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN X_1' AND X_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 TRAP 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.

30. FLOOR SURFACES SHALL BE SLIP-RESISTANT

35. 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 CHARACTER 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.
36. 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).
37. 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.
38. 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 44-INCHES AS MEASURED AT RIGHT ANGLES TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION.
39. 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.
40. TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRIPPING, 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.
41. WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR SPACE 30-INCHES WIDE X 48-INCHES LONG IN FRONT OF THE URINAL.
42. 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.
43. 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.
44. LAVATORIES SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34-INCHES MAXIMUM ABOVE THE FINISH FLOOR.
45. 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.

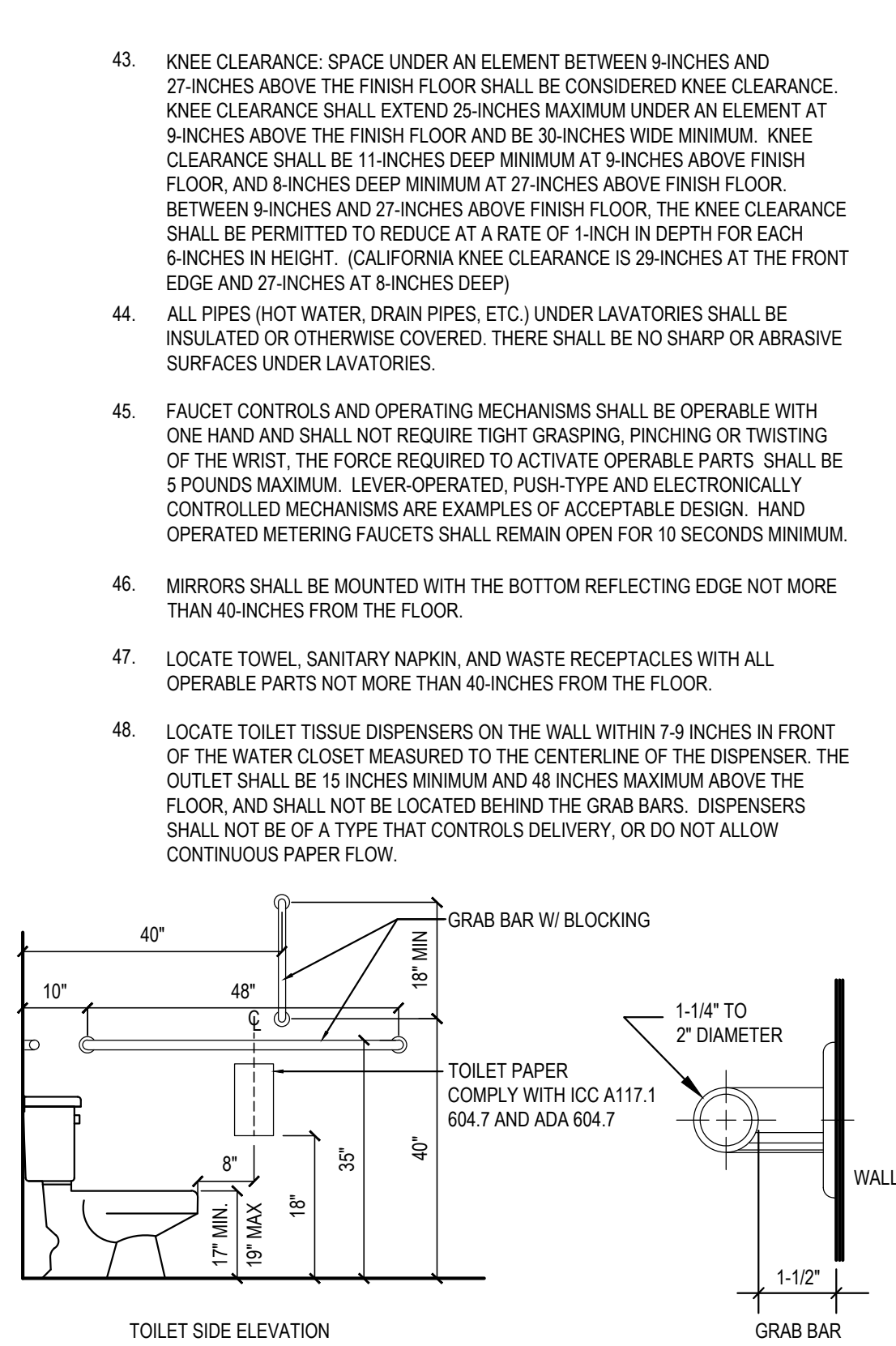


Diagram illustrating the floor plan of a bathroom, showing dimensions for a 60-inch wide door. The diagram includes a toilet, a bathtub, and a shower area. Key dimensions include a 48-inch clearance at the top, a 60-inch width for the door, and various other measurements for fixtures and clearances.

Dimensions shown:

- Top clearance: 48" CLR.
- Left side dimensions (from top): 17.5" (C.A. ONLY), 17", 15", 27", 30", 18".
- Right side dimensions (from top): 48", 30", 18" MIN.
- Bottom dimensions: 60" MIN.
- Internal dimensions: 60" MIN., 56" MIN., 54" MIN.

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 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 MINIMUM 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 ABRAISVE 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.

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, HEATING 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

FOR METAL TABLES
FOR WOOD TABLES

33.5"

28" MIN

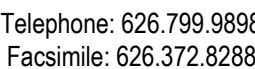
17.5"

TABLE BASE CANNOT ENCR OACH INTO REQUIRED CLEAR FLOOR SPACE

2.5" MINIMUM KNEE CLEARANCE

CALIFORNIA IN: EACH PARKING SPACE BACKGROUND 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 VIEW ON DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA 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 4-1 A/4-08

AT KITCHEN, SINKS, FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND WITHOUT REQUIRING GRIPPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL NOT BE GREATER THAN 5 LBS. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGN. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS FOR AT LEAST 10 SECONDS.



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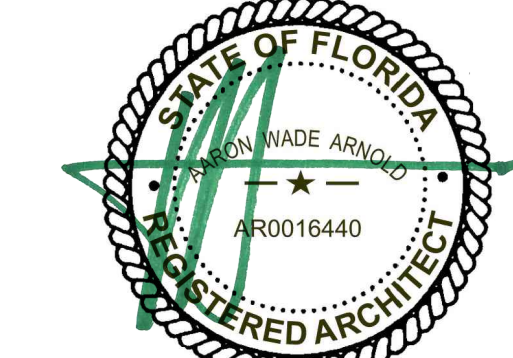
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08.01.2023



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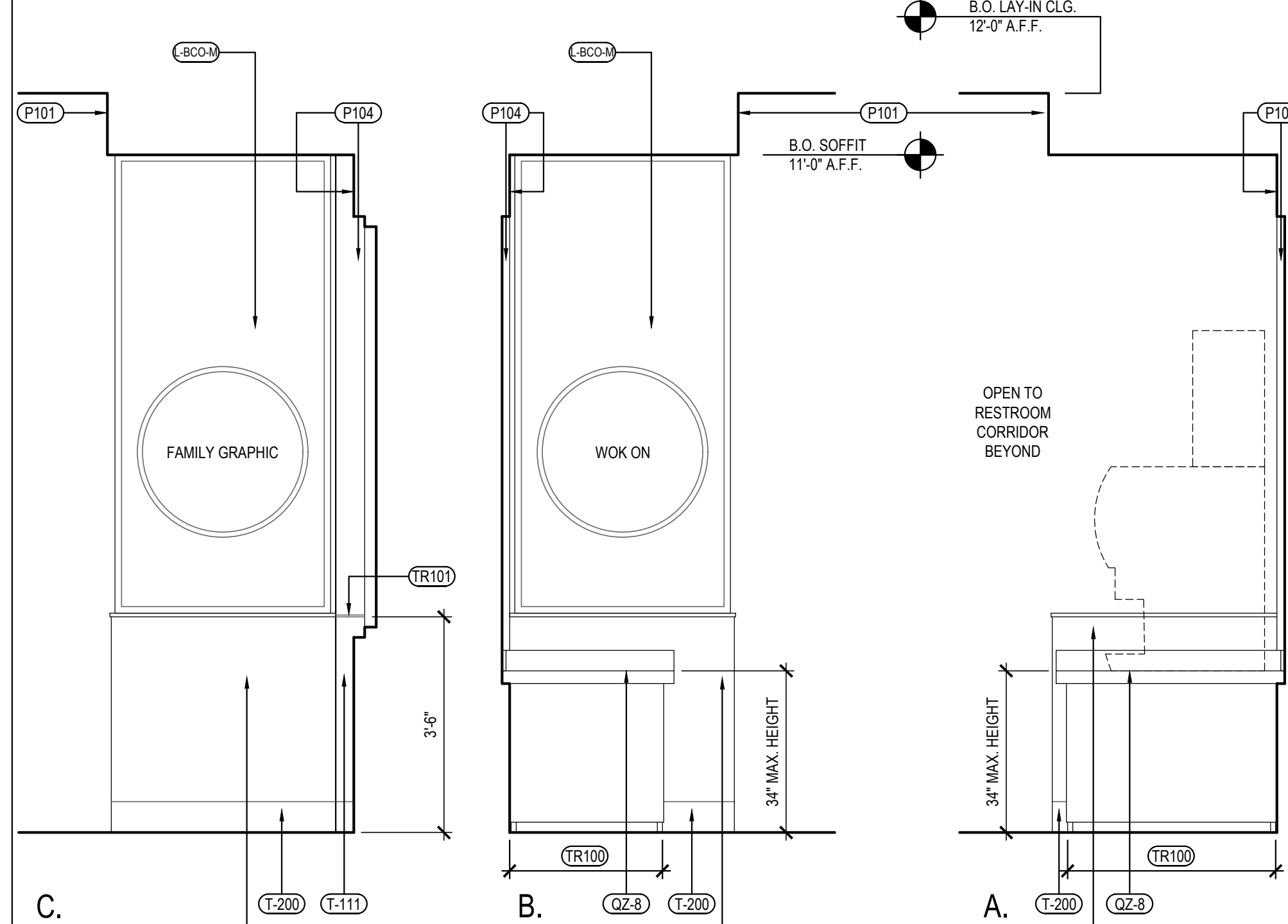
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PANDA HOME 2600 R4

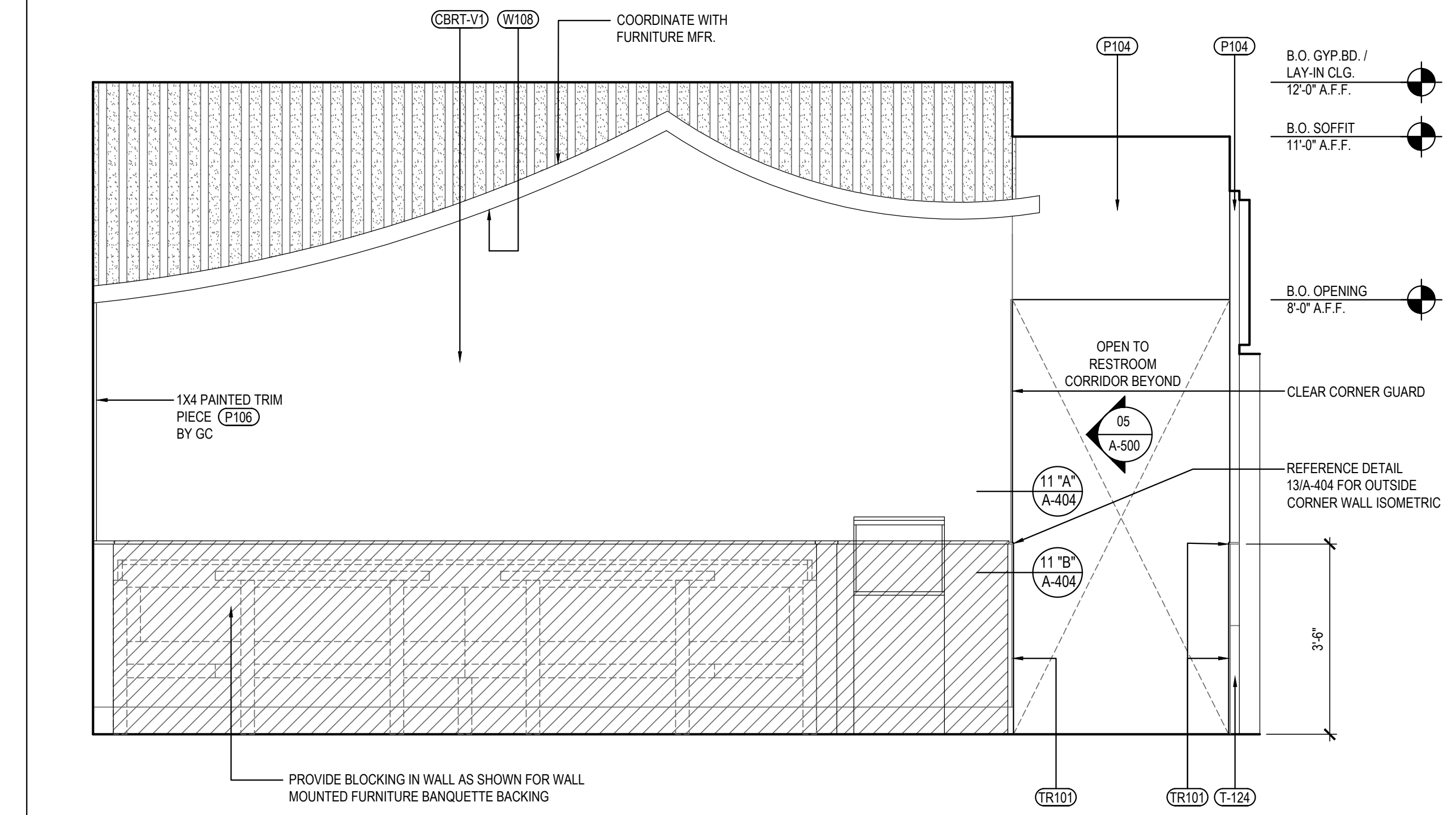
GENERAL DECOR NOTE:
ALL WALL DECORATIONS, PRINT LOCATIONS,
ETC... TO BE VERIFIED WITH PANDA EXPRESS
BY GC

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

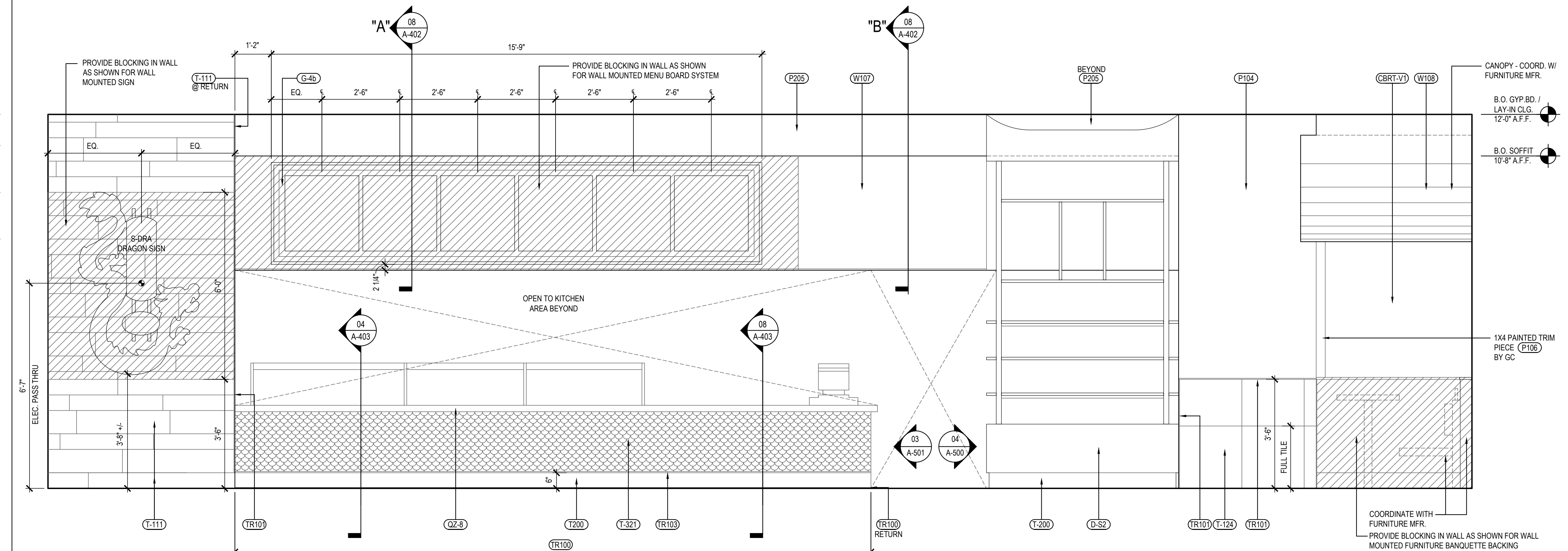
COORDINATE LOCATION OF ALARM DEVICES
WITH ARTWORK (IF REQUIRED).



Scale= 1/2" = 1'-0" **A-500**



Scale= 1/2" = 1'-0" | A-500



Scale= 1/2" = 1'-0"	A-50
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Scale= 1/2" = 1'-0"	A-500
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REVISIONS:

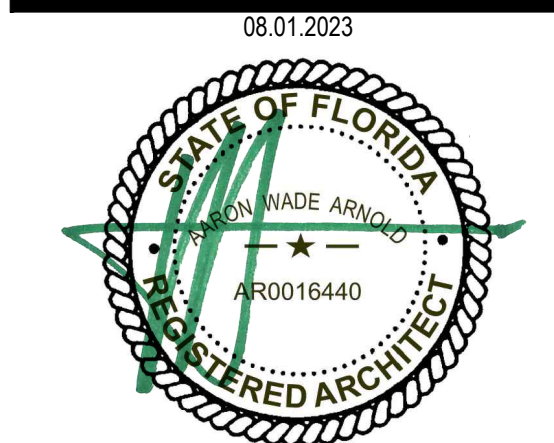
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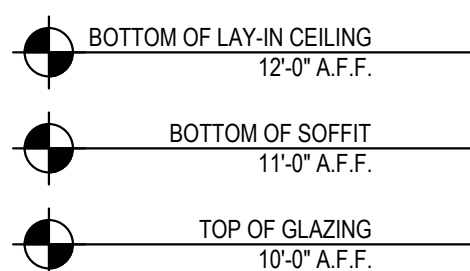
PANDA PROJECT #: - S8-24-D2558
C&P PROJECT #: - 20230301



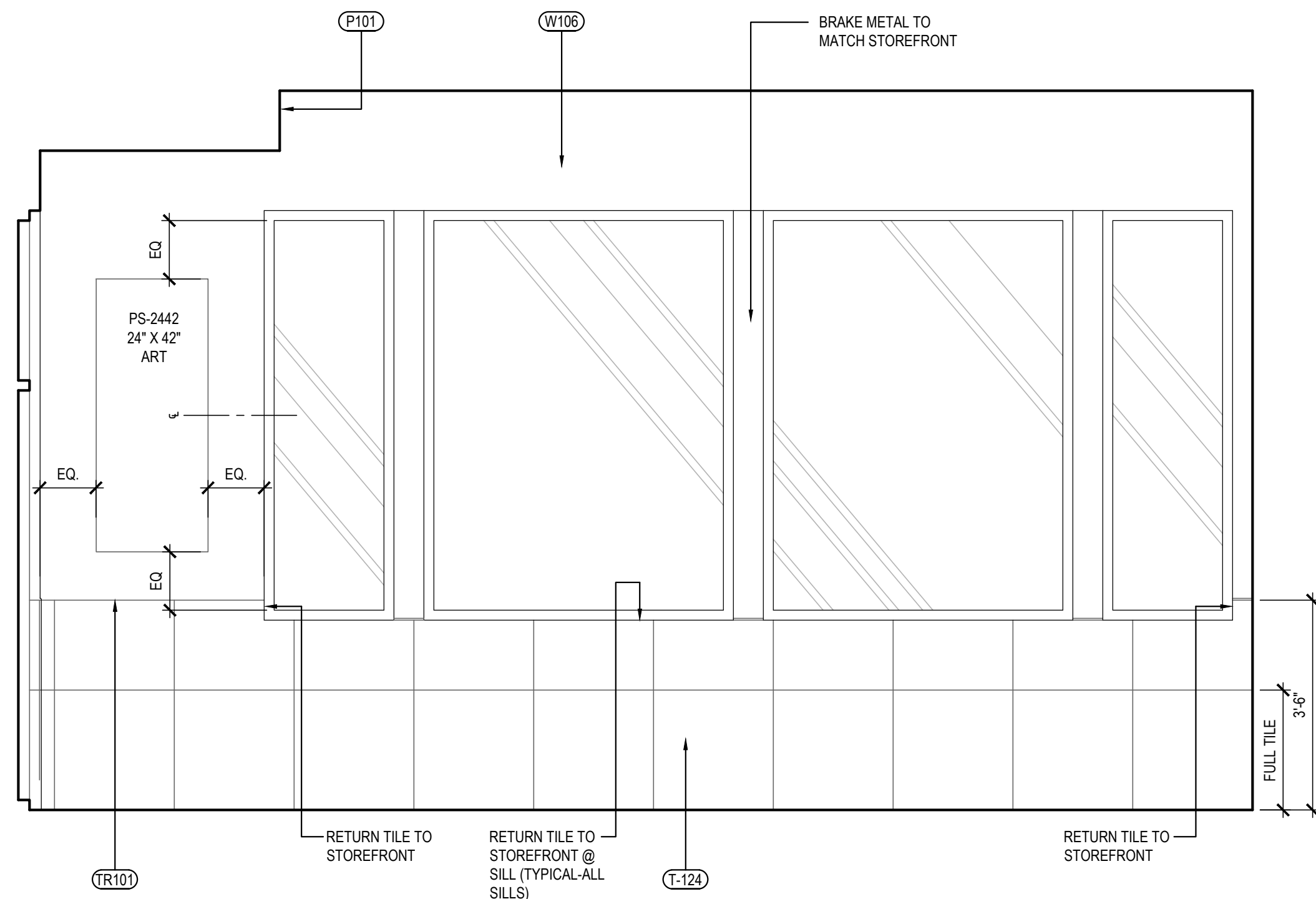
PANDA EXPRESS
PANDA HOME 2600
COUNTY ROAD 210
ST. JOHNS, FL 32259

A-501

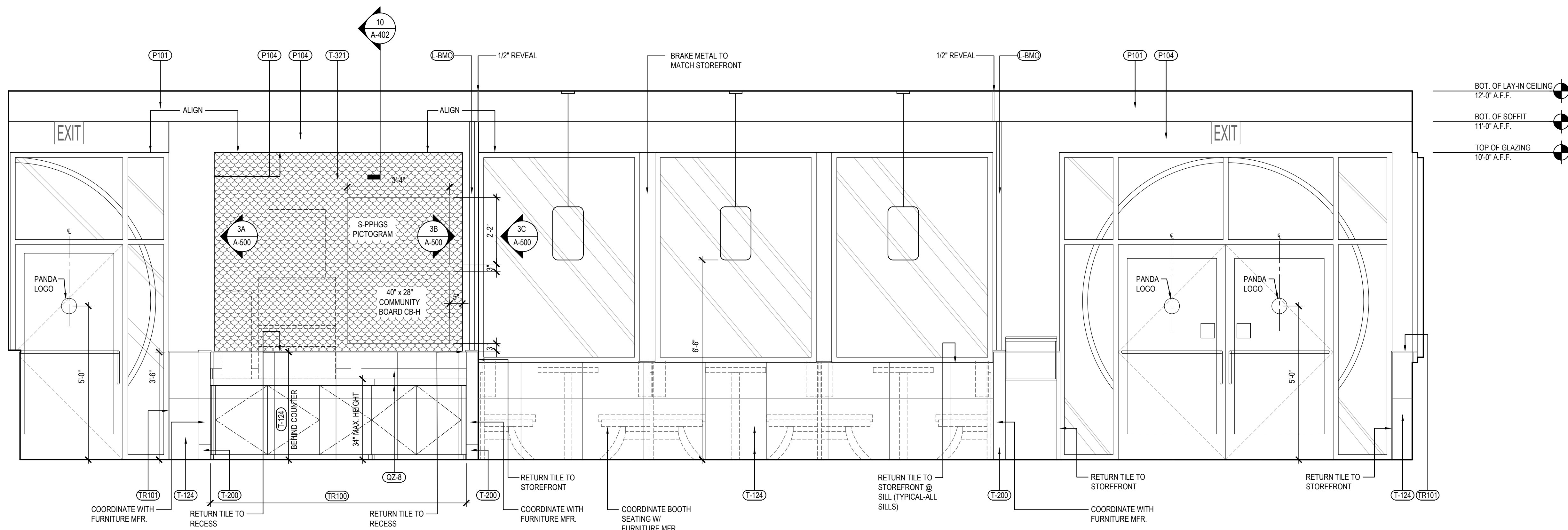
PANDA HOME 2600 R4



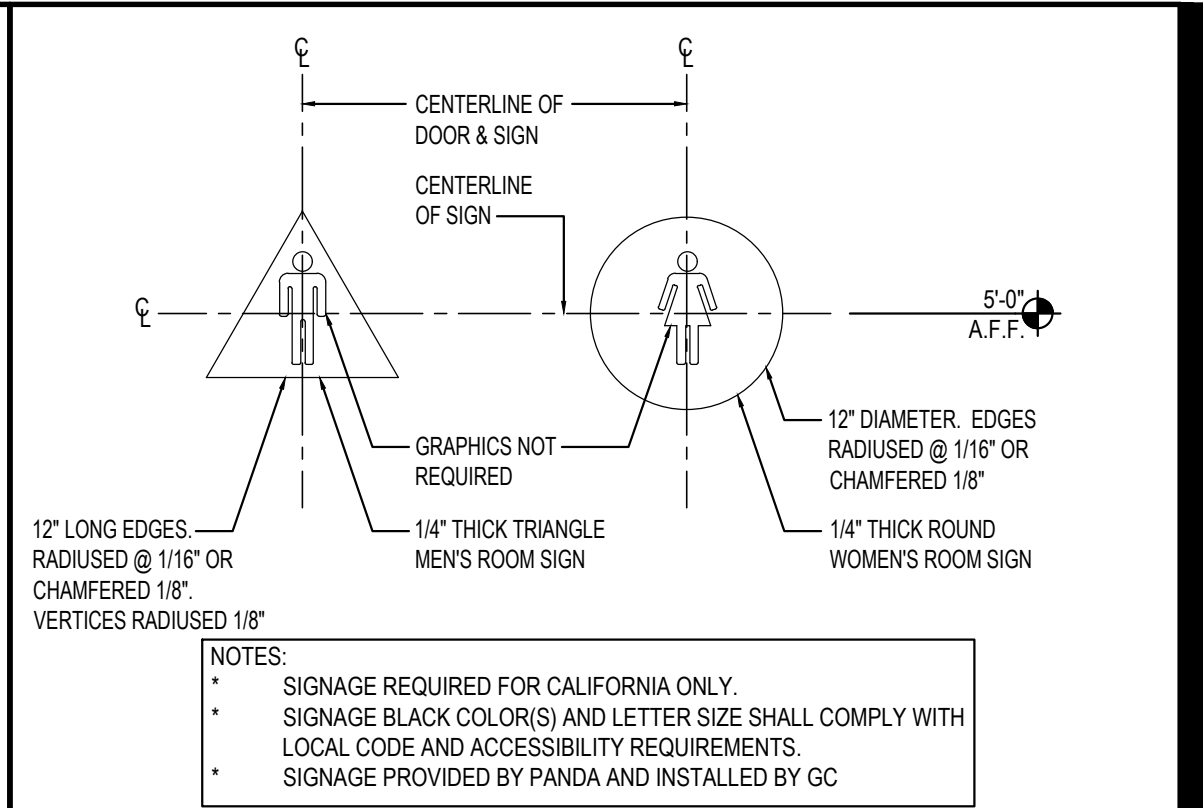
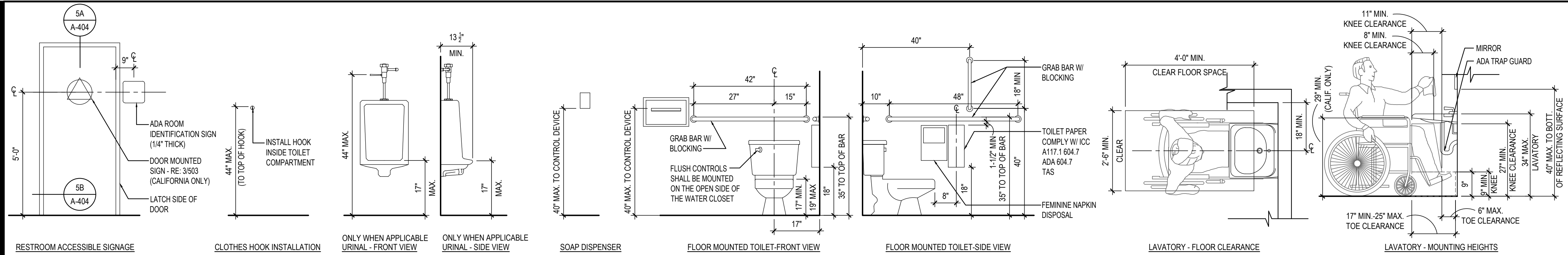
SERVICE COUNTER ELEVATION	3
Scale= 1/2" = 1'-0"	A-501



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



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



STANDARD ACCESSIBLE MOUNTING HEIGHTS AND CLEARANCES

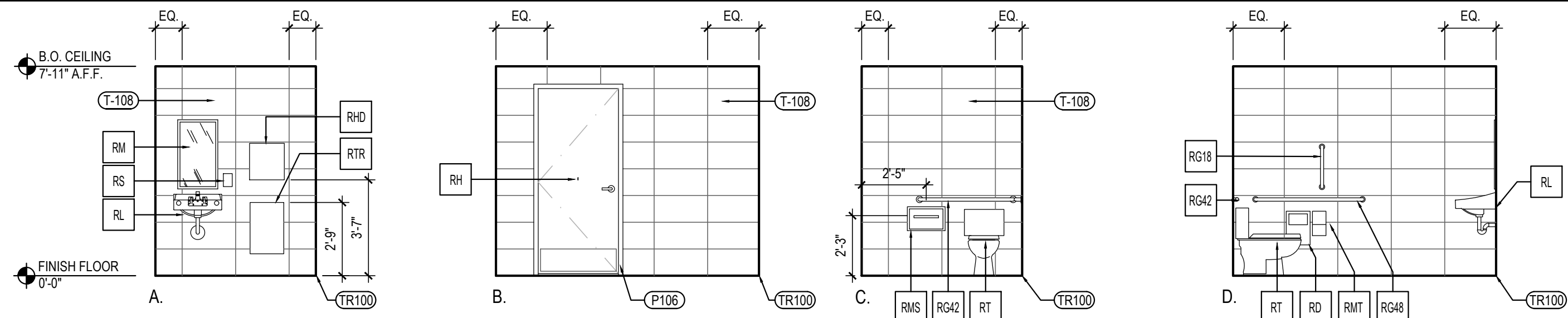
4

RESTROOM DOOR SIGNS

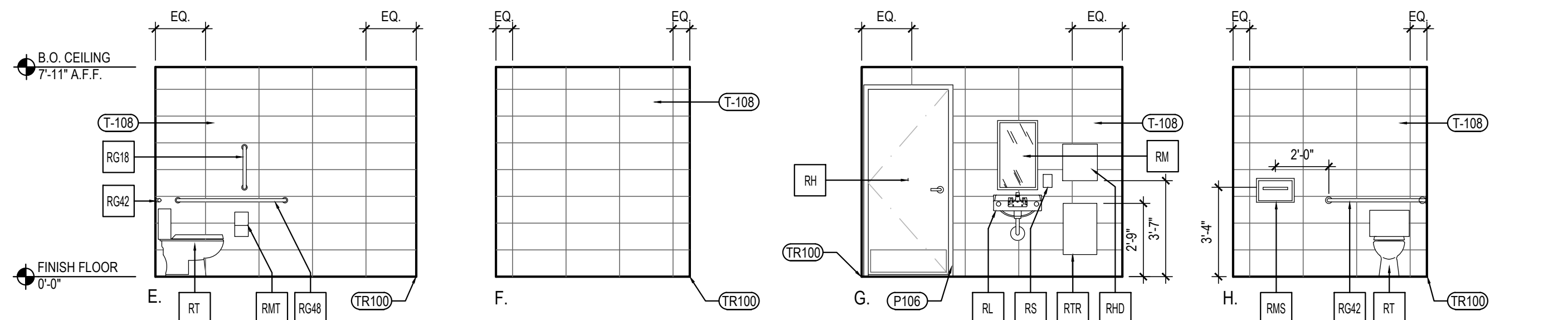
3

Scale= NTS A-503

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



WOMEN'S RESTROOM



MEN'S RESTROOM

RESTROOM ELEVATIONS

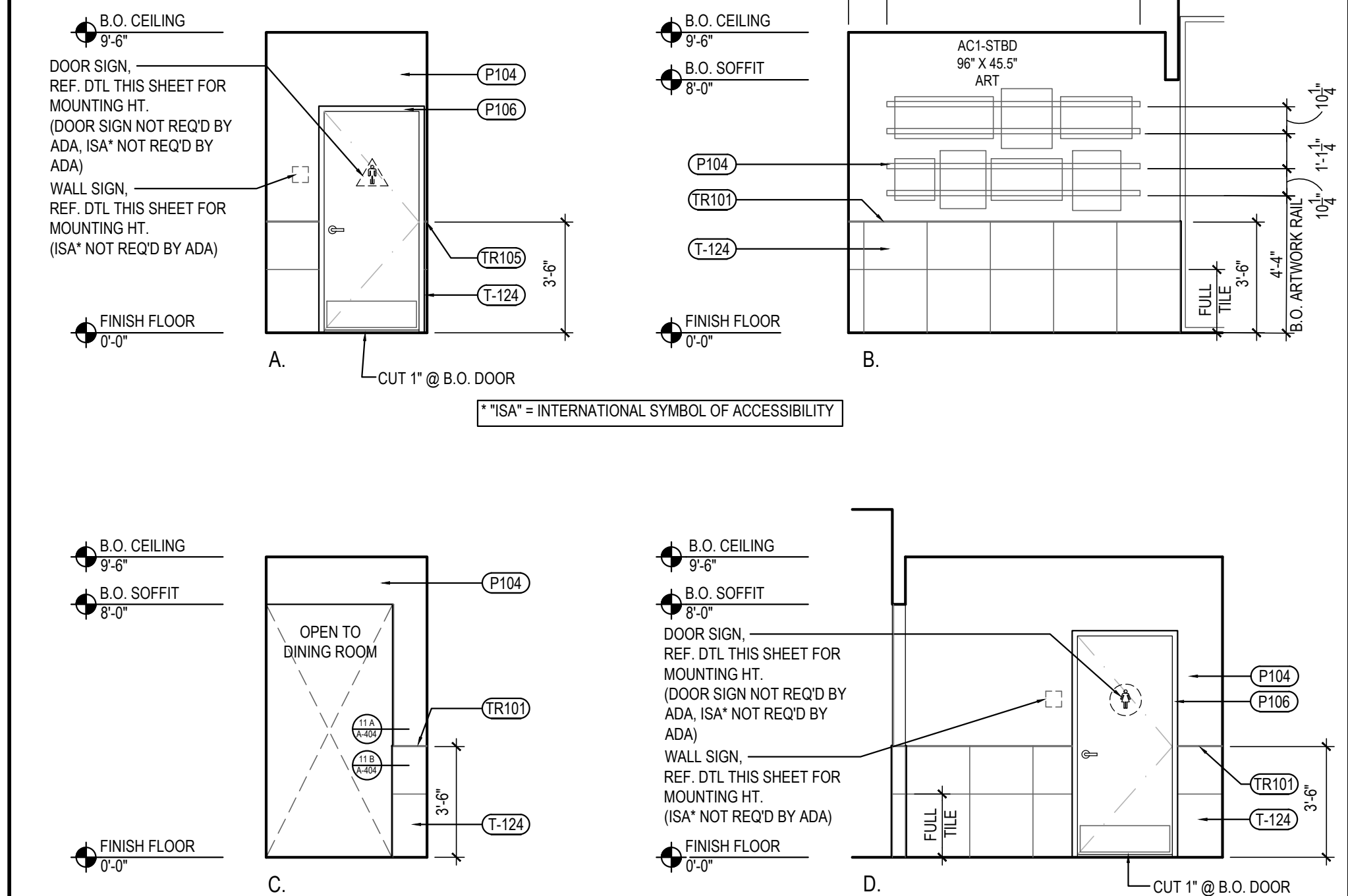
2

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

TOILET ACCESSORY SCHEDULE

NO	DESCRIPTION
RG42	BOBRICK GRAB BAR, 42" LONG B-6806 1 1/2", SATIN FINISH, FURNISHED BY LOCKNET, INSTALLED BY GC
RG48	BOBRICK GRAB BAR, 48" LONG B-6806 1 1/2" SATIN FINISH, FURNISHED BY LOCKNET, INSTALLED BY GC
RG18	BOBRICK GRAB BAR, 18" LONG B-6806 1 1/2" SATIN FINISH, FURNISHED BY LOCKNET, INSTALLED BY GC
RM	BOBRICK CHANNEL FRAME MIRROR B-166 (1836) 18"X36" STAINLESS STEEL CHANNEL FRAME FURNISHED BY LOCKNET, INSTALLED BY GC 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 GC
RTR	BOBRICK SURFACE MOUNTED TRASH RECEPTACLE MODEL # B-277; FURNISHED BY LOCKNET, INSTALLED BY GC
RHD	PAPER TOWEL DISPENSER FURNISHED BY PANDA EXPRESS, INSTALLED BY GC
RMT	BOBRICK MULTI-ROLL TOILET TISSUE DISPENSER B-2888 STAINLESS STEEL, SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY GC
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 GC
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 GC
RD	BOBRICK RECESSED SANITARY NAPKIN DISPOSAL B-3613 STAINLESS STEEL, SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY GC
RH	BOBRICK SURFACE-MOUNTED CLOTHES HOOK AND BUMPER B-233 SOLID ALUMINUM CASTING, MATTE FINISH, INSIDE OF RESTROOM DOORS FURNISHED BY LOCKNET, INSTALLED BY GC

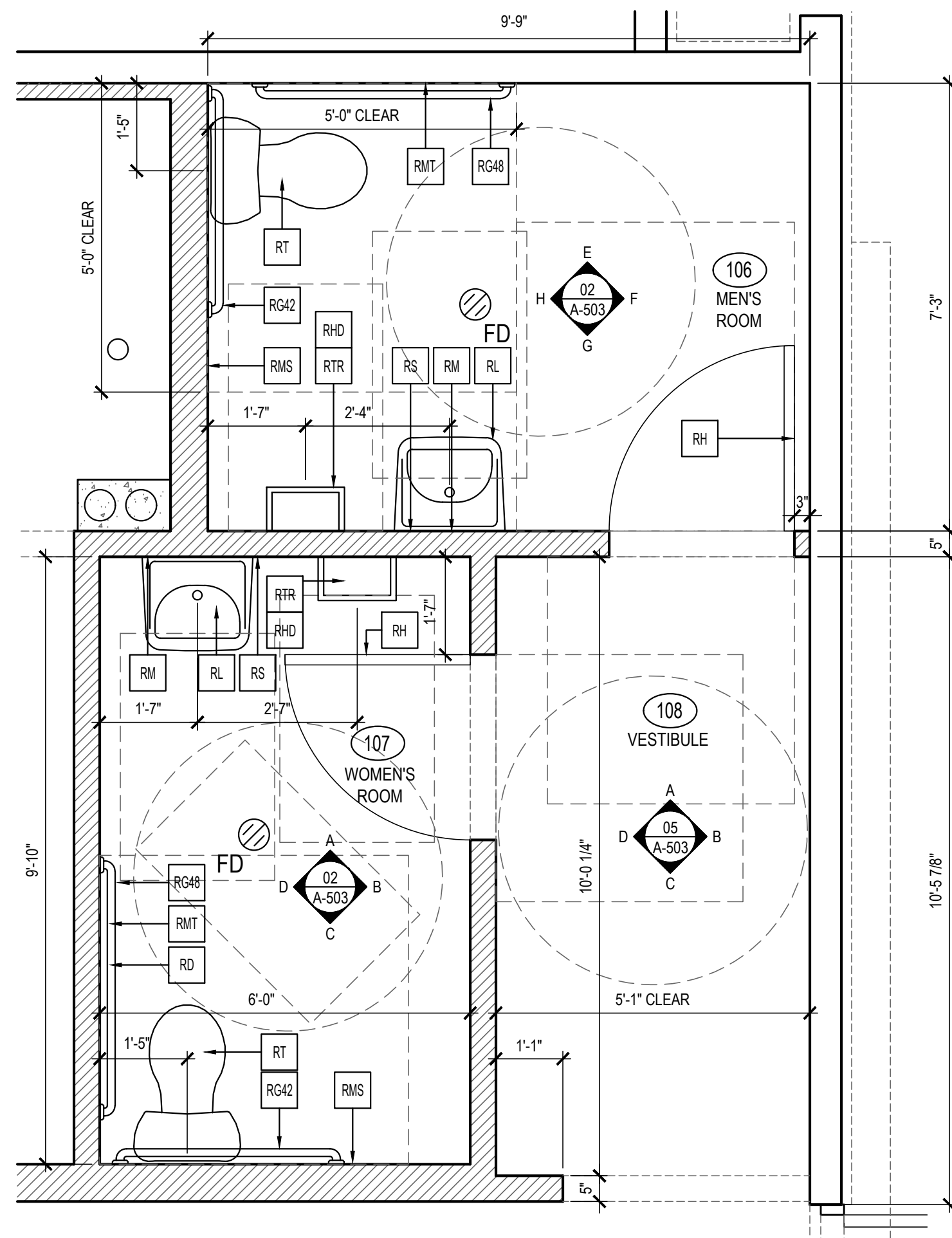
* INSULATE ALL PIPES (TRAP & HOT WATER) AT ACCESSIBLE LAVATORIES.



RESTROOM VESTIBULE ELEVATIONS

5

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



ENLARGED RESTROOM PLANS

1

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



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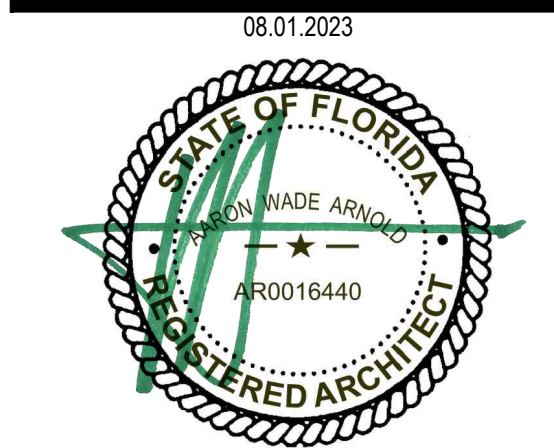
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C&P PROJECT #: - 20230301



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A-503

ENLARGED RESTROOM
PLANS AND ELEVATIONS

PANDA HOME 2600 R4