

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

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

- GENERAL NOTE:**
- G.C. TO VERIFY AND PROVIDE ALL UNDERGROUND WIRING AND CONDUIT(INSTALLED BY LOCAL UTILITY COMPANY); FROM TRANSFORMER TO ELECTRICAL MAIN SWITCHGEAR, DRIVE THRU, MENU BOARD, BY G.C.. VERIFY WITH PANDA PM.
 - WATER METER FOR IRRIGATION SHALL BE A SEPARATE METER THAN MAIN WATER METER. G.C. TO COORDINATE WITH LANDSCAPE/IRRIGATION CONTRACTOR TO INSTALL A SEPARATE METER.
 - 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
 - KEY SYMBOLS

- 1 LIMIT OF CONSTRUCTION
- 2 PROPERTY LINE
- 3 GC TO COORDINATE LOCATION OF THANK YOU SIGN WITH SIGN CO.
- 4 NEW SWITCHGEAR
- 5 PAVING - SEE CIVIL PLAN
- 6 IRRIGATED LANDSCAPING, REFER TO LANDSCAPE DRAWINGS
- 7 CONC. APRON, REFERENCE CIVIL DRAWINGS
- 8 TRASH ENCLOSURE 01 A-407
- 9 GC TO COORDINATE LOCATION OF SIGN WITH SIGN CO. PROVIDE ELECTRICAL AS NEEDED
- 10 DRIVE THRU LANE SENSOR LOOP, SEE DETAIL 01 A-405
- 11 DRIVE THROUGH MENU BOARD-INSTALLED BY SIGN COMPANY. VERIFY WITH PANDA PM (SEE GENERAL NOTE ABOVE)
- 12 DIRECTIONAL ARROW
- 13 ACCESSIBLE PATH OF TRAVEL
- 14 ACCESSIBLE PARKING POLE SIGN
- 15 INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE
- 16 ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT LOADING ZONE W/ 4" WIDE STRIPES @3'-0" O.C.
- 17 PAINT 4" WIDE SOLID PARKING STRIPPING W/ TWO (2) COATS HIGHWAY WHITE PAINT
- 18 DESIGNATED HANDICAP PARKING SPACE
- 19 MAIN ROOF DRAIN TO STORM SYSTEM. REFER TO CIVIL. OVERFLOW DRAIN TO DAYLIGHT 15 A-107
- 20 STEEL PIPE BOLLARD. BOLLARDS TO BE PAINTED SAFETY YELLOW PRIOR TO APPLICATION OF LDPE SLEEVE. 18 A-407
- 21 UNDERGROUND GREASE INTERCEPTOR - SEE PLUMBING/CIVIL DRAWINGS
- 22 CONC. DRIVEWAY
- 23 EDGE OF SIDEWALK AT PLANTER
- 24 CONCRETE CURB AT LANDSCAPE AREA.
- 25 EXPANSION JOINT @ 20'-0" O.C. MAX. REF. CIVIL DRAWINGS
- 26 TOOLED JOINTS @ 5'-0"x5'-0" O.C. EXPANSION JOINT @ 20'-0" O.C.
- 27 ACCESSIBLE RAMP
- 28 ELEC TRANSFORMER CONC PAD W/ 4 EA BOLLARDS. REF. CIVIL DRAWINGS
- 29 ORDER CONFIRMATION BOARD
- 30 RUBBER WHEEL STOP, REF. CIVIL DRAWINGS
- 31 OUTDOOR COVERED PATIO AND SEATING
- 32 SEALED CONC SIDEWALK. (AQUA MIX SEALER'S CHOICE GOLD), CONCRETE TO BE LIGHT BROOM TEXTURE FINISH. PROVIDE UNDER SLAB TREATMENT PER SOIL REPORT. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG.
- 33 CLEARANCE BAR/BASE INSTALLED BY SIGN VENDOR.
- 34 BIKE RACK. RE: CIVIL DRAWINGS.
- 35 NEW SITE LIGHTING. RE: CIVIL AND ELECTRICAL DRAWINGS.
- 36 MAIN DEVELOPMENT SIGNAGE. N.I.C.
- 37 PROPERTY SETBACK. RE: CIVIL DRAWINGS

KEY NOTES A
Scale= NTS A-100



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

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

REVISIONS:
A 06.04.21 ISSUE FOR BID

ISSUE DATE:
1 04.29.2021 ISSUE FOR PERMIT
2 06.04.2021 ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - S8-22-D8135
C&P PROJECT #: - 2200775

Cuhaci & Peterson
Architects Engineers Planners
2600 Maitland Center Pkwy, Maitland, FL 32751
P (407) 661-9100
F (407) 661-9101
www.cpe.com
Florida Certificate of Registration #AA1300026

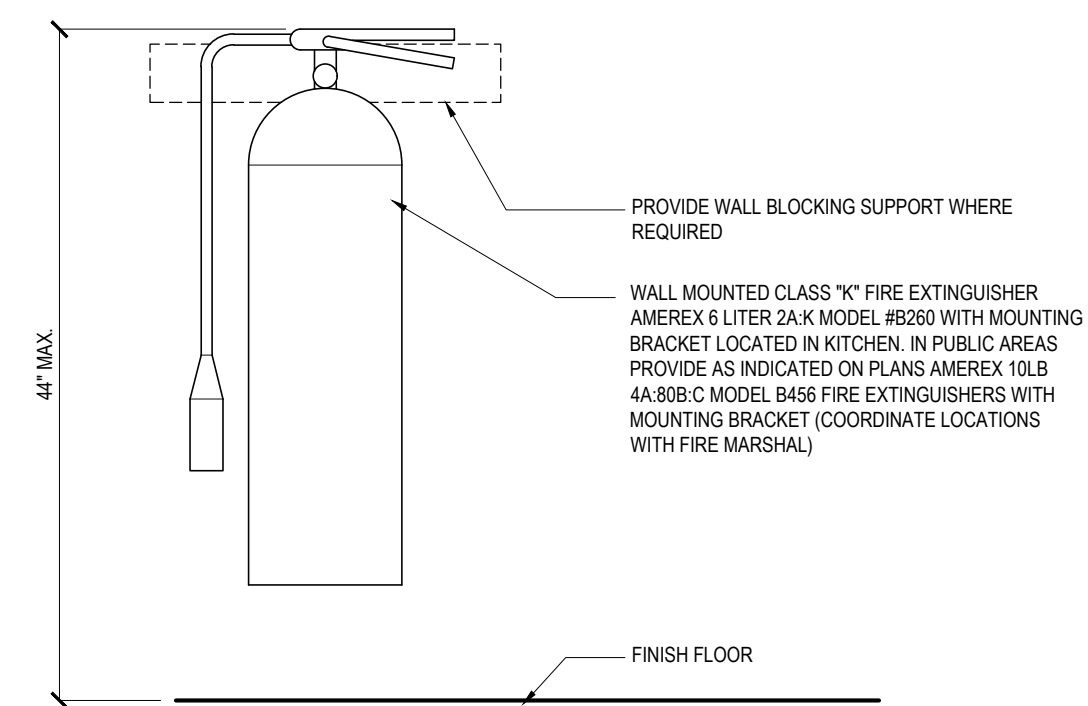
06.04.2021

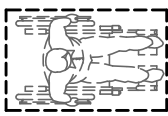




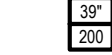

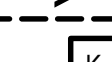
PANDA EXPRESS
TRUE WARM AND WELCOME 2300
SKYBROOKE BOULEVARD & STATE ROAD 54
LUTZ, FL 33558

A-100
SITE PLAN
ARCHITECTURAL

TRUE WARM & WELCOME 2300 R4

1. EXIT LIGHTS SHALL BE PROVIDED AT ALL EXTERIOR DOORS ALONG THE EGRESS PATH.
2. EMERGENCY LIGHTING SHALL BE PROVIDED AS REQUIRED BY CODE. REFER ELECTRICAL LIGHTING PLAN.
3. ALL DOOR HARDWARE SHALL MEET ALL APPLICABLE CODE REQUIREMENTS FOR EGRESS AND HANDICAP ACCESSIBILITY.
4. ALL DIMENSIONS SHOWN ON THIS PLAN ARE MINIMUM CLEAR DIMENSIONS.
5. GC SHALL INSTALL A KNOX BOX AT THE MAIN ENTRANCE. GC SHALL COORDINATE THE EXACT LOCATION, MOUNTING HEIGHT, AND TYPE WITH THE LOCAL FIRE OFFICIAL.
7. POST OCCUPANT LOAD PER LOCAL CODE. SEE COVER SHEET G-001 FOR OCCUPANT BREAKDOWN.

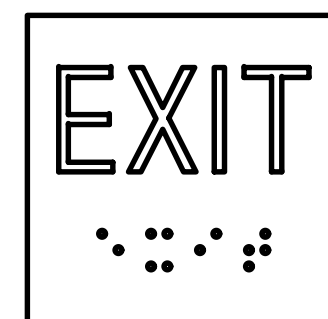


- 
- SYMBOL INDICATES ACCESSIBLE SEATING. AT EACH ACCESSIBLE SEAT, THE UNDERSIDE OF THE TABLE WILL BE 27" AFF MIN. THE TOP OF THE TABLE WILL BE 34" AFF MAX. A 30" WIDE WHEEL CHAIR WILL BE ABLE TO EXTEND UNDER THE TABLE A MIN. OF 19" FROM THE EDGE OF THE TABLE TOP.
- 
- SYMBOL INDICATES FIRE EXTINGUISHER (10 LB-440BC). ONE EACH TO BE MOUNTED NEXT TO THE MAIN EXIT DOORS FROM THE MAIN BUILDING. MOUNT 44" AFF MAX. PROVIDE BLOCKING IN WALL FOR MOUNTING SUPPORT AS NEEDED. GC TO COORDINATE EXACT TYPE, LOCATION, AND MOUNTING HEIGHT WITH LOCAL FIRE OFFICIAL AS REQUIRED.
- 
- SYMBOL INDICATES "K" TYPE FIRE EXTINGUISHER WITH MOUNTING BRACKET. TO BE MOUNTED IN KITCHEN IN THE LOCATIONS INDICATED. MOUNT 44" AFF MAX. PROVIDE BLOCKING IN WALL FOR MOUNTING SUPPORT AS NEEDED. GC TO COORDINATE EXACT TYPE, LOCATION, AND MOUNTING HEIGHT WITH LOCAL FIRE OFFICIAL AS REQUIRED.
- 
- SYMBOL INDICATES EMERGENCY "EXIT" ILLUMINATED SIGN FIXTURE.
- 
- STARTING POINT OF MOST REMOTE POINT OF EGRESS
- 
- DOOR CLEAR OPENING
EGRESS CAPACITY (PEOPLE)
- 
- EGRESS PATH
- 
- KNOX BOX

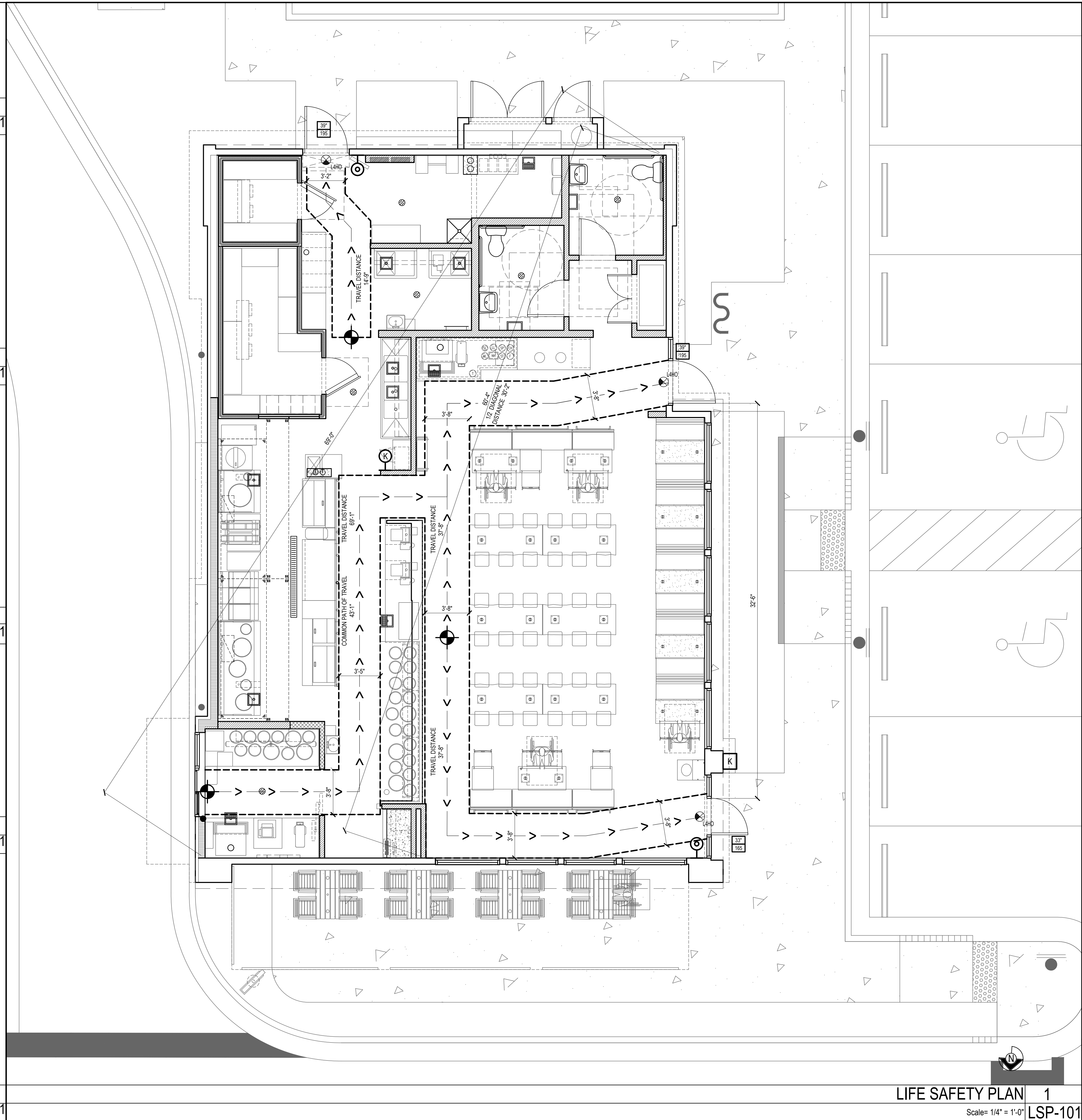
<u>TYPE OF SEATING</u>	
4 TOP TABLES	8 (4 SEATS) = 32 SEATS
2 TOP TABLES	3 (2 SEATS) = 6 SEATS
6 TOP TABLES	6 (6 SEATS) = 36 SEATS
<hr/>	
TOTAL	74 SEATS
 <u>OUTDOOR SEATING</u>	
4 TOP FIXED TABLES	4 (4 SEATS) = 16 SEATS
 <hr/>	
TOTAL	16 SEATS
 <hr/>	
GRAND TOTAL : INTERIOR & EXTERIOR	90 SEATS

HANDICAP SEAT CALCULATION
 INTERIOR: 74 TOTAL SEATS x 5% = 4 REQUIRED / 4 PROVIDED
 EXTERIOR: 16 TOTAL SEATS x 5% = 1 REQUIRED / 1 PROVIDED

SEATING CALCULATIONS	3
----------------------	---



1. PROVIDE ONE TACTILE SIGN STATING "EXIT" NEXT TO EACH EXIT DOOR. SIGN SHALL COMPLY WITH ANSI A117.1
2. SIGNS SHALL BE 6" X 6". LETTERS AND CHARACTERS SHALL BE WHITE. BACKGROUND SHALL BE BLACK
3. LETTERS SHALL BE HEIGHT 5/16" TO 3/8". MIN. 1" MAX. STROKE WIDTH TO HEIGHT RATIO 1:3 MIN. 1:3 MAX.
4. LETTERS SHALL TO BE SIMPLE SERIF TYPE, UPPERCASE, 7 HIGH, AND SHALL BE SPACING 1/32".
5. BRAILLE CHARACTERS SHALL BE GRADE 2 BRAILLE. DOTS SHALL BE 11/16" ON CENTER IN EACH CELL, WITH 2/16" SPACE BETWEEN CELLS. DOTS SHALL BE SPACING A MINIMUM OF 1/4" ABOVE THE BACKGROUND.
6. SIGNS SHALL BE MOUNTED ON THE LATCH SIDE OF THE DOOR. SIGNS SHALL BE 60° OFF AND 9° FROM DOWN TURNING (EACH MEASURED TO CENTER OF SIGN).



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

LSP-101



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

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

REVISIONS:

[illegible]

ISSUE DATE:

1	04.29.2021 ISSUE FOR PERMIT
2	06.04.2021 ISSUE FOR BID

DRAWN BY: XXX

PANDA PROJECT #: - S8-22-D8135
C&P PROJECT #: - 2200775



2600 Maitland Center Pkwy. Maitland, FL 32751
P (407) 661-9100
F (407) 661-9101
www.cpa.com
Florida Certified Public Accountants Association

06.04.2021

PANDA EXPRESS

TRUE WARM AND WELCOME 2300
SKYBROOKE BOULEVARD & STATE ROAD 54
LUTZ, FL 33558

LSP-101

LIFE SAFETY PLAN

LIFE SAFETY PLAN	1
------------------	---

LSP-101

TRUE WARM & WELCOME 2300 R4



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

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

REVISIONS:	

ISSUE DATE:	
1	04.29.2021 ISSUE FOR PERMIT
2	06.04.2021 ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - S8-22-D8135
C&P PROJECT #: - 2200775



Cuhaci & Peterson
Architects Engineers Planners

2600 Maitland Center Pkwy, Maitland, FL 32751
P (407) 661-9100
F (407) 661-9101
www.cph.com
Florida Corporate Certificate #AA1306026

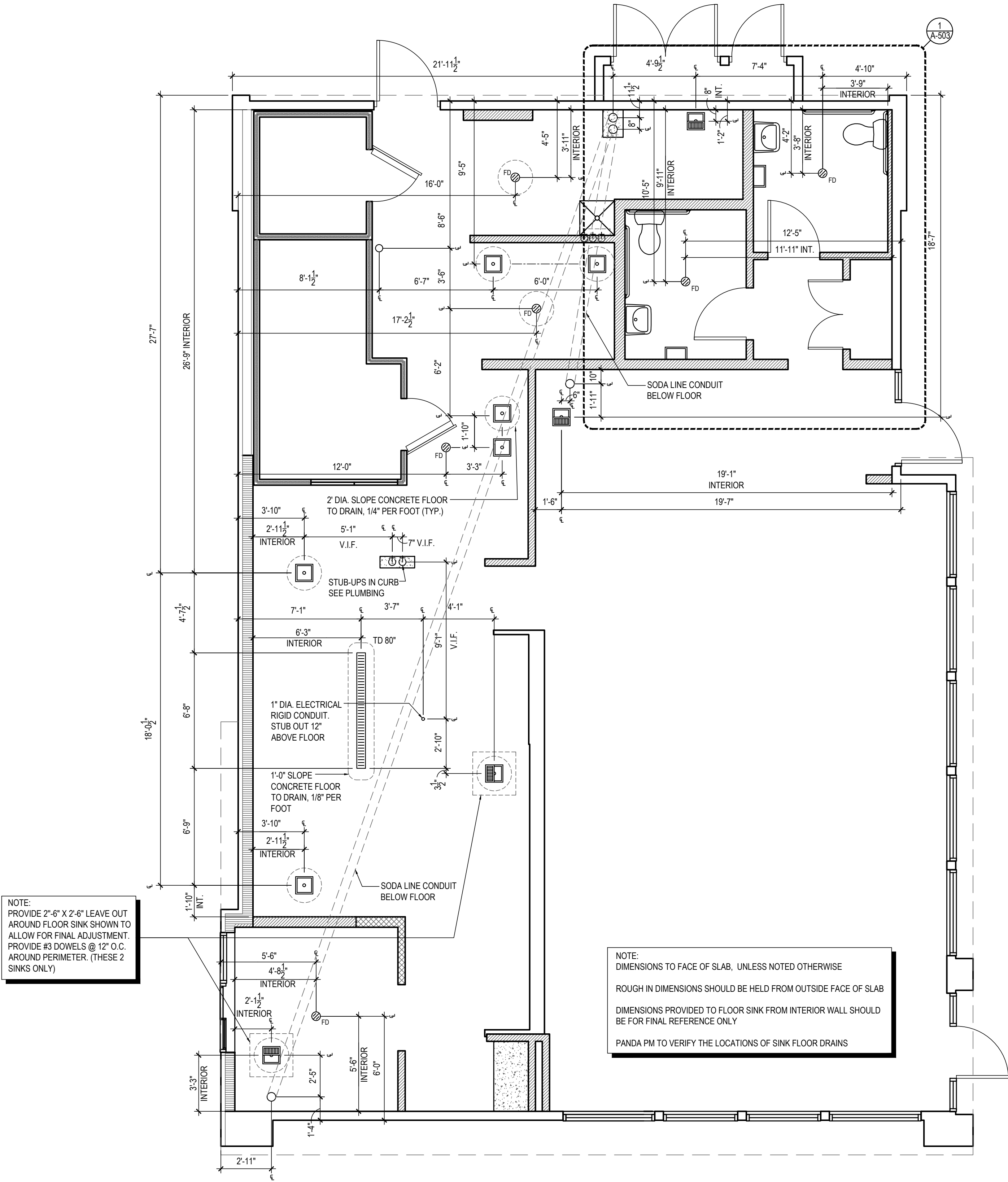
06.04.2021

PANDA EXPRESS
TRUE WARM AND WELCOME 2300
SKYBROOKE BOULEVARD & STATE ROAD 54
LUTZ, FL 33558

A-102

ROUGH - IN PLUMBING PLAN

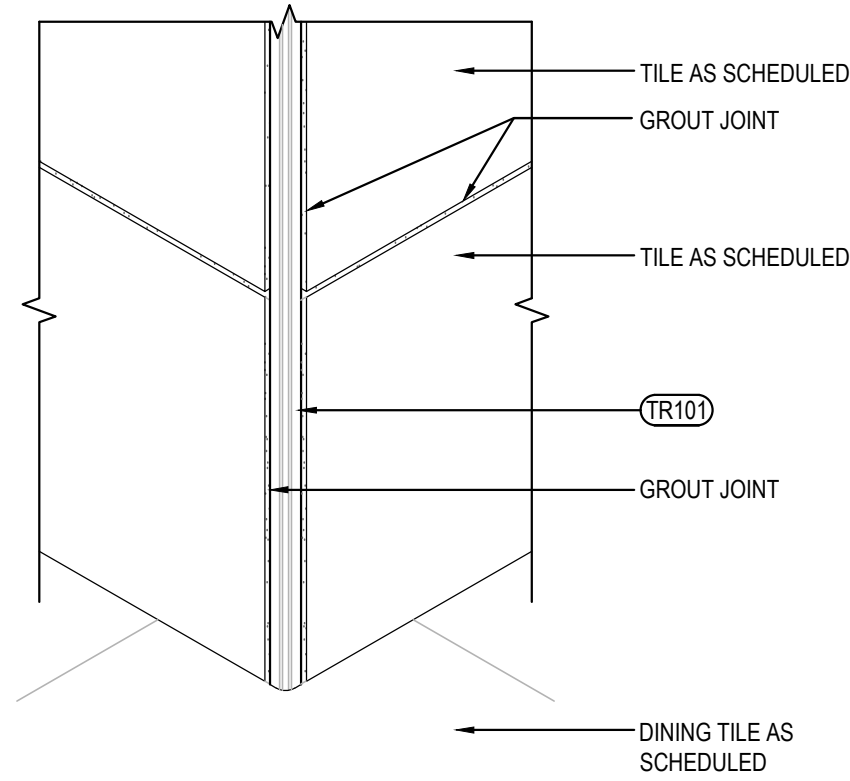
TRUE WARM & WELCOME 2300 R4



NOT USED 3
Scale= 1 1/2" = 1'-0" A-102

NOT USED 2
Scale= 1 1/2" = 1'-0" A-102

ROUGH - IN PLUMBING PLAN 1
Scale= 1/4" = 1'-0" A-102

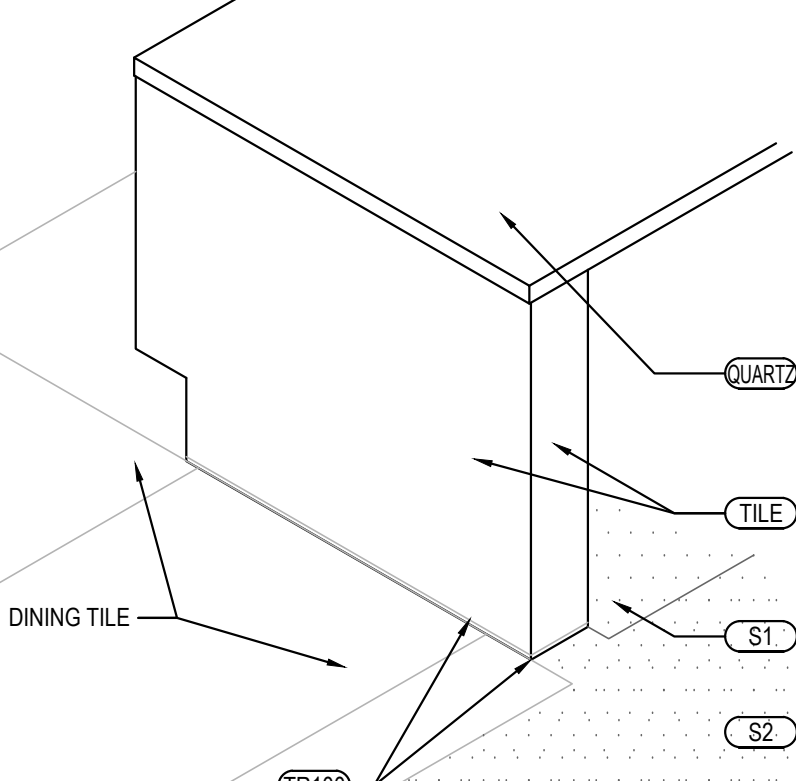


OUTSIDE CORNER DETAIL

Scale= 3" = 1'-0"

SERVICE COUNTER ISOMETRIC

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



TILE SCHEDULE

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

01-11-19

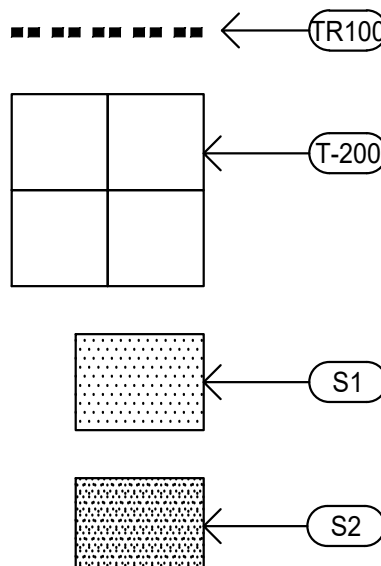
NO.	MANUFACTURER	DESCRIPTION	COLOR	FINISH	JOINT	GROUT	REMARK
(T-108)	CMC AGGREGATE DOUG SALATINO 518-713-5371	12" X 24" X 3/8"	-	-	1/8"	G-111	RESTROOM WALL
(T-109)	DALTILE	6" X 36" X 3/8" 9" X 36" X 3/8"	FOREST PARK TIMBERLAND FP97	-	1/8"	G-113	RR VESTIBULE & DINING ROOM WALLS CONTACT: NATIONAL ACCOUNT SUPPORT DESK 877.556.5728 (national.accounts@daltile.com)
(T-200)	CMC DOUG SALATINO 518-713-5371	24" X 24"	BRAVADA GREIGE	MATTE	1/8"	G-96	DINING & RESTROOM FLOOR
(T-300)	EMSER - ECHO	3" HEXAGON	CALACATTA	MATTE	1/8"	G-114	BEVERAGE COUNTER BACKSPLASH AND SERVICE COUNTER
(S1)	SILIKAL	QUARTZ BLEND #4	-	PLAIN	-	-	KITCHEN, SERVICE FLOOR RR VESTIBULE & DINING ROOM WALLS CONTACT: MARK FELDMAN 770-830-1404 (mfieldman@silikalamerica.com)
(S2)	SILIKAL	QUARTZ BLEND #4	-	ABRASIVE	-	-	JOHN COTHMAN 888-830-1404 (cothman@silikalamerica.com)
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-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

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

* SCHLUTER SYSTEM ALUMINUM TRIM:

COVE TILE TRIM: INSTALLED AT RESTROOM, SERVICE COUNTER, AND DRINK STATION
SCHLUTER SYSTEMS DILEX-AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
(TR100) -OUTSIDE CORNER CONNECTOR PIECE: DILEX-AHK-E90/AHK 1S 125 ATGB (BRUSHED
NICKEL ANODIZED ALUMINUM)
-INSIDE CORNER CONNECTOR PIECE: DILEX-AHK-I90/AHK 1S 125 ATGB (BRUSHED
NICKEL ANODIZED ALUMINUM)
-END CAP PIECE: DILEX-AHK-E/AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED
ALUMINUM)
EDGE TILE TRIM:
SCHLUTER SYSTEMS RONDEC-RO125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
(TR101) -OUTSIDE CORNER CONNECTOR PIECE: RONDEC-EV/RO125 ATGB (BRUSHED NICKEL
ANODIZED ALUMINUM)
-INSIDE CORNER CONNECTOR PIECE: RONDEC-I2L/RO125 ATGB (BRUSHED NICKEL
ANODIZED ALUMINUM)
SCHLUTER SYSTEMS RONDEC-RO80 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
(TR101A) -OUTSIDE CORNER CONNECTOR PIECE: RONDEC-EV/RO180 ATGB (BRUSHED NICKEL
ANODIZED ALUMINUM)
-INSIDE CORNER CONNECTOR PIECE: RONDEC-I2L/RO80 ATGB (BRUSHED NICKEL
ANODIZED ALUMINUM)
SCHLUTER SYSTEMS JOLLY-A-80 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
(TR103) -OUTSIDE EDGE PROTECTION PIECE

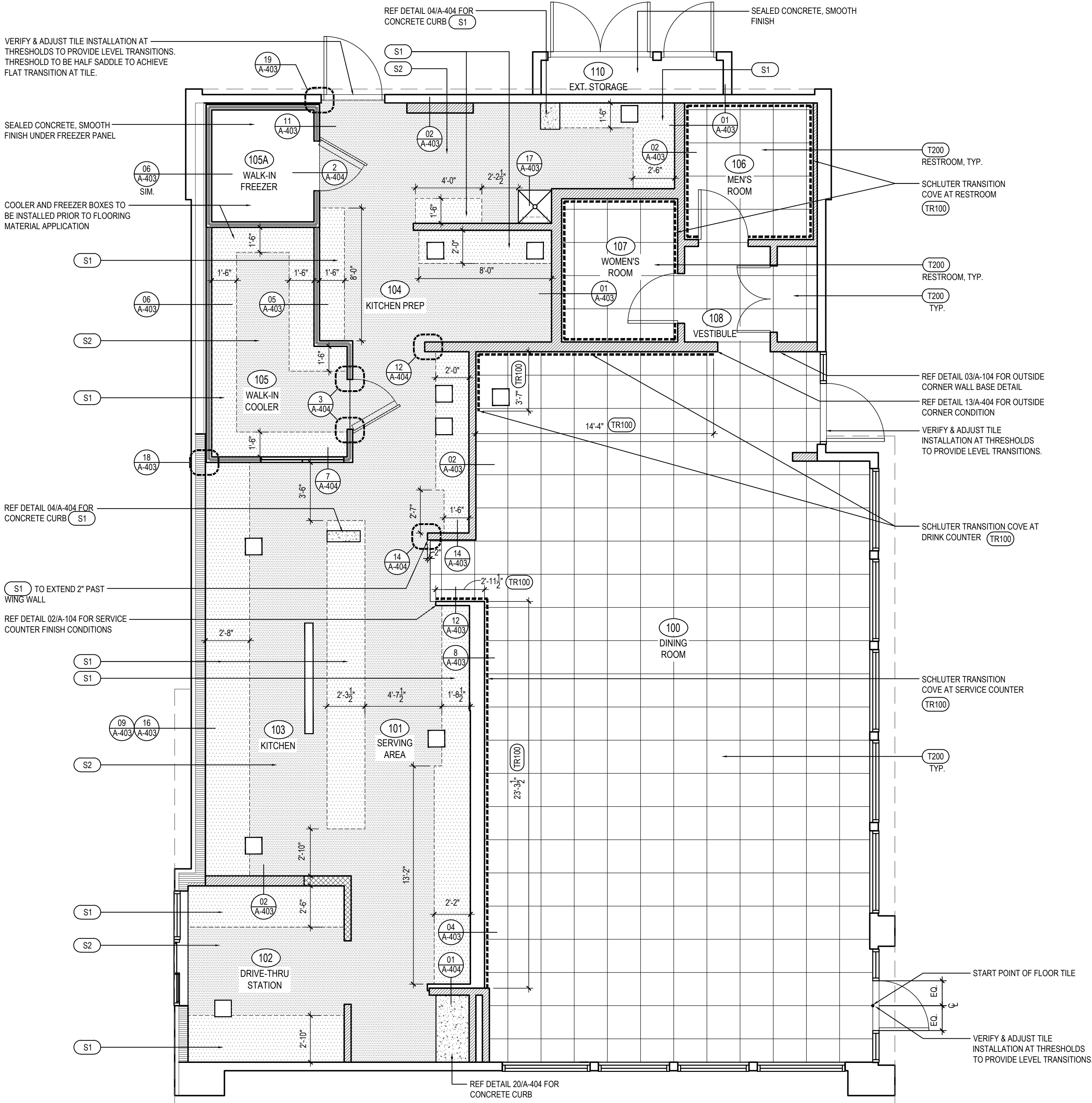
* EPOXY GROUT BY MAPEI, KERAPOXY IEG, 100% SOLIDS INDUSTRIAL GRADE:
AREAS: UNDER HOOD AND 36" IN FRONT OF COOKING LINE, 3 COMPARTMENT SINK AND MOP SINK AREA
SEE MANUFACTURER'S SPECIFICATION, DETAILS AND GUIDE FOR PREPARATION,
MIXING, GROUTING AND CLEANING INSTRUCTION
NOTE: SEE INTERIOR SHEETS FOR WALL/ BASE TILE LOCATIONS AND
SPECIFICATIONS



FINISH SCHEDULE

Scale= NTS

A-104



FINISH PLAN

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

A-104



PANDA RESTAURANT GROUP INC.

1683 Walnut Grove Ave.
Rosemead, California
91770

Telephone: 626.799.9898
Facsimile: 626.372.8288

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

REVISIONS:

ISSUE DATE:

1 04.29.2021 ISSUE FOR PERMIT
2 06.04.2021 ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - S8-22-D8135

C&P PROJECT #: - 2200775



06.04.2021

PANDA EXPRESS

TRUE WARM AND WELCOME 2300
SKYBROOKE BOULEVARD & STATE ROAD 54
LUTZ, FL 33558

A-104

FINISH PLAN AND SCHEDULE

TRUE WARM & WELCOME 2300 R4

LIGHTING FIXTURE SCHEDULE

PROVIDED FOR INFORMATION ONLY.
VERIFY AND INSTALL PER ELECTRICAL DRAWING

01-11-19

ITEM	SYMBOL	DESCRIPTION	QTY.	WATTS	MFR. & CAT. NO.	REMARK
INTERIOR LIGHTING ITEM						
L1		T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.	REFER TO ELECTRICAL SHEET E-001 FOR LIGHTING FIXTURE QUANTITY		LSI FIXTURE: SFP24-LED-50-UE-DIM-35	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC
L1B		T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 2', 120V BAKED-ON WHITE ENAMEL FINISH.			LSI FIXTURE: SFP22-LED-30-UE-DIM-35-U	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC
L1EM		T-BAR CEILING RECESSED MOUNTED LED LIGHTING EMERGENCY FIXTURE, 2' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.			LSI FIXTURE: SFP24-LED-50-UE-DIM-EM	EMERGENCY KITCHEN CEILING LIGHTS FURNISHED BY OWNER INSTALLED BY GC
L4HO		UNIVERSAL MOUNT EXIT SIGN, LED LIGHTED, 120/277V WITH BATTERY PACK, 2 FACE, GREEN LETTER			EXITRONIX GXEX-U-BP-WB-BL-R6	EXIT SIGN FURNISHED BY OWNER, INSTALLED BY GC
L6A		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
L6B		WALK-IN COOLER FLUORESCENT LIGHT, 120 V 48"			KASON FIXTURE: # 1810LX4000	FURNISHED BY WIC VENDOR, G.R.E., INSTALLED BY GC
L19		DOWN LIGHT, RECESSED IN CEILING			ELITE HOUSING: LD6C-AT LED MODULE: ELITE LED LIGHTING RL607-750L-DIMTR-120-30K-SN-SN-90+	FURNISHED BY OWNER, INSTALLED BY GC
L19EM		EMERGENCY DOWN LIGHT, RECESSED IN CEILING			ELITE HOUSING: LD6C-AT LED MODULE: ELITE LED LIGHTING RL607-750L-DIMTR-120-30K-SN-SN-90+	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-12-LC-V1 FURNISHED BY OWNER INSTALLED BY GC
L20		3 3/4" ADJUSTABLE MR16 DOWN LIGHT, RECESSED IN CEILING			LIGHTOLIER: LYTECASTER-378WHX FRAME-IN KIT: 302MRSPX BULB: MR16 - GE - PRECISE IR 37 WATT 40° BEAM	FURNISHED BY OWNER, INSTALLED BY GC
L30		WHITE LED AT SERVICE COUNTER SOFFIT & DINING ROOM PARTIAL HEIGHT WALL			LUXEM BRIGHT FIXTURE: BLAZE LED	FURNISHED BY OWNER, INSTALLED BY GC
L43		12" DIA. DECORATIVE BAYLOR PENDANT LF INCANDESCENT	REFER TO ELECTRICAL SHEET E-001 FOR LIGHTING FIXTURE QUANTITY		LBL LIGHTING, MODEL # P146TORB BULB: LED EDISON LAMP, 1173467	FURNISHED BY OWNER, INSTALLED BY GC
L45		12" DIA. DECORATIVE MORILL PENDANT LF INCANDESCENT			LBL LIGHTING, MODEL # 6227801-839 BULB: LED EDISON LAMP, 1173467	FURNISHED BY OWNER, INSTALLED BY GC
L100		MICRO INVERTER			ISOLITE #IMI 125	FURNISHED BY OWNER, INSTALLED BY GC
S		SPEAKER			-	FURNISHED BY MUSIC VENDOR, INSTALLED BY MUSIC VENDOR
LF		FESTOON LIGHTING			LIGHTCRAFT OUTDOOR 55" BK-E26-S BK-LEAD 55" LED-BK-S14-1-120	FURNISHED BY OWNER, INSTALLED BY GC

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

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

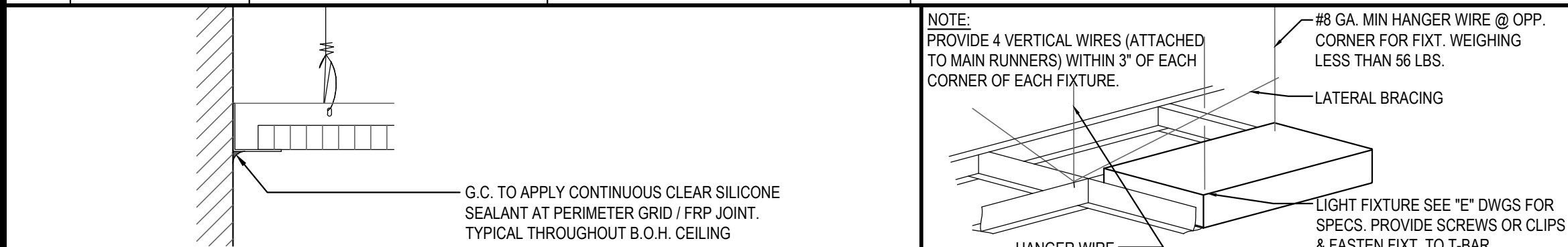
EXTERIOR LIGHTING

L40		LINEAR LIGHT AT EXTERIOR STORAGE ROOM	REFER TO ELECTRICAL SHEET E-001 FOR LIGHTING FIXTURE QUANTITY		COOPER MX-4VT2LD4-6-DR-JUNV-L840-CD1-WL-U	FURNISHED BY OWNER, INSTALLED BY GC
L65		WALL MOUNTED OVER SERVICE DOOR FIXTURE			HOWARD: VL305 30W LED, BRONZE	OVER EXTERIOR SERVICE DOOR. REFER ELEVATIONS FOR HEIGHT FURNISHED BY OWNER, INSTALLED BY GC
L66		NAVILITE EMERGENCY LIGHT			EXITRONIX MLED1-G-WP	OVER EXTERIOR ENTRANCE & SERVICE DOORS. REFER ELEVATIONS FOR HEIGHT. FURNISHED BY OWNER, INSTALLED BY GC
L66EM		EXTERIOR RECESS EMERGENCY LIGHT			ELITE HOUSING: LD6C-AT LED MODULE: ELITE LED LIGHTING WET LOCATION: RL607-14W-120-FL-30K-SN-SN-WET LOCATION	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-12-LC-V1 FURNISHED BY OWNER INSTALLED BY GC
L90		DECORATIVE LED WALL SCONCE			HINKLEY LIGHTING, ATLANTIS: BRONZE; 1649BZ-LED	AT PORTAL OF ENTRY DOOR. REFER ELEVATIONS FOR HEIGHT FURNISHED BY OWNER, INSTALLED BY GC
L97		LED MOTION SECURITY FLOODLIGHT			LITHONIA LIGHTING OLF 2RH 40K 120V MO BZ	INTERIOR LIGHT SENSOR TO BE WALL MOUNTED AT +142" FURNISHED BY OWNER, INSTALLED BY GC
L91		DECORATIVE LED WALL SCONCE			HINKLEY LIGHTING, KORE: BRONZE; 1872BZ-LED	ALONG REAR EIFS BAND FURNISHED BY OWNER, INSTALLED BY GC

CEILING SCHEDULE

INSTALLED AND FURNISHED BY G.C. UNLESS NOTED OTHERWISE

NO	MANUFACTURER	DESCRIPTION	MATERIAL	FINISH
C1	ARMSTRONG	2' X 2' SUSPENDED T-BAR GRID CEILING SYSTEM	CUSTOM #PN91311	T-BAR AND GRID COLOR: SEPIA CONTACT AT ARMSTRONG-SHERRY BRUNT 1-800-442-4212
C2	USG	2' X 4' SUSPENDED T-BAR GRID CEILING SYSTEM	"VINYL ROCK" VINYL CLAD GYP. BD PANELS	SMOOTH AND WASHABLE WHITE
C3	GOLD BOND	MONOLITHIC CEILING ON METAL FRAMING	5/8" GYP. BD.	SMOOTH PAINT - WHITE AND WASHABLE
C4	USG	2' X 2' SUSPENDED T-BAR GRID CEILING SYSTEM	"VINYL ROCK" VINYL CLAD GYP. BD PANELS	PAINT GRID AND TILES AS SHOWN ON DETAILS



CEILING GRID DETAIL

3

Scale= NTS

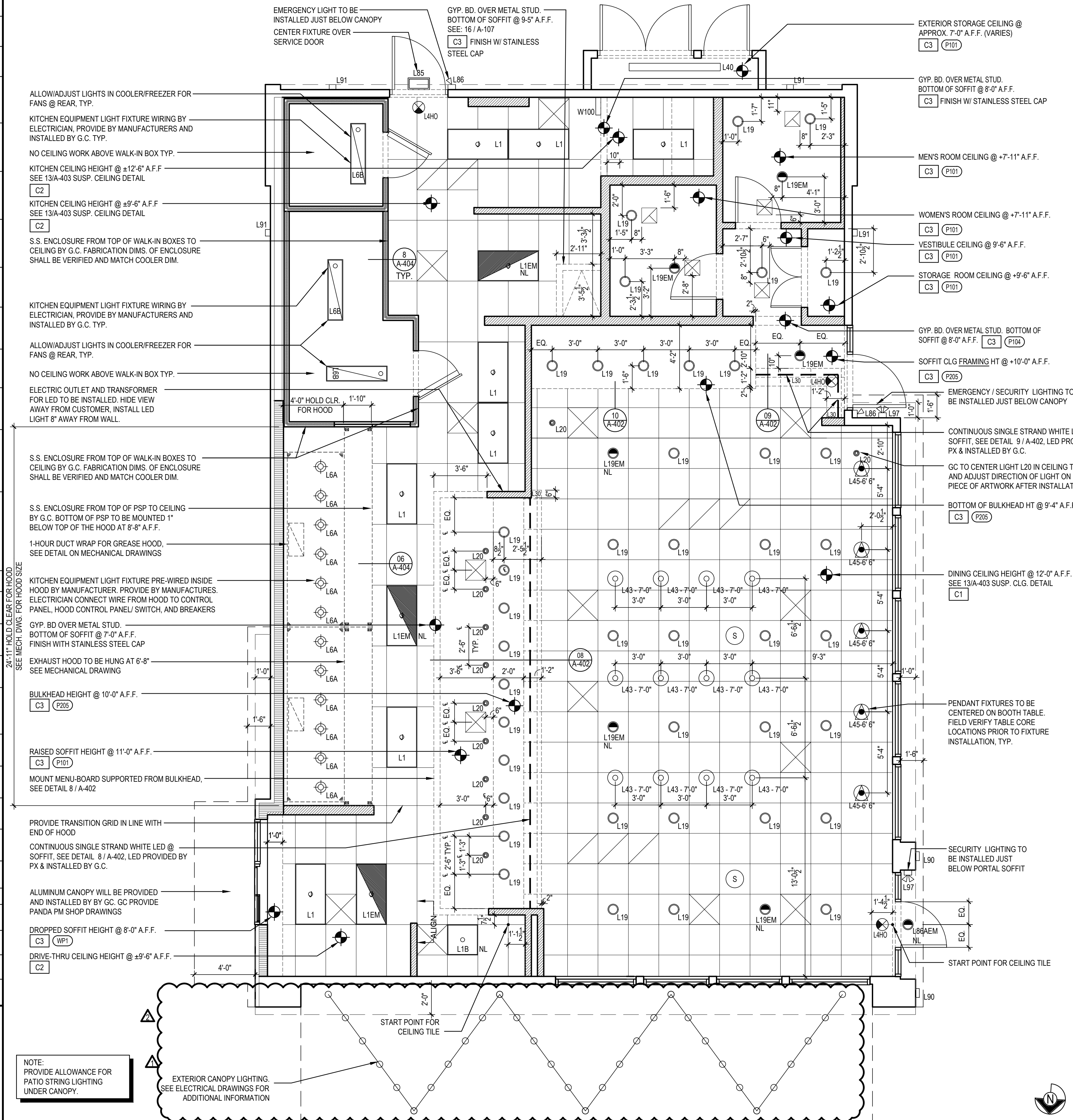
A-105

LIGHT FIXTURE DETAIL

2

Scale= NTS

A-105



REFLECTED CEILING PLAN

1

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

A-105



PANDA RESTAURANT GROUP INC.

1683 Walnut Grove Ave.
Rosemead, California
91770

Telephone: 626.799.9898
Facsimile: 626.372.8288

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

REVISIONS:

- 06.04.21 ISSUE FOR BID
- 06.08.21 BID ADDENDUM

ISSUE DATE:

- 04.29.2021 ISSUE FOR PERMIT
- 06.04.2021 ISSUE FOR BID

DRAWN BY:

JDV

PANDA PROJECT #: - S8-22-D8135

C&P PROJECT #: - 2200775



06.04.2021

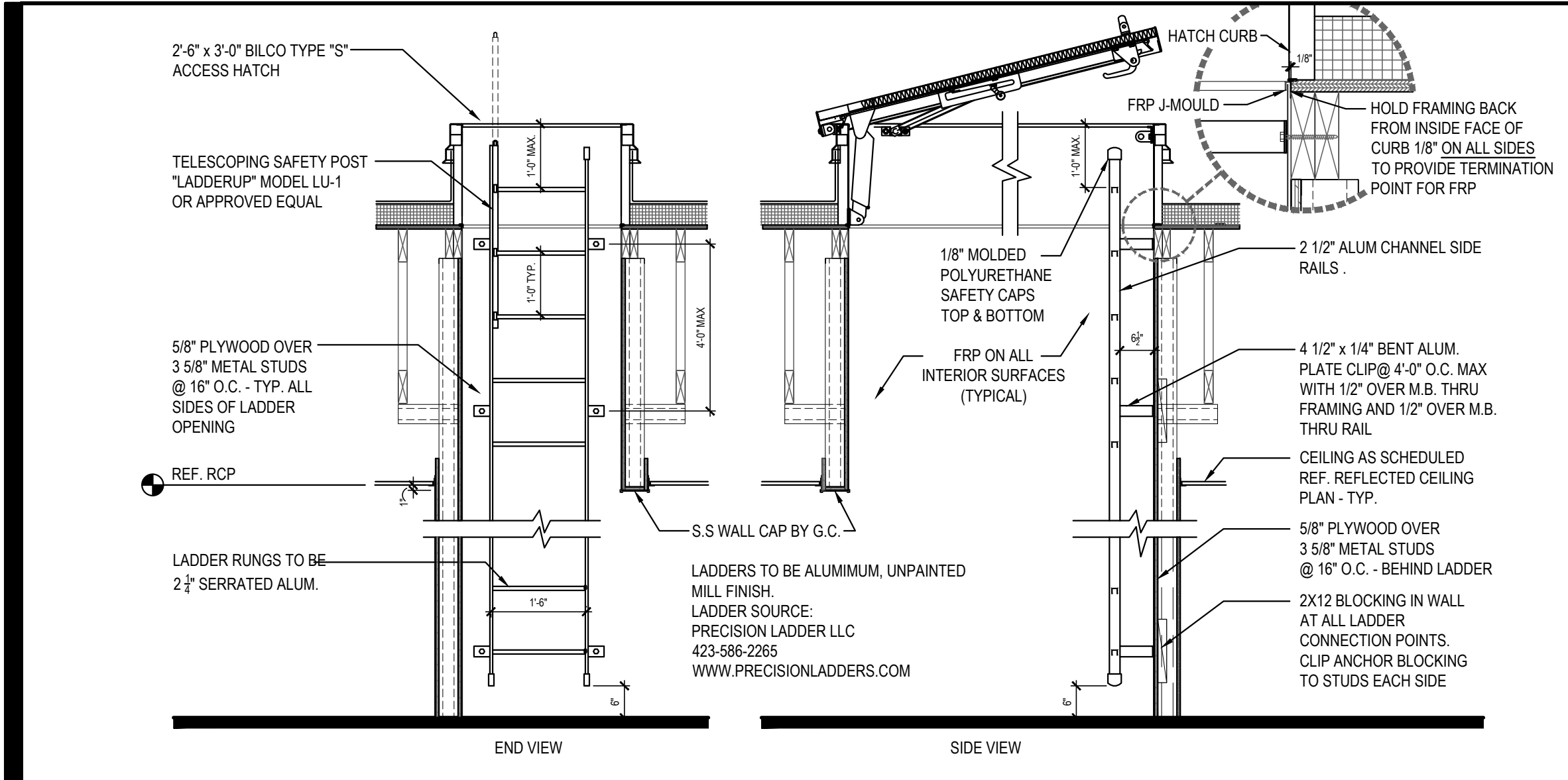
PANDA EXPRESS

TRUE WARM AND WELCOME 2300
SKYBROOKE BOULEVARD & STATE ROAD 54
LUTZ, FL 33558

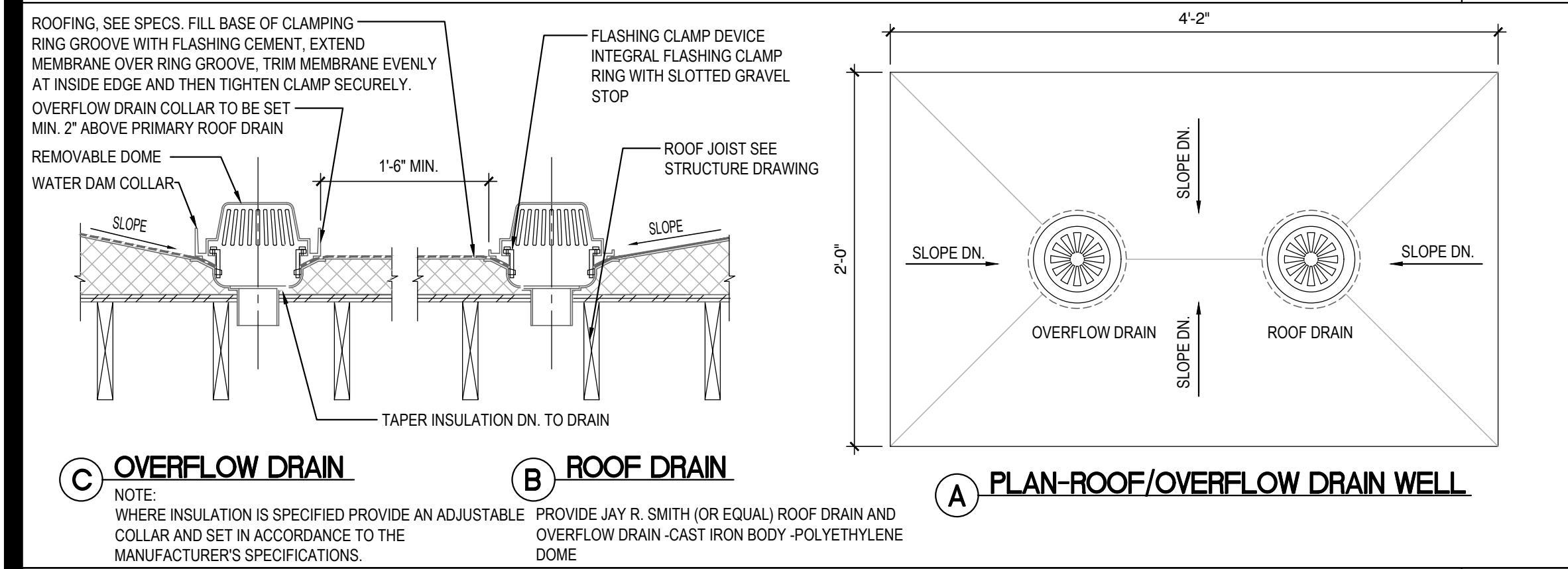
A-105

REFLECTED CEILING PLAN

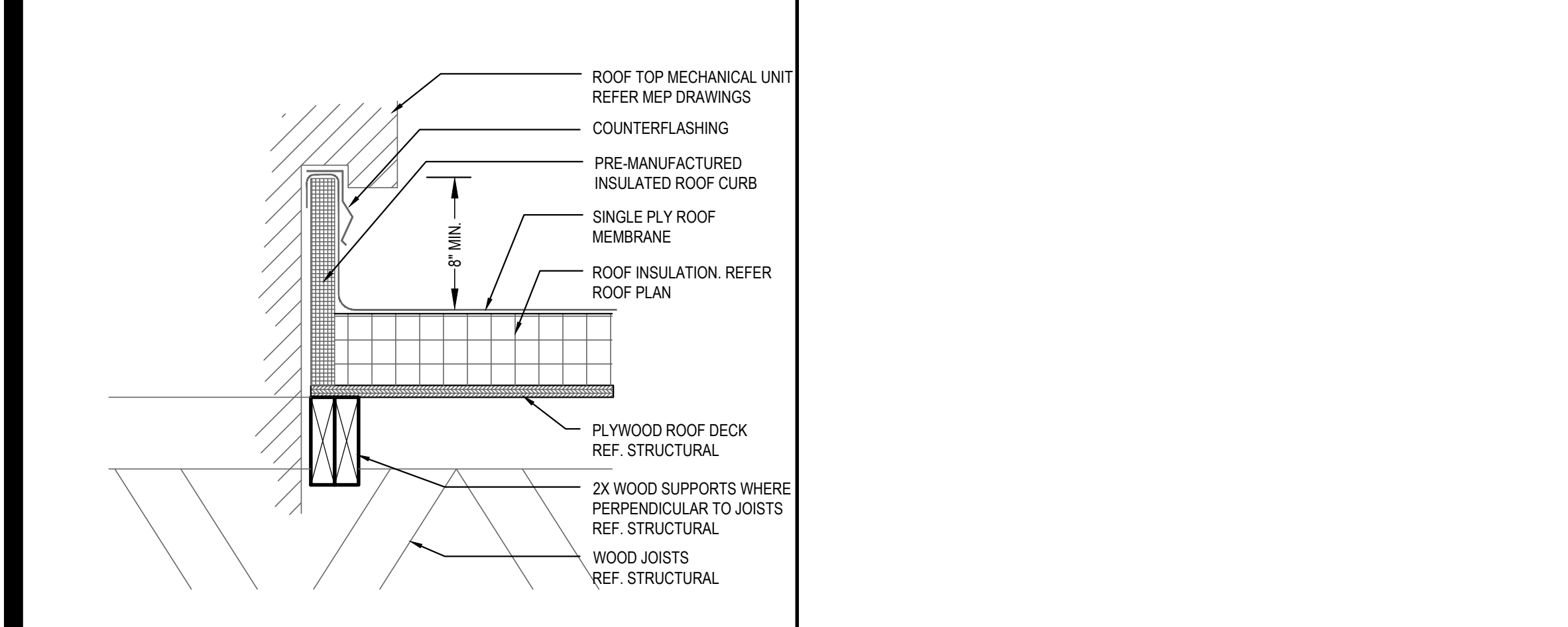
TRUE WARM & WELCOME 2300 R4



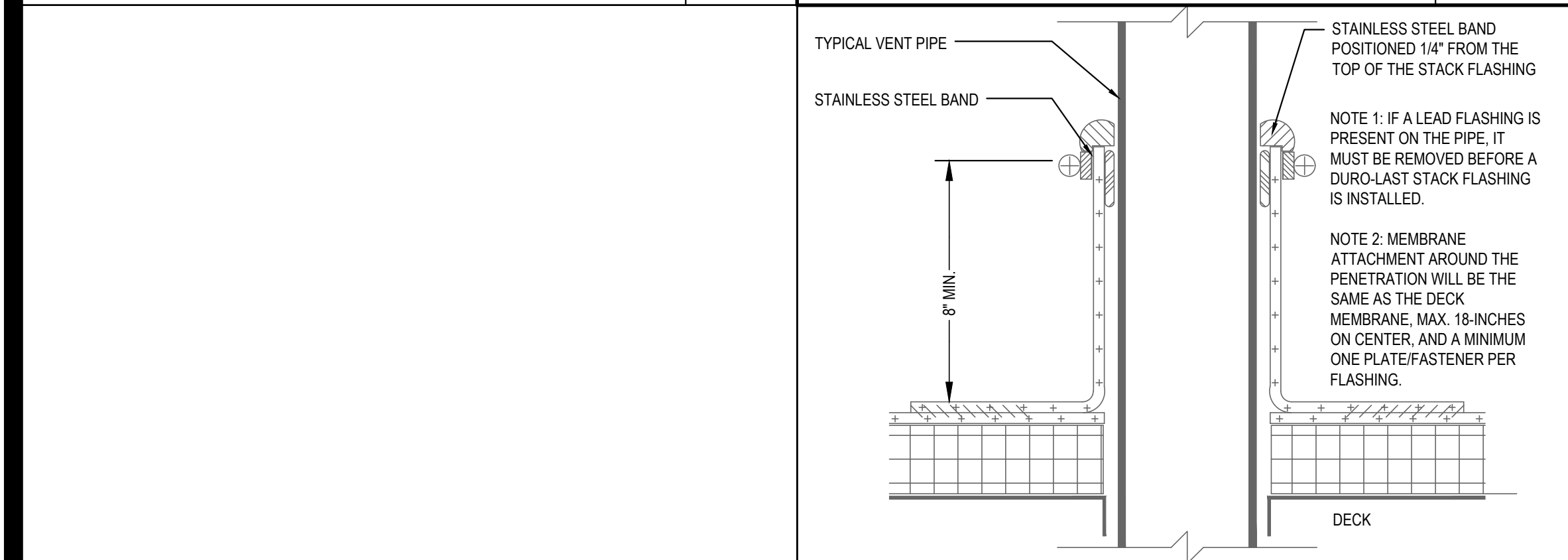
ROOF ACCESS LADDER DETAIL 16
Scale= 1/4" = 1'-0" A-107



ROOF DRAIN DETAIL 15
Scale= NTS A-107



MECHANICAL CURB DETAIL 18
Scale= NTS A-107



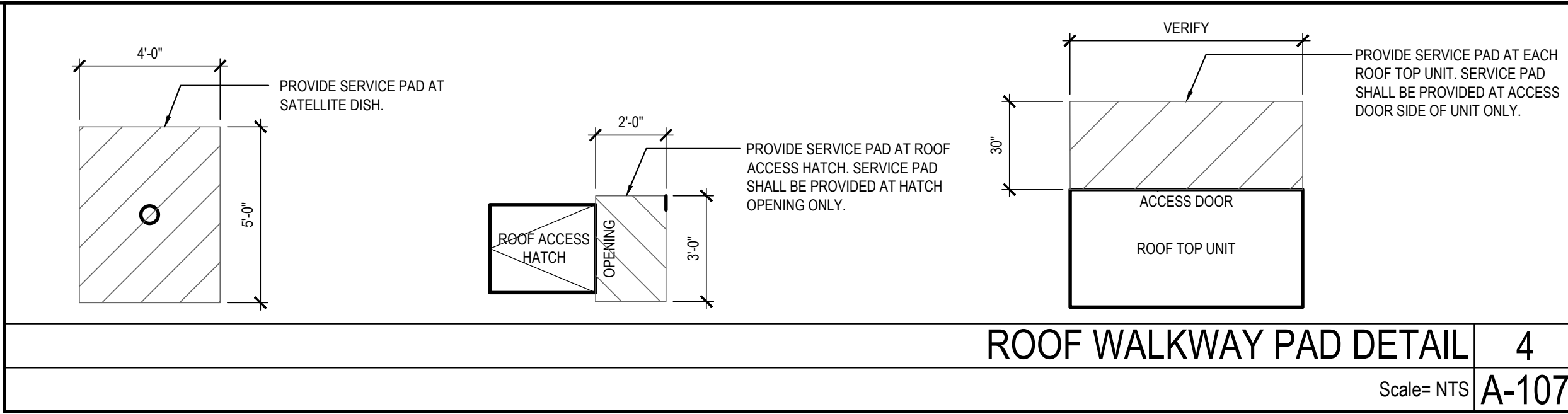
PLUMBING VENT DETAIL 13
Scale= NTS A-107

ROOF PLAN NOTES:

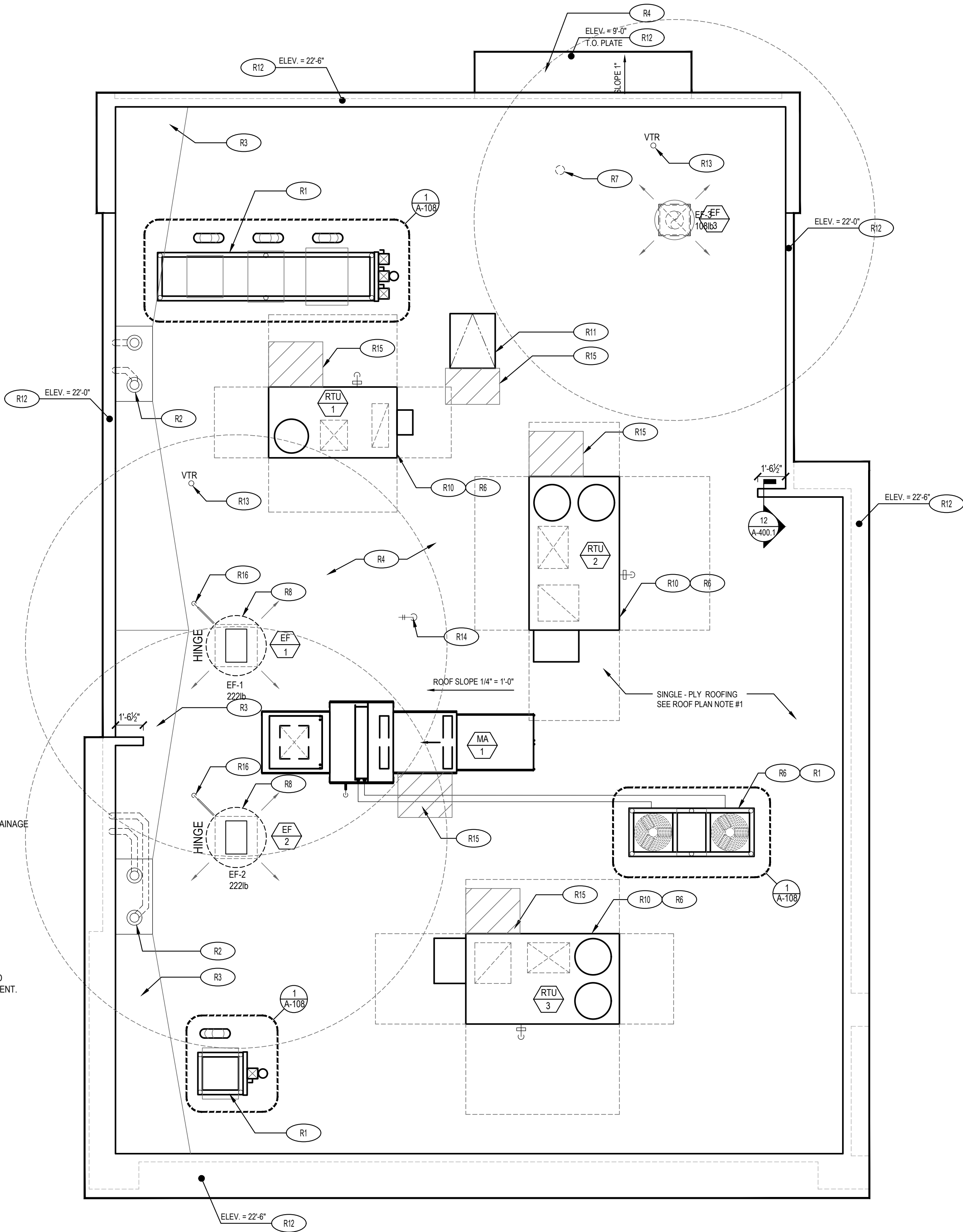
- WHITE, SINGLE-PLY, PVC 40MIL MECHANICALLY FASTENED ROOF MEMBRANE, AS MANUFACTURED BY DURO-LAST ROOFING, INC. NO ALTERNATES WILL BE ACCEPTED. PROVIDE STANDARD 15 YEAR WARRANTY.
- +6" INDICATES APPROXIMATE ELEVATION OF THE TOP OF ROOF PLYWOOD SHEATHING AT PLYWOOD CRICKET. SEE TRUSS DRAWINGS FOR ACTUAL ROOF SLOPE. ALL ROOF ELEVATIONS ARE GIVEN FROM TOP OF INTERIOR CONCRETE FLOOR SLAB (U.O.N.). WHEN FLOOR SLAB STEPS, ELEVATIONS ARE REFERENCED FROM THE HIGHEST FINISHED FLOOR.
- ANY PROJECTION THROUGH ROOF SHALL BE DETAILED PER THE SINGLE PLY ROOFING MANUFACTURER'S RECOMMENDED DETAILS.
- ALL EXHAUST FANS AND AIR CONDITIONING EQUIPMENT DESIGNATIONS ARE TAKEN FROM MECHANICAL DRAWINGS.
- NOT USED.
- CONTRACTOR SHALL CONFIRM THAT ALL AREAS OF ROOF ARE PROVIDED WITH POSITIVE DRAINAGE.
- ALL ROOF PENETRATIONS FOR PLUMBING VENTS, POWER CONDUITS, ETC. SHALL BE FLASHED PER BUILDING SPECIFICATIONS AND DETAILS. VENTS SHALL BE AT LEAST 10'-0" HORIZONTAL OR 3'-0" ABOVE OUTSIDE AIR INTAKES (A/C UNITS, MAKE-UP AIR).
- CONTRACTOR BE RESPONSIBLE FOR COORDINATION OF SIZES AND LOCATIONS OF ROOF OPENINGS (VENTS, DUCTS, ETC.), PLATFORMS, BASES ETC. COORDINATE SIZES OF MECHANICAL EQUIPMENT PLATFORMS, BASES, ROOF EQUIPMENT PLATFORMS AND OPENINGS SHOWN ON DRAWINGS WITH EQUIPMENT BEING SUPPLIED. SEE TYPICAL DETAILS ON THIS SHEET ALSO COORDINATE INSTALLATION OF LIGHTING, POWER, CONVENIENCE OUTLETS ETC.
- FOR ALL STRUCTURAL FRAMING MEMBERS, SIZES, AND ADDITIONAL INFORMATION, SEE STRUCTURAL DRAWINGS.
- PROVIDE ROOF CRICKET AT MECHANICAL EQUIPMENT TO ASSURE POSITIVE ROOF DRAIN.
- ALL ROOF EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
- ROOFTOP EQUIPMENT TO BE LOCATED AT LEAST 42" MINIMUM FROM TOWERS FOR SERVICING
- PROVIDE SERVICE PAD AT EACH UNIT ONLY AT SERVICE ACCESS DOOR
- ALL GAS PIPING ON ROOF TO BE PAINTED SAFETY YELLOW

ROOF PLAN KEYNOTES:

- R1 REF: EQUIPMENT RACK (SEE SHEET A-108)
- R2 4" ROOF DRAIN AND OVERFLOW DRAIN 15 A-107
- R3 TAPERED ROOF INSULATION CRICKET TO ASSURE POSITIVE ROOF DRAINAGE
- R4 SINGLE - PLY ROOFING SEE ROOF PLAN NOTE #1
- R5 GALV RIGID METAL CONDUIT & WEATHERHEAD AND PULL STRING FOR SATELLITE CABLE. EXACT LOCATION ON ROOF TO BE COORDINATED WITH PANDA PROJECT MANAGER AND SERVICE PROVIDER. REFER TO E-104/A-108 FOR SIZE AND INSTALLATION.
- R6 ROOF TOP MECHANICAL UNIT SEE MECHANICAL DRAWING
- R7 WATER HEATER VENT - SEE MEP PLANS. OFFSET VENTS AS REQUIRED TO MAINTAIN MIN. 10'-0" AWAY FROM AIR INTAKE SYSTEMS ON EQUIPMENT.
- R8 EXHAUST FAN
- R10 MECHANICAL UNIT CURB. SEE DETAIL 18/A-107
- R11 ROOF ACCESS HATCH LOCATE BETWEEN 2 ADJACENT TRUSSES 16 A-107
- R12 TOP OF PLATE - REF. STRUCTURAL
- R13 PLUMBING VENT 13 A-107
- R14 WEATHER PROOF HYDRANT
- R15 PROVIDE WALK-WAY PAD AS SHOWN. REFERENCE DETAIL 4/A-107
- R16 POWER SUPPLY LOCATION FOR ROOFTOP EXHAUST FANS FOR KITCHEN HOOD



ROOF WALKWAY PAD DETAIL 4
Scale= NTS A-107



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



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

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

REVISIONS:	

ISSUE DATE:	
1	04.29.2021 ISSUE FOR PERMIT
2	06.04.2021 ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - S8-22-D8135
C&P PROJECT #: - 2200775



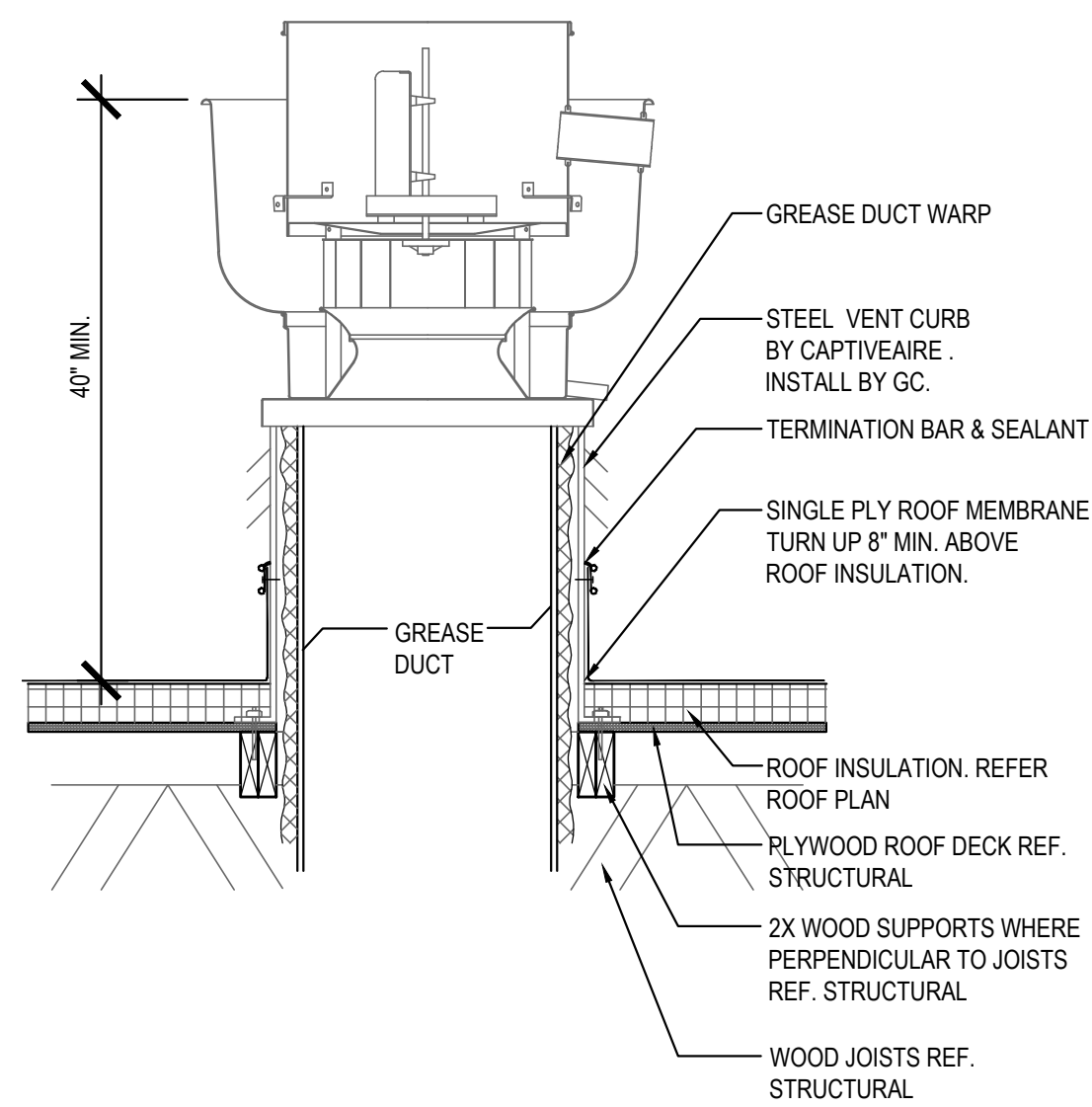
06.04.2021

PANDA EXPRESS
TRUE WARM AND WELCOME 2300
SKYBROOKE BOULEVARD & STATE ROAD 54
LUTZ, FL 33558

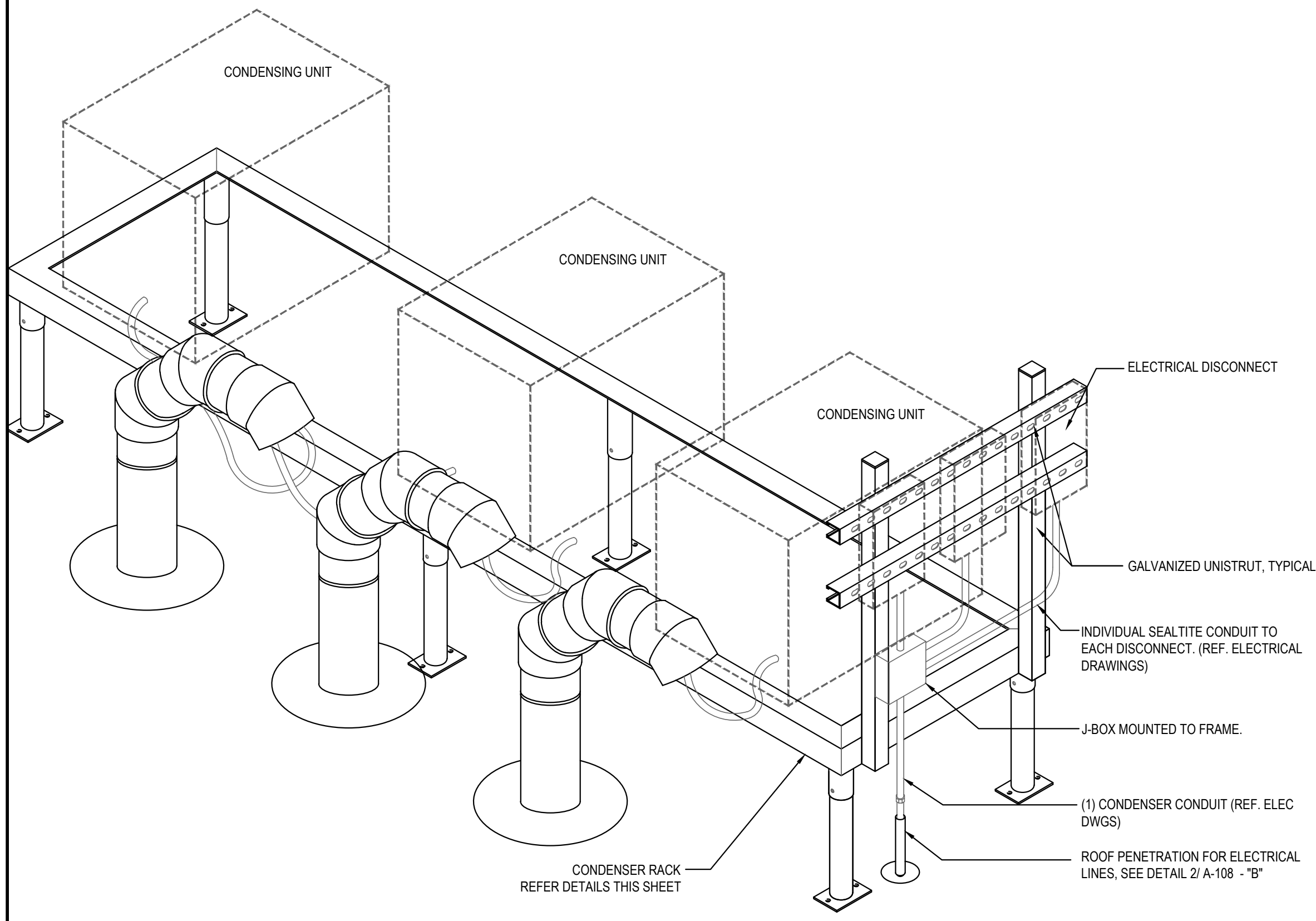
A-107

ROOF PLAN

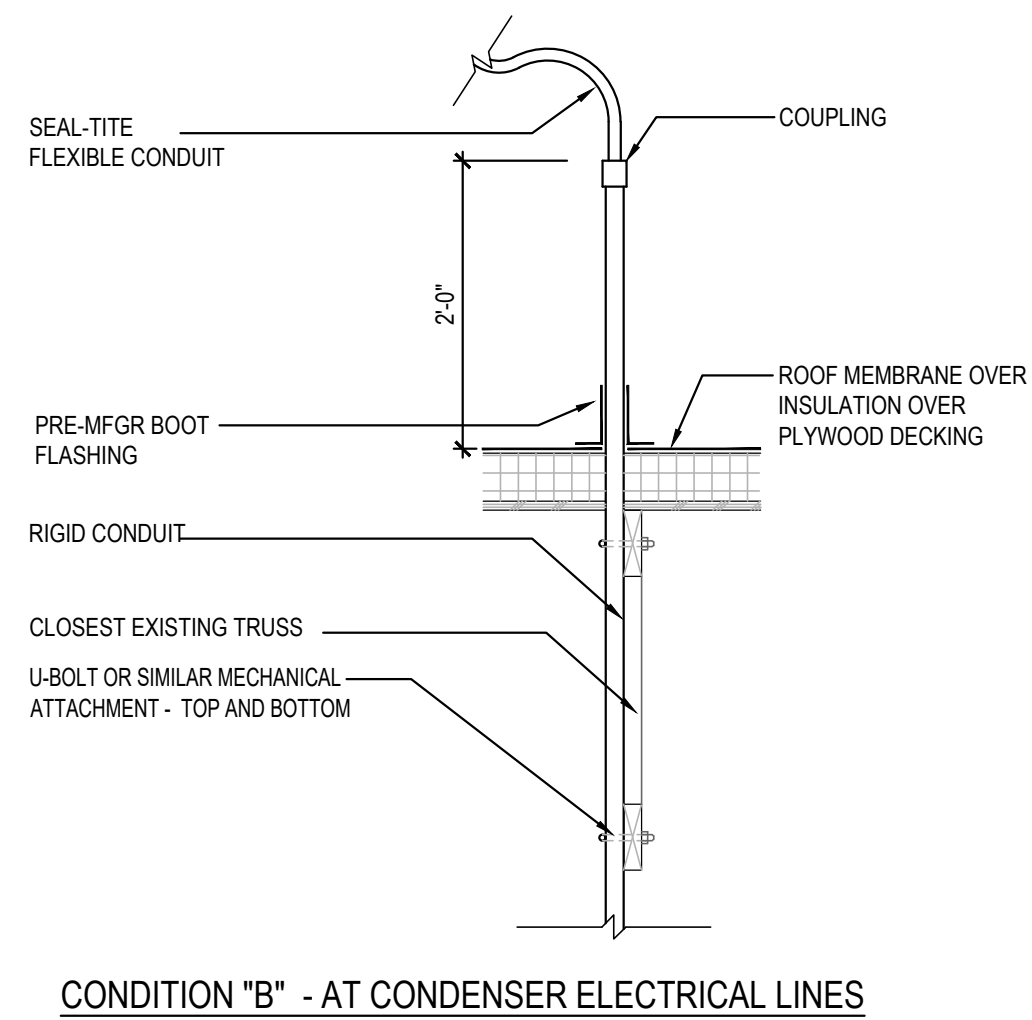
TRUE WARM & WELCOME 2300 R4



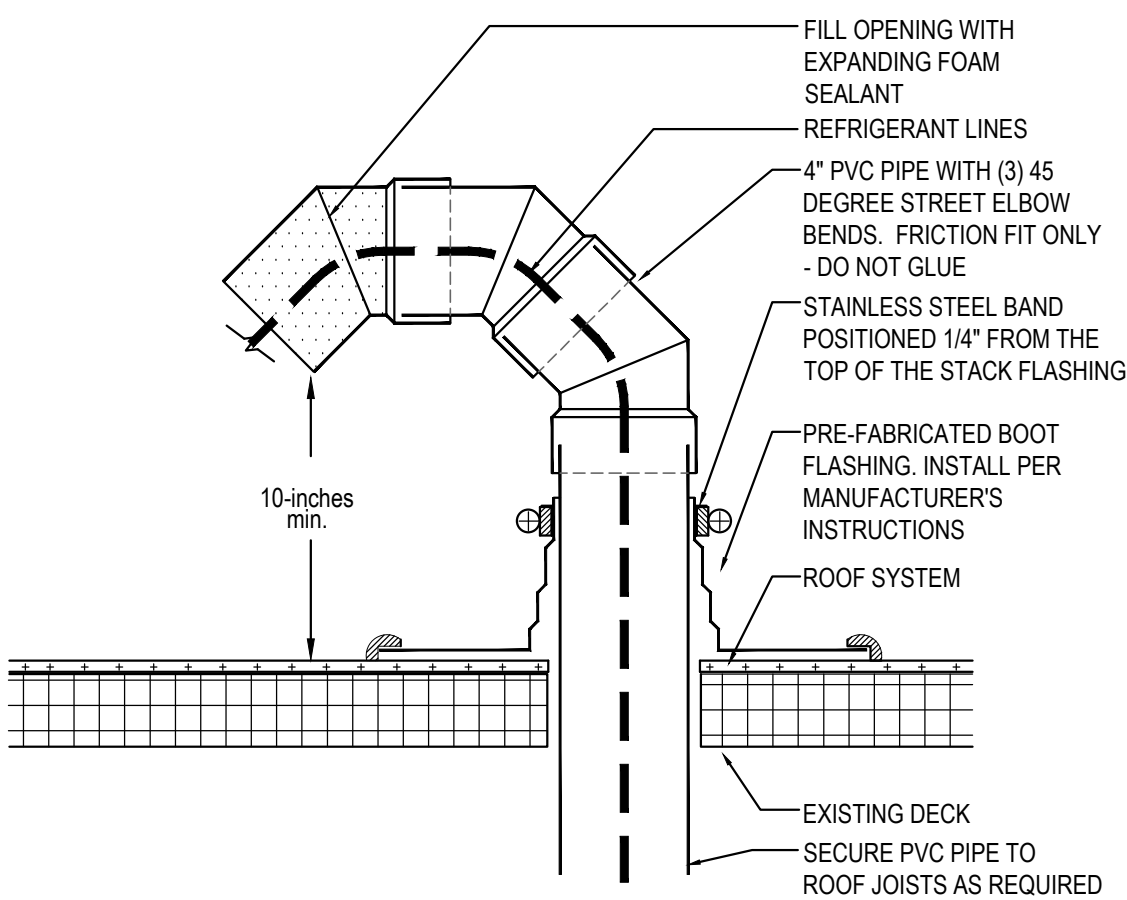
ROOF EXHAUST FAN 5
Scale= 1/4" = 1'-0" A-108



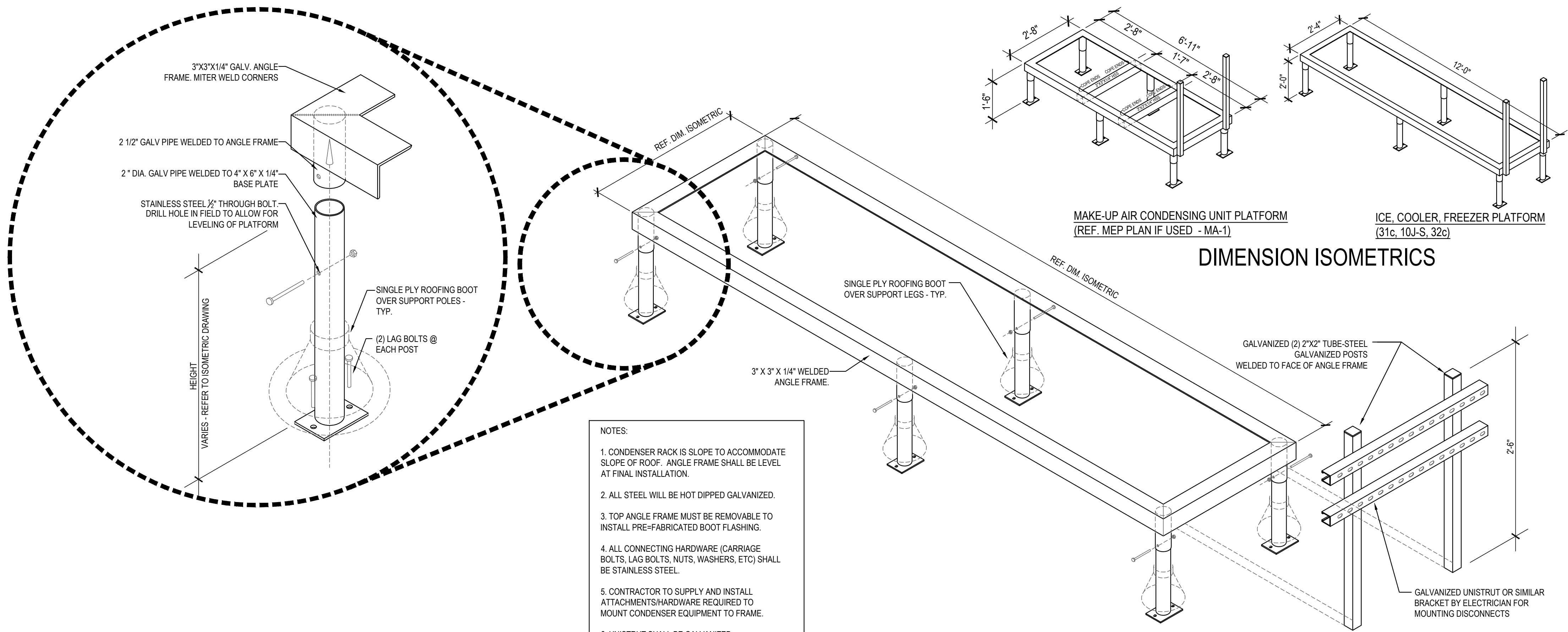
CONDENSER RACK ISOMETRIC 3
Scale= 3/4" = 1'-0" A-108



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



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



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

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

REVISIONS:

ISSUE DATE:

1	04.29.2021 ISSUE FOR PERMIT
2	06.04.2021 ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - S8-22-D8135
C&P PROJECT #: - 2200775



06.04.2021

PANDA EXPRESS

TRUE WARM AND WELCOME 2300
SKYBROOKE BOULEVARD & STATE ROAD 54
LUTZ, FL 33558

A-108

CONDENSER RACK
DETAIL

TRUE WARM & WELCOME 2300 R4

FURNITURE SCHEDULE

Item Code	Type	Material		L x W x H
T-A1a	LIVE EDGE 4'-0"	WALNUT	PANDA VENDOR	4'-0" L X 28" W X 2" THICK
T-A1b	LIVE EDGE 6'-0"	WALNUT	PANDA VENDOR	6'-0" L X 28" W X 2" THICK
T-A1c	LIVE EDGE 8'-0"	WALNUT	PANDA VENDOR	8'-0" L X 28" W X 2" THICK
T-A1d	LIVE EDGE 10'-0"	WALNUT	PANDA VENDOR	10'-0" L X 28" W X 2" THICK
T-B1a	2 TOP TABLE	QUARTZ - TETON BEIGE	PANDA VENDOR	21" L X 24" W
T-B1b	4 TOP TABLE	QUARTZ - TETON BEIGE	PANDA VENDOR	24" L X 48" W
T-B1c	4 TOP TABLE ADA	QUARTZ - TETON BEIGE	PANDA VENDOR	30" L X 48" W
T-B2a	ROUND TABLE 42"	QUARTZ	PANDA VENDOR	42" DIAMETER
T-C1a	1 TOP SEATEE	LAMINATE W/ METAL EDGE OILED WALNUT	PANDA VENDOR	21" L X 24" W X 30.25" H
T-C1b	4 TOP SEATEE	LAMINATE W/ METAL EDGE OILED WALNUT	PANDA VENDOR	48" L X 24" W X 30.25" H
T-C2a	ROUND TABLE 34" DIA	LAMINATE W/ METAL EDGE OILED WALNUT	PANDA VENDOR	24" DIAMETER
T-C2b	ROUND TABLE 30" DIA	LAMINATE W/ METAL EDGE OILED WALNUT	PANDA VENDOR	30" DIAMETER

C-A1a	SINGLE BOOTH- 41"	WALNUT W/ EVOLUTION SEDIMENT FABRIC	PANDA VENDOR	41" L X 34 1/8" H
C-A1b	SINGLE BOOTH- 47"	WALNUT W/ EVOLUTION SEDIMENT FABRIC	PANDA VENDOR	47" L X 34 1/8" H
C-A1c	SINGLE BOOTH- 59"	WALNUT W/ EVOLUTION SEDIMENT FABRIC	PANDA VENDOR	59" L X 34 1/8" H
C-A1d	BOOTH BACK TO BACK- 41"	WALNUT W/ EVOLUTION SEDIMENT FABRIC	PANDA VENDOR	47" L X 34 1/8" H
C-A1e	BOOTH BACK TO BACK- 41"	WALNUT W/ EVOLUTION SEDIMENT FABRIC	PANDA VENDOR	41" L X 34 1/8" H
C-A1f	BOOTH BACK TO BACK- 59"	WALNUT W/ EVOLUTION SEDIMENT FABRIC	PANDA VENDOR	59" L X 34 1/8" H

B-S1a	1-BEAM BASE 34" H	HOT ROLL STEEL W/ LOW GLOSS CLEAR COAT	PANDA VENDOR	FOR 34" H TABLE
B-S2a	3" FREE STANDING CRISS CROSS		PANDA VENDOR	FOR 30" ROUND TABLE
B-S2b	3" FREE STANDING CRISS CROSS		PANDA VENDOR	FOR 21" X 24" TABLE
B-S3a	3" BOLT DOWN		PANDA VENDOR	FOR 30" H TABLE
B-S4a	3" CORE DRILL		PANDA VENDOR	FOR 30" H TABLE
B-S5a	SIT DOWN BASE		PANDA VENDOR	FOR 34" H LEDGE TABLE
B-B1	SPECIAL BRACKETS		PANDA VENDOR	FOR MODESTY PANEL

F-A1	TRASH BIN	TETON BEIGE / OILED WALNUT	PANDA VENDOR	20" L X 22" W
F-A2a	TRASH BIN W/ LEFT BROOM HOLDER	TETON BEIGE / OILED WALNUT	PANDA VENDOR	20" L X 27" W
F-A2b	TRASH BIN W/ RIGHT BROOM HOLDER	TETON BEIGE / OILED WALNUT	PANDA VENDOR	20" L X 27" W
F-B1	TRASH LINER W/ CASTERS		PANDA VENDOR	
F-C1a	LEFT BROOM HOLDER	OILED WALNUT	PANDA VENDOR	
F-C1b	RIGHT BROOM HOLDER	OILED WALNUT	PANDA VENDOR	

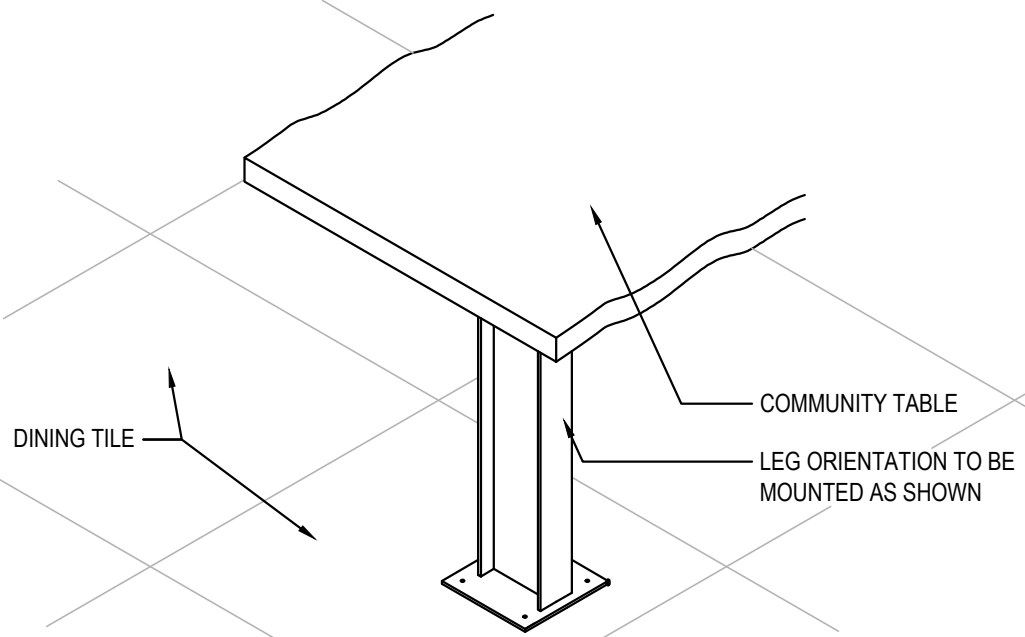
L-A1	LOW WALL 3'-8"	OILED WALNUT HORIZONTAL GRAIN	PANDA VENDOR	3'-8" L X 36 3/4" H
L-A2	LOW WALL 8'-0"	OILED WALNUT HORIZONTAL GRAIN	PANDA VENDOR	8'-0" L X 36 3/4" H

DS-1	FREE STANDING SHELF	WOOD SHELF W/ METAL FRAME	PANDA VENDOR	2'-10" L X 12" W 66" H
------	---------------------	---------------------------	--------------	------------------------

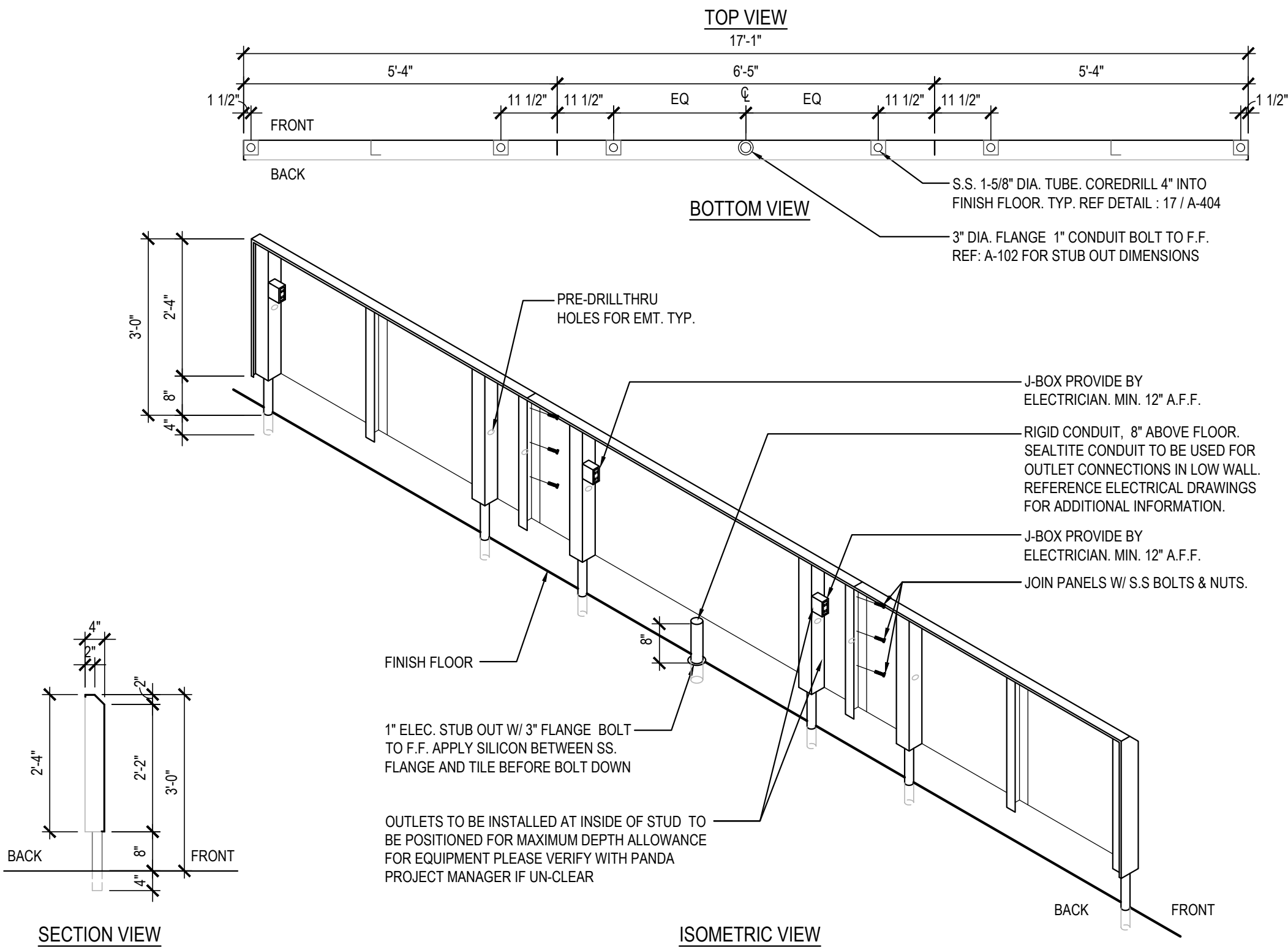
CHAIR SCHEDULE

Item Code	Type	Material		L x W x H
WALNUT PALLET				
C1n	YARDBIRD DINING CHAIR	WALNUT	PANDA VENDOR	16" H
C2B	CHOM CHOM COUNTER STOOL	WALNUT	PANDA VENDOR	22" H
OAK PALLET				
C1d1	PANDA DINING CHAIR W/ BACK	OAK	PANDA VENDOR	18" H

NOTE:
PANDA TEAM TO SELECT CHAIR PALLET WITH
MANUFACTURER



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

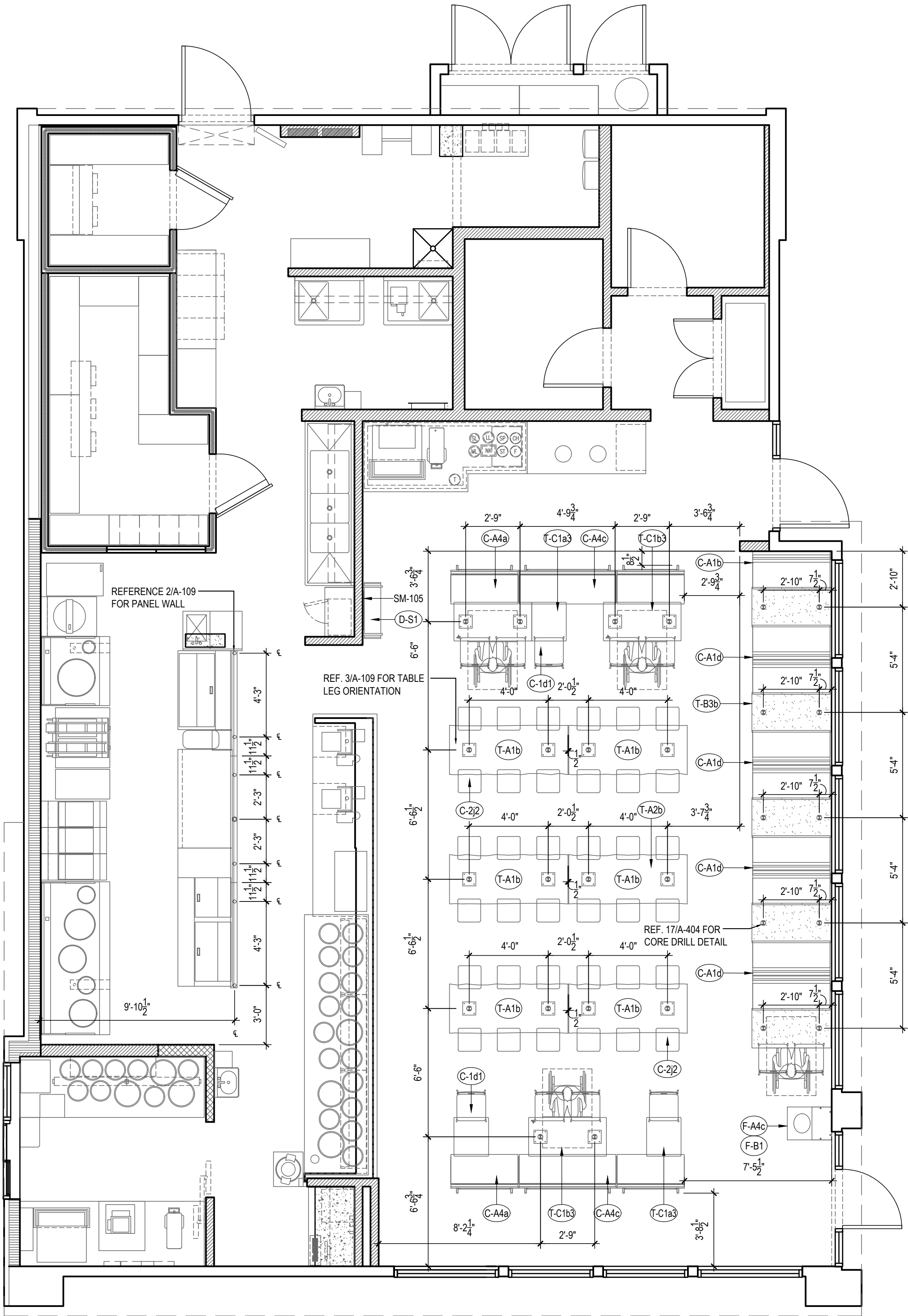


STAINLESS STEEL OUTLET PANEL 2
Scale= NTS A-109

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



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

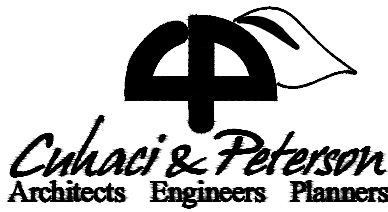
All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the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

REVISIONS:

1	04.29.2021	ISSUE FOR PERMIT
2	06.04.2021	ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - S8-22-D8135
C&P PROJECT #: - 2200775



2600 Maitland Center Pkwy. Maitland, FL 32751
P (407) 661-9100
F (407) 661-9101
www.culiaci.com
Florida Corporate Certificate #ALC1500256

06.04.2021

PANDA EXPRESS
TRUE WARM AND WELCOME 2300
SKYBROOKE BOULEVARD & STATE ROAD 54
LUTZ, FL 33558

A-109

FURNITURE PLAN

TRUE WARM & WELCOME 2300 R4

EXTERIOR FINISH SCHEDULE

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

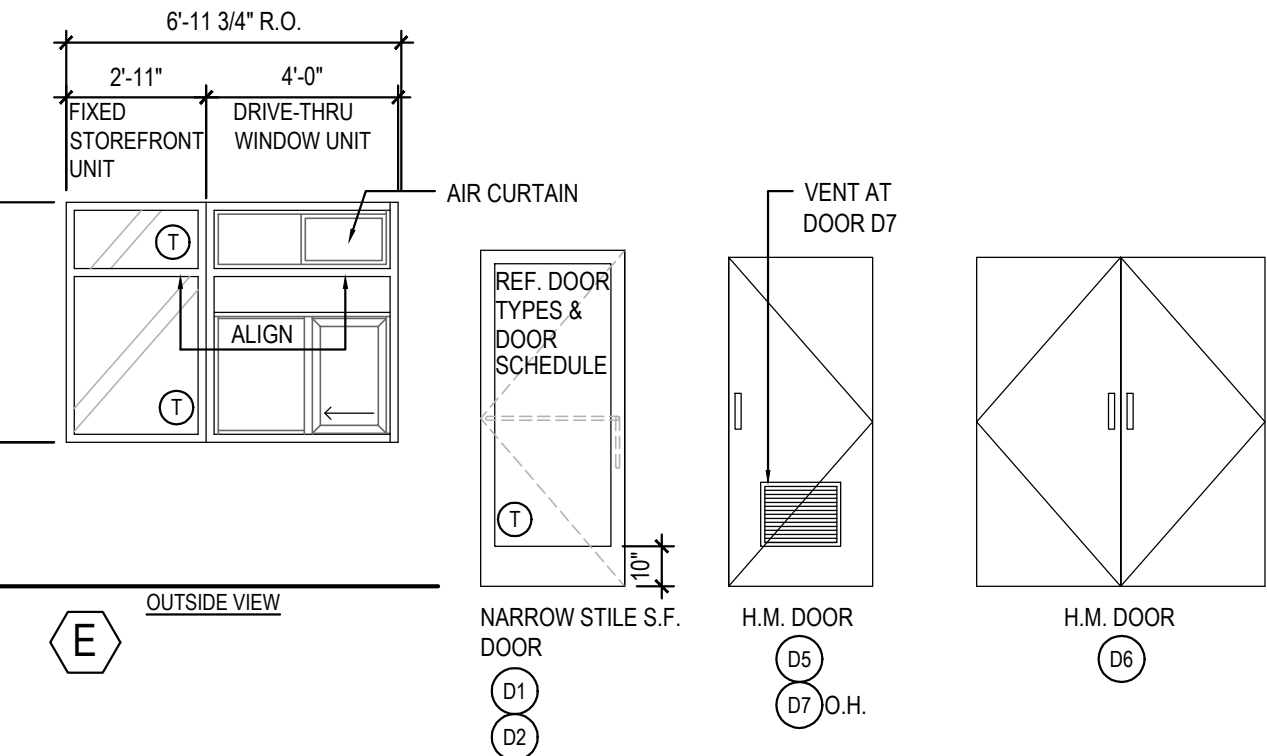
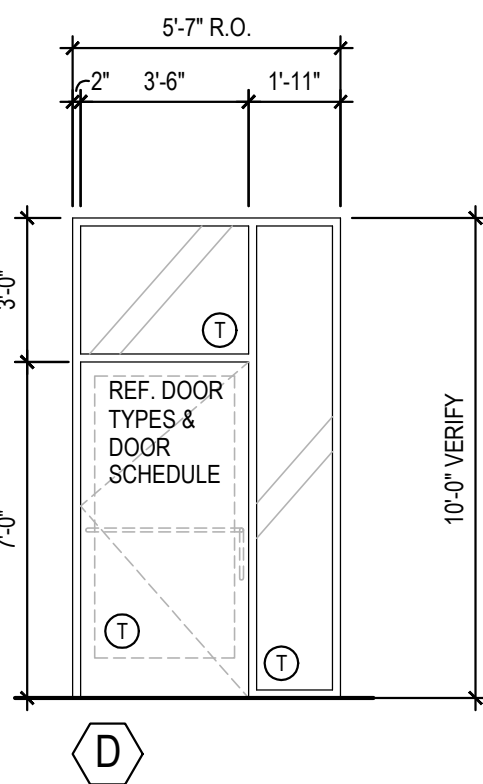
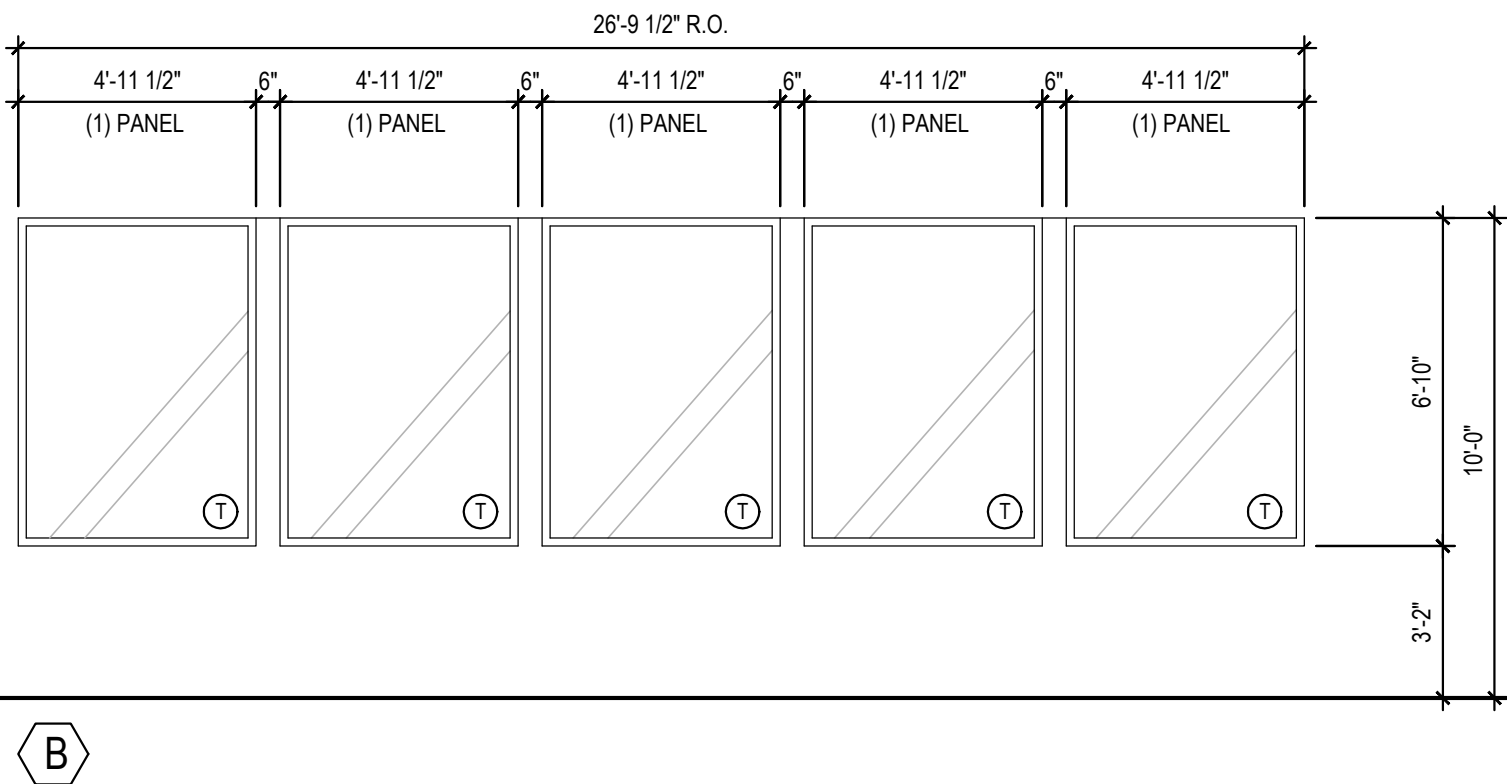
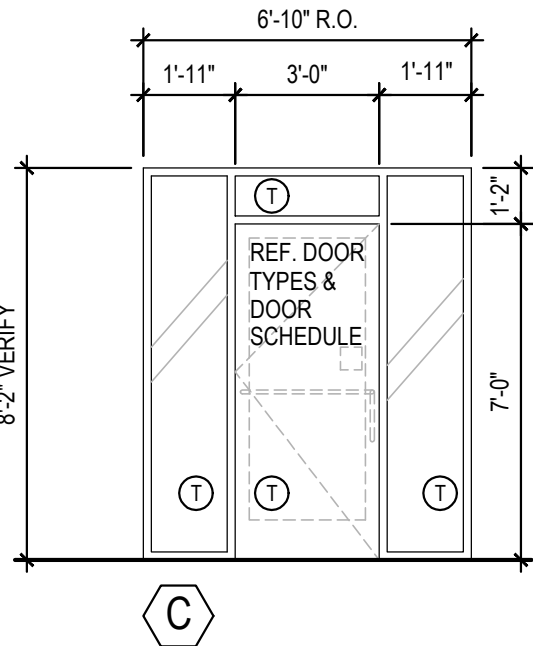
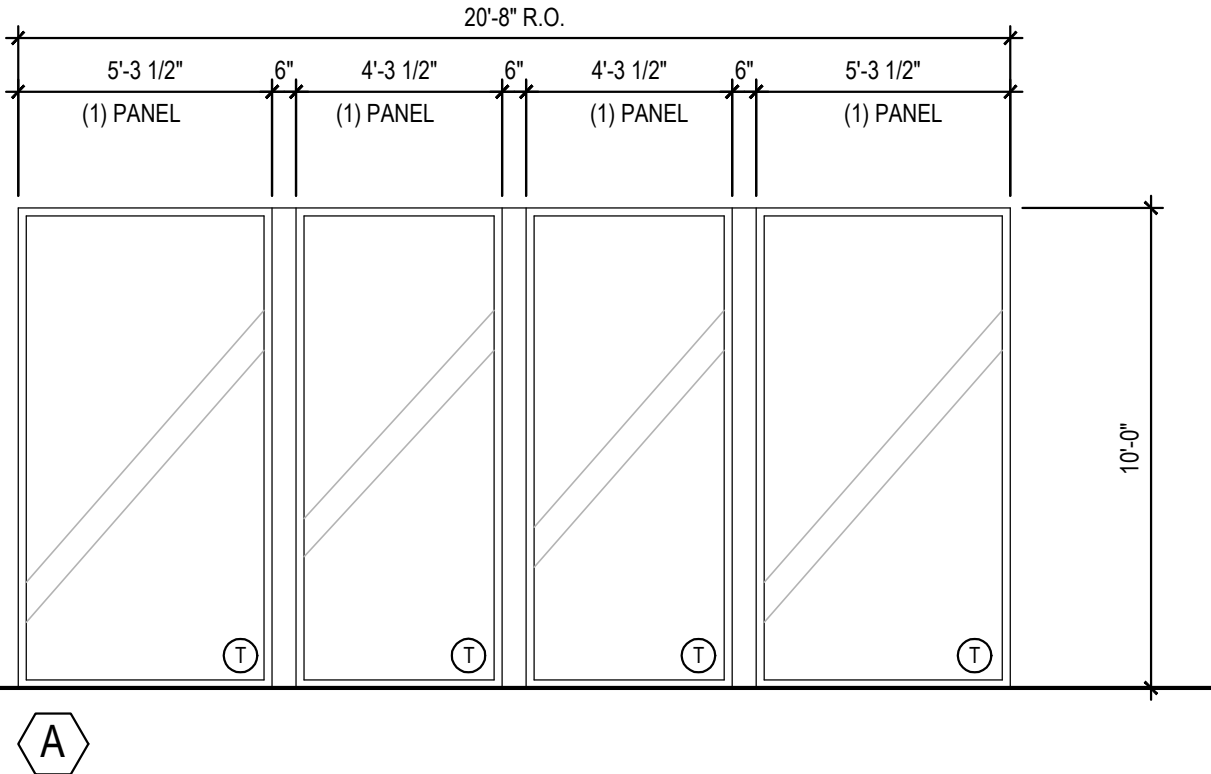
01-11-19

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
(EFS-1)	STO	STOTHERM ESSENCE SYSTEM	SW 6148 WOOL SKEIN	FINE	BUILDING BODY
(EFS-2)	STO	STOTHERM ESSENCE SYSTEM	SW 7067 CITYSCAPE	FINE	BUILDING BODY
(EFS-3)	STO	STOTHERM ESSENCE SYSTEM	SW 7069 IRON ORE	FINE	EIFS ACCENT BANDS
(ST-1S)	CORONADO STONE PRODUCTS	900 SERIES	#2 GREY	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
(ST-1)	CORONADO STONE PRODUCTS	INDUSTRIAL LEDGE	SHALE GREY	-	ENTRY PORTAL & WAINSCOT CONTACT: LISA KILGORE: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS. MFG.: ARGOS, COLOR: PUTTY
(CD-1)	FIBERON	HORIZON	IPE	60% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: Eric.Atkins@fiberondecking.com
(CD-2)	FIBERON	HORIZON	TUDOR BROWN	40% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: Eric.Atkins@fiberondecking.com
(BR-1)	ACME BRICK	CITYSCAPE	SNOWDRIFT	VELOUR	BUILDING BODY. MORTAR MFG.: GLEN-GARY, COLOR: G-404
(MTL-1)	EXCEPTIONAL METALS		"PANDA EXPRESS IRON ORE"		CAP FLASHING

WINDOW SCHEDULE

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

SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS	NOTES
(A)	20'-8" R.O.	10'-0"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5' X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES	1. INSULATING GLASS VITRO ARCHITECTURAL GLAZING SOLARBAN 60 LOW E WINTER U=0.29 SHGC: 0.25 VIS TRANS: 35% 2. DOORS: FULL GLAZED DOORS W/10" KICK BASE, ANODIZED ALUM FINISH. REFER HARDWARE SCHEDULE
(B)	26'-9 1/2" R.O.	6'-10"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5' X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES	3. WINDOW DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. G.C. TO VERIFY ACTUAL WINDOW DIMENSIONS PRIOR TO FABRICATION INSTALLATION.
(C)	6'-10"	8'-2"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5' X 2" IN ANODIZED ALUMINUM FRAME	4. GLASS FACADE AND ENTRY DOORS TO BE DESIGNED, DETAILED, FACTORY FABRICATED AND SITE ASSEMBLED AND ERECTED
(D)	5'-7" R.O.	10'-0"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5' X 2" IN ANODIZED ALUMINUM FRAME	5. MANUFACTURER: QUIK-SERV, MODEL SST-4860E WITH THRU-BEAM PHOTO-ELECTRIC BAR. REGIONAL APPLICATION WITH CF-25 NON HEATED AIR CURTAIN OR CHF-25 HEATED AIR CURTAIN. TYPE OF AIR CURTAIN LISTED ON WINDOW SCHEDULE.
(E)	6'-11 3/4" R.O.	59'-5"	TEMPERED GLASS	DARK BRONZE ANODIZED ALUMINUM	QUIK-SERV NON-HEATED AIR CURTAIN, ROUGH OPENING 48" X 60" SEE ADDITIONAL NOTE # 5. CONTACT: WADE ARNOLD, 800-388-8307	6. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER OF BUILDING CODE. ① TEMPERED GLASS

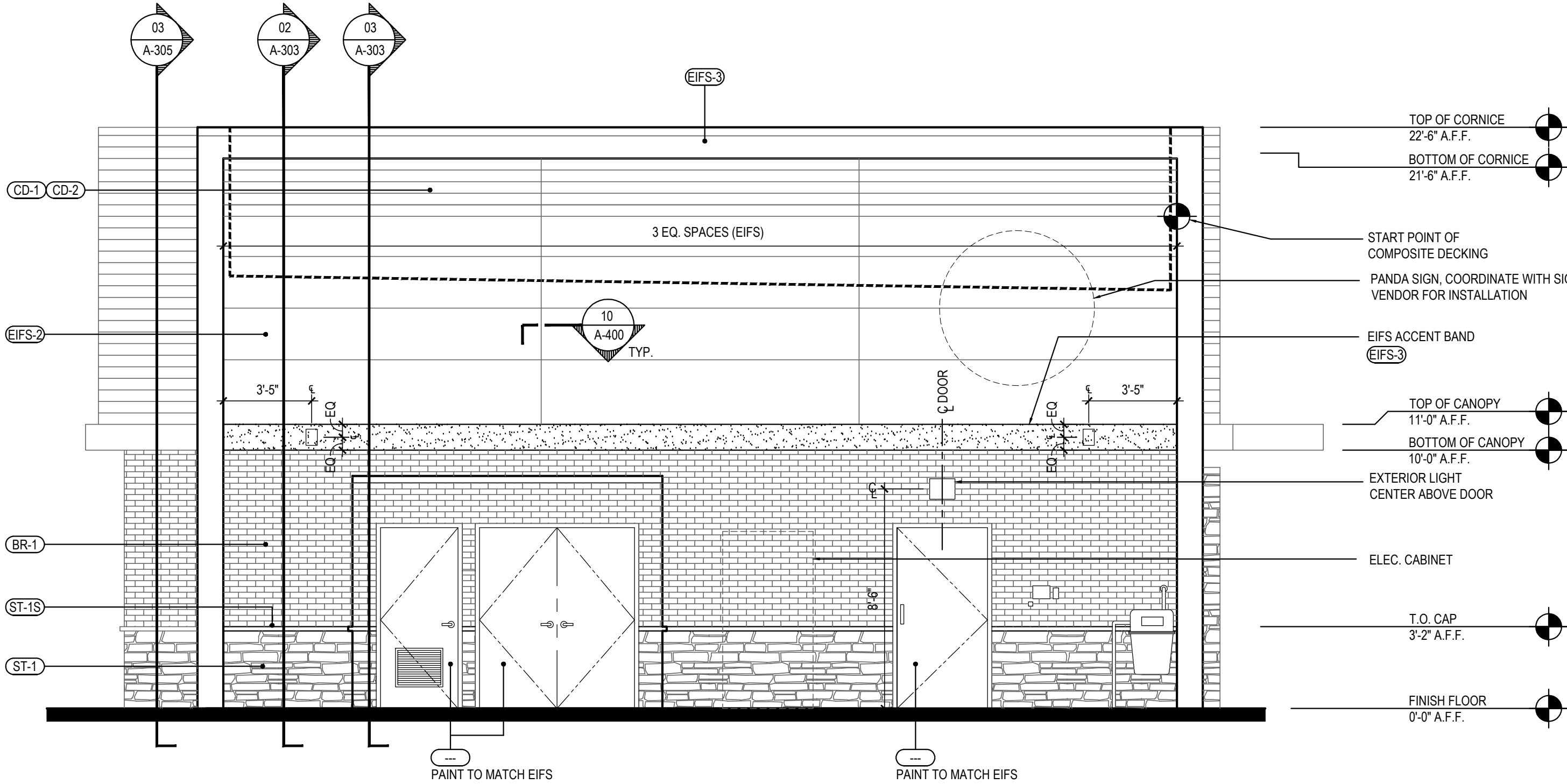


WINDOW AND DOOR ELEVATIONS

3

Scale= NTS

A-200

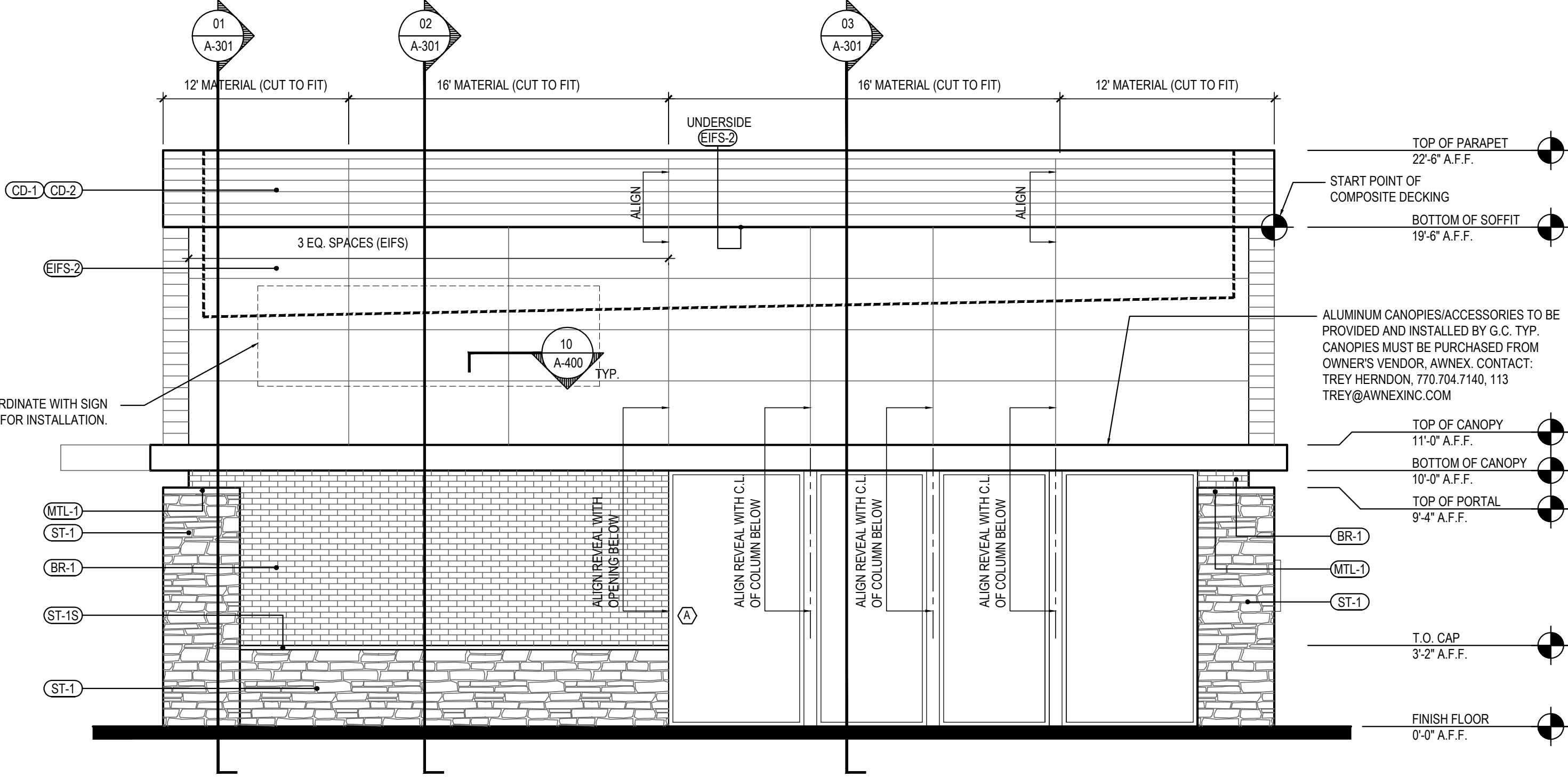


SOUTH ELEVATION

2

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

A-200



NORTH ELEVATION

1

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

A-200



PANDA RESTAURANT GROUP INC.

1683 Walnut Grove Ave.
Rosemead, California
91770

Telephone: 626.799.9898
Facsimile: 626.372.8288

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

REVISIONS:

ISSUE DATE:

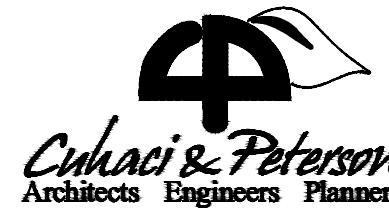
1 04.29.2021 ISSUE FOR PERMIT
2 06.04.2021 ISSUE FOR BID

DRAWN BY:

JDV

PANDA PROJECT #: - S8-22-D8135

C&P PROJECT #: - 2200775



2600 Maitland Center Pkwy, Maitland, FL 32751

P (407) 661-9100

F (407) 661-9101

www.cuhaci.com

Florida Corporate Certificate #ALX1300236

06.04.2021

PANDA EXPRESS

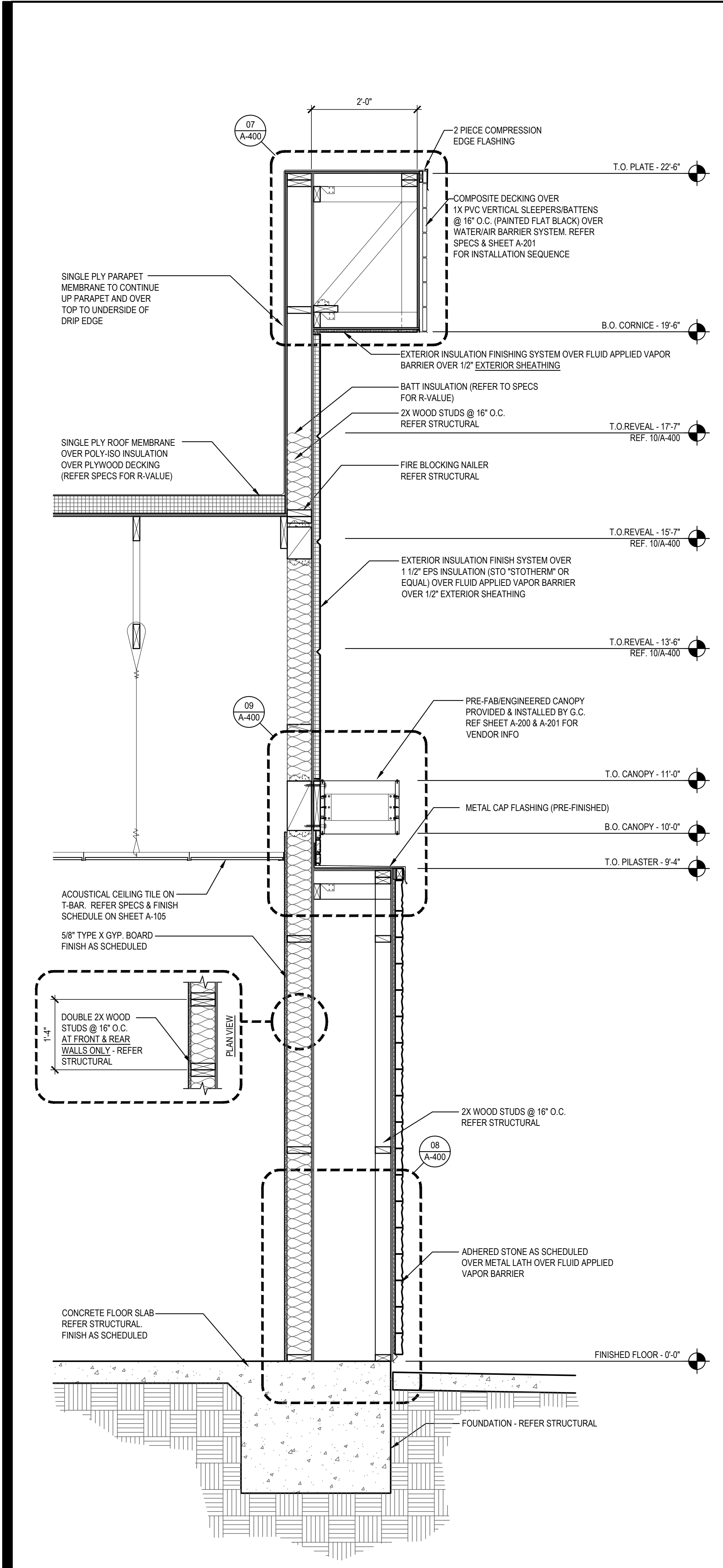
TRUE WARM AND WELCOME 2300
SKYBROOKE BOULEVARD & STATE ROAD 54
LUTZ, FL 33558

A-200

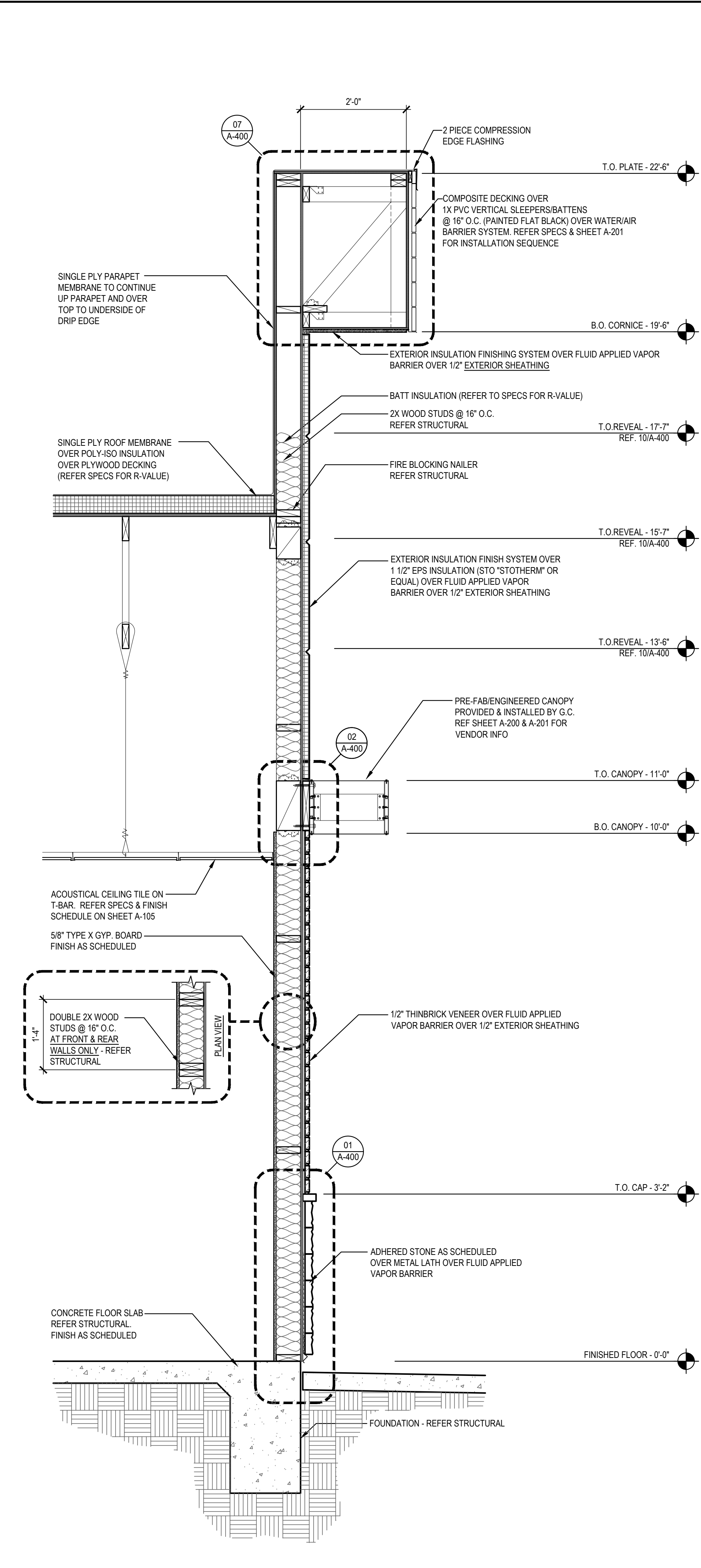
EXTERIOR ELEVATIONS
(VESTIBULE)

TRUE WARM & WELCOME 2300 R4

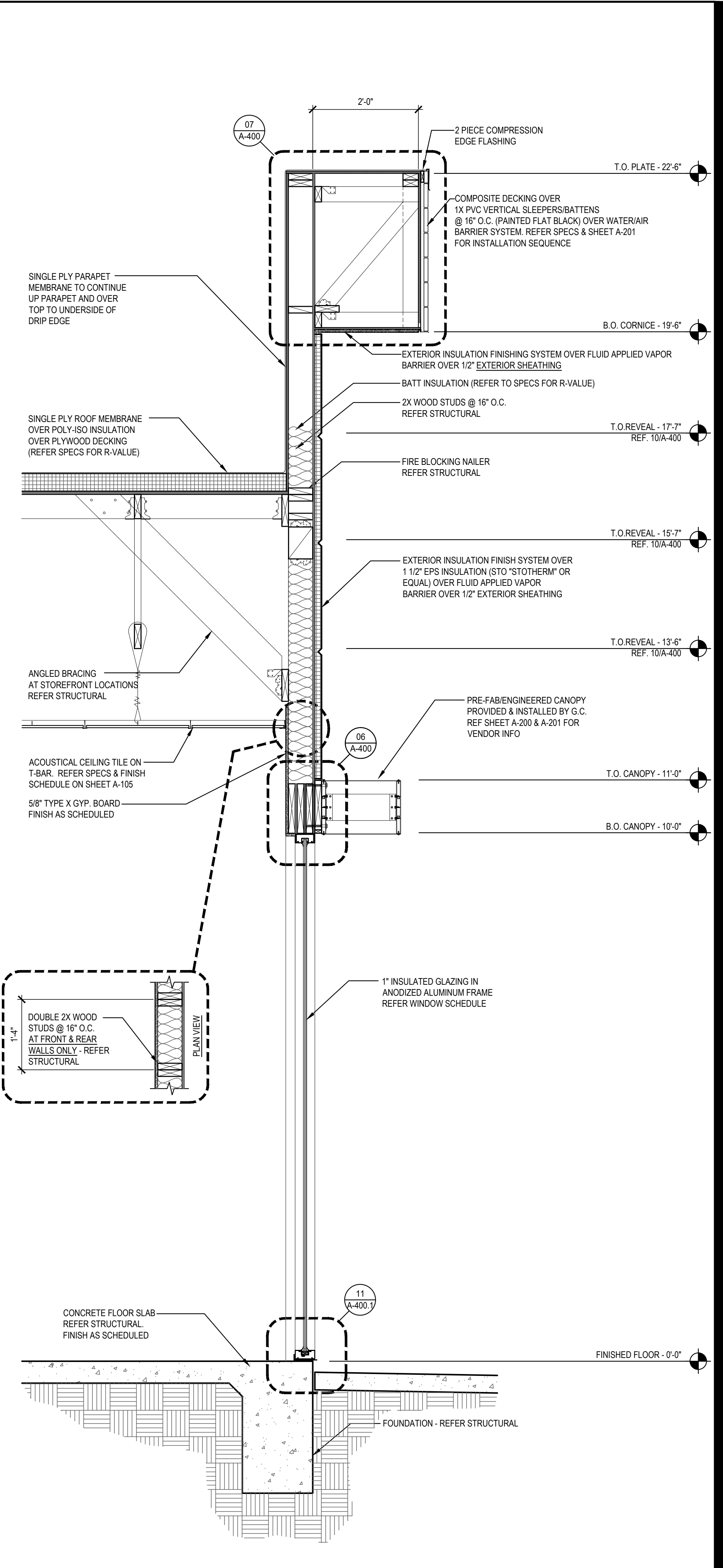




SECTION 1
Scale= 3/4" = 1'-0" A-301



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



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



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

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

REVISIONS:

1	04.29.2021	ISSUE FOR PERMIT
2	06.04.2021	ISSUE FOR BID

ISSUE DATE:

1	04.29.2021	ISSUE FOR PERMIT
2	06.04.2021	ISSUE FOR BID

DRAWN BY: JDV

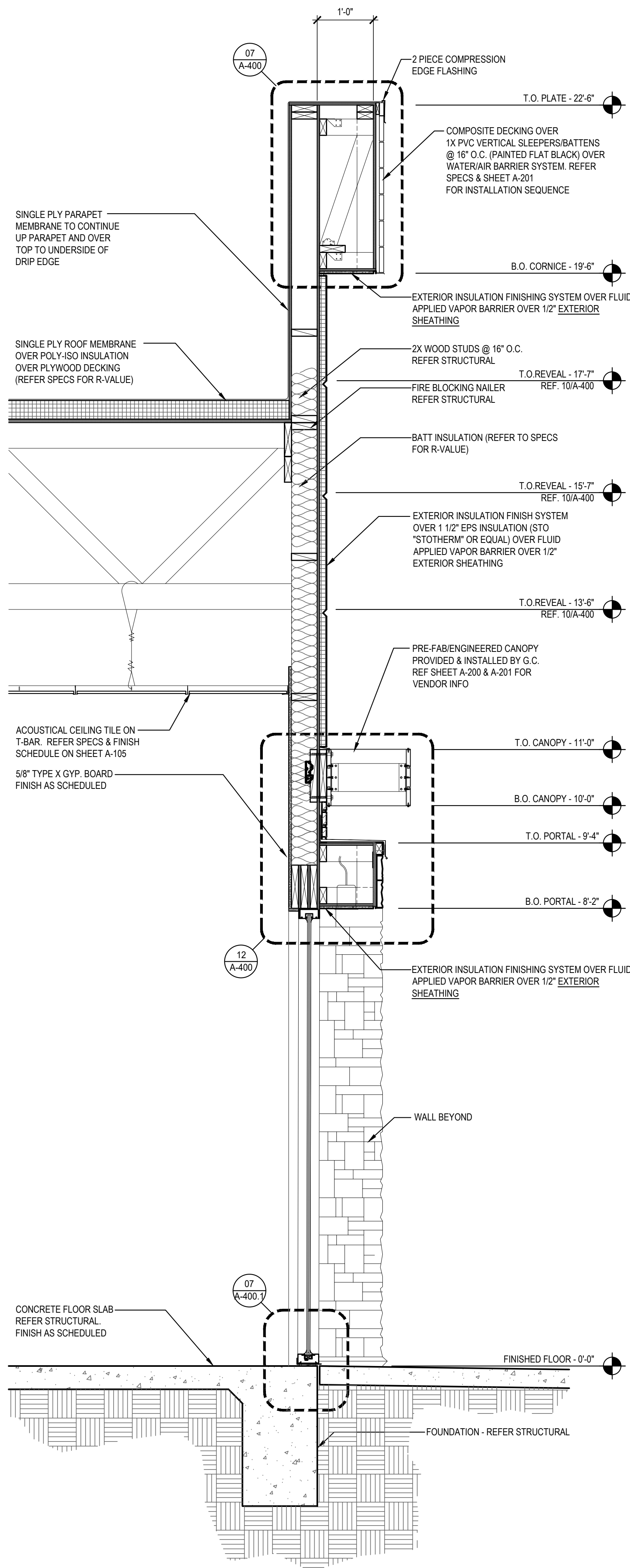
PANDA PROJECT #: - S8-22-D8135
C&P PROJECT #: - 2200775

Cuhaci & Peterson
Architects Engineers Planners
2600 Maitland Center Pkwy, Maitland, FL 32751
P (407) 661-9100
F (407) 661-9101
www.cpe.com
Florida Certificate #00004564-FLA-000026

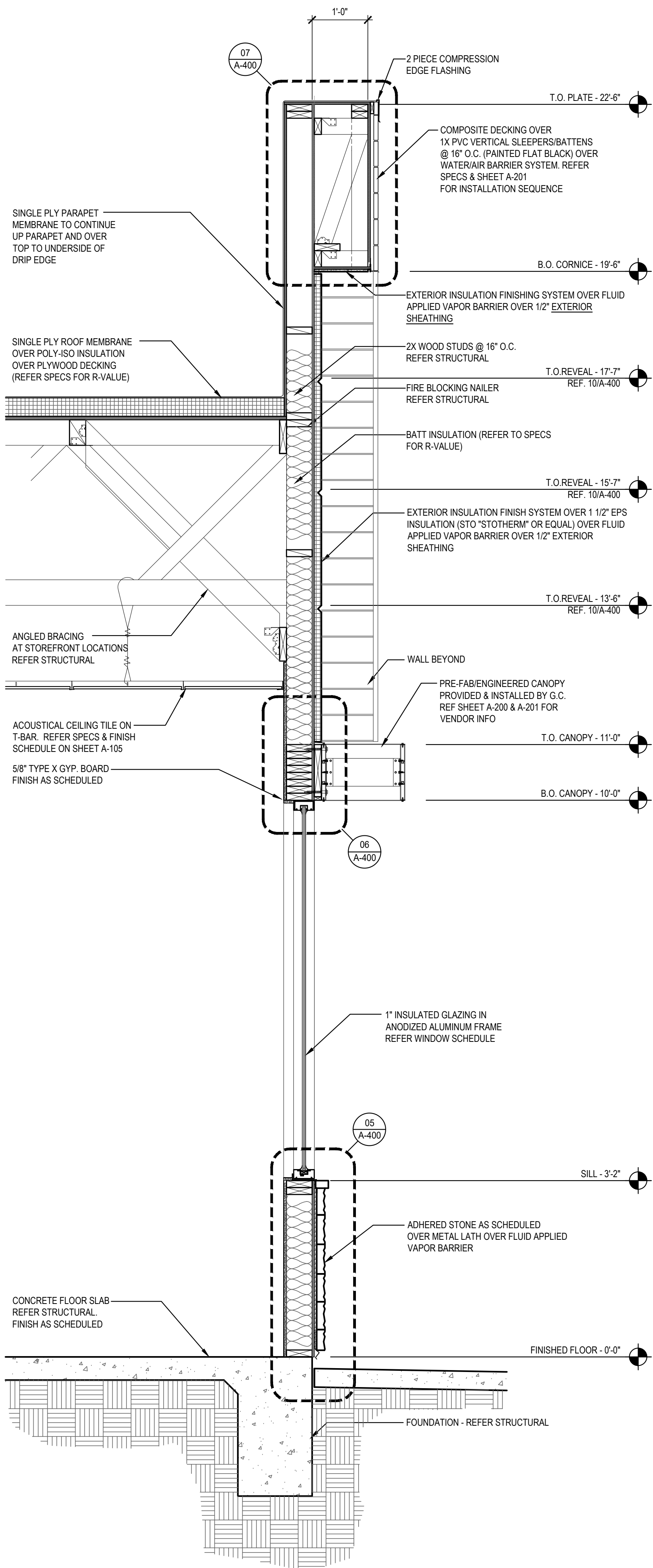
06.04.2021

PANDA EXPRESS
TRUE WARM AND WELCOME 2300
SKYBROOKE BOULEVARD & STATE ROAD 54
LUTZ, FL 33558

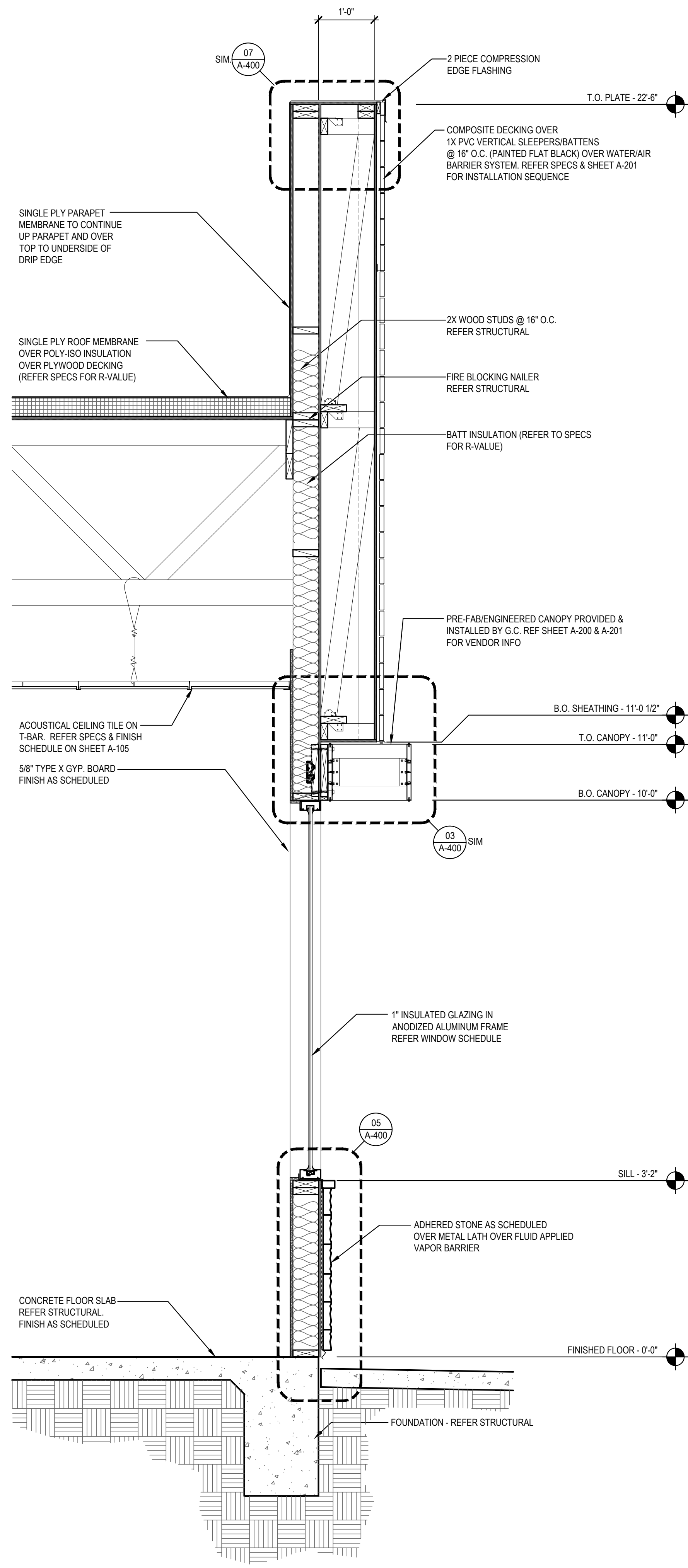
A-301
WALL SECTIONS
TRUE WARM & WELCOME 2300 R4



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



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



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



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

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

REVISIONS:

1	04.29.2021	ISSUE FOR PERMIT
2	06.04.2021	ISSUE FOR BID

ISSUE DATE:

1	04.29.2021	ISSUE FOR PERMIT
2	06.04.2021	ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: S8-22-D8135
C&P PROJECT #: 2200775



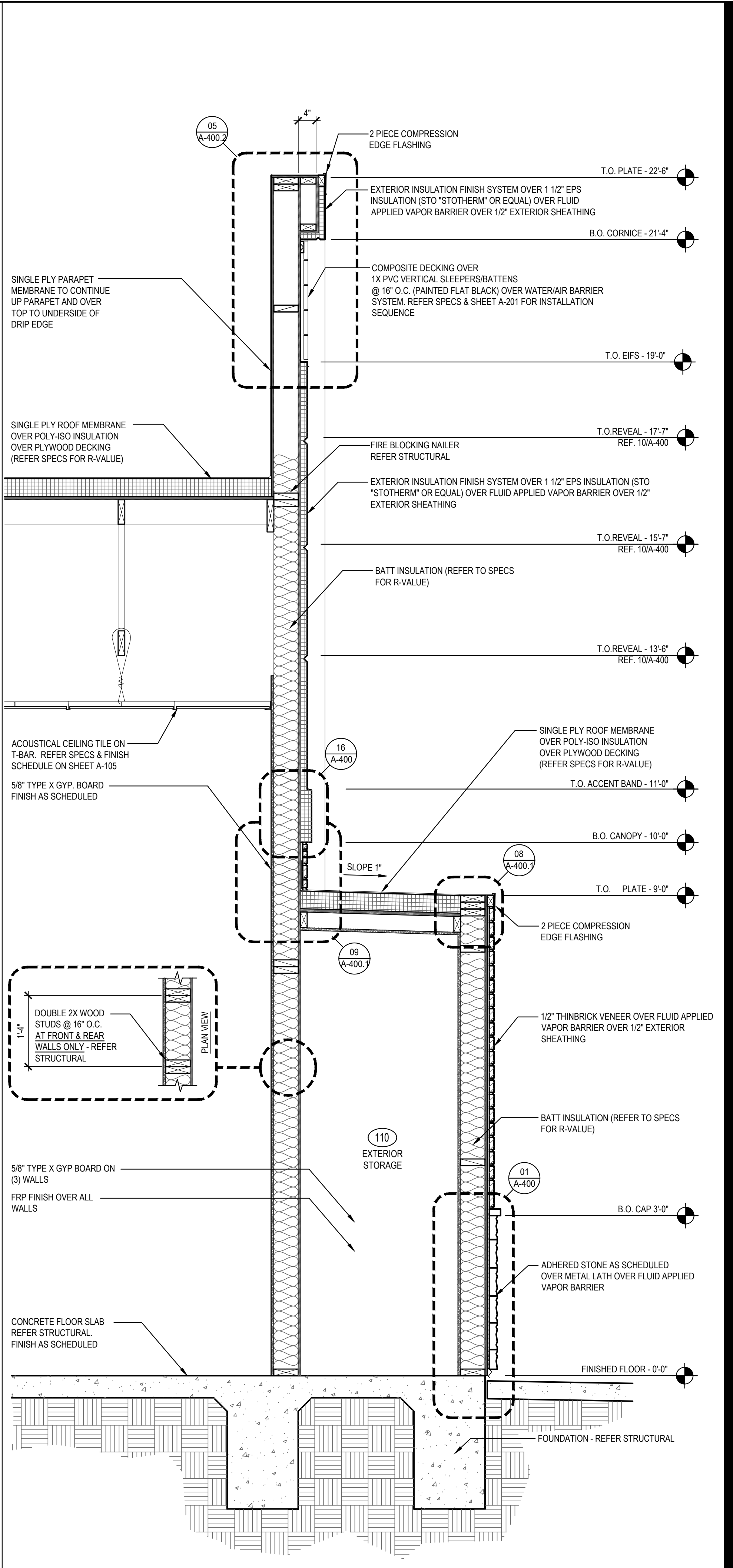
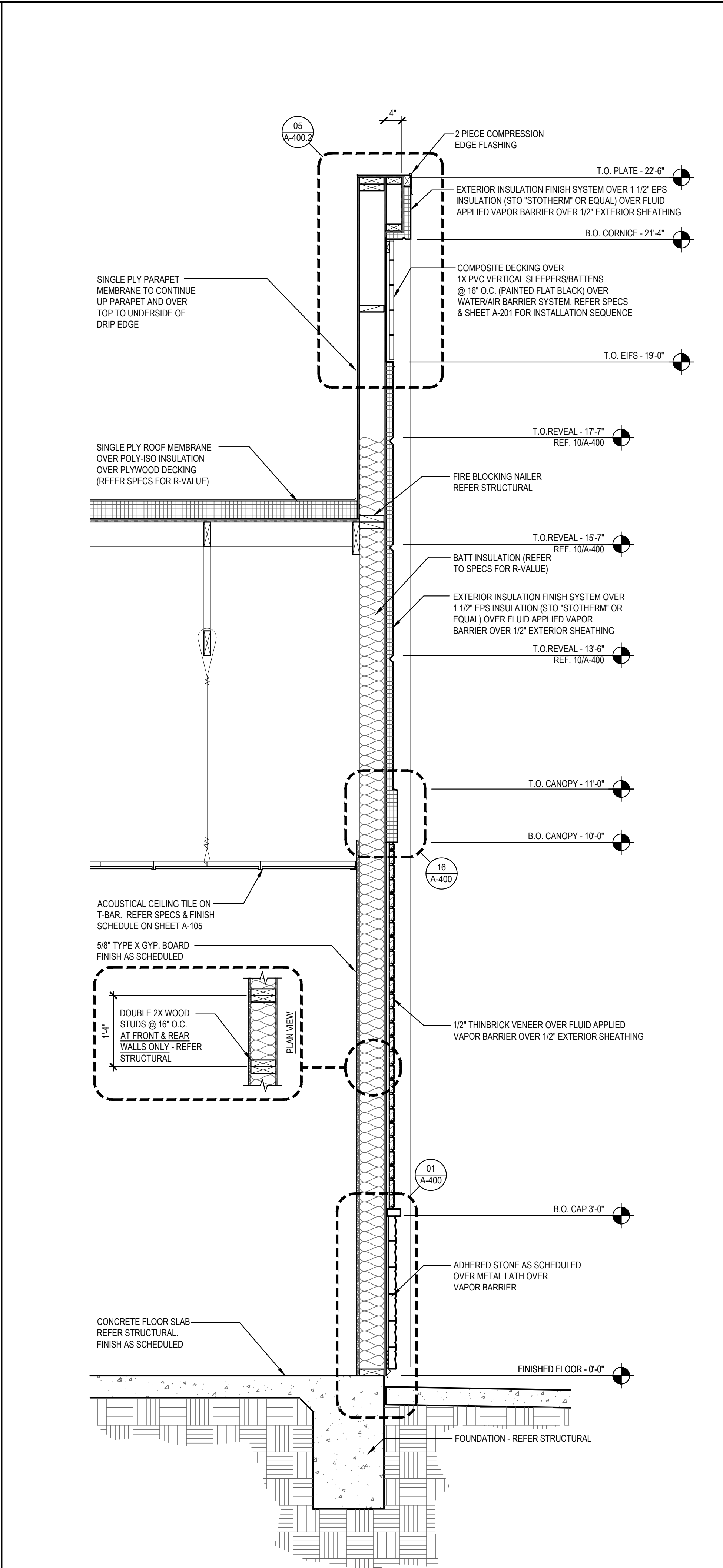
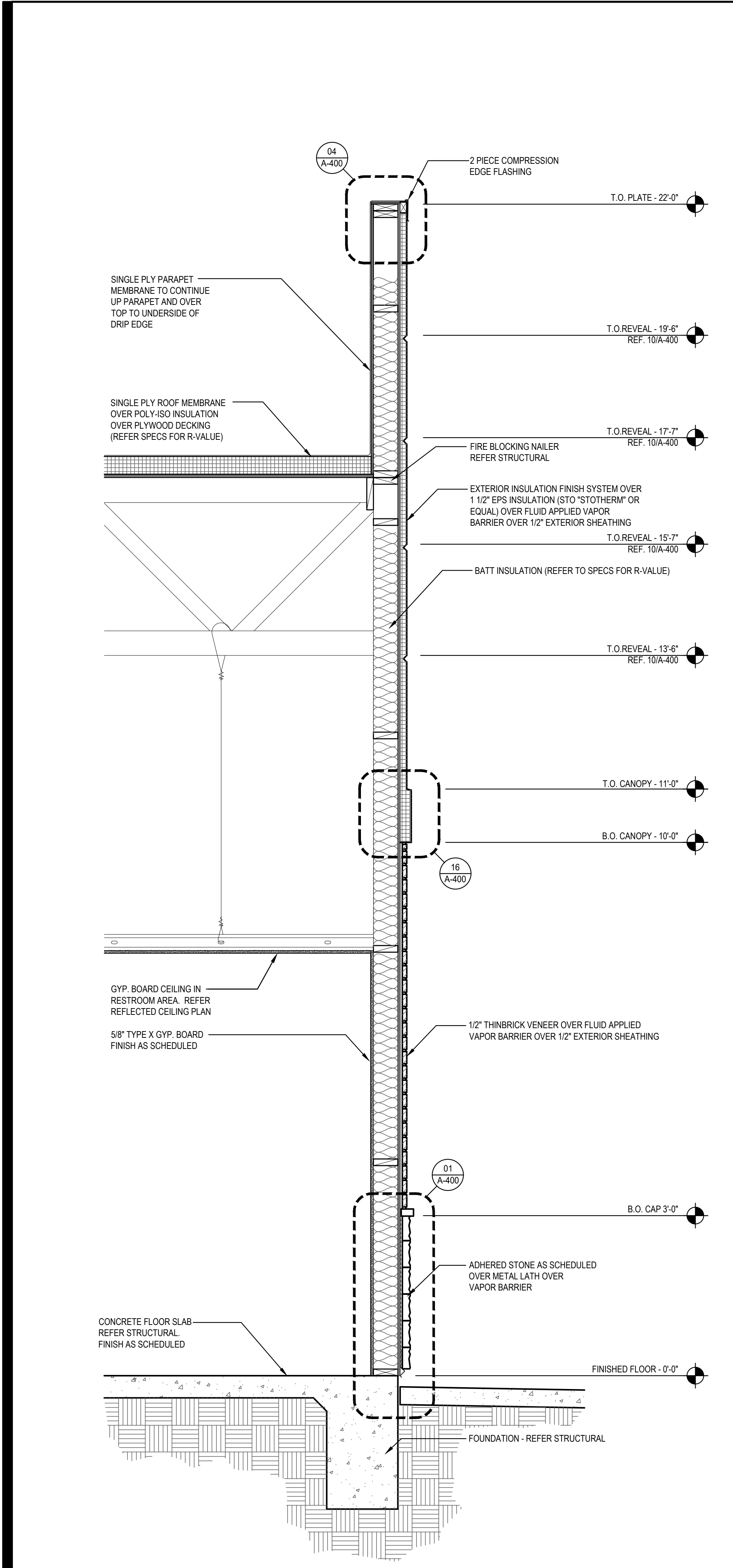
06.04.2021

PANDA EXPRESS
TRUE WARM AND WELCOME 2300
SKYBROOKE BOULEVARD & STATE ROAD 54
LUTZ, FL 33558

A-302

WALL SECTIONS

TRUE WARM & WELCOME 2300 R4



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

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

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



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

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

REVISIONS:	

ISSUE DATE:	
1	04.29.2021 ISSUE FOR PERMIT
2	06.04.2021 ISSUE FOR BID

DRAWN BY: JDV

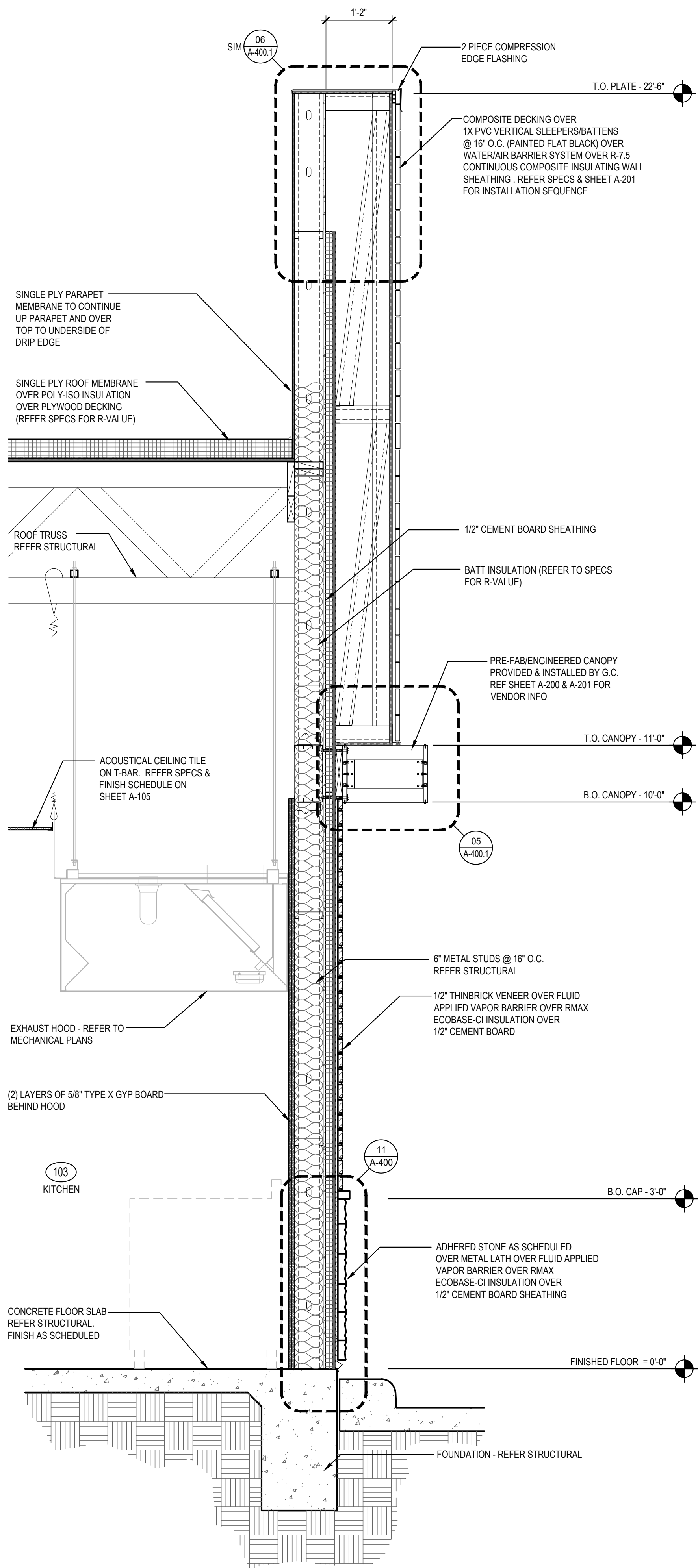
PANDA PROJECT #: - S8-22-D8135
C&P PROJECT #: - 2200775

Cuhaci & Peterson
Architects Engineers Planners

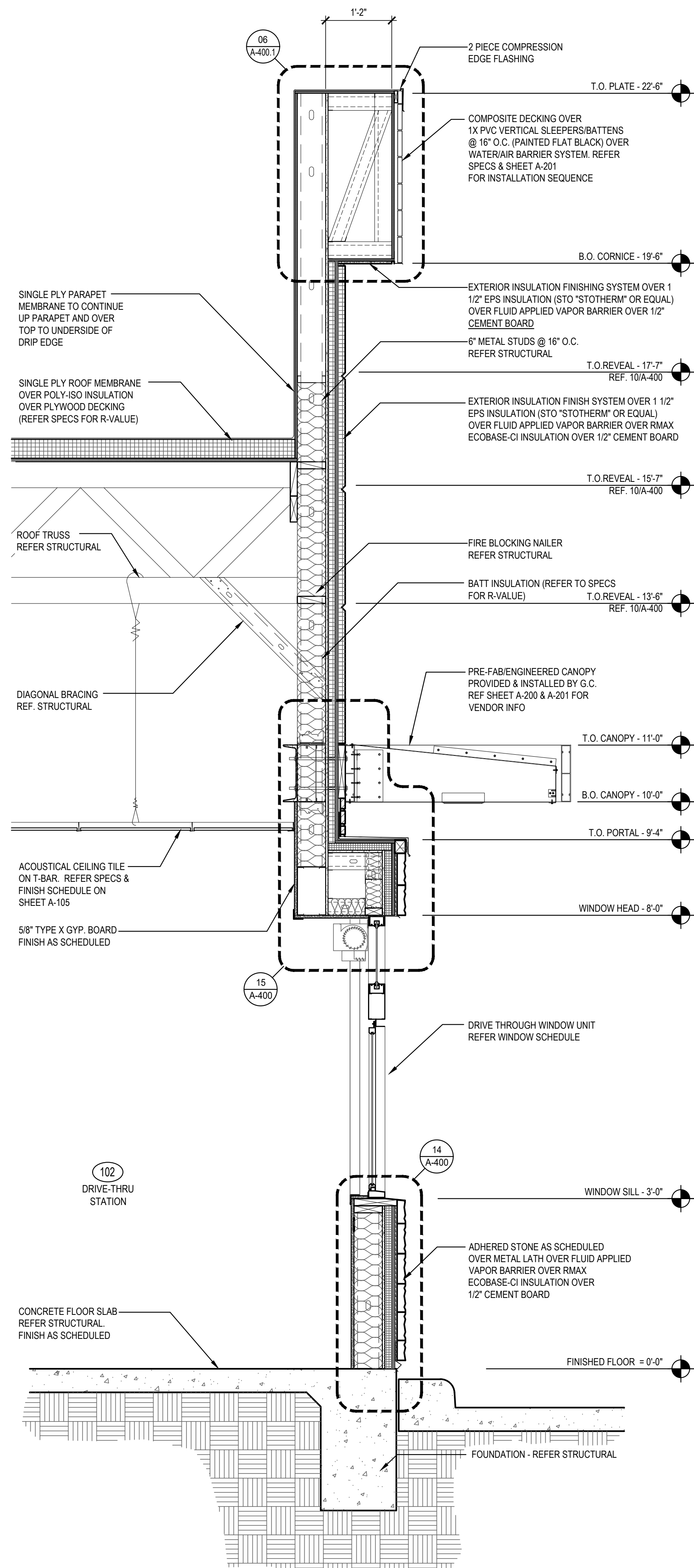
2600 Maitland Center Pkwy. Maitland, FL 32751
P (407) 661-9100
F (407) 661-9101
www.cpe.com
Florida Corporate Certificate #AA1306026

06.04.2021

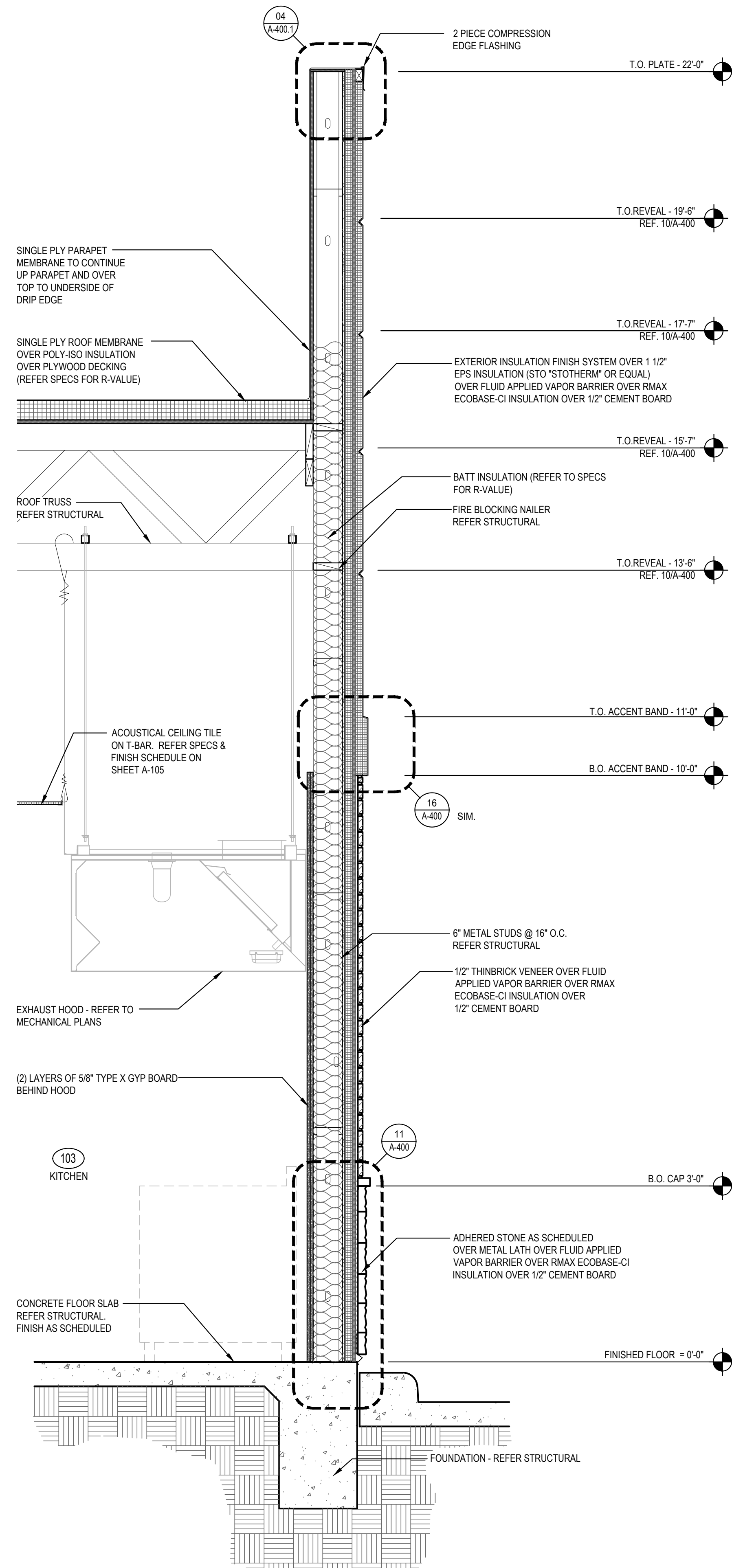
PANDA EXPRESS
TRUE WARM AND WELCOME 2300
SKYBROOKE BOULEVARD & STATE ROAD 54
LUTZ, FL 33558



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



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



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



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

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

REVISIONS:

1	04.29.2021	ISSUE FOR PERMIT
2	06.04.2021	ISSUE FOR BID

ISSUE DATE:

1	04.29.2021	ISSUE FOR PERMIT
2	06.04.2021	ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - S8-22-D8135
C&P PROJECT #: - 2200775



2600 Maitland Center Pkwy, Maitland, FL 32751
P (407) 661-9100
F (407) 661-9101
www.cuhaci.com
Florida Certificate of Registration: F.A.A. 000026

06.04.2021

PANDA EXPRESS

TRUE WARM AND WELCOME 2300
SKYBROOKE BOULEVARD & STATE ROAD 54
LUTZ, FL 33558

A-304

WALL SECTIONS

TRUE WARM & WELCOME 2300 R4



REVISIONS:

DRAWN BY: JDV


Cuhaci & Peterson
Architects Engineers Planners

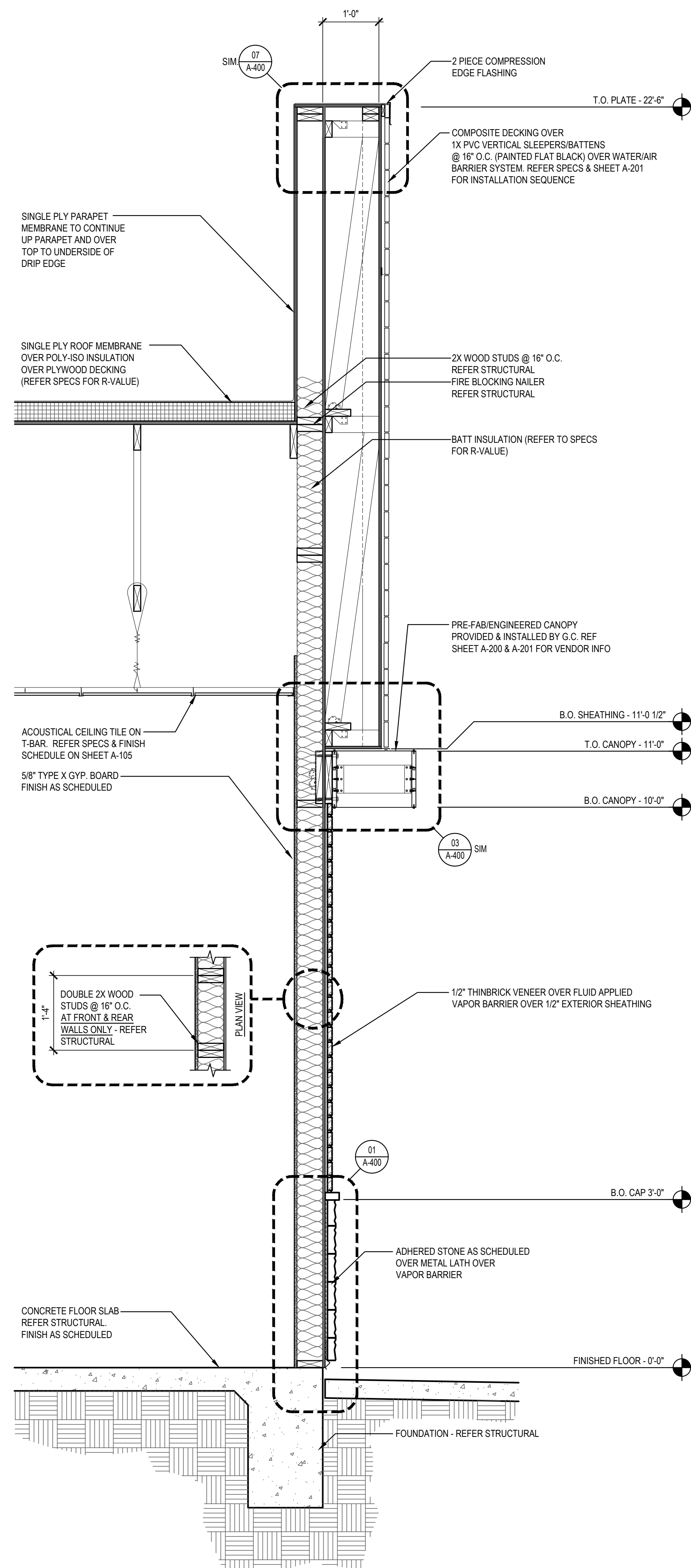
2600 Maitland Center Pkwy. Maitland, FL 32751
P (407) 661-9100
F (407) 661-9101

Florida Company Certificate #AA C000528

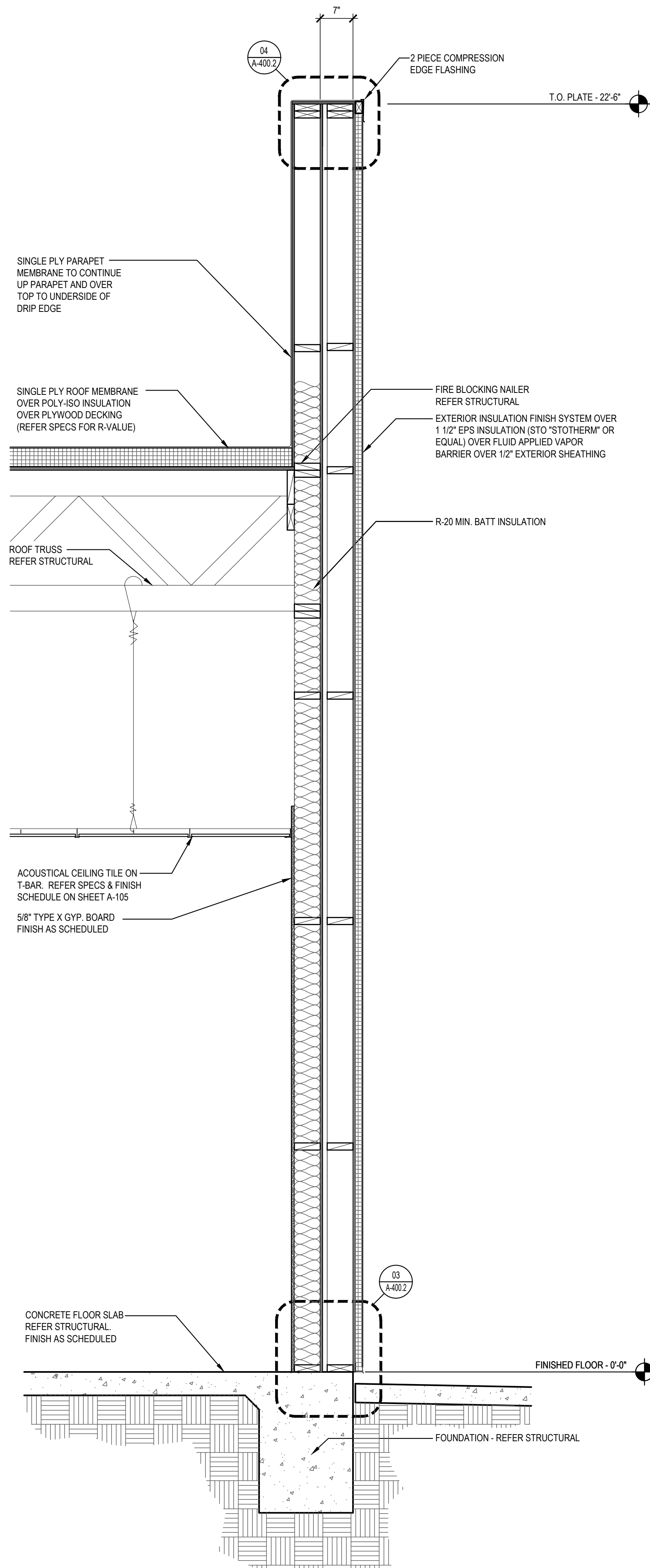
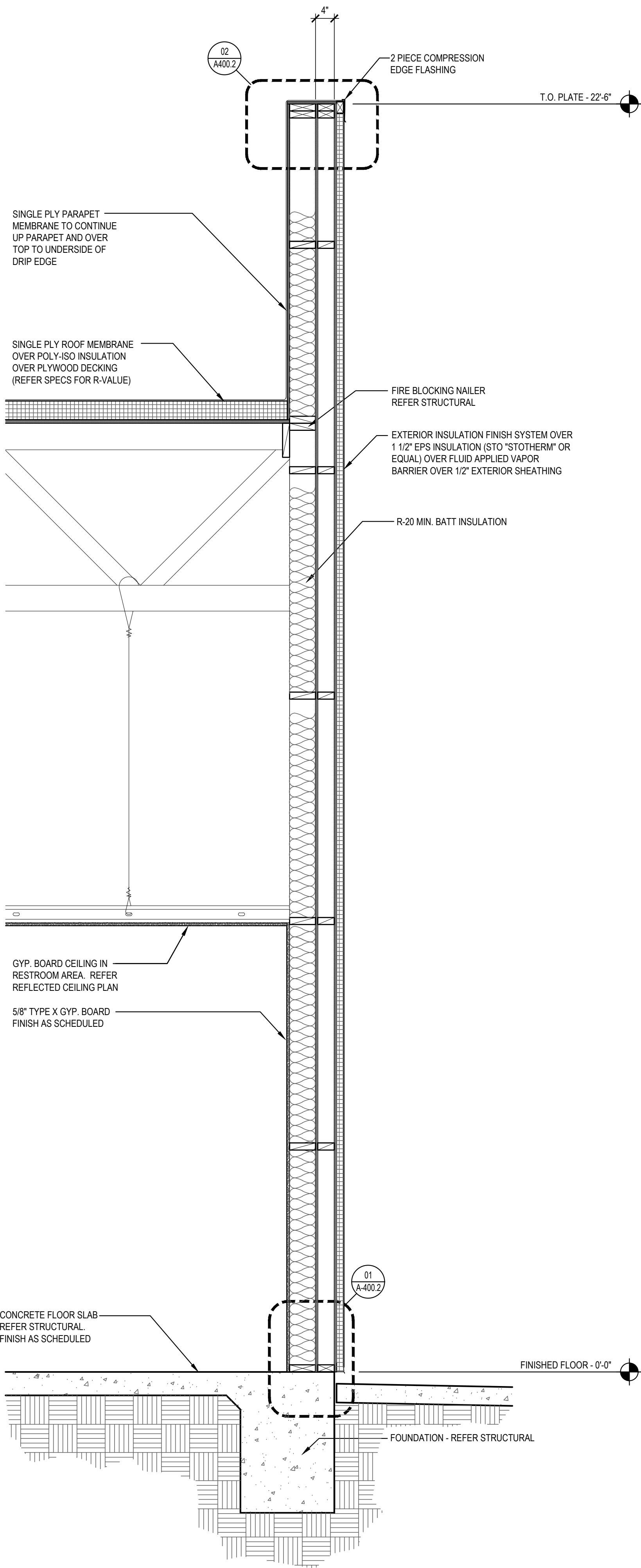
PANDA EXPRESS
TRUE WARM AND WELCOME 2300
SKYBROOKE BOULEVARD & STATE ROAD
LUTZ, FL 33558

WALL SECTIONS

TRUE WARM & WELCOME 2300 R4



SECTION	3
Scale= 3/4" = 1'-0"	A-305



SECTION 1
Scale= 3/4" = 1'-0" A-306

SECTION 2
Scale= 3/4" = 1'-0" A-306

NOT USED 3
Scale= 3/4" = 1'-0" A-306



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

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

REVISIONS:	

ISSUE DATE:	
1	04.29.2021 ISSUE FOR PERMIT
2	06.04.2021 ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - S8-22-D8135
C&P PROJECT #: - 2200775



2600 Maitland Center Pkwy, Maitland, FL 32751
P (407) 661-9100
F (407) 661-9101
www.cuhaci.com
Florida Corporate Certificate #AA 139628

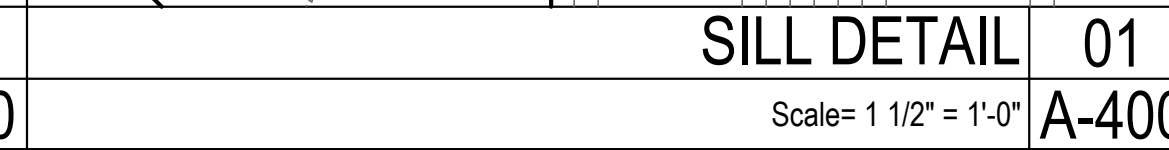
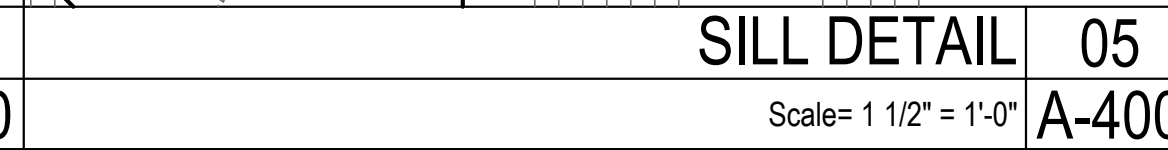
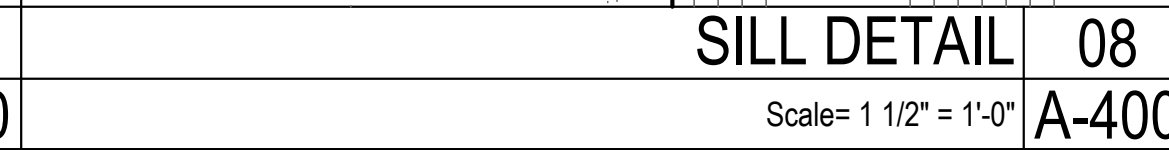
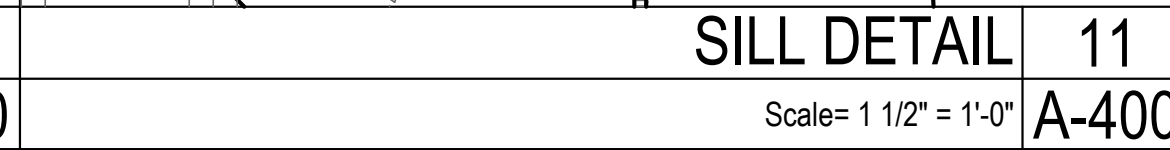
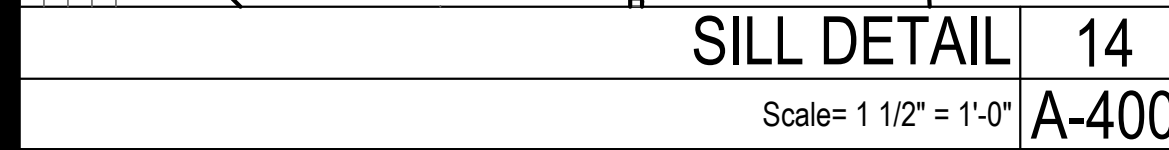
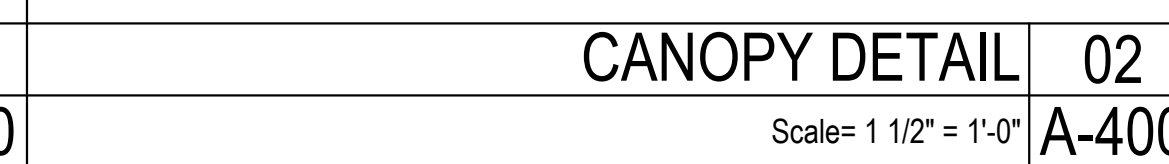
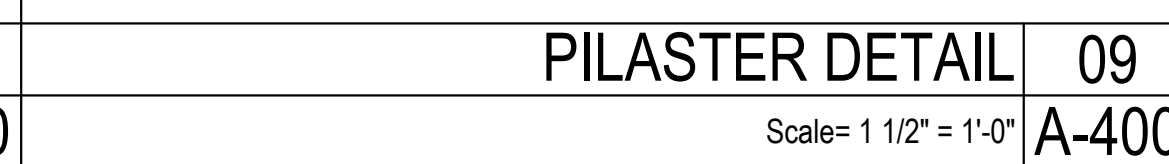
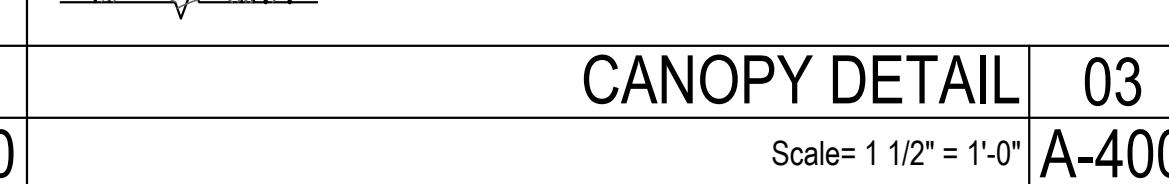
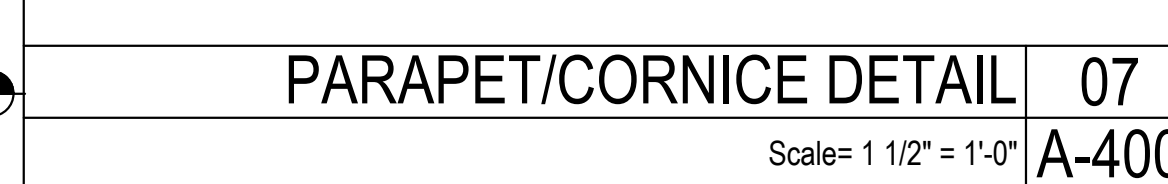
06.04.2021

PANDA EXPRESS
TRUE WARM AND WELCOME 2300
SKYBROOKE BOULEVARD & STATE ROAD 54
LUTZ, FL 33558

A-306

WALL SECTIONS

TRUE WARM & WELCOME 2300 R4



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

REVISIONS:

[illegible]

DRAWN BY: JDV

PANDA PROJECT #: - S8-22-D8135
C&P PROJECT #: - 2200775



2600 Maitland Center Pkwy. Maitland, FL 32751
P (407) 661-9100
F (407) 661-9101
mae.c.p.a.
Florida Commercial Consultants, LLC, CFC00934

06.04.2021

PANDA EXPRESS

TRUE WARM AND WELCOME 2300
SKYBROOKE BOULEVARD & STATE ROAD 54
LUTZ, FL 33558

A-400

ARCHITECTURAL
DETAILS

TRUE WARM & WELCOME 2300 R4

2014

45 YEARS

PLASTIC COMPONENTS

Exterior Insulated Finishes

Section: 07240

i DRIP TRAC®

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

10 (3 m) Lengths

*Dimension "A"-- measure inside to inside

PLASTIC PC COMPONENTS inc.

800.327.7077 • Fax 305.887.2452

www.plasticcomponents.com

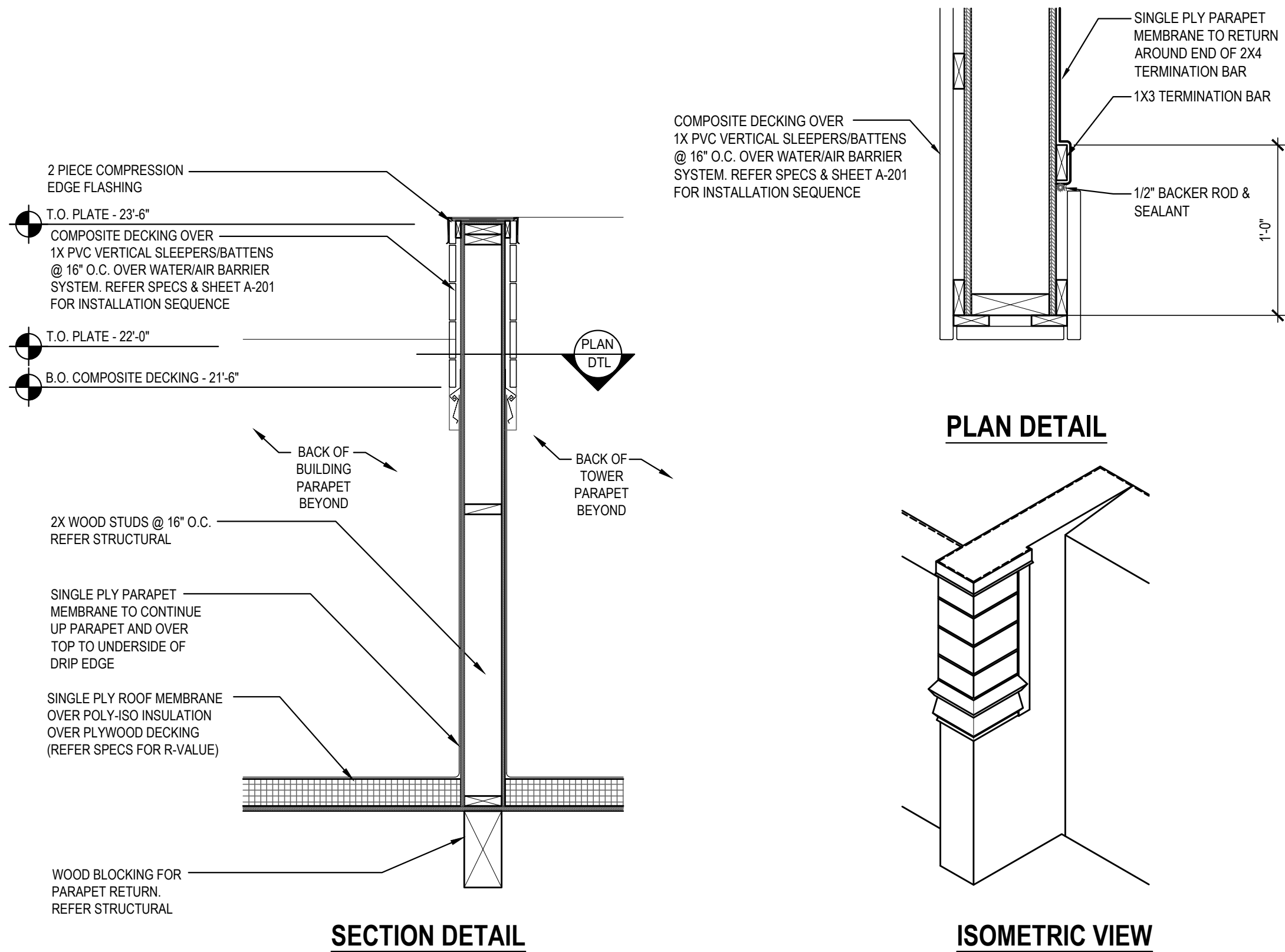
The base coat mesh should be lapped over the top of the perforated flanges and across all butt joints.

800.327.7077 • Fax 305.887.2452

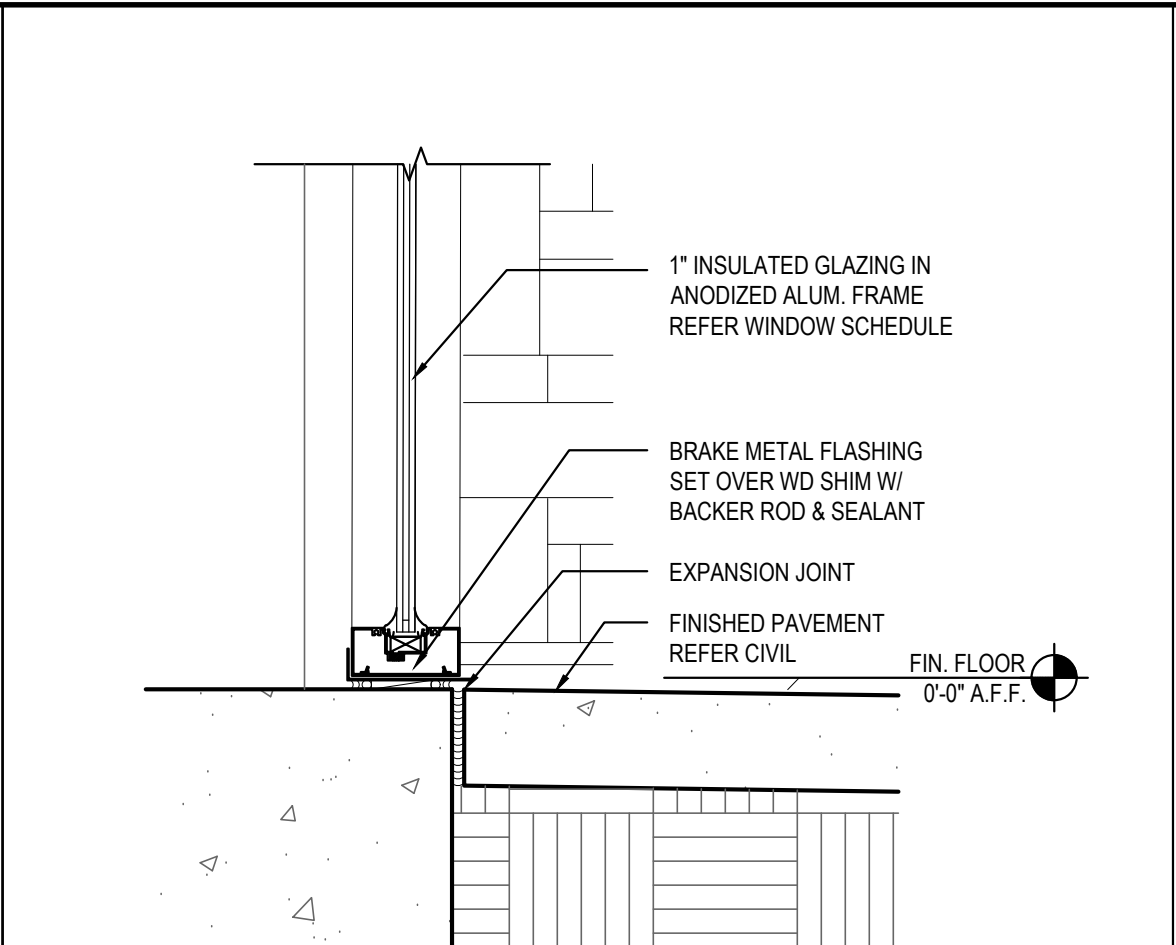
www.plasticcomponents.com

NOT USED 14
Scale= 1 1/2" = 1'-0" A-400.1

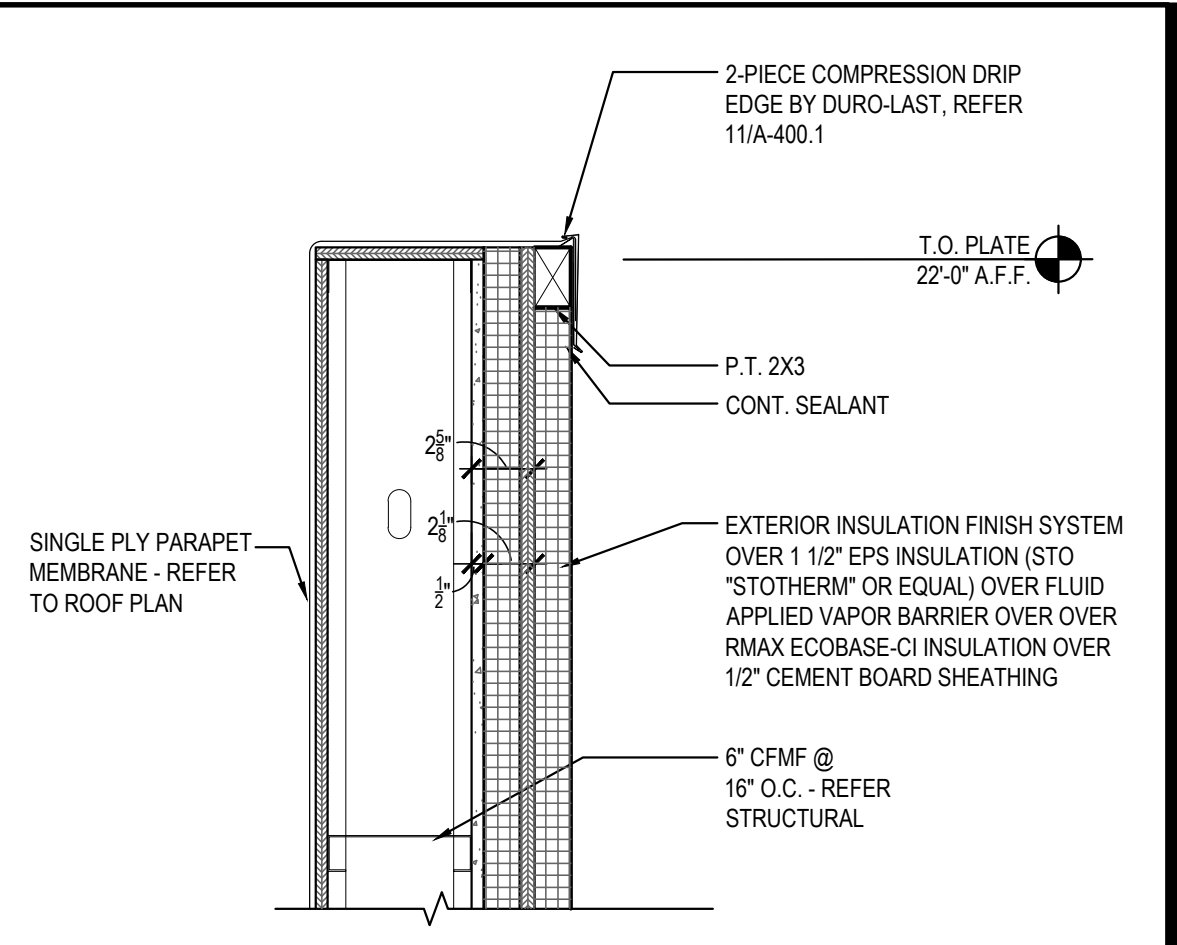
EIFS WEEP SCREEN SPEC/DETAIL 13
Scale= 1 1/2" = 1'-0" A-400.1



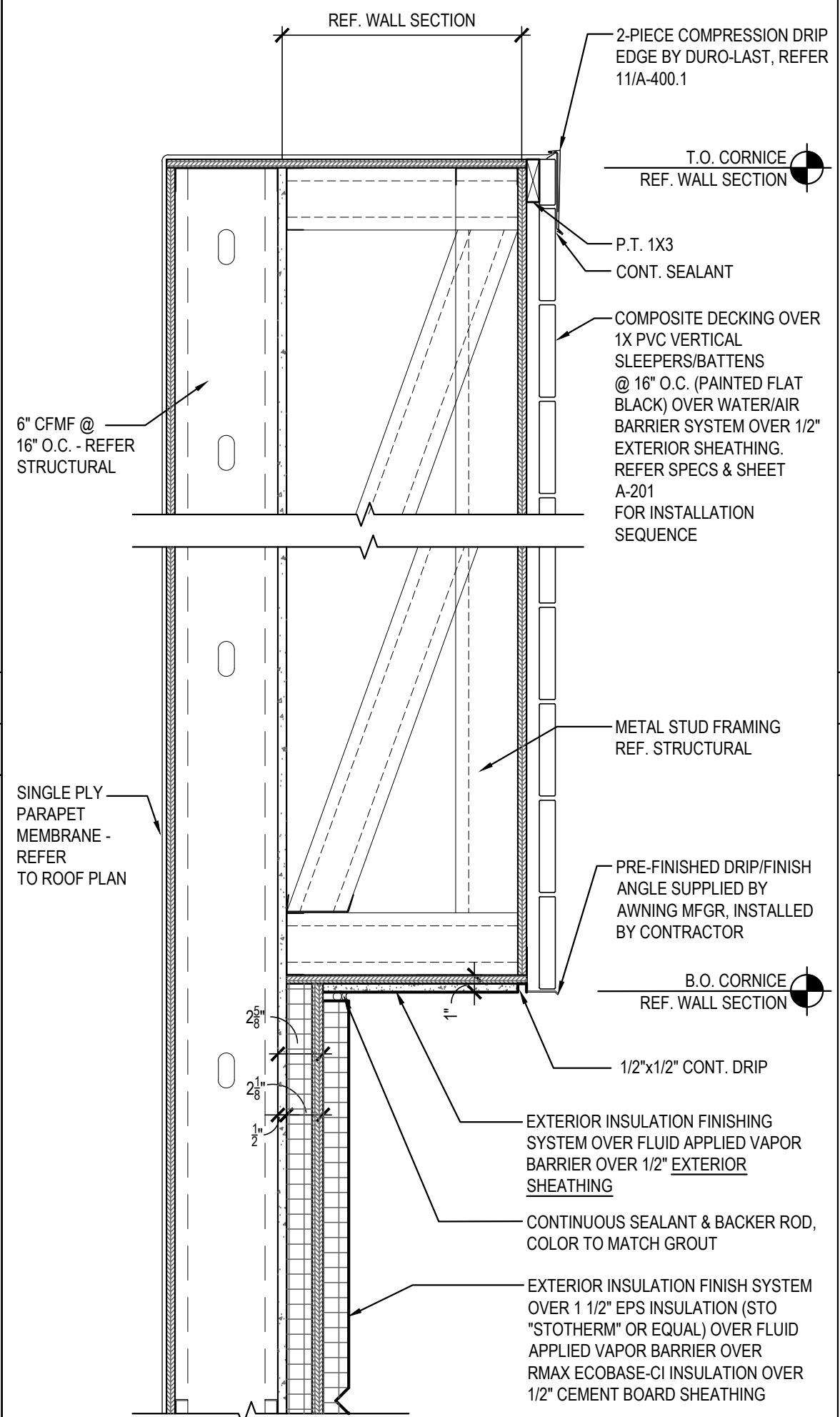
SECTION 12
Scale= 3/4" = 1'-0" A-400.1



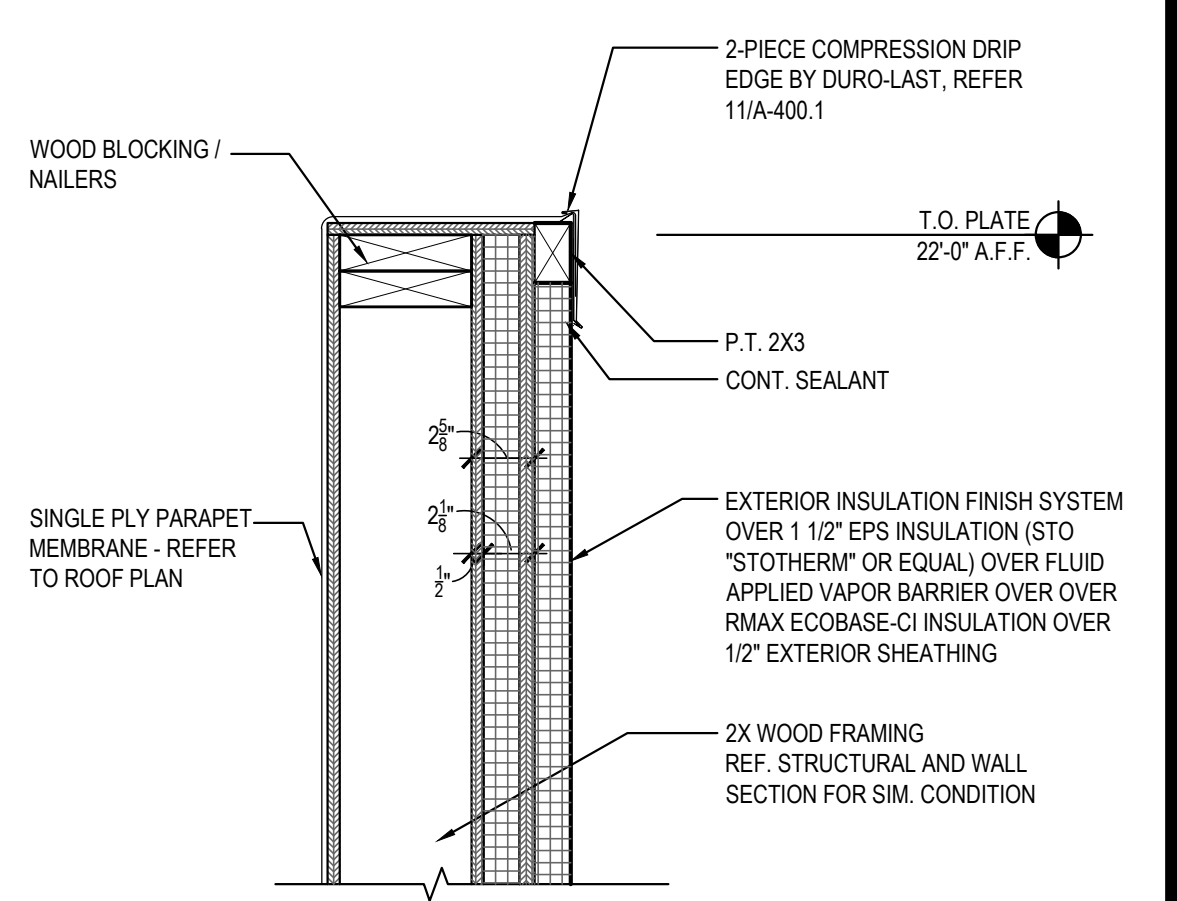
GLAZING SILL @ SLAB 07
Scale= 1 1/2" = 1'-0" A-400.1



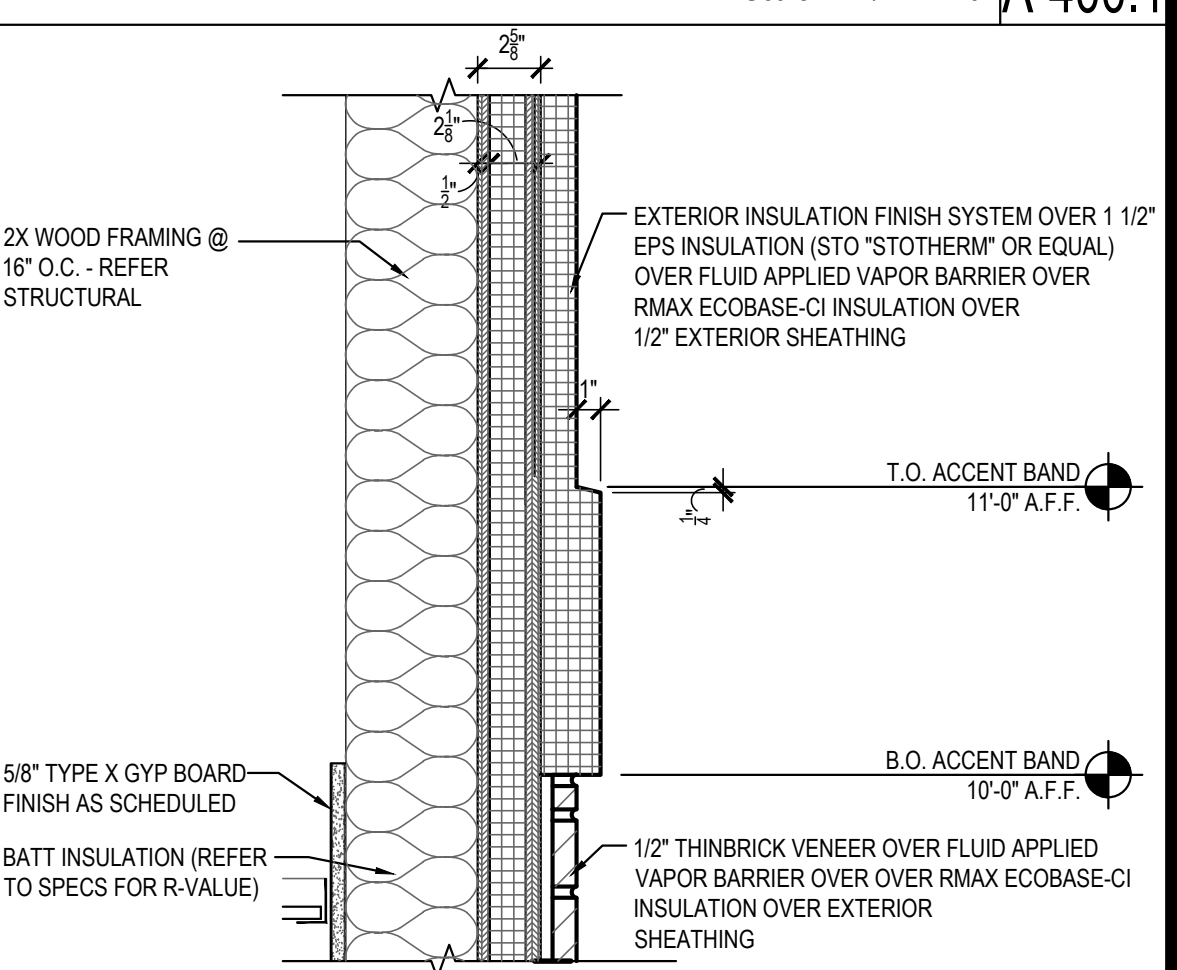
PARAPET DETAIL 04
Scale= 1 1/2" = 1'-0" A-400.1



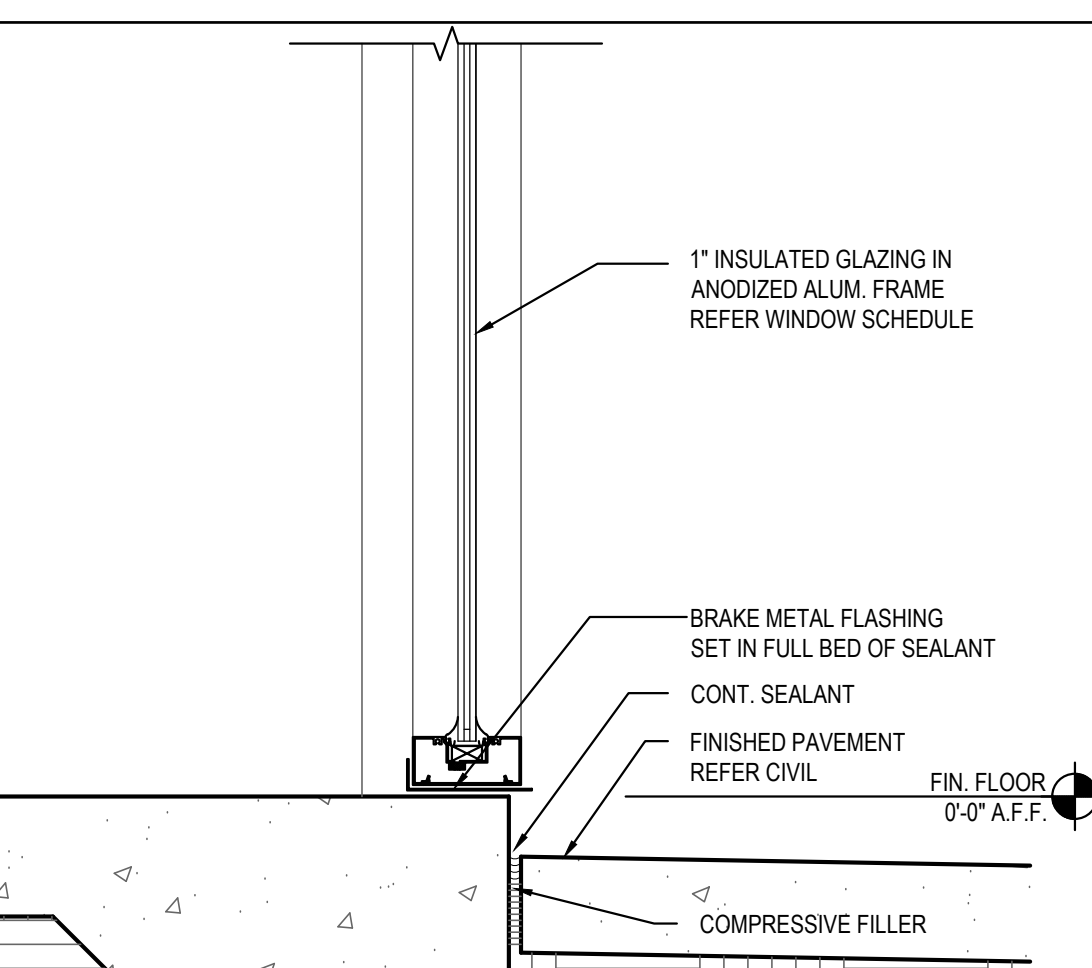
PARAPET/CORNICE DETAIL 06
Scale= 1 1/2" = 1'-0" A-400.1



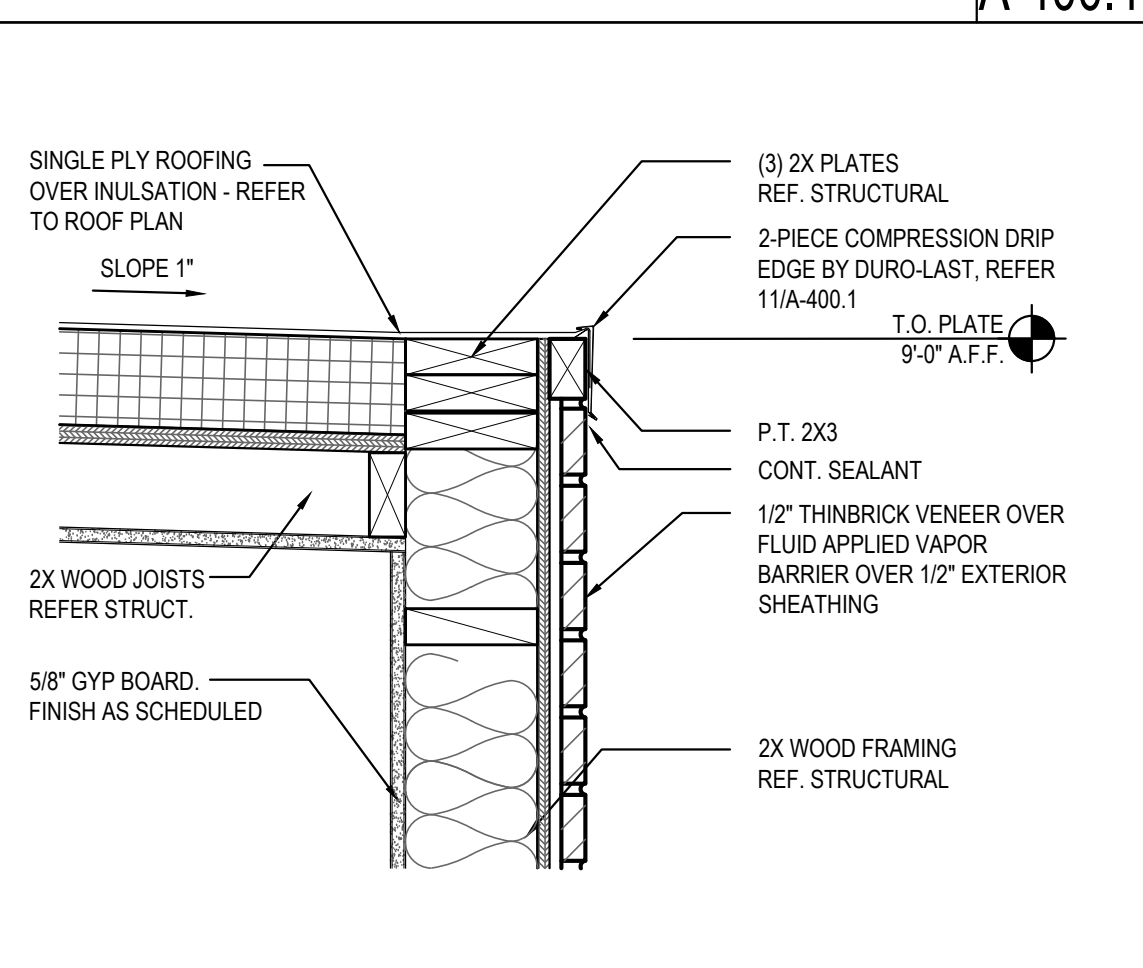
PARAPET DETAIL 03
Scale= 1 1/2" = 1'-0" A-400.1



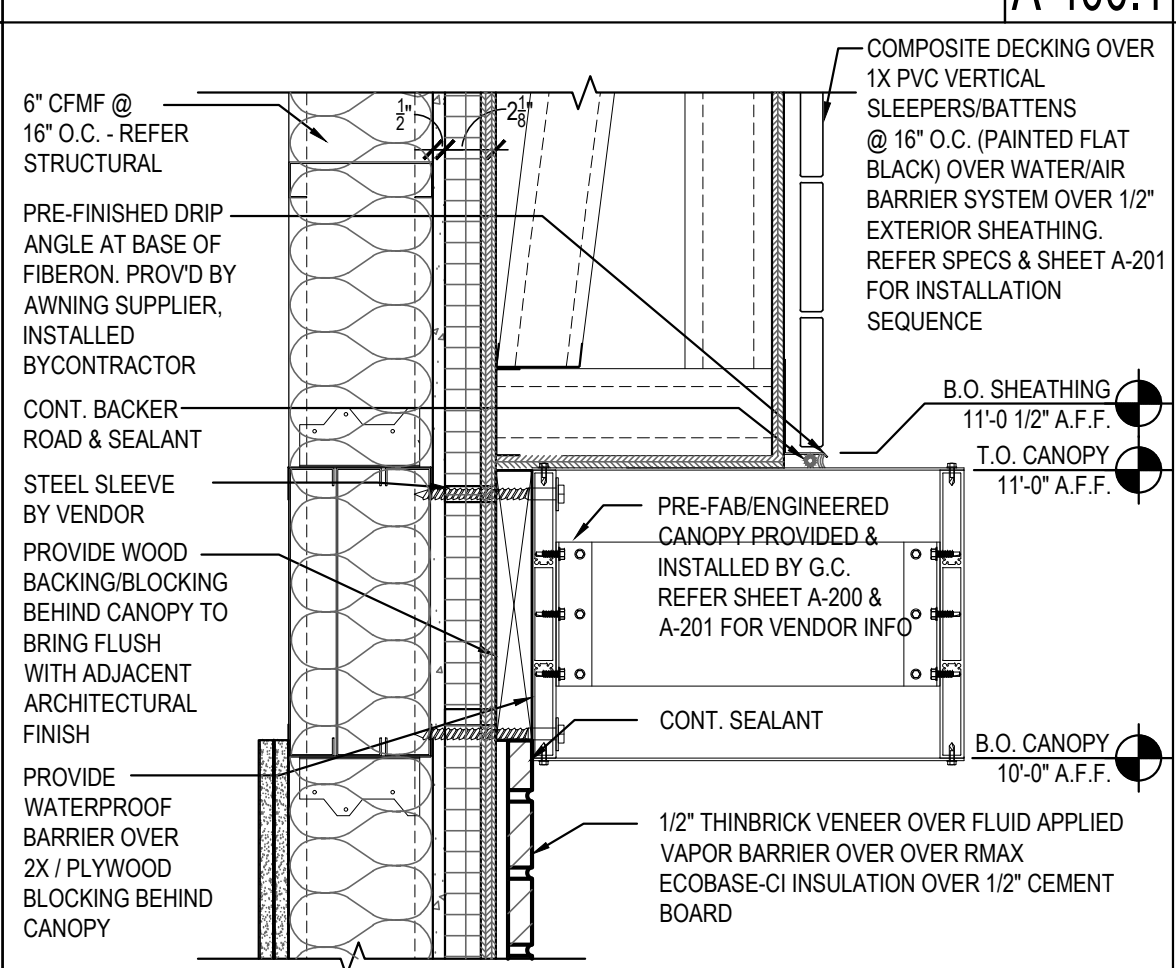
EIFS ACCENT BAND 02
Scale= 1 1/2" = 1'-0" A-400.1



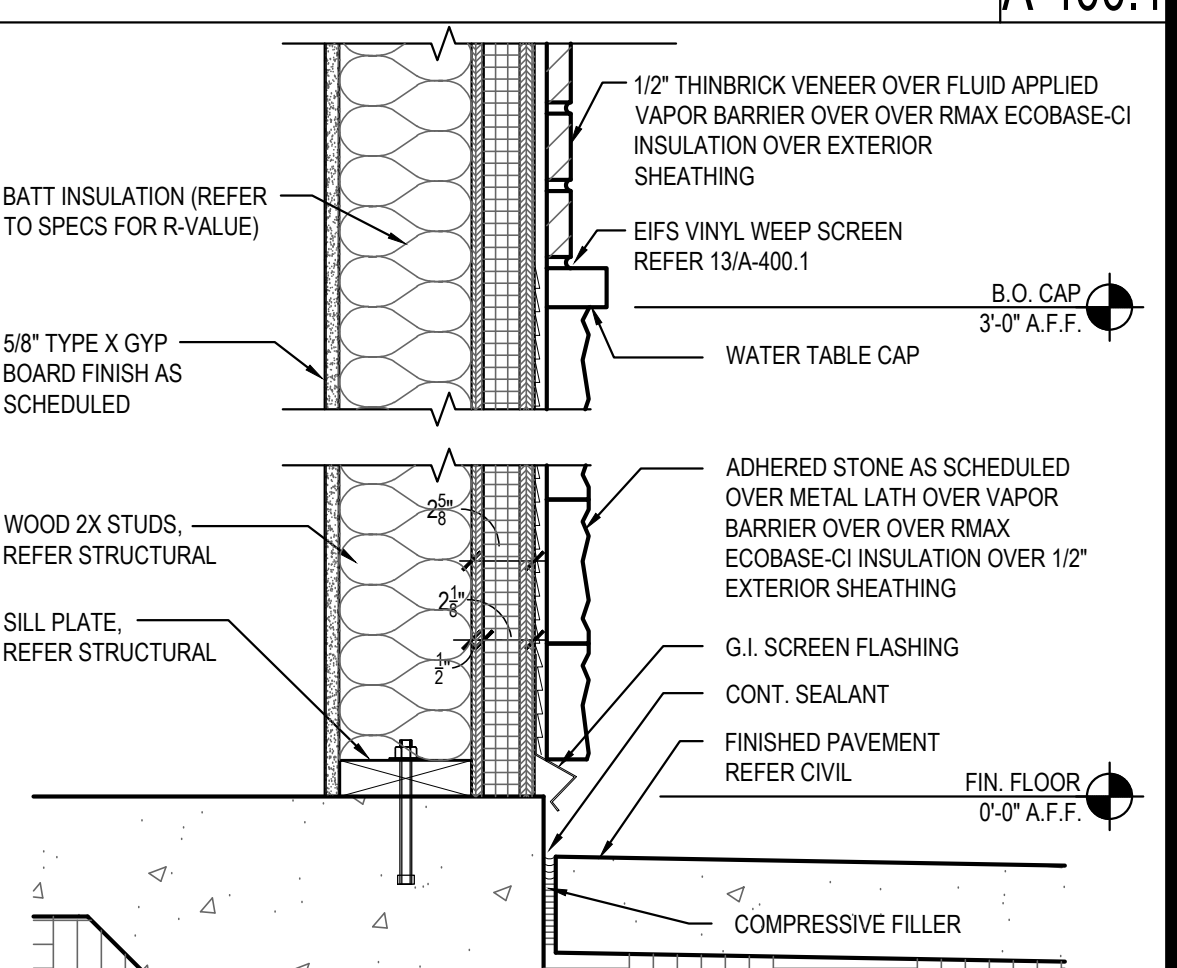
SILL DETAIL 11
Scale= 1 1/2" = 1'-0" A-400.1



PARAPET DETAIL 08
Scale= 1 1/2" = 1'-0" A-400.1



CANOPY DETAIL 05
Scale= 1 1/2" = 1'-0" A-400.1



SILL DETAIL 01
Scale= 1 1/2" = 1'-0" A-400.1



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

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

REVISIONS:

ISSUE DATE:
1 04.29.2021 ISSUE FOR PERMIT
2 06.04.2021 ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - S8-22-D8135
C&P PROJECT #: - 2200775



06.04.2021

PANDA EXPRESS
TRUE WARM AND WELCOME 2300
SKYBROOKE BOULEVARD & STATE ROAD 54
LUTZ, FL 33558

A-400.1
ARCHITECTURAL
DETAILS

TRUE WARM & WELCOME 2300 R4



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

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

REVISIONS:	
ISSUE DATE:	
1	04.29.2021 ISSUE FOR PERMIT
2	06.04.2021 ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - S8-22-D8135
C&P PROJECT #: - 2200775



Cuhaci & Peterson
Architects Engineers Planners

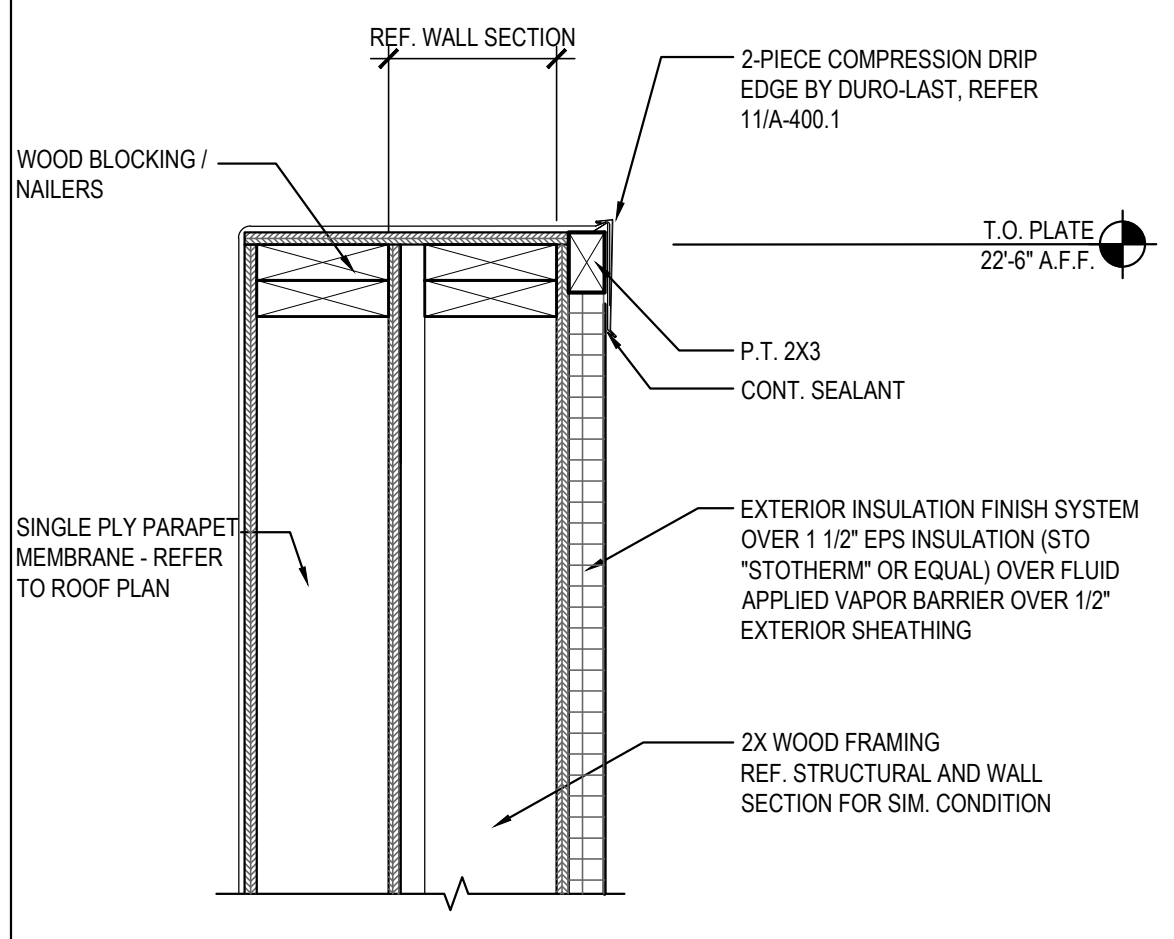
2600 Maitland Center Pkwy, Maitland, FL 32751
P (407) 661-9100
F (407) 661-9101
www.cuhaci.com
Florida Corporate Certificate #AA1306026

06.04.2021

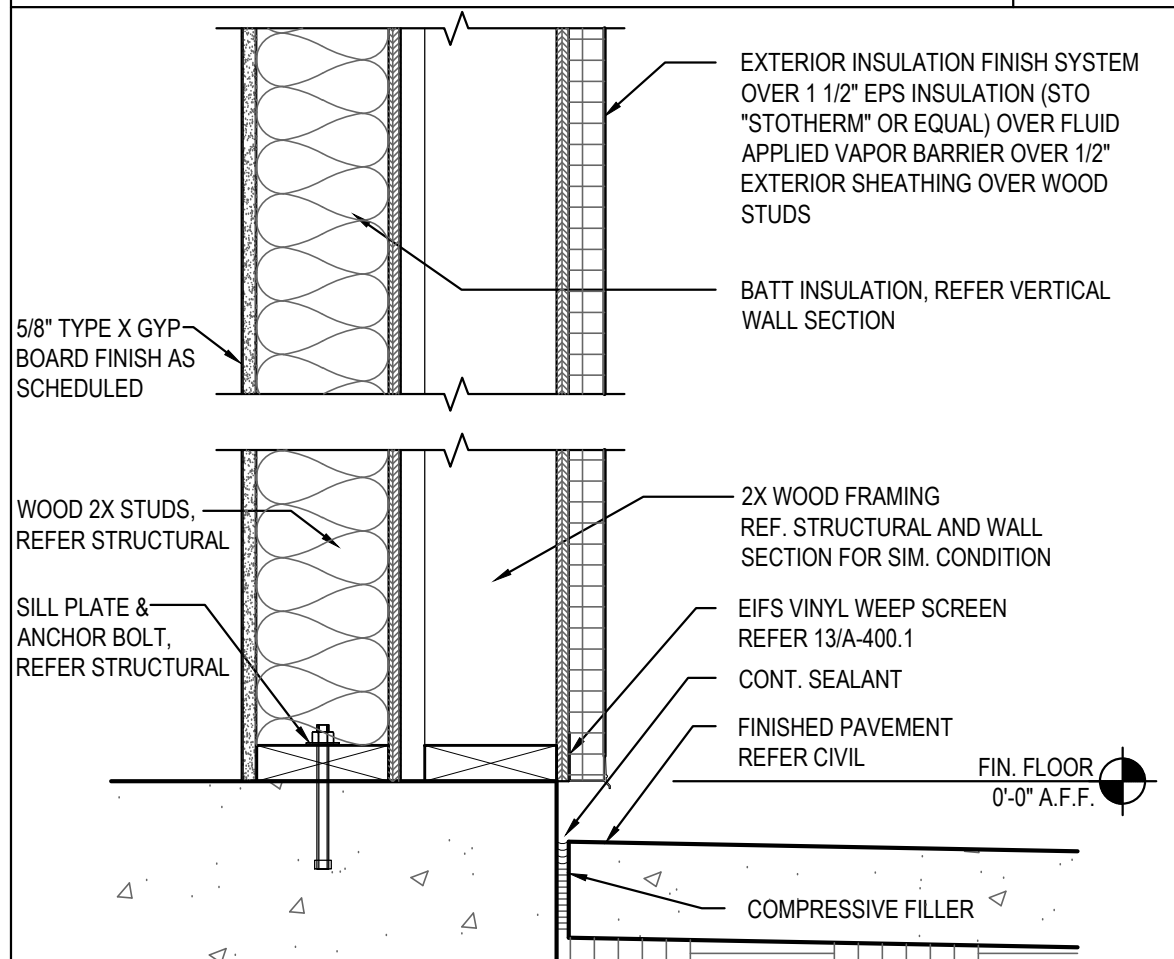
PANDA EXPRESS
TRUE WARM AND WELCOME 2300
SKYBROOKE BOULEVARD & STATE ROAD 54
LUTZ, FL 33558

A-400.2
ARCHITECTURAL
DETAILS

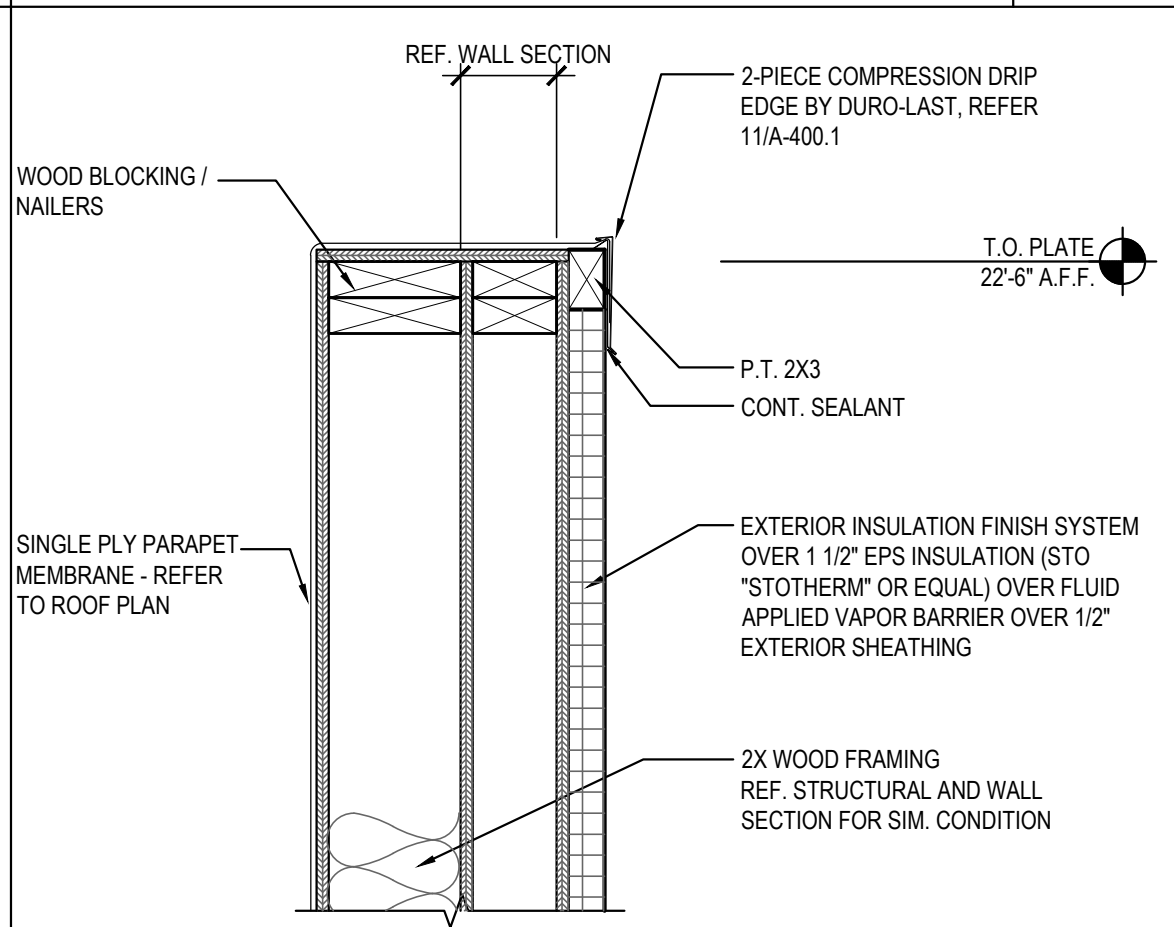
TRUE WARM & WELCOME 2300 R4



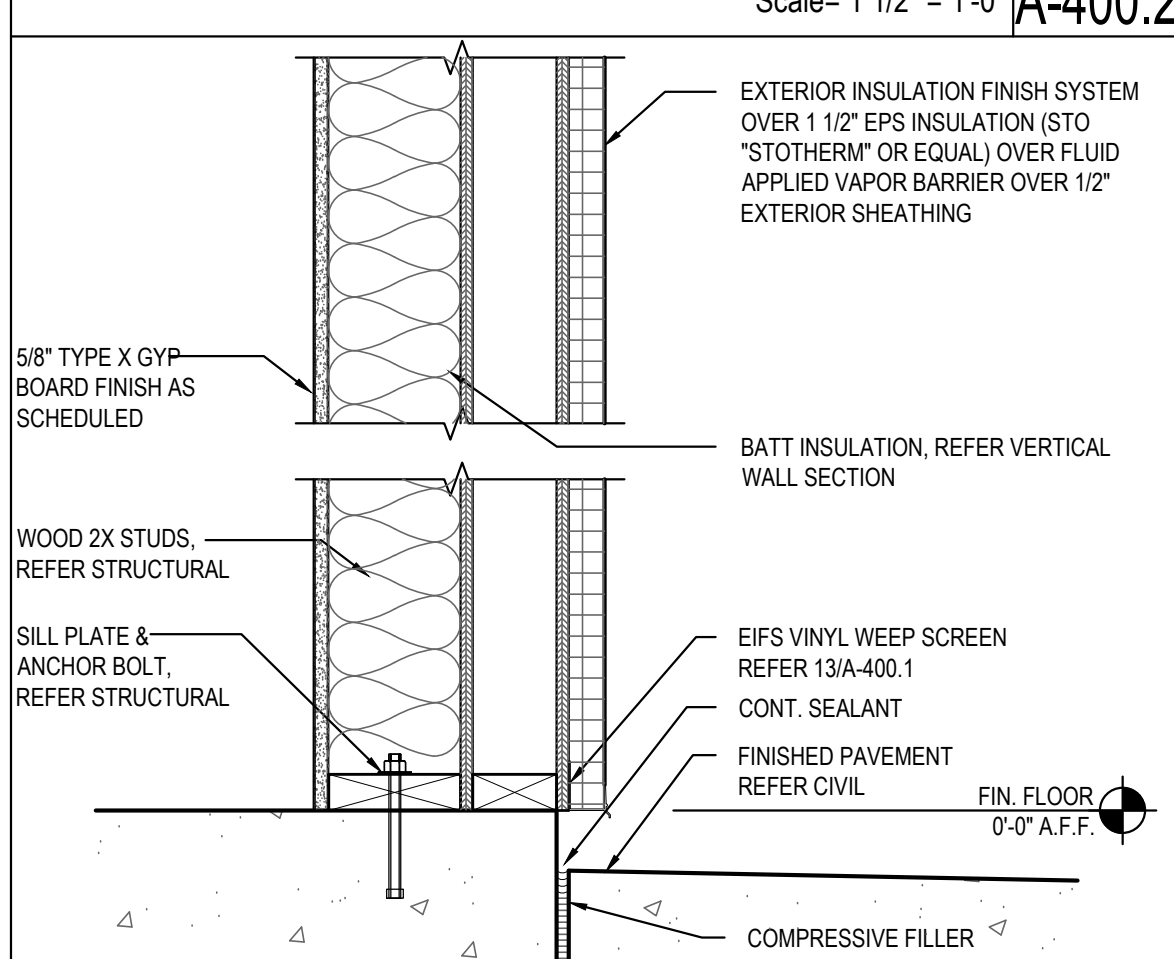
PARAPET DETAIL 04
Scale= 1 1/2" = 1'-0" A-400.2



SILL DETAIL 03
Scale= 1 1/2" = 1'-0" A-400.2



PARAPET DETAIL 02
Scale= 1 1/2" = 1'-0" A-400.2



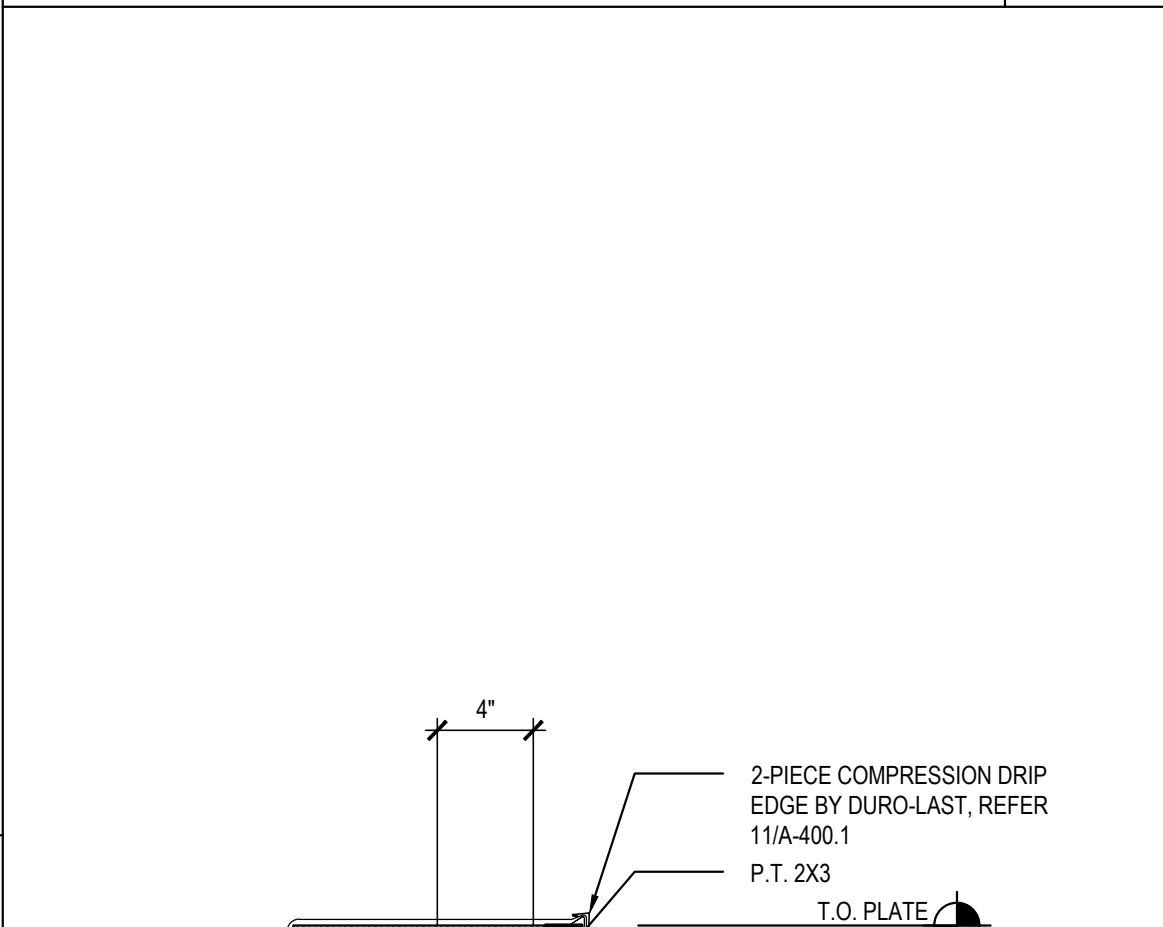
SILL DETAIL 01
Scale= 1 1/2" = 1'-0" A-400.2



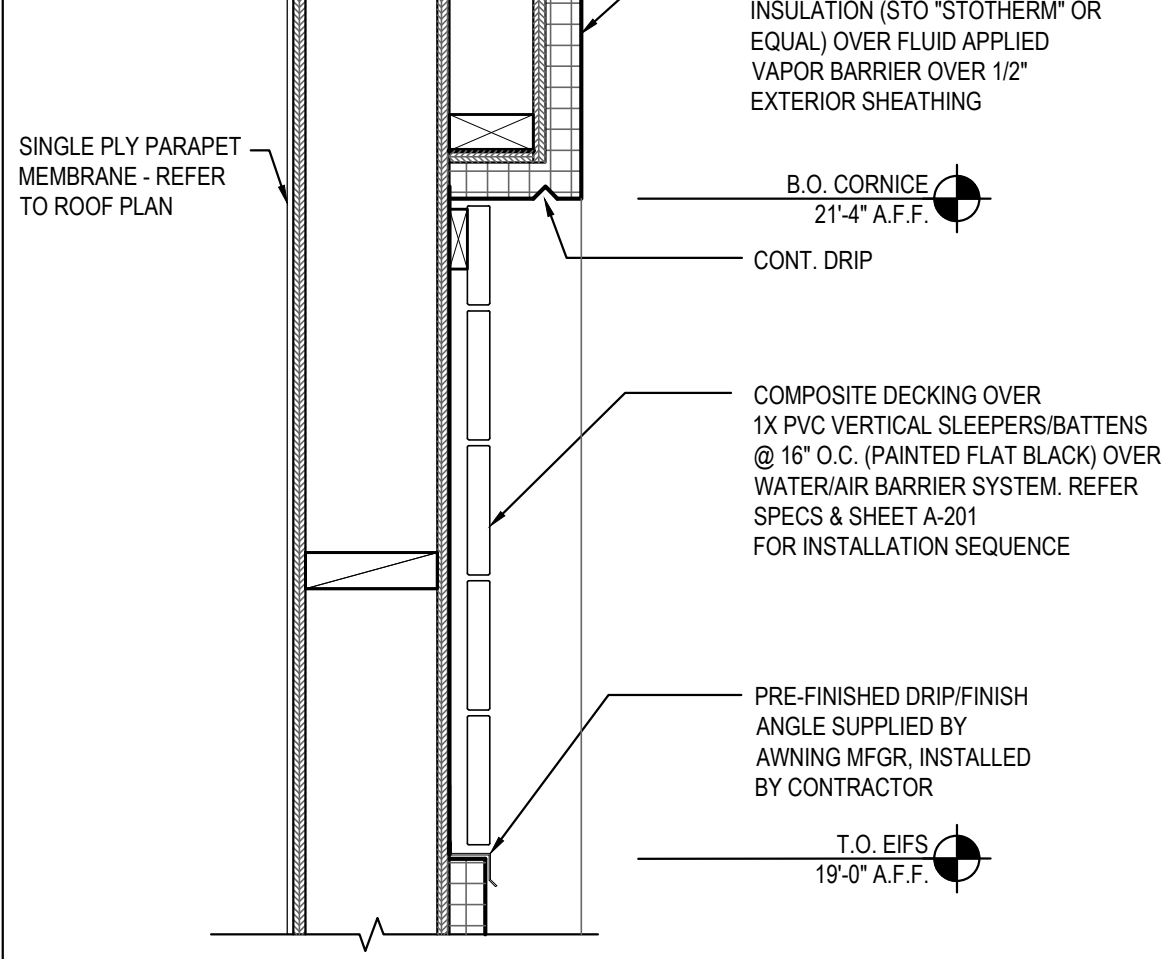
PARAPET DETAIL 05
Scale= 1 1/2" = 1'-0" A-400.2



SILL DETAIL 06
Scale= 1 1/2" = 1'-0" A-400.2



PARAPET DETAIL 07
Scale= 1 1/2" = 1'-0" A-400.2



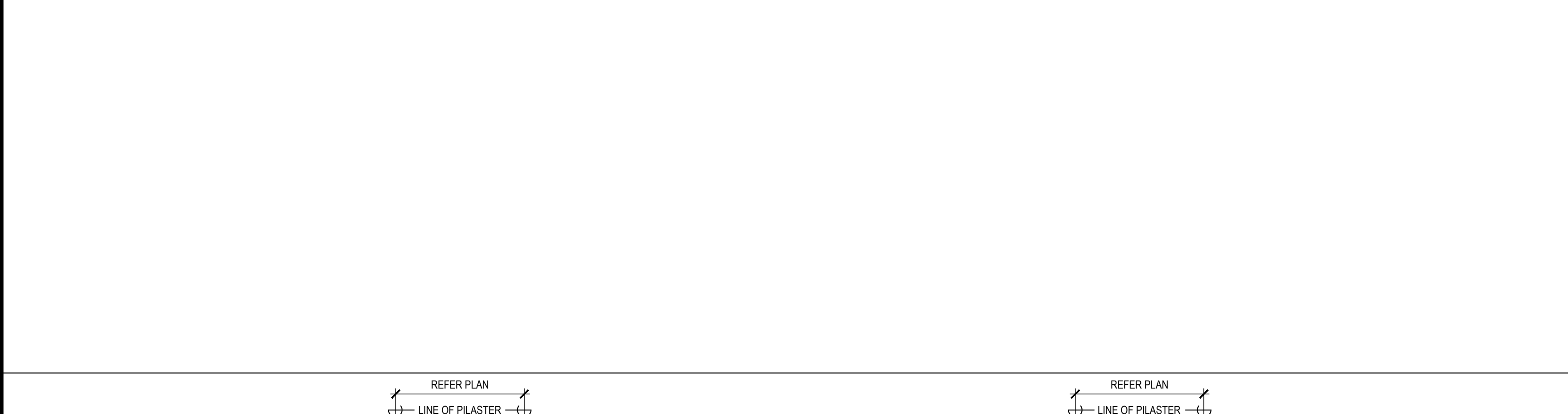
SILL DETAIL 08
Scale= 1 1/2" = 1'-0" A-400.2



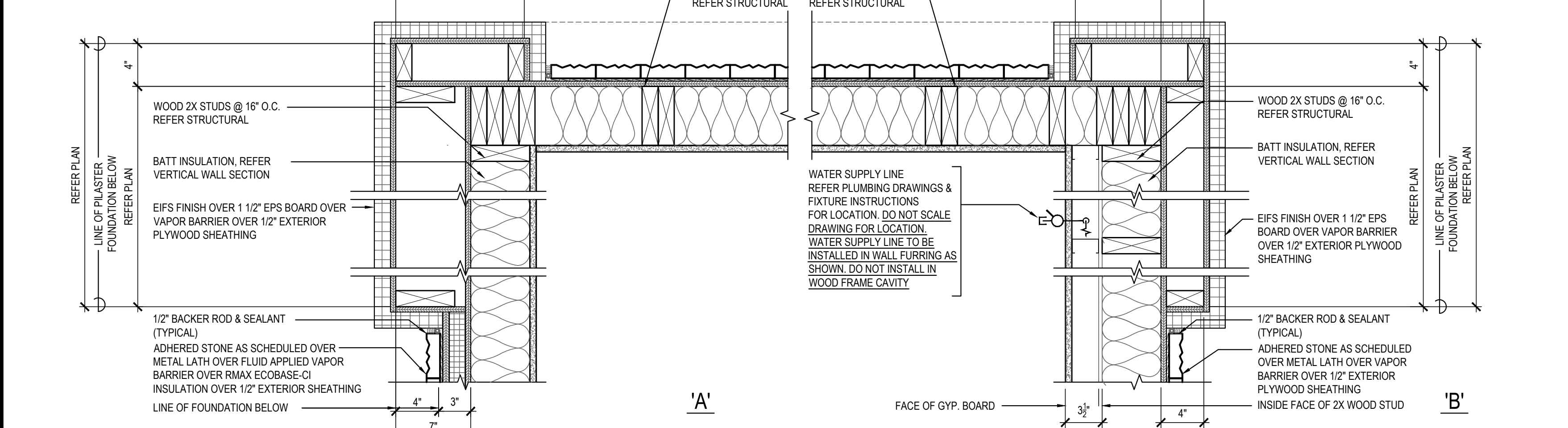
PLAN SECTION/DETAIL 07
Scale= 1 1/2" = 1'-0" A-400.2



PLAN SECTION/DETAIL 08
Scale= 1 1/2" = 1'-0" A-400.2



PLAN SECTION/DETAIL 09
Scale= 1 1/2" = 1'-0" A-400.2



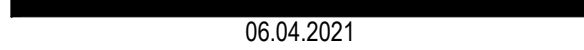
PLAN SECTION/DETAIL 10
Scale= 1 1/2" = 1'-0" A-400.2

[illegible]

DRAWN BY: JDV

PANDA PROJECT #: - S8-22-D8135

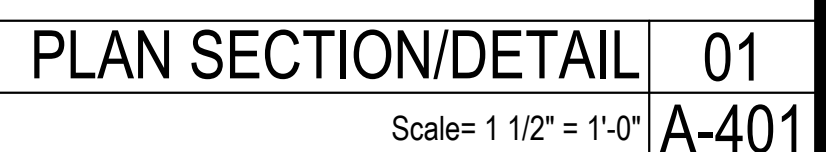
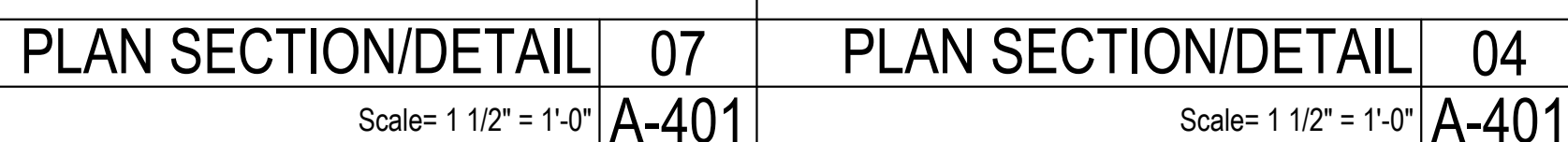
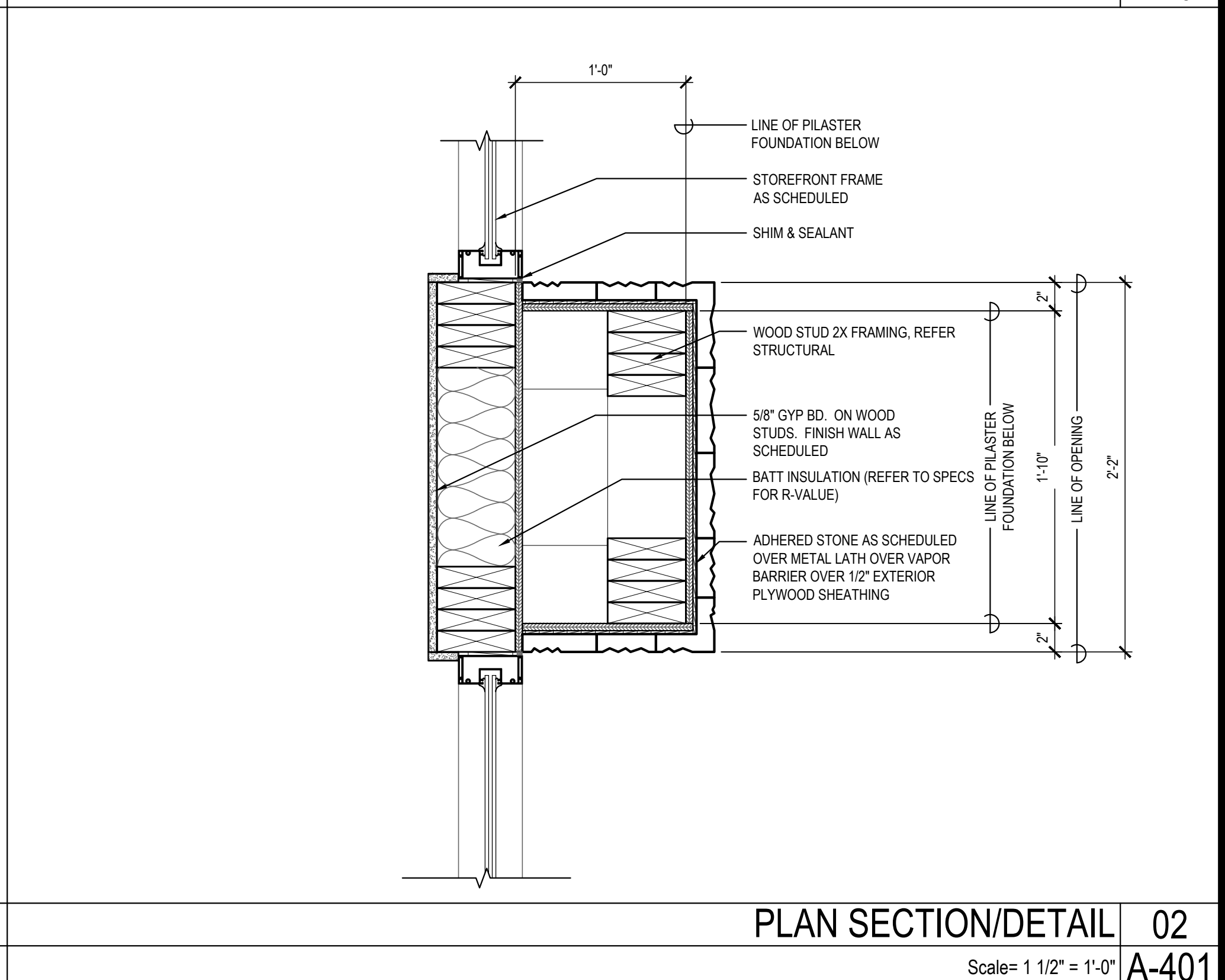
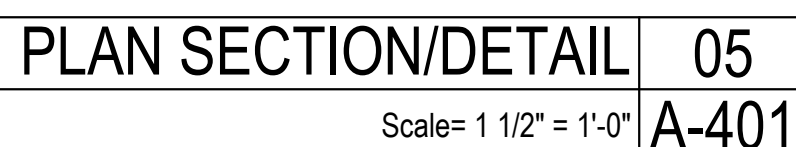
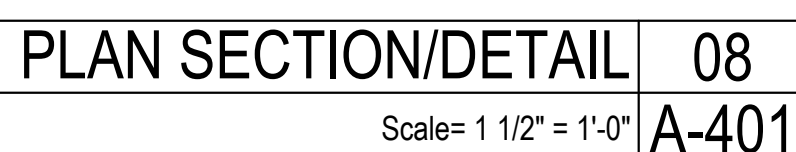
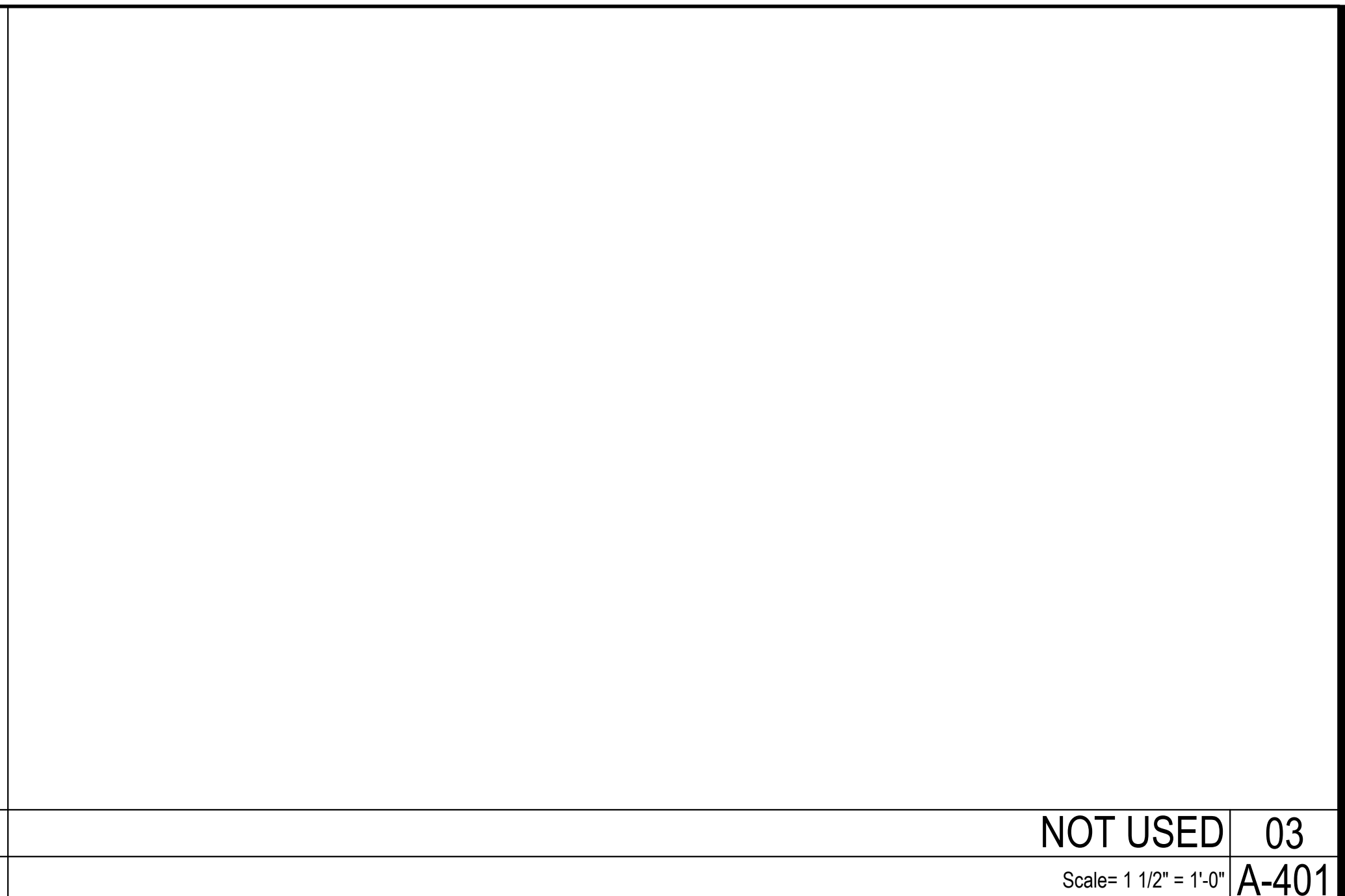
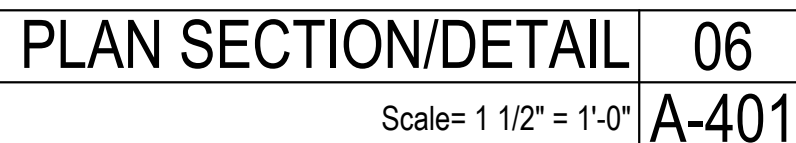
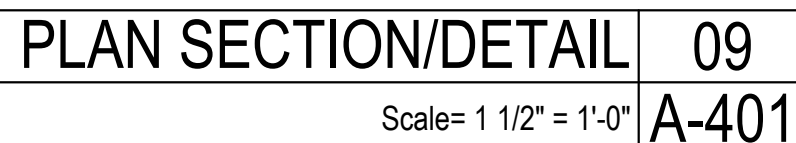
C&P PROJECT #: - 2200775



A-401

ARCHITECTURAL
DETAILS

TRUE WARM & WELCOME 2300 R4





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

REVISIONS:

[illegible]

DRAWN BY: JDV

PANDA PROJECT #: - S8-22-D8135
C&P PROJECT #: - 2200775



06.04.2021

PANDA EXPRESS
TRUE WARM AND WELCOME 2300
SKYBROOKE BOULEVARD & STATE ROAD
LUTZ, FL 33558

A-402

ARCHITECTURAL DETAILS

TRUE WARM & WELCOME 2300 R4



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



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



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



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



Scale= NTS	A-402
------------	-------



Scale= NTS	A-402
------------	-------



CORNER GUARD DETAIL

Scale= 3" = 1'-0"	A-402
-------------------	-------



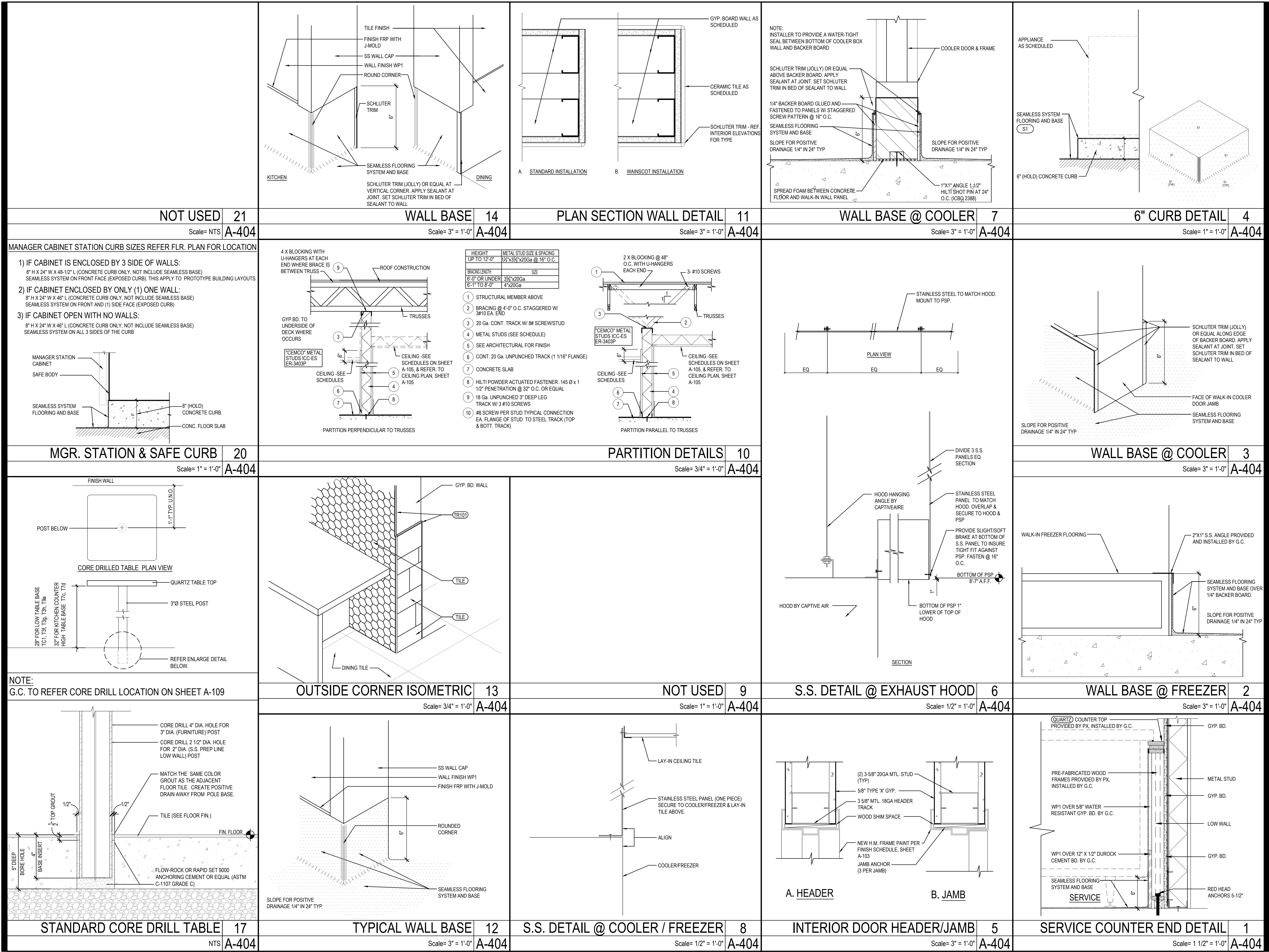
Scale= 1 1/2" = 1'-0"	A-402
-----------------------	-------



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



Scale= 3" = 1'-0"	A-402
-------------------	-------



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

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

REVISIONS:	
ISSUE DATE:	
1	04.29.2021 ISSUE FOR PERMIT
2	06.04.2021 ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - S8-22-D8135
C&P PROJECT #: - 2200775



06.04.2021

PANDA EXPRESS
TRUE WARM AND WELCOME 2300
SKYBROOKE BOULEVARD & STATE ROAD 54
LUTZ, FL 33558

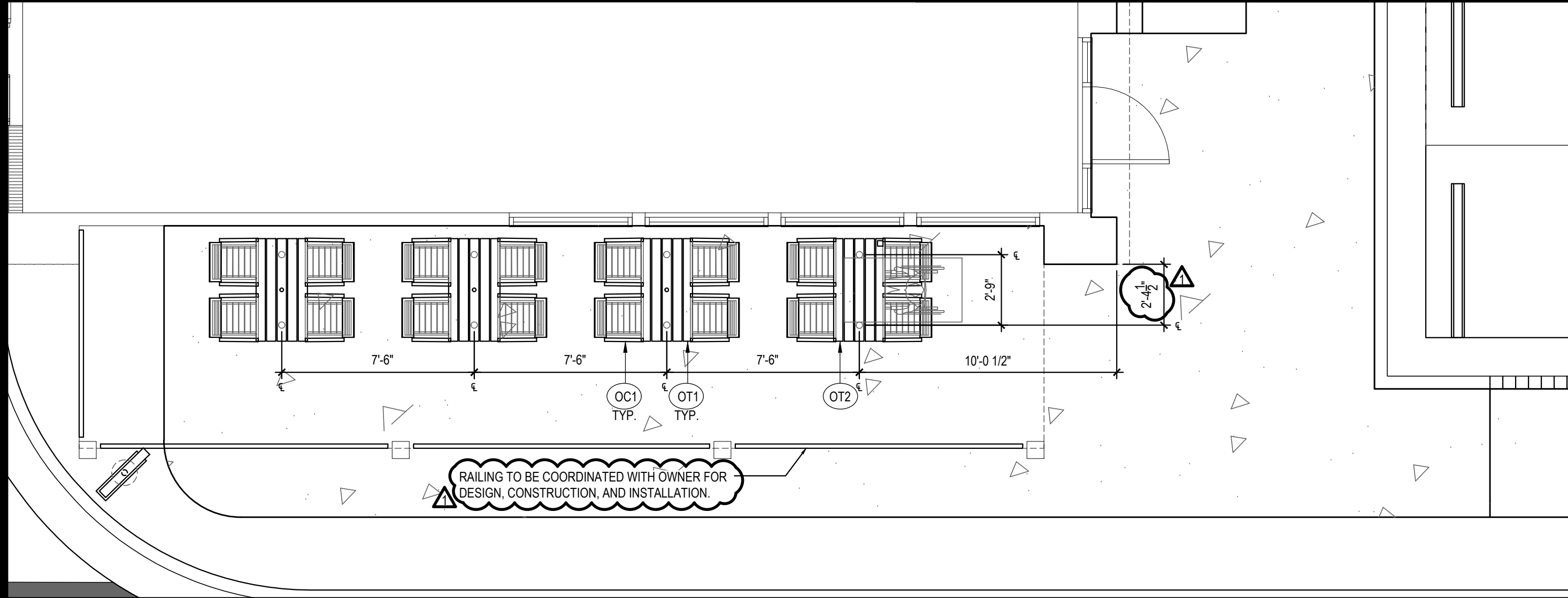
A-404
ARCHITECTURAL
DETAILS

TRUE WARM & WELCOME 2300 R4

C2j2	PANDA COUNTER STOOL- NO BACK	OAK (PREFERRED STOOL)	PANDA VENDOR	22" H
C2g	PANDA COUNTER STOOL W/ BACK	OAK (OPTIONAL)	PANDA VENDOR	22" H
OUTDOOR FURNITURE & ARCH. ELEMENTS				
OC1	OUTDOOR CHAIR		PANDA VENDOR	22-7/8" x 22-1/2" x 35-3/8" / (17-3/8")
OT1	4 TOP OUTDOOR TABLE		PANDA VENDOR	48" x 24" x 30"
OT2	4 TOP OUTDOOR TABLE (ADA)		PANDA VENDOR	48" x 33" x 30"
OT3	2 TOP OUTDOOR TABLE		PANDA VENDOR	24" x 24" x 30"
OW1	OUTDOOR WASTE BIN		PANDA VENDOR	23" x 23-1/4" x 44-5/8"
OW2	OUTDOOR WASTE BIN	ALUMINUM	PANDA VENDOR	22-1/2" x 22-1/2" x 45"
F5a	UMBRELLA & BASE (7")	TOP: SUNBRELLA, CANVAS, JOCKEY RED POLE: ALUM. MARINE SATIN ANODIZED BASE: 24" DIA. 75LB GALV. STEEL BASE	TUUCI	7" HEX x 96" H
F5b	SINGLE POST PYRAMID UMBRELLA (12")	TOP: FABRIC TOP, PVC 502 FERRARI PRECONTRACTANT POLE: BLK. 5.0 GA. TRD TUBING BASE: 8" SQ. PLATE ON CONC. FOOTING. SEE DETAIL	USA SHADE	12' SQ. x 10' 5-12/11"H

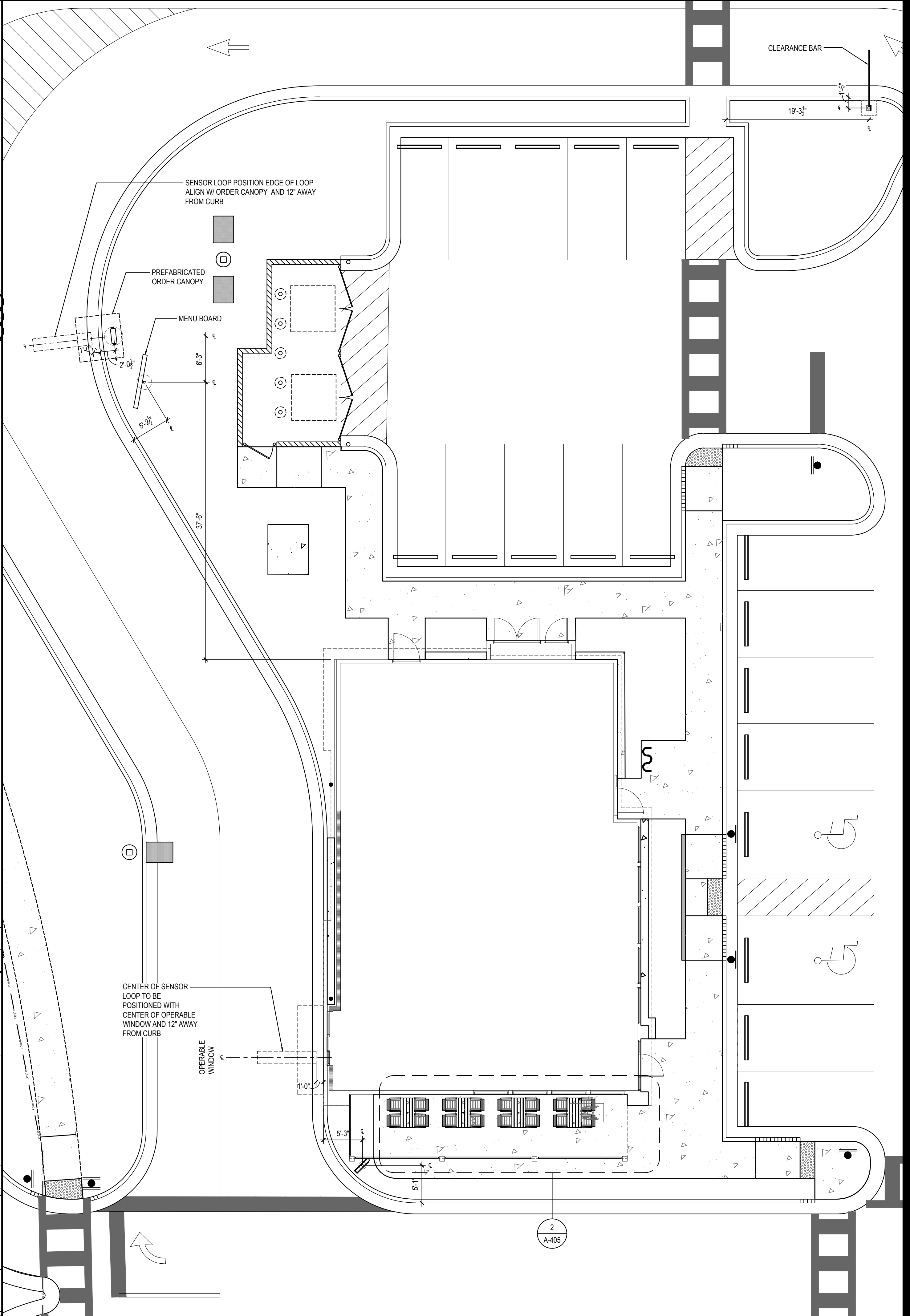


NOT USED 5
Scale= 1/8" = 1'-0"
A-405



PATIO FURNITURE 2
Scale= 1/4" = 1'-0"
A-405

NOT USED 4
Scale= NTS
A-405



DRIVE - THRU MENU BOARD LOCATION 1
Scale= 1/8" = 1'-0"
A-405



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

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

REVISIONS:
1 06.04.21 ISSUE FOR BID

ISSUE DATE:
1 04.29.2021 ISSUE FOR PERMIT
2 06.04.2021 ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - S8-22-D8135
C&P PROJECT #: - 2200775



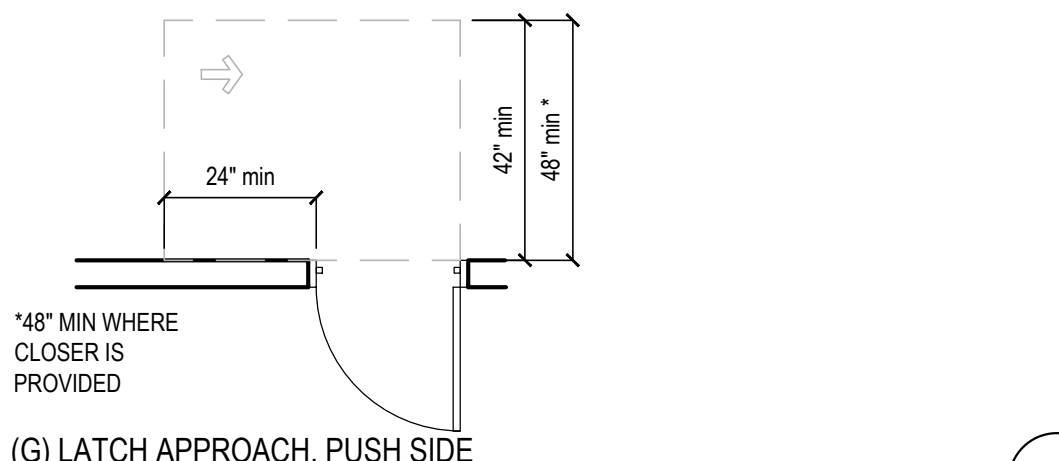
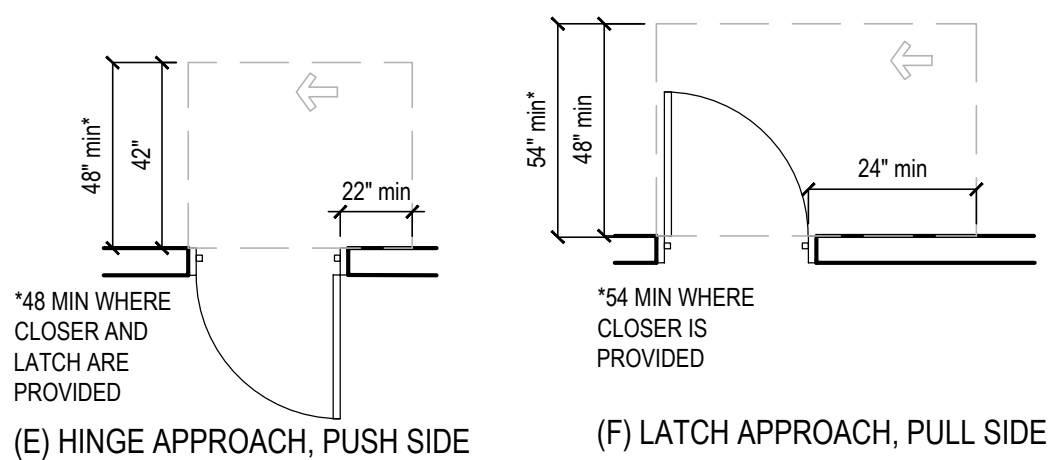
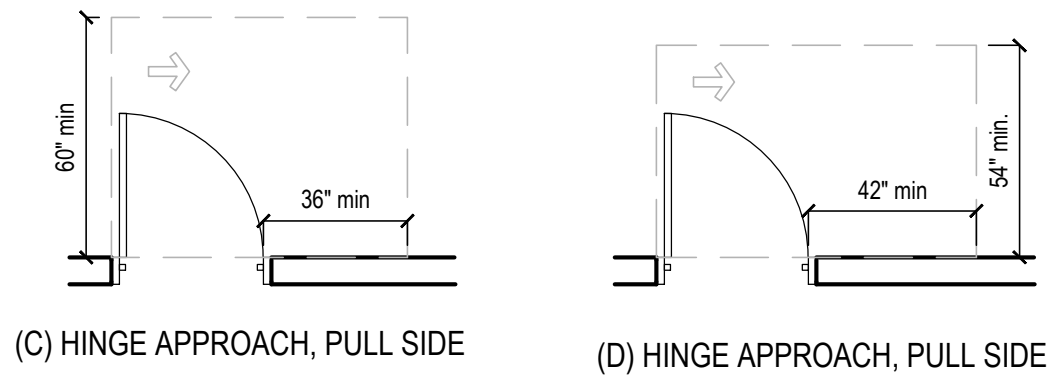
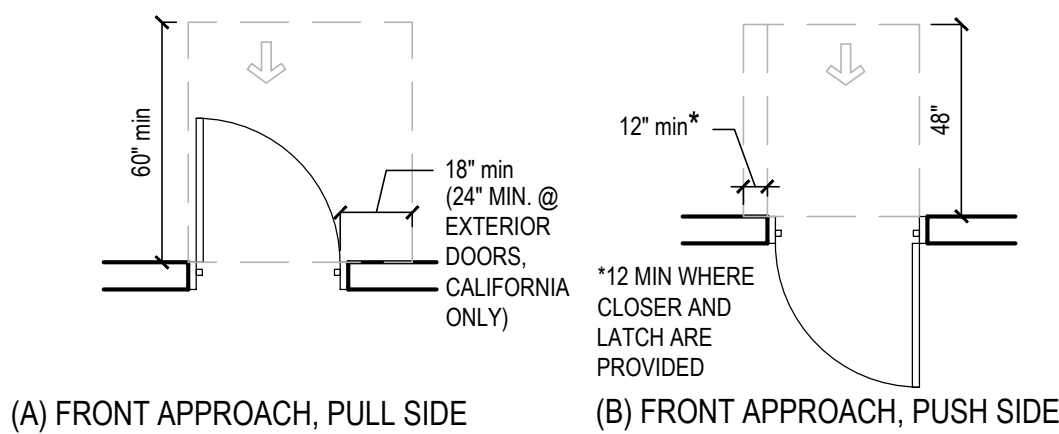
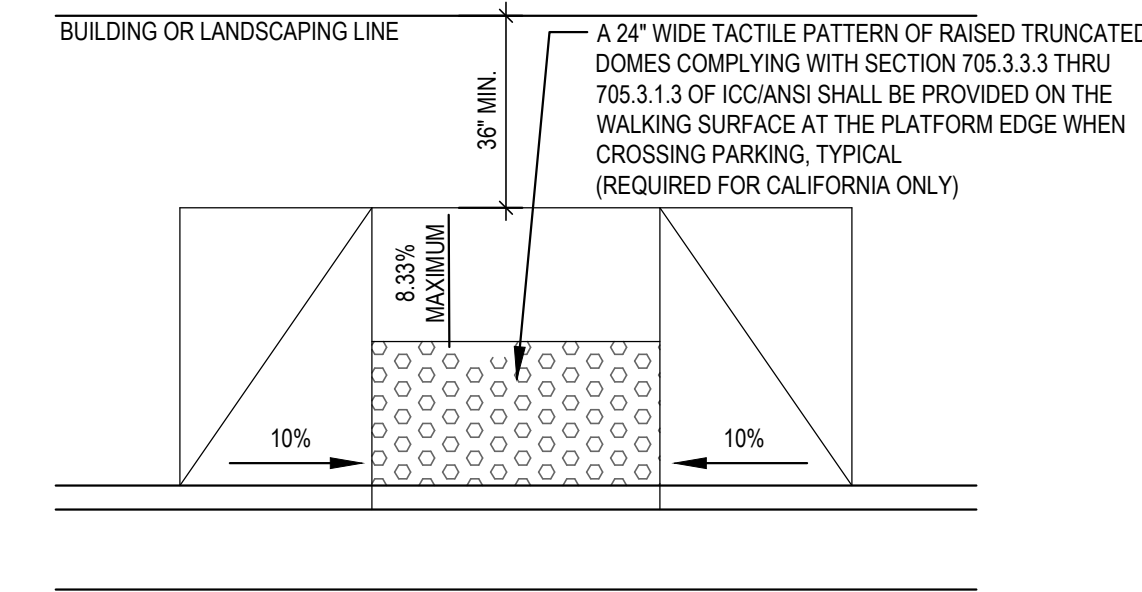
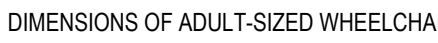
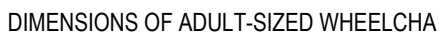
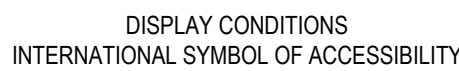
06.04.2021

PANDA EXPRESS
TRUE WARM AND WELCOME 2300
SKYBROOKE BOULEVARD & STATE ROAD 54
LUTZ, FL 33558

A-405
ARCHITECTURAL DETAILS
DRIVE THRU

TRUE WARM & WELCOME 2300 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

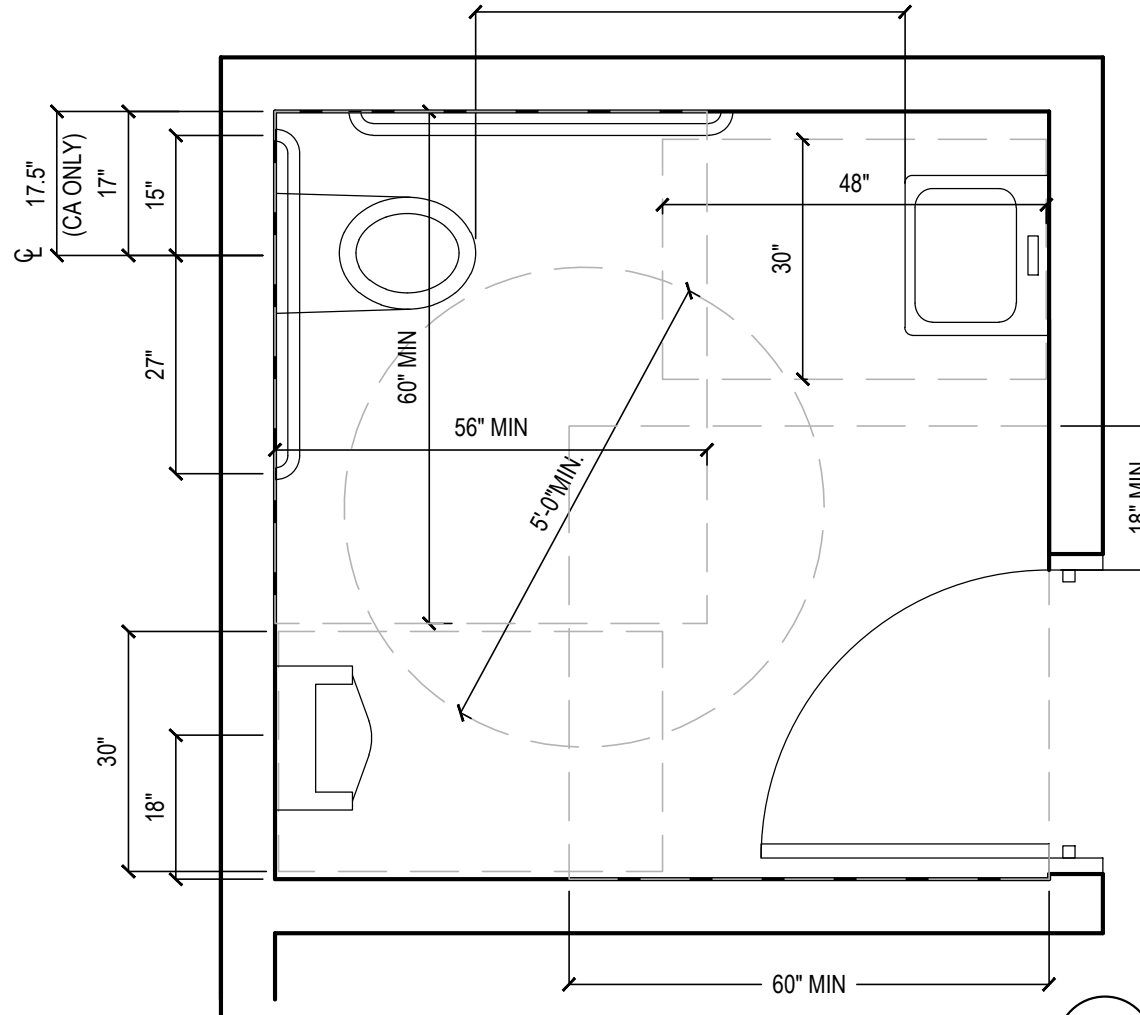


4. WALKS AND SIDEWALKS SHALL HAVE CONTINUOUS COMMON SURFACE. NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING $\frac{1}{4}$ " AND SHALL BE A MINIMUM OF 36" IN WIDTH PER ADA. (48" MIN. IS RECOMMENDED, 48" MIN. IS REQUIRED FOR CALIFORNIA)
5. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF 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 VEILED 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. THE SURFACE OF EACH CURB RAMP AND ITS FLARED SIDES SHALL BE SLIP-RESISTANT AND SHALL BE OF CONTRASTING FINISH FROM THAT OF THE ADJACENT SIDEWALK.
16. NOT USED

- PROVIDE AT METALLIC SIGN OVER EACH STOREFRONT DOOR STATING: "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS". LETTERS SHALL NOT BE LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND. THE SIGN SHALL BE INSTALLED BY THE GENERAL CONTRACTOR ON THE STOREFRONT ALUMINUM HEADER FRAME.
- ALL NEW PRIMARY ENTRANCES TO THE BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY DISABLED.
- ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS. GENERAL CONTRACTOR SHALL PROVIDE STANDARD SIGNAGE. CALIFORNIA REQUIRES ISA (INTERNATIONAL SYMBOL OF ACCESSIBILITY) AT ALL ACCESSIBLE ENTRANCES.
- EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET - 8 INCHES IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF DOORWAY IS NOT LESS THAN 32 INCHES
- WHERE PAIR OF DOORS IS UTILIZED AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED DOORWAY OF 32-INCHES WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
- LATCHING AND LOCKING DEVICES THAT ARE HAND ACTIVATED AND WHICH ARE IN PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY VERISTE TYPE HARDWARE, THAT DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF WRIST TO OPERATE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. REFER TO SECTION 404.2.7 OF IBC
- HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34-INCHES MINIMUM AND 48" ABOVE THE FLOOR. (34-INCHES TO 44-INCHES FOR CALIFORNIA ONLY)
- THE FLOOR AND LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH OF 80-INCHES IN THE DIRECTION OF TRAVEL AND THE LENGTH OF 48-INCHES IN OPPOSITE DIRECTION OF TRAVEL. SEE DIAGRAM "MANEUVERING CLEARANCE"
- THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24-INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18-INCHES PAST THE STRIKE EDGE FOR THE INTERIOR DOORS.
- THE FLOOR OR LANDING SHALL BE NOT MORE THAN $\frac{1}{4}$ " LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN $\frac{1}{4}$ " AND $\frac{3}{4}$ " SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2
- THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRIP OR HAZARDOUS CONDITION. WHERE 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.
- 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.
- 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
31. EVERY PORTION OF EVERY BUILDING IN WHICH ARE INSTALLED SEA TS, TABLES, MERCHANDISE, EQUIPMENT OR SIMILAR MATERIALS SHALL BE PROVIDED WITH AISLES LEADING TO AN EXIT.
32. EVERY AISLE SHALL BE NOT LESS THAN 3 FEET WIDE IF SERVING ONLY ONE SIDE, AND NOT LESS THAN 3 FEET 8 INCHES WIDE IF SERVING BOTH SIDES. SUCH MINIMUM WIDTH SHALL BE MEASURED AT THE POINT FARTHEST FROM AN EXIT, CROSS AISLE OR FOYER AND SHALL BE INCREASED BY 1-1/2" INCHES FOR EACH 4 FEET IN LENGTH TOWARD THE EXIT. CROSS AISLE OR FOYER WITH CONTINENTAL SEATING SIDE AISLES SHALL BE NOT LESS THAN 44 INCHES IN WIDTH.

3. 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.
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 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.
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 26-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.



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. EACH INDIVIDUAL 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 UNOBTAINED 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 WHEN 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.

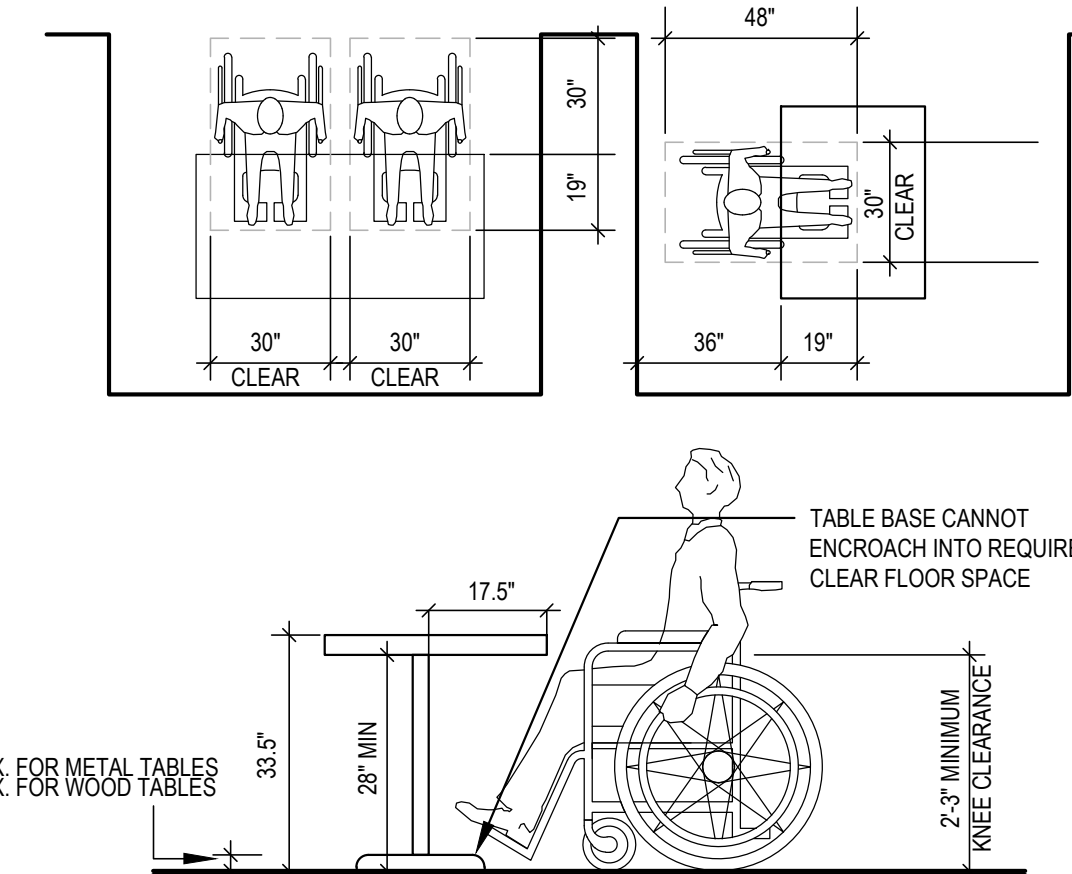
TELEPHONES SHALL BE HEARING AID COMPATIBLE PER ICC/ANSI SEC. 704.2.5

64. TELEPHONES SHALL HAVE PUSH-BUTTON CONTROLS WHERE SERVICE FOR SUCH EQUIPMENT IS AVAILABLE.

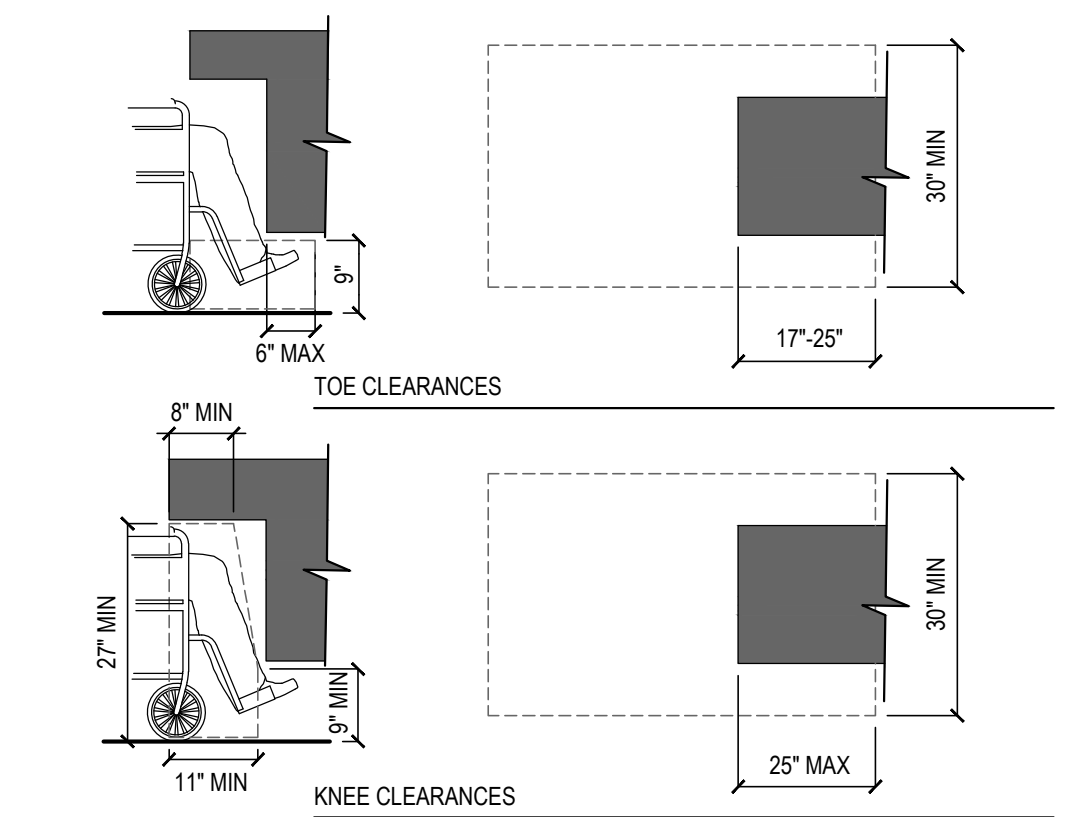
65. THE CENTER OF RECEPTACLE OUTLETS SHALL BE NOT LESS THAN 15-INCHES ABOVE THE FLOOR OR WORKING PLATFORMS.

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 PREDEFINED ABOVE SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15050 IN FEDERAL STANDARD 355A.



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. THE SIGN SHALL BE PERMANENTLY MOUNTED TO A SIGN POST NOT LESS THAN 15 INCHES TALLER THAN 7 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 18 BY 12-INCHES IN SIZE WITH LETTERING NOT LESS THAN 1-INCH IN HEIGHT. REFER TO DETAIL 4-14/408.
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 WRIST IS REQUIRED TO BE IN A NEUTRAL POSITION. THE WRIST SHALL BE LESS THAN 5 LBS. LEAST. ONCE PUSHED OR ELECTRONICALLY CONTROLLED MECHANISMS ARE AVAILABLE, ACCEPTABLE DESIGN. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS FOR AT LEAST 10 SECONDS.



1683 Walnut Grove Ave.
Rosemead, California
91770

Telephone: 626.799.9898
Facsimile: 626.372.8288

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

[illegible]

1	04.29.2021	ISSUE FOR PERMIT
2	06.04.2021	ISSUE FOR BID

JDV

PANDA PROJECT #: - S8-22-D8135

C&P PROJECT #: - 2200775



2600 Maitland Center Pkwy. Maitland, FL 3275

P (407) 661-9100
F (407) 661-9101

F (407) 661-9101
██████████

Florida Corporate Certificate #AA CT000

06.04.2021

TRUE WARM AND WELCOME 2300
SKYBROOKE BOULEVARD & STATE ROAD 54
LUTZ, FL 33558

HANDICAPPED NOTES AND DETAILS

TRUE WARM & WELCOME 2300 R4



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

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

REVISIONS:	

ISSUE DATE:	
1	04.29.2021 ISSUE FOR PERMIT
2	06.04.2021 ISSUE FOR BID

DRAWN BY: JDV

PANDA PROJECT #: - S8-22-D8135
C&P PROJECT #: - 2200775



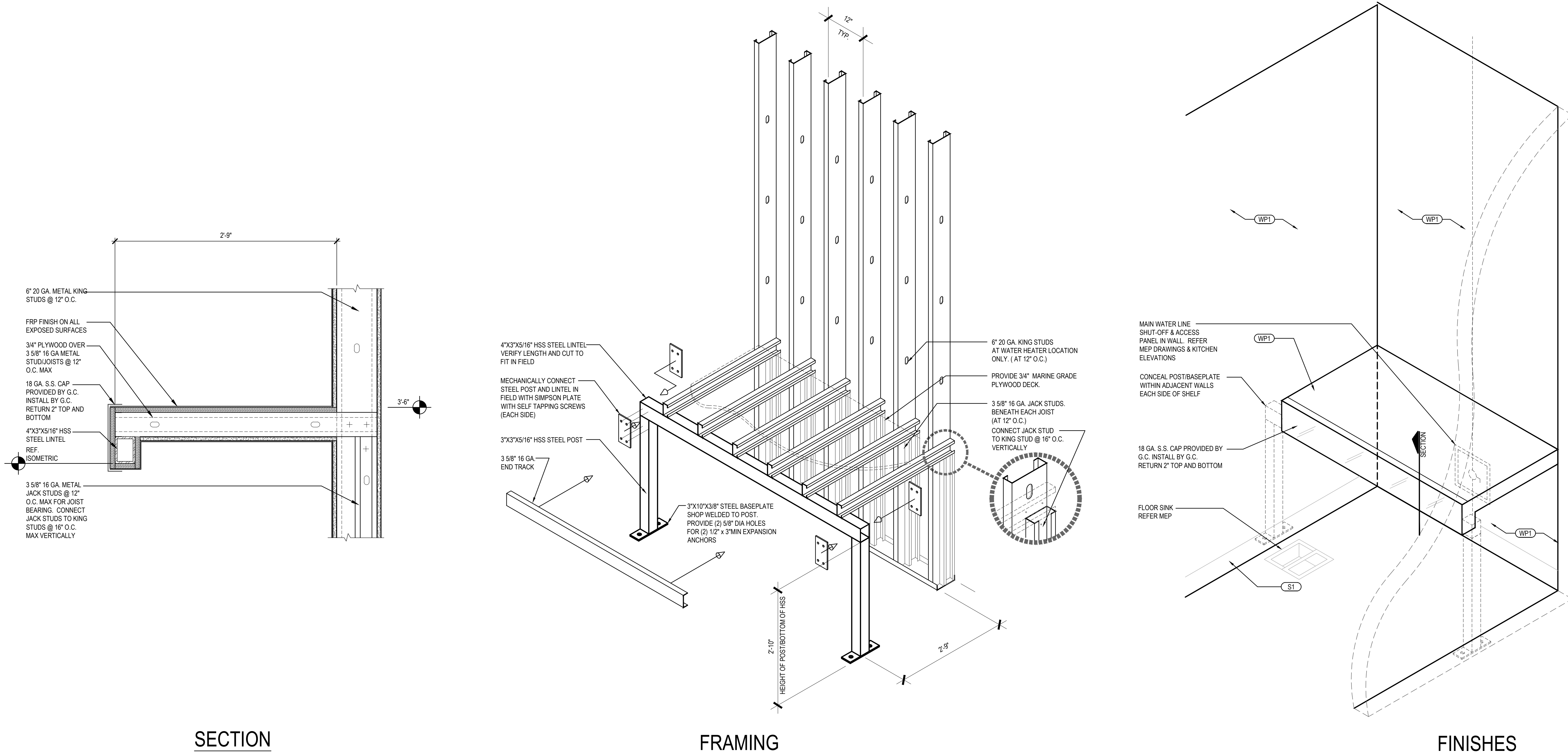
06.04.2021

PANDA EXPRESS
TRUE WARM AND WELCOME 2300
SKYBROOKE BOULEVARD & STATE ROAD 54
LUTZ, FL 33558

A-408

WATER HEATER SHELF
DETAILS

TRUE WARM & WELCOME 2300 R4





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

REVISIONS:

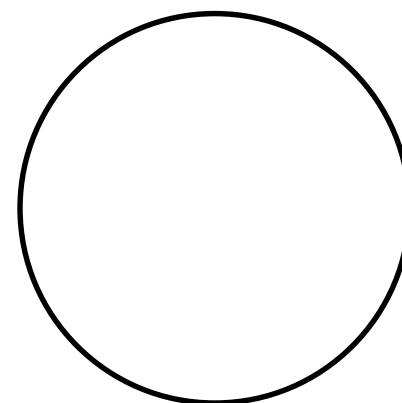
[illegible]

DRAWN BY: JDV

PANDA PROJECT #: - SX-XX-DXXX
C&P PROJECT #: - 22XXXXX



XX.XX.202



PANDA EXPRESS
TRUE WARM AND WELCOME 2300
STREET ADDRESS
CITY, ST XXXXX

A-500

INTERIOR ELEVATIONS

TRUE WARM & WELCOME 2300 R5

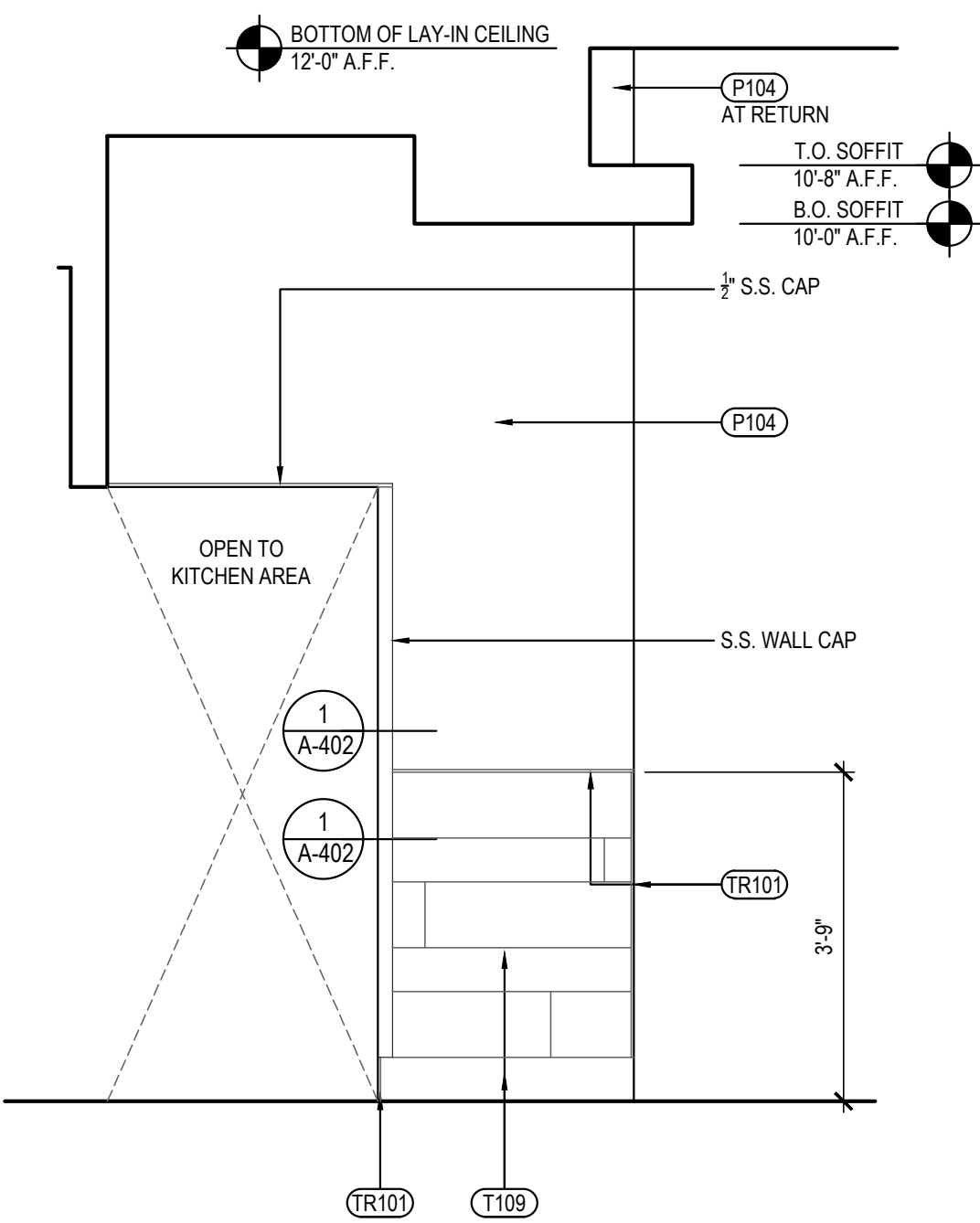
NOTES:

1. ALL EXPOSED WALL TILE EDGES MUST BE FINISHED TO MATCH TILE SURFACE. EASE TILE EDGE AS ALLOWABLE.
2. BLINDS SHALL BE PROVIDED BY OWNER AND INSTALLED BY VENDOR. COORDINATE WITH PANDA PROJECT MANAGER PRIOR TO INSTALLATION
3. PROVIDE 1/2" CLEAR PLASTIC CORNER GUARD FOR ALL INTERIOR PAINTED SURFACE W/ CLEAR GLUE.
 - ALL TILES INSTALLED NOT TO BE CUT LESS THAN 1/2 THE TILE WIDTH.
4. REFERENCE SHEET A-103 FOR WALL PANEL SCHEDULE
5. REFERENCE SHEET A-103 FOR SPECIAL SURFACE SCHEDULE
6. REFERENCE SHEET A-103 FOR INTERIOR PAINT SCHEDULE
7. REFERENCE SHEET A-104 FOR TILE SCHEDULE
8. REFERENCE SHEET A-104 FOR EXTENT OF COVE TRIM AT BASE

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

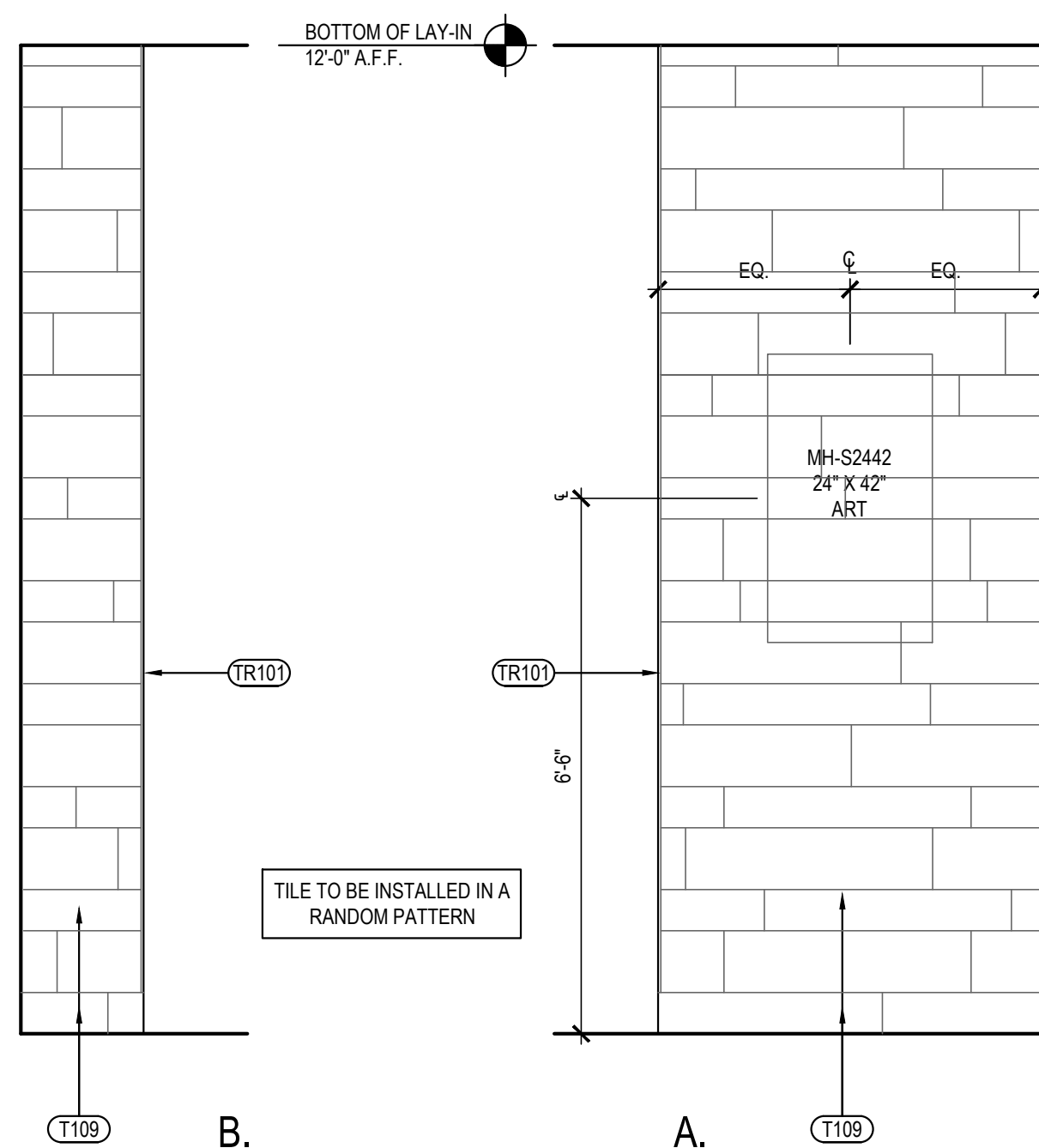
G.C. SHALL PROVIDE/INSTALL ANY CONCEALED BACKING, MISC. HARDWARE NOT PROVIDED BY OWNER, ETC... AS REQUIRED.

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



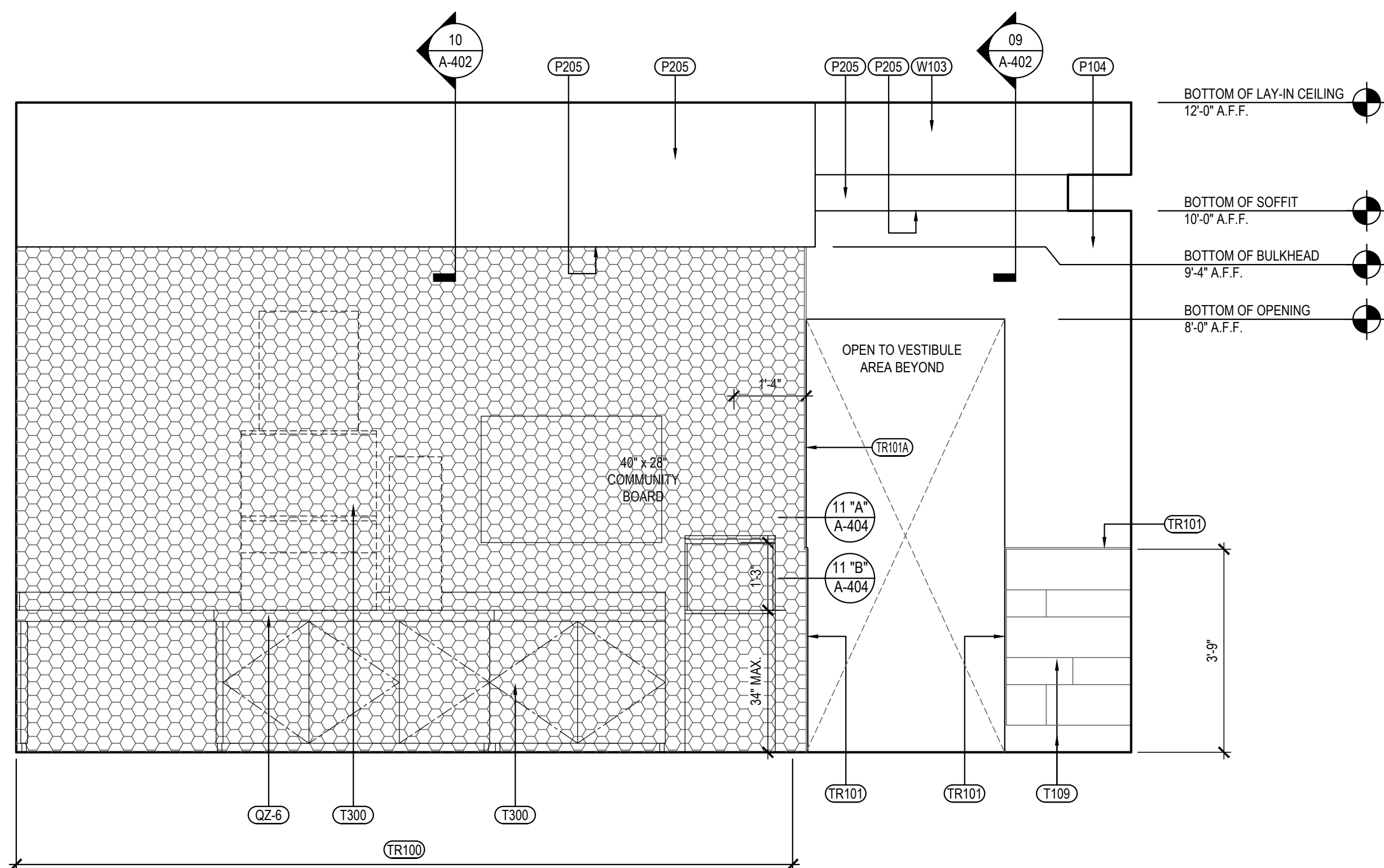
DINING ROOM ELEVATION	4
-----------------------	---

Scale= 1/2" = 1'-0" | A-51



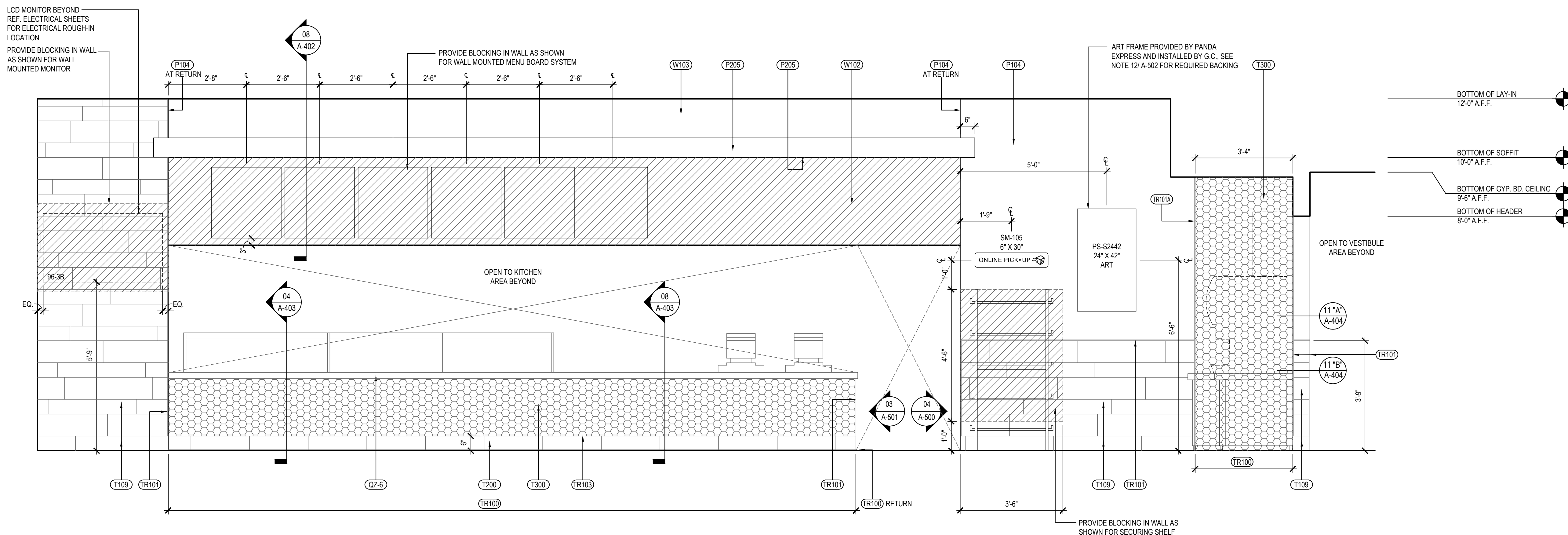
DINING ROOM ELEVATION	3
-----------------------	---

Scale= 1/2" = 1'-0" A-5



DINING ROOM ELEVATION

Scale= 1/2" = 1'-0" **A-5**



DINING ROOM ELEVATION

Scale= 1/2" = 1'-0" **Δ**

"	A-500
---	-------



REVISIONS:

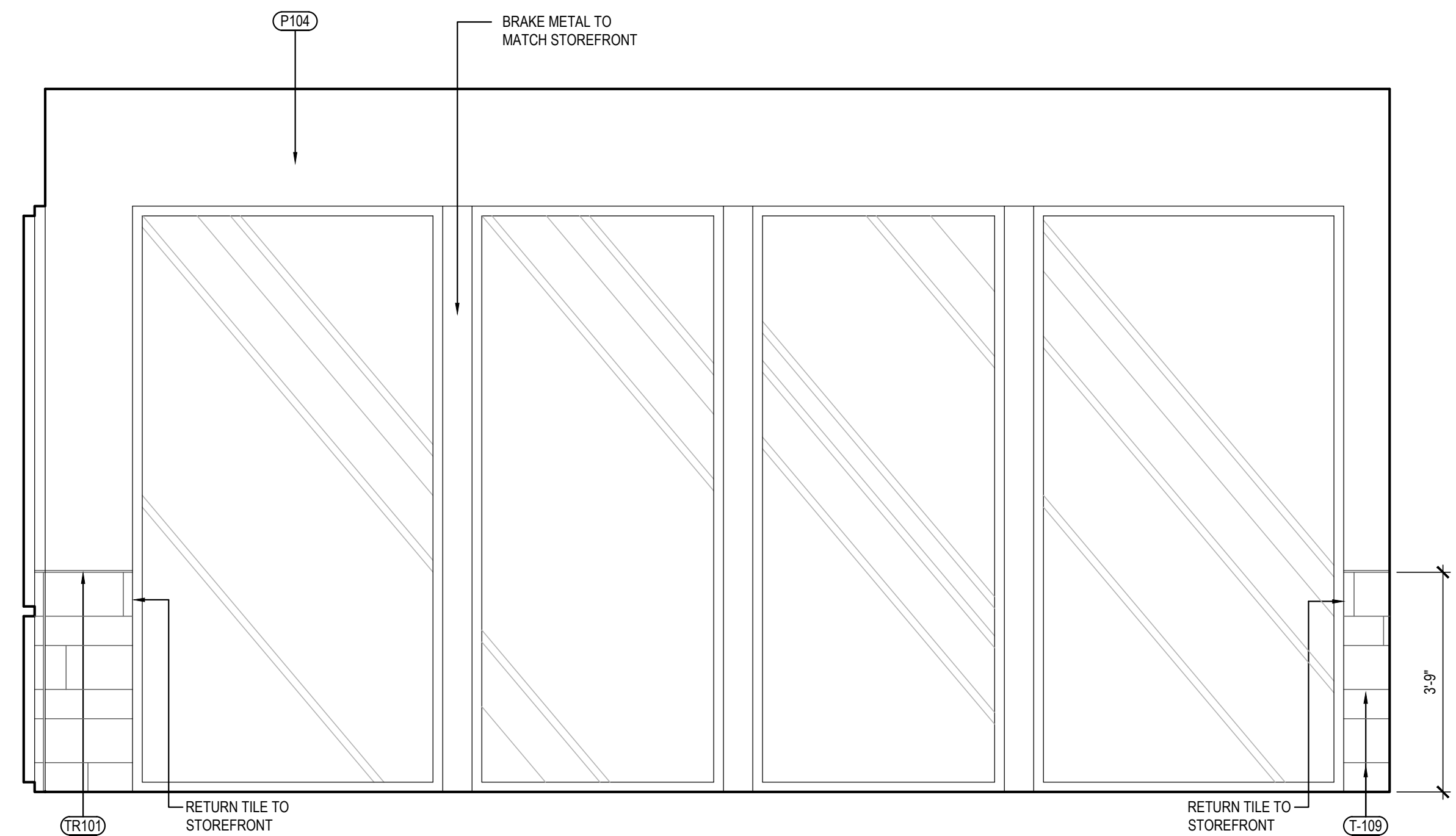
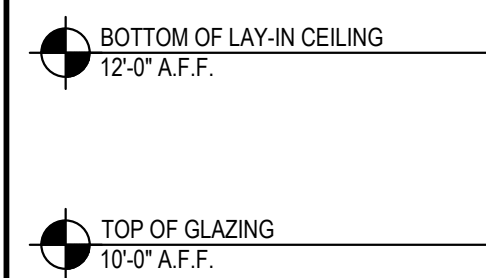
ISSUE DATE:

1	04.29.2021 ISSUE FOR PERMIT
2	06.04.2021 ISSUE FOR BID


Cuhaci & Peterson
Architects Engineers Planners
2600 Maitland Center Pkwy, Maitland, FL 32751
P (407) 661-9100
F (407) 661-9101
www.c-p.com
Florida Certificate Number F.A.A. C00026

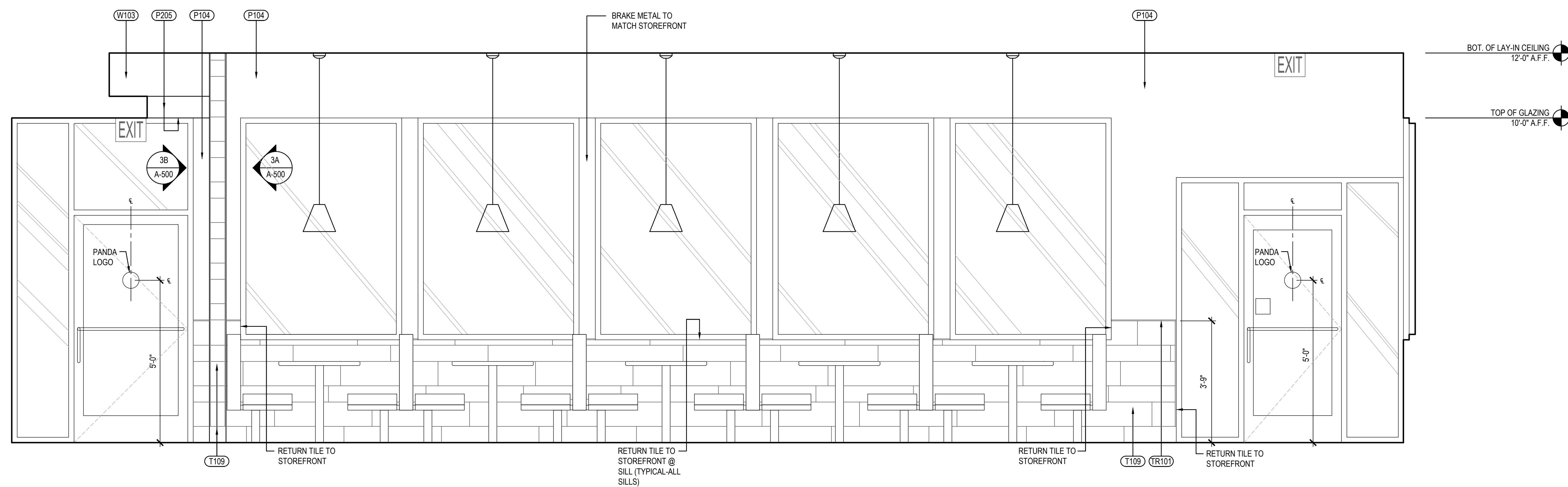
A-501

TRUE WARM & WELCOME 2300 R4

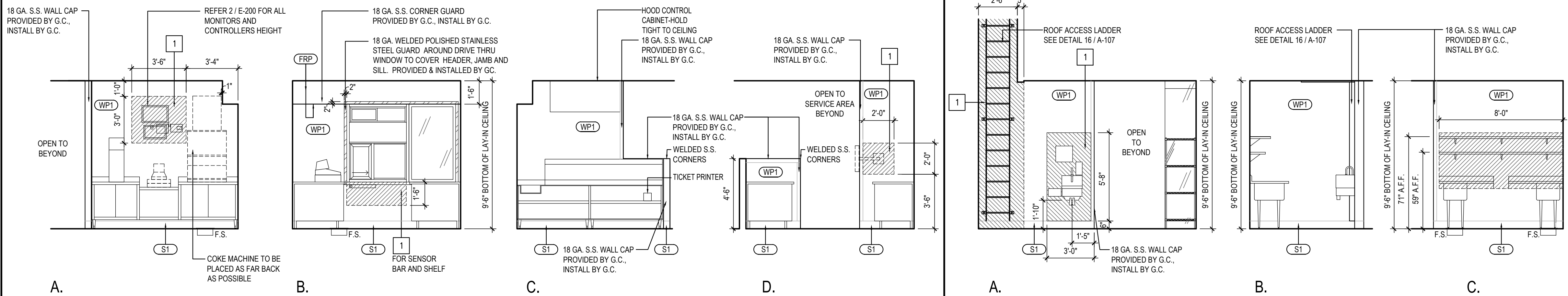


SERVICE COUNTER ELEVATION	3
Scale= 1/2" = 1'-0"	A-501

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

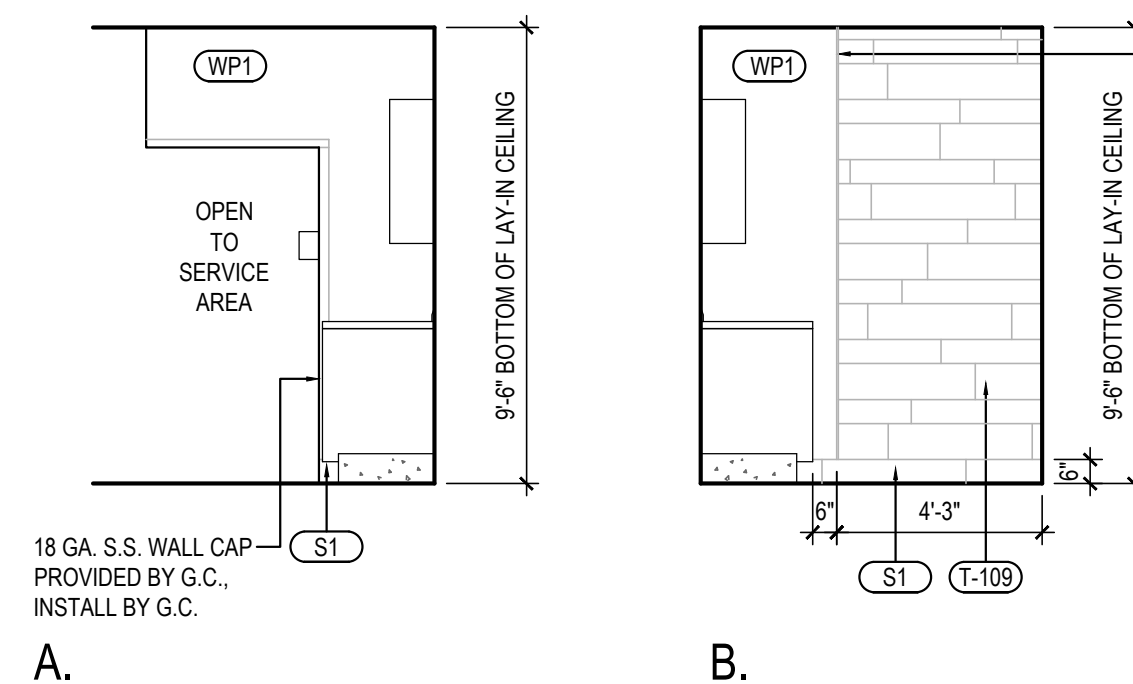


DINING ROOM ELEVATION	1
Scale= 1/2" = 1'-0"	A-501



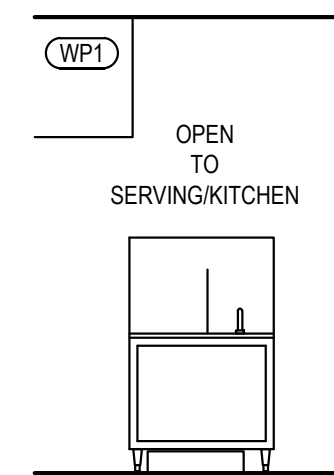
5

Scale= 1/4" = 1'-0"	A-502
---------------------	-------



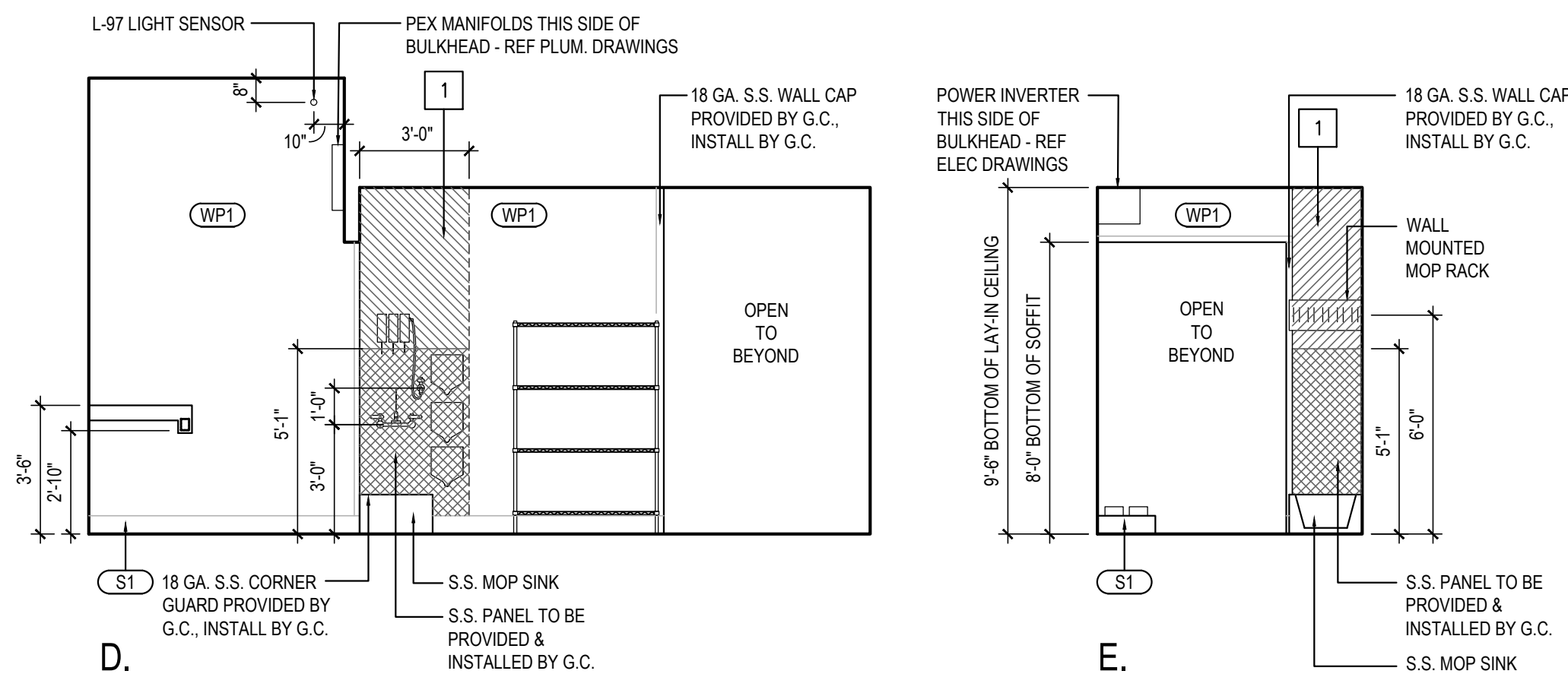
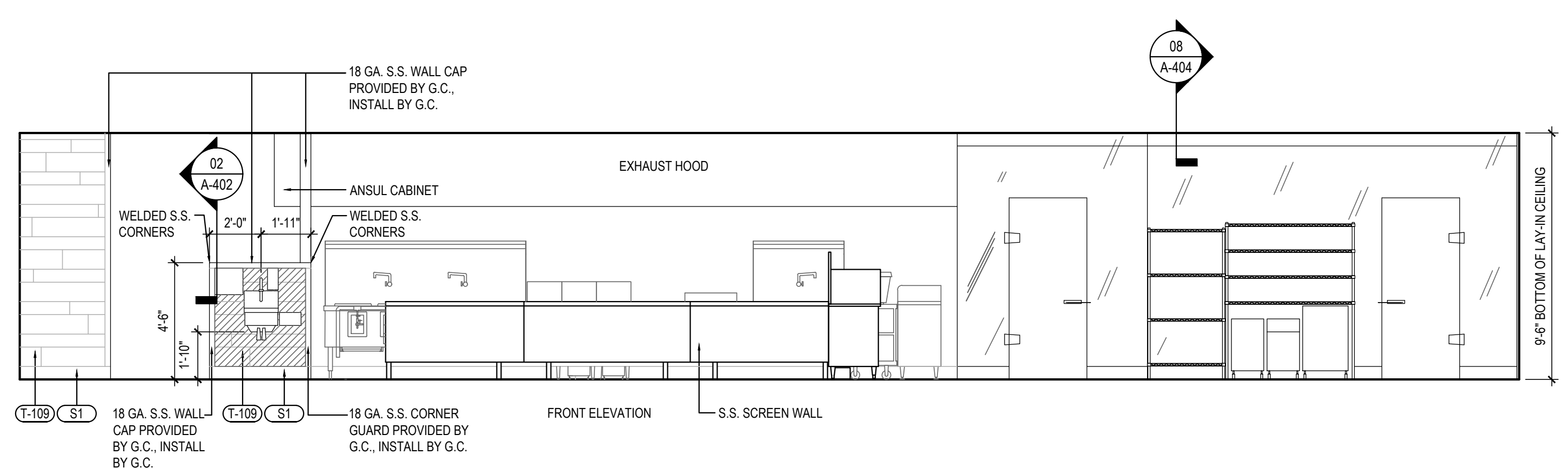
3

Scale= 1/4" = 1'-0"	A-502
---------------------	-------



2

Scale= 1/4" = 1'-0"	A-502
---------------------	-------



1

Scale= 1/4" = 1'-0"	A-502
---------------------	-------



