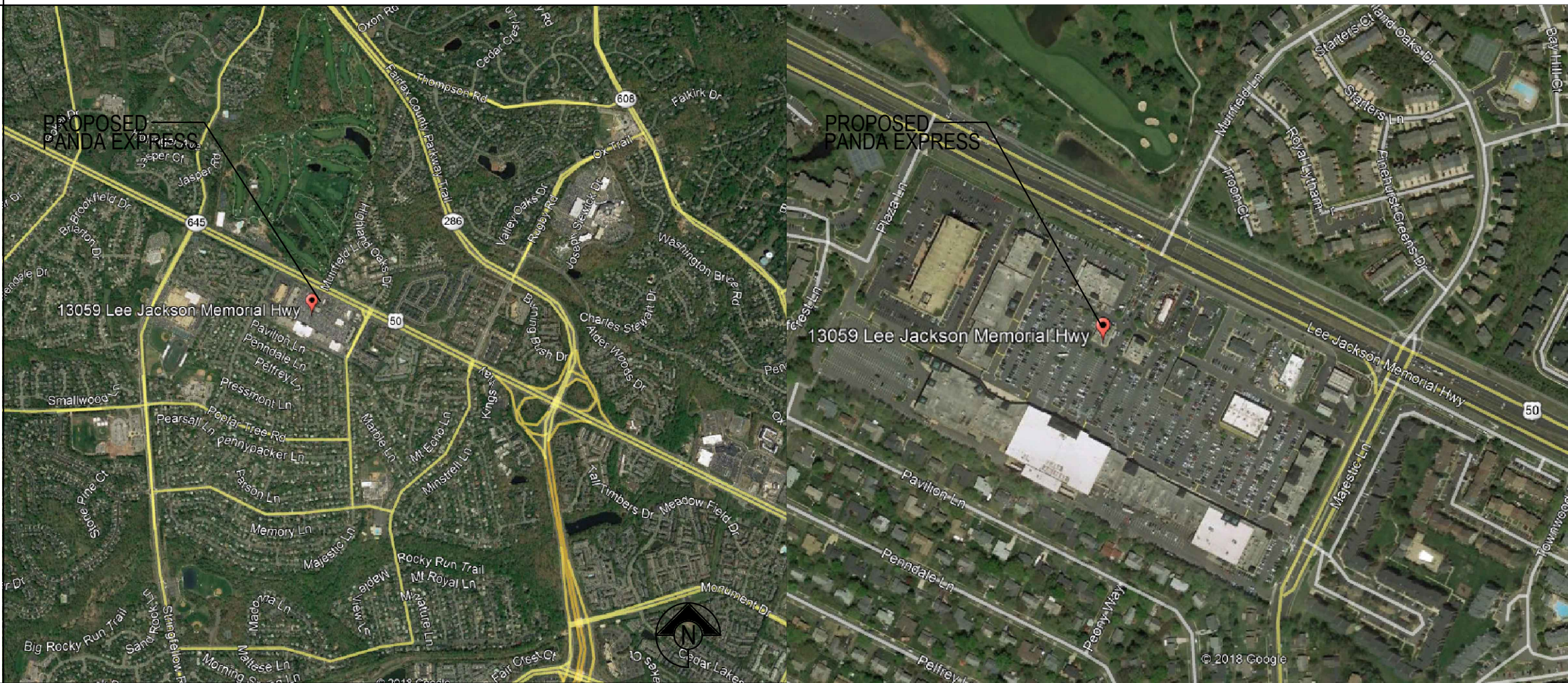


1. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FULLY EXAMINE THE SITE CONDITION, AND AVAILABLE UTILITIES AND TO NOTIFY THE OWNER'S REPRESENTATIVE, IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN THE SAID EXISTING CONDITIONS AND THESE DRAWINGS. NO CLAIMS FOR ADDITIONAL COMPENSATION SHALL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

[illegible]

13059 LEE JACKSON MEMORIAL HWY
FAIRFAX, VA 22033



OWNER	ARCHITECT	STRUCTURAL	CIVIL & LANDSCAPE
PANDA EXPRESS, INC. 1683 WALNUT GROVE AVE, ROSEMead, CA 91770 BILLY NEWTON - PM T: 717-537-6963 C: 832-683-9885 LANDLORD	JOHN POLSINELLI - NORR 150 W JEFFERSON AVE STE 1300, DETROIT MI, 48226 T: 313-324-3115 F: 313-324-3111	GARY MAEDA - NORR 150 W JEFFERSON AVE STE 1300, DETROIT MI, 48226 T: 313-324-3165 F: 313-324-3111	JACK JOHNSON - PM FORESTITE GROUP, LLC 3740 DAVINCI CT, SUITE 100 PEACHTREE CORNERS, GA 30092 T: 770-368-1399 EXT. 358 F: 770-368-1944
REGENCY CENTERS 1919 GALLOWS ROAD SUITE 1000 VIENNA, VA 22182 GREG VAN DYKE - PROPERTY MANAGER T 703 442 4363 F 703 288 4260	MECHANICAL & PLUMBING HENRY MONTAGUE - NORR 150 W JEFFERSON AVE STE 1300, DETROIT MI, 48226 T: 313-324-3145 F: 313-324-3111	ELECTRICAL SEAN PIC-KELL - NORR 150 W JEFFERSON AVE STE 1300, DETROIT MI, 48226 T: 313-324-3152 F: 313-324-3111	


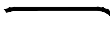


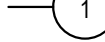
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PLANNING/ZONING FAIRFAX COUNTY DEPT. OF PLANNING & DEVELOPMENT 12055 GOVERNMENT CENTER PKWY #250 FAIRFAX, VA 22035 T: 703-222-1082 WATER FAIRFAX WATER 8070 EXECUTIVE PARK AVENUE FAIRFAX, VA 22031 T: 703-698-5800	BUILDING DEPARTMENT FAIRFAX COUNTY BUILDING PERMITS 12055 GOVERNMENT CENTER PKWY 2ND FLOOR FAIRFAX, VA 22035 T: 703-222-0801 GAS WASHINGTON GAS 6801 INDUSTRIAL RD SPRINGFIELD VA 22151 T: 703-750-1000	PUBLIC WORKS/SEWER PUBLIC WORKS & ENVIRONMENTAL SERVICES 12000 GOVERNMENT CENTER PKWY STE. 448 FAIRFAX, VA 22035 T: 703-324-5033 TELEPHONE COMPANY COMCAST BUSINESS T: 866-634-4856	ELECTRIC DOMINION ENERGY 11133 FAIRFAX BLVD FAIRFAX VA 22030 T: 866-366-4357 FIRE DEPARTMENT FAIRFAX COUNTY FIRE & RESCUE FIRE STATION 1 12099 GOVERNMENT CENTER PKWY FAIRFAX, VA 22035 T: 703-246-4800	HEALTH DEPARTMENT FAIRFAX COUNTY HEALTH DEPT TECHNICAL REVIEW & INFORMATION RESOURCES ANNETTE NICHOLS 1077 MAIN ST STE. 100 FAIRFAX VA 22030 GENERAL: 703-246-2201 DIRECT: 703-246-8440
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Scale= NTS | G-001

GENERAL		PEER REVIEW	RESPONSE 1	RESPONSE 2	PERMIT	RESPONSE 3
G-001	TITLE SHEET	●	●	●	●	
G-001.1	BUILDING PLAN REVIEW COVER SHEET	●	●	●	●	
G-002	SPECIFICATIONS	●	●	●	●	
G-003	SPECIFICATIONS	●	●	●	●	
G-004	SPECIFICATIONS	●	●	●	●	
G-005	SCHEDULES	●	●	●	●	
CIVIL						
SP-1	SEWER SITE PLAN	●		●		
ARCHITECTURAL						
A-001	DEMOLITION PLAN ARCHITECTURAL	●		●	●	
A-100	SITE PLAN ARCHITECTURAL	●		●	●	
A-101	KITCHEN PLAN	●	●	●	●	
A-102	ROUGH - IN PLUMBING PLAN	●		●	●	
A-103	FLOOR PLAN	●	●	●	●	
A-104	FINISH PLAN AND SCHEDULE	●	●	●	●	
A-105	REFLECTED CEILING PLAN	●	●	●	●	
A-107	ROOF PLAN	●	●	●	●	
A-108	CONDENSER RACK DETAIL	●		●	●	
A-109	FURNITURE PLAN	●	●	●	●	
A-200	EXTERIOR ELEVATIONS	●		●	●	
A-201	EXTERIOR ELEVATIONS	●		●	●	
A-401	ARCHITECTURAL DETAILS	●		●	●	
A-402	ARCHITECTURAL DETAILS	●		●	●	
A-403	ARCHITECTURAL DETAILS	●		●	●	
A-404	ARCHITECTURAL DETAILS	●		●	●	
A-406	HANDICAPPED NOTES AND DETAILS	●		●	●	
A-500	INTERIOR ELEVATIONS	●		●	●	
A-501	INTERIOR ELEVATIONS	●		●	●	
A-502	KITCHEN ELEVATIONS	●	●	●	●	
A-503	ENLARGED RESTROOM PLANS AND ELEVATIONS	●	●	●	●	
STRUCTURAL						
S-101	ROOF FRAMING PLAN	●	●	●	●	
PLUMBING						
P-001	DEMOLITION PLAN MECHANICAL	●		●	●	
P-100	WATER AND GAS PLAN	●		●	●	
P-101	WASTE & VENT PLAN	●	●	●	●	
P-400	WATER/GAS/WASTE & VENT RISER DIAGRAMS	●		●	●	
P-500	PLUMBING DETAILS	●		●	●	
MECHANICAL						
M-000	MECHANICAL NOTES, SPECIFICATIONS & SCHEDULES	●	●	●	●	
M-100	HVAC FLOOR PLAN & HVAC ROOF PLAN	●	●	●	●	
M-400	HOOD DETAIL PLAN	●		●	●	
M-401	HOOD DETAIL PLAN	●		●	●	
M-402	HOOD DETAIL PLAN	●		●	●	
M-403	HOOD DETAIL PLAN	●		●	●	
M-404	HOOD DETAIL PLAN	●		●	●	
M-500	KITCHEN HOOD DETAILS	●		●	●	
M-501	MECHANICAL DETAILS	●		●	●	
ELECTRICAL						
E-000	ELECTRICAL SYMBOLS, SPECIFICATIONS, NOTES	●		●	●	
E-001	ELECTRICAL SCHEDULES	●		●	●	
ED-100	DEMOLITION FLOOR PLAN	●		●	●	
E-100	POWER FLOOR PLAN	●	●	●	●	
E-101	LIGHTING FLOOR PLAN	●	●	●	●	
E-102	SECURITY CAMERA PLAN	●		●	●	
E-104	ROOF POWER PLAN	●	●	●	●	
E-200	ELECTRICAL ELEVATIONS	●		●	●	
E-400	ELECTRICAL DETAILS, DIAGRAMS	●		●	●	
E-401	ELECTRICAL DETAILS, DIAGRAMS	●		●	●	
E-601	PANELS, SINGLE LINE, LOAD CALC'S	●	●	●	●	
E-701	INTERIOR PHOTOMETRIC	●				

Scale= NTS | **G-001**

GENERAL NOTES		G-001	
Scale= NTS			
AFF ALUM. BV B.O. C. CO CW (E) EC EWH EXT. FOF FOS F.S. G.C. OR GC H.W. ID INT. K.E.C. L.L. MC (N) NIC NTS OA O.C. PC RAR R.I.H. S.S. STL. STRUCT. T.O. WCO	ABOVE FINISHED FLOOR ALUMINUM BALL VALVE (FULL PORT) BOTTOM OF CONDUIT CONDUIT ONLY COLD WATER EXISTING ELECTRICAL CONTRACTOR ELECTRICAL WATER HEATER EXTERIOR FACE OF FINISH FACE OF STUD FLOOR SINK GENERAL CONTRACTOR HOT WATER INDIRECT DRAIN INTERIOR KITCHEN EQUIP. CONTRACTOR LANDLORD MECHANICAL CONTRACTOR NEW NOT IN CONTRACT NOT TO SCALE OUTSIDE AIR ON CENTER PLUMBING CONTRACTOR RETURN AIR REGISTER ROUGH-IN HEIGHT STAINLESS STEEL STEEL STRUCTURE, STRUCTURAL TOP OF WASTE CLEAN OUT	(D1) (W1) (TA) (W4) 1 (C1) (P-C) (34) (101)  A/A1.0  1/A-2.0   (1) 	DOOR TYPE WINDOW TYPE FLOOR FINISH WALL TYPE STRUCTURAL GRID CEILING FINISH WALL FINISH KITCHEN EQUIPMENT ROOM NUMBER MARK OF ELEVATION DETAIL INT. ELEVS SECTION NEW DOOR TEMPERED GLAZING EXT. ELEVS
ABBREVIATIONS		SYMBOLS	
Scale= NTS		Scale= NTS	
G-001		G-001	

Scale= NTS | **G-001**

CODE		
2015 VIRGINIA EXISTING BUILDING CODE		
2015 VIRGINIA CONSTRUCTION CODE		
2015 VIRGINIA STATEWIDE FIRE PREVENTION CODE		
2015 VIRGINIA MECHANICAL CODE		
2015 VIRGINIA FUEL GAS CODE		
2014 NATIONAL ELECTRICAL CODE		
ADA / ICC ANSII A117.1 2009		
OCCUPANT LOAD CALCULATION (TABLE 1004.1.2)		
INDOOR DINING	80/SQ. FT. / (15 / SQ. FT. (NET)) =	54
KITCHEN	813 SQ. FT. / (200 / SQ. FT.(GROSS)) =	05
TOILET/VESTIBULE/STORAGE	269 SQ. FT. / (0 / SQ. FT.(GROSS)) =	00
COOLER/FREEZER ROOMS	139 SQ. FT. / (0 / SQ. FT.(GROSS)) =	00
	SUBTOTAL = 2020 SQFT	59
OUTDOOR DINING	0 SQ. FT. / (15 / SQ. FT.) =	00
	TOTAL OCCUPANT LOAD =	59

OCCUPANCY CLASSIFICATION	EXISTING USE: GROUP A-2 (ASSEMBLY)	
	PROPOSED USE: GROUP A-2 (ASSEMBLY)	
TYPE OF CONSTRUCTION	II-B EXISTING ENVELOPE NOT TO CHANGE	
FIRE SPRINKLER	NO SPRINKLER	
FIRE ALARM	NO ALARM	
2015 IEBC ALTERATION LEVEL	ALTERATION LEVEL 3 WORK AREA= 50% OF FLOOR AREA	
	EXISTING	REQUIRED / ALLOWED
HEIGHT	40'	40'
STORY	1	1
AREA	2,020 SQ. FT.	6,000 SF
OCCUPANT LOAD	58	99 MAXIMUM SPRINKLER
EXITS REQUIRED	2	2
EGRESS WIDTH	78	158.0' x 116"
NOTE: 2 MEANS OF EGRESS FROM THE AREA OF WORK SHALL BE MAINTAINED DURING CONSTRUCTION, I.E. TO CROSSING THE FLOOR INSTALLATION AND OUR DOOR BEING		

PER FAIRFAX COUNTY VIRGINIA CODE OF ORDINANCES, CHAPTER 104 EROSION AND SEDIMENT CONTROL, ARTICLE 1, SECTION 104-1-7 DEFINITIONS, PARAGRAPH (m) LAND DISTURBING ACTIVITY... EXCEPT THAT THE TERM SHALL NOT INCLUDE: (9) DISTURBED LAND AREAS FOR COMMERCIAL OR NONCOMMERCIAL USES OF 2,500 SQUARE FEET OR LESS IN SIZE

AREA OF PROPOSED LAND DISTURBANCE	580 SF
PARKING	SHARED

TYPE OF OCCUPANCY	WATER CLOSET		LAVATORY	
	MALE	FEMALE	MALE	FEMALE
RESTAURANT (A-2)	1 PER 75	1 PER 75	1 PER 200	1 PER 200
REQUIRED	1	1	1	1
PROVIDED	1	1	1	1
TOTAL OCCUPANCY = 58	MALE = 29		FEMALE = 29	

INSULATION AND FENESTRATION CRITERIA	
BUILDING ENVELOPE REQUIREMENTS OPAQUE ELEMENT, MAX U-FACTORS	
2015 VIRGINIA ECC (IECC 2015) TABLE C402.1.4 - CLIMATE ZONE 4 (NON MARINE)	
ASSEMBLY	MAX U-FACTOR
ROOF (INSULATION ENTIRELY ABOVE DECK)	0.032
WALL (WOOD FRAME AND OTHER OTHER)	0.064
SLAB (UNHEATED PERIMETER INSULATION)	F, 0.73
PERIMETER INSULATION	NR
GLAZING (40% MAX. OF ABOVE GRADE WALL)	
FIXED FENESTRATION	0.38
OPERABLE FENESTRATION	0.45
ENTRANCE DOORS	0.77
SHGC	0.40

RESTAURANT AREA	2,020 S.F. (GROSS)
EMPLOYEES	3 EMPLOYEES / SHIFT (2 SHIFTS PER DAY)
INDOOR SEATING	52
OUTDOOR SEATING	0

Scale= NTS	G-001
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1 PERMIT RESPONSE 01 06-01-2020

ISSUE DATE:

PEER REVIEW	01-27-2020
PR RESPONSE 1	02-21-2020
BUILDING PERMIT	03-11-2020

PEER REVIEW	01-27-2020
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PR RESPONSE 1	02-21-2020
BUILDING PERMIT	03-11-2020

PANDA PROJECT #: D7446

ARCH PROJECT #: JCDT19-0314



GREENBRIAR TOWN CENTER,
13059 LEE JACKSON MEMORIAL HWY
FAIRFAX, VA 22033

TITLE SHEET

Revised: December 13, 2018



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PEER REVIEW	01-27-2020
PR RESPONSE 1	02-21-2020
BUILDING PERMIT	03-11-2020



GREENBRIAR TOWN CENTER,
13059 LEE JACKSON MEMORIAL HWY
FAIRFAX, VA 22033

COVER SHEET

GENERAL CONDITIONS FOR THE CONTRACT FOR CONSTRUCTION

ARTICLE 1 - GENERAL PROVISIONS

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

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

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

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

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

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

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

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

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

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

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

ARTICLE 2 - INSURANCE

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

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

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

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

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

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

ARTICLE 3 EXTRA WORK

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

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

DIVISION 1 GENERAL REQUIREMENTS

1. SCOPE

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

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

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

2. CONFLICTS BETWEEN DOCUMENTS

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

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

3. ITEMS FURNISHED BY PANDA AND INSTALLED BY GENERAL CONTRACTOR

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

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

4. MEASUREMENTS

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

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

5. SUBSTITUTIONS

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

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

6. EXAMINATION OF SITE AND BUILDING

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

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

7. CODES AND STANDARDS

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

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

8. PERMITS

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

9. INSTALLATION OF MATERIALS AND EQUIPMENT

ATTENTION IS HEREBY DIRECTED TO THE FOLLOWING REQUIREMENT FOR EACH PRIME AND SUBCONTRACTOR: THAT THE APPLICATION OF A MATERIAL AND/OR EQUIPMENT ITEM TO UNSATISFACTORY WORK IS NOT TO BE INSTALLED, AND THAT ACCEPTANCE OF THAT WORK AND ASSUMPTION OF FULL RESPONSIBILITY FOR PRIOR TO STARTING THE SPECIFIC APPLICATION, NOTIFY IN WRITING THE ARCHITECT AND/OR OWNER'S REPRESENTATIVE OF ANY DEFECT OR DEFICIENCY WHICH WOULD IMPAIR COMPLETE AND SATISFACTORY APPLICATIONS OR INSTALLATION OF HIS WORK OR GUARANTEE.

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

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

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

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

10. PROTECTION AND CLEAN-UP

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

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

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

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

11. GUARANTEE WARRANTY

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

12. SUBCONTRACTORS

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

13. TEMPORARY FACILITIES

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

TEMPORARY BARRICADES:

INSTALL TEMPORARY BARRICADE AS REQUIRED BY CITY OFFICIALS OR MAAL MANAGEMENT IN MANNER STIPULATED BY SAME.

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

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

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

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

14. STRICTLY PROHIBITED WORK AND PRACTICES

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

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

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

15. POLLUTION CONTROLS

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

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

16. TURNOVER REQUIREMENTS

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

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

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

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

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

DIVISION 2 - SITE WORK

1. DEMOLITION

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

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

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

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

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

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

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

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

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

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

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

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

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

DISPOSAL OF DEMOLISHED MATERIALS

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

2. EARTHWORK

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

DIVISION 2 - SITE WORK

CONT:

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

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

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

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

3. ASPHALT AND CONCRETE PAVING

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

MATERIALS:

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

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

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

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

4. TERMITE CONTROL

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

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

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

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

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

DIVISION 3 - CONCRETE

CONCRETE:

1. PROVIDE BATCH MIXING, TRANSPORTATION, PLACING AND CURING OF CONCRETE IN ACCORDANCE WITH RECOMMENDATIONS OF ACI 301 AND ACI 318. USE ASTM C 150 CEMENT UNLESS NOTED OTHERWISE. PROVIDE ADMIXTURES AND SPECIAL REQUIREMENTS AS SPECIFIED.

A. ALL CONCRETE SHALL BE NORMAL WEIGHT (145 PCF) CONCRETE AND: f_c=3,000 PSI AT 28 DAYS FOR SLAB ON GRADE.

2. PREPARE AND SUBMIT MIXTURES FOR EACH CLASS OF CONCRETE ON THE BASIS OF LABORATORY TRIAL MIXTURES OR FIELD TEST DATA FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER.

3. REFERENCE THE APPROPRIATE DISCIPLINE DRAWINGS FOR SUBSLAB PIPING, FLOOR DRAINS AND SLAB AND WALL PENETRATIONS.

4. ADMIXTURES:

A. AIR-ENTRAINING ADMIXTURE: ASTM C 260

B. WATER-REDUCING ADMIXTURE: ASTM C 494, TYPE A

5. COMPLY WITH RECOMMENDATIONS IN ACI 302.1R FOR SCREEDING, RESTRAIGHTENING AND FINISHING OPERATIONS FOR CONCRETE SURFACES. DO NOT WET CONCRETE.

A. INTERIOR FLOOR SLABS: MACHINE TROWEL FINISH

REINFORCING STEEL:

1. PROVIDE DETAILING, FABRICATION, AND INSTALLATION OF REINFORCING AND ACCESSORIES IN ACCORDANCE WITH ACI 315 AND ACI 318.

2. PROVIDE NEW BILLET STEEL REINFORCING BARS IN ACCORDANCE WITH ASTM A 615, GRADE 60 DEFORMED.

3. COORDINATE PLACEMENT OF CAST-IN-PLACE EMBEDS.

4. MAINTAIN THE FOLLOWING CONCRETE COVERAGE FOR REINFORCING STEEL UNLESS OTHERWISE NOTED:

A. CONCRETE CAST AGAINST EARTH: 3 INCHES

B. CONCRETE EXPOSED TO WEATHER NO. 6 AND LARGER: 2 INCHES

C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND: SLABS AND WALLS

NO. 14 AND NO. 18: 1 1/2 INCHES

NO. 11 AND SMALLER: 3/4 INCHES

5. WHEN SPECIFICALLY APPROVED, PROVIDE WELDED REINFORCEMENT IN ACCORDANCE WITH ASTM A 706 GRADE 60, USE LOW HYDROGEN ELECTRODES FOR WELDING OF REINFORCEMENT IN CONFORMANCE WITH "RECOMMENDED PRACTICES FOR WELDING REINFORCING STEEL" - AMERICAN WELDING SOCIETY, AWS D12.1. PROVIDE ASTM GRADE 40 REINFORCING BARS WHERE DETAILING BARS ARE TO BE WELDED TO A STEEL SECTION.

DIVISION 4 - MASONRY

GENERAL NOTES

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

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

DISPOSAL OF DEMOLISHED MATERIALS

DIVISION 4 - MASONRY

CONT:

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

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

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

2. MASONRY VENEER

A. WORK INCLUDED: FURNISH AND INSTALL FACE BRICK, MORTAR MATERIALS, TIES AND ANCHORS, EMBEDDED FLASHING, AND WEEP VENTS.

B. COMPLY WITH ALL STANDARDS REFERENCED BY THE MANUFACTURER. COMPLY WITH ALL APPLICABLE BUILDING CODES.

C. SUBMITTALS: SUBMIT MANUFACTURER'S PRODUCT DATA AND VERIFICATION SAMPLES FOR EACH PRODUCT.

D. WARRANTIES: SUBMIT MANUFACTURER'S AND INSTALLER'S STANDARD WARRANTIES UPON COMPLETION OF THE JOB. WARRANTY SHALL COVER DEFECTS IN MATERIALS AND INSTALLATION.

E. BRICK:

3.2.1. DEFECTIVE UNITS: REFERENCED MASONRY UNIT STANDARDS MAY ALLOW A CERTAIN PERCENTAGE OF UNITS TO CONTAIN CHIPS, CRACKS,

DIVISION 9 - FINISHES

1. GYPSUM WALLBOARD

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

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

FIRE-RATED GYPSUM WALLBOARD, ASTM C630/78. USE 4 FEET WIDE SHEETS WITH LONG TAPERED EDGE. THICKNESS SHALL BE 5/8" UNLESS OTHERWISE NOTED. SHEET LOCK WIRE FIRE CODE "C" FOR FIRE RATED PANELS. SEAL ALL EXPOSED AND CUT EDGES PER MANUFACTURERS RECOMMENDATIONS.

USE 3/4" MOISTURE RESISTANT GYPSUM BOARD IN AREAS SPECIFIED ON THE PLANS AND AT ALL TILE WORK WITHIN 48" OF WET AREAS. EACH SHEET SHALL BE MARKED BY THE MANUFACTURER INDICATING THE MOISTURE RESISTANT CAPABILITIES OF THE PRODUCT.

INSTALL GYPSUM WALLBOARD WITH LONG DIMENSION PERPENDICULAR TO FRAMING.

INSTALL PER MANUFACTURE'S WRITTEN INSTRUCTIONS.

METAL STUDS-CHANNEL TYPE, ROLL FORM 2 GAUGE MIN (UNLESS NOTED OTHERWISE), SIZE AS NOTED ON DRAWINGS.

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

FURRING CHANNELS - 3/4" HAT SHAPED.

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

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

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

ACCESS PANELS: 18"X10" COMLOOR, (414) 383-4030, TYPE "M" WITH FLUSH SCREW DRIVE OPERATED LOCKS. IN GYPSUM DRYWALL AND CEILINGS USE PRIME COATED STEEL. IN TILE FINISH WALL AND "FRP" FINISH WALLS USE STAINLESS STEEL FRAMES AND PANELS.

2. CERAMIC TILE

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

MATERIALS: REFERENCE TILE SCHEDULE

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

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

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

3. LAY-IN CEILING TILE

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

SUSPENSION SYSTEM: 01. MAIN TEE RUNNERS SHALL BE INSTALLED AT 48" O.C. HAVING CROSS TEES AT 24" O.C. INCLUDING #4S ACCESSIBLE HOLD-DOWN CLIPS AND PERIMETER WALL MOLDING AT ALL VERTICAL ABUTTING SURFACES.

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

COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

PAINTING:

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

A. MATERIALS:

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

B. SURFACE PREPARATION:

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

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

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

C. APPLICATION:

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

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

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

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

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

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

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

5. EXTERIOR PAINTING

A. METAL

ONE COAT PRIMER

TWO COATS PER SCHEDULE

(NOTE: PRIMER MAY BE ELIMINATED IF ITEM IS FACTORY PRIMED)

B. CEMENT PLASTER:

ONE COAT PRIMER

TWO COATS PER SCHEDULE

C. CONCRETE MASONRY (EXPOSED):

ONE COAT SEALER

TWO COATS MASONRY PAINT PER SCHEDULE

D. SAW-TEXTURED WOOD SURFACE:

ONE COAT STAIN PER SCHEDULE

E. TRASH ENCLOSURE (INSIDE)

ONE COAT CONCRETE BLOCK FILLER

TWO COATS VINYL-ACRYLIC PAINT, COLOR TO MATCH BUILDING

6. INTERIOR PAINTING

A. METAL

ONE COAT PRIMER

TWO COATS PER SCHEDULE

(NOTE: PRIMER MAY BE ELIMINATED IF ITEM IS FACTORY PRIMED)

B. WOOD DOORS (PAINTED):

ONE COAT INTERIOR TRIM PRIMER

TWO COATS PER SCHEDULE

C. SMOOTH FINISH GYPSUM BOARD WALL AND CEILINGS

(GLOSS OR EGGSHELL):

ONE COAT WALL PRIMER

TWO COATS PER SCHEDULE

D. OAK TRIM (SMOOTH WOOD) "LACQUERED"

ONE COAT LACQUER SANDING SEALER

TWO COATS SEMI-GLOSS LACQUER

E. INSIDE THROATS OF AIR CONDITIONING SUPPLY AND RETURN

DUCTS IN PUBLIC AREAS

SPRAY BLACK TO A POINT OUT OF VIEW

7. SILIKAL POURED CONTINUINOUS FLOORING

PART 1 - GENERAL

1.1 SILIKAL COVE BASE HEIGHT IS 6" - UNLESS OTHERWISE NOTED.

1.2 CONSULT MANUFACTURER FOR LATEST INSTALLATION GUIDELINES. ALL WORK TO CONFORM TO MANUFACTURER'S CURRENT SPECIFICATIONS.

A. SECTION INCLUDES:

1. SUMMARY OF TASKLIST REQUIREMENTS. VERIFY TASKLIST WITH MANUFACTURER.

2. PHOTOGRAPHS OF PROCEDURES HAVE BEEN OMITTED FROM SUMMARY. SEE UNABBREVIATED TASKLIST FOR EXAMPLE VIEWS.

1.2 TASKLIST SUMMARY

TASK 1. GC WILL ADDRESS ANY GAPS AT THE WALL BETWEEN COOLERS AND BACK WALL THAT WILL NEED TO BE BLOCKED WITH BAKING. THE COVE BASE WILL NEED TO BOND SECURELY AT THE CORNER TRANSITIONS FROM COOLERS TO WALL. DUROCK WILL NEED TO BE IN PLACE ALONG THE COVE INSTALLATION PERIMETER WITH NO GAPS.

TASK 2. GC WILL PROVIDE HARDIBACKER CEMENT TILE BOARD (1/4) SECURED ALONG THE BASE OF THE COOLER AND FREEZER OUTSIDE PERIMETER. THIS WILL ALLOW OUR PRODUCT TO BOND TO THE OUTSIDE SS PERIMETER OF THE COOLERS BASE. (6") MUST BE SECURED WITH SS SELF-TAPPING SCREWS WITH LIQUID NAIL.

TASK 3. GC WILL PROVIDE HARDIBACKER CEMENT BOARD (1/4) SECURED TO THE INSIDE OF THE COOLER ENDING WITH THE VERTICAL SCHLUTER AT INSIDE DOOR OPENING. 6 INCHES.

TASK 4. GC WILL PROVIDE A METAL SCHLUTER STRIP (1/8") NEEDS TO BE PLACED VERTICALLY AT THE INSIDE AND OUTSIDE COOLER DOOR AT THE "COVE STOP" TRANSITION. THIS WILL ALLOW OUR PRODUCT WHEN TROWELED - TO STOP AT A STABLE AND SECURE POINT. GC WILL APPLY A SCHLUTER STRIP 1/8" FOR THE TOP OF THE COVE (6") TO THE COOLER AND OUTSIDE FREEZER COVE BASE. SILIKAL WILL TROWELL UP TO THE STRIP AND FILL IT IN. SCREW PATTERN SHOULD BE 3" FROM EDGES SHOULD HAVE 4 SCREWS PER 1 LF.

TASK 5. PANDA EXPRESS AND GC WILL NEED TO INSTALL COOLER AND FREEZER BEFORE SILIKAL IS INSTALLED. INSTALL SCHLUTER STRIP AT 6" FROM FLOOR FOR TOP OF COVE BASE TO BE INSTALLED 1/8"

TASK 6. SILIKAL WILL INSTALL COATING OVER THE MOP SINK CURB WITH 90° ANGLE AT MOP SINK CORNERS.

TASK 7. SILIKAL WILL INSTALL ROUNDED INSIDE CORNERS AT THE PERIMETER OUTSIDE WALLS. GC CAN OFFSET CORNER IF POSSIBLE AND SILIKAL CAN FILL THE GAP ROUNDED.

TASK 8. SILIKAL WILL INSTALL AT THE OUTSIDE CORNERS SMOOTH AND ROUNDED AS POSSIBLE.

TASK 9. GC WILL PROVIDE GOOD TEMP LIGHTING IN ALL ROOMS WHERE INSTALLATION IS TO BE PERFORMED.

TASK 10. GC WILL NEED TO PROVIDE A WAY TO UNLOAD MATERIAL AND STORE SECURELY AWAY FROM THE ELEMENTS UPON DELIVERY (USUALLY 3 PALLETS) INSIDE STORE OR INSIDE CONTAINER. MATERIAL ARRIVES VIA TRACTOR-TRAILER - WILL NEED A LULL TO OFF LOAD IN MOST CIRCUMSTANCES. IF THIS IS NOT POSSIBLE - PLEASE NOTIFY SILIKAL SO WE CAN REQUEST A LIFT-GATE DELIVERY.

TASK 11. GC WILL NEED TO PROVIDE A WAY TO BRING THE MATERIAL INTO STORE IF MATERIAL IS STORED IN OUTSIDE CONTAINER. THE PALLETS WILL CONTAIN SEVERAL 55- GALLON METAL DRUMS THAT WILL NEED TO BE ROLLED INTO STORE. IF MUD OR GRAVEL IS ON GROUND - IT WILL NOT WORK. IF NECESSARY - THE GC WILL NEED TO MOVE PALLETS OUT OF CONTAINER AND INTO STORE WITH THE LULL.

TASK 12. SILIKAL RECOMMENDS THE GC TO FLOOD FLOOR (WATER TEST) AFTER SLAB POUR AND WALLS ARE UP. IF MANY PONDS OR HIGH SPOTS ARE FOUND - AND THE SLAB CONTRACTOR CANNOT REPAIR - NOTIFY SILIKAL AS SOON AS POSSIBLE. IF THERE ARE PONDING ISSUES OR PROBLEMS WITH WATER DRAINING TO THE DRAIN (PROVIDE PICTURES) - WE CAN ADDRESS THE ISSUE BEFORE INSTALL. SILIKAL'S NORMAL SCOPE OF WORK IS TO FOLLOW THE CONTOUR IF THE SUBSTRATE AND SELF-LEVELING MINOR ISSUES. IF MANY PONDS OR HIGH SPOTS ARE NOTED - IT MAY RESULT IN A CHANGE ORDER FOR MATERIAL AND COST INCLUDING EXTRA TIME ASSOCIATED TO BRING THE SLAB TO SPEC.

TASK 13. ELECTRICITY REQUIREMENTS - INSTALLER WILL NEED AT LEAST A 3 GANG 120V OUTLET WITH 20 AMP DEDICATED BREAKERS. THE INSTALLER WILL NEED ACCESS TO BE UNINTERRUPTED DUE TO VENTILATION. IF ELECTRIC POWER IS INSUFFICIENT - IT WILL MOST CERTAINLY CAUSE A DELAY WITH THE INSTALL.

TASK 14. GC SHOULD SCHEDULE INSTALL CLOSE TO AND JUST BEFORE KITCHEN EQUIPMENT IS INSTALLED.

TASK 15. GC WILL NEED TO CLEAR INSTALLATION AREA FREE OF ALL DEBRIS AND OTHER TRADES DURING INSTALL. INSTALL CREW WILL BE USING JACK HAMMERS - VACUUMS - LARGE GRINDERS - AND SCARIFIER. NEED FLOOR CLEARED BEFORE INSTALLER ONSITE.

TASK 16. STAINLESS, OR FRP NEEDS TO BE HELD LEVEL ABOVE FLOOR 6 INCHES.

TASK 17. SILIKAL WILL INSTALL A 2 FOOT - 3/4 INCH TO 0 SLOPE - OFF THE PERIMETER WALLS ALONG OUR COVE BASE TO PREVENT WATER PONDING AT THE WALLS.

TASK 18. DRAINS NEED TO BE SET LEVEL AS POSSIBLE WITH THE FLOOR. SINK DRAINS SILIKAL WILL NOT OVERLAP EDGES. MINOR MANUFACTURED RIDGE ON DRAIN WILL REMAIN.

TASK 19. GC - AT THE FREEZER DOOR OUTSIDE OPENING, THE HARDIBACKER CEMENT TILE BOARD WILL RUN CONTINUOUSLY AT THE BOTTOM OF THE DOOR - HOWEVER, IT WILL RUN AT 6 INCHES THEN DROP SOME AT THE DOOR OPENING. - GC OR PANDA EXPRESS WILL PLACE A SS THRESHOLD OVER THE DOOR OPENING AND DROP ABOUT 1 INCH OVER OUR COVE.

TASK 20. SILIKAL WILL PROVIDE A SMOOTH AREA FINISH UNDER SHELF/EQUIPMENT AREAS. THESE AREAS WILL RECEIVE ADDITIONAL TOP COAT.

8. GENERAL FINISH NOTES

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

ALL SURFACES TO RECEIVE PAINT FINISH SHALL BE PREPARED TO SHOW NO DEFECTS.

A. APPLY ONE (1) COAT PRIMER-SEALER

B. APPLY TWO (2) COATS FINISH. NO STIPPLE FINISH ON ALL PAINTED SURFACES.

SEE SCHEDULE ON PLANS FOR COLOR AND TYPE.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS.

DIVISION 10 - SPECIALTIES

1. PORTABLE FIRE EXTINGUISHERS

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

2. WALL VENT

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

3. SOFFIT VENT

FRY REGLET "CLEAR FINISH EIFS SOFFIT VENT" 3" W X 2 1/2"D.

4. TOILET ROOM ACCESSORIES

SEE ARCHITECTURAL DRAWINGS FOR TOILET ROOM ACCESSORIES SCHEDULE.

DIVISION 11 - EQUIPMENT

1. FOOD SERVICE EQUIPMENT

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

2. RELATED WORK DESCRIBED ELSEWHERE

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

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

3. AS-BUILT DRAWINGS

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

4. LOCATIONS AND ACCESSIBILITY

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

5. CLEANING OF EQUIPMENT, MATERIALS AND PREMISES

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

6. OPERATION AND MAINTENANCE INSTRUCTIONS

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

7. TESTING AND ADJUSTMENT

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

DIVISION 12 - FURNISHINGS

1. NOT USED

DIVISION 13 - SPECIAL CONSTRUCTION

1. NOT USED

DIVISION 14 - CONVEYING SYSTEM

1. NOT USED

DIVISION 15 - MECHANICAL

1. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR SPECIFICATIONS

DIVISION 16 - ELECTRICAL

1. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL SPECIFICATIONS

FIRE PREVENTION NOTES

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

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

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

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

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

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

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

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

9. INTERIOR FINISH SHALL COMPLY WITH ALL APPLICABLE CODES.

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

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

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

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

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

15. PROVIDE OCCUPANT LOAD SIGN COMPLYING WITH CODE.

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



PANDA EXPRESS, INC.

1683 Walnut Grove Ave.

Rosemead, California

91770

Telephone: 626.799.9696

Facsimile: 626.372.8288

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REVISIONS:	

ISSUE DATE:	
PEER REVIEW	01-27-2020
PR RESPONSE 1	02-21-2020
BUILDING PERMIT	03-11-2020

DRAWN BY: CSW

PANDA PROJECT #: D7446
ARCH PROJECT #: JCDT19-0314



PANDA EXPRESS
GREENBRIAR TOWN CENTER,
13059 LEE JACKSON MEMORIAL HWY
FAIRFAX, VA 22033

G-005

SCHEDULES

EXTERIOR FINISH SCHEDULE					
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE					
NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
(BRK)	CONTINENTAL BRICK	-	SHADE #470	OVERSIZED	INFILL OF EXISTING REAR DOORS, MATCH MORTAR TO EXIS

TILE SCHEDULE						
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE						
NO.	MANUFACTURER	DESCRIPTION	COLOR	FINISH	JOINT	GROUT
(T-108)	CMC AGGREGATE DOUG SALATINO 518-713-5371	12" X 24" X 3/4"	-	-	1/8"	G-111
(T-110)	DALTILE	6" X 36" X 3/8" 9" X 36" X 3/8"	FOREST PARK TIMBERLAND FP97	-	1/8"	G-113
(T-200)	CMC DOUG SALATINO 518-713-5371	24" X 24"	BRAVADA GREIGE	MATTE	1/8"	G-96
(T-300)	EMSER - ECHO	3" HEXAGON	CALACATTA	MATTE	1/8"	G-114
(S1)	SILIKAL	QUARTZ BLEND #4	-	PLAIN	-	-
(S2)	SILIKAL	QUARTZ BLEND #4	-	ABRASIVE	-	-
(M100)	MATSINC 800.628.7462	NUWAY - 7/16" ALUM FOOT GRILLE	CHARCOAL	-	-	-
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)	CUSTOM BUILDING PRODUCTS	PRISM GROUT	11	SNOW WHITE	POLY BLEND 1/8" NON-SANDED	BEVERAGE COUNTER BACKSPASH 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 12S ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-OUTSIDE CORNER CONNECTOR PIECE: DILEX-AHK-E90/AHK 1S 12S ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-INSIDE CORNER CONNECTOR PIECE: DILEX-AHK-H90/AHK 1S 12S ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-END CAP PIECE: DILEX-AHK-E/AHK 1S 12S ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
EDGE TILE TRIM:
SCHLUTER SYSTEMS RONDEC-RO12S ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-OUTSIDE CORNER CONNECTOR PIECE: RONDEC-EVRO12S ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-INSIDE CORNER CONNECTOR PIECE: RONDEC-IZLRO12S ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)

* 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

FLOOR TILE TRANSITION TRIM: INSTALLED IN VESTIBULE
SCHLUTER SYSTEMS SCHIENE-RAE12S (SATIN ANODIZED ALUMINUM)
(TR102)

FINISH SCHEDULE				
ROOM NAME	FLOOR	BASE	WALL	CEILING
(100) DINING ROOM	T200 24" X 24" TILE	T110 6" X 36" TILE	P101, P104 T110 W102 PAINT TILE WALL COVERING	C1 2' X 2' ARMSTRONG, SEPIA #PN91311 C3 GYP BOARD W/ PAINT P103
(101) SERVING AREA	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C3 GYP BOARD W/ SMOOTH WASHABLE PAINT
(103) KITCHEN	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP3 S.S. BEHIND COOK LINE WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
(104) KITCHEN PREP.	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
(105) WALK-IN COOLER	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S.S. / ALUMINUM WITH 3/4" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
(105A) WALK-IN FREEZER	GALVANIZED STAINLESS STEEL S1 SILIKAL UNDER WIF SUBFLOOR	S.S. / ALUMINUM WITH 3/4" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
(106) MEN'S ROOM	T200 24" X 24" TILE	SCHLUTER	T108 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
(107) WOMEN'S ROOM	T200 24" X 24" TILE	SCHLUTER	T108 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
(108) VESTIBULE	T200 24" X 24" TILE	T110 6" X 36" TILE	P104 PAINT GYB BOARD T110 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT

DOOR & HARDWARE SCHEDULE														
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE														
CONTRACTOR TO PURCHASE DOOR HARDWARE & FRAME DIRECTLY FROM PANDA'S NATIONAL ACCOUNT SUPPLIER. SUPPLIER TO PROVIDE ALL STOREFRONT DOOR HARDWARE, P-LAM DOORS & FRAMES AND HM DOORS & FRAMES					HARDWARE		HINGE		STOP		ACCESSORIES		REMARKS	
CONTACT FOR QUOTING, ORDERING & LOGISTICS JERRY JACOBS, PROJECT MANAGER 800-887-4307 EXT. 220 PHONE jerry@locknet.com, panda@locknet.com					PASSAGE	LOCKSET	PRIVACY	S.F. PULL	S.F. PUSH	PANIC	BUTT	CONT.PANIC	FLOOR	WALL
CONTACT FOR GENERAL ACCOUNT NEEDS ANGIE HAINES, ACCOUNT MANAGER 800-887-4307 EXT. 145 PHONE / 859-509-4031 MOBILE AngieH@locknet.com, panda@locknet.com					THRESHOLD	LATCH GUARD	DETEX ALARM	SILENCERS	KICKPLATE	CLOSER				
ADDITIONAL CONTACTS: THOMAS DOWNS, SALES MANAGER, ThomasD@locknet.com; 800-887-4307 x116 ROB OWEN, DIR. BUSINESS DEVELOPMENT, RobO@locknet.com; 606-748-2065					NO	DOOR MATERIAL	SIZE	FRAME	FACE/EDGE	THK	CORE	LITE	RATE	
					(D1)	ALUMINUM STOREFRONT	3'-0" X 7'-0"	ALUM.	MATCH EXISTING	1 3/4"	HOLLOW	GLASS	-	
					(D2)	ALUMINUM STOREFRONT	3'-6" X 7'-0"	ALUM.	MATCH EXISTING	1 3/4"	HOLLOW	GLASS	-	PROVIDE PULL ON EXTERIOR SIDE
					(D3)	S.C. WOOD	3'-0" X 7'-0"	H. MTL.	PLASTIC LAMINATE PRE-FINISHED	1 3/4"	SOLID	-	-	KICKPLATE ON EACH SIDE OF DOOR

WALL SCHEDULE		INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE			
NO.	DESCRIPTION				
(EX)	EXISTING 20GA. METAL STUD WALL W/ 3/4" TYPE "X" GYP. BOARD ON ONE SIDE, FILLED WBATT INSULATION (SEE ARCHITECTURAL DETAILS & ELEVATIONS)				
(W1)	3-5/8" 20GA. METAL STUD WALL W/ 3/4" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)				
(W2)	3-5/8" 20GA. METAL STUD WALL W/ 3/4" TYPE "X" GYP. BOARD ON ONE SIDE, FILLED WBATT INSULATION (SEE ARCHITECTURAL DETAILS & ELEVATIONS)				
(W3)	(2) 3-5/8" 20GA. METAL STUD WALLS W/ 3/4" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)				
(W4)	3-5/8" 20GA. METAL STUD LOW WALL W/ 3/4" TYPE "X" GYP. BD BOTH SIDES. PROVIDE 3 1/2" KNEE-WALL BRACEPOST @ CORNERS AND @ 48" O.C.				
(W5)	6" 20GA. METAL STUD WALL W/ 3/4" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)				
(W6)	6" 20GA. METAL STUD WALL W/ 3/4" TYPE "X" GYP. BOARD ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)				
(W7)	6" 20GA. METAL STUD LOW WALL W/ 3/4" TYPE "X" GYP. BOARD BOTH SIDES. PROVIDE 3 1/2" KNEE-WALL BRACEPOST @ CORNERS AND @ 48" O.C.				
(W8)	2 1/2" 20GA. METAL STUD FURRING W/ 3/4" TYPE "X" GYP. BOARD ON ONE SIDE. REFER DETAILS FOR FURRING DISTANCE				
WALL PANEL SCHEDULE		INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE			
NO	MANUFACTURER	DESCRIPTION	MFG #	COLOR FINISH	REMARK
(WP1)	CRANE COMPOSITES INC.	F.R.P. THICKNESS: .075	LBSCS 14	#636 (GRAY), SM/SM	CONTACT: LINDA RUSE 310.857.9036
(WP2)	-	S.S. PANEL (22 GA)	-	BRUSHED FINISH	FURNISHED BY PX, INSTALLED BY G.C.
(WP3)	-	S.S. PANEL (22 GA)	-	DIAMOND PATTERN FINISH	FURNISHED BY PX, INSTALLED BY G.C.
(WP4)	NOT USED				
(WP5)	NOT USED				
(WP6)	NOT USED				
(W101)	NOT USED				
(W102)	WOLF GORDON	RED BAMBOO	-	-	CONTACT: CATHY DY 310.770.1165 cathy_dy@wolfgordon.com
(W103)	WOLF GORDON	CLOUD WALLCOVERING	-	-	CONTACT: CATHY DY 310.770.1165 cathy_dy@wolfgordon.com

SPECIAL SURFACE SCHEDULE				
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE				
NO	MANUFACTURER	PRODUCT	MFG #	FINISH
(QZ-8)	DALTILE	ARTIFICIAL QUARTZ	-	BROADWAY BLACK

INTERIOR PAINT SCHEDULE				
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE				
NO	MANUFACTURER	MFG #	COLOR	FINISH
(P9A-D)	NOT USED			
(P9B)	NOT USED			
(P101)	SHERWIN-WILLIAMS	SW 6252	ICE CUBE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL
(P102)	NOT USED			
(P103)	SHERWIN-WILLIAMS	SW 7032	WARM STONE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL
(P104)	SHERWIN-WILLIAMS	SW 6155	RICE GRAIN	PROMAR 200, ZERO VOC, LATEX EGG-SHELL
(P105)	NOT USED			
(P106)	SHERWIN-WILLIAMS	SW 7020	BLACK FOX	DTM ACRYLIC GLOSS, LOW VOC
(P205)	SHERWIN-WILLIAMS	SW 7675	SEALSKIN	PROMAR 200, ZERO VOC, LATEX EGG-SHELL

TOILET ACCESSORY SCHEDULE	
NO	DESCRIPTION
(RG42)	BOBRICK GRAB BAR, 42" LONG B-6806 1 1/2" SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
(RG48)	BOBRICK GRAB BAR, 48" LONG B-6806 1 1/2" SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
(RG18)	BOBRICK GRAB BAR, 18" LONG B-6806 1 1/2" SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
(RM)	BOBRICK CHANNEL FRAME MIRROR B-165 (1836) 18"X36" STAINLESS STEEL CHANNEL FRAME FURNISHED BY LOCKNET, INSTALLED BY G.C. MOUNT 40" MAX. TO BOTTOM OF REFLECTING SURFACE
(RS)	SOAP DISPENSER (BY VENDOR)
(RMS)	BOBRICK SEAT COVER DISPENSER B-221 STAINLESS STEEL, SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
(RTR)	BOBRICK SURFACE MOUNTED TRASH RECEPTACLE MODEL # B-277; FURNISHED BY LOCKNET, INSTALLED BY G.C.
(RHD)	PAPER TOWEL DISPENSER FURNISHED BY PANDA EXPRESS, INSTALLED BY G.C.
(RMT)	BOBRICK MUTI-ROLL TOILET TISSUE DISPENSER B-2888 STAINLESS STEEL, SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
(RT)	AMERICAN STANDARD CADET RIGHT HEIGHT ELONGATED TOILET 2467.016 TLT, 4142.600 TANK, AMERICAN STANDARD #5321.110 SEAT, COLOR: WHITE. TRIP TO BE ON OPEN SIDE. FURNISHED AND INSTALLED BY G.C.
(RL)	ZURN WALL HUNG LAVATORY Z5344, 20" X 18" VITREOUS CHINA, WITH 4" CENTER FAUCET HOLES & ZURN Z-1231 CONCEALED ARM CARRIER FURNISHED AND INSTALLED BY G.C.
(RD)	BOBRICK SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL B-254 STAINLESS STEEL, SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
(RH)	BOBRICK SURFACE-MOUNTED CLOTHES HOOK AND BUMPER B-233 SOLID ALUMINUM CASTING, MATTE FINISH, INSIDE OF RESTROOM DOORS FURNISHED BY LOCKNET, INSTALLED BY G.C.
• INSULATE ALL PIPES (TRAP & HOT WATER) AT ACCESSIBLE LAVATORIES.	

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

WINDOW SCHEDULE					
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE					
SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS
(A)	±4'-10"	±12'-0"	1" INSULATED GLASS	MATCH EXISTING ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN ANODIZED ALUMINUM FRAME- SIZE TO MATCH EXISTING
(B)	±9'-11"	±12'-0"	1" INSULATED GLASS	MATCH EXISTING ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN ANODIZED ALUMINUM FRAME- SIZE TO MATCH EXISTING
(C)	±4'-6 1/2"	±11'-1"	1" INSULATED GLASS	MATCH EXISTING ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN ANODIZED ALUMINUM FRAME- SIZE TO MATCH EXISTING
(EX)					EXISTING GLAZING TO REMAIN

- NOTES
1. INSULATING GLASS VITRO ARCHITECTURAL GLAZING SOLARBAN 60 LOW E, WINTER U=0.25 SHGC, 0.39 VIS TRANS, 83% UV ENERGY, 46% DOORS: FULL GLAZED DOORS W/10" KICK BASE, ANODIZED ALUM FINISH. REFER HARDWARE SCHEDULE
 2. WINDOW DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. G.C. TO VERIFY ACTUAL WINDOW DIMENSIONS PRIOR TO FABRICATION INSTALLATION. GLASS FACADE AND ENTRY DOORS TO BE DESIGNED, DETAILED, FACTORY FABRICATED AND SITE ASSEMBLED AND ERECTED.
 3. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER OF BUILDING CODE.
- ① TEMPERED GLASS