

SYMBOL LEGEND

EXIT CAPACITY

000

00.0

ALLOWABLE

ACTUAL

00'-0"

→

MAXIMUM TRAVEL DISTANCE FROM FARTHEST POINT

—

—

ACCESSIBLE ROUTE

—

—

NUMBER OF SEATS REQUIRED (2) PER 2010 ADA STANDERS

—

—

SEPARATION OF EXITS

≈ 26'-9" LENGTH × ⅓ (74'-10")

DIAGONAL DISTANCE OF AREA SERVED.

EGRESS PATH DISTANCES:

D-C

16'-0"

E-C

54'-6"

E-A

40'-1"

F-A

34'-10"

F-B

66'-2"

G-A

56'-0"

G-B

35'-2"

H-I

22'-2"

COMMON PATH OF TRAVEL

TABLE 1029.8

75 FEET MAX.

EXIT ACCESS TRAVEL DISTANCE

TABLE 1017.2

250 FEET MAX.

OCCUPANCY

TOILET ROOMS/ CIRCULATION

213 GROSS/0=

0 OCCUPANTS

KITCHEN

656 GROSS/100=

6 OCCUPANTS

STORAGE/MECH

239 GROSS/300 =

1 OCCUPANT

INDOOR DINING STANDING SPACE

107 NET / 5 =

21 OCCUPANTS

INDOOR DINING - UNCONCENTRATED

554 NET / 15 =

37 OCCUPANTS

INDOOR DINING - FIXED SEATING

56 LF/2=

28 - OCCUPANTS

PATIO OCCUPANCY

OUTDOOR DINING - UNCONCENTRATED

314 NET / 15 =

21 OCCUPANTS

OUTDOOR DINING - FIXED SEATING

12 LF/2=

6- OCCUPANTS

BARRIER FREE

2 OCCUPANTS

BARRIER FREE

1 OCCUPANTS

TOTAL BUILDING OCCUPANCY COUNT:

97 - OCCUPANTS

TOTAL PATIO OCCUPANCY COUNT:

28 - OCCUPANTS

TOTAL COUNT-

125 - OCCUPANTS

EGRESS PLAN1

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

PANDA EXPRESS

CHINESE KITCHEN

PANDA EXPRESS, 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:

LANDLORD REVIEW

03-04-2022

FINAL LANDLORD REV.

06-20-2022

PERMIT

07-19-2022

BID SET

10-06-2022

CONSTRUCTION SET

01-16-2023

DRAWN BY:

TD

PANDA PROJECT #:

D7861

ARCH PROJECT #:

JCDT21-0268

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect/engineer under the laws of the State of Maryland, license number 20249, expiration date 2/10/2024.

NORR

ARCHITECTS PLANNERS PLUMBERS

PANDA EXPRESS

TRUE WARM & WELCOME

10300 Mill Run Circle

Owings Mills, MD 21117

A-100.1

EGRESS PLAN

TRUE WARM & WELCOME 2300 R6 RR

CONSTRUCTION SET

01-16-2023



PLUMBING										ELECTRICAL					DESCRIPTION																												
FS INDIRECT CONNECTION TO FLOOR SINK										D DIRECT CONNECTION					O OWNER (PANDA EXPRESS, INC.)																												
D DIRECT CONNECTION										C CONVENTION OUTLET					G GENERAL CONTRACTOR																												
R/H ROUGH IN HEIGHT (TO CENTER OF CONNECTION)										FSO FLOOR STUB OUT					EC ELECTRICAL CONTRACTOR																												
										DC DROPPED CORD					KEC KITCHEN EQUIPMENT COMPANY																												
SUPPLY BY	GAS		WASTE		COLD WATER		HOT WATER		CONNECTION		LOAD		PHASE		H.P.	VOLTS	REMARKS	DIMENSIONS		MANUFACTURE	MODEL #	EQUIPMENT	NO.																				
	K BTU	R./H.	SIZE	TYPE	SIZE	R./H.	SIZE	R./H.	SIZE	R./H.	TYPE	WATT						W x D x H (Ø x H)																									
SERVING AREA EQUIPMENT																																											
										D		475W		1		120		SEE DETAIL		SEE PLAN		KEC		CUSTOM		HOT WELLS COUNTER SERVICE		1B															
										D		625W		1		120		SEE DETAIL		SEE PLAN		KEC		CUSTOM		SNOW GUARD		15B															
										D		3 HEATING ELEMENTS		48.375" x 4.25" x 3.375"		120		4 HEATING ELEMENTS		53.375" x 4.25" x 2.625"		GENERAL		GENERAL		43" RADIANT TOP HEATER		152B															
										D		15A		1		120		SEE DETAIL		SEE PLAN		KEC		CUSTOM		CASHER & BEVERAGE COUNTER		23															
										C		650W		1		120		INDUCTION WARMER		15 3/4" DIA		I/O CONTROLS CORP		ABC-065-14		INDUCTION WELL- 170T		3F															
										C		650W		1		120		INDUCTION WARMER		12 1/8" DIA		I/O CONTROLS CORP		ABC-065-10		INDUCTION WELL- 110T		3G															
										C		9.3A		1		120		W/LID DISPENSER		30"X30"X35"		CONNELIUS		DC-255		BEVERAGE DISPENSER		4AB															
										66"		C		7.2A		1		120		ON S/S SHELF		15"X11"X16"		WELBILT		16-2172		BOOSTER		4C													
																				40"x18"		WELBILT		15-2903-P		SODA RACK		4C															
																				406"		CHART		CARBO-MAX 750		CO2 TANK		4D															
																				8'X2 3/8"X2 5/8" X 3/8"		CO2Meter.com		RAD-0102-6		CO2 MONITOR & DISPLAY		4D-S															
																				WALL MOUNT		8'X2 3/8"X2 5/8" X 3/8"		SM WATER FILTRATION		BEV190-56164-01		WATER FILTER		4F													
																						34"x17"x6 1/2"		KEC		CUSTOM		36" COLD PAN		5C													
																						SEE PLUMBING DWG		KEC		CUSTOM		S/S COUNTER WITH SINK		6F													
																						SEE PLAN		KEC		CUSTOM		HOT WELLS COUNTER-DRIVE THRU		6F													
																						24"		C		14.8A		1		120		NEMA 5 PLUG		TB3		I/CED TEA BREWER		9J					
																						84"		C		1.1A		1		120		---		800 LBS. ICE MACHINE		10J							
																						16"		D		11.8A		1		208/230		ON ROOF		34"X24.13"X25.75"		MANTOWOC		LV0-0675		REMOTE CONDENSER		10J-S	
KITCHEN EQUIPMENT																																											
										O		450		10"		1-1/2"		FS		2"		10"		1/2"		CUSTOM		35" CHESSE RANGE (L)		20A													
										O		190		10"		1"		FS		2"		10"		1/2"		CUSTOM		42" CHINESE RANGE		20C													
										O		122 EA		14"		1 1/2"										M445-IPP9545		FRYER (3)		21B													
										O		54		10"		3/4"										VILCAM		MS24Q-00100P		2" GAS GRIDDLE		21C											
										O		34.6		10" & 30"		3/4"										VILCAM		VWCS-101		(2) ELECTRIC GRID/OLE TOP		24A											
										O																WINSTON		H44005		RICE HOLDING CABINET		24A											
										O																PANTIN		GC-6100(N)		RICE COOKER		25A											
										O																RANDELL		9302F-290		48" WORKTOP FREEZER		30J											
										O																KEC		CUSTOM		WALK-IN COOLER UNIT		31J											
										O				</																													



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:

LANDLORD REVIEW	03-04-2023
FINAL LANDLORD REV.	06-20-2023
PERMIT	07-19-2023
BID SET	10-06-2023
CONSTRUCTION SET	01-16-2023

DRAWN BY: TD

PANDA PROJECT #: D7861  
ARCH PROJECT #: JCDT21-0268

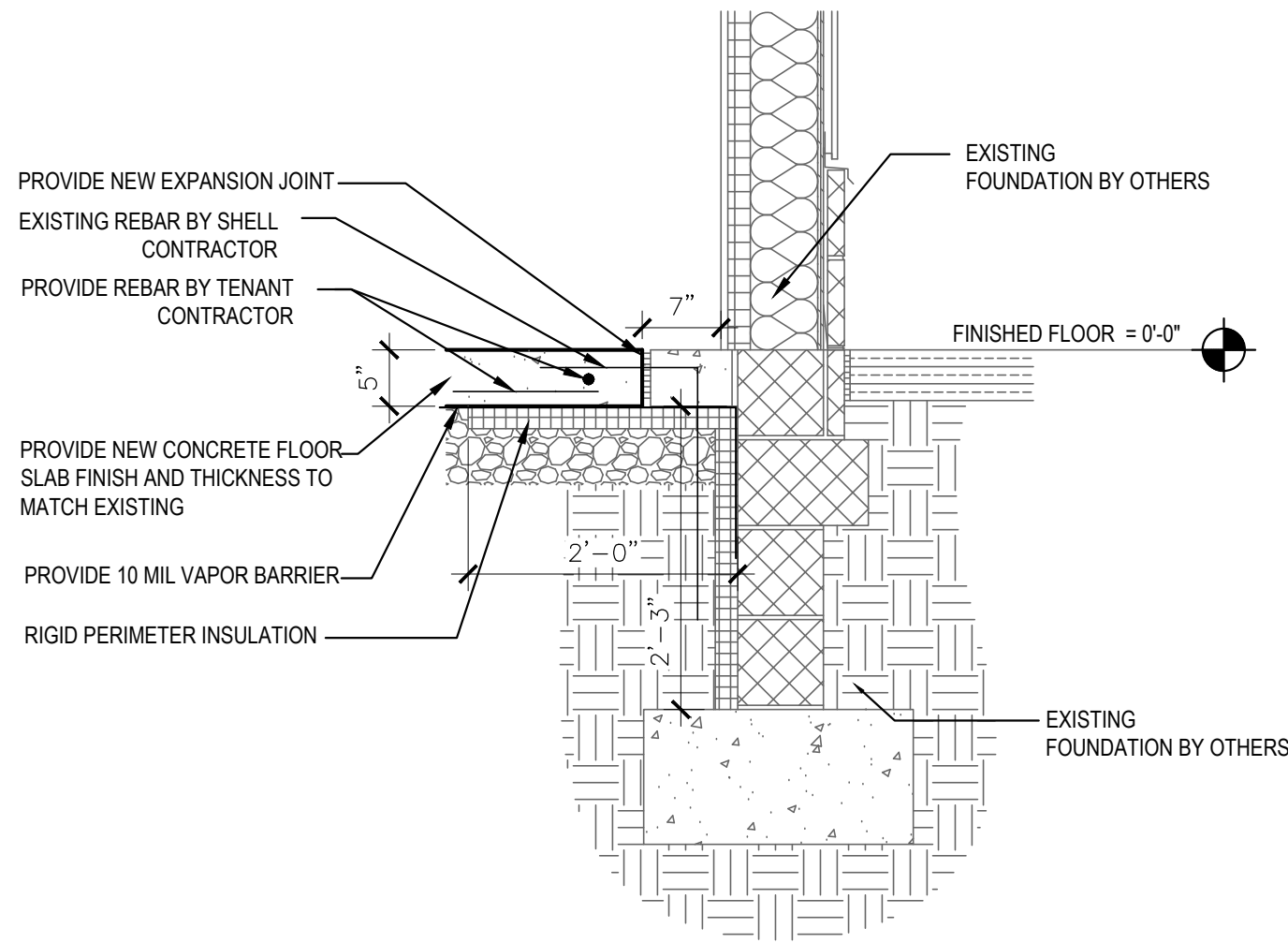
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect/engineer under the laws of the State of Maryland, license number 20249, expiration date 2/10/2024.



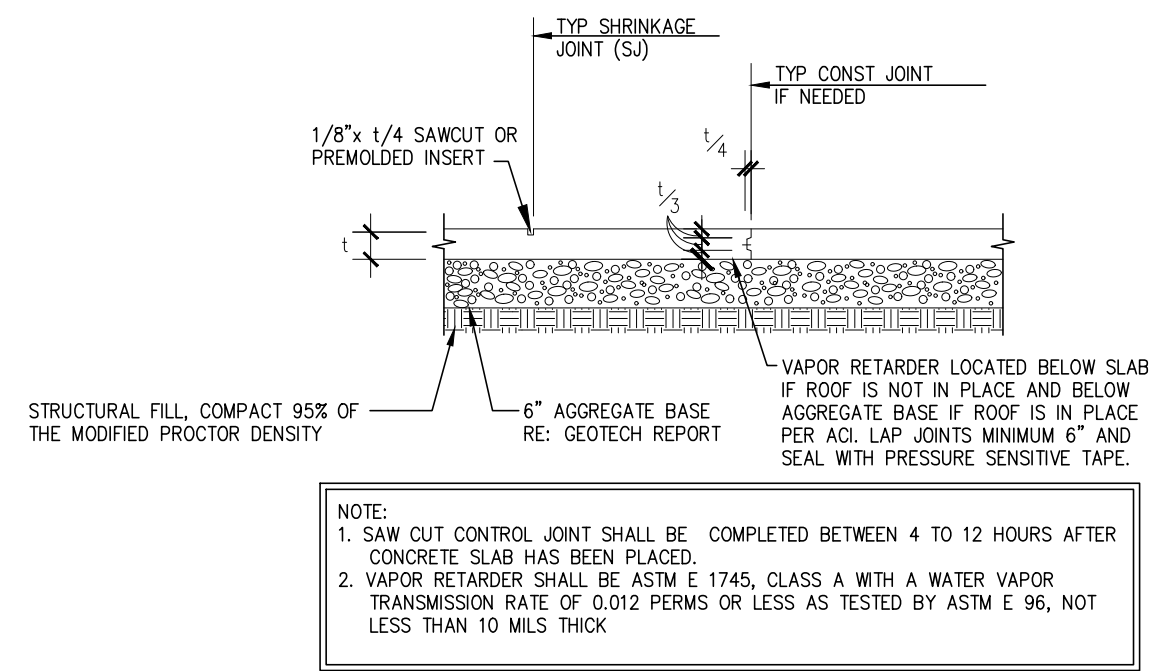
TRUE WARM & WELCOME  
10300 Mill Run Circle  
Owings Mills, MD 21117

KITCHEN PLAN

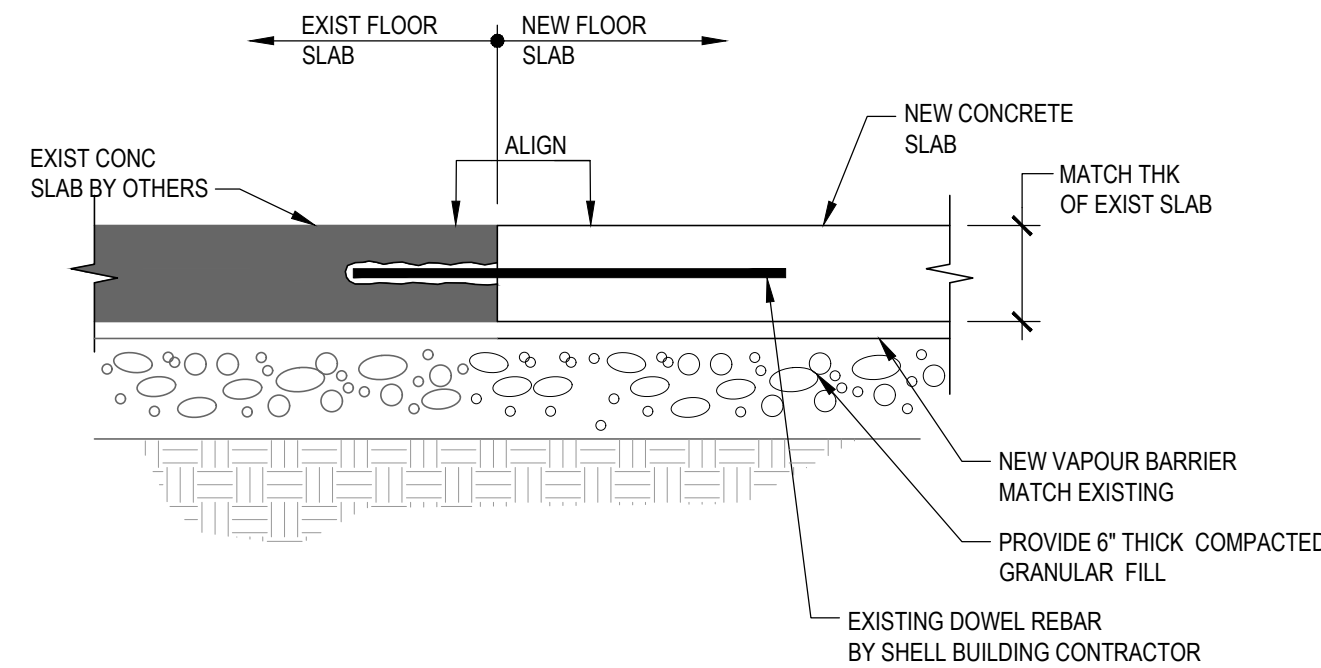




TYPICAL JOINT DETAIL 2  
Scale= NO SCALE A-102



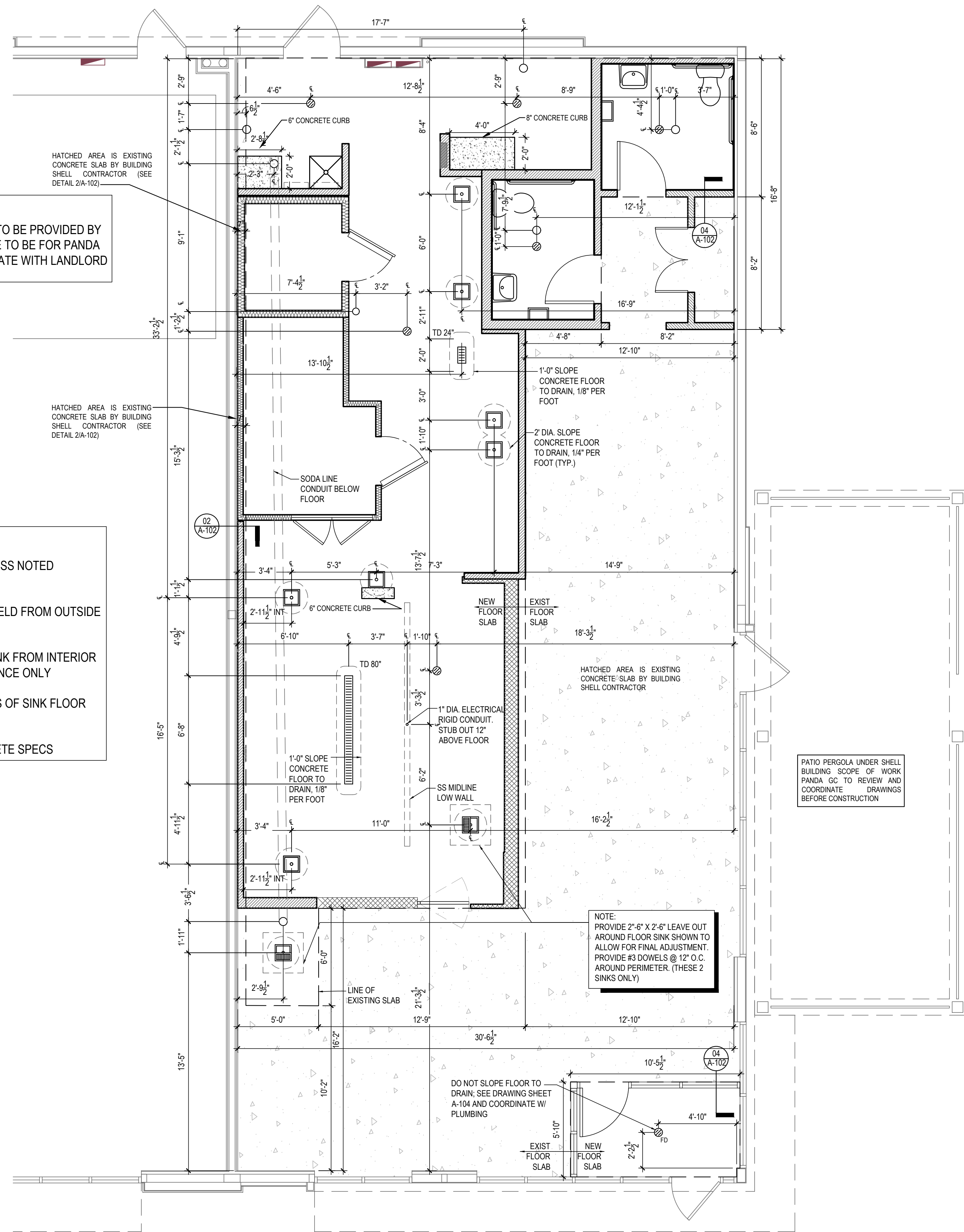
TYPICAL JOINT DETAIL 3  
Scale= NO SCALE A-102



TYPICAL TIE-IN TO EXISTING SLAB 4  
Scale= 1 1/2" = 1'-0" A-102

NOTE:  
CONCRETE HATCHED AREA TO BE PROVIDED BY LANDLORD, UNHATCHED ARE TO BE FOR PANDA GC. PANDA GC TO COORDINATE WITH LANDLORD

NOTE:  
DIMENSIONS TO FACE OF SLAB, UNLESS NOTED OTHERWISE  
ROUGH IN DIMENSIONS SHOULD BE HELD FROM OUTSIDE FACE OF SLAB  
DIMENSIONS PROVIDED TO FLOOR SINK FROM INTERIOR WALL SHOULD BE FOR FINAL REFERENCE ONLY  
PANDA PM TO VERIFY THE LOCATIONS OF SINK FLOOR DRAINS  
REFER TO STRUCTURAL FOR CONCRETE SPECS



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



PANDA EXPRESS, 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:	
LANDLORD REVIEW	03-04-2022
FINAL LANDLORD REV.	06-20-2022
PERMIT	07-19-2022
BID SET	10-06-2022
CONSTRUCTION SET	01-16-2023

DRAWN BY: TD  
PANDA PROJECT #: D7861  
ARCH PROJECT #: JCDT21-0268

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect/engineer under the laws of the State of Maryland, license number 20249, expiration date 2/10/2024.



PANDA EXPRESS  
TRUE WARM & WELCOME  
10300 Mill Run Circle  
Owings Mills, MD 21117

A-102  
ROUGH - IN PLUMBING PLAN

TRUE WARM & WELCOME 2300 R6 RR



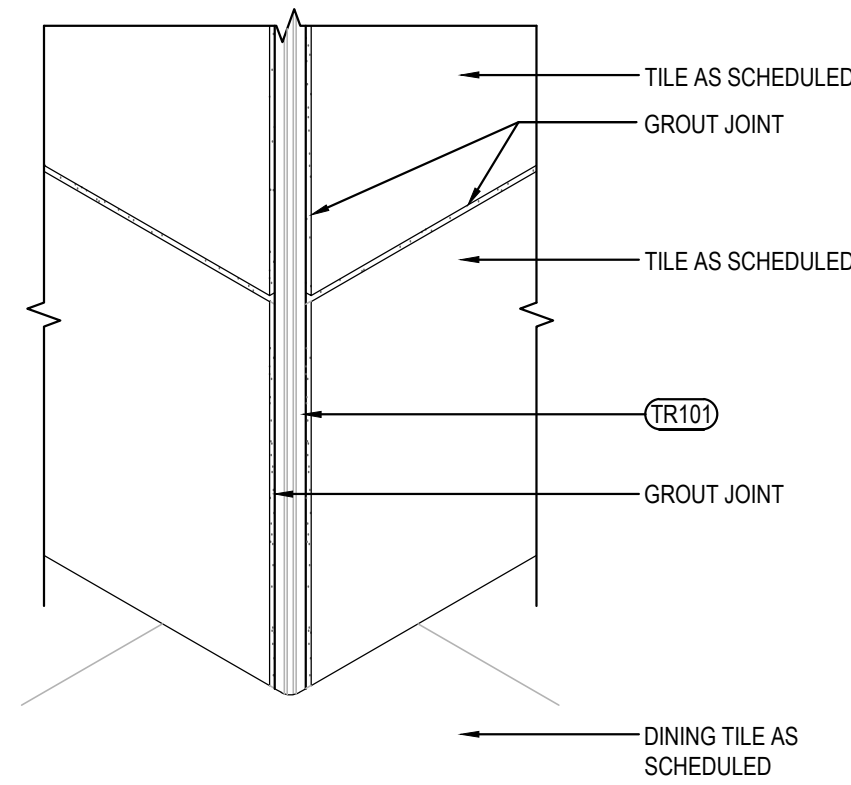
INTERIOR PAINT SCHEDULE				INSTALLED AND FURNISHED BY C/C UNLESS NOT OTHERWISE	
NO	MANUFACTURER	MFG #	COLOR	FINISH	REMARK
<b>P200B</b>	SHERWIN-WILLIAMS	SW 7065	ARGOS	PROMAR 200, ZERO VOC, LATEX SEMI-GLOSS	REAR SERVICE DOOR
<b>P101</b>	SHERWIN-WILLIAMS	SW 6252	ICE CUBE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	RESTROOM + RESTROOM VESTIBULE CEILING
<b>P103</b>	SHERWIN-WILLIAMS	SW 7032	WARM STONE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	SERVICE LINE SOFFIT
<b>P104</b>	SHERWIN-WILLIAMS	SW 2850	CHILESEA GRAY	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	DROPPED SOFFITS
<b>P105</b>	SHERWIN-WILLIAMS	SW 7020	BLACK FOX	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	DINING RM. WALLS, FRAMES & LED LINIE, BACK WALLS
<b>P200</b>	SHERWIN-WILLIAMS	SW 7675	SEALSKIN	DTM ACRYLIC GLOSS, LOW VOC	RESTROOM DOOR FRAMES + LED LINIE, BACK WALLS
				PROMAR 200, ZERO VOC, LATEX EGG-SHELL	PROMT & BACK & UNDERSIDE FRAMES OF SERVICE COUNTER SOFFIT

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

LE SCHEDULE (SEE SHEET A-104)





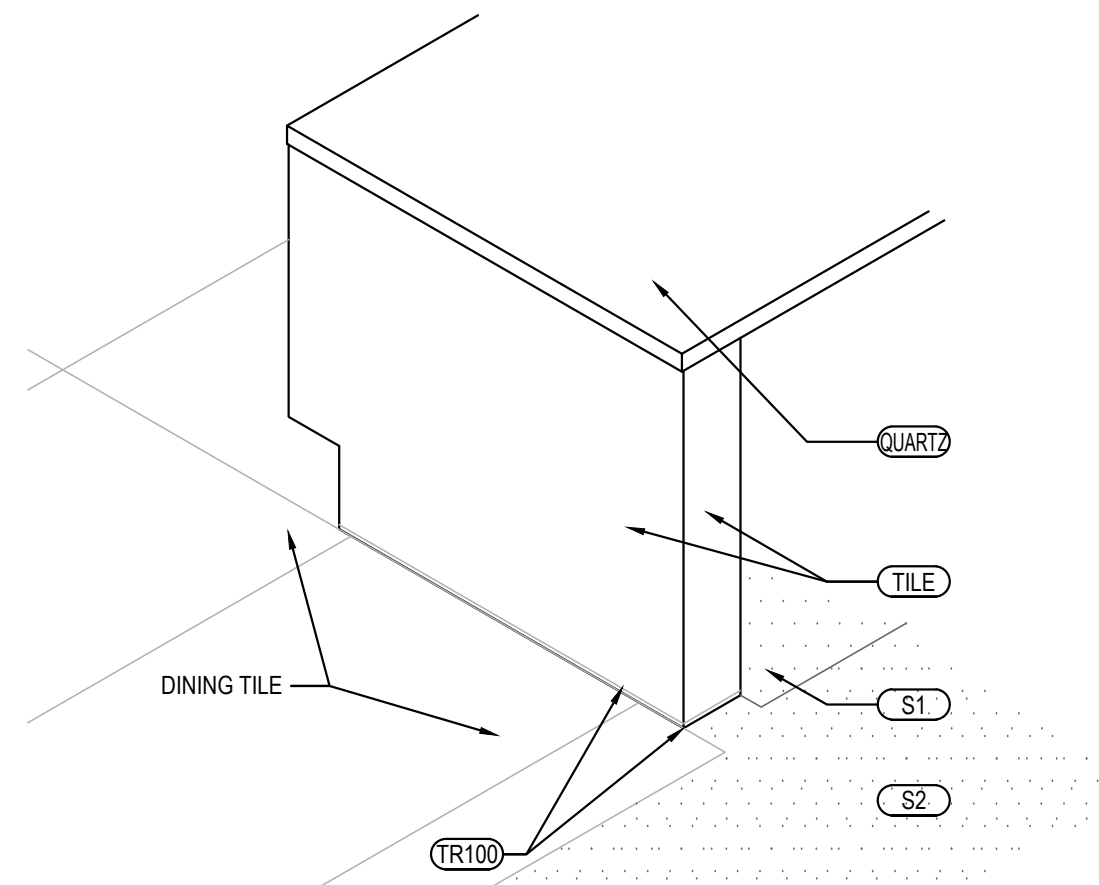


OUTSIDE CORNER DETAIL

3

Scale= 3" = 1'-0"

A-104



SERVICE COUNTER ISOMETRIC

2

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

A-104

TILE SCHEDULE

INSTALLED AND FURNISHED BY G.C. UNLESS NOTED OTHERWISE

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 SUGARMAPLE FP969	-	1/8"	G-114	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)	DALTILE	WHEEL LATTICE WEAVE	BLACK	MATTE	1/8"	G-113	BEVERAGE COUNTER BACKSPLASH AND SERVICE COUNTER
(S1)	SILIKAL	QUARTZ BLEND #4	-	PLAIN	-	-	KITCHEN, SERVICE FLOOR CONTACT: MARK FELDMAN 770-830-1404 (mfeldman@silikalamerica.com)
(S2)	SILIKAL	QUARTZ BLEND #4	-	ABRASIVE	-	-	JOHN COOTHRAN 688-830-1404 (jcothran@silikalamerica.com)
(M100)	MATSINC 800.628.7462	NUWAY - 7/16" ALUM FOOT GRILLE	CHARCOAL	-	-	-	(2) 2' X 6' PIECES FOR A 4' X 6' OVERALL MAT SIZE IN VESTIBULE @ VESTIBULE STORES
GROUT	MANUFACTURER	DESCRIPTION	MFG.	COLOR	FINISH	REMARK	
(G-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)  
-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)  
-OUTSIDE CORNER CONNECTOR PIECE: RONDEC-EVRO125 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)  
-OUTSIDE CORNER CONNECTOR PIECE: RONDEC-EVRO180 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)

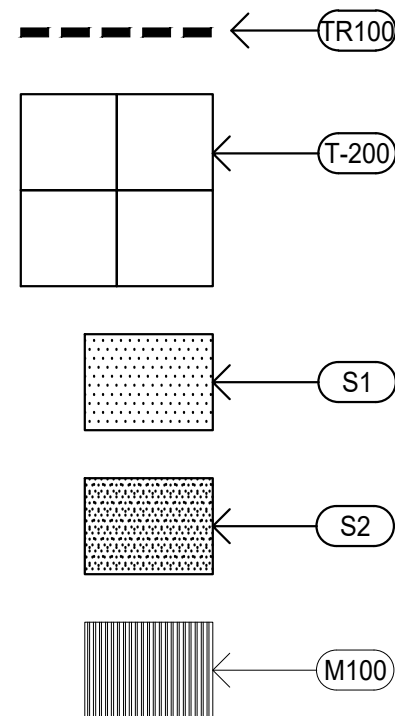
-OUTSIDE EDGE PROTECTION PIECE

FLOOR TILE TRANSITION TRIM: INSTALLED IN VESTIBULE  
SCHLUTER SYSTEMS SCHIENE-RAE125 (SATIN ANODIZED ALUMINUM)

(TR102)

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

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

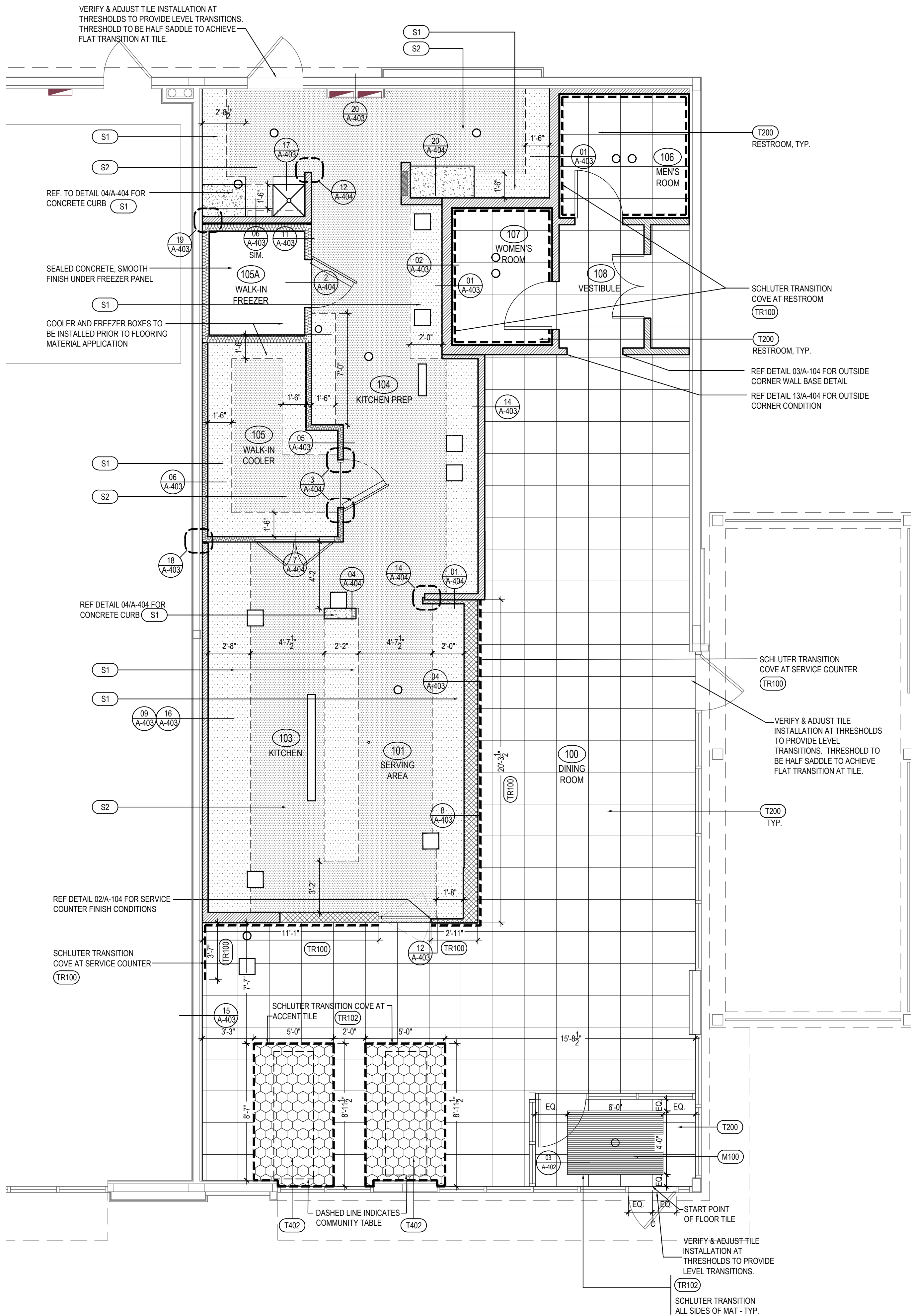


FINISH SCHEDULE

A

Scale= NTS

A-104



FINISH PLAN

1

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

A-104



PANDA EXPRESS, 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:

LANDLORD REVIEW	03-04-2022
FINAL LANDLORD REV.	06-20-2022
PERMIT	07-19-2022
BID SET	10-06-2022
CONSTRUCTION SET	01-16-2023

DRAWN BY: TD

PANDA PROJECT #: D7861  
ARCH PROJECT #: JCDT21-0268

I certify that these documents were prepared or approved by me, and that I am a  
duly licensed architect/engineer under the laws of the State of Maryland, license  
number 20249, expiration date 2/10/2024.

**NORR**  
ARCHITECTS ENGINEERS PLANNERS

PANDA EXPRESS

TRUE WARM & WELCOME  
10300 Mill Run Circle  
Owings Mills, MD 21117

A-104

FINISH PLAN AND SCHEDULE

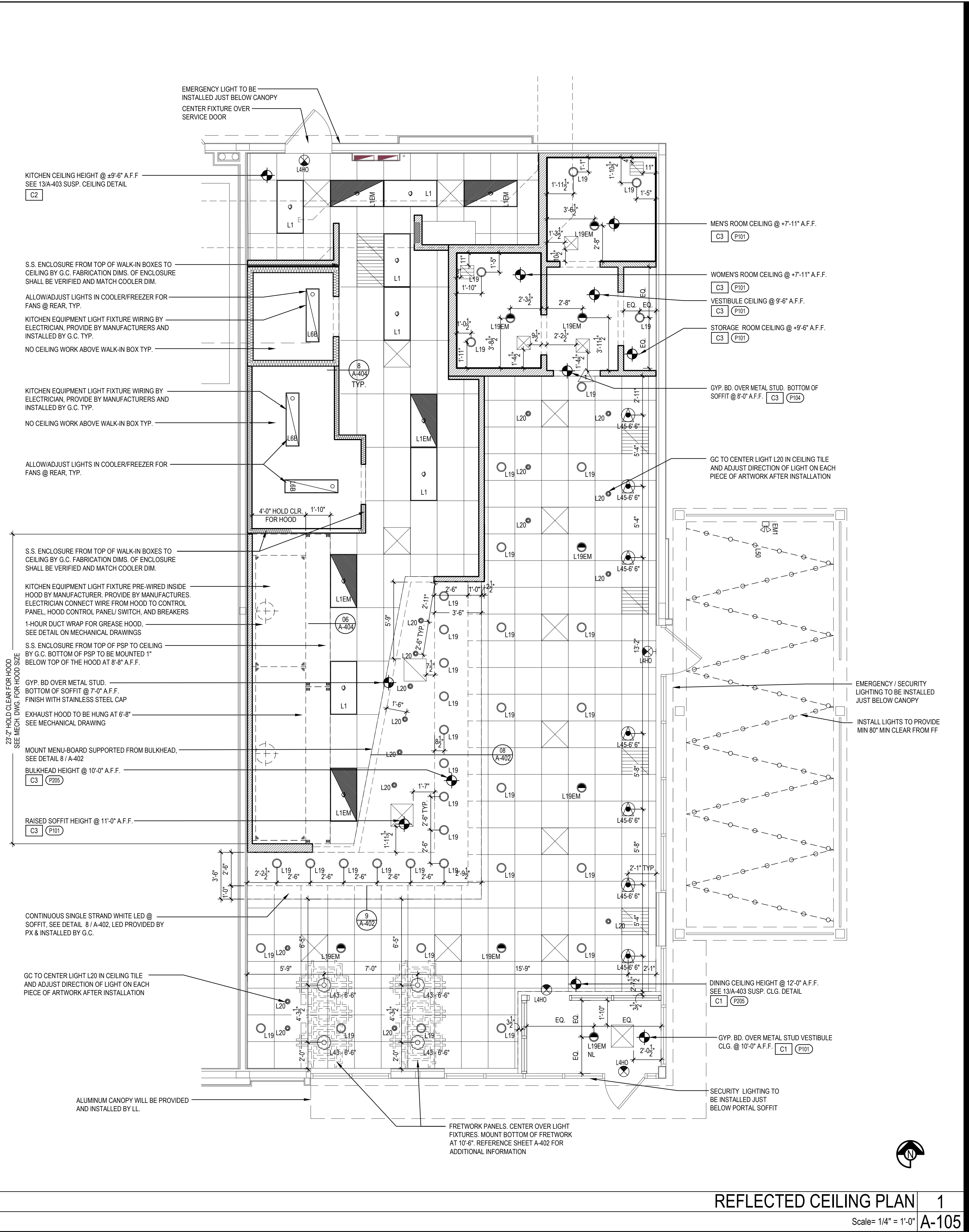
TRUE WARM & WELCOME 2300 R6 RR

CONSTRUCTION SET

01-16-2023



LIGHTING FIXTURE SCHEDULE			PROVIDED FOR INFORMATION ONLY. VERIFY AND INSTALL PER ELECTRICAL DRAWING			
ITEM	SYMBOL	DESCRIPTION	QTY.	MFR. & CAT. NO.	REMARK	WATTS
INTERIOR LIGHTING ITEM						
L1		T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 4', 120V AND BAKED-ON WHITE ENAMEL FINISH.	6	LSI FIXTURE: SFP24-LED-50-UE-DIM-35	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC	50
L1B		T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 2', 120V AND BAKED-ON WHITE ENAMEL FINISH.	0	LSI FIXTURE: SFP22-LED-30-UE-DIM-35-U	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC	30
L1EM		T-BAR CEILING RECESSED MOUNTED LED EMERGENCY LIGHTING FIXTURE, 2' X 4', 120V AND BAKED-ON WHITE ENAMEL FINISH	5	LSI FIXTURE: SFP24-LED-50-UE-DIM-EM	EMERGENCY KITCHEN CEILING LIGHTS FURNISHED BY OWNER INSTALLED BY GC	50
L1BEM		T-BAR CEILING RECESSED MOUNTED LED EMERGENCY LIGHTING FIXTURE, 2' X 2', 120V AND BAKED-ON WHITE ENAMEL FINISH.	0	LSI FIXTURE: SFP22-LED-30-UE-DIM-35-U-EM	EMERGENCY KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC	30
L4HO		UNIVERSAL MOUNT LED EXIT SIGN, 120/277V WITH BATTERY PACK, 2 FACE WITH GREEN LETTERS	4	EXITRONIX GVEX-U-BP-WB-BL-R6	EXIT SIGN FURNISHED BY OWNER, INSTALLED BY GC. EXIT SIGNS TO BE WALL MOUNTED UNLESS NOTED OTHERWISE.	3.6
L6A		HOOD LIGHT	11	FURNISHED & INSTALLED BY EQUIPMENT SUPPLIER	LIGHTS SUPPLIED & PRE-WIRED BY HOOD VENDOR. ELEC. CONTRACTOR TO CONNECT MAIN WIRES TO SHUNT TRIP BREAKER AND HOOD CONTROL PANEL	BUILT INTO HOOD
L6B		LED WALK-IN COOLER LIGHT, 120V, 48"	3	KASON FIXTURE: # 1810LX4000	FURNISHED BY WIC VENDOR, G.R.E., INSTALLED BY GC	39
L19		LED DOWN LIGHT, RECESSED IN CEILING	39	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING RL607-750CL-DIMTR-120-30K-SN-SN-90+	FURNISHED BY OWNER, INSTALLED BY GC	9
L19EM		LED EMERGENCY DOWN LIGHT, RECESSED IN CEILING	7	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING RL607-750CL-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	9
L20B		3 3/4" ADJUSTABLE MR16 DOWNLIGHT, RECESSED IN CEILING. "B" SHALL DESIGNATE BLACK TRIM USED FOR DINING ROOM CEILING GRID AND SOFFIT	11	LIGHTOLIER: LYTECASTER - 378WHX FRAME-IN KIT: 302MRSPX LAMP: MR16 - GE - LED 6W, 35" BEAM	REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION. FURNISHED BY OWNER, INSTALLED BY GC	6
L20W		3 3/4" ADJUSTABLE MR16 DOWNLIGHT, RECESSED IN CEILING. "W" SHALL DESIGNATE WHITE TRIM USED FOR MENU BOARD SOFFIT	7	LIGHTOLIER: LYTECASTER - 378WHX FRAME-IN KIT: 302MRSPX LAMP: MR16 - GE - LED 6W, 35" BEAM	REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION. FURNISHED BY OWNER, INSTALLED BY GC	6
L30		WHITE LED AT SERVICE COUNTER SOFFIT AND DINING ROOM PARTIAL HEIGHT WALL	41 L.F.	LUXEM BRIGHT FIXTURE: BLAZE LED	FURNISHED BY OWNER, INSTALLED BY GC	1.3 WATTS PER FOOT
L40C-R		17.3" DIA. RED CUPOLA PENDANT	6	HI-LITE, MODEL #H-VLPM3-RDMT	FURNISHED BY OWNER, INSTALLED BY GC	9
L45		12" DIA. DECORATIVE MORILL PENDANT LF INCANDESCENT	7	LBL LIGHTING, MODEL # 6227801-839 BULB: LED EDISON LAMP:1173467	FURNISHED BY OWNER, INSTALLED BY GC	9
L100		MICRO INVERTER	1	ISOLITE #IMI 125	FURNISHED BY OWNER, INSTALLED BY GC	
		SPEAKER			FURNISHED BY MUSIC VENDOR, INSTALLED BY MUSIC VENDOR	6
NIGHT LIGHTING REQUIREMENTS: "NL" DESIGNATION INDICATED NIGHT LIGHT ON UNSWITCHED CIRCUIT.						
1. ONE NL BY SERVICE COUNTER, POS / CASHIER						
2. ONE NL BY POS / CASHIER AT DRIVE THRU STATION IF APPLICABLE						
3. ONE NL BY EACH EXIT DOOR IN DINNING ROOM & BACK OF HOUSE						
EXTERIOR LIGHTING						
L40		LINEAR LED LIGHT IN EXTERIOR STORAGE ROOM	0	COOPER LIGHTING, MX-4VT2-LD4-6-DR-UNV-L840-CD1-WL-U		56
L85		WALL MOUNTED OVER SERVICE DOOR FIXTURE	0	HOWARD LIGHTING PRODUCTS LED WALL PACK #VL305 30W LED, 120V WITH BRONZE FINISH		29
L86		EXTERIOR EMERGENCY LIGHT	3	EXITRONIX, MLED1-G-WP		1.5
L86AEM		EXTERIOR RECESSED EMERGENCY LIGHT	1	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING WET LOCATION: RL607-14W-120-FL-30K-SN-SN -WET LOCATION		9
L90		DECORATIVE LED WALL SCONCE	0	HINKLEY LIGHTING, ATLANTIS 1649BZ-LED,		11
L91		DECORATIVE LED WALL SCONCE	0	HINKLEY LIGHTING, KORE, BRONZE, 1872BZ-LED		5
L97		LED MOTION SECURITY FLOODLIGHT	0	LITHONIA LIGHTING OLF 2RH 40K 120V MO BZ		25
L50		PATIO STRING LIGHTING	120 L.F.	LIGHTCRAFT: BISTRO COLLECTION, E26 ARCHITECTURAL SUSPENDED STRING BK-E26-S - LINEAR LED-BK-S14-1-120-FIL - (1W EA)	FURNISHED BY OWNER, INSTALLED BY GC (VERIFY WITH PANDA). STRING LIGHTS WALL BASE POINT (REFER TO ARCH. ELEVATIONS). STRING LIGHTS CENTER LOW POINT (5' A.F.F. LOWER THAN WALL BASE POINT), CONFIRM EXACT LENGTH IN FIELD.	48 (1 W PER LAMP)
EM1		EXTERIOR EMERGENCY LIGHT	2	EXITRONIX, LEM54-N4-XX	AT PATIO, FURNISHED BY OWNER, INSTALLED BY GC	7.2
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		
G.C. TO APPLY CONTINUOUS CLEAR SILICONE SEALANT AT PERIMETER GRID / FRP JOINT. TYPICAL THROUGHOUT B.O.H. CEILING			NOTE: PROVIDE 4 VERTICAL WIRES (ATTACHED TO MAIN RUNNERS) WITHIN 3" OF EACH CORNER OF EACH FIXTURE. #8 GA. MIN HANGER WIRE @ OPP. CORNER FOR FIXT. WEIGHING LESS THAN 56 LBS. LATERAL BRACING SEE DETAIL 13 / A-403 LIGHT FIXTURE SEE "E" DWGS FOR SPECS. PROVIDE SCREWS OR CLIPS & FASTEN FIXT. TO T-BAR HANGER WIRE SEE 13/A-403			
CEILING GRID DETAIL			3	LIGHT FIXTURE DETAIL		
Scale= NTS			A-105	Scale= NTS		
				A-105		



PANDA EXPRESS, 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:

NO.	DESCRIPTION	DATE

ISSUE DATE:

REVIEW	DATE
LANDLORD REVIEW	03-04-2022
FINAL LANDLORD REV.	06-20-2022
PERMIT	07-19-2022
BID SET	10-06-2022
CONSTRUCTION SET	01-16-2023

DRAWN BY: TD

PANDA PROJECT #: D7861

ARCH PROJECT #: JCDT21-0268

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect/engineer under the laws of the State of Maryland, license number 20249, expiration date 2/10/2024.

PANDA EXPRESS

TRUE WARM & WELCOME  
10300 Mill Run Circle  
Owings Mills, MD 21117

CONSTRUCTION SET

01-16-2023

A-105

REFLECTED CEILING PLAN

TRUE WARM & WELCOME 2300 R6 RR





PANDA EXPRESS, 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:

	LANDLORD REVIEW	03-04-2022
	FINAL LANDLORD REV.	06-20-2022
	PERMIT	07-19-2022
	BID SET	10-06-2022
	CONSTRUCTION SET	01-16-2023

DRAWN BY: TD

PANDA PROJECT #: D7861  
ARCH PROJECT #: JCOT21-0268

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect/engineer under the laws of the State of Maryland, license number 20249, expiration date 2/10/2024

**NORR**  
ARCHITECTS • PLANNERS • ENGINEERS

PANDA EXPRESS  
TRUE WARM & WELCOME  
10300 Mill Run Circle  
Owings Mills, MD 21117

A-107

ROOF PLAN

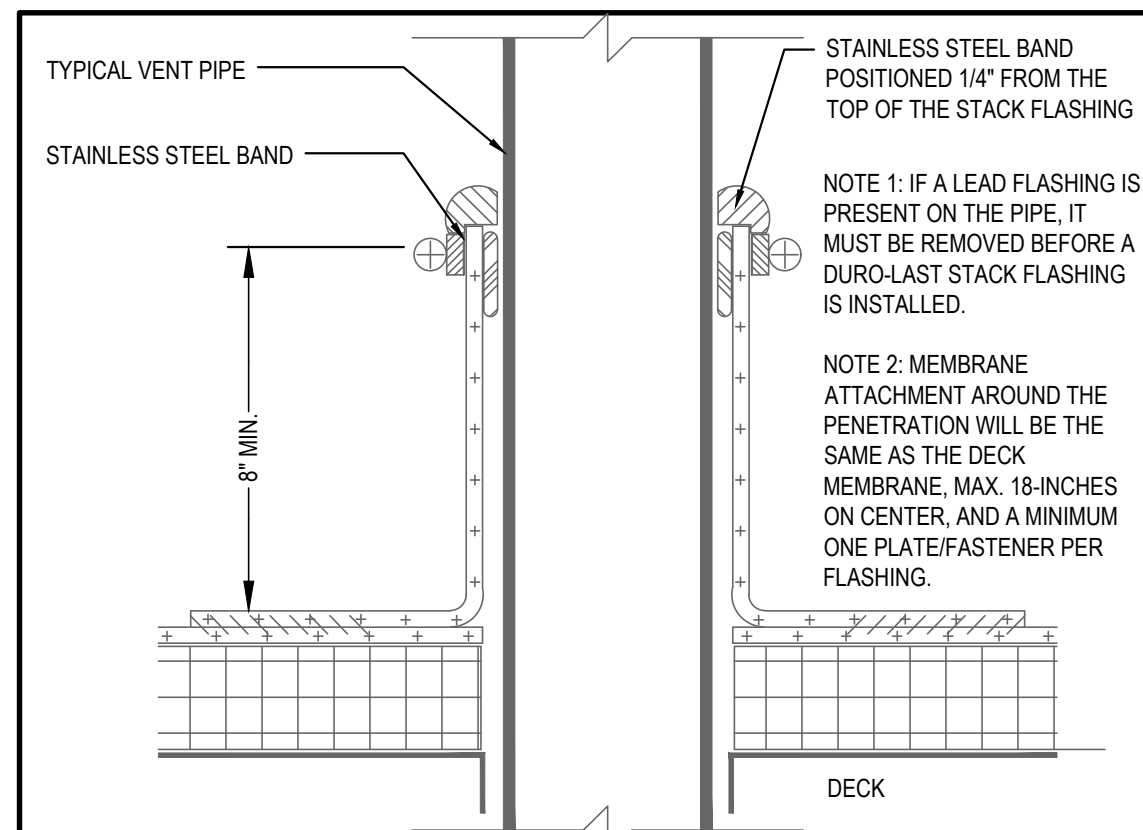
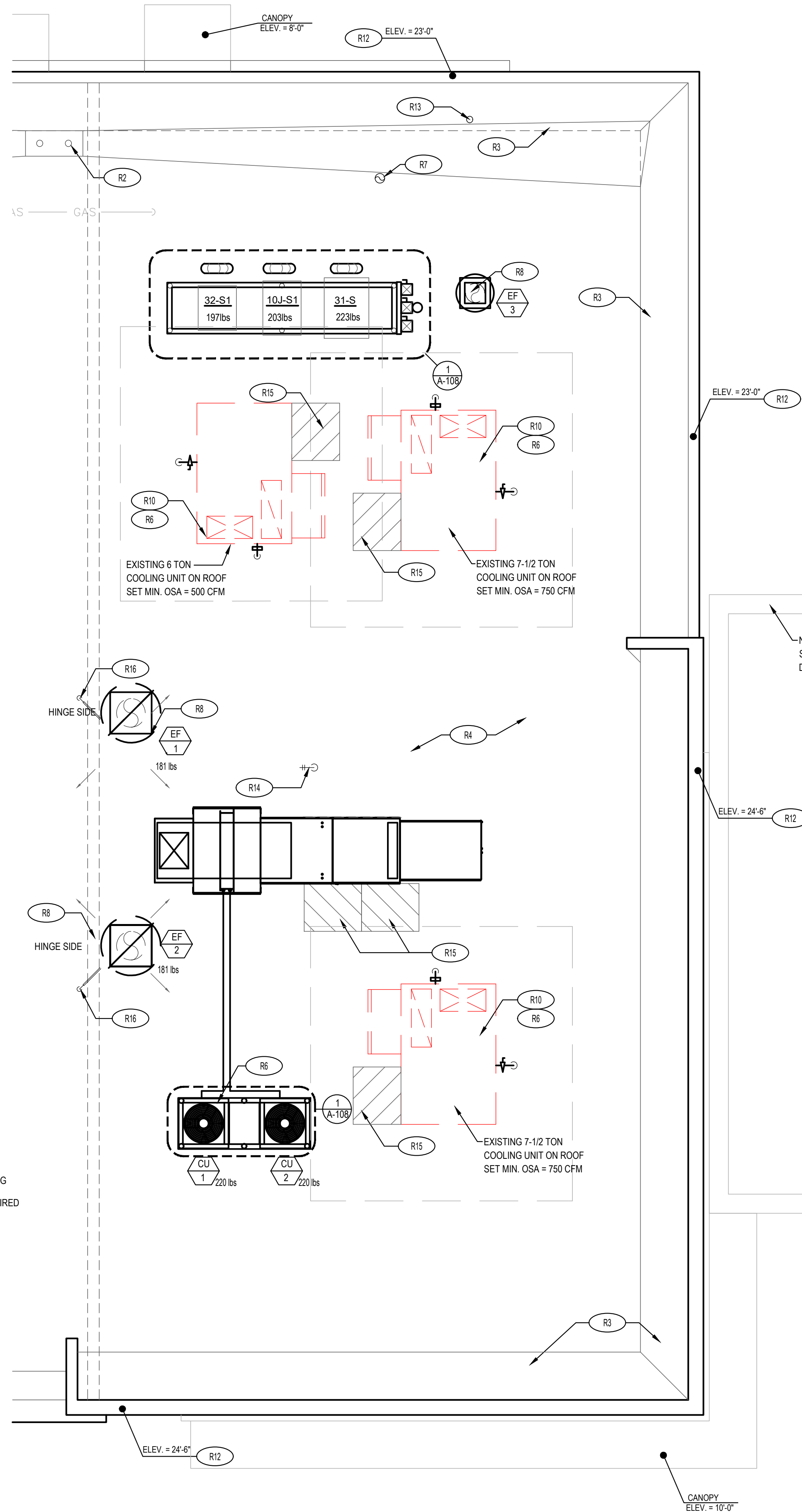
TRUE WARM & WELCOME 2300 R6 RR

ROOF PLAN NOTES:

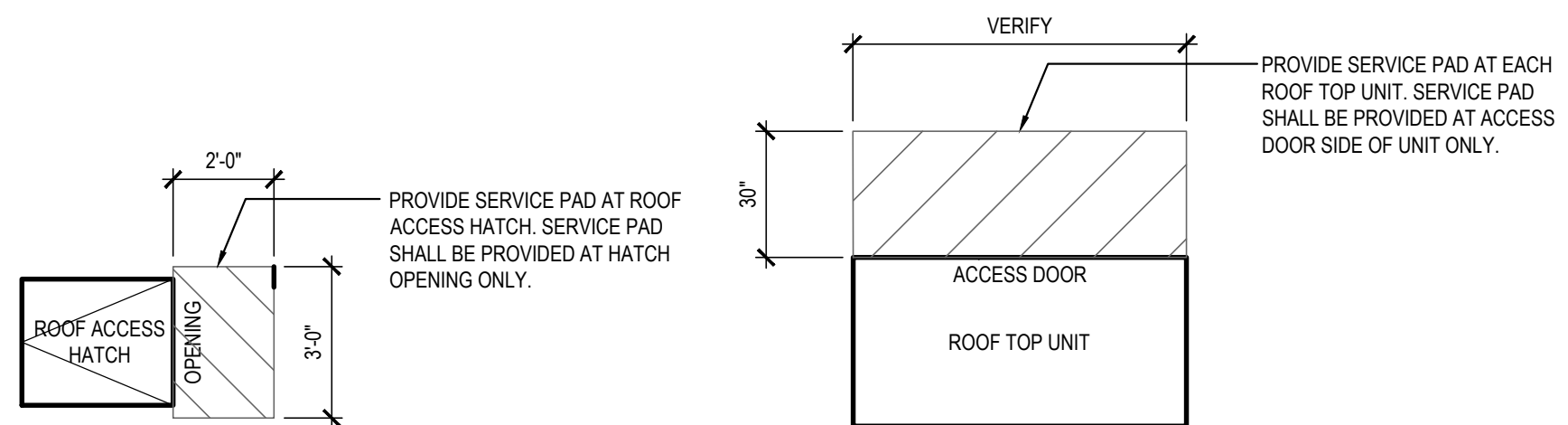
1. WHITE, SINGLE-PLY, PVC 40MIL MECHANICALLY FASTENED ROOF MEMBRANE, AS MANUFACTURED BY DURO-LAST ROOFING, INC. NO ALTERNATES WILL BE ACCEPTED. PROVIDE STANDARD 15 YEAR WARRANTY.
2. +6" INDICATES APPROXIMATE ELEVATION OF THE TOP OF ROOF PLYWOOD SHEATHING AT PLYWOOD CRICKET. SEE TRUSS DRAWINGS FOR ACTUAL ROOF SLOPE. ALL ROOF ELEVATIONS ARE GIVEN FROM TOP OF INTERIOR CONCRETE FLOOR SLAB (U.O.N.). WHEN FLOOR SLAB STEPS, ELEVATIONS ARE REFERENCED FROM THE HIGHEST FINISHED FLOOR.
3. ANY PROJECTION THROUGH ROOF SHALL BE DETAILED PER THE SINGLE PLY ROOFING MANUFACTURER'S RECOMMENDED DETAILS.
4. ALL EXHAUST FANS AND AIR CONDITIONING EQUIPMENT DESIGNATIONS ARE TAKEN FROM MECHANICAL DRAWINGS.
5. EXTEND EXHAUSTS TO 4'-0" ABOVE T.O. ROOF.
6. CONTRACTOR SHALL CONFIRM THAT ALL AREAS OF ROOF ARE PROVIDED WITH POSITIVE DRAINAGE.
7. ALL ROOF PENETRATIONS FOR PLUMBING VENTS, POWER CONDUITS, ETC. SHALL BE FLASHED PER BUILDING SPECIFICATIONS AND DETAILS. VENTS SHALL BE AT LEAST 10'-0" HORIZONTAL OR 3'-0" ABOVE OUTSIDE AIR INTAKES (A/C UNITS, MAKE-UP AIR).
8. CONTRACTOR BE RESPONSIBLE FOR COORDINATION OF SIZES AND LOCATIONS OF ROOF OPENINGS (VENTS, DUCTS, ETC.), PLATFORMS, BASES ETC. COORDINATE SIZES OF MECHANICAL EQUIPMENT PLATFORMS, BASES, ROOF EQUIPMENT PLATFORMS AND OPENINGS SHOWN ON DRAWINGS WITH EQUIPMENT BEING SUPPLIED. SEE TYPICAL DETAILS ON THIS SHEET ALSO COORDINATE INSTALLATION OF LIGHTING, POWER, CONVENIENCE OUTLETS ETC.
10. FOR ALL STRUCTURAL FRAMING MEMBERS, SIZES, AND ADDITIONAL INFORMATION, SEE STRUCTURAL DRAWINGS.
11. PROVIDE ROOF CRICKET AT MECHANICAL EQUIPMENT TO ASSURE POSITIVE ROOF DRAIN.
12. ALL ROOF EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
13. ROOFTOP EQUIPMENT TO BE LOCATED AT LEAST 42" MINIMUM FROM TOWERS FOR SERVICING
14. PROVIDE SERVICE PAD AT EACH UNIT ONLY AT SERVICE ACCESS DOOR
15. ALL GAS PIPING ON ROOF TO BE PAINTED SAFETY YELLOW
16. ALL PENETRATIONS IN ROOF FOR ANY EQUIPMENT, VENTING, POWER, ETC. TO BE ROUGHED IN PRIOR TO ROOF INSTALLATION

ROOF PLAN KEYNOTES:

- R1 REF: EQUIPMENT RACK (SEE SHEET A-108)
- R2 EXISTING ROOF DRAIN AND OVERFLOW DRAIN
- R3 EXISTING TAPERED ROOF CRICKET
- R4 EXISTING ROOF
- R5 NOT USED
- R6 EXISTING 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
- R9 NOT USED
- R10 NOT USED
- R11 NOT USED
- R12 TOP OF PARAPET - EXISTING
- 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



PLUMBING VENT DETAIL 13  
Scale= NTS A-107



ROOF WALKWAY PAD DETAIL 4  
Scale= NTS A-107

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

[illegible]

[REDACTED]

PANDA PROJECT #: D7861  
ARCH PROJECT #: JCDT21-0268

**NORR**  
ARCHITECTS ENGINEERS PLANNERS

# A-108

CONDENSER RACK  
DETAIL

CONSTRUCTION SET 01-16-2023





Item Code	Type	Material		L x W x H
C-A1d	BOOTH BACK TO BACK- 47"	OAK / CYPRIUS / BARRAS	PANDA VENDOR	47" L X 34" W X 8" H
C-A4b	A-FRAME SINGLE BOOTH	OAK / CYPRIUS / BARRAS	PANDA VENDOR	47" W X 23" D X 17" H
C-A4d	A-FRAME DOUBLE BOOTH	OAK / CYPRIUS / BARRAS	PANDA VENDOR	47" W X 23" D X 17" H
DS-1	FREE STANDING SHELF	WOOD SHELF W/ METAL FRAME	PANDA VENDOR	2'-10" L X 12" W 66" H
T-B333	4 TOP TABLE	QUARTZ - CORIAN BROADWAY BLACK - COREDRILL	PANDA VENDOR	48" W X 24" D X 30" H
T-B333	4 TOP TABLE - ADA	QUARTZ - CORIAN BROADWAY BLACK - COREDRILL	PANDA VENDOR	48" W X 30" D X 30" H
T-E1a2	COMMUNITY TABLE	QUARTZ - CORIAN LONDON SKY - COREDRILL	PANDA VENDOR	8'-0" L X 28" W X 34" H
F-A4b	RIGHT BROOM HOLDER	OAK W/ LONDON SKY TOP	PANDA VENDOR	28" W X 27" D X 45 H
F-B1	TRASH LINER W/ CASTERS		PANDA VENDOR	

Item Code	Type	Material		L x W x H
OAK PALLET				
C2j2	PANDA COUNTER STOOL- NO BACK	OAK (PREFERRED STOOL)	PANDA VENDOR	22" H

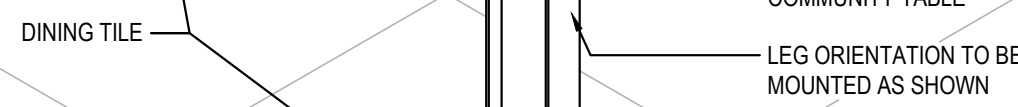
OC1	OUTDOOR CHAIR		PANDA VENDOR	22-7/8" x 22-1/2" x 35-3/8" / 17-1/8"
OC3	OUTDOOR BENCH		PANDA VENDOR	7-4" x 22" H
ODB1	A FRAME DOUBLE BOOTH		PANDA VENDOR	59" X 23" D X 17" H
ODT3	OUTDOOR COMMUNITY TABLE	QUARTZ - CORIAN LONDON SKY - COREDRILL	PANDA VENDOR	8-0" L X 28" W X 34" H
OT1	4TOP OUTDOOR TABLE		PANDA VENDOR	48" x 24" 30"
OT2	4TOP OUTDOOR TABLE (ADA)		PANDA VENDOR	48" x 24" 30"
OT3	2TOP ROUND OUTDOOR TABLE		PANDA VENDOR	24", 30"

G.C. TO CONTACT RICHFIELD INC.  
1325 EAST FRANKLIN AVE. POMONA, CALIFORNIA 91766  
TEL: 626.810.1819  
FAX: 626.964.0272  
WWW.RICHFIELDINC.COM



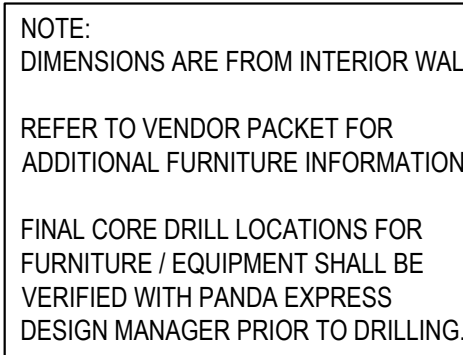
## COMMUNITY TABLE ISOMETRIC

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



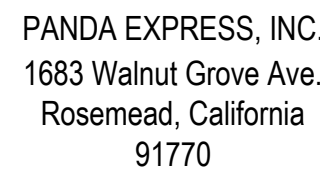
## 2

A-10



1	1
---	---

A-1



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:

	LANDLORD REVIEW	03-04-2022
	FINAL LANDLORD REV.	06-20-2022
	PERMIT	07-19-2022
	BID SET	10-06-2022
	CONSTRUCTION SET	01-16-2023

DRAWN BY: TD

PANDA PROJECT #: D7861

ARCH PROJECT #: JCDT21-0268

I certify that these documents were prepared or approved by me, and that I am duly licensed architect/ engineer under the laws of the State of Maryland, license number 20249 expiration date 2/10/2024

**NORR**  
ARCHITECTS ENGINEERS PLANNERS

TRUE WARM & WELCOME  
10300 Mill Run Circle  
Owings Mills, MD 21117

A-109

## FURNITURE PLAN

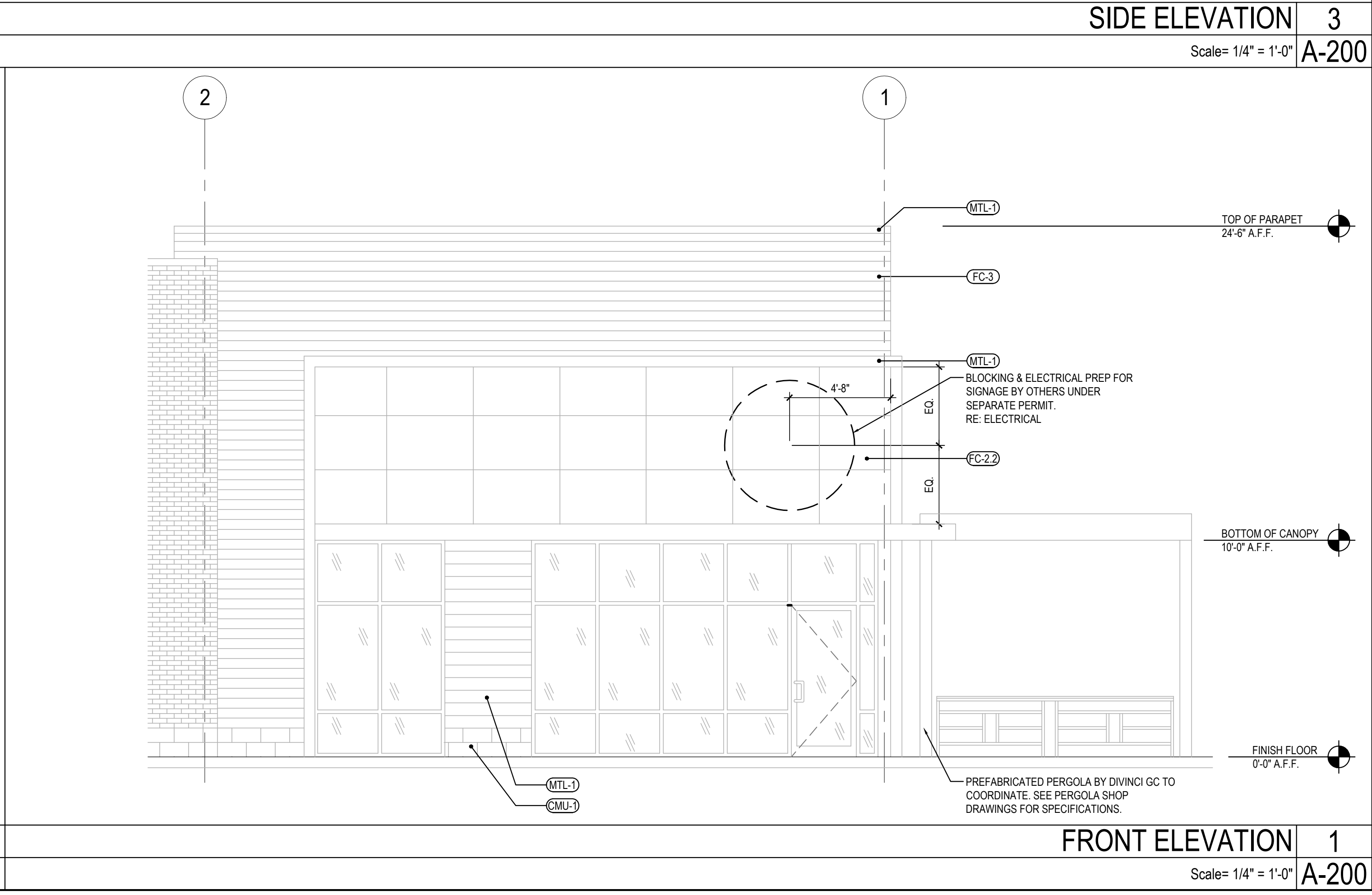
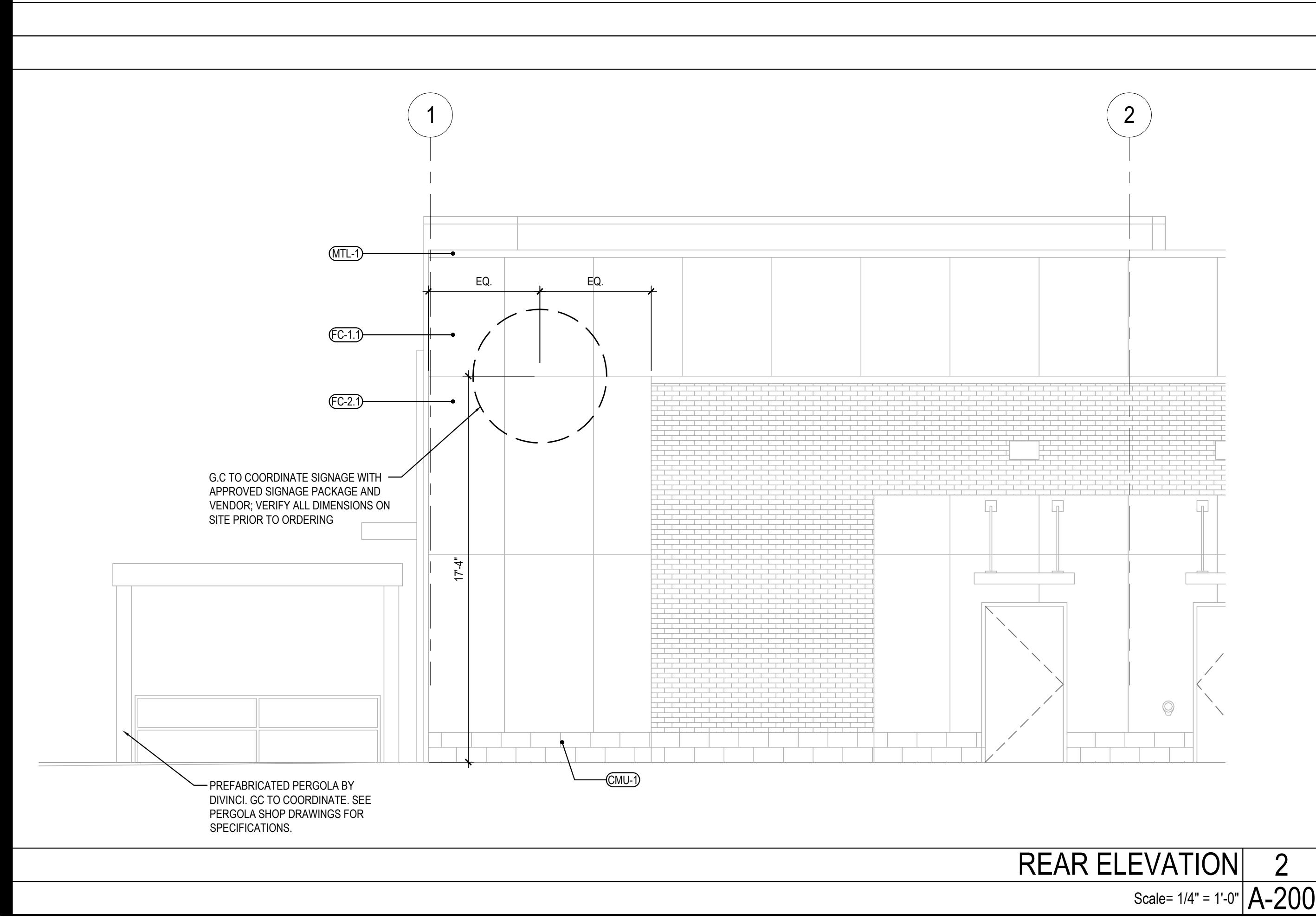
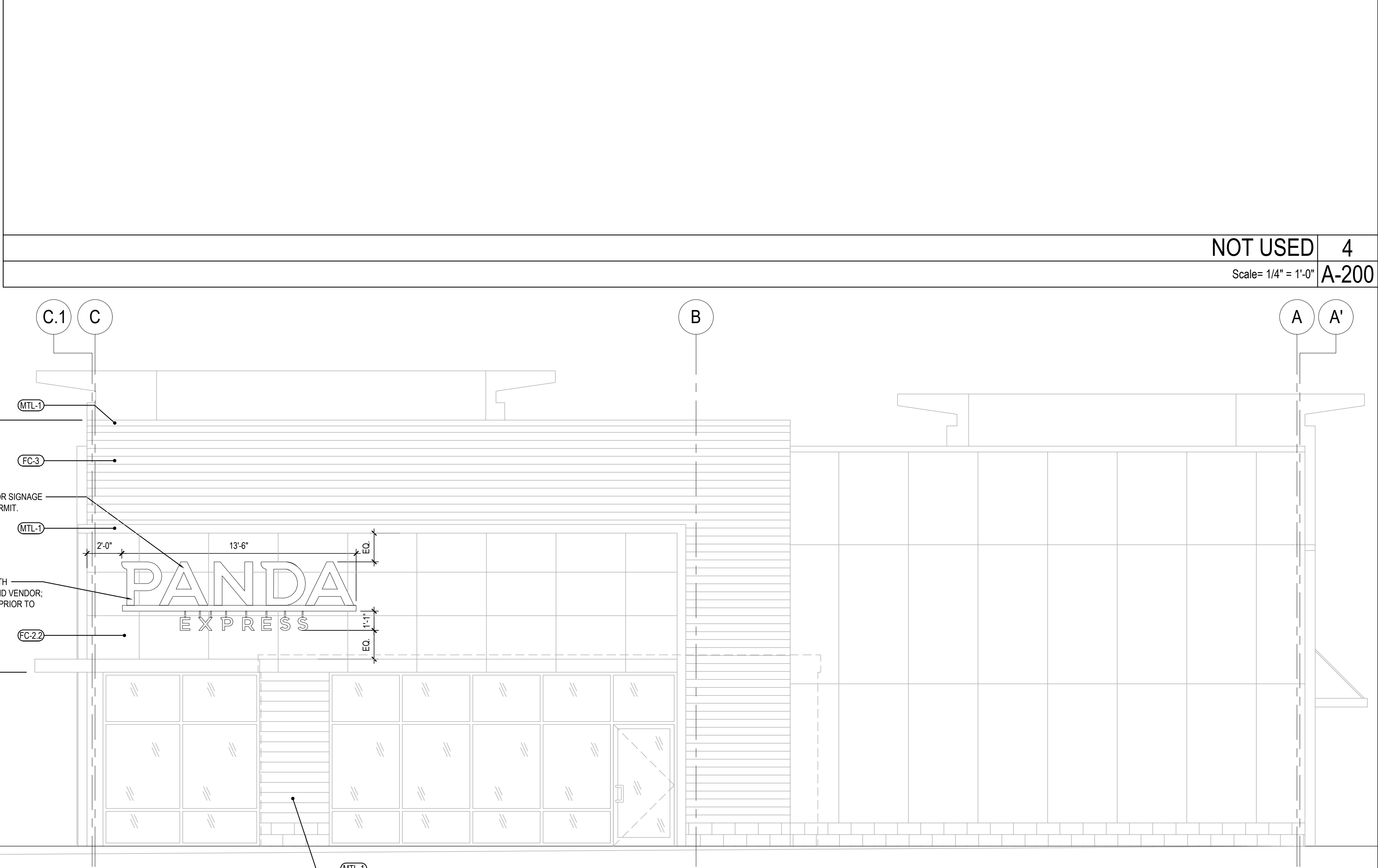
TRUE WARM & WELCOME 2300 R6 RR

## CONSTRUCTION SET

01-16-2023



EXTERIOR MATERIAL LEGEND					INSTALLED AND FURNISHED BY G.C. UNLESS NOTED OTHERWISE
CODE	MATERIAL	MANUFACTURER	DESCRIPTION		LOCATION/REMARKS
			PRODUCT	COLOR	
BRK-1	BRICK	GLEN GERY BRICK	THIN TECH	SILVER BROOK	USE ARGOS GROUT, COLOR - SAVANNAH IVORY
BRK-2	BRICK	GLEN GERY BRICK	THIN TECH	BLACK TONE	USE ARGOS GROUT, COLOR - PORCELAIN
CA-1	PRE-FINISHED METAL	MAPES	CANOPY- CANTILEVERED	DARK BRONZE	
CA-2	PRE-FINISHED METAL	MAPES	CANOPY W/ HANGER RODS	DARK BRONZE	
CMU-1	CMU - GROUND FACE	WESTBROOK	GROUND FACE - SHAPE 2" 1F	608	2 COURSES (16"), LOCATED ON EXTERIOR PERIMETER
FC-1.1	FIBER CEMENT, 4' X 8' PANELS	CEMENT BOARD FABRICATIONS (CBF)	SILBONIT	STONE NATURAL	APPLIED VERTICALLY
FC-1.2	FIBER CEMENT, 16" X 8' PANELS	CEMENT BOARD FABRICATIONS (CBF)	SILBONIT	STONE NATURAL	APPLIED HORIZONTALLY
FC-2.1	FIBER CEMENT, 4' X 8' PANELS	CEMENT BOARD FABRICATIONS (CBF)	SILBONIT	ASH NATURAL	APPLIED VERTICALLY
FC-2.2	FIBER CEMENT, 2'-6" X 4' PANELS	CEMENT BOARD FABRICATIONS (CBF)	SILBONIT	ASH NATURAL	APPLIED HORIZONTALLY
FC-3	FIBER CEMENT, 5.4' X 20' PANELS	FIBERON	HORIZON	TUDOR BROWN	APPLIED HORIZONTALLY
MTL-1	METAL	PAC-CLAD		DARK BRONZE	WALL: 7" FLUSH PANELS, ACCENT BAND: BREAK METAL, COPING: MATCH FINISH
MTL-2	METAL	PAC-CLAD		MEDIUM BRONZE	WALL: 10" VERTICAL BATTEN SEAM PANELS



PANDA EXPRESS, 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:	
LANDLORD REVIEW	03-04-2022
FINAL LANDLORD REV.	06-20-2022
PERMIT	07-19-2022
BID SET	10-06-2022
CONSTRUCTION SET	01-16-2023

DRAWN BY: AB

PANDA PROJECT #: D7861  
ARCH PROJECT #: JCOT21-0268

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect/engineer under the laws of the State of Maryland, license number 20249, expiration date 2/10/2024.



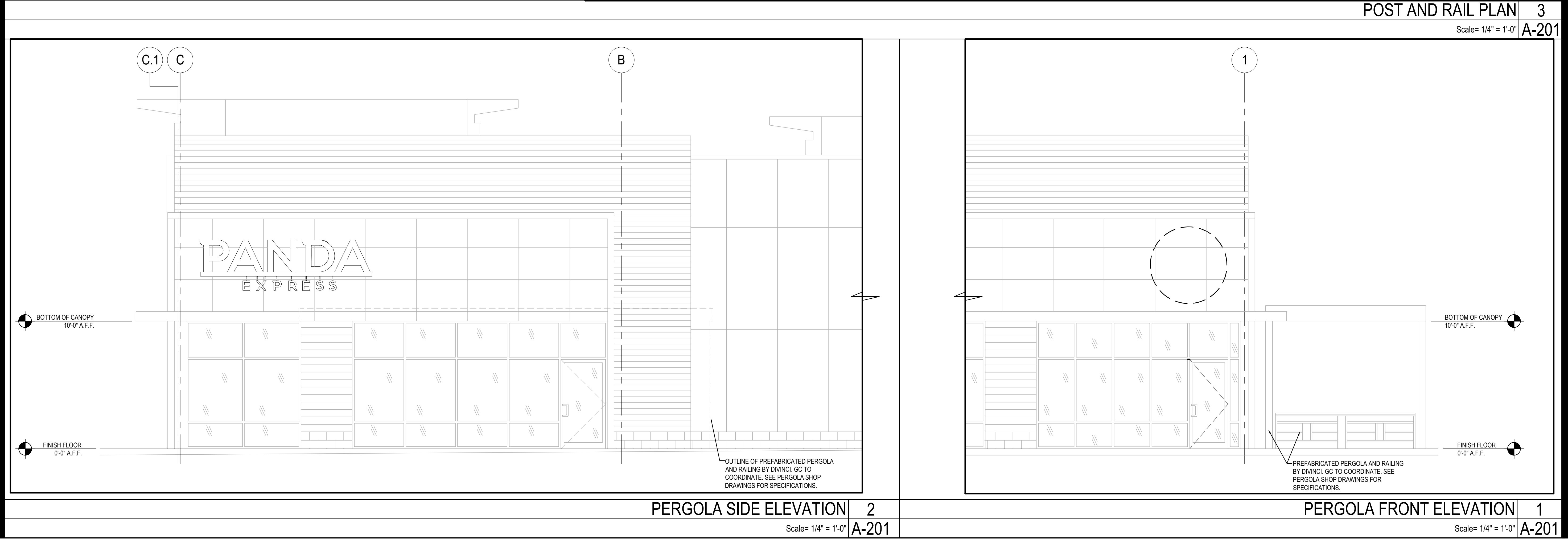
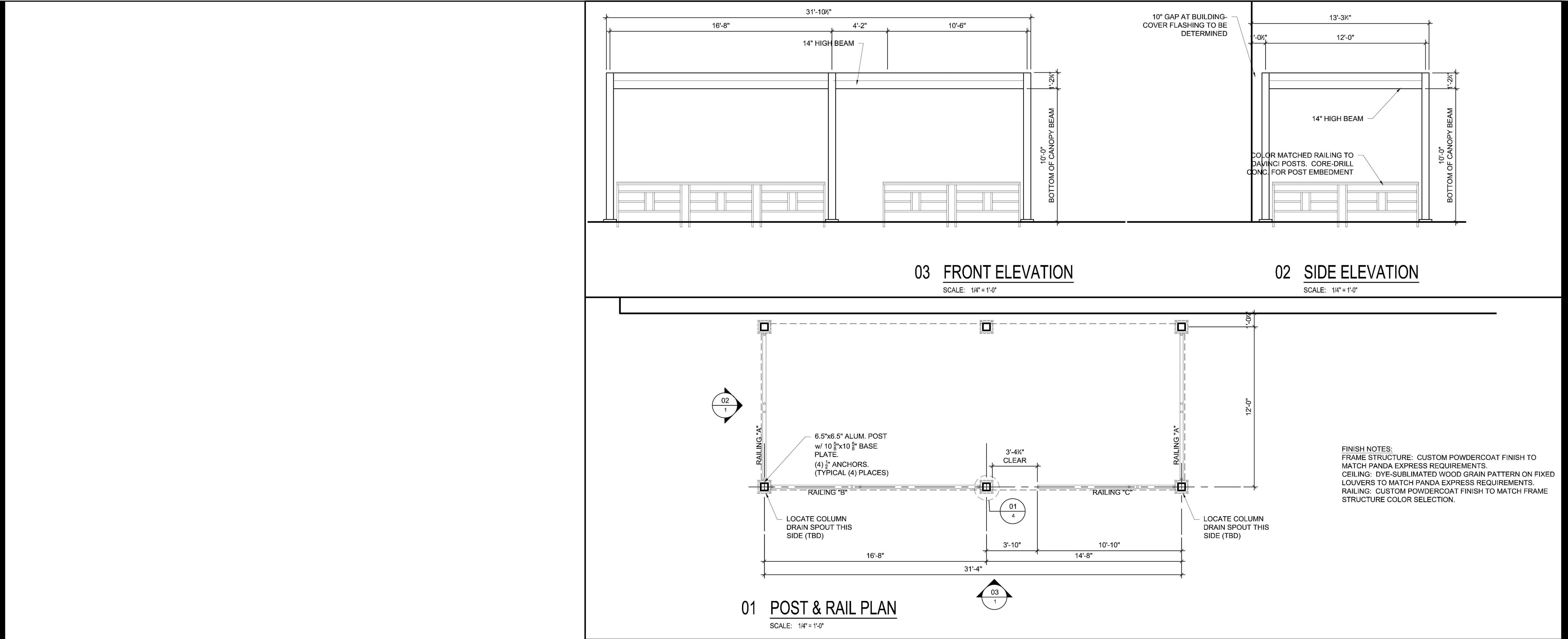
PANDA EXPRESS  
TRUE WARM & WELCOME  
10300 Mill Run Circle  
Owings Mills, MD 21117

A-200  
EXTERIOR ELEVATIONS

TRUE WARM & WELCOME 2300 R6 RR

CONSTRUCTION SET  
01-16-2023





PANDA EXPRESS, 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:		

DRAWN BY: TD/BG

PANDA PROJECT #: D7861  
ARCH PROJECT #: JCDT21-0268

FOR REFERENCE  
ONLY SEE SHOP  
DRAWINGS

**NORR**  
ARCHITECTS PLANNERS

PANDA EXPRESS  
TRUE WARM & WELCOME  
10300 Mill Run Circle  
Owings Mills, MD 21117

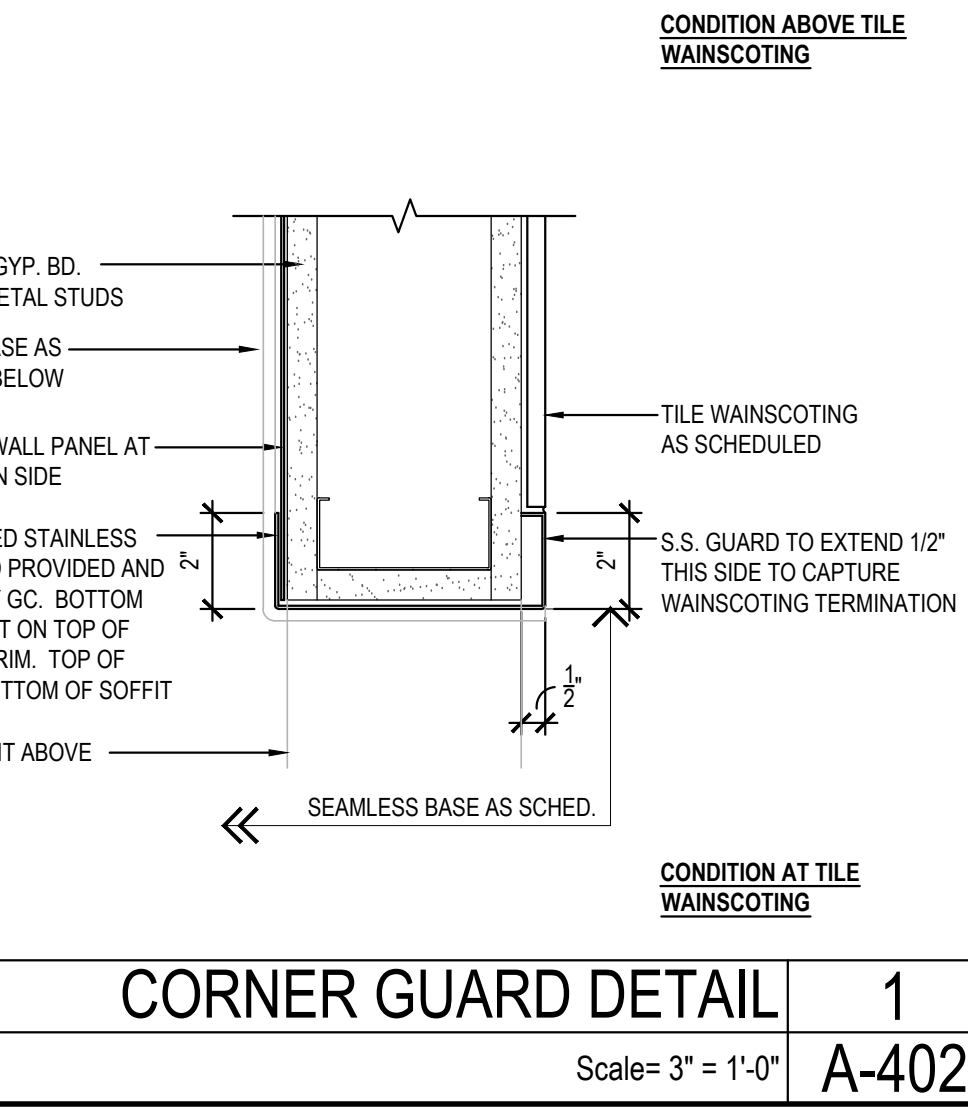
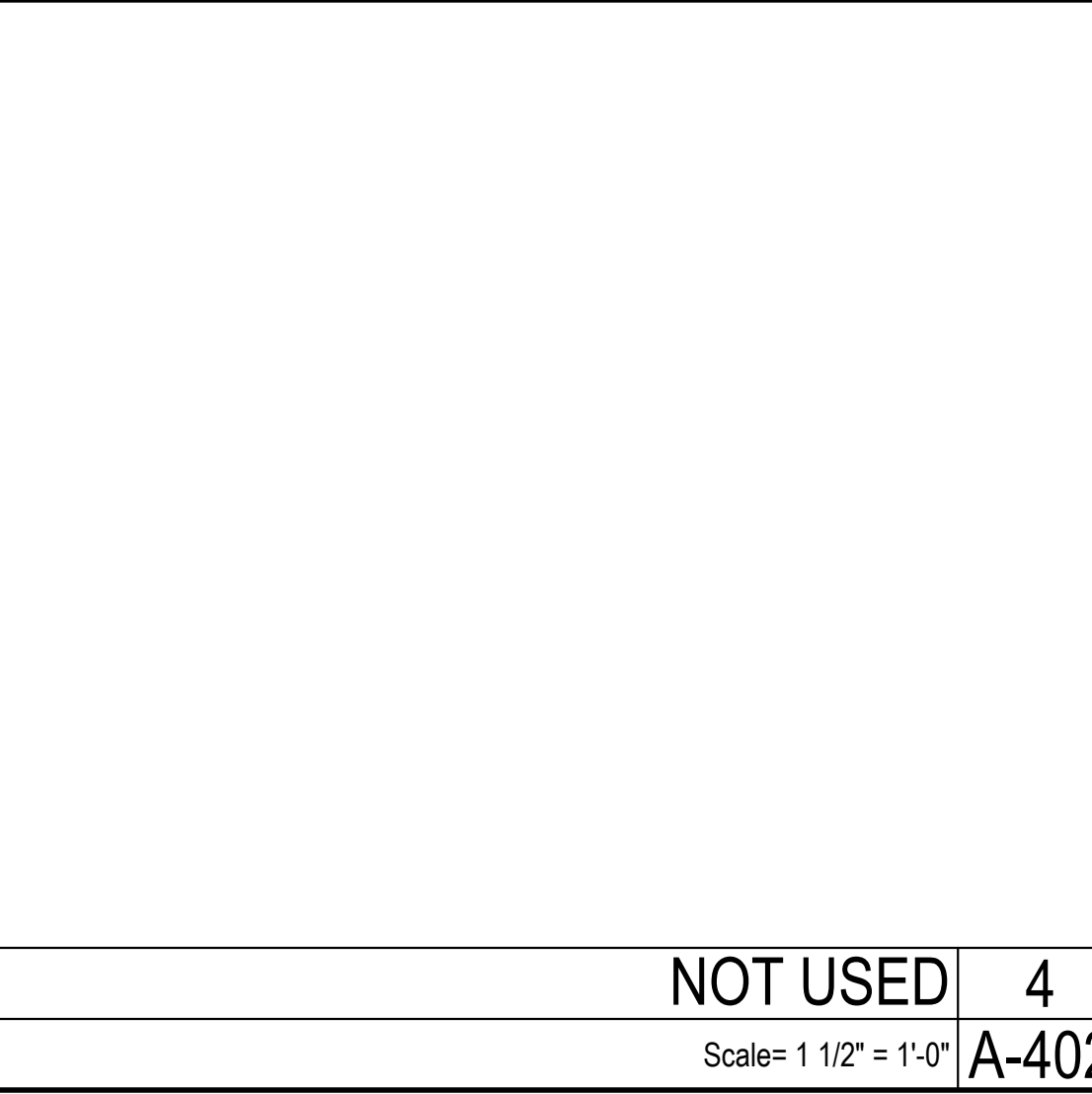
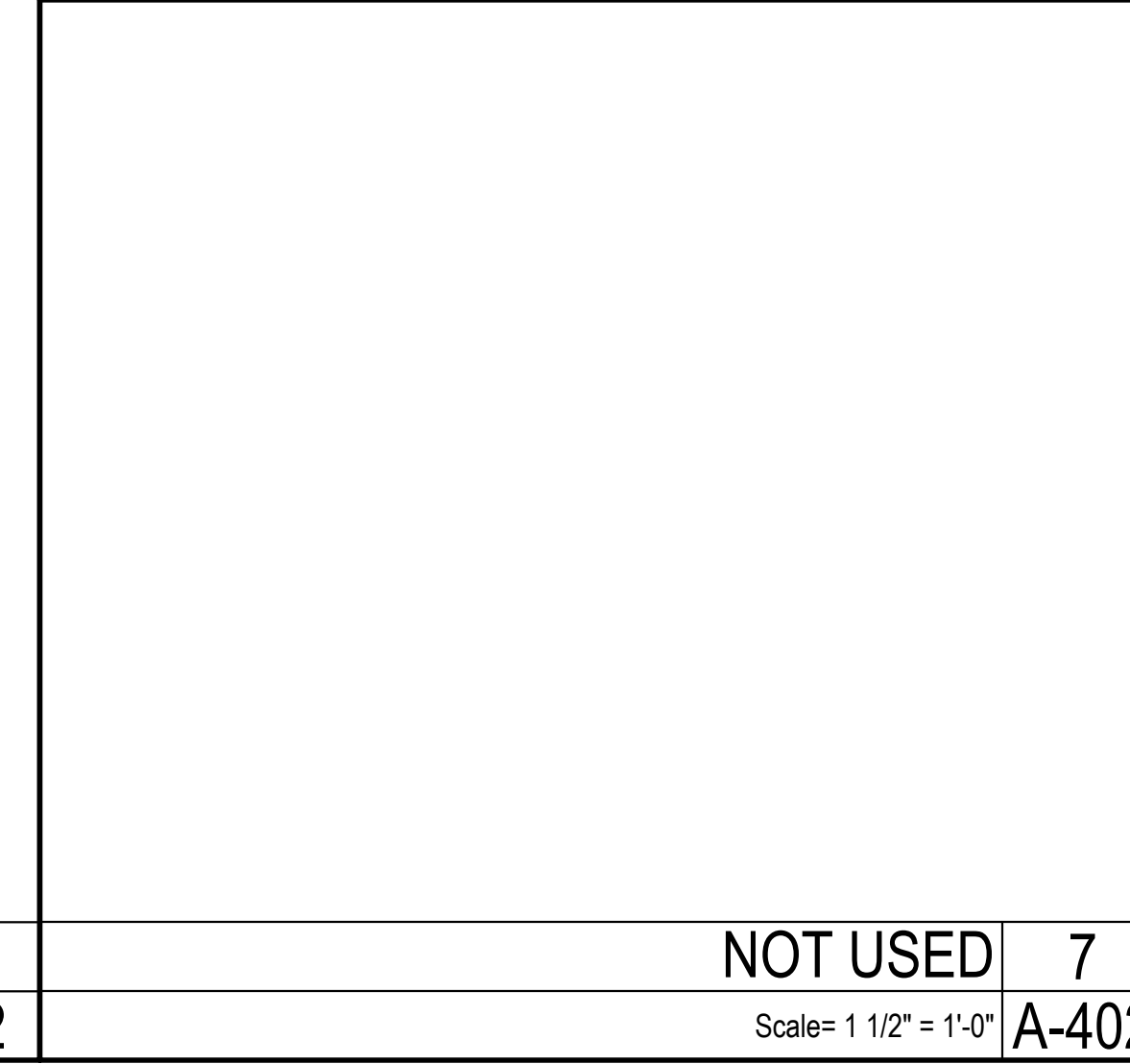
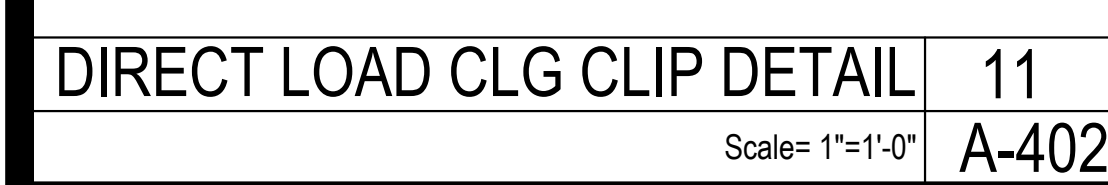
A-201

EXTERIOR  
PATIO

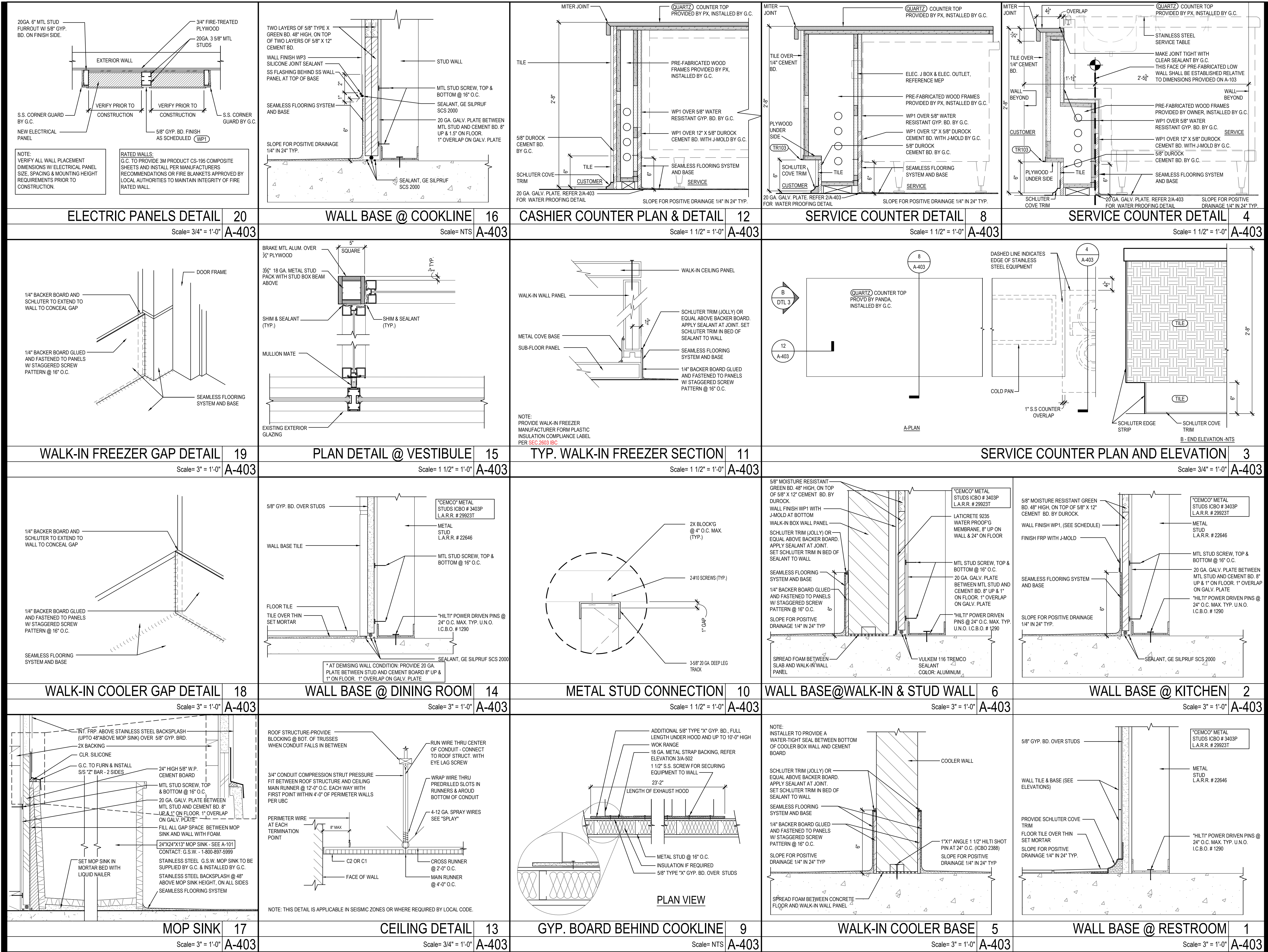
TRUE WARM & WELCOME 2300 R6 RR

CONSTRUCTION SET 01-16-2023









PANDA EXPRESS, 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:

LANDLORD REVIEW	03-04-2022
FINAL LANDLORD REV.	06-20-2022
PERMIT	07-19-2022
BID SET	10-06-2022
CONSTRUCTION SET	01-16-2023

DRAWN BY: TD

PANDA PROJECT #: D7861  
ARCH PROJECT #: JCDT21-0268

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect/engineer under the laws of the State of Maryland, license number 20249, expiration date 2/10/2024.

**NORR**  
ARCHITECTS PLANNERS

PANDA EXPRESS

TRUE WARM & WELCOME  
10300 Mill Run Circle  
Owings Mills, MD 21117

**A-403**

ARCHITECTURAL  
DETAILS

TRUE WARM & WELCOME 2300 R6 RR

CONSTRUCTION SET

01-16-2023







PROVIDE AT METALLIC SIGN OVER EACH STOREFRONT DOOR STATING: "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS." LETTERS SHALL BE LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND. THE SIGN SHALL BE INSTALLED BY THE GENERAL CONTRACTOR ON THE STOREFRONT ALUMINUM HEADER FRAME.

18. ALL NEW PRIMARY ENTRANCES TO THE BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY DISABLED.

19. ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PLACES. GENERAL CONTRACTOR SHALL PROVIDE STANDARD SIGNAGE. CALIFORNIA REQUIRES ISA (INTERNATIONAL SYMBOL OF ACCESSIBILITY) AT ALL ACCESSIBLE ENTRANCES.

20. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET - 8 INCHES IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF DOORWAY IS NOT LESS THAN 32-INCHES

21. WHERE PAIR OF DOORS IS UTILIZED AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32-INCHES WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

22. LATCHING AND LOCKING DEVICES THAT ARE HAND ACTIVATED AND WHICH ARE IN PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY VERIST TYPE HARDWARE, THAT DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF WRIST TO OPERATE. PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. REFER TO SECTION 404.2.7 OF IBC

23. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34-INCHES MINIMUM AND 48" ABOVE THE FLOOR. (34-INCHES TO 44-INCHES FOR CALIFORNIA ONLY)

24. THE FLOOR AND LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH OF 40-INCHES IN THE DIRECTION OF TRAVEL AND THE LENGTH OF 48-INCHES IN OPPOSITE DIRECTION OF TRAVEL. SEE DIAGRAM "MANEUVERING CLEARANCE"

25. THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24-INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18-INCHES PAST THE STRIKE EDGE FOR THE INTERIOR DOORS.

26. THE FLOOR OR LANDING SHALL BE NOT MORE THAN  $\frac{1}{4}$ " LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN  $\frac{1}{4}$ " AND  $\frac{1}{2}$ " SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2

27. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRIP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSHED SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

28. A NARROW FRAME WITH A BEVELED TOP (30 DEGREES MAX BEVEL TO VERTICAL PLANE) INSTALLED AT THE BOTTOM OF THE GLASS DOOR (WITH NO SIDE FRAMES) MAY BE USED IN LIEU OF PROVIDING THE REQUIRED 10" UNINTERRUPTED SURFACE AT THE BOTTOM OF THE DOOR.

29. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS, WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT EXCEED 15 LBS.

## CORRIDORS AND AISLE:

30. FLOOR SURFACES SHALL BE SLIP-RESISTANT

31. EVERY PORTION OF EVERY BUILDING IN WHICH ARE INSTALLED SEATS, TABLES, MERCHANDISE, EQUIPMENT OR SIMILAR MATERIALS SHALL BE PROVIDED WITH AISLES LEADING TO AN EXIT.

32. EVERY AISLE SHALL BE NOT LESS THAN 3 FEET WIDE IF SERVING ONLY ONE SIDE, AND NOT LESS THAN 3 FEET 8 INCHES WIDE IF SERVING BOTH SIDES. SUCH MINIMUM WIDTH SHALL BE ASSURED BY THE POINT FARTHEST FROM AN EXIT. CROSS AISLE OR FOYER AND SHALL BE INCREASED BY 1-1/2" INCHES FOR EACH 5 FEET IN LENGTH TOWARD THE EXIT. CROSS AISLE OR FOYER WITH CONTINENTAL SEATING SIDE AISLES SHALL BE NOT LESS THAN 44 INCHES IN WIDTH.

## SANITARY FACILITIES:

33. ACCESSIBLE SIGN CONTAINING TACTILE CHARACTER IS PROVIDED AT DOOR. THE SIGN SHALL BE ALONGSIDE THE DOOR ON LATCH SIDE AND AT DOUBLE DOORS, THE SIGN SHALL BE RIGHT OF THE RIGHT HANDED DOOR. THE SIGN CONTAINING TACTILE CHARACTERS SHALL HAVE 18" MINIMUM BY 18" MINIMUM SPACE ON THE FLOOR CENTERED ON SIGN. THE SIGN TACTILE CHARACTER SHALL BE 48" MINIMUM TO THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60" MAXIMUM TO THE BASELINE OF THE HIGHEST TACTILE CHARACTER ABOVE FLOOR.

34. CLEARANCE AROUND THE WATER CLOSET SHALL BE 60" MINIMUM MEASURED PERPENDICULAR FROM THE SIDEWALL, AND 56" MINIMUM MEASURED PERPENDICULAR FROM FINISH FLOOR. 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 39-INCHES MEASURED TO THE TOP OF TOILET SEAT.

38. TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREA'S. NO MORE THAN 44-INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.

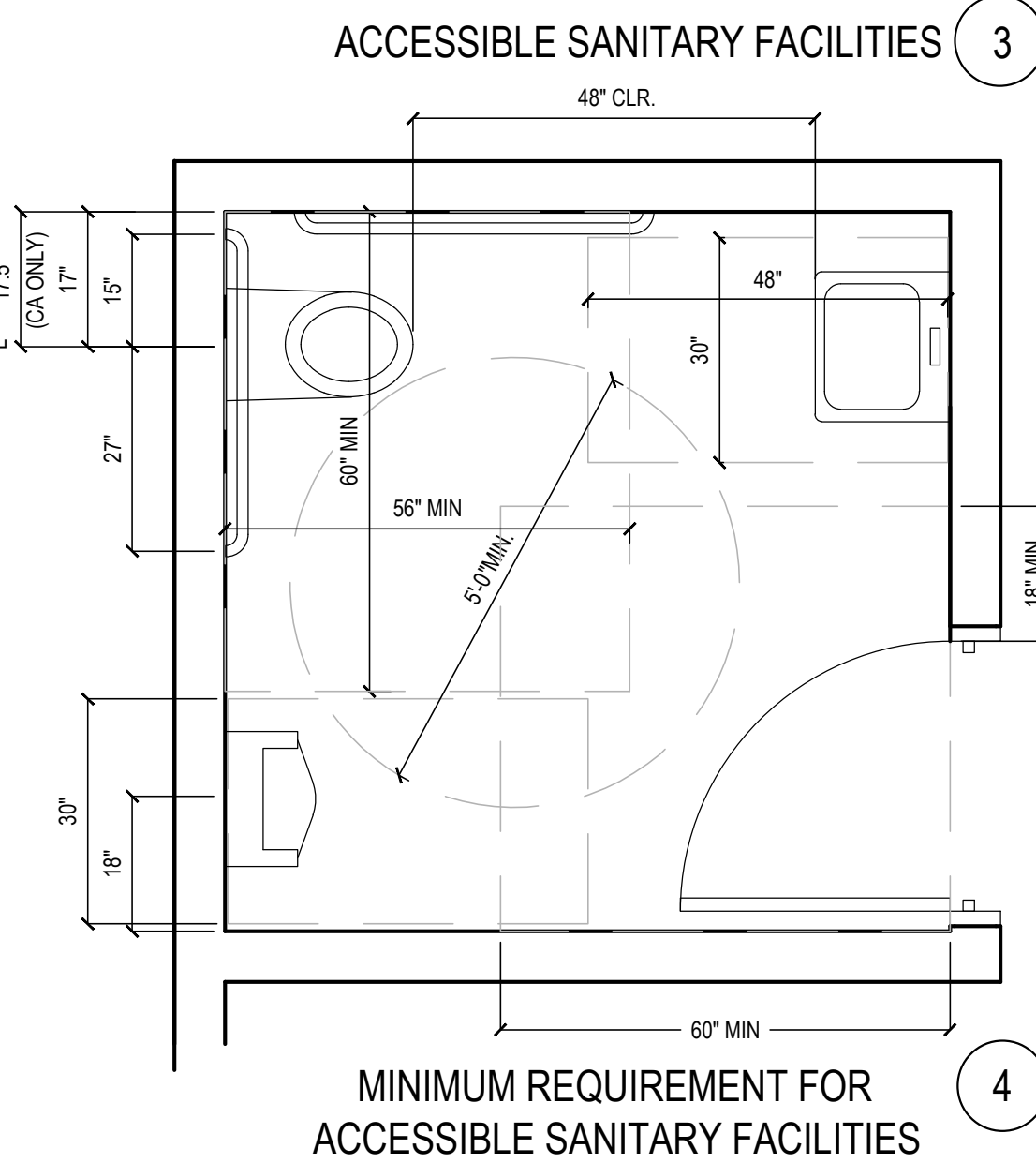
39. WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR SPACE 30-INCHES WIDE X 48-INCHES LONG IN FRONT OF THE URINAL.

40. WHEN MORE THAN ONE URINAL IS PROVIDED, AT LEAST ONE SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17" MAXIMUM ABOVE THE FINISH FLOOR. URINALS SHALL BE 13-1/2" DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE.

41. A CLEAR FLOOR FORWARD APPROACH, AND KNEE AND TOE CLEARANCE SHALL BE PROVIDED. A SPACE 30-INCHES MINIMUM WIDE X 48-INCHES MINIMUM LONG SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR SHALL ADJOIN AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER CLEAR FLOOR SPACE. SUCH CLEAR FLOOR SPACE SHALL BE PERMITTED TO INCLUDE: KNEE AND TOE CLEARANCE UNDERNEATH THE LAVATORY.

42. LAVATORIES SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34-INCHES MAXIMUM ABOVE THE FINISH FLOOR.

43. TOE CLEARANCE: SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR AND 9-INCHES ABOVE THE FINISH FLOOR SHALL BE CONSIDERED TOE CLEARANCE. TOE CLEARANCE SHALL EXTEND 17-INCHES MINIMUM TO 25-INCHES MAXIMUM UNDER AN ELEMENT WITH A WIDTH OF 30-INCHES MINIMUM. SPACE EXTENDING GREATER THAN 6-INCHES BEYOND THE AVAILABLE KNEE CLEARANCE AT 9-INCHES ABOVE THE FINISH FLOOR SHALL NOT BE CONSIDERED TOE CLEARANCE.



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 FORWARD APPROACHED AND UNOBSTRUCTED SIDE REACH AND 48-INCHES MAX IF SIDE APPROACHED WITH 10" MAX OBSTRUCTED AND 48" MAX WITH 24" MAX OBSTRUCTION.

61. SIDE APPROACH TELEPHONES REQUIRE THAT THE ENCLOSURE OVERHANG BE NO MORE THAN 19-INCHES AND BE AT LEAST 27-INCHES FROM THE FLOOR.

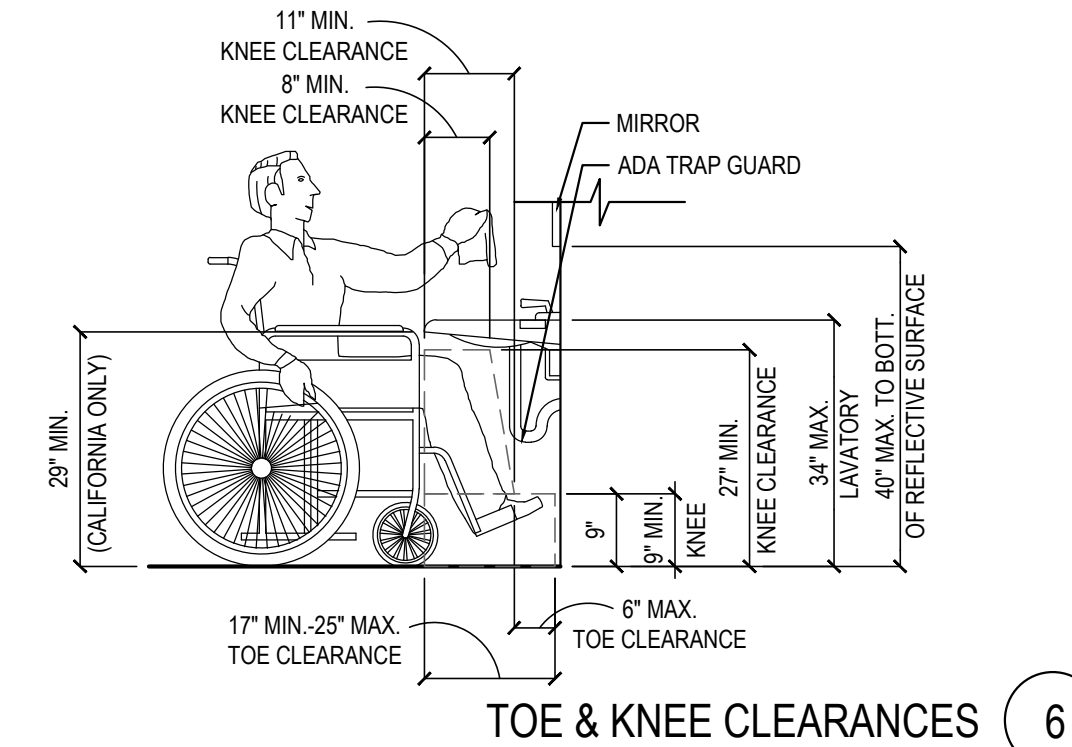
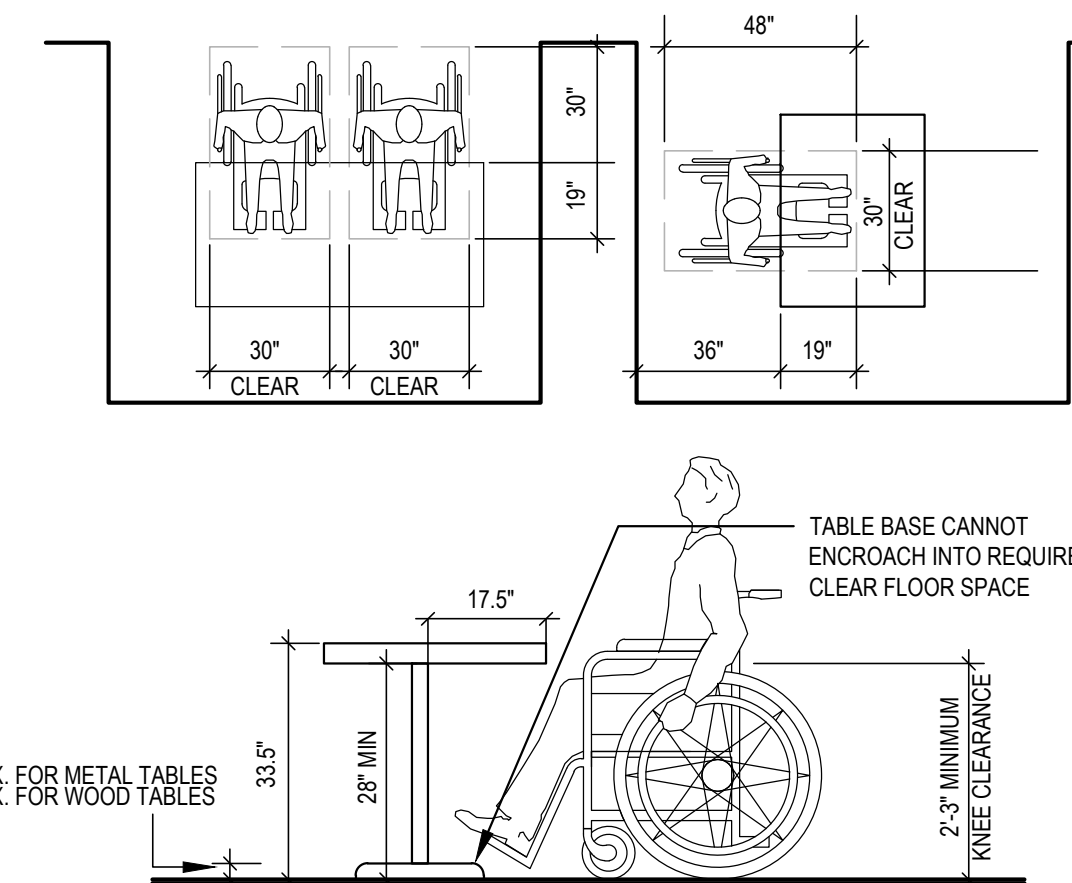
62. THE CORD FROM THE TELEPHONE TO THE HANDSET SHALL BE AT LEAST 29-INCHES LONG.

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

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

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



TO AND VISIBLE FROM EACH STALL, OR SPACE CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 7 SQUARE INCHES IN AREA. IT SHALL BE IN PATH OF VIEW. THE SIGN SHALL BE SET AT A MINIMUM OF 4 INCHES FROM THE BOTTOM OF THE STALL OR SPACE. THE WORKING SURFACE SHALL BE WHITE. ADDITIONAL SIGN SHALL ALSO BE POSTED AT ENTRANCE TO OFF-STREET PARKING FACILITY OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL NOT BE LESS THAN 12-INCHES BY 6-INCHES IN SIZE WITH LETTERING NOT LESS THAN 1-INCH IN HEIGHT.

TO DETECT 4/1/08

ON KITCHEN, SINKS, FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVER, OPERATED, OR PUSH-TO-RELEASE TYPE CONTROLS SHALL BE USED. THE FAUCET SHALL BE OF THE STANDARD DESIGN. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS FOR AT LEAST 10 SECONDS.



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.


LANDLORD REVIEW	03-04-2022
FINAL LANDLORD REV.	06-20-2022
PERMIT	07-19-2022
BID SET	10-06-2022
CONSTRUCTION SET	01-16-2022

PANDA PROJECT #: D7861  
ARCH PROJECT #: JCDT21-0268

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect/ engineer under the laws of the State of Maryland, license number 20249, expiration date 2/10/2024



TRUE WARM & WELCOME  
10300 Mill Run Circle  
Owings Mills, MD 21117

A-406

## HANDICAPPED NOTES AND DETAILS

TRUE WARM & WELCOME 2300 R6 RR





**REVISIONS:**


ISSUE DATE:		
	LANDLORD REVIEW	03-04-20
	FINAL LANDLORD REV.	06-20-20
	PERMIT	07-19-20
	BID SET	10-06-20
	CONSTRUCTION SET	01-16-20

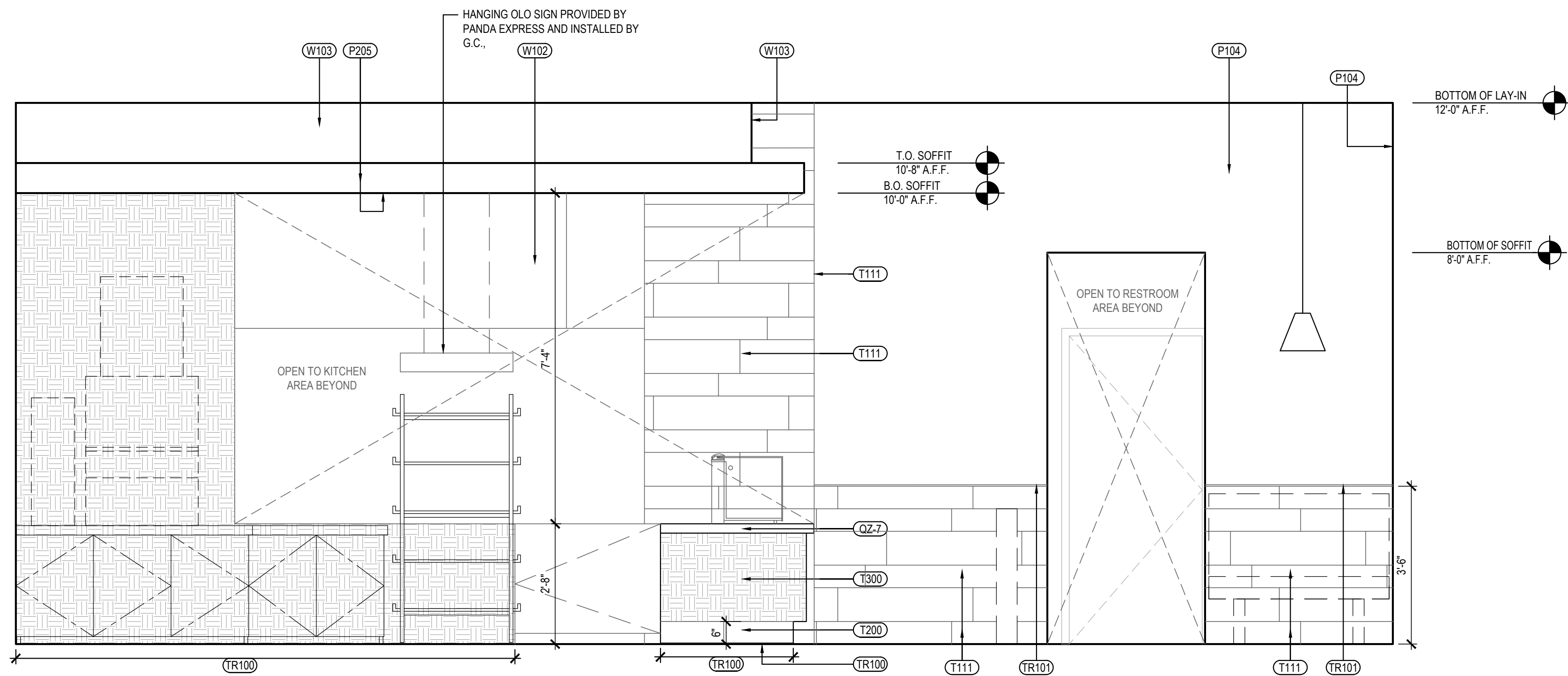
DRAWN BY:	TD
<div></div>	
PANDA PROJECT #:	D7861
ARCH PROJECT #:	JCDT21-0268

**NORR**  
ARCHITECTS ENGINEERS PLANNERS

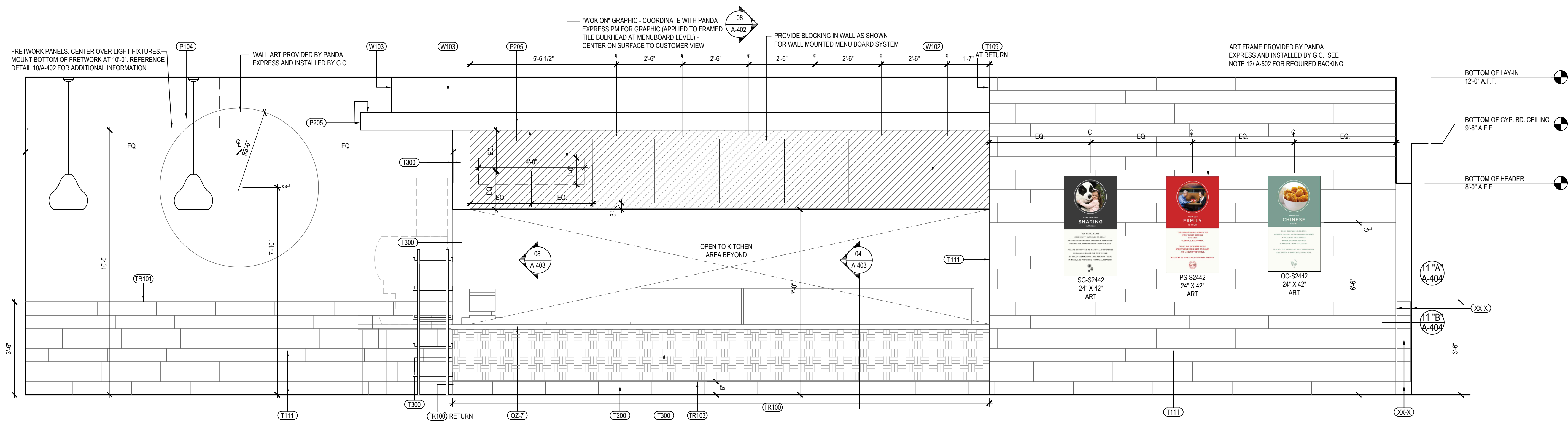
**PANDA EXPRESS**  
TRUE WARM & WELCOME  
10300 Mill Run Circle  
Owings Mills, MD 21117

# A-500

TRUE WARM & WELCOME 2300 R6 RR



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

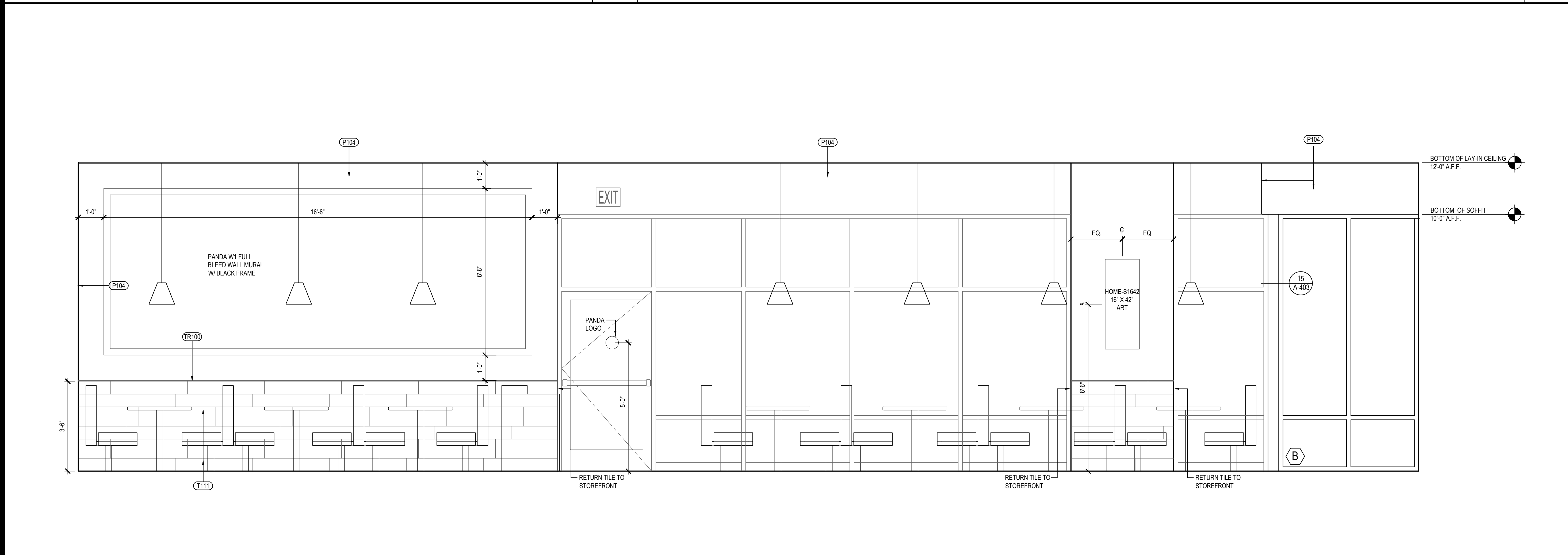
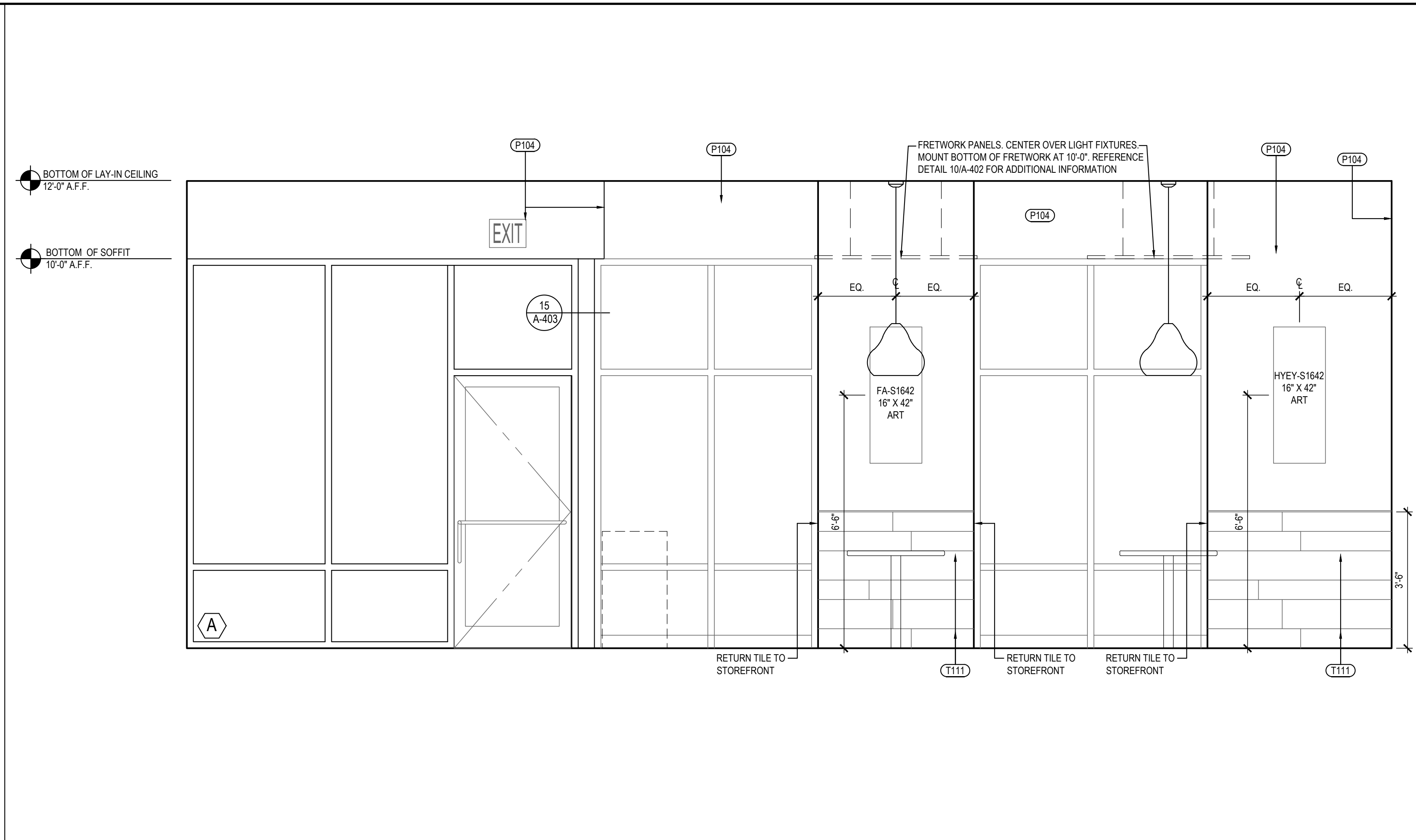
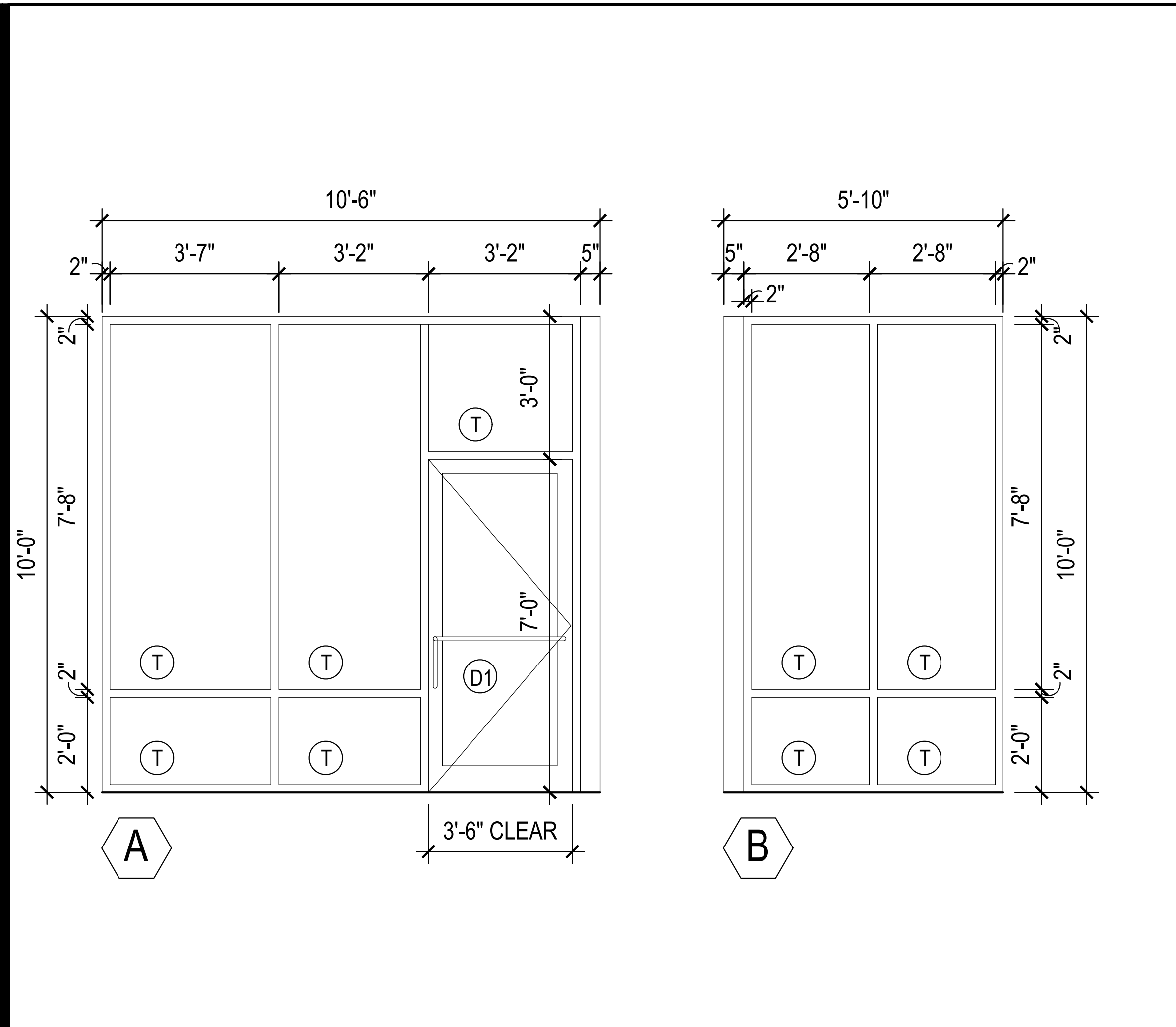


DINING ROOM ELEVATION	1
Scale= 1/2" = 1'-0"	A-500

## CONSTRUCTION SET

01-16-2023  



PANDA EXPRESS, INC.  
1683 Walnut Grove Ave.  
Rosemead, California  
91770  
Telephone: 626.799.9898  
Facsimile: 626.372.8268

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:	
LANDLORD REVIEW	03-04-2022
FINAL LANDLORD REV.	06-20-2022
PERMIT	07-19-2022
BID SET	10-06-2022
CONSTRUCTION SET	01-16-2023

DRAWN BY: TD

PANDA PROJECT #: D7861  
ARCH PROJECT #: JCOT21-0268

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect/engineer under the laws of the State of Maryland, license number 20249, expiration date 2/10/2024.

**NORR**  
ARCHITECTS • INTERIORS • PLANNING

**PANDA EXPRESS**  
TRUE WARM & WELCOME  
10300 Mill Run Circle  
Owings Mills, MD 21117

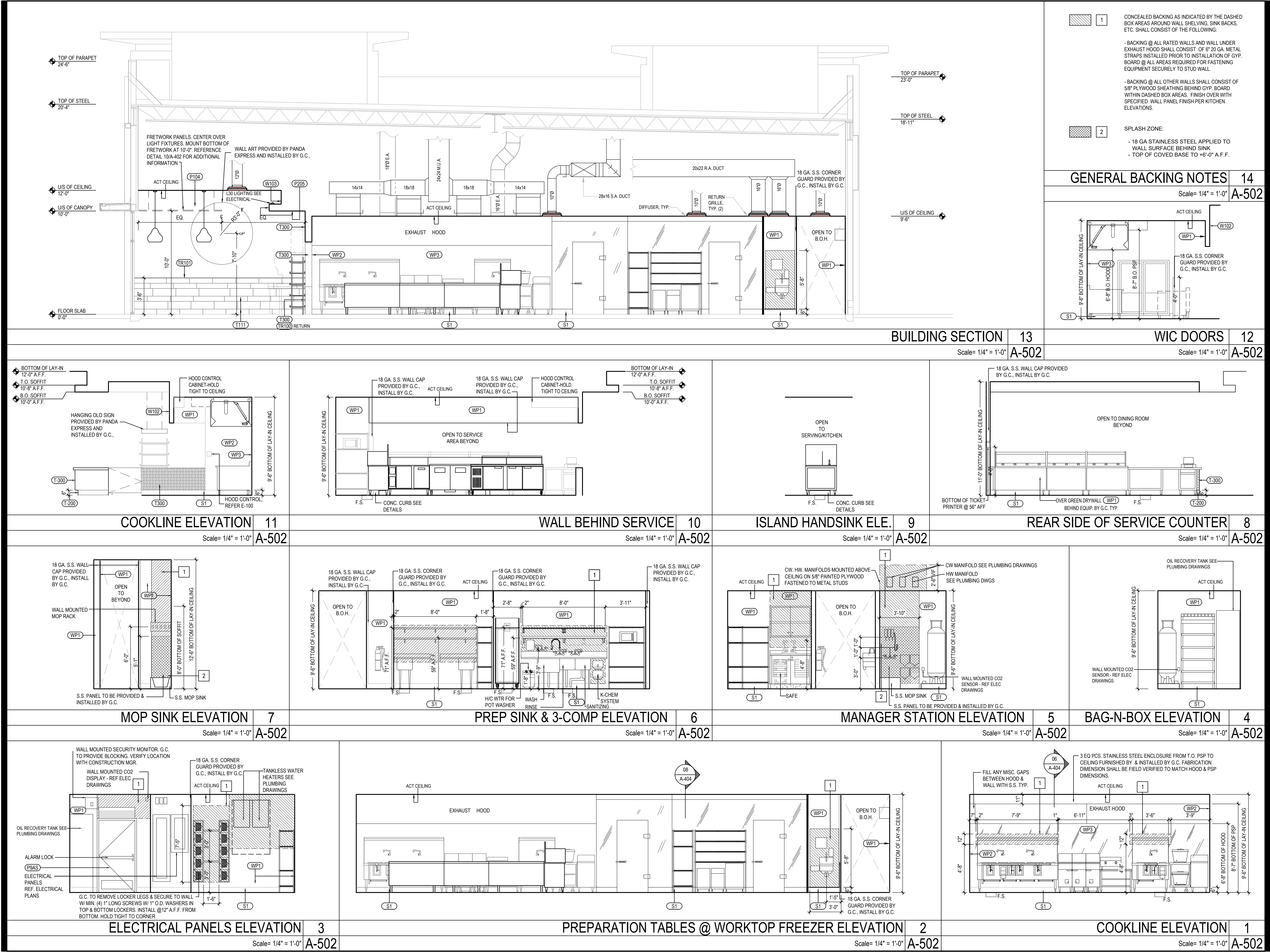
**A-501**  
INTERIOR ELEVATIONS

TRUE WARM & WELCOME 2300 R6 RR

CONSTRUCTION SET

01-16-2023





PANDA EXPRESS, 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:

HEALTH RESPONSE 1 2022-11-30

ISSUE DATE:

LANDLORD REVIEW 03-04-2022  
FINAL LANDLORD REV. 06-20-2022  
PERMIT 07-19-2022  
BID SET 10-06-2022  
CONSTRUCTION SET 01-16-2023

DRAWN BY: TD

PANDA PROJECT #: D7861  
ARCH PROJECT #: JCDT21-0268

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect/engineer under the laws of the State of Maryland, license number 20249, expiration date 2/10/2024.

**NORR**  
ARCHITECTS PLANNERS

PANDA EXPRESS  
TRUE WARM & WELCOME  
10300 Mill Run Circle  
Owings Mills, MD 21117

**A-502**

KITCHEN ELEVATIONS

TRUE WARM & WELCOME 2300 R6 RR

CONSTRUCTION SET

01-16-2023



