

LEGEND

Proposed Line Types and Symbols shown. Existing Line Types and Symbols shall be the same, but screened, unless designated otherwise by the inclusion of a survey by others.

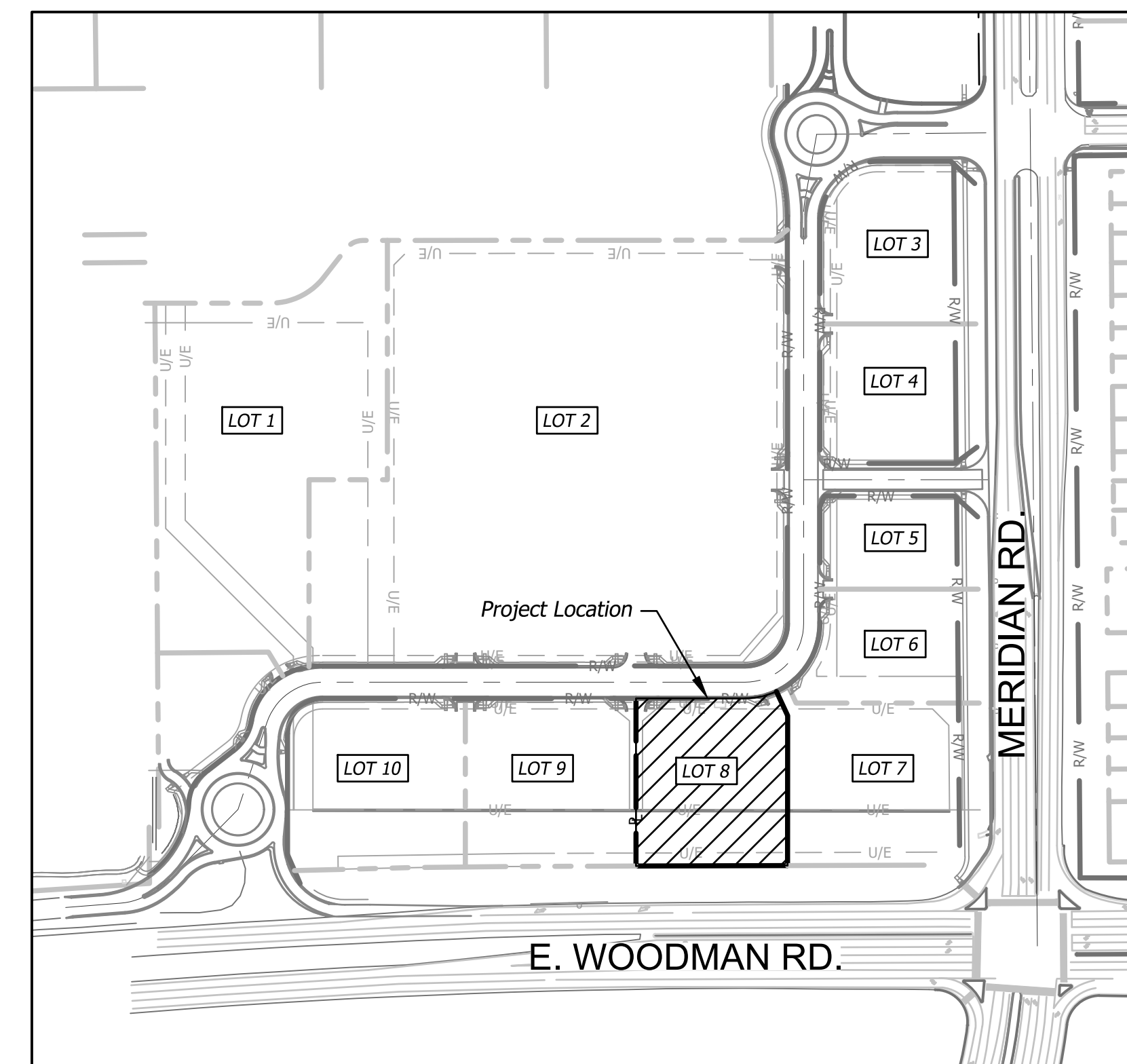
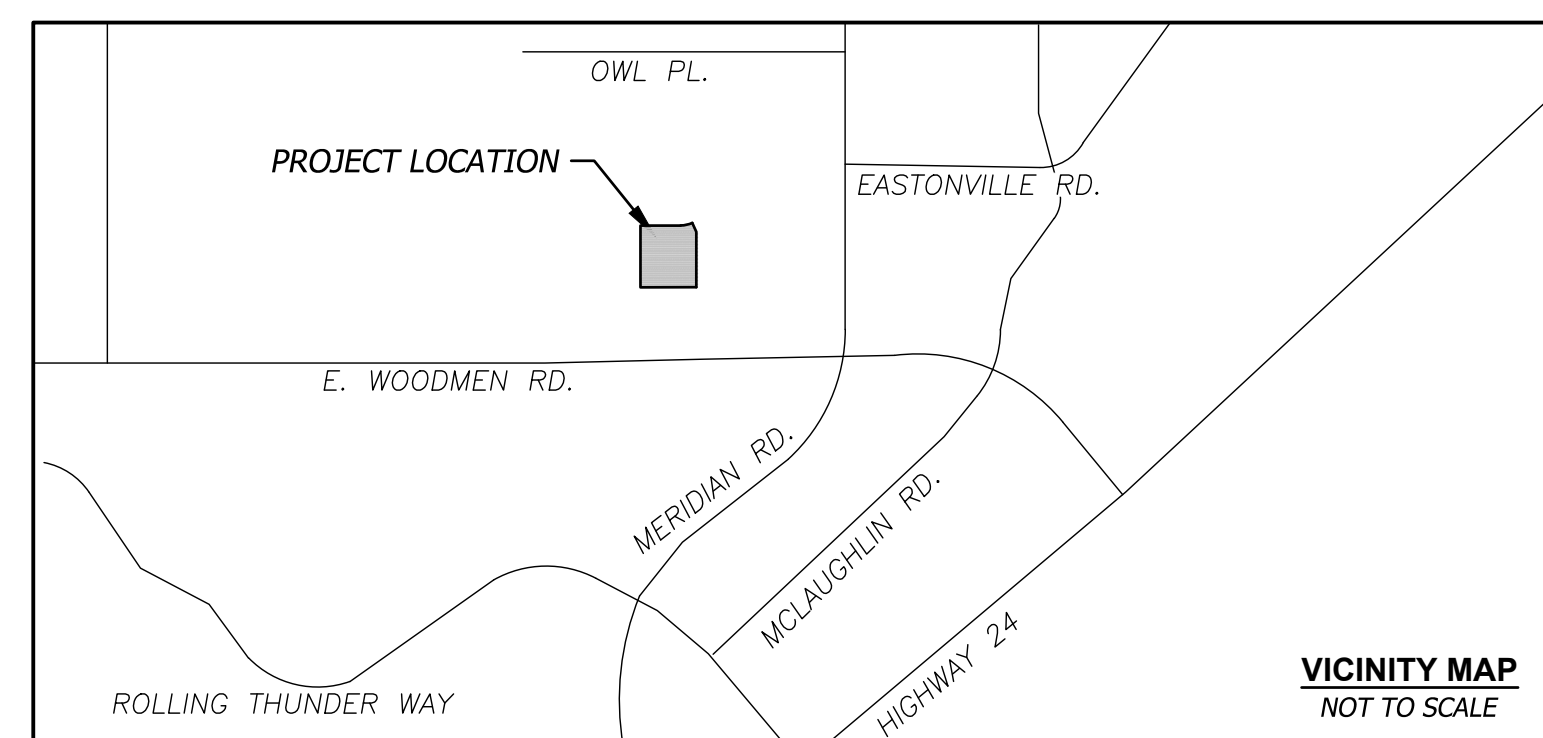
●	Set Survey Monument	— STH —	Storm Sewer Line
■	Set Survey Monument (in concrete)	— STH —	Storm Sewer Manhole
○	Found Survey Monument	○	Curb Inlet
○ (O.U.)	Found Survey Monument in Box Origin Unknown	○	Field Inlet
○	Found Right-of-Way Marker	□	Junction Box
▲	Control Point	□	Grate Inlet
▲	Benchmark	○	Grate Inlet (Round/Domed)
■	Set Hub	—	End Section
— OHC —	Overhead Utility Line(s)	—	Headwall
— UEL —	Underground Electric Line	—	Down Spout
— UEL —	Underground Electric Line Marker	— RD —	Roof Drain
— UEL —	Underground KCP&L Line (e.g.)	— CMP —	Corrugated Metal Pipe
— UEL —	Utility Pole	— CMP —	Corrugated Metal Arch Pipe
— UEL —	Utility Pole with Transformer	— CPP —	Corrugated Plastic Pipe
— UEL —	Guy Anchor	— HDPE —	High Density Polyethylene Pipe
— UEL —	Utility Pole w/Light & arm	— RCP —	Reinforced Concrete Pipe
— UEL —	Street Light Pole w/ arm	— RCP —	Reinforced Concrete Arch Pipe
— UEL —	Street Light Pole (14')	— RCB —	Reinforced Concrete Box
— UEL —	Electric Pedestal (above ground)	— FES —	Flared End Section
— UEL —	Electric Meter	— ~ —	Pipe Continues-Outlet or Source Not Found or Not Surveyed
— UEL —	Electric Access Vault (underground)	— W —	Water Line
— UEL —	Electric Access Box (mounted)	— VS —	Water Service Line
— UEL —	Electric Manhole	— UEL —	Underground Water Line Marker
— UEL —	Electric Pull Box (underground)	— UEL —	Water Valve
— UEL —	Transformer (pad mounted)	— UEL —	Fire Hydrant
— UEL —	Yard Light	— UEL —	Fire Hydrant Assembly
— UEL —	Air Conditioner Unit	— UEL —	Water Meter
— W —	Water Line	— UEL —	Water Manhole
— VS —	Water Service Line	— UEL —	Water Vault (underground)
— UEL —	Underground Water Line Marker	— UEL —	Sprinkler Control Box
— UEL —	Water Valve	— UEL —	Sprinkler Head
— UEL —	Fire Hydrant	— UEL —	Yard Hydrant
— UEL —	Fire Hydrant Assembly	— UEL —	Backflow Valve (BFV)
— UEL —	Water Meter	— UEL —	Backflow Preventer (BFP)
— UEL —	Water Manhole	— UEL —	Blow-Off Assembly
— UEL —	Water Vault (underground)	— GAS —	Gas Line
— UEL —	Sprinkler Control Box	— GS —	Gas Service Line
— UEL —	Sprinkler Head	— SPBE —	Underground Spire Line (e.g.)
— UEL —	Yard Hydrant	— UEL —	Underground Gas Line Marker
— UEL —	Backflow Valve (BFV)	— UEL —	Gas Manhole or Access Lid
— UEL —	Backflow Preventer (BFP)	— UEL —	Gas Valve
— UEL —	Blow-Off Assembly	— UEL —	Regulator Unit
— GAS —	Gas Line	— UEL —	Gas Meter
— GS —	Gas Service Line	— UEL —	Casing Vent
— SPBE —	Underground Spire Line (e.g.)	— UEL —	Underground Pipe Line (High Capacity)
— UEL —	Underground Gas Line Marker	— UEL —	Underground Pipe Line Marker
— UEL —	Gas Manhole or Access Lid	— UGT —	Underground Telephone Line
— UEL —	Gas Valve	— UGT —	Underground AT&T Line (e.g.)
— UEL —	Regulator Unit	— UGT —	Underground Telephone Line Marker
— UEL —	Gas Meter	— UGT —	Telephone Pedestal (above ground)
— UEL —	Casing Vent	— UGT —	Telephone Manhole
— UEL —	Underground Pipe Line (High Capacity)	— UGT —	Telephone Access Vault (underground)
— UEL —	Underground Pipe Line Marker	— UGT —	Telephone Access Box (mounted)
— UGT —	Underground Telephone Line	— UGT —	Underground Fiber Optic Line
— UGT —	Underground AT&T Line (e.g.)	— UGT —	Underground Fiber Optic Line Marker
— UGT —	Underground Telephone Line Marker	— UGT —	Fiber Optic Pedestal
— UGT —	Telephone Pedestal (above ground)	— UGT —	Fiber Optic Manhole
— UGT —	Telephone Manhole	— UGT —	Fiber Optic Vault (underground)
— UGT —	Telephone Access Vault (underground)	— UGT —	Fiber Optic Pedestal on top of Vault
— UGT —	Telephone Access Box (mounted)	— UGT —	Traffic Signal Post w/ Mast Arm
— UGT —	Underground Fiber Optic Line	— UGT —	Pedestrian Signal Pole
— UGT —	Underground Fiber Optic Line Marker	— UGT —	Traffic Control Manhole
— UGT —	Fiber Optic Pedestal	— UGT —	Traffic Control Cabinet
— UGT —	Fiber Optic Manhole	— UGT —	Traffic Control Vault (underground)
— UGT —	Fiber Optic Vault (underground)	— UGTV —	Underground Cable TV Line
— UGT —	Fiber Optic Pedestal on top of Vault	— UGTV —	Underground Spectrum Line (e.g.)
— UGTV —	Underground Cable TV Line	— UGTV —	Underground Cable TV Marker
— UGTV —	Underground Spectrum Line (e.g.)	— UGTV —	Cable TV Pedestal (above ground)
— UGTV —	Underground Cable TV Marker	— UGTV —	Manhole-Unknown Purpose
— UGTV —	Cable TV Pedestal (above ground)	— UGTV —	Grease Trap Access Lid
— UGTV —	Manhole-Unknown Purpose	— UGTV —	Monitoring Well
— UGTV —	Grease Trap Access Lid	— UGTV —	Bore Hole
— UGTV —	Monitoring Well	— UGTV —	Fill Lid (for Underground Tank)
— UGTV —	Bore Hole	— UGTV —	Sanitary Sewer Line
— UGTV —	Fill Lid (for Underground Tank)	— UGTV —	Sanitary Sewer Service Line
— UGTV —	Sanitary Sewer Line	— UGTV —	Sanitary Sewer Manhole
— UGTV —	Sanitary Sewer Service Line	— UGTV —	Clean-out
— UGTV —	Sanitary Sewer Manhole	— UGTV —	Vitrified Clay Pipe
— UGTV —	Clean-out	— UGTV —	Ductile Iron Pipe
— UGTV —	Vitrified Clay Pipe	— UGTV —	Polyvinyl Chloride Pipe
— UGTV —	Ductile Iron Pipe	— UGTV —	Cast Iron Pipe
— UGTV —	Polyvinyl Chloride Pipe	— UGTV —	Underground Utility Line Marker
— UGTV —	Cast Iron Pipe	— UGTV —	Metal Guard Rail or Handrail
— UGTV —	Underground Utility Line Marker	— UGTV —	Flag Pole
— UGTV —	Metal Guard Rail or Handrail	— UGTV —	Satellite Dish
— UGTV —	Flag Pole	— UGTV —	Mailbox
— UGTV —	Satellite Dish	— UGTV —	Concrete or Metal Bollard
— UGTV —	Mailbox	— UGTV —	Wood Bollard or Wood Post
— UGTV —	Concrete or Metal Bollard	— UGTV —	
— UGTV —	Wood Bollard or Wood Post	— UGTV —	

LEGAL DESCRIPTION

LOT 8, FALCON MARKETPLACE, IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

GENERAL NOTES

- All work in public easement and Right-of-Way shall be installed per the requirements and specifications of the County of El Paso, Colorado.
- The Contractor shall be required to obtain all Federal, State, and Local permits required for this project prior to commencing construction.
- Any work adjacent to or crossing existing streets requires proper traffic control devices. Traffic control devices shall be placed in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).
- The contractor shall be required to demolish, remove and dispose of all existing structures, pavements, and features necessary to construct the improvements shown hereon. Any waste materials generated during construction shall be removed from the site by the Contractor and disposed of in accordance with all local, State, and Federal regulations governing such disposal.
- The contractor shall prevent any trash, debris, or liquid wastes from being disposed of in sanitary sewers, storm sewers, or open drainage systems.
- The Contractor shall be solely responsible to protect adjacent property, structures, and other improvements from damage during construction. In the event of damage to adjacent property, structures, or improvements, the contractor shall repair or replace such damage to the Owner's satisfaction at the Contractor's expense.
- Contractors at the site shall be solely responsible for jobsite safety for all aspects of work shown hereon.
- All work and materials used in the construction of the improvements shown hereon shall comply with all referenced standards, specifications, and plan notes.
- All buildings are shown as a reference only. All buildings shall be located and constructed per the Architectural drawings prepared by others.
- Contractor shall be responsible for contacting all utility companies for field locations of underground utilities affected by the contract. All existing utilities indicated on these plans are according to the best information available to the engineer; however, all utilities actually existing may not be shown. Utilities damaged through the negligence of the contractor to obtain the location of same shall be repaired or replaced at the expense of the contractor.
- Coordinate with facility representative as to when construction activities may be performed to work with the operations of the facility.
- Any and all hazards shall be properly identified and barricaded from access during all non-construction periods.
- Unless specified otherwise, all construction shall meet the requirements of the Colorado Department of Transportation (CDOT) Standard Specifications, except as modified by these plans.
- Private Erosion & Sediment Control inspections are required in accordance with NPDES schedule and requirements.
- A Right-of-Way permit is required from the El Paso County, Colorado Public Works Department for any work within the public right-of-way.



Approved
By: Kevin Mastin
Date: 07/19/2022
El Paso County Planning & Community Development

SITE MAP
1"=200'

PCD FILE #PPR2137

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REVISIONS:

ISSUE DATE:

1ST PERMIT/BID SET 07-15-2021

DRAWN BY: JA

PANDA PROJECT #: S8-22-D8137

PANDA STORE #: -

ARCH PROJECT #: 20044.016

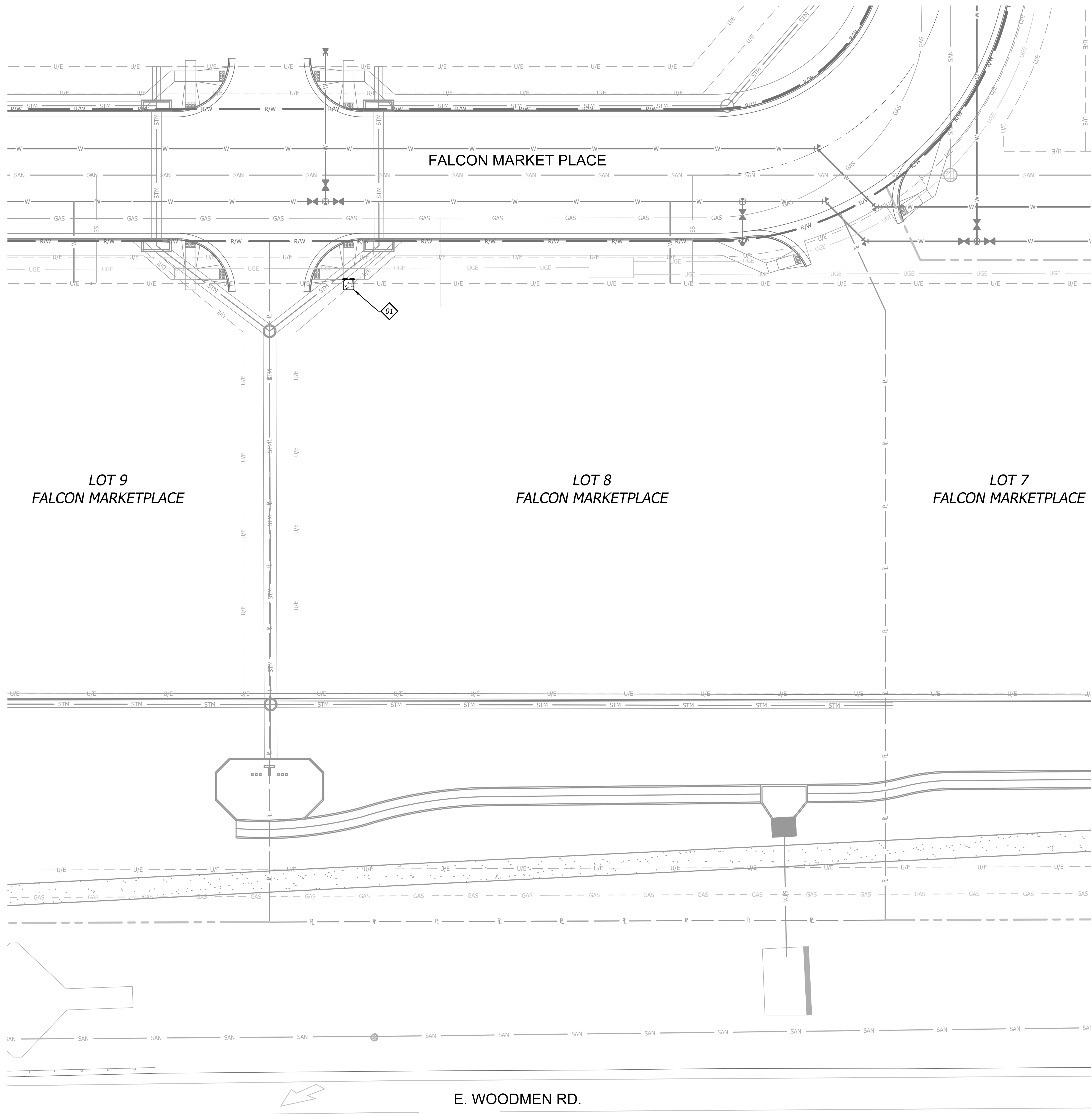


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GENERAL INFORMATION

C0.1



GENERAL NOTES

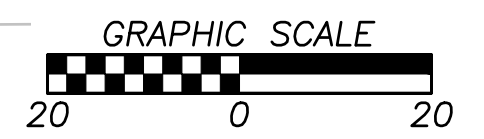
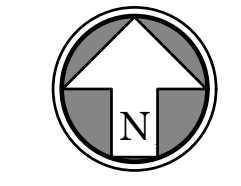
1. All materials shall be removed and disposed of off-site. It is the contractors responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.
2. All protection fencing shall be installed prior to demolition/construction activity.
3. Contractor shall verify location of all utilities prior to any excavation or construction activity.

DEMOLITION NOTES

- 01 REMOVE & DISPOSE OF 4'x4' SLAB OF CONCRETE SIDEWALK.

DEMOLITION LEGEND

- SAW CUT LINE
- [Hatched Box] CONCRETE SIDEWALK TO BE REMOVED



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REVISIONS:

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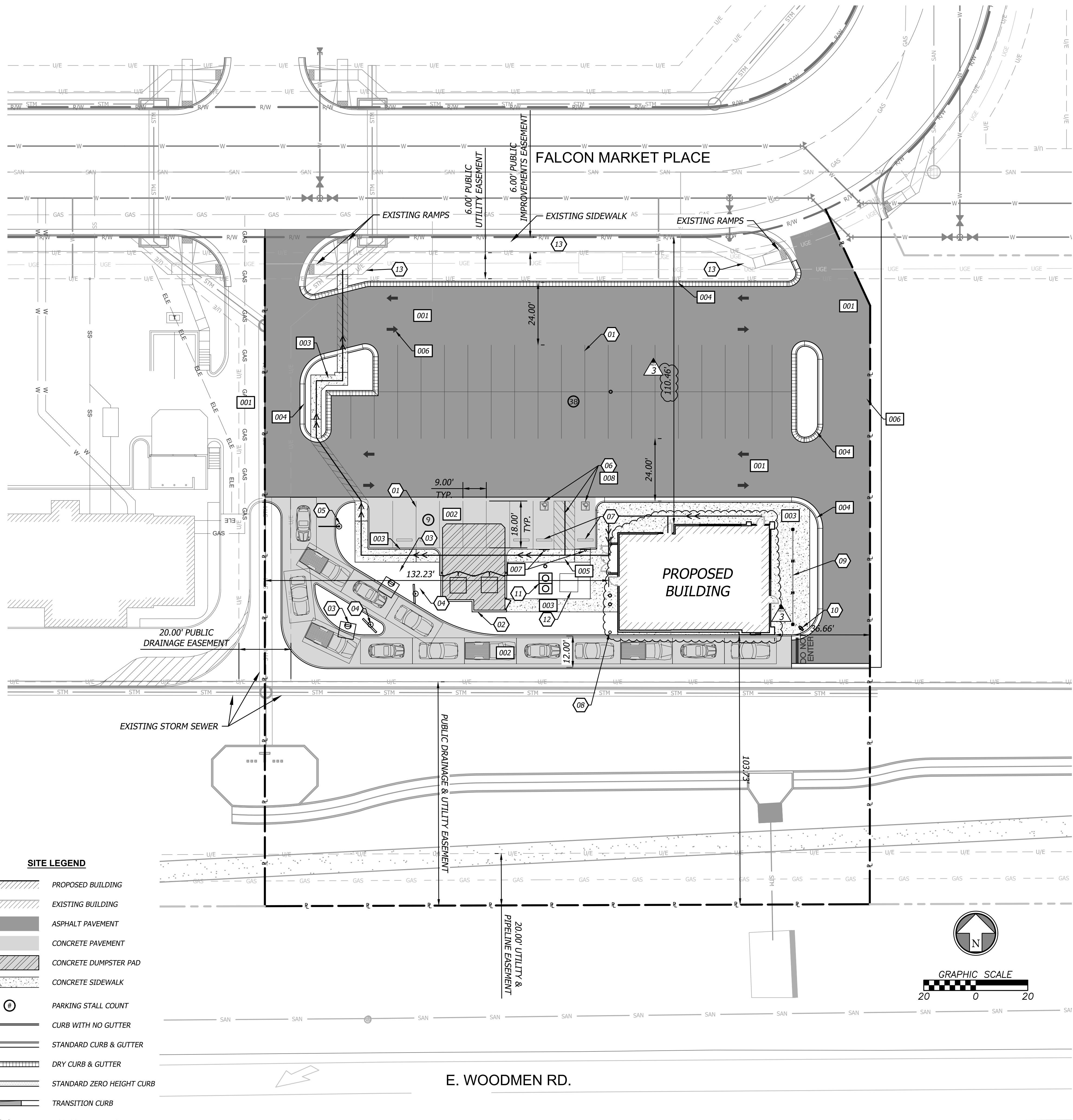
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DEMOLITION PLAN

C1.0

PERMIT/BID SET 07-15-2021



SITE DATA

SITE AREA:	1.37 AC 59,816 SF
PARKING, DRIVES, WALKS AREA:	31,119 SF (52.0%)
LANDSCAPE AREAS:	26,316 SF (44.0%)
BUILDING AREA:	2,381 SF (4.0%)

EXISTING LAND USE: VACANT PAD SITE
PROPOSED LAND USE: FAST FOOD RESTAURANT

PARKING PROVIDED:	45 STANDARD 2 HANDICAP (1 VAN)
PARKING REQUIRED:	24
STANDARD STALLS: (1 SPACE PER 100 SF BUILDING SPACE)	
ADA STALLS: (BASED ON 45 STALLS)	2

APPLICANT/DEVELOPER
 PANDA EXPRESS, INC.
 1683 WALNUT GROVE AVE
 ROSEMEAD, CA 91770
 P (303) 335-5701
 CONTACT: ALEX PHELPS
 EMAIL: ALEX.PHELPS@PANDARG.COM

CIVIL ENGINEER
 BRUNGARDT HONOMICHL & COMPANY, P.A.
 7101 COLLEGE BOULEVARD, SUITE 400
 OVERLAND PARK, KANSAS 66210
 P (913) 663-1900
 CONTACT: KURT YODER, PE
 EMAIL: KURT.YODER@IBHC.COM

PROPERTY INFORMATION
 7545 FALCON MARKET PLACE
 FALCON, CO

LOT 8, FALCON MARKETPLACE, IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

PROPERTY TAX SCHEDULE NUMBER: 5301403004

ZONING
 CR (COMMERCIAL REGIONAL)

- CONSTRUCTION NOTES**
- 01 LEAD FREE, WATER-BORNE, EMULSION, LATEX BASED WHITE TRAFFIC PAINT FOR PARKING LOT STALL STRIPING (TYP.).
 - 02 DUMPSTER AND SCREENING ENCLOSURE
 - 03 SPEAKER BOX, REFER TO ARCHITECTURAL PLANS
 - 04 MENU BOARD, REFER TO ARCHITECTURAL PLANS
 - 05 DRIVE THRU CLEARANCE BAR, REFER TO ARCHITECTURAL PLANS
 - 06 ADA PARKING AREA. 2% MAXIMUM SLOPE IN ANY DIRECTION.
 - 07 7 FT RUBBER WHEEL STOPS
 - 08 INSTALL BOLLARD BEHIND CURB AND 3 FT FROM BUILDING TO PROTECT GAS METER AND BUILDING.
 - 09 PATIO RAILING. SEE ARCHITECT'S PLANS FOR DESIGN.
 - 10 DO NOT ENTER/THANK YOU SIGN. SEE ARCHITECT'S PLANS FOR DESIGN.
 - 11 PROPOSED GREASE INTERCEPTOR
 - 12 PROPOSED TRANSFORMER
 - 13 SIDEWALK AND RAMPS PROPOSED BY DEVELOPER

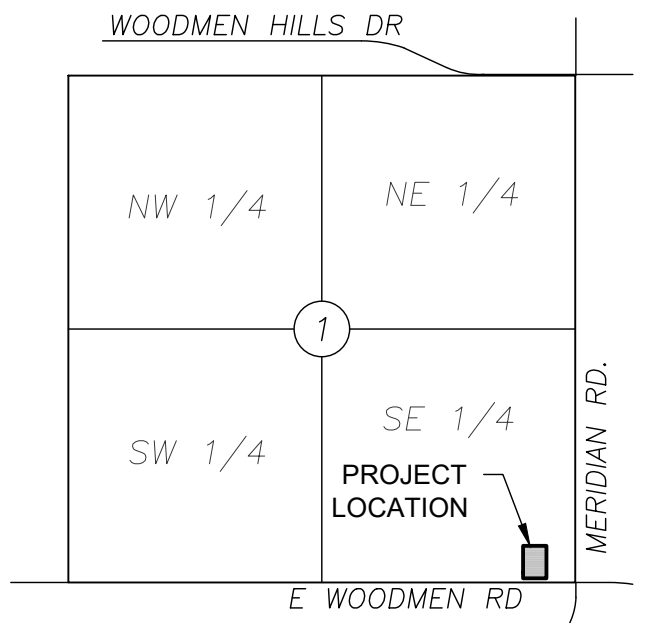
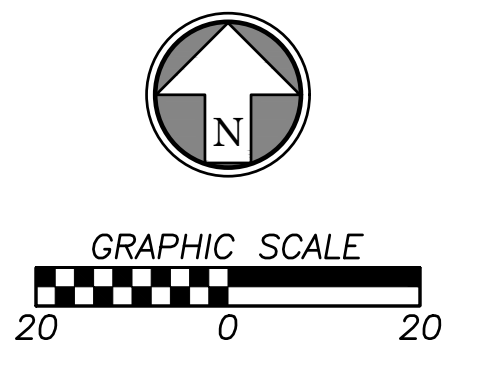
- DETAILS**
- SEE CONSTRUCTION DETAILS - SHEETS C6.0-C6.3
- 001 ASPHALT PAVEMENT
 - 002 CONCRETE PAVEMENT
 - 003 CONCRETE SIDEWALK
 - 004 CONCRETE CURB & GUTTER
 - 005 TYPE A SIDEWALK RAMP (PRIVATE)
 - 006 DIRECTIONAL ARROW
 - 007 (ADA) HANDICAP PARKING SIGNAGE
 - 008 (ADA) HANDICAP PARKING STRIPING

ADA NOTE:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

SITE LEGEND

	PROPOSED BUILDING
	EXISTING BUILDING
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE DUMPSTER PAD
	CONCRETE SIDEWALK
	PARKING STALL COUNT
	CURB WITH NO GUTTER
	STANDARD CURB & GUTTER
	DRY CURB & GUTTER
	STANDARD ZERO HEIGHT CURB
	TRANSITION CURB
	ACCESSIBLE ADA ROUTE



SECTION MAP

NTS
 SECTION 1-T13S-R65W OF 6TH PM
 EL PASO COUNTY, COLORADO

PLANNING & COMMUNITY
 DEVELOPMENT DIRECTOR APPROVAL

SIGNATURE _____ DATE _____

PCD FILE #PPR2137

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REVISIONS:

NO.	BLDG COMMENTS / DTE	DATE
1		02.25.22

ISSUE DATE:
 1ST PERMIT/BID SET 07-15-2021

DRAWN BY: JA

PANDA PROJECT #: S8-22-D8137
 PANDA STORE #: -
 ARCH PROJECT #: 20044.016



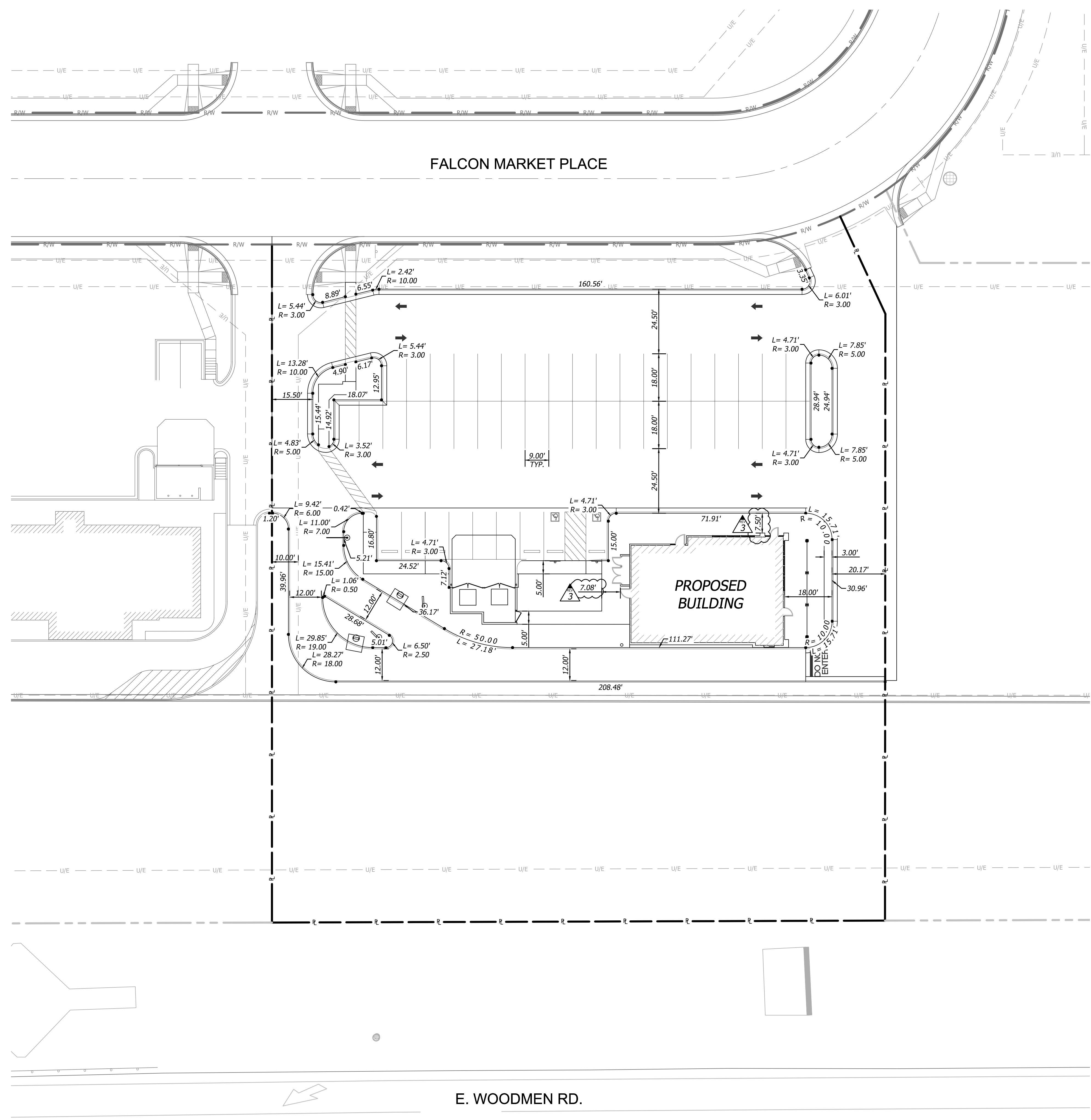
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SITE PLAN

C2.0

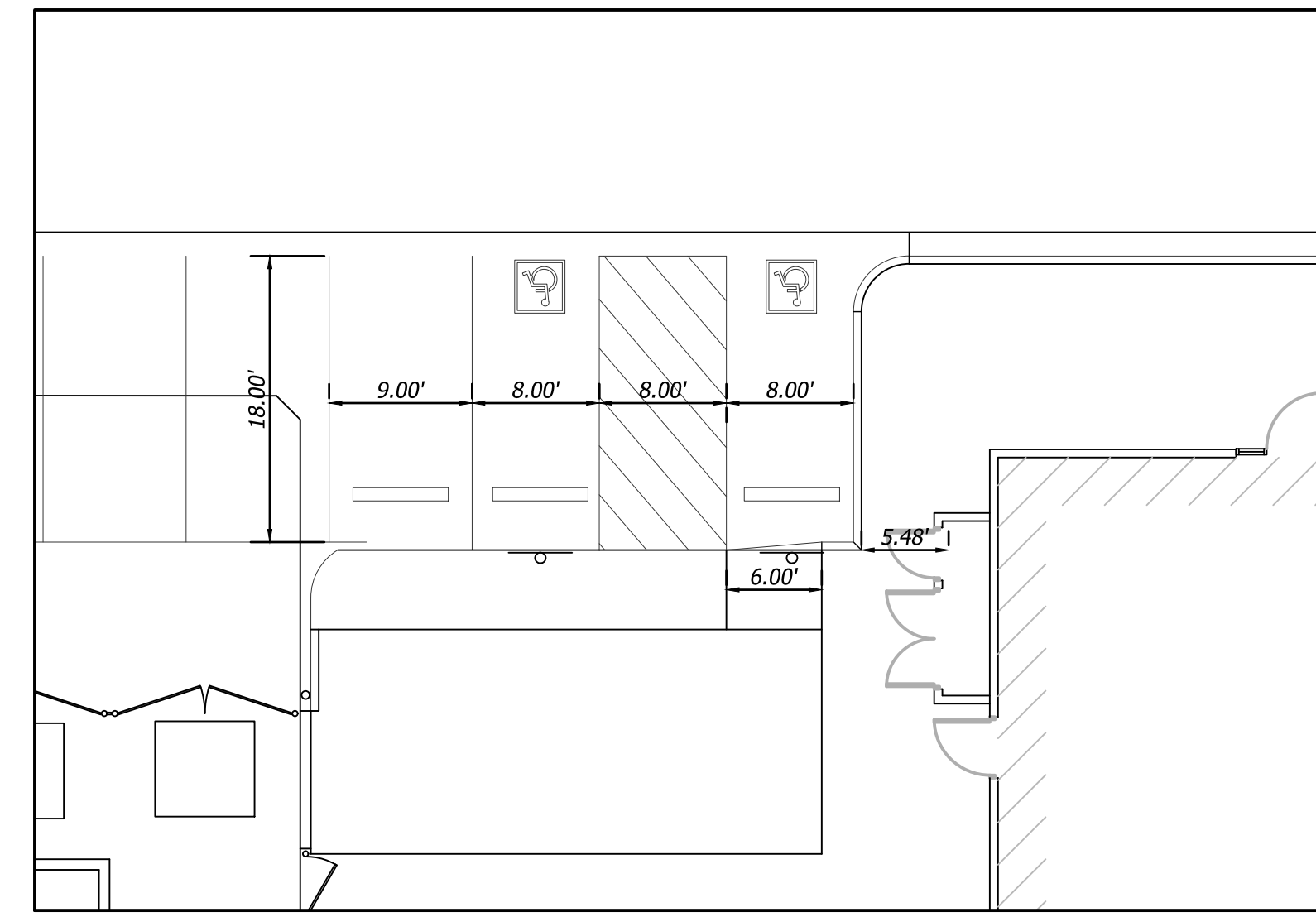
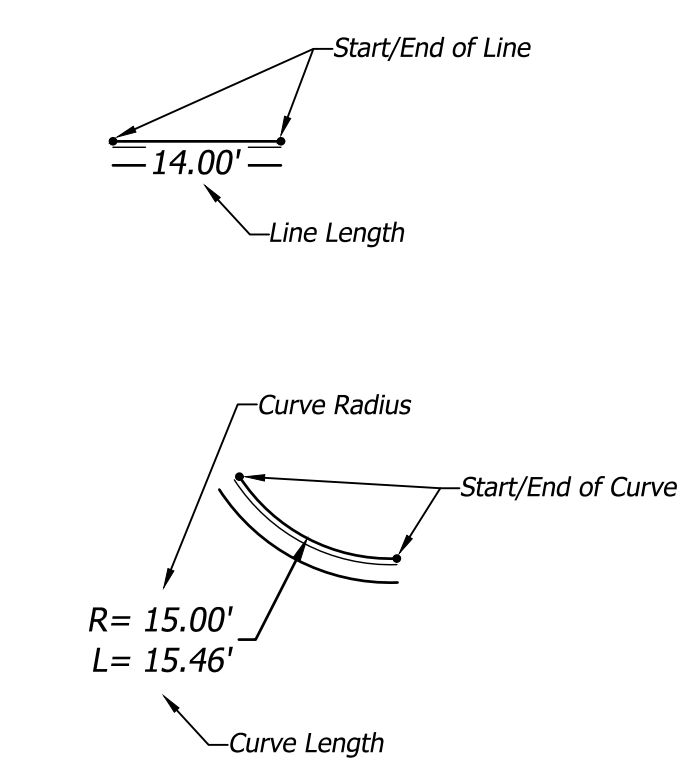
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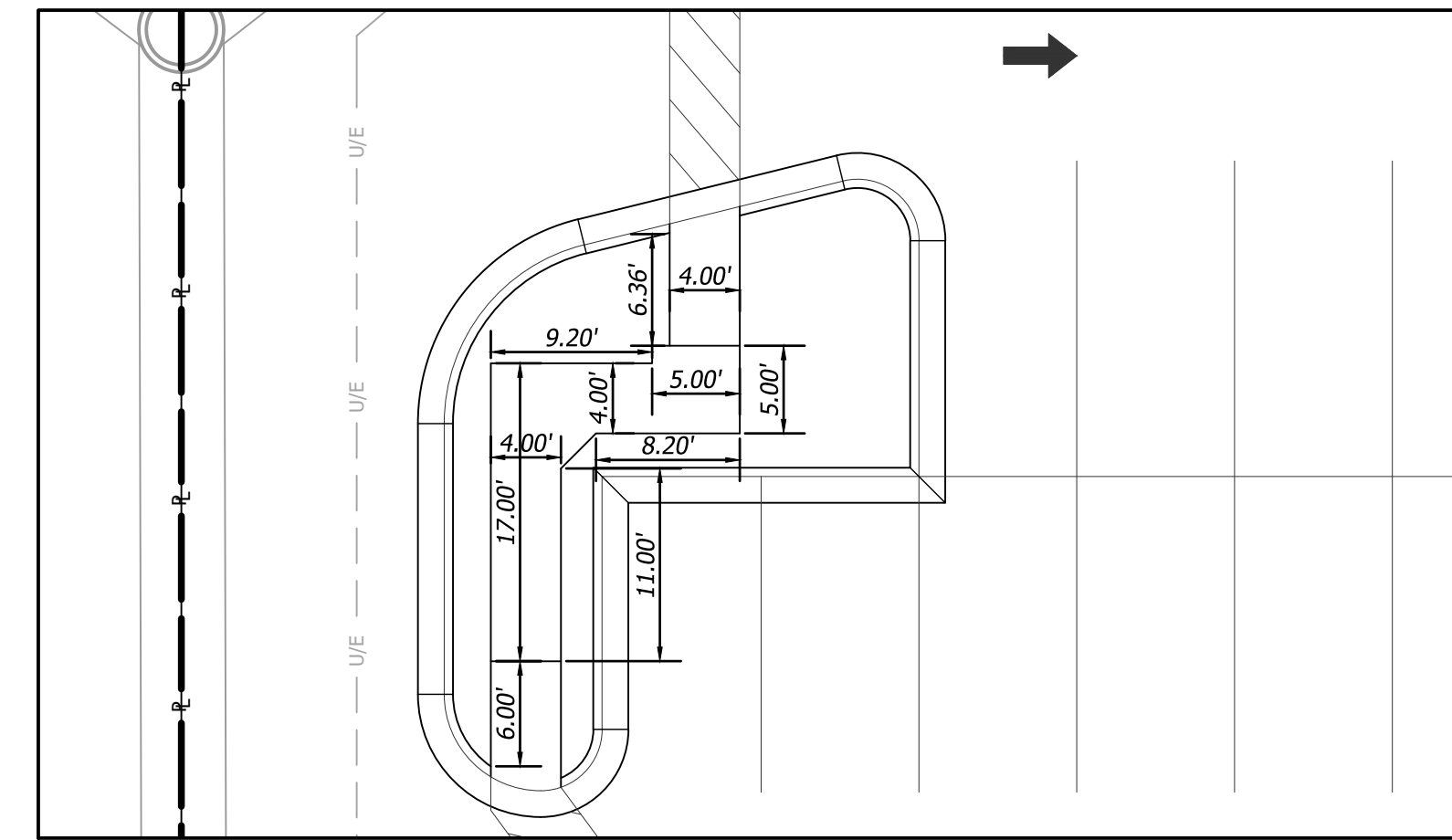
DIMENSION NOTES

1. ALL DIMENSIONS ARE TO/ALONG BACK OF CURB UNLESS OTHERWISE NOTED
2. ALL DIMENSIONS ARE TO BOTTOM OF WALL UNLESS OTHERWISE NOTED

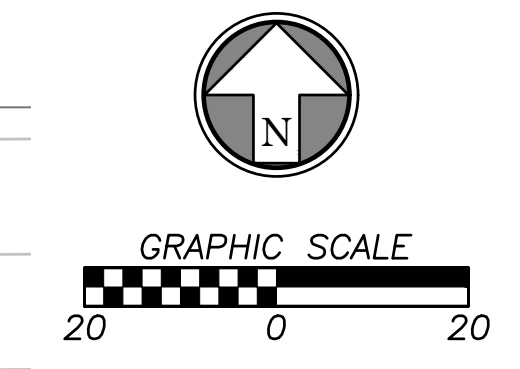
DIMENSION LEGEND



ADA LAYOUT
SCALE: 1"=10'



ADA LAYOUT
SCALE: 1"=10'



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REVISIONS:

Δ	BLDG COMMENTS / DTE	02.25.22

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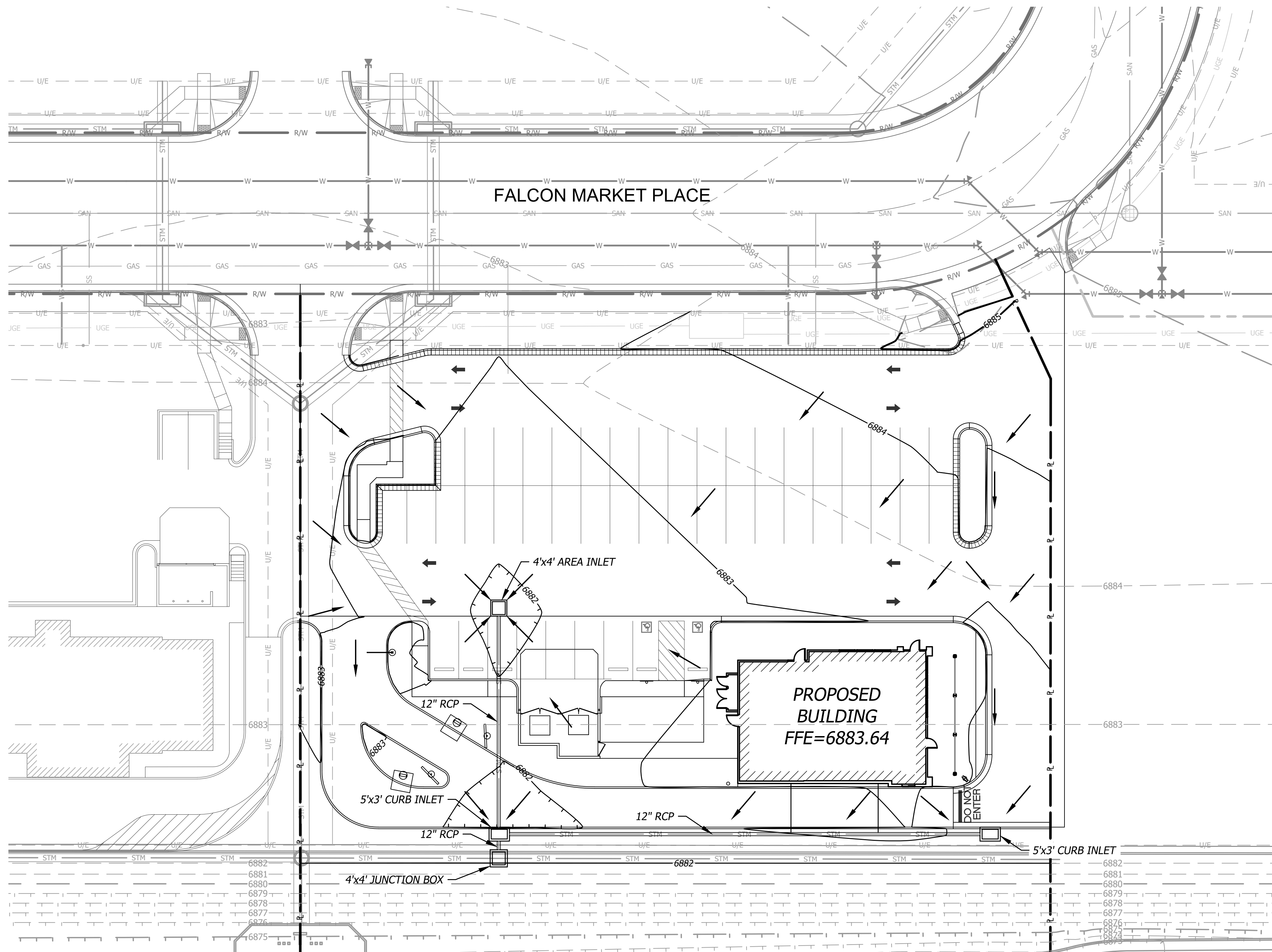
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DIMENSION PLAN

C2.1

PERMIT/BID SET 07-15-2021



ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

E. Z. B.
 ENGINEER OF RECORD SIGNATURE DATE 05/24/2022

EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT. FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

 COUNTY ENGINEER/ECM ADMINISTRATOR DATE

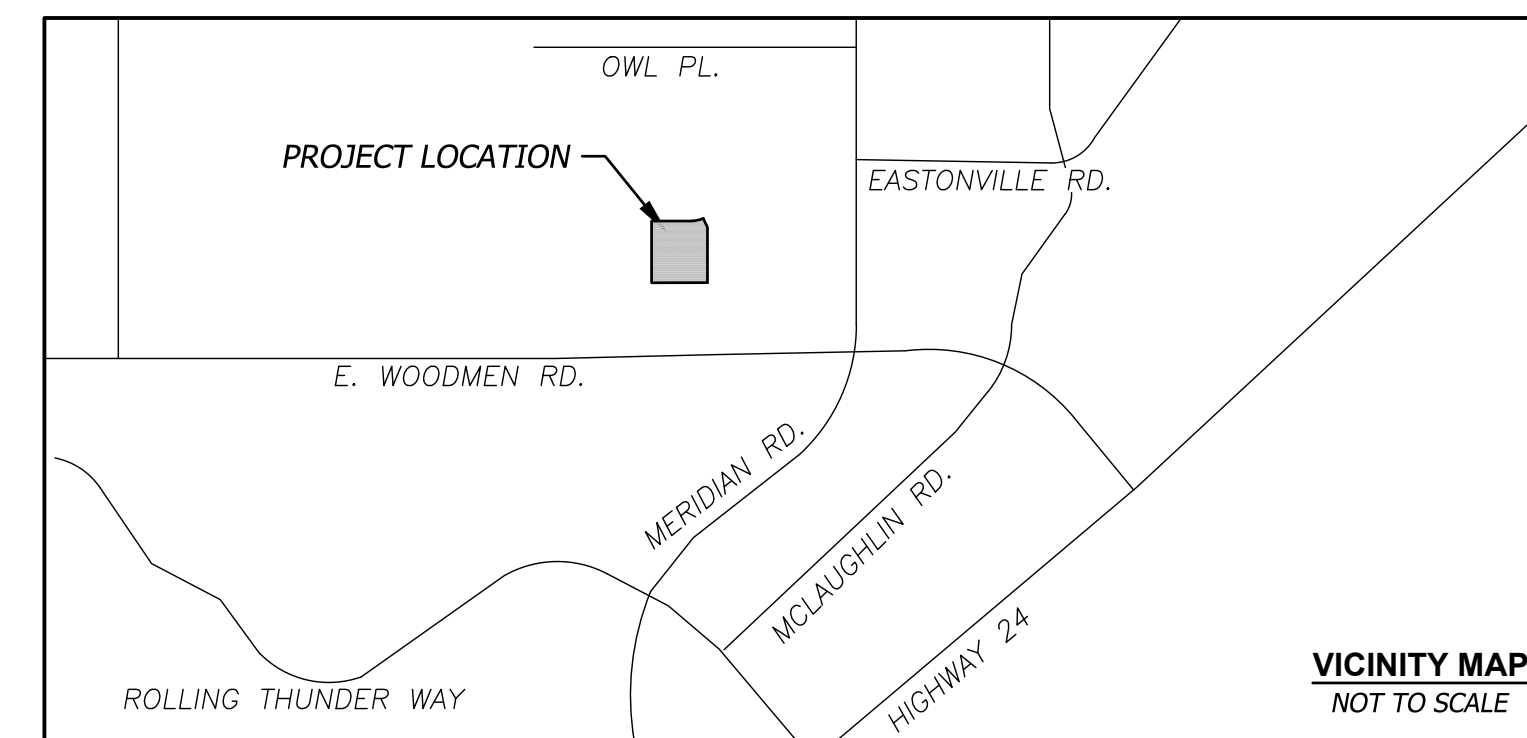
OWNER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

 OWNER SIGNATURE DATE

GRADING NOTES

- Contractor shall obtain a copy of the Geotechnical Services Report, prepared by Terracon Consultants, Inc. on March 27, 2017, for the project and be familiar with the existing conditions and recommendations contained in the report.
- As discussed in the Geotechnical Report, over excavation of existing unsuitable soils will be required under building and pavement areas. Contractor shall perform over excavation of unsuitable soils as a part of this work.
- Contractor shall obtain soils suitable as structural fill from off-site sources. All borrow materials must be tested and approved by the Geotechnical Engineer prior to importing the soils to the project site.
- Contractor shall operate under the terms and permits included in the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Colorado. Contractor shall employ a qualified person to conduct regular inspections of the site erosion control measures and document such inspections in the SWPPP document maintained by the Contractor.
- All topsoil, vegetation, root structures, and deleterious materials shall be stripped from the ground surface prior to the placement of embankments. Contractor shall obtain the on-site geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
- All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, building pads, topsoil, etc when grading the site.
- All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
- All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.
- Prior to placing any concrete or asphalt pavement the contractor shall perform a proof roll of the pavement sub-grade with a fully loaded tandem axle dump truck. The proof roll shall be conducted in the presence of the on-site geotechnical representative. Areas that display rutting or pumping that are unsatisfactory to the geotechnical representative shall be re-worked and a follow-up proof roll shall be conducted prior to acceptance of the sub-grade for paving. The contractor may, at its own expense, stabilize the sub-grade using Class C fly ash or quicklime, as approved by the geotechnical engineer.
- Finished grades shall not be steeper than 3:1.
- All grading work shall be considered unclassified. No additional payments shall be made for rock excavation. Contractor shall satisfy himself as to any rock excavation required to accomplish the improvements shown hereon.
- A 2.0% maximum cross slope shall be maintained on all pedestrian sidewalks and paths.
- No batch plants will be utilized on-site for this project.



FLOOD STATEMENT

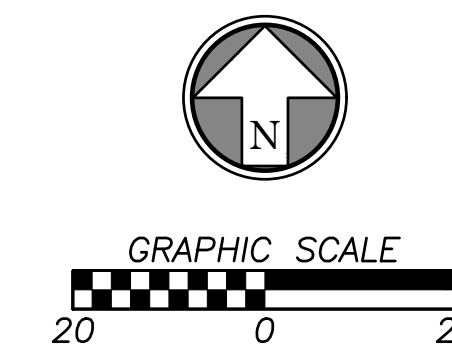
A LOMR was approved by FEMA for the subject site on October 7, 2021. The LOMR is to become effective February 22, 2022. The LOMR removes all of the site from the floodplain, with the exception of the detention pond area.

Map Number: 08041C0553G
 Panel No: 553 of 1300
 Map Revised Date: December 7, 2018
 LOMR effective Date: February 22, 2022

NOTE: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

BENCHMARKS (DATUM: NGVD 29)

ELEVATIONS ARE BASED ON COLORADO SPRINGS UTILITIES FACILITIES INFORMATION SYSTEM (FIMS) "BLT 167", A 2" ALUMINUM CAP IN CONCRETE LOCATED ON AN ELECTRIC TRANSFORMER PAD AT THE SOUTHEAST CORNER OF WOODMEN ROAD AND MERIDIAN ROAD, WITH AN ELEVATION OF 6873.18 (NGVD 29).



PCD FILE #PPR2137
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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

1ST PERMIT/BID SET 07-15-2021

DRAWN BY: JA

PANDA PROJECT #: S8-22-D8137
 PANDA STORE #: -
 ARCH PROJECT #: 20044.016



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GRADING PLAN

C3.0

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PERMIT/BID SET 07-15-2021

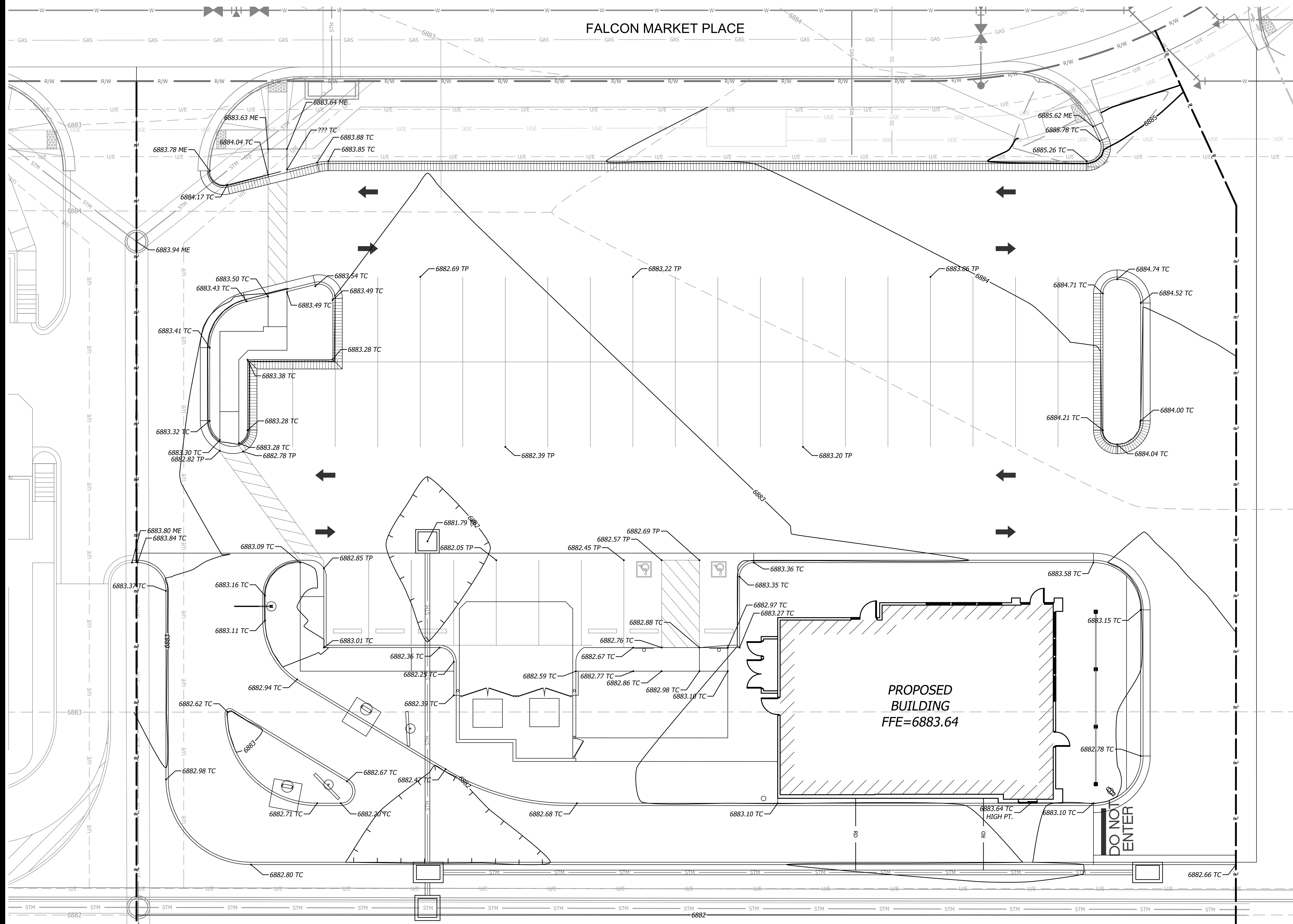
GRADING LEGEND

	CURB WITH NO GUTTER		980 FINISH GRADE MAJOR CONTOURS
	STANDARD CURB & GUTTER		982 FINISH GRADE MINOR CONTOURS
	DRY CURB & GUTTER		980 EXISTING GRADE MAJOR CONTOURS
	ZERO HEIGHT CURB		982 EXISTING GRADE MINOR CONTOURS
	TRANSITION CURB		PROPERTY LINE
	DRAINAGE DIRECTION		RIGHT-OF-WAY LINE

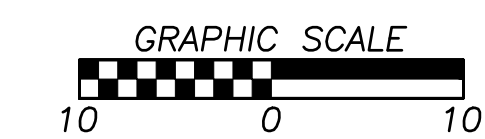
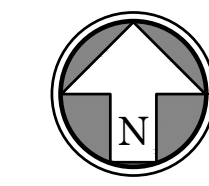
DETAILED GRADING LEGEND

0000.00 FG	FINISHED GRADE ELEVATION
0000.00 TC	TOP OF CURB ELEVATION
0000.00 TP	TOP OF PAVEMENT ELEVATION
0000.00 TW	FG @ TOP OF RETAINING WALL
0000.00 BW	FG @ BOTTOM OF RETAINING WALL
0000.00 ME	MATCH EXISTING GRADE
0000.00 TE	TOP ELEVATION OF STRUCTURE
0000.00 XX	HIGH POINT AT SPECIFIC CALLOUT
0000.00 YY	LOW POINT AT SPECIFIC CALLOUT
1.00%	SLOPE INDICATOR

FALCON MARKET PLACE



PROPOSED BUILDING
FFE=6883.64



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ARCH PROJECT #: 20044.016



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DETAILED GRADING PLAN

C3.1

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FILL AREA
CUT AREA
SITE EARTHWORK: 433 CY CUT

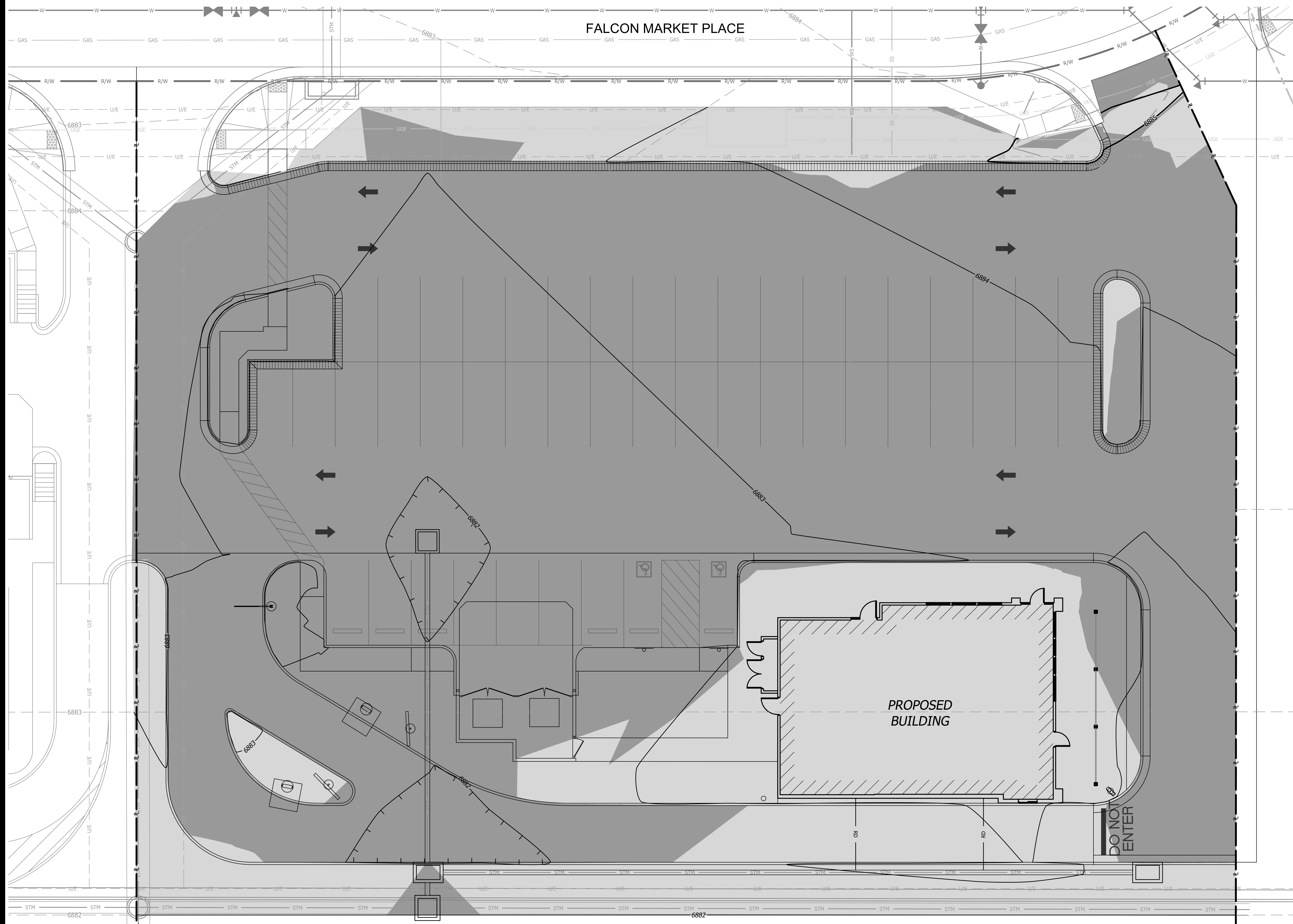
GRADING LEGEND

- CURB WITH NO GUTTER
- STANDARD CURB & GUTTER
- DRY CURB & GUTTER
- ZERO HEIGHT CURB
- TRANSITION CURB
- DRAINAGE DIRECTION
- 980 FINISH GRADE MAJOR CONTOURS
- 982 FINISH GRADE MINOR CONTOURS
- - - 980 EXISTING GRADE MAJOR CONTOURS
- - - 982 EXISTING GRADE MINOR CONTOURS
- R — PROPERTY LINE
- R/W — RIGHT-OF-WAY LINE

DETAILED GRADING LEGEND

- 0000.00 FG FINISHED GRADE ELEVATION
- 0000.00 TC TOP OF CURB ELEVATION
- 0000.00 TP TOP OF PAVEMENT ELEVATION
- 0000.00 TW FG @ TOP OF RETAINING WALL
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- 0000.00 ME MATCH EXISTING GRADE
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- 0000.00 XX HIGH POINT AT SPECIFIC CALLOUT
- 0000.00 XX LOW POINT AT SPECIFIC CALLOUT
- 1.00% SLOPE INDICATOR

FALCON MARKET PLACE



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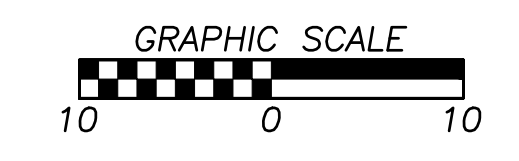
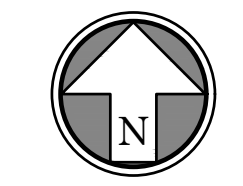
1ST PERMIT/BID SET 07-15-2021

DRAWN BY: JA

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PROPOSED CUT & FILL

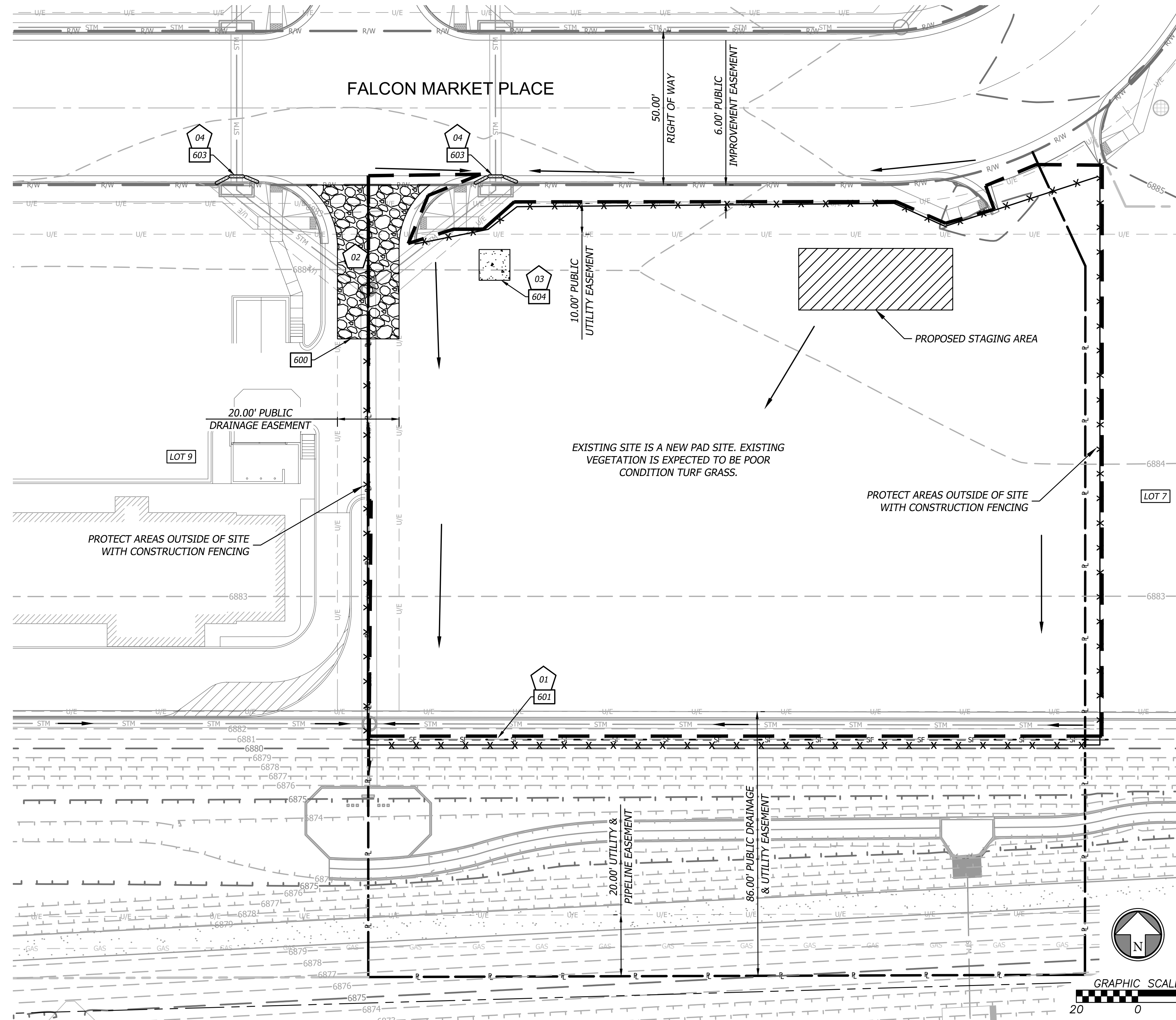
C3.2

TRUE WARM & WELCOME 2300 R6

PERMIT/BID SET 07-15-2021

EL PASO COUNTY GRADING AND EROSION CONTROL PLAN NOTES

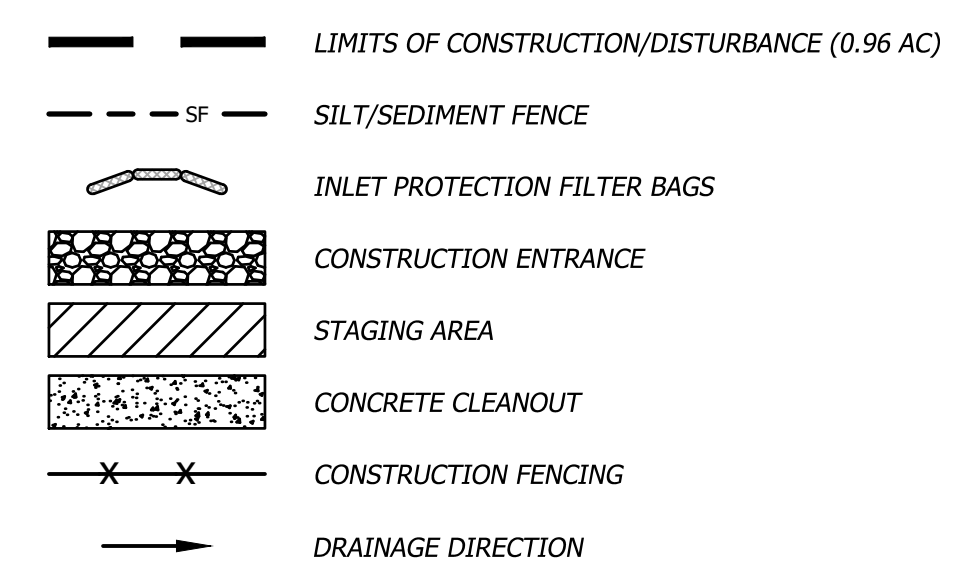
1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
4. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
5. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
6. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
7. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
8. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
9. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATER OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
10. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
11. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
12. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
13. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
15. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
16. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
17. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
18. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
19. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
20. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
21. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
22. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
23. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
24. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
25. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
26. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY POINT CONSULTING, LLC AND SHALL BE CONSIDERED A PART OF THESE PLANS.
27. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WOOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT



EROSION & SEDIMENT CONTROL STAGING CHART

Phase	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage:	Notes:
Phase I (PRE-CON)	A - Place BMP's Prior to Land Disturbance	01	Perimeter Silt Fence	E	Place as shown on plan
		02	Construction Entrance & Staging Area	D	Place as shown on plan
		03	Concrete Wash-Out	D	Place as shown on plan
		04	Existing Inlet Protection	E	Place as shown on plan
Phase II (MID-CON)	B - After Stripping, Grubbing, & Mass Grading	05	Interior Silt Fence	E	Place as shown on plan
	C - After Utility Storm Sewer Construction	06	Storm Inlet Protection	D	Place as shown on plan
Phase III (POST-CON)	D - After Construction of Building and Parking Lot	07	Steep Slope Protection	E	Place as shown on plan
	E - Final Grading, Paving & Landscaping	08	Final Seeding, Sod, and Landscaping	N/A	Silt fencing & inlet protect may be removed once seed & sodded areas are established on 80% of site.

EROSION CONTROL LEGEND



000 DETAILS

- SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING
- 600 VEHICLE TRACKING CONTROL PAD
- 601 FILTER FABRIC SILT FENCE
- 603 STORM INLET PROTECTION
- 604 CONCRETE WASH-OUT
- 605 PERMANENT SEEDING



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REVISIONS:

No.	Description

ISSUE DATE:

1ST PERMIT/BID SET 07-15-2021

DRAWN BY: JA

PANDA PROJECT #: S8-22-D8137

PANDA STORE #: -

ARCH PROJECT #: 20044.016



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PRE-CON EROSION CONTROL

C3.3

TRUE WARM & WELCOME 2300 R6

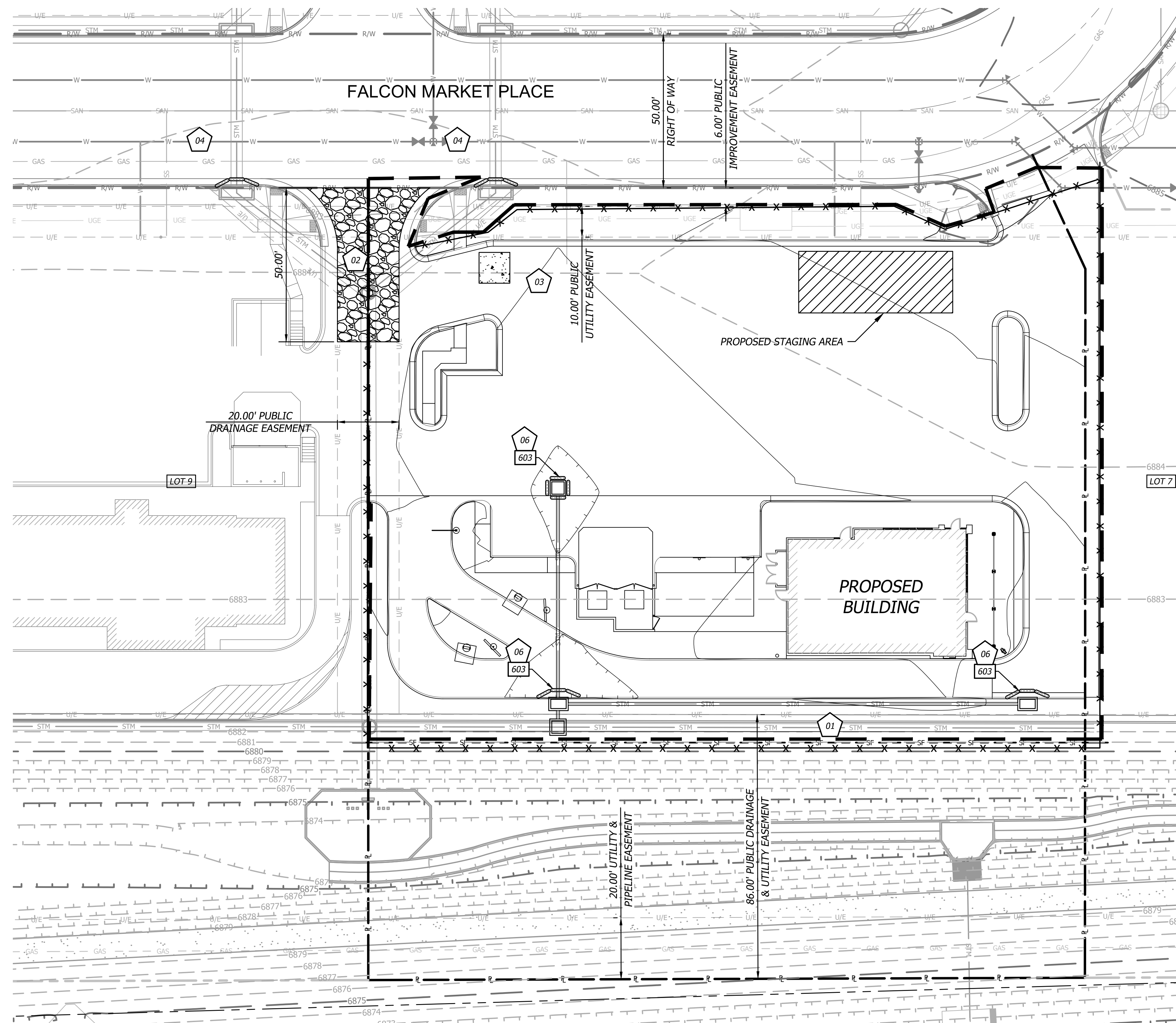


PCD FILE #PPR2137

PERMIT/BID SET 07-15-2021

EL PASO COUNTY GRADING AND EROSION CONTROL PLAN NOTES

SEE C3.3 FOR EROSION CONTROL NOTES.

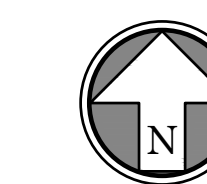


FLOOD STATEMENT

A LOMR was approved by FEMA for the subject site on October 7, 2021. The LOMR is to become effective February 22, 2022. The LOMR removes all of the site from the floodplain, with the exception of the detention pond area.

Map Number: 08041C0553G
 Panel No: 553 of 1300
 Map Revised Date: December 7, 2018
 LOMR effective Date: February 22, 2022

NOTE: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.



EROSION & SEDIMENT CONTROL STAGING CHART

Phase	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage:	Notes:
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	E - Final Grading, Paving & Landscaping	08	Final Seeding, Sod, and Landscaping	N/A	Silt fencing & inlet protect may be removed once seed & sodded areas are established on 80% of site.

EROSION CONTROL LEGEND

- DISTURBED AREA (0.96 AC)
- SILT/SEDIMENT FENCE
- INLET PROTECTION FILTER BAGS
- CONSTRUCTION ENTRANCE
- STAGING AREA
- CONCRETE CLEANOUT
- CONSTRUCTION FENCING

DETAILS

- 000 SEE DETAIL SHEET C6.2 FOR THE FOLLOWING
- 600 VEHICLE TRACKING CONTROL PAD
- 601 FILTER FABRIC SILT FENCE
- 603 STORM INLET PROTECTION
- 604 CONCRETE WASH-OUT
- 605 PERMANENT SEEDING

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No.	Description

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DRAWN BY:

JA

PANDA PROJECT #: S8-22-D8137

PANDA STORE #: -

ARCH PROJECT #: 20044.016



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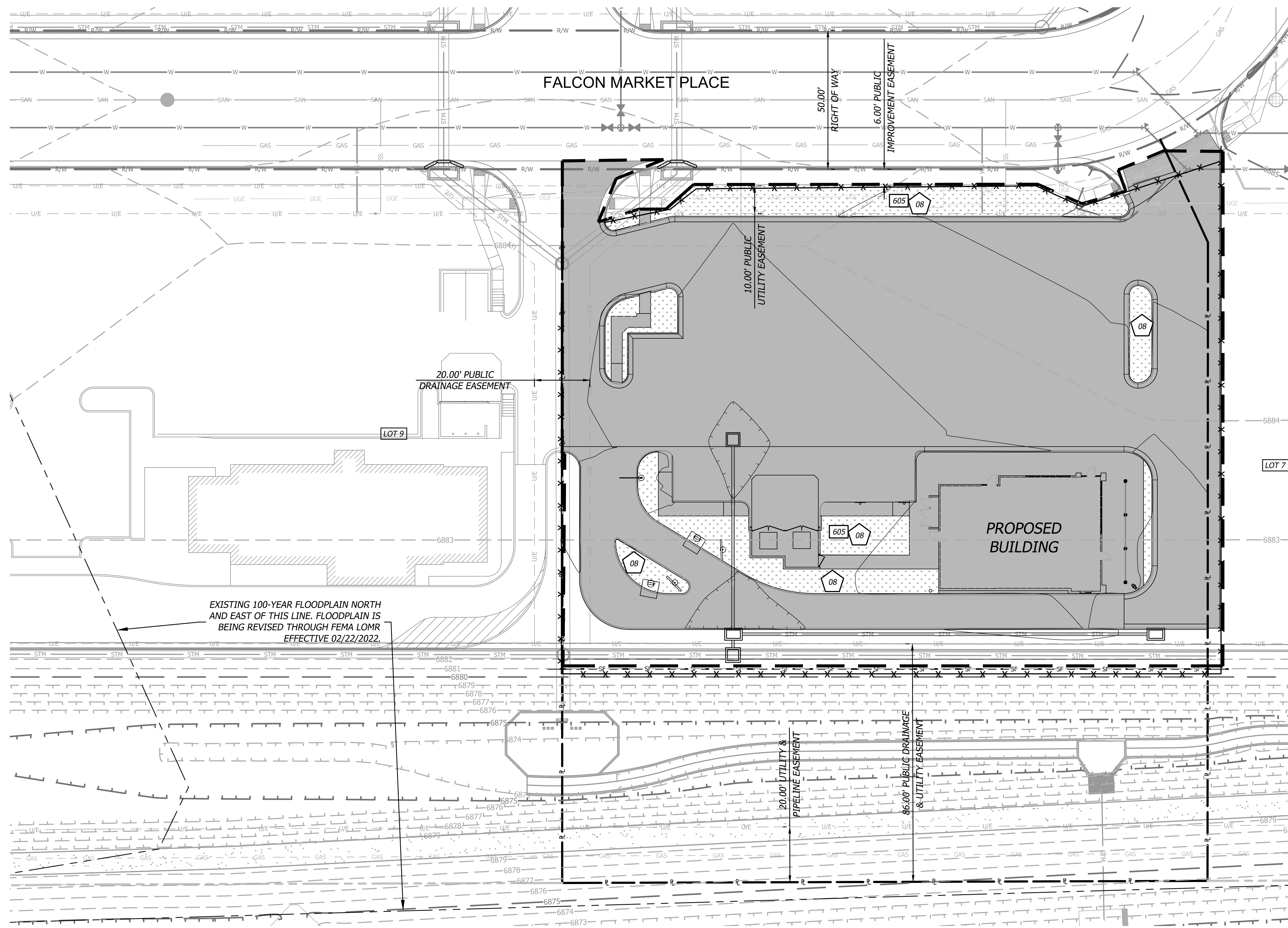
MID-CON EROSION CONTROL

C3.4

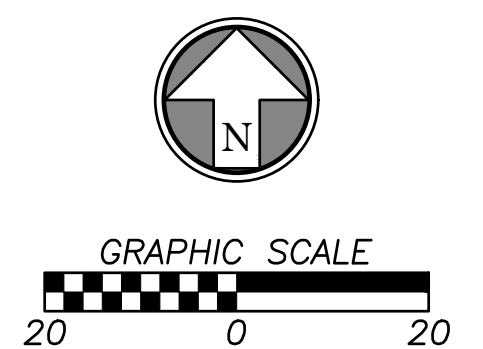
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EL PASO COUNTY GRADING AND EROSION CONTROL PLAN NOTES

SEE C3.3 FOR EROSION CONTROL NOTES.



EXISTING 100-YEAR FLOODPLAIN NORTH AND EAST OF THIS LINE. FLOODPLAIN IS BEING REVISED THROUGH FEMA LOMR EFFECTIVE 02/22/2022.



EROSION & SEDIMENT CONTROL STAGING CHART

Phase	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage:	Notes:
Phase I (PRE-CON)	A - Place BMP's Prior to Land Disturbance	01	Perimeter Silt Fence	E	Place as shown on plan
		02	Construction Entrance & Staging Area	D	Place as shown on plan
		03	Concrete Wash-Out	D	Place as shown on plan
		04	Existing Inlet Protection	E	Place as shown on plan
Phase II (MID-CON)	B - After Stripping, Grubbing, & Mass Grading	05	Interior Silt Fence	E	Place as shown on plan
	C - After Utility Storm Sewer Construction	06	Storm Inlet Protection	D	Place as shown on plan
Phase III (POST-CON)	D - After Construction of Building and Parking Lot	07	Steep Slope Protection	E	Place as shown on plan
	E - Final Grading, Paving & Landscaping	08	Final Seeding, Sod, and Landscaping	N/A	Silt fencing & inlet protect may be removed once seed & sodded areas are established on 80% of site.

EROSION CONTROL LEGEND

- DISTURBED AREA (0.96 AC)
- SILT/SEDIMENT FENCE
- INLET PROTECTION FILTER BAGS
- CONSTRUCTION ENTRANCE
- STAGING AREA
- CONCRETE CLEANOUT
- PERMANENT SEEDING OR MULCHING
- IMPERVIOUS AREAS INCLUDING PAVEMENT, ROOFING, SIDEWALK

- 000 DETAILS**
 • SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING
- 600 VEHICLE TRACKING CONTROL PAD
 - 601 FILTER FABRIC SILT FENCE
 - 603 STORM INLET PROTECTION
 - 604 CONCRETE WASH-OUT
 - 605 PERMANENT SEEDING

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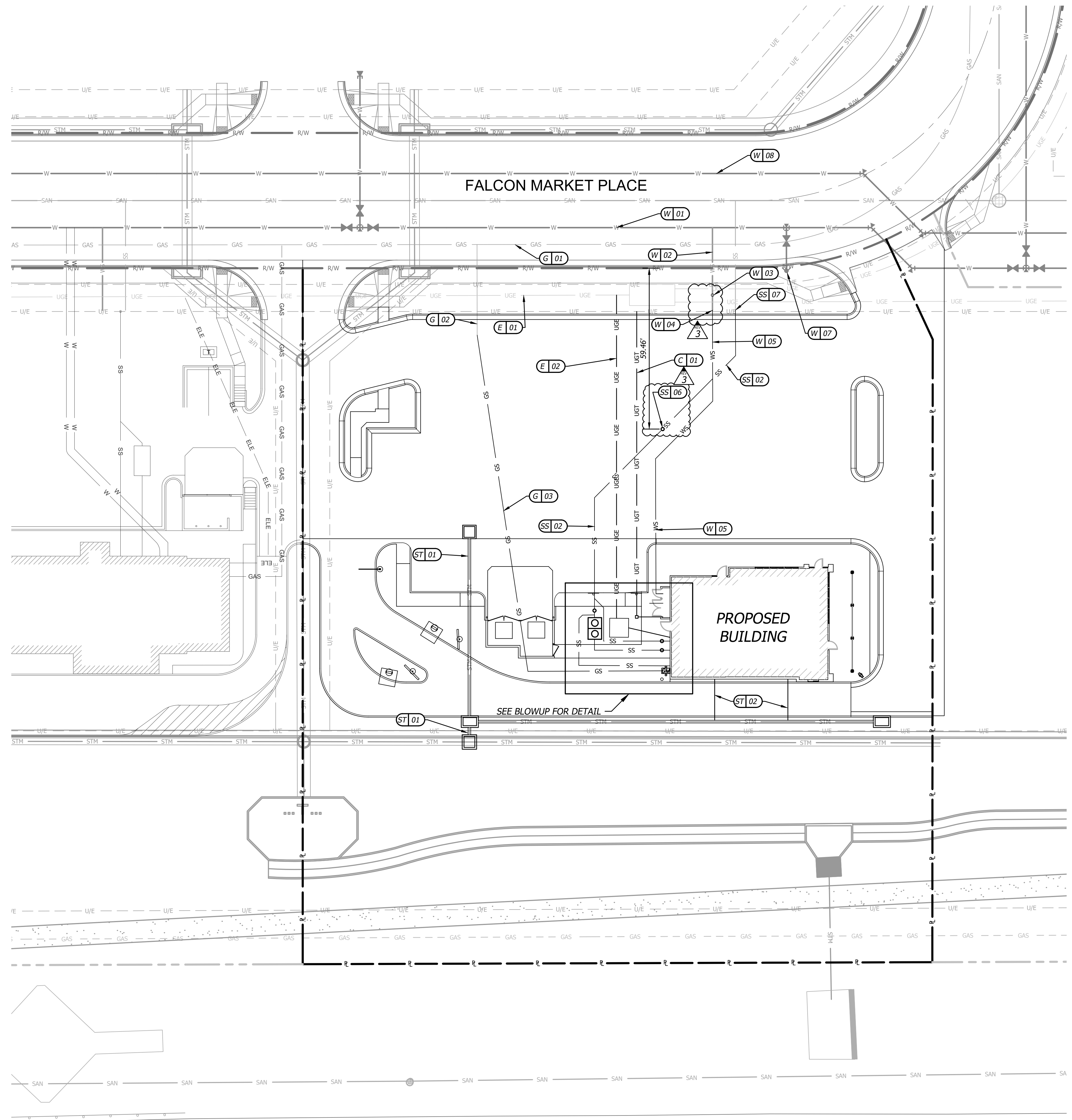
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POST-CON EROSION CONTROL

C3.5

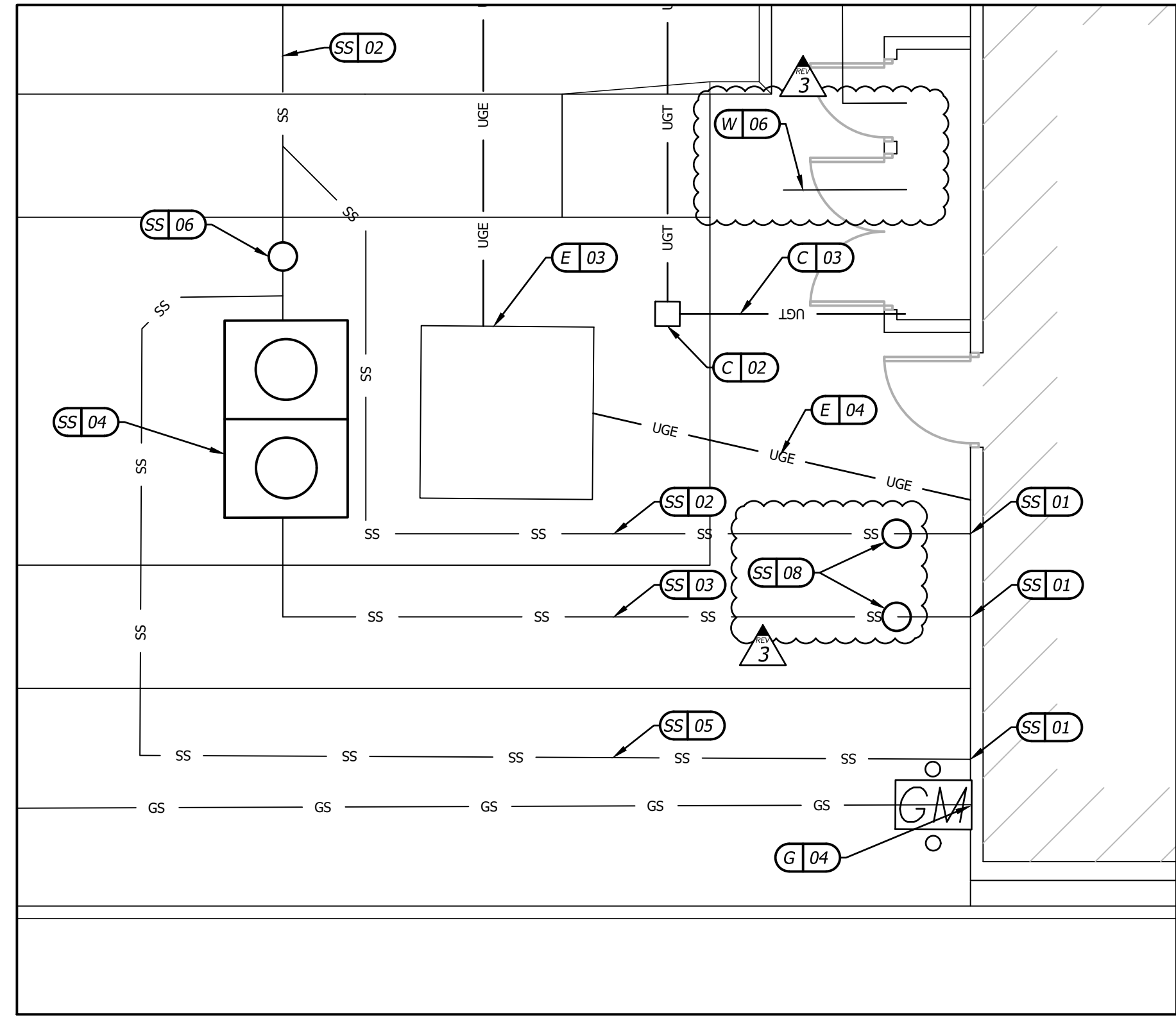
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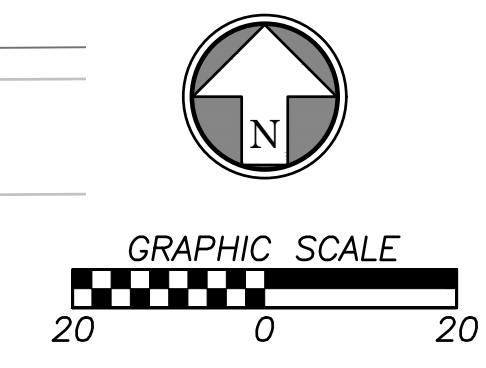


X 00 CONSTRUCTION NOTES

- W - WATER SERVICE INFORMATION (WOODMEN HILLS METROPOLITAN DISTRICT)**
- 01 EXISTING 12" PVC DOMESTIC WATER MAIN LINE.
 - 02 EXISTING 1.5" WATER SERVICE STUB.
 - 03 INSTALL TAPPING VALVE AND SLEEVE OVER EXISTING 1.5" WATER SERVICE LINE. PLACE CURB BOX OVER TAPPING VALVE.
 - 04 REMOVE CAP FROM END OF STUB AND CONNECT TO LINE WITH 1.5" HDPE LINE.
 - 05 INSTALL 116 LF OF 1.5" HDPE DOMESTIC WATER SERVICE LINE. METER AND BFP TO BE INSIDE BUILDING. SEE PLUMBING PLANS.
 - 06 INSTALL 5 LF OF 3/4" IRRIGATION STUB FOR IRRIGATION SUBCONTRACTOR TO TIE INTO. METER AND BFP TO BE INSIDE BUILDING. SEE PLUMBING PLANS.
 - 07 EXISTING FIRE HYDRANT.
 - 08 EXISTING 6" PVC RAW WATER MAIN LINE.
- E - ELECTRIC SERVICE INFORMATION (MOUNTAIN VIEW ELECTRIC)**
- 01 EXISTING PRIMARY ELECTRIC LINES.
 - 02 CONTRACTOR TO INSTALL 119 LF 2-4" CONDUIT FOR PRIMARY UNDERGROUND ELECTRIC SERVICE FROM EXISTING ELECTRIC LINES TO TRANSFORMER PAD.
 - 03 PROPOSED TRANSFORMER PAD. COORDINATE WITH POWER COMPANY FOR CONNECTION.
 - 04 CONTRACTOR TO INSTALL 16 LF 1-4" SECONDARY UNDERGROUND ELECTRIC SERVICE LINE FROM PROPOSED TRANSFORMER TO BUILDING; REF. ELECTRICAL PLAN.
- C - COMMUNICATION SERVICE INFORMATION**
- 01 CONTRACTOR TO INSTALL LF 1-2" CONDUIT FOR COMMUNICATION SERVICE
 - 02 REFER TO ELECTRICAL SITE PLAN FOR TELECOM EQUIPMENT; INSTALL TELECOM VAULT IN LANDSCAPE SPACE BEHIND SIDEWALK.
 - 03 INSTALL 6 LF 1-2" CONDUIT TO CONNECT TO BUILDING. REF. ELECTRICAL PLAN.
- G - GAS SERVICE INFORMATION (COLORADO SPRINGS UTILITIES)**
- 01 EXISTING GAS MAIN.
 - 02 EXISTING GAS SERVICE STUB.
 - 03 CONNECT TO EXISTING GAS SERVICE STUB, AND INSTALL 178 LF 3" GAS SERVICE LINE.
 - 04 GAS CONNECTION TO BLDG.; RE: PLUMBING PLAN.
- ST - STORM SEWER INFORMATION**
- 01 STORM SEWER LINE
 - 02 STORM ROOF DRAIN LINE
- SS - SANITARY SEWER INFORMATION (WOODMEN HILLS METROPOLITAN DISTRICT)**
- 01 CONNECT 6" SDR-35 PVC TO BUILDING FOR SANITARY SEWER SERVICE. FL=6879.50
 - 02 INSTALL 6" SDR-35 PVC @ 2.0% SLOPE MIN.
 - 03 INSTALL 6" SDR-35 PVC @ 2.0% SLOPE MIN. INTO GREASE INTERCEPTOR.
 - 04 INSTALL GREASE INTERCEPTOR; REF. PLUMBING PLAN SPECIFICATIONS ON P-101. FL = 6878.86
 - 05 INSTALL 2" PVC VENT PIPE.
 - 06 INSTALL TWO-WAY CLEANOUT.
 - 07 CONNECT TO EXISTING 6" SANITARY SEWER SERVICE LINE. FL = 6873.64 (CALCULATED)
 - 08 CONTRACTOR TO VERIFY FLOW LINE ELEVATION AND THAT MINIMUM SLOPES CAN BE MET.
 - 09 INSTALL TWO-WAY CLEANOUT. SEE PLUMBING PLANS FOR SPECS.



BUILDING AREA DETAIL
SCALE: 1"=5'



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REVISIONS:

1	CITY COMMENTS/OWNER UPDATES 02.11.22

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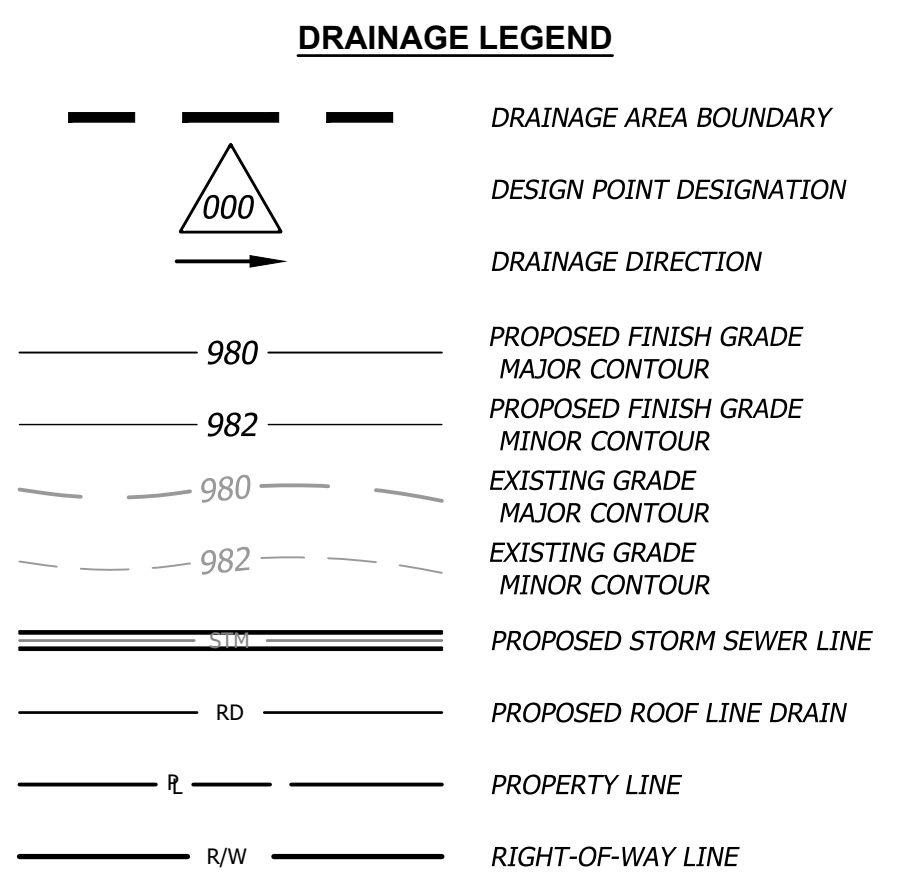
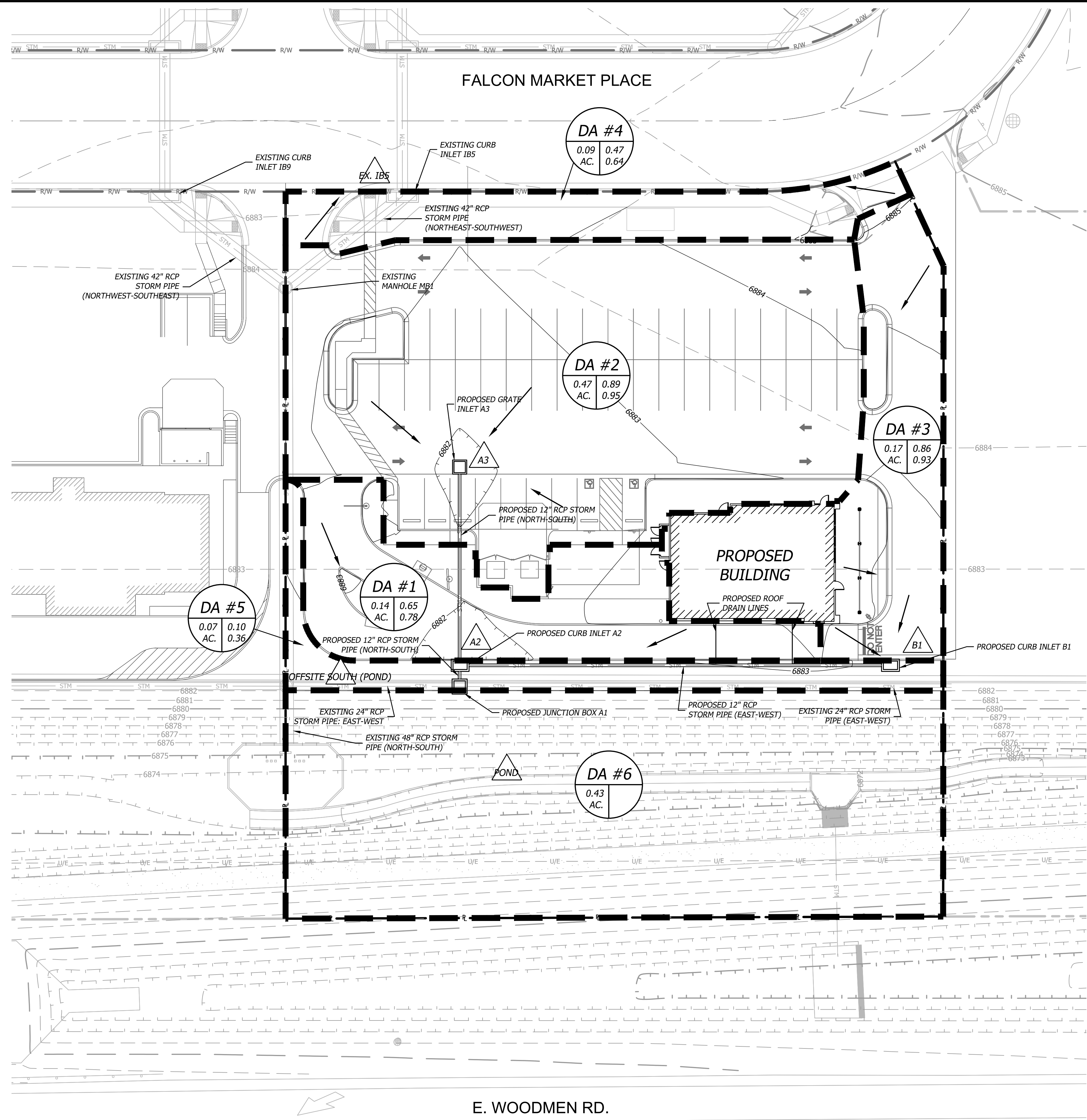
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UTILITY PLAN

C4.0

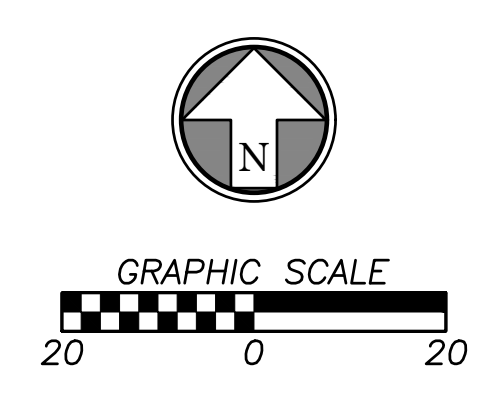
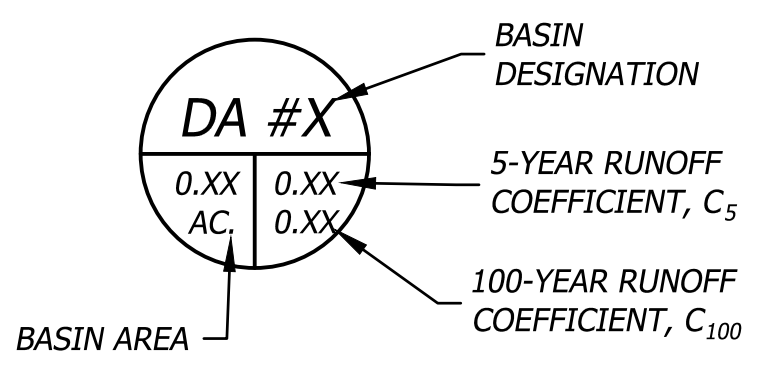
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SUMMARY RUNOFF TABLE

Basin ID	Design Point	Contributing Area (acres)	Runoff 5Yr (cfs)	Peak Runoff 100Yr (cfs)
DA #1	A2	0.14	0.46	0.92
DA #2	A3	0.47	2.18	3.91
DA #3	B1	0.18	0.78	1.41
DA #4	EX. IB5	0.09	0.21	0.49
DA #5	POND	0.07	0.02	0.15



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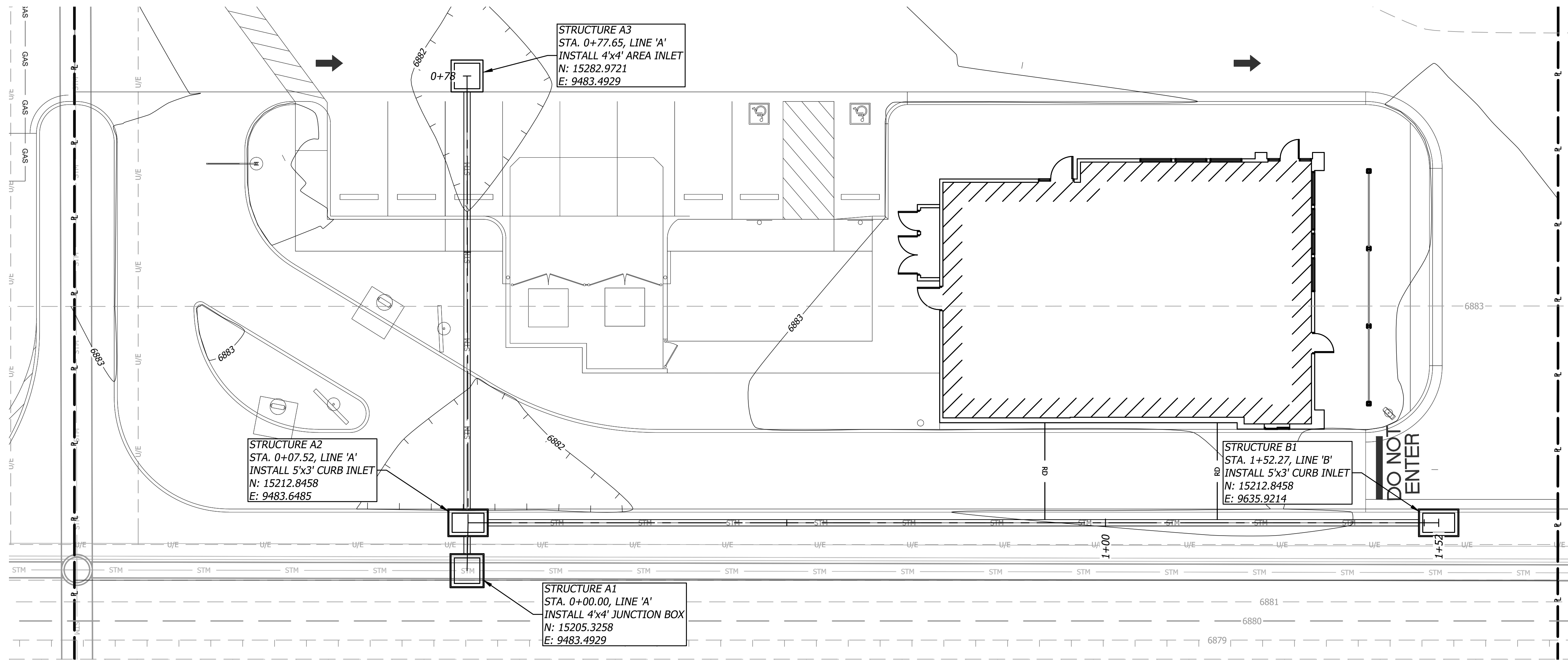
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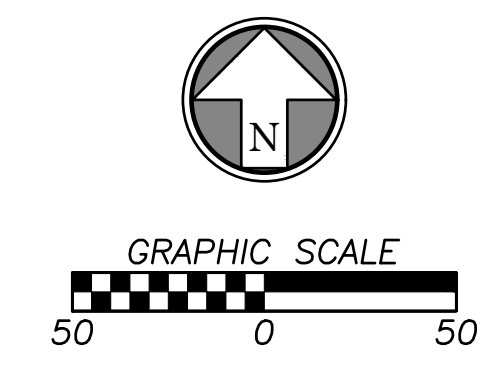
DRAINAGE MAP

C5.0

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STORM NOTE
ALL NORTHINGS, EASTINGS, AND ALIGNMENT STATIONING FOR STORM STRUCTURES ARE TO CENTER OF STRUCTURE UNLESS STATED OTHERWISE.



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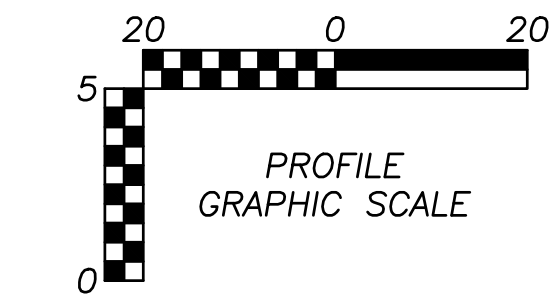
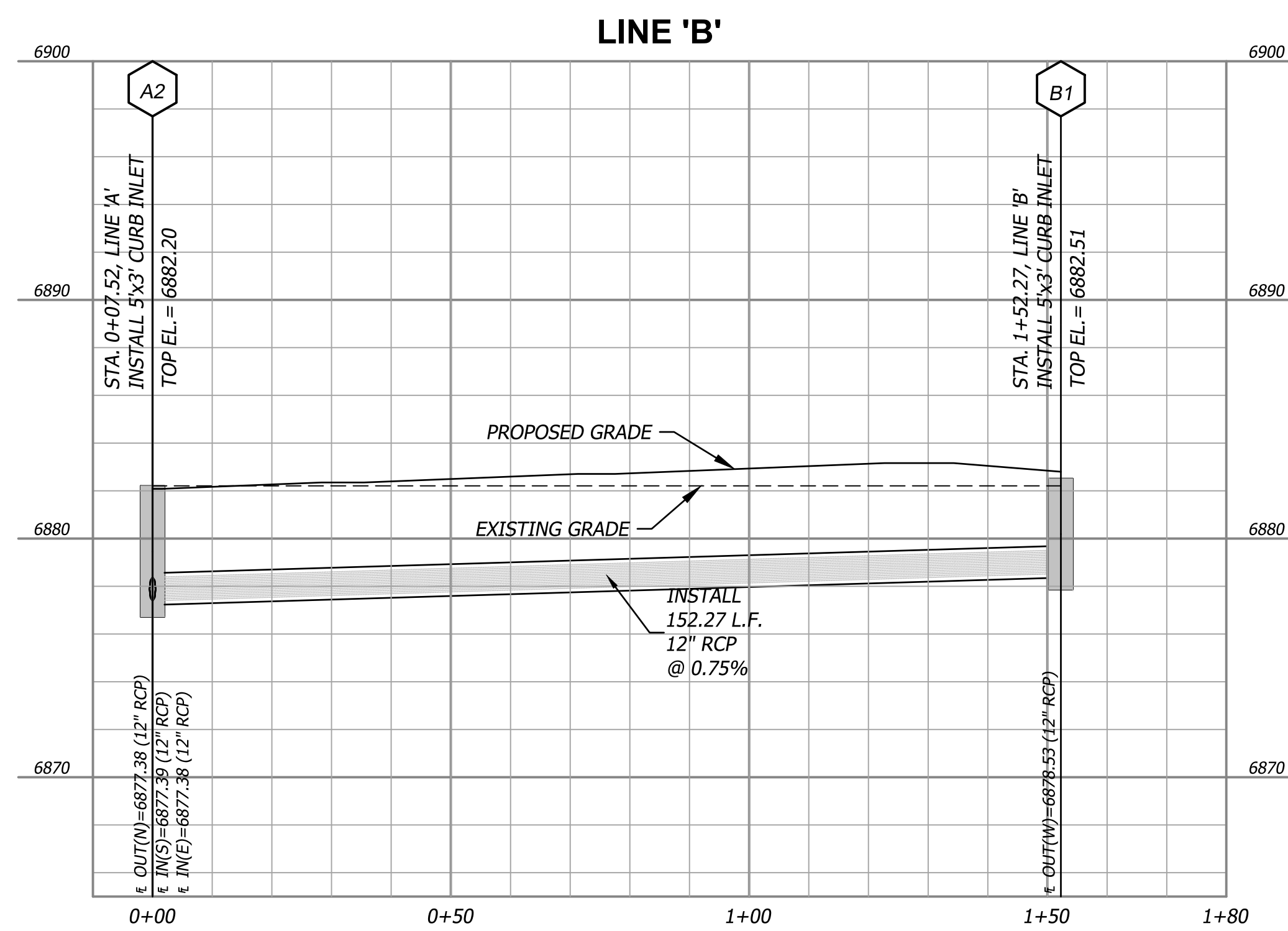
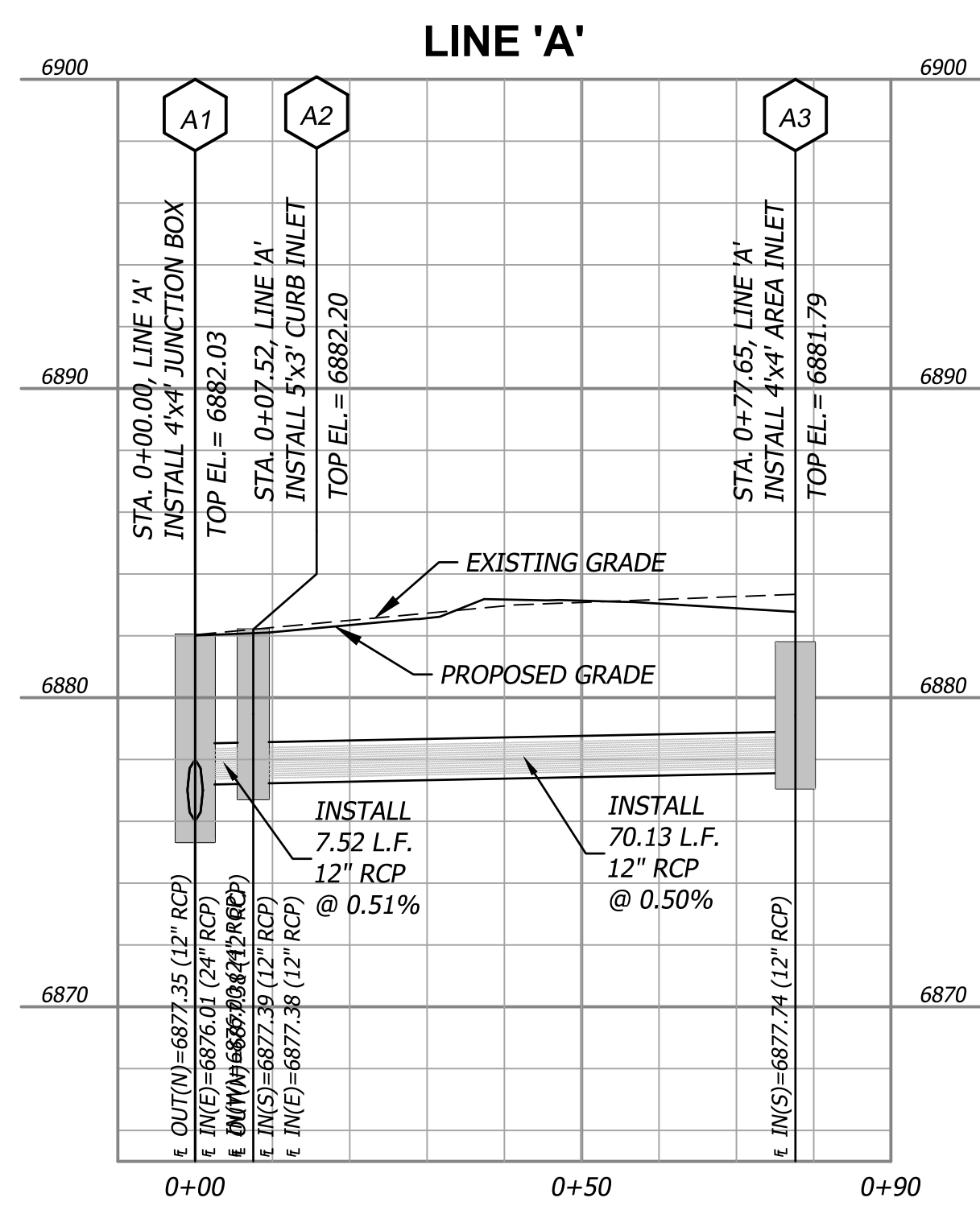
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STORM PLAN & PROFILE

C5.1



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CIVIL DETAILS 1

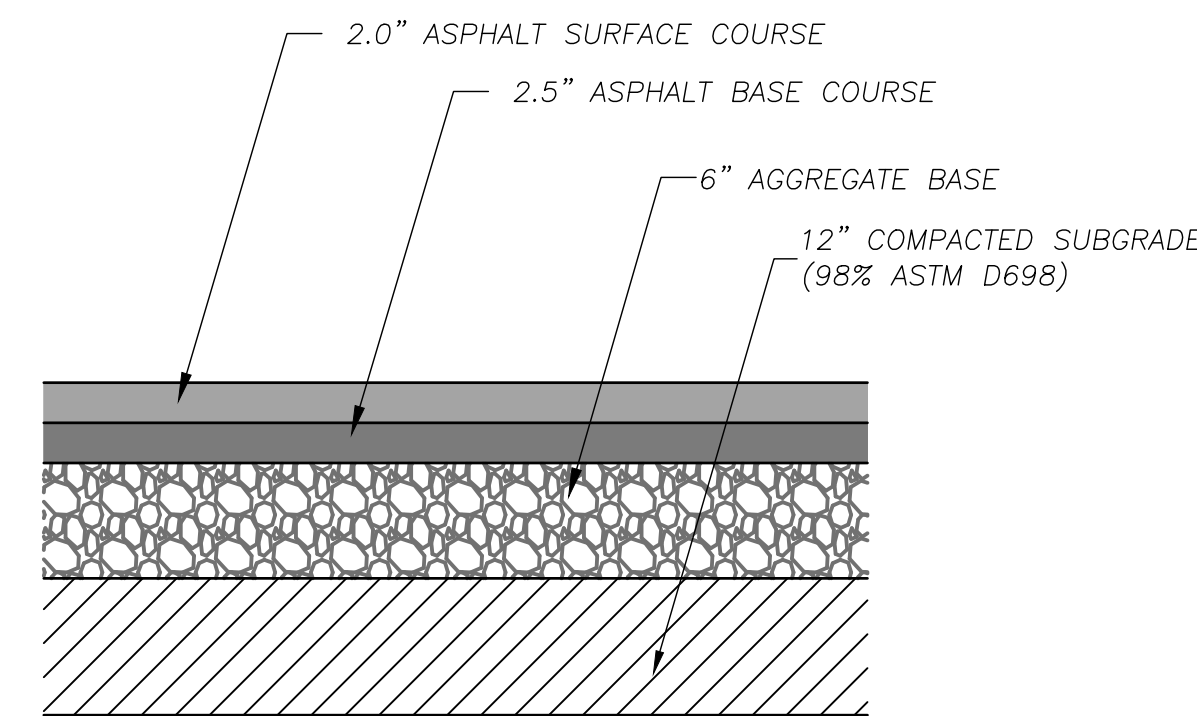
C6.0

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NOTES:

- SHOP DRAWINGS FOR ASPHALT SHALL BE SUBMITTED PRIOR TO BATCHING. DENSITY TESTING FOR ASPHALT SHALL BE AT A MINIMUM OF 3 PER LIFT PER DAY DURING THE ASPHALT LAYING OPERATION. FINAL THICKNESS OF ASPHALT SHALL BE MEASURED AT 3 RANDOM LOCATIONS WITHIN THE SITE BY CORING THE PAVEMENT. THE AVERAGE OF THESE 3 CORES MUST BE GREATER THAN THE MINIMUM THICKNESS SPECIFIED IN THE PLANS.
- ASPHALT PAVEMENT CONSTRUCTION SHALL ONLY COMMENCE WHEN AMBIENT TEMPERATURE IS 34 DEGREES FAHRENHEIT AND RISING.
- THICKNESS SHOWN IS MINIMUM.

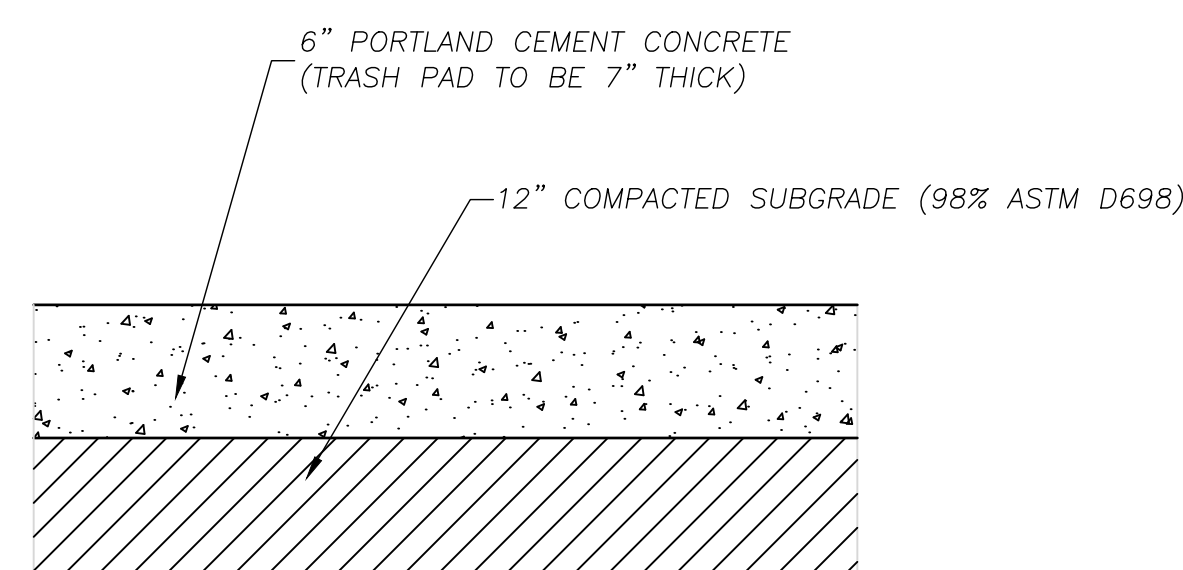


001 Asphalt Pavement

Not to Scale

NOTES:

- ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH.
- 4000 PSI AT 28 DAYS, 4-INCH MAXIMUM SLUMP, AND 5%-7% AIR ENTRAINED MIX.
- CONCRETE PAVEMENT CONSTRUCTION SHALL ONLY COMMENCE WHEN AMBIENT TEMPERATURE IS 34 DEGREES FAHRENHEIT AND RISING. COLD WEATHER PROCEDURES MAY BE UTILIZED FOR CONCRETE INSTALLATIONS WHEN TEMPERATURES ARE NOT SUITABLE FOR CONVENTIONAL PLACEMENT.
- CONTRACTOR TO SUBMIT CONCRETE MIX DESIGN TO ENGINEER PRIOR TO PLACEMENT.
- REFER TO JOINTING DETAILS FOR DETAILS OF CONCRETE JOINTS.

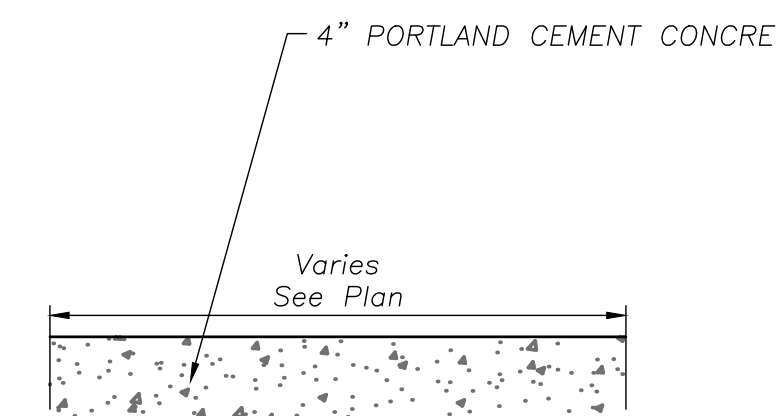


002 Concrete Pavement

Not to Scale

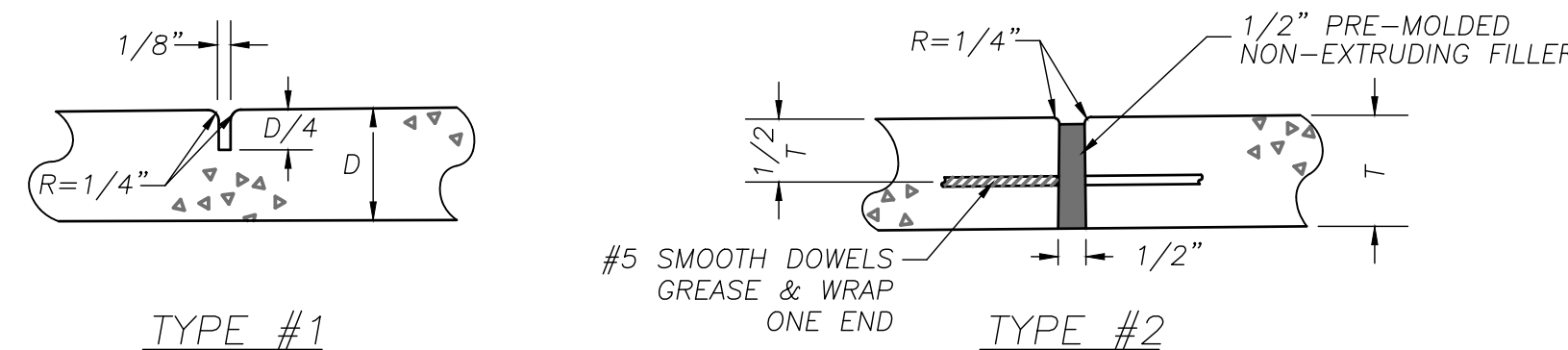
NOTES:

- ISOLATION JOINTS SHALL BE PLACED @ 250' CENTERS OR WHERE WALKS ABOUT CURBS, BUILDINGS, ETC....
- ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH.
- CONCRETE SHALL BE A 4000 PSI MIX.

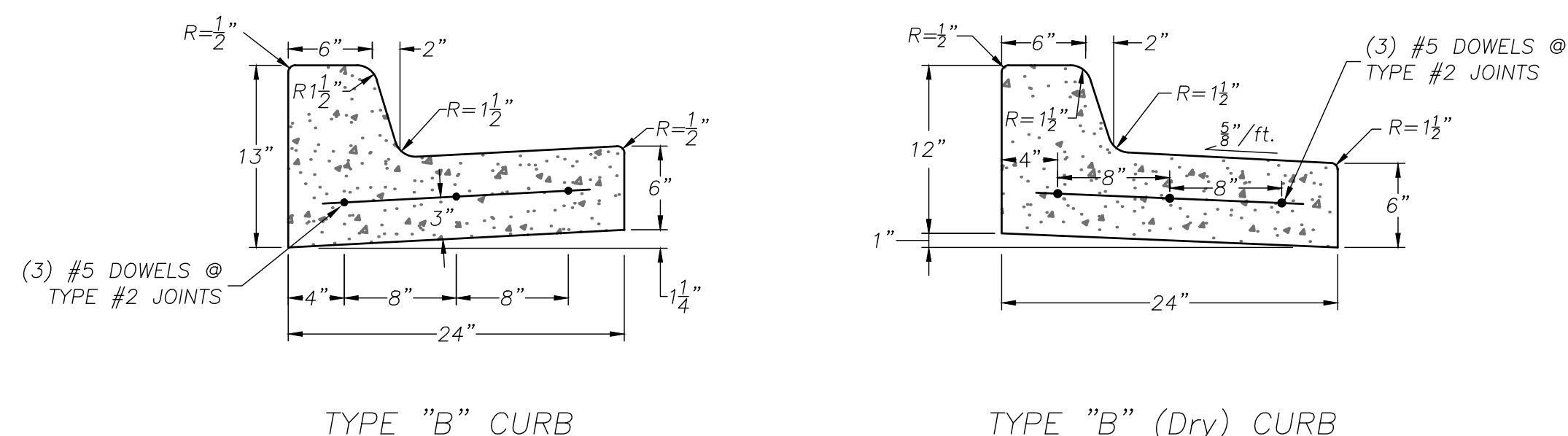


003 Concrete Sidewalk

Not to Scale



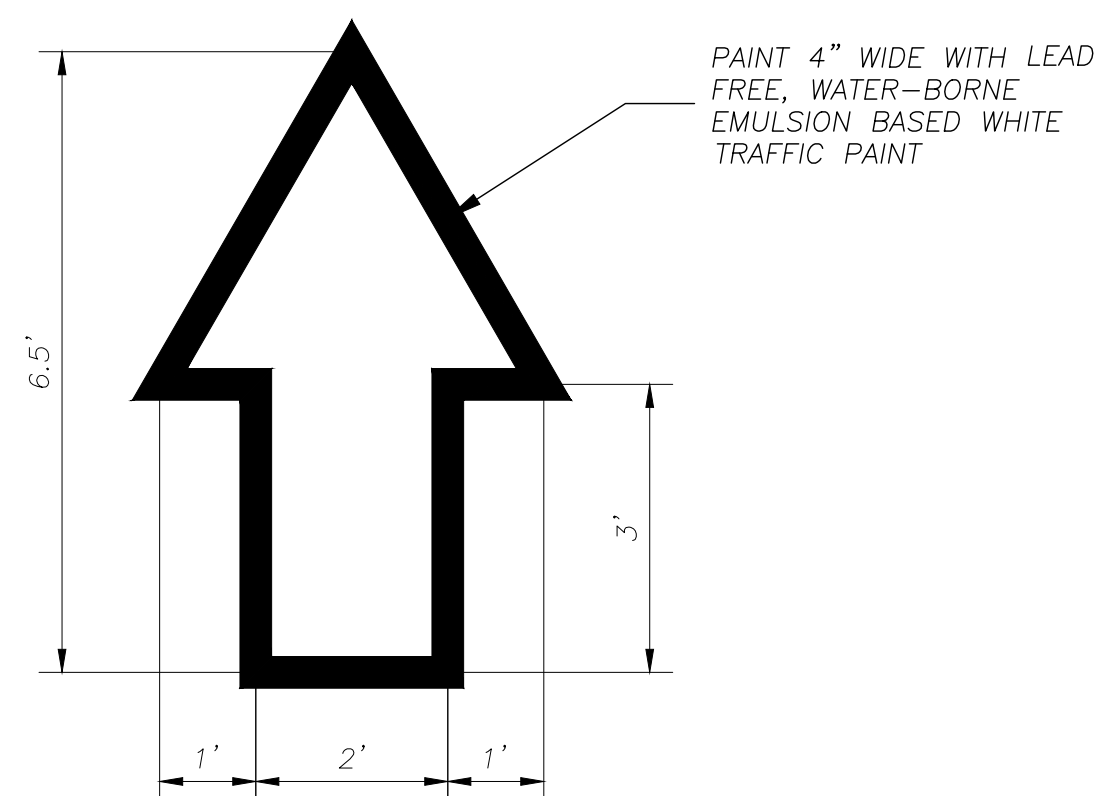
- NOTES:
- TYPE #1 JOINTS MAY BE CONSTRUCTED WITH A GROOVING TOOL OR WITH A CONCRETE SAW AFTER THE CONCRETE IS SET.
 - TYPE #1 JOINTS SHALL BE PLACED AT 15' OC.
 - TYPE #2 JOINTS SHALL BE PLACED AT ALL PC'S, PT'S AND TRANSITIONS, AND WHERE NEW CURB OR PAVEMENT TIES INTO EXISTING CURB.
 - TYPE #2 SMOOTH BARS SHALL BE 24" LONG.



- NOTES:
- ALL CONCRETE SHALL CONFORM TO KDOT GRADE 4.0 (AE).
 - ALL JOINTS WITH EXISTING CURB SHALL BE TYPE #2 JOINTS.
 - A TYPE #2 JOINT SHALL BE PLACED AT ALL CURB RETURNS.
 - A TYPE #1 JOINT SHALL BE PLACED AT 15' OC.
 - AB-3 MAY BE USED AS A LEVELING COURSE TO BRING SUBGRADE TO PROPER ELEVATION (6" max.).
 - DURING DRY CURB TRANSITIONS, WATER SHALL FLOW FROM THE GUTTER TO THE LIP @ 0.5% min. SLOPE.

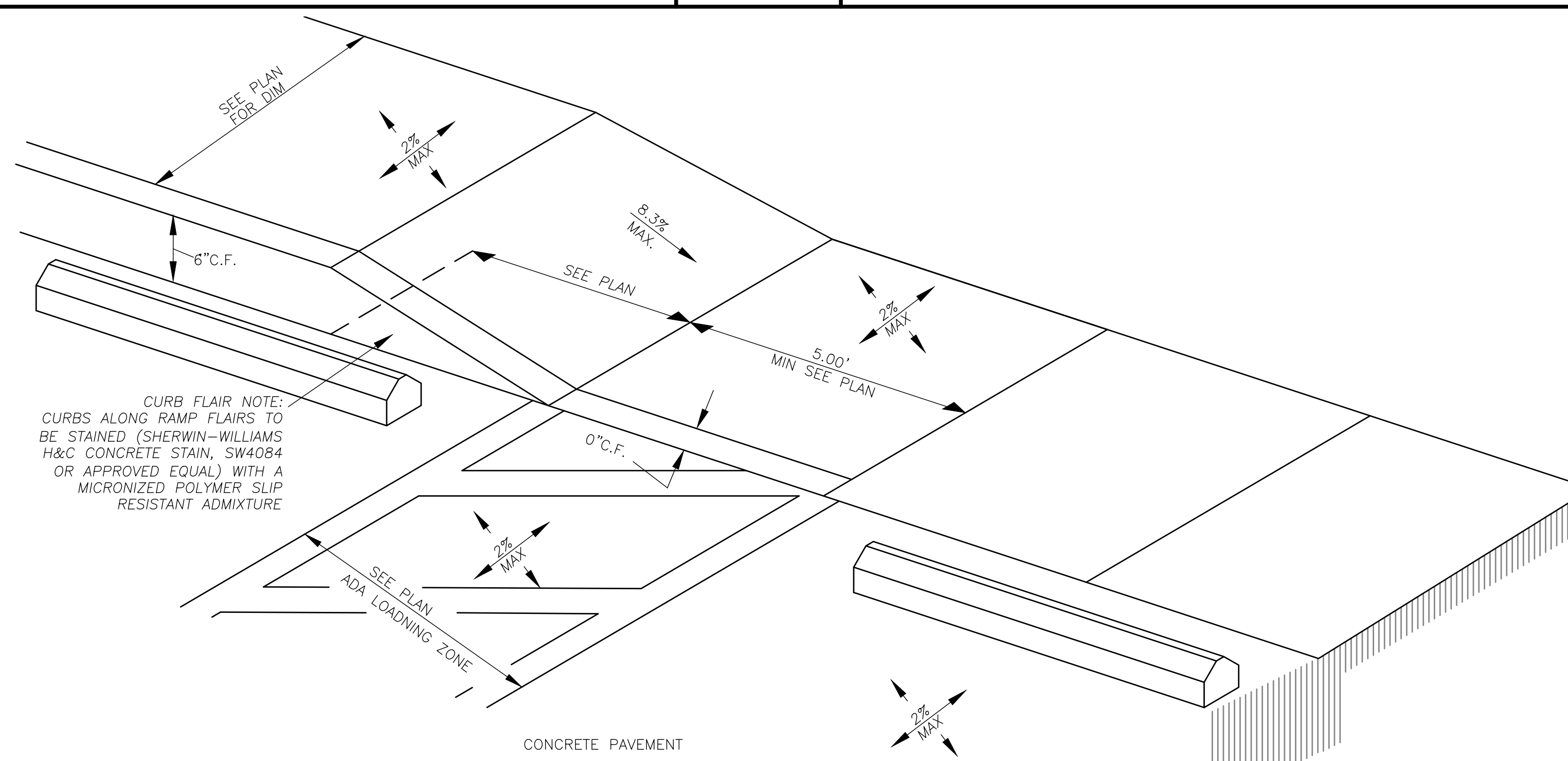
004 Concrete Sidewalk, Curb & Gutter

Not to Scale



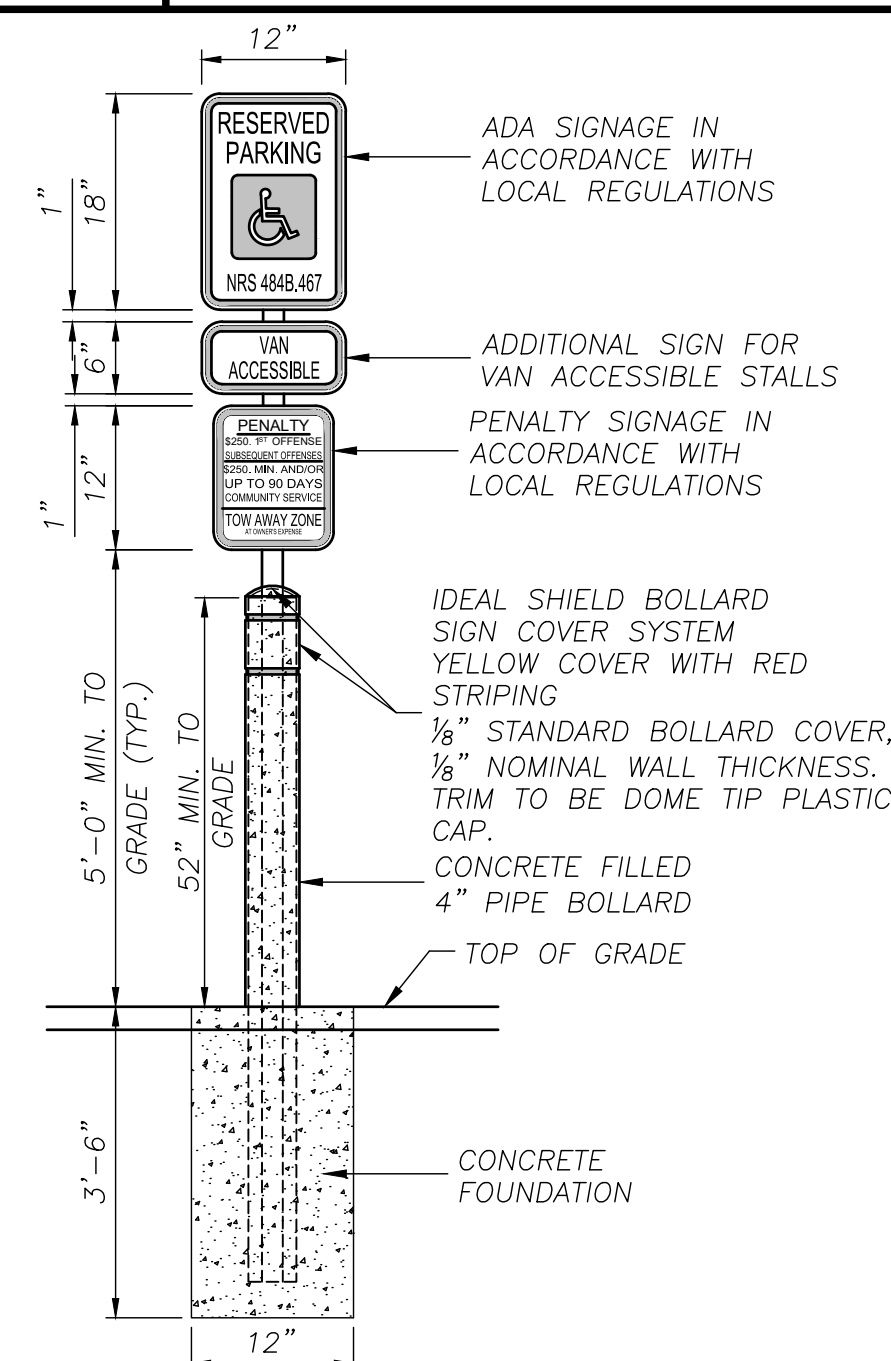
006 Directional Arrow

Not to Scale



005 "Type A" Private Sidewalk Ramp (ADA Compliant)

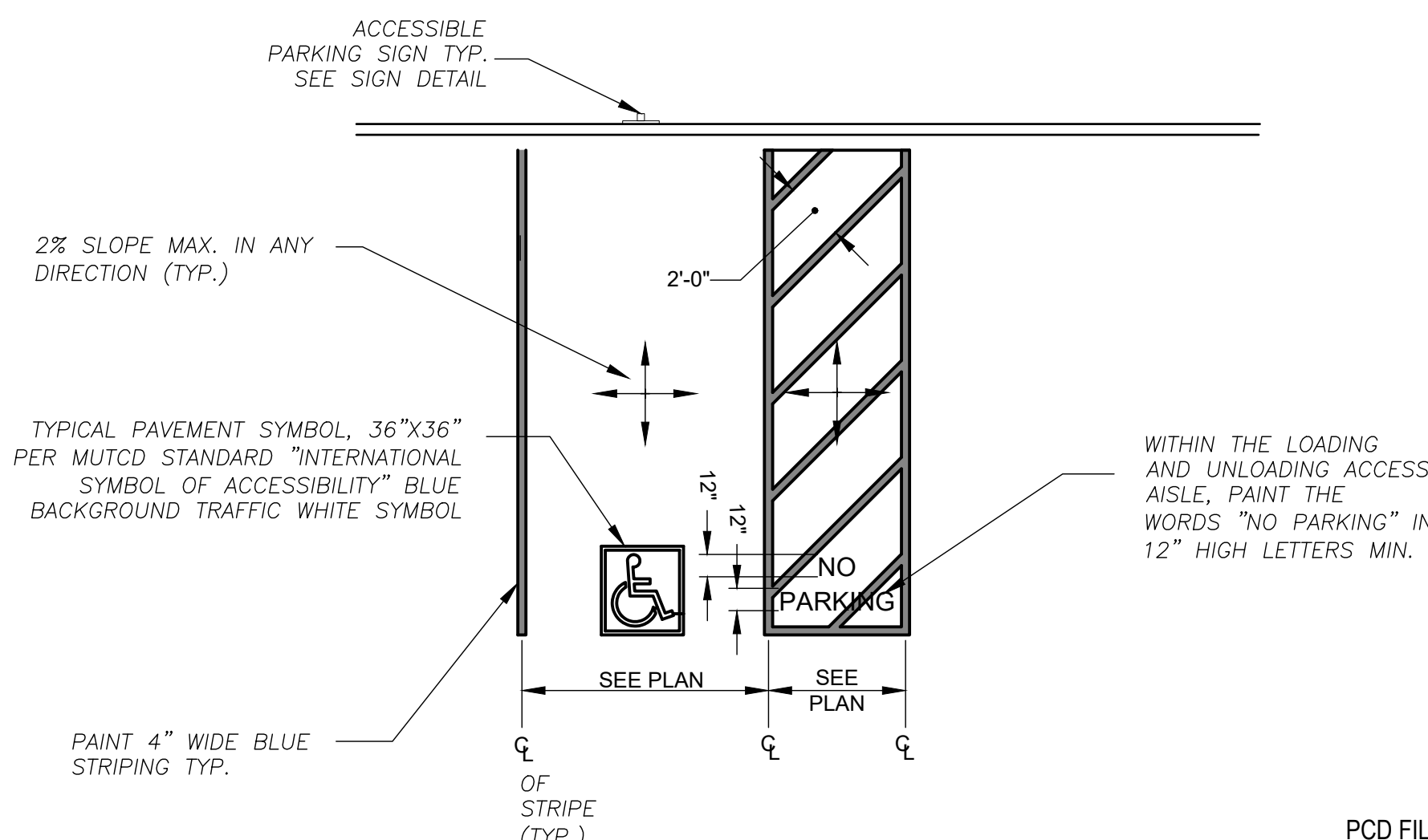
Not to Scale



007 ADA Parking Stall Signage

Not to Scale

SEE PLANS FOR SPECIFIC SIGN CALLOUT AND LAYOUT



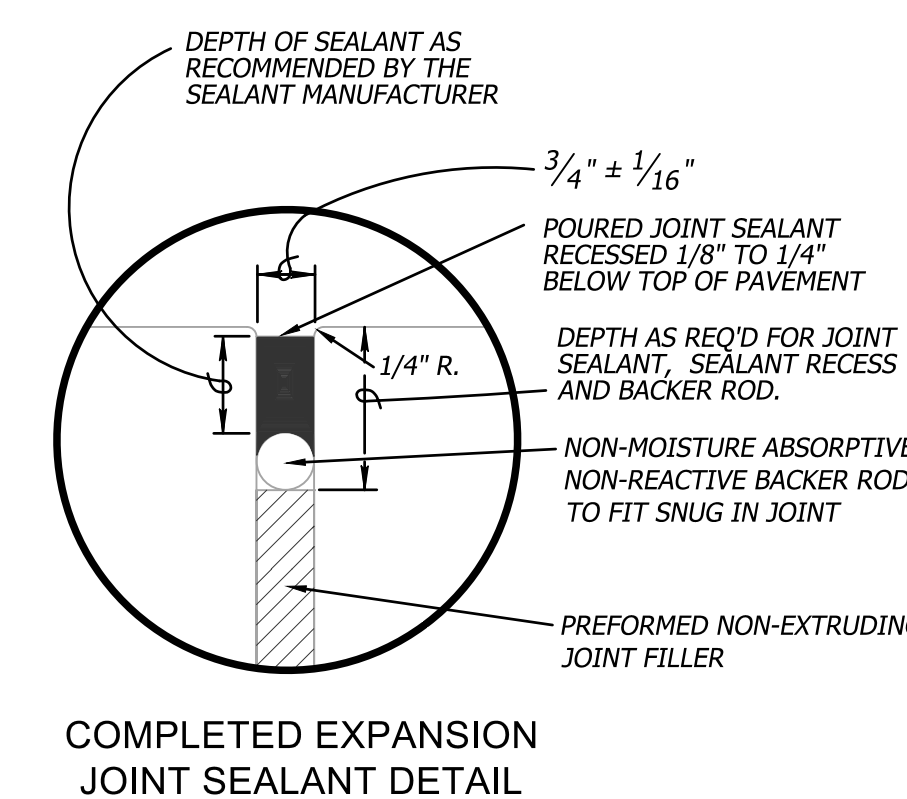
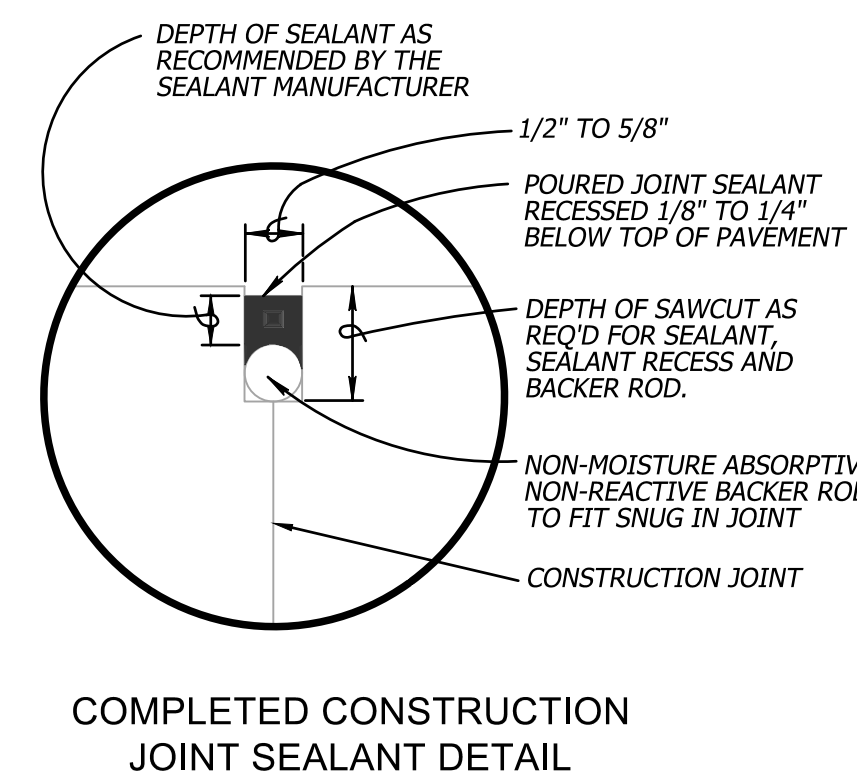
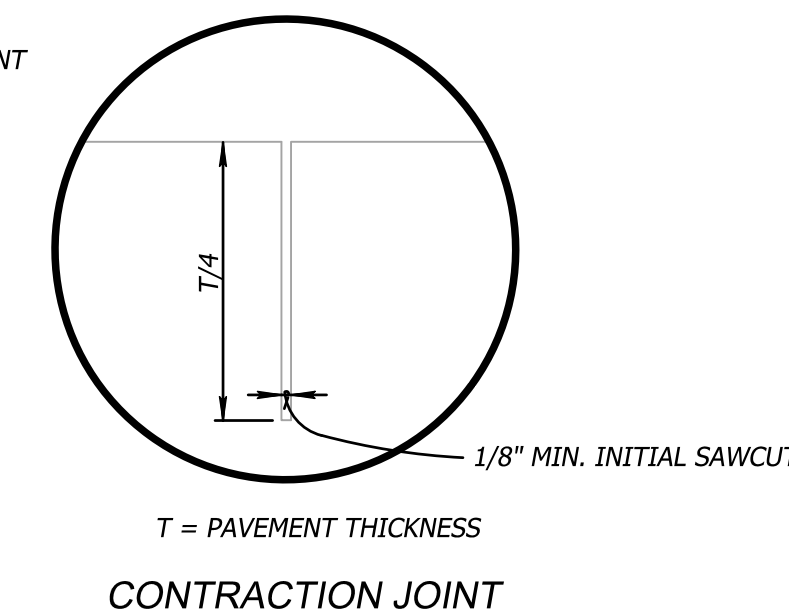
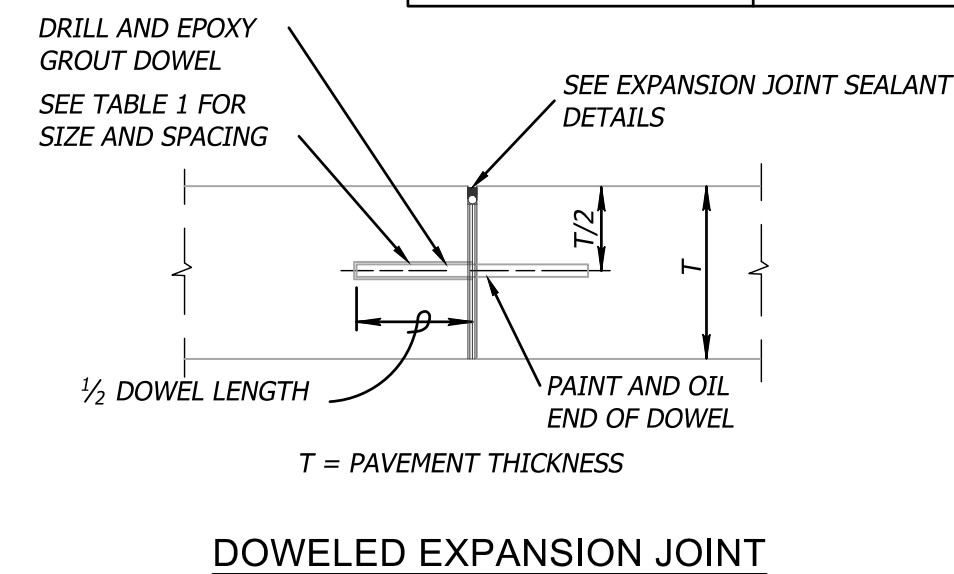
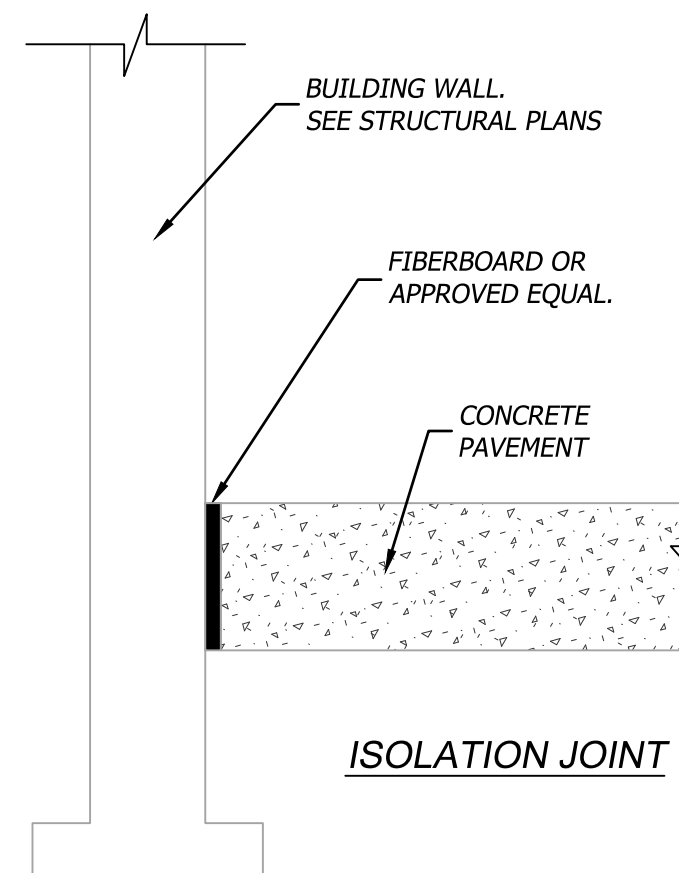
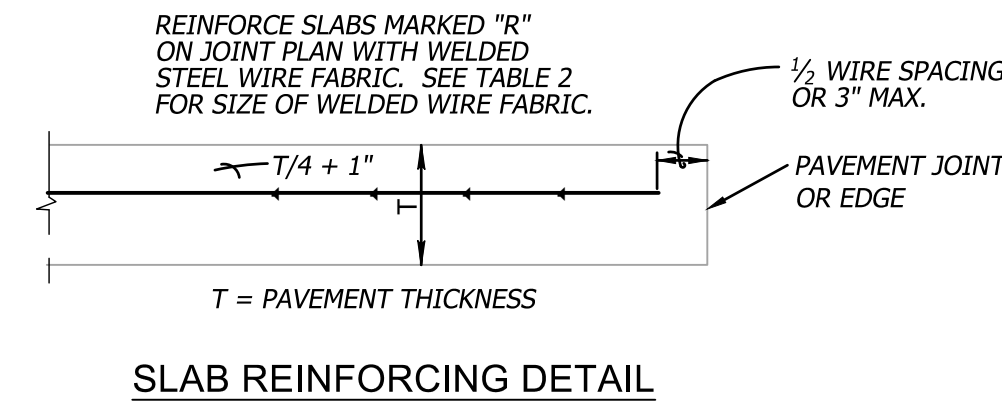
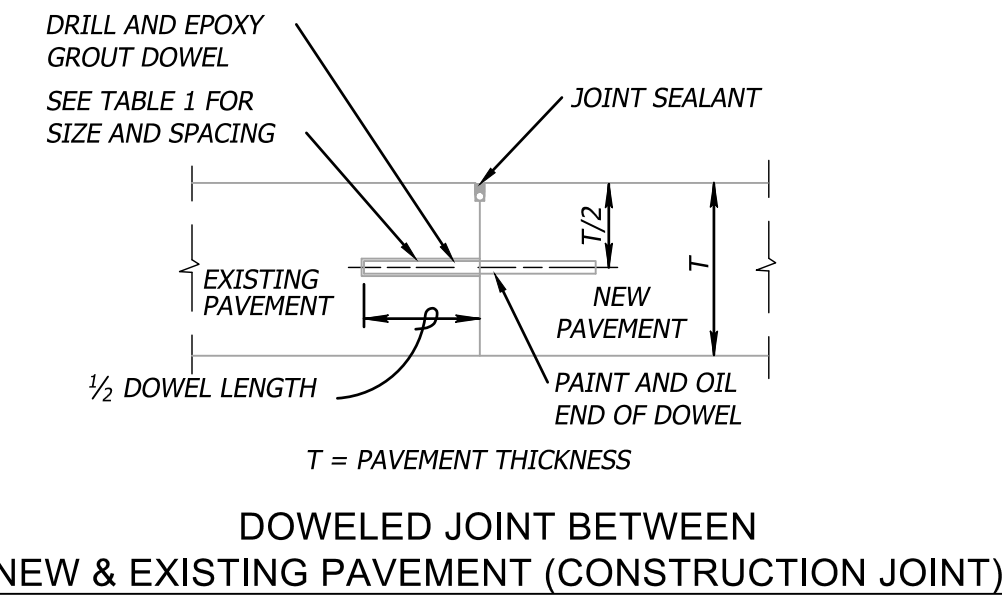
008 ADA Parking Striping

Not to Scale



JOINTING AND DOWEL NOTES

1. WIDTH TO LENGTH RATIO OF SLABS NOT TO EXCEED 1.25 TIMES.
2. LENGTH OF ANY PANEL TO NOT EXCEED 12.5 FEET IN PAVEMENT AREAS AND 10 FEET IN SIDEWALK AREAS.
3. SLABS WHICH DO NOT FOLLOW THE WIDTH TO LENGTH RATIO ABOVE OR ARE NOT RECTANGULAR SHALL BE REINFORCED WITH STEEL WELDED WIRE FABRIC OF THE SIZES SHOWN IN TABLE 2. OTHER WWF SIZES MAY BE USED PROVIDED THE STEEL AREA (SQ INCHES/FOOT) IN THE LONGITUDINAL AND TRANSVERSE DIRECTIONS IS EQUAL TO OR EXCEEDS THAT SHOWN IN TABLE 2.
4. EPOXY COATED DOWEL BARS SHALL BE DRILLED BY USE OF A MECHANICAL RIG. DRILLING BY HAND OR PUSHING DOWEL BARS INTO GREEN CONCRETE IS **NOT** ACCEPTABLE.
5. DRILLING, CLEANING, AND GROUTING SHALL BE PERFORMED PER THE EPOXY MANUFACTURER'S REQUIREMENTS FOR THIS SPECIFIC APPLICATION.
6. ASSURE SAW JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
7. FOR EPOXY GROUT, THE HOLE DIAMETER SHALL BE NOT MORE THAN $\frac{1}{8}$ " LARGER THAN DOWEL DIAMETER OR AS DIRECTED BY THE EPOXY MANUFACTURER.
8. INSTALL CLOSED CELL BACKER RODS AFTER JOINTS HAVE BEEN CLEANED AND DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
9. INSTALL BACKER ROD AT CONSISTENT AND UNIFORM DEPTH.
10. JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
11. ALL JOINTS ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED $\frac{1}{4}$ " IN WIDTH.
12. CONTRACTOR TO INSTALL BULKHEAD AND DOWEL EXPANSION JOINTS AT DAY'S END POUR.



PAVEMENT THICKNESS	MAXIMUM DOWEL SPACING	MINIMUM DOWEL LENGTH	MINIMUM DOWEL DIAMETER
LESS THAN 8"	12"	16"	3/4"
8" TO 11"	12"	16"	1"
12" TO 15"	15"	20"	1-1/4"

PAVEMENT THICKNESS	MINIMUM REQUIRED AREA OF STEEL (SQ. IN. / FT)	WELDED WIRE FABRIC
6"	0.036	6 x 6 - W2.0 x W2.0
7"	0.042	6 x 6 - W2.9 x W2.9

009

Not to Scale

Concrete Pavement Joints



PANDA EXPRESS, INC.
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Rosemead, California
91770
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Facsimile: 626.372.8288

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REVISIONS:

NO.	DATE	DESCRIPTION

ISSUE DATE:

1ST PERMIT/BID SET 07-15-2021

DRAWN BY: JA

PANDA PROJECT #: S8-22-D8137

PANDA STORE #: -

ARCH PROJECT #: 20044.016



8813 PENROSE LANE, SUITE 400
LENEVA, KS 66219
ph: 913.649.8181 • fx: 913.649.1275

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7545 FALCON MARKET PL
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CIVIL DETAILS 2

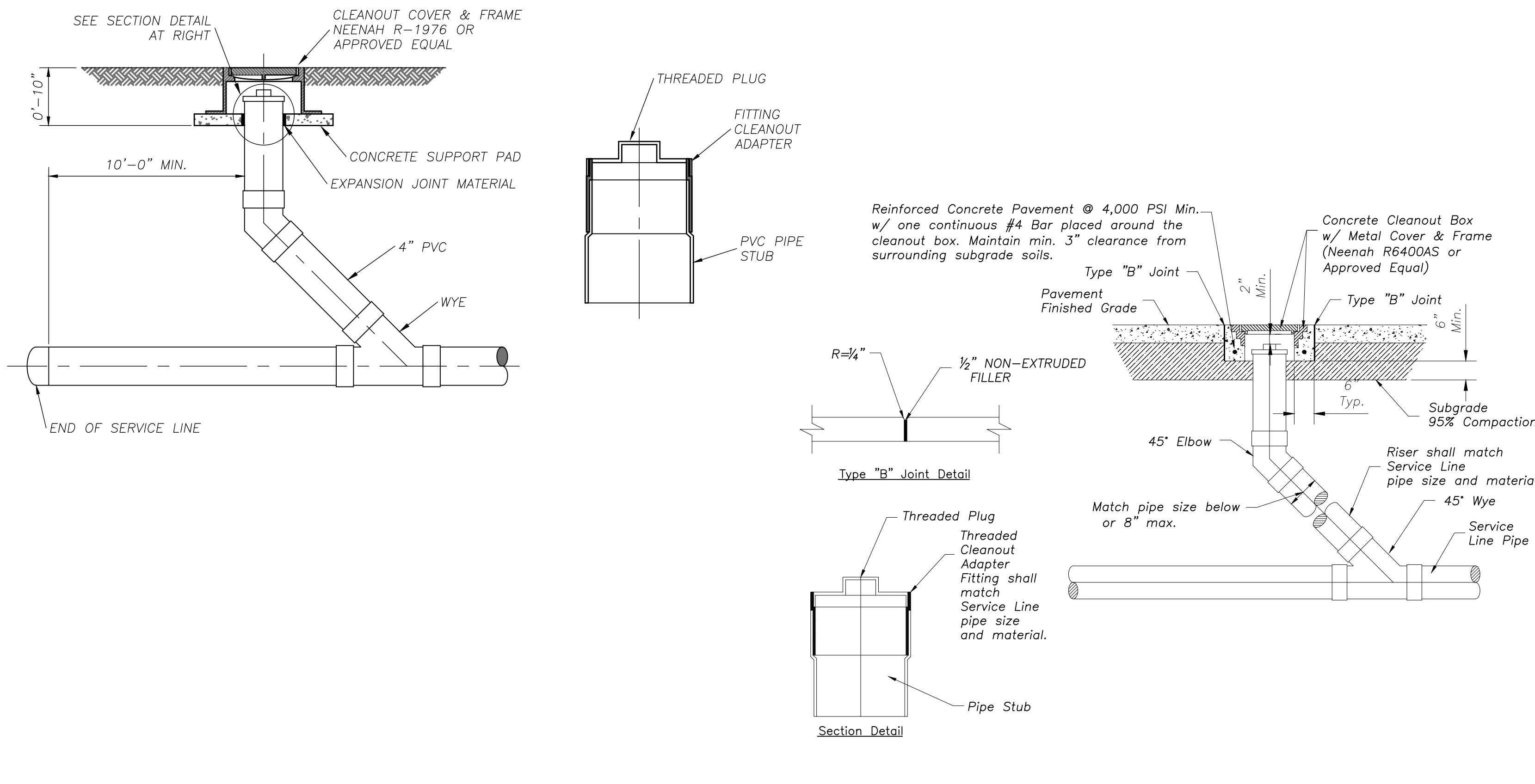
C6.1



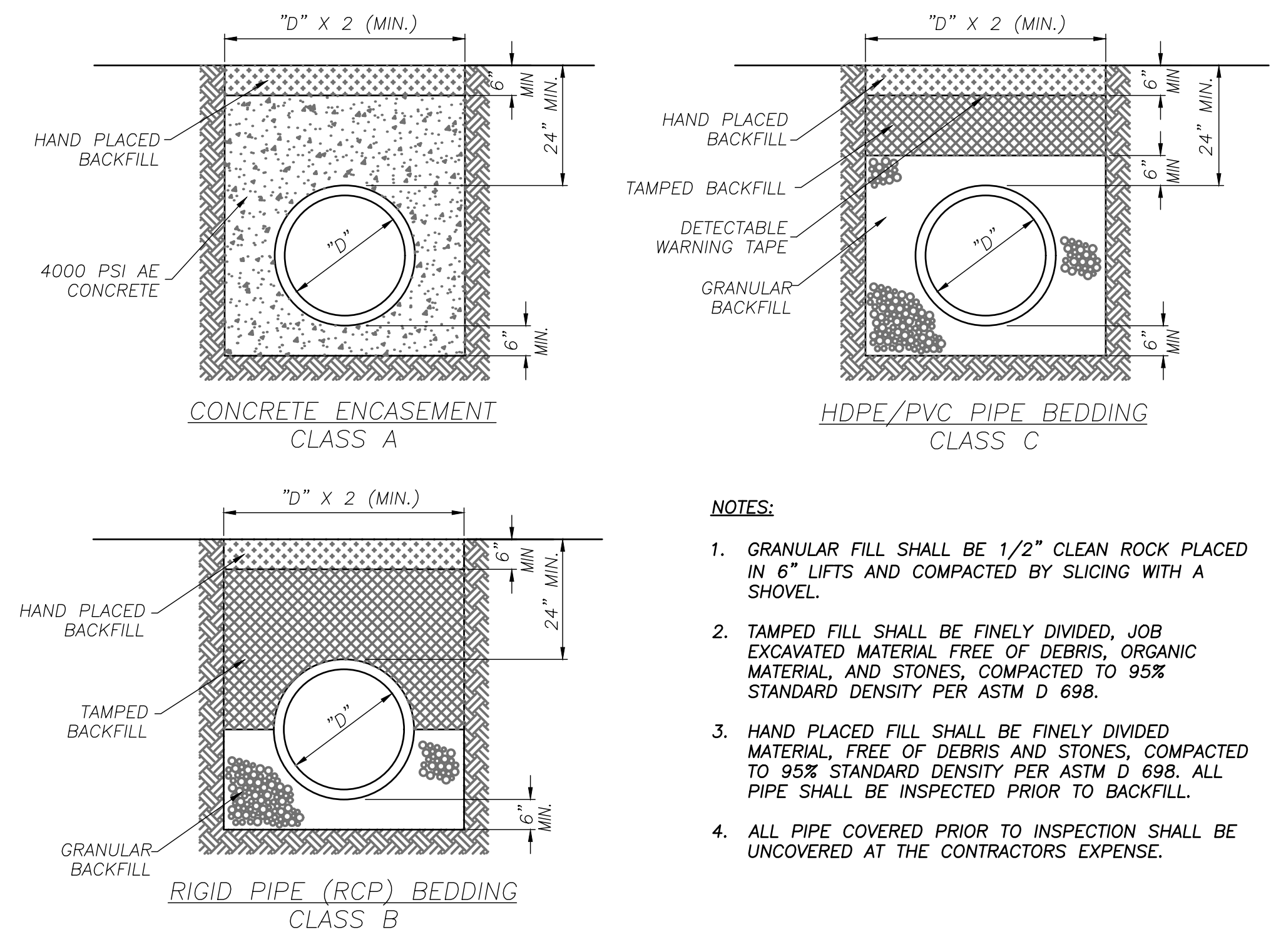
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TRUE WARM & WELCOME 2300 R6

PERMIT/BID SET 07-15-2021

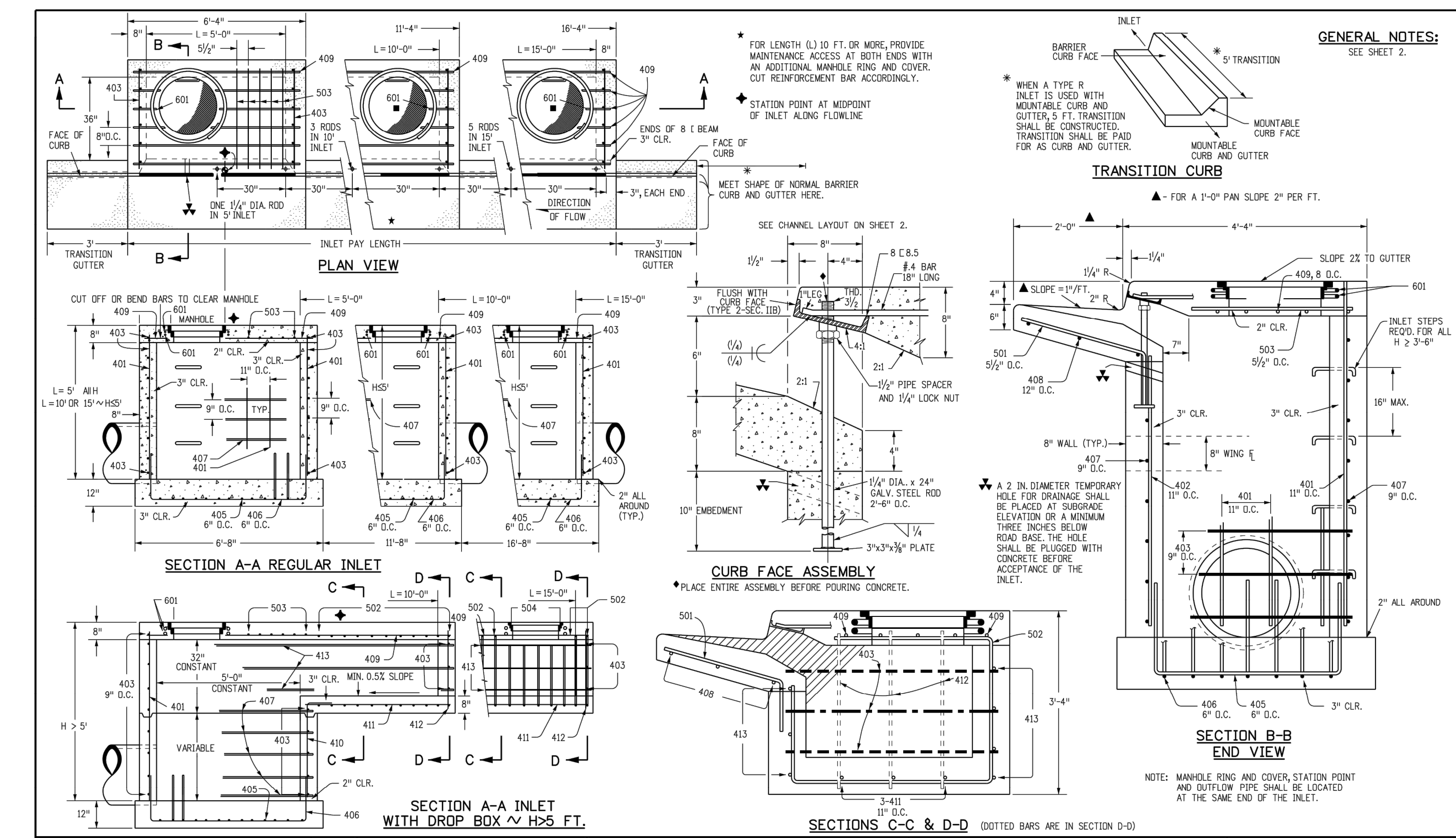


301 Sanitary Sewer Cleanout
Not to Scale



302 Pipe Bedding
Not to Scale

- NOTES:**
- GRANULAR FILL SHALL BE 1/2" CLEAN ROCK PLACED IN 6" LIFTS AND COMPACTED BY SLICING WITH A SHOVEL.
 - TAMPED FILL SHALL BE FINELY DIVIDED, JOB EXCAVATED MATERIAL FREE OF DEBRIS, ORGANIC MATERIAL, AND STONES, COMPACTED TO 95% STANDARD DENSITY PER ASTM D 698.
 - HAND PLACED FILL SHALL BE FINELY DIVIDED MATERIAL, FREE OF DEBRIS AND STONES, COMPACTED TO 95% STANDARD DENSITY PER ASTM D 698. ALL PIPE SHALL BE INSPECTED PRIOR TO BACKFILL.
 - ALL PIPE COVERED PRIOR TO INSPECTION SHALL BE UNCOVERED AT THE CONTRACTORS EXPENSE.



Computer File Information		Sheet Revisions		Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868	CURB INLET TYPE R	STANDARD PLAN NO. M-604-12 Standard Sheet No. 1 of 2
Creation Date: 07/31/19	Designer: JBK	Date:	Comments:			
Last Modification Date: 07/31/19	Checker: LTA			Project Development Branch	Issued by the Project Development Branch: July 31, 2019	Project Sheet Number:
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English						

303 Concrete Curb Inlet
Not to Scale



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REVISIONS:

No.	Description	Date

ISSUE DATE:
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No.	Description	Date

DRAWN BY: JA

PANDA PROJECT #: S8-22-D8137
PANDA STORE #: -
ARCH PROJECT #: 20044.016



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CIVIL DETAILS 4

C6.3

TRUE WARM & WELCOME 2300 R6



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7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900
BHC is a trademark of Branganth-Hoover & Company, P.A.

PERMIT/BID SET 07-15-2021

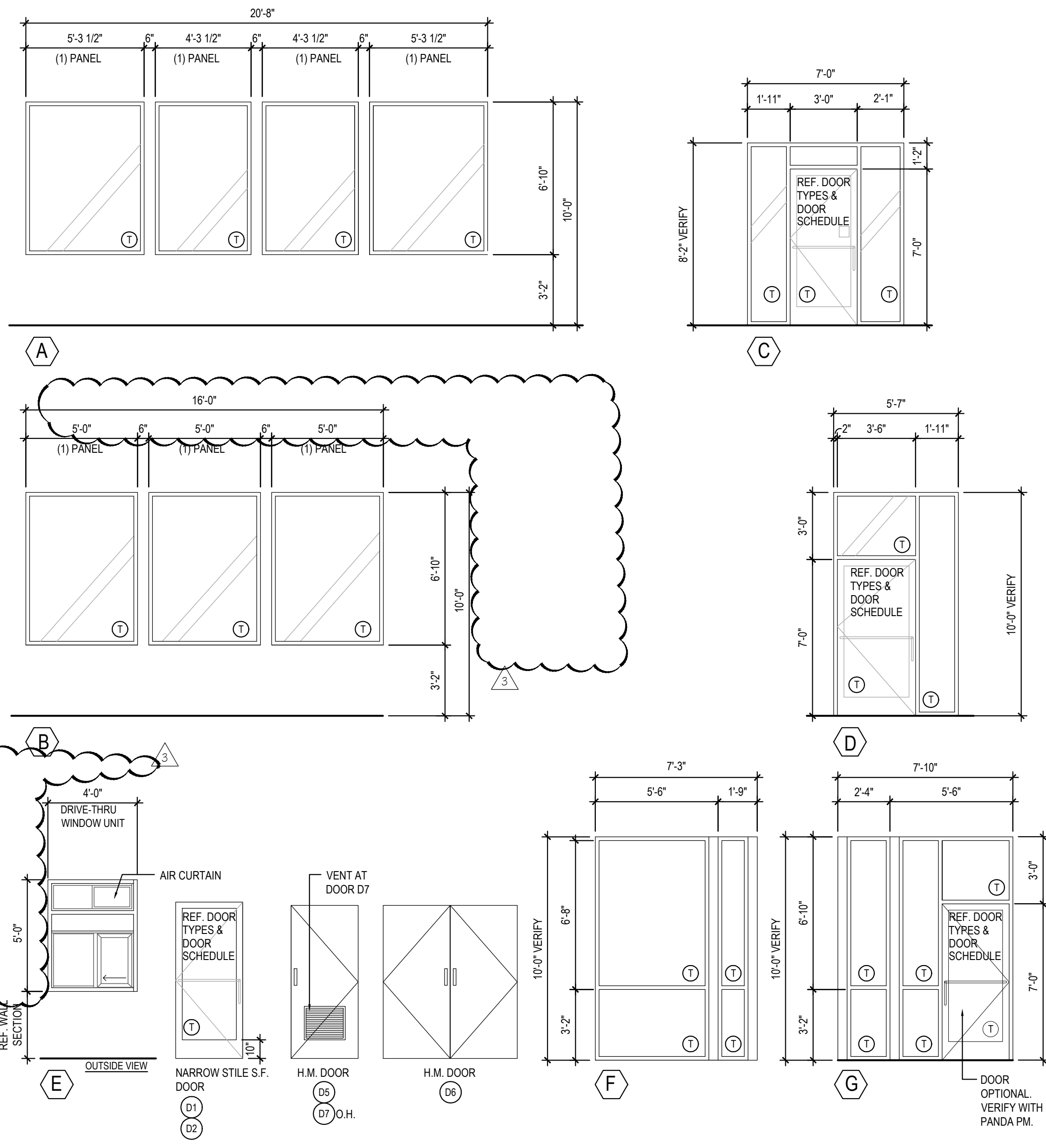
EXTERIOR FINISH SCHEDULE INSTALLED AND FINISHED BY: G.C. UNLESS NOTED OTHERWISE

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

WINDOW SCHEDULE INSTALLED AND FINISHED BY: G.C. UNLESS NOTED OTHERWISE

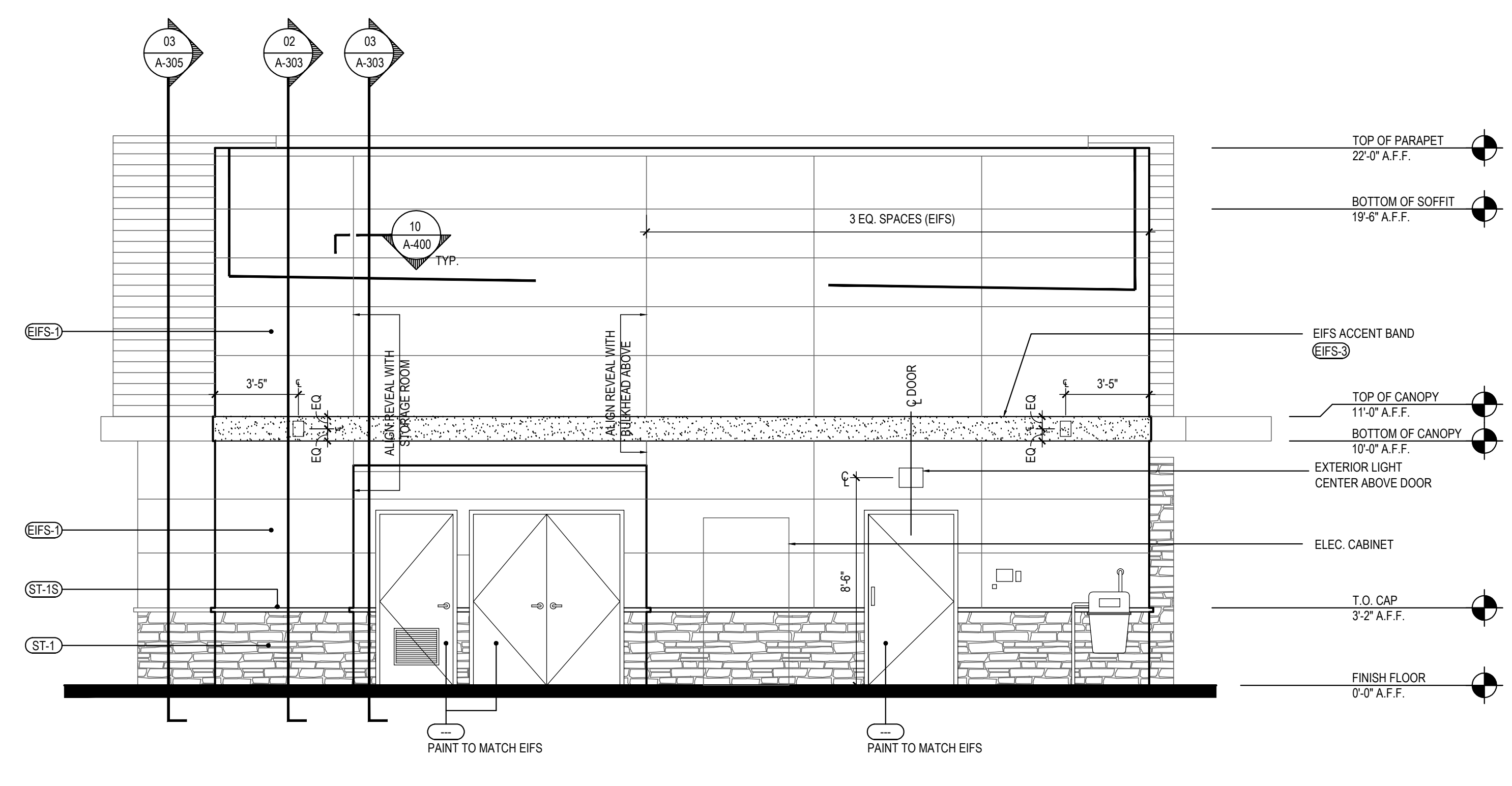
SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS
A	20'-8" LIN. FEET	6'-10"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5' X 2' IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES
B	26'-9 1/2" LIN. FEET	6'-10"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5' X 2' IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES
C	7'-0"	8'-2"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5' X 2' IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES
D	5'-11"	10'-0"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5' X 2' IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES
E	4'-0"	59.5"	TEMPERED GLASS	DARK BRONZE ANODIZED ALUMINUM	QUICK-SERV (NON-HEATED AIR CURTAIN OR HEATED AIR CURTAIN), ROUGH OPENING 48" X 60" SEE ADDITIONAL NOTE # 5. CONTACT: WADE ARNOLD, 800-388-8307
F	7'-3"	10'-0"	SINGLE PANE GLASS	DARK BRONZE ANODIZED ALUMINUM	SINGLE PANE VESTIBULE GLAZING
G	7'-10"	10'-0"	SINGLE PANE GLASS	DARK BRONZE ANODIZED ALUMINUM	SINGLE PANE VESTIBULE GLAZING

NOTES:
 1. INSULATING GLASS VITRO ARCHITECTURAL GLAZING SOLARBAN 60 LOW E- WINTER U=0.29 SHGC: 0.25 VIS TRANS: 35%.
 2. DOORS: FULL GLAZED DOORS W/10" KICK BASE. ANODIZED ALUM. FINISH. REFER HARDWARE SCHEDULE.
 3. 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.
 4. MANUFACTURER: QUIK-SERV, MODEL SST-4860E WITH THRU-BEAM PHOTO-ELECTRIC BAR REGIONAL APPLICATION WITH CF-25 NON HEATED AIR CURTAIN OR CHF-25 HEATED AIR CURTAIN. TYPE OF AIR CURTAIN LISTED ON WINDOW SCHEDULE.
 5. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER OF BUILDING CODE.
 6. TEMPERED GLASS

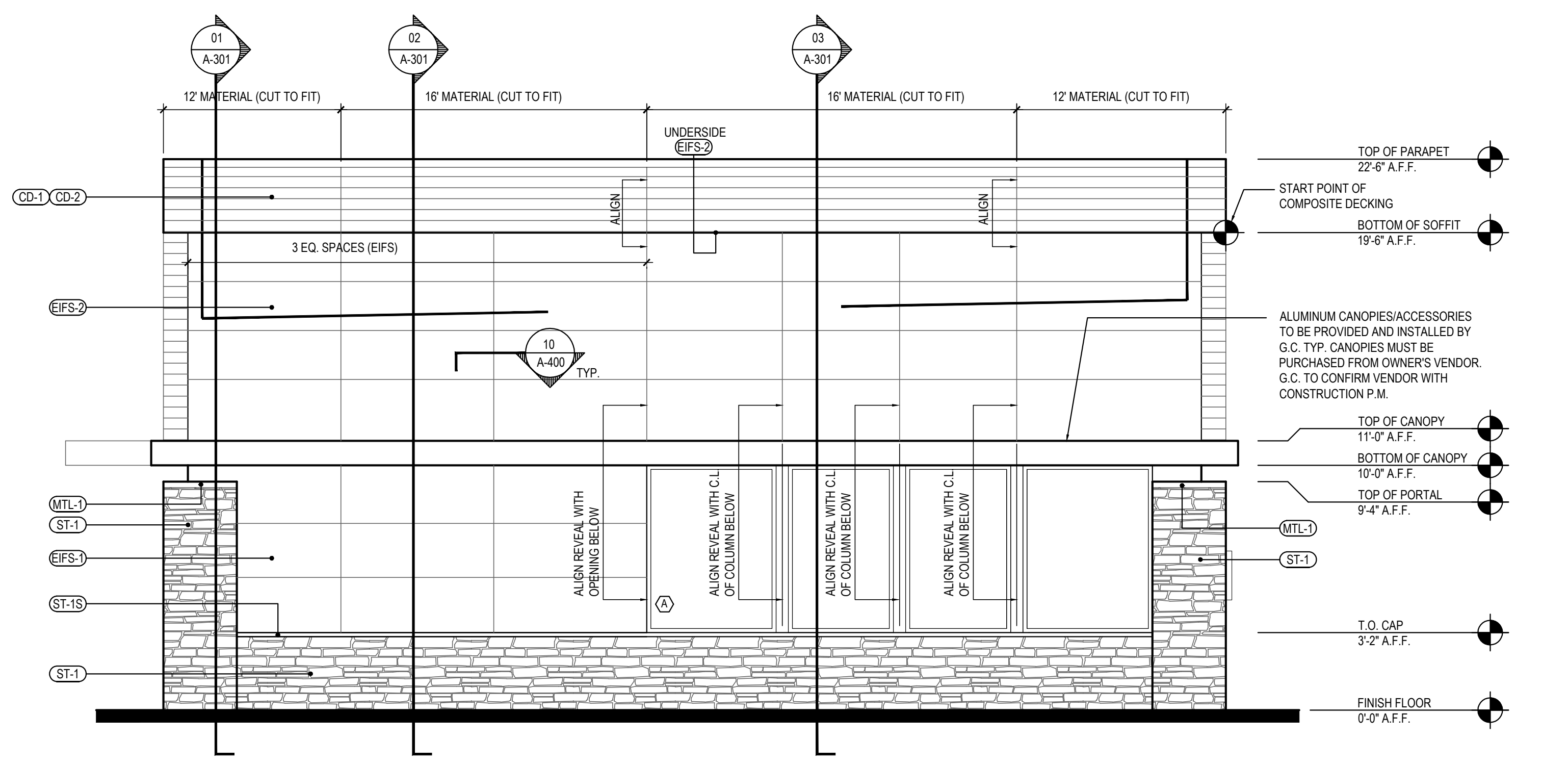


WINDOW AND DOOR ELEVATIONS 3

Scale= NTS A-200



NORTH ELEVATION (SOLUTION F) 2
 Scale= 1/4" = 1'-0" A-200



SOUTH ELEVATION (SOLUTION F) 1

Scale= 1/4" = 1'-0" A-200



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REVISIONS:

NO.	DESCRIPTION	DATE
1	BUILDING COMMENTS	10.29.21

ISSUE DATE:
 1ST PERMIT/BID SET 07-15-2021

DRAWN BY: KAB
 PANDA PROJECT #: S8-22-D8137
 PANDA STORE #: -
 ARCH PROJECT #: 20044.016

hckloverarchitect
 8813 PENROSE LANE, SUITE 400
 LENEXA, KS 66219
 ph: 913.649.8181 • fx: 913.649.1275

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A-200

EXTERIOR ELEVATIONS

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REVISIONS:

△ BUILDING COMMENTS	10.29.21

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1ST PERMIT/BID SET	07-15-2021

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PANDA PROJECT #: S8-22-D8137
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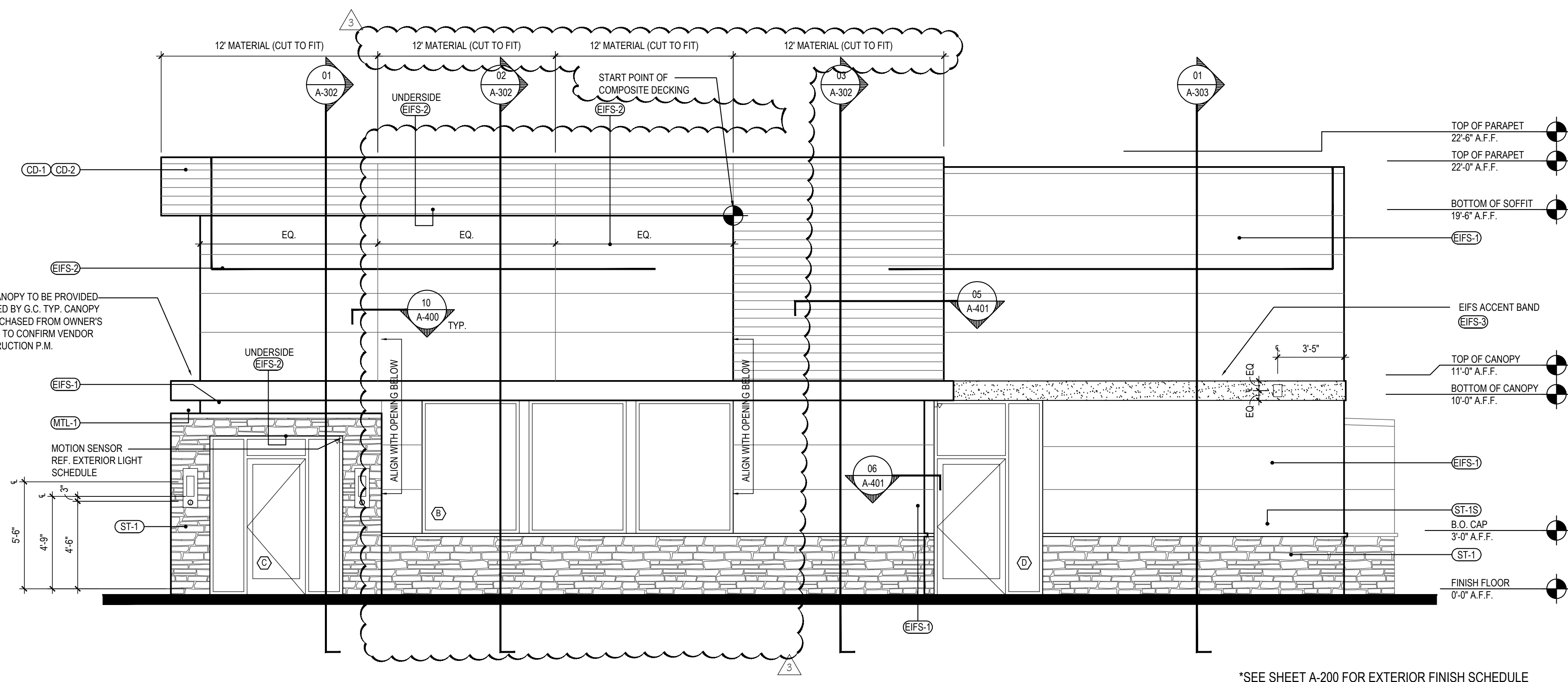
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A-201

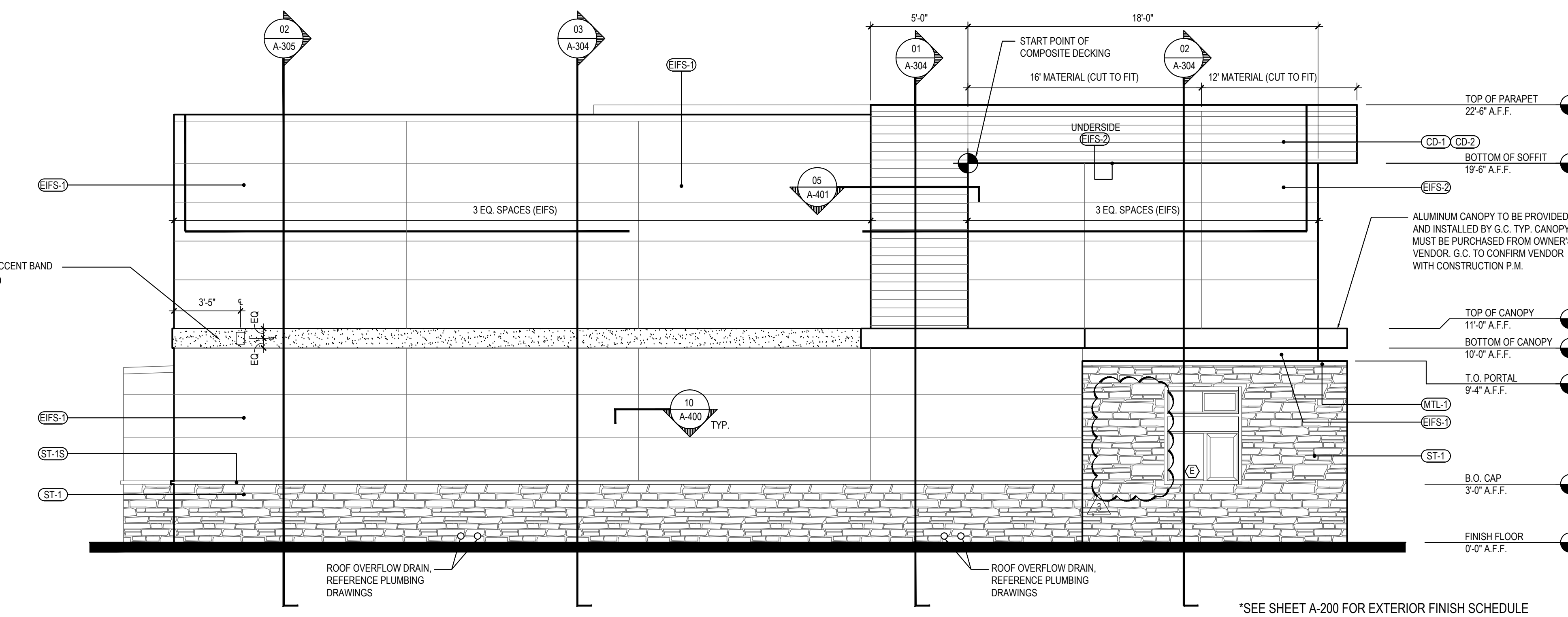
EXTERIOR ELEVATIONS

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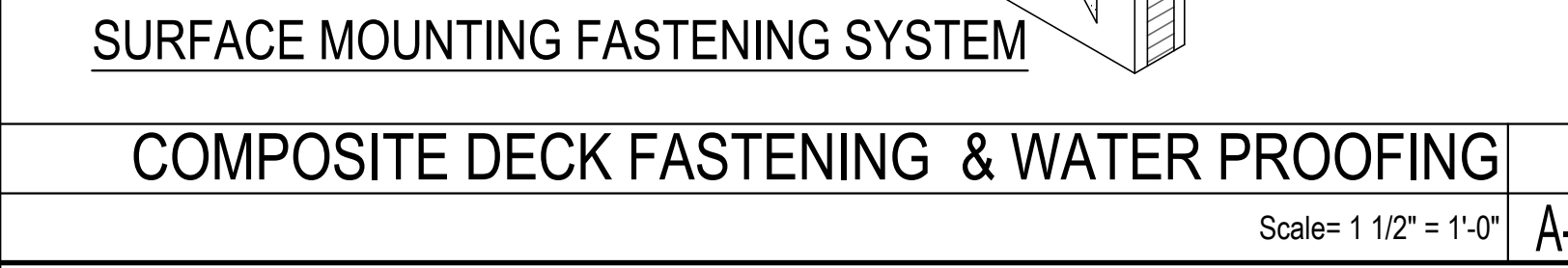
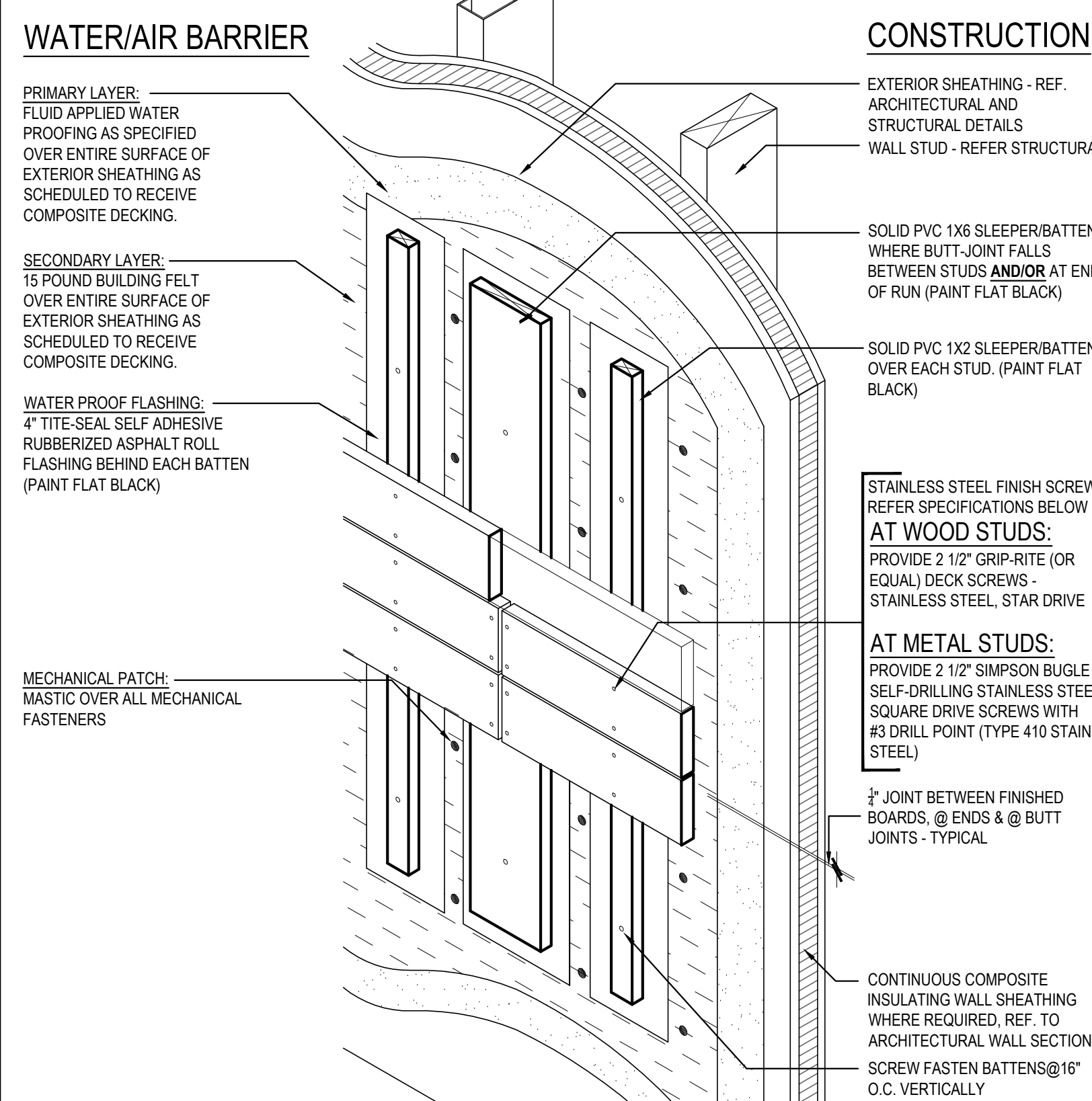
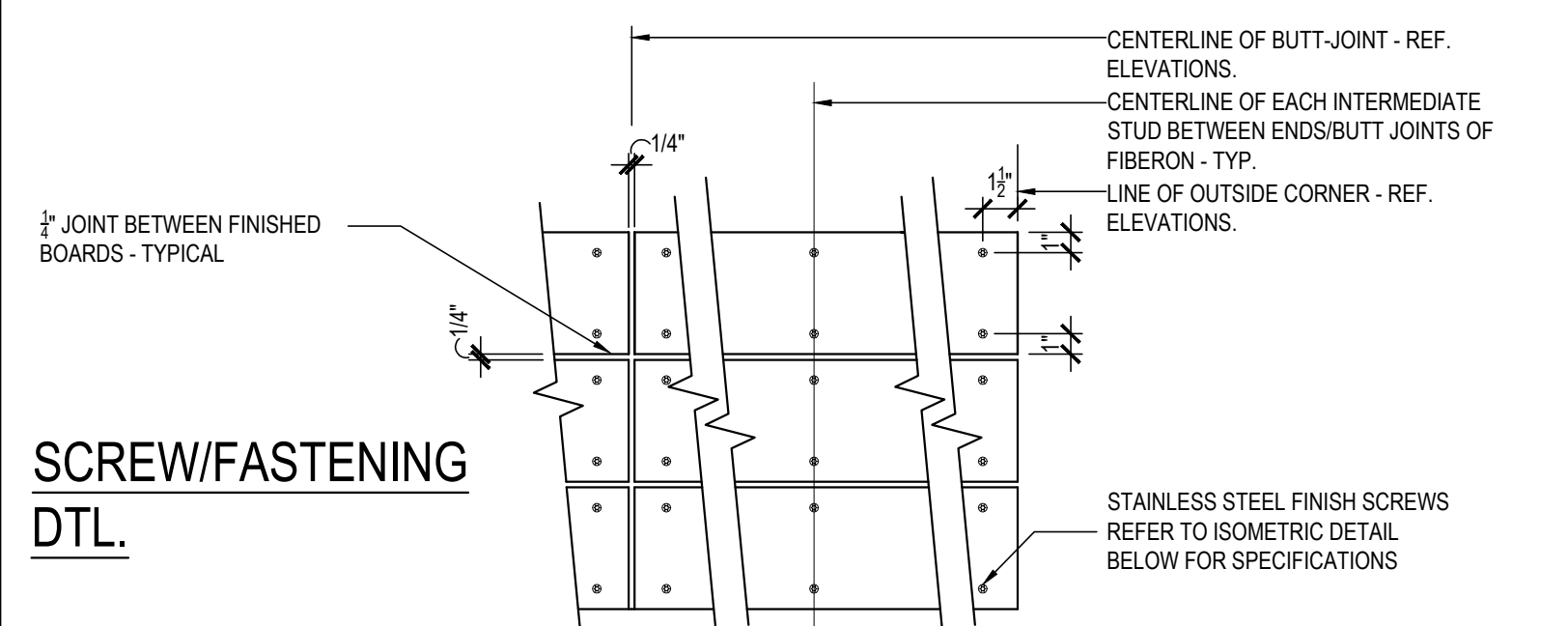
PERMIT/BID SET 07-15-2021



EAST ELEVATION (SOLUTION F) 2
Scale= 1/4" = 1'-0" A-201



WEST ELEVATION (SOLUTION F) 1
Scale= 1/4" = 1'-0" A-201



COMPOSITE DECK FASTENING & WATER PROOFING 3
Scale= 1 1/2" = 1'-0" A-201



喜 欢 您 喜 欢 您 希 望 您 喜 欢 您 喜 欢 您 喜 欢 您 希 望

谢谢



欢迎
WELCOME

An architectural rendering of a Panda Express storefront. The building features a two-story design. The upper story has a white facade with a grid pattern. The lower story has a dark, textured base. A sign with the word "PANDA" in red and "EXPRESS" in black is mounted on the upper story. To the left of the entrance is a door with a glass panel, and to the right is a large window with four panes. The background shows a blue sky with light clouds.

PANDA
EXPRESS



ROOM NAME	FLOOR	BASE	WALL	CEILING
100 DINING ROOM	T200 24" X 24" TILE	T109 6" X 36" TILE	P101, P104 T109 W102 PAINT TILE WALL COVERING C3 GYB BOARD W/ PAINT P103	C1 2' X 2' ARMSTRONG, SEPIA #PN81311
101 SERVING AREA	S1 PLAIN ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	T109 TILE	C3 GYP BOARD W/ SMOOTH WASHABLE PAINT
102 DRIVE-THRU STATION	S1 PLAIN 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
103 KITCHEN	S1 PLAIN 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 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 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 SILIKAL UNDER WIF SUBFLOOR	S.S. / ALUMINUM WITH 3/4" RADIUS	INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
106 MEN'S ROOM	T200 24" X 24" TILE	SCHLUTER	T108 TILE	C3 GYP BOARD W/ P101 SMOOTH WASHABLE PAINT
107 WOMEN'S ROOM	T200 24" X 24" TILE	SCHLUTER	T108 TILE	C3 GYP BOARD W/ P101 SMOOTH WASHABLE PAINT
108 VESTIBULE	T200 24" X 24" TILE	T109 6" X 36" TILE	P104 PAINT GYP BOARD T109 TILE	C3 GYP BOARD W/ P101 SMOOTH WASHABLE PAINT
109 STORAGE ROOM	T200 24" X 24" TILE	T109 6" X 36" TILE	WP1 FRP PANEL	C3 GYP BOARD W/ P101 SMOOTH WASHABLE PAINT
110 EXTERIOR STORAGE	SEALED CONCRETE, SMOOTH FINISH	-	WP1 FRP PANEL	C3 GYP BOARD W/ P101 SMOOTH WASHABLE PAINT
111 ENTRY VESTIBULE	T200 24" X 24" TILE M100 4' X 6' MAT	T109 6" X 36" TILE	P104 PAINT T109 TILE	C3 GYP BOARD W/ P101 SMOOTH WASHABLE PAINT

NO.	DOOR MATERIAL	SIZE	FRAME	FACE EDGE	THK	CORE	LITE	RATE	HARDWARE	HINGE	STOP	ACCESSORIES	REMARKS
01	ALUMINUM STOREFRONT	3'-0" X 7'-0"	ALUM.	DARK BRONZE ANODIZED ALUM.	1 1/2"	HOLLOW	GLASS	-	●	●	●	●	PROVIDE PULL ON EXTERIOR SIDE
02	ALUMINUM STOREFRONT	3'-6" X 7'-0"	ALUM.	DARK BRONZE ANODIZED ALUM.	1 1/2"	HOLLOW	GLASS	-	●	●	●	●	PROVIDE PULL ON EXTERIOR SIDE
03	S.C. WOOD	3'-0" X 7'-0"	H. MTL.	PLASTIC LAMINATE PRE-FINISHED	1 1/2"	SOLID	-	-	●	●	●	●	●
04	S.C. WOOD	(2) 2'-0" X 7'-0"	H. MTL.	PLASTIC LAMINATE PRE-FINISHED	1 1/2"	SOLID	-	-	●	●	●	●	●
05	HOLLOW METAL	3'-6" X 7'-0"	H. MTL.	PAINTED	1 1/2"	INSUL.	-	-	●	●	●	●	●
06	HOLLOW METAL	(2) 3'-0" X 7'-0"	H. MTL.	PAINTED	1 1/2"	INSUL.	-	-	●	●	●	●	●
07	HOLLOW METAL	3'-0" X 7'-0"	H. MTL.	PAINTED	1 1/2"	INSUL.	-	-	●	●	●	●	WITH LOUVERED VENT & BUG SCREEN
08	ALUM. STORE VESTIBULE	3'-0" X 7'-0"	ALUM.	DARK BRONZE ANODIZED ALUM.	1 1/2"	HOLLOW	GLASS	-	●	●	●	●	●

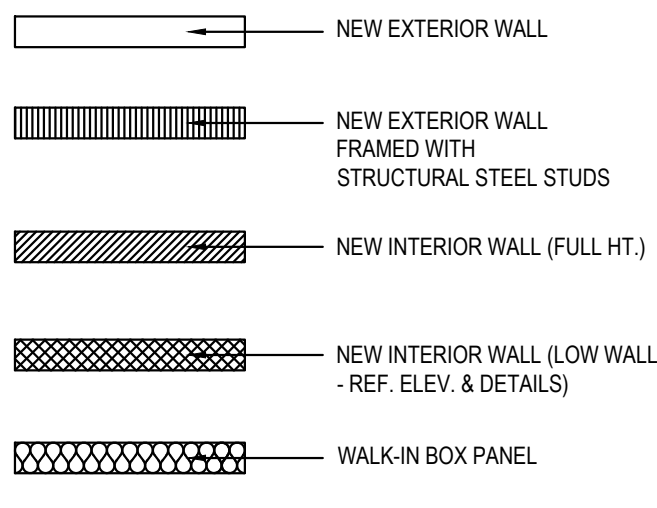
NO.	DESCRIPTION	INSTALL AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE
01	3-5/8" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)	
02	3-5/8" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD ON ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)	
03	(2) 3-5/8" 20GA. METAL STUD WALLS W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)	
04	3-5/8" 20GA. METAL STUD LOW WALL W/ 1/2" TYPE "X" GYP. BD BOTH SIDES. PROVIDE 3" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C.	
05	6" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)	
06	6" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)	
07	6" 20GA. METAL STUD LOW WALL W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES. PROVIDE 3" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C.	
08	2 1/2" 20GA. METAL STUD FURRING W/ 1/2" TYPE "X" GYP. BOARD ON ONE SIDE. REFER DETAILS FOR FURRING DISTANCE	

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	-	-	-	-
W109	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

NO.	MANUFACTURER	PRODUCT	MFG #	STAIN / COLOR	FINISH	REMARK
QZ-5	NOT USED	-	-	-	-	-
QZ-6	NOT USED	-	-	-	-	-
QZ-7	CORIAN	ARTIFICIAL QUARTZ	-	LONDON SKY	POLISHED	-
QZ-8	DALTILE	ARTIFICIAL QUARTZ	-	BROADWAY BLACK	POLISHED	SERVICE COUNTER & DRINK STATION PROVIDED BY PX, INSTALLED BY G.C.

NO.	MANUFACTURER	MFG #	COLOR	FINISH	REMARK
PA-5	SHERWIN-WILLIAMS	SW 7065	ARGOS	PROMAR 200, ZERO VOC, LATEX SEMI-GLOSS	REAR SERVICE DOOR
PA-8	NOT USED	-	-	-	-
PI-101	SHERWIN-WILLIAMS	SW 6252	ICE CUBE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	RESTROOM & RESTROOM VESTIBULE CEILING, SERVICE LINE SOFFIT
PI-102	NOT USED	-	-	-	-
PI-103	NOT USED	-	-	-	-
PI-104	SHERWIN-WILLIAMS	SW 2850	CHELSEA GRAY	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	DINING RM. WALLS, RESTROOM VESTIBULE WALLS
PI-105	NOT USED	-	-	-	-
PI-106	SHERWIN-WILLIAMS	SW 7020	BLACK FOX	DTM ACRYLIC GLOSS, LOW VOC	RESTROOM DOOR FRAMES & LCD NICHE (BACK WALL)
PI-205	SHERWIN-WILLIAMS	SW 7675	SEALSKIN	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	FRONT & BACK & UNDERSIDE FACES OF SERVICE COUNTER SOFFIT, DRINK STATION SOFFIT

WALL LEGEND



NOTE: THE FOLLOWING STAINLESS STEEL PROVIDED BY PX-INSTALLED BY G.C.
 1. PANEL DIVIDERS AT WP3
 2. INSIDE CORNER AT WP3 TO WP2
 3. FLASHING AT TOP OF BASE WP3
 4. WP2 PIECE AT LENGTH OF WALL

NOTE: THE FOLLOWING STAINLESS STEEL PROVIDED BY G.C.-INSTALLED BY G.C.
 5. INSTALL 18 GA STAINLESS STEEL CORNER GUARD & WALL CAP INSIDE KITCHEN

- 18 GA. STAINLESS STEEL CORNER GUARD - FULL HT.
- 18 GA. STAINLESS STEEL CORNER GUARD - 4'-0" HIGH
- 18 GA. STAINLESS STEEL CORNER GUARD/FRAME - ALL AROUND PERIMETER OF OPENING - FRAME TO BE WELDED WITH MITERED CORNERS TO FORM SINGLE UNIT.
- 18 GA. STAINLESS STEEL WALL CAP

ALL OTHER STAINLESS STEEL BY G.C.

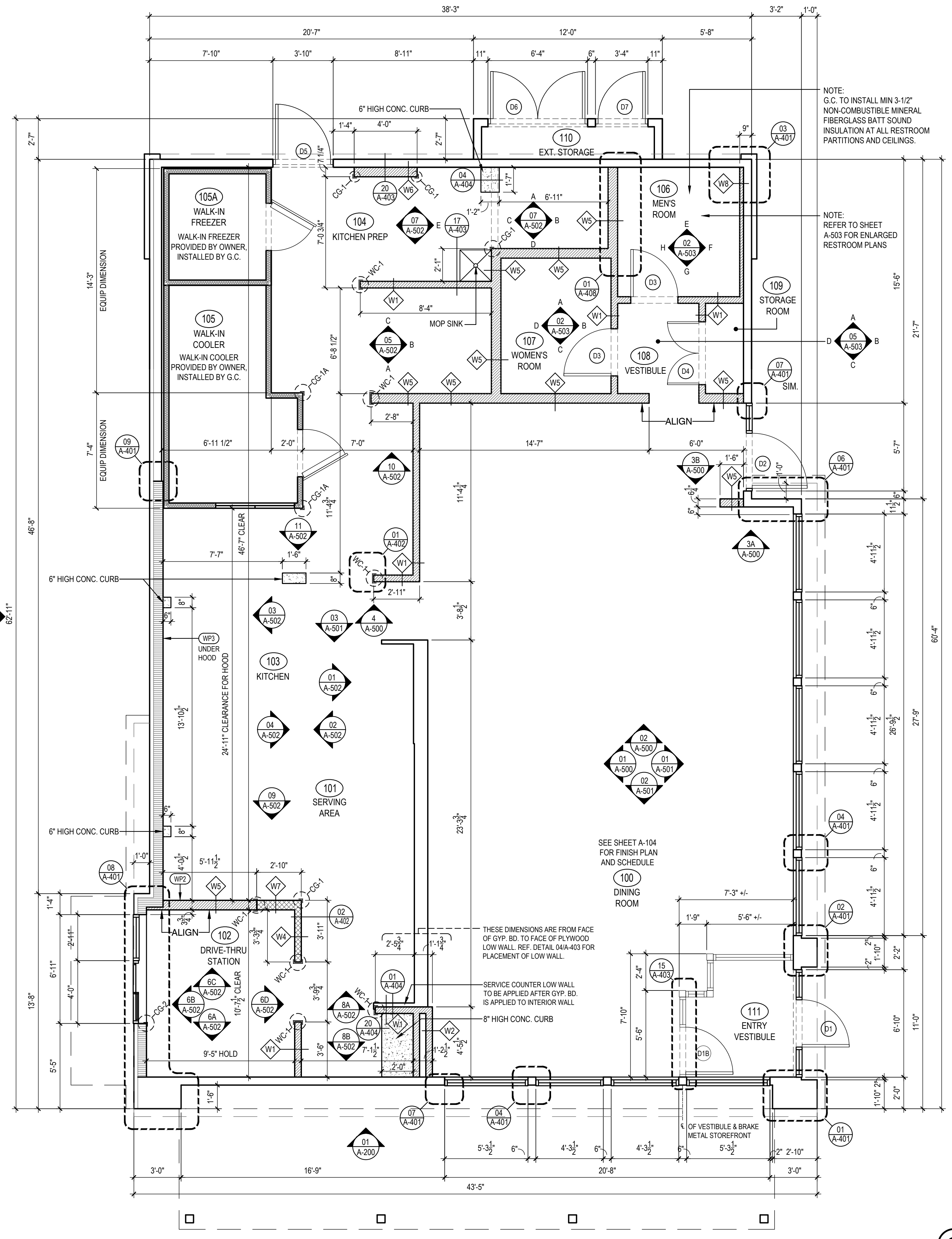
NOTE!!!!!!!:

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

NOTE:

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

TILE SCHEDULE (SEE SHEET A-104)



FLOOR PLAN 1
 Scale= 1/4" = 1'-0" A-103



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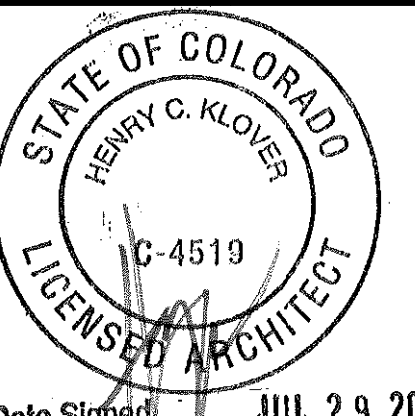
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REVISIONS:

ISSUE DATE:
 1ST PERMIT/BID SET 07-15-2021

DRAWN BY: KAB

PANDA PROJECT #: S8-22-D8137
 PANDA STORE #:
 ARCH PROJECT #: 20044.016



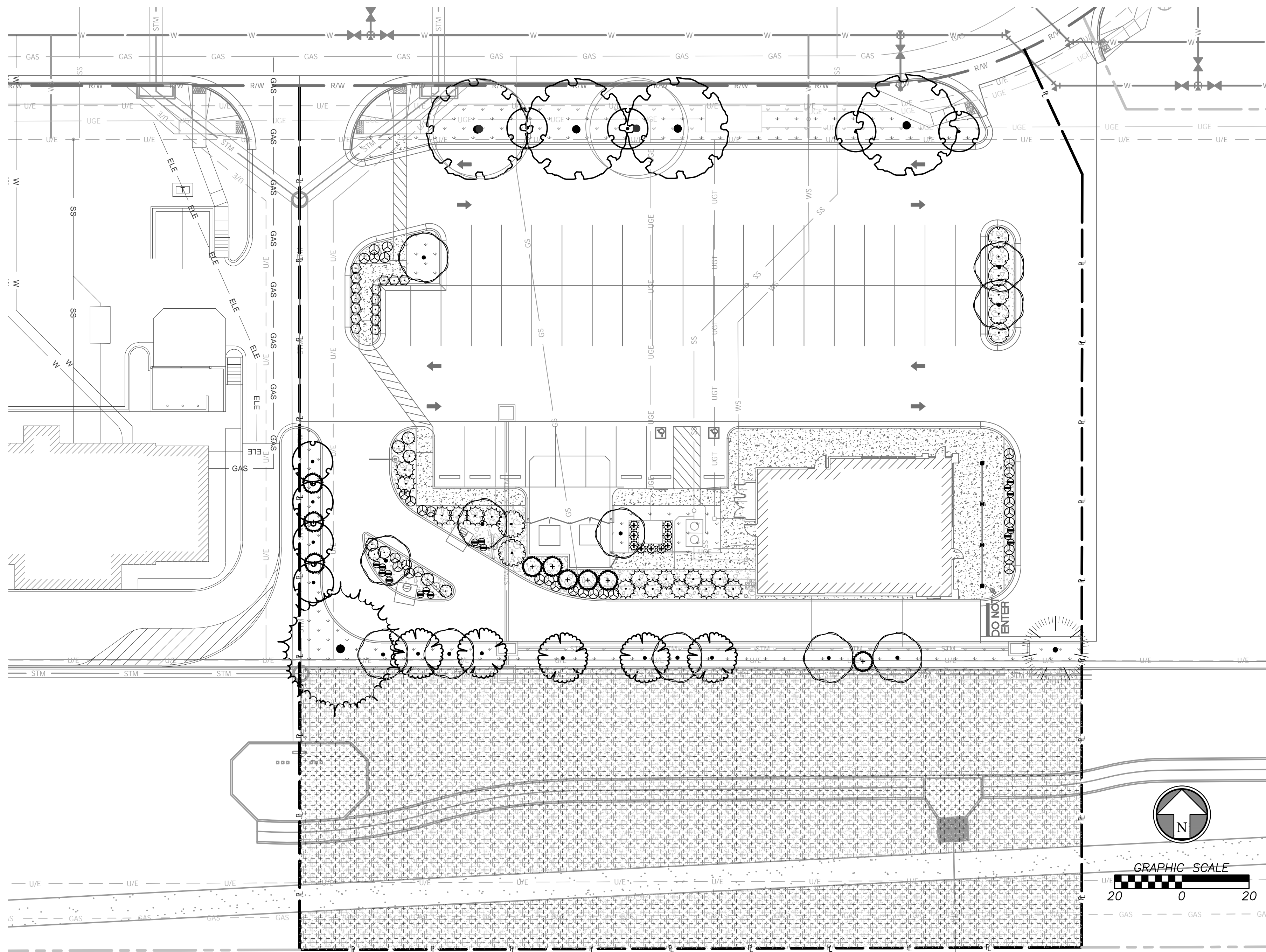
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 LENEXA, KS 66218
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PANDA EXPRESS
 TRUE WARM & WELCOME
 E WOODMEN RD & MERIDIAN RD, LOT 8
 FALCON, CO 80831

A-103
 FLOOR PLAN

TRUE WARM & WELCOME 2300 R5

PERMIT/BID SET 07-15-2021



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	MIN. HT
	11	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn FOR PLANTING SPECIFICATIONS SEE DETAILS 801 & 802, SHEET L2.0	B & B		1.5" DBH
	4	Gleditsia triacanthos inermis 'Sunburst' / Sunburst Honey Locust FOR PLANTING SPECIFICATIONS SEE DETAILS 801 & 802, SHEET L2.0	B & B		1.5" DBH
	5	Malus x 'Spring Snow' / Spring Snow Crabapple FOR PLANTING SPECIFICATIONS SEE DETAILS 801 & 802, SHEET L2.0	B & B		1.5" DBH
	8	Quercus robur x alba 'Crimschmidt' TM / Crimson Spire Oak FOR PLANTING SPECIFICATIONS SEE DETAILS 801 & 802, SHEET L2.0	B & B		1.5" DBH
EVERGREEN TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	MIN. HT
	1	Pinus ponderosa / Ponderosa Pine FOR PLANTING SPECIFICATIONS SEE DETAILS 801 & 802, SHEET L2.0	B & B		6' Ht
	1	Pinus sylvestris / Scotch Pine FOR PLANTING SPECIFICATIONS SEE DETAILS 801 & 802, SHEET L2.0	B & B		6' Ht
	9	Pinus sylvestris 'Fastigiata' / Erect Scotch Pine FOR PLANTING SPECIFICATIONS SEE DETAILS 801 & 802, SHEET L2.0	B & B		6' Ht
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT	
	15	Euonymus fortunei 'Colorata' / Purple-leaf Winter Creeper FOR PLANTING SPECIFICATIONS SEE DETAILS 803 & 804, SHEET L2.0	1 gal	6" - 12" Ht.	
	17	Hemerocallis x 'Red Hot Returns' / Red Hot Returns Daylily	1 gal	12"-18" H	
	31	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass FOR PLANTING SPECIFICATIONS SEE DETAILS 803 & 804, SHEET L2.0	1 gal	2' Ht.	
	6	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac FOR PLANTING SPECIFICATIONS SEE DETAILS 803 & 804, SHEET L2.0	7 gal	12"-18" H	
	2	Viburnum prunifolium 'Ovazam' TM / Ovation Blackhaw Viburnum FOR PLANTING SPECIFICATIONS SEE DETAILS 803 & 804, SHEET L2.0	5 gal	8' Ht	
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT	
	8	Juniperus sabina 'Scandia' / Scandia Juniper FOR PLANTING SPECIFICATIONS SEE DETAILS 803 & 804, SHEET L2.0	5 gal	2' height	
	9	Juniperus virginiana 'Skyrocket' / Skyrocket Juniper	5 gal	36" height	
	15	Juniperus x pfitzeriana 'Sea Green' / Sea Green Pfitzer Juniper	5 gal	2' Ht.	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT		
	4,318 sf	Bouteloua dactyloides / Buffalo Grass PLACE LANDSCAPE EDGING WHERE TURF ADJOINS PLANTING BED. SEE DETAIL 805, SHEET L2.0	sod		

SCHEDULE CONT.

	NATIVE SEED Non-Irrigated Native Seed	17,502 sf
	ROCK MULCH SAMPLE OF ROCK MULCH TO BE PROVIDED TO OWNER AND ARCHITECT FOR APPROVAL. Arkansas Tan nor Denver Granite. Size: 1"-3" Rock. Depth: 3" Depth	1,985 sf
	EROSION CONTROL BLANKET Double Notted Straw Erosion Control Blanket	17,502 sf

GENERAL LANDSCAPE NOTES

- The Contractor shall verify and coordinate all final grades with the Landscape Architect and or design team prior to completion.
- Location and placement of all plant material shall be coordinated with the Landscape Architect prior to installation.
- Location of all utilities are approximate, the Contractor shall field verify locations prior to commencement of construction operations.
- Refer to Civil Drawings for all grading and berming, erosion control, storm drainage, utilities and site layout.
- Plant quantities are for information only, drawing shall prevail if conflict occurs. Contractor is responsible for calculating own quantities and bid accordingly.
- Tree locations in areas adjacent to drives, walks, walls and light fixtures may be field adjusted as approved by Landscape Architect.
- The Contractor shall report subsurface soil or drainage problems to the Landscape Architect.
- The plan is subject to changes based on plant size and material availability. All changes or substitutions must be approved by the El Paso Count, Falcon, Colorado and the Landscape Architect.
- Aluminum landscape edging to be used on all landscape beds adjoining turf areas as noted on landscape plans.
- Landscape Contractor shall be responsible for watering all plant material until the time that a permanent water source is ready.
- The Contractor shall show proof of procurement, sources, quantities, and varieties for all shrubs, perennials, ornamental grasses, and annuals within 21 days following the award of the contract.
- Contractor shall provide full maintenance for newly landscaped areas for a period of 30 days after the date of final acceptance. At the end of the maintenance period, a healthy, well-rooted, even-colored, viable turf and landscaped area must be established. The landscaped areas shall be free of weeds, open joints, bare areas, and surface irregularities.

GENERAL IRRIGATION NOTES

- Irrigation plan to be provided during permitting phase of development
- Irrigation plan to not interfere with any proposed improvements shown.
 - Irrigation system design to be based on available psi. Minimum operating pressure for spray heads shall be 30 psi and minimum operating pressure for drip zones shall be 40 psi.
 - The contractor shall be responsible for providing uninterrupted, 110 v electrical service to the controller and for all hook-ups. All exposed low voltage wire shall be enclosed in a conduit.
 - Place valve boxes 12" minimum from and parallel to curbs and walks, grouped valves to be equally spaced.
 - Install all mainlines to 1% minimum slope to drain valves located at low points of main system.
 - Irrigation controller and rain sensor shall be located in owner approved locations.

SITE DATA

	Quantity	Required	Provided
Site Area	59,677		
Open Space Req			
min 15% of lot		8,951.58	23,805
1 tree/ 500 SF of internal LA area		17.90	20
Roadway Landscaping			
E Woodmen Rd (S)	232.65		
1 tree/20 ft		11.63	12
Private Drive (N)	183.15		
1 tree/30 ft		6.11	7
Parking Screening Landscape			
Continuous screen of 3' shrubs		Y	Y
Island/Interior Landscape			
Parking provided	48		
1 tree/15 spaces		3.2	4
Utility Screening			
Above ground cabinets should be screened w/landscaping		Y	Y



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REVISIONS:

BLDG COMMENTS	DATE
	04-15-22

ISSUE DATE:

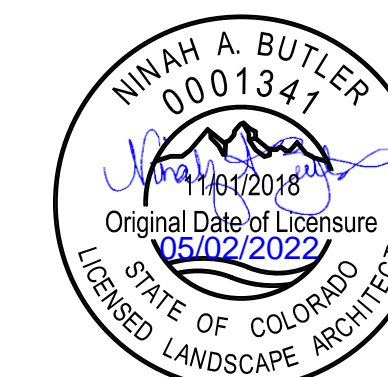
1ST PERMIT/BID SET	07-15-2021
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DRAWN BY: JA

PANDA PROJECT #: S8-22-D8137

PANDA STORE #:

ARCH PROJECT #: 20044.016



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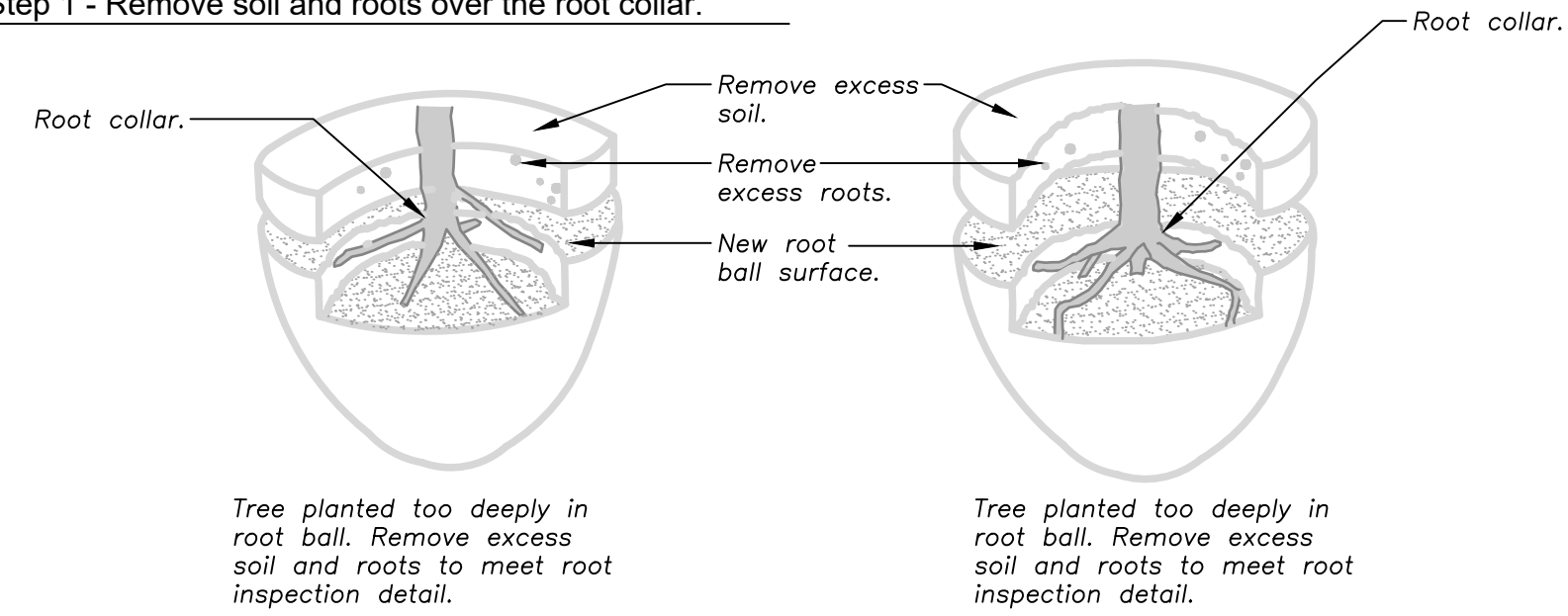
LANDSCAPE PLAN

L1.0



PCD FILE #PPR2137

Step 1 - Remove soil and roots over the root collar.

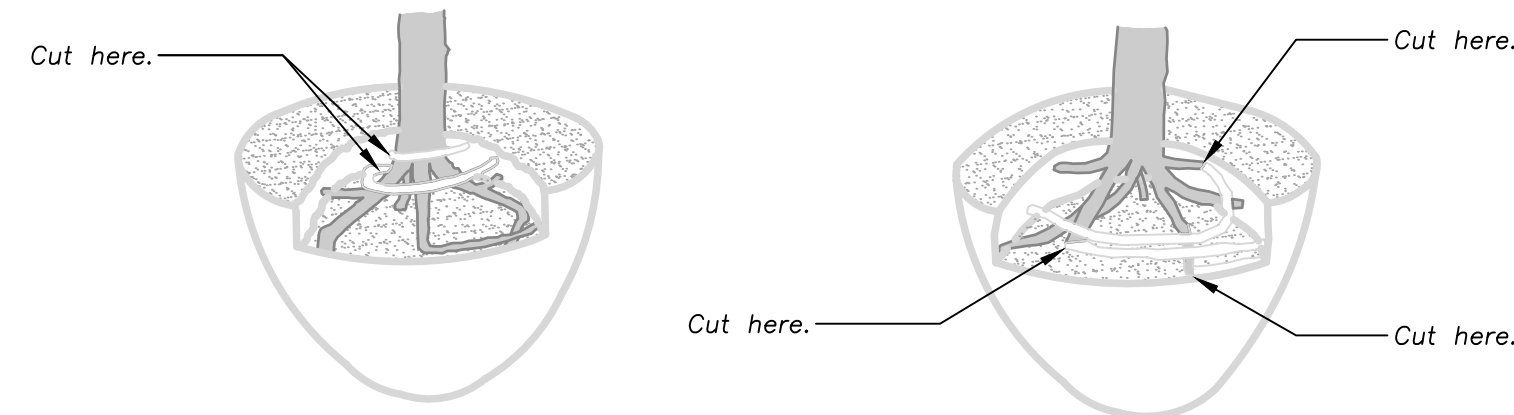


Step 2 - Remove defects.



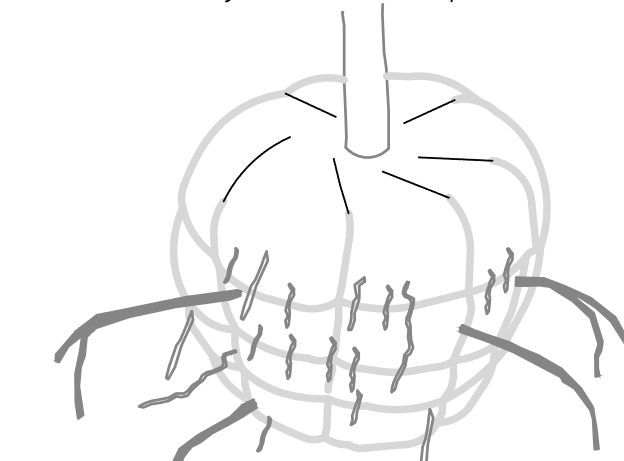
Five structural (large) roots shown in black. Remove structural (white) root wrapping over root collar.

Four structural roots shown in black. Remove root (white) growing over structural roots.

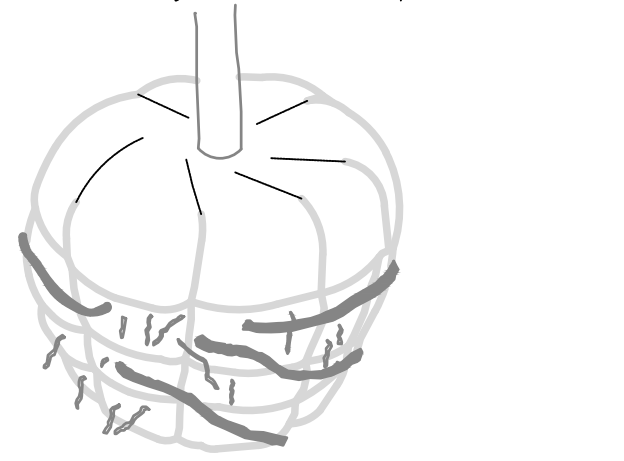


Six structural roots shown in black. Remove structural roots (white) growing over root collar by cutting them just before they make an abrupt turn.

Seven structural roots shown in black. Remove structural roots (white) growing around or over root collar by cutting them just before they make an abrupt turn.



Remove structural roots (4 shown in black) extending from root ball.



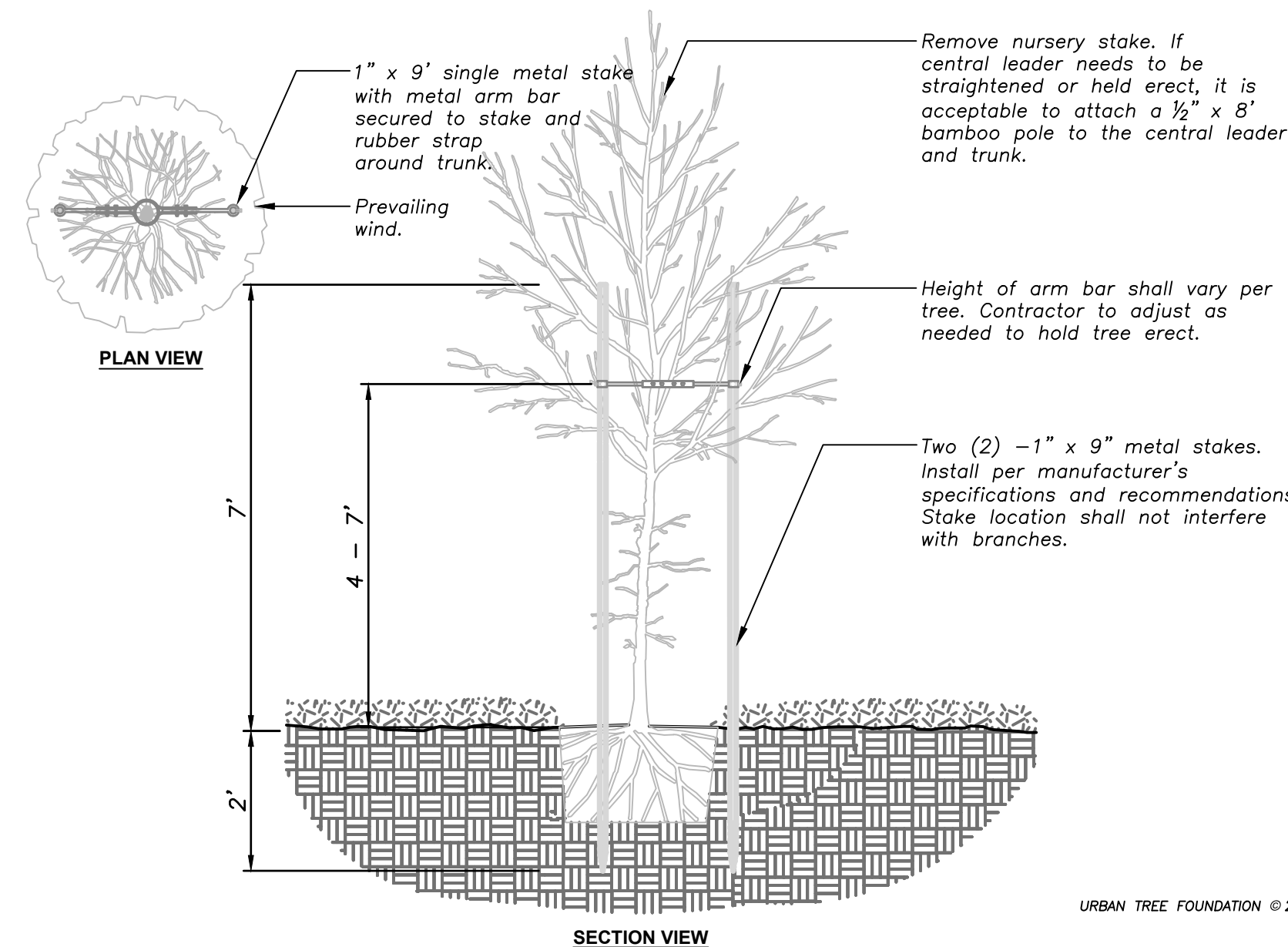
Remove structural roots (4 shown in black) deflected on root ball periphery. Small roots (1/4" or less) at the periphery of the root ball are not defined as defects and do not need to be removed.

- Notes:**
 1- All trees shown are rejectable unless they undergo recommended correction.
 2- First step 1, then step 2. Adjust hole depth to allow for the removal of excess soil and roots over the root collar.
 3- Roots and soil may be removed during the correction process; substrate/soil shall be replaced after the correction has been completed.
 4- Trees shall pass root observations detail following correction.

URBAN TREE FOUNDATION © 2014

801 ROOT BALL CORRECTION DETAIL

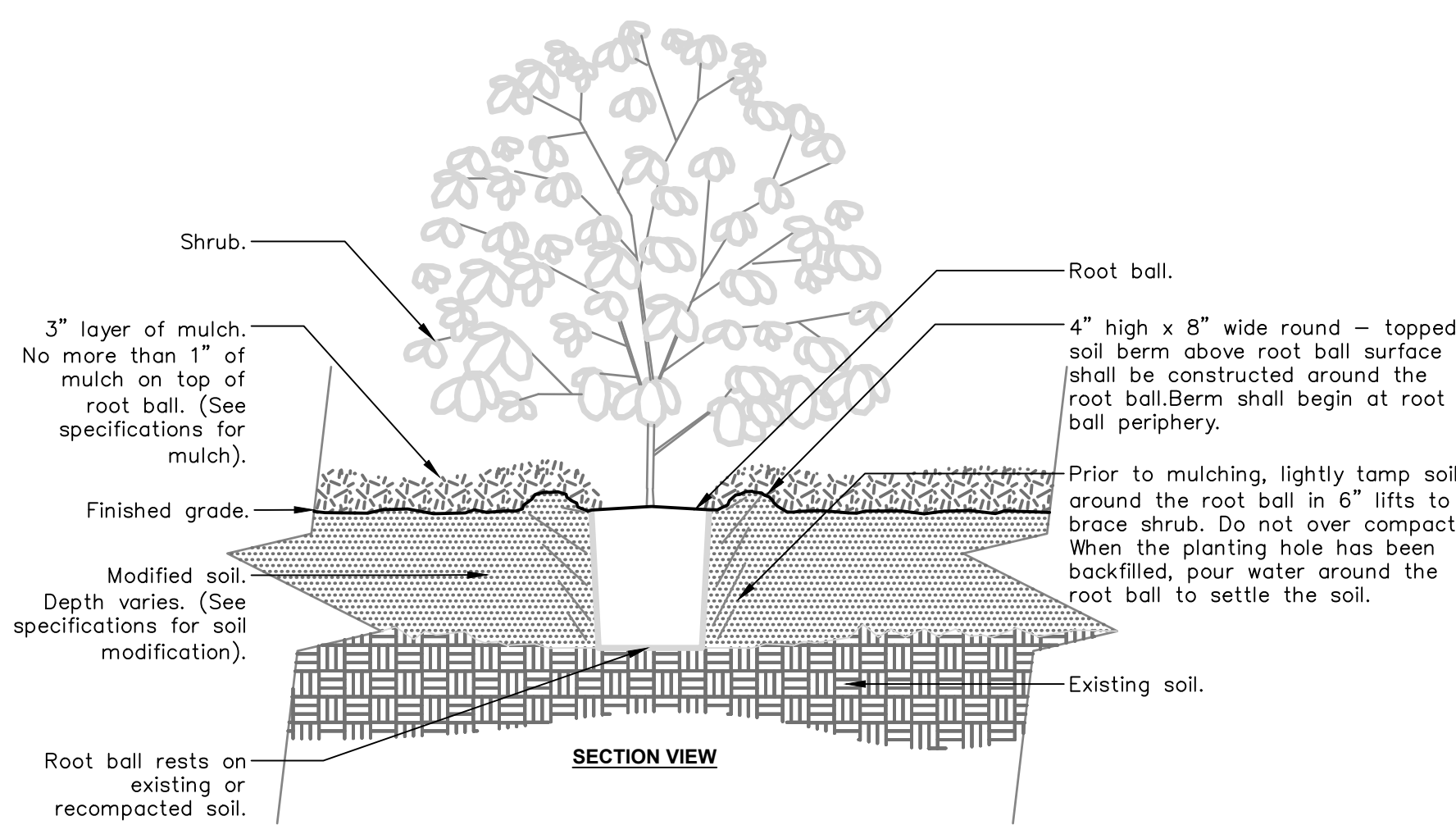
Not to Scale



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802 TREE STAKING DETAIL

Not to Scale

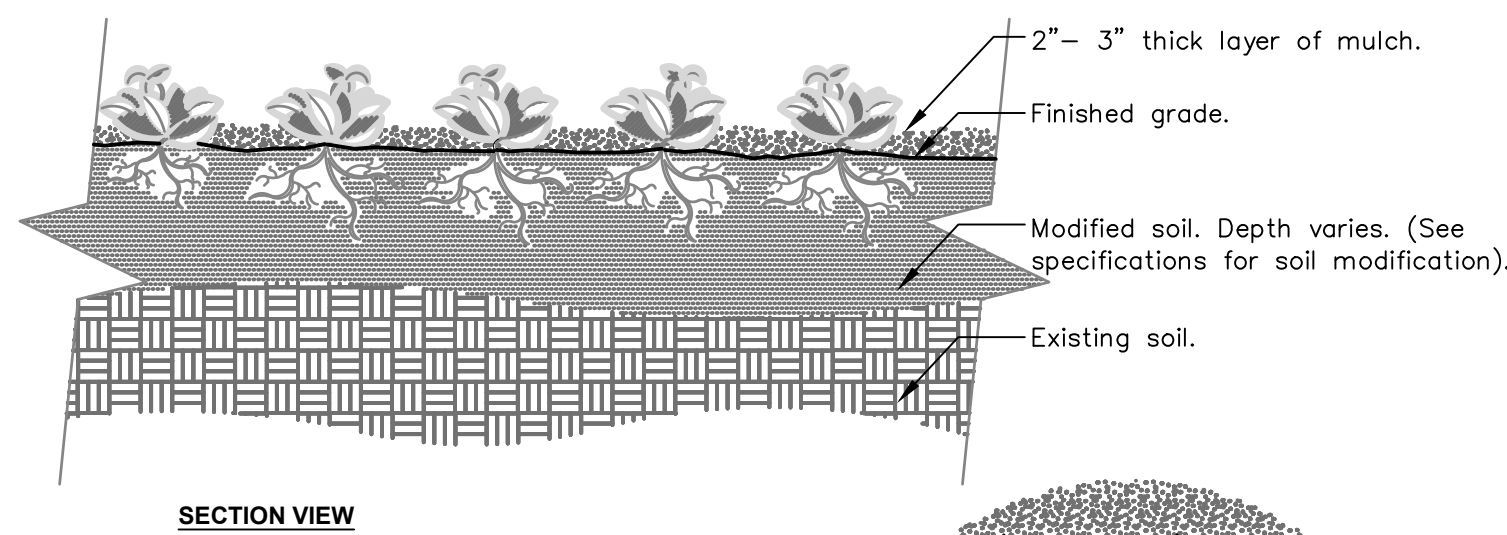


- Notes:**
 1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
 2- See specifications for further requirements related to this detail.

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803 SHRUB PLANTING DETAIL

Not to Scale

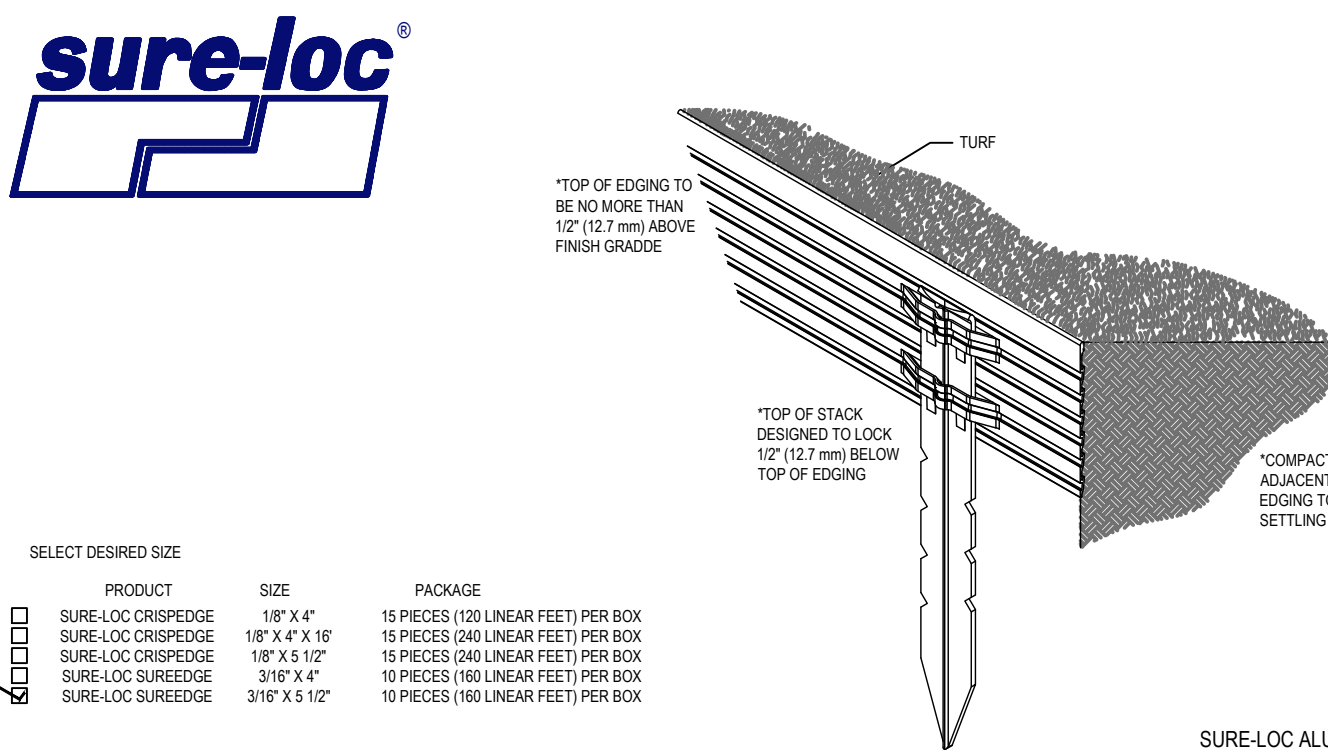


- Notes:**
 1- See planting legend for groundcover species, size, and spacing dimension.
 2- Small roots (1/4" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shaving container detail).
 3- Settle soil around root ball of each groundcover prior to mulching.

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804 GROUNDCOVER SPACING DETAIL

Not to Scale



- NOTES:**
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. CONTRACTORS NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT www.CADetails.com/info
 REFERENCE NUMBER 200-005

805 ALUMINUM LANDSCAPE EDGING DETAIL

Not to Scale

PLANTING NOTES

- Location of all existing utilities needs to be done before commencing work.
- The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
 - Creeping groundcover shall be a minimum of 6" from paving edge.
 - All trees shall be a minimum of 3 ft. from paving edge.
 - All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 - All shrubs shall be a minimum of 2 ft. from paved edge.
- Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 2".
- Note: If plants are not labeled - they are existing and shall remain.
- All landscaped areas in right of way shall be sodded and irrigated unless otherwise specified.

MATERIALS:

- Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
- Kind, size and quality of plant material shall conform to American Standard for nursery stock, ANSI-Z60-2004, or most recent edition.
- Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

INSTALLATION:

- All compacted soil within the area to be landscaped shall be removed to a depth of not less than two (2) feet and shall be backfilled with topsoil.
- Prepare planting beds by incorporating an approved composed organic soil into existing soil for all shrub, perennial, and annual planting beds at a minimum depth of 6". Thoroughly mix organic material into the existing soil by roto-tilling or other approved method to a minimum depth of 12".
- Planting of trees, shrubs, and seeded groundcover shall be commenced during either the spring (March 15 - June 15) or fall (September 1 - October 15) planting season and with water available for hand irrigation purposes.
- Apply liquid, root stimulator, to all shrubs and groundcovers at rates recommended by manufacturer during first planting watering following installation.
- All planting beds will be prepared with polypropylene landscape fabric before plant material is installed. Rock mulch to be placed over polypropylene landscape fabric at a depth of 2" - 4".
- Landscape fabric should be installed flat with all folds either pinned down with 4" landscape pins, overlap adjoining sheets a minimum of 2 - 4" steel landscape staples to be used to pin down the corners before rock mulch is installed.
- After plants have been installed, all planting beds shall be treated with dacthal pre-emergent herbicide prior to mulch application.
- Plant pit backfill for trees and shrubs shall be 20% peat or well composted manure and 80% topsoil.
- Trees planted in landscaped planting areas shall be situated a minimum of three (3) feet from any curb.
- Plant material shall be maintained and guaranteed for a period of one year after owner's acceptance of finished job. All dead or damaged plant material shall be replaced at landscape contractor's expense.
- Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.
- All landscape beds shall be level with surrounding hardscape.

SOD NOTES

- All disturbed areas shall be sodded/seeded with turf-type tall fescue sod with a minimum of three cultivars.
- All landscaped areas shall receive a minimum 6-inch depth of topsoil compacted to 85% density at optimum moisture content.
- The entire surface to be landscaped should be reasonable smooth and free from stones, roots or other debris.
- Sod shall be machine stripped at a uniform soil thickness of approximately one inch (plus or minus 1/4-inch). The measurement for thickness shall exclude top growth and thatch, and shall be determined at the time of cutting in the field. Precautions shall be taken to prevent drying and heating, sod damaged by heat and dry conditions, and sod cut more than 18 hours before being incorporated into the work shall not be used.
- Handling of sod shall be done in a manner that will prevent tearing, breaking, drying and other damage. Protect exposed roots from dehydration. Do not deliver more sod than can be laid within 24 hours.
- Moisten prepared surface immediately prior to laying sod, water thoroughly and allow surface to dry before installing sod, fertilize, harrow or rake fertilizer in the top 1-1/2-inches of topsoil, at a uniform rate.
- Fertilizer shall be 20-10-5 commercial fertilizer of the grade, type, and form specified and shall comply with the rules of the state dept. of agriculture. fertilizer shall be identified according to the percent N,P,K in that order.
- Saturate sod with fine water spray within two hours of planting. During the first week after planting, water daily or more frequently as necessary to maintain moist soil to a minimum depth of four inches.



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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

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DRAWN BY: JA

PANDA PROJECT #: S8-22-D8137

PANDA STORE #: -

ARCH PROJECT #: 20044.016



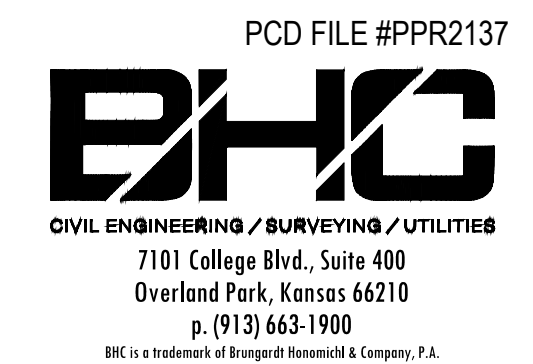
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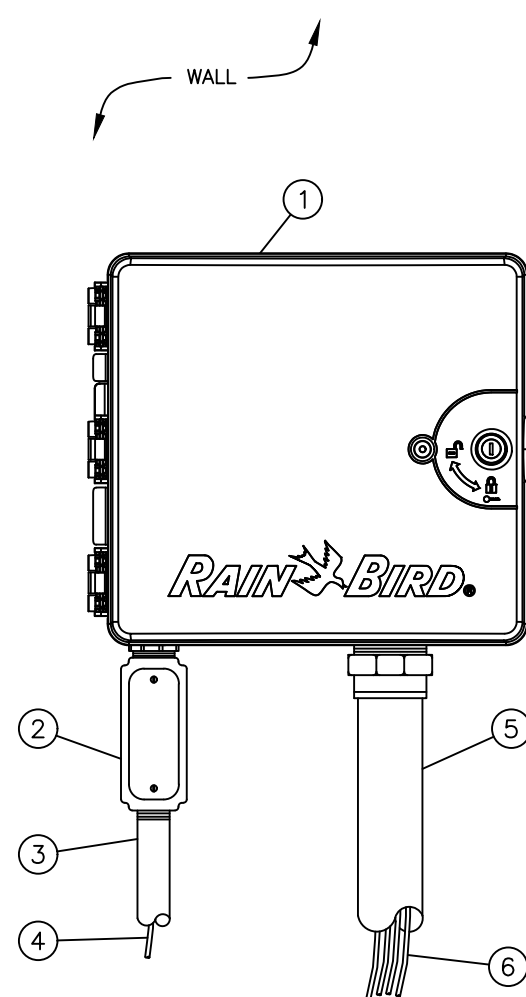
LANDSCAPE DETAILS

L2.0



TRUE WARM & WELCOME 2300 R6

PERMIT/BID SET 07-15-2021

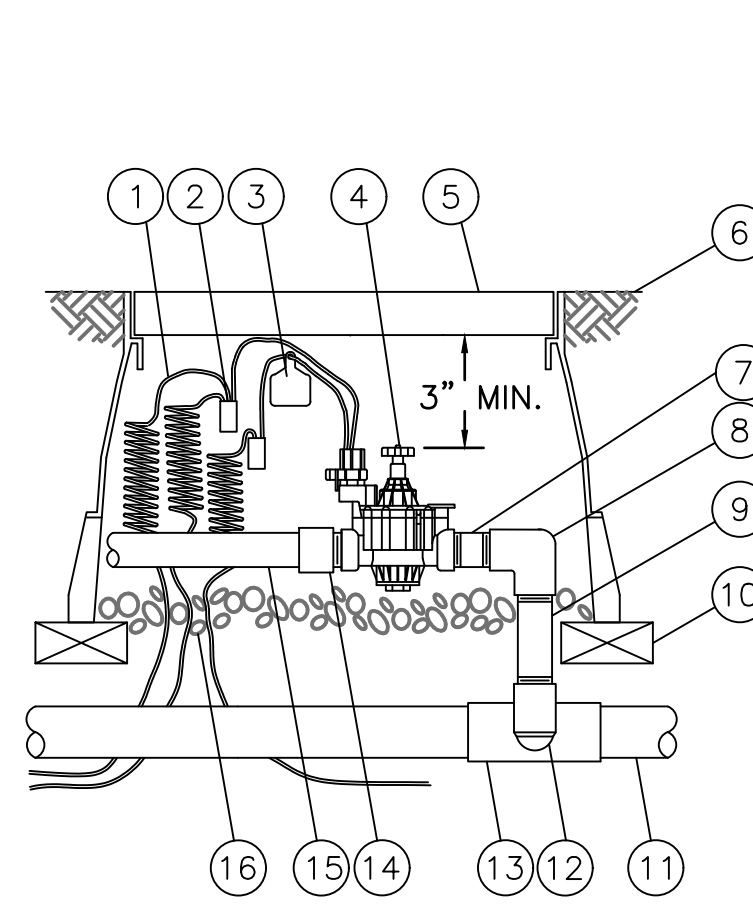


- ① IRRIGATION CONTROLLER:
RAIN BIRD ESP-LXME CONTROLLER IN PLASTIC CABINET WITH WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
- ② JUNCTION BOX
- ③ 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
- ④ POWER SUPPLY WIRE
- ⑤ 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
- ⑥ WIRES TO REMOTE CONTROL VALVES

NOTES:
1. ESP-LXME CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODULES IN 4-, 6- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.
2. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
3. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

901 RAINBIRD ESP-LXME CONTROLLER DETAIL

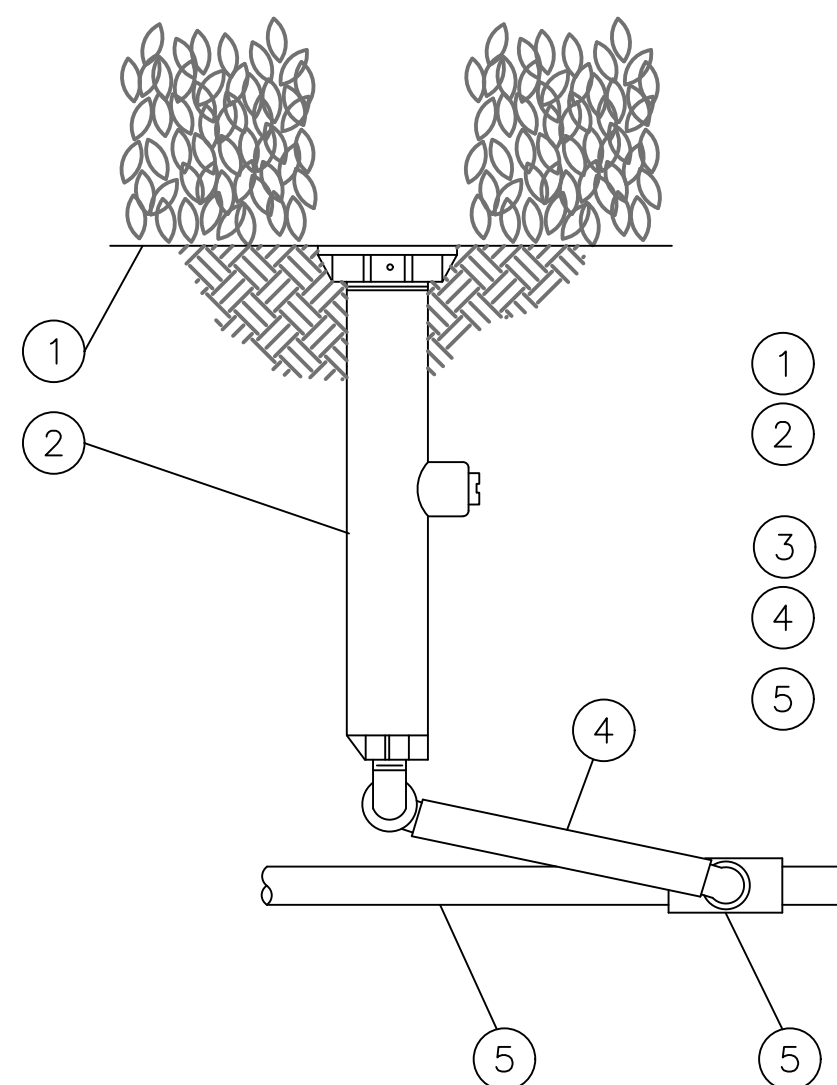
Not to Scale



- ① 30-INCH LINEAR LENGTH OF WIRE, COILED
- ② WATERPROOF CONNECTION:
RAIN BIRD SPLICE-1 (1 OF 2)
- ③ ID TAG: RAIN BIRD VID SERIES
- ④ REMOTE CONTROL VALVE:
RAIN BIRD PGA
- ⑤ VALVE BOX WITH COVER:
RAIN BIRD VB-STD
- ⑥ FINISH GRADE/TOP OF MULCH
- ⑦ PVC SCH 80 NIPPLE (CLOSE)
- ⑧ PVC SCH 40 ELL
- ⑨ PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- ⑩ BRICK (1 OF 4)
- ⑪ PVC MAINLINE PIPE
- ⑫ SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
- ⑬ PVC SCH 40 TEE OR ELL
- ⑭ PVC SCH 40 MALE ADAPTER
- ⑮ PVC LATERAL PIPE
- ⑯ 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

902 RAINBIRD REMOTE CONTROL VALVE DETAIL

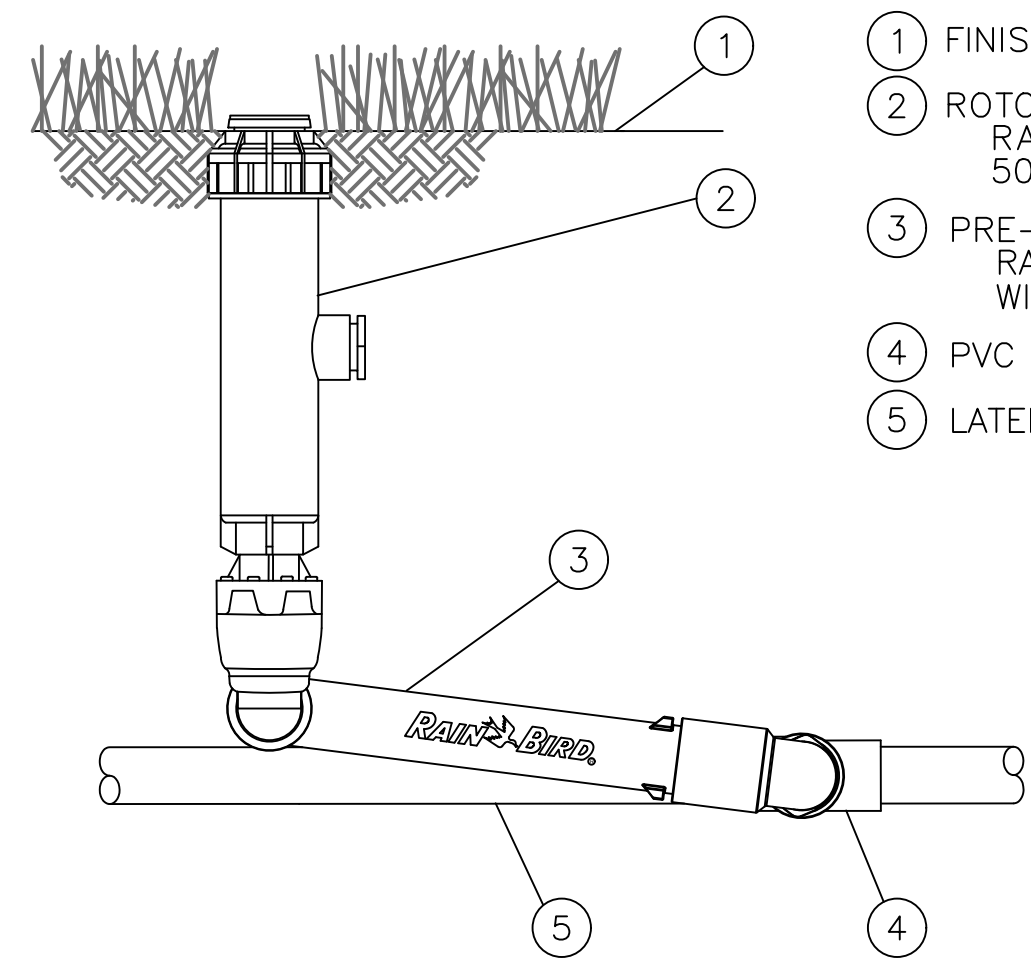
Not to Scale



- ① FINISH GRADE/TOP OF MULCH
- ② POP-UP SPRAY SPRINKLER:
RAIN BIRD 1806-SAM-PRS WITH 1800 VPC WITH RAIN BIRD ROTARY NOZZLE
- ③ PVC LATERAL PIPE
- ④ SWING ASSEMBLY:
RAIN BIRD MODEL SA 6050
- ⑤ PVC SCH 40 TEE OR ELL

903 POP-UP SPRINKLER W/SWING PIPE DETAIL

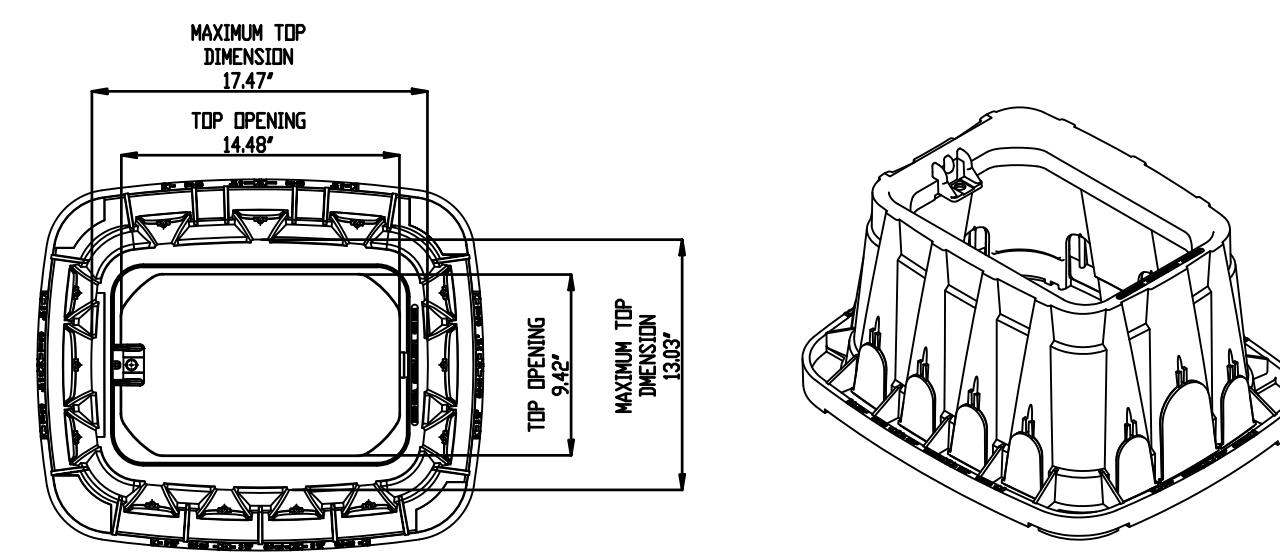
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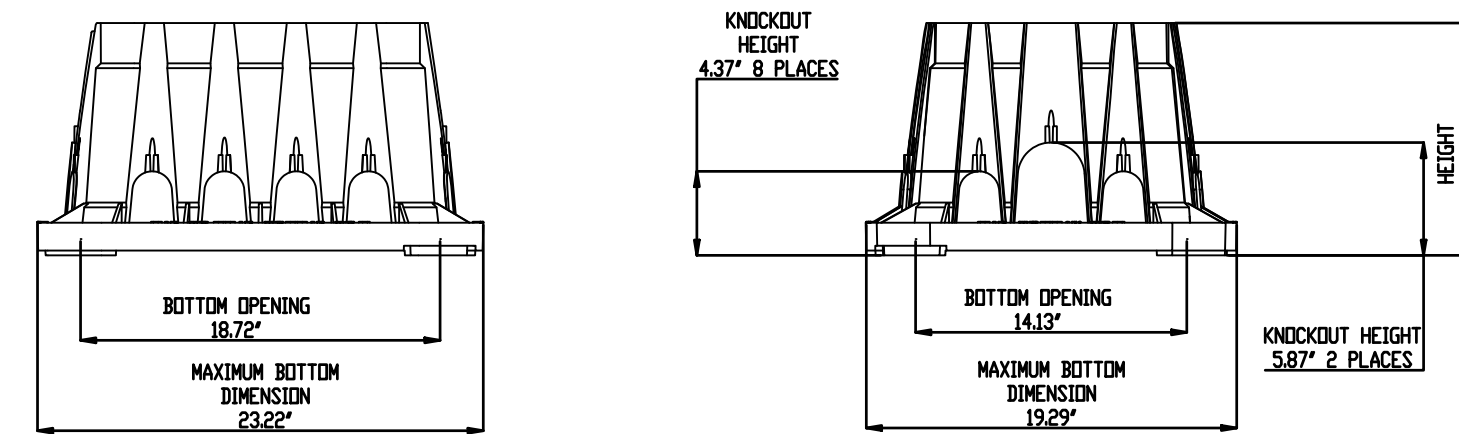
- ① FINISH GRADE
- ② ROTOR POP-UP SPRINKLER:
RAIN BIRD 5006
5006-FC/PC-SAM
- ③ PRE-FABRICATED SWING JOINT:
RAIN BIRD TSJ-075-PRS
WITH 45 PSI PRESSURE REGULATOR
- ④ PVC SCH 40 TEE OR ELL
- ⑤ LATERAL PIPE

904 RAINBIRD ROTOR POP-UP SPRINKLER DETAIL

Not to Scale

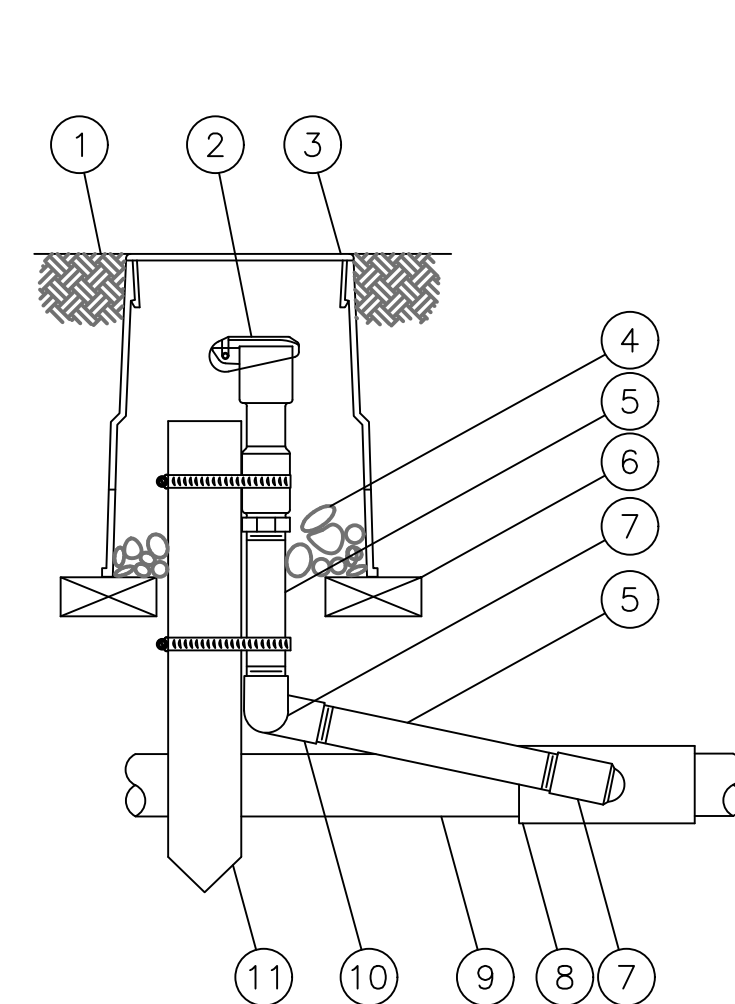


STANDARD VALVE BOX DIMENSIONS



905 STANDARD VALVE BOX DETAIL

Not to Scale



- ① FINISH GRADE/TOP OF MULCH
- ② QUICK-COUPLING VALVE:
RAIN BIRD MODEL 5NP
- ③ VALVE BOX WITH COVER:
RAIN BIRD VB-6RND
- ④ 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- ⑤ PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- ⑥ BRICK (1 OF 2)
- ⑦ PVC SCH 40 STREET ELL
- ⑧ PVC SCH 40 TEE OR ELL
- ⑨ PVC MAINLINE PIPE
- ⑩ PVC SCH 40 ELL
- ⑪ 2" x 2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

NOTE:
FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLER VALVE INLET SIZE.

906 RAIN BIRD QUICK COUPLER VALVE DETAIL

Not to Scale

IRRIGATION NOTES

1. The system design assumes a minimum available static pressure for the irrigation system of 75 psi at the 1 inch meter. Contractor to verify pressure and flow on site prior to construction and report and discrepancies between these assumptions and actual field conditions in writing to the owner's representative.
2. Read thoroughly and become familiar with the specifications and installation details for this and related work prior to construction.
3. Coordinate location and marking of underground utilities prior to construction. Notify the owner's representative of any conflict with any underground utility.
4. Do not proceed with the installation of the irrigation system when it is obvious in the field that obstructions or grade differences existing that might not have been considered in the engineering, or if discrepancies in construction details, legend, notes, or specifications are discovered. Bring all such obstructions or discrepancies to the attention of the owner's representative in writing prior to construction.
5. These drawings are diagrammatic, therefore, the following should be noted:
 - A. Avoid conflicts between the irrigation system, planting materials and architectural features. Install irrigation pipe and wiring in landscaped areas whenever possible.
 - B. Use only standard tees and elbow fittings. use of cross type fittings is not permitted.
 - C. Irrigation pipe and valves may be shown outside of the planting area, in the hardscape, or outside of property lines for graphic clarity only. Install all irrigation components within landscaped areas or through sleeving and within the property boundary.
6. Provide the following components to the owner's representative prior to the completion of the project.
 - A. Two operating keys for each type of manually operated valves.
 - B. Two of each servicing wrench or tool needed for complete access, adjustment, and repair of all sprinklers and emitters.
7. Select nozzles for spray and rotary sprinklers with arcs that provide complete and uniform coverage with minimum overspray for the site conditions. To minimize overspray, install pressure compensating nozzles or pressure compensating screens if uniform lateral pressure cannot be attained with pressure adjustment at the remote control valve. Carefully adjust the radius of the throw and arc of coverage of each spray and rotary sprinkler to provide the best performance.
8. The irrigation contractor is responsible for coordinating with the general contractor for the installation of irrigation sleeving. All sleeving will be schedule 40 PVC. All pipe and wire will be installed in separate sleeves at all paved surfaces, sidewalks, driveways, walls, footings, and hardscape areas. All sleeves may not be shown and/or sized in the plans. The general contractor is responsible for coordinating with the irrigation contractor for the installation of all required sleeving, proper sizing, and coordinating installation of sleeving with other trades. Any pipe or wire which passes beneath existing hardscape where sleeving was not installed, requires horizontal boring by the irrigation contractor. Sleeve and conduit sizes shall be a minimum of twice the aggregate diameter of all pipe and wire contained within sleeve or conduit pipe. Minimum sleeve size is 2-inch. Indicate all sleeve locations on "as-built" record drawings.
9. Coordinate and install all electrical power to the irrigation control system in accordance with the national electric code and all applicable local electric utility codes.
10. Gate valves shall be ported to provide for full flow. Labeled and nominal size of valve opening shall be the same.
11. All materials and workmanship shall be true to type, form, finish and of the highest standards of the trade. Damaged or inferior materials shall be removed from the site without delay.
12. Install pressure regulating module for all drip valve assemblies, set discharge pressure to 35 psi.
13. Install irrigation pipe and components a minimum of 8 feet from tree root balls. Pipe routings shown on drawings are diagrammatic.
14. Provide #12-1 AWG bare copper tracing wire along the entire mainline routing. Provide 24 inch coil of tracing wire in each valve box along mainline routing.
15. Contractor shall furnish and install material and equipment pertaining to the irrigation system herein specified or shown on the drawings. This shall include all items necessary to complete installation.
16. Irrigation contractor to cap all flush ends hand tight prior to backfill.
17. Irrigation contractor shall coordinate work with planting plans to avoid conflicting locations between piping and plant pits.
18. All materials shall be installed as detailed in the plans. If the contract drawings and/or specifications do not thoroughly describe the method or techniques to be used, then the contractor shall install as per manufacturers specifications. If a contradiction occurs, notify the landscape architect immediately.
19. Irrigation contractor to use Teflon tape on all threaded joints.
20. No pipes shall be installed parallel and directly over another line.
21. Brand each valve box with 1" lettering showing zone number and controller letter. This stamp is to match the zone and controller associates with the valve's operation.
22. Contractor shall perform the following:
 - A. Visit site and verify existing grades, construction and conditions.
 - B. Notify landscape architect of discrepancies between plan and field conditions.
 - C. Restore contractor damaged existing work to the satisfaction of the engineer or landscape architect without cost to the owner.
 - D. Be satisfied that the plan can be constructed, functional and complete.
23. All equipment shall be maintained while under construction. Maintenance includes: water scheduling, replacement of defective or damaged equipment, adjustment and re-adjustment of heads and other equipment.
24. Contractor to ensure the following:
 - A. Lines and valves are to be placed within planting beds and project limits. These plans are schematic. contractor shall size all pipe.
 - B. 100% coverage of irrigation system to all plants regardless of size or type and shall confirm all non-irrigated areas prior to submitting a bid.
25. Install two (2) spare #14-1 AWG control wires for each unused station and one spare #12-1 AWG common wire from the respective controller to this location for use as a spare wires in each remote control valve box along the entire wire routing for this controller. Seal wire ends water tight and contain within valve box at this location.
26. Should field adjustments be made to the site plan, irrigation contractor shall make all necessary adjustments to the irrigation system to ensure proper functionality. Landscape architect is to be notified of any and all changes made to the irrigation system, prior to installation of said changes.



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NO.	DESCRIPTION	DATE

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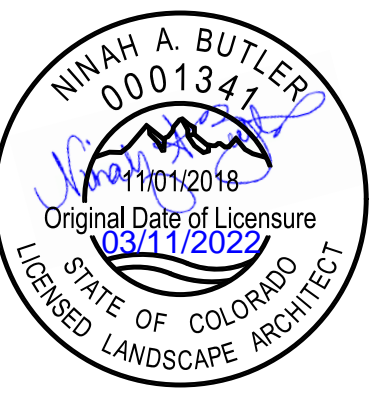
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DRAWN BY: JA

PANDA PROJECT #: S8-22-D8137

PANDA STORE #: -

ARCH PROJECT #: 20044.016



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PEYTON, CO 80831



PCD FILE #PPR2137

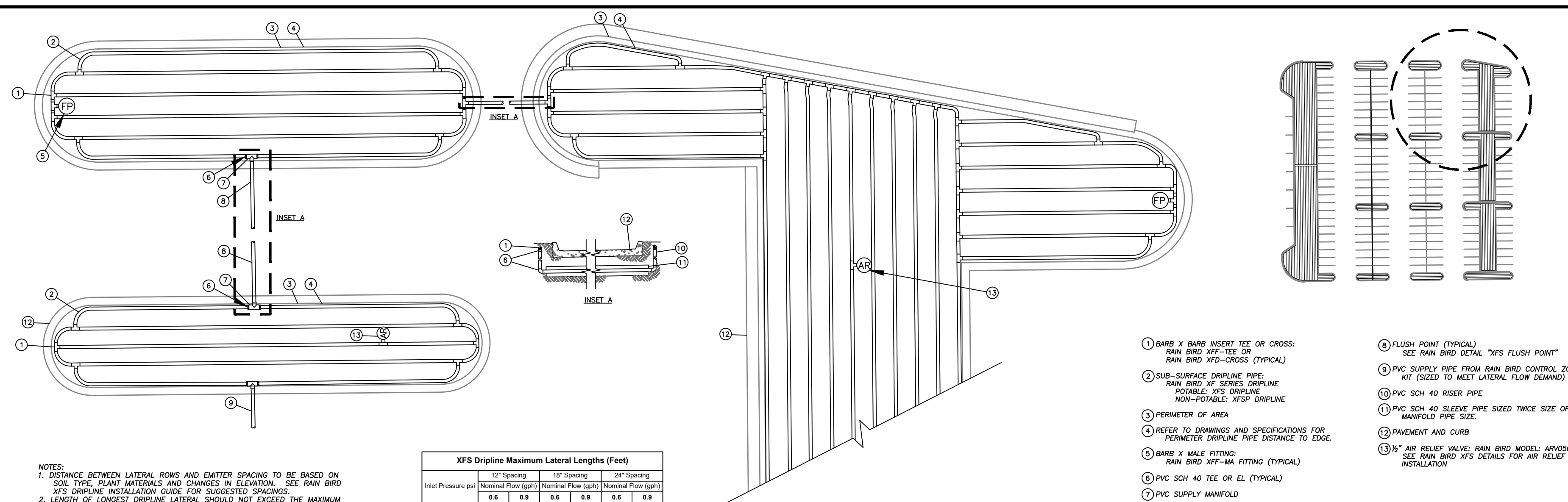
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p: (913) 663-1900
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IRRIGATION DETAILS

L3.0

TRUE WARM & WELCOME 2300 R6

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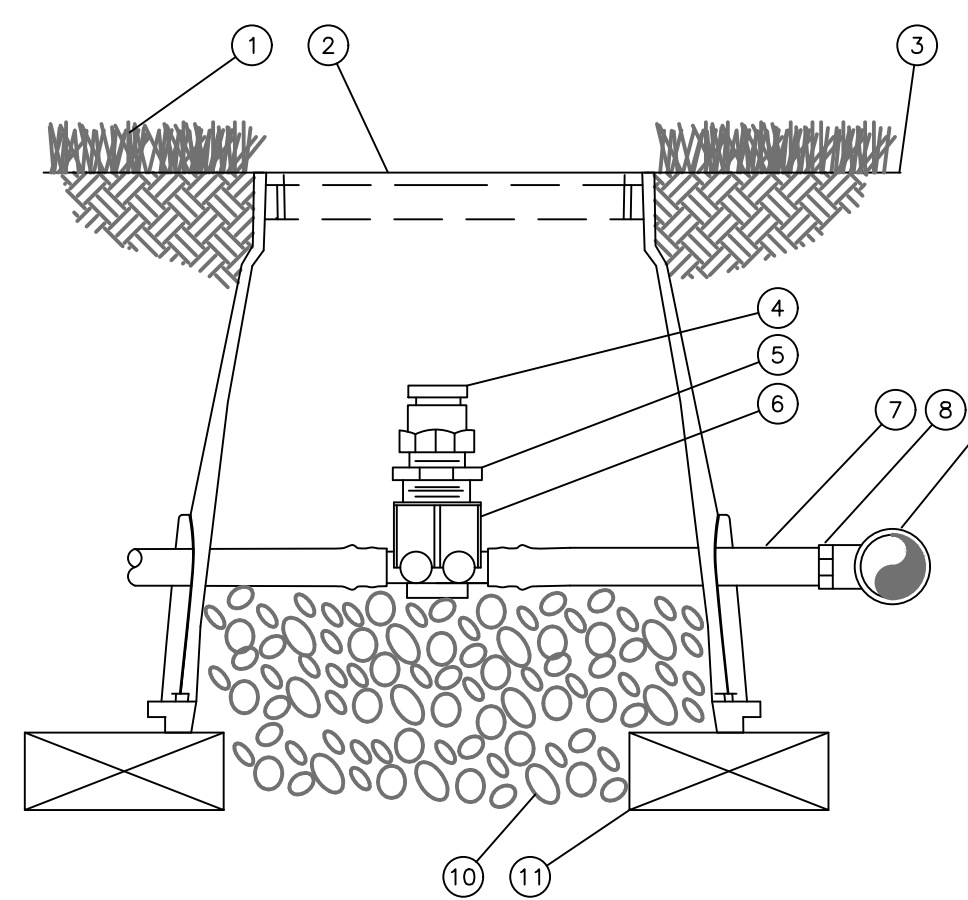
Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)
15	0.6	0.9	0.6	0.9	0.6	0.9
20	0.73	1.05	0.73	1.05	0.73	1.05
25	0.8	1.15	0.8	1.15	0.8	1.15
30	0.85	1.2	0.85	1.2	0.85	1.2
35	0.9	1.25	0.9	1.25	0.9	1.25
40	0.95	1.3	0.95	1.3	0.95	1.3
45	1.0	1.35	1.0	1.35	1.0	1.35
50	1.05	1.4	1.05	1.4	1.05	1.4
60	1.15	1.5	1.15	1.5	1.15	1.5
80	1.35	1.75	1.35	1.75	1.35	1.75

NOTES:
 1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XFS DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
 2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
 3. AIR RELIEF VALVE TO BE INSTALLED AT ALL HIGH POINTS.
 4. DISTANCE FROM CURBS TO ADJACENT DRIPLINE TO BE SPECIFIED BY DESIGN CONSULTANT (SEE DRAWINGS AND SPECIFICATIONS).
 5. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

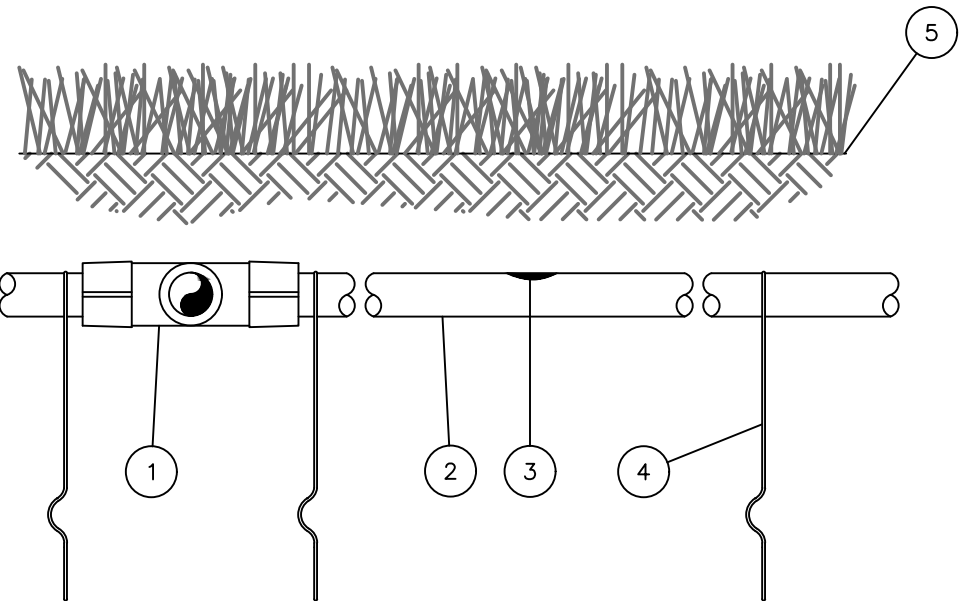
- ① BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFF-TEE OR RAIN BIRD XFD-CROSS (TYPICAL)
- ② SUB-SURFACE DRIPLINE PIPE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFS DRIPLINE
- ③ PERIMETER OF AREA
- ④ REFER TO DRAWINGS AND SPECIFICATIONS FOR PERIMETER DRIPLINE PIPE DISTANCE TO EDGE.
- ⑤ BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
- ⑥ PVC SCH 40 TEE OR EL (TYPICAL)
- ⑦ PVC SUPPLY MANIFOLD
- ⑧ FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS FLUSH POINT"
- ⑨ PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- ⑩ PVC SCH 40 RISER PIPE
- ⑪ PVC SCH 40 SLEEVE PIPE SIZED TWICE SIZE OF MANIFOLD PIPE SIZE
- ⑫ PAVEMENT AND CURB
- ⑬ AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050 SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION

907 TYPICAL ISLAND DRIPLINE LAYOUT DETAIL

Not to Scale



- ① TURF GRASS
- ② SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
- ③ FINISH GRADE
- ④ 1/2" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
- ⑤ 1/2" X 1/4" PVC REDUCER BUSHING
- ⑥ BARB X FEMALE THREAD CONNECTOR: RAIN BIRD XFD-TFA FITTING
- ⑦ 1/2" BLANK DRIPLINE TUBING: RAIN BIRD XF SERIES
- ⑧ BARB X MALE THREAD CONNECTOR: RAIN BIRD XFF-MA FITTING
- ⑨ PVC TEE CONNECTED TO PVC HEADER PIPE
- ⑩ 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- ⑪ BRICK (1 OF 2)



- ① EASY FIT COMPRESSION TEE: RAIN BIRD MDCTEE
- ② SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFS DRIPLINE
- ③ INLINE DRIP EMITTER
- ④ TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
- ⑤ TURF/FINISH GRADE OR SHRUB BED WITH MULCH

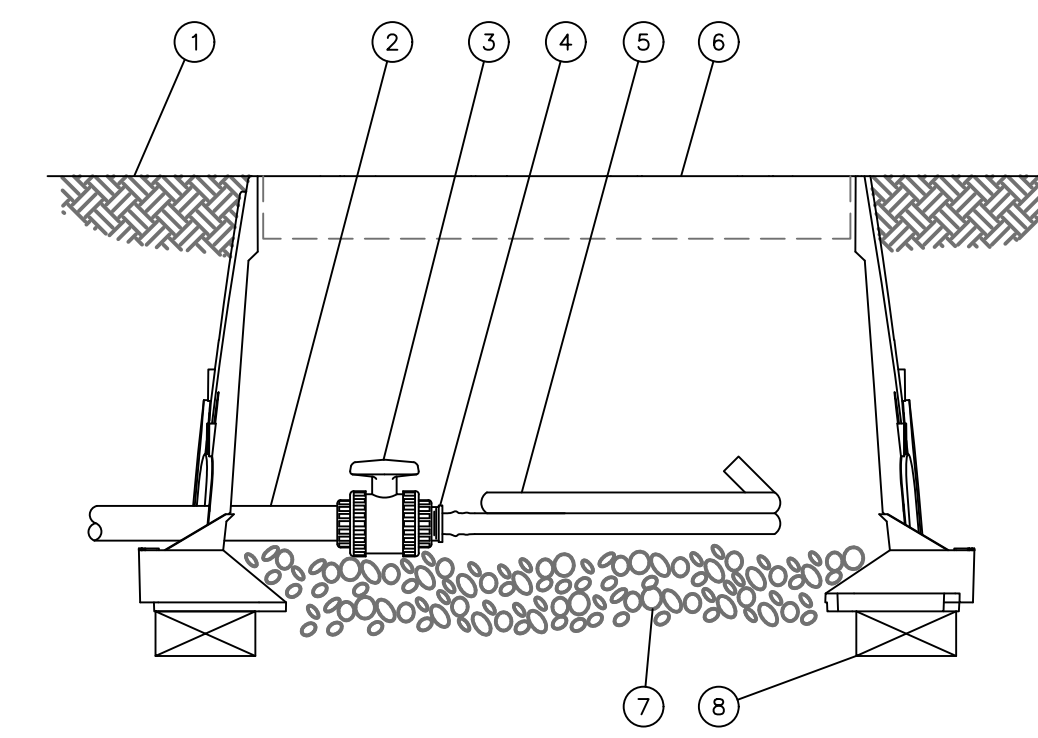
NOTES:
 1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
 3. INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE THE DOWN STAKES.

908 DRIPLINE AIR RELIEF VALVE DETAIL

Not to Scale

909 XFS SUB-SURFACE DRIPLINE BURIAL DETAIL

Not to Scale



- ① FINISH GRADE
- ② PVC DRIP MANIFOLD PIPE
- ③ PVC 1" X 1/2" TRUE UNION BALL VALVE
- ④ EASY FIT MALE X BARB ADAPTER: RAIN BIRD XFF-MA-075
- ⑤ SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES BLANK TUBING
- ⑥ 12-INCH VALVE BOX WITH COVER: RAIN BIRD VB-STD
- ⑦ 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- ⑧ BRICK (1 OF 2)

910 DRIPLINE FLUSH POINT W/BALL VALVE DETAIL

Not to Scale



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NO.	DESCRIPTION	DATE

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 PANDA STORE #: -
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 PEYTON, CO 80831

IRRIGATION DETAILS

L3.1



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PERMIT/BID SET 07-15-2021

Symbol	Label	Quantity	Catalog Number	Description	Filename	Lumens Per Lamp	Wattage	Efficiency
□	A	2	SLM-LED-18L-SIL-FT-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-18L-SIL-FT-40-70CRI-IL.ies	12046	148.5	100%
□	B	1	SLM-LED-18L-SIL-3-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-18L-SIL-3-40-70CRI-IL.ies	13767	148.5	100%
□	D	2	SLM-LED-18L-SIL-FT-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-18L-SIL-FT-40-70CRI-IL.ies	12046	297	100%

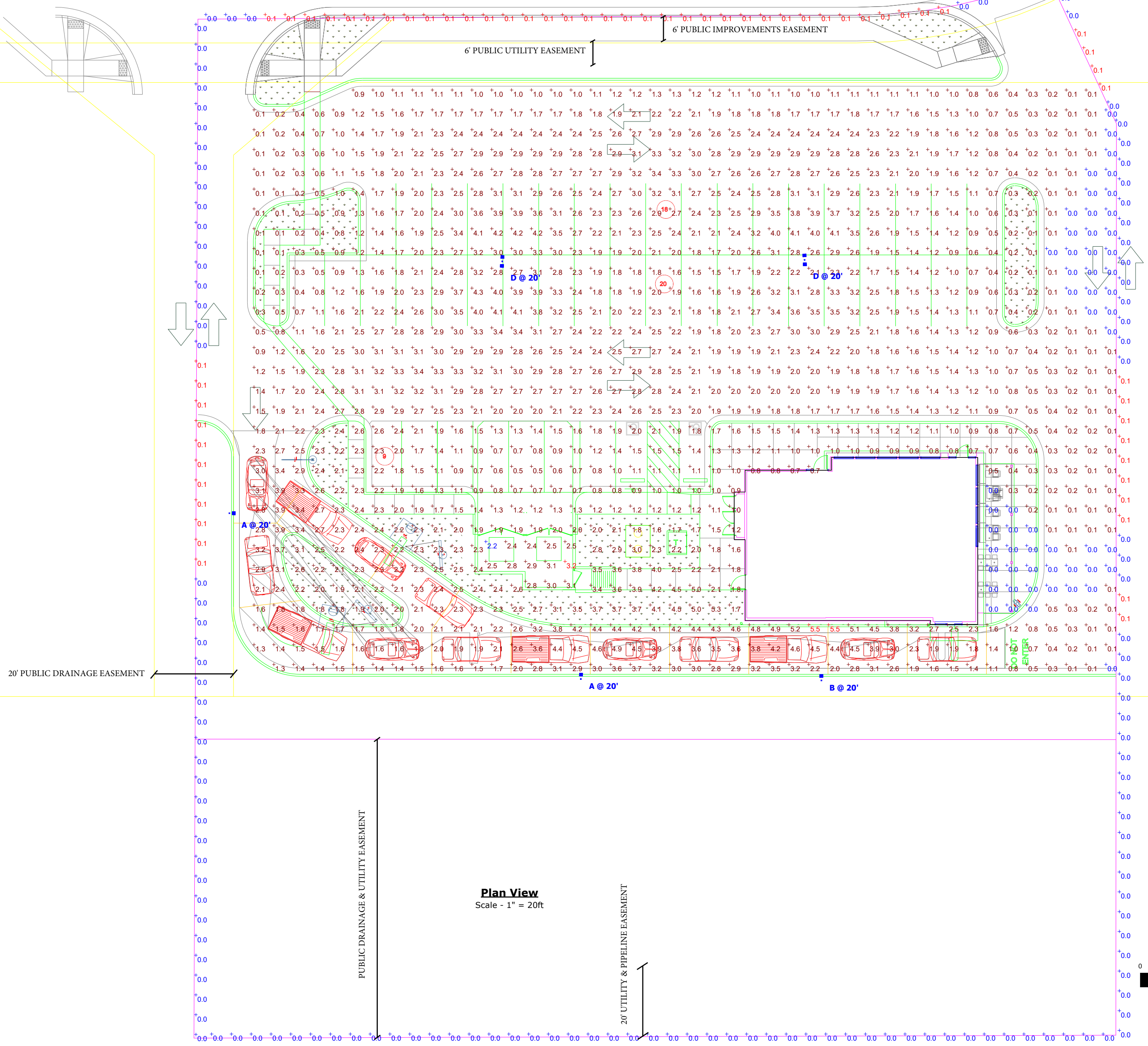
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CALC SUMMARY- PAVED SURFACE	+	1.8 fc	5.5 fc	0.0 fc	N/A	N/A
CALC SUMMARY- PROPERTY LINE	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
TRASH ENCLOSURE	+	2.7 fc	3.2 fc	2.2 fc	1.5:1	1.2:1

Note
 1. MOUNTING HEIGHT OF 20'
 2. CALCULATIONS TAKEN AT GROUND LEVEL
 3. CONTACT VILLA LIGHTING- RYAN ZINSELMEIER- RYAN.ZINSELMEIER@VILLALIGHTING.COM- 314-531-2600

Property Owner:
 Panda Express, Inc.
 1683 Walnut Grove Ave.
 Rosemead, CA 91770
 626-799-9898
 alex.phelps@pandarg.com

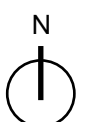
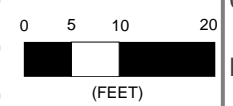
Authorized Representative:
 HCKlover Architect
 8813 Penrose Lane Suite 400
 Lenexa, KS 66219
 hcpermitting@klover.net

Property Address:
 7545 Falcon Marketplace
 Peyton, CO 80831



PANDA EXPRESS
 FALCON, CO

Designer
 R. ZINSELMEIER
 Date
 04/25/2022
 Scale
 NOTED
 Drawing No.
 Summary





Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Slice Medium (SLM)

Outdoor LED Area Light



OVERVIEW	
Lumen Package	9,000 - 48,000
Wattage Range	63 - 401
Efficacy Range (LPW)	112 - 156
Weight lbs(kg)	30 (13.6)

QUICK LINKS

[Ordering Guide](#)
[Performance](#)
[Photometrics](#)
[Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, FT, FTA and AM.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also available in phosphor converted amber with peak intensity at 610nm.
- Minimum CRI of 70
- Integral louver (IL) and house-side shield (IH) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

Electrical

- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 5)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern. (See drawing on page 9)

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsiindustries.com/resources/terms-and-warranty.aspx> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications applications are qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)





Slice Medium Outdoor LED Area Light

ORDERING GUIDE

[Back to Quick Links](#)TYPICAL ORDER EXAMPLE: **SLM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL**

Luminaire Prefix	Light Source	Lumen Package	Light Output	Distribution	Orientation ²	Voltage	Driver
SLM - Slice Medium	LED	9L - 9,000 lms 12L - 12,000 lms 18L - 18,000 lms 24L - 24,000 lms 30L - 30,000 lms 36L - 36,000 lms 42L - 42,000 lms 48L - 48,000 lms Custom Lumen Packages ¹	SIL - Silicone	2 - Type 2 3 - Type 3 5W - Type 5 Wide FT - Forward Throw FTA - Forward Throw Automotive AM - Automotive Merchandise	(blank) - standard (no rotation) L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT AMB - Phosphor Converted Amber ¹¹	70CRI - 70 CRI	(Blank) - None Wireless Controls System ALSC - AirLink Synapse Control System ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) Stand-Alone Controls EXT - 0-10V Dimming leads extended to housing exterior CR7P - 7 Pin Control Receptacle ANSI C136.41 ⁵ IMSBT1 - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH) ⁴ IMSBT2 - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH) ⁴ Button Type Photocells PCI120 - 120V PCI208-277 - 208 -277V PCI347 - 347V	BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	(Blank) - None IH - Integral Houseside Shield ² IL - Integral Louver (Sharp Spill Light Cutoff) ²

Accessories Ordering Information⁶

Controls Accessories	
Description	Order Number
Twist Lock Photocell (120V) for use with CR7P ⁷	122514
Twist Lock Photocell (208-277) for use with CR7P ⁷	122515
Twist Lock Photocell (347V) for use with CR7P ⁷	122516
Twist Lock Photocell (480V) for use with CR7P ⁷	1225180
AirLink 5 Pin Twist Lock Controller ⁷	61409
AirLink 7 Pin Twist Lock Controller ⁷	661410
Pole-Mounted Occupancy Sensor (24V)	663284CLR ⁸
Shorting Cap for use with CR7P ⁷	14932

Fusing Options ¹⁰	
Description	Order Number
Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

Shielding Options	
Description	Order Number
Mirada Small	See Shielding Guide
Mirada Medium	
Mirada Large	
Zone Medium	
Zone Large	
Slice Medium	

Mounting Accessories ⁸	
Description	Order Number
Round Pole Adapter (3" Round/Tapered Poles)	408273CLR
Round Pole Adapter (4" Round Poles)	379967CLR
Round Pole Adapter (5" Round Poles)	379968CLR
Universal Mounting Bracket	684616CLR
Adjustable Slip Fitter (2" - 2 3/8" Tenon)	688138CLR
Quick Mount Pole Bracket (Square Pole)	687073CLR
Quick Mount Pole Bracket (4-5" Round Pole)	689903CLR
15 Tilt Quick Mount Pole Bracket (Square Pole)	688003CLR
15 Tilt Quick Mount Pole Bracket (4-5" Round Pole)	689905CLR
Wall Mount Bracket	382132CLR
Wood Pole Bracket (6" Minimum Pole Diameter)	751219CLR

Shielding & Miscellaneous Accessories	
Description	Order Number
Integral Louver/Shield	684812
Internal Houseside Shield	743414
10' Linear Bird Spike Kit (6' Recommended per Luminaire)	751632

FOOTNOTES:

- Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
- Not available on "Type 5W" distribution.
- Consult factory for availability.
- IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
- Control device or shorting cap must be ordered separately. See Accessory Ordering Information.

- Accessories are shipped separately and field installed.
- Fusing must be located in hand hole of pole.
- "CLR" denotes finish. See Finish options.
- Only available with ALSC/ALSCH control options.
- Fusing must be located in hand hole of pole. See [Fusing Accessory Guide](#) for compatibility.
- Only available in 9L and 12L Lumen Packages. Consult factory for lead time and availability.

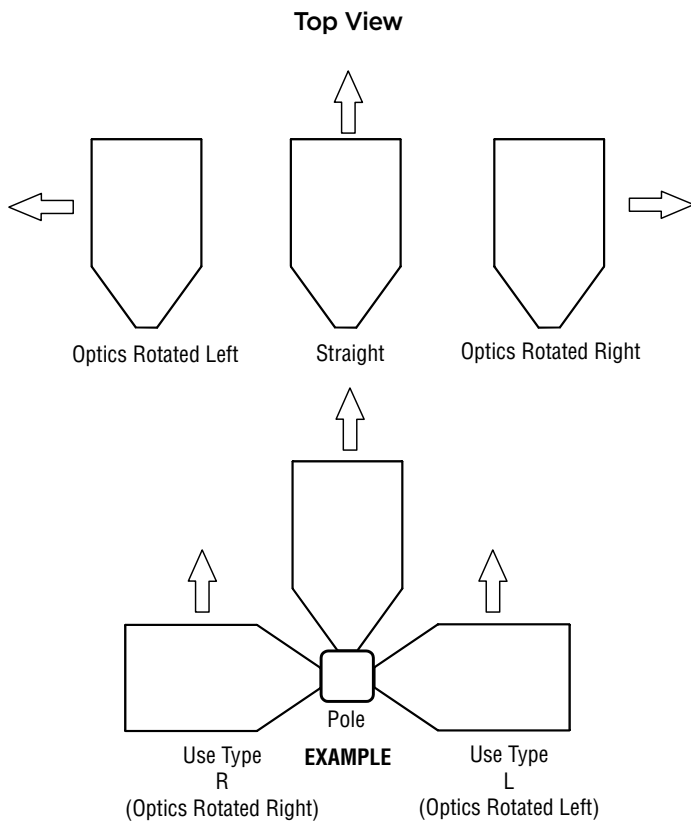




Slice Medium Outdoor LED Area Light

OPTICS ROTATION

ACCESSORIES/OPTIONS



Integral Louver (IL) and House-Side Shield (IH)

Accessory louver and shield available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (L) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

Luminaire Shown with Integral Louver (IL)



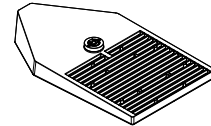
Luminaire Shown with IMSBT Option



7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Fixture Shown with CR7P





Slice Medium Outdoor LED Area Light

PERFORMANCE

[Back to Quick Links](#)

Delivered Lumens*												
Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
9L	2	70	9411	149	B2-U0-G2	9603	152	B2-U0-G2	9603	152	B2-U0-G2	63
	3		9548	152	B2-U0-G2	9743	155	B2-U0-G2	9743	155	B2-U0-G2	
	5W		9261	147	B3-U0-G2	9450	150	B3-U0-G2	9450	150	B3-U0-G2	
	FT		9464	150	B2-U0-G2	9657	153	B2-U0-G2	9657	153	B2-U0-G2	
	FTA		9531	151	B2-U0-G2	9725	154	B2-U0-G2	9725	154	B2-U0-G2	
	AM		9649	153	B2-U0-G1	9845	156	B2-U0-G1	9845	156	B2-U0-G1	
12L	2	70	12533	147	B3-U0-G2	12788	150	B3-U0-G2	12788	150	B3-U0-G2	85
	3		12714	150	B2-U0-G2	12974	153	B2-U0-G2	12974	153	B2-U0-G2	
	5W		12333	145	B4-U0-G2	12584	148	B4-U0-G2	12584	148	B4-U0-G2	
	FT		12603	148	B2-U0-G2	12861	151	B2-U0-G2	12861	151	B2-U0-G2	
	FTA		12692	149	B3-U0-G2	12950	152	B3-U0-G2	12950	152	B3-U0-G2	
	AM		12848	151	B3-U0-G1	13111	154	B3-U0-G2	13111	154	B3-U0-G2	
18L	2	70	18421	136	B3-U0-G3	18797	139	B3-U0-G3	18797	139	B3-U0-G3	135
	3		18691	138	B3-U0-G3	19072	141	B3-U0-G3	19072	141	B3-U0-G3	
	5W		18128	134	B4-U0-G2	18498	137	B4-U0-G2	18498	137	B4-U0-G2	
	FT		18526	137	B3-U0-G3	18904	140	B3-U0-G3	18904	140	B3-U0-G3	
	FTA		18656	138	B3-U0-G3	19037	141	B3-U0-G3	19037	141	B3-U0-G3	
	AM		18886	140	B3-U0-G2	19271	143	B3-U0-G2	19271	143	B3-U0-G2	
24L	2	70	24847	141	B4-U0-G3	25354	144	B4-U0-G3	25354	144	B4-U0-G3	176
	3		25210	143	B3-U0-G4	25724	146	B3-U0-G4	25724	146	B3-U0-G4	
	5W		24451	139	B5-U0-G3	24950	142	B5-U0-G3	24950	142	B5-U0-G3	
	FT		24987	142	B3-U0-G4	25497	145	B3-U0-G4	25497	145	B3-U0-G4	
	FTA		25162	143	B4-U0-G3	25676	146	B4-U0-G3	25676	146	B4-U0-G3	
	AM		25473	145	B3-U0-G2	25993	148	B3-U0-G2	25993	148	B3-U0-G2	
30L	2	70	31109	134	B4-U0-G3	31743	137	B4-U0-G3	31743	137	B4-U0-G3	232
	3		31562	136	B4-U0-G4	32206	139	B4-U0-G4	32206	139	B4-U0-G4	
	5W		30612	132	B5-U0-G3	31237	135	B5-U0-G3	31237	135	B5-U0-G3	
	FT		31283	135	B4-U0-G4	31921	138	B4-U0-G4	31921	138	B4-U0-G4	
	FTA		31503	136	B4-U0-G3	32146	139	B4-U0-G3	32146	139	B4-U0-G3	
	AM		31892	137	B3-U0-G3	32543	140	B4-U0-G3	32543	140	B4-U0-G3	
36L	2	70	36846	129	B4-U0-G3	37597	131	B4-U0-G3	37597	131	B4-U0-G3	286
	3		37383	131	B4-U0-G4	38146	133	B4-U0-G4	38146	133	B4-U0-G4	
	5W		36258	127	B5-U0-G4	36998	129	B5-U0-G4	36998	129	B5-U0-G4	
	FT		37052	130	B4-U0-G4	37808	132	B4-U0-G4	37808	132	B4-U0-G4	
	FTA		37313	130	B4-U0-G4	38075	133	B4-U0-G4	38075	133	B4-U0-G4	
	AM		37774	132	B4-U0-G3	38545	135	B4-U0-G3	38545	135	B4-U0-G3	
42L	2	70	42623	121	B5-U0-G4	43492	124	B5-U0-G4	43492	124	B5-U0-G4	352
	3		43245	123	B4-U0-G5	44127	125	B4-U0-G5	44127	125	B4-U0-G5	
	5W		41943	119	B5-U0-G4	42799	122	B5-U0-G4	42799	122	B5-U0-G4	
	FT		42863	122	B4-U0-G5	43737	124	B4-U0-G5	43737	124	B4-U0-G5	
	FTA		43163	123	B5-U0-G4	44044	125	B5-U0-G4	44044	125	B5-U0-G4	
	AM		43696	124	B4-U0-G3	44588	127	B4-U0-G3	44588	127	B4-U0-G3	
48L	2	70	45975	114	B5-U0-G4	46914	116	B5-U0-G4	46914	116	B5-U0-G4	401
	3		46646	115	B4-U0-G5	47598	118	B4-U0-G5	47598	118	B4-U0-G5	
	5W		45243	112	B5-U0-G4	46166	114	B5-U0-G4	46166	114	B5-U0-G4	
	FT		46235	114	B4-U0-G5	47178	116	B4-U0-G5	47178	116	B4-U0-G5	
	FTA		46559	115	B5-U0-G4	47509	117	B5-U0-G4	47509	117	B5-U0-G4	
	AM		47134	116	B4-U0-G3	48096	119	B4-U0-G3	48096	119	B4-U0-G3	



Slice Medium Outdoor LED Area Light

PERFORMANCE (CONT.)

ELECTRICAL DATA (AMPS)*						
Lumens	120V	208V	240V	277V	347V	480V
9L	0.53	0.30	0.26	0.23	0.18	0.13
12L	0.71	0.41	0.35	0.31	0.24	0.18
18L	1.13	0.65	0.56	0.49	0.39	0.28
24L	1.47	0.85	0.73	0.64	0.51	0.37
30L	1.93	1.12	0.97	0.84	0.67	0.48
36L	2.38	1.38	1.19	1.03	0.82	0.60
42L	2.93	1.69	1.47	1.27	1.01	0.73
48L	3.4	1.9	1.7	1.5	1.2	.8

*Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%

FOOTNOTES:

- Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.

RECOMMENDED LUMEN MAINTENANCE ¹ (9-18L)					
Ambient	Initial ²	25h ²	50h ²	75h ²	100h ²
0 C	100%	97%	94%	90%	87%
10 C	100%	97%	94%	90%	87%
20 C	100%	97%	94%	90%	87%
25 C	100%	97%	93%	90%	86%
30 C	100%	97%	93%	89%	86%
40 C	100%	97%	92%	88%	84%
50 C	100%	96%	91%	87%	83%

RECOMMENDED LUMEN MAINTENANCE ¹ (24-48L)					
C	0 hrs. ²	25 hrs. ²	50 hrs. ²	75 hrs. ²	100 hrs. ²
0 C - 25 C	100%	95%	89%	84%	79%
40 C	100%	94%	87%	80%	74%

PHOTOMETRICS

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Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

See <http://www.lsicorp.com/products/led-lighting-solutions.aspx> for detailed photometric data.

SLM-LED-30L-SIL-2-40-70CRI

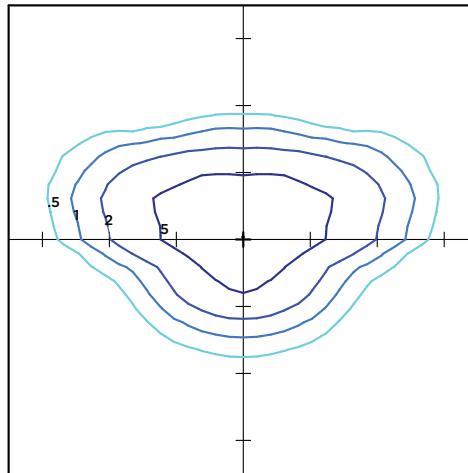
LUMINAIRE DATA

Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	31,743
Watts	232
Efficacy	137
IES Type	Type II - Short
BUG Rating	B4-U0-G3

Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	4953	16%
Medium (30-60)°	19157	60%
High (60-80)°	7350	23%
Very High (80-90)°	284	1%
Uplight (90-180)°	0	0%
Total Flux	31743	100%

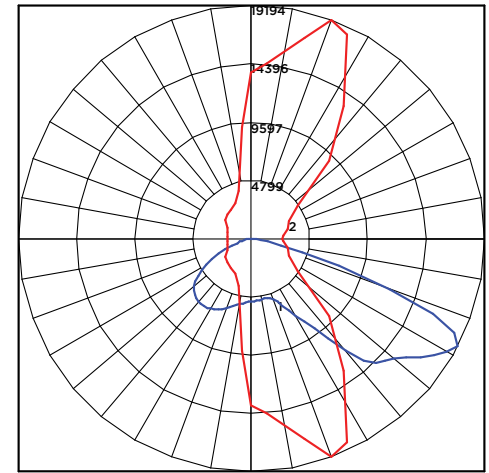
ISO FOOTCANDLE



25' Mounting Height/ 25' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

POLAR CURVE





Slice Medium Outdoor LED Area Light

PHOTOMETRICS (CONT.)

SLM-LED-30L-SIL-3-40-70CRI

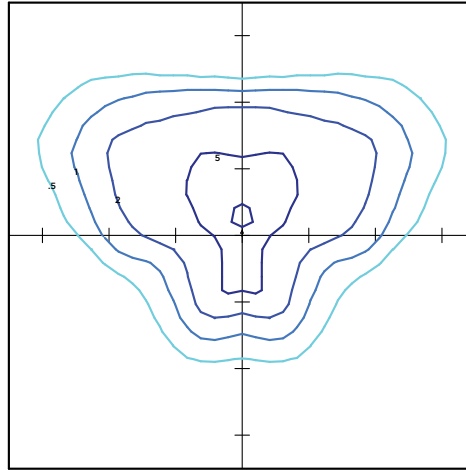
LUMINAIRE DATA

Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,206
Watts	232
Efficacy	139
IES Type	Type III - Short
BUG Rating	B4-U0-G4

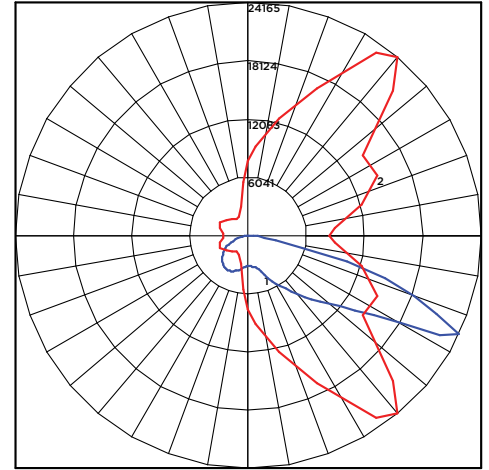
Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	3408	11%
Medium (30-60)°	16397	51%
High (60-80)°	11868	37%
Very High (80-90)°	533	2%
Uplight (90-180)°	0	0%
Total Flux	32206	100%

ISO FOOTCANDLE



POLAR CURVE



25' Mounting Height/ 25' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

SLM-LED-30L-SIL-FT-40-70CRI

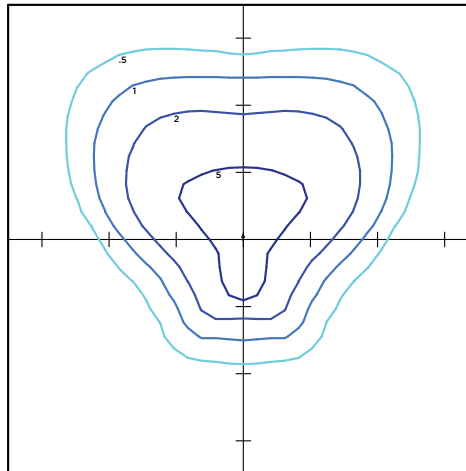
LUMINAIRE DATA

Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	31,921
Watts	232
Efficacy	138
IES Type	Type IV - Short
BUG Rating	B4-U0-G4

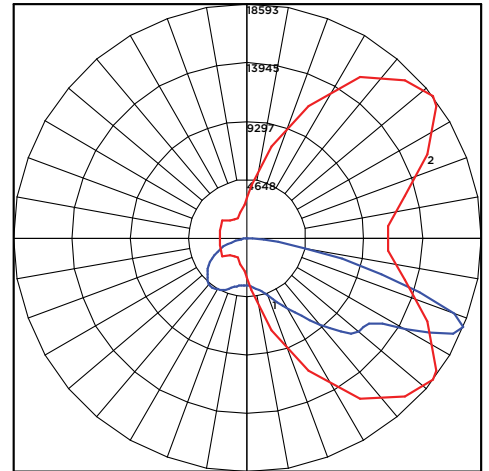
Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	3874	12%
Medium (30-60)°	15694	49%
High (60-80)°	11696	37%
Very High (80-90)°	657	2%
Uplight (90-180)°	0	0%
Total Flux	31921	100%

ISO FOOTCANDLE



POLAR CURVE



25' Mounting Height/ 25' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC





Slice Medium Outdoor LED Area Light

PHOTOMETRICS (CONT.)

SLM-LED-30L-SIL-5W-40-70CRI

LUMINAIRE DATA

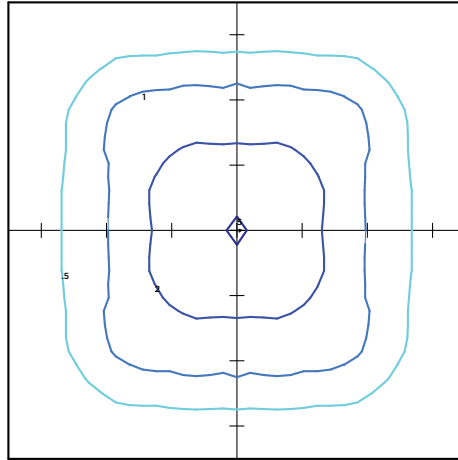
Type 5W Distribution

Description	4000 Kelvin, 70 CRI
Delivered Lumens	31,237
Watts	232
Efficacy	135
IES Type	Type IV - Short
BUG Rating	B5-U0-G3

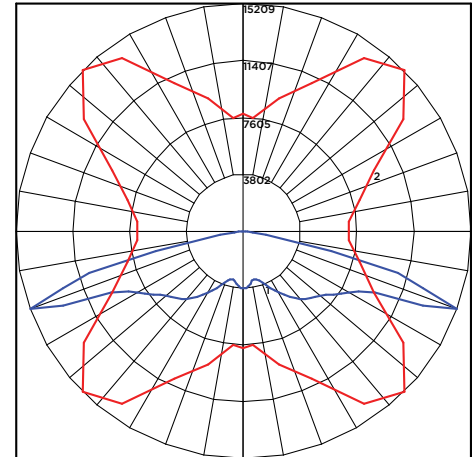
Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	3186	10%
Medium (30-60)°	13594	44%
High (60-80)°	14195	45%
Very High (80-90)°	261	1%
Uplight (90-180)°	0	0%
Total Flux	31237	100%

ISO FOOTCANDLE



POLAR CURVE



25' Mounting Height/ 25' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

SLM-LED-30L-SIL-FTA-40-70CRI

LUMINAIRE DATA

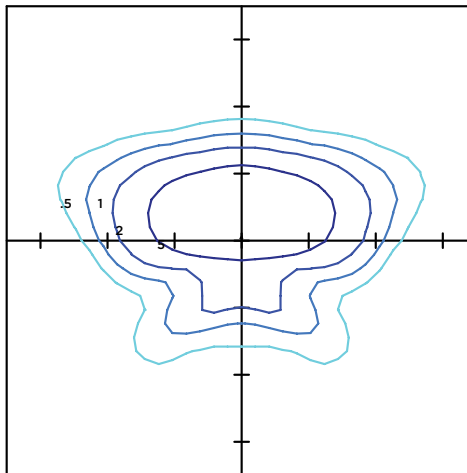
Type FTA Distribution

Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,146
Watts	232
Efficacy	139
IES Type	Type I - Very Short
BUG Rating	B4-U0-G3

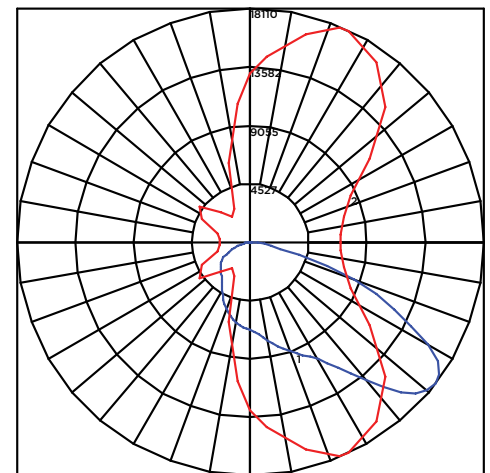
Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	7371	23%
Medium (30-60)°	18710	58%
High (60-80)°	5624	17%
Very High (80-90)°	441	1%
Uplight (90-180)°	0	0%
Total Flux	32146	100%

ISO FOOTCANDLE



POLAR CURVE



25' Mounting Height/ 25' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC





Slice Medium Outdoor LED Area Light

PHOTOMETRICS (CONT.)

SLM-LED-30L-SIL-AM-40-70CRI

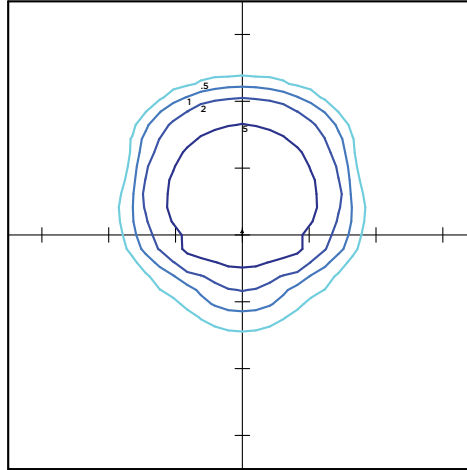
LUMINAIRE DATA

Type AM Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,543
Watts	232
Efficacy	140
IES Type	Type III - Very Short
BUG Rating	B4-U0-G3

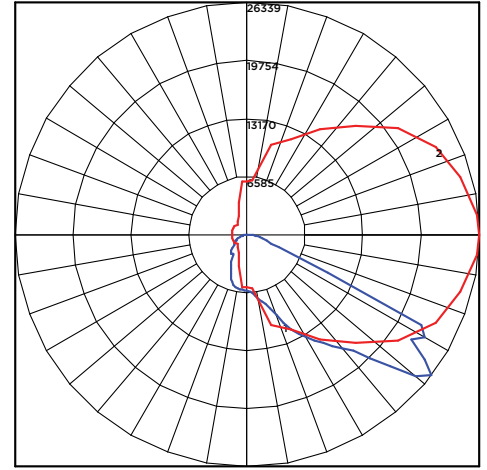
Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	6390	9%
Medium (30-60)°	20951	43%
High (60-80)°	4838	48%
Very High (80-90)°	365	1%
Uplight (90-180)°	0	0%
Total Flux	32543	100%

ISO FOOTCANDLE



POLAR CURVE

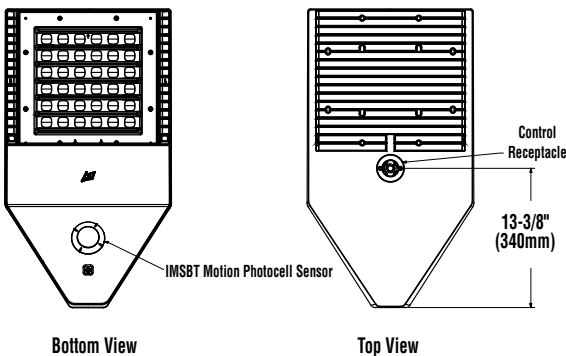
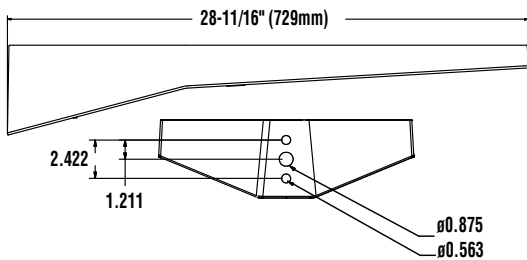
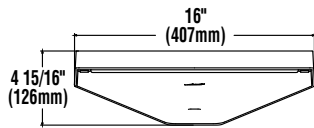


25' Mounting Height/ 25' Grid Spacing

5 FC
 2 FC
 1 FC
 0.5 FC

PRODUCT DIMENSIONS

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LUMINAIRE EPA CHART - SLM									
Tilt Degree		0°	30°	45°	Tilt Degree	0°	30°	45°	
■	Single	0.5	2.1	2.6	⊠	T90°	1.2	2.9	3.6
■	D180°	1.1	2.1	2.6	⊠	TN120°	1.3	4.4	5.4
■	D90°	0.9	2.5	3.1	⊠	Q90°	1.2	2.9	3.6





Slice Medium Outdoor LED Area Light

CONTROLS

AirLink Wireless Lighting Controller

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system.

The wireless integrated controller is compatible with this fixture.

Click the link below to learn more details about AirLink.

<https://www.lsicorp.com/documents/datasheets/airlink-outdoor-specsheet.pdf>

Integral Bluetooth™ Motion and Photocell Sensor (IMSBT)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click the link below to learn more details about IMSBT.

<https://www.lsicorp.com/documents/datasheets/imsbt-specsheet.pdf>

AirLink Blue

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click the link below to learn more details about AirLink Blue.

<https://www.lsi-airlink.com/airlink-blue/>

POLES & BRACKETS

LSI offers a full line of poles and mounting accessories to complete your lighting assembly. Aluminum and steel in both square and round shafts. In addition, LSI offers round tapered, fluted and hinge based poles. Designed and engineered for durability and protected with our oven baked DuraGrip Protection System. Also available with our DuraGrip+ Protection system for unmatched corrosion resistance and an extended warranty. American made in our Ohio facility with industry leading lead times.

Click the link below to learn more details about poles & brackets.

<https://www.lsicorp.com/products/poles-and-brackets-area-street.aspx>



BKA UMB CLR

The 3G rated UMB allows for seamless integration of LSI luminaires onto existing/ retrofit or new construction poles. The UMB was designed for square or round (tapered or straight) poles with two mounting hole spacings between 3.5" - 5".



BKA ASF CLR

The adjustable Slip Fitter is a 3G rated rugged die cast aluminum adapter to mount LSI luminaires onto a 2" iron pipe, 2 3/8 OD tenon. The Adjustable Slip Fitter can be rotated 180° allowing for tilting LSI luminaires up to 45° and 90° when using a vertical tenon.



BKS PQM15 CLR

The Pole Quick Mount Bracket allows for preset 15° uptilt of LSI luminaires for greater throw of light and increased vertical illumination as well as fast installation onto poles with LSI's 3" or 5" bolt pattern.



BKS PQMH CLR

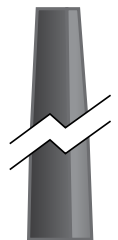
The Pole Quick Mount Bracket allows for lightning fast installation of LSI luminaires onto existing and new construction poles with LSI's B3 or B5 standard pole bolt patterns.



Square Pole
14'-39'



Round Pole
10'-30'



Tapered Pole
20'-39'

