



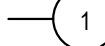







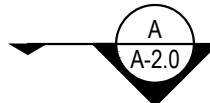





1. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FULLY EXAMINE THE SITE CONDITION, AND AVAILABLE UTILITIES AND TO NOTIFY THE OWNER'S REPRESENTATIVE, IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN THE SAID EXISTING CONDITIONS AND THESE DRAWINGS. NO CLAIMS FOR ADDITIONAL COMPENSATION SHALL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

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

[illegible]

VICINITY MAP		KEY PLAN	
Scale= NTS		Scale= NTS	

**G-001**

APPLICABLE CODES: ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR INVOLVED. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

### CODE

- 2015 VIRGINIA EXISTING BUILDING CODE
- 2015 VIRGINIA CONSTRUCTION CODE
- 2015 VIRGINIA STATEWIDE FIRE PREVENTION CODE
- 2015 VIRGINIA MECHANICAL CODE
- 2015 VIRGINIA FUEL GAS CODE
- 2014 NATIONAL ELECTRICAL CODE
- ADA / ICC/ANSI A117.2009

### SITE INFORMATION

PER FAIRFAX COUNTY VIRGINIA CODE OF ORDINANCES, CHAPTER 104 EROSION AND SEDIMENT CONTROL, ARTICLE 1, SECTION 104-1.7 DEFINITIONS, PARAGRAPH (m) LAND DISTURBING ACTIVITY. EXCEPT THAT THE TERM SHALL NOT INCLUDE: (8) DISTURBED LAND AREAS FOR COMMERCIAL OR NONCOMMERCIAL USES OF 2,500 SQUARE FEET OR LESS IN SIZE.

AREA OF PROPOSED LAND DISTURBANCE	500 SF
PARKING	SHARED

### OCCUPANT LOAD CALCULATION (TABLE 1004.1.2)

INDOOR DINING	800SQ. FT. / (15/ SQ. FT. (NET)) =	54
KITCHEN	813 SQ. FT. / (200/ SQ. FT. (GROSS)) =	05
TOILET/VESTIBULE/STORAGE	288 SQ. FT. / (0/ SQ. FT. (GROSS)) =	00
COOLER/FREEZER ROOMS	139 SQ. FT. / (0/ SQ. FT. (GROSS)) =	00
SUBTOTAL = 2020 SFGT		59
OUTDOOR DINING	0 SQ. FT. / (15/ SQ. FT.) =	0
TOTAL OCCUPANT LOAD =		59

### PLUMBING FIXTURES (TABLE 403.1 2012 VPC)

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

NOTE: SIGNS TO BE SUBMITTED UNDER SEPARATE PERMIT

NOTE: PER CHAPTER 5 OF THE IECC (EXISTING BUILDINGS) NEW AND REPLACEMENT MATERIALS MUST COMPLY WITH THE CURRENT STANDARDS.

### BUILDING CODE ANALYSIS

OCCUPANCY CLASSIFICATION	EXISTING USE: GROUP A-2 (ASSEMBLY)
TYPE OF CONSTRUCTION	II-B: EXISTING ENVELOPE NOT TO CHANGE
FIRE SPRINKLER	NO SPRINKLER
FIRE ALARM	NO ALARM
2015 IBC ALTERATION LEVEL	ALTERATION LEVEL 3    WORK AREA + 50% OF BLDG AREA

	PROVIDED	REQUIRED / ALLOWED
HEIGHT	EXISTING	40'
STORY	1	1
AREA	2,020 SQ. FT.	6,000 SF
OCCUPANT LOAD	58	99 MAX W/O SPRINKLER
EXITS REQUIRED	2	2
EGRESS WIDTH	78	58 X 0.2 = 11.6"

NOTE: 2 MEANS OF EGRESS FROM THE AREA OF WORK MUST BE MAINTAINED DURING CONSTRUCTION. GC TO COORDINATE NEW DOOR INSTALLATION AND OLD DOOR REMOVAL.

### INSULATION AND FENESTRATION CRITERIA

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

## CODE ANALYSIS

Scale= NTS

OWNER

PANDA EXPRESS, INC.  
1683 WALNUT GROVE AVE.  
ROSEMEAD, CA 91770  
BILLY NEWTON - PM  
T: 717-537-6983  
C: 833-683-9895  
LANDLORD  
REGENCY CENTERS  
1919 GALLOWES ROAD SUITE 1000  
VIENNA, VA 22182  
GREG VAN DYKE - PROPERTY MANAGER  
T 703 442 4363  
F 703 288 4260

ARCHITECT

JOHN POLSINELLI - NORR  
150 W JEFFERSON AVE STE 1300,  
DETROIT MI, 48226  
T: 313-324-3115  
F: 313-324-3111

STRUCTURAL

GARY MAEDA - NORR  
150 W JEFFERSON AVE STE 1300,  
DETROIT MI, 48226  
T: 313 324 3165  
F: 313-324-3111

CIVIL & LANDSCAPE

JACK JOHNSON - PM  
FORESITE GROUP, LLC  
3740 DAVING CT, SUITE 100  
PEACHTREE CORNERS, GA 30092  
T: 770-368-1399 EXT. 358  
F: 770-368-1944

MECHANICAL & PLUMBING

HENRY MONTAGUE - NORR  
150 W JEFFERSON AVE STE 1300,  
DETROIT MI, 48226  
T: 313 324 3145  
F: 313-324-3111

ELECTRICAL

SEAN PICKELL - NORR  
150 W JEFFERSON AVE STE 1300,  
DETROIT MI, 48226  
T: 313 324 3152  
F: 313-324-3111

TEAM DIRECTORY

Scale= NTS

G-001

PLANNING/ZONING

FAIRFAX COUNTY DEPT. OF  
PLANNING & DEVELOPMENT  
12055 GOVERNMENT CENTER  
PKWY #250  
FAIRFAX, VA 22035  
T: 703-222-1082  
WATER  
FAIRFAX WATER  
8570 EXECUTIVE PARK AVENUE  
FAIRFAX, VA 22031  
T: 703-698-5800

BUILDING DEPARTMENT

FAIRFAX COUNTY BUILDING  
PERMITS  
12055 GOVERNMENT CENTER  
PKWY 2ND FLOOR  
FAIRFAX, VA 22035  
T: 703-222-0801  
GAS  
WASHINGTON GAS  
6801 INDUSTRIAL RD  
SPRINGFIELD VA 22151  
T: 703-750-1000

PUBLIC WORKS/SEWER

PUBLIC WORKS &  
ENVIRONMENTAL SERVICES  
12000 GOVERNMENT CENTER  
PKWY STE. 448  
FAIRFAX, VA 22035  
T: 703-324-5033  
TELEPHONE COMPANY  
COMCAST BUSINESS  
T: 866-634-4856

ELECTRIC

DOMINION ENERGY  
11133 FAIRFAX BLVD  
FAIRFAX VA 22030  
T: 866-366-4357  
FIRE DEPARTMENT  
FAIRFAX COUNTY FIRE & RESCUE  
FIRE MARSHAL  
12099 GOVERNMENT CENTER  
PKWY  
FAIRFAX, VA 22035  
T: 703-246-4800

HEALTH DEPARTMENT

FAIRFAX COUNTY HEALTH DEPT  
TECHNICAL REVIEW &  
INFORMATION RESOURCES  
ANNETTE NICHOLS  
1077 MAIN ST STE 100  
FAIRFAX VA 22030  
GENERAL: 703-246-2201  
DIRECT: 703-246-8440

JURISDICTIONAL AUTHORITIES

Scale= NTS

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GENERAL

G-001

TITLE SHEET

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BUILDING PLAN REVIEW COVER SHEET

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SPECIFICATIONS

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SPECIFICATIONS

G-005

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CIVIL

SP-1

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ARCHITECTURAL

A-001

DEMOLITION PLAN ARCHITECTURAL

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SITE PLAN ARCHITECTURAL

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ROUGH- IN PLUMBING PLAN

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FLOOR PLAN

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REFLECTED CEILING PLAN

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EXTERIOR ELEVATIONS

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ARCHITECTURAL DETAILS

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ARCHITECTURAL DETAILS

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HANDICAPPED NOTES AND DETAILS

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INTERIOR ELEVATIONS

A-501

INTERIOR ELEVATIONS

A-502

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ENLARGED RESTROOM PLANS AND ELEVATIONS

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S-101

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DEMOLITION PLAN MECHANICAL

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WATER AND GAS PLAN

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WATER/GAS/WASTE & VENT RISER DIAGRAMS

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M-000

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HOOD DETAIL PLAN

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HOOD DETAIL PLAN

M-402

HOOD DETAIL PLAN

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HOOD DETAIL PLAN

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HOOD DETAIL PLAN

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KITCHEN HOOD DETAILS

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ELECTRICAL

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ELECTRICAL SYMBOLS, SPECIFICATIONS, NOTES

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ELECTRICAL SCHEDULES

ED-100

DEMOLITION FLOOR PLAN

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POWER FLOOR PLAN

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LIGHTING FLOOR PLAN

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SECURITY CAMERA PLAN

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ELECTRICAL ELEVATIONS

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ELECTRICAL DETAILS, DIAGRAMS

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Scale= NTS

G-001






## Revised: December 13, 2018

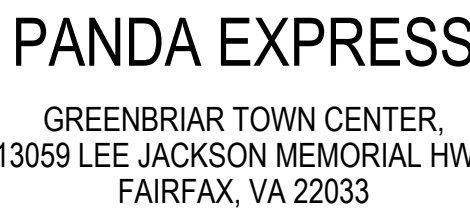


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	PERMIT RESPONSE 01	06-01-2020

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

PANDA PROJECT #: D7446  
ARCH PROJECT #: JCDD19-0314



COVER SHEET



## GENERAL CONDITIONS FOR THE CONTRACT FOR CONSTRUCTION

### ARTICLE 1 - GENERAL PROVISIONS

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

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

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

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

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

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

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

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

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

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

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

### ARTICLE 2 - INSURANCE

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

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

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

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

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

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

### ARTICLE 3 EXTRA WORK

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

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

## DIVISION 1 GENERAL REQUIREMENTS

### 1. SCOPE

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

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

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

### 2. CONFLICTS BETWEEN DOCUMENTS

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

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

### 3. ITEMS FURNISHED BY PANDA AND INSTALLED BY GENERAL CONTRACTOR

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

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

### 4. MEASUREMENTS

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

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

### 5. SUBSTITUTIONS

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

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

### 6. EXAMINATION OF SITE AND BUILDING

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

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

### 7. CODES AND STANDARDS

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

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

### 8. PERMITS

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

### 9. INSTALLATION OF MATERIALS AND EQUIPMENT

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

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

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

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

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

### 10. PROTECTION AND CLEAN-UP

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

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

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

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

### 11. GUARANTEE WARRANTY

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

### 12. SUBCONTRACTORS

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

### 13. TEMPORARY FACILITIES

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

### TEMPORARY BARRICADES:

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

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

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

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

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

### 14. STRICTLY PROHIBITED WORK AND PRACTICES

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

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

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

### 15. POLLUTION CONTROLS

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

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

### 16. TURNOVER REQUIREMENTS

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

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

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

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

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

## DIVISION 2 - SITE WORK

### 1. DEMOLITION

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

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

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

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

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

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

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

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

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

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

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

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

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

### DISPOSAL OF DEMOLISHED MATERIALS

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

### 2. EARTHWORK

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

## DIVISION 2 - SITE WORK

### CONT:

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

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

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

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

### 3. ASPHALT AND CONCRETE PAVING

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

### MATERIALS:

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

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

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

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

### 4. TERMITE CONTROL

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

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

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

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

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

## DIVISION 3 - CONCRETE

### CONCRETE:

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

A. ALL CONCRETE SHALL BE NORMAL WEIGHT (145 PCF) CONCRETE AND: f<sub>c</sub>=3,000 PSI AT 28 DAYS FOR SLAB ON GRADE.

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

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

### 4. ADMIXTURES:

A. AIR-ENTRAINING ADMIXTURE: ASTM C 260

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

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

A. INTERIOR FLOOR SLABS: MACHINE TROWEL FINISH

### REINFORCING STEEL:

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

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

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

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

A. CONCRETE CAST AGAINST EARTH: 3 INCHES

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

NO. 5 AND SMALLER: 1 1/2 INCHES

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

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

NO. 11 AND SMALLER: 3/4 INCHES

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

## DIVISION 4 - MASONRY

### GENERAL NOTES

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

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

DISPOSAL OF DEMOLISHED MATERIALS

## DIVISION 4 - MASONRY

### CONT:

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

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

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

### 2. MASONRY VENEER

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

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

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

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

E. BRICK:



## DIVISION 5 - METALS

### 1. STEEL FRAMING

REFERENCE STRUCTURAL DRAWINGS FOR STEEL FRAMING SPECIFICATIONS

### 2. MISCELLANEOUS METALS

CUSTOM FABRICATE FERROUS METAL ITEMS 16 GAUGE AND HEAVIER. REFER TO DRAWINGS AND DETAILS.

### 3. METAL STUDS

INSTALL METAL FRAMING SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S PRINTED OR WRITTEN INSTRUCTIONS AND RECOMMENDATIONS, UNLESS OTHERWISE INDICATED. INSTALL CONTINUOUS TRACK - SIZED TO MATCH STUDS. SECURE TRACKS AS RECOMMENDED BY STUD MANUFACTURER FOR TYPE OF CONSTRUCTION INVOLVED.

SET STUDS PLUMB, EXCEPT AS NEEDED FOR DIAGONAL BRACING OR REQUIRED FOR NON-PLUMB WALLS OR WARPED SURFACES.

INSTALL SUPPLEMENTARY FRAMING, BLOCKING AND BRACING IN METAL FRAMING SYSTEM WHENEVER WALL OR PARTITIONS ARE INDICATED TO SUPPORT FIXTURES, EQUIPMENT, SERVICES, CASEWORK, HEAVY TRIM AND FURNISHINGS AND SIMILAR WORK.

SECURE STUDS TO TOP AND BOTTOM RUNNER TRACKS BY EITHER WELDING OR SCREW FASTENING AT BOTH INSIDE AND OUTSIDE FLANGES.

INSTALL HORIZONTAL STIFFENERS IN STUD SYSTEM AS REQUIRED, SPACE (VERTICAL DISTANCE) AT NO MORE THAN 4'-6" O.C.

### 4. EXTERIOR ALUMINUM AWNINGS

## DIVISION 6 - WOOD AND PLASTICS

### 1. WOOD FRAME AND ROOF TRUSSES

REFERENCE STRUCTURAL DRAWINGS FOR SPECIFICATIONS OF WOOD FRAMING AND TRUSSES

### 2. FINISH CARPENTRY MATERIALS

QUALITY ASSURANCE:  
PERFORM FINISH CARPENTRY WORK IN ACCORDANCE WITH AWI QUALITY STANDARDS, PREMIUM GRADE. USE FULL LENGTH PIECES, MITER ALL JOINTS, SHOULDER JOINT AT DOOR JAMBS. FILL ALL NAIL HOLES AND SAND SMOOTH.

WOOD TRIM INTERIOR: VERTICAL GRAIN, RED OAK SURFACE ALL EXPOSED EDGES.

EXPOSED WOOD AT EXTERIOR: RESAWN DOUGLAS FIR, NO KNOTS, STAIN GRADE.

### 3. SHEATHING

GENERAL: PROVIDE IN MAXIMUM LENGTHS AND WIDTHS AVAILABLE THAT WILL MINIMIZE JOINTS IN EACH AREA AND CORRESPOND WITH SUPPORT SYSTEM INDICATED.

SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY THE FOLLOWING:

- CEMENTITIOUS BACKER UNITS: ASTM C 1325, TYPE A.  
1. THICKNESS: AS INDICATED ON DRAWINGS.
- PLYWOOD WALL SHEATHING: REFER TO STRUCTURAL SPECIFICATIONS FOR GRADE AND TYPE.  
1. THICKNESS: AS INDICATED ON DRAWINGS.

## DIVISION 7 - THERMAL AND MOISTURE PROTECTION

### 1. ENERGY COMPLIANCE

FIXED WINDOWS (GLASS) SHALL BE SEALED TO LIMIT AIR INFILTRATION.

HOLLOW METAL OR SOLID CORE WOOD DOORS: PROVIDE VINYL OR SHEET METAL WEATHER SEAL AT HEAD, JAMB AND SILL AT ALL EXTERIOR DOORS.

EXTERIOR STORE FRONT HINGED DOORS: PROVIDE VINYL SEAL AT SILL AND CONTINUOUS PILE WEATHER-STRIP VERTICALLY AND AT TOP RAILS.

OPEN EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, AT PENETRATION OF UTILITIES THROUGH THE ENVELOPE, SHALL BE SEALED CAULKED OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE.

### 2. BUILDING INSULATION

- WORK INCLUDED: FURNISH AND INSTALL RIGID, AND THERMAL BATT INSULATION.  
  
B. ROOF INSULATION: REFER TO SECTION 3, "ROOFING SYSTEM" FOR ROOF INSULATION REQUIREMENTS.  
  
C. PERIMETER FOUNDATION AND SLAB INSULATION: EXTRUDED POLYSTYRENE FOAM-PLASTIC BOARD, DOW, STYROFOAM BRAND SM OR EQUAL.  
  
D. EXTERIOR STUD WALL: GLASS-FIBER BLANKET, UNFACED: ASTM C 665, TYPE I, WITH MAXIMUM FLAME-SPREAD AND SMOKE-DEVELOPED INDEXES OF 25 AND 450, RESPECTIVELY, PER ASTM E 84; PASSING ASTM E 136 FOR COMBUSTION CHARACTERISTICS.  
1. PROVIDE SIZE AND THICKNESS TO MATCH STUD WALL CAVITY AND TO ACHIEVE A MINIMUM R-VALUE AS INDICATED ON THE DRAWINGS.  
2. MATERIALS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCT BY OWENS CORNING OR EQUAL.

- INSULATION FOR MISCELLANEOUS VOIDS:  
1. SPRAY POLYURETHANE FOAM INSULATION: ASTM C 1029, TYPE II, CLOSED CELL, WITH MAXIMUM FLAME-SPREAD AND SMOKE-DEVELOPED INDEXES OF 75 AND 450, RESPECTIVELY, PER ASTM E 84.

### 3. ROOFING INSULATION

- WORK INCLUDED: FURNISH AND INSTALL ROOF INSULATION.  
B. ROOF INSULATION GENERAL: PREFORMED ROOF INSULATION BOARDS SELECTED FROM MANUFACTURER'S STANDARD SIZES SUITABLE FOR APPLICATION OF THICKNESS TO MATCH EXISTING ROOF SYSTEM.  
C. ROOF INSULATION: POLYISOCYANURATE BOARD INSULATION, ASTM C 1289, TYPE II, CLASS 1, GRADE 2, FELT OR GLASS-FIBER FACER ON BOTH MAJOR SURFACES.  
MAT  
1. ROOF INSULATION: RIGID POLY-ISO INSULATIONSUBSTRATE BOARD.  
  
D. MATERIAL COMPATIBILITY: ROOFING MATERIALS SHALL BE COMPATIBLE WITH ONE ANOTHER AND ADJACENT MATERIALS UNDER CONDITIONS OF SERVICE AND APPLICATION REQUIRED.  
  
E. INSTALLATION, GENERAL: INSTALL ROOF INSULATION, WHERE APPLICABLE, ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

### 4. FLASHING AND SHEET METAL

FURNISH AND INSTALL ALL FLASHING, SHEET METAL, PITCH POCKET PANS AND SCUPPERS NOT SPECIFICALLY DESCRIBED IN OTHER SECTIONS OF THESE SPECIFICATIONS, BUT REQUIRED TO PREVENT WATER PENETRATION THROUGH EXTERIOR BUILDING SHELL, INCLUDING FLASHING, CAPS, AND ROOF EQUIPMENT PLATFORM COVERS.

COMPLY WITH APPLICABLE RECOMMENDATIONS AND DETAILS OF THE "ARCHITECTURAL SHEET METAL MANUAL," BY SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION (SMACNA).

INSTALL SHEET METAL OVER A LAYER OF ROOFING FELT.

GALVANIZED IRON: SHEET METAL OR IRON SHALL BE A STANDARD BRAND OF OPEN-HEARTH, COPPER-BEARING STEEL, COPPER-MOLYBDENUM IRON, OR PURE IRON SHEETS. USE 24 GAUGE MINIMUM UNLESS OTHERWISE CALLED FOR ON THE DRAWINGS.

ZINC COATING: ALL GALVANIZED SHEETS SHALL HAVE A ZINC COATING APPLIED BY HOT-DIP PROCESS TO ALL SURFACES. ZINC COATING SHALL WEIGH NOT LESS THAN 1 1/4 OUNCES PER SQ. FT. NOR MORE THAN 1 1/2 OUNCES PER SQ. FT. OF SURFACES COVERED AND SHALL CONFORM WITH ASTM A-93.

### 5. CAULKING & SEALANTS

GENERAL BUILDING APPLICATIONS: FOR JOINTS WHERE MOVEMENT IS ANTICIPATED, USE A.C. HORN HORNSEAL (POLYSULFIDE) ONE COMPONENT SYSTEM IN THE COLOR WHICH MOST CLOSELY MATCHES THE ADJACENT SURFACES. SEALANT TO HAVE A SHORE "A" HARDNESS OF 20 TO 30.

FOR DRY JOINTS BETWEEN DISSIMILAR MATERIALS WHERE LITTLE MOVEMENT IS ANTICIPATED, USE A.C. HORN HORNSEAL ELASTOMERIC CAULK (BUTYL RUBBER) ONE COMPONENT SYSTEM IN THE COLOR WHICH MOST CLOSELY MATCHES ADJACENT SURFACES.

FOR GLAZING AND KITCHEN APPLICATIONS:  
GENERAL ELECTRIC SILICONE CONSTRUCTION 1200 SEALANT.

FOR SHEET METAL FLASHING AND COPING:  
GENERAL ELECTRIC SILPRUF SILICONE WEATHER PROOFING SEALANT.

THE GENERAL CONTRACTOR SHALL INCLUDE IN HIS WORK THE FOLLOWING: AFTER ALL EQUIPMENT AND WALL MATERIALS ARE INSTALLED, ALL JOINTS TO WALLS AND BASES SHALL BE SEALED WITH SILICONE SEALANT.

ALL INSIDE VERTICAL CERAMIC TILE CORNERS SHALL RECEIVE A TOOLED BEAD OF SILICONE SEALANT.

### 6. VAPOR RETARDER

- VAPOR PERMEABLE - FLUID APPLIED MEMBRANE AIR AND MOISTURE BARRIER, SPRAY OR ROLLER APPLIED.  
  
B. ALL EXTERIOR SHEATHING SHOWN IN DRAWINGS CALLED OUT TO RECEIVE "WRB" (WEATHER RESISTIVE BARRIER) OR VAPOR RETARDER SHALL RECEIVE THE FOLLOWING:  
1. STO GUARD AIR AND MOISTURE BARRIER MEMBRANE - STO GOLD COAT MANUFACTURED BY STO CORP. (WWW.STOCORP.COM)  
2. SUBSTITUTIONS: NOT ALLOWED.

INSTALLATION: INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

SECTION 075113 - BUILT-UP ASPHALT ROOFING (BUR)

### PART 1 - GENERAL

#### 1.1 SECTION INCLUDES

- BUILT-UP ASPHALT ROOFING SYSTEM.

#### 1.2 RELATED SECTIONS

DIVISION 07 SECTION "ROOF INSULATION."

- DIVISION 07 SECTION "SHEET METAL FLASHING AND TRIM" FOR METAL ROOF PENETRATION FLASHINGS, FLASHINGS, AND COUNTERFLASHINGS.

DESIGN CRITERIA  
GENERAL: INSTALLED ROOFING MEMBRANE SYSTEM SHALL MATCH EXISTING ROOFING SYSTEM AND REMAIN WATERTIGHT; AND RESIST SPECIFIED WIND UPLIFT PRESSURES, THERMALLY INDUCED MOVEMENT, AND EXPOSURE TO WEATHER WITHOUT FAILURE. MATERIAL COMPATIBILITY: ROOFING MATERIALS SHALL BE COMPATIBLE WITH EXISTING ROOFING SYSTEM UNDER CONDITIONS OF SERVICE AND APPLICATION REQUIRED, AS DEMONSTRATED BY ROOFING SYSTEM MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.

WIND UPLIFT PERFORMANCE: ROOFING SYSTEM SHALL BE IDENTICAL TO OR EXCEED EXISTING ROOF SYSTEM.

#### 1.3 SUBMITTALS

PRODUCT DATA: MANUFACTURER'S DATA SHEETS FOR EACH PRODUCT TO BE PROVIDED.

DETAIL DRAWINGS: PROVIDE ROOFING SYSTEM PLANS, ELEVATIONS, SECTIONS, DETAILS, AND DETAILS OF ATTACHMENT TO OTHER WORK, INCLUDING: BASE FLASHINGS, CANTS, AND MEMBRANE TERMINATIONS. CRICKETS, SADDLES, AND TAPERED EDGE STRIPS, INCLUDING SLOPES. MAINTENANCE DATA: PROVIDE MANUFACTURER'S MAINTENANCE REQUIREMENTS TO REGENCY CENTERS.

GUARANTEES: CONFIRM REQUIRED GUARANTEES WITH REGENCY CENTERS. ALL WORK MUST CONFORM TO EXISTING ROOF WARRANTY.

#### 1.4 QUALITY ASSURANCE

INSTALLER QUALIFICATIONS: A QUALIFIED FIRM THAT IS APPROVED, AUTHORIZED, OR LICENSED BY ROOFING SYSTEM MANUFACTURER TO INSTALL MANUFACTURER'S PRODUCT AND THAT IS ELIGIBLE TO RECEIVE THE SPECIFIED MANUFACTURER'S GUARANTEE.

TESTING AGENCY QUALIFICATIONS: AN INDEPENDENT TESTING AGENCY WITH THE EXPERIENCE AND CAPABILITY TO CONDUCT THE TESTING INDICATED, AS DOCUMENTED ACCORDING TO ASTM E 548.

TEST REPORTS:

CORE CUT (IF REQUESTED),

ROOF DECK FASTENER PULLOUT TEST (IF REQUESTED).

SOURCE LIMITATIONS: OBTAIN ALL COMPONENTS FROM THE SINGLE SOURCE ROOFING SYSTEM MANUFACTURER GUARANTEEING THE ROOFING SYSTEM. ALL PRODUCTS USED IN THE SYSTEM SHALL BE LABELED BY THE SINGLE SOURCE ROOFING MANUFACTURER ISSUING THE GUARANTEE.

#### 1.5 DELIVERY, STORAGE, AND HANDLING

DELIVER ROOFING MATERIALS IN ORIGINAL CONTAINERS WITH SEALS UNBROKEN AND LABELED WITH MANUFACTURER'S NAME, PRODUCT BRAND NAME AND TYPE, DATE OF MANUFACTURE, AND DIRECTIONS FOR STORAGE.

STORE LIQUID MATERIALS IN THEIR ORIGINAL UNDAMAGED CONTAINERS IN A CLEAN, DRY, PROTECTED LOCATION AND WITHIN THE TEMPERATURE RANGE REQUIRED BY ROOFING SYSTEM MANUFACTURER.

HANDLE AND STORE ROOFING MATERIALS AND PLACE EQUIPMENT IN A MANNER TO AVOID PERMANENT DEFLECTION OF DECK.

#### 1.6 PROJECT CONDITIONS

WEATHER LIMITATIONS: PROCEED WITH INSTALLATION ONLY WHEN CURRENT AND FORECASTED WEATHER CONDITIONS PERMIT ROOFING SYSTEM TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND GUARANTEE REQUIREMENTS.

#### 1.7 GUARANTEE

WORK MANUFACTURER'S SYSTEM GUARANTEE AS REQUIRED BY REGENCY CENTERS. ALL WORK MUST CONFORM TO EXISTING ROOF WARRANTY.

INCLUDES ROOFING PILES, FLASHINGS, ROOFING MEMBRANE ACCESSORIES, GRANULE SURFACED ROOFING MEMBRANE, FASTENERS, SUBSTRATE BOARD, WALKWAY PRODUCTS, AND OTHER SINGLE-SOURCE COMPONENTS OF ROOFING SYSTEM MARKETED BY THE MANUFACTURER.

GUARANTEE PERIOD: 10 YEARS FROM DATE OF SUBSTANTIAL COMPLETION.  
INSTALLER'S GUARANTEE: SUBMIT ROOFING INSTALLER'S GUARANTEE, SIGNED BY INSTALLER, COVERING WORK OF THIS SECTION, INCLUDING ALL COMPONENTS OF ROOFING SYSTEM FOR THE FOLLOWING WARRANTY PERIOD:  
GUARANTEE PERIOD: TWO YEARS FROM DATE OF SUBSTANTIAL COMPLETION.  
GUARANTEE MUST BE TRANSFERABLE TO REGENCY CENTERS.

#### PART 2 - PRODUCTS

##### 2.1 ROOFING MEMBRANE PILES

GLASS-FIBER BASE-PLY SHEET: ASTM D 2178, TYPE [MATCH EXISTING], ASPHALT-IMPREGNATED, GLASS-FIBER FELT, BASIS OF DESIGN. ALL MATERIALS SHALL BE COMPATIBLE WITH EXISTING ROOFING SYSTEM AND MATCH OR EXCEED EXISTING ROOF PERFORMANCE.

##### 2.2 ROOFING MEMBRANE CAPSHEET

CAP SHEET: ASTM D 3909, ASPHALT-IMPREGNATED AND -COATED, GLASS-FIBER CAP SHEET, WITH WHITE, COARSE MINERAL-GRANULE TOP SURFACING AND FINE MINERAL SURFACING ON BOTTOM SURFACE. BASIS OF DESIGN;ALL MATERIALS SHALL BE COMPATIBLE WITH EXISTING ROOFING SYSTEM AND MATCH OR EXCEED EXISTING ROOF PERFORMANCE

##### 2.3 FLASHING MATERIALS

BACKER SHEET: TYPE [MATCH EXISTING], ASPHALT-IMPREGNATED, GLASS-FIBER FELT, BASIS OF DESIGN: ALL MATERIALS SHALL BE COMPATIBLE WITH EXISTING ROOFING SYSTEM AND MATCH OR EXCEED EXISTING ROOF PERFORMANCE

FLASHING SHEET: ROOFING SYSTEM MANUFACTURER'S ASPHALT-IMPREGNATED AND -COATED COMPOSITE SHEET; SMOOTH SURFACED AND REINFORCED WITH BUILT-UP ROOFING, POLYESTER AND GLASS-FIBER CORE. BASIS OF DESIGN: ALL MATERIALS SHALL BE COMPATIBLE WITH EXISTING ROOFING SYSTEM AND MATCH OR EXCEED EXISTING ROOF PERFORMANCE.

##### 2.4 AUXILIARY ROOFING MEMBRANE MATERIALS

GENERAL: AUXILIARY MATERIALS RECOMMENDED BY ROOFING SYSTEM MANUFACTURER FOR INTENDED USE AND COMPATIBLE WITH BUILT-UP ROOFING.

ROOFING ASPHALT: ASTM D 312, ALL MATERIALS SHALL BE COMPATIBLE WITH EXISTING ROOFING SYSTEM AND MATCH OR EXCEED EXISTING ROOF PERFORMANCE

ASPHALT PRIMER: ASTM D 41, BASIS OF DESIGN: ALL MATERIALS SHALL BE COMPATIBLE WITH EXISTING ROOFING SYSTEM AND MATCH OR EXCEED EXISTING ROOF PERFORMANCE

ASPHALT ROOFING CEMENT: ASTM D 4986, ASBESTOS FREE, OF CONSISTENCY REQUIRED BY ROOFING SYSTEM MANUFACTURER FOR APPLICATION. BASIS OF DESIGN: ALL MATERIALS SHALL BE COMPATIBLE WITH EXISTING ROOFING SYSTEM AND MATCH OR EXCEED EXISTING ROOF PERFORMANCE

COLD-APPLIED ADHESIVE: ROOFING SYSTEM MANUFACTURER'S ASPHALT-BASED, TWO-COMPONENT, ASBESTOS-FREE, COLD-APPLIED ADHESIVE SPECIALLY FORMULATED FOR COMPATIBILITY AND USE WITH MEMBRANE APPLICATIONS. BASIS OF DESIGN: ALL MATERIALS SHALL BE COMPATIBLE WITH EXISTING ROOFING SYSTEM AND MATCH OR EXCEED EXISTING ROOF PERFORMANCE

MASTIC SEALANT: ALL MATERIALS SHALL BE COMPATIBLE WITH EXISTING ROOFING SYSTEM AND MATCH OR EXCEED EXISTING ROOF PERFORMANCE.

FASTENERS: FACTORY-COATED STEEL FASTENERS AND METAL OR PLASTIC PLATES MEETING CORROSION-RESISTANCE PROVISIONS IN FMQ 4410, DESIGNED FOR FASTENING ROOFING MEMBRANE COMPONENTS TO SUBSTRATE, TESTED BY MANUFACTURER FOR REQUIRED PULLOUT STRENGTH, AND PROVIDED BY THE ROOFING SYSTEM MANUFACTURER. BASIS OF DESIGN: ALL MATERIALS SHALL BE COMPATIBLE WITH EXISTING ROOFING SYSTEM AND MATCH OR EXCEED EXISTING ROOF PERFORMANCE

ROOFING GRANULES: CERAMIC-COATED ROOFING GRANULES MATCHING SPECIFIED CAP SHEET, PROVIDED BY ROOFING SYSTEM MANUFACTURER AS REQUIRED. MISCELLANEOUS ACCESSORIES: PROVIDE MISCELLANEOUS ACCESSORIES RECOMMENDED BY ROOFING SYSTEM MANUFACTURER.

WALKWAYS  
WALKWAY PADS: MINERAL GRANULE-SURFACED, REINFORCED MODIFIED ASPHALT COMPOSITION, SLIP-RESISTING PADS, MANUFACTURED AS A TRAFFIC PAD FOR FOOT TRAFFIC PROVIDED BY ROOFING SYSTEM MANUFACTURER.

##### 2.7 BASE-SHEET MATERIALS

BASE SHEET: MATERIAL RECOMMENDED BY ROOFING SYSTEM MANUFACTURER FOR INTENDED USE AND COMPATIBLE WITH EXISTING ROOFING SYSTEM.

##### 2.8 SHEATHING PAPER

SHEATHING PAPER: RED-ROSE TYPE, ALL MATERIALS MUST MATCH OR EXCEED EXISTING ROOF PERFORMANCE

##### 2.9 SUBSTRATE BOARD

SUBSTRATE BOARD: MATERIAL RECOMMENDED BY ROOFING SYSTEM MANUFACTURER FOR INTENDED USE AND COMPATIBLE WITH EXISTING ROOFING SYSTEM.

#### PART 3 - EXECUTION

##### 3.1 EXAMINATION

EXAMINE SUBSTRATES, AREAS, AND CONDITIONS FOR COMPLIANCE WITH REQUIREMENTS AFFECTING PERFORMANCE OF ROOFING SYSTEM.

VERIFY THAT ROOF OPENINGS AND PENETRATIONS ARE IN PLACE AND SET AND BRACED  
VERIFY THAT WOOD CANTS, BLOCKING, CURBS, AND NAILERS ARE SECURELY ANCHORED TO ROOF DECK AT PENETRATIONS AND TERMINATIONS AND THAT NAILERS MATCH THICKNESSES OF INSULATION.

VERIFY THAT DECK IS SECURELY FASTENED WITH NO PROJECTING FASTENERS AND WITH NO ADJACENT UNITS IN EXCESS OF 1/16 INCH OUT OF PLANE RELATIVE TO ADJOINING DECK.

PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

##### 3.2 PREPARATION

CLEAN AND REMOVE FROM SUBSTRATE SHARP PROJECTIONS, DUST, DEBRIS, MOISTURE, AND OTHER SUBSTANCES DETRIMENTAL TO ROOFING INSTALLATION IN ACCORDANCE WITH ROOFING SYSTEM MANUFACTURER'S WRITTEN INSTRUCTIONS. PREVENT MATERIALS FROM ENTERING AND CLOGGING ROOF DRAINS AND CONDUCTORS AND FROM SPILLING OR MIGRATING ONTO SURFACES OF OTHER CONSTRUCTION. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

ROOFING SYSTEM COMPONENTS INSTALLATION

COMPLY WITH ROOFING SYSTEM MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLING ROOF COMPONENTS.  
PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

##### 3.4 ROOFING MEMBRANE INSTALLATION

INSTALL ROOFING SYSTEM IN ACCORDANCE WITH ROOFING SYSTEM MANUFACTURER'S WRITTEN INSTRUCTIONS, APPLICABLE RECOMMENDATIONS OF THE ROOFING MANUFACTURER AND REQUIREMENTS IN THIS SECTION.

COORDINATE INSTALLING ROOFING SYSTEM SO INSULATION AND OTHER COMPONENTS OF THE ROOFING MEMBRANE SYSTEM NOT PERMANENTLY EXPOSED ARE NOT SUBJECTED TO PRECIPITATION OR LEFT UNCOVERED AT THE END OF THE WORKDAY OR WHEN RAIN IS IMMINENT.

PROVIDE THE OFFS AT END OF EACH DAY'S WORK TO COVER EXPOSED ROOFING MEMBRANE SHEETS AND INSULATION WITH A COURSE OF COATED FELT SET IN ROOFING CEMENT OR HOT ROOFING ASPHALT WITH JOINTS AND EDGES SEALED.

COMPLETE TERMINATIONS AND BASE FLASHINGS AND PROVIDE TEMPORARY SEALS TO PREVENT WATER FROM ENTERING COMPLETED SECTIONS OF ROOFING SYSTEM. REMOVE AND DISCARD TEMPORARY SEALS BEFORE BEGINNING WORK ON ADJOINING ROOFING.

ASPHALT HEATING: HEAT ROOFING ASPHALT AND APPLY WITHIN PLUS OR MINUS 25 DEG F (14 DEG C) OF EQUIVISCIOUS TEMPERATURE UNLESS OTHERWISE REQUIRED BY ROOFING SYSTEM MANUFACTURER. DO NOT RAISE ROOFING ASPHALT TEMPERATURE ABOVE EQUIVISCIOUS TEMPERATURE RANGE MORE THAN ONE HOUR BEFORE TIME OF APPLICATION. DO NOT EXCEED ROOFING ASPHALT MANUFACTURER'S RECOMMENDED TEMPERATURE LIMITS DURING ROOFING ASPHALT HEATING. DO NOT HEAT ROOFING ASPHALT WITHIN 25 DEG F (14 DEG C) OF FLASH POINT. DISCARD ROOFING ASPHALT MAINTAINED AT A TEMPERATURE EXCEEDING FINISHED BLOWING TEMPERATURE FOR MORE THAN 4 HOURS.

SUBSTRATE-JOINT PENETRATIONS: PREVENT ROOFING ASPHALT FROM PENETRATING SUBSTRATE JOINTS, ENTERING BUILDINGS, OR DAMAGING ROOFING SYSTEM COMPONENTS OR ADJACENT BUILDING CONSTRUCTION.  
PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

##### 3.5 WALKWAY INSTALLATION

WALKWAY PADS: INSTALL WALKWAY PADS USING UNITS OF SIZE INDICATED OR, IF NOT INDICATED, OF MANUFACTURER'S STANDARD SIZE ACCORDING TO WALKWAY PAD MANUFACTURER'S WRITTEN INSTRUCTIONS.

PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

##### 3.6 PROTECTION AND CLEANING

PROTECT ROOFING SYSTEM FROM DAMAGE AND WEAR DURING REMAINDER OF CONSTRUCTION PERIOD.

CLEAN OVERSPRAY AND SPILLAGE FROM ADJACENT CONSTRUCTION USING CLEANING AGENTS AND PROCEDURES RECOMMENDED BY MANUFACTURER OF AFFECTED CONSTRUCTION.

END OF SECTION 075113

## DIVISION 8 - DOORS AND WINDOWS

### 1. QUALITY ASSURANCE

EXTERIOR WINDOW AND DOORS: WINDOWS AND DOORS INSTALLED IN EXTERIOR WALLS SHALL CONFORM TO THE TESTING AND PERFORMANCE REQUIREMENTS OF SECTION 1714.5". INSTALLATION.

WINDOW AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS. FASTENER SIZE AND SPACING SHALL BE PROVIDED IN SUCH INSTRUCTIONS AND SHALL BE CALCULATED BASED ON MAXIMUM LOADS AND SPACING USED IN THE TESTS". EXTERIOR WINDOW AND DOOR ASSEMBLIES, THE DESIGN PRESSURE RATING OF EXTERIOR WINDOWS AND DOORS IN BUILDINGS SHALL BE DETERMINED IN ACCORDANCE WITH SECTION 1714.5.1 OR 1714.5.2, EXCEPTION: STRUCTURAL WIND LOAD DESIGN PRESSURES FOR WINDOW UNITS SMALLER THAN THE SIZE TESTED IN ACCORDANCE WITH SECTION 1714.5.1 OR 1714.5.2 SHALL BE PERMITTED TO BE HIGHER THAN THE DESIGN VALUE OF THE TESTED UNIT PROVIDED SUCH HIGHER PRESSURES ARE DETERMINED BY ACCEPTED ENGINEERING ANALYSIS. ALL COMPONENTS OF THE SMALL UNIT SHALL BE THE SAME AS THE TESTED UNIT, WHERE SUCH CALCULATED DESIGN PRESSURES ARE USED, THEY SHALL BE VALIDATED BY AN ADDITIONAL TEST OF THE WINDOW UNIT HAVING THE HIGHEST ALLOWABLE DESIGN PRESSURE."

EXTERIOR WINDOWS AND GLASS DOORS SHALL BE LABELED AS CONFORMING TO AAMANNWDA 10111.5.2 OR 10111.5.2NAFS. THE LABEL SHALL STATE THE NAME OF THE MANUFACTURER, THE APPROVED LABELING AGENCY AND THE PRODUCT DESIGNATION AS SPECIFIED IN AAMANNWDA 10111.5.2 OR 10111.5.2NAFS. PRODUCTS TESTED AND LABELED AS CONFORMING TO AAMANNWDA 10111.5.2 OR 10111.5.2NAFS SHALL NOT BE SUBJECT TO THE REQUIREMENTS OF SECTIONS 2403.2 AND 2403.3". EXTERIOR WINDOW AND DOOR ASSEMBLIES NOT PROVIDED FOR IN SECTION 1714.5.1. EXTERIOR WINDOWS AND DOOR ASSEMBLIES SHALL BE TESTED IN ACCORDANCE WITH ASTM E330. EXTERIOR WINDOW AND DOOR ASSEMBLIES CONTAINING GLASS SHALL COMPLY WITH SECTION 2403. THE DESIGN PRESSURE FOR TESTING SHALL BE CALCULATED IN ACCORDANCE WITH CHAPTER 16. EACH ASSEMBLY SHALL BE TESTED FOR 10 SECONDS AT A LOAD EQUAL TO 1.5 TIMES THE DESIGN PRESSURE".

### 2. METAL DOORS AND FRAMES

WORK INCLUDED:

FURNISH AND INSTALL METAL DOORS AND DOOR FRAMES AS SHOWN ON THE DRAWINGS AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.

MATERIALS: DOORS AND FRAMES SHALL BE EQUIVALENT TO STEEL CRAFT, LABELED OR NON-LABELED AND SIZE AS INDICATED ON DRAWINGS.

STEEL DOORS SHALL BE FULL-FUSH DESIGN L-18 (18 GAUGE) REINFORCED FOR FINISH HARDWARE AND WITH BAKED ON PRIME PAINT. STEEL FRAMES SHALL BE FURNISHED KNOCKED DOWN, TYPE F-16 (16 GAUGE), MITERED CORNERS SHALL HAVE HEAVY REINFORCEMENTS WITH FOUR TABS FOR SECURING AND INTERLOCKING JAMB TO HEAD. PROPER REINFORCEMENT AND CUT-OUT FOR FINISH HARDWARE. FRAMES SUPPLIED WITH SUITABLE JAMB AND BASE ANCHORS, RUBBER BUMPERS AND PRIME PAINTED.

### 3. WOOD DOORS

PROVIDE AND INSTALL STANDARD SOLID-CORE, FLUSH WOOD DOORS.  
FACE VENEER: REFER TO COLOR AND DOOR SCHEDULES FOR LIST OF DOORS TO RECEIVE SCHEDULED FINISHES.

SOLID CORE: MAT FORMED WOOD PARTICLE BOARD, TYPE I, DENSITY, CLASS 1, COMMERCIAL STANDARD CS236-66, AS MANUFACTURER, BY U.S. PLYWOOD, GENERAL VENEER OR WEYERHAEUSER.

DOORS SHALL BE MANUFACTURED PER MILL WORK STANDARDS OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI) FOR PREMIUM GRADE.

#### EDGE BANDING:

PAINTED FINISH: MILL OPTION  
STAINED FINISH: MATCH FACE VENEER.

CUTOUTS FOR GLAZING OR LOUVERS SHALL HAVE HARDWOOD FRAMES AND STOPS.

ADHESIVES: CONFORM TO CS 35 TYPE II, FOR INTERIOR DOORS AND TYPE I FOR EXTERIOR DOORS.

DOORS TO HAVE METAL LOUVERS AS INDICATED ON THE DRAWINGS SHALL BE 24 GAUGE WITH CHEVRON TYPE BLADES WITH FREE AIR 50% TOTAL AREA AND BE PRIME PAINTED.

PRE-FIT DOORS AT FACTORY WITH CLEARANCES OF ½" AT EACH VERTICAL EDGE AND AT TOP, ¾" AT BOTTOM, AND ¼" IN 2" BEVEL AT LOCK EDGE, ¾" CLEARANCE ABOVE FLOOR WITHOUT THRESHOLD, ¾" ABOVE FLOOR WITH THRESHOLD.

INSTALL DOORS TO COMPLY WITH MANUFACTURER'S INSTRUCTIONS. FIT DOORS TO FRAMES WITH UNIFORM CLEARANCE AND BEVELS. MACHINE DOORS FOR HARDWARE, IF REQUIRED. REFINISH OR REPLACE DOORS DAMAGED DURING INSTALLATION.

### 4. FINISH HARDWARE

#### SECURITY NOTES - SWINGING DOORS:

ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN ADDITION, THEY SHALL HAVE ½" MINIMUM DIAMETERS STEEL JAMB STUDS WITH ½" MINIMUM PROJECTION, UNLESS THE HINGES ARE SHAPED TO PREVENT DOOR REMOVAL IF HINGE PINS ARE REMOVED.

STRIKE PLATES FOR LATCHES AND HOLDING DEVICES FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND WALL FRAMING WITH SCREWS NOT LESS THAN 2-1/2" IN LENGTH.

DEAD BOLTS SHALL CONTAIN HARDENED INSERTS.

STRAIGHT DEAD BOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN ¾"

HOOK SHAPED OR EXPANDING LAG DEAD BOLTS SHALL HAVE A MINIMUM THROW OF ¾"

CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.

HARDWARE NOTES: REFERENCE HARDWARE SCHEDULE FOR SPECIFICATIONS.

KEYING: ALL CYLINDERS SHALL BE REMOVABLE CORE, MASTER KEYED TO INSTA-KEY SYSTEM. REFER DOOR HARDWARE SCHEDULE

#### FASTENERS:

PROVIDE ALL HARDWARE WITH ALL NECESSARY SCREWS, AND OTHER FASTENERS OF SUITABLE SIZE AND TYPE TO ANCHOR THE HARDWARE IN POSITION FOR LONG LIFE UNDER HARD USE.

FURNISH ITEMS COMPLETE WITH EXPANSION SHIELDS, TOGGLE BOLTS AND OTHER ANCHORS, IN ACCORDANCE WITH THE MATERIAL TO WHICH THE HARDWARE IS TO BE APPLIED AND THE RECOMMENDATIONS OF THE HARDWARE MANUFACTURER.

FASTENER FINISH SHALL HARMONIZE WITH THE HARDWARE MATERIAL. INSTALL HARDWARE ITEMS IN ACCORDANCE WITH THE SCHEDULE INCLUDED ON THE DRAWINGS, EXCEPT AS SPECIFICALLY REQUIRED TO COMPLY WITH LOCAL CODES AND AS RECOMMENDED BY THE DOOR AND HARDWARE INSTITUTE.

INSTALL HARDWARE IN COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. SET UNITS









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REVISIONS:	

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

DRAWN BY: CSW

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



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G-005

SCHEDULES

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

TILE SCHEDULE						
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE						
NO.	MANUFACTURER	DESCRIPTION	COLOR	FINISH	JOINT	GROUT
(T-108)	CMC AGGREGATE DOUG SALATINO 518-713-5371	12" X 24" X 3/4"	-	-	1/8"	G-111
(T-110)	DALTILE	6" X 36" X 3/8" 9" X 36" X 3/8"	FOREST PARK TIMBERLAND FP97	-	1/8"	G-113
(T-200)	CMC DOUG SALATINO 518-713-5371	24" X 24"	BRAVADA GREIGE	MATTE	1/8"	G-96
(T-300)	EMSER - ECHO	3" HEXAGON	CALACATTA	MATTE	1/8"	G-114
(S1)	SILIKAL	QUARTZ BLEND #4	-	PLAIN	-	-
(S2)	SILIKAL	QUARTZ BLEND #4	-	ABRASIVE	-	-
(M100)	MATSINC 800.628.7462	NUWAY - 7/16" ALUM FOOT GRILLE	CHARCOAL	-	-	-
GROUT	MANUFACTURER	DESCRIPTION	MFG.	COLOR	FINISH	REMARK
(G-96)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	11	SAHARA BEIGE	POLY BLEND 1/8" NON-SANDED	DINING & RESTROOM FLOOR APPLY GROUT SEALER
(G-111)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	19	PEARL GREY	POLY BLEND 1/8" NON-SANDED	RESTROOM, DINING APPLY GROUT SEALER
(G-113)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	07	CHOCOLATE	POLY BLEND 1/8" NON-SANDED	APPLY GROUT SEALER
(G-114)	CUSTOM BUILDING PRODUCTS	PRISM GROUT	11	SNOW WHITE	POLY BLEND 1/8" NON-SANDED	BEVERAGE COUNTER BACKSPLASH APPLY GROUT SEALER

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

\* SCHLUTER SYSTEM ALUMINUM TRIM:

COVER TILE TRIM: INSTALLED AT RESTROOM, SERVICE COUNTER, AND DRINK STATION SCHLUTER SYSTEMS DILEX-AHK 1S 12S ATGB (BRUSHED NICKEL ANODIZED ALUMINUM) -OUTSIDE CORNER CONNECTOR PIECE: DILEX-AHK-E90/AHK 1S 12S ATGB (BRUSHED NICKEL ANODIZED ALUMINUM) -INSIDE CORNER CONNECTOR PIECE: DILEX-AHK-H90/AHK 1S 12S ATGB (BRUSHED NICKEL ANODIZED ALUMINUM) -END CAP PIECE: DILEX-AHK-E/AHK 1S 12S ATGB (BRUSHED NICKEL ANODIZED ALUMINUM) EDGE TILE TRIM: SCHLUTER SYSTEMS RONDEC-RO12S ATGB (BRUSHED NICKEL ANODIZED ALUMINUM) -OUTSIDE CORNER CONNECTOR PIECE: RONDEC-EVRO12S ATGB (BRUSHED NICKEL ANODIZED ALUMINUM) -INSIDE CORNER CONNECTOR PIECE: RONDEC-IZLRO12S ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)		FLOOR TILE TRANSITION TRIM: INSTALLED IN VESTIBULE SCHLUTER SYSTEMS SCHIENE-RAE12S (SATIN ANODIZED ALUMINUM) (TR102)	
(TR100)			
(TR101)			

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

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

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

DOOR & HARDWARE SCHEDULE														
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE														
CONTRACTOR TO PURCHASE DOOR HARDWARE & FRAME DIRECTLY FROM PANDA'S NATIONAL ACCOUNT SUPPLIER. SUPPLIER TO PROVIDE ALL STOREFRONT DOOR HARDWARE, P-LAM DOORS & FRAMES AND HM DOORS & FRAMES					HARDWARE		HINGE		STOP		ACCESSORIES		REMARKS	
CONTACT FOR QUOTING, ORDERING & LOGISTICS JERRY JACOBS, PROJECT MANAGER 800-887-4307 EXT. 220 PHONE jerryj@locknet.com, panda@locknet.com					PASSAGE		CONT.PANAO		FLOOR		THRESHOLD		LATCH GUARD	
CONTACT FOR GENERAL ACCOUNT NEEDS ANGIE HAINES, ACCOUNT MANAGER 800-887-4307 EXT. 145 PHONE / 859-509-4031 MOBILE AngieH@locknet.com, panda@locknet.com					LOCKSET		BUTT		WALL		DETEX ALARM		SILENCERS	
ADDITIONAL CONTACTS: THOMAS DOWNS, SALES MANAGER, ThomasD@locknet.com; 800-887-4307 x116 ROB OWEN, DIR. BUSINESS DEVELOPMENT, RobO@locknet.com; 606-748-2065					PULL		FLOOR		WALL		KICKPLATE		CLOSER	
NOTE!!! CONTRACTOR HAS THE OPTION TO PURCHASE STOREFRONT HARDWARE FROM OTHER SOURCE, PROVIDED THE HARDWARE IS PER SPECS. NO SUBSTITUTIONS ALLOWED. STOREFRONT HARDWARE SPECS ARE PROVIDED IN THE PROJECT BID PACKAGE. COORDINATE WITH PANDA PROJECT MANAGER LISTED ON SHEET G-001					S.F. FULL		FLOOR		WALL		KICKPLATE		CLOSER	
NO. DOOR MATERIAL					S.F. PUSH		FLOOR		WALL		KICKPLATE		CLOSER	
(D1)	ALUMINUM STOREFRONT	3'-0" X 7'-0"	ALUM.	MATCH EXISTING	1 3/4"	HOLLOW	GLASS	-						
(D2)	ALUMINUM STOREFRONT	3'-6" X 7'-0"	ALUM.	MATCH EXISTING	1 3/4"	HOLLOW	GLASS	-						PROVIDE PULL ON EXTERIOR SIDE
(D3)	S.C. WOOD	3'-0" X 7'-0"	H. MTL.	PLASTIC LAMINATE PRE-FINISHED	1 3/4"	SOLID	-	-						KICKPLATE ON EACH SIDE OF DOOR

WALL SCHEDULE		INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE			
NO.	DESCRIPTION				
(E1)	EXISTING 20GA. METAL STUD WALL W/ 3/4" TYPE "X" GYP. BOARD ON ONE SIDE, FILLED WBATT INSULATION (SEE ARCHITECTURAL DETAILS & ELEVATIONS)				
(E2)	3-5/8" 20GA. METAL STUD WALL W/ 3/4" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)				
(E3)	3-5/8" 20GA. METAL STUD WALL W/ 3/4" TYPE "X" GYP. BOARD ON ONE SIDE, FILLED WBATT INSULATION (SEE ARCHITECTURAL DETAILS & ELEVATIONS)				
(E4)	(2) 3-5/8" 20GA. METAL STUD WALLS W/ 3/4" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)				
(E5)	3-5/8" 20GA. METAL STUD LOW WALL W/ 3/4" TYPE "X" GYP. BD BOTH SIDES. PROVIDE 3 1/2" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C.				
(E6)	6" 20GA. METAL STUD WALL W/ 3/4" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)				
(E7)	6" 20GA. METAL STUD WALL W/ 3/4" TYPE "X" GYP. BOARD ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)				
(E8)	6" 20GA. METAL STUD LOW WALL W/ 3/4" TYPE "X" GYP. BOARD BOTH SIDES. PROVIDE 3 1/2" KNEE-WALL BRACEPOST @ CORNERS AND @ 48" O.C.				
(E9)	2 1/2" 20GA. METAL STUD FURRING W/ 3/4" TYPE "X" GYP. BOARD ON ONE SIDE. REFER DETAILS FOR FURRING DISTANCE				
WALL PANEL SCHEDULE		INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE			
NO	MANUFACTURER	DESCRIPTION	MFG #	COLOR FINISH	REMARK
(WP1)	CRANE COMPOSITES INC.	F.R.P. THICKNESS: .075	LBSCS.14	#636 (GRAY), S/MSM	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				
(WP6)	NOT USED				
(W101)	NOT USED				
(W102)	WOLF GORDON	RED BAMBOO	-	-	CONTACT: CATHY DY 310.770.1165 cathy.dy@wolfgordon.com
(W103)	WOLF GORDON	CLOUD WALLCOVERING	-	-	CONTACT: CATHY DY 310.770.1165 cathy.dy@wolfgordon.com

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

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

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

CEILING SCHEDULE				
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE				
NO	MANUFACTURER	DESCRIPTION	MATERIAL	FINISH
(C1)	ARMSTRONG	2" X 2" SUSPENDED T-BAR GRID CEILING SYSTEM	CUSTOM #PN91311	T-BAR AND GRID COLOR: SEPIA CONTACT AT ARMSTRONG-SHERRY BRUNT 1-800-442-4212
(C2)	USG	2" X 4" SUSPENDED T-BAR GRID CEILING SYSTEM	"VINYL ROCK" VINYL CLAD GYP. BD PANELS	SMOOTH AND WASHABLE WHITE
(C3)	GOLD BOND	MONOLITHIC CEILING ON METAL FRAMING	5/8" GYP. BD.	SMOOTH PAINT - WHITE AND WASHABLE

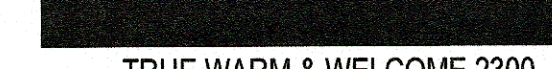
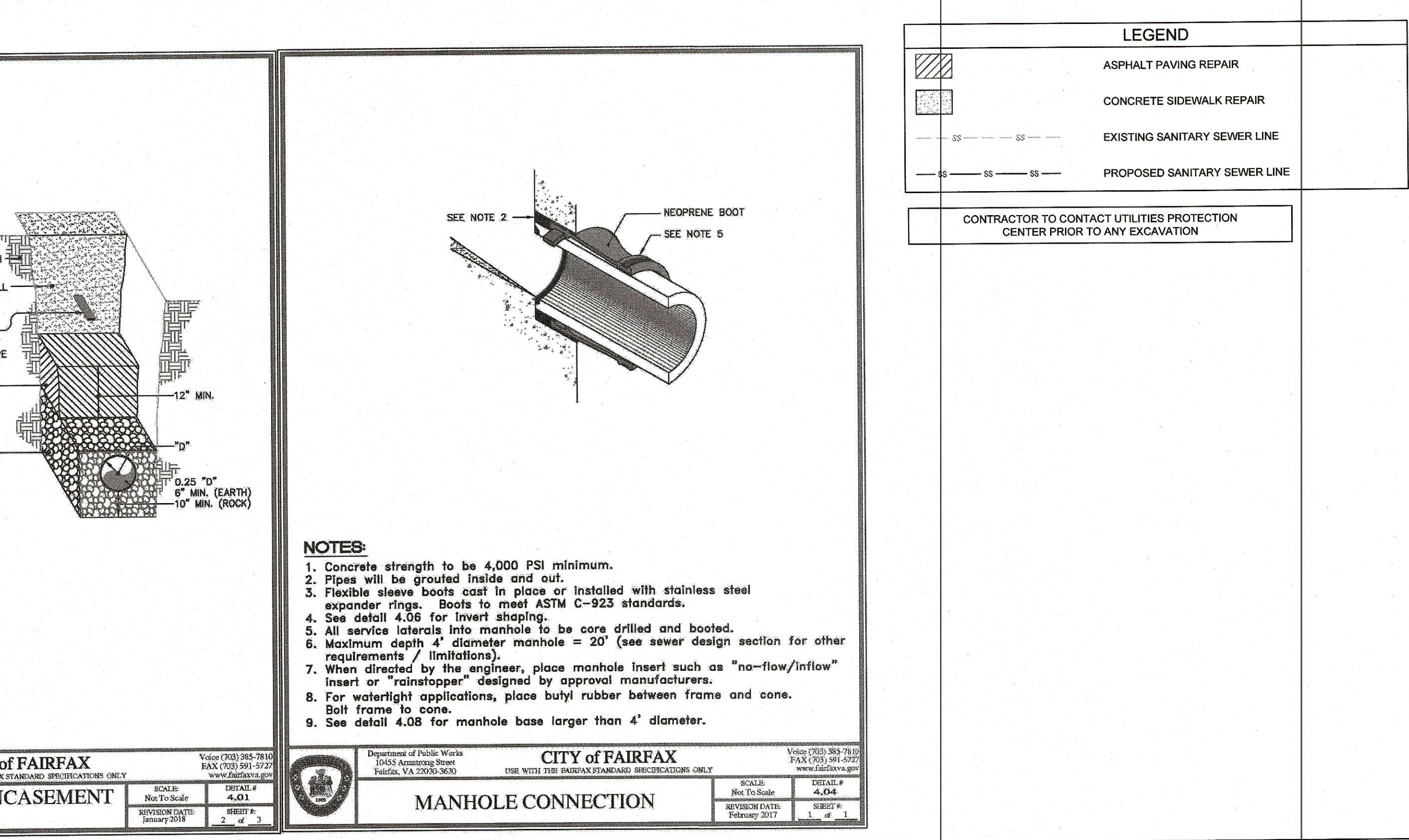
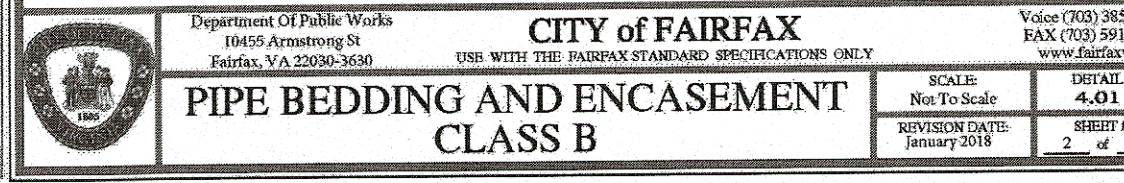
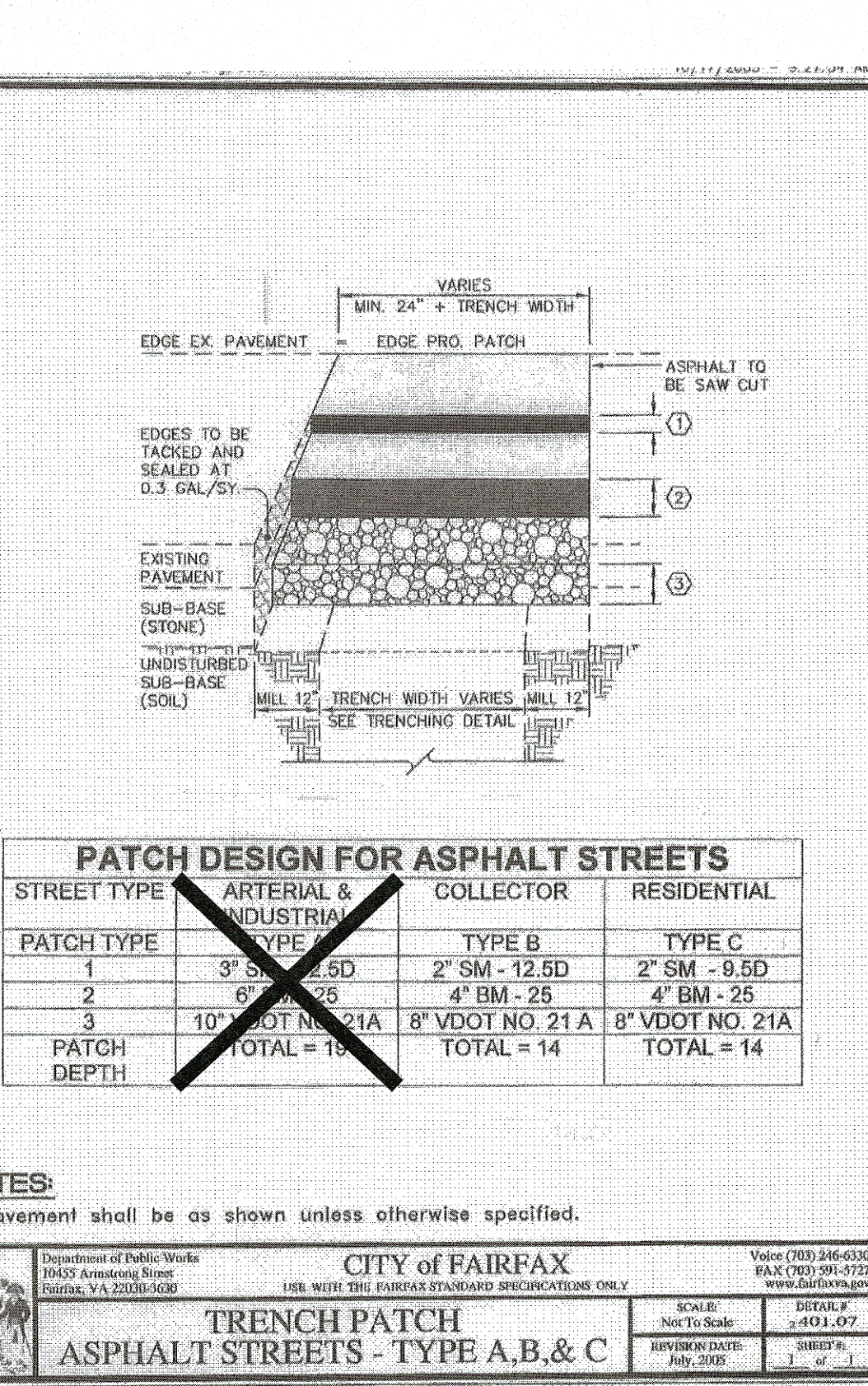
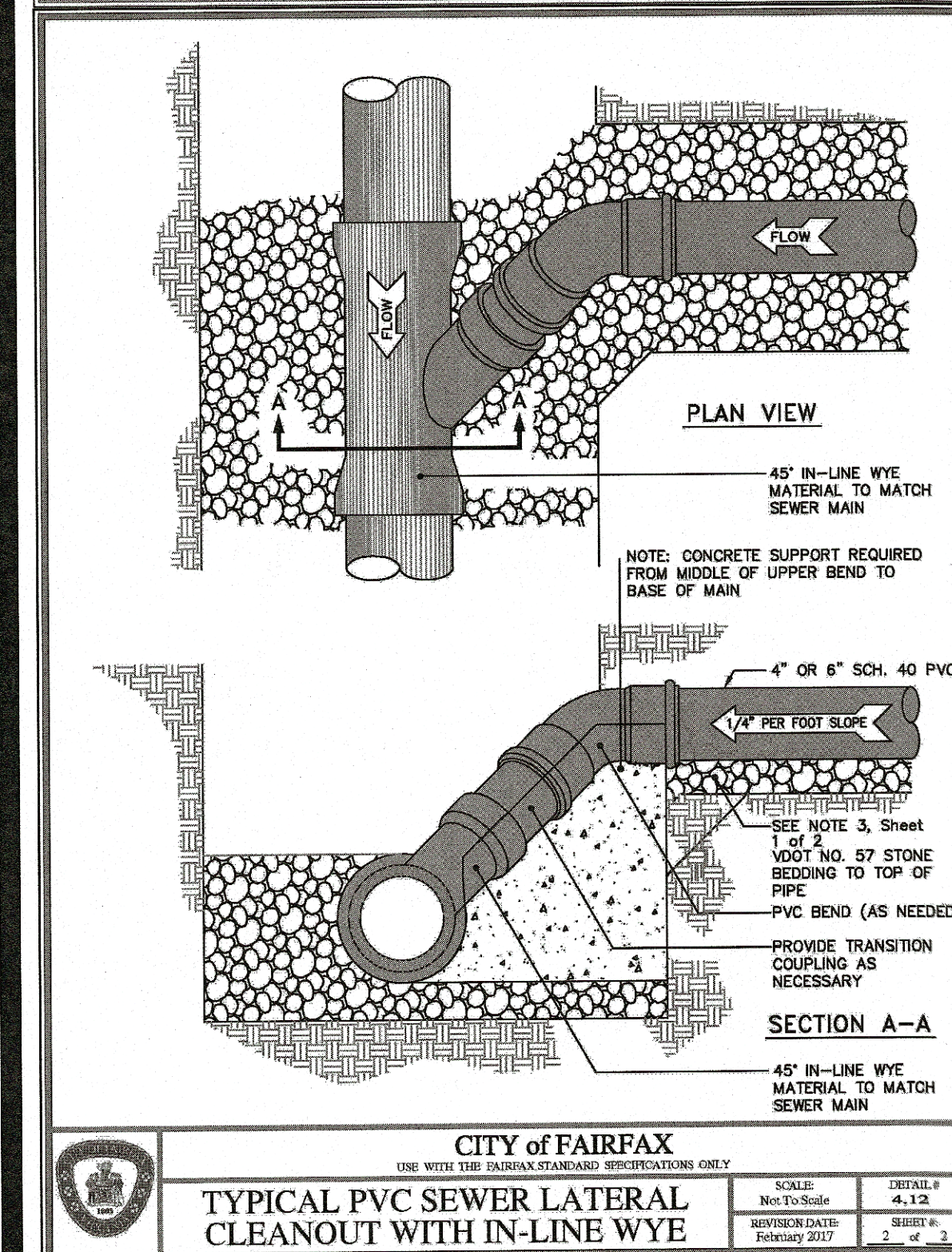
WINDOW SCHEDULE					
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE					
SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS
(A)	±4'-10"	±12'-0"	1" INSULATED GLASS	MATCH EXISTING ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN ANODIZED ALUMINUM FRAME- SIZE TO MATCH EXISTING
(B)	±9'-11"	±12'-0"	1" INSULATED GLASS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

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

① TEMPERED GLASS



- 1) COORDINATE AS REQUIRED WITH THE CITY OF FAIRFAX INSPECTIONS DURING CONSTRUCTION FOR REQUIRED INSPECTIONS.
- 2) THIS SITE INDICATES SANITARY SEWER LATERALS. THIS WORK TO BE INSTALLED BY A LICENSED PLUMBER IF STATE LAW REQUIRES. ALL WORK MUST BE INSPECTED THE CITY OF FAIRFAX CODES AND INSPECTION DEPARTMENT.
- 3) ALL ON-SITE PVC PIPE SHALL HAVE CLASS B BEDDING.
- 4) NOTIFY WATER AND SEWER INSPECTOR PRIOR TO START OF CONSTRUCTION.
- 5) THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS INCLUDING ALL RIM ELEVATIONS, INVERT ELEVATIONS, PIPE SIZES, AND PIPE MATERIAL FOR ALL PUBLIC MAINS TO THE ENGINEER AS SOON AS INSTALLATION IS COMPLETE.
- 6) OWNER SHALL BE RESPONSIBLE FOR ANY REPAIR OR REPLACEMENT OF ANY IMPROVEMENTS WITHIN THE SANITARY SEWER, WATER, DRAINAGE, AND SEWAGE(S) DUE TO MAINTENANCE OF SEWER, WATER, STORM DRAIN OF THE CITY OF FAIRFAX.
- 7) CONTRACTOR SHALL INSTALL THE DOWNSTREAM SANITARY SEWER CONNECTION PRIOR TO THE INSTALLATION OF THE ON-SITE SERVICE LATERALS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES SHOWN ON THE PLANS BY POT HOLING THE LINES. THE CONTRACTOR SHALL HAVE THE LINES SURVEYED, INCLUDING HORIZONTAL AND VERTICAL LOCATION, DEPTH, AND UTILITY TYPE. CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE IF ANY CITY UTILITIES WILL AFFECT THE CURRENT SANITARY SEWER DESIGN.
- 8) PVC SANITARY SEWER LINE SHALL BE ASTM D 3034, RATED SDR 35 WITH INTEGRALLY MOLDED BENDS, ASTM D 3034, TABLE 2, WITH FACTOR SUPPLIED ELASTOMERIC GASKETS AND LUBRICANT. DIP SANITARY SEWER LINES SHALL BE ASTM A746, CLASS 50 WITH AWWA C111, RUBBER GASKET JOINT DEVICES.
- 9) CONTRACTOR TO POT HOLE EXISTING WATER LINE, UNDERGROUND ELECTRICAL LINES, GAS LINE, UNDERGROUND TELEPHONE, FIBER OPTIC, AND ANY OTHER UTILITY LINES WITHIN THE RIGHT OF WAY DURING DESTRUCTION OF EXISTING AND COORDINATE FIELD LOCATIONS AND DEPTHS OF THESE UTILITIES WITH ENGINEER FOR PROPOSED UTILITY CROSSINGS AND PROPOSED PAVEMENT OVER EXISTING LINES. THESE LINES MAY REQUIRE RELOCATION.
- 10) THE CONTRACTOR SHALL CONSTRUCT ALL SEWER ON THIS PLAN IN ACCORDANCE WITH THE CITY OF FAIRFAX STANDARDS.







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## REVISIONS:

[illegible]

## ISSUE DATE:

	PEER REVIEW	01-27-2
	PR RESPONSE 1	02-21-2
	BUILDING PERMIT	03-11-2

DRAWN BY: CSW

PANDA PROJECT #: D7446  
ARCH PROJECT #: JCPT19-0314

**NORR**  
ARCHITECTS ENGINEERS PLANNERS

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

A-001

DEMOLITION FLOOR PLAN



DEMOLITION FLOOR PLAN	1
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Scale= 1/4" = 1'-0"	A-001
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VIRGINIA'S UNDERGROUND UTILITY DAMAGE PREVENTION ACT  
REQUIRES THAT EVERYONE MUST CALL MISS UTILITY (DAL 811  
IN VIRGINIA) OR 1-800-552-7001 PRIOR TO BE PERFORMING  
THE WORK. AFTER 48 HOURS, A SECOND CALL MUST BE MADE TO  
MISS UTILITY'S TICKET INFORMATION EXCHANGE (TIE) TO  
DETERMINE WHETHER ALL UTILITIES HAVE REPORTED THEIR  
LINES EITHER MARKED OR CLEAR. AN ADDITIONAL 24-HOURS  
COULD BE REQUIRED FOR ALL LOCATIONS TO BE REPORTED.  
FOR MORE INFORMATION, CALL 'MISS UTILITY' AT 811 OR  
1-800-552-7001, OR VISIT [HTTP://WWW.VA811.COM](http://www.VA811.COM).





PANDA EXPRESS, INC.  
1683 Walnut Grove Ave.  
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REVISIONS:		

ISSUE DATE:		

DRAWN BY:	CSW
PANDA PROJECT #:	D7446
ARCH PROJECT #:	JCDT19-0314



PANDA EXPRESS  
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FAIRFAX, VA 22033

A-100

SITE PLAN  
ARCHITECTURAL

DEMOLITION NOTE:  
G.C. TO REMOVE INDICATED EXISTING ABOVE/UNDER GROUND ASPHALT, CONC, CURBS AND DEBRIS PRIOR TO NEW CONSTRUCTION.  
GENERAL NOTE:  
1. FOR HORIZONTAL CONTROL PLAN REFER TO CIVIL DRAWINGS

- 1

LIMIT OF CONSTRUCTION - REFER TO CIVIL
- 2

PAVING - SEE CIVIL PLAN
- 3

SEALED CONC SIDEWALK (AQUA MIX SEALER'S CHOICE GOLD), CONCRETE TO BE LIGHT BROOM TEXTURE FINISH. PROVIDE FLUSH AND SMOOTH TRANSITION AT EXISING SIDEWALK. MATCH EXISTING GRADES. SEE CIVIL.
- 4

ACCESSIBLE PATH OF TRAVEL ----->
- 5

PAINT 4" WIDE SOLID PARKING STRIPING W/ TWO (2) COATS HIGHWAY WHITE PAINT
- 6

UNDERGROUND GREASE INTERCEPTOR - SEE PLUMBING, CIVIL DRAWINGS



VIRGINIA'S UNDERGROUND UTILITY DAMAGE PREVENTION ACT REQUIRES THAT EVERYONE MUST CALL MISS UTILITY (DIAL 811 IN VIRGINIA, OR 1-800-552-7001) 48 HOURS BEFORE PERFORMING THE WORK. AFTER 48 HOURS, A SECOND CALL MUST BE MADE TO MISS UTILITY'S TICKET INFORMATION EXCHANGE (TIE) TO DETERMINE WHETHER ALL UTILITIES HAVE REPORTED THEIR LINES EITHER MARKED OR CLEAR. AN ADDITIONAL 24-HOURS COULD BE REQUIRED FOR ALL LOCATIONS TO BE REPORTED. FOR MORE INFORMATION, CALL "MISS UTILITY" AT 811 OR 1-800-552-7001, OR VISIT [HTTP://WWW.VA811.COM](http://www.VA811.COM).



SITE PLAN 1  
Scale= 1/8" = 1'-0" A-100

KEY NOTES A  
Scale= NTS A-100



## 01-11-2

3



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PERMIT RESPONSE 01 06-01-2020

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PEER REVIEW

01-27-2020


\_\_\_\_\_

ARCH PROJECT #: JCDT19-0314

\_\_\_\_\_



GREENBRIAR TOWN CENTER,  
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FAIRFAX, VA 22033

### KITCHEN PLAN





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REVISIONS:		

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

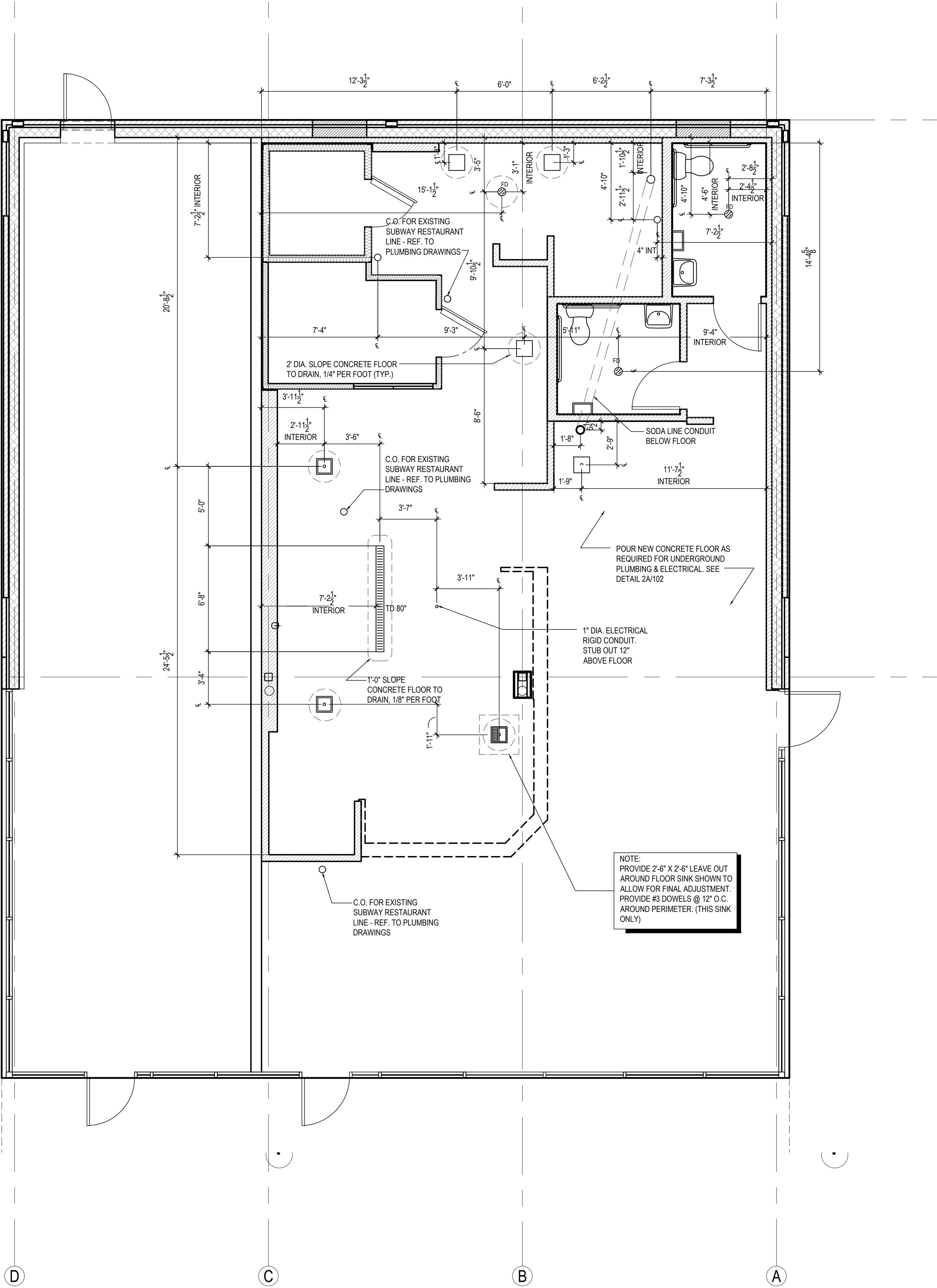
DRAWN BY:	CSW
PANDA PROJECT #:	D7446
ARCH PROJECT #:	JCDT19-0314



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A-102

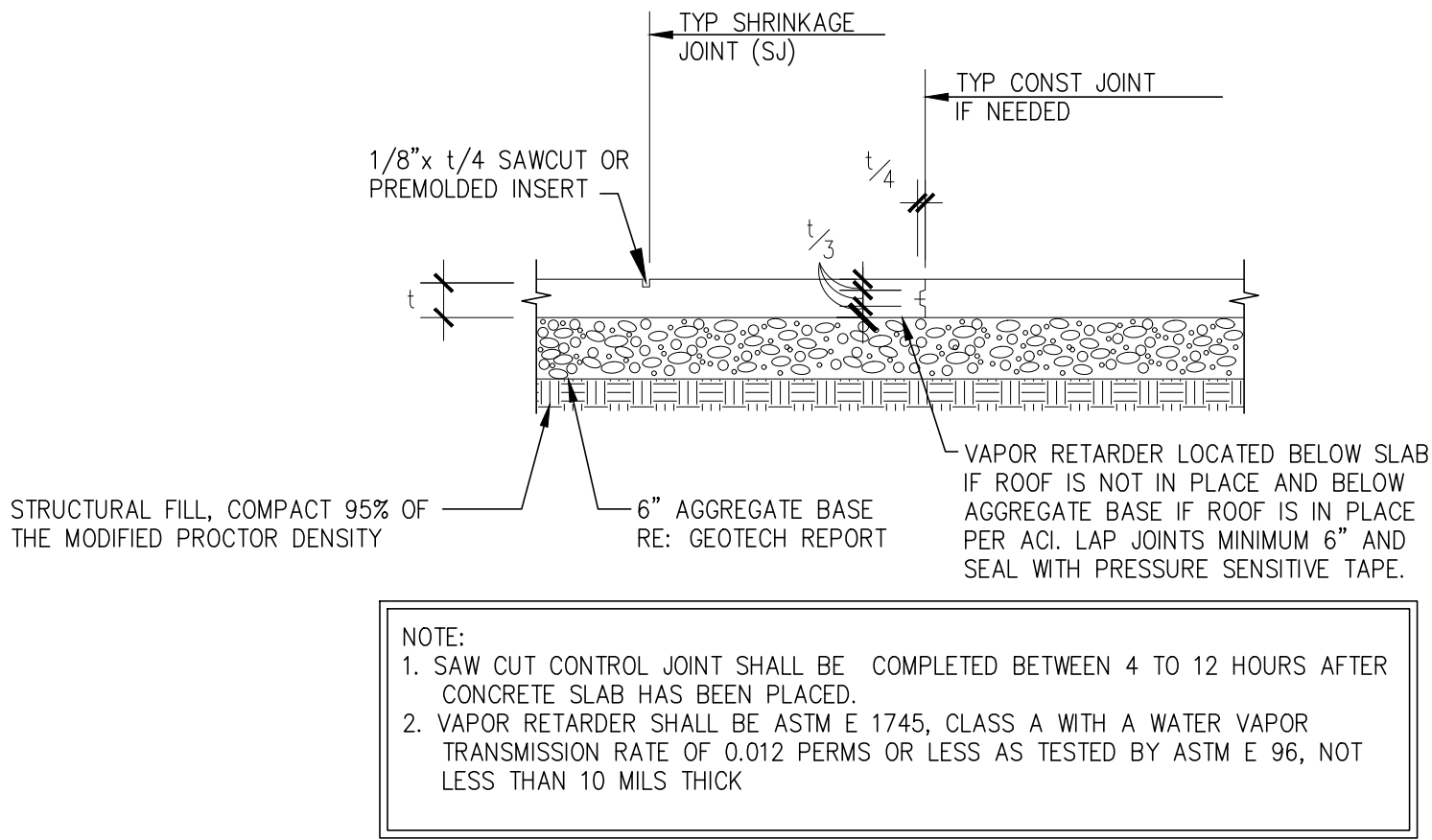
ROUGH - IN PLUMBING PLAN



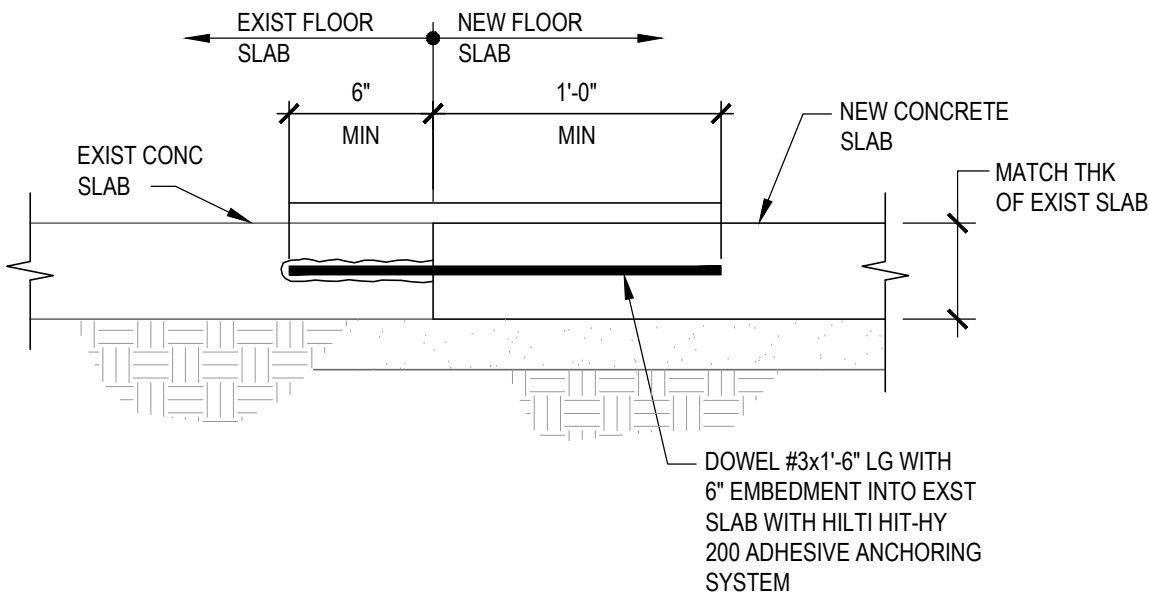
NOTE:  
DIMENSIONS TO FACE OF EXISTING GYP BOARD, UNLESS NOTED OTHERWISE  
DIMENSIONS PROVIDED TO FLOOR SINK FROM INTERIOR WALL SHOULD BE FOR FINAL REFERENCE ONLY  
PANDA PM TO VERIFY THE LOCATIONS OF SINK FLOOR DRAINS

TOP OF SLAB EL=100'-0" (U.N.O.)  
REPLACEMENT SLAB - 4" THICK CONCRETE SLAB REINFORCED WITH #3 BARS AT 18" O.C. E.W. PLACED 1/2" CLEAR FROM TOP OF SLAB.

2



TYPICAL JOINT DETAIL 3  
Scale= NO SCALE A-102



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

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



FINISH SCHEDULE					
ROOM NAME	FLOOR	BASE	WALL	CEILING	
100 DINING ROOM	T200 24" X 24" TILE	T110 6" X 36" TILE	P101, P104 T110 W102 PAINT TILE WALL COVERING	C1 2' X 2' ARMSTRONG, SEPIA #PN91311 C3 GYP BOARD W/ PAINT P103	01-11-19
101 SERVING AREA	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C3 GYP BOARD W/ SMOOTH WASHABLE PAINT	
103 KITCHEN	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP3 S.S. BEHIND COOK LINE WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS	
104 KITCHEN PREP.	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS	
105 WALK-IN COOLER	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S.S. / ALUMINUM WITH 3/4" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL	
105A WALK-IN FREEZER	GALVANIZED STAINLESS STEEL S1 SILIKAL UNDER WIF SUBFLOOR	S.S. / ALUMINUM WITH 3/4" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL	
106 MEN'S ROOM	T200 24" X 24" TILE	SCHLUTER	T108 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT	
107 WOMEN'S ROOM	T200 24" X 24" TILE	SCHLUTER	T108 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT	
108 VESTIBULE	T200 24" X 24" TILE	T110 6" X 36" TILE	P104 PAINT GYB BOARD T110 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT	

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

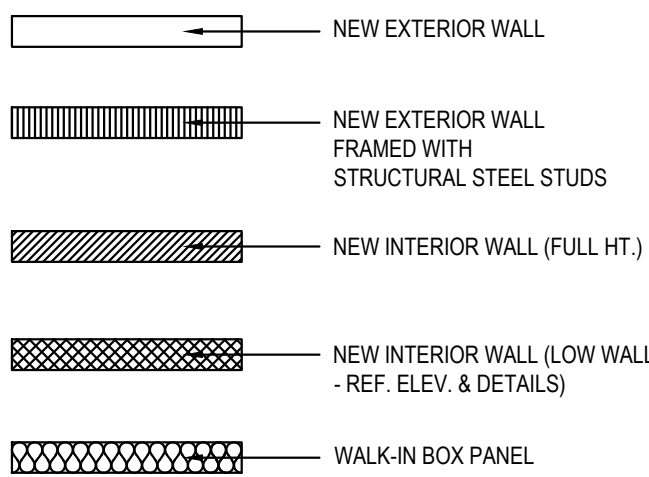
WALL SCHEDULE											
INSTALLED AND FURNISHED BY G.C. UNLESS NOTED OTHERWISE											
NO.	DESCRIPTION										
01	EXISTING 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD ON ONE SIDE, FILLED W/BATT INSULATION (SEE ARCHITECTURAL DETAILS & ELEVATIONS)										
02	3-5/8" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)										
03	3-5/8" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD ON ONE SIDE, FILLED W/BATT INSULATION (SEE ARCHITECTURAL DETAILS & ELEVATIONS)										
04	(2) 3-5/8" 20GA. METAL STUD WALLS W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)										
05	3-5/8" 20GA. METAL STUD LOW WALL W/ 1/2" TYPE "X" GYP. BD BOTH SIDES. PROVIDE 3 1/2" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C.										
06	6" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)										
07	6" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)										
08	6" 20GA. METAL STUD LOW WALL W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES. PROVIDE 3 1/2" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C.										
09	2 1/2" 20GA. METAL STUD FURRING W/ 1/2" TYPE "X" GYP. BOARD ON ONE SIDE. REFER DETAILS FOR FURRING DISTANCE										

WALL PANEL SCHEDULE				
INSTALLED AND FURNISHED BY G.C. UNLESS NOTED OTHERWISE				
NO.	MANUFACTURER	DESCRIPTION	MFG #	COLOR FINISH
WP1	CRANE COMPOSITES INC.	F.R.P. THICKNESS: .075	LBCS.14	#636 (GRAY), SM/SM
WP2	-	S.S. PANEL (22 GA)	-	BRUSHED FINISH
WP3	-	S.S. PANEL (22 GA)	-	DIAMOND PATTERN FINISH
WP4	NOT USED			
WP6	NOT USED			
WP10	NOT USED			
W102	WOLF GORDON	RED BAMBOO	-	-
W103	WOLF GORDON	CLOUD WALLCOVERING	-	-

SPECIAL SURFACE SCHEDULE					
INSTALLED AND FURNISHED BY G.C. UNLESS NOTED OTHERWISE					
NO.	MANUFACTURER	PRODUCT	MFG #	STAIN / COLOR	FINISH
GZ-9	DALTILE	ARTIFICIAL QUARTZ	-	BROADWAY BLACK	POLISHED

INTERIOR PAINT SCHEDULE				
INSTALLED AND FURNISHED BY G.C. UNLESS NOTED OTHERWISE				
NO.	MANUFACTURER	MFG #	COLOR	FINISH
P9A-0	NOT USED			
P9B-0	NOT USED			
P101	SHERWIN-WILLIAMS	SW 6252	ICE CUBE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL
P102	NOT USED			
P103	SHERWIN-WILLIAMS	SW 7032	WARM STONE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL
P104	SHERWIN-WILLIAMS	SW 6155	RICE GRAIN	PROMAR 200, ZERO VOC, LATEX EGG-SHELL
P105	NOT USED			
P106	SHERWIN-WILLIAMS	SW 7020	BLACK FOX	DTM ACRYLIC GLOSS, LOW VOC
P205	SHERWIN-WILLIAMS	SW 7675	SEALSKIN	PROMAR 200, ZERO VOC, LATEX EGG-SHELL

### WALL LEGEND



AT SIMILAR WALL FUR OUT TO MATCH EXISTING FRAMING, PROVIDE INSULATION.

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

CG-1 18 GA. STAINLESS STEEL CORNER GUARD - FULL HT.

CG-1K 18 GA. STAINLESS STEEL CORNER GUARD - 4'-0" HIGH

CG-2 18 GA. STAINLESS STEEL CORNER GUARD/FRAME - ALL AROUND PERIMETER OF OPENINGS - FRAME TO BE WELDED WITH MITERED CORNERS TO FORM SINGLE UNIT.

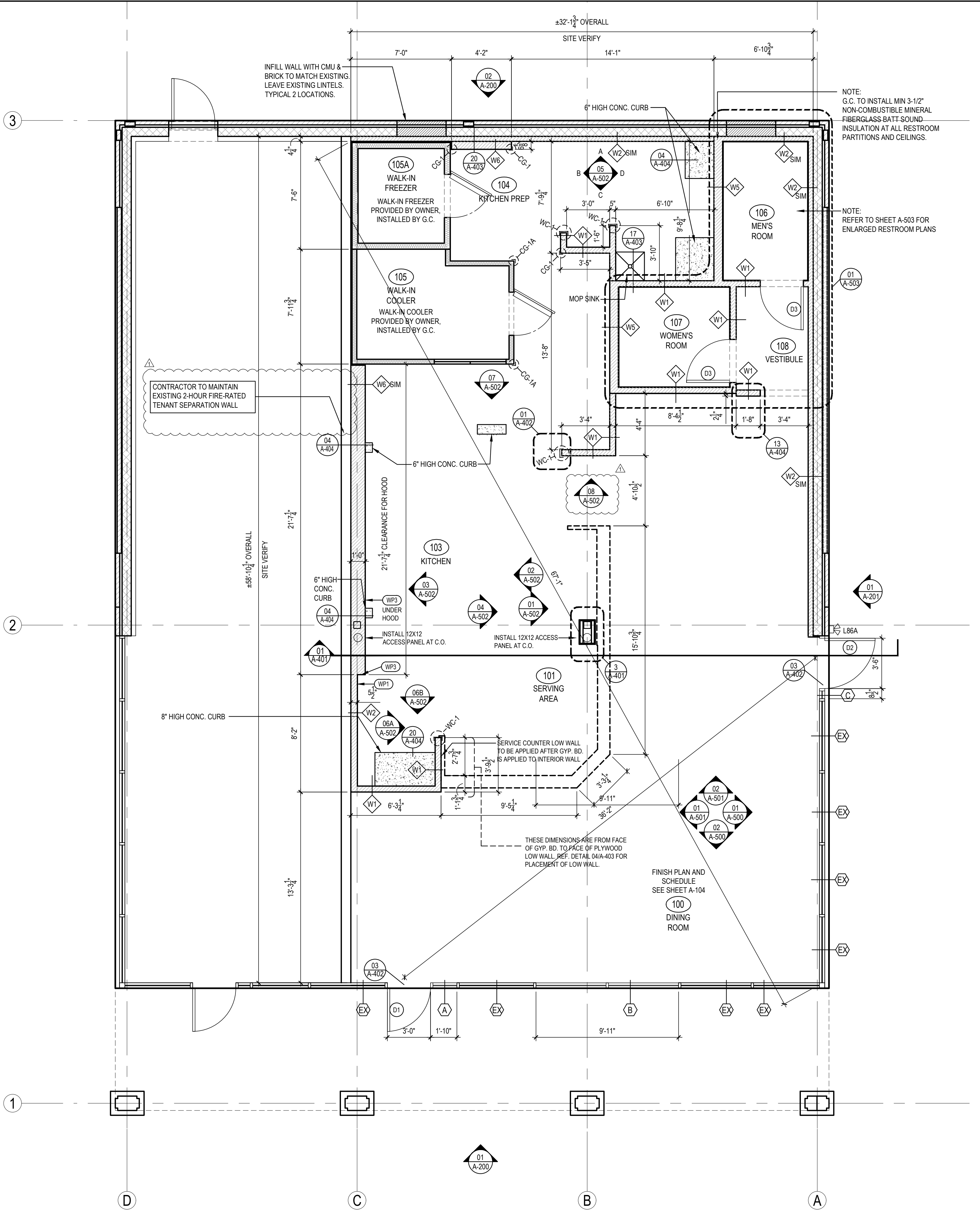
WC-1 18 GA. STAINLESS STEEL WALL CAP

ALL OTHER STAINLESS STEEL BY G.C.

**NOTE!!!!!!!!!!!!!!:**

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

TILE SCHEDULE (SEE SHEET A-104)



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### REVISIONS:

PERMIT RESPONSE 01 06-01-2020

### ISSUE DATE:

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

DRAWN BY: CSW

PANDA PROJECT #: D7446

ARCH PROJECT #: JCDT19-0314

**NORR**  
ARCHITECTS ENGINEERS PLANNERS

**PANDA EXPRESS**

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

**A-103**

FLOOR PLAN

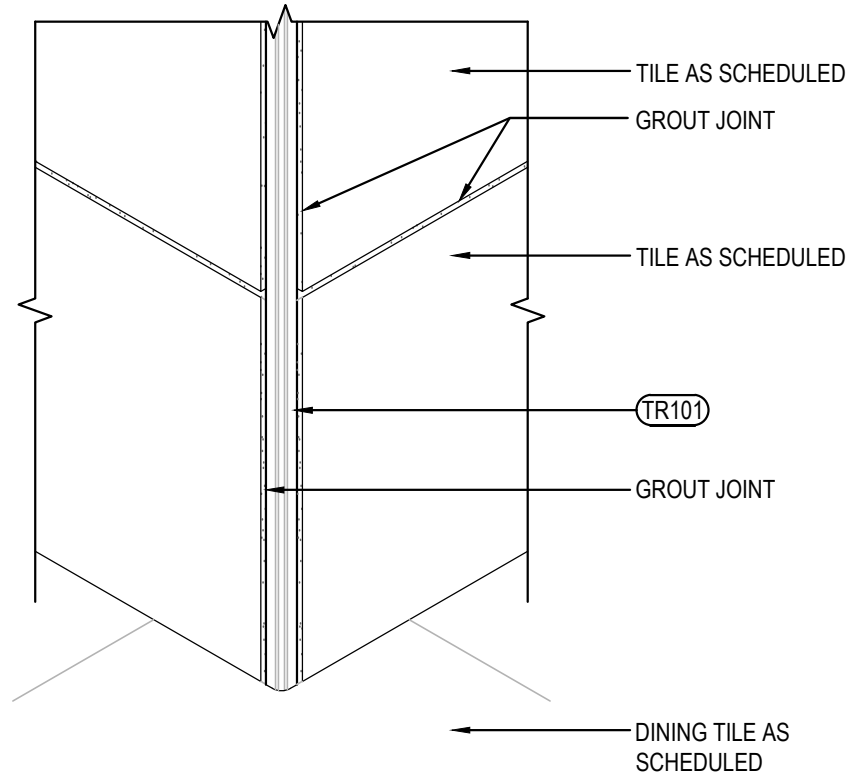
FLOOR PLAN

1

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

A-103



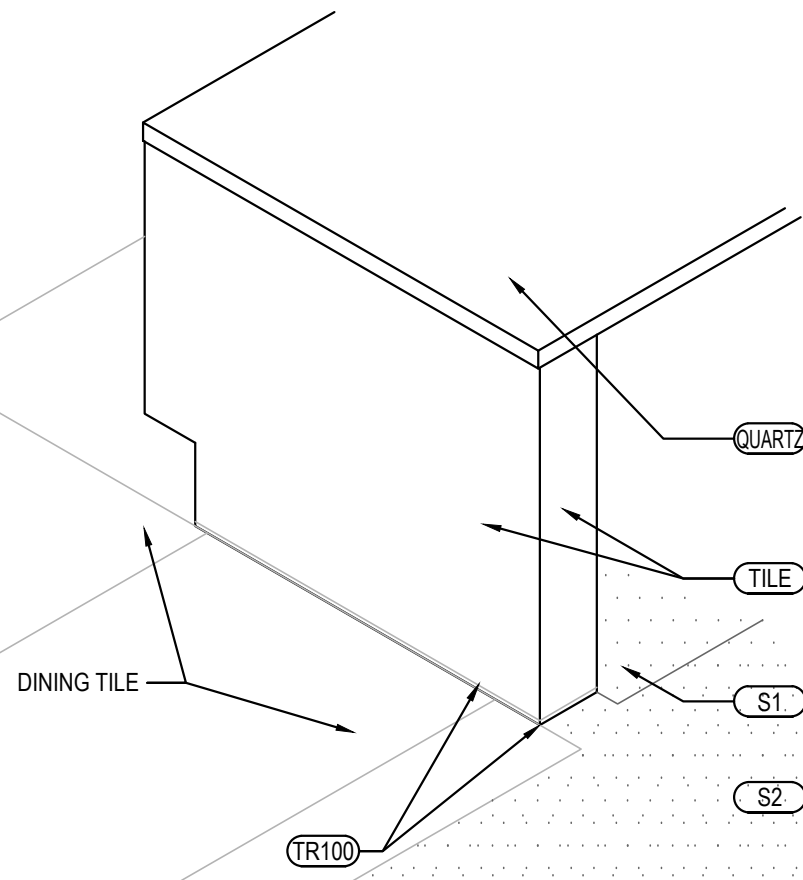


OUTSIDE CORNER DETAIL

3

Scale= 3" = 1'-0"

A-104



SERVICE COUNTER ISOMETRIC

2

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

A-104

TILE SCHEDULE

INSTALLED AND FURNISHED BY G.C. UNLESS NOTED OTHERWISE

01-11-19

NO.	MANUFACTURER	DESCRIPTION	COLOR	FINISH	JOINT	GROUT	REMARK
(T-108)	CMC AGGREGATE DOUG SALATINO 518-713-5371	12" X 24" X 3/8"	-	-	1 / 8"	G-111	RESTROOM WALL
(T-110)	DALTILE	6" X 36" X 3/8" 9" X 36" X 3/8"	FOREST PARK TIMBERLAND FP97	-	1 / 8"	G-113	RR VESTIBULE & DINING ROOM WALLS CONTACT: NATIONAL ACCOUNT SUPPORT DESK 877.556.5728 (national.accounts@daltile.com)
(T-200)	CMC DOUG SALATINO 518-713-5371	24" X 24"	BRAVADA GREIGE	MATTE	1/8"	G-96	DINING & RESTROOM FLOOR
(T-300)	EMSER - ECHO	3" HEXAGON	CALACATTA	MATTE	1/8"	G-114	BEVERAGE COUNTER BACKSPLASH AND SERVICE COUNTER
(S1)	SILIKAL	QUARTZ BLEND #4	-	PLAIN	-	-	KITCHEN, SERVICE FLOOR CONTACT: MARK FELDMAN 770-830-1404 (info@silikalamerica.com) JOHN COOTHRAN 888-830-1404 (jcoothran@silikalamerica.com)
(S2)	SILIKAL	QUARTZ BLEND #4	-	ABRASIVE	-	-	(2) 2' X 6' PIECES FOR 4' X 6' OVERALL MAT SIZE IN VESTIBULE @ VESTIBULE STORES
(M100)	MATSINC 800.628.7462	NUWAY - 7/16" ALUM FOOT GRILLE	CHARCOAL	-	-	-	
GROUT	MANUFACTURER	DESCRIPTION	MFG.	COLOR	FINISH	REMARK	
(G-96)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	11	SAHARA BEIGE	POLY BLEND 1 / 8" NON-SANDED	DINING & RESTROOM FLOOR APPLY GROUT SEALER	
(G-111)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	19	PEARL GREY	POLY BLEND 1 / 8" NON-SANDED	RESTROOM, DINING APPLY GROUT SEALER	
(G-113)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	07	CHOCOLATE	POLY BLEND 1 / 8" NON-SANDED	APPLY GROUT SEALER	
(G-114)	CUSTOM BUILDING PRODUCTS	PRISM GROUT	11	SNOW WHITE	POLY BLEND 1 / 8" NON-SANDED	BEVERAGE COUNTER BACKSPLASH APPLY GROUT SEALER	

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

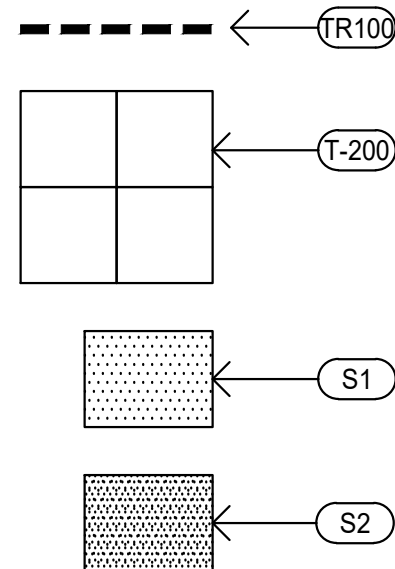
\* SCHLUTER SYSTEM ALUMINUM TRIM:

COVE TILE TRIM: INSTALLED AT RESTROOM, SERVICE COUNTER, AND DRINK STATION  
SCHLUTER SYSTEMS DILEX-AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)  
-OUTSIDE CORNER CONNECTOR PIECE: DILEX-AHK-E90/AHK 1S 125 ATGB (BRUSHED  
NICKEL ANODIZED ALUMINUM)  
-INSIDE CORNER CONNECTOR PIECE: DILEX-AHK-I90/AHK 1S 125 ATGB (BRUSHED  
NICKEL ANODIZED ALUMINUM)  
-END CAP PIECE: DILEX-AHK-E/AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED  
ALUMINUM)

EDGE TILE TRIM:  
SCHLUTER SYSTEMS RONDEC-RO125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)  
(TR101) -OUTSIDE CORNER CONNECTOR PIECE: RONDEC-EV/RO125 ATGB (BRUSHED NICKEL  
ANODIZED ALUMINUM)  
-INSIDE CORNER CONNECTOR PIECE: RONDEC-IZL/RO125 ATGB (BRUSHED NICKEL  
ANODIZED ALUMINUM)

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

FLOOR TILE TRANSITION TRIM: INSTALLED IN VESTIBULE  
SCHLUTER SYSTEMS SCHIENE-RIA/125 (SATIN ANODIZED ALUMINUM)  
(TR102)

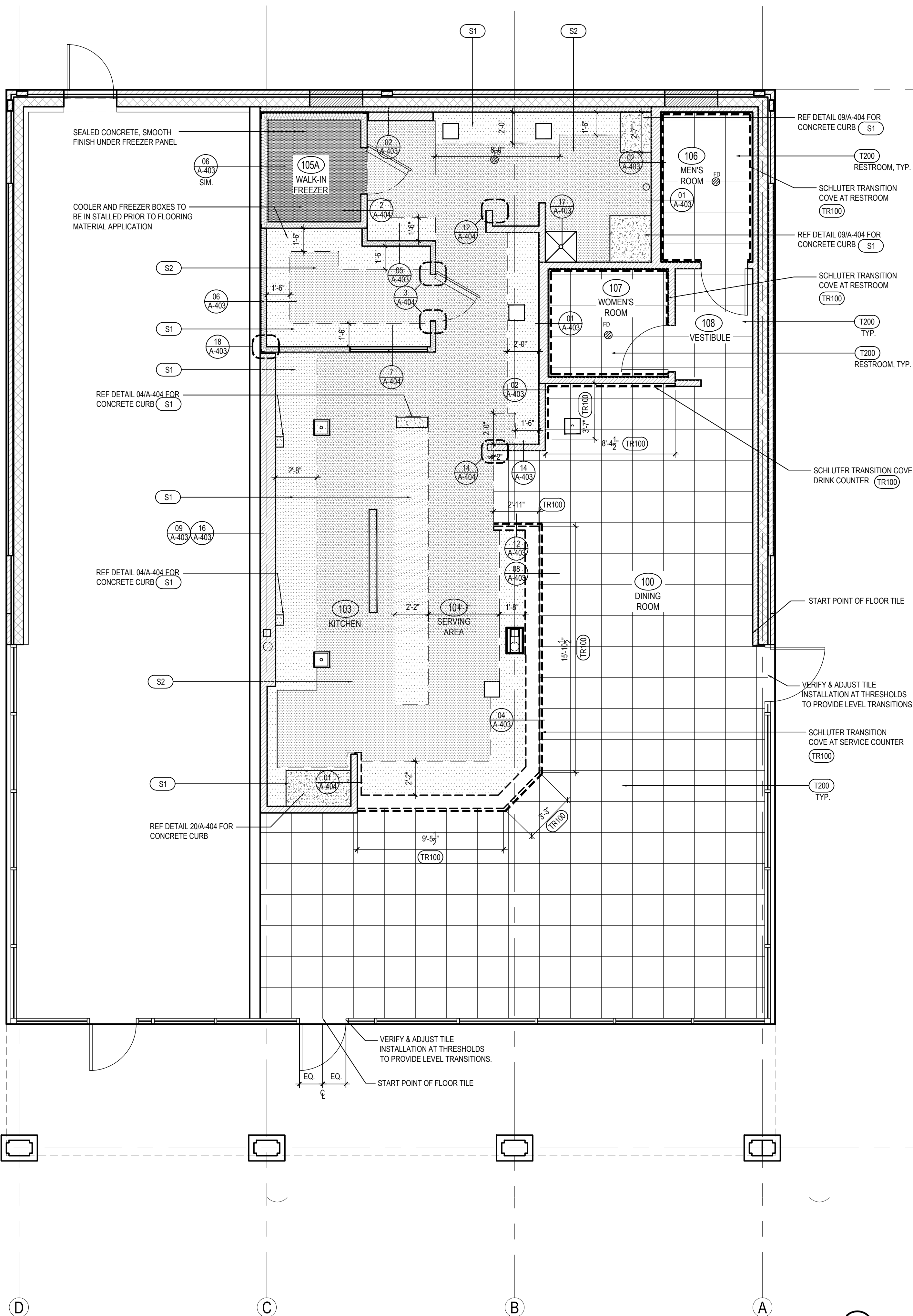


FINISH SCHEDULE

A

Scale= NTS

A-104



FINISH PLAN

1

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

A-104



PANDA EXPRESS, INC.  
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REVISIONS:

ISSUE DATE:

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

DRAWN BY: CSW

PANDA PROJECT #: D7446

ARCH PROJECT #: JCDT19-0314

**NORR**  
ARCHITECTS ENGINEERS PLANNERS
































PANDA EXPRESS

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

A-104

FINISH PLAN AND SCHEDULE



INTERIOR LIGHTING ITEM						
		T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.	3	LSI FIXTURE: SFP24-LED-50-UE-DIM-35	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC	50
		T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 2', 120V BAKED-ON WHITE ENAMEL FINISH.	4	LSI FIXTURE: SFP22-LED-30-UE-DIM-35-U	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC	30
		T-BAR CEILING RECESSED MOUNTED LED LIGHTING EMERGENCY FIXTURE, 2' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.	2	LSI FIXTURE: SFP24-LED-50-UE-DIM-EM	EMERGENCY KITCHEN CEILING LIGHTS FURNISHED BY OWNER INSTALLED BY GC	50
		T-BAR CEILING RECESSED MOUNTED LED LIGHTING EMERGENCY FIXTURE, 2' X 2', 120V, ALUMINUMUM FRAME AND BAKED-ON WHITE ENAMEL FINISH.	1	LSI FIXTURE: SFP22-LED-30-UE-DIM-35-U-EM	EMERGENCY KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC	30
		UNIVERSAL MOUNT EXIT SIGN, LED LIGHTED, 120/277V WITH BATTERY PACK, 2 FACE, GREEN LETTER	3	EXITRONIX GVEX-U-BP-WB-BL-R6	EXIT SIGN FURNISHED BY OWNER, INSTALLED BY GC	3.6
		HOOD LIGHT	10	FURNISHED & INSTALLED BY EQUIPMENT SUPPLIER	LIGHTS SUPPLIED & PRE-WIRED BY HOOD VENDOR. ELECTRIC CONTRACTOR TO CONNECT MAIN WIRES TO SHUNT TRIP BREAKER AND HOOD CONTROL PANEL	BUILT INTO HOOD
		WALK-IN COOLER FLUORESCENT LIGHT, 120 V 48"	3	KASON FIXTURE: # 18180F00048	FURNISHED BY WIC VENDOR, G.R.E., INSTALLED BY GC	40
		DOWN LIGHT, RECESSED IN CEILING	45	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING RL607-750L-DIMTR-120-30K-SN-SN-90+	FURNISHED BY OWNER, INSTALLED BY GC	14
		EMERGENCY DOWN LIGHT, RECESSED IN CEILING	8	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING RL607-750L-DIMTR-120-30K-SN-SN-90+	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-12-LC-V1 FURNISHED BY OWNER INSTALLED BY GC	14
		3 3/4" ADJUSTABLE MR16 DOWN LIGHT, RECESSED IN CEILING	15	LIGHTOLIER: LYTECASTER - 378WHX FRAME-IN KIT: 302MRSFX SPECIFIC: LED: 7XMR16D830/35	FURNISHED BY OWNER, INSTALLED BY GC	6
		NOT USED	0			
		WHITE LED AT SERVICE COUNTER SOFFIT & DINING ROOM PARTIAL HEIGHT WALL	41	LUXEM BRIGHT FIXTURE: BLAZE LED	FURNISHED BY OWNER, INSTALLED BY GC	1.3 WATTS PER FOOT
		9.8" DIA. DECORATIVE ISLA PENDANT LF INCANDESCENT	0	LBL LIGHTING, MODEL # LFS12CRSC2D60 WITH 4W MAX LED BULB LB-MISCA7084	HUNG @ 6'-6" AFF OVER DINING TABLES IN BETWEEN BOOTH FURNISHED BY OWNER, INSTALLED BY GC (VERIFY W/ PANDA)	4
		12" DIAMETER LED PENDANT FIXTURE WITH OIL RUBBED BRONZE FINISH	4	GENERATION LIGHTING, BAYLOR SERIES. MODEL #P14610RB WITH LED BULB	FURNISHED BY OWNER, INSTALLED BY GC	9
		MICRO INVERTER	1	ISOLITE #IMI 125	FURNISHED BY OWNER, INSTALLED BY GC	
	SPEAKER				FURNISHED BY MUSIC VENDOR, INSTALLED BY MUSIC VENDOR	

NIGHT LIGHTING REQUIREMENTS: "NL" DESIGNATION INDICATED NIGHT LIGHT ON UNSWITCED CIRCUIT.					
1. ONE NL BY SERVICE COUNTER, POS / CASHIER					
2. ONE NL BY POS / CASHIER AT DRIVE THRU STATION IF APPLICABLE					
3. ONE NL BY EACH EXIT DOORS IN DINNING ROOM & BACK OF HOUSE					
4. ONE NL BY MANAGER STATION					

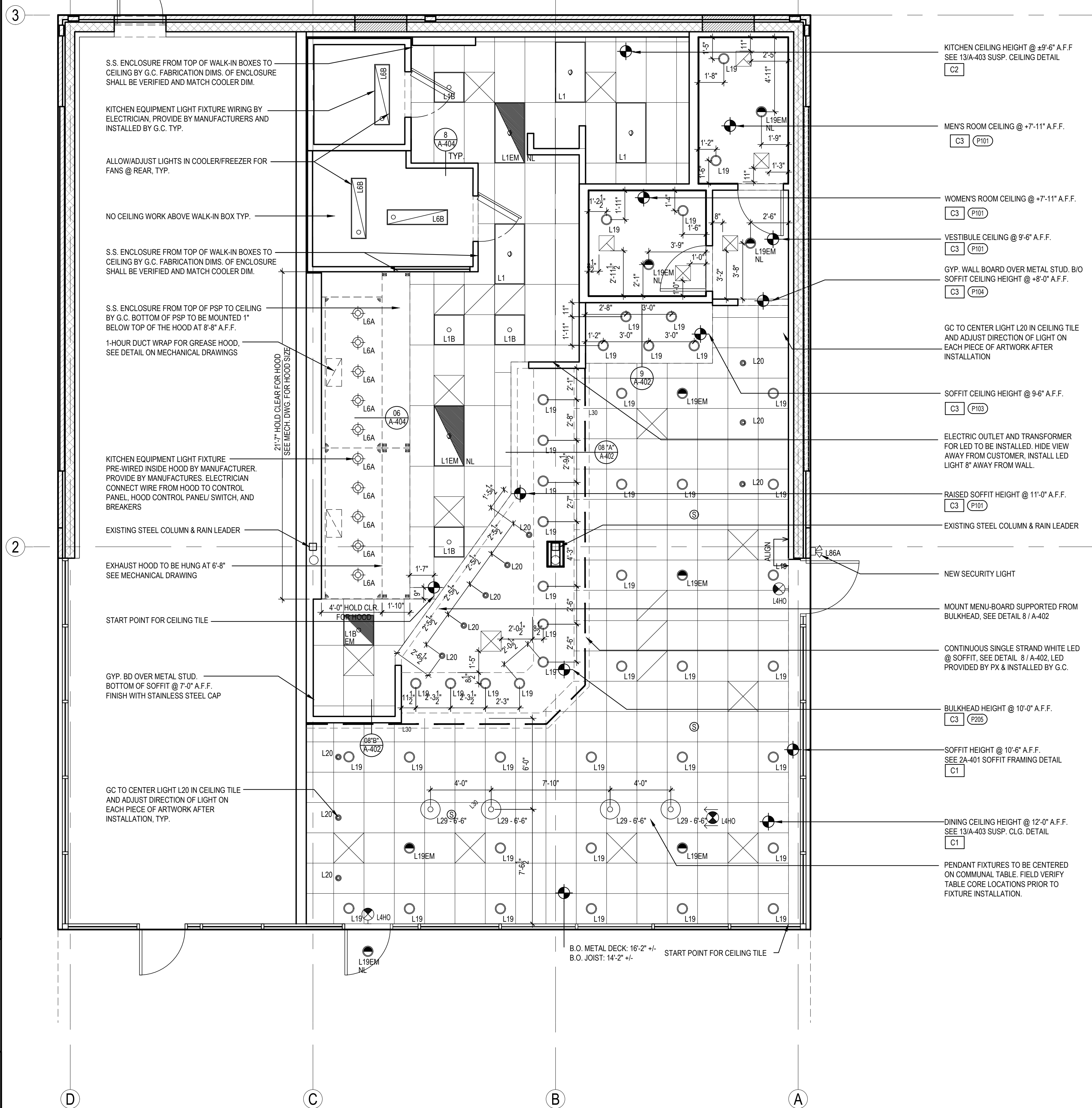
EXTERIOR LIGHTING						
		LINEAR LIGHT AT EXTERIOR STORAGE ROOM	0	COOPER MX-4VT2-LD4-6-DR-UNV-L840-CD1-WL-U	FURNISHED BY OWNER, INSTALLED BY GC	56
		WALL MOUNTED OVER SERVICE DOOR FIXTURE	0	HOWARD: V1305 30W LED, BRONZE	OVER EXTERIOR SERVICE DOOR, REFER ELEVATIONS FOR HEIGHT FURNISHED BY OWNER, INSTALLED BY GC	29
		NAVILITE EMERGENCY LIGHT	1	EXITRONIX MLED1-G-WP	OVER EXTERIOR ENTRANCE & SERVICE DOORS, REFER ELEVATIONS FOR HEIGHT, FURNISHED BY OWNER, INSTALLED BY GC	1.5
		EXTERIOR RECESS EMERGENCY LIGHT	1	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING WET LOCATION: RL607-14W-120-FL-30K-SN-SN -WET LOCATION	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-12-LC-V1 FURNISHED BY OWNER INSTALLED BY GC	14
		DECORATIVE LED WALL SCONCE	0	HINKLEY LIGHTING, ATLANTIS; BRONZE; 164982-LED	AT PORTAL OF ENTRY DOOR, REFER ELEVATIONS FOR HEIGHT FURNISHED BY OWNER, INSTALLED BY GC	6
				1 THOMAS LIGHTING		

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

SEE SHEET A-103 FOR PAINT SCHEDULE

	<p>NOTE: PROVIDE 4 VERTICAL WIRES (ATTACHED TO MAIN RUNNERS) WITHIN 3" OF EACH CORNER OF EACH FIXTURE.</p> <p>#8 GA. MIN HANGER WIRE @ OPP. CORNER FOR FIXT. WEIGHING LESS THAN 56 LBS.</p> <p>LATERAL BRACING SEE DETAIL 13 / A-403</p> <p>LIGHT FIXTURE SEE "E" DWGS FOR SPECS. PROVIDE SCREWS OR CLIPS &amp; FASTEN FIXT. TO T-BAR</p> <p>HANGER WIRE SEE 13/A-403</p>
--	---

CEILING GRID DETAIL	3	LIGHT FIXTURE DETAIL	2
Scale= NTS	A-105	Scale= NTS	A-105



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



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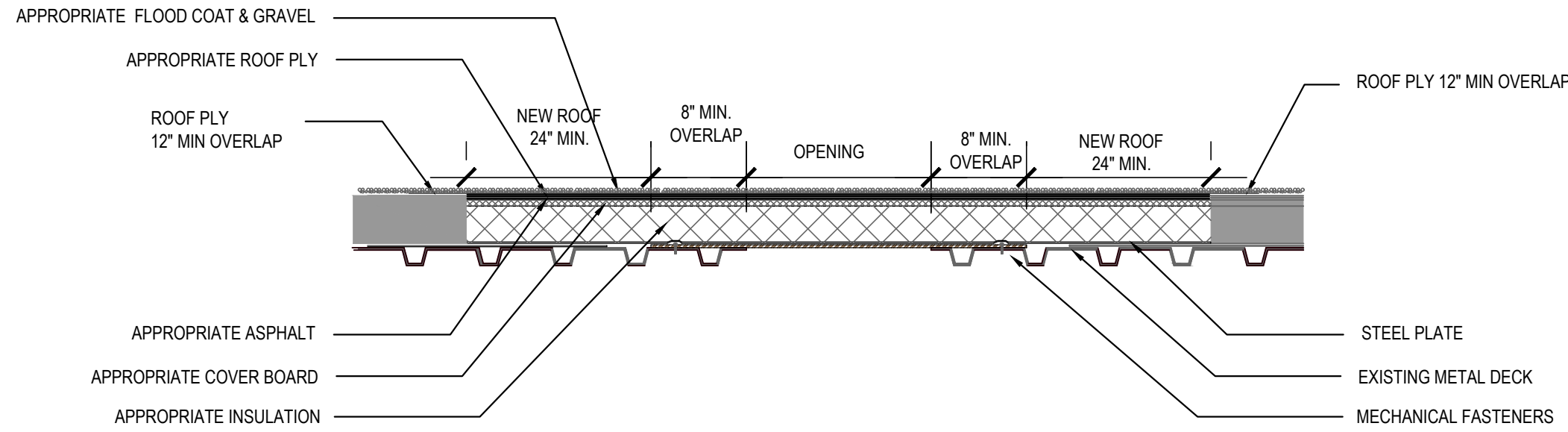
A-105  
REFLECTED CEILING PLAN  
Scale= 1/4" = 1'-0"



ALL MATERIALS USED TO PATCH TO BE COMPATIBLE WITH EXISTING ROOF SYSTEM.  
ALL WORK TO BE COORDINATED THROUGH LANDLORD TO COMPLY WITH ROOF WARRANTY CONDITIONS.  
CONTACT: GREG VAN DYNE, PROPERTY MANAGER, REGENCY CENTERS, 703-442-4363

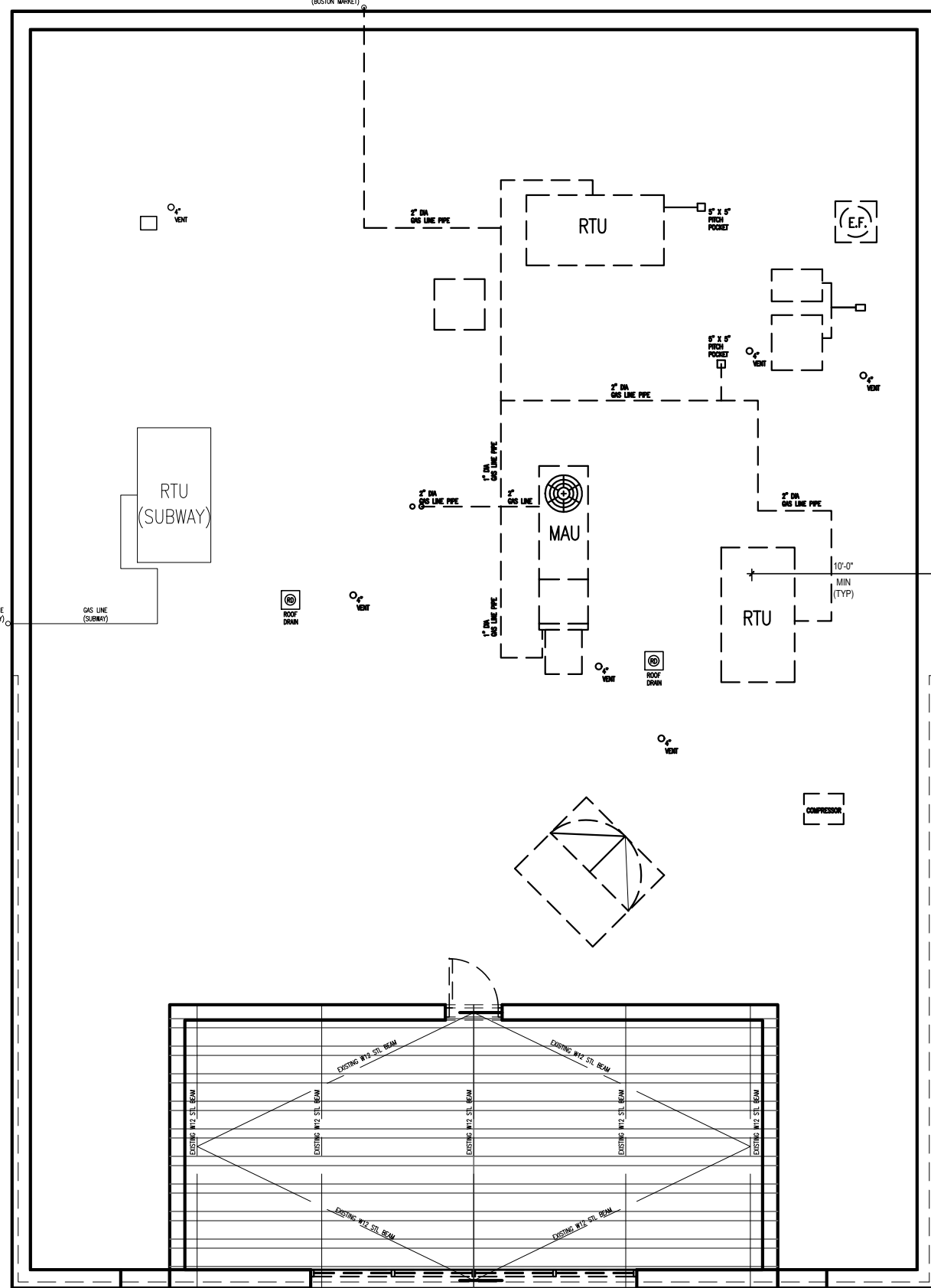
NOTES:

- FOR SPANS UP TO 8" USE 20ga. METAL AND UP 3'-0" USE 1/8" STEEL PLATE. OVER 3'-0" USE DECK TO MATCH EXISTING OR REINFORCED 1/4" STEEL PLATE. PRIME & PAINT TO MATCH COLOR OF INTERIOR WHERE EXPOSED.
- MOVE EXISTING STONE GRAVEL 18" MINIMUM AWAY FROM EDGE OF AREA OF NEW WORK.



ROOF PATCHING DETAIL 3

Scale= 1" = 1'-0" A-107

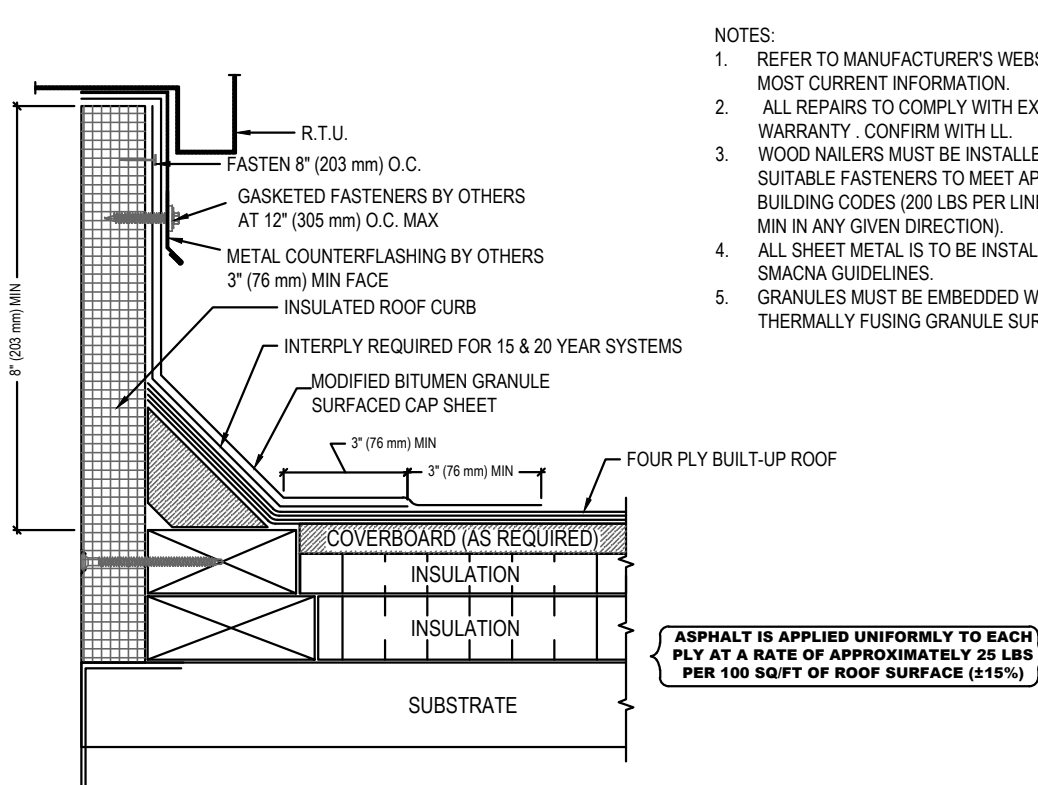


DEMO NOTES:

- DEMOLISH (2) EXISTING RTU'S, EXISTING HOOD VENTS, EXISTING MAU, EXISTING TOILET EXHAUST FAN, CU'S, SATELLITE DISH, ADDITIONAL EQUIPMENT AS REQUIRED PER MECHANICAL DRAWINGS.
- PATCH AND REPAIR EXISTING ROOF PENETRATIONS AS REQUIRED. CONFIRM OPENINGS TO BE ABANDONED PER NEW ROOF EQUIPMENT LAYOUT ON MECHANICAL. RE-3/A-107

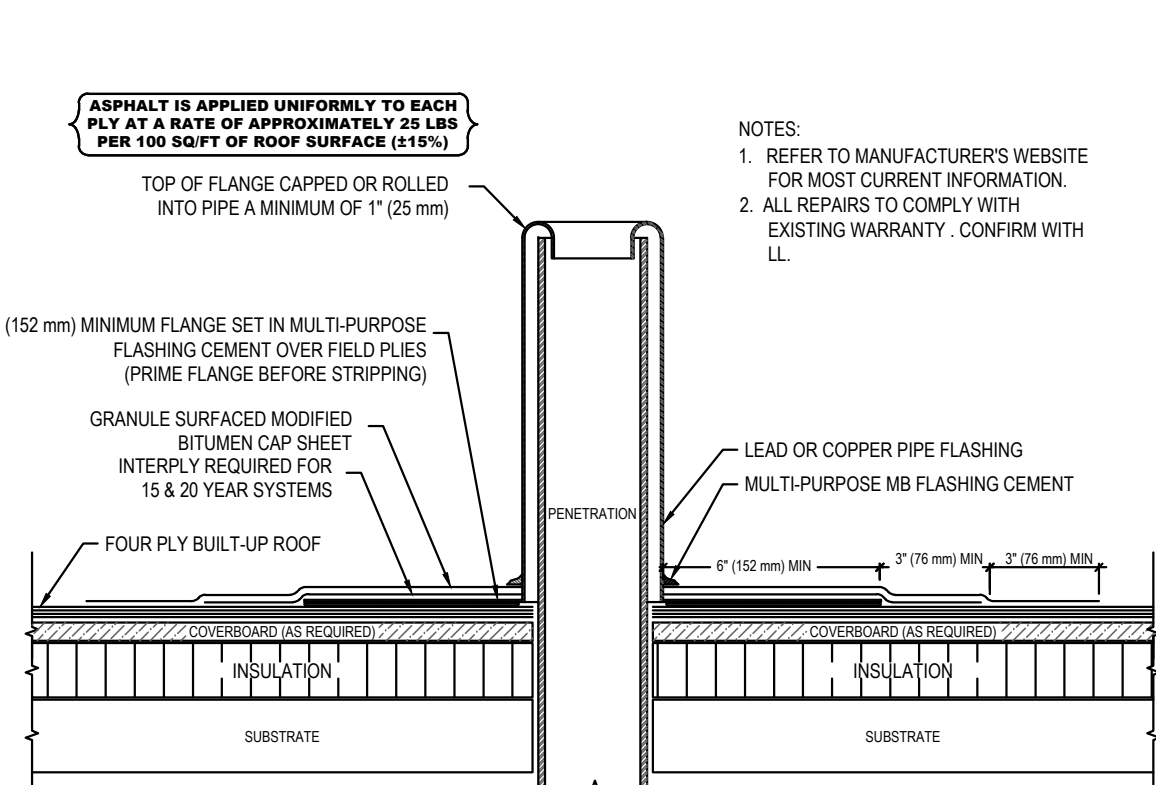
ROOF DEMO PLAN 2

Scale= 1/8" = 1'-0" A-107



MECHANICAL CURB DETAIL 18

Scale= NTS A-107



PLUMBING VENT DETAIL 13

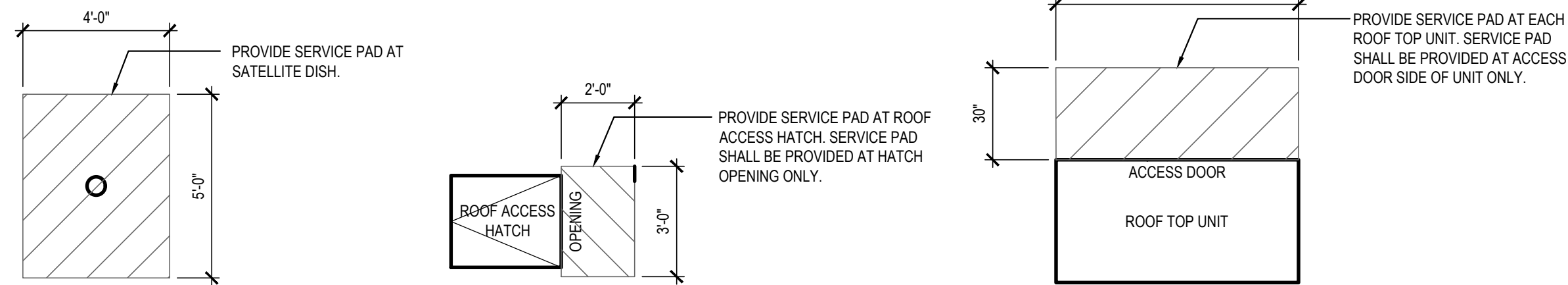
Scale= NTS A-107

ROOF PLAN NOTES:

- EXISTING BUILT-UP ROOF. COORDINATE ALL WORK WITH LANDLORD. ENSURE ROOF WARRANTY MAINTAINED.  
CONTACT: GREG VAN DYNE, 703-442-4363, PROPERTY MANAGER, REGENCY CENTERS.
- ANY PROJECTION THROUGH ROOF SHALL BE DETAILED PER THE BUILT-UP ROOFING MANUFACTURER'S RECOMMENDED DETAILS.
- ALL EXHAUST FANS AND AIR CONDITIONING EQUIPMENT DESIGNATIONS ARE TAKEN FROM MECHANICAL DRAWINGS.
- EXTEND EXHAUSTS 4'-0" ABOVE T.O. ROOF
- CONTRACTOR SHALL CONFIRM THAT ALL AREAS OF WORK MAINTAIN POSITIVE DRAINAGE.
- ALL ROOF PENETRATIONS FOR PLUMBING VENTS, POWER CONDUITS, ETC. SHALL BE FLASHED PER BUILDING SPECIFICATIONS AND DETAILS. VENTS SHALL BE AT LEAST 10'-0" HORIZONTAL OR 3'-0" ABOVE OUTSIDE AIR INTAKES (A/C UNITS, MAKE-UP AIR).
- CONTRACTOR BE RESPONSIBLE FOR COORDINATION OF SIZES AND LOCATIONS OF ROOF OPENINGS (VENTS, DUCTS, ETC.), PLATFORMS, BASES ETC. COORDINATE SIZES OF MECHANICAL EQUIPMENT PLATFORMS, BASES, ROOF EQUIPMENT PLATFORMS AND OPENINGS SHOWN ON DRAWINGS WITH EQUIPMENT BEING SUPPLIED. SEE TYPICAL DETAILS ON THIS SHEET ALSO COORDINATE INSTALLATION OF LIGHTING, POWER, CONVENIENCE OUTLETS ETC.
- FOR ALL STRUCTURAL FRAMING MEMBERS, SIZES, AND ADDITIONAL INFORMATION, SEE STRUCTURAL DRAWINGS.
- PROVIDE ROOF CRICKET AT MECHANICAL EQUIPMENT TO ASSURE POSITIVE ROOF DRAIN.
- ROOFTOP EQUIPMENT TO BE LOCATED AT LEAST 42" MINIMUM FROM TOWERS FOR SERVICING
- PROVIDE SERVICE PAD AT EACH UNIT ONLY AT SERVICE ACCESS DOOR
- ALL GAS PIPING ON ROOF TO BE PAINTED SAFETY YELLOW
- ALL PENETRATIONS IN ROOF FOR ANY EQUIPMENT, VENTING, POWER, ETC. TO BE ROUGHED IN PRIOR TO ROOF INSTALLATION

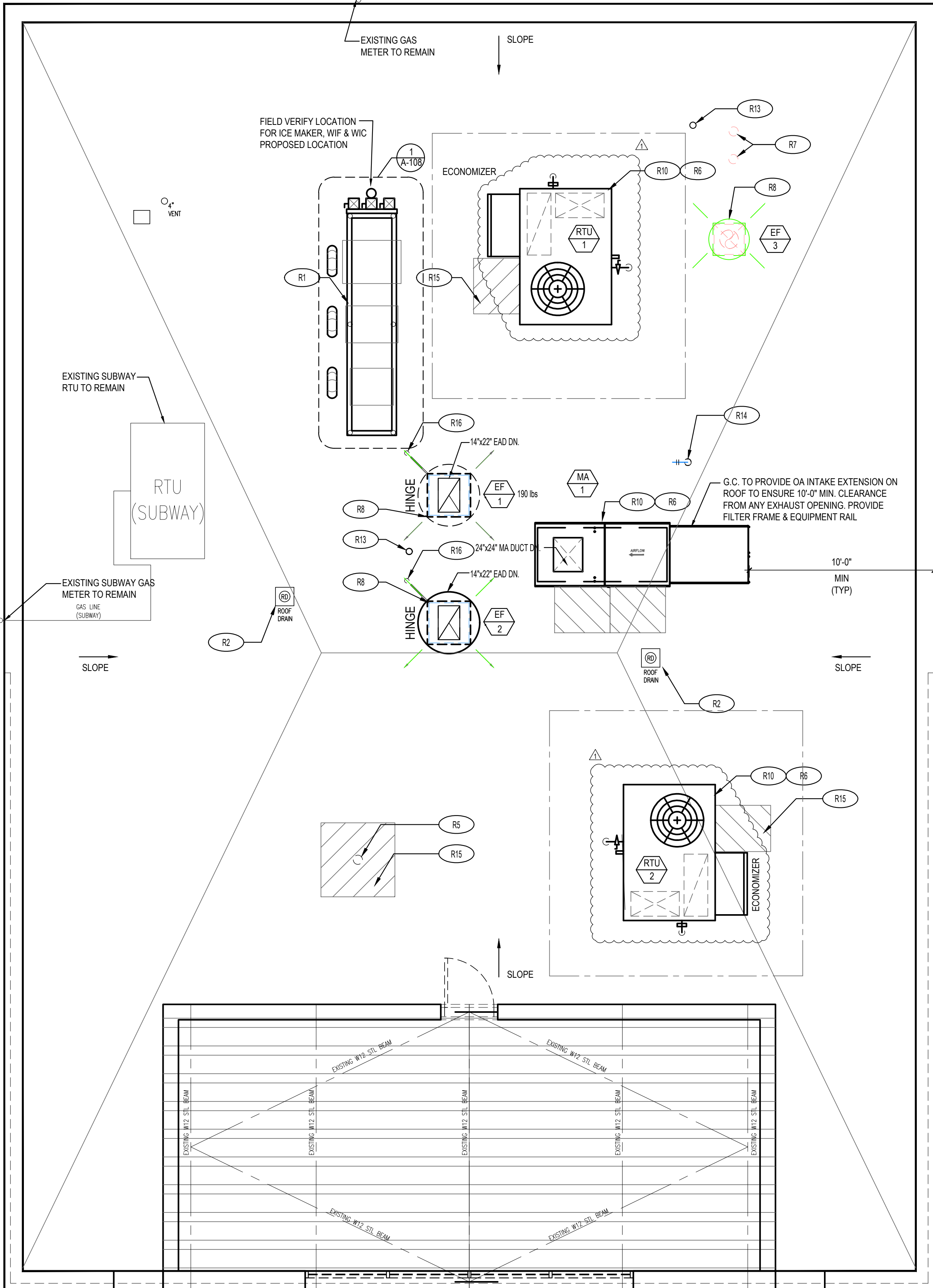
ROOF PLAN KEYNOTES:

- R1 REF. EQUIPMENT RACK (SEE SHEET A-108)
- R2 EXISTING ROOF DRAIN AND OVERFLOW DRAIN, FIELD VERIFY
- R3 NOT USED
- R4 NOT USED
- R5 GALV RIGID METAL CONDUIT & WEATHERHEAD AND PULL STRING FOR SATELLITE CABLE. EXACT LOCATION ON ROOF TO BE COORDINATED WITH PANDA PROJECT MANAGER AND SERVICE PROVIDER. REFER TO E-104/A-108 FOR SIZE AND INSTALLATION.
- R6 ROOF TOP MECHANICAL UNIT SEE MECHANICAL DRAWING
- R7 WATER HEATER VENT - SEE MEP PLANS. OFFSET VENTS AS REQUIRED TO MAINTAIN MIN. 10'-0" AWAY FROM AIR INTAKE SYSTEMS ON EQUIPMENT.
- R8 EXHAUST FAN
- R10 MECHANICAL UNIT CURB. SEE DETAIL 18/A-107
- R11 NOT USED
- R12 TOP OF PARAPET
- R13 PLUMBING VENT (SEE DETAIL 13/A-107)
- R14 WEATHER PROOF HYDRANT
- R15 PROVIDE WALK-WAY PAD AS SHOWN, REFERENCE DETAIL 4/A-107
- R16 POWER SUPPLY LOCATION FOR ROOFTOP EXHAUST FANS FOR KITCHEN HOOD



ROOF WALKWAY PAD DETAIL 4

Scale= NTS A-107



ROOF PLAN 1

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



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DRAWN BY: CSW

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



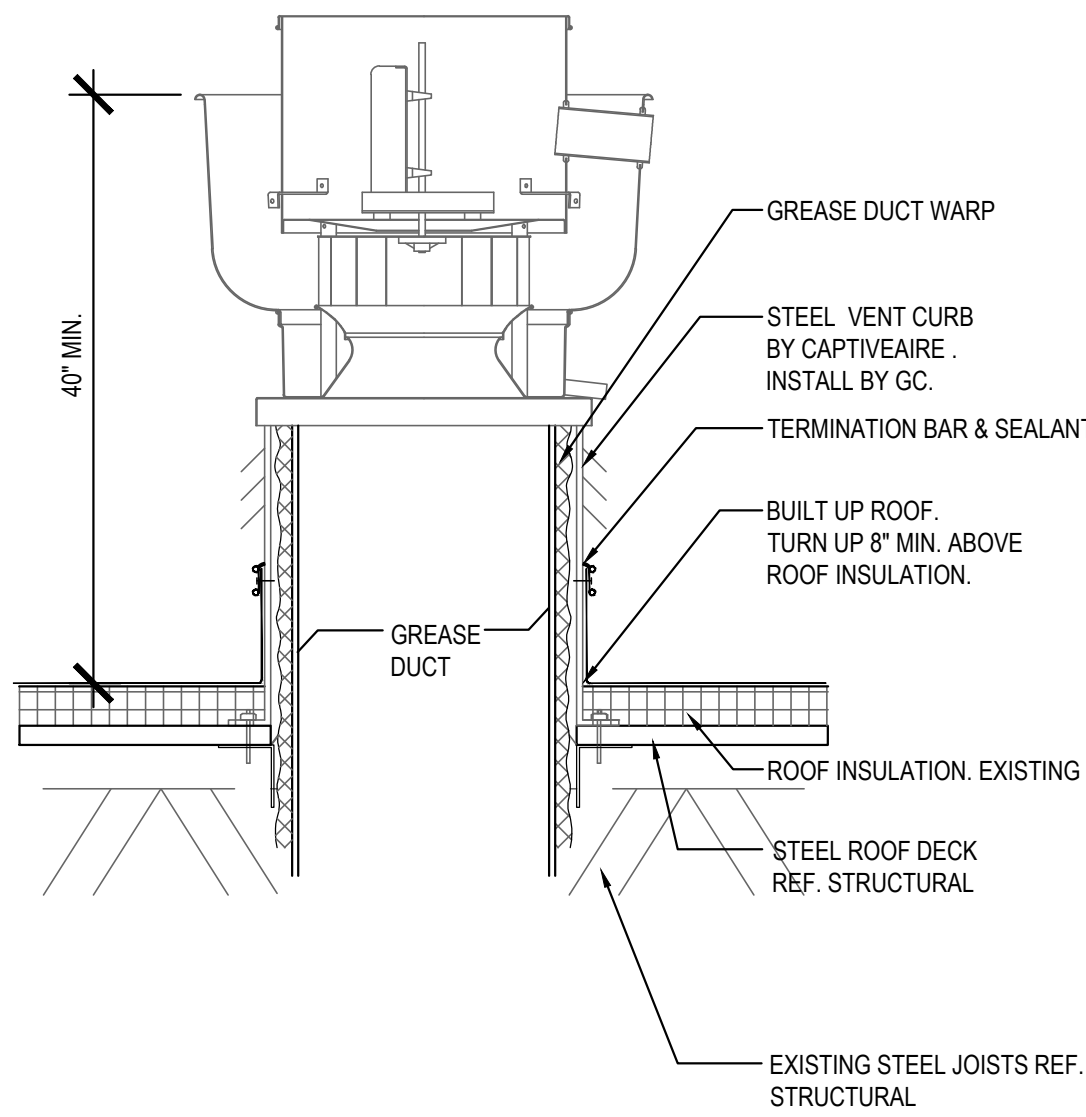
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A-107

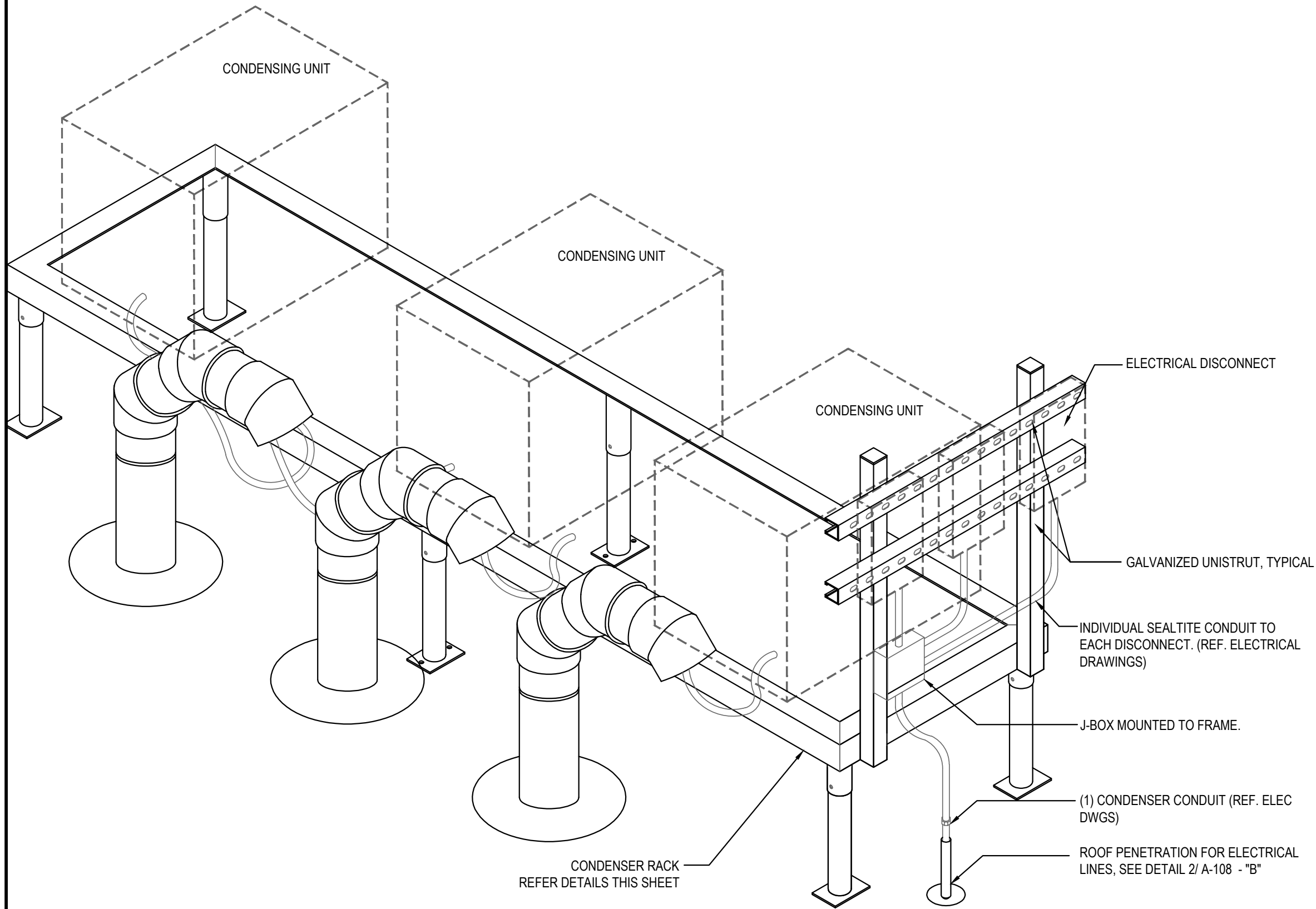
ROOF PLAN



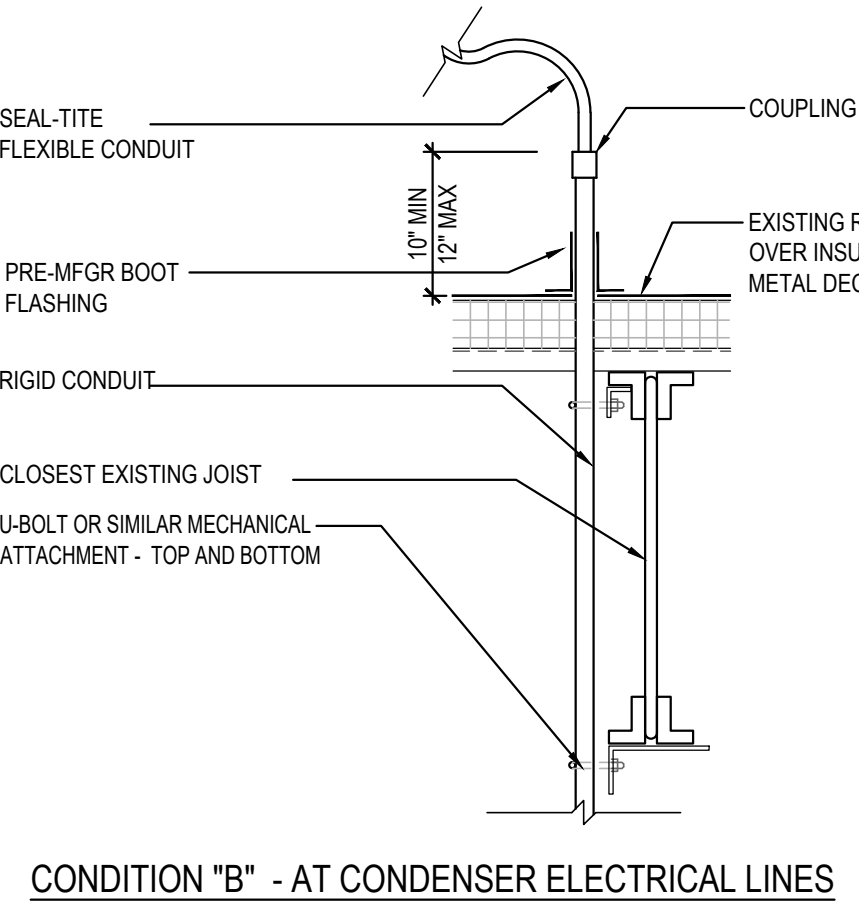
ALL MATERIALS USED MUST BE COMPATIBLE WITH EXISTING ROOF SYSTEM. ALL WORK TO BE COORDINATED THROUGH LANDLORD TO COMPLY WITH ROOF WARRANTY CONDITIONS.  
CONTACT: GREG VAN DYNE, PROPERTY MANAGER, REGENCY CENTERS, 703-442-4363



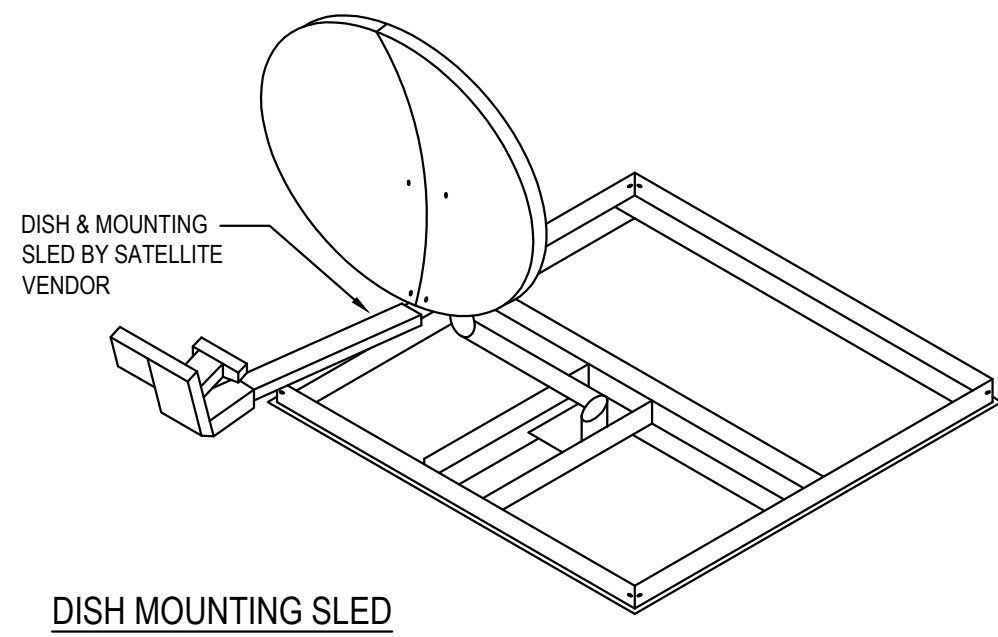
ROOF EXHAUST FAN 5  
Scale= 1/4" = 1'-0" A-108



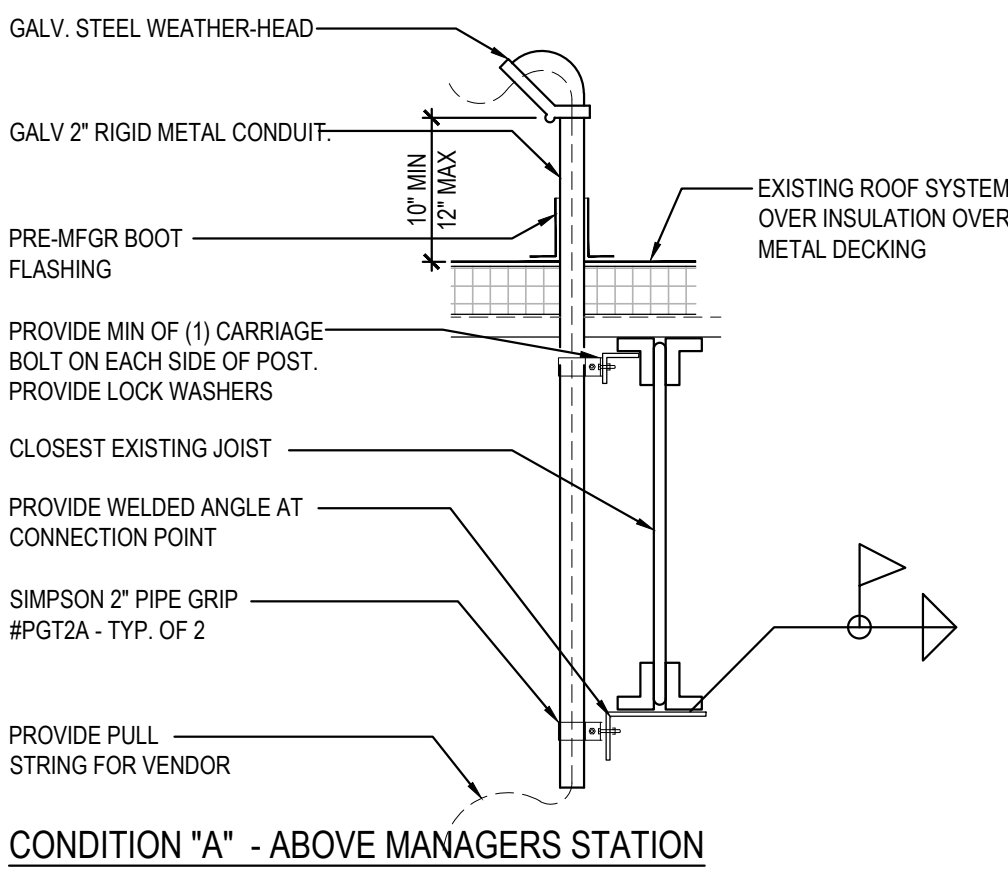
CONDENSER RACK ISOMETRIC 3  
Scale= 3/4" = 1'-0" A-108



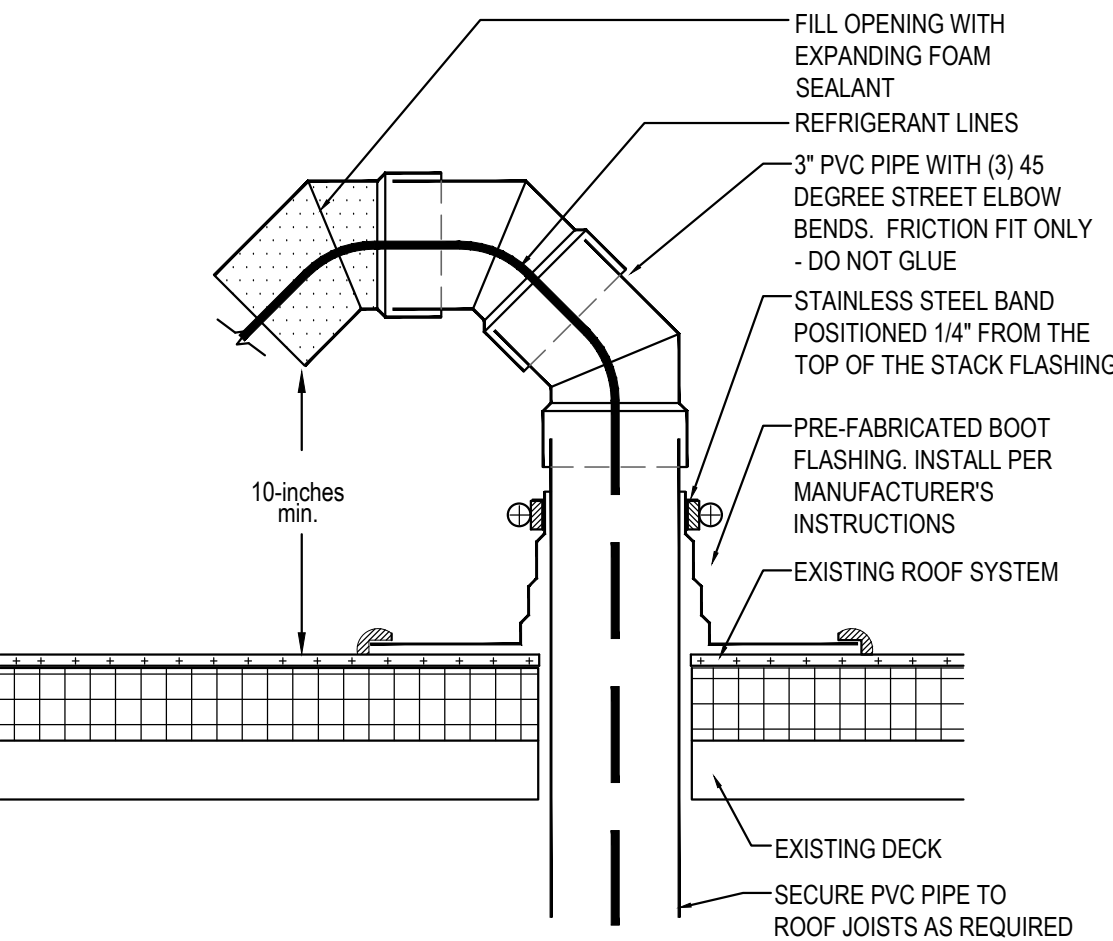
ROOF PENETRATION DETAIL AT REF. / ELEC. LINES AND SATELLITE DISH 2  
Scale= 3/4" = 1'-0" A-108



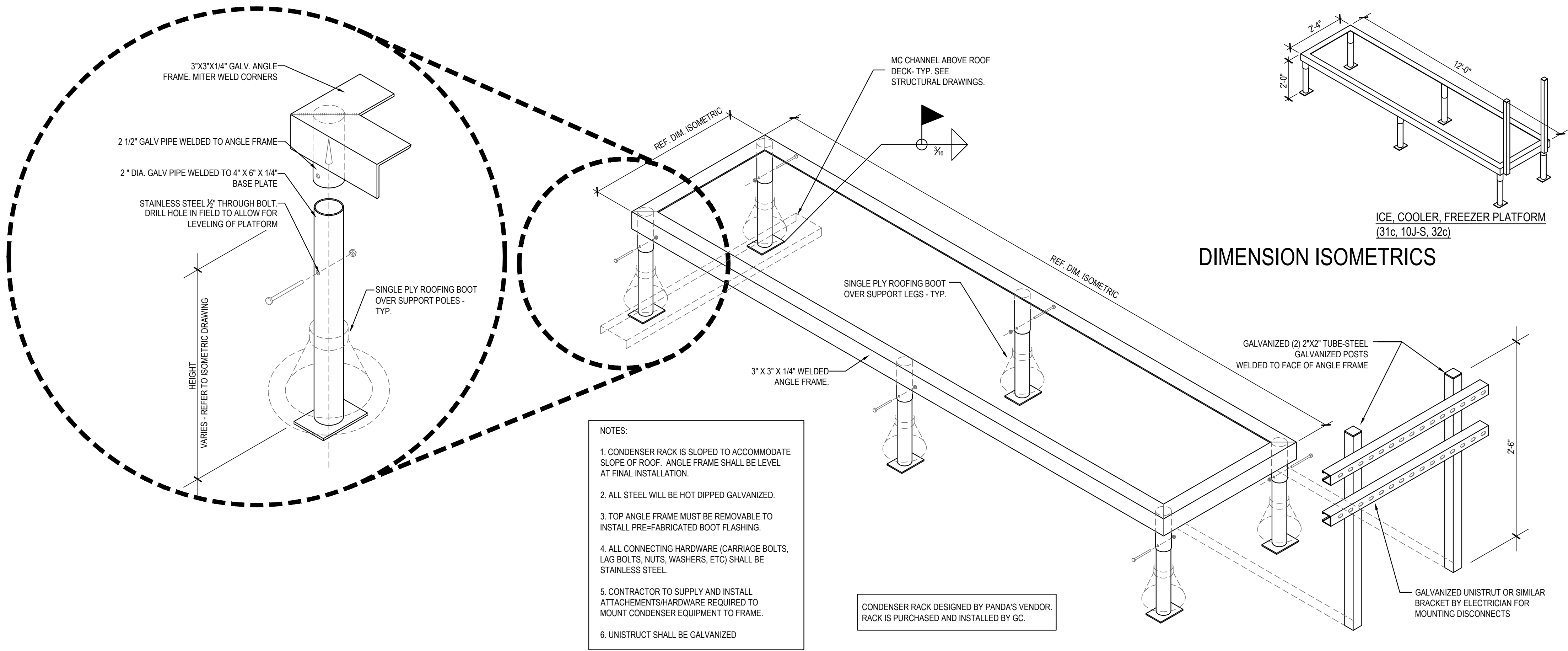
DISH MOUNTING SLED



CONDITION "A" - ABOVE MANAGERS STATION



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



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

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



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DRAWN BY: CSW

PANDA PROJECT #: D7446

ARCH PROJECT #: JCDT19-0314

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A-108

CONDENSER RACK  
DETAIL



Item Code	Type	Material	L x W x H
TT-A1d	LIVE EDGE 10" F	WALNUT	PANDA VENDOR
TT-C3a	2 TOP SEATEE	LAMINATE W METAL EDGE MANGLORE MANGO - MOVEABLE BASE	PANDA VENDOR
TT-C3b	4 TOP SEATEE	LAMINATE W METAL EDGE MANGLORE MANGO - COREDRILL	PANDA VENDOR
TT-C3d	2 TOP SEATEE	LAMINATE W METAL EDGE MANGLORE MANGO -COREDRILL	PANDA VENDOR
TC-A3a	A FRAME SINGLE BOOTH-41"	WALNUT/ CYPRESSI BARRAS	PANDA VENDOR
TC-A3b	A FRAME SINGLE BOOTH-41"	WALNUT/ CYPRESSI BARRAS	PANDA VENDOR
B-S1a	1 BEAM BASE 34" H	HOT ROLL STEEL, W LOW GLOSS CLEAR COAT	PANDA VENDOR
B-S2a	3" FREE STANDING CRISS CROSS		PANDA VENDOR
B-S2b	3" FREE STANDING CRISS CROSS		PANDA VENDOR
B-S3a	3" BOLT DOWN		PANDA VENDOR
B-S4a	3" CORE DRILL		PANDA VENDOR
B-SSa	SIT DOWN BASE		PANDA VENDOR
B-B1	SPECIAL BRACKETS		PANDA VENDOR
TF-A4k	TRASH BIN W LEFT BROOM HOLDER	BROADWAY BLACK / MANGLORE MANGO	PANDA VENDOR
TF-A4l	TRASH BIN W RIGHT BROOM HOLDER	BROADWAY BLACK / MANGLORE MANGO	PANDA VENDOR
F-B1	TRASH LINER W CASTERS		PANDA VENDOR

[illegible]

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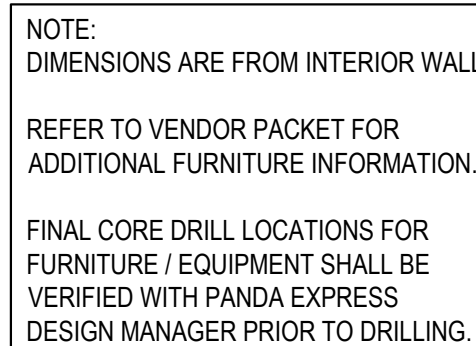


3
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2
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A-109



1
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A-1





EXTERIOR FINISH SCHEDULE

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

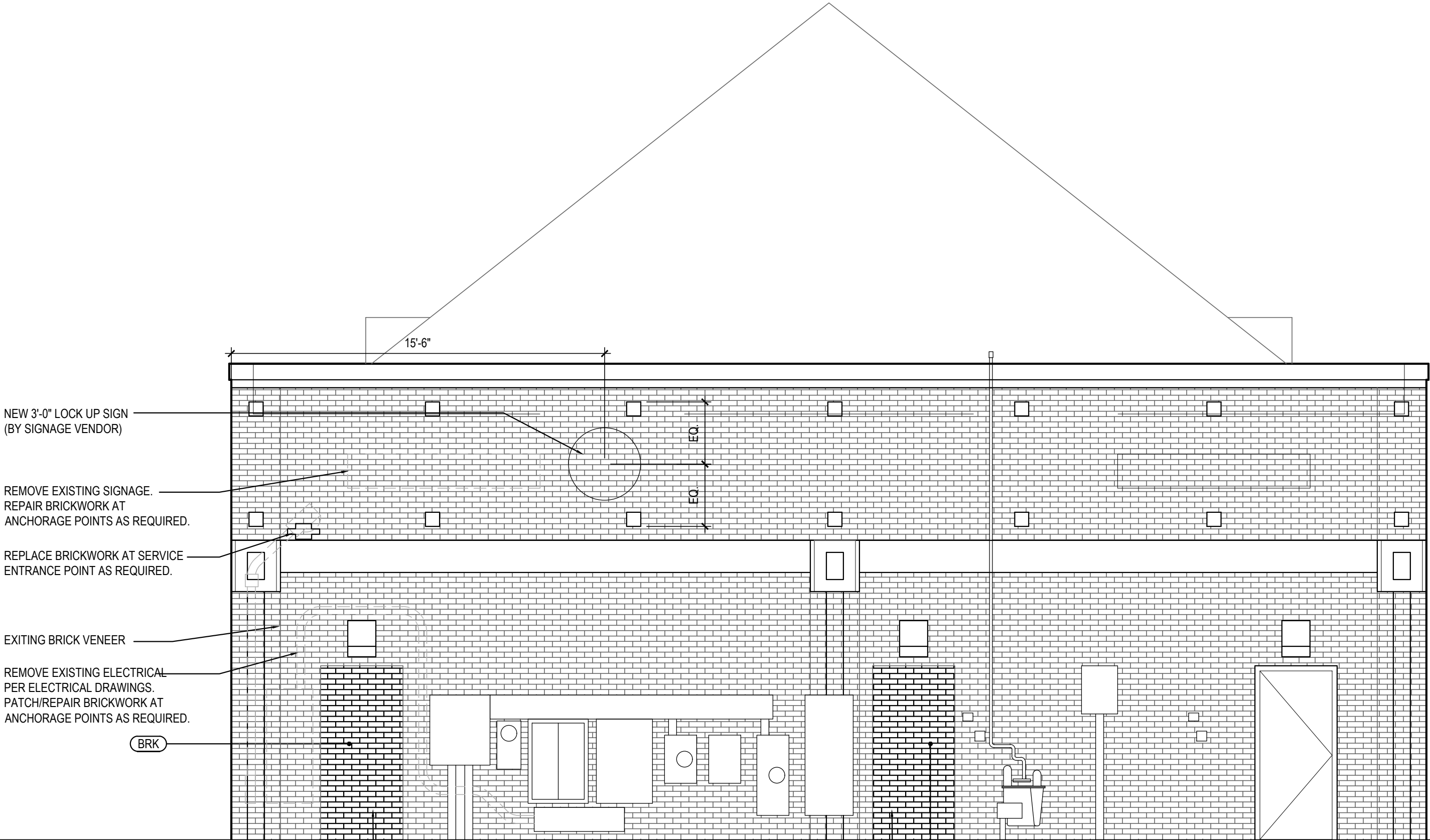
01-08-20

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
(BRK)	CONTINENTAL BRICK	-	SHADE #470	OVERSIZED	INFILL OF EXISTING REAR DOORS, MATCH MORTAR TO EXISTING

WINDOW SCHEDULE

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

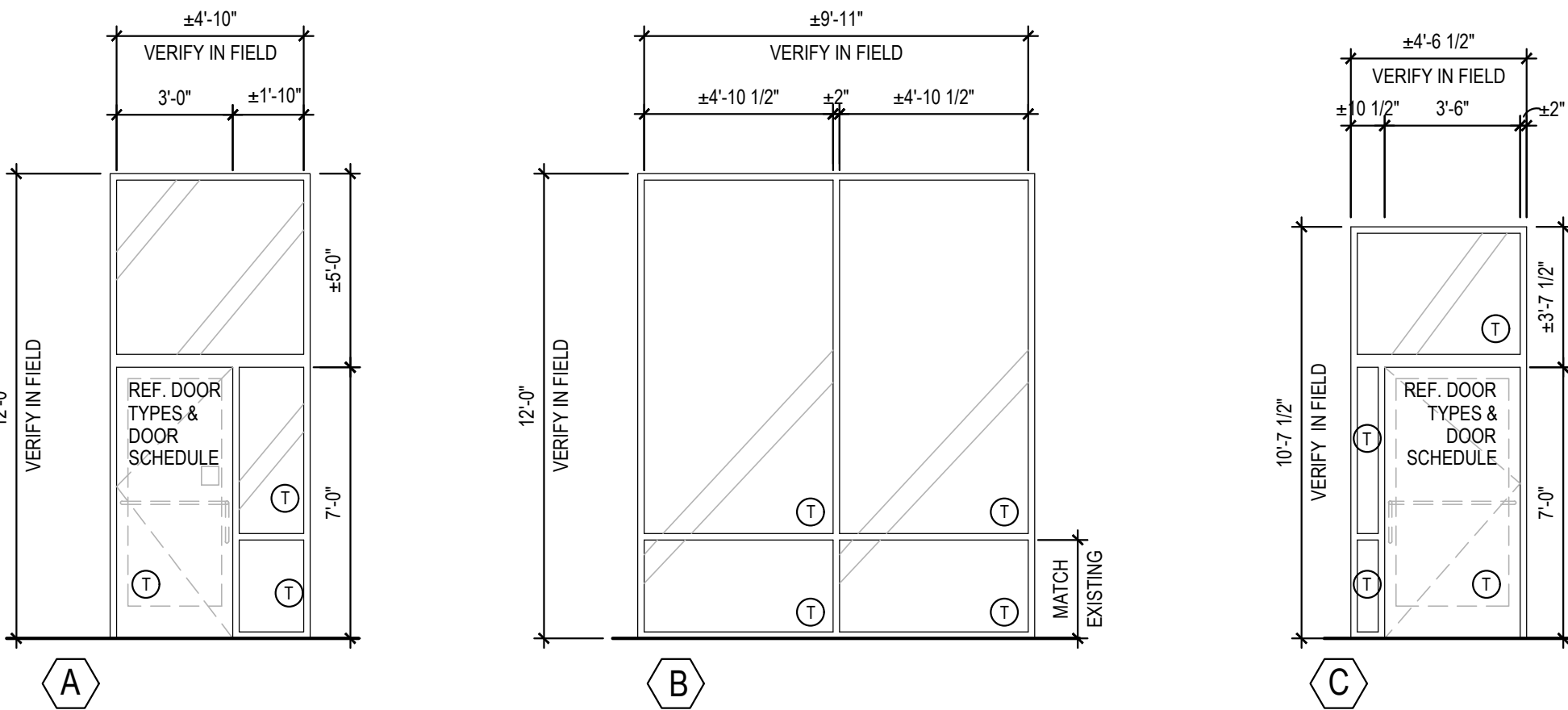
SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS	NOTES
(A)	±4'-10"	±12'-0"	1" INSULATED GLASS	MATCH EXISTING ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN ANODIZED ALUMINUM FRAME- SIZE TO MATCH EXISTING	1. INSULATING GLASS VITRO ARCHITECTURAL GLAZING SOLARBAN 60 LOW E- WINTER U=0.25 SHGC: 0.39 VIS TRANS: 83% UV ENERGY: 46% 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. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER OF BUILDING CODE. 5. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER OF BUILDING CODE.
(B)	±9'-11"	±12'-0"	1" INSULATED GLASS	MATCH EXISTING ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN ANODIZED ALUMINUM FRAME- SIZE TO MATCH EXISTING	
(C)	±4'-6 1/2"	±11'-1"	1" INSULATED GLASS	MATCH EXISTING ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN ANODIZED ALUMINUM FRAME- SIZE TO MATCH EXISTING	
(EX)					EXISTING GLAZING TO REMAIN	① TEMPERED GLASS



NORTH ELEVATION

2

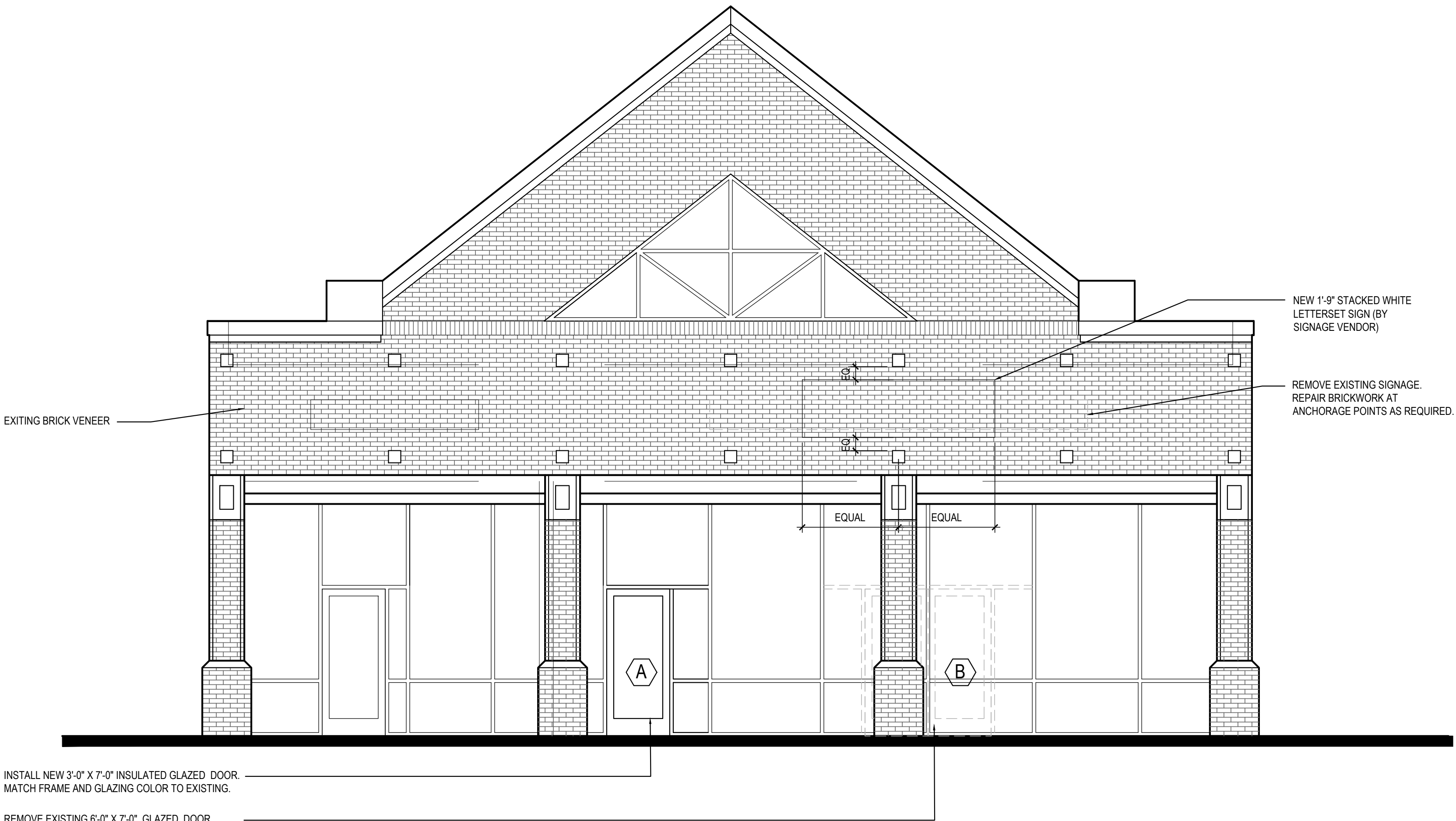
Scale= 1/4" = 1'-0" A-200



WINDOW AND DOOR ELEVATIONS

3

Scale= NTS A-200



SOUTH ELEVATION

1

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



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A-200

EXTERIOR  
ELEVATIONS





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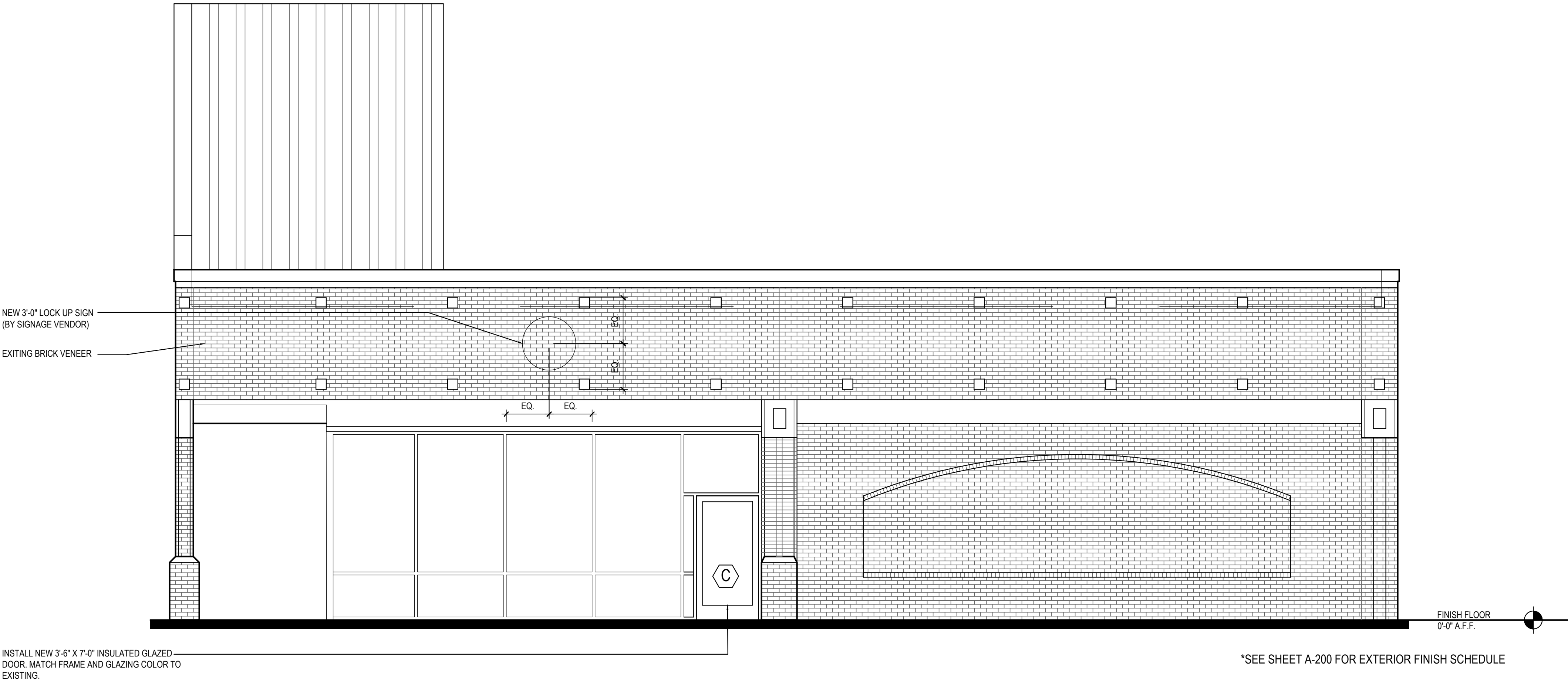
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EXTERIOR  
ELEVATIONS





[illegible]

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ARCHITECTURAL DETAILS







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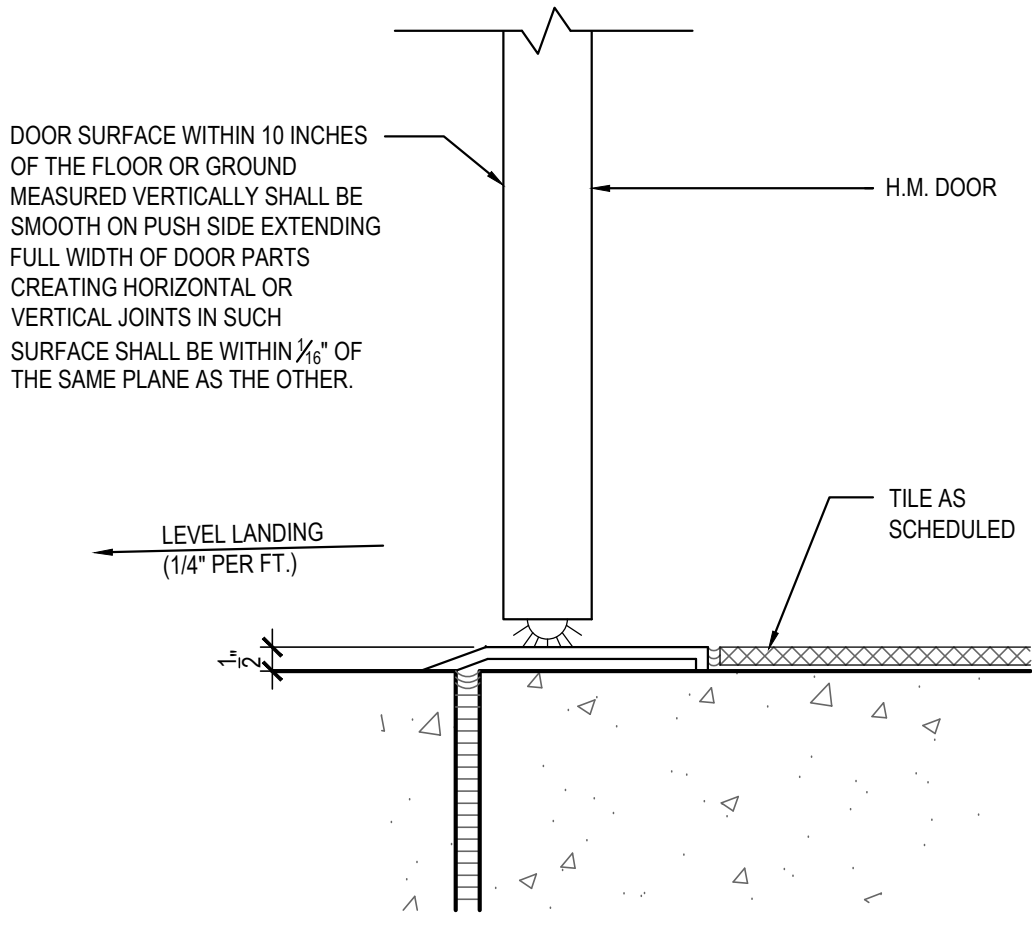
DRAWN BY:	CSW
PANDA PROJECT #:	D7446
ARCH PROJECT #:	JCDT19-0314

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A-402

ARCHITECTURAL DETAILS

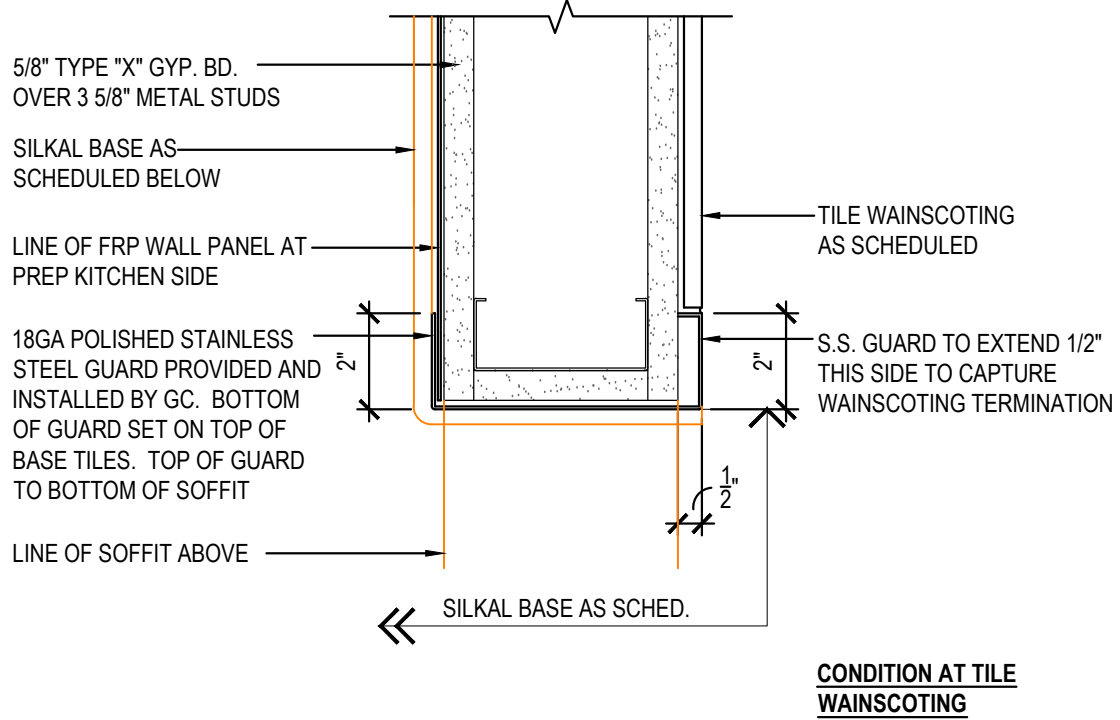
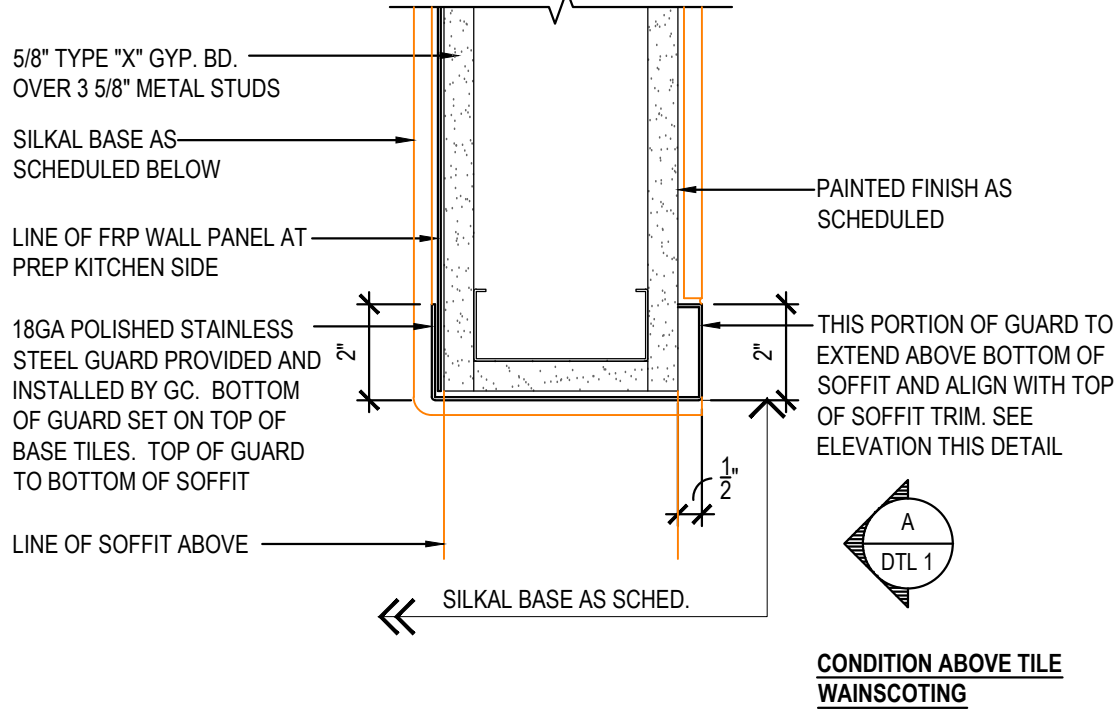
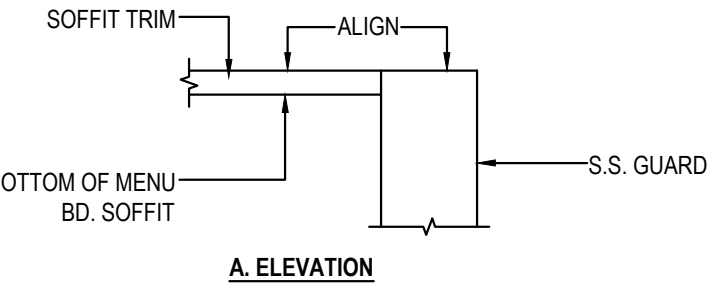


DOOR SILL DETAIL 3

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

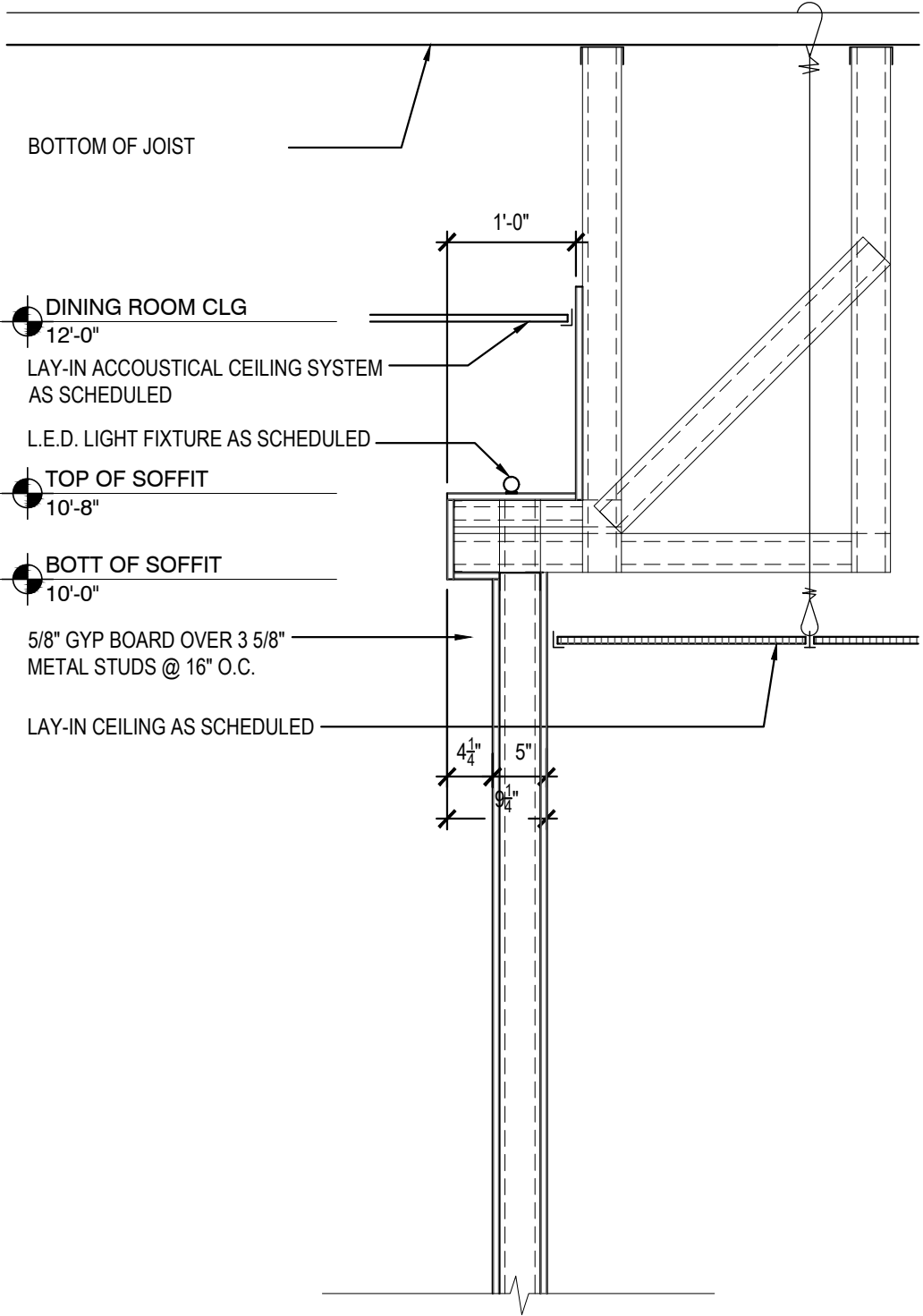
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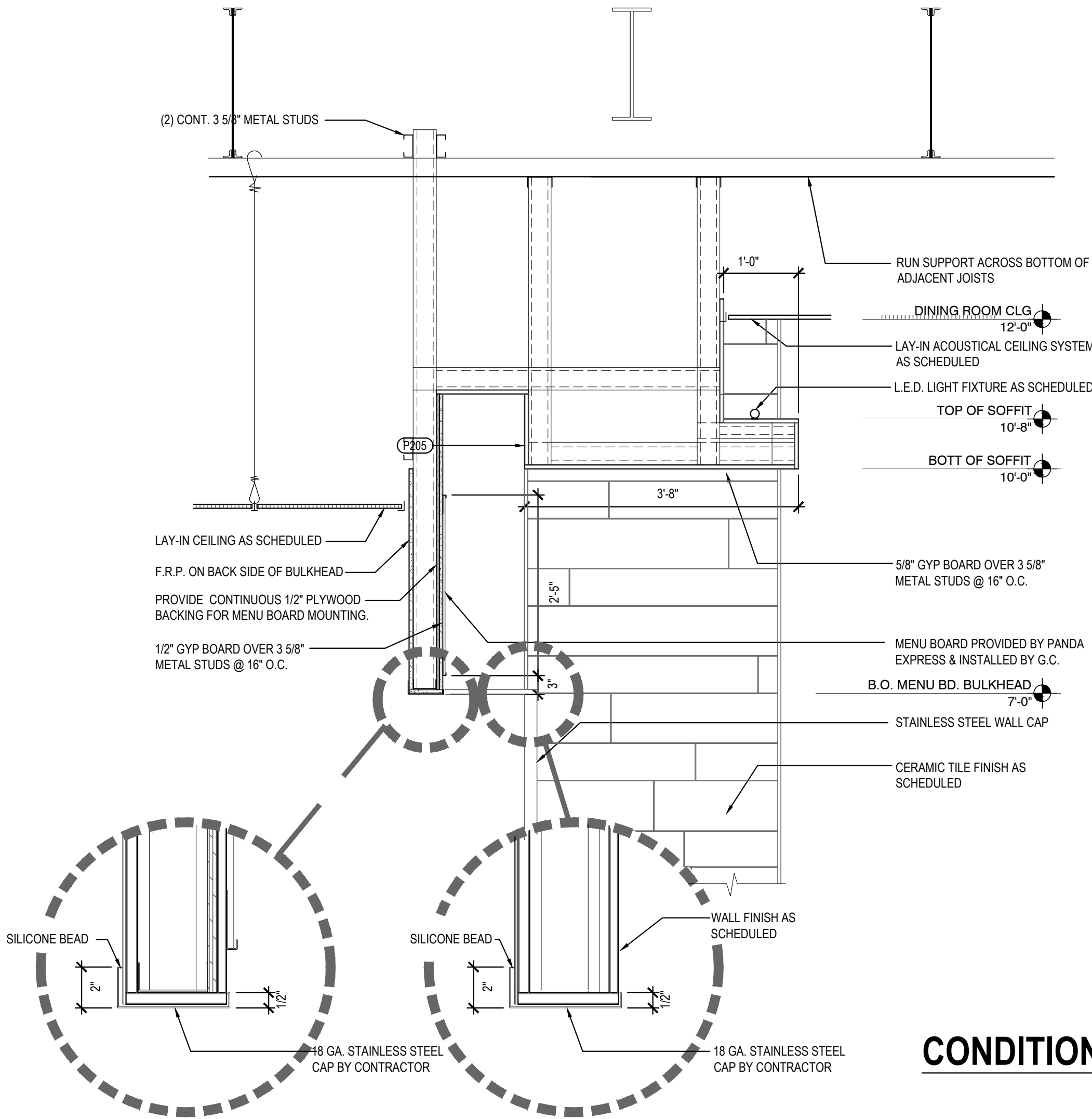


CORNER GUARD DETAIL 1

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



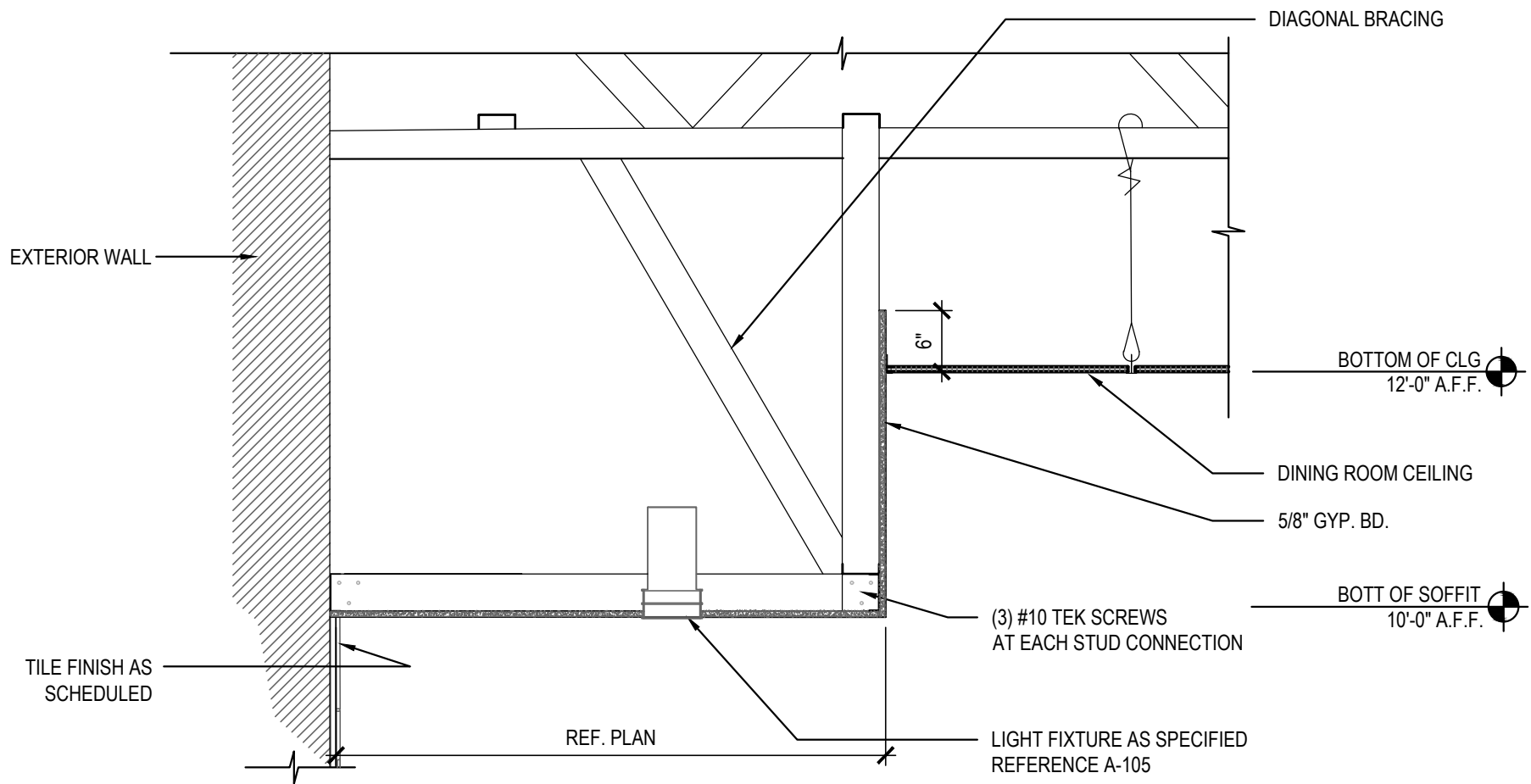
CONDITION "B"



CONDITION "A"

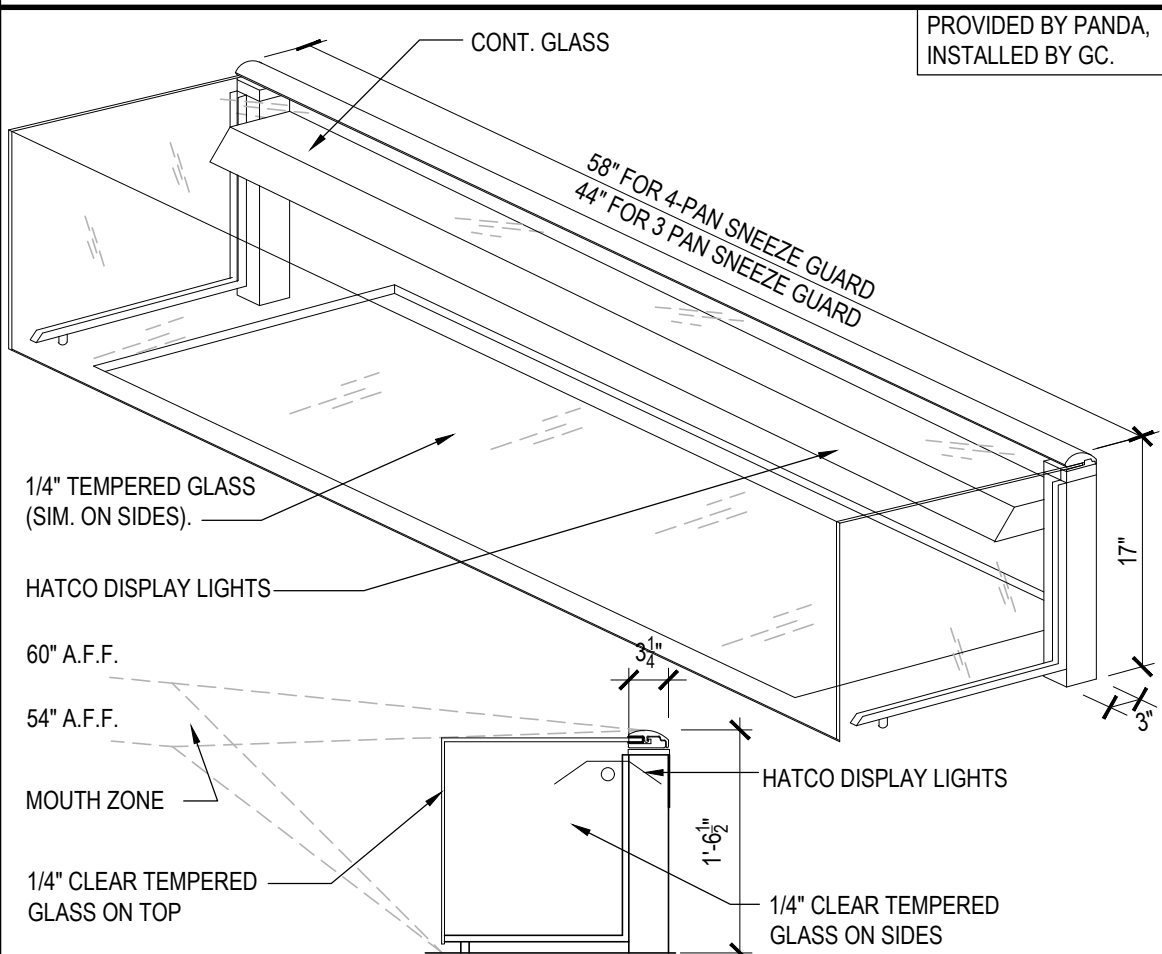
SERVICE COUNTER SOFFIT DETAILS 9

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



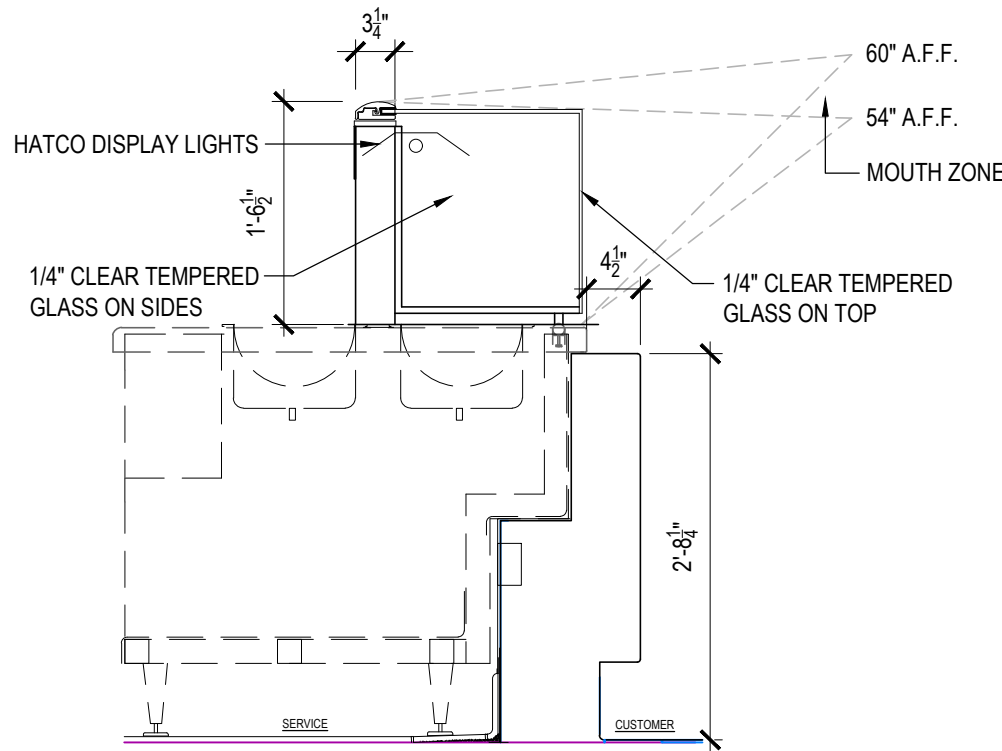
BEVERAGE STATION COUNTER DETAILS 9

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



SNEEZE GUARD DETAIL 6

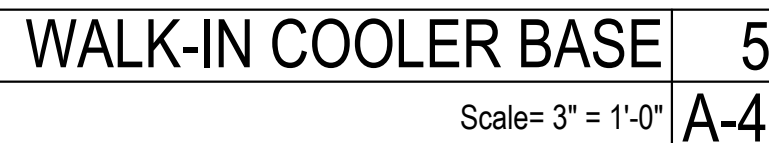
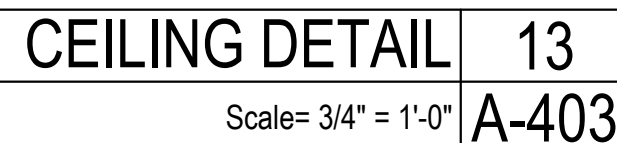
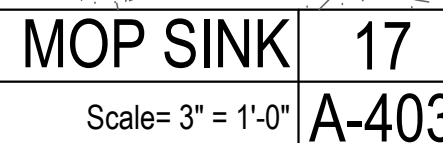
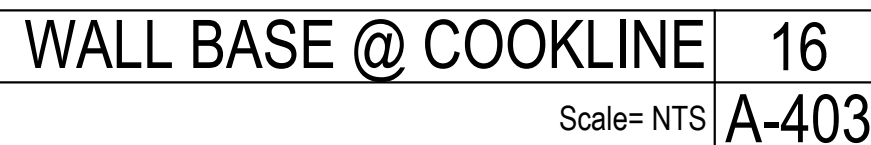
Scale= NTS A-402



SNEEZE GUARD DETAIL 5

Scale= NTS A-402





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REVISIONS:

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DRAWN BY: CSW

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

**NORR**  
ARCHITECTS ENGINEERS PLANNERS

**PANDA EXPRESS**  
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A-403

ARCHITECTURAL  
DETAILS









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PANDA PROJECT #:	D7446
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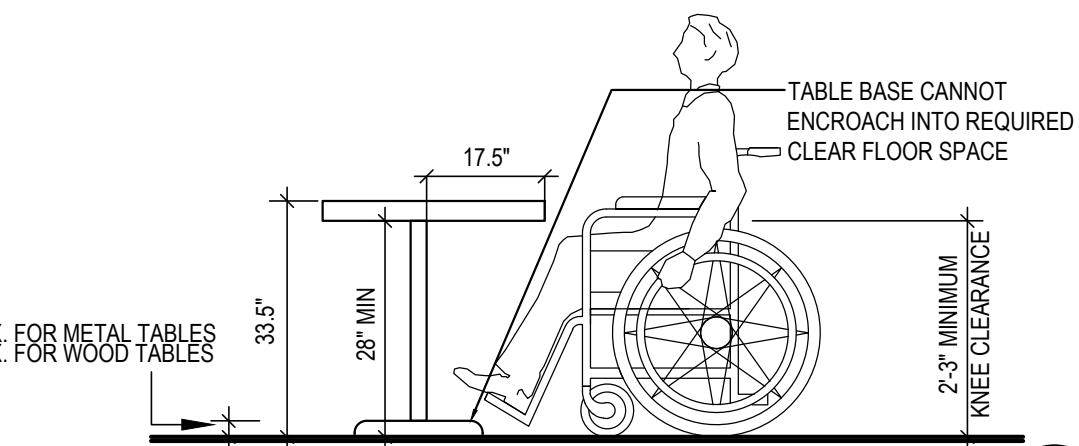
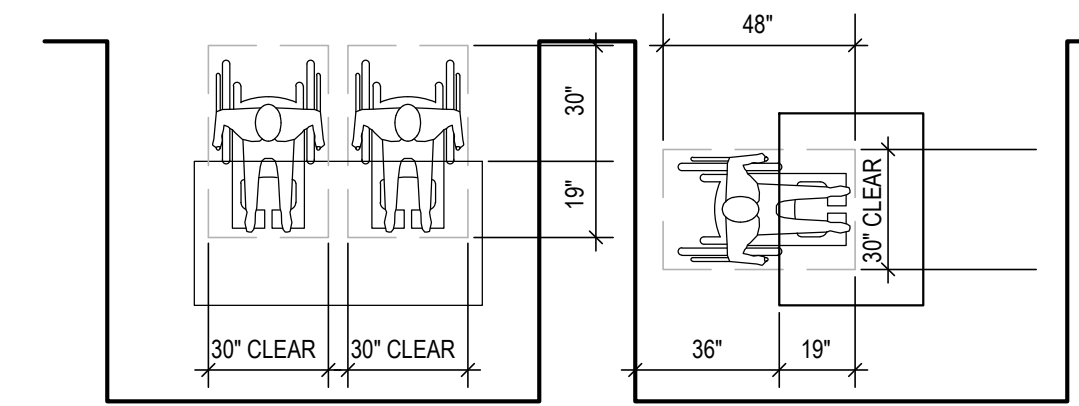
A-406  
HANDICAPPED NOTES  
AND DETAILS

## TELEPHONES:

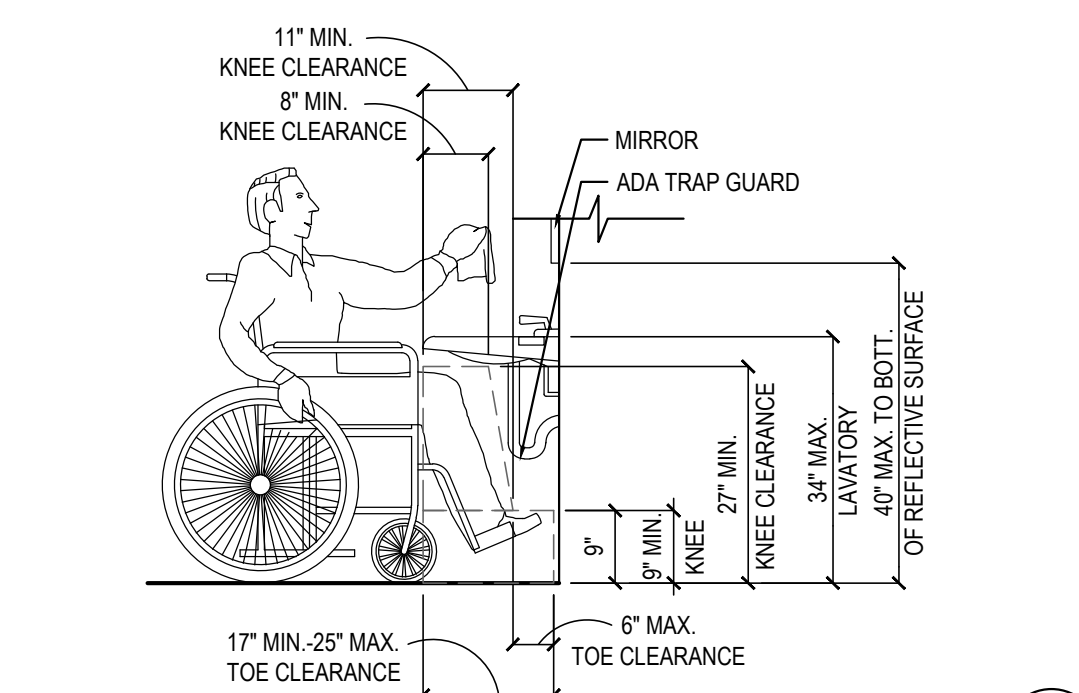
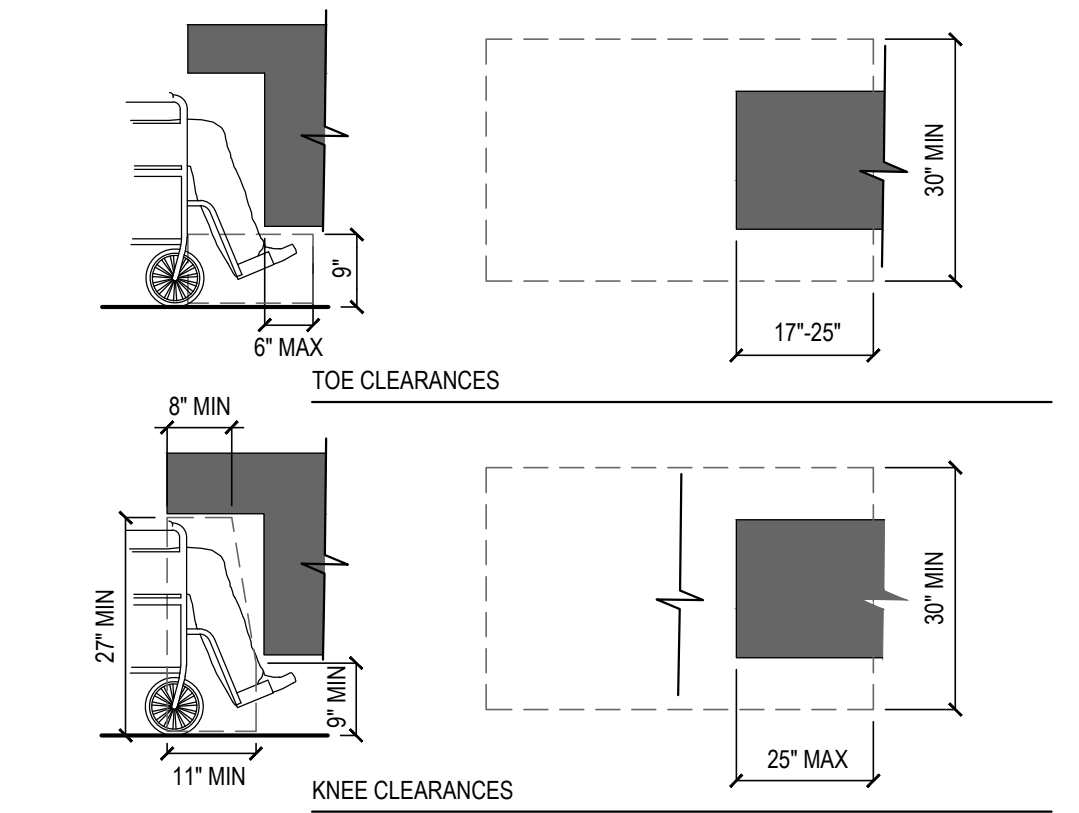
- IF PUBLIC TELEPHONES ARE PROVIDED, THEY SHALL COMPLY WITH DISABLED ACCESS REQUIREMENTS.
- PROVIDE 30" X 48" CLEAR SPACE AT TELEPHONE. THE CLEAR SPACE MAY INCLUDE KNEE SPACE UNDER THE TELEPHONE.
- THE HIGHEST OPERABLE PART OF THE TELEPHONE SHALL BE WITHIN 48- INCHES OF THE FLOOR IF FORWARD APPROACHED AND UNOBSTRUCTED SIDE REACH AND 48-INCHES MAX IF SIDE APPROACHED WITH 10" MAX OBSTRUCTED AND 46" MAX WITH 24" MAX OBSTRUCTION.
- SIDE APPROACH TELEPHONES REQUIRE THAT THE ENCLOSURE OVERHANG BE NO MORE THAN 19-INCHES AND BE AT LEAST 27-INCHES FROM THE FLOOR.
- THE CORD FROM THE TELEPHONE TO THE HANDSET SHALL BE AT LEAST 29-INCHES LONG.
- TELEPHONES SHALL BE HEARING AID COMPATIBLE PER ICC/ANSI SEC. 704.2.5
- TELEPHONES SHALL HAVE PUSH-BUTTON CONTROLS WHERE SERVICE FOR SUCH EQUIPMENT IS AVAILABLE.

## ADDITIONAL REQUIREMENTS:

- THE CENTER OF RECEPTACLE OUTLETS SHALL BE NOT LESS THAN 15- INCHES ABOVE THE FLOOR OR WORKING PLATFORMS.
- THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL BE 48" MAX HEIGHT FOR UNOBSTRUCTED FORWARD AND SIDE REACH. 48" MAX HEIGHT WITH 10" MAX. OBSTRUCTION AT SIDE REACH. 46" MAX HEIGHT AT 24" MAX OBSTRUCTION AT SIDE REACH
- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS. THE SYMBOL SPECIFIED ABOVE SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595A.



## MINIMUM CLEARANCES FOR SEATING AND TABLES



## TOE & KNEE CLEARANCES

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

## ENTRANCES:

- PROVIDE AT METALLIC SIGN OVER EACH STOREFRONT DOOR STATING: "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS". LETTERS SHALL NT BE LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND. THE SIGN SHALL BE INSTALLED BY THE GENERAL CONTRACTOR ON THE STOREFRONT ALUMINUM HEADER FRAME.
- ALL NEW PRIMARY ENTRANCES TO THE BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY DISABLED.
- ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS. GENERAL CONTRACTOR SHALL PROVIDE STANDARD SIGNAGE.
- EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET - 8 INCHES IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF DOORWAY IS NOT LESS THAN 32-INCHES
- WHERE PAIR OF DOORS IS UTILIZED AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32-INCHES WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
- LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, THAT DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF WRIST TO OPERATE. PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. REFER TO SECTION 404.2.7 OF IBC
- HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34-INCHES MINIMUM AND 48" ABOVE THE FLOOR.
- THE FLOOR AND LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH OF 60-INCHES IN THE DIRECTION OF TRAVEL AND THE LENGTH OF 48-INCHES IN OPPOSITE DIRECTION OF TRAVEL. SEE DIAGRAM "MANEUVERING CLEARANCE"
- THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24-INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18-INCHES PAST THE STRIKE EDGE FOR THE INTERIOR DOORS.
- THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/2" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2
- THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRIP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSHED SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
- A NARROW FRAME WITH A BEVELED TOP (30 DEGREES MAX. BEVEL TO VERTICAL PLANE) INSTALLED AT THE BOTTOM OF THE GLASS DOOR (WITH NO SIDE FRAMES) MAY BE USED IN LIEU OF PROVIDING THE REQUIRED 10" UNINTERRUPTED SURFACE AT THE BOTTOM OF THE DOOR.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT EXCEED 15 LBS.

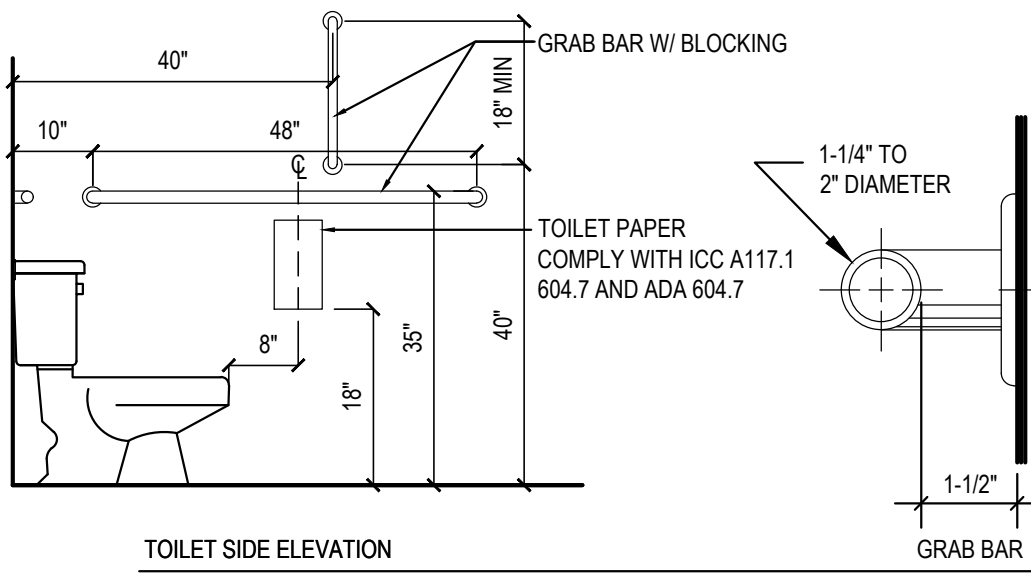
## CORRIDORS AND AISLE:

- FLOOR SURFACES SHALL BE SLIP-RESISTANT
- EVERY PORTION OF EVERY BUILDING IN WHICH ARE INSTALLED SEA TS, TABLES, MERCHANDISE, EQUIPMENT OR SIMILAR MATERIALS SHALL BE PROVIDED WITH AISLES LEADING TO AN EXIT.
- EVERY AISLE SHALL BE NOT LESS THAN 3 FEET WIDE IF SERVING ONLY ONE SIDE, AND NOT LESS THAN 3 FEET-8 INCHES WIDE IF SERVING BOTH SIDES. SUCH MINIMUM WIDTH SHALL BE MEASURED AT THE POINT FARTHEST FROM AN EXIT, CROSS AISLE OR FOYER AND SHALL BE INCREASED BY 1-1/2" INCHES FOR EACH 5 FEET IN LENGTH TOWARD THE EXIT. CROSS AISLE OR FOYER WITH CONTINENTAL SEATING SIDE AISLES SHALL BE NOT LESS THAN 44 INCHES IN WIDTH.

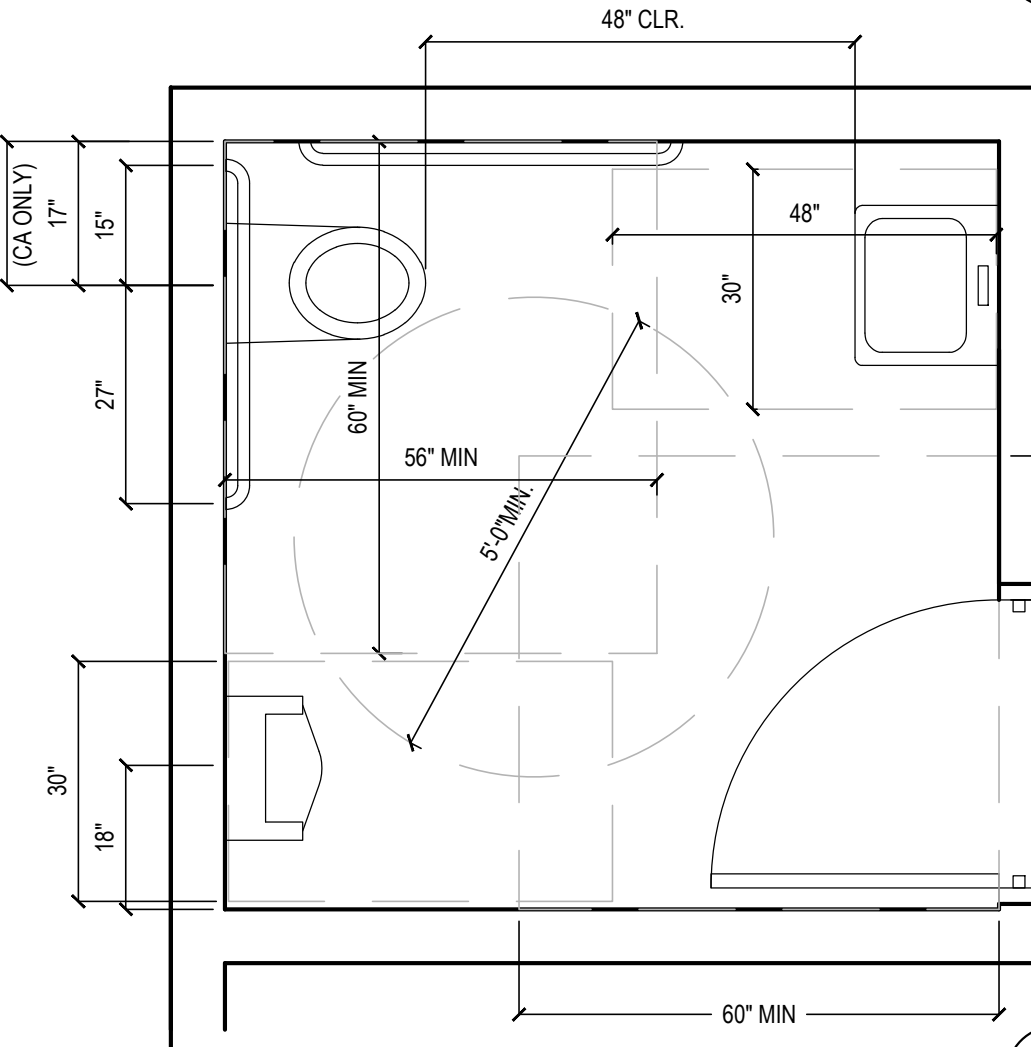
## SANITARY FACILITIES:

- ACCESSIBLE SIGN CONTAINING TACTILE CHARACTER IS PROVIDED AT DOOR, THE SIGN SHALL BE ALONGSIDE THE DOOR ON LATCH SIDE AND AT DOUBLE DOORS, THE SIGN SHALL BE RIGHT OF THE RIGHT HANDED DOOR. THE SIGN CONTAINING TACTILE CHARACTERS SHALL HAVE 18" MINIMUM BY 18" MINIMUM SPACE ON THE FLOOR CENTERED ON SIGN. THE SIGN TACTILE CHARACTER SHALL BE 48" MINIMUM AND 60" MAXIMUM TO THE BASELINE OF THE HIGHEST TACTILE CHARACTER ABOVE FLOOR.
- CLEARANCE AROUND THE WATER CLOSET SHALL BE 60" MINIMUM MEASURED PERPENDICULAR FROM THE SIDEWALL, AND 56" MINIMUM MEASURED PERPENDICULAR FROM REAR WALL. NO OTHER FIXTURES OR OBSTRUCTION SHALL BE WITHIN WATER CLOSET CLEARANCE (PER ADA) (REFER TO LOCAL JURISDICTION FOR ADDITIONAL REQUIREMENTS).
- WATER CLOSET COMPARTMENTS SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC CLOSING DEVICE, AND SHALL HAVE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32-INCHES WHEN LOCATED AT THE END AND 34-INCHES WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
- EXCEPT FOR DOOR OPENING WIDTH AND DOOR SWINGS, A CLEAR UNOBSTRUCTED ACCESS NOT LESS THAN 44-INCHES SHALL BE PROVIDED TO WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY THE DISABLED. THE SPACE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL BE NOT LESS THAN 48-INCHES AS MEASURED AT RIGHT ANGLES TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION.
- THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17-INCHES AND A MAXIMUM OF 19-INCHES MEASURED TO THE TOP OF TOILET SEAT.
- TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS. NO MORE THAN 44-INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.
- WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR SPACE 30-INCHES WIDE X 48-INCHES LONG IN FRONT OF THE URINAL.
- WHEN MORE THAN ONE URINAL IS PROVIDED, AT LEAST ONE SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17" MAXIMUM ABOVE THE FINISH FLOOR. URINALS SHALL BE 13-1/2" DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE.
- A CLEAR FLOOR FORWARD APPROACH, AND KNEE AND TOE CLEARANCE SHALL BE PROVIDED. A SPACE 30-INCHES MINIMUM WIDE X 48-INCHES MINIMUM LONG SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR SHALL ADJOIN AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER CLEAR FLOOR SPACE. SUCH CLEAR FLOOR SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE UNDERNEATH THE LAVATORY.
- LAVATORIES SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34-INCHES MAXIMUM ABOVE THE FINISH FLOOR.
- TOE CLEARANCE: SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR AND 9-INCHES ABOVE THE FINISH FLOOR SHALL BE CONSIDERED TOE CLEARANCE. TOE CLEARANCE SHALL EXTEND 17-INCHES MINIMUM TO 25-INCHES MAXIMUM UNDER AN ELEMENT WITH A WIDTH OF 30-INCHES MINIMUM. SPACE EXTENDING GREATER THAN 6-INCHES BEYOND THE AVAILABLE KNEE CLEARANCE AT 9-INCHES ABOVE THE FINISH FLOOR SHALL NOT BE CONSIDERED TOE CLEARANCE.

- KNEE CLEARANCE: SPACE UNDER AN ELEMENT BETWEEN 9-INCHES AND 27-INCHES ABOVE THE FINISH FLOOR SHALL BE CONSIDERED KNEE CLEARANCE. KNEE CLEARANCE SHALL EXTEND 25-INCHES MAXIMUM UNDER AN ELEMENT AT 9-INCHES ABOVE THE FINISH FLOOR AND BE 30-INCHES WIDE MINIMUM. KNEE CLEARANCE SHALL BE 11-INCHES DEEP MINIMUM AT 9-INCHES ABOVE FINISH FLOOR, AND 8-INCHES DEEP MINIMUM AT 27-INCHES ABOVE FINISH FLOOR. THE KNEE CLEARANCE SHALL BE PERMITTED TO REDUCE AT A RATE OF 1-INCH IN DEPTH FOR EACH 6-INCHES IN HEIGHT.
- ALL PIPES (HOT WATER AND DRAIN PIPES, ETC.) UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGN. HAND OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.
- MIRRORS SHALL BE MOUNTED WITH THE BOTTOM REFLECTING EDGE NOT MORE THAN 40-INCHES FROM THE FLOOR.
- LOCATE TOWEL, SANITARY NAPKIN, AND WASTE RECEPTACLES WITH ALL OPERABLE PARTS NOT MORE THAN 40-INCHES FROM THE FLOOR.
- LOCATE TOILET TISSUE DISPENSERS ON THE WALL WITHIN 7-9 INCHES IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET SHALL BE 15 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR, AND SHALL NOT BE LOCATED BEHIND THE GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY, OR DO NOT ALLOW CONTINUOUS PAPER FLOW.



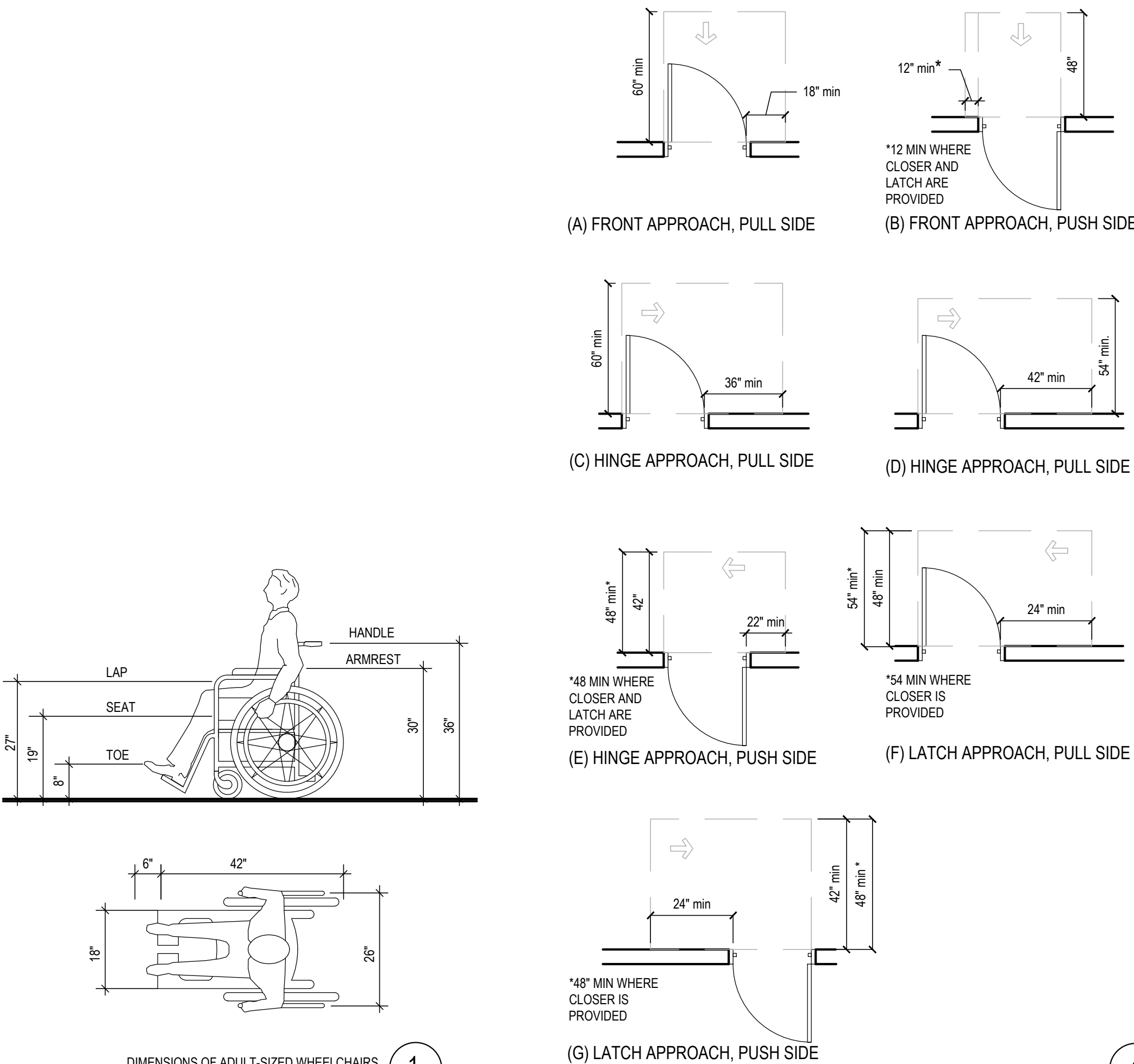
## ACCESSIBLE SANITARY FACILITIES



## MINIMUM REQUIREMENT FOR ACCESSIBLE SANITARY FACILITIES

## GRAB BARS:

- GRAB BARS, FASTENERS AND MOUNTING DEVICES SHALL BE DESIGNED FOR 250 LBS. PER LINEAR FEET LOAD.
- GRAB BARS SHALL BE LOCATED ON EACH SIDE, OR ONE SIDE AND THE BACK OF THE PHYSICALLY DISABLED TOILET STALL OR COMPARTMENT AND SHALL BE SECURELY ATTACHED 35-INCHES TO TOP OF GRAB BAR AND PARALLEL TO THE FLOOR. VERTICAL GRAB SHALL BE 18-INCHES LONG, INSTALLED AT 40-INCHES FROM THE REAR WALL AND 40-INCHES ABOVE FINISH FLOOR.
- GRAB BARS AT THE SIDE WALL SHALL BE AT LEAST 48-INCHES LONG MINIMUM, LOCATED 12-INCHES MAXIMUM FROM THE REAR WALL AND EXTENDING 54-INCHES MINIMUM FROM THE REAR WALL. THE REAR WALL GRAB BAR SHALL BE 42-INCHES LONG MINIMUM AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12-INCHES MINIMUM ON ONE SIDE AND 24-INCHES MINIMUM ON THE OTHER.
- GRAB BARS WITH CIRCULAR CROSS-SECTIONS SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4 INCHES MINIMUM TO 2 INCHES MAXIMUM. GRAB BARS WITH NON-CIRCULAR CROSS SECTIONS SHALL HAVE A CROSS-SECTION DIMENSION OF 2 INCHES MAXIMUM AND A PERIMETER DIMENSION OF 4 INCHES MINIMUM AND 4.8 INCHES MAXIMUM.
- IF THE GRAB BAR IS MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2 INCHES.
- GRAB BARS AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.
- GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- COAT HOOKS SHALL BE LOCATED WHERE A FORWARD REACH IS UNOBSTRUCTED. THE HIGH FORWARD REACH SHALL BE 48-INCHES MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15-INCHES MINIMUM ABOVE THE FINISH FLOOR.
- WHERE LOCKERS ARE PROVIDED, AT LEAST ONE AND NOT LESS THAN 5% OF ALL LOCKERS SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY DISABLED. A PATH OF TRAVEL, NOT LESS THAN 36-INCHES IN CLEAR WIDTH SHALL BE PROVIDED TO THESE LOCKERS AND A CLEAR SPACE FOR A CIRCLE WITH DIAMETER OF 60-INCHES.



DIMENSIONS OF ADULT-SIZED WHEELCHAIRS

1

2

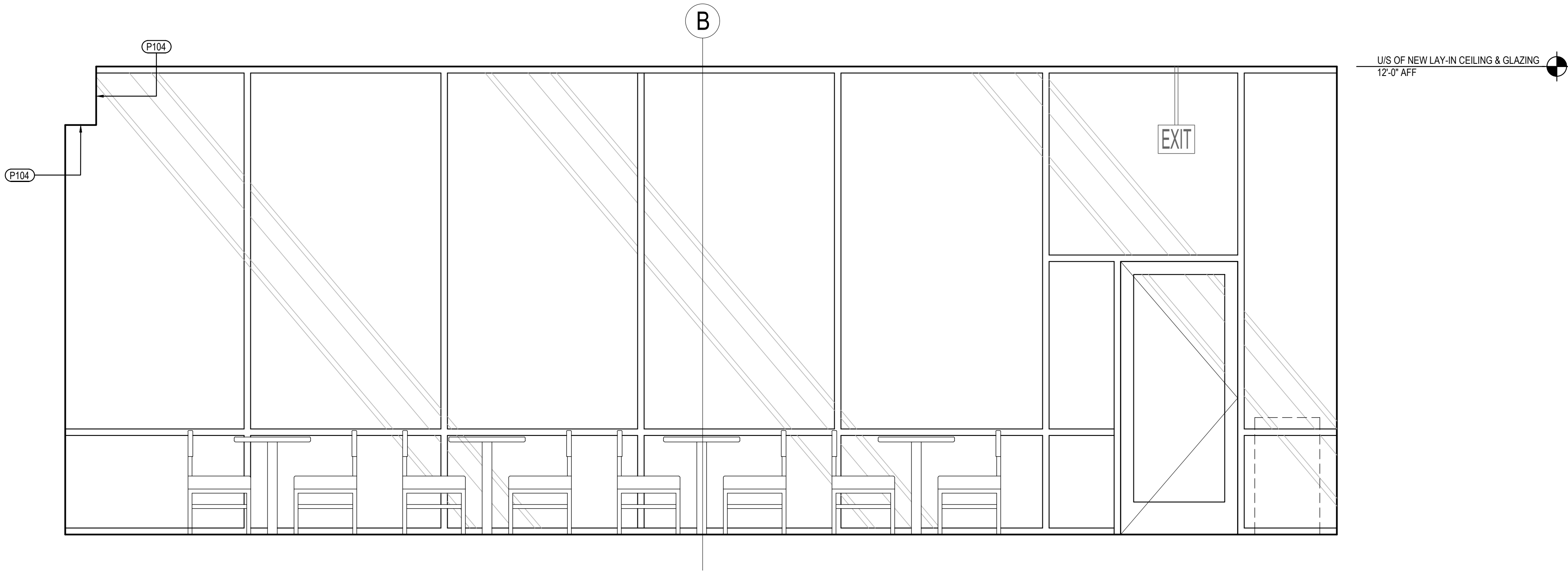


NOTES:  
1. ALL EXPOSED WALL TILE EDGES MUST BE FINISHED TO MATCH TILE SURFACE. EASE TILE EDGE AS ALLOWABLE.  
2. BLINDS SHALL BE PROVIDED BY OWNER AND INSTALLED BY VENDOR. COORDINATE WITH PANDA PROJECT MANAGER PRIOR TO INSTALLATION  
3. PROVIDE 1/2" CLEAR PLASTIC CORNER GUARD FOR ALL INTERIOR PAINTED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

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

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

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



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



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	BUILDING PERMIT	03-11-2020

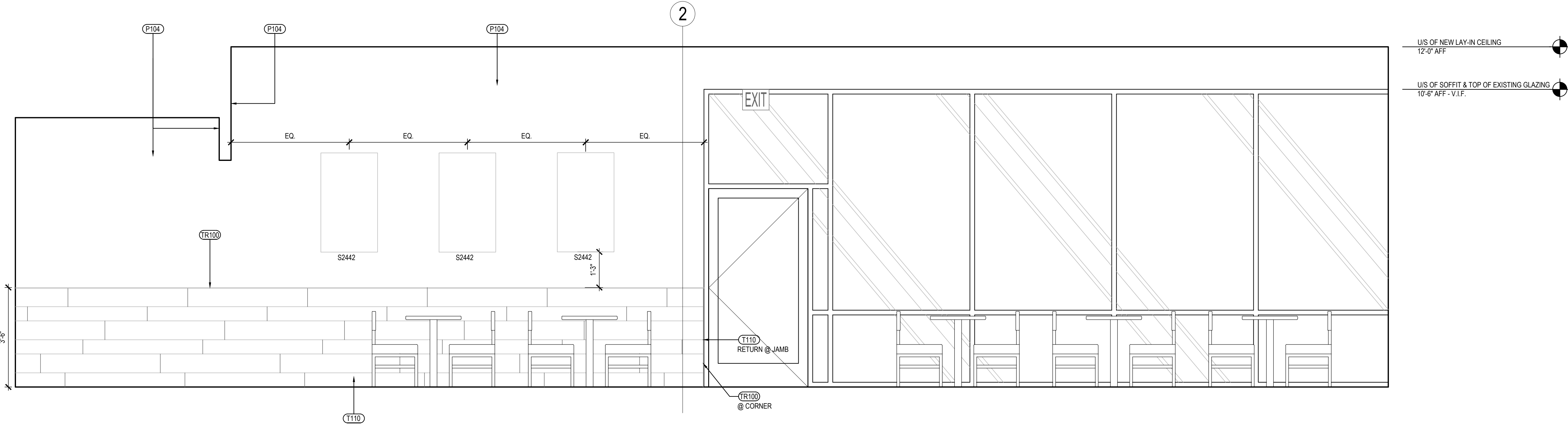
DRAWN BY: TD  
PANDA PROJECT #: D7446  
ARCH PROJECT #: JCDT19-0314



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A-500

INTERIOR ELEVATIONS



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





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ISSUE DATE:

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PR RESPONSE 1	02-21-20
BUILDING PERMIT	03-11-20

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PANDA PROJECT #: D7446  
ARCH PROJECT #: JCDD19-0314

**NORR**  
ARCHITECTS ENGINEERS PLANNERS

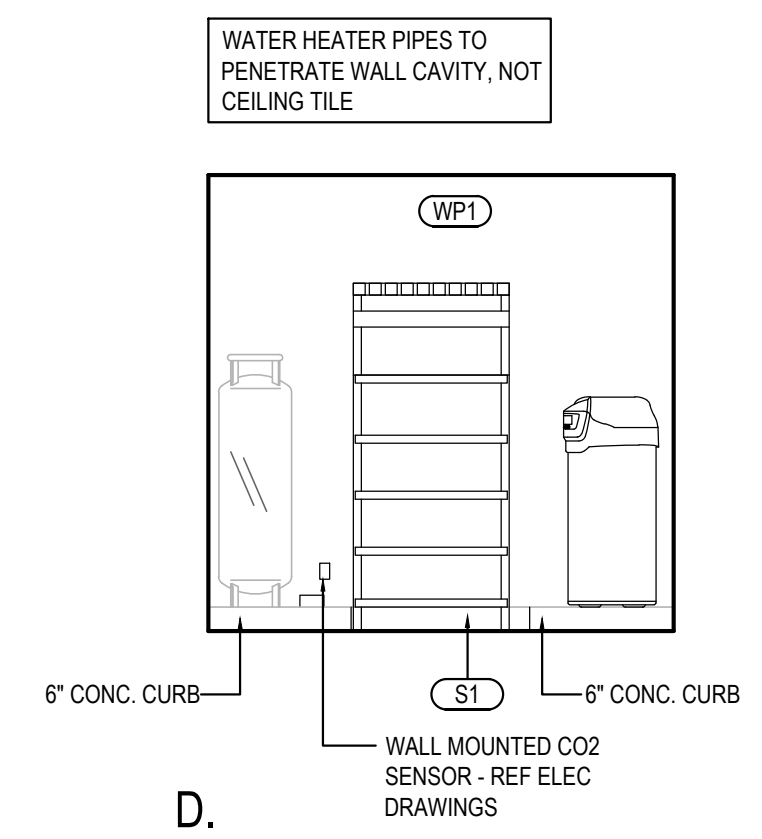
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FAIRFAX, VA 22033

A-501

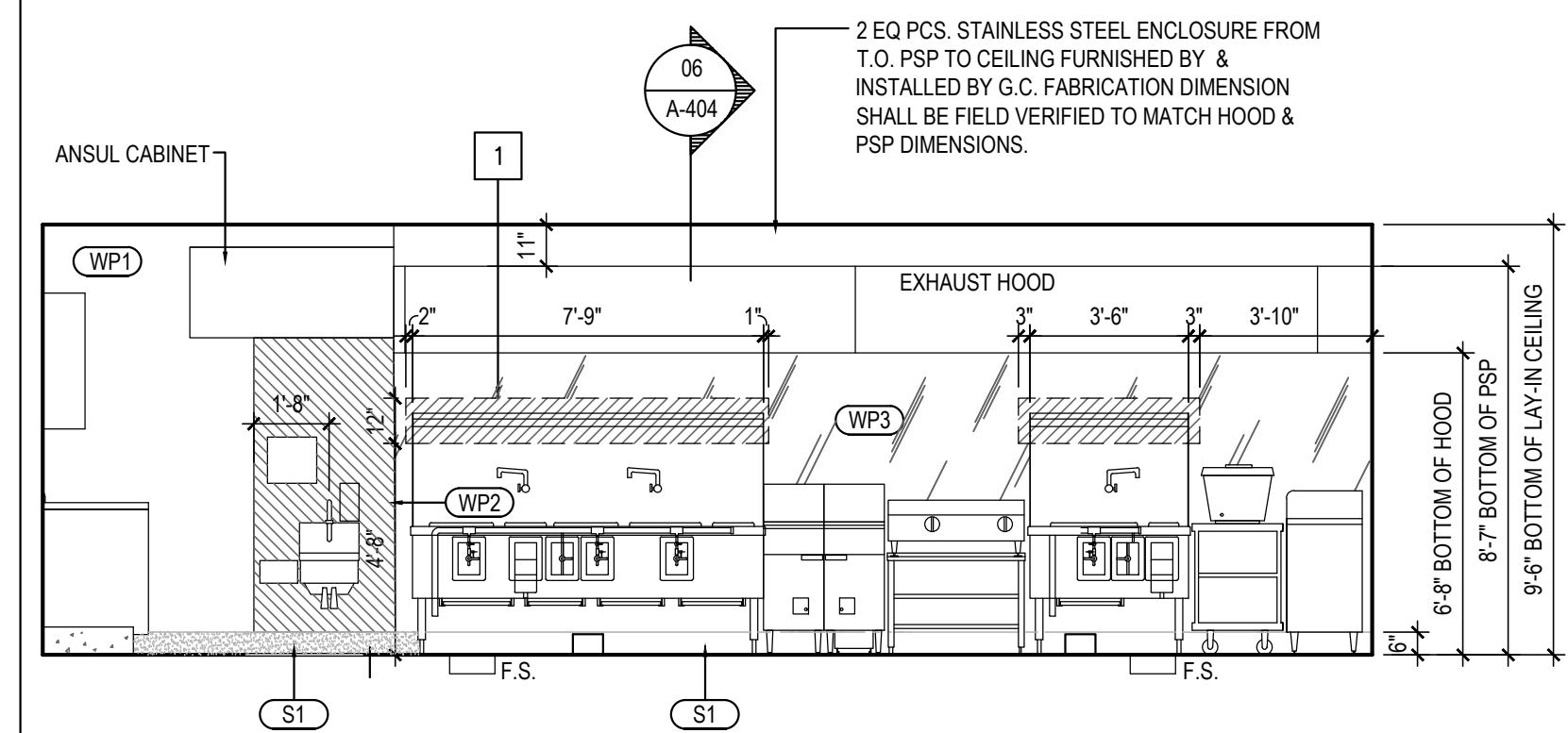
### INTERIOR ELEVATIONS



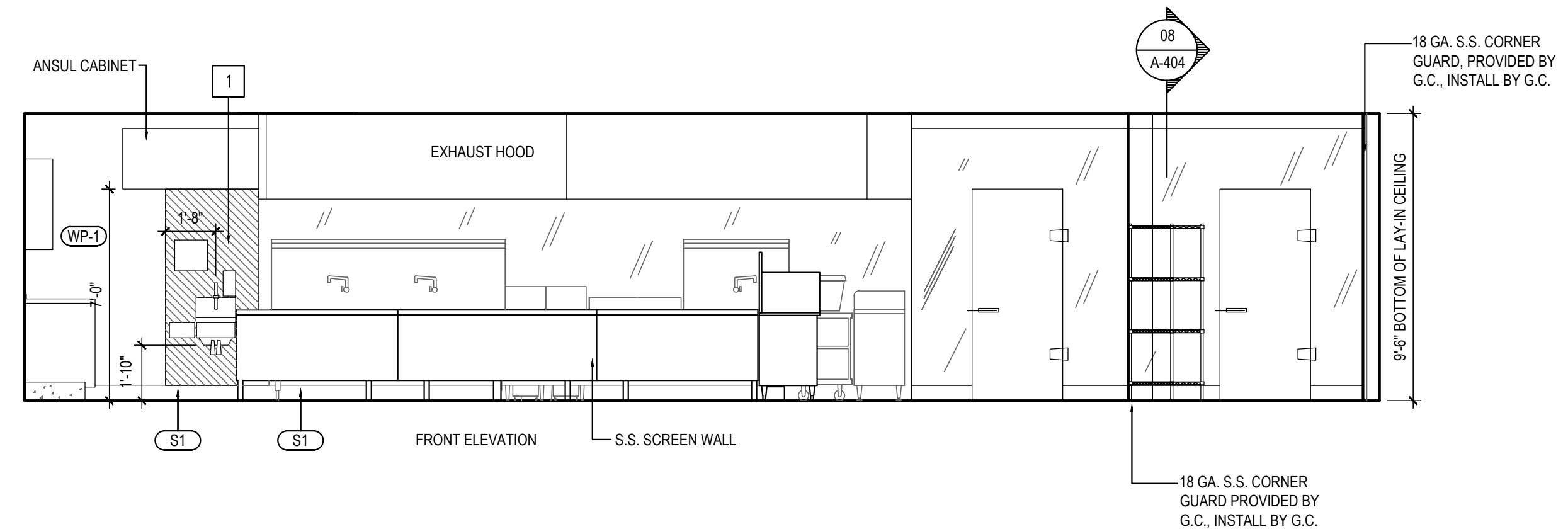
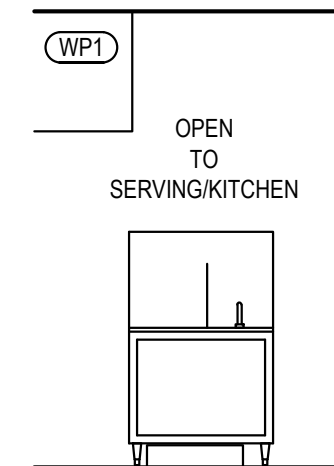




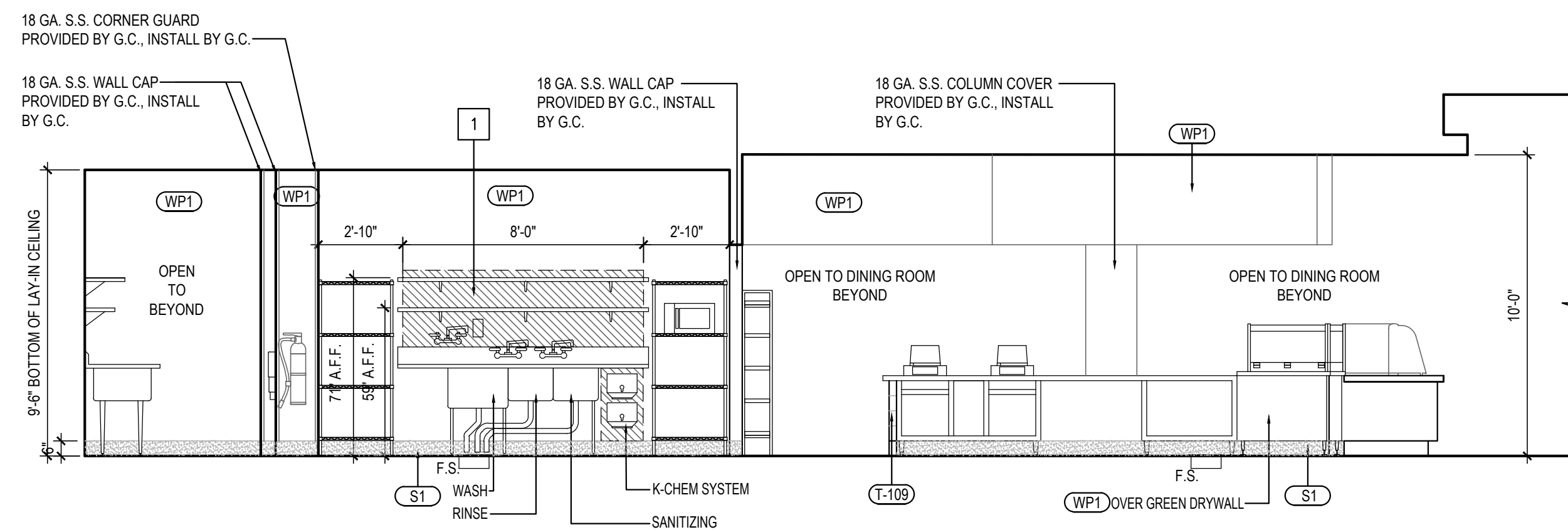
KITCHEN PREP / MOP SINK ELEVATIONS	5
Scale= 1/4" = 1'-0"	A-502



COOKLINE ELEVATION	3
Scale= 1/4" = 1'-0"	A-502



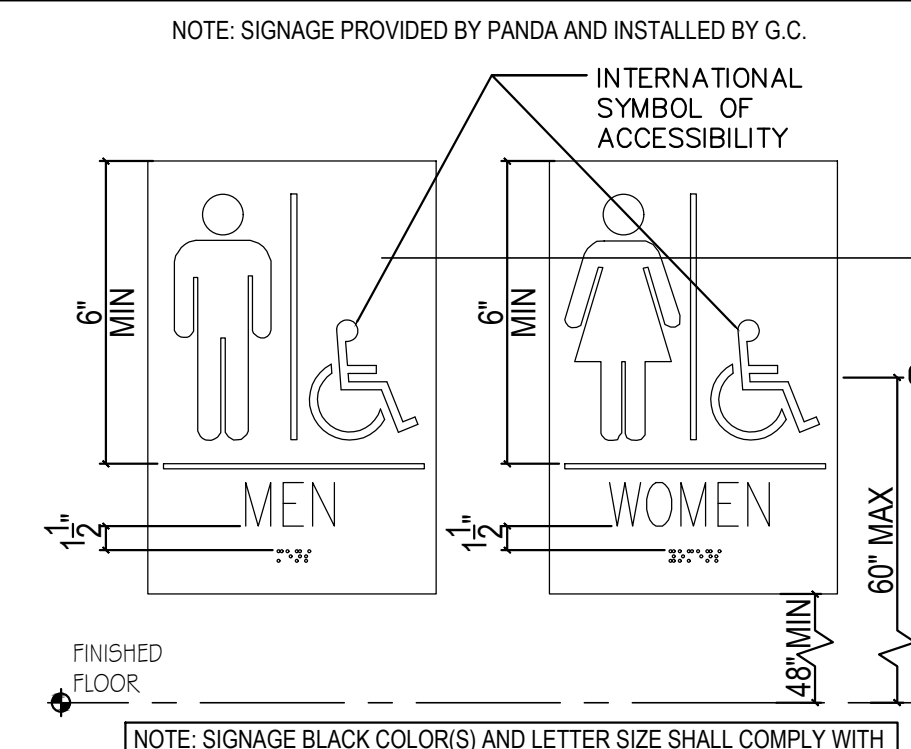
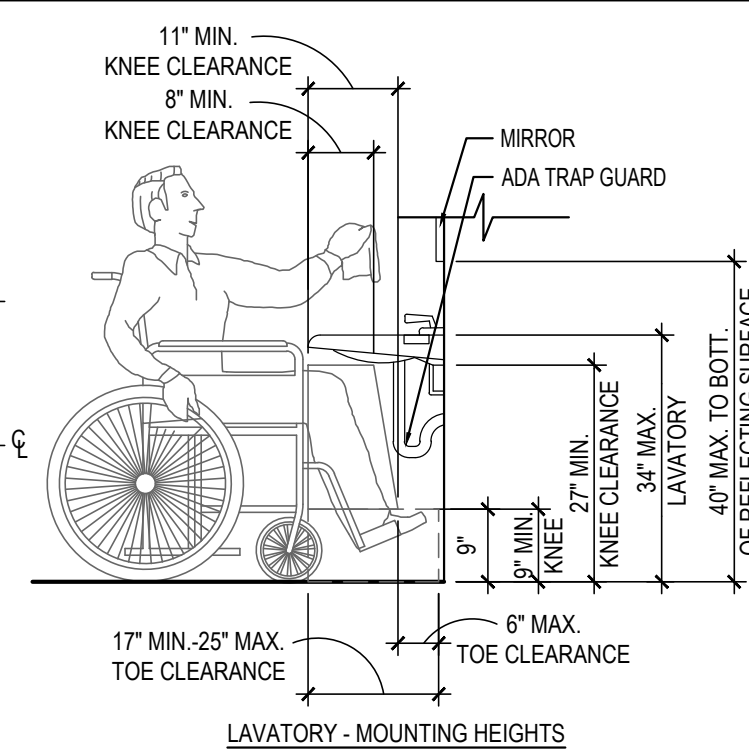
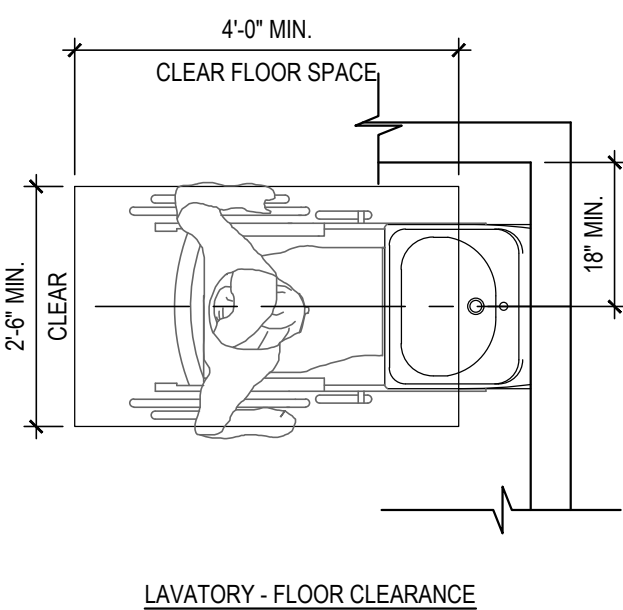
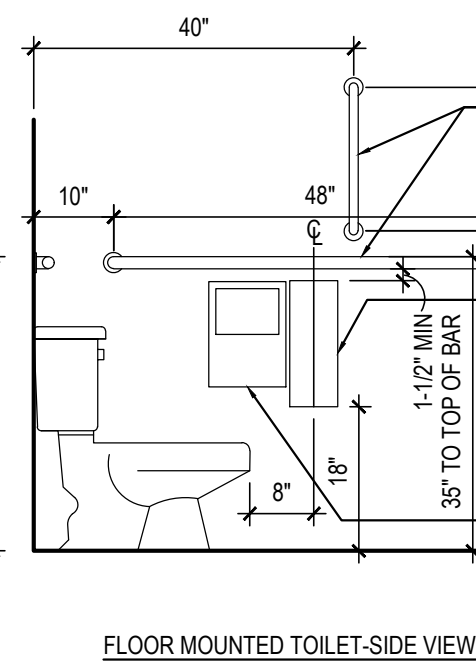
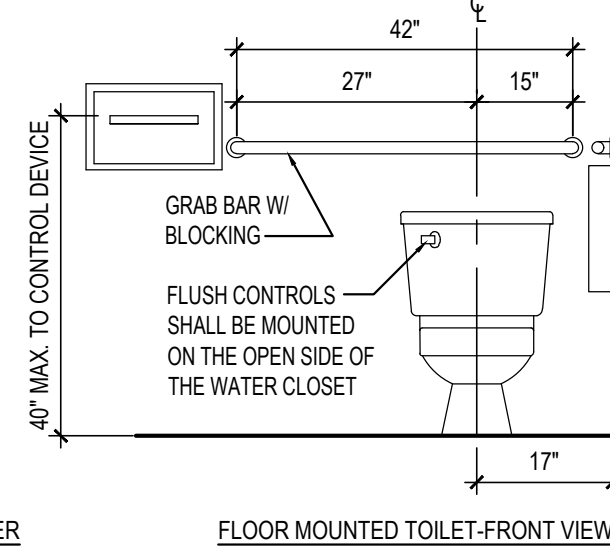
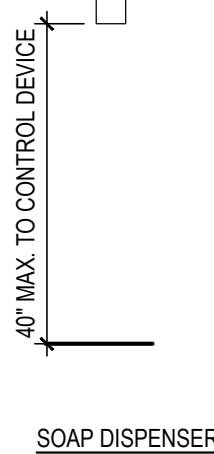
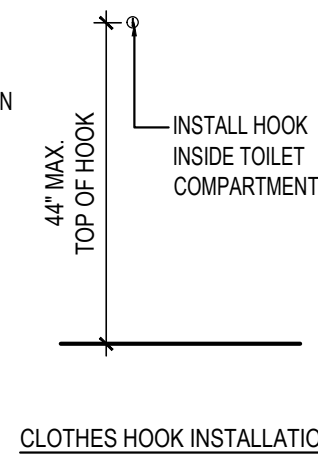
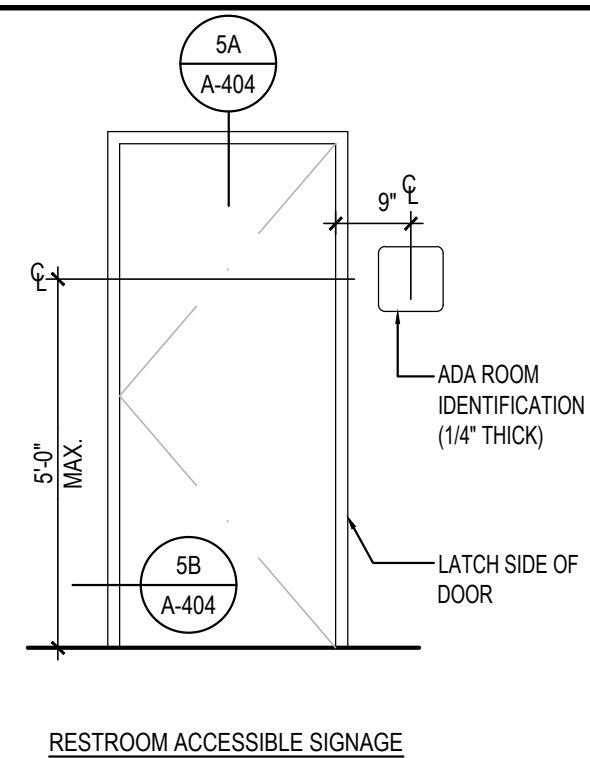
PREPARATION TABLES @ WORKTOP FREEZER ELEVATION	2
Scale= 1/4" = 1'-0"	A-502



REAR SIDE OF SERVICE COUNTER	1
Scale= 1/4" = 1'-0"	A-502





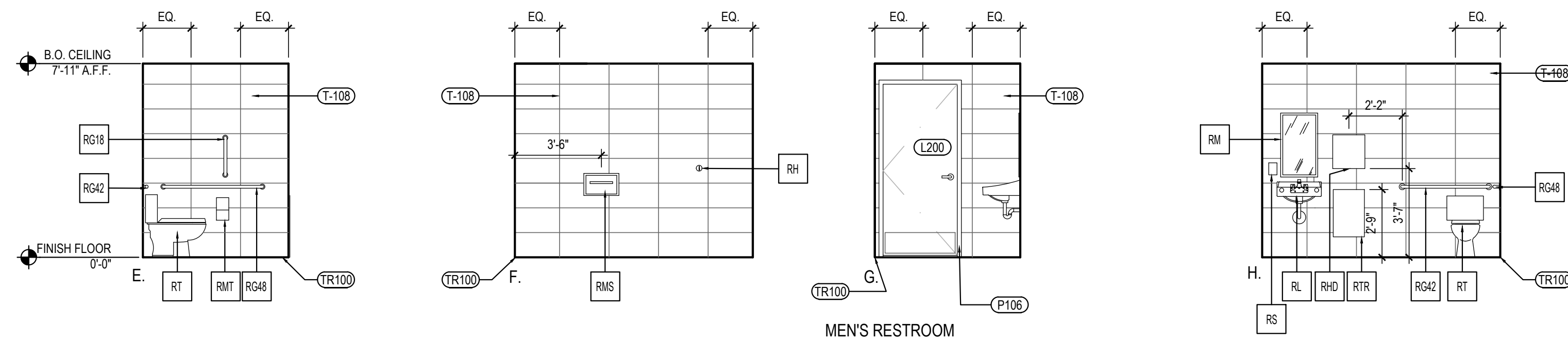
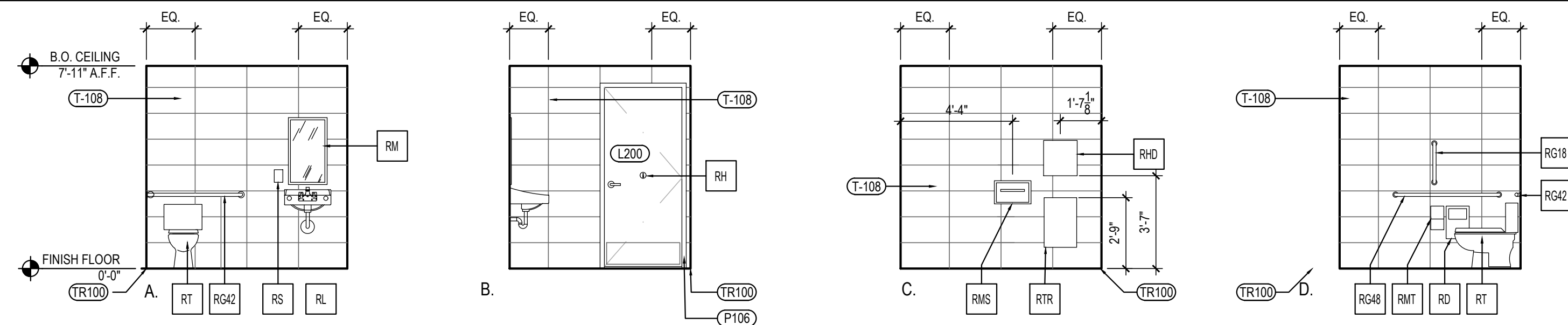


STANDARD ACCESSIBLE MOUNTING HEIGHTS AND CLEARANCES	4
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Scale= NTS	A-503
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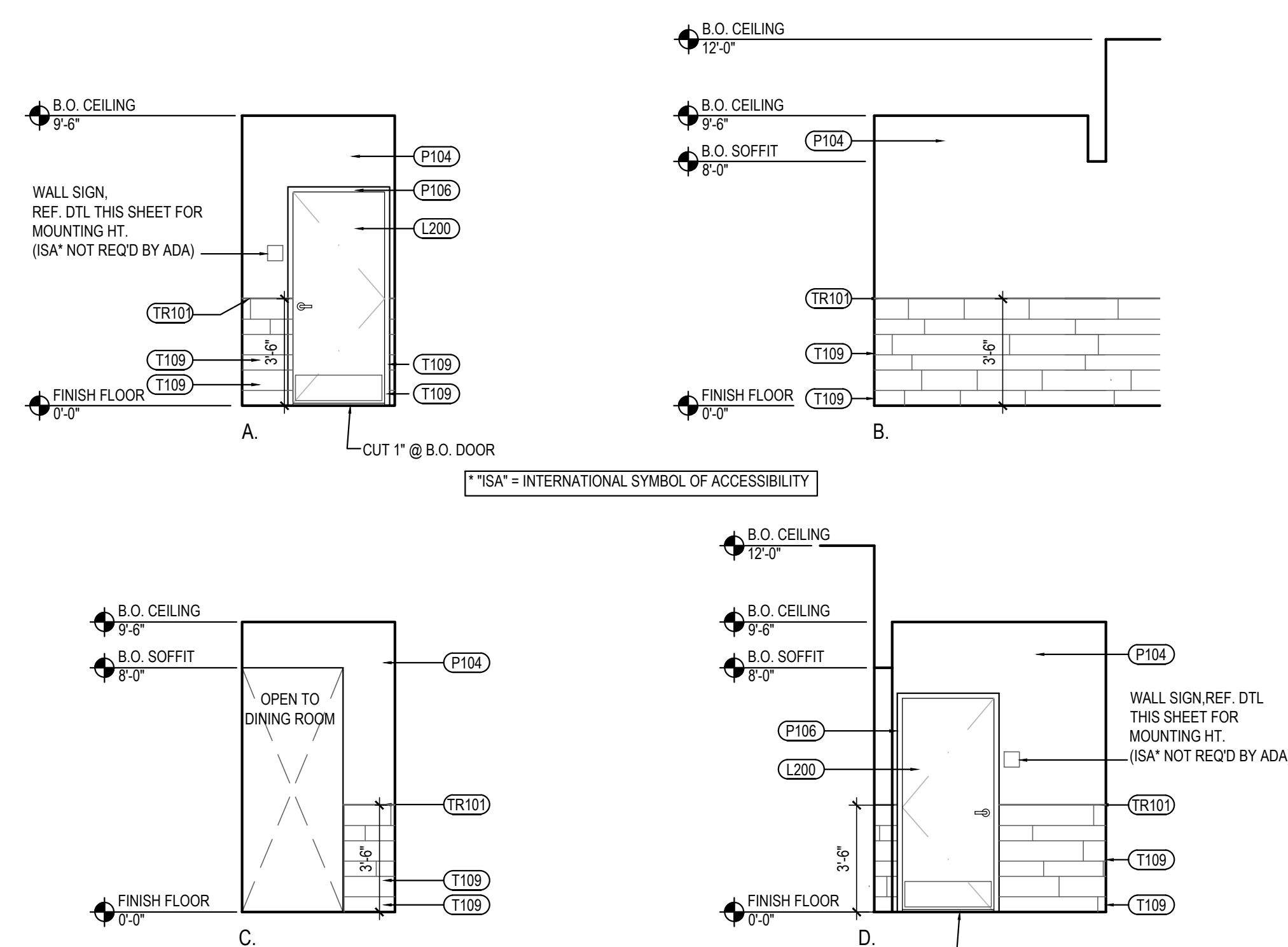
RESTROOM DOOR SIGNS	3
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Scale= 1" = 1'-0"	A-503
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RESTROOM ELEVATIONS	2
Scale= 1/4" = 1'-0"	A-503

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



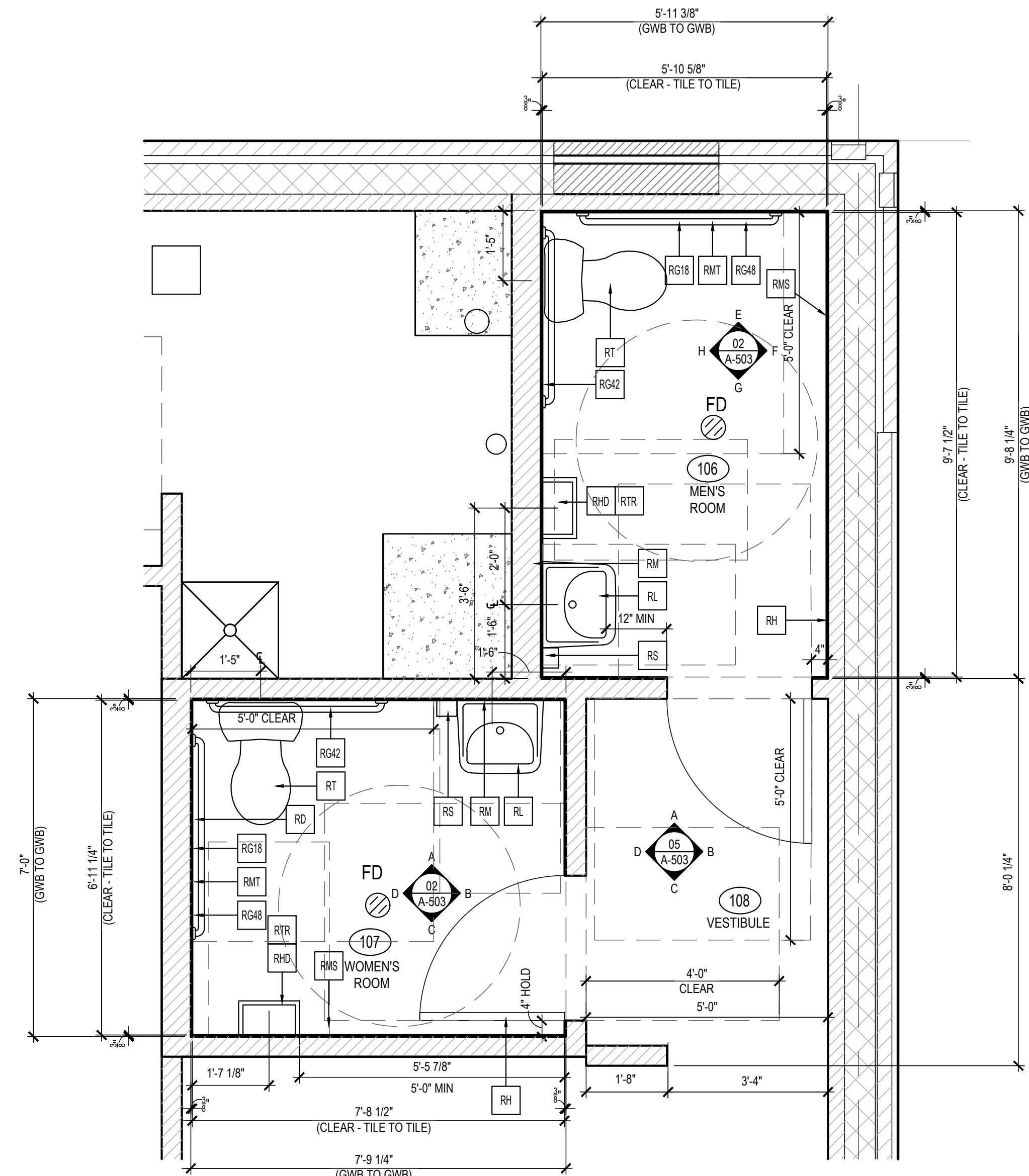
RESTROOM VESTIBULE ELEVATIONS	5
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Scale= 1/4" = 1'-0"	A-503
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TOILET ACCESSORY SCHEDULE	
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NO	DESCRIPTION
RG42	BOBRICK GRAB BAR, 42" LONG B-6806 1 1/2", SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RG48	BOBRICK GRAB BAR, 48" LONG B-6806 1 1/2" SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RG18	BOBRICK GRAB BAR, 18" LONG B-6806 1 1/2" SATIN FINISH; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RM	BOBRICK CHANNEL FRAME MIRROR B-165 (1836) 18"x36" STAINLESS STEEL CHANNEL FRAME FURNISHED BY LOCKNET, INSTALLED BY G.C. MOUNT 40" MAX. TO BOTTOM OF REFLECTING SURFACE
RS	SOAP DISPENSER (BY VENDOR)
RMS	BOBRICK SEAT COVER DISPENSER B-221 STAINLESS STEEL, SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
RTR	BOBRICK SURFACE MOUNTED TRASH RECEPTACLE MODEL # B-277; FURNISHED BY LOCKNET, INSTALLED BY G.C.
RHD	PAPER TOWEL DISPENSER FURNISHED BY PANDA EXPRESS, INSTALLED BY G.C.
RMT	BOBRICK MUTI-ROLL TOILET TISSUE DISPENSER B-2888 STAINLESS STEEL, SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
RT	AMERICAN STANDARD CADET RIGHT HEIGHT ELONGATED TOILET 2467 016 TLT, 4142 600 TANK, AMERICAN STANDARD #5321 110 SEAT, COLOR: WHITE. TRIP TO BE ON OPEN SIDE. FURNISHED AND INSTALLED BY G.C.
RL	ZURN WALL HUNG LAVATORY Z5344, 20" X 18" VITREOUS CHINA, WITH 4" CENTER FAUCET HOLES & ZURN Z-1231 CONCEALED ARM CARRIER FURNISHED AND INSTALLED BY G.C.
RD	BOBRICK SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL B-254 STAINLESS STEEL, SATIN FINISH FURNISHED BY LOCKNET, INSTALLED BY G.C.
RH	BOBRICK SURFACE-MOUNTED CLOTHES HOOK AND BUMPER B-233 SOLID ALUMINUM CASTING, MATTE FINISH, INSIDE OF RESTROOM DOORS FURNISHED BY LOCKNET, INSTALLED BY G.C.

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



ENLARGED RESTROOM PLANS	1
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Scale= 1/2" = 1'-0"	A-503
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REVISIONS:


**ISSUE DATE:**

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

ISSUE DATE

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

DRAWN BY: CP

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

**NORR**  
ARCHITECTS ENGINEERS PLANNERS

PANDA EXPRESS

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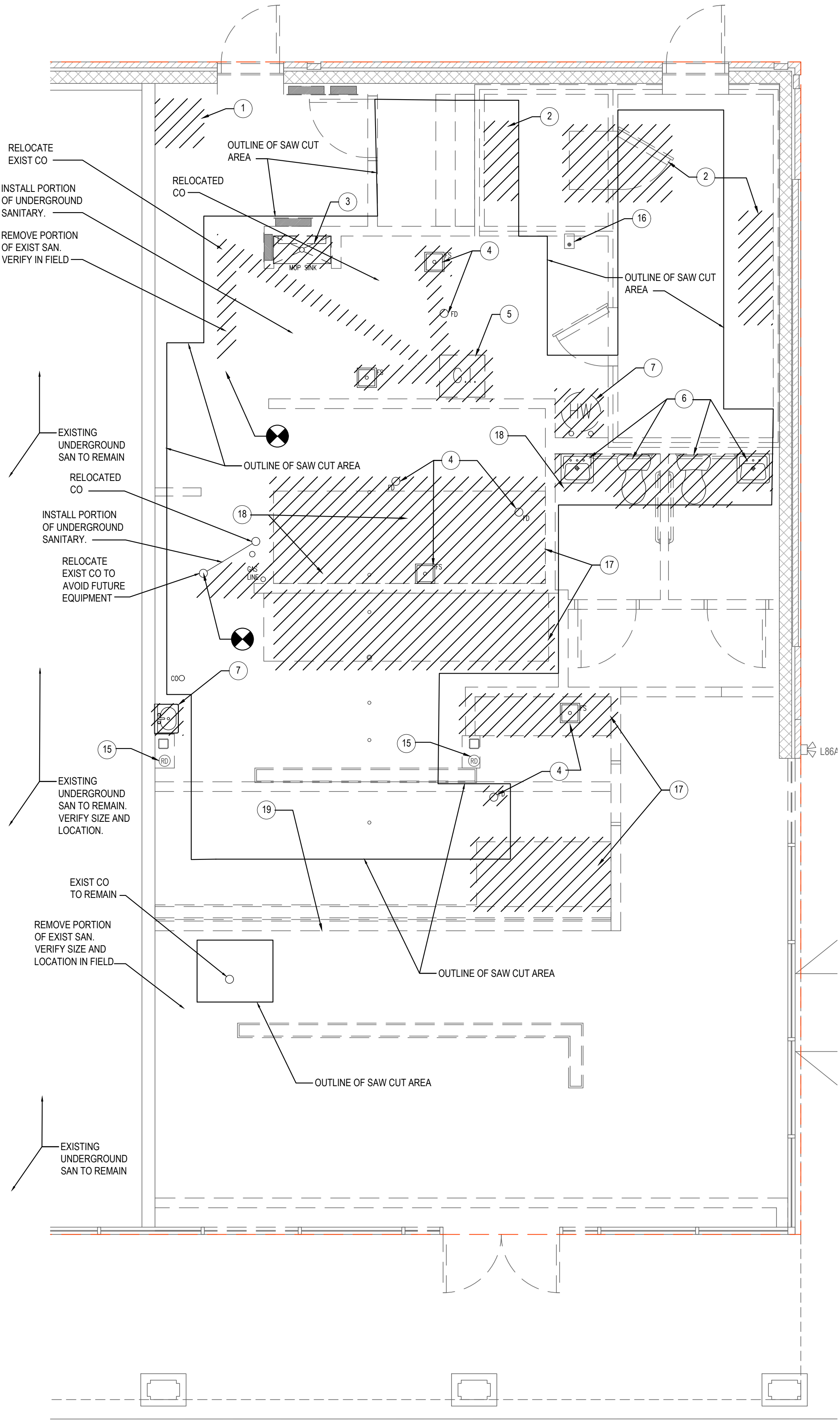
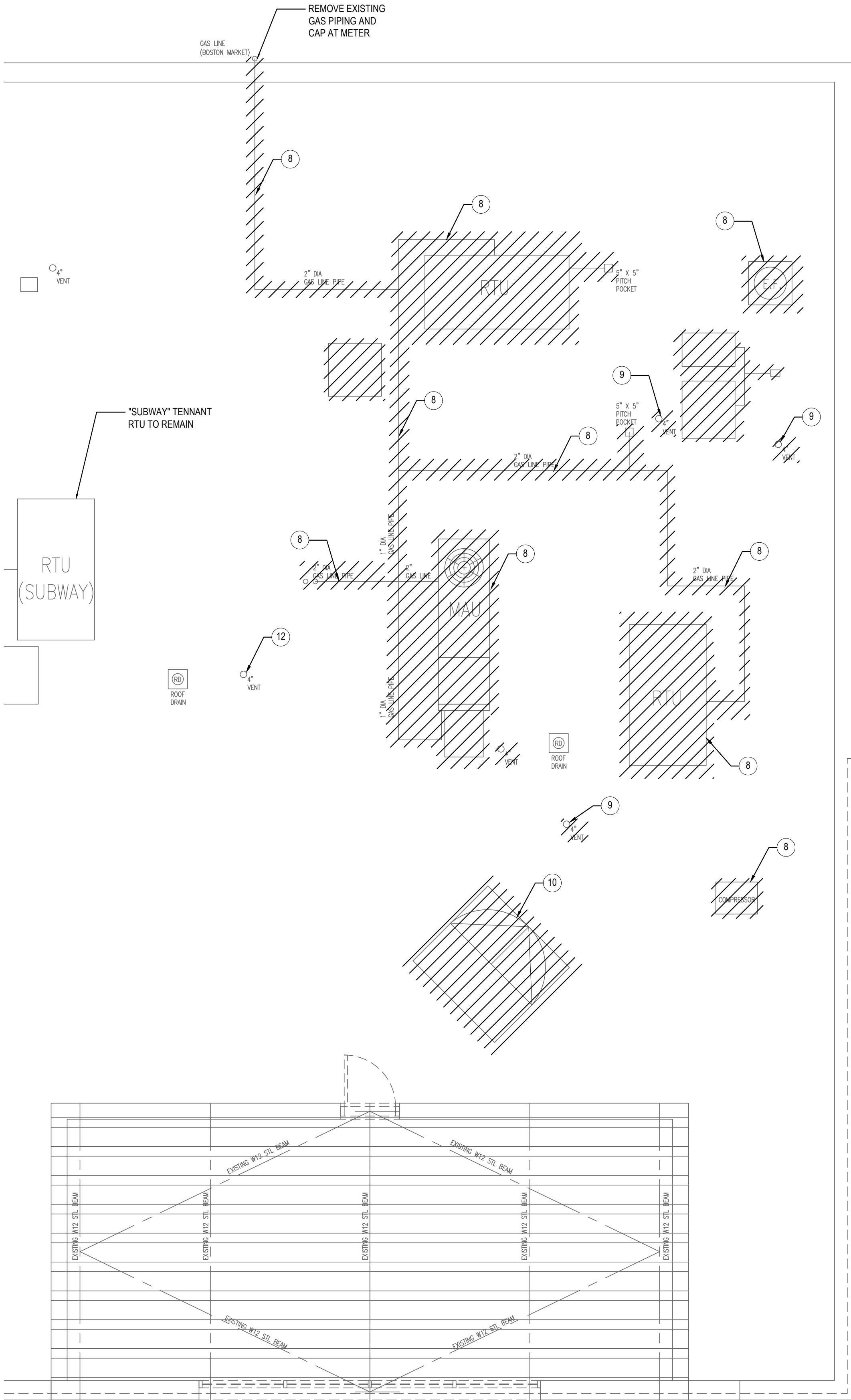
A-503

## ENLARGED RESTROOM PLANS AND ELEVATIONS









- GENERAL DEMOLITION KEY NOTES: #
1. REMOVE EXISTING CO2 TANK.
  2. REMOVE EXISTING CONDENSERS AND ASSOCIATED PIPING.
  3. REMOVE EXISTING MOP SINK AND PIPING.
  4. REMOVE EXISTING FLOOR DRAIN, FLOOR SINKS AND CLEANOUTS AND ASSOCIATED PIPING.
  5. REMOVE EXISTING GREASE INTERCEPTOR AND PIPING.
  6. REMOVE EXISTING PLUMBING FIXTURES AND PIPING.
  7. REMOVE EXISTING WATER HEATER.
  8. REMOVE EXISTING RTU, EF, MAU, COMPRESSOR AND GAS PIPING.
  9. REMOVE EXISTING 4" VENT.
  10. REMOVE EXISTING SATELLITE DISH.
  11. PATCH AND SEAL WATER TIGHT ALL ROOF OPENINGS. REFER TO NEW WORK FOR NEW ROOF OPENINGS. REFER TO SHEETS M-100, M-402, AND ARCHITECTURAL PLANS.
  12. GENERAL CONTRACTOR TO VERIFY LOCATION OF EXISTING 4" VENT THRU ROOF. IF SHARED BY ADJACENT TENANT "SUBWAY", VENT TO REMAIN ACTIVE AND MOVE OVER FURRED OUT WALL AND PATCH ROOF OPENING. SEE ARCHITECTURAL PLAN FOR WALL LOCATION. IF VENT IS NOT OCCUPIED BY TENANT, CAP VENT .
  13. GENERAL CONTRACTOR RESPONSIBLE TO COORDINATE ALL DEMOLITION W/ ALL NEW CONSTRUCTION AS INDICATED ON THE DRAWINGS AND AS REQUIRE TO PROVIDE A COMPLETE AND FINISHED PROJECT.
  14. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED FIELD SERVICE LOCATES PRIOR TO COMMENCING THE WORK.
  15. EXISTING ROOF DRAIN TO REMAIN.
  16. EXISTING WATER SUB METER TO REMAIN.
  17. DEMOLISH EXISTING KITCHEN HOODS AND ALL ASSOCIATED EQUIPMENT.
  18. REMOVE EXISTING UNDERGROUND SANITARY. VERIFY IN FIELD.
  19. CAP, FILL AND ABANDON PORTION OF UNDERGROUND SANITARY. VERIFY LOCATION IN FIELD.
- GENERAL DEMOLITION NOTE:
1. GENERAL CONTRACTOR TO REMOVE EXISTING UNDERGROUND EXIST SANITARY AROUND SAW CUT AREA, UNLESS NOTED OTHERWISE. VERIFY LOCATION IN FIELD. COORDINATE LOCATION OF EXISTING UNDERGROUND STORM. EXISTING UNDERGROUND STORM IS TO REMAIN ACTIVE AND UNDISTURBED. EXISTING UNDERGROUND STORM PIPING TO BE FIXED IF BROKEN.



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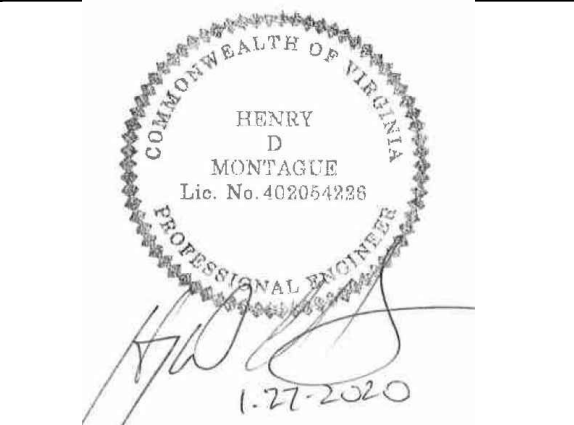
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P-001

MECHANICAL DEMOLITION  
FLOOR PLAN

DEMOLITION ROOF PLAN	2	DEMOLITION FLOOR PLAN	1
Scale: 1/4"=1'-0"	M-100	Scale: 1/4"=1'-0"	M-100





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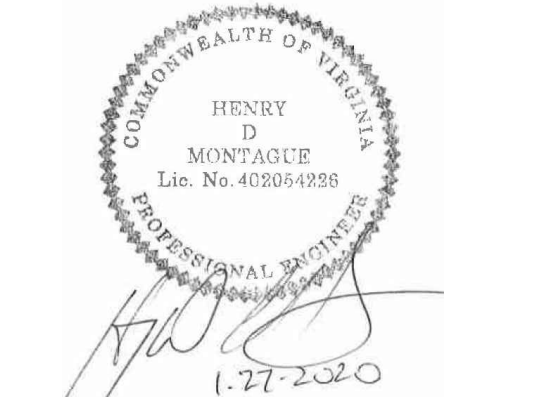
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P-100

WATER & GAS PLAN

GENERAL PLUMBING NOTES

- FOOD SERVICE EQUIPMENT: REFER TO OTHER PORTIONS OF PLANS AND SPECIFICATIONS FOR FURTHER INFORMATION ABOUT FOOD SERVICE ITEMS FURNISHED AND WORK PERFORMED BY OTHERS. VERIFY ROUGH-IN REQUIREMENTS WITH EQUIPMENT FURNISHED.
- HEALTH DEPARTMENT: COMPLY WITH LOCAL HEALTH DEPARTMENT (HD) REGULATIONS.WHEREVER POSSIBLE, INSTALL ALL PIPING CONCEALED. CONFORM TO HD REQUIREMENTS FOR LOCATIONS OF FLOOR SINKS.
- WORKMANSHIP SHALL BE FIRST CLASS, ACCEPTABLE TO OWNER.
- MAKE COMPLETE: PROVIDE ITEMS AND WORK AS REQUIRED TO COMPLETE THE INSTALLATION OF PLUMBING SYSTEMS TO FIXTURES AND EQUIPMENT: TRAPS, STRAINERS, GAUGES, GAS AND WATER PRESSURE REGULATORS, FLEXIBLE CONNECTIONS, STOP VALVES, UNIONS, ETC. PROVIDE AND CONNECT PLUMBING PIPE FROM ROUGH-INS TO ITEMS AS SHOWN, SPECIFIED AND REQUIRED.
- VERIFY LOCATIONS: EXISTING PIPING, POC SHOWN ON DRAWINGS HAS BEEN LOCATED FROM INFORMATION PROVIDED BY OTHERS. VERIFY EXACT LOCATION ON JOB SITE BEFORE START WORKING.
- BACKFLOW PREVENTION: PROVIDE BACKFLOW PREVENTERS (BFP) IN WATER LINES ONLY IF REQUIRED BY LOCAL AUTHORITIES. USE DEVICES OF TYPE (VACUUM BREAKER, DOUBLE CHECK, REDUCED PRESSURE) AND MANUFACTURER APPROVED BY LOCAL AUTHORITIES, ONLY IN LOCATIONS REQUIRED.
- RESTROOM TRAP PRIMERS: SOUX CHIEF "TRAP EASE" MODEL 200-090 TRAP PRIMER TAILPIECE. PROVIDE A CONTINUOUS LENGTH OF 3/8" SOFT COPPER TUBE FROM PRIMER TO TRAP, SLOPING TO TRAP. PROVIDE ELASTOMERIC INSULATION ON PIPE INSTALLED BELOW FLOOR SLAB. SEE DETAIL #9 ON SHEET P-500.
- WATER CONSERVATION: CONTRACTOR SHALL PROVIDE WATER FLOW LIMITING FEATURES ON FIXTURES IF/AS REQUIRED BY LOCAL AUTHORITIES
- COLD WATER: CONNECT TO DOMESTIC COLD WATER VALVED STUB. EXTEND COLD WATER PIPE, SUSPENDED FROM STRUCTURE ABOVE CEILING AND DOWN IN PARTITIONS, TO SERVE FIXTURES AND EQUIPMENT.
- HOT WATER: PROVIDE COMMERCIAL TYPE WATER HEATER, DESIGN PER PLAN. RUN HOT WATER PIPE, SUSPENDED FROM STRUCTURE ABOVE CEILING AND DOWN IN PARTITIONS TO SERVE FIXTURE AND EQUIPMENT.
- SANITARY: CONNECT TO SANITARY WASTE LINE.
- BRAWNCHES: PROVIDE HOT AND/OR COLD WATER PIPES DOWN IN PARTITION TO SERVE VARIOUS EQUIPMENT PER "KITCHEN EQUIPMENT SCHEDULE"
- SODA CONDUIT: PROVIDE 6" CONDUIT BELOW FLOOR FROM SODA STORAGE TO SODA DISPENSER.
- CONDENSATE: PROVIDE 1" INSULATED PRIMARY AND SECONDARY CONDENSATE DRAIN PIPES FROM FAN-COIL UNIT ABOVE CEILING TO NEAREST FLOOR SINK.
- GAS SERVICE: PROVIDE ALL PIPES, VALVES AND CONNECTION TO GAS METER. FOR NATURAL GAS SERVICE, COORDINATE WITH GAS UTILITY COMPANY FOR METER REQUIREMENTS, PERMITS AND FEES. ROUTE PIPE AS REQUIRED, SUSPENDED FROM STRUCTURE ABOVE. USE WELDED PIPE, FITTINGS, AND JOINTS IN CEILING SPACE AND IN WALL AS REQUIRED BY LOCAL CODE.
- INDIRECT DRAIN: AN AIR GAP TWICE THE SIZE OF THE DRAIN LINE MUST BE PROVIDED BETWEEN THE DRAIN LINE AND THE SANITARY SEWER.
- LIQUID WASTE FROM ALL EQUIPMENT MUST BE DISCHARGED TO THE SANITARY SEWER.
- FLOOR DRAIN MUST BE PLACED ADJACENT TO EQUIPMENT WHICH DISCHARGES WASTE. FLOOR DRAIN INSTALLATION MUST NOT INTERFERE WITH PROPER FLOOR MAINTENANCE.
- EXPOSED UTILITY LINES ON FLOORS ARE PROHIBITED. UTILITY LINES MUST NOT BE UNNECESSARILY EXPOSED ON WALLS.
- ALL WATER AND GAS CONNECTIONS TO ALL PLUMBING FIXTURES TO BE HARD PIPED. NO FLEX PIPE.
- ALL PIPES 6" A.F.F. NO FLOOR SUPPORTS ALLOWED.
- ALL WATER PIPES IN EXPOSED AREAS OUTSIDE WALLS AND BELOW CEILING MUST BE COPPER UNLESS NOTED OTHERWISE.
- CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND SANITARY AND GREASE SANITARY WITH EXISTING UNDERGROUND STORM IN WORK AREA. VERIFY UNDERGROUND STORM LOCATION IN AREA.

PLUMBING SPECIFICATIONS

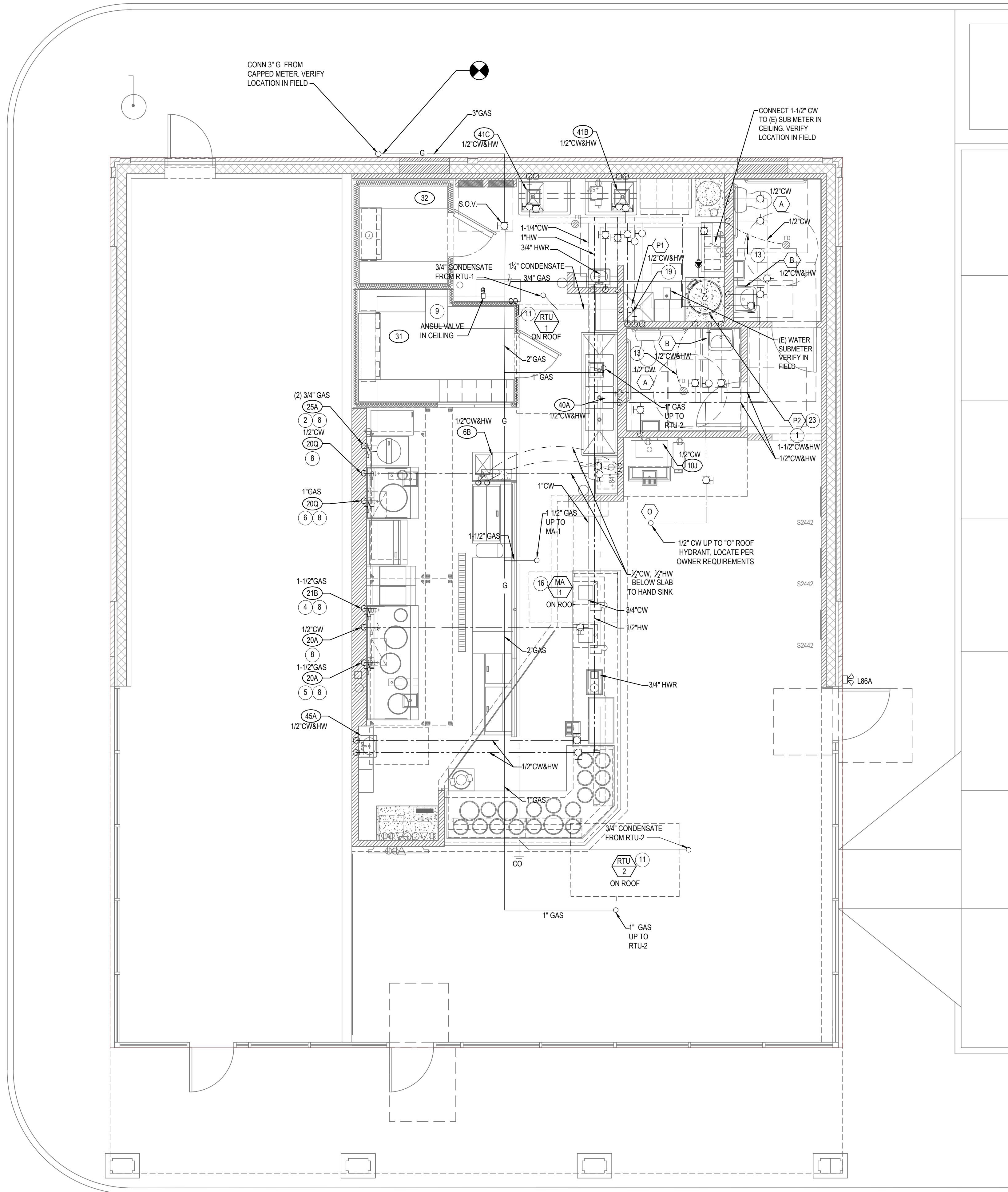
- WORK INCLUDES CONNECTION OF PLUMBING UTILITIES TO DEVELOPER OR LANDLORD'S UTILITIES AND INSTALLATION OF A COMPLETE PLUMBING SYSTEM WITHIN SPACE. PROVIDE NEW MATERIALS, FITTINGS, ACCESSORIES, FIXTURES AND EQUIPMENT NECESSARY FOR A COMPLETE AND PROPERLY FUNCTIONING SYSTEM AS SHOWN ON PLANS AND AS REQUIRED. WORK INCLUDES FINAL CONNECTIONS TO EQUIPMENT AND FIXTURES PROVIDED BY OTHERS. FURNISH ALL NEW MATERIALS. WORK SHALL BE PERFORMED BY EXPERIENCED TRADESMEN, AND THEIR WORKMANSHIP SHALL BE HIGH STANDARD, ACCEPTABLE TO OWNER.
- CODES: ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES, SAFETY REGULATIONS, OR ORDINANCES. PAY FOR ANY PERMITS REQUIRED, AND CALL FOR ANY REQUIRED INSPECTIONS TO BE MADE BY LOCAL AUTHORITIES.
- INTENT OF DRAWINGS IS TO INDICATE GENERAL EXTENT OF WORK REQUIRED FOR PROJECT. DRAWINGS FOR PLUMBING WORK ARE DIAGRAMMATIC, SHOWING GENERAL LOCATION, TYPE, PIPING, FIXTURES AND EQUIPMENT REQUIRED. PROVIDE ALL FITTINGS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FULFILL INTENT OF PLANS. DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. USE DIMENSIONED ARCHITECTURAL DRAWINGS. REFER TO MANUFACTURER'S STANDARD ROUGH-IN DRAWINGS FOR PLUMBING FIXTURES, AND TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS.
- FSE ROUGH-IN DRAWINGS: REFER TO ROUGH-IN DRAWINGS FURNISHED BY THE FOOD SERVICE EQUIPMENT SUPPLIER, FOR EXACT LOCATION OF WATER PIPING SUPPLIES AND DRAIN LOCATIONS TO SERVE FOOD SERVICE EQUIPMENT. DO NOT LAYOUT WORK OF THIS SECTION WITHOUT SUCH DRAWINGS.
- COORDINATE WITH WORK OF OTHER SECTIONS AND TRADES, WITH EQUIPMENT FURNISHED BY OTHERS, AND WITH CONSTRAINTS OF EXISTING CONDITIONS OF PROJECT SITE.
- MISCELLANEOUS EXPENSES SUCH AS HOOK-UP CHARGES, PERMITS, INSPECTIONS, AND OTHER EXPENSES RELATED TO A COMPLETE AND FUNCTIONING SYSTEM ARE INCLUDED AS PART OF THIS SECTION.
- PIPING SYSTEMS, GENERAL: ALL PIPING SHALL BE RUN PARALLEL TO BUILDING LINES AND SUPPORTED AND ANCHORED AS REQUIRED TO FACILITATE EXPANSION AND CONTRACTION. ALL PIPING SHALL BE CONCEALED EXCEPT IN UNFINISHED SPACES. INSTALL AS REQUIRED TO MEET ALL CONSTRUCTION CONDITIONS AND TO ALLOW FOR INSTALLATION OF OTHER WORK INCLUDING DUCTS AND ELECTRICAL CONDUIT. AT ALL CONNECTIONS BETWEEN TERRANOUS PIPING AND NONFERROUS PIPING, PROVIDE AN INSULATING DIELECTRIC UNION. SEAL PIPE PENETRATIONS OF FIRE FLOORS AND FIREWALLS WITH FIREPROOF PUTTY OR GROUT. PROVIDE SUMMER OR EQUIVALENT PIPE HANGING SYSTEM IN CHASES. PROVIDE HANGERS AS RECOMMENDED BY HANGER MANUFACTURER AND MSS-SP-58, 69 AND 89.
- WASTE PIPING: PROVIDE ALL DRAIN, WASTE AND SEWER PIPING WITHIN PROJECT SPACE WITH CONNECTION TO SANITARY WASTE SYSTEM ON SITE. PROVIDE A COMPLETE SYSTEM OF WASTE PIPING, CONSISTING OF SCH 40 PVC PIPE, CONNECTORS AND FITTINGS ALL PIPING SHALL BE SLOPED UNIFORMLY AT 2% UNLESS OTHERWISE REQUIRED BY EXISTING CONDITIONS.
  - CLEANOUTS SHALL BE INSTALLED IN ALL HORIZONTAL DRAINAGE PIPE AND SHALL BE LOCATED NOT MORE THAN 100 FT APART.
  - CLEANOUTS SHALL BE INSTALLED AT ALL CHANGES OF DIRECTION GREATER THAN 45 DEGREES. WHERE MORE THAN ONE CHANGE OF DIRECTION OCCURS IN A SINGLE PIPE RUN, ONLY ONE (1) CLEANOUT SHALL BE REQUIRED FOR EVERY 40 FEET OF DEVELOPED LENGTH.
- VENTS: PROVIDE A COMPLETE SYSTEM OF VENT PIPING, CONSISTING OF SCH 40 PVC PIPE, CONNECTORS AND FITTINGS. COMBINE THE VENT RISERS IN THE CEILING SPACE. CONNECT TO EXISTING VENT MAIN.
- WATER PIPING: CONNECT TO EXISTING WATER PIPING AND PROVIDE A NEW DOMESTIC HOT AND COLD WATER PIPING SYSTEM INSIDE THE BUILDING AS SHOWN ON DRAWINGS. LAY OUT WATER PIPING SO THAT ENTIRE SYSTEM CAN BE DRAINED. HOT AND COLD WATER PIPING SHALL BE PEX WITH ZURN PEX PRE-ASSEMBLED MANIFOLDS. USE BLUE COLOR FOR COLD WATER AND RED COLOR FOR HOT WATER. PEX PIPING SHALL BE CONTINUOUS FROM MANIFOLD CONNECTION TO COPPER SUB-OUT AT EACH FIXTURE. PEX PIPING SHALL NOT BE SPLICED WITHIN WALLS. PROVIDE WATER HAMMER ARRESTERS AT RESTROOM AREA & CHINESE WOK AREA PER DRAWING SHOWN. FLUSH WATER PIPING CLEAR OF DEBRIS AND CLEAN AERATORS AND STRAINERS AT TERMINATION OF INSTALLATION.
- NATURAL GAS PIPING INSIDE AND OUTSIDE THE BUILDING ABOVE GRADE SHALL BE SCHEDULE 40 BLACK STEEL ASTM A-33 PIPE WITH 125 LB WALL-THICK IRON SCREWED FITTINGS WHERE EXPOSED. PRIMER AND PAINT EXTERIOR GAS PIPING YELLOW TO PREVENT RUST. PROVIDE ALL UNIONS, SHUT OFF VALVES AND DRIP LEGS REQUIRED BY NFPA-54 AND GOVERNING CODES. PROVIDE ALL TESTS, INSPECTIONS, HANGERS AND APPURTENANCES REQUIRED FOR A COMPLETE OPERATING SYSTEM. TAP ON UTILITY GAS MAIN AND GAS METER SHALL BE BY GAS COMPANY. EXTEND PIPING FROM METER TO EQUIPMENT AS DETAILED ON DRAWINGS. PROVIDE ROUTING, HANGING, AND PENETRATIONS PER OWNER'S REQUIREMENTS.
  - IDENTIFY ALL PIPING WITH ANSI/ASME A13.1 2007 APPROVED PIPE MARKER SYSTEM USING EZ ARROWS AND ARROW BANDING TAPE IN CONJUNCTION WITH EZ PIPE MARKERS. PRODUCTS AVAILABLE AT PIPEMARKER.COM. 822-274-6271. INSTALL PER MANUFACTURERS INSTRUCTIONS.
  - IDENTIFY ALL MANIFOLDS AND ALL VALVES ON THE MANIFOLDS FOR CORRESPONDING FIXTURES.
- SHUT-OFF VALVES WITH UNIONS SHALL BE PROVIDED AT GROUPS OF BRANCHES TO GROUPS OF MORE THAN TWO FIXTURES, AND AT THE WATER HEATER, TO FACILITATE ISOLATION FOR REPAIR OR REPLACEMENT. USE CHROME-FINISHED FORGED BRONZE BODY BALL VALVE, WITH TEFLON SEATS AND PACKING, 400 LB WOG, WITH SOLDER ENDS, EQUAL TO JENKINS #902-T. GAS VALVES SHALL BE ALL BRONZE LUBRICATED PLUG COCKS FOR SCREWED PIPE, BY WALWORTH, ROCKWELL, NORDSTROM OR APPROVED EQUIVALENT.
- ACCESS PANELS SHALL BE PROVIDED IN CEILINGS OR WALLS WHERE CONCEALED CONTROL DEVICES ARE LOCATED, EXCEPT WHERE ACCESS FOR ADJUSTMENT AND MAINTENANCE IS POSSIBLE THROUGH LAY-IN CEILINGS. SUPPLIES AND TRAPS: PROVIDE WATER SEALED TRAPS AND SUPPLIES INSTALLED AS CLOSE AS POSSIBLE TO ALL PLUMBING FIXTURES, DRAINS, AND FOOD SERVICE EQUIPMENT OR BEVERAGE DISPENSING EQUIPMENT ITEMS FURNISHED BY OTHERS, HAVING A WASTE CONNECTION, OR REQUIRING WATER SERVICE. EXPOSED TRAPS AND SUPPLIES IN EXPOSED AREAS (INCLUDING CABINET INTERIORS) SHALL BE CHROME PLATED BRASS.
- INSTALLATION: THOROUGHLY CLEAN ITEMS BEFORE INSTALLATION. CAP PIPE OPENINGS TO EXCLUDE DIRT UNTIL FIXTURES ARE INSTALLED AND FINAL CONNECTIONS HAVE BEEN MADE. PROCEED AS RAPIDLY AS CONSTRUCTION WILL PERMIT. SET FIXTURES LEVEL AND IN PROPER ALIGNMENT. INSTALL SUPPLIES IN PROPER ALIGNMENT WITH FIXTURES. PER MANUFACTURER'S ROUGH-IN DIMENSIONS. INSTALL SILICONE SEALANT BETWEEN FIXTURES AND ADJACENT MATERIAL. FOR SANITARY JOINT, REPAIR ANY DAMAGE DONE TO EXISTING FEATURES AND RESTORE TO ORIGINAL CONDITIONS. PROVIDE CLEAN CONDITIONS AT TERMINATION OF WORK.
- TEST WATER, GAS, VENT, AND WASTE SYSTEMS PER LOCAL CODE REQUIREMENTS. WHEN TESTING INDICATES MATERIALS OR WORKMANSHIP ARE DEFICIENT, REPLACE OR REPAIR AS REQUIRED, AND REPEAT TEST TILL STANDARDS ARE ACHIEVED.
- GUARANTEE THE WORK AND THE INSTALLATION FOR ONE YEAR AFTER FORMAL ACCEPTANCE BY THE OWNER.
- ALL SAW CUT AND PATCH BACK OF FLOOR TO MATCH EXISTING FINISHES. BACKFILL PER DEVELOPER OR OWNER' SOILS ENGINEER'S RECOMMENDATIONS

PLUMBING KEY NOTES

- 3/4" G DOWN TO WATER HEATER W/ SOV (SHUT OFF VALVE).
- 3/4" G DOWN TO RICE COOKER W/ SOV. PROVIDE 6" LENGTH OF RIGID PIPE BETWEEN RICE COOKER AND FLEXIBLE GAS LINE.
- CW SHUT OFF BALL VALVE LOCATED WITHIN WALL AT 24" AFF. REFER TO DETAIL #5 ON SHEET P-400 FOR ACCESS PANEL DETAIL.
- 1/2" G DOWN TO DEEP FRYER W/ SOV.
- 1/2" G DOWN TO CHINESE RANGE "20A OR 20B" W/ SOV. LOCATE STUB OUT BEHIND THE END OF RANGE FOR EASY ACCESS.
- 1" G DOWN TO CHINESE RANGE "200" W/ SOV.
- EXHAUST & INTAKE VENTS UP TO ROOF. COORDINATE WITH MECHANICAL DRAWINGS AND DETAIL #10 ON SHEET P-500.
- ROUTE NEW PIPING IN WALL.
- 2" GAS ANSUL VALVE PROVIDED BY OWNER (G.C. CALL CAPITVEARE FOR DELIVERY). INSTALL GAS ANSUL VALVE AS CLOSE TO EXTERIOR WALL AS ALLOWED PER LOCAL CODE.
- WATER PIPE UP IN CURB. VALVE AND CAP.
- 1" G UP TO ROOF W/ SOV. FOR ROOFTOP UNITS.
- 3/2" CW TO TRAP PRIMER. PROVIDE WALL ACCESS PANEL. RUN 3/2" CW BELOW FLOOR TO FLOOR DRAIN, SEE DETAIL #17 ON PLAN P-500.
- LAV. TAILPIECE WITH TRAP PRIMER, RUN 3/2" CW BELOW FLOOR TO FLOOR DRAIN, SEE DETAIL #9 ON PLAN P-500.
- NOT USED
- SHUT OFF VALVE W/ HANDLE AT 11'-0" ABOVE FINISH FLOOR, EASILY ACCESSIBLE. G.C. TO INSTALL LOCATION INDICATOR STICKER PROVIDED BY PANDA EXPRESS
- 1/2" GAS UP TO MAKE-UP AIR UNIT ON ROOF.
- 3/2" HW & CW TO FAUCET (40B) FOR CHEMICAL FEED SYSTEM.
- GAS HEADER - INSTALL TIGHT TO WALL AND TIGHT TO BOTTOM OF TRUSSES.
- ROUTE CONDENSATE DRAIN IN CEILING SPACE AND DOWN IN WALL. SLOPE 1" PER FOOT. STUB-OUT AND ELBOW DOWN OVER MOP SINK. TERMINATE WITH MINIMUM 2" AIR GAP.
- NOT USED
- NOT USED
- NOT USED
- ORIENTATION OF WATER HEATER CONTROL PANEL TO MATCH IMAGE SHOWN ON PLANS. DO NOT TURN WATER HEATER ON 45 DEGREE ANGLE.

PLUMBING SYMBOLS

	COLD WATER PIPING
	HOT WATER PIPING
	GAS LINE
	PLUMBING VENT (V)
	PLUMBING VENT (V) BELOW SLAB/GRADE
	SANITARY WASTE (SAN) BELOW SLAB/GRADE
	PIPE TURNING UP/DOWN
	GAS COCK
	F.S. WITH HALF GRATE
	FLOOR DRAIN
	FIXTURE IDENTIFICATION
	PLAN NOTE
	KITCHEN EQUIPMENT IDENTIFICATION
	VENT THRU ROOF
	ABOVE FINISHED FLOOR/GRADE
	CLEANOUT
	WALL CLEANOUT
	FLUSH FLOOR/GRADE CLEANOUT
	FIRE PROTECTION CONTRACTOR
	DEPARTMENT OF NATURAL RESOURCES
	TYPICAL
	EXISTING
	POINT OF CONNECTION
	BALL VALVE
	CHECK VALVE
	GREASE WASTE



WATER & GAS PLAN

1

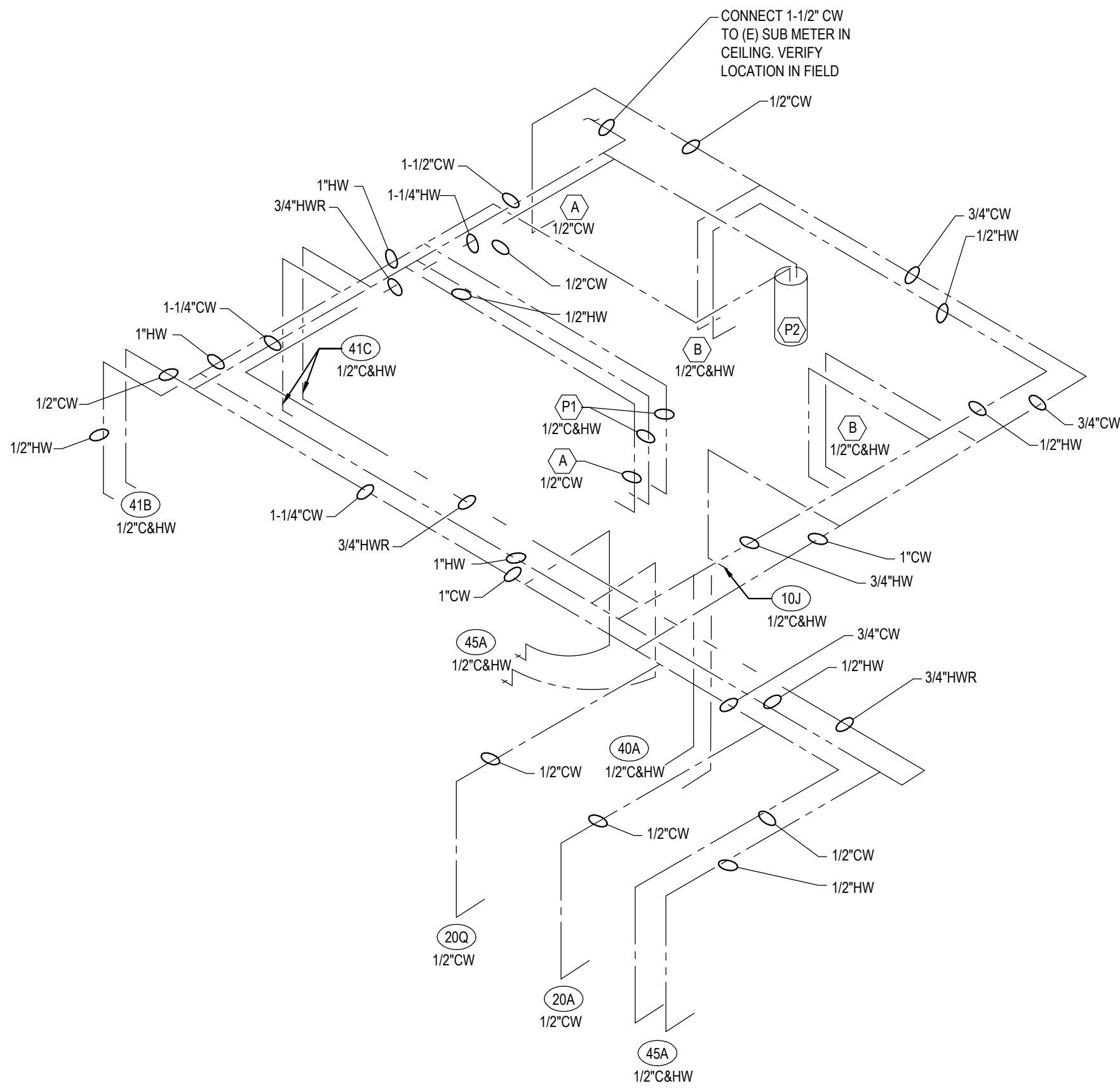
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P-100









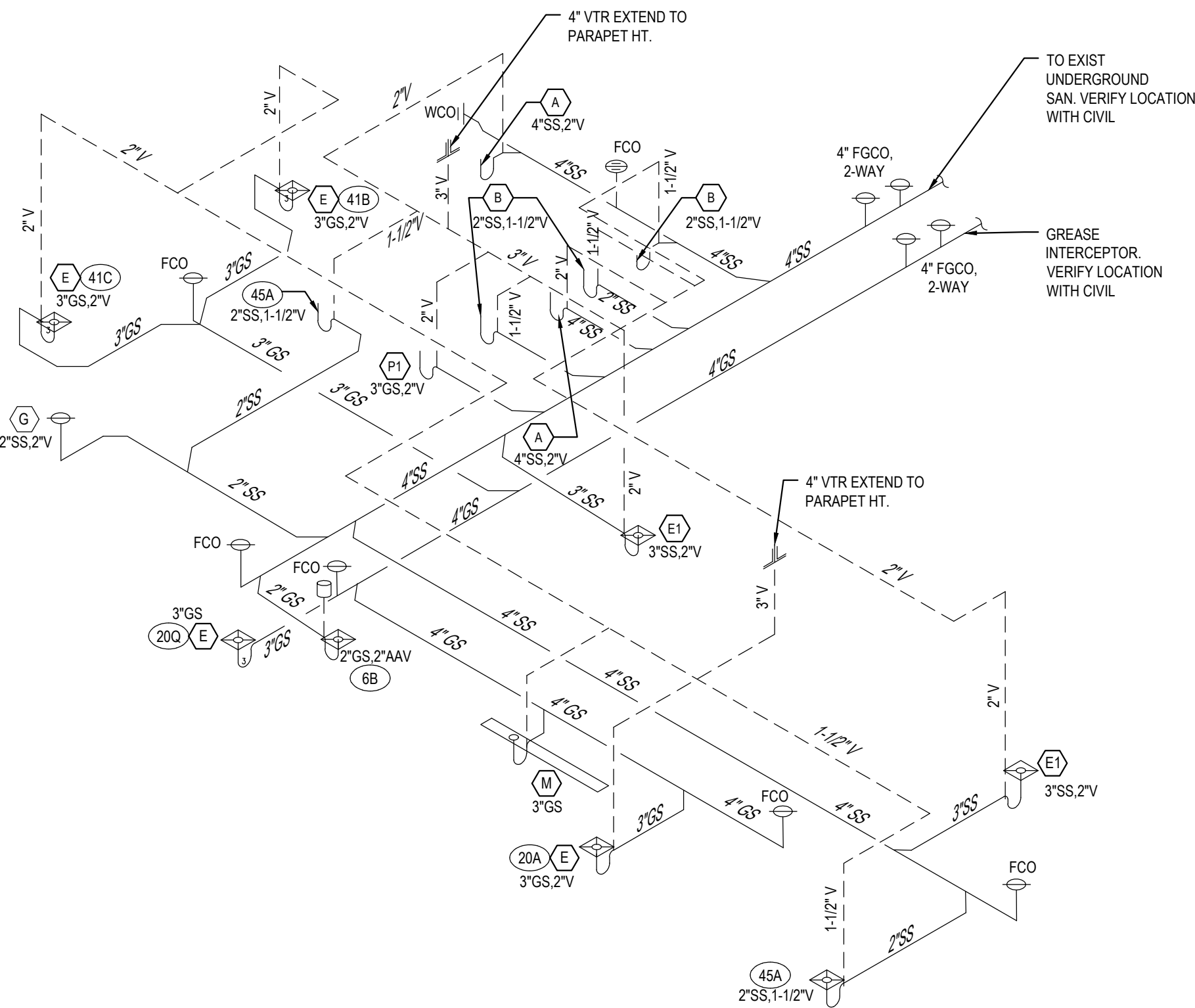
CHEMICAL FEED SYSTEM PIPING DIAGRAM

NOTE:  
G.C. SHALL VERIFY WITH LOCAL JURISDICTION ON REQUIRED METHOD OF CHEMICAL SYSTEM INSTALLATION AS SHOWN ABOVE. IF THE ABOVE DETAIL IS NOT ALLOWED BY LOCAL JURISDICTION, THEN THE SYSTEM SHALL BE INSTALLED IN-LINE/INTERGRATED INTO 3 COMPARTMENT SINK.

WATER RISER DIAGRAM

11

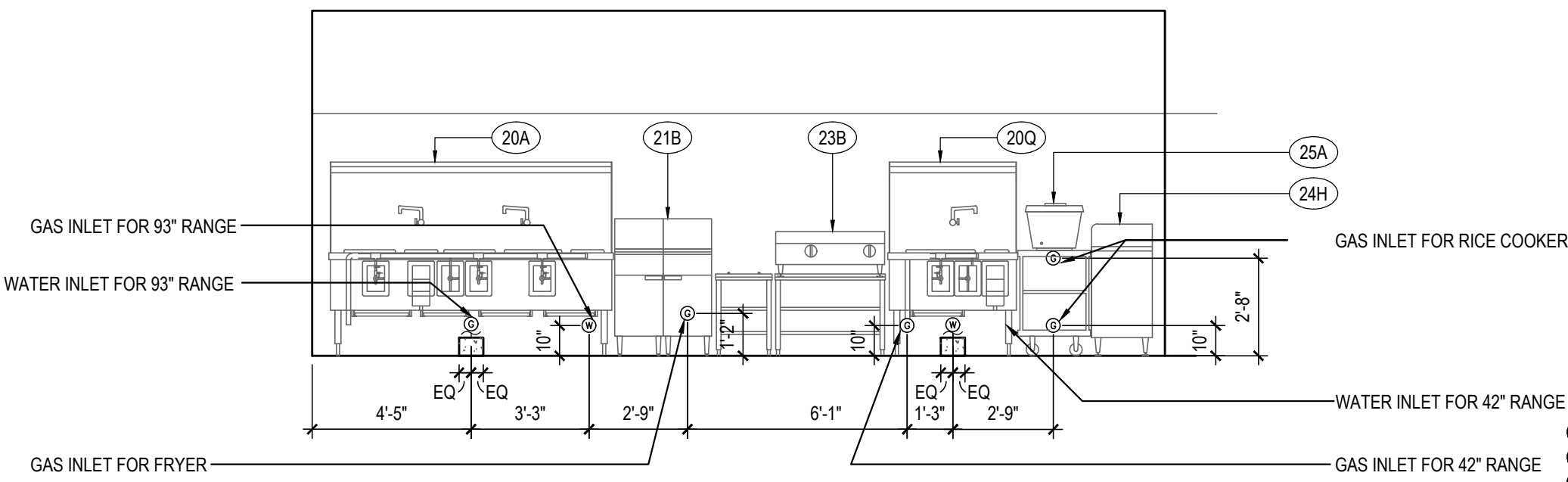
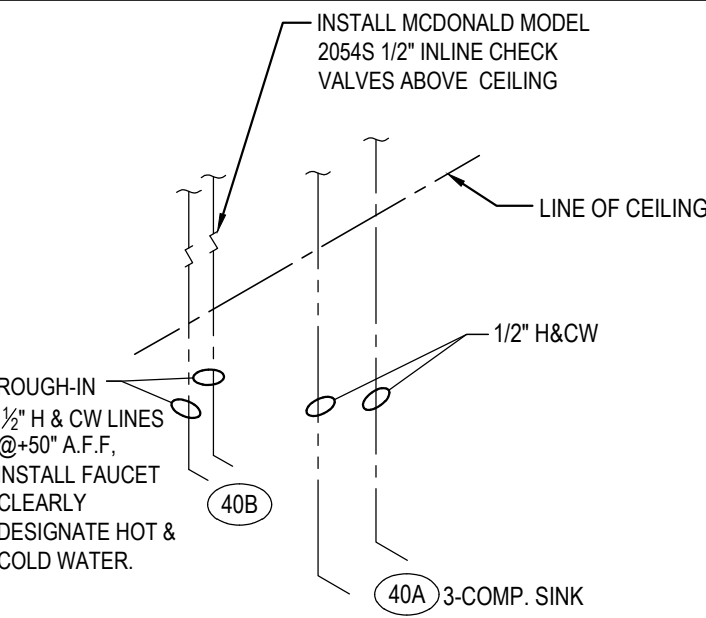
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WASTE AND VENT RISER DIAGRAM

9

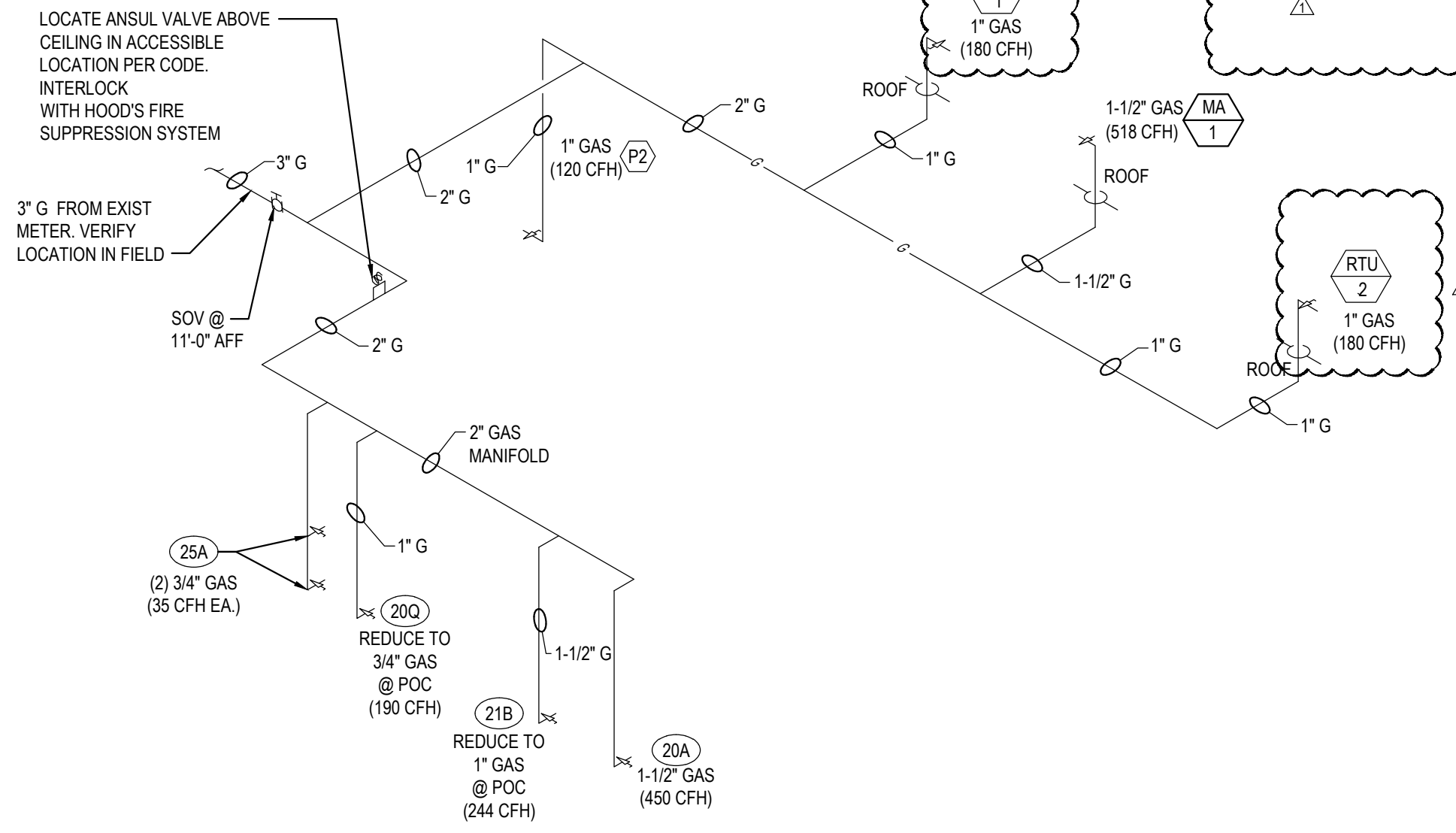
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GAS COOKLINE ELEVATION

4

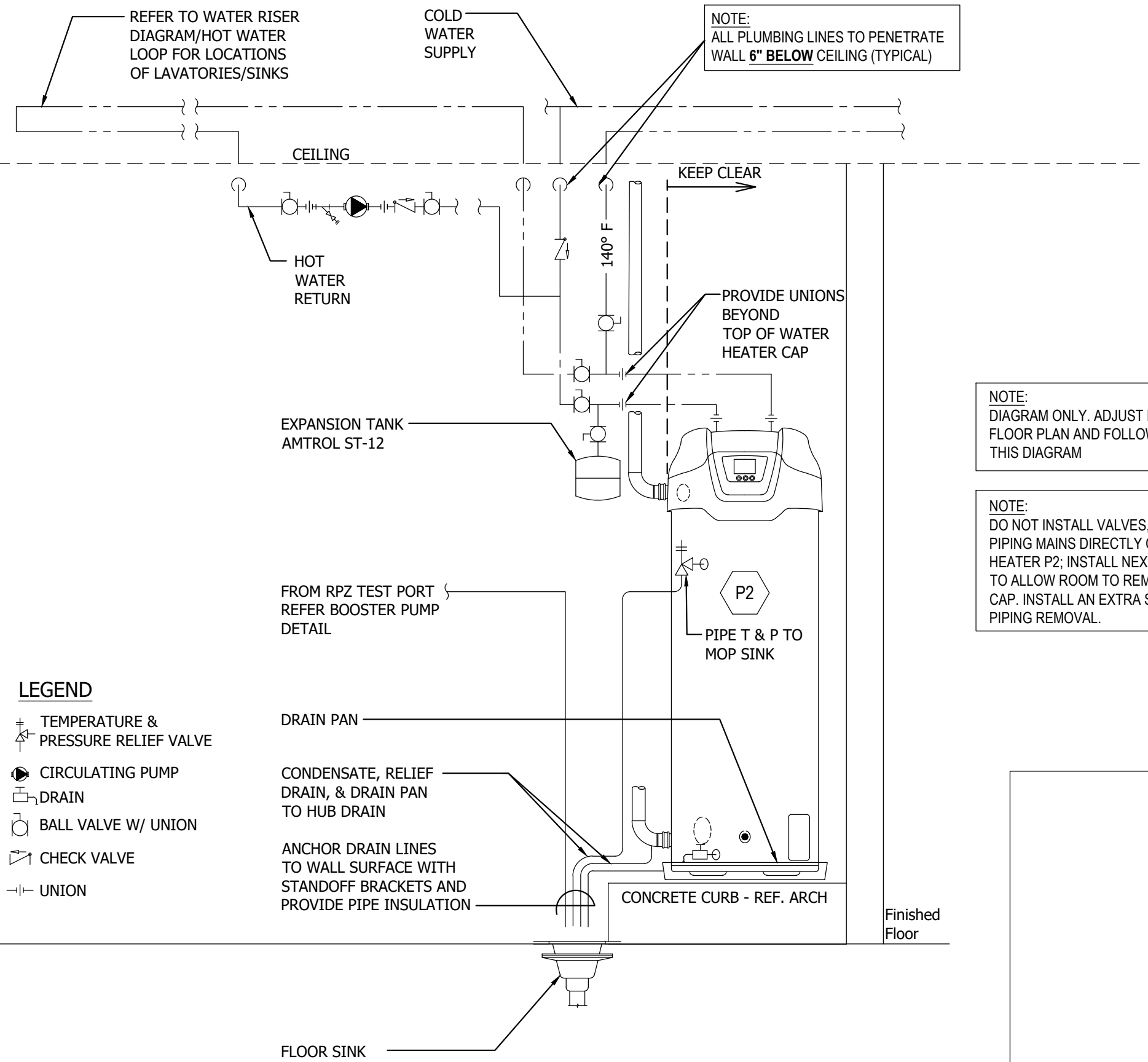
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GAS RISER DIAGRAM

3

NO SCALE P-400



HOT WATER SYSTEM DIAGRAM

5

NO SCALE P-400

EQUIPMENT: REFER TO PLUMBING EQUIPMENT SCHEDULE ON SHEET P-101

P2 GAS WATER HEATER

NOTES:

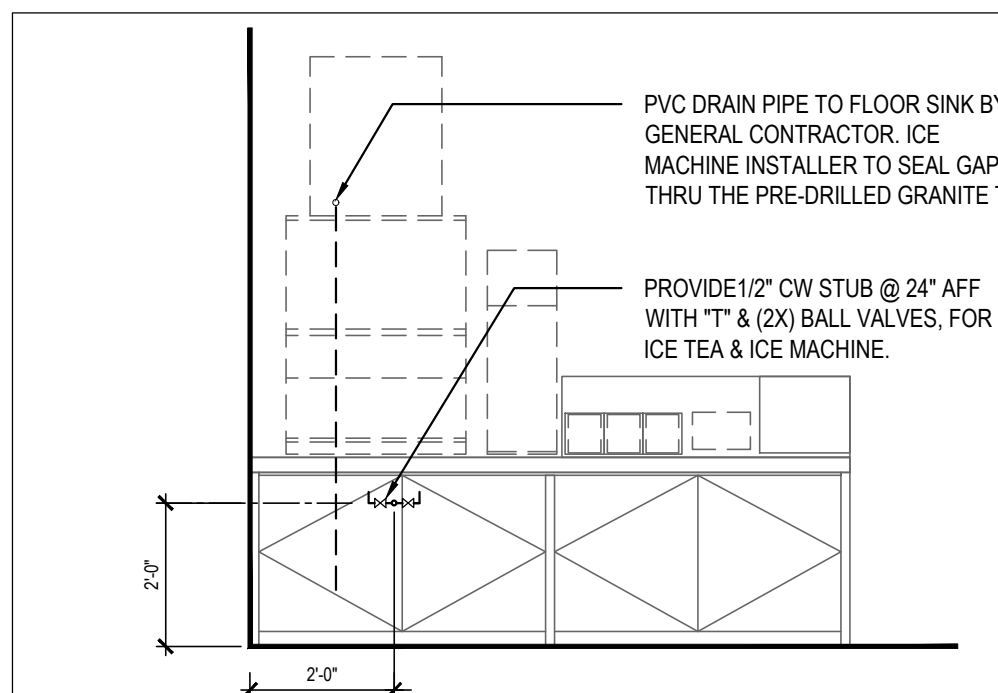
1. PREFERRED PIPING DIAGRAM. THE TEMPERATURE AND PRESSURE RELIEF VALVE SETTING SHALL NOT EXCEED PRESSURE RATING OF ANY COMPONENT IN THE SYSTEM.
2. SERVICE VALVES ARE SHOWN FOR SERVICING UNIT. HOWEVER, LOCAL CODES SHALL GOVERN THEIR USAGE.
3. REF. TO DETAIL 13/P-500 FOR ALL LINES TO BE INSULATED.
4. PROVIDE COMBUSTION AIR FOR WATER HEATER. REFER TO SHEET M-100.

WARNING: THIS DRAWING SHOWS SUGGESTED PIPING CONFIGURATION AND OTHER DEVICES; CHECK WITH LOCAL CODES AND ORDINANCES FOR ADDITIONAL REQUIREMENTS.

NOTE: ALL WATER PIPES IN EXPOSED AREAS OUTSIDE WALLS AND BELOW CEILING MUST BE COPPER UNLESS NOTED OTHERWISE.

NOTE: DO NOT INSTALL VALVES, EQUIPMENT OR PIPING MAINS DIRECTLY OVER THE WATER HEATER P2. INSTALL NEXT TO WATER HEATER TO ALLOW ROOM TO REMOVE WATER HEATER CAP. INSTALL AN EXTRA SET OF UNIONS FOR PIPING REMOVAL.

NOTE: ALL VENT PIPING SERVING WATER HEATER SHALL TRANSITION TO 3\"/>



DRINK STATION PLUMBING

1

NO SCALE P-400



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

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REVISIONS:

PERMIT RESPONSE 1 06-01-2020

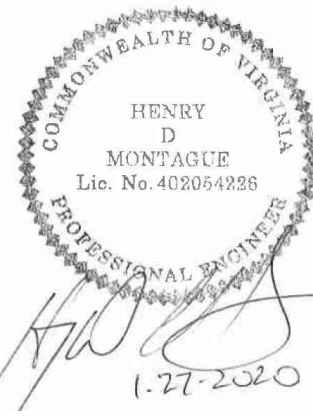
ISSUE DATE:

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

DRAWN BY: E. WEBSTER

PANDA PROJECT #: D7446

ARCH PROJECT #: JCDT19-0314



**NORR**  
ARCHITECTS ENGINEERS PLANNERS

**PANDA EXPRESS**

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

**P-400**

WATER, GAS, WASTE  
& VENT RISER DIAGRAMS







UNIT SYMBOL		RTU 1 (NEW)	RTU 2 (NEW)
LOCATION		ROOF	ROOF
BLOWER	CFM	3,400 (8.5-TON)	3,400 (8.5-TON)
	OUTSIDE AIR (CFM)	820	820
COOLING	TSP (IN W.G.)	0.7"	0.7"
	BHP/HP	1.77/2.0	1.77/2.0
	TOTAL (BTU/HR)	103,940	103,940
	SENSIBLE (BTU/HR)	81,860	81,860
	AMBIENT ( F )	95.0	95.0
	COIL ENTERING	80.6 DB/67.2 WB	80.6 DB/67.2 WB
	COIL LEAVING	58.2 DB/57.6 WB	58.2 DB/57.6 WB
HEATING	CAPACITY (BTU/HR)	180,000 (INPUT) / 148,000 (OUTPUT)	180,000 (INPUT) / 148,000 (OUTPUT)
	EAT/LAT	56.7/97.1	56.7/97.1
ELECTRICAL	POWER SUPPLY	208V/3PH/60HZ	208V/3PH/60HZ
	COMPRESSOR (RLA)	13.7/13.7	13.7/13.7
	CONDENSER MOTOR (FLA)	(2) 1.5	(2) 1.5
	EVAPORATOR MOTOR (FLA)	6.9	6.9
	MIN. CIRCUIT AMPACITY	41, HACR = 50	41, HACR = 50
PRICING ORDERING AND DELIVERY CONTACT: THERESA DAWSON PHONE: 949-309-9815 E-MAIL: Theresa.Dawson@camier.utc.com		BY CARRIER 48HCDD09B2A5 DOWN DISCHARGE COMPLETE WITH 14" ROOF MOUNT CURB, ELECTRONIC PROGRAMMABLE THERMOSTAT, ENTHALPY ECONOMIZER WITH BAROMETRIC RELIEF. COMB. FAN MOTOR 0.48 AMPS (DOES NOT OPERATE WITH COMPRESSOR). OPER. WT. : 1274 LBS APPROX. SEER=NA EER=12.0, AFUE=82%	BY CARRIER 48HCDD09B2A5 DOWN DISCHARGE COMPLETE WITH 14" ROOF MOUNT CURB, ELECTRONIC PROGRAMMABLE THERMOSTAT, ENTHALPY ECONOMIZER WITH BAROMETRIC RELIEF. COMB. FAN MOTOR 0.48 AMPS (DOES NOT OPERATE WITH COMPRESSOR). OPER. WT. : 1274 LBS APPROX. SEER=NA EER=12.0, AFUE=82%

MARK	MFR/ MODEL	LOCATION	SERVICE AREA	GAS HEAT	TYPE	MIN CFM	CFM	ESP	MOTOR	REMARKS
MAU1	CAPTIVEAIRE EA3-G14	ROOF-TOP	KITCHEN HOOD #1 & #2	INPUT: 518,789 BTHU OUTPUT: 477,286	FIRE GAS HEATED, DOWN DISCHARGE	3500	4,760	0.75"	3 HP 208V/3PH/60HZ	GAS FIRED MAKEUP AIR UNIT. REFER TO SHEET M-402 FOR INFORMATION. 4-WEEK LEAD TIME. SHIPPING INCLUDED IN PRICE. SHIPS FROM TYLER, TX. SHIPS SEPARATE, FREIGHT INCLUDED. NOTE: FACTORY OPTIONS SHALL INCLUDE NONCORROSIVE COATING AND HAIL GUARD PROTECTION. REQUIRED INPUT GAS PRESSURE 7" WC TO 14" WC.

DESIGNATION	MANUFACTURER	MODEL NO	TYPE	COLOR	NOM NECK SIZE	NOM FACE SIZE	FRAME TYPE	NC MAX	REMARKS
A	TITUS	PMC3	PERFORATED MODULAR CORE	<sup>28</sup> / <sub>32</sub> WHITE	14" x 14"	24" x 24"	LAY-IN T-BAR	< 30	INSULATION BLANKET FOR BACKPAN, CONTRACTOR FURNISHED ROUND NECK ADAPTER
B	TITUS	PMC-1C	PERFORATED MODULAR CORE	<sup>28</sup> / <sub>32</sub> WHITE	12" x 12"	19" x 19"	SURFACE	< 30	AG95 OBD, (CONTRACTOR TO INSTALL INSULATED CEILING BOX 16"x16" ID)
C	TITUS	PMC-1C	PERFORATED MODULAR CORE	<sup>28</sup> / <sub>32</sub> WHITE	8" x 8"	15" x 15"	SURFACE	< 30	AG95 OBD, (CONTRACTOR TO INSTALL INSULATED CEILING BOX 12"x12" ID)
D	TITUS	PAR-3	PERFORATED RETURN	<sup>28</sup> / <sub>32</sub> WHITE	22" x 22"	24" x 24"	LAY-IN T-BAR	< 35	CONTRACTOR FURNISHED INSULATE RETURN BOX FOR CONNECTING FLEX DUCT
E	TITUS	PMR-1C	PERFORATED EXHAUST	<sup>28</sup> / <sub>32</sub> WHITE	12" x 12"	15" x 15"	SURFACE		AG95 OBD, (CONTRACTOR TO INSTALL INSULATED CEILING BOX 12"x12" ID)
F	TITUS	PAR-3	PERFORATED RETURN	PANDA BROWN	22" x 22"	24" x 24"	LAY-IN T-BAR	< 35	CONTRACTOR FURNISHED INSULATE RETURN BOX FOR CONNECTING FLEX DUCT
H	TITUS	PMC-3	PERFORATED MODULAR CORE	PANDA BROWN	14" x 14"	24" x 24"	LAY-IN T-BAR	< 30	AG95 OBD, INSULATION BLANKET FOR BACKPAN, CONTRACTOR FURNISHED ROUND NECK ADAPTER
J	TITUS	PMC-3	PERFORATED MODULAR CORE	<sup>28</sup> / <sub>32</sub> WHITE	8" x 8"	24" x 24"	LAY-IN T-BAR	< 30	AG95 OBD, INSULATION BLANKET FOR BACKPAN, CONTRACTOR FURNISHED ROUND NECK ADAPTER

NOTE: PROVIDE FACTORY INSTALLED BACK PAN INSULATION ON AIR DEVICES.  
 HVAC CONTRACTOR IS TO PURCHASE ALL AIR DEVICES FROM PANDA APPROVED NATIONAL ACCOUNT VENDOR THERMAIR SYSTEMS INC.  
 PLEASE CONTACT RON CUMMINS AT 602-705-5010 OR EMAIL [ronc@thermairsystems.com](mailto:ronc@thermairsystems.com)

ITEM	SUPPLY AIR	RETURN AIR	MAKE-UP AIR	EXHAUST
MAU1	0	0	+4,760	0
EF-1, EF-2	0	0	0	-2,975 x 2
RTU-1, RTU-2	+3,400, +3,400	-2,580, -2,580	2@820 EA	0
EF-3	-	-	-	-450
TOTAL	+6,800	-5,160	+6,400	-6,400

--

FAN NO.		EF 1	EF 2	EF 3
LOCATION		ROOF	ROOF	ROOF
AREA SERVED		KITCHEN GREASE EXHAUST HOOD #1	KITCHEN GREASE EXHAUST HOOD #2	RESTROOMS
FAN DUTY		AIR EXHAUST	AIR EXHAUST	AIR EXHAUST
FAN TYPE		CENTRIFUGAL BELT-DRIVEN	CENTRIFUGAL BELT-DRIVEN	CENTRIFUGAL BELT-DRIVEN
FAN ARRANGEMENT		UPBLAST	UPBLAST	DOWNBLAST
MIN. WHEEL DIAMETER		-	-	-
PERFORMANCE	C.F.M.	2,975	2,975	450
	T.S.P.	1.25"	1.25"	0.25"
	B.H.P.	1.18	1.18	0.085
	FAN R.P.M.	1156	1156	1128
MOTOR	MOTOR H.P.	2.0	2.0	0.25
	ELEC. CHARACTERISTICS	208V/3PH/60HZ	208V/3PH/60HZ	115V/1PH/60HZ
	MOTOR R.P.M.	1725	1725	-
	MOTOR SPECIAL FEATURES	OPEN DRIP-PROOF	OPEN DRIP-PROOF	OPEN DRIP-PROOF
ACCESSORIES		1. VENTED ROOF CURB 2. HINGED AND CHAINED FAN INSTALLATION FOR DUCT ACCESS	1. VENTED ROOF CURB 2. HINGED AND CHAINED FAN INSTALLATION FOR DUCT ACCESS	1. ROOF CURB 2. BACKDRAFT DAMPER
MANUFACTURER		CAPTIVEAIRE MODEL EABDU18 WT. 222 LBS	CAPTIVEAIRE MODEL EABDU18 WT. 222 LBS	CAPTIVEAIRE MODEL EABDCR7 WT. 108 LBS

1. KITCHEN EXHAUST FANS SHALL BE ELECTRICALLY INTERLOCKED WITH MAKE-UP AIR UNIT AND ROOFTOP UNITS.
2. FOR WIRING DIAGRAM SEE 5/M-501

EACH HVAC UNIT SHALL BE PROVIDED WITH CONTROLS AS FOLLOWS:

THERMOSTAT: CARRIER COMMERCIAL PROGRAMMABLE THERMOSTAT WITH REMOTE TEMPERATURE SENSOR. SEE SHEET M-100 FOR THERMOSTAT AND SENSOR LOCATIONS.

ALL THERMOSTATS SHALL HAVE MANUAL OVERRIDE.

EACH UNIT CONTROL SHALL BE SET UP INITIALLY AS FOLLOWS:

CONTRACTOR SHALL DETERMINE OCCUPIED PERIOD FROM OWNER.

FAN OPERATION SHALL BE CONTINUOUS DURING OCCUPIED PERIOD AND CYCLE WITH COOLING/HEATING DURING UNOCCUPIED PERIOD.

PROGRAMMED SETPOINTS (FOR EACH THERMOSTAT):

COOLING OCCUPIED:	75°F.
COOLING UNOCCUPIED:	85°F.
HEATING OCCUPIED:	68°F.
HEATING UNOCCUPIED:	50°F.

NOTE: DEVIATIONS FROM THE ABOVE MAY RESULT IN UNACCEPTABLE AIR QUALITY, COMFORT AND/OR ENERGY CONSUMPTION.

EACH UNIT CONTROL SHALL BE SET UP INITIALLY AS FOLLOWS:


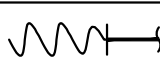


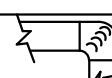





FAN OPERATION SHALL BE CONTINUOUS DURING COOKING OPERATION  
INTERLOCK WITH KITCHEN EXHAUST FANS. REFER TO HOOD DRAWINGS.

PROGRAMMED SETPOINTS:

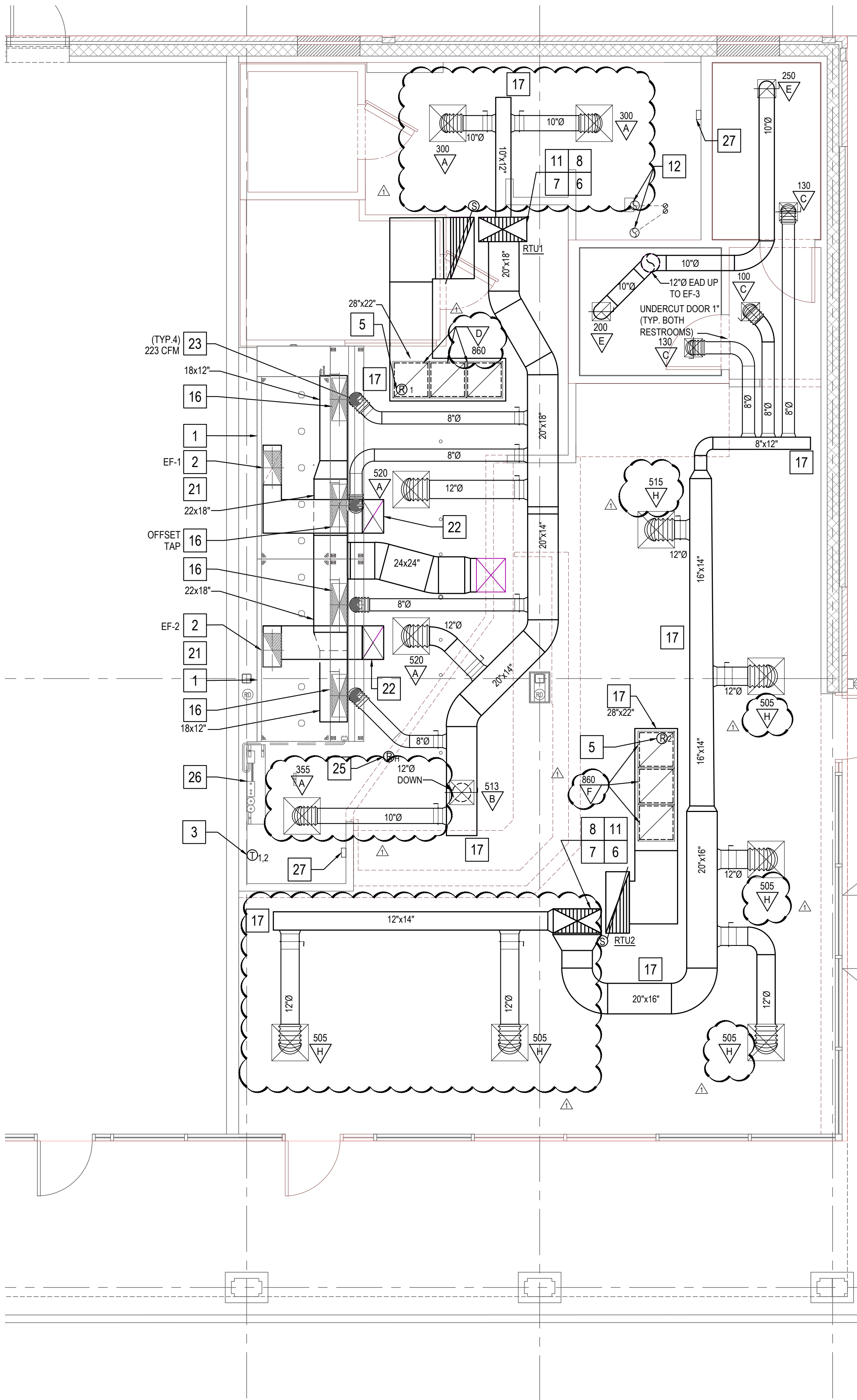
COOLING :	85°F.
HEATING :	55°F.

1. WORK INCLUDES INSTALLATION OF HVAC SYSTEMS, INCLUDING GREASE EXHAUST FANS AND MAKE-UP AIR UNIT FOR KITCHEN HOODS, SPACE HEATING/AIR CONDITIONING SYSTEMS, SUPPLY, RETURN, EXHAUST, AND GREASE EXHAUST DUCTWORK, GRILLES, REGISTERS, DIFFUSERS, COMPLETE CONTROLS SYSTEM, INTERLOCK WIRING FOR OPERATION OF KITCHEN HOODS, EXHAUST FANS, AND MAKE-UP AIR UNIT, DUCT INSULATION, AND RELATED ITEMS NECESSARY FOR A COMPLETE FUNCTIONING SYSTEM AS INDICATED ON THE PLANS. FURNISH ALL NEW MATERIALS AND EQUIPMENT UNLESS NOTED OTHERWISE (U.N.O.).
2. DRAWINGS FOR HVAC WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT AND REQUIRED EQUIPMENT. DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. AS REQUIRED, REFER TO ARCHITECTURAL AND MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS. FURNISH AND INSTALL DUCTWORK, CONNECTIONS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND EQUIPMENT SHOWN ON PLANS.
3. CODE COMPLIANCE: ALL WORK COVERED BY THIS SECTION SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION.
4. COORDINATE WORK WITH OTHER TRADES, EQUIPMENT FURNISHED BY OTHERS AND OWNER REQUIREMENTS. PROVIDE DUCT RISES AND DROPS AS REQUIRED FOR INSTALLATION AND/OR TRADE COORDINATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK. WORK SHALL BE PERFORMED BY EXPERIENCED TRADESMEN AND THEIR WORK SHALL BE OF HIGH STANDARD ACCEPTABLE TO THE OWNER.
5. DUCTWORK: DUCT SYSTEMS SHALL BE CONSTRUCTED, INSTALLED, SEALED AND INSULATED AS PROVIDED IN THE INT'L ENERGY AND MECHANICAL CODES. SHEET METAL SHALL BE IN ACCORDANCE WITH ASHRAE AND SMACNA STANDARDS. SHEET METAL SHALL BE GALVANIZED OF LOCK-FORMING QUALITY, ASTM A-525. UNLESS OTHERWISE NOTED, DUCT DIMENSIONS ON DRAWINGS ARE NET INSIDE CLEAR DIMENSIONS ON LINED DUCTS OR SHEET METAL. DIMENSIONS ON UNLINED DUCTS: ALL ANGLE IRON USED FOR SUPPORT SHALL BE GALVANIZED. ROUND RIGID DUCTWORK SHALL CONFORM TO SMACNA TABLE 3-2.
6. INSTALL DUCT HIGH AS POSSIBLE WITHIN JOIST SPACE. CONSULT ARCHITECT AND ENGINEER FOR ALTERNATE ROUTING IF CONFLICT OCCURS.
7. SEAL ALL TRANSVERSE AND LONGITUDINAL DUCT SEAMS AIR-TIGHT. PROVIDE TURNING VANES AT ALL ELBOWS OR OFFSETS EXCEEDING 30 DEGREES.
8. GREASE EXHAUST SYSTEM: ALL GREASE EXHAUST DUCTS SHALL BE FABRICATED BY WELDED JOINT CONSTRUCTION OF 16 GAUGE WELDED STEEL OR 18 GAUGE STAINLESS STEEL. PROVIDE RATED ACCESS DOORS AT ALL ELBOWS AND OFFSETS NECESSARY FOR COMPLETE CLEANING OF GREASE DUCT. PROVIDE MINIMUM 30"x30" UNOBSTRUCTED ACCESS OR ROUTE FROM THE CEILING TO EACH ACCESS DOOR. DO NOT BLOCK ACCESS WITH PLUMBING, ELECTRICAL OR HVAC OBSTRUCTIONS. ALL ELBOWS SHALL BE LONG RADIUS. GREASE DUCT SHALL BE INSTALLED EITHER IN A RATED ENCLOSURE PROVIDED BY THE GENERAL CONTRACTOR OR WRAPPED WITH FIREMASTER GREASE DUCT WRAP.
9. DUCT INSULATION: PROVIDE DUCT WRAP FOR ALL DUCTS ABOVE CEILING, INCLUDING VERTICAL, HORIZONTAL, RIGID AND FLEXIBLE DUCTS, EXCLUDING PREFABRICATED PREINSULATED DUCTS AND GREASE DUCTS. DUCT WRAP SHALL BE JOHNS MANVILLE MICROLITE OR EQUAL WITH FOIL/SURCKRAFFT, 1" IN THICKNESS, 15 POUNDS/FT<sup>3</sup> DENSITY. DUCT WRAP SHALL BE BONDED GLASS FIBERS IN THERMOSETTING RESIN MEETING NFPA 90A, WITH K VALUE NOT TO EXCEED 0.23 AT 75 DEGREES F. FLAME SPREAD AND SMOKE DEVELOPED RATINGS SHALL NOT EXCEED 25/50. APPLY 100% ADHESIVE COVERAGE TO SHEET METAL DUCTWORK. PROVIDE ADDITIONAL MECHANICAL FASTENERS ON DUCTS OVER 12" WIDE OR 16" HIGH. MECHANICAL FASTENERS SHALL BE "GRIPNAIL" OR WELDED PIN AND SPEED CLIPS SPACED PER SMACNA STANDARDS.
10. FLEX DUCT: PROVIDE FACTORY ASSEMBLED CLASS 1 AIR DUCT (UL 181) WITH FIBERGLASS INSULATION AND REINFORCED OUTER PROTECTIVE COVER/VAPOR BARRIER. FLEX DUCT SHALL MEET NFPA 90A WITH FLAME SPREAD UNDER 25, SMOKE DEVELOPED UNDER 50 AND SHALL BE RATED FOR 2" W.C. PRESSURE AND 0 TO 250 DEGREE TEMPERATURE. FLEX DUCT MAXIMUM ALLOWED LENGTH TO BE PER LOCAL CODE.
11. PROVIDE INSULATION APPLIED TO COMPLETE BACKPAN OF AIR DEVICES.
12. ACCESS DOOR: PROVIDE HINGED ACCESS PANELS IN DUCTWORK WHERE SHOWN AND AS REQUIRED FOR ACCESS TO DAMPERS OR EQUIPMENT. PROVIDE INSULATED ACCESS DOORS IN INSULATED DUCTWORK.
13. AUTOMATIC TEMPERATURE CONTROL: CONTRACTOR TO PROVIDE AND INSTALL 24/7 PROGRAMMABLE THERMOSTATS AND REMOTE SENSORS.
14. KITCHEN HOOD EQUIPMENT INTERLOCK: PROVIDE ALL INTERLOCK AND CONTROL WIRING FOR KITCHEN HOOD SYSTEM, WHICH INCLUDES EF1, EF2, MAU1 AND ANSUL SYSTEM SHUT DOWN INTERLOCK TO MAKE-UP AIR FAN. UPON ACTIVATION OF ANSUL SYSTEM, MAKE-UP AIR FAN SHALL BE DEACTIVATED. PROVIDE ALL NECESSARY CONTROLS AND WIRING FOR A COMPLETE AND OPERABLE SYSTEM. INTERLOCK GREASE EXHAUST FANS AND MAKE-UP AIR UNIT TO START SIMULTANEOUSLY FROM SWITCH PROVIDED AT HOOD.
15. TEST AND ADJUST EACH PIECE OF EQUIPMENT AND EACH SYSTEM AS REQUIRED TO ASSURE PROPER AIR BALANCE AND OPERATION. PROVIDE A CERTIFIED AIR BALANCE REPORT TO OWNER SHOWING DESIGN AND MEASURED AIR VOLUMES, STATIC PRESSURES, FAN RPMs, ETC. AIR BALANCE CONTRACTOR SHALL ADJUST SYSTEMS TO MINIMIZE NOISE AND VIBRATION, AND TO ASSURE PROPER FUNCTION OF CONTROLS, MAINTENANCE OF TEMPERATURE AND OPERATION. GENERAL CONTRACTOR TO OBTAIN ALL INSPECTIONS REQUIRED BY LOCAL CODE AND GUARANTEE WORK AND INSTALLATION FOR ONE YEAR AFTER ACCEPTANCE BY OWNER. GENERAL CONTRACTOR TO FURNISH OWNER WITH TWO COMPLETE SETS OF AS-BUILT DRAWINGS INDICATING ALL INSTALLED WORK, INCLUDING ALL CONTROL WIRING DIAGRAMS AND INTERLOCK FOR SYSTEM OPERATION.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF ECONOMIZERS INCLUDING INSTALLATION OF ALL NECESSARY SENSORS AND CONNECTIONS TO THERMOSTAT. PROVIDE SUPPORT OF ECONOMIZERS PER MANUFACTURER'S REQUIREMENTS AND TEST FOR PROPER OPERATION PRIOR TO FINAL TEST AND BALANCE.



MECHANICAL LEGEND		
SYMBOL	ABBREVIATION	DESCRIPTION
	ABV	ABOVE
	AFF	ABOVE FINISHED FLOOR
	CLG	CEILING
	DN	DOWN
		DUCT SECTIONS (SUPPLY, EXHAUST, RETURN)
		FLEXIBLE DUCT
	MVD	MANUAL VOLUME DAMPER
	OBD	OPPOSED BLADE DAMPER
	MFR	MANUFACTURER
	MIN	MINIMUM
	OSA	OUTSIDE AIR
		ROUND RIGID DUCTWORK
	TSP	TOTAL STATIC PRESSURE
		TURNING VANES
		CONSTRUCTION NOTES
		MECHANICAL EQUIPMENT DESIGNATION
		SMOKE DETECTOR
	T <sub>1</sub>	THERMOSTAT / UNIT
	R <sub>1</sub>	REMOTE SENSOR / UNIT





HVAC FLOOR PLAN 2

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

M-100

MAKE UP AIR CALCULATION:

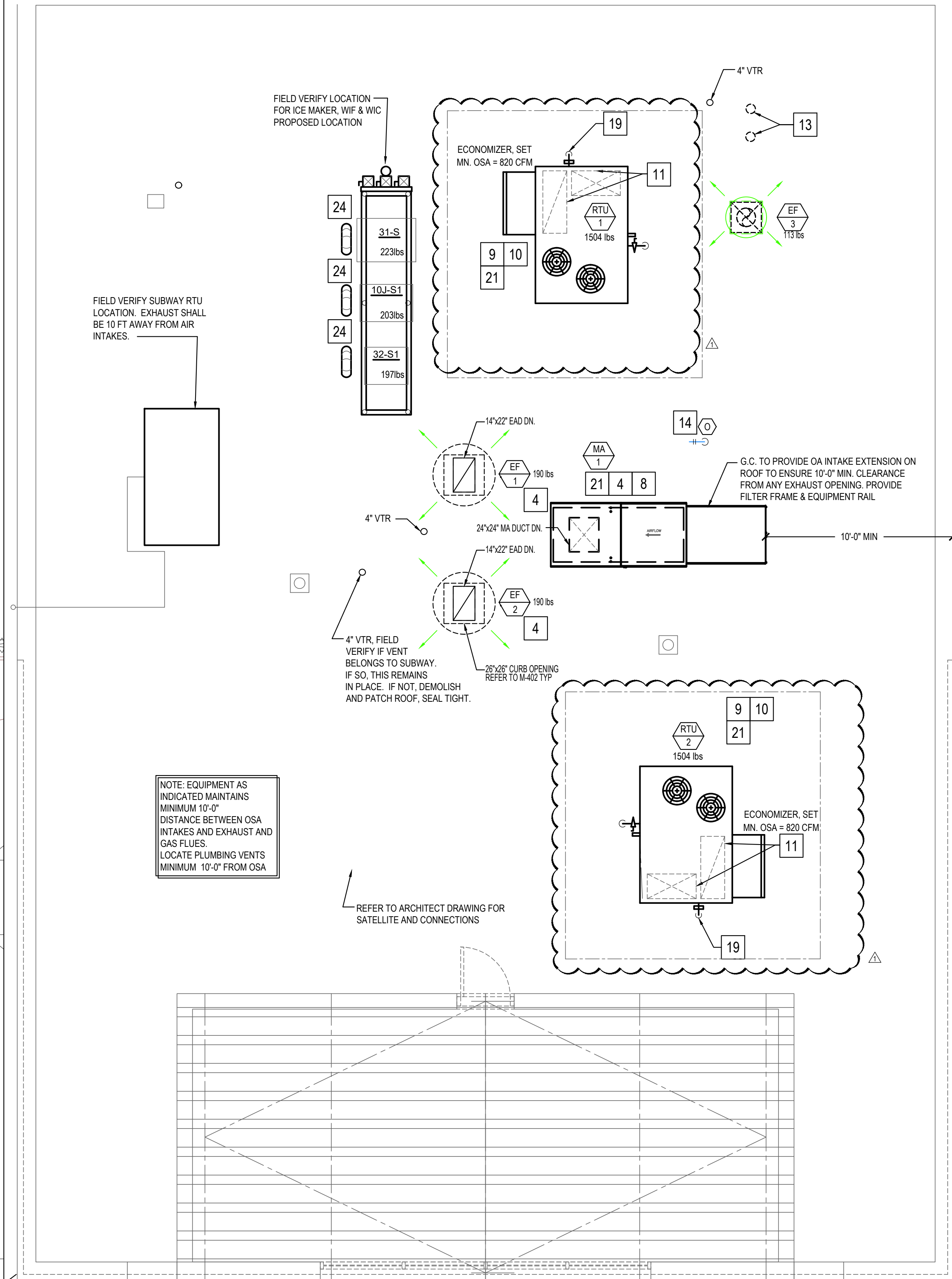
CALCULATION FOR MAKE UP AIR TEMPERATURE DIFFERENTIAL BETWEEN MAKEUP AIR AND THE AIR IN THE CONDITIONED SPACE SHALL NOT EXCEED 10 DEG F. FOR EACH SITE. CALCULATE AVERAGE DAILY TEMPERATURE FOR PREVIOUS 5 YEARS. OCCUPIED COOLING SET POINT IS 75 F. IF TEMPERATURES AVERAGE 85 F OR ABOVE FOR MORE THAN 14 DAYS PROVIDE COOLING ON MAKEUP AIR. OCCUPIED HEATING SET POINT IS 70 F. IF TEMPERATURES AVERAGE 60 F OR BELOW FOR MORE THAN 14 DAYS PROVIDE HEATING ON MAKEUP AIR. FROM THE NATIONAL WEATHER SERVICE CLIMATE DATA FOR: FAIRFAX, VA (WASHINGTON DULLES, DC) FROM MAY THRU SEPTEMBER.

YEAR	AVERAGE # OF DAYS TEMP OVER 85 F
2015	0
2016	9
2017	0
2018	1
2019	2

TOTAL:  
TOTAL AVERAGE 12 / 5 = 2.4 DAYS

MONTH/YEAR	AVERAGE # OF DAYS TEMP BELOW 60 F
JAN/2019	31

PANDA HAS APPROVED THAT COOLING IS NOT REQUIRED. HEATING SHALL BE PROVIDED.



HVAC ROOF PLAN 1

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

M-100

MECHANICAL KEY NOTES:

1. INSTALL GREASE EXHAUST HOODS FURNISHED BY PANDA. HOOD SHALL BE ONE CAPTIVEAIRE 4824ND HOOD EXHAUSTING 2,975 CFM. SUPPORT FROM STRUCTURE ABOVE WITH UNISTRUT AND ALL THREAD ROD. MOUNT HOOD PER LOCAL CODE REQUIREMENTS. REFER TO PLAN FOR HOOD CONNECTIONS. SEE CODE COMPLIANCE DRAWINGS ON SHEET M-500 AND CAPTIVEAIRE HOOD DRAWINGS FOR ADDITIONAL REQUIREMENTS. (TWO SECTIONS TOTAL).
2. PROVIDE AND INSTALL GREASE EXHAUST DUCT, ROUTE ON TOP OF MAKE UP AIR DUCT, FROM INLET OF ROOF MOUNTED GREASE EXHAUST FAN, TRANSITION TO 22"x14" BETWEEN ROOF JOIST, CONNECT TO EXHAUST HOOD COLLAR, FIELD VERIFY WRAP WITH THERMAL CERAMIC FIREMASTER DUCT WRAP+ OR EQUAL. FABRICATE CURB FROM 16 GAUGE STEEL WITH WELDED SEAM CONSTRUCTION SEAL TO THE ROOF CURB WITH FIRE CAULKING. SEE HOOD DETAIL DRAWINGS ON SHEET M-500 AND CAPTIVEAIRE DRAWINGS. TRANSITION DUCT TO CURB AND FAN INLET SIZE. TRANSITION TO 22X12" DUCT COLLAR SIZE.
3. MOUNT THERMOSTAT AT MANAGER STATION. REFER TO DETAIL #1 ON SHEET E-200. SEE DWG FOR EXACT LOCATION OF REMOTE SENSOR. SEE ROOFTOP UNIT SCHEDULE AND TEMPERATURE CONTROL DIAGRAM DETAIL 5 ON SHEET M-501 FOR ADDITIONAL INFORMATION.
4. INSTALL GREASE EXHAUST FAN WITH CURB (EF-1 AND EF-2) AND MAKE UP AIR (MA-1) FURNISHED BY PANDA. COORDINATE LOCATION OF UNIT WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
5. PROVIDE AND INSTALL A REMOTE SENSOR FOR ROOFTOP UNIT AT THIS LOCATION. MOUNT REMOTE SENSOR IN RETURN AIR DUCTWORK. SEE TEMPERATURE CONTROL DIAGRAM ON SHEET M-501 FOR ADDITIONAL INFORMATION.
6. PROVIDE AND INSTALL DUCT MOUNTED SMOKE DETECTOR AT MAIN SUPPLY AIR DUCT PER UMC, SEC. 609, OR AT RETURN AIR DUCT PER IMC, SECTION 606.2.1. DETECTORS SHALL BE INTERLOCKED TO SHUT DOWN ROOFTOP UNITS UPON DETECTION OF SMOKE. PROVIDE ALL CONTROL WIRING NECESSARY TO PERFORM THIS OPERATION.
7. PROVIDE FLEXIBLE CONNECTION BETWEEN UNIT, ROUTE DUCT THRU ROOF CURB AND TRUSS.
8. FOR GAS OR WATER CONNECTION, SEE PLUMBING DRAWINGS.
9. PROVIDE FABRICATED CURB PER MANUFACTURERS REQUIREMENTS AND COORDINATE EXACT LOCATION OF UNIT IN FIELD. SHIM ROOF CURB LEVEL FOR PROPER CONDENSATE DRAINAGE.
10. FURNISH AND INSTALL ALL TEMPERATURE CONTROL WIRING FROM THE UNIT TO THE THERMOSTAT OR OTHER CONTROL DEVICES.
11. FULL SIZE SA AND RA UP TO RTU. TRANSITION AS REQUIRED TO RTU INLET/OUTLET SIZE.
12. PVC VENT AND COMBUSTION AIR PIPING PROVIDED AND INSTALLED BY PLUMBING FOR SEALED COMBUSTION WATER HEATER. REFER TO PLUMBING PLANS.
13. WATER HEATER VENT AND COMBUSTION AIR INTAKE PIPES. REFER TO PLUMBING PLANS. OFFSET AS REQUIRED FOR CLEARANCE FROM AIR INTAKES.
14. ROOF HYDRANT. REFER TO PLUMBING DRAWINGS.
15. NOT USED.
16. MA DUCT (BELOW MAKE UP AIR) CONNECT TO 28"x10" RISER FROM SUPPLY PLENUM. 1,190 CFM
17. PROVIDE DUCT EXTERNAL INSULATION WRAP AT TRUNK, TYPICAL.
18. NOT USED.
19. CONDENSATE DRAIN LINE DOWN THRU ROOF. REFER TO DETAIL 16/P-500 AND PLUMBING SHEET P-100.
20. NOT USED.
21. PROVIDE AND INSTALL ALL EQUIPMENT WITH MANUFACTURER'S RECOMMENDED CLEARANCES FOR MAINTENANCE. MAINTAIN MINIMUM CLEARANCES TO ELECTRICAL AND SERVICE ACCESS PANELS AND DISCONNECTS.
22. GREASE DUCT CLEANOUT LOCATION. PROVIDE ACCESS TO CLEANOUT ABOVE CEILING. REFER TO MECHANICAL SPECIFICATIONS SHEET M-000
23. 8" CONNECTION TO HOOD RTU SUPPLY PLENUM COLLAR. BALANCE TO 223 CFM.
24. PROVIDE AND INSTALL ACR TUBING, SIZED AND ROUTED PER MANUFACTURER'S INSTRUCTIONS. FROM REMOTE REFRIGERANT CONDENSERS TO WALK-IN COOLER AND FREEZER FAN COILS, AND ICE MAKER. TEST, PURGE, EVACUATE AND CHARGE LINES AS REQUIRED BY MANUFACTURER. (START-UP FOR ICE MAKER IS BY OWNER'S REPRESENTATIVE). ROUTE REFRIGERANT LINES THROUGH "ATR HUB" PROVIDED AND INSTALLED BY GC (REFER TO ARCH. ISO 3 AND 4, SHEET A-108).
25. ROOM AIR SENSOR FROM CAPTIVEAIRE HOOD ON BACK OF MENU BOARD WALL, AS CLOSE TO CEILING AS POSSIBLE.
26. INSTALL ANSUL SYSTEM SUCH THAT TOP OF CABINET IS ON THE UNDERSIDE OF ACT CEILING.
27. PROVIDE CO2 MONITORING SYSTEM, CHART MODEL NUMBER AX60. CO2 SENSOR SHALL BE MOUNTED 12" TO 18" ABOVE FINISHED FLOOR NEAR CO2 TANK. CENTRAL DISPLAY AND CO2 ALARM SHALL BE MOUNTED VISIBLE TO OCCUPANTS FOR ALARM. REFER TO ARCH AND ELECTRICAL PLANS.

NOTE: MAXIMUM FLEXIBLE DUCT LENGTH ALLOWED SHALL BE PER 5 FT.



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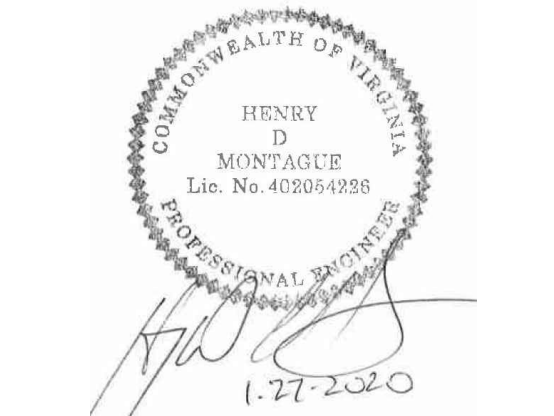
1	PERMIT RESPONSE 1	06-01-2020

ISSUE DATE:

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

DRAWN BY: J. DESKINS

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



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H.V.A.C. FLOOR PLAN &  
H.V.A.C. ROOF PLAN



HOOD INFORMATION - Job#4127861

HOOD NO.	TAG	MODEL	LENGTH	MAX. COOKING TEMP.	APPLIANCE DUTY	DESIGN CFM/ft	TOTAL EXH. CFM	EXHAUST PLENUM RISER(S)							MUA CFM	AC CFM	HOOD CONSTRUCTION	HOOD CONFIG.	
								WIDTH	LENG.	HEIGHT	DIA.	CFM	VEL.	S.P.				END TO END	ROW
1		4824 ND-2-ACPSP-F	9' 11.5"	600 Deg.	Heavy	299	2975	12"	22"	4"	2975	1623	-0.524"	2380	446	430 SS Where Exposed	LEFT	ALONE	
2		4824 ND-2-ACPSP-F	9' 11.5"	600 Deg.	Heavy	299	2975	12"	22"	4"	2975	1623	-0.524"	2380	446	430 SS Where Exposed	RIGHT	ALONE	

PATENT NUMBERS

AC-PSP (United States) - US Patent 7963830 B2  
AC-PSP Wall (Canada) - CA Patent 2820509  
AC-PSP Island (Canada) - CA Patent 2520330

HOOD INFORMATION

HOOD NO.	TAG	TYPE	FILTER(S)			EFFICIENCY @ 7 MICRONS	QTY.	LIGHT(S)			WIRE GUARD	LOCATION	SIZE	UTILITY CABINET(S)			FIRE SYSTEM PIPING	HOOD HANGING WGT
			QTY.	HEIGHT	LENGTH			TYPE						TYPE	SIZE	MODEL #	QUANTITY	
1		SS Baffle with Handles	7	20"	16'	30%	5	L55 Series E26		ND	Wall Mnt	12"x54"x24"	Ansul R102	3.0/3.0/3.0	SC-321110FP-SEP	1 Light 1 Fan	YES	529 LBS
2		SS Baffle with Handles	7	20"	16'	30%	5	L55 Series E26		ND	Right	20"x48"x24"					YES	620 LBS

PERFORATED SUPPLY PLENUM(S)

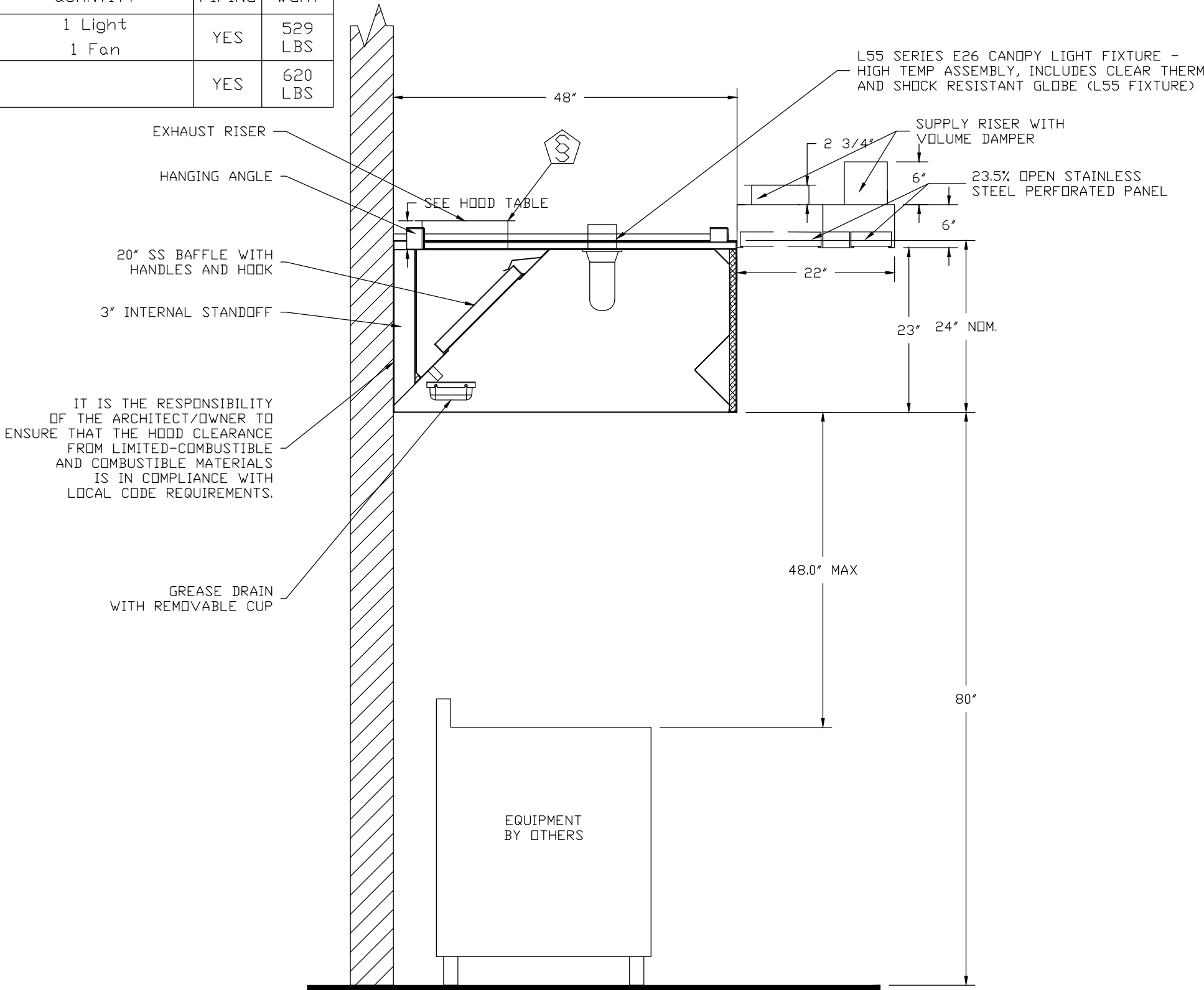
HOOD NO.	TAG	POS.	LENGTH	WIDTH	HEIGHT	TYPE	RISER(S)				
							WIDTH	LENG.	DIA.	CFM	S.P.
1		Front	119.5'	22'	6'	MUA	10"	28"		1189	0.524"
						MUA	10"	28"		1189	0.524"
						AC		8"	223	0.121"	
						AC		8"	223	0.121"	
2		Front	139.5'	22'	6'	MUA	10"	28"		1189	0.476"
						MUA	10"	28"		1189	0.476"
						AC		8"	223	0.121"	
						AC		8"	223	0.121"	

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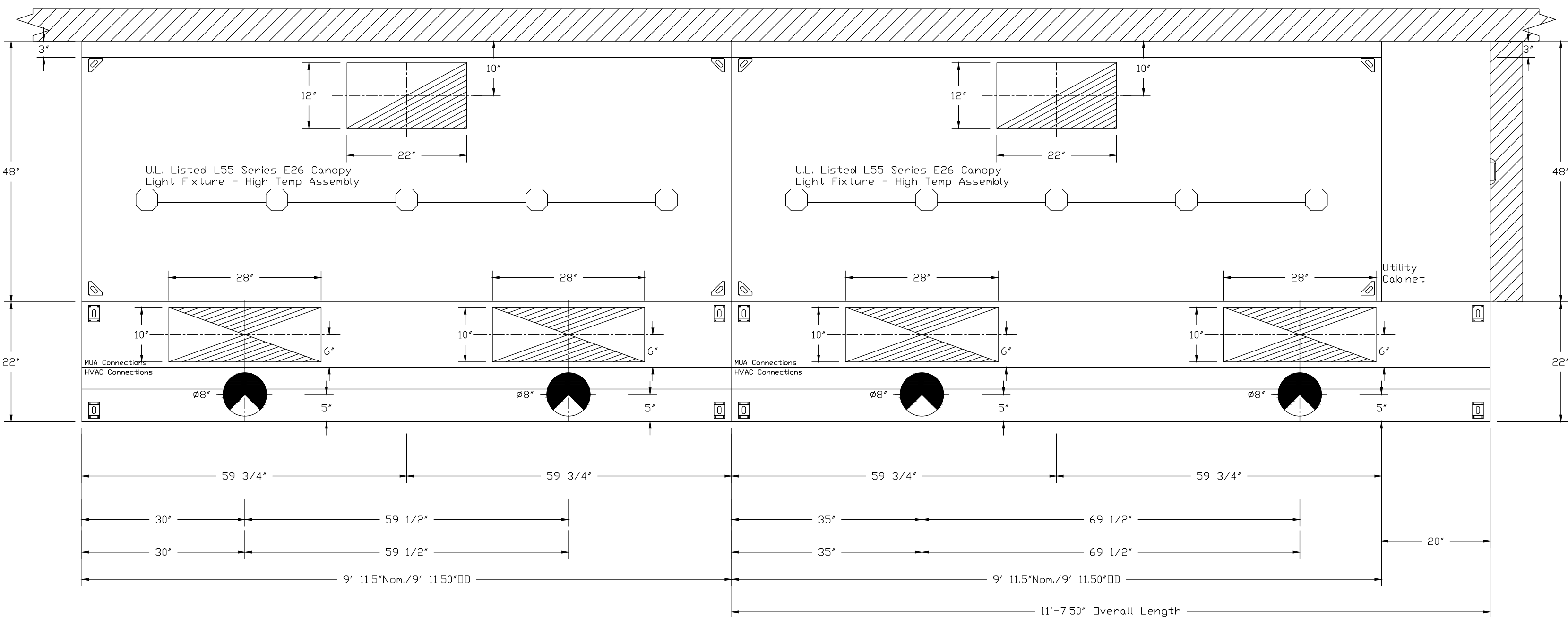
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FOR QUESTIONS CALL THE SOUTHERN CALIFORNIA OFFICE  
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COSTA MESA, CA 92626  
TEL: 800-967-7701 EMAIL: REG66@CAPTIVEAIRE.COM



SECTION VIEW - MODEL 4824ND-2-ACPSP-F  
HOOD - #1, #2

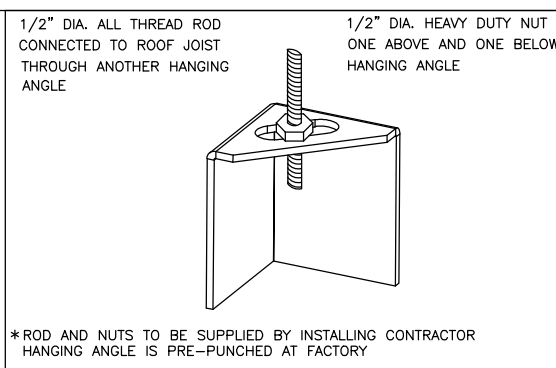


PLAN VIEW - Hood #1  
9' 11.50" LONG 4824ND-2-ACPSP-F

ACPSP ships loose for field installation

PLAN VIEW - Hood #2  
9' 11.50" LONG 4824ND-2-ACPSP-F

ACPSP ships loose for field installation

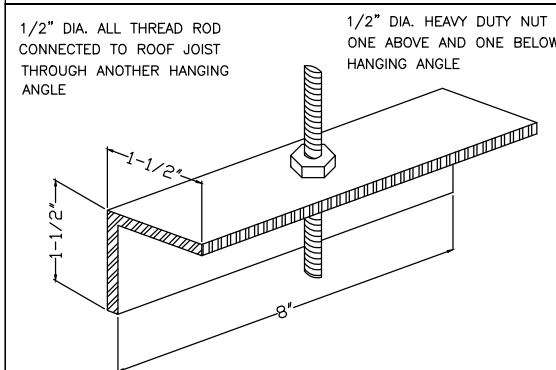


\*HOOD AND NUTS TO BE SUPPLIED BY INSTALLING CONTRACTOR  
HANGING ANGLE IS PRE-PUNCHED AT FACTORY

ND-2 HANGING ANGLE DETAIL

HOOD STYLE	DIM FROM REAR	DIM FROM FRONT (24"/30"H)	DIM FROM LEFT/RIGHT (24"/30"H)
ND-2			
EXHAUST ONLY	4.166"	2.246"	2.25"
WITH MUA	4.166"	2.246"	2.25"
CONDENSATE	2.246"	2.246"	2.25"

ND-2 HANGING ANGLE LOCATIONS



\*HOOD AND NUTS TO BE SUPPLIED BY INSTALLING CONTRACTOR  
HANGING ANGLE IS PRE-PUNCHED AT FACTORY

ND HANGING ANGLE DETAIL

HOOD STYLE	DIM FROM REAR	DIM FROM FRONT (24"/30"H)	DIM FROM LEFT/RIGHT (24"/30"H)
ND			
EXHAUST ONLY	5.00"	10.5" / 5"	5.00"
WITH MUA	5.00"	10.5" / 5"	5.00"

ND HANGING ANGLE LOCATIONS



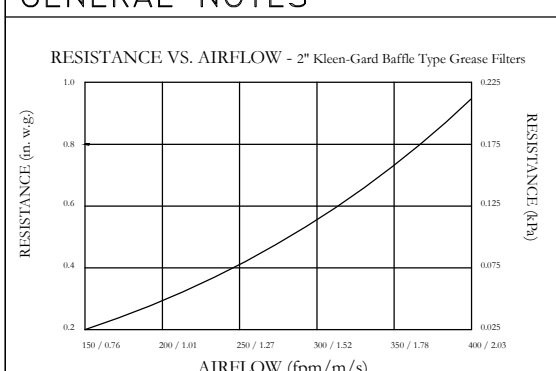
BUILDING CODES

CAPTIVE-AIRE HOODS HAVE OPTIONAL CLEARANCE	
REDUCTION SYSTEMS AVAILABLE AS FOLLOWS:	
MATERIAL	CLEARANCE REDUCTION SYSTEM
NON-COMBUSTIBLE	NONE REQUIRED
LIMITED-COMBUSTIBLE	3" UNINSULATED STANDOFF
COMBUSTIBLE	3" INSULATED STANDOFF

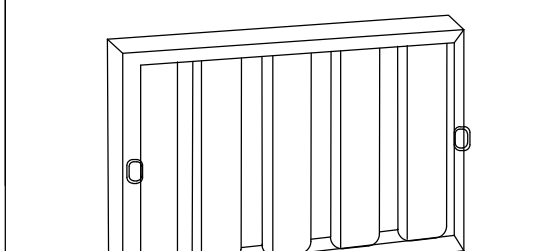
CLEARANCE TO COMBUSTIBLES

- GENERAL NOTES:
- ELECTRICAL WOOD-UP TO GAS MOTOR CONTROLS (MOTOR STARTERS, FAN SWITCHES, FAN DISCONNECTS, RELAYS, ETC.) BY OTHERS.
  - FIRE CHARGE BY OTHERS, IF REQUIRED.
  - ALL PHASES OF INSTALLATION SHALL COMPLY WITH NFPA 96.
  - EXHAUST MEASUREMENTS HAVE PRECEDENCE OVER SCALE.
  - PROVIDE CLEARANCES IN EXHAUST AIR DUCTS AS INDICATED TO ALLOW CLEANING AT ALL BENDS AND HORIZONTAL RUNS.
  - EXHAUST DUCT TO BE IN GA. GAV STEEL ALL SEAMS AND JOINTS TO HAVE A LIQUID TIGHT CONTINUOUS EXTERNAL WELD.
  - FAN TO HAVE A MINIMUM OF 18 FT. OF CLEARANCE FROM THE DUCT TO ADJACENT BUILDINGS, PROPERTY LINES, AIR INTAKES OR 3 FT. VERTICAL CLEARANCE PER NFPA 96.
  - HORIZONTAL EXHAUST DUCT TO SLOPE NOT LESS THAN 1/4" PER FOOT TOWARD HOOD FOR DUCT LESS THAN 75' LONG.
  - 1" PER FOOT SLOPE FOR DUCT LONGER THAN 75'.
  - HOOD TO OVERHANG COOKING EQUIPMENT 6" ON ALL OPEN SIDES.
  - EXHAUST DUCT TO BE PROTECTED FROM COMBUSTIBLES PER NFPA 96 AND LOCAL CODE.
  - BUILDING PRESSURE SHALL NOT EXCEED 0.02" WATER COLUMN AT EXHAUST DUCTS.
  - KITCHEN SHALL BE BALANCED TO BE NEGATIVE WITH RESPECT TO THE DINING ROOM.

GENERAL NOTES



RESEARCH PRODUCTS CORPORATION



Klean-Gard Baffle Type Filters are UL Classified Grease Extracting Filters.  
MEA # 168-78-M Aluminum  
MEA # 247-96-E Stainless Steel

FILTER DETAIL

REVISIONS

DESCRIPTION	DATE:

WWW.CAPTIVEAIRE.COM

Southern California Office

3002 Dow Ave., Suite 410, Tustin, CA 92780 PHONE: (714) 957-1500 FAX: (919) 227-5975 EMAIL: reg66@captivaire.com

DATE: 12/18/2019

DWG.#: 4127861

DRAWN BY: AH-86

SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 1



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DRAWN BY: J. DESKINS

PANDA PROJECT #: D7446

ARCH PROJECT #: JCDT19-0314

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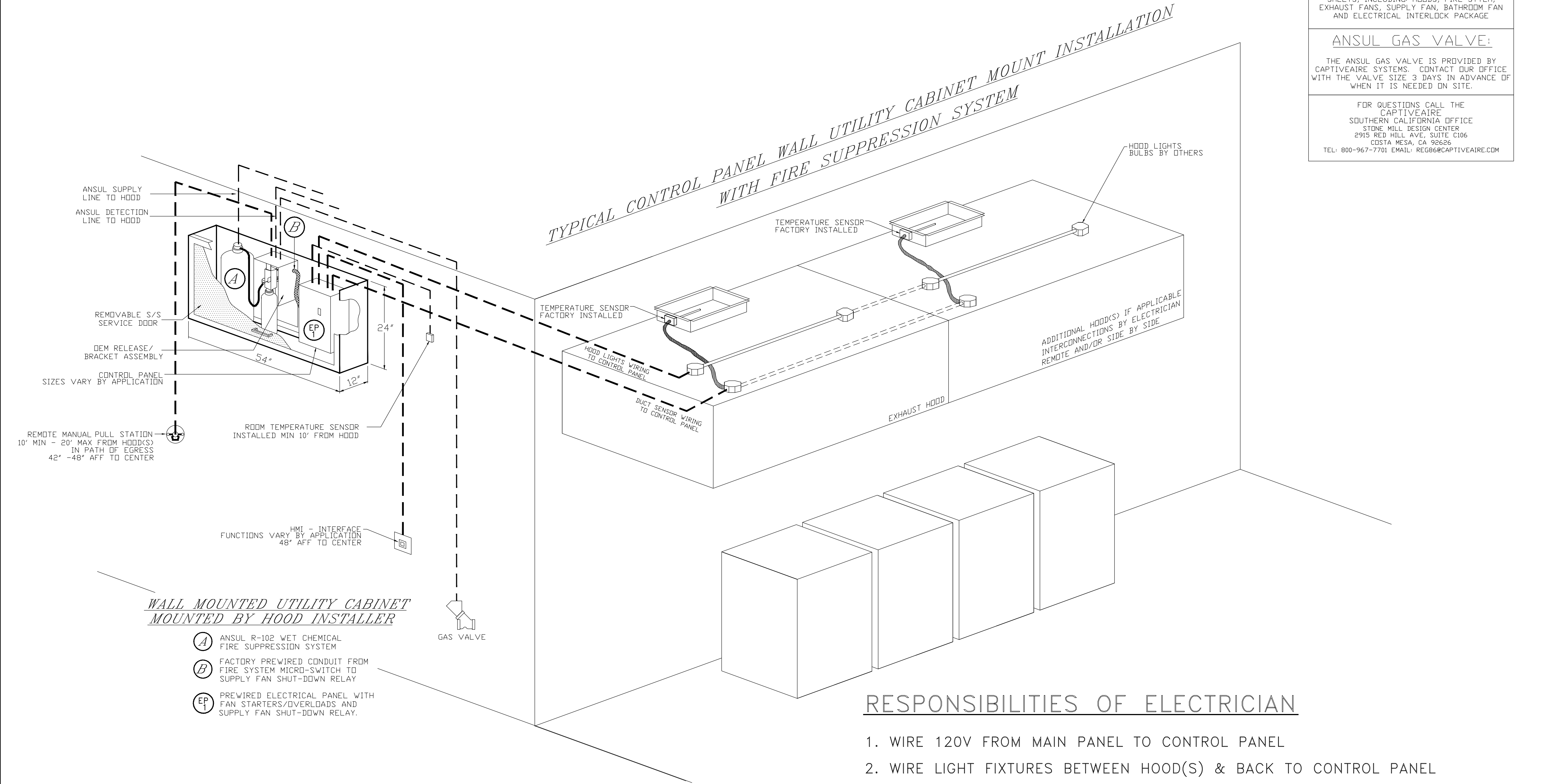
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M-400

HOOD DETAIL PLAN





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DESCRIPTION	DATE
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Panda Express - Fairfax VA (D7446)

0

DATE: 12/18/2019

DWG.#: 4127861

DRAWN BY: AH-86

SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 2

## RESPONSIBILITIES OF ELECTRICIAN

1. WIRE 120V FROM MAIN PANEL TO CONTROL PANEL
2. WIRE LIGHT FIXTURES BETWEEN HOOD(S) & BACK TO CONTROL PANEL
3. WIRE TEMPERATURE SENSOR(S) FROM EXHAUST COLLARS TO CONTROL PANEL
4. MOUNT & WIRE ROOM SENSOR TO CONTROL PANEL
5. WIRE FAN POWER FROM MAIN PANEL THROUGH CONTROL PANEL TO FAN(S)
6. WIRE SHUNT COIL TO CONTROL PANEL
7. WIRE GAS VALVE (IF APPLICABLE) TO CONTROL PANEL (120V FROM CONTROL PANEL)

## ADDITIONAL RESPONSIBILITIES IF APPLICABLE

1. IF MULTIPLE FIRE SYSTEMS ON SINGLE CONTROL PANEL, THE FOLLOWING MUST OCCUR
  - A. ANSUL AUTOMAN MICROSWITCHES TO BE WIRED IN SERIES BACK TO CONTROL PANEL
  - B. ANSUL CATRIDGE MICROSWITCHES TO BE WIRED IN SERIES BACK TO CONTROL PANEL

## RESPONSIBILITIES OF ALARM CONTRACTOR

1. WIRE ANSUL ALARM MICROSWITCH TO BUILDING ALARM PANEL

\*TERMINAL BLOCK WIRING DETAILS CAN BE FOUND ON ELECTRICAL WIRING DIAGRAMS\*



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FAIRFAX, VA 22033

M-401

HOOD DETAIL PLAN



FAN UNIT NO.	TAG	FAN UNIT MODEL #	CFM	ESP.	RPM	H.P.	B.H.P.	Ø	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS.)	SONES
1		EABDU18	2975	1.250	1156	2.000	1.1840	3	208	5.9	687 FPM	184	14.3
2		EABDU18	2975	1.250	1156	2.000	1.1840	3	208	5.9	687 FPM	184	14.3
3		EABDCR7	450	0.250	1128	0.250	0.0850	1	115	4.8		90	6.3

FAN UNIT NO.	TAG	FAN UNIT MODEL #	BLOWER	HOUSING	MIN CFM	DESIGN CFM	ESP.	RPM	H.P.	B.H.P.	ø	V/LT	FLA	MCA	MDCP	WEIGHT (LBS.)	SDNES
4		EA3-D.500-G18	G18-PB	A3-D.500	3500	4760	0.750	739	3.000	1.9810	3	208	9.5	13.1A	20A	876	12.2

FAN UNIT NO.	TAG	INPUT BTUs	OUTPUT BTUs	TEMP. RISE	REQUIRED INPUT GAS PRESSURE	GAS TYPE	BURNER EFFICIENCY(%)
4		518789	477286	100 deg F	7 in. w.c. - 14 in. w.c.	Natural	92

PAN UNIT NO.	TAG	OPTION (Qty. - Descr.)
1		1 - Grease Box
		1 - Upblast Fan Wheel Access Port
2		1 - Grease Box
		1 - Upblast Fan Wheel Access Port
3		1 - 1 15-BDD Damper
4		1 - AC Interlock Relay - 24VAC Coil
		1 - Low Fire Start
		1 - Inlet Pressure Gauge, 0-35"
		1 - Manifold Pressure Gauge, -5 to 15" wc
		1 - Motorized Backdraft Damper for A3-D Housing
		1 - VAV Package w/ Manual Control (VFD Included)
		1 - VFD factory mounted and wired in commercial control vestibule for tempered supply fan.

FAN UNIT NO.	TAG	EXHAUST			SUPPLY			
		GREASE CUP	GRAVITY DAMPER	WALL MOUNT	SIDE DISCHARGE	GRAVITY DAMPER	MOTORIZED DAMPER	WALL MOUNT
1		YES						
2		YES						
3			YES					
4							YES	

NO.	ON FAN	WEIGHT	ITEM	SIZE		
1	# 1	38 LBS	Curb	26.500"W x 26.500"L x 24.000"H	Vented	Hinged
2	# 2	38 LBS	Curb	26.500"W x 26.500"L x 24.000"H	Vented	Hinged
3	# 3	18 LBS	Curb	19.500"W x 19.500"L x 12.000"H		
4	# 4	84 LBS	Curb	35.000"W x 84.000"L x 20.000"H	Insulated	

Technical drawing of a hood and fan assembly. The drawing shows a side view of the hood and fan assembly. The hood is a large, rounded structure with a central vertical riser. The fan is mounted on top of the riser. The drawing includes the following dimensions and labels:

- Overall width: 39 3/8
- Overall height: 33 3/4
- Height from base to fan: 22 5/8
- Base width: 16 1/2
- Base width (dashed line): 26
- Base width (solid line): 28
- Label: GREASE DRAIN
- Label: DUCTWORK BETWEEN EXHAUST RISER ON HOOD AND FAN (BY OTHERS)

- ROOF MOUNTED FANS
- RESTAURANT MODEL
- UL705 AND UL762 AND ULC-S645
- AMCA SOUND AND AIR CERTIFIED
- WIRING FROM MOTOR TO DISCONNECT SWITCH
- WEATHERPROOF DISCONNECT
- HIGH HEAT OPERATION 300°F (149°C)
- GREASE CLASSIFICATION TESTING

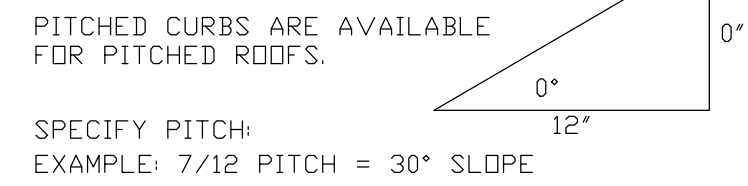
NORMAL TEMPERATURE TEST  
EXHAUST FAN MUST OPERATE CONTINUOUSLY  
WHILE EXHAUSTING AIR AT 300°F (149°C)  
UNTIL ALL FAN PARTS HAVE REACHED  
THERMAL EQUILIBRIUM, AND WITHOUT ANY  
DETERIORATING EFFECTS TO THE FAN WHICH  
WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST  
EXHAUST FAN MUST OPERATE CONTINUOUSLY  
WHILE EXHAUSTING BURNING GREASE VAPORS  
AT 600°F (316°C) FOR A PERIOD OF  
15 MINUTES WITHOUT THE FAN BECOMING  
DAMAGED TO ANY EXTENT THAT COULD CAUSE  
AN UNSAFE CONDITION.

GREASE BOX.  
UPBLAST FAN WHEEL ACCESS PORT.

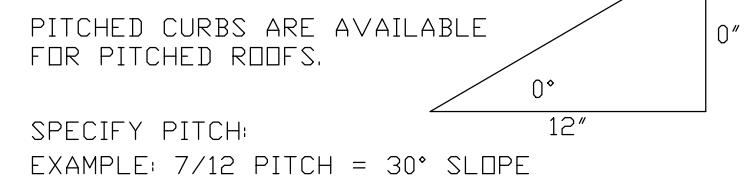
- ROOF MOUNTED FANS
- UL705
- AMCA SOUND AND AIR CERTIFIED
- WIRING FROM MOTOR TO DISCONNECT SWITCH
- DISCONNECT SWITCH
- STANDARD BIRD SCREEN

I 15-BDD DAMPER



PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.

SPECIFY PITCH:  
EXAMPLE: 7/12 PITCH = 30° SLOPE



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**Southern California Office**

Panda Express - Fairfax VA (D7446)



**DATE:** 12/18/2019

**DWG.#:**  
4127861

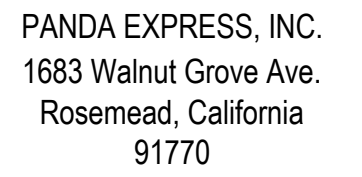
**DRAWN BY:** AH-86

**SCALE:**  
3/4" = 1'-0"

**MASTER DRAWING**

**SHEET NO.**

3



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

PANDA PROJECT #: D7446

ARCH PROJECT #: JCDT19-0314

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M-402

HOOD DETAIL PLAN

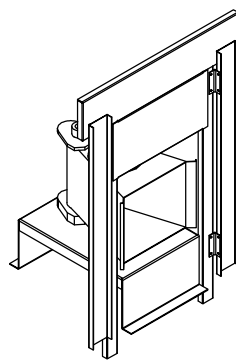
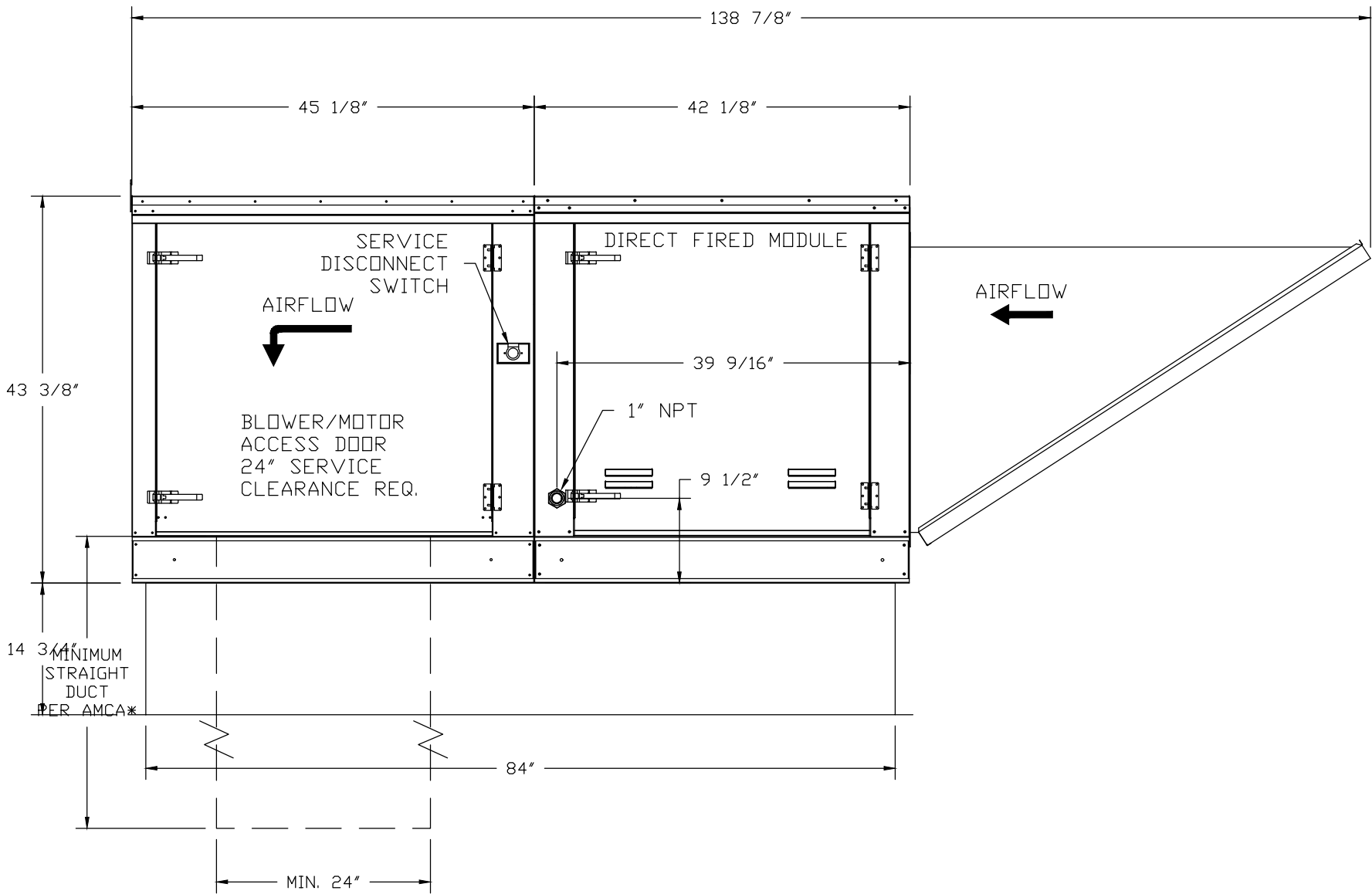
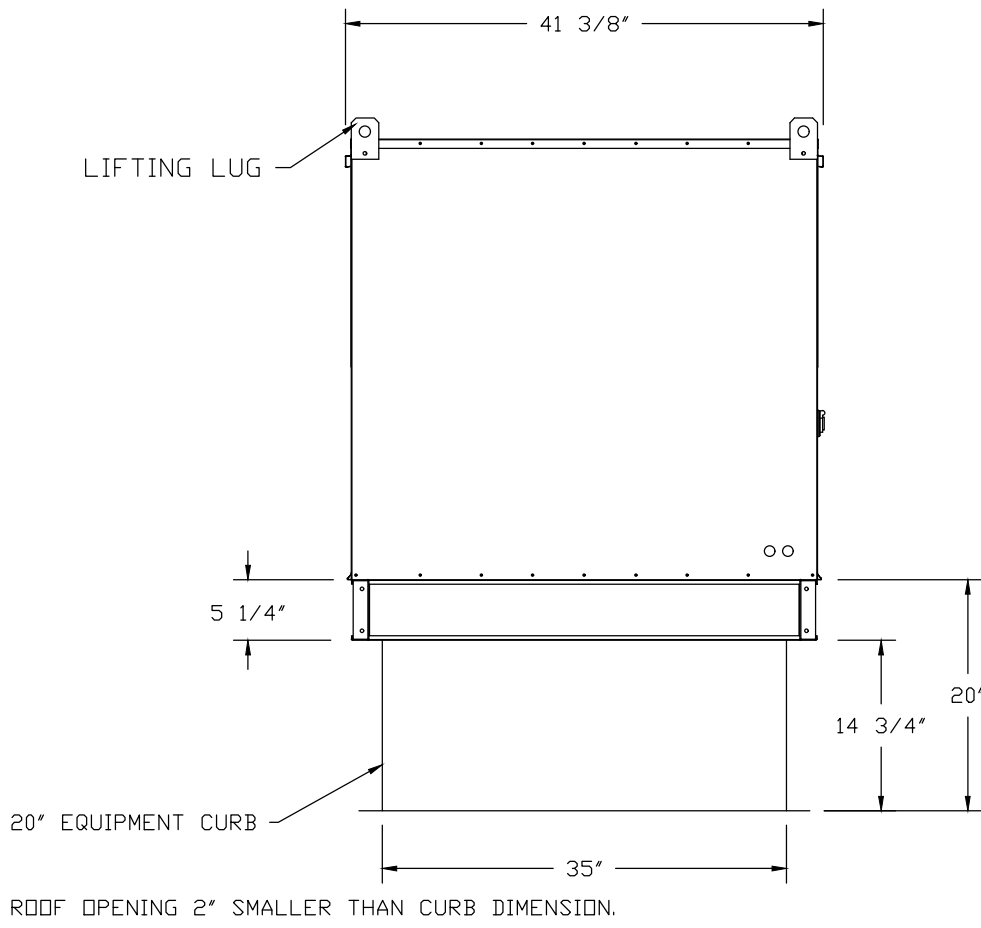
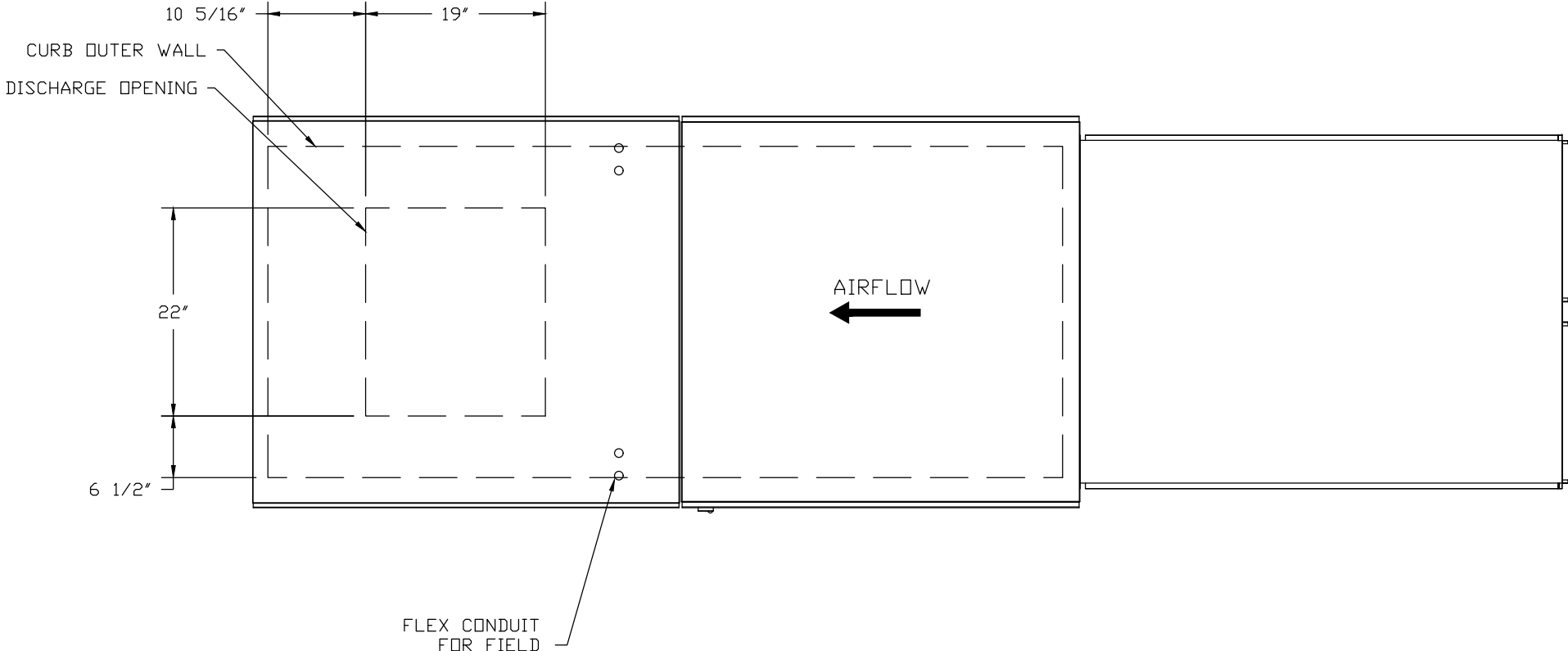


FAN #4 EA3-D500-G18 - HEATER  
1. DIRECT GAS FIRED HEATED MAKE UP AIR UNIT WITH 18" BLOWER AND 12" BURNER.  
2. INTAKE HOOD WITH EZ FILTERS.  
3. DOWN DISCHARGE - AIR FLOW RIGHT -> LEFT  
4. COOLING INTERLOCK RELAY - 24VAC COIL - 120V CONTACTS. LOCKS OUT BURNER CIRCUIT WHEN AC IS ENERGIZED.  
5. LOW FIRE START. ALLOWS THE BURNER CIRCUIT TO ENERGIZE WHEN THE MODULATION CONTROL IS IN A LOW FIRE POSITION.  
6. GAS PRESSURE GAUGE, 0-35", 2.5" DIAMETER, 1/4" THREAD SIZE  
7. GAS PRESSURE GAUGE, -5 TO +15 INCHES WC, 2.5" DIAMETER, 1/4" THREAD SIZE  
8. MOTORIZED BACK DRAFT DAMPER 30" X 30" FOR SIZE 3 STANDARD & MODULAR HEATER UNITS W/EXTENDED SHAFT, STANDARD GALVANIZED CONSTRUCTION, 3/4" REAR FLANGE, LOW LEAKAGE, NFPA-3 ACTUATOR INCLUDED  
9. VAV (VARIABLE-AIR-VOLUME) WIRING PACKAGE FOR COMMERCIAL FANS.  
10. MANUAL SPEED CONTROL VARIABLE FREQUENCY DRIVE INCLUDED  
11. VFD FACTORY MOUNTED AND WIRED IN UNIT CONTROL VESTIBULE.

\*NOTE: SUPPLY DUCT MUST BE INSTALLED TO MEET SMACNA STANDARDS. A MINIMUM STRAIGHT DUCT LENGTH MUST BE MAINTAINED DOWNSTREAM OF UNIT DISCHARGE AS OUTLINED IN AMCA PUBLICATION 201. DO NOT RELY ON UNIT TO SUPPORT DUCT IN ANY WAY. FAILURE TO PROPERLY SIZE DUCTWORK MAY CAUSE SYSTEM EFFECTS AND REDUCE PERFORMANCE OF THE EQUIPMENT.  
SUGGESTED STRAIGHT DUCT SIZE IS 24" x 24"

SUPPLY SIDE HEATER INFORMATION

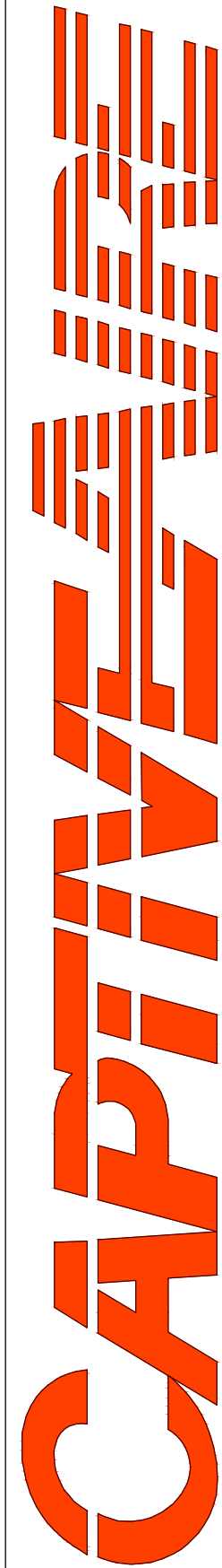
WINTER TEMPERATURE = 10°F. TEMP. RISE = 100°F.  
BTUs CALCULATED OFF ACTUAL AIR DENSITY  
OUTPUT BTUs AT ALTITUDE OF 0.0 ft. = 477286  
INPUT BTUs AT ALTITUDE OF 0.0 ft. = 518789



Direct Fired (DF) Profile Plate Assembly

**Direct Fired Profile Plate Specifications:**  
**Description:**  
Direct Fired burners shall have patented US Patent No. US6629533B2, self-adjusting profile plates designed to ensure proper air velocity and pressure drop across the burner. Profile plates shall allow burners to achieve clean combustion by limiting by-product levels to a maximum of 50ppm of carbon monoxide (CO) and 50ppm of nitrogen dioxide (NO2). Direct Fired units shall be configured with the blower mounted downstream of the burner. This arrangement will ensure a consistent airflow, regardless of inlet air temperature.  
**Application:**  
Spring-loaded burner profile plates are engineered to automatically react to the momentum of a fresh air stream, without the need for any motors or actuators to mechanically adjust them. With this feature, all DF units are designed for demand control ventilation (DCV) requirements.  
**Verifications:**  
All profile plate assemblies shall be included in the DF unit's ETL listing and comply with combined safety standards ANSI Z83.4 and CSA 3.7 (non-recirculating DF heaters) and ANSI Z83.18 (recirculating DF heaters).  
**General Construction:**  
-Profile plates shall be formed from G90 galvanized steel.  
-Profile plates shall vary in size per unit.  
-Profile plates shall be mounted along the same plane as the discharge of the burner.  
-Design shall incorporate properly torqued, permanently mounted spring hinges.  
-Spring hinges shall be made from plated steel.

REVISIONS	
DESCRIPTION	DATE



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DATE: 12/18/2019

DWG.#:  
4127861

DRAWN BY:  
AH-86

SCALE:  
3/4" = 1'-0"

MASTER DRAWING

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4



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PANDA PROJECT #: D7446  
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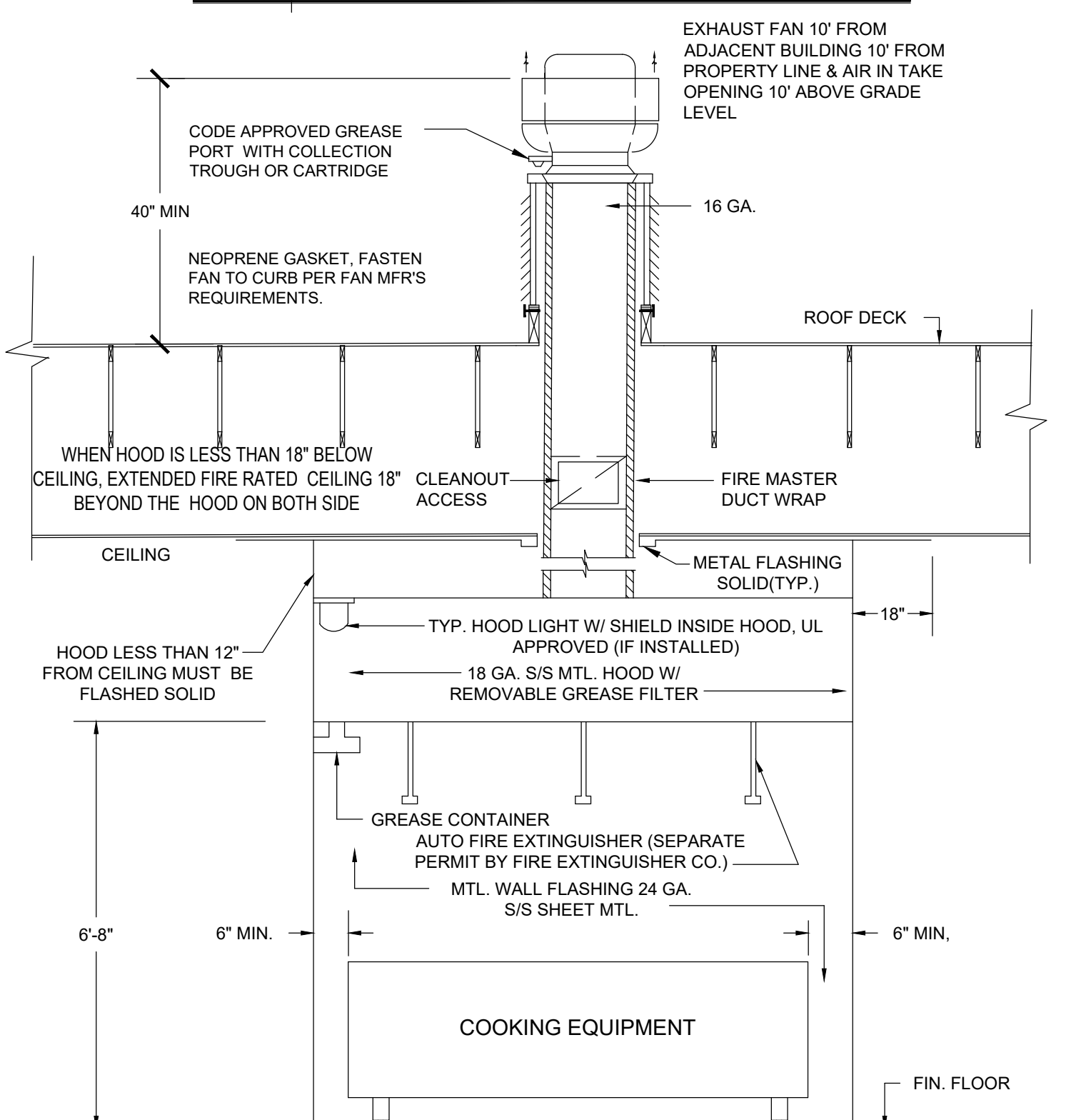
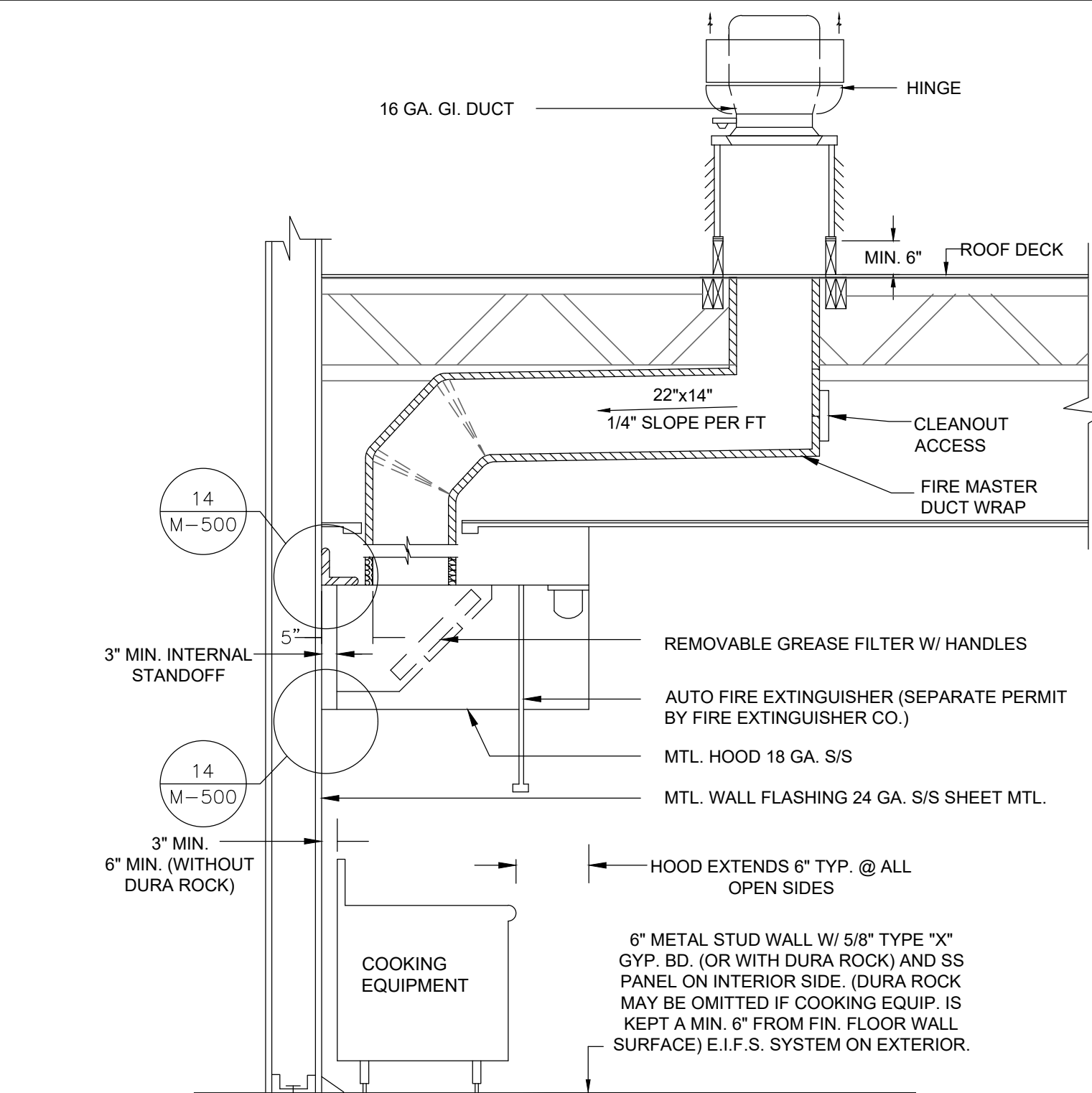
**M-403**

HOOD DETAIL PLAN







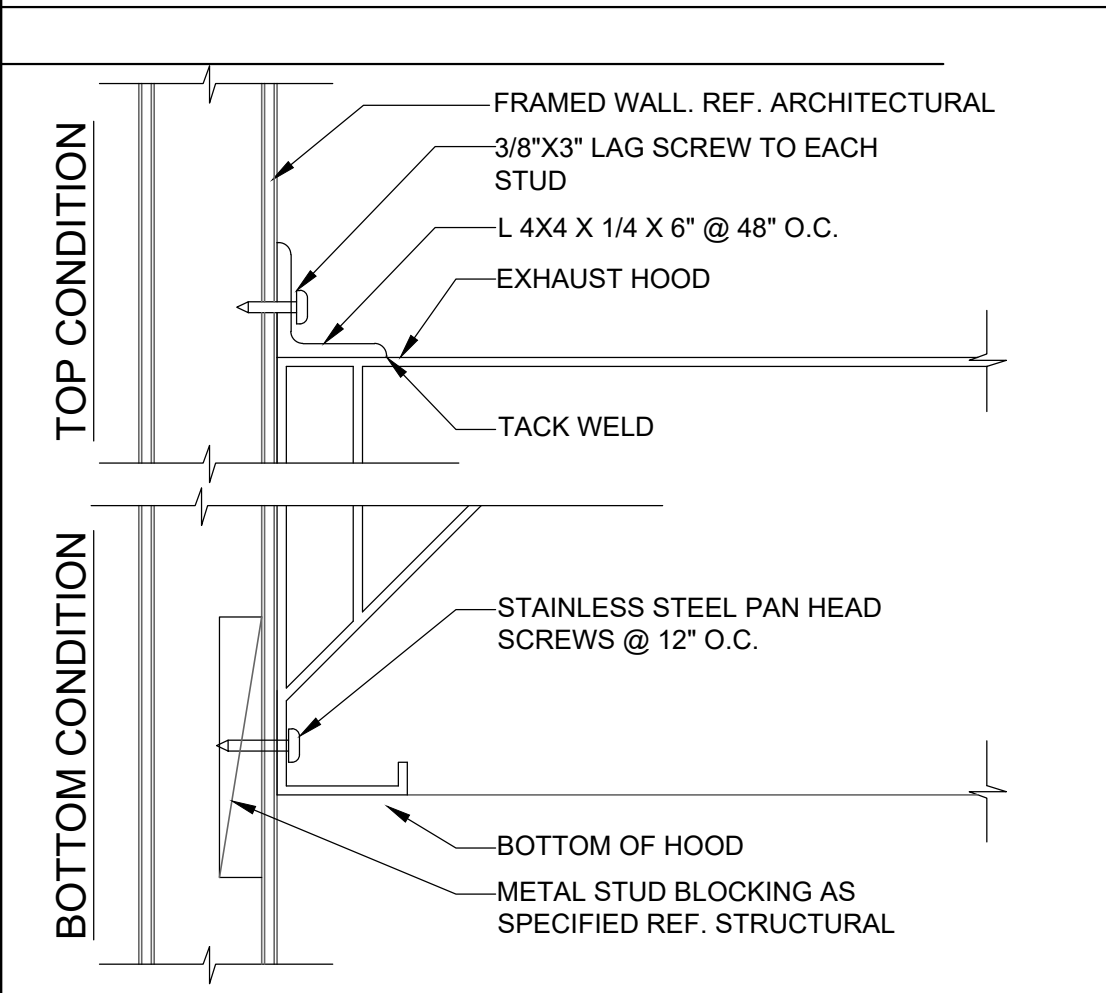


### HOOD SECTIONS

18

Scale: NO SCALE

M-500

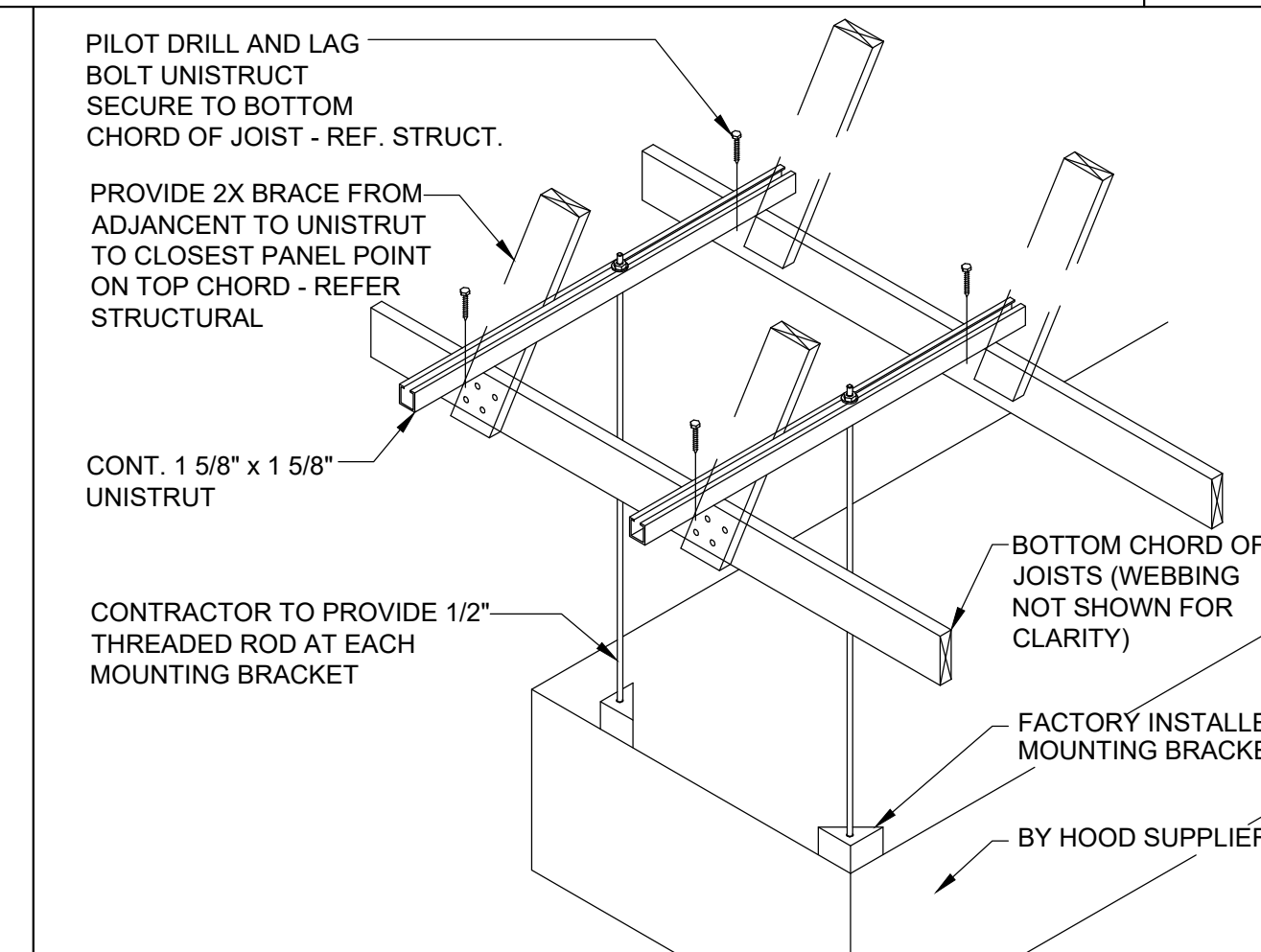


### HOOD CLIP AT WALL

14

Scale: NO SCALE

M-500



### HOOD SUPPORT AT TRUSS

13

Scale: NO SCALE

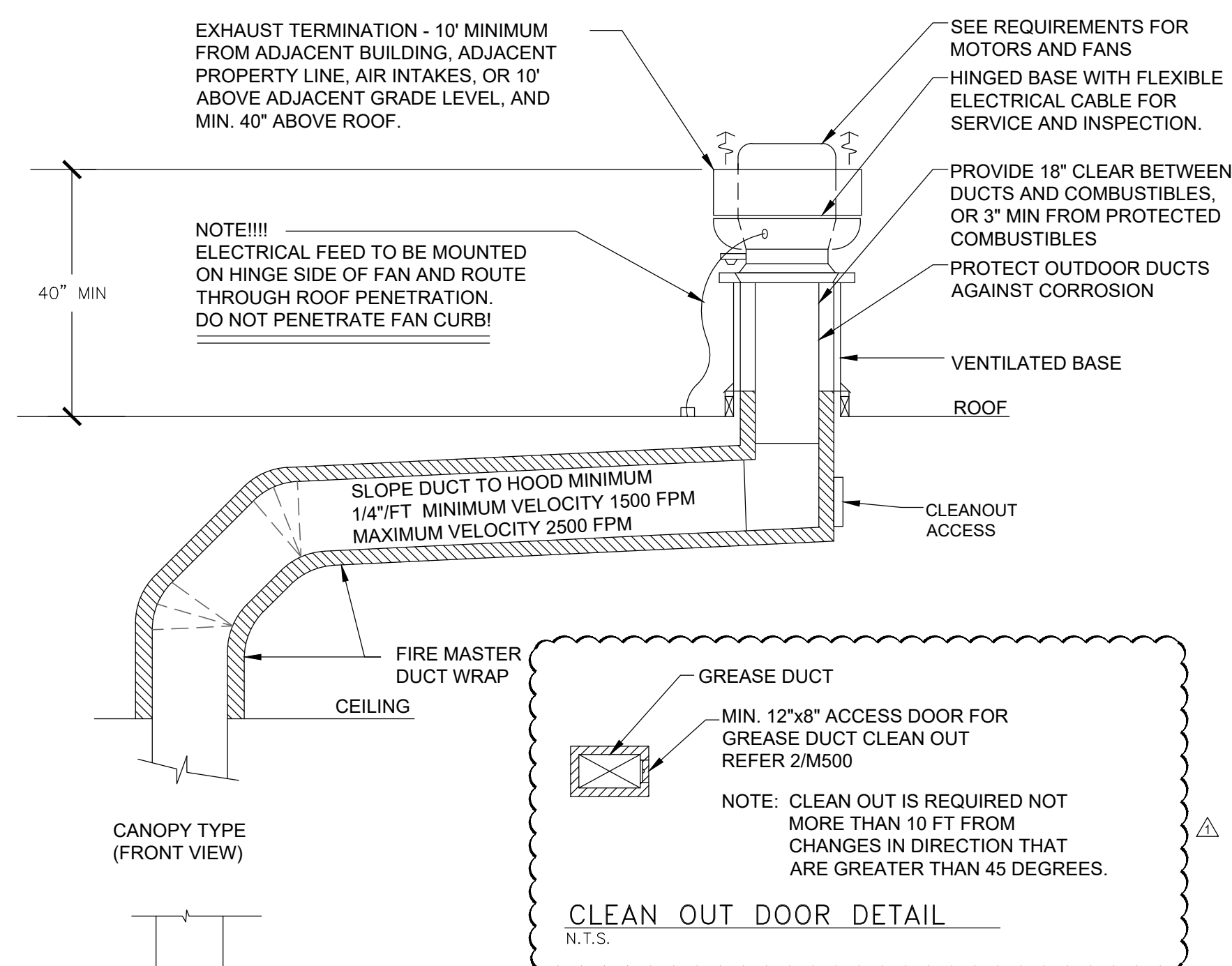
M-500

SYSTEM SHALL BE INSTALLED, PERFORMANCE TESTED, LISTED FOR MECHANICAL HOOD AND LABELED PER REQUIREMENTS FOR NFPA AND MANUFACTURER'S INSTRUCTION PER IFC 904.12.

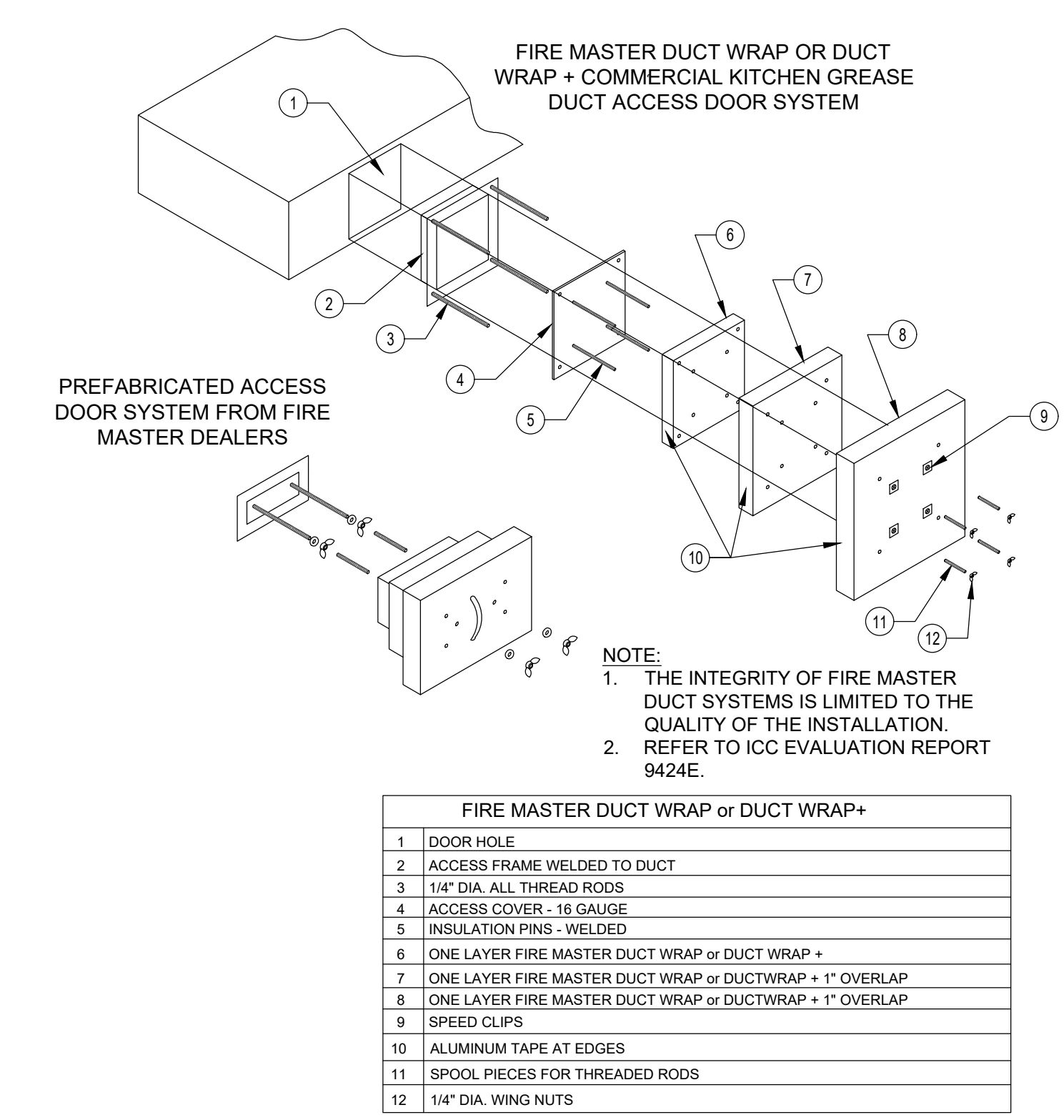
- GREASE HOOD SYSTEM CALCULATION**
1. TYPE : CANOPY TYPE I, STAINLESS STEEL 18 GAUGE.
  2. COOKING EQUIPMENT: (2) CHINESE RANGE, (2) DEEP FRYER, RICE COOKER
  3. SIZE: 23'-6" x 4'-0" + 2'-0" MAKEUP AIR PLENUM
  4. MIN. REQ'D CAPACITY CFM: (2) U.L. LISTED HOOD @ 3,450 CFM EACH
  5. PROPOSED (2) EXHAUST FAN & (1) MAKE-UP AIR UNIT. EF1 & EF2 (3,450 CFM EACH); MAU1 (5,520 CFM, 80% OF EXHAUST)
  6. EXHAUST DUCT SIZE: 22"x14"
  7. EXHAUST VELOCITY @ EXHAUST DUCT 3450/(22"x14"/144)= 1612 FPM 1500FPM < 1612 FPM < 2500FPM
  8. EXHAUST FAN (EF1 & EF2) AND MAKE-UP AIR UNIT (MAU1) SHALL BE ELECTRICALLY INTERLOCKED
  9. FOR CODE COMPLIANCE SEE DETAIL
  10. FOR FILTER INFORMATION SEE CAPTIVEAIRE DWG #M-400.
  11. INTERLOCK RTU FANS TO OPERATE WITH KEF'S FOR MAKEUP AIR.

- INFORMATIONAL GUIDE FOR COMMERCIAL COOKING HOODS**
1. STAINLESS STEEL TO BE NO. 18 U.S. GAGE
  2. WHEN GUTTERS ARE PROVIDED THEY SHALL DRAIN TO A COLLECTING PAN WHICH IS READILY ACCESSIBLE FOR CLEANING
  3. SEE TABLE 507.11 FOR MINIMUM DISTANCE BETWEEN LOWER EDGE OF GREASE FILTER AND THE COOKING OR HEATING SURFACE.
  4. GREASE FILTERS SHALL BE OF STEEL CONSTRUCTION AND READILY ACCESSIBLE FOR CLEANING.
  5. ALL JOINTS AND SEAMS SHALL BE GREASE TIGHT.
  6. HOODS SHALL BE SECURELY FASTENED IN PLACE BY INCOMBUSTIBLE SUPPORTS.

- NOTES**
1. PROVIDE ADEQUATE CLEANOUT OPENINGS FOR THOROUGH CLEANING OF DUCT SYSTEM.
  2. PROVIDE ADEQUATE MAKE-UP AIR FOR PROPER OPERATION.
  3. PROVIDE A SEPARATE DUCT SYSTEM FOR EACH HOOD.
  4. THICKNESS OF DUCTS SHALL BE:  
DUCT AREA      U.S. GAGE STEEL  
UP TO 4 SQ. FT.      16 GA  
OVER 4 SQ. FT.      14 GA
  5. WELD OR BRAZE ALL DUCT JOINTS AND SEAMS ON THE EXTERNAL SURFACE.
  6. SUPPORT THE DUCTS AS REQUIRED. DO NOT PENETRATE DUCT WALLS WITH SCREWS, NAILS, ETC.
  7. SECTIONS OF DUCT SHALL NOT CONTAIN GREASE POCKETS.



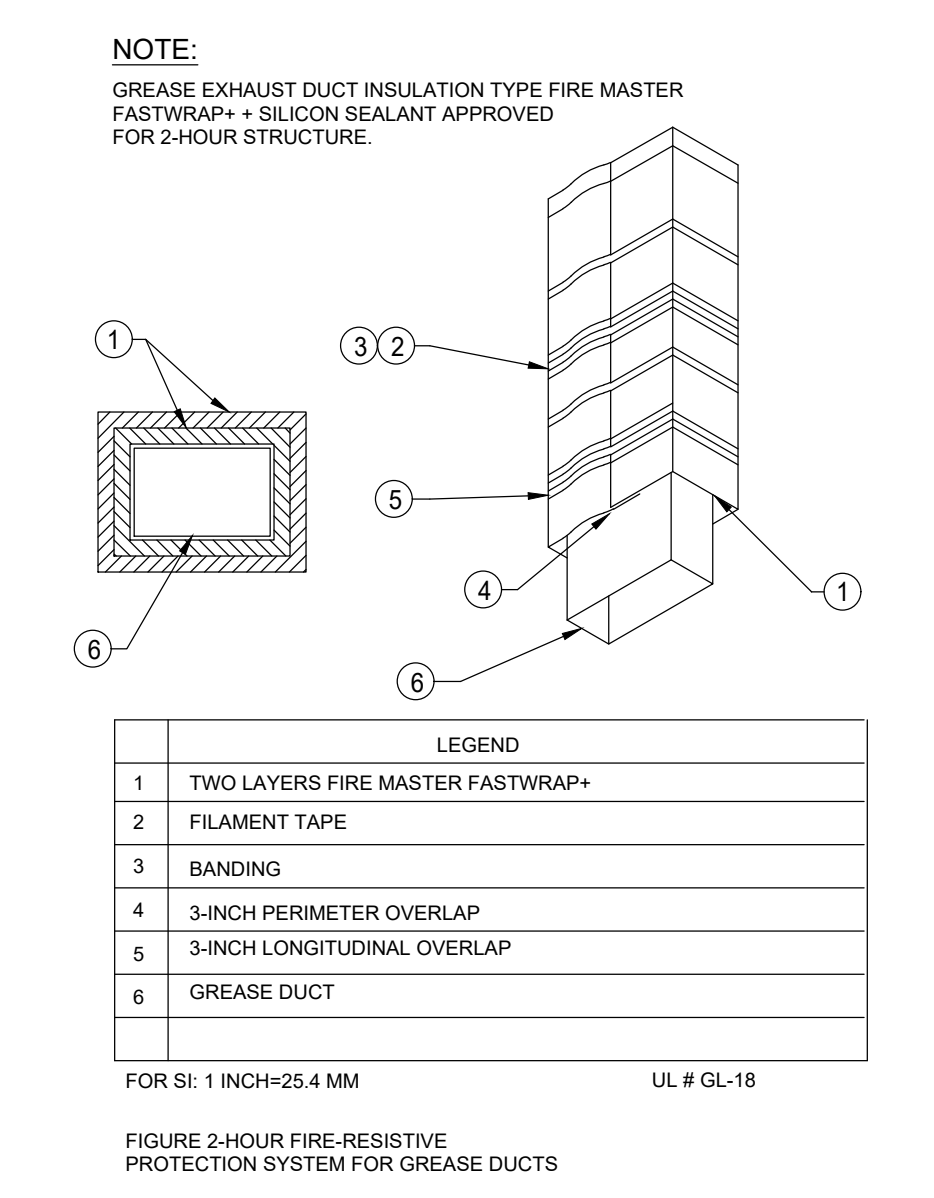
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### GREASE DUCT ACCESS DOOR

2

M-500



### 2 HOUR GREASE DUCT WRAP

1

Scale: NO SCALE

M-500



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### REVISIONS:

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### ISSUE DATE:

PEER REVIEW 01-27-2020

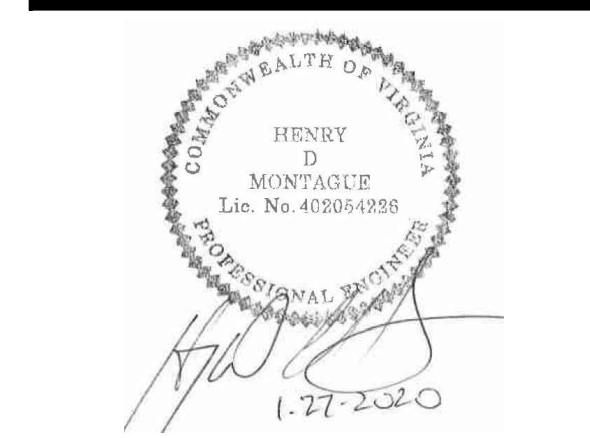
PR RESPONSE 1 02-21-2020

BUILDING PERMIT 03-11-2020

DRAWN BY: J. DESKINS

PANDA PROJECT #: D7446

ARCH PROJECT #: JCDT19-0314



### PANDA EXPRESS

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# M-500

KITCHEN HOOD DETAILS





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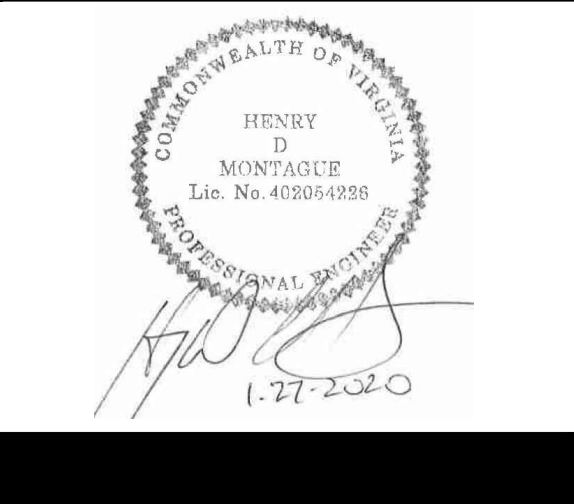
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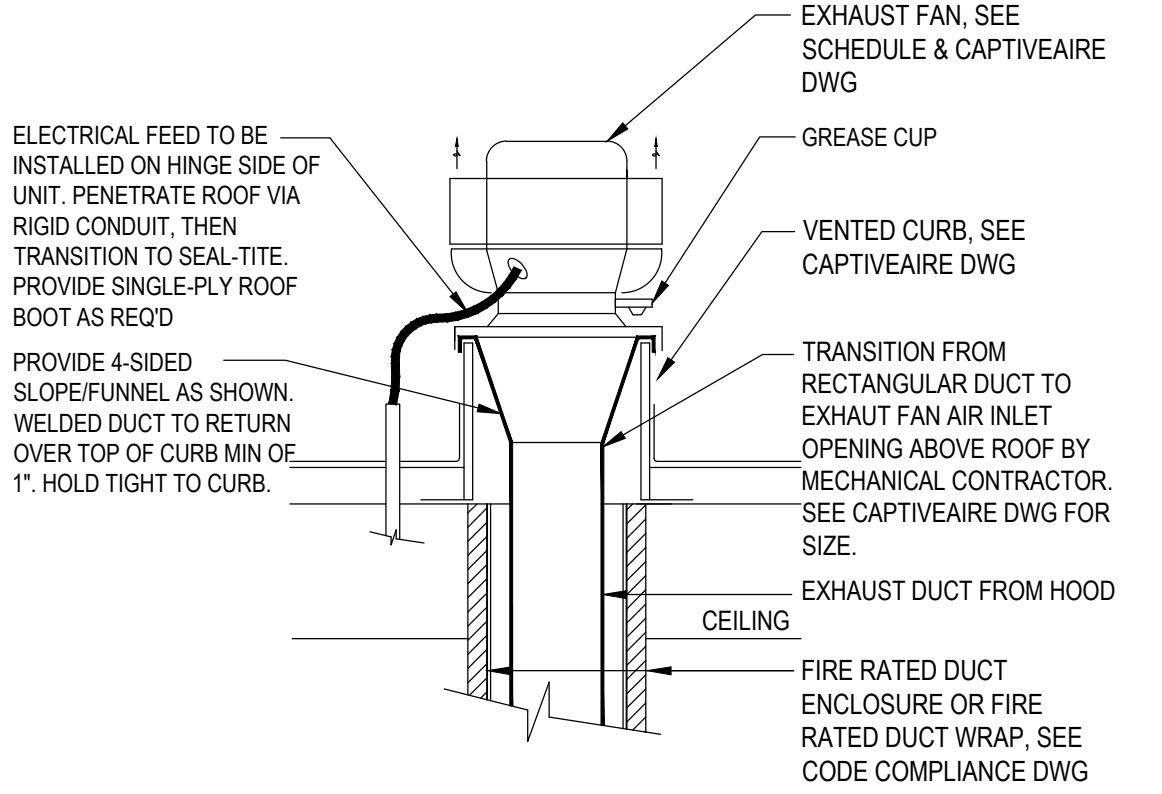
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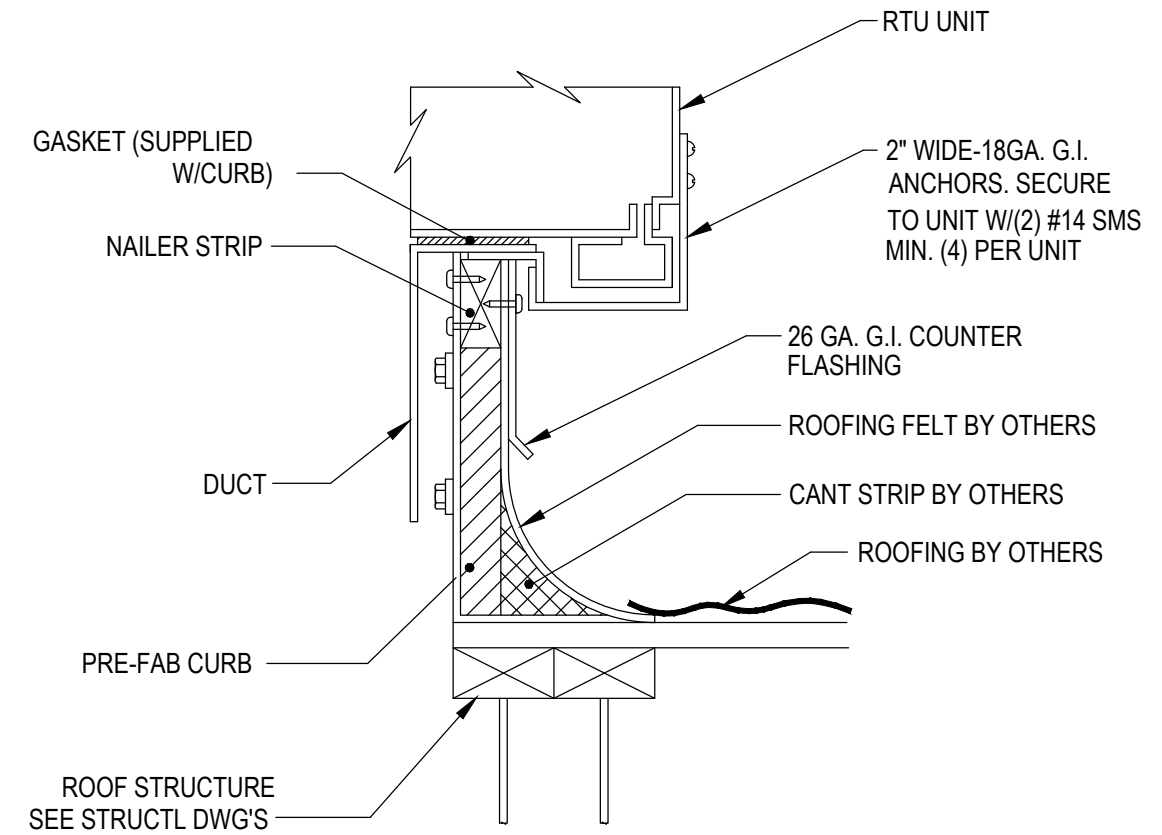
M-501

MECHANICAL DETAILS

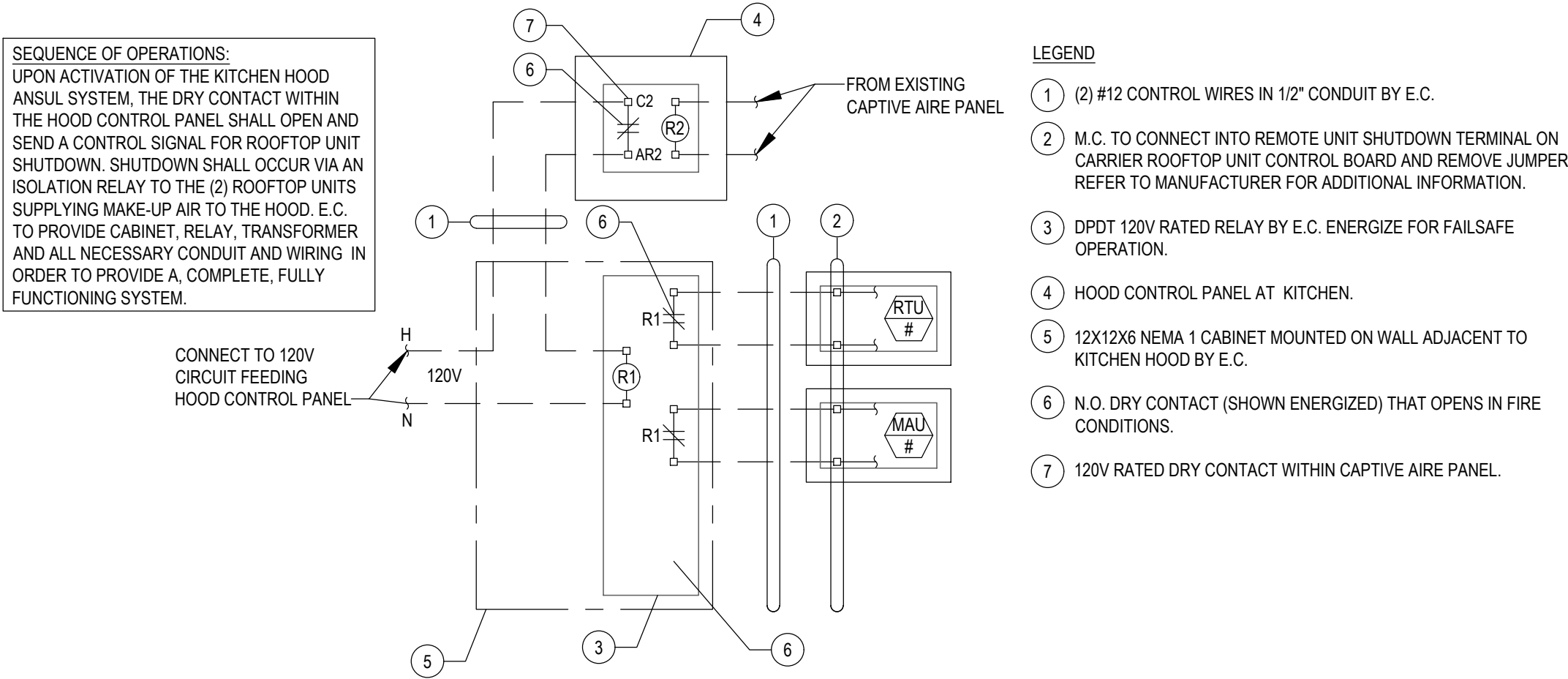
- 4  
Scale: NO SCALE M-501



GREASE EXHAUST FAN DETAIL 3  
Scale: NO SCALE M-501



RTU UNIT CURB DETAIL 2  
Scale: NO SCALE M-501



RTU CONTROL WIRING DIAGRAM 5  
Scale: NO SCALE M-501

- 20  
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- 16  
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- 19  
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- 15  
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- 18  
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- 14  
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ELECTRICAL SPECIFICATIONS			GENERAL NOTES															
<div><div>PART 1 - GENERAL</div><div><div>1.01</div><div>COORDINATION OF TRADES: SCHEDULE AND COORDINATE WORK WITH THAT OF OTHER DIVISIONS AND SECTIONS.</div></div><div><div>1.02</div><div>GARANTEE IN WRITING THE ELECTRICAL INSTALLATION, AND ALL WORK UNDER THIS SECTION, FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER AGAINST ALL EVIDENCE OF IMPERFECT WORKMANSHIP OR FAILURE OR MALFUNCTION OF MATERIALS.</div></div></div> <div><div>PART 2 - PRODUCTS</div><div><div>2.01</div><div>MATERIALS AND EQUIPMENT</div><div>A. MATERIAL FURNISHED UNDER THIS CONTRACT, UNLESS OTHERWISE NOTED, SHALL BE NEW, FREE FROM DEFECTS AND SHALL CONFORM WITH THE STANDARDS OF UL.<div><div>B.</div><div>VOLTAGE, AMPERE, AND OTHER RATINGS OF EQUIPMENT SHALL BE SUITABLE FOR USE INTENDED. DISCONNECT SWITCHES SHALL BE PROPERLY HORSEPOWER RATED AND SUITABLE FOR VOLTAGE, AND AMPERE RATING OF LOAD</div></div><div><div>C.</div><div>THE DRAWINGS GENERALLY INDICATE THE RACEWAY SIZE, THE NUMBER, SIZE, AND INSULATION TYPE OF CONDUCTORS TO BE PROVIDED AND INSTALLED. WHERE THESE ITEMS DO NOT MEET MINIMUM APPLICABLE CODES, FOR EQUIPMENT BEING SERVED, COMPLY AS REQUIRED AT NO ADDITIONAL COST.</div></div></div><div>2.02 RACEWAYS<div><div>A.</div><div>GALVANIZED RIGID CONDUIT (GRC); INCLUDING ELBOWS AND COUPLINGS.</div></div><div><div>B.</div><div>INTERMEDIATE METAL CONDUIT (IMC); INCLUDING ELBOWS AND COUPLINGS.</div></div><div><div>C.</div><div>ELECTRIC METALLIC TUBING (EMT) WITH FITTINGS OF PRESSED STEEL OR MALLEABLE IRON, COMPRESSION TYPE WITH INSULATED THROATS</div></div><div><div>D.</div><div>RIGID NON-METALLIC CONDUIT; (PVC) U.L. LABELED SCHEDULE 40 P.V.C.</div></div><div>2.03 DEVICE AND JUNCTION BOXES: INCLUDE PLASTER RINGS, COVERS, AND KO SEALS AS REQUIRED.</div><div>2.04 WIRE AND CABLE: UNLESS OTHERWISE NOTED, WIRE AND CABLE SHALL BE SOFT DRAWN, ANNEALED COPPER. WIRE SIZES NO. 8 AND LARGER AND CONDUCTORS SERVING MOTORS AND SUBJECT TO VIBRATIONS SHALL BE STRANDED CABLE. INSULATION TO BE THWN/THHN, JACKETED 90C INSULATED WIRE. PROVIDE WIRE COLOR IDENTIFICATION: NEUTRAL WIRE - WHITE, LIVE WIRE - BLACK, RED, BLUE ON 120/208 VOLT SYSTEMS; NEUTRAL WIRE - GRAY, LIVE WIRE - BROWN, ORANGE YELLOW ON 277/480 VOLT SYSTEMS; GROUND - GREEN.</div><div>2.05 ADDED PANELS TO BE PANELBOARDS - LOAD CENTERS ARE NOT ACCEPTABLE UNLESS SPECIFICALLY APPROVED.</div><div>2.06 SERVICE ENTRANCE AND DISTRIBUTION GEAR BY G.E., SQUARE "D", CUTLER HAMMER/SIEMENS ONLY. INTERIOR PANELBOARDS SHALL BE RECESSED WITH FLANGED/REMOVABLE SCREW-ON COVER. SURFACE MOUNTED PANELBOARDS OR HINGED/FLUSH COVERS NOT ALLOWED. SWITCHBOARDS: COPPER BUSSING WITH FULL CAPACITY NEUTRAL.</div><div>2.08 NOT USED.</div><div>2.09 NOT USED.</div><div>2.10 NOT USED.</div><div>2.11 120/208 VOLT AND 277/480 VOLT PANELBOARDS: 3 PHASE, 4 WIRE, COPPER BUS, COMPOSED OF AN ASSEMBLY OF BOLT-IN-PLACE MOLDED CASE CIRCUIT BREAKERS WITH THERMAL AND MAGNETIC TRIP AND TRIP FREE POSITION SEPARATE FROM EITHER ON OR OFF POSITIONS.</div><div>2.12 NOT USED.</div><div>2.13 SAFETY SWITCHES: FUSED, HEAVY DUTY, HORSEPOWER RATED.</div><div>2.14 STARTERS, CONTACTORS AND CONTROL DEVICES: PROVIDE AS SHOWN AND AS REQUIRED BY CODE. FURNISH COMPLETE WITH PILOT LIGHTS, AUXILIARY CONTACTS, PUSH BUTTONS, HAND-OFF-ON SWITCHES, CONTROL DEVICES, AND OVERLOAD RELAYS. THERMAL OVERLOADS TO BE SIZED PER MANUFACTURERS RECOMMENDATIONS. AMBIENT COMPENSATE ALL HEATERS EXPOSED TO HIGH TEMPERATURE OR INSTALLED OUTSIDE AS NEEDED.</div><div>2.15 NOT USED.</div><div>2.16 NAMEPLATES: PROVIDE BLACK LAMICOID NAMEPLATES WITH 3/16" HIGH WHITE ENGRAVED LETTERS ON PANELS, SWITCHBOARDS, MAINS AND SUBMANS, DISTRIBUTION EQUIPMENT, REMOTE SAFETY SWITCHES, CIRCUIT BREAKERS, TIME SWITCHES, CONTACTORS, AND STARTERS.</div><div>2.17 WIRING DEVICES<div><div>A.</div><div>HUBBELL OR COMPARABLE LEVITON OR BRYANT: WHITE AND GRAY IN COLOR - AS NOTED ON DRAWINGS. 15 AMP DEVICES ALLOWED ONLY WHEN SPECIFICALLY DENOTED ON ELECTRICAL CONSTRUCTION DRAWINGS.</div></div><div><div>B.</div><div>TOGGLE SWITCHES: SINGLE POLE - HUBBELL 1221- 20A, 120/277V, THREE WAY - HUBBELL 1223- 20A, 120/277V, FOUR WAY - HUBBELL 1224- 20A, 120/277V.</div></div><div><div>C.</div><div>RECEPTACLES: DUPLEX GROUNDING TYPE, SPECIFICATION GRADE, 125 VOLT, 20 AMPERES, SINGLE PHASE, HUBBELL NO. 5262 OR COMPARABLE.</div></div><div><div>D.</div><div>GROUND FAULT INTERRUPTER TYPE RECEPTACLE: DUPLEX GROUNDING TYPE, SPECIFICATION GRADE, 125 VOLT, 20 AMPERES, SINGLE PHASE, 5 ma GROUND TRIP, FEED THROUGH CONSTRUCTION.</div></div></div><div>2.18 DEVICE PLATES: LEXAN (STA-KLEEN), SMOOTH FINISH IN STAINLESS STEEL - AS NOTED ON PLANS. MULTI-GANG OUTLET PLATES SHALL BE USED FOR MULTI-GANG BOXES.</div><div>2.19 NOT USED.</div><div>2.20 LIGHTING FIXTURES<div><div>A.</div><div>ALL INTERIOR/BUILDING MOUNTED LIGHTING TO BE PROVIDED BY PANDA EXPRESS AND INSTALLED BY THE ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE.</div></div><div><div>B.</div><div>ALL EXTERIOR SITE LIGHTING IS PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE.</div></div></div></div><div><div>PART 3 - EXECUTION</div><div><div>3.01</div><div>GENERAL INSTALLATION</div><div>A. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE MADE IN A NEAT, APPROVED, FINISHED, AND SAFE MANNER.</div><div><div>B.</div><div>INSPECT AND MAKE TIGHT ALL CONNECTIONS FOR ALL EQUIPMENT, INCLUDING FACTORY CONNECTIONS. TORQUE ALL CONNECTIONS PER MANUFACTURER'S RECOMMENDATIONS.</div></div><div><div>C.</div><div>LIGHTING FIXTURES INSTALLED AND USED FOR LIGHTING DURING CONSTRUCTION SHALL BE RELAMPED WITH NEW LAMPS JUST PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.</div></div><div><div>D.</div><div>INSTALL SEISMIC RESTRAINT DEVICES FOR ALL CEILING MOUNTED EQUIPMENT, I.E. LED LAY-IN FIXTURES. PROVIDE GRID CLIPS AND #12 SLACK WIRES FROM FIXTURE CORNERS TO STRUCTURE.</div></div></div><div>3.02 RACEWAYS<div><div>A.</div><div>INSTALL COMPLETE RACEWAY SYSTEMS FOR ALL ELECTRICAL CONDUCTORS INCLUDING TELEPHONE, SIGNAL, CONTROL, AND OTHER SYSTEMS.</div></div><div><div>B.</div><div>UNLESS OTHERWISE NOTED, INSTALL ALL RACEWAYS CONCEALED. WHERE IT IS NOT FEASIBLE TO CONCEAL RACEWAYS, INSTALL AS DIRECTED BY ARCHITECT.</div></div><div><div>C.</div><div>INSTALL EXPOSED RACEWAYS TO RUN PARALLEL OR AT RIGHT ANGLES TO STRUCTURAL BUILDING LINES WITH NEAT BENDS AND NEATLY OFFSET INTO TERMINATIONS.</div></div><div><div>D.</div><div>IN EMPTY RACEWAYS PROVIDE AND INSTALL A NO. 14 NYLON DRAG LINE.</div></div><div><div>E.</div><div>INSTALL RACEWAYS WITH APPROVED HEAVY DUTY SUPPORTS, STRAPS, HANGERS, CONNECTORS, AND COUPLINGS AS REQUIRED TO MAINTAIN AN APPROVED INSTALLATION.</div></div><div><div>F.</div><div>DO NOT INSTALL CONDUIT RACEWAYS IN CONCRETE SLABS.</div></div><div><div>H.</div><div>MINIMUM CONDUIT SIZE TO BE 3/4" U.N.O.</div></div></div><div>3.03 GALVANIZED RIGID CONDUIT (GRC) - ALL RACEWAYS SHALL BE GRC EXCEPT AS NOTED OR SHOWN. CONDUIT, ELBOWS, STANDARD COUPLINGS SHALL BE HOT DIPPED GALVANIZED RIGID STEEL. IF PARTITIONS OR WALLS ARE SOLID CONCRETE OR ARE GROUTED SOLID WITH CONCRETE OR MORTAR, RIGID STEEL CONDUIT SHALL BE USED.</div><div>3.04 INTERMEDIATE METAL CONDUIT (IMC) IMC RACEWAY AND APPROVED FITTINGS WHERE PERMITTED BY APPLICABLE CODES AND REGULATIONS MAY BE USED IN LIEU OF RIGID STEEL CONDUIT, WHERE INSTALLED ABOVE FINISH GRADE AND ABOVE CONCRETE SLABS ON GRADE.</div><div>3.05 ELECTRIC METALLIC TUBING (EMT) EMT MAY BE USED WHERE CONCEALED IN AREAS ABOVE CEILINGS, FURRED SPACES, PARTITIONS OR WALLS. ALSO MAY BE EXPOSED, WHEN NOT IN HAZARDOUS AREAS, AREAS SUBJECT TO PHYSICAL DAMAGE, OR WHEN DIRECTLY EXPOSED TO RAIN OR WASH-DOWN.</div><div>3.06 FLEXIBLE METAL CONDUIT (FLEX) USE FLEXIBLE CONDUITS FOR CONNECTIONS TO MOTORS, WHERE SUBJECT TO MOVEMENT OR VIBRATION, AND LIQUID TIGHT WHERE EXPOSED TO MOISTURE OR OIL.</div><div>3.07 RIGID NONMETALLIC CONDUIT PVC SCHEDULE 40 MAY BE INSTALLED FOR DIRECT BURIAL RACEWAYS WHERE INSTALLED WITH MINIMUM COVERAGE PER NEC TABLE 300-5.</div><div>3.08 OUTLET, PULL AND JUNCTION BOXES<div><div>A.</div><div>UNLESS OTHERWISE SHOWN OR AS DIRECTED PRIOR TO INSTALLATION, OUTLET BOXES SHALL GENERALLY BE PLACED AT THE FOLLOWING HEIGHTS, CENTER OF BOX TO FINISHED FLOOR LEVEL.</div></div><div><div>B.</div><div>WALL SWITCHES: 44"</div></div><div><div>C.</div><div>CONVENIENCE RECEPTACLES: 18" (OR 4" ABOVE COUNTERS) AND/OR AS NOTED. (SIMILAR TYPE OUTLETS SHALL BE MOUNTED AT SAME HEIGHT IN EACH AREA). GROUNDING PIN AT THE BOTTOM.</div></div><div><div>D.</div><div>OTHER OUTLET TYPES: REFER TO ELECTRICAL SYMBOL LIST ON THIS SHEET.</div></div></div><div>3.09 CONDUCTORS (COPPER ONLY)<div><div>A.</div><div>USE SPECIFIED COLOR SCHEDULE FOR ALL WIRING. WHERE LARGE CONDUCTORS ARE NOT AVAILABLE IN COLORS, IDENTIFY WITH PERMANENT COLORED TAPE AT ALL TERMINATIONS. JUNCTION BOXES, ETC. COLOR CODING PER NEC.</div></div><div><div>B.</div><div>MAKE TAPS, JOINTS, SPLICES, AND OTHER CONNECTIONS WITH FIXTURE CONNECTORS.</div></div><div><div>C.</div><div>DO NOT INSTALL WIRING OR PULL WIRES, IN RACEWAYS UNTIL RACEWAY SYSTEM IS COMPLETE, CLEAN AND DRY AND FREE OF ALL FOREIGN MATERIALS. LUBRICATE AS REQUIRED WITH SPECIFIED LUBRICANT.</div></div><div><div>D.</div><div>MINIMUM CONDUCTOR SIZE TO BE #12 CU. THWN.</div></div></div><div>3.10 LIGHTING FIXTURES<div><div>A.</div><div>LEAVE FIXTURES AND LAMPS CLEAN OF ALL DIRT, DUST, GREASE SPOTS AND DEBRIS AND ALL GLASS, PLASTIC AND OTHER COMPONENTS, UNSCRATCHED AND UNBROKEN.</div></div><div><div>B.</div><div>FIT AND ADJUST ALL FIXTURES. WHERE STRUCTURAL CONDITIONS, PARTITIONS, FURNITURE, SHELIVING, AND AIR CONDITIONING DIFFUSERS INTERFERE WITH THE LIGHTING FIXTURES AT LOCATIONS SHOWN, NOTIFY ARCHITECT IN WRITING AND RELOCATE AT NO ADDITIONAL COST AS DIRECTED.</div></div><div><div>C.</div><div>FIXTURES WITH FINISH TRIM OR LENS FRAMES SHALL BE GASKETED AND BAFFLED TO PREVENT LIGHT LEAKS. INSTALL SO THAT NO LIGHT LEAKS EXIST.</div></div><div><div>D.</div><div>FIXTURES MOUNTED DIRECTLY ON COMBUSTIBLE LOW-DENSITY CEILINGS SHALL BE UL APPROVED FOR THIS CONDITION AND BE PLAINLY MARKED AS SUCH.</div></div></div><div>3.11 GROUNDING<div><div>A.</div><div>GROUNDING FOR DISTRIBUTION EQUIPMENT, EQUIPMENT AND MATERIALS WITH ELECTRICAL CONNECTIONS, ELECTRIC MOTOR FRAMES, ELECTRIC RACEWAY AND RELATED EQUIPMENT, SHALL BE EFFECTIVELY AND PERMANENTLY GROUNDED IN ACCORDANCE WITH PERTINENT SECTIONS OF ARTICLE 250 OF THE NEC. RESISTANCE TO GROUND SHALL NOT EXCEED 10 OHMS.</div></div><div><div>B.</div><div>ALL RACEWAYS SHALL HAVE AN APPROVED SIZE, INSULATED, STRANDED COPPER GROUNDING TYPE CONDUCTOR.</div></div><div><div>C.</div><div>WHERE RACEWAYS CONNECT TO A CONCENTRIC K.O. PROVIDE GROUNDING LOCKNUT OR BUSHING AND BOND WIRE EXTENDED AND BONDED TO THE ENCLOSURE, SIZE AS PER NEC.</div></div></div><div>3.12 DITCHING, EXCAVATION AND BACKFILLING: PERFORM ALL DITCHING, EXCAVATION AND BACKFILLING REQUIRED FOR THE ELECTRICAL WORK. PROVIDE AND MAINTAIN ALL SHEATHING, BRACING AND PROPER GUARDS FOR PREVENTION OF ACCIDENTS.</div><div>3.13 UTILITY COMPANY SERVICE CONTRACTOR TO BE RESPONSIBLE FOR COORDINATING AND PROVIDING REQUIRED WORK FOR SUPPLYING ELECTRICAL POWER AND COMMUNICATIONS UTILITIES TO THE PROJECT.</div><div>3.14 FINAL INSPECTION TESTS. TEST SYSTEM FOR SHORTS AND GROUNDS. FAULTY WIRING SHALL BE REMOVED AND REPLACED. AFTER SYSTEM IS CONNECTED AND COMPLETE, TEST FOR INSULATION RESISTANCE. RESISTANCE LOWER THAN OUTLINED IN THE NEC, MANUFACTURER'S DATA, ETC. SHALL BE REMOVED AND REPLACED. ANY DEVICE, APPARATUS OR FIXTURE UNDER THIS CONTRACT SHOWING SUBSTANDARD READINGS SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE ARCHITECT.</div><div>3.15 LABEL ALL RECEPTACLES WITH 3/16" HIGH BLACK LETTERING ON CLEAR TAPE. IF THE RECEPTACLE IS BLACK OR BROWN, PROVIDE WHITE LETTERING ON CLEAR TAPE. LABEL TO BE NEATLY CENTERED IN THE TOP SPACE OF THE COVERPLATE, AND INDICATE THE SERVING PANEL AND CIRCUIT ORIGIN.</div></div></div></div>	<div><div>1.</div><div>THE ELECTRICAL DRAWINGS, SPECIFICATIONS AND GENERAL NOTES DESCRIBE THE RECOMMENDED SCOPE OF WORK. THE DOCUMENTS SHALL BE USED FOR THE PURPOSE OF BIDDING, BUILDING DEPARTMENT REVIEW, AND TO SECURE THE NECESSARY CONSTRUCTION PERMIT ONLY.</div></div> <div><div>2.</div><div>BRANCH CONTROL CIRCUITING AND WIRE COUNT MAY NOT BE INDICATED ON THESE PLANS. CONTRACTOR IS RESPONSIBLE TO COMPLETE THE BRANCH CIRCUIT WIRING IN ACCORDANCE WITH PLAN NOTES AND AS PERMITTED BY AUTHORITY. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS AS A PART OF RECORD DRAWING SUBMITTAL TO ARCHITECT AND AUTHORITY HAVING JURISDICTION (AHJ).</div></div> <div><div>3.</div><div>ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH BOTH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES/ AMENDMENTS. WHERE CONFLICTS ARISE, THE MOST STRINGENT REQUIREMENT SHALL TAKE PRECEDENCE.</div></div> <div><div>4.</div><div>ALL EQUIPMENT SHOWN IS NEW, CONTRACTOR FURNISHED AND INSTALLED, UNLESS OTHERWISE NOTED. IF CONTRACTOR PROPOSES TO SUBSTITUTE SPECIFIC EQUIPMENT SPECIFIED, HE SHALL SUBMIT HIS REQUEST FOR CONSIDERATION TO THE OWNER AND ENGINEER PRIOR TO THE BID IN WRITING. ALL SUBSTITUTIONS MUST BE REVIEWED BY THE ENGINEER. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE AT HIS OWN EXPENSE FOR ANY CHANGE RESULTING FROM HIS PROPOSED SUBSTITUTIONS WHICH AFFECT OTHER PARTS OF HIS OWN WORK, OR SUBSTITUTIONS WHICH AFFECT OTHER PARTS OF HIS OWN WORK OR THE WORK OF OTHER CONTRACTORS.</div></div> <div><div>5.</div><div>THE ELECTRICAL DRAWINGS, CONDUIT RUNS, WIRING AND ELECTRICAL INFORMATION ARE DIAGRAMMATIC ONLY. DO NOT SCALE THE ELECTRICAL DRAWINGS TO DETERMINE THE EXACT LOCATION OF EQUIPMENT OR OUTLETS. COORDINATE WITH ARCHITECT/OWNER PRIOR TO ROUGH-IN.</div></div> <div><div>6.</div><div>REFER TO THE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF ALL LIGHTING FIXTURES, CEILING MOUNTED OUTLETS AND EQUIPMENT.</div></div> <div><div>7.</div><div>ALL DEVICE MOUNTING HEIGHTS AND EXACT LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS AND ELEVATIONS PRIOR TO ROUGH-IN.</div></div> <div><div>8.</div><div>IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY TYPES OF CEILING SYSTEMS. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SHALL BE LISTED AND LABELED FOR USE IN SUCH LOCATIONS. CONTRACTOR SHALL PROVIDE ALL REQUIRED TRIMS AND HARDWARE TO ACCOMMODATE CEILING TYPE.</div></div> <div><div>9.</div><div>ALL RECESSED LIGHTING FIXTURES, PANELBOARDS, SWITCHES, ETC., MOUNTED IN FIRE RATED STRUCTURES SHALL BE ENCLOSED WITH AN APPROVED ENCLOSURE CARRYING THE SAME FIRE RATING AS THE STRUCTURE. SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS, CEILINGS, FLOORS, ETC. TO MAINTAIN THE FIRE RATING. FURNISH AND INSTALL FIRE RATED ENCLOSURE FOR ALL EQUIPMENT PENETRATING INTO THE FIRE RATED ENVELOPES, SPACES, ETC.</div></div> <div><div>10.</div><div>PORTIONS OF THE CEILING SYSTEMS MAY BE INACCESSIBLE. THEREFORE, THE CONTRACTOR SHALL STRATEGICALLY LOCATE ACCESS BOXES, ETC., WHICH SHALL BE READILY ACCESSIBLE. ALL LIGHTING FIXTURE WIRING, BALLASTS, J-BOXES, ETC. SHALL BE ACCESSIBLE FROM FIXTURE OPENING.</div></div> <div><div>11.</div><div>ALL WIRING AND ELECTRICAL EQUIPMENT INSTALLED FOR MECHANICAL AND PLUMBING EQUIPMENT SHALL BE IN ACCORDANCE WITH MECHANICAL AND PLUMBING SPECIFICATIONS AND ASSOCIATED DRAWINGS. CONTRACTOR SHALL OBTAIN THE REQUIRED MECHANICAL AND PLUMBING DRAWINGS AND PROVIDE ALL EQUIPMENT, RACEWAYS, WIRING, FITTINGS, ETC., AS INDICATED ON THE CONSTRUCTION DOCUMENTS.</div></div> <div><div>12.</div><div>ALL FINAL CONNECTIONS TO OWNER FURNISHED EQUIPMENT SHALL BE MADE BY THE CONTRACTOR, UNLESS OTHERWISE NOTED. VERIFY ELECTRICAL CHARACTERISTICS AND U.L. LISTING PRIOR TO CONNECTION.</div></div> <div><div>13.</div><div>THE CONTRACTOR SHALL VERIFY THE LOAD INPUT VOLTAGE OF ALL PROVIDED EQUIPMENT TO MATCH LOAD INPUT OF ALL EQUIPMENT BEING SUBSTITUTED.</div></div> <div><div>14.</div><div>ELECTRICAL OUTLETS ON OPPOSITE SIDES OF FIRE RATED WALLS AND PARTITIONS MUST BE SEPARATED BY DISTANCE OF 24 IN. HORIZONTALLY, IN ACCORDANCE WITH I.B.C. SEC. 711.3.2. OPENINGS IN FIRE RATED WALLS MUST BE FIRE STOPPED.</div></div> <div><div>15.</div><div>PROVIDE AN ADDITIONAL JUNCTION BOX (SIZE AS REQUIRED) WHERE THE NUMBER OF CONDUCTORS EXCEEDS THE MAXIMUM ALLOWED FOR A GIVEN JUNCTION POINT OR OUTLET.</div></div> <div><div>16.</div><div>CONDUCTORS SHALL BE COPPER THHN/THWN 600 VOLT INSULATION UNLESS OTHERWISE NOTED. PROPER TEMPERATURE RATING OF CONDUCTORS BASED ON THE AMBIENT AIR TEMPERATURE WHERE CONDUCTORS ARE BEING USED. HIGHER AMPACITY CONDUCTORS AND LARGER RACEWAY SHALL BE PROVIDED TO OFFSET THE AMPACITY CORRECTION FACTORS AS INDICATED IN NEC TABLE 310 AND ELSEWHERE IN CODE.</div></div> <div><div>17.</div><div>ALL FLUORESCENT BALLASTS AND LAMPS ARE PROVIDED BY PANDA EXPRESS.</div></div> <div><div>18.</div><div>DO ALL DRILLING, CUTTING, CHANNELING AS REQUIRED FOR ELECTRICAL WORK AND INDICATED OR HEREIN SPECIFIED. ALL HOLES, CURBS, ETC., IN FLOORS, CEILINGS AND WALLS SHALL BE PATCHED, UNLESS INDICATED OTHERWISE. PAINT ALL EXPOSED ELECTRICAL RACEWAYS, CABINETS, ENCLOSURES AND FITTING TO MATCH IN COLOR TO ADJACENT SURFACES IN FINISHED AREAS. (PROTECT UL LISTINGS LABELS FROM PAINT).</div></div> <div><div>19.</div><div>EMERGENCY LIGHTING SHALL BE PROVIDED PER U.B.C. PROVIDE ADDITIONAL EMERGENCY ILLUMINATION AS REQUIRED BY INSPECTION AUTHORITIES HAVING JURISDICTION.</div></div> <div><div>20.</div><div>ALL ELECTRICAL EQUIPMENT SHALL BE BRACED OR ANCHORED TO RESIST A HORIZONTAL FORCE ACTING IN ANY DIRECTION USING THE FOLLOWING CRITERIA.<table><tr><td>FIXED EQUIPMENT ON GRADE:</td><td>33% OF</td></tr><tr><td>OPERATING WEIGHT</td><td></td></tr><tr><td>FIXED EQUIPMENT ON STRUCTURE:</td><td>50% OF</td></tr><tr><td>OPERATING WEIGHT</td><td></td></tr><tr><td>EMERGENCY POWER AND COMMUNICATION &amp; EQUIPMENT ON GRADE:</td><td>50% OF</td></tr><tr><td>OPERATING WEIGHT</td><td></td></tr><tr><td>EMERGENCY POWER AND COMMUNICATION ON STRUCTURE:</td><td>75% OF</td></tr><tr><td>OPERATING WEIGHT</td><td></td></tr></table></div></div> <div><div>FOR FLEXIBLE MOUNTED EQUIPMENT DOUBLE THE ABOVE VALUES. SIMULTANEOUS VERTICAL FORCE - USE 1/3 HORIZONTAL FORCE.</div></div> <div><div>CONDUIT, CABLE TRAY, WIREWAYS, ETC., SHALL BE BRACED IN ACCORDANCE WITH "GUIDELINES", PUBLISHED BY SMACNA AND PPIC.</div></div> <div><div>NOTICE</div><div>THESE DRAWINGS ARE SUBJECT TO AN APPROVAL OF THE BUILDING DEPARTMENT, FIRE MARSHAL, UTILITY COMPANY AND OTHER AGENCIES AUTHORITY HAVING JURISDICTION (AHJ). BY THE ACT OF SUBMITTING A BID PROPOSAL FOR WORK, THE CONTRACTOR HAS REVIEWED THE PLANS THOROUGHLY AND ACCEPTS FULL RESPONSIBILITY OF PLAN CORRECTIONS AND ASSOCIATED CONSTRUCTION COSTS REQUIRED BY AHJ.</div></div>	FIXED EQUIPMENT ON GRADE:	33% OF	OPERATING WEIGHT		FIXED EQUIPMENT ON STRUCTURE:	50% OF	OPERATING WEIGHT		EMERGENCY POWER AND COMMUNICATION & EQUIPMENT ON GRADE:	50% OF	OPERATING WEIGHT		EMERGENCY POWER AND COMMUNICATION ON STRUCTURE:	75% OF	OPERATING WEIGHT		
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NOT TO SCALE			NOT TO SCALE															

<div><div>PANDA EXPRESS</div><div><div>CHINESE KITCHEN</div></div></div> <div><div>PANDA EXPRESS, INC.</div><div>1683 Walnut Grove Ave.</div><div>Rosemead, California</div><div>91770</div><div>Telephone: 626.799.9898</div><div>Facsimile: 626.372.8288</div></div> <div><div>All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. 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LIGHTING FIXTURE SCHEDULE			PROVIDED FOR INFORMATION ONLY. VERIFY AND INSTALL PER ELECTRICAL DRAWING			11-07-17
ITEM	SYMBOL	DESCRIPTION	QTY.	MFR. & CAT. NO.	REMARK	WATTS
INTERIOR LIGHTING ITEM						
	LT1	T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.	3	LSI FIXTURE: SFP24-LED-50-UE-DIM-35	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC	50
	LT1B	T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 2', 120V BAKED-ON WHITE ENAMEL FINISH.	4	LSI FIXTURE: SFP22-LED-30-UE-DIM-35-U	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC	30
	LT1EM	T-BAR CEILING RECESSED MOUNTED LED LIGHTING EMERGENCY FIXTURE, 2' X 4', 120V BAKED-ON WHITE ENAMEL FINISH.	2	LSI FIXTURE: SFP24-LED-50-UE-DIM-EM	EMERGENCY KITCHEN CEILING LIGHTS FURNISHED BY OWNER INSTALLED BY GC	50
	LT1BEM	T-BAR CEILING RECESSED MOUNTED LED LIGHTING EMERGENCY FIXTURE, 2' X 2', 120V, ALUMINUM FRAME AND BAKED-ON WHITE ENAMEL FINISH.	1	LSI FIXTURE: SFP22-LED-30-UE-DIM-35-U-EM	EMERGENCY KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC	30
	L4HO	UNIVERSAL MOUNT EXIT SIGN, LED LIGHTED, 120/27V WITH BATTERY PACK, 2 FACE, GREEN LETTER	3	EXITRONIX GXE-X-U-BP-WB-BL-R6	EXIT SIGN FURNISHED BY OWNER, INSTALLED BY GC	3.6
	L6A	HOOD LIGHT	10	FURNISHED & INSTALLED BY EQUIPMENT SUPPLIER	LIGHTS SUPPLIED & PRE-WIRED BY HOOD VENDOR. ELECTRIC CONTRACTOR TO CONNECT MAIN WIRES TO SHUNT TRIP BREAKER AND HOOD CONTROL PANEL	BUILT INTO HOOD
	L6B	WALK-IN COOLER FLUORESCENT LIGHT, 120 V 48"	3	KASON FIXTURE: # 18180F00048	FURNISHED BY WIC VENDOR, G.R.E., INSTALLED BY GC	40
	LT19	DOWN LIGHT, RECESSED IN CEILING	45	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING RL607-750L-DIMTR-120-30K-SN-SN-90+	FURNISHED BY OWNER, INSTALLED BY GC	14
	LT19EM	EMERGENCY DOWN LIGHT, RECESSED IN CEILING	8	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING RL607-750L-DIMTR-120-30K-SN-SN-90+	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IM-12-LC-V1 FURNISHED BY OWNER INSTALLED BY GC	14
	L20	3 3/4" ADJUSTABLE MR16 DOWN LIGHT, RECESSED IN CEILING	15	LIGHTOLIER: LYTECASTER - 378WHX FRAME-IN KIT: 302MRSPX SPECIFIC: LED: 7XMR16D830/35	FURNISHED BY OWNER, INSTALLED BY GC	6
	L29	NOT USED	0			
	L30	WHITE LED AT SERVICE COUNTER SOFFIT & DINING ROOM PARTIAL HEIGHT WALL	41	LUXEM BRIGHT FIXTURE: BLAZE LED	FURNISHED BY OWNER, INSTALLED BY GC	1.3 WATTS PER FOOT
	L35	9.8" DIA. DECORATIVE ISLA PENDANT LF INCANDESCENT	0	LBL LIGHTING, MODEL # LF512CRSC2060 WITH 4W MAX LED BULB LB-MISCAT684	HUNG @ 6'-6" AFF OVER DINING TABLES IN BETWEEN BOOTH FURNISHED BY OWNER, INSTALLED BY GC (VERIFY W/ PANDA)	4
	L42	12" DIAMETER LED PENDANT FIXTURE WITH OIL RUBBED BRONZE FINISH	4	GENERATION LIGHTING, BAYLOR SERIES, MODEL #P14510RB WITH LED BULB	FURNISHED BY OWNER, INSTALLED BY GC	9
	L-100	MICRO INVERTER	1	ISOLITE #IMI 125	FURNISHED BY OWNER, INSTALLED BY GC	
	S	SPEAKER			FURNISHED BY MUSIC VENDOR, INSTALLED BY MUSIC VENDOR	
NIGHT LIGHTING REQUIREMENTS: "NL" DESIGNATION INDICATED NIGHT LIGHT ON UNSWITCHED CIRCUIT.						
1. ONE NL BY SERVICE COUNTER, POS / CASHIER						
2. ONE NL BY POS / CASHIER AT DRIVE THRU STATION IF APPLICABLE						
3. ONE NL BY EACH EXIT DOORS IN DINNING ROOM & BACK OF HOUSE						
4. ONE NL BY MANAGER STATION						
EXTERIOR LIGHTING						
	L40	LINEAR LIGHT AT EXTERIOR STORAGE ROOM	0	COOPER MX-4VT2-L4D-6-DR-UNV-L840-CD1-WL-U	FURNISHED BY OWNER, INSTALLED BY GC	56
	L85	WALL MOUNTED OVER SERVICE DOOR FIXTURE	0	HOWARD VL305 30W LED, BRONZE	OVER EXTERIOR SERVICE DOOR. REFER ELEVATIONS FOR HEIGHT FURNISHED BY OWNER, INSTALLED BY GC	29
	L86	NAVILITE EMERGENCY LIGHT	1	EXITRONIX MLED1-G-WP	OVER EXTERIOR ENTRANCE & SERVICE DOORS. REFER ELEVATIONS FOR HEIGHT. FURNISHED BY OWNER, INSTALLED BY GC	1.5
	L86A	EXTERIOR RECESS EMERGENCY LIGHT	1	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING WET LOCATION: RL607-14W-120-FL-30K-SN-SN-WET LOCATION	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IM-12-LC-V1 FURNISHED BY OWNER INSTALLED BY GC	14
	L90	DECORATIVE LED WALL SCONCE	0	HINKLEY LIGHTING, ATLANTIS, BRONZE, 1649BZ-LED	AT PORTAL OF ENTRY DOOR. REFER ELEVATIONS FOR HEIGHT FURNISHED BY OWNER, INSTALLED BY GC	6
	L97	LED MOTION SECURITY FLOODLIGHT	0	LITHONIA LIGHTING ORL 2RH 40K 120V MO BZ	FURNISHED BY OWNER, INSTALLED BY GC	14

LIGHTING FIXTURE SCHEDULE	2
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## EQUIPMENT SCHEDULE

PLUMBING										ELECTRICAL						DESCRIPTION							
FS INDIRECT CONNECTION TO FLOOR SINK										D DIRECT CONNECTION						O OWNER(PANDA EXPRESS, INC.)						S SERVING AREA	
D DIRECT CONNECTION										C CONVENIENT OUTLET						GC GENERAL CONTRACTOR						K KITCHEN	
RIH ROUGH IN HEIGHT (TO CENTER OF CONNECTION)										FSD FLOOR STUB OUT						EC ELECTRICAL CONTRACTOR						(E) EXISTING	
										DC DROPPED CORD						KEC KITCHEN EQUIPMENT COMPANY							
SUPPLY BY	GAS			WASTE		COLD WATER		HOT WATER		CONNECTION		LOAD	PHASE	H.P.	VOLTS	REMARKS	DIMENSIONS	MANUFACTURE	MODEL #	EQUIPMENT	NO.		
	K BTU	R.I.H.	SIZE	TYPE	SIZE	R.I.H.	SIZE	R.I.H.	SIZE	R.I.H.	TYPE	WATT					W x D x H (Ø x H)						
SERVING AREA EQUIPMENT																							
O																SEE DETAIL	SEE PLAN	KEC	CUSTOM	HOT WELLS COUNTER SERVICE	1B		
O																SEE DETAIL	SEE PLAN	KEC	CUSTOM	SNEEZE GUARD	1S2		
O											D	475W	1		120	3 HEATING ELEMENTS	42.375" X 4.25" X 2.375"	GENERAL		43" RADIANT TOP HEATER	1DS21		
O											D	625W	1		120	4 HEATING ELEMENTS	55.375" X 4.25" X 2.625"	GENERAL		56" RADIANT TOP HEATER (2)	1S262		
O											REF. ELEC.	D	15A	1	120	SEE DETAIL	SEE PLAN	KEC	CUSTOM	CASHIER & BEVERAGE. COUNTER	2Q		
O												C	650W	1	120	INDUCTION WARMER	15 3/4" DIA	I/O CONTROLS CORP	ABC-065-14	INDUCTION WELL - 17QT	3F		
O												C	650W	1	120	INDUCTION WARMER	12 1/8" DIA	I/O CONTROLS CORP	ABC-065-10	INDUCTION WELL - 11QT	3G		
O					3/4"							C	9.3A	1	120	W/LID DISPENSER	30"x30"x35"	CORNELIUS	IOC-255	BEVERAGE DISPENSER	4A		
O				FS								C	7.2A	1	120	ON S/S SHELF	15"x11"x16"	WELBILT	16--2172	BOOSTER	4B		
O																	40"x18"	WELBILT	15--2903-IP	SODA RACK	4C		
O																	#26"	CHART	CARBO-MAX 750	CO2 TANK	4D		
O																		CO2Meter.com					
O						96"	1 1/2"										WALL MOUNT	8"x2 3/8"x23 5/8"	3M WATER FILTRATION	BEV190-56164-01	CO2 MONITOR & DISPLAY	4D-S1	
O				FS	1 1/2"													34"x17"x6 1/2"	KEC	CUSTOM	36" COLD PAN	5C	
O																	40 1/2"x31"x30"	KEC	CUSTOM	SS COLD PAN CABINET	5D		
O																W/TOWEL & SOAP	SEE PLAN	KEC	CUSTOM	HAND SINK - S/S COUNTER	6B		
O																							
O																							
O											24"	C	14.8A	1	120	NEMA 5 PLUG	11" X 22" X 34"	BUNN	TB3	ICED TEA BREWER	9D		
O											84"	C	1.1A	1	120	---	22" X 14" X 26.5"	MANITOWOC	IB-0894YC	800 LBS. ICE MACHINE	10J		
O				FS	1 1/2"	24"	1 1/2"				16"	D	11.8A	1	208/230	ON ROOF	34"X 24.13"X 25.75"	MANITOWOC	CVD-0875	REMOTE CONDENSER	10J-S1		
O																FREE STANDING	12" X34" X 68"	RICHHFIELD INC		TO GO SHELF UNIT	TG-FS		
KITCHEN EQUIPMENT																							
O	450	10"	1-1/2"	FS	2"	10"	1 1/2"									SEE DETAIL	93"x42"	KEC	CUSTOM	93" CHINESE RANGE	20A		
O	190	10"	1"	FS	2"	10"	1 1/2"									SEE DETAIL	42"x42"	KEC	CUSTOM	42" CHINESE RANGE	20Q		
208V NEMA 5-15P/30P CONNECTOR O	O	122 EA	14"	1 1/2"							24"	C	-	1	120	31-1/4(31-1/2)(31-5/8)"	FRYMASTER	M445-PPT245G		FRYER (2)	21D		
	O										36"	DC	25A	3	20BV	36x27 7/8x15 1/2"	STAR	536TGF		STAR ELECTRICAL GRILL	23B		
	O										24"	C	14.8A	1	120	NEMA 5	19.9"x34.5"x41.3"	WINSTON	HMA005	RICE HOLDING CABINET	24H		
O	34.6	10" & 32"	3/4"								24"	C	9A	1	1/2	115	NEMA 5-15P	24"x19"x17"	PANTIN	GC-6100(N)	RICE COOKER	25A	
O											130"	D	2.0AMPS	1	1.5	120/208	60 1/4"x30"x30 5/8"	TURBO AIR	MUF-60-PE	60" WORKTOP FREEZER	30L		
O				FS	3/4"											SEE PLAN	KEC	CUSTOM	WALK-IN COOLER UNIT	31			
O											D	3120w/2	1	1.5	208	SEE PLAN	KEC	CUSTOM	WALK-IN COOLER COND.	31-S			
O				FS	3/4"						130"	D	FREEZER FAN COIL UNIT POWERED FROM CONDENSER UNIT			SEE PLAN	KEC	CUSTOM	WALK-IN FREEZER	32			
O																SEE PLAN	KEC	CUSTOM	WALK-IN FREEZER COND.	32-S1			
O											D/D	500W	1	1.5	120	SEE PLAN	KEC	CUSTOM	W.I.F. LTG. DOOR HEATER	32-S7			
O											24"	C	12A	1	1/2	120	SELF CONTAINED	84"x33"x35"	TURBO AIR	TST-2400-D4-R-18"	84" REF. PREP. TABLE	34Q	
O											24"	C	9A	1	1/3	120	SELF CONTAINED	48x33"x35"	RANDELL	9030K-7	48" REF. PREP. TABLE	34D	
O				FS	2"	14"	3/4"	14"	3/4"								100"x30"	KEC	CUSTOM-(PS-100L)	POT SINK	40A		
O				FS	2"	14"	3/4"	14"	3/4"								42"x30"	KEC	CUSTOM-(VS-42)	42" VEGETABLE SINK (R)	41B		
O				FS	2"	14"	3/4"	14"	3/4"								42"x30"	KEC	CUSTOM-(VS-42)	42" VEGETABLE SINK (L)	41C		
O											186A POLISHED (WALL MTD. Ø 59" A.F.F.)						SEE PLAN	PANDA WAREHOUSE	CUSTOM (NSF)	12'D S.S. WALL MTD. SHELF	43A		
O											186A POLISHED (WALL MTD. Ø 71" A.F.F.)						SEE PLAN	PANDA WAREHOUSE	CUSTOM (NSF)	18'D S.S. WALL MTD. SHELF	43B		
O											4 SHELVES MTD. Ø 8" A.F.F., 26" A.F.F., 54" A.F.F., 72" A.F.F.						SEE PLAN	GOLD BOND	ISS	18'D WIRE SHELVES	44A		
O											UNDER CABINET SHELVES WITH CASTER MTD. Ø 8" A.F.F., 20" A.F.F.						SEE PLAN	GOLD BOND	ISS	SHORT 18'D WIRE SHELVES	44A-U		
O											4 SHELVES MTD. Ø 36" A.F.F., 48" A.F.F., 60" A.F.F., 72" A.F.F.						SEE PLAN	GOLD BOND	ISS	24'D WIRE SHELVES	44C		
O											UNDER CABINET SHELVES MTD. Ø 8" A.F.F., 14" A.F.F.						SEE PLAN	GOLD BOND	ISS	SHORT 24'D WIRE SHELVES	44C-U		
O																	24"x 30" x 24"	KEC	CUSTOM	S.S. RICE COOKER STAND	46A		
O																	22"x 20" x 34.06"	KEC	CUSTOM	RICE WARMER STAND	46B		
O																	36 1/2"x 33" x 28"	KEC	CUSTOM	S.S. GRILL STAND	46K		
O											50"	C	10A	1	1	120		9 15/16"x19-11/16"x19-3/4"	ELECTROLUX	DITO-TRS24	FOOD PROCESSOR	53	
SMALL EQUIPMENT																							
O						2"	24"	1 1/2"	24"	1 1/2"						W/TOWEL & SOAP	14 1/4"x18 1/2"	GSW	HS-1615NPASS	HAND SINK	45A		
O											24"	C	105W	1	120	ON S.S. COUNTER	17" Ø	WELBON	WRS-1088BS	RICE WARMER	54A		
O											84"	DC	1800W	1	208	PLUG: NEMA 6-15R	17 1/2"x21x 5/8x22 9/16"	SHARP	R-CD1800M	MICROWAVE	55A		
BY G.C.																AS REQUIRED BY LOCAL FIRE DEPT., CHECK LOCATION WITH PROJECT MANAGER				FIRE EXTINGUISHER	56		
O																	SEE DETAIL	SAN-JAMAR	SANJT7500TBK	PAPER TOWEL DISPENSER	60D		
O																	WALL MOUNT	12"x20"x77"	GSW	5--DOOR	LOCKER (2)	61B	
O																	20"x20"x23"	TIDEL	CUSTOM	SMART SAFE	62B		
POS EQUIPMENT																							
O											REF ELEV	C	100W	1	120	SEE ELEV. ON E-200	48" X 28" X 42"	KEC	CUSTOM	MANAGER STATION	49A		
O											REF ELEV	C	50W	1	120	SEE DETAIL	DELL OPTIPLEX	Xe2		COMPUTER	83A		
O											REF ELEV	C	50W	1	120	SEE PLAN		BROTHER	MFC-LC2700DW	POS PRINTERS	86A		
O											REF ELEV	C	60W	1	120	SEE PLAN		BROTHER	MFC-LC2700DW	FAX	87		
O											REF ELEV	C	500W	1	120	CUSTOM	11 1/4"x14 1/2"x9"	RESNOS	S 460	CASH REGISTER SYSTEM	94		
MEP EQUIPMENT																							
O																SEE MECH. DWG.	SEE PLAN	CAPTIVE AIR	CUSTOM	EXHAUST HOOD	M1		
O																SEE MECH. DWG.	SEE PLAN	CAPTIVE AIR	CUSTOM	HOOD CONTROL PANEL	M4		
O																SEE MECH. DWG.	SEE PLAN	CAPTIVE AIR	CUSTOM	FIRE SUPPRESSION SYSTEM	M5		
BY G.C.																SEE MECH/ELEC DWG	SEE PLAN			RECESSED ANSUL PULL BOX	M6		
BY G.C.						3"	36"	--	36"	--		D				FLOOR TYPE	24" X 24" X 13"	C.S.W. PHONE:1800--897--5999	SE2424FM	STAINLESS STEEL MOP SINK	P1		
BY G.C.											87"	C	50W	1	120	SEE PLUMBING DWG	55-1/2" x 27-3/4"	A.O. SMITH	8TH-120	GAS WATER HEATER	P2		
O											REF ELEV	C	50W	1	120	SEE ELEV. ON E-200	SEE PLAN	HYPERACTIVE		HYPERACTIVE TIMER SYS.	94-1A		
O											48"	C	50W	1	120	SEE PLAN	15" X 13"	DELL (17" COLOR)		LCD MONITOR-MANAGER	94Z-16		
O											REF ELEV	C	50W	1	120	SEE ELEV. ON E-200	SEE PLAN	HME		HME INTERCOM SYS.	94-31		
O											REF ELEV	C	60W	1	120	SEE PLAN	15"	POSIFLEX	KS215	LCD DT MONITOR	94-4-32		
O											REF ELEV	C	50W	1	120	W/ EMI LOCK	SEE PLAN	TOSHIBA (TIME LAPSE)		SECURITY VCR	95-4-S3		
O											98"	C	50W	1	120	SEE ELEC. DWG	15" X 13"	DELL (17" COLOR)		SECURITY MONITORS	95-4-S3		
BY G.C.											REF ELEV	C	100W	1	120	IN S.S. COUNTER	SEE PLAN			MUSIC EQUIPMENT	95-5		
SIGNAGE																							
O																	REF. INT. ELEV'S	LSI	CUSTOM	MENU BOARD	D2b		
O																	8F-POWER COAT "OF125 SILVER"	FAD	--	COMMUNITY BOARD	D3b		
O											REF ELEV	C	130W	1	120	DEDICATED CIRCUIT	48.9" X 28.1" X 1.3"	L6	56WS00S-B	LCD DISPLAY MONITOR	96-3B		

EQUIPMENT SCHEDULE	1
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NOT TO SCALE | E-001



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REVISIONS:


ISSUE DATE:

PEER REVIEW	01-27-2020
PR RESPONSE 1	02-21-2020
BUILDING PERMIT	03-11-2020
OWNER REVISIONS	03-18-2020

DRAWN BY: G. COLLINS

PANDA PROJECT #: D7446  
ARCH PROJECT #: JCDD19-0314



# PANDA EXPRESS

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

E-001

## ELECTRICAL SCHEDULES



1. CONTRACTOR SHALL VISIT THE SITE TO VERIFY EXISTING CONDITIONS PRIOR TO SUBMISSION OF BID. NO ADDITIONAL COMPENSATION SHALL BE CONSIDERED FOR FAILURE TO OBSERVE THIS REQUIREMENT.
2. CONTRACTOR SHALL DISCONNECT AND REMOVE ALL ELECTRICAL WIRING AND EQUIPMENT AS REQUIRED WITHIN ALL AREAS TO BE RENOVATED. THIS SHALL INCLUDE BUT NOT BE LIMITED TO FIXTURES, DEVICES, OUTLETS, SWITCHES, RECEPTACLES, STARTERS, DISCONNECTS, ETC.
3. CONTRACTOR SHALL DISCONNECT AND REMOVE ALL EXISTING CIRCUITS TO MECHANICAL EQUIPMENT BEING REMOVED. REFER TO ALL MECHANICAL DEMOLITION DRAWINGS OR NOTES.
4. CONTRACTOR SHALL MAINTAIN CONTINUITY OF EXISTING CIRCUITS THAT ARE TO REMAIN IN FOR TEMPORARY LIGHTING OR POWER.
5. CONTRACTOR SHALL REFER TO ARCHITECTURAL DEMOLITION DRAWING FOR ADDITIONAL INFORMATION AND SCOPE OF DEMOLITION.
6. ALL MATERIALS AND EQUIPMENT REMOVED SHALL BE LEGALLY DISPOSED OF AS DIRECTED BY THE OWNER OR THE ARCHITECT.
7. CONTRACTOR TO VERIFY EXISTING BUILDING SERVICES PRIOR TO ANY NEW WORK. COORDINATE ALL WORK WITH THE LOCAL UTILITY COMPANIES.
8. CONTRACTOR SHALL REMOVE ALL LIGHTS, SWITCHES, RECEPTACLES, SECURITY DEVICES, SPEAKERS, CONDUIT AND WIRE, ETC THAT ARE NOT SPECIFICALLY NOTED ON THE DRAWINGS BUT REQUIRED FOR THE INSTALLATION OF THE NEW PANDA EXPRESS FITOUT.

## ELECTRICAL DEMOLITION GENERAL NOTES

2

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ED-100

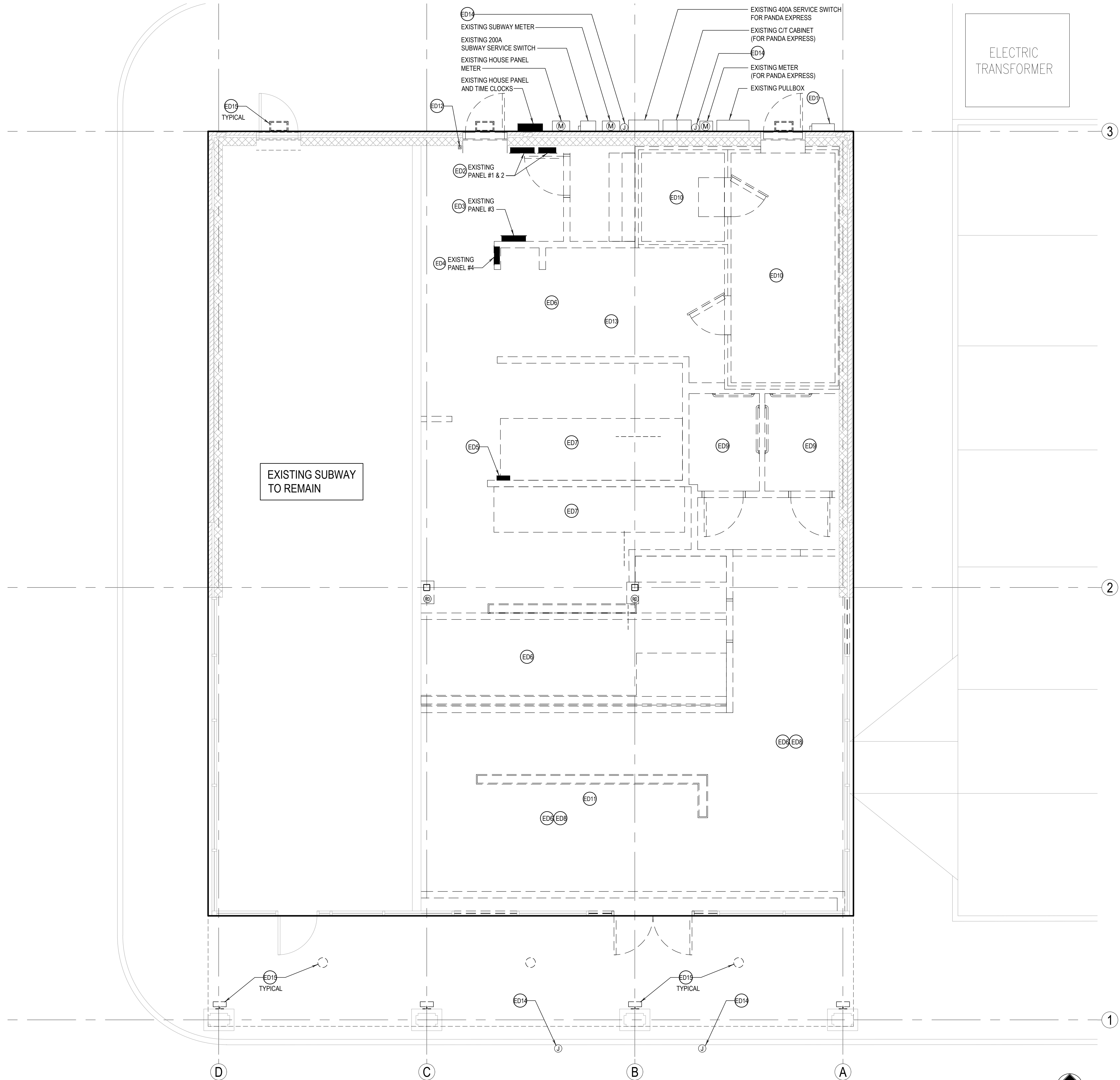
- ED1. DISCONNECT AND REMOVE EXISTING 400A NEMA 3R DISCONNECT SWITCH. REMOVED EXTERIOR CONDUIT / CONDUCTORS AND INTERIOR CONDUIT / CONDUCTORS TO EXISTING PANEL #3.
- ED2. DISCONNECT AND REMOVE EXISTING SURFACE MOUNTED 400A PANEL #1 AND SURFACE MOUNTED 200A PANEL #2. REMOVE ALL BRANCH CIRCUIT CONDUIT AND WIRE. REMOVE FEEDER BACK TO C/T CABINET. SAVE EXTERIOR FEEDER CONDUIT FOR REUSE.
- ED3. DISCONNECT AND REMOVE EXISTING SURFACE MOUNTED PANEL #3. REMOVE ALL BRANCH CIRCUIT CONDUIT AND WIRE.
- ED4. DISCONNECT AND REMOVE EXISTING RECESSED PANEL #4. REMOVE ALL BRANCH CIRCUIT CONDUIT AND WIRE.
- ED5. DISCONNECT AND REMOVE EXISTING SURFACE MOUNTED LOAD CENTER #5. REMOVE ALL BRANCH CIRCUIT CONDUIT AND WIRE.NSUL PULL STATION. REFER TO DETAIL 2/E-400.
- ED6. DISCONNECT AND REMOVE EXISTING RECESSED FLUORESCENT LIGHT FIXTURES, CONDUIT, WIRE AND SWITCHES.
- ED7. DISCONNECT AND REMOVE EXISTING FIXTURES AND MISCELLANEOUS ELECTRICAL FROM FRYER HOOD.
- ED8. DISCONNECT AND REMOVE EXISTING PENDANT MOUNTED LIGHT FIXTURES,CONDUIT, WIRE AND SWITCHES.
- ED9. DISCONNECT AND REMOVE EXISTING LIGHTS, SWITCHES, RECEPTACLES AND EXHAUST FANS IN THE TOILET ROOM.
- ED10. DISCONNECT EXISTING COOLER AND FREEZER EVAPORATOR COILS LIGHTS AND SWITCHES. REMOVE CONDUIT AND WIRE BACK TO PANEL.
- ED11. DISCONNECT AND REMOVE EXISTING RECEPTACLES AND LOW VOLTAGE SYSTEMS BELOW THE COUNTER.
- ED12. REMOVE EXISTING INCOMING TELEPHONE CABLE LOCATED AT THE FLOOR. REMOVE CABLE BACK TO SOURCE. PROVIDE NEW CABLE TO PANDA EXPRESS BACKBOARD LOCATED AT THE MANAGER'S STATION. COORDINATE WITH LOCAL TELEPHONE COMPANY FOR NEW SERVICE.
- ED13. DISCONNECT EXISTING MECHANICAL EQUIPMENT INCLUDING RTU'S, MAU, EXHAUST FANS, SATELLITE DISH AND REFRIGERATION EQUIPMENT. REFER TO ARCHITECTURAL DEMOLITION SHEETS A-001 AND A-107 FOR ADDITIONAL INFORMATION.
- ED14. DISCONNECT EXISTING SIGN.
- ED15. EXISTING LIGHT FIXTURES TO REMAIN.

## ELECTRICAL DEMOLITION KEYED NOTES

3

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## ELECTRICAL DEMOLITION FLOOR PLAN

1

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

ED-100



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### REVISIONS:

NO.	DESCRIPTION	DATE

### ISSUE DATE:

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

DRAWN BY: G. COLLINS

PANDA PROJECT #: D7446

ARCH PROJECT #: JCDT19-0314

**NORR**  
ARCHITECTS ENGINEERS PLANNERS

## PANDA EXPRESS

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

# ED-100

DEMOLITION FLOOR PLAN



1. VERIFY ALL HVAC & KITCHEN EQUIPMENT PRIOR TO ROUGH IN.
2. ALL TELEPHONE/DATA/TV CABLES AND WIRES, TERMINATIONS AND ALL REQUIRED CABLE AND JACKS WILL BE INSTALLED BY A THIRD PARTY.
3. POWER SUPPLY FOR COMPUTER, CASH REGISTER (81, & 86, OR 87A, & 81) SHALL BE ON THE SAME CIRCUIT BREAKER, W/ISOLATED GROUND & ORANGE RECEPTACLE.
4. ALL CIRCUITRY SHOWN WITHOUT TICKS SHALL HAVE (2) WIRES PLUS EQUIPMENT GROUNDING CONDUCTOR.
5. WHEN WORKING IN JURISDICTIONS WHICH HAVE ADOPTED THE 2008 NEC OR LATER, ALL MULTI-WIRE BRANCH CIRCUITS SHALL HAVE SEPARATE NEUTRALS TO MEET THE REQUIREMENTS OF 2008 NEC 210.4(B).
6. TRANSFORMERS SHALL BE MOUNTED ABOVE CEILING AND BELOW TRUSSES WITH LOW VOLTAGE WIRING FEEDING ALL LED ROPE LIGHTS.
7. ALL UNDERGROUND CONDUIT SHALL BE 12" BELOW THE FINISHED FLOOR.

## POWER PLAN GENERAL NOTES

2

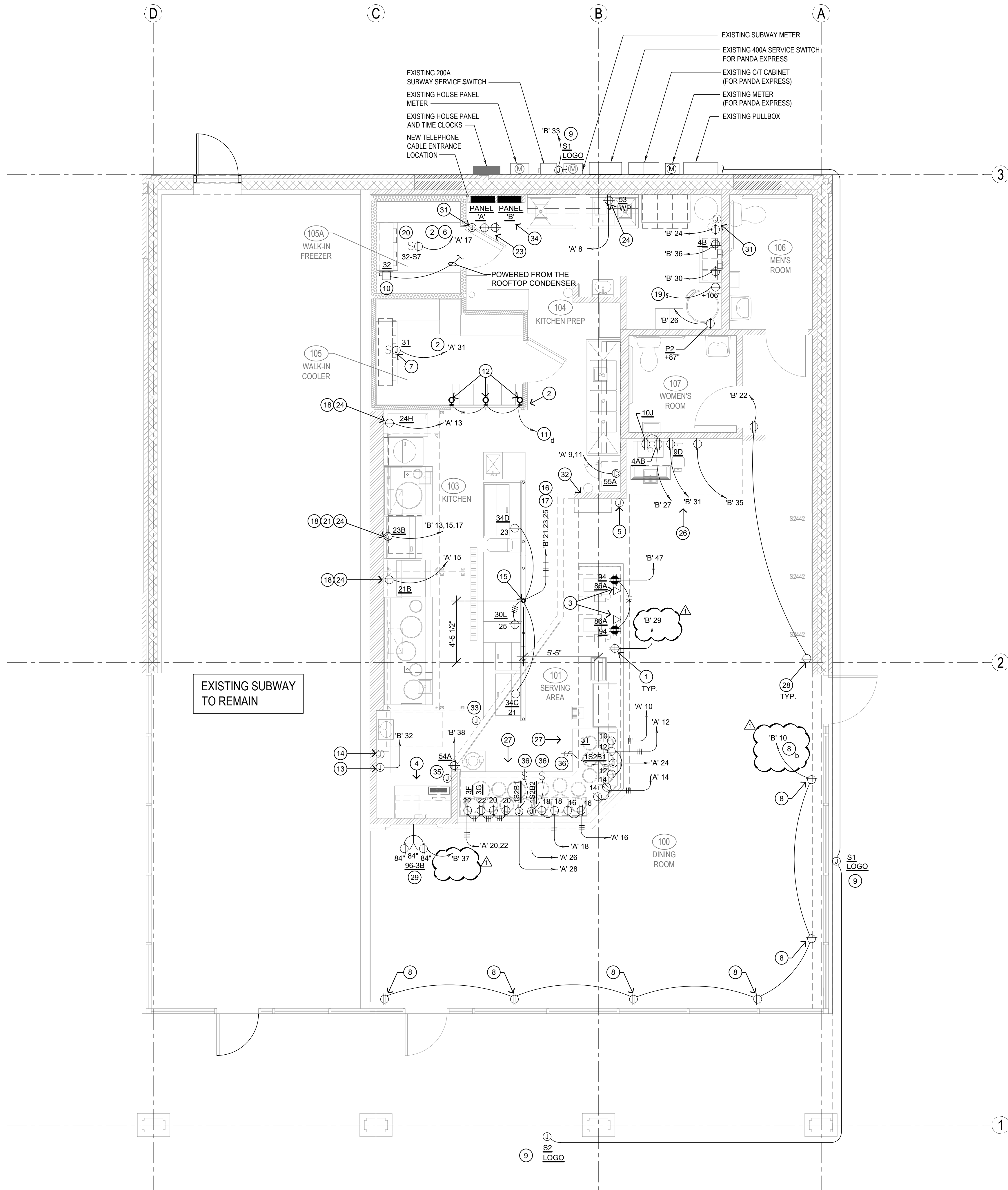
NOT TO SCALE E-100

1. ALL CIRCUITRY/CONDUIT FOR FRONT LINE EQUIPMENT TO BE ROUTED IN CASEWORK TO J-BOX IN WALL AND CONCEALED IN THE WALL.
2. PROVIDE SEALS AND EXPANSION COUPLINGS ON ALL CONDUITS ENTERING / LEAVING AREAS OF TEMPERATURE DIFFERENCE.
3. PROVIDE (2) 1 1/2" CONDUITS WITH PULL STRINGS FROM CASH REGISTER TO MANAGER'S STATION. SEE P.O.S. AND SERVICE LINE ELEVATIONS, DETAIL 3/E-200.
4. SEE 'MANAGER'S STATION ELEVATION', DETAIL 1/E-200 FOR ADDITIONAL OUTLETS AND J-BOXES.
5. ANSUL PULL STATION. REFER TO DETAIL 2/E-400.
6. REFER TO 'FREEZER LTG AND DOOR HEATER WIRING DIAGRAM', DETAIL 10/E-400.
7. REFER TO 'COOLER EVAPORATOR COIL' WIRING DIAGRAM, DETAIL 8/E-400.
8. SHOW WINDOW RECEPTACLE SHALL BE CONTROLLED VIA SWITCH 'b'. REFER TO LIGHTING SWITCHBANK SCHEDULE, DETAIL 4/E-101. RECEPTACLE SHALL BE MOUNTED IN WALL AS CLOSE TO TOP OF STRUCTURAL HEADER AS POSSIBLE.
9. W.P. J-BOX FOR SIGNAGE. COORDINATE LOCATION WITH ARCHITECT / OWNER / SIGN PACKAGE. SIGN DISCONNECT PROVIDED BY SIGN CONTRACTOR.
10. REFER TO 'FREEZER EVAPORATOR COIL' WIRING DIAGRAM, DETAIL 9/E-400. THE FAN COIL UNIT IS POWERED FROM THE CONDENSER UNIT ON THE ROOF VIA A DISCONNECT CONNECTION. CONNECTION FOR HEAT TRACE TAPE INCLUDED IN FREEZER EVAPORATOR COIL. HEAT TAPE PROVIDED AND INSTALLED BY ELECTRICIAN.
11. ROUTE HOMERUN THROUGH LIGHTING SWITCHBANK 'A' (SWITCH AS NOTED IN LOWER CASE). REFER TO SCHEDULE, SHEET 4/E-101, FOR MORE INFORMATION.
12. CONNECT TO VEGETABLE DISPLAY LIGHTING. LIGHTING IS PROVIDED WITH WALK-IN COOLER.
13. HOOD CONTROL PANEL/ANSUL SYSTEM CABINET. MOUNT CABINET DIRECTLY BELOW T-BAR CEILING.
14. PROVIDE 2-GANG J-BOX @ 48" AFF FOR HOOD CONTROL SWITCHES. REFER TO SHEETS M-400 AND M-401.
15. CONDUIT STUB UP LOCATION IN STAINLESS STEEL POWER PANEL FOR ISLAND KITCHEN EQUIPMENT CONNECTION. REFER TO DETAIL 2/A-109. COORDINATE LOCATION WITH ARCHITECT / OWNER.
16. ROUTE CABLING / CIRCUITRY THROUGH CONDUIT IN SLAB (KEYED NOTE #15).
17. UTILIZE SEAL TIGHT CONDUIT FOR ALL WIRING INCLUDED THAT ALONG LOW WALL PANEL.
18. ALL DEVICES UNDER HOOD TO BE CONNECTED THROUGH SHUNT TRIPPED CONTACTOR. REFER TO 13/E-400 AND COOKLINE ELECTRICAL ELEVATIONS, DETAIL 6/E-200.
19. SIMPLEX RECEPTACLE TO BE CONNECTED TO BACK-OF-HOUSE LIGHTING CIRCUITRY/CONTROL. CONTRACTOR TO PROVIDE PIGTAIL FROM CIRCULATION PUMP.
20. PROVIDE WEATHERPROOF RECEPTACLE FOR HEAT TAPE ON GFI PROTECTED CIRCUIT BREAKER. COORDINATE FINAL LOCATION WITH REFRIGERATION INSTALLER.
21. ELECTRIC GRILL '23B': FEED WITH 3 #8, #10 GROUND, 3/4" CONDUIT. REFER TO DETAIL 4/E-200.
22. NOT USED.
23. FURNISH AND INSTALL (2) HUBBELL GFSTBF20 FACELESS GFCI (OR EQUIVALENT), (1) FOR EACH CIRCUIT FEEDING EQUIPMENT BENEATH THE KITCHEN HOOD WHICH UTILIZES SIMPLEX 120V RECEPTACLES. INSTALL IN AN ACCESSIBLE LOCATION IN THIS GENERAL AREA, OR AS DIRECTED BY THE OWNER, ARCHITECT OR ENGINEER. PROVIDE ADDITIONAL OUTLETS AS REQUIRED TO FEED ALL SUCH LOADS BENEATH THE HOOD. FASTEN A PLASTIC LABEL STATING CIRCUIT AND EQUIPMENT SERVED FOR EACH OUTLET. MOUNT OUTLETS BELOW PANEL.
24. PROVIDE WATERPROOF COVER, IN-USE, RED DOT (#CKSUV).
25. NOT USED.
26. SEE DRINK STATION AND MONITOR ELEVATION, DETAIL 5/E-200.
27. SEE 3/E-200 FOR SERVICE LINE ELEVATIONS.
28. SEE DEVICE/RECEPTACLE SCHEDULE 3/E-400.
29. SEE DRINK STATION AND DINING ROOM MONITOR ELEVATIONS, DETAIL 5/E-200.
30. NOT USED.
31. REFER TO DETAILS #1/E-200 AND 8/E-200 FOR INSTALLATION OF CO2 MONITOR DEVICES.
32. SEE SWITCH BANK ELEVATION, DETAIL 7/E-200.
33. MOUNT CAPTIVEAIRE SENSOR ON SOFFIT. COORDINATE LOCATION WITH MECHANICAL. REFER TO DETAIL M-401 FOR ADDITIONAL INFORMATION.
34. MOUNT TIME CLOCKS ABOVE PANEL 'B'.
35. SEE SECURITY KEY PAD ELEVATION, DETAIL 1/E-200.
36. CONNECT HEAT LAMPS TO COUNTER-MOUNTED SWITCH PROVIDED AND INSTALLED BY CONTRACTOR. REFER TO PLAN FOR LOCATIONS AND QUANTITIES.

## POWER PLAN KEYED NOTES

3

NOT TO SCALE E-100



## POWER FLOOR PLAN

1

Scale: 1/4"=1'-0" E-100



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PERMIT RESPONSE 1 06-01-2020

### ISSUE DATE:

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

DRAWN BY: G. COLLINS

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

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# E-100

POWER FLOOR PLAN





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**E-101**

LIGHTING FLOOR PLAN

- CONTRACTOR SHALL PROVIDE ALL REQUIRED HARDWARE, BRACKETS, ETC. FOR A COMPLETE LIGHTING FIXTURE INSTALLATION.
- ALL LIGHTING FIXTURES SHALL BE SUPPORTED PER N.E.C. 410-16(C). SEE DETAIL, 4/E-400.
- CONTRACTOR SHALL INSTALL ALL LIGHTING FIXTURES INCLUDING OWNER-FURNISHED FIXTURES.
- ALL FIXTURE BALLASTS SHALL BE U.L. LISTED.
- E.C. SHALL INSTALL OWNER SUPPLIED LED STRIP LIGHTING & CUT TO PROPER LENGTH. COORDINATE WITH OWNER FOR EXACT LENGTHS AND FINAL LOCATIONS.
- WHEN WORKING IN JURISDICTIONS WHICH HAVE ADOPTED THE 2008 NEC OR LATER, ALL MULTI-WIRE BRANCH CIRCUITS TO HAVE SEPARATE NEUTRALS TO MEET THE REQUIREMENTS OF 2008 NEC 210.4(B).
- ALL CIRCUITRY SHOWN WITHOUT TICKS SHALL HAVE (2) WIRES PLUS EQUIPMENT GROUNDING CONDUCTOR.
- 'N.L.' DESIGNATION INDICATES NIGHT LIGHT ON UNSWITCHED CIRCUIT.

## LIGHTING GENERAL NOTES

2

NOT TO SCALE E-101

## LIGHTING KEYED NOTES

3

NOT TO SCALE E-101

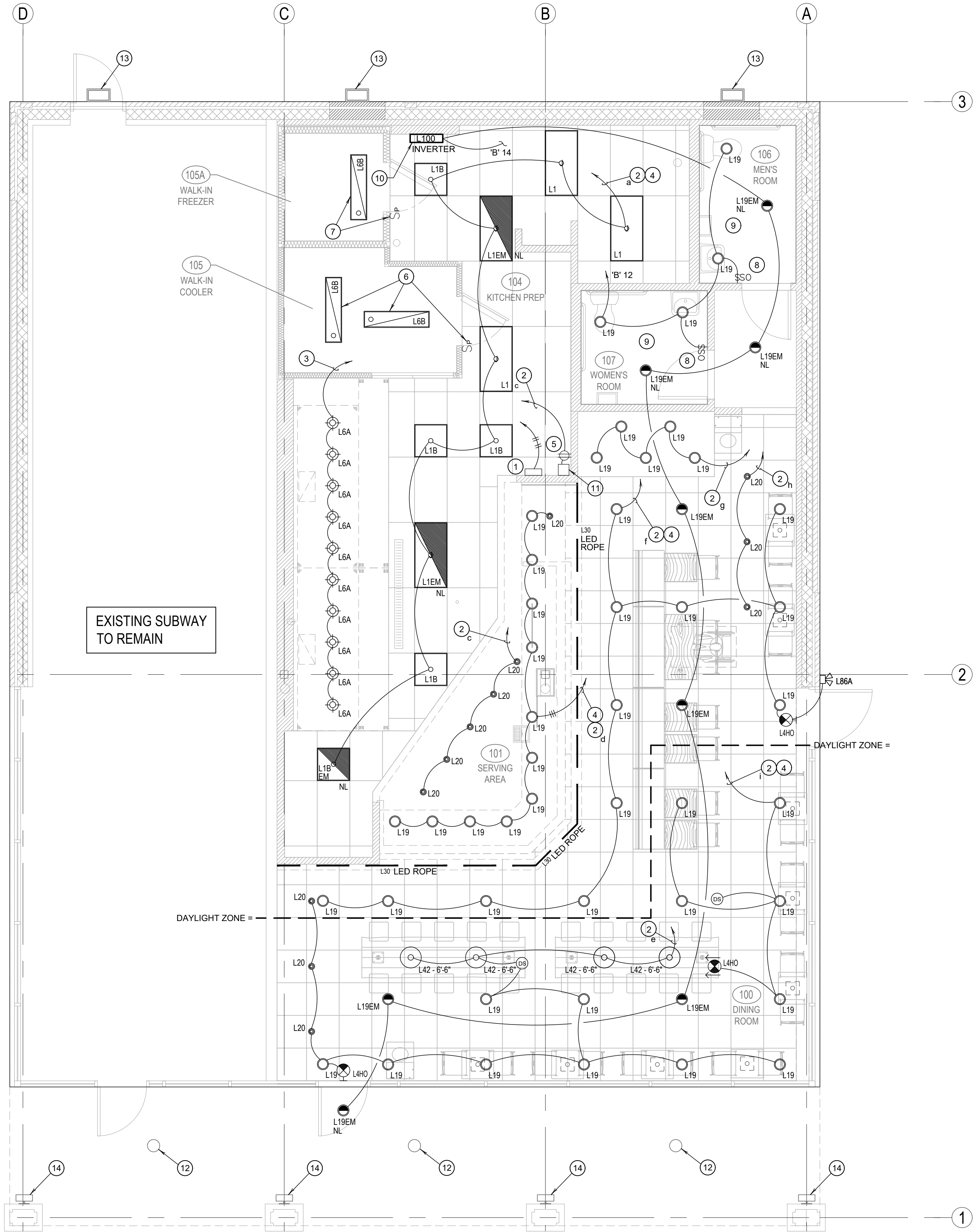
NOTE:  
FIXTURES TO BE ROUTED VIA TIME TIMECLOCKS ARE SHOWN ON  
DETAIL 11/E400.

NOTE:  
CONTRACTOR TO INSTALL (2) 5 GANG SWITCH BOXES AS SHOWN  
BELOW. DO NOT INSTALL SEPERATE/INDIVIDUAL BOXES FOR EACH  
SWITCH

(a)	(b)	(c)	(d)	(e)
\$D	\$D	\$D	\$D	\$D
BACK OF HOUSE LTG & EX. FAN & RECIRC PUMP	SHOW WINDOW RECEPS	WALK-IN, MENU LED ACCENTS	SERVING LINE SOFFIT	DINING PENDANTS
(f)	(g)	(h)	(i)	60:00
\$D	\$D	\$D	\$D	
INTERIOR DINING	BEVERAGE COUNTER	DECORATIVE LIGHTING	DAYLIGHT HARVEST	INTERIOR LIGHTING SHUT DOWN OVERRIDE

SWITCHBANK SCHEDULE 'A'				
TAG	SWITCH TYPE	AREA SERVED / SWITCH LABEL	CIRCUIT	LOAD
a	TOGGLE SWITCH	BACK-OF-HOUSE / RR FANS	'B' 14	530 VA
b	TOGGLE SWITCH	SHOW WINDOW RECEP	'B' 10	1100 VA
c	TOGGLE SWITCH	WALK-INS, MENU, LED ACCENTS	'B' 28	205 VA
d	TOGGLE SWITCH	SERVING LINE SOFFIT	'B' 14	154 VA
e	TOGGLE SWITCH	DINING PENDANTS	'B' 8	24 VA
f	TOGGLE SWITCH	INTERIOR DINING	'B' 8	118 VA
g	TOGGLE SWITCH	BEVERAGE COUNTER	'B' 8	70 VA
h	TOGGLE SWITCH	DECORATIVE LIGHTING	'B' 8	15 VA
i	TOGGLE SWITCH	DAYLIGHT HARVESTING ZONE	'B' 8	219 VA

- SWITCHBANK 'A'. REFER TO SCHEDULE 4/E-101.
- ROUTE HOMERUN THROUGH LIGHTING SWITCHBANK 'A' (SWITCHES AS NOTED IN LOWER CASE). REFER TO SCHEDULE 4/E-101 FOR MORE INFORMATION.
- ROUTE THROUGH CONTACTS IN HOOD CONTROL PANEL 'M4' FOR CIRCUIT POWER. REFER TO 3/E-401.
- PROVIDE SEPARATE UNSWITCHED HOT CONDUCTOR (SAME CIRCUIT, NOT CONTROLLED BY SWITCH IN SWITCHBANK) TO LOCALLY SWITCHED FIXTURES AND EMERGENCY FIXTURE BATTERY TRIGGER LEADS.
- DUPLEX RECEPTACLE FOR LED ROPE. INSTALL ABOVE CEILING AT +128". REFER TO 8 & 9/A-402 FOR MORE INFORMATION.
- WALK-IN COOLER LIGHT FIXTURES AND PILOT LIGHT SWITCH PROVIDED WITH COOLER INSTALLED BY E.C. REFER TO 'COOLER EVAPORATOR COIL' WIRING DIAGRAM, 9/E-400.
- WALK-IN FREEZER LIGHT FIXTURE AND PILOT LIGHT SWITCH PROVIDED WITH FREEZER INSTALLED BY E.C. REFER TO 'FREEZER LTG AND DOOR HEATER WIRING DIAGRAM', 10/E-400.
- REFER TO 'EXHAUST FAN CONTROL DIAGRAM', 5 / E-400, FOR MORE INFORMATION.
- FIXTURES IN THIS ROOM SHALL BE LOCALLY SWITCHED.
- LIGHTING INVERTER FOR EMERGENCY LIGHTING TO BE MOUNTED ABOVE PANELS. RE: 8/E200.
- LED TRANSFORMER FOR LED ROPE LIGHTING LOCATION, MOUNT ABOVE CEILING.
- EXISTING RECESSED CANOPY LIGHT CONNECTED AND CONTROLLED BY A HOUSE PANEL / TIME CLOCK.
- EXISTING WALL PACK FIXTURE CONNECTED AND CONTROLLED BY A HOUSE PANEL / TIME CLOCK.
- EXISTING WALL SCONCE FIXTURE CONNECTED AND CONTROLLED BY A HOUSE PANEL / TIME CLOCK.



## LIGHTING SWITCHBANK SCHEDULE

4

NOT TO SCALE E-101

## LIGHTING FLOOR PLAN

1

Scale: 1/4"=1'-0" E-101





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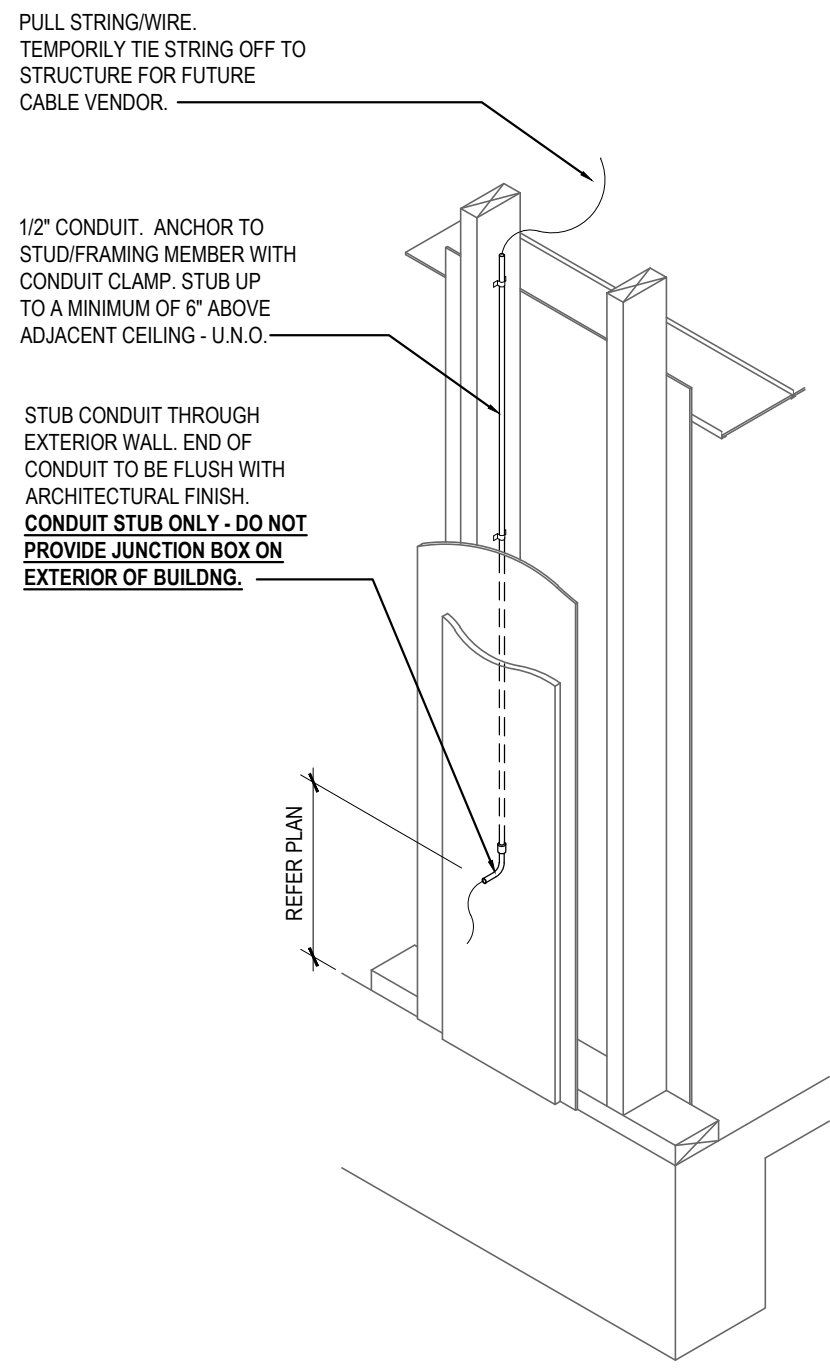
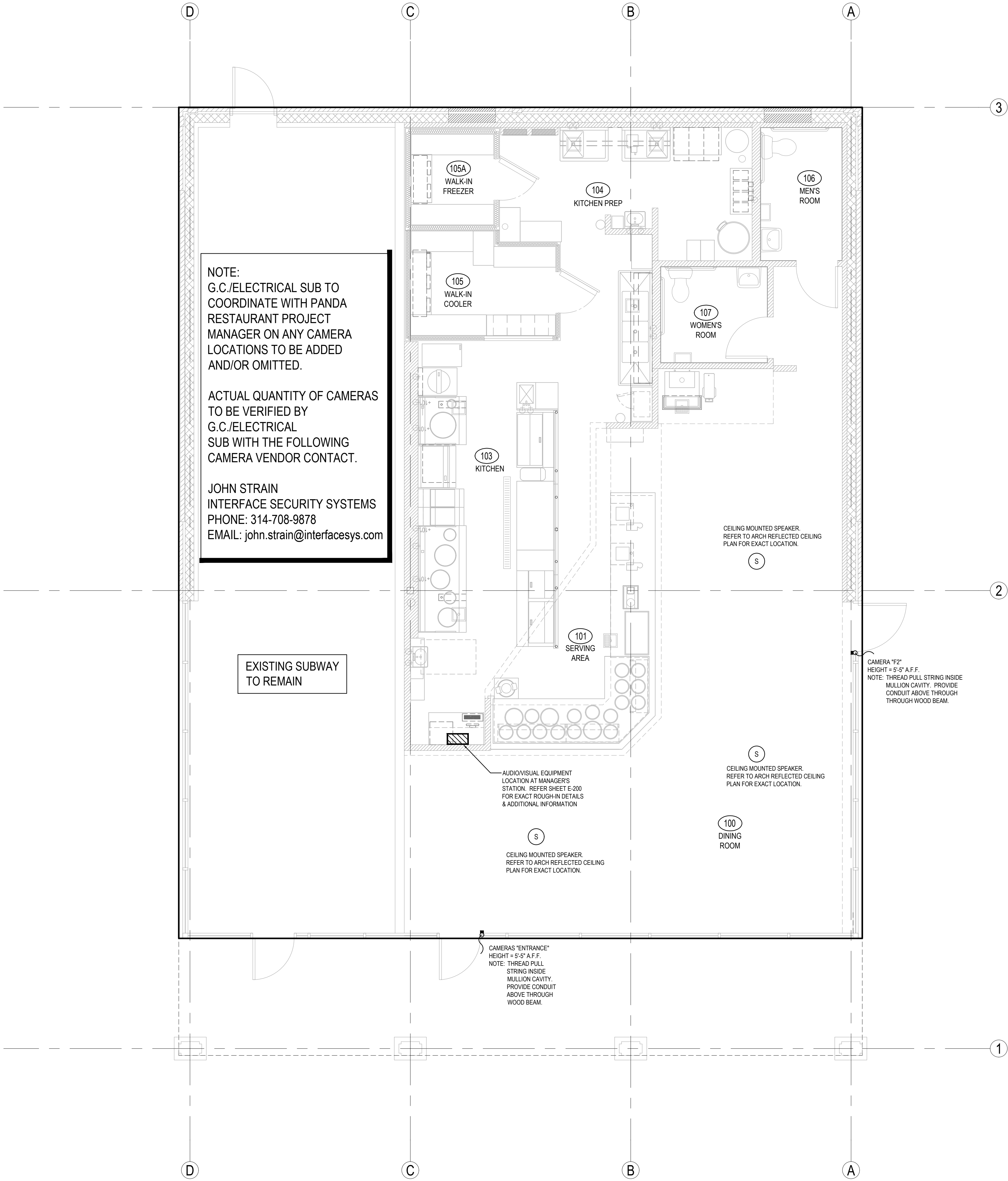
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E-102

SECURITY CAMERA PLAN



CONDUIT ROUGH-IN DETAIL 2  
NOT TO SCALE E-102

SECURITY CAMERA PLAN 1  
Scale= 1/4" = 1'-0" E-102



- ALL ROOF MOUNTED EQUIPMENT SHALL BE IN NEMA-3R ENCLOSURES.
- ALL CONDUIT RUNS SHOWN ON THE ROOF PLAN SHALL BE RUN BELOW THE CEILING SPACE WHERE AMBIENT TEMPERATURE WILL BE BELOW 30° C. FINAL CONNECTIONS TO THE ROOF EQUIPMENT IS LIMITED TO 5'-0" OF DIRECT SOLAR EXPOSURE.
- NOT USED.
- VERIFY ALL FUSE SIZES AND TYPES WITH THE AIR CONDITIONING EQUIPMENT MANUFACTURER PRIOR TO INSTALLATION.
- REVIEW THE MECHANICAL PLANS FOR THE AIR CONDITIONING CONTROL REQUIREMENTS AND SCOPE OF WORK PRIOR TO BIDDING AND INCLUDE ALL COSTS IN THE BID.
- VERIFY CONNECTION POINTS OF ALL HVAC EQUIPMENT PRIOR TO INSTALLATION. PROVIDE CONTROL VOLTAGE CONNECTION TO DUCT MOUNTED SMOKE DETECTOR AS REQUIRED BY MECHANICAL DRAWING M-100.
- SEE MECHANICAL DRAWINGS FOR EXACT LOCATIONS OF MECHANICAL EQUIPMENT AND THERMOSTATS. PROVIDE RACEWAY SYSTEM FOR ALL CONTROL WIRING AS REQUIRED BY MECHANICAL DRAWING M-100.
- G.C. SHALL COORDINATE ELECTRICAL, MECHANICAL AND FIRE ALARM (IF REQUIRED) FOR INTERLOCK SEQUENCE.
- RESTROOM EXHAUST FAN TO BE POWERED FROM BACK OF HOUSE LIGHTING CIRCUIT. SEE DETAIL 5/E400 FOR ADDITIONAL INFORMATION.

## ROOF PLAN GENERAL NOTES

2

NOT TO SCALE E-104

- ROUTE HOMERUN THROUGH BACK OF HOUSE LIGHTING CIRCUIT. REFER TO LIGHTING PLAN, SHEET 1/E-101. FAN TO BE CONTROLLED BY SWITCH FOR BACK OF HOUSE LIGHTING.
- 120VAC DUCT-MOUNTED SMOKE DETECTOR - LOCATION PER MECHANICAL. CONFIGURE FOR HVAC SYSTEM UNIT SHUT-DOWN.
- ROUTE CIRCUITRY THROUGH HOOD CONTROL PANEL 'M4'. REFER TO DETAIL 3/E-401.
- REFER TO CONDENSING UNIT WIRING DIAGRAM, DETAIL 7/E-400.
- STRUT RACK SUPPORT FOR EQUIPMENT DISCONNECT SWITCHES. REFER TO DETAIL 2/E-401.
- PROVIDE AND INSTALL 2-1/2" DIA GALVANIZED RIGID METAL CONDUIT AND WEATHERHEAD AS SHOWN. CONDUIT TO BE STRAPPED TO CLOSEST JOIST TO THE MANAGER'S STATION (FULL DEPTH). SEE DETAIL 2/A-108.
- DO NOT INSTALL UNTIL BACK DRAFT DAMPER INSTALLATION IS COMPLETE. UTILIZE FACTORY KNOCKOUTS FOR ELECTRICAL RUN FOR THIS FAN. REFER TO SHEET M-402.
- MOUNT PHOTOCELL AS DETAILED ON CONDENSER RACK DETAIL 11/E-400.
- STUB ELECTRICAL FEED FOR EF-1 & EF-2, THROUGH ROOF ON HINGE SIDE OF EXHAUST FANS, IN LOCATION AS SHOWN ON POWER ROOF PLAN. REFER TO DETAIL 3/M-501 FOR ADDITIONAL DETAILS.
- FEED CONNECTION THROUGH FACTORY BASE AREA. COORDINATE WITH MECHANICAL.
- UNIT INCLUDES FACTORY MOLDED CASE DISCONNECT SWITCH (NOOCP). VERIFY WITH MECHANICAL SUBMITTAL DATA. PROVIDE DISCONNECT IF / AS REQUIRED.
- CONNECT TO SHUNT TRIP IN PANEL TO SHUT DOWN THE UNIT UPON ACTIVATION OF THE ANSUL SYSTEM.

## ROOF PLAN KEYED NOTES

3

NOT TO SCALE E-104

## ROOFTOP EQUIPMENT SCHEDULE

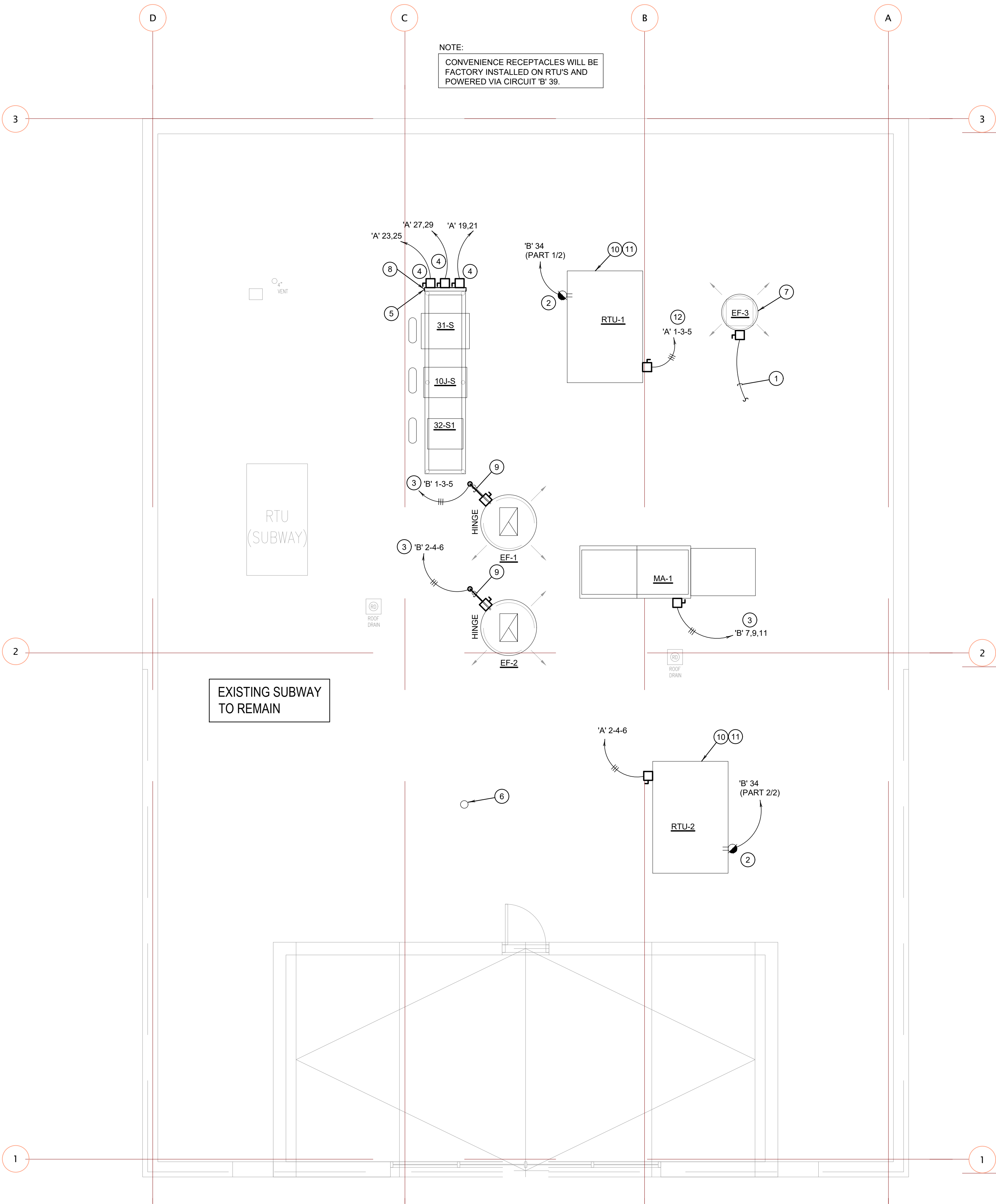
TAG	DESCRIPTION	KW	H.P.	FLA	VOLT/Ø	WIRE, CONDUIT	CONN.	MOUNT HEIGHT	DISC. SW. WITH RK1 FUSES PER MFR'S REQ'S. AND/OR REMARKS
RTU1	A/C UNIT		41.0	208V.3Ø	3 #6, #10 GND., 1" C.		AT UNIT	60A. 3P. 3F. WP	(1)(4)
RTU2	A/C UNIT		41.0	208V.3Ø	3 #6, #10 GND., 1" C.		AT UNIT	60A. 3P. 3F. WP	(1)(4)
MA-1	MAKE-UP AIR UNIT	3.0	11.0	208V.3Ø	3 #12, #12 GND., 3/4" C.		AT UNIT		(1)(4)
EF-1	EXHAUST FAN	2.0	5.9	208V.3Ø	3 #12, #12 GND., 3/4" C.		AT UNIT		(1)
EF-2	EXHAUST FAN	2.0	5.9	208V.3Ø	3 #12, #12 GND., 3/4" C.		AT UNIT		(1)
EF-3	EXHAUST FAN	1/4	4.8	120V.1Ø	2 #12, #12 GND., 3/4" C.		AT UNIT	30A. 2P. 1F. WP	(1)(4)
31-S	W/I COOLER COND.		15.0	208V.1Ø	2 #12, #12 GND., 3/4" C.		AT UNIT		(2)(3)
32-S1	W/I FREEZER COND.		20.0	208V.1Ø	2 #10, #10 GND., 3/4" C.		AT UNIT		(2)(3)
10J-S	ICE MACHINE COND.		11.7	208V.1Ø	2 #12, #12 GND., 3/4" C.		AT UNIT		(2)(3)

- DISCONNECT SWITCH PROVIDED WITH UNIT.
- COMBINATION 30A. 2P. 2F. WP DISCONNECT SWITCH WITH RK5 FUSES PER MANUFACTURER RECOMMENDATION.
- COMBINE CIRCUITRY IN 1" CONDUIT FROM J-BOX ON EQUIPMENT DISCONNECT SWITCH SUPPORT. REFER TO DETAIL 1/E-104, THIS SHEET.
- ELECTRICAL FEEDS ARE TO BE ROUTED FROM PLENUM SPACE, UP THROUGH EQUIPMENT CURB, INTO BOTTOM OF EQUIPMENT, THROUGH FACTORY INSTALLED WATER TIGHT CONNECTIONS.

## HVAC EQUIPMENT SCHEDULE

4

NOT TO SCALE E-104



## ROOF POWER PLAN

1

1/4" = 1'-0" E-104



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DRAWN BY: G. COLLINS

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

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## PANDA EXPRESS

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# E-104

ROOF POWER PLAN













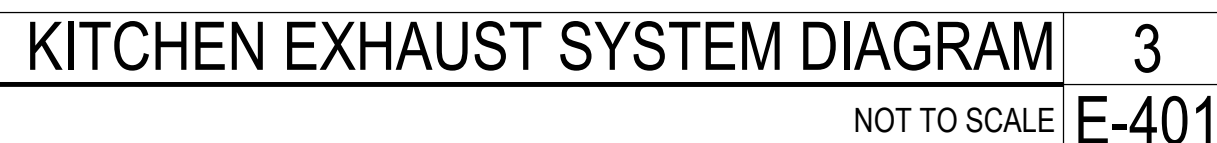
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ELECTRICAL DETAILS, DIAGRAMS



(NOT USED) MENU BOARD & SENSOR LOOP	1
NOT TO SCALE	E-401



PANELBOARD										A	SCHEDULE																												
VOLTAGE: 208Y/120V BUS SIZE: 400 AMP										MAINS 400A MB TOTAL LOAD 0.0 KVA										MOUNTING RECESSED										REMARKS: PROVIDE GRD AND ISOLATED GRD BARS									
No.	SERVES	WIRE SIZE	LTG	RCPT	MTR	A/C	HTG	KITCH	BRKR TRIP	P	PH	B	C	BRKR TRIP	KITCH	HTG	A/C	MTR	RCPT	LTG	WIRE SIZE	SERVES	No.																
1						4.9																																	
3	RTU-1	6				4.9			50	3				3	50		4.9				6	RTU -2	2																
5						4.9											4.9						4																
7	SPARE					4.9											4.9						6																
9	MICROWAVE (1)	12							20	1				1	20								8																
11								1.4	15	2				1	20	0.6							10																
13	RICE HOLDING CABINET 24H' (1,4,6,8)	10						1.4						1	20	1.3							12																
15	21G MJ345 FRYER (1,6,8)	12						1.8	20	1				1	20	1.3							14																
17	HEAT WRAP '32-S7' (4,5)	12					0.5	1.0	20	1				1	20	1.3							16																
19	ICE MACHINE COND. '10J-S' (4)	12			1.2				20	1				1	20	1.3							18																
21	(BEVERAGE STATION)				1.2				20	2				1	20	1.3							20																
23	WALK-IN FREEZER COND. '32-S1' (1,7)	10			2.1				25	2				1	20	0.8							22																
25					2.1									1	20	0.8							24																
27	WALK-IN COOLER COND. '31-S' (1)	12			1.0				20	2				1	20	1.1							26																
29					1.0									1	20								28																
31	WALK-IN COOLER COIL '31M' (1)	12			0.3				20	1				1									30																
33	SPARE								20	1				1									32																
35	SPARE								20	1				1									34																
37	SPARE																						36																
39	SPARE								1					3	200	16.3	0.0	0.0	8.1	8.3	5.4		38																
41	SPARE								1							34.5	0.5	29.4	17.0	8.3	5.4		40																
																						CONNECTED KVA			95.1														
																						NEC KVA			102.7														
																						AMPS			285.1														

## PANELBOARD NOTES ( )

1. KITCHEN EQUIPMENT SHOWN AT 65% IN PANEL LOAD SUMMARIES PER NEC ( KITCHEN EQUIPMENT).
2. TERMINATE GROUND ON ISOLATED GROUND BUS.
3. ROUTE CIRCUIT THROUGH LIGHTING CONTACTOR CONTROLLED BY TIMECLOCK. REFER TO DETAILS, 11/E-400.
4. WIRE SIZE INCREASE DUE TO VOLTAGE DROP. SIZE EQUIPMENT GROUND CONDUCTOR PROPORTIONALLY PER THE NEC.
5. PROVIDE GROUND FAULT EQUIPMENT PROTECTION (GFEF) CIRCUIT BREAKER FOR HEAT TAPE.
6. GFCI BREAKER.
7. INSTALL LOCKING DEVICE (LOCK-OFF FOR MAINTENANCE).
8. CIRCUIT SHALL BE ROUTED THROUGH HOOD SHUNT-TRIPPED CONTACTOR.

## NOTES

1. INTERIOR PANELBOARDS SHALL BE RECESSED WITH FLANGED/REMOVABLE SCREW-ON COVERS. SURFACE MOUNTED PANELBOARDS OR HINGED/FLUSH COVERS ARE NOT ALLOWED.
2. PROVIDE AN ARC FLASH WARNING SIGN FOR EACH PANEL PER NEC 110.16.
3. SHORT CIRCUIT CALCULATIONS WERE BASED ON THE USE OF A 225 KVA TRANSFORMER, 208Y/120V, 3PH, 4W, AND A DISTANCE OF 30'. IF THE DISTANCE OR TRANSFORMER SIZE IS OTHER THAN WHAT WAS UTILIZED, THE CONTRACTOR SHALL STATE THE FAULT CURRENT RATING OF THE MAIN PANELBOARD BREAKER, THE BRANCH CIRCUIT BREAKERS AND THE PANELBOARDS BASED ON THE ACTUAL REVISED FAULT CURRENT CALCULATIONS.

PANELBOARD										B		SCHEDULE											
VOLTAGE:		208Y/120V		MAINS		225 MLO		MOUNTING		RECESSED		REMARKS:		PROVIDE GRD AND ISOLATED GRD BARS									
BUS SIZE:		225 AMP		TOTAL LOAD		0.0 KVA																	
No.	SERVES	WIRE SIZE	LOAD (KVA)					BRKR TRIP	PH			BRKR TRIP	LOAD (KVA)					WIRE SIZE	SERVES	No.			
			LTG	RCPT	MTR	A/C	HTG		KITCH	P	A		B	C	P	TRIP	KITCH				HTG	A/C	MTR
1					0.7												0.7					2	
3	EF-1	12			0.7				15	3	●	●	3	15			0.7		12	EF-2		4	
5					0.7						●	●					0.7					6	
7					1.3						●	●	1	20					1.3	12	LIGHTING - DINING AREA	8	
9	MAU-1	12			1.3						●	●	1	20					1.1	12	SHOW WINDOW RECEPTACLES	10	
11					1.3						●	●	1	20					0.1	12	LIGHTING - RESTROOMS	12	
13								3.0			●	●	1	20					1.3	10	LIGHTING - FOOD PREP / EM / EF-3M (4)	14	
15	ELECTRIC GRILL '23B' (1,6,8)	8						3.0	40	3	●	●	1	20								16	
17								3.0			●	●	1	20								18	
19	SHUNT TRIP CONTACTOR (8)	12						0.1	20	1	●	●	1	20								20	
21	REFRIG PREP TABLE '34A' (1)	12						1.4	20	1	●	●	1	20				1.0	12	GENERAL RECEPTACLES	22		
23	REFRIG PREP TABLE '34D' (1)	12						1.1	20	1	●	●	1	20				0.4	12	CO2 SENSOR (1)	24		
25	UNDERCTR FREEZER '30K' (1,4)	12						1.1	20	1	●	●	1	20				1.8	12	GAS WATER HEATER - 'P2' (6)	26		
27	BEV DISP '4AB', ICE MACH '10J' (1)	12						0.3	20	1	●	●	1	20					0.6	12	W-IN CLR DISP LTS/ MENUE BDY LED	28	
29	SERVING COUNTER	12		0.2					20	1	●	●	1	20				0.4	12	COKE CARBONATOR	30		
31	ICE TEA BREWER '9D'	12						1.8	20	1	●	●	1	20	0.5				12	HOOD CONTROL PANEL 'M4'	32		
33	LOGO 'S2' (3) / I.D. SIGN 'S1' (3)	10	1.0						20	1	●	●	1	20				0.2	12	DUCT DETECTORS	34		
35	FUTURE EQUIPMENT	12		0.2					20	1	●	●	1	20	0.9					12	BOOSTER '4B' (1)	36	
37	DINING TV'S	12		0.3					20	1	●	●	1	20	0.1				12	RICE WARMER '54A' (1,6)	38		
39	RTU'S CONVENIENCE RECEPS	12		0.6					20	1	●	●	1	20						SPARE	40		
41	SPARE								20	1	●	●	1	20						SPARE	42		
43	SPARE								20	1	●	●	1							SPARE	44		
45	COMPUTER RECEPT '83A' (2)	12		0.5					20	1	●	●	1							SPARE	46		
47	SERVICE POS '94', PTR '86A' (2,6)	12		1.1					20	1	●	●	1							SPARE	48		
49	FAX '87', MGR '84C', COMP '49A'	12		1.0					20	1	●	●	1							SPACE	50		
51	MUSIC, VCR, MONITOR	12		0.6					20	1	●	●	1							SPACE	52		
53	SPARE									1	●	●	1							SPACE	54		
																						38.10	
																						16.3 0.0 0.0 8.1 8.3 5.4 CONNECTED KVA	

### Service Entrance Load summary

Lighting	5.40 x	125%	=	6.25 KVA
Receptacles	8.30	+	0.00 x	50% = 8.30 KVA
Motor	17.00	+	5.4 x	125% = 23.75 KVA
Heating	0.50			= 0.50 KVA
AC	29.4			= 29.40 KVA
Kitchen	34.50		x 100%	= 34.50 KVA
				102.70 KVA
<b>Main Service Entrance Ampere Requirements</b>				<b>285.07 Amps</b>
<b>Main Service Fuse size</b>				<b>OK</b>

## PANEL SCHEDULES

NOT TO SCALE | E-601

1. UNLESS NOTED, ALL DEVICES AND TERMINATIONS 100 AMPS AND LESS TO BE RATED FOR 60°C WIRE, OVER 100 AMPS, 75°C WIRE.
2. CONTRACTOR TO SUBMIT SERVICE ENTRANCE GEAR SHOP DRAWINGS TO SERVING UTILITY COMPANY FOR APPROVAL.
3. ALL WIRE #8 AND SMALLER TO BE THWN/THHN CU.; #6 AND LARGER TO BE XHHW CU.
4. THE DESIGN PROFESSIONAL HAS PERFORMED ALL REQUIRED LOAD CALCULATIONS AND VERIFIES THAT ALL UPSTREAM PANELS AND EQUIPMENT ARE NOT OVERLOADED.

## SINGLE LINE DIAGRAM GENERAL NOTES

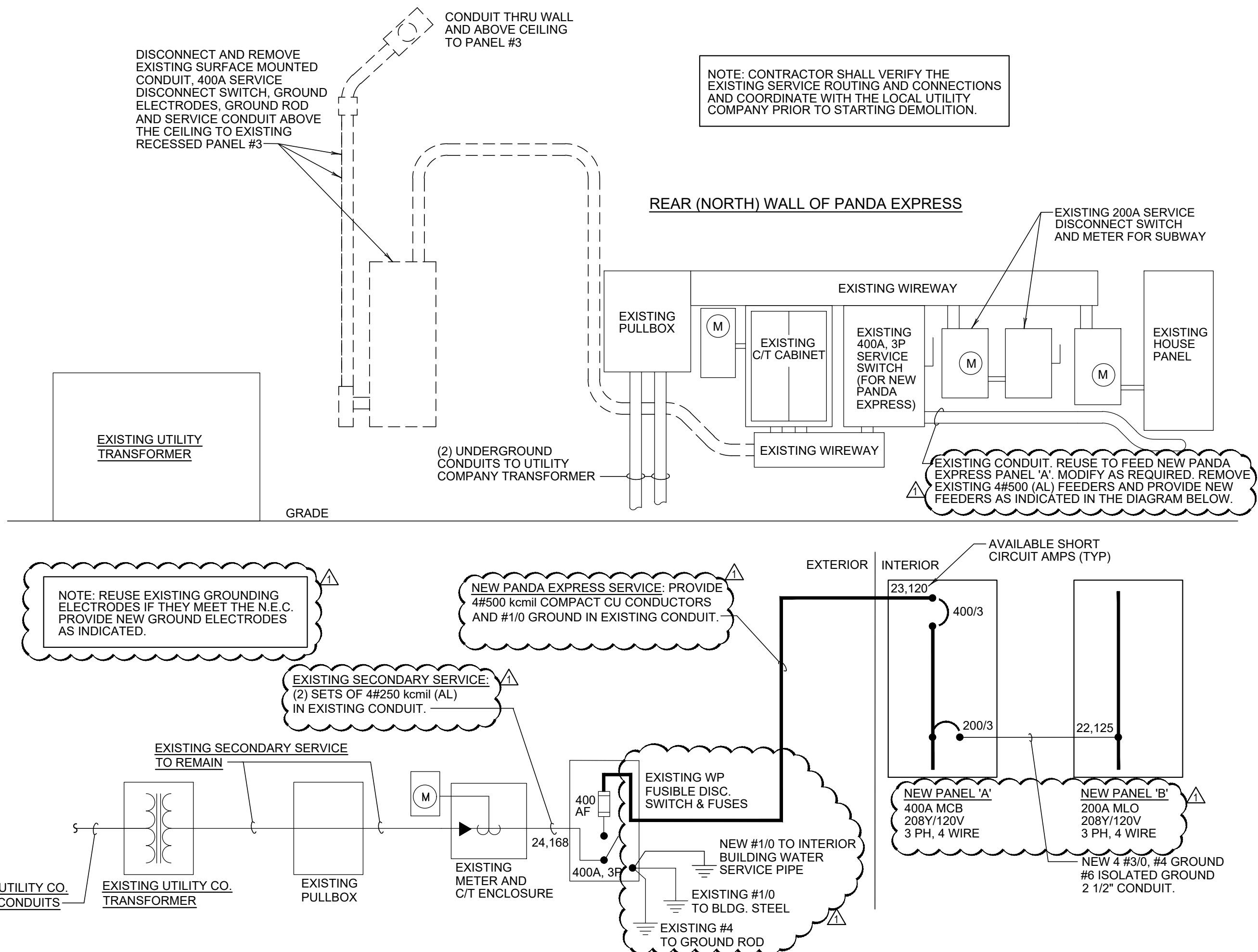
NOT TO SCALE E-601

1. ENTIRE INSTALLATION TO COMPLY WITH N.E.C. 110.22 AND 240.86(B).
2. NO DESIGN CHANGES MAY BE MADE TO THE SYSTEM WITHOUT THE PRIOR APPROVAL OF THE DESIGN ELECTRICAL ENGINEER AND THE ELECTRICAL INSPECTOR.
3. A TWO TIER 35000/10000 AIC SERIES RATING SYSTEM IS SPECIFIED BETWEEN PANEL 'A' AND THE PANEL BRANCH CIRCUIT BREAKERS, NO SUBSTITUTIONS - UNLESS A FULLY RATED SYSTEM IS PROVIDED.
4. MOTOR CONTRIBUTION TO THE FAULT CURRENT IS LESS THAN 1% OF THE INTERRUPTING RATING OF THE DOWNSTREAM CIRCUIT BREAKER(S).
5. THE ELECTRICAL CONTRACTOR SHALL PROVIDE LABELS AT ALL COMPONENTS OF THE SERIES PROTECTED SYSTEM, AT PANEL 'A' STATING "CAUTION - 60/10 SERIES COMBINATION SYSTEM RATED 19,512 AMPERES. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED", AT PANEL 'B' STATING "CAUTION -60/10 SERIES COMBINATION SYSTEM RATED 18,799 AMPERES. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED".
6. EQUIPMENT SUPPLIER TO PROVIDE CUT SHEETS OF ALL SERIES RATED COMPONENTS (I.E. FUSES, CIRCUIT BREAKERS) HI-LIGHTING EACH ITEM AND THE SPECIFIC LISTING/TESTING OF EACH ITEM'S SERIES RATING WITH THE OTHER.
7. POST THIS INFORMATION ON THE JOB-SITE WITH PERMIT FOR CITY ELECTRICAL INSPECTOR'S REVIEW/APPROVAL.

## SERIES RATING NOTES

NOT TO SCALE E-601

ELECTRICAL SERVICE ENTRANCE COORDINATION				
NEW SERVICE REQUIRED: 600A, 120/208V, 3 PHASE, 4 WIRE			UTILITY COMPANY: XXXX	
SERVICE TO BUILDING ROUTED: TBD			NAME OF CONTACT: XXXXXXXXXXXXXXXX	
AVAILABLE FAULT CURRENT: TBD			PHONE: (XXX)-XXX-XXXX	
METERING LOCATION: EXTERIOR BUILDING			EMAIL: XXXXXXXXXXX@XXXX.com	
ITEMS	CONTRACTOR		UTILITY COMPANY	
	FURNISHED BY	INSTALLED BY	FURNISHED BY	INSTALLED BY
PRIMARY CONDUCTORS (EXISTING)				
PRIMARY TERMINATIONS (EXISTING)				
PRIMARY CONDUIT(S) (EXISTING)				
PRIMARY TRENCH/BACKFILL (EXISTING)				
TRANSFORMER (EXISTING)				
SECONDARY CONDUCTORS FROM XFMR TO UTILITY METER (EXISTING)				
SECONDARY TERMINATIONS @ TRANSFORMER (EXISTING)				
SECONDARY TERMINATIONS @ SERVICE ENTRANCE (EXISTING)				
SECONDARY CONDUIT (CONTRACTOR TO MODIFY AS REQUIRED)	X	X		
SECONDARY CONDUCTORS (EXISTING/CONTRACTOR)	X	X		
METERING CT'S - SELF CONTAINED METER (EXISTING)				
METER HOUSING-- (EXISTING)				
<b><u>CONTRACTOR NOTE:</u></b>				
1. CONTRACTOR TO FIELD VERIFY AND COORDINATE THEIR RESPONSIBILITIES FOR ELECTRICAL SERVICE ENTRANCE WITH ELECTRICAL SERVICE PROVIDER; AND PROVIDE BID WITH ALL ASSOCIATED COSTS WITH NO ADDITIONAL COST TO OWNER.				



### SINGLE LINE DIAGRAM AND ELEVATION

NOT TO SCALE E-601



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## REVISIONS

PERMIT RESPONSE 1 06-01-202

ISSUE DATE

PEER REVIEW	01-27-2022
PR RESPONSE 1	02-21-2022
BUILDING PERMIT	03-11-2022

DRAWN BY: G. COLLINS

PANDA PROJECT #: D7446

ARCH PROJECT #: JCDDT19-0314

**NORR**  
ARCHITECTS ENGINEERS PLANNERS

# PANDA EXPRESS

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13059 LEE JACKSON MEMORIAL HWY  
FAIRFAX, VA 22033

# E-601

## PANELS, SINGLE LINE, LOAD CALC'S