PANDA EXPRESS

S8-23-D8675

1121 COURTHOUSE RD.
STAFFORD, VA 22554

PLANNING/ZONING
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PLANNING & ZONING DEPT.
1300 COURTHOUSE RD., 2ND FLOOR
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BUILDING DEPARTMENT
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STAFFORD COUNTY VA -
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STAFFORD COUNTY VA -
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GAS
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HEALTH DEPARTMENT
JOHN SAUNDERS
RAPPAHANNOCK AREA /
STAFFORD CO. HEALTH DEPT.
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STAFFORD, VA 22555
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ELECTRIC
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980 WARRENTON RD.,
FREDERICKSBURG, VA 22406
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JURISDICTIONAL AUTHORITIES

Scale= NTS G-001

OWNER
CFT NV DEVELOPMENTS
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STRUCTURAL
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F: 313.324.3111

CIVIL
JACK JOHNSON, P.E.
FORESITE GROUP
3740 DAVINCI COURT, STE 100
PEACHTREE CORNERS, GA 30092
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MECHANICAL, PLUMBING
HENRY MONTAGUE
NORR, LLC.
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ELECTRICAL
SEAN PIC-KELL
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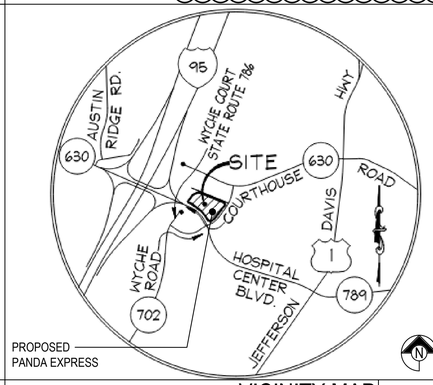
TEAM DIRECTORY

Scale= NTS G-001

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.
11. IT IS THE G.C.'S RESPONSIBILITY TO MAKE SURE EACH SUB HAS THE FULL SET OF DRAWINGS FROM WHICH TO BASE THEIR ESTIMATE. IF CONFLICTS ARISE AFTER THE BID THE G.C. ACCEPTS FULL RESPONSIBILITY FOR COST INCREASES IF THE SUB WAS NOT GIVEN THE FULL SET OF DRAWINGS.

GENERAL NOTES

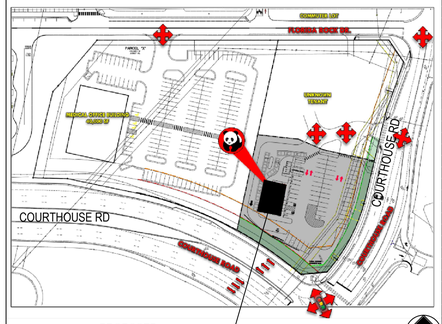
Scale= NTS G-001



PROPOSED PANDA EXPRESS

VICINITY MAP

Scale= NTS G-001



PROPOSED PANDA EXPRESS

KEY PLAN

Scale= NTS G-001

AFF	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
BV	BALL VALVE (FULL PORT)
B.O.	BOTTOM OF
C.	CONDUIT
CO	CONDUIT ONLY
CW	COLD WATER
(E)	EXISTING
EC	ELECTRICAL CONTRACTOR
EWH	ELECTRICAL WATER HEATER
EXT.	EXTERIOR
FOF	FACE OF FINISH
FOS	FACE OF STUD
F.S.	FLOOR SINK
G.C. OR GC	GENERAL CONTRACTOR
H.W.	HOT WATER
ID	INDIRECT DRAIN
INT.	INTERIOR
K.E.C.	KITCHEN EQUIP. CONTRACTOR
L.L.	LANDLORD
MC	MECHANICAL CONTRACTOR
(N)	NEW
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OA	OUTSIDE AIR
O.C.	ON CENTER
PC	PLUMBING CONTRACTOR
RAR	RETURN AIR REGISTER
R.I.H.	ROUGH-IN HEIGHT
S.S.	STAINLESS STEEL
STL.	STEEL
STRUCT.	STRUCTURE, STRUCTURAL
T.O.	TOP OF
WCO	WASTE CLEAN OUT

ABBREVIATIONS

Scale= NTS G-001

D1 — DOOR TYPE
W1 — WINDOW TYPE
TA — FLOOR FINISH
W4 — WALL TYPE
1 — STRUCTURAL GRID
C1 — CEILING FINISH
P-C — WALL FINISH
34 — KITCHEN EQUIPMENT
101 — ROOM NUMBER
MARK OF ELEVATION
A/A1.0 — DETAIL
1/A-2.0 — INT. ELEVS
A / A-2.0 — SECTION
NEW DOOR
T — TEMPERED GLAZING
A / A-2.0 — EXT. ELEVS

SYMBOLS

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

2018 VIRGINIA CONSTRUCTION CODE (2018 IBC W/ AMENDMENTS)
2018 VIRGINIA PLUMBING CODE (2018 IPC W/ AMENDMENTS)
2018 VIRGINIA STATEWIDE FIRE PREVENTION CODE (2018 IFC W/ AMENDMENTS)
2018 VIRGINIA MECHANICAL CODE (2018 IMC W/ AMENDMENTS)
2018 VIRGINIA FUEL GAS CODE (2018 IFGC W/ AMENDMENTS)
2018 VIRGINIA ENERGY CONSERVATION CODE (2018 IECC W/ AMENDMENTS)
2017 NFPA NATIONAL ELECTRICAL CODE (2017 NEC W/ AMENDMENTS)
2009 ICC/ANSI A117.1 ACCESSIBILITY CODE

SITE INFORMATION

SITE AREA	54,494 SQ. FT
LOT COVERAGE (FLOOR AREA RATIO	0.0459
LANDSCAPE PROVIDED	20,909 SQ. FT
PARKING PROVIDED	50

PANDA EXPRESS

RESTAURANT AREA	2,540 S.F.
EMPLOYEES	3 EMPLOYEES / SHIFT (2 SHIFTS PER DAY)
INDOOR SEATING	48
OUTDOOR SEATING	-

OCCUPANT LOAD CALCULATION

INDOOR DINING (STANDING)	62 SQ. FT. / (5 / SQ. FT.) =	13
INDOOR DINING (UNCONCENTRATED)	528 SQ. FT. / (15 / SQ. FT.) =	36
INDOOR DINING (FIXED SEATING)		30
INDOOR DINING (VESTIBULE)	10 SQ. FT. / (5 / SQ. FT.) =	02
INDOOR DINING (BARRIER FREE)		03
STORAGE / MECHANICAL	335 SQ. FT. / (300 / SQ. FT.) =	02
KITCHEN	857 SQ. FT. / (200 / SQ. FT.) =	05
TOILET/VESTIBULE/STORAGE	238 SQ. FT. / (0 / SQ. FT.) =	00
COOLER/FREEZER ROOMS	198 SQ. FT. / (0 / SQ. FT.) =	00
	TOTAL OCCUPANT LOAD =	**91**

PLUMBING FIXTURES (TABLE 403.1 2018 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 = 91	**MALE = 46**		**FEMALE = 45**	

NOTE: SIGNS TO BE SUBMITTED UNDER SEPARATE PERMIT

BUILDING CODE ANALYSIS

OCCUPANCY CLASSIFICATION	GROUP A-2 (ASSEMBLY)
TYPE OF CONSTRUCTION	V-B
FIRE SPRINKLER	NO SPRINKLER

	PROVIDED	REQUIRED / ALLOWED
HEIGHT	22'-6"	40'-0"
STORY	1	1
AREA	2,540 SQ. FT.	5,500 SQ. FT.
OCCUPANT LOAD	91	-
EXITS REQUIRED	4	2
EGRESS WIDTH	154"	91 X 0.2 = 19"

INSULATION AND FENESTRATION CRITERIA

BUILDING ENVELOPE REQUIREMENTS OPAQUE ELEMENT, MAX U-FACTORS
2018 VIRGINIA ECC (2018 IECC) TABLE 402.1.4 - CLIMATE ZONE 4a (NON MARINE)

ASSEMBLY	MAX. U-FACTOR	PROPOSED MAX. U-FACTOR
ROOF (INSULATION ENTIRELY ABOVE DECK)	0.032	0.033 (INCLUDES MIN. R-30 c.i.)
WALL (WOOD FRAME AND OTHER OTHER)	0.064	0.057 (REFER TO COMCHECK FOR ALL VALUES)
SLAB (UNHEATED PERIMETER INSULATION) PERIMETER INSULATION	0.54 N/R	0.1 (R-10 @ PERIMTER) N/R
GLAZING (40% MAX. OF ABOVE GRADE WALL) - TABLE C402.4		
FIXED FENESTRATION	0.38	0.29
OPERABLE FENESTRATION	0.45	0.45
ENTRANCE DOORS	0.77	0.29
SHGC	0.36	0.25
OPAQUE DOORS SWINGING	0.61	0.160

CODE ANALYSIS

Scale= NTS G-001

SHEET INDEX

Scale= NTS G-001

		PERMIT / BID SET	PERMIT RESPONSE 01
	GENERAL		
G-001	TITLE SHEET	●	●
G-002	SPECIFICATIONS	●	
G-003	SPECIFICATIONS	●	
G-004	SPECIFICATIONS	●	
G-005	SCHEDULES	●	●
	CIVIL		
G-1	CIVIL COVER	●	
G-2	GENERAL NOTES	●	
G-2.1	GENERAL NOTES	●	
SV-1	SURVEY	●	
C-0	DEMOLITION PLAN	●	
C-1	SITE & PAVING PLAN	●	
C-2	GRADING & DRAINAGE PLAN	●	
C-2.1	STORM DRAINAGE PROFILES & DETAILS	●	
C-2.2	STORM DRAINAGE DETAILS	●	
C-2.3	STORM DRAINAGE DETAILS	●	
C-2.4	STORM DRAINAGE DETAILS	●	
C-3	UTILITIES PLAN	●	
C-3.1	SANITARY SEWER PROFILES & DETAILS	●	
C-4	ESPC COVER	●	
C-4.1	ESPC NOTES	●	
C-4.2	ESPC NOTES	●	
C-4.3	ESPC INITIAL PLAN	●	
C-4.4	ESPC FINAL PLAN	●	
C-4.5	ESPC DETAILS	●	
C-4.6	ESPC DETAILS	●	
C-5	PAVING DETAILS	●	
C-6	CONSTRUCTION DETAILS	●	
C-7	UTILITIES DETAILS	●	
C-7.1	UTILITIES DETAILS	●	
	LANDSCAPE		
L-1	LANDSCAPE PLAN	●	
L-2	LANDSCAPE DETAILS	●	
	ARCHITECTURAL		
A -100	SITE PLAN ARCHITECTURAL	●	●
A -101	KITCHEN PLAN	●	●
A -101.1	EGRESS PLAN	●	
A -102	ROUGH - IN PLUMBING PLAN	●	
A -103	FLOOR PLAN	●	●
A -104	FINISH PLAN AND SCHEDULE	●	●
A - 105	REFLECTED CEILING PLAN	●	
A - 106	REFLECTED CEILING PLAN - FRETWORK PLAN	●	
A - 107	ROOF PLAN	●	
A - 108	CONDENSER RACK DETAIL	●	
A - 109	FURNITURE PLAN	●	
A - 200	EXTERIOR ELEVATIONS	●	●
A - 201	EXTERIOR ELEVATIONS	●	
A - 301	WALL SECTIONS	●	
A - 302	WALL SECTIONS	●	
A - 303	WALL SECTIONS	●	
A - 304	WALL SECTIONS	●	
A - 305	WALL SECTIONS	●	
A - 400	ARCHITECTURAL DETAILS	●	
A - 400.1	ARCHITECTURAL DETAILS	●	
A - 401	ARCHITECTURAL DETAILS	●	
A - 402	ARCHITECTURAL DETAILS	●	
A - 403	ARCHITECTURAL DETAILS	●	
A - 404	ARCHITECTURAL DETAILS	●	
A - 405	ARCHITECTURAL DETAILS - DRIVE THRU	●	
A - 406	HANDICAPPED NOTES AND DETAILS	●	
A - 407	TRASH ENCLOSURE DETAILS	●	
A - 500	INTERIOR ELEVATIONS	●	●
A - 501	INTERIOR ELEVATIONS	●	
A - 502	KITCHEN ELEVATIONS	●	●
A - 503	ENLARGED RESTROOM PLANS AND ELEVATIONS	●	
	STRUCTURAL		
S - 000	STRUCTURAL NOTES & SPECIAL INSPECTIONS	●	
S - 001	NOTES & SPECIAL INSPECTIONS	●	
S - 100	FOUNDATION PLAN	●	
S - 101	ROOF FRAMING PLAN	●	
S - 200	FOUNDATION DETAILS	●	●
S - 201	TYPICAL FOUNDATION DETAILS	●	
S - 300	FRAMING SECTIONS	●	
S - 301	TYPICAL FRAMING DETAILS & SECTIONS	●	
S - 302	TYPICAL FRAMING DETAILS & SECTIONS	●	
	PLUMBING		
P - 100	WATER AND GAS PLAN	●	●
P - 101	WASTE & VENT PLAN	●	●
P - 400	WATER/GAS/WASTE & VENT RISER DIAGRAMS	●	●
P - 500	PLUMBING DETAILS	●	●
P - 501	PLUMBING DETAILS		●
	MECHANICAL		
M-000	MECHANICAL NOTES, SPECIFICATIONS & SCHEDULES	●	
M-100	HVAC FLOOR PLAN & HVAC ROOF PLAN	●	
M-400	HOOD DETAIL PLAN (CAPTIVEAIRE)	●	
M-401	HOOD DETAIL PLAN (CAPTIVEAIRE)	●	
M-402	HOOD DETAIL PLAN (CAPTIVEAIRE)	●	
M-403	HOOD DETAIL PLAN (CAPTIVEAIRE)	●	
M-404	HOOD DETAIL PLAN (CAPTIVEAIRE)	●	
M-405	HOOD DETAIL PLAN (CAPTIVEAIRE)	●	
M-406	HOOD DETAIL PLAN (CAPTIVEAIRE)	●	
M-407	HOOD DETAIL PLAN (CAPTIVEAIRE)	●	
M-408	HOOD DETAIL PLAN (CAPTIVEAIRE)	●	
M-409	HOOD DETAIL PLAN (CAPTIVEAIRE)	●	
M-410	HOOD DETAIL PLAN (CAPTIVEAIRE)	●	
M-411	HOOD DETAIL PLAN (CAPTIVEAIRE)	●	
M-500	KITCHEN HOOD DETAILS	●	
M-501	MECHANICAL DETAILS	●	
	ELECTRICAL		
E-000	ELECTRICAL SYMBOLS, SPECIFICATIONS, NOTES	●	
E-001	ELECTRICAL SCHEDULES	●	●
E-100	POWER FLOOR PLAN	●	●
E-101	LIGHTING FLOOR PLAN	●	●
E-101.1	CANOPY LIGHTING PLAN	●	
E-102	SECURITY CAMERA PLAN	●	
E-104	ROOF POWER PLAN	●	
E-105	SITE & EXTERIOR LIGHTING PLAN	●	
E-106	SITE PHOTOMETRIC PLAN	●	
E-200	ELECTRICAL ELEVATIONS	●	●
E-400	ELECTRICAL DETAILS, DIAGRAMS	●	
E-401	ELECTRICAL DETAILS, DIAGRAMS	●	
E-601	PANELS, SINGLE LINE, LOAD CALC'S.	●	●

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REVISIONS:

1	PERMIT RESPONSE 01	02/07/2023

ISSUE DATE:

PERMIT / BID SET	10-12-22

DRAWN BY: AF

PANDA PROJECT #: D8675
ARCH PROJECT #: JCDT21-0221-00

COMMONWEALTH OF VIRGINIA
PETER DUBIN
No. 010655
ARCHITECT
02/07/2023

NORR
ARCHITECTS ENGINEERS PLANNERS

PANDA EXPRESS
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

G-001
TITLE SHEET

TRUE WARM & WELCOME 2500 R2

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.

WORKMAN'S 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

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 INCLUDES 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 PROVIDE, 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 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 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 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 AS IT IS INSTALLED; 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 QUESTIONABLE 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 PROJECT 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 MALL 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.C. 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 OWNER'S 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.

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 SHALL USE NON-EXPANSION 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. CERTIFICATION OF TREATMENT SHALL BE PROVIDED IN CLOSEOUT DOCUMENTS AT G.C. EXPENSE.

PRODUCTS: PROVIDE WATER EMULSION MATERIALS MANUFACTURED BY ONE OF THE FOLLOWING: BASE TERMIDOR; 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

REFER TO STRUCTURAL DRAWINGS FOR CONCRETE SPECIFICATIONS

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.

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. **BRICK:**
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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.

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 FONT 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, THERMAL BATT, AND SOUND BATT INSULATION.

ROOF INSULATION: RIGID POLY-ISO INSULATION: R30 MINIMUM

EXTERIOR STUD WALL BATT INSULATION: R-19 AS SHOWN ON PLANS. 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.

SOUND BATT INSULATION: NON-COMBUSTIBLE MINERAL FIBERGLASS BATTS WITH MINIMUM 3 1/2" THICKNESS.

PERIMETER FOUNDATION AND SLAB INSULATION: EXTRUDED POLYSTYRENE FOAM-PLASTIC BOARD. DOW; STYROFOAM BRAND SM OR EQUAL.

INSULATION FOR MISCELLANEOUS VOIDS: 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 E84.

3. MEMBRANE ROOFING

MATERIALS: PROVIDE DURO-LAST ROOFING AND BASE FLASHING AS MANUFACTURED BY DURO-LAST ROOFING SYSTEMS. PRODUCT AND INSTALLATION SHALL CONFORM TO MANUFACTURERS SPECIFICATION AND 2018 VBC CHAPTER 15 & TABLE 1507.10.2. REFER TO ROOF PLAN FOR ADDITIONAL INFORMATION.

INSTALLATION: ROOFING SHALL BE INSTALLED BY MANUFACTURER CERTIFIED INSTALLER. ROOFING SHALL BE INSTALLED OVER WOOD DECK OR INSULATED DECK, WHERE APPLICABLE, IN STRICT ACCORDANCE WITH THE MANUFACTURER'S LATEST RECOMMENDATIONS. PRIME ALL METAL FLASHING, ETC. THAT SHALL BE IN CONTACT WITH ROOFING MATERIALS.

WARRANTY: GENERAL CONTRACTOR SHALL FURNISH A FIFTEEN (15) YEAR, NO DOLLAR LIMIT (NDL), WARRANTY FOR THIS INSTALLATION.

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 CONTRACTOR'S 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. ROOF ACCESSORIES

THE WORK OF THIS SECTION INCLUDES THE PROVIDING AND INSTALLING OF ACCESSORIES TO BE INSTALLED ON THE ROOF AND FLASHED TO PROVIDE A WATERTIGHT INSTALLATION.

ROOF HATCH: BILCO, TYPE "S-20", 2'-6" X 3'-0", GALVANIZED, BONDED FOR PAINTING.

6. CAULKING & SEALANTS

GENERAL BUILDING APPLICATIONS: FOR JOINTS WHERE MOVEMENT IS ANTICIPATED, USE A.C. HORN HORNFLEX (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.

7. EIFS (EXTERIOR INSULATION AND FINISH SYSTEM)

WORK INCLUDED:
ALL MATERIALS AND INSTALLATION OF AN EIFS SYSTEM.

DESIGN REQUIREMENTS: CONFORM IN ALL RESPECTS TO MANUFACTURER'S SPECIFICATIONS FOR MATERIALS AND INSTALLATION PER STO THERM SPECIFICATION FOR STO THERM E100 ESSENCE SYSTEM

DRYVIT MAY BE SUBSTITUTED AS AN ALTERNATE EIFS MANUFACTURER IF APPROVED IN WRITING BY PANDA EXPRESS

MEET ALL LOCAL BUILDING CODE REQUIREMENTS.

MOISTURE CONTROL: PREVENT THE ACCUMULATION OF WATER BEHIND THE EIFS SYSTEM, EITHER BY CONDENSATION OR LEAKAGE THROUGH THE WALL CONSTRUCTION, IN THE DESIGN AND DETAILING OF THE WALL ASSEMBLY. CONFORM WITH ALL DETAILS OF MANUFACTURER'S SPECIFICATIONS.

IMPACT RESISTANCE: PROVIDE ULTRA-HIGH IMPACT RESISTANCE TO A MINIMUM HEIGHT OF 6'-0" ABOVE FINISHED GRADE AT ALL AREAS ACCESSIBLE TO PEDESTRIAN TRAFFIC AND OTHER AREAS EXPOSED TO ABNORMAL STRESS OR IMPACT. INDICATE THE AREAS WITH IMPACT RESISTANCE OTHER THAN "STANDARD" ON CONTRACT DRAWINGS.

COLOR SELECTION: AS SELECTED BY PANDA FROM MANUFACTURER'S STANDARD COLORS.

7. JOINTS: PER MANUFACTURER'S SPECIFICATION

8. GRADE CONDITION: DO NOT INSTALL EIFS BELOW GRADE.

9. PROJECTING ARCHITECTURAL FEATURES AND REVEALS: ALL TRIM AND PROJECTING ARCHITECTURAL FEATURES MUST HAVE A MINIMUM 1:2 SLOPE ALONG THEIR TOP SURFACE ALL HORIZONTAL REVEALS MUST HAVE A MINIMUM 1:2 SLOPE ALONG THEIR BOTTOM SURFACE INCREASE SLOPE FOR NORTHERN CLIMATES TO PREVENT ACCUMULATION OF ICE/SNOW AND WATER ON SURFACE WHERE TRIM FEATURE OR BOTTOM SURFACE OF REVEAL PROJECTS MORE THAN 2 INCHES FROM THE FACE OF THE EIFS WALL PLANE, PROTECT THE TOP SURFACE WITH WATERPROOF BASE COAT. PERIODIC INSPECTIONS AND INCREASED MAINTENANCE MAY BE REQUIRED TO MAINTAIN SURFACE INTEGRITY OF EIFS ON WEATHER EXPOSED SLOPED SURFACES.

10. INSULATION THICKNESS: MINIMUM EPS INSULATION THICKNESS IS 1 1/2 INCHES.

11. FIRE PROTECTION: REFER TO MANUFACTURER'S APPLICABLE CODE COMPLIANCE REPORT FOR LIMITATIONS THAT MAY APPLY.

C. QUALITY ASSURANCE:
1. MANUFACTURER REQUIREMENTS: MEMBER IN GOOD STANDING OF THE EIFS INDUSTRY MEMBERS ASSOCIATION, AND (EIMA). SYSTEM MANUFACTURER FOR A MINIMUM OF TWENTY (25) YEARS, AND MANUFACTURING FACILITIES ISO 9001-2000 CERTIFIED QUALITY SYSTEM.

2. CONTRACTOR REQUIREMENTS: ENGAGED IN APPLICATION OF EIFS FOR A MINIMUM OF THREE (3) YEARS; AND EMPLOY SKILLED MECHANICS WHO ARE EXPERIENCED AND KNOWLEDGEABLE IN EIFS APPLICATION; AND DEMONSTRATE SUCCESSFUL COMPLETION OF MINIMUM OF THREE (3) PROJECTS OF SIMILAR SIZE AND COMPLEXITY TO THE SPECIFIED PROJECT.

3. INSULATION BOARD MANUFACTURER REQUIREMENTS: RECOGNIZED BY STO AS CAPABLE OF PRODUCING INSULATION BOARD; AND LISTED BY AN APPROVED AGENCY. LABEL INSULATION BOARD WITH INFORMATION REQUIRED BY STO, THE APPROVED LISTING AGENCY AND THE APPLICABLE BUILDING CODE.

4. INSPECTIONS: PROVIDE INDEPENDENT THIRD PARTY INSPECTION WHERE REQUIRED BY CODE OR CONTRACT DOCUMENTS. CONDUCT INSPECTIONS IN ACCORDANCE WITH CODE REQUIREMENTS AND CONTRACT DOCUMENTS.

D. DELIVERY STORAGE AND HANDLING: AS SPECIFIED BY MANUFACTURER.

E. COORDINATION: THE WORK IN THIS SECTION REQUIRES CLOSE COORDINATION WITH RELATED SECTIONS AND TRADES.
1. PROVIDE SITE GRADING SUCH THAT EIFS TERMINATES ABOVE FINISHED GRADE A MINIMUM OF 6 INCHES (152MM) OR AS REQUIRED BY CODE.

2. PROVIDE PROTECTION OF ROUGH OPENINGS BEFORE INSTALLING WINDOWS, DOORS AND OTHER PENETRATIONS THROUGH THE WALL AND PROVIDE SILL FLASHING.

3. INSTALL WINDOW AND DOOR HEAD FLASHING IMMEDIATELY AFTER WINDOWS AND DOORS ARE INSTALLED.

4. INSTALL DIVERTER FLASHING WHEREVER WATER CAN ENTER THE WALL ASSEMBLY TO DIRECT WATER TO THE EXTERIOR.

5. INSTALL COPINGS AND SEALANT IMMEDIATELY AFTER INSTALLATION OF THE EIFS SYSTEM AND WHEN EIFS COATINGS ARE DRY.

6. ATTACH PENETRATIONS THROUGH EIFS TO STRUCTURAL SUPPORT AND PROVIDE WATER TIGHT SEAL AT PENETRATIONS.

F. PRODUCTS: PROVIDE EIFS SYSTEM AND ACCESSORIES FROM SINGLE SOURCE
1. MANUFACTURER OR APPROVED SUPPLIER. THE FOLLOWING ARE ACCEPTABLE MANUFACTURERS" STO CORP. EIFS; OTHER MANUFACTURER IF APPROVED IN WRITING BY PANDA.

2. INSULATION BOARD: NOMINAL 1.0 LB/FT3 (16 KG/M3) EXPANDED POLYSTYRENE (EPS) INSULATION BOARD IN COMPLIANCE WITH ASTM E2430 AND ASTM C578 TYPE 1 REQUIREMENTS.

3. BASE COAT AS SPECIFIED BY MANUFACTURER.

4. REINFORCING MESHES AS SPECIFIED BY MANUFACTURER.

5. FINISH COAT: STO ESSENCE DPR FINISH, ACRYLIC BASED TEXTURED WALL COATING WITH GRADED MARBLE AGGREGATE AND DIRT PICK-UP RESISTANCE TECHNOLOGY.

G. EXECUTION:
1. INSTALLATION: INSTALL EIFS IN COMPLIANCE WITH MANUFACTURER'S PUBLISHED INSTRUCTIONS.
2. PROTECTION: PROVIDE PROTECTION OF INSTALLED MATERIALS FROM WATER INFILTRATION INTO OR BEHIND THEM. PROVIDE PROTECTION OF INSTALLED MATERIALS FROM DUST, DIRT, PRECIPITATION, FREEZING AND CONTINUOUS HIGH HUMIDITY UNTIL THEY ARE FULLY DRY.

8. VAPOR RETARDER

ALL EXTERIOR SHEATHING SHOWN IN DRAWINGS CALLED OUT TO RECEIVE "WRB" (WATER RESISTIVE BARRIER) OR VAPOR RETARDER SHALL RECEIVE THE FOLLOWING:

VAPOR PERMEABLE FLUID APPLIED AIR AND MOISTURE BARRIER:

MANUFACTURER: STO CORPORATION (www.stocorp.com)

SPECIFICATION: STO GUARD WTH GOLD COAT A1000G

SUBSTITUTIONS: NOT ALLOWED

INSTALLATION: INSTALL PER MANUFACTURER'S INSTRUCTIONS/SPECIFICATIONS

9. WATER PROOFING MEMBRANE BEHIND COMPOSITE DECKING

ALL EXTERIOR SHEATHING SHOWN IN DRAWINGS CALLED OUT TO RECEIVE "WATER PROOFING" LOCATED SPECIFICALLY BEHIND ALL COMPOSITE WOOD DECKING SIDING SHALL RECEIVE THE FOLLOWING:

MANUFACTURER: BASF
(www.master-builders-solutions.basf.us/en-us/products/masterseal/1991)

SPECIFICATION: MASTERSEAL HLM 5000

SUBSTITUTIONS: NOT ALLOWED

INSTALLATION: INSTALL PER MANUFACTURER'S INSTRUCTIONS/SPECIFICATIONS - REF. TO CUT SHEET BELOW

BASF
We create chemistry

Technical Data Guide

7 07 14 00 Fluid-Applied Waterproofing

MasterSeal® HLM 5000

Liquid, cold-applied elastomeric waterproofing membrane system

FORMERLY SONOSHIELD® HLM 5000

YIELD
25–30 ft²/gal at 55–65 wet mils (0.61–0.74 m²/L at 1.4–1.7 mm wet thickness)

25–30 ft²/gal at 45–55 dry mils (0.61–0.74 m²/L at 1.1–1.4 mm dry thickness)

Coverage may vary with the application technique used. Actual coverage rate and mil thickness depend on finish and porosity of the substrate.

STORAGE
Store in unopened containers in clean, dry conditions at 40 to 80°F (4 to 27°C). During storage, an easily removed skin of HLM 5000 may form, which does not affect performance of the product.

SHELF LIFE
– 1 Year Pails
– 6 Months Drums

VOC CONTENT
– MasterSeal HLM 5000 SL: 183 g/L
– MasterSeal HLM 5000 S: 190 g/L
– MasterSeal HLM 5000 R: 190 g/L
– MasterSeal HLM 5000 T: 132 g/L

DESCRIPTION
MasterSeal HLM 5000 is a one-component, moisture-curing, bitumen-modified polyurethane elastomeric waterproofing membrane for exterior below-grade or between-slab applications. It is available in four grades:
MasterSeal HLM 5000 SL (self-leveling/squeegee) — MasterSeal HLM 5000 S (spray)
MasterSeal HLM 5000 T (trowel) — MasterSeal HLM 5000 R (roller)

PRODUCT HIGHLIGHTS
- Available in standard and high-build systems
- Waterproofing membrane to prevent water penetration
- Elastomeric accommodates expansion and contraction
- Wide service-temperature range, making MasterSeal HLM 5000 suitable for all climates
- Chemical resistance to bacterial attack, select acids, alkalis and salts
- Seamless cold-applied membrane eliminates lapping, seaming and precutting
- Does not require hot-melt equipment

PACKAGING
- MasterSeal HLM 5000 SL, HLM 5000 S, and HLM 5000 R: 5 gal (18.95 L) pails, 55 gal (208 L) drums; available special order
- MasterSeal HLM 5000 T: 5 gal (18.95 L) pails
- MasterSeal 905: 300 ft by 37½" (91 by 0.9 m) rolls, yielding 627 ft² (87 m²)
- MasterSeal 977:
  - 50 mil by 40" by 48" (1.3 mm by 1 m by 1.2 m) sheets, 500 per pallet, yielding 1334 ft² (1.2 m²) per sheet or 6,665 ft² (619 m²) per pallet.
  - 120 mil (⅛") by 40" by 48" (3 mm by 1 m by 1.2 m) sheets, 500 per pallet, yielding 1334 ft² (1.2 m²) per sheet or 6,665 ft² (619 m²) per pallet.

APPLICATIONS
- Concrete
- Plywood (exterior)
- Exterior below grade (on masonry, concrete, and incidental metal)
- Above grade (between two-course concrete and within cavity walls)
- Parking garages and concrete tanks
- Plaza decks and malls
- Fountains and pools
- Balconies and planters
- Below-grade slabs
- Walls and culverts
- Sea walls, dams and reservoirs

HOW TO APPLY MASTERSEAL HLM 5000
SURFACE PREPARATION
For best results, all concrete deck surfaces should be lightly steel troweled to a flat, uniform surface. A light broom finish is acceptable. New concrete must be properly water cured at least 14 days. Membrane curing compounds must be mechanically removed.

MASTER® BUILDERS SOLUTIONS

Master Builders Solutions by BASF
www.master-builders-solutions.basf.us

DIVISION 7 - CONTINUOUS INSULATION

11. CONTINUOUS INSULATION FOR WALLS

INCLUDES CONTINUOUS INSULATION FOR WALLS: ECOBASECI.
REFERENCES:
A. AAMA 2605 - ANSI/SSCA FS 100-2012 STANDARD REQUIREMENTS FOR WIND PRESSURE RESISTANCE OF FOAM PLASTIC INSULATING SHEATHING USED IN EXTERIOR WALL COVERING ASSEMBLIES.
B. ASTM INTERNATIONAL (ASTM):
1. ASTM C209 - STANDARD TEST METHODS FOR CELLULOSIC FIBER INSULATING BOARD.
2. ASTM D1621 - STANDARD TEST METHOD FOR COMPRESSIVE PROPERTIES OF RIGID CELLULAR PLASTICS.
3. ASTM D1622 - STANDARD TEST METHOD FOR APPARENT DENSITY OF RIGID CELLULAR PLASTICS.
4. ASTM D2126 - STANDARD TEST METHOD FOR RESPONSE OF RIGID CELLULAR PLASTICS TO THERMAL AND HUMID AGING.
5. ASTM E 72 - STANDARD TEST METHODS OF CONDUCTING STRENGTH TESTS OF PANELS FOR BUILDING CONSTRUCTION.
6. ASTM E 84 - STANDARD TEST METHOD FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS.
7. ASTM E 96 - STANDARD TEST METHODS FOR WATER VAPOR TRANSMISSION OF MATERIALS.
8. ASTM E 331 - STANDARD TEST METHOD FOR WATER PENETRATION OF EXTERIOR WINDOWS, SKYLIGHTS, DOORS, AND CURTAIN WALLS BY UNIFORM STATIC AIR PRESSURE DIFFERENCE.
9. ASTM E 564 - STANDARD PRACTICE FOR STATIC LOAD TEST FOR SHEAR RESISTANCE OF FRAMED WALLS FOR BUILDINGS.
10. ASTM E 2126 - STANDARD TEST METHODS FOR CYCLIC (REVERSED) LOAD TEST FOR SHEAR RESISTANCE OF VERTICAL ELEMENTS OF THE LATERAL FORCE RESISTING SYSTEMS FOR BUILDINGS.
11. ASTM E 2178 - STANDARD TEST METHOD FOR AIR PERMEANCE OF BUILDING MATERIALS.
12. ASTM E 2357 - STANDARD TEST METHOD FOR DETERMINING AIR LEAKAGE OF AIR BARRIER ASSEMBLIES.
C. NFPA 285 - STANDARD FIRE TEST METHOD FOR EVALUATION OF FIRE PROPAGATION CHARACTERISTICS OF EXTERIOR NON-LOAD-BEARING WALL ASSEMBLIES CONTAINING COMBUSTIBLE COMPONENTS.

SUBMITTALS: SUBMIT TO PANDA THE FOLLOWING:
A. PRODUCT DATA: MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED, INCLUDING:
1. PREPARATION INSTRUCTIONS AND RECOMMENDATIONS.
2. STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS.
3. INSTALLATION METHODS.
B. SHOP DRAWINGS: SHOW FABRICATION AND INSTALLATION LAYOUTS OF METAL WALL PANELS; DETAILS OF EDGE CONDITIONS, JOINTS, PANEL PROFILES, CORNERS, ANCHORAGES, ATTACHMENT SYSTEM, TRIM, FLASHINGS, CLOSURES, AND ACCESSORIES; AND SPECIAL DETAILS.
1. ACCESSORIES: INCLUDE DETAILS OF ALL INTEGRAL PANEL COMPONENTS AND THEIR INTERFACE WITH ADJACENT MATERIALS.
2. FOR INSTALLED PRODUCTS INDICATED TO COMPLY WITH DESIGN LOADS, INCLUDE STRUCTURAL ANALYSIS DATA SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.
C. VERIFICATION SAMPLES: FOR EACH FINISH PRODUCT SPECIFIED, TWO SAMPLES, MINIMUM SIZE 4 INCHES BY 6 INCHES (102MM X 150 MM).

QUALITY ASSURANCE:
A. MANUFACTURER QUALIFICATIONS: ALL PRIMARY PRODUCTS SPECIFIED IN THIS SECTION WILL BE SUPPLIED BY A SINGLE MANUFACTURER WITH A MINIMUM OF TEN YEARS EXPERIENCE.
B. INSTALLER QUALIFICATIONS: ALL PRODUCTS LISTED IN THIS SECTION ARE TO BE INSTALLED BY A SINGLE INSTALLER WITH A MINIMUM OF FIVE (5) YEARS DEMONSTRATED EXPERIENCE IN INSTALLING PRODUCTS OF THE SAME TYPE AND SCOPE AS SPECIFIED.

DELIVERY, STORAGE, AND HANDLING:
A. STORE AND HANDLE PRODUCTS PER MANUFACTURER'S INSTRUCTIONS UNTIL READY FOR INSTALLATION.

SEQUENCING:
A. ENSURE THAT LOCATING TEMPLATES AND OTHER INFORMATION REQUIRED FOR INSTALLATION OF PRODUCTS OF THIS SECTION ARE FURNISHED TO AFFECTED TRADES IN TIME TO PREVENT INTERRUPTION OF CONSTRUCTION PROGRESS.
B. ENSURE THAT PRODUCTS OF THIS SECTION ARE SUPPLIED TO AFFECTED TRADES IN TIME TO PREVENT INTERRUPTION OF CONSTRUCTION PROGRESS.

PROJECT CONDITIONS:
A. MAINTAIN ENVIRONMENTAL CONDITIONS (TEMPERATURE, HUMIDITY, AND VENTILATION) WITHIN LIMITS RECOMMENDED BY MANUFACTURER FOR OPTIMUM RESULTS. DO NOT INSTALL PRODUCTS UNDER ENVIRONMENTAL CONDITIONS OUTSIDE MANUFACTURER'S RECOMMENDED LIMITS.

WARRANTY:
A. INSULATION WARRANTY: AT PROJECT CLOSEOUT, PROVIDE TO OWNER AN EXECUTED COPY OF THE MANUFACTURER'S STANDARD LIMITED WARRANTY AGAINST MANUFACTURING DEFECT, OUTLINING ITS TERMS, CONDITIONS, AND EXCLUSIONS FROM COVERAGE.

PRODUCTS:

MANUFACTURERS
A. ACCEPTABLE MANUFACTURER: RMAX OPERATING, LLC, WHICH IS LOCATED AT: 13524 WELCH RD., DALLAS, TX 75244-5227: TOLL FREE TEL: 800-527-0890; TEL: 972-387-4500; FAX: 972-387-4673; EMAIL: MATHEW STEVENS (MSTEVENS@RMAX.COM); WEB:WWW.RMAX.COM
1. RMAX OPERATING, LLC; 13524 WELCH RD., DALLAS, TX 75244. TOLL FREE TEL: 800-527-0890. TEL: 972-387-4500. FAX: 972-387-4673. EMAIL: SPECS@RMAX.COM. WEB:WWW.RMAX.COM
2. RMAX OPERATING, LLC; 210 LYON DR., FERNLEY, NV 89408. TOLL FREE TEL: 800-762-9462. TEL: 775-575-4849. FAX: 775-575-5035. EMAIL: SPECS@RMAX.COM. WEB:WWW.RMAX.COM
3. RMAX OPERATING, LLC; 1649 S. BATESVILLE RD., GREER, SC 29650. TOLL FREE TEL: 800-845-4455. TEL: 864-297-1382. FAX: 864-234-7548. EMAIL: SPECS@RMAX.COM. WEB:WWW.RMAX.COM
A. SUBSTITUTIONS: NOT PERMITTED.

CONTINUOUS INSULATION FOR WALLS
A. **ECOBASECI**: CLOSED-CELL POLYISOCYANURATE (POLYISO) FOAM INSULATION WITH INORGANIC, POLYMER COATED GLASS FIBER MAT FACERS BONDED TO FIRE RETARDANT TREATED PLYWOOD (FRTP)
1. COMPLIANCE:
a. ASTM C1289 TYPE V.
b. ASHRAE 90.1.
c. DRJ TER 1504-04
d. INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
e. IBC SECTION 2603.
f. NFPA 285 SECTION 2603.5.5 OF THE IBC.
g. CALIFORNIA CODE OF REGULATIONS, TITLE 24
h. 1, 2, 3 OR 4 HOUR FIRE RATED ASSEMBLIES AS SHOWN IN THE UL FIRE RESISTANCE DIRECTORY DESIGN NO.: U026, U326; U330, U354, U424, U460,U902, U904, U905, U906, U907, V454, V499
2. DENSITY (NOMINAL) IN ACCORDANCE WITH ASTM D1622: 2.0 PCF.
3. COMPRESSIVE STRENGTH IN ACCORDANCE WITH ASTM D1621: 20 PSI.
4. FLAME SPREAD, CORE IN ACCORDANCE WITH ASTM E84: 75 OR LESS.
5. SMOKE DEVELOPED, CORE IN ACCORDANCE WITH ASTM E84: 450 OR LESS.
6. WATER VAPOR TRANSMISSION IN ACCORDANCE WITH ASTM E96: LESS THAN 1.5 PERMS.
7. WATER ABSORPTION IN ACCORDANCE WITH ASTM C209: LESS THAN 1 PERCENT BY VOLUME.
8. DIMENSIONAL STABILITY IN ACCORDANCE WITH ASTM D2126: LESS THAN 2 PERCENT LINEAR CHANGE.
9. SERVICE TEMPERATURE: -40 DEGREE F TO +250 DEGREE F (-38 DEGREE C TO 121 DEGREE C).
10. PLYWOOD THICKNESS: 5/8 INCH (15.875 MM).
11. INSULATION THICKNESS: 1.5 INCHES (38.1 MM).
a. OVERALL THICKNESS: 2-1/8 INCHES (53.975 MM).
b. THERMAL RESISTANCE (R): 9.7.

EXECUTION:

EXAMINATION
A. DO NOT BEGIN INSTALLATION UNTIL SUBSTRATES HAVE BEEN PROPERLY PREPARED.
B. IF SUBSTRATE PREPARATION IS THE RESPONSIBILITY OF ANOTHER INSTALLER, NOTIFY ARCHITECT OF UNSATISFACTORY PREPARATION BEFORE PROCEEDING.

PREPARATION
A. CLEAN SURFACES THOROUGHLY PRIOR TO INSTALLATION.
B. PREPARE SURFACES USING THE METHODS RECOMMENDED BY THE MANUFACTURER FOR ACHIEVING THE BEST RESULT FOR THE SUBSTRATE UNDER THE PROJECT CONDITIONS.

INSTALLATION, GENERAL
A. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND IN PROPER RELATIONSHIP WITH ADJACENT CONSTRUCTION.

PROTECTION
A. PROTECT INSTALLED PRODUCTS UNTIL COMPLETION OF PROJECT.
B. TOUCH-UP, REPAIR OR REPLACE DAMAGED PRODUCTS BEFORE SUBSTANTIAL COMPLETION.

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

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REVISIONS:

ISSUE DATE:

PERMIT / BID SET	10-12-22

DRAWN BY: AB

PANDA PROJECT #: D8675
ARCH PROJECT #: JCDT21-0221-00

COMMONWEALTH OF VIRGINIA
PETER DUBIN
No. 010655
ARCHITECT
02/07/2023

NORR
ARCHITECTS ENGINEERS PLANNERS

PANDA EXPRESS
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

G-003

SPECIFICATIONS

TRUE WARM & WELCOME 2500 R2

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 AAMA/NWWDA 101/I.S.2. OR 101/I.S.2/NAFS. THE LABEL SHALL STATE THE NAME OF THE MANUFACTURER, THE APPROVED LABELING AGENCY AND THE PRODUCT DESIGNATION AS SPECIFIED IN AAMA/NWWDA 101/I.S.2 OR 101/I.S.2/NAFS. PRODUCTS TESTED AND LABELED AS CONFORMING TO AAMA/NWWDA 101/I.S.2 OR 101/I.S.2/NAFS SHALL NOT BE SUBJECT TO THE REQUIREMENTS OF SECTIONS 2403.2 AND 2403.3". EXTERIOR WINDOWS AND DOOR ASSEMBLIES NOT PROVIDED FOR IN SECTION 1714.5.1. EXTERIOR WINDOW 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-FLUSH 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 1. DENSITY, CLASS 1, COMMERCIAL STANDARD CS236-66, AS MANUFACTURER, BY U.S. PLYWOOD, GENERAL VENEER OR WEYERHAUSER.

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 ⅛" AT EACH VERTICAL EDGE AND AT TOP, ½" AT BOTTOM, AND ⅜" IN 2" BEVEL AT LOCK EDGE, ⅝" CLEARANCE ABOVE FLOOR WITHOUT THRESHOLD, ½" 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 ¼" MINIMUM DIAMETERS STEEL JAMB STUDS WITH ¼" 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 ⅝"

HOOK SHAPED OR EXPANDING LAG DEAD BOLTS SHALL HAVE A MINIMUM THROW OF ⅞"

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 LEVEL, PLUMB AND TRUE. ADJUST AND CHECK OPERATION OF EVERY UNIT. REPLACE UNITS WHICH CANNOT BE ADJUSTED TO OPERATE FREELY AND SMOOTHLY.

COORDINATE WITH OTHER TRADES TO ASSURE PROPER AND ADEQUATE PROVISION IN THE WORK OF THOSE TRADES FOR INTERFACE WITH THE WORK OF THIS SECTION.

5. INSULATING GLASS UNIT

TEMPERED GLASS SHALL CONFORM WITH CPSC, ANSI, Z97.1, ASTM, FGMA STANDARDS

ENERGY CODE DATA FOR GLASS:
REFERENCE WINDOW SCHEDULE FOR SPECIFICATION.

6. GLAZING

ALL GLAZING SHALL CONFORM TO CONSUMER PRODUCT SAFETY STANDARD 16 CFR, PART 1201.

ALUMINUM STOREFRONT SYSTEM: THE SYSTEM SHALL BE AS NOTED ON THE DRAWINGS AS MANUFACTURED BY: KAWNEER COMPANY, INC., NORTHRUP ARCHITECTURAL SYSTEM.

STORE FRONT SHALL BE STRUCTURALLY REINFORCED, EXTRUDED ALUMINUM FRAMING COMPLETE WITH GLASS, NON-STRETCH HIGH SHORE VINYL AND ANCHORAGE ATTACHMENTS AND SHIMS REQUIRED TO SECURE WINDOW WALLS TO BUILDING STRUCTURAL SYSTEM.

FRAMES: SIZES AS SHOWN ON THE DRAWINGS, COMMERCIAL QUALITY EXTRUDED ALUMINUM (ASTM 8221), COMPLETE WITH MATCHING PROFILE STOPS TO SUIT FRAMES AND OF ADEQUATE SIZE TO PROVIDE SUFFICIENT BITE ON GLASS, AND DRILLED HOLES, DEFLECTOR PLATES AND INTERNAL FLASHING TO ACCOMMODATE INTERNAL WEEP AND DRAINAGE SYSTEM.

REFER TO WINDOW SCHEDULE FOR ANODIZED ALUMINUM FINISH COLOR.

7. DRIVE-THRU WINDOW

PASS THROUGH WINDOW AT DRIVE-THRU WITH LOCK, PRE-GLAZED WITH ALUMINUM FRAME, SEE WINDOW SCHEDULE ON ELEVATION SHEETS FOR MANUFACTURERS AND DETAILED SPECS.

DIVISION 9 - FINISHES

1. GYPSUM WALLBOARD

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

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

FIRE-RATED GYPSUM WALLBOARD, ASTM C63078. USE 4 FEET WIDE SHEETS WITH LONG TAPERED EDGE. THICKNESS SHALL BE ⅝". UNITED STATES GYPSUM CO. SHEET-ROCK W/R FIRE CODE "C" FOR FIRE RATED PANELS. SEAL ALL EXPOSED AND CUT EDGES PER MANUFACTURERS RECOMMENDATIONS.

USE ½" MOISTURE RESISTANT GYPSUM BOARD IN AREAS SPECIFIED ON THE PLANS AND AT ALL TILE WORK WITHIN 48" OF WET AREAS. EACH SHEET SHALL BE MARKED BY THE MANUFACTURER INDICATING THE MOISTURE RESISTANT CAPABILITIES OF THE PRODUCT.

INSTALL GYPSUM WALLBOARD WITH LONG DIMENSION PERPENDICULAR TO FRAMING.

INSTALL PER MANUFACTURE'S WRITTEN INSTRUCTIONS.

METAL-STUDS-CHANNEL-TYPE, ROLL FORM 25 GAUGE MIN (UNLESS NOTED OTHERWISE), SIZE AS NOTED ON DRAWINGS.

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

FURRING CHANNELS - ½" HAT SHAPED.

FASTENING: NAILS-NO. 19 GUAGE, 1-3/8" LONG, 7/16" HEAD ANNULAR RING NAIL, 7" ON CENTER AT CEILING, 8" ON CENTER AT WALLS.

SCREWS - METAL SUSPENSION, SYSTEM, TYPE "S-12" BUGLE, SELF-TAPPING, ⅜" MINIMUM PENETRATION IN METAL FRAMING.

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

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

2. CERAMIC TILE

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

MATERIALS: REFERENCE TILE SCHEDULE

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

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

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

3. LAY-IN CEILING TILE

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

SUSPENSION SYSTEM: 01. MAIN TEE RUNNERS SHALL BE INSTALLED AT 48" O.C. HAVING CROSS TEES AT 24" O.C. INCLUDING #425 ACCESSIBLE HOLD-DOWN CLIPS AND PERIMETER WALL MOLDING AT ALL VERTICAL ABUTTING SURFACES.

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

COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

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

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

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

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

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

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

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

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

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

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

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

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

5. EXTERIOR PAINTING

A. METAL
ONE COAT PRIMER
TWO COATS PER SCHEDULE
(NOTE: PRIMER MAY BE ELIMINATED IF ITEM IS FACTORY PRIMED)

B. CEMENT PLASTER:
ONE COAT PRIMER
TWO COATS PER SCHEDULE

C. CONCRETE MASONRY (EXPOSED):
ONE COAT SEALER
TWO COATS MASONRY PAINT PER SCHEDULE

D. SAW-TEXTURED WOOD SURFACE:
ONE COAT STAIN PER SCHEDULE

E. TRASH ENCLOSURE (INSIDE)
ONE COAT CONCRETE BLOCK FILLER
TWO COATS VINYL-ACRYLIC PAINT, COLOR TO MATCH BUILDING

6. INTERIOR PAINTING

A. METAL
ONE COAT PRIMER
TWO COATS PER SCHEDULE
(NOTE: PRIMER MAY BE ELIMINATED IF ITEM IS FACTORY PRIMED)

B. WOOD DOORS (PAINTED):
ONE COAT INTERIOR TRIM PRIMER
TWO COATS PER SCHEDULE

C. SMOOTH FINISH GYPSUM BOARD WALL AND CEILINGS
(GLOSS OR EGGSHELL):
ONE COAT WALL PRIMER
TWO COATS PER SCHEDULE

D. OAK TRIM (SMOOTH WOOD) "LACQUERED"
ONE COAT LACQUER SANDING SEALER
TWO COATS SEMI-GLOSS LACQUER

E. INSIDE THROATS OF AIR CONDITIONING SUPPLY AND RETURN
DUCTS IN PUBLIC AREAS
SPRAY BLACK TO A POINT OUT OF VIEW

7. GENERAL FINISH NOTES

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

ALL SURFACES TO RECEIVE PAINT FINISH SHALL BE PREPARED TO SHOW NO DEFECTS.
A. APPLY ONE (1) COAT PRIMER-SEALER
B. APPLY TWO (2) COATS FINISH. NO STIPPLE FINISH ON ALL PAINTED SURFACES. SEE SCHEDULE ON PLANS FOR COLOR AND TYPE.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS.

DIVISION 10 - SPECIALTIES

1. PORTABLE FIRE EXTINGUISHERS

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

2. WALL VENT

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

3. SOFFIT VENT

FRY REGLET "CLEAR FINISH EIFS SOFFIT VENT" 3" W X ¾"D.

4. TOILET ROOM ACCESSORIES

SEE ARCHITECTURAL DRAWINGS FOR TOILET ROOM ACCESSORIES SCHEDULE.

DIVISION 11 - EQUIPMENT

1. FOOD SERVICE EQUIPMENT

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

2. RELATED WORK DESCRIBED ELSEWHERE

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

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

3. AS-BUILT DRAWINGS

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

4. LOCATIONS AND ACCESSIBILITY

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

5. CLEANING OF EQUIPMENT, MATERIALS AND PREMISES

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

6. OPERATION AND MAINTENANCE INSTRUCTIONS

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

7. TESTING AND ADJUSTMENT

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

DIVISION 12 - FURNISHINGS

1. NOT USED

DIVISION 13 -SPECIAL CONSTRUCTION

1. NOT USED

DIVISION 14 - CONVEYING SYSTEM

1. NOT USED

DIVISION 15 - MECHANICAL

1. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR SPECIFICATIONS

DIVISION 16 - ELECTRICAL

1. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL SPECIFICATIONS

FIRE PREVENTION NOTES

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

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

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

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

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

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

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

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

9. INTERIOR FINISH SHALL COMPLY WITH ALL APPLICABLE CODES.

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

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

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

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

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

15. PROVIDE OCCUPANT LOAD SIGN COMPLYING WITH CODE.

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

EXTERIOR FINISH SCHEDULE

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

01-11-19

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
BRK-1	BRICK TECH	SUMMIT BRICK COMPANY	216 ALASKAN	SIZE: MODULAR TEXTURE : SMOOTH	CONTACT: TYLER MEHL 248.548.0777 LMEHL@BRICKTECH.COM MORTAR: CUSTOM COLOR TO MATCH BRICK
BRK-2	BRICK TECH	SIOUX CITY BRICK	EBONITE SATIN	SIZE: MODULAR TEXTURE : SMOOTH	CONTACT: TYLER MEHL 248.548.0777 LMEHL@BRICKTECH.COM MORTAR: SGS 94X IRON BLACK
EIFS-2	STO	STOTHERM ESSENCE SYSTEM	SW 7069 IRON ORE	FINE	EIFS ACCENT BAND
ST-1S	CORONADO STONE PRODUCTS	CHISELED STONE SILL	CHARCOAL	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
ST-1	CORONADO STONE PRODUCTS	STRIP STONE	BLACK FOREST	-	ENTRY PORTAL & WAINSCOT CONTACT: LISA KILGORE: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS. MFR : ASCOT, COLOR: CHARCOAL
CD-1	FIBERON	WILDWOOD	MULGA	60% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: MARIA SCHOLLER @ 419-704-5924 EMAIL: Maria.Scholler@fiberoncladding.com
CD-2	FIBERON	WILDWOOD	SUMAC	40% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: MARIA SCHOLLER @ 419-704-5924 EMAIL: Maria.Scholler@fiberoncladding.com
MTL-1	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"		CAP FLASHING

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-111	DALTILE	6" X 36" X 3/8" 9" X 36" X 3/8"	FOREST PARK - SUMMERTREE FP95	MATTE	1/8"	G-115	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
T-403	BEDROSIANS TAMARA RAMSAY 518-713-5371	1" X 12"	SAHARA	MATTE	1/8"	G-107	DINING ROOM FEATURE AREA
S1	SILIKAL	QUARTZ BLEND #4	-	PLAIN	-	-	KITCHEN, SERVICE FLOOR CONTACT:MARK FELDMAN 770-830-1404 (mfeldman@silikalamerica.com) JOHN COTHRAN 888-830-1404 (jcothran@silikalamerica.com)
S2	SILIKAL	QUARTZ BLEND #4	-	ABRASIVE	-	-	
M100	MATSINC 800.628.7462	NUWAY - 7/16" ALUM FOOT GRILLE	CHARCOAL	-	-	-	(2) 2' X 6' PIECES FOR A 4' X 6' OVERALL MAT SIZE IN VESTIBULE @ VESTIBULE STORES

GROUT	MANUFACTURER	DESCRIPTION	MFG.	COLOR	FINISH	REMARK
G-96	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	11	SAHARA BEIGE	POLY BLEND 1 / 8" NON-SANDED	DINING & RESTROOM FLOOR APPLY GROUT SEALER
G-107	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	107	IRON	POLY BLEND 1 / 8" NON-SANDED	DINNING ROOM FLOOR APPLY GROUT SEALER
G-111	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	19	PEARL GREY	POLY BLEND 1 / 8" NON-SANDED	RESTROOM , DINING APPLY GROUT SEALER
G-113	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	07	CHOCOLATE	POLY BLEND 1 / 8" NON-SANDED	APPLY GROUT SEALER
G-114	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	19	PEARL GREY	POLY BLEND 1 / 8" NON-SANDED	BEVERAGE COUNTER BACKSPLASH APPLY GROUT SEALER
G-115	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	42	MOCHA	POLY BLEND 1 / 8" NON-SANDED	APPLY GROUT SEALER

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

* SCHLUTER SYSTEM ALUMINUM TRIM:

COVE TILE TRIM: INSTALLED AT RESTROOM, SERVICE COUNTER, AND DRINK STATION
SCHLUTER SYSTEMS DILEX-AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)

TR100 -OUTSIDE CORNER CONNECTOR PIECE: DILEX-AHK-I90/AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-INSIDE CORNER CONNECTOR PIECE: DILEX-AHK-I90/AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-END CAP PIECE: DILEX-AHK-E/AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)

EDGE TILE TRIM:
SCHLUTER SYSTEMS RONDEC-RO125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)

TR101 -OUTSIDE CORNER CONNECTOR PIECE: RONDEC-EV/RO125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-INSIDE CORNER CONNECTOR PIECE: RONDEC-I2L/RO125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
SCHLUTER SYSTEMS RONDEC-RO80 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)

TR101A -OUTSIDE CORNER CONNECTOR PIECE: RONDEC-EV/RO180 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-INSIDE CORNER CONNECTOR PIECE: RONDEC-I2L/RO80 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
SCHLUTER SYSTEMS JOLLY-A 80 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)

TR103 -OUTSIDE EDGE PROTECTION PIECE

FLOOR TILE TRANSITION TRIM: INSTALLED IN VESTIBULE
SCHLUTER SYSTEMS SCHIENE-R/AE125 (SATIN ANODIZED ALUMINUM)

TR102

* 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

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 RECESSED SANITARY NAPKIN DISPOSAL B-3513 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.

LIGHTING FIXTURE SCHEDULE

PROVIDED FOR INFORMATION ONLY.
VERIFY AND INSTALL PER ELECTRICAL DRAWING

01-11-19

ITEM	SYMBOL	DESCRIPTION	QTY.	MFR. & CAT. NO.	REMARK	WATTS
INTERIOR LIGHTING ITEM						
L1	L1	T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 4', 120V WITH BAKED-ON WHITE ENAMEL FINISH.	11	LSI FIXTURE: SFP24-LED-FS-UNV-DIM	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC	50
L1B	L1B	T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 2', 120V WITH BAKED-ON WHITE ENAMEL FINISH.	1	LSI FIXTURE: SFP22-LED-FS-UNV-DIM	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC	30
L1EM	L1EM	T-BAR CEILING RECESSED MOUNTED LED EMERGENCY LIGHTING FIXTURE, 2' X 4', 120V WITH BAKED-ON WHITE ENAMEL FINISH	5	LSI FIXTURE: SFP24-LED-FS-UNV-DIM-EM	EMERGENCY KITCHEN CEILING LIGHTS FURNISHED BY OWNER INSTALLED BY GC	50
L1BEM	L1BEM	T-BAR CEILING RECESSED MOUNTED LED EMERGENCY LIGHTING FIXTURE, 2' X 2', 120V WITH BAKED-ON WHITE ENAMEL FINISH.	0	LSI FIXTURE: SFP22-LED-FS-UNV-DIM-EM	EMERGENCY KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC	30
L1C	L1C	T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 1' X 4', 120V WITH BAKED-ON WHITE ENAMEL FINISH.	1	LSI FIXTURE: SFP14-LED-FS-UNV-DIM	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC	40
L4HO	L4HO	UNIVERSAL MOUNT LED EXIT SIGN, 120/277V WITH BATTERY PACK, 2 FACE WITH **RED** LETTERS	5	EXITRONIX RVEX-U-BP-WB-BL-R6	EXIT SIGN FURNISHED BY OWNER, INSTALLED BY GC. EXIT SIGNS TO BE **RED** AND WALL MOUNTED UNLESS NOTED OTHERWISE.	3.6
L6A	L6A	HOOD LIGHT	12	FURNISHED & INSTALLED BY EQUIPMENT SUPPLIER	LIGHTS SUPPLIED & PRE-WIRED BY HOOD VENDOR. ELEC. CONTRACTOR TO CONNECT MAIN WIRES TO SHUNT TRIP BREAKER AND HOOD CONTROL PANEL	BUILT INTO HOOD
L6B	L6B	LED WALK-IN COOLER LIGHT, 120V, 48"	3	KASON FIXTURE: # 1810LX4000	FURNISHED BY WIC VENDOR, G.R.E., INSTALLED BY GC	39
L19	L19	LED DOWN LIGHT, RECESSED IN CEILING	43	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING RL607-750L-DIMTR-120-30K-SN-SN-90+	FURNISHED BY OWNER, INSTALLED BY GC	10
L19EM	L19EM	LED EMERGENCY DOWN LIGHT, RECESSED IN CEILING	7	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	10
L20B	L20B	3 3/4" ADJUSTABLE MR16 DOWNLIGHT, RECESSED IN CEILING. "B" SHALL DESIGNATE BLACK TRIM USED FOR DINING ROOM CEILING GRID	0	LIGHTOLIER: LYTECASTER - 378WHX FRAME-IN KIT: 302MRSPX LAMP: MR16 - GE - LED 6W, 35° BEAM	FURNISHED BY OWNER, INSTALLED BY GC	6
L20W	L20W	3 3/4" ADJUSTABLE MR16 DOWNLIGHT, RECESSED IN CEILING. "W" SHALL DESIGNATE WHITE TRIM USED FOR MENU BOARD SOFFIT	11	LIGHTOLIER: LYTECASTER - 378WHX FRAME-IN KIT: 302MRSPX LAMP: MR16 - GE - LED 6W, 35° BEAM	FURNISHED BY OWNER, INSTALLED BY GC	6
L30	L30	WHITE LED AT SERVICE COUNTER AND DINING ROOM SOFFITS (50 LF) + WALL MURAL WHITE LED ROPE (50 LF)	100 L.F.	LUXEM BRIGHT FIXTURE: BLAZE LED	FURNISHED BY OWNER, INSTALLED BY GC	1.3 WATTS PER FOOT
L32	L32	WHITE LED CHANNEL AT MURAL LIGHT COVE	50 L.F.	NOVA FLEX - PRO SERIES FIXTURE: NF-CH-3525-2M WHITE	FURNISHED BY OWNER, INSTALLED BY GC	1.3 WATTS PER FOOT
L40C-R	L40C-R	17.3" DIA. RED CUPOLA PENDANT	6	HI-LITE, MODEL #H-VLPDM3-RDMT	FURNISHED BY OWNER, INSTALLED BY GC	6
L43	L43	12" DIA. DECORATIVE BAYLOR PENDANT LF INCANDESCENT	0	LBL LIGHTING, MODEL # P1461ORB BULB: LED EDISON LAMP.1173467	FURNISHED BY OWNER, INSTALLED BY GC	9
L45	L45	12" DIA. DECORATIVE MORILL PENDANT LF INCANDESCENT	3	LBL LIGHTING, MODEL # 6227801-839 BULB: LED EDISON LAMP.1173467	FURNISHED BY OWNER, INSTALLED BY GC	9
L100	L-100	MICRO INVERTER	1	ISOLITE #IMI 125	FURNISHED BY OWNER, INSTALLED BY GC	
S	S	SPEAKER			FURNISHED BY MUSIC VENDOR, INSTALLED BY MUSIC VENDOR	

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

ITEM	SYMBOL	DESCRIPTION	QTY.	MFR. & CAT. NO.	REMARK	WATTS
EXTERIOR LIGHTING						
L40	L40	4' VAPOR TIGHT LINEAR LED LIGHT IN EXTERIOR STORAGE ROOM	1	COOPER LIGHTING, MX-4VT2-LD4-6-DR-UNV-L840-CD1-WL-U	FURNISHED BY OWNER, INSTALLED BY GC	56
L85	L85	WALL MOUNTED OVER SERVICE DOORS	2	HOWARD LIGHTING PRODUCTS LED WALL PACK #VL305 30W LED, 120V WITH BRONZE FINISH	OVER EXTERIOR SERVICE DOORS. REFER TO ARCHITECTURAL ELEVATIONS FOR HEIGHT. FURNISHED BY OWNER, INSTALLED BY GC.	29
L86	L86	EXTERIOR RECESSED EMERGENCY LIGHT	3	EXITRONIX, MLED1-G-WP	OVER EXTERIOR ENTRANCE & SERVICE DOORS. REFER TO ARCHITECTURAL ELEVATIONS FOR HEIGHT. FURNISHED BY OWNER, INSTALLED BY GC	1.5
L86 AEM	L86 AEM	EXTERIOR RECESSED EMERGENCY LIGHT	1	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING WET LOCATION: RL607-14W-120-FL-30K-SN-SN -WET LOCATION	RECESSED EMERGENCY DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-12-LC-V1 FURNISHED BY OWNER INSTALLED BY GC	10
L90	L90	DECORATIVE LED WALL SCONCE	2	HINKLEY LIGHTIING, ATLANTIS 1649BZ-LED, BRONZE	MOUNTED AT PORTAL OF ENTRY DOOR. REFER TO ARCHITECTURAL ELEVATIONS FOR HEIGHT. FURNISHED BY OWNER, INSTALLED BY GC	15
L91	L91	DECORATIVE LED WALL SCONCE	4	HINKLEY LIGHTIING, SILO 1359AZ-LL, BRONZE	MOUNTED ALONG REAR EIFS BAND FURNISHED BY OWNER, INSTALLED BY GC	12
L97	L97	LED MOTION SECURITY FLOODLIGHT	3	LITHONIA LIGHTING OLF 2RH 40K 120V MO BZ	FURNISHED BY OWNER, INSTALLED BY GC	25

CEILING SCHEDULE

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

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

SEE SHEET A-103 FOR PAINT SCHEDULE

FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALL	CEILING
100 DINING ROOM	T200 24" X 24" TILE	T111 6" X 36" TILE	P101, P104 PAINT T111 TILE W102 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)	T111 TILE	C3 GYP BOARD W/ SMOOTH WASHABLE PAINT
102 DRIVE-THRU STATION	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
103 KITCHEN	S1 PLAIN S2 PLAIN ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP3 S.S. BEHIND COOK LINE WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
104 KITCHEN PREP.	S1 PLAIN 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 ½" 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 ½" 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	T111 6" X 36" TILE	P104 PAINT GYB BOARD T111 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
109 NOT USED	-	-	-	-
110 EXTERIOR STORAGE	SEALED CONCRETE, SMOOTH FINISH	-	WP1 FRP PANEL	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
111 ENTRY VESTIBULE	T200 24" X 24" TILE M100 4' X 6' MAT	T111 6" X 36" TILE	P104 PAINT T111 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
APRIL WALDREN, PROJECT MANAGER
800-887-4307 EXT. 350 PHONE
AprilW@locknet.com, panda@locknet.com

CONTACT FOR GENERAL ACCOUNT NEEDS
ANGIE HAINES, ACCOUNT MANAGER
800-887-4307 EXT. 145 PHONE / 859-509-4031 CELL
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

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

NO.	DOOR MATERIAL	SIZE	FRAME	FACE/EDGE	THK.	CORE	LITE	RATE	HARDWARE: PASSAGE	LOCKSET	ELECT. MAG-LOCK W/ENTRY KEYPAD & EXIT BUTTON	PRIVACY	S.F. PULL	S.F. PUSH	PANIC	HINGE: BUTT	CONT. PIANO	STOP: FLOOR	WALL	ACCESSORIES: THRESHOLD	LATCH GUARD	DETEX ALARM	SILENCERS	KICKPLATE	DOORSCOPE PEEPHOLE	DOOR CLOSER	REMARKS
01	ALUMINUM STOREFRONT	3'-0" X 7'-0"	ALUM.	DARK BRONZE ANOD. ALUM.	1 ¾"	HOLLOW	GLASS	-		●					●		●		●	●						●	
02	ALUMINUM STOREFRONT	3'-6" X 7'-0"	ALUM.	DARK BRONZE ANOD. ALUM.	1 ¾"	HOLLOW	GLASS	-		●					●		●		●	●						●	PROVIDE PULL ON EXTERIOR SIDE
03	S.C. WOOD	3'-0" X 7'-0"	H. MTL.	PLASTIC LAM. PRE-FINISHED	1 ¾"	SOLID	-	-			●					●		●					●	●			KICKPLATE ON EA. SIDE OF DOOR
05	HOLLOW METAL	3'-6" X 7'-0"	H. MTL.	PAINTED	1 ¾"	INSUL.	-	-							●		●			●	●	●		●		●	KICKPLATE ON INT. SIDE OF DOOR
06	HOLLOW METAL (PAIR)	(2) 3'-0" X 7'-0"	H. MTL.	PAINTED	1 ¾"	INSUL.	-	-		●							●			●	●						
07	HOLLOW METAL	3'-0" X 7'-0"	H. MTL.	PAINTED	1 ¾"	INSUL.	-	-		●							●			●	●						W/ LOUVERED VENT & BUG SCREEN
08	ALUMINUM STOREFRONT	3'-6" X 7'-0"	ALUM.	DARK BRONZE ANOD. ALUM.	1 ¾"	HOLLOW	GLASS	-		●	●			●	●		●	●		●						●	ONE-WAY TINTING FILM ON INTERIOR SIDE (PPG GREY/LIGHT 2 T-1 RATIO (OR EQUAL)
08A	ALUM. STORE VESTIBULE	3'-0" X 7'-0"	ALUM.	DARK BRONZE ANOD. ALUM.	1 ¾"	HOLLOW	GLASS	-						●	●		●	●								●	

WALL SCHEDULE

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

NO.	DESCRIPTION
W1	3-5/8" 20GA. METAL STUD WALL W/ 5/8" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W1A	3-5/8" 20GA. METAL STUD WALL W/ 5/8" TYPE "X" GYP. BOARD ON ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W2	(2) 3-5/8" 20GA. METAL STUD WALLS W/ 5/8" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W3	3-5/8" 20GA. METAL STUD LOW WALL W/ 5/8" TYPE "X" GYP. BD BOTH SIDES. PROVIDE 3 5/8" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C.
W4	6" 20GA. METAL STUD WALL W/ 5/8" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W5	6" 20GA. METAL STUD WALL W/ 5/8" TYPE "X" GYP. BOARD ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W7	6" 20GA. METAL STUD LOW WALL W/ 5/8" TYPE "X" GYP. BOARD BOTH SIDES. PROVIDE 3 5/8" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C
W8	1 1/2" 20GA. HAT CHANNEL FURRING W/ 5/8" 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	LBCS.14	#636 (GRAY), SM/SM	CONTACT: LINDA RUSE 310.857.9036
WP2	-	S.S. PANEL (22 GA)	-	BRUSHED FINISH	FURNISHED BY PX, INSTALLED BY G.C.
WP3	-	S.S. PANEL (22 GA)	-	DIAMOND PATTERN FINISH	FURNISHED BY PX, INSTALLED BY G.C.
WP4	NOT USED				
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 #	STAIN / COLOR	FINIISH	REMARK
QZ-5	NOT USED					
QZ-6	NOT USED					
QZ-7	CORIAN	ARTIFICIAL QUARTZ	-	LONDON SKY	POLISHED	
QZ-8	DALTILE	ARTIFICIAL QUARTZ	-	BROADWAY BLACK	POLISHED	SERVICE COUNTER & DRINK STATION PROVIDED BY PX, INSTALLED BY G.C.

INTERIOR PAINT SCHEDULE

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

NO	MANUFACTURER	MFG #	COLOR	FINISH	REMARK
P9As	SHERWIN-WILLIAMS	SW 7065	ARGOS	PROMAR 200, ZERO VOC, LATEX SEMI-GLOSS	REAR SERVICE DOOR
P9B	NOT USED				
P101	SHERWIN-WILLIAMS	SW 6252	ICE CUBE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	RESTROOM & RESTROOM VESTIBULE CEILING, FRONT & UNDERSIDE OF SERVICE LINE SOFFIT/BULKHEAD AND DINING RM. SOFFIT
P102	NOT USED				
P103	NOT USED				
P104	SHERWIN-WILLIAMS	SW 2850	CHELSEA GRAY	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	DINING RM. WALLS, RESTROOM VESTIBULE WALLS
P105	NOT USED				
P106	SHERWIN-WILLIAMS	SW 7020	BLACK FOX	DTM ACRYLIC GLOSS, LOW VOC	RESTROOM DOOR FRAMES & LCD NICHE (BACK WALL)
P205	SHERWIN-WILLIAMS	SW 7675	SEALSKIN	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	FRONT & BACK & UNDERSIDE FACES OF MENU BOARD

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

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REVISIONS:

1	PERMIT RESPONSE 01	01/xx/2023

ISSUE DATE:

PERMIT / BID SET	10-12-22

DRAWN B

PROJECT DIRECTORY

DEVELOPER / CONTRACT PURCHASER
PANDA EXPRESS, INC.
1683 WALNUT GROVE AVE.
ROSEMEAD, CA 91770
(626) 799-9898
CONTACT: MARK SHULTZ

CIVIL ENGINEER
FORESITE GROUP, LLC
3740 DAVINCI COURT, SUITE 100
PEACHTREE CORNERS, GA 30092
(770) 368-1399
CONTACT: JACK M. JOHNSON, P.E.

ARCHITECT
NORR
150 W JEFFERSON AVE, STE. 1300
DETROIT, MI 48226
(313) 324-3129
CONTACT: VALENTINO MANCINI

SURVEYOR
MAS-LD
5257 CLEVELAND ST, STE. 109-110
VIRGINIA BEACH, VA 23462
(757) 557-0888
CONTACT: BETH ANNE G. CAMPBELL

LOCAL ISSUING AUTHORITY
PLANNING AND ZONING
1300 COURTHOUSE ROAD
STAFFORD, VA 22554
(540) 658-8673
CONTACT: JEFF HARVEY

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UTILITY PROVIDERS

WATER/SEWER SERVICE PROVIDER
STAFFORD COUNTY DEPARTMENT OF PUBLIC WORKS
1300 COURTHOUSE RD
P.O. BOX 339, STAFFORD, VA 22555
(540) 658-8653
CONTACT: CLAUDIA WRIGHT

ELECTRICAL SERVICE PROVIDER
DOMINION ENERGY
980 WARRENTON RD
FREDERICKSBURG, VA 22406
(540) 752-2085
CONTACT: SAMANTHA DIETZ

GAS SERVICE PROVIDER
COLOMBIA GAS OF VIRGINIA
60 COMMERCE PARKWAY
FREDERICKSBURG, VA 22406
(800) 440-6111
CONTACT: JWARNER@NISOURCE.COM

TELEPHONE SERVICE PROVIDER
VERIZON COMMUNICATIONS
43 BELLS HILL RD
STAFFORD, VA 22554
(540) 993-3000
CONTACT: NICK DISTASIO

PANDA EXPRESS STANDARD NOTES

1. THE GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON, DATED 10/20/2021, AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REPORT'S RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER, AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORT'S RECOMMENDATIONS MAY REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK NOT SHOWN ON THE CIVIL PLANS INCLUDING BUT NOT LIMITED TO EXCAVATION, REMEDIATION, DEWATERING, COMPACTION, ETC.
2. CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK INCLUDING POTENTIAL OFFSITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.

24-HOUR CONTACT: (612) 819-7673
PANDA PM: MARK SHULTZ

va811.com Dig With CARE

SITE DEVELOPMENT PLANS FOR:

PANDA EXPRESS CHINESE KITCHEN

COURTHOUSE RD
STAFFORD CO, VA

ZONED: B-2 (URBAN COMMERCIAL)

PREPARED BY:

FORESITE group

Foresite Group, LLC
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092

o | 770.368.1399
f | 770.368.1944
w | www.foresitegroup.net

ISSUED:
FEBRUARY 17TH, 2022
188.171

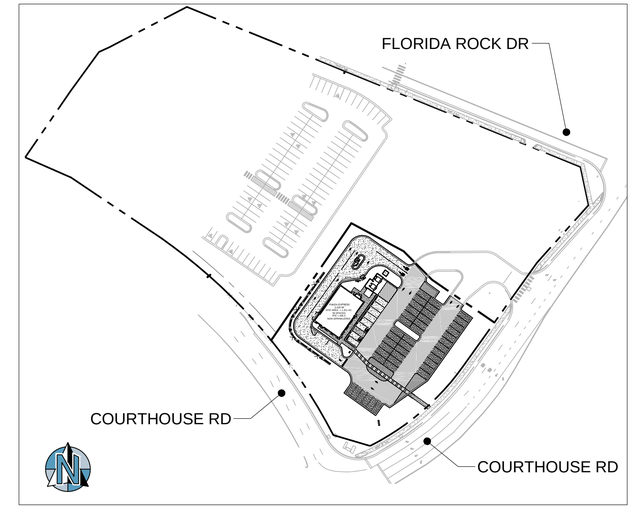
PREPARED FOR:

PANDA EXPRESS, INC.
1683 WALNUT GROVE AVE.
ROSEMEAD, CALIFORNIA 91770
PHONE: 626.799.9898
FAX: 626.372.8288

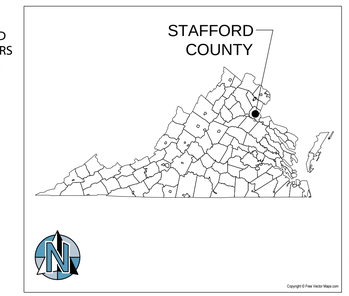
SITE DATA	
TOTAL SITE AREA:	5.624 AC.
PROJECT SITE AREA:	1.251 AC.
DISTURBED AREA:	1.160 AC.

NOTE:
THE PROPOSED RESTAURANT WITH DRIVE THROUGH USE IS ALLOWED PER ORDINANCE O20-51 AUTHORIZING THE REZONING WITH PROFFERS AND RESOLUTION R20-290 TO ALLOW FOR DRIVE-THRU FACILITIES IN THE B-2 URBAN COMMERCIAL ZONING DISTRICT.

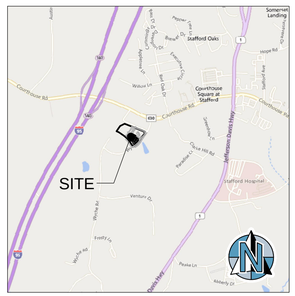
AGENCY APPROVAL STAMPS



OVERALL SITE PLAN (SCALE: 1" = 100')



REGIONAL MAP: NOT TO SCALE



VICINITY MAP: 1" = 2000'

CONSTRUCTION NOTES

WATER & SEWER

1. A WATER AND SEWER CONSTRUCTION PERMIT MUST BE OBTAINED FROM THE STAFFORD COUNTY DEPARTMENT OF UTILITIES AT LEAST 48 HOURS PRIOR TO START OF WATER AND SEWER CONSTRUCTION, INCLUDING TAPS TO EXISTING LINES.
2. CONTACT THE DEPARTMENT OF UTILITIES AT 540-658-8630, 48 HOURS BEFORE BEGINNING WORK ON WATER OR SANITARY SEWER UTILITIES, INCLUDING SERVICE TAPS.
3. INSPECTION AND APPROVAL OF ALL WORK AND MATERIALS PERTAINING TO WATER SHALL BE UNDER THE JURISDICTION OF STAFFORD COUNTY, VIRGINIA.
4. ALL WATER LINES AND CONSTRUCTION THEREOF SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF STAFFORD COUNTY, VIRGINIA AND THE VIRGINIA DEPARTMENT OF HEALTH. ALL SEWER LINES AND CONSTRUCTION THEREOF SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF STAFFORD COUNTY VIRGINIA AND THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY.
5. USE APPLICABLE STANDARD DETAILS FROM STAFFORD COUNTY WATER AND SEWER DESIGN AND CONSTRUCTION STANDARDS.
6. WHEN THE STAFFORD COUNTY WATER AND SEWER DESIGN AND CONSTRUCTION STANDARDS CONTAINS A PROJECT CATEGORY IN THE APPROVED MATERIALS AND MANUFACTURERS LIST, ONLY THOSE PRODUCTS SPECIFICIALLY LISTED MAY BE USED.
7. AFTER A DEPARTMENT OF UTILITIES CONSTRUCTION PERMIT HAS BEEN ISSUED, ALL CHANGES TO WATER AND SEWER FACILITIES TO BE CONSTRUCTED USING THESE PLANS MUST BE SUBMITTED TO THE DEPARTMENT OF UTILITIES IN WRITING AND APPROVED PRIOR TO CONSTRUCTION. CONTACT THE UTILITIES INSPECTION STAFF AT (540) 658-8630.
8. THIS PROJECT IS IN THE ____ PRESSURE ZONE. ANY STRUCTURE THAT HAS A FIRST FLOOR ELEVATION OF LESS THAN ____ WILL REQUIRE A PRESSURE REDUCING VALVE. ANY STRUCTURE THAT HAS A FIRST FLOOR ELEVATION ABOVE ___ WILL REQUIRE A BOOSTER PUMP.
9. CONTACT THE DEPARTMENT OF UTILITIES CROSS CONNECTION/BACKFLOW INSPECTOR AT 540-373-2535 TO COORDINATE THE REQUIREMENTS FOR BACKFLOW PREVENTION.
10. DEVELOPER/OWNER IS RESPONSIBLE TO RESPOND TO MISS UTILITY REQUESTS UNTIL WATER AND SEWER LINES ARE ACCEPTED BY COUNTY. ANY DAMAGE TO WATER AND SEWER MAINS MUST BE REPAIRED BEFORE ACCEPTANCE BY THE COUNTY.
11. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAILY AS-BUILT INFORMATION ON ALL CONSTRUCTION. ALL LATERALS AND APPURTENANCES WILL BE REFERENCED FROM THE CLOSEST MANHOLE. THE CONTRACTOR SHALL MAINTAIN DAILY AS-BUILT DRAWINGS AT THE CONSTRUCTION SITE.
12. WATER AND SEWER IMPROVEMENTS WILL NOT BE ACCEPTED UNTIL THE COUNTY APPROVES AS-BUILT DRAWINGS AND EASEMENTS ARE RECORDED.
13. ALL SERVICES INTERRUPTIONS TO EXISTING WATER AND SEWER CUSTOMERS SHALL BE APPROVED BY AND COORDINATED WITH THE UTILITY INSPECTOR. ALL SERVICE INTERRUPTIONS TO EXISTING CUSTOMERS WILL REQUIRE A MINIMUM OF 48 HOURS NOTICE. CERTAIN SERVICE INTERRUPTIONS MAY REQUIRE WORK AT NIGHT.
14. ALL BACTERIOLOGICAL SAMPLES OF WATER LINES SHALL BE TAKEN BY DEPARTMENT OF UTILITIES PERSONNEL. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED TO SCHEDULE THESE SAMPLES.
15. PVC WATERLINES UP TO 10" DIA MAY BE USED IN NON-PAVED AREAS. PVC WATERLINES SHALL BE CLASS 200 (SDR-14) POLY-VINYL CHLORIDE PIPE MEETING THE REQUIREMENTS OF AWWA C900. WATER PIPE OVER 10" AND ALL WATER PIPE IN PAVED AREAS SHALL BE DUCTILE IRON (CLASS 52) PIPE MEETING THE REQUIREMENTS OF AWWA C151 WITH PUSH-ON OR RESTRAINED MECHANICAL JOINTS. DIP MUST BE POLY ENCASED. PVC PIPE SHALL BE INSTALLED WITH INSULATED 10 GAUGE COPPER CLAD STEEL TRACING WIRE SECURED TO THE TOP OF THE PIPE. ALL PIPE SHALL HAVE BLUE WARNING TAPE BURIED 2' (TWO FEET) BELOW GRADE OVER THE TOP OF THE PIPE.
16. ALL WATER MAINS SHALL HAVE MINIMUM 42" COVER.
17. ALL SEWER PIPE AND FITTINGS 4" THROUGH 15" DIAMETER SHALL MEET ASTM D3034, SDR 35, MINIMUM. ALL SEWER PIPE AND FITTINGS 18" THROUGH 40" DIAMETER, SHALL MEET ASTM F679.
18. ALL SEWER LINES UNDER PAVEMENT SHALL HAVE A MINIMUM OF 48" COVER. ALL SEWER LINES INSTALLED IN EASEMENTS WITH NO VEHICULAR TRAFFIC SHALL HAVE A MINIMUM OF 36" COVER.
19. DUCTILE IRON SANITARY SEWER PIPE SHALL HAVE INTERIOR LINING OF PROTECTO 401 OR EQUAL AND BE POLY ENCASED, UNLESS NOTED OTHERWISE.
20. ALL MANHOLES IN PAVED AREAS, KEPT LAWNS AND OTHER GREEN AREAS SHALL HAVE STANDARD FRAMES AND SOLID COVERS UNLESS NOTED OTHERWISE. ALL OTHER MANHOLES SHALL HAVE WATERTIGHT FRAMES AND COVERS UNLESS NOTED OTHERWISE.
21. ALL MANHOLES SHALL HAVE FRAMES BOLTED TO CONE, UNLESS DIRECTED OTHERWISE BY THE UTILITIES INSPECTOR
22. TAPERED ADJUSTING RINGS SHALL BE USED TO ADJUST THE SLOPE OF THE MANHOLE FRAME AND COVER TO THE SLOPE OF PAVEMENT.
23. ALL MANHOLES SHALL HAVE A LIQUID APPLIED ELASTOMERIC INTERNAL CHIMNEY SEALING MATERIAL APPLIED.
24. A WATERPROOF MANHOLE INSERT IN CONFORMANCE WITH DETAIL 3.2.3-3 SHALL BE INSTALLED IN EACH MANHOLE WITH A STANDARD FRAME AND COVER.
25. A CLEANOUT COVER ASSEMBLY IN CONFORMANCE WITH DETAIL 3.3.3-3A OR 3.3.3-3B SHALL BE INSTALLED ON EACH SEWER LATERAL CLEANOUT.
26. THERE SHALL BE A 10' HORIZONTAL SEPARATION BETWEEN WATER LINES AND SEWER LINES, AND A VERTICAL SEPARATION OF 18" BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE SEWER. THIS APPLIES TO HOUSE SEWER LATERALS ALSO.
27. ALL WATERLINE AND SEWER SELECT BACKFILL, STRUCTURAL BACKFILL, AND PIPE BEDDING MATERIAL SHALL BE COMPACTED TO 95% VTM-1 MAXIMUM DRY DENSITY. ALL CONTROLLED FILL IN TRENCHES UNDER PAVEMENT SHALL BE COMPACTED TO 95% VTM-1 MAXIMUM DRY DENSITY.
28. WATER AND SANITARY SEWER DESIGN ELEMENTS, DETAILS AND PRODUCTS SHOWN ON THIS PLAN ARE VALID FOR A PERIOD OF 12 MONTHS AFTER PLAN APPROVAL. AFTER WHICH TIME CURRENT WATER AND SEWER STANDARDS WILL APPLY.
29. WATER AND SANITARY SEWER INFRASTRUCTURE IS SUBJECT TO COMPREHENSIVE INSPECTION AT TENTATIVE ACCEPTANCE, 12 MONTH ANNIVERSARY, AND FINAL ACCEPTANCE.

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

ISSUE DATE:

DRAWN BY: JRH

PANDA PROJECT #: D8675
ARCH PROJECT #: VA S8-22-D8675

COMMONWEALTH OF VIRGINIA
Brett C. Basquin
Lic. No. 057688
PROFESSIONAL ENGINEER
7/15/2022

NORR ARCHITECTS ENGINEERS PLANNERS
FORESITE group

PANDA EXPRESS

TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

G-1

COVER

TRUE WARM & WELCOME 2600

Sheet Scale: 1:1
Plotted on: 7/21/2022 2:14:21 PM By: MADISON RIERE
F:\188.171 PX COURTHOUSE ROAD - STAFFORD COUNTY - VA\DWGS\G-1 COVER.DWG

GENERAL NOTES

A. DESIGN DATA PROVIDED IN ELECTRONIC FORMAT IS FOR INFORMATION PURPOSES ONLY AND SHOULD BE USED AT YOUR OWN RISK, AND IS PROVIDED WITHOUT REPRESENTATIONS AND WARRANTIES. ANY CONFLICT BETWEEN THE INFORMATION REFLECTED ON THE LATEST REVISION OF THE SEALED PLAN SHEETS AND THAT PROVIDED VIA ELECTRONIC FORMAT SHALL BE RESOLVED IN FAVOR OF THE SEALED PLAN SHEETS.
B. UTILITIES: THERE MAY BE ADDITIONAL EXISTING UTILITIES NOT SHOWN ON THESE PLANS. EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND THE ENGINEER ASSUMES NO RESPONSIBILITY FOR LOCATIONS SHOWN. FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. NOTIFY THE OWNER AND ENGINEER IF DISCREPANCIES ARE FOUND THAT WILL AFFECT THE CONSTRUCTION PROJECT. PROTECT ALL EXISTING UTILITIES.
C. TEMPORARY PROVISIONS: SEQUENCE THE WORK AND PROVIDE TEMPORARY MEASURES AS NEEDED TO MAINTAIN ACCESS TO THE SITE THROUGH ALL ENTRANCES AT ALL TIMES DURING CONSTRUCTION. TEMPORARY PROVISIONS MAY INCLUDE, BUT ARE NOT LIMITED TO: BARRICADES, FLASHING LIGHTS, FLAGMAN, TEMPORARY PAVEMENT, AND DIRECTIONAL SIGNAGE.
D. EQUIPMENT STORAGE: DO NOT PARK EQUIPMENT OR STORE MATERIALS IN STATE, COUNTY, OR CITY RIGHT-OF-WAY.
E. NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
F. OBTAIN ALL REQUIRED CONSTRUCTION RELATED PERMITS, INCLUDING DEMOLITION PERMIT, BEFORE STARTING WORK. RETAIN COPIES OF ALL PERMITS AT THE PROJECT SITE AT ALL TIMES.
G. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.
H. SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THE GENERAL DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ONSITE SIGNAGE.
I. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
J. COMPLY WITH ALL APPLICABLE STATE, FEDERAL, AND LOCAL BUILDING AND UTILITY INSTALLATION CODES. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS UNLESS DEPARTMENT OF TRANSPORTATION STANDARDS OR LOCAL MUNICIPAL STANDARDS ARE MORE STRINGENT.
K. DO NOT DEVIATE FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
L. WORK WITHIN D.O.T. RIGHT-OF-WAY:
   1. ALL PAVEMENT MARKINGS WITHIN D.O.T. RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND IN ACCORDANCE WITH D.O.T. SPECIFICATIONS.
   2. RE-ESTABLISH ALL RIGHT-OF-WAY AREA, WHICH IS DAMAGED OR DISTURBED, TO ORIGINAL CONDITION OR BETTER.
   3. ALL WORK IN D.O.T. RIGHT-OF-WAY SHALL COMPLY WITH D.O.T. SPECIFICATIONS.
M. ARRANGE HIGH INTENSITY LIGHTING TO CONCEAL THE SOURCE OF LIGHT FROM PUBLIC VIEW AND PREVENT INTERFERENCE WITH TRAFFIC.
N. ENSURE CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES BEFORE BEGINNING WORK. NOTIFY ENGINEER IF DISCREPANCIES EXIST.

TRAFFIC CONTROL

A. IF DRAWINGS DO NOT INDICATE SITE SPECIFIC TRAFFIC CONTROL MEASURES, CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A TEMPORARY TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
B. ALL TEMPORARY TRAFFIC CONTROL SIGNAGE AND MARKINGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH THE MUTCD, LATEST EDITION.
C. CONTACT PROPERTY OWNERS TO BE AFFECTED BY CONSTRUCTION AND COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.
D. CONTROL DUST AS NECESSARY TO PREVENT INTERFERENCE WITH TRAFFIC.
E. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.
F. COORDINATE ALL LANE CLOSURES WITH THE LOCAL JURISDICTION HAVING AUTHORITY.

STRUCTURE & SITE DEMOLITION

A. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE STARTING DEMOLITION OPERATIONS.
B. VERIFY THAT HAZARDOUS MATERIALS HAVE BEEN REMEDIATED BEFORE PROCEEDING WITH BUILDING DEMOLITION OPERATIONS.
C. ENVIRONMENTAL & GEOTECHNICAL: REVIEW ALL PROJECT ENVIRONMENTAL AND GEOTECHNICAL REPORTS AN BECOME FAMILIAR WITH ALL ISSUES BEFORE DEMOLITION.
D. EXISTING UTILITIES: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITIES SERVING BUILDINGS AND STRUCTURES TO BE DEMOLISHED.
   1. ARRANGE TO SHUT OFF INDICATED UTILITIES WITH UTILITY COMPANIES.
   2. IF REMOVAL, RELOCATION, OR ABANDONMENT OF UTILITY SERVICES WILL AFFECT ADJACENT OCCUPIED BUILDINGS, THEN PROVIDE TEMPORARY UTILITIES THAT BYPASS BUILDINGS AND STRUCTURES TO BE DEMOLISHED AND THAT MAINTAIN CONTINUITY OF SERVICE TO OTHER BUILDINGS AND STRUCTURES.
   3. DO NOT COMMENCE DEMOLITION OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENT CONTROL AND PLANT-PROTECTION MEASURES ARE IN PLACE.
   4. OBTAIN THE DEMOLITION PERMIT FROM THE LOCAL AUTHORITY PRIOR TO STARTING DEMOLITION ACTIVITIES.
   5. EXISTING FACILITIES: PROTECT ADJACENT WALKWAYS, LOADING DOCKS, BUILDING ENTRIES, AND OTHER BUILDING FACILITIES DURING DEMOLITION OPERATIONS. MAINTAIN EXITS FROM EXISTING BUILDINGS. PROMPTLY REPAIR ANY FACILITIES DAMAGED BY CONSTRUCTION OPERATIONS TO OWNER'S SATISFACTION AT NO ADDITIONAL COST TO THE OWNER.
   6. EXISTING UTILITIES: MAINTAIN UTILITY SERVICES TO REMAIN AND PROTECT FROM DAMAGE DURING DEMOLITION OPERATIONS.
   7. TEMPORARY PROTECTION: ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, RAILINGS, CANOPIES, AND COVERED PASSAGEWAYS, WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION AND AS INDICATED.
   8. REMOVE TEMPORARY BARRIERS AND PROTECTIONS WHERE HAZARDS NO LONGER EXIST. WHERE OPEN EXCAVATIONS OR OTHER HAZARDOUS CONDITIONS REMAIN, LEAVE TEMPORARY BARRIERS AND PROTECTIONS IN PLACE.
   9. REMOVE DEMOLITION WASTE MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION
   10. DO NOT BURN DEMOLISHED MATERIALS UNLESS SPECIAL WRITTEN PERMISSION IS OBTAINED FROM OWNER AND ENGINEER.
   11. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY BUILDING DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE BUILDING DEMOLITION OPERATIONS BEGAN

SITE CLEARING

1.) PROJECT CONDITIONS
A. TRAFFIC: MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING SITE-CLEARING OPERATIONS.
B. ENVIRONMENTAL & GEOTECHNICAL: REVIEW ALL PROJECT ENVIRONMENTAL AND GEOTECHNICAL REPORTS AND BECOME FAMILIAR WITH ALL ISSUES BEFORE SITE CLEARING.
C. UTILITY LOCATOR SERVICE: NOTIFY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED BEFORE SITE CLEARING.
D. DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION- AND SEDIMENTATION-CONTROL AND PLANT-PROTECTION MEASURES ARE IN PLACE.
2.) TEMPORARY EROSION AND SEDIMENTATION CONTROL
A. PROVIDE TEMPORARY EROSION- AND SEDIMENTATION-CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS, ACCORDING TO EROSION- AND SEDIMENTATION-CONTROL DRAWINGS AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
B. VERIFY THAT FLOWS OF WATER REDIRECTED FROM CONSTRUCTION AREAS OR GENERATED BY CONSTRUCTION ACTIVITY DO NOT ENTER OR CROSS PROTECTION ZONES.
C. INSPECT, MAINTAIN, AND REPAIR EROSION- AND SEDIMENTATION-CONTROL MEASURES DURING CONSTRUCTION UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.
D. REMOVE EROSION AND SEDIMENTATION CONTROLS WHEN SITE IS STABILIZED AND RESTORE AND STABILIZE AREAS DISTURBED DURING REMOVAL.
3.) TREE AND PLANT PROTECTION
A. REPAIR OR REPLACE TREES, SHRUBS, AND OTHER VEGETATION INDICATED TO REMAIN OR BE RELOCATED THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED BY ENGINEER.
4.) EXISTING UTILITIES
A. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP UTILITIES INDICATED TO BE REMOVED OR ABANDONED IN PLACE. ARRANGE WITH UTILITY COMPANIES TO SHUT OFF INDICATED UTILITIES.
B. INTERRUPTING EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES ACCORDING TO REQUIREMENTS INDICATED:
   1. NOTIFY UTILITY OWNER NOT LESS THAN TWO DAYS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS.
   2. DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT UTILITY OWNER'S WRITTEN PERMISSION.
C. POTHOLE EXISTING WATER LINES, UNDERGROUND ELECTRICAL LINES, GAS LINES, UNDERGROUND TELEPHONE LINES, FIBER OPTIC, AND ANY OTHER EXISTING UTILITY LINES WITHIN THE PROJECT LIMITS BEFORE CLEARING AND GRUBBING ACTIVITIES. SURVEY THE EXISTING UTILITY ELEVATIONS AND PROVIDE THE SURVEYED FIELD LOCATIONS AND DEPTHS TO THE ENGINEER FOR REVIEW. THESE EXISTING UTILITIES MAY REQUIRE RELOCATION.
5.) CLEARING AND GRUBBING
A. REMOVE OBSTRUCTIONS, CONCRETE, ASPHALT, TREES, SHRUBS, AND OTHER VEGETATION TO PERMIT INSTALLATION OF NEW CONSTRUCTION.
   1. DO NOT REMOVE TREES, SHRUBS, AND OTHER VEGETATION INDICATED TO REMAIN OR TO BE RELOCATED.
   2. GRIND DOWN STUMPS AND REMOVE ROOTS, OBSTRUCTIONS, AND DEBRIS TO A DEPTH OF 12 INCHES BELOW EXPOSED SUBGRADE.
   3. USE ONLY HAND METHODS FOR GRUBBING WITHIN PROTECTION ZONES.
   4. THE SUBGRADE TO REMAIN SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY FOLLOWING CLEARING AND GRUBBING ACTIVITIES.
6.) TOPSOIL STRIPPING
A. REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.
B. STRIP TOPSOIL IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
C. STOCKPILE TOPSOIL AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST AND EROSION BY WATER.
D. DISPOSE OF SURPLUS TOPSOIL. SURPLUS TOPSOIL IS THAT WHICH EXCEEDS QUANTITY INDICATED TO BE STOCKPILED OR REUSED.

SITE WATER DISTRIBUTION

1.) GENERAL
A. ALL WATER LINES AND CONSTRUCTION THEREOF SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF STAFFORD COUNTY, VIRGINIA AND THE VIRGINIA DEPARTMENT OF HEALTH.

SITE SANITARY SEWERS

1.) GENERAL
A. ALL SEWER LINES AND CONSTRUCTION THEREOF SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF STAFFORD COUNTY, VIRGINIA AND THE VIRGINIA DEPARTMENT OF HEALTH.

SITE STORM UTILITY DRAINAGE PIPING

1.) PIPE AND FITTINGS- GENERAL
A. ALL STORMWATER PIPE, INLETS, HEADWALLS, AND RELATED APPURTENANCES SHALL MEET LOCAL D.O.T. STANDARDS.
B. ALL STORMWATER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURERS INSTRUCTIONS.
2.) STEEL PIPE AND FITTINGS
A. CORRUGATED-STEEL PIPE AND FITTINGS: ASTM A 760/A 760M, TYPE I WITH FITTINGS OF SIMILAR FORM AND CONSTRUCTION AS PIPE.
   1. STANDARD-JOINT BANDS: CORRUGATED STEEL.
   2. COATING: ALUMINUM OR BITUMINOUS
3.) PE PIPE AND FITTINGS
A. CORRUGATED PE DRAINAGE PIPE AND FITTINGS NPS 3 TO NPS 10 : AASHTO M 252M; NPS 12 TO NPS 48 : AASHTO M 294M TYPE S, WITH SMOOTH WATERWAY FOR COUPLING JOINTS.
B. SILTTIGHT COUPLINGS: PE SLEEVE WITH ASTM D 1056, TYPE 2, CLASS A, GRADE 2 GASKET MATERIAL THAT MATES WITH TUBE AND FITTINGS.
4.) PVC CORRUGATED PIPE AND FITTINGS
A. CORRUGATED PVC DRAINAGE PIPE AND FITTINGS NPS 4 TO NPS 36: SMOOTH INTERIOR, ASTM F949, 46 PSI STIFFNESS WHEN TESTED IN ACCORDANCE WITH ASTM D2412. PVC COMPOUND HAVING A MINIMUM CELL CLASSIFICATION OF 12454 AS DEFINED IN ASTM D1784. FITTINGS: SMOOTH INTERIOR, ASTM F949, SECTION 5.2.3 OR F794, SECTION 7.2.4, JOINTS SHALL BE MADE WITH INTEGRALLY-FORMED BELL AND SPIGOT GASKETED CONNECTIONS. MANUFACTURER SHALL PROVIDE DOCUMENTATION SHOWING NO LEAKAGE WHEN GASKETED PIPE JOINTS ARE TESTED IN ACCORDANCE WITH ASTM D3212. ELASTOMERIC SEALS (GASKETS) SHALL MEET ASTM F477.
5.) CONCRETE PIPE AND FITTINGS
A. REINFORCED-CONCRETE SEWER PIPE AND FITTINGS: ASTM C 76 , BELL-AND-SPIGOT OR TONGUE-AND-GROOVE ENDS AND GASKETED JOINTS WITH ASTM C 443 . RUBBER GASKETS OR SEALANT JOINTS WITH ASTM C 990 , BITUMEN OR BUTYL-RUBBER SEALANT. CLASS III, WALL B.
B. CAST-IRON AREA DRAINS: ASME A112.6.3 GRAY-IRON ROUND BODY WITH ANCHOR FLANGE AND ROUND GRATE. INCLUDE BOTTOM OUTLET WITH INSIDE CALK OR SPIGOT CONNECTION, OF SIZES INDICATED.
6.) MANHOLES
A. STANDARD PRECAST CONCRETE MANHOLES:
   1. DESCRIPTION: ASTM C 478 , PRECAST, REINFORCED CONCRETE, OF DEPTH INDICATED, WITH PROVISION FOR SEALANT JOINTS.
   2. DIAMETER: 48 INCHES MINIMUM UNLESS OTHERWISE INDICATED.
   3. BALLAST: INCREASE THICKNESS OF PRECAST CONCRETE SECTIONS OR ADD CONCRETE TO BASE SECTION AS REQUIRED TO PREVENT FLOTATION.
   4. BASE SECTION: 6-INCH MINIMUM THICKNESS FOR FLOOR SLAB AND 4-INCH MINIMUM THICKNESS FOR WALLS AND BASE RISER SECTION, AND SEPARATE BASE SLAB OR BASE SECTION WITH INTEGRAL FLOOR.
   5. RISER SECTIONS: 4-INCH MINIMUM THICKNESS, AND LENGTHS TO PROVIDE DEPTH INDICATED.
   6. TOP SECTION: ECCENTRIC-CONE TYPE UNLESS CONCENTRIC-CONE OR FLAT-SLAB-TOP TYPE IS INDICATED, AND TOP OF CONE OF SIZE THAT MATCHES GRADE RINGS.
   7. JOINT SEALANT: ASTM C 990 , BITUMEN OR BUTYL RUBBER.
   8. STEPS: INDIVIDUAL FRP STEPS OR FRP LADDER, WIDE ENOUGH TO ALLOW WORKER TO PLACE BOTH FEET ON ONE STEP AND DESIGNED TO PREVENT LATERAL SLIPPAGE OFF STEP. CAST OR ANCHOR STEPS INTO SIDEWALLS AT 12- TO 16-INCH INTERVALS. OMIT STEPS IF TOTAL DEPTH FROM FLOOR OF MANHOLE TO FINISHED GRADE IS LESS THAN 48 INCHES.
B. MANHOLE FRAMES AND COVERS:
   1. DESCRIPTION: FERROUS; 24-INCH ID BY 7- TO 9-INCH RISER WITH 4-INCH- MINIMUM WIDTH FLANGE AND 26-INCH- DIAMETER COVER. INCLUDE INDENTED TOP DESIGN WITH LETTERING CAST INTO COVER, USING WORDING EQUIVALENT TO "STORM SEWER."
   2. MATERIAL: ASTM A 536, GRADE 60-40-18 DUCTILE IRON UNLESS OTHERWISE INDICATED.
7.) INLET & JUNCTION BOXES
A. STANDARD PRECAST CONCRETE:
   1. DESCRIPTION: ASTM C 478 , PRECAST, REINFORCED CONCRETE, OF DEPTH INDICATED, WITH PROVISION FOR SEALANT JOINTS.
   2. BASE SECTION: 6-INCH MINIMUM THICKNESS FOR FLOOR SLAB AND 4-INCH MINIMUM THICKNESS FOR WALLS AND BASE RISER SECTION, AND SEPARATE BASE SLAB OR BASE SECTION WITH INTEGRAL FLOOR.
   3. RISER SECTIONS: 4-INCH MINIMUM THICKNESS, 48-INCH DIAMETER, AND LENGTHS TO PROVIDE DEPTH INDICATED.
   4. TOP SECTION: ECCENTRIC-CONE TYPE UNLESS CONCENTRIC-CONE OR FLAT-SLAB-TOP TYPE IS INDICATED. TOP OF CONE OF SIZE THAT MATCHES GRADE RINGS.
   5. JOINT SEALANT: ASTM C 990 , BITUMEN OR BUTYL RUBBER.
   6. STEPS: INDIVIDUAL FRP STEPS OR FRP LADDER, WIDE ENOUGH TO ALLOW WORKER TO PLACE BOTH FEET ON ONE STEP AND DESIGNED TO PREVENT LATERAL SLIPPAGE OFF STEP. CAST OR ANCHOR STEPS INTO SIDEWALLS AT 12- TO 16-INCH INTERVALS. OMIT STEPS IF TOTAL DEPTH FROM FLOOR OF CATCH BASIN TO FINISHED GRADE IS LESS THAN 48 INCHES.
   7. PIPE CONNECTORS: ASTM C 923 , RESILIENT, OF SIZE REQUIRED, FOR EACH PIPE CONNECTING TO BASE SECTION.
8.) STORMWATER DETENTION STRUCTURES
A. CAST-IN-PLACE CONCRETE, STORMWATER DETENTION STRUCTURES: CONSTRUCTED OF REINFORCED-CONCRETE BOTTOM, WALLS, AND TOP; DESIGNED ACCORDING TO ASTM C 890 FOR A-16 (AASHTO HS20-44), HEAVY-TRAFFIC, STRUCTURAL LOADING; OF DEPTH, SHAPE, DIMENSIONS, AND APPURTENANCES INDICATED.
   1. BALLAST: INCREASE THICKNESS OF CONCRETE AS REQUIRED TO PREVENT FLOTATION.
   2. GRADE RINGS: INCLUDE TWO OR THREE REINFORCED-CONCRETE RINGS, OF 6- TO 9-INCH TOTAL THICKNESS, THAT MATCH 24-INCH- DIAMETER FRAME AND COVER.
   3. STEPS: INDIVIDUAL FRP STEPS OR FRP LADDER, WIDE ENOUGH TO ALLOW WORKER TO PLACE BOTH FEET ON ONE STEP AND DESIGNED TO PREVENT LATERAL SLIPPAGE OFF STEP. CAST OR ANCHOR STEPS INTO SIDEWALLS AT 12- TO 16-INCH INTERVALS. OMIT STEPS IF TOTAL DEPTH FROM FLOOR OF STRUCTURE TO FINISHED GRADE IS LESS THAN 48 INCHES.
   4. FORM AND CAST WIERS AND PIPE OPENINGS AS INDICATED ON DRAWINGS.
B. MANHOLE FRAMES AND COVERS: ASTM A 536, GRADE 60-40-18, DUCTILE-IRON CASTINGS DESIGNED FOR HEAVY-DUTY SERVICE.
9.) PIPE OUTLETS
A. PRE-CAST HEAD WALLS: PRE-CAST REINFORCED CONCRETE, WITH APRON AND TAPERED SIDES.
B. SLOPE PAVED HEAD WALLS: CAST-IN-PLACE REINFORCED CONCRETE AS SHOWN ON DRAWINGS.
C. RIPRAP BASINS: BROKEN, IRREGULARLY SIZED AND SHAPED, GRADED STONE ACCORDING TO NSSGA'S "QUARRIED STONE FOR EROSION AND SEDIMENT CONTROL." MINIMUM STONE SIZE AND DIMENSIONS AS SHOWN ON DRAWINGS.
10.) PIPING INSTALLATION
A. INSTALL LOCATOR WIRE OR TAPE 6-INCHES ABOVE ALL NON-METALLIC PIPING.
B. INSTALL BEDDING AND BACKFILL IN ACCORDANCE WITH PIPE MANUFACTURERS INSTRUCTIONS.
C. BEGIN INSTALLATION AT DOWNSTREAM PIPING CONNECTION TO OUTFALL POINT.
D. CONSTRUCT ALL HEADWALLS FLUSH WITH EXISTING AND PROPOSED EMBANKMENT SLOPES.
11.) CLEANING
A. CLEAN INTERIOR OF PIPING OF DIRT AND SUPERFLUOUS MATERIALS.\

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COMMONWEALTH OF VIRGINIA
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PROFESSIONAL ENGINEER
7/15/2022

NORR ARCHITECTS ENGINEERS PLANNERS
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G-2

GENERAL NOTES

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F:\186.111 PX COURTHOUSE ROAD - STAFFORD COUNTY - VA\DWGS-2 GENERAL NOTES.DWG Plotted on: 7/21/2022 2:56:45 PM By:MADISON.RIENE Sheet Scale:1" = 1'

EARTH MOVING

1.) PROJECT CONDITIONS
A. UTILITY LOCATOR SERVICE: NOTIFY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED BEFORE BEGINNING EARTH MOVING OPERATIONS.
B. DO NOT COMMENCE EARTH MOVING OPERATIONS UNTIL TEMPORARY EROSION- AND SEDIMENTATION-CONTROL MEASURES, ARE IN PLACE.
C. DO NOT COMMENCE EARTH MOVING OPERATIONS UNTIL PLANT-PROTECTION MEASURES ARE IN PLACE.
D. DO NOT COMMENCE EARTH MOVING OPERATIONS WITHOUT REVIEWING AND MAKING PROVISIONS FOR ALL GEOTECHNICAL RECOMMENDATIONS MADE IN THE PROJECT GEOTECHNICAL REPORT. COMPLY WITH RECOMMENDATIONS IN THE GEOTECHNICAL REPORT REGARDING GENERAL SITE PREPARATION, BUILDING PAD PREPARATION, PAVEMENT SECTIONS, FILL, AND EXCAVATION.
E. RETAIN A COPY OF THE PROJECT GEOTECHNICAL REPORT AT THE WORK SITE AT ALL TIMES. ANY DISCREPANCIES BETWEEN THESE SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT SHALL BE RESOLVED IN FAVOR OF THE PROJECT GEOTECHNICAL REPORT.
F. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTH MOVING OPERATIONS.
G. PROTECT AND MAINTAIN EROSION AND SEDIMENTATION CONTROLS DURING EARTH MOVING OPERATIONS.

2.) DEWATERING
A. PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA.
B. PROTECT SUBGRADES FROM SOFTENING, UNDERMINING, WASHOUT, AND DAMAGE BY RAIN OR WATER ACCUMULATION.
C. DESIGN AND PROVIDE DEWATERING SYSTEM USING ACCEPTED AND PROFESSIONAL METHODS CONSISTENT WITH CURRENT INDUSTRY PRACTICE. PROVIDE DEWATERING SYSTEM OF SUFFICIENT SIZE AND CAPACITY TO CONTROL GROUNDWATER IN A MANNER THAT PRESERVES STRENGTH OF FOUNDATION SOILS, DOES NOT CAUSE INSTABILITY OR RAVELING OF EXCAVATION SLOPES, AND DOES NOT RESULT IN DAMAGE TO EXISTING STRUCTURES. LOWER WATER LEVEL IN ADVANCE OF EXCAVATION BY UTILIZING WELLS, WELLPOINTS, OR SIMILAR POSITIVE CONTROL METHODS. MAINTAIN THE GROUNDWATER LEVEL TO A MINIMUM OF TWO (2) FEET BELOW EXCAVATIONS. PROVIDE PIEZOMETERS AS DIRECTED BY THE ENGINEER TO DOCUMENT THAT THE GROUNDWATER LEVEL IS BEING MAINTAINED.
D. BY ACCEPTABLE MEANS, CONTRACTOR SHALL CONTROL ALL WATER REGARDLESS OF SOURCE AND IS RESPONSIBLE FOR PROPER DISPOSAL OF THE WATER. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY SUPPLEMENTAL MEASURES TO CONTROL SEEPAGE, GROUNDWATER, OR ARTESIAN HEAD.
E. OPEN PUMPING WITH SUMPS AND DITCHES SHALL BE ALLOWED, PROVIDED IT DOES NOT RESULT IN BOILS, LOSS OF FINES, SOFTENING OF THE GROUND, OR INSTABILITY OF SLOPES. SUMPS SHALL BE LOCATED OUTSIDE OF LOAD BEARING AREAS SO THE BEARING SURFACES WILL NOT BE DISTURBED. WATER CONTAINING SILT IN SUSPENSION SHALL NOT BE PUMPED INTO SEWER LINES OR ADJACENT WATER BODIES. DURING NORMAL PUMPING AND UPON DEVELOPMENT OF WELL(S), LEVELS OF FINE SAND OR SILT IN THE DISCHARGE OF WATER SHALL NOT EXCEED FIVE (5) PPM.
F. CONTINUOUSLY MAINTAIN EXCAVATIONS IN A DRY CONDITION WITH POSITIVE DEWATERING METHODS DURING PREPARATION OF SUBGRADE, INSTALLATION OF PIPE, AND CONSTRUCTION OF STRUCTURES UNTIL THE CRITICAL PERIOD OF CONSTRUCTION AND/OR BACKFILL IS COMPLETED TO PREVENT DAMAGE OF SUBGRADE SUPPORT, PIPING, STRUCTURE, SIDE SLOPES, OR ADJACENT FACILITIES FOR FLOTATION OR OTHER HYDROSTATIC PRESSURE IMBALANCE.
G. WHEN CONSTRUCTION IS COMPLETE, PROPERLY REMOVE ALL DEWATERING EQUIPMENT FROM THE SITE, INCLUDING WELLS AND RELATED TEMPORARY ELECTRICAL SERVICE.

3.) SUBGRADE
A. NOTIFY PROJECT GEOTECHNICAL ENGINEER WHEN EXCAVATIONS HAVE REACHED REQUIRED SUBGRADE.
B. IF PROJECT GEOTECHNICAL ENGINEER DETERMINES THAT UNSATISFACTORY SOIL IS PRESENT, CONTINUE EXCAVATION AND REPLACE WITH COMPACTED BACKFILL OR FILL MATERIAL AS DIRECTED.
C. PROOF-ROLL SUBGRADE BELOW THE BUILDING SLABS AND PAVEMENTS WITH A PNEUMATIC-TIRED AND LOADED 10-WHEEL, TANDEM-AXLE DUMP TRUCK WEIGHING NOT LESS THAN 15 TONS TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES. EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY PROJECT GEOTECHNICAL ENGINEER, AND REPLACE WITH COMPACTED BACKFILL OR FILL AS DIRECTED.
D. IN HEAVY DUTY PAVEMENT AREAS, THE GRAVEL AGGREGATE BASE SHALL BE EXTENDED UNDER THE CURB AND GUTTER SECTION TO PROVIDE ADDITIONAL STABILITY FOR TRUCK TRAVEL.

4.) UTILITY TRENCH BEDDING AND BACKFILL
A. PLACE AND COMPACT BEDDING COURSE ON TRENCH BOTTOMS AND WHERE INDICATED. SHAPE BEDDING COURSE TO PROVIDE CONTINUOUS SUPPORT FOR BELLS, JOINTS, AND BARRELS OF PIPES AND FOR JOINTS, FITTINGS, AND BODIES OF CONDUITS.
B. USE CLASS B BEDDING UNDER ALL PVC PIPING.
C. CAREFULLY COMPACT INITIAL BACKFILL UNDER PIPE HAUNCHES AND COMPACT EVENLY UP ON BOTH SIDES AND ALONG THE FULL LENGTH OF PIPING OR CONDUIT TO AVOID DAMAGE OR DISPLACEMENT OF PIPING OR CONDUIT.
D. BACKFILL ALL UTILITIES UNDER ROADWAYS AND TRAFFIC AREAS WITH CRUSHED STONE.

5.) COMPACTION OF SOIL BACKFILLS AND FILLS
A. PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
B. PLACE BACKFILL AND FILL SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE. COMPACT SOIL MATERIALS AS INDICATED ON DRAWINGS OR AS INDICATED IN THE PROJECT GEOTECHNICAL REPORT.
C. PROVIDE CONSTRUCTION PHASE MONITORING AND TESTING AS RECOMMENDED IN THE PROJECT GEOTECHNICAL REPORT. PROVIDE TEST REPORTS TO THE ENGINEER FOR REVIEW AND APPROVAL.

6.) GRADING
A. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
1. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
2. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
B. LANDSCAPE ISLANDS: FILL ALL CURBED ISLANDS TO TOP OF CURB WITH TOPSOIL AND APPLY SEED AND MULCH UNLESS DRAWINGS INDICATE OTHERWISE.
C. SLOPES: DO NOT CREATE CUT OR FILL SLOPES STEEPER THAN 2H:1V WITHOUT OBTAINING SPECIAL WRITTEN PERMISSION FROM THE ENGINEER OF RECORD AND PROJECT GEOTECHNICAL ENGINEER.

7.) PROTECTION
A. PROTECTING GRADED AREAS: PROTECT NEWLY GRADED AREAS FROM TRAFFIC, FREEZING, AND EROSION. KEEP FREE OF TRASH AND DEBRIS. SEE EROSION AND SEDIMENT CONTROL PLAN AND NOTES FOR FURTHER INFORMATION.

ASPHALT PAVING

1.) FIELD CONDITIONS
A. ENVIRONMENTAL LIMITATIONS: DO NOT APPLY ASPHALT MATERIALS IF SUBGRADE IS WET OR EXCESSIVELY DAMP, IF RAIN IS IMMINENT OR EXPECTED BEFORE TIME REQUIRED FOR ADEQUATE CURE, OR IF THE FOLLOWING CONDITIONS ARE NOT MET:
1. PRIME COAT: MINIMUM SURFACE TEMPERATURE OF 60 DEG F .
2. TACK COAT: MINIMUM SURFACE TEMPERATURE OF 60 DEG F .
3. SLURRY COAT: COMPLY WITH WEATHER LIMITATIONS IN ASTM D 3910.
4. ASPHALT BASE COURSE: MINIMUM SURFACE TEMPERATURE OF 40 DEG F AND RISING AT TIME OF PLACEMENT.
5. ASPHALT SURFACE COURSE: MINIMUM SURFACE TEMPERATURE OF 60 DEG F AT TIME OF PLACEMENT.

2.) ASPHALT MATERIALS
A. REFER TO PROJECT GEOTECHNICAL REPORT AND PROJECT DRAWINGS FOR REQUIRED ASPHALT MATERIAL DESIGN.
B. AGGREGATES SHALL MEET THE REQUIREMENTS OF THE LOCAL DEPARTMENT OF TRANSPORTATION.
C. RECLAIMED ASPHALT PAVEMENT (RAP) SHALL NOT BE USED IN THE MIX DESIGN.

3.) PATCHING
A. ASPHALT PAVEMENT: SAW CUT PERIMETER OF PATCH AND EXCAVATE EXISTING PAVEMENT SECTION TO SOUND BASE. EXCAVATE RECTANGULAR OR TRAPEZOIDAL PATCHES, EXTENDING 12 INCHES INTO PERIMETER OF ADJACENT SOUND PAVEMENT, UNLESS OTHERWISE INDICATED. CUT EXCAVATION FACES VERTICALLY. REMOVE EXCAVATED MATERIAL. RECOMPACT EXISTING UNBOUND-AGGREGATE BASE COURSE TO FORM NEW SUBGRADE.
B. TACK COAT: BEFORE PLACING PATCH MATERIAL, APPLY TACK COAT UNIFORMLY TO VERTICAL ASPHALT SURFACES ABUTTING THE PATCH. APPLY AT A RATE OF 0.05 TO 0.15 GAL./SQ. YD. .
1. ALLOW TACK COAT TO CURE UNDISTURBED BEFORE APPLYING HOT-MIX ASPHALT PAVING.
2. AVOID SMEARING OR STAINING ADJOINING SURFACES, APPURTENANCES, AND SURROUNDINGS. REMOVE SPILLAGES AND CLEAN AFFECTED SURFACES.
C. PLACING PATCH MATERIAL: FILL EXCAVATED PAVEMENT AREAS WITH HOT-MIX ASPHALT BASE MIX FOR FULL THICKNESS OF PATCH AND, WHILE STILL HOT, COMPACT FLUSH WITH ADJACENT SURFACE.

4.) SURFACE PREPARATION
A. GENERAL: IMMEDIATELY BEFORE PLACING ASPHALT MATERIALS, REMOVE LOOSE AND DELETERIOUS MATERIAL FROM SUBSTRATE SURFACES. ENSURE THAT PREPARED SUBGRADE IS READY TO RECEIVE PAVING. SAWCUT EXISTING PAVEMENT TO THE JOINED TO PROVIDE VERTICAL FACES BETWEEN NEW AND EXISTING SURFACES.
B. EMULSIFIED ASPHALT PRIME COAT: APPLY UNIFORMLY OVER SURFACE OF COMPACTED UNBOUND-AGGREGATE BASE COURSE AT A RATE OF 0.10 TO 0.30 GAL./SQ. YD. PER INCH DEPTH . APPLY ENOUGH MATERIAL TO PENETRATE AND SEAL, BUT NOT FLOOD, SURFACE. ALLOW PRIME COAT TO CURE.
1. IF PRIME COAT IS NOT ENTIRELY ABSORBED WITHIN 24 HOURS AFTER APPLICATION, SPREAD SAND OVER SURFACE TO BLOT EXCESS ASPHALT. USE ENOUGH SAND TO PREVENT PICKUP UNDER TRAFFIC. REMOVE LOOSE SAND BY SWEEPING BEFORE PAVEMENT IS PLACED AND AFTER VOLATILES HAVE EVAPORATED.
2. PROTECT PRIMED SUBSTRATE FROM DAMAGE UNTIL READY TO RECEIVE PAVING.
C. TACK COAT: APPLY UNIFORMLY TO SURFACES OF EXISTING PAVEMENT AT A RATE OF 0.02 TO 0.08 GAL./SQ. YD. .
1. ALLOW TACK COAT TO CURE UNDISTURBED BEFORE APPLYING HOT-MIX ASPHALT PAVING.
2. AVOID SMEARING OR STAINING ADJOINING SURFACES, APPURTENANCES, AND SURROUNDINGS. REMOVE SPILLAGES AND CLEAN AFFECTED SURFACES.

5.) PLACING HOT-MIX ASPHALT
A. MACHINE PLACE HOT-MIX ASPHALT ON PREPARED SURFACE, SPREAD UNIFORMLY, AND STRIKE OFF. PLACE ASPHALT MIX BY HAND IN AREAS INACCESSIBLE TO EQUIPMENT IN A MANNER THAT PREVENTS SEGREGATION OF MIX. PLACE EACH COURSE TO REQUIRED GRADE, CROSS SECTION, AND THICKNESS WHEN COMPACTED.
1. PLACE HOT-MIX ASPHALT BASE COURSE IN NUMBER OF LIFTS AND THICKNESSES INDICATED.
2. PLACE HOT-MIX ASPHALT SURFACE COURSE IN SINGLE LIFT.
3. SPREAD MIX AT A MINIMUM TEMPERATURE OF 250 DEG F .
4. BEGIN APPLYING MIX ALONG CENTERLINE OF CROWN FOR CROWNED SECTIONS AND ON HIGH SIDE OF ONE-WAY SLOPES UNLESS OTHERWISE INDICATED.
5. REGULATE PAVER MACHINE SPEED TO OBTAIN SMOOTH, CONTINUOUS SURFACE FREE OF PULLS AND TEARS IN ASPHALT-PAVING MAT.
B. PLACE PAVING IN CONSECUTIVE STRIPS NOT LESS THAN 10 FEET WIDE UNLESS INFILL EDGE STRIPS OF A LESSER WIDTH ARE REQUIRED.

6.) JOINTS
A. CONSTRUCT JOINTS TO ENSURE A CONTINUOUS BOND BETWEEN ADJOINING PAVING SECTIONS. CONSTRUCT JOINTS FREE OF DEPRESSIONS, WITH SAME TEXTURE AND SMOOTHNESS AS OTHER SECTIONS OF HOT-MIX ASPHALT COURSE.
B. CONSTRUCT SMOOTH TRANSITIONS BETWEEN NEW AND EXISTING PAVING SECTIONS.

7.) COMPACTION
A. GENERAL: BEGIN COMPACTION AS SOON AS PLACED HOT-MIX PAVING WILL BEAR ROLLER WEIGHT WITHOUT EXCESSIVE DISPLACEMENT. COMPACT HOT-MIX PAVING WITH HOT, HAND TAMPERS OR WITH VIBRATORY-PLATE COMPACTORS IN AREAS INACCESSIBLE TO ROLLERS. COMPLETE COMPACTION BEFORE MIX TEMPERATURE COOLS TO 185 DEG F.
1. INITIAL LIFT: AVERAGE OF 92% OF MAXIMUM THEORETICAL DENSITY.
2. TOP SURFACE LIFT: AVERAGE OF 93% OF MAXIMUM THEORETICAL DENSITY.
3. TOLERANCE: +2.0%, -1.0% OF ANY INDIVIDUAL TEST.
B. FINISH ROLLING: FINISH ROLL PAVED SURFACES TO REMOVE ROLLER MARKS WHILE HOT-MIX ASPHALT IS STILL WARM.
C. ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC FOR AT LEAST 24 HOURS AFTER PLACEMENT FOR THE BINDER COURSE, AND AT LEAST 72 HOURS AFTER PLACEMENT FOR THE FINAL WEARING SURFACE.
D. IF THE AMBIENT AIR TEMPERATURE IS IN EXCESS OF 90 DEGREES FAHRENHEIT DURING THE 72 HOUR PROTECTION PERIOD, THE PAVEMENT SURFACE SHALL BE FLOODED WITH WATER TO RAPIDLY COOL THE PAVEMENT AT LEAST ONCE PER DAY.

8.) FIELD QUALITY CONTROL
A. TESTING AGENCY: ENGAGE A QUALIFIED TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS.
B. CONDUCT TESTS AND REPORTS SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT.
C. TESTING AGENCY MUST INSPECT AND APPROVE THE SUBGRADE, EACH FILL LAYER, AND THE SUBBASE AND BASE COURSE.
D. PROMPTLY SEND TEST REPORTS TO THE ENGINEER FOR REVIEW AND APPROVAL.
E. REMOVE AND REPLACE OR INSTALL ADDITIONAL HOT-MIX ASPHALT WHERE TEST RESULTS OR MEASUREMENTS INDICATE THAT IT DOES NOT COMPLY WITH SPECIFIED REQUIREMENTS.

CONCRETE PAVING

1.) PROJECT CONDITIONS
A. TRAFFIC CONTROL: MAINTAIN ACCESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC AS REQUIRED FOR OTHER CONSTRUCTION ACTIVITIES.

2.) STEEL REINFORCEMENT
A. PLAIN-STEEL WELDED WIRE REINFORCEMENT: ASTM A 185/A 185M, FABRICATED FROM AS-DRAWN STEEL WIRE INTO FLAT SHEETS.
B. REINFORCING BARS: ASTM A 615/A 615M, GRADE 60 ; DEFORMED.
C. JOINT DOWEL BARS: ASTM A 615/A 615M, GRADE 60 PLAIN-STEEL BARS. CUT BARS TRUE TO LENGTH WITH ENDS SQUARE AND FREE OF BURRS.
D. BAR SUPPORTS: BOLSTERS, CHAIRS, SPACERS, AND OTHER DEVICES FOR SPACING, SUPPORTING, AND FASTENING REINFORCING BARS, WELDED WIRE REINFORCEMENT, AND DOWELS IN PLACE. MANUFACTURE BAR SUPPORTS ACCORDING TO CRSI'S "MANUAL OF STANDARD PRACTICE" FROM STEEL WIRE, PLASTIC, OR PRECAST CONCRETE OF GREATER COMPRESSIVE STRENGTH THAN CONCRETE SPECIFIED, AND AS FOLLOWS:

3.) CONCRETE MATERIALS
A. CEMENTITIOUS MATERIAL: USE CEMENTITIOUS MATERIALS, OF SAME TYPE, BRAND, AND SOURCE THROUGHOUT PROJECT.
B. NORMAL-WEIGHT AGGREGATES: ASTM C 33, , UNIFORMLY GRADED. PROVIDE AGGREGATES FROM A SINGLE SOURCE.
1. MAXIMUM COARSE-AGGREGATE SIZE: 1 INCH NOMINAL.
2. FINE AGGREGATE: FREE OF MATERIALS WITH DELETERIOUS REACTIVITY TO ALKALI IN CEMENT.

4.) RELATED MATERIALS
A. JOINT FILLERS: ASTM D 1751, ASPHALT-SATURATED CELLULOSIC FIBER IN PREFORMED STRIPS.

5.) WHEEL STOPS
A. WHEEL STOPS: PRECAST, AIR-ENTRAINED CONCRETE, 2500-PSI MINIMUM COMPRESSIVE STRENGTH,. PROVIDE CHAMFERED CORNERS AND DRAINAGE SLOTS ON UNDERSIDE AND HOLES FOR ANCHORING TO SURFACE.

6.) SIDEWALKS
A. SIDEWALKS: SLOPE SIDEWALKS AWAY FROM BUILDING WITH A 1.5% CROSS-SLOPE UNLESS DRAWINGS INDICATE OTHERWISE.

7.) PREPARATION
A. REMOVE LOOSE MATERIAL FROM COMPACTED SUBBASE SURFACE IMMEDIATELY BEFORE PLACING CONCRETE.

8.) STEEL REINFORCEMENT
A. GENERAL: COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATING, PLACING, AND SUPPORTING REINFORCEMENT.
B. CLEAN REINFORCEMENT OF LOOSE RUST AND MILL SCALE, EARTH, ICE, OR OTHER BOND-REDUCING MATERIALS.
C. ARRANGE, SPACE, AND SECURELY TIE BARS AND BAR SUPPORTS TO HOLD REINFORCEMENT IN POSITION DURING CONCRETE PLACEMENT. MAINTAIN MINIMUM COVER TO REINFORCEMENT.
D. INSTALL WELDED WIRE REINFORCEMENT IN LENGTHS AS LONG AS PRACTICABLE. LAP ADJOINING PIECES AT LEAST ONE FULL MESH, AND LACE SPLICES WITH WIRE. OFFSET LAPS OF ADJOINING WIDTHS TO PREVENT CONTINUOUS LAPS IN EITHER DIRECTION.
E. ZINC-COATED REINFORCEMENT: USE GALVANIZED-STEEL WIRE TIES TO FASTEN ZINC-COATED REINFORCEMENT. REPAIR CUT AND DAMAGED ZINC COATINGS WITH ZINC REPAIR MATERIAL.

9.) JOINTS
A. GENERAL: FORM CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS AND TOOL EDGES TRUE TO LINE, WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE. CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO CENTERLINE UNLESS OTHERWISE INDICATED.
1. WHEN JOINING EXISTING PAVING, PLACE TRANSVERSE JOINTS TO ALIGN WITH PREVIOUSLY PLACED JOINTS UNLESS OTHERWISE INDICATED.
2. ENSURE THAT PROVIDE CORRECT HORIZONTAL AND VERTICAL ALIGNMENT BETWEEN NEW AND EXISTING PAVEMENTS, SIDEWALKS, CURB AND GUTTER, ETC.
B. CONSTRUCTION JOINTS: SET CONSTRUCTION JOINTS AT SIDE AND END TERMINATIONS OF PAVING AND AT LOCATIONS WHERE PAVING OPERATIONS ARE STOPPED FOR MORE THAN ONE-HALF HOUR UNLESS PAVING TERMINATES AT ISOLATION JOINTS.
1. CONTINUE STEEL REINFORCEMENT ACROSS CONSTRUCTION JOINTS UNLESS OTHERWISE INDICATED. DO NOT CONTINUE REINFORCEMENT THROUGH SIDES OF PAVING STRIPS UNLESS OTHERWISE INDICATED.
2. PROVIDE TIE BARS AT SIDES OF PAVING STRIPS WHERE INDICATED.
3. KEYED JOINTS: PROVIDE PREFORMED KEYWAY-SECTION FORMS OR BULKHEAD FORMS WITH KEYS UNLESS OTHERWISE INDICATED. EMBED KEYS AT LEAST 1-1/2 INCHES INTO CONCRETE.
4. DOWELED JOINTS: INSTALL DOWEL BARS AND SUPPORT ASSEMBLIES AT JOINTS WHERE INDICATED. LUBRICATE OR COAT WITH ASPHALT ONE-HALF OF DOWEL LENGTH TO PREVENT CONCRETE BONDING TO ONE SIDE OF JOINT.
C. ISOLATION JOINTS: FORM ISOLATION JOINTS OF PREFORMED JOINT-FILLER STRIPS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, OTHER FIXED OBJECTS, AND WHERE INDICATED.
1. LOCATE EXPANSION JOINTS AT INTERVALS OF 30 FEET UNLESS OTHERWISE INDICATED.
2. EXTEND JOINT FILLERS FULL WIDTH AND DEPTH OF JOINT.
3. TERMINATE JOINT FILLER NOT LESS THAN 1/2 INCH OR MORE THAN 1 INCH BELOW FINISHED SURFACE IF JOINT SEALANT IS INDICATED.
4. PLACE TOP OF JOINT FILLER FLUSH WITH FINISHED CONCRETE SURFACE IF JOINT SEALANT IS NOT INDICATED.
5. FURNISH JOINT FILLERS IN ONE-PIECE LENGTHS. WHERE MORE THAN ONE LENGTH IS REQUIRED, LACE OR CLIP JOINT-FILLER SECTIONS TOGETHER.
6. DURING CONCRETE PLACEMENT, PROTECT TOP EDGE OF JOINT FILLER WITH METAL, PLASTIC, OR OTHER TEMPORARY PREFORMED CAP. REMOVE PROTECTIVE CAP AFTER CONCRETE HAS BEEN PLACED ON BOTH SIDES OF JOINT.
D. CONTRACTION JOINTS: FORM WEAKENED-PLANE CONTRACTION JOINTS, SECTIONING CONCRETE INTO AREAS AS INDICATED. CONSTRUCT CONTRACTION JOINTS FOR A DEPTH EQUAL TO AT LEAST ONE-FOURTH OF THE CONCRETE THICKNESS, AS FOLLOWS:
1. GROOVED JOINTS: FORM CONTRACTION JOINTS AFTER INITIAL FLOATING BY GROOVING AND FINISHING EACH EDGE OF JOINT WITH GROOVING TOOL TO A 1/4-INCH RADIUS. REPEAT GROOVING OF CONTRACTION JOINTS AFTER APPLYING SURFACE FINISHES. ELIMINATE GROOVING-TOOL MARKS ON CONCRETE SURFACES.
2. SAWED JOINTS: FORM CONTRACTION JOINTS WITH POWER SAWS EQUIPPED WITH SHATTERPROOF ABRASIVE OR DIAMOND-RIMMED BLADES. CUT 1/8-INCH- WIDE JOINTS INTO CONCRETE WHEN CUTTING ACTION WILL NOT TEAR, ABRADE, OR OTHERWISE DAMAGE SURFACE AND BEFORE DEVELOPING RANDOM CONTRACTION CRACKS.
3. DOWELED CONTRACTION JOINTS: INSTALL DOWEL BARS AND SUPPORT ASSEMBLIES AT JOINTS WHERE INDICATED. LUBRICATE OR COAT WITH ASPHALT ONE-HALF OF DOWEL LENGTH TO PREVENT CONCRETE BONDING TO ONE SIDE OF JOINT.
E. EDGING: AFTER INITIAL FLOATING, TOOL EDGES OF PAVING, GUTTERS, CURBS, AND JOINTS IN CONCRETE WITH AN EDGING TOOL TO A 1/4-INCH RADIUS. REPEAT TOOLING OF EDGES AFTER APPLYING SURFACE FINISHES. ELIMINATE EDGING-TOOL MARKS ON CONCRETE SURFACES.

10.) FIELD QUALITY CONTROL
A. TESTING AGENCY: ENGAGE A QUALIFIED TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS.
B. PROMPTLY SEND TEST REPORTS TO THE ENGINEER FOR REVIEW AND APPROVAL.
C. TESTING SERVICES: TESTING OF COMPOSITE SAMPLES OF FRESH CONCRETE OBTAINED ACCORDING TO ASTM C 172 SHALL BE PERFORMED BY THE GENERAL CONTRACTOR'S TESTING AGENCY ACCORDING TO THE FOLLOWING REQUIREMENTS:
1. TESTING FREQUENCY: OBTAIN AT LEAST ONE COMPOSITE SAMPLE FOR EACH 100 CU. YD. OR FRACTION THEREOF OF EACH CONCRETE MIXTURE PLACED EACH DAY. WHEN FREQUENCY OF TESTING WILL PROVIDE FEWER THAN FIVE COMPRESSIVE-STRENGTH TESTS FOR EACH CONCRETE MIXTURE, TESTING SHALL BE CONDUCTED FROM AT LEAST FIVE RANDOMLY SELECTED BATCHES OR FROM EACH BATCH IF FEWER THAN FIVE ARE USED.
2. SLUMP: ASTM C 143/C 143M; ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIXTURE. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
3. AIR CONTENT: ASTM C 231, PRESSURE METHOD; ONE TEST FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIXTURE.
4. CONCRETE TEMPERATURE: ASTM C 1064/C 1064M; ONE TEST HOURLY WHEN AIR TEMPERATURE IS 40 DEG F AND BELOW AND WHEN IT IS 80 DEG F AND ABOVE, AND ONE TEST FOR EACH COMPOSITE SAMPLE.
5. COMPRESSION TEST SPECIMENS: ASTM C 31/C 31M, CAST AND LABORATORY CURE ONE SET OF THREE STANDARD CYLINDER SPECIMENS FOR EACH COMPOSITE SAMPLE.
6. COMPRESSIVE-STRENGTH TESTS: ASTM C 39/C 39M; TEST ONE SPECIMEN AT SEVEN DAYS AND TWO SPECIMENS AT 28 DAYS. A COMPRESSIVE-STRENGTH TEST SHALL BE THE AVERAGE OF COMPRESSIVE STRENGTH FROM TWO SPECIMENS OBTAINED FROM SAME COMPOSITE SAMPLE AND TESTED AT 28 DAYS.
D. STRENGTH OF EACH CONCRETE MIXTURE WILL BE SATISFACTORY IF AVERAGE OF ANY THREE CONSECUTIVE COMPRESSIVE-STRENGTH TESTS EQUALS OR EXCEEDS SPECIFIED COMPRESSIVE STRENGTH AND NO COMPRESSIVE-STRENGTH TEST VALUE FALLS BELOW SPECIFIED COMPRESSIVE STRENGTH BY MORE THAN 500 PSI .
E. TEST RESULTS SHALL BE REPORTED IN WRITING TO ENGINEER, CONCRETE MANUFACTURER, AND CONTRACTOR WITHIN 48 HOURS OF TESTING. REPORTS OF COMPRESSIVE-STRENGTH TESTS SHALL CONTAIN PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING AND INSPECTING AGENCY, LOCATION OF CONCRETE BATCH IN WORK, DESIGNED COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIXTURE PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7- AND 28-DAY TESTS.
F. ADDITIONAL TESTS: TESTING AND INSPECTING AGENCY SHALL MAKE ADDITIONAL TESTS OF CONCRETE WHEN TEST RESULTS INDICATE THAT SLUMP, AIR ENTRAINMENT, COMPRESSIVE STRENGTHS, OR OTHER REQUIREMENTS HAVE NOT BEEN MET, AS DIRECTED BY ENGINEER.
G. CONCRETE PAVING WILL BE CONSIDERED DEFECTIVE IF IT DOES NOT PASS TESTS AND INSPECTIONS.
H. ADDITIONAL TESTING AND INSPECTING, AT CONTRACTOR'S EXPENSE, WILL BE PERFORMED TO DETERMINE COMPLIANCE OF REPLACED OR ADDITIONAL WORK WITH SPECIFIED REQUIREMENTS.
I. PROMPTLY SEND TEST REPORTS.

11.) REPAIRS AND PROTECTION
A. REMOVE AND REPLACE CONCRETE PAVING THAT IS BROKEN, DAMAGED, OR DEFECTIVE OR THAT DOES NOT COMPLY WITH REQUIREMENTS IN THIS SECTION. REMOVE WORK IN COMPLETE SECTIONS FROM JOINT TO JOINT UNLESS OTHERWISE APPROVED BY ENGINEER.
B. DRILL TEST CORES, WHERE DIRECTED BY ENGINEER, WHEN NECESSARY TO DETERMINE MAGNITUDE OF CRACKS OR DEFECTIVE AREAS. FILL DRILLED CORE HOLES IN SATISFACTORY PAVING AREAS WITH PORTLAND CEMENT CONCRETE BONDED TO PAVING WITH EPOXY ADHESIVE.
C. PROTECT CONCRETE PAVING FROM DAMAGE. EXCLUDE TRAFFIC FROM PAVING FOR AT LEAST 14 DAYS AFTER PLACEMENT. WHEN CONSTRUCTION TRAFFIC IS PERMITTED, MAINTAIN PAVING AS CLEAN AS POSSIBLE BY REMOVING SURFACE STAINS AND SPILLAGE OF MATERIALS AS THEY OCCUR.
D. MAINTAIN CONCRETE PAVING FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP PAVING NOT MORE THAN TWO DAYS BEFORE DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS.

PAVEMENT MARKINGS

1.) QUALITY ASSURANCE
A. REGULATORY REQUIREMENTS: COMPLY WITH MATERIALS, WORKMANSHIP, AND OTHER APPLICABLE REQUIREMENTS OF STATE DOT OR LOCAL MUNICIPALITY FOR PAVEMENT-MARKING WORK.

2.) FIELD CONDITIONS
A. ENVIRONMENTAL LIMITATIONS: PROCEED WITH PAVEMENT MARKING ONLY ON CLEAN, DRY SURFACES AND AT A MINIMUM AMBIENT OR SURFACE TEMPERATURE OF 40 DEG F FOR ALKYD MATERIALS, 55 DEG F FOR WATER-BASED MATERIALS, AND NOT EXCEEDING 95 DEG F.

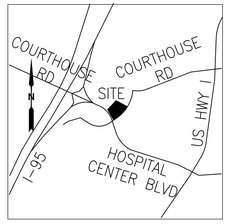
3.) PAVEMENT-MARKING PAINT
A. PAVEMENT-MARKING PAINT: ALKYD-RESIN TYPE, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH AASHTO M 248; COLORS COMPLYING WITH FS TT-P-1952, COLOR: AS INDICATED.
B. ALL PAVEMENT MARKING WITHIN D.O.T. RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND IN ACCORDANCE WITH D.O.T. SPECIFICATIONS.

4.) PAVEMENT MARKING
A. APPLY TEMPORARY PAVEMENT MARKING BEFORE TRAFFIC IS ALLOWED ON ANY NEWLY PAVED AREA OR AS SITE CONDITIONS DICTATE. ALLOW FINAL WEARING SURFACE TO AGE FOR A MINIMUM OF 30 DAYS BEFORE APPLYING FINAL PERMANENT PAVEMENT MARKING.

5.) PROTECTING AND CLEANING
A. PROTECT PAVEMENT MARKINGS FROM DAMAGE AND WEAR DURING REMAINDER OF CONSTRUCTION PERIOD.
B. CLEAN SPILLAGE AND SOILING FROM ADJACENT CONSTRUCTION USING CLEANING AGENTS AND PROCEDURES RECOMMENDED BY MANUFACTURER OF AFFECTED CONSTRUCTION.

CHAIN LINK FENCES AND GATES

1.) PROJECT CONDITION



LOCATION MAP

SCALE: 1" = 2000'

HORIZONTAL DATUM

CITY OF	STAFFORD, VIRGINIA
DISK(S)	OPUS 2 HOUR
DATUM	VIRGINIA STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD 83/93 HARN US SURVEY FOOT

VERTICAL DATUM

VERTICAL DATA ESTABLISHED ON SITE VIA:

-OPUS DATA TIED TO THE VIRGINIA SOUTH NETWORK AND NOT TIED TO SPECIFIC CITY DISKS

CITY OF	STAFFORD, VIRGINIA
DISK(S)	OPUS 2 HOUR
DATUM	NAVD88

FEMA FLOOD ZONE

FLOOD INFORMATION INDICATED HEREON SHOULD NOT BE CONSTRUED AS A DETERMINATION OF THE NEED OR LACK OF NEED FOR FLOOD INSURANCE. PROPERTY OWNERS SHOULD CONTACT A LOCAL FLOOD OFFICIAL FOR MORE INFORMATION.
V = 1% CHANCE OF ANNUAL FLOOD WITH STORM INDUCED WAVES
AE = 1% CHANCE OF ANNUAL FLOOD
X-SHADED = 0.2% CHANCE OF ANNUAL FLOOD
X = MINIMAL FLOOD HAZARD AREA

THIS SITE APPEARS TO LIE IN FLOOD ZONE(S)	X
AS SHOWN ON F.I.R.M. MAP/PANEL #	5101540141 E
PANEL DATE:	02/04/2005
NFIP COMMUNITY NAME	STAFFORD COUNTY
NFIP COMMUNITY NUMBER	510154
FIRM INDEX DATE	02/04/2005

PROPERTY OWNER(S)

LRSN	58029
OWNER(S)	BURNS FAMILY LIMITED PARTNERSHIP
DEED INSTRUMENT	LR050004630
DATED	FEBRUARY 7, 2005
RECORDED	FEBRUARY 9, 2005
LOCATION	COUNTY OF STAFFORD, VA
MAILING ADDRESS	1250 S WASHINGTON ST UNIT 821 ALEXANDRIA, VA 22314-4434

ZONING

MAS-LD DOES NOT CERTIFY AS TO THE ZONING DESIGNATION OF THIS SITE. FOR DETAILED ZONING INFORMATION, PLEASE CONTACT THE ZONING DEPARTMENT AT THE NUMBER LISTED BELOW

SOURCE	COUNTY OF STAFFORD GIS		
ZONING DEPT. PHONE #	(540)658-8668	ZONE	B2

GENERAL SURVEY NOTES:

1. THIS SURVEY WAS PRODUCED BY MID-ATLANTIC SURVEYING AND LAND DESIGN, INC. FOR FORESITE GROUP.
2. THIS SURVEY WAS BASED ON A COMMITMENT OF TITLE PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. SAID STATUS OF TITLE HAVING THE FOLLOWING FILE AND DATE INFORMATION:
   ORDER (COMMITMENT) NUMBER: 2341720
   EFFECTIVE DATE: 07/20/2021, AT 8:00AM
3. THE BOUNDARY LINES SHOWN ARE BASED ON A CURRENT FIELD BOUNDARY SURVEY.
4. THIS SURVEY IS NOT INTENDED TO SHOW ALL UNDERGROUND UTILITY FEATURES. IT IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO CONTACT MISS UTILITY BEFORE ANY EXCAVATION OR OTHER EARTH MOVING WORK.
5. THE SUBJECT PROPERTY WAS UNDER CONSTRUCTION AT TIME OF SURVEY.

ALTA CERTIFICATION

TO FIDELITY NATIONAL TITLE INSURANCE COMPANY, CFT DEVELOPMENTS, BURNS FAMILY LIMITED PARTNERSHIP:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS:
1,2,3,4,6(A),6(B),7(A),8,9,10,13,16,19

OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/09/2021.

DATE: 02/09/2022

Beth Anne G. Campbell
BETH ANNE G. CAMPBELL, VA L.S. #003316

TOPOGRAPHIC SURVEY CERTIFICATION

THIS SURVEY

ALTA/NSPS LAND TITLE SURVEY
OF
PROPERTY OWNED BY BURNS FAMILY LIMITED PARTNERSHIP
FOR
FORESITE GROUP
COUNTY OF STAFFORD, VIRGINIA
FEBRUARY 9, 2022*

WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, BETH ANNE G. CAMPBELL FROM AN ACTUAL GROUND ~~OR AIRBORNE~~ SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON 12/09/2021; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

DATE: 02/09/2022

Beth Anne G. Campbell
BETH ANNE G. CAMPBELL, VA L.S. #003316

LEGAL DESCRIPTION:

BEGINNING AT A POINT IN THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COURTHOUSE ROAD, STATE ROUTE 630, (VARIABLE WIDTH) AND THE SOUTHEASTERLY RIGHT-OF-WAY OF THE FORMER WYCHE ROAD, (VARIABLE WIDTH); THENCE WITH THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FORMER WYCHE ROAD, (VARIABLE WIDTH) THE FOLLOWING COURSES AND DISTANCES:

N34°23'39"E, 111.97 FEET TO A POINT, N36°02'20"E, 67.97 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF FLORIDA ROCK DRIVE, STATE ROUTE 785, (VARIABLE WIDTH); THENCE WITH THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF FLORIDA ROCK DRIVE, STATE ROUTE 785, (VARIABLE WIDTH) THE FOLLOWING COURSES AND DISTANCES;

N65°07'27"E, 15.91 FEET TO A POINT, N62°33'57"E, 122.00 FEET TO A POINT, S67°52'04"E, 593.67 FEET TO A POINT, S11°52'12"E, 54.60 FEET TO A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY OF COURTHOUSE ROAD, STATE ROUTE 630, (VARIABLE WIDTH) THE FOLLOWING COURSES AND DISTANCES;

S41°46'56"W, 108.15 FEET TO A POINT, S35°30'49"W, 176.83 FEET TO A POINT, 173.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 358.26 FEET AND A CHORD BEARING AND DISTANCE OF S49°24'00"W, 171.96 FEET TO A POINT, N73°31'13"W, 53.49 FEET TO A POINT 368.43 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 764.00 FEET AND A CHORD BEARING AND DISTANCE OF N41°05'50"W, 364.87 FEET TO A POINT, N56°04'54"W, 152.43 FEET TO A POINT, N66°19'03"W, 70.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 244,981 SQUARE FEET OR 5.6240 ACRES, MORE OR LESS.

BEING THE SAME REAL ESTATE CONVEYED TO BURNS FAMILY LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP BY TRUSTEE'S DEED FROM WILL WATKINS, SUBSTITUTE TRUSTEE, DATED FEBRUARY 7, 2005, RECORDED FEBRUARY 9, 2005, FILED IN INSTRUMENT NO. LR050004630 OF THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA.

SCHEDULE B, PART II EXCEPTIONS:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
2. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
3. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND. (MAY BE AMENDED OR DELETED WITH APPROPRIATE AFFIDAVIT)
4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (UPON RECEIPT AND EXAMINATION OF AN ACCEPTABLE SURVEY OF THE SUBJECT PROPERTY, THIS EXCEPTION WILL BE REMOVED PROVIDED THAT EXCEPTION MAY BE MADE IN THE POLICY TO THOSE MATTERS DISCLOSED BY THE SURVEY)
5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. (UPON RECEIPT AND EXAMINATION OF AN ACCEPTABLE SURVEY OF THE SUBJECT PROPERTY, THIS EXCEPTION WILL BE REMOVED PROVIDED THAT EXCEPTION MAY BE MADE IN THE POLICY TO THOSE MATTERS DISCLOSED BY THE SURVEY)
6. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICE, LABOR OR MATERIAL THERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT SURVEY RELATED).
7. TAXES FOR THE SECOND HALF OF 2021, AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE (NOT SURVEY RELATED).
8. TELEPHONE AND TELEGRAPH EASEMENT AND INCIDENTAL RIGHTS THERETO, EXECUTED BY SAMUEL GALAOHAU AND AMMAR GALLAHAU, TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY, DATED AUGUST 7, 1912, FILED AUGUST 12, 1912, RECORDED IN DEED BOOK 14, PAGE 245 OF THE CIRCUIT COURT RECORDS OF STAFFORD COUNTY, VIRGINIA (INSUFFICIENT DEED INFORMATION).
9. TELEPHONE AND TELEGRAPH EASEMENT AND INCIDENTAL RIGHTS THERETO, EXECUTED BY JACKSON GALLAHAU, TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF VIRGINIA, DATED JUNE 12, 1918, FILED JUNE 12, 1918, RECORDED IN DEED BOOK 17, PAGE 149 OF THE CIRCUIT COURT RECORDS OF STAFFORD COUNTY, VIRGINIA (INSUFFICIENT DEED INFORMATION).
10. TELEPHONE AND TELEGRAPH EASEMENT AND INCIDENTAL RIGHTS THERETO, EXECUTED BY THOMAS GALLAHAU AND MRS. MARTHA GALLAHAU, TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF VIRGINIA, DATED NOVEMBER 29, 1918, FILED NOVEMBER 29, 1918, RECORDED IN DEED BOOK 17, PAGE 336 OF THE CIRCUIT COURT RECORDS OF STAFFORD COUNTY, VIRGINIA (INSUFFICIENT DEED INFORMATION).
11. TELEPHONE AND TELEGRAPH EASEMENT AND INCIDENTAL RIGHTS THERETO, EXECUTED BY ANNA GALLAHAN, TO CENTRAL MUTUAL TELEPHONE COMPANY OF MANASSAS, VIRGINIA, DATED MAY 25, 1948, FILED JUNE 21, 1948, RECORDED IN DEED BOOK 64, PAGE 193 OF THE CIRCUIT COURT RECORDS OF STAFFORD COUNTY, VIRGINIA (DOES NOT EFFECT SUBJECT PROPERTY).
12. ELECTRIC POWER EASEMENT AND INCIDENTAL RIGHTS THERETO, EXECUTED BY ANNA GALLAHAN, WIDOW, TO VIRGINIA ELECTRIC AND POWER COMPANY, A VIRGINIA CORPORATION, DATED JULY 9, 1949, FILED JULY 26, 1950, RECORDED IN DEED BOOK 72, PAGE 138 OF THE CIRCUIT COURT RECORDS OF STAFFORD COUNTY, VIRGINIA (UNABLE TO PLOT DUE TO INSUFFICIENT DEED INFORMATION).
13. ELECTRIC POWER EASEMENT AND INCIDENTAL RIGHTS THERETO, EXECUTED BY JAMES H. GALLAHAN, UNMARRIED, TO VIRGINIA ELECTRIC AND POWER COMPANY, A VIRGINIA CORPORATION, DATED OCTOBER 9, 1957, FILED DECEMBER 3, 1957, RECORDED IN DEED BOOK 107, PAGE 185 OF THE CIRCUIT COURT RECORDS OF STAFFORD COUNTY, VIRGINIA (UNABLE TO PLOT DUE TO INSUFFICIENT DEED INFORMATION).
14. COMMUNICATIONS SYSTEMS EASEMENT AND INCIDENTAL RIGHTS THERETO, EXECUTED BY CAROLE M. BURNS, TO CONTINENTAL TELEPHONE COMPANY OF VIRGINIA, DATED OCTOBER 6, 1986, RECORDED OCTOBER 17, 1986, FILED IN DEED BOOK 530, PAGE 421 OF THE CIRCUIT COURT RECORDS OF STAFFORD COUNTY, VIRGINIA (UNABLE TO PLOT DUE TO INSUFFICIENT DEED INFORMATION).
15. ELECTRIC POWER POLE EASEMENT AND INCIDENTAL RIGHTS THERETO, EXECUTED BY CALVIN BURNS, TO VIRGINIA ELECTRIC AND POWER COMPANY, A VIRGINIA CORPORATION, DATED MARCH 29, 1988, FILED MAY 23, 1988, RECORDED IN DEED BOOK 614, PAGE 578 OF THE CIRCUIT COURT RECORDS OF STAFFORD COUNTY, VIRGINIA (DOES NOT EFFECT SUBJECT PROPERTY).
16. THE FOLLOWING, ALL ACCORDING TO PLAT RECORDED IN PLAT BOOK 17, PAGE 99 OF THE CIRCUIT COURT RECORDS OF STAFFORD COUNTY, VIRGINIA:
   i. OVERHEAD POWER LINES LOCATED ACROSS THE NORTHWESTERLY PORTION OF THE PROPERTY.
17. THE FOLLOWING, ALL ACCORDING TO PLAT RECORDED IN INSTRUMENT NO. PM070000022 OF THE CIRCUIT COURT RECORDS OF STAFFORD COUNTY, VIRGINIA:
   i. 10' SANITARY SEWER EASEMENT LOCATED ALONG THE MOST EASTERLY CORNER OF THE PROPERTY LINE (SEE #17 ON SURVEY).
18. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN RIGHT OF WAY AGREEMENT, EXECUTED BY AND BETWEEN BURNS FAMILY LIMITED PARTNERSHIP, AND VIRGINIA ELECTRIC AND POWER COMPANY, DATED JULY 12, 2018, FILED SEPTEMBER 5, 2018, RECORDED IN INSTRUMENT NO. LR180015066 OF THE CIRCUIT COURT RECORDS OF STAFFORD COUNTY, VIRGINIA (SEE #18 ON SURVEY).
19. PIPELINES EASEMENT AND INCIDENTAL RIGHTS THERETO, EXECUTED BY BURNS FAMILY LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, TO COLUMBIA GAS OF VIRGINIA, INC., A VIRGINIA CORPORATION, DATED JULY 12, 2018, FILED SEPTEMBER 13, 2018, RECORDED IN INSTRUMENT NO. LR180015499 OF THE CIRCUIT COURT RECORDS OF STAFFORD COUNTY, VIRGINIA (SEE #19 ON SURVEY).
20. COMMUNICATIONS SYSTEMS EASEMENT AND INCIDENTAL RIGHTS THERETO, EXECUTED BY BURNS FAMILY LIMITED PARTNERSHIP, TO VERIZON SOUTH INC., A VIRGINIA CORPORATION, DATED AUGUST 9, 2018, FILED OCTOBER 4, 2018, RECORDED IN INSTRUMENT NO. LR180016825 OF THE CIRCUIT COURT RECORDS OF STAFFORD COUNTY, VIRGINIA (SEE #20 ON SURVEY).
21. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT SYSTEM, EXECUTED BY AND BETWEEN BURNS FAMILY LIMITED PARTNERSHIP, AND THE BOARD OF SUPERVISORS OF STAFFORD COUNTY, VIRGINIA, DATED JULY 6, 2020, FILED JULY 21, 2020, RECORDED IN INSTRUMENT NO. 200017054 OF THE CIRCUIT COURT RECORDS OF STAFFORD COUNTY, VIRGINIA (UNABLE TO PLOT DUE TO INSUFFICIENT DEED INFORMATION).
22. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN DEED OF DEDICATION AND EASEMENT, EXECUTED BY AND BETWEEN BURNS FAMILY LIMITED PARTNERSHIP, AND STAFFORD COUNTY, VIRGINIA, DATED OCTOBER 21, 2020, FILED OCTOBER 21, 2020, RECORDED IN INSTRUMENT NO. 200027797 OF THE CIRCUIT COURT RECORDS OF STAFFORD COUNTY, VIRGINIA (UNABLE TO PLOT DUE TO INSUFFICIENT DEED INFORMATION).
23. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN MAINTENANCE AGREEMENT FOR DRAINAGE AND STORMWATER MANAGEMENT FACILITIES, EXECUTED BY AND BETWEEN BURNS FAMILY LIMITED PARTNERSHIP, AND STAFFORD COUNTY, VIRGINIA, DATED MARCH 3, 2021, FILED MARCH 9, 2021, RECORDED IN INSTRUMENT NO. 210007984 OF THE CIRCUIT COURT RECORDS OF STAFFORD COUNTY, VIRGINIA (UNABLE TO PLOT DUE TO INSUFFICIENT DEED INFORMATION).
24. THE FOLLOWING, ALL ACCORDING TO PLAT RECORDED IN INSTRUMENT NO. PM200000121 OF THE CIRCUIT COURT RECORDS OF STAFFORD COUNTY, VIRGINIA:
   i. STORM DRAINAGE EASEMENT LOCATED ON THE SOUTHEASTERLY PORTION OF THE PROPERTY (SEE #24i ON SURVEY);
   ii. STORMWATER MANAGEMENT ACCESS EASEMENT LOCATED IN THE EASTERLY CORNER OF THE PROPERTY (SEE #24ii ON SURVEY).

ABBREVIATIONS

APPROX	APPROXIMATELY
BLDG	BUILDING
CONC	CONCRETE
D.B.	DEED BOOK
GPIN	GEOREFERENCED PARCEL IDENTIFICATION NUMBER
HARN	HIGH ACCURACY REFERENCE NETWORK
INST.	INSTRUMENT
INV	INVERT
M.B.	MAP BOOK
NF	NAIL FOUND
N/F	NOW OR FORMERLY
PG.	PAGE
PIN	PARCEL IDENTIFICATION NUMBER
S.F.	SQUARE FEET

COMMUNICATIONS
- CMHH — COMMUNICATIONS: HAND HOLE
- CPED — COMMUNICATIONS: PEDESTAL
- CMHH — COMMUNICATIONS: MANHOLE
- COM — COMMUNICATIONS: UNDERGROUND

CONTROL
- TP# — CONTROL: TRAVERSE POINT
- TBM — CONTROL: TEMPORARY BENCHMARK

FENCES
- SF — FENCE: SILT FENCE
- VF — FENCE: VINYL
- WF — FENCE: WOODEN
- MF — FENCE: METAL

GAS
- GM — GAS: METER
- GV — GAS: VALVE
- G — GAS: UNDERGROUND PIPES

POWER
- POWER: LIGHT POLE
- POWER: CONDUIT
- LP — POWER: LIGHT POLE: SINGLE ARM
- LP — POWER: LIGHT POLE: SINGLE BOX
- E — POWER: TRANSFORMER
- EP — POWER: ELECTRIC PEDESTAL
- POWER: GUY WIRE
- UP — POWER: UTILITY POLE
- UPLT — POWER: UTILITY POLE WITH LIGHT
- EHH — POWER: ELECTRIC HANDHOLE
- OH — POWER: OVERHEAD LINES
- E — POWER: UNDERGROUND

PROPERTY
- DHF — PROPERTY: DRILL HOLE FOUND
- DHS — PROPERTY: DRILL HOLE SET
- IRF — PROPERTY: IRON ROD FOUND
- IRS — PROPERTY: IRON ROD SET
- NF — PROPERTY: NAIL FOUND
- IPF — PROPERTY: IRON PIPE FOUND
- PPF — PROPERTY: PINCHED PIPE FOUND
- VDH — PROPERTY: VDOT MONUMENT
- PROPERTY: BOUNDARY
- PROPERTY: ADJACENT BOUNDARY
- PROPERTY: EASEMENT

SANITARY
- SSMH — SANITARY: MANHOLE
- CO — SANITARY: CLEANOUT
- SS — SANITARY: PIPES

SITE
- SIGN
- BOLLARD

STORM
- SDMH — STORM: MANHOLE
- CDI — STORM: CURB DROP INLET
- CB — STORM: CATCH BASIN
- RD — STORM: ROOF DRAIN
- STORM: PIPES

TRAFFIC
- TRHH — TRAFFIC: BOX
- TRPED — TRAFFIC: PEDESTAL
- TRMH — TRAFFIC: MANHOLE

WATER
- WV — WATER: VALVE
- WM — WATER: METER
- IRR — WATER: IRRIGATION
- FH — WATER: FIRE HYDRANT
- SPIGOT — WATER: SPIGOT
- FDC — WATER: FIRE DEPARTMENT CONNECTION
- PIV — WATER: POST INDICATOR VALVE
- W — WATER: UNDERGROUND PIPES

LINES
- BUILDING: OVERHANG
- BUILDING: WALLS
- CONTOUR (1 FOOT INTERVALS)
- DITCH: CENTERLINE
- DITCH: TOP OF BANK
- DITCH: TOE OF SLOPE
- FLOOD ZONE LINE
- LANDSCAPING: EDGE
- PAVEMENT: ASPHALT EDGE
- PAVEMENT: GRAVEL
- VEGETATION: DRIPLINE

GRADE LEGEND
- CL — CENTERLINE
- FC — FACE OF CURB
- FL — FLOWLINE
- TB — TOP OF BANK
- TC — TOP OF CURB
- TS — TOE OF SLOPE

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COMMONWEALTH OF VIRGINIA
BETH ANNE G. CAMPBELL
Lic. No. 003316
02/09/22
LAND SURVEYOR

ALTA/NSPS LAND TITLE SURVEY
OF
PROPERTY OWNED BY
BURNS FAMILY LIMITED PARTNERSHIP
FOR
FORESITE GROUP
COUNTY OF STAFFORD, VIRGINIA
FEBRUARY 9, 2022

PROJECT #	21287.0
FIELD BY:	JJK/LMD
FIELD DATES:	12/08/2021-12/09/2021
DRAWN BY:	MKL
CHECKED BY:	BAC

REVISIONS NO.	DATE	COMMENTS	BY

SHEET 1 OF 2

LAST SAVED 2/28/2022 1:01 PM
BY: BETH ANNE G. CAMPBELL
C:\USERS\BCAMPBELL\DESKTOP\ALTA\21287.0 ALTA.DWG

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	358.26'	173.65'	27°46'22"	S 49°24'00" W	171.96'	88.57'
C2	764.00'	90.12'	6°45'30"	N 30°39'41" W	90.07'	45.11'
C3	764.00'	278.19'	20°51'47"	N 44°28'19" W	276.66'	140.65'

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SHEET
2 OF 2

DWG NAME: C:\USERS\BCAMPBELL\DESKTOP\MAS-LD\PROJECTS\21287.0 - BURNS FAMILY LP\DWG\21287.0 ALTA.DWG
PLOTTED: 2/9/2022 1:49 PM
LAST SAVED: 2/9/2022 1:49 PM
PLOTTED BY: BETH CAMPBELL

GENERAL NOTES:

1) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE DEMOLITION PERMIT FROM THE COUNTY OF STAFFORD VA PRIOR TO DEMOLITION OF THE SITE.

2) ALL INITIAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY WORK INCLUDING DEMOLITION.

3) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE CONTRACTOR.

4) REMOVE SHRUBS AND TREES AS NOTED. GRUB OUT ROOTS AND STUMPS AND LEGALLY DISPOSE OF DEBRIS.

5) CONTRACTOR SHALL BE FAMILIAR WITH AND FOLLOW ALL RECOMMENDATIONS GIVEN IN THE PHASE I REPORT, PHASE II REPORT, ASBESTOS SURVEY, LEAD PAINT SURVEY, AND GEOTECHNICAL REPORT DURING DEMOLITION AND SITE CONSTRUCTION. CONTRACTOR SHALL OBTAIN COPIES OF THESE REPORTS, IF AVAILABLE, FROM THE OWNER/DEVELOPER PRIOR TO BID AND COMMENCEMENT OF CONSTRUCTION.

6) THE LANDSCAPE AREAS SHOULD BE EXCAVATED DOWN TO SOIL DURING THE DEMOLITION PHASE AND BACKFILLED WITH PLANTING MEDIUM TO ENSURE THESE AREAS WILL BE PERMEABLE. SEE LANDSCAPE PLANS FOR DETAILS.

7) ACCESS TO THE SITE WILL BE VIA AN PRIVATE ACCESS AGREEMENT THROUGH THE ADJACENT PROPERTY. AS PART OF THE PURCHASE AND SALE AGREEMENT THE SELLER MUST PROVIDE THE ACCESS ROAD FROM THE EXISTING DRIVEWAY CONNECTION POINT ON COURTHOUSE ROAD, THROUGH THE ADJACENT PROPERTY TO THE PANDA EXPRESS SUBJECT PROPERTY. THE SELLER MUST ALSO RELOCATE THE EXISTING POND OFF THE PANDA EXPRESS PROPERTY AND GRADE THE PANDA EXPRESS SITE AND STUB UTILITIES TO THE PANDA EXPRESS SITE. THIS WORK WILL BE DONE UNDER SEPARATE PLAN AND PERMIT FROM THESE PANDA EXPRESS SITE DEVELOPMENT PLANS.

DEMOLITION NOTES:

1) ALL NEW WORK SHOWN IN THESE SHEETS SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL BUILDING AND UTILITY INSTALLATION CODES.

2) ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE COUNTY OF STAFFORD VA STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.

3) THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR LOCATIONS SHOWN, AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AND TO NOTIFY THE OWNER IN CASE OF DISCREPANCIES THAT AFFECT THE CONSTRUCTION PROJECT.

4) THE CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF AND LIAISON WITH UTILITY COMPANIES IN THE PROCESS OF LOCATION AND RELOCATION OF AND TIE-IN TO PUBLIC UTILITIES.

5) CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO ANY ADJACENT STRUCTURES OR PROPERTY, OR ANY EXISTING STRUCTURES WITHIN LIMITS OF CONSTRUCTION THAT ARE DESIGNATED ON THE PLANS TO REMAIN, AND SHALL REPAIR OR REPLACE SUCH DAMAGED PROPERTY TO THE PROPERTY OWNER'S SATISFACTION AT NO COST TO THE OWNER.

6) THE CONTRACTOR SHALL NOT DEVIATE FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN CONSENT OF THE ENGINEER.

7) CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE COUNTY OF STAFFORD VA AND ALL EXISTING UTILITY PROVIDERS BEFORE REMOVING ANY/ALL UTILITIES FROM THEIR EXISTING LOCATION ON THE SITE. THE CONTRACTOR SHALL PERFORM ALL UTILITY DEMOLITION OR RELOCATION ACTIVITIES IN ACCORDANCE WITH THE EXISTING UTILITIES SPECIFICATIONS, MATERIALS, AND REQUIREMENTS.

8) THE CONTRACTOR SHALL SEQUENCE THE WORK AND PROVIDE TEMPORARY MEASURES AS NECESSARY TO MAINTAIN ACCESS TO THE SITE THROUGH ALL ENTRANCES AT ALL TIMES DURING CONSTRUCTION. TEMPORARY PROVISIONS MAY INCLUDE, BUT ARE NOT LIMITED TO: BARRICADES, FLASHING LIGHTS, FLAGMAN, TEMPORARY PAVEMENT, AND DIRECTIONAL SIGNAGE AS NECESSARY TO ACCOMPLISH THE WORK.

9) CONTRACTOR SHALL CONSIDER COORDINATION ASPECTS OF CRANES AND CONSTRUCTION EQUIPMENT OPERATIONS DURING DEMOLITION ACTIVITY.

10) CONTRACTOR EQUIPMENT SHALL NOT BE PARKED IN COUNTY, CITY OR STATE RIGHT-OF-WAY, AND MUST BE STORED WITHIN SITE.

11) COORDINATE WITH THE COUNTY OF STAFFORD VA AS REQUIRED DURING ALL DEMOLITION AND NEW CONSTRUCTION ACTIVITIES.

12) APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY THE COUNTY OF STAFFORD VA OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.

13) ALL BUFFERS AND SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

14) THE CONTRACTOR SHALL DISPOSE OF ANY HAZARDOUS MATERIALS IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.

15) ALL ITEMS DESIGNATED FOR REMOVAL SHALL BE LEGALLY DISPOSED OF, OFF SITE.

16) CONTRACTOR TO CONTACT UTILITIES PROTECTION CENTER PRIOR TO ANY EXCAVATION.

17) CONTRACTOR TO POT HOLE EXISTING WATER LINE, UNDERGROUND ELECTRICAL LINES, GAS LINE, UNDERGROUND TELEPHONE, FIBER OPTIC, AND ANY OTHER UTILITY LINES WITHIN THE PROJECT AREA DURING DEMOLITION ACTIVITIES 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.

EROSION CONTROL NOTES
(SEE ALSO EROSION CONTROL PLAN)

1) EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO ANY CLEARING OR EARTHWORK OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL PERMANENT GROUND COVER IS ESTABLISHED IN ALL DISTURBED AREAS.

2) THE CONTRACTOR SHALL PROVIDE DUST CONTROL AND SHALL PROTECT ADJACENT PAVEMENTS FROM SOIL ACCUMULATION DURING CONSTRUCTION.

3) ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BY THE ENGINEER OR OTHER INSPECTORS AS DETERMINED BY FIELD CONDITIONS.

4) THE EROSION AND SEDIMENT CONTROL NARRATIVE IS A PART OF THESE PLANS. CONTRACTOR TO COMPLY WITH ANY ADDITIONAL ITEMS CONTAINED IN THE NARRATIVE.

LEGEND	
	UTILITIES, FENCE, AND/OR WALL TO BE REMOVED AND/OR RELOCATED. SEE NOTE FOR DETAIL.
	BUILDING/CONCRETE TO BE REMOVED
	ASPHALT, GRAVEL, RIP-RAP AND/OR CURB & GUTTER TO BE REMOVED
	EXISTING FENCE
	PROPERTY LINE
LOD LOD LOD	LIMITS OF DISTURBANCE
	EXISTING TREE TO BE REMOVED

24-HOUR CONTACT: (612) 819-6983
PANDA PM: MARK SHULTZ

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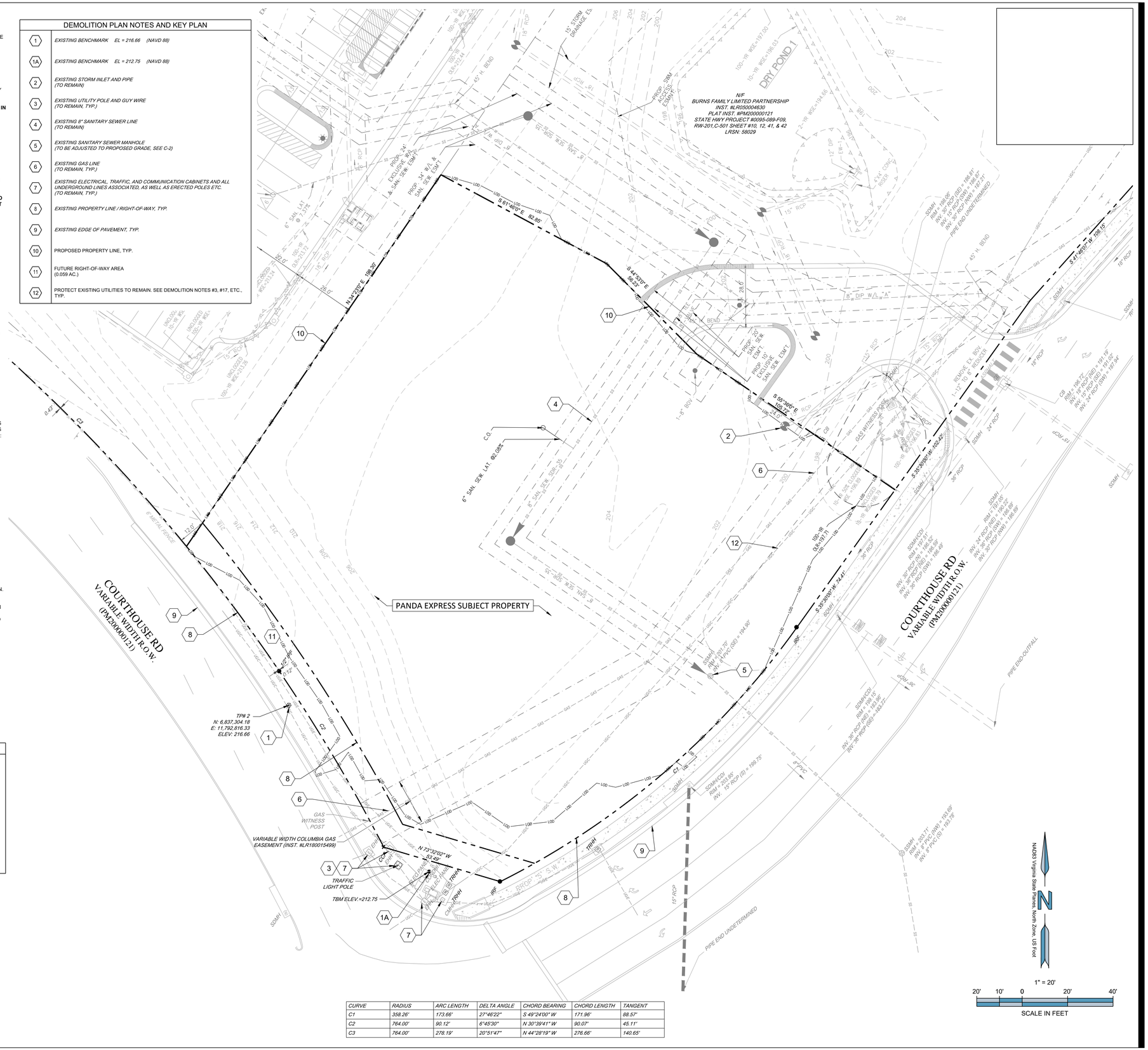
DEMOLITION PLAN NOTES AND KEY PLAN	
1	*EXISTING BENCHMARK EL = 216.66 (NAVD 88)*
1A	*EXISTING BENCHMARK EL = 212.75 (NAVD 88)*
2	*EXISTING STORM INLET AND PIPE (TO REMAIN)*
3	*EXISTING UTILITY POLE AND GUY WIRE (TO REMAIN, TYP.)*
4	*EXISTING 8" SANITARY SEWER LINE (TO REMAIN)*
5	*EXISTING SANITARY SEWER MANHOLE (TO BE ADJUSTED TO PROPOSED GRADE, SEE C-2)*
6	*EXISTING GAS LINE (TO REMAIN, TYP.)*
7	*EXISTING ELECTRICAL, TRAFFIC, AND COMMUNICATION CABINETS AND ALL UNDERGROUND LINES ASSOCIATED, AS WELL AS ERECTED POLES ETC. (TO REMAIN, TYP.)*
8	*EXISTING PROPERTY LINE / RIGHT-OF-WAY, TYP.*
9	*EXISTING EDGE OF PAVEMENT, TYP.*
10	PROPOSED PROPERTY LINE, TYP.
11	FUTURE RIGHT-OF-WAY AREA (0.059 AC.)
12	PROTECT EXISTING UTILITIES TO REMAIN. SEE DEMOLITION NOTES #3, #17, ETC., TYP.



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REVISIONS:

ISSUE DATE:

DRAWN BY: JRH

PANDA PROJECT #: D8675
ARCH PROJECT #: VA S8-22-D8675

COMMONWEALTH OF VIRGINIA
Brett C. Basquin
Lic. No. 057688
PROFESSIONAL ENGINEER
7/15/2022

NORR ARCHITECTS ENGINEERS PLANNERS
FORESITE group

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C-0

DEMOLITION PLAN

TRUE WARM & WELCOME 2600

F:\186.111 PX COURTHOUSE ROAD - STAFFORD COUNTY, VA\DWGS\C-0 DEMOLITION PLAN.DWG Plotted on: 7/21/2022 2:06:58 PM By:MADISON.REKVE Sheet Scale:1"=1'

GENERAL NOTES:

1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.

2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.

3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

SITE NOTES:

1) TRACT IS ZONED: B-2 (URBAN COMMERCIAL). THE PROPOSED RESTAURANT WITH DRIVE THROUGH USE IS ALLOWED PER ORDINANCE O20-51 AUTHORIZING THE REZONING WITH PROFFERS AND RESOLUTION R20-290 TO ALLOW FOR DRIVE-THRU FACILITIES IN THE B-2 URBAN COMMERCIAL ZONING DISTRICT.

2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.

3) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

4) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.

5) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER; HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.

6) INITIAL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.

7) THE COUNTY OF STAFFORD VA ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.

8) CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.

LEGEND

- LIGHT DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE SIDEWALK PAVING
- CONCRETE PAVING (TYPE A)
- CONCRETE PAVING (TYPE B)
- PROPERTY LINE
- (#) PARKING COUNT
- TRAFFIC SIGN
- DRIVE-THRU PAINTED TRAFFIC ARROWS
- VEHICLE STACKING POSITION

VICINITY MAP: N.T.S.

SITE DATA

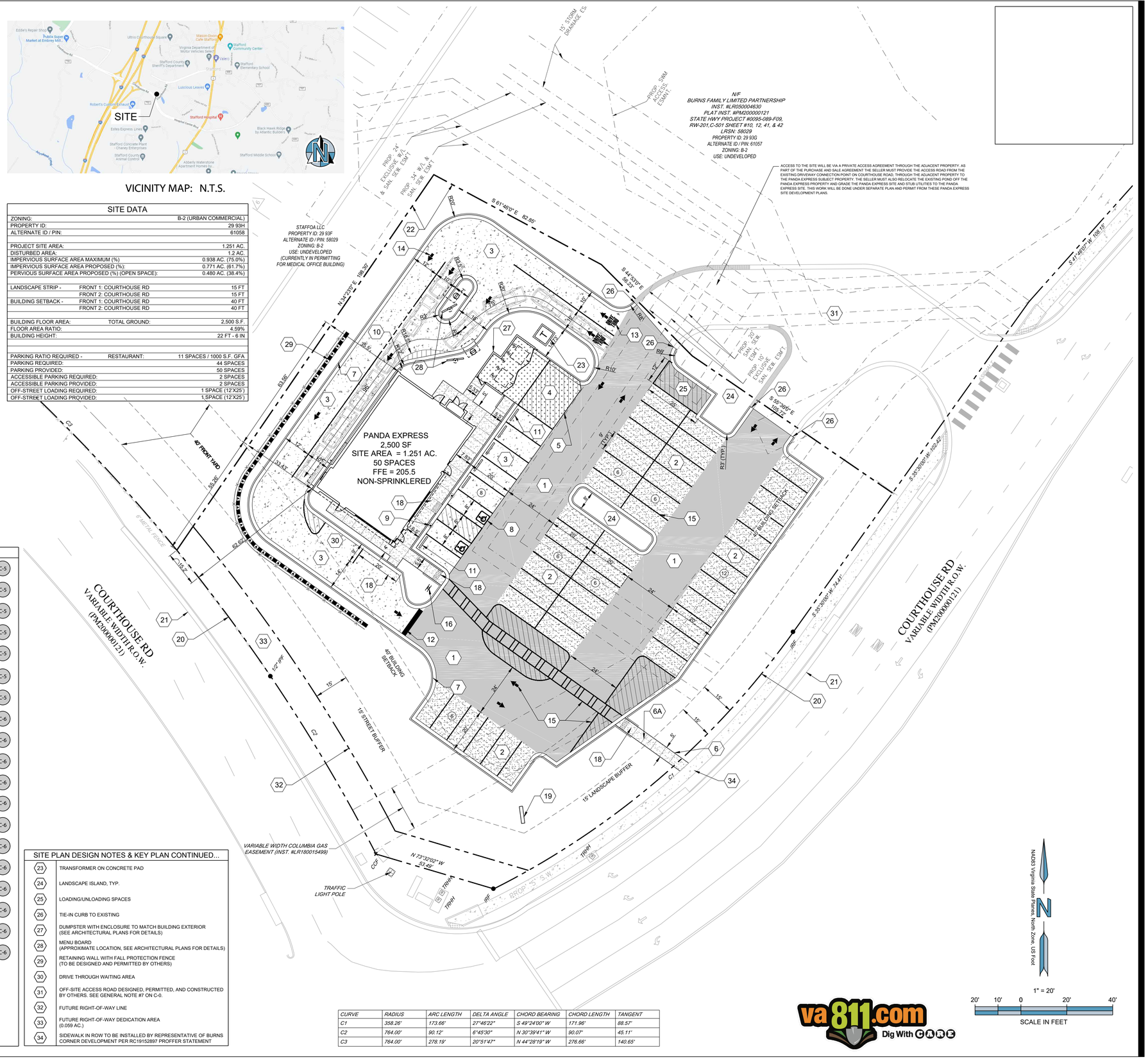
ZONING:		B-2 (URBAN COMMERCIAL)
PROPERTY ID:		29 93H
ALTERNATE ID / PIN:		61058
PROJECT SITE AREA:		1.251 AC.
DISTURBED AREA:		1.2 AC.
IMPERVIOUS SURFACE AREA MAXIMUM (%)		0.938 AC. (75.0%)
IMPERVIOUS SURFACE AREA PROPOSED (%):		0.771 AC. (61.7%)
PERVIOUS SURFACE AREA PROPOSED (%) (OPEN SPACE):		0.480 AC. (38.4%)
LANDSCAPE STRIP -	FRONT 1: COURTHOUSE RD	15 FT
	FRONT 2: COURTHOUSE RD	15 FT
BUILDING SETBACK -	FRONT 1: COURTHOUSE RD	40 FT
	FRONT 2: COURTHOUSE RD	40 FT
BUILDING FLOOR AREA:	TOTAL GROUND:	2,500 S.F.
FLOOR AREA RATIO:		4.59%
BUILDING HEIGHT:		22 FT - 6 IN
PARKING RATIO REQUIRED -	RESTAURANT:	11 SPACES / 1000 S.F. GFA
PARKING REQUIRED:		44 SPACES
PARKING PROVIDED:		50 SPACES
ACCESSIBLE PARKING REQUIRED:		2 SPACES
ACCESSIBLE PARKING PROVIDED:		2 SPACES
OFF-STREET LOADING REQUIRED:		1 SPACE (12'X25')
OFF-STREET LOADING PROVIDED:		1 SPACE (12'X25')

SITE PLAN DESIGN NOTES, KEY PLAN, AND DETAIL REFERENCE

1	HEAVY DUTY ASPHALT PAVING; TYP.	C-5
2	LIGHT DUTY ASPHALT PAVING; TYP.	C-5
3	CONCRETE PAVING (TYPE A); TYP.	C-5
4	CONCRETE PAVING (TYPE B); TYP.	C-5
5	HEAVY DUTY ASPHALT / CONCRETE TRANSITION; TYP.	C-5
6	CONCRETE SIDEWALK; TYP.	C-5
6A	SIDEWALK CONTROL JOINT; TYP.	C-5
7	24" CONCRETE CURB AND GUTTER; TYP.	C-6
8	ACCESSIBLE PARKING; TYP.	C-6
9	BOLLARD ACCESSIBLE SIGNAGE; TYP.	C-6
10	BOLLARD; TYP.	C-6
11	RUBBER WHEEL STOP; TYP.	C-6
12	STOP BAR AND LABEL STRIPING; TYP.	C-6
13	DRIVE THRU MARKING; TYP.	C-6
14	DRIVEWAY TRAFFIC FLOW DIRECTIONAL ARROW; TYP.	C-6
15	PAVEMENT STRIPING; TYP.	C-6
16	SITE SIGNAGE; TYP.	C-6
17	BIKE RACK; TYP. - (NOT USED)	C-6
18	ACCESSIBLE RAMP; TYP.	C-6
19	PROPOSED FREE-STANDING SIGN (APPROX. LOCATION, TO BE DESIGNED AND PERMITTED BY OTHERS)	
20	*EXISTING PROPERTY LINE; TYP.*	
21	*EXISTING EDGE OF PAVEMENT*	
22	PROPOSED PROPERTY LINE; TYP.	

SITE PLAN DESIGN NOTES & KEY PLAN CONTINUED...

23	TRANSFORMER ON CONCRETE PAD
24	LANDSCAPE ISLAND, TYP.
25	LOADING/UNLOADING SPACES
26	TIE-IN CURB TO EXISTING
27	DUMPSTER WITH ENCLOSURE TO MATCH BUILDING EXTERIOR (SEE ARCHITECTURAL PLANS FOR DETAILS)
28	MENU BOARD (APPROXIMATE LOCATION, SEE ARCHITECTURAL PLANS FOR DETAILS)
29	RETAINING WALL WITH FALL PROTECTION FENCE (TO BE DESIGNED AND PERMITTED BY OTHERS)
30	DRIVE THROUGH WAITING AREA
31	OFF-SITE ACCESS ROAD DESIGNED, PERMITTED, AND CONSTRUCTED BY OTHERS. SEE GENERAL NOTE #7 ON C-0.
32	FUTURE RIGHT-OF-WAY LINE
33	FUTURE RIGHT-OF-WAY DEDICATION AREA (0.059 AC.)
34	SIDEWALK IN ROW TO BE INSTALLED BY REPRESENTATIVE OF BURNS CORNER DEVELOPMENT PER RC19152897 PROFFER STATEMENT



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	358.26'	173.66'	27°46'22"	S 49°24'00" W	171.96'	88.57'
C2	764.00'	90.12'	6°45'30"	N 30°39'41" W	90.07'	45.11'
C3	764.00'	278.19'	20°51'47"	N 44°28'19" W	276.66'	140.65'

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NAD83 Virginia State Planes, North Zone, US Foot

1" = 20'

20' 10' 0 20' 40'

SCALE IN FEET

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REVISIONS:

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DRAWN BY: JRH

PANDA PROJECT #: D8675

ARCH PROJECT #: VA S8-22-D8675

COMMONWEALTH OF VIRGINIA
Brett C. Basquin
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7/15/2022

NORR ARCHITECTS ENGINEERS PLANNERS

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TRUE WARM & WELCOME
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STAFFORD, VA 22554

C-1

SITE & PAVING PLAN

F:\188.171 PX COURTHOUSE ROAD - STAFFORD COUNTY, VA\DWGs\ C-1 SITE & PAVING PLAN.DWG Plotted on: 7/21/2022 2:57:27 PM By:MADISON RIEKE Sheet Scale 1" = 1'

GENERAL NOTES:

1) ALL SPOT ELEVATIONS SHOWN ARE AT THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

2) ALL PROPOSED SIDEWALKS SHALL BE BUILT WITH A 1.5% CROSS-SLOPE AWAY FROM THE BUILDING, AND NOT EXCEED 2%.

3) THE SOURCE OF THE TOPOGRAPHIC AND ELEVATION DATA IS FROM THE TOPOGRAPHIC SURVEY PROVIDED BY MAS-LD DATED NOT YET COMPLETED.

SITE NOTES:

1) THE CONTRACTOR SHALL CLEAN OUT ACCUMULATED SILT IN STORM WATER CONVEYANCE CHANNELS AND PIPES AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.

2) COORDINATE WITH THE COUNTY OF STAFFORD VA INSPECTIONS DURING CONSTRUCTION.

3) CONSTRUCT EROSION CONTROL BARRIERS PER THE COUNTY OF STAFFORD VA INSPECTOR AND MAINTAIN UNTIL PERMANENT VEGETATION IS ESTABLISHED.

4) ALL CURBED LANDSCAPE ISLANDS SHALL BE FILLED TO TOP OF CURB WITH TOPSOIL AND SEEDED.

5) TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING ACTIVITIES.

6) ALL PLASTIC STORM PIPE SHOWN ON THIS PLAN SHALL BE WRAPPED WITH LOCATION WIRE AND TAPE.

7) ALL CMP STORM PIPE SHALL BE TYPE 2 ALUMINIZED. ALL HDPE SHALL BE AASHTO TYPE "S" AND SHALL BE INSTALLED IN ACCORDANCE TO ASTM D2321 OR AASHTO SECTION 30 STANDARD PRACTICES AND AS RECOMMENDED BY THE MANUFACTURER. ALL RCP STORM PIPE SHALL BE CLASS III.

8) IN ALL AREAS OF FILL OR OTHERWISE DISTURBANCE OF EXISTING CONDITIONS, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL FULLY AND COMPLETELY REMOVE AND LEGALLY DISPOSE OFF-SITE, ALL PLANT MATERIALS INCLUDING BUT NOT LIMITED TO ROOT SYSTEMS, CONCRETE, REINFORCED CONCRETE, ASPHALT DEBRIS, UNDERBRUSH, TOPSOIL, AND OTHER DELETERIOUS MATERIAL. THE SUBGRADE TO REMAIN SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY FOLLOWING FULL REMOVAL OF THESE MATERIALS.

9) REFER TO SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION REPORTS AS PROVIDED BY OWNER FOR RECOMMENDATIONS ASSOCIATED WITH: GENERAL SITE PREPARATION, BUILDING PAD PREPARATION, SUBGRADE PREP, AREAS TO RECEIVE FILL, AREAS TO BE OVEREXCAVATED, PAVEMENT SECTIONS, FILL, SLOPES AND EXCAVATION. THE CONTRACTOR SHALL HAVE THIS REPORT ON THE JOB SITE FOR REFERENCE AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE EARTHWORK OPERATIONS AND CONSTRUCTION PHASE MONITORING TO ENSURE THAT ALL COMPACTION IS COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL PROVIDE TESTING REPORTS TO THE OWNER REGARDING COMPACTION TESTING PER THE TESTING PROTOCOL IN THE GEOTECHNICAL REPORT.

10) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN QUALIFIED PROFESSIONAL ADVICE WHEN QUESTIONS ARISE CONCERNING DESIGN AND EFFECTIVENESS OF EROSION CONTROL DEVICES.

11) NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER PANEL 5101540141 E DATED 02/04/2005

12) EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

13) STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.

14) 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, AND THE SURVEYED POINTS SENT TO THE PROJECT ENGINEER TO DETERMINE IF ANY UTILITY CONFLICTS WILL AFFECT THE CURRENT STORM DRAINAGE DESIGN.

15) CONTRACTOR SHALL PROVIDE ALL NECESSARY AS-BUILT SURVEYS NEEDED FOR CLOSEOUT WITH THE CITY (INCLUDING SITE, STORM, UTILITY, ECT.) A MINIMUM OF 8 WEEKS PRIOR TO ANCIPATED CERTIFCATE OF OCCUPANCY DATE.

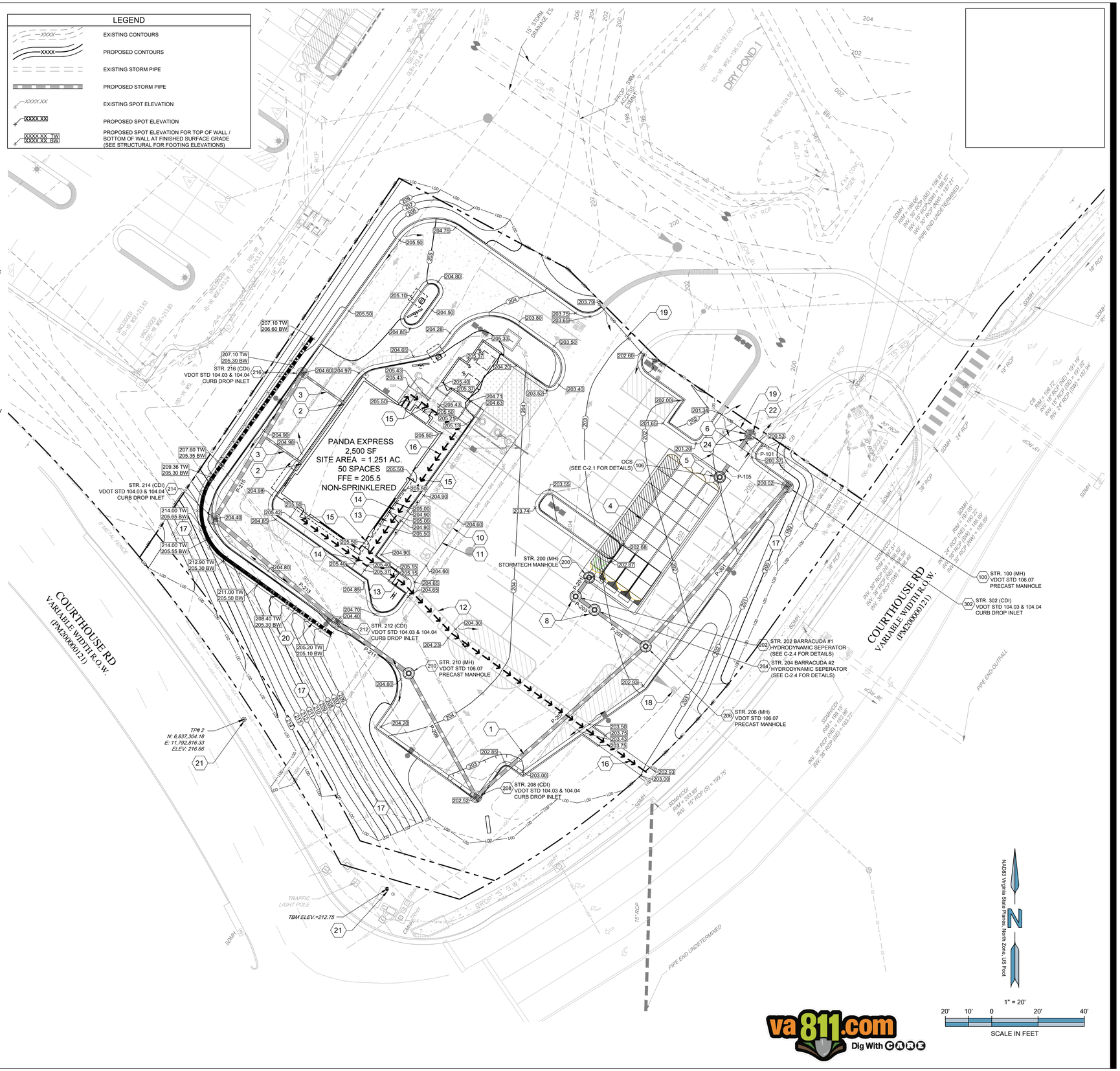
16) CONTRACTOR SHALL INSTALL DOWNSTREAM STORM PIPE CONNECTION IN THE RIGHT OF WAY PRIOR TO INSTALLATION OF ON-SITE STORM PIPING AND /OR STORM WATER DETENTION FACILITY. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES SHOWN ON THE PLANS TO POT HOLING THE LINES. THE CONTRACTOR SHALL HAVE THE LINES SURVEY, INCLUDING HORIZONTAL AND VERIDICAL LOCATION AND THE SURVEYED POINTS SENT TO THE PROJECT ENGINEER TO DETERMINE IF ANY UTILITY CONFLICTS WILL AFFECT THE CURRENT STORM DRAINAGE DESIGN.

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED SPOT ELEVATION FOR TOP OF WALL / BOTTOM OF WALL AT FINISHED SURFACE GRADE (SEE STRUCTURAL FOR FOOTING ELEVATIONS)

GRADING PLAN DESIGN NOTES, KEY PLAN, AND DETAIL REFERENCE

1	HDPE PIPE TRENCHING AND BEDDING; TYP.	C-2.1
2	ADS ROOF DRAIN CONNECTION, SEE ARCHITECTURAL PLANS FOR EXACT LOCATION	C-2.1
3	10" HDPE ROOF DRAIN LINE TO BE A MINIMUM OF 1% SLOPE, MAINTAIN A MINIMUM 24" OF COVER, AND TIE INTO PROPOSED STORM STRUCTURE / PIPE AS SHOWN	C-2.1
4	STORMTECH UNDERGROUND DETENTION SYSTEM MC-3500 SYSTEM	C-2.4
5	JELLYFISH FILTER	C-2.3
6	CONNECT TO EXISTING STORM PIPE WITH WATER TIGHT SEAL	
7	STORM STRUCTURE	
8	BARRACUDA WATER QUALITY UNIT	C-2.2
9	CONTRACTOR TO PROVIDE 18" SEPARATION AT STORM-UTILITY CROSSING; TYP.	
10	ADA ACCESSIBLE PARKING STALL BE 2% (1:50) MAX SLOPE IN ALL DIRECTIONS; TYP.	
11	ADA ACCESSIBLE AISLE SHALL BE 2% (1:50) MAX SLOPE IN ALL DIRECTIONS; TYP.	
12	ADA ACCESSIBLE CROSSWALK SHALL HAVE A MAXIMUM OF 2.0% (1:50) CROSS-SLOPE AND MAXIMUM OF 5% SLOPE IN THE DIRECTION OF TRAVEL, TYP.	
13	ACCESSIBLE RAMP SHALL BE 8.3% (1:12) MAX SLOPE IN DIRECTION OF TRAVEL AND 2.0% (1:50) MAX CROSS SLOPE; TYP.	
14	ADA ACCESSIBLE LANDING SHALL BE 2.0% (1:50) MAX SLOPE IN ALL DIRECTIONS; TYP.	
15	ADA ACCESSIBLE LANDING AT DOORWAY SHALL BE 2.0% (1:50) MAX SLOPE IN ALL DIRECTIONS FOR WIDTH OF THE DOORWAY AND DEPTH OF 5 FEET; TYP.	
16	ADA ACCESSIBLE SIDEWALK ALONG SHOWN ROUTE SHALL HAVE A MAXIMUM OF 2.0% (1:50) CROSS-SLOPE AND A MAXIMUM OF 5% SLOPE IN THE DIRECTION OF TRAVEL; TYP. (SEE ALSO SITE GENERAL NOTE #1)	
17	3:1 MAX SLOPE; TYP.	
18	ADJUST EXISTING STRUCTURE TO GRADE; TYP.	
19	CONTRACTOR TO TIE IN FLUSH WITH EXISTING PAVEMENT AND/OR CURBING, TYP.	
20	RETAINING WALL WITH FALL PROTECTION FENCE (TO BE DESIGNED AND PERMITTED BY OTHERS)	
21	*EXISTING BENCHMARK (NAVD 88)*	
22	APPROXIMATE LOCATION OF STORM INLET TO BE DESIGNED, PERMITTED AND BUILT BY OTHERS	
23	APPROXIMATE LOCATION OF STORM PIPE TO BE DESIGNED, PERMITTED AND BUILT BY OTHERS	
24	STORM MANHOLE PROVIDED BY OTHERS FOR PANDA EXPRESS SITE TIE-IN. ASSUMED INVERT IS 190.30. CONTRACTOR SHALL FIELD VERIFY PRIOR TO PURCHASE OF MATERIAL AND COMMENCMENT OF CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. ADJUST TOP TO FLUSH WITH PROPOSED GRADE AS NECESSARY.	
25	OFF-SITE GRADING AND DRIVEWAY WORK SHOWN IS APPROXIMATE, TO BE DESIGNED, PERMITTED AND BUILT BY OHTERS. CONTRACTOR SHALL CONFIRM EXISTING GRADES WITH SURVEY AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION	
26	PROTECT EXISTING UTLIITY TO REMAIN. CONTRACTOR RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH DAMAGE, RELOCATION, ETC. SEE ALSO SITE NOTE #14.	



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REVISIONS:

ISSUE DATE:

DRAWN BY: JRH

PANDA PROJECT #: D8675

ARCH PROJECT #: VA S8-22-D8675

COMMONWEALTH OF VIRGINIA
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7/15/2022

NORR ARCHITECTS ENGINEERS PLANNERS

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STAFFORD, VA 22554

C-2

GRADING & DRAINAGE PLAN

TRUE WARM & WELCOME 2600

Sheet Scale: 1:1

By: MADISON RIEKE

F:\188.171 PX COURTHOUSE ROAD - STAFFORD COUNTY, VA\DWG\C-2 GRADING & DRAINAGE.dwg 7/15/2022 2:07:20 PM

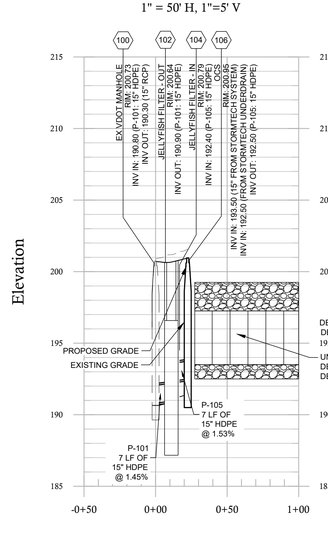
GENERAL NOTES:

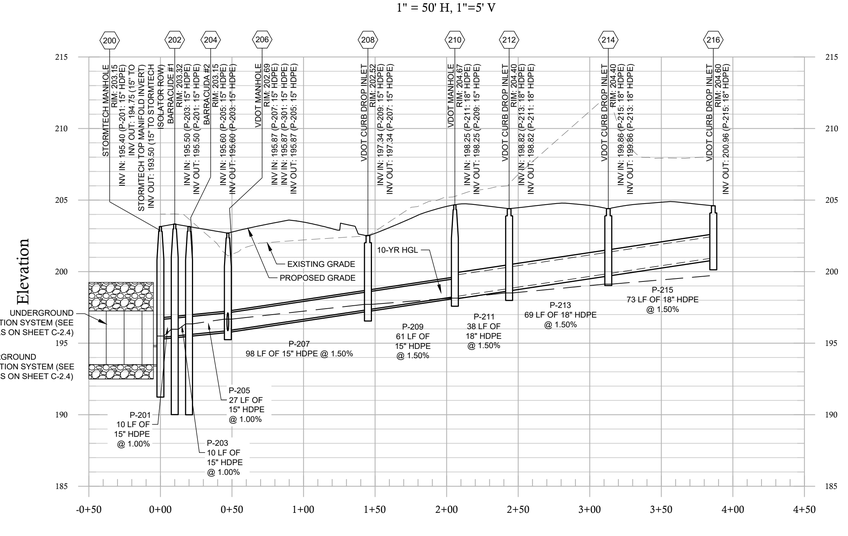
1) PIPE LENGTHS REFLECT THE PIPES LINEAR LENGTH AND ARE SHOWN FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

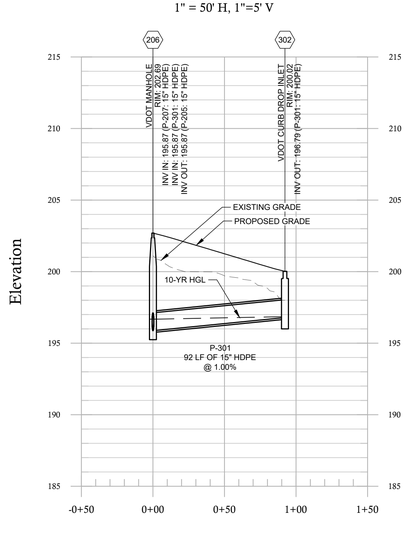
2) EXISTING UTILITY DEPTHS ARE APPROXIMATED BASED ON 4 FT COVER FROM THE EXISTING GROUND SURFACE. PROPOSED UTILITY DEPTHS ARE BASED ON 4 FT OF COVER FROM THE PROPOSED GROUND SURFACE. CONTRACTOR SHALL FIELD VERIFY ALL UTILITY DEPTHS AT CROSSING AND CONTACT ENGINEER IMMEDIATELY IF CONFLICTS ARE ENCOUNTERED.

3) MAINTAIN MINIMUM 2' OF COVER OVER METAL AND PLASTIC PIPES DURING CONSTRUCTION ACTIVITIES.

4) CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY INFORMATION OF THE CHAMBER SYSTEM AND CONTROL STRUCTURE TO THE ENGINEER 4 WEEKS PRIOR TO REQUESTING FINAL ACCEPTANCE. AS-BUILT INFORMATION SHOULD INCLUDE ALL RIM, INVERT, ORIFICE, WEIR, AND BOX DIMENSIONS FOR THE CONTROL STRUCTURES ALONG WITH AS-BUILT INFORMATION ON THE UNDERGROUND CHAMBER SYSTEM. THE AS-BUILT OF THE CHAMBER SYSTEM SHOULD INCLUDE THE LOCATION, SIZE, NUMBER OF CHAMBERS, AND THE FOLLOWING ELEVATIONS: BOTTOM OF UNDERDRAIN, BOTTOM OF STONE, BOTTOM OF CHAMBER, TOP OF CHAMBER, TOP OF STONE, AND FINISHED GRADE OF THE PAVEMENT ABOVE THE CHAMBERS. THE AS-BUILT SURVEY INFORMATION SHOULD ALSO INCLUDE THE AS-BUILT INFORMATION FOR THE DISCHARGE PIPE FROM THE OUTLET CONTROL STRUCTURE TO WHERE IT DISCHARGES INTO THE RIGHT OF WAY OR ON-GRADE. ONE REVIEW OF THE AS-BUILT SYSTEM AND STORM MODELING IS COVERED BY THE OWNER. ADDITIONAL ENGINEERING COSTS FOR AS BUILT REVIEW AND STORM MODELING OF THE DETENTION SYSTEM WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.







1" = 5'

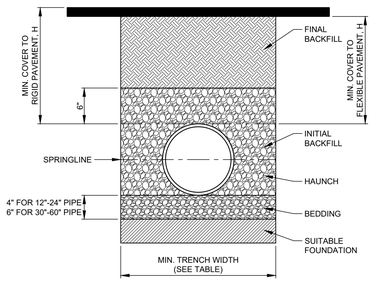
5 2.5 0 5 10

VERTICAL: SCALE IN FEET

1" = 50'

50 25 0 50 100

HORIZONTAL: SCALE IN FEET



NOTES:
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

HDPE BEDDING, TRENCHING, AND BACKFILL
NOT TO SCALE

RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

MINIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

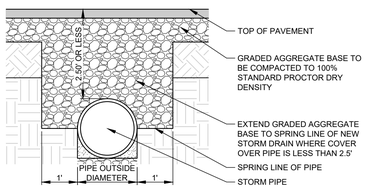
PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48"	12"	48"
54" - 60"	24"	60"

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

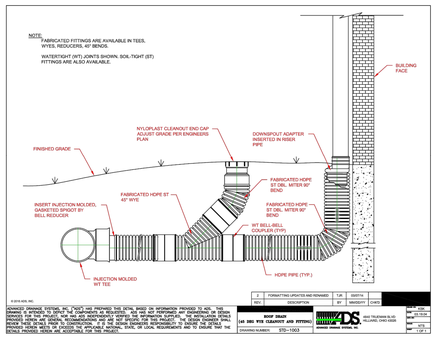
MINIMUM RECOMMENDED COVER BASED ON RAILWAY LOADING CONDITIONS

PIPE DIAM.	COOPER E-80**
UP TO 24"	24"
30"-36"	36"
42"-60"	48"

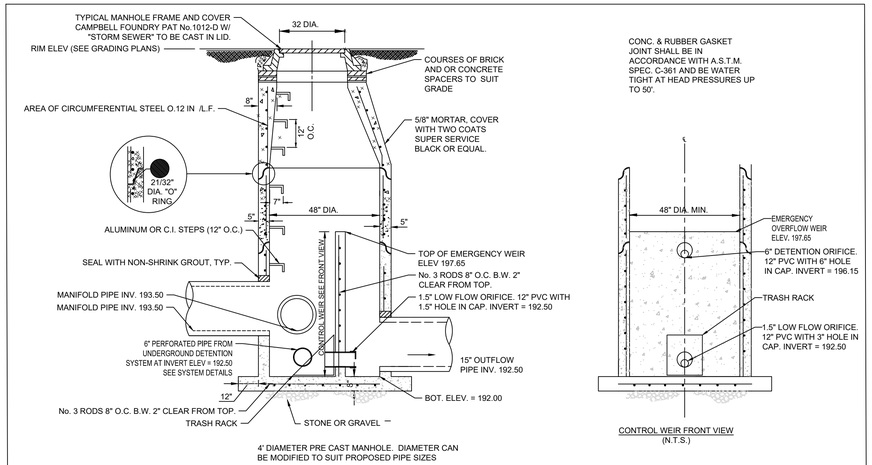
** COVER IS MEASURED FROM TOP OF PIPE TO BOTTOM OF RAILWAY TIE.
*** E-80 COVER REQUIREMENTS, ARE ONLY APPLICABLE TO ASTM F 2306 PIPE.



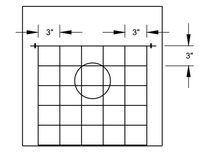
STORM PIPE MINIMUM COVER
NOT TO SCALE

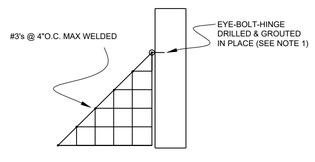


ADS DOWNSPOUT CONNECTION
NOT TO SCALE



STORMTECH SYSTEM OUTLET CONTROL STRUCTURE (108)
NOT TO SCALE





NOTES:
1.) 3/4" ANCHORED BOLTS (EMBEDDED 3")

TRASH RACK @ O.C.S.
NOT TO SCALE

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DRAWN BY: JRH

PANDA PROJECT #: D8675

ARCH PROJECT #: VA S8-22-D8675

COMMONWEALTH OF VIRGINIA
Brett C. Basquin
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NORR ARCHITECTS ENGINEERS PLANNERS
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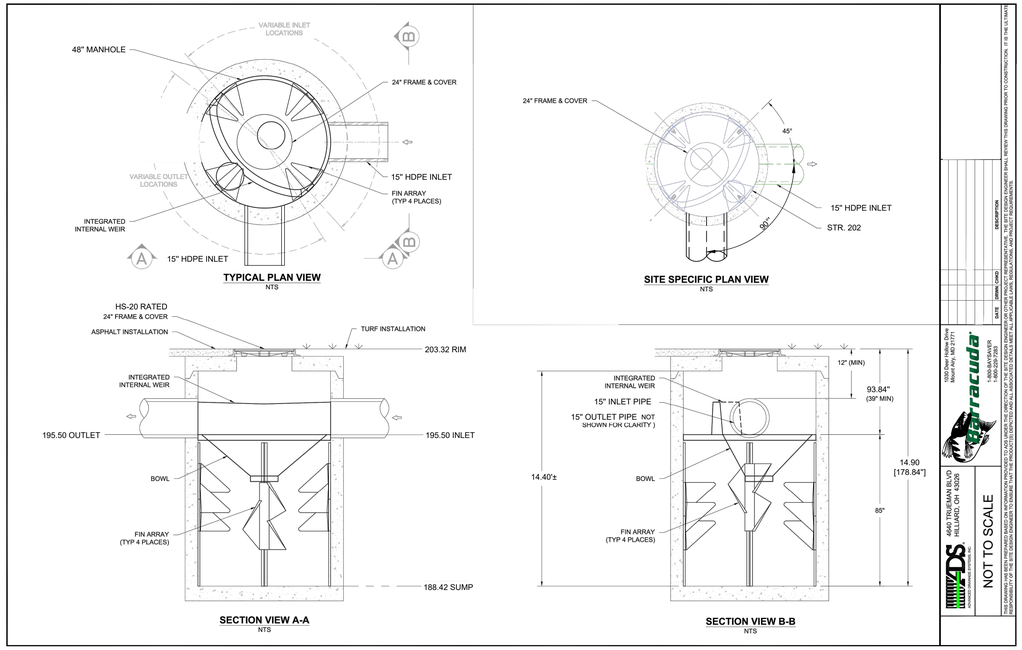
C-2.1

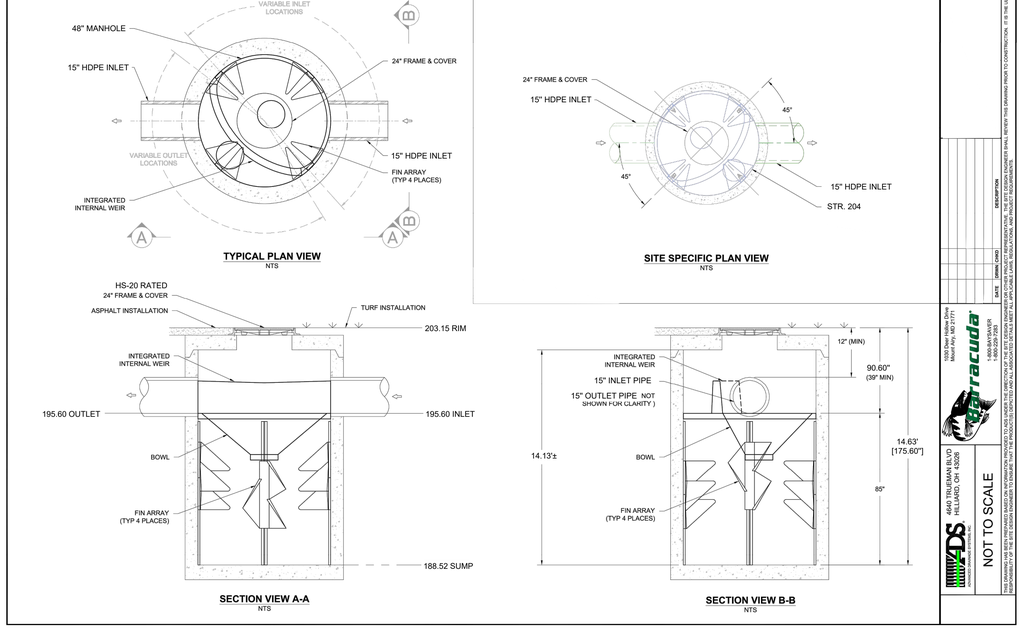
STORM DRAINAGE PROFILES & DETAILS

TRUE WARM & WELCOME 2600

F:\168.111 PX COURTHOUSE ROAD - STAFFORD COUNTY, VA\DWG\C-2.1 STORM DRAINAGE PROFILES.DWG Plotted on: 7/21/2022 2:07:28 PM By: HADDON RIEKE Sheet Scale:1" = 1'



BARRACUDA #1
NOT TO SCALE



BARRACUDA #2
NOT TO SCALE

ADS® Barracuda™ Max

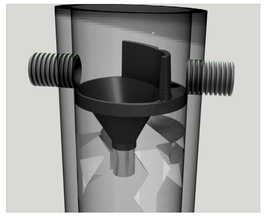
The Barracuda Max is market-changing stormwater quality technology. This high-performance vortex hydrodynamic separator is designed to remove total suspended solids in order to protect our precious receiving waters. The Barracuda Max is also an outstanding value that offers multiple pipe configurations, and quick installation. The "Max" version of the Barracuda is built on the base platform of the original ADS Barracuda with improved removal efficiencies and installation components.

Features

- Single manhole design
- No elevation loss between the inlet and outlet
- Variable inlet/outlet angle configurations (not just 180 degree orientation)
- Internal bypass for inline installation (where applicable)
- Revolutionary, patent-pending "teeth" mitigate turbulence in the sump area to prevent re-suspension of captured contaminants and an added deflector plate and bowl extension enhance the unit's removal capabilities

Benefits

- Internal components are in stock for quick delivery
- The S3, S4, S6, and S8 can be installed in a standard 36" (900 mm), 48" (1200 m), 72" (1800 m), and 96" (2400 m) precast manhole, respectively
- The S3 & S4 can be provided factory installed within a 36" (900 mm) and 48" (1200 mm) ADS HP manhole and delivered to the jobsite
- The Barracuda Max "teeth" and deflector plate apparatus are fabricated and designed for quick and easy field assembly
- Designed for easy maintenance using a vacuum truck or similar equipment.
- Inspection and maintenance are performed from the surface with no confined space entry



ADS

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1683 Walnut Grove Ave.
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REVISIONS:

ISSUE DATE:

DRAWN BY: JRH

PANDA PROJECT #: D8675
ARCH PROJECT #: VA S8-22-D8675

COMMONWEALTH OF VIRGINIA
Brett C. Basquin
Lic. No. 057688
PROFESSIONAL ENGINEER
7/15/2022

NORR ARCHITECTS ENGINEERS PLANNERS
FORESITE group

PANDA EXPRESS

TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

C-2.2

STORM DRAINAGE DETAILS

TRUE WARM & WELCOME 2600

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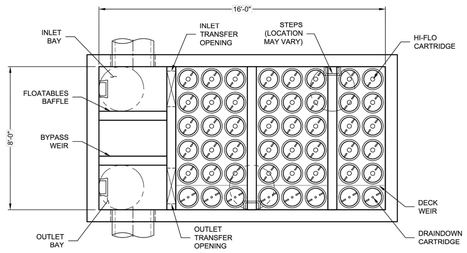
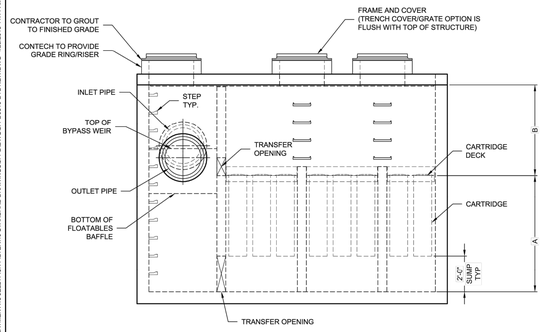
F:\188.171 P-COURTHOUSE ROAD - STAFFORD COUNTY, VA\DWGS-2.1 STORM DRAINAGE PROFILES.DWG Plotted on : 7/21/2022 2:07:36 PM By:MADISON.RIEKE Sheet Scale:1" = 1"



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



ELEVATION VIEW

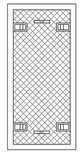
JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD

CARTRIDGE SELECTION

CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE HI-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	7.84	5.88	3.92	2.16
DECK TO INSIDE TOP (MIN) (B)	5.00	4.00	4.00	4.00

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



24" TRENCH COVER
(LENGTH VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
# OF CARTRIDGES REQUIRED (HF / DD)	*
CARTRIDGE LENGTH	*

PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %	HGL
INLET #1	*	*	*	*	*
INLET #2	*	*	*	*	*
OUTLET	*	*	*	*	*

SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

Jellyfish® Filter

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENT NO. 8,287,726; 8,221,618; US 8,123,935; OTHER INTERNATIONAL PATENTS PENDING

CONTECH® ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JFPD0816
STANDARD DETAIL
PEAK DIVERSION CONFIGURATION

JELLYFISH FILTER (TO BE UPDATED ON SUBSEQUENT SUBMITTALS)
NOT TO SCALE

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

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TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

C-2.3

STORM DRAINAGE DETAILS

TRUE WARM & WELCOME 2600

I:\COMMON\CADTREE\ATMENT\13-JELLYFISH FILTER\AG-STANDARD DRAWINGS\JFPD\DWG\JFPD0816-DTL.NEW.DWG 1/25/2018 11:11 AM
F:\188.17\ PX-COURTHOUSE ROAD - STAFFORD COUNTY, VA\DWGS\ 2.1 STORM DRAINAGE PROFILES.DWG Plotted on: 7/21/2022 2:07:43 PM By:MADISON.REIKS Sheet Scale:1" = 1'

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STORMTECH MC-3500 (TO BE UPDATED ON SUBSEQUENT SUBMITTALS)
NOT TO SCALE

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER:	BUD ROOT 770-231-8170 BUD.ROOT@ADS-PIPE.COM
ADS SALES REP:	PAUL ROOT 678-858-3360 PAUL_ROOT@ADS-PIPE.COM
PROJECT NO.:	S201039

ADS ADVANCED DRAINAGE SYSTEMS, INC.

SiteASSIST by StormTech — FOR STORMTECH INSTRUCTIONS, DOWNLOAD THE INSTALLATION APP

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONE/SHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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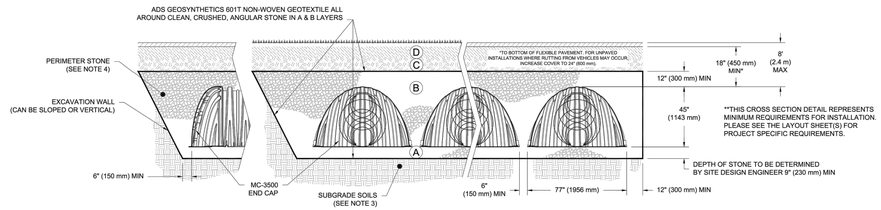
ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
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DRAWN:	CJM
DATE:	08/14/20
CHECKED:	CJD
PROJECT #:	S201039

DATE	BY	APP	DESCRIPTION
07/17/21	BLF	CJD	REVISED PER PLAN
10/11/21	AHM	CJD	REVISED PER UPDATED DESIGN TOOL
12/17/20	BLF	CJD	REVISED PER PLAN

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4640 TRUMAN BLVD HILLIARD, OH 43026 — ADS ADVANCED DRAINAGE SYSTEMS, INC.

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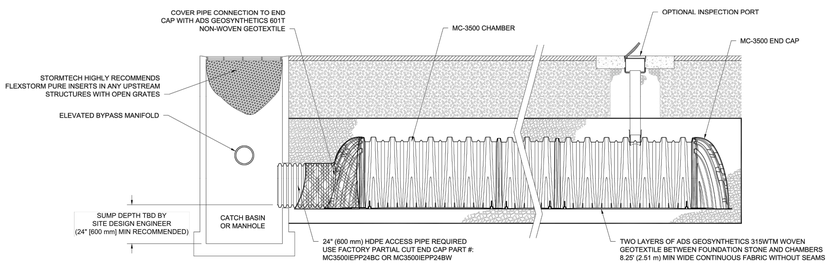

MC-3500 ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

DRAWN: CJM | DATE: 08/14/20 | CHECKED: CJD | PROJECT #: S201039

DATE | BY | APP | DESCRIPTION
07/17/21 | BLF | CJD | REVISED PER PLAN
10/11/21 | AHM | CJD | REVISED PER UPDATED DESIGN TOOL
12/17/20 | BLF | CJD | REVISED PER PLAN

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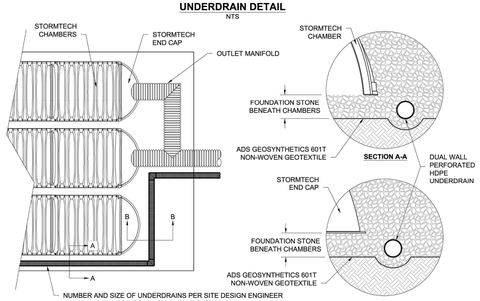
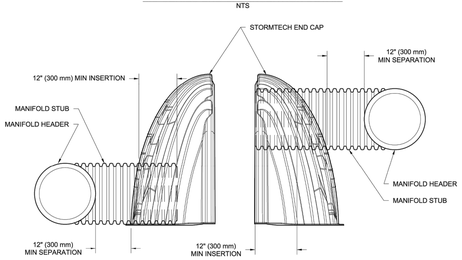
UNDERDRAIN DETAIL
NTS

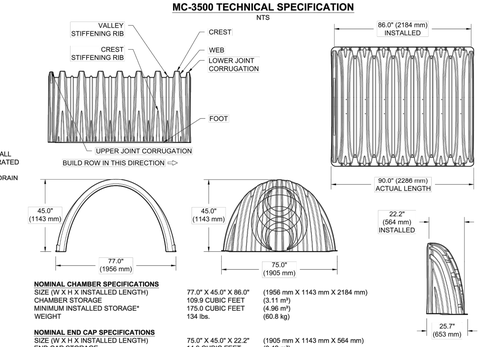


MC-SERIES END CAP INSERTION DETAIL
NTS



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

MC-3500 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

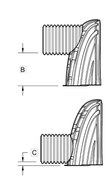
SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" (152 mm) STONE BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PARTIAL CUT INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

Posted on: 7/27/2022 2:07:47 PM By: MADISEN RIEKE Sheet Scale = 1"
F:\SB.TT\ PX COURTHOUSE ROAD - STAFFORD COUNTY, VA\DWG\C2.1 STORM DRAINAGE PROFILES.DWG

PANDA EXPRESS CHINESE KITCHEN

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REVISIONS:

ISSUE DATE:

DRAWN BY: JRH

PANDA PROJECT #: D8675

ARCH PROJECT #: VA S8-22-D8675

COMMONWEALTH OF VIRGINIA — Brett C. Basquin — Lic. No. 057688 — PROFESSIONAL ENGINEER — 7/15/2022

NORR ARCHITECTS ENGINEERS PLANNERS

FORESITE group

PANDA EXPRESS

TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

C-2.4

STORM DRAINAGE DETAILS

TRUE WARM & WELCOME 2600

UTILITY NOTES:

1) DOMINION ENERGY IS THE UTILITY PROVIDER AND HAS SERVICE IN THE EXISTING TRANSFORMER. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THREE (3) 4" PVC CONDUITS AND SECONDARY WIRING FROM THE TRANSFORMER PAD TO THE PROPOSED BUILDING. THE EXISTING SERVICE TO THE EXISTING RESTAURANT HAS (3) 4" CONDUITS. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY PROVIDER ON THE LOCATION FOR INTERCEPTING THE EXISTING CONDUITS WITH THE NEW CONDUITS TO AVOID UNDERMINING THE EXISTING TRANSFORMER ONCE THE EXISTING CONDUCTORS HAVE BEEN REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE POWER SERVICE INSTALLATION AND SHALL COORDINATE WITH THE POWER COMPANY FOR FINAL UNDERGROUND CONDUIT LOCATIONS.

2) COLOMBIA GAS OF VIRGINIA WILL PERFORM THE GAS SERVICE CONNECTION, INSTALL THE CONDUIT, AND SET THE METER FOR THE BUILDING. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE SERVICE FROM THE METER INTO THE PROPOSED BUILDING. CONTRACTOR MUST COORDINATE WITH THE COLOMBIA GAS OF VIRGINIA COMPANY AND IS RESPONSIBLE FOR ALL COSTS FOR SERVICE INSTALLATION.

3) CONTRACTOR MUST PROVIDE AND INSTALL TWO (2) 4" PVC CONDUITS WITH PULL STRINGS, FROM THE EXISTING TELEPHONE SERVICE CONNECTION POINT TO THE TELEPHONE BOARD IN THE BUILDING. THE CONTRACTOR MUST ALSO PROVIDE A #6 GROUND WIRE AT THE TELEPHONE BOARD FOR THE TELEPHONE COMPANY TO INSTALL A PHONE LINE.

4) COORDINATE AS REQUIRED WITH THE COUNTY OF STAFFORD VA INSPECTIONS DURING CONSTRUCTION FOR REQUIRED INSPECTIONS.

5) THIS SITE INDICATES POTABLE WATER SERVICE AND SANITARY SEWER LATERALS. THIS WORK TO BE INSTALLED BY A LICENSED PLUMBER IF STATE LAW REQUIRES. ALL WORK MUST BE INSPECTED THE COUNTY OF STAFFORD VA CODES AND INSPECTION DEPARTMENT.

6) ALL ON-SITE PVC PIPE SHALL HAVE CLASS B BEDDING.

7) ALL CONDUIT, PIPE, AND CHASE PIPE SHALL BE WRAPPED WITH THE APPROPRIATE LOCATION WIRE AND TAPE.

8) NOTIFY WATER AND SEWER INSPECTOR PRIOR TO START OF CONSTRUCTION.

9) THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS INCLUDING ALL RIM ELEVATIONS, INVERT ELEVATIONS, PIPE SIZES, AND PIPE MATERIAL FOR ALL PROPOSED WATER AND SEWER UTILITIES SHOWN HEREON TO THE ENGINEER AS SOON AS INSTALLATION IS COMPLETE.

10) OWNER SHALL BE RESPONSIBLE FOR ANY REPAIR OR REPLACEMENT OF ANY IMPROVEMENTS WITHIN THE SANITARY SEWER, WATER, DRAINAGE EASEMENT(S) DUE TO MAINTENANCE OF SEWER, WATER, STORM DRAIN OF THE COUNTY OF STAFFORD VA.

11) 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, AND THE SURVEYED POINTS SENT TO THE PROJECT ENGINEER TO DETERMINE IF ANY UTILITY CONFLICTS WILL AFFECT THE CURRENT SANITARY SEWER DESIGN.

12) DEMOLISHED UTILITIES NOT DEPICTED ON THIS SHEET. REFER TO THE DEMOLITION PLAN.

13) PROPOSED BUILDING WILL NOT CONTAIN A SPRINKLER SYSTEM.

14) EXISTING UTILITIES SHOWN HERON ARE APPROXIMATE IN NATURE. UTILITIES NOT SHOWN MAY EXIST. CONTRACTOR SHALL CONFIRM EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND PURCHASE OF MATERIALS. CONTRACTOR IS FULLY RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH DAMAGE, RELOCATION, SERVICE INSTALLATION, ETC.

LEGEND	
X X X	EXISTING FENCE LINE
	PROPERTY LINE
OHP OHP OHP	EXISTING OVERHEAD POWER LINE
UGE UGE	EXISTING UNDERGROUND POWER LINE
UGT UGT	EXISTING UNDERGROUND TELEPHONE LINE
GAS GAS GAS	EXISTING GAS LINE
SS SS SS	EXISTING SANITARY SEWER LINE
W W W	EXISTING WATER LINE
	EXISTING STORM LINE
UGE UGE UGE	PROPOSED UNDERGROUND POWER LINE
UGT UGT UGT	PROPOSED UNDERGROUND TELEPHONE LINE
GAS GAS GAS	PROPOSED GAS LINE
SS SS SS	PROPOSED SANITARY SEWER LINE
W W W	PROPOSED WATER LINE
FW FW FW	PROPOSED FIRE WATER LINE
	PROPOSED STORM LINE

CONTRACTOR TO CONTACT UTILITIES PROTECTION CENTER PRIOR TO ANY EXCAVATION

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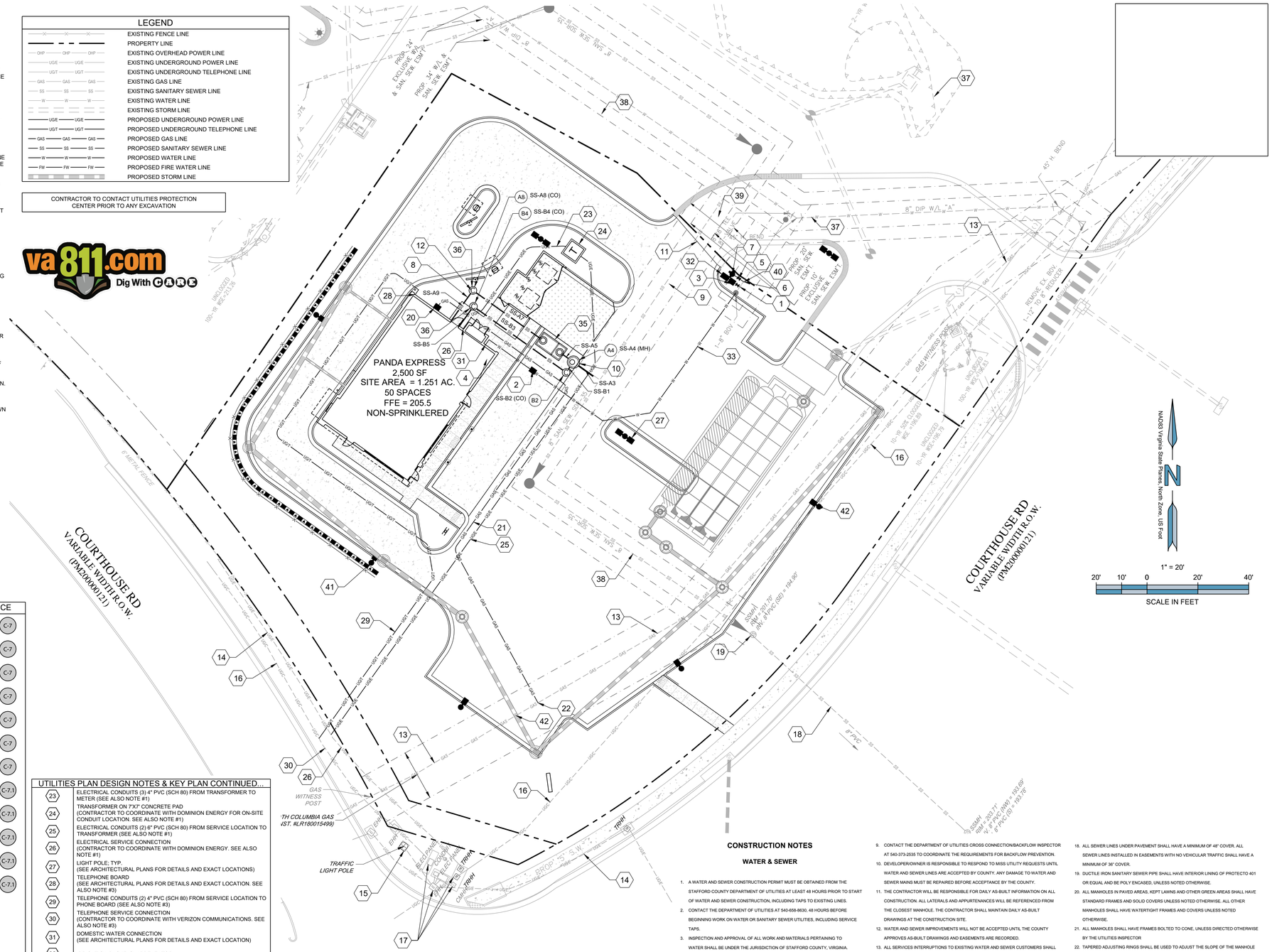

UTILITIES PLAN DESIGN NOTES, KEY PLAN, AND DETAIL REFERENCE		
1	WATER SERVICE CONNECTION; TYP.	C-7
2	1.5" DOMESTIC WATER METER; TYP.	C-7
3	1" IRRIGATION WATER METER; TYP.	C-7
4	BACKFLOW PREVENTOR TO BE PROVIDED INSIDE BUILDING	C-7
5	VALVE AND VALVE BOX; TYP.	C-7
6	BUTTRESSES FOR TEES PLUGS AND CAPS; TYP.	C-7
7	FIRE HYDRANT ASSEMBLY; TYP.	C-7
8	TRENCH FOR SEWERS IN NON-PAVED AREAS; TYP.	C-7.1
9	TRENCH FOR SEWERS BENEATH PAVEMENT; TYP.	C-7.1
10	SANITARY SEWER MANHOLE	C-7.1
11	CLEANOUT COVER ASSEMBLY FOR 4" CLEANOUTS IN AREAS SUBJECT TO VEHICLE TRAFFIC; TYP.	C-7.1
12	PANELLA - TYPE CLEANOUT CAP ASSEMBLY FOR 4" CLEANOUTS IN INTERIOR YARD AREAS; TYP.	C-7.1
13	*APPROXIMATE LOCATION OF GAS MAIN, (NOT ABLE TO BE FULLY LOCATED THROUGHOUT SITE. CONTRACTOR SHALL POTHOLE TO DETERMINE EXACT LOCATION PRIOR TO PURCHASE OF MATERIAL AND COMMENCEMENT OF CONSTRUCTION AND IS FULLY RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH DAMAGE, RELOCATION, SERVICE, INSTALLATION, ETC.*	
14	*EXISTING UNDERGROUND POWER LINE; TYP. (SEE NOTE #16, TYP.)*	
15	*EXISTING TRAFFIC SIGNAL POLE; TYP.*	
16	*EXISTING UNDERGROUND COMMUNICATION LINE; TYP. (SEE NOTE #16, TYP.)*	
17	*EXISTING TRAFFIC CABINETS, ELECTRIC PANELS,AND COMMUNICATION MANHOLES ; TYP.*	
18	*EXISTING 8" PVC SANITARY SEWER LINE*	
19	*EXISTING SANITARY SEWER MANHOLE; TYP.*	
20	GAS METER AND PRESSURE REGULATOR (SEE ARCHITECTURAL PLANS FOR DETAILS AND EXACT LOCATION. SEE ALSO NOTE #2.)	
21	GAS SERVICE LATERAL (SEE ALSO NOTE #2.)	
22	GAS SERVICE CONNECTION (CONTRACTOR TO COORDINATE WITH COLOMBIA GAS OF VIRGINIA. SEE ALSO NOTE #2.)	

UTILITIES PLAN DESIGN NOTES & KEY PLAN CONTINUED...	
23	ELECTRICAL CONDUITS (3) 4" PVC (SCH 80) FROM TRANSFORMER TO METER (SEE ALSO NOTE #1)
24	TRANSFORMER ON 7'X7' CONCRETE PAD (CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR ON-SITE CONDUIT LOCATION. SEE ALSO NOTE #1)
25	ELECTRICAL CONDUITS (2) 6" PVC (SCH 80) FROM SERVICE LOCATION TO TRANSFORMER (SEE ALSO NOTE #1)
26	ELECTRICAL SERVICE CONNECTION (CONTRACTOR TO COORDINATE WITH DOMINION ENERGY. SEE ALSO NOTE #1)
27	LIGHT POLE; TYP. (SEE ARCHITECTURAL PLANS FOR DETAILS AND EXACT LOCATIONS)
28	TELEPHONE BOARD (SEE ARCHITECTURAL PLANS FOR DETAILS AND EXACT LOCATION. SEE ALSO NOTE #3)
29	TELEPHONE CONDUITS (2) 4" PVC (SCH 80) FROM SERVICE LOCATION TO PHONE BOARD (SEE ALSO NOTE #3)
30	TELEPHONE SERVICE CONNECTION (CONTRACTOR TO COORDINATE WITH VERIZON COMMUNICATIONS. SEE ALSO NOTE #3)
31	DOMESTIC WATER CONNECTION (SEE ARCHITECTURAL PLANS FOR DETAILS AND EXACT LOCATION)
32	IRRIGATION BACKFLOW PREVENTOR
33	1-1/2" PVC DOMESTIC WATER LINE
34	WATER SERVICE CONNECTION (CONTRACTOR TO COORDINATE WITH STAFFORD COUNTY DEPARTMENT OF PUBLIC WORKS)
35	1,500 GAL. GREASE TRAP SHOWN FOR COORDINATION PURPOSES ONLY (SEE DETAILS ON PLUMBING PLANS)
36	CLEANOUTS A8 AND B4 TO BE TWO-WAY CLEANOUTS (REFER TO PLUMBING PLANS FOR DETAILS)
37	APPROXIMATE LOCATION OF 8-IN DIP WATER LINE (TO BE DESIGNED, PERMITTED AND INSTALLED BY OTHERS)
38	APPROXIMATE ROUTE OF SANITARY SEWER EXTENSION TO BE DESIGNED, PERMITTED, AND BUILT BY OTHERS.
39	APPROXIMATE LOCATION OF SANITARY SEWER SERVICE STUB PROVIDED BY OTHERS. PROVIDED STUB IS 6" AT INVERT ELEVATION OF 198.74 CONTRACTOR SHALL CONFIRM LOCATION AND INVERT ELEVATION PRIOR TO COMMENCEMENT OF CONSTRICTION AND PURCHASE OF MATERIAL.
40	TAP INTO EXISTING WATER LINE FOR INSTALLATION OF NEW FIRE HYDRANT.
41	SITE LIGHTING POLE, TYP. APPROXIMATE LOCATION SHOWN, REFER TO ELECTRICAL PLANS FOR EXACT LOCATIONS AND DETAILS.
42	EXISTING UTILITY TO REMAIN. CONTRACTOR RESPONSIBLE FOR ALL COSTS AND COORDINATION FOR RELOCATING UTILITY IF REQUIRED DUE TO CONFLICT.

CONSTRUCTION NOTES

WATER & SEWER

1. A WATER AND SEWER CONSTRUCTION PERMIT MUST BE OBTAINED FROM THE STAFFORD COUNTY DEPARTMENT OF UTILITIES AT LEAST 48 HOURS PRIOR TO START OF WATER AND SEWER CONSTRUCTION, INCLUDING TAPS TO EXISTING LINES.
2. CONTACT THE DEPARTMENT OF UTILITIES AT 540-658-8630, 48 HOURS BEFORE BEGINNING WORK ON WATER OR SANITARY SEWER UTILITIES, INCLUDING SERVICE TAPS.
3. INSPECTION AND APPROVAL OF ALL WORK AND MATERIALS PERTAINING TO WATER SHALL BE UNDER THE JURISDICTION OF STAFFORD COUNTY, VIRGINIA.
4. ALL WATER LINES AND CONSTRUCTION THEREOF SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF STAFFORD COUNTY, VIRGINIA AND THE VIRGINIA DEPARTMENT OF HEALTH. ALL SEWER LINES AND CONSTRUCTION THEREOF SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF STAFFORD COUNTY VIRGINIA AND THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY.
5. USE APPLICABLE STANDARD DETAILS FROM STAFFORD COUNTY WATER AND SEWER DESIGN AND CONSTRUCTION STANDARDS.
6. WHEN THE STAFFORD COUNTY WATER AND SEWER DESIGN AND CONSTRUCTION STANDARDS CONTAINS A PROJECT CATEGORY IN THE APPROVED MATERIALS AND MANUFACTURERS LIST, ONLY THOSE PRODUCTS SPECIFICIALLY LISTED MAY BE USED.
7. AFTER A DEPARTMENT OF UTILITIES CONSTRUCTION PERMIT HAS BEEN ISSUED, ALL CHANGES TO WATER AND SEWER FACILITIES TO BE CONSTRUCTED USING THESE PLANS MUST BE SUBMITTED TO THE DEPARTMENT OF UTILITIES IN WRITING AND APPROVED PRIOR TO CONSTRUCTION. CONTACT THE UTILITIES INSPECTION STAFF AT (540) 658-8630.
8. THIS PROJECT IS IN THE ____ PRESSURE ZONE. ANY STRUCTURE THAT HAS A FIRST FLOOR ELEVATION OF LESS THAN ____ WILL REQUIRE A PRESSURE REDUCING VALVE. ANY STRUCTURE THAT HAS A FIRST FLOOR ELEVATION ABOVE ____ WILL REQUIRE A BOOSTER PUMP.

9. CONTACT THE DEPARTMENT OF UTILITIES CROSS CONNECTION/BACKFLOW INSPECTOR AT 540-373-2535 TO COORDINATE THE REQUIREMENTS FOR BACKFLOW PREVENTION.
10. DEVELOPER/OWNER IS RESPONSIBLE TO RESPOND TO MISS UTILITY REQUESTS UNTIL WATER AND SEWER LINES ARE ACCEPTED BY COUNTY. ANY DAMAGE TO WATER AND SEWER MAINS MUST BE REPAIRED BEFORE ACCEPTANCE BY THE COUNTY.
11. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAILY AS-BUILT INFORMATION ON ALL CONSTRUCTION. ALL LATERALS AND APPURTENANCES WILL BE REFERENCED FROM THE CLOSEST MANHOLE. THE CONTRACTOR SHALL MAINTAIN DAILY AS-BUILT DRAWINGS AT THE CONSTRUCTION SITE.
12. WATER AND SEWER IMPROVEMENTS WILL NOT BE ACCEPTED UNTIL THE COUNTY APPROVES AS-BUILT DRAWINGS AND EASEMENTS ARE RECORDED.
13. ALL SERVICES INTERRUPTIONS TO EXISTING WATER AND SEWER CUSTOMERS SHALL BE APPROVED BY AND COORDINATED WITH THE UTILITY INSPECTOR. ALL SERVICE INTERRUPTIONS TO EXISTING CUSTOMERS WILL REQUIRE A MINIMUM OF 48 HOURS NOTICE. CERTAIN SERVICE INTERRUPTIONS MAY REQUIRE WORK AT NIGHT.
14. ALL BACTERIOLOGICAL SAMPLES OF WATER LINES SHALL BE TAKEN BY DEPARTMENT OF UTILITIES PERSONNEL. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED TO SCHEDULE THESE SAMPLES.
15. PVC WATERLINES UP TO 10" DIA MAY BE USED IN NON-PAVED AREAS. PVC WATERLINES SHALL BE CLASS 200 (SDR-14) POLY-VINYL CHLORIDE PIPE MEETING THE REQUIREMENTS OF AWWA C900. WATER PIPE OVER 10" AND ALL WATER PIPE IN PAVED AREAS SHALL BE DUCTILE IRON (CLASS 52) PIPE MEETING THE REQUIREMENTS OF AWWA C151 WITH PUSH-ON OR RESTRAINED MECHANICAL JOINTS. DIP MUST BE POLY ENCASED. PVC PIPE SHALL BE INSTALLED WITH INSULATED 10 GAUGE COPPER CLAD STEEL TRACING WIRE SECURED TO THE TOP OF THE PIPE. ALL PIPE SHALL HAVE BLUE WARNING TAPE BURIED 2' (TWO FEET) BELOW GRADE OVER THE TOP OF THE PIPE.
16. ALL WATER MAINS SHALL HAVE MINIMUM 42" COVER.
17. ALL SEWER PIPE AND FITTINGS 4" THROUGH 15" DIAMETER SHALL MEET ASTM D3034, SDR 35, MINIMUM. ALL SEWER PIPE AND FITTINGS 18" THROUGH 40" DIAMETER, SHALL MEET ASTM F679.

18. ALL SEWER LINES UNDER PAVEMENT SHALL HAVE A MINIMUM OF 48" COVER. ALL SEWER LINES INSTALLED IN EASEMENTS WITH NO VEHICULAR TRAFFIC SHALL HAVE A MINIMUM OF 36" COVER.
19. DUCTILE IRON SANITARY SEWER PIPE SHALL HAVE INTERIOR LINING OF PROTECTO 401 OR EQUAL AND BE POLY ENCASED, UNLESS NOTED OTHERWISE.
20. ALL MANHOLES IN PAVED AREAS, KEPT LAWNS AND OTHER GREEN AREAS SHALL HAVE STANDARD FRAMES AND SOLID COVERS UNLESS NOTED OTHERWISE. ALL OTHER MANHOLES SHALL HAVE WATERTIGHT FRAMES AND COVERS UNLESS NOTED OTHERWISE.
21. ALL MANHOLES SHALL HAVE FRAMES BOLTED TO CONE, UNLESS DIRECTED OTHERWISE BY THE UTILITIES INSPECTOR
22. TAPERED ADJUSTING RINGS SHALL BE USED TO ADJUST THE SLOPE OF THE MANHOLE FRAME AND COVER TO THE SLOPE OF PAVEMENT.
23. ALL MANHOLES SHALL HAVE A LIQUID APPLIED ELASTOMERIC INTERNAL CHIMNEY SEALING MATERIAL APPLIED.
24. A WATERPROOF MANHOLE INSERT IN CONFORMANCE WITH DETAIL 3.2.3-3 SHALL BE INSTALLED IN EACH MANHOLE WITH A STANDARD FRAME AND COVER.
25. A CLEANOUT COVER ASSEMBLY IN CONFORMANCE WITH DETAIL 3.3.3-3A OR 3.3.3-3B SHALL BE INSTALLED ON EACH SEWER LATERAL CLEANOUT.
26. THERE SHALL BE A 10' HORIZONTAL SEPARATION BETWEEN WATER LINES AND SEWER LINES, AND A VERTICAL SEPARATION OF 18" BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE SEWER. THIS APPLIES TO HOUSE SEWER LATERALS ALSO.
27. ALL WATERLINE AND SEWER SELECT BACKFILL, STRUCTURAL BACKFILL, AND PIPE BEDDING MATERIAL SHALL BE COMPACTED TO 95% VTM-1 MAXIMUM DRY DENSITY. ALL CONTROLLED FILL IN TRENCHES UNDER PAVEMENT SHALL BE COMPACTED TO 95% VTM-1 MAXIMUM DRY DENSITY.
28. WATER AND SANITARY SEWER DESIGN ELEMENTS, DETAILS AND PRODUCTS SHOWN ON THIS PLAN ARE VALID FOR A PERIOD OF 12 MONTHS AFTER PLAN APPROVAL, AFTER WHICH TIME CURRENT WATER AND SEWER STANDARDS WILL APPLY.
29. WATER AND SANITARY SEWER INFRASTRUCTURE IS SUBJECT TO COMPREHENSIVE INSPECTION AT TENTATIVE ACCEPTANCE, 12 MONTH ANNIVERSARY, AND FINAL ACCEPTANCE.

NAD83 Virginia State Planes, North Zone, US Foot

1" = 20'

20' 10' 0 20' 40'

SCALE IN FEET

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REVISIONS:

ISSUE DATE:

DRAWN BY: JRH

PANDA PROJECT #: D8675

ARCH PROJECT #: VA S8-22-D8675

COMMONWEALTH OF VIRGINIA
Brett C. Basquin
Lic. No. 057688
PROFESSIONAL ENGINEER
7/15/2022

NORR ARCHITECTS ENGINEERS PLANNERS

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TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

C-3

UTILITIES PLAN

TRUE WARM & WELCOME 2600

F:\BIL17\PX\COURTHOUSE ROAD, STAFFORD COUNTY, VA\DWG\3-UTILITIES PLAN.DWG Plotted on: 7/21/2022 2:07:19 PM By:MADISON RIEKE Sheet Scale:1" = 1'

GENERAL NOTES:

1) PIPE LENGTHS REFLECT THE PIPES LINEAR LENGTH AND ARE SHOWN FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

2) EXISTING UTILITY DEPTHS ARE APPROXIMATED BASED ON 4 FT COVER FROM THE EXISTING GROUND SURFACE. PROPOSED UTILITY DEPTHS ARE BASED ON 4 FT OF COVER FROM THE PROPOSED GROUND SURFACE. CONTRACTOR SHALL FIELD VERIFY ALL UTILITY DEPTHS AT CROSSING AND CONTACT ENGINEER IMMEDIATELY IF CONFLICTS ARE ENCOUNTERED.

3) CONTRACTOR TO FIELD VERIFY EXISTING ELEVATIONS OF UTILITIES TO AVOID CONFLICTS. CONTACT ENGINEER IMMEDIATELY IF FIELD ELEVATIONS DIFFER FROM THE DESIGN DRAWINGS.

4) MAINTAIN MINIMUM 2' OF COVER OVER METAL AND PLASTIC PIPES DURING CONSTRUCTION ACTIVITIES.

1" = 5'

5 2.5 0 5 10

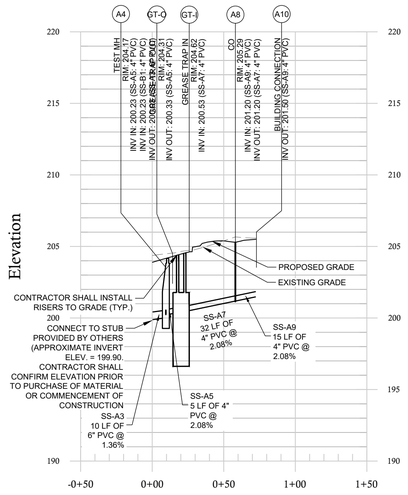
VERTICAL: SCALE IN FEET

1" = 50'

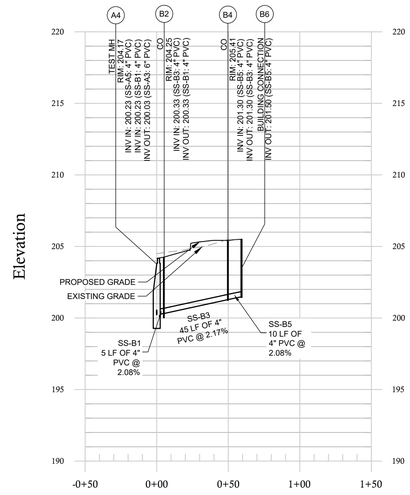
50 25 0 50 100

HORIZONTAL: SCALE IN FEET

SS A0 - SS A10
1" = 50' H, 1"=5' V



SS A4 - SS B4
1" = 50' H, 1"=5' V



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F:\1Bt.11 PX COURTHOUSE ROAD - STAFFORD COUNTY - VA\DWGs\C-3.1 SANITARY SEWER PROFILES.DWG Plotted on: 7/21/2022 2:08:07 PM By: AADRON.RENZ Sheet Scale: 1" = 1'

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REVISIONS:

ISSUE DATE:

DRAWN BY: JRH

PANDA PROJECT #: D8675
ARCH PROJECT #: VA S8-22-D8675

COMMONWEALTH OF VIRGINIA
Brett C. Basquin
Lic. No. 057688
PROFESSIONAL ENGINEER
7/15/2022

NORR ARCHITECTS ENGINEERS PLANNERS
FORESITE group

PANDA EXPRESS

TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

C-3.1

SANITARY SEWER PROFILES & DETAILS

TRUE WARM & WELCOME 2600

EROSION, SEDIMENTATION ,AND POLLUTION CONTROL PLANS (ESPCP) FOR:

IN ACCORDANCE WITH VPDES PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES (VAR 10)
COURTHOUSE RD
STAFFORD CO, VA

SITE DISTURBED AREA = 1.16 AC.

ESPCP SHEET INDEX

C-4 ESPC COVER
C-4.1 ESPC NOTES
C-4.2 ESPC NOTES
C-4.3 ESPC INITIAL PLAN
C-4.4 ESPC FINAL PLAN
C-4.5 ESPC DETAILS
C-4.6 ESPC DETAILS

SITE DETAILS:

1) THIS PROJECT CONSISTS OF A PROPOSED RESTAURANT WITH SUPPORTING INFRASTRUCTURE TO BE CONSTRUCTED ON A CLEARED BUT OTHERWISE UNDEVELOPED PARCEL.
2) TOTAL AREA OF THE SITE = 1.25 ACRES
3) THERE ARE ARE NO KNOWN STATE WATERS PRESENT ON SITE. THERE ARE NO KNOWN STATE WATERS WITHIN 200 FEET OF THE SITE. APPROXIMATE LOCATION OF OFF-SITE WATERS AND RECEIVING WATER ARE SHOWN ON THE LOCATION MAP (THIS SHEET)
4) THERE ARE NO KNOWN WETLANDS ON THE SITE.
5) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM MAP NUMBER 5101540141 E DATED 02/04/2005

A COPY OF THIS APPROVED PLAN MUST BE RETAINED ON-SITE OR AT A READILY ACCESSIBLE LOCATION

THIS PLAN SHALL BE AMENDED WHEN A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE HAS A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT. SUCH AMENDMENTS MUST BE CERTIFIED BY THE ENGINEER.

PREPARED BY:

FORESITE group

Foresite Group, LLC
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092

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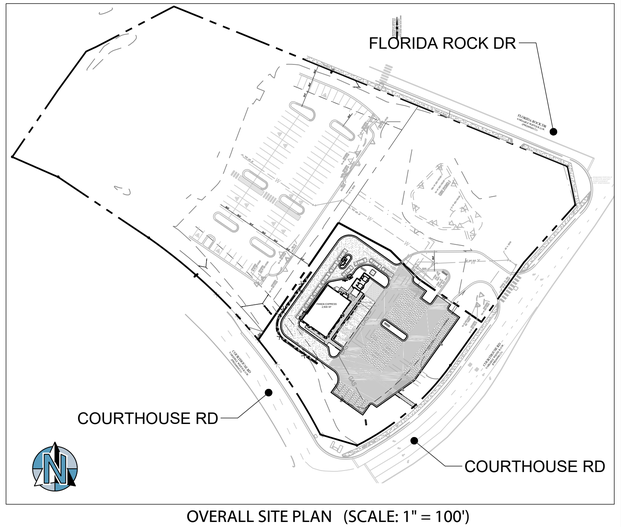
24 HR CONTACT:
MARK SHULTZ
(612) 819-7673

ISSUED:
FEBRUARY 17TH, 2022
188.171

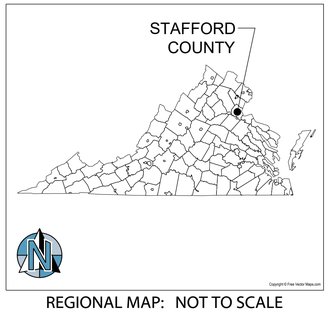
ANTICIPATED ACTIVITY SCHEDULE
BEGIN CONSTRUCTION: 2022-09-01
END CONSTRUCTION: 2022-12-01

	ACTIVITY	1.0 MTH	2.0 MTH	3.0 MTH	4.0 MTH	5.0 MTH	6.0 MTH
1	INSTALL SEDIMENT CONTROLS	■					
2	DEMOLITION	■	■				
3	CLEARING, GRUBBING, & GRADING	■	■	■			
4	GRASS TEMP	■	■	■	■		
5	BUILDING CONSTRUCTION		■	■	■	■	■
6	MAINTAIN EROSION CONTROL	■	■	■	■	■	■
7	PAVING			■	■		
8	FINAL LANDSCAPING						■
9	DISPOSITION OF TEMP. SEDIMENT CONTROLS						■

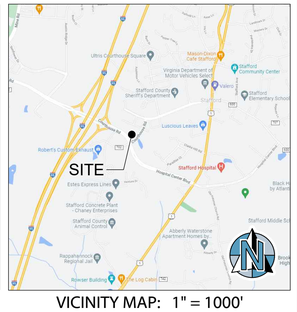
va811.com Dig With CARE



OVERALL SITE PLAN (SCALE: 1" = 100')



REGIONAL MAP: NOT TO SCALE



VICINITY MAP: 1" = 1000'

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STAFFORD, VA 22554

C-4

ESPC COVER

TRUE WARM & WELCOME 2600

Sheet Scale: 1:1

By: MADISON RIEKE

F:\188.171 PX COURTHOUSE ROAD - STAFFORD COUNTY, VA\DWG\C-4 ESPC COVER & NOTES.dwg Date: 7/21/2022 2:06:18 PM

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF A PROPOSED RESTAURANT WITH SUPPORTING INFRASTRUCTURE TO BE CONSTRUCTED ON A PAD GRADED SITE AS PART OF THE COURTHOUSE LANDING MASTER DEVELOPMENT.

EXISTING SITE CONDITIONS

THE SITE HAS BEEN PREVIOUSLY CLEARED AND PAD GRADED AS PART OF THE COURTHOUSE LANDING MASTER DEVELOPMENT. UTILITY CONNECTIONS HAVE BEEN PROVIDED TO THE SITE AS PART OF THE MASTER DEVELOPMENT.

ADJACENT AREAS

THE PROJECT SITE IS WITHIN THE COURTHOUSE LANDING MASTER DEVELOPMENT. AS SUCH, THE PARCEL IS PROPOSED TO BE BOUND TO THE SOUTH BY COURTHOUSE ROAD, TO THE WEST BY COURTHOUSE LANDING PARKWAY, TO THE NORTH BY COURTHOUSE LANDING LANE, AND TO THE EAST BY AN ADJACENT LOT FOR FUTURE DEVELOPMENT.

OFF-SITE AREAS

OFF-SITE LAND DISTURBANCE IS LIMITED TO INSTALLATION OF ACCESS DRIVE.

CRITICAL AREAS

NO CRITICAL AREAS ARE LOCATED ON-SITE OR ADJACENT TO THE PROJECT SITE.

EROSION CONTROL MEASURES

EROSION CONTROL MEASURES THAT ARE SHOWN ON THE EROSION CONTROL PLAN SHEETS INCLUDE THE FOLLOWING:

3.02 TEMPORARY STONE CONSTRUCTION ENTRANCE - A STABILIZED STONE PAD WITH A FILTER FABRIC UNDERLINER LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON A CONSTRUCTION SITE, USED TO REDUCE THE AMOUNT OF MUD TRANSPORTED ONTO PAVED PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF.

3.05 SILT FENCE - A TEMPORARY SEDIMENT BARRIER CONSISTING OF A SYNTHETIC FILTER FABRIC STRETCHED ACROSS AND ATTACHED TO SUPPORTING POSTS AND ENTRENCHED, USED TO INTERCEPT AND DETAIN SMALL AMOUNTS OF SEDIMENT FROM DISTURBED AREAS DURING CONSTRUCTION OPERATIONS IN ORDER TO PREVENT SEDIMENT FROM LEAVING THE SITE, AND TO DECREASE THE VELOCITY OF SHEET FLOWS AND LOW-TO-MODERATE LEVEL CHANNEL FLOWS.

3.07 STORM DRAIN INLET PROTECTION - A SEDIMENT FILTER OR AN EXCAVATED IMPOUNDING AREA AROUND A STORM DRAIN DROP INLET OR CURB INLET USED TO PREVENT SEDIMENT FROM ENTERING STORM DRAINAGE SYSTEMS PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED AREA.

3.13 TEMPORARY SEDIMENT TRAP - A TEMPORARY PONDING AREA FORMED BY CONSTRUCTING AN EARTHEN EMBANKMENT WITH A STONE OUTLET, USED TO DETAIN SEDIMENT-LADEN RUNOFF FROM SMALL DISTURBED AREAS LONG ENOUGH TO ALLOW THE MAJORITY OF THE SEDIMENT TO SETTLE OUT.

3.31 TEMPORARY SEEDING - THE ESTABLISHMENT OF A TEMPORARY VEGETATIVE COVER ON DISTURBED AREAS BY SEEDING WITH APPROPRIATE RAPIDLY GROWING ANNUAL PLANTS WILL BE PROVIDED ON ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE WITHIN 30 DAYS. TEMPORARY SEEDING SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN LONGER THAN 30 DAYS AS PER MS-1. THE PURPOSE OF THIS PRACTICE IS TO PROVIDE PROTECTION TO BARE SOILS EXPOSED DURING CONSTRUCTION UNTIL PERMANENT VEGETATION OR OTHER EROSION CONTROL MEASURES CAN BE ESTABLISHED.

3.32 PERMANENT SEEDING - TO REDUCE EROSION AND DECREASE SEDIMENT YIELD FROM DISTURBED ACRES; TO PERMANENTLY STABILIZE DISTURBED AREAS IN A MANNER THAT IS ECONOMICAL, ADAPTABLE TO SITE CONDITIONS, AND ALLOWS SELECTION OF THE MOST APPROPRIATE PLANT MATERIALS.

3.39 DUST CONTROL - REDUCING SURFACE AND AIR MOVEMENT OF DUST DURING LAND DISTURBING, DEMOLITION, AND CONSTRUCTION ACTIVITIES. THE PURPOSE IS TO PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES AND REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES WHICH MAY PRESENT HEALTH HAZARDS, TRAFFIC SAFETY PROBLEMS OR HARM ANIMAL OR PLANT LIFE.

SOILS

THE PROJECT SITE CONTAINS TWO SOIL TYPES: 188 DUNBAR FINE SANDY LOAM (0 TO 4 PERCENT SLOPES) AND 191 MYATT LOAM (0 TO 2 PERCENT SLOPES). 188 DUNBAR FINE SANDY LOAM SOILS ARE CLASSIFIED IN THE HYDROLOGIC SOIL GROUP 'C/D' AND 191 MYATT LOAM SOILS ARE CLASSIFIED IN THE HYDROLOGIC SOIL GROUP 'B/D'.

STORMWATER MANAGEMENT

MASTER STORMWATER DETENTION TO BE PROVIDED WITHIN THE COURTHOUSE LANDING MASTER DEVELOPMENT. WATER QUALITY TO BE PROVIDED ON SITE BY A BARRACUDA UNIT. SEE HYDROLOGY REPORT.

PERMANENT STABILIZATION

CONCRETE AND PAVEMENT WILL STABILIZE THE PROJECT SITE.

MAINTENANCE

DISTURBED AREAS AND EROSION CONTROLS MUST BE INSPECTED AT LEAST ONCE EVERY FIVE (5) CALENDAR DAYS AND WITHIN 48 HOURS OF A RUNOFF PRODUCING RAINFALL EVENT BETWEEN THE TIME THAT THE EROSION CONTROL PLAN IS IMPLEMENTED AND FINAL SITE STABILIZATION IS ACHIEVED.

THE MEASURES SHOWN BELOW ARE TO BE EVALUATED PERIODICALLY TO ENSURE THE EFFECTIVENESS OF THE OVERALL EROSION CONTROL PERFORMANCE:

3.02 TEMPORARY STONE CONSTRUCTION ENTRANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR THE WASHING AND REWORKING OF EXISTING STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. THE USE OF WATER TRUCKS TO REMOVE MATERIALS DROPPED, WASHED, OR TRACKED ONTO ROADWAYS WILL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES.

3.05 SILT FENCE - SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER RAINFALL AND AT LEAST DAILY DURING PROLONG RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE RESULTING FROM END RUNS AND UNDERCUTTING. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

3.07 STORM DRAIN INLET PROTECTION - THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE. STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

3.13 TEMPORARY SEDIMENT TRAP - SEDIMENT SHALL BE REMOVED AND THE TRAP RESORTED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN VOLUME OF THE WET STORAGE. SEDIMENT REMOVAL FROM THE BASIN SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE AND CAUSE SEDIMENTATION PROBLEMS. FILTER STONE SHALL BE REGULARLY CHECKED TO ENSURE THAT FILTRATION PERFORMANCE IS MAINTAINED. STONE CHOKED WITH SEDIMENT SHALL BE REMOVED AND CLEANED OR REPLACED. THE STRUCTURE SHOULD BE CHECKED REGULARLY TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. THE HEIGHT OF THE STONE OUTLET SHOULD BE CHECKED TO ENSURE THAT ITS CENTER IS AT LEAST 1 FOOT BELOW THE TOP OF THE EMBANKMENT.

GENERAL EROSION CONTROL NOTES:

1) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO ALL LAND DISTURBING ACTIVITIES THROUGHOUT THE ENTIRE PROJECT.

2) EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

3) ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

4) A COPY OF THE APPROVED LAND DISTURBANCE PERMIT MUST BE POSTED ON-SITE. THE PLAN MAY BE PRESENT WHEN LAND DISTURBANCE ACTIVITY IS IN PROGRESS.

5) THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND BEST MANAGEMENT PRACTICES, WHETHER TEMPORARY OR PERMANENT.

6) EROSION CONTROL DEVICES THAT ARE INSTALLED AS DIRECTED BY AN INSPECTOR BUT NOT SHOWN ON THE APPROVED PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR.

7) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN QUALIFIED PROFESSIONAL ADVICE WHEN QUESTIONS ARISE CONCERNING TIMING, DESIGN AND EFFECTIVENESS OF EROSION CONTROL DEVICES. 24 HR CONTACT: **MARK SHULTZ (612) 819-7673.**

8) ALL SLOPES STEEPER THAN 3:1 WITH A HEIGHT OF TEN FEET OR GREATER SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING AS SLOPES ARE CONSTRUCTED.

9) THE CONTRACTOR SHALL STOCKPILE AND REUSE TOPSOIL TO DRESS FINAL GRADES. CONFIRM THE STOCKPILE LOCATION WITH THE OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION. SEE GRADING AND DRAINAGE PLANS FOR NOTES REGARDING EXCESS TOPSOIL AND OTHER UNCLASSIFIED FILL/EXCAVATION.

10) THE CONTRACTOR IS RESPONSIBLE FOR THE CLEANING OUT OF ANY ACCUMULATED SILT IN THE STORM DRAINAGE PIPES AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.

11) CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES UNTIL THE ENTIRE PROJECT HAS UNDERGONE FINAL STABILIZATION AND ALL CONSTRUCTION HAS BEEN COMPLETED.

12) RED LINE COMMENTS ON WORKING SETS OF PLANS SHOULD BE MAINTAINED ON SITE FOR ANY CHANGES MADE TO EROSION CONTROL PLAN. COMMENTS SHOULD INCLUDE DATE AND JUSTIFICATION FOR CHANGES.

13) OFF SITE VEHICLE TRACKING OF DIRT, SOILS, AND SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED OR ELIMINATED TO THE MAXIMUM EXTENT PRACTICAL. DUST CONTROL MEASURES MAY CONSIST OF APPLICATION OF MULCHES, VEGETATIVE COVER, SPRAY-ON ADHESIVES, CALCIUM CHLORIDE; THE USE OF IRRIGATION; AND/OR THE CONSTRUCTION OF BARRIERS TO PROTECT FROM WIND OR SCREEN AIRBORNE PARTICULATES.

14) IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION EXIT PAD DOES NOT SUFFICIENTLY REMOVE MUD FROM VEHICLE TIRES, THE TIRES SHOULD BE WASHED BEFORE LEAVING THE PROJECT SITE. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON THE CONSTRUCTION PAD OR OTHER AREA STABILIZED WITH CRUSHED STONE. ALL RUNOFF FROM WASHING AREAS MUST BE DIRECTED TO A SEDIMENT TRAP OR SEDIMENT BASIN INCLUDED IN THESE PLANS.

Virginia Erosion and Sediment Control Plan Minimum Standards (MS) Checklist
August 30, 2013

Yes	N/A	4VAC50-30-40 Minimum Standards	Describe how MS is addressed on plan	MS Instructions for Contractor (this column optional)
Yes		**MS1:** Permanent or temporary soil stabilization shall be applied to denuded areas within seven days after final grade is reached on any portion of the site. Temporary soil stabilization shall be applied within seven days to denuded areas that may not be at final grade but will remain dormant for longer than 14 days. Permanent stabilization shall be applied to areas that are to be left dormant for more than one year.	Temporary and permanent seeding has been proposed on the erosion control plans.	
	N/A	**MS2:** During construction of the project, soil stock piles and borrow areas shall be stabilized or protected with sediment trapping measures. The applicant is responsible for the temporary protection and permanent stabilization of all soil stockpiles on site as well as borrow areas and soil intentionally transported from the project site.	No soil stock piles or borrow area on site.	
	N/A	**MS3:** A permanent vegetative cover shall be established on denuded areas not otherwise permanently stabilized. Permanent vegetation shall not be considered established until a ground cover is achieved that is uniform, mature enough to survive and will inhibit erosion.	Permanent vegetation is proposed on the erosion control and landscape plans.	
Yes		**MS4:** Sediment basins and traps, perimeter dikes, sediment barriers and other measures intended to trap sediment shall be constructed as a first step in any land-disturbing activity and shall be made functional before upslope land disturbance takes place.	Initial erosion control plan shows startegic location of a sediment trap designed to capture sediments/runoff from upstream disturbed areas.	
	N/A	**MS5:** Stabilization measures shall be applied to earthen structures such as dams, dikes and diversions immediately after installation.		
Yes		**MS6:** Sediment traps and sediment basins shall be designed and constructed based upon the total drainage area to be served by the trap or basin. a. The minimum storage capacity of a sediment trap shall be 134 cubic yards per acre of drainage area and the trap shall only control drainage areas less than three acres. b. Surface runoff from disturbed areas that is comprised of flow from drainage areas greater than or equal to three acres shall be controlled by a sediment basin. The minimum storage capacity of a sediment basin shall bo 134 cubic yards per acre of drainage area. The outfall system shall, at a minimum, maintain the structural integrity of the basin during a 25-year storm of 24-hour duration. Runoff coefficients used in runoff calculations shall correspond to a bare earth condition or those conditions expected to exist while the sediment basin is utilized.	Proposed Sediment Trap has been sized to detain runoff.	
Yes		**MS7:** Cut and fill slopes shall be designed and constructed in a manner that will minimize erosion. Slopes that are found to be eroding excessively within one year of permanent stabilization shall be provided with additional slope stabilizing measures until the problem is corrected.	Slopes are to be stabilized as needed to reduce sediment runoff.	
Yes		**MS8:** Concentrated runoff shall not flow down cut or fill slopes unless contained within an adequate temporary or permanent channel, flume or slope drain structure.	Concentrated flows will be diverted into temporary sediment basin.	
Yes		**MS9:** Whenever water seeps from a slope face, adequate drainage or other protection shall be provided.	Silt fence has been provided.	
Yes		**MS10:** All storm sewer inlets that are made operable during construction shall be protected so that sediment-laden water cannot enter the conveyance system without first being filtered or otherwise treated to remove sediment.	Inlet protection is shown on plans around storm structures.	
	N/A	**MS11:** Before newly constructed stormwater conveyance channels or pipes are made operational, adequate outlet protection and any required temporary or permanent channel lining shall be installed in both the conveyance channel and receiving channel.	No storm pipe outlets are proposed on plans.	
	N/A	**MS12:** When work in a live watercourse is performed, precautions shall be taken to minimize encroachment, control sediment transport and stabilize the work area to the greatest extent possible during construction. Nonerodible material shall be used for the construction of causeways and cofferdams. Earthen fill may be used for these structures if armored by nonerodible cover materials.	Not Applicable.	
	N/A	**MS13:** When a live watercourse must be crossed by construction vehicles more than twice in any six-month period, a temporary vehicular stream crossing constructed of nonerodible material shall be provided.	Not Applicable.	
	N/A	**MS14:** All applicable federal, state and local chapters pertaining to working in or crossing live watercourses shall be met.	Not Applicable.	
	N/A	**MS15:** The bed and banks of a watercourse shall be stabilized immediately after work in the watercourse is completed.	Not Applicable.	
Yes		**MS16:** Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria: a. No more than 500 linear feet of trench may be opened at one time. b. Excavated material shall be placed on the uphill side of trenches. c. Effluent from dewatering operations shall be filtered or passed through an approved sediment trapping device, or both, and discharged in a manner that does not adversely affect flowing streams or off-site property. d. Material used for backfilling trenches shall be properly compacted in order to minimize erosion and promote stabilization. e. Restabilization shall be accomplished in accordance with this chapter. f. Applicable safety chapters shall be complied with.	Underground utility will follow Chesterfield County specifications and guidelines according to note on plan.	
Yes		**MS17:** Where construction vehicle access routes intersect paved or public roads, provisions shall be made to minimize the transport of sediment by vehicular tracking onto the paved surface. Where sediment is transported onto a paved or public road surface, the road surface shall be cleaned thoroughly at the end of each day. Sediment shall be removed from the roads by shoveling or sweeping and transported to a sediment control disposal area. Street washing shall be allowed only after sediment is removed in this manner. This provision shall apply to individual development lots as well as to larger land- disturbing activities.	Construction Entrance is shown on plans.	
Yes		**MS18:** All temporary erosion and sediment control measures shall be removed within 30 days after final site stabilization or after the temporary measures are no longer needed, unless otherwise authorized by the VESCP authority. Trapped sediment and the disturbed soil areas resulting from the disposition of temporary measures shall be permanently stabilized to prevent further erosion and sedimentation.	Post Construction BMP note is shown on plans.	
Yes		**MS19**: Properties and waterways downstream from development sites shall be protected from sediment deposition, erosion and damage due to increases in volume, velocity and peak flow rate of stormwater runoff for the stated frequency storm of 24-hour duration in accordance with the following standards and criteria. Stream restoration and relocation projects that incorporate natural channel design concepts are not man-made channels and shall be exempt from any flow rate capacity and velocity requirements for natural or man-made channels: a. Concentrated stormwater runoff leaving a development site shall be discharged directly into an adequate natural or man-made receiving channel, pipe or storm sewer system. For those sites where runoff is discharged into a pipe or pipe system, downstream stability analyses at the outfall of the pipe or pipe system shall be performed. b. Adequacy of all channels and pipes shall be verified in the following manner: 1) The applicant shall demonstrate that the total drainage area to the point of analysis within the channel is one hundred times greater than the contributing drainage area of the project in question; or 2) (a) Natural channels shall be analyzed by the use of a two-year storm to verify that stormwater will not overtop channel banks nor cause erosion of channel bed or banks. (b) All previously constructed man-made channels shall be analyzed by the use of a ten-year storm to verify that stormwater will not overtop its banks and by the use of a two-year storm to demonstrate that stormwater will not cause erosion of channel bed or banks; and (c) Pipes and storm sewer systems shall be analyzed by the use of a ten-year storm to verify that stormwater will be contained within the pipe or system. c. If existing natural receiving channels or previously constructed man-made channels or pipes are not adequate, the applicant shall: 1) Improve the channels to a condition where a ten-year storm will not overtop the banks and a two-year storm will not cause erosion to channel the bed or banks; or 2) Improve the pipe or pipe system to a condition where the ten-year storm is contained within the appurtenances; 3) Develop a site design that will not cause the pre-development peak runoff rate from a twoyear storm to increase when runoff outfalls into a natural channel or will not cause the predevelopment peak runoff rate from a ten-year storm to increase when runoff outfalls into a manmade channel; or 4) Provide a combination of channel improvement, stormwater detention or other measures which is satisfactory to the VESCP authority to prevent downstream erosion. d. The applicant shall provide evidence of permission to make the improvements. e. All hydrologic analyses shall be based on the existing watershed characteristics and the ultimate development condition of the subject project. f. If the applicant chooses an option that includes stormwater detention, he shall obtain approval from the VESCP of a plan for maintenance of the detention facilities. The plan shall set forth the maintenance requirements of the facility and the person responsible for performing the maintenance. g. Outfall from a detention facility shall be discharged to a receiving channel, and energy dissipators shall be placed at the outfall of all detention facilities as necessary to provide a stabilized transition from the facility to the receiving channel. h. All on-site channels must be verified to be adequate. i. Increased volumes of sheet flows that may cause erosion or sedimentation on adjacent property shall be diverted to a stable outlet, adequate channel, pipe or pipe system, or to a detention facility. j. In applying these stormwater management criteria, individual lots or parcels in a residential, commercial or industrial development shall not be considered to be separate development projects. Instead, the development, as a whole, shall be considered to be a single development project. Hydrologic parameters that reflect the ultimate development condition shall be used in all engineering calculations. k. All measures used to protect properties and waterways shall be employed in a manner which minimizes impacts on the physical, chemical and biological integrity of rivers, streams and other waters of the state. l. Any plan approved prior to July 1, 2014, that provides for stormwater management that addresses any flow rate capacity and velocity i. detain the water quality volume and to release it over 48 hours; ii. detain and release over a 24-hour period the expected rainfall resulting from the one year, 24- hour storm; and iii. reduce the allowable peak flow rate resulting from the 1.5, 2, and 10-year, 24-hour storms to a level that is less than or equal to the peak flow rate from the site assuming it was in a good forested condition, achieved through multiplication of the forested peak flow rate by a reduction factor that is equal to the runoff volume from the site when it was in a good forested condition divided by the runoff volume from the site in its proposed condition, and shall be exempt from any flow rate capacity and velocity requirements for natural or man-made channels as defined in any regulations promulgated pursuant to § 10.1-562 or 10.1-570 of the Act. m. For plans approved on and after July 1, 2014, the flow rate capacity and velocity requirements of § 10.1-561 A of the Act and this subsection shall be satisfied by compliance with water quantity requirements in the Stormwater Management Act (§ 10.1-603.2 et seq. of the Code of Virginia) and attendant regulations, unless such land- disturbing activities are in accordance with 4VAC50-60-48 of the Virginia Stormwater Management Program (VSMP) Permit Regulations. n. Compliance with the water quantity minimum standards set out in 4VAC50-60-66 of the Virginia Stormwater Management Program (VSMP) Permit Regulations shall be deemed to satisfy the requirements of Minimum Standard 19.	Adjacent properties will be protected by proposed silt fence. See erosion control plans.	

MINIMUM STANDARDS

EROSION AND SEDIMENT CONTROL REGULATIONS AND NOTES 9VAC25-840-40 (RENUMBERED FROM VA4VAC50-30)

A VESCP MUST BE CONSISTENT WITH THE FOLLOWING CRITERIA, TECHNIQUES AND METHODS:

1. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

2. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

3. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.

4. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.

5. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.

6. SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN.

a. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT TRAP SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA AND THE TRAP SHALL ONLY CONTROL DRAINAGE AREAS LESS THAN THREE ACRES.
b. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT BASIN SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA. THE OUTFALL SYSTEM SHALL, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A 25-YEAR STORM OF 24-HOUR DURATION. RUNOFF COEFFICIENTS USED IN RUNOFF CALCULATIONS SHALL CORRESPOND TO A BARE EARTH CONDITION OR THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS UTILIZED.

7. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.

8. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.

9. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.

10. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

11. BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.

12. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.

13. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.

14. ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.

15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.

16. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:

a. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
b. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
c. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
d. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
e. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THIS CHAPTER.
f. APPLICABLE SAFETY REQUIREMENTS SHALL BE COMPLIED WITH.

17. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.

18. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE VESCP AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

19. PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA. STREAM RESTORATION AND RELOCATION PROJECTS THAT INCORPORATE NATURAL CHANNEL DESIGN CONCEPTS ARE NOT MAN-MADE CHANNELS AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS:

a. CONCENTRATED STORMWATER RUNOFF LEAVING A DEVELOPMENT SITE SHALL BE DISCHARGED DIRECTLY INTO AN ADEQUATE NATURAL OR MAN-MADE RECEIVING CHANNEL, PIPE OR STORM SEWER SYSTEM. FOR THOSE SITES WHERE RUNOFF IS DISCHARGED INTO A PIPE OR PIPE SYSTEM, DOWNSTREAM STABILITY ANALYSES AT THE OUTFALL OF THE PIPE OR PIPE SYSTEM SHALL BE PERFORMED.
**b. ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED IN THE F

CONSTRUCTION SEQUENCE

THE FOLLOWING SEQUENCE OF ACTIVITIES ARE TO BE IMPLEMENTED IN THE ORDER SHOWN, UNLESS INCLEMENT WEATHER, SITE CONDITIONS, REVISIONS, RECOMMENDATIONS FROM THE PRE-CONSTRUCTION CONFERENCE, OR OTHER REASON JUSTIFIES A DEVIATION FROM THIS SCHEDULE. IF A DEVIATION IS UNDERTAKEN OR ANTICIPATED, THE LOCAL JURISDICTION SHALL BE NOTIFIED AND THE CHANGE OF SEQUENCE RECORDED IN THE DAILY LOG.

INITIAL COORDINATION AND CORRESPONDENCE

1) AT THE START OF THIS CONSTRUCTION ACTIVITY, AN ADJACENT DEVELOPMENT (LOCATED ON THE EASTERN SIDE OF THE PROPERTY) IS CURRENTLY UNDER CONSTRUCTION AS WELL. PLEASE CORRESPOND AND COORDINATE WITH THE ADJACENT CONTRACTOR TO ENSURE APPROPRIATE PLANNING AND DIRECTION BETWEEN THE TWO DEVELOPMENTS.

CLEARING, GRADING, DEMOLITION, AND INSTALLATION OF INITIAL BMP'S

1) OBTAIN AND POST A COPY OF THE LAND DISTURBANCE PERMIT ON THE SITE.

2) SET UP A PRE-CONSTRUCTION CONFERENCE ON-SITE WITH THE OWNER, CONTRACTOR, DESIGN TEAM MEMBERS AS NEEDED, AND LOCAL ISSUING AUTHORITY TO REVIEW CONSTRUCTION REQUIREMENTS.

3) COORDINATE THE DISCONNECTION AND REMOVAL OF ANY EXISTING UTILITIES ON-SITE TO BE REMOVED OR ABANDONED. FIELD CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BY POTHOLING.

4) STAKE LIMITS OF DISTURBED AREA AND TREE PROTECTION AREAS.

5) INSTALL TREE SAVE FENCING TO DELINEATE BUFFER AND TREE SAVE AREAS AS SHOWN ON THE PLAN.

6) CONSTRUCT THE CONSTRUCTION ENTRANCE(S) AT THE PROPOSED LOCATION(S) SHOWN ON THE PLANS. (TEMPORARY STREET ACCESS PERMITS MAY BE REQUIRED.)

7) INSTALL ALL PERIMETER SILT BARRIERS.

8) CLEAR AND GRUB ROUTES TO THE MINIMUM EXTENT NEEDED TO CONSTRUCT STRUCTURAL BEST MANAGEMENT PRACTICES IN CONCENTRATED FLOW AREAS. THIS INCLUDES SEDIMENT TRAPS AND DIVERSIONS.

9) INSTALL STRUCTURAL BMP'S IN CONCENTRATED FLOW AREAS WITH MINIMAL DISTURBANCE TO ADJACENT AREAS AND ALL REMAINING BMP'S. .

10) APPLY TEMPORARY SEEDING AS NEEDED IN ACCORDANCE WITH PLANS AND NOTES FOR CLEARED AREAS.

GRADING AND UTILITY CONSTRUCTION

1) CONSTRUCT ALL STRUCTURAL BMP'S SHOWN WHERE COMPLETION OF GRADING AND UTILITY CONSTRUCTION IS NOT NECESSARY FOR INSTALLATION.

2) COMMENCE ROUGH GRADING ON-SITE. INSTALL STRUCTURAL AND VEGETATIVE BMP'S. FOR LARGE FILLS AND MAJOR EARTH MOVING ACTIVITIES THAT CHANGE CONVEYANCE OF STORMWATER RUNOFF. THE INSTALLATION OF DIVERSIONS AND STRUCTURES ON THE PLANS SHOULD BE CONSTRUCTED TO MAINTAIN THE PROTECTION OF SLOPES AND ROUTING OF WATER TO THE PHASE-II STRUCTURAL STORAGE LOCATIONS. THIS MAY INCLUDE INSTALLATION OF DIVERSIONS ALONG THE FACE OF LARGE FILL AREAS.

3) INSTALL PERMANENT STORMWATER MANAGEMENT AREAS AS SHOWN. WHERE PERMANENT STORMWATER MANAGEMENT AREAS HAVE WATER QUALITY COMPONENTS AND DO NOT CONSTRUCT WATER QUALITY DEVICES UNTIL FINAL STABILIZATION HAS TAKEN PLACE. WHERE INFILTRATION IS A PART OF A STORMWATER MANAGEMENT COMPONENT, MAINTAIN THE BOTTOM OF THE INFILTRATION AREA A MINIMUM OF SIX INCHES ABOVE FINAL GRADE, TO BE EXCAVATED ONCE FINAL STABILIZATION OF THE SITE IS COMPLETE.

4) CONSTRUCT TEMPORARY AND PERMANENT DRAINAGE STRUCTURES AS NECESSARY FOR CONVEYANCE DURING GRADING ACTIVITIES. INSTALL STORM OUTLET PROTECTION CONCURRENT WITH CONSTRUCTION OF ANY DRAINAGE OUTFALL.

5) INSTALL INLET SEDIMENT TRAPS CONCURRENT WITH THE CONSTRUCTION OF STORM DRAIN STRUCTURES. PROTECT INLETS WHERE EXCAVATION HAS NOT BEEN BACKFILLED AND INLET PROTECTION ESTABLISHED BY DIVERTING TO COMPLETED INLET SEDIMENT TRAPS.

6) SPREAD FERTILIZER AND GRASS SEED/SODDING ALONG WITH RECOMMENDED MULCHING (IF SEEDED) AS SOON AS FINAL GRADE IS ACHIEVED.

7) COMMENCE FINAL GRADING OF ALL DRIVEWAYS, PARKING LOTS, AND BUILDING PADS.

8) EXCAVATE AND BACKFILL UTILITY CONSTRUCTION IN SECTIONS TO MINIMIZE OPEN EXCAVATION. WHERE UTILITIES ARE AT FINAL GRADE AND PLACE PERMANENT SEEDING.

9) COORDINATE UTILITY RELOCATION IN THE STATE MAINTAINED RIGHT OF WAY TO LIMIT LANE CLOSURES TO A LIMITED TIME WITH CONSTRUCTION.

FINAL CONSTRUCTION, LANDSCAPING, AND PERMANENT STABILIZATION

1) AS SOON AS CONCRETE BUILDING PADS ARE POURED, ALL AREAS AROUND THE PADS AND STREET/PARKING AREAS ARE TO BE TEMPORARILY VEGETATED.

2) CONSTRUCT BUILDING PAD AND FOUNDATIONS.

3) MAINTAIN STORM OUTLET PROTECTION AT PIPE OUTLETS AS SHOWN ON THE PLANS.

4) PLACE GRADED AGGREGATE BASE FOR ROADS AND DRIVES. MODIFY ALL CURB INLET SEDIMENT TRAPS AS NEEDED, BOTH FOR DIVERSION OF WATER INTO THE RAISED THROATS AND FOR THE INLET. (IP'S MAY BE INSTALLED ON THE GUTTER IN MOST CASES).

5) INSTALL CURBING AND SIDEWALKS. CURBING MAY ACT AS A RUNOFF DIVERSION. THE CONTRACTOR MUST MAINTAIN CONVEYANCE AS SHOWN IN THE PLANS, WHICH MAY REQUIRE CONSTRUCTING A SEGMENT OF CURB AT A LATER DATE TO MAINTAIN PROPER CONVEYANCE OF STORMWATER.

6) AFTER A CURING TIME OF NO LESS THAN SEVEN DAYS, BACKFILL CURBS AND SMOOTH SHOULDER GRADES. PLACE FINAL LANDSCAPING/STABILIZATION ON SHOULDERS AS SOON AS SEASON AND CONSTRUCTION ACTIVITY ALLOWS. IF FINAL STABILIZATION WILL NOT BE IMMEDIATE, PLACE TEMPORARY SEEDING OR MULCH ON THE SHOULDERS.

7) PAVE ALL DRIVEWAYS AND PARKING AREAS. SEDIMENT INLET TRAP PROTECTION MAY REQUIRE MODIFICATION.

8) ALL SEDIMENT PONDS AND PERIMETER SILT FENCE IS TO BE MAINTAINED FOR THE DURATION OF BUILDING AND SITE CONSTRUCTION. AT COMPLETION OF BUILDING/SITE INFRASTRUCTURE CONSTRUCTION, ALL AREAS ARE TO BE PERMANENTLY VEGETATED.

9) UPON FINAL STABILIZATION, AS-BUILT SURVEYS OF THESE SHOULD BE COMPLETED AND PROVIDED TO THE ENGINEER FOR REVIEW. NOTE THAT IMPROPERLY CONSTRUCTED AREAS MAY RESULT IN ADDITIONAL LAND DISTURBANCE.

10) UPON FINAL STABILIZATION OF 100% OF THE CONTRIBUTING ON-SITE DRAINAGE AREAS, REMOVE THE RESPECTIVE TEMPORARY STRUCTURAL BMP'S USE PERMANENT VEGETATIVE BMP'S AND LANDSCAPING SHOWN ON THE PHASE-III AND LANDSCAPE PLAN TO STABILIZE DISTURBED AREAS FROM STRUCTURAL BMP'S AS THEY ARE REMOVED.

VIRGINIA UNIFORM CODING SYSTEM FOR EROSION AND SEDIMENT CONTROL PRACTICES

VIRGINIA UNIFORM CODING SYSTEM
for Erosion and Sediment Control Practices

* Indicates normal applicability of a specific practice to one or more of the seven control categories.

NO.	TITLE	KEY	SYMBOL	DESCRIPTION	ACCESS PREVENTION A	PERIMETER CONTROL B	SLOPE PROTECTION C	SEDIMENT TRAPPING D	STRAWAWAY AND STREAM PROTECTION E	TEMPORARY STABILIZATION F	PERMANENT STABILIZATION G
3.01	SAFETY FENCE	SAF	SAF	A protective barrier installed to prohibit undesirable use of an erosion control measure.	*						
3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	CE	A stone pad, located at points of vehicular ingress and egress on a construction site, to reduce the soil transported onto public roads and other paved areas.		*				*	
3.03	CONSTRUCTION ROAD STABILIZATION	CRS	CRS	Temporary stabilization with stone of access roads, subdivision streets, parking areas and other traffic areas immediately after grading to reduce erosion caused by vehicles during site vacation, and to prevent having to regrade permanent roadbeds between initial grading and final stabilization.						*	
3.04	STRAW BALE BARRIER	STB	STB	A temporary sediment barrier comprised of straw bales placed across or at the toe of a slope to intercept and detain sediment and decrease flow velocities from drainage areas of limited scale, applicable where sheet and rill erosion may be a problem. Maximum effective life is 3 months.		*		*	*		
3.05	SILT FENCE	SF	SF	A temporary sediment barrier constructed of posts, filter fabric and, in some cases, a wire support fence, placed across or at the toe of a slope or in a minor drainage way to intercept and detain sediment and decrease flow velocities from drainage areas of limited size, applicable where sheet and rill erosion or small concentrated flows may be a problem. Maximum effective life: 6 months.		*		*	*		
3.06	BRUSH BARRIER	BB	BB	A temporary sediment barrier comprised of cuttin, weeds, vines, tree root, trash, and other cleared materials pushed together to form a berm, located across or at the toe of a slope to intercept and detain sediment and decrease flow velocities.		*		*			
3.07	STORM DRAIN INLET PROTECTION	IP	IP	The installation of various kinds of sediment-trapping measures around drop inlets or curb inlet structures prior to permanent stabilization of the disturbed area, limited to drainage areas not exceeding one acre, and not intended to control large, concentrated stormwater flows.				*			
3.08	CULVERT INLET PROTECTION	CIP	CIP	A sediment filter installed at the inlet or storm sewer culverts which prevents sediment from entering, accumulating in and being transported by the culvert. It also provides erosion control at culverts during high flow periods. Emergency overflows are necessary to prevent the trapping of large volumes of stormwater.				*			
3.09	TEMPORARY DIVERSION DIKE	DD	DD	A ridge of compacted soil constructed at the top or base of a sloping disturbed area which directs off-site runoff away from unprotected slopes and to a stabilized outlet, or to divert sediment-laden runoff to a sediment trapping structure. Maximum effective life is 18 months.		*	*				
3.10	TEMPORARY FILL DIVERSION	FD	FD	A channel with a supporting ridge on the lower side constructed along the top of an active open fill embankment to collect diverted runoff away from the unprotected fill slope to a stabilized outlet or sediment trapping structure; applicable where the area at the top of the fill slope drains toward the exposed slope and where runoff control measures must be made the use of a TEMPORARY DIVERSION DIKE is feasible. Maximum effective life is one month.			*				
3.11	TEMPORARY RIGHT - OF - WAY DIVERSION	RWD	RWD	A ridge of compacted soil or some gravel constructed across a disturbed right-of-way or similar sloping area to shorten the flow length within the disturbed area and direct the runoff to a stabilized outlet. Earthen diversions are applicable where there will be little or no construction traffic within the right-of-way, and gravel structures are applicable where vehicular traffic must be accommodated.			*				
3.12	DIVERSION	DV	DV	A permanent channel with a ridge on the lower side constructed across a slope to reduce slope length and prevent and divert stormwater runoff to a stabilized outlet at non-erosive velocities.			*				
3.13	TEMPORARY SEDIMENT TRAP	ST	ST	A small ponding area, formed by constructing an earthen embankment with a stone outlet across a drainage swale, ditch or minor watercourse, below runoff from small disturbed areas for enough time to allow most of the suspended solids to settle out. Maximum effective life is 18 months.		*		*			
3.14	TEMPORARY SEDIMENT BASIN	SB	SB	A temporary barrier or dam with controlled stormwater release structure which is formed by constructing an embankment of compacted soil across a drainageway. It is used to retain sediment-laden runoff from drainage areas 5 acres or greater for enough time to allow most of the suspended solids to settle out. It also may be used to trap sediment from sheet and rill erosion. Maximum effective life is 18 months unless designed as a permanent pond by a qualified professional.		*		*			
3.15	TEMPORARY SLOPE DRAIN	TSD	TSD	A flexible tubing or conduit, used before permanent drainage structures are installed, extended to conduct concentrated runoff safely from the top to the bottom of a disturbed slope without causing erosion on or below the slope.			*			*	
3.16	PAVED FLUME	PF	PF	A permanent concrete-lined channel constructed to conduct concentrated runoff from the top to the bottom of a slope without causing erosion on or below the slope.			*				*
3.17	STORMWATER CONVEYANCE CHANNEL	SCC	SCC	A permanent channel designed to carry concentrated flows without erosion. Applicable to man-made channels, including roadside ditches, and natural channels that are modified to accommodate increased flows generated by land development, not generally applicable to major, continuous flowing natural streams.					*		*
3.18	OUTLET PROTECTION	OP	OP	The installation of riprap-channel sections and/or stilling basins below storm drain outlets to reduce erosion and settle runoff from entering at inclines and to reduce flow velocities before stormwater enters receiving channels below these outlets.					*	*	*
3.19	RIPRAP	RR	RR	A permanent, erosion-resistant ground cover of large, loose, angular stone (unsorted wherever soil conditions, water turbulence and velocity, expected vegetative cover, etc., are such that soil may erode under design flow conditions.			*		*	*	*

Virginia Erosion and SedimentControl Handbook

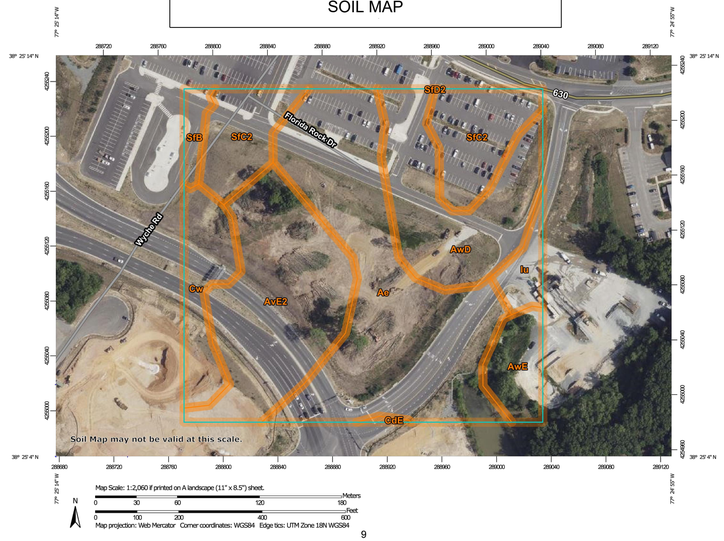
July 1992

RECOMMENDED PLAN SYMBOLS:

Existing Contour
Finished Contour
Drainage Divide
Limit of Grading
Storm Sewer
Boundary of a Control Measure

NO.	TITLE	KEY	SYMBOL	DESCRIPTION	ACCESS PREVENTION A	PERIMETER CONTROL B	SLOPE PROTECTION C	SEDIMENT TRAPPING D	DRAINWAY AND STREAM PROTECTION E	TEMPORARY STABILIZATION F	PERMANENT STABILIZATION G
3.20	ROCK CHECK DAMS	CD	CD	Small, temporary stone dams constructed across a drainage ditch to reduce the velocity of concentrated flow, reducing erosion of the ditch or ditch. Limited to use in small open channels which drain 10 acres or less, should not be used in live streams.					*	*	
3.21	LEVEL SPREADER	LS	LS	An outlet for ditch and diversion consisting of an excavated depression constructed at zero grade across a slope to convert concentrated, sediment-free runoff to sheet flow and infiltrate it onto areas of undisturbed soil which is stabilized by existing vegetation.		*				*	
3.22	VEGETATIVE STREAMBANK STABILIZATION	VSS	VSS	The establishment of appropriate vegetation on streambanks to protect the banks from erosion.					*		*
3.23	STRUCTURAL STREAMBANK STABILIZATION	SSS	SSS	Stabilizing the banks of live streams with permanent structural measures to protect them from erosion. Particularly applicable to watercourses which must port increased flows due to upstream development, not applicable to tidal streams.					*		*
3.24	TEMPORARY VEHICULAR STREAM CROSSING	SC	SC	A temporary nonerosive stone access or bridge structure to provide vehicular access to construction activity on either side of the stream while keeping sediment out of the stream and preventing damage to the channel bed and banks.					*		
3.25	UTILITY STREAM CROSSING	USC	USC	A strategy for crossing small waterways when in-stream utility construction is involved. The strategy helps to prevent sediment from entering the affected watercourse and minimizes the amount of disturbance within the stream itself.							
3.26	DEWATERING STRUCTURE	DS	DS	A temporary settling and filtering device for water which is discharged from dewatering activities.					*	*	
3.27	TURBIDITY CURTAIN	TC	TC	A floating geotextile material which intercepts sediment transport from a disturbed area adjacent to or within a body of water. It provides instantaneous protection for a nonerosive flow system and discourages at least dredging or filling within the waterway.		*			*	*	
3.28	SUBSURFACE DRAIN	SD	SD	A perforated conduit installed beneath the ground to intercept and remove groundwater. Prevents sloping areas from becoming saturated and unstable. Applicable to areas where the source of the problem is groundwater or excessively wet areas caused by increasing the water table. Can also be used to drain sensitive structures.			*				*
3.29	SURFACE ROUGHENING	SR	SR	Creating grooves such as wave stepping or grooving ripper on leaving ridges in a roughened condition by any final grading them. Reduces runoff velocity, provides sediment trapping and increases infiltration, all of which facilitate establishment of vegetation on exposed slopes. Applicable to all slopes steeper than 3:1 unless other measures are taken to prevent erosion and sloughing (such measures will not be traditional stormdrains). Also recommended for cut-and-fill slopes with flatter gradients.			*			*	*
3.30	TOPSOILING	TO	TO	Preserving and using suitable topsoil as a suitable growth medium for vegetation used on artificially disturbed areas. Applicable where preservation or importation of topsoil is most cost-effective method of providing a healthy growth medium; not recommended for slopes steeper than 2:1 unless other measures are taken to prevent erosion and sloughing.							*
3.31	TEMPORARY SEEDING	TS	TS	Establishment of temporary vegetative cover on disturbed areas that will not be brought to final grade for periods of 30 days or one year by seeding with appropriate rapidly-growing plants.						*	
3.32	PERMANENT SEEDING	PS	PS	Establishment of perennial vegetative cover by planting seed on rough-graded areas that will not be brought to final grade for a year or more or where permanent, long-lived vegetative cover is needed on final-graded areas.							*
3.33	SODDING	SO	SO	Stabilizing fine-graded areas by establishing permanent grass sward with sod. Provides immediate protection against erosion, and is especially effective in grassed swales and water-ways or at areas where an immediate aesthetic effect is desired.				*			*
3.34	BERMUDAGRASS & ZOYSIAGRASS ESTABLISHMENT	BE ZE	BE or ZE	Establishment of vegetative cover with hybrid bermudagrass or zoysiagrass by planting sprigs, stolons or plugs to stabilize fine-graded areas where establishment by seed is not preferred.							*
3.35	MULCHING	MU	MU	Application of plant residues or other suitable materials to disturbed surfaces to prevent erosion and loss of moisture by reducing the velocity of surface runoff and the erosive forces of raindrop impact, and moderate against extreme heat or cold. Should be applied to all areas not receiving vegetative cover, after grass materials which do not provide adequate soil protection by themselves, and bare areas which cannot be seeded due to the season but which still need protection to prevent soil loss.						*	
3.36	SOIL STABILIZATION BLANKETS & MATTING	S/M	S/M	The installation of a protective blanket (Treatment 3) or a soil stabilization mat (Treatment 2) on a prepared planting of a steep slope, channel or shoreline.						*	*
3.37	TREES, SHRUBS, VINES AND GROUND COVERS	VEG	VEG	Stabilizing disturbed areas by planting trees, shrubs, vines and ground covers where turf is not preferred. These plant materials also provide food and shelter for wildlife as well as many other environmental benefits. Especially effective when ornamental plants are desirable and turf maintenance is difficult.							*
3.38	TREE PRESERVATION AND PROTECTION	TP	TP	Protecting existing trees from mechanical and other injury during land-disturbing and construction activities to ensure the survival of desirable trees where they will be effective for erosion and sediment control and provide other environmental and aesthetic benefits.							*
3.39	DUST CONTROL	DC	DC	Reducing surface and air movement of dust during land disturbance, demolition or construction activities in areas subject to dust problems in order to prevent soil loss and reduce the presence of potentially harmful airborne substances.						*	

SOIL MAP



Map Unit Symbol	Map Unit Name
Ae	Alluvial land, wet
AvE2	Aura gravelly fine sandy loam, 18 to 35 percent slopes, eroded
AwD	Aura-Galestown-Sassafras complex, 6 to 15 percent slopes
AwE	Aura-Galestown-Sassafras complex, 15 to 30 percent slopes
CdE	Caroline-Sassafras complex, 15 to 30 percent slopes
Cw	Cut and fill land
Iu	Iuka fine sandy loam, local alluvium, 0 to 4 percent slopes
SfB	Sassafras fine sandy loam, 2 to 6 percent slopes
SfC2	Sassafras fine sandy loam, 6 to 10 percent slopes, eroded
SfD2	Sassafras fine sandy loam, 10 to 15 percent slopes, eroded

SEE SHEET SERIES C-4 FOR EROSION AND SEDIMENTATION CONTROL PLANS

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ISSUE DATE:

DRAWN BY: JRH

PANDA PROJECT #: D8675

ARCH PROJECT #: VA S8-22-D8675

COMMONWEALTH OF VIRGINIA
Brett C. Basquin
Lic. No. 057688
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7/15/2022

NORR ARCHITECTS ENGINEERS PLANNERS
FORESITE group

PANDA EXPRESS

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STAFFORD, VA 22554

C-4.2

ESPC NOTES

TRUE WARM & WELCOME 2600

F:\188.171 PX COURTHOUSE ROAD - STAFFORD COUNTY, VA\DWGS\C-4 ESPC COVER & NOTES.DWG Date: 7/21/2022 2:08:28 PM By: MADISON RIEKE Sheet Scale: 1:1

GENERAL EROSION CONTROL NOTES (THESE NOTES SHALL BE SUPERCEEDED BY THE VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS MINIMUM STANDARD NOTES BELOW):

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5) EROSION CONTROL DEVICES THAT ARE INSTALLED AS DIRECTED BY AN INSPECTOR BUT NOT SHOWN ON THE APPROVED PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR.

6) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN QUALIFIED PROFESSIONAL ADVICE WHEN QUESTIONS ARISE CONCERNING TIMING, DESIGN AND EFFECTIVENESS OF EROSION CONTROL DEVICES.

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13) IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION EXIT PAD DOES NOT SUFFICIENTLY REMOVE MUD FROM VEHICLE TIRES, THE TIRES SHOULD BE WASHED BEFORE LEAVING THE PROJECT SITE. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON THE CONSTRUCTION PAD OR OTHER AREA STABILIZED WITH CRUSHED STONE. ALL RUNOFF FROM WASHING AREAS MUST BE DIRECTED TO A SEDIMENT TRAP OR SEDIMENT BASIN INCLUDED IN THESE PLANS.

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c. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.

d. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.

e. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THIS CHAPTER.

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18. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE VESCP AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION..

SITE DATA		
TOTAL SITE AREA =	1.25	AC.
DISTURBED BASIN AREA =	1.16	AC.
TOTAL STORAGE REQUIRED =	155.44	CY.
TOTAL STORAGE PROVIDED =	207.56	CY.

EROSION AND SEDIMENT CONTROL LEGEND

NO	TITLE	KEY	SYMBOL
3.02	TEMPORARY STONE CONSTUCTION ENTRANCE	CE	
3.05	SILT FENCE	SF	
3.07	STORM DRAIN INLET PROTECTION	IP	
3.31	TEMPORARY SEEDING	TS	
3.32	PERMANENT SEEDING	PS	
3.35	MULCHING	MU	
3.39	DUST CONTROL	DC	

TS MU DC
SHALL BE IMPLEMENTED ACROSS SITE AS NEEDED.

SILT FENCE (TYP.) (SE)

SILT FENCE STORAGE CALCS.
DRAINAGE AREA TO SILT FENCE = 0.18 AC.
SEDIMENT STORAGE REQUIRED = 134 CY/AC. X 0.18 AC. = 24.12 CY
PROVIDED SILT FENCE LENGTH = 250 FT
PROVIDED SEDIMENT STORAGE:
250 FT X 4 FT X 1.5 FT X 1/2 X 1/27 CF/CY = 27.78 CY

TEMPORARY SEDIMENT TRAP
BOTTOM ELEV.: 200.5
TOP ELEV.: 203
DRAINAGE AREA TO TEMPORARY SEDIMENT TRAP = 0.66 AC.
SEDIMENT STORAGE REQUIRED = 134 CY/AC. X 0.66 AC. = 108.24 CY
SEDIMENT STORAGE: 115.00 CY

TEMPORARY STONE CONSTRUCTION ENTRANCE (CE)

SWPPP INFORMATION

LIMITS OF DISTURBANCE (TYP.)

PROPERTY LINE (TYP.)

TEMPORARY SEDIMENT TRAP
BOTTOM ELEV.: 197
TOP ELEV.: 199
DRAINAGE AREA TO TEMPORARY SEDIMENT TRAP = 0.26 AC.
SEDIMENT STORAGE REQUIRED = 134 CY/AC. X 0.26 AC. = 34.84 CY
SEDIMENT STORAGE: 37.00 CY

TS AS NEEDED
DC AS NEEDED
TS AS NEEDED

SILT FENCE (TYP.) (SF)

SILT FENCE STORAGE CALCS.
DRAINAGE AREA TO SILT FENCE = 0.08 AC.
SEDIMENT STORAGE REQUIRED = 134 CY/AC. X 0.08 AC. = 10.72 CY
PROVIDED SILT FENCE LENGTH = 250 FT
PROVIDED SEDIMENT STORAGE:
250 FT X 4 FT X 1.5 FT X 1/2 X 1/27 CF/CY = 27.78 CY

TP# 2
N: 6,637,304.18
E: 1,792,816.33
ELEV: 216.66

TBM ELEV.=212.75

VARIABLE WIDTH COLUMBIA GAS EASEMENT (INST. #LR180015499)

N/F
BURNS FAMILY LIMITED PARTNERSHIP
INST. #LR050004630
PLAT INST. #PM200000121
STATE HWY PROJECT #0095-089-F09, RW-201,C-501 SHEET #10, 12, 41, & 42
RSN: 58029

DRY POND 1

COURTHOUSE RD
VARIABLE WIDTH R.O.W.
(PM200000121)

NAD83 Virginia State Planes, North Zone, US Foot

1" = 20'

0 ###

SCALE IN FEET

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F:\186.171 PX COURTHOUSE ROAD - STAFFORD COUNTY - VA\DWGS-E ESPC FINAL PLAN.DWG Plotted on: 12/1/2022 2:08:41 PM By MADISON REYES Sheet Scale 1" = 1'

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DRAWN BY: JRH

PANDA PROJECT #: D8675

ARCH PROJECT #: VA S8-22-D8675

COMMONWEALTH OF VIRGINIA
Brett C. Basquin
Lic. No. 057688
PROFESSIONAL ENGINEER
12/15/2022

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C-4.3

ESPC INITIAL PLAN

TRUE WARM & WELCOME 2600

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EROSION AND SEDIMENT CONTROL LEGEND

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3.05	SILT FENCE	SF	
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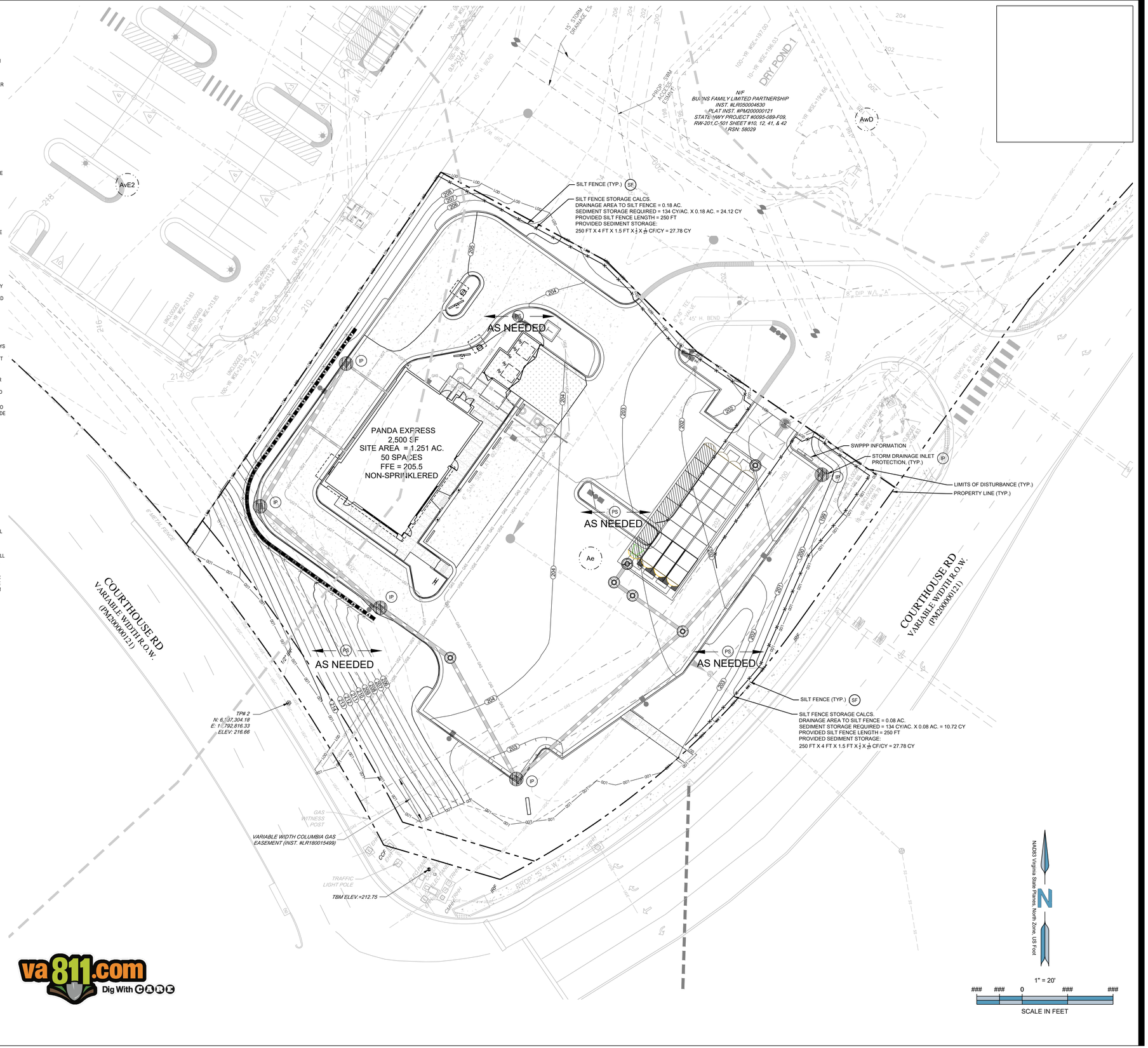
3.31	TEMPORARY SEEDING	TS	
3.32	PERMANENT SEEDING	PS	
3.35	MULCHING	MU	
3.39	DUST CONTROL	DC	

(PS) (MU) (DC)
SHALL BE IMPLEMENTED ACROSS SITE AS NEEDED.



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ESPC FINAL PLAN

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F:\188.111 PX COURTHOUSE ROAD - STAFFORD COUNTY, VA\DWG\C4 ESPC FINAL PLAN.DWG Plotted on: 7/21/2022 2:08:44 PM By:MADISON RIEKE Sheet Scale 1" = 1'

TABLE 3.39-A

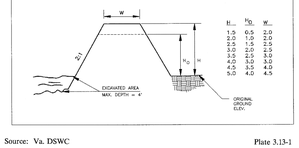
ADHESIVES USED FOR DUST CONTROL

Adhesive	Water Dilution (Adhesive: Water)	Type of Nozzle	Application Rate Gallons/Acre
Anionic Asphalt Emulsion	7:1	Coarse Spray	1,200
Latex Emulsion	12.5:1	Fine Spray	235
Resin in Water	4:1	Fine Spray	300
Acrylic Emulsion (Non-Traffic)	7:1	Coarse Spray	450
Acrylic Emulsion (Traffic)	3.5:1	Coarse Spray	350

Source: Va. DSWC

DC DUST CONTROL
VESCH STD & SPEC 3.39 - NOT TO SCALE

MINIMUM TOP WIDTH (W) REQUIRED FOR SEDIMENT TRAP EMBANKMENTS ACCORDING TO HEIGHT OF EMBANKMENT (FEET)



H	H_D	W
1.0	0.5	2.0
2.0	1.0	2.0
2.5	1.5	2.5
3.0	2.0	3.0
3.5	2.5	3.5
4.0	3.0	3.5
4.5	3.5	4.0
5.0	4.0	4.5

Source: Va. DSWC Plate 3.13-1

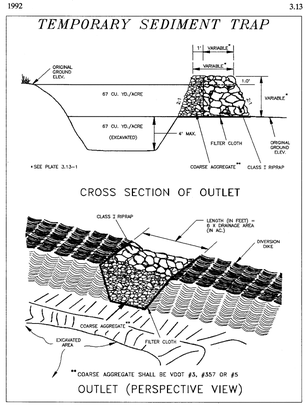
3. The earthen embankment shall be seeded with temporary or permanent vegetation (see Std. & Spec.'s 3.31 and 3.32) immediately after installation.

4. Construction operations shall be carried out in such a manner that erosion and water pollution are minimized.

5. The structure shall be removed and the area stabilized when the upslope drainage area has been stabilized.

6. All cut and fill slopes shall be 2:1 or flatter (except for excavated, wet storage area which may be at a maximum 1:1 grade).

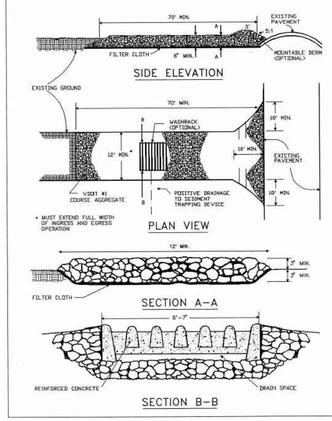
TEMPORARY SEDIMENT TRAP



Source: Va. DSWC Plate 3.13-2

ST TEMPORARY SEDIMENT TRAP
VESCH STD & SPEC 3.13 - NOT TO SCALE

STONE CONSTRUCTION ENTRANCE



Source: Adapted from 1983 Maryland Standards for Soil Erosion and Sediment Control, and Va. DSWC Plate 3.02-1

TABLE 3.02-A

CONSTRUCTION SPECIFICATIONS FOR FILTER CLOTH UNDERLINER

Fabric Properties[1]	Light-Duty Entrance[2] (Graded Subgrade)	Heavy-Duty Entrance[3] (Rough Graded)	Test Method
Grab Tensile Strength (lbs.)	200	220	ASTM D1682
Elongation at Failure (%)	50	220	ASTM D1682
Mullen Burst Strength (lbs.)	190	430	ASTM D3786
Puncture Strength (lbs.)	40	125	ASTM D751 (modified)
Equivalent Opening Size (mm)	40-80	40-80	U.S. Standard Sieve CW-02215

[1] Fabrics not meeting these specifications may be used only when design procedure and supporting documentation are supplied to determine aggregate depth and fabric strength.

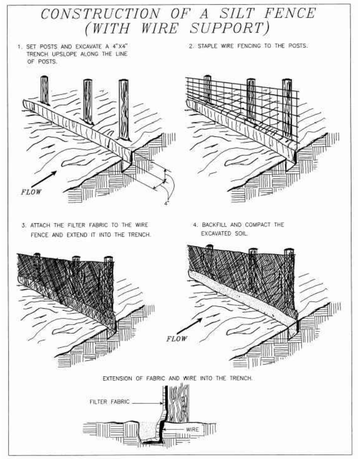
[2] Light Duty Entrance: Sites that have been graded to subgrade and where most travel would be single axle vehicles and an occasional multi-axle truck. Examples of fabrics which can be used are: Trevira Spunbond 1115, Mirafi 100X, Typar 3401, or equivalent.

[3] Heavy Duty Entrance: Sites with only rough grading and where most travel would be multi-axle vehicles. Examples of fabrics which can be used are: Trevira Spunbond 1135, Mirafi 600X, or equivalent.

Source: Virginia Highway and Transportation Research Council (VHTRC)

CE TEMPORARY STONE CONSTRUCTION ENTRANCE
VESCH STD & SPEC 3.01 - NOT TO SCALE

CONSTRUCTION OF A SILT FENCE (WITH WIRE SUPPORT)



Source: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, Sherwood and Wyant Plate 3.05-1

SF SILT FENCE
VESCH STD & SPEC 3.05-NOT TO SCALE

TABLE 3.35-A

ORGANIC MULCH MATERIALS AND APPLICATION RATES

MULCHES:	RATES: Per Acre	RATES: Per 1000 sq. ft.	NOTES:
Straw or Hay	1½ - 2 tons (Minimum 2 tons for winter cover)	70 - 90 lbs.	Free from weeds and coarse matter. Must be anchored. Spread with mulch blower or by hand.
Fiber Mulch	Minimum 1500 lbs.	35 lbs.	Do not use as mulch for winter cover or during hot, dry periods.* Apply as slurry.
Corn Stalks	4 - 6 tons	185 - 275 lbs.	Cut or shredded in 4-6" lengths. Air-dried. Do not use in fine turf areas. Apply with mulch blower or by hand.
Wood Chips	4 - 6 tons	185 - 275 lbs.	Free of coarse matter. Air-dried. Treat with 12 lbs nitrogen per ton. Do not use in fine turf areas. Apply with mulch blower, chip handler, or by hand.
Bark Chips or Shredded Bark	50 - 70 cu. yds.	1-2 cu. yds.	Free of coarse matter. Air-dried. Do not use in fine turf areas. Apply with mulch blower, chip handler, or by hand.

* When fiber mulch is the only available mulch during periods when straw should be used, apply at a minimum rate of 2000 lbs./ac. or 45 lbs./1000 sq. ft.

Source: Va. DSWC

MU MULCHING
VESCH STD & SPEC 3.35-NOT TO SCALE

TABLE 3.31-C

TEMPORARY SEEDING PLANT MATERIALS, SEEDING RATES, AND DATES

SPECIES	SEEDING RATE: Acre	SEEDING RATE: 1000 ft²	NORTH[a]: 3/1 to 4/30	NORTH[a]: 5/1 to 8/15	NORTH[a]: 8/15 to 11/1	SOUTH[b]: 2/15 to 4/30	SOUTH[b]: 5/1 to 9/1	SOUTH[b]: 9/1 to 11/15	PLANT CHARACTERISTICS
OATS (Avena sativa)	3 bu. (up to 100 lbs., not less than 50 lbs.)	2 lbs.	X	-	-	X	-	-	Use spring varieties (e.g., Noble).
RYE[d] (Secale cereale)	2 bu. (up to 110 lbs., not less than 50 lbs.)	2.5 lbs.	X	-	X	X	-	X	Use for late fall seedings, winter cover. Tolerates cold and low moisture.
GERMAN MILLET (Setaria italica)	50 lbs.	approx. 1 lb.	-	X	-	-	X	-	Warm-season annual. Dies at first frost. May be added to summer mixes.
ANNUAL RYEGRASS[c] (Lolium multi-florum)	60 lbs.	1½ lbs.	X	-	X	X	-	X	May be added in mixes. Will mow out of most stands.
WEEPING LOVEGRASS (Eragrostis curvula)	15 lbs.	5½ ozs.	-	X	-	-	X	-	Warm-season perennial. May bunch. Tolerates hot, dry slopes and acid, infertile soils. May be added to mixes.
KOREAN LESPEDEZA[c] (Lespedeza stipulacea)	25 lbs.	approx. 1½ lbs.	X	X	-	X	X	-	Warm season annual legume. Tolerates acid soils. May be added to mixes.

[a] Northern Piedmont and Mountain region. See Plates 3.22-1 and 3.22-2.
[b] Southern Piedmont and Coastal Plain.
[c] May be used as a cover crop with spring seeding.
[d] May be used as a cover crop with fall seeding.
X May be planted between these dates.
- May not be planted between these dates.

TABLE 3.31-B

ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS

"QUICK REFERENCE FOR ALL REGIONS"

Planting Dates	Species	Rate (lbs./acre)
Sept. 1 - Feb. 15	50/50 Mix of Annual Ryegrass (Lolium multi-florum) & Cereal (Winter) Rye (Secale cereale)	50 - 100
Feb. 16 - Apr. 30	Annual Ryegrass (Lolium multi-florum)	60 - 100
May 1 - Aug 31	German Millet (Setaria italica)	50

TABLE 3.31-A

LIMING REQUIREMENTS FOR TEMPORARY SITES

pH Test	Recommended Application of Agricultural Limestone
below 4.2	3 tons per acre
4.2 to 5.2	2 tons per acre
5.2 to 6	1 ton per acre

TS TEMPORARY SEEDING
VESCH STD & SPEC 3.31 - NOT TO SCALE

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Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

ISSUE DATE:

DRAWN BY: JRH

PANDA PROJECT #: D8675

ARCH PROJECT #: VA S8-22-D8675

COMMONWEALTH OF VIRGINIA
Brett C. Basquin
Lic. No. 057688
PROFESSIONAL ENGINEER
7/15/2022

NORR ARCHITECTS ENGINEERS PLANNERS
FORESITE group

PANDA EXPRESS
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

C-4.5

ESPC DETAILS

TRUE WARM & WELCOME 2600

Sheet Scale: 1:1
By: MADISON RIEKE
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TABLE 3.31-A

LIMING REQUIREMENTS FOR TEMPORARY SITES

pH Test	Recommended Application of Agricultural Limestone
below 4.2	3 tons per acre
4.2 to 5.2	2 tons per acre
5.2 to 6	1 ton per acre

TABLE 3.31-B

ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS

"QUICK REFERENCE FOR ALL REGIONS"

Planting Dates	Species	Rate (lbs./acre)
Sept. 1 - Feb. 15	50/50 Mix of Annual Ryegrass (Lolium multi-florum) & Cereal (Winter) Rye (Secale cereale)	50 - 100
Feb. 16 - Apr. 30	Annual Ryegrass (Lolium multi-florum)	60 - 100
May 1 - Aug 31	German Millet (Setaria italica)	50

TABLE 3.31-C

TEMPORARY SEEDING PLANT MATERIALS, SEEDING RATES, AND DATES

SPECIES	SEEDING RATE		NORTH[a]			SOUTH[b]			PLANT CHARACTERISTICS
	Acre	1000 ft²	3/1 to 4/30	5/1 to 8/15	8/15 to 11/1	2/15 to 4/30	5/1 to 9/1	9/1 to 11/15	
OATS (Avena sativa)	3 bs. (up to 100 lbs., not less than 50 lbs.)	2 lbs.	X	-	-	X	-	-	Use spring varieties (e.g., Noble).
RYE[d] (Secale cereale)	2 bs. (up to 110 lbs., not less than 50 lbs.)	2.5 lbs.	X	-	X	X	-	X	Use for late fall seedings, winter cover. Tolerates cold and low moisture.
GERMAN MILLET (Setaria italica)	50 lbs.	approx. 1 lb.	-	X	-	-	X	-	Warm-season annual. Dies at first frost. May be added to summer mixes.
ANNUAL RYEGRASS[d] (Lolium multi-florum)	60 lbs.	1½ lbs.	X	-	X	X	-	X	May be added in mixes. Will mow out of most stands.
WEEPING LOVEGRASS (Eragrostis curvula)	15 lbs.	5½ ozs.	-	X	-	-	X	-	Warm-season perennial. May bunch. Tolerates hot, dry slopes and acid, infertile soils. May be added to mixes.
KOREAN LESPEDEZA[c] (Lespedeza stipulacea)	25 lbs.	approx. 1½ lbs.	X	X	-	X	X	-	Warm season annual legume. Tolerates acid soils. May be added to mixes.

[a] Northern Piedmont and Mountain region. See Plates 3.22-1 and 3.22-2.
[b] Southern Piedmont and Coastal Plain.
[c] May be used as a cover crop with spring seeding.
[d] May be used as a cover crop with fall seeding.
X May be planted between these dates.
- May not be planted between these dates.

1992

III - 288

3.31

TS TEMPORARY SEEDING
VESCH STD & SPEC 3.31 - NOT TO SCALE

TABLE 3.32-F

LBS. OF GROUND AGRICULTURAL LIMESTONE* PER THOUSAND SQUARE FEET NEEDED TO CORRECT pH LEVEL OF ACID SOILS TO 6.5

Existing pH	Soil Texture		
	Sandy Loam	Loam	Clay Loam
6.2	20	35	40
6.0	40	55	70
5.8	55	65	85
5.6	70	80	105
5.4	90	100	125
5.2	105	120	140
5.0	120	140	160
4.8	125	180	205
4.6	155	210	230
4.0	200	250	300

* Lime should always be applied in accordance with the results of a soil test, such as may be obtained through the soil testing laboratory at VPI&SU or through a reputable commercial laboratory.

Source: DSWC's Basic Urban E&S in Virginia

TABLE 3.32-C
SITE SPECIFIC SEEDING MIXTURES FOR APPALACHIAN/MOUNTAIN AREA

	Total Lbs. Per Acre
Minimum Care Lawn	
- Commercial or Residential	200-250 lbs.
- Kentucky 31 or Turf-Type Tall Fescue	90-100%
- Improved Perennial Ryegrass *	0-10%
- Kentucky Bluegrass	0-10%
High-Maintenance Lawn	
Minimum of three (3) up to five (5) varieties of bluegrass from approved list for use in Virginia.	125 lbs.
General Slope (3:1 or less)	
- Kentucky 31 Fescue	128 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop **	20 lbs.
	150 lbs.
Low-Maintenance Slope (Steeper than 3:1)	
- Kentucky 31 Fescue	108 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop **	20 lbs.
- Crownvetch ***	20 lbs.
	150 lbs.

* Perennial Ryegrass will germinate faster and at lower soil temperatures than fescue, thereby providing cover and erosion resistance for seedbed.

** Use seasonal nurse crop in accordance with seeding dates as stated below:
March, April through May 15th ..... Annual Rye
May 16th through August 15th ..... Foxtail Millet
August 16th through September, October ..... Annual Rye
November through February ..... Winter Rye

*** If Flatpea is used, increase to 30 lbs./acre. All legume seed must be properly inoculated. Weeping Lovegrass may also be included in any slope or low-maintenance mixture during warmer seeding periods; add 10-20 lbs/acre in mixes.

TABLE 3.32-E

QUALITY OF SEED*

	Minimum Seed Purity (%)	Minimum Germination (%)
Legumes		
Crownvetch	98	65**
Lespedeza, Korean	97	85**
Lespedeza, Sericea	98	85**
Grasses		
Bluegrass, Kentucky	97	85
Fescue, Tall (Improved, Turf-Type Cultivars)	98	85
Fescue, Tall (Ky-31)	97	85
Fescue, Red	98	85
Redtop	94	80
Reed Canarygrass	98	80
Perennial Ryegrass	98	90
Weeping Lovegrass	98	87
Annuals		
Annual Ryegrass	97	90
German Millet	98	85
Oats	98	80
Cereal Rye	98	85

* Seed containing prohibited or restricted noxious weeds should not be accepted. Seed should not contain in excess of 0.5% weed seed. To calculate percent pure, live seed, multiply germination times purity and divide by 100.

Example: Ky-31 Tall Fescue with a germination of 85 percent and a purity of 97 percent.

97 x 85 = 8245. 8245 ÷ 100 = 82.45 percent pure live seed.

** Includes "hard seed"

TABLE 3.32-A
CHARACTERISTICS OF COMMONLY SELECTED GRASSES

COMMON NAME (Botanical Name)	Life Cycle	Season	pH Range	Germination Time in Days	Optimum Germination Temperature (°F)	Winter Hardiness	Drought Tolerance	Fertility	Soil Drainage Tolerance	Seeds Per Pound	MAINTENANCE REQUIREMENTS	REMARKS	Suggested Varieties for Virginia
TALL FESCUE (Festuca arundinacea)	P	C	5.5-6.2	10-14	60-85	F	F	M	SPD	225K	Low when used for erosion control; high when used in lawn	Better suited for erosion control and rough turf application.	Ky 31
TALL FESCUES (Improved)	P	C	5.5-6.2	10-14	60-85	F	G	M	SPD	220K	Responds well to high maintenance.	Excellent for lawn and fine turf.	See current VCIA list.
KENTUCKY BLUEGRASS (Poa pratense)	P	C	6.0-6.5	14	60-75	G	P	M	SPD	2.2m	Needs fertile soil, favorable moisture. Requires several years to become well established.	Excellent for fine turfs-takes traffic, mowing. Poor drought/heat tolerance.	See current VCIA list.
PERENNIAL RYEGRASS (Lolium perenne)	P	C	5.8-6.2	7-10	60-75	F	F	M-H	SPD	227K	Will tolerate traffic.	May be added to mixes. * Improved varieties will perform well all year.	See current VCIA list.

KEY

A = Annual P = Perennial C = Cool Season Plant W = Warm Season Plant G = Good F = Fair P = Poor VP = Very Poor H = High
M = Medium L = Low SPD = Somewhat Poorly Drained MPD = Moderately Poorly Drained PD = Poorly Drained VPD = Very Poorly Drained

TABLE 3.32-A (Continued)
CHARACTERISTICS OF COMMONLY SELECTED GRASSES

COMMON NAME (Botanical Name)		Life Cycle	Season	pH Range	Germination Time in Days	Optimum Germination Temperature (°F)	Winter Hardiness	Drought Tolerance	Fertility	Soil Drainage Tolerance	Seeds Per Pound	MAINTENANCE REQUIREMENTS	REMARKS	Suggested Varieties for Virginia
FINE FESCUES	HARD FESCUE (Festuca Longifolia)	P	C	5.0-6.2	10-14	60-80	VG	G	L	MWD	400K	Grows well in sun or shade and will tolerate infertile soils; improved disease resistance.	Exceeds all fine fescues in most tests. Excellent for low-maintenance situations.	Reliant, Shadow, Aurora
	CHEWINGS FESCUE	P	C	5.0-6.2	10-14	60-80	VG	G	L	MWD	400K	Tolerates shade, dry infertile soils.	Poor traffic tolerance, less thatch than other fine fescues.	Flyer
	RED FESCUE (Festuca Rubra)	P	C	5.0-6.2	10-14	60-80	VG	G	L	MWD	400K	Low to medium fertility requirements. Requires well-drained soil.	Spreads by rhizomes, fillers and strolons. Will not take traffic - very shade tolerant.	Long-fellow, Victory
REED CANARYGRASS (Phalaris arundinacea)		P	C	3.8-6.2	21	70-85	G	G	M-H	VPD	530K	Do not mow closely or often.	Conservation cover in wet areas.	No named varieties

KEY

A = Annual P = Perennial C = Cool Season Plant W = Warm Season Plant G = Good F = Fair P = Poor VP = Very Poor H = High
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TABLE 3.32-A (Continued)
CHARACTERISTICS OF COMMONLY SELECTED GRASSES

COMMON NAME (Botanical Name)	Life Cycle	Season	pH Range	Germination Time in Days	Optimum Germination Temperature (°F)	Winter Hardiness	Drought Tolerance	Fertility	Soil Drainage Tolerance	Seeds Per Pound	MAINTENANCE REQUIREMENTS	REMARKS	Suggested Varieties for Virginia
ANNUAL RYEGRASS (Lolium multiflorum)	A	C	5.8-6.2	7	60-70	G	P	M-H	SPD	227K	Will grow on most Virginia Soils. Do not use in fine-turf areas.	May be added into mixes or established alone as temporary cover in spring and fall.	No named varieties.
RYE (Secale cereale)	A	C	5.8-6.2	7	55-70	VG	G	L-M	SPD	18K	Will establish in most all Virginia soils. Do not use in fine-turf areas.	May be added into mixes or established alone for late fall/winter cover.	Abruzzi, Balboa
FOXTAIL MILLET (Setaria italica)	A	W	5.8-6.2	10	65-85	VP	G	M	MWD	220K	Establishes well during summer. Very low moisture requirements.	May be added to erosion-control mixes or established alone.	Common, German

KEY

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TABLE 3.32-A (Continued)
CHARACTERISTICS OF COMMONLY SELECTED GRASSES

COMMON NAME (Botanical Name)	Life Cycle	Season	pH Range	Germination Time in Days	Optimum Germination Temperature (°F)	Winter Hardiness	Drought Tolerance	Fertility	Soil Drainage Tolerance	Seeds Per Pound	MAINTENANCE REQUIREMENTS	REMARKS	Suggested Varieties for Virginia
REDTOP (Agrostis alba)	P	C	5.8-6.2	10	65-85	G	F	L	PD	5m	Will tolerate poor, infertile soils; deep rooted.	Does well in erosion control mixes - not for lawns.	No named varieties.
WEEPING LOVEGRASS (Eragrostis curvula)	P	W	4.5-6.2	14	65-85	F-P	G	L-M	SPD	1.5m	Low-fertility requirements; excellent drought tolerance.	Fast-growing, warm-season bunch grass. Excellent cover for erosion control.	No named varieties.
BERMUDAGRASS (Cynodon dactylon)	P	W	5.8-6.2	21	70-95	P	G	M-H	SPD	1.8m hulled	High nitrogen utilization, excellent drought tolerance. Some varieties adapted to western VA.	Common varieties used for erosion control. Hybrids used for fine turf.	See current VCIA list.
ORCHARDGRASS (Dactylis glomerata)	P	C	5.8-6.2	18	60-75	F	F	M	SPD	625K	Does best on well-drained, loamy soil.	Good pasture selection - may be grazed.	Virginia origin or Potomac

KEY

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TABLE 3.32-B
CHARACTERISTICS OF LEGUMES APPROPRIATE FOR EROSION CONTROL

COMMON NAME (Botanical Name)	Life Cycle	Season	pH Range	Germination Time in Days	Optimum Germination Temperature (°F)	Winter Hardiness	Drought Tolerance	Fertility	Soil Drainage Tolerance	Seeds Per Pound	MAINTENANCE REQUIREMENTS	REMARKS	Suggested Varieties for Virginia
CROWNVETCH (Coronilla varia)	P	C	6.0-6.5	14-21	70	G	VG	M	MWD	110K	Does best on well-drained soils. Minimum maintenance when established. May need phosphorous. Inoculation is essential.	Excellent for steep, rocky slopes. Produces colorful blooms in May/June. Slow to establish. Does best when seeded in spring.	Penngift Chemung Emerald
SERICEA LESPEDEZA (Lespedeza cuneata)	P	W	5.8-6.2	21-28	70-85	F	VG	L	MWD	335K	Grows in most well-drained soils. Low fertility requirements. Inoculation is essential.	Use hulled seed in spring; unhulled in fall. Very deep-rooted legume. Excellent choice for eastern Va.	Sericea Interstate
FLATPEA (Lathyrus silvestrus)	P	C	5.0-7.0	14-28	65-75	G	G	L	PD	15K	Needs lime and high phosphorous. Good shade tolerance.	Tolerates acidic and wetter soils better than other legumes.	Lathco
BIRDSFOOT TREFOIL (Lotus corniculatus)	P	C	6.0-6.5	7	65-70	G	F	M	SPD	375K	Inoculation is essential. Grows in medium-fertile, slightly acid soils.	Grows better on poorly drained soils than most legumes. Poor drought/heat tolerance.	No named varieties.

KEY

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M = Medium L = Low SPD = Somewhat Poorly Drained MPD = Moderately Poorly Drained PD = Poorly Drained VPD = Very Poorly Drained

TABLE 3.32-B (Continued)
CHARACTERISTICS OF LEGUMES APPROPRIATE FOR EROSION CONTROL

COMMON NAME (Botanical Name)	Life Cycle	Season	pH Range	Germination Time in Days	Optimum Germination Temperature (°F)	Winter Hardiness	Drought Tolerance	Fertility	Soil Drainage Tolerance	Seeds Per Pound	MAINTENANCE REQUIREMENTS	REMARKS	Suggested Varieties for Virginia
ANNUAL LESPEDEZAS (Lespedeza striata, L. stipulacea)	A	W	5.8-6.2	14	70-85	F	VG	L	MWD	200K	Will grow on almost any well-drained soil.	Choose Kobe for southeastern Va.; needs almost no nitrogen to survive.	Kobe, Korean
RED CLOVER (Trifolium pratense)	P	C	6.0-6.5	7-14	70	G	F	M	SPD	275K	Needs high levels of phosphorus and potassium.	Acts as a biennial. Can be added to low-maintenance mixes.	Kenstar, Kenland
WHITE CLOVER (Trifolium repens)	P	C	6.0-6.5	10	70	G	P	M	PD	700K	Requires favorable moisture, fertile soils, high pH.	Spreads by soil surface stolons, white flowers.	Common, White Dutch

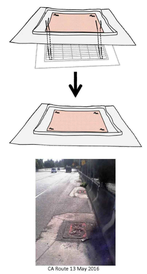
KEY

A = Annual P = Perennial C = Cool Season Plant W = Warm Season Plant G = Good F = Fair P = Poor VP = Very Poor H = High
M = Medium L = Low SPD = Somewhat Poorly Drained MPD = Moderately Poorly Drained PD = Poorly Drained VPD = Very Poorly Drained

PS PERMANENT SEEDING
VESCH STD & SPEC 3.32 - NOT TO SCALE

ERTEC Environmental Systems
Protecting Global Lands & Waterways®

GR8 Guard™ (GG): Installation Guidelines



CA Route 13 May 2016

GG works well if periodic run-overs, but does not survive long in constant stop-and-start traffic. Sweep-clean after every storm or as necessary.

Select:
- *Select correct size.*
  GG 12x12 grates less than 12"x12"
  GG 20x20 grates less than 20"x20"
  GG 24x24 grates less than 24"x24"
  GG 28x28 grates less than 28"x28"
  GG 36x36 grates less than 36"x36"
  GG 42x28 grates less than 42"x28"
  GG 48x24 grates less than 48"x24"
  GG 48x36 grates less than 48"x36"
  GG 48x48 grates less than 48"x48"
  Custom sizes are available

Position:
- Do NOT remove grate. Lay GG on top of grate.

Attach:
- Attach to grate in 4 corners, as near to grate corners as possible.
- Use common 16 gauge rebar tie-wire. As close as possible to corners of orange mesh, poke wire thru top, run wire down thru GG, under cross-bars of grate and back up thru GG orange mesh. Tie-off on top, twist ties several times. Snip-off excess.

Clean:
- Accumulation of leaves, debris and sediment can cause backups! Clean after every storm or as necessary.

Protect:
- In stop and go traffic areas where exposed to constant tire abuse, it is useful to place traffic cones or delineators on or near GG to discourage run-overs.

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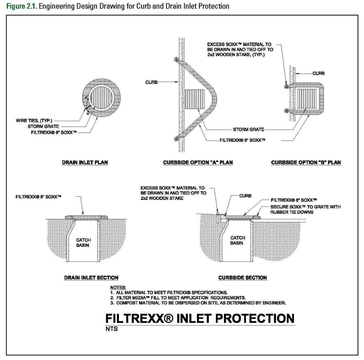
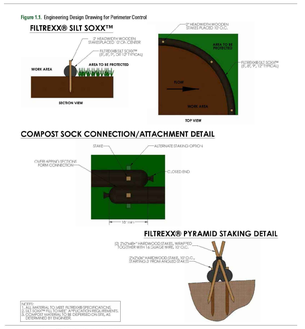
ERTEC BRAND
CURB INLET GUARD AND GR8 GUARD

Figure 2.1. Engineering Design Drawing for Curb and Drain Inlet Protection



FILTREXX® INLET PROTECTION
NTS

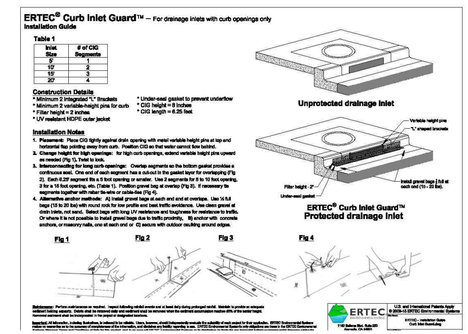
Figure 1.1. Engineering Design Drawing for Perimeter Control



14 | Filtrexx® Design Manual | Version 10.0

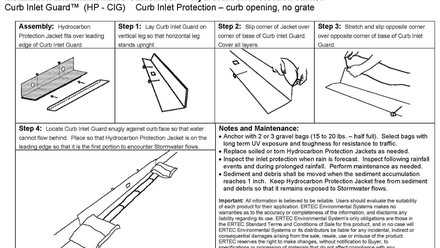
FILTREXX SILTSOXX BRAND
FILTER SOCKS

ERTEC BRAND
CURB INLET GUARD AND GR8 GUARD



ERTEC Environmental Systems
Protecting Global Lands & Waterways®

Installation and Maintenance Guidelines: Hydrocarbon Protection Jacket
Curb Inlet Guard™ (HP - CIG) Curb Inlet Protection – curb opening, no grate



Notes and Maintenance:
- Anchor with 2 or 3 gravel bags (15 to 20 lbs. – half full). Select bags with long term UV exposure and toughness for resistance to traffic.
- Replace soiled or torn Hydrocarbon Protection Jackets as needed.
- Inspect the inlet protection when rain is forecast. Inspect following rainfall events and during prolonged rainfall. Perform maintenance as needed.
- Sediment and debris shall be moved when the sediment accumulation reaches 1 inch. Keep Hydrocarbon Protection Jacket free from sediment and debris so that it remains exposed to Stormwater flows.

Important: All information is believed to be reliable. Users should evaluate the suitability of each product for their application. ERTEC Environmental Systems makes no warranties as to the accuracy or completeness of the information, and disclaims any liability regarding its use. ERTEC Environmental System's only obligations are those in the ERTEC Standard Terms and Conditions of Sale for this product, and in no case will ERTEC Environmental Systems or its distributors be liable for any incidental, indirect or consequential damages arising from the sale, use or misuse of this product. ERTEC reserves the right to make changes, without notification to Buyer, to specifications or processing of materials that do not affect compliance with any applicable specification.

ERTEC Environmental Systems * Phone: 866-521-0724 * Fax: 510-521-3972 * www.ertecsystems.com * info@ertecsystems.com

Page 1 of 1

IP STORM DRAIN INLET PROTECTION
VESCH STD & SPEC 3.07 - NOT TO SCALE

PANDA EXPRESS, INC.
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REVISIONS:

ISSUE DATE:

DRAWN BY: JRH

PANDA PROJECT #: D8675

ARCH PROJECT #: VA S8-22-D8675

COMMONWEALTH OF VIRGINIA
Brett C. Basquin
Lic. No. 057688
PROFESSIONAL ENGINEER
7/15/2022

NORR
ARCHITECTS ENGINEERS PLANNERS

FORESITE group

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TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

C-4.6

ESPC DETAILS

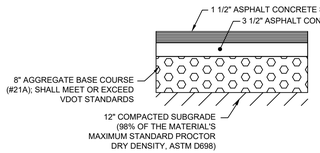
TRUE WARM & WELCOME 2600

va811.com Dig With CARE

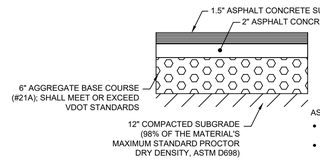
Sheet Scale: 1:1

By: MADISON RIEKE

F:\188.171 PX COURTHOUSE ROAD - STAFFORD COUNTY, VA\DWGS\C-4.3 ESPC DETAILS.DWG Plotted on: 7/21/2022 2:08:18 PM



HEAVY - DUTY ASPHALT

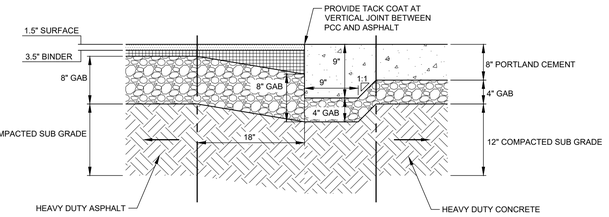


LIGHT - DUTY ASPHALT

**CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT BY TERRACON CONSULTANTS, INC., DATED 11/08/2021 FOR ADDITIONAL DETAILS ON PAVING SECTIONS. GEOTECHNICAL REPORT SHALL SUPERSEDE DETAILS.

ASPHALT NOTES:

- PAVEMENT MATERIALS, MIX DESIGN, AND CONSTRUCTION SHOULD CONFORM TO THE CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- ASPHALT CONCRETE AGGREGATES AND BASE COURSE MATERIALS SHOULD CONFORM TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) "ROAD AND BRIDGE SPECIFICATIONS" 2016 EDITION (VDOT SPECIFICATION), SECTION 208 FOR SUBBASE AND AGGREGATE BASE MATERIAL AND SECTION 211 FOR ASPHALT BINDER AND SURFACE COURSE. COMPACTION REQUIREMENTS STATED IN SECTION 315 OF THE VDOT SPECIFICATIONS SHOULD BE FOLLOWED.
- TACK COAT SHOULD BE PROVIDED ATOP EACH PAVEMENT SECTION.
- AGGREGATE BASE SHALL COMPLY WITH SECTION 208 SUBBASE AND AGGREGATE BASE MATERIAL OF THE 2016 VDOT SPECIFICATIONS. THE AGGREGATE BASE SHALL BE TYPE I AND SHALL MEET THE VDOT SPECIFICATIONS. AGGREGATE BASE OR PAVEMENT MATERIALS SHOULD NOT BE PLACED WHEN THE SURFACE IS WET. SURFACE DRAINAGE SHOULD BE PROVIDED AWAY FROM THE EDGE OF PAVED AREAS TO MINIMIZE LATERAL MOISTURE TRANSMISSION INTO THE SUBGRADE.
- AGGREGATE BASE COURSE SHOULD BE PLACED IN LIFTS NOT EXCEEDING EIGHT (8) INCHES AND SHOULD BE COMPACTED TO A MINIMUM OF 100% OF THE THEORETICAL MAXIMUM DENSITY AS DETERMINED IN ACCORDANCE WITH VTM-1, WITHIN A MOISTURE CONTENT RANGE OF 2 PERCENT BELOW, TO 2 PERCENT ABOVE OPTIMUM. WHERE BASE COURSE THICKNESS EXCEEDS EIGHT (8) INCHES, THE MATERIAL SHOULD BE PLACED AND COMPACTED IN TWO OR MORE LIFTS OF EQUAL THICKNESS.

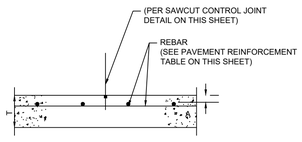


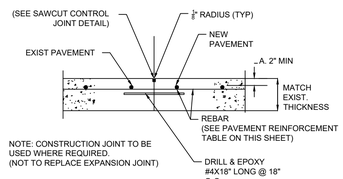
HEAVY DUTY ASPHALT / CONCRETE TRANSITION

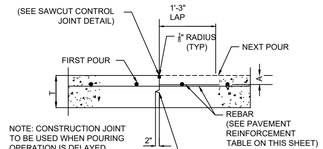
NOT TO SCALE

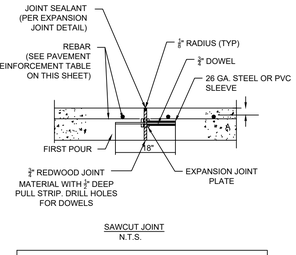
ASPHALT PAVING SECTIONS

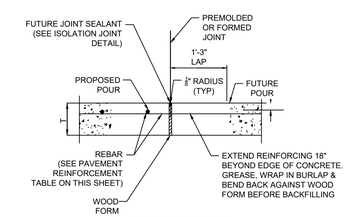
NOT TO SCALE

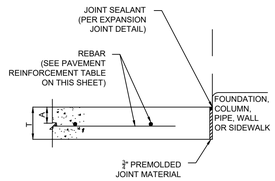












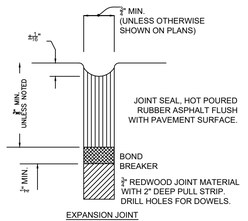
**CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT BY TERRACON CONSULTANTS, INC., DATED 11/08/2021 FOR ADDITIONAL DETAILS ON PAVING SECTIONS. GEOTECHNICAL REPORT SHALL SUPERSEDE DETAILS.

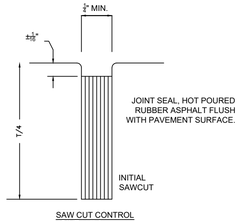
NOTES:

1. REINFORCING STEEL BAR SIZE/SPACING SPECIFICATIONS IN GEOTECH REPORT SHALL SUPERSEDE TABLE.
2. REINFORCING STEEL SIZE/SPACING IS BASED ON MIN. 60,000 PSI TENSILE STRENGTH REINFORCING STEEL AS SHOWN.
3. THE CONCRETE SHOULD BE AIR ENTRAINED AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AFTER 28 DAYS OF LABORATORY CURING PER ASTM C-31.
4. MAXIMUM JOINT SPACING SHALL BE PER JOINT LAYOUT PLAN (IF PROVIDED) BUT SHALL NOT EXCEED VALUES IN TABLE.
5. CONTROL JOINTS SHOULD BE CONSTRUCTED IN THE RIGID PAVEMENT IN ACCORDANCE WITH ACI AND/OR AASHTO REQUIREMENTS. CONTROL JOINTS SHOULD BE ¼ OF THE DEPTH OF THE CONCRETE AND SHOULD BE CUT AS SOON AS THE SLAB CAN SUPPORT THE WEIGHT OF A MAN AND SAW (USUALLY 24 HOURS).
6. EXPANSION (ISOLATION) JOINTS MUST BE FULL DEPTH AND SHOULD ONLY BE USED TO ISOLATE FIXED OBJECTS ABUTTING OR WITHIN THE PAVED AREA.
7. CONTRACTION JOINTS SHOULD HAVE A MAXIMUM SPACING OF ABOUT 30 TIMES THE THICKNESS OF THE CONCRETE SLAB, AS PER ACI 330-08.
8. AT CONSTRUCTION JOINTS, AN ADEQUATELY DESIGNED KEYED CONSTRUCTION JOINT OR A BUTT END CONSTRUCTION JOINT IS RECOMMENDED. FOR A BUTT END CONSTRUCTION JOINT, AN ADEQUATE NUMBER OF DEFORMED TIE BARS SHOULD BE PROVIDED.
9. TIE BARS ARE ALSO RECOMMENDED ALONG THE FIRST LONGITUDINAL JOINT FROM THE PAVEMENT EDGE TO KEEP THE OUTSIDE SLAB FROM SEPARATING FROM THE PAVEMENT.
10. ISOLATION JOINTS ARE RECOMMENDED FOR CONCRETE PAVEMENT AREAS THAT ABUT FIXED OBJECTS SUCH AS AROUND LIGHT POLES, CURB INLETS, ETC.
11. AGGREGATE BASE SHOULD MEET VDOT ROAD AND BRIDGE SPECIFICATIONS, SECTION 208, TYPE I AGGREGATE. THE AGGREGATE BASE WILL SERVE TO PROVIDE IMPROVED DRAINAGE BENEATH THE CONCRETE, REDUCE PUMPING OF FINES AND REDUCE FROST HEAVE DURING WINTER MONTHS. COMPACTION OF AGGREGATE BASE COURSE SHALL CONFORM TO REQUIREMENTS STATED IN SECTION 309.05 OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS.
12. ALL JOINTS IN PAVING SHALL BE REFLECTED IN CURBING AND SHALL HAVE ALL THEIR RESPECTIVE JOINTING MATERIALS PRESENT (I.E. EXPANSION JOINTS SHALL HAVE THEIR RESPECTIVE FILLER BOARD AND CAULK REPLACED).
13. CURB EXPANSION JOINTS: - IF THERE IS AN EXPANSION JOINT IN THE PAVING, THE EXPANSION JOINT MUST FOLLOW THROUGH THE CURB. THE REINFORCING STEEL MUST ALSO BE CUT AT THE EXPANSION JOINT AND NOT ALLOWED TO RUN THROUGH THE JOINT CONTINUOUSLY. A SAW CUT EXPANSION JOINT IS NOT ACCEPTABLE BECAUSE NORMAL EXPANSION AND CONTRACTION WILL CAUSED THE CONCRETE TO PUSH AGAINST THE TWO SECTIONS AND ONE SIDE WILL EVENTUALLY FAIL. IF AN EXPANSION JOINT IS LEFT OUT AND MUST BE SAW CUT IN, THE CURB SHOULD BE CUT TWICE AND A ¾" PIECE OF CONCRETE IS REMOVED. IN ALL CASES THE JOINT SHOULD BE CAULKED WITH NP1.
14. CONCRETE TOUCHING THE BACK OF CURBS:- ANY CONCRETE THAT TOUCHES THE BACK OF A CURB INCLUDING SIDEWALKS, ISLAND NOSINGS AND PAYPHONE PADS SHALL BE ISOLATED FROM THE CURB USING ½" BLACK ASPHALT IMPREGNATED FIBERBOARD. CONTRACTOR SHALL USE A REMOVABLE STRIP OR A ZIP-STRIP AND SEAL THE JOINT WITH SL1. THE ONLY EXCEPTION IS IF THE ISLAND NOSINGS ARE POURED MONOLITHICALLY WITH THE CURB AND PARKING LOT.
15. CURBS AT THE BUILDING FOUNDATION:- IF A CURB TOUCHES THE BUILDING FOUNDATION, IT NEEDS TO BE ISOLATED WITH EXPANSION JOINT MATERIAL JUST LIKE THE PAVING. IF AN EXPANSION JOINT IS LEFT OUT AND MUST BE SAW CUT IN, A ½" PIECE OF CONCRETE SHOULD BE REMOVED. THE JOINT SHOULD BE CAULKED WITH NP1.
16. EXPANSION JOINTS AT ISLAND NOSINGS:- IF THE ISLAND NOSINGS ARE POURED MONOLITHICALLY WITH THE CUB AND PARKING LOT, THEN PAVING EXPANSION JOINTS SHOULD CONTINUE THROUGH THE NOSINGS.

CONCRETE PAVING SECTIONS

NOT TO SCALE

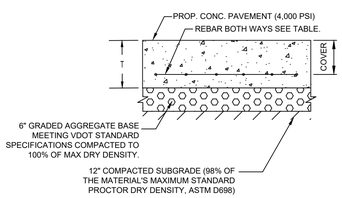




REINFORCEMENT TABLE				
CONCRETE SECTION DESIGNATION	(T) SLAB THICKNESS (IN.)	(COVER) COVER (IN.) (2" MIN)	MAX. EXPANSION JOINT SPACING (FT.)	60,000 PSI STEEL REINFORCING STEEL BAR SIZE & SPACING*
TYPE "A"	6	2	15	#3 @ 24" C-C
TYPE "B"	8	2	15	#3 @ 24" C-C
TYPE "C"	12	2	15	#3 @ 24" C-C

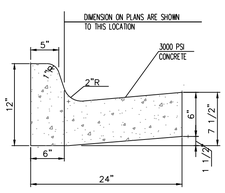
NOTES:

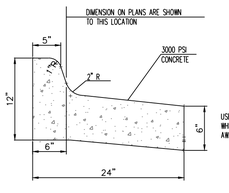
1. "TYPE A' - MODERATE DUTY
2. "TYPE B' - DUMPSTER PAD / HEAVY DUTY
3. "TYPE C' - NOT USED



CONCRETE SIDEWALK

NOT TO SCALE



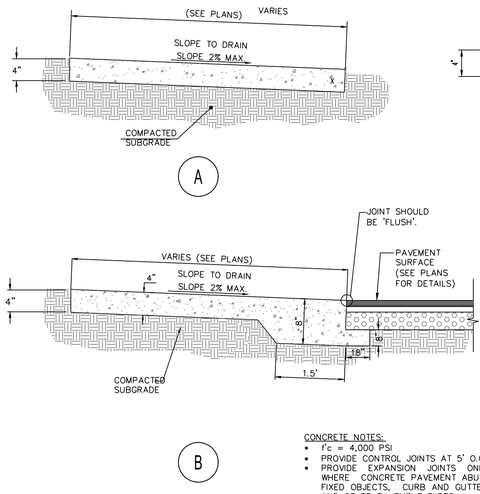


NOTES:

- WHEN REINFORCING BARS ARE USED, THEY SHALL BE NO. 4 UNLESS OTHERWISE SHOWN.
- EXPANSION AND CONTRACTION JOINTS SHALL BE CONSTRUCTED TO MATCH PAVEMENT JOINTS IN ALL CURBS AND CURB GUTTER ADJACENT TO JOINTED CONCRETE PAVEMENT. WHERE PLACEMENT OF CURB OR CURB AND GUTTER IS NOT ADJACENT TO CONCRETE PAVEMENT, EXPANSION JOINTS SHALL BE PROVIDED AT STRUCTURES, CURB RETURNS AT STREETS, AND AT LOCATIONS DIRECTED BY THE ENGINEER.

24" CONCRETE CURB AND GUTTER

NOT TO SCALE



CONCRETE NOTES:

- f'c = 4,000 PSI
- PROVIDE CONTROL JOINTS AT 5' O.C.
- PROVIDE EXPANSION JOINTS ONLY WHERE CONCRETE PAVEMENT ABUTS FIXED OBJECTS, CURB AND GUTTER, AND OTHER PAVEMENT TYPES.

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COMMONWEALTH OF VIRGINIA
Brett C. Basquin
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NORR ARCHITECTS ENGINEERS PLANNERS
FORESITE group

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1121 COURTHOUSE RD.
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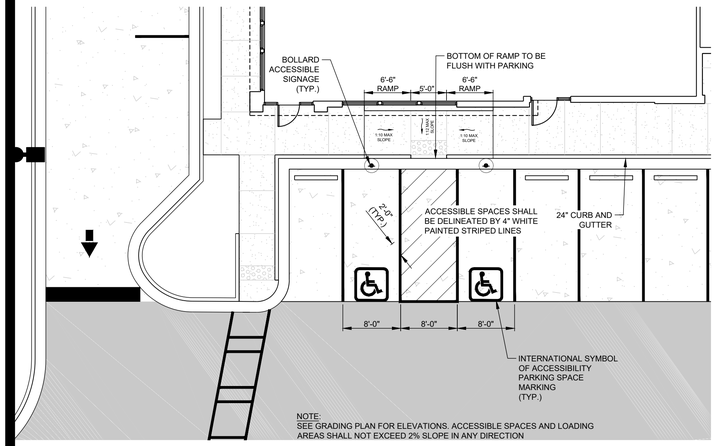
C-5

PAVING DETAILS

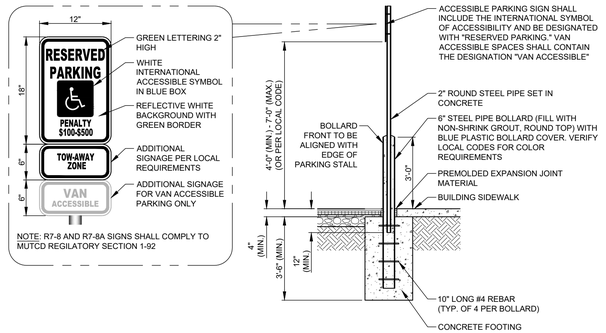
TRUE WARM & WELCOME 2600

F:\1B\ 171 PX COURTHOUSE ROAD - STAFFORD COUNTY - VA\DWGS\ PAVING DETAILS.DWG Plotted on: 7/21/2022 2:09:05 PM By:MADDEN RIEKE Sheet Scale:1" = 1"



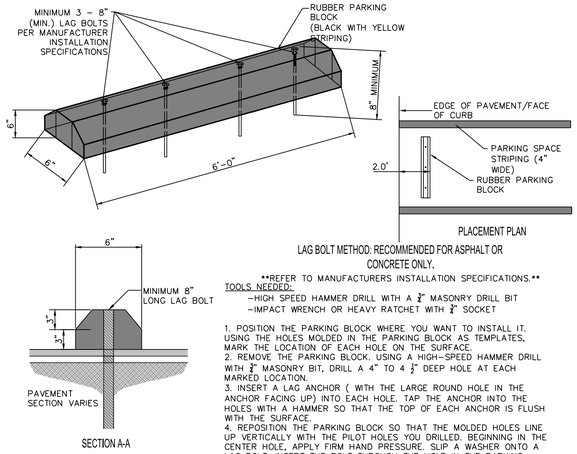
ACCESSIBLE PARKING

SCALE: 1" = 10'



BOLLARD ACCESSIBLE SIGNAGE

NOT TO SCALE



LAG BOLT METHOD: RECOMMENDED FOR ASPHALT OR CONCRETE ONLY.

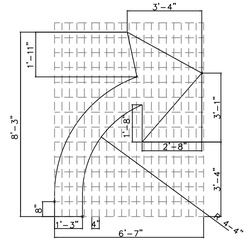
REFER TO MANUFACTURERS INSTALLATION SPECIFICATIONS.

TOOLS NEEDED:
- –HIGH SPEED HAMMER DRILL WITH A ¾" MASONRY DRILL BIT
- –IMPACT WRENCH OR HEAVY RATCHET WITH ½" SOCKET

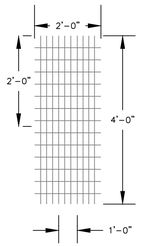
1. POSITION THE PARKING BLOCK WHERE YOU WANT TO INSTALL IT. USING THE HOLES MOLDED IN THE PARKING BLOCK AS TEMPLATES, MARK THE LOCATION OF EACH HOLE ON THE SURFACE.
2. REMOVE THE PARKING BLOCK. USING A HIGH–SPEED HAMMER DRILL WITH A ¾" MASONRY BIT, DRILL A 4" TO 4 ½" DEEP HOLE AT EACH MARKED LOCATION.
3. INSERT A LAG ANCHOR (WITH THE LARGE ROUND HOLE IN THE ANCHOR FACING UP) INTO EACH HOLE. TAP THE ANCHOR INTO THE HOLES WITH A HAMMER SO THAT THE TOP OF EACH ANCHOR IS FLUSH WITH THE SURFACE.
4. REPOSITION THE PARKING BLOCK SO THAT THE MOLDED HOLES LINE UP VERTICALLY WITH THE PILOT HOLES YOU DRILLED. BEGINNING IN THE CENTER HOLE, APPLY FIRM HAND PRESSURE. SLIP A WASHER ONTO A LAG BOLT, INSERT THE BOLT THROUGH THE HOLE IN THE PARKING BLOCK AND TIGHTEN THE BOLT ABOUT THREE QUARTERS OF THE WAY WITH A ¾" SOCKET. REPEAT FOR EACH HOLE IN THE PARKING BLOCK. FINISH TIGHTENING EACH BOLT UNTIL JUST SNUG. DO NOT OVER TIGHTEN! EXCESSIVE TIGHTENING MAY DAMAGE THE PARKING BLOCK AND WILL VOID THE WARRANTY.

RUBBER WHEEL STOP

NOT TO SCALE



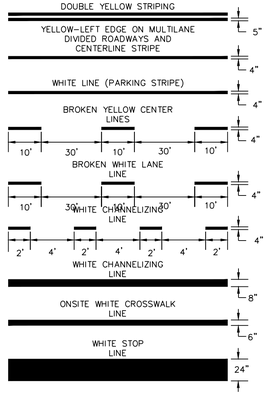
PAVEMENT MARKING, ARROW, TYPE 3, WHITE (16.0 SQ. FT.)



PAVEMENT MARKING ARROW - WHITE
ALL DIRECTIONAL ARROWS SHALL BE DOUBLE COATED.

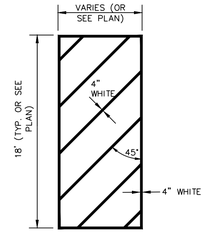
DRIVEWAY TRAFFIC FLOW DIRECTIONAL ARROW

NOT TO SCALE

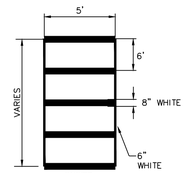


LINE SPECIFICATIONS

ALL ON–SITE STRIPING SHALL BE WHITE, APART FROM ADA BLUE STRIPING, UNLESS OTHERWISE NOTED.



"NO PARKING ZONE" STRIPING



ONSITE CROSSWALK SPECIFICATION

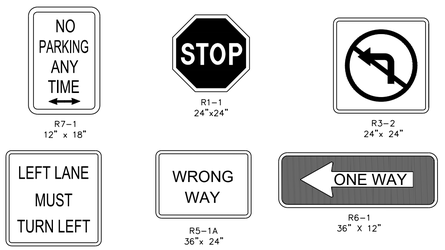
CONTACT THE CONSTRUCTION PROJECT MANAGER FOR MORE INFORMATION

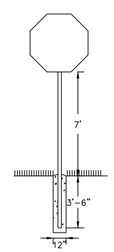
DRIVE THROUGH MARKING

NOT TO SCALE

PAVEMENT STRIPING

NOT TO SCALE

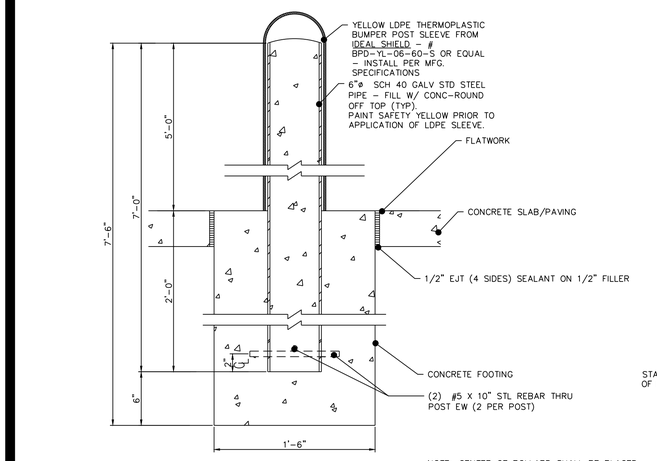




HEIGHT & CLEARANCE OF SIGNS (FOR ROADWAY SIGN)

SITE SIGNAGE

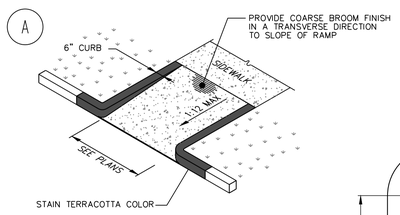
NOT TO SCALE

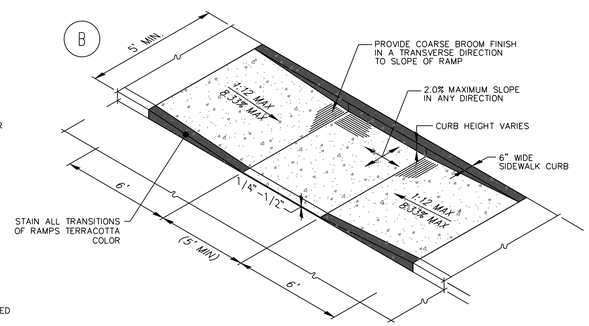


NOTE: CENTER OF BOLLARD SHALL BE PLACED 6" AWAY FROM BUILDING FACE.

BOLLARD

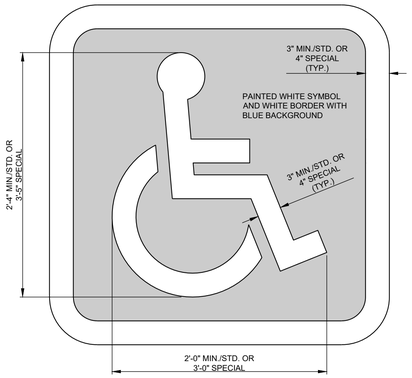
NOT TO SCALE





RETURN CURB ACCESSIBLE RAMP

NOT TO SCALE



INTERNATIONAL SYMBOL OF ACCESSIBILITY PARKING SPACE MARKING

NOT TO SCALE

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91770
Telephone: 626.799.9898
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REVISIONS:

ISSUE DATE:

DRAWN BY: JRH

PANDA PROJECT #: D8675

ARCH PROJECT #: VA S8-22-D8675

COMMONWEALTH OF VIRGINIA
Brett C. Basquin
Lic. No. 057688
PROFESSIONAL ENGINEER
7/15/2022

NORR ARCHITECTS ENGINEERS PLANNERS
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PANDA EXPRESS

TRUE WARM & WELCOME
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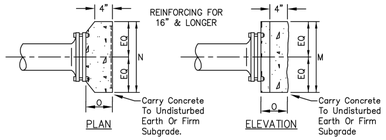
STAFFORD, VA 22554

C-6

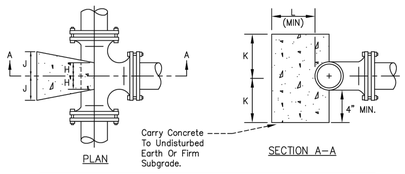
CONSTRUCTION DETAILS

TRUE WARM & WELCOME 2600

F:\186.17 PX COURTHOUSE ROAD - STAFFORD COUNTY, VA\DWG\C-CONSTRUCTION DETAILS.DWG Plotted on: 7/21/2022 2:09:11 PM By:MADDEN,RENEE Sheet Scale:1" = 1'



BUTTRESS FOR PLUGS & CAPS									
	SIZE								
	3"	4"	6"	8"	10"	12"	16"	20"	24"	30"
M	*	*	*	2'-6"	2'-8"	3'-6"	4'-8"	6'-0"	6'-8"	8'-0"
N	*	*	*	1'-6"	2'-2"	2'-6"	3'-4"	4'-0"	5'-0"	6'-8"
O	*	*	*	10"	1'-0"	1'-2"	1'-4"	1'-6"	1'-8"	2'-0"
							REINFORCE WITH 66" EW		



BUTTRESS FOR TEES									
	SIZE OF BRANCH								
	3"	4"	6"	8"	10"	12"	16"	20"	24"	30"
J	6"	6"	8"	9"	1'-1"	1'-3"	1'-8"	2'-0"	2'-6"	3'-4"
K	6"	8"	10"	1'-3"	1'-4"	1'-9"	2'-4"	3'-0"	3'-4"	4'-0"
L	6"	6"	8"	9"	10"	12"	1'-2"	1'-6"	1'-8"	2'-0"
H	4"	4"	6"	6"	6"	8"	1'-0"	1'-0"	1'-0"	1'-0"

AREA OF BLOCK = 2J X 2K

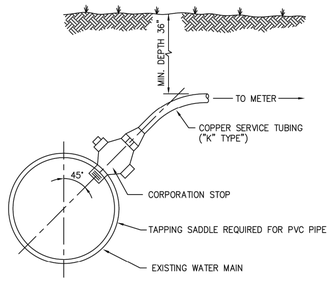
NOTE: TAPPING ASSEMBLIES & SLEEVES TO BE CONCRETE BLOCKED AS COMPARABLE SIZED TEES

NOTES:

1. Fc = 3000 PSI AT 28 DAYS.
2. THE BUTTRESS DIMENSIONS ARE BASED ON THE WATER PRESSURE OF 150 PSI WHERE THE PRESSURE IS DIFFERENT, THE AREA OF BLOCK SHALL BE PROPORTIONED TO REQUIRED PRESSURE
3. CARRY ALL BEARING SURFACES TO UNDISTURBED GROUND OR FIRM SUBGRADE
4. THRUST BLOCKS SHALL BE INSTALLED ONLY WHERE APPROVED BY THE UTILITY DEPARTMENT.

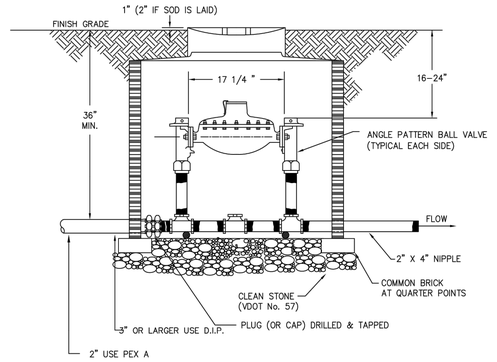
DECEMBER 2004 | 1.4.1-5

STAFFORD COUNTY DEPARTMENT OF UTILITIES | BUTTRESSES FOR TEES, PLUGS & CAPS



DECEMBER 2004 | 2.2.1-1

STAFFORD COUNTY DEPARTMENT OF UTILITIES | WATER SERVICE CONNECTION DETAIL

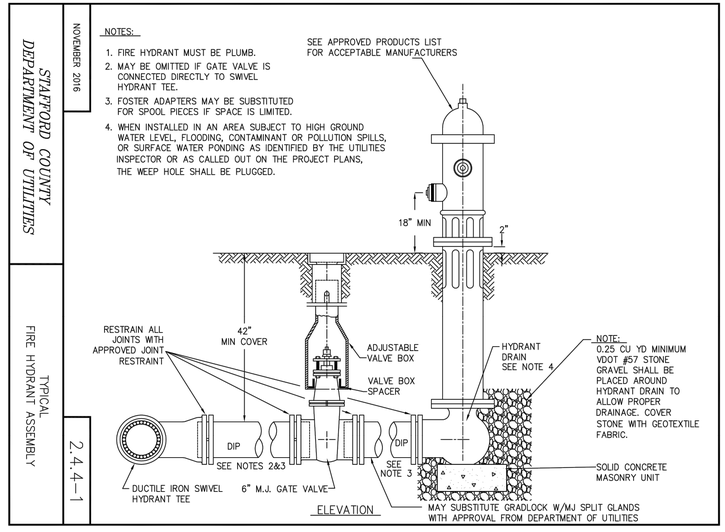


NOTES:

1. ONE PIECE BARREL 36" X 36" HI-DENSITY POLYETHELENE.
2. LID SHALL BE EQUIPPED WITH PENTAGON NUT AND 1 3/4" HOLE.
3. USE SERVICE SADDLE FOR CONNECTION TO MAIN (BOTH PVC AND DIP).
4. GATE VALVE AND VALVE BOX REQUIRED ON 2" AND LARGER SERVICE LINES. USE 2" BRASS OR DUCTILE IRON NIPPLES BETWEEN SERVICE SADDLE AND GATE VALVE.
5. SCHEDULE 80 PLASTIC PIPE (2) EACH 16" LONG TO BE USED IN BRACE PIPE EYELETS.
6. IF AN APPROVED BACKFLOW DEVICE IS NOT INSTALLED ON THE SERVICE LINE IMMEDIATELY INSIDE THE BUILDING, DOUBLE CHECK VALVES SHALL BE SUBSTITUTED FOR THE ANGLE PATTERN BALL VALVE ON THE DOWNSTREAM SIDE OF THE METER & ADDED TO THE BYPASS.
7. THE GRADE AT THE TOP OF THE BARREL SHALL CONFORM TO THE GENERAL CONTOUR OF FINISH YARD GRADE. NO MOUNDS OR DEPRESSIONS AROUND THE BARREL WILL BE PERMITED.

SEPT 2016 | 2.2.2-4

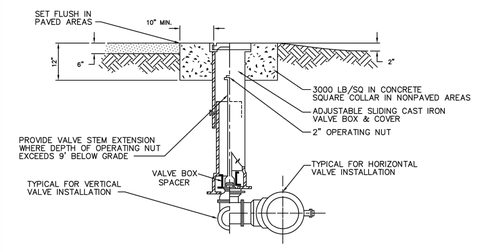
STAFFORD COUNTY DEPARTMENT OF UTILITIES | WATER METER SETTING UP TO AND INCLUDING 2" METER CONNECTIONS



NOVEMBER 2016

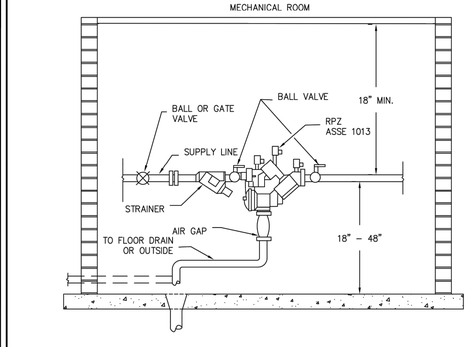
STAFFORD COUNTY DEPARTMENT OF UTILITIES

TYPICAL FIRE HYDRANT ASSEMBLY | 2.4.4-1



SEPT 2016 | 2.4.5-1

STAFFORD COUNTY DEPARTMENT OF UTILITIES | TYPICAL VALVE AND VALVE BOX



NOTES:

1. ALL PIPING THROUGH CONCRETE TO BE SLEEVED.
2. RPZ DEVICE SHALL BE READILY ACCESSIBLE FOR INSPECTION AND TESTING.
3. NO CONNECTION WILL BE PERMITTED ON SUPPLY LINE BETWEEN METER AND RPZ.
4. INSTALLATION OF RPZ DEVICE IN PIT IS NOT PERMITTED.
5. 2" AND OVER - GATE VALVES MAY BE USED WHERE BALL VALVES INDICATED.
6. 30" OF FREE SPACE IN FRONT OF BACKFLOW.

DECEMBER 2004 | 2.2.2-7

STAFFORD COUNTY DEPARTMENT OF UTILITIES | INTERIOR RPZ DEVICE INSTALLATION

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STAFFORD, VA 22554

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UTILITIES DETAILS

TRUE WARM & WELCOME 2600

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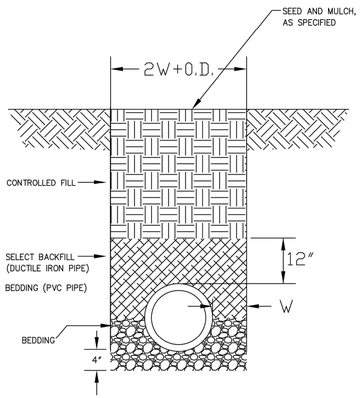
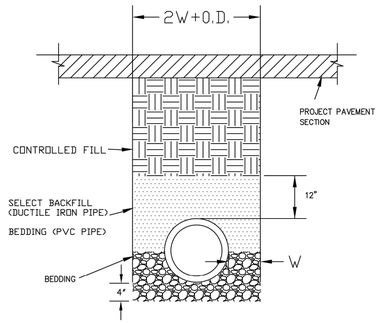


NOTES:
1. DIMENSION "W" SHALL BE A MINIMUM OF 6 INCHES AND A MAXIMUM OF 12 INCHES.
2. CONTROLLED FILL TO EXTEND TO GRADE.
3. SELECT BACKFILL TO EXTEND 12 INCHES OVER CROWN OF DUCTILE IRON PIPE.
4. BEDDING TO EXTEND 12" OVER CROWN OF PVC PIPE.
5. BEDDING SHALL BE PLACED FOR A MINIMUM OF 4" BELOW BOTTOM OF PIPE TO THE SPRING LINE OF THE PIPE, 18"AND LARGER.
6. ANY OVEREXCAVATION TO BE BACKFILLED WITH SELECT BACKFILL.
7. REFER TO WATER AND SEWER DESIGN AND CONSTRUCTION STANDARDS AND/OR PROJECT SPECIFICATIONS FOR MATERIALS AND COMPACTION REQUIREMENTS.

OCTOBER 2015 | 1.5.2-5

STAFFORD COUNTY DEPARTMENT OF UTILITIES | TRENCH FOR SEWERS IN NON-PAVED AREAS

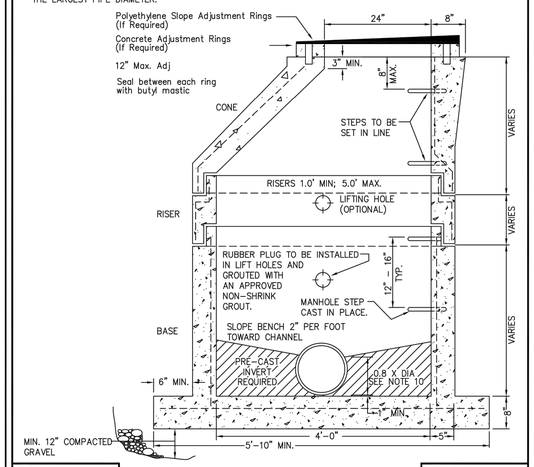


NOTES:
1. DIMENSION "W" SHALL BE A MINIMUM OF 6 INCHES AND A MAXIMUM OF 12 INCHES.
2. CONTROLLED FILL TO EXTEND TO GRADE.
3. SELECT BACKFILL TO EXTEND 12 INCHES OVER CROWN OF DUCTILE IRON PIPE.
4. BEDDING TO EXTEND 12" OVER CROWN OF PVC PIPE.
5. BEDDING SHALL BE PLACED FOR A MINIMUM OF 4" BELOW BOTTOM OF PIPE TO THE SPRING LINE OF THE PIPE, 18"AND LARGER.
6. ANY OVEREXCAVATION TO BE BACKFILLED WITH SELECT BACKFILL.
7. REFER TO WATER AND SEWER DESIGN AND CONSTRUCTION STANDARDS AND/OR PROJECT SPECIFICATIONS FOR MATERIALS AND COMPACTION REQUIREMENTS.

OCTOBER 2015 | 1.5.2-6

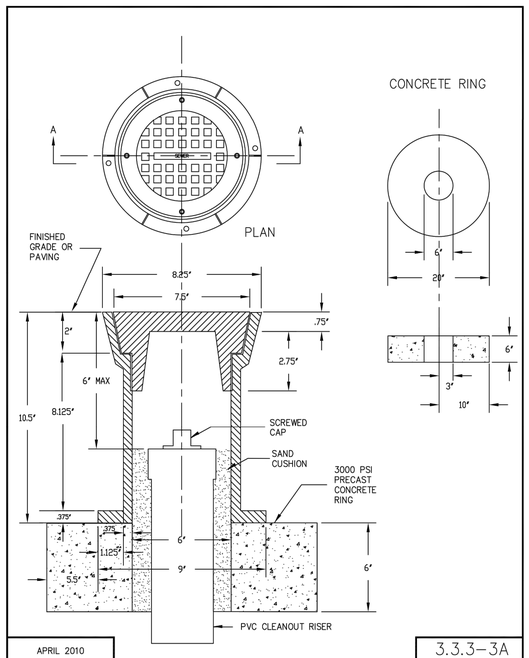
STAFFORD COUNTY DEPARTMENT OF UTILITIES | TRENCH FOR SEWERS BENEATH PAVEMENT

NOTES:
1. MANHOLE TO MEET CURRENT REQUIREMENTS OF ASTM SPEC. C-478.
2. ALL REINFORCING STEEL TO MEET CURRENT REQUIREMENTS OF ASTM SPEC. A-615.
3. CONCRETE TO BE 4000 PSI MINIMUM COMPRESSIVE STRENGTH.
4. TAPERED JOINT WITH O-RING GASKET JOINT SEAL TO MEET CURRENT REQUIREMENTS OF ASTM ASTM C-361 & C-443.
5. BUTYL MASTIC OR APPROVED EQUAL SHALL BE USED IN ADDITION TO THE GASKET SPECIFIED.
6. EXTERIOR JOINTS SHALL BE SEALED WITH AN APPROVED MANHOLE JOINT WRAP.
7. APPROVED FLEXIBLE JOINT REQUIRED ON ALL PIPE CONNECTIONS TO MANHOLES. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
8. THE EXTERIOR OF ALL MANHOLES SHALL BE COATED WITH BITUMINOUS MATERIAL APPLIED WITH TWO COAT APPLICATION WITH MIMIMUM 16 DRY MILLS.
9. MANUFACTURER'S NAME TO BE ON THE INSIDE OF CONE.
10. INTERIOR COATING SHALL BE INSTALLED WHERE REQUIRED.
11. FOR CHANGES IN DIRECTION OF 45°-90°, THE DEPTH OF THE BENCH SHALL BE 100% OF THE LARGEST PIPE DIAMETER.



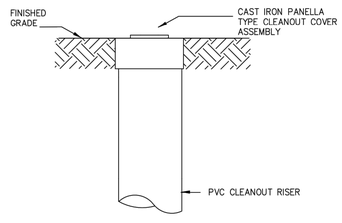
JULY 2016 | 3.2.1-1

STAFFORD COUNTY DEPARTMENT OF UTILITIES | STANDARD 4' I.D. PRECAST CONCRETE MANHOLE



APRIL 2010 | 3.3.3-3A

STAFFORD COUNTY DEPARTMENT OF UTILITIES | CLEANOUT COVER ASSEMBLY FOR 4" CLEANOUTS IN AREAS SUBJECT TO VEHICLE TRAFFIC



ASSEMBLY NOTE:

LUBRICATE CAP THREADS WITH ANTI-SIEZE LUBRICANT

APRIL 2010 | 3.3.3-3C

STAFFORD COUNTY DEPARTMENT OF UTILITIES | PANELLA-TYPE CLEANOUT CAP ASSEMBLY FOR 4" CLEANOUTS IN INTERIOR YARD AREAS

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UTILITIES DETAILS

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F:\181.171 PX COURTHOUSE ROAD - STAFFORD COUNTY - VA\DWG\7 UTILITIES\DETAILS.DWG Plotted on: 7/21/2022 2:49:22 PM By: MADISON.REAVE Sheet Scale: 1" = 1"

GENERAL LANDSCAPE NOTES:

1. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE
2. PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.
3. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
4. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
5. SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED
6. PLANTS SHALL BE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
7. PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO OWNER REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.
8. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
9. BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
10. PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
11. PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. ALL MULCH IN PLANTING BEDS SHALL BE RIVER ROCK UNLESS OTHERWISE NOTED.
12. WEED FABRIC TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AT ALL MULCHING LOCATIONS. (THIS INCLUDES RIVER ROCK MULCH)
13. MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
14. CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
15. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
16. WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
17. A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
18. **ALL LANDSCAPE AREAS TO BE EXCAVATED DOWN TO SOIL DURING DEMOLITION PHASE AND BACKFILLED WITH PLANTING MEDIUM TO ENSURE THESE AREAS WILL BE PERMEABLE.**
19. ALL PLANT MATERIALS TO BE INSTALLED SHALL BE NURSERY GROWN AND ROOT PRUNED STOCK FREE OF INSECTS, DISEASE, AND DEFECTS.

*PRIOR TO INSTALLATION, CONTRACTOR TO COORDINATE WITH PANDA EXPRESS PROJECT MANAGER TO VERIFY SOD TYPE TO BE USED

LANDSCAPE REQUIREMENTS:

LANDSCAPE BUFFER: 15 FEET WIDE WITH 50 PLANT UNITS PER EVERY 100 NET LF

451 FT / 100 FT X 50 PLANT UNITS = 226 PLANT UNITS REQUIRED
8 TREES AND 152 SMALL SHRUBS = 232 PLANT UNITS PROVIDED
(BUFFER AREA PUSHED BACK TO THE WALL AND CURB)

PARKING LOT LANDSCAPE: 5% OF THE PARKING LOT SHALL BE LANDSCAPED

19,648 SF X 5% = 982 SF LANDSCAPED AREA REQUIRED
1,718 SF LANDSCAPED AREA PROVIDED

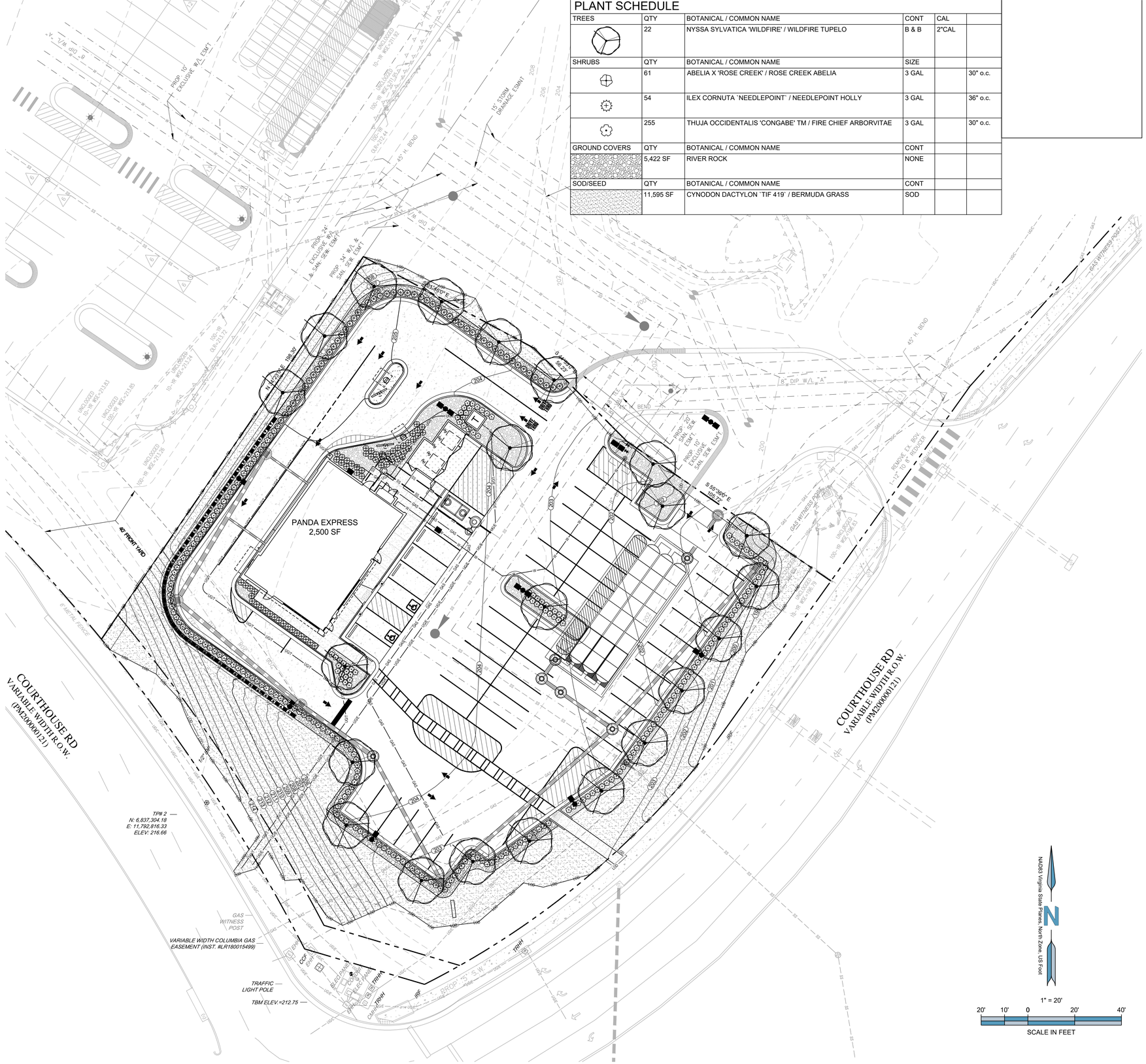
12 PLANT UNITS FOR EVERY 150 SF OF PLANTING AREA WITH MIN. (1) TREE
982 SF / 150 SF X 12 PLANT UNITS = 79 PLANT UNITS WITH 7 TREES REQUIRED
7 LARGE TREES AND 18 SMALL SHRUBS = 88 PLANT UNITS WITH 7 TREES PROVIDED

PERIMETER LANDSCAPE: 5 FEET WIDE WITH 35 PLANT UNITS PER EVERY 100 NET LF

460 FT / 100 FT X 35 PLANT UNITS = 161 PLANT UNITS REQUIRED
7 LARGE TREES, 54 LARGE SHRUBS, AND 50 SMALL SHRUBS = 282 PLANT UNITS PROVIDED

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	
	22	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO	B & B	2"CAL	
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**		
	61	ABELIA X 'ROSE CREEK' / ROSE CREEK ABELIA	3 GAL		30" o.c.
	54	ILEX CORNUTA `NEEDLEPOINT` / NEEDLEPOINT HOLLY	3 GAL		36" o.c.
	255	THUJA OCCIDENTALIS 'CONGABE' TM / FIRE CHIEF ARBORVITAE	3 GAL		30" o.c.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT		
	5,422 SF	RIVER ROCK	NONE		
SOD/SEED	QTY	BOTANICAL / COMMON NAME	CONT		
	11,595 SF	CYNODON DACTYLON `TIF 419` / BERMUDA GRASS	SOD		



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COMMONWEALTH OF VIRGINIA
JONATHAN MICHAEL BULLARD
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TRUE WARM & WELCOME
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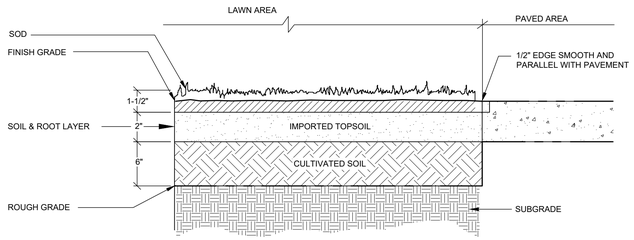
LANDSCAPE PLAN



SODDING PROCEDURE:
1. PREPARE FINISH GRADE (AS PER SPECIFICATIONS)
2. APPLY LIME & FERTILIZER & ROTO-TIL (AS PER SOIL TEST)
3. LAY SOD & WATER THOROUGHLY

NOTE: INSTALL SOD SO THAT TOP OF SOIL AND ROOT LAYER IS LEVEL WITH TOP OF PAVEMENT.

1 SOD INSTALLATION

NOT TO SCALE

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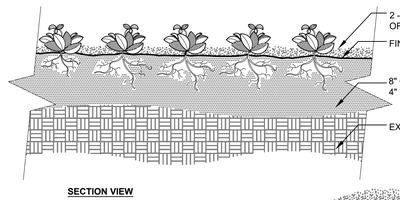
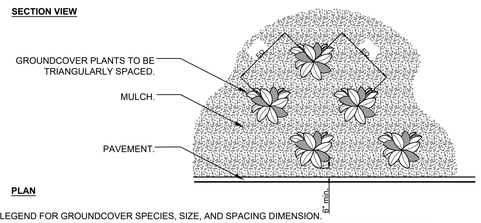
0002-01



SECTION VIEW



PLAN

NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (¼" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPERHY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

2 GROUNDCOVER

3/4" = 1'-0"

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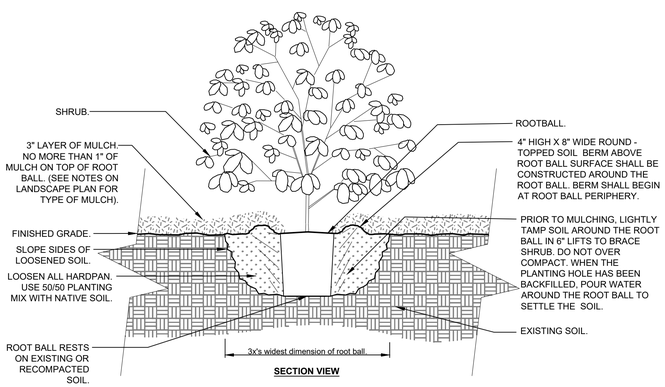

SECTION VIEW

NOTES:
1- SHRUBS SHALL BE OF SPECIMEN QUALITY.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

3 SHRUB PLANTING

3/4" = 1'-0"

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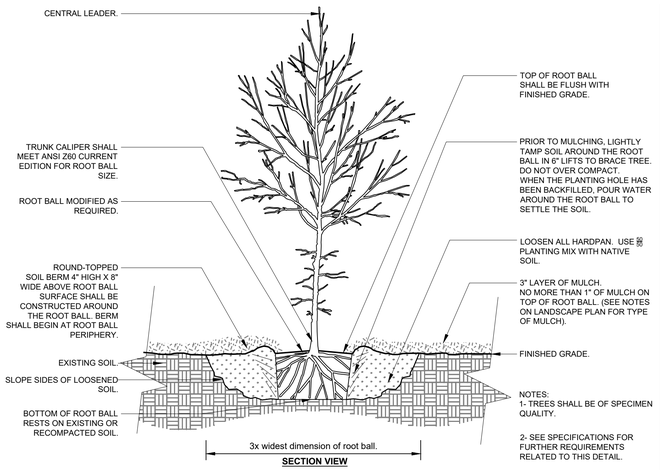

SECTION VIEW

4 TREE PLANTING

1/2" = 1'-0"

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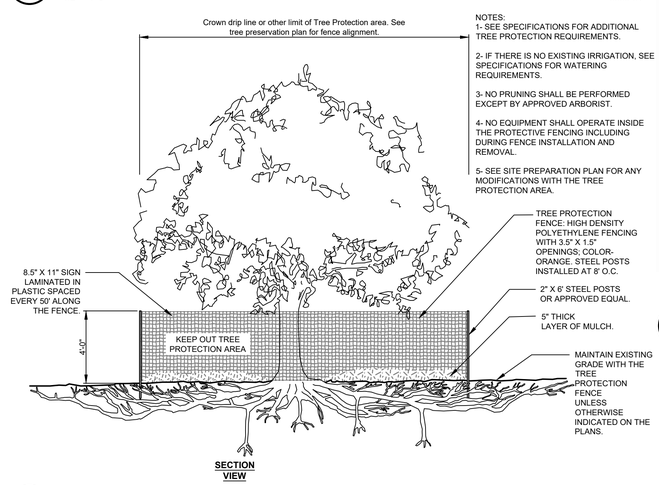

SECTION VIEW

5 TREE PROTECTION

1/4" = 1'-0"

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FX-PL-FX-TRMT-02

DeWitt
DOWN TO EARTH PROTECTION

Pro 5 Weed Barrier

DeWitt Pro 5 Weed Barrier is a woven, needle-punched polypropylene fabric for commercial grade weed control.
Specified by leading architects, the fabric is designed to allow air, water, and nutrients through.
The fabric will not rot or mildew, and is formulated to resist uv degradation.

Property	Test Method	Unit	Minimum Average Roll Value
Woven Material			Polypropylene
Fiber Backing			Polyester
Color			Black with Gold Stripe every 12"
Construction Weave			15 x 10 or 10 x 15
Weight	ASTM D 5261	OZ/SY	5.0 Scrim 2.8 Cap 2.2
Grab Tensile Strength	ASTM D 4632	LBS	Warp 80 Weft 65
Grab Elongation	ASTM D 4632	%	Warp 15 Weft 15
Trapezoid Tear	ASTM D 4533	LBS	Warp 35 Weft 30
Puncture	ASTM D 6241	LBS	300
Water Permeability	ASTM D 4491	GAL/MIN/SF	10
Ultraviolet Exposure	ASTM D 4355	% Strength Retained	>70% after 2500 Hrs Carbon Arc Exposure

Date: 12/13/16. This data sheet supersedes all previously issued data.
The above properties are typical averages.

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573.472.0048 phone / 800.888.9669 / 573.471.6715 fax

6 WEED BARRIER

NTS

PANDA EXPRESS CHINESE KITCHEN

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

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REVISIONS:

ISSUE DATE:

DRAWN BY: JRH

PANDA PROJECT #: D8675

ARCH PROJECT #: VA S8-22-D8675

COMMONWEALTH OF VIRGINIA
JONATHAN MICHAEL BULLARD
Lic. No. 002191
1/6/22
LANDSCAPE ARCHITECT

NORR ARCHITECTS ENGINEERS PLANNERS
FORESITE group

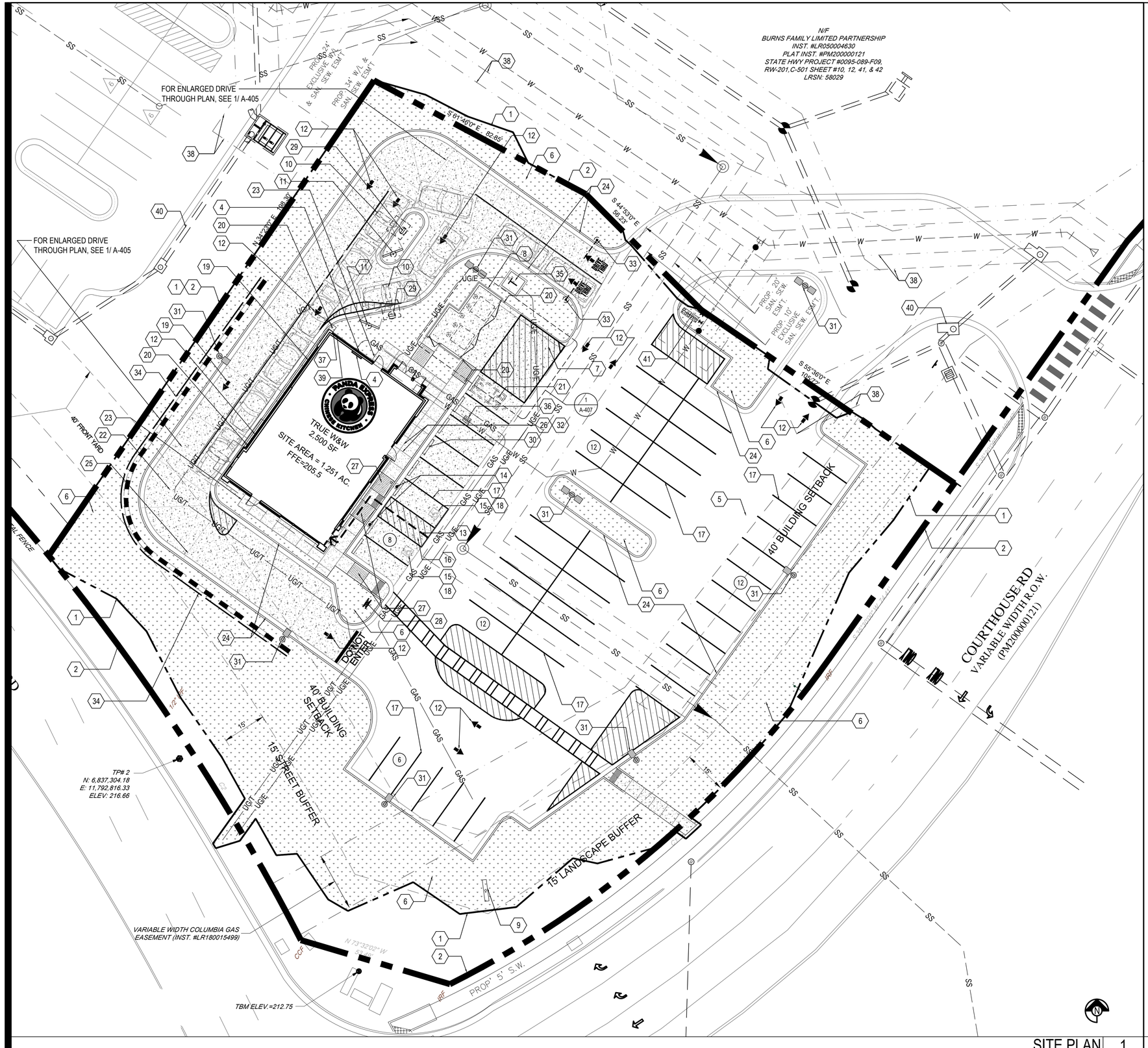
PANDA EXPRESS

TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

L-2

LANDSCAPE DETAILS

TRUE WARM & WELCOME 2600



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

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

GENERAL NOTE:
1. G.C. TO VERIFY AND PROVIDE ALL UNDERGROUND WIRING AND CONDUIT(INSTALLED BY LOCAL UTILITY COMPANY) FROM TRANSFORMER TO ELECTRICAL MAIN SWITCHGEAR. DRIVE THRU. MENU BOARD, BY G.C.. VERIFY WITH PANDA PM.
2. WATER METER FOR IRRIGATION SHALL BE A SEPARATE METER THAN MAIN WATER METER. G.C. TO REFERENCE CIVIL UTILITY PLAN FOR SIZE AND LOCATION.
3. FOR HORIZONTAL CONTROL PLAN REFER TO CIVIL DRAWINGS

1. LIMIT OF CONSTRUCTION
2. PROPERTY LINE
3. NOT USED
4. NEW SWITCHGEAR
5. PAVING - SEE CIVIL PLAN
6. IRRIGATED LANDSCAPING, REFER TO CIVIL AND LANDSCAPE DRAWINGS
7. HEAVY DUTY CONCRETE APRON FOR DUMPSTER ENCLOSURE. REFERENCE CIVIL DRAWINGS FOR SPECIFICATIONS
8. TRASH ENCLOSURE, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. (01 / A-407)
9. GC TO COORDINATE LOCATION OF SIGNAGE WITH SIGN CO.
10. DRIVE THRU LANE SENSOR LOOP. INSTALL/POSITION SO LOOP IS CENTERED ON ACTIVE PANEL OF DRIVE THROUGH WINDOW. SEE DETAIL (01 / A-405)
11. DRIVE THROUGH MENU BOARD-INSTALLED BY SIGN COMPANY. VERIFY WITH PANDA PM (SEE GENERAL NOTE ABOVE)
12. DIRECTIONAL ARROW
13. ACCESSIBLE PATH OF TRAVEL
14. ACCESSIBLE PARKING POLE SIGN
15. INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE
16. ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT LOADING ZONE W/ 4" WIDE STRIPES @3'-0" O.C.
17. PAINT 4" WIDE SOLID PARKING STRIPING W/ TWO (2) COATS HIGHWAY WHITE PAINT
18. DESIGNATED HANDICAP PARKING SPACE
19. ROOF DRAIN AND OVERFLOW DRAIN FROM ROOF TO EXIT TO DAYLIGHT THRU FACE OF WALL. COLD CLIMATES WILL REQUIRE CONNECTION TO STORM SEWER. ARCHITECT TO VERIFY WITH LOCAL JURISDICTION. (15 / A-107)
20. STEEL PIPE BOLLARD. BOLLARDS TO BE PAINTED SAFETY YELLOW PRIOR TO APPLICATION OF LDPE SLEEVE. (18 / A-407)
21. UNDERGROUND GREASE INTERCEPTOR - SEE PLUMBING/CIVIL DRAWINGS
22. CONC. DRIVEWAY
23. EDGE OF SIDEWALK AT PLANTER
24. CONCRETE CURB AT LANDSCAPE AREA.
25. EXPANSION JOINT @ 20'-0" O.C. MAX.
26. TOOLED JOINTS @ 5'-0"X5'-0" O.C.
EXPANSION JOINT @ 20'-0" O.C.
27. ACCESSIBLE RAMP
28. GC TO COORDINATE DIRECTIONAL SIGNAGE W/ SIGN VENDOR
29. ORDER CONFIRMATION BOARD
30. RUBBER WHEEL STOP, REF. CIVIL DRAWINGS
31. SITE LIGHTING POLES, REF. CIVIL AND ELECTRICAL DRAWINGS
32. SEALED CONC SIDEWALK. (AQUA MIX SEALER'S CHOICE GOLD). CONCRETE TO BE LIGHT BROOM TEXTURE FINISH. PROVIDE UNDER SLAB TREATMENT PER SOIL REPORT. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG.
33. CLEARANCE BAR/BASE INSTALLED BY SIGN VENDOR.
34. RETAINING WALL WITH FALL PROTECTION FENCE (TO BE DESIGNED AND PERMITTED BY OTHERS). REF. CIVIL DRAWINGS
35. ELECTRICAL TRANSFORMER, REF. CIVIL DRAWINGS
36. WATER METER, REF. CIVIL DRAWINGS
37. TELEPHONE SERVICE CONNECTION, REF. CIVIL DRAWINGS
38. EXISTING EASEMENTS, REF. CIVIL DRAWINGS
39. GAS METER AND GAS SERVICE CONNECTION, REF. CIVIL DRAWINGS
40. STORMWATER SERVICE LINES, REF. CIVIL DRAWINGS
41. IRRIGATION WATER METER, REF. CIVIL DRAWINGS

KEY NOTES A
Scale= NTS A-100

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REVISIONS:

1	PERMIT RESPONSE 01	02/07/2023

ISSUE DATE:

	PERMIT / BID SET	10-12-22

DRAWN BY: AF

PANDA PROJECT #: D8675
ARCH PROJECT #: JCDT21-0221-00

COMMONWEALTH OF VIRGINIA
PETER DUBIN
No. 010655
ARCHITECT
02/07/2023

NORR
ARCHITECTS ENGINEERS PLANNERS

PANDA EXPRESS
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A-100

SITE PLAN
ARCHITECTURAL

EGRESS

SYMBOL LEGEND	
120 / 17.8	EXIT CAPACITY ALLOWABLE ACTUAL
92'-6"	MAXIMUM TRAVEL DISTANCE FROM FARTHEST POINT
	ACCESSIBLE ROUTE NUMBER OF SEATS REQUIRED (2) PER 2010 ADA STANDERS
	SEPARATION OF EXITS = 36'-0" LENGTH > ⅔ (71'-11") DIAGONAL DISTANCE OF AREA SERVED . (VCC SECTION 1007.1.1.)

EGRESS PATH DISTANCES:

A-E-B 73'-7"
A-E-C 71'-1"
A-E-D 87'-1"
E-C 39'-9"
E-D 55'-9"
E-F 27'-2"

COMMON PATH OF TRAVEL	TABLE 1006.2.1 FROM VCC	75 FEET MAX.
EXIT ACCESS TRAVEL DISTANCE	TABLE 1017.2 FROM VCC	200 FEET MAX.

OCCUPANCY
TABLE 1004.5 FROM VCC CHAPTER 10

KITCHEN
857 GROSS/200= 5 OCCUPANTS

STORAGE/MECH
335 GROSS/300 = 2 OCCUPANT

INDOOR DINING
STANDING SPACE
62 NET / 5 = 13 OCCUPANTS

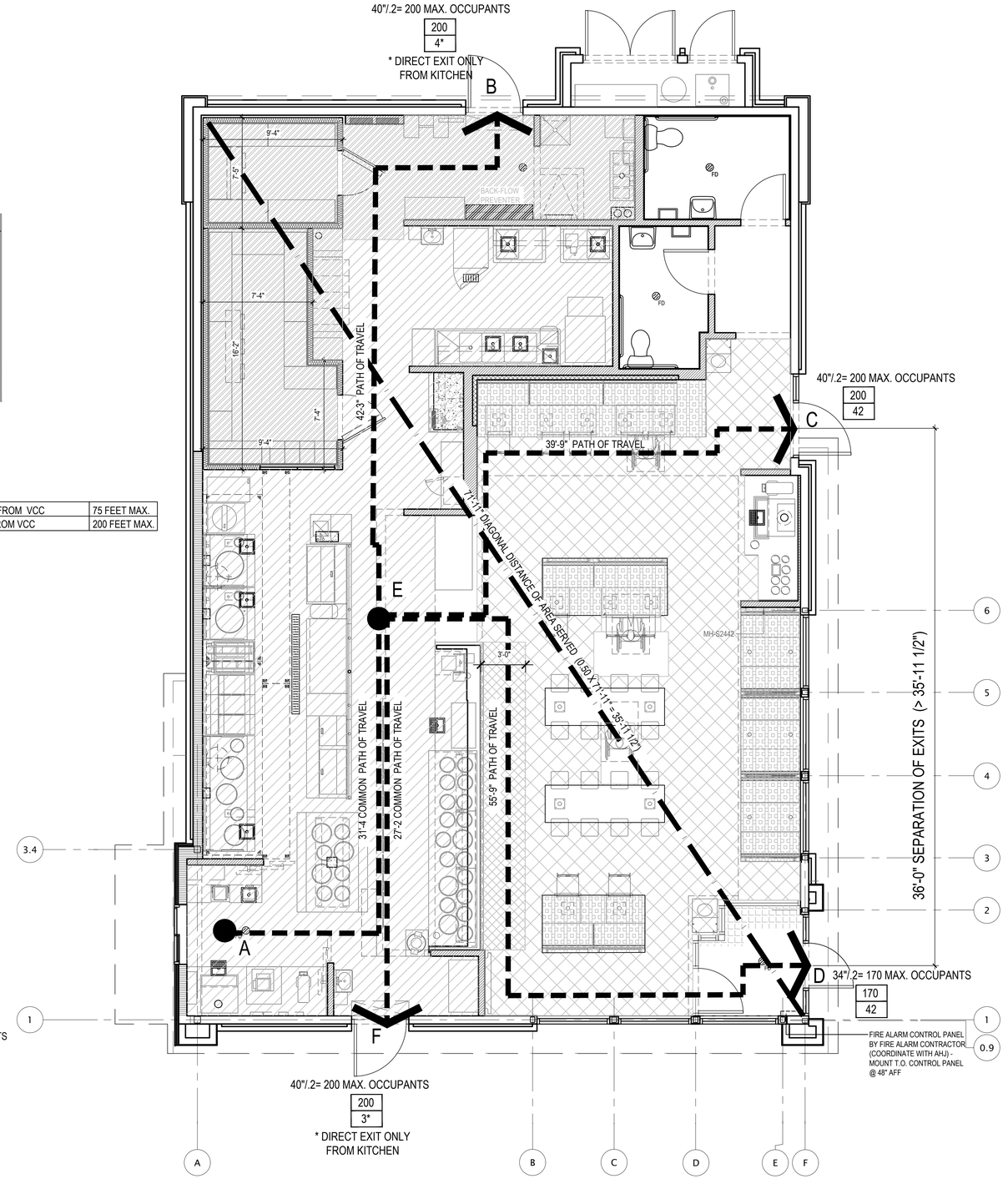
VESTIBULE
10 NET / 5 = 2 OCCUPANTS

INDOOR DINING - UNCONCENTRATED
528 NET / 15 = 36 OCCUPANTS

INDOOR DINING -
FIXED SEATING
BASED ON # OF FIXED SEATS= 30- OCCUPANTS

BARRIER FREE
3 OCCUPANTS

TOTAL COUNT- 91 OCCUPANTS



EGRESS PLAN 1
Scale= 1/4" = 1'-0" A-101

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NORR
ARCHITECTS ENGINEERS PLANNERS

PANDA EXPRESS
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

A-101.1

EGRESS PLAN

TRUE WARM & WELCOME 2500 R2

EQUIPMENT SCHEDULE

01-11-19

PLUMBING

FS INDIRECT CONNECTION TO FLOOR SINK
D DIRECT CONNECTION
RIH ROUGH IN HEIGHT (TO CENTER OF CONNECTION)

ELECTRICAL

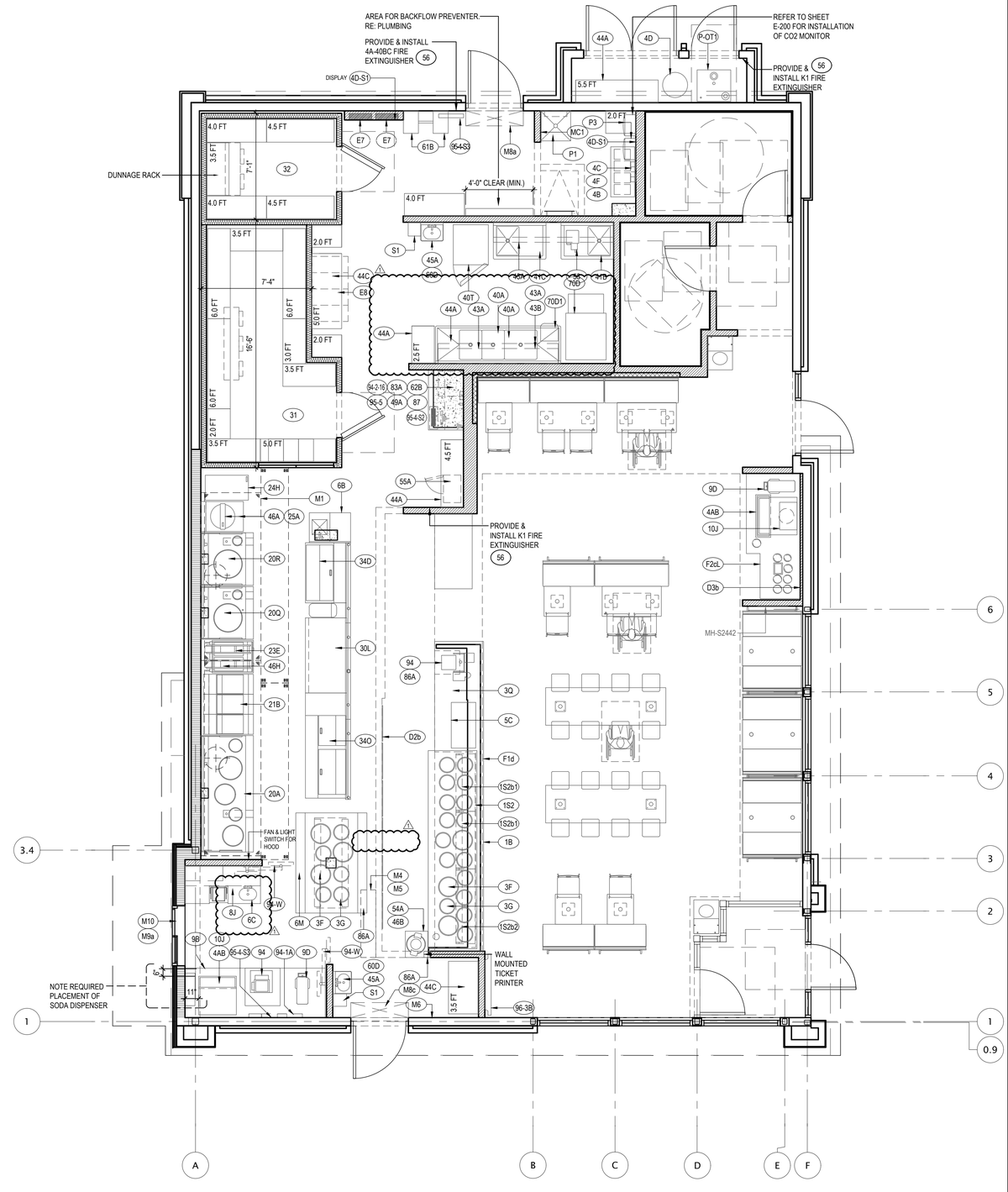
D DIRECT CONNECTION
C CONVENIENT OUTLET
FSO FLOOR STUB OUT
DC DROPPED CORD

DESCRIPTION

O OWNER(PANDA EXPRESS, INC.)
GC GENERAL CONTRACTOR
EC ELECTRICAL CONTRACTOR
KEC KITCHEN EQUIPMENT COMPANY
S SERVING AREA
K KITCHEN
(E) EXISTING

SUPPLY BY	GAS K BTU	GAS R.I.H.	GAS SIZE	WASTE TYPE	WASTE SIZE	COLD WATER R.I.H.	COLD WATER SIZE	HOT WATER R.I.H.	HOT WATER SIZE	CONNECTION R.I.H.	CONNECTION TYPE	LOAD WATT	PHASE	H.P.	VOLTS	REMARKS	DIMENSIONS W x D x H (ø x H)	MANUFACTURE	MODEL #	EQUIPMENT	NO.
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	1S2b1
O												D	625W	1		120	4 HEATING ELEMENTS	55.375" X 4.25" X 2.625"	GENERAL		56" RADIANT TOP HEATER (2)	1S2b2
O											REF. ELEC.	D	475W	1		120	3 HEATING ELEMENTS	42 1/8"x4.25"x2 5/8"	GENERAL		43" RADIANT TOP HEATER (2)	1S2-S1c
O												D	15A	1		120	SEE DETAIL	SEE PLAN	KEC	CUSTOM	CASHIER & BEVERAGE. COUNTER	3Q
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				FS	3/4"							C	9.3A	1		120	W/LID DISPENSER	30"x30"x35"	CORNELIUS	IDC-25S	BEVERAGE DISPENSER	4AB
O										66"	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																	Ø22"	ESPRIGAS	PER MFG	CO2 TANK	4D
O																		CO2Meter.com	RAD-0102-6	CO2 MONITOR & DISPLAY	4D-S1
O						96"	1/2"									WALL MOUNT	8"x2 3/8"x23 5/8"	3M WATER FILTRATION	BEV190-56164-01	WATER FILTER	4F
O				FS	1/2"												34"x17"x6 1/2"	KEC	CUSTOM	36" COLD PAN	5C
O																	SEE PLAN	KEC	CUSTOM	S/S COUNTER W/1/4 SINK	6B
											REF. ELEC.						SEE PLAN	KEC	CUSTOM	S/S (IN COUNTER) SINK-DT	6C
O																	SEE PLAN	KEC	CUSTOM	MOBILE HOT WELLS COUNTER - DT	6M
O																	SEE PLAN/CUTSHEET	ATLANTA CULINARY EQUIP	CUSTOM	DT PACKING COUNTER W/ WALL SHELVES	8J
O										24"							SEE PLAN	KEC	CUSTOM	CASHIER & BEVERAGE COUNTER-DT	9B
O										24"	C	14.8A	1		120	NEMA 5 PLUG	11" X 22" X 34"	BUNN	TB3	ICED TEA BREWER (2)	9D
O				FS	1/2"	24"	1/2"			84"	C	1.1A	1		120	----	22" X 14" X 26.5"	MANITOWOC	IB-0894YC	800 LBS. ICE MACHINE	10J
O										16"	D	11.8A	1		208/230	ON ROOF	34"X 24.13"X 25.75"	MANITOWOC	CVD-0875	REMOTE CONDENSER	10J-S1
O													1		115	FREE STANDING	34" X 22" X 44"	MANITOWOC	IYT0620A	CUBER HALF DICE CUBE	10L
O													1		---	ABOVE ICE MACHINE	24"X 17.5"X 21.5"	MANITOWOC	D420	STORAGE BIN	10L-S1
KITCHEN EQUIPMENT																					
O	450	10"	1-1/2"	FS	2"	10"	1/2"									SEE DETAIL	93"x42"	KEC	CUSTOM	93" CHINESE RANGE (L)	20A
O	190	10"	1"	FS	2"	10"	1/2"									SEE DETAIL	42"x42"	KEC	CUSTOM	42" CHINESE RANGE	20Q
O	190	10"	1"	FS	2"	10"	1/2"									SEE DETAIL	42"x42"	KEC	CUSTOM	42" CHINESE RANGE W/ AUTO-WOK	20R
O	122 EA.	14"	1 1/2"							24"	C	--	1		120		47"x31-1/2"x51-5/8"	FRYMASTER	MJ45-FPP345G	FRYER (3)	21B
O											C	20W	1		120		13.9" X 5"	AMETEK	TNC-T9028-NC01	FRYER TIMER	21-S4
O	54	10"	3/4"														24"X31.5"X15.25"	VULCAN	MSX24-GD10GP	24" GAS GRIDDLE	23E
GRILL HDWR. PLUG/CONNECTOR Ø										36"	C	17.3A	1		208		10.4"X22.5"	VULCAN	VMCS-101	(2) ELECTRIC GRIDDLE TOP	
O										24"	C	14.8A	1		120	NEMA 5	19.9"X34.5"X41.3"	WINSTON	HM4005	RICE HOLDING CABINET	24H
O	34.6	10" & 32"	3/4"														24"x19"x17"	PANTIN	GC-6100(N)	RICE COOKER	25A
O										24"	C	9A	1	1/2	115	NEMA 5-15P	60"X33"X36"	RANDELL	9205F-290	60" WORKTOP FREEZER	30L
O				FS	3/4"					130"	D	2.0AMPS	1	1.5	120/208		SEE PLAN	KEC	CUSTOM	WALK-IN COOLER UNIT	31
O																	SEE PLAN	KEC	CUSTOM	WALK-IN COOLER DOORS	31-N
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											D	10.0A	1	1.5	208		SEE PLAN	KEC	CUSTOM	WALK-IN FREEZER COND.	32-S1
O											D/D	500W	1		120		SEE PLAN	KEC	CUSTOM	W.I.F. LTG, DOOR HEATER	32-S7
O										24"	C	15A	1	1/2	120	SELF CONTAINED	64"x33"x35"	RANDELL	9050K-7MPR2-NSB	64" REF. PREP. TABLE	34O
O										24"	C	9A	1	1/3	120	SELF CONTAINED	48"x33"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						48"	C	1.52 KW	1	2	208		28"x33"x82"	ELECTROLUX	727655	THAWING CABINET	40T
O				FS	2"	14"	3/4"	14"	3/4"							1 COMPARTMENT	42"x30"	KEC	CUSTOM-(VS-42)	42" VEGETABLE SINK (R)	41B
O				FS	2"	14"	3/4"	14"	3/4"							1 COMPARTMENT	42"x30"	KEC	CUSTOM-(VS-42)	42" VEGETABLE SINK (L)	41C
O												18GA POLISHED (WALL MTD. @ 59" A.F.F.)					SEE PLAN	PANDA WAREHOUSE	CUSTOM (NSF)	12"D S.S. WALL MTD. SHELF	43A
O												18GA POLISHED (WALL MTD. @ 71" A.F.F.)					SEE PLAN	PANDA WAREHOUSE	CUSTOM (NSF)	16"D S.S. WALL MTD. SHELF	43B
O												4 SHELVES MTD. @ 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. @ 8" A.F.F., 20" A.F.F.					SEE PLAN	GOLD BOND	ISS	SHORT 18"D WIRE SHELVES	44A-U
O												4 SHELVES MTD. @ 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. @ 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																	24"x .33" x 28"	KEC	CUSTOM	S.S. GRILL STAND	46H
O				FS	7/8"	76"	3/4"	14"	3/4"	50"	C	10A	1	1	120	9 15/16"x19-11/16"x19-3/4"		ELECTROLUX	DITO-TRS24	FOOD PROCESSOR	53
O				FS						24"	C	5.3A	1	4	208		32"x37"x68"	HOBART	PW110SER	DISHWASHER	70D
O				FS													14"x14"x21"	HOBART	WS-40	WATER SOFTENER	70D1
O																10 1/8"x11 1/8"x6 1/2"		ATLANTA CULINARY EQUIP	CUSTOM (NSF)	S.S. BUCKET SHELF	S1
O												3 TANKS / COVERS/ FRAME - CAPACITY 36 GALLON				33 1/2"x16-1/2"x28-1/4"		FARIBO MFG. CO.	P434 C/A	MULTIPLE BIN ASSEMBLY	E8
O																		TOOLFLEX		MOP HOLDER	MC1
SMALL EQUIPMENT																					
O					2"	24"	1/2"	24"	1/2"							W/TOWEL & SOAP	14 1/4"x18 1/2"	GSW	HS-1615NP4SS	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"X13 5/8"X22 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																SEE ELEV. ON E-200	48" X 28" X 42"	KEC	CUSTOM	MANAGER STATION	49A
O										REF ELEV	C	100W	1		120	SEE DETAIL		DELL OPTIPLEX	Xe2	COMPUTER	83A
O										REF ELEV	C	50W	1		120	SEE PLAN		BROTHER	MFC-L2700DW	POS PRINTERS	86A
O										REF ELEV	C	50W	1		120			BROTHER	MFC-L2700DW	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		FIRE SUPPRESSION SYSTEM	M5
BY G.C.																SEE MECH/ELEC DWG	SEE PLAN			RECESSED ANSUL PULL BOX	M6
O										90"	D	5.1A	1	1/2	115	SEE MECH/ELEC DWG	42" X 10 5/8"	MARS	STD242-1U	BACK DOOR AIR CURTAIN	M8a
O										90"	D	5.1A	1	1/2	115	SEE MECH/ELEC DWG	36" X 10 5/8"	MARS	STD236-1U	BACK DOOR AIR CURTAIN	M8c
BY G.C.										24"	D	20A	1		120	SEE ELEC. DWG	25"X 9" X 10 3/8"	QUIK-SERV	CF-25 NON-HEATED	DT WINDOW AIR CURTAIN REGIONAL APPLICATION EITHER OR, NOT BOTH	M9a
BY G.C.										24"	D	30A	1		120 & 208	SEE ELEC. DWG	25"X 9" X 14 3/8"	QUIK-SERV	CHF-25 HEATED		
BY G.C.										24"	D	20A	1		120	SEE ELEC. DWG	47.5"X 59.5"	QUIK-SERV	SST-4860E	DT WINDOW	M10
O				–		–										SEE PLUMBING DWG	26.88" X 25.14" X 90.56"	MARENGO FABRICATED	600058 ASSEMBLY	GREASE TANK	P-OT1
BY G.C.				3"	36"		36"				D					FLOOR TYPE	24" X 24" X 13"	S.S.N. PHONE:1800-897-5999	SE2424FM	STAINLESS STEEL MOP SINK	P1
BY G.C.										84"	C	8A	1		120	SEE PLUMBING DWG	39" X 29.75" X 13"	RINNAI	MTI-00247 (CU199IN)	(2) GAS TANKLESS WATER HEATER	P3 (2)
O					96"	1/2"										WALL MOUNT	8"x2 3/8"x23 5/8"	3M WATER FILTRATION	BEV190-56164-01	WATER FILTER	P4
O																WALL MOUNT	10"x8 5/8"x18 1/2"	WATTS	OFTWH-C	WATER FILTER	P5
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	94-2-1S
O										REF ELEV	C	50W	1		120	SEE ELEV. ON E-200	SEE PLAN	HME		HME INTERCOM SYS.	94-3-1
O										REF ELEV	C	60W	1		120	SEE PLAN	15"	POSIFLEX	KS7215	LCD DT MONITOR	94-W
O										REF ELEV	C	50W	1		120	W/ EMI LOCK	SEE PLAN	TOSHIBA (TIME LAPSE)		SECURITY VCR	95-4-S2
O										98"	C	50W	1		120	SEE ELEC. DWG	15" X 13"	DELL (17" COLOR)		SECURITY MONITORS	95-4-S3
O										REF ELEV	C	100W	1		120	IN S.S. COUNTER	SEE PLAN			MUSIC EQUIPMENT	95-5
BY G.C.																SEE ELEC. DWG				ELECTRICAL PANEL	E7
SIGNAGE																					
O																	REF. INT. ELEV'S	LSI	CUSTOM	MENU BOARD	D2b
O																8F-POWER COAT "DF125 SILVER"		FAD	–	COMMUNITY BOARD	D3b
O										REF ELEV	C	130W	1		120	DEDICATED CIRCUIT	48.9" X 28.1" X 1.3"	LG	55W550BS-B	LCD DISPLAY MONITOR	96-3B
FURNITURE																					
																REFER TO CUTSHEET	34" x 12" x 66"	RICHFIELD	FREESTANDING STYLE	ONLINE ORDER SHELF	DS-2
																SEE PLAN		RICHFIELD	STRAIGHT-8F	SERVICE COUNTER	F1d
																SEE PLAN		RICHFIELD	LEFT TETON BEIGE	BEVERAGE COUNTER	F2CL

* REFERENCE SHEET A-109 FOR FURNITURE CORE DRILL DIMENSIONS



KITCHEN PLAN (WITH VESTIBULE) 1

Scale= 1/4" = 1'-0" A-101

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

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REVISIONS:

1	PERMIT RESPONSE 01	02/07/2023

ISSUE DATE:

PERMIT / BID SET	10-12-22

DRAWN BY: AB / AF

PANDA PROJECT #: D8675
ARCH PROJECT #: JCDT21-0221-00

COMMONWEALTH OF VIRGINIA
PETER DUBIN
No. 010655
ARCHITECT
02/07/2023

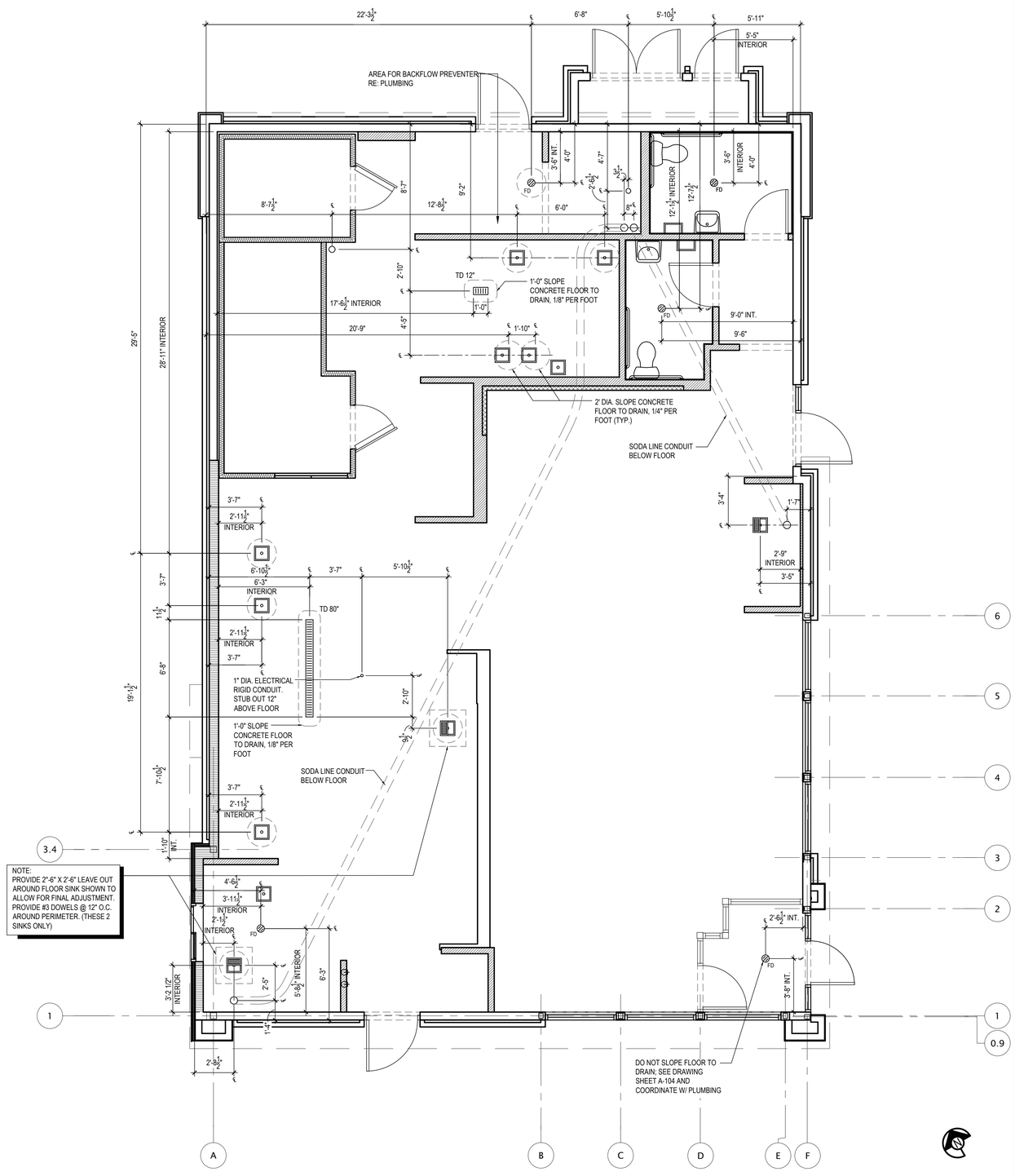
NORR ARCHITECTS ENGINEERS PLANNERS

PANDA EXPRESS
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

A-101

KITCHEN PLAN (VESTIBULE)

TRUE WARM & WELCOME 2500 R2



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

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

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

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A-102

ROUGH - IN PLUMBING PLAN

TRUE WARM & WELCOME 2500 R2

FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALL	CEILING
100 DINING ROOM	T200 24" X 24" TILE	T111 6" X 36" TILE	P101, P104 PAINT T111 TILE W102 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)	T111 TILE	C3 GYP BOARD W/ SMOOTH WASHABLE PAINT
102 DRIVE-THRU STATION	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
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 ⅜" 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 ⅜" 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	T111 6" X 36" TILE	P104 PAINT GYB BOARD T111 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
109 NOT USED	-	-	-	-
110 EXTERIOR STORAGE	SEALED CONCRETE, SMOOTH FINISH	-	WP1 FRP PANEL	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT
111 ENTRY VESTIBULE	T200 24" X 24" TILE M100 4' X 6' MAT	T111 6" X 36" TILE	P104 PAINT T111 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT

01-11-19

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
APRIL WALDREN, PROJECT MANAGER
800-887-4307 EXT. 350 PHONE
AprilW@locknet.com, panda@locknet.com

CONTACT FOR GENERAL ACCOUNT NEEDS
ANGIE HAINES, ACCOUNT MANAGER
800-887-4307 EXT. 145 PHONE / 859-509-4031 CELL
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

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

NO.	DOOR MATERIAL	SIZE	FRAME	FACE/EDGE	THK.	CORE	LITE	RATE	HARDWARE: PASSAGE	LOCKSET	ELECT. MAG-LOCK W/ENTRY KEYPAD & EXIT BUTTON	PRIVACY	S.F. PULL	S.F. PUSH	PANIC	HINGE: BUTT	CONT. PIANO	STOP: FLOOR	WALL	ACCESSORIES: THRESHOLD	LATCH GUARD	DETEX ALARM	SILENCERS	KICKPLATE	DOORSCOPE PEEPHOLE	CLOSER	REMARKS
01	ALUMINUM STOREFRONT	3'-0" X 7'-0"	ALUM.	DARK BRONZE, ANOD. ALUM.	1 ¾"	HOLLOW	GLASS	-		●				●			●		●	●							●	
02	ALUMINUM STOREFRONT	3'-6" X 7'-0"	ALUM.	DARK BRONZE, ANOD. ALUM.	1 ¾"	HOLLOW	GLASS	-		●				●			●		●	●							●	PROVIDE PULL ON EXTERIOR SIDE
D3	S.C. WOOD	3'-0" X 7'-0"	H. MTL.	PLASTIC LAM. PRE-FINISHED	1 ¾"	SOLID	-	-					●			●			●					●	●		●	KICKPLATE ON EA. SIDE OF DOOR
D5	HOLLOW METAL	3'-6" X 7'-0"	H. MTL.	PAINTED	1 ¾"	INSUL.	-	-							●		●			●							●	KICKPLATE ON INT. SIDE OF DOOR
D6	HOLLOW METAL (PAIR)	(2) 3'-0" X 7'-0"	H. MTL.	PAINTED	1 ¾"	INSUL.	-	-	●							●				●								
D7	HOLLOW METAL	3'-0" X 7'-0"	H. MTL.	PAINTED	1 ¾"	INSUL.	-	-	●							●				●								W/ LOUVERED VENT & BUG SCREEN
D8	ALUMINUM STOREFRONT	3'-6" X 7'-0"	ALUM.	DARK BRONZE, ANOD. ALUM.	1 ¾"	HOLLOW	GLASS	-	●	●			●	●	●		●		●								●	ONE-WAY TINTING FILM ON INTERIOR SIDE PPG GREYLIGHT 2 3:1 RATIO (OR EQUAL)
D15	ALUM. STORE. VESTIBULE	3'-0" X 7'-0"	ALUM.	DARK BRONZE, ANOD. ALUM.	1 ¾"	HOLLOW	GLASS	-						●	●		●		●								●	

WALL SCHEDULE

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

NO.	DESCRIPTION
W1	3-5/8" 20GA. METAL STUD WALL W/ ⅝" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W2	3-5/8" 20GA. METAL STUD WALL W/ ⅝" TYPE "X" GYP. BOARD ON ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W3	(2) 3-5/8" 20GA. METAL STUD WALLS W/ ⅝" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W4	3-5/8" 20GA. METAL STUD LOW WALL W/ ⅝" TYPE "X" GYP. BD BOTH SIDES. PROVIDE 3 ½" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C.
W5	6" 20GA. METAL STUD WALL W/ ⅝" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W6	6" 20GA. METAL STUD WALL W/ ⅝" TYPE "X" GYP. BOARD ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W7	6" 20GA. METAL STUD LOW WALL W/ ⅝" TYPE "X" GYP. BOARD BOTH SIDES. PROVIDE 3 ½" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C
W8	1 1/2" 20GA. HAT CHANNEL FURRING W/ ⅝" 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	LBCS.14	#636 (GRAY), SM/SM	CONTACT: LINDA RUSE 310.857.9036
WP2	-	S.S. PANEL (22 GA)	-	BRUSHED FINISH	FURNISHED BY PX, INSTALLED BY G.C.
WP3	-	S.S. PANEL (22 GA)	-	DIAMOND PATTERN FINISH	FURNISHED BY PX, INSTALLED BY G.C.
WP4	NOT USED				
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 #	STAIN / COLOR	FINIISH	REMARK
QZ-5	NOT USED					
QZ-6	NOT USED					
QZ-7	CORIAN	ARTIFICIAL QUARTZ	-	LONDON SKY	POLISHED	
QZ-8	DALTILE	ARTIFICIAL QUARTZ	-	BROADWAY BLACK	POLISHED	SERVICE COUNTER & DRINK STATION PROVIDED BY PX, INSTALLED BY G.C.

INTERIOR PAINT SCHEDULE

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

NO	MANUFACTURER	MFG #	COLOR	FINISH	REMARK
P9A5	SHERWIN-WILLIAMS	SW 7065	ARGOS	PROMAR 200, ZERO VOC, LATEX SEMI-GLOSS	REAR SERVICE DOOR
P9B	NOT USED				
P101	SHERWIN-WILLIAMS	SW 6252	ICE CUBE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	RESTROOM & RESTROOM VESTIBULE CEILING, FRONT & UNDERSIDE OF SERVICE LINE SOFFIT/BULKHEAD AND DINING RM. SOFFIT
P102	NOT USED				
P103	NOT USED				
P104	SHERWIN-WILLIAMS	SW 2850	CHELSEA GRAY	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	DINING RM. WALLS, RESTROOM VESTIBULE WALLS
P105	NOT USED				
P106	SHERWIN-WILLIAMS	SW 7020	BLACK FOX	DTM ACRYLIC GLOSS, LOW VOC	RESTROOM DOOR FRAMES & LCD NICHE (BACK WALL)
P205	SHERWIN-WILLIAMS	SW 7675	SEALSKIN	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	FRONT & BACK & UNDERSIDE FACES OF MENU BOARD

TILE SCHEDULE (SEE SHEET A-104)

WALL LEGEND

- NEW EXTERIOR WALL
- NEW EXTERIOR WALL FRAMED WITH STRUCTURAL STEEL STUDS
- NEW INTERIOR WALL (FULL HT.)
- NEW INTERIOR WALL (LOW WALL - REF. ELEV. & DETAILS)
- WALK-IN BOX PANEL

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-1A — 18 GA. STAINLESS STEEL CORNER GUARD - 4'-0" HIGH
- CG-2 — 18 GA. STAINLESS STEEL CORNER GUARD/FRAME - ALL AROUND PERIMETER OF OPENING - FRAME TO BE WELDED WITH MITERED CORNERS TO FORM SINGLE UNIT.
- WC-1 — 18 GA. STAINLESS STEEL WALL CAP

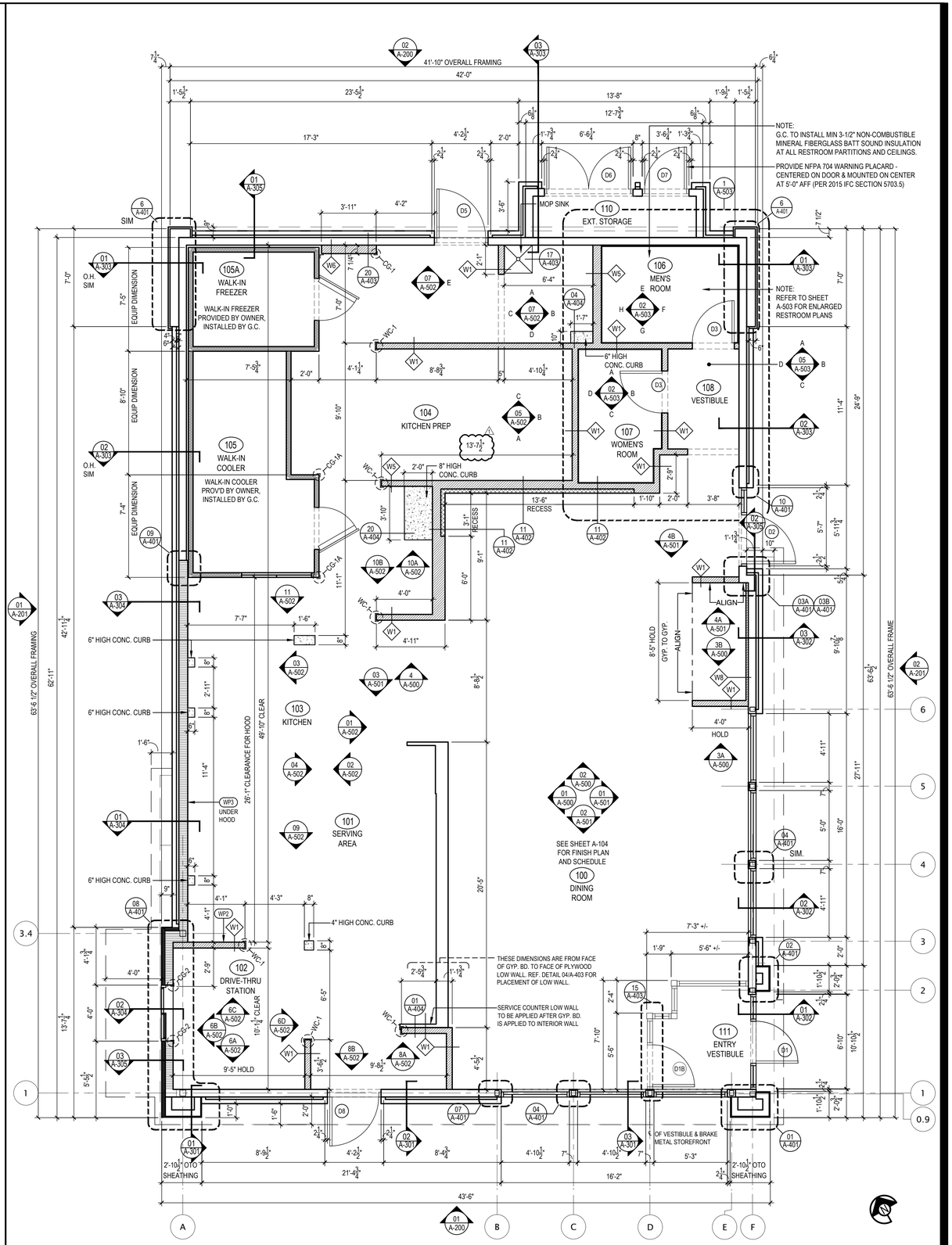
ALL OTHER STAINLESS STEEL BY G.C.

NOTE!!!!!!!!!!:

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

NOTE:

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



FLOOR PLAN (WITH VESTIBULE) 1

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

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

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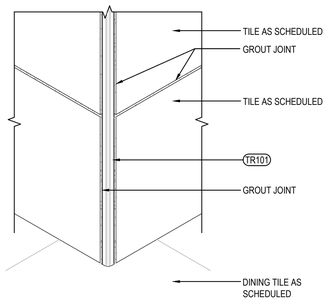
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

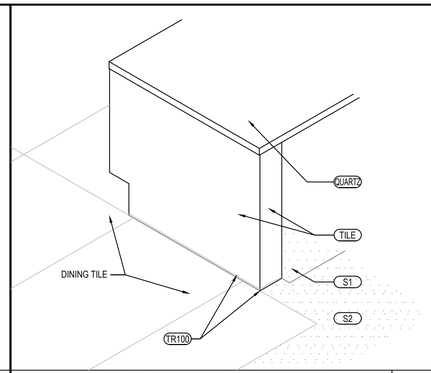
A-103

FLOOR PLAN (VESTIBULE)

TRUE WARM & WELCOME 2500 R2



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-111	DALTILE	6" X 36" X 3/8" 9" X 36" X 3/8"	FOREST PARK - SUMMERTREE FP95	MATTE	1/8"	G-115	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
T-403	BEDROSIANS TAMARA RAMSAY 518-713-5371	1" X 12"	SAHARA	MATTE	1/8"	G-107	DINING ROOM FEATURE AREA
S1	SILIKAL	QUARTZ BLEND #4	-	PLAIN	-	-	KITCHEN, SERVICE FLOOR CONTACT:MARK FELDMAN 770-830-1404 (mfeldman@silikalamerica.com) JOHN COTHRAN 888-830-1404 (jcothran@silikalamerica.com)
S2	SILIKAL	QUARTZ BLEND #4	-	ABRASIVE	-	-	
M100	MATSINC 800.628.7462	NUWAY - 7/16" ALUM FOOT GRILLE	CHARCOAL	-	-	-	(2) 2' X 6' PIECES FOR A 4' X 6' OVERALL MAT SIZE IN VESTIBULE @ VESTIBULE STORES
GROUT	MANUFACTURER	DESCRIPTION	MFG.	COLOR	FINISH		REMARK
G-96	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	11	SAHARA BEIGE	POLY BLEND 1 / 8" NON-SANDED		DINING & RESTROOM FLOOR APPLY GROUT SEALER
G-107	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	107	IRON	POLY BLEND 1 / 8" NON-SANDED		DINNING ROOM FLOOR APPLY GROUT SEALER
G-111	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	19	PEARL GREY	POLY BLEND 1 / 8" NON-SANDED		RESTROOM , DINING APPLY GROUT SEALER
G-113	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	07	CHOCOLATE	POLY BLEND 1 / 8" NON-SANDED		APPLY GROUT SEALER
G-114	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	19	PEARL GREY	POLY BLEND 1 / 8" NON-SANDED		BEVERAGE COUNTER BACKSPLASH APPLY GROUT SEALER
G-115	MAPEI 800.42.MAPEI WWW.MAPEI.COM	LATEX MODIFIED GROUT	42	MOCHA	POLY BLEND 1 / 8" NON-SANDED		APPLY GROUT SEALER

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

* SCHLUTER SYSTEM ALUMINUM TRIM:

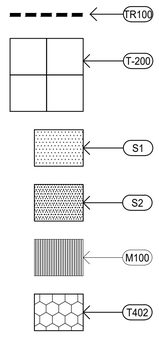
COVE TILE TRIM: INSTALLED AT RESTROOM, SERVICE COUNTER, AND DRINK STATION
SCHLUTER SYSTEMS DILEX-AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
TR100 -OUTSIDE CORNER CONNECTOR PIECE: DILEX-AHK-E90/AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-INSIDE CORNER CONNECTOR PIECE: DILEX-AHK-I90/AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-END CAP PIECE: DILEX-AHK-E/AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)

EDGE TILE TRIM:
SCHLUTER SYSTEMS RONDEC-RO125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
TR101 -OUTSIDE CORNER CONNECTOR PIECE: RONDEC-EV/RO125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-INSIDE CORNER CONNECTOR PIECE: RONDEC-I2L/RO125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
SCHLUTER SYSTEMS RONDEC-RO80 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
TR101A -OUTSIDE CORNER CONNECTOR PIECE: RONDEC-EV/RO180 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
-INSIDE CORNER CONNECTOR PIECE: RONDEC-I2L/RO80 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
SCHLUTER SYSTEMS JOLLY-A 80 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)
TR103 -OUTSIDE EDGE PROTECTION PIECE

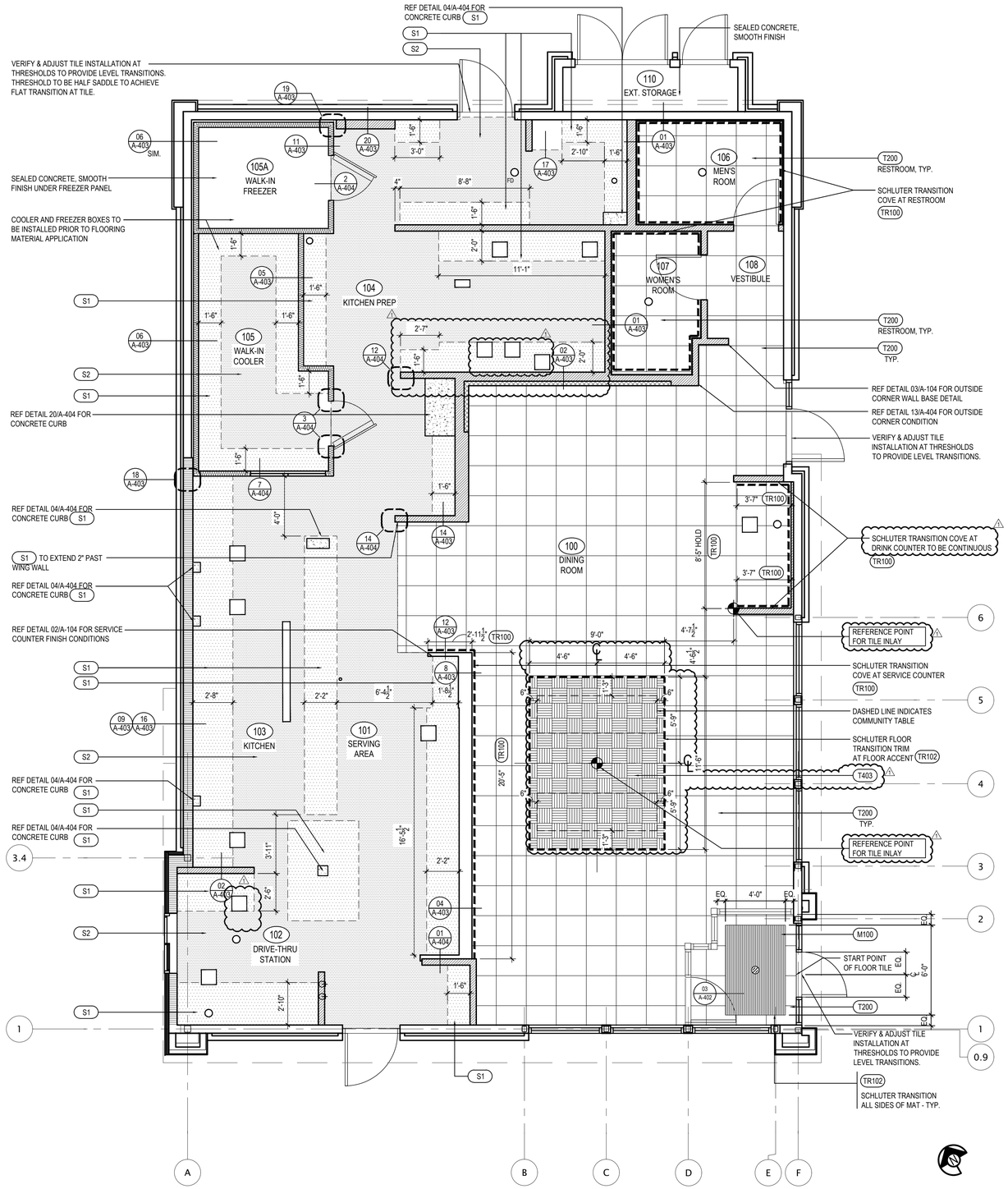
FLOOR TILE TRANSITION TRIM: INSTALLED IN VESTIBULE
SCHLUTER SYSTEMS SCHIENE-R/AE125 (SATIN ANODIZED ALUMINUM)
TR102

* 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 A
Scale= NTS A-104



FINISH PLAN (WITH VESTIBULE) 1
Scale= 1/4" = 1'-0" A-104

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1	PERMIT RESPONSE 01	02/07/2023

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DRAWN BY: AF

PANDA PROJECT #: D8675
ARCH PROJECT #: JCDT21-0221-00

COMMONWEALTH OF VIRGINIA
PETER DUBIN
No. 010655
ARCHITECT
02/07/2023

NORR
ARCHITECTS ENGINEERS PLANNERS

PANDA EXPRESS
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

A-104

FINISH PLAN AND SCHEDULE (VESTIBULE)

LIGHTING FIXTURE SCHEDULE

PROVIDED FOR INFORMATION ONLY.
VERIFY AND INSTALL PER ELECTRICAL DRAWING

01-11-

ITEM	SYMBOL	DESCRIPTION	QTY.	MFR. & CAT. NO.	REMARK	WATTS
INTERIOR LIGHTING ITEM						
L1	L1	T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 4', 120V WITH BAKED-ON WHITE ENAMEL FINISH.	11	LSI FIXTURE: SFP24-LED-FS-UNV-DIM	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC	50
L1B	L1B	T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 2', 120V WITH BAKED-ON WHITE ENAMEL FINISH.	1	LSI FIXTURE: SFP22-LED-FS-UNV-DIM	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC	30
L1EM	L1EM	T-BAR CEILING RECESSED MOUNTED LED EMERGENCY LIGHTING FIXTURE, 2' X 4', 120V WITH BAKED-ON WHITE ENAMEL FINISH	5	LSI FIXTURE: SFP24-LED-FS-UNV-DIM-EM	EMERGENCY KITCHEN CEILING LIGHTS FURNISHED BY OWNER INSTALLED BY GC	50
L1BEM	L1BEM	T-BAR CEILING RECESSED MOUNTED LED EMERGENCY LIGHTING FIXTURE, 2' X 2', 120V WITH BAKED-ON WHITE ENAMEL FINISH.	0	LSI FIXTURE: SFP22-LED-FS-UNV-DIM-EM	EMERGENCY KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC	30
L1C	L1C	T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 1' X 4', 120V WITH BAKED-ON WHITE ENAMEL FINISH.	1	LSI FIXTURE: SFP14-LED-FS-UNV-DIM	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC	40
L4HO	L4HO	UNIVERSAL MOUNT LED EXIT SIGN, 120/277V WITH BATTERY PACK, 2 FACE WITH **RED** LETTERS	5	EXITRONIX RVEX-U-BP-WB-BL-R6	EXIT SIGN FURNISHED BY OWNER, INSTALLED BY GC. EXIT SIGNS TO BE **RED** AND WALL MOUNTED UNLESS NOTED OTHERWISE.	3.6
L6A	L6A	HOOD LIGHT	12	FURNISHED & INSTALLED BY EQUIPMENT SUPPLIER	LIGHTS SUPPLIED & PRE-WIRED BY HOOD VENDOR. ELEC. CONTRACTOR TO CONNECT MAIN WIRES TO SHUNT TRIP BREAKER AND HOOD CONTROL PANEL	BUILT INTO HOOD
L6B	L6B	LED WALK-IN COOLER LIGHT, 120V, 48"	3	KASON FIXTURE: # 1810LX4000	FURNISHED BY WIC VENDOR, G.R.E., INSTALLED BY GC	39
L19	L19	LED DOWN LIGHT, RECESSED IN CEILING	43	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING RL607-750L-DIMTR-120-30K-SN-SN-90+	FURNISHED BY OWNER, INSTALLED BY GC	10
L19EM	L19EM	LED EMERGENCY DOWN LIGHT, RECESSED IN CEILING	7	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	10
L20B	L20B	3 3/4" ADJUSTABLE MR16 DOWNLIGHT, RECESSED IN CEILING. "B" SHALL DESIGNATE BLACK TRIM USED FOR DINING ROOM CEILING GRID	0	LIGHTOLIER: LYTECASTER - 378WHX FRAME-IN KIT: 302MRSPX LAMP: MR16 - GE - LED 6W, 35° BEAM	FURNISHED BY OWNER, INSTALLED BY GC	6
L20W	L20W	3 3/4" ADJUSTABLE MR16 DOWNLIGHT, RECESSED IN CEILING. "W" SHALL DESIGNATE WHITE TRIM USED FOR MENU BOARD SOFFIT	11	LIGHTOLIER: LYTECASTER - 378WHX FRAME-IN KIT: 302MRSPX LAMP: MR16 - GE - LED 6W, 35° BEAM	FURNISHED BY OWNER, INSTALLED BY GC	6
L30	L30	WHITE LED AT SERVICE COUNTER AND DINING ROOM SOFFITS	50 L.F.	LUXEM BRIGHT FIXTURE: BLAZE LED	FURNISHED BY OWNER, INSTALLED BY GC	1.3 WATTS PER FOOT
L32	L32	WHITE CHANNEL WITH LED LED ROPE AT MURAL LIGHT COVE	50 L.F.	NOVA FLEX - PRO SERIES FIXTURE: NF-CH-3525-2M WHITE	FURNISHED BY OWNER, INSTALLED BY GC	3.2 WATTS PER FOOT
L40C-R	L40C-R	17.3" DIA. RED CUPOLA PENDANT	6	HI-LITE, MODEL #H-VLPDM3-RDMT	FURNISHED BY OWNER, INSTALLED BY GC	6
L43	L43	12" DIA. DECORATIVE BAYLOR PENDANT LF INCANDESCENT	0	LBL LIGHTING, MODEL # P1461ORB BULB: LED EDISON LAMP.1173467	FURNISHED BY OWNER, INSTALLED BY GC	9
L45	L45	12" DIA. DECORATIVE MORILL PENDANT LF INCANDESCENT	3	LBL LIGHTING, MODEL # 6227801-839 BULB: LED EDISON LAMP.1173467	FURNISHED BY OWNER, INSTALLED BY GC	9
L100	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 INDICATES NIGHT LIGHT ON UNSWITCHED CIRCUIT.
1. ONE NL BY SERVICE COUNTER, POS / CASHIER
2. ONE NL BY POS / CASHIER AT DRIVE THRU STATION IF APPLICABLE
3. ONE NL BY EACH EXIT DOOR IN DINNING ROOM & BACK OF HOUSE

EXTERIOR LIGHTING

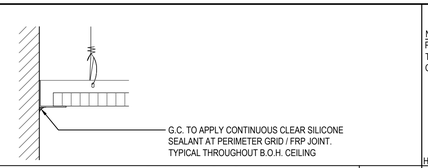
L40	L40	4' VAPOR TIGHT LINEAR LED LIGHT IN EXTERIOR STORAGE ROOM	1	COOPER LIGHTIING, MX-4VT2-LD4-6-DR-UNV-L840-CD1-WL-U	FURNISHED BY OWNER, INSTALLED BY GC	56
L85		WALL MOUNTED OVER SERVICE DOORS	2	HOWARD LIGHTING PRODUCTS LED WALL PACK #VL305 30W LED, 120V WITH BRONZE FINISH	OVER EXTERIOR SERVICE DOORS. REFER TO ARCHITECTURAL ELEVATIONS FOR HEIGHT. FURNISHED BY OWNER, INSTALLED BY GC.	29
L86		EXTERIOR RECESSED EMERGENCY LIGHT	3	EXITRONIX, MLED1-G-WP	OVER EXTERIOR ENTRANCE & SERVICE DOORS. REFER TO ARCHITECTURAL ELEVATIONS FOR HEIGHT. FURNISHED BY OWNER, INSTALLED BY GC	1.5
L86 AEM		EXTERIOR RECESSED EMERGENCY LIGHT	1	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING WET LOCATION: RL607-14W-120-FL-30K-SN-SN -WET LOCATION	RECESSED EMERGENCY DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-12-LC-V1 FURNISHED BY OWNER INSTALLED BY GC	10
L90		DECORATIVE LED WALL SCONCE	2	HINKLEY LIGHTIING, ATLANTIS 1649BZ-LED, BRONZE	MOUNTED AT PORTAL OF ENTRY DOOR. REFER TO ARCHITECTURAL ELEVATIONS FOR HEIGHT. FURNISHED BY OWNER, INSTALLED BY GC	15
L91		DECORATIVE LED WALL SCONCE	4	HINKLEY LIGHTIING, SILO 13594AZ-LL, BRONZE	MOUNTED ALONG REAR EIFS BAND FURNISHED BY OWNER, INSTALLED BY GC	12
L97		LED MOTION SECURITY FLOODLIGHT	3	LITHONIA LIGHTING OLF 2RH 40K 120V MO BZ	FURNISHED BY OWNER, INSTALLED BY GC	25

CEILING SCHEDULE

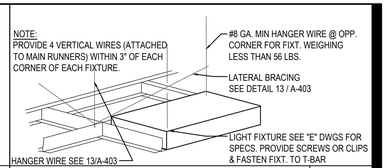
INSTALLED AND FURNISHED BY. G.C. UNLESS NOTED OTHERWISE

SEE SHEET A-103 FOR PAINT SCHEDULE

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



CEILING GRID DETAIL 3
Scale= NTS A-105



LIGHT FIXTURE DETAIL 2
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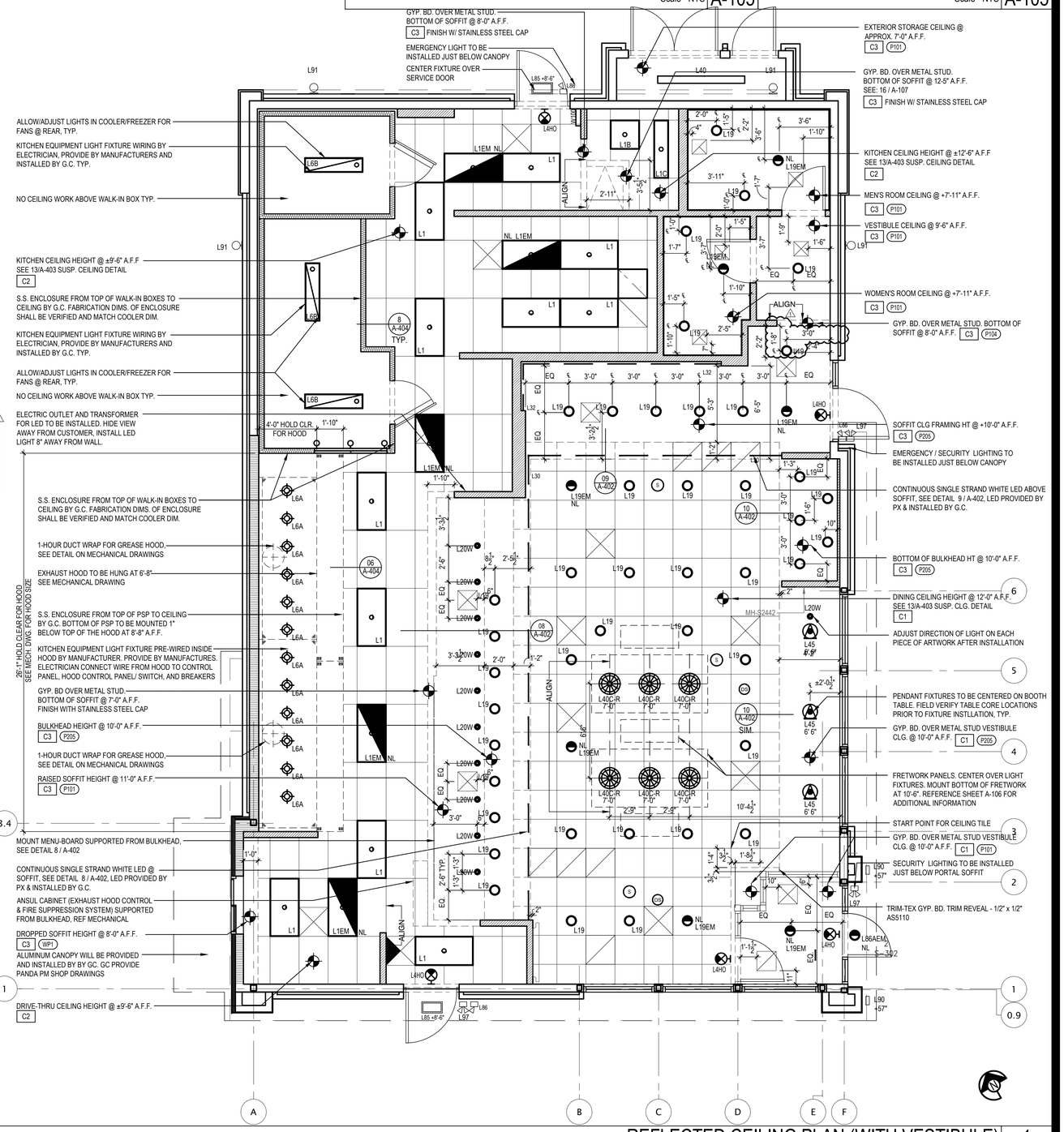

REFLECTED CEILING PLAN (WITH VESTIBULE) 1
Scale= 1/4" = 1'-0" A-105

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DRAWN BY: AF

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ARCH PROJECT #: JCDT21-0221-00

COMMONWEALTH OF VIRGINIA
PETER DUBIN
No. 010655
ARCHITECT
02/07/2023

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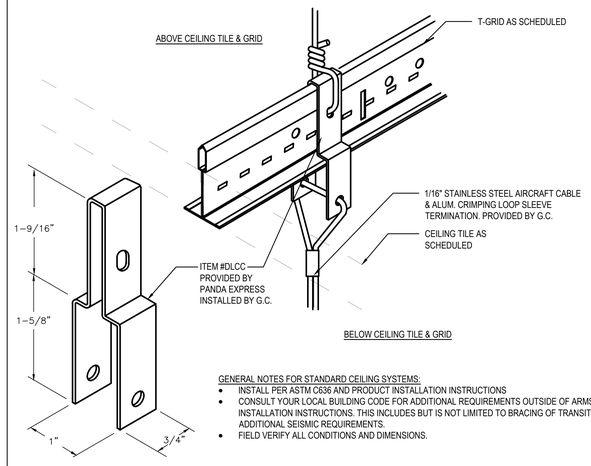
A-105

REFLECTED CEILING PLAN (VESTIBULE)

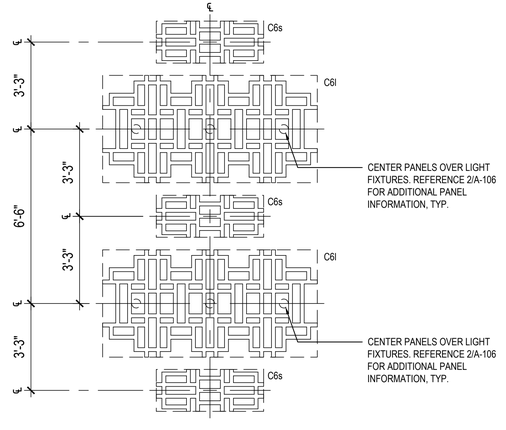


GENERAL NOTES FOR STANDARD CEILING SYSTEMS:

- INSTALL PER ASTM C636 AND PRODUCT INSTALLATION INSTRUCTIONS
- CONSULT YOUR LOCAL BUILDING CODE FOR ADDITIONAL REQUIREMENTS OUTSIDE OF ARMSTRONG INSTALLATION INSTRUCTIONS. THIS INCLUDES BUT IS NOT LIMITED TO BRACING OF TRANSITIONS, AND ADDITIONAL SEISMIC REQUIREMENTS.
- FIELD VERIFY ALL CONDITIONS AND DIMENSIONS.

DIRECT LOAD CEILING CLIP DETAIL 2

Scale= 1" = 1'-0" A-106



FRETWORK PLAN 1

Scale= 3/8" = 1'-0" A-106

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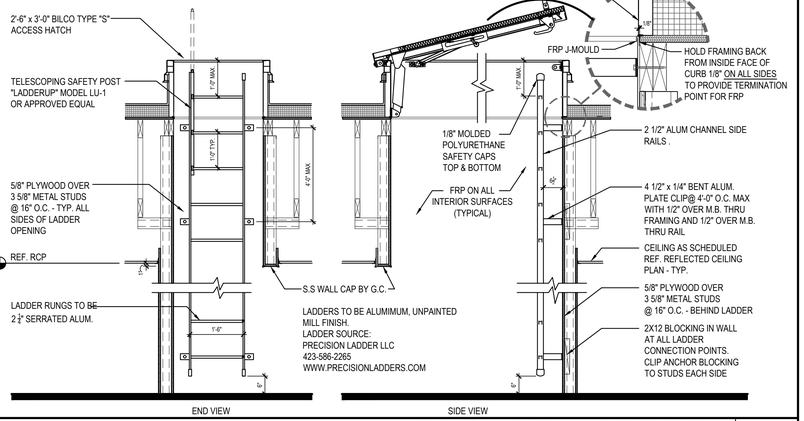
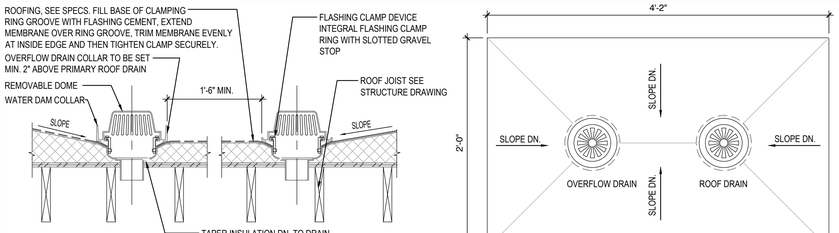
FRETWORK PLAN



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



ROOF DRAIN DETAIL 15
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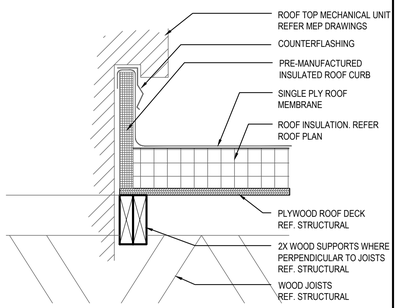

MECHANICAL CURB DETAIL 18
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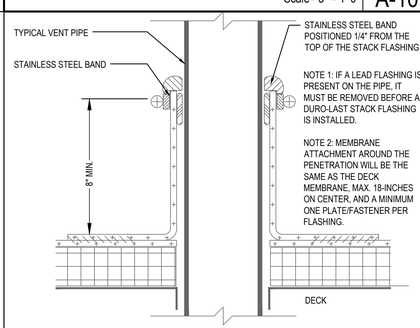
NOT USED 14
Scale= 3" = 1'-0" A-107

NOT USED 17
Scale= NTS A-107



PLUMBING VENT DETAIL 13
Scale= NTS A-107

ROOF PLAN NOTES:

1. WHITE, SINGLE-PLY, PVC 40MIL MECHANICALLY FASTENED ROOF MEMBRANE, AS MANUFACTURED BY DURO-LAST ROOFING, INC. NO ALTERNATES WILL BE ACCEPTED. PROVIDE STANDARD 15 YEAR WARRANTY.

2. +6" INDICATES APPROXIMATE ELEVATION OF THE TOP OF ROOF PLYWOOD SHEATHING AT PLYWOOD CRICKET. SEE TRUSS DRAWINGS FOR ACTUAL ROOF SLOPE. ALL ROOF ELEVATIONS ARE GIVEN FROM TOP OF INTERIOR CONCRETE FLOOR SLAB (U.O.N.). WHEN FLOOR SLAB STEPS, ELEVATIONS ARE REFERENCED FROM THE HIGHEST FINISHED FLOOR.

3. ANY PROJECTION THROUGH ROOF SHALL BE DETAILED PER THE SINGLE PLY ROOFING MANUFACTURER'S RECOMMENDED DETAILS.

4. ALL EXHAUST FANS AND AIR CONDITIONING EQUIPMENT DESIGNATIONS ARE TAKEN FROM MECHANICAL DRAWINGS.

5. NOT USED.

6. CONTRACTOR SHALL CONFIRM THAT ALL AREAS OF ROOF ARE PROVIDED WITH POSITIVE DRAINAGE.

7. ALL ROOF PENETRATIONS FOR PLUMBING VENTS, POWER CONDUITS, ETC. SHALL BE FLASHED PER BUILDING SPECIFICATIONS AND DETAILS. VENTS SHALL BE AT LEAST 10'-0" HORIZONTAL OR 3'-0" ABOVE OUTSIDE AIR INTAKES (A/C UNITS, MAKE-UP AIR).

8.CONTRACTOR BE RESPONSIBLE FOR COORDINATION OF SIZES AND LOCATIONS OF ROOF OPENINGS (VENTS, DUCTS, ETC.), PLATFORMS, BASES ETC. COORDINATE SIZES OF MECHANICAL EQUIPMENT PLATFORMS, BASES, ROOF EQUIPMENT PLATFORMS AND OPENINGS SHOWN ON DRAWINGS WITH EQUIPMENT BEING SUPPLIED. SEE TYPICAL DETAILS ON THIS SHEET ALSO COORDINATE INSTALLATION OF LIGHTING, POWER, CONVENIENCE OUTLETS ETC.

10. FOR ALL STRUCTURAL FRAMING MEMBERS, SIZES, AND ADDITIONAL INFORMATION, SEE STRUCTURAL DRAWINGS.

11. PROVIDE ROOF CRICKET AT MECHANICAL EQUIPMENT TO ASSURE POSITIVE ROOF DRAIN.

12. ALL ROOF EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.

13. ROOFTOP EQUIPMENT TO BE LOCATED AT LEAST 42" MINIMUM FROM TOWERS FOR SERVICING

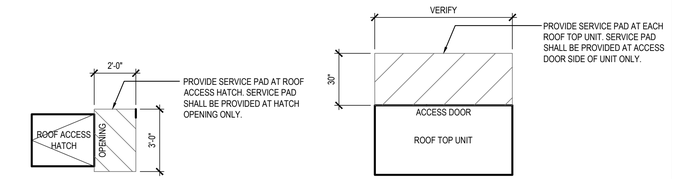
14. PROVIDE SERVICE PAD AT EACH UNIT ONLY AT SERVICE ACCESS DOOR

15. ALL GAS PIPING ON ROOF TO BE PAINTED SAFETY YELLOW

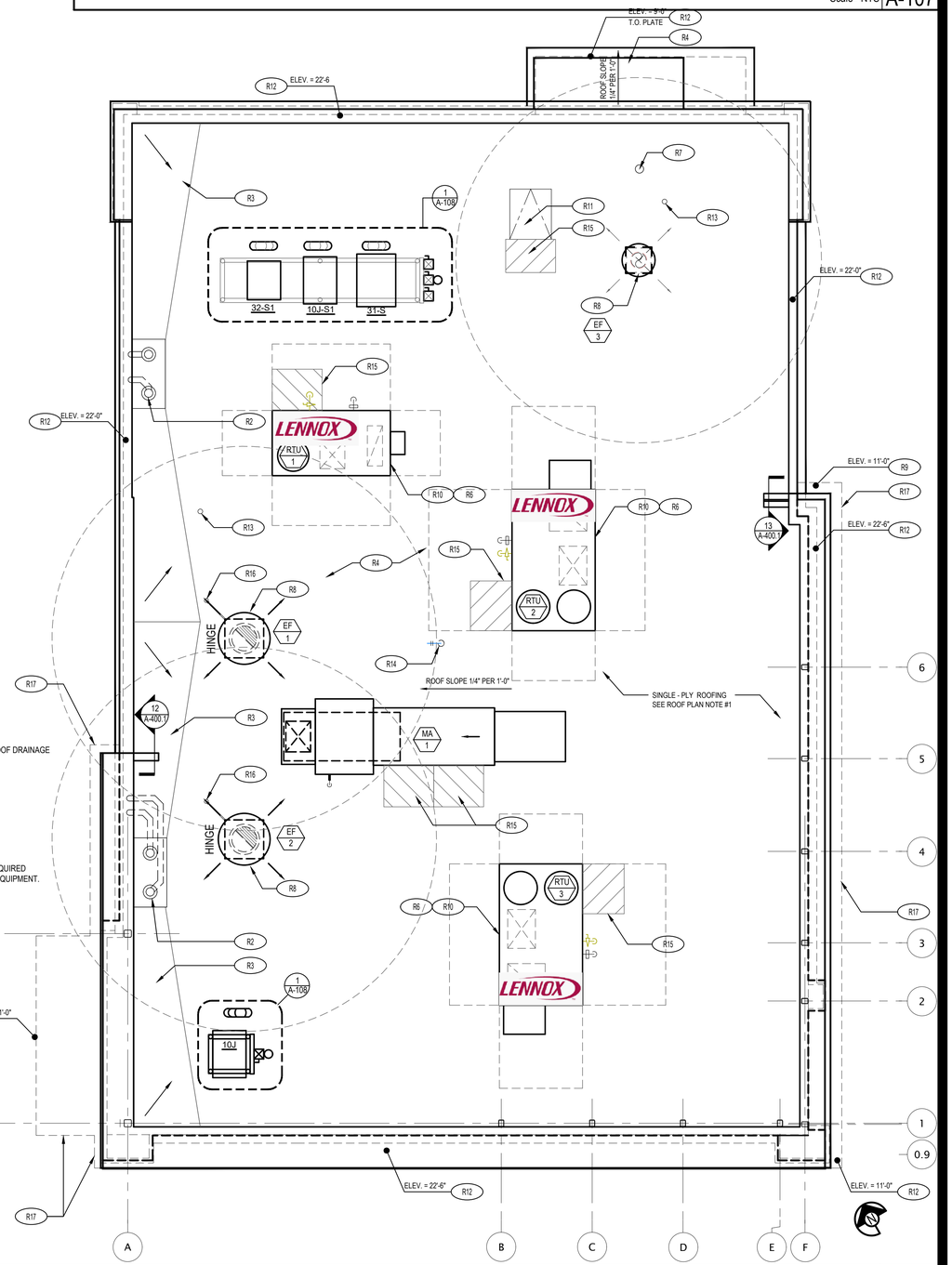
16. ALL PENETRATIONS IN ROOF FOR ANY EQUIPMENT, VENTING, POWER, ETC. TO BE ROUGHED IN PRIOR TO ROOF INSTALLATION

ROOF PLAN KEYNOTES:

- R1 REF: EQUIPMENT RACK (SEE SHEET A-108)
- R2 4" ROOF DRAIN AND OVERFLOW DRAIN (15 / A-107)
- R3 TAPERED ROOF INSULATION CRICKET TO ASSURE POSITIVE ROOF DRAINAGE
- R4 SINGLE - PLY ROOFING SEE ROOF PLAN NOTE #1
- R5 NOT USED
- 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
- R9 TOP OF CANOPY - REF. STRUCTURAL
- R10 MECHANICAL UNIT CURB. SEE DETAIL 18/A-107
- R11 ROOF ACCESS HATCH LOCATE BETWEEN 2 ADJACENT TRUSSES (16 / A-107)
- R12 TOP OF PLATE - REF. STRUCTURAL
- R13 PLUMBING VENT (13 / A-107)
- R14 WEATHER PROOF HYDRANT
- R15 PROVIDE WALK-WAY PAD AS SHOWN, REFERENCE DETAIL 4/A-107
- R16 POWER SUPPLY LOCATION FOR ROOFTOP EXHAUST FANS FOR KITCHEN HOOD
- R17 CANOPY BY OTHERS



ROOF WALKWAY PAD DETAIL 4
Scale= NTS A-107



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

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

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REVISIONS:

ISSUE DATE:

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DRAWN BY: AF

PANDA PROJECT #: D8675
ARCH PROJECT #: JCDT21-0221-00

COMMONWEALTH OF VIRGINIA
PETER DUBIN
No. 010655
ARCHITECT
02/07/2023

NORR
ARCHITECTS ENGINEERS PLANNERS

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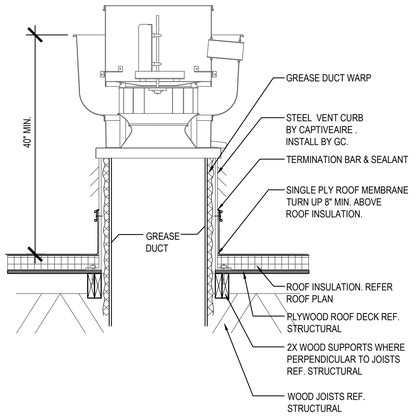
1121 COURTHOUSE RD.
STAFFORD, VA 22554

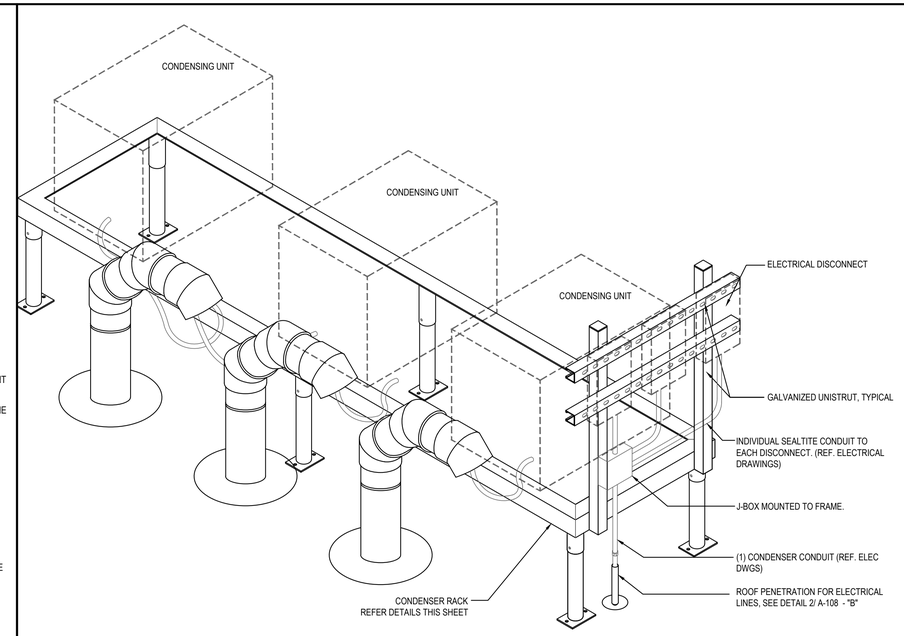
A-107
ROOF PLAN

TRUE WARM & WELCOME 2500 R2



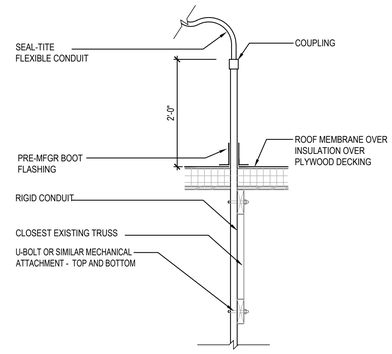
ROOF EXHAUST FAN 5

Scale= 1/4" = 1'-0" A-108



CONDENSER RACK ISOMETRIC 3

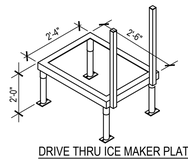
Scale= 3/4" = 1'-0" A-108



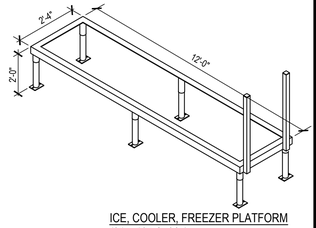
CONDITION "B" - AT CONDENSER ELECTRICAL LINES

ROOF PENETRATION DETAIL AT REF. / ELEC. LINES 2

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

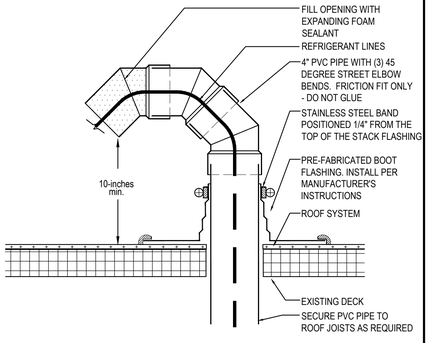


DRIVE THRU ICE MAKER PLATFORM



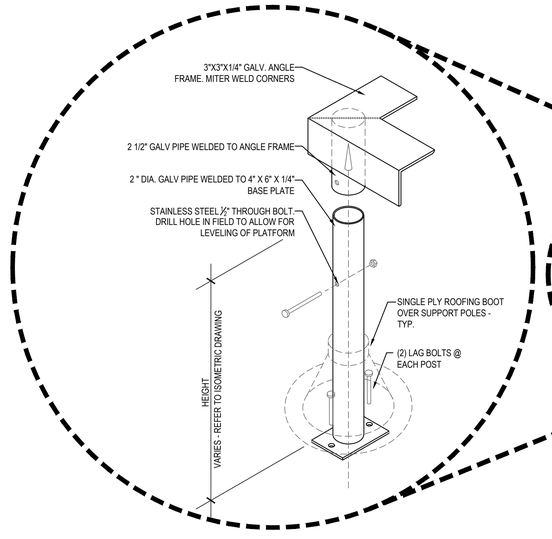
ICE, COOLER, FREEZER PLATFORM (31c, 10J-S, 32c)

DIMENSION ISOMETRICS



PVC ROOF PENETRATION 4

Scale= 1/2" = 1'-0" A-108



NOTES:

1. CONDENSER RACK IS SLOPE TO ACCOMMODATE SLOPE OF ROOF. ANGLE FRAME SHALL BE LEVEL AT FINAL INSTALLATION.
2. ALL STEEL WILL BE HOT DIPPED GALVANIZED.
3. TOP ANGLE FRAME MUST BE REMOVABLE TO INSTALL PRE=FABRICATED BOOT FLASHING.
4. ALL CONNECTING HARDWARE (CARRIAGE BOLTS, LAG BOLTS, NUTS, WASHERS, ETC) SHALL BE STAINLESS STEEL.
5. CONTRACTOR TO SUPPLY AND INSTALL ATTACHMENTS/HARDWARE REQUIRED TO MOUNT CONDENSER EQUIPMENT TO FRAME.
6. UNISTRUT SHALL BE GALVANIZED

FREEZER / COOLER / ICE MAKER CONDENSER RACK DETAILS 1

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

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PETER DUBIN
No. 010655
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1121 COURTHOUSE RD.
STAFFORD, VA 22554

A-108

CONDENSER RACK DETAIL

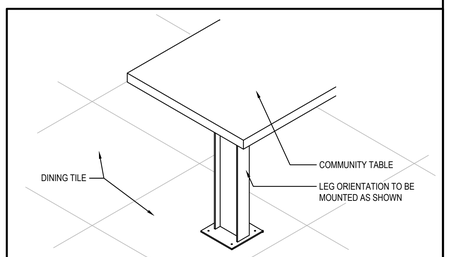
FURNITURE SCHEDULE

Item Code	Type	Material		L x W x H	
T-E1a2	COMMUNITY TABLE	QUARTZ - CORIAN LONDON SKY - COREDRILL	PANDA VENDOR	8'-0" L X 28" W X 34" H	
T-E1a3	COMMUNITY TABLE	QUARTZ - CORIAN LONDON SKY - COREDRILL	PANDA VENDOR	10'-0" L X 28" W X 34" H	
T-B3b3	4 TOP TABLE	QUARTZ - CORIAN BROADWAY BLACK - COREDRILL	PANDA VENDOR	48" W X 24" D X 30" H	
T-B4a1	42" ROUND TABLE	QUARTZ - CORIAN LONDON SKY - COREDRILL	PANDA VENDOR	42" DIA. X 34" H	
T-B4d1	30" ROUND TABLE	QUARTZ - CORIAN LONDON SKY - COREDRILL	PANDA VENDOR	30" DIA. X 34" H	
T-C1b3	4 TOP TABLE	LAMINATE W/ METAL EDGE BARRIQUE OAK - MOVEABLE BASE	PANDA VENDOR	48" W X 24" D X 30" H	
T-C1d3	2 TOP TABLE	LAMINATE W/ METAL EDGE BARRIQUE OAK - MOVEABLE BASE	PANDA VENDOR	21" W X 24" D X 30" H	
C-A4a	A-FRAME SINGLE BOOTH	OAK / CYPRUS / BARRAS	PANDA VENDOR	41" W X 23" D X 17" H	
C-A4b	A-FRAME SINGLE BOOTH	OAK / CYPRUS / BARRAS	PANDA VENDOR	47" W X 23" D X 17" H	
C-A4c	A-FRAME SINGLE BOOTH	OAK / CYPRUS / BARRAS	PANDA VENDOR	59" W X 23" D X 17" H	
C-A4d	A-FRAME DOUBLE BOOTH	OAK / CYPRUS / BARRAS	PANDA VENDOR	47" W X 23" D X 17" H	
B-S1a	I-BEAM BASE 34" H	HOT ROLL STEEL W/ LOW GLOSS CLEAR COAT	PANDA VENDOR	FOR 34" H TABLE	
B-S2a	3" FREE STANDING CRISS CROSS		PANDA VENDOR	FOR 30" ROUND TABLE	
B-S2b	3" FREE STANDING CRISS CROSS		PANDA VENDOR	FOR 21" X 24" TABLE	
B-S3a	3" BOLT DOWN		PANDA VENDOR	FOR 30" H TABLE	
B-S4a	3" CORE DRILL		PANDA VENDOR	FOR 30" H TABLE	
B-S5a	SIT DOWN BASE		PANDA VENDOR	FOR 34" H LEDGE TABLE	
B-B1	SPECIAL BRACKETS		PANDA VENDOR	FOR MODESTY PANEL	
F-B1	TRASH LINER W/ CASTERS		PANDA VENDOR		
F-A4c	LEFT BROOM HOLDER	OAK W/ LONDON SKY TOP	PANDA VENDOR	20" W X 27" D X 48 H	
F-A4d	RIGHT BROOM HOLDER	OAK W/ LONDON SKY TOP	PANDA VENDOR	20" W X 27" D X 48 H	
D-S1	FREE STANDING SHELF	WOOD SHELF W/ METAL FRAME	PANDA VENDOR	30" W X 12" W 66" H	
D-S2	FREE STANDING SHELF	WOOD SHELF W/ METAL FRAME	PANDA VENDOR	??" W X ??" W ??" H	

CHAIR SCHEDULE

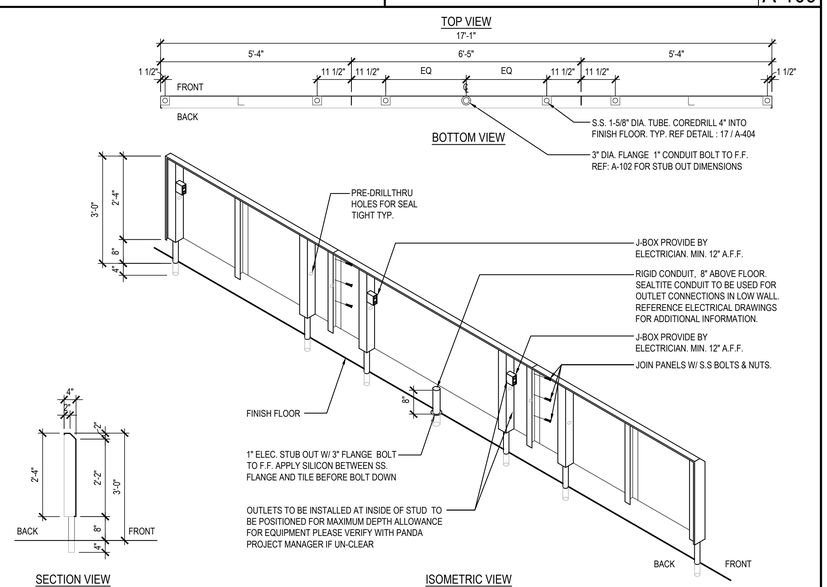
Item Code	Type	Material		L x W x H	
OAK PALLET					
C2j2	PANDA COUNTER STOOL- NO BACK	OAK (PREFERRED STOOL)	PANDA VENDOR	22" H	
C1d1	PANDA DINING CHAIR W/ BACK	OAK	PANDA VENDOR	18" H	

NOTE:
PANDA TEAM TO SELECT CHAIR PALLET WITH MANUFACTURER



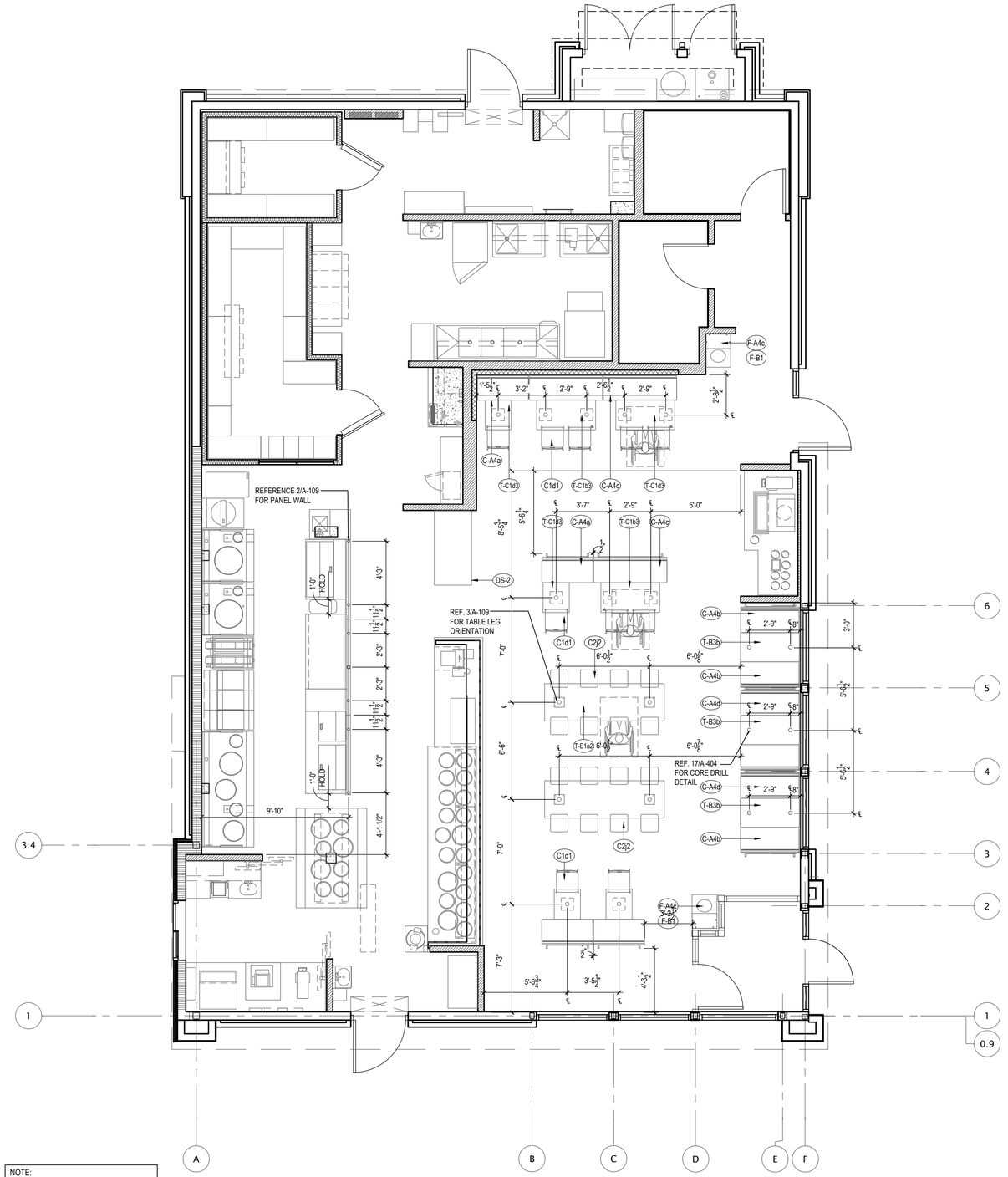
COMMUNITY TABLE ISOMETRIC | 3

Scale= 3/4" = 1'-0" | A-109



STAINLESS STEEL OUTLET PANEL | 2

Scale= NTS | A-109



NOTE:
DIMENSIONS ARE FROM INTERIOR WALL

REFER TO VENDOR PACKET FOR ADDITIONAL FURNITURE INFORMATION.

FINAL CORE DRILL LOCATIONS FOR FURNITURE / EQUIPMENT SHALL BE VERIFIED WITH PANDA EXPRESS DESIGN MANAGER PRIOR TO DRILLING.

FURNITURE LOCATION PLAN | 1

Scale= 1/4" = 1'-0" | A-109

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1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
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REVISIONS:

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PANDA PROJECT #: D8675

ARCH PROJECT #: JCDT21-0221-00

COMMONWEALTH OF VIRGINIA
PETER DUBIN
No. 010655
ARCHITECT
02/07/2023

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PANDA EXPRESS
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

A-109

FURNITURE PLAN

EXTERIOR FINISH SCHEDULE

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

01-11-19

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
BRK-1	BRICK TECH	SUMMIT BRICK COMPANY	216 ALASKAN	SIZE: MODULAR TEXTURE : SMOOTH	CONTACT: TYLER MEHL 248.548.0777 LMEHL@BRICKTECH.COM MORTAR: CUSTOM COLOR TO MATCH BRICK
BRK-2	BRICK TECH	SIOUX CITY BRICK	EBONITE SATIN	SIZE: MODULAR TEXTURE : SMOOTH	CONTACT: TYLER MEHL 248.548.0777 LMEHL@BRICKTECH.COM MORTAR: SGS 94X IRON BLACK
EIFS-2	STO	STOTHERM ESSENCE SYSTEM	SW 7069 IRON ORE	FINE	EIFS ACCENT BAND
ST-1S	CORONADO STONE PRODUCTS	CHISELED STONE SILL	CHARCOAL	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
ST-1	CORONADO STONE PRODUCTS	STRIP STONE	BLACK FOREST	-	ENTRY PORTAL & WAINSCOT CONTACT: LISA KILGORE: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS. MFG.: ARGOS, COLOR: CHARCOAL
CD-1	FIBERON	WILDWOOD	MULGA	60% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: MARIA SCHOLLER @ 419-704-5924 EMAIL: Maria.Scholler@fiberoncladding.com ⚠
CD-2	FIBERON	WILDWOOD	SUMAC	40% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: MARIA SCHOLLER @ 419-704-5924 EMAIL: Maria.Scholler@fiberoncladding.com
MTL-1	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"		CAP FLASHING

WINDOW SCHEDULE

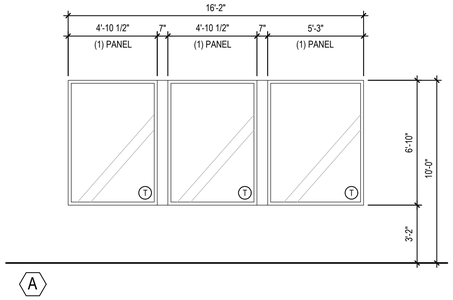
INSTALLED AND FURNISHED BY. G.C. UNLESS NOTED OTHERWISE

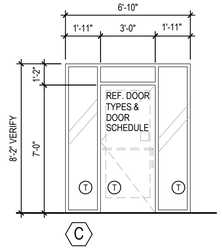
SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS
A	16'-2" LIN. FEET	6'-10"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES
B	16'-0" LIN. FEET	6'-10"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES
C	6'-10"	8'-2"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME
D	5'-7"	10'-0"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME
E	4'-0"	59.5"	TEMPERED GLASS	DARK BRONZE ANODIZED ALUMINUM	QUIK-SERV (HEATED AIR CURTAIN), ROUGH OPENING 83" X 60" SEE ADDITIONAL NOTE # 5. CONTACT: WADE ARNOLD, 800-388-8307
F	7'-3"	10'-0"	SINGLE PANE GLASS	DARK BRONZE ANODIZED ALUMINUM	SINGLE PANE VESTIBULE GLAZING
G	7'-10"	10'-0"	SINGLE PANE GLASS	DARK BRONZE ANODIZED ALUMINUM	SINGLE PANE VESTIBULE GLAZING

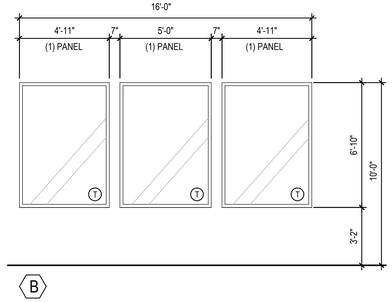
NOTES

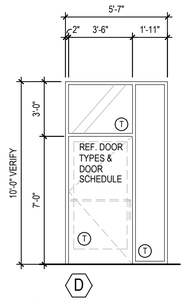
1. INSULATING GLASS VITRO ARCHITECTURAL GLAZING SOLARBAN 60 LOW E: WINTER U=0.29 SHGC: 0.25 VIS TRANS: 35%
2. DOORS: FULL GLAZED DOORS W/ 10" KICK BASE, ANODIZED ALUM FINISH. REFER HARDWARE SCHEDULE.
3. WINDOW DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. G.C. TO VERIFY ACTUAL WINDOW DIMENSIONS PRIOR TO FABRICATION INSTALLATION.
4. GLASS FACADE AND ENTRY DOORS TO BE DESIGNED, DETAILED, FACTORY FABRICATED AND SITE ASSEMBLED AND ERECTED.
5. MANUFACTURER: QUIK-SERV. MODEL SST-4860E WITH THRU-BEAM PHOTO-ELECTRIC BAR. REGIONAL APPLICATION WITH CHF-25 HEATED AIR CURTAIN. TYPE OF AIR CURTAIN LISTED ON WINDOW SCHEDULE.
6. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER 0F BUILDING CODE.

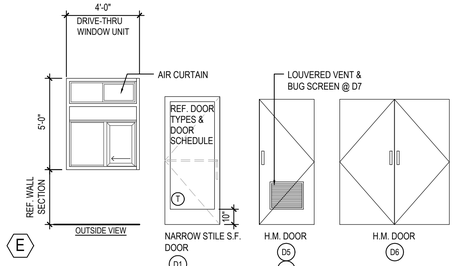
(T) TEMPERED GLASS

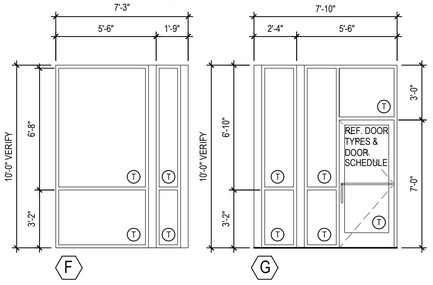






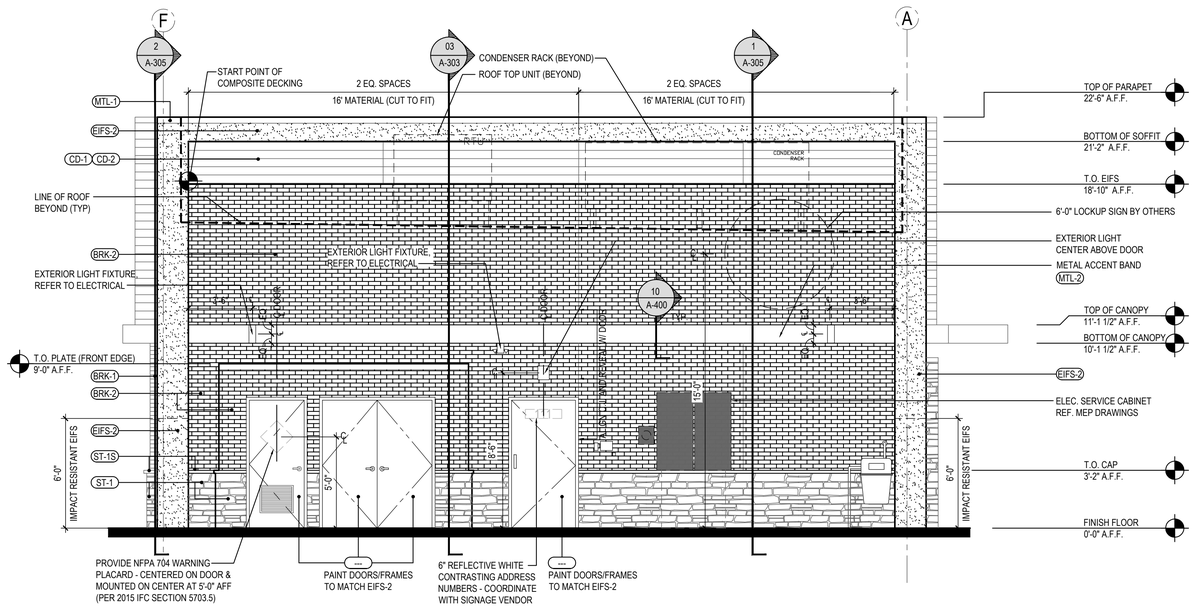






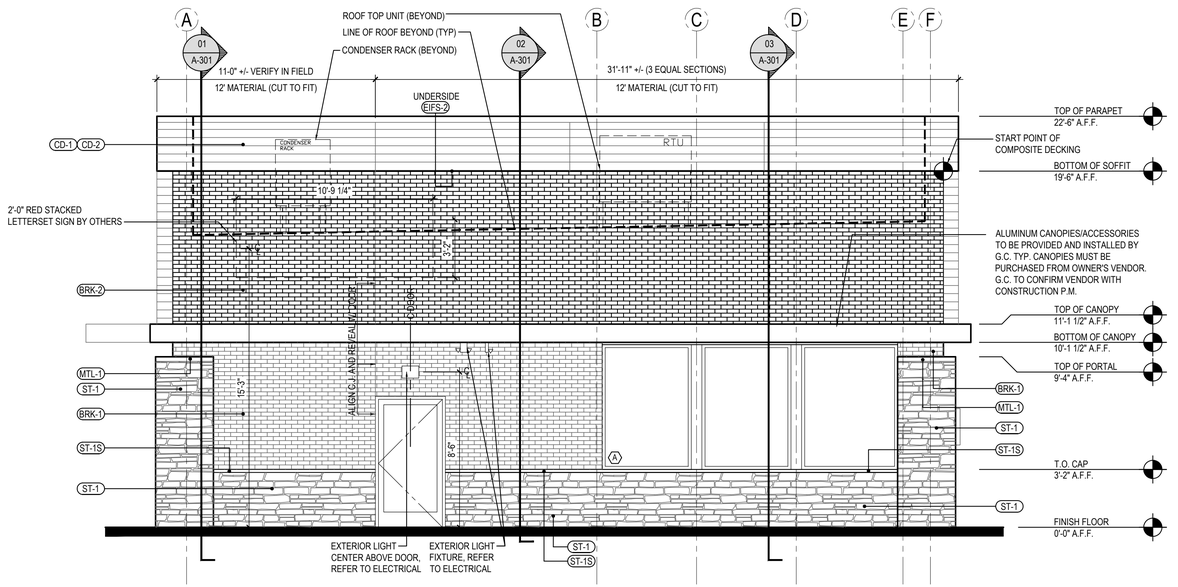
WINDOW AND DOOR ELEVATIONS

Scale= NTS | 3 | A-200



NORTH ELEVATION

Scale= 1/4" = 1'-0" | 2 | A-200



SOUTH ELEVATION

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

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REVISIONS:

⚠	PERMIT RESPONSE 01	01/xx/2023

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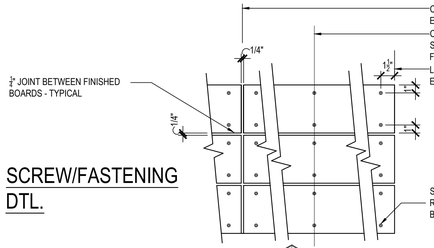
A-200

EXTERIOR ELEVATIONS



SCREW/FASTENING DTL.

WATER/AIR BARRIER

PRIMARY LAYER:
FLUID APPLIED WATER PROOFING AS SPECIFIED OVER ENTIRE SURFACE OF EXTERIOR SHEATHING AS SCHEDULED TO RECEIVE COMPOSITE DECKING.

SECONDARY LAYER:
15 POUND BUILDING FELT OVER ENTIRE SURFACE OF EXTERIOR SHEATHING AS SCHEDULED TO RECEIVE COMPOSITE DECKING.

WATER PROOF FLASHING:
4" TITE-SEAL SELF ADHESIVE RUBBERIZED ASPHALT ROLL FLASHING BEHIND EACH BATTEN (PAINT FLAT BLACK)

MECHANICAL PATCH:
MASTIC OVER ALL MECHANICAL FASTENERS

CONSTRUCTION

EXTERIOR SHEATHING - REF. ARCHITECTURAL AND STRUCTURAL DETAILS

WALL STUD - REFER STRUCTURAL

SOLID PVC 1X6 SLEEPER/BATTEN WHERE BUTT-JOINT FALLS BETWEEN STUDS **AND/OR** AT END OF RUN (PAINT FLAT BLACK)

SOLID PVC 1X2 SLEEPER/BATTEN OVER EACH STUD. (PAINT FLAT BLACK)

STAINLESS STEEL FINISH SCREWS REFER SPECIFICATIONS BELOW

AT WOOD STUDS:
PROVIDE 2 1/2" GRIP-RITE (OR EQUAL) DECK SCREWS - STAINLESS STEEL, STAR DRIVE

AT METAL STUDS:
PROVIDE 2 1/2" SIMPSON BUGLE HEAD SELF-DRILLING STAINLESS STEEL - #2 SQUARE DRIVE SCREWS WITH #3 DRILL POINT (TYPE 410 STAINLESS STEEL.)

¼" JOINT BETWEEN FINISHED BOARDS, @ ENDS & @ BUTT JOINTS - TYPICAL

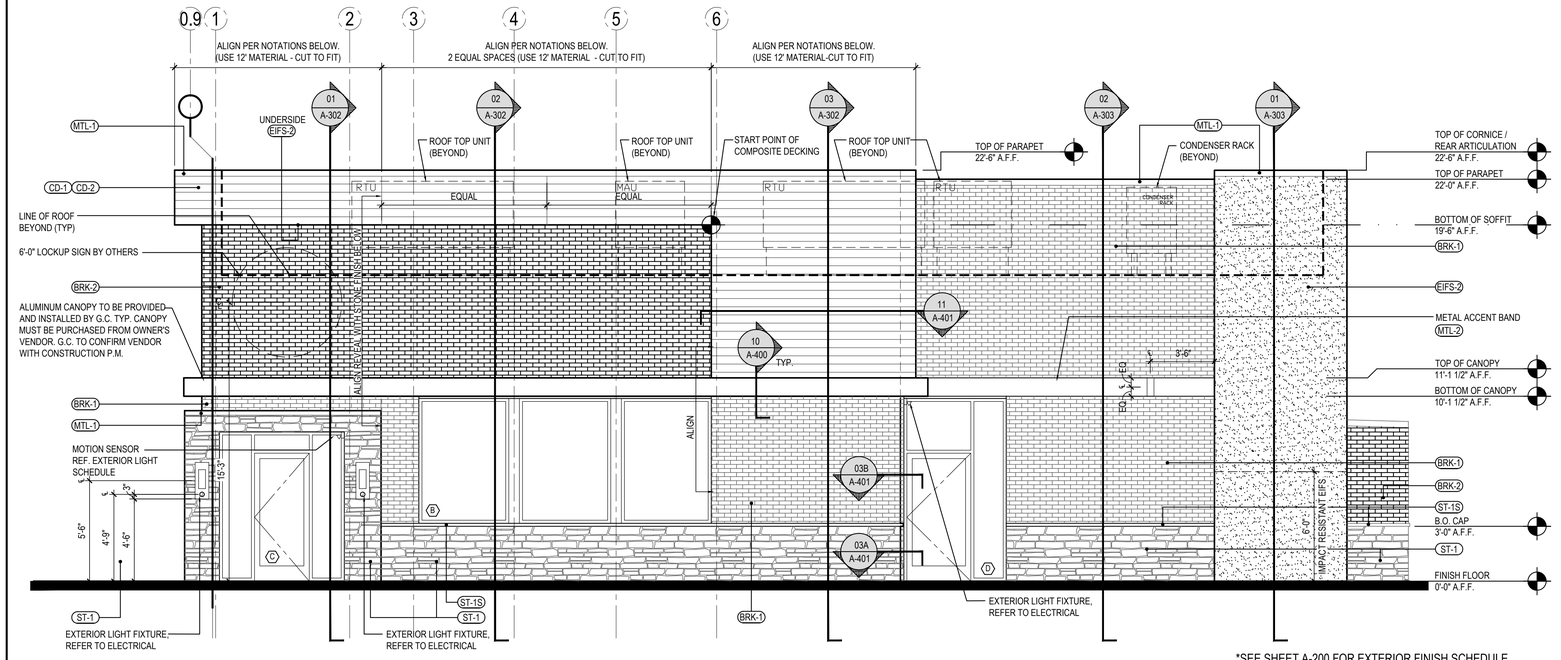
CONTINUOUS COMPOSITE INSULATING WALL SHEATHING WHERE REQUIRED, REF. TO ARCHITECTURAL WALL SECTIONS

SCREW FASTEN BATTENS@16" O.C. VERTICALLY

SURFACE MOUNTING FASTENING SYSTEM

COMPOSITE DECK FASTENING & WATER PROOFING | 3

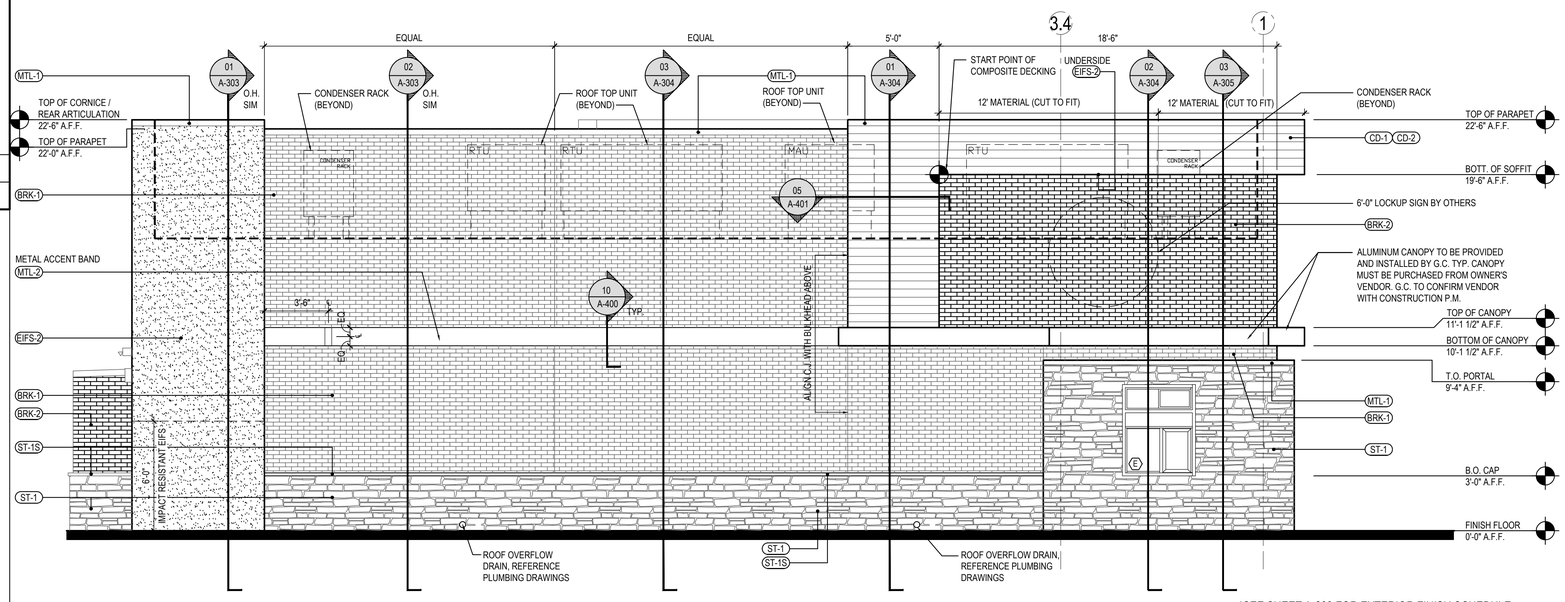
Scale= 1 1/2" = 1'-0" | A-201



*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

EAST ELEVATION | 2

Scale= 1/4" = 1'-0" | A-201



*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

WEST ELEVATION | 1

Scale= 1/4" = 1'-0" | A-201

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

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REVISIONS:

ISSUE DATE:

	PERMIT / BID SET	10-12-22

DRAWN BY: AB/ AF

PANDA PROJECT #: D8675

ARCH PROJECT #: JCDT21-0221-00

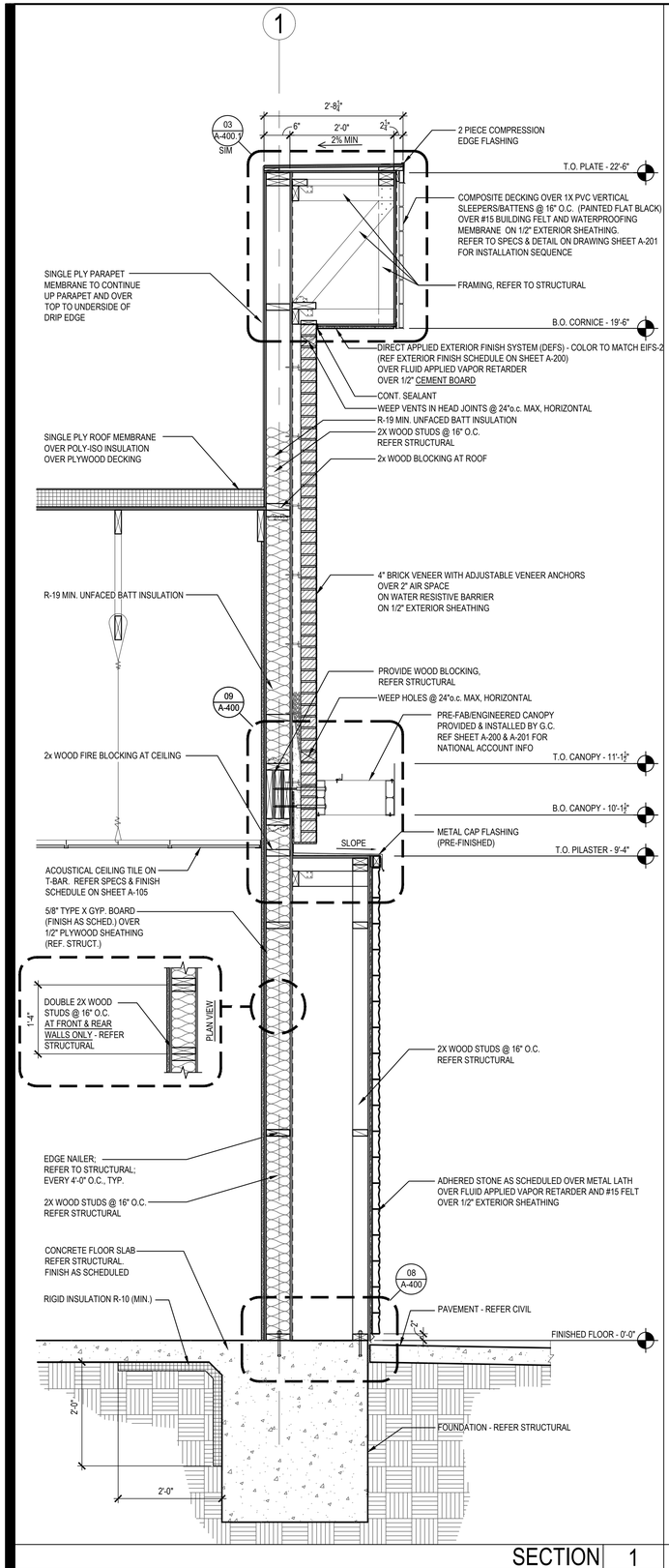
COMMONWEALTH OF VIRGINIA
PETER DUBIN
No. 010655
ARCHITECT
02/07/2023

NORR
ARCHITECTS ENGINEERS PLANNERS

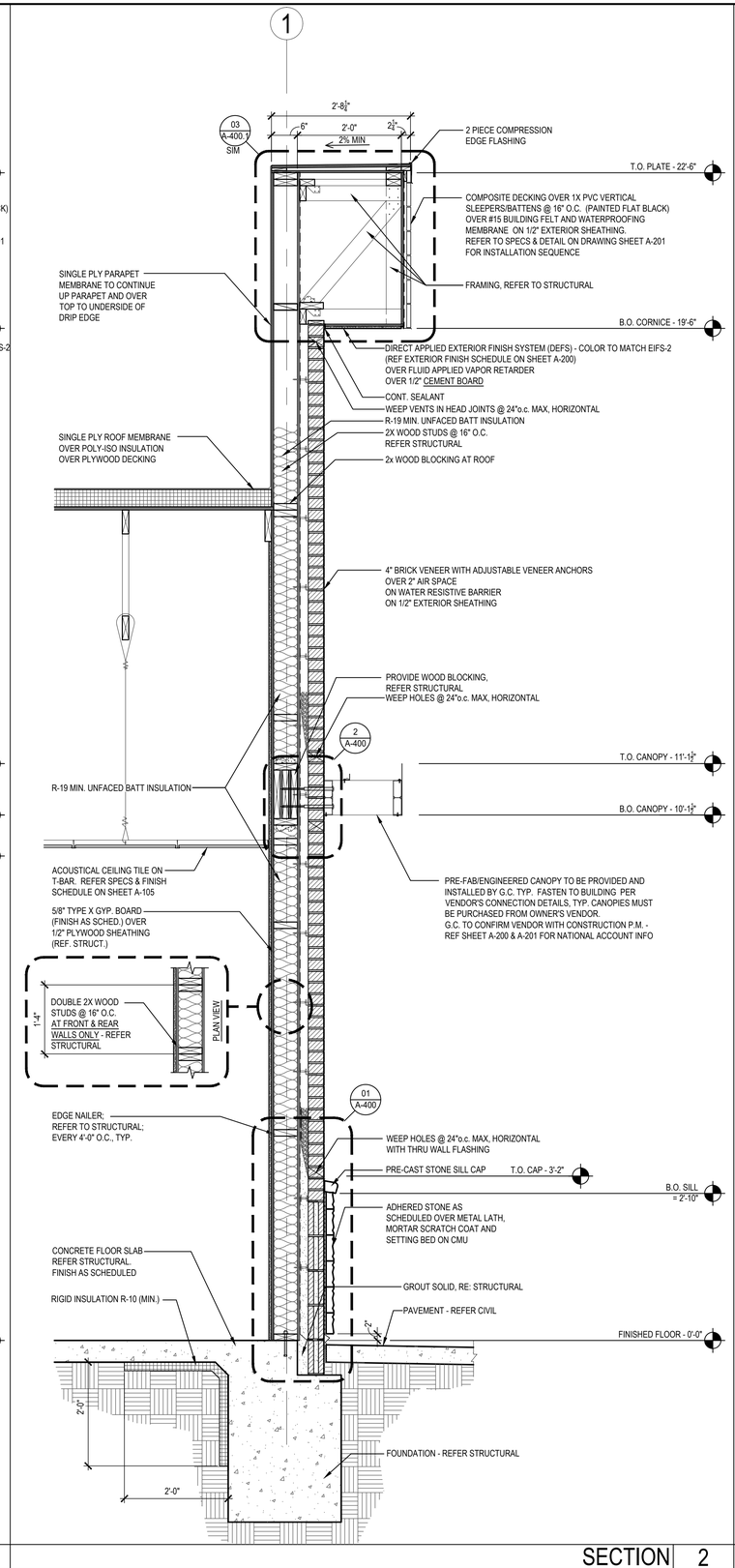
PANDA EXPRESS
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

A-201

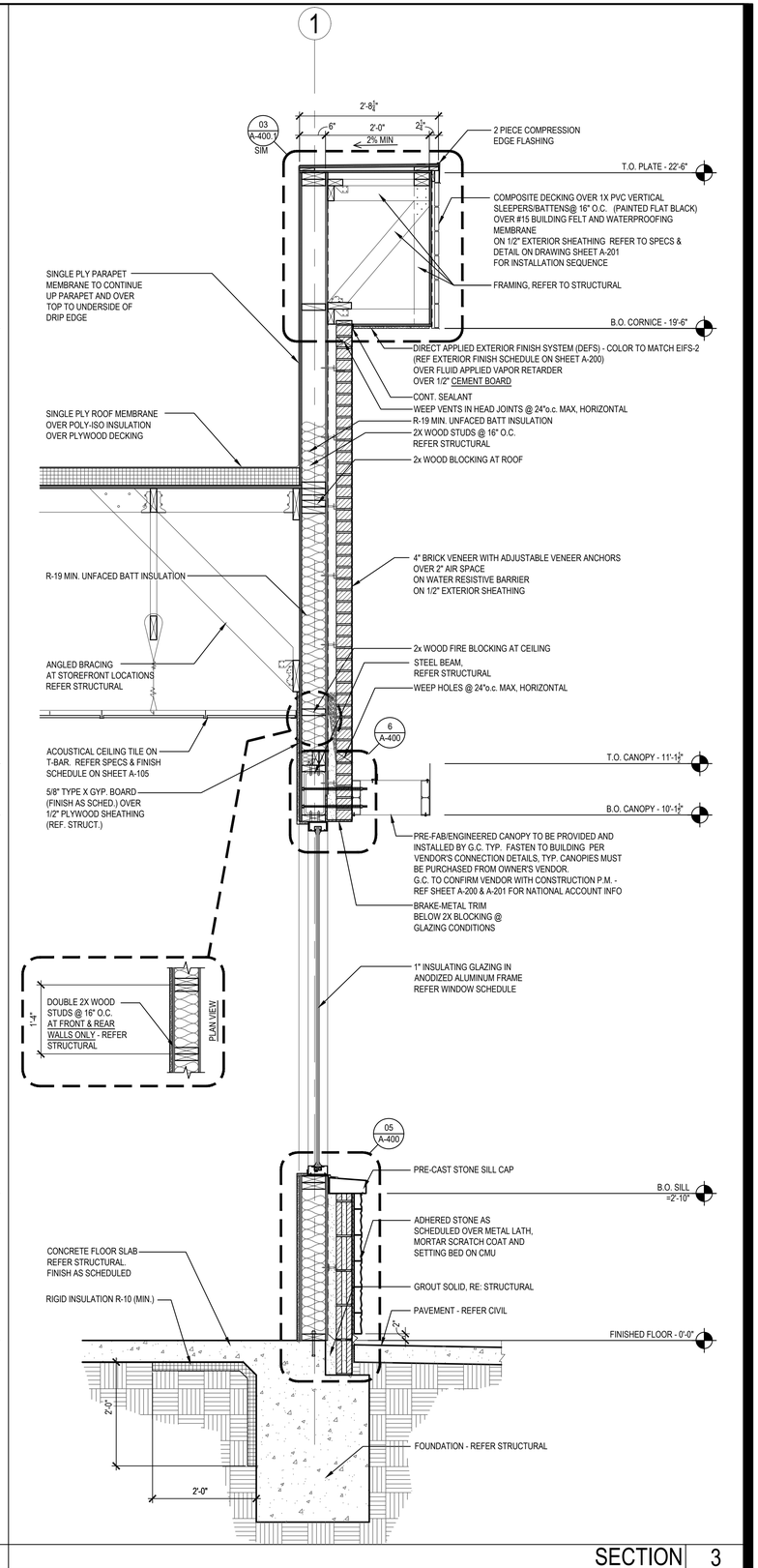
EXTERIOR ELEVATIONS



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



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



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

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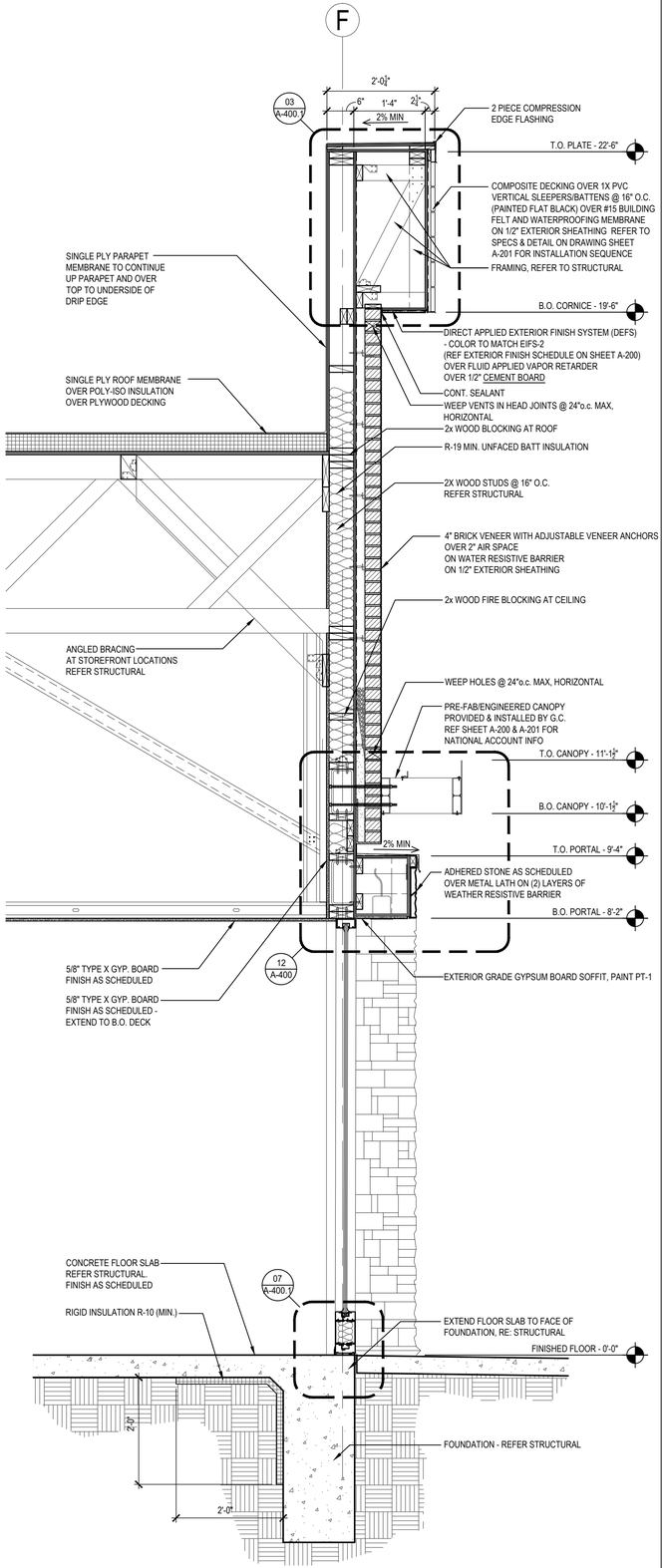
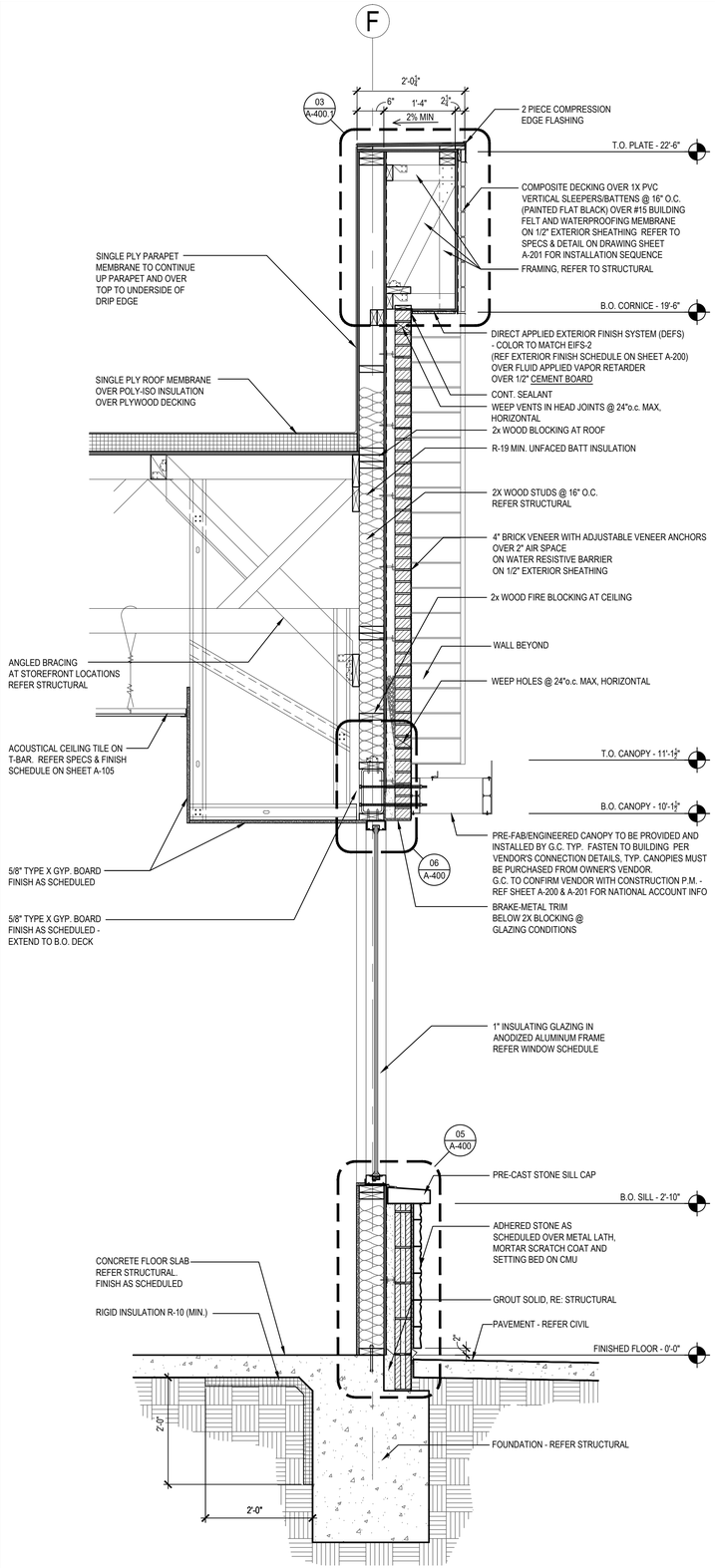
STAFFORD, VA 22554

A-301

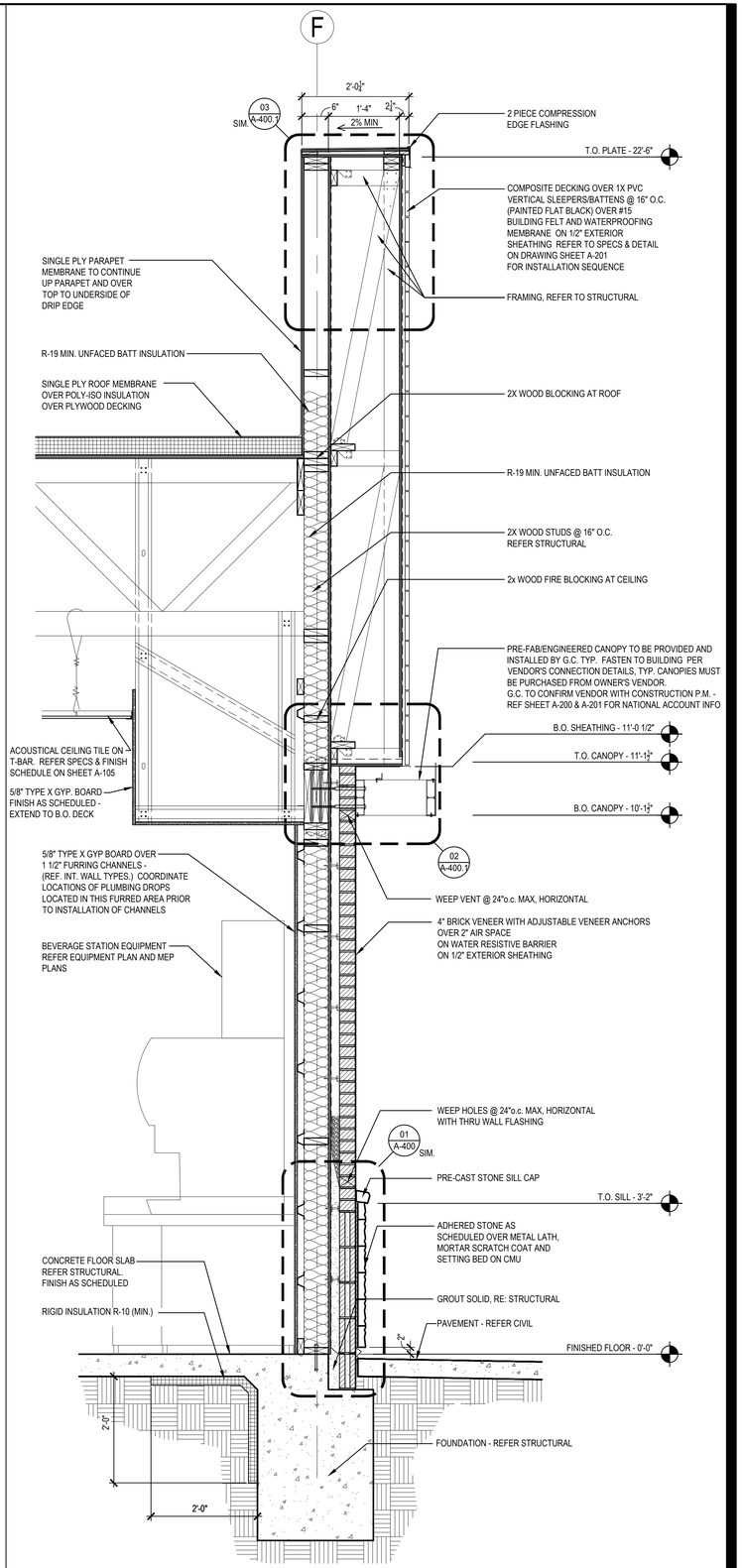
WALL SECTIONS



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



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



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

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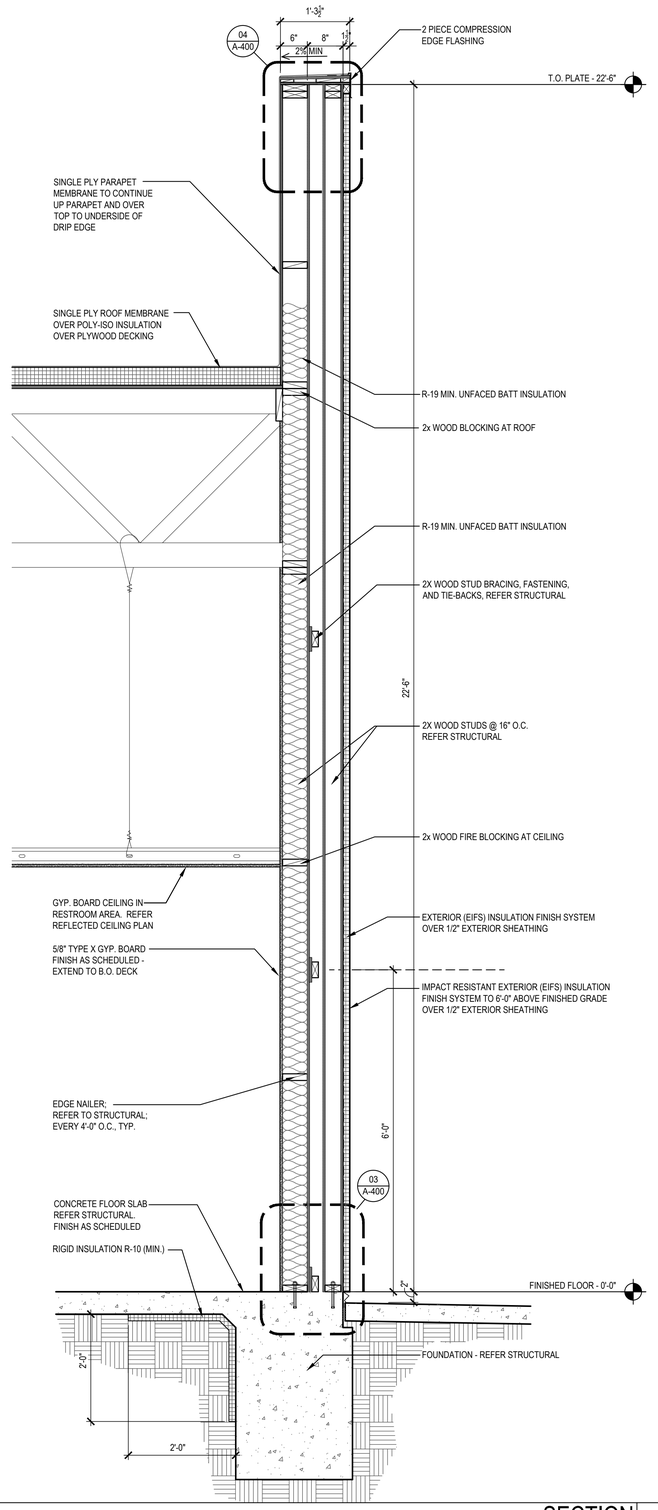
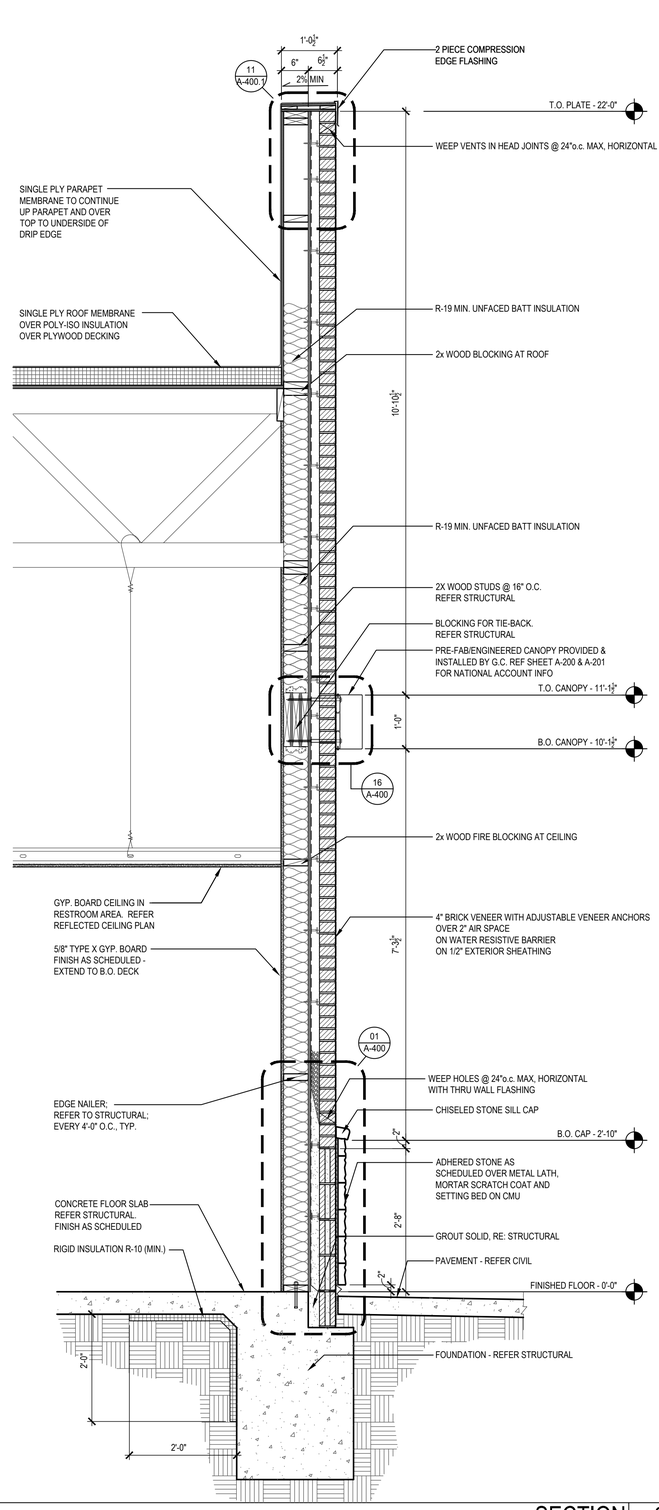


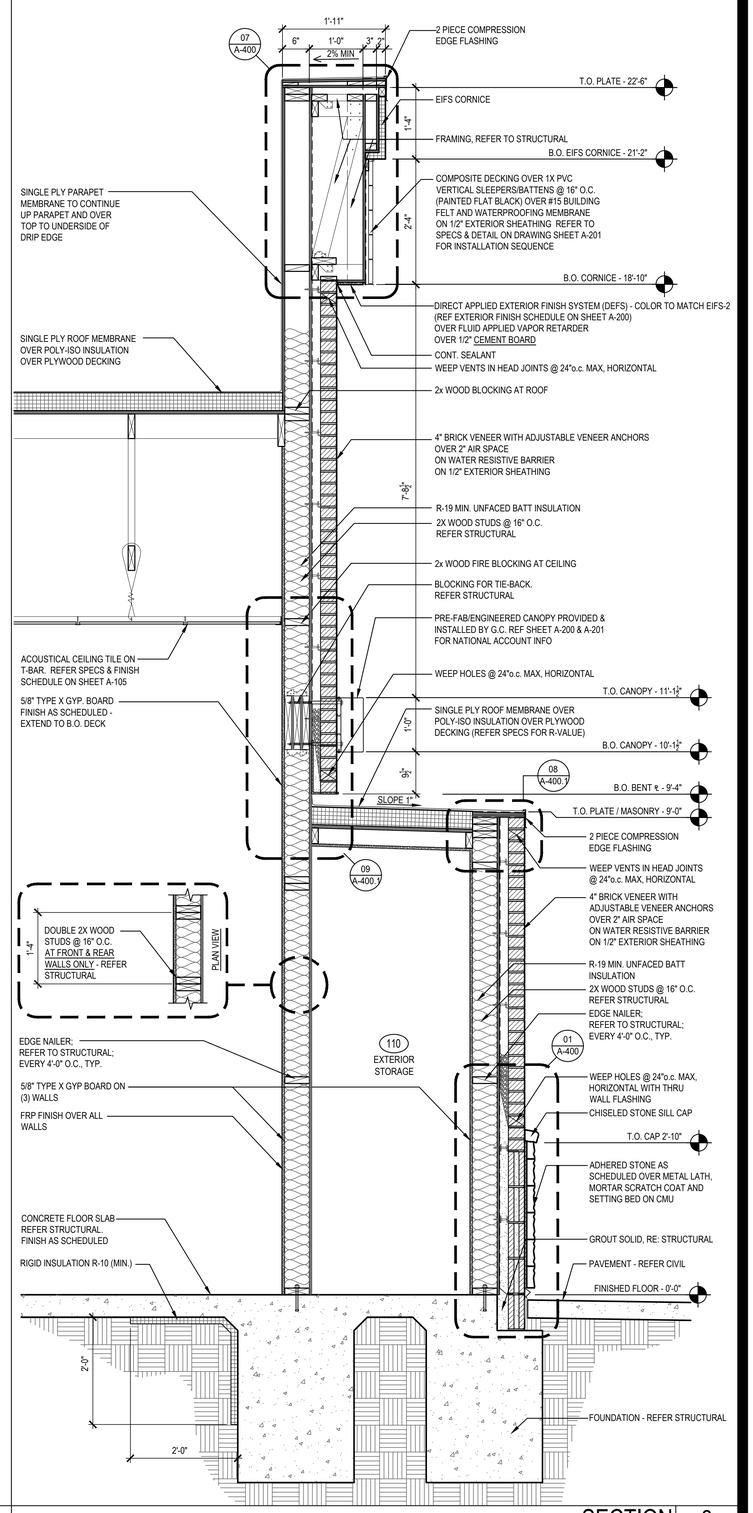
SECTION 1

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



SECTION 2

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



SECTION 3

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

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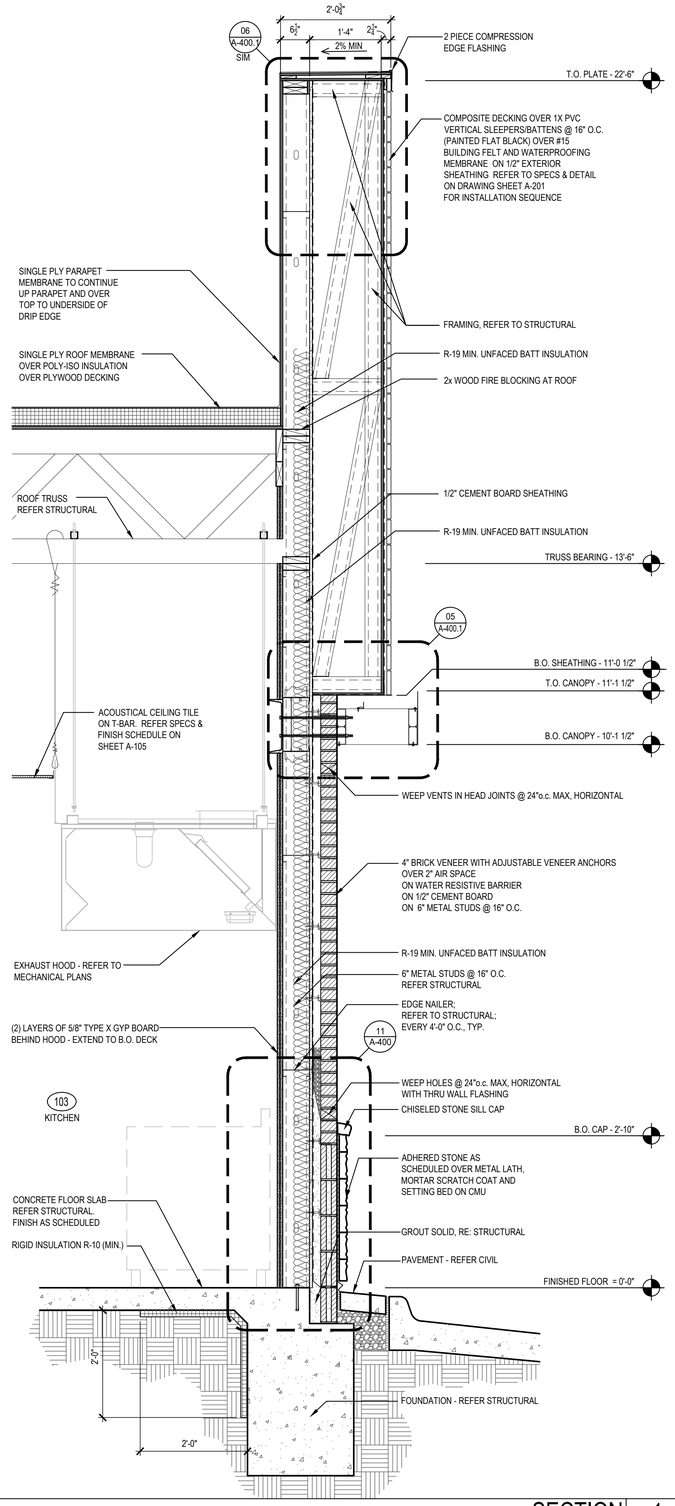
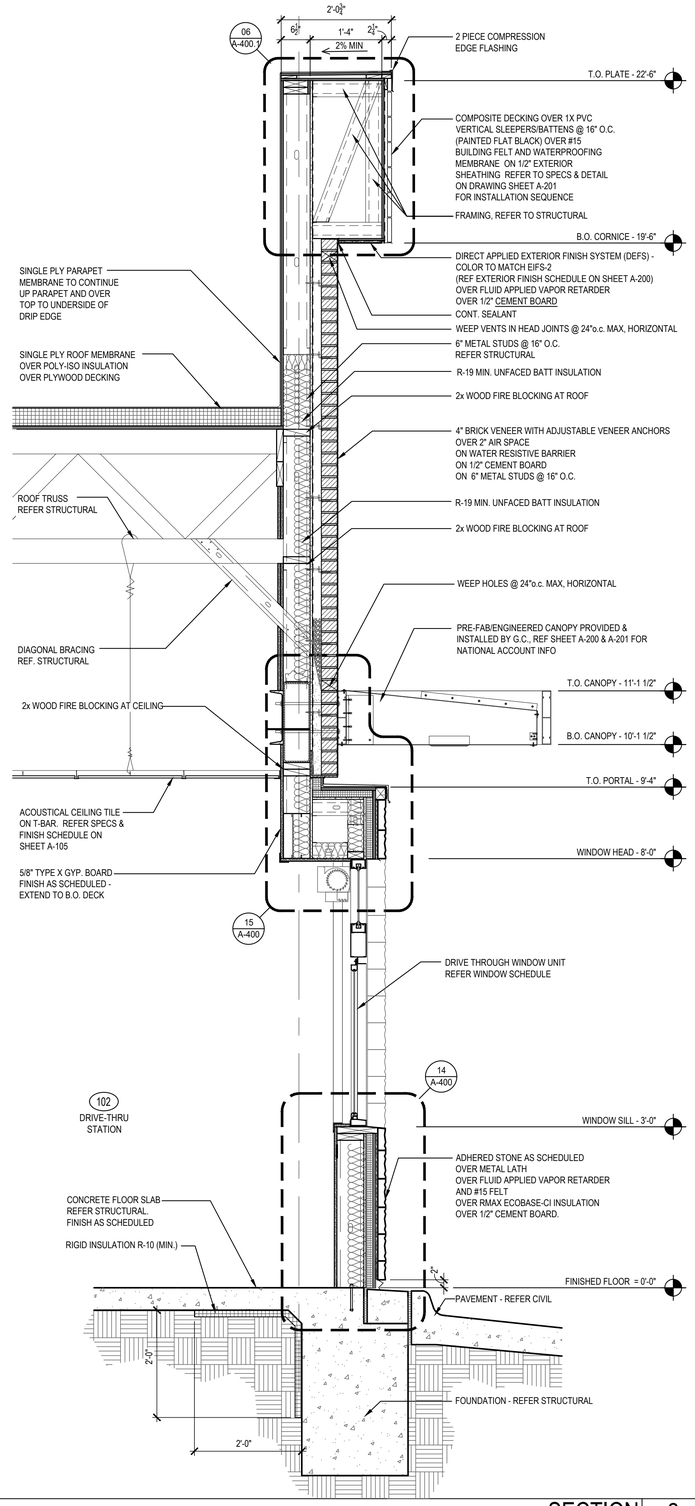
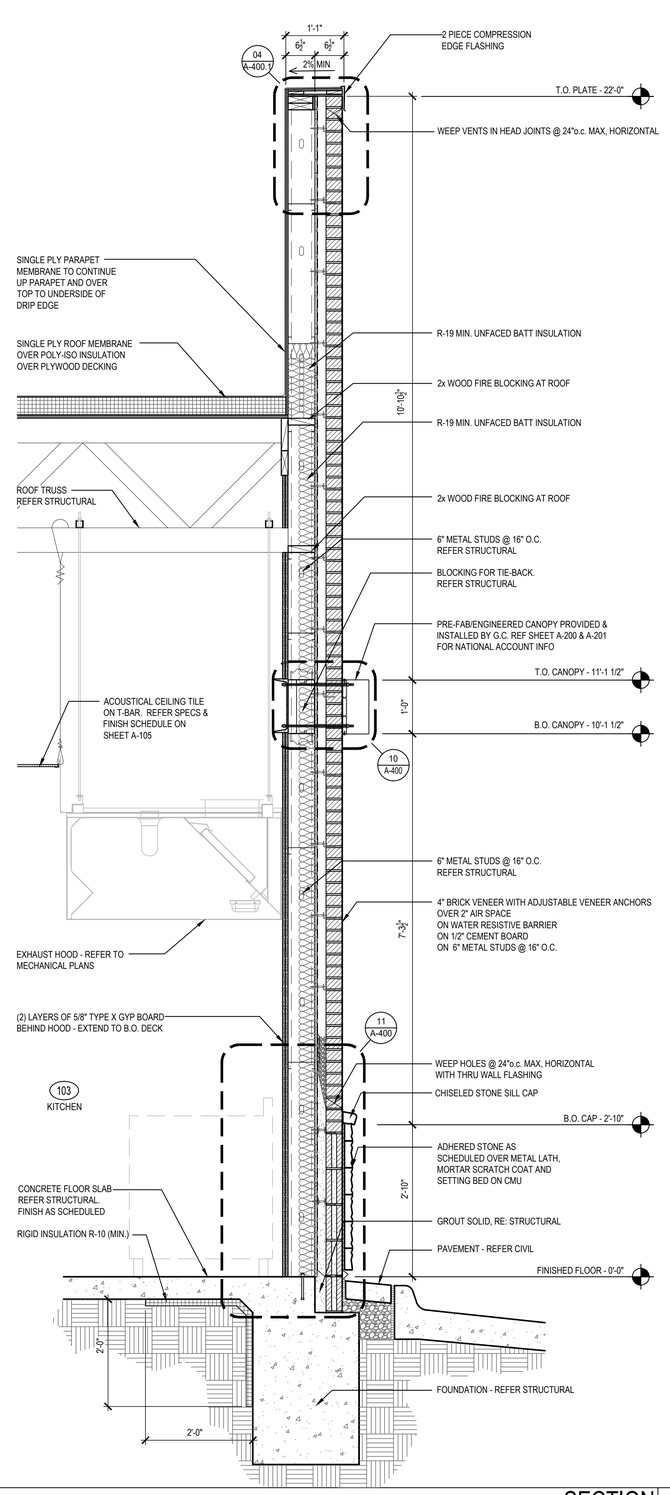


SECTION 1
Scale= 3/4" = 1'-0" A-304

A



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



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

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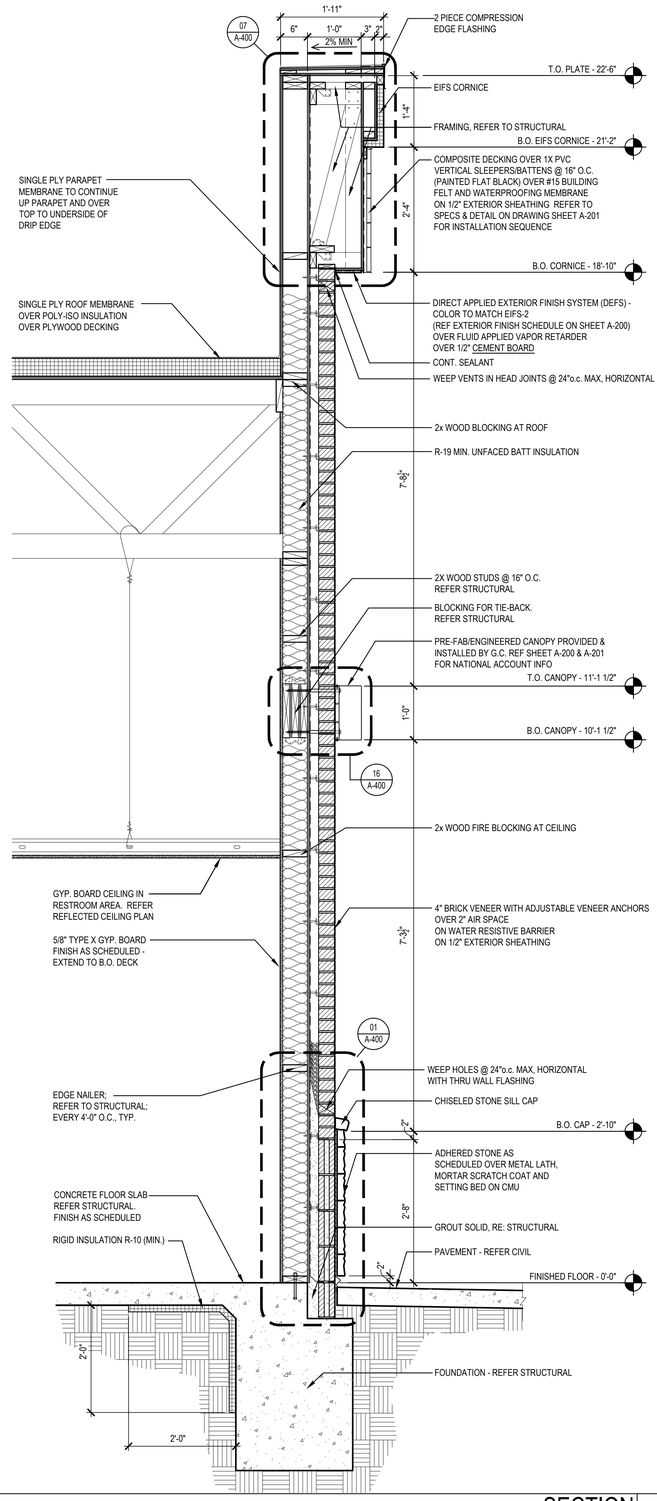
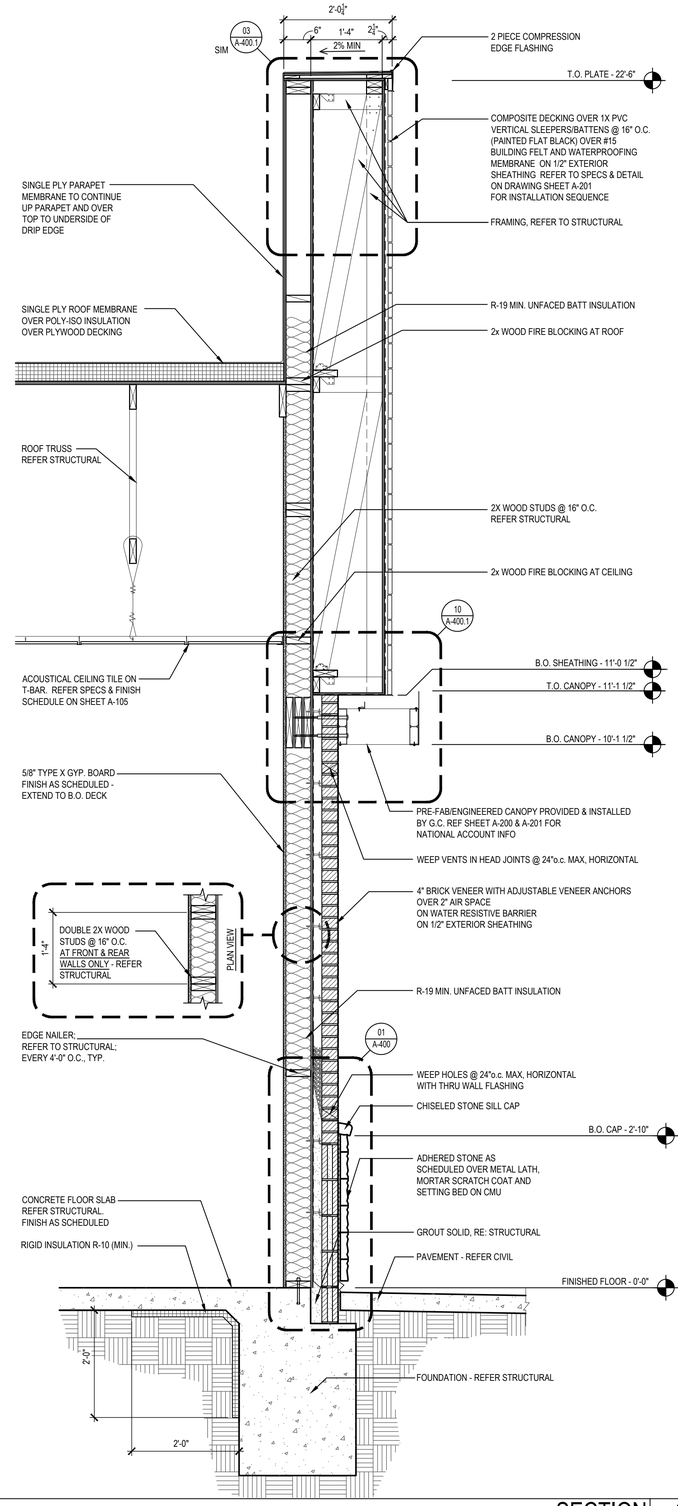
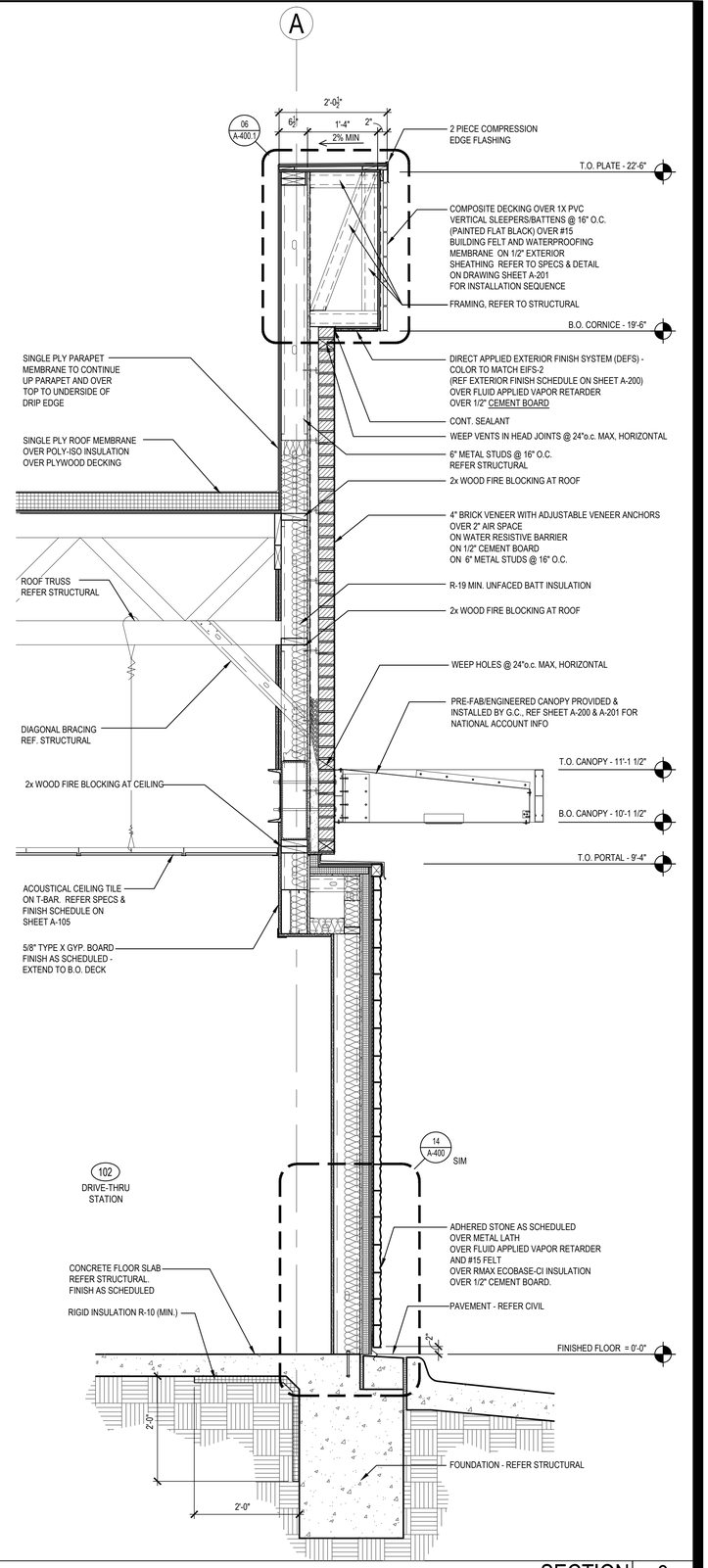
WALL SECTIONS



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



SECTION 2
Scale= 3/4" = 1'-0" A-305



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

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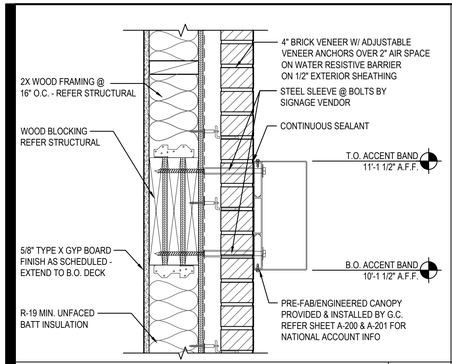
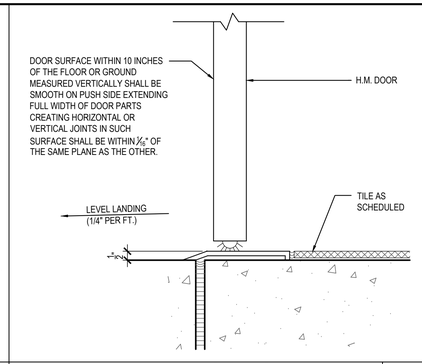
WALL SECTIONS



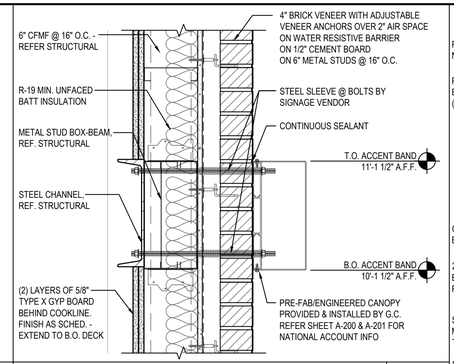
METAL ACCENT BAND DETAIL 16

Scale= 1 1/2" = 1'-0" A-400



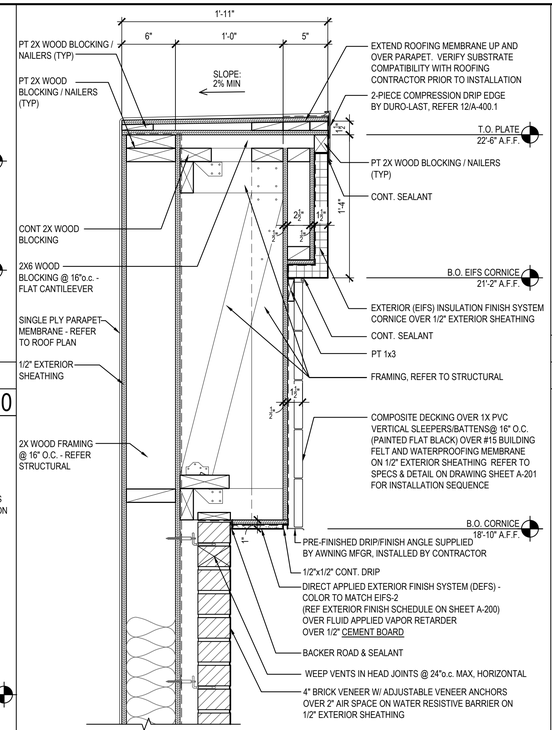
DOOR SILL DETAIL 13

Scale= 3" = 1'-0" A-400



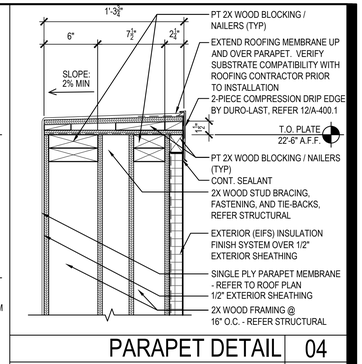
METAL ACCENT BAND DETAIL 10

Scale= 1 1/2" = 1'-0" A-400



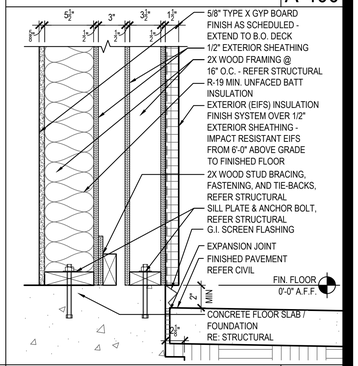
PARAPET/CORNICE DETAIL 07

Scale= 1 1/2" = 1'-0" A-400



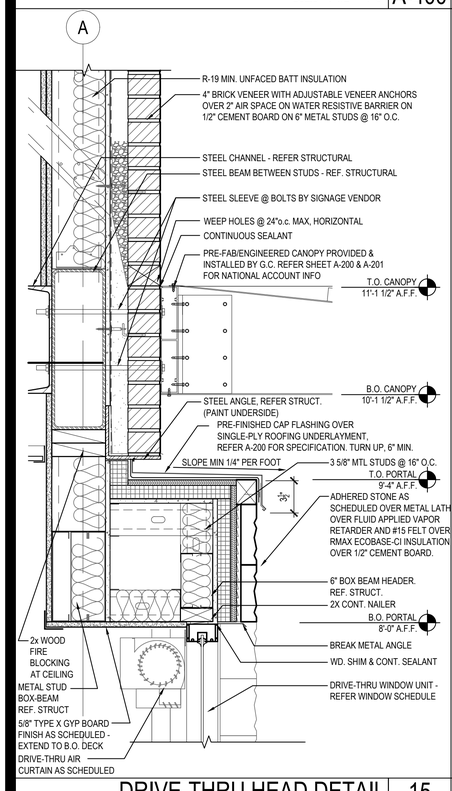
PARAPET DETAIL 04

Scale= 1 1/2" = 1'-0" A-400



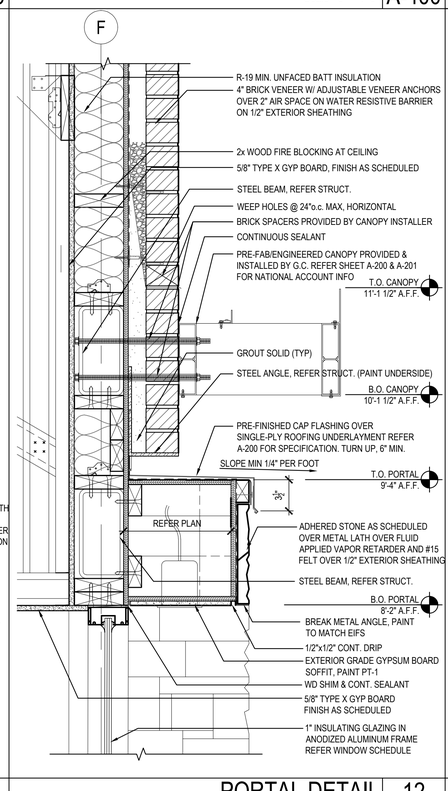
SILL DETAIL 03

Scale= 1 1/2" = 1'-0" A-400



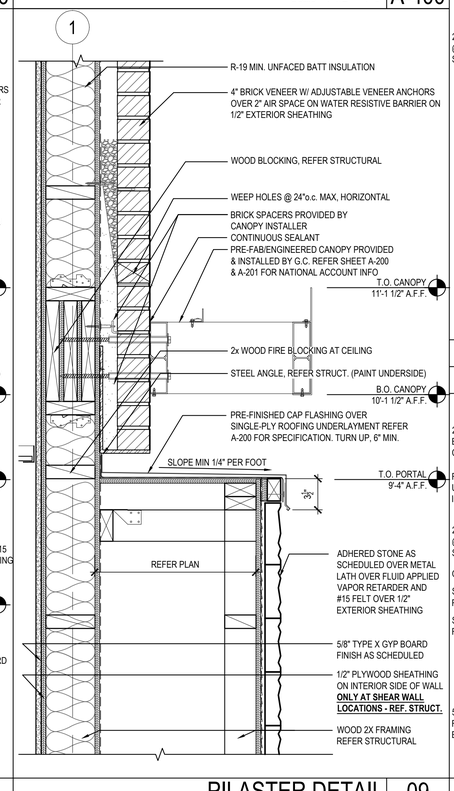
DRIVE-THRU HEAD DETAIL 15

Scale= 1 1/2" = 1'-0" A-400



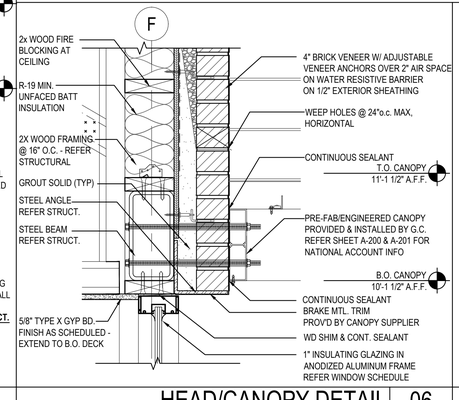
PORTAL DETAIL 12

Scale= 1 1/2" = 1'-0" A-400



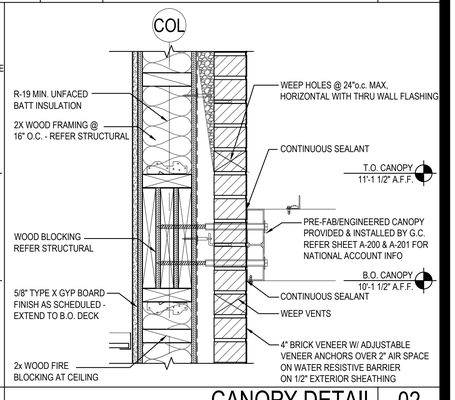
PILASTER DETAIL 09

Scale= 1 1/2" = 1'-0" A-400



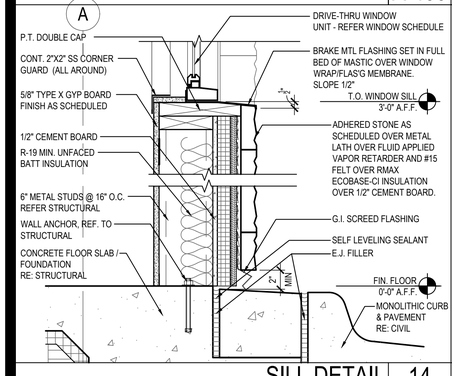
HEAD/CANOPY DETAIL 06

Scale= 1 1/2" = 1'-0" A-400



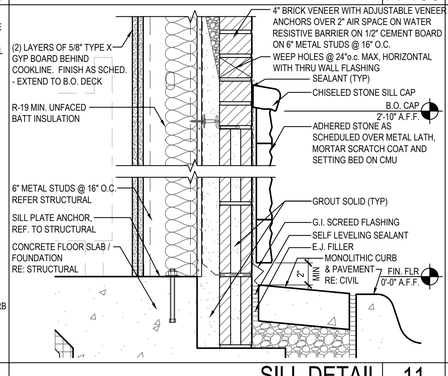
CANOPY DETAIL 02

Scale= 1 1/2" = 1'-0" A-400



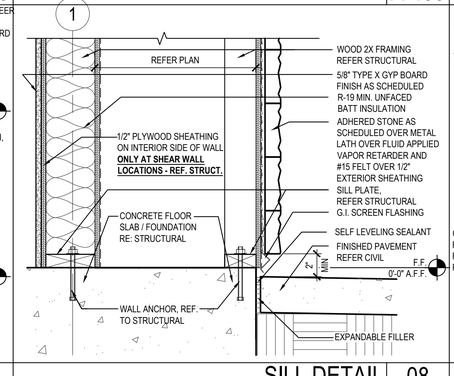
SILL DETAIL 14

Scale= 1 1/2" = 1'-0" A-400



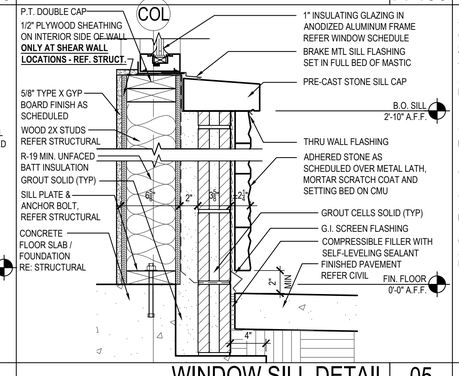
SILL DETAIL 11

Scale= 1 1/2" = 1'-0" A-400



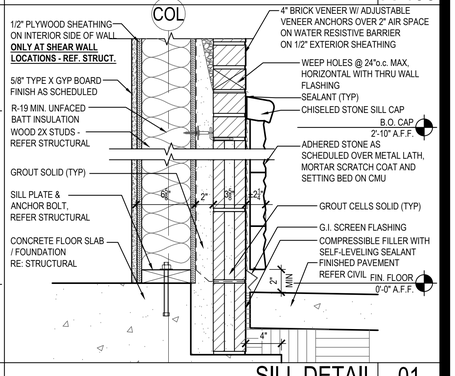
SILL DETAIL 08

Scale= 1 1/2" = 1'-0" A-400



WINDOW SILL DETAIL 05

Scale= 1 1/2" = 1'-0" A-400



SILL DETAIL 01

Scale= 1 1/2" = 1'-0" A-400

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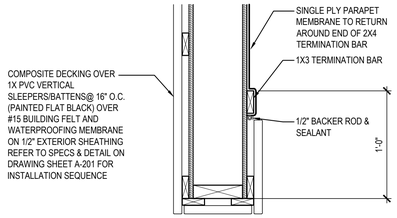
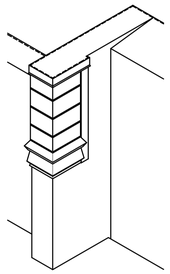
A-400

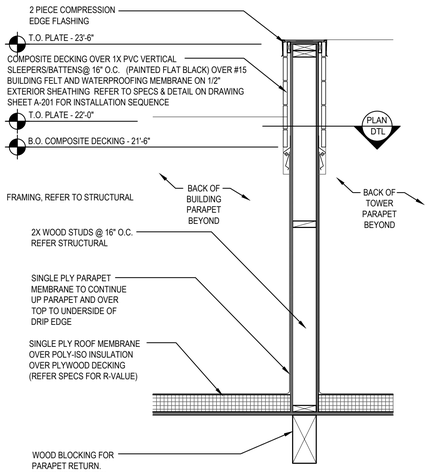
ARCHITECTURAL DETAILS



PLAN DETAIL

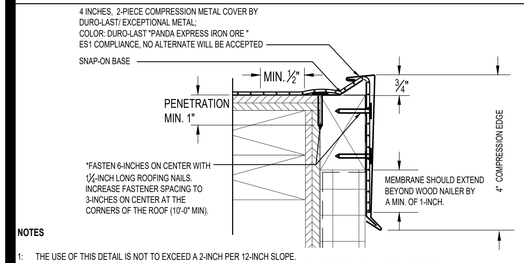


ISOMETRIC VIEW



SECTION DETAIL

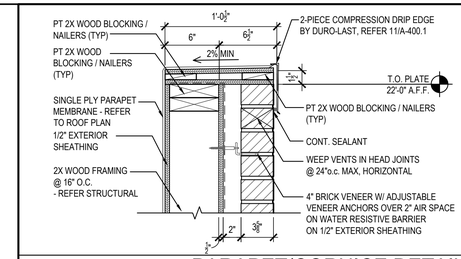
SECTION	12
Scale= 3/4" = 1'-0"	A-400.1



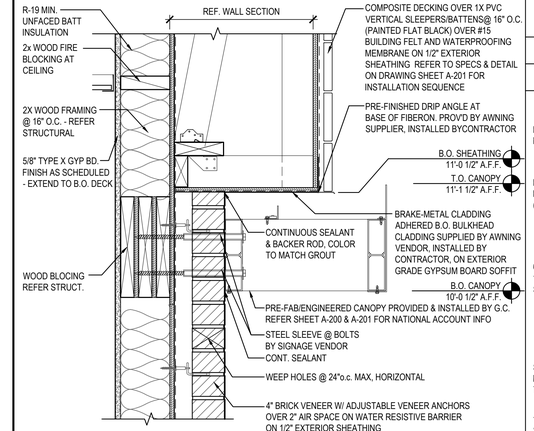
NOTES

1: THE USE OF THIS DETAIL IS NOT TO EXCEED A 2-INCH PER 12-INCH SLOPE.
2: A WOOD NAILER IS REQUIRED IF ONE OR MORE INCHES OF INSULATION IS USED. TOP OF WOOD NAILER IS TO BE FLUSH WITH TOP OF INSULATION. BE SURE THAT THE WOOD NAILER EXTENDS AT LEAST ½-INCH BEYOND THE HORIZONTAL EDGE OF THE SNAP-ON BASE.
3: THE FASTENERS USED TO ATTACH THE BASE TO WOOD NAILERS, AND THE MEMBRANE TO THE FACE OF THE NAILERS, MUST BE SPACED NO GREATER THAN 6-INCHES ON-CENTER. THE FASTENER SPACING MUST BE INCREASED TO 3-INCHES ON-CENTER WHEN ATTACHING THE BASE WITHIN 10-FEET (MIN.) OF THE OUTSIDE CORNERS OF THE BUILDING.
4: ALLOW FOR ¼-INCH EXPANSION GAP BETWEEN 10-FOOT LENGTHS OF SNAP-ON BASE. OVERLAP THE SNAP-ON COVERS BY 2-INCHES BETWEEN 10-FOOT LENGTHS.

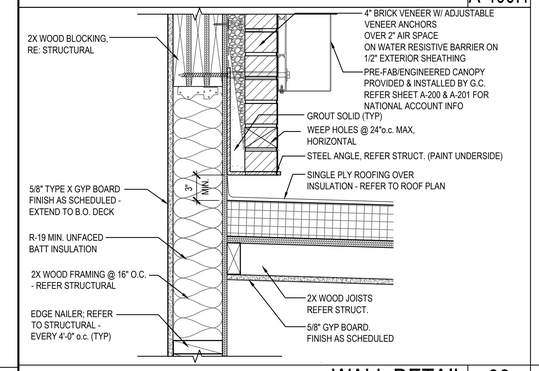
4-INCH HIGH, 2-PIECE COMPRESSION EDGE	12
NTS	A-400.1



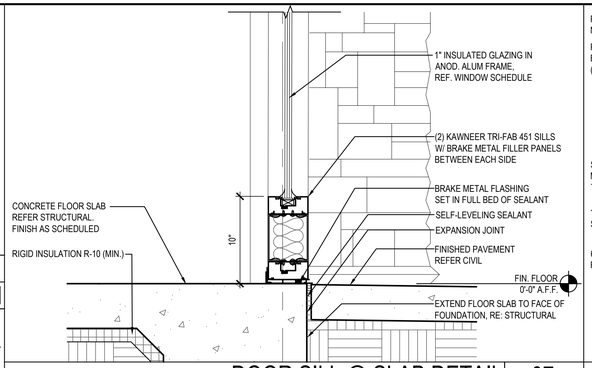
PARAPET/CORNICE DETAIL	11
Scale= 1 1/2" = 1'-0"	A-400.1



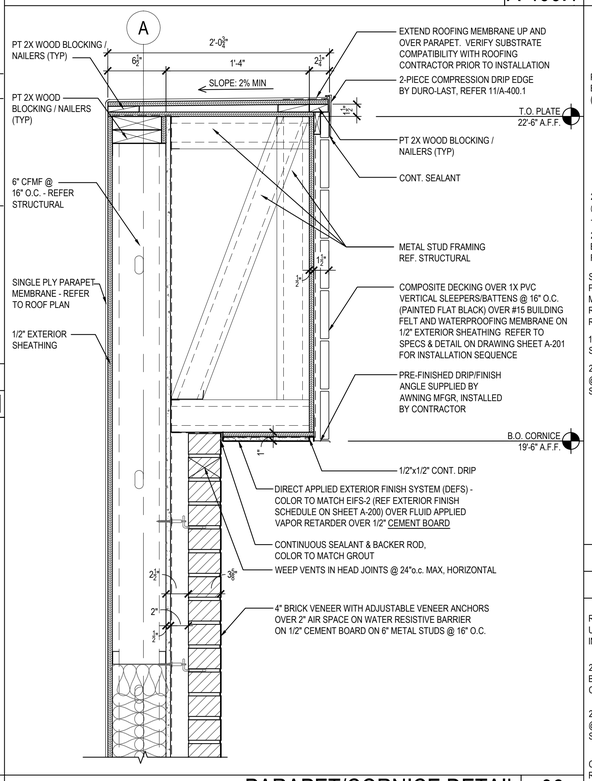
CANOPY/CORNICE DETAIL	10
Scale= 1 1/2" = 1'-0"	A-400.1



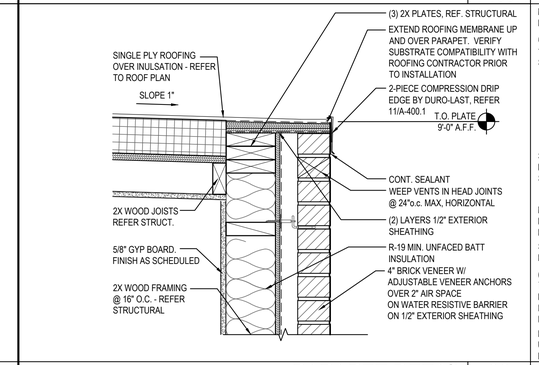
WALL DETAIL	09
Scale= 1 1/2" = 1'-0"	A-400.1



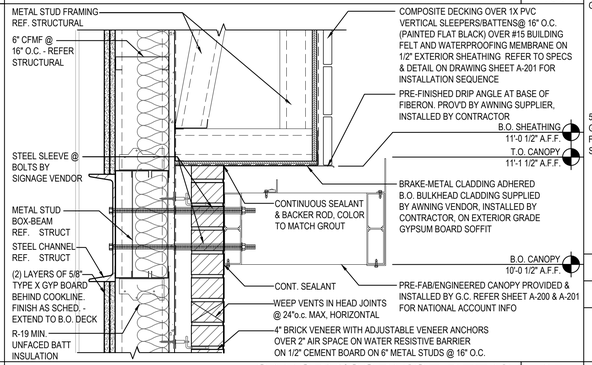
DOOR SILL @ SLAB DETAIL	07
Scale= 1 1/2" = 1'-0"	A-400.1



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



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



CANOPY/CORNICE DETAIL	05
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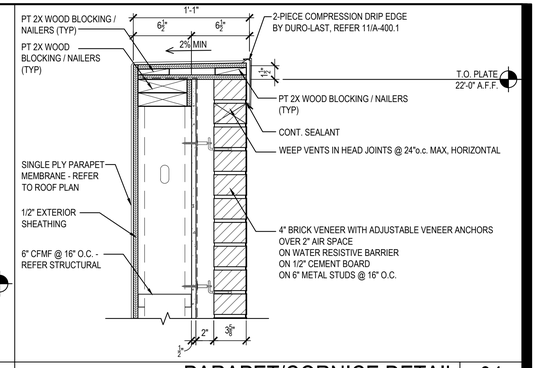

PARAPET/CORNICE DETAIL	04
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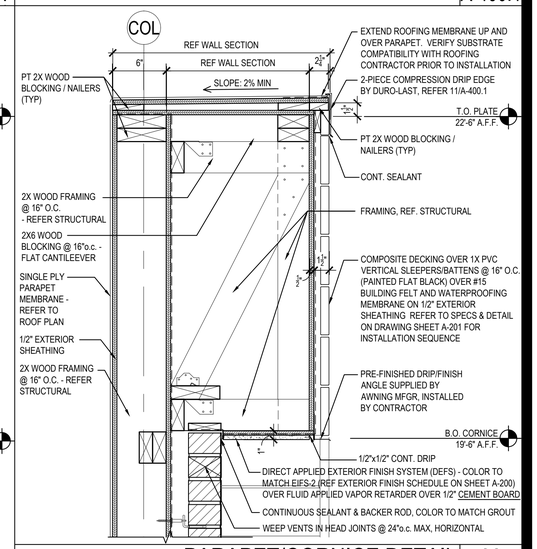

PARAPET/CORNICE DETAIL	03
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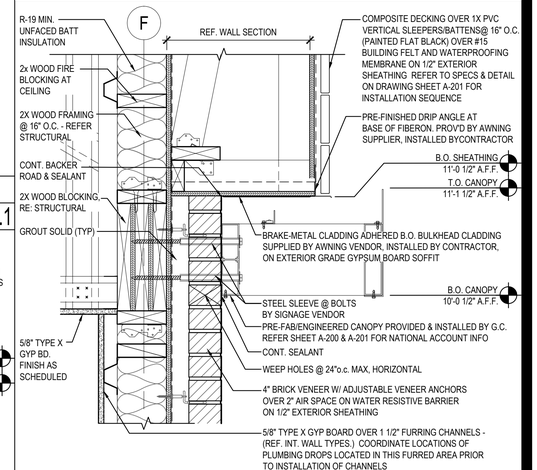

CANOPY/CORNICE DETAIL	02
Scale= 1 1/2" = 1'-0"	A-400.1

NOT USED	01
Scale= 1 1/2" = 1'-0"	A-400.1

PANDA EXPRESS CHINESE KITCHEN

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REVISIONS:

ISSUE DATE:

	PERMIT / BID SET	10-12-22

DRAWN BY: AB / AF

PANDA PROJECT #: D8675
ARCH PROJECT #: JCDT21-0221-00

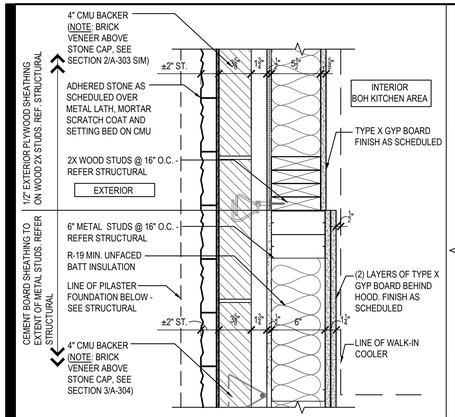
COMMONWEALTH OF VIRGINIA
PETER DUBIN
No. 010655
ARCHITECT
02/07/2023

NORR
ARCHITECTS ENGINEERS PLANNERS

PANDA EXPRESS
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

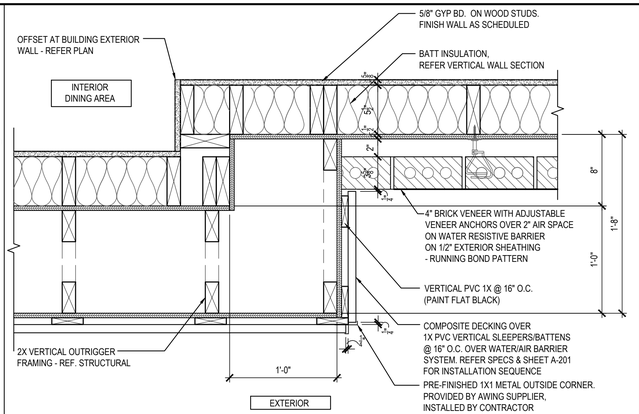
A-400.1

ARCHITECTURAL DETAILS



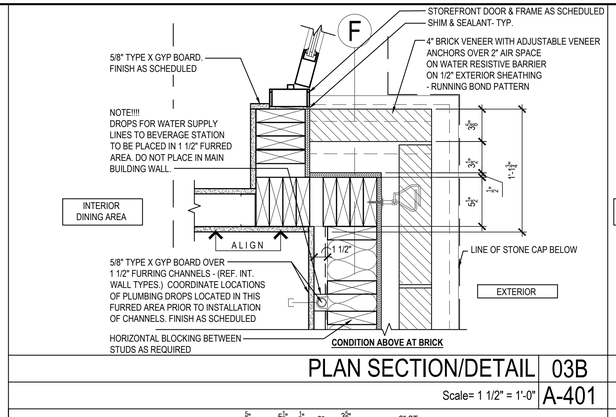
PLAN SECTION/DETAIL 09

Scale= 1 1/2" = 1'-0" | A-401



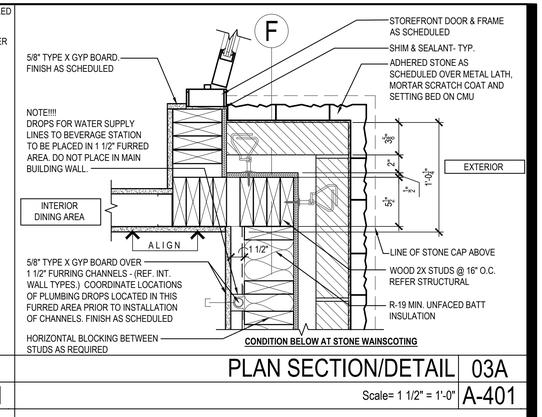
PLAN SECTION/DETAIL 11

Scale= 1 1/2" = 1'-0" | A-401



PLAN SECTION/DETAIL 03B

Scale= 1 1/2" = 1'-0" | A-401



PLAN SECTION/DETAIL 03A

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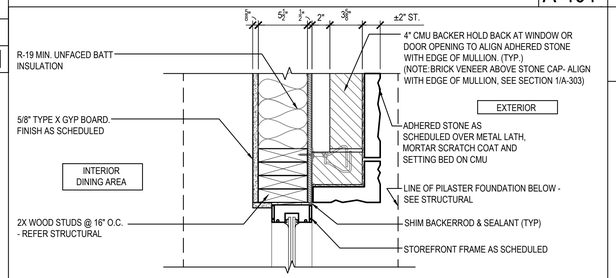

PLAN SECTION/DETAIL 10

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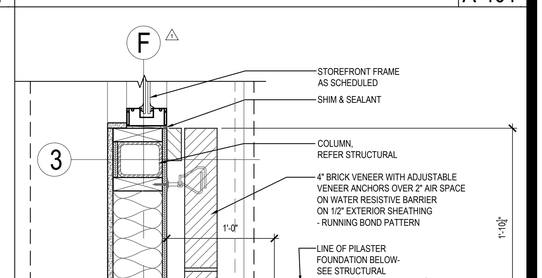

PLAN SECTION/DETAIL 02

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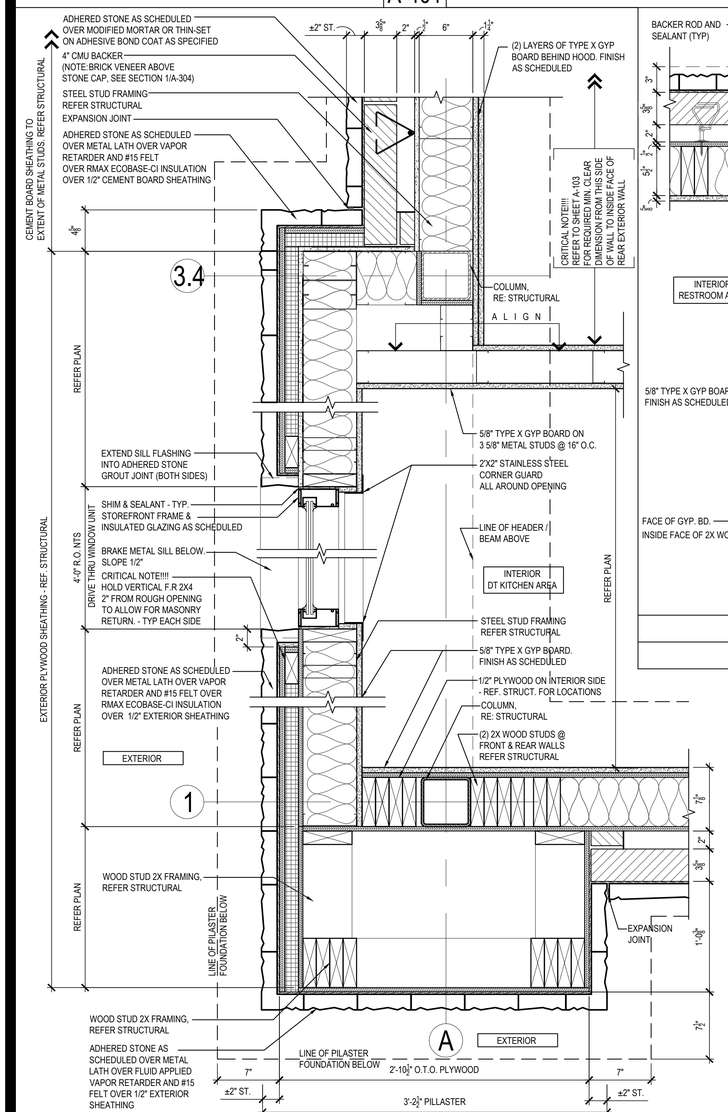
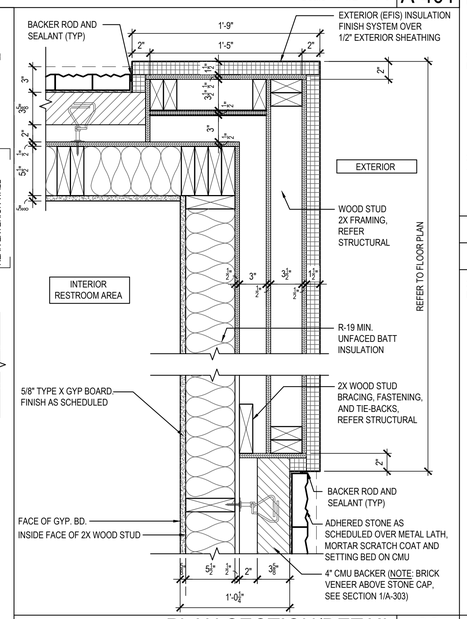


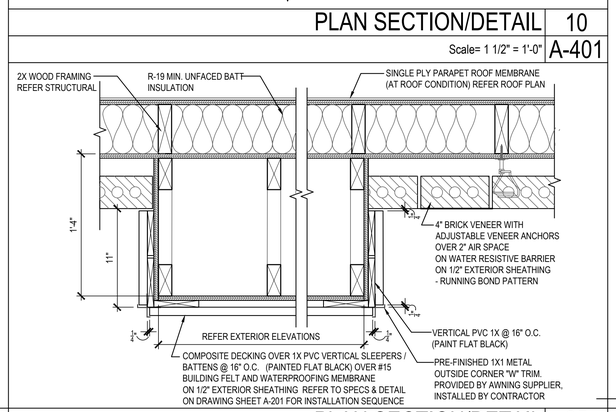
PLAN SECTION/DETAIL 08

Scale= 1 1/2" = 1'-0" | A-401



PLAN SECTION/DETAIL 06

Scale= 1 1/2" = 1'-0" | A-401



PLAN SECTION/DETAIL 05

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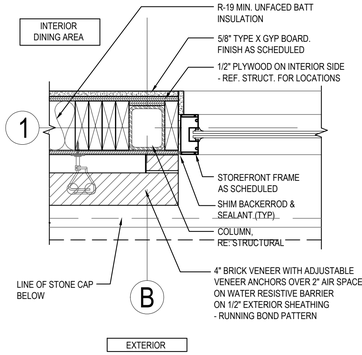
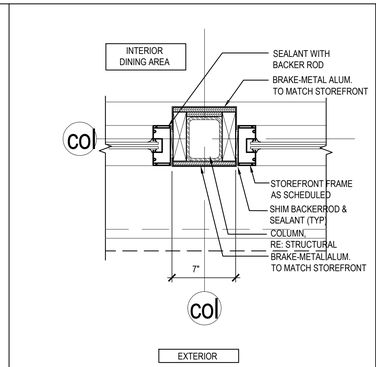


PLAN SECTION/DETAIL 07

Scale= 1 1/2" = 1'-0" | A-401



PLAN SECTION/DETAIL 04

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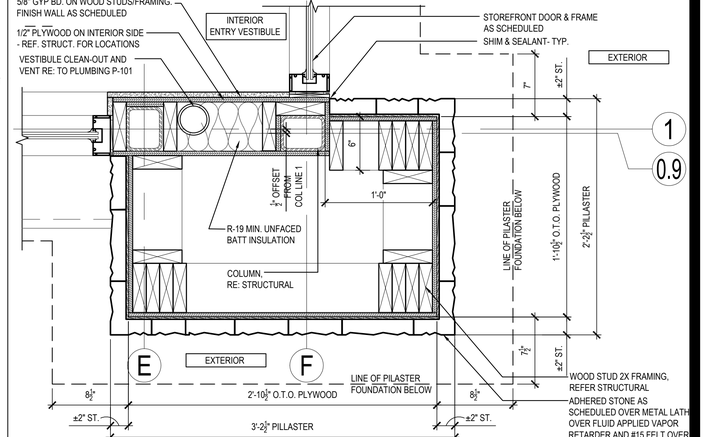

PLAN SECTION/DETAIL 01

Scale= 1 1/2" = 1'-0" | A-401

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PANDA PROJECT #: D8675

ARCH PROJECT #: JCDT21-0221-00

COMMONWEALTH OF VIRGINIA
PETER DUBIN
No. 010655
ARCHITECT
02/07/2023

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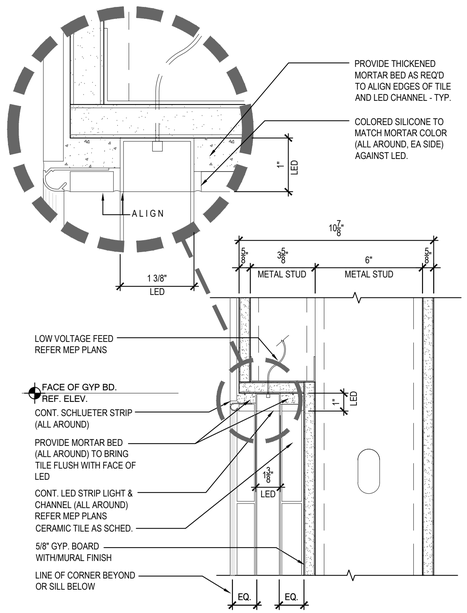
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

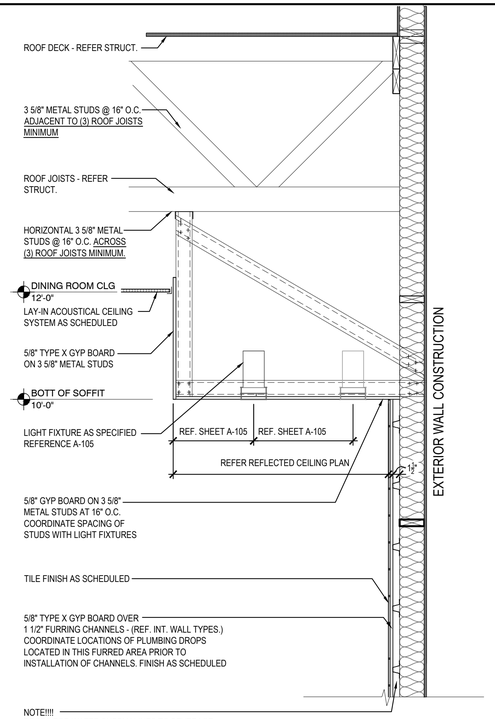
A-401

ARCHITECTURAL DETAILS

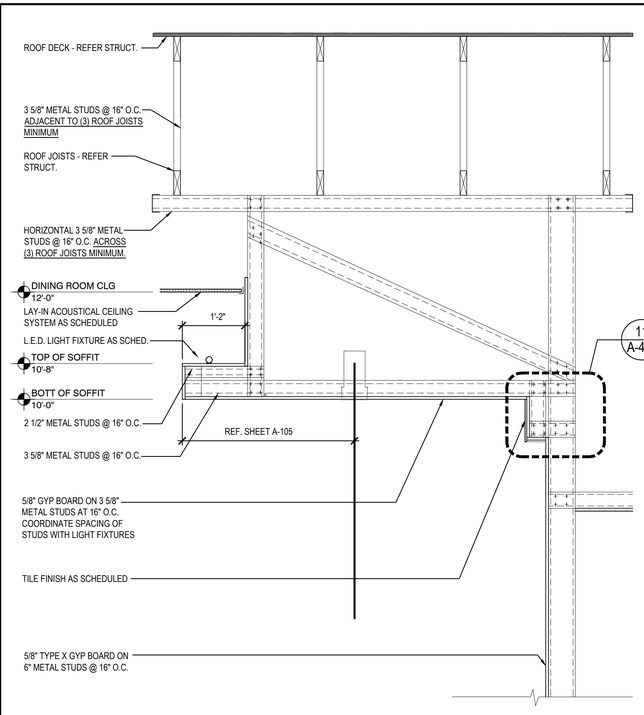


SILL CONDITION - SIM
JAMB CONDITION - SIM

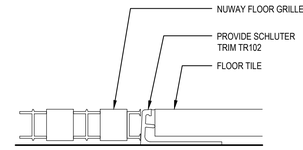
ART MURAL DETAIL - HEAD | 11
Scale= 3" = 1'-0" | A-402



BEVERAGE STATION SOFFIT DETAILS | 10
Scale= 3/4" = 1'-0" | A-402

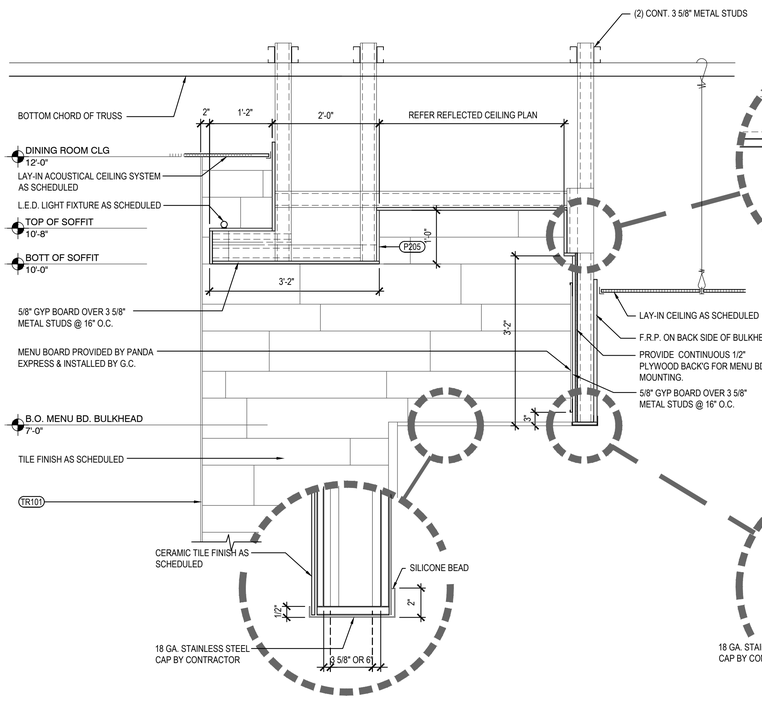


BEVERAGE STATION SOFFIT DETAILS | 9
Scale= 3/4" = 1'-0" | A-402

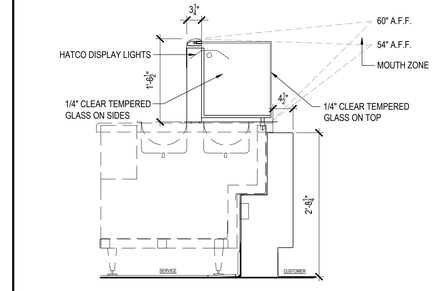


VESTIBULE FLOOR GRILLE | 3
Scale= NTS | A-402

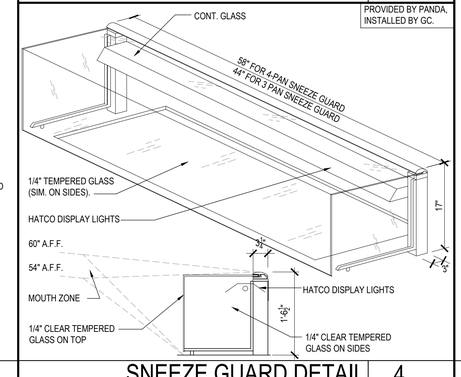
NOT USED | 2
Scale= 3/4" = 1'-0" | A-402



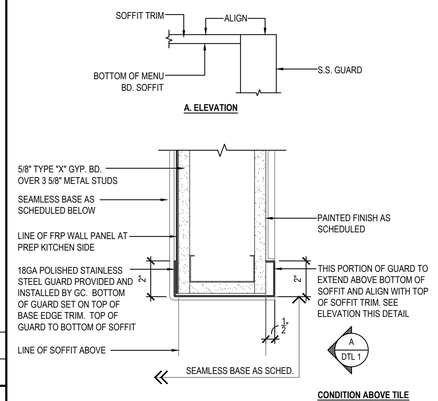
SERVICE COUNTER SOFFIT DETAILS | 8
Scale= 3/4" = 1'-0" | A-402



SNEEZE GUARD DETAIL | 5
Scale= NTS | A-402



SNEEZE GUARD DETAIL | 4
Scale= NTS | A-402



CORNER GUARD DETAIL | 1
Scale= 3" = 1'-0" | A-402

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DRAWN BY: AF

PANDA PROJECT #: D8675
ARCH PROJECT #: JCDT21-0221-00

COMMONWEALTH OF VIRGINIA
PETER DUBIN
No. 010655
ARCHITECT
02/07/2023

NORR
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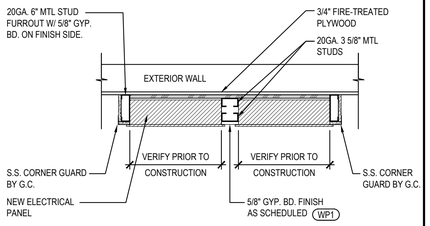
PANDA EXPRESS
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

A-402
ARCHITECTURAL DETAILS

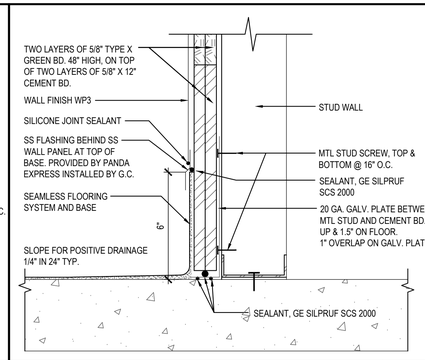
TRUE WARM & WELCOME 2500 R2



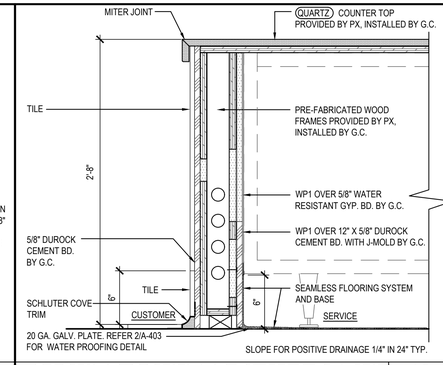
NOTE:
VERIFY ALL WALL PLACEMENT DIMENSIONS W/ ELECTRICAL PANEL SIZE, SPACING & MOUNTING HEIGHT REQUIREMENTS PRIOR TO CONSTRUCTION.

RATED WALLS:
G.C. TO PROVIDE 3M PRODUCT CS-195 COMPOSITE SHEETS AND INSTALL PER MANUFACTURERS RECOMMENDATIONS OR FIRE BLANKETS APPROVED BY LOCAL AUTHORITIES TO MAINTAIN INTEGRITY OF FIRE RATED WALL.

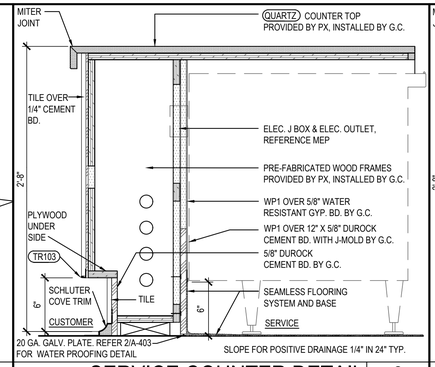
ELECTRIC PANELS DETAIL | 20
Scale= 3/4" = 1'-0" | A-403



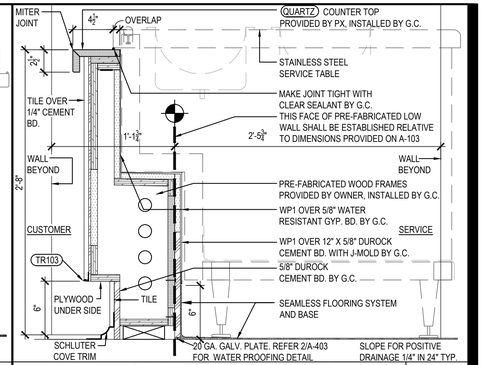
WALL BASE @ COOKLINE | 16
Scale= NTS | A-403



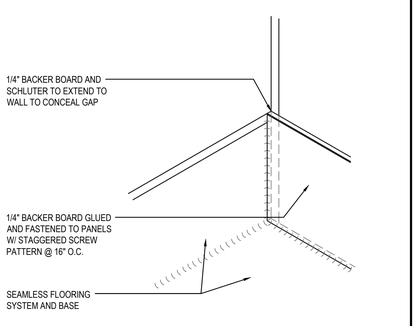
CASHIER COUNTER PLAN & DETAIL | 12
Scale= 1 1/2" = 1'-0" | A-403



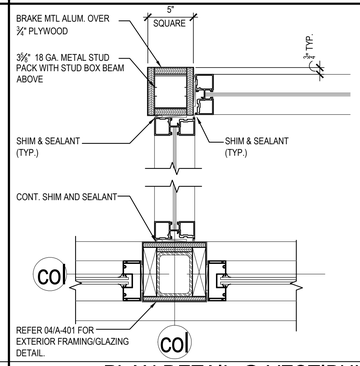
SERVICE COUNTER DETAIL | 8
Scale= 1 1/2" = 1'-0" | A-403



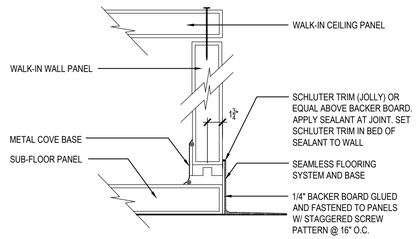
SERVICE COUNTER DETAIL | 4
Scale= 1 1/2" = 1'-0" | A-403



WALK-IN FREEZER GAP DETAIL | 19
Scale= 3" = 1'-0" | A-403

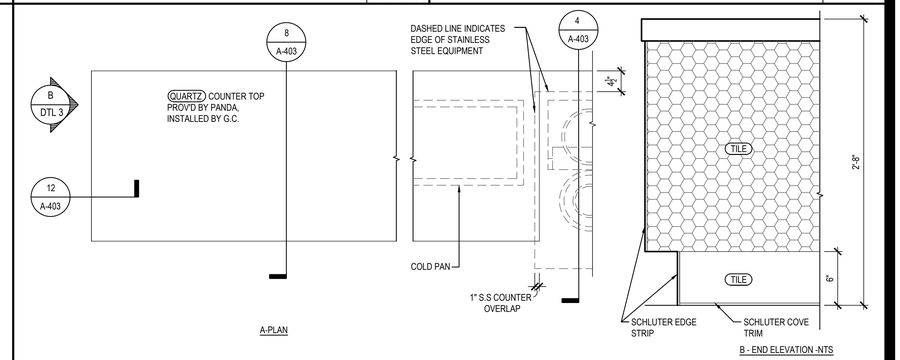


PLAN DETAIL @ VESTIBULE | 15
Scale= 1 1/2" = 1'-0" | A-403



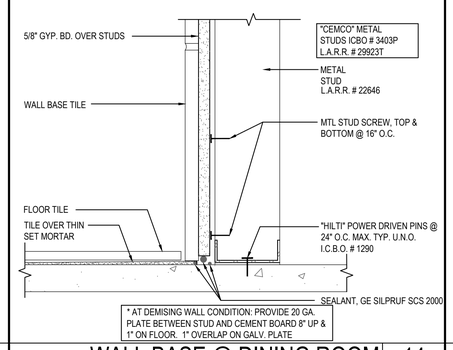
NOTE:
PROVIDE WALK-IN FREEZER MANUFACTURER FORM PLASTIC INSULATION COMPLIANCE LABEL PER SEC.2603 IBC

TYP. WALK-IN FREEZER SECTION | 11
Scale= 1 1/2" = 1'-0" | A-403

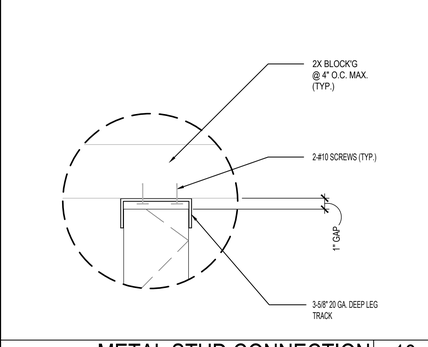


SERVICE COUNTER PLAN AND ELEVATION | 3
Scale= 3/4" = 1'-0" | A-403

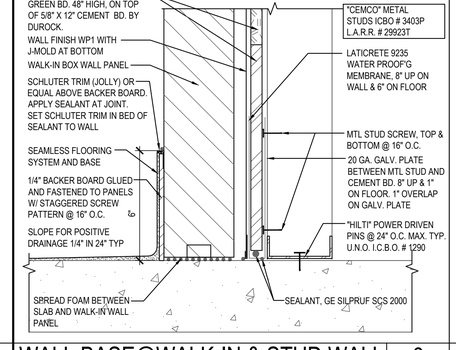
WALK-IN COOLER GAP DETAIL | 18
Scale= 3" = 1'-0" | A-403



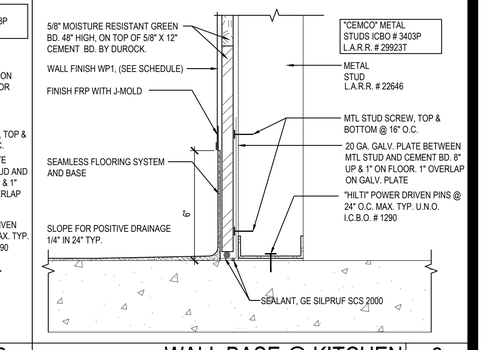
WALL BASE @ DINING ROOM | 14
Scale= 3" = 1'-0" | A-403



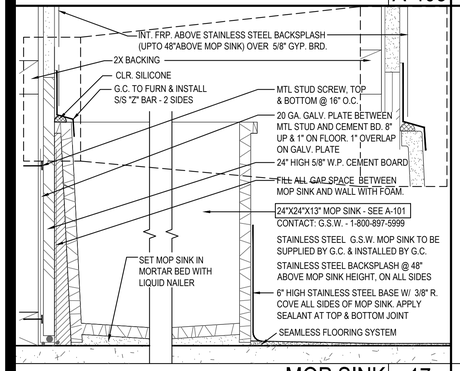
METAL STUD CONNECTION | 10
Scale= 1 1/2" = 1'-0" | A-403



WALL BASE@WALK-IN & STUD WALL | 6
Scale= 3" = 1'-0" | A-403

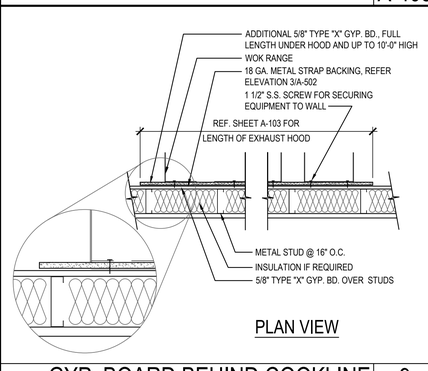


WALL BASE @ KITCHEN | 2
Scale= 3" = 1'-0" | A-403

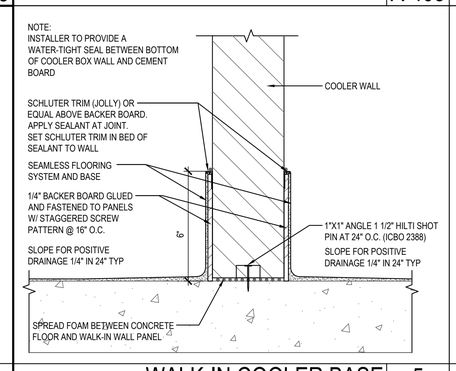


MOP SINK | 17
Scale= 3" = 1'-0" | A-403

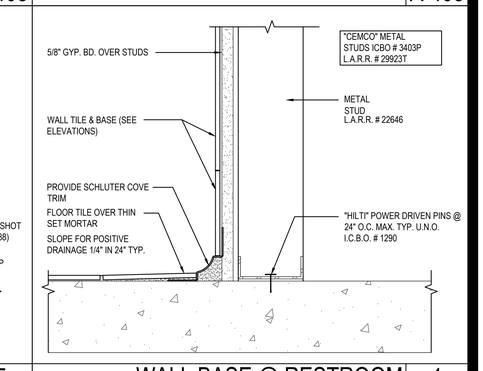
NOT USED | 13
Scale= 3/4" = 1'-0" | A-403



GYP. BOARD BEHIND COOKLINE | 9
Scale= NTS | A-403



WALK-IN COOLER BASE | 5
Scale= 3" = 1'-0" | A-403



WALL BASE @ RESTROOM | 1
Scale= 3" = 1'-0" | A-403

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DRAWN BY: AF

PANDA PROJECT #: D8675
ARCH PROJECT #: JCDT21-0221-00

COMMONWEALTH OF VIRGINIA
PETER DUBIN
No. 010655
ARCHITECT
02/07/2023

NORR
ARCHITECTS ENGINEERS PLANNERS

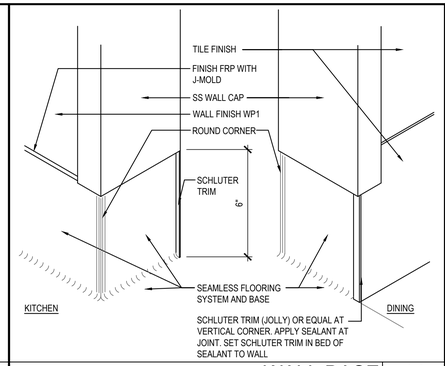
PANDA EXPRESS
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

A-403
ARCHITECTURAL DETAILS

NOT USED 21

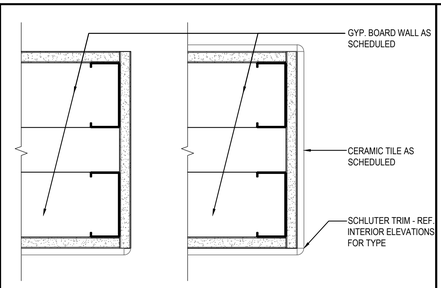
Scale= NTS A-404

WALL BASE 14



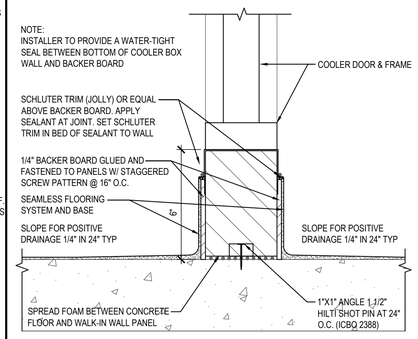
Scale= 3" = 1'-0" A-404

PLAN SECTION WALL DETAIL 11



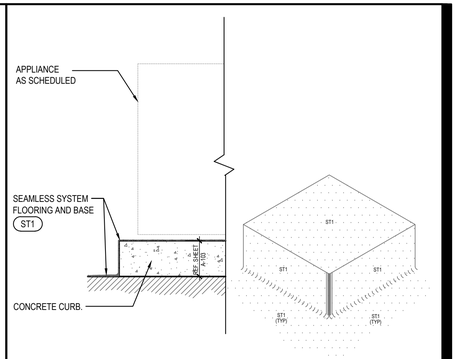
Scale= 3" = 1'-0" A-404

WALL BASE @ COOLER 7



Scale= 3" = 1'-0" A-404

CURB DETAIL 4



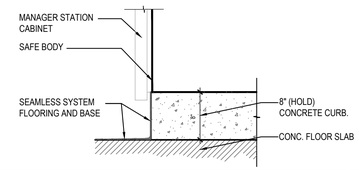
Scale= 1" = 1'-0" A-404

MANAGER CABINET STATION CURB SIZES REFER FLR. PLAN FOR LOCATION

1) IF CABINET IS ENCLOSED BY 3 SIDE OF WALLS:
8" H X 24" W X 48-1/2" L (CONCRETE CURB ONLY, NOT INCLUDE SEAMLESS BASE)
SEAMLESS SYSTEM ON FRONT FACE (EXPOSED CURB). THIS APPLY TO PROTOTYPE BUILDING LAYOUTS.

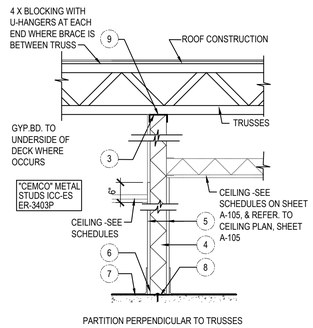
2) IF CABINET ENCLOSED BY ONLY (1) ONE WALL:
8" H X 24" W X 46" L (CONCRETE CURB ONLY, NOT INCLUDE SEAMLESS BASE)
SEAMLESS SYSTEM ON FRONT AND (1) SIDE FACE (EXPOSED CURB)

3) IF CABINET OPEN WITH NO WALLS:
8" H X 24" W X 46" L (CONCRETE CURB ONLY, NOT INCLUDE SEAMLESS BASE)
SEAMLESS SYSTEM ON ALL 3 SIDES OF THE CURB



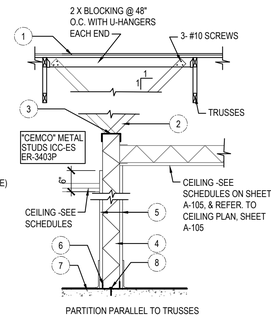
MGR. STATION & SAFE CURB 20

Scale= 1" = 1'-0" A-404



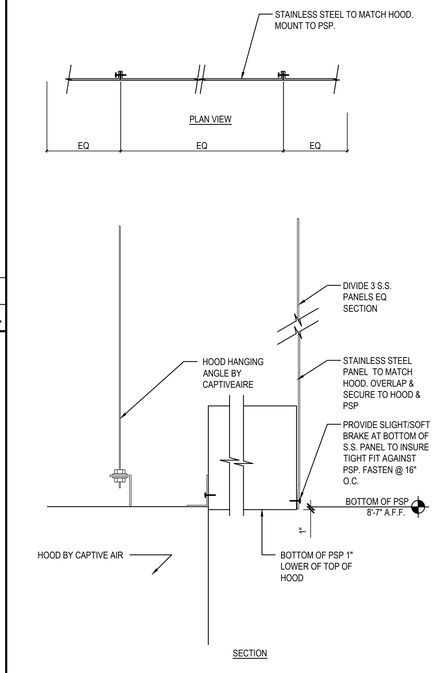
HEIGHT	METAL STUD SIZE & SPACING
UP TO 12'-0"	1½"x3½"x20Ga @ 16" O.C.
SPACING LENGTH	SIZE
6'-0" OR UNDER	3½"x20Ga
6'-1" TO 8'-0"	4"x20Ga

1. STRUCTURAL MEMBER ABOVE
2. BRACING @ 4'-0" O.C. STAGGERED W/ 3#10 EA. END
3. 20 Ga. CONT. TRACK W/ 8# SCREW/STUD
4. METAL STUDS (SEE SCHEDULE)
5. SEE ARCHITECTURAL FOR FINISH
6. CONT. 20 Ga. UNPUNCHED TRACK (1 1/16" FLANGE)
7. CONCRETE SLAB
8. HILTI POWDER ACTUATED FASTENER .145 Ø x 1 1/2" PENETRATION @ 32" O.C. OR EQUAL
9. 18 Ga. UNPUNCHED 3" DEEP LEG TRACK W/ 3 #10 SCREWS
10. #8 SCREW PER STUD TYPICAL CONNECTION EA. FLANGE OF STUD TO STEEL TRACK (TOP & BOTT. TRACK)



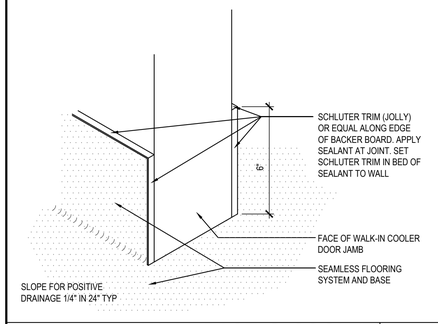
PARTITION DETAILS 10

Scale= 3/4" = 1'-0" A-404



S.S. DETAIL @ EXHAUST HOOD 6

Scale= 1/2" = 1'-0" A-404

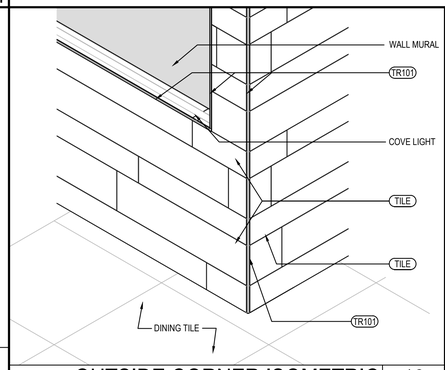


WALL BASE @ COOLER 3

Scale= 3" = 1'-0" A-404

FINISH WALL
POST BELOW
1'-1" TYP. U.N.O.
CORE DRILLED TABLE PLAN VIEW
QUARTZ TABLE TOP
3"Ø STEEL POST
28" FOR LOW TABLE BASE T1c, T3l, T3g, T3h, T9a
32" FOR KITCHEN COUNTER HIGH TABLE BASE T7c, T7d
REFER ENLARGE DETAIL BELOW.

NOTE:
G.C. TO REFER CORE DRILL LOCATION ON SHEET A-109

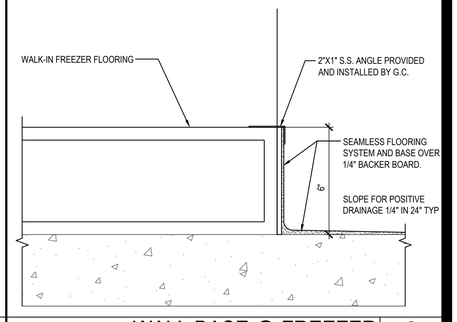


OUTSIDE CORNER ISOMETRIC 13

Scale= 3/4" = 1'-0" A-404

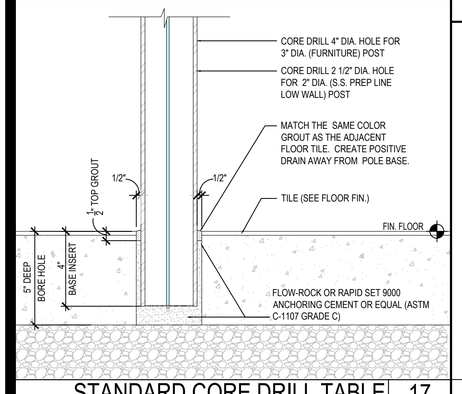
NOT USED 9

Scale= 3/4" = 1'-0" A-404



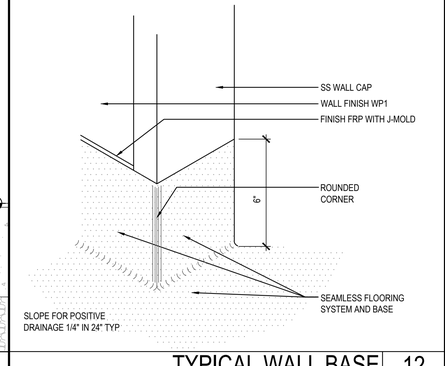
WALL BASE @ FREEZER 2

Scale= 3" = 1'-0" A-404



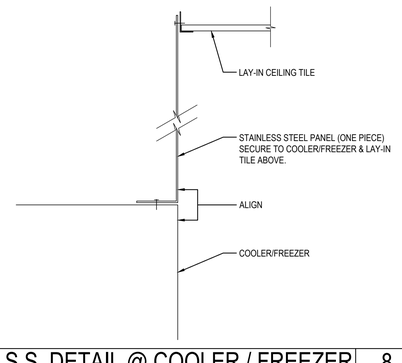
STANDARD CORE DRILL TABLE 17

NTS A-404



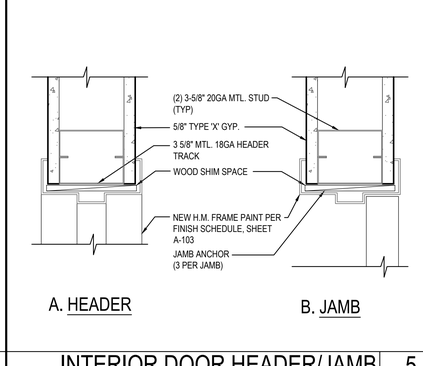
TYPICAL WALL BASE 12

Scale= 3" = 1'-0" A-404



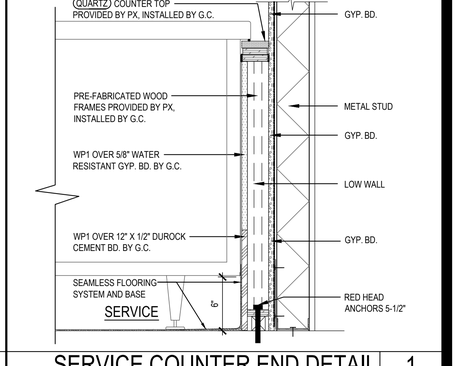
S.S. DETAIL @ COOLER / FREEZER 8

Scale= 1/2" = 1'-0" A-404



INTERIOR DOOR HEADER/JAMB 5

Scale= 3" = 1'-0" A-404



SERVICE COUNTER END DETAIL 1

Scale= 1 1/2" = 1'-0" A-404

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91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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DRAWN BY: AF

PANDA PROJECT #: D8675

ARCH PROJECT #: JCDT21-0221-00

COMMONWEALTH OF VIRGINIA
PETER DUBIN
No. 010655
ARCHITECT
02/07/2023

NORR
ARCHITECTS ENGINEERS PLANNERS

PANDA EXPRESS
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

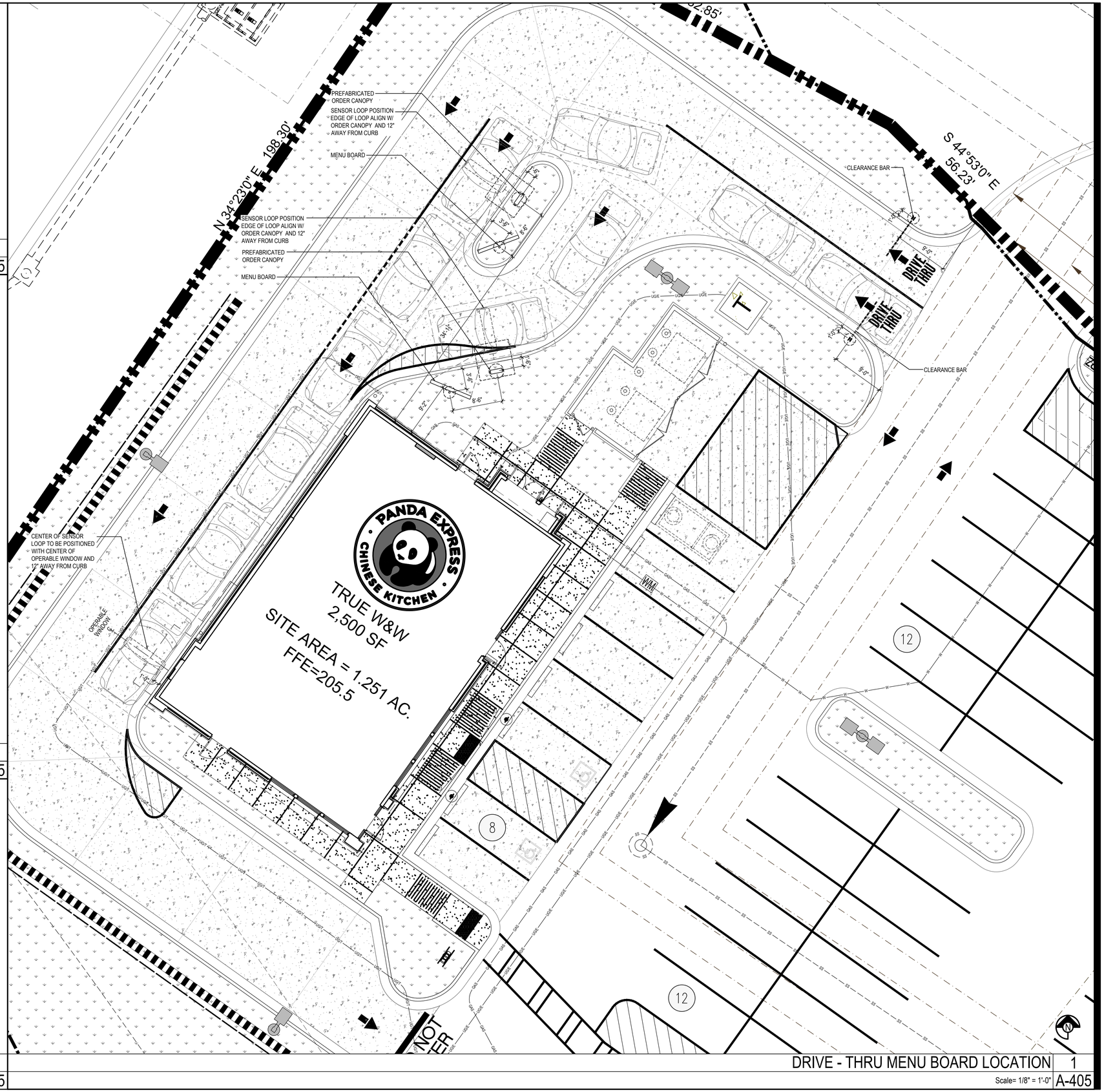
A-404

ARCHITECTURAL DETAILS

TRUE WARM & WELCOME 2500 R2

NOT USED 4

Scale= 1/2" = 1'-0" A-405



NOT USED 5

Scale= 1/8" = 1'-0" A-405

NOT USED 3

Scale= NTS A-405

NOT USED 2

Scale= 1/4" = 1'-0" A-405

DRIVE - THRU MENU BOARD LOCATION 1

Scale= 1/8" = 1'-0" A-405

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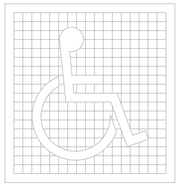
A-405

ARCHITECTURAL DETAILS
DRIVE THRU

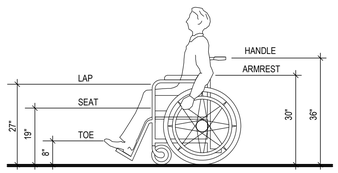
SITE DEVELOPMENT:

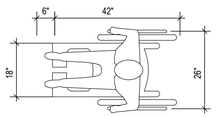
1. SURFACE SLOPES OF PARKING SPACES FOR THE PHYSICALLY DISABLED SHALL NOT EXCEED 1/4-INCH PER FOOT IN ANY DIRECTION.
2. PEDESTRIAN WAYS THAT ARE ACCESSIBLE TO THE PHYSICALLY DISABLED SHALL BE PROVIDED FROM EACH DISABLED PARKING SPACE TO RELATED FACILITIES, INCLUDING CURBS CUTS OR RAMPS AS REQUIRED.
3. THE SURFACE OF EACH PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING THE SYMBOL OF ACCESSIBILITY CONSISTING OF A WHITE FIGURE ON A BLUE BACKGROUND, AT LEAST 3' FEET SQUARE



PROPORTIONS
INTERNATIONAL SYMBOL OF ACCESSIBILITY

DISPLAY CONDITIONS
INTERNATIONAL SYMBOL OF ACCESSIBILITY (1)

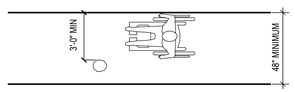




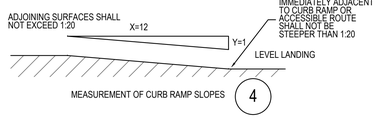
DIMENSIONS OF ADULT-SIZED WHEELCHAIRS (2)

CURB RAMPS, WALKS AND SIDEWALKS:

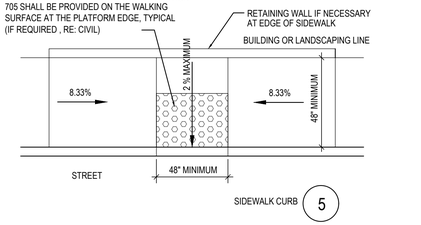
4. WALKS AND SIDEWALKS SHALL HAVE CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING ½" AND SHALL BE A MINIMUM OF 36" IN. WIDTH PER ADA. (48" MIN. IS RECOMMENDED)
5. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTAL (5% GRADIENT) IT SHALL COMPLY WITH THE PROVISIONS FOR PEDESTRIAN RAMPS.
6. SURFACE CROSS SLOPES SHALL NOT EXCEED 1.5% PER FOOT.
7. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED ½", WHEN CHANGES IN LEVELS DO OCCUR, THEY SHALL NOT BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING ¼" MAY BE VERTICAL
8. WHEN CHANGES IN LEVELS GREATER THAN ½" ARE NECESSARY, THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS & PEDESTRIAN RAMPS.
9. NOT USED
10. CURB RAMPS SHALL BE CONSTRUCTED AT EACH CORNER OF STREET INTERSECTIONS AND WHERE A PEDESTRIAN WAY CROSSES A CURB.
11. CURB RAMPS SHALL BE A MINIMUM OF 4 FEET IN WIDTH AND SHALL LIE GENERALLY, IN A SINGLE SLOPED PLANE, WITH A MINIMUM OF SURFACE WARPING AND CROSS SLOPE.
12. THE SLOPE OF CURB RAMPS SHALL NOT EXCEED 1 VERTICAL TO 7.5 HORIZONTAL. THE SLOPE OF THE FANNED OR FLARED SIDES OF CURB RAMPS SHALL NOT EXCEED 1 VERTICAL TO 7.5 HORIZONTAL.
13. A 1.5% MAXIMUM SLOPE LANDING 4 FEET DEEP SHALL BE PROVIDED AT THE UPPER END OF EACH CURB RAMP OVER ITS FULL WIDTH TO PERMIT SAFE EGRESS FROM THE RAMP SURFACE.
14. NOT USED
15. THE SURFACE OF EACH CURB RAMP AND ITS FLARED SIDES SHALL BE SLIP-RESISTANT AND SHALL BE OF CONTRASTING FINISH FROM THAT OF THE ADJACENT SIDEWALK.
16. NOT USED



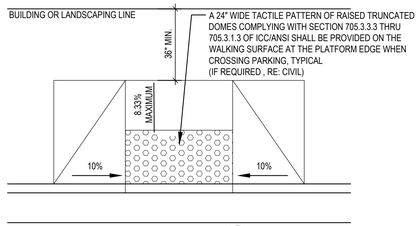
MINIMUM PASSAGE WIDTH FOR ONE WHEELCHAIR AND ONE AMBULATORY PERSON (3)



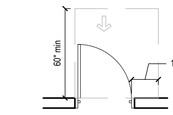
MEASUREMENT OF CURB RAMP SLOPES (4)



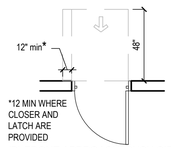
(5)



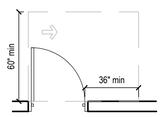
SIDEWALK CURB (6)



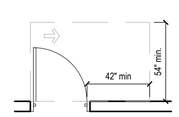
(A) FRONT APPROACH, PULL SIDE



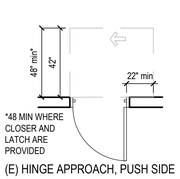
(B) FRONT APPROACH, PUSH SIDE



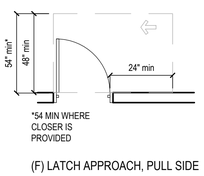
(C) HINGE APPROACH, PULL SIDE



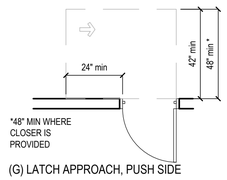
(D) HINGE APPROACH, PULL SIDE



(E) HINGE APPROACH, PUSH SIDE



(F) LATCH APPROACH, PULL SIDE



(G) LATCH APPROACH, PUSH SIDE

(7)

ENTRANCES:

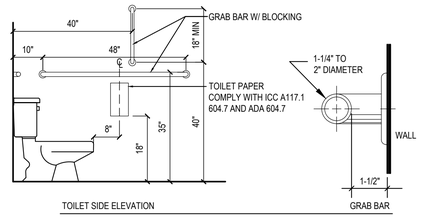
17. PROVIDE AT METALLIC SIGN OVER EACH STOREFRONT DOOR STATING: "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS". LETTERS SHALL NT BE LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND. THE SIGN SHALL BE INSTALLED BY THE GENERAL CONTRACTOR ON THE STOREFRONT ALUMINUM HEADER FRAME.
18. ALL NEW PRIMARY ENTRANCES TO THE BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY DISABLED.
19. ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS. GENERAL CONTRACTOR SHALL PROVIDE STANDARD SIGNAGE. CALIFORNIA REQUIRES ISA (INTERNATIONAL SYMBOL OF ACCESSIBILITY) AT ALL ACCESSIBLE ENTRANCES.
20. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET - 8 INCHES IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF DOORWAY IS NOT LESS THAN 32-INCHES
21. WHERE PAIR OF DOORS IS UTILIZED AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32-INCHES WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
22. LATCHING AND LOCKING 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
23. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34-INCHES MINIMUM AND 48" ABOVE THE FLOOR. (34-INCHES TO 44-INCHES FOR CALIFORNIA ONLY)
24. THE FLOOR AND LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH OF 60-INCHES IN THE DIRECTION OF TRAVEL AND THE LENGTH OF 48-INCHES IN OPPOSITE DIRECTION OF TRAVEL. SEE DIAGRAM "MANEUVERING CLEARANCE"
25. THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24-INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18-INCHES PAST THE STRIKE EDGE FOR THE INTERIOR DOORS.
26. THE FLOOR OR LANDING SHALL BE NOT MORE THAN ½" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN ¼" AND ½" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2
27. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRIP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSHED SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
28. A NARROW FRAME WITH A BEVELED TOP (30 DEGREES MAX. BEVEL TO VERTICAL PLANE) INSTALLED AT THE BOTTOM OF THE GLASS DOOR (WITH NO SIDE FRAMES) MAY BE USED IN LIEU OF PROVIDING THE REQUIRED 10" UNINTERRUPTED SURFACE AT THE BOTTOM OF THE DOOR.
29. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT EXCEED 15 LBS.

CORRIDORS AND AISLE:

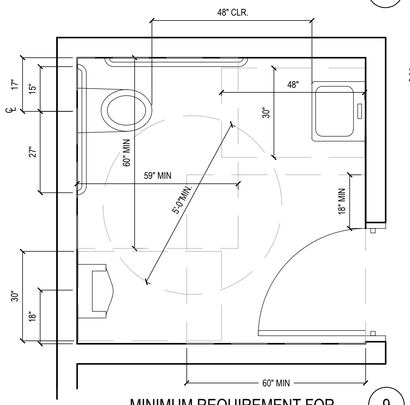
30. FLOOR SURFACES SHALL BE SLIP-RESISTANT
31. EVERY PORTION OF EVERY BUILDING IN WHICH ARE INSTALLED SEA TS, TABLES, MERCHANDISE, EQUIPMENT OR SIMILAR MATERIALS SHALL BE PROVIDED WITH AISLES LEADING TO AN EXIT.
32. EVERY AISLE SHALL BE NOT LESS THAN 3 FEET WIDE IF SERVING ONLY ONE SIDE, AND NOT LESS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

SANITARY FACILITIES:

33. ACCESSIBLE SIGN CONTAINING TACTILE CHARACTER IS PROVIDED AT DOOR, THE SIGN SHALL BE ALONGSIDE THE DOOR ON LATCH SIDE AND AT DOUBLE DOORS, THE SIGN SHALL BE RIGHT OF THE RIGHT HANDED DOOR. THE SIGN CONTAINING TACTILE CHARACTERS SHALL HAVE 18" MINIMUM BY 18" MINIMUM SPACE ON THE FLOOR CENTERED ON SIGN. THE SIGN TACTILE CHARACTER SHALL BE 48" MINIMUM TO THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60" MAXIMUM TO THE BASELINE OF THE HIGHEST TACTILE CHARACTER ABOVE FLOOR.
34. CLEARANCE AROUND THE WATER CLOSET SHALL BE 60" MINIMUM MEASURED PERPENDICULAR FROM THE SIDEWALL, AND 56" MINIMUM MEASURED PERPENDICULAR FROM REAR WALL. NO OTHER FIXTURES OR OBSTRUCTION SHALL BE WITHIN WATER CLOSET CLEARANCE (PER ADA) (REFER TO LOCAL JURISDICTION FOR ADDITIONAL REQUIREMENTS.
35. WATER CLOSET COMPARTMENTS SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC CLOSING DEVICE, AND SHALL HAVE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32-INCHES WHEN LOCATED AT THE END AND 34-INCHES WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROMITS CLOSED POSITION.
36. EXCEPT FOR DOOR OPENING WIDTH AND DOOR SWINGS; A CLEAR UNOBSTRUCTED ACCESS NOT LESS THAN 44-INCHES SHALL BE PROVIDED TO WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY THE DISABLED. THE SPACE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL BE NOT LESS THAN 48-INCHES AS MEASURED AT RIGHT ANGLES TO THE COMPARTMENT DOOR IN IT'S CLOSED POSITION.
37. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17-INCHES AND A MAXIMUM OF 19-INCHES MEASURED TO THE TOP OF TOILET SEAT.
38. TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT 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.
39. WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR SPACE 30-INCHES WIDE X 48-INCHES LONG IN FRONT OF THE URINAL.
40. WHEN MORE THAN ONE URINAL IS PROVIDED, AT LEAST ONE SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17" MAXIMUM ABOVE THE FINISH FLOOR. URINALS SHALL BE 13-1/2" DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE.
41. A CLEAR FLOOR FORWARD APPROACH, AND KNEE AND TOE CLEARANCE SHALL BE PROVIDED. A SPACE 30-INCHES MINIMUM WIDE X 48-INCHES MINIMUM LONG SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR SHALL ADJOIN AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER CLEAR FLOOR SPACE. SUCH CLEAR FLOOR SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE UNDERNEATH THE LAVATORY.
42. LAVATORIES SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34-INCHES MAXIMUM ABOVE THE FINISH FLOOR.
43. TOE CLEARANCE: SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR AND 9-INCHES ABOVE THE FINISH FLOOR SHALL BE CONSIDERED TOE CLEARANCE. TOE CLEARANCE SHALL EXTEND 17-INCHES MINIMUM TO 25-INCHES MAXIMUM UNDER AN ELEMENT WITH A WIDTH OF 30-INCHES MINIMUM. SPACE EXTENDING GREATER THAN 6-INCHES BEYOND THE AVAILABLE KNEE CLEARANCE AT 9-INCHES ABOVE THE FINISH FLOOR SHALL NOT BE CONSIDERED TOE CLEARANCE.
43. 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. BETWEEN 9-INCHES AND 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. (CALIFORNIA KNEE CLEARANCE IS 29-INCHES AT THE FRONT EDGE AND 27-INCHES AT 8-INCHES DEEP)
44. ALL PIPES (HOT WATER, DRAIN PIPES, ETC.) UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
45. 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.
46. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM REFLECTING EDGE NOT MORE THAN 40-INCHES FROM THE FLOOR.
47. LOCATE TOWEL, SANITARY NAPKIN, AND WASTE RECEPTACLES WITH ALL OPERABLE PARTS NOT MORE THAN 40-INCHES FROM THE FLOOR.
48. 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 (8)



MINIMUM REQUIREMENT FOR ACCESSIBLE SANITARY FACILITIES (9)

GRAB BARS:

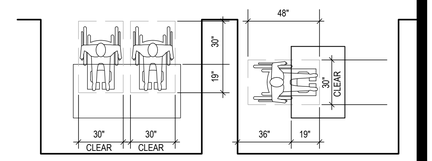
49. GRAB BARS, FASTENERS AND MOUNTING DEVICES SHALL BE DESIGNED FOR 250 LBS. PER LINEAR FEET LOAD.
50. GRAB BARS SHALL BE LOCATED ON EACH SIDE, OR ONE SIDE AND THE BACK OF THE PHYSICALLY DISABLED TOILET STALL OR COMPARTMENT AND SHALL BE SECURELY ATTACHED 35-INCHES TO TOP OF GRAB BAR AND PARALLEL TO THE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

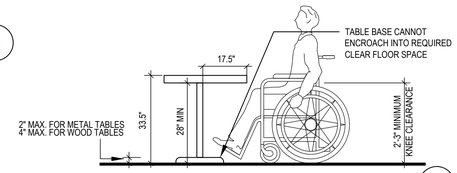
TELEPHONES:

58. IF PUBLIC TELEPHONES ARE PROVIDED, THEY SHALL COMPLY WITH DISABLED ACCESS REQUIREMENTS.
59. PROVIDE 30' X 48' CLEAR SPACE AT TELEPHONE. THE CLEAR SPACE MAY INCLUDE KNEE SPACE UNDER THE TELEPHONE.
60. THE HIGHEST OPERABLE PART OF THE TELEPHONE SHALL BE WITHIN 48- INCHES OF THE FLOOR 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.
61. SIDE APPROACH TELEPHONES REQUIRE THAT THE ENCLOSURE OVERHANG BE NO MORE THAN 19-INCHES AND BE AT LEAST 27-INCHES FROM THE FLOOR.
62. THE CORD FROM THE TELEPHONE TO THE HANDSET SHALL BE AT LEAST 29-INCHES LONG.
63. TELEPHONES SHALL BE HEARING AID COMPATIBLE PER ICC/ANSI SEC. 704.2.5
64. TELEPHONES SHALL HAVE PUSH-BUTTON CONTROLS WHERE SERVICE FOR SUCH EQUIPMENT IS AVAILABLE.

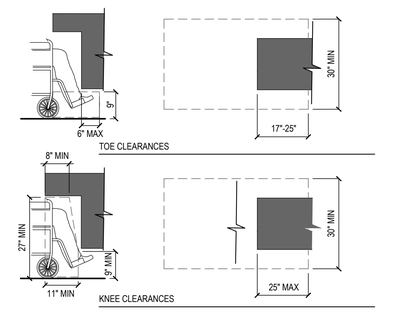
ADDITIONAL REQUIREMENTS:

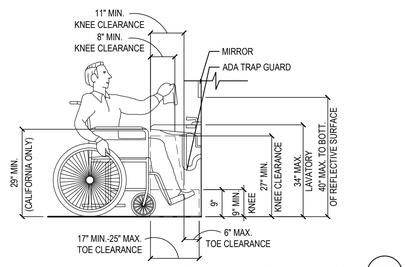
65. THE CENTER OF RECEPTACLE OUTLETS SHALL BE NOT LESS THAN 15- INCHES ABOVE THE FLOOR OR WORKING PLATFORMS,
66. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL BE 48" MAX HEIGHT FOR UNOBSTRUCTED FORWARD AND SIDE REACH. 48" MAX HEIGHT WITH 10" MAX. OBSTRUCTION AT SIDE REACH. 46" MAX HEIGHT AT 24" MAX OBSTRUCTION AT SIDE REACH
67. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS. THE SYMBOL 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 (10)





TOE & KNEE CLEARANCES (11)

68. CALIFORNIA ONLY: EACH PARKING SPACE RESERVED FOR PERSONS WITH PHYSICAL DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN ARE AND WHEN IN PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM OF 60-INCHES FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE. AN ADDITIONAL SIGN SHALL ALSO BE POSTED AT ENTRANCE TO OFF-STREET PARKING FACILITY OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL NOT BE LESS THAN 12-INCHES BY 18-INCHES IN SIZE WITH LETTERING NOT LESS THAN 1-INCH IN HEIGHT. REFER TO DETAIL 4 / A-408
69. AT KITCHEN: SINKS, FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE 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.

PANDA EXPRESS
CHINESE KITCHEN

PANDA EXPRESS, INC.
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91770
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REVISIONS:

ISSUE DATE:

	PERMIT / BID SET	10-12-22

DRAWN BY: AF

PANDA PROJECT #: D8675
ARCH PROJECT #: JCDT21-0221-00

COMMONWEALTH OF VIRGINIA
PETER DUBIN
No. 010655
ARCHITECT
02/07/2023

NORR
ARCHITECTS ENGINEERS PLANNERS

PANDA EXPRESS
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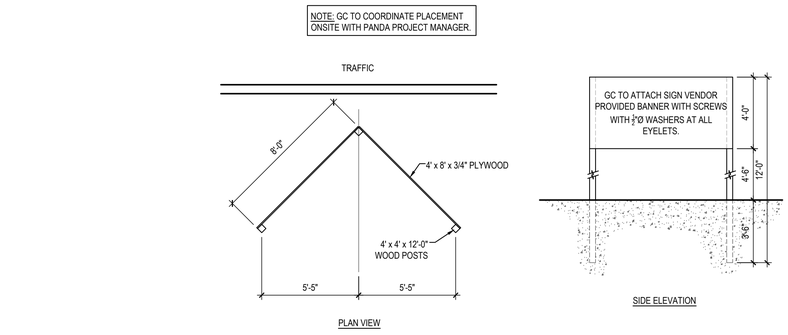
STAFFORD, VA 22554

A-406

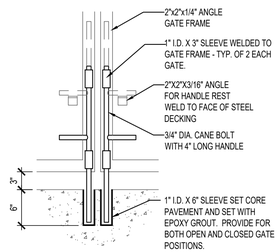
HANDICAPPED NOTES AND DETAILS

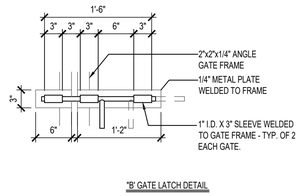
TRUE WARM & WELCOME 2500 R2



"COMING SOON" SIGN DETAIL | 16

Scale= 1/4" = 1'-0" | A-407



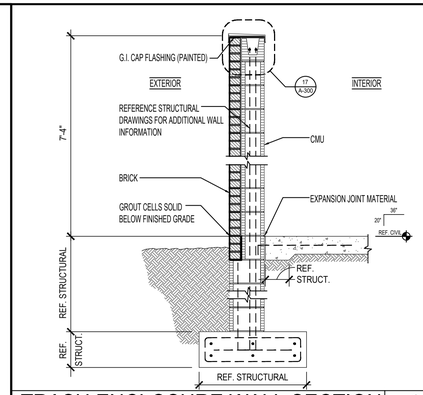


DUMPSTER GATE LATCH DETAILS | 15

Scale= NTS | A-407

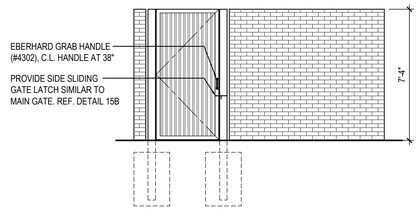
NOT USED | 11

Scale= NTS | A-407



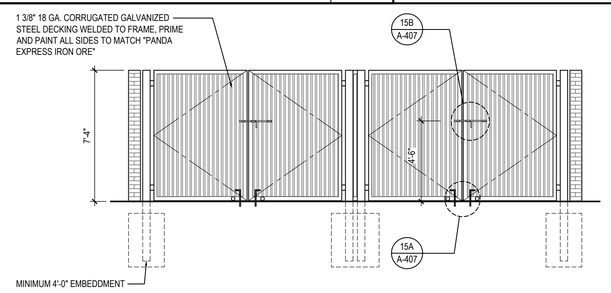
TRASH ENCLOSURE WALL SECTION | 8

Scale= 1/2" = 1'-0" | A-407



SIDE ELEVATION | 4

Scale= 1/4" = 1'-0" | A-407



NOTE:
THE TRASH ENCLOSURE EXTERIOR CMU WALLS TO HAVE BRICK FINISH TO MATCH BUILDING TEXTURE - SEE: A-200

TRASH ENCLOSURE WALL COLOR SHALL MATCH (BRK-1)

TRASH ENCLOSURE GATE COLOR SHALL MATCH "PANDA EXPRESS IRON ORE"

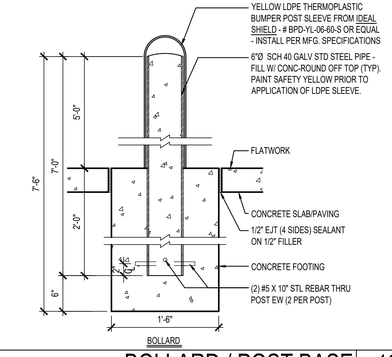
INTERIOR WALLS SHALL BE SMOOTH, CLEANABLE AND SEALED WITH AN APPROVED EPOXY CEMENT SEALER. COLOR TO MATCH EXTERIOR.

NOTE: CONTRACTOR TO SUPPLY & INSTALL ALL HINGES, GATE LATCHES, CANE BOLTS, ETC. AS INDICATED.

NOTE: ANY DIAGONAL SUPPORT FOR GATES SHALL BE INSTALLED ON THE INSIDE OF ENCLOSURE. THIS SHALL NOT BE VISIBLE ON THE OUTSIDE OF THE GATE.

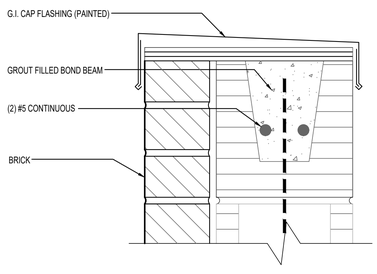
FRONT ELEVATION | 2

Scale= 1/4" = 1'-0" | A-407



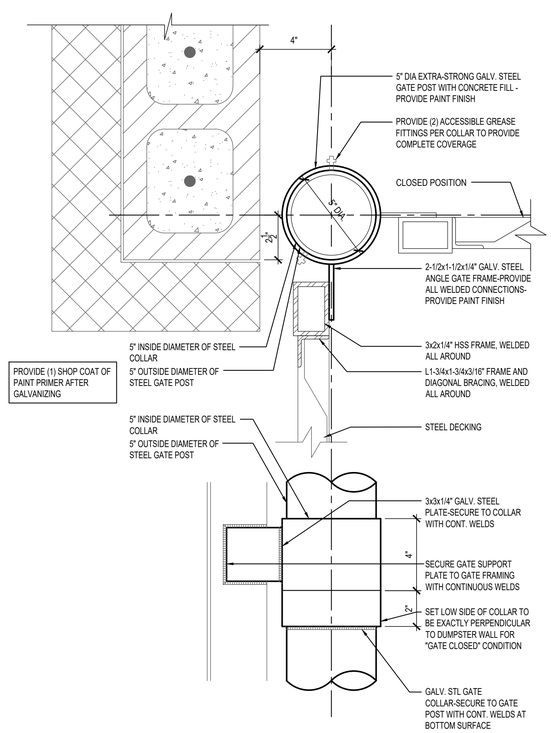
BOLLARD / POST BASE | 18

Scale= 1" = 1'-0" | A-407



DUMPSTER CAP DETAIL | 17

Scale= 3" = 1'-0" | A-407



HINGE DETAIL | 13

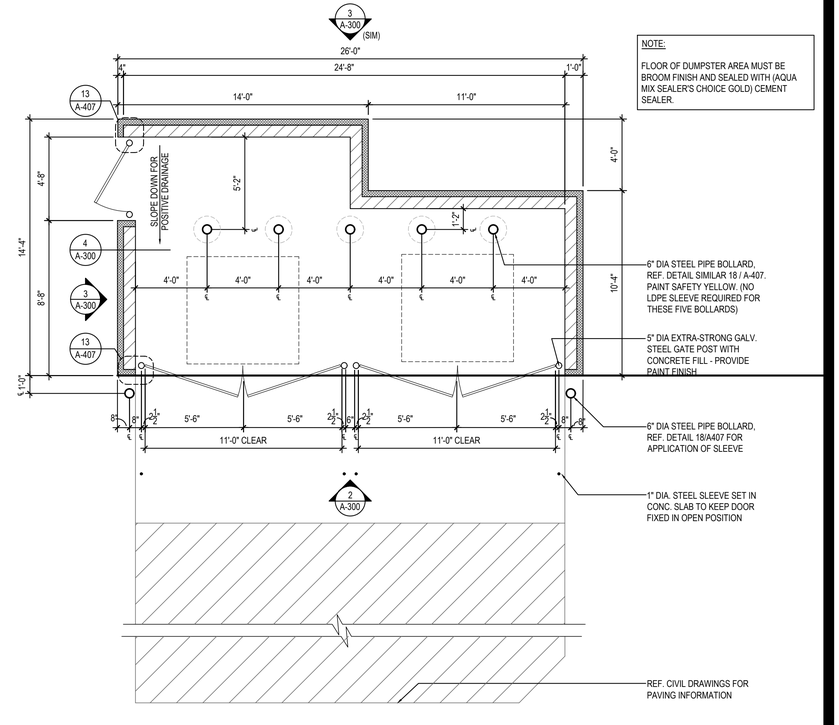
Scale= 3" = 1'-0" | A-407

NOT USED | 10

Scale: | A-407

NOT USED | 9

Scale: | A-407



TRASH ENCLOSURE | 1

Scale= 1/4" = 1'-0" | A-407

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Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

ISSUE DATE:

	PERMIT / BID SET	10-12-22

DRAWN BY: AF

PANDA PROJECT #: D8675

ARCH PROJECT #: JCDT21-0221-00

COMMONWEALTH OF VIRGINIA
PETER DUBIN
No. 010655
ARCHITECT
02/07/2023

NORR
ARCHITECTS ENGINEERS PLANNERS

PANDA EXPRESS
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

A-407

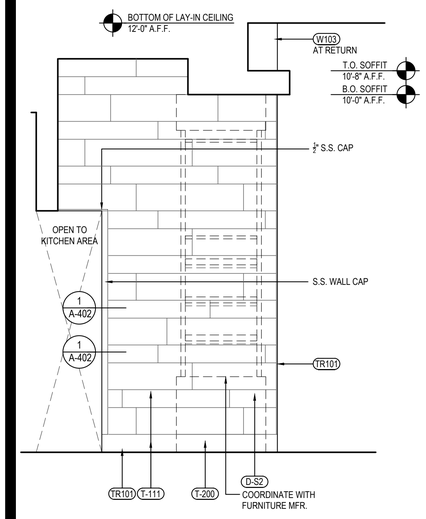
TRASH ENCLOSURE DETAILS

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

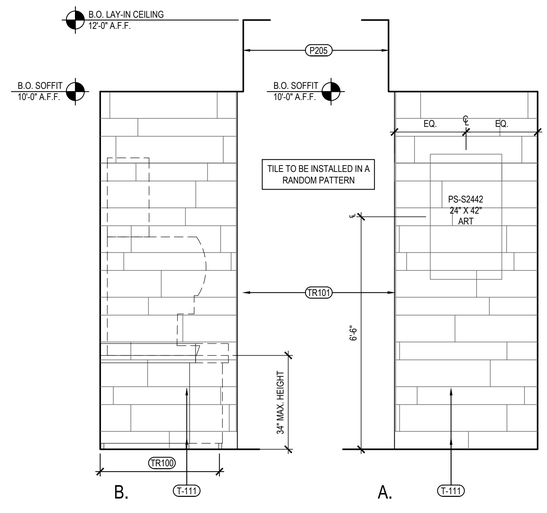
GENERAL DECOR NOTE:
ALL WALL DECORATIONS, PRINT LOCATIONS, ETC... TO BE VERIFIED WITH PANDA EXPRESS BY G.C.

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

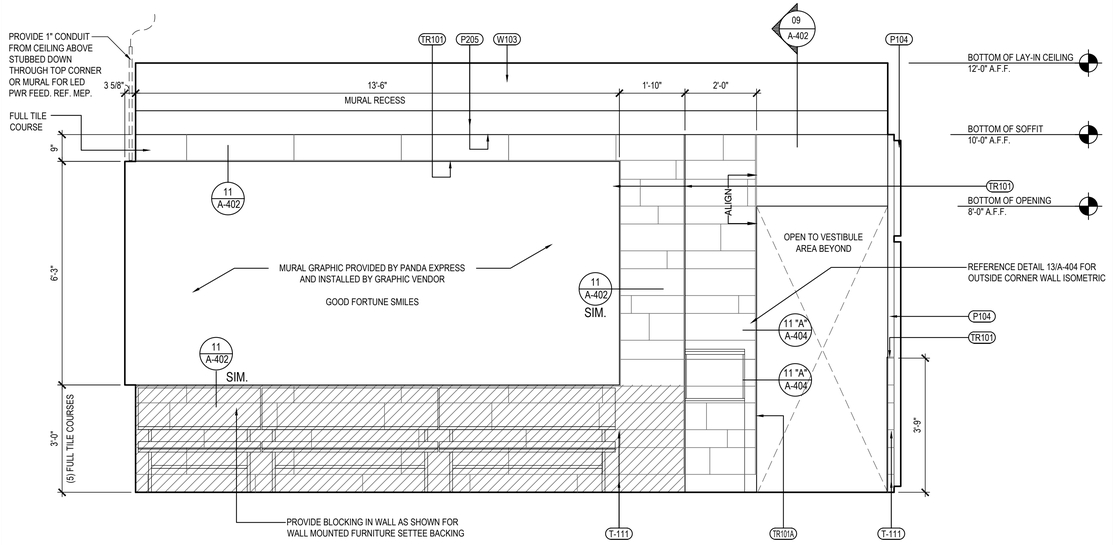
COORDINATE LOCATION OF ALARM DEVICES WITH ARTWORK (IF REQUIRED).



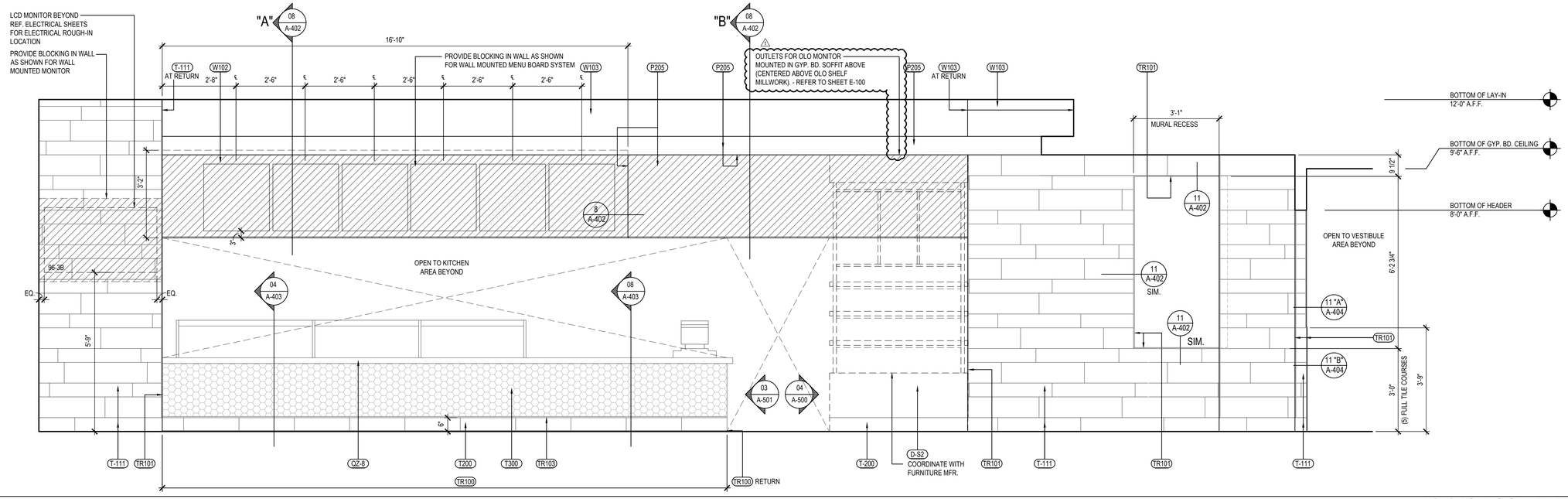
DINING ROOM ELEVATION 4
Scale= 1/2" = 1'-0" A-500



DINING ROOM ELEVATION 3
Scale= 1/2" = 1'-0" A-500



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



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

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COMMONWEALTH OF VIRGINIA
PETER DUBIN
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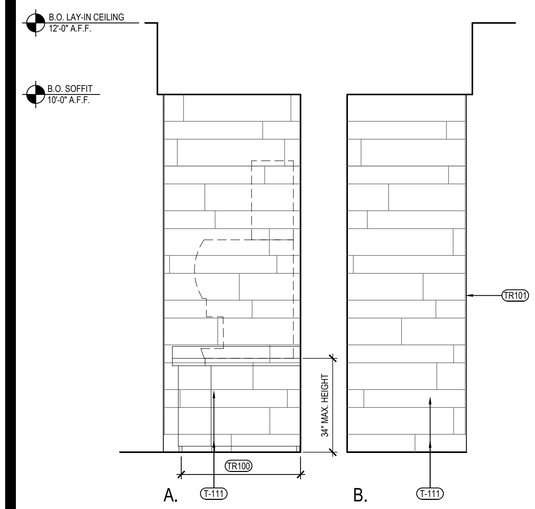
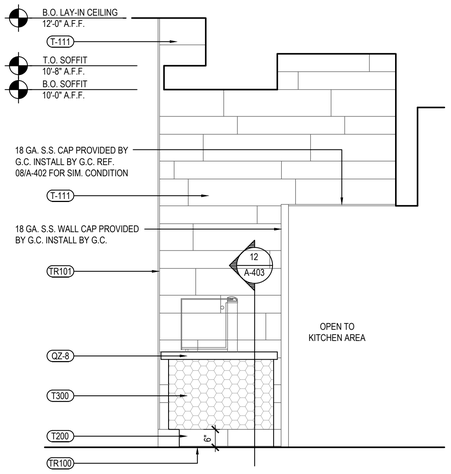
1121 COURTHOUSE RD.
STAFFORD, VA 22554

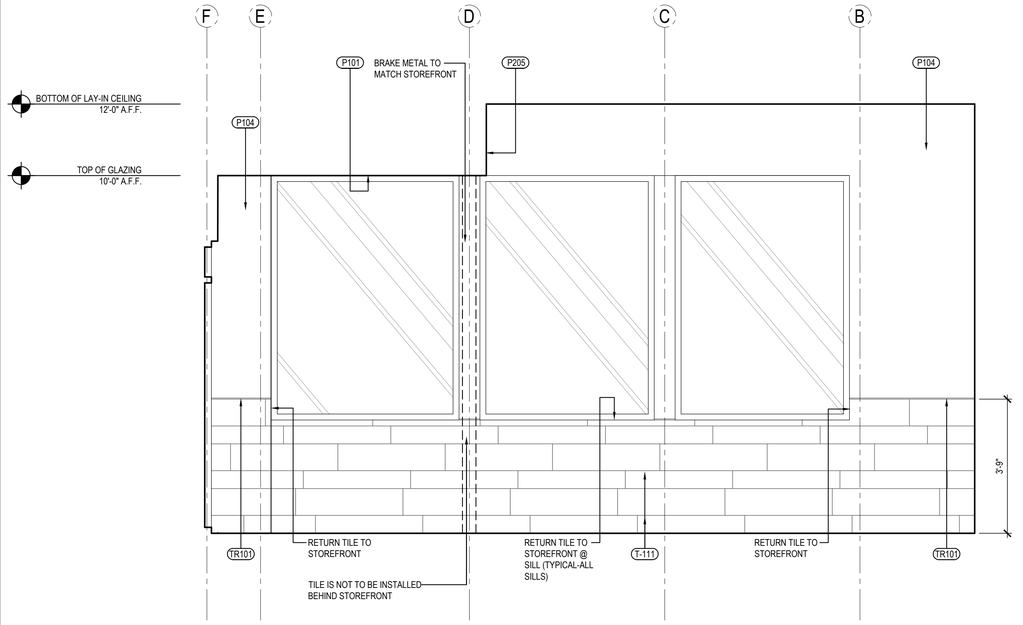
A-500
INTERIOR ELEVATIONS



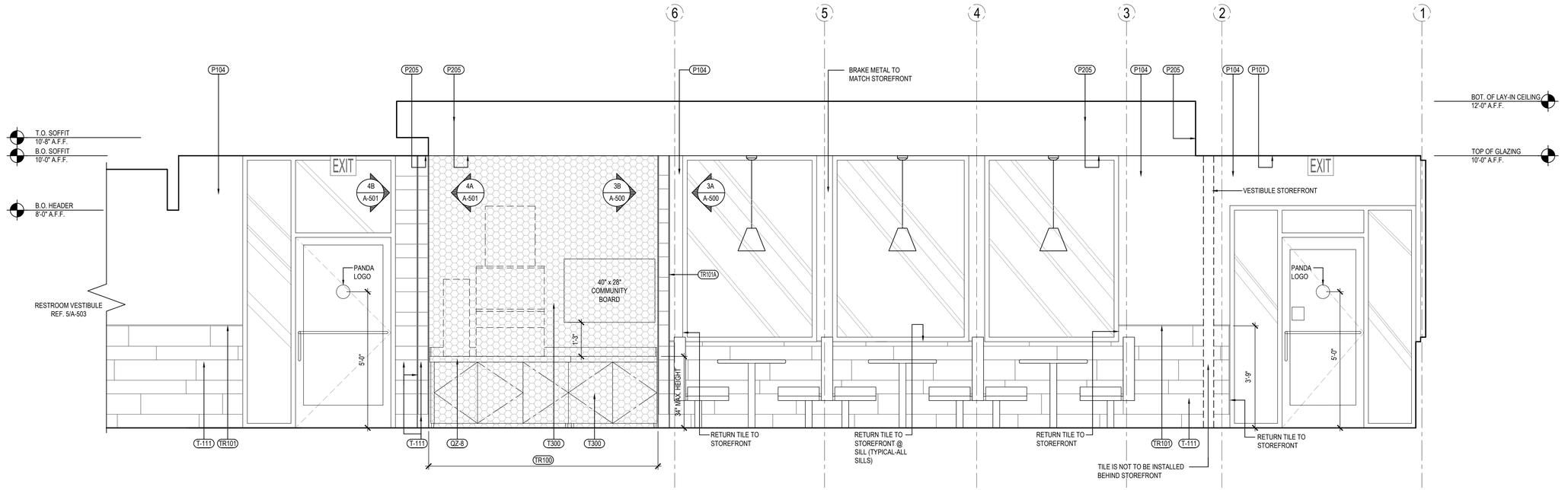
DINING ROOM ELEVATION 4
Scale= 1/2" = 1'-0" A-501



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



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



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

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STAFFORD, VA 22554

A-501

INTERIOR ELEVATIONS
(VESTIBULE)

1

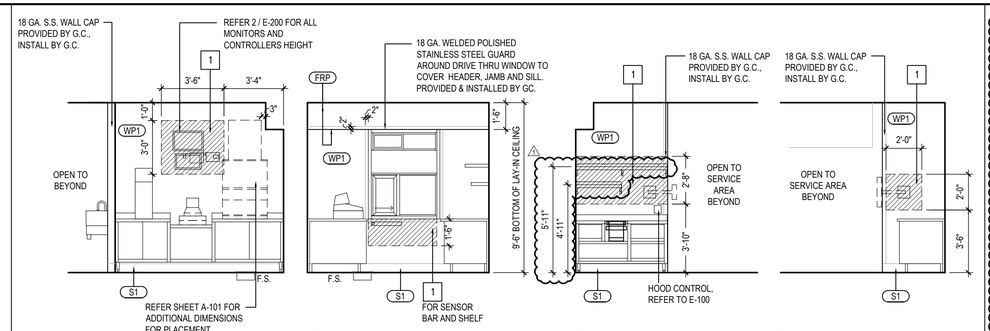
CONCEALED BACKING AS INDICATED BY THE DASHED BOX AREAS AROUND WALL SHELVING, SINK BACKS, ETC. SHALL CONSIST OF THE FOLLOWING:

- BACKING @ ALL RATED WALLS AND WALL UNDER EXHAUST HOOD SHALL CONSIST OF 6" 20 GA. METAL STRAPS INSTALLED PRIOR TO INSTALLATION OF GYP. BOARD @ ALL AREAS REQUIRED FOR FASTENING EQUIPMENT SECURELY TO STUD WALL.

- BACKING @ ALL OTHER WALLS SHALL CONSIST OF 5/8" PLYWOOD SHEATHING BEHIND GYP. BOARD WITHIN DASHED BOX AREAS. FINISH OVER WITH SPECIFIED WALL PANEL FINISH PER KITCHEN ELEVATIONS.

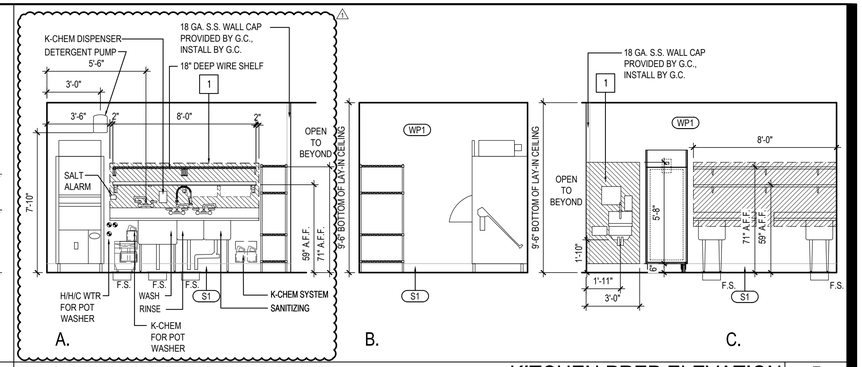
GENERAL BACKING NOTES 12

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



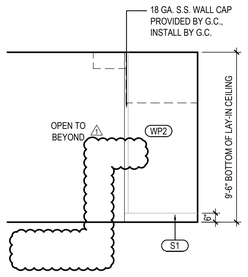
DRIVE-THRU ELEVATIONS 6

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



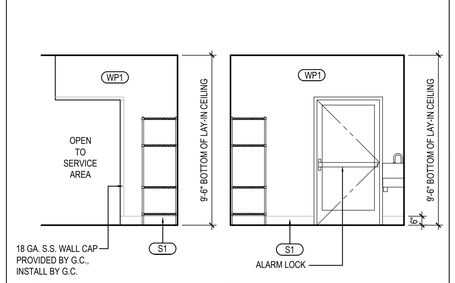
KITCHEN PREP ELEVATION 5

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



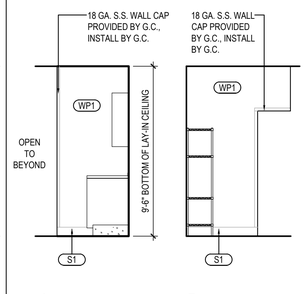
COOKLINE ELEVATION 9

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



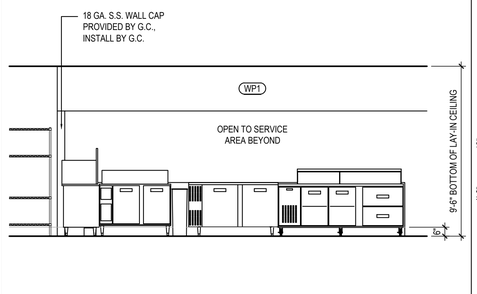
DRIVE THRU DOOR ELEVATIONS 8

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



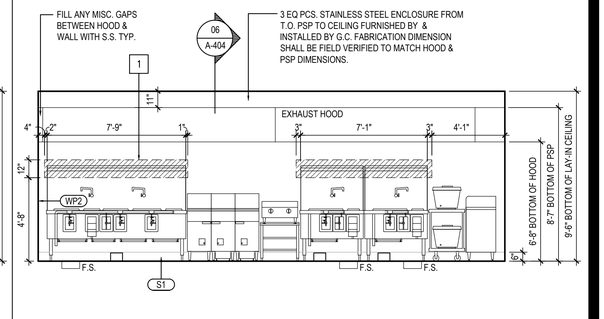
MANAGER STATION ELEV. 10

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



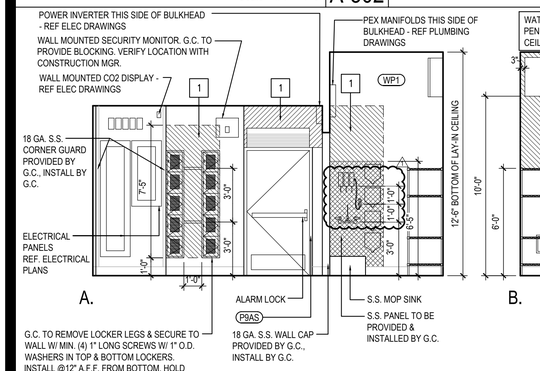
WALL BEHIND SERVICE 4

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



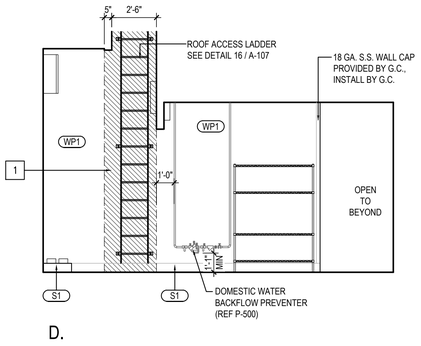
COOKLINE ELEVATION 3

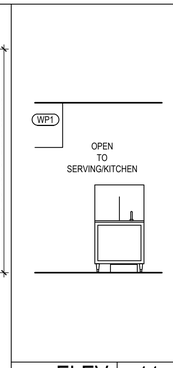
Scale= 1/4" = 1'-0" A-502



KITCHEN PREP / MOP SINK ELEVATIONS 7

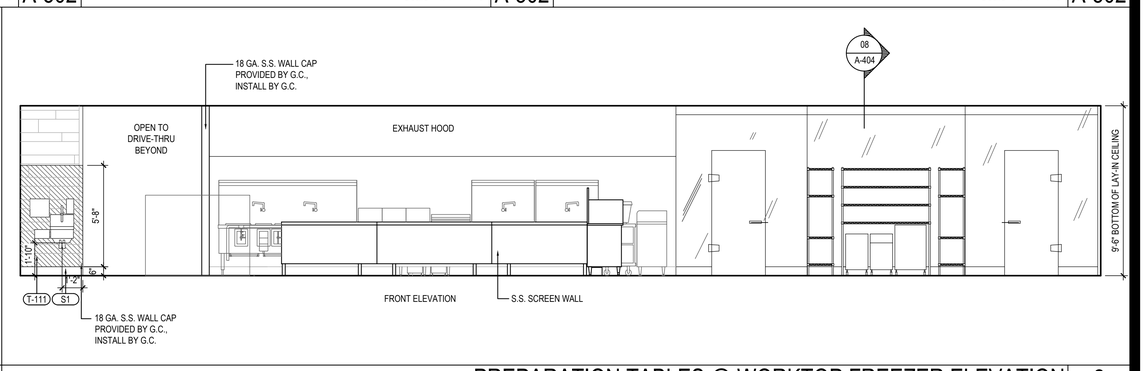
Scale= 1/4" = 1'-0" A-502





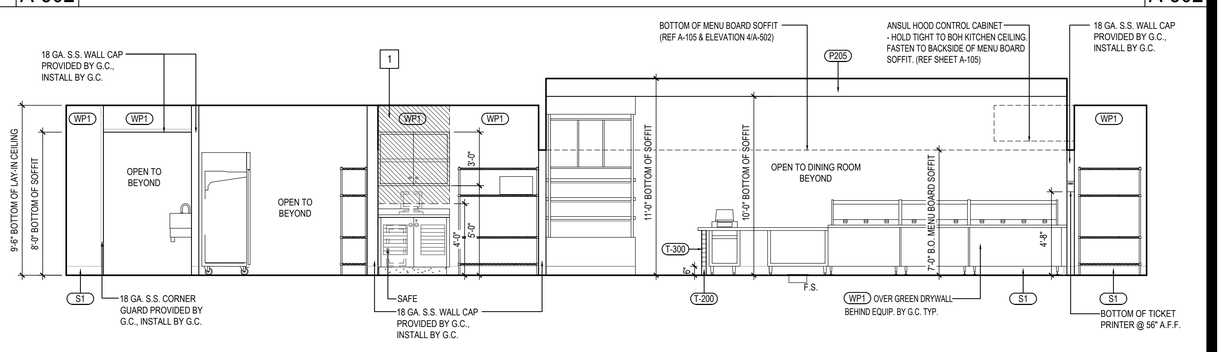
ELEV. 11

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

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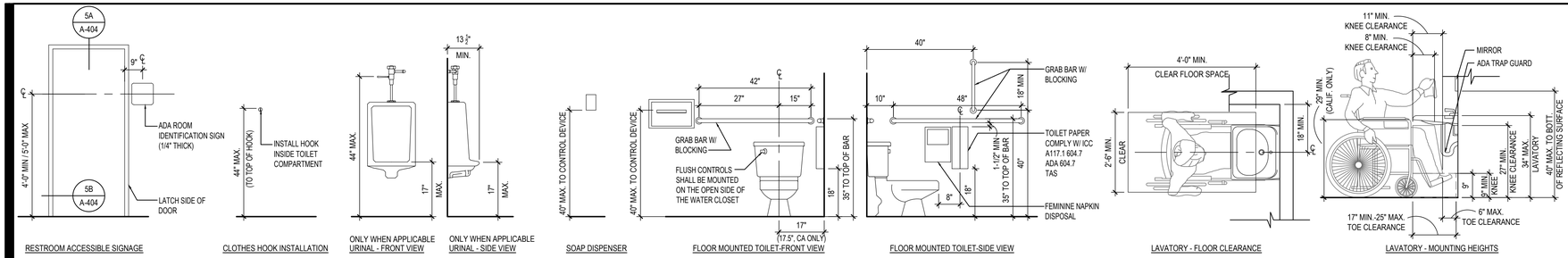
1121 COURTHOUSE RD.
STAFFORD, VA 22554

A-502

KITCHEN ELEVATIONS



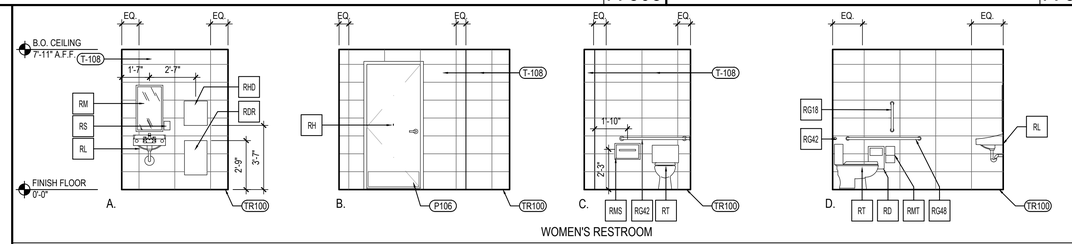
RESTROOM ACCESSIBLE SIGNAGE | CLOTHES HOOK INSTALLATION | ONLY WHEN APPLICABLE URINAL - FRONT VIEW | ONLY WHEN APPLICABLE URINAL - SIDE VIEW | SOAP DISPENSER | FLOOR MOUNTED TOILET-FRONT VIEW | FLOOR MOUNTED TOILET-SIDE VIEW | LAVATORY - FLOOR CLEARANCE | LAVATORY - MOUNTING HEIGHTS

STANDARD ACCESSIBLE MOUNTING HEIGHTS AND CLEARANCES | 4

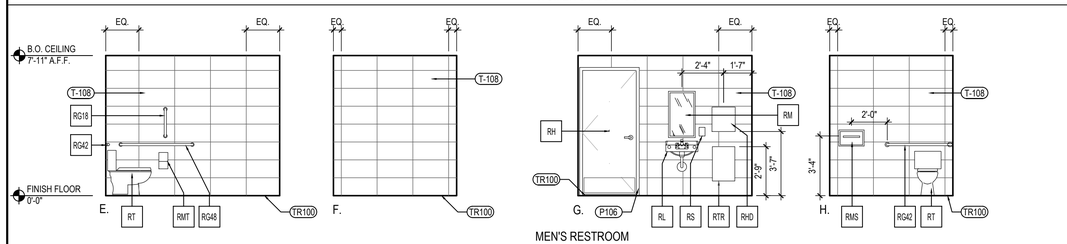
Scale= NTS | A-503

NOT USED | 3

Scale= 1" = 1'-0" | A-503



WOMEN'S RESTROOM



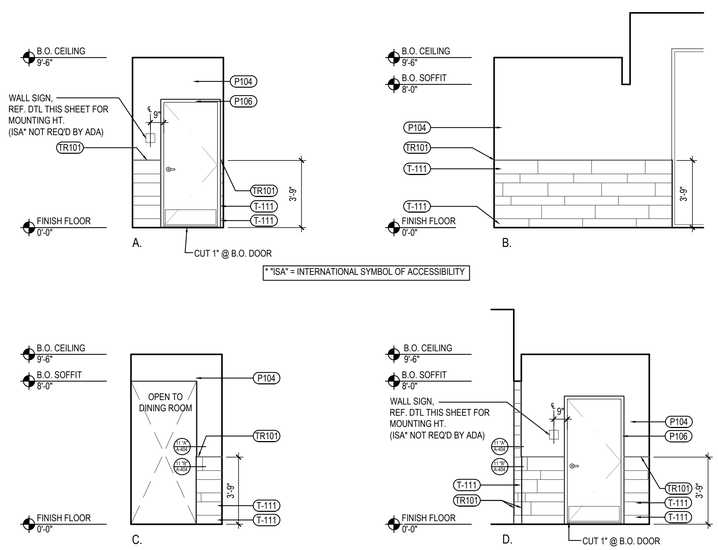
MEN'S RESTROOM

RESTROOM ELEVATIONS | 2

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

NOT USED | 6

Scale= 1" = 1'-0" | A-503



NOT USED | 7

Scale= 1" = 1'-0" | A-503

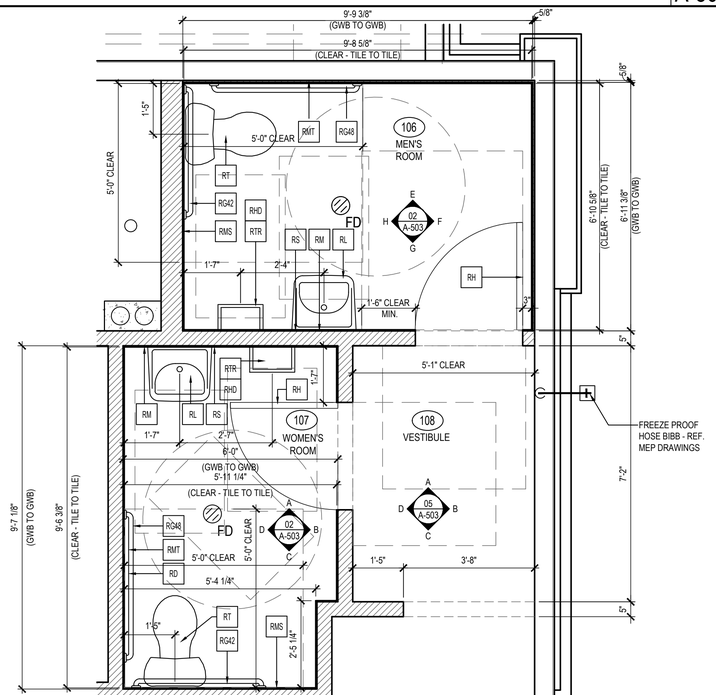
RESTROOM VESTIBULE ELEVATIONS | 5

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

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 RECESSED SANITARY NAPKIN DISPOSAL B-3513 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

Scale= 1/2" = 1'-0" | A-503

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TRUE WARM & WELCOME
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STAFFORD, VA 22554

A-503

ENLARGED RESTROOM PLANS AND ELEVATIONS

TRUE WARM & WELCOME 2500 R2

GENERAL NOTES:

1. BUILDING AND DESIGN CODES:
   - A. 2018 VIRGINIA CONSTRUCTION CODE
   - B. AISC 360–10: SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (14TH EDITION STRUCTURAL STEEL MANUAL)
   - C. AISI S100–12 NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD–FORMED STEEL STRUCTURAL MEMBERS,
   - D. AWS STRUCTURAL WELDING CODE–SHEET STEEL, D1.3–2008.
   - E. ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, 2014 EDITION
   - F. ACI DETAILING MANUAL, 2004
   - G. STRUCTURAL WELDED WIRE REINFORCEMENT MANUAL OF STANDARD PRACTICE, WIRE REINFORCEMENT INSTITUTE, 2011.
   - H. ACI 530 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES, 2013 EDITION
   - I. CRSI MANUAL OF STANDARD PRACTICE, 2009.
2. DESIGN LOADS:
   - A. LIVE LOADS: UNIFORM
     - ROOF 20 PSF
     - SLAB ON GRADE 100 PSF

     LIVE LOAD REDUCTION ON SUPPORTING ELEMENTS IN ACCORDANCE WITH, BUILDING CODE
   - B. DEAD LOADS:
     - ROOF DEAD LOAD 20 PSF
   - C. WIND LOADS:
     - 3 SECOND GUST WIND SPEED: V = 115 MPH (ULT) 89 MPH (ASD)
     - EXPOSURE: C
     - RISK CATEGORY: II
     - ENCLOSURE CLASSIFICATION: ENCLOSED BUILDING
     - INTERNATIONAL PRESSURE COEFFICIENT ± 0.18
     - FOR COMPONENTS AND CLADDING WIND PRESSURE RE: 3/S–101
   - D. SEISMIC LOADS:
     - SEISMIC IMPORTANCE FACTOR: 1.0
     - OCCUPANCY CATEGORY: II
     - Ss: SPECTRAL ACC FOR SHORT PERIOD = 0.162g
     - S1: SPECTRAL ACC FOR 1 SECOND PERIOD = 0.047g
     - SITE CLASS D
     - SDS: DESIGN SPECTRAL ACC FOR SHORT PERIOD= 0.173g
     - SD1: DESIGN SPECTRAL ACC FOR 1 SECOND PERIOD= 0.075g
     - SEISMIC DESIGN CATEGORY B
     - Fa = 1.6
     - Fv = 2.4
     - BASIC SEISMIC FORCE RESISTING SYSTEM: LIGHT FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE
     - DESIGN BASE SHEAR (ASD) = 2.5 KIPS
     - Cs = 0.0266
     - R = 6.5
     - SEISMIC DESIGN PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
   - E. SNOW LOADS
     - I: IMPORTANCE FACTOR = 1.0
     - Ce: EXPOSURE FACTOR = 1.0
     - Ct: THERMAL FACTOR = 1.0
     - Pg = GROUND SNOW LOAD = 25 PSF
     - Pf = 0.7 Ce Ct I Pg = 17.5 PSF
     - Pf = 18 PSF + SNOW DRIFT RE: 3/S–101– LOAD CASE 1
     - Pf = 20 PSF (MIN) – LOAD CASE 2
     - Pf = (RAIN ON SNOW SURCHARGE NOT APPLICABLE)) – LOAD CASE 3
   - F. ADDITIONAL DESIGN LOADS (ASD) INDICATED ON STRUCTURAL DRAWINGS SHALL BE IDENTIFIED AS FOLLOWS:

     DL = DEAD LOAD
     LL = LIVE LOAD
     WL = WIND LOAD
     EL = SEISMIC LOAD
3. GENERAL REQUIREMENTS:
   - A. SPECIFICATIONS ARE LISTED IN THE NOTES FOUND ON THIS SHEET. NO ADDITIONAL SPECIFICATION MANUAL IS INCLUDED FOR STRUCTURAL WORK.
   - B. VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING WORK OR FABRICATING MATERIAL NOTIFY A/E OF DISCREPANCIES BEFORE PROCEEDING WITH ANY PHASE OF WORK.
   - C. VERIFY THE LOCATION OF CHASES, INSERTS, OPENINGS, SLEEVES, FINISHES, DEPRESSIONS, PADS, AND WALL OPENINGS.
   - D. DO NOT SCALE DRAWINGS FOR THE PURPOSE OF ESTABLISHING DIMENSIONS.
   - E. DETAILS LABELED "TYPICAL DETAILS" ON DRAWINGS APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED . SUCH DETAILS APPLY WHETHER OR NOT DETAILS ARE REFERENCED AT EACH LOCATION . NOTIFY ENGINEER OF CONFLICTS REGARDING APPLICABILITY OF "TYPICAL DETAILS".
   - F. DO NOT LOAD THE SLAB ON GRADE OR SUPPORTED SLAB WITH ERECTION CRANES OR ERECTION EQUIPMENT. THE SLABS HAVE NOT BEEN DESIGNED FOR CRANE LOADS AND WILL REQUIRE AN INCREASE IN THICKNESS AND/OR REINFORCEMENT OBTAIN AND/ APPROVAL ON PROPOSED CRANE SUPPORT PLAN FOR SLABS PRIOR TO COMMENCING WORK.
   - G. DO NOT STORE OR STACK CONSTRUCTION MATERIALS ON POURED OR ERECTED FLOORS/ROOFS IN EXCESS OF 80 PERCENT OF LIVE LOAD. GENERAL CONTRACTOR WILL ENSURE THAT ALL SUB–CONTRACTORS ARE INFORMED OF LOADING RESTRICTIONS.AVOID IMPACT WHEN PLACING MATERIALS ON POURED OR ERECTED FLOORS OR ROOF.
   - H. THE CONTRACT STRUCTURAL DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. PROVIDE ALL MEASURES REQUIRED TO PROTECT THE STRUCTURE, WORKMEN, AND OTHER PERSONS DURING CONSTRUCTION; INCLUDING BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR THE BUILDING, FORMS AND SCAFFOLDING, SHORING OF RETAINING WALLS AND OTHER TEMPORARY SUPPORTS AS REQUIRED. COMPLY WITH APPLICABLE REQUIREMENTS OF OSHA AND OTHER GOVERNING BODIES HAVING JURISDICTION AT THE SITE.
   - I. PRINCIPAL OPENINGS THROUGH THE FRAMING ARE SHOWN ON DRAWINGS. EXAMINE THE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR THE REQUIRED OPENINGS AND PROVIDE FOR REQUIRED OPENINGS WHETHER SHOWN ON THE STRUCTURAL DRAWINGS OR NOT, VERIFY SIZE AND LOCATION OF OPENINGS WITH THE MECHANICAL CONTRACTOR. DEVIATIONS FROM THE STRUCTURAL DRAWINGS MUST BE APPROVED PRIOR TO IMPLEMENTING THE CHANGES.
   - J. LOADINGS FOR MECHANICAL EQUIPMENT ARE BASED ON THE UNITS SHOWN ON THE MECHANICAL DRAWINGS. ANY CHANGES IN TYPE, SIZE, OR NUMBER OF PIECES OF EQUIPMENT SHALL BE REPORTED TO THE ARCHITECT FOR VERIFICATION OF THE ADEQUACY OF SUPPORTING MEMBERS PRIOR TO THE PLACEMENT OF SUCH EQUIPMENT.
   - K. SEE ARCHITECTURAL DRAWINGS FOR ELEVATIONS NOT SHOWN AND FOR EXACT LOCATIONS OF ALL SLAB DEPRESSIONS. THE CONTRACTOR SHALL COMPARE THE STRUCTURAL SECTIONS WITH ARCHITECTURAL SECTIONS AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO FABRICATING OR INSTALLING STRUCTURAL MEMBERS.
   - L. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
     1) SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED.
     2) SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON–LOAD BEARING PARTITIONS.
     3) SIZE AND LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS SLOPES, INSERTS, ETC. EXCEPT AS SHOWN.
     4) FLOOR AND ROOF FINISHES.
     5) WATERPROOFING AND DAMPPROOFING.
     6) DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
   - M. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
     1) PIPE AND DUCT RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS ETC. EXCEPT AS SHOWN OR NOTED.
     2) ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
     3) CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
     4) SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS MOTOR MOUNTS, EXCEPT AS SHOWN OR NOTED.
   - N. ALL MECHANICAL SYSTEMS SUSPENDED LOADS EXCEEDING 100 # SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION UNLESS SPECIFICALLY DETAILED OR NOTED ON THE STRUCTURAL DRAWINGS.

FOUNDATION:

1. FOUNDATION DESIGN IS BASED UPON THE GEOTECHNICAL ENGINEERING REPORT ENTITLED GEOTECHNICAL ENGINEERING REPORT PANDA EXPRESS (NWC) WYCHE RD AND COURTHOUSE RD STAFFORD, VIRGINIA PREPARED BY TERRACON CONSULTANTS, INC DATED XX XX, 202

   COORDINATE STRUCTURAL PLANS AND DETAILS WITH REQUIREMENTS OF GEOTECHNICAL REPORT. FOOTING DESIGN IS BASED ON A 3000 PSF NET ALLOWABLE SOILS PRESSURE.
2. CONTRACTOR SHALL TREAT SOIL BELOW SLAB FOR TERMITES.
3. REFER TO THE GEOTECHNICAL REPORT AND SPECIFICATIONS FOR GENERAL REQUIREMENTS OF EARTHWORK, OVEREXCAVATION, SUBGRADE PREPARATION, FILL AND COMPACTION, WATERPROOFING AND OTHER PERTINENT REQUIREMENTS AND INFORMATION. IF THERE IS A CONFLICT BETWEEN GEOTECHNICAL REPORT AND STRUCTURAL PLANS THEN THE MORE STRINGENT CRITERIA SHALL APPLY UNLESS OTHERWISE DIRECTED BY AN RFI.
4. PROTECT PIPES AND CONDUITS RUNNING THROUGH WALLS AND SLABS WITH 1/2 INCH EXPANSION MATERIAL. LOWER CONTINUOUS FOOTINGS AND GRADE BEAMS PERPENDICULAR TO PIPE RUNS TO ALLOW PIPES TO PASS ABOVE THE FOOTINGS OR THROUGH THE GRADE BEAMS. ALTERNATIVELY, PROVIDE A CONCRETE JACKET IF PIPES ARE LOW ENOUGH TO BE PLACED BELOW THE FOOTINGS AND GRADE BEAMS. LOWER FOOTINGS AND GRADE BEAMS PARALLEL TO PIPE RUNS TO AVOID SURCHARGE ONTO ADJACENT TRENCH EXCAVATIONS.
5. MAINTAIN SUBGRADE AND FILL MOISTURE CONTENT UNTIL FOUNDATIONS ARE PLACED.
6. ARRANGE FOR OWNER'S INDEPENDENT TESTING AGENCY TO MONITOR CUT AND FILL OPERATIONS AND PERFORM FIELD DENSITY AND MOISTURE CONTENT TESTS TO VERIFY COMPACTION AND APPROVE FOOTING SUBGRADES PRIOR TO PLACING CONCRETE.
7. DO NOT PLACE FOOTINGS OR SLABS AGAINST SUBGRADE CONTAINING FREE WATER, FROST,OR ICE.
8. MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION TO ENSURE SURFACE RUNOFF AWAY FROM STRUCTURES AND TO PREVENT PONDING OF SURFACE RUNOFF NEAR THE STRUCTURES.

CONCRETE:

1. PROVIDE BATCH MIXING, TRANSPORTATION, PLACING AND CURING OF CONCRETE IN ACCORDANCE WITH RECOMMENDATIONS OF ACI 301 AND ACI 318. USE ASTM C 150 CEMENT UNLESS NOTED OTHERWISE. PROVIDE ADMIXTURES AND SPECIAL REQUIREMENTS AS SPECIFIED.
   - A. ALL CONCRETE SHALL BE NORMAL WEIGHT (145 PCF) CONCRETE AND: f'c=4,000 PSI AT 28 DAYS FOR ALL CONCRETE
2. MINIMUM CEMENT CONTENT SHALL BE 470 LBS (5 SACKS) PER CUBIC YARD.
3. ASTM C618 CLASS C OR F FLY ASH MAY BE USED UP TO 20% OF TOTAL CEMENT CONTENT BY VOLUME. THIS IS ONLY FOR CONCRETE SPECIFIED IN THESE STRUCTURAL DRAWNGS. REFER TO SPECIFICATIONS BY OTHER DISCIPLINES.
4. MAXIMUM SLUMP SHALL BE 5 IN., U.N.O.
5. CONCRETE SLUMP TESTS SHALL BE MADE BEFORE AND AFTER THE ADDITION OF ADMIXTURES AND MAY BE TAKEN AT THE BACK OF THE TRUCK. CONCRETE FOR THE PREPARATION OF TEST CYLINDERS SHALL BE TAKEN FROM THE HOSE END FOR CONCRETE PLACED BY PUMP.
6. CONCRETE MIX SHALL NOT USE ANY ADMIXTURE WHICH CONTAINS CALCIUM CLORIDE.
7. 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
8. PROVIDE CONSTRUCTION AND CONTROL JOINTS AS INDICATED ON DRAWINGS. HORIZONTAL CONSTRUCTION JOINTS ARE NOT ALLOWED UNLESS SPECIFICALLY NOTED OR APPROVED BY STRUCTURAL ENGINEER. NOTIFY STRUCTURAL ENGINEER OF PROPOSED CONSTRUCTION JOINT OR CONTROL JOINT LOCATIONS THAT ARE DIFFERENT OR IN ADDITION TO JOINTS INDICATED ON DRAWINGS.
9. CHAMFER EXPOSED EDGES 3/4 INCH UNLESS OTHERWISE NOTED.
10. WIRE BRUSH AND CLEAN CONSTRUCTION JOINTS PRIOR TO POURING NEW CONCRETE.
11. REFERENCE THE APPROPRIATE DISCIPLINE DRAWINGS FOR SUBSLAB PIPING, FLOOR DRAINS AND SLAB AND WALL PENETRATIONS.
12. PROVIDE ADEQUATE STRUCTURAL FRAMING AS APPROVED BY STRUCTURAL ENGINEER FOR MECHANICAL OPENINGS THROUGH THE SLABS, WALLS AND FLOOR DECK. OPENINGS WILL NOT BE PERMITTED THROUGH BEAMS UNLESS SPECIFICALLY DETAILED.
13. ADMIXTURES:
   - A. AIR–ENTRAINING ADMIXTURE: ASTM C 260
   - B. WATER–REDUCING ADMIXTURE: ASTM C 494, TYPE A
   - C. RETARDING ADMIXTURE: ASTM C 494 TYPE B
   - D. ACCELERATING ADMIXTURE: ASTM C 494 TYPE C (NON CHLORIDE)
   - E. HIGH–RANGE, WATER REDUCING ADMIXTURE: ASTM C 494, TYPE F
   - H. OTHER ADMIXTURES FOR SPECIFIC USE WITH THE PERMISSION OF THE DESIGN PROFESSIONAL
   - F. WATER REDUCING AND ACCELERATING ADMIXTURE: ASTM C 494, TYPE E
   - G. WATER REDUCING AND RETARDING ADMIXTURE: ASTM C 494, TYPE D
14. COMPLY WITH RECOMMENDATIONS IN ACI 302.1R FOR SCREEDING, RESTRAIGHTENING AND FINISHING OPERATIONS FOR CONCRETE SURFACES. DO NOT WET CONCRETE.
   - A. INTERIOR GARAGE FLOOR SLABS: SMOOTH TROWEL FINISH
   - B. EXTERIOR SLABS: LIGHT FLEXIBLE BRISTLE BROOM FINISH
15. PROVIDE ACI "CLASS A" TOLERANCE, 1/8 INCH VARIATION IN 10 FEET. MEASURED WITH A STRAIGHT EDGE LAID IN ANY DIRECTION.
16. PROVIDE BATCH MIXING, TRANSPORTATION, PLACING AND CURING OF CONCRETE IN ACCORDANCE WITH RECOMMENDATIONS OF ACI 301 AND ACI 318. USE TYPE II OR TYPE V PORTLAND CEMENT UNLESS NOTED OTHERWISE. PROVIDE ADMIXTURES AND SPECIAL REQUIREMENTS AS SPECIFIED.
17. NO WATER SHALL BE ADDED TO THE CONCRETE AT THE JOBSITE. IT SHALL BE THE RESPOSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE CONCRETE SUPPLIER TO ENSURE A PUMPABLE AND WORKABLE MIX WITHOUT THE ADDITION OF WATER AT THE JOBSITE. THE USE OF PLASTICIZERS, RETARDANTS, AND OTHER ADDITIVES SHALL BE AT THE OPTION OF THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER. FOLLOW THE RECOMMENDATIONS OF THE MANUFACTURER FOR THE PROPER USE OF ADDITIVES. THE USE OF CALCIUM CHLORIDE OR OTHER CHLORIDE BEARING SALTS SHALL NOT BE PERMITTED.

MASONRY:

1. REINFORCED MASONRY WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES: ACI 530/ASCE 5/TMS 402.
2. REINFORCED MASONRY TO CONFORM TO THE SPECIFICATIONS FOR MASONRY STRUCTURES: ACI 530.1/ASCE 6/TMS 602 (WITH THE EXCEPTIONS NOTED IN JOB SPECIFICATIONS).
3. PROVIDE CONCRETE MASONRY UNITS (CMU) OF NORMAL WEIGHT (125 PCF MINIMUM), GRADE N, TYPE I OR II, CONFORMING TO LATEST EDITION OF ASTM C 90. LAY UNITS IN RUNNING BOND UNLESS OTHERWISE NOTED.
4. PROVIDE MASONRY ASSEMBLAGES WITH MINIMUM PRISM STRENGTH (f'm) OF 1,500 PSI, TESTED IN ACCORDANCE WITH ASTM C 140.
5. PROVIDE CONCRETE MASONRY UNITS IN ACCORDANCE ASTM C 426 LIMITS FOR DRYING SHRINKAGE OF CONCRETE BLOCKS.
6. PROVIDE VERTICAL REINFORCEMENT IN CMU WALLS AS SHOWN IN DRAWINGS. FILL THE REINFORCED CELLS SOLID WITH GROUT. MAXIMUM HEIGHT OF GROUT POURS TO BE AS PER THE SPECIFICATION FOR MASONRY STRUCTURES TABLE NO. 7. UNTIL WALL IS PERMANENTLY BRACED BY ROOF.
7. LAY HOLLOW UNITS WITH FULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL FACE SHELLS. PROVIDE FULL MORTAR COVERAGE FOR WEBS WHEN ADJACENT TO GROUTED CELLS.
8. ALIGN VERTICAL CELLS TO BE FILLED WITH GROUT TO PROVIDE CONTINUOUS UNOBSTRUCTED VERTICAL CELLS. REMOVE OVERHANGING MORTAR OR OTHER OBSTRUCTION AND DEBRIS FROM THE INSIDES OF CELL WALLS. PROVIDE GROUT WITH 8 INCH SLUMP AND CONSOLIDATE BY MEANS OF HAND TAMPING TO ENSURE COMPLETE FILLING OF CELLS.
9. INSTALL ANCHORS, ACCESSORIES, AND OTHER ITEMS TO BE BUILT IN AS WORK PROGRESSES.

MASONRY CONT:

10. PERFORM CUTTING AND FITTING OF MASONRY WITH MASONRY SAWS PROVIDING CUT FINISHED UNITS.
11. CELLS AT OR BELOW FINISHED GRADE ARE TO BE GROUTED SOLID.
12. WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, DO NOT SLOPE DOWEL MORE THAN ONE HORIZONTAL TO SIX VERTICAL.
13. WALL SHALL RECEIVE TEMPORARY BRACING. TEMPORARY BRACING SHALL NOT BE REMOVED UNTIL WALL IS PERMANENTLY BRACED BY ROOF.
14. SPECIAL INSPECTION IS REQUIRED AS FOLLOWS:
   - A. DURING PREPARATION OF REQUIRED PRISMS OR TEST SPECIMENS.
   - B. DURING THE LAYING OF MASONRY UNITS.
   - C. DURING PLACEMENT OF REINFORCING STEEL.
   - D. FOR GROUT SPACES PRIOR TO CLOSING OF CLEANOUTS AND GROUTING.
   - E. DURING ALL GROUTING OPERATIONS.

   FORWARD INSPECTION RESULTS TO THE ENGINEER OF RECORD.
15. GROUT FILL CORES SHALL CONFORM TO ASTM C478 WITH A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS.
16. MORTAR SHALL COMFORM TO ASTM C270
   - A. MASONRY BELOW GRADE: TYPE M MORTAR
   - B. EXTERIOR ABOVE GRADE MASONRY: TYPE S MORTAR
17. GALVANIZED HORIZONTAL REINFORCEMENT SHALL HAVE 9 GAGE SIDE AND CROSS RODS SPACED 16" ON CENTER. LAP REINFORCEMENT 7".

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 AND ANCHOR RODS. SET ANCHOR RODS WITH A TEMPLATE. SECURELY ATTACH EMBED ITEMS TO FORMWORK OR REINFORCING.
4. PROVIDE CLASS "B" REINFORCEMENT SPLICES FOR CONTINUOUS REINFORCEMENT. PROVIDE STANDARD 90–DEGREE HOOKS IN ACCORDANCE WITH ACI 318, UNLESS OTHERWISE NOTED.
5. 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
6. DO NOT WELD OR BEND REINFORCEMENT IN THE FIELD UNLESS SPECIFICALLY SHOWN OR APPROVED BY STRUCTURAL ENGINEER.
7. 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 DETAILED BARS ARE TO BE WELDED TO A STEEL SECTION.
8. WHERE REQUIRED, PROVIDE DOWELS TO MATCH SIZE AND SPACING OF MAIN REINFORCING.
9. PROVIDE CONTINUOUS HORIZONTAL WALL REINFORCEMENT WITH 90–DEGREE BENDS AND EXTENSIONS AT CORNERS AND INTERSECTIONS AS SHOWN ON TYPICAL BAR PLACING DETAILS.
10. WHEN SHOWN ON DRAWINGS PROVIDE FIBRILLATED POLYPROPYLENE FIBERS ENGINEERED AND DESIGNED FOR USE IN CONCRETE COMPLYING WITH ASTM C1116, TYPE III, 1/2 TO 1 1/2 INCHES LONG.

POST–INSTALLED ANCHORS

1. EXCEPT WHERE NOTED ON DRAWINGS, USE WWW.STRONGTIE.COM FOR ADDITIONAL PRODUCT DATA. IT IS ACCEPTABLE TO USE THE SIMPSON SET–XP ADHESIVE SYSTEM OR APPROVED EQUAL (TYP., U.N.O.) ICC ESR–2508.
2. EXCEPT WHERE INDICATED ON THE DRAWINGS, HILTI PRODUCTS MAY BE USED. CONTACT HILTI AT (800) 879–8000 FOR PRODUCT RELATED QUESTIONS.
3. ANCHOR CAPACITY USED IN DESIGN SHALL BE BASED ON THE TECHNICAL DATA PUBLISHED OR SUCH OTHER METHOD AS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. CONTRACTOR SHALL PROVIDE CALCULATIONS DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERFORMANCE VALUES OF THE SPECIFIED PRODUCT. SUBSTITUTIONS WILL BE EVALUATED BY THEIR HAVING AN ICC ESR SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE FOR SEISMIC USES, LOAD RESISTANCE, INSTALLATION CATEGORY, AND AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS. ADHESIVE ANCHOR EVALUATION WILL ALSO CONSIDER CREEP, IN–SERVICE TEMPERATURE AND INSTALLATION TEMPERATURE.
4. INSTALL ANCHORS PER THE MANUFACTURER INSTRUCTIONS, AS INCLUDED IN THE ANCHOR PACKAGING.
5. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS. THREADED ROD AND REBAR DIAMETERS AND EMBEDMENT LENGTHS SHALL BE AS NOTED ON DRAWINGS.
6. OVERHEAD ADHESIVE ANCHORS MUST BE INSTALLED USING PRODUCTS WHICH HAVE SPECIFIC APPLICATIONS THAT ARE INTENDED FOR OVERHEAD USE.
7. THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.
8. ANCHOR CAPACITY IS DEPENDANT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWNGS.
9. EXISTING REINFORCING BARS IN THE CONCRETE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. UNLESS NOTED ON THE DRAWINGS THAT THE BARS CAN BE CUT, THE CONTRACTOR SHALL REVIEW THE EXISTING STRUCTURAL DRAWINGS AND SHALL UNDERTAKE TO LOCATE THE POSITION OF THE REINFORCING BARS AT THE LOCATIONS OF THE CONCRETE ANCHORS, BY FERROSCAN, GPR, X–RAY, CHIPPING OR OTHER MEANS.

LIGHT GAGE METAL FRAMING

1. STEEL STUD SIZES SHALL BE AS NOTED ON THE DRAWNGS, CONFORMING TO SSMA STANDARDS.
2. FABRICATE AND ERECT AS SPECIFIED. MANUFACTURER SHALL SUPPLY ALL CLIPS, FASTENERS, TEMPORARY BRACING, ACCESSORIES, STANDARD BRIDGING, ETC.
3. ALL STEEL STUDS SHALL HAVE A MINIMUM 1 5/8" FLANGE WITH A 1/2" RETURN (U.N.O.)
4. ALL STUDS 43 MIL (18 GAGE) AND THINNER SHALL HAVE A MINIMUM YIELD STRENGTH, Fy, OF 33 KSI AND TENSILE STRENGTH, Fu, OF 45 KSI. ALL STUDS 54 MIL (16 GAGE) AND THICKER SHALL HAVE A MINIMUM STRENGTH OF 50 KSI AND TENSILE STRENGTH OF 65 KSI (U.N.O.).
5. TRACK SECTIONS SHALL BE EQUAL GRADE AND GAGE THICKNESS OF STUDS BEING USED. TYPICAL, U.N.O.
6. ALL FASTENERS SHALL BE SELF–TAPPING NO. 12–14 GAGE SCREWS, OR WELD IN ACCORDANCE WITH SECTION 6.0 OF THE AMERICAN WELDING SOCIETY'S "STRUCTURAL WELDING CODE – SHEET STEEL" (AWS D1.3) AS SHOWN ON DRAWINGS.

STRUCTURAL WOOD

1. WOOD FRAMING SHALL COMPLY WITH THE SOUTHERN PINE INSPECTION BUREAU, OR SHALL CONFORM TO SPECIFICATIONS AS PUBLISHED BY THE WESTERN WOODS PRODUCTS ASSOCIATION.
2. WOOD FRAMING 2 INCHES X 4 INCHES AND LARGER SHALL BE NO. 1 SOUTHERN PINE, NO. 2 DOUGLAS FIR LARCH, OR EQUIVALENT.
3. WOOD COLUMNS 6 INCHES X 6 INCHES AND LARGER SHALL BE NO. 1 SOUTHERN PINE, NO. 1 DOUGLAS FIR LARCH, OR EQUIVALENT.
4. ALL EXPOSED WOOD RAFTERS AND COLUMNS SHALL BE "SELECT" GRADE AS DESCRIBED IN AITC.
5. ALL PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (USE CATEGORY 2 AS SPECIFIED BY AWPA) FOR MOISTURE PROTECTION. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED (USE CATEGORY 3B AS SPECIFIED BY AWPA) OR WESTERN RED CEDAR.
6. ENGINEERED WOOD PRODUCTS
   - A. SIZES AND DESIGNATIONS ARE BASED ON PUBLISHED REDBUILT MEMBERS AS MANUFACTURED BY REDBUILT (FORMERLY THE COMMERCIAL DIVISION OF TRUS JOIST).
   - B. OTHER WOOD MEMBERS WILL BE PERMITTED WHERE LOAD CAPACITIES ARE EQUIVALENT AND SUBSTANTIATED BY PUBLISHED LOAD TABLES.
   - C. FABRICATOR SHALL SUBMIT SHOP DRAWINGS SHOWING LAYOUT OF MEMBERS, BRIDGING, BRACING, ERECTION DETAILS, TRUSS PENETRATIONS, AND DESIGN CALCULATIONS SEALED BY A REGISTERED ENGINEER (state).
   - D. FOR QUOTATIONS, SHOP DRAWNGS, AND MATERIAL ORDERS, CALL REDBUILT'S NATIONAL ACCOUNT SERVICE CENTER (WWW.REDBUILT.COM) AT 1–866–859–6757 AND ASK FOR THE ACCOUNT COORDINATOR FOR THIS PROJECT.

STRUCTURAL WOOD CONT:

7. PRE–FABRICATED METAL PLATED WOOD TRUSSES
   - A. TRUSS FABRICATION AND INSTALLATION SHALL COMPLY WITH THE FOLLOWING STANDARDS:
     1. ANSI/TPI 1 "NATIONAL DESIGN STANDARD FOR METAL–PLATE–CONNECTED WOOD TRUSS CONSTRUCTION".
     2. TPI HIB "COMMENTARY AND RECOMMENDATIONS FOR HANDLING INSTALLING & BRACING METAL PLATE CONNECTED WOOD TRUSSES".
     3. TPI DSB "RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES".
   - B. TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS:
     1. TOP CHORD: LIVE LOAD =20 PSF UNIFORM OR SNOW LOAD
        DEAD LOAD =10 PSF

        SNOW LOADS–PER LOAD CASES 1 TO 3 UNDER GENERAL NOTES, DESIGN LOADS SNOW LOADS NOTE 2E THIS SHEET
     2. BOTTOM CHORD: LIVE LOAD =10 PSF (NON–CONCURENT)
        DEAD LOAD =10 PSF
     3. REFERENCE ROOF PLAN SHT S–101 FOR ADDITIONAL MECHANICAL EQUIPMENT LOADS.
     4. REFERENCE ROOF PLAN SHT S–101 FOR ADDITIONAL LOADS FROM HANGING SOFFITS.
     5. REQUIRED UPLIFT REFERENCE LOAD DIAGRAM DETAILS – DETAIL 3 ON S–101
   - C. ALL TRUSS–TO–TRUSS AND TRUSS FRAMING CONNECTORS SHALL BE SPECIFIED AND DESIGNED BY THE TRUSS MANUFACTURER.
   - D. BOTTOM CHORD TENSION SPLICES ARE PROHIBITTED WITHIN THE MIDDLE 1/3 OF THE SPAN.
   - E. FABRICATE, SUPPLY AND ERECT WOOD TRUSSES AS SHOWN ON THE DRAWINGS AND AS SPECIFIED. WORK TO INCLUDE ANCHORAGE, BLOCKING, CURBING, MISCELLANEOUS INCIDENTAL FRAMING AND CONSTRUCTION AND PERMANENT BRACING
   - F. FABRICATOR SHALL DESIGN AND FURNISH ALL TRUSS TO TRUSS HANGERS AND CONNECTIONS HARDWARE INCLUDING INSTALLATION INFORMATION
   - G. ALL LOADS SHALL BE LOCATED AT TRUSS TOP OR BOTTOM CHORD PANEL POINTS
   - H. COORDINATE SIZE AND LOCATIONS FOR MECHANICAL AND ELECTRICAL DUCTWORK PRIOR TO CONSTRUCTION
   - I. MAXIMUM ALLOWABLE LIVE LOAD DEFLECTION (UNLESS OTHERWISE NOTED ON PLAN) ROOF TRUSSES – SPAN/360
   - J. OPENINGS IN ROOF TO BE DESIGNED/FRAMED BY THE TRUSS SUPPLIER
   - K. VERIFY BEARING CONDITIONS PRIOR TO TO TRUSS FABRICATION
   - L. PROVIDE BRIDGING, WEB STIFFENERS, ETC. AS REQUIRED
   - M. FABRICATOR SHALL SUBMIT SHOP DRAWINGS SHOWING LAYOUT OF MEMBERS, BRIDGING, BRACING, ERECTION DETAILS, TRUSS PENETRATIONS, AND DESIGN CALCULATIONS SEALED BY A REGISTERED ENGINEER IN THE STATE OF VIRGINIA. SUBMITTALS WHICH DO NOT INCLUDE THE ABOVE INFORMATION WILL BE RETURNED TO THE CONTRACTOR PRIOR TO REVIEW
8. ROOF DECK
   - A. ALL ROOF DECK SHALL BE APA STRUCTURAL 1 GRADE EX

Statement of Special Inspections

This Statement of Special Inspections / Quality Assurance Plan includes the following building systems:

- ☑ Soils and Foundations
- ☑ Cast-in-Place Concrete
- ☐ Special Cases
- ☑ Structural Steel
- ☑ Wood Construction
- ☑ Masonry

General Notes

The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

The qualifications of all personnel performing Special Inspections and testing activities are subject to the approval of the Building Official and E.O.R. The credentials of all inspectors and testing technicians shall be provided if requested.

The special inspectors shall keep records of inspections and shall furnish inspection reports to the owner, Engineer of Record (E.O.R.) and Architect of Record (A.O.R.). Field and testing result reports shall be submitted to all designated parties as they are completed. The reports shall indicate that the work performed was done in accordance to the construction drawings. Discrepancies shall be brought to the attention of the general contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the E.O.R. prior to completion of that phase of work. A final report that documents required special inspections and corrections of discrepancies shall be submitted by the General Contractor to the Owner, E.O.R. and A.O.R.

Soils and Foundations

Item	Scope	Monitoring: Periodic (P) Continuous (C)
1. Shallow Foundations	*Inspect soils below footings for adequate bearing capacity and consistency with geotechnical report.* *Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill.*	*P* *C*
2. Controlled Structural Fill	*Perform sieve tests (ASTM D422 & D1140) and modified Proctor tests (ASTM D1557) of each source of fill material.* *Inspect placement, lift thickness and compaction of controlled fill.* *Test density of each lift of fill by nuclear methods (ASTM D2922)* *Verify extent and slope of fill placement.*	*C*

Note:
1. Special Inspection is not required during placement of controlled fill having a total depth of 12 inches or less.

Cast-in-Place Concrete

Item	Scope	Monitoring: Periodic (P) Continuous (C)
1. Mix Design	*Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed that allowed by the mix design. Submit proposed mix design of each class of concrete to Structural Engineer of Record and to inspection and testing firm for review prior to commencement of work.*	*P*
2. Material Certification	*Review for conformance to contract documents. Submit to Structural Engineer of Record for review.*	*P*
3. Anchor Rods	*Inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors.*	*C*
4. Concrete Placement	*Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.*	*C*
5. Sampling and Testing of Concrete	*Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064). Three concrete test cylinders will be taken for every 75 or less cubic yards of each class of concrete placed, or concrete placed on any given day. One additional test cylinder will be taken during cold weather concreting, cured on job site under same conditions as concrete represents.*	*C*
6. Curing and Protection	*Inspect curing, cold weather protection and hot weather protection procedures.*	*P*

Note: Special Inspection is not required for flatwork patios, driveways and sidewalks, on grade not shown on structural drawings.

Structural Steel

Item	Scope	Monitoring: Periodic (P) Continuous (C)
1. Material Certification	*Review for conformance to contract documents. Submit to Structural Engineer of Record for review.*	*P*
2. Anchor Rods and embedded plates	*Inspect size, positioning and embedment of anchor rods and embedded plates*	*C*
3. Welder Qualification	*Qaulification per AWS D1.1, Subclause 6.1.4., D1.1M*	*P*
4. Weld Acceptance	*Welds meet visual acceptance per AWS D1.1/D1.1M /C*	*C*

Wood Construction

Item	Scope	Monitoring: Periodic (P) Continuous (C)
1. Fabricator Certification/ Quality Control Procedures ☐ Fabricator Exempt	*Inspect shop fabrication and quality control procedures for wood truss plant.* *Confirm certification of supplier.*	*P*
2. Material Grading	*Inspect grade stamps on structural lumber for compliance with the contract documents.*	*P*
3. Connections	*Verify connection hardware and its installation. Inspect bearing, nails, bolts, hangers or clips, or other devices are tight and otherwise properly installed per the contract documents.*	*C*
4. Framing and Details	*Inspect members for size and placement for conformance to the SER approval submittals and contract document. Review engineered joist shop drawings. Submit to SER for review.*	*P*
5. Diaphragms & Shearwalls	*Inspect thickness and grade of plywood (or OSB), blocking, placement, embedment, size of hold down anchors and the edge and field nailing of the plywood (or OSB) to the framing for conformance to the contract documents.*	*C*
6. Prefabricated Wood Trusses	*Inspect the fabrication of wood trusses. Bottom chord splices are prohibited in the middle third point of the truss.*	*P*
7. Permanent Truss Bracing	*Bridging and bracing installed per the approved truss shop drawings.*	*P*

Masonry

Item	Scope	Monitoring: Periodic (P) Continuous (C)
1. Verify Compliance with the approved submittal	*Review submittals.*	*P*
2. Verification of F'M	*Review submittals.*	*P*
3. As masonry construction begins verify for complinace	*Verify.* *a. Portions of size prrepared mortar.* *b. Construction of mortar joints.* *c. location of connection.*	*P*
4. During construction	*Verify.* *a. Type, size and location of anchors, including other details of anchorage of masonry to structural members, frames or other construction.* *b. preparation construction and portion of masonry during cold weather (temperature below 40° F) or hot weather (temperature above 90°)*	*P*
5. Observe preparation of mortar specimens and / or prisms	*Field review.* *a. Preparation of mortar cubes* *b. Preparation of test prisms*	*P*

Special Cases

Item	Scope	Monitoring: Periodic (P) Continuous (C)
Epoxy Anchors In Concrete or CMU	*Review anchors and product being used for conformance to contract documents. Observe installation for compliance to manufacturers specifications. Perform pull test to 125% of allowable design load per manufacturer specifications. (Minimum of 10% of total anchors, to include a minimum of one of each type, size or embedment.)*	*C*

STRUCTURAL STEEL:

1. DESIGN, DETAIL AND ERECT STRUCTURAL STEEL ELEMENTS IN ACCORDANCE WITH THE FOLLOWING:
   A. AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
   B. AISC MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN.
   C. AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.
   D. AWS STRUCTURAL WELDING CODE, D1.1.
2. PROVIDE STRUCTURAL STEEL OF THE FOLLOWING ASTM DESIGNATIONS UNLESS OTHERWISE NOTED:
   A. ANGLES, BENT PLATES, HANGERS AND BRACES: ASTM A 36
   B. STRUCTURAL PIPE: ASTM A 53, GRADE B, TYPE E OR S
   C. HOLLOW STRUCTURAL SHAPES: ASTM A 500, GRADE C
   D. BASE PLATES AND MISCELLANEOUS STEEL PLATES: ASTM A 36
   E. ANCHOR RODS: ASTM F 1554, GRADE 36
3. CONNECTION MATERIALS:
   A. BEAM–COLUMN STIFFENER PLATES AND DOUBLER PLATES TO MATCH THE GRADE STEEL OF STRUCTURAL ELEMENT
4. WELD MINIMUM SIZE AND STRENGTH:
   A. PROVIDE MINIMUM SIZE OF FILLET WELDS AS SPECIFIED IN TABLE J2.4 OF THE AISC MANUAL.
   B. PROVIDE MINIMUM EFFECTIVE THROAT THICKNESS OF PARTIAL PENETRATION GROOVE WELDS AS SPECIFIED IN TABLE J2.3 OF THE AISC MANUAL.
   C. PROVIDE ELECTRODES FOR FIELD OR SHOP WELDING THAT CONFORM TO ASTM A 233 (CLASS 70).
   D. ALL WELDS ARE CONTINUOUS FOR THE FULL LENGTH OF THE CONNECTION UNLESS OTHERWISE NOTED ON DRAWINGS.
5. PROVIDE MINIMUM OF TWO BOLTS PER CONNECTION. PROVIDE MINIMUM BOLT DIAMETER OF 3/4 INCH.
6. PROVIDE SIMPLE SHEAR CONNECTIONS FOR STEEL CONNECTIONS NOT SPECIFIED OTHERWISE UTILIZING HIGH STRENGTH BEARING BOLTS IN SINGLE SHEAR. PROVIDE SINGLE PLATE SHEAR TAB BOLTED CONNECTIONS.
7. STEEL FABRICATION:
   A. FABRICATE AND ASSEMBLE STRUCTURAL MEMBERS/ASSEMBLIES IN SHOP TO GREATEST EXTENT POSSIBLE.
   B. SPLICING OF STRUCTURAL STEEL MEMBERS IS PROHIBITED WITHOUT PRIOR APPROVAL BY THE A/E.
   C. BE RESPONSIBLE FOR ALL ERRORS OF DETAILING ON THE SHOP DRAWINGS, ERRORS IN FABRICATION, AND THE CORRECT FITTING OF STRUCTURAL STEEL MEMBERS.
   D. CONFORM TO THE AISC CODE OF STANDARD PRACTICE, FOR ERECTION TOLERANCES. FIELD MODIFICATION TO STRUCTURAL STEEL IS PROHIBITED WITHOUT PRIOR APPROVAL BY THE A/E.
   E. CLEAN STEEL OF RUST, LOOSE MILL SCALE AND OTHER FOREIGN MATERIALS WHERE REQUIRED FOR FABRICATION, FITTING UP, OR WELDING.
   F. DO NOT CUT STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT PRIOR REVIEW AND APPROVAL OF THE A/E.
11. HOT DIP GALVANIZE AFTER FABRICATION ALL STRUCTURAL STEEL AND THEIR CONNECTIONS PERMANENTLY EXPOSED TO THE OUTSIDE. ITEMS INCLUDED BUT NOT LIMITED TO:
   A. SHELF ANGLES, LOOSE LINTELS
   B. EXAMINE THE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR OTHER ITEMS THAT REQUIRE HOT DIPPED GALVANIZATION.
12. PROVIDE GROUT FOR BASE PLATES THAT IS NON–SHRINK, NON–METALLIC GROUT WITH MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 6000 PSI. COMPLETE GROUT WORK PRIOR TO PLACING ROOF CONCRETE OF A SINGLE STORY BUILDING OR PRIOR TO PLACING SECOND FLOOR CONCRETE OF A MULTIPLE STORY BUILDING.
13. PROVIDE WASHERS FOR ALL CONNECTIONS WITH STANDARD, OVERSIZE AND SHORT–SLOTTED HOLES. FOR LONG–SLOTTED HOLES PROVIDE WASHERS OR A CONTINUOUS BAR OF SUFFICIENT SIZE TO COMPLETELY COVER THE SLOT. PLATE WASHERS OR BARS TO BE MINIMUM OF 5/16 INCH THICK FOR LONG–SLOTTED HOLES.
14. WIDE FLANGE BEAM CONNECTIONS TO TUBE COLUMNS SHALL BE MADE WITH BOLTED SHEAR TAB PLATE TYPE CONNECTIONS UNLESS OTHERWISE NOTED ON PLAN. ONE–SIDED CONNECTIONS SHALL BE DESIGNED AS ECCENTRIC CONNECTIONS.
15. MILL STEEL COLUMN ENDS TO FIT FLUSH WITH BASE PLATE, CAP PLATE AND END PLATES. FIELD ASSEMBLY OF THESE STEEL ELEMENTS TO THE COLUMNS IS PROHIBITED.
16. HEADED STUDS (SHEAR AND ANCHOR) AND DEFORMED ANCHORS:
   A. PROVIDE HEADED STUDS (ANCHOR) MADE OF MATERIAL CONFORMING TO ASTM A 108.
   B. WELD STUDS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. MANUAL ARC (STICK) WELDING OF HEADED STUDS AND/OR DEFORMED ANCHORS IS NOT ALLOWED.
18. PROVIDE TEMPORARY BRACING DURING CONSTRUCTION PHASE, PRIOR TO COMPLETING CONNECTIONS. TEMPORARY CONSTRUCTION BRACING OF THE STRUCTURAL STEEL FRAME IS THE RESPONSIBILITY OF THE CONTRACTOR
19. CLEAN STEEL TO BE PAINTED IN ACCORDANCE WITH STEEL STRUCTURES PAINTING COUNCIL POWER TOOL CLEANED SSPC–SP3.

SPECIAL INSPECTION:

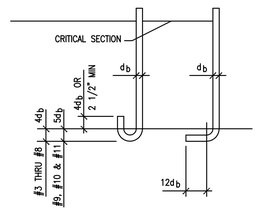
1. SPECIAL INSPECTION SHALL MEET THE REQUIREMENTS OF IBC SECTION 1704 AND TABLE LISTED ON THIS SHEET. SPECIAL INSPECTOR(S) SHALL BE HIRED BY THE OWNER TO PERFORM THE REQUIRED SPECIAL INSPECTIONS. THE NAMES OF PERSONS OR FIRMS WHO ARE TO PERFORM THE SPECIAL INSPECTIONS SHALL BE FORWARDED TO THE BUILDING OFFICIAL FOR APPROVAL. THE SPECIAL INSPECTOR(S) SHALL COMPLETE AND SUBMIT ALL FORMS REQUIRED BY THE CITY OF STERLING HEIGHTS, MICHIGAN.
2. ITEMS LISTED IN THE SPECIAL INSPECTION SCHEDULE SHALL BE INSPECTED IN ACCORDANCE WITH MEC CHAPTER 17 BY A CERTIFIED SPECIAL INSPECTOR FROM AN ESTABLISHED TESTING AGENCY.
3. FOR MATERIAL SAMPLING AND TESTING REQUIREMENTS, REFER TO THE MATERIAL SAMPLING AND TESTING SECTION, THE PROJECT SPECIFICATIONS, AND THE SPECIFIC GENERAL NOTES SECTIONS.
4. THE TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE REGISTERED DESIGN PROFESSIONAL, CONTRACTOR, AND BUILDING OFFICAL. ANY ITEMS WHICH FAIL TO COMPLY WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR CORRECTION.
5. IF DISCREPANCIES ARE NOT CORRECTED, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND REGISTERED DESIGN PROFESSIONAL PRIOR TO COMPLETION OF THAT PHASE OF THE WORK. SPECIAL INSPECTION TESTING REQUIREMENTS APPLY EQUALLY TO ALL CONTRACTOR DESIGNED COMPONENTS
6. CONTINUOUS SPECIAL INSPECTION MEANS THE FULL–TIME OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK IS BEING PERFORMED.
7. PERIODIC SPECIAL INSPECTION MEANS THE PART–TIME OR INTERMITTENT OBSERVATION OF WORK REQUIRING SPECAIL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK HAS BEEN OR IS BEING PERFORMED AND AT THE COMPLETION OF THE WORK (REFERENCE IBC SECTION 1702)
8. ALL WELDS SHALL BE VISUALLY INSPECTED IN ACCORDANCE WITH IBC SECTION 1705.2
9. ALL COMPLETE PENETRATION WELDS SHALL BE TESTED ULTRASONICALLY OR BY USING ANOTHER APPROVED METHOD (IBC 1705.2.1) IN ACCORDANCE WITH IBC SECTION 1705.2
10. WELDING INSPECTIONS SHALL BE IN COMPLIANCE WITH AWS D1.1
11. INSPECTION OF PRE–FABRICATED CONSTRUCTION SHALL BE THE SAME AS IF THE THE MATERIAL USED IN THE CONSTRUTION TOOK PLACE ON SITE. CONTINUOUS INSPECTION WILL NOT BE REQUIRED DURING PRE–FABRICATION IF THE APPROVED TESTING AGENCY CERTIFIES THE CONSTRUCTION AND FURNISHES EVIDENCE OF COMPLIANCE
12. ANY CONSTRUCTION OR MATERIAL THAT HAVE FAILED INSPECTION SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT REQUIRED DURING PRE–FABRICATION IF THE APPROVED TESTING AGENCY CERTIFIES THE CONSTRUCTION AND FURNISHES EVIDENCE OF COMPLIANCE
13. SPECIAL INSPECTION OF SOILS SHALL REFERENCE THE APPROVED SOILS REPORT TO DETERMINE COMPLIANCE
14. SLIP–CRITICAL CONNECTIONS MAY HAVE PERIODIC SPECIAL INSPECTION PROVIDED THAT THE TURN–OF–THE–NUT METHOD WITH MATCHMARKING TECHNIQUES ARE USED

DEFERRED SUBMITTAL:

1. THE FOLLOWING ITEMS ARE DEFERRED SUBMITTALS, PENDING APPROVAL OF THE BUILDING OFFICIAL:
   A. RACKS INCLUDING LATERAL BRACING AND ANCHORAGE
   B. CORRESPONDING JOIST PLANS AND PIECE SUBMITTALS.
   C. DESIGN DRAWING FOR ATTACHMENT OF MECHANICAL AND ELECTRICAL COMPONENTS TO THE STRUCTURE AND SUPPORTED BY THE STRUCTURE.
   D. CONCRETE DESIGN MIXES.
   E. COLD FORMED METAL FRAMING SHOP DRAWINGS. CALCULATIONS MUST MAKE REFERENCE TO THE PLANS AND PIECE SUBMITTALS.
   F. MASONRY REINFORCING SHOP DRAWINGS.
   G. STRUCTURAL STEEL SHOP DRAWINGS. CALCULATIONS MUST MAKE REFERENCE TO THE PLANS AND PIECE SUBMITTALS.
   H. CONCRETE REINFORCING SHOP DRAWINGS.
   I. PRE–FABRICATED METAL PLATED WOOD TRUSS SHOP DRAWINGS.
   J. PANELIZED WOOD FRAMING SHOP DRAWINGS CALCULATIONS MUST MAKE REF TO THE THE PLANS AND PIECE SUBMITTALS
2. DEFERRED SUBMITTALS MUST BE ACCOMPANIED BY CALCULATIONS SIGNED BY A REGISTERED ENGINEER IN MICHIGAN.
3. DEFERRED SUBMITTALS MUST BE SUBMITTED PRIOR TO INSTALLATION AND MUST BE APPROVED BY THE ENGINEER OF RECORD FOR GENERAL CONFORMANCE TO DESIGN ASSUMPTION INTENT.

CONCRETE REINFORCING SPLICE DEVELOPMENT LENGTH

	SPLICE LENGTHS (CLASS "B")				DEVELOPMENT LENGTH			
	ALL BARS EXCEPT TOP BARS		TOP BARS (HORIZ BARS WITH MORE THAN 12" OF CONC BELOW)		ALL BARS EXCEPT TOP BARS		TOP BARS (HORIZ BARS WITH MORE THAN 12" OF CONC BELOW)	
f'c (PSI)	INCHES		INCHES		INCHES		INCHES	
BAR SIZE	3500	4000	3500	4000	3500	4000	3500	4000
#3	16	16	21	18	13	12	16	14
#4	22	19	28	24	17	15	22	19
#5	27	23	35	30	21	18	27	23
#6	43	37	56	48	33	29	43	37
#7	63	54	81	71	48	42	63	54
#8	72	62	93	81	55	48	72	62
#9	81	70	105	91	62	54	81	70
#10	89	77	116	101	69	60	89	77
#11	98	85	128	111	76	66	98	85



HOOKS

NOTES:

1. DEVELOPMENT AND SPLICE LENGTHS SHOWN ARE BASED ON THE TABLE PROVIDED IN ACI 318–14 SECTION 25.4.2.2 AND APPLY UNLESS OTHERWISE NOTED ON PLANS AND DETAILS.
2. ALL LENGTHS AND COVERS ARE GIVEN IN INCHES UNLESS OTHERWISE NOTED.
3. TABULAR VALUES FOR DEVELOPMENT AND SPLICE LENGTHS ARE BASED ON NORMAL WEIGHT CONCRETE, GRADE 60 UNCOATED REINFORCING, CLEAR SPACING OF BARS EQUAL TO OR GREATER THAN 2 x BAR DIA OR 1 1/2", WHICHEVER IS GREATER, AND CLEAR COVER EQUAL TO OR GREATER THAN 1 x BAR DIAMETER OR 3/4", WHICHEVER IS GREATER.
4. TOP BARS ARE HORIZONTAL BARS PLACED SUCH THAT MORE THAN 12" OF CONCRETE IS CAST IN THE MEMBER BELOW THE BAR. HORIZONTAL BARS IN WALLS ARE CONSIDERED AS TOP BARS. VERTICAL BARS MAY BE CONSIDERED AS OTHER BARS.
5. SPLICES SHALL NOT BE MADE AT POINTS OF MAXIMUM STRESS AS DETERMINED BY THE ENGINEER.

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REVISIONS:

ISSUE DATE:

	PERMIT / BID SET	10-12-22

DRAWN BY: DWG

PANDA PROJECT #: D8675

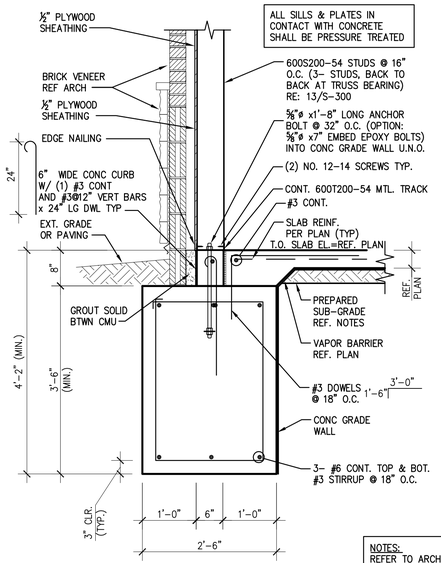
ARCH PROJECT #: JCDT21-0221-00

COMMONWEALTH OF VIRGINIA
GARY MAEDA
Lic. No. 045552
PROFESSIONAL ENGINEER
10-12-22

NORR
ARCHITECTS ENGINEERS PLANNERS

PANDA EXPRESS
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

S-001
NOTES AND SPECIAL INSPECTIONS



NOTES:
REFER TO ARCH DWGS FOR FTG/SLAB INSULATION

SECTION 2
SCALE: ¾"=1'-0" S-100

PLAN NOTES

1. REF. SHEET S-000 FOR STRUCTURAL NOTES AND SPECIAL INSPECTIONS.
2. REF. 3/S-201 FOR TYPICAL PIPE AND TRENCH DETAIL AS REQUIRED.
3. REF. 4/S-201 FOR TYPICAL SILL PLATE BOLT DETAIL AS REQUIRED.
4. REF. 5/S-201 FOR TYPICAL STEP FOOTING DETAIL AS REQUIRED.
5. REF. 6/S-201 FOR TYPICAL GRADE BEAM STIRRUP DETAIL AS REQUIRED.
6. REF. 7/S-201 FOR TYPICAL REINFORCING BAR DETAIL AS REQUIRED.
7. REF. 8/S-201 FOR TYPICAL CORNER BAR DETAIL AS REQUIRED.
8. REF. 15/S-200 FOR TYPICAL NON BEARING WALL CONNECTION AT SLAB AS REQUIRED.
9. REF. 3/S-301 FOR TYPICAL FRAMING NOTCHES DETAIL AS REQUIRED.
10. REF. 4/S-301 FOR TYPICAL WALL FRAMING DETAILS AS REQUIRED.
11. REF. 11/S-200 FOR TYPICAL TRASH ENCLOSURE DETAIL AS REQUIRED.
12. REF. 9/S-201 FOR TYPICAL CURB DETAIL AS REQUIRED.
13. REF. 13/S-200 FOR TYPICAL LIGHT POLE BASE DETAIL AS REQUIRED.
14. REF. 10/S-201 FOR TYPICAL TRENCH DRAIN DETAIL AS REQUIRED.
15. REF. 11/S-201 FOR TYPICAL DRAIN DETAIL AS REQUIRED.
16. REF. 19/S-201 FOR TYPICAL METAL STUD BLOCKING.
17. COORDINATE WITH ARCHITECTURAL, MECHANICAL AND PLUMBING DRAWINGS FOR LOCATIONS OF ALL DEPRESSIONS, CURBS, DRAINS, ETC. IN FLOOR SLAB.
18. REFER TO GEOTECHNICAL REPORT FOR SITE PREPARATION.

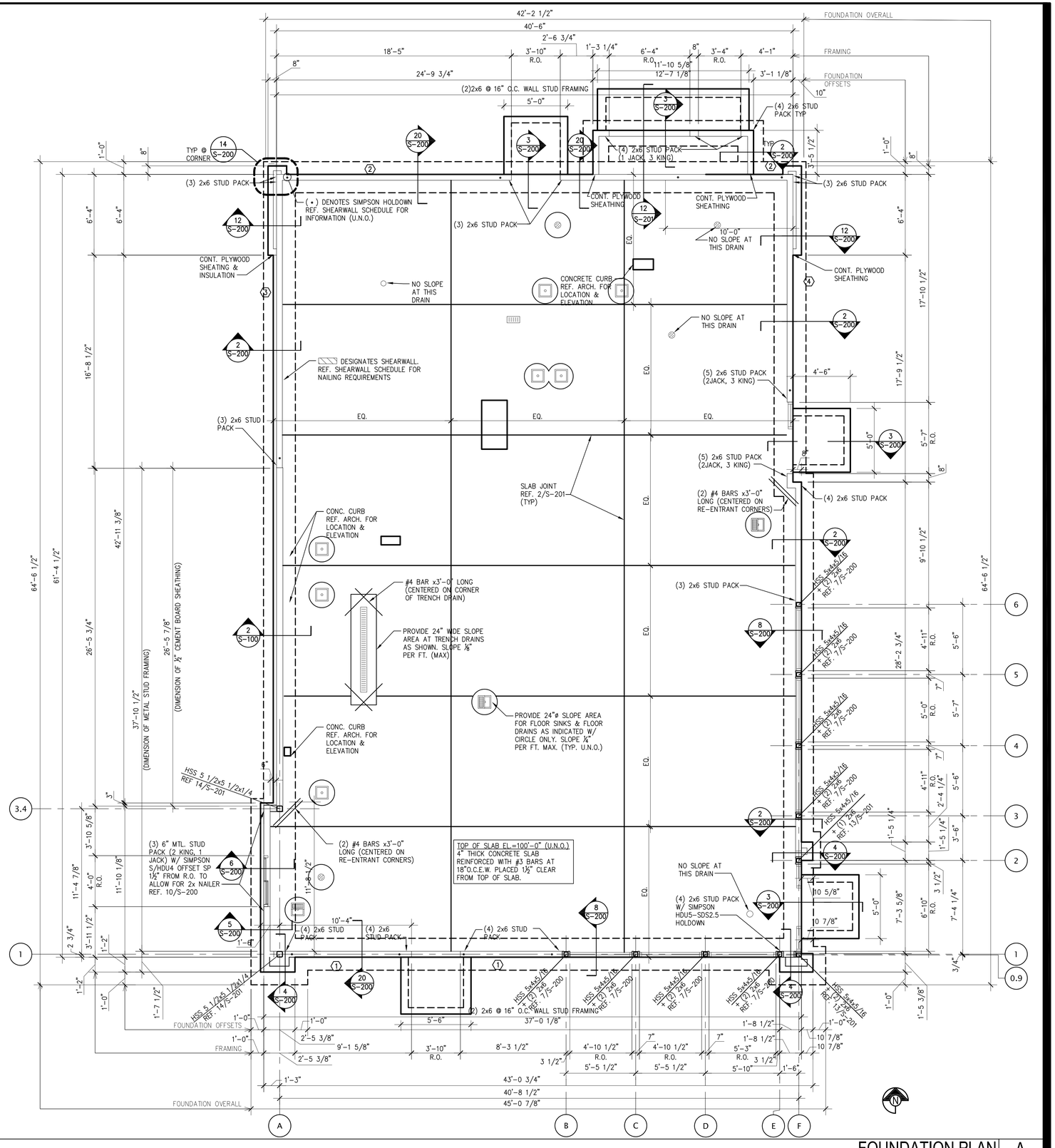
SHEARWALL SCHEDULE

TYPE	NAIL SPACING	HOLDOWN	ANCHOR BOLTS	END POST THICKNESS UON
①	10d @ 4" O.C.	HDU14-SDS2.5	⅝"ø @ 24" O.C.	6" MIN WOOD END POST THICKNESS
②	10d @ 4" O.C.	HDU11-SDS2.5	⅝"ø @ 24" O.C.	4 1/2" MIN WOOD END POST THICKNESS
③	10d @ 6" O.C.	HDU8-SDS2.5	⅝"ø @ 32" O.C.	4 1/2" MIN WOOD END POST THICKNESS
④	10d @ 6" O.C.	HDU8-SDS2.5	⅝"ø @ 32" O.C.	4 1/2" MIN WOOD END POST THICKNESS

(X) – DESIGNATES SHEARWALL TYPE

NOTES:
1. USE 10d COMMON NAILS.
2. NAIL PANEL FACES @ 12" O.C.
3. USE 15/32" PLYWOOD.
4. STAGGER PLYWOOD JOINT AND SILL PLATE NAILING.
5. FRAMING MEMBERS OR BLOCKING SHALL BE PROVIDED AT THE EDGES OF ALL SHEETS IN SHEARWALLS.
6. REFER TO 9/S-200 FOR HOLD DOWN ANCHOR EMBEDMENT.
7. HOLD DOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
8. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3 INCH NOMINAL OR THICKER AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED AT 3" O.C. OR ARE ON EACH FACE.

FOUNDATION NOTES 1
Scale: NO SCALE S-100



FOUNDATION PLAN A
Scale: 1/4"=1'-0" S-100

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GARY MAEDA
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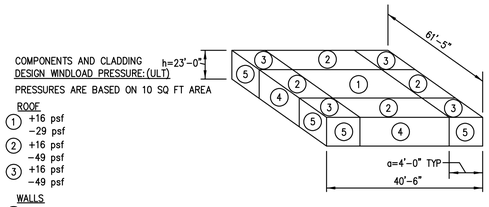
S-100
FOUNDATION PLAN



PRESSURES ARE BASED ON 10 SQ FT AREA

ROOF
1. +16 psf, −29 psf
2. +16 psf, −49 psf
3. +16 psf, −49 psf

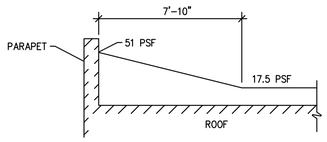
WALLS
4. +29 psf, −31 psf
5. +29 psf, −39 psf

OVERHANG
−46 psf (UPLIFT)

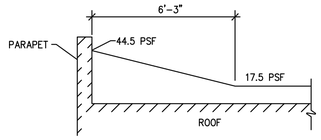
PLUS AND MINUS SIGNS INDICATE PRESSURES ACTING TOWARD AND AWAY FROM SURFACES, RESPECTIVELY

WALL PRESSURE (ULT) (PER ASCE7-10 CHAPTER 27 PART 1)		
	WINDWARD	LEEWARD
0'–15'	16.6 PSF	10.4 PSF
20.0'	17.6 PSF	10.4 PSF

WIND NET UPLIFT (ASD) (PSF)			
ROOF DECK		ROOF TRUSSES	
TYPICAL	W/IN 4.0' OF PERIMETER	TYPICAL	W/IN 4.0' OF PERIMETER
19	29	12	15

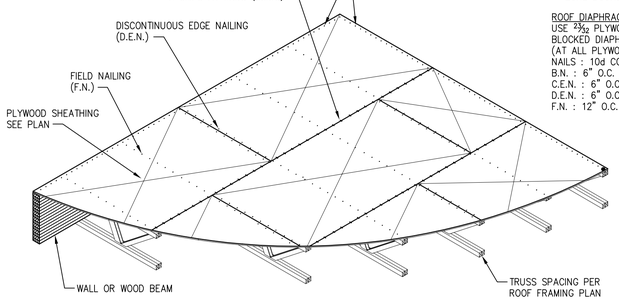


SNOW DRIFT AT BLDG END WALL PERPENDICULAR TO TRUSSES



SNOW DRIFT AT EACH END OF TRUSSES

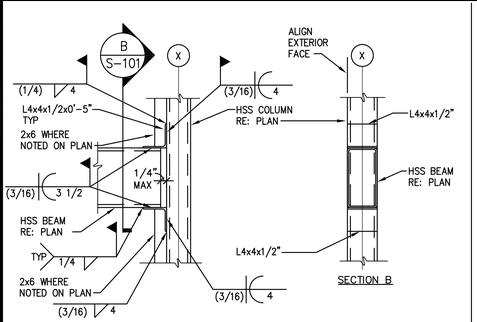
TYPICAL LOAD DIAGRAM DETAIL 3 / S-101



NOTES:
1. RUN LONG DIMENSION OF PLYWOOD PERPENDICULAR TO TRUSSES.
2. NAILING SIZE AND SPACING AS NOTED ON PLAN.
3. NAILS SHALL HAVE A MIN. ⅜" EDGE DISTANCE.
4. USE BOUNDARY NAILING CONTINUOUS @ ALL NAILING ZONE BOUNDARIES. SEE PLAN FOR ZONE EXTENTS.

ROOF DIAPHRAGM
USE 23/32 PLYWOOD, INDEX 48/24
BLOCKED DIAPHRAGM 2x4 FLAT IN Z CLIP
(AT ALL PLYWOOD EDGES, TYP. U.N.O.)
NAILS : 10d COMMON NAILS
B.N. : 6" O.C.
C.E.N. : 6" O.C.
D.E.N. : 6" O.C.
F.N. : 12" O.C.

TYPICAL ROOF DIAPHRAGM DETAIL 2 / S-101

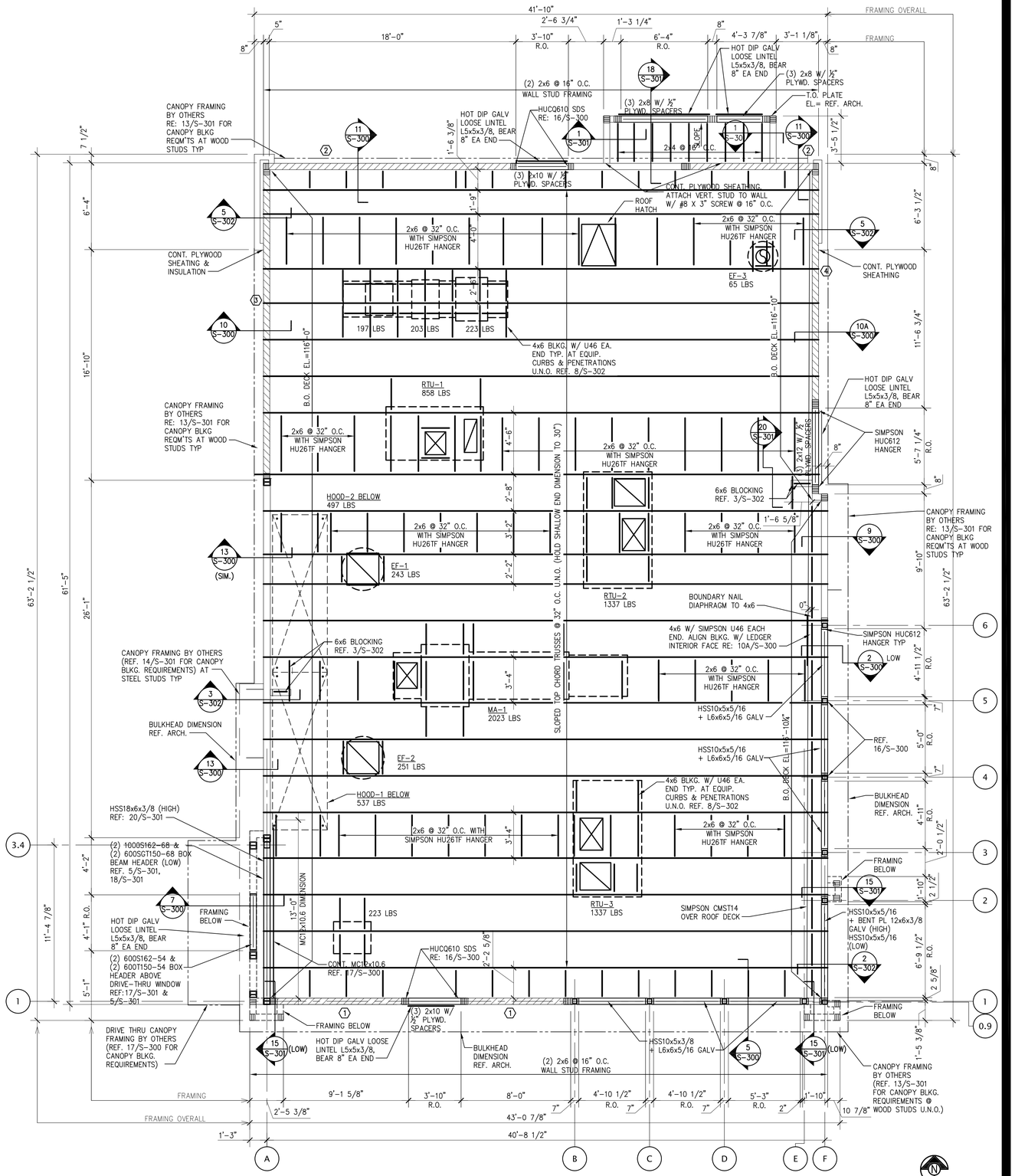


HSS BEAM TO COL CONN 4 / SCALE: 1"=1'-0" S-101

PLAN NOTES

1. REF. SHEET S-000 FOR STRUCTURAL NOTES AND SPECIAL INSPECTIONS.
2. REF. 9/S-301 FOR TYPICAL SUSPEND THREADED ROD SUPPORT DETAIL AS REQUIRED.
3. REF. 7/S-301 & 12/S-301 FOR TYPICAL SOFFIT FRAMING AT SERVICE COUNTER. REFER TO ARCH. FOR LOCATION.
4. REF. 2/S-301 FOR TYPICAL HEADER DETAIL AS REQUIRED U.N.O.
5. REF. 8/S-301 FOR TYPICAL MECHANICAL UNIT SUPPORT DETAIL AS REQUIRED.
6. REF. 6/S-301 FOR TYPICAL BRIDGING AND BRACING DETAIL AS REQUIRED.
7. REF. 10/S-301 FOR TYPICAL PARTITION WALL SUPPORT PARALLEL TO TRUSS DETAIL AS REQUIRED.
8. REF. 11/S-301 FOR TYPICAL PARTITION WALL SUPPORT PERPENDICULAR TO TRUSS DETAIL AS REQUIRED.
9. REF. 1/S-100 FOR SHEARWALL SCHEDULE.
10. REF. 19/S-201 FOR METAL STUD VERTICAL BLOCKING.

TYPICAL ROOF NOTES 1 / S-101



TYPICAL ROOF FRAMING PLAN A / S-101

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
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91770
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Facsimile: 626.372.8288

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REVISIONS:

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DRAWN BY: DWG

PANDA PROJECT #: D8675

ARCH PROJECT #: JCDT21-0221-00

COMMONWEALTH OF VIRGINIA
GARY MAEDA
Lic. No. 045552
PROFESSIONAL ENGINEER
10-12-22

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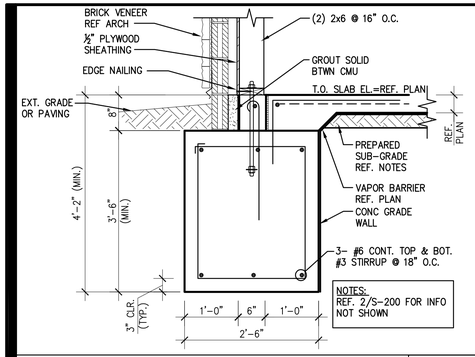
PANDA EXPRESS
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

S-101
ROOF FRAMING PLAN

TRUE WARM & WELCOME 2500 R2

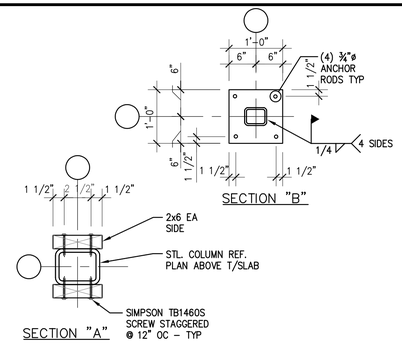


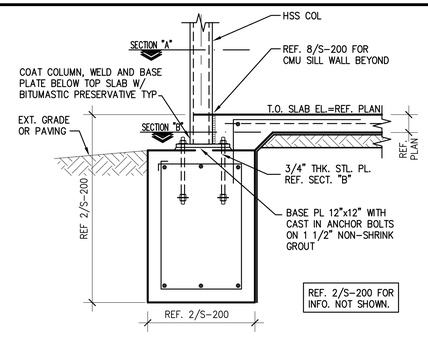
SECTION | 20

SCALE: ¾"=1'-0" | S-200

NOT USED | 16

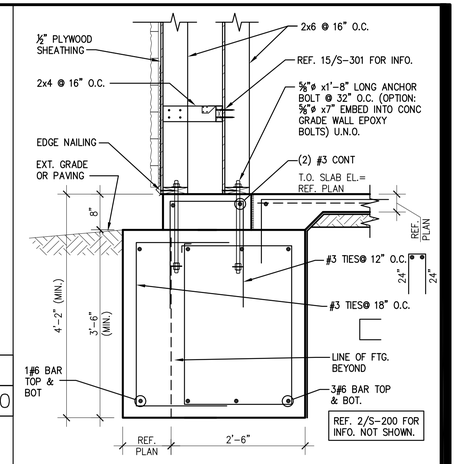
SCALE: ¾"=1'-0" | S-200





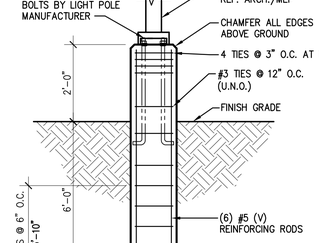
SECTION | 7

SCALE: ¾"=1'-0" | S-200



SECTION | 4

SCALE: ¾"=1'-0" | S-200



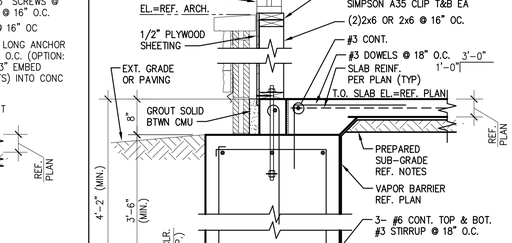
SLAB AT NON BEARING WALL | 15

SCALE: N.T.S. | S-200

HOLDOWN	SCREW #	CAST IN PLACE REQUIREMENTS		EPOXY OPTION REQUIREMENTS
		ANCH. BOLT	BOLT EMBED	BOLT EMBED
S/HDU4	6- #14 SCREWS	⅝"ø	1'-0"	12"

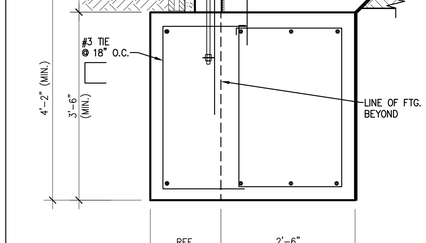
NOTE: ADD LENGTH TO BOLTS EXTENDING THROUGH CURBS.

NOTE: EPOXY OPTION IS BASED ON SIMPSON SET-XP DESIGN VALUES. EPOXY SUBSTITUTIONS MUST BE APPROVED BY STRUCTURAL ENGINEER OF RECORD BEFORE PLACEMENT.



TYPICAL HOLDOWN DETAIL- LIGHT GAGE | 10

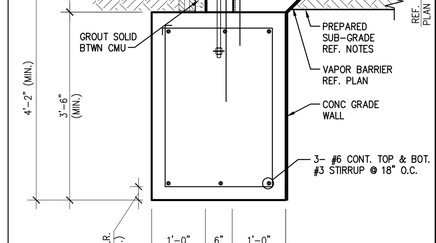
SCALE: ¾"=1'-0" | S-200



REF. 2/S-200 FOR INFO. NOT SHOWN.

SECTION | 6

SCALE: ¾"=1'-0" | S-200



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SECTION | 3

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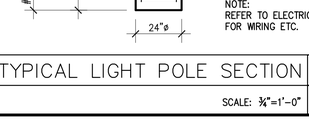
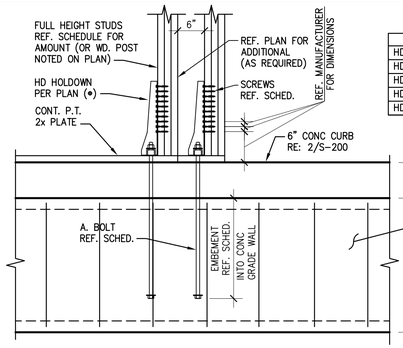


CORNER

CORNER HOLDOWN DETAIL | 14

SCALE: N.T.S. | S-200



HOLDOWN	STUDS	SCREW #	CAST IN PLACE REQUIREMENTS		EPOXY OPTION REQUIREMENTS
			ANCH. BOLT	BOLT EMBED	BOLT EMBED
HDU2-SDS2.5	3	6- SDS ¼"x2½"	⅝"ø	1'-6"	10"
HDU5-SDS2.5	3	14- SDS ¼"x2½"	⅝"ø	1'-6"	12"
HDU8-SDS2.5	3	20- SDS ¼"x2½"	⅞"ø	1'-6"	12"
HDU11-SDS2.5	3	30- SDS ¼"x2½"	1"ø	2'-0"	16"
HDU14-SDS2.5	4	36- SDS ¼"x2½"	1"ø	2'-0"	20"

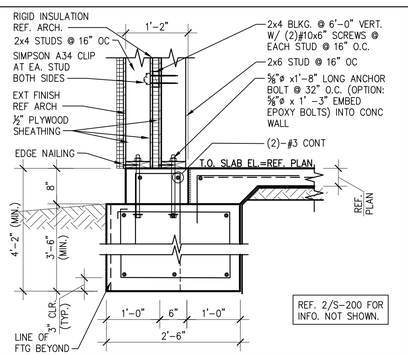
NOTE: EPOXY OPTION IS BASED ON SIMPSON SET-XP DESIGN VALUES. EPOXY SUBSTITUTIONS MUST BE APPROVED BY STRUCTURAL ENGINEER OF RECORD BEFORE PLACEMENT.

TYPICAL HOLDOWN DETAIL- WOOD | 9

SCALE: N.T.S. | S-200

TYPICAL LIGHT POLE SECTION | 13

SCALE: ¾"=1'-0" | S-200



REF. 2/S-200 FOR INFO. NOT SHOWN.

SECTION | 12

SCALE: ¾"=1'-0" | S-200

SECTION | 8

SCALE: ¾"=1'-0" | S-200

REF. 2/S-200 FOR INFO. NOT SHOWN.

SECTION | 5

SCALE: ¾"=1'-0" | S-200

SECTION | 2

SCALE: ¾"=1'-0" | S-200

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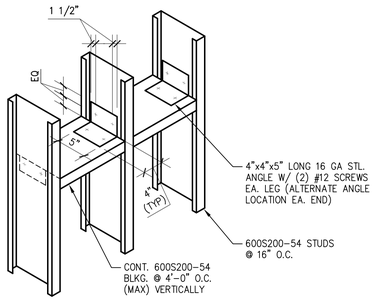
STAFFORD, VA 22554

S-200

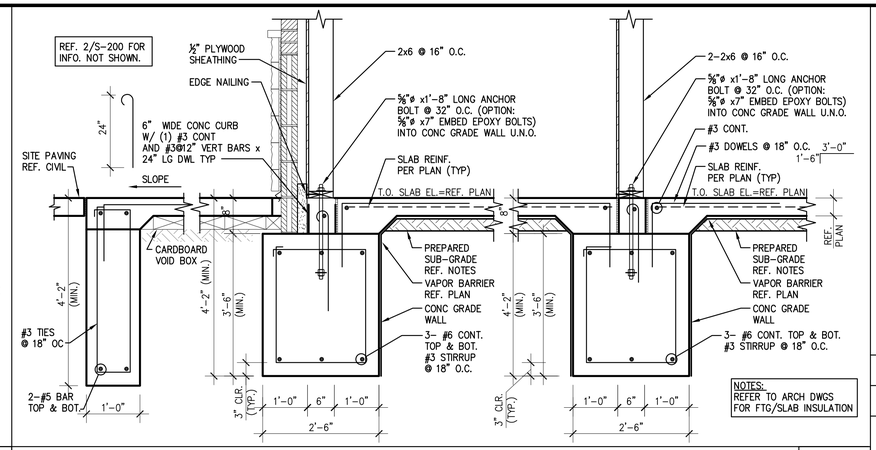
FOUNDATION DETAILS

TRUE WARM & WELCOME 2500 R2



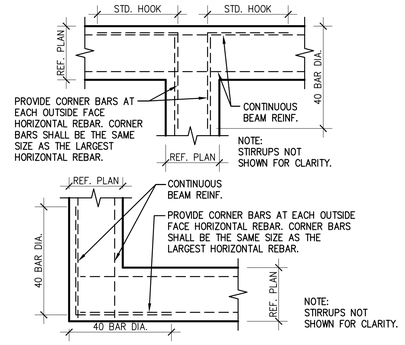
TYPICAL METAL STUD BLOCKING | 19

SCALE: ¾"=1'-0" | S-201



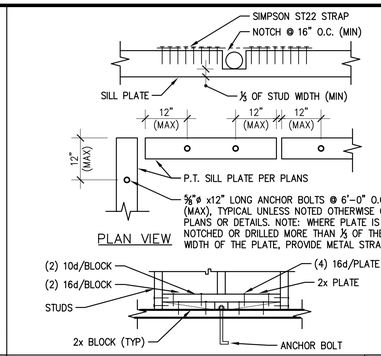
SECTION | 12

SCALE: ¾"=1'-0" | S-201



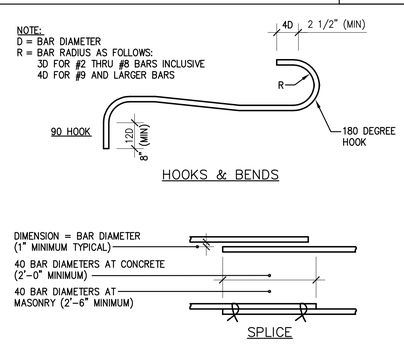
TYPICAL CORNER BAR | 8

SCALE: N.T.S. | S-201



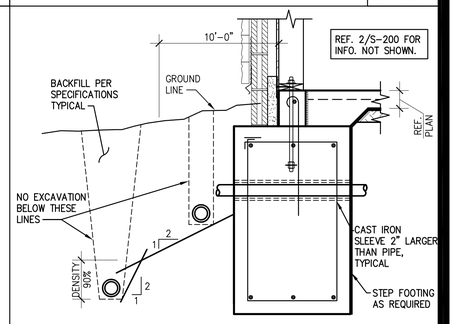
TYPICAL SILL PLATE BOLTS | 4

SCALE: N.T.S. | S-201



TYPICAL REINFORCING BAR | 7

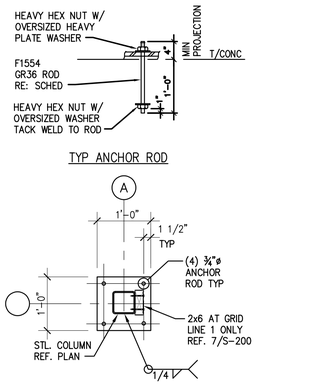
SCALE: N.T.S. | S-201

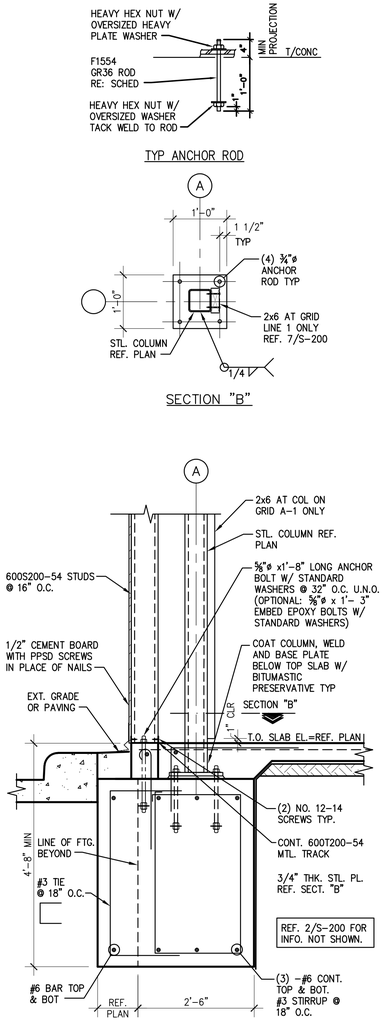


NOTE: FOR PIPES MORE THAN 3'-0" BELOW BOTTOM OF FOOTINGS, TRENCH MAY BE BACKFILLED WITH COMPACTED FILL PER SPECIFICATIONS. DO NOT TRENCH.

TYPICAL PIPE & TRENCH DETAIL | 3

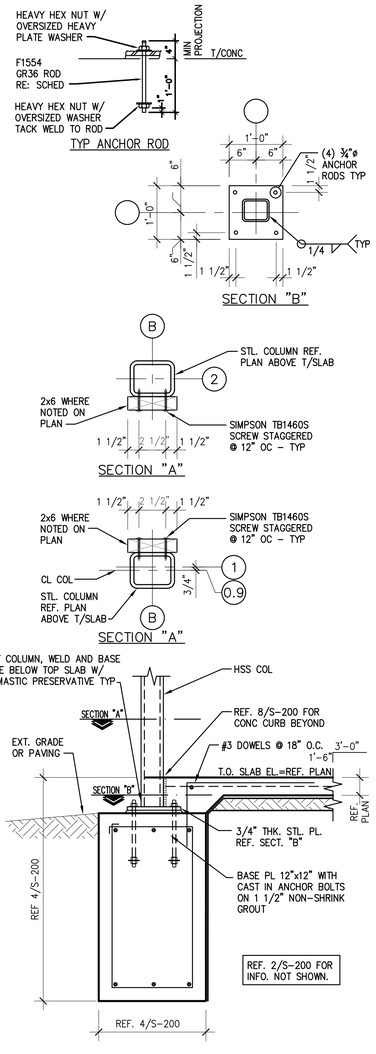
SCALE: N.T.S. | S-201





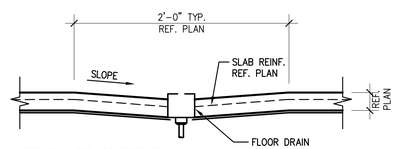
SECTION @ CORNER COLUMN | 14

SCALE: ¾"=1'-0" | S-201



SECTION | 13

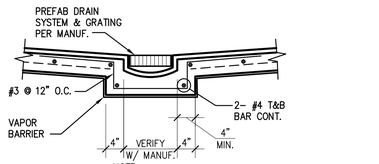
SCALE: N.T.S. | S-201



REF. PLAN FOR LOCATIONS OF FLOOR DRAIN. SEE KITCHEN DRAWINGS FOR DIMENSIONS.

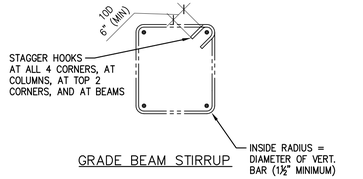
TYPICAL FLOOR DRAIN | 11

SCALE: N.T.S. | S-201



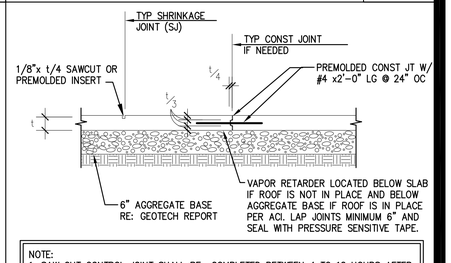
TYPICAL TRENCH DRAIN | 10

SCALE: ¾"=1'-0" | S-201



TYPICAL TIES & STIRRUPS | 6

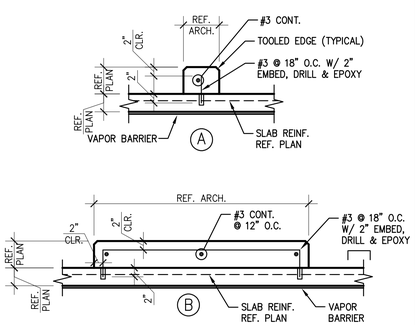
SCALE: N.T.S. | S-201



NOTE:
1. SAW CUT CONTROL JOINT SHALL BE COMPLETED BETWEEN 4 TO 12 HOURS AFTER CONCRETE SLAB HAS BEEN PLACED.
2. VAPOR RETARDER SHALL BE ASTM E 1745, CLASS A WITH A WATER VAPOR TRANSMISSION RATE OF 0.012 PERMS OR LESS AS TESTED BY ASTM E 96, NOT LESS THAN 10 MILS THICK
3. SLAB REINF NOT SHOWN FOR CLARITY RE: PLAN

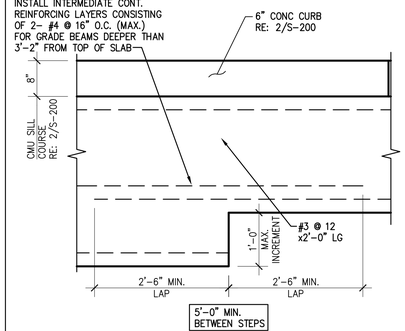
TYPICAL JOINT DETAIL | 2

SCALE: ¾"=1'-0" | S-201



TYPICAL CURB | 9

SCALE: ¾"=1'-0" | S-201



TYPICAL STEP FOOTING | 5

SCALE: N.T.S. | S-201

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COMMONWEALTH OF VIRGINIA
GARY MAEDA
Lic. No. 045552
PROFESSIONAL ENGINEER
10-12-22

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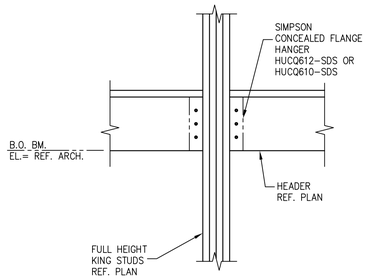
1121 COURTHOUSE RD.
STAFFORD, VA 22554

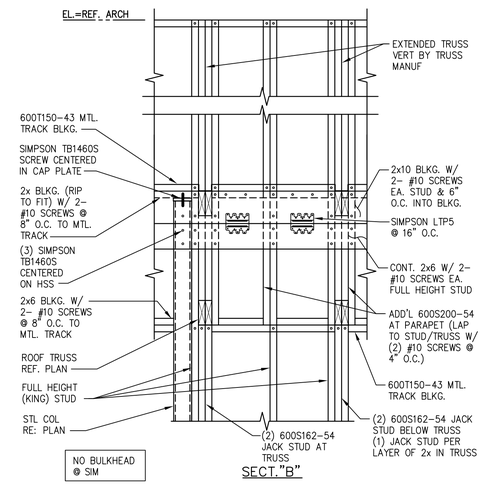
S-201

TYPICAL FOUNDATION DETAILS

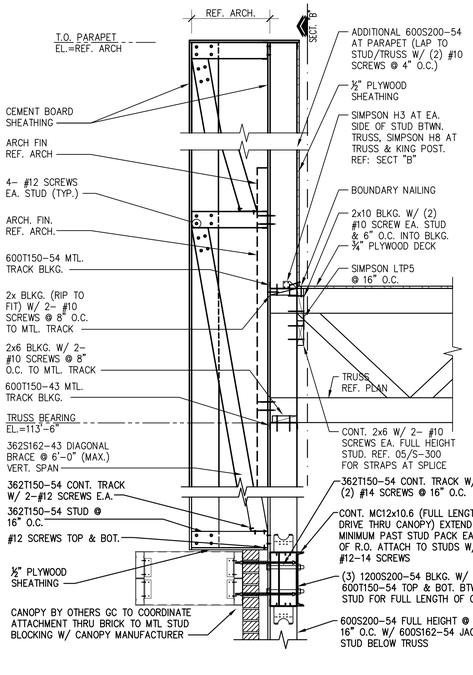


WOOD HEADER FRAME | 15

SCALE: ¾"=1'-0" | S-300

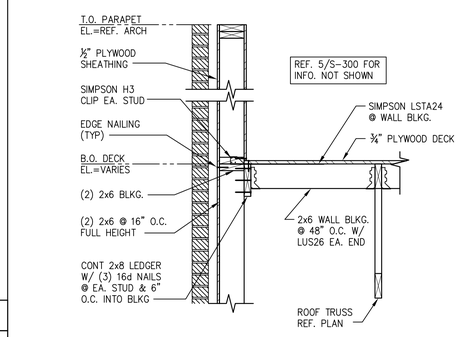


SECT."B"



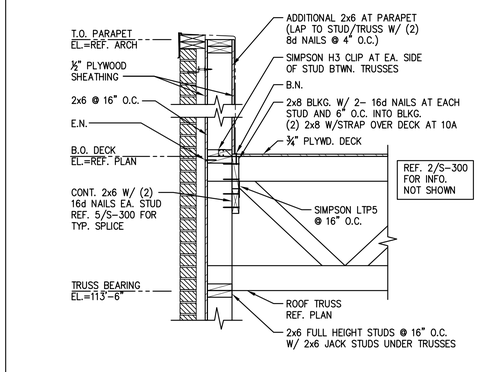
SECTION | 13

SCALE: ¾"=1'-0" | S-300



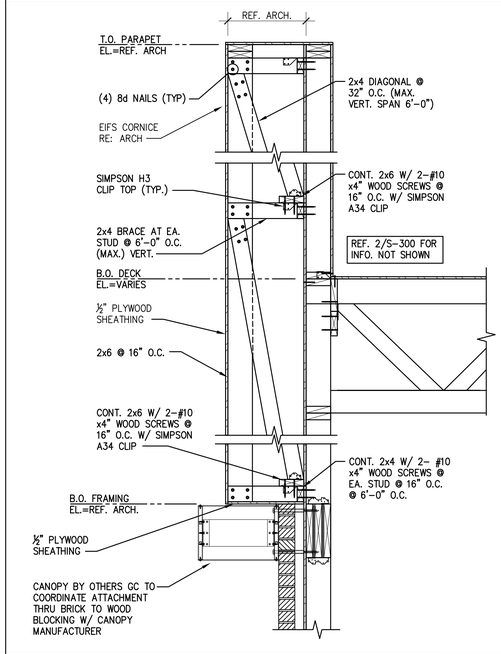
SECTION | 11

SCALE: ¾"=1'-0" | S-300



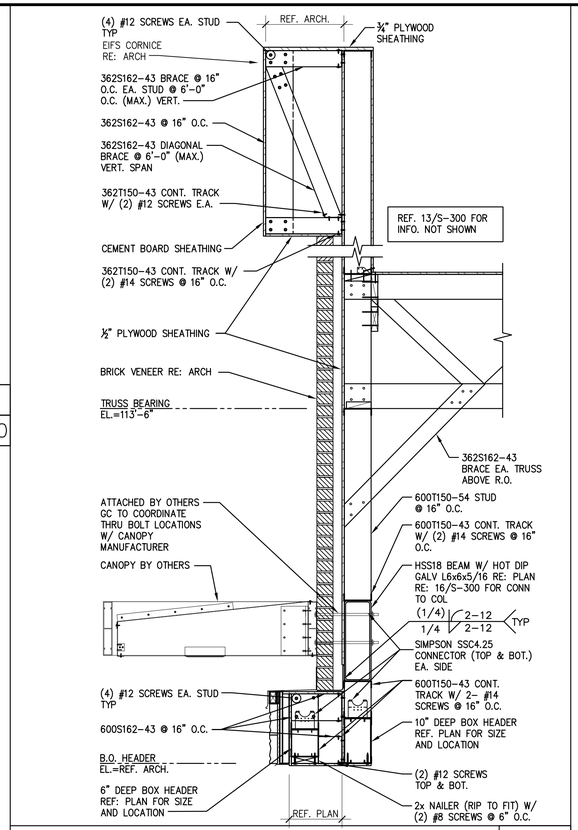
SECTION | 10,10A

SCALE: ¾"=1'-0" | S-300



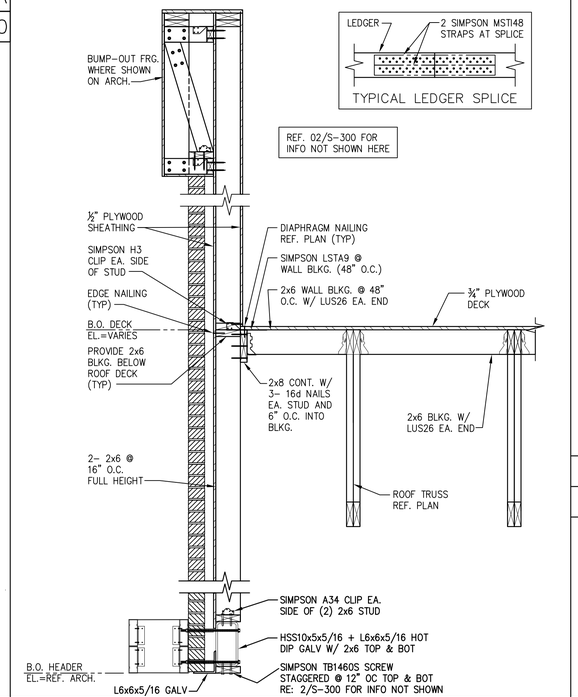
SECTION | 9

SCALE: ¾"=1'-0" | S-300



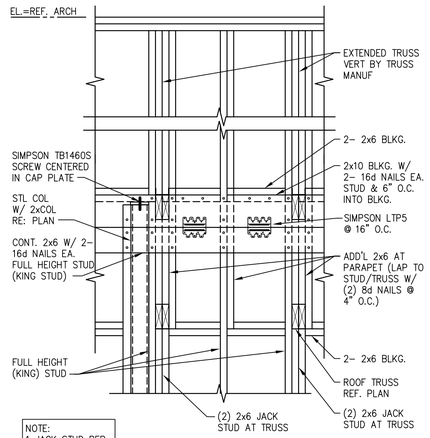
SECTION | 7

SCALE: ¾"=1'-0" | S-300



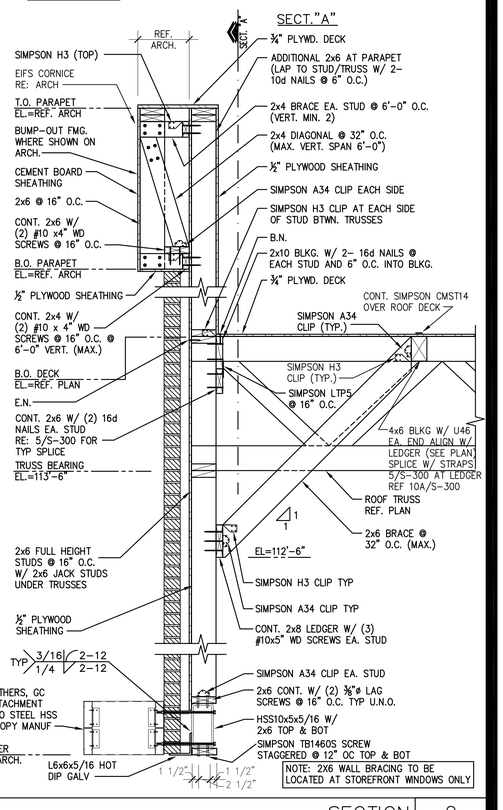
SECTION | 5

SCALE: ¾"=1'-0" | S-300



NOTE:
1 JACK STUD PER
LAYER OF 2x IN
TRUSS, 2 LAYERS
SHOWN

SECT."A"



SECTION | 2

SCALE: ¾"=1'-0" | S-300

NOTE: TYPICAL TO ALL SECTIONS.
REFER TO 13, 14, 17/S-301
AWNING BLOCKING REQUIREMENTS
AS APPLICABLE. REFER TO PLAN.

SCALE: ¾"=1'-0" | S-300

PANDA EXPRESS, INC.
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REVISIONS:

ISSUE DATE:

PERMIT / BID SET	10-12-22

DRAWN BY:

PANDA PROJECT #: D8675

ARCH PROJECT #: JCDT21-0221-00

COMMONWEALTH OF VIRGINIA
GARY MAEDA
Lic. No. 045552
PROFESSIONAL ENGINEER
10-12-22

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ARCHITECTS ENGINEERS PLANNERS

PANDA EXPRESS
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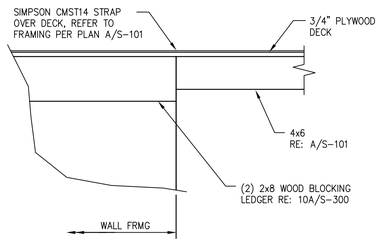
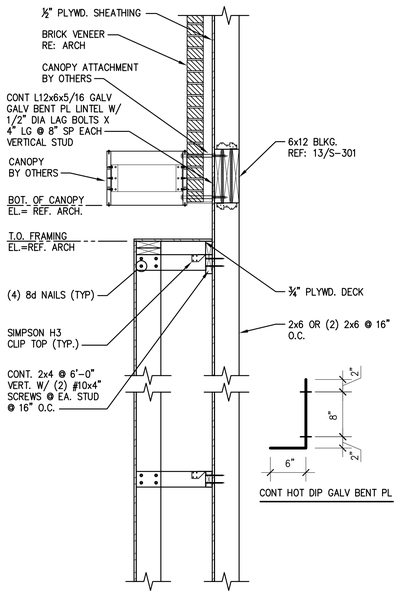
S-300

FRAMING SECTIONS



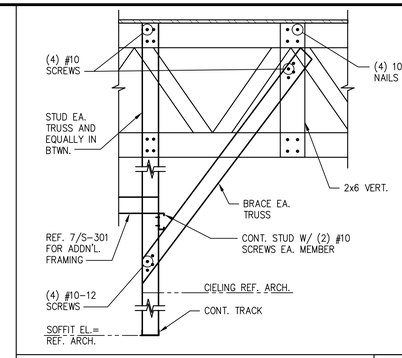
SECTION 20

SCALE: 3/4"=1'-0" S-301



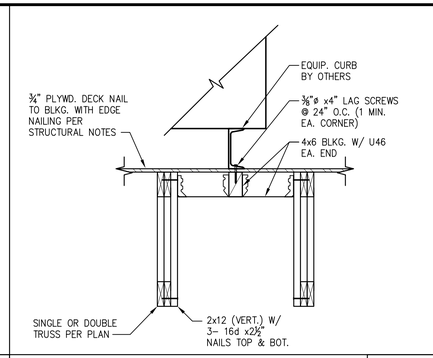
SECTION 15

SCALE: 3/4"=1'-0" S-301



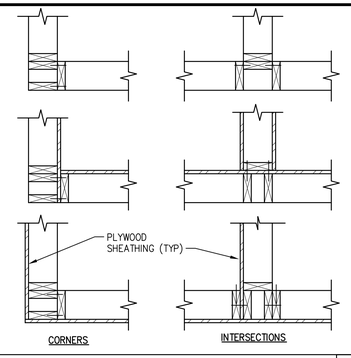
SOFFIT DETAIL @ SERV. COUNTER 12

SCALE: 3/4"=1'-0" S-301



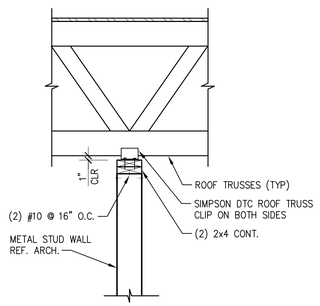
TYP. MECHANICAL SUPPORT UNIT 8

SCALE: 3/4"=1'-0" S-301



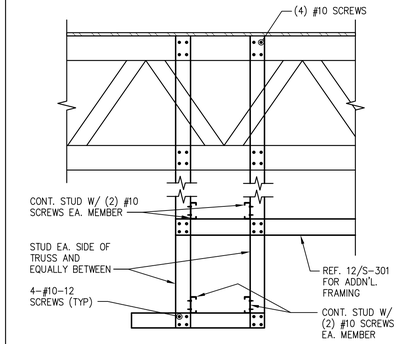
TYPICAL WALL FRAMING 4

SCALE: 3/4"=1'-0" S-301



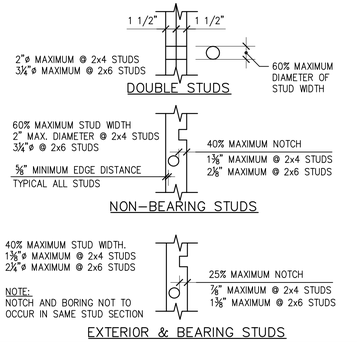
SUPPORT PERPENDICULAR TO TRUSS 11

SCALE: 3/4"=1'-0" S-301



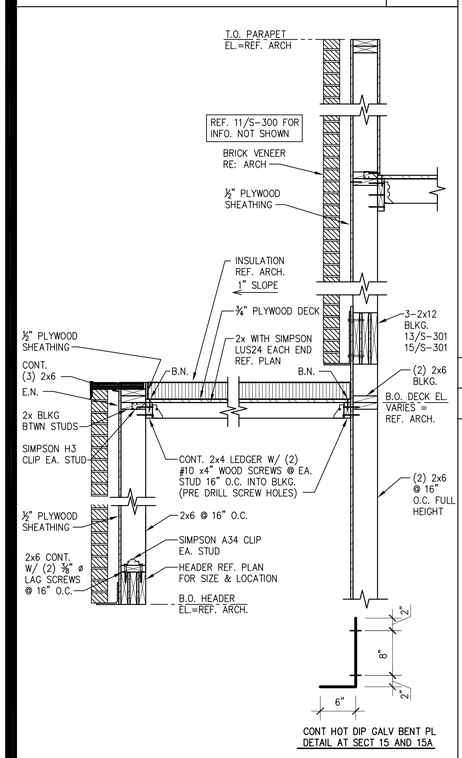
SOFFIT DETAIL @ SERV. COUNTER 7

SCALE: 3/4"=1'-0" S-301



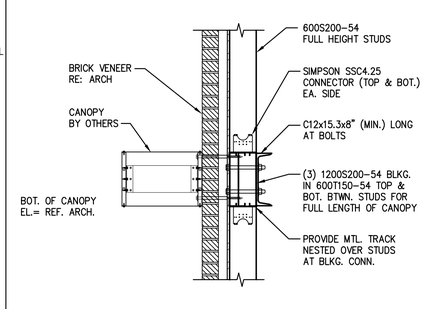
TYPICAL FRAMING NOTCHES 3

SCALE: N.T.S. S-301



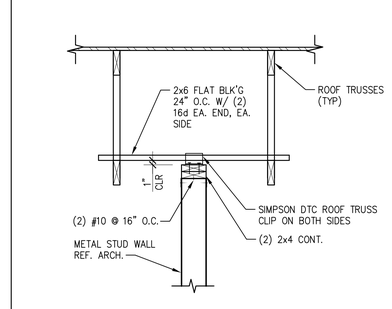
SECTION 18

SCALE: 3/4"=1'-0" S-301



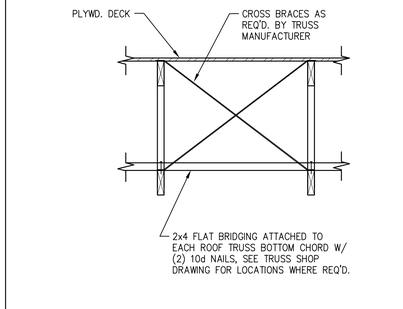
SECTION 14

SCALE: 3/4"=1'-0" S-301



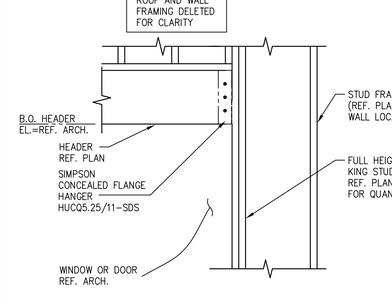
SUPPORT PARALLEL TO TRUSS 10

SCALE: 3/4"=1'-0" S-301



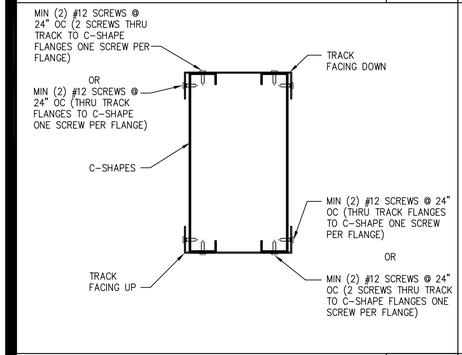
TYPICAL BRIDGING AND BRACING 6

SCALE: 3/4"=1'-0" S-301



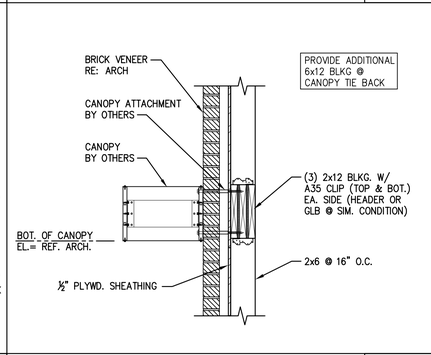
TYPICAL WOOD HEADER FRAMING 2

SCALE: 3/4"=1'-0" S-301



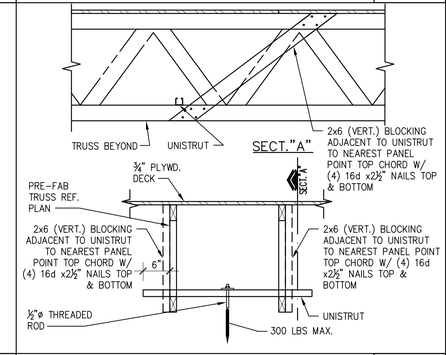
LIGHT GAGE BOX BEAM HEADER 17

SCALE: NTS S-301



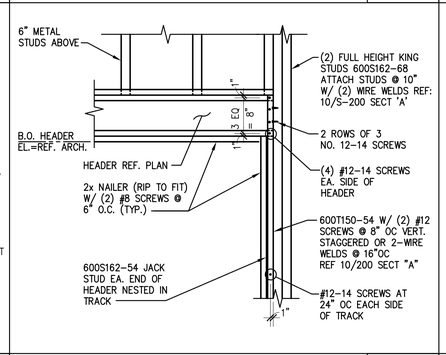
SECTION 13

SCALE: 3/4"=1'-0" S-301



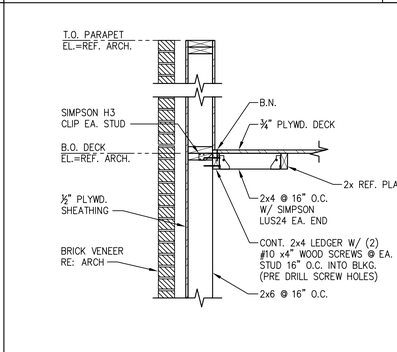
TYPICAL HANGER SUPPORT 9

SCALE: 3/4"=1'-0" S-301



TYP. LIGHT GAGE HDR. FRAMING 5

SCALE: 3/4"=1'-0" S-301



SECTION 1

SCALE: 3/4"=1'-0" S-301

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

ISSUE DATE:

	PERMIT / BID SET	10-12-22

DRAWN BY:

PANDA PROJECT #: D8675

ARCH PROJECT #: JCDT21-0221-00

NORR
ARCHITECTS ENGINEERS PLANNERS

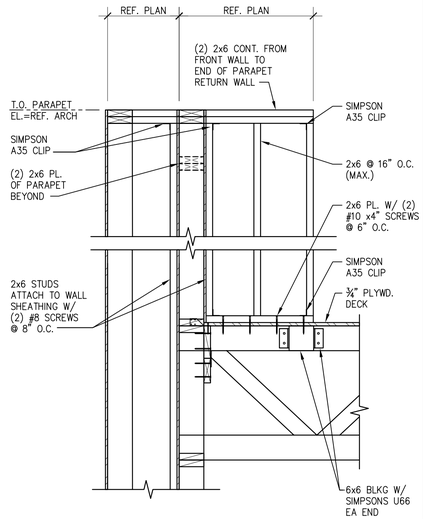
PANDA EXPRESS

TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

S-301

FRAMING SECTIONS

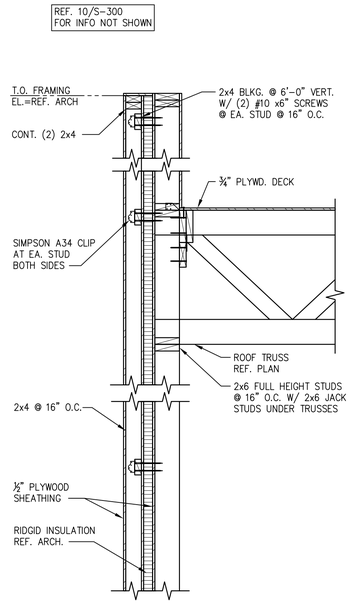
TRUE WARM & WELCOME 2500 R2

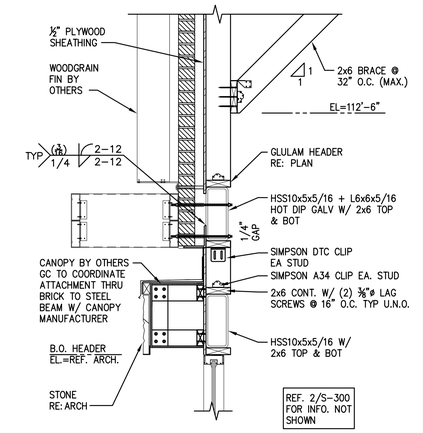


REF. 13/S-300 FOR BRICK AND INFO. NOT SHOWN

	19		12		7	SECTION	3
	S-302	SCALE: ¾"=1'-0"	S-302	SCALE: N.T.S.	S-302	SCALE: N.T.S.	S-302

	14		13	SECTION	9	SECTION	5	SECTION	1
SCALE: ¾"=1'-0"	S-302	SCALE: N.T.S.	S-302	SCALE: ¾"=1'-0"	S-302	SCALE: N.T.S.	S-302	SCALE: ¾"=1'-0"	S-302





REF. 2/S-300 FOR INFO. NOT SHOWN

SECTION 2

SCALE: ¾"=1'-0" S-302

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COMMONWEALTH OF VIRGINIA
GARY MAEDA
Lic. No. 045552
PROFESSIONAL ENGINEER
10-12-22

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PANDA EXPRESS

TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

S-302

FRAMING SECTIONS

GENERAL PLUMBING NOTES

A. 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.
B. HEALTH DEPARTMENT: COMPLY WITH LOCAL HEALTH DEPARTMENT (HD) REGULATIONS.WHEREVER POSSIBLE, INSTALL ALL PIPING CONCEALED. CONFORM TO HD REQUIREMENTS FOR LOCATIONS OF FLOOR SINKS.
C. WORKMANSHIP SHALL BE FIRST CLASS, ACCEPTABLE TO OWNER.
D. 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.
E. 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.
F. 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.
G. RESTROOM TRAP PRIMERS: SOUIX CHIEF "TRAP EASE" MODEL 200-090 TRAP PRIMER TAILPIECE. PROVIDE A CONTINUOUS LENGTH OF ½" 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.
H. WATER CONSERVATION: CONTRACTOR SHALL PROVIDE WATER FLOW LIMITING FEATURES ON FIXTURES IF/AS REQUIRED BY LOCAL AUTHORITIES.
I. 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.
J. 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.
K. SANITARY: CONNECT TO SANITARY WASTE LINE.
L. BRANCHES: PROVIDE HOT AND/OR COLD WATER PIPES DOWN IN PARTITION TO SERVE VARIOUS EQUIPMENT PER "KITCHEN EQUIPMENT SCHEDULE".
M. SODA CONDUIT: PROVIDE 6" CONDUIT BELOW FLOOR FROM SODA STORAGE TO SODA DISPENSER.
N. CONDENSATE: PROVIDE 1" INSULATED PRIMARY AND SECONDARY CONDENSATE DRAIN PIPES FROM FAN-COIL UNIT ABOVE CEILING TO NEAREST FLOOR SINK.
O. 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.
P. INDIRECT DRAIN: AN AIR GAP TWICE THE SIZE OF THE DRAIN LINE MUST BE PROVIDED BETWEEN THE DRAIN LINE AND THE SANITARY SEWER.
Q. LIQUID WASTE FROM ALL EQUIPMENT MUST BE DISCHARGED TO THE SANITARY SEWER.
R. FLOOR DRAIN MUST BE PLACED ADJACENT TO EQUIPMENT WHICH DISCHARGES WASTE. FLOOR DRAIN INSTALLATION MUST NOT INTERFERE WITH PROPER FLOOR MAINTENANCE.
S. EXPOSED UTILITY LINES ON FLOORS ARE PROHIBITED. UTILITY LINES MUST NOT BE UNNECESSARILY EXPOSED ON WALLS.
T. ALL WATER AND GAS CONNECTIONS TO ALL PLUMBING FIXTURES TO BE HARD PIPED. NO FLEX PIPE.
U. ALL PIPES 6" A.F.F. NO FLOOR SUPPORTS ALLOWED.
V. ALL WATER PIPES IN EXPOSED AREAS OUTSIDE WALLS AND BELOW CEILING MUST BE COPPER UNLESS NOTED OTHERWISE.
W. ONLY VENTS AT THE TANKLESS HOT WATER SYSTEM SHALL PENETRATE ACT CEILING TILES, NOT PLUMBING PIPES.

PLUMBING SPECIFICATIONS

1. 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.
2. 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.
3. 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.
4. 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.
5. COORDINATE WITH WORK OF OTHER SECTIONS AND TRADES, WITH EQUIPMENT FURNISHED BY OTHERS, AND WITH CONSTRAINTS OF EXISTING CONDITIONS OF PROJECT SITE.
6. 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.
7. 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 FERROUS PIPING AND NONFERROUS PIPING, PROVIDE AN ISOLATING 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.
8. 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.
   8.1. CLEANOUTS SHALL BE INSTALLED IN ALL HORIZONTAL DRAINAGE PIPE AND SHALL BE LOCATED NOT MORE THAN 100 FT APART.
   8.2. 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
9. 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.
10. 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 ZURN PEX (ASTM F877, SDR 9 TUBING) WITH ZURN PEX PRE-ASSEMBLED MANIFOLDS. FITTINGS AND JOINTS FOR PEX-A TUBE: ASTM F1960 COMPATIBLE COLD EXPANSION FITTINGS, MATCHING PEX TUBE DIMENSIONS. USE BLUE COLOR PEX FOR COLD WATER AND RED COLOR PEX FOR HOT WATER. PEX PIPING SHALL BE CONTINUOUS FROM MANIFOLD CONNECTION TO COPPER STUB-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.
11. NATURAL GAS PIPING INSIDE AND OUTSIDE THE BUILDING ABOVE GRADE SHALL BE SCHEDULE 40 BLACK STEEL ASTM A-53 PIPE WITH 125 LB MALLEABLE 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.
12. PIPE INSULATION: INSULATE ALL COLD WATER AND CONDENSATE PIPING WITH ½", AND HOT WATER PIPING WITH 1", PREFORMED FIBERGLASS WITH ALL-SERVICE JACKET WITH VAPOR BARRIER (BY CT, OC, JM, PPG, OR KNAUF). AT CONTRACTOR'S OPTION, PLENUM-RATED ELASTOMERIC INSULATION (BY ARMSTRONG, RUBATEX OR EQUAL) MAY BE USED.
13. PIPE MARKING:
   13.1. 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 MANUFACTURER'S INSTRUCTIONS.
   13.2. IDENTIFY ALL MANIFOLDS AND ALL VALVES ON THE MANIFOLDS FOR CORRESPONDING FIXTURES.
14. SHUT-OFF VALVES WITH UNIONS SHALL BE PROVIDED AT 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 #802-T. GAS VALVES SHALL BE ALL BRONZE LUBRICATED PLUG COCKS FOR SCREWED PIPE, BY WALWORTH, ROCKWELL, NORDSTROM OR APPROVED EQUIVALENT.
15. 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.
16. 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.
17. 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.
18. 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.
19. GUARANTEE THE WORK AND THE INSTALLATION FOR ONE YEAR AFTER FORMAL ACCEPTANCE BY THE OWNER.
20. ALL SAW CUT AND PATCH BACK OF FLOOR TO MATCH EXISTING FINISHES. BACKFILL PER DEVELOPER OR OWNER' SOILS ENGINEER'S RECOMMENDATIONS

PLUMBING KEY NOTES

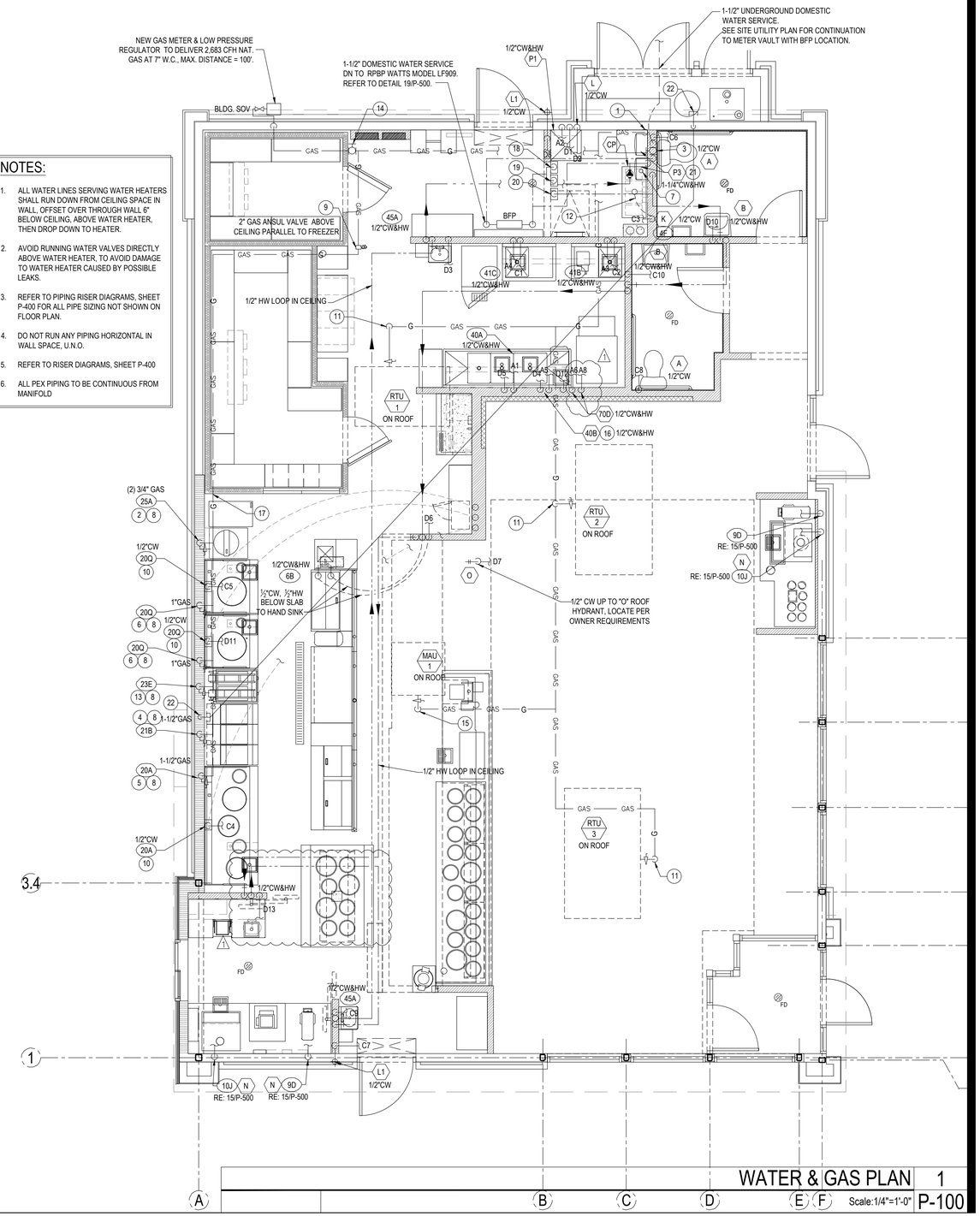
1. 1-1/4"G DOWN TO WATER HEATER W/ SOV (SHUT OFF VALVE).
2. ¾" G DOWN TO RICE COOKER W/ SOV. PROVIDE 6" LENGTH OF RIGID PIPE BETWEEN RICE COOKER AND FLEXIBLE GAS LINE.
3. CW SHUT OFF BALL VALVE LOCATED WITHIN WALL AT 40" AFF. PROVIDE ACCESS PANEL.
4. 1½" G DOWN TO DEEP FRYER W/ SOV.
5. 1½" G DOWN TO CHINESE RANGE "20A OR 20B" W/ SOV. LOCATE STUB OUT BEHIND THE END OF RANGE FOR EASY ACCESS.
6. 1" G DOWN TO CHINESE RANGE "20Q" W/ SOV.
7. EXHAUST & INTAKE VENTS UP TO ROOF. COORDINATE WITH MECHANICAL DRAWINGS AND DETAIL #10 ON SHEET P-500.
8. ROUTE NEW PIPING IN WALL.
9. 2" GAS ANSUL VALVE PROVIDED BY OWNER (G.C. CALL CAPITVEAIRE FOR DELIVERY). INSTALL GAS ANSUL VALVE AS CLOSE TO EXTERIOR WALL AS ALLOWED PER LOCAL CODE.
10. WATER PIPE UP IN CURB. VALVE AND CAP.
11. 1" G UP TO ROOF W/ SOV. FOR ROOFTOP UNITS.
12. ½" CW TO TRAP PRIMER. PROVIDE WALL ACCESS PANEL. RUN ½" CW BELOW FLOOR TO FLOOR DRAIN, SEE DETAIL #17 ON PLAN P-500.
13. ¾" GAS DOWN FOR EQUIPMENT.
14. SHUT OFF VALVE W/ HANDLE AT 11'-0" ABOVE FINISH FLOOR, EASILY ACCESSIBLE. G.C. TO INSTALL LOCATION INDICATOR STICKER PROVIDED BY PANDA EXPRESS
15. 1½" GAS UP TO MAKE-UP AIR UNIT ON ROOF.
16. ½" HW & CW TO FAUCET (40B) FOR CHEMICAL FEED SYSTEM. LEFT SIDE PLUMBING ROUGH AT 4" OFF LEFT END OF SINK. SEE DETAIL 7 SHEET P-500
17. GAS HEADER – INSTALL TIGHT TO WALL AND TIGHT TO BOTTOM OF TRUSSES.
18. COLD WATER MANIFOLD "C" BELOW CEILING. REF ARCH ELEVATIONS
19. COLD WATER MANIFOLD "D" BELOW CEILING. REF ARCH ELEVATIONS
20. HOT WATER MANIFOLD "A" BELOW CEILING. REF ARCH ELEVATIONS
21. SEE HOT WATER SYSTEM DIAGRAM 5/P-400
22. 3/4" GALVANIZED PIPE, THREADED AT BOTH ENDS. ROUTE ABOVE CEILING FROM FRYERS TO GREASE STORAGE TANK.
    ROUGH-IN HEIGHT AT STORAGE ROOM: 90" AFF
    ROUGH-IN HEIGHT AT COOKLINE: 18" AFF
    VERTICAL RISE AT FRYER LOCATION BE AS HIGH AS POSSIBLE, BUT NOT TO EXCEED 15" IN HEIGHT.
    SLOPE OF PIPE TO BE AS STEEP AS POSSIBLE, BUT NO LESS THAN ¼" PER LINEAR FOOT.

PLUMBING SYMBOLS

	COLD WATER PIPING
	HOT WATER PIPING
GAS — G — GAS	GAS LINE
	PLUMBING VENT (V)
FV	PLUMBING VENT (V) BELOW SLAB/GRADE
	SANITARY WASTE (SAN) BELOW SLAB/GRADE
	PIPE TURNING UP/DOWN
GAS — GAS	GAS COCK
	F.S. WITH HALF GRATE
FD	FLOOR DRAIN
A	FIXTURE IDENTIFICATION
1	PLAN NOTE
1	KITCHEN EQUIPMENT IDENTIFICATION
VTR	VENT THRU ROOF
AFF/AFG	ABOVE FINISHED FLOOR/GRADE
CO	CLEANOUT
WCO	WALL CLEANOUT
FCO FGCO	FLUSH FLOOR/GRADE CLEANOUT
FPC	FIRE PROTECTION CONTRACTOR
DNR	DEPARTMENT OF NATURAL RESOURCES
TYP	TYPICAL
(E)	EXISTING
	POINT OF CONNECTION
BV	BALL VALVE
CV	CHECK VALVE
GS	GREASE WASTE

NOTES:

1. ALL WATER LINES SERVING WATER HEATERS SHALL RUN DOWN FROM CEILING SPACE IN WALL, OFFSET OVER THROUGH WALL 6" BELOW CEILING, ABOVE WATER HEATER, THEN DROP DOWN TO HEATER.
2. AVOID RUNNING WATER VALVES DIRECTLY ABOVE WATER HEATER, TO AVOID DAMAGE TO WATER HEATER CAUSED BY POSSIBLE LEAKS.
3. REFER TO PIPING RISER DIAGRAMS, SHEET P-400 FOR ALL PIPE SIZING NOT SHOWN ON FLOOR PLAN.
4. DO NOT RUN ANY PIPING HORIZONTAL IN WALL SPACE, U.N.O.
5. REFER TO RISER DIAGRAMS, SHEET P-400
6. ALL PEX PIPING TO BE CONTINUOUS FROM MANIFOLD



WATER & GAS PLAN | 1 | Scale: 1/4"=1'-0" | P-100

PANDA EXPRESS, INC.
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Rosemead, California
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REVISIONS:

1	PERMIT RESPONSE 01	02/07/2023

ISSUE DATE:

	PERMIT / BID SET	10-12-22

DRAWN BY:

PANDA PROJECT #: D8675
ARCH PROJECT #: JCDT21-0221-00

HENRY D MONTAUK, Lic. No. 402064286, COMMONWEALTH OF VIRGINIA, PROFESSIONAL ENGINEER
02/08/2023

NORR ARCHITECTS ENGINEERS PLANNERS

PANDA EXPRESS
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

P-100

WATER & GAS PLAN

PLUMBING FIXTURE SCHEDULE

A — TANK WATER CLOSET (HANDICAPPED): AMERICAN STANDARD 2467.016, FLUSH TANK WITH TRIP LEVER ON OPEN SIDE OF TOILET, FLOOR MOUNTED. STANDARD WHITE FINISHED. ELONGATED FRONT BOWL. PRESSURE ASSISTED 1.6 GPF. RIM 16 1/2" A.F.F. AM. STD 4142.600 TANK COVER LOCKING DEVICE
AM. STD. 5901.100.020 OPEN FRONT SEAT LESS COVER.

B — LAVATORY: ZURN MODEL Z5344, 20"x18" WALL HUNG LAVATORY, VITREOUS CHINA, WITH 4" CENTER FAUCET HOLES & ZURN Z-1231 CONCEALED ARM CARRIER.
FAUCET: TOTO TEL101 -D10ET STANDARD ECOPOWER FAUCET. SENSOR, 1.0 GPM, 0.18gpc. 4" COVER PLATE #THP3158#CP.
THERMOSTIC MIXING VALVE: TOTO TLT10R.
PROVIDED & INSTALLED BY CONTRACTOR CONTACT CHRISTINE MCALEXANDER 800-459-7099 PANDARG@HJCINC.COM

C — FLOOR DRAIN WITH PROSET TRAP GUARD.

D — FLOOR DRAIN: ZURN # ZB415-B5 CAST IRON DRAIN WITH 5" ROUND POLISHED BRONZE TOP, MEMBRANE FLASHING CLAMP. PROVIDE 3" OUTLET WITH P-TRAP. CLEAN AND POLISH AFTER INSTALLATION. REFER TO DETAIL 17/P-500. PROVIDE TRAP PRIMER

D1 — FLOOR DRAIN: ZURN # ZB415-B5 CAST IRON DRAIN WITH 5" ROUND POLISHED BRONZE TOP, MEMBRANE FLASHING CLAMP. PROVIDE 3" OUTLET WITH P-TRAP. CLEAN AND POLISH AFTER INSTALLATION. REFER TO DETAIL 9/P-500. PROVIDE TRAP PRIMER

E — FLOOR SINK: ZURN # Z1901-31, RECEPTOR WITH 12" SQUARE TOP x 8" DEEP CAST IRON BODY WITH ACID-RESISTING ENAMEL INTERIOR. RECEPTOR
PROVIDED WITH ALUMINUM DOME STRAINER WITHOUT GRATE.

E1 — FLOOR SINK: ZURN # Z1901-2-32, RECEPTOR WITH 12" SQUARE TOP x 8" DEEP CAST IRON BODY WITH ACID-RESISTING ENAMEL INTERIOR. RECEPTOR
PROVIDED WITH PORCELAIN ENAMEL LOOSE-SET 1/2 GRATE AND ALUMINUM DOME STRAINER.

F — NOT USED

G — FLOOR DRAIN WITH FUNNEL: ZURN # ZB415-AR-4 ACID RESISTING EPOXY COATED CAST IRON DRAIN WITH 5" ROUND POLISHED BRONZE TOP, 4" FUNNEL. PROVIDE 2" OUTLET WITH P-TRAP. CLEAN AND POLISH AFTER INSTALLATION.
REFER TO DETAIL. PROVIDE TRAP PRIMER

H — NOT USED

I — GREASE INTERCEPTOR: JENSEN JP1000E-G, 1000 GALLONS, 4" INLET AND OUTLET. TRAFFIC COVER. REFER TO CIVIL DRAWINGS FOR LOCATION. THE DESIGN OF THE GREASE INTERCEPTOR SHALL BE APPROVED BY LOCAL CITY REQUIREMENT.

J — WATER HAMMER ARRESTER: J. R. SMITH #5020, 1" NIPPLE OR EQUAL

K — PROVIDE ZURN 375ST STAINLESS STEEL REDUCED PRESSURE PRINCIPLE ASSEMBLY AT BAG-N-BOX. REFER TO 15/P-500

L — HOSE BIBB: ACORN #8121 WITH VACUUM BREAKER, CHROME PLATED.

L1 — HOSE BIBB: WOODFORD MB65 FREEZELESS COMMERCIAL CONCEALED BOX TYPE WALL HYDRANT IN SECURE LOCK STYLE MODULAR BOX. SINGLE CHECK ANTI SIPHON VACUUM BREAKER. CHROME HEAD, BRASS VALVE BODY HYDRANT WITH ¾" HOSE CONNECTION 18" A.F.F.

M — TRENCH DRAIN: ZURN #Z-886-RFS, 6" WIDE x 80" LONG, TRENCH DRAIN SYSTEM. MODULAR CHANNEL SECTIONS SHALL BE MADE OF HIGH DENSITY POLYETHYLENE WITH INTERLOCK ENDS, A RADIUS BOTTOM AND REINFORCED STAINLESS STEEL SLOTTED GRATE.

M1 — TRENCH DRAIN: ZURN #Z-664, 6" WIDE X 12" LONG, TRENCH DRAIN SYSTEM. PROVIDE ONE BOTTOM OUTLET MODULE AND ONE EXTENSION MODULE WITH INTERLOCK ENDS, SLOTTED HEEL-PROOF GRATE.

N — PROVIDE WATTS SD-3 DUAL CHECK VALVE WITH ATMOSPHERIC PORT AND STRAINER AFTER EACH BV.

O — FREEZE PROOF ROOF HYDRANT: WOOFORD MODEL: SRH-MS

P1 — MOP SINK: GSW # SE2424FM 24"x24" STAINLESS STEEL UNIT , 18 GA. STAINLESS STEEL. CHICAGO FAUCET #897 WITH INTEGRAL STOPS IN SHANKS, WALL BRACE, HOSE THREADS, PAIL HOOK, VACUUM BREAKER; ROUGH BRASS FINISH; THREE FOOT RUBBER HOSE; 3" TRAPPED AND VENTED WASTE CONNECTION. PROVIDE 3/4" HW & CW RI 8" OC, 36" A.F.F. PROVIDE ¾" CW HOSE BIBB, ACORN #8121 W/ VACUUM BREAKER, 48" A.F.F. FOR CHEMICAL CONNECTION.

P3 — TANKLESS GAS WATER HEATER SYSTEM. MFG: RINNAI TRX-02CU (2 CU199i), 398,000 BTU/HR GAS INPUT. 7.6 GPM @ 100° RISE. SEE PIPING DIAGRAM ON SHEET P-400 INCLUDE ALL PIPING, VENTING, WALL MOUNTING BRACKET AND ANY ACCESSORIES NECESSARY TO COMPLETE SYSTEM INSTALL. PLUMBER SHALL REGISTER PRODUCT WITH RINNAI AT TIME OF INSTALLATION TO VALIDATE WARRANTY.
CONTACT: RICO VIGLIETTI, RINNAI AMERICA CORPORATION
CORPORATE ACCOUNTS MANAGER
(901 440-7389 JVIGLIETTE@RINNAI.US

CP — HW CIRC. PUMP - MFG: GRUNDFOS, UP 15-18B5, 1/25 HP, 115 VOLT, 2 GPM @ 7' HEAD OR APPROVED EQUIVALENT.

RD — RD - ROOF DRAIN:
J.R. SMITH #1010 CAST IRON ROOF DRAINS WITH FLASHING COLLAR AND CAST IRON DOME. FURNISH EXTENSION (SUFFIX-E) FOR INSULATED ROOFS. SUMP RECEIVER (SUFFIX-R) AND UNDER-DECK CLAMP (SUFFIX-C) FOR ALL BUT POURED-IN-PLACE INSTALLATIONS. OUTLET CONNECTION TYPE SHALL BE COMPATIBLE WITH PIPING SYSTEM. PLUMBER TO PROVIDE AND INSTALL HEAT TAPE, RADIANT SOLUTIONS #JHSF-30-1 ON BOTH DRAINS IN COLD CLIMATES.

OD — OD - OVERFLOW ROOF DRAIN:
J.R. SMITH #1070 WITH SAME FEATURES AS DESCRIBED FOR "ROOF DRAINS". STANDPIPES SHALL BE ADJUSTED AND SECURED SO THAT AFTER THE INSTALLATION OF THE DRAIN ASSEMBLY, THE TOP OF THE STANDPIPE SHALL BE (2") ABOVE THE ADJACENT ROOF SURFACE.

40B — FAUCET FOR CHEM: T&S BRASS MODEL #B-0669-POL. PROVIDED BY G.C.

FIXTURE BRANCH SCHEDULE

FIXTURE	COLD WATER	HOT WATER	WASTE	VENT
WATER CLOSET (HANDICAPPED)	1/2"	--	4"	2"
LAVATORY	1/2"	1/2"	2"	1 1/2"
2 AND 3 - COMP SINK	1/2"	1/2"	3"	2"
HAND SINK	1/2"	1/2"	2"	1 1/2"
MOP SINK (J.S.)	1/2"	1/2"	3"	2"
EQUIPMENT	1/2"	--	--	--
FLOOR DRAIN/SINK	--	--	2" OR 3"	2"

KITCHEN EQUIPMENT SCHEDULE

ITEMS IN THIS SCHEDULE ARE FURNISHED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE AND CONNECTED TO THE PLUMBING UTILITIES BY THE PLUMBING CONTRACTOR, WHO SHALL INSTALL ALL PLUMBING DEVICES FURNISHED WITH EQUIPMENT.

WASTE, FS = FLOOR SINK, CFD = CONDENSATE FLOOR DRAIN, VB = VACUUM BREAKER. FLEX = A SIX FOOT COILED LENGTH OF FOOD QUALITY FLEXIBLE REINFORCED PLASTIC TUBING CONNECTED FROM THE ROUGH IN TO THE EQUIPMENT WITH ALL REQUIRED ADAPTERS AND HOSE CLAMPS.

ALL PIPES MUST MAINTAIN A MINIMUM CLEARANCE OF 6" AFF AND MUST BE WELL SUPPORTED. NO FLOOR SUPPORTS ALLOWED.

4A — SERVING COUNTER MOUNTED SODA MACHINE: IF PROVIDED, SODA MACHINE INSTALLER TO PROVIDE DRAIN LINES FROM ICE BIN AND SODA MACHINE TO FS WITH 1" AIR GAP. DRAIN LINE TO BE INSULATED. WATER TO SODA MACHINE TO BE PROVIDED THROUGH BUNDLE FROM FILTER AND RACK IN KITCHEN BY SODA MACHINE INSTALLER.

4AB — BEVERAGE COUNTER MOUNTED SODA MACHINE WITH ICE MACHINE: PROVIDE ¾" COPPER PIPE IW FROM COUNTER TROUGH DRAIN TO FS WITH 1" AIR GAP, INSULATE. WATER TO SODA MACHINE TO BE PROVIDED THROUGH BUNDLE FROM FILTER AND RACK IN KITCHEN BY SODA MACHINE INSTALLER. NO LEGS TO BE INSTALLED. MACHINE TO SET DIRECTLY ON COUNTER.

4F — WATER FILTER: PROVIDE½" CW AT 96" AFF WITH BV. PROVIDE FLEX AND REDUCED PRESSURE STAINLESS STEEL BACKFLOW PREVENTOR, OR OTHER DEVICE AS REQUIRED BY LOCAL CODE. INSTALL OWNER PROVIDED WATER FILTER AND MAKE CONNECTIONS TO BACKFLOW PREVENTOR AND WATER SUPPLY. PROVIDE ALL REQUIRED FITTINGS TO ALLOW SODA MACHINE INSTALLER TO HOOK UP BOOSTER PUMP TO WATER FILTER. REFER TO DETAIL 15/P-500.

6S — 22"D REAR COUNTER WITH HAND SINK, PROVIDE ½" CW AND ½" HW AT 24" AFF AND 8" OC WITH CHROME-PLATED, ¼ TURN BALL VALVES. CONNECT TO OWNER SUPPLIED FAUCETS WITH METAL FLEX PROVIDE 2" DRAIN PIPE WITH 'P' TRAP AND WALL MOUNTED CLEAN-OUT. ALL EXPOSED DRAIN PIPES AND FITTINGS TO BE CHROME PLATED, NOT P.V.C.

9D — ICE TEA MAKER: PROVIDE ½" CW @ 24" A.F.F. PROVIDE ALL REQUIRED FITTINGS TO ALLOW ICE TEA INSTALLER TO HOOK UP ONE BV, OTHER BV FOR OTHER EQUIPMENT.

10J — SODA MACHINE MOUNTED ICE MACHINE. PROVIDE 1/2" CW AT 24" A.F.F. WITH BV. PROVIDE ALL REQUIRED FITTINGS TO ALLOW ICE MACHINE INSTALLER TO HOOK UP ICE MACHINE TO CW.

20A / 20B — CHINESE RANGE: PROVIDE ½" CW AT 10" AFF WITH BV. PROVIDE PRESSURE TYPE VB OR OTHER BACKFLOW DEVICE AS REQUIRED BY LOCAL CODE, AND CONNECT TO OWNER SUPPLIED FAUCETS. PROVIDE 2" COPPER PIPE IW TO FS WITH 2" AIR GAP. PROVIDE ½" GAS SUPPLY AT 9" AFF WITH EASILY ACCESSIBLE SHUT-OFF VALVE. INSTALL OWNER SUPPLIED GAS REGULATOR AND ADJUST GAS LEVEL TO BURNERS.

20Q — CHINESE RANGE: PROVIDE ½" CW AT 10" AFF WITH BV. PROVIDE PRESSURE TYPE VB OR OTHER BACKFLOW DEVICE AS REQUIRED BY LOCAL CODE, AND CONNECT TO OWNER SUPPLIED FAUCETS. PROVIDE 2" COPPER PIPE IW TO FS WITH 2" AIR GAP. PROVIDE 1" GAS SUPPLY DOWN TO 9" AFF REDUCE TO ½" AT EQUIPMENT CONNECTION WITH EASILY ACCESSIBLE SHUT-OFF VALVE. INSTALL OWNER SUPPLIED GAS REGULATOR AND ADJUST GAS LEVEL TO BURNERS.

21B — FRYER: PROVIDE ½" GAS SUPPLY DOWN TO 14" AFF THEN TRANSITION TO 1" WITH 90° ANGLE AND SHUT OFF VALVE. PROVIDE ALL REQUIRED FITTINGS AND INSTALL OWNER SUPPLIED QUICK DISCONNECT FLEXIBLE PIPE AND CONNECT TO UNITS WITH 90° ANGLE. SEE DETAIL ON P-500

23E — GRIDDLE: PROVIDE ¾" GAS SUPPLY DOWN TO 20" AFF WITH EASILY ACCESSIBLE SHUT-OFF VALVE. PROVIDE ALL REQUIRED FITTINGS. CONNECT TO UNIT WITH OWNER SUPPLIED QUICK DISCONNECT (3/4"x48", (1) SWIVEL KIT)

25A — RICE COOKER: PROVIDE ¾" GAS SUPPLY AT 30", AND ¾" GAS SUPPLY AT 10" AFF WITH SHUT OFF VALVES, ONE FOR EACH UNIT. PROVIDE ALL REQUIRED FITTINGS AND INSTALL OWNER SUPPLIED QUICK DISCONNECT FLEXIBLE PIPE AND CONNECT TO UNITS.

31 — WALK-IN COOLER: PROVIDE 1" COPPER PIPE IW FROM DRAIN PAN ON EACH UNIT TO FLOOR DRAIN WITH 'P' TRAP AND 1" AIR GAP. MOUNT ALL PIPES WITHIN WALK-IN BOX WITH 1" HOLD-OFF SUPPORTS.

32 — WALK-IN FREEZER: PROVIDE 1" COPPER PIPE IW FROM DRAIN PAN ON EACH UNIT TO FLOOR DRAIN WITH 'P' TRAP AND 1" AIR GAP. MOUNT ALL PIPES WITHIN WALK-IN BOX WITH 1" HOLD-OFF SUPPORTS. PROVIDE HEAT TRACE REFER TO ELECTRICAL DRAWING.

40A — POT SINK: PROVIDE½" CW AND ½" HW AT 14" AFF AND 8" OC WITH BVS & CV. CONNECT TO OWNER SUPPLIED FAUCET WITH COPPER PIPING. PROVIDE 2" COPPER PIPE IW (MANIFOLD ALL COMPARTMENT DRAINS INTO ONE LINE) TO FS WITH 2" AIR GAP, OR, IF REQUIRED BY LOCAL CODE, INSTALL 2" COPPER PIPE DIRECTLY TO SEWER SYSTEM. INSTALL OWNER SUPPLIED LEVER DRAIN STOPS. SEE DETAIL ON SHEET P-500.

41B / 41C — SINGLE BOWL PREP SINK: PROVIDE ½" CW AND ½" HW AT 14" AFF AND 8" OC WITH BVS. CONNECT TO OWNER SUPPLIED FAUCETS WITH COPPER PIPING. PROVIDE 2" COPPER PIPE IW TO FS WITH 2" AIR GAP, OR, IF REQUIRED BY LOCAL CODE, INSTALL 2" COPPER PIPE DIRECTLY TO SEWER SYSTEM. INSTALL OWNER SUPPLIED LEVER DRAIN STOPS.

45A — HAND SINK: PROVIDE ½" CW AND ½" HW AT 24" AFF AND 8" OC WITH CHROME-PLATED, ¼ TURN BALL VALVES. CONNECT TO OWNER SUPPLIED FAUCETS WITH METAL FLEX PIPING. PROVIDE 2" DRAIN PIPE WITH 'P' TRAP AND WALL MOUNTED CLEAN-OUT. ALL EXPOSED DRAIN PIPES AND FITTINGS TO BE CHROME PLATED, NOT P.V.C.

PIPE MATERIAL SCHEDULE

SERVICE	UNDERGROUND	ABOVE GROUND
COLD & HOT WATER	TYPE "K" OR "L" HARD DRAWN COPPER TUBE	PEX
SANITARY WASTE	*SCH. 40 PVC	*SCH. 40 PVC
SANITARY VENT	*SCH. 40 PVC	*SCH. 40 PVC
GAS	——	BLACK STEEL, SCHEDULE 40
INDIRECT DRAIN	——	HARD DRAWN COPPER TUBE TYPE "M"

*SCH. 40 PVC IS PREFERRED IF APPROVED BY AUTHORITY HAVING JURISDICTION. PROVIDE SCHEDULE 40 PVC FOR ALL WASTE VENT PIPING & FITTINGS.

PLUMBING KEY NOTES

1. SODA CONDUIT: PROVIDE 6" PVC CONDUIT BELOW FLOOR FROM THE SIDE OF SODA STORAGE RACK TO SODA DISPENSER PER DETAIL #4 ON SHEET P-500.
2. CONDENSATE: ROUTE SHARED CONDENSATE LINE THROUGH WALK-IN COOLER. DO NOT RUN THROUGH WALK-IN FREEZER. PROVIDE 1" INSULATED CONDENSATE DRAIN PIPE FROM THE EVAPORATIVE COIL. DISCHARGE TO FLOOR SINK OR MOP SINK WITH AIR GAP OF TWICE PIPE DIAMETER. INSTALL AT MINIMUM 76" HEIGHT A.F.F. REFER TO DETAIL #2 ON SHEET P-500.
3. PROVIDE TRAP PRIMER FOR FLOOR SINK. SEE DETAIL 17/P-500.
4. RDL & ODL LINES DN. IN WALL. TERMINATE ODL THRU WALL AS CLOSE TO BOTTOM PLATE AS POSSIBLE, EXTEND 1/2" PAST EFIS, WATER PROOF SEAL ALL AROUND. TERMINATE RDL & ODL WITH 4" PVC LAMB'S TONGUE NOZZLE, COLOR ANTIQUE BRONZE, ARKMANN MODEL #PDN-4. (IF AVAILABLE TIE RD TO STORM SEWER UNDERGROUND)
5. COMBINATION WASTE/VENT
6. LAV. TAILPIECE WITH TRAP PRIMER, RUN ½" CW BELOW FLOOR TO FLOOR DRAIN, SEE DETAIL #9 ON PLAN P-500.
7. (AAV) STUDOR MINI-VENT AIR ADMITTANCE VALVE- INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
8. WYE WITH CLEANOUT ON TOP.

FIXTURE UNIT SCHEDULE

ITEM	FIXTURE	QTY	WATER FU EACH	WATER FU TOTAL	SEWER FU EACH	SEWER FU TOTAL
A	WATER CLOSET	2	5	10	4	8
B	LAVATORY	2	2	4	1	2
D D1	FLOOR DRAIN 3" TRAP	6			5	30
E E1	FLOOR SINK 3" TRAP	12	——	——	5	60
P1	MOP SINK	1	3	3	2	2
G	FLOOR DRAIN W/ FUNNEL 2" TRAP	2	——	——	3	6
L L1	HOSE BIBB	3	4	12	——	——
M M1	TRENCH DRAIN 3" TRAP	2	——	——	5	10
4F	FILTER SYSTEM	1	1	1	FS	——
9D	ICE TEA BREWER	2	1	2	FS	——
10J	400 LB ICE MACHINE	2	1	2	FS	——
20A	CHINESE RANGE	1	2	2	FS	——
20Q	CHINESE RANGE	2	2	4	FS	——
40A 40B	POT SINK (3.COMP.)	1	4	4	FS	——
41B 41C	PREP. SINK (1.COMP.)	2	4	8	FS	——
45A 6B	HAND SINK (WALL MOUNT)	3	2	6	1	3
6C	HAND SINK (IN COUNTER)	1	4	4	FS	——
40T	THAWING CABINET	1	-	-	FS	——
70D	DISHWASH	1	4	4	FS	——
TOTAL				66		121

FIXTURE UNIT SUMMARY

SERVICE	TOTAL F.U.
DOMESTIC WATER	66
SANITARY SEWER	121

SERVICE REQUIREMENTS

SERVICE	SIZE MAIN		CAPACITY	
DOMESTIC WATER	1-1/2	INCH	34	GPM
SANITARY SEWER	4	INCH	121	F.U.
FUEL GAS	3	INCH	2.683	CFH
FIRE PROTECTION		INCH		GPM

WATER PIPE SIZING CHART (COLD WATER)

PIPE SIZE	GPM	VELOCITY FT/SEC	FIXTURE UNITS F - TANK	F - VALVE
1/2"	2.5	3.5	2 F.U. @ psi 6.0	F.U. @ psi
3/4"	6.6	4.4	8 F.U. @ psi	F.U. @ psi
1"	13.4	5.2	19 F.U. @ psi	F.U. @ psi
1-1/4"	23.3	5.9	37 F.U. @ psi	6 F.U. @ psi
1-1/2"	36.7	6.6	74 F.U. @ psi	23 F.U. @ psi
2"	76.4	7.9	254 F.U. @ psi	132 F.U. @ psi

* DOMESTIC WATER BACKFLOW PREVENTER MODEL: "WILKINS"975XL SIZE 1-1/2"
** PRESSURE REGULATING VALVE MODEL: N/A SIZE N/A

WATER PIPE SIZING CHART (HOT WATER)

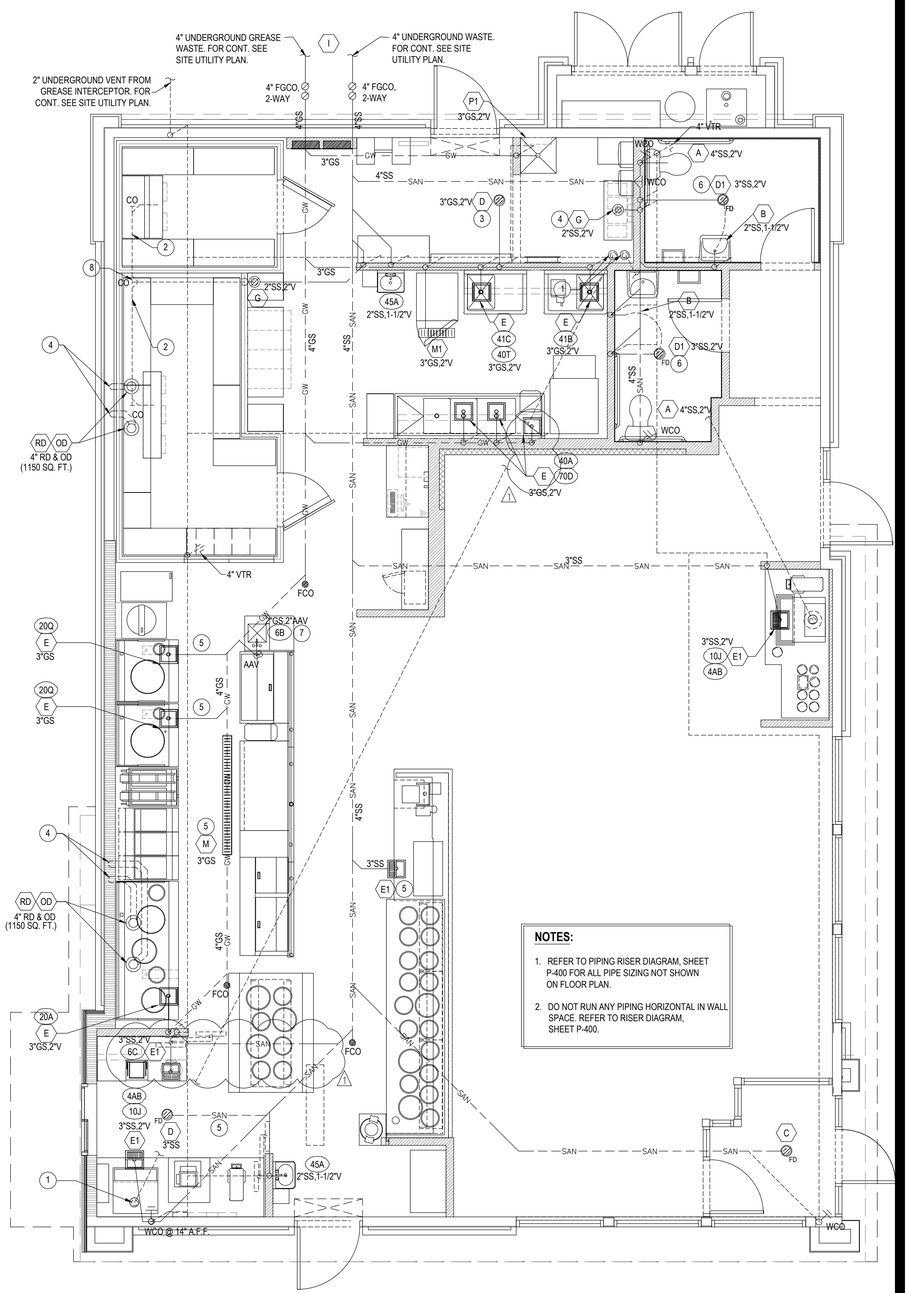
PIPE SIZE	GPM	VELOCITY FT/SEC	FIXTURE UNITS F - TANK	F - VALVE
1/2"	2.5	3.5	2 F.U. @ psi	F.U. @ psi
3/4"	6.6	4.4	8 F.U. @ psi	F.U. @ psi
1"	13.2	5.0	19 F.U. @ psi	F.U. @ psi
1-1/4"	19.0	5.0	37 F.U. @ psi	6 F.U. @ psi

GREASE INTERCEPTOR CALCULATION

FIXTURE	QTY.	FU	FU TOTAL
FLOOR DRAIN/FLOOR SINK 3" TRAP	8	5	40
TRENCH DRAIN 3" TRAP	1	5	5
MOP SINK	1	2	2
TOTAL			47 (24 GPM)

FIXTURE UNIT VALUE BASED ON IPC, SECTION 709
FLOW THROUGH TYPE GREASE INTERCEPTOR MINIMUM SIZE WILL BE 50 POUND GREASE CAPACITY PER IPC, TABLE 1003.34.1.

GRAVITY TYPE GREASE INTERCEPTOR SIZE BASED ON 24 GPM WITH 30 MINUTE RETENTION TIME (24*30=720) TO BE SIZED AT 1000 GALLONS.



WASTE & VENT PLAN 1
Scale:1/4"=1'-0" P-101

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REVISIONS:

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DRAWN BY:

PANDA PROJECT #: D8675
ARCH PROJECT #: JCDT21-0221-00

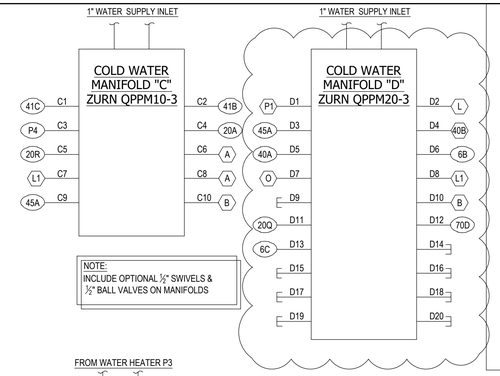
HENRY D MONTAGUR Lic. No. 402064326 COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER
02/08/2023

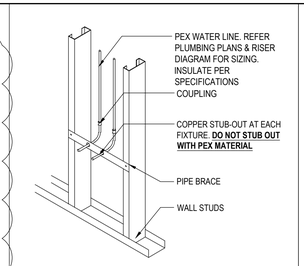
NORR ARCHITECTS ENGINEERS PLANNERS

PANDA EXPRESS
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

P-101
WASTE & VENT PLAN

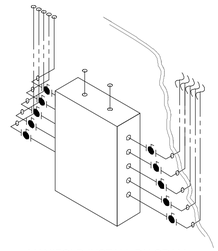
TRUE WARM & WELCOME 2500 R2





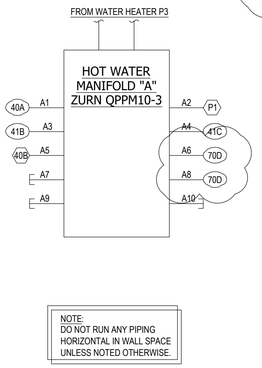
PEX STUB OUT DIAGRAM

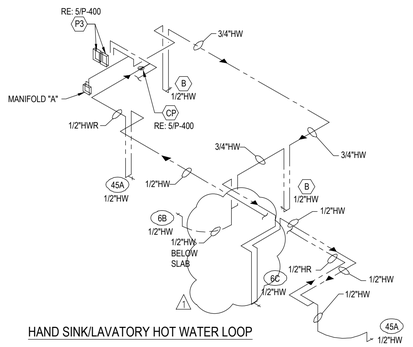
NOTE:
PROPERLY STRAP LINES AND PROVIDE PROTECTIVE GROMMETS WHEN RUNNING THROUGH METAL STUDS



MANIFOLD INSTALL DIAGRAM

NOTE:
IN ROOM WHERE PEX MANIFOLD IS LOCATED, PEX LINES AND MANIFOLD SHALL BE SURFACE MOUNTED TO WALL BELOW LAY-IN CEILING. TURN LINES BACK INTO THE WALL AFTER SHUTOFF VALVES.

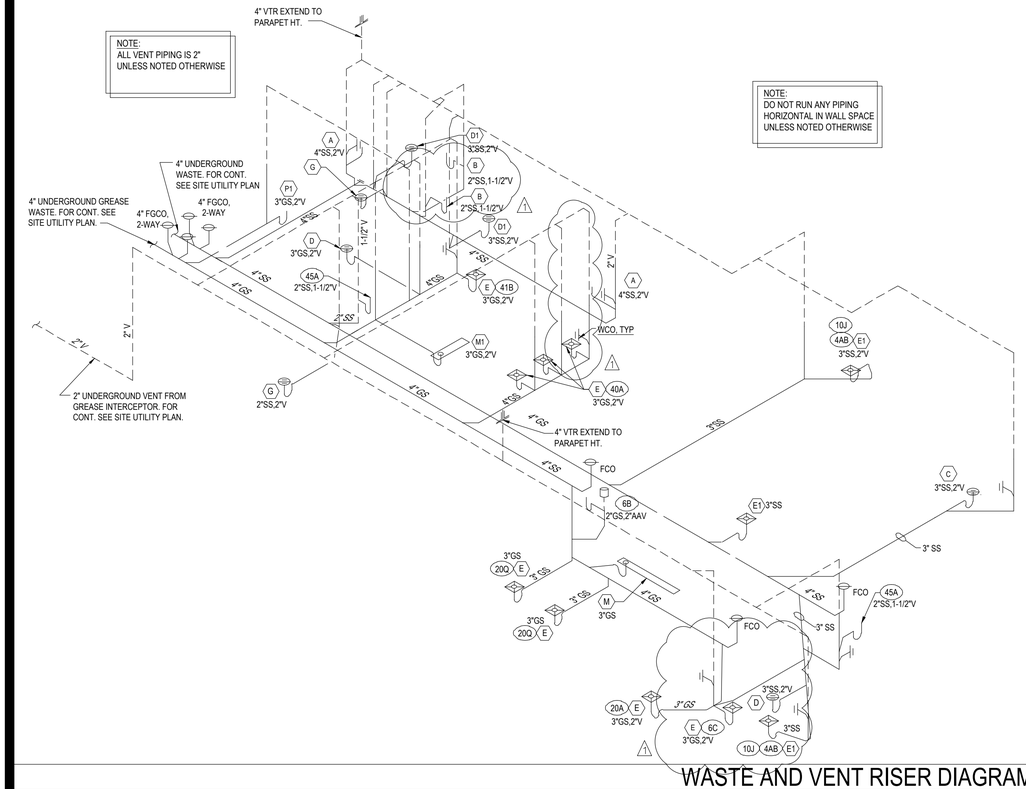




HAND SINK/LAVATORY HOT WATER LOOP

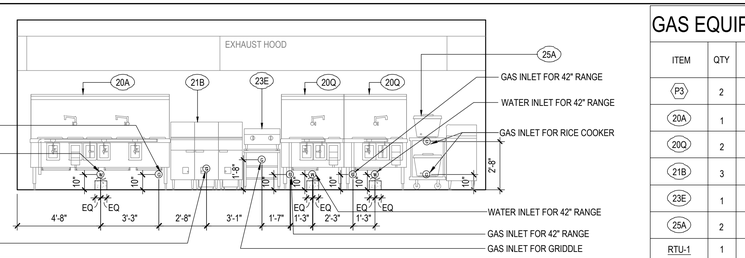
WATER RISER DIAGRAM 11

NO SCALE P-400



WASTE AND VENT RISER DIAGRAM 9

NO SCALE P-400



GAS COOKLINE ELEVATION 4

NO SCALE P-400

GAS EQUIPMENT SCHEDULE

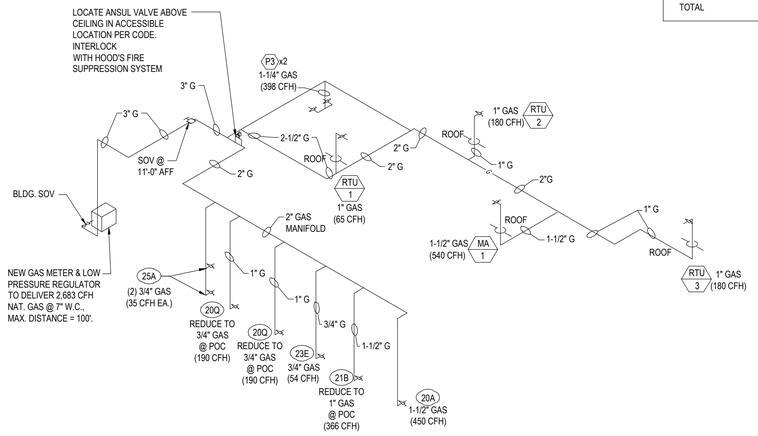
ITEM	QTY	EQUIPMENT	MBH EACH	CFH EACH	CFH TOTAL
P3	2	WATER HEATER	199	199	398
20A	1	CHINESE RANGE	450	450	450
20Q	2	CHINESE RANGE	190	190	380
21B	3	DEEP FRYER	122	122	366
23E	1	GRIDDLE	54	54	54
25A	2	RICE COOKER	35	35	70
RTU-1	1	AIR CONDITIONER	65	65	65
RTU-2,3	2	AIR CONDITIONER	180	180	360
MAU-1	1	MAKE-UP AIR	540	540	540
TOTAL					2,683

LOW PRESSURE NATURAL GAS CALCULATION:
SIZED PER 2015 IFGC TABLE 402.4(2)

TOTAL DEVELOPED LENGTH: 100'

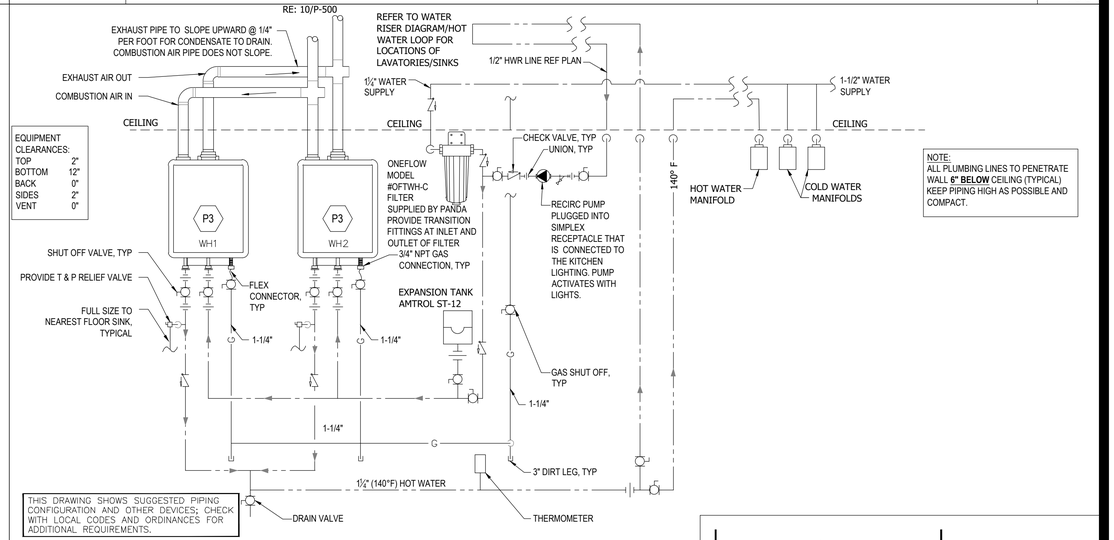
TOTAL LOAD: 2,683 CFH

NOTE:
DO NOT RUN ANY PIPING HORIZONTAL IN WALL SPACE



GAS RISER DIAGRAM 3

NO SCALE P-400



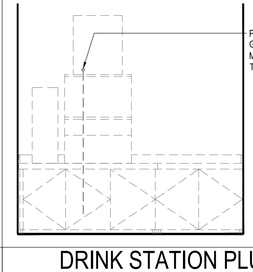
NOTE:
ALL PLUMBING LINES TO PENETRATE WALL **6" BELOW** CEILING (TYPICAL) KEEP PIPING HIGH AS POSSIBLE AND COMPACT.

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

NOTES:
1. ALL VENT PIPING SERVING WATER HEATERS SHALL TRANSITION TO 3" IMMEDIATELY AFTER CONNECTION. MANIFOLD BOTH VENTS TOGETHER AND ROUTE PIPING UP THROUGH THE CEILING TO THE ROOF. AVOID UNNECESSARY BENDS.
2. AVOID RUNNING WATER PIPING DIRECTLY ABOVE WATER HEATER TO AVOID DAMAGE TO WATER HEATER CAUSED BY POSSIBLE LEAKS.
3. DO NOT INSTALL VALVES, EQUIPMENT OR PIPING MAINS DIRECTLY OVER THE WATER HEATERS P.3
4. ALL WATER PIPES IN EXPOSED AREAS OUTSIDE WALLS AND BELOW CEILING MUST BE COPPER UNLESS NOTED OTHERWISE.
5. DIAGRAM ONLY. ADJUST LAYOUT TO SPECIFIC FLOOR PLAN AND FOLLOW CONNECTIONS PER THIS DIAGRAM
6. INSTALL ALL DEVICES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION.
7. PREFERRED PIPING DIAGRAM. THE TEMPERATURE AND PRESSURE RELIEF VALVE SETTING SHALL NOT EXCEED PRESSURE RATING OF ANY COMPONENT IN THE SYSTEM.
8. SERVICE VALVES ARE SHOWN FOR SERVICING UNIT. HOWEVER, LOCAL CODES SHALL GOVERN THEIR USAGE.
9. REF. TO DETAIL 13/P-500 FOR ALL LINES TO BE INSULATED.
10. REF. TO PLUMBING FIXTURE SCHEDULE ON SHEET P-101.
11. INSTALL EXPANSION TANK AS CLOSE TO THE CEILING AS POSSIBLE.
12. ALL PIPING BELOW IS TO BE HELD AS TIGHT TO THE BOTTOM OF THE TANKS AS POSSIBLE.

HOT WATER SYSTEM DIAGRAM 5

NO SCALE P-400



DRINK STATION PLUMBING 1

NO SCALE P-400

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DRAWN BY:

PANDA PROJECT #: D8675

ARCH PROJECT #: JCDT21-0221-00

COMMONWEALTH OF VIRGINIA
HENRY D MONTAGUE
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02/08/2023

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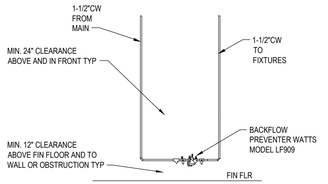
STAFFORD, VA 22554

P-400

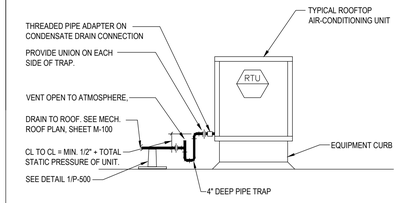
WATER, GAS, WASTE & VENT RISER DIAGRAMS



NOTE:
1. WATER METER PIPING FOR INCOMING WATER SHALL BE INSIDE THE WALL TO AVOID FLOOR SUPPORTS.

BUILDING WATER SERVICE 19

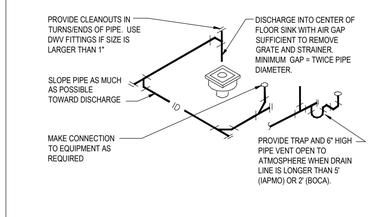
Scale: NO SCALE P-500



NOTE:
1. PIPING ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST AS REQUIRED. VERIFY CONNECTION LOCATIONS BEFORE INSTALLING PIPE RUNS. DO NOT PROVIDE TRAP ON UNITS WHICH HAVE AN INTERNAL TRAP.
2. DRAIN LINES TO BE TYPE L COPPER.
3. FOR BLOW-THROUGH TYPE EQUIPMENT, ADJUST PTRAP DEPTH TO 1/2" PLUS TOTAL STATIC PRESSURE OF UNIT.

A.C. UNIT CONDENSATE DRAIN 16

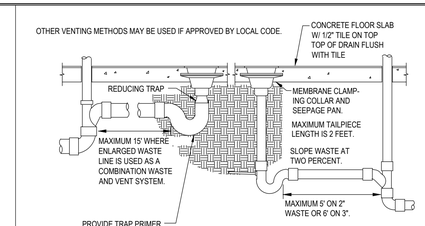
Scale: NO SCALE P-500



NOTE:
1. ROUTE PIPE INCONSPICUOUSLY AND UNOBTRUSIVELY.
2. HANG PIPE AS REQUIRED.
3. DO NOT INSULATE INDIRECT DRAIN PIPE WHEN INSTALLED IN FOOD SERVICE FACILITY. REFER TO LOCAL CODES FOR FURTHER INFORMATION.

INDIRECT DRAIN 12

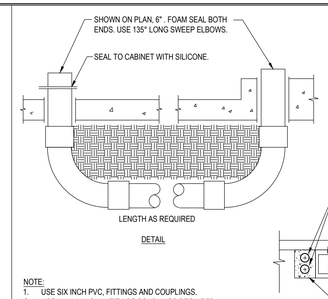
Scale: NO SCALE P-500



NOTE:
1. LOCATE FLOOR DRAIN/SINK WHERE SHOWN ON DIMENSIONED ARCHITECTURAL PLAN. IF FLOOR STRUCTURE INTERFERES WITH FLOOR SINK, MOVE SIDEWAYS IF POSSIBLE, OTHERWISE MOVE BACK. ALWAYS LOCATE WHERE EASILY ACCESSIBLE, BUT NOT IN FOOT TRAFFIC.
2. IF SITUATION IS FLOOR SLAB ON GRADE, PROVIDE BACKFILL PER SPECIFICATIONS. IF CONCRETE FLOOR IS NOT EXISTING, SET DRAIN IN PLACE AND POUR AROUND IT, OR BLOCK OUT AND POUR IN LATER.
3. IF CONCRETE FLOOR IS EXISTING, SAW CUT OR CORE DRILL IT. SET DRAIN BODY IN PLACE AND POUR AROUND IT.
4. TOP OF THE FLOOR SINK / DRAIN SHOULD BE SET AT THE SAME ELEVATION AS THE SLAB AND THEN DISHED OUT ½" AT THE DRAIN SLOPING TO NOTHING AT THE 2' RADIUS POINT.
5. IF SITUATION IS FLOOR NOT ON GRADE, REFER TO "FLOOR PENETRATION" DETAIL FOR VENTS.
6. PROVIDE TRAP PRIMER FOR FLOOR DRAINS IN RESTROOMS.

FLOOR DRAIN/SINK 8

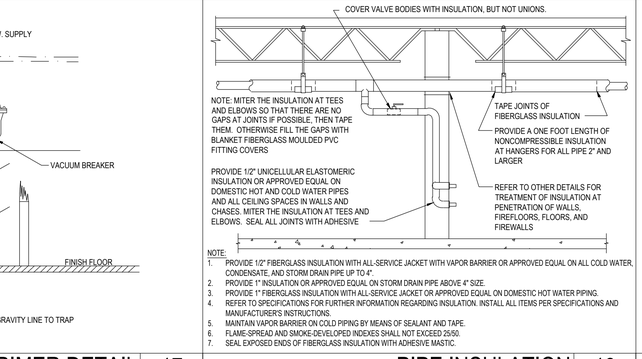
Scale: NO SCALE P-500



NOTE:
1. USE SIX INCH PVC, FITTINGS AND COUPLINGS.
2. USE MINIMUM QUANTITY OF COUPLINGS REQUIRED, SEALED WATER-TIGHT.
3. USE LONG SWEEP ELBOWS AT BOTH ENDS, MINIMUM TWENTY FOUR INCH RADIUS.
4. AVOID ELBOWS IN HORIZONTAL RUN IF AT ALL POSSIBLE.
5. DO NOT USE 45° ELBOWS.

BELOW-GROUND SODA CONDUIT 4

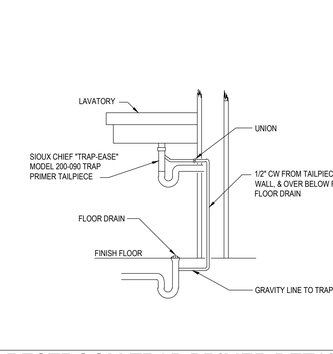
Scale: NO SCALE P-500



NOTE:
1. CONTRACTOR TO COORDINATE WITH PANDA PROJECT MANAGER ON EXACT CONFIGURATION PRIOR TO CONSTRUCTION
2. PEX LINES FROM MANIFOLD TO EQUIPMENT TO RUN CONCEALED WITHIN WALL AND STUB OUT @ 5 FT A.F.F. WITH COPPER. REFER TO PEX STUB OUT DIAGRAM ON SHEET P-400

BAG-N-BOX DETAIL 15

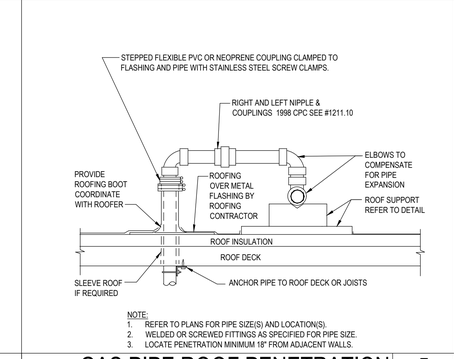
Scale: NO SCALE P-500



NOTE:
1. LOCATE AT BUILDING EXIT, AT ENDS OF RUNS, AT TURNS OF PIPE GREATER THAN 45 DEGREES, AT 50' INTERVALS ON STRAIGHT RUNS, AND WHERE SHOWN ON PLANS.
2. PROVIDE BACKFILL PER ARCHITECTURAL SPECIFICATIONS.
3. LOCATE CLEANOUTS WHERE THERE IS 18" CLEAR AROUND.
4. CONSULT LOCAL CODES FOR OTHER FCO REQUIREMENTS.

FLOOR CLEANOUT 11

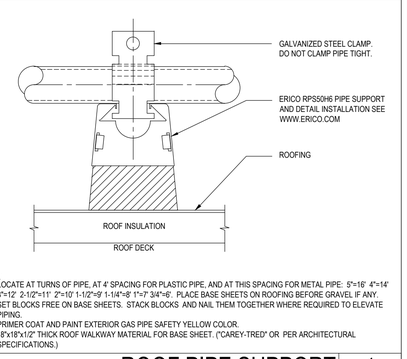
Scale: NO SCALE P-500



NOTE:
1. ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST TO SUIT FIELD CONDITIONS OR MEET LOCAL CODE REQUIREMENTS.
2. PROVIDE COPPER PIPE, FITTINGS AND CONNECTORS ALL AROUND SINK AND TRAP.

UTILITY/SINK 7

Scale: NO SCALE P-500



NOTE:
1. VERIFY REQUIREMENTS FOR METERING AND PIPING WITH GAS COMPANY.
2. INSTALL OTHER UTILITIES MINIMUM TEN FEET FROM GAS LINE.
3. PLUMBING CONTRACTOR SHALL PAY ALL GAS COMPANY FEES FOR INSTALLATION.
4. USE WELDED OR SCREWED PIPE AND FITTINGS PER PLUMBING SPECS.
5. GAS COMPANY SHALL EXCAVATE, BACKFILL, AND REPAIR ANY PAVING OR SOD FOR GAS SERVICE LINE INSTALLATION FROM MAIN TO BUILDING.
6. PAINT EXPOSED METAL GAS PIPE, FITTINGS AND ITEMS SAFETY YELLOW.

GAS SERVICE 3

Scale: NO SCALE P-500

NOTE:
1. IF UTILITY IS NOT AT FULL HEIGHT SHOWN, PROVIDE PIPING WITH ELBOWS TO RAISE INLET

QUICK DISCONNECT 18

Scale: NO SCALE P-500

PDI SIZE	PIPE SIZE	FIXTURE UNIT LOAD
A	1/2"	1-11
B	3/4"	12-32
C	1"	33-60
D	1-1/4"	61-113
E	1-1/2"	114-154
F	2"	154-330

FIXTURE UNIT TABULATION		
FIXTURE	COLD	HOT
VALVE WATER CLOSET	10	--
TANK WATER CLOSET	5	--
URINAL	5	--
LAVATORY/SINK	1.5	1.5
JANITOR'S SINK	3	3
SHOWER/BATHTUB	2	2

NOTE:
1. DO NOT PROVIDE AIR CHAMBERS.
2. PROVIDE WATER HAMMER ARRESTERS BY SIOUX CHIEF, PRECISION PLUMBING PRODUCTS, WATTS OR APPROVED EQUIVALENT WITH PISTON AND O-RING CONSTRUCTION, HAVING PDI #WH- 201, ASSE # 1010 AND ANSI # A112.26.1M CERTIFICATION.
3. INSTALL IN HORIZONTAL OR VERTICAL POSITION, BUT NEVER UPSIDE DOWN.
4. INSTALL IN LINE WITH WATER FLOW DIRECTION IF POSSIBLE.
5. SIZE THE UNITS AS SHOWN ON THE DRAWINGS AND/OR PER THE TABLES SHOWN ABOVE.

WATER HAMMER ARRESTERS 14

Scale: NO SCALE P-500

NOTE:
1. VENTS TO EXTEND TO, BUT NOT EXCEED TOP OF PARAPET HEIGHT.

CONCENTRIC VENT DETAIL 10

Scale: NO SCALE P500

NOTE:
1. PROVIDE WCO WHERE SHOWN ON PLAN. LOCATE ABOVE FIXTURE FLOOD RIM .
2. CONSULT LOCAL CODES FOR OTHER WCO REQUIREMENTS.

WALL CLEANOUT 6

Scale: NO SCALE P-500

NOTE:
1. INSTALL PIPE A MINIMUM OF 76" ABOVE FINISH FLOOR , ANCHORED TO WALL OF BOX WITH SUPPORTS AT MAXIMUM SIX FOOT CENTERS.
2. USE TYPE "M" HARD COPPER TUBE AND FITTINGS WITH LEAD-FREE SOLDER JOINTS.
3. SLOPE HORIZONTAL PIPE AT MINIMUM TWO PERCENT.
4. KEEP DRAIN LINE FROM EVAPORATOR AS HIGH AS POSSIBLE UNDER THE EVAPORATOR BACK TO THE WALL TO MAXIMIZE SHELF SPACE UNDER THE COIL.
5. REFER TO LOCAL CODE FOR INDIRECT DRAIN REQUIREMENTS.
6. INDIVIDUAL CONDENSATE LINES FROM EACH EVAPORATOR TO BE ¾" UNTIL JOINED. CONDENSATE LINE TO BE 1" AFTER UNION.

WALK - IN BOX CONDENSATE DRAIN 2

Scale: NO SCALE P-500

PREP. AREA TRAP PRIMER DETAIL 17

Scale: NO SCALE P-500

NOTE:
1. PROVIDE 1/2" FIBERGLASS INSULATION WITH ALL-SERVICE JACKET WITH VAPOR BARRIER OR APPROVED EQUAL ON ALL COLD WATER, CONDENSATE, AND STORM DRAIN PIPE UP TO 4".
2. PROVIDE 1" INSULATION OR APPROVED EQUAL ON STORM DRAIN PIPE ABOVE 4" SIZE.
3. PROVIDE 1" FIBERGLASS INSULATION WITH ALL-SERVICE JACKET OR APPROVED EQUAL ON DOMESTIC HOT WATER PIPING.
4. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION REGARDING INSULATION. INSTALL ALL ITEMS PER SPECIFICATIONS AND MANUFACTURER'S INSTRUCTIONS.
5. MAINTAIN VAPOR BARRIER ON COLD PIPING BY MEANS OF SEALANT AND TAPE.
6. FLAME-SPREAD AND SMOKE-DEVELOPED INDEXES SHALL NOT EXCEED 25/50.
7. SEAL EXPOSED ENDS OF FIBERGLASS INSULATION WITH ADHESIVE MASTIC.

PIPE INSULATION 13

Scale: NO SCALE P-500

RESTROOM TRAP PRIMER DETAIL 9

Scale: NO SCALE P-500

NOTE:
1. REFER TO PLANS FOR PIPE SIZE(S) AND LOCATION(S).
2. WELDED OR SCREWED FITTINGS AS SPECIFIED FOR PIPE SIZE.
3. LOCATE PENETRATION MINIMUM 18" FROM ADJACENT WALLS.

GAS PIPE ROOF PENETRATION 5

Scale: NO SCALE P-500

NOTE:
1. LOCATE AT TURNS OF PIPE, AT 4' SPACING FOR PLASTIC PIPE, AND AT THIS SPACING FOR METAL PIPE: 5"=16' 4"=14' 3"=12' 2-1/2"=11' 2"=10' 1-1/2"=9' 1-1/4"=8' 1"=7' 3/4"=6'. PLACE BASE SHEETS ON ROOFING BEFORE GRAVEL IF ANY. SET BLOCKS FREE ON BASE SHEETS. STACK BLOCKS AND NAIL THEM TOGETHER WHERE REQUIRED TO ELEVATE PIPING.
2. PRIMER COAT AND PAINT EXTERIOR GAS PIPE SAFETY YELLOW COLOR.
3. 18"x18"x1/2" THICK ROOF WALKWAY MATERIAL FOR BASE SHEET. ("CAREY-TRED" OR PER ARCHITECTURAL SPECIFICATIONS.)

ROOF PIPE SUPPORT 1

Scale: NO SCALE P-500

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

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REVISIONS:

1	PERMIT RESPONSE 01	02/07/2023

ISSUE DATE:

	PERMIT / BID SET	10-12-22

DRAWN BY:

PANDA PROJECT #: D8675
ARCH PROJECT #: JCDT21-0221-00

COMMONWEALTH OF VIRGINIA
HENRY D MONTAGUE
Lic. No. 403064286
PROFESSIONAL ENGINEER
02/08/2023

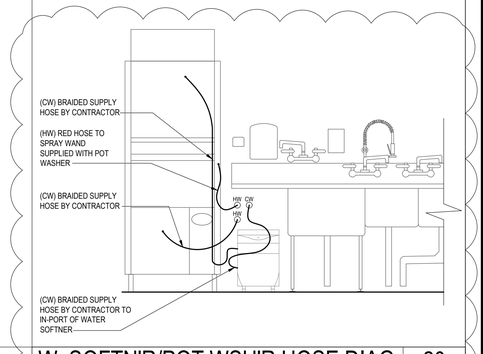
NORR
ARCHITECTS ENGINEERS PLANNERS

PANDA EXPRESS
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

P-500

PLUMBING DETAILS

TRUE WARM & WELCOME 2500 R2



W. SOFTN'R/POT WSH'R HOSE DIAG. 20

Scale: NO SCALE P-501

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TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

P-501

PLUMBING DETAILS

TRUE WARM & WELCOME 2500 R2

PACKAGED ROOF TOP UNIT SCHEDULE

(LENNOX MODELS TO BE SPECIFIED)
(LO NoX in California)

		RTU 1 (NEW)	RTU 2 (NEW)	RTU 3 (NEW)
UNIT SYMBOL				
LOCATION		ROOF	ROOF	ROOF
BLOWER	SA CFM (TONS)/ OA CFM	2,400 (6-TON)/ 500	4,000 (10-TON)/ 750	4,000 (10-TON)/ 750
	TSP (IN W.G.)	0.88"	1.24"	1.24"
COOLING	TOTAL (BTU/HR)	68,100	121,900	113,100
	SENSIBLE (BTU/HR)	51,100	52,200	74,100
	AMBIENT (F)	93	93	93
	COIL ENTERING	66.6 WB/80.1 DB	71.9 WB/78.4 DB	67.2 WB/79.0 DB
HEATING INPUT (NATURAL GAS BTU/HR)		STAGE (1) 53,000 STAGE (2) 65,000	STAGE (1) 117,000 STAGE (2) 180,000	STAGE (1) 117,000 STAGE (2) 180,000
ELECTRICAL	POWER SUPPLY	208V/3Ph/60HZ	208V/3Ph/60HZ	208V/3Ph/60HZ
	COMPRESSOR (RLA)	17.6	(2) 33.2	(2) 33.2
	CONDENSER MOTOR (FLA)	(1) 2.8	(1) 5.0	(1) 5.0
	EVAPORATOR MOTOR (FLA)	4.4	8.6	8.6
	MIN. CIRCUIT AMPACITY	30, HACR = 45	52, HACR = 60	52, HACR = 60
		PANDA NATIONAL ACCOUNT. NO SUBSTITUTION ALLOWED. FOR PRICING AND ORDERS CONTACT LENNOX NA @ 800-367-6285 FOR INSTALLATION AND START-UP QUESTIONS CONTACT LENNOX NA TECH SUPPORT @ 800-367-6285 EXT. #1 FOR CUSTOMER SERVICE EXT. #2 FOR NAT ACC TECH SUPPORT EMAIL NATS@LENNOXIND.COM SUBJECT LINE: PANDA EXPRESS STORE "#" CITY, STATE	BY LENNOX MODEL LGT072H4E DOWN DISCHARGE COMPLETE WITH 14" ROOF MOUNT CURB, ELECTRONIC PROGRAMMABLE THERMOSTAT, SINGLE ENTHALPY ECONOMIZER WITH BAROMETRIC RELIEF. OPER. WT. : 825 LBS APPROX. IEER=17.0, EER=12.1	BY LENNOX MODEL LGH120H4E DOWN DISCHARGE COMPLETE WITH 14" ROOF MOUNT CURB, ELECTRONIC PROGRAMMABLE THERMOSTAT, SINGLEL ENTHALPY ECONOMIZER WITH BAROMETRIC RELIEF. OPER. WT. : 1,447 LBS APPROX. IEER=15.5, EER=12.0	BY LENNOX MODEL LGH120H4E DOWN DISCHARGE COMPLETE WITH 14" ROOF MOUNT CURB, ELECTRONIC PROGRAMMABLE THERMOSTAT, SINGLEL ENTHALPY ECONOMIZER WITH BAROMETRIC RELIEF. OPER. WT. : 1,447 LBS APPROX. IEER=15.5, EER=12.0

ALL ITEMS RELATED TO HVAC SYSTEM SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR. CONTACT LENNOX REPRESENTATIVE ABOVE.
- THERMOSTATS: REMOTE SENSOR TYPE, 24/7 PROGRAMMABLE AND CAPABLE OF OPERATING ROOFTOP UNITS AND ACCESSORIES
- DUCT MOUNTED SMOKE DETECTORS: IONIZATION TYPE/UL LISTED

NOTE:
1. UNIT WEIGHTS ABOVE INCLUDE ACCESSORIES AND CURB.
2. FACTORY COATED EVAPORATOR COIL ON ALL UNITS
3. FACTORY COATED CONDENSER COIL ONLY WITHIN 5 MILES OF SALTWATER COASTLINE
4. SINGLE ENTHALPY ECONOMIZER, HIGH PERFORMANCE, LOW-LEAK DAMPERS, W/ GRAVITY EXHAUST
5. TITLE 24 COMPLIANT
6. RETURN AIR SMOKE DETECTOR (FIELD INSTALLED)
7. FACTORY HINGED ACCESS DOORS
8. MERV 8 PLEATED FILTERS
9. MULTI SPEED (MSAV) BLOWER MOTORS
10. STANDARD 14" ROOF CURB
11. COIL GUARDS (FIELD INSTALL)
12. FACTORY DISCONNECT
13. FACTORY GFCI (FIELD WIRED)
14. LENNOX COMMERCIAL CS7500 THERMOSTAT WITH REMOTE SENSOR (FIELD WIRED)

EXHAUST FAN SCHEDULE

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 DIRECT DRIVE	CENTRIFUGAL DIRECT DRIVE	CENTRIFUGAL DIRECT DRIVE
FAN ARRANGEMENT		UPBLAST	UPBLAST	DOWNBLAST
MIN. WHEEL DIAMETER		-	-	-
PERFORMANCE	C.F.M.	3,400	2,900	450
	T.S.P.	1.59"	1.178"	0.25"
	B.H.P.	1.97	1.24	0.081
	FAN R.P.M.	1,399	1,199	1,220
MOTOR	MOTOR H.P.	3.0	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	TEA-ECM
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:DU180HFA WT. 189 LBS	CAPTIVEAIRE MODEL:DU180HFA WT. 188 LBS	CAPTIVEAIRE MODEL:DR12HFA WT. 49 LBS

NOTES:

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

HVAC CONTROL SETTINGS

EACH HVAC UNIT SHALL BE PROVIDED WITH CONTROLS AS FOLLOWS:

THERMOSTAT: LENNOX 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.

AIR CURTAIN SCHEDULE

EQUIP.	MFR/MODEL	DESCRIPTION
M8A	MARS STD242-1E-OB	HEATED AIR CURTAIN (SERVICE DOOR). 6 KW, 32.0 FLA, 208/1/60, WEIGHT 95 LBS. PROVIDED BY PANDA EXPRESS
M8C	MARS STD236-1E-OB	HEATED AIR CURTAIN (SERVICE DOOR). 6 KW, 32.0 FLA, 208/1/60, WEIGHT 60 LBS. PROVIDED BY PANDA EXPRESS
M9A	QUICK-SERV CHF-25	AIR CURTAIN (WINDOW HEATED). 208/3/60, 20 AMP WEIGHT 40 LBS REFERENCE ARCHITECTURAL WINDOW SCHEDULE. PROVIDED BY GC.

NOTES:
INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

MA-1 CONTROL SETTINGS

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.

MECHANICAL SPECIFICATIONS

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 PREFABRICATED CAPTIVEAIRE DOUBLE WALL GREASE DUCT. 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. REFER TO SHEETS M-400 TO M-410.
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/SCRIM/KRAFT, 1 IN THICKNESS, 1.5 POUNDS/FT3 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 SYSTEMS, 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.

MAKE-UP AIR UNIT SCHEDULE

MARK	MFR/ MODEL	LOCATION	SERVICE AREA	GAS HEAT	TYPE	CFM	ESP	MOTOR	REMARKS
MA-1	CAPTIVEAIRE A3-D.500-24D	ROOF-TOP	KITCHEN HOOD #1 & #2	INPUT: 539,830 BTHU OUTPUT: 496,644	DIRECT FIRE GAS HEATED, DOWN DISCHARGE	5,040	0.90"	7.5 HP 208V/3PH/60HZ	GAS FIRED MAKEUP AIR UNIT. REFER TO SHEET M-402 FOR INFORMATION. 4-5 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.

DIFFUSER & GRILLE SCHEDULE

DESIGNATION	MANUFACTURER	MODEL NO	TYPE	COLOR	NOM NECK SIZE	NOM FACE SIZE	FRAME TYPE	NC MAX	REMARKS
A	TITUS	PCS-3	PERFORATED ADJUSTABLE CORE	26 WHITE	PER PLAN	24" x 24"	LAY-IN T-BAR	< 30	INSULATION BLANKET FOR BACKPAN, CONTRACTOR FURNISHED ROUND NECK ADAPTER
B	TITUS	PCS-3	PERFORATED ADJUSTABLE CORE	26 WHITE	PER PLAN	20" x 20"	SURFACE	< 30	WITH 20X20 SURFACE FRAME, REQUIRES A 20.5"X20.5" CEILING OPENING, INSULATION BLANKET, D-100 RADIAL DAMPER
C	TITUS	PCS-3	PERFORATED ADJUSTABLE CORE	26 WHITE	PER PLAN	12" x 12"	SURFACE	< 30	WITH12X12 SURFACE FRAME, REQUIRES A 12.5"X12.5" CEILING OPENING, INSULATION BLANKET, D100 RADIAL DAMPER
D	TITUS	PAR-3	PERFORATED RETURN	26 WHITE	22" x 22"	24" x 24"	LAY-IN T-BAR	< 35	CONTRACTOR FURNISHED INSULATE RETURN BOX FOR CONNECTING FLEX DUCT
E	TITUS	PAR-3	PERFORATED EXHAUST	26 WHITE	PER PLAN	12" x 12"	SURFACE		WITH12X12 SURFACE FRAME, REQUIRES A 12.5"X12.5" CEILING OPENING, D100 RADIAL DAMPER
F	TITUS	PAR-3	PERFORATED RETURN	PANDA BRONZE	22" x 22"	24" x 24"	LAY-IN T-BAR	< 35	CONTRACTOR FURNISHED INSULATE RETURN BOX FOR CONNECTING FLEX DUCT
H	TITUS	PCS-3	PERFORATED ADJUSTABLE CORE	PANDA BRONZE	PER PLAN	24" x 24"	LAY-IN T-BAR	< 30	WITH INSULATION BLANKET, BALANCE USING MANUAL VOLUME DAMPER AT BRANCH DUCT
J	TITUS	PCS-3	PERFORATED ADJUSTABLE CORE	26 WHITE	PER PLAN	24" x 24"	LAY-IN T-BAR	< 30	AG95 OBD, INSULATION BLANKET FOR BACKPAN, CONTRACTOR FURNISHED ROUND NECK ADAPTER
K	TITUS	PCS-3	PERFORATED ADJUSTABLE CORE	26 WHITE	PER PLAN	12" x 12"	SURFACE	< 30	WITH12X12 SURFACE FRAME, REQUIRES A 12.5"X12.5" CEILING OPENING, INSULATION BLANKET, D100 RADIAL DAMPER
L	TITUS	PCS-3	PERFORATED ADJUSTABLE CORE	26 WHITE	PER PLAN	12" x 12"	SURFACE	< 30	WITH12X12 SURFACE FRAME, REQUIRES A 12.5"X12.5" CEILING OPENING

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 CAMPTON AT 602-705-5010 OR EMAIL roncj@thermairsystems.com

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
1		CONSTRUCTION NOTES
EF 1		MECHANICAL EQUIPMENT DESIGNATION
S		SMOKE DETECTOR
T1		THERMOSTAT / UNIT
R1		REMOTE SENSOR / UNIT

AIR BALANCE SCHEDULE

ITEM	SUPPLY AIR	RETURN AIR	MAKE-UP AIR	EXHAUST
MAU1	0	0	+5,040	0
EF-1	0	0	0	-3,400
EF-2	0	0	0	-2,900
RTU-1	+2,400	-1,900	500	0
RTU-2, RTU-3	+4,000, +4000	-3,250, -3,250	2@750 EA	0
EF-3	-	-	-	-450
TOTAL	+10,400	-8,400	+7,040	-6,750

BUILDING PRESSURE = +290 CFM

BALANCE TOLERANCES AS FOLLOWS:
- KITCHEN EXHAUST HOODS: 0% TO +10%
- OUTDOOR AIR: 0% TO +10%
- SUPPLY & RETURN DIFFUSERS: ±10%
- TOILET EXHAUST: ±10%

BALANCE RTU SUPPLY AND RETURN PRIOR TO TURNING ON EXHAUST FANS.
KITCHEN EXHAUST FANS SHALL BE BALANCED WITH VELOCITY MATRIX OR A 4" ANEMOMETER

OSA VENTILATION CALCULATION-IMC

AREA TYPE	TOTAL AREA (FT²)	OCCUPANCY DENSITY (PEOPLE/FT²)	TOTAL OCCUPANTS	OSA REQ.'D PER SQ.FT. (CFM)	OSA REQ.'D PER PERSON (CFM)	OSA REQ.'D FOR THIS OCCUPANCY CLASSIFICATION (CFM)
HALLWAYS	**33**	-	-	0.06	-	+2
STORAGE	**0**	-	-	0.15	-	0
KITCHEN	**974**	20/1000	20	0.12	7.5	+267
DINING FAST FOOD	**1,011**	100/1,000	102	0.18	7.5	+947

CALCULATION PER IMC TABLE 403.3.1.1
VENTILATION SHALL BE BALANCED BY AN APPROVED METHOD. A BALANCE REPORT SHALL VERIFY THAT THE VENTILATION SYSTEM IS CAPABLE OF SUPPLYING THE AIRFLOW RATES REQUIRED BY SECTION 403. SAID REPORT MUST BE PRESENTED TO THE ADMINISTRATIVE AUTHORITY.

TOTAL OSA REQUIRED (CFM)	1,216
TOTAL OSA PROVIDED (CFM)	2,000

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DRAWN BY:

PANDA PROJECT #: D8675

ARCH PROJECT #: JCDT21-0221-00

COMMONWEALTH OF VIRGINIA
HENRY D MONTAGUE
Lic. No. 020504-0298
PROFESSIONAL ENGINEER
10/12/2022

NORR
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1121 COURTHOUSE RD.
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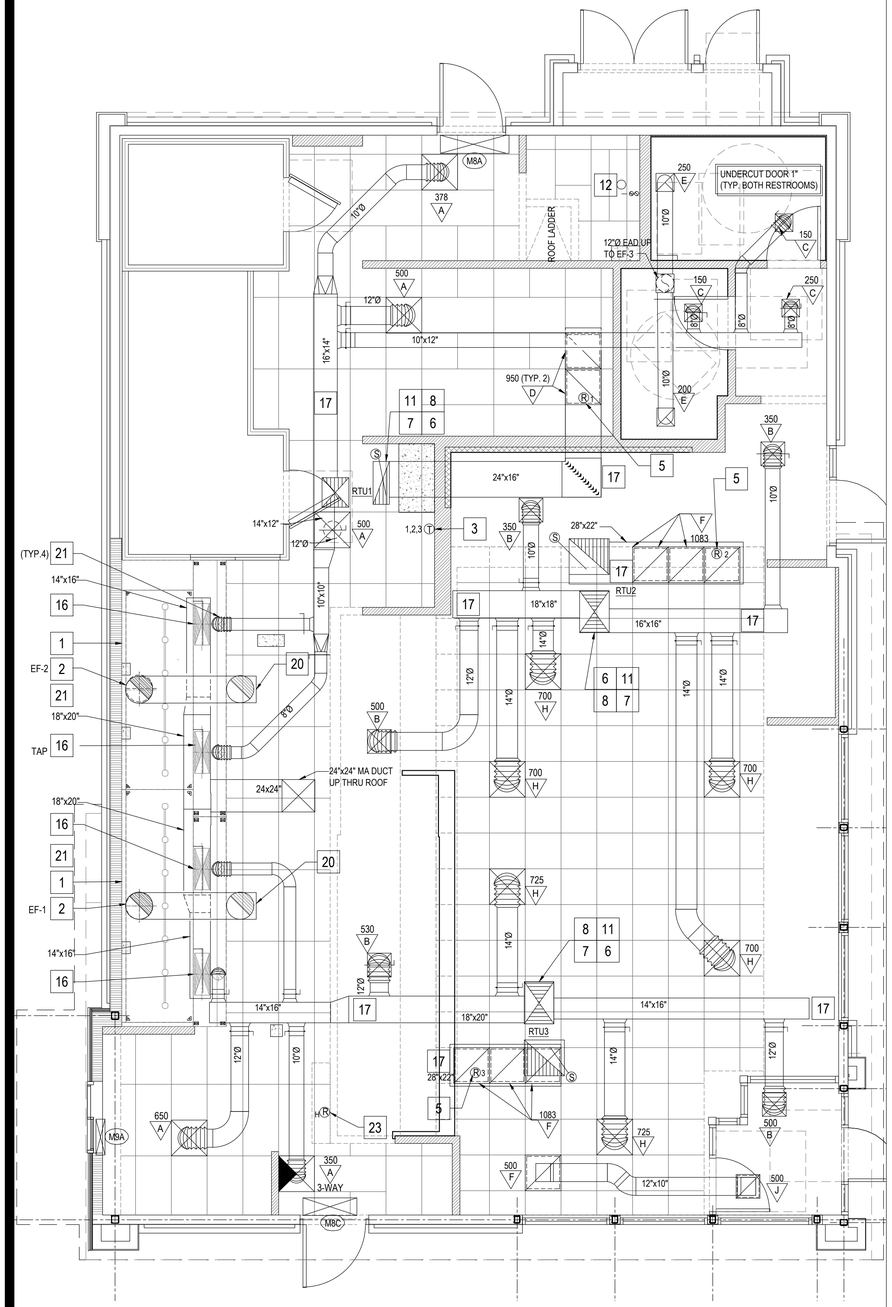
M-000

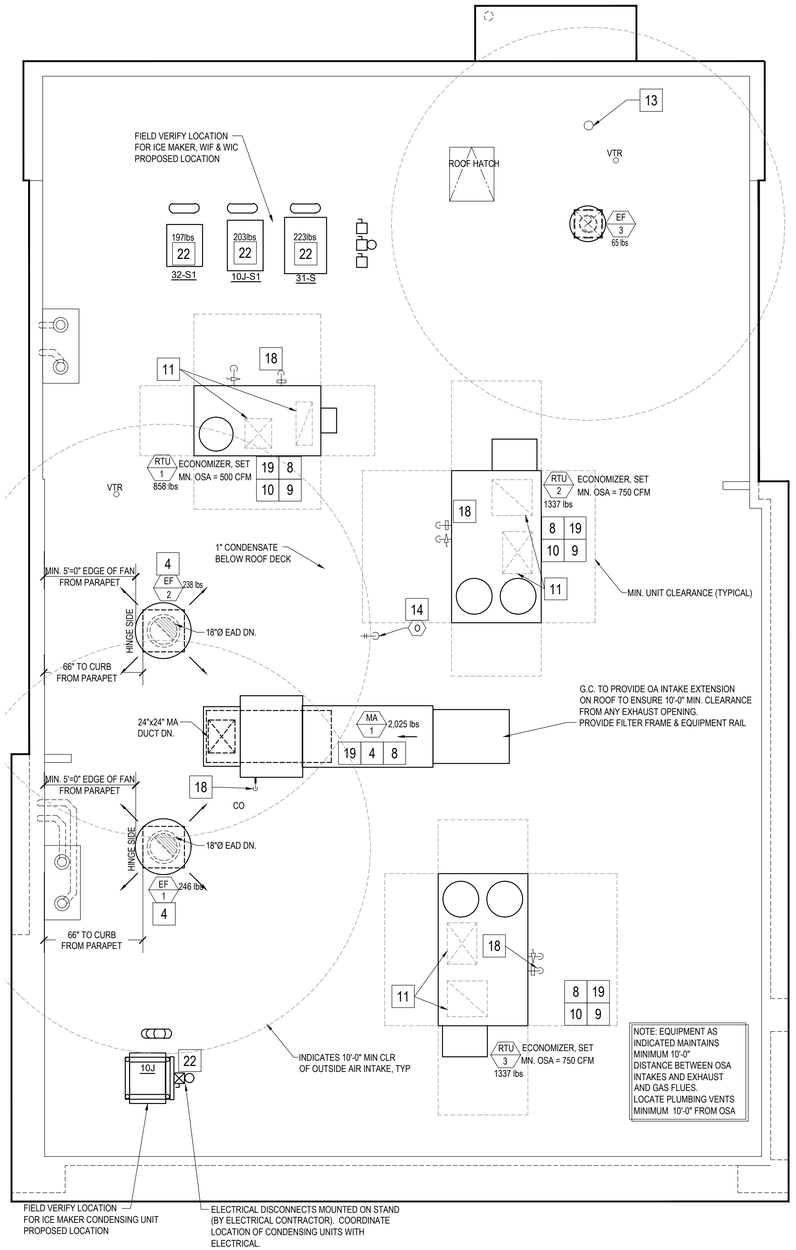
MECHANICAL NOTES
SPECIFICATIONS & SCHEDULES

TRUE WARM & WELCOME 2500 R2



HVAC FLOOR PLAN 2

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



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 CAPTIVEAIRE 4824-ND HOOD EXHAUSTING 3,400 CFM (HOOD #1) AND 2,900 (HOOD#2). 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 MANUFACTURED CAPTIVEAIRE 18" GREASE EXHAUST DUCT, ROUTE ON TOP OF MAKE UP AIR DUCT, FROM INLET OF ROOF MOUNTED GREASE EXHAUST FAN, CONNECT TO EXHAUST HOOD COLLAR. FIELD VERIFY. SEAL DUCT TO THE ROOF CURB WITH FIRE CAULKING . SEE HOOD DETAIL DRAWINGS ON SHEET M-500 AND CAPTIVEAIRE DRAWINGS ON SHEETS M-400 TO M-411.
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 COMBINATION VENT AND COMBUSTION AIR PIPING PROVIDED AND INSTALLED BY PLUMBING FOR SEALED COMBUSTION WATER HEATER. REFER TO PLUMBING PLANS.
13. WATER HEATER CONCENTRIC VENT TERMINATION. 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.
17. PROVIDE DUCT EXTERNAL INSULATION WRAP AT TRUNK, TYPICAL.
18. CONDENSATE DRAIN LINE SPLASH TO ROOF. REFER TO DETAIL 16/P-500.
19. PROVIDE AND INSTALL ALL EQUIPMENT WITH MANUFACTURER'S RECOMMENDED CLEARANCES FOR MAINTENANCE. MAINTAIN MINIMUM CLEARANCES TO ELECTRICAL AND SERVICE ACCESS PANELS AND DISCONNECTS.
20. GREASE DUCT CLEANOUT LOCATION. PROVIDE ACCESS TO CLEANOUT ABOVE CEILING. REFER TO MECHANICAL SPECIFICATIONS SHEET M-000
21. 8" CONNECTION TO HOOD RTU SUPPLY PLENUM COLLAR. BALANCE TO 236 CFM.
22. 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). UNITS SECURED TO RACK BY G.C.
23. ROOM AIR SENSOR FROM CAPTIVEAIRE HOOD ON BACK OF MENU BOARD WALL, AS CLOSE TO CEILING AS POSSIBLE.

    NOTE: MAXIMUM FLEXIBLE DUCT LENGTH ALLOWED SHALL BE PER LOCAL CODE AND AMENDMENTS. IMC HAS NO LIMITATIONS FOR FLEXIBLE DUCT LENGTHS.

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HENRY D MONTAGUE Lic. No. 302058-0286 COMMONWEALTH OF VIRGINIA
10/12/2022

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

TRUE WARM & WELCOME 2500 R2

FOR QUESTIONS, CALL THE
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REGION 86
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PATENT NUMBERS

EXHAUST HOODS ND-2/BD-2/SND-2 (CANADA) - CA PATENT 2520435 C.

HOOD INFORMATION – JOB#5646644

HOOD NO	TAG	MODEL	MANUFACTURER	LENGTH	MAX COOKING TEMP	TYPE	APPLIANCE DUTY	DESIGN CFM/FT	TOTAL EXH CFM	EXHAUST PLENUM RISER(S) WIDTH	LENG	HEIGHT	DIA	CFM	VEL	SP	TOTAL SUPPLY CFM	HOOD CONSTRUCTION	HOOD CONFIG END TO END	ROW
1		4824 ND-2	CAPTIVEAIRE	13' 0"	600 DEG	I	HEAVY	262	3400			4"	18"	3400	1924	-1.202"	0	430 SS WHERE EXPOSED	LEFT	ALONE
2		4824 ND-2	CAPTIVEAIRE	11' 2"	600 DEG	I	HEAVY	260	2900			4"	18"	2900	1641	-0.897"	0	430 SS WHERE EXPOSED	RIGHT	ALONE
3		226 MISC ACPSP-ONLY	CAPTIVEAIRE	11' 9"	300 DEG	I	N/A	0	0								2520	430 SS WHERE EXPOSED	ALONE	ALONE
4		226 MISC ACPSP-ONLY	CAPTIVEAIRE	14' 4"	300 DEG	I	N/A	0	0								2520	430 SS WHERE EXPOSED	ALONE	ALONE

HOOD INFORMATION

HOOD NO	TAG	FILTER(S) TYPE	QTY	HEIGHT	LENGTH	EFFICIENCY @ 7 MICRONS	LIGHT(S) QTY	TYPE	WIRE GUARD	LOCATION	SIZE	UTILITY CABINET(S) FIRE SYSTEM TYPE	SIZE	ELECTRICAL MODEL #	SWITCHES QUANTITY	FIRE SYSTEM PIPING	HOOD HANGING WEIGHT
1		CAPTRATE SOLO FILTER	9	20"	16"	85% SEE FILTER SPEC	7	L55 SERIES E26	NO	WALL MNT	12"x54"x24"	ANSUL R-102	3.0/3.0/3.0	DCV-2111	1 LIGHT 1 FAN	YES	537 LBS
2		CAPTRATE SOLO FILTER	8	20"	16"	85% SEE FILTER SPEC	6	L55 SERIES E26	NO	RIGHT	20"x48"x24"					YES	548 LBS
3							0									NO	162 LBS
4							0									NO	185 LBS

HOOD OPTIONS

HOOD NO	TAG	OPTION
1		LEFT END STANDOFF (FINISHED) 3" WIDE 48" LONG.
		RISER SENSOR INSTALL 6IN PLEN.
2		RISER SENSOR INSTALL 6IN PLEN.

PERFORATED SUPPLY PLENUM(S)

HOOD NO	TAG	POS	LENGTH	WIDTH	HEIGHT	RISER(S) TYPE	WIDTH	LENG	DIA	CFM	SP
3		Front	141"	10"	6"	AC			8"	236	0.135"
						AC			8"	236	0.135"
		Back	141"	12"	6"	MUA	10"	28"		1260	0.530"
						MUA	10"	28"		1260	0.530"
4		Front	172"	10"	6"	AC			8"	236	0.122"
						AC			8"	236	0.122"
		Back	172"	12"	6"	MUA	10"	28"		1254	0.497"
						MUA	10"	28"		1254	0.497"

WALL-MOUNT UTILITY CABINET

HOOD NO	LOCATION	SIZE	UTILITY CABINET(S) FIRE SYSTEM TYPE	SIZE	ELECTRICAL MODEL #	SWITCHES QUANTITY	WEIGHT
1	WALL MNT	12"x54"x24"	ANSUL R-102	3.0/3.0/3.0	DCV-2111	1 LIGHT 1 FAN	305.00 LBS

FIRE SYSTEM INFORMATION – JOB#5646644

FIRE SYSTEM NO	TAG	TYPE	SIZE	FLOW POINTS	INSTALLATION SYSTEM	LOCATION ON HOOD
1		ANSUL R102	3.0/3.0/3.0	29	WALL UTILITY CABINET LEFT	N/A

GAS VALVE(S)

FIRE SYSTEM NO	TAG	TYPE	SIZE	SUPPLIED BY
1		MECHANICAL	2.000	CAPTIVEAIRE SYSTEMS

NOTE: UNLESS OTHERWISE STATED, PANDA RESTAURANT GROUP SHALL PROVIDE ALL EQUIPMENT ON THE FOLLOWING CAPTIVEAIRE SHEETS, INCLUDING HOODS, FIRE SYTEM, EXHAUST FANS, SUPPLY FAN, BATHROOM FAN AND ELECTRICAL INTERLOCK PACKAGE

DOUBLE WALL DUCT BY MECHANICAL
PLEASE USE CONTACT BELOW FOR PRICING

ANSUL GAS VALVE:

THE ANSUL GAS VALVE IS PROVIDED BY CAPTIVEAIRE SYSTEMS. CONTACT OUR OFFICE WITH THE VALVE SIZE 3 DAYS IN ADVANCE OF WHEN IT IS NEEDED ON SITE.

FOR QUESTIONS CALL THE
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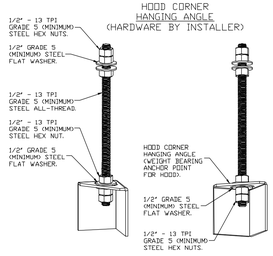
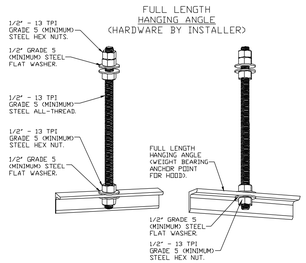
HOOD CORNER
HANGING ANGLE
(HARDWARE BY INSTALLER)



ASSEMBLY INSTRUCTIONS

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 (MINIMUM) ALL-THREAD. SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 (MINIMUM) STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 (MINIMUM) HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION BENEATH HOOD HANGING ANGLES AND ABOVE CEILING ANCHORS. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.

FULL LENGTH
HANGING ANGLE
(HARDWARE BY INSTALLER)



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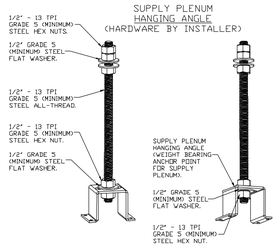
SUPPLY PLENUM
HANGING ANGLE
(HARDWARE BY INSTALLER)



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Panda Express - Stafford VA (D8675)
STAFFORD, VA, 22554

DATE: 9/16/2022

DWG.#: 5646644

DRAWN BY: AH-86

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

MASTER DRAWING

SHEET NO. 1

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TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

M-400

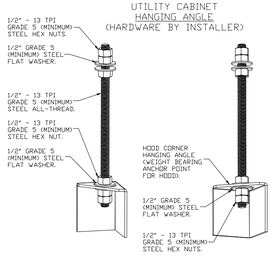
HOOD DETAIL PLAN

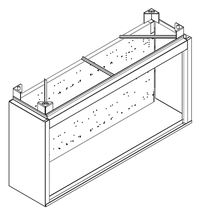
TRUE WARM & WELCOME 2500 R2

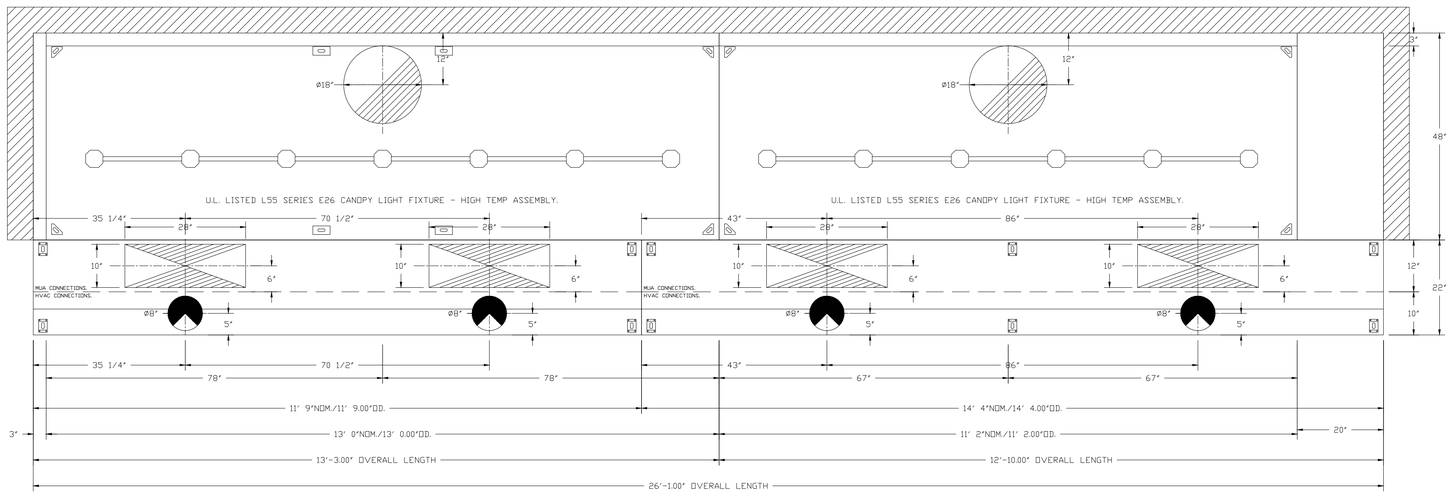
WALL-MOUNT UTILITY CABINET ASSEMBLY INSTRUCTIONS

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 (MINIMUM) ALL-THREAD. SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 (MINIMUM) STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 (MINIMUM) HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION BENEATH UTILITY CABINET HANGING ANGLES AND ABOVE CEILING ANCHORS. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.

UTILITY CABINET
HANGING ANGLE
(HARDWARE BY INSTALLER)







PLAN VIEW - HOOD #1
13' 0.00" LONG 4824ND-2

NOTE: ADDITIONAL HANGING ANGLES PROVIDED FOR HOODS 12' AND LONGER.

PLAN VIEW - HOOD #2
11' 2.00" LONG 4824ND-2

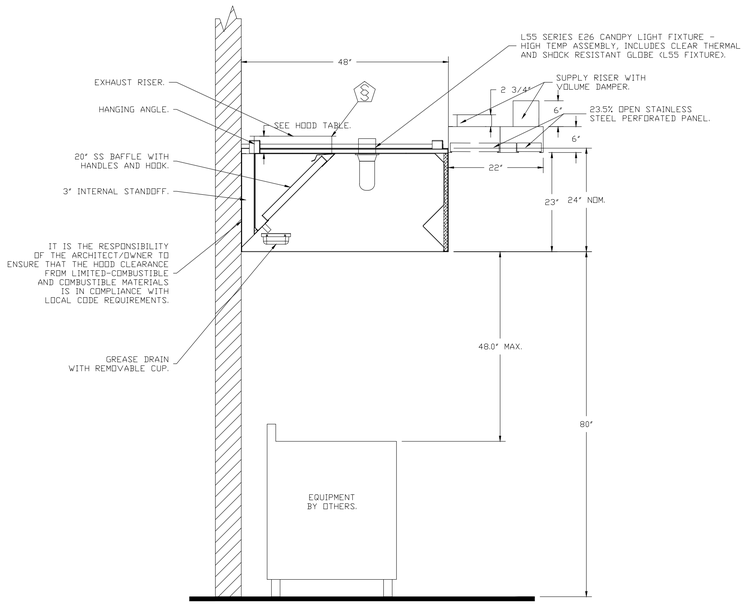
PLAN VIEW - HOOD #3
11' 9.00" LONG 226MISC ACPSP-ONLY

PLAN VIEW - HOOD #4
14' 4.00" LONG 226MISC ACPSP-ONLY

CAPTIVE-AIRE HOODS ARE BUILT IN COMPLIANCE WITH UL 710 AND NFPA 96 AND ARE RECOGNIZED BY ONE OR MORE OF THE FOLLOWING:

ETL SANITATION LISTED

ETL LISTED
FILE# 102900319PRT-001



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

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DOUBLE WALL DUCT BY MECHANICAL
PLEASE USE CONTACT BELOW FOR PRICING

ANSUL GAS VALVE:

THE ANSUL GAS VALVE IS PROVIDED BY CAPTIVEAIRE SYSTEMS. CONTACT OUR OFFICE WITH THE VALVE SIZE 3 DAYS IN ADVANCE OF WHEN IT IS NEEDED ON SITE.

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DATE: 9/16/2022

DWG.#: 5646644

DRAWN BY: AH-86

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

MASTER DRAWING

SHEET NO. 2

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CHINESE KITCHEN

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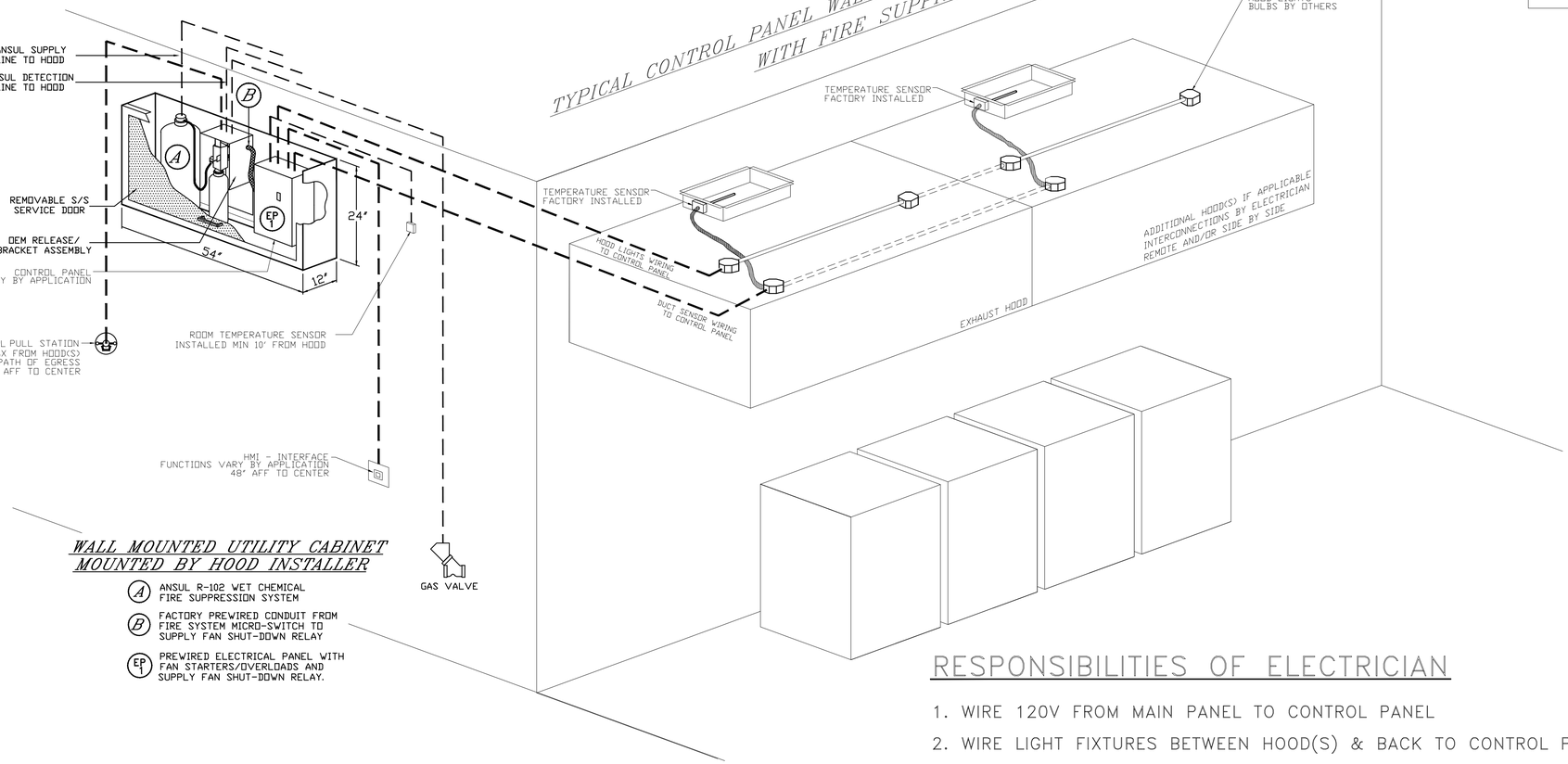
HOOD DETAIL PLAN

TRUE WARM & WELCOME 2500 R2

TYPICAL CONTROL PANEL WALL UTILITY CABINET MOUNT INSTALLATION WITH FIRE SUPPRESSION SYSTEM



WALL MOUNTED UTILITY CABINET MOUNTED BY HOOD INSTALLER

- (A) ANSUL R-102 WET CHEMICAL FIRE SUPPRESSION SYSTEM
- (B) FACTORY PREWIRED CONDUIT FROM FIRE SYSTEM MICRO-SWITCH TO SUPPLY FAN SHUT-DOWN RELAY
- (EP 1) PREWIRED ELECTRICAL PANEL WITH FAN STARTERS/OVERLOADS AND SUPPLY FAN SHUT-DOWN RELAY.

TERMINAL BLOCK WIRING DETAILS CAN BE FOUND ON ELECTRICAL WIRING DIAGRAMS

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

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DOUBLE WALL DUCT BY MECHANICAL. PLEASE USE CONTACT BELOW FOR PRICING

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Panda Express - Stafford VA (D8675)
STAFFORD, VA, 22554

DATE: 9/16/2022

DWG.#: 5646644

DRAWN BY: AH-86

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

MASTER DRAWING

SHEET NO. 3

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

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PANDA PROJECT #: D8675
ARCH PROJECT #: JCDT21-0221-00

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1121 COURTHOUSE RD.
STAFFORD, VA 22554

M-402

HOOD DETAIL PLAN

TRUE WARM & WELCOME 2500 R2

EXHAUST FAN INFORMATION – JOB#5646644

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SONES
1		1	DU180HFA	CAPTIVEAIRE	3400	1.588	1399	ODP,PREMIUM	3.000	1.9700	3	208	9.5	785 FPM	189	22.7
2		1	DU180HFA	CAPTIVEAIRE	2900	1.178	1199	ODP,PREMIUM	2.000	1.2400	3	208	8.3	670 FPM	188	17.3
3		1	DR12HFA	CAPTIVEAIRE	450	0.250	1220	TEAO-ECM	0.250	0.0810	1	115	2.9		49	5.4

MUA FAN INFORMATION – JOB#5646644

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	BLOWER	HOUSING	MIN CFM	DESIGN CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	MCA	MOCP	WEIGHT (LBS)	SONES
4		1	A3-D.500-24D	24MF-3-MOD	A3-D.500	3500	5040	0.900	1344	ODP,PREMIUM	7.500	4.2580	3	208	21.1	26.4A	40A	844	12

GAS FIRED MAKE-UP AIR UNIT(S)

FAN UNIT NO	TAG	INPUT BTUs	OUTPUT BTUs	TEMP RISE	REQUIRED INPUT GAS PRESSURE	GAS TYPE	BURNER EFFICIENCY(%)
4		539830	496644	100°F	7 IN. W.C. - 14 IN. W.C.	NATURAL	92

FAN OPTIONS

FAN UNIT NO	TAG	QTY	DESCRIPTION
1		1	GREASE BOX
		1	UPBLAST FAN WHEEL ACCESS PORT
		1	FAN BASE CERAMIC SEAL - INSTALLED AT PLANT - FOR GREASE DUCTS
		1	2 YEAR PARTS WARRANTY
2		1	GREASE BOX
		1	UPBLAST FAN WHEEL ACCESS PORT
		1	FAN BASE CERAMIC SEAL - INSTALLED AT PLANT - FOR GREASE DUCTS
		1	2 YEAR PARTS WARRANTY
3		1	ECM WIRING PACKAGE - MANUAL OR 0-10VDC REFERENCE SPEED CONTROL -RTC- (TELCO MOTOR), CCW ROTATION
		1	I 12-BDD DAMPER
		1	2 YEAR PARTS WARRANTY
4		1	INLET PRESSURE GAUGE, 0-35"
		1	MANIFOLD PRESSURE GAUGE, -5 TO 15" WC
		1	MOTORIZED BACKDRAFT DAMPER FOR A3-D HOUSING - MEETS AMCA CLASS 1A RATING
		1	LOW FIRE START
		1	SIZE 3 TEMPERED COMMERCIAL DOWN DISCHARGE FOR DIRECT DRIVE AHUS
		1	FREEZESTAT (10)
		1	SEPARATE 120V WIRING PACKAGE (REQUIRED AND USED ONLY FOR DCV OR PREWIRE WITH VFD) - THREE PHASE ONLY
		1	UNIT MOUNTED VFD FOR USE WITH ECPM03
		1	2 YEAR PARTS WARRANTY

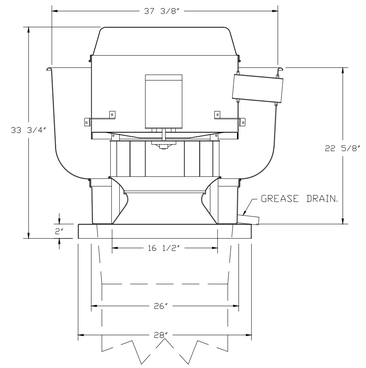
FAN ACCESSORIES

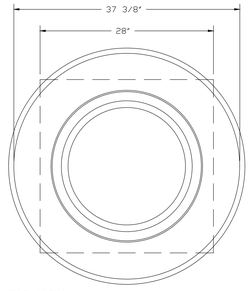
FAN UNIT NO	TAG	EXHAUST			SUPPLY			
		GREASE CUP	GRAVITY DAMPER	WALL MOUNT	SIDE DISCHARGE	GRAVITY DAMPER	MOTORIZED DAMPER	WALL MOUNT
1		YES						
2		YES						
3			YES					
4							YES	

CURB ASSEMBLIES

NO	ON FAN	WEIGHT	ITEM	SIZE
1	# 1	34 LBS	CURB	26.500"W X 26.500"L X 30.000"H ALONG LENGTH, RIGHT VENTED HINGED.
2	# 2	34 LBS	CURB	26.500"W X 26.500"L X 30.000"H ALONG LENGTH, RIGHT VENTED HINGED.
3	# 3	16 LBS	CURB	17.500"W X 17.500"L X 12.000"H ALONG LENGTH, RIGHT.
4	# 4	84 LBS	CURB	35.000"W X 84.000"L X 20.000"H ALONG WIDTH, RIGHT INSULATED.

FANS #1, #2 - DU180HFA EXHAUST FAN





TOP VIEW

FEATURES:

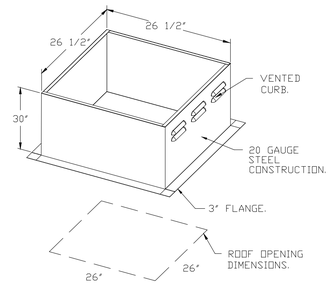
- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS).
- ROOF MOUNTED FANS.
- RESTAURANT MODEL.
- UL705 AND UL762 AND ULC-S645
- VARIABLE SPEED CONTROL.
- INTERNAL WIRING.
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE).
- HIGH HEAT OPERATION 300°F (149°C).
- GREASE CLASSIFICATION TESTING.
- NEMA 3R SAFETY DISCONNECT SWITCH.

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.

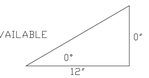
ABNORMAL FLARE-UP TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS

GREASE BOX.
UPBLAST FAN WHEEL ACCESS PORT.
FAN BASE CERAMIC SEAL - INSTALLED AT PLANT - FOR GREASE DUCTS.
2 YEAR PARTS WARRANTY.



PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.



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

NOTE: UNLESS OTHERWISE STATED, PANDA RESTAURANT GROUP SHALL PROVIDE ALL EQUIPMENT ON THE FOLLOWING CAPTIVEAIRE SHEETS, INCLUDING: HOODS, FIRE SYTEM, EXHAUST FANS, SUPPLY FAN, BATHROOM FAN AND ELECTRICAL INTERLOCK PACKAGE.

DOUBLE WALL DUCT BY MECHANICAL
PLEASE USE CONTACT BELOW FOR PRICING

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DRAWN BY: AH-86
SCALE: 3/4" = 1'-0"
MASTER DRAWING

SHEET NO. 4

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STAFFORD, VA 22554

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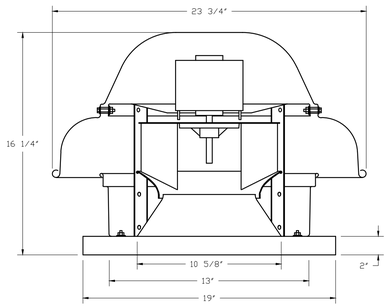
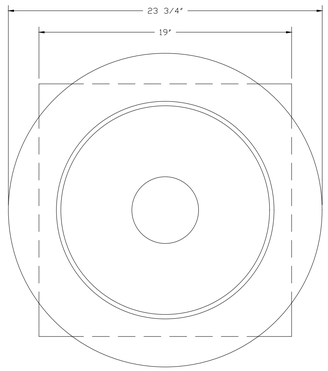
HOOD DETAIL PLAN

TRUE WARM & WELCOME 2500 R2

FAN #3 DR12HFA - EXHAUST FAN





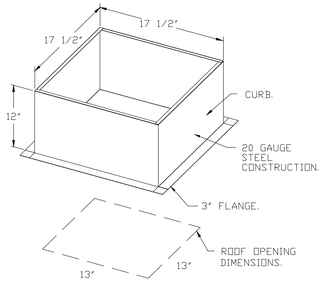
TOP VIEW

FEATURES:

- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS).
- ROOF MOUNTED FANS.
- UL705.
- SAFETY DISCONNECT.
- STANDARD BIRD SCREEN.
- SPEED CONTROL.

OPTIONS

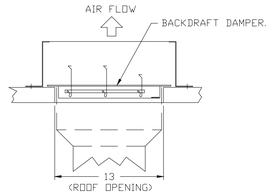
ECM WIRING PACKAGE - MANUAL OR 0-10VDC REFERENCE SPEED CONTROL -RTC- (TELCO MOTOR), CCW ROTATION.
1 12-BDD DAMPER.
2 YEAR PARTS WARRANTY.



PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.

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

BACKDRAFT DAMPER INSTALLATION



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Panda Express - Stafford VA (D8675)
STAFFORD, VA, 22554

DATE: 9/16/2022

DWG.#: 5646644

DRAWN BY: AH-86

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

MASTER DRAWING

SHEET NO. 5

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TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

M-404

HOOD DETAIL PLAN

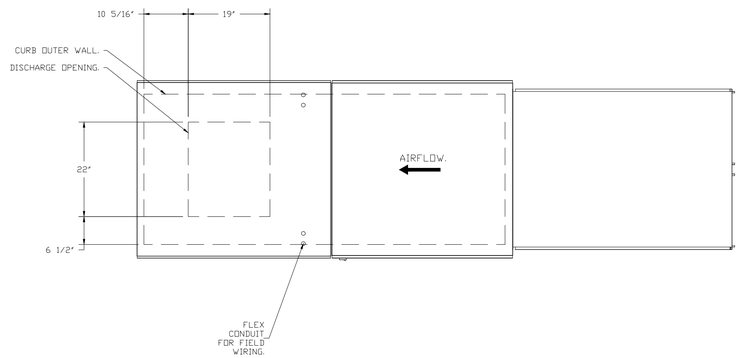
TRUE WARM & WELCOME 2500 R2

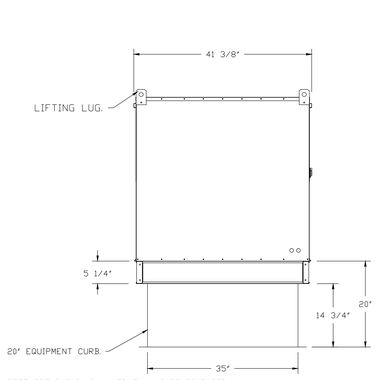
FAN #4 A3-D500-24D - HEATER
1. DIRECT GAS FIRED HEATED MAKE UP AIR UNIT WITH 24" MIXED FLOW DIRECT DRIVE FAN AND 12" BURNER.
2. INTAKE HOOD WITH EZ FILTERS.
3. DOWN DISCHARGE - AIR FLOW RIGHT -> LEFT.
4. GAS PRESSURE GAUGE, 0-35", 2.5" DIAMETER, 1/4" THREAD SIZE.
5. GAS PRESSURE GAUGE, -5 TO +15 INCHES WC., 2.5" DIAMETER, 1/4" THREAD SIZE.
6. 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, NFBUP-S ACTUATOR INCLUDED.
7. LOW FIRE START. ALLOWS THE BURNER CIRCUIT TO ENERGIZE WHEN THE MODULATION CONTROL IS IN A LOW FIRE POSITION.
8. DOWN DISCHARGE CONSTRUCTION FOR SIZE 3 DIRECT DRIVE AHUS.
9. FREEZESTAT WITH 10' SENSOR. FACTORY SET AT 35°F AND 10 MINUTES.
10. SEPARATE 120VAC WIRING PACKAGE FOR MAKE-UP AIR UNITS. OPTION MUST BE SELECTED WHEN MOUNTING VFD IN PREWIRE PANEL OR WITH DCV PACKAGE. PROVIDES SEPARATE 120VAC INPUT TO SUPPLY FAN. THIS 120V SIGNAL MUST BE RUN BY ELECTRICIAN FROM DCV TO MUA SWITCH.
11. UNIT MOUNTED VFD FOR USE WITH ECPM03.
12. HINGED DOUBLE WALL INSULATED DOOR ASSEMBLY (BURNER/BLOWER SECTION).
13. 2 YEAR PARTS WARRANTY

*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. WHEN USING RECTANGULAR DUCTWORK, ELBOWS MUST BE RADIUS THROAT, RADIUS BACK WITH TURNING VANES. FLEXIBLE DUCTWORK AND SQUARE THROAT/SQUARE BACK ELBOWS SHOULD NOT BE USED. ANY TRANSITION AND/OR TURNS IN THE DUCTWORK WILL CAUSE SYSTEM EFFECT. SYSTEM EFFECT WILL DRASTICALLY INCREASE STATIC PRESSURE AND REDUCE AIRFLOW. 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".

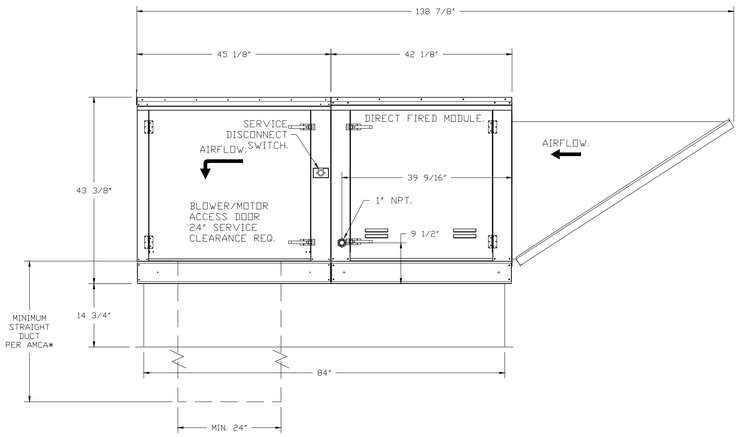
SUPPLY SIDE HEATER INFORMATION:

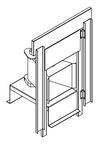
WINTER TEMPERATURE = 20°F. TEMP. RISE = 100°F.
BTUs CALCULATED OFF ACTUAL AIR DENSITY.
OUTPUT BTUs AT ALTITUDE OF 0.0 FT. = 496644.
INPUT BTUs AT ALTITUDE OF 0.0 FT. = 539830.





ROOF OPENING 2" SMALLER THAN CURB DIMENSION.




DIRECT FIRED (DF) PROFILE PLATE ASSEMBLY

DIRECT FIRED PROFILE PLATE SPECIFICATIONS:
DESCRIPTION:
DIRECT FIRED BURNERS SHALL HAVE PATENTED (US PATENT NO: US6629953B2), 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 5PPM OF CARBON MONOXIDE (CO), AND 0.5PPM 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.

CERTIFICATIONS:
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.

NOTE: UNLESS OTHERWISE STATED, PANDA RESTAURANT GROUP SHALL PROVIDE ALL EQUIPMENT ON THE FOLLOWING CAPTIVEAIRE SHEETS, INCLUDING: HOODS, FIRE SYTEM, EXHAUST FANS, SUPPLY FAN, BATHROOM FAN AND ELECTRICAL INTERLOCK PACKAGE.

DOUBLE WALL DUCT BY MECHANICAL. PLEASE USE CONTACT BELOW FOR PRICING

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DATE: 9/16/2022

DWG.#: 5646644

DRAWN BY: AH-86

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

MASTER DRAWING

SHEET NO. 6

PANDA EXPRESS CHINESE KITCHEN

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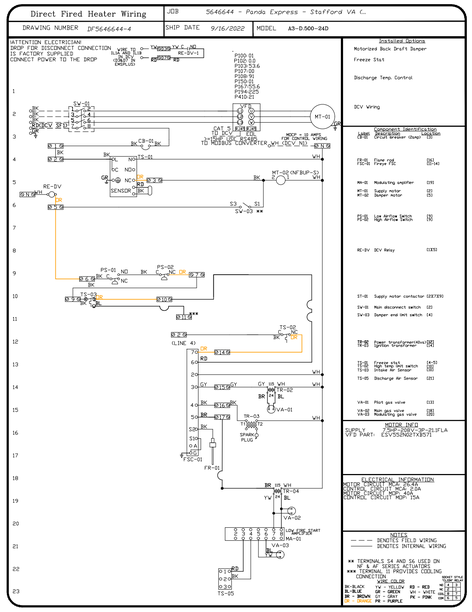
HOOD DETAIL PLAN



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REVISIONS:

ISSUE DATE:

	PERMIT / BID SET	10-12-22

DRAWN BY:

PANDA PROJECT #: D8675
ARCH PROJECT #: JCDT21-0221-00

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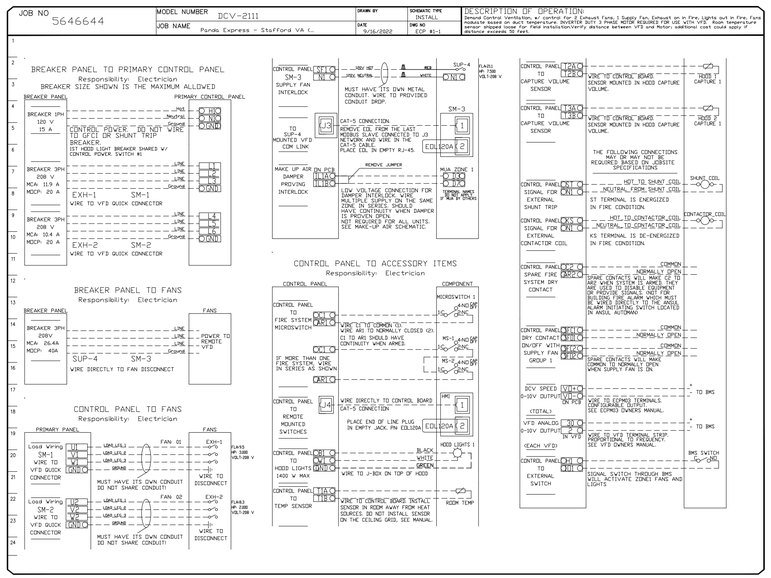
PANDA EXPRESS
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

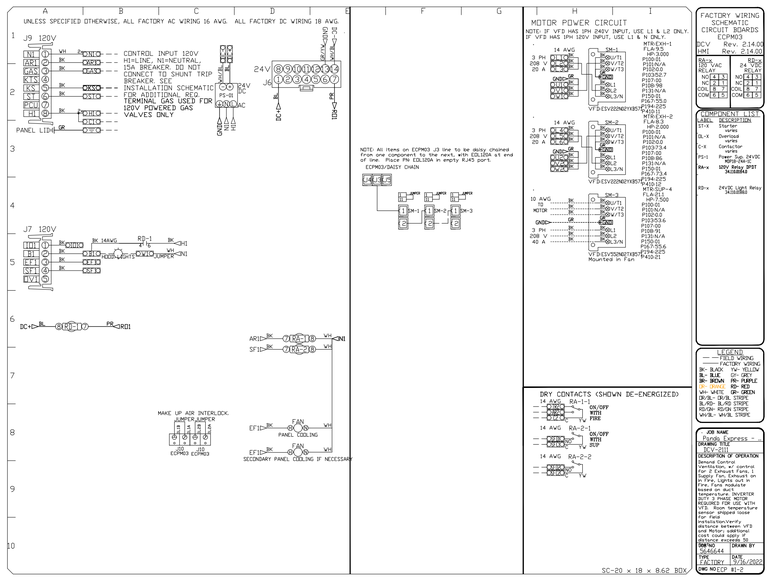
M-406

HOOD DETAIL PLAN

ELECTRICAL PACKAGE – JOB#5646644

NO	TAG	PACKAGE #	LOCATION	SWITCHES		OPTION	FANS CONTROLLED				
				LOCATION	QUANTITY		TYPE	Φ	HP	VOLT	FLA
1		DCV-2111	WALL UTILITY CABINET LEFT	OB = SHIP LOOSE W/ PREWIRE	1 LIGHT 1 FAN	SMART CONTROLS DCV	EXHAUST	3	3.000	208	9.5
							EXHAUST	3	2.000	208	8.3
							SUPPLY	3	7.500	208	21.1





CAPTIVEAIRE
Southern California Office
3002 Dow Ave., Suite 410, Tustin, CA, 92780 PHONE: (714) 957-1500 FAX: (919) 227-5975 EMAIL: reg86@captiveaire.com
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	DESCRIPTION	DATE:
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Panda Express - Stafford VA (D8675)
STAFFORD, VA, 22554

NOTE: UNLESS OTHERWISE STATED, PANDA RESTAURANT GROUP SHALL PROVIDE ALL EQUIPMENT ON THE FOLLOWING CAPTIVEAIRE SHEETS, INCLUDING: HOODS, FIRE SYTEM, EXHAUST FANS, SUPPLY FAN, BATHROOM FAN AND ELECTRICAL INTERLOCK PACKAGE

DOUBLE WALL DUCT BY MECHANICAL PLEASE USE CONTACT BELOW FOR PRICING

ANSUL GAS VALVE:

THE ANSUL GAS VALVE IS PROVIDED BY CAPTIVEAIRE SYSTEMS. CONTACT OUR OFFICE WITH THE VALVE SIZE 3 DAYS IN ADVANCE OF WHEN IT IS NEEDED ON SITE.

FOR QUESTIONS CALL THE CAPTIVEAIRE SOUTHERN CALIFORNIA OFFICE

3002 DOW AVENUE, SUITE 410
TUSTIN, CA 92780
TEL: 714-957-1500 EMAIL: REG86@CAPTIVEAIRE.COM

DATE: 9/16/2022
DWG.#: 5646644
DRAWN BY: AH-86
SCALE: 3/4" = 1'-0"
MASTER DRAWING
SHEET NO. 8

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
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TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

M-407

HOOD DETAIL PLAN

DUCTWORK #1 PARTS – JOB#5646644 DOUBLE WALL

TAG	PART #	CFM	GPM	ZONE	COVEREDBY	SP	WEIGHT	VELOCITY	QTY	DESCRIPTION
P1	DW1829DWLT-2R-S	3400				-0.009	50.46	1924.01	1	DOUBLE WALL DUCT - 18" INNER DUCT, 29" LONG - 2 LAYERS REDUCED CLEARANCE - 22" STAINLESS STEEL OUTER SHELL.
P2	DW1847DWAJD-2R-S	3400				-0.009	107.98	1924.01	1	DOUBLE WALL ADJUSTABLE DUCT - 18" INNER DUCT - 2 LAYERS REDUCED CLEARANCE - 22" STAINLESS STEEL OUTER SHELL. MIN LENGTH = 11" / MAX LENGTH = 48.5" / ADJUSTMENT = 30.5" / ADJUSTABLE SECTION MAY NEED TO BE CUT. INCLUDES SINGLE AND DOUBLE WALL "V" CLAMPS.
P3	DW1890DWASY-2R-S	3400				-0.115	45.59	1924.01	1	DOUBLE WALL DUCT - 18" INNER 90 DUCT - 2 LAYERS REDUCED CLEARANCE - 22" STAINLESS STEEL OUTER SHELL.
P4	DW1801DWOFFSETASY-2R-S	3400				-0.003	14.66	1924.01	1	DOUBLE WALL DUCT - 18" INNER DUCT RISER & 1 DEGREE OFFSET - 2 LAYERS REDUCED CLEARANCE - 22" STAINLESS STEEL OUTER SHELL.
P5	DW1827DWAJD-2R-S	3400				-0.006	62.85	1924.01	1	DOUBLE WALL ADJUSTABLE DUCT - 18" INNER DUCT - 2 LAYERS REDUCED CLEARANCE - 22" STAINLESS STEEL OUTER SHELL. MIN LENGTH = 11" / MAX LENGTH = 24.5" / ADJUSTMENT = 13.5" / ADJUSTABLE SECTION MAY NEED TO BE CUT. INCLUDES SINGLE AND DOUBLE WALL "V" CLAMPS.
P6	DW2226SADKIT						8.80		1	DUCT - HORIZONTAL SADDLE SUPPORT KIT, USED WITH 22" OD - INCLUDES UNI-STRUT CUT TO LENGTH, DW2226SAD, & HARDWARE BAG 4.
P7	DW1801DWOFFSETASY-2R-S	3400				-0.003	14.66	1924.01	1	DOUBLE WALL DUCT - 18" INNER DUCT RISER & 1 DEGREE OFFSET - 2 LAYERS REDUCED CLEARANCE - 22" STAINLESS STEEL OUTER SHELL.
P8 ASSEMBLED W/P9	DW18DWTEASY-2R-S	3400		1		-0.23	55.68	1924.01	1	DOUBLE WALL DUCT - 18" INNER TEE DUCT - 2 LAYERS REDUCED CLEARANCE - 22" STAINLESS STEEL OUTER SHELL.
P9 ASSEMBLED W/P8 &S	DW18DWACCDOORCOV-2R-S						26.16		1	DOUBLE WALL DUCT - 18" INNER ACCESS DOOR & 22" ACCESS DOOR COVER WITH CLAMPS - 2 LAYERS REDUCED CLEARANCE - 22" STAINLESS STEEL OUTER SHELL.
P10 ASSEMBLED W/P11	DW1835DWLTTP-2R-S	3400				-0.011	58.74	1924.01	1	DOUBLE WALL DUCT - 18" INNER DUCT, 35" LONG - 2 LAYERS REDUCED CLEARANCE - 22" STAINLESS STEEL OUTER SHELL - USED WITH TRANSITION PLATES
P11 ASSEMBLED W/P10	DW2618TPDBEX	3400					9.00	1924.01	1	DUCT TO CURB TRANSITION 3/4" DOWN TURN, 26 1/2" CURB TO 18" DUCT, 16 GA ALUMINIZED. USED ON NCA16FA / NCA16HPFA & NCA18FA / NCA18HPFA. TRANSITION PLATE OD IS 27.00" DESIGNED FOR USE WITH EXHAUST FAN. NON-STANDARD PART.
SYSTEM AT P11						-1.588	0.00			
P12	DW2226SADKIT						8.80		1	DUCT - HORIZONTAL SADDLE SUPPORT KIT, USED WITH 22" OD - INCLUDES UNI-STRUT CUT TO LENGTH, DW2226SAD, & HARDWARE BAG 4.
	3M-2000PLUS						0.80		3	DUCT - 3M FIRE BARRIER 2000 PLUS SILICONE - USED AS SEALANT TO SEAL DUCT JOINTS.
	DW18DWCLASY-2R-S						8.70		3	DUCT - 18" DUCT - 22" DOUBLE "V" CLAMP - 2R INSULATION & SINGLE "V" CLAMP INCLUDED - REDUCED CLEARANCE.
TOTAL WEIGHT							491.88			

DOUBLE WALL FACTORY BUILT DUCTWORK

- ALL DUCTWORK IS REQUIRED TO BE INSTALLED WITH THE MAXIMUM SUPPORT SPACING LISTED BELOW.
- FOR A COMPLETE LIST OF APPROVED SUPPORT METHODS, SEE THE ENTIRE INSTALLATION AND OPERATION MANUAL
- DUCTWORK SHALL SLOPE NOT LESS THAN 1/16" PER LINEAR FOOT TOWARDS THE HOOD OR AN APPROVED GREASE COLLECTION RESERVOIR.
- WHERE HORIZONTAL DUCTS EXCEED 75 FEET IN LENGTH, THE SLOPE SHALL NOT BE LESS THAN 3/16" PER LINEAR FOOT.

HORIZONTAL	
DUCT DIAMETER	SUPPORT SPACING (FT)
5"	7'
6"	7'
7"	7'
8"	7'
10"	7'
12"	7'
14"	7'
16"	7'
18"	5'
20"	5'
22"	5'
24"	5'
26"	5'
28"	5'
30"	5'
32"	5'
34"	5'
36"	5'

VERTICAL			
TYPE	WALL SUPPORT (FT)	CURB SUPPORT (FT)	FLOOR SUPPORT (FT)
2R & 2R HT (5"-16")	20'	24'	24'
2R (18")	18'	24'	24'
3R & 3Z (5"-24")	10'	24'	24'
3Z (26" -36")	10'	20'	20'

DO NOT LEAK TEST USING SMOKE BOMBS CONTAINING CHLORINES/CHLORIDES. CONSULT WITH CAPTIVEAIRE FOR PROPER LEAK TESTING METHODS.

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DOUBLE WALL DUCT BY MECHANICAL. PLEASE USE CONTACT BELOW FOR PRICING

ANSUL GAS VALVE:

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SOUTHERN CALIFORNIA OFFICE

3002 DOW AVENUE, SUITE 410
TUSTIN, CA 92780
TEL: 714-957-1500 EMAIL: REG86@CAPTIVEAIRE.COM

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Panda Express - Stafford VA (D8675)
STAFFORD, VA, 22554

DATE: 9/16/2022

DWG.#: 5646644

DRAWN BY: AH-86

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

MASTER DRAWING

SHEET NO. 9

PANDA EXPRESS
CHINESE KITCHEN

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

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DRAWN BY:

PANDA PROJECT #: D8675
ARCH PROJECT #: JCDT21-0221-00

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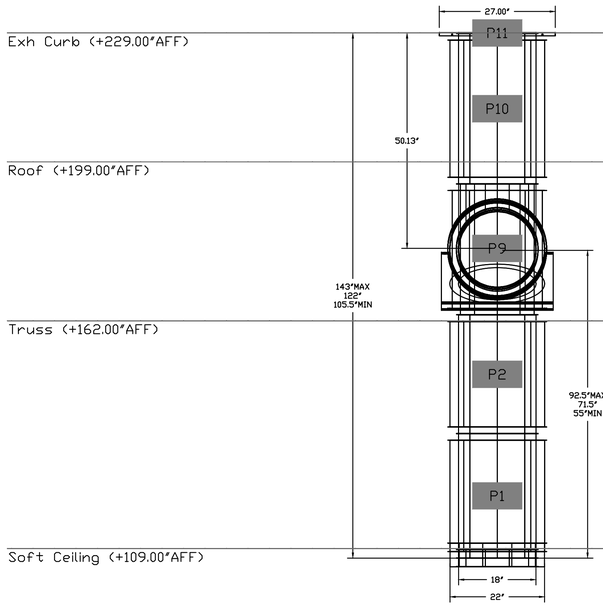
PANDA EXPRESS
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

M-408

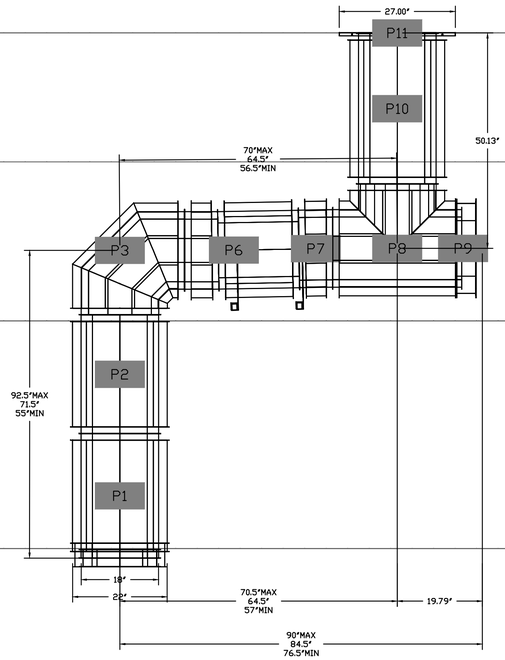
HOOD DETAIL PLAN

TRUE WARM & WELCOME 2500 R2

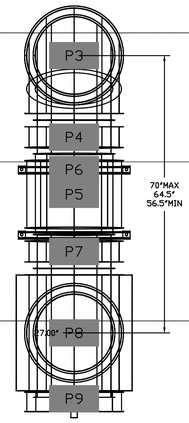
DUCTWORK #1 FRONT VIEW



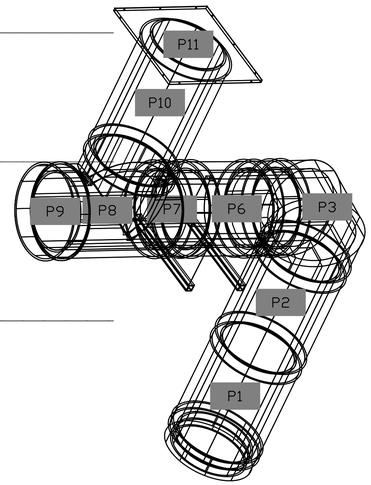
DUCTWORK #1 SIDE VIEW



DUCTWORK #1 TOP VIEW



DUCTWORK #1 SE VIEW



Floor (+0.00"AFF)

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DOUBLE WALL DUCT BY MECHANICAL
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Panda Express - Stafford VA (D8675)
STAFFORD, VA, 22554

DATE: 9/16/2022

DWG.#: 5646644

DRAWN BY: AH-86

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

MASTER DRAWING

SHEET NO. 10

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

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TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

M-409

HOOD DETAIL PLAN

TRUE WARM & WELCOME 2500 R2

DUCTWORK #2 PARTS – JOB#5646644 DOUBLE WALL

TAG	PART #	CFM	GPM	ZONE	COVEREDBY	SP	WEIGHT	VELOCITY	QTY	DESCRIPTION
P1	DW1829DWLT-2R-S	2900				-0.007	50.46	1641.06	1	DOUBLE WALL DUCT - 18" INNER DUCT, 29" LONG - 2 LAYERS REDUCED CLEARANCE - 22" STAINLESS STEEL OUTER SHELL.
P2	DW1847DWAJD-2R-S	2900				-0.006	107.98	1641.06	1	DOUBLE WALL ADJUSTABLE DUCT - 18" INNER DUCT - 2 LAYERS REDUCED CLEARANCE - 22" STAINLESS STEEL OUTER SHELL. MIN LENGTH = 11" / MAX LENGTH = 48.5" / ADJUSTMENT = 30.5" / ADJUSTABLE SECTION MAY NEED TO BE CUT. INCLUDES SINGLE AND DOUBLE WALL "V" CLAMPS.
P3	DW1890DWASY-2R-S	2900				-0.084	45.59	1641.06	1	DOUBLE WALL DUCT - 18" INNER 90 DUCT - 2 LAYERS REDUCED CLEARANCE - 22" STAINLESS STEEL OUTER SHELL.
P4	DW1801DWOFFSETASY-2R-S	2900				-0.002	14.66	1641.06	1	DOUBLE WALL DUCT - 18" INNER DUCT RISER & 1 DEGREE OFFSET - 2 LAYERS REDUCED CLEARANCE - 22" STAINLESS STEEL OUTER SHELL.
P5	DW1827DWAJD-2R-S	2900				-0.004	62.85	1641.06	1	DOUBLE WALL ADJUSTABLE DUCT - 18" INNER DUCT - 2 LAYERS REDUCED CLEARANCE - 22" STAINLESS STEEL OUTER SHELL. MIN LENGTH = 11" / MAX LENGTH = 24.5" / ADJUSTMENT = 13.5" / ADJUSTABLE SECTION MAY NEED TO BE CUT. INCLUDES SINGLE AND DOUBLE WALL "V" CLAMPS.
P6	DW2226SADKIT						8.80		1	DUCT - HORIZONTAL SADDLE SUPPORT KIT, USED WITH 22" OD - INCLUDES UNI-STRUT CUT TO LENGTH, DW2226SAD, & HARDWARE BAG 4.
P7	DW1801DWOFFSETASY-2R-S	2900				-0.002	14.66	1641.06	1	DOUBLE WALL DUCT - 18" INNER DUCT RISER & 1 DEGREE OFFSET - 2 LAYERS REDUCED CLEARANCE - 22" STAINLESS STEEL OUTER SHELL.
P8 ASSEMBLED W/P9	DW18DWTEASY-2R-S	2900		1		-0.168	55.68	1641.06	1	DOUBLE WALL DUCT - 18" INNER TEE DUCT - 2 LAYERS REDUCED CLEARANCE - 22" STAINLESS STEEL OUTER SHELL.
P9 ASSEMBLED W/P8 O=S	DW18DWACCDOORCOV-2R-S						26.16		1	DOUBLE WALL DUCT - 18" INNER ACCESS DOOR & 22" ACCESS DOOR COVER WITH CLAMPS - 2 LAYERS REDUCED CLEARANCE - 22" STAINLESS STEEL OUTER SHELL.
P10 ASSEMBLED W/P11	DW1835DWLTTP-2R-S	2900				-0.008	58.74	1641.06	1	DOUBLE WALL DUCT - 18" INNER DUCT, 35" LONG - 2 LAYERS REDUCED CLEARANCE - 22" STAINLESS STEEL OUTER SHELL - USED WITH TRANSITION PLATES
P11 ASSEMBLED W/P10	DW2618TPDBEX	2900					9.00	1641.06	1	DUCT TO CURB TRANSITION 3/4" DOWN TURN, 26 1/2" CURB TO 18" DUCT, 16 GA ALUMINIZED. USED ON NCA16FA / NCA16HPFA & NCA18FA / NCA18HPFA. TRANSITION PLATE OD IS 27.00" DESIGNED FOR USE WITH EXHAUST FAN. NON-STANDARD PART.
SYSTEM AT P11						-1.178	0.00			
P12	DW2226SADKIT						8.80		1	DUCT - HORIZONTAL SADDLE SUPPORT KIT, USED WITH 22" OD - INCLUDES UNI-STRUT CUT TO LENGTH, DW2226SAD, & HARDWARE BAG 4.
	3M-2000PLUS						0.80		3	DUCT - 3M FIRE BARRIER 2000 PLUS SILICONE - USED AS SEALANT TO SEAL DUCT JOINTS.
	DW18DWCLASY-2R-S						8.70		3	DUCT - 18" DUCT - 22" DOUBLE "V" CLAMP - 2R INSULATION & SINGLE "V" CLAMP INCLUDED - REDUCED CLEARANCE.
TOTAL WEIGHT							491.88			

DOUBLE WALL FACTORY BUILT DUCTWORK

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- WHERE HORIZONTAL DUCTS EXCEED 75 FEET IN LENGTH, THE SLOPE SHALL NOT BE LESS THAN 3/16" PER LINEAR FOOT.

HORIZONTAL	
DUCT DIAMETER	SUPPORT SPACING (FT)
5"	7'
6"	7'
7"	7'
8"	7'
10"	7'
12"	7'
14"	7'
16"	7'
18"	5'
20"	5'
22"	5'
24"	5'
26"	5'
28"	5'
30"	5'
32"	5'
34"	5'
36"	5'

VERTICAL			
TYPE	WALL SUPPORT (FT)	CURB SUPPORT (FT)	FLOOR SUPPORT (FT)
2R & 2R HT (5"-16")	20'	24'	24'
2R (18")	18'	24'	24'
3R & 3Z (5"-24")	10'	24'	24'
3Z (26" -36")	10'	20'	20'

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DOUBLE WALL DUCT BY MECHANICAL
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Southern California Office
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www.captiveaire.com

Panda Express - Stafford VA (D8675)
STAFFORD, VA, 22554

DATE: 9/16/2022
DWG.#: 5646644
DRAWN BY: AH-86
SCALE: 3/4" = 1'-0"
MASTER DRAWING

SHEET NO. 11

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
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Telephone: 626.799.9898
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PANDA PROJECT #: D8675
ARCH PROJECT #: JCDT21-0221-00

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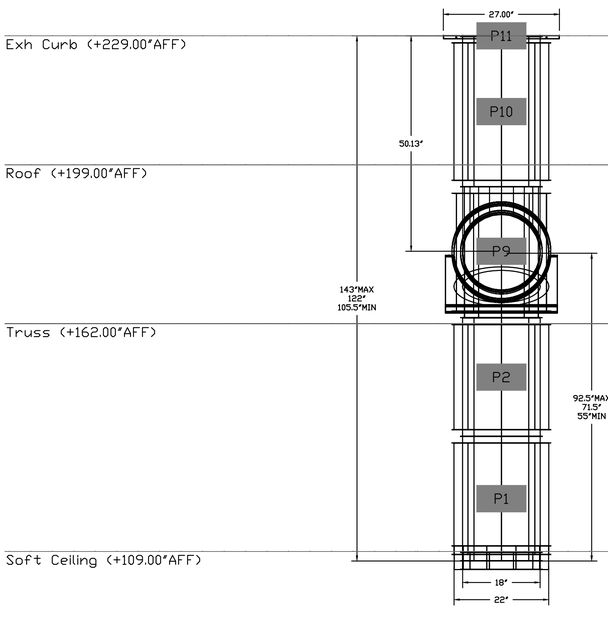
PANDA EXPRESS
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

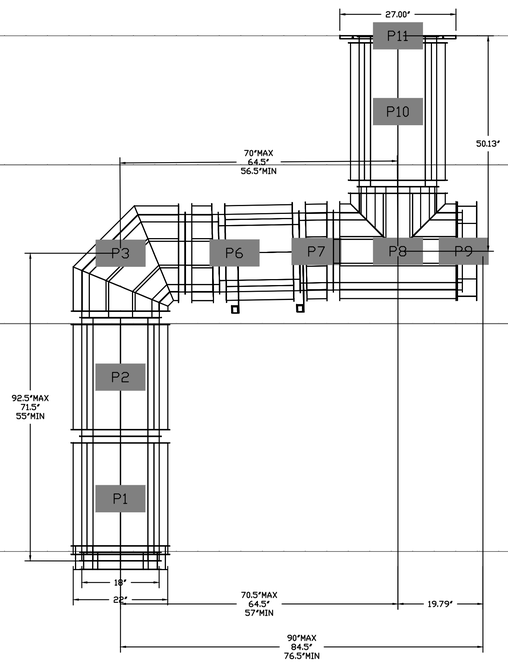
M-410

HOOD DETAIL PLAN

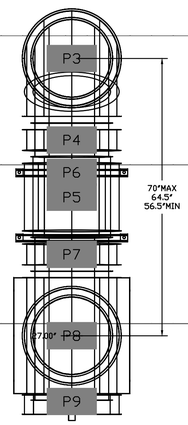
DUCTWORK #2 FRONT VIEW



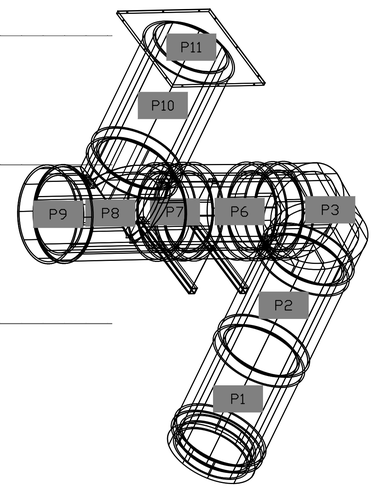
DUCTWORK #2 SIDE VIEW



DUCTWORK #2 TOP VIEW



DUCTWORK #2 SE VIEW



Floor (+0.00"AFF)

NOTE: UNLESS OTHERWISE STATED, PANDA RESTAURANT GROUP SHALL PROVIDE ALL EQUIPMENT ON THE FOLLOWING CAPTIVEAIRE SHEETS, INCLUDING: HOODS, FIRE SYTEM, EXHAUST FANS, SUPPLY FAN, BATHROOM FAN AND ELECTRICAL INTERLOCK PACKAGE.

DOUBLE WALL DUCT BY MECHANICAL. PLEASE USE CONTACT BELOW FOR PRICING

ANSUL GAS VALVE:

THE ANSUL GAS VALVE IS PROVIDED BY CAPTIVEAIRE SYSTEMS. CONTACT OUR OFFICE WITH THE VALVE SIZE 3 DAYS IN ADVANCE OF WHEN IT IS NEEDED ON SITE.

FOR QUESTIONS CALL THE
CAPTIVEAIRE
SOUTHERN CALIFORNIA OFFICE

3002 DOW AVENUE, SUITE 410
TUSTIN, CA 92780
TEL: 714-957-1500 EMAIL: REG86@CAPTIVEAIRE.COM

REVISIONS

	DESCRIPTION	DATE:
1		
2		
3		
4		

CAPTIVEAIRE
Southern California Office
3002 Dow Ave., Suite 410, Tustin, CA. 92780 PHONE: (714) 957-1500 FAX: (919) 227-5975 EMAIL: reg86@captiveaire.com
www.captiveaire.com

Panda Express - Stafford VA (D8675)
STAFFORD, VA, 22554

DATE: 9/16/2022

DWG.#: 5646644

DRAWN BY: AH-86

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

MASTER DRAWING

SHEET NO. 12

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

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PANDA PROJECT #: D8675
ARCH PROJECT #: JCDT21-0221-00

FOR INFORMATION ONLY

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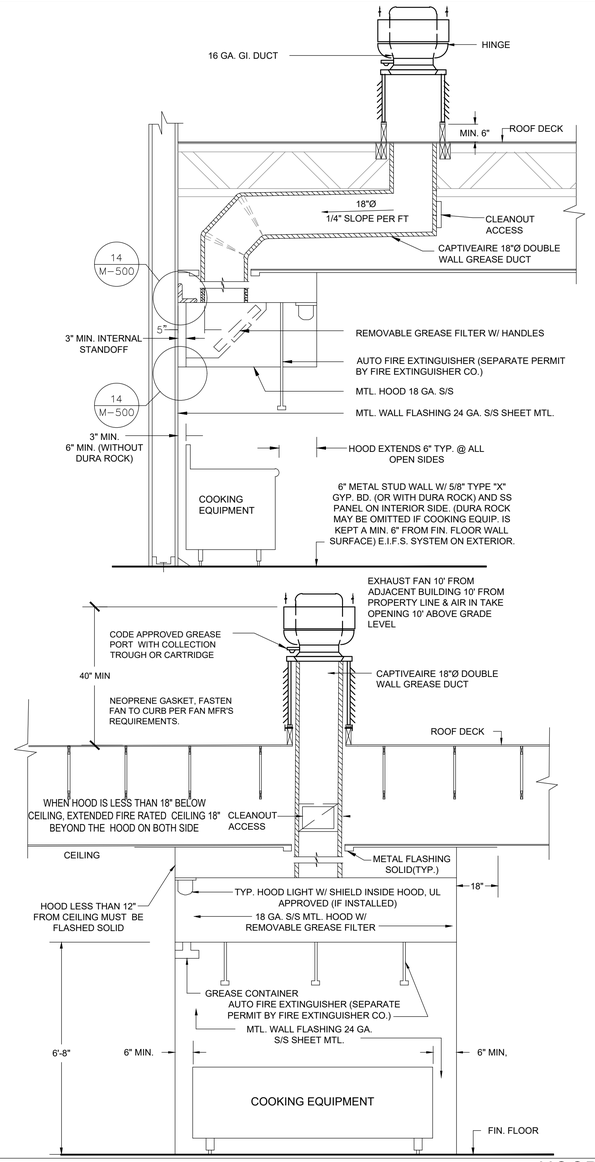
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

M-411

HOOD DETAIL PLAN

TRUE WARM & WELCOME 2500 R2



HOOD SECTIONS 18

Scale: NO SCALE M-500

PERFORMANCE TEST FOR LISTED MECHANICAL HOOD IS REQUIRED PER UMC 509.11

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:18"Ø
7. EXHAUST VELOCITY @ EXHAUST DUCT 1952
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

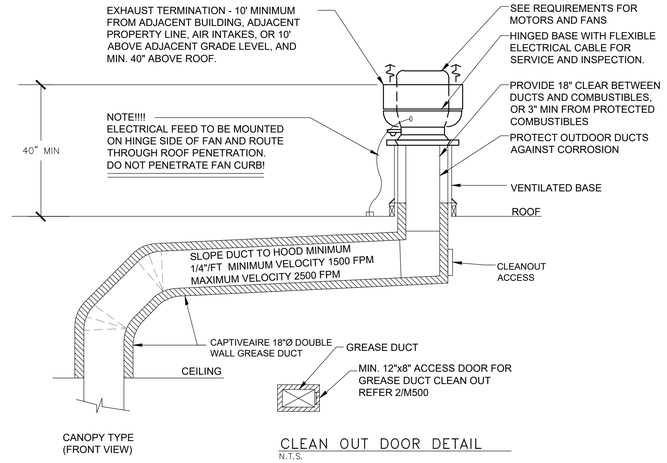
1. STAINLESS STEEL TO BE NO. 18 U.S. GAGE
2. WHEN GUTTERS ARE PROVIDED THEY SHALL DRAIN TO A COLLECTING PAN WHICH IS READILY ACCESSIBLE FOR CLEANING
3. SEE TABLE 507.11 FOR MINIMUM DISTANCE BETWEEN LOWER EDGE OF GREASE FILTER AND THE COOKING OR HEATING SURFACE.
4. GREASE FILTERS SHALL BE OF STEEL CONSTRUCTION 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

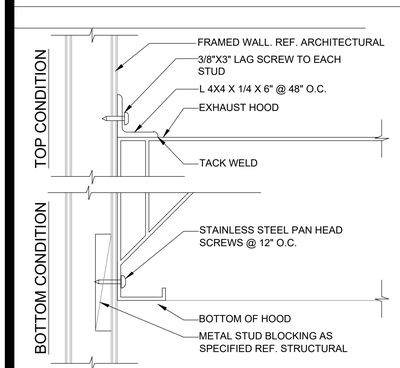
5. SUPPORT THE DUCTS AS REQUIRED. DO NOT PENETRATE DUCT WALLS WITH SCREWS, NAILS, ETC.
6. SECTIONS OF DUCT SHALL NOT CONTAIN GREASE POCKETS.



(FOR REFERENCE ONLY)

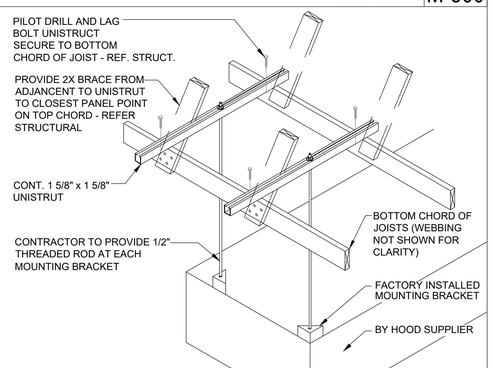
HOOD VENTILATION AND SECTION 5

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

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DRAWN BY:

PANDA PROJECT #: D8675

ARCH PROJECT #: JCDT21-0221-00

HENRY B MONTAGUE Lic. No. 40908-6396 COMMONWEALTH OF VIRGINIA REGISTERED ARCHITECT

10/12/2022

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M-500

KITCHEN HOOD DETAILS

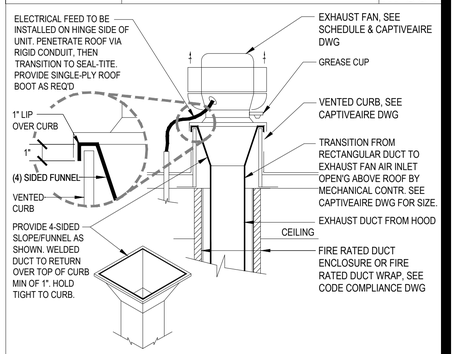
TRUE WARM & WELCOME 2500 R2

-

4

Scale: NO SCALE

M-501

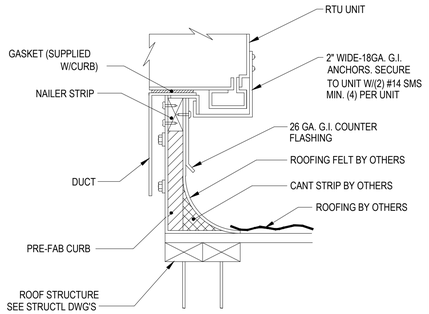


GREASE EXHAUST FAN DETAIL

3

Scale: NO SCALE

M-501



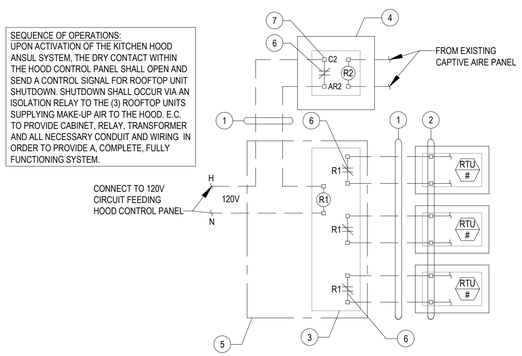
RTU UNIT CURB DETAIL

2

Scale: NO SCALE

M-501

SEQUENCE OF OPERATIONS:
UPON ACTIVATION OF THE KITCHEN HOOD ANSUL SYSTEM, THE DRY CONTACT WITHIN THE HOOD CONTROL PANEL SHALL OPEN AND SEND A CONTROL SIGNAL FOR ROOFTOP UNIT SHUTDOWN. SHUTDOWN SHALL OCCUR VIA AN ISOLATION RELAY TO THE (3) ROOFTOP UNITS SUPPLYING MAKE-UP AIR TO THE HOOD. E.C. TO PROVIDE CABINET, RELAY, TRANSFORMER AND ALL NECESSARY CONDUIT AND WIRING IN ORDER TO PROVIDE A COMPLETE, FULLY FUNCTIONING SYSTEM.



LEGEND

1. (2) #12 CONTROL WIRES IN 1/2" CONDUIT BY E.C.
2. M.C. TO CONNECT INTO REMOTE UNIT SHUTDOWN TERMINAL ON CARRIER ROOFTOP UNIT CONTROL BOARD AND REMOVE JUMPER. REFER TO MANUFACTURER FOR ADDITIONAL INFORMATION.
3. DPDT 120V RATED RELAY BY E.C. ENERGIZE FOR FAILSAFE OPERATION.
4. HOOD CONTROL PANEL AT KITCHEN.
5. 12X12X6 NEMA 1 CABINET MOUNTED ON WALL ADJACENT TO KITCHEN HOOD BY E.C.
6. N.O. DRY CONTACT (SHOWN ENERGIZED) THAT OPENS IN FIRE CONDITIONS.
7. 120V RATED DRY CONTACT WITHIN CAPTIVE AIRE PANEL.

RTU CONTROL WIRING DIAGRAM

5

Scale: NO SCALE

M-501

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10/12/2022

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STAFFORD, VA 22554

M-501

MECHANICAL DETAILS

ELECTRICAL SPECIFICATIONS

PART 1 - GENERAL

1.01 COORDINATION OF TRADES: SCHEDULE AND COORDINATE WORK WITH THAT OF OTHER DIVISIONS AND SECTIONS.
1.02 GUARANTEE 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.

PART 2 - PRODUCTS

2.01 MATERIALS AND EQUIPMENT
A. MATERIAL FURNISHED UNDER THIS CONTRACT, UNLESS OTHERWISE NOTED, SHALL BE NEW, FREE FROM DEFECTS AND SHALL CONFORM WITH THE STANDARDS OF UL.
B. 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
C. 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.
2.02 RACEWAYS
A. GALVANIZED RIGID CONDUIT (GRC); INCLUDING ELBOWS AND COUPLINGS.
B. INTERMEDIATE METAL CONDUIT (IMC); INCLUDING ELBOWS AND COUPLINGS.
C. ELECTRIC METALLIC TUBING (EMT) WITH FITTINGS OF PRESSED STEEL OR MALLEABLE IRON, COMPRESSION TYPE (IN WET AREAS ONLY) WITH INSULATED THROATS.
D. RIGID NON-METALLIC CONDUIT: (PVC) U.L. LABELED SCHEDULE 40 P.V.C.
2.03 DEVICE AND JUNCTION BOXES: INCLUDE PLASTER RINGS, COVERS, AND KO SEALS AS REQUIRED.
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.
2.05 ADDED PANELS TO BE PANELBOARDS - LOAD CENTERS ARE NOT ACCEPTABLE UNLESS SPECIFICALLY APPROVED.
2.06 **SERVICE ENTRANCE AND DISTRIBUTION GEAR BY G.E., SQUARE "D", CUTLER HAMMER OR SIEMENS ONLY. INTERIOR PANELBOARDS SHALL BE RECESSED WITH FLANGED/REMOVABLE SCREW-ON COVER. SURFACE MOUNTED PANELBOARDS OR HINGED/FLUSH COVERS ARE NOT ALLOWED**.
2.07 SWITCHBOARDS: COPPER BUSSING WITH FULL CAPACITY NEUTRAL.
2.08 NOT USED.
2.09 NOT USED.
2.10 NOT USED.
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.
2.12 NOT USED.
2.13 SAFETY SWITCHES: FUSED, HEAVY DUTY, HORSEPOWER RATED.
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. AMBIENTLY COMPENSATE ALL HEATERS EXPOSED TO HIGH TEMPERATURE OR INSTALLED OUTSIDE AS NEEDED.
2.15 NOT USED.
2.16 NAMEPLATES: PROVIDE BLACK LAMICOID NAMEPLATES WITH 3/16" HIGH WHITE ENGRAVED LETTERS ON PANELS, SWITCHBOARDS, MAINS AND SUBMAINS, DISTRIBUTION EQUIPMENT, REMOTE SAFETY SWITCHES, CIRCUIT BREAKERS, TIME SWITCHES, CONTACTORS, AND STARTERS.
2.17 WIRING DEVICES
A. HUBBELL OR COMPARABLE LEVITON OR BRYANT: WHITE AND GRAY IN COLOR - AS NOTED ON DRAWINGS OR PER ARCHITECT. 15 AMP DEVICES ALLOWED ONLY WHEN SPECIFICALLY DENOTED ON ELECTRICAL CONSTRUCTION DRAWINGS.
B. TOGGLE SWITCHES: SINGLE POLE - HUBBELL 1221- 20A, 120/277V, THREE WAY - HUBBELL 1223- 20A, 120/277V, FOUR WAY - HUBBELL 1224- 20A, 120/277V.
C. RECEPTACLES: DUPLEX GROUNDING TYPE, SPECIFICATION GRADE, 125 VOLT, 20 AMPERES, SINGLE PHASE, HUBBELL NO. 5262 OR COMPARABLE.
D. GROUND FAULT INTERRUPTER TYPE RECEPTACLE: DUPLEX GROUNDING TYPE, SPECIFICATION GRADE, 125 VOLT, 20 AMPERES, SINGLE PHASE, 5 mA GROUND TRIP, FEED THROUGH CONSTRUCTION.
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.
2.19 NOT USED.
2.20 LIGHTING FIXTURES
A. ALL INTERIOR/BUILDING MOUNTED LIGHTING TO BE PROVIDED BY PANDA EXPRESS AND INSTALLED BY THE ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE.
B. ALL EXTERIOR SITE LIGHTING IS PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE.

PART 3 - EXECUTION

3.01 GENERAL INSTALLATION
A. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE MADE IN A NEAT, APPROVED, FINISHED, AND SAFE MANNER.
B. INSPECT AND MAKE TIGHT ALL CONNECTIONS FOR ALL EQUIPMENT, INCLUDING FACTORY CONNECTIONS. TORQUE ALL CONNECTIONS PER MANUFACTURER'S RECOMMENDATIONS.
C. LIGHTING FIXTURES INSTALLED AND USED FOR LIGHTING DURING CONSTRUCTION SHALL BE RELAMPED WITH NEW LAMPS JUST PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
D. INSTALL SEISMIC RESTRAINT DEVICES FOR ALL CEILING MOUNTED EQUIPMENT, I.E. LAY-IN FIXTURES. PROVIDE GRID CLIPS AND #12 SLACK WIRES FROM FIXTURE CORNERS TO STRUCTURE.
3.02 RACEWAYS
A. INSTALL COMPLETE RACEWAY SYSTEMS FOR ALL ELECTRICAL CONDUCTORS INCLUDING TELEPHONE, SIGNAL, CONTROL, AND OTHER SYSTEMS.
B. UNLESS OTHERWISE NOTED, INSTALL ALL RACEWAYS CONCEALED. WHERE IT IS NOT FEASIBLE TO CONCEAL RACEWAYS, INSTALL AS DIRECTED BY ARCHITECT.
C. INSTALL EXPOSED RACEWAYS TO RUN PARALLEL OR AT RIGHT ANGLES TO STRUCTURAL BUILDING LINES WITH NEAT BENDS AND NEATLY OFFSET INTO TERMINATIONS.
D. IN EMPTY RACEWAYS PROVIDE AND INSTALL A NO. 14 NYLON DRAG LINE.
E. INSTALL RACEWAYS WITH APPROVED HEAVY DUTY SUPPORTS, STRAPS, HANGERS, CONNECTORS, AND COUPLINGS AS REQUIRED TO MAINTAIN AN APPROVED INSTALLATION.
F. MINIMUM CONDUIT SIZE TO BE 3/4" U.N.O.
3.03 GALVANIZED RIGID CONDUIT (GRC) - ALL RACEWAYS SHALL BE GRC EXCEPT AS NOTED. CONDUIT, ELBOWS AND 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.
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.
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.
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.
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. ALL UNDERGROUND BENDS SHALL BE GRC.
3.08 OUTLET, PULL AND JUNCTION BOXES
A. 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.
B. WALL SWITCHES: 44".
C. 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.
D. OTHER OUTLET TYPES: REFER TO ELECTRICAL SYMBOL LIST ON THIS SHEET.
3.09 CONDUCTORS (COPPER ONLY)
A. 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.
B. MAKE TAPS, JOINTS, SPLICES, AND OTHER CONNECTIONS WITH FIXTURE CONNECTORS.
C. 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.
D. MINIMUM CONDUCTOR SIZE TO BE #12 CU. THWN.
3.10 LIGHTING FIXTURES
A. LEAVE FIXTURES AND LAMPS CLEAN OF ALL DIRT, DUST, GREASE SPOTS AND DEBRIS. ALL GLASS, PLASTIC AND OTHER COMPONENTS SHALL BE UNSCRATCHED AND UNBROKEN.
B. FIT AND ADJUST ALL FIXTURES. WHERE STRUCTURAL CONDITIONS, PARTITIONS, FURNITURE, SHELVING, AND AIR CONDITIONING DIFFUSERS INTERFERE WITH THE LIGHTING FIXTURES AT LOCATIONS SHOWN, NOTIFY ARCHITECT IN WRITING AND RELOCATE AT NO ADDITIONAL COST AS DIRECTED.
C. FIXTURES WITH FINISH TRIM OR LENS FRAMES SHALL BE GASKETED AND BAFFLED TO PREVENT LIGHT LEAKS. INSTALL SO THAT NO LIGHT LEAKS EXIST.
D. FIXTURES MOUNTED DIRECTLY ON COMBUSTIBLE LOW-DENSITY CEILINGS SHALL MEET UL APPROVAL FOR THIS CONDITION AND BE PLAINLY MARKED AS SUCH.
3.11 GROUNDING
A. 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.
B. ALL RACEWAYS SHALL HAVE AN APPROVED SIZE, INSULATED, STRANDED COPPER GROUNDING TYPE CONDUCTOR.
C. 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 THE NEC.
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.
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.
3.14 FINAL INSPECTION TESTS. TEST SYSTEM FOR SHORTS AND OPENS. FAULTY WIRING SHALL BE REMOVED AND REPLACED. AFTER SYSTEM IS CONNECTED COMPLETLY, 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.
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 SHALL INDICATE THE SERVING PANEL AND CIRCUIT ORIGIN.

GENERAL NOTES

1. THE ELECTRICAL DRAWINGS, SPECIFICATIONS AND GENERAL NOTES DESCRIBE THE SCOPE OF WORK AND THE DOCUMENTS SHALL BE USED FOR THE PURPOSE OF BIDDING, BUILDING DEPARTMENT REVIEW, AND TO SECURE THE NECESSARY CONSTRUCTION PERMIT ONLY.
2. BRANCH CIRCUITING AND WIRE COUNT MAY NOT BE INDICATED ON THESE PLANS. CONTRACTOR IS RESPONSIBLE TO COMPLETE THE BRANCH CIRCUIT WIRING IN ACCORDANCE WITH THE PLAN NOTES AND AS PERMITTED BY THE AUTHORITY. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS AS A PART OF RECORD DRAWING SUBMITTAL TO ARCHITECT AND THE AUTHORITY HAVING JURISDICTION (AHJ).
3. 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.
4. ALL ELECTRICAL EQUIPMENT SHOWN IS NEW, CONTRACTOR FURNISHED AND INSTALLED, UNLESS OTHERWISE NOTED. IF THE CONTRACTOR PROPOSES TO SUBSTITUTE SPECIFIC EQUIPMENT SPECIFIED, A REQUEST FOR CONSIDERATION SHALL BE SUBMITTED 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. NO SUBSTITUTIONS SHALL BE IMPLEMENTED WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD. 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 THE WORK OF OTHER CONTRACTORS.
5. 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 THE ARCHITECT/OWNER PRIOR TO ROUGH-IN.
6. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF ALL LIGHTING FIXTURES, CEILING MOUNTED OUTLETS AND EQUIPMENT.
7. ALL DEVICE MOUNTING HEIGHTS AND EXACT LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS AND ELEVATIONS PRIOR TO ROUGH-IN.
8. 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. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TRIMS AND HARDWARE TO ACCOMMODATE THE CEILING TYPE.
9. 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 ENCLOSURES FOR ALL EQUIPMENT PENETRATING INTO THE FIRE RATED ENVELOPES, SPACES, ETC.
10. 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, DRIVERS, J-BOXES, ETC. SHALL BE ACCESSIBLE FROM FIXTURE OPENING.
11. ALL WIRING AND ELECTRICAL EQUIPMENT SERVING 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.
12. 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.
13. THE CONTRACTOR SHALL VERIFY THE LOAD AND INPUT VOLTAGE OF ALL PROVIDED EQUIPMENT TO MATCH LOAD INPUT OF ALL EQUIPMENT BEING SUBSTITUTED.
14. ELECTRICAL OUTLETS ON OPPOSITE SIDES OF FIRE RATED WALLS AND PARTITIONS MUST BE SEPARATED BY A DISTANCE OF 24 IN. HORIZONTALLY, IN ACCORDANCE WITH I.B.C. SEC. 711.3.2. OPENINGS IN FIRE RATED WALLS MUST BE FIRE STOPPED.
15. PROVIDE AN ADDITIONAL JUNCTION BOX EXTENSION RING (SIZE AS REQUIRED) WHERE THE NUMBER OF CONDUCTORS EXCEEDS THE MAXIMUM ALLOWED FOR A GIVEN JUNCTION POINT OR OUTLET.
16. CONDUCTORS SHALL BE COPPER THHN/THWN 600 VOLT INSULATION UNLESS OTHERWISE NOTED. USE PROPER TEMPERATURE RATING OF CONDUCTORS BASED ON THE AMBIENT AIR TEMPERATURE WHERE CONDUCTORS ARE BEING USED. HIGHER AMPACITY CONDUCTORS AND LARGER RACEWAYS SHALL BE PROVIDED TO OFFSET THE AMPACITY CORRECTION FACTORS AS INDICATED IN NEC TABLE 310 AND ELSEWHERE IN CODE.
17. ALL LIGHTING FIXTURES ARE PROVIDED BY PANDA EXPRESS AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.
18. DO ALL DRILLING, CUTTING, AND/OR CHANNELING AS REQUIRED FOR ELECTRICAL WORK 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 FITTINGS TO MATCH IN COLOR TO THE ADJACENT SURFACES IN FINISHED AREAS. (PROTECT UL LISTINGS LABELS FROM PAINT).
19. EMERGENCY LIGHTING SHALL BE PROVIDED PER U.B.C. PROVIDE ADDITIONAL EMERGENCY ILLUMINATION AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
20. ALL ELECTRICAL EQUIPMENT SHALL BE BRACED OR ANCHORED TO RESIST A HORIZONTAL FORCE ACTING IN ANY DIRECTION USING THE FOLLOWING CRITERIA.

FIXED EQUIPMENT ON GRADE: OPERATING WEIGHT	33% OF
FIXED EQUIPMENT ON STRUCTURE: OPERATING WEIGHT	50% OF
EMERGENCY POWER AND COMMUNICATION AND EQUIPMENT ON GRADE: OPERATING WEIGHT	50% OF
EMERGENCY POWER AND COMMUNICATION ON STRUCTURE: OPERATING WEIGHT	75% OF

FOR FLEXIBLE MOUNTED EQUIPMENT DOUBLE THE ABOVE VALUES. SIMULTANEOUS VERTICAL FORCE - USE 1/3 HORIZONTAL FORCE. CONDUIT, BUSDUCT, CABLE TRAY, WIREWAYS, ETC., SHALL BE BRACED IN ACCORDANCE WITH "GUILDELINES", PUBLISHED BY SMACNA AND PPIC.

NOTICE
THESE DRAWINGS ARE SUBJECT TO APPROVAL BY THE BUILDING DEPARTMENT, FIRE MARSHAL, UTILITY COMPANY AND OTHER AUTHORITIES HAVING JURISDICTION (AHJ). BY THE ACT OF SUBMITTING A BID PROPOSAL FOR WORK, THE CONTRACTOR INDICATES THAT HE OR SHE HAS REVIEWED THE PLANS THOROUGHLY AND ACCEPTED FULL RESPONSIBILITY OF PLAN CORRECTIONS AND ASSOCIATED CONSTRUCTION COSTS REQUIRED BY THE AHJ.

GENERAL NOTES(CONT.)

22. WITHIN 30 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE, RECORD DRAWINGS OF THE ACTUAL INSTALLATION SHALL BE PROVIDED TO THE BUILDING OWNER, INCLUDING:
    a. A SINGLE-LINE DIAGRAM OF THE BUILDING ELECTRICAL DISTRIBUTION SYSTEM AND
    b. FLOOR PLANS INDICATING LOCATION AND AREA SERVED FOR ALL DISTRIBUTION.
23. OPERATING MANUALS AND MAINTENANCE MANUALS SHALL BE PROVIDED TO THE BUILDING OWNER. THE MANUALS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
    a. SUBMITTAL DATA STATING EQUIPMENT RATING AND SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE.
    b. OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.
    c. NAMES AND ADDRESSES OF AT LEAST ONE QUALIFIED SERVICE AGENCY.
    d. A COMPLETE NARRATIVE OF HOW EACH SYSTEM IS INTENDED TO OPERATE.

MC CABLE SHALL NOT BE USED. PREWIRED MC CABLE WHIPS FROM LIGHTING FIXTURES ARE ACCEPTABLE WHEN SUPPLIED WITH THE FIXTURE AND NO LONGER THAN 72".

ELECTRICIAN TO PROVIDE STAINLESS STEEL COVER PLATES FOR ALL LOW VOLTAGE OUTLETS.

IF PROVIDED UNDER SLAB, ALL UNDERGROUND CONDUIT SHALL BE 12" BELOW THE FINISHED GRADE.

ELECTRICAL SYMBOLS LIST

NOTE: ALL DIMENSIONS GIVEN ARE TO DEVICE CENTERLINES. CONTRACTOR TO COORDINATE ALL INSTALLATIONS.

POWER DISTRIBUTION

- S_M SINGLE-POLE SWITCH, MANUAL MOTOR STARTER
- J-BOX (WITH FLEX CONNECTION TO EQUIPMENT.)
- DISCONNECT SWITCH, WITH RATING AS SHOWN ON PLANS
- COMBINATION DISCONNECT SWITCH / MOTOR STARTER FURNISHED BY THE ELECTRICAL CONTRACTOR.
- BRANCH CIRCUITRY CONCEALED IN WALL OR CEILING WITH ADDITIONAL #12 INSULATED GND. U.N.O. HACHURES INDICATE NUMBER OF CURRENT CARRYING CONDUCTORS. 'X' INDICATES ADDITIONAL INSULATED, ISOLATED GROUND CONDUCTORS.
- BRANCH CIRCUITRY HOMERUN TO PANEL AS NOTED ON PLANS
- INDICATES EXTERIOR UNDERGROUND WIRE RUNS.

LIGHTING & LIGHTING CONTROLS

- L1 LIGHTING FIXTURE. SUBSCRIPT LETTER DENOTES FIXTURE TYPE AS DESCRIBED IN LIGHT FIXTURE SCHEDULE.
- S_a SINGLE-POLE SWITCH @ 44" A.F.F. U.N.O. LOWER CASE LETTER DENOTES FIXTURE CONTROL. 300V. 20A.
- S_aD LEVITON Renoir II WALLBOX DIMMER - SINGLE-POLE SWITCH @ 44" A.F.F. U.N.O. LOWER CASE LETTER DENOTES FIXTURE CONTROL. 120V, BALLAST 0-10V
- SO_S OCCUPANCY SENSOR SWITCH WITH OFF CONTROL AND ADJUSTABLE SETTINGS FOR TIME OFF DELAY, FOOTCANDLE LEVEL, AND MASKING. WATTSTOPPER OR EQUAL, MOUNT AT 44" A.F.F. U.N.O. USE PW-100 FOR OFFICES/CONF/ETC.
- S_P SINGLE-POLE LIGHT SWITCH WITH PILOT LIGHT @ 44" A.F.F. U.N.O., 300V. 20A.
- (DS) LEVITON PROVOLT 05C20-MDW DIMMING DAYLIGHT SENSOR FOR SIDELIT DAYLIGHTING ZONES. LOCATE AND INSTALL PER MANUFACTURER'S INSTRUCTIONS. ALL CONTROLS SHALL COMPLY WITH LOCAL ENERGY CODE REQUIREMENTS. PROVIDE LOCAL MANUAL SWITCH AS SHOWN IN THE LIGHTING PLAN FOR ON / OFF CONTROL
- INTERIOR LIGHTING SHUT-DOWN OVERRIDE, 20 AMP, 60-MINUTE INDOOR IN-WALL SPRING WOUND COUNTDOWN TIMER, WHITE COLOR, MANUFACTURED BY INTERMATIC.

ABBREVIATIONS

A	AMPERES	M.C.	MECHANICAL CONTRACTOR
AL	ALUMINUM	M.C.B.	MAIN CIRCUIT BREAKER
A.F.F.	ABOVE FINISHED FLOOR	M.L.O.	MAIN LUGS ONLY
A.F.G.	ABOVE FINISHED GRADE	MTD.	MOUNTED
C.	CONDUIT	P.	POLE
C/B	CIRCUIT BREAKER	SW.	SWITCH
CU.	COPPER	T.M.B.	TELEPHONE MOUNTING BOARD
DISC.	DISCONNECT	TYP.	TYPICAL
E.C.	ELECTRICAL CONTRACTOR	U.N.O.	UNLESS NOTED OTHERWISE
F.	FUSE	V.	VOLTS
G.C.	GENERAL CONTRACTOR	W.	WIRE
GFI	GROUND FAULT CURRENT INTERRUPTER	W.P.	WEATHERPROOF
GND.	GROUND	XFMR	TRANSFORMER
H.P.	HORSE POWER	Ø	PHASE
k	1000		

RECEPTACLES & COMMUNICATIONS OUTLETS

- DUPLEX CONVENIENCE OUTLET, 20A, 125V, MTD @ 18" A.F.F. U.N.O.
- SIMPLEX CONVENIENCE OUTLET, 20A, 125V, MTD @ 18" A.F.F. U.N.O.
- ISOLATED GROUND SIMPLEX CONVENIENCE OUTLET (ORANGE), 20A.,125V., MTD @ +18" A.F.F.
- DUPLEX CONVENIENCE OUTLET MOUNTED 3" ABOVE COUNTERTOP BACKSPLASH OR APPROXIMATELY 44" A.F.F.
- GFCI DUPLEX CONVENIENCE OUTLET, 20A, 125V, 5 mA TRIP, MTD @ 18" A.F.F. U.N.O.
- GFCI DUPLEX CONVENIENCE OUTLET MOUNTED 4" ABOVE COUNTERTOP BACKSPLASH OR APPROXIMATELY 44" A.F.F.
- TELEPHONE OUTLET. PROVIDE FLUSH J-BOX @ + 18" AFF U.N.O WITH 1" CONDUIT WITH PULL WIRE TO MANAGER'S STATION. 'W' SUBSCRIPT INDICATES WALL PHONE AT 54" AFF.
- DATA OUTLET. PROVIDE FLUSH J-BOX @ + 18" A.F.F. U.N.O WITH 1" CONDUIT WITH PULL WIRE TO MANAGER'S STATION.
- COMBINATION TEL/DATA OUTLET. PROVIDE FLUSH J-BOX @ + 18" AFF U.N.O WITH 1" CONDUIT WITH PULL WIRE TO MANAGER'S STATION.
- T.V. SYSTEM DATA OUTLET. PROVIDE FLUSH J-BOX @ + 18" A.F.F. U.N.O WITH 1" CONDUIT WITH PULL WIRE TO MANAGER'S STATION. WHEN SHOWN ADJACENT TO A RECEPTACLE, MOUNT AT RECEPTACLE HEIGHT. REFER TO RECEPTACLE FOR MOUNTING HEIGHT.
- SPECIAL PURPOSE RECEPTACLE MTD. @ 18" A.F.F. U.N.O., AMPERAGE AND PHASE AS NOTED ON PLANS, NEMA CONFIGURATION AS REQ'D.
- ISOLATED GROUND DUPLEX CONVENIENCE OUTLET (ORANGE), 20A.,125V., MTD @ +18" A.F.F.
- DOUBLE DUPLEX CONVENIENCE OUTLETS UNDER COMMON COVER
- ISOLATED GROUND DOUBLE DUPLEX CONVENIENCE OUTLETS (ORANGE) 20A.,125V.
- (S) SPEAKER

FIRE ALARM

- MANUAL PULL STATION WITH KEYED RESET. MOUNT UNIT AT 44" A.F.F. ALIGN WITH LIGHT SWITCH IF APPLICABLE.
- XENON STROBE UNIT MOUNTED AT 80" A.F.F. OR 6" BELOW CEILING (WHICHEVER IS LOWER). MUST MEET OR EXCEED A.D.A. REQUIREMENTS.
- COMBINATION XENON STROBE AND HORN/CHIME UNIT MOUNTED AT 80" A.F.F. OR 6" BELOW CEILING (WHICHEVER IS LOWER). UNIT MUST MEET OR EXCEED A.D.A. REQUIREMENTS.
- FACP FIRE ALARM CONTROL PANEL. MOUNT TOP OF UNIT AT 72" A.F.F.
- FAAP FIRE ALARM ANNUNCIATION PANEL. MOUNT TOP OF UNIT AT 72" A.F.F.
- PHOTO ELECTRIC TYPE SMOKE DETECTOR.
- DUCT MOUNTED PHOTO ELECTRIC SMOKE DETECTOR.
- RATE OF RISE HEAT DETECTOR.

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REVISIONS:

ISSUE DATE:

	PERMIT / BID SET	10-12-22

DRAWN BY: G. COLLINS

PANDA PROJECT #: D8675
ARCH PROJECT #: JCDT21-0221-00

COMMONWEALTH OF VIRGINIA
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10-12-22

NORR
ARCHITECTS ENGINEERS PLANNERS

P

LIGHTING FIXTURE SCHEDULE

PROVIDED FOR INFORMATION ONLY.
VERIFY AND INSTALL PER ELECTRICAL DRAWING

01-11-19

ITEM	SYMBOL	DESCRIPTION	QTY.	MFR. & CAT. NO.	REMARK	WATTS
INTERIOR LIGHTING ITEM						
L1	L1	T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 4', 120V WITH BAKED-ON WHITE ENAMEL FINISH.	11	LSI FIXTURE: SFP24-LED-FS-UNV-DIM	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC	50
L1B	L1B	T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 2', 120V WITH BAKED-ON WHITE ENAMEL FINISH.	1	LSI FIXTURE: SFP22-LED-FS-UNV-DIM	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC	30
L1EM	L1EM	T-BAR CEILING RECESSED MOUNTED LED EMERGENCY LIGHTING FIXTURE, 2' X 4', 120V WITH BAKED-ON WHITE ENAMEL FINISH	5	LSI FIXTURE: SFP24-LED-FS-UNV-DIM-EM	EMERGENCY KITCHEN CEILING LIGHTS FURNISHED BY OWNER INSTALLED BY GC	50
L1BEM	L1BEM	T-BAR CEILING RECESSED MOUNTED LED EMERGENCY LIGHTING FIXTURE, 2' X 2', 120V WITH BAKED-ON WHITE ENAMEL FINISH.	0	LSI FIXTURE: SFP22-LED-FS-UNV-DIM-EM	EMERGENCY KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC	30
L1C	L1C	T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 1' X 4', 120V WITH BAKED-ON WHITE ENAMEL FINISH.	1	LSI FIXTURE: SFP14-LED-FS-UNV-DIM	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC	40
L4HO	L4HO	UNIVERSAL MOUNT LED EXIT SIGN, 120/277V WITH BATTERY PACK, 2 FACE WITH **RED** LETTERS	5	EXITRONIX RVEX-U-BP-WB-BL-R6	EXIT SIGN FURNISHED BY OWNER, INSTALLED BY GC. EXIT SIGNS TO BE **RED** AND WALL MOUNTED UNLESS NOTED OTHERWISE.	3.6
L6A	L6A	HOOD LIGHT	12	FURNISHED & INSTALLED BY EQUIPMENT SUPPLIER	LIGHTS SUPPLIED & PRE-WIRED BY HOOD VENDOR. ELEC. CONTRACTOR TO CONNECT MAIN WIRES TO SHUNT TRIP BREAKER AND HOOD CONTROL PANEL	BUILT INTO HOOD
L6B	L6B	LED WALK-IN COOLER LIGHT, 120V, 48"	3	KASON FIXTURE: # 1810LX4000	FURNISHED BY WIC VENDOR, G.R.E., INSTALLED BY GC	39
L19	L19	LED DOWN LIGHT, RECESSED IN CEILING	43	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING RL607-750L-DIMTR-120-30K-SN-SN-90+	FURNISHED BY OWNER, INSTALLED BY GC	10
L19EM	L19EM	LED EMERGENCY DOWN LIGHT, RECESSED IN CEILING	7	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	10
L20B	L20B	3 3/4" ADJUSTABLE MR16 DOWNLIGHT, RECESSED IN CEILING. "B" SHALL DESIGNATE BLACK TRIM USED FOR DINING ROOM CEILING GRID	0	LIGHTOLIER: LYTECASTER - 378WHX FRAME-IN KIT: 302MRSPX LAMP: MR16 - GE - LED 6W, 35° BEAM	FURNISHED BY OWNER, INSTALLED BY GC	6
L20W	L20W	3 3/4" ADJUSTABLE MR16 DOWNLIGHT, RECESSED IN CEILING. "W" SHALL DESIGNATE WHITE TRIM USED FOR MENU BOARD SOFFIT	11	LIGHTOLIER: LYTECASTER - 378WHX FRAME-IN KIT: 302MRSPX LAMP: MR16 - GE - LED 6W, 35° BEAM	FURNISHED BY OWNER, INSTALLED BY GC	6
L30	L30	WHITE LED AT SERVICE COUNTER AND DINING ROOM SOFFITS	50 L.F.	LUXEM BRIGHT FIXTURE: BLAZE LED	FURNISHED BY OWNER, INSTALLED BY GC	1.3 WATTS PER FOOT
L32	L32	WHITE CHANNEL WITH LED LED ROPE AT MURAL LIGHT COVE	50 L.F.	NOVA FLEX - PRO SERIES FIXTURE: NF-CH-3525-2M WHITE	FURNISHED BY OWNER, INSTALLED BY GC	3.2 WATTS PER FOOT
L40C-R	L40C-R	17.3" DIA. RED CUPOLA PENDANT	6	HI-LITE, MODEL #H-VLPDM3-RDMT	FURNISHED BY OWNER, INSTALLED BY GC	6
L43	L43	12" DIA. DECORATIVE BAYLOR PENDANT LF INCANDESCENT	0	LBL LIGHTING, MODEL # P1461ORB BULB: LED EDISON LAMP.1173467	FURNISHED BY OWNER, INSTALLED BY GC	9
L45	L45	12" DIA. DECORATIVE MORILL PENDANT LF INCANDESCENT	3	LBL LIGHTING, MODEL # 6227801-839 BULB: LED EDISON LAMP.1173467	FURNISHED BY OWNER, INSTALLED BY GC	9
L100	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 INDICATES NIGHT LIGHT ON UNSWITCHED CIRCUIT.
1. ONE NL BY SERVICE COUNTER, POS / CASHIER
2. ONE NL BY POS / CASHIER AT DRIVE THRU STATION IF APPLICABLE
3. ONE NL BY EACH EXIT DOOR IN DINNING ROOM & BACK OF HOUSE

ITEM	SYMBOL	DESCRIPTION	QTY.	MFR. & CAT. NO.	REMARK	WATTS
EXTERIOR LIGHTING						
L40	L40	4' VAPOR TIGHT LINEAR LED LIGHT IN EXTERIOR STORAGE ROOM	1	COOPER LIGHTING, MX-4VT2-LD4-6-DR-UNV-L840-CD1-WL-U	FURNISHED BY OWNER, INSTALLED BY GC	56
L85	L85	WALL MOUNTED OVER SERVICE DOORS	2	HOWARD LIGHTING PRODUCTS LED WALL PACK #VL305 30W LED, 120V WITH BRONZE FINISH	OVER EXTERIOR SERVICE DOORS. REFER TO ARCHITECTURAL ELEVATIONS FOR HEIGHT. FURNISHED BY OWNER, INSTALLED BY GC.	29
L86	L86	EXTERIOR RECESSED EMERGENCY LIGHT	3	EXITRONIX, MLED1-G-WP	OVER EXTERIOR ENTRANCE & SERVICE DOORS. REFER TO ARCHITECTURAL ELEVATIONS FOR HEIGHT. FURNISHED BY OWNER, INSTALLED BY GC	1.5
L86 AEM	L86 AEM	EXTERIOR RECESSED EMERGENCY LIGHT	1	ELITE HOUSING: LD6IC-AT LED MODULE: ELITE LED LIGHTING WET LOCATION: RL607-14W-T20-FL-30K-SN-SN -WET LOCATION	RECESSED EMERGENCY DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IMI-12-LC-V1 FURNISHED BY OWNER INSTALLED BY GC	10
L90	L90	DECORATIVE LED WALL SCONCE	2	HINKLEY LIGHTING, ATLANTIS 1649BZ-LED, BRONZE	MOUNTED AT PORTAL OF ENTRY DOOR. REFER TO ARCHITECTURAL ELEVATIONS FOR HEIGHT. FURNISHED BY OWNER, INSTALLED BY GC	15
L91	L91	DECORATIVE LED WALL SCONCE	4	HINKLEY LIGHTING, SILO 13594AZ-LL, BRONZE	MOUNTED ALONG REAR EIFS BAND FURNISHED BY OWNER, INSTALLED BY GC	12
L97	L97	LED MOTION SECURITY FLOODLIGHT	3	LITHONIA LIGHTING OLF 2RH 40K 120V MO BZ	FURNISHED BY OWNER, INSTALLED BY GC	25

EQUIPMENT SCHEDULE

01-11-19

PLUMBING: FS INDIRECT CONNECTION TO FLOOR SINK; D DIRECT CONNECTION; RIH ROUGH IN HEIGHT (TO CENTER OF CONNECTION)
ELECTRICAL: D DIRECT CONNECTION; C CONVENIENT OUTLET; FSO FLOOR STUB OUT; DC DROPPED CORD
DESCRIPTION: O OWNER(PANDA EXPRESS, INC.); GC GENERAL CONTRACTOR; EC ELECTRICAL CONTRACTOR; KEC KITCHEN EQUIPMENT COMPANY; S SERVING AREA; K KITCHEN; (E) EXISTING

SUPPLY BY	GAS K BTU	GAS R.I.H.	GAS SIZE	WASTE TYPE	WASTE SIZE	COLD WATER R.I.H.	COLD WATER SIZE	HOT WATER R.I.H.	HOT WATER SIZE	CONNECTION R.I.H.	CONNECTION TYPE	LOAD WATT	PHASE	H.P.	VOLTS	REMARKS	DIMENSIONS W x D x H (Ø x H)	MANUFACTURE	MODEL #	EQUIPMENT	NO.
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	1S2b1
O											D	625W	1		120	4 HEATING ELEMENTS	55.375" X 4.25" X 2.825"	GENERAL		56" RADIANT TOP HEATER (2)	1S2b2
O										REF. ELEC.	D	475W	1		120	3 HEATING ELEMENTS	42 1/8"x4.25"x2 5/8"	GENERAL		43" RADIANT TOP HEATER (2)	1S2-S1d
O											D	15A	1		120	SEE DETAIL	SEE PLAN	KEC	CUSTOM	CASHIER & BEVERAGE COUNTER	3Q
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				FS	3/4"						C	9.3A	1		120	W/LID DISPENSER	30"x30"x35"	CORNELIUS	IDC-255	BEVERAGE DISPENSER	4AB
O										66"	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																	#22"	ESPRIGAS	PER MFG	CO2 TANK	4D
O																		CO2Meter.com	RAD-0102-6	CO2 MONITOR & DISPLAY	4D-S1
O						96"	1/2"									WALL MOUNT	8"x2 3/8"x23 5/8"	3M WATER FILTRATION	BEV190-56164-01	WATER FILTER	4F
O				FS	1/2"												34"x17"x6 1/2"	KEC	CUSTOM	36" COLD PAN	5C
O																	SEE PLAN	KEC	CUSTOM	S/S COUNTER WITH SINK	6B
																	SEE PLAN	KEC	CUSTOM	S/S (IN COUNTER) SINK-DT	6C
O										REF. ELEC.							SEE PLAN	KEC	CUSTOM	MOBILE HOT WELLS COUNTER - DT	6M
O																	SEE PLAN/CUTSHEET	ATLANTA CULINARY EQUIP.	CUSTOM	DT PACKING COUNTER W/ WALL SHELVES	8J
O										24"							SEE PLAN	KEC	CUSTOM	CASHIER & BEVERAGE COUNTER- DT	9B
O										24"	C	14.8A	1		120	NEMA 5 PLUG	11" X 22" X 34"	BUNN	TB3	ICED TEA BREWER (2)	9D
O				FS	1/2"	24"	1/2"			84"	C	1.1A	1		120	----	22" X 14" X 26.5"	MANITOWOC	IB-0894YC	800 LBS. ICE MACHINE	10J
O										16"	D	11.8A	1		208/230	ON ROOF	34"X 24.13"X 25.75"	MANITOWOC	CVD-0875	REMOTE CONDENSER	10J-S1
O													1		115	FREE STANDING	14" X 22" X 44"	MANITOWOC	IY0620A	CUBER HALF DICE CUBE	10L
O													1		----	ABOVE ICE MACHINE	24"X 17.5"X 21.5"	MANITOWOC	D420	STORAGE BIN	10L-S1
KITCHEN EQUIPMENT																					
O	450	10"	1-1/2"	FS	2"	10"	1/2"									SEE DETAIL	93"x42"	KEC	CUSTOM	93" CHINESE RANGE (L)	20A
O	190	10"	1"	FS	2"	10"	1/2"									SEE DETAIL	42"x42"	KEC	CUSTOM	42" CHINESE RANGE	20O
O	190	10"	1"	FS	2"	10"	1/2"									SEE DETAIL	42"x42"	KEC	CUSTOM	42" CHINESE RANGE W/ AUTO-WOK	20R
O	122 EA.	14"	1 1/2"							24"	C	-	1		120		47"x31-1/2"x51-5/8"	FRYMASTER	MJ45-FPP345G	FRYER (3)	21B
O											C	20W	1		120		13.9" X 5"	AMETEK	TNC-T9028-NC01	FRYER TIMER	21-S4
O	54	10"	3/4"														24"X31.5"X15.25"	VULCAN	MSA24-C0100P	24" GAS GRIDDLE	23E
GRILL NEMA PLUG/CONNECTOR										36"	C	17.3A	1		208		10.4"X22.9"	VULCAN	VMCS-101	(2) ELECTRIC GRIDDLE TOP	
O										24"	C	14.8A	1		120	NEMA 5	19.9"X34.5"X41.3"	WINSTON	HA4005	RICE HOLDING CABINET	24H
O	34.6	10" & 32"	3/4"														24"x19"x17"	PANTIN	GC-6100(N)	RICE COOKER	25A
O										24"	C	9A	1	1/2	115	NEMA 5-15P	60"X33"X36"	RANDELL	9205F-290	60" WORKTOP FREEZER	30L
O				FS	3/4"					1.30"	D	2.0AMPS	1	1.5	120/208		SEE PLAN	KEC	CUSTOM	WALK-IN COOLER UNIT	31
O																	SEE PLAN	KEC	CUSTOM	WALK-IN COOLER DOORS	31-N
O											D	3120w/2	1	1.5	208		SEE PLAN	KEC	CUSTOM	WALK-IN COOLER COND.	31-S
O				FS	3/4"					1.30"	D	FREEZER FAN COIL UNIT POWERED FROM CONDENSER UNIT					SEE PLAN	KEC	CUSTOM	WALK-IN FREEZER	32
O											D	10.0A	1	1.5	208		SEE PLAN	KEC	CUSTOM	WALK-IN FREEZER COND.	32-S1
O											D/D	500W	1		120		SEE PLAN	KEC	CUSTOM	W.I.F. LTG. DOOR HEATER	32-S7
O										24"	C	15A	1	1/2	120	SELF CONTAINED	84"x33"x35"	RANDELL	9050K-7MPR2-NSB	84" REF. PREP. TABLE	34O
O										24"	C	9A	1	1/3	120	SELF CONTAINED	48"x33"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													28"x33"x82"	ELECTROLUX	727655	THAWING CABINET	40T
O				FS	2"	14"	3/4"	14"	3/4"							1 COMPARTMENT	42"x30"	KEC	CUSTOM-(VS-42)	42" VEGETABLE SINK (R)	41B
O				FS	2"	14"	3/4"	14"	3/4"							1 COMPARTMENT	42"x30"	KEC	CUSTOM-(VS-42)	42" VEGETABLE SINK (L)	41C
O										18GA POLISHED (WALL MTD. @ 59" A.F.F.)							SEE PLAN	PANDA WAREHOUSE	CUSTOM (NSF)	12"D S.S. WALL MTD. SHELF	43A
O										18GA POLISHED (WALL MTD. @ 71" A.F.F.)							SEE PLAN	PANDA WAREHOUSE	CUSTOM (NSF)	16"D S.S. WALL MTD. SHELF	43B
O										4 SHELVES MTD. @ 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. @ 8" A.F.F., 20" A.F.F.							SEE PLAN	GOLD BOND	ISS	SHORT 18"D WIRE SHELVES	44A-U
O										4 SHELVES MTD. @ 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. @ 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																	24"x 33" x 28"	KEC	CUSTOM	S.S. GRILL STAND	46H
O										50"	C	10A	1	1	120	9 15/16"x19-11/16"x19-3/4"		ELECTROLUX	DITO-TRS24	FOOD PROCESSOR	53
O				FS	7/8"	76"	3/4"	14"	3/4"	24"	C	53A	1	4	208		32"x37"x88"	HOBART	FW10SER	DISHWASHER	70D
O				FS													14"x14"x21"	HOBART	WS-40	WATER SOFTENER	70D1
O																	10 1/8"x11 1/8"x6 1/2"	ATLANTA CULINARY EQUIP.	CUSTOM (NSF)	S.S. BUCKET SHELF	S1
O										3 TANKS / COVERS/ FRAME - CAPACITY 36 GALLON							33 1/2"x16-1/2"x28-1/4"	FARIBO MFG. CO.	P434 C/A	MULTIPLE BIN ASSEMBLY	E8
O																		TOOLFLEX		MOP HOLDER	MC1
SMALL EQUIPMENT																					
O					2"	24"	1/2"	24"	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"x13 5/8"x22 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	SANU7500TBK	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																SEE ELEC. ON E-200	48" X 28" X 42"	KEC	CUSTOM	MANAGER STATION	49A
O										REF ELEV	C	100W	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	50W	1		120			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		FIRE SUPPRESSION SYSTEM	M5
BY G.C.																SEE MECH/ELEC DWG	SEE PLAN			RECESSED ANSUL PULL BOX	M6
O										90"	D	5.1A	1	1/2	115	SEE MECH/ELEC DWG	42" X 10 5/8"	MARS	STD242-1U	BACK DOOR AIR CURTAIN	M8a
O										90"	D	5.1A	1	1/2	115	SEE MECH/ELEC DWG	36" X 10 5/8"	MARS	STD236-1U	BACK DOOR AIR CURTAIN	M8c
BY G.C.										24"	D	20A	1		120	SEE ELEC. DWG	25"X 9" X 10 3/8"	QUIK-SERV	CF-25 NON-HEATED	DT WINDOW AIR CURTAIN REGIONAL APPLICATION EITHER OR, NOT BOTH	M9a
BY G.C.										24"	D	30A	1		120 & 208	SEE ELEC. DWG	25"X 9" X 14 3/8"	QUIK-SERV	CHF-25 HEATED		
BY G.C.										24"	D	20A	1		120	SEE ELEC. DWG	47.5"X 59.5"	QUIK-SERV	SST-4860E	DT WINDOW	M10
O						–		–								SEE PLUMBING DWG	26.88" X 25.14" X 90.56"	MARENGO FABRICATED	600058 ASSEMBLY	GREASE TANK	P-OT1
BY G.C.				3"		36"		36"			D					FLOOR TYPE	24" X 24" X 13"	S.S.W. PHONE:1800-897-5999	SE2424FM	STAINLESS STEEL MOP SINK	P1
BY G.C.										84"	C	8A	1		120	SEE PLUMBING DWG	39" X 29.75" X 13"	RINNAI	MTO-00247 (CU199N)	(2) GAS TANKLESS WATER HEATER	P3 (2)
O						96"	1/2"									WALL MOUNT	8"x2 3/8"x23 5/8"	3M WATER FILTRATION	BEV190-56164-01	WATER FILTER	P4
O																WALL MOUNT	10"x8 5/8"x18 1/2"	WATTS	OFTWH-C	WATER FILTER	P5
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	94-2-16
O										REF ELEV	C	50W	1		120	SEE ELEV. ON E-200	SEE PLAN	HME		HME INTERCOM SYS.	94-3-1
O										REF ELEV	C	60W	1		120	SEE PLAN	15"	POSIFLEX	KS7215	LCD DT MONITOR	94-W
O										REF ELEV	C	50W	1		120	W/ EMI LOCK	SEE PLAN	TOSHIBA (TIME LAPSE)		SECURITY VCR	95-4-S2
O										98"	C	50W	1		120	SEE ELEC. DWG	15" X 13"	DELL (17" COLOR)		SECURITY MONITORS	95-4-S3
O										REF ELEV	C	100W	1		120	IN S.S. COUNTER	SEE PLAN			MUSIC EQUIPMENT	95-5
BY G.C.																SEE ELEC. DWG				ELECTRICAL PANEL	E7
SIGNAGE																					
O																	REF. INT. ELEV'S	LSI	CUSTOM	MENU BOARD	D2b

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REVISIONS:

1	PERMIT RESPONSE 01	02/07/2023

ISSUE DATE:

	PERMIT / BID SET	10-12-22

DRAWN BY: G. COLLINS

PANDA PROJECT #: D8675
ARCH PROJECT #: JCDT21-0221-00

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2-8-23

NORR ARCHITECTS ENGINEERS PLANNERS

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E-001

ELECTRICAL SCHEDULES

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 OR LEAVING AREAS OF TEMPERATURE DIFFERENCE. REFER TO WIRING NOTES,DETAIL 6/E-400 FOR ADDITIONAL INFORMATION.
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 '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. BUILDING SIGNAGE/LOGO DEDICATED W.P. J-BOX. FOR SIGNAGE. COORDINATE LOCATION WITH ARCHITECT / OWNER / SIGN PACKAGE.PRIOR TO ROUGH-IN. 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. HEAT TAPE IS PROVIDED AND INSTALLED BY THE ELECTRICIAN.
11. PROVIDE J-BOX WITH PULL STRING TO ABOVE CEILING FOR DOOR KEYPAD CONTROL WIRING.
12. J-BOX CIRCUIT ABOVE CEILING TO POWER ELECTRIC DOOR HARDWARE. DOOR HARDWARE SYSTEM SHALL BE CONNECTED TO SWITCH 'a'. REFER TO 4/E-101 FOR SWITCHBANK DETAIL. ⚠
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. 1" 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 1" CONDUIT IN SLAB.
17. UTILIZE SEAL TIGHT CONDUIT FOR ALL WIRING INCLUDED ALONG LOW WALL PANEL.
18. ALL DEVICES UNDER HOOD TO BE PROVIDED AND INSTALLED WITH GROUND FAULT CIRCUIT BREAKERS AND WATER- PROOFING BOX (RED DOT#CKSUV) REFER TO COOKLINE ELECTRICAL ELEVATIONS 6/E-200. ROUTE HOMERUN THROUGH CONTACTOR INTERFACED WITH THE HOOD FIRE SUPPRESSION SYSTEM. REFERENCE DETAIL 13/E-400 FOR ADDITIONAL INFORMATION.
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. COORDINATE FINAL LOCATION WITH REFRIGERATION INSTALLER.
21. ELECTRIC GRIDDLE '23E': FEED WITH 2#6, #10 GROUND, 3/4" CONDUIT. ROUTE HOMERUN THROUGH CONTACTOR INTERFACED WITH THE HOOD FIRE SUPPRESSION SYSTEM. REFER TO DETAILS 4/E-200 AND 13/E-400 FOR ADDITIONAL INFORMATION. ⚠
22. SEE DRIVE-THRU ELEVATION 2/E-200 FOR CONDUIT SIZES AND CONFIGURATIONS.
23. SEE TICKET PRINTER ELEVATIONS, DETAIL 7/E-200.
24. PROVIDE WATERPROOFING COVER, IN-USE, RED DOT (#CKSUV).
25. SEE DRIVE-THRU ELEVATIONS, DETAIL 2/E-200.
26. SEE DRINK STATION ELEVATION, DETAIL 5/E-200.
27. SEE DETAIL 3/E-200 FOR SERVICE LINE ELEVATIONS.
28. SEE DEVICE/RECEPTACLE SCHEDULE DETAIL 3/E-400.
29. SEE DINING ROOM MONITOR ELEVATION, DETAIL 8/E-200.
30. PROVIDE AND INSTALL 3/4" CONDUIT AND PULL STRING FROM CLOSEST LANDSCAPE AREA, THROUGH WALL AND UP TO EMPTY FLUSH MOUNTED JUNCTION BOX @ 54" A.F.F. (FOR IRRIGATION CONTROLS). CLOSE OFF CONDUIT IN LANDSCAPE AREA WITH REMOVABLE CAP. UTILIZE CIRCUIT 'A'-53 NEAR ENTRY POINT.
31. REFER TO DETAIL 10/E-200 FOR LOCATION/INSTALLATION OF CO2 DEVICE ⚠
32. SEE SWITCH BANK ELEVATION, DETAIL 7/E-200.
33. FLY LIGHT RECEPTACLE SHALL BE INSTALLED WITH A RECESSED SIMPLEX CLOCK OUTLET. TYPICAL FOR ALL LOCATIONS.
34. SEE SECURITY KEY PAD ELEVATION, DETAIL 1/E-200.
35. CONNECT HEAT LAMPS TO COUNTER-MOUNTED SWITCH PROVIDED AND INSTALLED BY THE CONTRACTOR. COORDINATE EXACT LOCATION WITH KITCHEN EQUIPMENT PROVIDER.
36. PANDA EXPRESS TO PROVIDE CO2 MONITOR. E.C TO MOUNT OVER J-BOX WITH WIRING THROUGH WALL CONDUIT FOR CLEAN INSTALLATION. PROVIDE ALL OTHER REQUIRED CONNECTIONS AND COMPONENTS FOR A FULLY WORKING SYSTEM.
37. PROVIDE IN-GRADE QUAZITE 8" X8" PC STYLE POLYMER CONCRETE BOX OR EQUAL FOR UNDERGROUND CABLE REQUIRED FOR THE STORE, PART # PC081XXXXX OR SIMILAR. REFER TO ELECTRICAL SITE PLAN 1/E-105.
38. PROVIDE 1" CONDUIT FOR CABLE DEDICATED FOR ENTIRE STORE FROM IN-GRADE 8" X 8" QUAZITE BOX TO EXTERIOR CLOSET 6" X 6" FLUSH MOUNTED JUNCTION BOX. TERMINATE INTERIOR CONDUIT ABOVE CEILING.
39. PROVIDE FLUSH MOUNTED NEMA 1, 6" X 6" JUNCTION BOX AT +48" AFF, HUBBELL OR EQUAL. ROUTE CABLE FROM EXTERIOR CLOSET 6" X 6" J-BOX IN 1" CONDUIT THROUGH BUILDING. TERMINATE INTERIOR CONDUIT ABOVE CEILING.
40. PROVIDE (1) 3/4" CONDUIT AND PULLSTRING FOR LOW VOLTAGE WIRING. CONDUIT AND PULLSTRING TO BE RUN UNDERGROUND FROM THE HOTWELL CABINET AND TURNED UP INTO THE WALL AND TO ABOVE THE CEILING, ADJACENT TO THE MANAGER'S STATION. ⚠
41. FIRE SUPPRESSION SHUT-DOWN CONTACTOR LOCATED ABOVE THE CEILING. REFER TO DETAIL 12/E-400.
42. PROVIDE A WALL MOUNTED 60A, 3P., NEMA 3R, NON-FUSED DISCONNECT SWITCH FOR THE DISHWASHER. PROVIDE A 1" WATER TIGHT WHIP WITH 3#6, 1#10G. FROM THE DISCONNECT TO THE DISHWASHER CONNECTION POINT AT THE BACK OF THE UNIT. FINAL CONNECTION SHALL BE BY HOBART SERVICES.
43. PROVIDE (1) 1" CONDUIT AND PULLSTRING FOR THE HOTWELL CABINET. CONDUIT AND PULLSTRING TO BE RUN UNDERGROUND FROM THE HOTWELL CABINET AND TURNED UP INTO THE WALL AND INTO THE BOTTOM OF PANEL 'A'. REFER TO THE PANEL SCHEDULE FOR CIRCUITS TO BE UTILIZED IN THE FUTURE. ⚠
44. MOUNT THE CAPTIVEAIRE SENSOR ON SOFFIT NEAR THE DRIVE-THRU STATION. COORDINATE THE LOCATION WITH THE MECHANICAL CONTRACTOR. REFER TO SHEET M-401 FOR ADDITIONAL INFORMATION.
45. THAWING CABINET. PROVIDE A 20A, 125/250V RECEPTACLE WITH 3#12, 1#12G, 3/4"C.
46. PROVIDE POWER AND DATA FOR 'TO GO' UNIT. MOUNT DEVICES IN BOTTOM OF THE SOFFIT.
47. PROVIDE J-BOX WITH 3/4" CONDUIT STUBBED ABOVE THE CEILING SPACE FOR THE OIL RECOVERY ALARM.

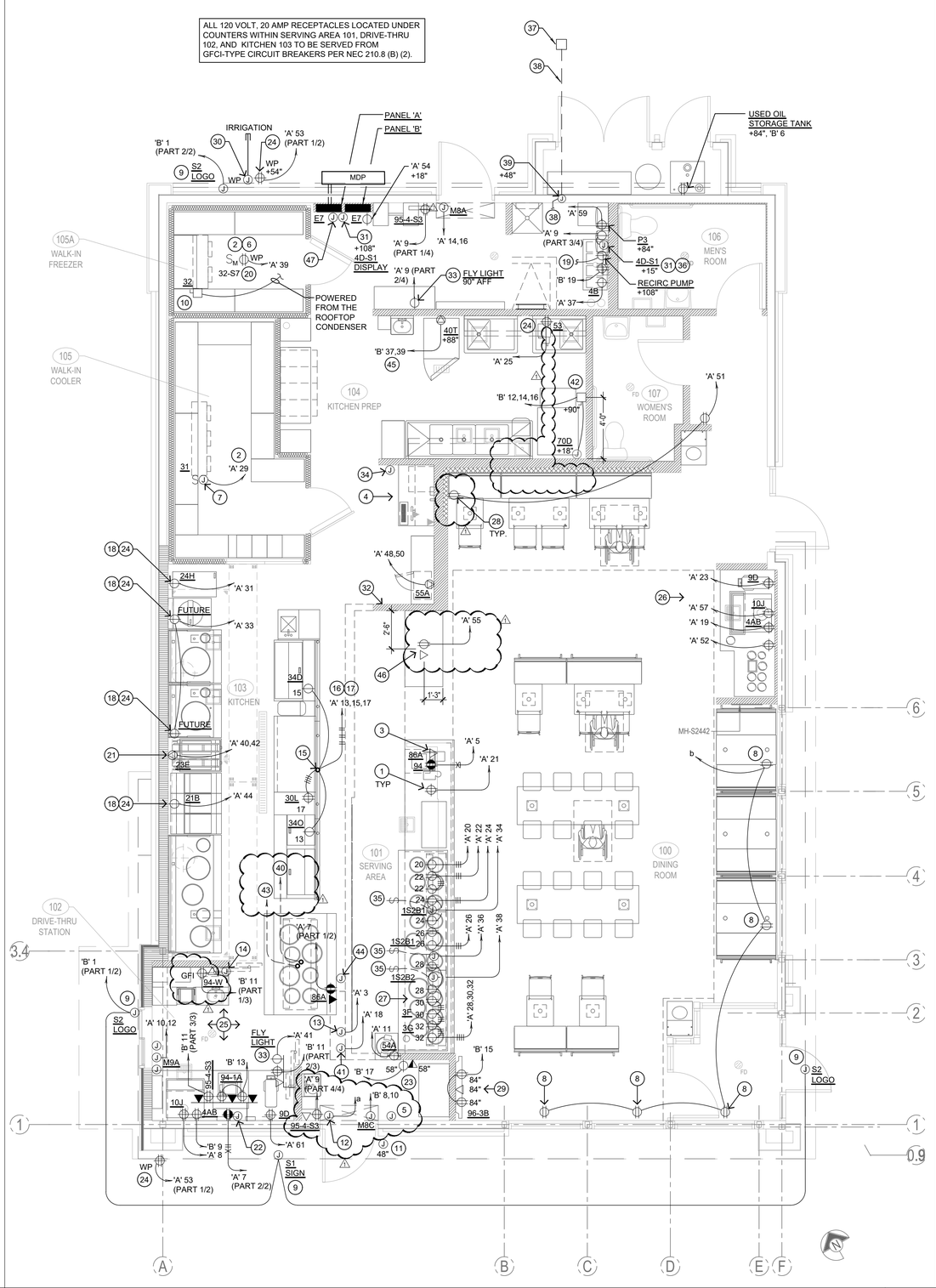
POWER PLAN KEYED NOTES 3

NOT TO SCALE E-100

- VERIFY QUANTITIES AND REQUIREMENTS OF ALL HVAC & KITCHEN EQUIPMENT PRIOR TO ROUGH IN.
- ALL TELEPHONE/DATA/TV CABLES AND WIRES AND TERMINATIONS OF ALL REQUIRED CABLE AND JACKS WILL BE INSTALLED BY A THIRD PARTY.
- POWER SUPPLY FOR COMPUTER AND CASH REGISTER (86A, & 94) SHALL BE ON THE SAME CIRCUIT BREAKER, WITH AN ISOLATED GROUND ORANGE RECEPTACLE.
- ALL CIRCUITRY SHOWN WITHOUT TICKS SHALL HAVE (2) WIRES PLUS AN EQUIPMENT GROUNDING CONDUCTOR.
- ALL INDIVIDUAL BRANCH CIRCUITS SHALL HAVE SEPARATE NEUTRALS TO MEET THE REQUIREMENTS OF 2017 NEC 210.4(B). MULTI-WIRE BRANCH CIRCUITS WITH COMMON NEUTRAL SHALL ONLY SERVE SINGLE DEVICE CIRCUITS FROM MULT-POLE BREAKERS.
- TRANSFORMERS SHALL BE MOUNTED ABOVE CEILING AND BELOW TRUSSES WITH LOW VOLTAGE WIRING FEEDING ALL EXTERIOR LIGHTS.
- ALL UNDERGROUND CONDUIT SHALL BE 12" BELOW THE FINISHED FLOOR.

POWER PLAN GENERAL NOTES 2

NOT TO SCALE E-100



POWER FLOOR PLAN 1

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

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DRAWN BY: G. COLLINS

PANDA PROJECT #: D8675
ARCH PROJECT #: JCDT21-0221-00

COMMONWEALTH OF VIRGINIA
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E-100

POWER FLOOR PLAN

- CONTRACTOR SHALL PROVIDE ALL REQUIRED HARDWARES, BRACKETS, ETC. FOR A COMPLETE LIGHTING FIXTURE INSTALLATION.
- FIXTURES THAT ARE TO BE ROUTED VIA TIMECLOCKS ARE SHOWN ON DETAIL 11/E-400. SEQUENCE OF OPERATION: TIMECLOCKS WIRED FIRST FOR DESIGNATED CONTROL. SWITCHES ARE SERIES WIRED WITH THE CONTACTORS. UTILIZE DIGITAL OVERRIDE TIMER SWITCH (DOTS) TO OVERRIDE THE TIMECLOCKS FOR CLEANING AND AFTER HOURS AS NEEDED. SEE DETAIL 11/E-400
- 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 DRIVERS 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.
- ALL MULTI-WIRE BRANCH CIRCUITS TO HAVE SEPARATE NEUTRALS TO MEET THE REQUIREMENTS OF 2017 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

1. SWITCHBANK 'A'. REFER TO SCHEDULE DETAIL 4/E-101, THIS SHEET.
2. ROUTE HOMERUN THROUGH LIGHTING SWITCHBANK 'A' (SWITCHES AS NOTED IN LOWER CASE). REFER TO SCHEDULE, 4/E-101 FOR ADDITIONAL INFORMATION.
3. ROUTE THROUGH CONTACTS IN HOOD CONTROL PANEL 'M4' FOR CIRCUIT POWER. REFER TO DETAIL 3/E-401.
4. PROVIDE SEPARATE UNSWITCHED HOT CONDUCTOR (SAME CIRCUIT, NOT CONTROLLED BY SWITCH IN SWITCHBANK) TO LOCALLY SWITCHED FIXTURES AND EMERGENCY FIXTURE BATTERY TRIGGER LEADS.
5. DUPLEX RECEPTACLE FOR LED ROPE. INSTALL ABOVE CEILING AT 128" AFF. REFER TO DETAILS 8/A-402 AND 9/A-402 FOR ADDITIONAL INFORMATION.
6. WALK-IN COOLER LIGHT FIXTURES AND PILOT LIGHT SWITCH ARE PROVIDED WITH COOLER, INSTALLED BY E.C. REFER TO 'COOLER EVAPORATOR COIL' WIRING DIAGRAM, DETAIL 8/E-400.
7. WALK-IN FREEZER LIGHT FIXTURE AND PILOT LIGHT SWITCH ARE PROVIDED WITH FREEZER, INSTALLED BY E.C. REFER TO 'FREEZER LTG AND DOOR HEATER WIRING DIAGRAM', DETAIL 10/E-400.
8. NOT USED.
9. FIXTURES IN THIS ROOM SHALL BE LOCALLY SWITCHED.
10. LIGHTING INVERTER FOR EMERGENCY LIGHTING TO BE MOUNTED TO BULKHEAD. RE: 9/E-200.
11. LED TRANSFORMER LOCATION FOR LED ROPE LIGHT. MOUNT ABOVE CEILING.
12. NOT USED.
13. PROVIDE JUNCTION BOX ABOVE CEILING FOR THE BZ-150 UNIVERSAL POWER PACK REQUIRED FOR THE (3) EXTERIOR MOTION CONTROLED LED (L97) FIXTURES. PROVIDE LOW VOLTAGE CONNECTIONS AS REQUIRED TO LIGHTSAVER LS-102 SWITCHING PHOTOSENSOR SO THAT WHEN STORE OPERATIONS ARE OFF, THIS EXTERIOR SECURITY LIGHT IS ACTIVATED BY EXTERIOR MOTION ONLY. VERIFY WITH MANUFACTURER'S RECOMMENDATIONS FOR WIRING DIAGRAM. VERIFY LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
14. PROVIDE WALL MOUNTD JUNCTION BOX AT +142" FOR THE INSTALLATION OF THE LIGHTSAVER LS-102 SWITCHING PHOTOSENSOR. INSTALL LIGHTSAVER LS-102 FOR THE (3) EXTERIOR TYPE L97 MOTION CONTROL SECURITY FIXTURES. CONTROL TIMES OF CONTROL SHALL BE THAT WHEN STORE OPERATIONS ARE OFF THE INTERIOR LIGHTS GO OFF AND THE EXTERIOR MOTION LIGHTS ARE ACTIVATED WITH ANY MOTION DETECTED AFTER STORE HOURS. VERIFY WITH THE MANUFACTURER'S RECOMMENDATIONS FOR WIRING DIAGRAM. VERIFY LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
15. 'X1', 'X2' AND 'X3' ARE THE LOW VOLTAGE CONNECTIONS FROM THE LIGHTSAVOR SWITCHING PHOTOSENSOR TO THE EXTERIOR LED (L97) FIXTURES.
16. NOT USED.
17. CONNECT TO VEGETABLE DISPLAY LIGHTING PROVIDED WITH WALK-IN COOLER.
18. PROVIDE SEALS AND EXPANSION COUPLINGS ON ALL CONDUITS ENTERING OR LEAVING AREA OF TEMPERATURE DIFFERENCE. REFER TO WIRING NOTES ON DETAIL 6/E-400 FOR ADDITIONAL INFORMATION

LIGHTING KEYED NOTES 3

NOT TO SCALE E-101

NOTE:
ALL SWITCHES/DEVICES TO BE STANDARD SINGLE POLE.
DO NOT USE 'DECORA' TYPE SWITCH/DEVICES.

NOTE:
FIXTURES TO BE ROUTED VIA TIME TIMECLOCKS ARE SHOWN ON DETAIL 11/E-400.

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)
$	$	$	$	$
BACK OF HOUSE LTG, EXH. FAN AND RECIRC PUMP	SHOW WINDOW RECEPTS	WALK-IN LTG, MENUBOARD	SERVING LINE SOFFIT	DINING PENDANTS

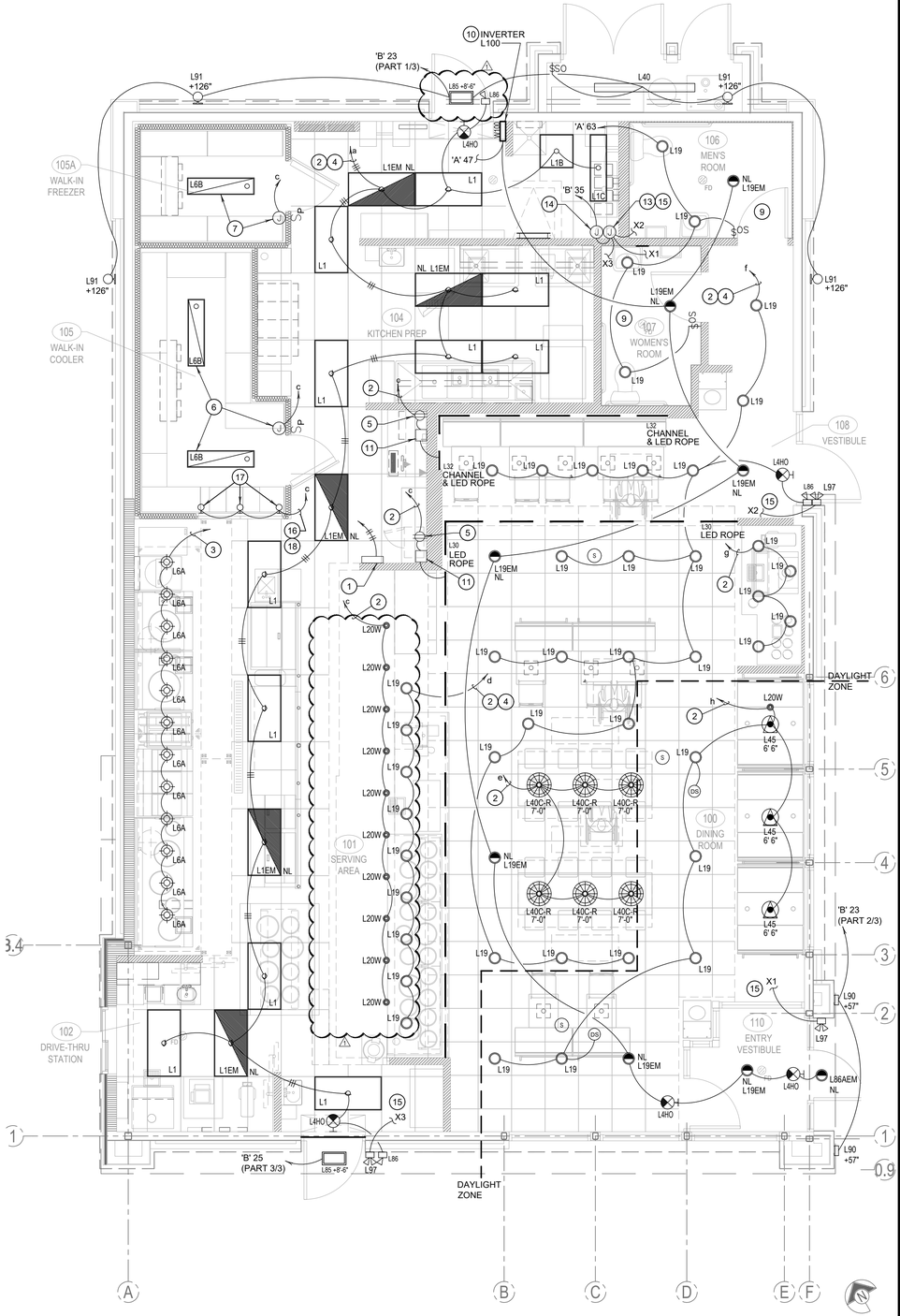
(f)	(g)	(h)	(i)	(j)
$	$	$	$	OFF
INTERIOR DINING	BEVERAGE COUNTER	DAYLIGHT HARVEST ZONE	SPARE	INTERIOR LIGHTING SHUT DOWN OVERRIDE

SWITCHBANK SCHEDULE 'A'

TAG	SWITCH TYPE	AREA SERVED / SWITCH LABEL	CIRCUIT	LOAD
a	TOGGLE SWITCH	BACK-OF-HOUSE / RR FANS	'A' 45	1028 VA
b	TOGGLE SWITCH	SHOW WINDOW RECEP	'A' 49	1000 VA
c	TOGGLE SWITCH	WALK-INS, MENUBOARD	'A' 1	307 VA
d	TOGGLE SWITCH	SERVING LINE SOFFIT	'A' 45	90 VA
e	TOGGLE SWITCH	DINING PENDANTS	'A' 47	54 VA
f	TOGGLE SWITCH	INTERIOR DINING	'A' 47	205 VA
g	TOGGLE SWITCH	BEVERAGE COUNTER	'A' 47	50 VA
h	TOGGLE SWITCH	DAYLIGHT HARVESTING ZONE	'A' 47	77 VA
i	TOGGLE SWITCH	SPARE		
j	TIMER SWITCH	INTERIOR LIGHTING SHUT DOWN OVERRIDE	'A' 47	205 VA

LIGHTING SWITCHBANK SCHEDULE 4

NOT TO SCALE E-101



LIGHTING FLOOR PLAN 1

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

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

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REVISIONS:

1	PERMIT RESPONSE 01	02/07/2023

ISSUE DATE:

PERMIT / BID SET	10-12-22

DRAWN BY: G. COLLINS

PANDA PROJECT #: D8675
ARCH PROJECT #: JCDT21-0221-00

SEAN P. PIC-KELL Lic. No. 061326 COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER
2-8-23

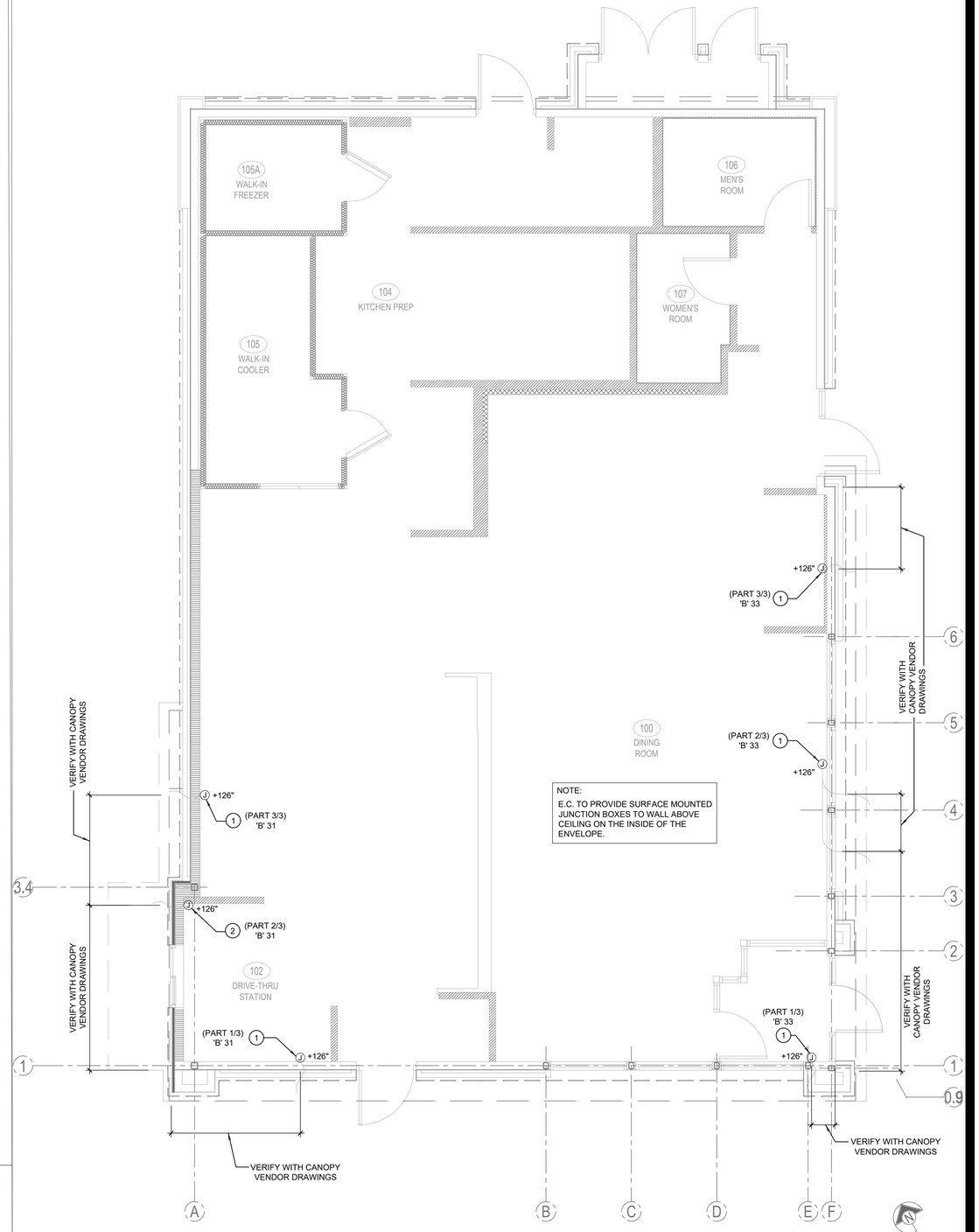
NORR ARCHITECTS ENGINEERS PLANNERS

PANDA EXPRESS
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

E-101

LIGHTING FLOOR PLAN

TRUE WARM & WELCOME 2500 R2



NOTE:
G.C./ELECTRICAL SUB TO COORDINATE AND VERIFY THE ELECTRICAL LAYOUT WITH THE CANOPY VENDOR.

1. E.C. TO PROVIDE J-BOX WITH 3' WHIP FOR CONNECTION TO PANDA EXPRESS PROVIDED LIGHTED CANOPY. E.C. TO MAKE FINAL CONNECTION.
2. E.C. TO PROVIDE J-BOX WITH 3' WHIP FOR CONNECTION TO PANDA EXPRESS PROVIDED LIGHTED DRIVE THRU CANOPY. E.C. TO MAKE FINAL CONNECTION.

(#) CANOPY LIGHTING KEYED NOTES 2

NOT TO SCALE E-101.1

CANOPY LIGHTING PLAN 1

Scale: 1/4"=1'-0" E-101.1

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PANDA PROJECT #: D8675

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COMMONWEALTH OF VIRGINIA
SEAN P. PIC-KELL
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10-12-22

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STAFFORD, VA 22554

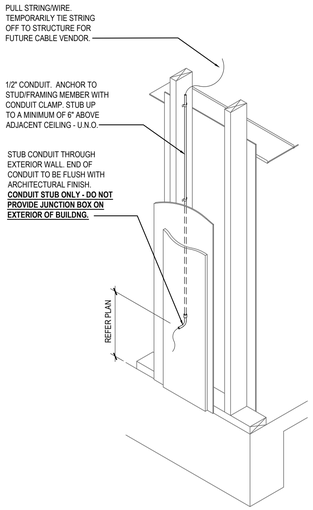
E-101.1

CANOPY LIGHTING PLAN

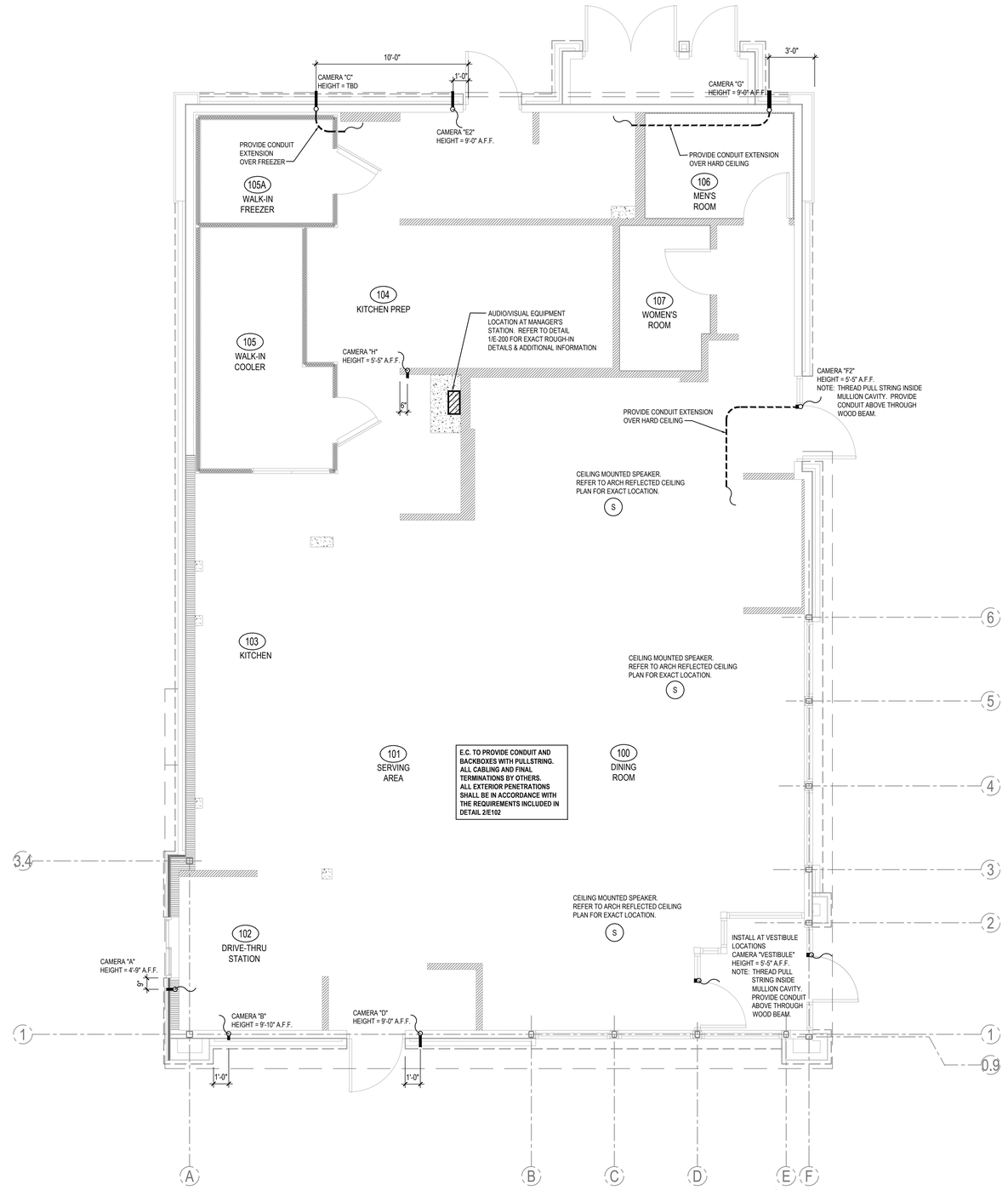
NOTE:
G.C./ELECTRICAL SUB TO COORDINATE WITH PANDA RESTAURANT PROJECT MANAGER ON ANY CAMERA LOCATIONS TO BE ADDED AND/OR OMITTED.

ACTUAL QUANTITY OF CAMERAS TO BE VERIFIED BY G.C./ELECTRICAL SUB WITH THE FOLLOWING CAMERA VENDOR CONTACT.

JOHN STRAIN
INTERFACE SECURITY SYSTEMS
PHONE: 314-708-9878
EMAIL: john.strain@interfacesys.com



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



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

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E-102

SECURITY CAMERA PLAN

- ALL ROOF MOUNTED EQUIPMENT SHALL BE IN NEMA-3R ENCLOSURES.
- ALL CONDUIT RUNS SHOWN ON THE ROOF SHALL BE RUN BELOW IN 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.
- VERIFY ALL FUSE SIZES AND TYPES WITH THE MECHANICAL EQUIPMENT MANUFACTURER PRIOR TO INSTALLATION.
- REVIEW THE MECHANICAL PLANS FOR HVAC CONTROL REQUIREMENTS AND SCOPE OF WORK PRIOR TO BIDDING AND INCLUDE ALL COSTS IN BID.
- VERIFY CONNECTION POINTS OF ALL HVAC EQUIPMENT PRIOR TO INSTALLATION. PROVIDE CONTROL VOLTAGE CONNECTION TO DUCT MOUNTED SMOKE DETECTORS AS REQUIRED BY MECHANICAL DRAWING M-100 AND INTERLOCK WITH THE FIRE ALARM.
- 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.
- E.C. SHALL COORDINATE ELECTRICAL, MECHANICAL AND FIRE ALARM (IF REQUIIRED) FOR INTERLOCK SEQUENCE OF THE FIRE SUPPRESSION SYSTEM.
- RESTROOM EXHAUST FAN TO BE POWERED FROM BACK OF HOUSE LIGHTING CIRCUIT. SEE DETAIL 5/E-400 FOR ADDITIONAL INFORMATION.

ROOF PLAN GENERAL NOTES 2

NOT TO SCALE E-104

1. ROUTE HOMERUN THROUGH BACK OF HOUSE LIGHTING CIRCUIT. REFER TO LIGHTING CONTACTOR SCHEDULE, 4/E-101. FAN TO BE CONTROLLED BY SWITCH FOR BACK OF HOUSE LIGHTING.
2. DUCT SMOKE DETECTOR. FURNISHED BY MECHANICAL/FACTORY, WIRED BY ELECTRICAL / FIRE ALARM CONTRACTOR. FURNISH AND INSTALL ALL RACEWAY, WIRING, AND ADDITIONAL ACCESSORIES REQUIRED FOR CODE COMPLIANCE AND UNIT SHUTDOWN.
3. PROVIDE CIRCUIT FEEDS FROM PANELBOARD - THROUGH HOOD CONTROL PANEL - UP TO ROOF. REFER TO DETAIL 3/E-401 AND KITCHEN HOOD SUBMITTAL DATA.
4. REFER TO CONDENSING UNIT WIRING DIAGRAM, 7/E-400.
5. STRUT RACK SUPPORT FOR EQUIPMENT DISCONNECT SWITCHES. REFER TO DETAIL 2/E-401.
6. DO NOT INSTALL UNTIL BACK DRAFT DAMPER INSTALLATION IS COMPLETE. UTILIZE FACTORY KNOCKOUTS FOR ELECTRICAL RUN FOR THIS FAN. REFER TO SHEET M-402.
7. 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.
8. ROUTE POWER FEEDS VIA FACTORY PROVIDED THRU-BASE CONNECTION AREA. COORDINATE WITH MECHANICAL.
9. UNIT INCLUDES FACTORY MOLDED CASE DISCONNECT SWITCH, (NO OCP). VERIFY WITH MECHANICAL SUBMITTAL DATA. PROVIDE DISCONNECT IF/ AS REQUIRED.
10. PROVIDE WEATHERPROOF OUTLET WITH RED DOT IN-USE COVER AT PARAPET 24" ABOVE ROOF FOR HEAT TAPE. HEAT TAPE PROVIDED AND INSTALLED BY OTHERS.

(#) 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
RTU-1	A/C UNIT			30.0	208V.3Ø	3 #8, #10 GND., 1" C.	☐	AT UNIT	60A. 3P. NF. WP (1)(4)
RTU-2	A/C UNIT			52.0	208V.3Ø	3 #6, #10 GND., 1" C.	☐	AT UNIT	60A. 3P. NF. WP (1)(4)
RTU-3	A/C UNIT			52.0	208V.3Ø	3 #6 #10 GND., 1" C.	☐	AT UNIT	60A. 3P. NF. WP (1)(4)
MA-1	MAKE-UP AIR UNIT		7.5	21.1	208V.3Ø	3 #8, #10 GND., 3/4" C.	☐	AT UNIT	(1)(4)
EF-1	EXHAUST FAN		3.0	9.5	208V.3Ø	3 #12, #12 GND., 3/4" C.	☐	AT UNIT	(1)
EF-2	EXHAUST FAN		2.0	8.3	208V.3Ø	3 #12, #12 GND., 3/4" C.	☐	AT UNIT	(1)
EF-3	EXHAUST FAN		1/4	2.9	120V.1Ø	2 #12, #12 GND., 3/4" C.	☐	AT UNIT	30A. 2P. 1F. WP (1)(4)
31-S	W/I COOLER COND.			27.0	208V.1Ø	2 #10, #10 GND., 3/4" C.	☒	AT UNIT	(2)(3)
32-S1	W/I FREEZER COND.			32.0	208V.1Ø	2 #8, #8 GND., 3/4" C.	☒	AT UNIT	30A. 2P. 2F. WP (2)(3)
10J-S	BEVERAGE STATION ICE MACHINE CONDENSER			11.7	208V.1Ø	2 #12, #12 GND., 3/4" C.	☒	AT UNIT	(2)(3)
10J-S1	DRIVE THRU ICE MACHINE CONDENSER			11.7	208V.1Ø	2 #10, #10 GND., 3/4" C.	☒	AT UNIT	(2)(3)

(1) DISCONNECT SWITCH PROVIDED WITH UNIT.

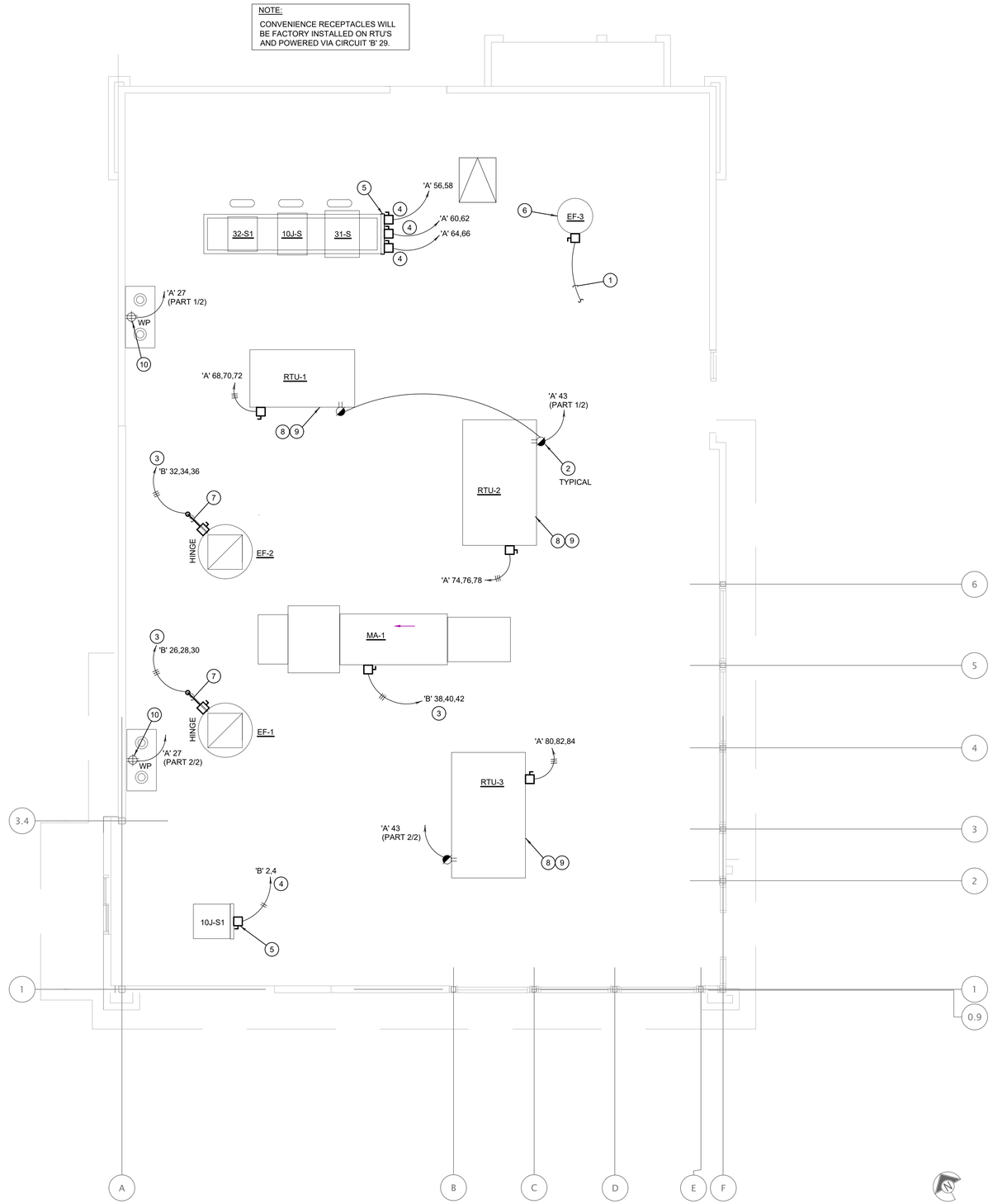
(2) COMBINATION 30A. 2P. 2F. WP DISCONNECT SWITCH WITH RK5 FUSES PER MANUFACTURER RECOMMENDATION.

(3) COMBINE CIRCUITRY IN 1" CONDUIT FROM J-BOX ON EQUIPMENT DISCONNECT SWITCH SUPPORT. REFER TO DETAIL THIS SHEET, 1 / E-104.

(4) 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 #: D8675

ARCH PROJECT #: JCDT21-0221-00

COMMONWEALTH OF VIRGINIA
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10-12-22

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1121 COURTHOUSE RD.
STAFFORD, VA 22554

E-104

ROOF POWER PLAN

- COORDINATE NEW SERVICE ENTRANCE EQUIPMENT, EXISTING UTILITY TRANSFORMER AND PRIMARY SERVICE INFORMATION AND NEW SECONDARY SERVICE WITH THE SERVING UTILITY COMPANY AND COMPLY AS REQUIRED.
- CONTRACTOR TO BE RESPONSIBLE FOR COORDINATING AND PROVIDING REQUIRED WORK FOR SUPPLYING ELECTRICAL POWER AND TELEPHONE AND CABLE UTILITIES TO THE BUILDING.
- CONTRACTOR SHALL HAVE ALL EXISTING UNDERGROUND UTILITIES LOCATED PRIOR TO TRENCHING. ALL UNDERGROUND UTILITIES DAMAGED DURING TRENCHING SHALL BE REPAIRED TO THE SATISFACTION OF THE INVOLVED UTILITY AT THE CONTRACTOR'S EXPENSE.
- MINIMUM CONDUCTOR SIZE ON THIS SHEET SHALL BE #10 CU, 1" CONDUIT.

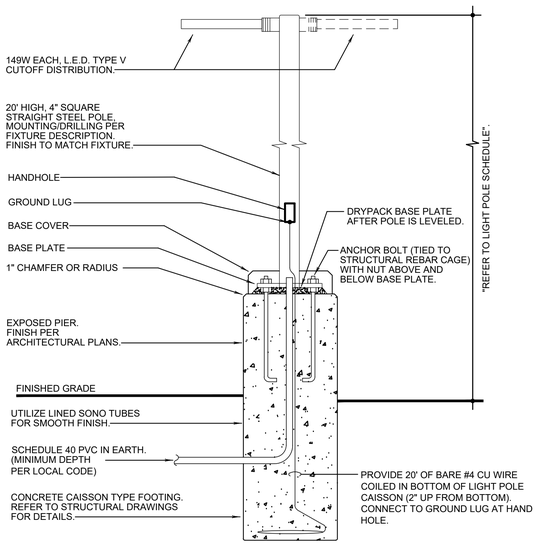
SITE PLAN GENERAL NOTES 2

E-105

1. FEED THRU LIGHTING CONTACTOR. REFER TO DETAIL 11/E-400.
2. STUB UP LOCATION FOR (3) 3/4" CONDUITS & PULL STRINGS, TO ENTER BUILDING & UP TO 6" ABOVE CEILING. REFER TO SHEET 1/E-401.
3. STUB-UP LOCATION FOR MENU BOARD. SIGN DISCONNECT PROVIDED BY SIGN CONTRACTOR. COORDINATE PRECISE LOCATION WITH ARCHITECT / OWNER.
4. DRIVE-THRU SENSOR LOOP. COORDINATE LOCATION. REFER TO DETAIL 1/E-401.
5. STUB-UP FOR DRIVE-THRU ORDER CONFIRMATION MONITOR. COORDINATE LOCATION WITH ARCHITECT / OWNER.
6. STUB-UP LOCATION FOR DIRECTIONAL SIGN. ELECTRICAL. COORDINATE EXACT LOCATION WITH ARCHITECT / OWNER. CONNECT TO EXTERIOR BUILDING SIGN TIME CONTROLLER. REFER TO DETAIL 11/E-400.
7. REFER TO POLE BASE DETAIL 4/E-105.
8. CABLE PULL BOX. REFER TO DETAIL 1/E-100. INSTALL MINIMUM 3' FROM SIDEWALK. DO NOT INSTALL IN SIDEWALK CONCRETE.
9. REFERENCE DETAIL 1/E-400 FOR SERVICE GROUNDING DETAIL.
10. COORDINATE INSTALLATION OF POLE BASE WITH RETAINING WALL INSTALLER.

(#) SITE PLAN KEYED NOTES 3

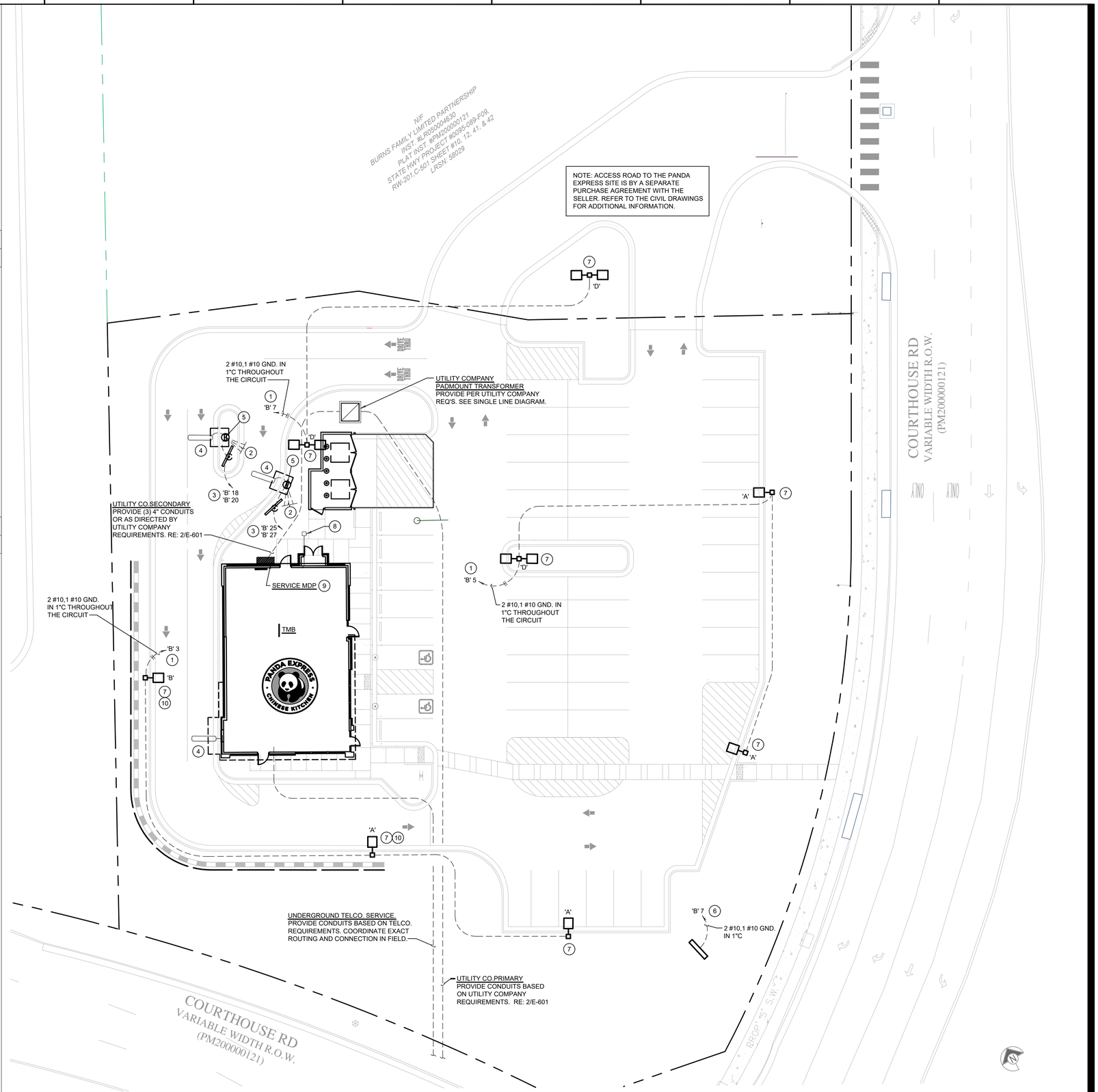
E-105



NOTE: THIS DETAIL IS FOR ELECTRICAL INSTALLATION ONLY. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.

POLE MOUNTING DETAILS 4

NO SCALE E-105



SITE & EXTERIOR LIGHTING PLAN 1

1" = 16'-0" E-105

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COMMONWEALTH OF VIRGINIA
SEAN P. PIC-KELL
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PROFESSIONAL ENGINEER
10-12-22

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PANDA EXPRESS
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

E-105

SITE & EXTERIOR LIGHTING PLAN

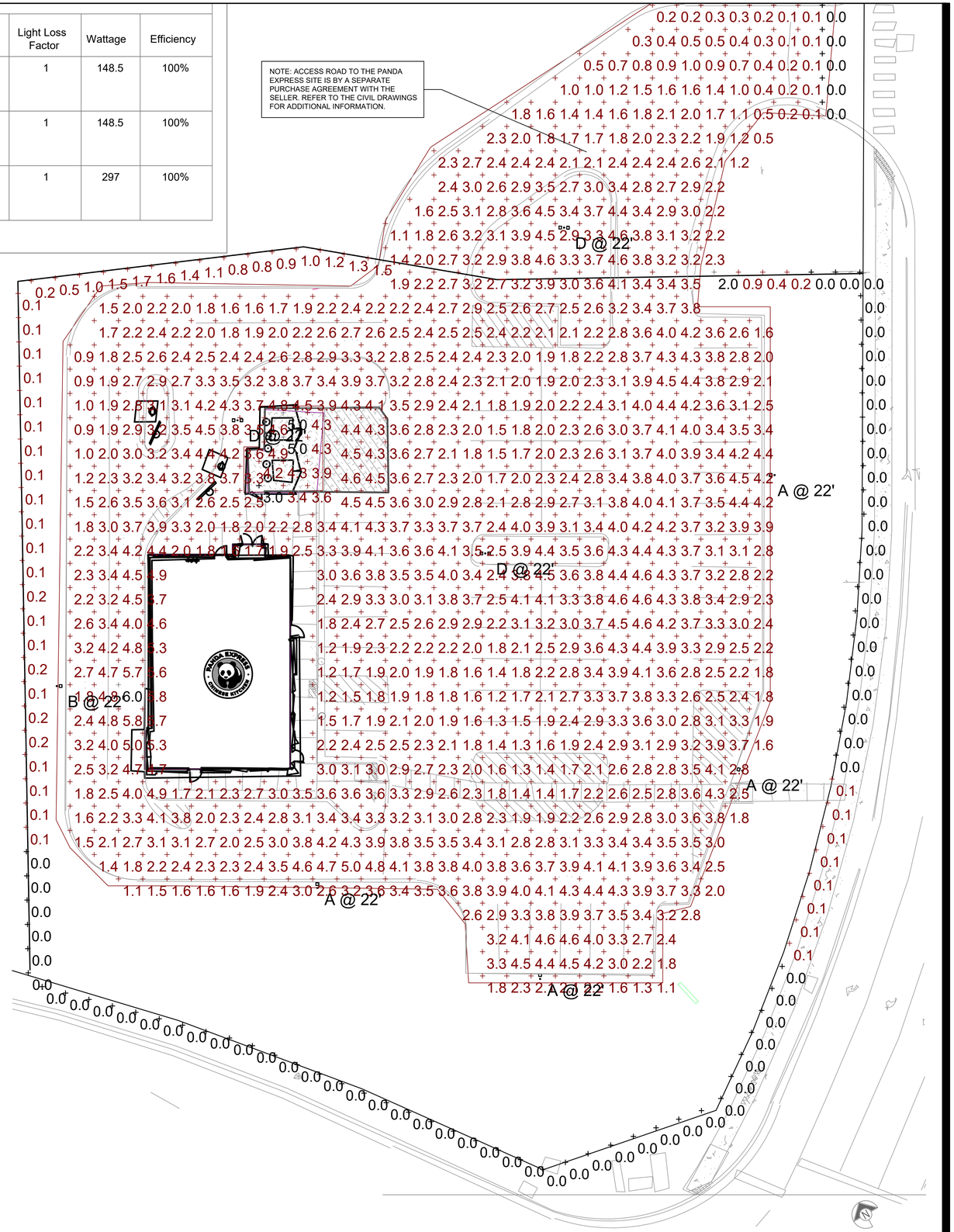
TRUE WARM & WELCOME 2500 R2

Schedule

Symbol	Label	Quantity	Catalog Number	Description	Filename	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage	Efficiency
□ ▫	A	4	SLM-LED-18L-SIL-FT-40--70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-18L-SIL-FT-40-70CRI-IL.ies	12046	1	1	148.5	100%
□ ▫	B	1	SLM-LED-18L-SIL-3-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-18L-SIL-3-40-70CRI--IL.ies	13767	1	1	148.5	100%
□ ▫ □	D	3	SLM-LED-18L-SIL-FT-40--70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-18L-SIL-FT-40-70CRI-IL.ies	12046	1	1	297	100%

SITE LIGHTING FIXTURE SCHEDULE | 3

NO SCALE | E-106



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
TRASH ENCLOSURE	+	4.1 fc	5.0 fc	3.0 fc	1.7:1	1.4:1
CALC SUMMARY- PAVED SURFACE	+	2.8 fc	6.0 fc	0.0 fc	N/A	N/A
CALC SUMMARY- PROPERTY LINE	+	0.2 fc	2.0 fc	0.0 fc	N/A	N/A

Note

1. MOUNTING HEIGHT OF 22' (20'POLE)
2. CALCULATIONS TAKEN AT GROUND LEVEL
3.CONTACT VILLA LIGHTING- RYAN ZINSELMEIER- RYAN.ZINSELMEIER@VILLALIGHTING.COM- 314-531-2600

PANDA EXPRESS SITE LIGHTING CALCULATION SUMMARY | 2

NO SCALE | E-106

SITE PHOTOMETRIC PLAN | 1

N.T.S. | E-106

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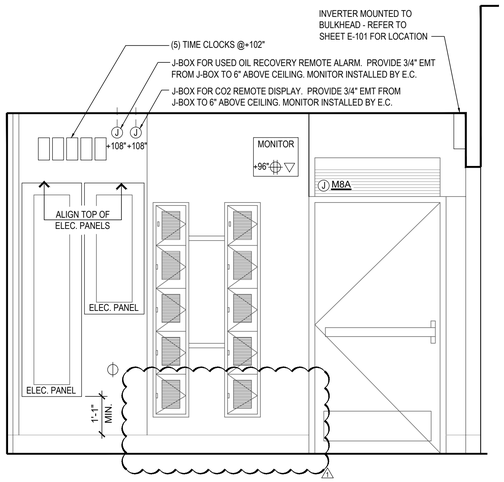
E-106

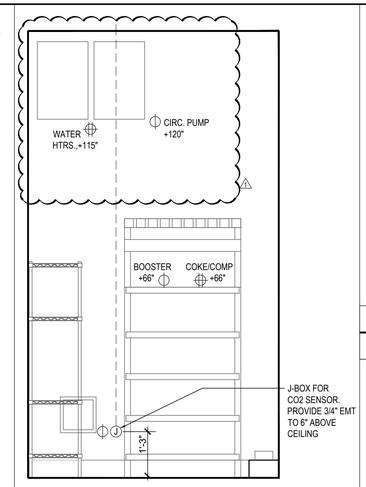
SITE PHOTOMETRIC PLAN

TRUE WARM & WELCOME 2500 R2



BOH REAR WALL ELEVATION 9

NOT TO SCALE E-200



C02 ELEVATION 10

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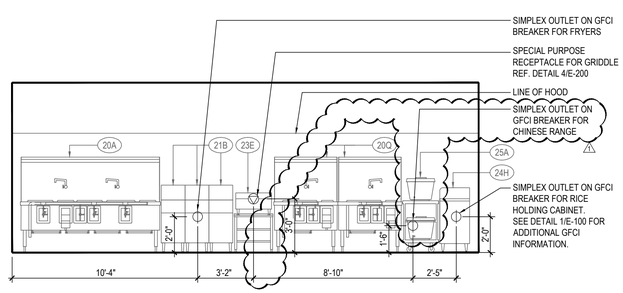
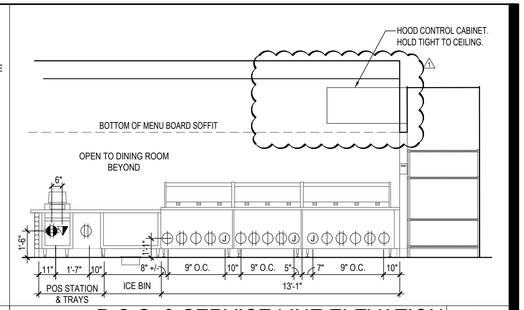


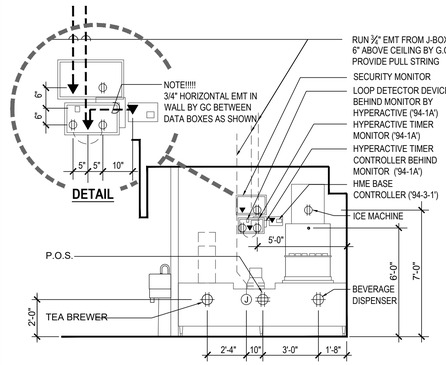
COOKLINE ELECTRICAL ELEVATIONS 6

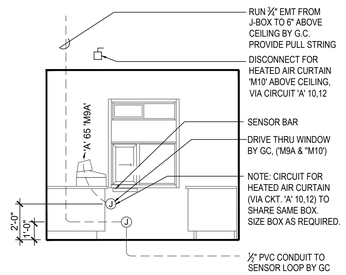
NOT TO SCALE E-200

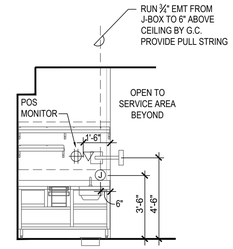


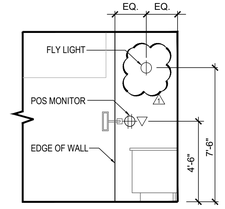
P.O.S. & SERVICE LINE ELEVATION 3

NOT TO SCALE E-200



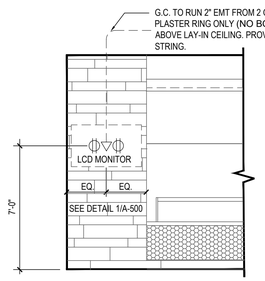






DRIVE-THRU ELEVATIONS 2

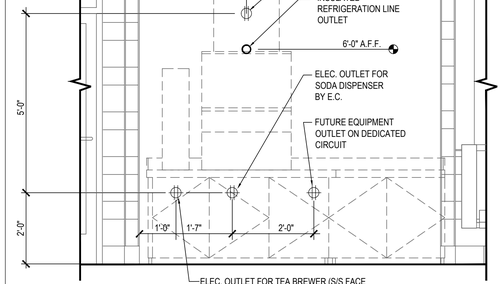
Scale: approx. 1/4"=1'-0" E-200



SERVICE COUNTER MONITOR

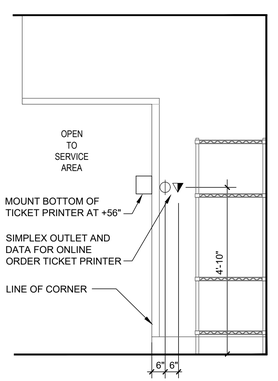
MONITOR ELEVATION 8

NOT TO SCALE E-200



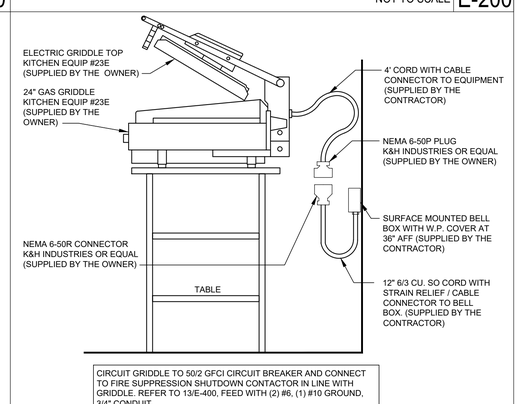
DRINK STATION ELEVATION 5

NOT TO SCALE E-200



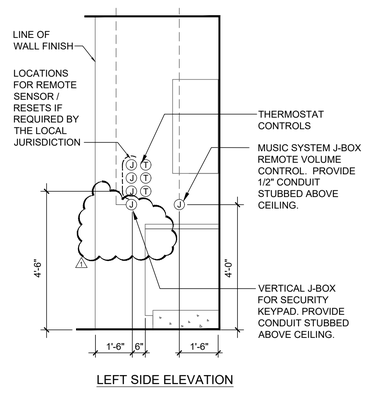
TICKET PRINTER ELEV. 7

NOT TO SCALE E-200

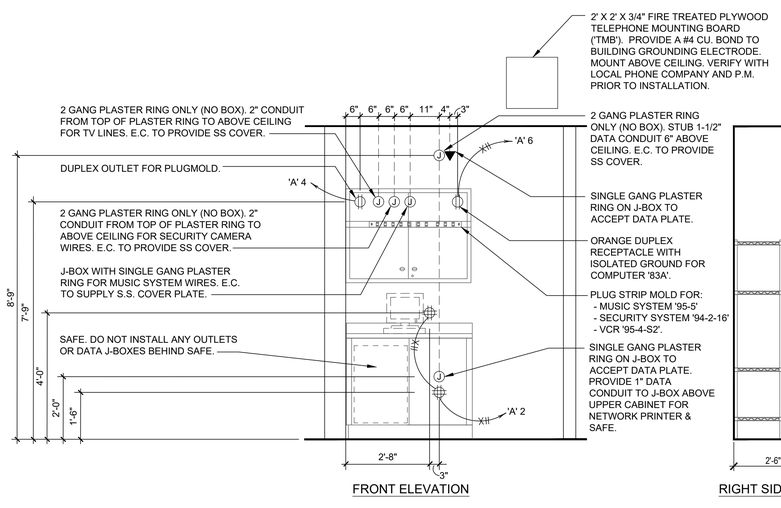


GRIDDLE 23E 4

NOT TO SCALE E-200



LEFT SIDE ELEVATION



FRONT ELEVATION

RIGHT SIDE ELEVATION

MANAGER'S STATION/SWTICH BANK ELEVATIONS 1

NOT TO SCALE E-200

PANDA EXPRESS, INC.
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REVISIONS:

1	PERMIT RESPONSE 01	02/07/2023

ISSUE DATE:

PERMIT / BID SET	10-12-22

DRAWN BY: G. COLLINS

PANDA PROJECT #: D8675

ARCH PROJECT #: JCDT21-0221-00

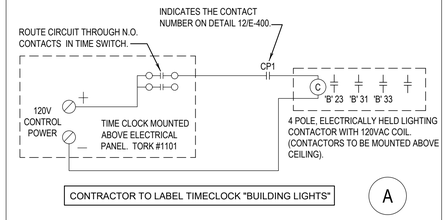
COMMONWEALTH OF VIRGINIA
SEAN P. PIC-KELL
Lic. No. 061326
PROFESSIONAL ENGINEER
2-8-23

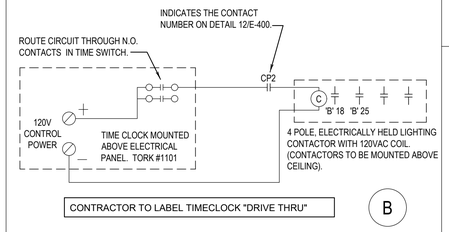
NORR
ARCHITECTS ENGINEERS PLANNERS

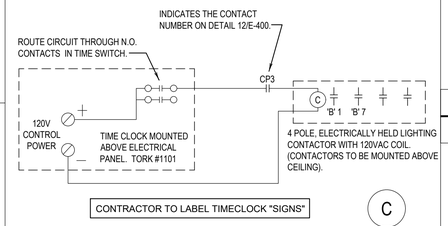
PANDA EXPRESS
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

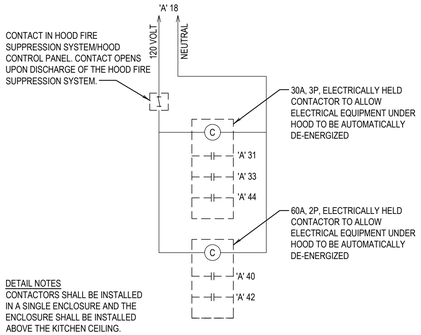
E-200

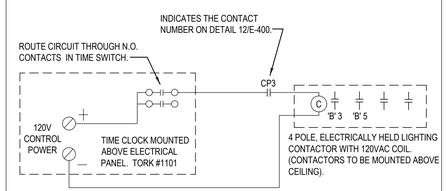
ELECTRICAL ELEVATIONS

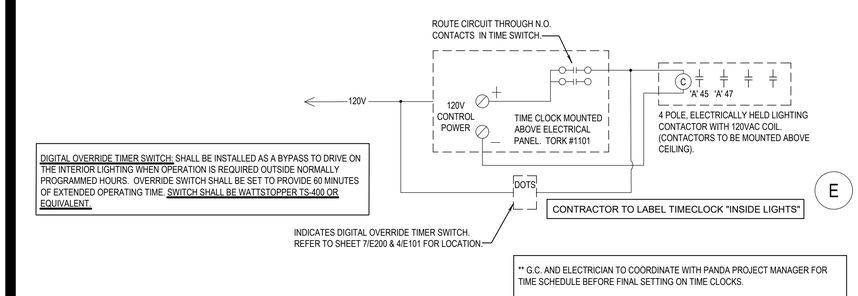




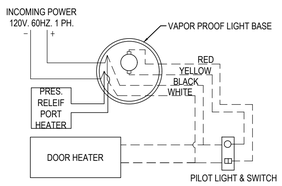




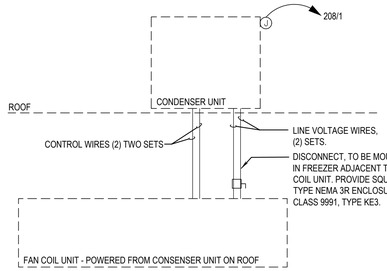




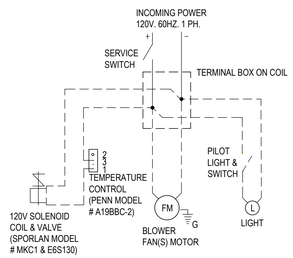
TIME CLOCKS 11
NOT TO SCALE E-400



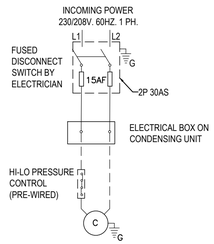
FREEZER LTG & DOOR HTR WIRING DIAGRAM 10
NOT TO SCALE E-400



FREEZER EVAPORATOR COIL 9
NOT TO SCALE E-400



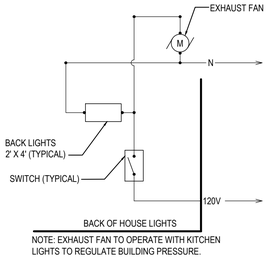
COOLER EVAPORATOR COIL 8
NOT TO SCALE E-400



CONDENSING UNIT 7
NOT TO SCALE E-400

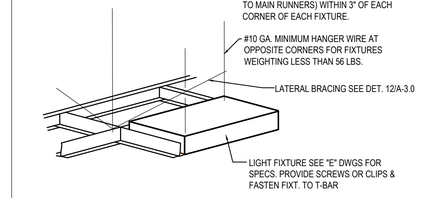
1. WIRING SHOULD BE DONE ACCORDING WITH NATIONAL AND LOCAL CODE.
2. CHECK VOLTAGE ON CONDENSING UNIT AND EVAPORATOR COIL BEFORE ANY WORK IS DONE.
3. SOLID LINES TO BE WIRED BY LICENSED ELECTRICIAN ON SITE. DOTTED LINES ARE MANUFACTURER PRE-WIRED.
4. ANY PENETRATIONS THROUGH BOX SHALL BE SEALED AIR TIGHT.

WIC / WIF WIRING DIAGRAM NOTES 6
NOT TO SCALE E-400



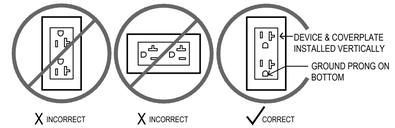
NOTE: EXHAUST FAN TO OPERATE WITH KITCHEN LIGHTS TO REGULATE BUILDING PRESSURE.

EXHAUST FAN CONTROL DIAGRAM 5
NOT TO SCALE E-400



LIGHT FIXTURE DETAIL 4
NOT TO SCALE E-400

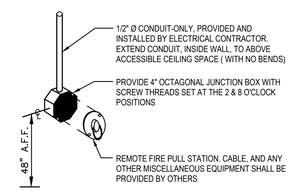
DEVICE ORIENTATION



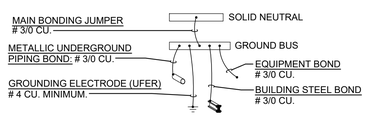
DEVICE & COVERPLATE COLOR

LOCATION	DEVICE COLOR	COVER PLATE COLOR	NOTES
DINING ROOM (WALLS)	VERIFY W/PX	VERIFY W/PX	VERIFY WITH PANDA PM PRIOR TO PURCHASE AND INSTALL
DINING ROOM (IN BULKHEAD ABOVE WINDOWS)	VERIFY W/PX	VERIFY W/PX	VERIFY WITH PANDA PM PRIOR TO PURCHASE AND INSTALL
DINING ROOM (WHEN IN CEILING)	BLACK	BLACK	@ SHOW WINDOW IN DARK CEILING (IF APPLICABLE)
RESTROOM	GREY	STAINLESS STEEL	--
RESTROOM VESTIBULE	GREY	STAINLESS STEEL	--
KITCHEN/SERVICE AREAS	GREY	STAINLESS STEEL	--

DEVICE / RECEPTACLE SCHEDULE 3
NOT TO SCALE E-400



ANSUL PULL STATION DETAIL 2
NOT TO SCALE E-400



MDP GROUNDING DETAIL 1
NOT TO SCALE E-400

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DRAWN BY: G. COLLINS

PANDA PROJECT #: D8675
ARCH PROJECT #: JCDT21-0221-00

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SEAN P. PIC-KELL
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10-12-22

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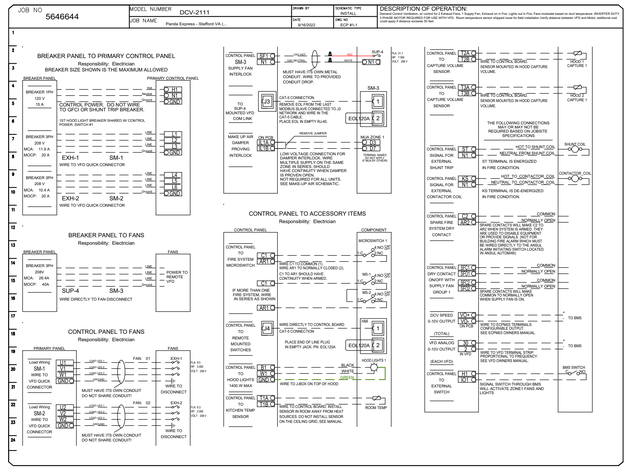
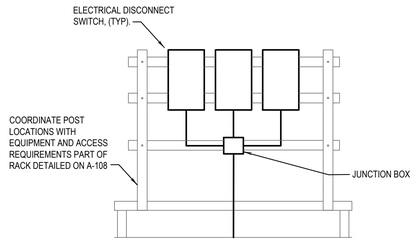
E-400

ELECTRICAL DETAILS, DIAGRAMS

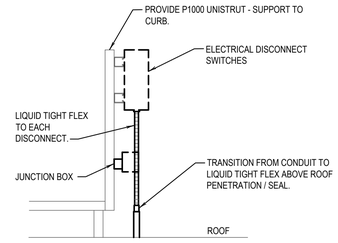


KITCHEN EXHAUST SYSTEM DIAGRAM | 3

NOT TO SCALE | E-401



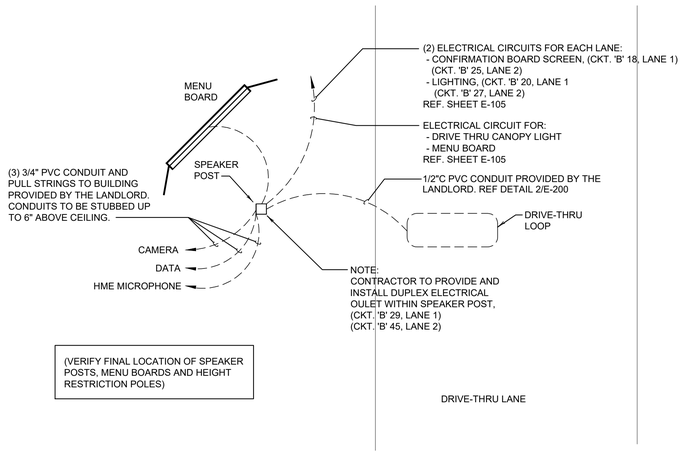
NOTE: LIQUID TIGHT FLEX TO UNITS AND DISCONNECTS NOT SHOWN FOR CLARITY.



NOTE:
ELECTRICAL CONTRACTOR TO PROVIDE (3) HORIZONTAL PIECES OF UNISTRUT THAT MOUNT TO VERTICAL PIECES OF RACK. RACK PROVIDED BY OTHERS. REFER TO ARCHITECTURAL DETAILS ON A-108 FOR ADDITIONAL INFORMATION.

EQUIPMENT DISCONNECT SWITCH SUPPORT | 2

NOT TO SCALE | E-401



MENU BOARD & SENSOR LOOP - TYPICAL FOR EACH LANE | 1

NOT TO SCALE | E-401

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DRAWN BY: G. COLLINS

PANDA PROJECT #: D8675

ARCH PROJECT #: JCDT21-0221-00

COMMONWEALTH OF VIRGINIA
SEAN P. PIC-KELL
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PROFESSIONAL ENGINEER
10-12-22

NORR
ARCHITECTS ENGINEERS PLANNERS

PANDA EXPRESS
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1121 COURTHOUSE RD.
STAFFORD, VA 22554

E-401

ELECTRICAL DETAILS, DIAGRAMS

PANELBOARD A SCHEDULE

VOLTAGE: 208Y/120V MAINS 400 MLO MOUNTING RECESSED REMARKS: PROVIDE GRD BAR & ISOLOATED GRD BAR
BUS SIZE: 400 AMP TOTAL LOAD 143.6 KVA SERIES RATED 65 /10k A.I.C.

No.	SERVES	WIRE SIZE	LOAD (KVA) LTG	RCPT	MTR	A/C	HTG	KITCH	BRKR TRIP	P	PH A	B	C	P	BRKR TRIP	LOAD (KVA) KITCH	HTG	A/C	MTR	RCPT	LTG	WIRE SIZE	SERVES	No.
1	WIC DISPLAY LTS/MENUBRD/LED	12	0.4						20	1				1	20	1.1						10	FAX '87', MGR '84C', COMP '49A'	2
3	HOOD CONTROL PANEL 'M4'	12						0.5	20	1				1	20				0.6			12	MUSIC, VCR, MONITOR	4
5	SERVICE POS '94', PTR '86A' (2,6)	12		1.1					20	1				1	20				0.5			12	COMPUTER RECEPT '83A' (2)	6
7	D.T. POS '94'/PTRS '86A' (2,6)	12		1.1					20	1				1	20	0.2						12	DRIVE THRU '10J' ICE MACHINE (6)	8
9	95-4-S3', FLY LIGHT, CO2 (1,6)	12		0.8					20	1				2	30		3.0					10	DRIVE THRU CHF-25 'M10'	10
11	RICE WARMER '54A' (1,4)	12						0.2	20	1							3.0						HEATED AIR CURTAIN	12
13	REF. PREP TABLE '34O' (1)	12						1.8	20	1				2	30		3.0					10	REAR DOOR - 'M8A'	14
15	REF. PREP TABLE '34D' (1)	12						1.1	20	1							3.0						HEATED AIR CURTAIN	16
17	UNDERCTR FREZER '30L' (1,4)	10						1.1	20	1				1	20					0.2		12	FIRE SUPPRESSION SHUTDOWN	18
19	DINING BEV. DISPENSER '4AB' (1)	12						1.1	20	2				1	20	1.3						10	INDUCT DRY WELL '3F', '3G' (1,4,6)	20
21	SERVING COUNTER	12		0.2										1	20	1.3						10	INDUCT DRY WELL '3F', '3G' (1,4,6)	22
23	DINING ICE TEA BREWER '9D'	12						1.8	20	1				1	20	1.3						10	INDUCT DRY WELL '3F', '3G' (1,4,6)	24
25	FOOD PROCESSOR '53'	12						1.2	20	1				1	20	1.3						10	INDUCT DRY WELL '3F', '3G' (1,4,6)	26
27	ROOF DRAIN HEAT TAPE (5)	12					0.8		20	1				1	20	1.3						10	INDUCT DRY WELL '3F', '3G' (1,4,6)	28
29	WALK-IN COOLER COIL '31M' (1)	12			0.3				20	1				1	20	1.3						10	INDUCT DRY WELL '3F', '3G' (1,4,6)	30
31	RICE HOLD. CABINET '24H' (1,4,6)	10						1.8	20	1				1	20	1.3						10	INDUCT DRY WELL '3F', '3G' (1,4,6)	32
33	FUTURE CONTROLS (1,6)	12						0.4	20	1				1	20	0.9						12	RADIANT TOP HEATER '1S2B1' (1)	34
35	TIME CLOCK	12		0.1					20	1				1	20	0.9						12	RADIANT TOP HEATER '1S2B1' (1)	36
37	4B' BOOSTER OUTLET (6)	12						0.9	20	1				1	20	1.1						12	RADIANT TOP HEATER '1S2B2' (1)	38
39	HEAT WRAP '32-S7' (4)	12					0.5		20	1				2	50	3.8						6	ELECTRIC GRIDDLE - '23E' (1,6,8)	40
41	DRIVE THRU FLY LIGHT (6)	12		0.2					20	1						3.8								42
43	DUCT DETECTORS	12		0.2					20	1				1	20	0.9						12	FRYER '21B MJ345' (1,6)	44
45	LIGHTING - FOOD PREP / EF-3 (4)	10	1.1		0.3				20	1				1	20								SPARE	46
47	LIGHTING DINING AREA	10	0.3						20	1				2	15	1.4						12	MICROWAVE - '55A'	48
49	SHOW WINDOW RECEPTACLES	12	1.0						20	1						1.4								50
51	GENERAL RECEPTACLES	12		0.7					20	1				1	20	0.2						12	DINING FUTURE EQUIPMENT	52
53	EXT. RECEPTACLES, IRRIGATION	12		0.6					20	1				1	20					0.2		12	GENERAL RECEPTACLE	54
55	ON LINE ORDER SHELF	12		0.4					20	1				2	20				1.2			12	BEVERAGE STATION	56
57	DINING RM '10J' ICE MACHINE (6)	12			⚠			0.2	20	1									1.2				ICE MACHINE COND '10J-S' (1)	58
59	TANKLESS WTR HEATERS 'P3' (6)	12		1.0					20	1				2	40				3.3			8	WALK-IN FREEZER COND '32-S1' (1,7)	60
61	D.T. ICE TEA BREWER ' 9D' (1,4)	10						1.8	20	1									3.3					62
63	LIGHTING - RESTROOMS	12	0.1						20	1				2	35				2.8			10	WALK-IN COOLER COND '31-S1' (1)	64
65	DrIVE THRU WINDOW	10			0.5				20	1									2.8					66
67	SPARE								20	1								3.6						68
69	DRIVE THRU HOT WELL CAB'T.(1)								50	2				3	45			3.6				8	RTU-1	70
71	(FUTURE)																	3.6						72
73	SPARE							⚠	20	1								6.2						74
75	SPARE								20	1				3	60			6.2				6	RTU-2	76
77	SPACE									1								6.2						78
79	SPACE									1								5.5						80
81	SPACE									1				3	50			5.5				6	RTU-3	82
83	SPACE									1								6.2						84
																38.7	13.3	46.6	15.7	18.0	11.3		CONNECTED KVA 143.6	
																							CONNECTED AMP: 398.9	
																							NEC AMPS 372.9	

PANELBOARD B SCHEDULE

VOLTAGE: 208Y/120V MAINS 225 MLO MOUNTING RECESSED REMARKS: PROVIDE GRD BAR & ISOLOATED GRD BAR
BUS SIZE: 225 AMP TOTAL LOAD 55.6 KVA RATED 22K A.I.C.

No.	SERVES	WIRE SIZE	LOAD (KVA) LTG	RCPT	MTR	A/C	HTG	KITCH	BRKR TRIP	P	PH A	B	C	P	BRKR TRIP	LOAD (KVA) KITCH	HTG	A/C	MTR	RCPT	LTG	WIRE SIZE	SERVES	No.
1	BUILDING SIGNS / LOGOS (3)	12	1.0						20	1				2	20				1.2			10	DRIVE THRU ICE MACHINE	2
3	EXTERIOR POLE MOUNT LTG (3,4)	10	0.5						20	1									1.2				CONDENSER '10J-S1' (4)	4
5	EXTERIOR POLE MOUNT LTG (3,4)	10	0.6						20	1				1	20	0.6						12	USED OIL STORAGE TANK	6
7	EXTERIOR POLE MOUNT LTG (3,4)	10	0.6						20	1				2	30		3.0						SIDE DOOR 'M8C'	8
9	D.T. BEV.DISPENSER '4AB' (1,4)	10						1.1	20	1							3.0						HEATED AIR CURTAIN	10
11	SECURITY / POS MONITORS	12		0.1					20	1						5.7								12
13	HYPERACTIVE TIMER SYSTEM	12		0.1					20	1				3	60	5.7						6	DISHWASHER '70D'	14
15	DINING ROOM TV'S	12		0.3					20	1						5.7								16
17	OLO TIICKET PRINTER	12		0.2					20	1				1	20						1.2	10	LN.2 DRIVE THRU MENU BOARD (3,4)	18
19	COKE CARBONATOR	12		0.2					20	1				1	20						1.0	10	LN 2 DRIVE THRU ORDER SCREEN (4)	20
21	SPARE								20	1				1	20								SPARE	22
23	BUILDING LIGHTING / EM (3)	12	0.1						20	1				1	20								SPARE	24
25	LN 1 DRIVE-THRU MENU BOARD (3,4)	10	1.2						20	1									1.1					26
27	LN 1 DRIVE THRU ORDER SCREEN (4)	10	1.0						20	1				3	15				1.1			12	EXHAUST FAN EF-1	28
29	RTU CONVENIENCE RECEPTS	12		0.6					20	1									1.1					30
31	CANOPY LIGHTING (3)	12	0.2						20	1									1.0					32
33	CANOPY LIGHTING (3)	12	0.2						20	1				3	15				1.0			12	EXHAUST FAN EF-2	34
35	EXTERIOR MOTION SECURITY LED	12	0.7						20	1									1.0					36
37	THAWING CABINET	12						1.5	20	2									3.1					38
39								1.5						3	40				3.1			8	MAU-1	40
41	SPARE								20	1									3.1					42
																21.8	6.0	0.0	18.0	1.5	8.3		CONNECTED KVA 55.6	
																							NEC KVA 51.0	
																							NEC AMPS 141.7	

PANELBOARD MDP SCHEDULE

VOLTAGE: 208Y/120V MAINS 600 MCB MOUNTING EXTERIOR REMARKS: W/ GRD BAR & ISOLATED GRD BAR
BUS SIZE: 600 AMP TOTAL LOAD 199.2 KVA SURFACE RATED 65k A.I.C., NEMA 3R

No.	SERVES	WIRE SIZE	LOAD (KVA) LTG	RCPT	MTR	A/C	HTG	KITCH	BRKR TRIP	P	PH A	B	C	P	BRKR TRIP	LOAD (KVA) KITCH	HTG	A/C	MTR	RCPT	LTG	WIRE SIZE	SERVES	No.
1																								2
3	PANEL 'A' (8)		11.3	18.0	15.7	46.6	13.3	38.7	400	3													SPACE	4
5																								6
7																								8
9	PANEL 'B' (8)		8.3	1.5	18.0	0.0	6.0	21.8	200	3													SPACE	10
11																								12
13																								14
15	SPACE																						SPACE	16
17																								18
																60.5	19.3	46.6	33.7	19.5	19.6		CONNECTED KVA 199.2	
	SEE LOAD SUMMARY -->															39.3	19.3	46.6	19.3	15.7	24.5		NEC KVA 185.8	
																							AMPS 515.8	

PANELBOARD NOTES ( )

1. KITCHEN EQUIPMENT SHOWN AT 100% IN PANEL SCHEDULE. 65% DEMAND FACTOR TAKEN IN LOAD SUMMARY AS ALLOWED BY THE NEC 220.56.
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 (GFEP) TYPE CIRCUIT BREAKER FOR HEAT TAPE.
6. GFCI BREAKER.
7. INSTALL LOCKING DEVICE (LOCK-OFF FOR MAINTENANCE).
8. IF A 50A, 2P GFCI BREAKER IS NOT AVAILABLE FROM THE PANEL MANUFACTURER THEN THE CONTRACTOR SHALL PROVIDE A REMOTE GFCI DEVICE ALONG WITH A STANDARD 50A, 2P CIRCUIT BREAKER.

Service Entrance Load Summary							
Lighting	19.60 x	125%				=	24.50 KVA
Receptacles	19.50		10 +	11.30 x	50%	=	15.65 KVA
Motor	33.70 x	100% +	5.4 x	125%		=	40.45 KVA
Heating	19.30					=	19.30 KVA
AC	46.6					=	46.60 KVA
Kitchen	60.50 x	65%				=	39.33 KVA
							185.83 KVA
Main Service Entrance Ampere Requiremets							**515.80 Amps**
Main Service Fuse size							*OK*

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.
5. E.C. SHALL PROVIDE GROUNDING PER NEC ARTICLE 250, RE: 1/E-400 FOR ADDITIONAL INFORMATION.

SINGLE LINE DIAGRAM GENERAL NOTES 3

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 65000/10000 AIC SERIES RATING SYSTEM IS SPECIFIED BETWEEN THE 'MDP' 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 CONTACT DOMINION ENERGY ELECTRIC COMMISSION FOR THE SIZE AND AVAILABLE SHORT CIRCUIT VALUE AT THE TRANSFORMER. THE ELECTRICAL CONTRACTOR SHALL CALCULATE THE AVAILABLE SHORT CIRCUIT AMPACITY AT THE 'MDP' AND PANELS AND PROVIDE LABELS AT ALL COMPONENTS OF THE SERIES PROTECTED SYSTEM; AT PANEL 'A' STATING "CAUTION - 65/10 SERIES COMBINATION SYSTEM RATED XX,XXX AMPERES. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED", AT PANEL 'B' STATING "CAUTION - 65/10 SERIES COMBINATION SYSTEM RATED XX,XXX AMPERES. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED".
6. EQUIPMENT SUPPLIER TO PROVIDE CUT SHEETS OF ALL SERIES RATED COMPONENTS (I.E. PANELS AND 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 4

NOT TO SCALE E-601

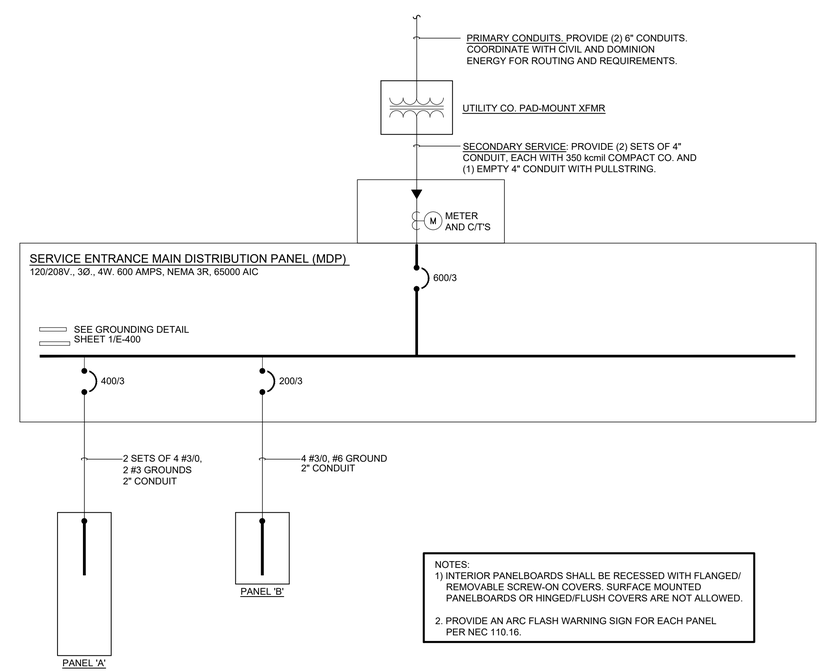
ELECTRICAL SERVICE ENTRANCE COORDINATION

NEW SERVICE REQUIRED: 600A, 120/208V, 3 PHASE, 4 WIRE
SERVICE TO BUILDING ROUTED: REFER TO SHEET E-105
AVAILABLE FAULT CURRENT: TBD
METERING LOCATION: EXTERIOR BUILDING

UTILITY COMPANY: XXXXXXXXXXXXXXXXX
NAME OF CONTACT: XXXXXXXXXXXXXXXXX
PHONE: (XXX)-XXX-XXXX
EMAIL: XXXXXXXXXXX@XXXXX.com

ITEMS	CONTRACTOR FURNISHED BY	CONTRACTOR INSTALLED BY	UTILITY COMPANY FURNISHED BY	UTILITY COMPANY INSTALLED BY
PRIMARY CONDUCTORS			X	X
PRIMARY TERMINATIONS			X	X
PRIMARY CONDUIT(S)	X	X		
PRIMARY TRENCH/BACKFILL	X	X		
TRANSFORMER -(CONTRACTOR TO PROVIDE PAD PER/UTILITY REQ'S.)			X	X
SECONDARY CONDUCTORS (FROM XFMR TO UTILITY METER)	X	X		
SECONDARY TERMINATIONS @ TRANSFORMER (GC PROVIDE LUGS)			X	X
SECONDARY TERMINATIONS @ SERVICE ENTRANCE	X	X		
SECONDARY CONDUIT	X	X		
SECONDARY TRENCH/BACKFILL	X	X		
METERING CT'S - TO BE DETERMINED BY UTILITY			X	X
METER HOUSING - PROVIDED BY UTILITY TO CONTRACTOR AT NO CHARGE	X	X		

CONTRACTOR NOTE:
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.



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.

SINGLE LINE DIAGRAM 2

NOT TO SCALE E-601

PANDA EXPRESS, INC.
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91770
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REVISIONS:

⚠	PERMIT RESPONSE 01	02/07/2023

ISSUE DATE:

	PERMIT / BID SET	10-12-22

DRAWN BY: G. COLLINS

PANDA PROJECT #: D8675
ARCH PROJECT #: JCDT21-0221-00

COMMONWEALTH OF VIRGINIA
SEAN P. PIC-KELL
Lic. No. 061326
PROFESSIONAL ENGINEER
2-8-23

NORR
ARCHITECTS ENGINEERS PLANNERS

PANDA EXPRESS
TRUE WARM & WELCOME
1121 COURTHOUSE RD.
STAFFORD, VA 22554

E-601

PANELS, SINGLE LINE, LOAD CALC'S