





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 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. NOT USED

DIVISION 3 - CONCRETE

REFER TO STRUCTURAL DRAWINGS FOR CONCRETE SPECIFICATIONS

DIVISION 4 - MASONRY

1. NOT USED

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'-0" 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 AIA 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: RE-SAWN DOUGLAS FIR, NO KNOTS, STAIN GRADE.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

1. NOT USED

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/NWDA 1011.1.S.2 OR 1011.1.S.2NAFS. THE LABEL SHALL STATE THE NAME OF THE MANUFACTURER, THE APPROVED LABELING AGENCY AND THE PRODUCT DESIGNATION AS SPECIFIED IN AAMA/NWDA 1011.1.S.2 OR 1011.1.S.2NAFS. PRODUCTS TESTED AND LABELED AS CONFORMING TO AAMA/NWDA 1011.1.S.2 OR 1011.1.S.2NAFS 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 (16 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 WEYERHAEUSER.

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

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

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

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

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

PRE-FIT DOORS AT FACTORY WITH CLEARANCES OF 1/8" AT EACH VERTICAL EDGE AND AT TOP, 1/2" AT BOTTOM, AND 1/8" IN 2" BEVEL AT LOCK EDGE. 3/4" CLEARANCE ABOVE FLOOR WITHOUT THRESHOLD, 1/2" 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 1/2" MINIMUM DIAMETERS STEEL JAMB STUDS WITH 1/2" 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 3/8"

HOOK SHAPED OR EXPANDING LAG DEAD BOLTS SHALL HAVE A MINIMUM THROW OF 1/2"

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 B221), 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.



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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 C6307.8. USE 4 FEET WIDE SHEETS WITH LONG TAPERED EDGE. THICKNESS SHALL BE ½". UNITED STATES GYPSUM CO. SHEET-ROCK WR 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 - 7/8" HAT SHAPED.

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

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

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

ACCESS PANELS: INRYCOMILCOR, (414) 383-4030; TYPE "M" WITH FLUSH SCREW DRIVE OPERATED LOOKS. 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 #2S 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 RUINS, 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 1/2".

4. TOILET ROOM ACCESSORIES

SEE ARCHITECTURAL DRAWINGS FOR TOILET ROOM ACCESSORIES SCHEDULE.

DIVISION 11 - EQUIPMENT

1. FOOD SERVICE EQUIPMENT

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

2. RELATED WORK DESCRIBED ELSEWHERE

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

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

3. AS-BUILT DRAWINGS

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

4. LOCATIONS AND ACCESSIBILITY

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

5. CLEANING OF EQUIPMENT, MATERIALS AND PREMISES

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

6. OPERATION AND MAINTENANCE INSTRUCTIONS

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

7. TESTING AND ADJUSTMENT

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

DIVISION 12 - FURNISHINGS

1. NOT USED

DIVISION 13 - SPECIAL CONSTRUCTION

1. NOT USED

DIVISION 14 - CONVEYING SYSTEM

1. NOT USED

DIVISION 15 - MECHANICAL

1. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR SPECIFICATIONS

DIVISION 16 - ELECTRICAL

1. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL SPECIFICATIONS

FIRE PREVENTION NOTES

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

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

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

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

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

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

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

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

9. INTERIOR FINISH SHALL COMPLY WITH ALL APPLICABLE CODES.

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

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

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

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

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

15. PROVIDE OCCUPANT LOAD SIGN COMPLYING WITH CODE.

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



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	MD STATE HEALTH PR 01	02/24/2023

ISSUE DATE:

	LL REVIEW	12-23-22
	PERMITS	12-28-22
	BID/ CONSTRUCTION SET	08-11-23

DRAWN BY: AB

PANDA PROJECT #: S4-24-D6247

PANDA STORE #: D6247

ARCH PROJECT #: JCOT18-0152

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



PANDA EXPRESS

PANDA HOME 2600  
14 CRANBROOK ROAD  
Cockeysville, MD 21030

G-003

SPECIFICATIONS

PANDA HOME 2600 R3

BID/CONSTRUCTION SET 08-11-2023









REVISIONS:

1	MD STATE HEALTH PR 01 02/24/20
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LL REVIEW	12-23-
PERMITS	12-28-
BID/ CONSTRUCTION SET	08-11-

DRAWN BY: TD

PANDA PROJECT #: S4-24-D6247  
PANDA STORE #: D6247  
ARCH PROJECT #: JCDT18-0152

FOR REFERENCE  
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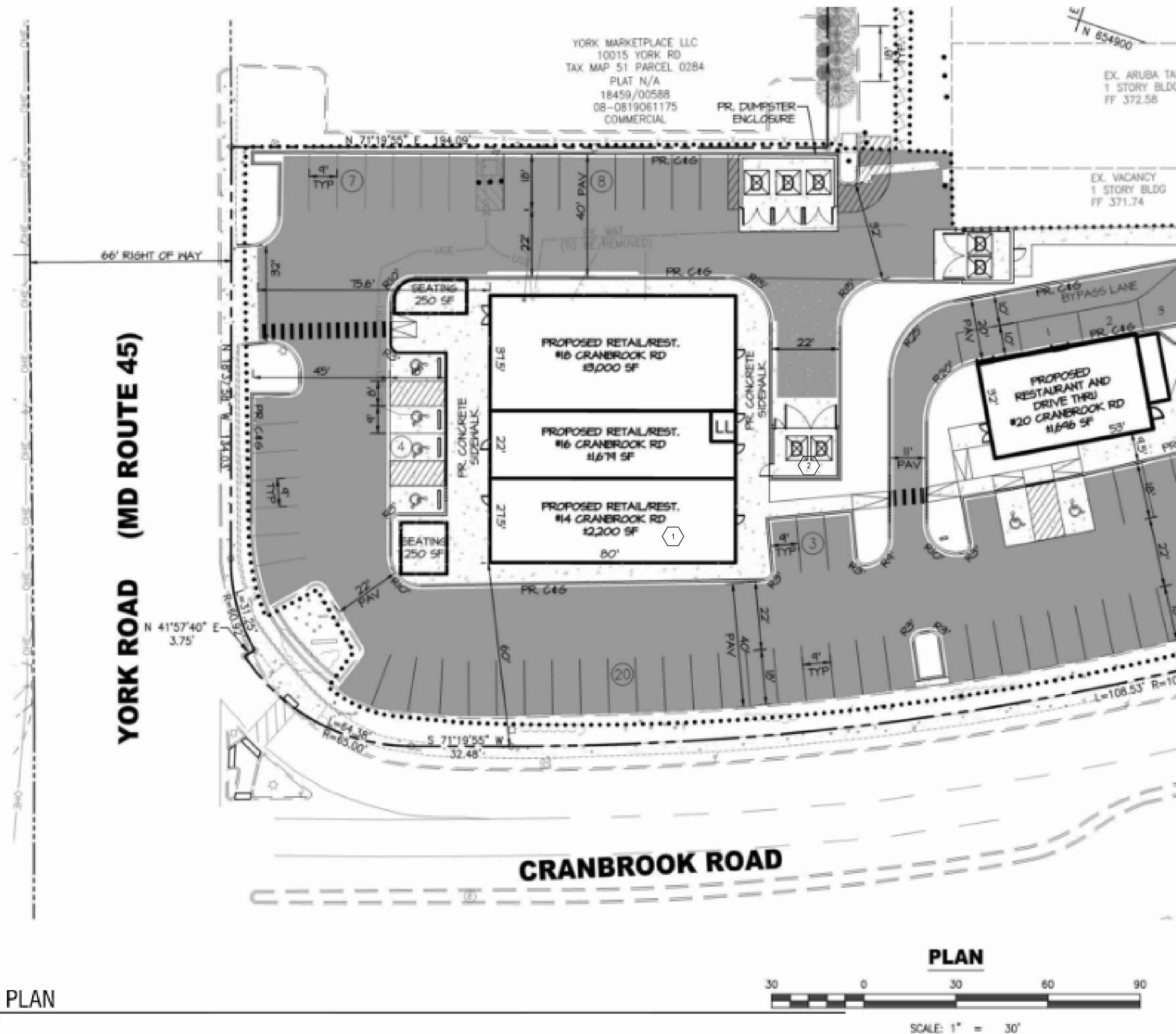
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# A-100

SITE PLAN  
ARCHITECTURAL

PANDA HOME 2600 R3



**SITE PLAN**

SITE PLAN	2
Scale= 1/16" = 1'-0"	A-100

KEY NOTES	A
Scale= NTS	A-100

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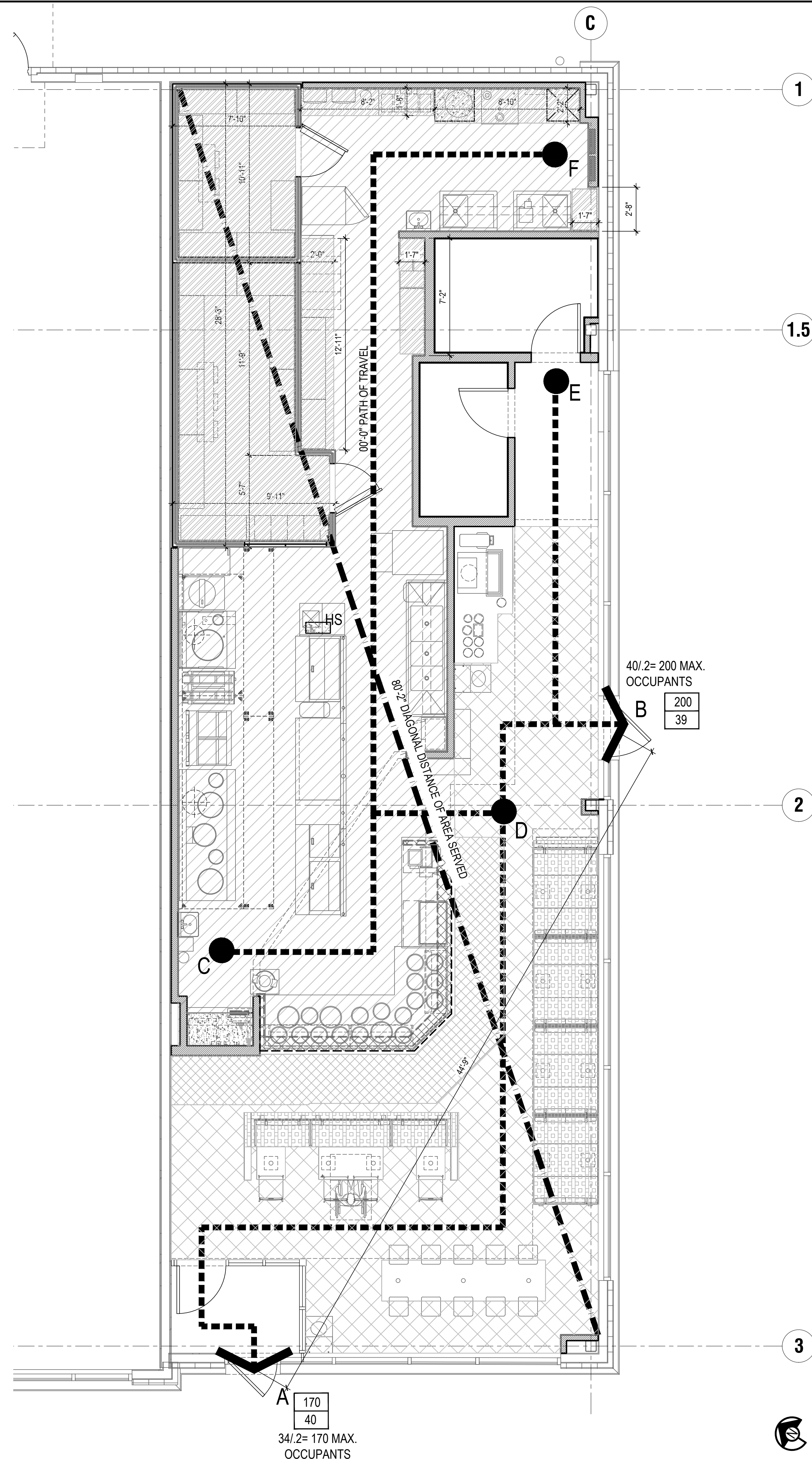
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Cockeysville, MD 21030

A-100.1

EGRESS PLAN

PANDA HOME 2600 R3



SYMBOL LEGEND	
<div>000</div> <div>00.0</div>	EXIT CAPACITY
	ALLOWABLE
	ACTUAL
<div>00'-0"</div>	MAXIMUM TRAVEL DISTANCE FROM FARTHEST POINT
<div></div>	ACCESSIBLE ROUTE NUMBER OF SEATS REQUIRED (2) PER 2010 ADA STANDARDS
<div></div>	SEPARATION OF EXITS = 42'-4" LENGTH > $\frac{1}{2}$ (80'-2") DIAGONAL DISTANCE OF AREA SERVED

EGRESS PATH DISTANCES:

F-D 59'-3"  
D-B 12'-4"  
E-B 24'-10"  
C-D 25'-8"  
A-D 55'-6"

COMMON PATH OF TRAVEL	TABLE 1029.8	75 FEET MAX.
EXIT ACCESS TRAVEL DISTANCE	TABLE 1017.2	250 FEET MAX.

OCCUPANCY

TOILET ROOMS/ CIRCULATION  
557 GROSS/0= 0 OCCUPANTS

KITCHEN  
686 GROSS/100= 7 OCCUPANTS

STORAGE/MECH  
282 GROSS/300 = 1 OCCUPANT

INDOOR DINING STANDING SPACE  
96 NET / 5 = 19 OCCUPANTS

INDOOR DINING - UNCONCENTRATED  
432 NET / 15 = 29 OCCUPANTS

INDOOR DINING -  
FIXED SEATING  
44 LF/2= 22- OCCUPANTS

BARRIER FREE  
1 OCCUPANTS

TOTAL BUILDING OCCUPANCY COUNT:  
79 - OCCUPANTS



EQUIPMENT SCHEDULE																									10-24-22				
PLUMBING										ELECTRICAL					DESCRIPTION														
FS INDIRECT CONNECTION TO FLOOR SINK										D DIRECT CONNECTION					O OWNER(PANDA EXPRESS, INC.)										S SERVING AREA				
D DIRECT CONNECTION										C CONVENIENT OUTLET					GC GENERAL CONTRACTOR										K KITCHEN				
RIH ROUGH IN HEIGHT (TO CENTER OF CONNECTION)										FSO FLOOR STUB OUT					EC ELECTRICAL CONTRACTOR										(E) EXISTING				
										DC DROPPED CORD					KEC KITCHEN EQUIPMENT COMPANY														
SUPPLY BY	GAS			WASTE			COLD WATER			HOT WATER			CONNECTION	LOAD	PHASE	H.P.	VOLTS	REMARKS	DIMENSIONS W x D x H (ø x H)	MANUFACTURE	MODEL #	EQUIPMENT				NO.			
	K	BTU	R.I.H.	SIZE	TYPE	SIZE	R.I.H.	SIZE	R.I.H.	SIZE	R.I.H.	TYPE										WATT							
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																		3 HEATING ELEMENTS	42.375" x 4.25" x 2.375"	GENERAL		43" RADIANT TOP HEATER (2)			1S2B(2)				
O																		4 HEATING ELEMENTS	42.375" x 4.25" x 2.825"	GENERAL		36" RADIANT TOP HEATER			1S2B(2)				
O																		SEE DETAIL	SEE PLAN	KEC	CUSTOM	CASHIER & BEVERAGE COUNTER			2Q				
O																		INDUCTION WARMER	15 3/4" DIA	I/O CONTROLS CORP	ABC-065-14	INDUCTION WELL - 170T(13)			3Q				
O																		INDUCTION WARMER	12 1/8" DIA	I/O CONTROLS CORP	ABC-065-10	INDUCTION WELL - 110T(16)			3G				
O																		W/ID DISPENSER	30"x30"x35"	CORNELIUS	IDC-255	BEVERAGE DISPENSER			4AB				
O																		ON S/S SHELF	15"x11"x16"	WELBLIT	16-2172	BOOSTER			4B				
O																		40"x18"		WELBLIT	15-2903-IP	SODA RACK			4C				
O																		ø22"		ESPRIGAS	PER MFG	CO2 TANK			4D				
O																				CO2Meter.com	RA0-0102-6	CO2 MONITOR & DISPLAY			4D-S				
O																		34"x17"x6 1/2"		KEC	CUSTOM	36" COLD PAN			5C				
O																		11" x 22" x 34"		BUNN	TB3	S/S COUNTER WITH SINK			6B				
O																		22" x 14" x 26.5"		MANITOWOC	IB-0894YC	ICED TEA BREWER			9J				
O																		34"x15.5" x 25.5"		MANITOWOC	DV0-0675	800 LBS. ICE MACHINE			10J				
O																						REMOTE CONDENSER			10J-S				
KITCHEN EQUIPMENT																													
O	450	10"	1-1/2"	FS	2"	10"	1/2"											SEE DETAIL	93"x42"	KEC	CUSTOM	93" CHINA RANGE (L)			20N				
O	190	10"	1"	FS	2"	10"	1/2"											SEE DETAIL	42"x42"	KEC	CUSTOM	42" CHINESE RANGE			20R				
O	122 EA.	14"	1 1/2"																40"x31-1/8"x47-3/4"		FRAMSTER	21814CF	FRYER			21F			
O	54	10"	3/4"																24"x31.5"x15.25"		VULCAN	MS242-C0100P	24" GAS GRIDDLE			21E			
O	34.6	10" & 12"	3/4"																10.4"x22.9"		VULCAN	WMC5-101	(2) ELECTRIC GRIDDLE TOP			23F			
O																			19.9"x34.5"x41.3"		WINSTON	H44005	RICE HOLDING CABINET			24A			
O																			24"x19"x17"		PANITIN	GC-6100(N)	RICE COOKER			25A			
O																			60"x33"x36"		RANDELL	320SF-290	60" WORKTOP FREEZER			30L			
O																			SEE PLAN	KEC	CUSTOM	WALK-IN COOLER UNIT			31				
O																			SEE PLAN	KEC	CUSTOM	WALK-IN COOLER COND.			31-S				
O																			SEE PLAN	KEC	CUSTOM	WALK-IN FREEZER			32				
O																			SEE PLAN	KEC	CUSTOM	WALK-IN FREEZER COND.			32-S				
O																			SEE PLAN	KEC	CUSTOM	W.I.F. LTG. DOOR HEATER			32-ST				
O																			24" C	15A	1/2	120	84" REF. PREP. TABLE			34C			
O																			24" C	9A	1/3	120	48" REF. PREP. TABLE			34D			
O																			SELF CONTAINED				100"x30"						
O																			SELF CONTAINED				28"x33"x62"						
O																			48"x33"x35"		RANDELL	9030K-7	48" REF. PREP. TABLE			34D			
O																			100"x30"		KEC	CUSTOM-(PS-100L)	POT SINK			40A			
O																			42"x30"		ELECTROLUX	727655	THAWING CABINET			40T			
O																			42"x30"		KEC	CUSTOM-(VS-42)	42" VEGETABLE SINK (L)			41B			
O																			42"x30"		KEC	CUSTOM-(VS-42)	42" VEGETABLE SINK (R)			41C			
O																			SEE PLAN		PANDA WAREHOUSE	CUSTOM (NSF)	170" S.S. WALL MTD. SHELF			43A			
O																			SEE PLAN		PANDA WAREHOUSE	CUSTOM (NSF)	170" S.S. WALL MTD. SHELF			43B			
O																			SEE PLAN		GOLD BOND	ISS	18" WIRE SHELVES			44A			
O																			SEE PLAN		GOLD BOND	ISS	18" WIRE SHELVES			44C			
O																			24 1/2" 30" x 24"		KEC	CUSTOM	S.S. RICE COOKER STAND			44A			
O																			22 1/2" 30" x 34.06"		KEC	CUSTOM	RICE WARMER STAND			46B			
O																			24 1/2" 33" x 28"		KEC	CUSTOM	S.S. GRILL STAND			46B			
O																			9 15/16"x19-11/16"x19-3/4"		ELECTROLUX	D70-TR24	FOOD PROCESSOR			53			
O																			32"x37"x68"		HOBART	PW105ER	POT WASHER			70D			
O																			14"x14"x21"		HOBART	WS-40	WATER SOFTENER			70D1			
SMALL EQUIPMENT																													
O																			W/TOWEL & SOAP	14 1/4"x18 1/2"	GSW	HS-1861NAPS	HAND SINK (2)			45A			
O																			ON S.S. COUNTER	17" ø	WELBON	WRS-1088BS	RICE WARMER			54A			
O																			PLUS: NEMA 6-15R	17 1/2"x15.5"x22.25" 3/4"	SHARP	R-C01800M	MICROWAVE			55A			
O																			AS REQUIRED BY LOCAL FIRE DEPT., CHECK LOCATION WITH PROJECT MANAGER				FIRE EXTINGUISHER (2)			56			
O																			SEE DETAIL		SAN-JAMAR	SANJ7500TKB	PAPER TOWEL DISPENSER			60D			
O																			12"x20"x7.7"		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			48A			
O																			SEE DETAIL		DELL OPTIPLEX	x42	COMPUTER			83A			
O																			SEE PLAN		BROTHER	MFC-L22700DW	POS PRINTERS (2)			86A			
O																			SEE PLAN		BROTHER	MFC-L22700DW	FAX			87			
O																			CUSTOM	11 1/4"x14 1/2"x18"	RESNOS	S 460	CASH REGISTER SYSTEM			84			
MEP EQUIPMENT																													
O																			SEE MECH. DWG.		CAPTIVE AIR	CUSTOM	EXHAUST HOOD			M1			
O																			SEE MECH. DWG.		CAPTIVE AIR	CUSTOM	HOOD CONTROL PANEL			M4			
O																			SEE MECH. DWG.		CAPTIVE AIR	CUSTOM	FIRE SUPPRESSION SYSTEM			M5			
O																			SEE MECH./ELEC DWG.				RECESSED ANSUL PULL BOX			M6			
O																			SEE PLUMBING DWG.	30" x 30 x 64"	DWR PRO	CLEANSTAR GRN 1500	GREASE TANK			P-01T			
O																			FLOOR TYPE	24" x 24" x 13"	C.S.W.	SE2424FM	STAINLESS STEEL HOT WATER SINK			P1			
O																			WALL MOUNT	39" x 29.75" x 13"	RINNAI	WFO-02247 (CUB9999)	TANKLESS WATER HEATER			P3			
O																			WALL MOUNT	8"x2 3/8"x23 5/8"	WATER FILTRATION	BEV190-56164-01	WATER FILTER			P4			
O																			WALL MOUNT	10"x8 5/8"x18 1/2"	WATTS	OFTHW-C	WATER FILTER			P5			
O																			SEE ELEV. ON E-200		HYPERACTIVE		HYPERACTIVE TIMER SYS.			94-1A			
O																			48" C	50W	1	120	LCD MONITOR-MANAGER			94-1B			
O																			SEE PLAN		DELL (17" COLOR)		SECURITY VCR			95-4S			
O																			W/ EM LOCK				MUSIC EQUIPMENT			95-5			
O																			REF ELEV C	50W	1	120	ELECTRICAL PANEL (2)			E7			
O																			REF ELEV C	100W	1	120							
SIGNAGE																													
O																			REF. INT. ELEV'S		LSI	CUSTOM	MENU BOARD			D2b			
O																			46"x69 1/4"				DRAGON SIGN			S04RA			
O																			26"x69"				PANDA PICTOGRAM			SPP-W			
O																			SEE ELEVATIONS				CELEBRATION MURAL			SRTV-W			
FURNITURE																													
O																			SEE PLAN		RICHFIELD	STRAIGHT-BF	SERVICE COUNTER			F1d			
O																			SEE PLAN		RICHFIELD	LEFT TETON BEGE	BEVERAGE COUNTER			F1d			





Scale= 1/4" = 1'-0" **A-102**



FINISH SCHEDULE					
ROOM NAME	FLOOR	BASE	WALL	CEILING	
(100) DINING ROOM	T200 24" X 24" TILE T402 INLAY	T111 TILE SIZE: REF. SCHEDULE T200 TILE SIZE: REF. SCHEDULE T124 FULL TILE	T111 TILE P104 T111, T124 G-1 WALL COVERING	PAINT TILE C3 2' X 2' ARMSTRONG, OPTIMA GYP BOARD W/ PAINT P103	03-06-22
(101) SERVING AREA	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	T111 HAND SINK WALL WP1 FRP PANEL	TILE C3 GYP BOARD W/ SMOOTH WASHABLE PAINT	
(103) KITCHEN	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP3 S.S. BEHIND COOK LINE WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS	
(104) KITCHEN PREP.	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS	
(105) WALK-IN COOLER	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S.S. / ALUMINUM WITH 3/8" RADIUS	EXT S.S.	ALUMINUM GALVANIZED STAINLESS STEEL	
(105A) WALK-IN FREEZER	GALVANIZED STAINLESS STEEL S1 SILKAL UNDER WIF SUBFLOOR	S.S. / ALUMINUM WITH 3/8" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL	
(106) MEN'S ROOM	T200 24" X 24" TILE	T108 FULL TILE SCHLUTER	T108	TILE C3 GYP BOARD W/ P101 SMOOTH WASHABLE PAINT	
(107) WOMEN'S ROOM	T200 24" X 24" TILE	T108 FULL TILE SCHLUTER	T108	TILE C3 GYP BOARD W/ P101 SMOOTH WASHABLE PAINT	
(108) VESTIBULE	T200 24" X 24" TILE	T124 FULL TILE	P104 T124	PAINT TILE C3 GYP BOARD W/ P101 SMOOTH WASHABLE PAINT	
(111) ENTRY VESTIBULE	T200 24" X 24" TILE M100 4' X 6' MAT	T124 FULL TILE	P104 T124	PAINT TILE C3 GYP 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, PLAM DOORS & FRAMES AND HM DOORS & FRAMES	HARDWARE	HINGE	STOP	ACCESSORIES	REMARKS

NO.	DOOR MATERIAL	SIZE	FRAME	FACE/EDGE	THK.	CORE	LITE	RATE	PASSAGE	LOCKSET	PRIVACY	S.F. PULL	S.F. PUSH	PANIC	BUTT	CONT. HAND	FLOOR	WALL	THRESHOLD	SILENCERS	KICKPLATE	CLOSER	REMARKS
(01)	EXISTING ALUMINUM STOREFRONT	3'-0" X 7'-0"	ALUM.	EXIST. ALUM.	1 3/4"	HOLLOW	GLASS	-	●	●	●	●	●	●	●	●	●	●	●	●	●	●	EXISTING DOOR PULL ON EXTERIOR SIDE
(02)	EXISTING ALUMINUM STOREFRONT	3'-6" X 7'-0"	ALUM.	EXIST. ALUM.	1 3/4"	HOLLOW	GLASS	-	●	●	●	●	●	●	●	●	●	●	●	●	●	●	EXISTING DOOR PULL ON EXTERIOR SIDE
(03)	S.C. WOOD	3'-0" X 7'-0"	H. MTL.	PLASTIC LAM. PRE-FINISHED	1 3/4"	SOLID	-	-	●	●	●	●	●	●	●	●	●	●	●	●	●	●	KICKPLATE ON EA. SIDE OF DOOR
(04)	S.C. WOOD	3'-0" X 7'-0"	H. MTL.	PLASTIC LAM. PRE-FINISHED	1 3/4"	SOLID	-	-	●	●	●	●	●	●	●	●	●	●	●	●	●	●	KICKPLATE ON EA. SIDE OF DOOR
(01B)	ALUM. STORE VESTIBULE	3'-0" X 7'-0"	ALUM.	MATCH EXIST. ALUM.	1 3/4"	HOLLOW	GLASS	-	●	●	●	●	●	●	●	●	●	●	●	●	●	●	

WALL SCHEDULE					
INSTALLED AND FURNISHED BY G.C. UNLESS NOTED OTHERWISE					
NO.	DESCRIPTION				
(EX)	EXISTING				
(W1)	3-5/8" 20GA. METAL STUD WALL W/ 3/8" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)				
(W2)	3-5/8" 20GA. METAL STUD WALL W/ 3/8" TYPE "X" GYP. BOARD ON ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)				
(W3)	6" 20GA. METAL STUD WALL W/ 3/8" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)				
(W4)	6" 20GA. METAL STUD WALL W/ 3/8" TYPE "X" GYP. BOARD ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)				
(W5)	1 1/2" 20GA. HAT CHANNEL FURRING W/ 3/8" 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
(WP1)	CRANE COMPOSITES INC.	F.R.P. THICKNESS: .075	LBGS.14	#636 (GRAY), SM5M
(WP2)	-	S.S. PANEL (22 GA)	-	BRUSHED FINISH
(WP3)	-	S.S. PANEL (22 GA)	-	DIAMOND PATTERN FINISH
(W106)	WOLF GORDON	WALLCOVERING	-	GOLD LANTERN & CLOUD
(W107)	WOLF GORDON	WALLCOVERING	-	FRETWORK
(W108)	-	CANOPY GRAPHIC	-	-
(G-4b)	-	MENU BACKER PANEL	TBD	TBD
(W111)	-	WALL MURAL	TBD	TBD

SPECIAL SURFACE SCHEDULE				
INSTALLED AND FURNISHED BY G.C. UNLESS NOTED OTHERWISE				
NO	MANUFACTURER	PRODUCT	MFG #	REMARK
(02-3)	DALTILE	ARTIFICIAL QUARTZ	-	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	REMARK
(P10A)	SHERWIN-WILLIAMS	SW 7065	ARGOS	PROMAR 200, ZERO VOC, LATEX SEMI-GLOSS
(P101)	SHERWIN-WILLIAMS	SW 6252	ICE CUBE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL
(P104)	SHERWIN-WILLIAMS	SW 2850	CHELSEA GRAY	PROMAR 200, ZERO VOC, LATEX EGG-SHELL
(P105)	NOT USED			
(P106)	SHERWIN-WILLIAMS	SW 7069	IRON ORE	DTM ACRYLIC GLOSS, LOW VOC
(P205)	SHERWIN-WILLIAMS	SW 7069	IRON ORE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL

WALL LEGEND	
	EXISTING 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.:

- PANEL DIVIDERS AT WP3
- INSIDE CORNER AT WP3 TO WP2
- FLASHING AT TOP OF BASE WP3
- WP2 PIECE AT LENGTH OF WALL

NOTE: THE FOLLOWING STAINLESS STEEL PROVIDED BY G.C.-INSTALLED BY G.C.:

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

ALL OTHER STAINLESS STEEL BY G.C.

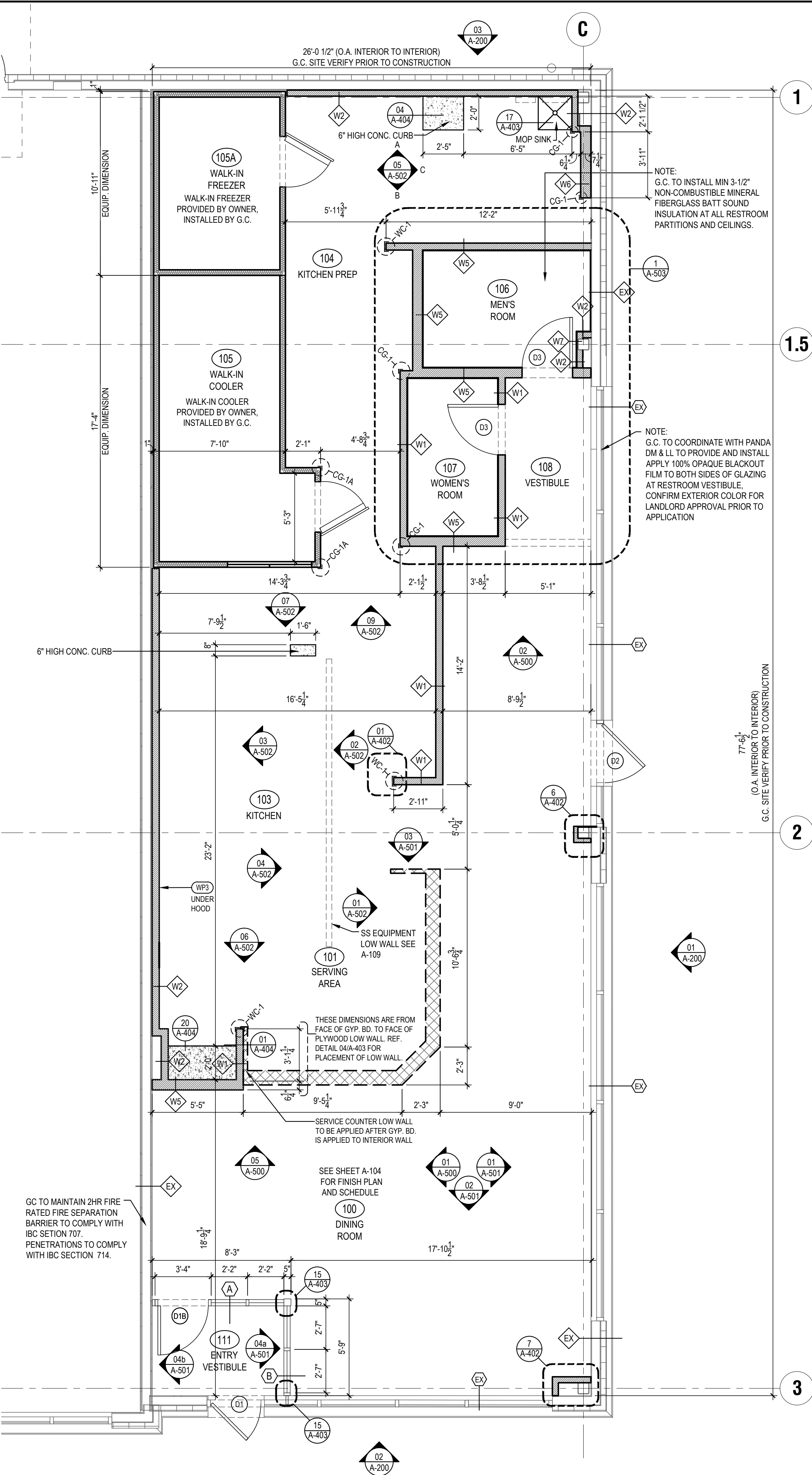
**NOTE!!!!!!!!!!!!!!:**

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

**NOTE:**

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

TILE SCHEDULE (SEE SHEET A-104)



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

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

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

1	MD STATE HEALTH PR 01	02/24/2023

ISSUE DATE:

LL REVIEW	12-23-22
PERMITS	12-28-22
BID/ CONSTRUCTION SET	08-11-23

DRAWN BY: AB/ TD

PANDA PROJECT #: S4-24-D6247  
PANDA STORE #: D6247  
ARCH PROJECT #: JCOT18-0152

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

PANDA EXPRESS

PANDA HOME 2600  
14 CRANBROOK ROAD  
Cockeysville, MD 21030

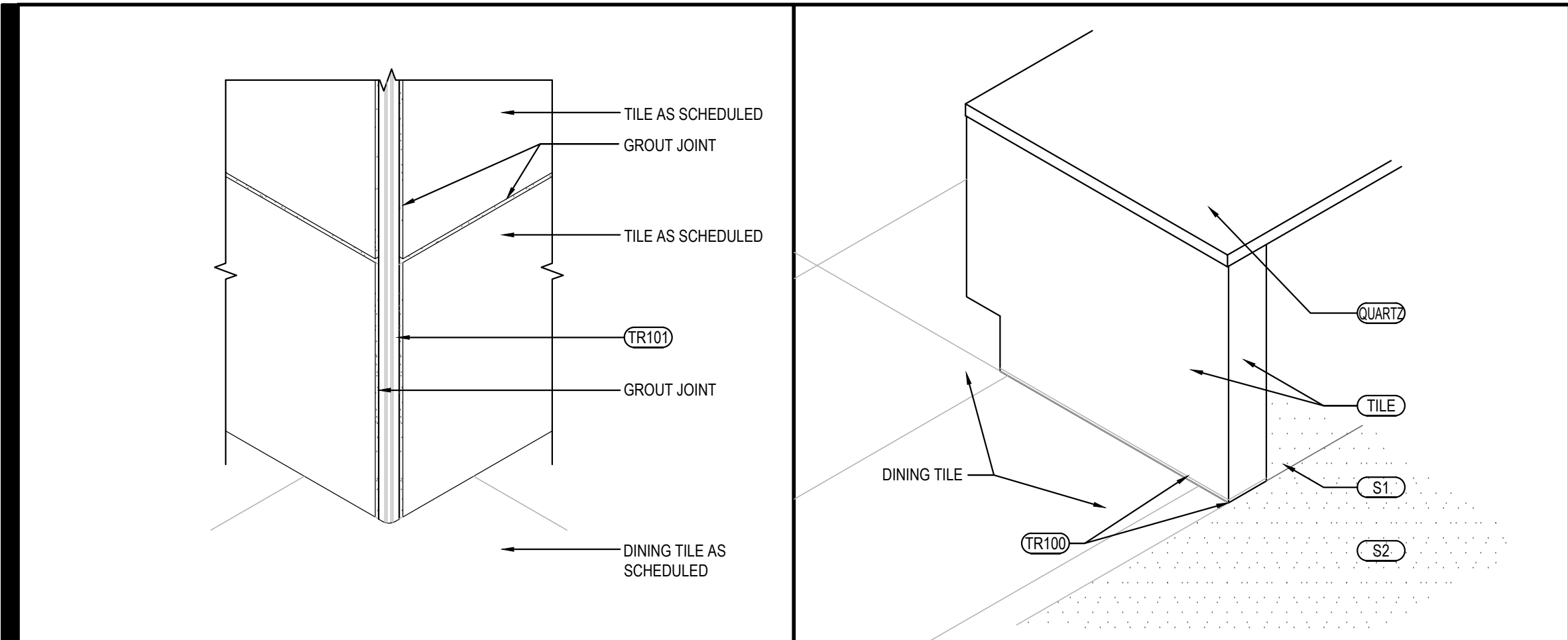
A-103

FLOOR PLAN

PANDA HOME 2600 R3

BID/CONSTRUCTION SET 08-11-2023



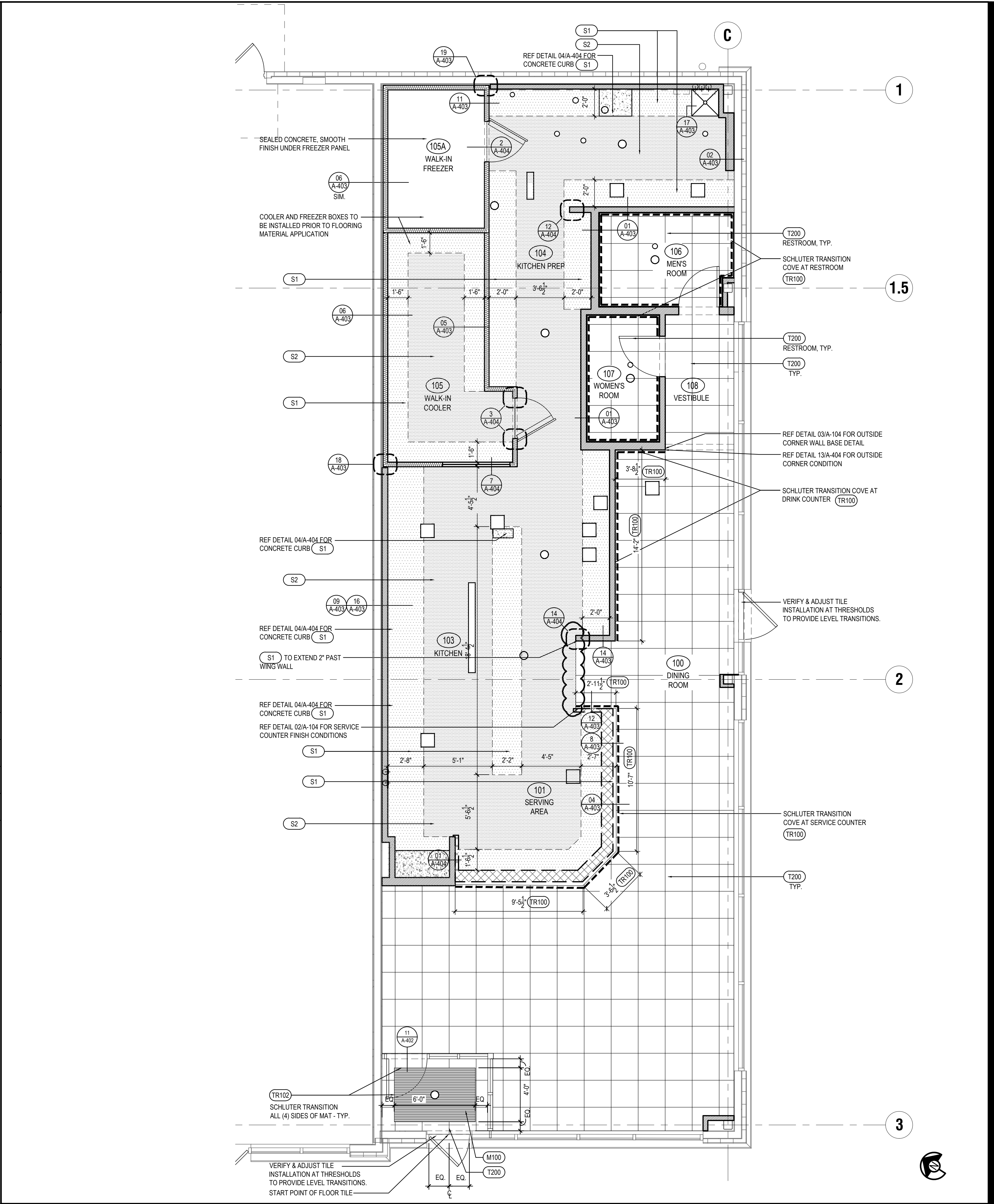


OUTSIDE CORNER DETAIL	3	SERVICE COUNTER ISOMETRIC	2
Scale= 3" = 1'-0"	A-104	Scale= 3/4" = 1'-0"	A-104

TILE SCHEDULE							
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE							
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-124)	CMC DOUG SALATINO 518-713-5371	24" X 24"	MARQUISSETTE CALACATTA BLACK	MATTE	1/8"	G-116	DINING WAINSCOT
(T-200)	CMC DOUG SALATINO 518-713-5371	24" X 24"	BRAVADA GREIGE	MATTE	1/8"	G-96	DINING & RESTROOM FLOOR
(T-321)	DALTILE	13.562" SQUARE REVALIA BASE REMIX-FAN	FELICITY WHITE	GLOSSY	1/8"	G-114	BEVERAGE COUNTER BACKSPLASH AND SERVICE COUNTER
(T-403)	BEDROSANS TAMARA RAMSEY 469-560-6133	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)
(S2)	SILIKAL	QUARTZ BLEND #4	-	ABRASIVE	-	-	JOHN COTHRAN 888-830-1404 (jcothran@silikalamerica.com)
(M100)	MATSINC 800.628.7462	NUWAY - 7/16" ALUM FOOT GRILLE	CHARCOAL	-	-	-	(2) 2' X 6' PIECES FOR A 4' X 6' OVERALL MAT SIZE IN VESTIBULE @ VESTIBULE STORES
GROUT	MANUFACTURER	DESCRIPTION	MFG.	COLOR	FINISH	REMARK	
(G-96)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	11	SAHARA BEIGE	ULTRACOLOR PLUS FA 1/8"	DINING & RESTROOM FLOOR APPLY GROUT SEALER	
(G-107)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	107	IRON	ULTRACOLOR PLUS FA 1/8"	DINING ROOM FLOOR APPLY GROUT SEALER	
(G-111)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	19	PEARL GREY	ULTRACOLOR PLUS FA 1/8"	RESTROOM, DINING APPLY GROUT SEALER	
(G-113)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	07	CHOCOLATE	ULTRACOLOR PLUS FA 1/8"	APPLY GROUT SEALER	
(G-114)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	19	PEARL GREY	ULTRACOLOR PLUS FA 1/8"	BEVERAGE COUNTER BACKSPLASH APPLY GROUT SEALER	
(G-115)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	42	MOCHA	ULTRACOLOR PLUS FA 1/8"	APPLY GROUT SEALER	
(G-116)	MAPEI 800.42.MAPEI WWW.MAPEI.COM	POLY MODIFIED GROUT	10	BLACK	ULTRACOLOR PLUS FA 1/8"	DINING WAINSCOT APPLY GROUT SEALER	

* REFER A-200 EXTERIOR FINISH SCHEDULE FOR EXTERIOR DECORATIVE TILE	
* SCHLUTER SYSTEM ALUMINUM TRIM:	
COVE TILE TRIM: INSTALLED AT RESTROOM, SERVICE COUNTER, AND DRINK STATION SCHLUTER SYSTEMS DILEX-AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM) -OUTSIDE CORNER CONNECTOR PIECE: DILEX-AHK-E90/AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM) -INSIDE CORNER CONNECTOR PIECE: DILEX-AHK-I90/AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM) -END CAP PIECE: DILEX-AHK-E/AHK 1S 125 ATGB (BRUSHED NICKEL ANODIZED ALUMINUM)	
FLOOR TILE TRANSITION TRIM: INSTALLED IN VESTIBULE AND AREA OF ACCENT FLOOR SCHLUTER SYSTEMS SCHIENE-R/AE125 (SATIN ANODIZED ALUMINUM)	
EDGE TILE TRIM: SCHLUTER SYSTEMS RONDEC-RO125 AMGB (BRUSHED BRASS ANODIZED ALUMINUM) -OUTSIDE CORNER CONNECTOR PIECE: RONDEC-EV/RO125 AMGB (BRUSHED BRASS ANODIZED ALUMINUM) -INSIDE CORNER CONNECTOR PIECE: RONDEC-I2L/RO125 AMGB (BRUSHED BRASS ANODIZED ALUMINUM)	
EDGE TILE TRIM: INSTALLED AT SERVICE COUNTER TOE KICK SCHLUTER SYSTEMS JOLLY-A 80 AMGB (BRUSHED BRASS ANODIZED ALUMINUM) -OUTSIDE EDGE PROTECTION PIECE	
EDGE TILE TRIM: INSTALLED AT FLOOR INLAY SCHLUTER SYSTEMS SHIENE-R/M 125 (SATIN BRASS ANODIZED ALUMINUM)	
* EPOXY GROUT BY MAPEI, KERAPOXY IEG, 100% SOLIDS INDUSTRIAL GRADE: AREAS: UNDER HOOD AND 36" IN FRONT OF COOKING LINE, 3 COMPARTMENT SINK AND MOP SINK AREA	
SEE MANUFACTURER'S SPECIFICATION, DETAILS AND GUIDE FOR PREPARATION, MIXING, GROUTING AND CLEANING INSTRUCTION	
NOTE: SEE INTERIOR SHEETS FOR WALL/ BASE TILE LOCATIONS AND SPECIFICATIONS	

FINISH SCHEDULE	A
Scale= NTS	A-104



FINISH PLAN	1
Scale= 1/4" = 1'-0"	A-104



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MD STATE HEALTH PR 01	02/24/2023
BULLETIN 01	2023-04-28

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BID/ CONSTRUCTION SET	08-11-23

DRAWN BY: AB/ TD

PANDA PROJECT #: S4-24-D6247  
PANDA STORE #: D6247  
ARCH PROJECT #: JCDT18-0152

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A-104

FINISH PLAN AND SCHEDULE

PANDA HOME 2600 R3

BID/CONSTRUCTION SET 08-11-2023



LIGHTING FIXTURE SCHEDULE

PROVIDED FOR INFORMATION ONLY.  
VERIFY AND INSTALL PER ELECTRICAL DRAWING

ITEM	SYMBOL	DESCRIPTION	QTY.	MFR. & CAT. NO.	REMARK	WATTS
INTERIOR LIGHTING ITEM						
L1	L1	T-BAR CEILING RECESSED MOUNTED LED LIGHTING FIXTURE, 2' X 4', 120V WITH BAKED-ON WHITE ENAMEL FINISH.	5	ELITE FIXTURE: 24-FPL-BL-LED-3000L/4000L/5000L-DIM10-MVOLT-35K/40K/50K-85	KITCHEN CEILING LIGHTS, FURNISHED BY OWNER INSTALLED BY GC	49W AT 4K AND 5000L
L1EM	L1EM	T-BAR CEILING RECESSED MOUNTED LED EMERGENCY LIGHTING FIXTURE, 2' X 4', 120V WITH BAKED-ON WHITE ENAMEL FINISH	5	ELITE FIXTURE: 24-FPL-BL-LED-3000L/4000L/5000L-DIM10-MVOLT-35K/40K/50K-85-INTGO-O-EMG-LED-10W	EMERGENCY KITCHEN CEILING LIGHTS FURNISHED BY OWNER INSTALLED BY GC	49W AT 4K AND 5000L
L4HO	L4HO	UNIVERSAL MOUNT LED EXIT SIGN, 120/277V WITH BATTERY PACK, 2 FACE WITH GREEN LETTERS	1	EXITRONIX GVEX-U-BP-WB-BL-R6	EXIT SIGN FURNISHED BY OWNER, INSTALLED BY GC. EXIT SIGNS TO BE WALL MOUNTED UNLESS NOTED OTHERWISE.	3.6
L6A	L6A	HOOD LIGHT	11	FURNISHED & INSTALLED BY EQUIPMENT SUPPLIER	LIGHTS SUPPLIED & PRE-WIRED BY HOOD VENDOR. ELEC. CONTRACTOR TO CONNECT MAIN WIRES TO SHUNT TRIP BREAKER AND HOOD CONTROL PANEL	BUILT INTO HOOD
L6B	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	21	ELITE HOUSING: LD6IC-AT ELITE TRIM: RL631-950L-DIMTR-120-30K-90-RL631-RT-W-WH	FURNISHED BY OWNER, INSTALLED BY GC	10
L19B	L19B	LED DOWN LIGHT, RECESSED IN CEILING	8	ELITE HOUSING: LD6IC-AT ELITE TRIM: RL631-950L-DIMTR-120-30K-90-RL631-RT-MB-BK	FURNISHED BY OWNER, INSTALLED BY GC	10
L19EM	L19EM	LED EMERGENCY DOWN LIGHT, RECESSED IN CEILING	8	ELITE HOUSING: LD6IC-AT ELITE TRIM: RL631-950L-DIMTR-120-30K-90-RL631-RT-W-WH	EMERGENCY RECESSED DOWN LIGHT - NORMALLY ON INVERTER UNIT - ISOLITE, IM-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	6	LIGHTTOUJER: LYTECASTER - 378WHX FRAME-IN KIT: 302MRSXP LAMP: MR16 - GE - LED 6W, 35° BEAM	FURNISHED BY OWNER, INSTALLED BY GC	6
L30	L30	WHITE LED AT SERVICE COUNTER	29	LUXEM BRIGHT FIXTURE: BLAZE LED	FURNISHED BY OWNER, INSTALLED BY GC	1.3 WATTS PER FOOT
L46	L50R	12" DIAMETER PENDANT FIXTURE	4	KAI PENDANT 2 BULB: LED EDISON LAMP:1173467	FURNISHED BY OWNER, INSTALLED BY GC	9
L47		NOMINAL 8' PENDANT MOUNTED LED BRONZE SWOOP LIGHT	1	TO BE DETERMINED	FURNISHED BY OWNER, INSTALLED BY GC. CONTRACTOR SHALL VERIFY FIXTURE TYPE WITH PANDA DESIGN TEAM.	79 NOTE 1
L100	L100	MICRO INVERTER	1	EVENLITE #PWII12LC 125W CAPACITY	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.

- ONE NL BY SERVICE COUNTER, POS / CASHIER
- ONE NL BY POS / CASHIER AT DRIVE THRU STATION (IF APPLICABLE)
- ONE NL BY EACH EXIT DOOR IN DINNING ROOM

EXTERIOR LIGHTING

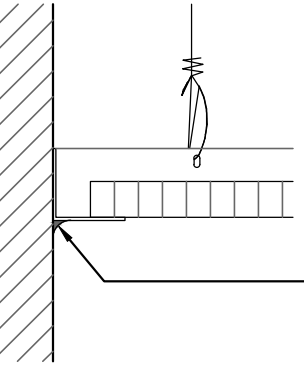
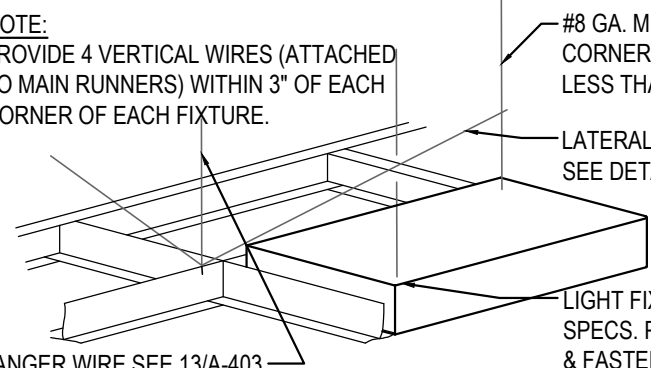
L6B	L6B	EXTERIOR RECESSED EMERGENCY LIGHT	2	EXITRONIX, MLED1-G-WP OR EQUAL. FIXTURE MUST BE COMPATIBLE WITH LANDLORD ROVIDED EXIT SIGN.	OVER EXTERIOR ENTRANCE DOORS. REFER TO ARCHITECTURAL ELEVATIONS FOR HEIGHT. FURNISHED BY OWNER, INSTALLED BY GC	1.5
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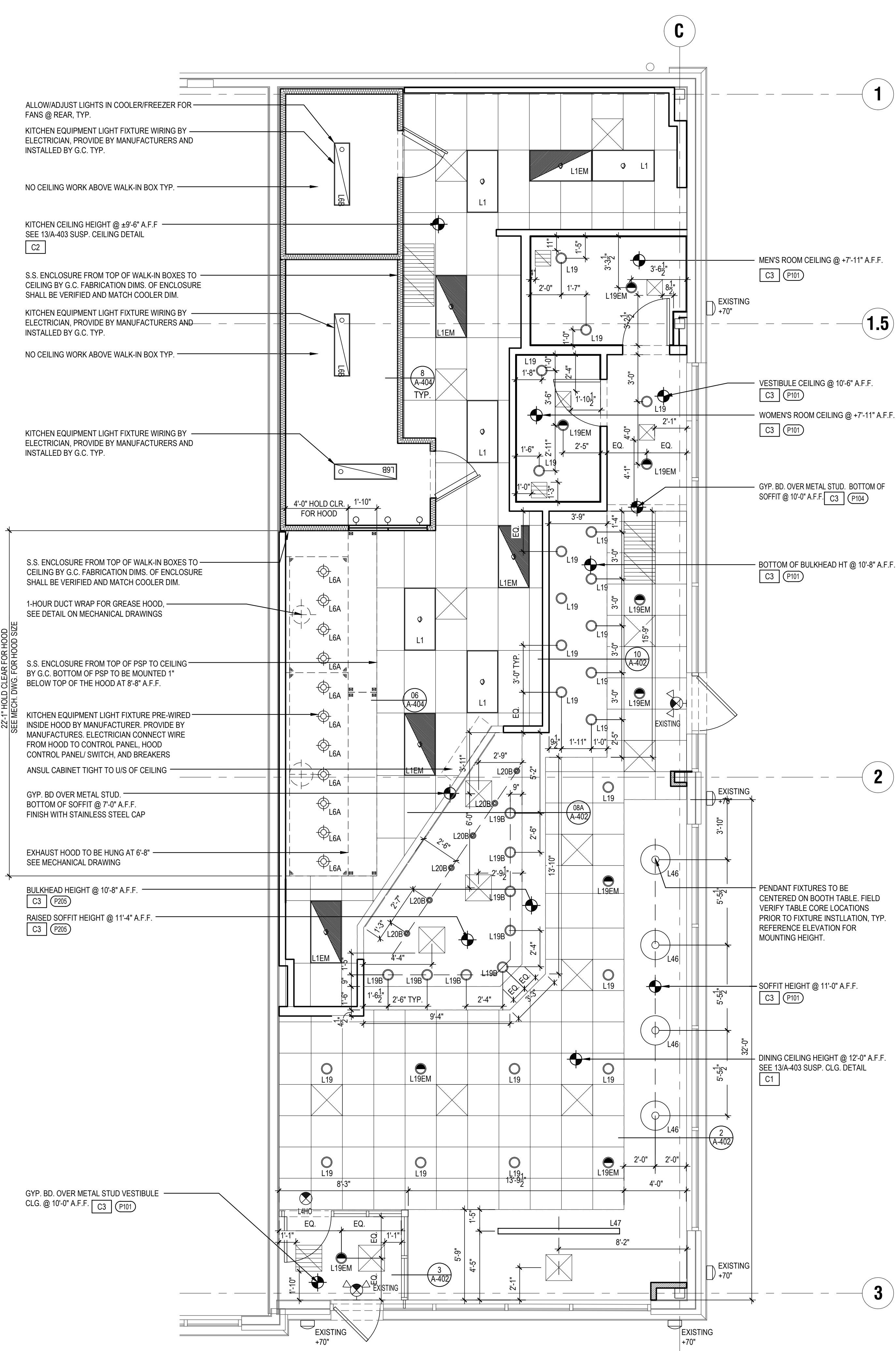
CEILING SCHEDULE

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	OPTIMA 9/16" SQUARE TEGULAR ITEM # 3251	SUSPENSION SYSTEM: 9/16" SUPRAFINE; COLOR: BLIZZARD WHITE CONTACT: SHERRY BRUNT (1-800-442-4212)
C2	USG	2' X 4' SUSPENDED T-BAR GRID CEILING SYSTEM	"VINYL ROCK" VINYL CLAD GYP. BD PANELS	SMOOTH AND WASHABLE WHITE
C3	GOLD BOND	MONOLITHIC CEILING ON METAL FRAMING	5/8" GYP. BD.	SMOOTH PAINT - WHITE AND WASHABLE

SEE SHEET A-103 FOR PAINT SCHEDULE

	<p>CEILING GRID DETAIL</p> <p>Scale= NTS</p> <p>3</p> <p>A-105</p>		<p>LIGHT FIXTURE DETAIL</p> <p>Scale= NTS</p> <p>2</p> <p>A-105</p>
<p>NOTE: PROVIDE 4 VERTICAL WIRES (ATTACHED TO MAIN RUNNERS) WITHIN 3" OF EACH CORNER OF EACH FIXTURE.</p> <p>#8 GA. MIN HANGER WIRE @ OPP. CORNER FOR FIXT. WEIGHING LESS THAN 56 LBS.</p> <p>LATERAL BRACING SEE DETAIL 13 / A-403</p> <p>LIGHT FIXTURE SEE "E" DWGS FOR SPECS. PROVIDE SCREWS OR CLIPS &amp; FASTEN FIXT. TO T-BAR</p> <p>HANGER WIRE SEE 13/A-403</p>		<p>G.C. TO APPLY CONTINUOUS CLEAR SILICONE SEALANT AT PERIMETER GRID / FRP JOINT. TYPICAL THROUGHOUT B.O.H. CEILING</p>	



REFLECTED CEILING PLAN

1

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

A-105



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PANDA STORE #: D6247

ARCH PROJECT #: JCdT18-0152

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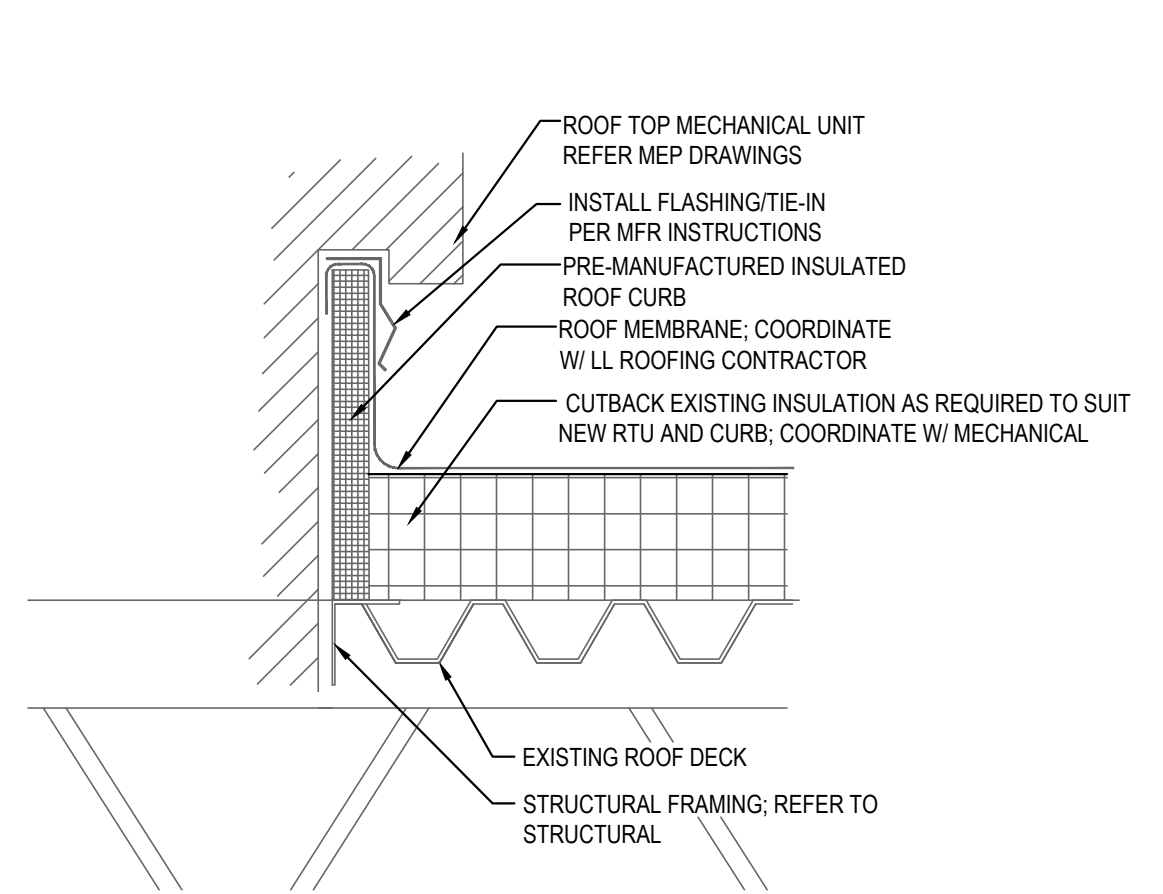
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A-105

REFLECTED CEILING PLAN

PANDA HOME 2600 R3

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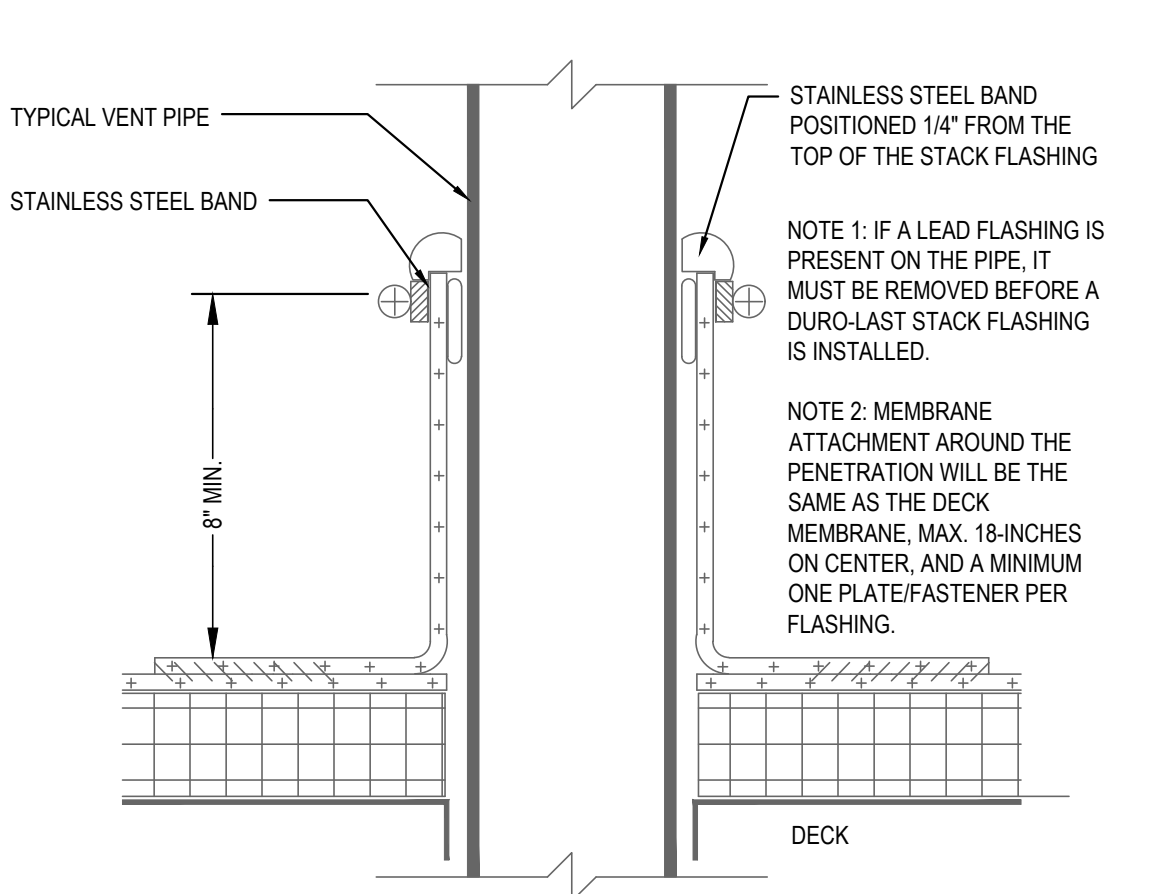


MECHANICAL CURB DETAIL

6

Scale= NTS

A-107

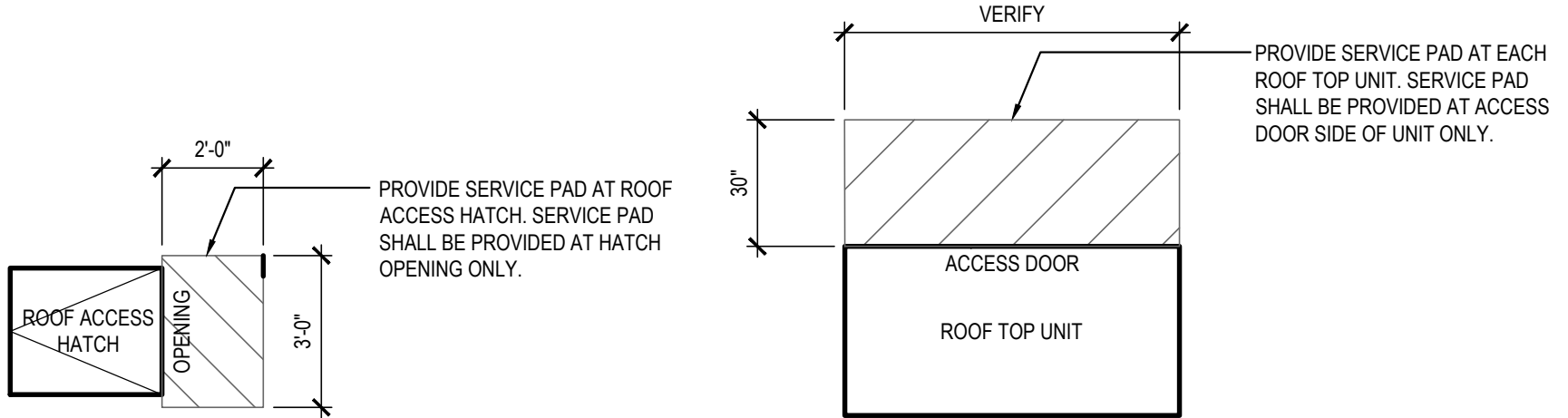


PLUMBING VENT DETAIL

5

Scale= NTS

A-107



ROOF WALKWAY PAD DETAIL

4

Scale= NTS

A-107

ROOF PLAN NOTES:

1. EXISTING, ROOF MEMBRANE, BY LANDLORD. GC TO COORDINATE ANY ROOF WORK WITH LANDLORD APPROVED ROOFER TO MAINTAIN ROOF WARRANTY.

2. +6\"/>

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\"/>

8. CONTRACTOR SHALL 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 LANDLORD STRUCTURAL DRAWINGS.

11. PROVIDE ROOF CRICKET AT MECHANICAL EQUIPMENT TO ASSURE POSITIVE ROOF DRAIN.

12. ALL ROOF EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.

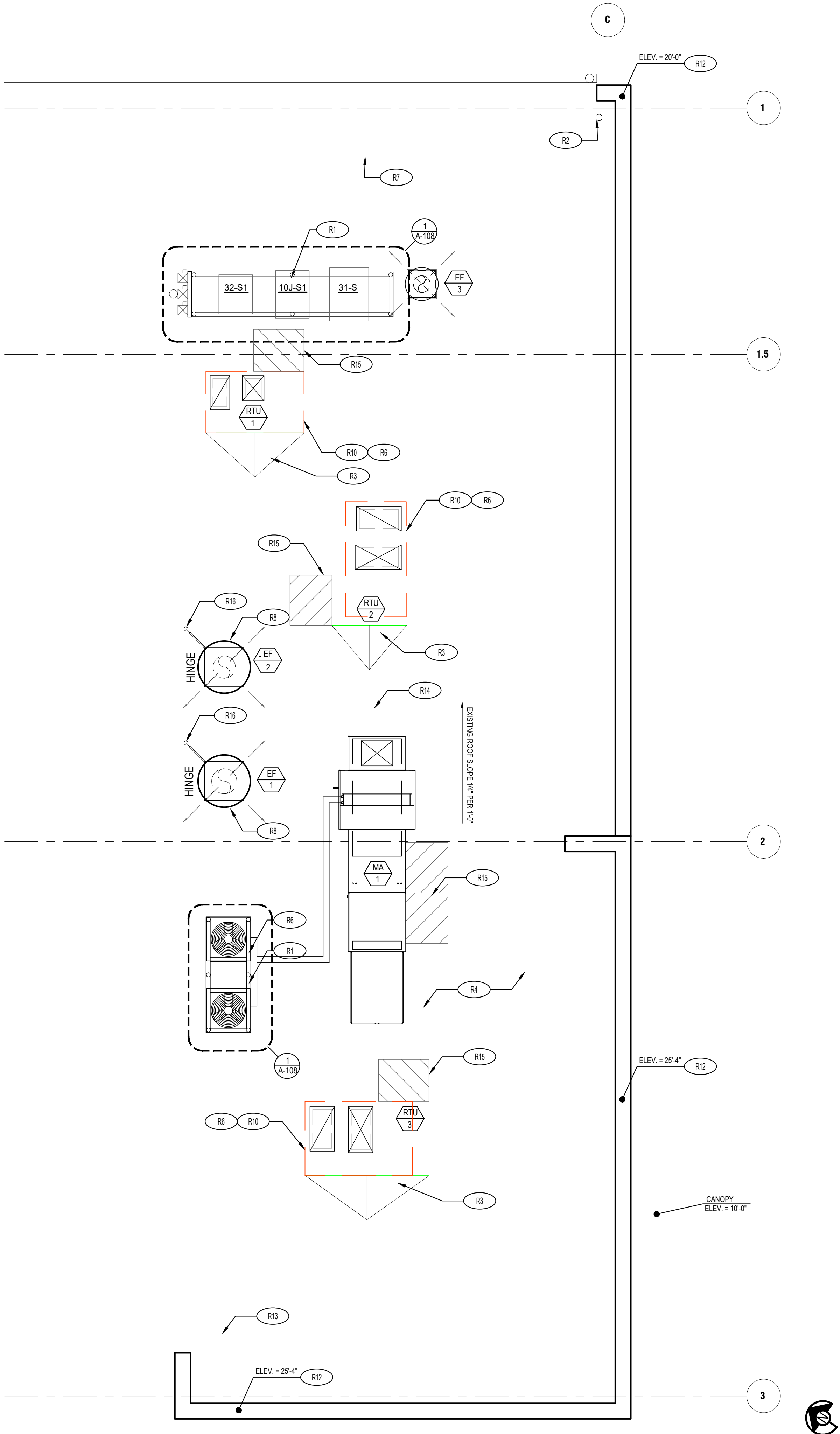
13. ROOFTOP EQUIPMENT TO BE LOCATED AT LEAST 42\"/>

14. PROVIDE SERVICE PAD AT EACH UNIT ONLY AT SERVICE ACCESS DOOR

15. ALL GAS PIPING ON ROOF TO BE PAINTED SAFETY YELLOW

ROOF PLAN KEYNOTES:

- R1 REF: EQUIPMENT RACK (SEE SHEET A-108)
- R2 EXISTING GAS TO PANDAS SPACE VIF
- R3 TAPERED ROOF INSULATION CRICKET TO ASSURE POSITIVE ROOF DRAINAGE
- R4 EXISTING ROOF MEMBRANE SEE ROOF PLAN NOTE #1
- R5 NOT USED
- R6 EXIST. ROOF TOP MECHANICAL UNIT SEE MECHANICAL DRAWING AND LANDLORD SHELL DRAWINGS
- R7 WATER HEATER VENT - SEE MEP PLANS. OFFSET VENTS AS REQUIRED TO MAINTAIN MIN. 10'-0\"/>
- R8 EXHAUST FAN
- R10 EXIST. MECHANICAL UNIT CURB. SEE DETAIL 6/A-107
- R11 NOT USED
- R12 NOT USED
- R13 PLUMBING VENT
- 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 NOT USED



ROOF PLAN

1

Scale= 1/4\"/>

A-107



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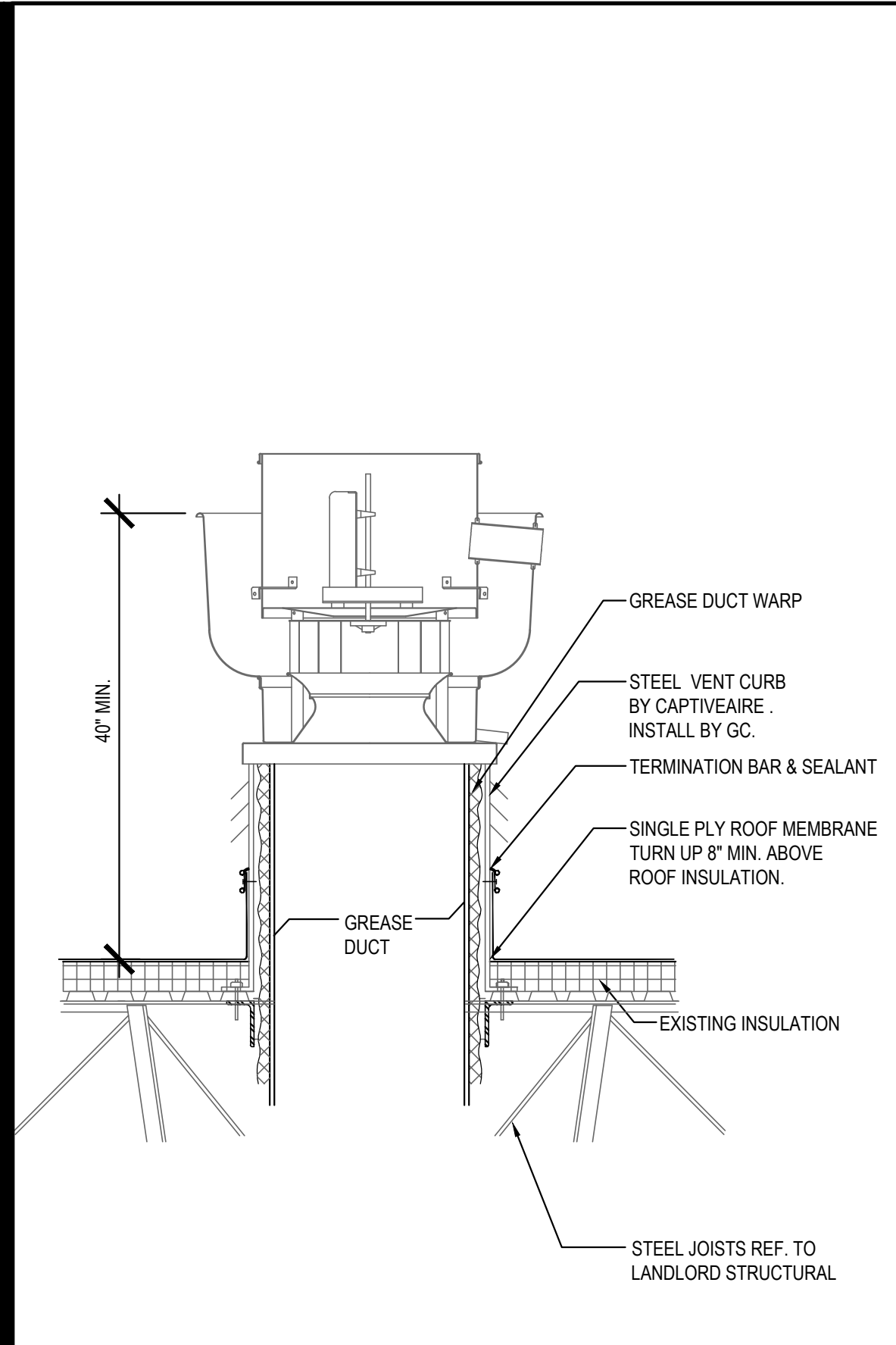
A-107

ROOF PLAN

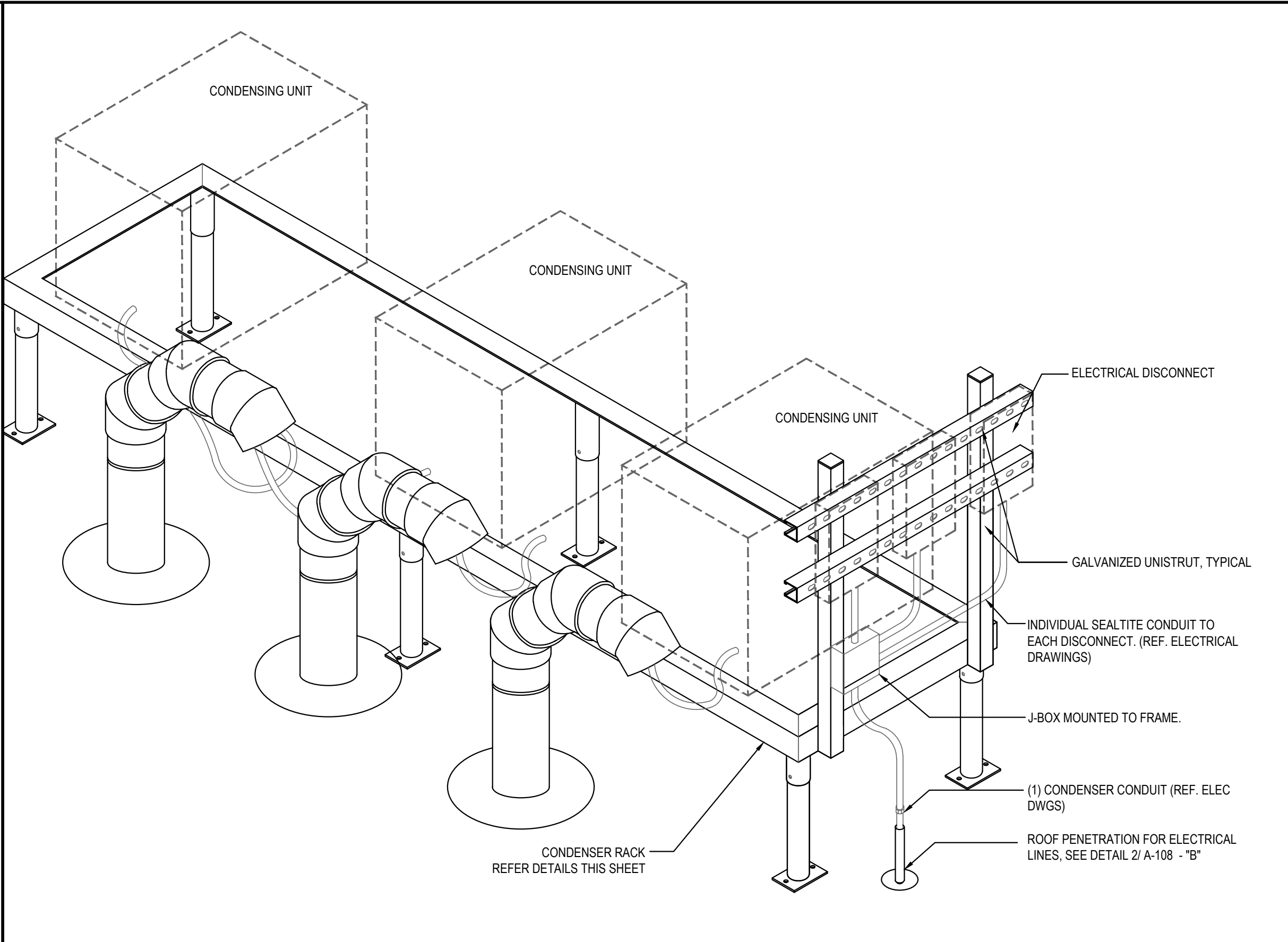
PANDA HOME 2600 R3

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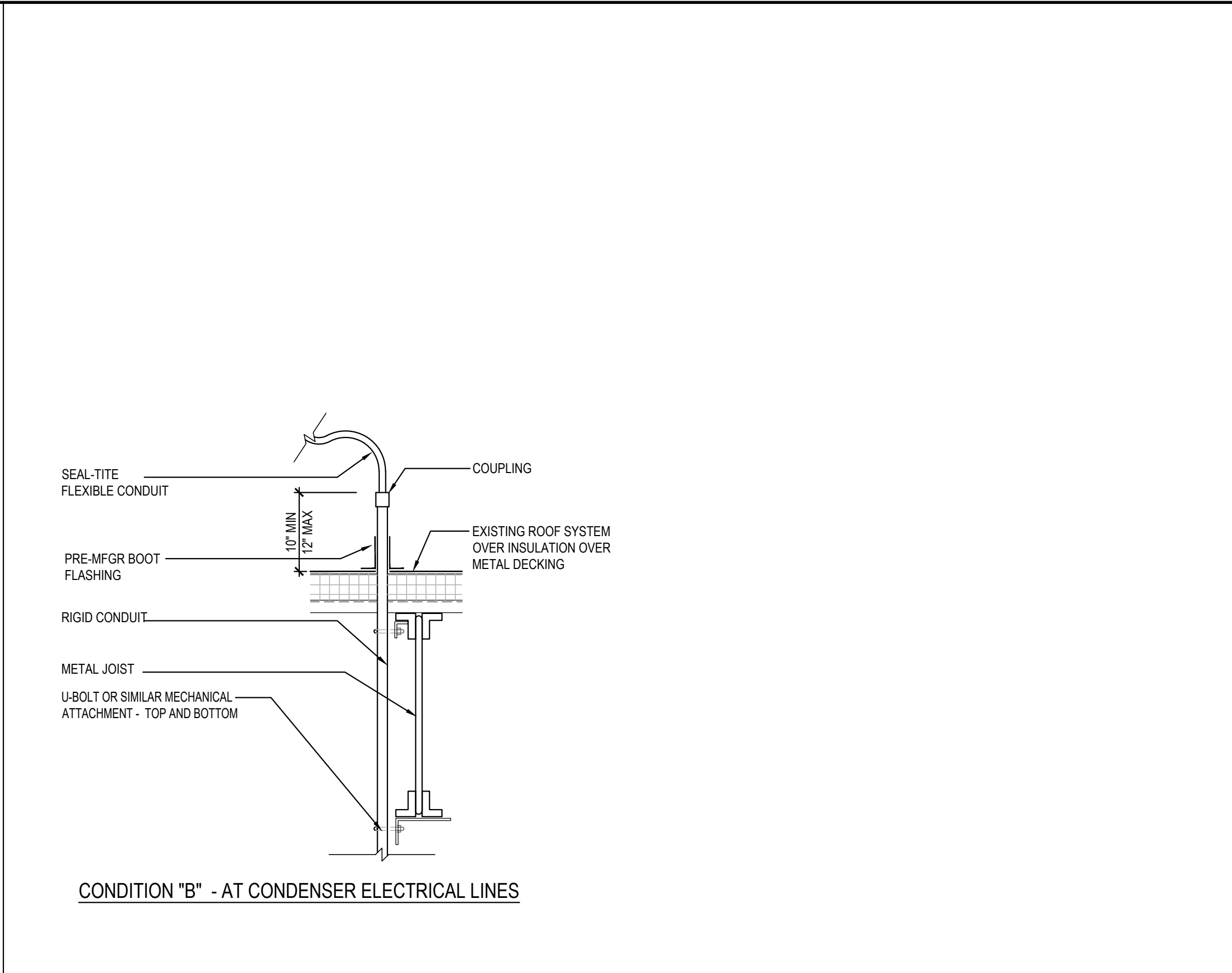




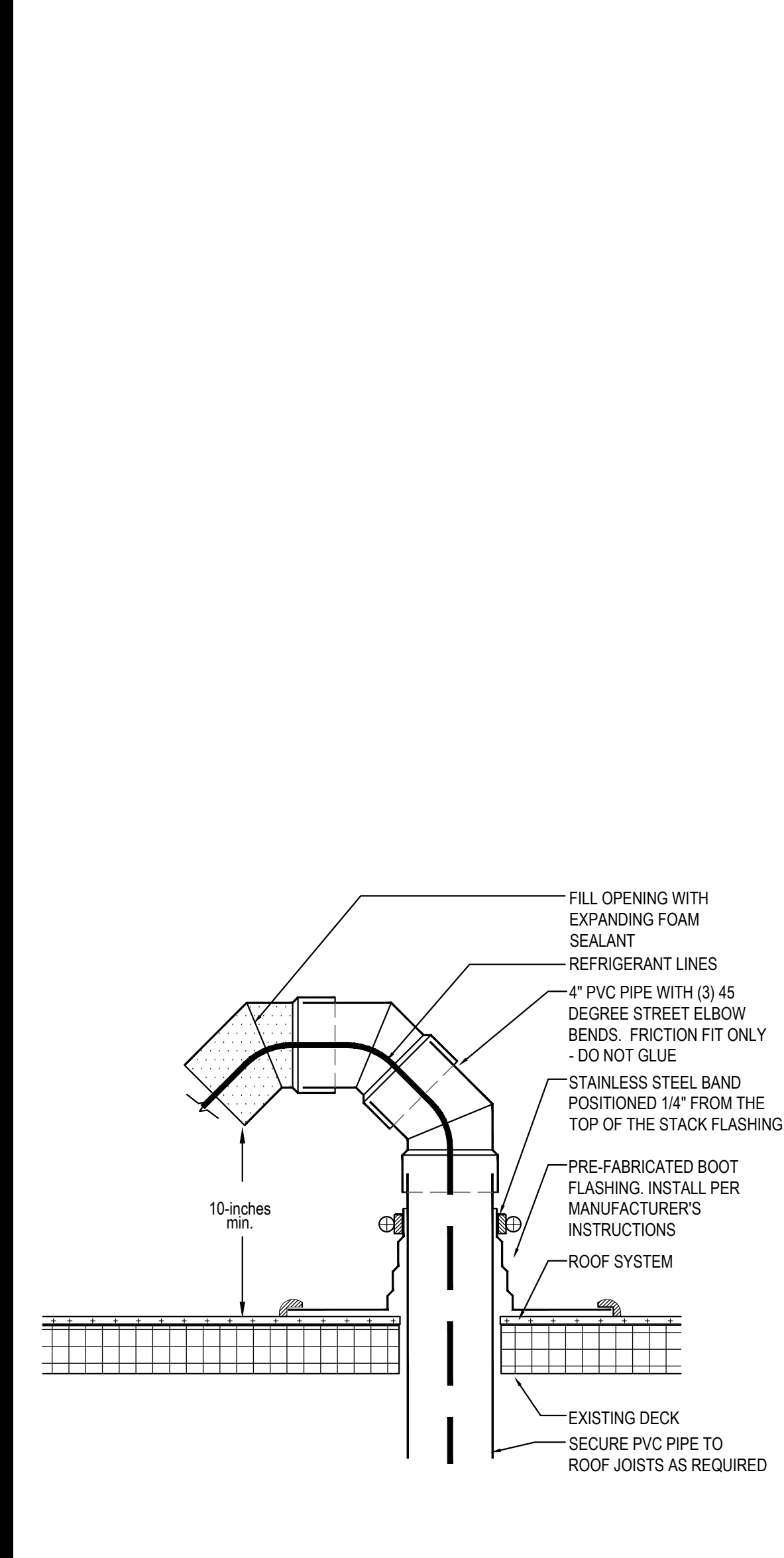
ROOF EXHAUST FAN 5  
Scale= 1/4" = 1'-0" A-108



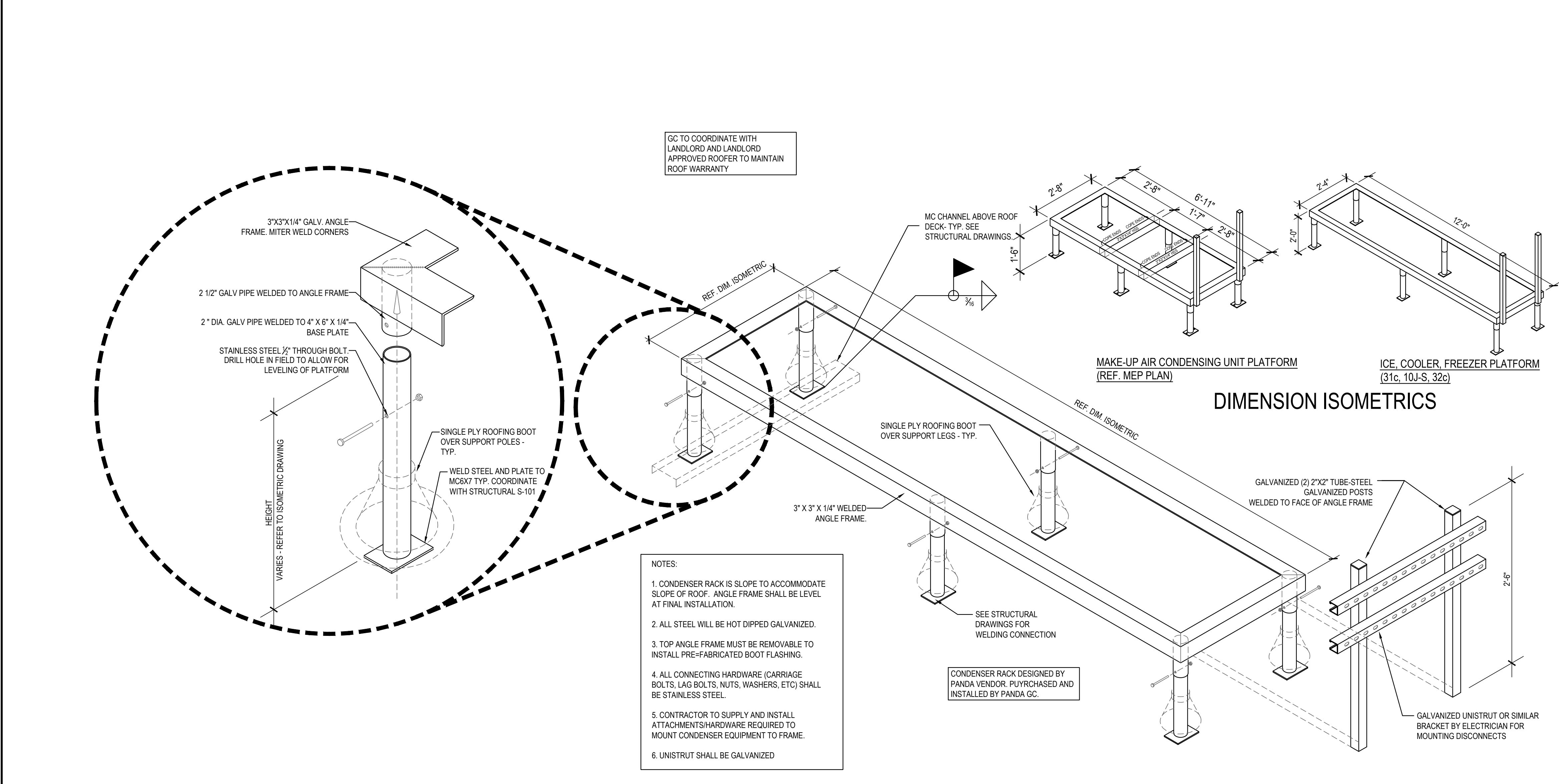
CONDENSER RACK ISOMETRIC 3  
Scale= 3/4" = 1'-0" A-108



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



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



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



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A-108  
CONDENSER RACK  
DETAIL

PANDA HOME 2600 R3

BID/CONSTRUCTION SET 08-11-2023

FURNITURE SCHEDULE

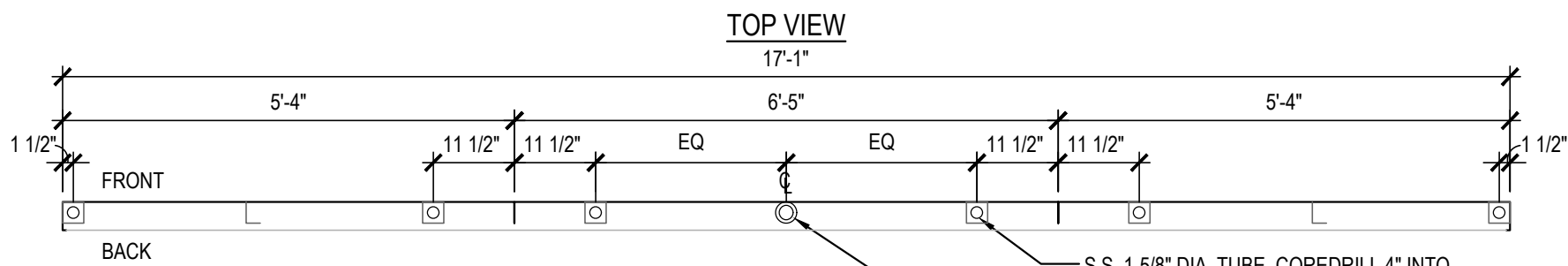
Item Code	Type	Material		L x W x H
T-ETb3	COMMUNITY TABLE	CELEBRATION TERRAZZO	PANDA VENDOR	10'-0" L X 28" W X 34" H
T-C3b	4 TOP TABLE	LAMINATE - MANGALORE MANGO - COREDRILL	PANDA VENDOR	48" W X 24" D X 30" H
T-C3d	2 TOP TABLE	LAMINATE - MANGALORE MANGO - COREDRILL	PANDA VENDOR	21" W X 24" D X 30" H
C-A5b	SINGLE BOOTH	WALNUT HOME	PANDA VENDOR	41" W X 25 1/2" D X 17 1/2" H
C-A5c	SINGLE BOOTH	WALNUT HOME	PANDA VENDOR	47" W X 25 1/2" D X 17 1/2" H
C-A5d	SINGLE BOOTH	WALNUT HOME	PANDA VENDOR	59" W X 25 1/2" D X 17 1/2" H
C-A5k	BACK TO BACK BOOTH	WALNUT HOME	PANDA VENDOR	47" W X 49 1/2" D X 17 1/2" H
F-B1	TRASH LINER W/ CASTERS		PANDA VENDOR	
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	36" W X 12" D 66" H
L-BMO	FRETWORK BOOTH DIVIDER	OAK W/ MEDALLION	PANDA VENDOR	46 3/4" W 4 1/2" D 133 3/4" H
L-B1	LOW WALL		PANDA VENDOR	
C211	PANDA SPRINT DINING W/ BACK	WALNUT LAMINATE	PANDA VENDOR	18" H

COMMUNITY TABLE ISOMETRIC

3

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

A-109



BOTTOM VIEW

S.S. 1-5/8" DIA. TUBE COREDRILL 4" INTO FINISH FLOOR. TYP. REF DETAIL : 17 / A-404

3" DIA. FLANGE 1" CONDUIT BOLT TO F.F. REF: A-102 FOR STUB OUT DIMENSIONS

PRE-DRILLTHRU HOLES FOR SEAL TIGHT TYP.

J-BOX PROVIDE BY ELECTRICIAN. MIN. 12" A.F.F.

RIGID CONDUIT, 8" ABOVE FLOOR. SEALTITE CONDUIT TO BE USED FOR OUTLET CONNECTIONS IN LOW WALL. REFERENCE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

J-BOX PROVIDE BY ELECTRICIAN. MIN. 12" A.F.F.

JOIN PANELS W/ S.S. BOLTS & NUTS.

FINISH FLOOR

1" ELEC. STUB OUT W/ 3" FLANGE BOLT TO F.F. APPLY SILICON BETWEEN SS. FLANGE AND TILE BEFORE BOLT DOWN

OUTLETS TO BE INSTALLED AT INSIDE OF STUD TO BE POSITIONED FOR MAXIMUM DEPTH ALLOWANCE FOR EQUIPMENT PLEASE VERIFY WITH PANDA PROJECT MANAGER IF UN-CLEAR

SECTION VIEW

ISOMETRIC VIEW

STAINLESS STEEL OUTLET PANEL

2

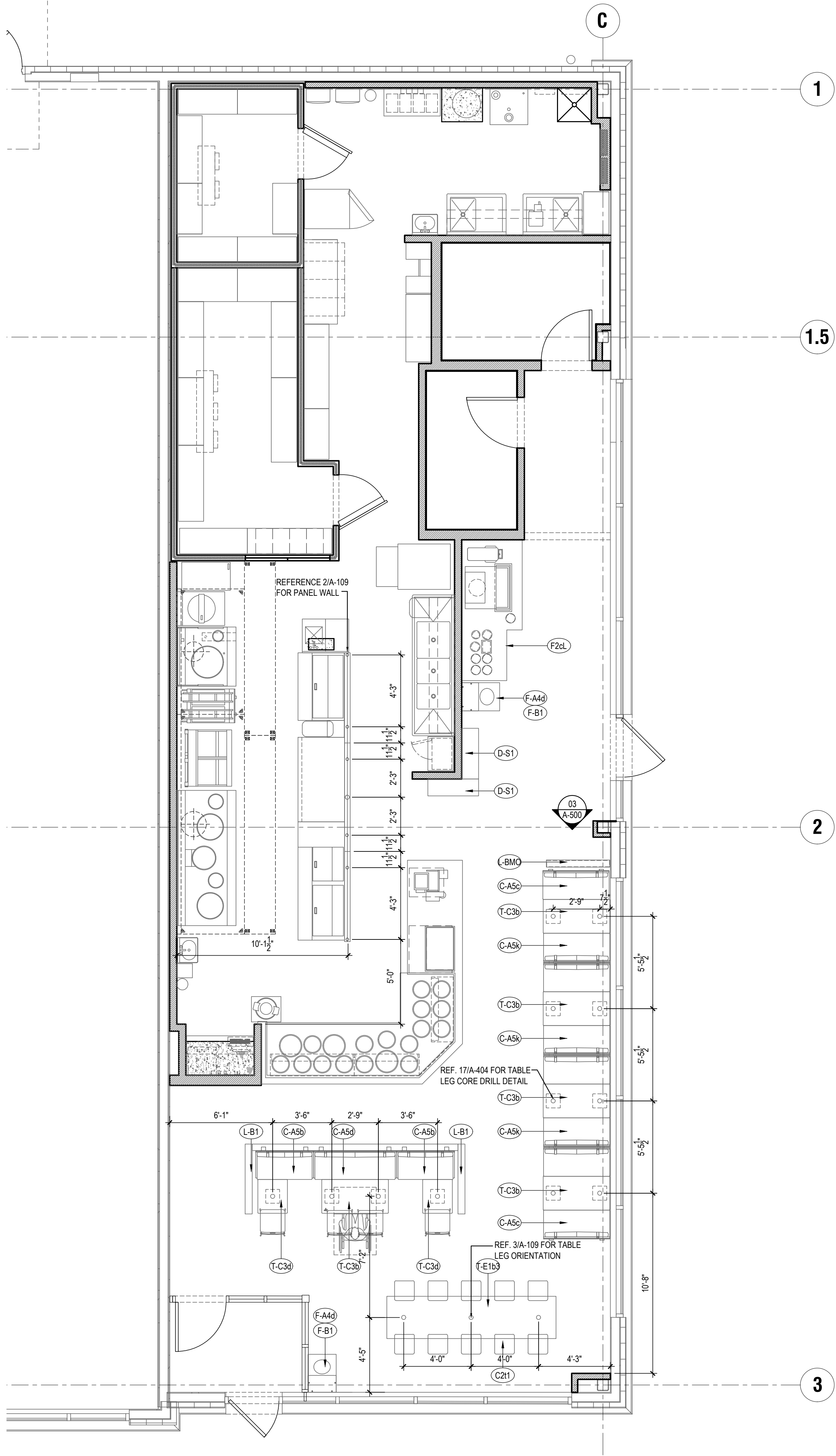
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A-109

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



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

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MD STATE HEALTH PR 01	02/24/2023
BULLETIN 01	2023-04-28

ISSUE DATE:

LL REVIEW	12-23-22
PERMITS	12-28-22
BID/ CONSTRUCTION SET	08-11-23

DRAWN BY: AB/ TD

PANDA PROJECT #: S4-24-D6247  
PANDA STORE #: D6247  
ARCH PROJECT #: JCDT18-0152

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PANDA HOME 2600  
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A-109

FURNITURE PLAN

PANDA HOME 2600 R3

BID/CONSTRUCTION SET 08-11-2023





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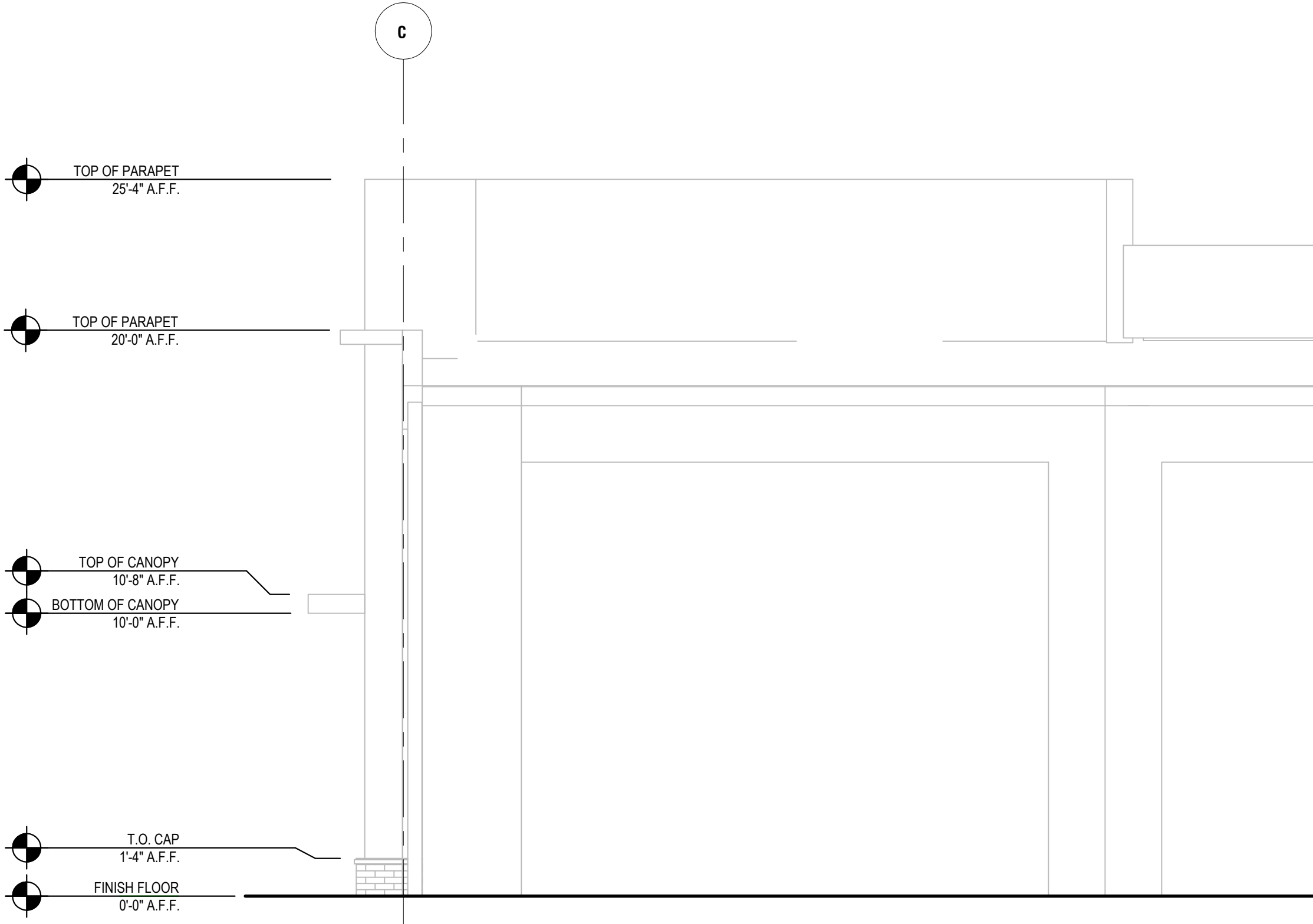
PANDA HOME 2600  
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A-200

EXTERIOR  
ELEVATIONS

PANDA HOME 2600 R3

BID/ CONSTRUCTION SET 08-11-2023

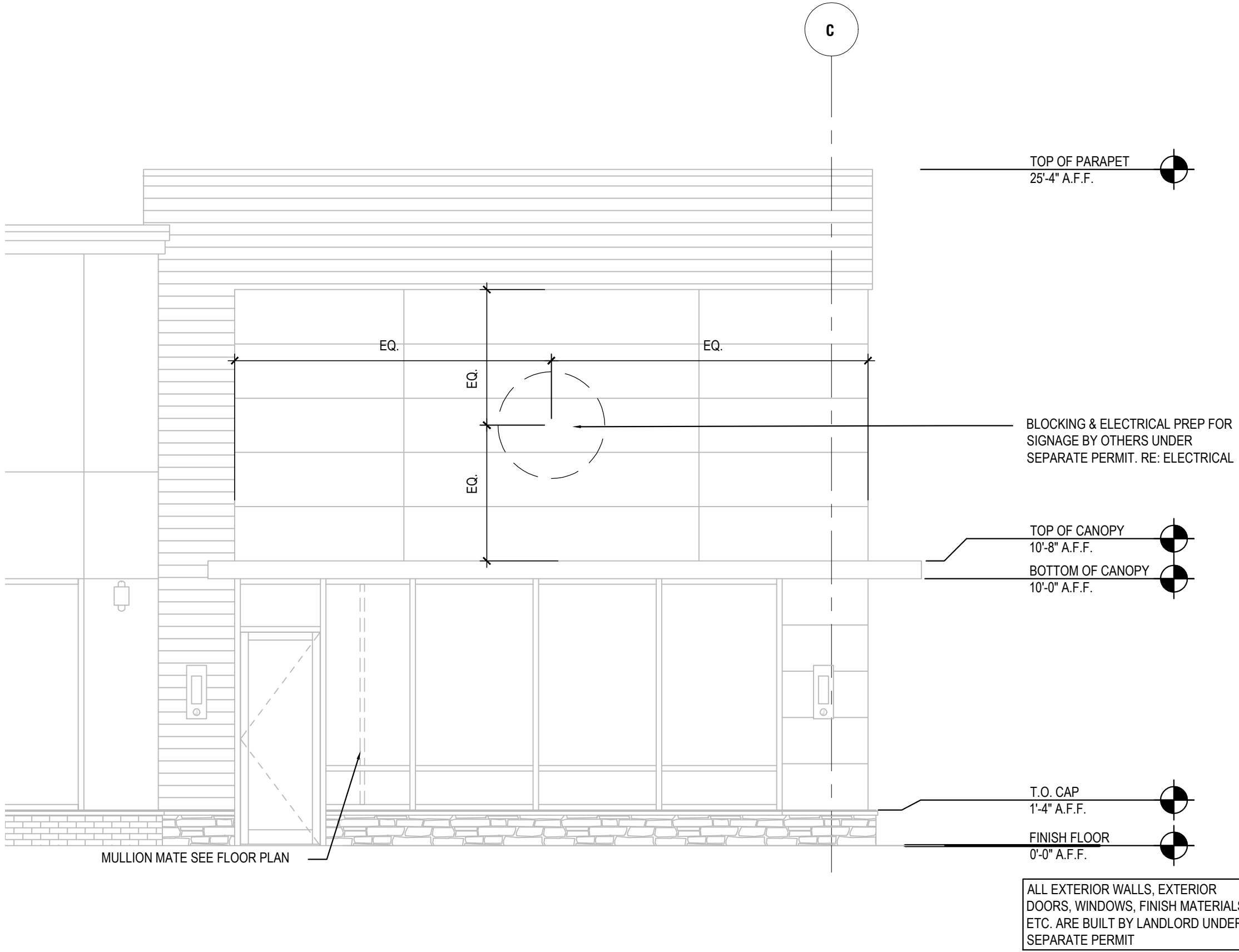


NORTH ELEVATION - REAR

3

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

A-200

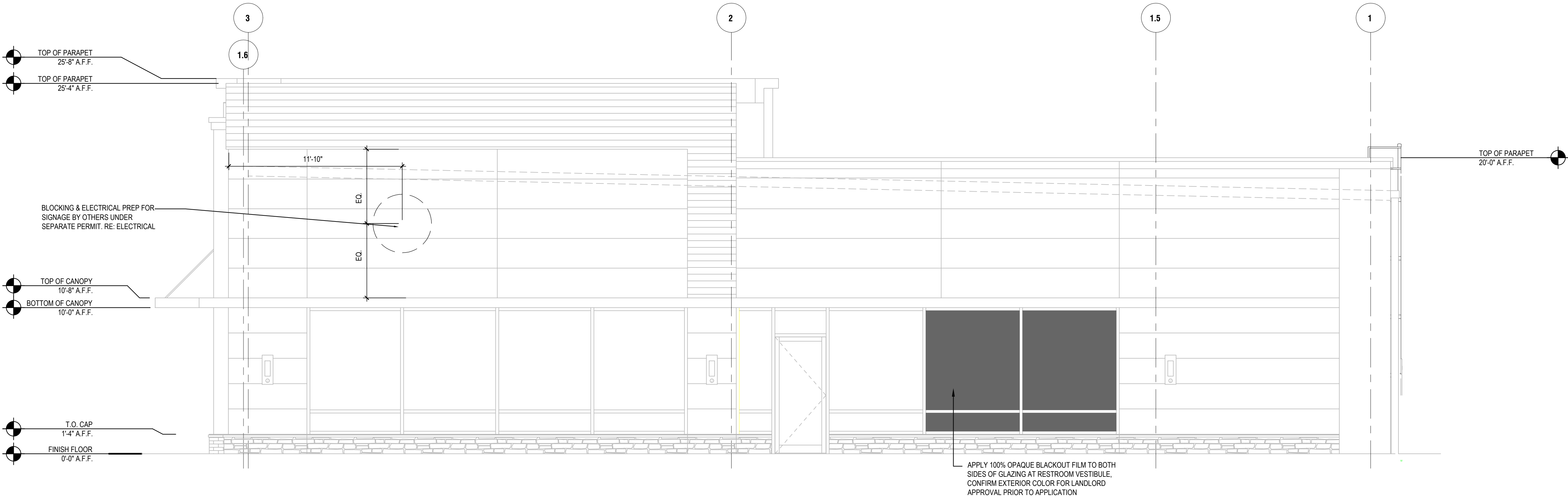


SOUTH ELEVATION - FRONT

2

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

A-200

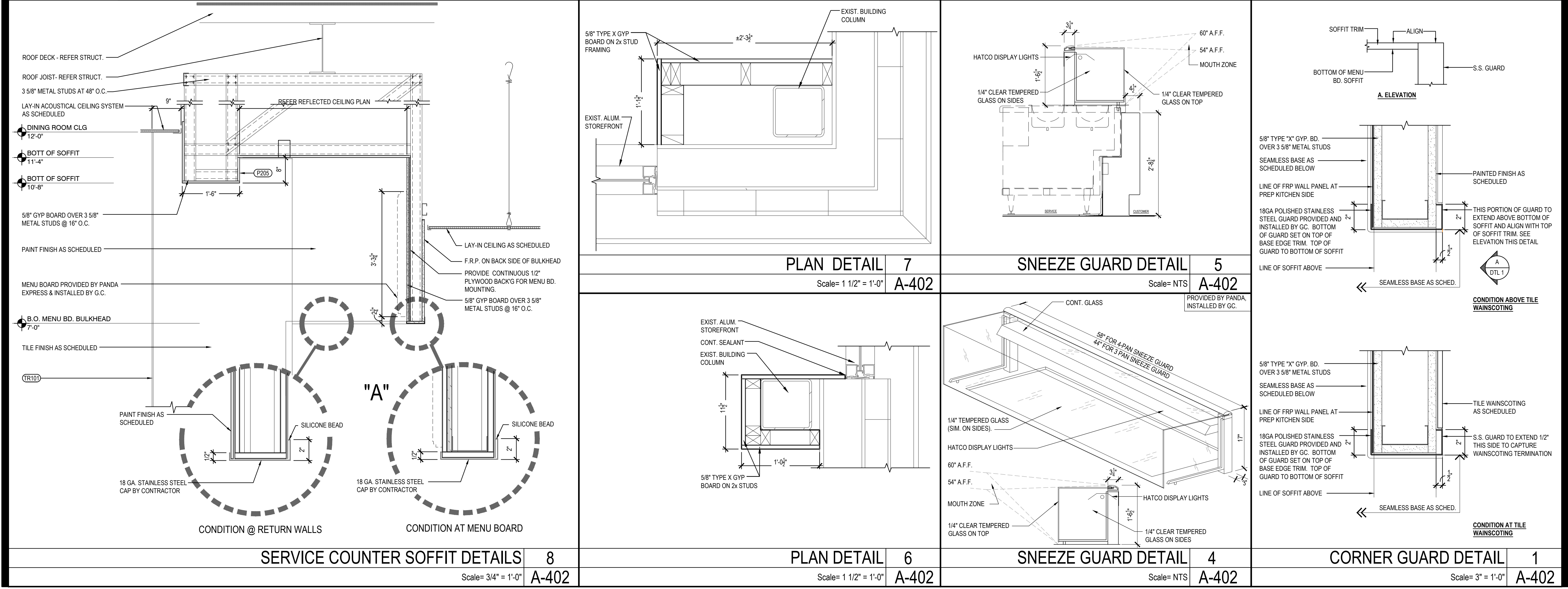
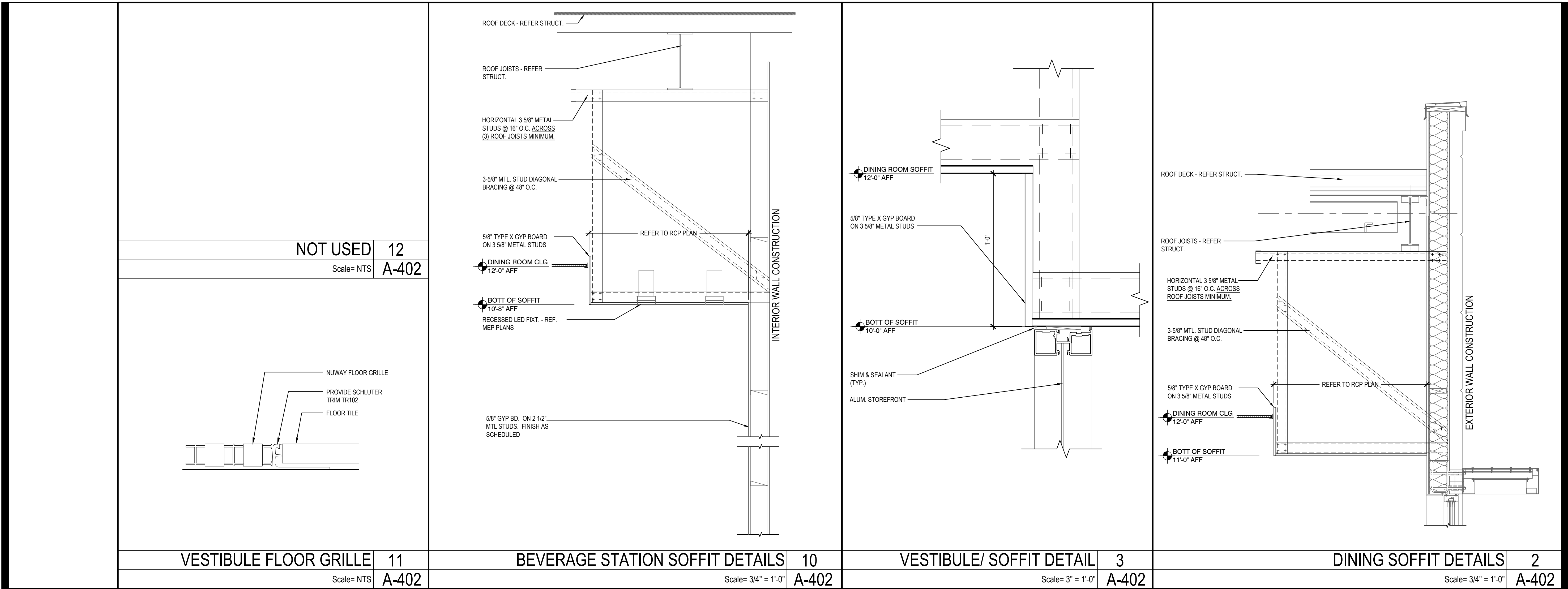


EAST ELEVATION - SIDE

1

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

A-200



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PERMITS 12-28-22  
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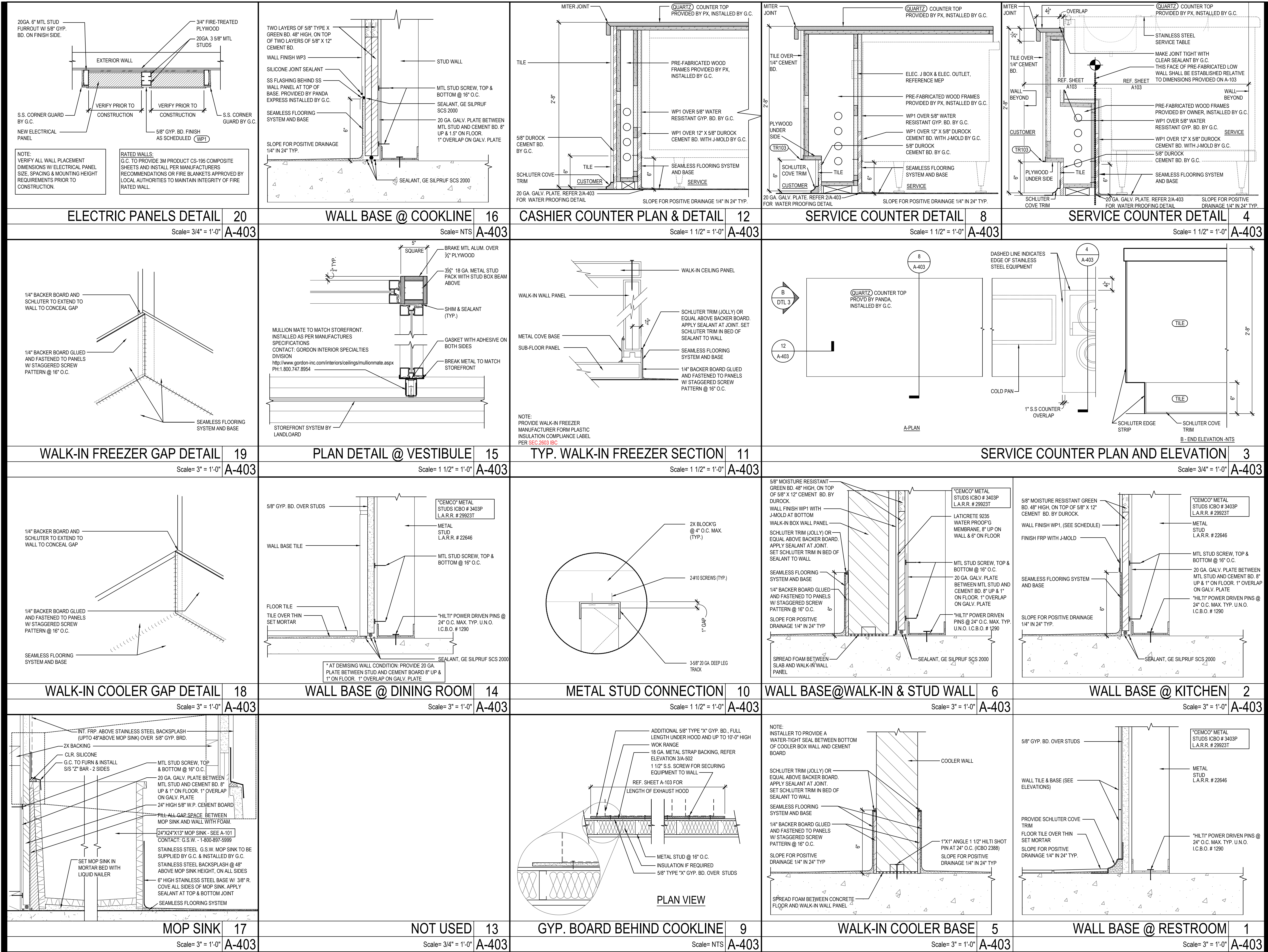
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A-402  
ARCHITECTURAL DETAILS

PANDA HOME 2600 R3

BID/CONSTRUCTION SET 08-11-2023





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**A-403**

ARCHITECTURAL  
DETAILS

PANDA HOME 2600 R3

BID/CONSTRUCTION SET 08-11-2023







17. PROVIDE AT METALLIC SIGN OVER EACH STOREFRONT DOOR STATING: "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS". LETTERS SHALL NOT BE LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND. THE SIGN SHALL BE INSTALLED BY THE GENERAL CONTRACTOR ON THE STOREFRONT ALUMINUM HEADER FRAME.

- ## CORRIDORS AND AISLES:

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.

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.



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 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 MINIMUM 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 ABRAISVE 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.

58. IF PUBLIC TELEPHONES ARE PROVIDED, THEY SHALL COMPLY WITH DISABLED ACCESS REQUIREMENTS.

59. PROVIDE 30" X 48" CLEAR SPACE AT TELEPHONE. THE CLEAR SPACE MAY INCLUDE KNEE SPACE UNDER THE TELEPHONE.

60. THE HIGHEST OPERABLE PART OF THE TELEPHONE SHALL BE WITHIN 48- INCHES OF THE FLOOR FORWARD APPROACHED AND UNOBSTRUCTED SIDE REACH AND 48-INCHES MAX IF SIDE APPROACHED WITH 10" MAX OBSTRUCTED AND 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.

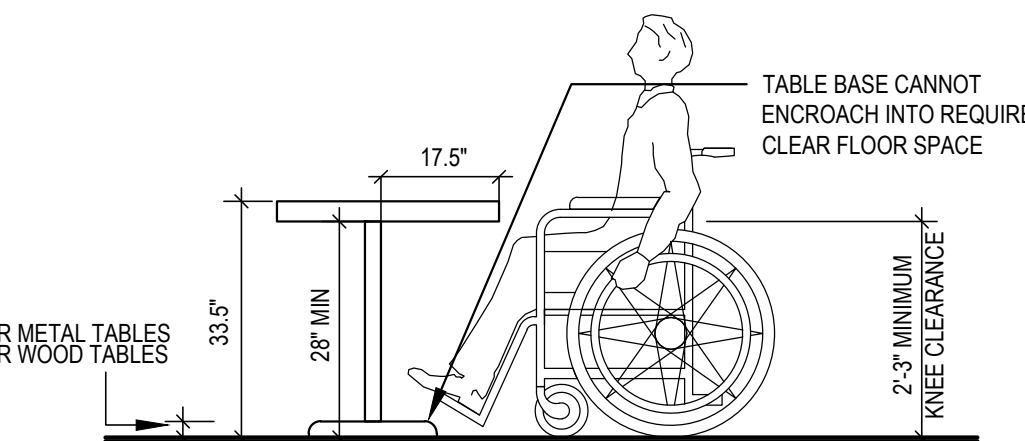
63. TELEPHONES SHALL BE HEARING AID COMPATIBLE PER ICC/ANSI SEC. 704.2.5

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

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.

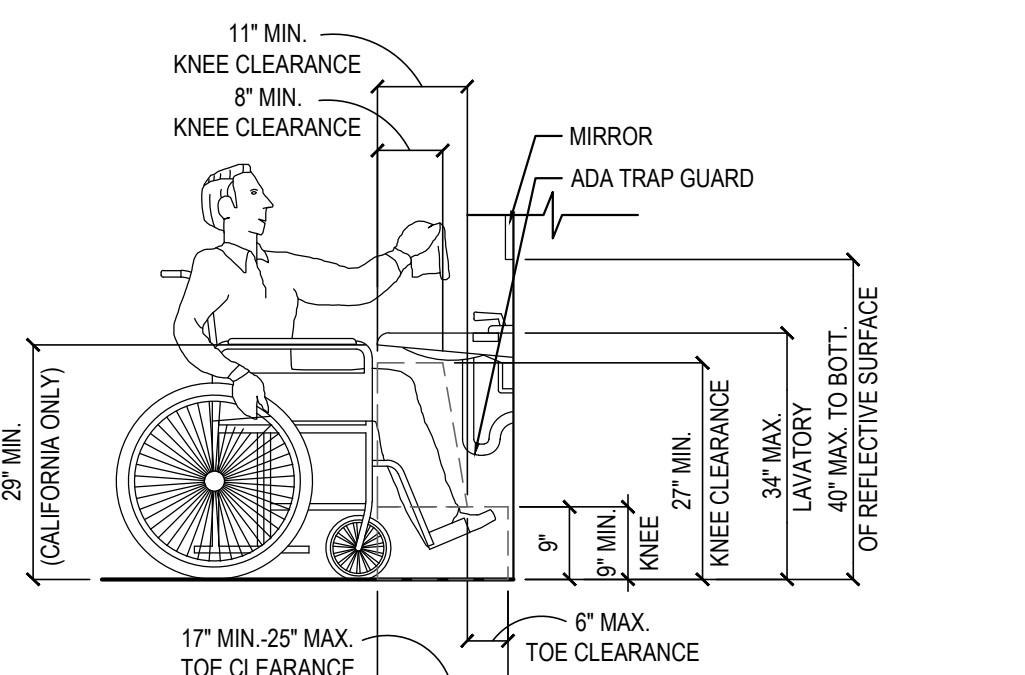


**TOE CLEARANCES**

The top diagram shows a side view of a wheelchair with a dark rectangular obstacle. Dimensions are indicated: a horizontal clearance of 6" MAX from the front of the wheelchair to the obstacle, and a vertical clearance of 30" MIN from the top of the wheelchair seat to the top of the obstacle. A dashed rectangle represents the obstacle's footprint, with a width of 17"-25" and a height of 30" MIN.

**KNEE CLEARANCES**

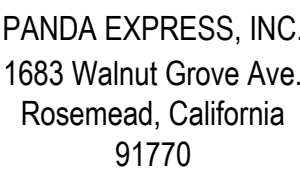
The bottom diagram shows a side view of a wheelchair with a dark rectangular obstacle. Dimensions are indicated: a horizontal clearance of 11" MIN from the front of the wheelchair to the obstacle, a vertical clearance of 27" MIN from the floor to the top of the wheelchair seat, and a vertical clearance of 9" MIN from the bottom of the wheelchair seat to the bottom of the obstacle. A dashed rectangle represents the obstacle's footprint, with a width of 25" MAX and a height of 30" MIN.



ALABAMA: NO. 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 CHAIR AND OCCUPANT. THE SIGN SHALL BE 48 INCHES HIGH, 18 INCHES WIDE, AND NOT MORE THAN 7 SQUARE INCHES IN AREA AND WHEN IN PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM OF 18 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 MORE THAN 18 INCHES IN HEIGHT AND IN SIZE WITH LETTERING NOT LESS THAN 1/4 INCH IN HEIGHT.

REFER TO DETAIL 4-A/408

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



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MD STATE HEALTH PR 01 02/24/202

[illegible]

LL REVIEW	12-23-2
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	PERMITS	12-28-
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PANDA PROJECT #: S4-24-D6247

PANDA STORE #: D6247

ARCH PROJECT #: JCDT18-0152

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Architects Engineers Planners

# PANDA EXPRESS

PANDA HOME 2600  
14 CRANBROOK ROAD  
Cockeysville, MD 21030

## HANDICAPPED NOTES AND DETAILS

PANDA HOME 2600 R3



REVISIONS:	
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LL REVIEW	12-23-
PERMITS	12-28-
BID/ CONSTRUCTION SET	08-11-

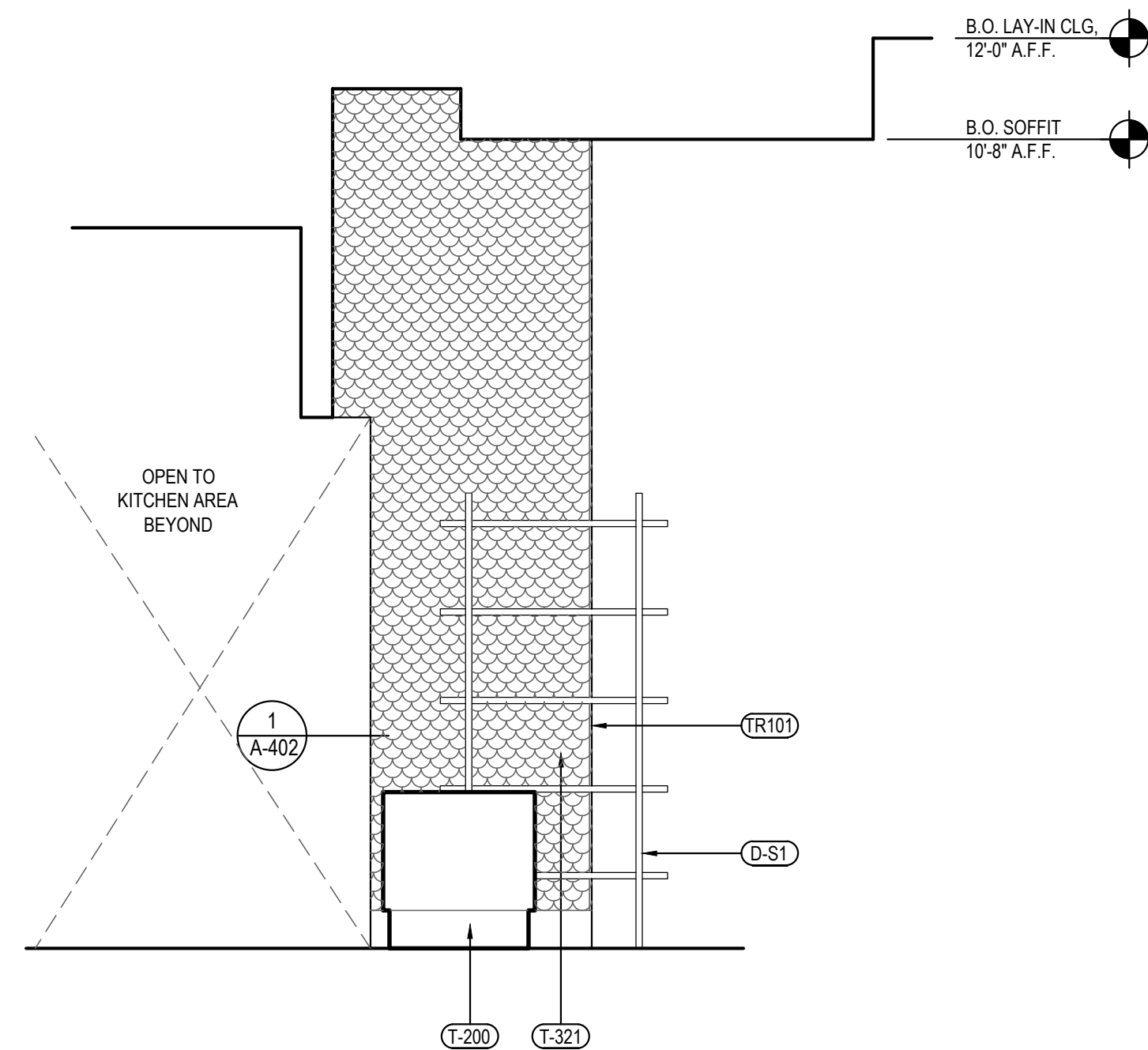
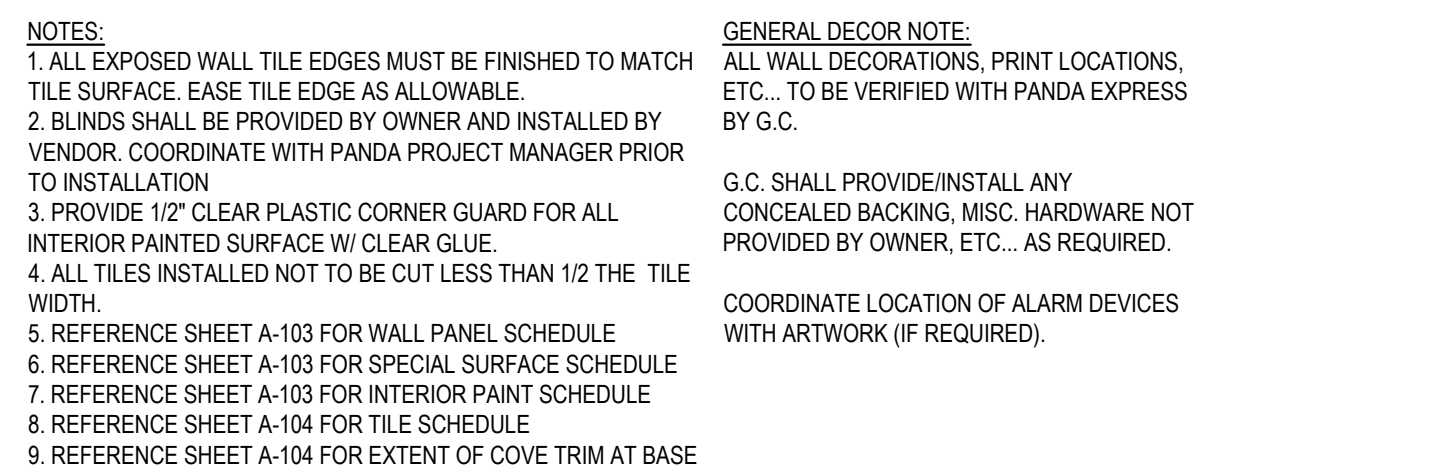
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PANDA PROJECT #:	S4-24-D6247
PANDA STORE #:	D6247
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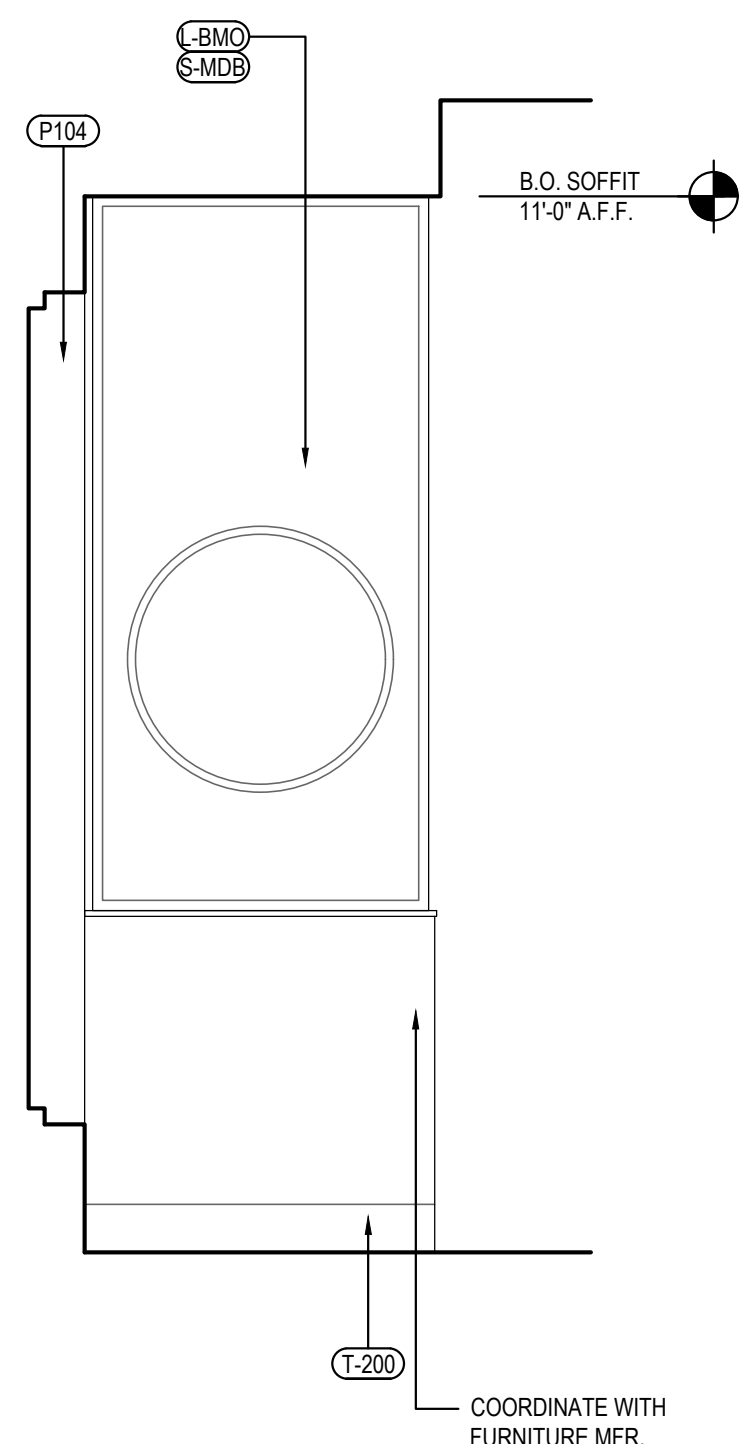
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# A-500

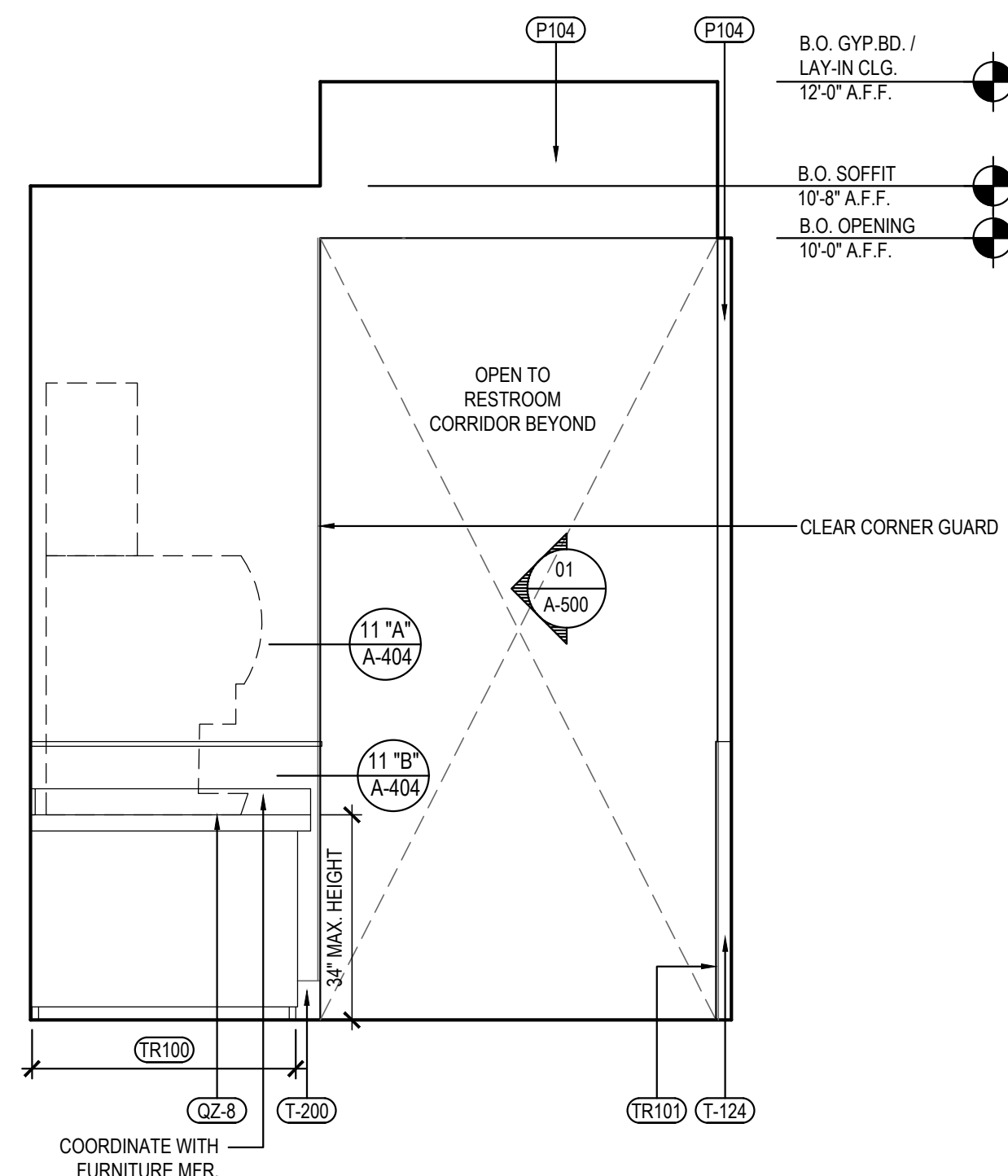
PANDA HOME 2600 R3



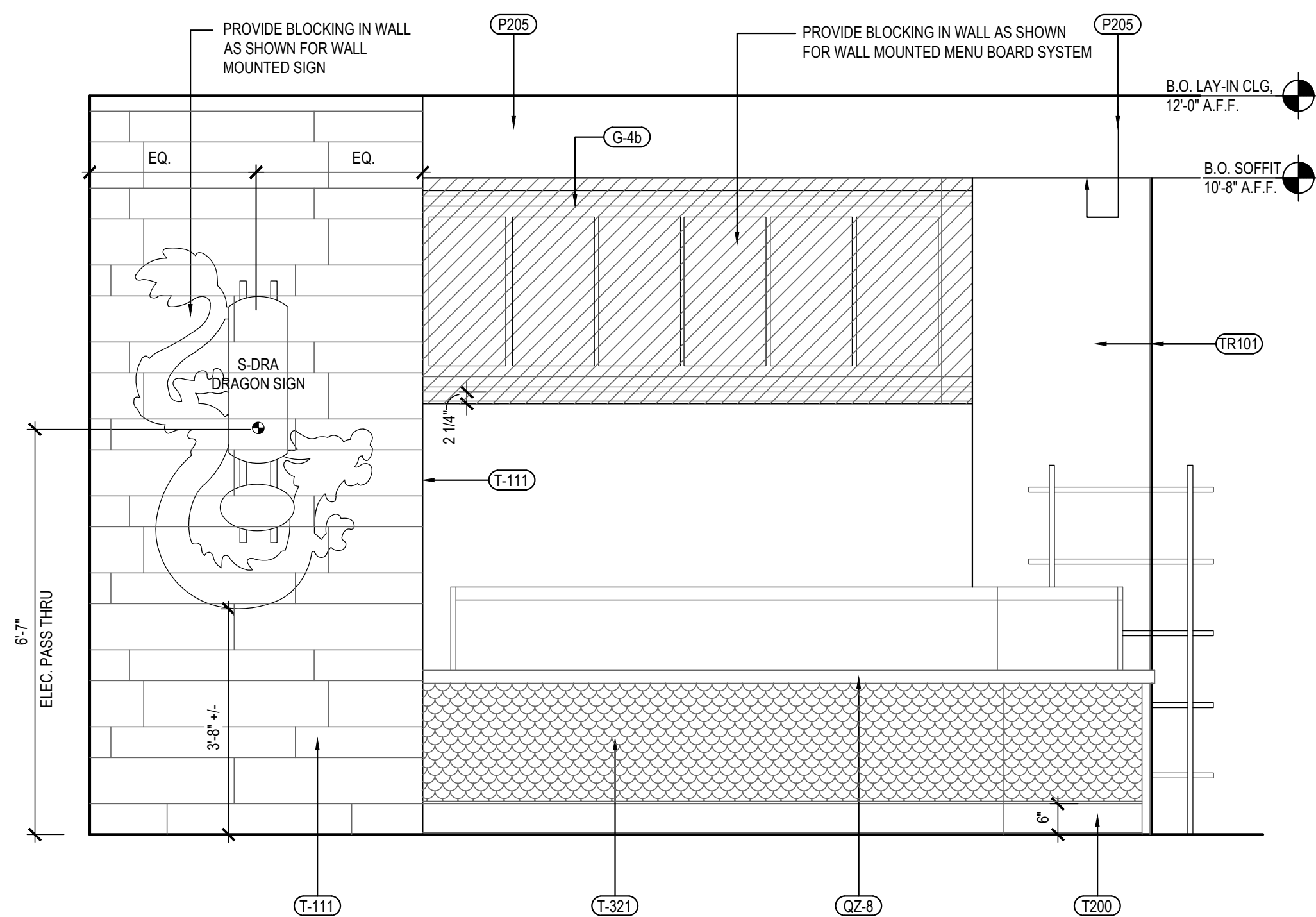
DINING ROOM ELEVATION	4
Scale= 1/2" = 1'-0"	A-50



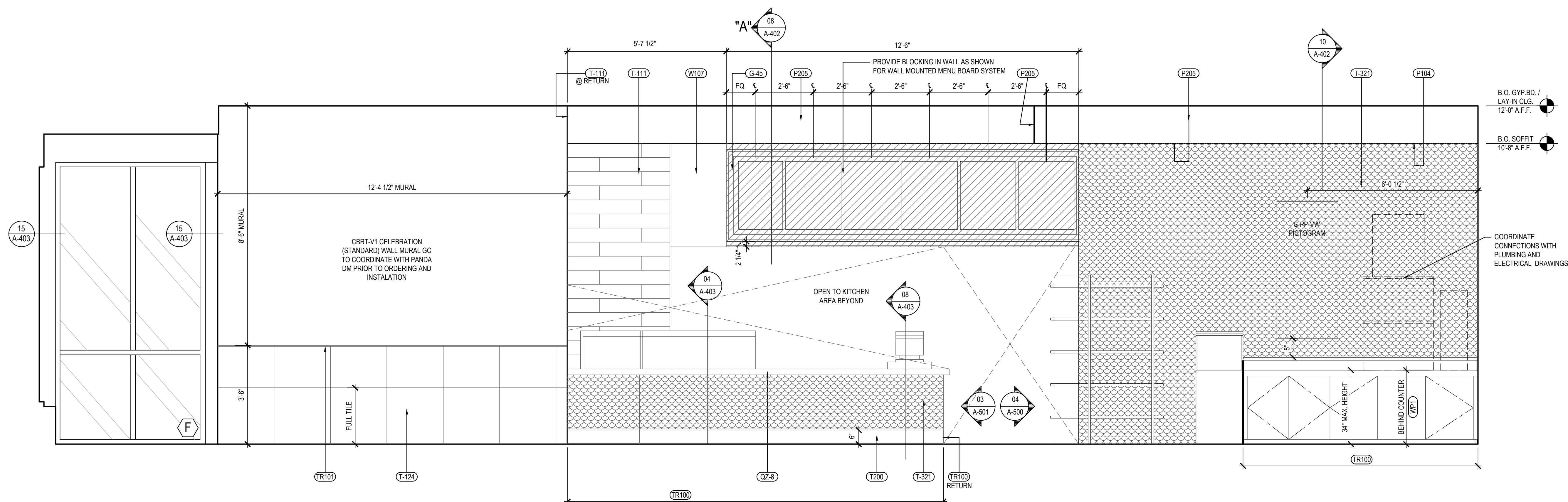
DINING ROOM ELEVATION	3
Scale= 1/2" = 1'-0"	A-50



DINING ROOM ELEVATION	2
Scale= 1/2" = 1'-0"	A-50

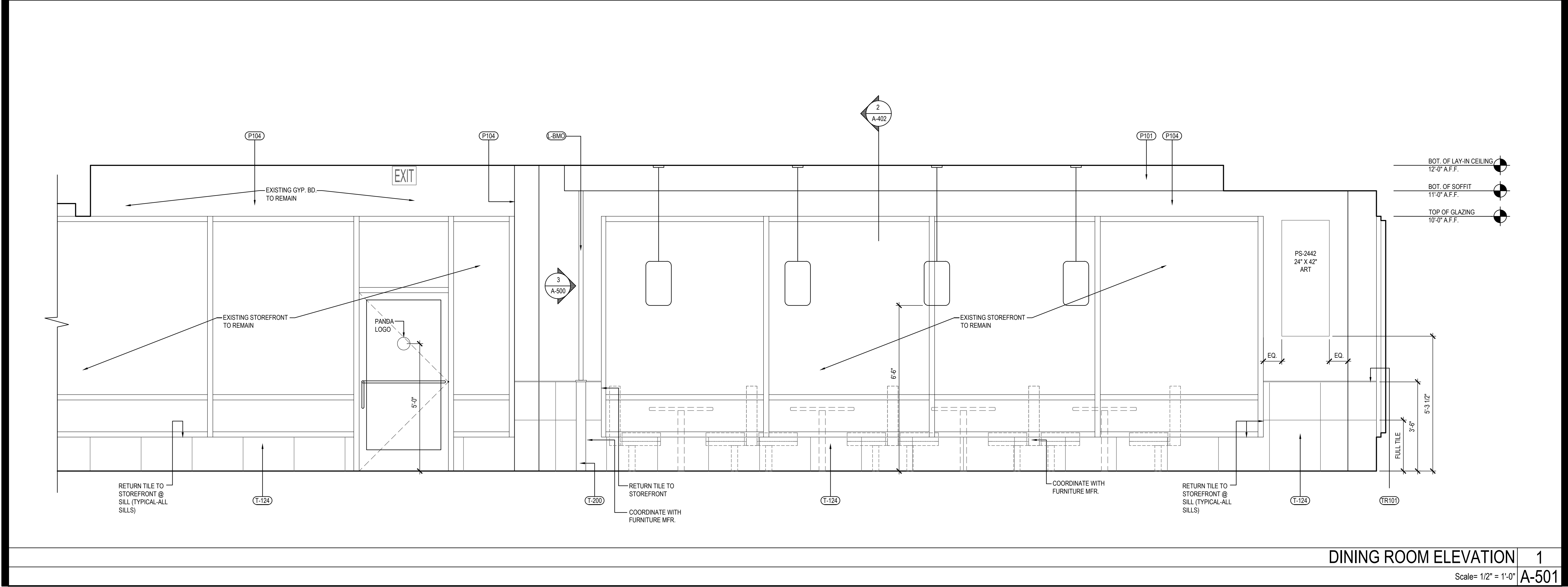
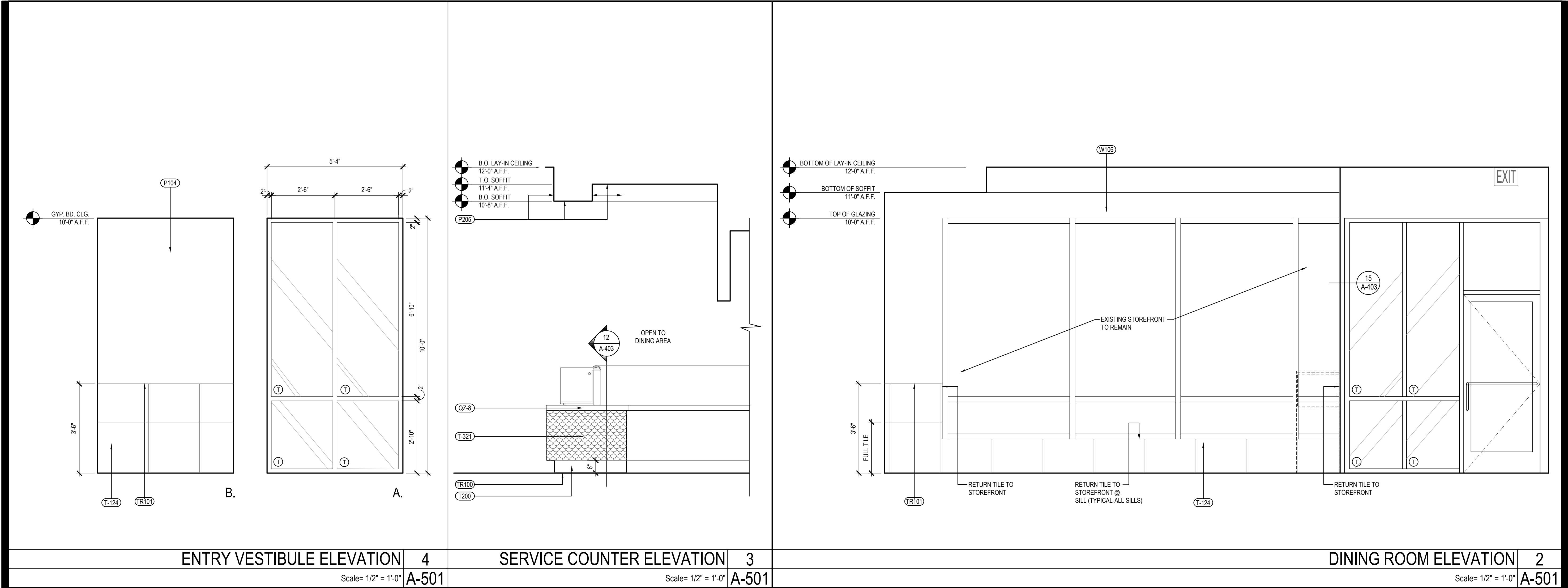


DINING ROOM ELEVATION	5
Scale= 1/2" = 1'-0"	A-500



DINING ROOM ELEVATION	1
Scale= 1/2" = 1'-0"	A-50





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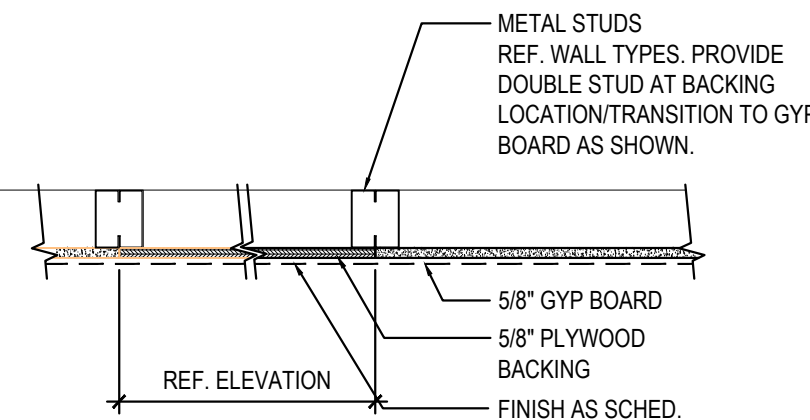
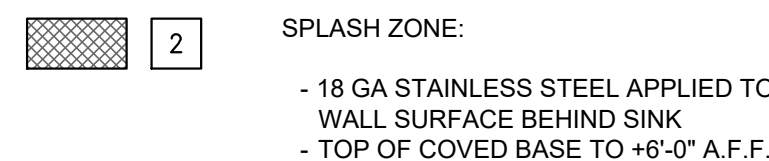
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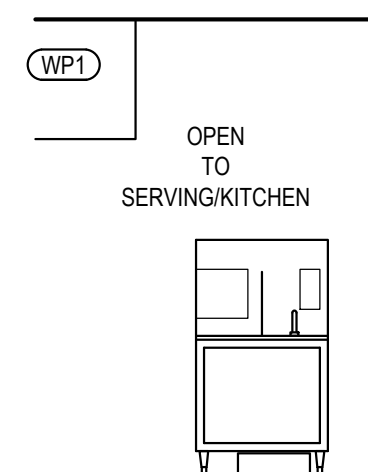
INTERIOR ELEVATIONS

PANDA HOME 2600 R3

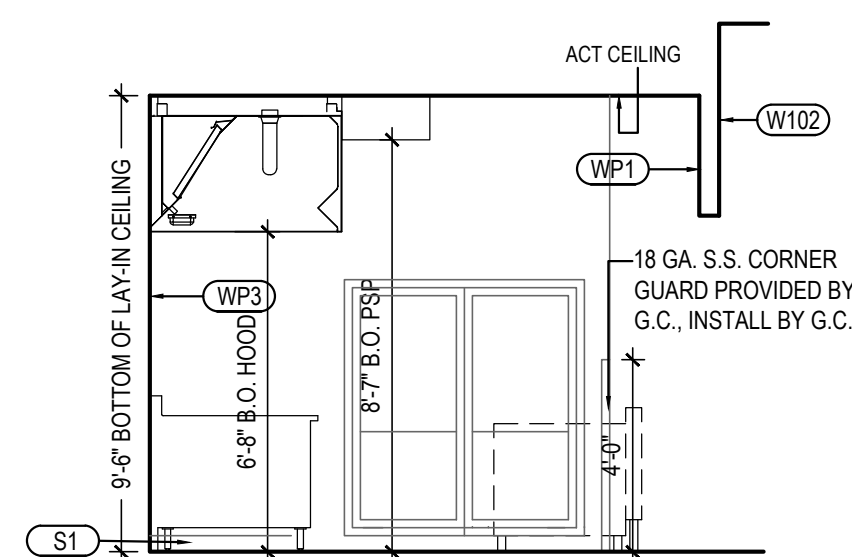
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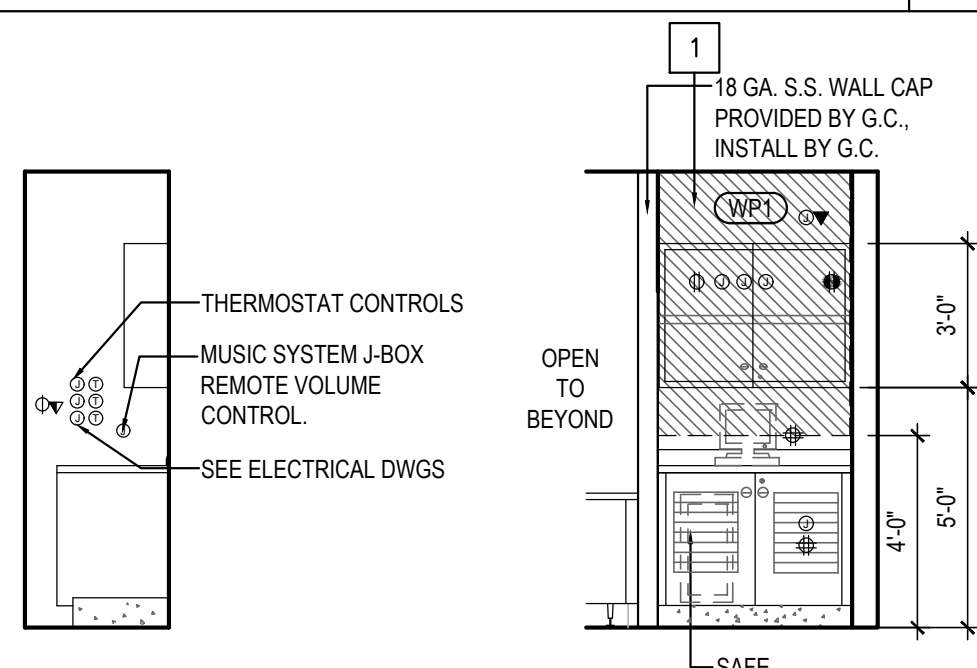
GENERAL BACKING NOTES	8
Scale= N.T.S.	A-502



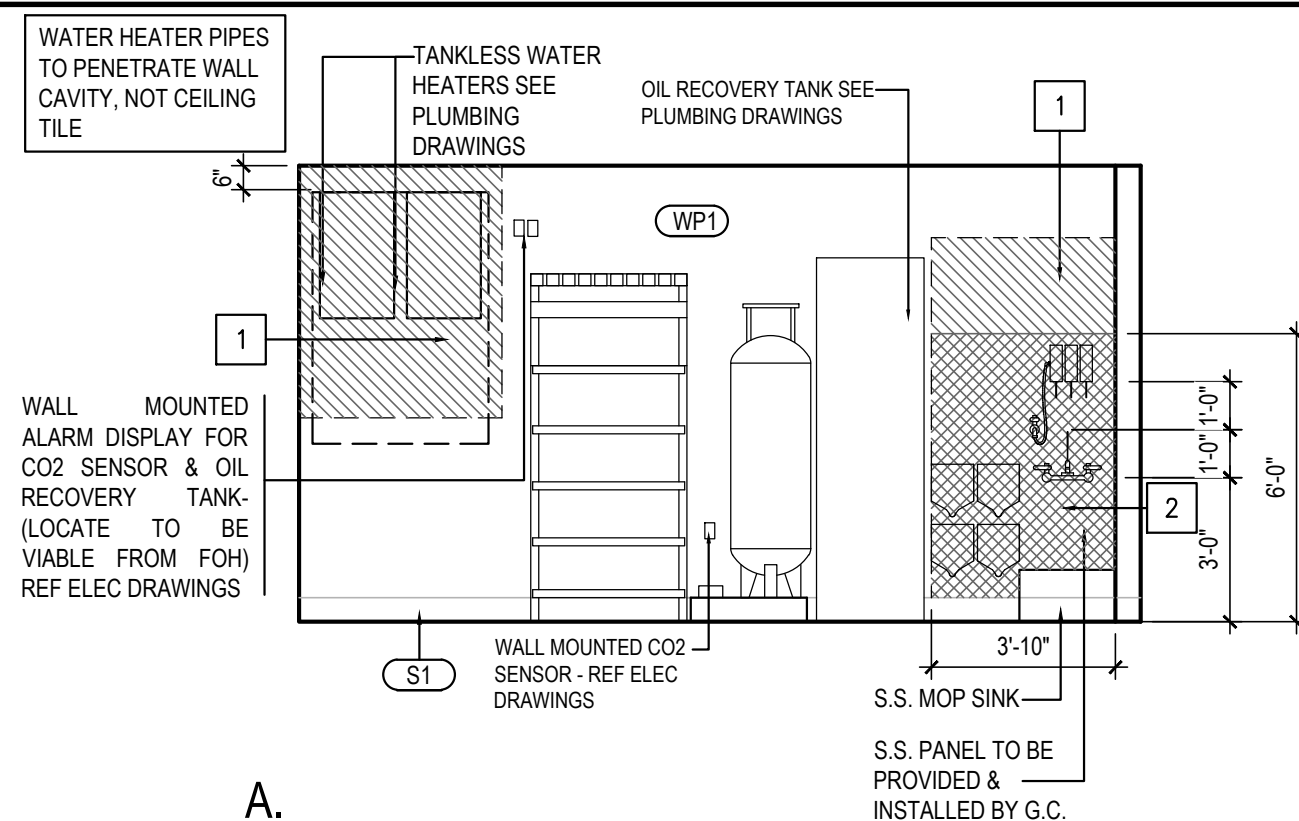
MANAGER STATION ELEV.	7
Scale= 1/4" = 1'-0"	A-502



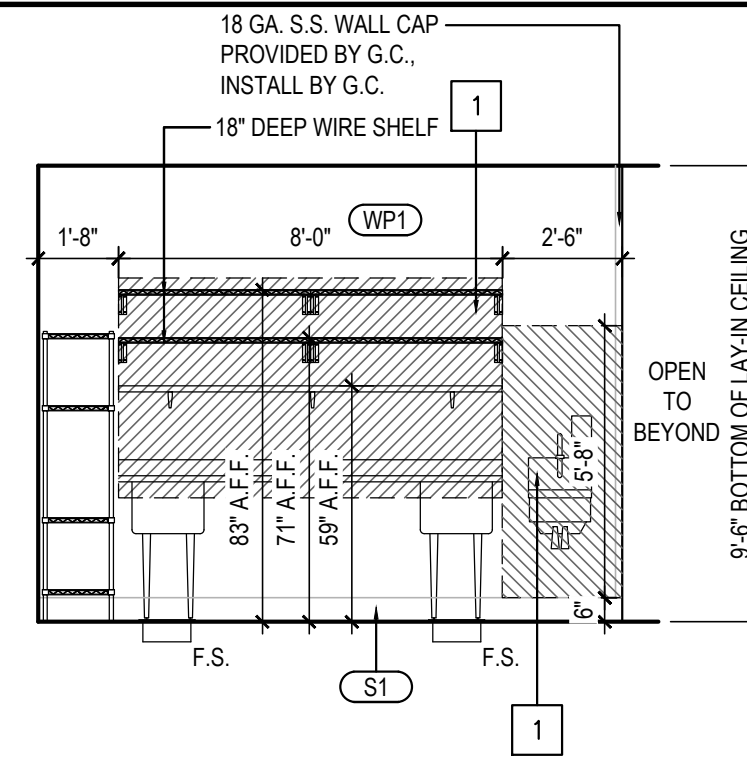
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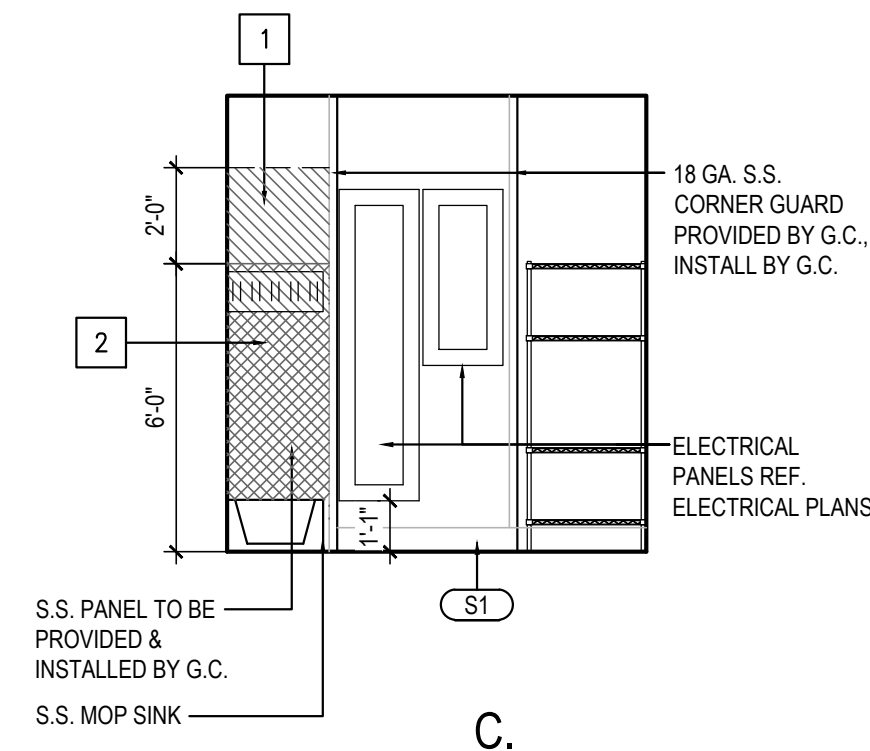
MANAGER STATION ELEV.	6
Scale= 1/4" = 1'-0"	A-502



A.

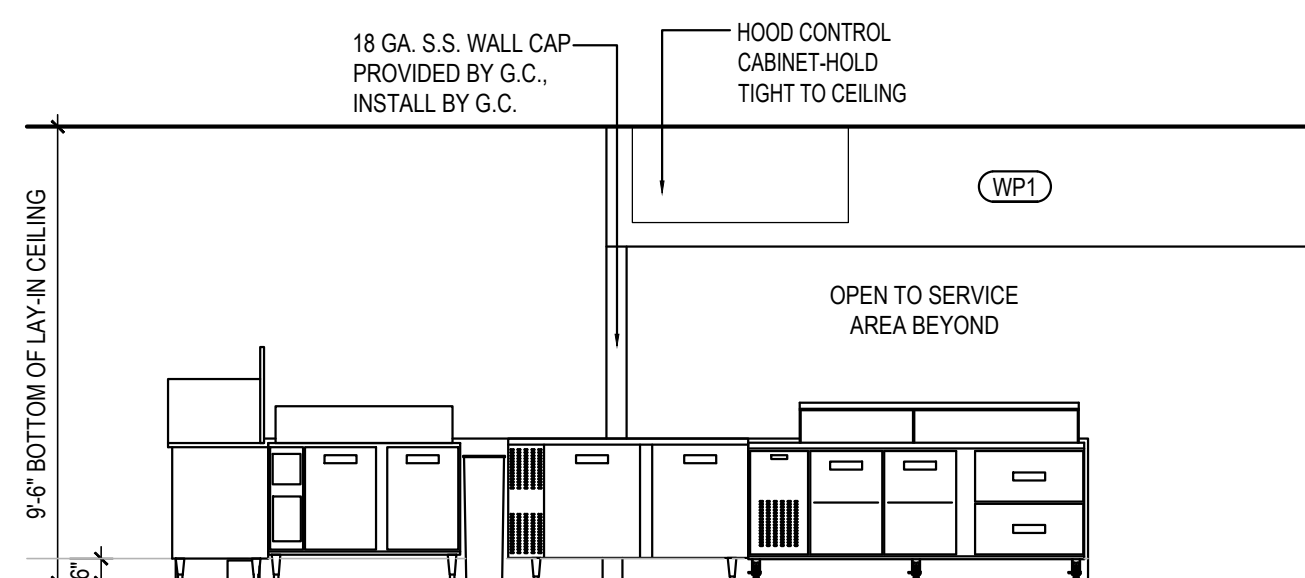


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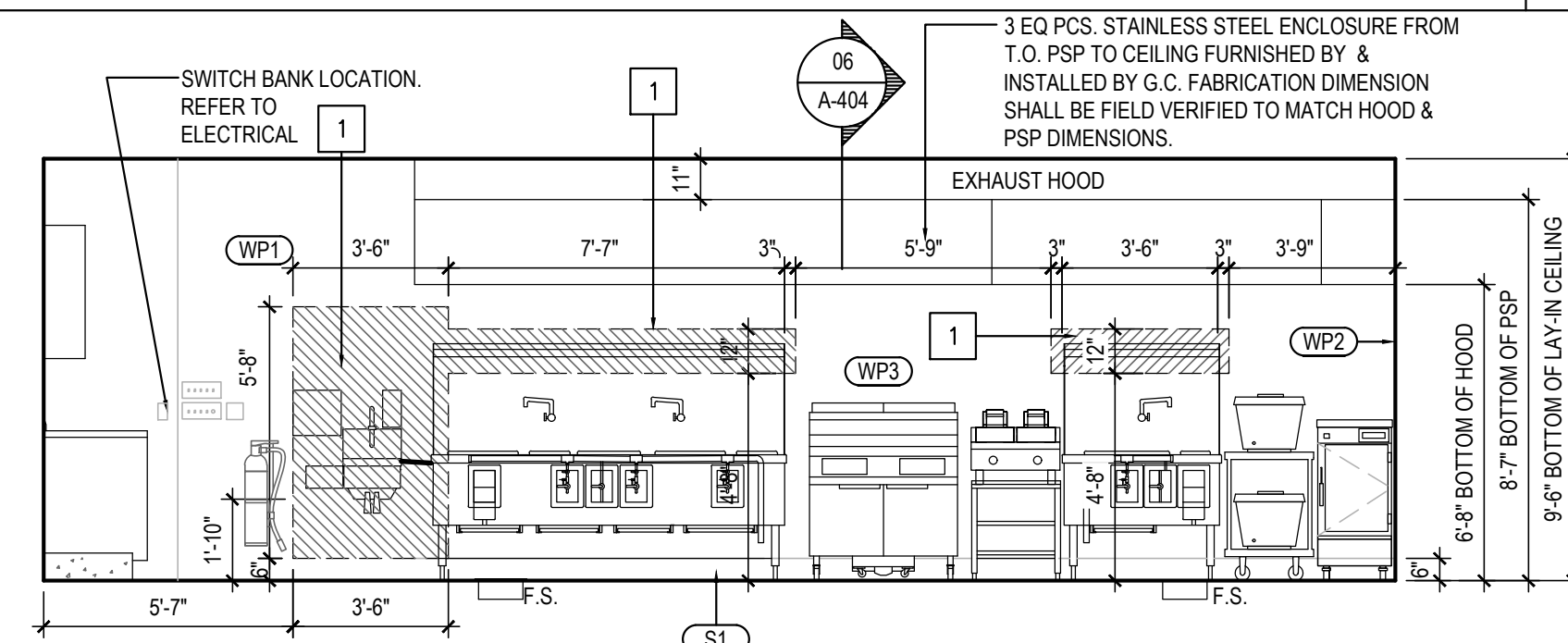


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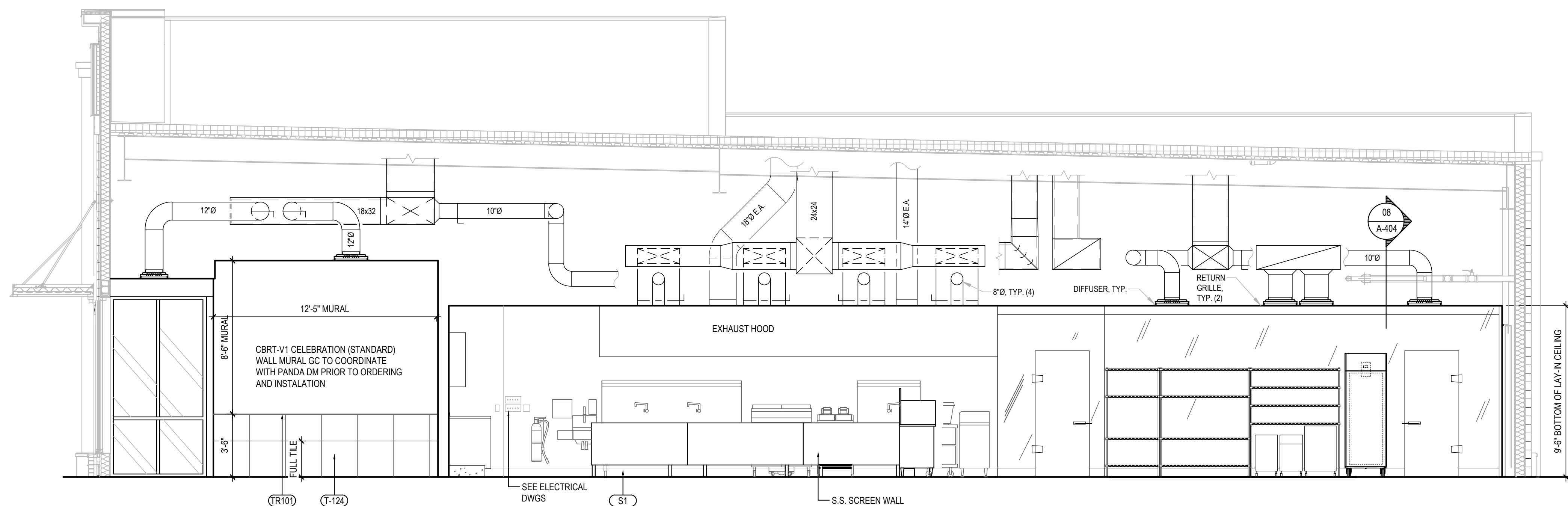
KITCHEN PREP ELEVATION	5
Scale= 1/4" = 1'-0"	A-502



WALL BEHIND SERVICE	4
Scale= 1/4" = 1'-0"	A-502

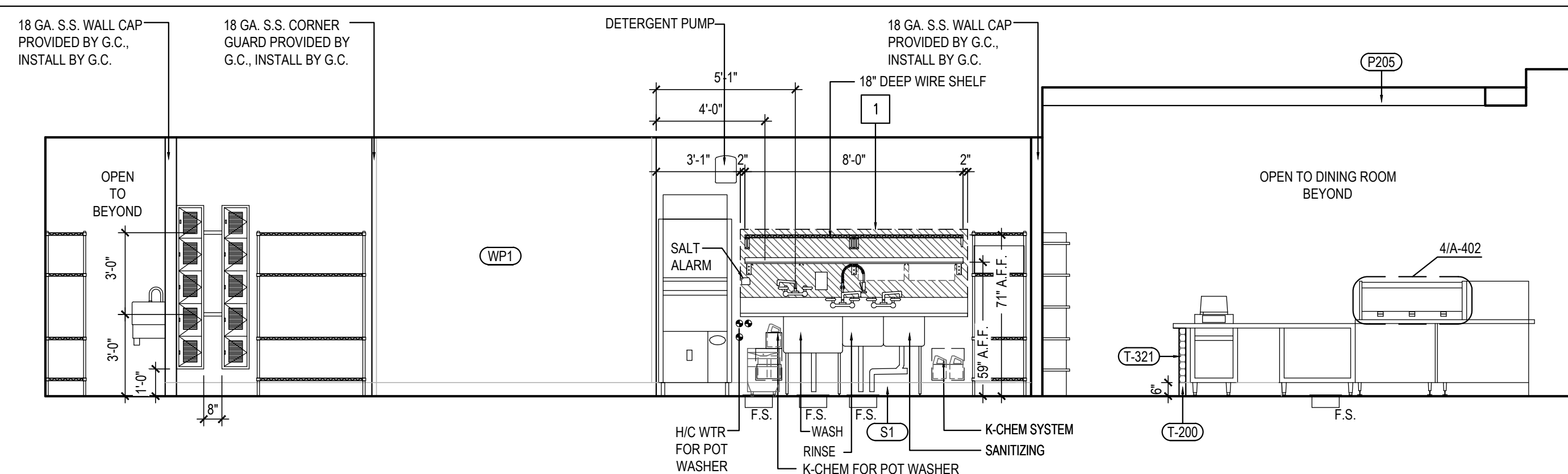


COOKLINE ELEVATION	3
Scale= 1/4" = 1'-0"	A-502



MANAGER STATION ELEV.	7
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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14 CRANBROOK ROAD  
Cockeysville, MD 21030

A-502

KITCHEN ELEVATIONS

PANDA HOME 2600 R3

BID/CONSTRICTION SET 08 11 2023



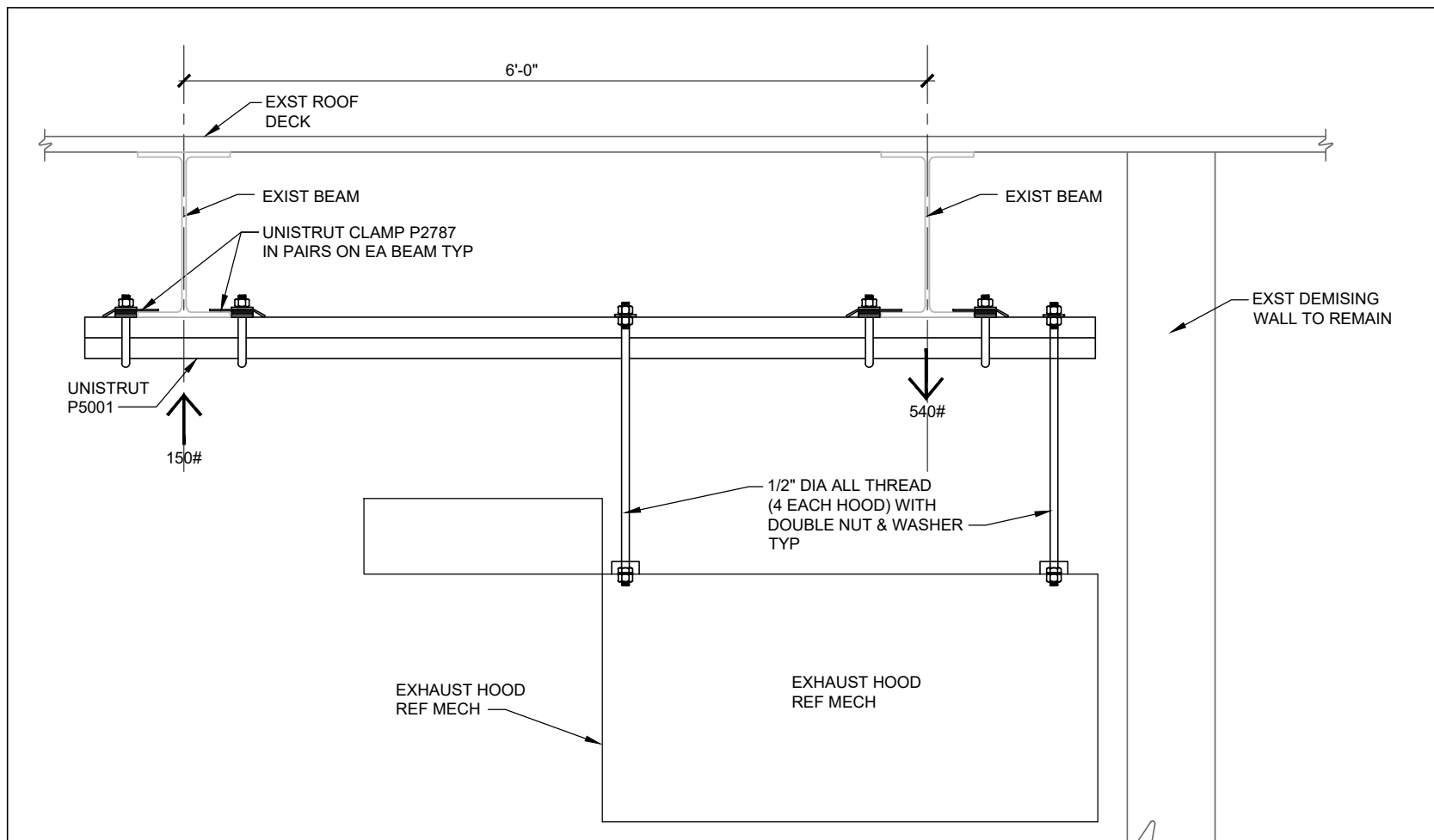


1. GENERAL REQUIREMENTS:

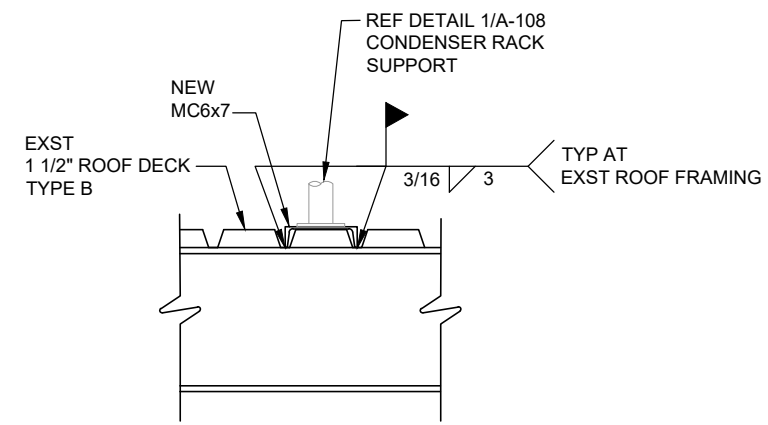
GOVERNING CODE: BUILDING CODE 2018 OF MARYLAND

- A. SPECIFICATIONS ARE PART OF THE CONSTRUCTION DOCUMENTS AND MUST BE USED IN CONJUNCTION WITH THE DRAWINGS.
- B. VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING WORK OR FABRICATING MATERIALS. NOTIFY A/E OF DISCREPANCIES BEFORE PROCEEDING WITH ANY PHASE OF WORK.
- C. VERIFY THE LOCATION OF OPENINGS AND FINISHES
- 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".

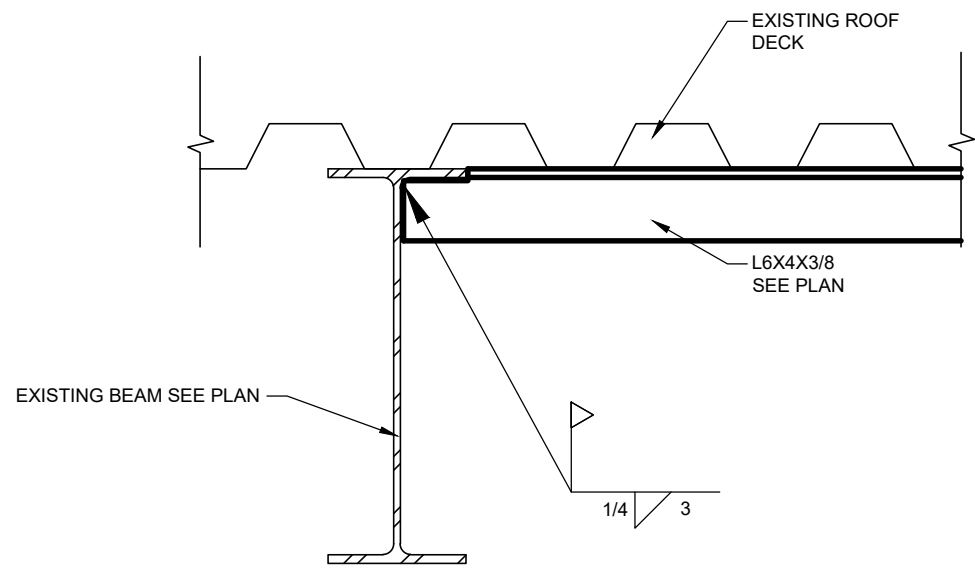
- F. NORR CONTRACT DRAWINGS ARE NOT FOR THE ENTIRE BUILDING, THE DOCUMENTS ARE FOR TENANT MODIFICATION IN ONE PORTION OF BUILDING
- G. CALCULATIONS WILL BE PERFORMED BY OTHERS TO VERIFY THAT THE ROOF EQUIPMENT SHOWN HEREIN (CONSISTING OF RTU-1 TO RTU-3, MA-1, EF-1 TO EF-3, HOOD #1, HOOD #2 AND CONDENSER PLATFORM ) WILL BE ADEQUATELY SUPPORTED BY THE ORIGINAL STRUCTURAL FRAMING WHILE SIMULTANEOUSLY SUPPORTING BOTH PUBLISHED AND CALCULATED SNOW DRIFT LOADS IS AS REQUIRED BY THE BUILDING CODE 2018 OF MARYLAND . IF EXISTING FRAMING REQUIRES REINFORCEMENT TO SUPPORT THE ROOF MOUNTED EQUIPMENT, THIS REINFORCEMENT WILL BE PROVIDED BY OTHERS. ADDITIONAL SECONDARY FRAMING IS SHOWN IN THE PLAN AND TYPICAL SECTIONS.



TYP HOOD SUPPORT 1  
SCALE: NO SCALE S-101



ROOF CHANNEL 2  
SCALE: NO SCALE S-101



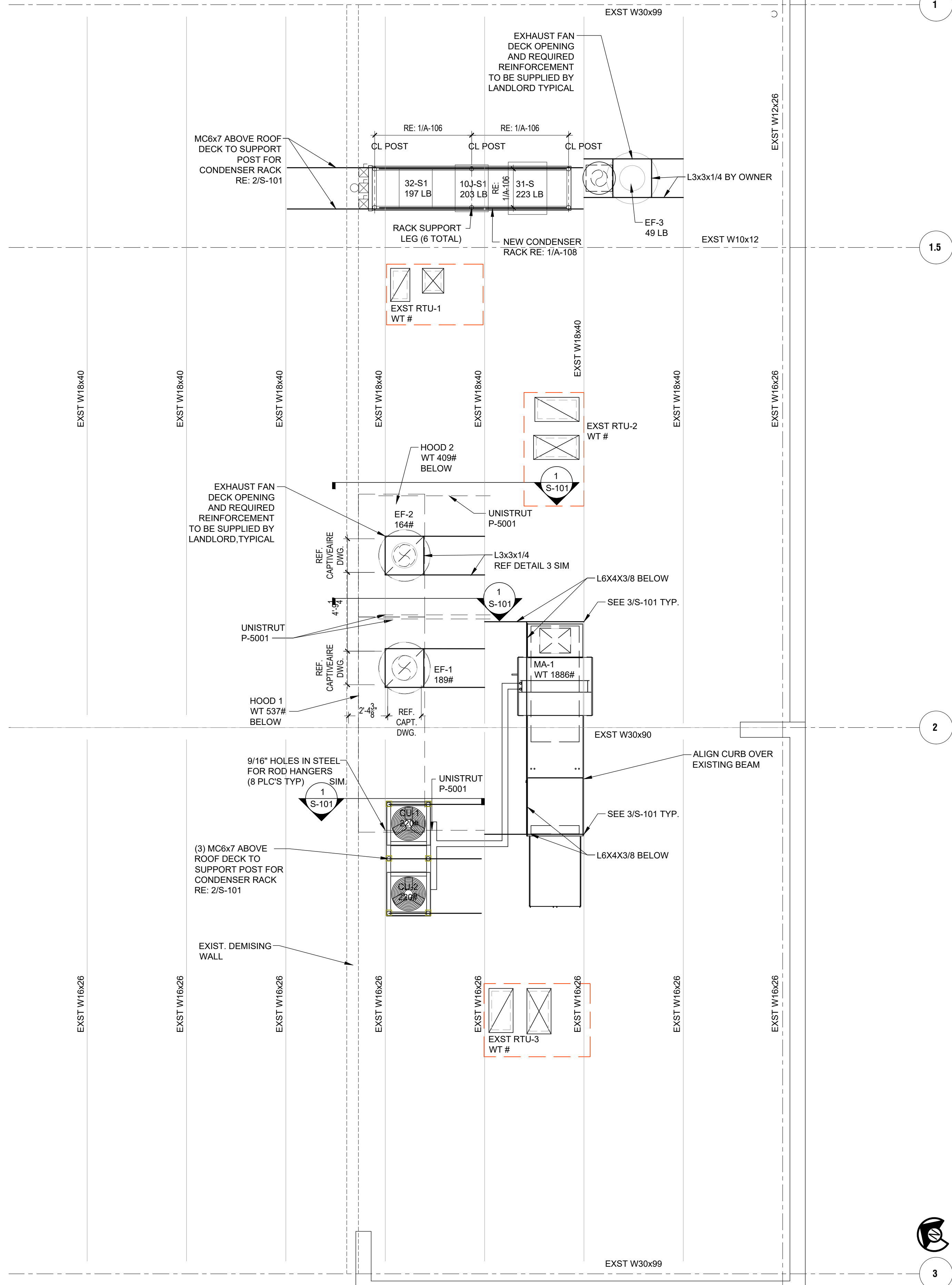
MA-1 SUPPORT 3  
SCALE: NO SCALE S-101

KEYNOTES:

- 1 EXISTING ROOF DECK 1 1/2" WIDE RIB 20 GAGE

NOTE:

1. CONTRACTOR TO SITE VERIFY LOCATION OF EXISTING STRUCTURAL STEEL PRIOR TO INSTALLATION OF UNISTRUT HEADERS AND STEEL CHANNELS FOR KITCHEN HOOD AND ROOF TOP EQUIPMENT COORDINATE W/ ROOFER AND MECHANICAL CONTRACTORS.
2. REFER TO NOTE 3G UNDER GENERAL REQUIREMENTS ON FOR VERIFICATION OF EXISTING ROOF FRAMING TO SUPPORT NEW ROOF MOUNTED EQUIPMENT
3. ROOF PENETRATIONS AND STRUCTURE SHALL BE PROVIDED BY LANDLORD. GC TO REVIEW AND COORDINATE PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES.



ROOF FRAMING PLAN 1

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



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

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REVISIONS:

MD STATE HEALTH PR 01 02/24/2023

ISSUE DATE:

LL REVIEW 12-23-22  
PERMITS 12-28-22  
BID/ CONSTRUCTION SET 08-11-23

DRAWN BY:

PANDA PROJECT #: S4-24-D6247  
PANDA STORE #: D6247  
ARCH PROJECT #: JCDT18-0152

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

**NORR**  
ARCHITECTS ENGINEERS PLANNERS

PANDA EXPRESS

PANDA HOME 2600  
14 CRANBROOK ROAD  
Cockeysville, MD 21030

**S-101**

ROOF FRAMING PLAN

PANDA HOME 2600 R3

BID/CONSTRUCTION SET 08-11-2023





## 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 FOOD SERVICE EQUIPMENT DIRECTLY CONNECTED TO THE POTABLE WATER SUPPLY WILL HAVE INDEPENDENT INLINE DUAL CHECK BACKFLOW PREVENTERS PER LOCAL HEALTH JURISDICTION REQUIREMENTS.

## The logo for Panda Express Chinese Kitchen is a circular emblem. It features a stylized black and white panda face in the center. The words "PANDA EXPRESS" are written in a bold, sans-serif font along the top inner edge of the circle, and "CHINESE KITCHEN" is written along the bottom inner edge. Two small dots separate the top and bottom text on the left and right sides.

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PANDA PROJECT #:	D6247
ARCH PROJECT #:	JCDT18-0152

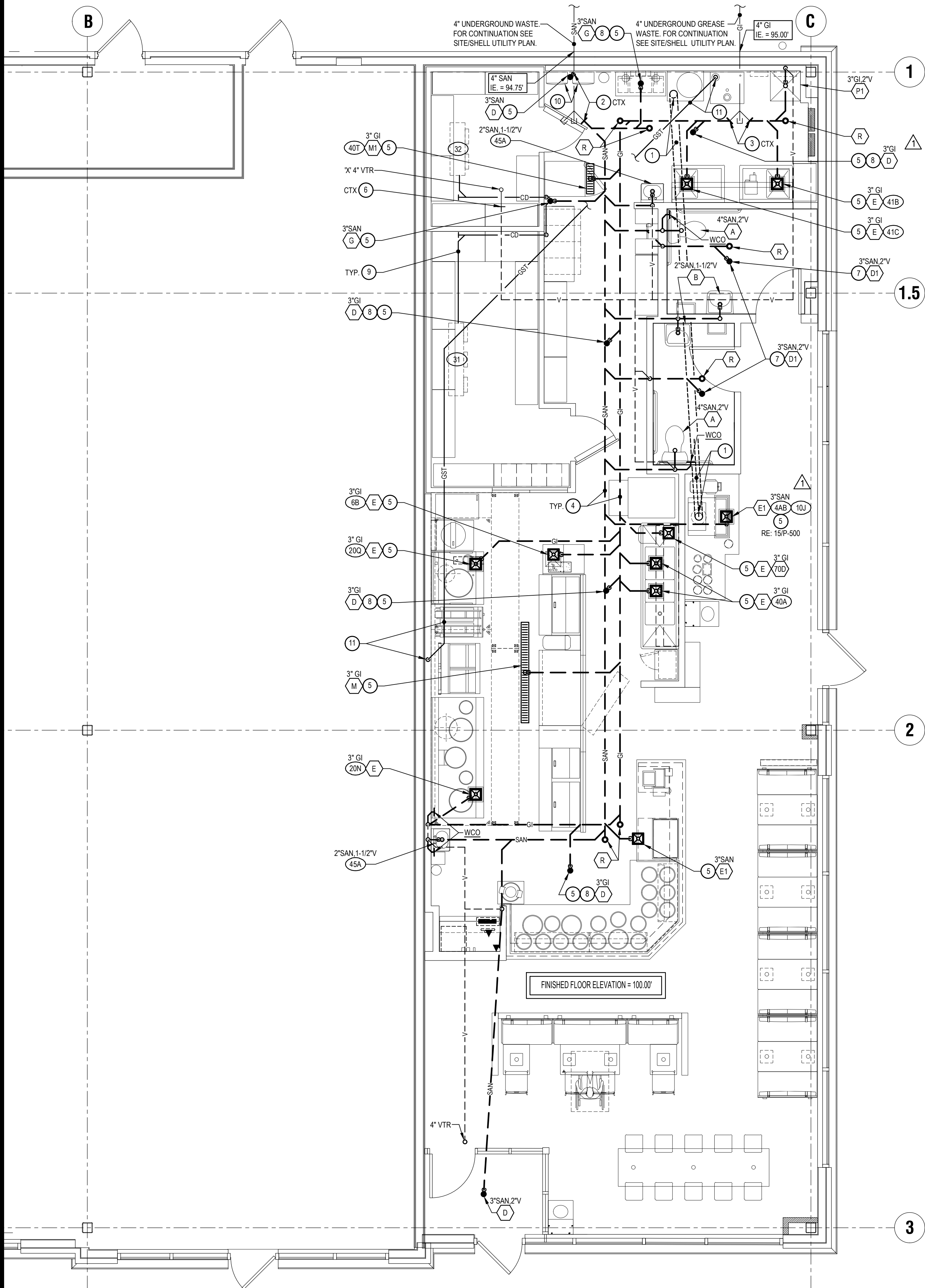
PANDA HOME 2600 R3

**McHenry Consulting Incorporated**  
**Mc & A**  
**Engineers est. 1960**  
25001 Emery Road, Suite #200  
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Email: mail@mcchenryassociates.com

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

BID/ CONSTRUCTION SET 08-11-2023

Aug 14, 2023 - 08:43:14 DWG Name: D:\Jobs (D)\20222NORR - Detroit\Panda Express\MD Cockeysville\Drawings\04-Construction Bld Se\NP-101\_Plumbing Drainage Floor Plan-D6247-Cockeysville\MD.dwg Updated By: aleslak



**NOTES:**

1. REFER TO PIPING RISER DIAGRAM, SHEET P-400 FOR ALL PIPE SIZING NOT SHOWN ON FLOOR PLAN.
2. DO NOT RUN ANY PIPING HORIZONTAL IN WALL SPACE. REFER TO RISER DIAGRAM, SHEET P-400.

- 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. CONNECT TO EXISTING SANITARY PIPING PROVIDED UNDER THE SHELL DOCUMENTS. VERIFY THE EXACT LOCATION, DEPTH, SIZE, FLOW DIRECTION AND IF THE DRAIN IS ACTIVE IN THE FIELD PRIOR TO THE STARTING OF WORK.
  3. CONNECT TO EXISTING GREASE WASTE PIPING PROVIDED UNDER THE SHELL DOCUMENTS. VERIFY THE EXACT LOCATION, DEPTH, SIZE, FLOW DIRECTION AND IF THE DRAIN IS ACTIVE IN THE FIELD PRIOR TO THE STARTING OF WORK.
  4. SAWCUT AND TRENCH FLOOR FOR INSTALLATION OF NEW BELOW FLOOR PIPING, BACKFILL AND PATCH TO MATCH EXISTING - TYPICAL.
  5. COMBINATION WASTE/VENT
  6. CONNECT TO EXISTING VENT PIPING PROVIDED UNDER THE SHELL DOCUMENTS. VERIFY THE EXACT LOCATION AND SIZE IN THE FIELD PRIOR TO THE STARTING OF WORK.
  7. LAV. TAILPIPE WITH TRAP PRIMER, RUN 2" CW BELOW FLOOR TO FLOOR DRAIN, SEE DETAIL #9 ON PLAN P-500.
  8. PROVIDE TRAP PRIMER FOR FLOOR DRAIN/SINK. SEE DETAIL 17/P-500.
  9. 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 WITH AIR GAP OF TWICE PIPE DIAMETER. INSTALL AT MINIMUM 76" HEIGHT A.F.F. REFER TO DETAIL #2 ON SHEET P-500.
  10. ROUTE WATER HEATER DRAIN PAN TO FLOOR DRAIN.
  11. 3/4" GALVANIZED PIPE, THREADED AT BOTH ENDS, ROUTE ABOVE CEILING FROM FRYERS TO GREASE STORAGE TANK. ROUGH-IN HEIGHT AT STORAGE ROOM = 84" AFF, ROUGH-IN HEIGHT AT COOKLINE = 10" AFF. VERTICAL RISE AT FRYER LOCATION SHALL BE AS HIGH AS POSSIBLE BUT NOT EXCEED 15' IN HEIGHT. SLOPE OF PIPE TO BE AS STEEP AS POSSIBLE BUT NO LESS THAN 1/4" PER LINEAR FOOT. REFER TO MANUFACTURER INSTALLATION REQUIREMENTS.

- 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. AMERICAN STANDARD 4142.600 TANK COVER LOCKING DEVICE AMERICAN STANDARD 5801.100.020 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. AMERICAN STANDARD 4142.600 TANK COVER LOCKING DEVICE AMERICAN STANDARD 5801.100.020 OPEN FRONT SEAT LESS COVER.   |
| 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.  |
| 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.   |
| 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.   |
| 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: WOODFORD 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 3/4" CW HOSE BIBB, ACORN #8121 W/ VACUUM BREAKER, 48" A.F.F. FOR CHEMICAL CONNECTION. |
| P3  | TANKLESS GAS WATER HEATER SYSTEM. MFG. RINNAI MTO-00247(2 CU199), 398,000 BTU/HR GAS INPUT, 7.7 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. CONTACT: RICO VIGLIETTI, RINNAI AMERICA CORPORATION CORPORATE ACCOUNTS MANAGER (901 440-7389) JVIGLIETTI@RINNAI.US                                 |
| R   | FLOOR CLEANOUT: ZURN # Z1400, FLOOR TYPE CLEANOUT. CAST IRON BODY WITH NICKEL BRONZE TOP AND BRONZE PLUG.  |
| CP  | HW CIRC. PUMP - MFG. GRUNDFOS, UP 15-18B5, 1/25 HP, 115 VOLT, 2 GPM @ 7' HEAD OR APPROVED EQUIVALENT.  |
| 40B | FAUCET FOR CHEM: T&S BRASS MODEL #B-0669-POL. PROVIDED BY G.C.   |

CONTRACTOR MUST VERIFY ALL CLEARANCES AND DIMENSIONS IN FIELD

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. MECHANICAL ENGINEER LICENSE NO.: 34826; EXPIRATION DATE: 08/05/23.

**McHenry Consulting Incorporated**  
**Mc&A**  
Engineers est. 1980  
25001 Emery Road, Suite #200  
Warrensburg Heights, Ohio 44128  
Phone: 216-292-4696  
Fax: 216-292-6874  
Email: mail@mcchenryassociates.com

PLUMBING DRAINAGE FLOOR PLAN

1

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

P-101



PANDA EXPRESS, INC.  
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REVISIONS:

A	MD STATE HEALTH PR 01	02/24/2023
	BULLETIN 01	2023-04-28

ISSUE DATE:

LL REVIEW	12-23-22
PERMITS	12-28-22
BID/CONSTRUCTION SET	08-11-23

DRAWN BY:

PANDA PROJECT #: S4-24-D6247  
PANDA PROJECT #: D6247  
ARCH PROJECT #: JCDT18-0152

**NORR**  
ARCHITECTS PLANNERS ENGINEERS

PANDA EXPRESS  
PANDA HOME 2600  
14 CRANBROOK ROAD  
Cockeysville, MD 21030

P-101

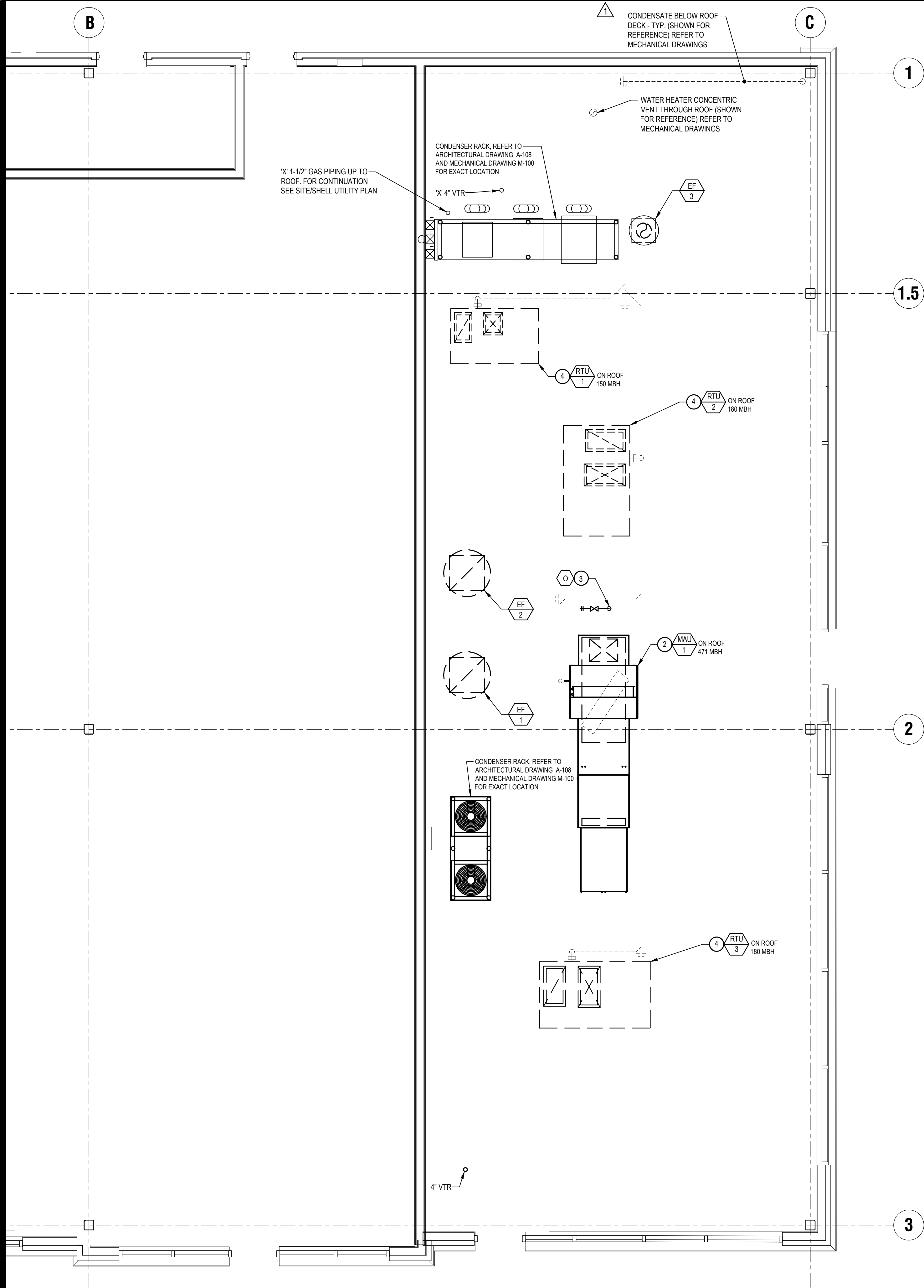
PLUMBING DRAINAGE FLOOR PLAN

PANDA HOME 2600 R3

BID/CONSTRUCTION SET 08-11-2023



Apr 27, 2023 - 09:40:36 D:\K6 Name: D:\Jobs (D)\2022\NORR - Detroit\Panda Express\MD Cockeyville\Drawings\03-Construction Bid Set 4 Bullteth NP-102\_Plumbing Roof Plan-D6247-CockeyvilleMD.dwg Updated By: alelak



**PLUMBING KEY NOTES**

- GAS PIPING UP TO ROOF FROM BELOW, REFER TO PLUMBING SUPPLY PLAN ON DRAWING P102 FOR CONTINUATION.
- PROVIDE FULL SIZE GAS COCK, UNION AND DIRT LEG AT GAS CONNECTION TO ALL GAS USING EQUIPMENT ON ROOF, TYPICAL.
- 1/2" CW UP FROM BELOW TO "O" ROOF HYDRANT, LOCATE PER OWNER REQUIREMENTS.
- EXISTING ROOF TOP UNITS AND GAS PIPING TO UNITS PROVIDED UNDER SHELL DOCUMENTS. REFER TO SHELL DRAWING P1.0 FOR EXACT LOCATION AND SIZE.

**PLUMBING LEGEND**

---	EXISTING UTILITY AS INDICATED
---	SANITARY ABOVE GRADE
---	SANITARY BELOW GRADE
---	GREASE WASTE BELOW GRADE
---	GREASE STORAGE TANK
---	COLD WATER
---	HOT WATER
---	RECIRCULATING HOT WATER
---	VENT
---	LOW GAS PRESSURE 7" W.C.
---	REGULATED GAS PRESSURE 2 PSI
---	UTILITY METER
---	GAS PRESSURE REDUCING VALVE
---	GAS SHUT OFF VALVE
---	SHUT OFF VALVE
X	EXISTING TO REMAIN
CTX	CONNECT TO EXISTING
VTR	VENT THRU ROOF
○	PLUMBING KEY NOTE
⬡	INDICATES ITEM IN PLUMBING FIXTURE SCHEDULE
4AB	INDICATES ITEM IN KITCHEN EQUIPMENT SCHEDULE

CONTRACTOR MUST VERIFY ALL CLEARANCES AND DIMENSIONS IN FIELD

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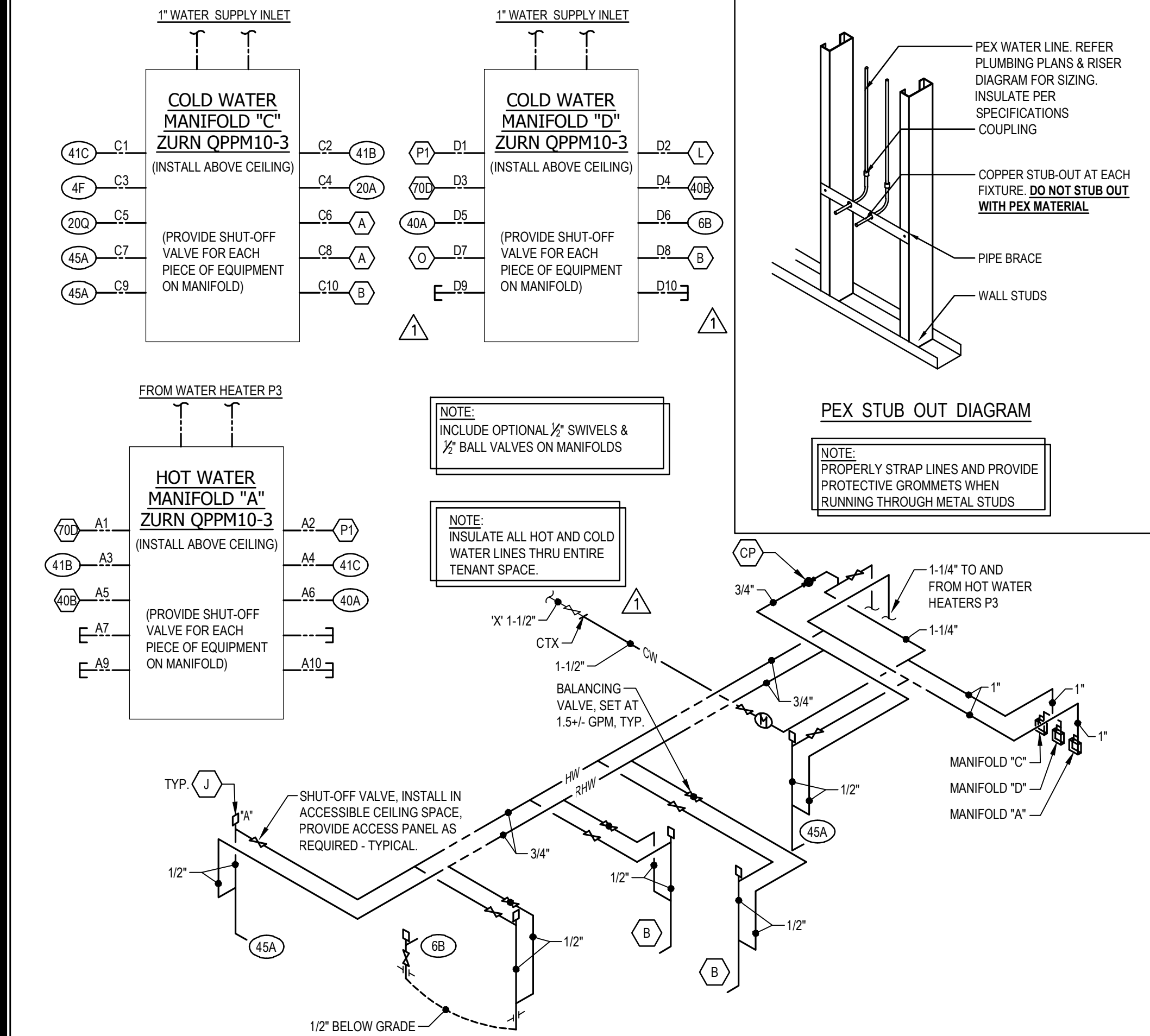
PANDA EXPRESS

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14 CRANBROOK ROAD  
Cockeysville, MD 21030

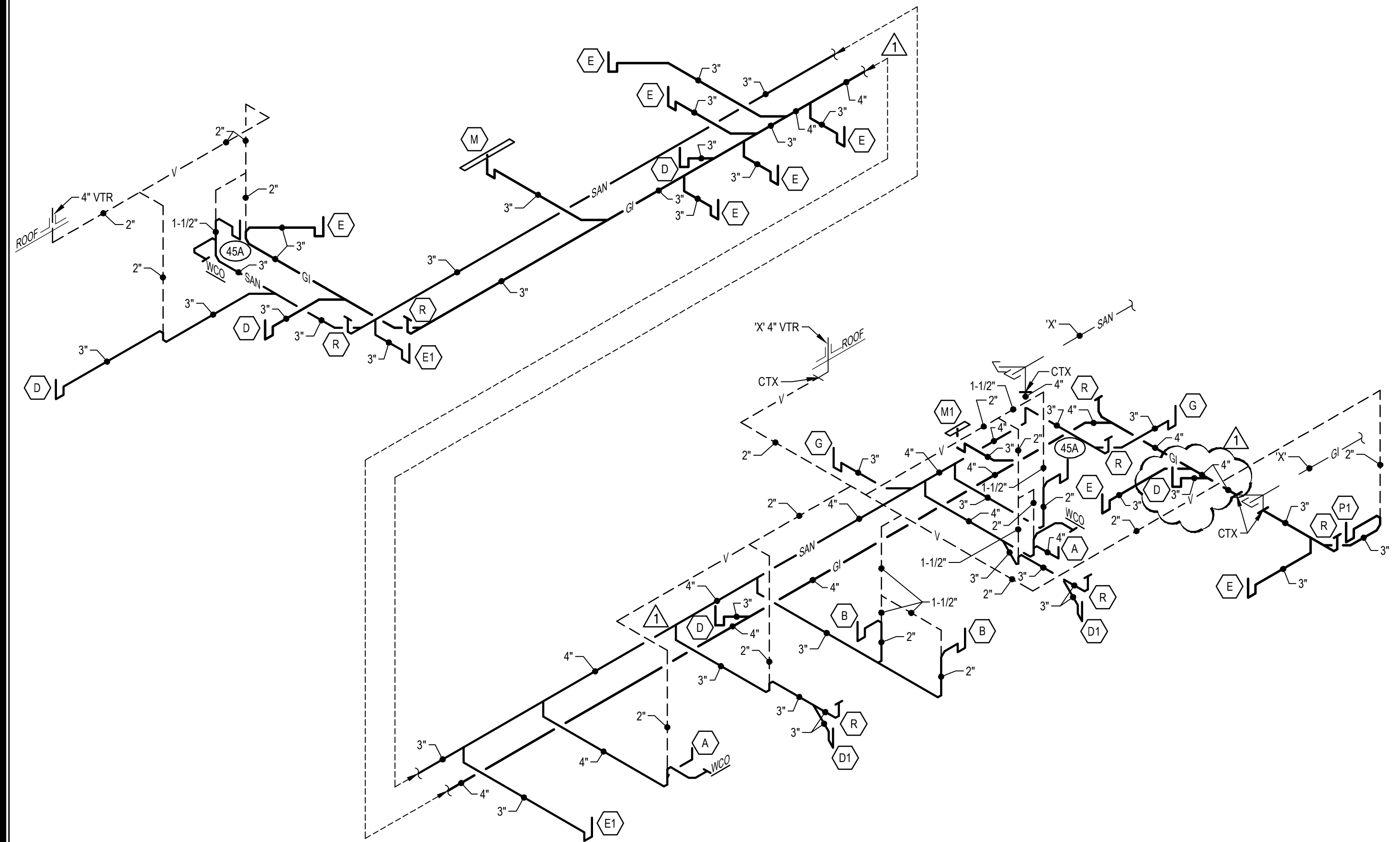
P-102

PLUMBING ROOF PLAN

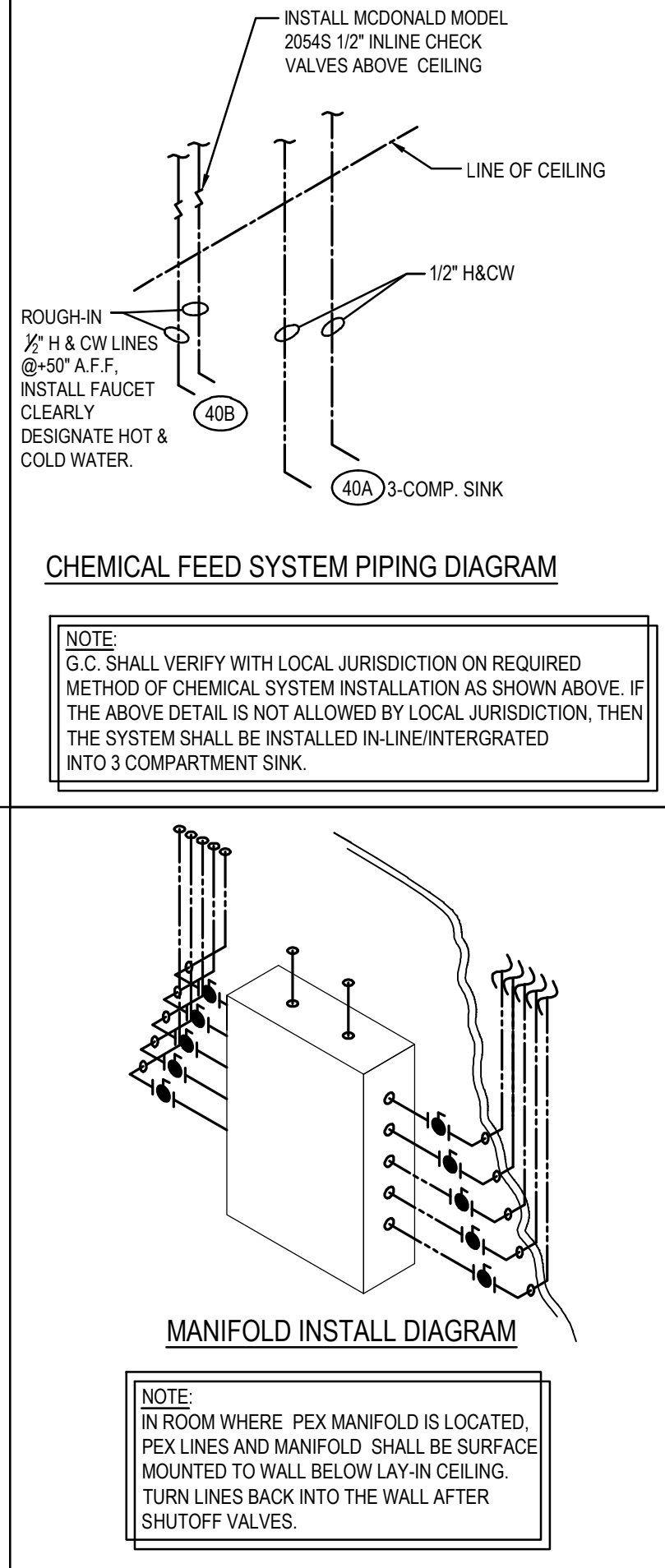
Aug 14, 2023 - 08:51:36 DWG Name: D:\Jobs (D)\2022\NORR - Detroit\Panda Express\MD Cockeysville\Drawings\04-Construction Bld S&VP-400\_Water, Gas, Waste & Vent Riser Diagrams-D6241-Cockeysville\MD.dwg Updated By: alestok



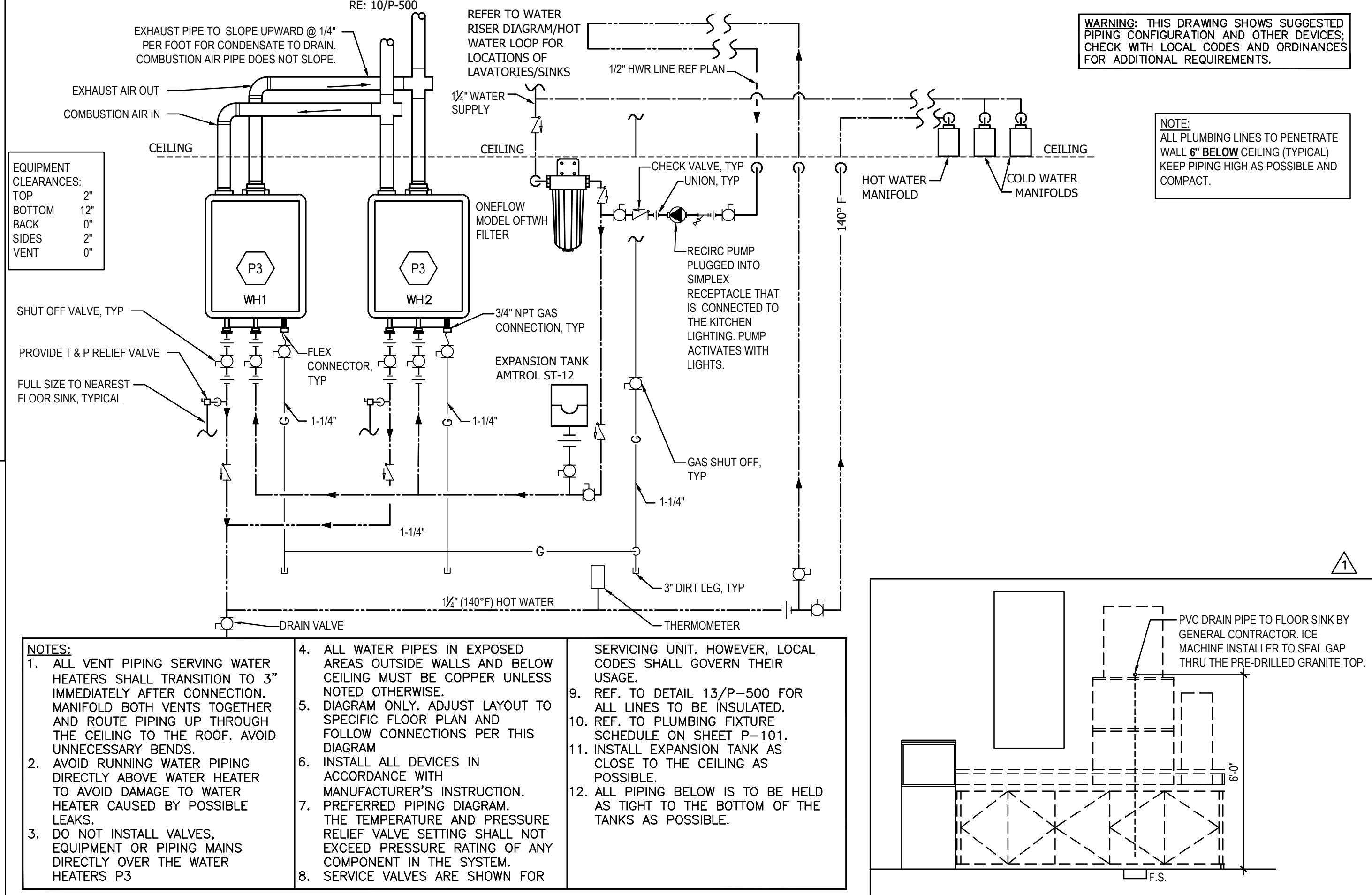
WATER RISER DIAGRAM 11  
NO SCALE P-400



WASTE AND VENT RISER DIAGRAM 9  
NO SCALE P-400

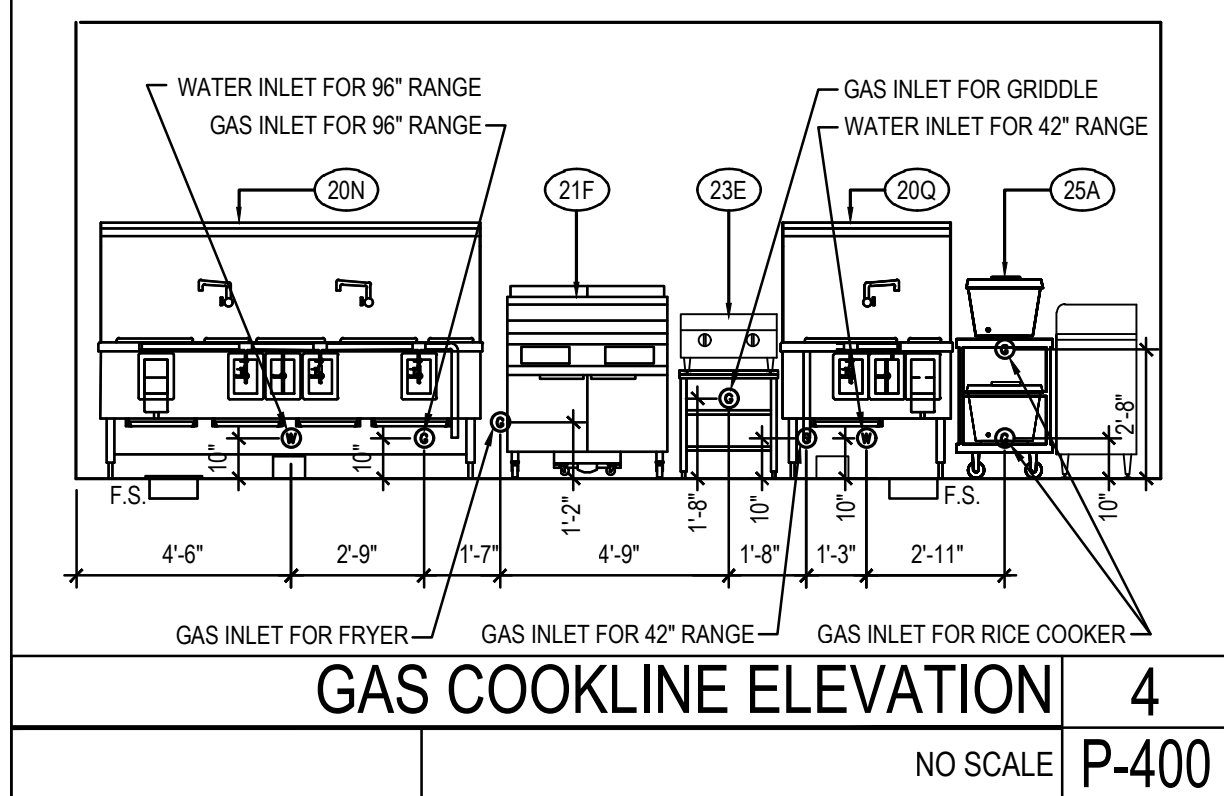


WATER RISER DIAGRAM 11  
NO SCALE P-400



HOT WATER SYSTEM DIAGRAM 5  
NO SCALE P-400

DRINK STATION PLUMBING 1  
NO SCALE P-400



GAS COOKLINE ELEVATION 4  
NO SCALE P-400

GAS EQUIPMENT SCHEDULE					
ITEM	QTY	EQUIPMENT	MBH		
			EACH	EACH	TOTAL
P3	2	WATER HEATER	199	199	398
20A	1	CHINESE RANGE	450	450	450
20Q	1	CHINESE RANGE	190	190	390
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	150	150	150
RTU-2,3	2	AIR CONDITIONER	180	180	360
MAU-1	1	MAKE-UP AIR	471	471	471
TOTAL			2,709		

GAS COOKLINE ELEVATION 4  
NO SCALE P-400

GAS COOKLINE ELEVATION 4  
NO SCALE P-400

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GAS COOKLINE ELEVATION 4  
NO SCALE P-400

GAS COOKLINE ELEVATION 4  
NO SCALE P-400

HOT WATER SYSTEM DIAGRAM 5  
NO SCALE P-400

DRINK STATION PLUMBING 1  
NO SCALE P-400

DRINK STATION PLUMBING 1  
NO SCALE P-400

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DRINK STATION PLUMBING 1  
NO SCALE P-400



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14 CRANBROOK ROAD  
Cockeysville, MD 21030

P-400

WATER, GAS, WASTE  
& VENT RISER DIAGRAMS

PANDA HOME 2600 R3

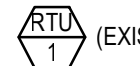


PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. MECHANICAL ENGINEER LICENSE NO.: 34826; EXPIRATION DATE: 08/05/23.

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





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PACKAGED RTU SCHEDULE - EXISTING BY LANDLORD			
UNIT SYMBOL	 (EXISTING)	 (EXISTING)	 (EXISTING)
LOCATION	ROOF	ROOF	ROOF
BLOWER	CFM	2,000 (5-TON)	3,200 (8.5-TON)
	TSP (IN W.G.)	0.8"	0.8"
COOLING	TOTAL (BTU/HR)	60,000	96,000
	SENSIBLE (BTU/HR)	45,300	59,400
	AMBIENT ( F)	93	93
	COIL ENTERING	80 DB/67 WB	80 DB/67 WB
HEATING (BTU/HR) (2-STAGE)		80,000 (INPUT) / 64,000 (OUTPUT)	150,000 (INPUT) / 120,000 (OUTPUT)
ELECTRICAL	POWER SUPPLY	208V/3PH/60HZ	208V/3PH/60HZ
	COMPRESSOR (RLA)	(1) 15.9	(1) 15.6, (1) 10.0
	CONDENSER MOTOR (FLA)	(1) 2.5	(1) 4.0
	EVAPORATOR MOTOR (FLA)	3.4 FLA, 1.0 MAX. BHP	7.3 FLA, 2.75 MAX. BHP
MIN. CIRCUIT AMPACITY		33.0, HACR = 45	MCA = 42.0, HACR = 50
TRANE YHC067 DOWN DISCHARGE COMPLETE WITH 18" ROOF MOUNT CURB, ELECTRONIC PROGRAMMABLE THERMOSTAT WITH REMOTE TEMPERATURE SENSOR, HIGH PERFORMANCE ENTHALPY ECONOMIZER WITH FAULT DETECTION & DIAGNOSTICS, BAROMETRIC RELIEF COMB. FAN MOTOR (DOES NOT OPERATE WITH COMPRESSOR). OPER. WT.: 1000 LBS APPROX. EER=12.0, IEER=17.2, AFUE=82%		TRANE YHC102 DOWN DISCHARGE COMPLETE WITH 18" ROOF MOUNT CURB, ELECTRONIC PROGRAMMABLE THERMOSTAT WITH REMOTE TEMPERATURE SENSOR, HIGH PERFORMANCE ENTHALPY ECONOMIZER WITH FAULT DETECTION & DIAGNOSTICS, BAROMETRIC RELIEF COMB. FAN MOTOR (DOES NOT OPERATE WITH COMPRESSOR). OPER. WT.: 1300 LBS APPROX. EER=12.0, IEER=14.7, AFUE=82%	TRANE YHC102 DOWN DISCHARGE COMPLETE WITH 18" ROOF MOUNT CURB, ELECTRONIC PROGRAMMABLE THERMOSTAT WITH REMOTE TEMPERATURE SENSOR, HIGH PERFORMANCE ENTHALPY ECONOMIZER WITH FAULT DETECTION & DIAGNOSTICS, BAROMETRIC RELIEF COMB. FAN MOTOR (DOES NOT OPERATE WITH COMPRESSOR). OPER. WT.: 1300 LBS APPROX. EER=12.0, IEER=14.7, AFUE=82%
ALL OPTIONS AND ACCESSORIES LISTED SHALL BE PROVIDED FROM FACTORY WITH ROOFTOP UNITS BY LANDLORD. - THERMOSTATS: REMOTE SENSOR TYPE, 24/7 PROGRAMMABLE AND CAPABLE OF OPERATING ROOFTOP UNITS AND ACCESSORIES - DUCT MOUNTED SMOKE DETECTORS: IONIZATION TYPE/EUL LISTED NOTE: 1. UNIT WEIGHTS ABOVE INCLUDE ACCESSORIES AND CURB. 2. FACTORY COATED EVAPORATOR COIL ON ALL UNITS 3. N/A 4. SINGLE ENTHALPY ECONOMIZER, HIGH PERFORMANCE, LOW-LEAK DAMPERS, W/ GRAVITY EXHAUST 5. N/A 6. SUPPLY AND RETURN AIR SMOKE DETECTORS 7. FACTORY HINGED ACCESS DOORS 8. MERV 6 PLEATED FILTERS 9. MULTI SPEED BLOWER MOTORS			

MAKE-UP AIR UNIT SCHEDULE										
MARK	MFR/ MODEL	LOCATION	SERVICE AREA	GAS HEAT	TYPE	COOLING	CFM	ESP	MOTOR	REMARKS
MA-1	CAPTIVEAIRE A3-D-500-24D-MPU	ROOF-TOP	KITCHEN HOOD #1 & #2	INPUT: 454,142 BTU/HR OUTPUT: 417,811 BTU/HR	DIRECT FIRE GAS HEATED, DOWN DISCHARGE	N/A	4,240	0.90"	5.0 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. SHIP'S 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	26 WHITE	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	26 PAINT 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	
M	TITUS	PAR-3	PERFORATED RETURN	26 WHITE	18" x 18"	20" x 20"	SURFACE	< 35	CONTRACTOR FURNISHED INSULATE RETURN BOX FOR CONNECTING FLEX DUCT	
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: <a href="mailto:ronc@thermaisystems.com">ronc@thermaisystems.com</a>										

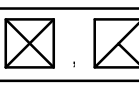
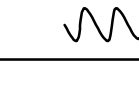
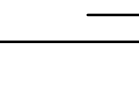
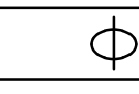
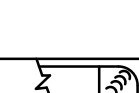
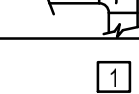
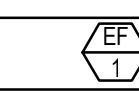
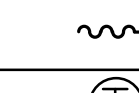
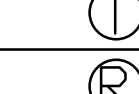


AIR BALANCE SCHEDULE				
ITEM		SUPPLY AIR	RETURN AIR	EXHAUST
MAU1		0	0	+4,240
EF-1, EF-2		0	0	-5,300
RTU-1		+2,000	-1,909	+91
RTU-2, RTU-3		+3,200, +3200	-2,347, -2,347	2@+853 EA
EF-3		-	-	-450
TOTAL		+8,400	-6,603	+6,037
BUILDING PRESSURE = +287 CFM				
BALANCE TOLERANCES AS FOLLOWS: KITCHEN EXHAUST 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				

EXHAUST FAN SCHEDULE			
FAN NO.			
LOCATION	ROOF	ROOF	ROOF
AREA SERVED	KITCHEN GREASE EXHAUST HOOD #1	KITCHEN GREASE EXHAUST HOOD #2	RESTROOMS
FAN DUTY	AIR EXHAUST	AIR EXHAUST	AIR EXHAUST
FAN TYPE	CENTRIFUGAL BELT-DRIVEN	CENTRIFUGAL BELT-DRIVEN	CENTRIFUGAL BELT-DRIVEN
FAN ARRANGEMENT	UPBLAST	UPBLAST	DOWNBLAST
MIN. WHEEL DIAMETER	-	-	-
PERFORMANCE	C.F.M.	3,400	1,900
	E.S.P.	1.59"	1.16"
	B.H.P.	1.97	0.77
MOTOR	FAN R.P.M.	1399	1045
	MOTOR H.P.	3.0	2.0
	ELEC. CHARACTERISTICS	208V/3PH/60HZ	208V/3PH/60HZ
MOTOR SPECIAL FEATURES	OPEN DRIP-PROOF	OPEN DRIP-PROOF	OPEN DRIP-PROOF
ACCESSORIES	1. VENTED ROOF CURB 2. HINGED AND CHAINED FAN INSTALLATION FOR DUCT ACCESS	1. VENTED ROOF CURB 2. HINGED AND CHAINED FAN INSTALLATION FOR DUCT ACCESS	1. ROOF CURB 2. BACKDRAFT DAMPER
MANUFACTURER	CAPTIVEAIRE MODEL: DU180HFA WT. 189 LBS	CAPTIVEAIRE MODEL: DU180HFA WT. 164 LBS	CAPTIVEAIRE MODEL: DR12HFA WT. 49 LBS

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

HVAC CONTROL SETTINGS	
EACH HVAC UNIT SHALL BE PROVIDED WITH CONTROLS AS FOLLOWS:	
THERMOSTAT: CARRIER COMMERCIAL PROGRAMMABLE THERMOSTAT WITH REMOTE TEMPERATURE SENSOR. SEE SHEET M-100 FOR THERMOSTAT AND SENSOR LOCATIONS.	
ALL THERMOSTATS SHALL HAVE MANUAL OVERRIDE.	
EACH UNIT CONTROL SHALL BE SET UP INITIALLY AS FOLLOWS:	
CONTRACTOR SHALL DETERMINE OCCUPIED PERIOD FROM OWNER.	
FAN OPERATION SHALL BE CONTINUOUS DURING OCCUPIED PERIOD AND CYCLE WITH COOLING/HEATING DURING UNOCCUPIED PERIOD.	
PROGRAMMED SETPOINTS (FOR EACH THERMOSTAT): COOLING OCCUPIED: 75°F. COOLING UNOCCUPIED: 85°F. HEATING OCCUPIED: 68°F. HEATING UNOCCUPIED: 50°F.	
NOTE: DEVIATIONS FROM THE ABOVE MAY RESULT IN UNACCEPTABLE AIR QUALITY, COMFORT AND/OR ENERGY CONSUMPTION.	
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, 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 U.L. 1978 AND U.L. 2221 LISTED 1" CLEARANCE TO COMBUSTIBLES DOUBLE WALL MANUFACTURED CAPTIVEAIRE GREASE EXHAUST DUCTWORK. PROVIDE RATED ACCESS DOORS AT ALL ELBOWS AND OFFSETS NECESSARY FOR COMPLETE CLEANING OF GREASE DUCT. PROVIDE MINIMUM 30"x30" UNOBSTRUCTED ACCESS OR ROUTE FROM THE CEILING TO EACH ACCESS DOOR. DO NOT BLOCK ACCESS WITH PLUMBING, ELECTRICAL OR HVAC OBSTRUCTIONS. ALL ELBOWS SHALL BE LONG RADIUS.
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/SCRIMP/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.

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

CONTRACTOR MUST VERIFY ALL CLEARANCES AND DIMENSIONS IN FIELD

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. MECHANICAL ENGINEER LICENSE NO.: 34826; EXPIRATION DATE: 08/05/23.

McHenry Consulting Incorporated

**Mc&A**

Engineers est. 1980

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REVISIONS:

ISSUE DATE:

LL REVIEW	12-23-22
PERMITS	12-28-22
BID/CONSTRUCTION SET	08-11-23

DRAWN BY:

PANDA PROJECT #: S4-24-D6247  
PANDA PROJECT #: D6247  
ARCH PROJECT #: JCDT18-0152

**NORR**  
ARCHITECTS PLANNERS ENGINEERS

PANDA EXPRESS

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Cockeysville, MD 21030

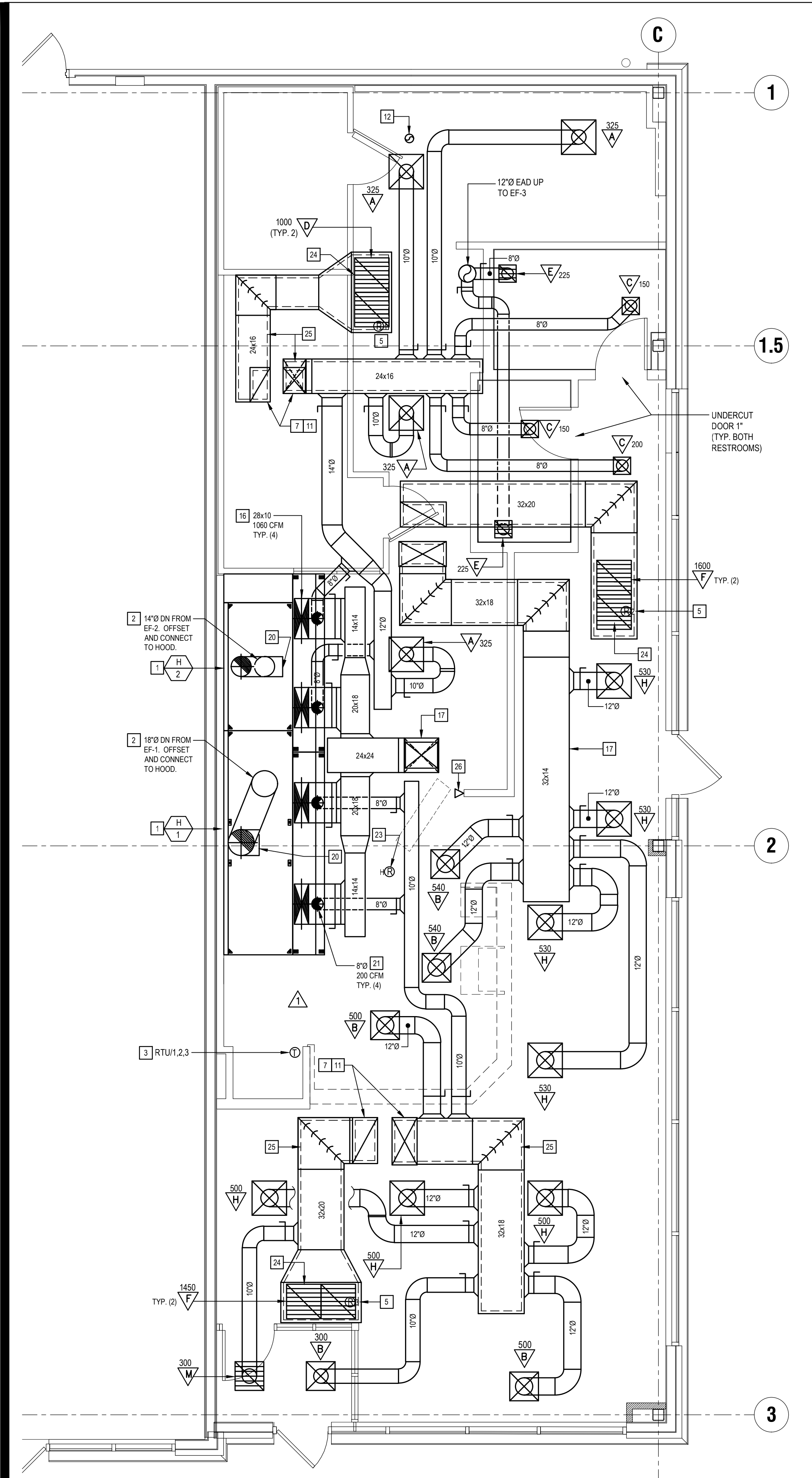
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MECHANICAL NOTES  
SPECIFICATIONS & SCHEDULES

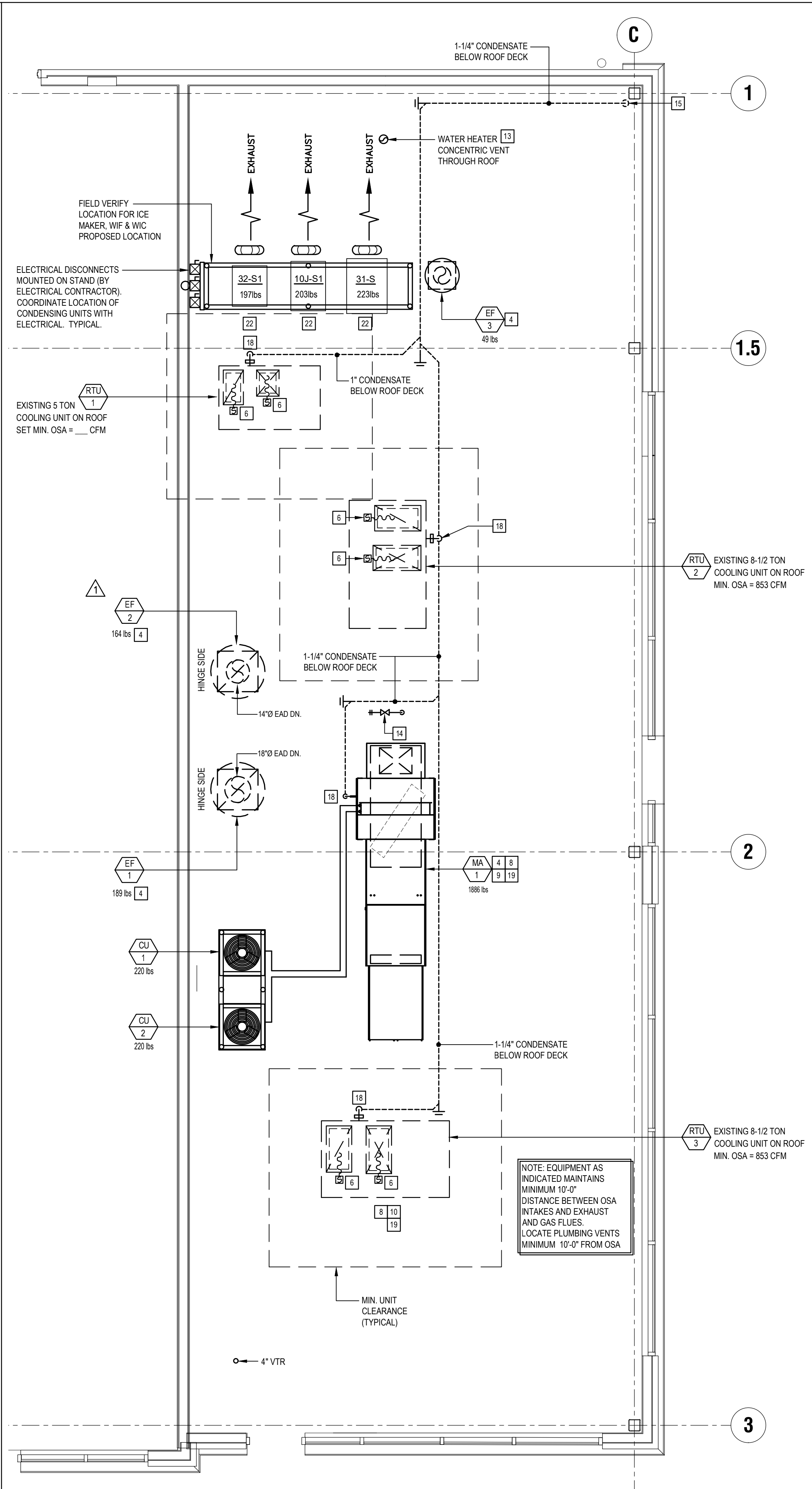
PANDA HOME 2600 R3

BID/CONSTRUCTION SET 08-11-2023





Scale= 1/4" = 1'-0"	M-100
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Scale= 1/4" = 1'-0"	M-100
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MECHANICAL KEY NOTES:

- 1 INSTALL GREASE EXHAUST HOODS FURNISHED BY PANDA. HOOD SHALL BE ONE CAPTIVEAIRE 4824-ND HOOD EXHAUSTING 5,300 CFM TOTAL. 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 GREASE EXHAUST 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.
  - 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), TOILET ROOM EXHAUST FAN (EF-3), AND MAKE UP AIR UNIT (MA-1) FURNISHED BY PANDA. COORDINATE LOCATIONS OF UNITS 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 EXISTING DUCT MOUNTED SMOKE DETECTORS INSTALLED IN ROOFTOP UNIT SUPPLY AND RETURN AIR SECTIONS PER IMC, SECTION 606.2.1. DETECTORS SHALL BE INTERLOCKED TO SHUT DOWN ROOFTOP UNITS UPON DETECTION OF SMOKE.
  - 7 PROVIDE FLEXIBLE CONNECTIONS IN SUPPLY AND RETURN DUCT DROPS FROM ROOFTOP UNIT.
  - 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 CONNECT TO EXISTING FULL SIZE SA AND RA DUCT STUBS THRU ROOF PROVIDED BY LANDLORD. PROVIDE TRANSITIONS TO EXISTING DUCT STUB SIZES.
  - 12 PVC COMBINATION VENT AND COMBUSTION AIR PIPING PROVIDED AND INSTALLED BY PLUMBING CONTRACTOR 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 THIS CONTRACTOR SHALL CONNECT CONDENSATE DRAIN TO ROOFTOP UNIT AND ROUTE. CONDENSATE DRAIN IN CEILING IS SIZE OVER AND DOWN IN WALL. SLOPE 1/4" PER FOOT. STUB-OUT AND ELBOW DOWN OVER MGP SINK. TERMINATE WITH MINIMUM 2" AIR GAP.
  - 16 CONNECT MAKE-UP AIR DUCT (SIZE LISTED ON PLAN) TO HOOD COLLAR AND BALANCE TO AIRFLOW LISTED.
  - 17 INSULATE SUPPLY AIR AND MAKE-UP AIR DUCTWORK WITH EXTERNAL INSULATION WRAP PER SPECIFICATIONS, TYPICAL.
  - 18 CONDENSATE DRAIN LINE DOWN THRU ROOF. REFER TO DETAIL 14/M-501.
  - 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 (TYP.). BALANCE TO AIRFLOW LISTED.
  - 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.
  - 24 TRANSITION FULL SIZE RETURN PLENUM DOWN TO GRILLES AS REQUIRED. INSIDE RETURN AIR PLENUM WITH 1" LINER PAINTED FLAT BLACK. RE: 1/M-501
  - 25 DASHED LINE INDICATES 1" ACOUSTIC INTERNAL LINING. DUCT DIMENSIONS INDICATED ARE EXTERIOR AND INCLUDE LINING (TYPICAL).
  - 26 REMOTE PULL STATION FOR HOOD FIRE SUPPRESSION SYSTEM. E.C. SHALL INSTALL FLUSH MOUNTED OCTAGONAL JUNCTION BOX AND CONDUIT AS SHOWN ON DRAWINGS. HOOD SUPPRESSION VENDOR SHALL INSTALL PULL STATION PER HOOD MANUFACTURER'S INSTRUCTIONS.

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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REVISIONS:

MD STATE HEALTH PR 01 02/24/2023

ISSUE DATE:

LL REVIEW	12-23-22
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PERMITS	12-28-22
BID/CONSTRUCTION SET	02-14-23

	BID/CONSTRUCTION SET	08-11-23
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## DRAWN BY:

PANDA PROJECT #: S4-24-D6247

PANDA PROJECT #: D6247

ARCH PROJECT #: JCDT18-0152

**NORR**  
ARCHITECTS ENGINEERS PLANNERS

PANDA EXPRESS

PANDA HOME 2600  
14 CRANBROOK ROAD  
Cockeysville, MD 21030

# M-100

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

PANDA HOME 2600 R3

Nov 17, 2022 - 15:12:55 D:\6 Name: E:\Active\2022\NORR\Panda Express\MD, Cockeysville\Drawings\XX-Issue\M-400\_Hood\_Details-D624T-Cockeysville.kbd.dwg Updated By: mihing

FOR QUESTIONS, CALL THE  
Southern California Office  
REGION 86  
PHONE: (714) 957-1500  
EMAIL: reg86@captiveaire.com

PATENT NUMBERS  
EXHAUST HOODS ND-2/BD-2/SND-2 (CANADA) - CA PATENT 2520435 C.

HOOD INFORMATION -- JOB#5727665

HOOD NO	TAG	MODEL	MANUFACTURER	LENGTH	MAX COOKING TEMP	TYPE	APPLIANCE DUTY	DESIGN CFM/FT	TOTAL EXH CFM	EXHAUST PLENUM RISER(S)						TOTAL SUPPLY CFM	HOOD CONSTRUCTION	HOOD CONFIG		
										WIDTH	LENG	HEIGHT	DIA	CFM	VEL			SP	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	7' 5"	600 DEG	I	HEAVY	256	1900			4'	14'	1900	1777	-0.863'	0	430 SS WHERE EXPOSED	RIGHT	ALONE
3		226 ACPSP-ONLY	CAPTIVEAIRE	11' 9"	300 DEG	I	N/A	0	0								2120	430 SS WHERE EXPOSED	ALONE	ALONE
4		226 ACPSP-ONLY	CAPTIVEAIRE	10' 4"	300 DEG	I	N/A	0	0								2120	430 SS WHERE EXPOSED	ALONE	ALONE

HOOD INFORMATION

HOOD NO	TAG	FILTER(S)					LIGHT(S)				UTILITY CABINET(S)					FIRE SYSTEM PIPING	HOOD HANGING WEIGHT
		TYPE	QTY	HEIGHT	LENGTH	EFFICIENCY @ 7 MICRONS	QTY	TYPE	WIRE GUARD	LOCATION	SIZE	FIRE SYSTEM TYPE	SIZE	ELECTRICAL MODEL #	SWITCHES QUANTITY		
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	5	20"	16"	85% SEE FILTER SPEC	4	L55 SERIES E26	NO	RIGHT	20"x48"x24"					YES	409 LBS
3							0									NO	162 LBS
4							0									NO	149 LBS

HOOD OPTIONS

HOOD NO	TAG	OPTION
1		RISER SENSOR INSTALL 6IN PLEN.
2		RISER SENSOR INSTALL 6IN PLEN.

PERFORATED SUPPLY PLENUM(S)

HOOD NO	TAG	POS	LENGTH	WIDTH	HEIGHT	TYPE	RISER(S)				
							WIDTH	LENG	DIA	CFM	SP
3		Front	141"	10"	6"	AC			8"	200	0.099"
						AC			8"	200	0.099"
		Back	141"	12"	6"	MUA	10"	28"		1060	0.385"
						MUA	10"	28"		1060	0.385"
4		Front	124"	10"	6"	AC			8"	200	0.098"
						AC			8"	200	0.098"
		Back	124"	12"	6"	MUA	10"	28"		1060	0.421"
						MUA	10"	28"		1060	0.421"

WALL-MOUNT UTILITY CABINET

HOOD NO	LOCATION	SIZE	UTILITY CABINET(S)				WEIGHT
			FIRE SYSTEM TYPE	SIZE	ELECTRICAL MODEL #	SWITCHES QUANTITY	
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#5727665

FIRE SYSTEM NO	TAG	TYPE	SIZE	FLOW POINTS	INSTALLATION	
					SYSTEM	LOCATION ON HOOD
1		ANSUL R102	3.0/3.0/3.0	24	WALL UTILITY CABINET LEFT	N/A

GAS VALVE(S)

FIRE SYSTEM NO	TAG	TYPE	SIZE	SUPPLIED BY
1		MECHANICAL	2.000	CAPTIVEAIRE SYSTEMS

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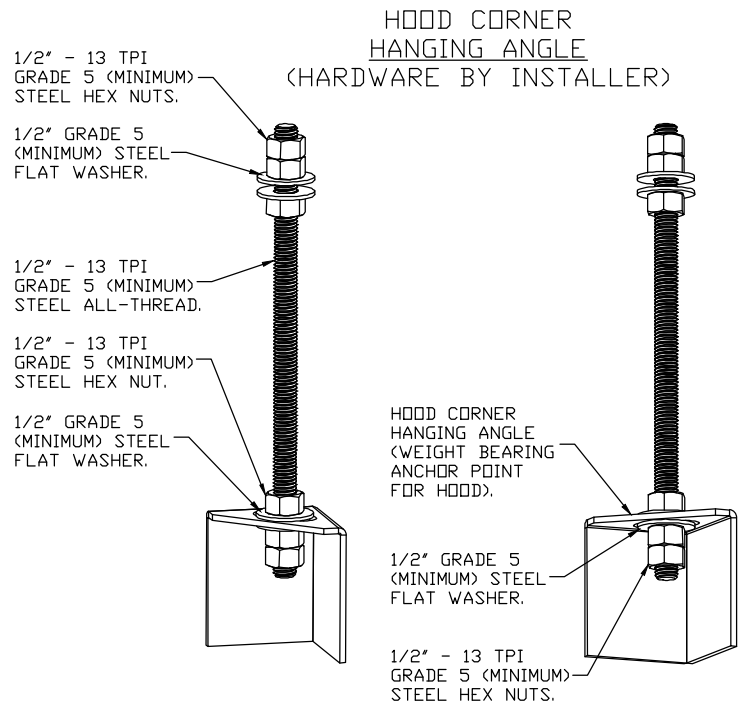
DOUBLE WALL DUCT BY MECHANICAL  
PLEASE USE CONTACT BELOW FOR PRICING

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.

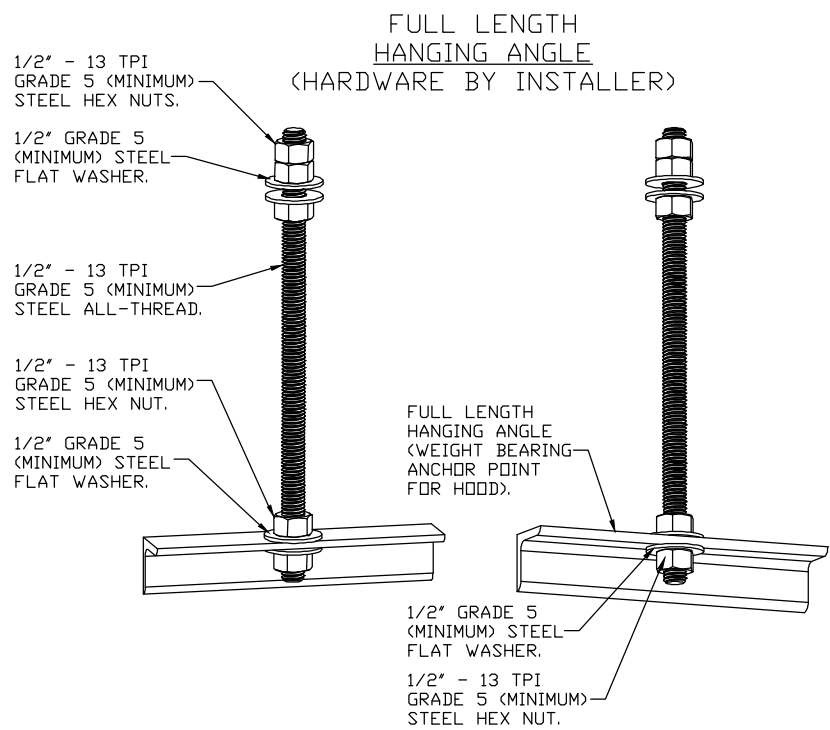
FOR QUESTIONS CALL THE  
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SOUTHERN CALIFORNIA OFFICE

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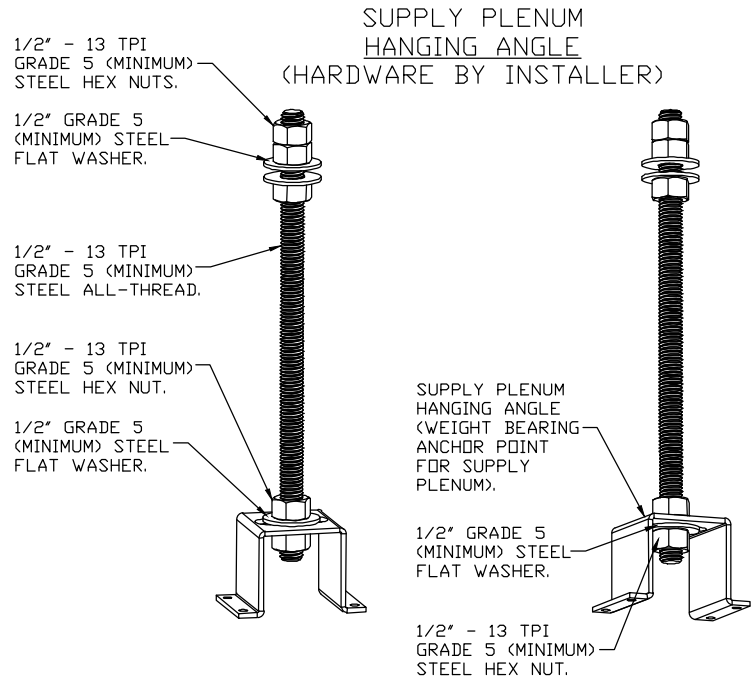
ASSEMBLY INSTRUCTIONS

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.



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ISSUE DATE:

LL REVIEW	12-23-22
PERMITS	12-28-22
BID/CONSTRUCTION SET	08-11-23

DRAWN BY:

PANDA PROJECT #: S4-24-D6247

PANDA PROJECT #: D6247

ARCH PROJECT #: JCDT18-0152

**NORR**  
ARCHITECTS PLANNERS ENGINEERS

PANDA EXPRESS

PANDA HOME 2600  
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Cockeysville, MD 21030

**M-400**

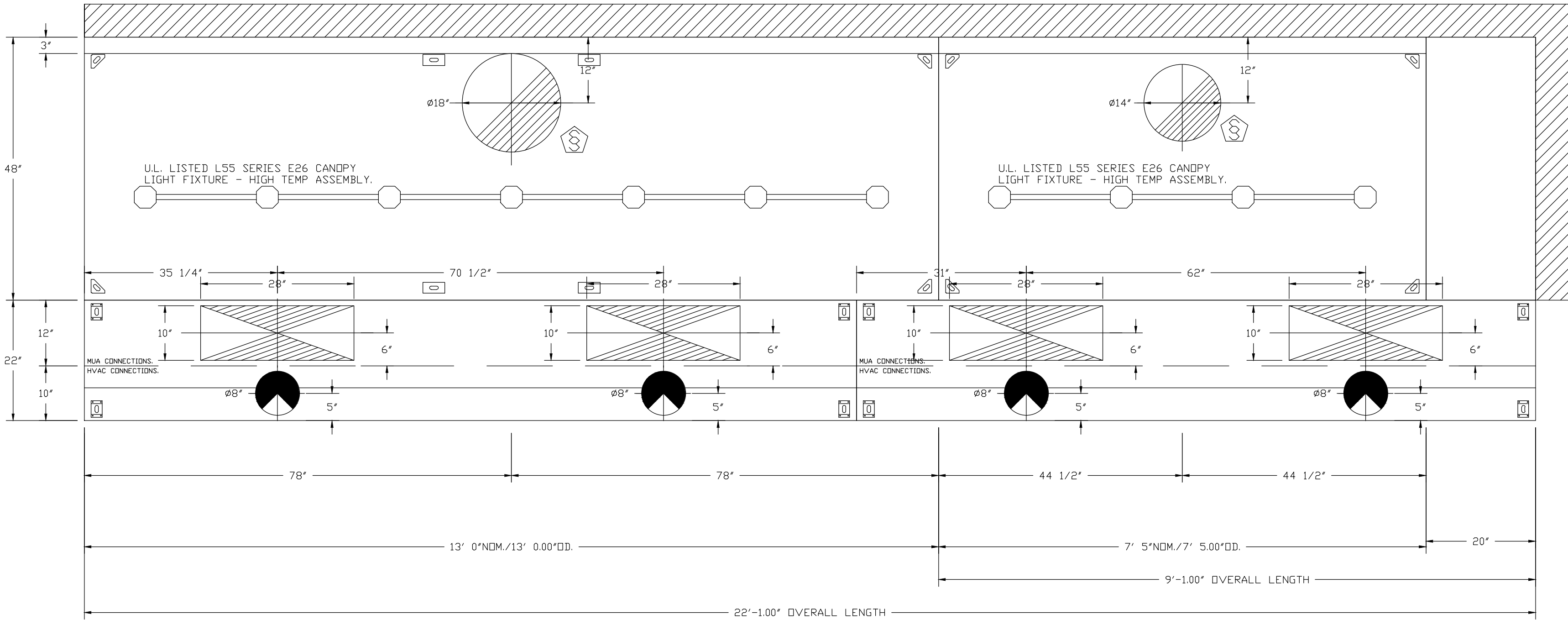
HOOD DETAILS

PANDA HOME 2600 R3

BID/CONSTRUCTION SET 08-11-2023



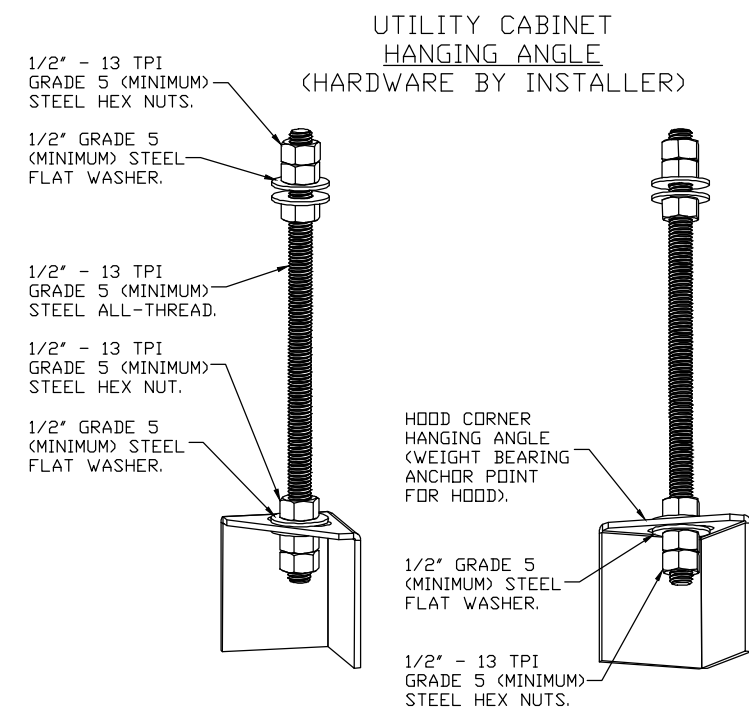
Nov 17, 2022 - 15:10:23 DWS Name: E:\Active\2022\NORR\Panda Express\MD, Cockeysville\Drawings\XX-issues\X-401\_hood Details-D6247-Cockeysville\MD.dwg Updated By: mlfmry



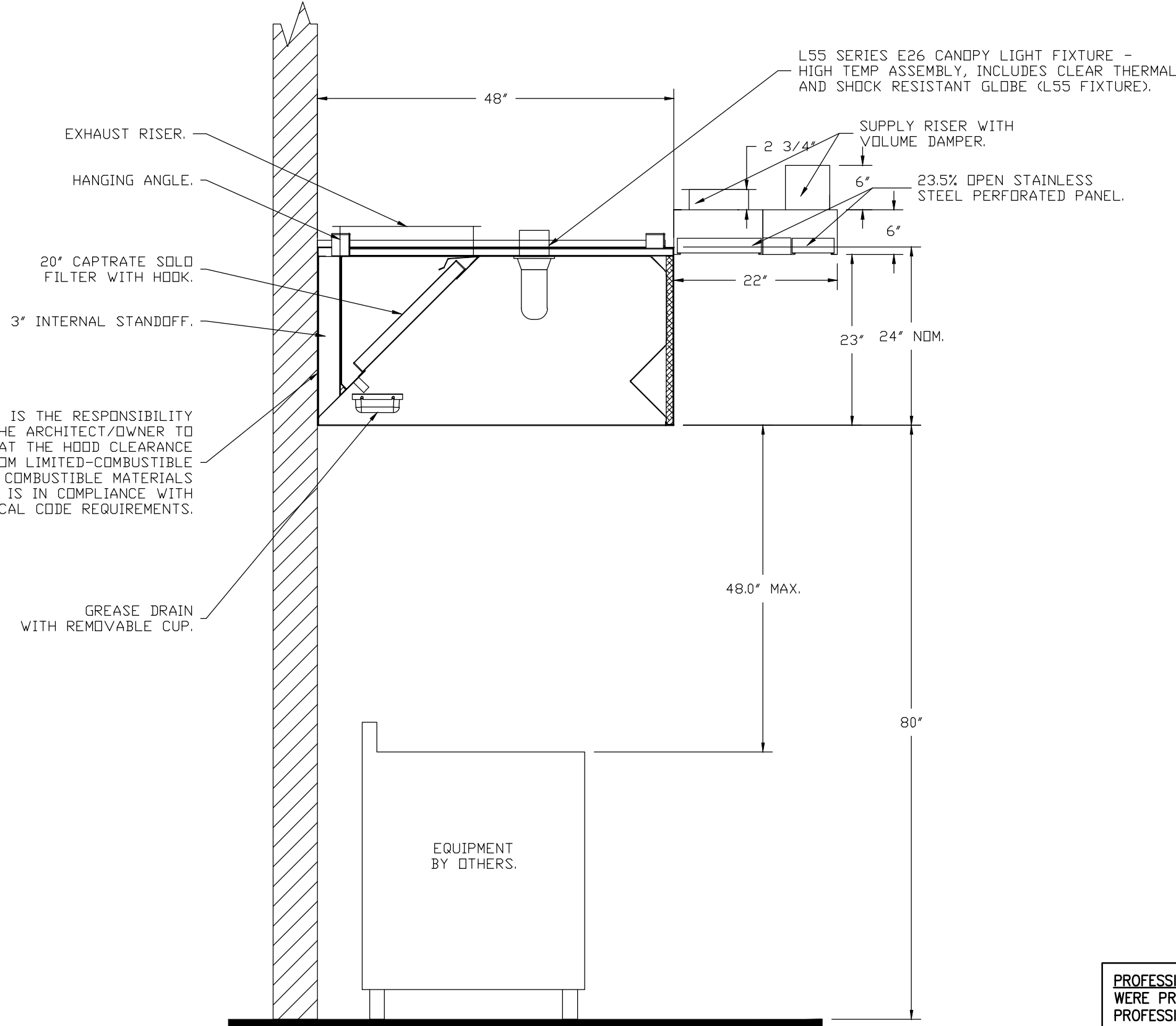
PLAN VIEW - HOOD #1  
13' 0.00" LONG 4824ND-2  
NOTE: ADDITIONAL HANGING ANGLES PROVIDED FOR HOODS 12' AND LONGER.  
PLAN VIEW - HOOD #3  
11' 9.00" LONG 226MISC ACPSP-ONLY  
PLAN VIEW - HOOD #2  
7' 5.00" LONG 4824ND-2  
PLAN VIEW - HOOD #4  
10' 4.00" LONG 226MISC ACPSP-ONLY

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.



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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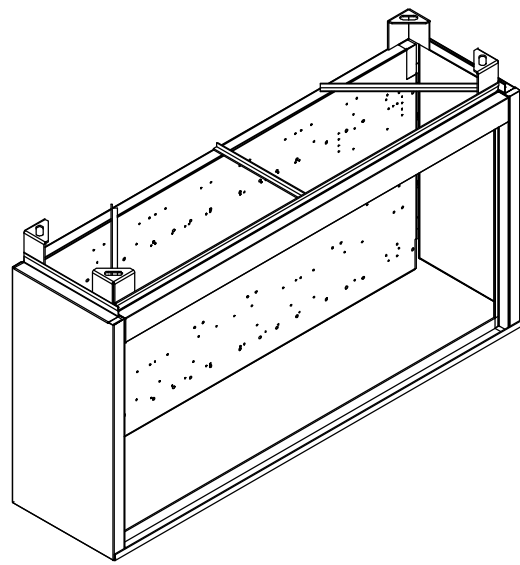
DOUBLE WALL DUCT BY MECHANICAL PLEASE USE CONTACT BELOW FOR PRICING

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3002 DDW AVENUE, SUITE 410  
TUSTIN, CA 92780  
TEL: 714-957-1500 EMAIL: REG06@CAPTIVEAIRE.COM



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LL REVIEW	12-23-22
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PANDA PROJECT #: S4-24-D6247  
PANDA PROJECT #: D6247  
ARCH PROJECT #: JCDT18-0152

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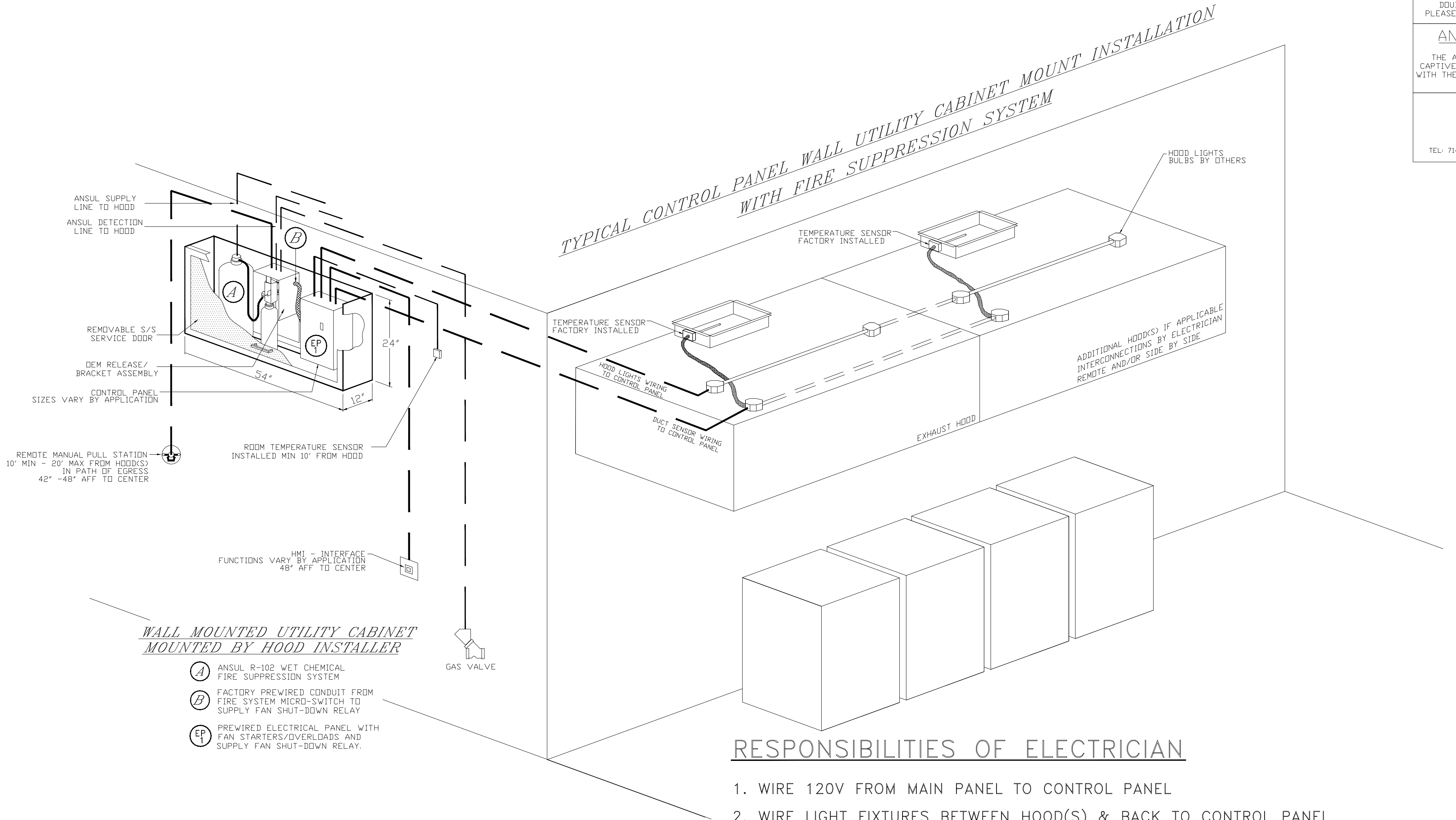
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Cockeysville, MD 21030

**M-401**

HOOD DETAILS

PANDA HOME 2600 R3

BID/CONSTRUCTION SET 08-11-2023



## 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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PANDA PROJECT #: D6247  
ARCH PROJECT #: JCDT18-0152

**NORR**  
ARCHITECTS PLANNERS PLANTING

## PANDA EXPRESS

PANDA HOME 2600  
14 CRANBROOK ROAD  
Cockeysville, MD 21030

**M-402**

HOOD DETAILS

PANDA HOME 2600 R3

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25001 Emery Road, Suite #200  
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Phone: 216-292-4696  
Fax: 216-292-6874  
Email: mail@mcchenryassociates.com



EXHAUST FAN INFORMATION – JOB#5727665

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	FRYERS	1	DUI80HFA	CAPTIVEAIRE	3400	1.588	1399	ODP,PREMIUM	3.000	1.9700	3	208	9.5	785 FPM	189	22.7
2	RICE	1	DUI80HFA	CAPTIVEAIRE	1900	1.163	1045	ODP,PREMIUM	2.000	0.7740	3	208	6.1	439 FPM	164	10.8
3		1	DR12HFA	CAPTIVEAIRE	450	0.250	1220	TEAD-ECM	0.250	0.0810	1	115	2.9		49	5.4

CONDENSER DETAILS

FAN UNIT NO	TAG	FAN UNIT MODEL #	CONDENSER NO	TONNAGE	VOLTAGE	PHASE	FREQUENCY	MCA	RLA	MAX FUSE SIZE	MIN WIRE SIZE	SEER
4		A3-D.500-24D-MPU	1	5	208-230	3 PHASE	60 HZ	21.4 AMPS	17.4 AMPS	30 AMPS	10 AWG	14
			2	5	208-230	3 PHASE	60 HZ	21.4 AMPS	17.4 AMPS	30 AMPS	10 AWG	14

MUA FAN INFORMATION – JOB#5727665

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	BLOWER	HOUSING	MIN CFM	DESIGN CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	MCA	MDCP	WEIGHT (LBS)	SONES
4		1	A3-D.500-24D-MPU	24MF-3-MDD	A3-D.500	3600	4240	0.900	1285	ODP,PREMIUM	5.000	3.5430	3	208	15.8	19.8A	35A	1886	11

COILS – JOB#5727665

FAN UNIT NO	TAG	COIL TYPE	DESIGN CFM	COOLING										HEATING									
				ENTERING DB TEMP	ENTERING WB TEMP	LEAVING DB TEMP	LEAVING WB TEMP	ENTERING FLUID TEMP	LEAVING FLUID TEMP	FLUID FLOW RATE	PERCENT GLYCOL	TOTAL CAPACITY	SENSIBLE CAPACITY	LATENT CAPACITY	ENTERING DB TEMP	LEAVING DB TEMP	ENTERING FLUID TEMP	LEAVING FLUID TEMP	FLUID FLOW RATE	PERCENT GLYCOL	STEAM PRESSURE	TOTAL CAPACITY	SENSIBLE CAPACITY
4		DX	4240	95.0°F	78.0°F	80.1°F	71.0°F	---	---	---	---	116.3 MBH	66.5 MBH	49.8 MBH	---	---	---	---	---	---	---	---	---

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		454142	417811	100°F	7 IN. W.C. – 14 IN. W.C.	NATURAL	92

FAN OPTIONS

FAN UNIT NO	TAG	QTY	DESCRIPTION
1	FRYERS	1	GREASE BOX
		1	UPBLAST FAN WHEEL ACCESS PORT
		1	FAN BASE CERAMIC SEAL - INSTALLED AT PLANT - FOR GREASE DUCTS
2	RICE	1	2 YEAR PARTS WARRANTY
		1	GREASE BOX
		1	UPBLAST FAN WHEEL ACCESS PORT
3		1	FAN BASE CERAMIC SEAL - INSTALLED AT PLANT - FOR GREASE DUCTS
		1	2 YEAR PARTS WARRANTY
4		1	ECM WIRING PACKAGE – MANUAL OR 0-10VDC REFERENCE SPEED CONTROL -RTC- (TELCD MOTOR), CCW ROTATION
		1	1 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	10 TON 2 CIRCUIT (S/S) MODULAR PACKAGED COOLING OPTION FOR SIZE 3 DF/EH MUA (3,600 TO 6,000 CFM), 208V/230V, 3 PHASE. COOLING THERMOSTAT OR PROGRAMMABLE STAT REQUIRED FOR PROPER OPERATION
		1	DOWNTURN PLENUM FOR SIZE 3 DX COIL MODULE
		1	SHIP CONDENSERS LOOSE – TWO CONDENSERS, THREE PHASE – CONDENSER DISCONNECTS SHIPPED LOOSE
		1	LDW FIRE START
		1	BUTTERFLY MOD VALVE OPTION FOR MOD SIZE 3 (1" MOD VALVE)
		1	SEPARATE 120V WIRING PACKAGE (REQUIRED AND USED ONLY FOR DCV OR PREWIRE WITH VFD) – THREE PHASE ONLY
		1	2 YEAR PARTS WARRANTY

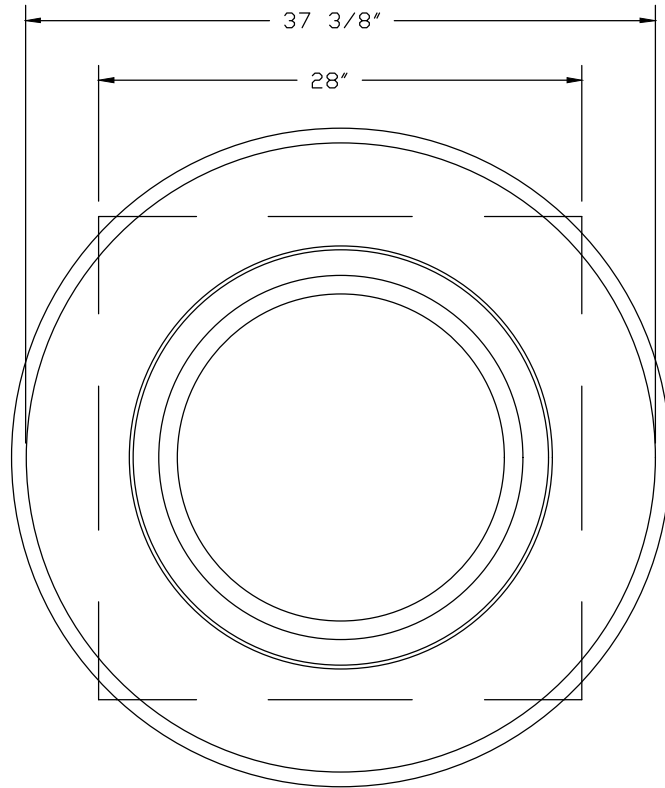
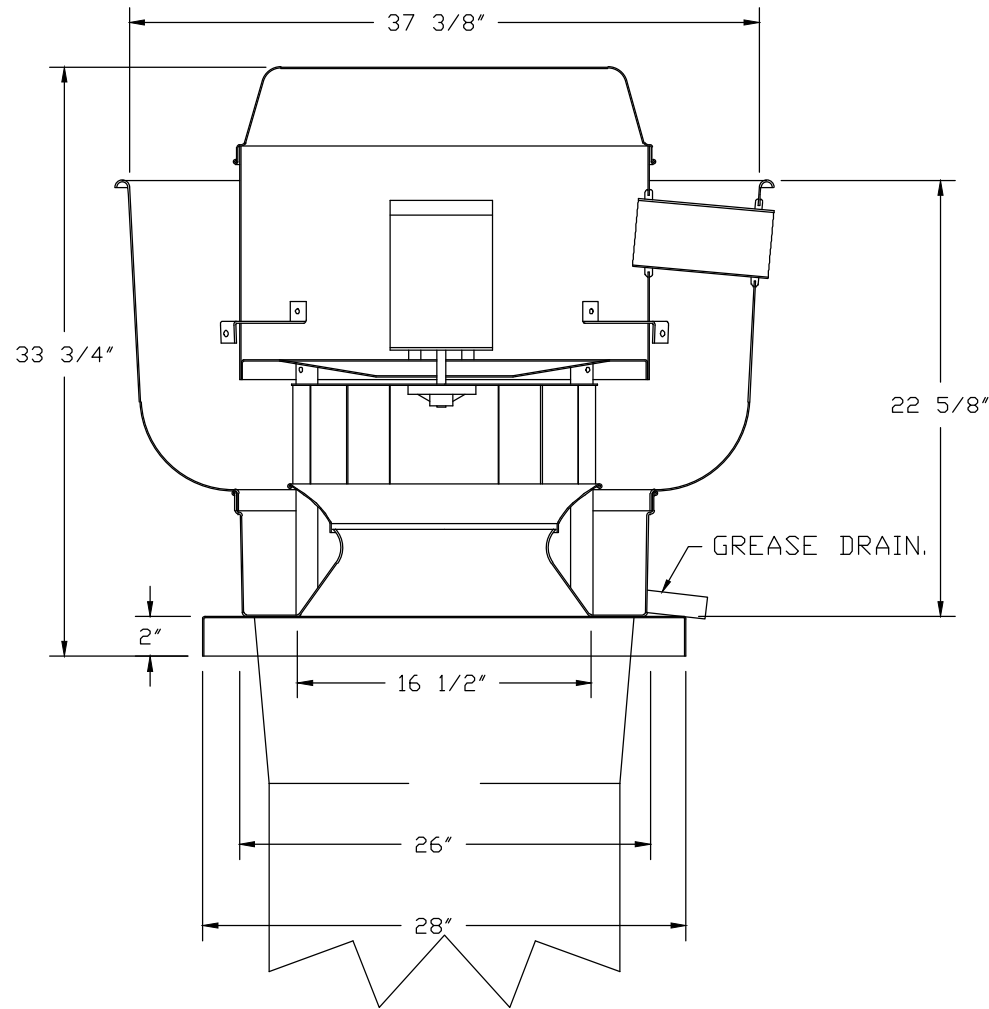
FAN ACCESSORIES

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

CURB ASSEMBLIES

NO	ON FAN	TAG	WEIGHT	ITEM	SIZE
1	# 1	FRYERS	34 LBS	CURB	26.500"W X 26.500"L X 30.000"H ALONG LENGTH, RIGHT VENTED HINGED.
2	# 2	RICE	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		114 LBS	RAIL	6.000"W X 35.000"L X 20.000"H RIGHT.
4	# 4		114 LBS	CURB	35.000"W X 84.000"L X 20.000"H ALONG WIDTH, RIGHT INSULATED.

FANS #1 (FRYERS), #2 (RICE) – DUI80HFA EXHAUST FAN



TOP VIEW

FEATURES:

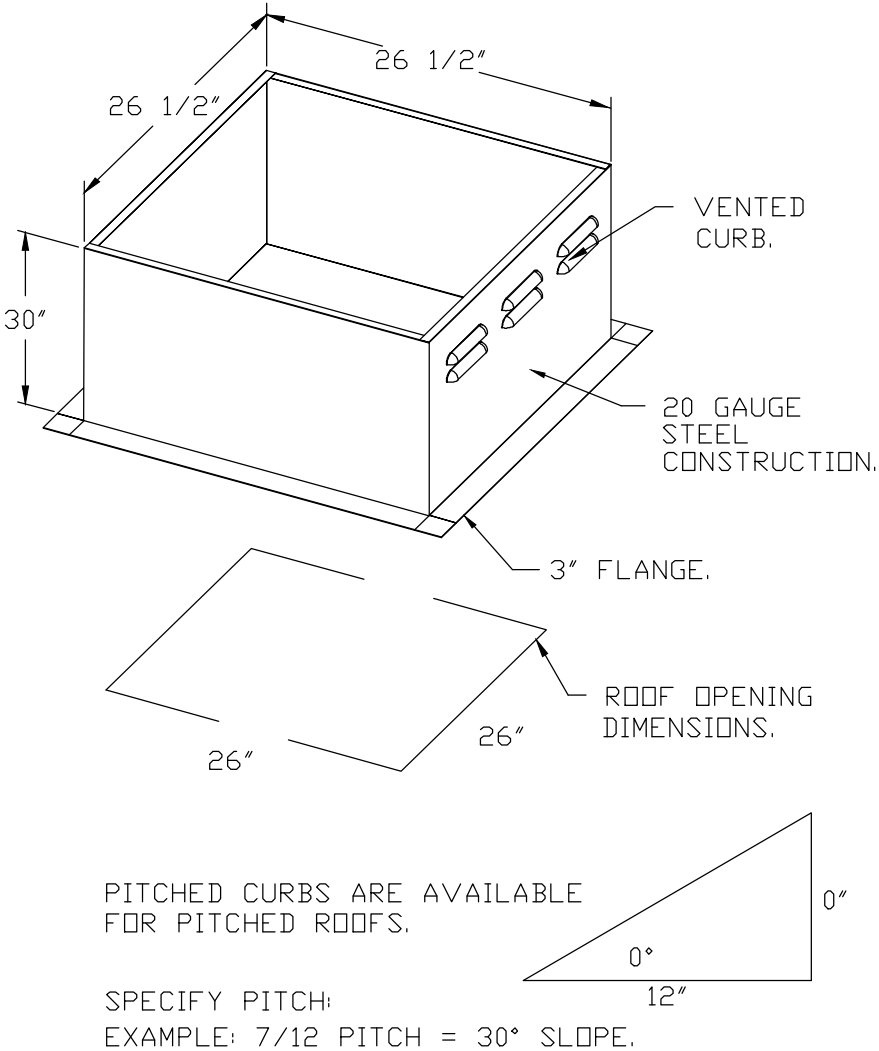
- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS).
- ROOF MOUNTED FANS.
- RESTAURANT MODEL.
- UL705 AND UL762 AND ULC-S645
- VARIABLE SPEED CONTROL.
- INTERNAL WIRING.
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE).
- HIGH HEAT OPERATION 300°F (149°C).
- GREASE CLASSIFICATION TESTING.
- NEMA 3R SAFETY DISCONNECT 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.



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Mc&A

Engineers est. 1980

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DRAWN BY:

PANDA PROJECT #: S4-24-D6247  
PANDA PROJECT #: D6247  
ARCH PROJECT #: JCDT18-0152

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PANDA EXPRESS

PANDA HOME 2600  
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Cockeysville, MD 21030

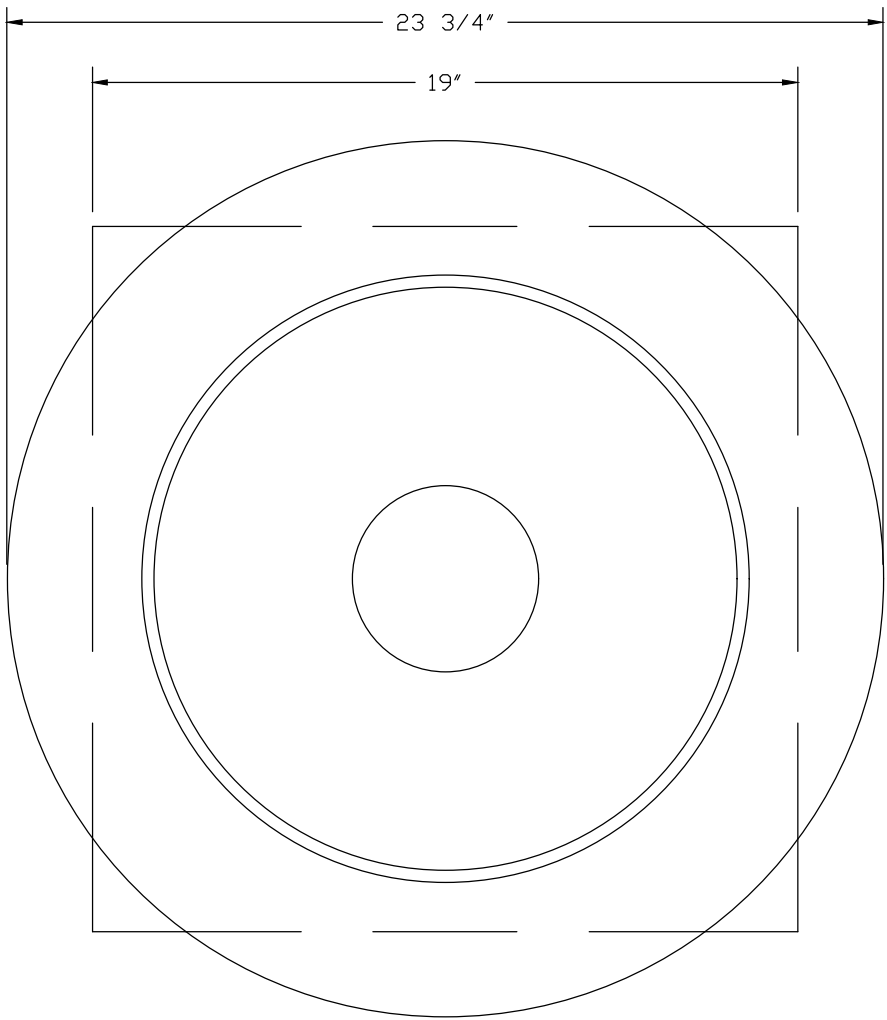
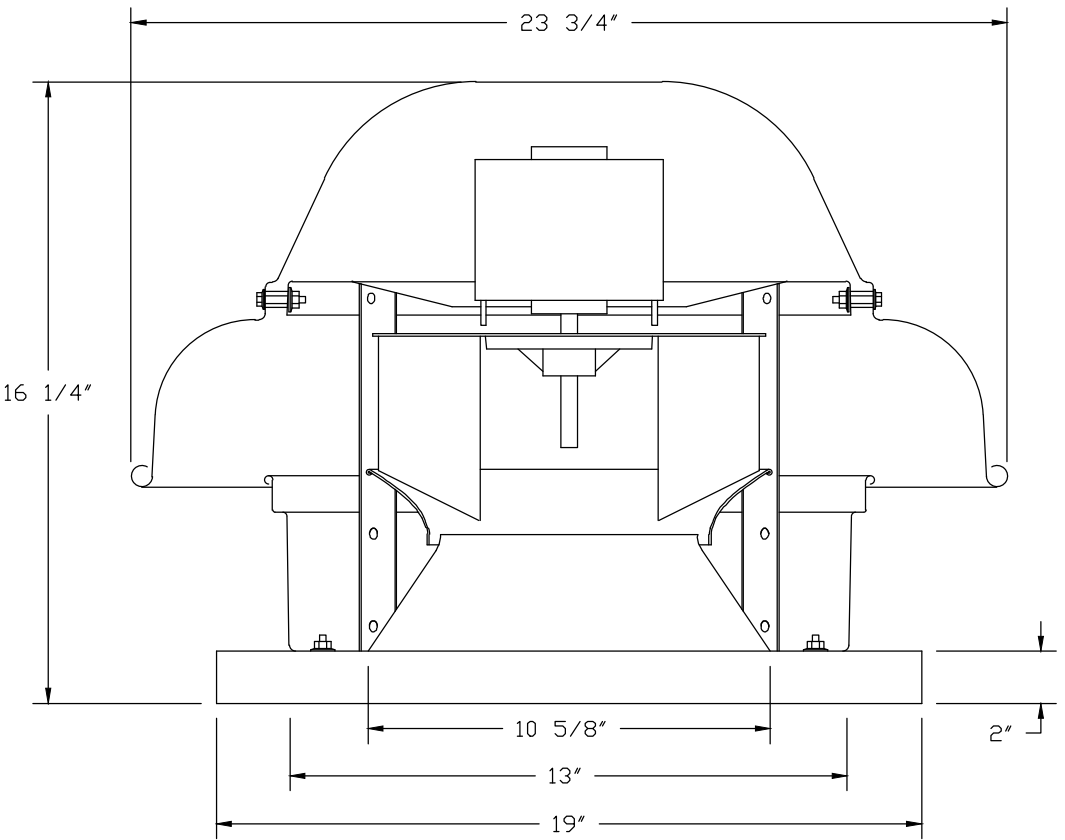
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HOOD DETAILS

PANDA HOME 2600 R3

Nov 17, 2022 - 15:27:48 DWG Name: E:\Active\2022\NORR\Panda Express\MD\_Cockeysville\Drawings\XX-Isse\N1-404\_Hood Details-D6247-Cockeysville\MD.dwg Updated By: mltung

FAN #3 DR12HFA - EXHAUST FAN



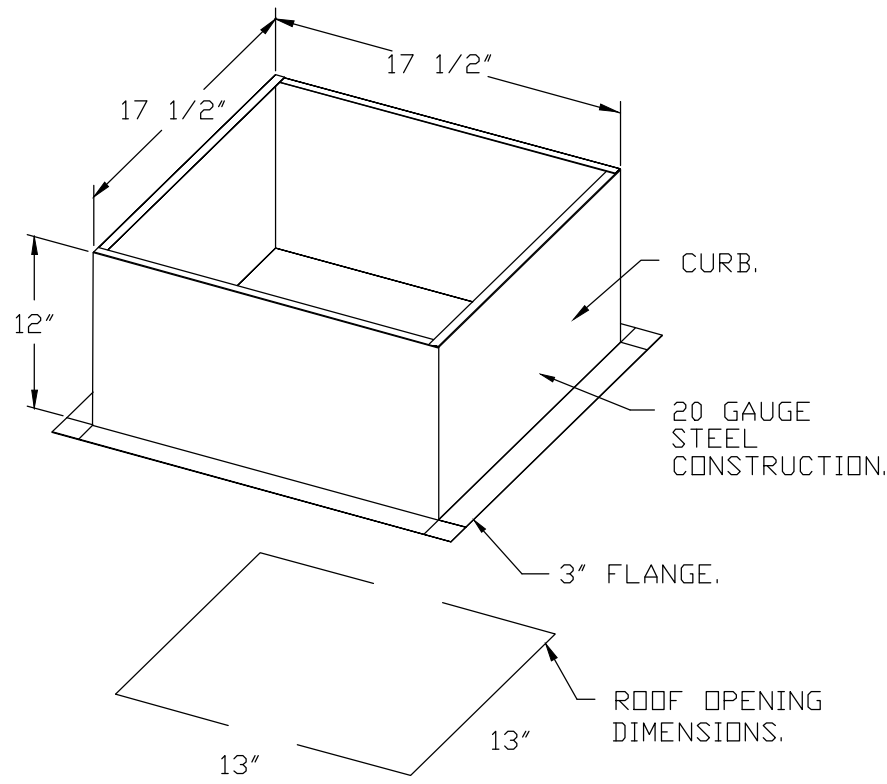
TOP VIEW

FEATURES:

- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS).
- ROOF MOUNTED FANS.
- UL705.
- SAFETY DISCONNECT.
- STANDARD BIRD SCREEN.
- SPEED CONTROL.

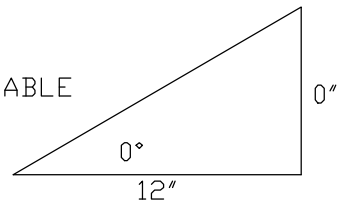
OPTIONS:

- ECM WIRING PACKAGE - MANUAL OR 0-10VDC REFERENCE SPEED CONTROL.
- RTC - (TELED MOTOR), CCW ROTATION.
- 1 1/2" BDD DAMPER.
- 2 YEAR PARTS WARRANTY.

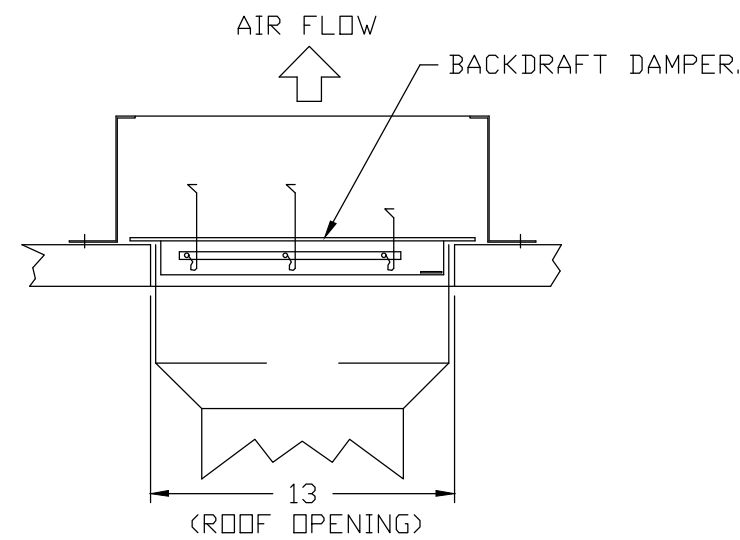


PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.

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



BACKDRAFT DAMPER INSTALLATION



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HOOD DETAILS

PANDA HOME 2600 R3

BID/CONSTRUCTION SET 08-11-2023



- FAN #4 A3-D500-24D-MPU - HEATER
1. DIRECT GAS FIRED HEATED MAKE UP AIR UNIT WITH 24" MIXED FLOW DIRECT DRIVE FAN AND 12" BURNER.
  2. INTAKE HOOD WITH E2 FILTERS.
  3. DOWN DISCHARGE - AIR FLOW RIGHT -> LEFT.
  4. GAS PRESSURE GAUGE, 0-95", 2.5" DIAMETER, 1/4" THREAD SIZE.
  5. GAS PRESSURE GAUGE, -5 TO +15 INCHES W.C., 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, NF-BUP-S ACTUATOR INCLUDED.
  7. 10 TON, DUAL CIRCUIT (5/5) MODULAR PACKAGED COOLING OPTION FOR SIZE 3 DF/EH MODULAR PACKAGED UNIT. INCLUDES CONDENSER, DX COIL, FILTER/DRYER KIT, THERMAL EXPANSION VALVE, R410A REFRIGERANT, AND REFRIGERANT PIPING (3,600 TO 6,000 CFM) WHEN ORDERED WITH OPPOSITE AIRFLOW CONDENSERS ACCESS AND COIL PIPING WILL REMAIN IN STANDARD POSITION. DRAIN AND SLEDS WILL MOVE TO THE OPPOSITE SIDE. ANY OTHER CHANGE WILL REQUIRE CLI CONDENSERS REQUIRE SEPARATE 208V, 3 PHASE POWER SUPPLY UNLESS ORDERED WITH SINGLE POINT CONNECTION. COIL = 3E20602M.
  8. DOWNTURN PLENUM FOR SIZE 3 COOLING COIL MODULE - REQUIRED FOR DOWN DISCHARGE COOLING COIL APPLICATIONS.
  9. SHIP CONDENSERS LOOSE. THE REFRIGERATION LINES WILL NEED TO BE STUBBED OUT 12 INCHES. THE SUCTION LINES NEEDS TO BE INSULATED INSIDE THE COIL MODULE. ROTARY DISCONNECT SHOULD NOT BE INSTALLED ON THE POST, BLANK POST SHOULD BE USED IN PLACE.
  10. LOW FIRE START. ALLOWS THE BURNER CIRCUIT TO ENERGIZE WHEN THE MODULATION CONTROL IS IN A LOW FIRE POSITION.
  11. BUTTERFLY MOD VALVE OPTION FOR MOD SIZE 3 (1" MOD VALVE).
  12. 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.
  13. HINGED DOUBLE WALL INSULATED DOOR ASSEMBLY (BURNER/BLOWER/MPU SECTION).
  14. 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.  
24" SERVICE BTUS AT ALTITUDE OF 0.0 FT. = 417811.  
INPUT BTUS AT ALTITUDE OF 0.0 FT. = 454143.

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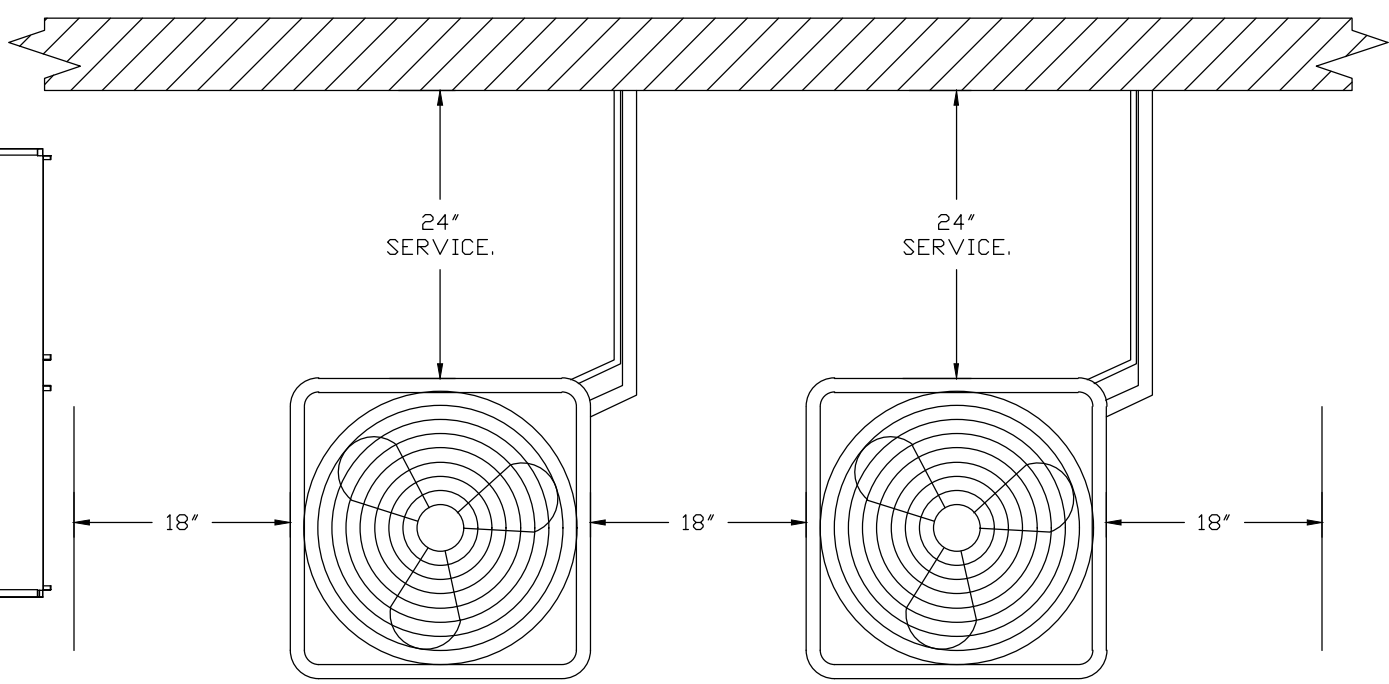
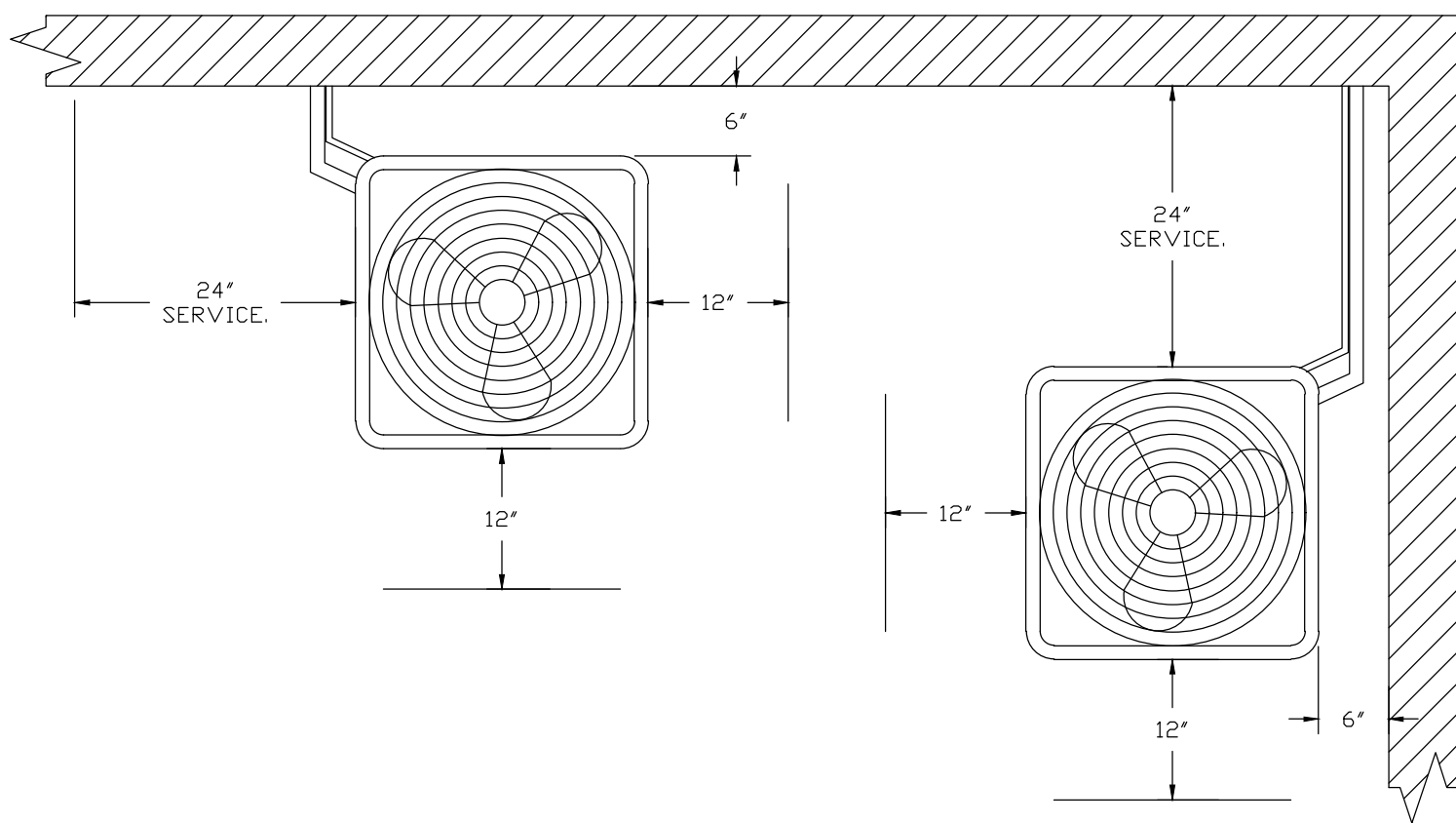
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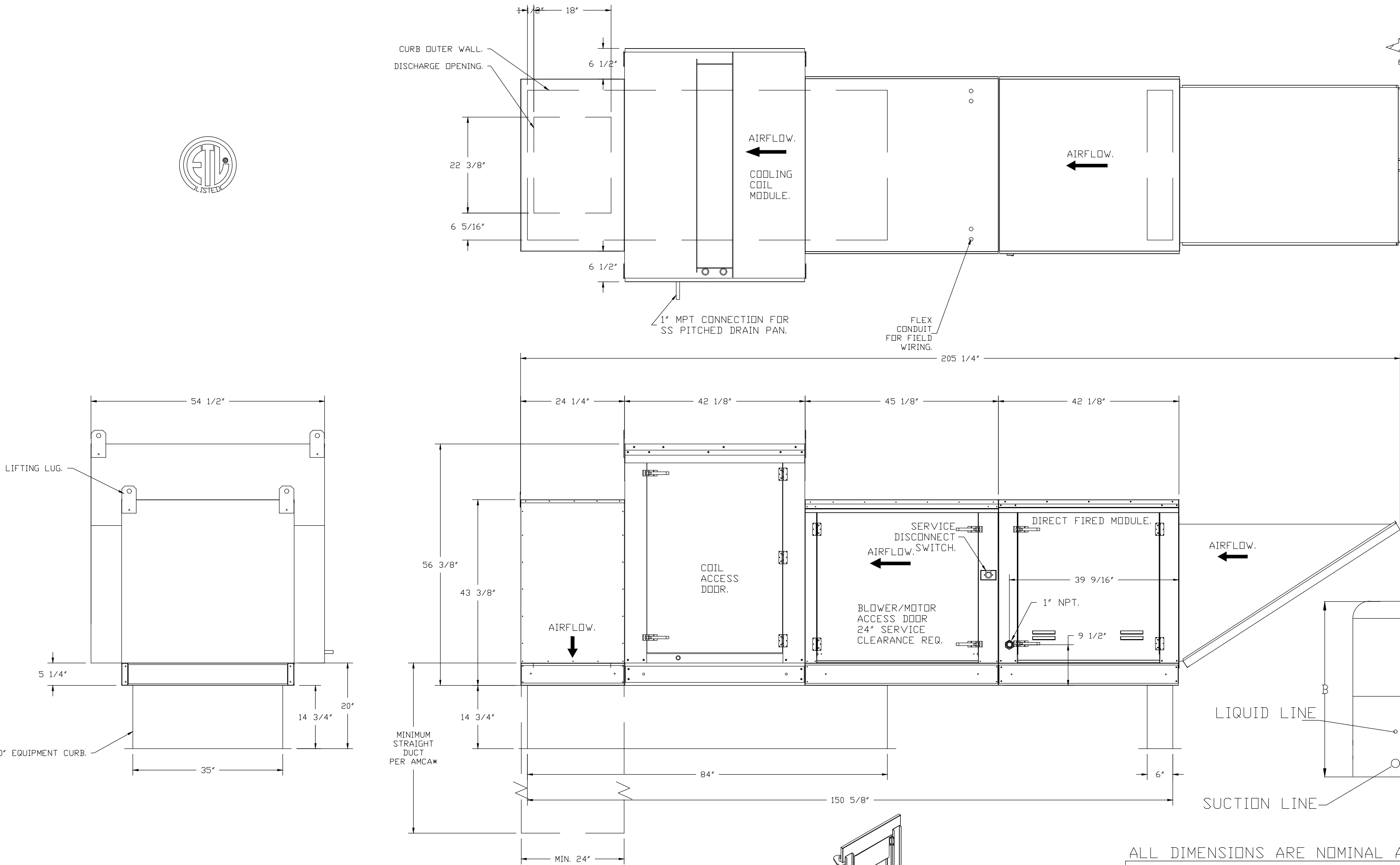
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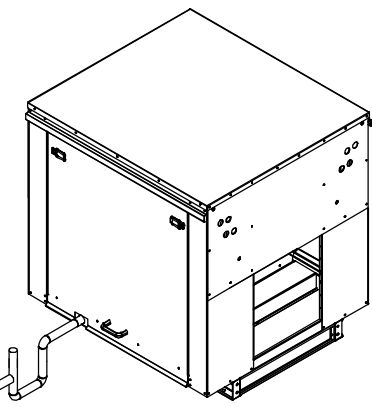


CONDENSER CLEARANCES

48" CLEARANCE REQUIRED ABOVE CONDENSERS.  
(NOTE: \*\*CONDENSERS SHOWN HERE ARE NOT DRAWN AT SCALE).



TYPICAL DRAIN TRAP INSTALL



RECOMMENDED COOLING COIL DRAIN TRAP CONFIGURATION.

Refer to Plumbing Detail P-500 for AC Unit Condensate Drain

- NOTES: Important! Copper above roof deck where it is exposed. PVC below roof deck
- 1) 1" DIAMETER PVC PIPE ONLY.
  - 2) USE ONLY LOW PROFILE COUPLINGS.
  - 3) ADD CLEAN OUT AS SHOWN.

DIRECT FIRED (DF) PROFILE PLATE ASSEMBLY

**DIRECT FIRED PROFILE PLATE SPECIFICATIONS:**  
**DESCRIPTION:**  
DIRECT FIRED BURNERS SHALL HAVE PATENTED (US PATENT NO. US6629523B2), SELF-ADJUSTING PROFILE PLATES DESIGNED TO ENSURE PROPER AIR VELOCITY AND PRESSURE DROP ACROSS THE BURNER. PROFILE PLATES SHALL ALLOW BURNERS TO ACHIEVE CLEAN COMBUSTION BY LIMITING BY-PRODUCT LEVELS TO A MAXIMUM OF 50PPM OF CARBON MONOXIDE (CO), AND 50PPM OF NITROGEN DIOXIDE (NO2/DIRECT FIRED) UNITS SHALL BE CONFIGURED WITH THE BLOWER MOUNTED DOWNSTREAM OF THE BURNER. THIS ARRANGEMENT WILL ENSURE A CONSISTENT AIRFLOW, REGARDLESS OF INLET AIR TEMPERATURE.  
**APPLICATION:**  
SPRING-LOADED BURNER PROFILE PLATES ARE ENGINEERED TO AUTOMATICALLY REACT TO THE MOMENTUM OF A FRESH AIR STREAM, WITHOUT THE NEED FOR ANY MOTORS OR ACTUATORS TO MECHANICALLY ADJUST THEM. WITH THIS FEATURE, ALL DF UNITS ARE DESIGNED FOR DEMAND CONTROL VENTILATION (DCV) REQUIREMENTS.  
**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 5.7 (NON-RECIRCULATING DF HEATERS) AND ANSI Z83.8 (RECIRCULATING DF HEATERS).  
**GENERAL CONSTRUCTION:**  
-PROFILE PLATES SHALL BE FORMED FROM 600 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.

ALL DIMENSIONS ARE NOMINAL AND GIVEN IN INCHES.

MODEL	WEIGHT	UNIT DIMENSIONS					CONNECTION SIZES		NOMINAL TONNAGE
		A	B	C	D	E	SUCTION	LIQUID	
24ABB360	190 LBS	31-3/16	25-1/2	9-1/8	24-11/16	6-9/16	7/8	3/8	5

ELECTICAL INFORMATION

MODEL	V-PH	RLA	MCA	FUSE SIZE
24ABB360	208/230-3	16.0	21.4	30

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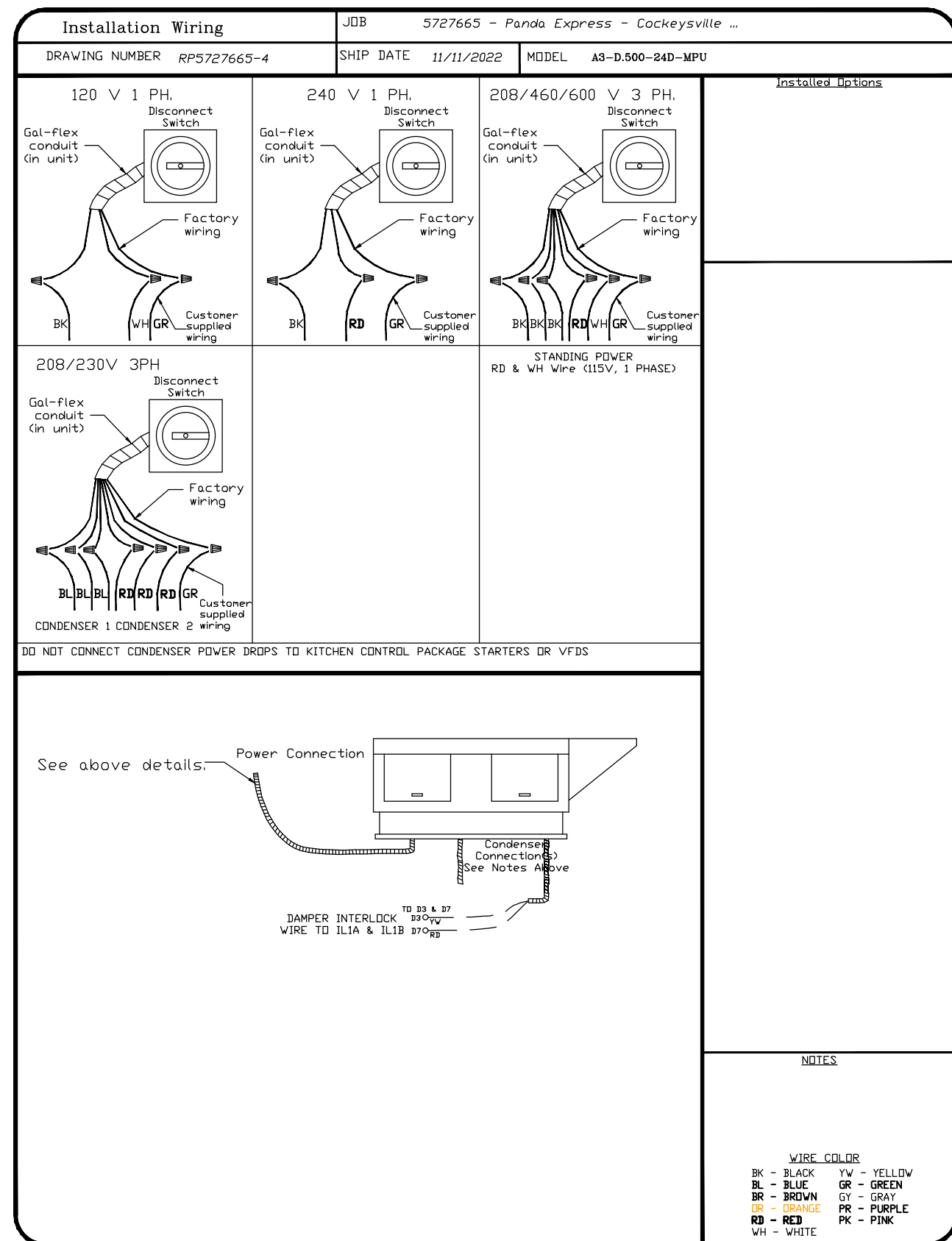
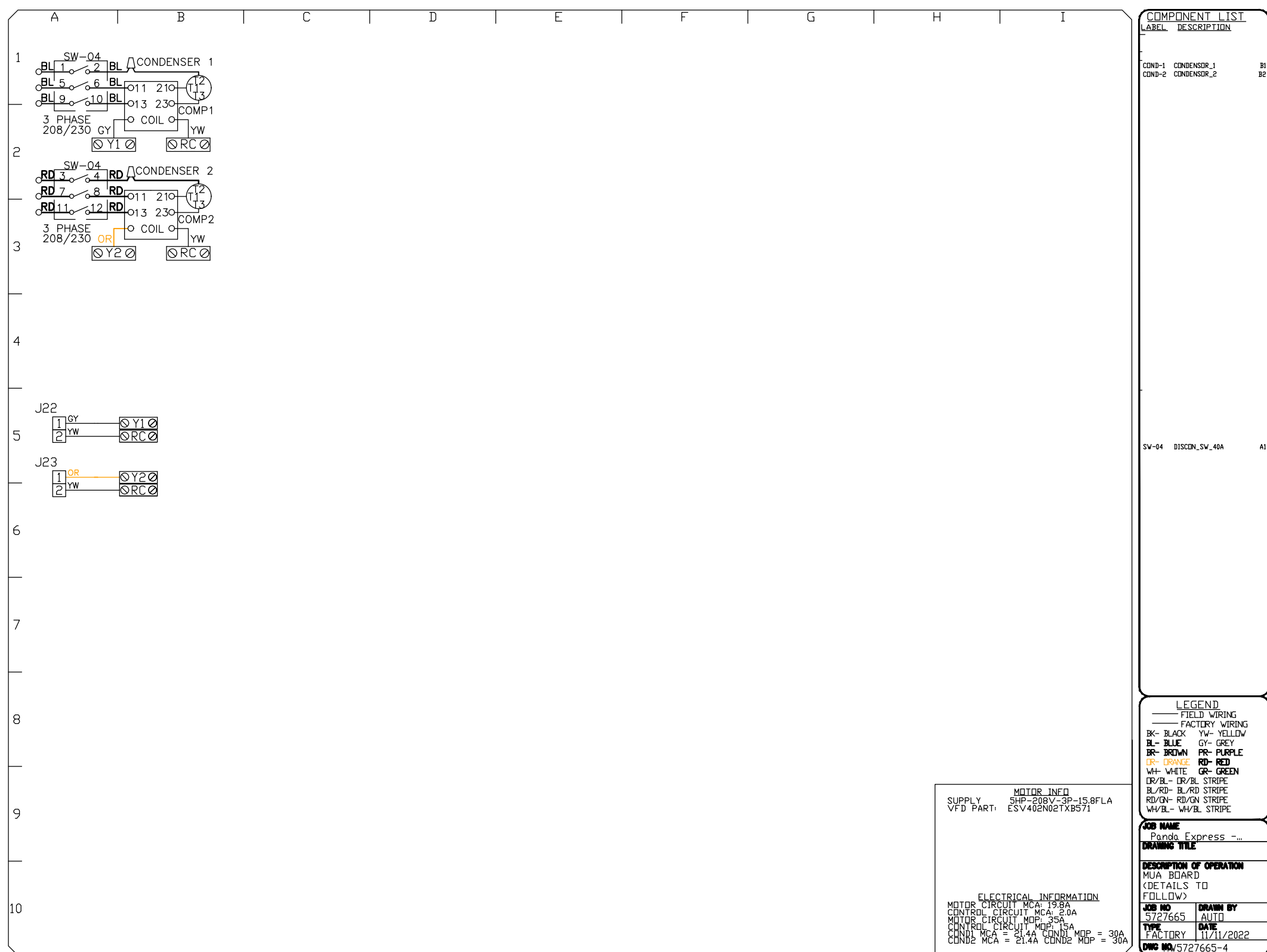
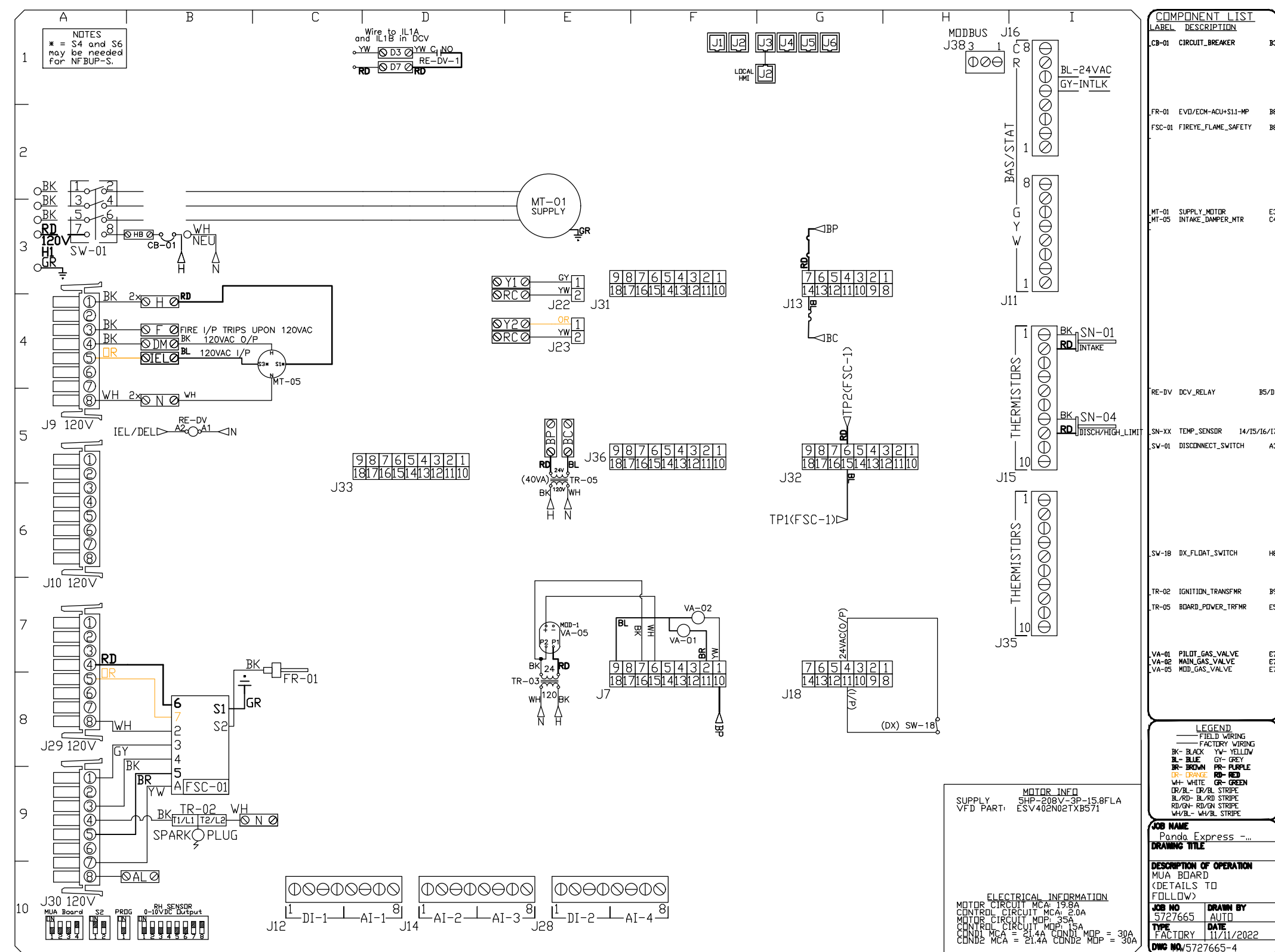
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**M-405**

HOOD DETAILS

PANDA HOME 2600 R3



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REVISIONS:


ISSUE DATE:

LL REVIEW	12-23-22
PERMITS	12-28-22
BID/CONSTRUCTION SET	08-11-23

DRAWN BY:

PANDA PROJECT #: S4-24-D6247

PANDA PROJECT #: D6247

ARCH PROJECT #: JCDT18-015

**NORR**  
ARCHITECTS ENGINEERS PLANNERS

# PANDA EXPRESS

PANDA HOME 2600  
14 CRANBROOK ROAD  
Cockeysville, MD 21030

# M-406

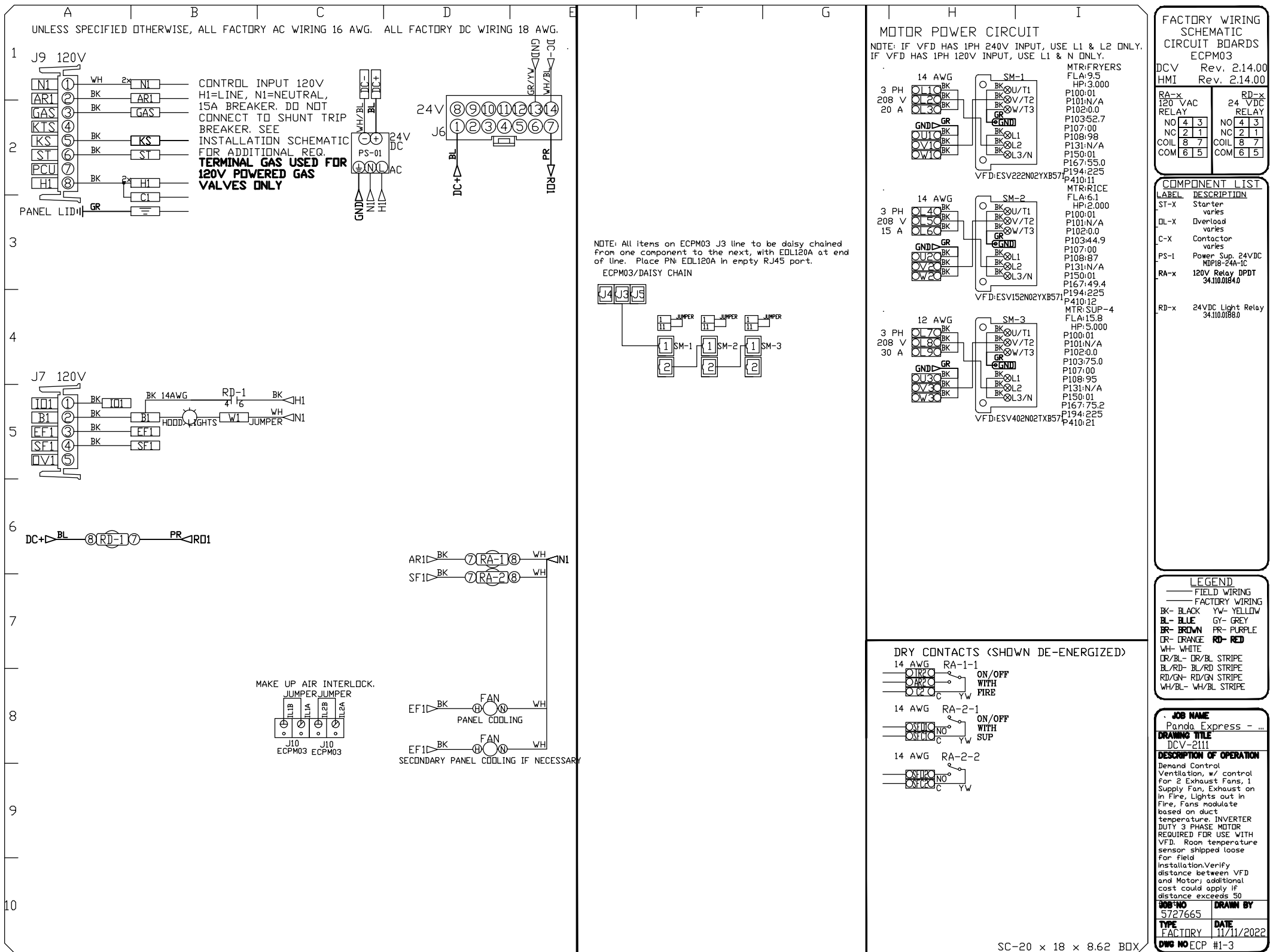
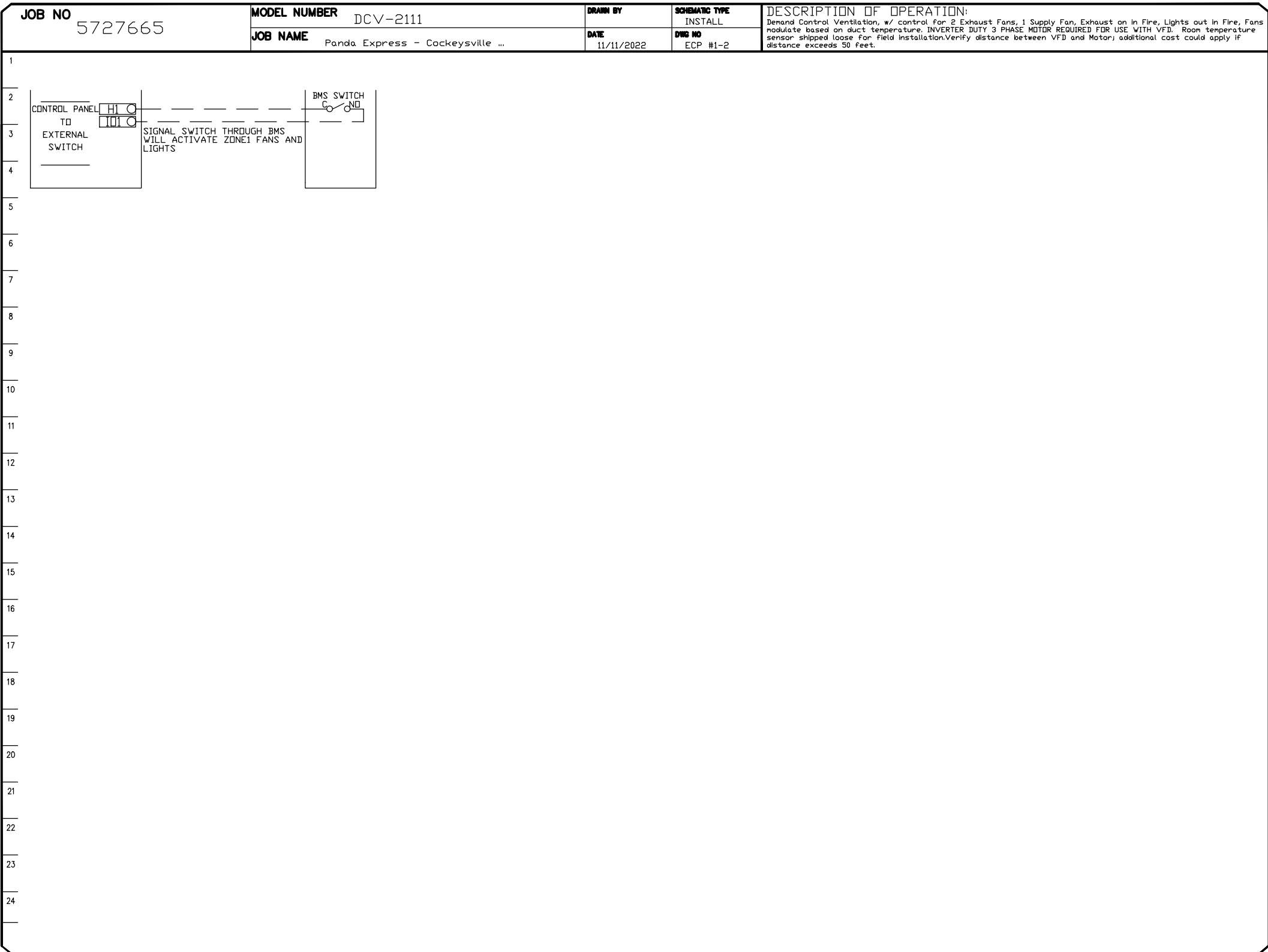
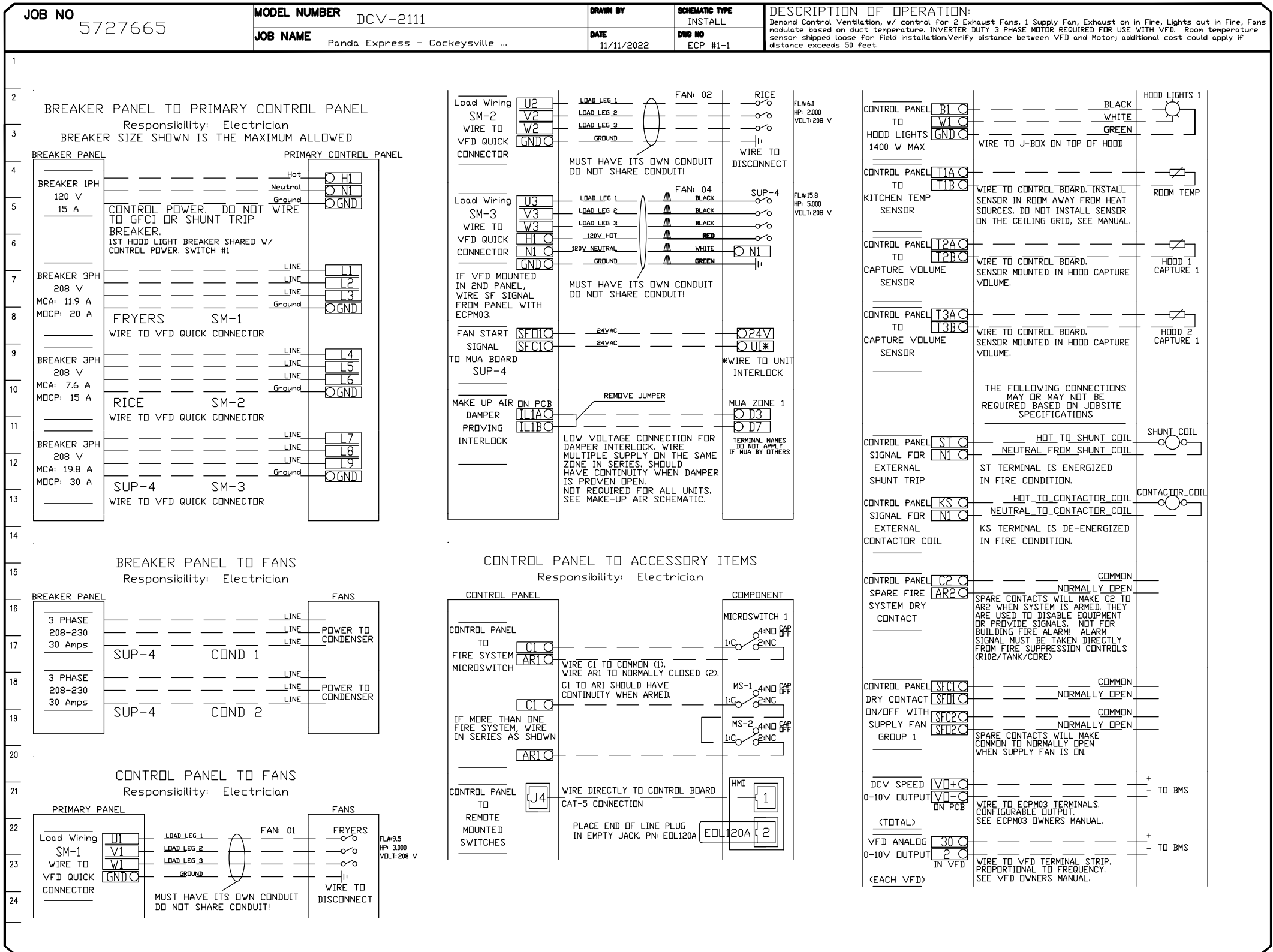
## HOOD DETAILS

PANDA HOME 2600 R3



ELECTRICAL PACKAGE - JOB#5727665

NO	TAG	PACKAGE #	LOCATION	SWITCHES		OPTION	FANS CONTROLLED				
				LOCATION	QUANTITY		FAN TAG	TYPE	Φ	HP	VOLT FLA
1		DCV-2111	WALL UTILITY CABINET LEFT	08 - SHIP LOOSE W/ PREWIRE	1 LIGHT	SMART CONTROLS DCV	FRYERS	EXHAUST	3	3.000	208 9.5
					1 FAN		RICE	EXHAUST	3	2.000	208 6.1
							SUPPLY		3	5.000	208 15.8



Nov 17, 2022 - 15:52:04 DWS Name: E:\Active\2022\NORR\Panda Express\ND\_Cockeysville\Drawings\XX-Isse\N-408\_Hood Details-D6247-Cockeysville\ND.dwg Updated By: mihir

DUCTWORK #1 PARTS - JOB#5727665 DOUBLE WALL											
TAG	PART #	CFM	GPM	ZONE	COVERED BY	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	DW18DWEASY-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 OD=S	DW18DWACCDORRCOV-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	DW1835DWLTP-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	DW261TPDBEX	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				
	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							483.08				

DOUBLE WALL FACTORY BUILT DUCTWORK

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- 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

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3002 DOW AVENUE, SUITE 410  
TUSTIN, CA 92780  
TEL: 714-957-1500 EMAIL: REG68@CAPTIVEAIRE.COM

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MECHANICAL ENGINEER LICENSE NO.: 34826; EXPIRATION DATE: 08/05/23.

McHenry Consulting Incorporated

**Mc&A**

Engineers est. 1980

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LL REVIEW	12-23-22
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DRAWN BY:

PANDA PROJECT #: S4-24-D6247  
PANDA PROJECT #: D6247  
ARCH PROJECT #: JCDT18-0152



PANDA EXPRESS

PANDA HOME 2600  
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Cockeysville, MD 21030

M-408

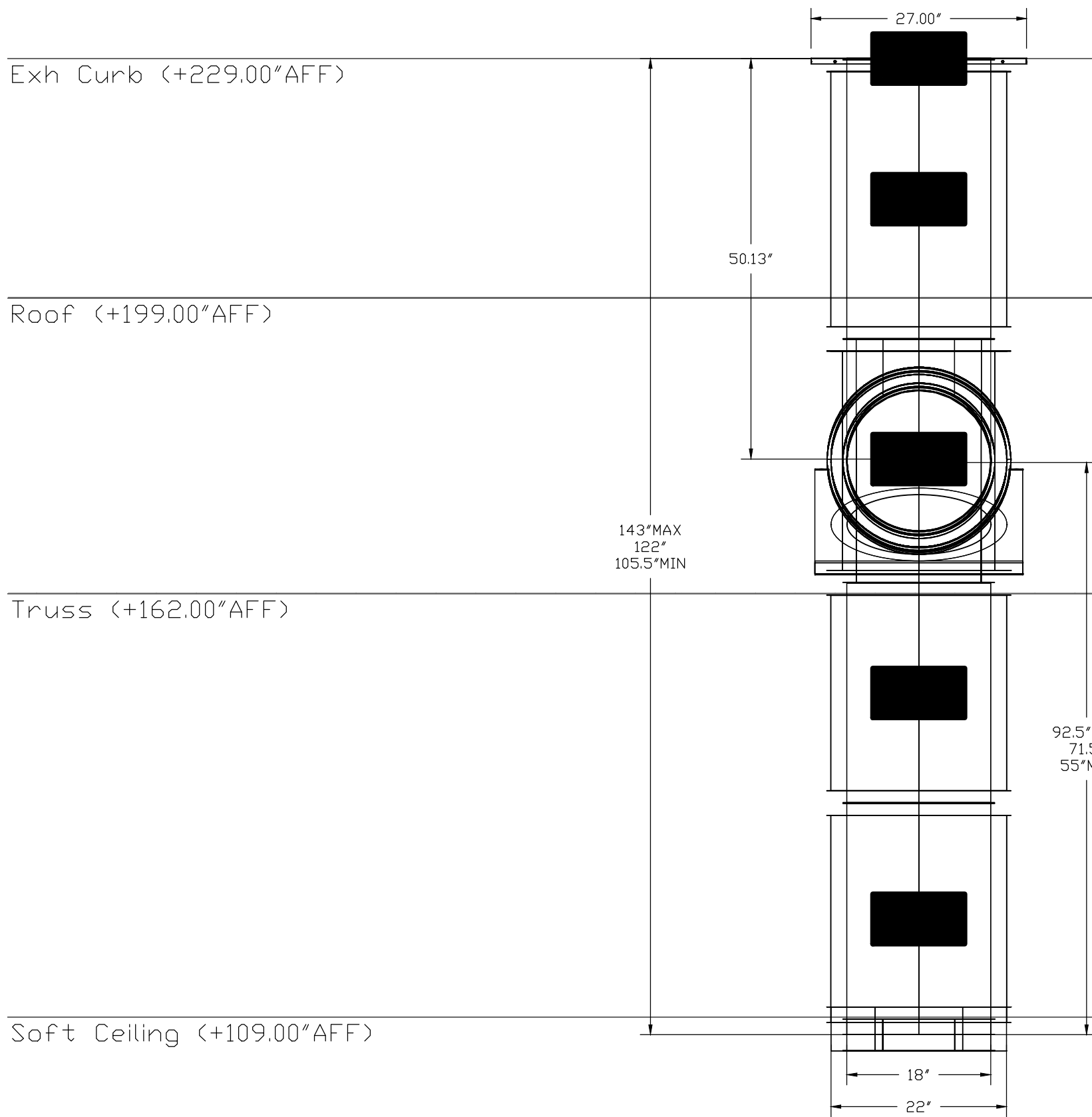
HOOD DETAILS

PANDA HOME 2600 R3

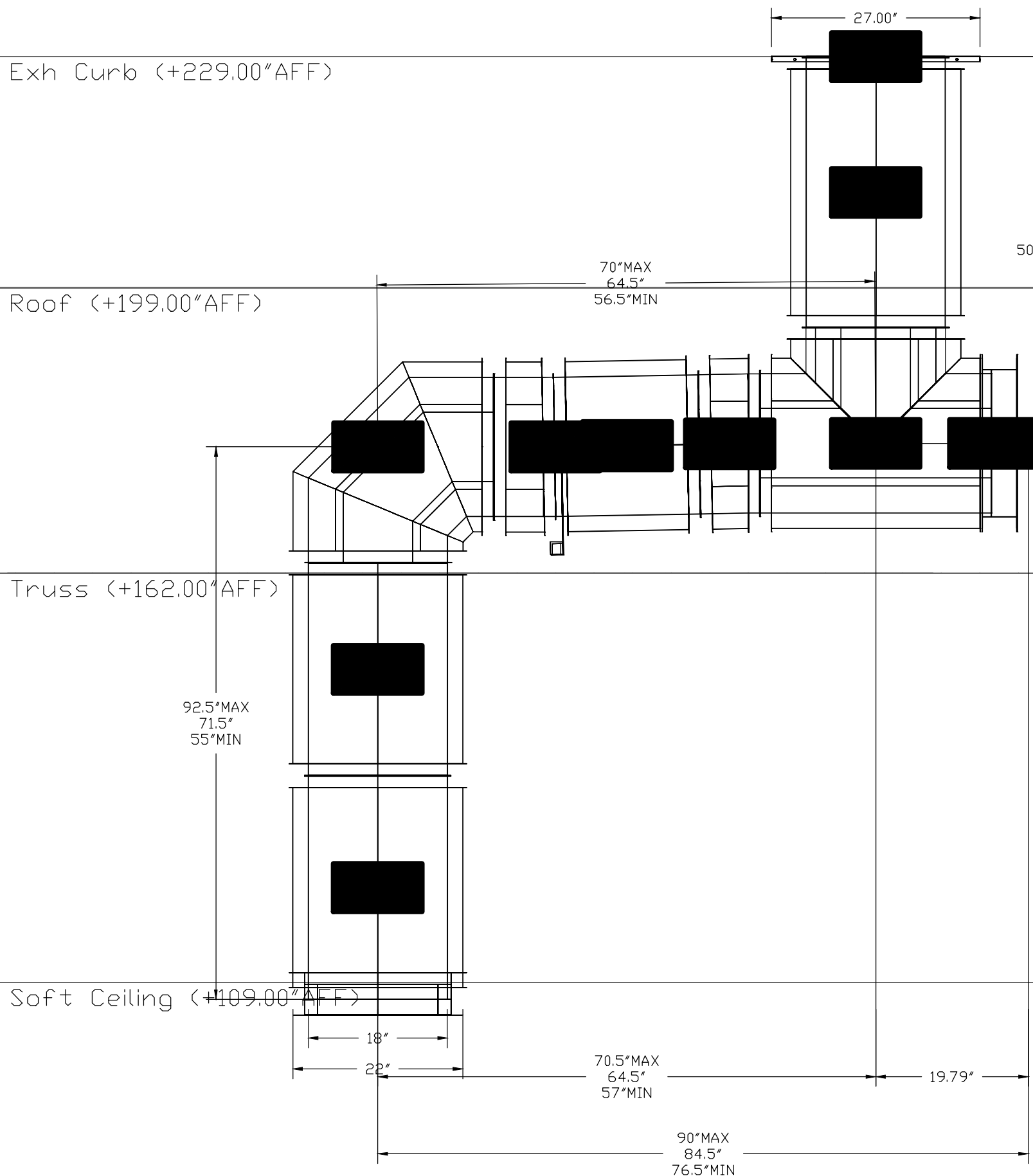
BID/CONSTRUCTION SET 08-11-2023



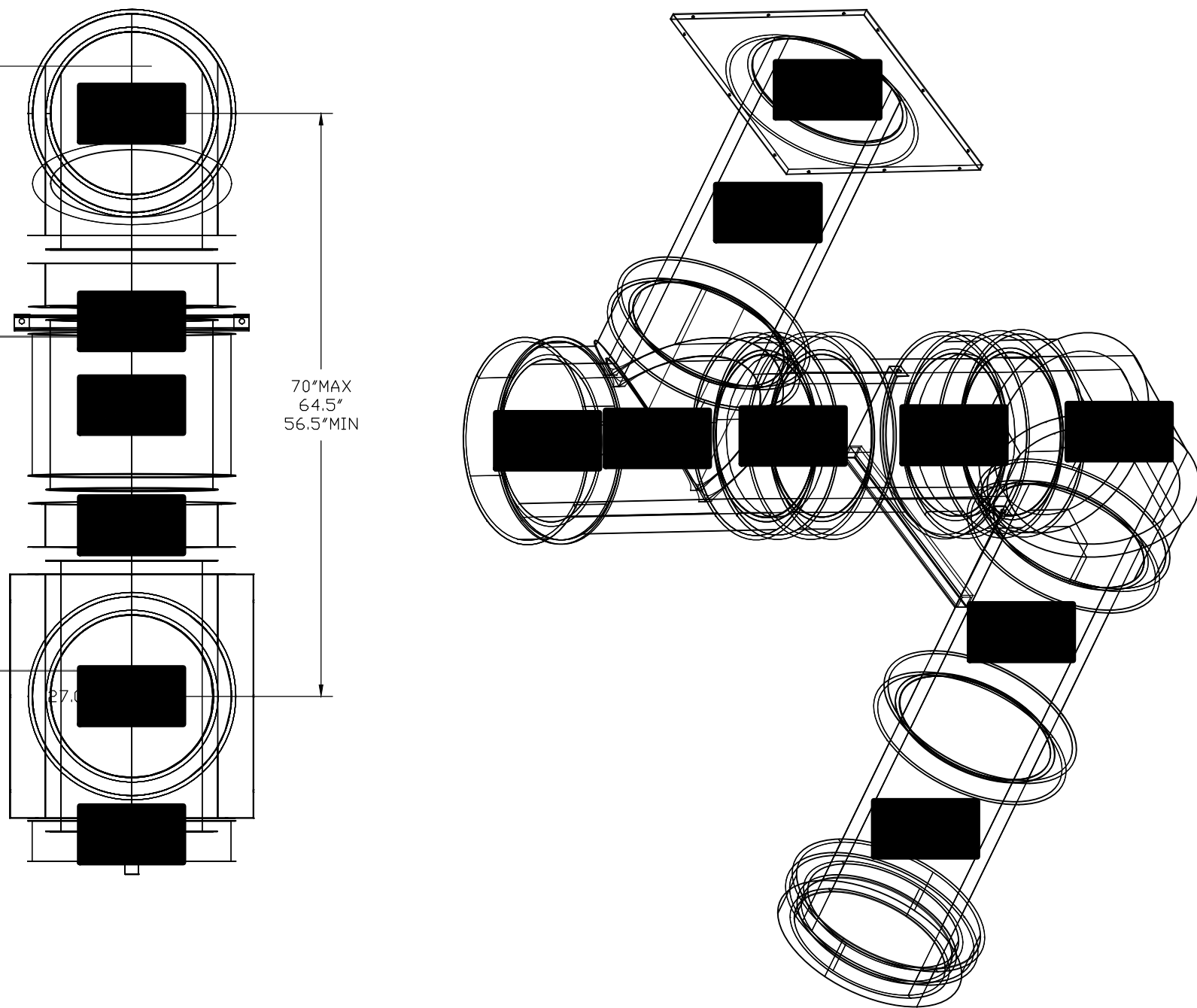
DUCTWORK #1 FRONT VIEW



DUCTWORK #1 SIDE VIEW



DUCTWORK #1 TOP VIEW    DUCTWORK #1 SE VIEW



Floor (+0.00'AFF)

Floor (+0.00'AFF)

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DOUBLE WALL DUCT BY MECHANICAL PLEASE USE CONTACT BELOW FOR PRICING

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MECHANICAL ENGINEER LICENSE NO.: 34826; EXPIRATION DATE: 08/05/23.

**McHenry Consulting Incorporated**

**Mc&A**

Engineers est. 1980

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Fax: 216-292-6874  
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PANDA PROJECT #: S4-24-D6247  
PANDA PROJECT #: D6247  
ARCH PROJECT #: JCDT18-0152

**NORR**  
ARCHITECTS PLANNERS ENGINEERS

**PANDA EXPRESS**  
PANDA HOME 2600  
14 CRANBROOK ROAD  
Cockeysville, MD 21030

**M-409**  
HOOD DETAILS

PANDA HOME 2600 R3

Nov 17, 2022 - 15:56:01 DWS Name: E:\Active\2022\NORR\Panda Express\MD, Cockeysville\Drawings\XX-Issue\M-410\_Hood Details-D6247-Cockeysville\MD.dwg Updated By: mlfmry

DUCTWORK #2 PARTS - JOB#5727665 DOUBLE WALL											
TAG	PART #	CFM	GPM	ZONE	COVERED BY	SP	WEIGHT	VELOCITY	QTY	DESCRIPTION	
P1	DW1429DWLT-2R-S	1900				-0.014	40.99	1777.34	1	DOUBLE WALL DUCT - 14" INNER DUCT, 29' LONG - 2 LAYERS REDUCED CLEARANCE - 18" STAINLESS STEEL OUTER SHELL.	
P2	DW1447DWAJD-2R-S	1900				-0.015	93.18	1777.34	1	DOUBLE WALL ADJUSTABLE DUCT - 14" INNER DUCT - 2 LAYERS REDUCED CLEARANCE - 18" 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	DW1490DWASY-2R-S	1900				-0.091	33.30	1777.34	1	DOUBLE WALL DUCT - 14" INNER 90 DUCT - 2 LAYERS REDUCED CLEARANCE - 18" STAINLESS STEEL OUTER SHELL.	
P4	DW1401DWOFFSETASY-2R-S	1900				-0.004	12.97	1777.34	1	DOUBLE WALL DUCT - 14" INNER DUCT RISER & 1 DEGREE OFFSET - 2 LAYERS REDUCED CLEARANCE - 18" STAINLESS STEEL OUTER SHELL.	
P5	DW1427DWAJD-2R-S	1900				-0.011	52.12	1777.34	1	DOUBLE WALL ADJUSTABLE DUCT - 14" INNER DUCT - 2 LAYERS REDUCED CLEARANCE - 18" 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	DW1401DWOFFSETASY-2R-S	1900				-0.004	12.97	1777.34	1	DOUBLE WALL DUCT - 14" INNER DUCT RISER & 1 DEGREE OFFSET - 2 LAYERS REDUCED CLEARANCE - 18" STAINLESS STEEL OUTER SHELL.	
P7 ASSEMBLED W/P8	DW14DWEASY-2R-S	1900		1		-0.1456	41.37	1777.34	1	DOUBLE WALL DUCT - 14" INNER TEE DUCT - 2 LAYERS REDUCED CLEARANCE - 18" STAINLESS STEEL OUTER SHELL.	
P8 ASSEMBLED W/P7 □=S	DW14DWACCDORCOV-2R-S						22.25		1	DOUBLE WALL DUCT - 14" INNER ACCESS DOOR & 18" ACCESS DOOR COVER WITH CLAMPS - 2 LAYERS REDUCED CLEARANCE - 18" STAINLESS STEEL OUTER SHELL.	
P9 ASSEMBLED W/P10	DW1435DWLTP-2R-S	1900				-0.016	48.06	1777.34	1	DOUBLE WALL DUCT - 14" INNER DUCT, 35' LONG - 2 LAYERS REDUCED CLEARANCE - 18" STAINLESS STEEL OUTER SHELL - USED WITH TRANSITION PLATE.	
P10 ASSEMBLED W/P9 SYSTEM AT P10	DW2614TPDBEX	1900					12.50	1777.34	1	DUCT TO CURB TRANSITION 3/4" DOWN TURN, 26-1/2" CURB TO 14" DUCT, 16 GA ALUMINIZED. FOR USE WITH EXHAUST FANS.	
	3M-2000PLUS					-1.1631	0.00				
							0.80		3	DUCT - 3M FIRE BARRIER 2000 PLUS SILICONE - USED AS SEALANT TO SEAL DUCT JOINTS.	
	DW14DWCLASY-2R-S						7.21		3	DUCT - 14" DUCT - 18" DOUBLE "V" CLAMP - 2R INSULATION & SINGLE "V" CLAMP INCLUDED - REDUCED CLEARANCE.	
TOTAL WEIGHT							393.74				

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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Engineers est. 1980

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**NORR**  
ARCHITECTS PLANNERS ENGINEERS

PANDA EXPRESS

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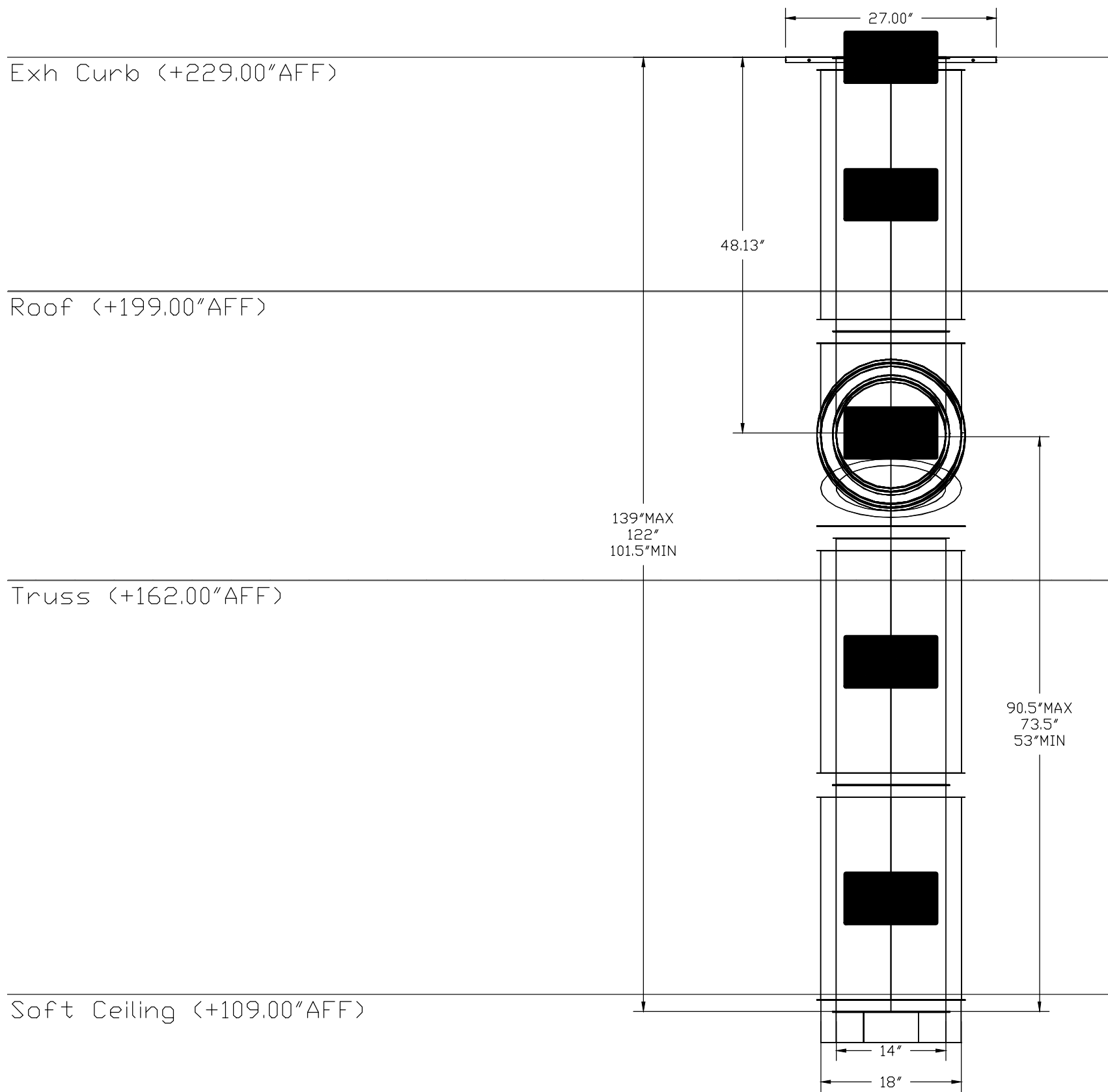
HOOD DETAILS

PANDA HOME 2600 R3

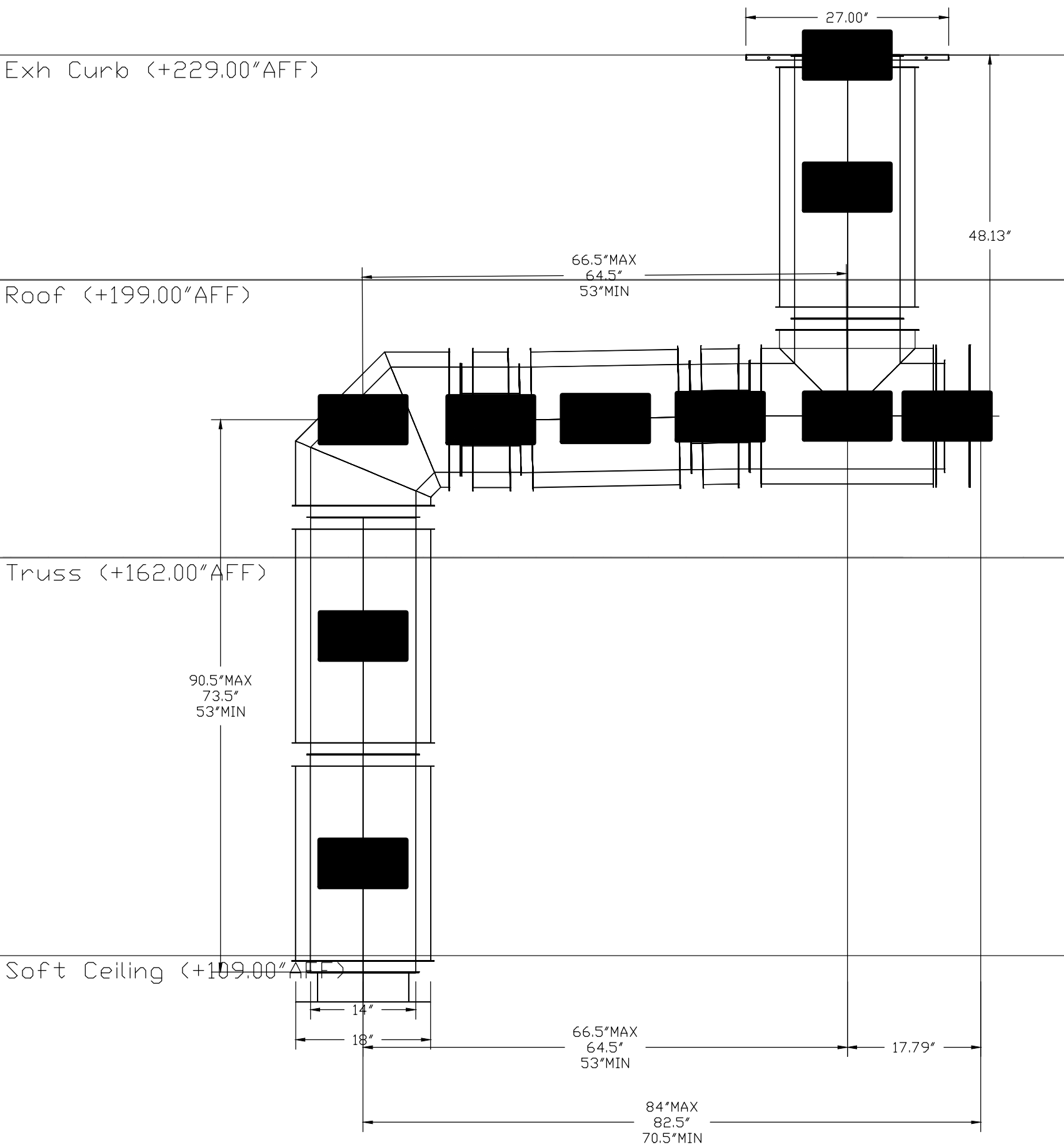
BID/CONSTRUCTION SET 08-11-2023



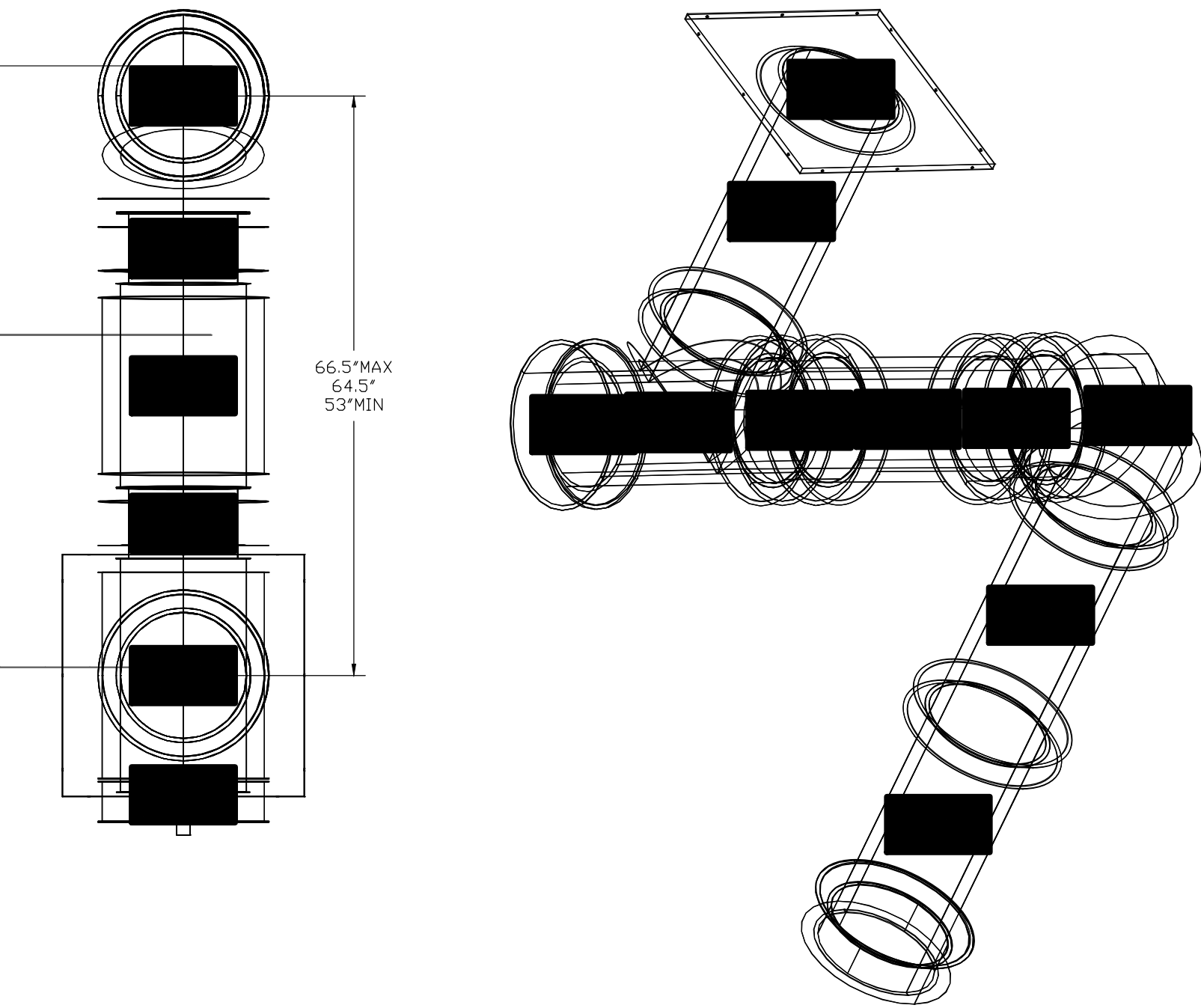
DUCTWORK #2 FRONT VIEW



DUCTWORK #2 SIDE VIEW



DUCTWORK #2 TOP VIEW DUCTWORK #2 SE VIEW



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**NORR**  
ARCHITECTS PLANNERS ENGINEERS

PANDA EXPRESS

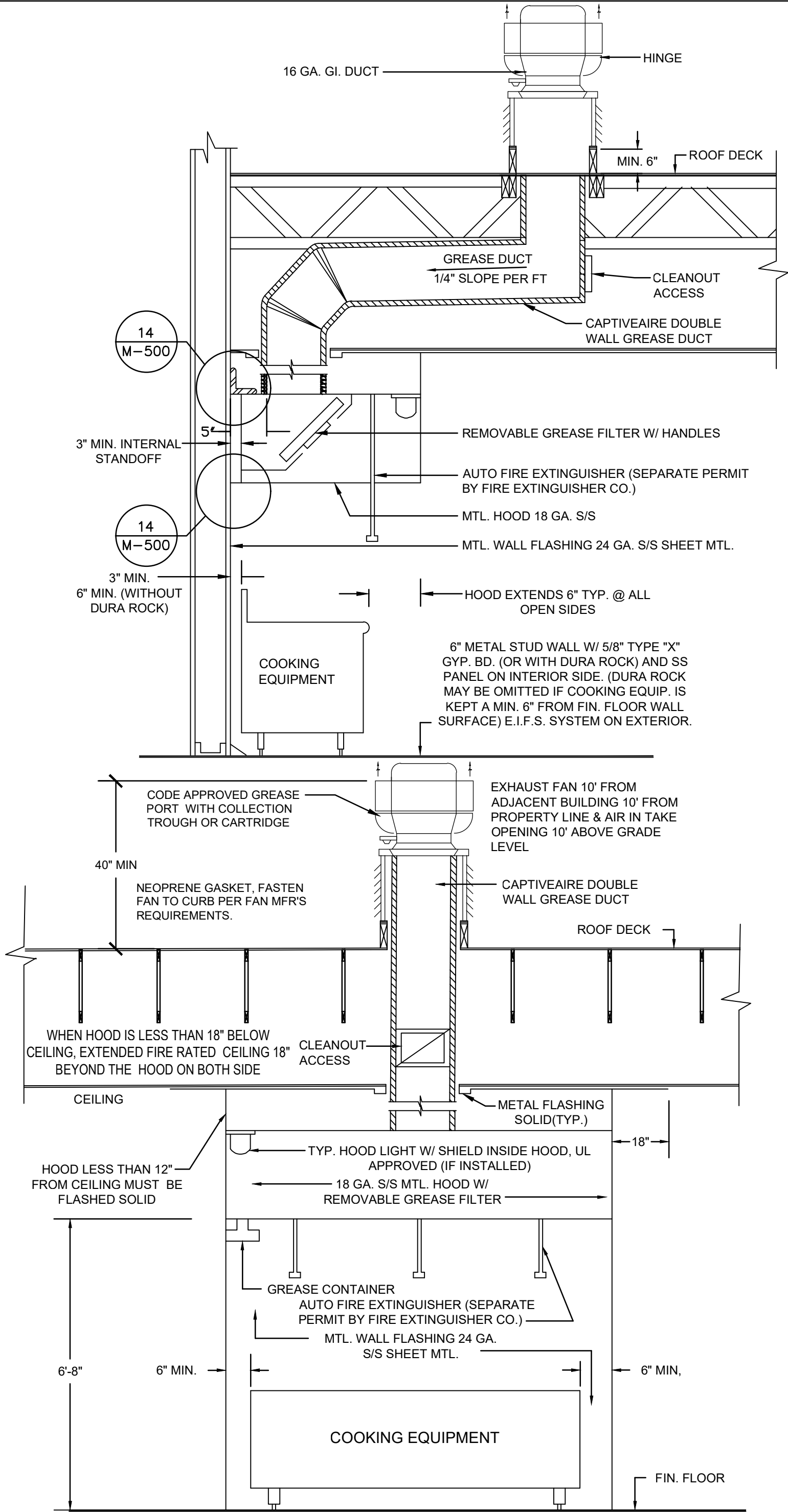
PANDA HOME 2600  
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**M-411**

HOOD DETAILS

PANDA HOME 2600 R3

Nov 16, 2022 - 05:21:01 DWG Name: E:\Active\02022\NORR\Panda Express\MD\_Cockeysville\Drawings\XX-Isseu\M-500\_Kitchen Hood Details-D6247-Cockeysville\h1D.dwg Updated By: mthiny



HOOD SECTIONS 18  
Scale: NO SCALE  
M-500

PERFORMANCE TEST FOR LISTED MECHANICAL HOOD IS REQUIRED PER UMC 509.11

GREASE HOOD SYSTEM CALCULATION

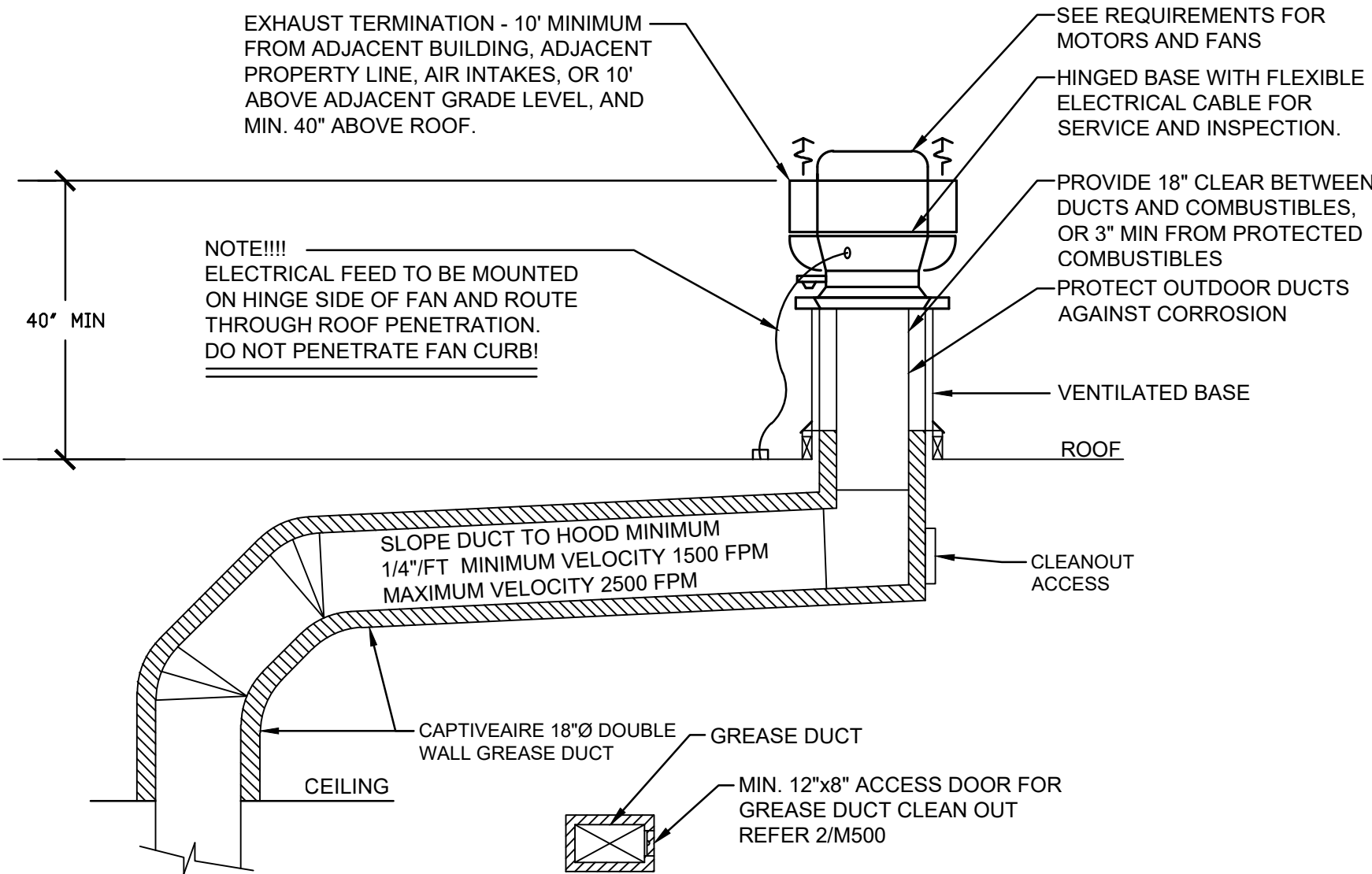
1. TYPE : CANOPY TYPE I, STAINLESS STEEL 18 GAUGE,
2. COOKING EQUIPMENT: (2) CHINESE RANGE, (2) DEEP FRYER, RICE COOKER
3. SIZE: 23'-6" x 4'-0" + 2'-0" MAKEUP AIR PLENUM
4. MIN. REQ'D CAPACITY CFM: (2) U.L. LISTED HOOD @ 3,400 CFM & 1900 CFM.
5. PROPOSED (2) EXHAUST FAN & (1) MAKE-UP AIR UNIT: EF1 & EF2 (3,400 CFM & 1900 CFM); MAU1 (4,240 CFM, 80% OF EXHAUST)
6. EXHAUST DUCT SIZES: PER PLANS
7. EXHAUST VELOCITY @ EXHAUST DUCT 1900
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

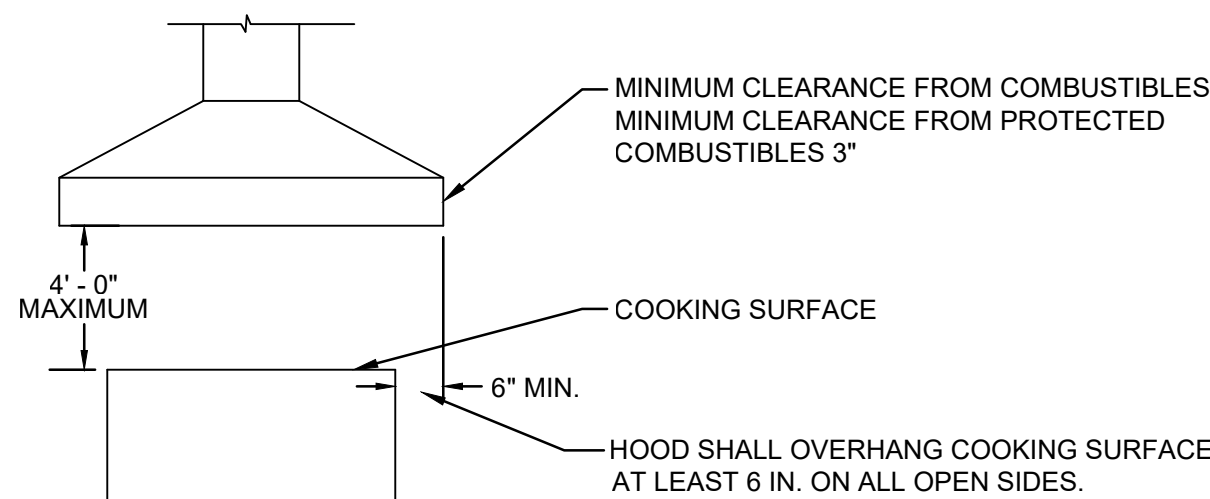
1. STAINLESS STEEL TO BE NO. 18 U.S. GAGE.
2. WHEN GUTTERS ARE PROVIDED THEY SHALL DRAIN TO A COLLECTING PAN WHICH IS READILY ACCESSIBLE FOR CLEANING
3. SEE TABLE 507.11 FOR MINIMUM DISTANCE BETWEEN LOWER EDGE OF GREASE FILTER AND THE COOKING OR HEATING SURFACE.
4. GREASE FILTERS SHALL BE OF STEEL CONSTRUCTION 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.

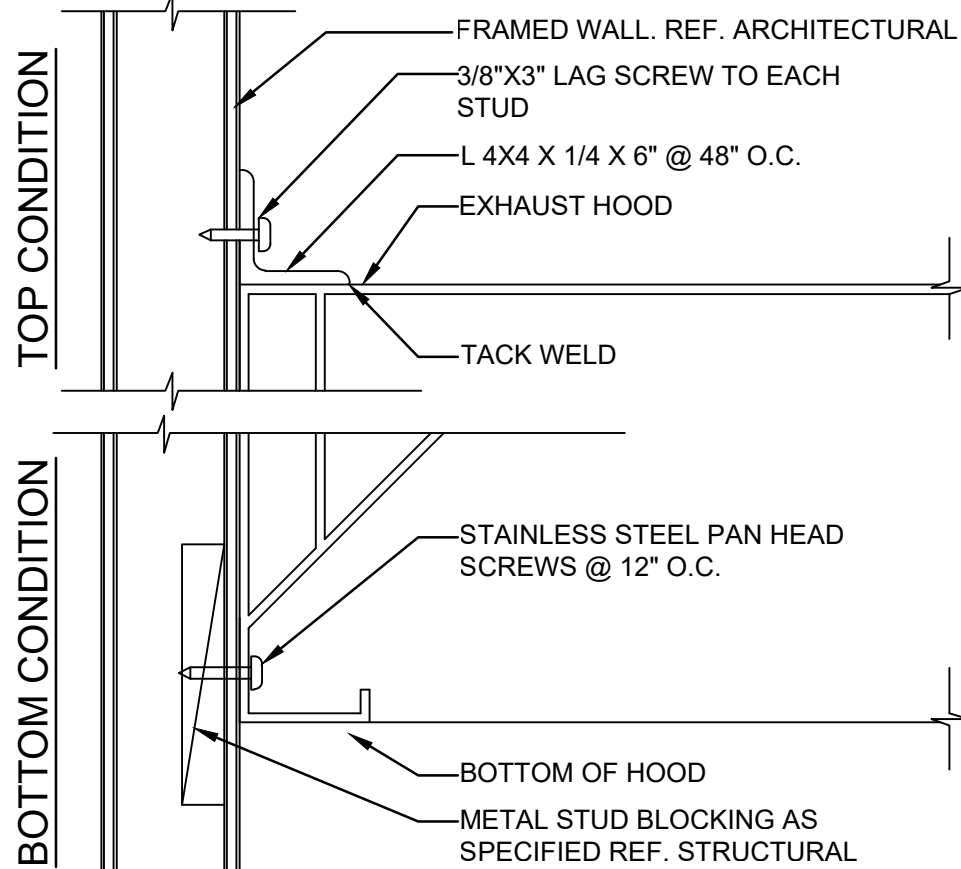


CANOPY TYPE (FRONT VIEW)  
CLEAN OUT DOOR DETAIL N.T.S.

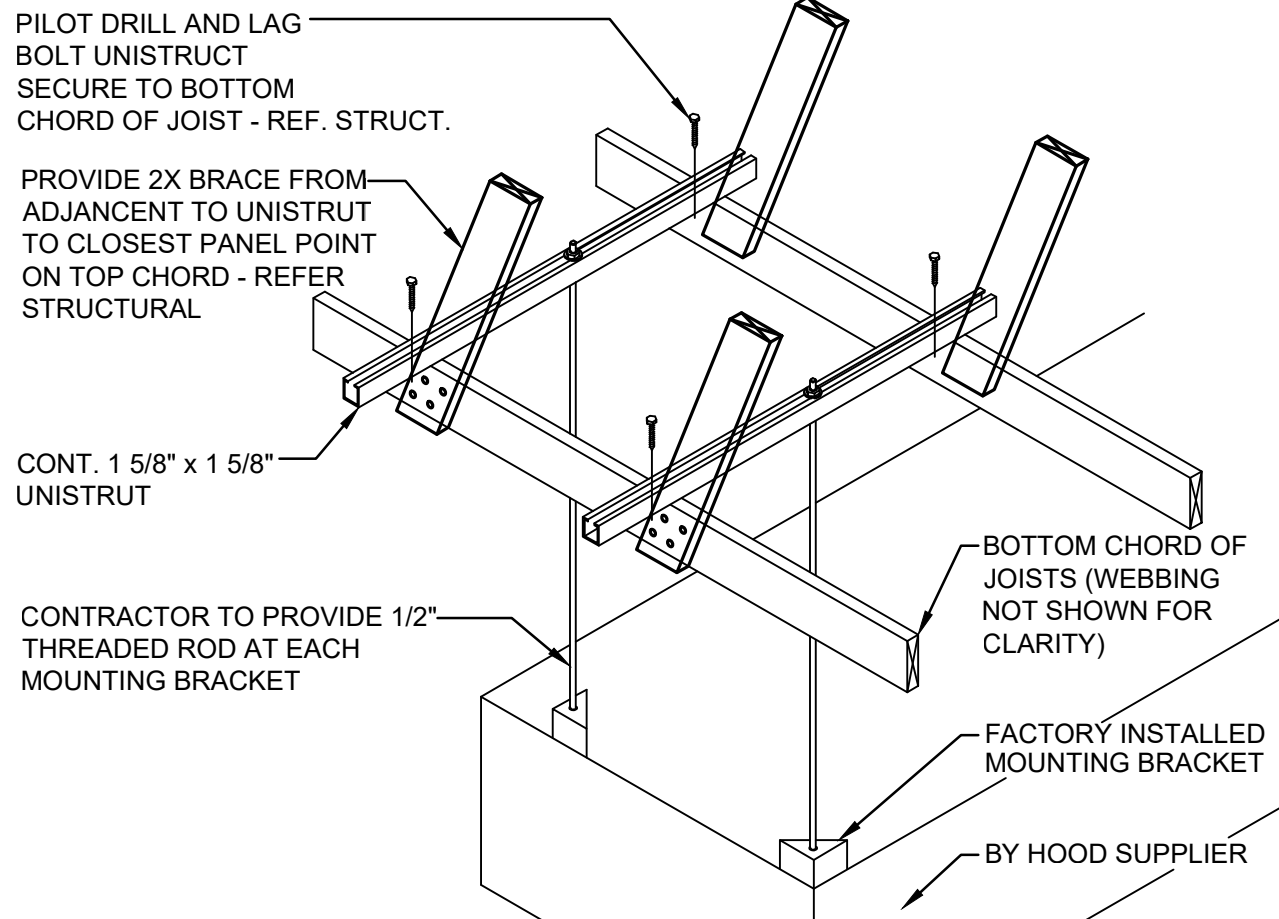


(FOR REFERENCE ONLY)

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

NOT USED 2  
M-500



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REVISIONS:

ISSUE DATE:

LL REVIEW	12-23-22
PERMITS	12-28-22
BID/CONSTRUCTION SET	08-11-23

DRAWN BY:

PANDA PROJECT #: S4-24-D6247  
PANDA PROJECT #: D6247  
ARCH PROJECT #: JCDT18-0152

NORR  
ARCHITECTS PLANNERS ENGINEERS

PANDA EXPRESS

PANDA HOME 2600  
14 CRANBROOK ROAD  
Cockeysville, MD 21030

M-500

KITCHEN HOOD DETAILS

PANDA HOME 2600 R3

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. MECHANICAL ENGINEER LICENSE NO.: 34826; EXPIRATION DATE: 08/05/23.

CONTRACTOR MUST VERIFY ALL CLEARANCES AND DIMENSIONS IN FIELD

McHenry Consulting Incorporated  
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Nov 16, 2022 - 10:13:34 DWG Name: E:\Active\0022\NORR\Panda Express\MD, Cockeysville\Drawings\XX-Isue\N-501\_Mechanical Details-D6247-Cockeysville.MD.dwg Updated By: mltlry

RTU CONDENSATE TRAP DETAIL

15

Scale: NO SCALE

M-501

CONDENSATE PIPE SIZES

TONS	PIPE SIZE
0-5	1"
6-25	1-1/4"

NOTE: CONDENSATE PIPING SHALL BE TYPE "L" COPPER WITH 95% SOLDER FITTINGS.

PIPE ROOF PENETRATION

14

Scale: NO SCALE

M-501

NOTE:

- REFER TO PLANS FOR PIPE SIZE(S) AND LOCATION(S).
- LOCATE PENETRATION MINIMUM 18" FROM ADJACENT WALLS.

ROOF PIPE SUPPORT

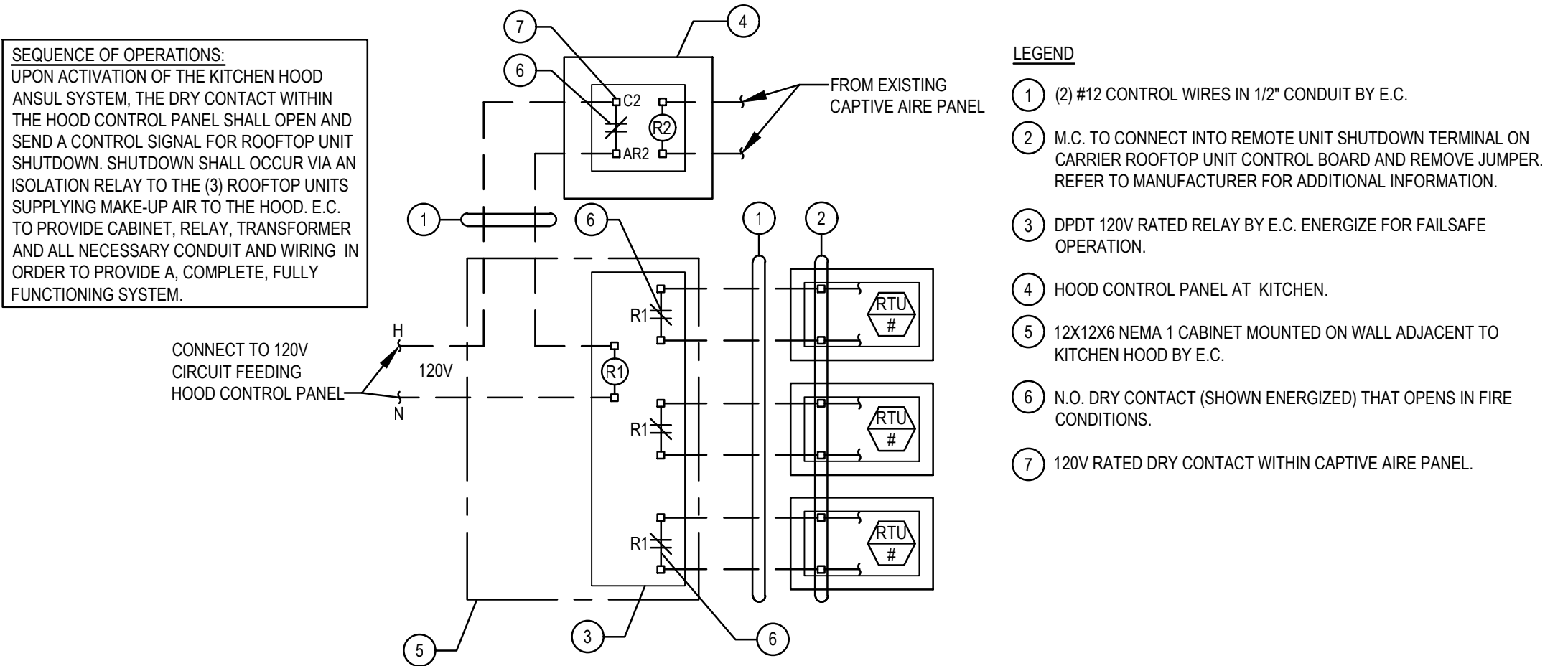
13

Scale: NO SCALE

M-501

NOTE:

- LOCATE AT TURNS OF PIPE. AT 4' SPACING FOR PLASTIC PIPE, AND AT THIS SPACING FOR METAL PIPE: 5"x16" 4"x14" 3"x12" 2-1/2"x11" 2"x10" 1-1/2"x9" 1-1/4"x8" 1-1/2"x7" 3/4"x6". 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.
- 18"x18"x1/2" THICK ROOF WALKWAY MATERIAL FOR BASE SHEET, ("CAREY-TRED" OR PER ARCHITECTURAL SPECIFICATIONS.)



RTU CONTROL WIRING DIAGRAM

5

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

RETURN PLENUM

1

Scale: NO SCALE

M-501

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**Mc&A**

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**NORR**  
ARCHITECTS PLANNERS

PANDA EXPRESS

PANDA HOME 2600  
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Cockeysville, MD 21030

**M-501**

MECHANICAL DETAILS

PANDA HOME 2600 R3

BID/CONSTRUCTION SET 08-11-2023



Nov 17, 2022 - 14:51:28 DWS Name: E:\Active\2022\NORR\Panda Express\MD\_Cockeysville\Drawings\XX-Isseu\N-600\_NP\_SPECIFICATIONS-06241-Cockeysville\MD.dwg Updated By: mfring

SPECIFICATIONS

GENERAL INFORMATION

A. GENERAL

1. CONFORM TO ALL GENERAL AND SPECIAL CONDITIONS OF CONTRACT AS SPECIFIED BY ARCHITECT, TENANT AND OWNER.
2. SPECIFICATIONS ARE APPLICABLE TO ALL CONTRACTORS AND SUBCONTRACTORS FOR MECHANICAL SYSTEMS.
3. CONTRACTOR SHALL COMPLY WITH OWNER'S STANDARDS, FACILITY SPECIFICATIONS, RULES AND REGULATIONS. ALL OWNER'S CRITERIA SHALL BE COMPLIED WITH AND INCLUDED IN THIS BID. CHECK OTHER PLANS AND SPECIFICATIONS AND FULLY COORDINATE WITH OTHER TRADES AND ARCHITECT'S REQUIREMENTS.
4. VISIT SITE, CHECK FACILITIES AND CONDITIONS, AND VERIFY ALL UTILITY COMPANY REQUIREMENTS AND CONNECTION POINTS IN FIELD PRIOR TO STARTING WORK. TAKE ALL ITEMS INTO CONSIDERATION IN BID.
5. SYSTEMS ARE TO BE COMPLETE AND WORKABLE IN ALL RESPECTS, PLACED IN OPERATION AND PROPERLY ADJUSTED.
6. EACH CONTRACTOR SHALL PROVIDE FOR HIS OWN CLEAN-UP, REMOVAL AND LEGAL DISPOSAL OF ALL RUBBISH DAILY.
7. ARRANGE FOR AND OBTAIN OWNER'S AND INSURANCE REPRESENTATIVE'S PERMISSION FOR ANY SERVICE SHUTDOWNS. SHUTDOWNS MUST BE PERFORMED WITHOUT DISRUPTION TO FACILITY OPERATIONS, AS SCHEDULED WITH THE OWNER. INCLUDE ANY PREMIUM TIME REQUIRED IN BID.
8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES OF CONSTRUCTION AND THE SAFETY OF WORKERS. COMPLY WITH ALL OSHA REGULATIONS.
9. NO PIPING, DUCTWORK, CONTROLS, ETC., SHALL BE INSTALLED OR ROUTED ABOVE ELECTRICAL PANELS AND EQUIPMENT.
10. THE MECHANICAL AND ELECTRICAL CONTRACTORS SHALL COORDINATE THE ELECTRICAL CHARACTERISTICS OF ALL MECHANICAL EQUIPMENT PRIOR TO ORDERING OF EQUIPMENT. NO ADDITIONAL PAYMENT WILL BE MADE FOR LACK OF CONTRACTOR COORDINATION OF ELECTRICAL CHARACTERISTICS.
11. ALL MECHANICAL AND ELECTRICAL SYSTEM COMPONENTS SHALL BE ROUTED TIGHT TO UNDERSIDE OF STRUCTURE AND THROUGH JOISTS OR TRUSSES WHERE POSSIBLE. COORDINATE INSTALLATION TO PRESERVE HEADROOM, EQUIPMENT ACCESS, AND ARCHITECTURAL CLEARANCES FOR FINISHES, INCLUDING CEILING HEIGHTS. COORDINATE WITH ALL OTHER TRADES AND DO NOT CONFLICT WITH THE ARCHITECTURAL REQUIREMENTS FOR THE FINISHED CONSTRUCTION. PROVIDE OFFSETS WHERE REQUIRED TO COORDINATE WITH OTHER TRADES.
12. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR LOCATIONS OF ALL LIGHTS, GRILLES AND DIFFUSERS.
13. CONTRACTORS BIDDING THIS PROJECT SHALL HAVE PRIOR EXPERIENCE WORKING IN THIS JURISDICTION AND MUST LIST ON BID FORM ANY LOCAL REQUIREMENTS THAT ARE NOT SHOWN ON THE DRAWINGS. SUBMISSION OF A BID SHALL BE EVIDENCE THAT THE CONTRACTOR'S BID INCLUDES ALL JURISDICTIONAL REQUIREMENTS.
14. ALL CONTRACTORS SHALL CONFORM WITH OWNER, PRIOR TO BID, TIMES AVAILABLE FOR NOISE PRODUCING WORK SUCH AS CUTTING AND CORE DRILLING OF FLOORS, WALLS, ETC., AS WELL AS TIMES FOR WORK WHICH REQUIRES ACCESS INTO ADJOINING AREAS. INCLUDE ANY PREMIUM TIME REQUIRED IN BID.

B. CODES, STANDARDS AND REGULATIONS

1. CONFORM TO ALL APPLICABLE CODES, GOVERNMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND NATIONAL ELECTRICAL CODE.
2. OBTAIN PERMITS AND PAY ALL FEES. ARRANGE FOR ALL REQUIRED INSPECTIONS AND APPROVALS.

C. RELATED WORK SPECIFIED ELSEWHERE

1. OPENINGS AND CHASIS, WHEN SHOWN ON ARCHITECTURAL DRAWINGS.

D. DRAWINGS

1. THE SYSTEMS AS SHOWN ON THE CONTRACT DRAWINGS ARE DIAGRAMMATIC. THE PROJECT SCOPE IS TO INSTALL COMPLETE AND WORKABLE SYSTEMS. THE DRAWINGS AND THESE NOTES ARE TO BE USED TOGETHER AS A BASIS OF SHOWING AND/OR DESCRIBING THE SYSTEM REQUIREMENTS FOR THE FACILITY.
3. VERIFY ALL DIMENSIONS AND CLEARANCES BY FIELD MEASUREMENT AND CHECK FOR INTERFERENCES PRIOR TO STARTING WORK.

E. BASE EQUIPMENT AND MATERIALS AND SUBSTITUTIONS

1. ALL EQUIPMENT AND MATERIALS SHALL BE NEW, FREE OF DEFECTS AND U.L. LABELED.
2. SUBMIT SHOP DRAWINGS FOR ALL EQUIPMENT, FIXTURES, ETC., INCLUDING ALL ACCESSORIES TO BE FURNISHED. BASE BID MANUFACTURERS AND MODELS ARE INCLUDED IN SPECIFICATIONS OR LISTED IN SCHEDULE ON DRAWING. ANY OTHER MANUFACTURER OR MODEL IS A SUBSTITUTION.
3. SUBSTITUTIONS ARE SUBJECT TO THE APPROVAL OF THE OWNER AND SHALL BE LISTED ON THE FORM OF PROPOSAL FOR THE OWNER'S CONSIDERATION PRIOR TO CONTRACT AWARD. IF SUBSTITUTION IS SUBMITTED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO EVALUATE IT AND CERTIFY THAT THE SUBSTITUTION IS EQUIVALENT IN ALL RESPECTS TO THE BASE SPECIFICATIONS. IF SUBSTITUTIONS ARE APPROVED, NOTIFY ALL OTHER CONTRACTORS, SUBCONTRACTORS OR TRADES AFFECTED BY SUBSTITUTION AND FULLY COORDINATE. ANY COSTS RESULTING FROM SUBSTITUTION, WHETHER BY CONTRACTOR OR OTHERS, SHALL BE RESPONSIBILITY OF AND PAID FOR BY SUBSTITUTING CONTRACTOR.
5. ALL EQUIPMENT SHALL BE INSTALLED IN FULL ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. IT IS THIS CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFORM TO THESE REQUIREMENTS PRIOR TO STARTING WORK.

F. CHECK, TEST, START, ADJUST, BALANCE AND INSTRUCTIONS

1. AFTER INSTALLATION, CHECK ALL EQUIPMENT, AND PERFORM START UP IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. ALL PIPING SHALL BE TESTED AND FREE OF LEAKS.
3. BALANCE ALL SYSTEMS, CALIBRATE CONTROLS, CHECK FOR PROPER OPERATING SEQUENCE UNDER ALL CONDITIONS, AND MAKE ALL NECESSARY ADJUSTMENTS.
4. INSTRUCT OWNER IN OPERATION OF SYSTEMS AND SUBMIT OPERATING AND MAINTENANCE MANUAL ON ALL EQUIPMENT AND SYSTEMS.
5. PROVIDE ENGRAVED LABELS AND IDENTIFICATION TAGS FOR ALL PIPING SYSTEMS, VALVES AND EQUIPMENT.

G. CUTTING, PATCHING AND DRILLING

1. ALL CUTTING AND CHASING OF THE BUILDING CONSTRUCTION REQUIRED FOR THIS WORK SHALL BE BY THIS CONTRACTOR UNLESS SHOWN ON ARCHITECTURAL DRAWINGS AND CONFIRMED AS TO SIZE AND LOCATION PRIOR TO NEW CONSTRUCTION. CUTTING SHALL BE IN A NEAT AND WORKMANLIKE MANNER.
2. NEATLY SAW OUT ALL RECTANGULAR OPENINGS; SET SLEEVE THROUGH OPENING, AND FINISH PATCH OR PROVIDE TRIM AT FLANGE AROUND OPENING.
3. NEATLY SAW OUT FLOORS FOR SEWER INSTALLATION AND PATCH FLOOR TO MATCH EXISTING, INCLUDING FLOOR COVERING.
4. CORE DRILL AND SLEEVE ALL ROUND OPENINGS.
5. CUT AND PATCH EXISTING BUILDING WALLS AS REQUIRED FOR DUCT INSTALLATION. PROVIDE STEEL LINTEL ABOVE OPENING WIDER THAN 10". SEE STRUCTURAL DRAWINGS FOR SIZES. PROVIDE ESCUTCHEONS OR 2" WIDE SHEET METAL FLANGES AROUND ALL EXPOSED PENETRATIONS.
6. DO NOT CUT ANY STRUCTURAL COMPONENTS WITHOUT ARCHITECT'S APPROVAL.
7. CUTTING OF ROOF, INSTALLATION OF CURBS, AND PATCHING OF ROOF SHALL BE BY A CERTIFIED ROOFING CONTRACTOR, APPROVED BY BUILDING OWNER, AND PAID FOR BY THIS CONTRACTOR.
8. FIRE STOP ALL PENETRATIONS OF FIRE RATED CONSTRUCTION IN A CODE APPROVED MANNER, USING U.L. LISTED FIRE RATED MATERIALS.
9. EXACT LOCATION OF ROOFTOP MECHANICAL UNITS SHALL BE APPROVED BY OWNER'S STRUCTURAL ENGINEER. MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL SUPPLEMENTAL SUPPORT STEEL FOR UNITS AND ROOF DUCT PENETRATIONS AFTER APPROVAL OF STRUCTURAL ENGINEER.

H. WARRANTY

1. FULLY WARRANT ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE.
2. EXTEND ALL MANUFACTURER'S WARRANTIES TO OWNER, INCLUDING FIVE (5) YEAR COMPRESSOR AND TEN (10) YEAR HEAT EXCHANGER EXTENDED WARRANTY ON HVAC EQUIPMENT.
3. REPAIR OR REPLACE WITHOUT CHARGE TO THE OWNER ALL ITEMS FOUND DEFECTIVE DURING THE WARRANTY PERIOD.

I. PIPE IDENTIFICATION

1. PROVIDE COLOR CODE ID BANDS TO IDENTIFY CONTENTS OF ALL MECHANICAL PIPING IN CONFORMANCE WITH ANSI 13.1 SCHEME FOR IDENTIFICATION OF PIPING SYSTEMS. ID BANDS SHALL BE SPACED AT 20-FT INTERVALS MINIMUM.
2. PROVIDE PLASTIC NAMEPLATE WITH 1" HIGH LETTERS ON ALL PIPING INDICATING DIRECTION OF FLOW AND CONTENTS.
3. PREFINISHED LABELS AND COLOR BANDS ARE ACCEPTABLE AS MANUFACTURED BY SETON INC.

MECHANICAL SYSTEMS

PLUMBING SYSTEM

A. SCOPE

1. FURNISH ALL PLUMBING FIXTURES, EQUIPMENT AND MATERIAL INDICATED AND SHOWN ON DRAWINGS. INSTALL A COMPLETE SYSTEM AND PLACE IN PROPER OPERATION.
2. PLUMBING SYSTEMS TO ESSENTIALLY CONSIST OF THE FOLLOWING:
  - a. SANITARY WASTE WATER VENT PIPING AND SANITARY DRAINS EXTENDED TO FIVE (5) FEET OUTSIDE BUILDING OR EXISTING BUILDING FACILITIES.
  - b. DOMESTIC WATER EXTENDED FROM EXISTING BUILDING FACILITIES AND DISTRIBUTION SYSTEM TO NEW FIXTURES.
  - c. GAS SERVICE EXTENDED FROM NEW PROPANE TANK MANIFOLD OUTSIDE THE BUILDING TO ALL GAS USING EQUIPMENT, INCLUDING METER MANIFOLDS AND SETTING OF GAS METER.
  - d. PLUMBING FIXTURES AND EQUIPMENT WITH ALL REQUIRED TRIM, CONTROLS AND ACCESSORIES.
  - e. INSULATION OF PLUMBING ITEMS.
  - f. OTHER ITEMS INDICATED ON DRAWINGS OR REQUIRED FOR COMPLETE INSTALLATION.
- B. EXCAVATION AND BACKFILL
  1. PERFORM ALL EXCAVATION AND BACKFILL REQUIRED FOR INSTALLATION OF BELOW-GRADE PIPING.
  2. EXCAVATE TO DEPTH REQUIRED TO INSTALL PIPING AT REQUIRED LEVEL AND PITCH. PIPE TO BE LAID ON BEDDING OF SAND OR INTERLOCKING AGGREGATE TO GIVE UNIFORM BEARING ALONG LENGTH OF PIPE.
  3. BACKFILL WITH BEDDING MATERIAL TO A MINIMUM OF TWELVE (12) INCHES ABOVE TOP OF PIPES AND COMPACT. A BALANCE OF BACKFILL IN GRASS AREAS SHALL BE CLEAN EARTH UP TO SIX (6) INCHES ABOVE SURROUNDING GRADES, UNDER FLOORS AND PAVING INTERLOCKING AGGREGATE. ALL BACKFILL SHALL BE COMPACTED IN MAXIMUM 6" LAYERS.
  4. PATCH FLOOR TO MATCH EXISTING.

C. CONNECTIONS TO EQUIPMENT FURNISHED BY OTHERS

1. PROVIDE WASTE WATER AND/OR GAS CONNECTION FOR EQUIPMENT FURNISHED BY OTHER CONTRACTORS OR OWNER.
2. INCLUDE ACCESSORIES REQUIRED BY CODE, DRAWING OR MANUFACTURER'S INSTRUCTIONS.
3. FULLY COORDINATE WITH KITCHEN EQUIPMENT SUPPLIER AND CONFIRM ALL ROUGH-IN REQUIREMENTS PRIOR TO STARTING WORK.

D. SANITARY DRAINS

1. INSTALL SANITARY DRAINS, STACKS, VENTS, FLOOR DRAINS AND CLEANOUTS FOR PROJECT AND EXTEND TO EXISTING BUILDING FACILITIES AS INDICATED ON THE DRAWINGS.
2. DRAINS TO BE PITCHED A MINIMUM OF 1/4" PER FOOT FOR 2-1/2" SIZES AND UNDER AND 1/8" PER FOOT FOR 3" SIZES AND LARGER OR TO GRADES INDICATED ON DRAWINGS.
3. CHANGES IN DIRECTION AND BRANCH CONNECTIONS SHALL BE MADE WITH APPROVED DRAINAGE FITTINGS COMPATIBLE WITH THE PIPING SYSTEM MATERIAL IN WHICH IT IS INSTALLED.
4. ALL FIXTURES AND SANITARY DRAINS SHALL BE VENTED AS INDICATED ON DRAWINGS AND IN ACCORDANCE WITH CODE. VENTS AND ROOF DRAINS ARE TO BE EXTENDED TO EXISTING BUILDING FACILITIES THROUGH ROOF AS INDICATED ON DRAWING AND FLASHED WITH ELASTOMERIC VENT FLASHING.
5. WHEN CONNECTING TO AN EXISTING DRAIN WITHIN BUILDING, VERIFY DRAIN IS ACTIVE BY FLUSHING WITH WATER, MINIMUM 5.0 GPM, FOR FOUR HOURS PRIOR TO THE START OF WORK.  
NOTE: CHECK FOR RETURN AIR PLENUMS.

- a. PVC PIPING
  - i. MAY ONLY BE USED WHEN SPECIFICALLY LISTED BELOW.
  - b. SHALL NOT BE INSTALLED IN RETURN AIR PLENUMS OR WHERE DISCHARGE WATER TEMPERATURE EXCEEDS 120 DEG. F, USE METALLIC PIPING.
  - c. SHALL NOT BE INSTALLED UNLESS PERMITTED BY CODE.
7. DRAIN AND VENT MATERIAL SHALL BE AS FOLLOWS:
  - a. BELOW GRADE SANITARY INSIDE BUILDING
    - i. PVC-DWV PLASTIC ASTM D-2665 WITH ASTM D-2665 DWV SOLVENT WELD SOCKET FITTINGS. NOTE: PVC NOT PERMITTED WHERE NOTED ABOVE.
    - 2) NO-HUB CAST IRON PIPE ASTM A-888 WITH ASTM C-564 ELASTOMERIC MECHANICAL JOINT.
    - 3) SCH. 40 GALVANIZED STEEL PIPE ASTM A-53 WITH CAST IRON SCREWED FITTINGS ASME B16.12.
  - c. CONDENSATE DRAINS
    - i. TYPE 1" COPPER WITH 95/5 SOLDER FITTINGS OR PVC-DWV PLASTIC ASTM D-2665 WITH ASTM D-2665 DWV SOLVENT WELD SOCKET FITTINGS. NOTE: PVC NOT PERMITTED WHERE NOTED ABOVE.
    - 2) PVC PIPING INSTALLED ON EXTERIOR OF BUILDING SHALL BE PAINTED WITH TWO (2) COATS OF WATER-BASE LATEX PAINT RATED FOR EXTERIOR UV-LIGHT PROTECTION.
  - d. SITE SANITARY SEWERS
    - i. UP TO 15" - PVC PLASTIC ASTM D-3034 SDR 35 WITH ASTM D-3212 GASKET JOINTS.
    - 2) 18" AND OVER - REINFORCED CONCRETE PIPE (RCP) ASTM C 76 WITH ASTM C 443 RUBBER GASKET JOINTS.

E. CLEANOUTS

1. CLEANOUTS SHALL BE INSTALLED FLUSH WITH FINISHED FLOOR WITH PLATED COVERS.
2. ALL CLOSURE PLUGS ARE TO BE SEALED WATERTIGHT TO THE PIPE IN WHICH THEY ARE INSERTED.
3. CLEANOUTS SHALL BE AS SCHEDULED ON DRAWINGS.

F. FIXTURES AND EQUIPMENT

1. FURNISH ALL FIXTURES AND EQUIPMENT INDICATED AND SCHEDULED ON DRAWINGS, COMPLETE WITH ALL ACCESSORIES, CONTROLS AND INSTALLATION ITEMS REQUIRED.
2. INSTALL IN FULL ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND PLACE IN SATISFACTORY OPERATION.
3. AN "H" AFTER THE FIXTURE DESIGNATION INDICATES A HANDICAPPED ACCESSIBLE FIXTURE TO BE INSTALLED PER A.D.A. AND ANSI REQUIREMENTS.
4. ALL "P" TRAPS TO BE CHROME PLATED, SEAMLESS CAST BRASS, 17 GA. WITH CLEANOUT AND ESCUTCHEON PLATE.
5. ALL STOPS TO BE CHROME PLATED ANGLE VALVES WITH FLEXIBLE RISER AND ESCUTCHEON PLATE.
6. ALL DRAIN PIPES FROM TRAP PRIMER VALVES TO BE PITCHED AT 1/2% MINIMUM FROM VALVE TO FLOOR DRAIN.

G. WATER PIPING

1. EXTEND DOMESTIC WATER FROM EXISTING BUILDING FACILITIES AS INDICATED ON DRAWINGS. INSTALL WATER METER WITH REMOTE REGISTER INSIDE BUILDING AS INDICATED ON DRAWINGS AND INSTALL DOMESTIC WATER DISTRIBUTION PIPING TO ALL FIXTURES AND EQUIPMENT REQUIRING SAME. INCLUDE ALL FITTINGS, VALVES, HANGERS, AND OTHER ACCESSORIES REQUIRED FOR COMPLETE INSTALLATION.
2. ALL WATER PIPING SHALL CONFORM TO LOCAL CODE AND UTILITY REQUIREMENTS.
3. INCLUDE UNIONS, OR OTHER DISCONNECT MEANS, STOPS OR VALVES FOR ISOLATION OF FIXTURES AND EQUIPMENT. VALVES TO BE FULLY COMPATIBLE WITH PIPING FOR SERVICE INTENDED AS MANUFACTURED BY NIBCO, CRANE OR OTHER APPROVED MANUFACTURER. VALVES SHALL BE LOCATED IN ACCESSIBLE CEILINGS OR ACCESS PANELS SHALL BE INSTALLED FOR ACCESS INTO PLASTER WALLS OR CEILINGS, INCLUDE HOSE OR DRAIN VALVES AT LOW POINTS WHERE FIXTURES CANNOT BE USED FOR DRAINAGE.
4. INSTALL SHOCK ABSORBERS AT EACH FIXTURE WITH QUICK CLOSING VALVES OR WHERE REQUIRED TO PREVENT WATER HAMMER.
5. HANGERS ON INSULATED PIPE TO BE OUTSIDE OF INSULATION, SIZED ACCORDINGLY AND WITH SUFFICIENT SADDLE TO PROTECT INSULATION.
6. WATER PIPING ABOVE GRADE SHALL BE TYPE "L" HARD COPPER ASTM B 88 WITH WROUGHT COPPER FITTINGS ASME B 16.22 AND NON-LEAD OR ANTIMONY SOLDER JOINTS AND TYPE "K" SOFT COPPER WITH SILVER SOLDER JOINTS BELOW GRADE. WATER SERVICE AND DISTRIBUTION PIPING SHALL CONFORM TO NSF 61. SOLDER JOINTS SHALL CONFORM TO ASTM B628 AND FLUX SHALL CONFORM TO ASTM B 813. PIPING SHALL BE LABELED TO IDENTIFY TYPE OF SERVICE.
7. FLUSH, VENT AND SANITIZE ALL WATER PIPING WITH EQUIVALENT SOLUTION OF 50 PPM OF AVAILABLE CHLORINE UPON COMPLETION.
8. AFTER DOMESTIC WATER SYSTEM INSTALLATION IS COMPLETED, CONTRACTOR SHALL TEST BACKFLOW PREVENTER, SUBMIT WRITTEN TEST RESULTS TO ARCHITECT AND TAG VALVE WITH DATE OF TEST.

H. GAS PIPING

1. EXTEND GAS PIPING FROM NEW PROPANE TANK MANIFOLD OUTSIDE BUILDING, AS INDICATED ON DRAWINGS AND CONNECT TO ALL GAS USING EQUIPMENT.
2. ALL CONNECTIONS TO GAS FIRED EQUIPMENT SHALL INCLUDE LINE SIZE GAS COCK, UNION AND DIRT LEG.
3. ALL GAS PIPING SHALL CONFORM TO RECOMMENDED PRACTICE AND REGULATIONS OF THE UTILITY COMPANY, BUILDING CODE AND NFPA 54.
4. GAS PIPING SHALL BE AS FOLLOWS:
  - a. ABOVE GRADE INSIDE OR OUTSIDE BUILDING, LOW PRESSURE - SCHEDULE 40 BLACK STEEL
    - i. UP TO 4" - SCREWED FITTINGS, WROUGHT IRON.
    - 2) 5" AND OVER - WELDED FITTINGS, BLACK STEEL.
  - b. ABOVE GRADE INSIDE OR OUTSIDE BUILDING, REGULATED 5 PSI PRESSURE - SCHEDULE 40 BLACK STEEL WITH WELDED BLACK STEEL FITTINGS TO GAS COCK AT INLET OF FRY STATION.
  - c. EXTERIOR EXPOSED BARE STEEL PIPE SHALL BE PAINTED WITH TWO (2) COATS OF RUST INHIBITIVE PAINT.
  - d. ALL WELDING SHALL BE PERFORMED BY STATE CERTIFIED WELDERS.

I. SUPPORTS AND HANGERS

1. HANGERS AND SUPPORTS ARE TO BE PROVIDED TO PROPERLY SUPPORT, SECURE AND ALIGN PIPING AND TO MEET CONDITIONS.
2. SPACING TO COMPLY WITH LOCAL CODE REQUIREMENTS.

J. INSULATION

1. INSULATE ALL ABOVE GRADE NEW AND EXISTING COLD WATER PIPING INSIDE BUILDING WITH ONE-HALF (1/2) INCH THICK MOLDED FIBERGLASS HAVING TYPE ASJ JACKET AND VAPOR BARRIER. PROVIDE ONE (1) INCH THICK INSULATION FOR ALL HOT AND TEMPERED WATER PIPING.
2. INSULATE ALL CONDENSATE PIPING WITHIN THE BUILDING WITH MOLDED FIBERGLASS PIPE INSULATION WITH ASJ JACKET AND VAPOR BARRIER. INSULATION THICKNESS SHALL BE AS FOLLOWS:  
1/2" - 1-1/2" PIPE SIZE: 1/2" THICKNESS INSULATION  
2" AND ABOVE PIPE SIZE: 1" THICKNESS INSULATION
3. INCLUDE INSULATION OF FITTINGS AND VALVES. KEEP VAPOR BARRIERS INTACT. APPLY TO MANUFACTURER'S RECOMMENDATIONS.
4. INSULATE ALL BELOW GRADE WATER PIPING INSIDE BUILDING WITH 3/8" FOAMED PLASTIC INSULATION.
5. INSULATE ALL EXPOSED WASTE AND SUPPLY PIPING UNDER LAVATORIES WITH THE HAND-LAY GUARD INSULATION KIT BY TRUBERO OR EQUAL.
6. INSULATE ALL CONCEALED WASTE PIPING FROM ELECTRIC WATER COOLERS AND ICE MACHINES, INCLUDING DRAIN PIPING FROM FLOOR DRAIN UNDER ICE MACHINES.
7. INSULATE ALL SANITARY DRAINS IN CEILING SPACES WITH 1/2" THICK FIBERGLASS HAVING TYPE ASJ JACKET AS MANUFACTURED BY OWENS-CORNING FIBERGLASS CO.
8. INSULATION SHALL BE MANUFACTURED BY OWENS-CORNING FIBERGLASS CO.

FIRE PROTECTION SPRINKLER SYSTEM

A. SCOPE

1. FURNISH ALL LABOR, MATERIALS AND EQUIPMENT AS REQUIRED TO INSTALL COMPLETE FIRE PROTECTION SYSTEM FOR PROJECT.
2. SPRINKLER WORK FOR PROJECT ESSENTIALLY CONSISTS OF THE FOLLOWING:
  - a. MODIFY EXISTING FIRE PROTECTION SYSTEM AS REQUIRED TO CONFORM TO NEW CEILING AND PARTITION LAYOUT.
  - b. EXTEND FIRE PROTECTION SYSTEM FOR NEW OR REMODELED AREAS FROM EXISTING SYSTEM IN BUILDING.
  - c. FIRE PROTECTION SYSTEM FOR ALL AREAS OF THE PROJECT.
  - d. WET STANDPIPE SYSTEM WITH HOSE VALVES AND VALVE CABINETS WITH VALVE AND FIRE EXTINGUISHER.
  - e. PREPARE SUBMITTAL DRAWINGS AND HYDRAULIC CALCULATIONS IN ACCORDANCE WITH OWNER'S INSURANCE COMPANY, BUILDING DEPARTMENT, AND LOCAL FIRE AUTHORITY'S REQUIREMENTS AND SUBMIT FOR APPROVAL.
  - f. FLUSH AND CONDUCT PRESSURE TEST OF COMPLETED SYSTEM IN ACCORDANCE WITH NFPA AND AUTHORITIES HAVING JURISDICTION.
  - g. OTHER ITEMS INDICATED ON DRAWINGS OR REQUIRED FOR COMPLETE INSTALLATION.

B. DESIGN BASIS

1. DESIGN BASIS FOR SYSTEM SHALL BE PER ALL APPLICABLE NFPA STANDARDS, INCLUDING, BUT NOT LIMITED TO, BULLETINS 13 AND 30, BUILDING CODE, INSURANCE UNDERWRITER, AND FIRE MARSHAL REQUIREMENTS. SYSTEM SHALL BE A HYDRAULICALLY DESIGNED SYSTEM.
2. PIPE SIZES INDICATED ON DRAWING ARE APPROXIMATE AND SHALL BE VERIFIED AND REVISED PER CONTRACTORS HYDRAULIC DESIGN.

C. DRAWINGS AND CALCULATIONS

1. CONTRACTOR SHALL PREPARE SUBMITTAL DRAWING AND HYDRAULIC CALCULATIONS FOR SPACE IN ACCORDANCE WITH OWNER'S INSURANCE COMPANY AND BUILDING DEPARTMENT REQUIREMENTS.
2. CONTRACTOR SHALL OBTAIN FLOW TEST DATA ON CITY WATER MAIN AND SUBMIT DATA WITH CALCULATIONS. PERFORM FLOW TEST IF ACCURATE RECENT DATA IS NOT AVAILABLE.
3. CONTRACTOR AND DESIGNER SHALL BE STATE CERTIFIED.
4. CONTRACTOR SHALL INSTALL ALL SPRINKLER PIPING AS HIGH AS POSSIBLE, TIGHT TO UNDERSIDE OF STRUCTURE, AND THROUGH JOISTS OR TRUSSES WHERE POSSIBLE WITH DRAINS AND OFFSETS BELOW BEAMS. SPRINKLER CONTRACTOR SHALL COORDINATE SPRINKLER SYSTEM WITH DUCTWORK AND LIGHTS. ALL COSTS ASSOCIATED WITH RAISING SPRINKLER PIPING WHERE THE ARCHITECTURAL DESIGN CANNOT BE ACCOMPLISHED SHALL BE THE RESPONSIBILITY OF THE SPRINKLER CONTRACTOR.

D. EXCAVATION AND BACKFILL

1. SEE PLUMBING SYSTEM, PARAGRAPH B.

E. PIPING

1. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH NFPA REQUIREMENTS AND FM APPROVED.
2. FIRE PROTECTION PIPING SHALL BE AS FOLLOWS:
  - a. BELOW-GRADE OUTSIDE BUILDING - DUCTILE IRON, CEMENT LINED, CLASS OF PIPE AS DIRECTED BY LOCAL WATER PURVEYOR WITH MECHANICAL OR PUSH-IN TYPE JOINTS.
  - b. INSIDE BUILDING - PIPE AND TUBING SHALL BE STEEL OR COPPER IN ACCORDANCE WITH THE LATEST ACCEPTED EDITION OF NFPA-13.
  - c. PIPING SHALL MATCH EXISTING BUILDING STANDARDS.
  - d. CONTRACTOR SHALL ARRANGE FOR SHUTDOWN OF EXISTING SYSTEM WITH LANDLORD, OWNER AND INSURANCE UNDERWRITER.
  - e. FLUSH ALL PIPING UPON COMPLETION OF PROJECT AND TEST PER NFPA 13.
  - f. NO WET SPRINKLER PIPING SHALL BE INSTALLED AT LOCATIONS SUBJECT TO FREEZING. PROVIDE GLYCOL LOOP OR DRY SYSTEM FOR AREAS SUBJECT TO FREEZING.
  - g. PLASTIC PIPING IS NOT APPROVED.

F. SPRINKLER HEADS

1. SPRINKLER HEADS SHALL BE 1/2" ORIFICE, K=5.6, 165 DEGREES F, U.L. LISTED, AND SHALL MATCH EXISTING BUILDING STANDARDS.
2. SPRINKLER HEADS SHALL BE AS FOLLOWS:
  - a. AREAS WITH EXPOSED STRUCTURE
    - i. UPRIGHT - ROUGH BRASS SPRINKLER HEAD.
    - b. AREAS WITH CEILINGS
      - i. PENDENT - SURFACE MOUNTED SPRINKLER HEAD WITH MATCHING TWO (2) PIECE, FLUSH ESCUTCHEON.
      - 2) SEMI-RECESSED SPRINKLER HEAD - SPRINKLER HEAD WITH RECESSED OFF-WHITE, ADJUSTABLE, ESCUTCHEON.
    - 3) FLUSH SPRINKLER HEAD - FLUSH SPRINKLER HEAD WITH OFF-WHITE CEILING DISC.
    - 4) SPRINKLER HEADS SHALL BE CHROME OR WHITE FINISH. CONFIRM REQUIREMENTS WITH ARCHITECT.
  3. INSTALL HIGHER TEMPERATURE SPRINKLER HEADS WHERE REQUIRED BY CODE OR APPLICATION AND QUICK RESPONSE HEADS IN LIGHT HAZARD OCCUPANCIES.
  4. SUBMIT SAMPLES OF SPRINKLER HEADS TO ARCHITECT PRIOR TO FABRICATION OF ANY PIPING.
  5. SPRINKLER HEADS SHALL BE CENTERED IN THE CEILING TILE IN BOTH DIRECTIONS.
  6. INSTALL INSPECTOR'S TEST CONNECTION WITH VALVE AND TERMINATE DRAIN THROUGH EXTERIOR WALL WITH TEST FITTING AND SPLASH BLOCK. COORDINATE LOCATION WITH ARCHITECT.

G. VALVES

1. INSTALL ALL VALVES REQUIRED BY NFPA WHICH ARE "UL" LISTED AND FM APPROVED.
2. ALL SHUT-OFF VALVES SHALL BE FITTED WITH TAMPER SWITCHES BY FIRE PROTECTION CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR.
3. INSTALL FLOW SWITCH IN RISER PROVIDED BY FIRE PROTECTION CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR.
4. INSTALL "UL" LISTED ALARM CHECK VALVE WITH ALL REQUIRED TRIM, INCLUDING WATER MOTOR ALARM BELL AND DRAINS.

HEATING, VENTILATING AND AIR CONDITIONING

A. SCOPE

1. FURNISH ALL EQUIPMENT, MATERIALS, LABOR, TOOLS, ETC., FOR THE COMPLETE HVAC SYSTEM. INSTALL COMPLETE AND PLACE IN OPERATION. HVAC SYSTEM ESSENTIALLY CONSISTS OF THE FOLLOWING:
  - a. EXISTING ROOFTOP COMBINATION HEATING AND AIR CONDITIONING UNITS.
  - b. EXHAUST AND MAKE-UP AIR SYSTEMS.
  - c. DUCTWORK, GRILLES, DIFFUSERS AND OTHER ACCESSORIES.
  - d. INSULATION OF HVAC ITEMS.
  - e. PRESSURE RATING WITH SEAL CLASS A SEAMS AND JOINTS.
  - f. TEMPERATURE CONTROL SYSTEM.
  - g. OTHER ITEMS INDICATED ON DRAWINGS OR REQUIRED FOR COMPLETE INSTALLATION.

B. DUCTWORK

1. FABRICATE AND ERECT ALL DUCTWORK TO ASHRAE AND SMACNA STANDARDS FROM NO. 1 GALVANIZED STEEL. ALL DUCTWORK IN AREAS WITHOUT CEILINGS THAT IS TO BE PAINTED SHALL BE PAINTED WITH PAINT GRP FINISH. ALL ROUND DUCTWORK IN EXPOSED AREAS SHALL BE SPIRAL WOUND. COMPLY WITH SMACNA STANDARDS, AND NFPA BULLETIN 90A REQUIREMENTS.
2. DUCTWORK SHALL BE SMACNA LOW PRESSURE CONSTRUCTION 2" STATIC PRESSURE RATING WITH SEAL CLASS A SEAMS AND JOINTS.
3. KITCHEN HOOD EXHAUST DUCTWORK
  - a. DUCTWORK SHALL BE U.L. 1978 AND U.L. 2221 LISTED 1" CLEARANCE TO COMBUSTIBLES DOUBLE WALL MANUFACTURED CAPTIVEAIRE GREASE EXHAUST DUCTWORK.
  - b. PROVIDE HINGED AND GASKETED DUCT CLEANOUT ACCESS PANELS AT 20 FEET MINIMUM INTERVALS ON HORIZONTAL DUCTS AND AT EVERY CHANGE IN DIRECTION. PROVIDE REMOVABLE INSULATION COVER AT ACCESS PANEL AND LABEL WITH 2" HIGH LETTERS "CLEANOUT ACCESS".
  - c. DUCTWORK SUPPORT STRAPS SHALL BE WELDED ONLY. DO NOT PENETRATE DUCTWORK WITH MECHANICAL FASTENERS.
  - d. ALL DUCTWORK SHALL BE INSTALLED TIGHT TO UNDERSIDE OF STEEL OR TO HEIGHT AS INDICATED ON PLANS. REFER TO ARCHITECTURAL CEILING PLANS AND CONFIRM ALL CLEARANCES AVAILABLE FOR EXISTING EQUIPMENT PRIOR TO ANY WORK.
5. FLEXIBLE DUCTS SHALL BE INDEPENDENTLY SUPPORTED FROM THE STRUCTURE AND CONNECTED WITH PLASTIC DRAW BANDS TIGHTENED WITH MANUFACTURER'S TOOL. FLEXIBLE DUCTS SHALL BE LIMITED TO 48" STRAIGHT LENGTHS AND ARE NOT PERMITTED IN ROOMS WITHOUT CEILINGS. FLEXIBLE DUCTS SHALL BE ATCO RUBBER TYPE 076, 1 1/2" INSULATION AND RATED AT 10" W.C. FOR SIZES THROUGH 12", U.L. LISTED, AND MEET 25/50 FLAME AND SMOKE TEST. NO INTERIOR COLOR OTHER THAN BLACK IS PERMITTED FOR FLEXIBLE DUCTS. EQUIVALENT BY VALUFLEX, FLEX-AIRE, FLEXIBLE TECHNOLOGIES, THERMAFLEX OR GENFLEX.
6. INCLUDE ALL TURNING VANES, MANUAL DAMPERS, FLEXIBLE CONNECTORS, GRILLES AND DIFFUSERS, ACOUSTIC LINING, AND OTHER SHEET METAL ACCESSORIES FOR THE PROJECT. VOLUME DAMPERS TO BE OF OPPOSED BLADE CONSTRUCTION WITH LOCKING QUADRANTS. PROVIDE VOLUME DAMPERS AT SUPPLY AIR RUNOUTS TO CEILING DIFFUSERS.
7. CONTRACTOR SHALL PAINT INTERIOR OF ALL DUCTS VISIBLE FROM FLOOR TO MATCH THE SURROUNDING FINISH.
8. ALL BRANCH CONNECTION FITTINGS IN RECTANGULAR DUCTWORK SHALL BE 45 DEGREE TRANSITION TYPE. CONICAL FITTINGS OR SPIN-IN FITTINGS WITH INTEGRAL AIR SCOOPS. BUTT FITTINGS ARE NOT ACCEPTABLE.
9. ACOUSTIC LINE RECTANGULAR DUCTS WHERE INDICATED ON DRAWINGS WITH MINIMUM ONE (1) INCH THICK NON-FLAMING, COATED MEDIUM DENSITY LINER. APPLY TO MANUFACTURER'S RECOMMENDATIONS. DUCT DIMENSIONS ARE OUTSIDE DIMENSIONS, AND INCLUDE ACOUSTIC LINING.
10. INSTALL VENT AND OUTSIDE AIR INTAKE FOR CONDENSING WATER HEATERS TO EXTERIOR OF SCH. 40 PVC MATERIAL. COMPLY WITH ALL MANUFACTURER REQUIREMENTS.
11. PROVIDE CURBS FOR ALL ROOF OPENINGS FOR DUCTS, FLUES, PIPING AND EQUIPMENT. CURBS SHALL BE FURNISHED AS ACCESSORIES TO THE EQUIPMENT OR 8" HIGH PATE OR EQUAL EQUIPMENT SUPPORTS SPANNING STRUCTURE AND FLASHED INTO ROOFING. ROOF CURBS SHALL BE COMPATIBLE WITH ROOFING SYSTEM AND SHALL MATCH ROOF SLOPE IN ORDER THAT EQUIPMENT SITS DEAD LEVEL. ALL CUTTING, FLASHING, AND PATCHING OF ROOF SHALL BE BY A CERTIFIED ROOFING CONTRACTOR APPROVED BY OWNER AND PAID FOR BY MECHANICAL CONTRACTOR.

C. REFRIGERANT PIPING

1. INSTALL REFRIGERANT PIPING BETWEEN CONDENSING UNIT AND DX COIL. PIPING SHALL BE REFRIGERANT GRADE TYPE "L" COPPER WITH SILVER SOLDERED JOINTS. PIPE PER MANUFACTURER'S PIPING DIAGRAMS AND RECOMMENDATIONS.
2. ISOLATE PIPING FROM STRUCTURE WITH ONE-HALF (1/2) INCH INSULATION BETWEEN ALL PIPING AND SUPPORT POINTS OR UNISTRUT CLAMPS WITH RUBBER ISOLATORS.
3. AFTER COMPLETION, PRESSURE TEST PIPING, PURGE AND EVACUATE SYSTEM TWICE AND CHARGE SYSTEM WITH REFRIGERANT AND OIL.

D. INSULATION

1. THE FOLLOWING DUCT SYSTEM SHALL BE INSULATED WHERE CONCEALED ABOVE CEILINGS WITH 1-1/2" THICK R-5 FOIL FACED REINFORCED KRAFT JACKET FIBERGLASS DUCT WRAP:
  - a. UNLINED SUPPLY AIR DUCTS, INCLUDING BACKS OF CEILING DIFFUSERS.
  - b. OUTSIDE AIR DUCTS.
  - c. MAKEUP AIR DUCTS SERVING HOODS.
2. INSULATE ALL REFRIGERANT SUCTION PIPING FROM CONDENSING UNIT TO INDOOR DX COIL WITH 1" ARMAFLEX CLOSED CELL PIPING INSULATION. ALL EXTERIOR EXPOSED INSULATION SHALL BE WRAPPED WITH EMBOSSSED STAINLESS STEEL OR ALUMINUM JACKET.
3. INSULATE TOP OF KITCHEN HOOD WITH TWO (2) HOUR FIRE RATED, ZERO COMBUSTIBLE CLEARANCE INSULATION SYSTEM IN ACCORDANCE WITH ASTM E-119 AND UL-1978 REQUIREMENTS AND APPROVED BY LOCAL CODES. IT SHALL BE CLASSIFIED IN THE CURRENT UL FIRE PROTECTION EQUIPMENT DIRECTORY UNDER GREASE DUCT ENCLOSURES.
  - a. REFRACTORY FIRE BLANKET INSULATION APPLIED IN TWO (2) ONE-AND-ONE-HALF (1-1/2) INCH MINIMUM THICKNESS LAYERS AND ENCAPSULATED WITH AN ALUMINUM FOIL SCRM JACKET. THERMAL CONDUCTIVITY AT 1000 DEG F MEANS TEMPERATURE SHALL NOT EXCEED 0.002 AND A FIRE RATING OF 5/5 AS MANUFACTURED BY 3-M FIRE MASTER, PIRROSCAT OR JOHNS MANVILLE FIRE TEMP WRAP. SYSTEM SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE UL LISTING AND THE MANUFACTURER'S INSTALLATION GUIDELINES.
4. INSULATION SHALL BE FULLY SECURED TO DUCTWORK AND PIPING. LAP AND TAPE SEAMS AND SECURE TIGHTLY WITH WIRE OR STICK PINS.
5. ALL INSULATION TO BE APPLIED IN FULL ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL INSULATION SHALL COMPLY WITH 25/50 FLAME AND SMOKE HAZARD RATINGS PER ASTM E-84, NFPA 255 AND UL 723. ALL FITTINGS SHALL BE COVERED WITH PREMOULDED PVC JACKETS.

E. CONDENSATE AND OTHER DRAINS

1. FROM EACH AIR CONDITIONING UNIT, INSTALL TRAPPED CONDENSATE DRAIN WITH CLEANOUT. REFER TO DETAIL ON PLANS AND TERMINATE DRAIN AS INDICATED.
2. PIPING SHALL BE TYPE "L" COPPER WITH 95/5 SOLDER FITTINGS OR PVC - DWV PLASTIC ASTM D-2665 WITH SOLVENT WELD SOCKET FITTINGS. PVC PIPING INSTALLED ON EXTERIOR OF BUILDING SHALL BE PAINTED WITH TWO (2) COATS OF WATER-BASE LATEX PAINT RATED FOR EXTERIOR UV-LIGHT PROTECTION.



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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

LL REVIEW	12-23-22
PERMITS	12-28-22
BID/CONSTRUCTION SET	08-11-23

DRAWN BY:

PANDA PROJECT #: S4-24-D6247  
PANDA PROJECT #: D6247  
ARCH PROJECT #: JCDT18-0152

**NORR**  
ARCHITECTS PLUMBERS PLANTERS

**PANDA EXPRESS**

PANDA HOME 2600  
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- 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 MULTI-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.

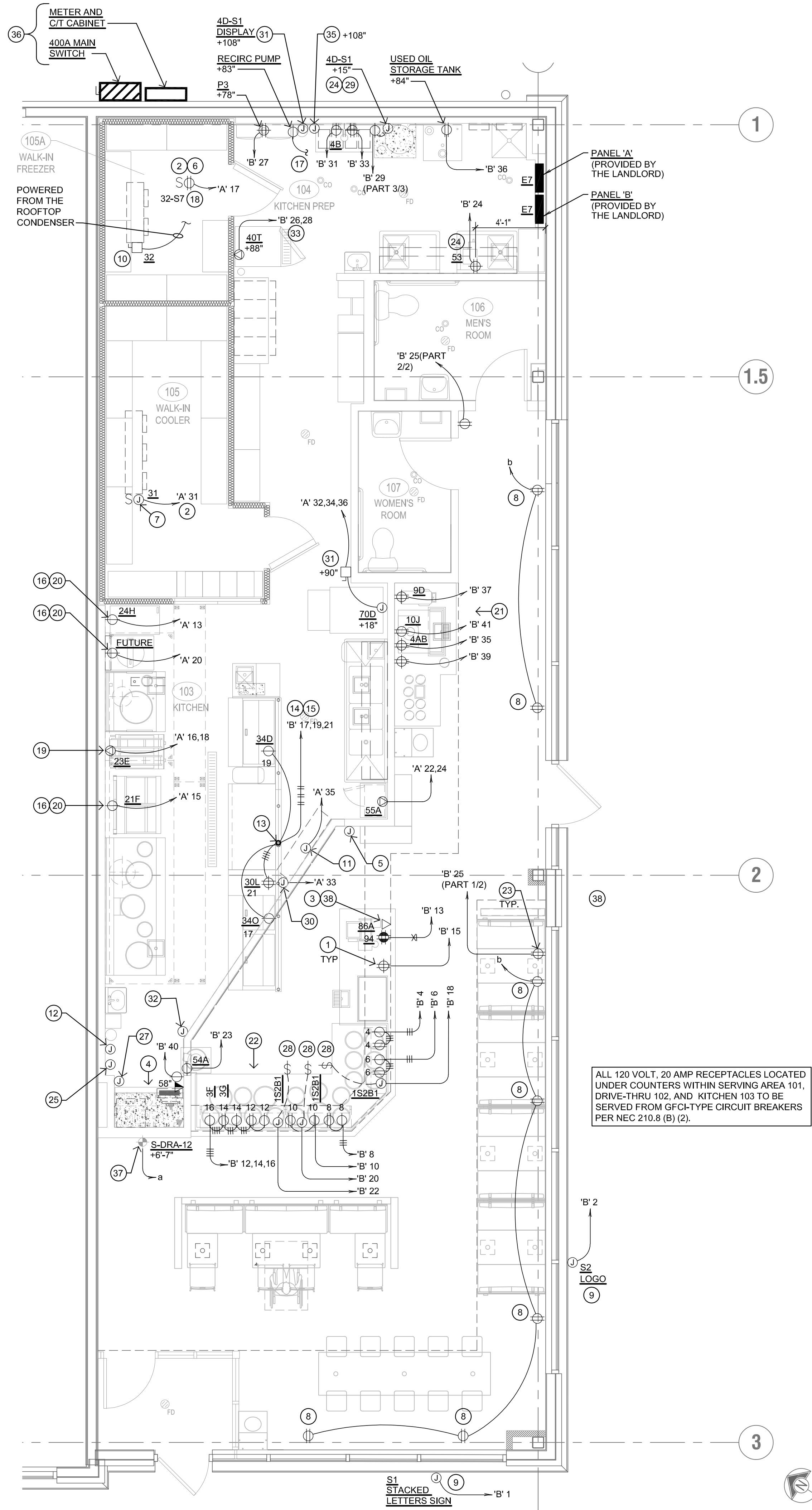
POWER PLAN GENERAL NOTES2

NOT TO SCALEE-100

1. ALL CIRCUITRY/CONDUIT FOR FRONT LINE EQUIPMENT TO BE ROUTED IN CASEWORK TO J-BOX IN WALL AND CONCEALED IN THE WALL.
2. PROVIDE SEALS AND EXPANSION COUPLINGS ON ALL CONDUITS ENTERING 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. JUNCTION BOX AND CIRCUIT BACK TO ANEL ROVIDED BY THE LANDLORD. PANDA EXPRESS CONTRACTOR AND SIGN CONTRACTOR SHALL COORDINATE INSTALLATION. SIGN DISCONNECT SHALL BE 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. HOOD CONTROL PANEL/ANSUL SYSTEM CABINET. MOUNT CABINET DIRECTLY BELOW T-BAR CEILING.
12. PROVIDE 2-GANG J-BOX @ 48" AFF FOR HOOD CONTROL SWITCHES. REFER TO SHEETS M-400 AND M-401.
13. 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.
14. ROUTE CABLING / CIRCUITRY THROUGH 1" CONDUIT BELOW SLAB.
15. UTILIZE SEAL TIGHT CONDUIT FOR ALL WIRING INCLUDED ALONG LOW WALL PANEL.
16. ALL DEVICES UNDER HOOD TO BE PROVIDED AND INSTALLED WITH GROUND FAULT CIRCUIT BREAKERS AND WATER- PROOFING BOX (RED DOT#KSUV). 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.
17. SIMPLEX RECEPTACLE TO BE CONNECTED TO BACK-OF-HOUSE LIGHTING CIRCUITRY/CONTROL. CONTRACTOR TO PROVIDE PIGTAIL FROM CIRCULATION PUMP.
18. PROVIDE WEATHERPROOF RECEPTACLE FOR HEAT TAPE. COORDINATE FINAL LOCATION WITH REFRIGERATION INSTALLER.
19. ELECTRIC GRIDDLE '23E': FEED WITH 2#6, #10 GROUND, 3/4" CONDUIT. IF A GFCI TYPE CIRCUIT BREAKER IS NOT AVAILABLE FOR INSTALLATION IN THE ELECTRICAL PANEL. THE CONTRACTOR SHALL PROVIDE A REMOTE WALL MOUNTED GFCI DEVICE AND A STANDARD 50A/2P CIRCUIT BREAKER. ROUTE HOMERUN THROUGH CONTACTOR INTERFACED WITH THE HOOD FIRE SUPPRESSION SYSTEM. REFER TO DETAILS 4/E-200 AND 13/E-400 FOR ADDITIONAL INFORMATION.
20. PROVIDE WATERPROOFING COVER, IN-USE, RED DOT (#CKSUV).
21. SEE DRINK STATION ELEVATION, DETAIL 5/E-200.
22. SEE DETAIL 3/E-200 FOR SERVICE LINE ELEVATIONS.
23. SEE DEVICE/RECEPTACLE DETAIL 3/E-400.
24. REFER TO DETAIL 9/E-200 FOR LOCATION/INSTALLATION OF CO2 DEVICE.
25. REFER TO DETAIL #1/E-200 FOR THE LOCATION OF THE LIGHTING SWITCHBANK.
26. NOT USED.
27. SEE SECURITY KEY PAD ELEVATION, DETAIL 1/E-200.
28. CONNECT HEAT LAMPS TO COUNTER-MOUNTED SWITCH PROVIDED AND INSTALLED BY THE CONTRACTOR. COORDINATE EXACT LOCATION WITH KITCHEN EQUIPMENT PROVIDER.
29. 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.
30. FIRE SUPPRESSION SHUT-DOWN CONTACTOR LOCATED ABOVE THE CEILING. REFER TO DETAIL 12/E-400.
31. 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.
32. MOUNT THE CAPTIVEAIRE SENSOR ON SOFFIT NEAR THE MANAGER'S STATION. COORDINATE THE LOCATION WITH THE MECHANICAL CONTRACTOR. REFER TO SHEET M-401 FOR ADDITIONAL INFORMATION.
33. THAWING CABINET. PROVIDE A 20A, 125/250V RECEPTACLE WITH 3#12, 1#12G, 3/4"C.
34. PROVIDE POWER AND DATA FOR 'TO GO' UNIT. MOUNT DEVICES IN BOTTOM OF THE SOFFIT.
35. PROVIDE J-BOX WITH 3/4" CONDUIT STUBBED ABOVE THE CEILING SPACE FOR THE OIL RECOVERY ALARM.
36. C/T CABINET, 600A MAIN DISCONNECT SWITCH AND FEEDERS TO THE PANELS ARE PROVIDED BY THE LANDLORD.
37. PROVIDE CONNECTION TO DRAGON SIGN. REFER TO DETAIL 8/E-200.
38. PROVIDE (1) 3/4" CONDUIT AND PULLSTRING FOR OLO PRINTER TO STICKER PRINTER. CONDUIT AND PULLSTRING TO RUN FROM OLO PRINTER AND SCANNER TO TABLET AND STICKER PRINTER. STUB UP THRU WALL.

POWER PLAN KEYED NOTES3

NOT TO SCALEE-100



POWER FLOOR PLAN1

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



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REVISIONS:		
Δ	MD STATE HEALTH PR 01	02/24/2023
	BULLETIN 01	04-28-2023
	BULLETIN 02	05-05-2023

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	LL REVIEW	12-23-22
	PERMITS	12-28-22
	BID/ CONSTRUCTION SET	08-11-23

DRAWN BY: G. COLLINS

PANDA PROJECT #: S4-24-D6247  
PANDA STORE #: D6247  
ARCH PROJECT #: JCdT18-0152

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



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E-100

POWER FLOOR PLAN

PANDA HOME 2600 R3

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REVISIONS:	
	MD STATE HEALTH PR 01 02/24/20 BULLETIN 01 2023-04

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PANDA PROJECT #: S4-24-D6247

PANDA STORE #: D6247

ARCH PROJECT #: JCDT18-0152


**NORR**  
ARCHITECTS ENGINEERS PLANNERS

# E-101

BID/CONSTRICTION SET 08 11 2023



- |                        |              |       |   |                      |              |       |
|------------------------|--------------|-------|---|----------------------|--------------|-------|
| LIGHTING GENERAL NOTES |              | 2     | # | LIGHTING KEYED NOTES |              | 3     |
|                        | NOT TO SCALE | E-101 |   |                      | NOT TO SCALE | E-102 |

<p><b>(a)</b></p> <p>\$</p> <p>BACK OF HOUSE LTG, EXH, FAN AND RECIRC PUMP</p>	<p><b>(b)</b></p> <p>\$</p> <p>SHOW WINDOW RECEPTS</p>	<p><b>(c)</b></p> <p>\$</p> <p>WALK-IN LTG, MENU LED ACCENTS</p>	<p><b>(d)</b></p> <p>\$</p> <p>SERVING LINE SOFIT</p>
<p><b>(e)</b></p> <p>\$</p> <p>INTERIOR DINING</p>	<p><b>(f)</b></p> <p>\$</p> <p>DAYLIGHT HARVEST ZONE</p>	<p><b>(g)</b></p> <p>\$</p> <p>SPARE</p>	<p><b>(h)</b></p> <p>OFF</p>  <p>INTERIOR LIGHTING SHUT DOWN OVERRIDE</p>

LIGHTING SWITCHBANK SCHEDULE	4
NOT TO SCALE	E-101

LIGHTING SWITCHBANK SCHEDULE	4
NOT TO SCALE	E-101





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ISSUE DATE:

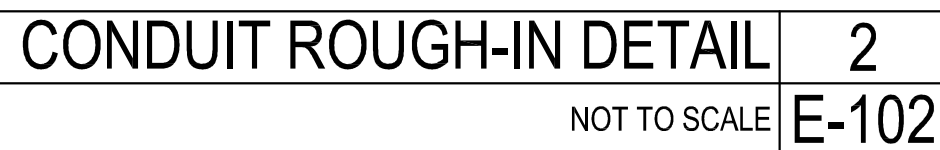
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duly licensed architect or engineer under the laws of the State of Maryland,  
number \_\_\_\_\_, expiration date \_\_\_\_\_



## SECURITY CAMERA PLAN

PANDA HOME 2600 R3



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

- ALL ROOF MOUNTED EQUIPMENT SHALL BE IN NEMA-3R ENCLOSURES.
- ALL CONDUIT RUNS SHOWN ON THE ROOF SHALL BE RUN BELOW THE CEILING SPACE WHERE AMBIENT TEMPERATURE WILL BE BELOW 30° C. (86° F). 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. CONNECTION OF THE RTU'S AND WIRING BACK TO THE PANEL SHALL BE BY THE LANDLORD. DUCT DETECTORS AND CONTROL VOLTAGE CONNECTION TO THE DUCT MOUNTED SMOKE DETECTORS SHALL BE BY THE LANDLORD.
- SEE MECHANICAL DRAWINGS FOR EXACT LOCATIONS OF ALL NEW 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 REQUIRED) FOR INTERLOCK SEQUENCE FOR FIRE SUPPRESSION.
- 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

- ROUTE HOMERUN THROUGH BACK OF HOUSE LIGHTING CIRCUIT. REFER TO LIGHTING PLAN, 1/E-101. FAN TO BE CONTROLLED BY SWITCH FOR BACK OF HOUSE LIGHTING.
- DUCT SMOKE DETECTORS ARE FURNISHED AND WIRED BY THE LANDLORD. PANDA EXPRESS CONTRACTOR SHALL FURNISH AND INSTALL ALL RACEWAY, WIRING, AND ADDITIONAL ACCESSORIES REQUIRED FOR CODE COMPLIANCE AND UNIT SHUTDOWN.
- PROVIDE CIRCUIT FEEDS FROM PANELBOARD - THROUGH HOOD CONTROL PANEL - UP TO ROOF. REFER TO DETAIL 3/E-401 AND KITCHEN HOOD SUBMITTAL DATA.
- REFER TO CONDENSING UNIT WIRING DIAGRAM, 7/E-400.
- STRUT RACK SUPPORT FOR EQUIPMENT DISCONNECT SWITCHES. REFER TO DETAIL 2/E-401.
- DO NOT INSTALL UNTIL BACK DRAFT DAMPER INSTALLATION IS COMPLETE. UTILIZE FACTORY KNOCKOUTS FOR ELECTRICAL RUN FOR THIS FAN. REFER TO SHEET M-402.
- MOUNT PHOTOCCELL ON CONDENSER RACK AS DETAILED ON EQUIPMENT DISCONNECT SWITCH SUPPORT DETAIL 2/E-401.
- 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.
- RTU POWER FEEDS SHALL BE PROVIDED BY THE LANDLORD.
- UNIT IS PROVIDED BY THE LANDLORD AND INCLUDES A FACTORY MOUNTED DISCONNECT SWITCH.

# ROOF PLAN KEYED NOTES 3

NOT TO SCALE E-104

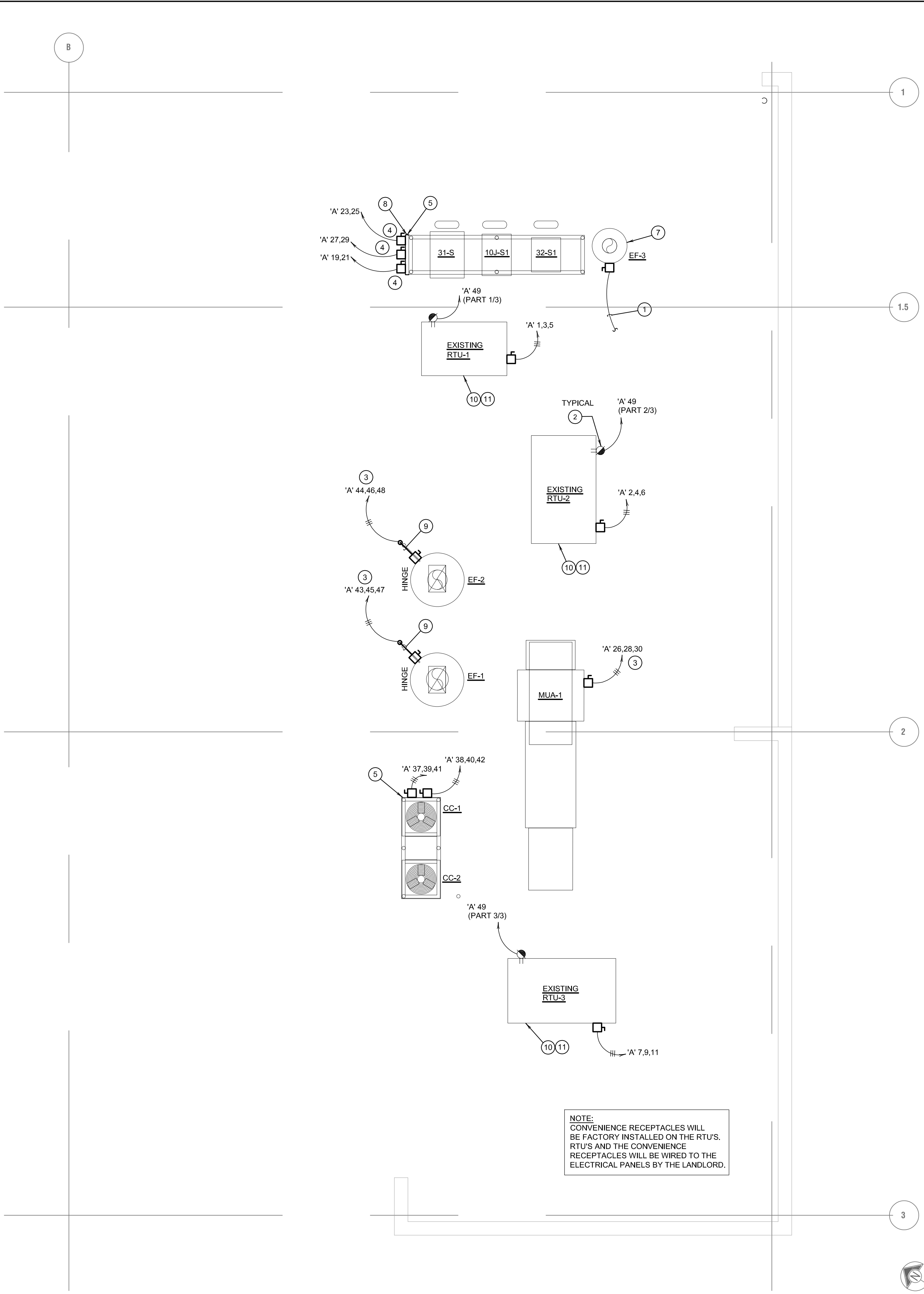
ROOFTOP EQUIPMENT SCHEDULE

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	EXIST. A/C UNIT (BY LL)			33.0	208V.3Ø	INSTALLED BY THE LL		AT UNIT	60A. 3P. 3F. WP ①
RTU-2	EXIST. A/C UNIT (BY LL)			42.0	208V.3Ø	INSTALLED BY THE LL		AT UNIT	60A. 3P. 3F. WP ①
RTU-3	EXIST. A/C UNIT (BY LL)			42.0	208V.3Ø	INSTALLED BY THE LL		AT UNIT	60A. 3P. 3F. WP ①
CC-1	CONDENSING UNIT			21.4	208V.1Ø	3 #10, #10 GND., 1" C.		AT UNIT	30A. 3P. 3F. WP
CC-2	CONDENSING UNIT			21.4	208V.1Ø	3 #10, #10 GND., 1" C.		AT UNIT	30A. 3P. 3F. WP
MUA-1	MAKE-UP AIR UNIT	5.0	15.8	208V.3Ø	3 #10, #10 GND., 1" 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	6.1	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.	1.5	30.0	208V.1Ø	2 #10, #10 GND., 3/4" C.			AT UNIT	② ③
32-S	W/I FREEZER COND.	1.5	35.0	208V.1Ø	2 #8, #8 GND, 3/4" C.			AT UNIT	② ③
10J-S1	DINING ROOM ICE MACHINE CONDENSER		11.7	208V.1Ø	2 #12, #12 GND., 3/4" C.			AT UNIT	② ③

- ① DISCONNECT SWITCH PROVIDED WITH UNIT.
- ② COMBINATION 2P. 2F. WP DISCONNECT SWITCH WITH RK5 FUSES. SIZE PER PER MANUFACTURER RECOMMENDATIONS.
- 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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△ MD STATE HEALTH PR 01 02/24/2023

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LL REVIEW 12-23-22  
PERMITS 12-28-22  
BID/ CONSTRUCTION SET 08-11-23

DRAWN BY: G. COLLINS

PANDA PROJECT #: S4-24-D6247

PANDA STORE #: D6247

ARCH PROJECT #: JCDT18-0152

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ARCHITECTS • ENGINEERS • PLANNERS

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Cockeysville, MD 21030

E-104

ROOF POWER PLAN

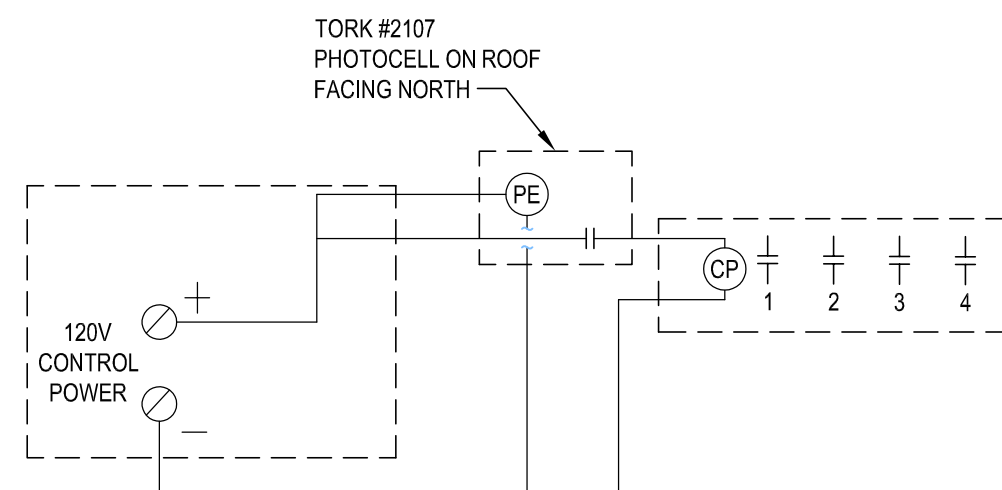
PANDA HOME 2600 R3

BID/ CONSTRUCTION SET 08-11-2023

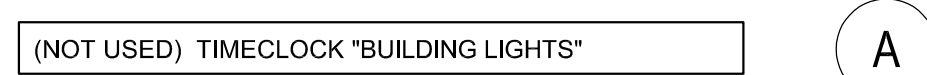




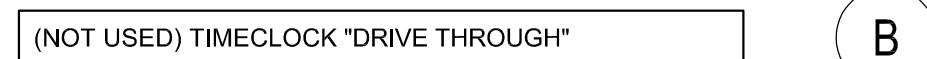




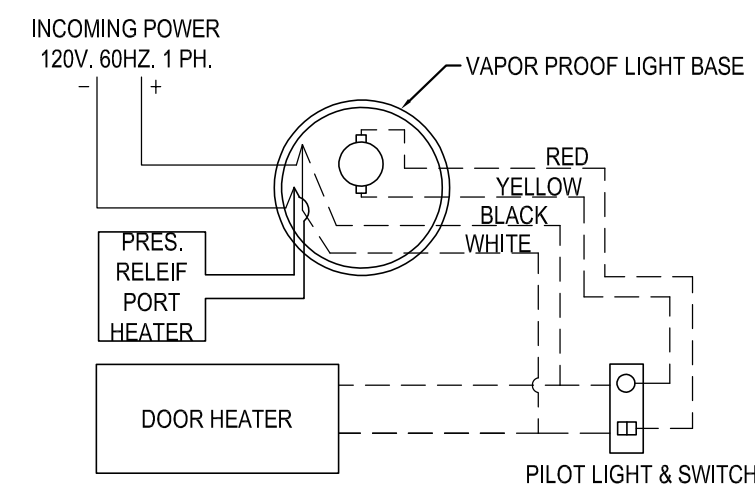
PHOTOCELL/TIME CLOCKS		12
	NOT TO SCALE	E-400



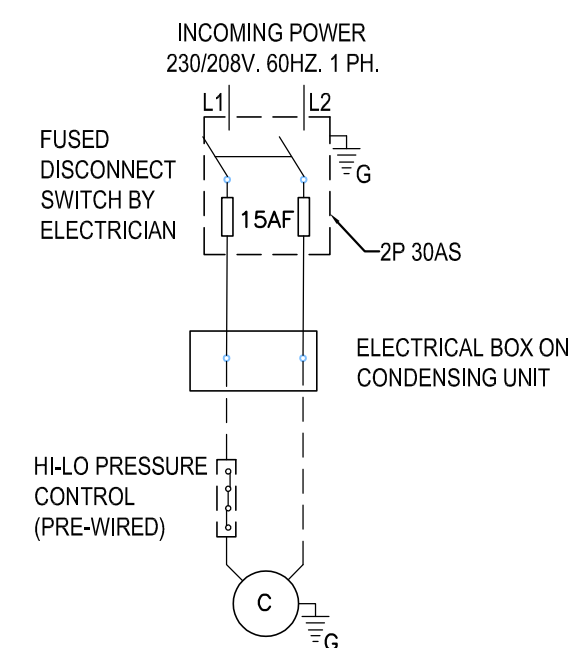
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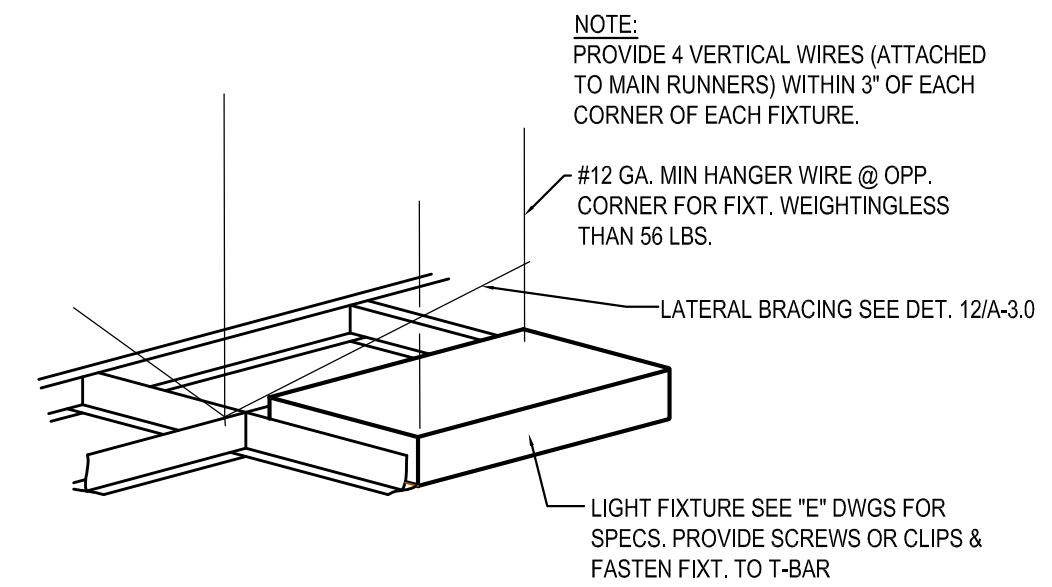
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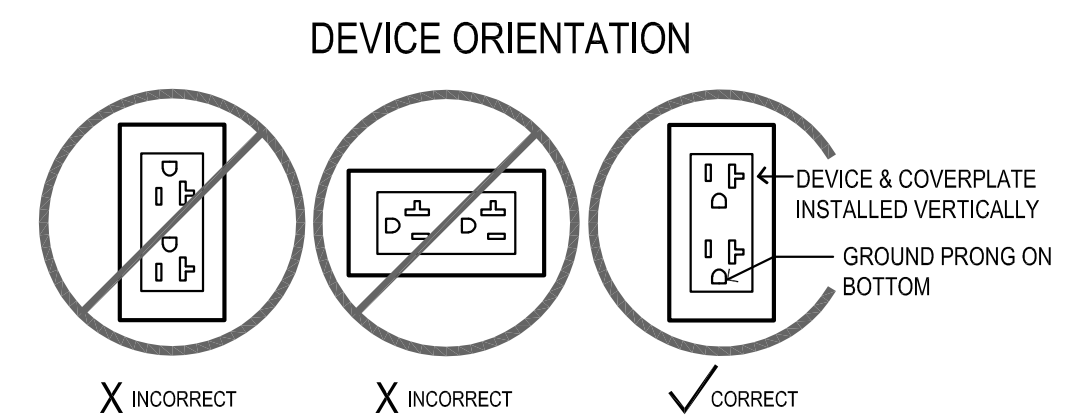
FREEZER LTG & DOOR HTR WIRING DIAGRAM		10
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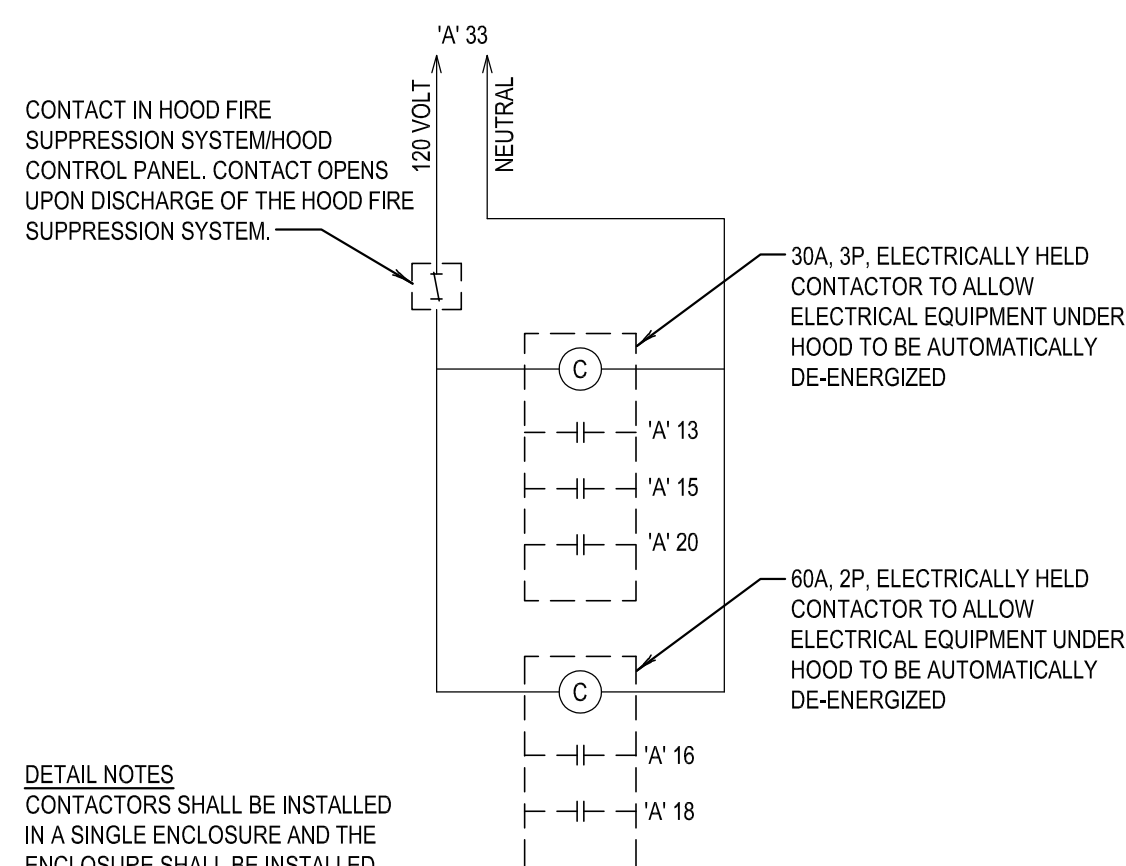
CONDENSING UNIT		7
	NOT TO SCALE	E-400



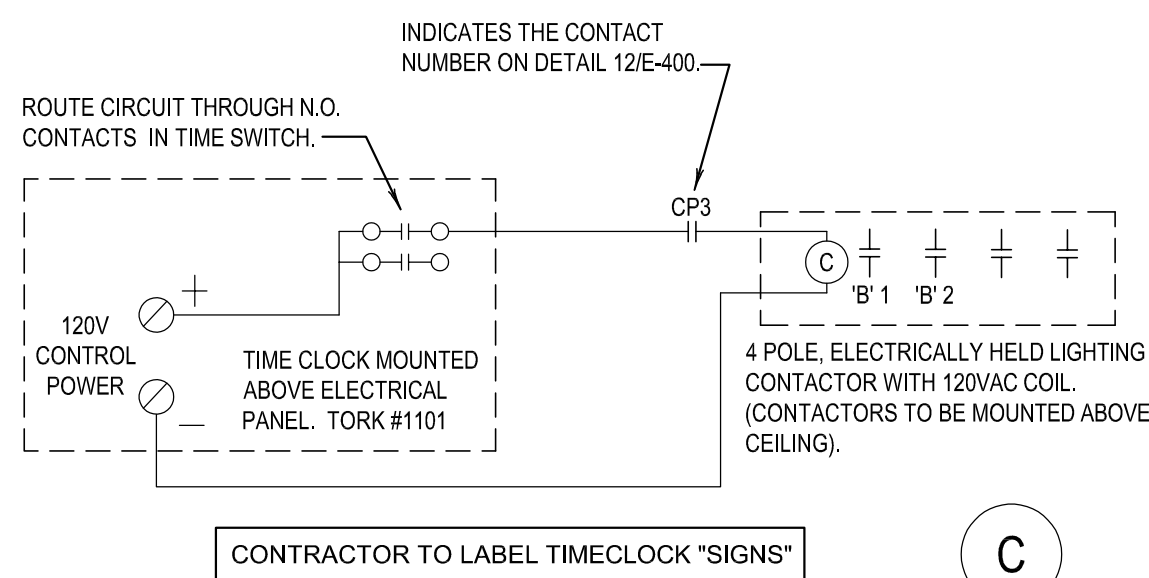
LIGHT FIXTURE DETAIL		4
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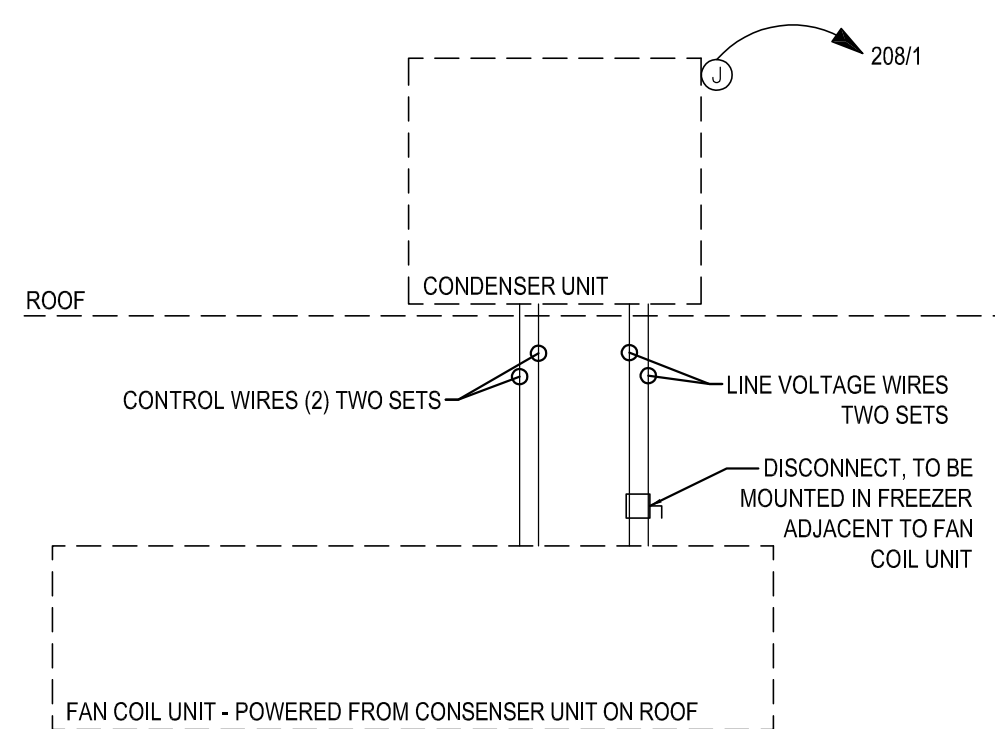
DEVICE & COVERPLATE COLOR				
LOCATION	DEVICE COLOR COVER PLATE COLOR NOTES			
DINING ROOM (WALLS)	VERIFY W/XP	VERIFY W/XP	VERIFY WITH PANDA PM PRIOR TO PURCHASE AND INSTALL	
DINING ROOM (IN BULKHEAD ABOVE WINDOWS)	VERIFY W/XP	VERIFY W/XP	VERIFY WITH PANDA PM PRIOR TO PURCHASE AND INSTALL	
DINING ROOM (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	-	



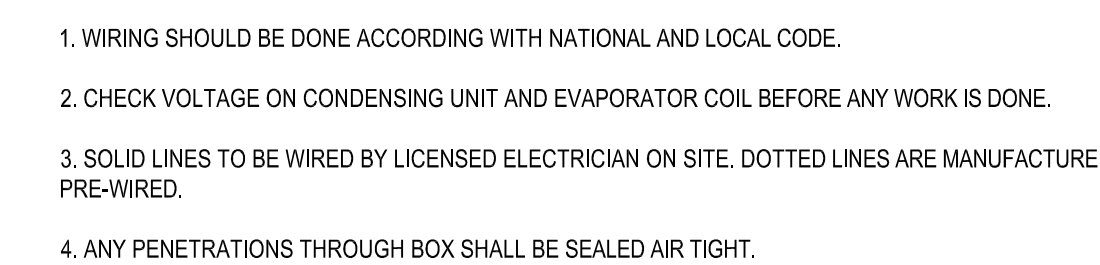
FIRE SUPPRESSION SHUTDOWN		13
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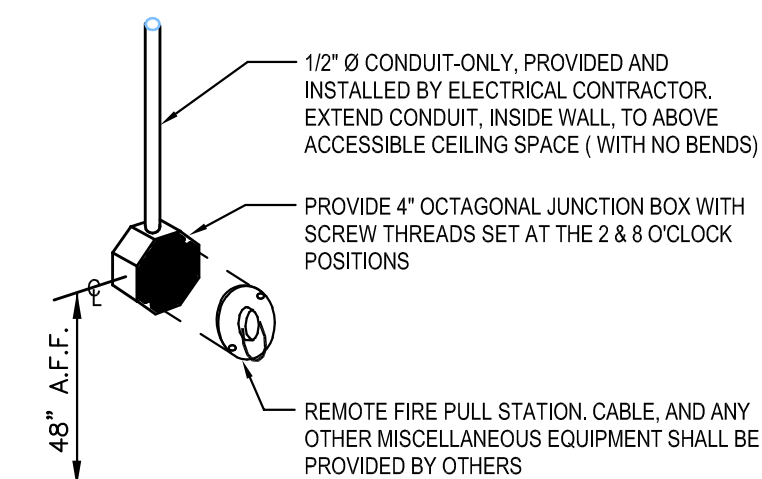
C



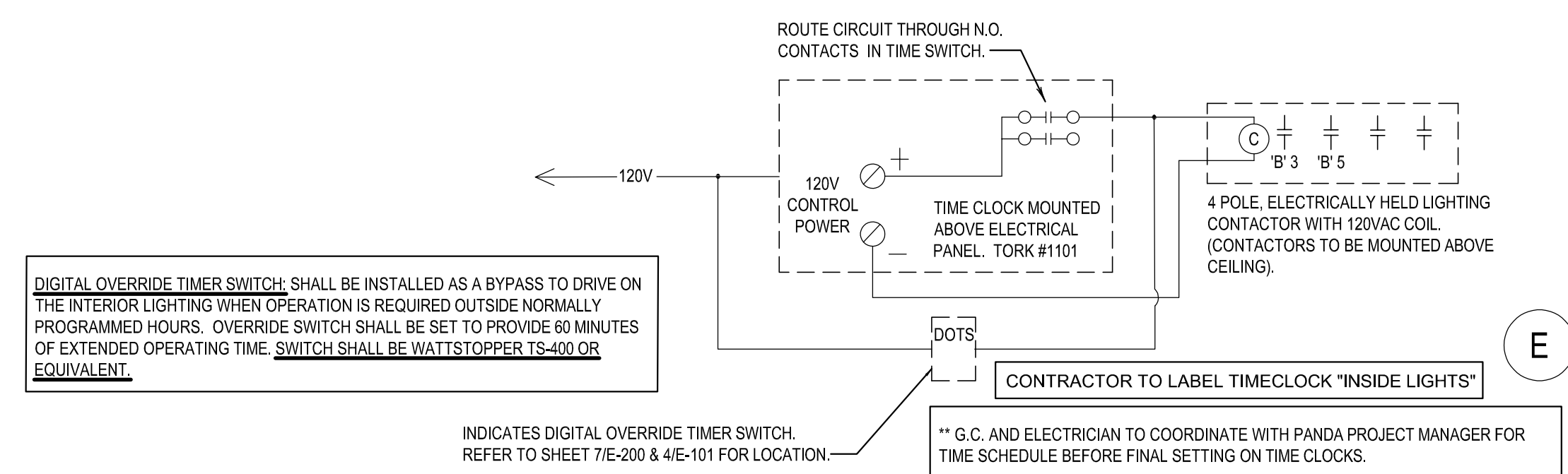
FREEZER EVAPORATOR COIL		9
	NOT TO SCALE	E-400



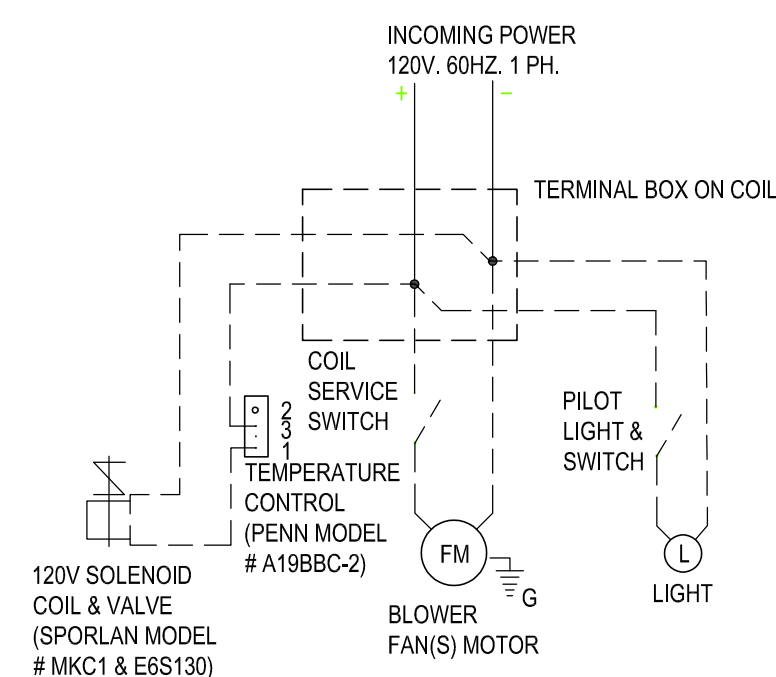
WIC / WIF WIRING DIAGRAM NOTES		6
	NOT TO SCALE	E-400



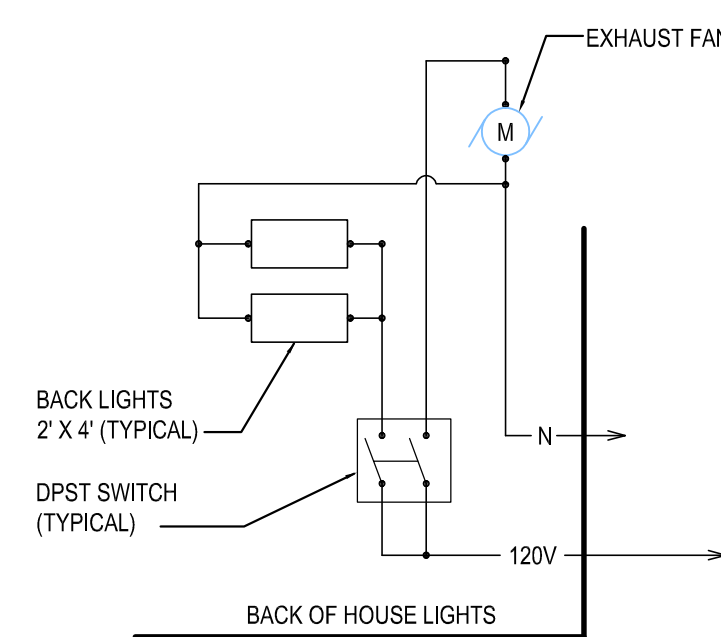
ANSUL PULL STATION DETAIL		2
	NOT TO SCALE	E-400



		TIME CLOCKS	11
		NOT TO SCALE	E-400



COOLER EVAPORATOR COIL		8
	NOT TO SCALE	E-400



EXHAUST FAN CONTROL DIAGRAM		5
	NOT TO SCALE	E-400



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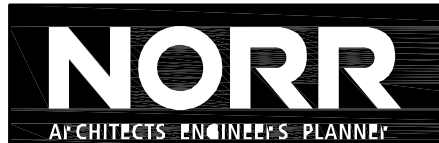
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LL REVIEW	12-23-22
PERMITS	12-28-22
BID/ CONSTRUCTION SET	08-11-23

DRAWN BY: G. COLLINS

PANDA PROJECT #: S4-24-D6247  
PANDA STORE #: D6247  
ARCH PROJECT #: JCDDT18-0152

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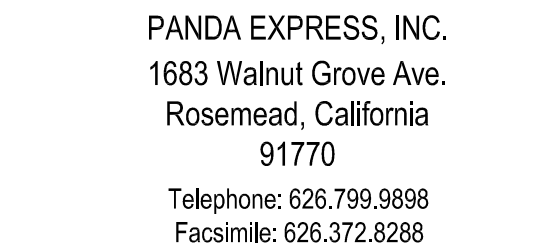
# E-400

ELECTRICAL DETAILS, DIAGRAMS

PANDA HOME 2600 R3

BID/ CONSTRUCTION SET 08-11-2023





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1	MD STATE HEALTH PR 01 02/24/20
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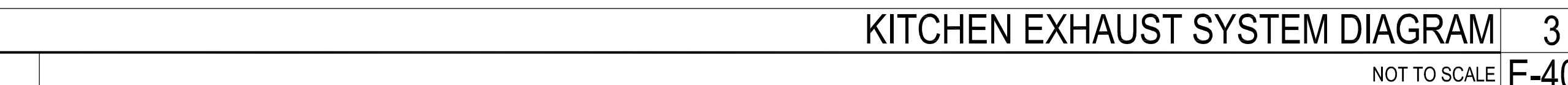
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PANDA HOME 2600 R3



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



PANELBOARD										A										SCHEDULE															
VOLTAGE: 208Y/120V BUS SIZE: 600 AMP										MAINS 600A TOTAL LOAD		MLO 44.0 KVA		MOUNTING				RECESSED		REMARKS:				PROVIDED BY THE LANDLORD (30KA/IC RATING) PROVIDE GRD AND ISOLATED GRD BARS											
No.	SERVES		WIRE SIZE	LTG	RCPT	LOAD (KVA)		HTG	KITCH	BRKR TRIP	P	PH A B C	BRKR TRIP	KITCH	HTG	A/C	MTR	RCPT	LTG	WIRE SIZE	SERVES		No.												
1							4.0									5.0							2												
3	EXISTING RTU-1 (BY THE LL)		8				4.0			45	3		3	50		5.0				6	EXISTING RTU -2 (BY THE LL)		4												
5							4.0									5.0							6												
7							5.0						1	20		0.6				12	EXIST RECEPT (BY THE LL)		8												
9	EXISTING RTU-3 (BY THE LL)		8				5.0			50	3												10												
11							5.0						3	200	25.9	0.0	0.0	0.3	5.4	3.4		PANEL B	12												
13	RICE HOLDING CABINET '24H' (1,4,6,8)		10					1.8		20	1												14												
15	21G MJ345 FRYER (1,6,8)		12					1.0		20	1		2	50	3.8					6	ELECTRIC GRIDDLE '23E' (1,6,8)		16												
17	HEAT WRAP '32-57' (5)		12					0.5		20	1				3.8								18												
19	ICE MACHINE COND. '10J-S' (1)		12			1.2				20	2		1	20	0.2					12	RECEPT - FUTURE EQUIP/ (1,6,8)		20												
21	(BEVERAGE STATION)					1.2							2	15	1.4					12	MICROWAVE '55A' (1)'		22												
23	WALK-IN FREEZER COND. '32-S1' (1,7)		8			3.6				40	2				1.4								24												
25						3.6											1.9						26												
27	WALK-IN COOLER COND. '31-S' (1,7)		10			3.1				35	2		3	35			1.9			8	MAU-1		28												
29						3.1											1.9						30												
31	WALK-IN COOLER COIL '31M' (1)		12			0.3				20	1				5.7								32												
33	FIRE SUPPRESSION SHUTDOWN		12		0.2					20	1		3	60	5.7					6	DISHWASHER '70D' (1)		34												
35	HOOD CONTROL PANEL 'M4'		12					0.5		20	1				5.7								36												
37						2.2											2.2						38												
39	CONDENSER UNIT C-1		10			2.2				30	3		3	30			2.2			10	CONDENSER UNIT C-2		40												
41						2.2											2.2						42												
43						1.1											0.8						44												
45	EXHAUST FAN EF-1		12			1.1				15	3		3	15			0.8			12	EHAUST FAN EF-2		46												
47						1.1											0.8						48												
49	EXISTING DUCT DETECTORS		12		0.6					20	1		1	20								SPARE	50												
51										20	1		1	20								SPARE	52												
53	SPARE									20	1											SPARE	54												
55	SPACE																					SPACE	56												
57	SPACE																					SPACE	58												
59	SPACE																					SPACE	60												