PANDA EXPRESS

S4-22-D7826

1238 PUTTY HILL AVE. SUITE 80
TOWSON, MD 21286

DESIGN DIRECTIVE BULLETIN (IMPLEMENTED IN CURRENT DRAWING SET)		DATE ISSUED
DAB.025	MICROWAVE OUTLET	06/18/2019
DAB.026	SILIKAL FLOORING	07/03/2019
DAB.029	SOUP WARMER UPDATE	09/03/2019
DAB.030	SECURITY MOTION SENSOR	11/06/2019
DAB.032	REVISED COOLER DOOR SWING	12/06/2019
DAB.037	ADA RESTROOM SIGN LOCATION	01/31/2020
DAB.40A	GAS & ELECTRIC FOR FUTURE EQUIP.	03/19/2020
DAB.042	SERVICE COUNTER SOFFIT	04/16/2020
DAB.044	RESTROOM FAUCET SPECIFICATION	03/25/2020
DAB.045	PERIMETER TILE SPEC	03/13/2020
DAB.046	MANAGER STATION OUTLET	03/25/2020
DAB.048	TOILET SEAT SPECIFICATION	04/2/2020
DAB.051	OLO TICKET PRINTER	08/05/2020
DAB.053	CORE DRILL TABLE HEIGHT	08/05/2020
DAB.054	DRINK STATION SOFFIT COLOR	08/05/2020
DAB.055	FREEZER DISCONNECT COOLER SWITCH WIRING	08/10/2020
DAB.056	L43 BAYLOR PENDANT HEIGHT	08/11/2020
DAB.058	HAND SINK ISLAND CURB	08/12/2020
DAB.059	BACK OF HOUSE LIGHTING	08/05/2020
DAB.066	TANKLESS WATER HEATER	11/11/2020

1. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FULLY EXAMINE THE SITE CONDITION, AND AVAILABLE UTILITIES AND TO NOTIFY THE OWNER'S REPRESENTATIVE, IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN THE SAID EXISTING CONDITIONS AND THESE DRAWINGS. NO CLAIMS FOR ADDITIONAL COMPENSATION SHALL BE MADE OR SHALL BE VALID UNLESS WRITTEN NOTIFICATION IS RECEIVED BY THE OWNER'S REPRESENTATIVE AND THE ADDITIONAL COMPENSATION IS APPROVED IN ADVANCE OF PROCEEDING WITH THE WORK.

2. IN ADDITION TO THE GENERAL NOTES LISTED HEREIN, A.I.A. DOCUMENT A201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION SHALL APPLY.

3. ALL WORK SHALL BE PERFORMED AS TO COMPLY WITH ALL GOVERNING STATUTES, ORDINANCES, REGULATIONS, CODES AND INSURANCE RATING BOARDS. NO WORK SHALL COMMENCE UNTIL ALL GOVERNMENTAL AND JURISDICTIONAL PERMITS AND APPROVALS ARE OBTAINED.

4. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS MANNER AND SHALL BE IN GOOD AND USABLE CONDITION AT THE DATE OF COMPLETION THEREOF.

5. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR INSTALL OR PERMIT TO BE INSTALLED, ANY MATERIALS CONTAINING ASBESTOS.

6. THE TERM "OWNER" OR "TENANT" SHALL REFER TO PANDA EXPRESS AND ITS AGENTS OR REPRESENTATIVES. THE TERM "GENERAL CONTRACTOR" AND "G.C." SHALL REFER TO THE PERSON AND/OR PERSONS WHO HAVE CONTRACTED OR SUBCONTRACTED FOR THE WORK.

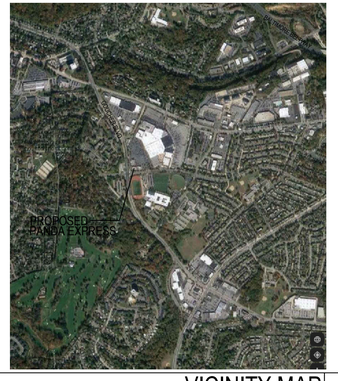
7. THE ABBREVIATION OF "N.I.C." INDICATES WORK AND OR MATERIAL THAT IS NOT IN THE CONTRACT OF THE GENERAL CONTRACTOR, HOWEVER THIS DOES NOT RELIEVE THE G.C. OF THE RESPONSIBILITY OF COORDINATION.

8. ALL WORK ASSOCIATED WITH KITCHEN HOOD SUPPRESSION AND/OR FIRE ALARM SYSTEM, SHALL BE SUBMITTED BY CONTRACTOR UNDER SEPARATE PERMIT (DEFERRED SUBMITTAL)

9. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDIVIDUALLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

10. ALL WALL & CEILING CONSTRUCTION SHALL BE SUPPORTED BY STRUCTURE & NOT BY ROOF DECK IF APPLICABLE.

GENERAL NOTES
Scale= NTS G-001



VICINITY MAP
Scale= NTS G-001

KEY PLAN
Scale= NTS G-001

OWNER	ARCHITECT	STRUCTURAL
BILLY NEWTON PANDA RESTAURANT GROUP 1683 WALNUT GROVE AVE, ROSEMEAD, CA 91770 T: 602.931.6540 F: 480.478.1895	AMY CONTI NORR 150 W. JEFFERSON AVE. STE. 1300 DETROIT, MI 48226 T: 313-324-3129 F: 313-324-3111	GARY MAEDA NORR 150 W. JEFFERSON AVE. STE. 1300 DETROIT, MI 48226 T: 313-324-3165 F: 313-324-3111
LANDLORD	MECHANICAL, PLUMBING	ELECTRICAL
Gregory Reed Vice President, Development T: 410.427.4428 E: GReed@kimcorealty.com	MICHAEL A. BANDWEN McHENRY & ASSOCIATES 25001 EMERY ROAD, SUITE 200 WARRENSVILLE HEIGHTS, OH 44128 T: 216.292.4596	SEAN PIC-KELL NORR 150 W. JEFFERSON AVE. STE.1300 DETROIT, MI 48226 T:313-324-3152

TEAM DIRECTORY
Scale= NTS G-001

PLANNING/ZONING	BUILDING DEPARTMENT	PUBLIC WORKS	ELECTRIC
CARL RICHARDS 111W. CHESAPEAKE AVE. RM. 111 TOWSON, MD 21204 T: 410.887.3391 E: crichards@baltimorecountymd.gov	STANLEY WALTER 111W. CHESAPEAKE AVE. RM. 100 TOWSON, MD 21204 T: 410.887.3620	JIM MARKLE 111W. CHESAPEAKE AVE. RM. 319 TOWSON, MD 21204 T: 410.887.3768 E: jmarkle@baltimorecountymd.gov	BALTIMORE GAS & ELECTRIC 7317 PARKWAY DRIVE SOUTH HANOVER, MD 21076 T: 410.850.4620
SEWER	**WATER**	**GAS**	**FIRE DEPARTMENT**
VISHNU DESAI 111W. CHESAPEAKE AVE. RM. 119 TOWSON, MD 21204 T: 410.887.3751 E: vdesai@baltimorecountymd.gov	JIM MARKLE 111W. CHESAPEAKE AVE. RM. 319 TOWSON, MD 21204 T: 410.887.3768 E: jmarkle@baltimorecountymd.gov	BALTIMORE GAS & ELECTRIC 7317 PARKWAY DRIVE SOUTH HANOVER, MD 21076 T: 410.850.4620	DEREK CHASTAIN 111W. CHESAPEAKE AVE. RM. 100 TOWSON, MD 21204 T: 410.887.3985
HEALTH DEPARTMENT (COUNTY)	**HEALTH DEPARTMENT (STATE)**		
STEPHEN KIRSCH BALTIMORE COUNTRY DEPARTMENT OF ENVIRONMENTAL HEALTH SERVICES 111W. CHESAPEAKE AVE. RM 100 TOWSON, MD 21204 T: 410.887.3985	MARYLAND DEPARTMENT OF HEALTH & FOOD PROTECTION 6 SAINT PAUL STREET SUITE 1301 BALTIMORE, MD 21202 T: 410.767.8412		

JURISDICTIONAL AUTHORITIES
Scale= NTS G-001

	GENERAL	PERMIT SET	HEALTH RESP.	CONSTRUCTION/ BID SET
G-001	TITLE SHEET	●	●	●
G-002	SPECIFICATIONS	●		●
G-004	SPECIFICATIONS	●		●
G-005	SCHEDULES	●		●
	ARCHITECTURAL			
A -100	SITE PLAN ARCHITECTURAL- REFERENCE ONLY	●		●
A -100.1	EGRESS-PLAN	●		●
A -101	KITCHEN PLAN	●	●	●
A -102	ROUGH - IN PLUMBING PLAN	●	●	●
A -103	FLOOR PLAN	●		●
A -104	FINISH PLAN AND SCHEDULE	●	●	●
A - 105	REFLECTED CEILING PLAN	●		●
A - 107	ROOF PLAN	●		●
A - 108	CONDENSER RACK DETAIL	●		●
A - 109	FURNITURE PLAN	●		●
A - 200	EXTERIOR ELEVATIONS	●		●
A - 201	EXTERIOR PATIO	●		●
A - 402	ARCHITECTURAL DETAILS	●		●
A - 403	ARCHITECTURAL DETAILS	●		●
A - 404	ARCHITECTURAL DETAILS	●		●
A - 406	HANDICAPPED NOTES AND DETAILS	●		●
A - 500	INTERIOR ELEVATIONS	●		●
A - 501	INTERIOR ELEVATIONS	●		●
A - 502	KITCHEN ELEVATIONS	●		●
A - 503	ENLARGED RESTROOM PLANS AND ELEVATIONS	●		●
A - 600	HOOD ROOF FRAMING PLAN	●		●
	FIRE PROTECTION			
F - 100	FIRE PROTECTION FLOOR PLAN	●		●
	PLUMBING			
P - 100	WATER AND GAS PLAN	●	●	●
P - 101	WASTE & VENT PLAN	●	●	●
P - 102	PLUMBING ROOF PLAN	●		●
P - 400	WATER/GAS/WASTE & VENT RISER DIAGRAMS	●	●	●
P - 500	PLUMBING DETAILS	●		●
	MECHANICAL			
M-000	MECHANICAL NOTES, SPECIFICATIONS & SCHEDULES	●		●
M-100	HVAC FLOOR PLAN & HVAC ROOF PLAN	●		●
M-101	HVAC FLOOR PLAN & HVAC ROOF PLAN	●		●
M-400	HOOD DETAIL PLAN	●		●
M-401	HOOD DETAIL PLAN	●		●
M-402	HOOD DETAIL PLAN	●		●
M-403	HOOD DETAIL PLAN	●		●
M-404	HOOD DETAIL PLAN	●		●
M-405	HOOD DETAIL PLAN	●		●
M-406	HOOD DETAIL PLAN	●		●
M-407	HOOD DETAIL PLAN	●		●
M-408	HOOD DETAIL PLAN	●		●
M-409	HOOD DETAIL PLAN	●		●
M-410	HOOD DETAIL PLAN	●		●
M-500	KITCHEN HOOD DETAILS	●		●
M-501	MECHANICAL DETAILS	●		●
M-600	SPECIFICATIONS	●		●
	ELECTRICAL			
E-000	ELECTRICAL SYMBOLS, SPECIFICATIONS, NOTES	●		●
E-001	ELECTRICAL SCHEDULES	●		●
E-100	POWER FLOOR PLAN	●	●	●
E-101	LIGHTING FLOOR PLAN	●		●
E-104	ROOF POWER PLAN	●		●
E-105	OVERALL BUILDING PLAN	●		●
E-200	ELECTRICAL ELEVATIONS	●		●
E-400	ELECTRICAL DETAILS, DIAGRAMS	●		●
E-401	ELECTRICAL DETAILS, DIAGRAMS	●		●
E-601	PANELS, SINGLE LINE, LOAD CALC'S.	●		●

SHEET INDEX
Scale= NTS G-001

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

ABBREVIATIONS
Scale= NTS G-001

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

SYMBOLS
Scale= NTS G-001

CODE

2015 INTERNATIONAL BUILDING CODE
BALTIMORE COUNTY FIRE PREVENTION CODE 2015 FIRE PREVENTION CODE: 2018 EDITION NFPA 1 2018 NATIONAL FIRE PREVENTION CODE (NFPA) 101
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL FUEL GAS CODE W/ AMENDMENTS
2020 NATIONAL ELECTRICAL CODE
2015 NATIONAL STANDARD PLUMBING CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
COMAR 05.02.02 STATE OF MARYLAND ADOPTS "ADAAG" 2010 EDITION

OCCUPANT LOAD CALCULATION

INDOOR DINING	486 SQ. FT. / (15 / SQ. FT.) =	32
	139 SQ. FT. / (5 / SQ. FT.) =	28
	60 LIN. FT. / (2) =	30
	BARRIER FREE	03
KITCHEN	760 SQ. FT. / (100 / SQ. FT.) =	07
TOILET	227 SQ. FT. / (0 / SQ. FT.) =	00
STORAGE/MECHANICAL	180 SQ. FT. / (300 / SQ. FT.) =	01
OUTDOOR DINING	198 SQ. FT. / (15 / SQ. FT.) =	11
	20 LIN. FT. / (2) =	10
	BARRIER FREE	01
	TOTAL OCCUPANT LOAD =	**123**

BUILDING CODE ANALYSIS

OCCUPANCY CLASSIFICATION	GROUP A-2 (ASSEMBLY)	
TYPE OF CONSTRUCTION	II-B - UNPROTECTED NON-COMBUSTIBLE	
FIRE SPRINKLER	FULLY SPRINKLERED	
	PROVIDED	**REQUIRED / ALLOWED**
HEIGHT	18'-0"	-
STORY	1	-
AREA	2,121 SQ. FT.	-
OCCUPANT LOAD	101	-
EXITS REQUIRED	3	2
EGRESS WIDTH	108"	123 X 0.15 = 18.45"

PANDA EXPRESS

RESTAURANT AREA	2,121 S.F.
EMPLOYEES	3 EMPLOYEES / SHIFT (2 SHIFTS PER DAY)
INDOOR SEATING	40
OUTDOOR SEATING	18

PLUMBING FIXTURES (TABLE 7.21.1 2015 NSPC)

TYPE OF OCCUPANCY	WATER CLOSET		LAVATORY	
	MALE	FEMALE	MALE	FEMALE
RESTAURANT (A-2)	50 OR LESS	50 OR LESS	50 OR LESS	50 OR LESS
REQUIRED	1	1	1	1
PROVIDED	1	1	1	1
TOTAL OCCUPANCY = 101	**MALE = 34**		**FEMALE = 34**	

NOTE: SIGNS TO BE SUBMITTED UNDER SEPARATE PERMIT

APPLICABLE CODES: ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR INVOLVED.

CODE ANALYSIS
Scale= NTS G-001

PANDA EXPRESS, INC.
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Rosemead, California
91770
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REVISIONS:

ISSUE DATE:

PERMIT SET	06-30-2021
HEALTH RESP.	08-04-2021
CONSTRUCTION/ BID SET	10-29-2021

DRAWN BY: TD

PANDA PROJECT #: D7826
ARCH PROJECT #: JCDT20-0381

NORR
ARCHITECTS ENGINEERS PLANNERS

PANDA EXPRESS
TRUE WARM & WELCOME
1238 Putty Hill Ave, Suite 80
Towson, MD 21286

G-001
TITLE SHEET

CONSTRUCTION BID SET - 2021-10-29

TRUE WARM & WELCOME 2300 R5