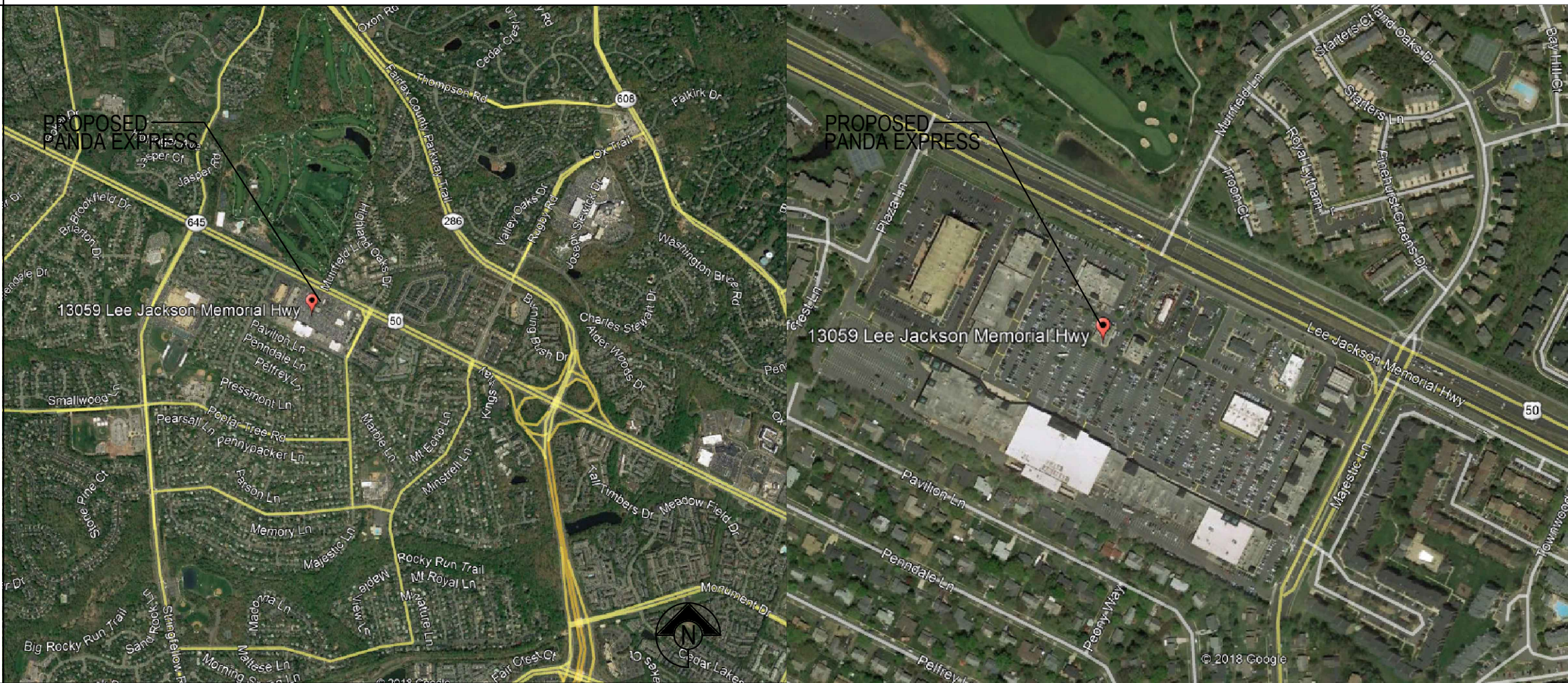


1. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FULLY EXAMINE THE SITE CONDITION, AND AVAILABLE UTILITIES AND TO NOTIFY THE OWNER'S REPRESENTATIVE, IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN THE SAID EXISTING CONDITIONS AND THESE DRAWINGS. NO CLAIMS FOR ADDITIONAL COMPENSATION SHALL 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 "I.C." INDICATES WORK AND OR MATERIAL THAT IS NOT IN THE CONTRACT OF THE GENERAL CONTRACTOR, HOWEVER THIS DOES NOT RELIEVE THE G.C. OF THE RESPONSIBILITY OF COORDINATION.
8. NOT USED.
9. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDIVIDUALLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
10. ALL WALL & CEILING CONSTRUCTION SHALL BE SUPPORTED BY STRUCTURE & NOT BY ROOF DECK IF APPLICABLE.

[illegible]

13059 LEE JACKSON MEMORIAL HWY  
FAIRFAX, VA 22033



OWNER	ARCHITECT	STRUCTURAL	CIVIL & LANDSCAPE
PANDA EXPRESS, INC. 1683 WALNUT GROVE AVE, ROSEMead, CA 91170 BILLY NEWTON - PM T: 717-537-6983 C: 832-683-9885 LANDLORD	JOHN POLSINELLI - NORR 150 W JEFFERSON AVE STE 1300, DETROIT MI, 48226 T: 313-324-3115 F: 313-324-3111	GARY MAEDA - NORR 150 W JEFFERSON AVE STE 1300, DETROIT MI, 48226 T: 313-324 3165 F: 313-324-3111	JACK JOHNSON - PM FORESITE GROUP, LLC 3470 DAVINOT CT, SUITE 100 PEACHTREE CORNERS, GA 30092 T: 770-368-1359 EXT. 336 F: 770-368-1944
REGENCY CENTERS 1919 GALLOWAY ROAD SUITE 1000 VIENNA, VA 22182 GREG VAN DYKE - PROPERTY MANAGER T 703 442 4363 F 703 288 4260	MECHANICAL & PLUMBING HENRY MONTAGUE - NORR 150 W JEFFERSON AVE STE 1300, DETROIT MI, 48226 T: 313 324 3145 F: 313-324-3111	ELECTRICAL SEAN PICK-KELL - NORR 150 W JEFFERSON AVE STE 1300, DETROIT MI, 48226 T: 313 324 3152 F: 313-324-3111	


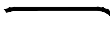


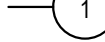







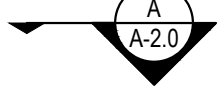



## Scale= NTS | G-001

PLANNING/ZONING FAIRFAX COUNTY DEPT. OF PLANNING & DEVELOPMENT 12055 GOVERNMENT CENTER PKWY #250 FAIRFAX, VA 22035 T: 703-222-1082 WATER FAIRFAX WATER 8070 EXECUTIVE PARK AVENUE FAIRFAX, VA 22031 T: 703-698-5800	BUILDING DEPARTMENT FAIRFAX COUNTY BUILDING PERMITS 12055 GOVERNMENT CENTER PKWY 2ND FLOOR FAIRFAX, VA 22035 T: 703-222-0801 GAS WASHINGTON GAS 6801 INDUSTRIAL RD SPRINGFIELD VA 22151 T: 703-750-1000	PUBLIC WORKS/SEWER PUBLIC WORKS & ENVIRONMENTAL SERVICES 12000 GOVERNMENT CENTER PKWY STE. 448 FAIRFAX, VA 22035 T: 703-324-5033 TELEPHONE COMPANY COMCAST BUSINESS T: 866-634-4856	ELECTRIC DOMINION ENERGY 11133 FAIRFAX BLVD FAIRFAX VA 22030 T: 866-366-4357 FIRE DEPARTMENT FAIRFAX COUNTY FIRE & RESCUE FIRE MARSHAL 12099 GOVERNMENT CENTER PKWY FAIRFAX, VA 22035 T: 703-246-4800	HEALTH DEPARTMENT FAIRFAX COUNTY HEALTH DEPT TECHNICAL REVIEW & INFORMATION RESOURCES ANNETTE NICHOLS 1077 MAIN ST STE 100 FAIRFAX VA 22030 GENERAL: 703-246-2201 DIRECT: 703-246-8440
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## Scale= NTS | G-001

		PEER REVIEW	RESPONSE 1	RESPONSE 2	PERMIT RESPONSE 01
<b>GENERAL</b>					
G-001	TITLE SHEET	●	●	●	●
G-001.1	BUILDING PLAN REVIEW COVER SHEET	●	●	●	●
G-002	SPECIFICATIONS	●	●	●	●
G-003	SPECIFICATIONS	●	●	●	●
G-004	SPECIFICATIONS	●	●	●	●
G-005	SCHEDULES	●	●	●	●
<b>CIVIL</b>					
SP-1	SEWER SITE PLAN	●	●	●	●
<b>ARCHITECTURAL</b>					
A-001	DEMOLITION PLAN ARCHITECTURAL	●	●	●	●
A-100	SITE PLAN ARCHITECTURAL	●	●	●	●
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 ELEVATIONS	●	●	●	●
A-401	ARCHITECTURAL DETAILS	●	●	●	●
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	●	●	●	●
<b>STRUCTURAL</b>					
S-101	ROOF FRAMING PLAN	●	●	●	●
<b>PLUMBING</b>					
P-001	DEMOLITION PLAN MECHANICAL	●	●	●	●
P-100	WATER AND GAS PLAN	●	●	●	●
P-101	WASTE & VENT PLAN	●	●	●	●
P-400	WATER/GAS/WASTE & VENT RISER DIAGRAMS	●	●	●	●
P-500	PLUMBING DETAILS	●	●	●	●
<b>MECHANICAL</b>					
M-000	MECHANICAL NOTES, SPECIFICATIONS & SCHEDULES	●	●	●	●
M-100	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-500	KITCHEN HOOD DETAILS	●	●	●	●
M-501	MECHANICAL DETAILS	●	●	●	●
<b>ELECTRICAL</b>					
E-000	ELECTRICAL SYMBOLS, SPECIFICATIONS, NOTES	●	●	●	●
E-001	ELECTRICAL SCHEDULES	●	●	●	●
ED-100	DEMOLITION FLOOR PLAN	●	●	●	●
E-100	POWER FLOOR PLAN	●	●	●	●
E-101	LIGHTING FLOOR PLAN	●	●	●	●
E-102	SECURITY CAMERA PLAN	●	●	●	●
E-104	ROOF POWER PLAN	●	●	●	●
E-200	ELECTRICAL ELEVATIONS	●	●	●	●
E-400	ELECTRICAL DETAILS, DIAGRAMS	●	●	●	●
E-401	ELECTRICAL DETAILS, DIAGRAMS	●	●	●	●
E-601	PANELS, SINGLE LINE, LOAD CALC'S	●	●	●	●
E-701	INTERIOR PHOTOMETRIC	●	●	●	●

## Scale= NTS | G-001

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

## Scale= NTS | G-001

<b>CODE</b>		
2015 VIRGINIA EXISTING BUILDING CODE		
2015 VIRGINIA CONSTRUCTION CODE		
2015 VIRGINIA STATEWIDE FIRE PREVENTION CODE		
2015 VIRGINIA MECHANICAL CODE		
2015 VIRGINIA FUEL GAS CODE		
2014 NATIONAL ELECTRICAL CODE		
ADA / ICC/ANSI A117.1 2009		
<b>OCCUPANT LOAD CALCULATION (TABLE 1004.1.2)</b>		
INDOOR DINING	800SQ. FT. / (15 / SQ. FT. (NET)) =	54
KITCHEN	813 SQ. FT. / (200 / SQ. FT.(GROSS)) =	05
TOILET/VESTIBULE/STORAGE	268 SQ. FT. / (0 / SQ. FT.(GROSS)) =	00
Cooler/FREEZER ROOMS	139 SQ. FT. / (0 / SQ. FT.(GROSS)) =	00
	<b>SUBTOTAL = 2020 SQFT</b>	<b>59</b>
OUTDOOR DINING	0 SQ. FT. / (1 / SQ. FT.) =	0
	<b>TOTAL OCCUPANT LOAD =</b>	<b>59</b>

PROPOSED USE: GROUP 2A (ASSEMBLY)															
TYPE OF CONSTRUCTION	I-B- EXISTING ENVELOPE NOT TO CHANGE														
FIRE SPRINKLER	NO SPRINKLER														
FIRE ALARM	NO ALARM														
2015 IEBC ALTERATION LEVEL	ALTERATION LEVEL 3 WORK AREA = 50% OF BLDG AREA														
	<table border="1"> <thead> <tr> <th>PROVIDED</th> <th>REQUIRED / ALLOWED</th> </tr> </thead> <tbody> <tr> <td>HEIGHT</td> <td>EXISTING 40</td> </tr> <tr> <td>STORY</td> <td>1 1</td> </tr> <tr> <td>AREA</td> <td>2,020 SQ. FT. 6,000 SF</td> </tr> <tr> <td>OCCUPANT LOAD</td> <td>58 99 MAX 50 W/SPRINKLER</td> </tr> <tr> <td>EXITS REQUIRED</td> <td>2 2</td> </tr> <tr> <td>EGRESS WIDTH</td> <td>78 58 X 0.2 = 11.6"</td> </tr> </tbody> </table>	PROVIDED	REQUIRED / ALLOWED	HEIGHT	EXISTING 40	STORY	1 1	AREA	2,020 SQ. FT. 6,000 SF	OCCUPANT LOAD	58 99 MAX 50 W/SPRINKLER	EXITS REQUIRED	2 2	EGRESS WIDTH	78 58 X 0.2 = 11.6"
PROVIDED	REQUIRED / ALLOWED														
HEIGHT	EXISTING 40														
STORY	1 1														
AREA	2,020 SQ. FT. 6,000 SF														
OCCUPANT LOAD	58 99 MAX 50 W/SPRINKLER														
EXITS REQUIRED	2 2														
EGRESS WIDTH	78 58 X 0.2 = 11.6"														
NOTE: 2 MEANS OF EGRESS FROM THE AREA OF WORK MUST BE MAINTAINED DURING CONSTRUCTION. GC TO COORDINATE NEW DOOR INSTALLATION AND OLD DOOR REMOVAL															

PER FAIRFAX COUNTY VIRGINIA CODE OF ORDINANCES, CHAPTER 104 EROSION AND SEDIMENT CONTROL, ARTICLE 1, SECTION 104-1-7 DEFINITIONS, PARAGRAPH (m) LAND DISTURBING ACTIVITY... EXCEPT THAT THE TERM SHALL NOT INCLUDE: (9) DISTURBED LAND AREAS FOR COMMERCIAL OR NONCOMMERCIAL USES OF 2,500 SQUARE FEET OR LESS IN SIZE

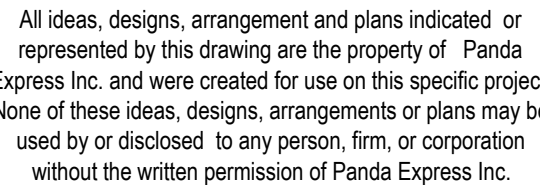
AREA OF PROPOSED LAND DISTURBANCE	580 SF
PARKING	SHARED

RESTAURANT AREA	2,020 S.F. (GROSS)
EMPLOYEES	3 EMPLOYEES / SHIFT (2 SHIFTS PER DAY)
INDOOR SEATING	52
OUTDOOR SEATING	0

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

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

Scale= NTS	G-001
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## PERMIT RESPONSE 01 06-01-2020

[illegible]

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

PANDA PROJECT #: D7446

ARCH PROJECT #: JCDT19-0314



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

# TITLE SHEET