



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. 2022-006547

Application No. SI-2022-00216

TO:

- Planning Department/Chair
- Hydrology
- Transportation Development
- ABCWUA
- Code Enforcement
- Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 03/02/2022 HEARING DATE OF DEFERRAL: 04/06/2022

SUBMITTAL

DESCRIPTION: DRB - Site planning resubmittal city comments response

CONTACT NAME: Rose Miranda

TELEPHONE: (281) 854-6152 EMAIL: rose.miranda@hva.cc

DEVIATION APPLICATION

****DEVIATIONS NOT ALLOWED IN OVERLAY ZONES****

CEP # _____

APPLICATION INFORMATION			
Date: April 1, 2022		Received By:	
Address of request: 10126 Coors Blvd, NM			
City/State/Zip: Albuquerque, NM 87114			
PROPERTY OWNER INFORMATION			
Property Owner Name: Martha Malashock, Trustee B of Malashock 1981 and Connie Krall, Trustee of the Smith 1982 C/o John Malashock			
Address: 3663 Jackdaw St.			
City/State/Zip: San Diego, CA 92103			
Phone: (619) 920-2950		Email: johnmalashock@me.com	
APPLICANT/AGENT INFORMATION			
Applicant/Agent Name (Owner letter of Authorization required): Rose Miranda on behalf of Panda Express			
Business Name: Heights Venture			
Address: 1111 North Loop West, Suite 800			
City/State/Zip: Houston, TX 77008			
Phone: (281) 854-6152		Email: rose.miranda@hva.cc	
DEVIATION APPLICATION REQUIREMENTS			
MUST INCLUDE: <input checked="" type="checkbox"/> SITE PLAN <input checked="" type="checkbox"/> ANY ADDITIONAL SUPPORTING DOCUMENTS 6-4(P)(3) Decision-making body may approve Deviation if all following requirements are met: <u>CHECK BOX IF REQUIREMENT IS MET</u>			
<input checked="" type="checkbox"/> 6-4(P)(3)(a) Applicant's site is subject to site constraints not generally shared by surrounding properties or site was platted or developed in an unusual pattern when compared to abutting properties Explanation: The site is a redevelopment with existing access drives, curbs cuts, and extreme grade we need to match and fit within.			
<input checked="" type="checkbox"/> 6-4(P)(3)(b) Site constraints were not created by actions of property owner or another interested party. Explanation: Site constraints are existin, as this is a redevelopment.			
<input checked="" type="checkbox"/> 6-4(P)(3)(c) Request is for single site and is not part of a pattern of similar requests for adjacent properties or for nearby sites by the same property owner or within the same subdivision, Framework Plan area, or Master Plan Area. Explanation: The request is for a single site			
<input checked="" type="checkbox"/> 6-4(P)(3)(d) Approval of deviations will not cause material adverse impacts on surrounding properties. Explanation: Deviation will allow us to keep the existing access / traffic patterns in place.			
<input checked="" type="checkbox"/> 6-4(P)(3)(e) Requested deviation will not result in a violation of any Overlay zone standard.			
APPLICANT-OWNER SIGNATURE			
By signing below I confirm that I am the owner or agent (with owner's letter of authorization) of above-listed address and all information contained in this application is true and correct to the best of my knowledge.			
Applicant/Owner Signature: <i>Rose Miranda</i>			Date: 04-01-2022
OFFICIAL USE ONLY			
UPC Number:			
Lot:	Block:	Zone:	Map Page:
Previous zone:		Landfill buffer: Yes <input type="checkbox"/> No <input type="checkbox"/>	
Subdivision:			
APO:	CPO:	HPO:	VPO:
Mapped Area:		Master Dev Plan: Yes <input type="checkbox"/> No <input type="checkbox"/>	Site Dev. Plan: Yes <input type="checkbox"/> No <input type="checkbox"/>
UC - AC - MS - PT - MT - MX-FB: Yes <input type="checkbox"/> No <input type="checkbox"/>			
List any current or prior project and case history numbers:			
<input type="checkbox"/> APPROVED <input type="checkbox"/> DISAPPROVED BY:			Date:

PLEASE USE BACK OF PAGE IF MORE ROOM IS NEEDED FOR JUSTIFICATION AND REFERENCE EACH CODE

DEVIATION APPLICATION

DEVIATIONS NOT ALLOWED IN OVERLAY ZONES

~~The applicant is requesting a deviation to IDO Standards per Part 14-16-6 Section 6-4(P)(3) per~~

~~Table 6-4-1: Allowable Deviations. The request is for street-facing facade shall contain a minimum~~

~~of 30 percent of its surface in transparent windows and/or doors. Panda Express street facing surface~~

~~area is 976 square feet out of which 292 square feet is the required 30 percent. We are proposing~~

~~264 square feet which is 27 percent of the required 30 percent~~

~~Per the deviation Table 6-4-1: Allowable Deviations, the facade is 3 percent within the required~~

~~10 percent allowed on the "Any other numerical standard" per this table~~

April 6, 2022

To: Development Review Board
Albuquerque, NM
Attn: All City Reviewers

RE: Panda Express – S8-22-D8582
10126 Coors Blvd. NW
Albuquerque, NM 87114
RE: DRB Planning Review – 1st Resubmittal
DRB Project Number: 2022-006547
App. Number: SI-2022-00216

To the City Reviewers,

We are providing the response to your comments in the statement below. Our responses are in green.

Water Utility Authority: (Reviewer: Blaine Carter, P.E.)

1. Availability Statement #220101 has been requested and is in review. This statement is in holding pending provision of an easement document. The statement will set the criteria for service. An executed statement must be obtained prior to approval.

Response: Updated easement for the proposed sewer and existing fire water connection is expected to be completed 04/01/22

2. An Availability Statement will be required with this project.

Response: Acknowledge.

3. Pro rata is not owed for this project.

Response: Acknowledge.

4. This project is outside of the adopted service area:

- a. This property has had an existing service account for water and sewer. A Service Connection Agreement is not required for parcels that have service accounts.

Response: Acknowledge.

5. Utility Plan:

- a. No objections

Response: Noted

6. Infrastructure List:

- a. The improvements required in the Availability Statement, if any, shall be incorporated into the infrastructure list.

Response: Acknowledge.

7. Easements.

- a. Demonstrate sufficient easement for the connection to the manhole to the north.

Response: Updated easement for the proposed sewer connection is expected to be completed 04/01/22.



- b. Proper private water and/or private sanitary sewer service easements shall be granted for access to public waterline and/or public sanitary sewer for proposed lots which do not have direct access. The width of the private service easement shall be determined by the engineer or surveyor.

Response: Updated easement for the proposed existing fire water connection is expected to be completed 04/01/22.

Planning Dept.- Major Case: (Reviewer: Robert Webb/Jay Rodenbeck)

- Signature blocks for DRB and Solid Waste signatures must be added to the Site Plan.

Response: The signature blocks was added to the following sheets C01.0 Title sheet and A-100 Site Plan

- The project and application numbers for the Site Plan must be added to the Site Plan.

Response: Project and application number has been added to all revised sheets see lower right hand corner of sheets. Also refer to sheet C01.0 Title Sheet and A-100 Site Plan for provided project and application number.

- The Solid Waste signature must be obtained on the Site Plan.

Response: The DRB signature block was added to sheet C1.0 Title Sheet and A-100 Site Plan.

- All Site Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico.

Response: Acknowledge, all sheets are signed and sealed by a design professional.

- The subject property is located within the CPO-2 and VPO-1 overlay districts. All requirements of the CPO-2 and VPO-1 overlay districts must be met, including color and signage requirements.

Response: All overlays requirements have been met. Please refer to revised sheets for information.

- The Vehicle Stacking and Drive-Thru requirements of 5-5(l) of the IDO must be met.

Response: Acknowledge, 12 vehicle stacking are shown per the drive-thru requirements of 5-5(l) of the IDO refer to sheet A-100 Site Plan.

- The freestanding sign must be at least 3-feet away from the property line. The square footage of the sign must be noted.

Response: Freestanding signage is shown 3-feet away from the property line and the square footage is 45 sqft.

- Sunshade Analysis per 5-2(D)(1) of the IDO must be provided.

Response: Refer to sheet A-600 Sun study.

- The Building Design requirements of 5-11(E) of the IDO must be met, with confirmation provided on the elevation sheets and/or in a comment response letter.

Response: Refer to sheet A-202 exterior elevations for the Building Design requirements.



- The % of the façade taken up by the wall signage must be included.

Response: Refer to sheet A-202 for the percentage of the façade taken by the wall signage. The percentages are as follow Northwest is 3.4%, on the Northeast is 2.5% and on the Southwest is 2.5%

- AMAFCA has identified the drainage system in this application has and continues to damage the downstream drainage facility maintained by AMAFCA and the Middle Rio Grande Conservancy District. **AMAFCA recommends that this case be deferred until such issues are addressed and additional information is provided to AMAFCA for review.**

Response: AMAFCA coordinating with city engineer.

Hydrology Section: (Reviewer: David G. Gutierrez, P.E.)

- Hydrology needs an approved Grading and Drainage Plan prior to approval of Site Plan for Building Permit.
 - Hydrology received the first submittal on 1/3/22 (B14D003B). Comments were sent on 1/27/22. Please resubmit the plans with comments addresses to PLNDRS@CABQ.GOV
 - **Hydrology recommends a minimum 4-week deferral to allow sufficient time for all concerns to be addressed.**

Response: Hydrology comments are pending full AMAFCA review. Jared Romero from AMAFCA is coordinating with city engineers to produce a full set of comments.

- The site will need to provide AMAFCA review and address the concerns with the outfall of this site prior to any approvals from Hydrology as well

Response: Jared Romero from AMAFCA is coordinating with city engineers to produce a full set of comments.

Code Enforcement: (Reviewer: Jeff Palmer)

1. Property is Zoned MX-L (Mixed-Use Low Intensity) and is within CPO-2 (Coors Boulevard Protective Overlay) and VPO-1 (Coors Blvd View Protection Overlay). All standards and requirements of these areas must be followed, in addition to all other sections of the IDO, DPM, and other adopted City regulations.

Response: Refer to updated sheets A-100 Site Plan.

2. Dimensional standards and setbacks must meet all requirements of the MX-L, CPO-2, and VPO-1 sections of IDO. Please note CPO-2 requires a 35 foot setback from Coors Blvd, and indicate all setbacks to the building on the Site Plan.

Response: All setbacks/ distances from the property line can be found on the sheet C03.1 Stacking Plan and sheet A-100 Site Plan.

3. As per VPO-1, IDO 3-6(D), sight line/ view frame analysis & elevations will be needed if there is building on the Site Plan.

Response: Refer to sheet A-100 Site Plan for sight line/ view frame analysis.



4. Any existing parking agreements for cross-lot access or parking must be renewed/revised as needed.

Response: There is no existing parking agreement for cross-lot access. This project is self-contained within the project property lines. Refer to sheet A-100 for parking analysis and requirements.

5. Drive-through stacking requirements appear to be deficient, as per IDO 5-5(I), Table 5-5-8. Twelve spaces are required, only ten are shown.

Response: Sheet A-100 Site Plan, drawing has been updated and now shows 12 vehicles per IDO requirements. Refer to Parking Calculation and refer to typical car legend.

6. Parking calculations and site plan do not show required Motorcycle or Bicycle parking, as per IDO 5-5(D) and (E), Table 5-5-4 and 5-5-5.

Response: Refer to civil drawings and sheet A-100 for Motorcycle and bicycle location. Per IDO 5-5, the following are the required: Motorcycle – 2 (1 space for every 25 vehicle parking space. Bicycle – 5 (10% of the vehicle parking spaces)

7. Landscaping along Coors must meet requirements of CPO-2, IDO 4-3(c)(5)(c), and VPO-1, IDO 3-6(D)(7). Any additional Landscape requirements of IDO 5-6 must also be met as required.

Response: Refer to updated Landscape sheet L-1 and L-2 for all landscape requirements have been met.

8. No walls see on plan – if added later, any walls/fences must meet requirements of IDO 5-7, and a separate permit obtained prior to construction.

Response: Acknowledge.

9. Colors of materials for façade/structures must meet all requirements of IDO 5-7, and a separate permit obtained prior to construction.

Response: Refer to sheet A-202 Exterior Elevations exterior finish schedule.

10. Signage must meet all standards of CPO-2 and IDO 5-12. Need to revise notes/dimensions on page 7 for “Proposed Free Standing Sign” – IDO 5-12 allows an 18 foot height, but CPO-2 limits the height to nine feet, as per IDO 3-4(c)(5)(2)(c).

Response: Signage design in progress.

11. Height of proposed Free Standing Sign: notes on the sign elevation for the free standing sign state that the “existing sign is less than 15 feet,” and drawings show the proposed sign is to be raised to 18 feet. The existing sign is a “Nonconforming Structure,” as per IDO 6-8. Expansion of the height or size of the existing non-conforming sign is prohibited without approval of the Zoning Hearing Examiner (ZHE), as per IDO 6-6-6(C). You are allowed to alter the sign/structure, as per IDO 6-8(D), as long as it does not increase the level of non-conformance. Measure the square footage of the existing sign, match that size with your proposed sign, and do not exceed the total height of the existing sign.

Response: Signage design in progress.



Department of Transportation: (Reviewer: Keith Thompson)

- Please coordinate with NMDOT District 3 Assistant Traffic Engineer Margaret Haynes to discuss this development's potential impacts to NM 448 (Coors Rd) and any Access Permit requirements. Margaret.Haynes@state.nm.us Cell: 505-288-2086

Response: Offsite plans have been submitted for review to MNDOT. Final permit to be granted after completion of offsite work.

Transportation Development: (Reviewer: Jeanne Wolfenbarger, P.E.)

1. A Traffic Impact Study is required for approval prior to approval of the site plan. All recommended infrastructure as part of the Traffic Impact Study shall be placed onto an infrastructure list.

Response: Traffic impact has been completed.

2. All work within Coors Blvd. right-of-way shall be coordinated with the NMDOT and require a state permit. Add note to this affect on the plan. Provide 6-foot wide sidewalk construction along Coors, coordinate the sidewalk construction with the NMDOT and include detectable warning surfaces on ramps.

Response: Note added to Title Sheet C01.0. A 6-foot sidewalk along Coors Blvd has been added to site refer to sheet C03.0 Site Plan and sheet C05.0 Grading Plan

3. Meet minimum curb radii requirements per the Development Process Manual. Provide a minimum 15-foot radius for cars and a 25-foot radii for inner curb radius within the drive-thru lanes.

Response: Drive through lane widths are a minimum of 14' therefore are able to have an interior radius of 15' per DPM Section 7-4(K)20. Refer to sheet C03.1 Staking Plan

4. Seek Fire Marshall approval prior to site plan approval.

Response: Fire 1 Plan has been approved by the Fire Marshal see attached F-1 Fire one sheet.

5. A minimum 6-foot ADA pathway shall be provided to the buildings from the handicapped spaces and from the building to the right-of-way

Response: ADA pathways have been updated to have a 6-foot minimum width.

6. Provide sidewalk, curb, and curb ramp details. Reference correct curb ramp details with keyed notes on the site plan.

Response: Refer to detail sheets C03.0, C03.3 and C03.4 for detail information.

7. For the drive-thru, one-way, "Do Not Enter" signage, and pavement arrows shall be called out on the site plan.

Response: Refer to sheet C03.0 Site Plan and A-100 Site plan for the location of the "Do not enter" signage and directional arrows.



8. Show stacking with 20-foot minimum car lengths. A minimum of 12 vehicles for a restaurant is required per IDO. Also, provide a queuing analysis for this specific restaurant to determine additional stacking requirements.

Response: Sheet A-100 Site Plan, drawing has been updated and now shows 12 vehicles per IDO requirements. Refer to Parking Calculation and refer to typical car legend. Per Panda national standard please see chart below for typical queuing information.

# of cars within drive-thru lane	Menu board Location
12	8 th car
11	7 th car
10	7 th car
9	6 th car
8	6 th car
7	5 th car
*No drive-thru should be less than 7 cars in length	

Per Panda national average queue wait times is an average of 3.7 minutes per national average wait time base on the data provided.

- Avg DT total time was 3:27
- Avg Car per store per day was 148

Metrics	DT Avg Time				Avg Cars Per Day			
	2021P13	2022P1	2022P2	Average	2021P13	2022P1	2022P2	Average
2217	2:50	2:40	2:37	2:42	235	227	236	233
2236	4:23	5:38	4:55	4:57	146	129	140	139
2294	3:30	2:57	2:38	2:56	49	75	93	72
Average	3:26	3:36	3:18	3:27	143	144	157	148

9. Call out curb on the site plan with keyed notes. A minimum 6"-8" curb is required to separate parking lot and spaces from landscaped islands and sidewalk.

Response: Refer to detail sheets C03.2, C03.3 and C03.4 for further information.

10. Provide handicapped signage details, and show "No Parking" on the pavement in the back of the van accessible aisle. Label handicapped spaces with a keyed note on the site plan.

Response: Refer to sheet C03.2 Hardscape Details I

11. Motorcycle and bicycle parking details are needed. Provide these required spaces on the plan. Follow DPM requirements for the bike rack details.

Response: Bicycle parking per Figure 7.4.115 of DPM, specs per architectural plan. Motorcycle parking detail per Figure 7.4.116 of DPM

12. Show all parking calculations including those for the handicapped spaces, motorcycle, and bicycle parking.

Response: Note added to clarify that parking calculations are per IDO 5-5

13. Clearly show property liens on the site plan.

Response: Made property lines a thicker line and added the line type to the legend on sheet C03.0 Site Plan



14. Provide clear intersection sight distance triangles at the entrance. Reflect these on the site plan and landscaping plan. Provide standard note on landscaping height requirements within this sight triangle.

Response: Refer to sheet A-100 Site Plan and L-1 for sight distance triangles at entrance.

Middle Rio Grande Conservancy District: (Reviewer:)

1. Please add MRGCD R/W information to match MRGCD records.

Response: MRGCD approval/comments are not needed. Confirm through conversation with DeAnn Philips (MRGCD) and Christopher Medina (Terra Land Survey)

2. Please add MRGCD Approval Note.

Response: MRGCD approval/comments are not needed. Confirm through conversation with DeAnn Philips (MRGCD) and Christopher Medina (Terra Land Survey)

3. Please add MRGCD Signature Line in future Signature Block.

Response: MRGCD approval/comments are not needed. Confirm through conversation with DeAnn Philips (MRGCD) and Christopher Medina (Terra Land Survey)

4. Final Plat Approval Signature required by the MRGCD

Response: MRGCD approval/comments are not needed. Confirm through conversation with DeAnn Philips (MRGCD) and Christopher Medina (Terra Land Survey)

PNM Comments: (Reviewer:)

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

Response: Easements and existing utilities located per ALTA from Terra Land Survey, dated June 4, 2022

2. Any existing and/or new PNM easements and facilities need to be reflected on the resulting Site Plan and any associated Plat.

Response: Existing easements plotted per ALTA from Terra Land Surveys, dated June 4, 2022

3. PNM has existing facilities and/or easements along the Coors Blvd frontage of the site and along the eastern side of the site.

Response: Acknowledge.

4. Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM

Response: Acknowledge.

5. Structures, especially those made of metal like storage buildings and canopies, should not be within or near PNM easements.

Response: There are no proposed structures in PNM easements.



6. Perimeter and interior landscape design design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements including required Street Trees along Indian School Road are possible and should comply with IDO Section 5-6(C)(10).

Response: *Due to overhead power lines, small trees have been used at 20' on center. No trees are placed within easements.*

7. The applicant should contact the PNM New Service Delivery Department to coordinate electric service regarding this project as soon as possible. Please submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

Response: *New service shall be coordinated with PNM*

8. If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

Response: *Acknowledge*

Parks and Recreation Department: (Reviewer:)

1. Per IDO 5-6(C)(5)(e) "Organic mulch is required as ground cover under trees within a 5-foot radius around the tree trunk, but not directly against the trunk. In these areas, weed barrier fabric is prohibited." Please add this note with arrow to the location on the Tree Planting detail. Is there reason Coors Blvd is not planted with shrubs in addition to trees?

Response: *Organic mulch is used throughout the site, per the mulch note on sheet L-1 Planting Plan. No weed fabric is specified for any location; a note to this effect has been added to the mulch note. Due to the proposed sidewalk now shown, we anticipate that existing shrubs will be removed, and new proposed shrubs are shown.*

Rose Miranda, Assoc. AIA
Associate

Heights Venture

Architecture + Design

1111 North Loop West, Suite 800
Houston, Texas 77008

D: 281.854.6152
O: 713.869.1103



PANDA EXPRESS



S8-22-D8582

DRB SUBMITTAL SET
 10126 COORS BLVD. NW.
 ALBUQUERQUE, NM 87114

DRB - PR-2022-006547
SI-2022-00216

OWNER PANDA EXPRESS, INC. 1683 WALNUT GROVE AVE. ROSEMead, CA 91770 T: 626-799-9898 F: 626-372-8288 CONTACT: CLAY WORTHY	ARCHITECT HEIGHTS VENTURE ARCHITECTS LLP 1111 NORTH LOOP W. SUITE 800 HOUSTON, TX 77068 T: 281-854-6119 (ERIC ABELN) T: 281-854-6152 (ROSE MIRANDA) CONTACT: ERIC ABELN	STRUCTURAL JAMES F. TURNER ENGINEERS, LP 8340 MEADOW ROAD, SUITE 160 DALLAS, TX 75231 T: 214-750-2900 CONTACT: RON WHITTINGTON	CIVIL RTM ENGINEERING CONSULTANT 650 E. ALGOUNQUIN RD., SUITE 250 SCHAMBURG, IL 60173 T: 857-756-4180 CONTACT: TIM SHOEMAKER
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TEAM DIRECTORY	
Scale= NTS G-001	

PLANNING/ZONING PLANNING ZONING DEPARTMENT 600 600 SECOND NW (PLAZA DEL SOL BUILDING) ALBUQUERQUE, NM 87102 T: 505-924-3860 CONTACT: RICK DE REYES	BUILDING DEPARTMENT BUILDING DEPARTMENT - COMMERCIAL PLAN 600 SECOND NW (PLAZA DEL SOL BUILDING) ALBUQUERQUE, NM 87102 T: 505-924-3861 CONTACT: DEAN KADELL	PUBLIC WORKS ENGINEERING DEPARTMENT 600 SECOND NW (PLAZA DEL SOL BUILDING) ALBUQUERQUE, NM 87102 EMAIL: MGRUSH@CABQ.GOV T: 505-924-3931 CONTACT: MATTHEW GRUSH	GAS / ELECTRIC 414 SILVER AVE. SW. ALBUQUERQUE, NM 87102 T: 888-245-3659 CONTACT: BUSINESS CUSTOMER
WATER / SEWER ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY ONE CIVIC PLAZA NW, ROOM 5027 ALBUQUERQUE, NM 87102 T: 505-289-3304 CONTACT: CHRIS GUSTAFSON	FIRE DEPARTMENT FIRE DEPARTMENT 11500 SUNSET GARDENS SW ALBUQUERQUE, NM 87121 T: 505-934-1021 CONTACT: LT. TOM RUIZ	HEALTH DEPARTMENT	TELEPHONE COMPANY CENTURY LINK COMMUNICATIONS 6TH STREET AND GOLD AVE. STATION ALBUQUERQUE, NM 87102 T: 505-398-4278 CONTACT: BUSINESS CUSTOMER

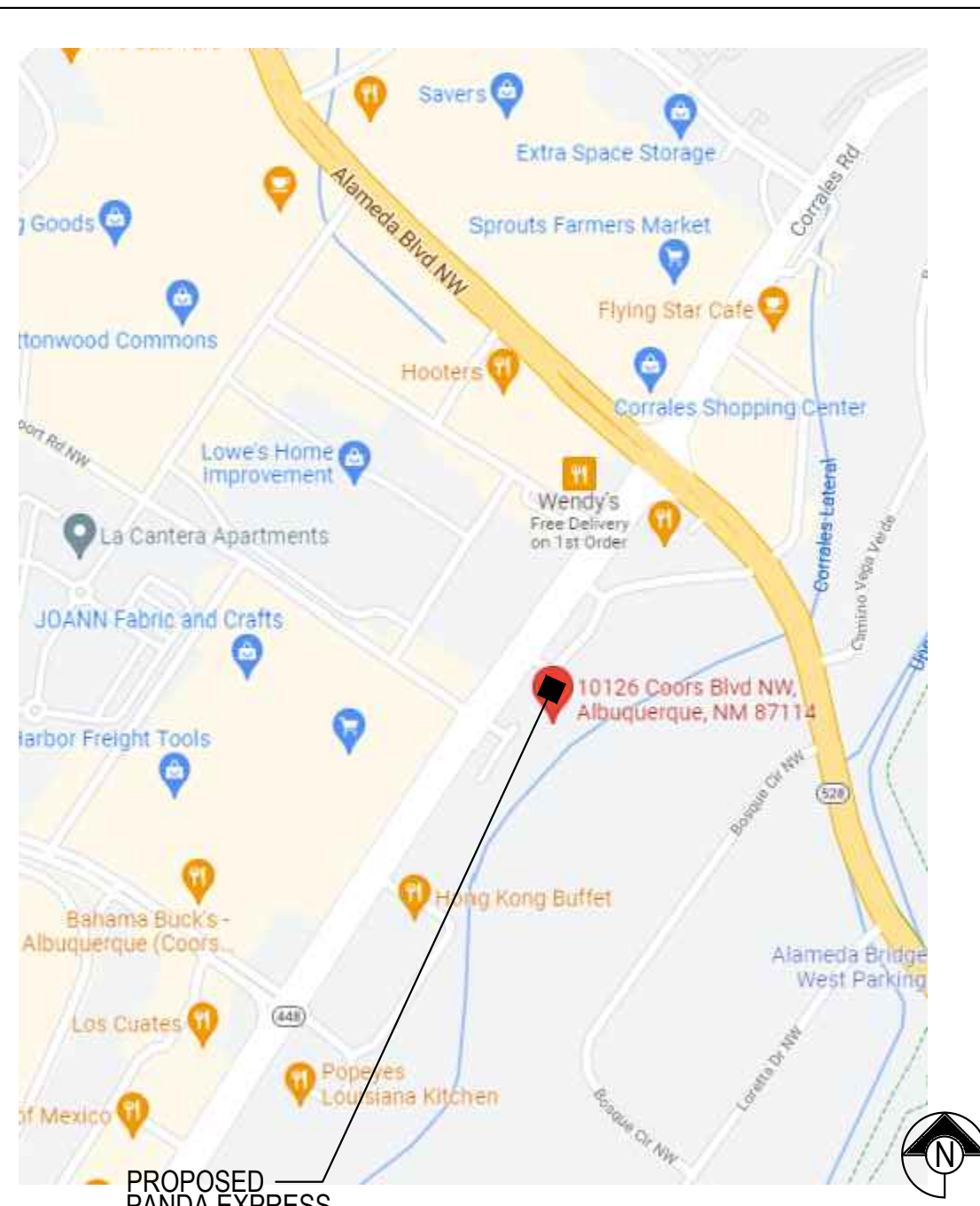
JURISDICTIONAL AUTHORITIES	
Scale= NTS G-001	

- 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.
- IN ADDITION TO THE GENERAL NOTES LISTED HEREIN, A.I.A. DOCUMENT A201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION SHALL APPLY.
- 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.
- ALL WORK SHALL BE PERFORMED IN A FIRST CLASS MANNER AND SHALL BE IN GOOD AND USABLE CONDITION AT THE DATE OF COMPLETION THEREOF.
- UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR INSTALL OR PERMIT TO BE INSTALLED, ANY MATERIALS CONTAINING ASBESTOS.
- 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.
- 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.
- NOT USED ADD TDLR # FOR TEXAS PROJECTS. KEEP, "NOT USED" FOR ALL OTHER LOCATIONS.
- 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.
- ALL WALL & CEILING CONSTRUCTION SHALL BE SUPPORTED BY STRUCTURE & NOT BY ROOF DECK IF APPLICABLE.
- IT IS THE G.C.'S RESPONSIBILITY TO MAKE SURE EACH SUB HAS THE FULL SET OF DRAWINGS FROM WHICH TO BASE THEIR ESTIMATE. IF CONFLICTS ARISE AFTER THE BID THE G.C. ACCEPTS FULL RESPONSIBILITY FOR COST INCREASES IF THE SUB WAS NOT GIVEN THE FULL SET OF DRAWINGS.

GENERAL NOTES	
Scale= NTS G-001	

<p>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 FOT 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</p>	<p>(D1) DOOR TYPE (W1) WINDOW TYPE TA FLOOR FINISH (W4) WALL TYPE (1) STRUCTURAL GRID (E) EXISTING C1 CEILING FINISH (P-C) WALL FINISH (34) KITCHEN EQUIPMENT (101) ROOM NUMBER MARK OF ELEVATION AA1.0 DETAIL 1/A-2.0 INT. ELEVS A/A-2.0 SECTION NEW DOOR (T) TEMPERED GLAZING A/A-2.0 EXT. ELEVS</p>
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ABBREVIATIONS	SYMBOLS
Scale= NTS G-001	Scale= NTS G-001



VICINITY MAP	
Scale= NTS G-001	



KEY PLAN	
Scale= NTS G-001	

GENERAL	DRB SUBMITTAL	DRB 1st RESUBMITTAL
G-001		
G-002		
G-003		
G-004		
G-005		
G-006		
CIVIL		
C01.0		
C01.1		
C02.0		
C02.1		
C03.0		
C03.1		
C03.2		
C03.3		
C03.4		
C04.0		
C04.1		
C04.2		
C05.0		
C05.1		
C06.0		
EH.01		
EH.02		
F1		
LANDSCAPE		
L01.0		
L01.1		
ARCHITECTURAL		
A-100		
A-101		
A-102		
A-103		
A-104		
A-105		
A-106		
A-107		
A-108		
A-109		
A-200		
A-201		
A-202		
A-301		
A-302		
A-303		
A-304		
A-305		
A-400		
A-400.1		
A-400.2		
A-401		
A-402		
A-403		
A-404		
A-405		
A-406		
A-407		
A-500		
A-501		
A-502		
A-503		
A-600		
STRUCTURAL		
S-000		
S-100		
S-101		
S-200		
S-201		
S-300		
S-301		
PLUMBING		
P-100		
P-101		
P-400		
P-500		
MECHANICAL		
M-000		
M-100		
M-400		
M-401		
M-402		
M-403		
M-404		
M-500		
M-501		
ELECTRICAL		
E-000		
E-001		
E-100		
E-101		
E-101.1		
E-102		
E-104		
E-105		
E-106		
E-200		
E-400		
E-401		
E-601		

SHEET INDEX	
Scale= NTS G-001	



PANDA EXPRESS, INC.
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REVISIONS:	
△ DRB RESUBMITTAL	04-06-22

ISSUE DATE:	
DRB SUBMITTAL	12-28-21

DRAWN BY: RMKS

PANDA PROJECT #: S8-22-D8582
 PANDA STORE #: D8582
 ARCH PROJECT #: 21084



Heights Venture
 ARCHITECTURE + DESIGN

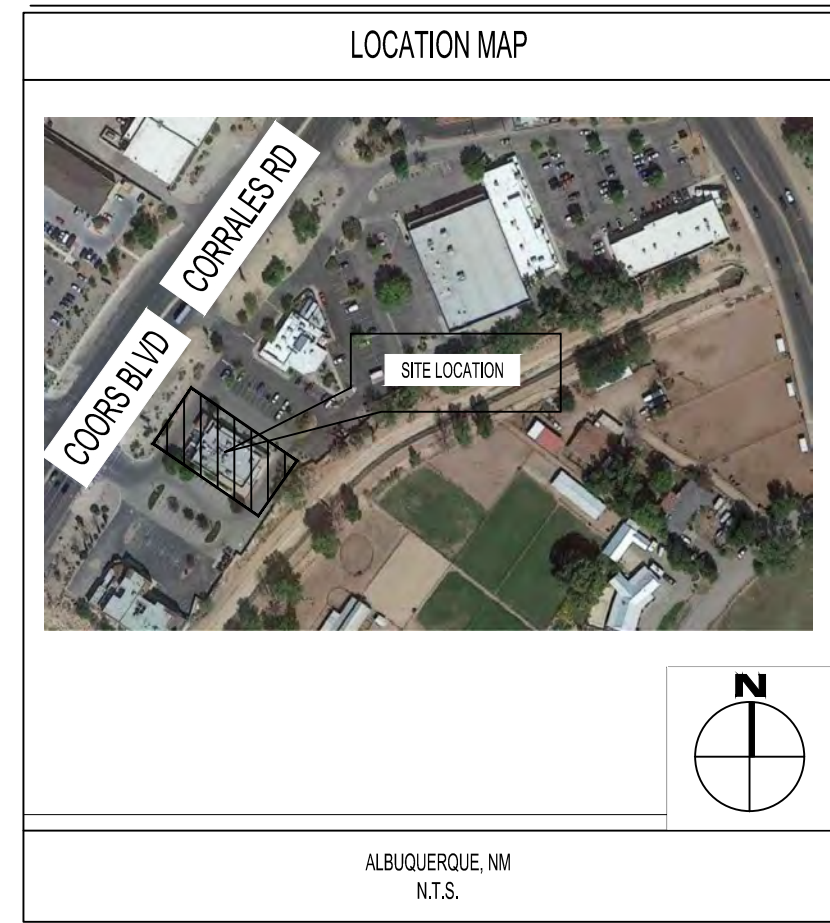
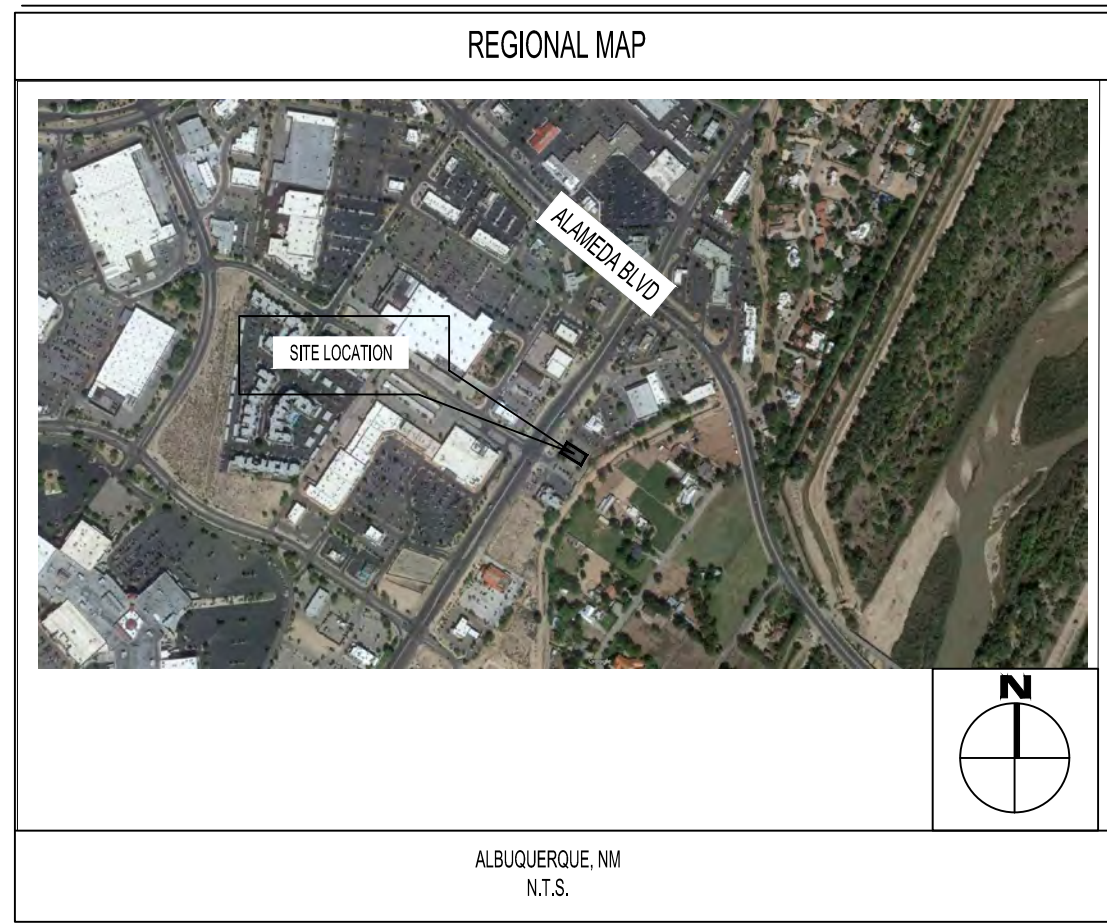
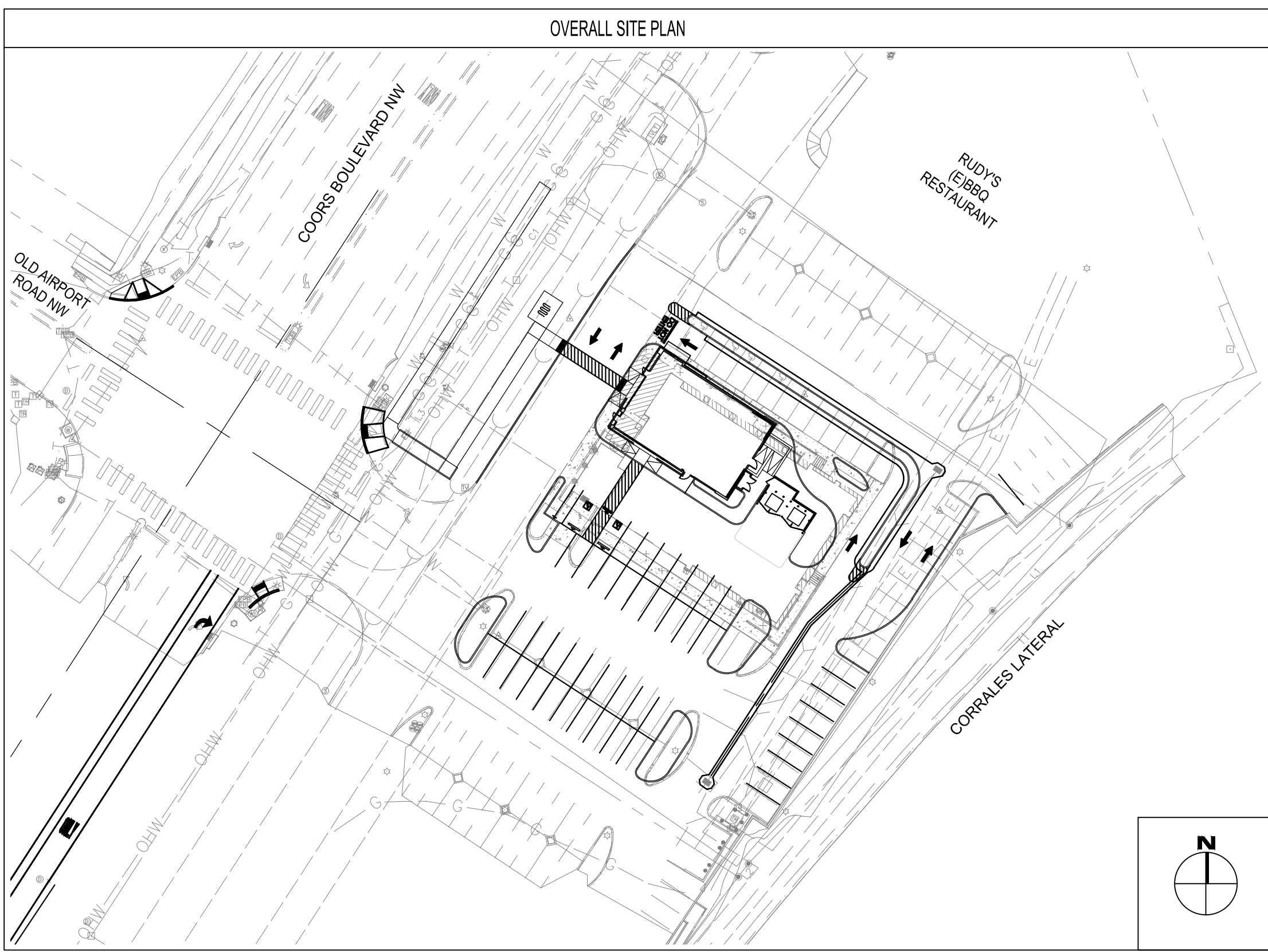
HOUSTON 1111 North Loop West, Suite 800
 Houston, Texas 77068
 713.869.1103 V

DALLAS 5741 Legacy Drive, Suite 320
 Plano, Texas 75024
 972.490.7292 V

PANDA EXPRESS
 TRUE WARM & WELCOME
 10126 COORS BLVD. NW
 ALBUQUERQUE, NM 87114

G-001
 TITLE SHEET

DRB - PR-2022-006547 SI-2022-00216



LEGAL DESCRIPTION
 LEGAL DESCRIPTION FOR LOT 2A-1, NORTHEAST PORTION OF BLACK RANCH (AS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY) LOT 2A-1 OF THE NORTHEAST PORTION OF BLACK RANCH, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 5, 1995, IN VOLUME 95C, FOLIO 164 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNINGS AT A 1/2" REBAR FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2A-1, A POINT ON THE EASTERN RIGHT OF WAY LINE OF COORS BOULEVARD N.W., THENCE SOUTH 57 DEG. 19'43" E. A MEASURED DISTANCE OF 270.47 FEET (SOUTH 57 DEG. 19'00" EAST 270.70 FEET OF RECORD) TO A 1/2" REBAR FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2A-1, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF THE CORRALES ROQUEJA CANAL, THENCE SOUTH 41 DEG. 42'17" WEST ALONG SAID RIGHT OF WAY, A MEASURED DISTANCE OF 52.33 FEET (SOUTH 41 DEG. 41'08" WEST A DISTANCE OF 52.20 FEET OF RECORD) TO A FOUND 1/2" REBAR, THENCE SOUTH 43 DEG. 48'02" WEST, CONTINUING ALONG SAID RIGHT OF WAY, A MEASURED DISTANCE OF 159.71 FEET (SOUTH 41 DEG. 41'08" WEST A DISTANCE OF 159.84 FEET OF RECORD) TO A FOUND 1/2" REBAR, THENCE SOUTH 37 DEG. 22'13" WEST, CONTINUING ALONG SAID RIGHT OF WAY, A MEASURED DISTANCE OF 7.62 FEET (SOUTH 37 DEG. 07'39" WEST A DISTANCE OF 7.59 FEET OF RECORD) TO A 1/2" REBAR FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 2A-1, THENCE NORTH 57 DEG. 18'49" WEST, A MEASURED DISTANCE OF 231.82 FEET (NORTH 57 DEG. 18'00" WEST A DISTANCE OF 231.68 FEET OF RECORD) TO A 5/8" REBAR WITH CAP SET FOR THE SOUTHWEST CORNER OF SAID LOT 2A-1, SAID POINT LIES ON THE EASTERLY RIGHT OF WAY LINE OF COORS BOULEVARD N.W. AND SAID POINT BEARS NORTH 32 DEG. 42'00" EAST A DISTANCE OF 182.23 FEET FROM A 1/2" REBAR FOUND FOR THE SOUTHWEST CORNER OF LOT 1A OF THE SAID NORTHEAST PORTION OF BLACK RANCH, THENCE NORTH 32 DEG. 42'00" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 172.77 FEET TO A FOUND 1/2" REBAR FOR A POINT OF CURVATURE, THENCE A DISTANCE OF 43.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1381.84 FEET, A CENTRAL ANGLE OF 1 DEG. 52'45" AND A CHORD BEARING OF NORTH 33 DEG. 53'17" EAST A DISTANCE OF 43.16 FEET (A DISTANCE OF 43.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1281.84 FEET, A CENTRAL ANGLE OF 1 DEG. 53'33" AND A CHORD BEARING OF NORTH 33 DEG. 40'12" EAST A DISTANCE OF 43.21 FEET OF RECORD) TO THE POINT OF BEGINNING.

TOGETHER WITH
 EASEMENTS FOR INGRESS/EGRESS AS SET FORTH IN THE CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED IN BOOK MISC. 170A, PAGE 676 AS DOCUMENT NUMBER 89-91276, RECORDS OF BERNALILLO COUNTY, NEW MEX.

BASIS OF ELEVATIONS
 NAVD 88

BASIS OF BEARING
 THE BASIS OF BEARINGS FOR THE PREMISES SURVEYED ARE NAD 83 NEW MEXICO CENTRAL ZONE GRID BEARINGS BEING BASED ON A LINE BETWEEN THE AGRS CONTROL STATIONS LISTED ABOVE BEARING = N04°50'06".

BENCHMARKS
 SITE BENCH MARK 1:
 NEW MEXICO STATE HIGHWAY CONTROL STATION "NM448-012" DATA FOUND STANDARD BRASS DISC
 NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES
 NORTHING: 1,528,973.229 US SURVEY FEET EASTING: 1,521,354.471 US SURVEY FEET ELEV. = 5,026.132 US SURVEY FEET (NAVD 1988)
 SITE BENCH MARK 2:
 AGRS STATION "8-B14 2003" DATA FOUND STANDARD 3/8" INCH ALUMINUM DISC
 NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES
 NORTHING: 1,528,902.961 US SURVEY FEET EASTING: 1,521,096.792 US SURVEY FEET ELEV. = 5,025.358 US SURVEY FEET (NAVD 1988)

FLOODPLAIN STATEMENT
 AREA LIES WITHIN FLOOD ZONE X (OTHER AREAS). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN ACCORDING TO THE FLOOD INSURANCE RATE MAP PER FIRM MARP PANEL 109 OR 825, MAP NO. 30001C0109H, MAP REVISED DATE 08/16/2021, BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS.

GENERAL NOTES
 1. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK BY ALL FEDERAL, STATE, LOCAL, ETC. AGENCIES OR JURISDICTIONS HAVING APPROVAL AUTHORITY OVER WORK. THIS WORK INCLUDES BUT IS NOT LIMITED TO RECORD DRAWINGS, CERTIFICATIONS, INSPECTIONS AND/OR REPORTS.
 2. SURVEYOR TO OBTAIN CAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR SHALL VERIFY ALL BENCHMARK BASIS OF BEARINGS AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY SHALL BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.
 3. CONTRACTOR SHALL COORDINATE WORK WITH UTILITY COMPANIES AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.
 4. PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS ARE BASED UPON THE PROPOSED IMPROVEMENTS BY OTHERS. PRIOR TO STAKING SURVEYOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL IMPROVEMENTS BY OTHERS AT THE LOCATIONS. VERIFICATION SHALL BE BY LOCATING THE IMPROVEMENTS IN THE FIELD AND/OR CONFIRMING THE HORIZONTAL AND VERTICAL CONTROL OF THE LATEST PLANS BY OTHERS MATCHES THE PROPOSED IMPROVEMENTS.
 5. SURVEY PREPARED BY TERRACON SURVEYS, LLC, DATED JUNE 2021.
 6. ALL WORK WITHIN COORS BLVD (SR448) RIGHT-OF-WAY SHALL BE COORDINATED WITH MDOT AND REQUIRES A SEPARATE STATE PERMIT.

NOTES
 1. SITE ACCESS CONTROL INCLUDING SAFETY FENCES AND TRAFFIC CONTROL, ALL CONSTRUCTION MEANS AND METHODS, AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 2. THE CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF THEIR FACILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. ALL UTILITIES SHOWN IN THE PLANS ARE FROM RECORDS OR FIELD OBSERVABLE IN FORMATION LOCATED BY SURVEYOR. ANY UTILITY LOCATIONS SHOWN SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
 3. PLANS BASED UPON GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED AUGUST 18, 2021.

PANDA EXPRESS STANDARD NOTES
 1. THE GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON CONSULTANTS, INC. DATED AUGUST 18, 2021 AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REPORT'S RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORT'S RECOMMENDATIONS MAY REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK NOT SHOWN ON THE CIVIL PLANS INCLUDING BUT NOT LIMITED TO EXCAVATION, REMEDIATION, DEWATERING, COMPACTION ETC.
 2. CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
 3. CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
 4. CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFFSITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.

CAUTION NOTICE
 1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND / OR FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO INCURRING ANY CONSTRUCTION RELATED COSTS.
 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
 3. ADDITIONAL OR FEWER UTILITIES MAY EXIST THAN SHOWN.



STORE D8582
 10126 COORS BOULEVARD
 ALBUQUERQUE, NM 87114

PREPARED BY:

 650 E. ALGONQUIN ROAD SUITE 250
 SCHAUMBURG, IL 60173
 T.847.756.4180 | www.rtmassociates.com

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

SHEET INDEX		DRB SUBMITTAL	DRB RESUBMITTAL (441302)
NO.	TITLE		
C01.0	CIVIL COVER SHEET		
C01.1	GENERAL NOTES		
C01.2	SPECIFICATIONS		
	ALTA / NSPS LAND TITLE SURVEY		
C02.0	DEMOLITION PLAN / EXISTING CONDITIONS		
C03.0	SITE PLAN	●	●
C03.1	STAKING PLAN	●	●
C03.2	HARDSCAPE DETAILS I	●	●
C03.3	HARDSCAPE DETAILS II	●	●
C03.4	HARDSCAPE DETAILS III	●	●
C04.0	UTILITY PLAN	●	●
C04.1	BLDG UTILITY DETAIL PLAN		
C04.2	UTILITY DETAILS I		
C04.3	UTILITY DETAILS II		
C05.0	GRADING PLAN	●	●
C05.1	BUILDING AREA GRADING DETAIL		
C06.0	EROSION & SEDIMENT CONTROL NOTES		
C06.1	EROSION & SEDIMENT CONTROL PLAN		
C06.2	EROSION & SEDIMENT CONTROL DETAILS		
C07.0	COORS BLVD - STREET IMPROVEMENT PLAN		
C07.1	COORS BLVD - CROSS SECTIONS		
C07.2	COORS BLVD - STRIPING PLAN		
C07.3	COORS BLVD - ADA RAMPS		
EH.01	EXISTING PERVIOUS AND IMPERVIOUS AREAS	●	
EH.02	PROPOSED PERVIOUS AND IMPERVIOUS AREAS	●	

PROJECT CONTACTS			
CURRENT OWNER TERRA MALASHOCK TRUSTEE B OF MALASHOCK 1981 AND COVINE KRALL TRUSTEE OF THE SMITH 1982 C/O JOHN MALASHOCK 3663 JACKCAG ST. SAN DIEGO, CALIFORNIA 92103 PHONE: (619) 592-2950	DEVELOPER PANDA EXPRESS, INC. 1683 WALNUT GROVE AVE. ROSEMEAD, CALIFORNIA 91770 PHONE: (626) 799-9898 FAX: (626) 372-8288	CIVIL ENGINEER RTM ENGINEERING ASSOCIATES 650 E. ALGONQUIN ROAD, SUITE 250 SCHAMBURG, IL 60173 PHONE: (847) 756-4180 ATTN: TIM SHOEMAKER, PE	ARCHITECT HEIGHTS VENTURE ARCHITECTURE DESIGN 111 NORTH LOOP WEST, SUITE 600 HOUSTON, TEXAS 77008 PHONE: 713.869.1103 ATTN: ERIC J. ABELEN, AIA, NCARB
MEP NICK POLCARI JAMES TURNER ENGINEERS 8340 MEADOW ROAD, SUITE 100 DALLAS, TX 75251 PHONE: (214) 759-2900	SITE LIGHTING RYAN ZINSELMAYER VILLA LIGHTING PHONE: (314) 531-2650 RYAN.ZINSELMAYER@VILLALIGHTING.COM	MUNICIPAL SANITARY SEWER AGENCY CHRIS GUSTAFSON ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY ONE CIVIC PLAZA N.W., ROOM 5027 ALBUQUERQUE, NM 87102 PHONE: (505) 842-8287 CGUSTAFSON@ABCWUA.ORG	LAND SURVEYOR TERRA LANG SURVEYS, LLC P.O. BOX 2502 CORRALES, NM 87048 PHONE: (505) 752-6513
GAS NEW MEXICO GAS COMPANY P.O. BOX 97500 ALBUQUERQUE, NM 87199 PHONE: (505) 667-4444	TELEDATA CENTURY LINK COMMUNICATIONS 6TH STREET AND GOLD AVENUE STATION ALBUQUERQUE, NM 87102 PHONE: (505) 358-4278	LANDSCAPE ARCHITECT BRENON WILLIAMS 600 SECOND NW (PLAZA DEL SO BUILDING) ALBUQUERQUE, NM 87102 PHONE: (505) 924-3880 PLANNINGDEPARTMENT@CARGOV	ELECTRIC PJM 414 SILVER AVE. SW. ALBUQUERQUE, NM 87102 PHONE: (888) 245-8659
MUNICIPAL PLANNING & ZONING BRENON WILLIAMS 600 SECOND NW (PLAZA DEL SO BUILDING) ALBUQUERQUE, NM 87102 PHONE: (505) 924-3880 PLANNINGDEPARTMENT@CARGOV	MUNICIPAL BUILDING DEAN KADELL 600 SECOND NW (PLAZA DEL SO BUILDING) ALBUQUERQUE, NM 87102 PHONE: (505) 924-3881 DKADELL@CARGOV	MUNICIPAL ENGINEERING MATTHEW GRUSH 600 SECOND NW (PLAZA DEL SO BUILDING) ALBUQUERQUE, NM 87102 MGRUSH@CARGOV	MUNICIPAL DRAINAGE DEAN KADELL 600 SECOND NW (PLAZA DEL SO BUILDING) ALBUQUERQUE, NM 87102 PHONE: (505) 924-3881 DKADELL@CARGOV
SEWERAGE CINDY - COAST SIGN INC. PHONE: (714) 999-1978 PANDAPRESS@COASTSIGN.COM	FIRE LT. TOM RUIZ 1500 SUNSET GARDENS SW ALBUQUERQUE, NM 87121 PHONE: (505) 934-1021 TRUIZ@CARGOV		

PROJECT NUMBER: PR-2022-006547

Application Number: PR-2022-00216

This plan is consistent with the specific Site Development Plan approved by the Development Review Board Application (DRB), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.
DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



EXPIRES 12-31-2023



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REVISIONS:
 △ DRB RESUBMITTAL 04-06-22

ISSUE DATE:
 DRB SUBMITTAL 12-28-21

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D8582
 PANDA STORE #: D8582
 ARCH PROJECT #: D8582

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 Suite 250
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 Telephone: (847) 756-4180
 www.rtmec.com
 OH Certificate of Authority: 05046

Heights Venture
 ARCHITECTURE • DESIGN

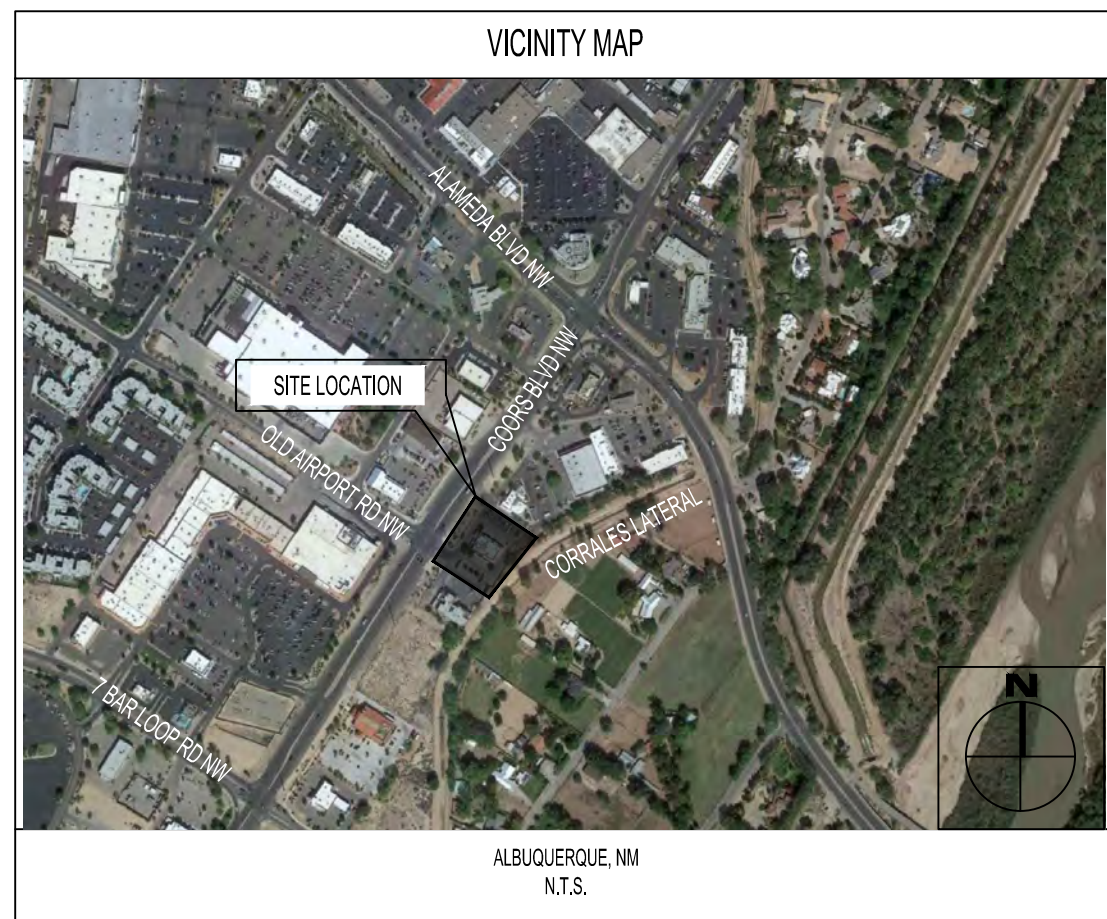
HOUSTON 1111 North Loop West, Suite 800 77103
 DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024
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PANDA EXPRESS
 10126 COORS BOULEVARD
 ALBUQUERQUE, NM 87114

COVER SHEET
 C01.0

10126 COORS BOULEVARD

DRB - PR-2022-006547 SI-2022-00216



LEGEND:

- PROPOSED HEAVY DUTY CONCRETE: 5.5" PCC (REFERENCE GEOTECHNICAL REPORT FOR SECTION)
- PROPOSED FULL DEPTH ASPHALT: 3.5" AC OVER 6" AB (REFERENCE GEOTECHNICAL REPORT FOR SECTION)
- PROPOSED FULL DEPTH ASPHALT: 4.5" AC OVER 6" AB (REFERENCE GEOTECHNICAL REPORT FOR SECTION)
- PROPOSED 2" OVERLAY
- PROPOSED SIDEWALK (REFERENCE GEOTECHNICAL REPORT FOR SECTION)
- PROPOSED LANDSCAPE
- PROPERTY LINE
- CURB AND GUTTER
- CURB AND GUTTER DEPRESSED
- EXISTING CURB & GUTTER
- TRAFFIC FLOW DIRECTION/ STRIPING WHERE NOTED



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REVISIONS:

DRB RESUBMITTAL	04-06-22
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ISSUE DATE:

DRB SUBMITTAL	12-28-21
---------------	----------

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D8582
PANDA STORE #: D8582
ARCH PROJECT #: D8582

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ARCHITECTURE DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713 869 1103 V
DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 450 7292 V

PANDA EXPRESS

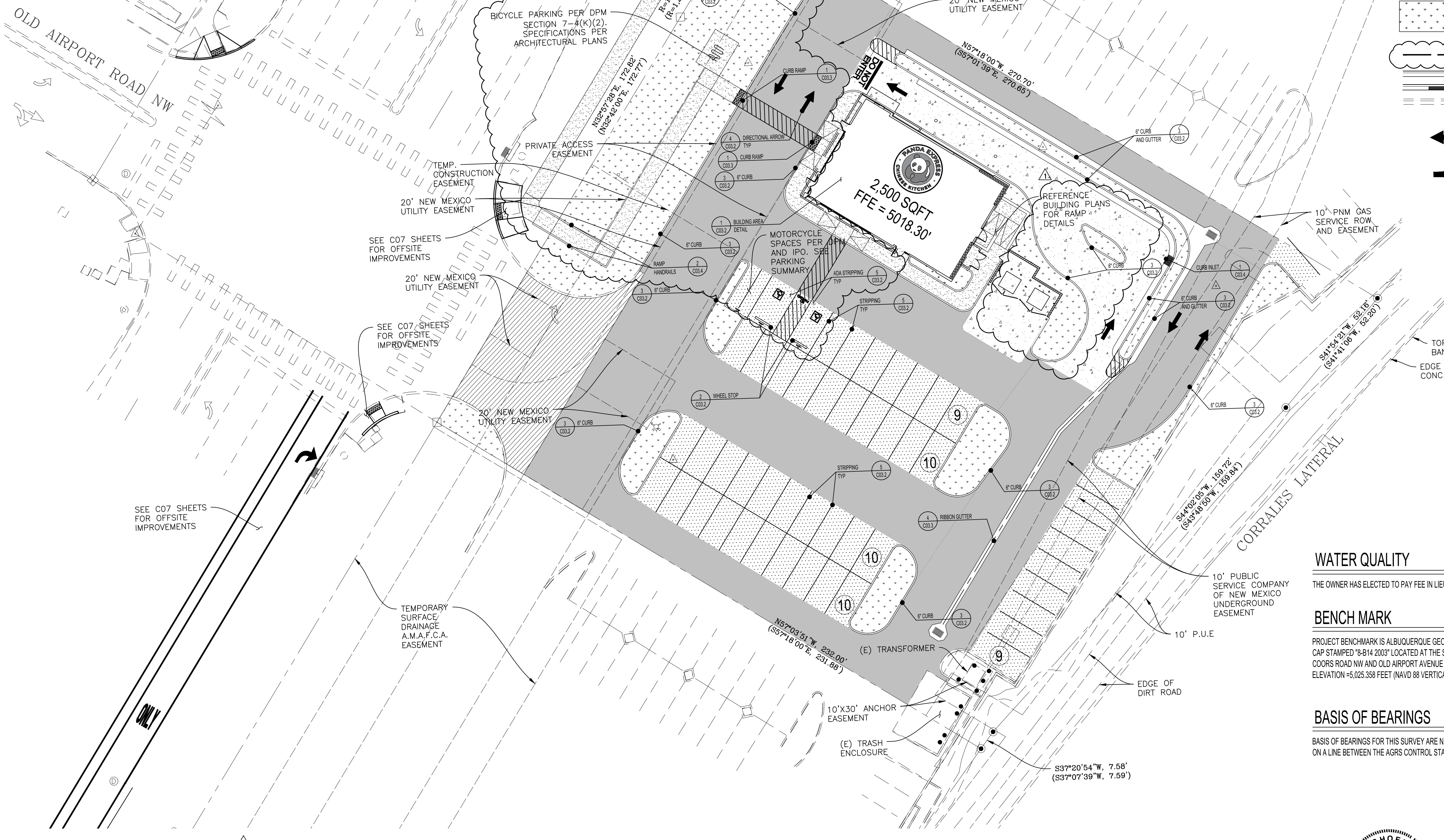
10126 COORS BOULEVARD
ALBUQUERQUE, NM 87114

SITE PLAN

C03.0

10126 COORS BOULEVARD

RUDY'S (E)BBQ RESTAURANT



PARKING SUMMARY:

QUANTITIES PER IDO 5-5, SIZING PER DPM PART 7-4

	PROP
REGULAR STALLS (9'x18')	46
HANDICAP STALLS (9'x18')	2
TOTAL	48
MOTORCYCLE STALLS (4.5'x18')	2
BICYCLE SPACES	6

WATER QUALITY

THE OWNER HAS ELECTED TO PAY FEE IN LIEU OF TREATING REQUIRED STORMWATER QUALITY VOLUME

BENCH MARK

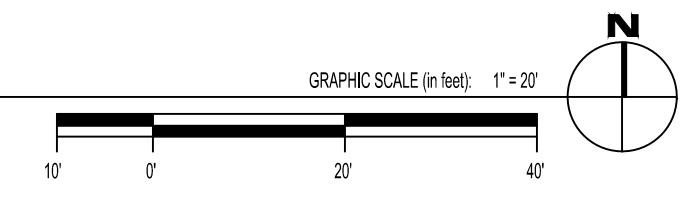
PROJECT BENCHMARK IS ALBUQUERQUE GEODETIC REFERENCE STATION 8-814 BEING A FOUND ALUMINUM CAP STAMPED "8-814 2003" LOCATED AT THE SOUTHWEST QUADRANT OF THE STREET INTERSECTION OF COORS ROAD NW AND OLD AIRPORT AVENUE NW. ELEVATION = 5,026.358 FEET (NAVD 88 VERTICAL DATUM).

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS SURVEY ARE NAD 83 NEW MEXICO CENTRAL ZONE GRID BEARINGS BEING BASED ON A LINE BETWEEN THE AGRS CONTROL STATIONS LISTED ABOVE BEARING = N.34°50'06"E.

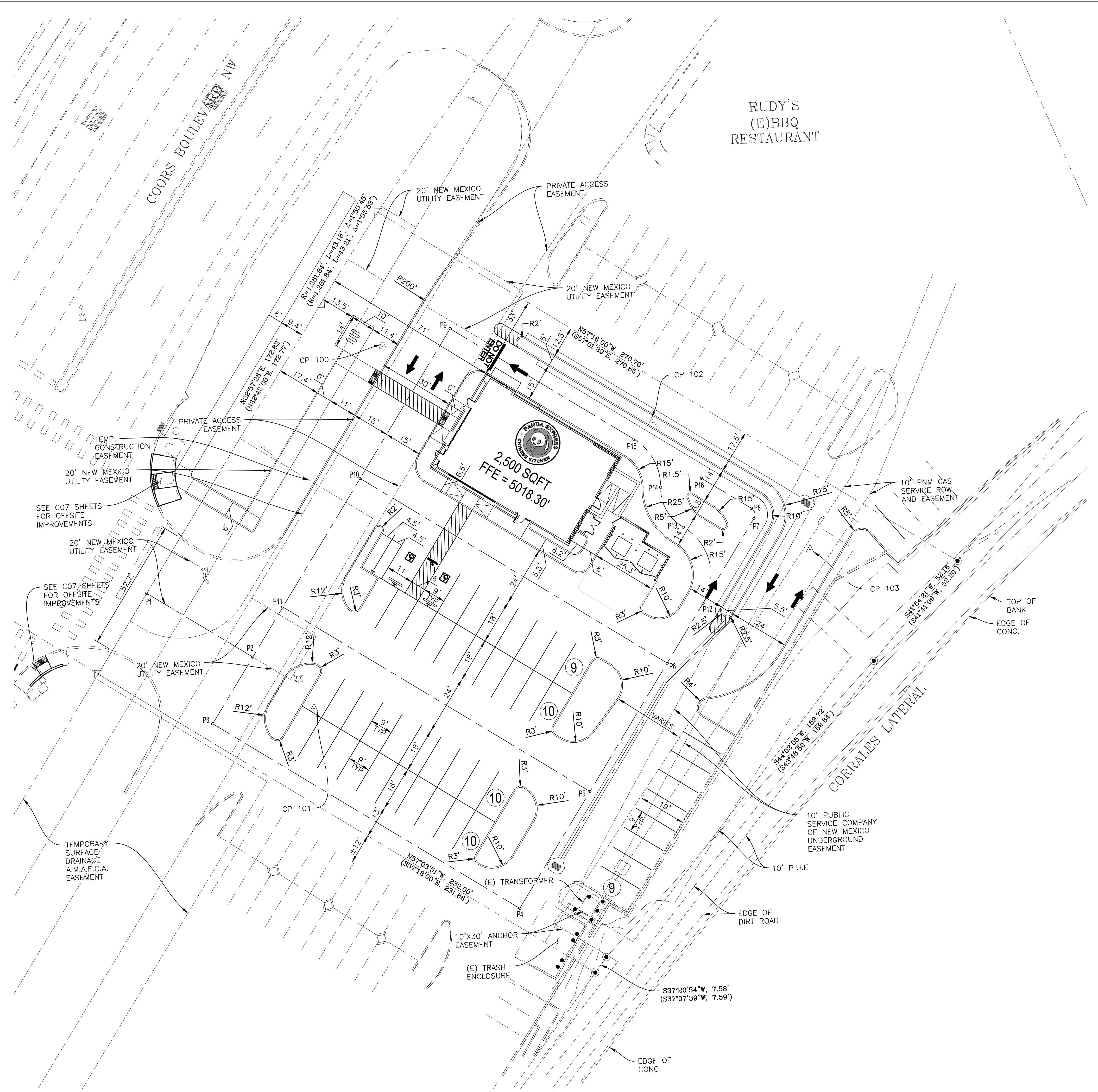
NOTES:
1. SEE ARCHITECTURAL SHEET A-100 FOR SIGHT TRIANGLES

SITE PLAN



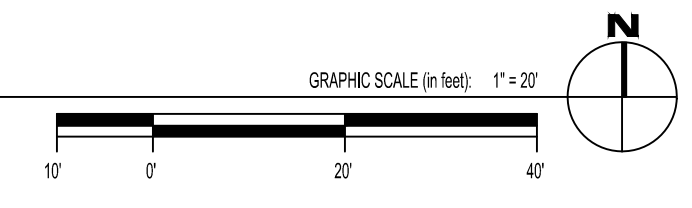
EXPIRES 12-31-2023

DRB - PR-2022-006547 SI-2022-00216



RUDY'S
(E)BBQ
RESTAURANT

STAKING PLAN



STAKING NOTES

1. ALL DIMENSIONS ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. SEE SHEET C01.1 FOR GENERAL PROVISIONS.
3. SITE IS PARALLEL AND PERPENDICULAR TO WESTERN PROPERTY LINE.

CENTERLINE STAKING TABLE

POINT DESC.	NORTH (Y)	EAST (X)
P-1	1528561.91	1521225.15
P-2	1528534.98	1521266.69
P-3	1528508.82	1521249.73
P-4	1528430.84	1521370.01
P-5	1528476.57	1521399.65
P-6	1528526.92	1521432.30
P-7	1528583.48	1521468.97
P-8	1528587.63	1521468.09
P-9	1528663.56	1521350.06
P-10	1528604.90	1521312.02
P-11	1528554.55	1521279.38
P-12	1528550.34	1521447.49
P-13	1528581.03	1521440.59
P-14	1528597.27	1521432.08
P-15	1528616.87	1521422.07
P-16	1528600.31	1521448.53

CP TABLE

POINT DESC.	NORTH	EAST	ELEVATION
CP 100	1528657.663	1521322.841	5,019.18'
CP 101	1528513.564	1521290.443	5017.86'
CP 102	1528623.271	1521429.445	5,015.53'
CP 103	1528570.343	1521490.965	5,013.60'
CP 104	1528513.564	1521290.443	5,017.86'

BENCHMARK NOTES

1. REFERENCE ALTANSPS LAND TITLE SURVEY BY TERRA LAND SURVEYS, LLC DATED 11/02/2021
2. BENCHMARK DESCRIPTION
PROJECT BENCHMARK IS ALBUQUERQUE GEODETIC REFERENCE STATION 8-B14 BEING A FOUND ALUMINUM CAP STAMPED "8-B14 2003" LOCATED AT THE SOUTHWEST QUADRANT OF THE STREET INTERSECTION OF COORS ROAD NW AND OLD AIRPORT AVENUE NW. ELEVATION = 5,025.388 FEET (NAVD 88 VERTICAL DATUM).
3. BENCHMARKS WILL BE DISTURBED BY CONSTRUCTION TO BE REPLACED PER CITY REQUIREMENTS.



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91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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DRAWN BY: rtm

PANDA PROJECT #: S8-22-D8582
PANDA STORE #: D8582
ARCH PROJECT #: D8582



Heights Venture
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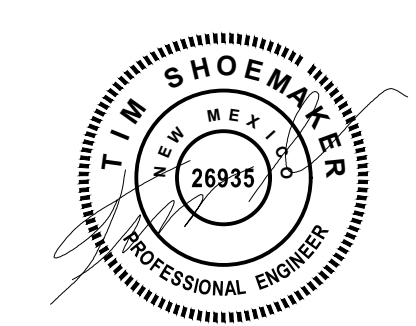
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STAKING PLAN

C03.1



EXPIRES 12-31-2023

DRB - PR-2022-006547 SI-2022-00216



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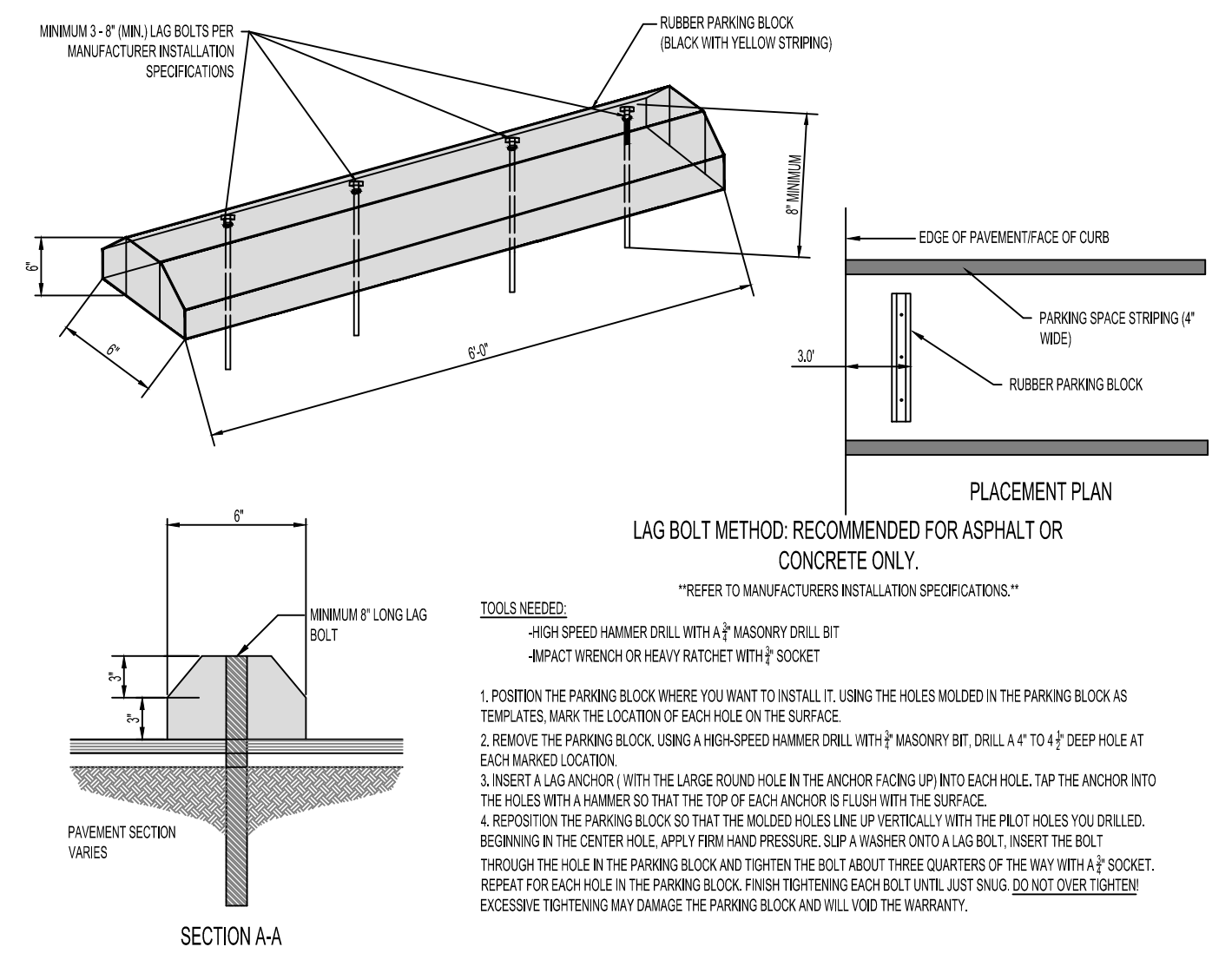
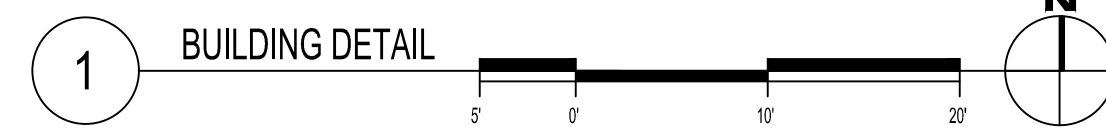
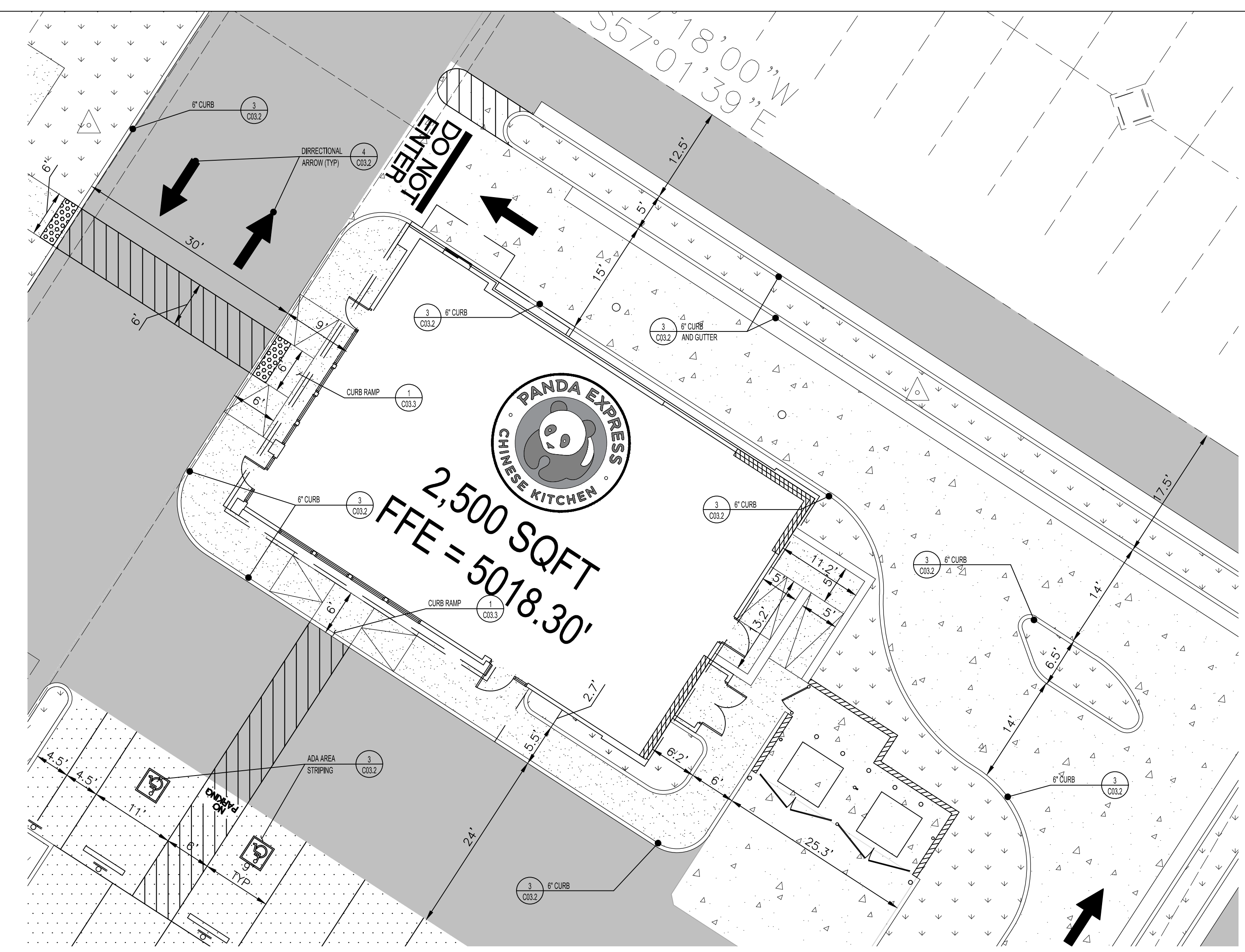
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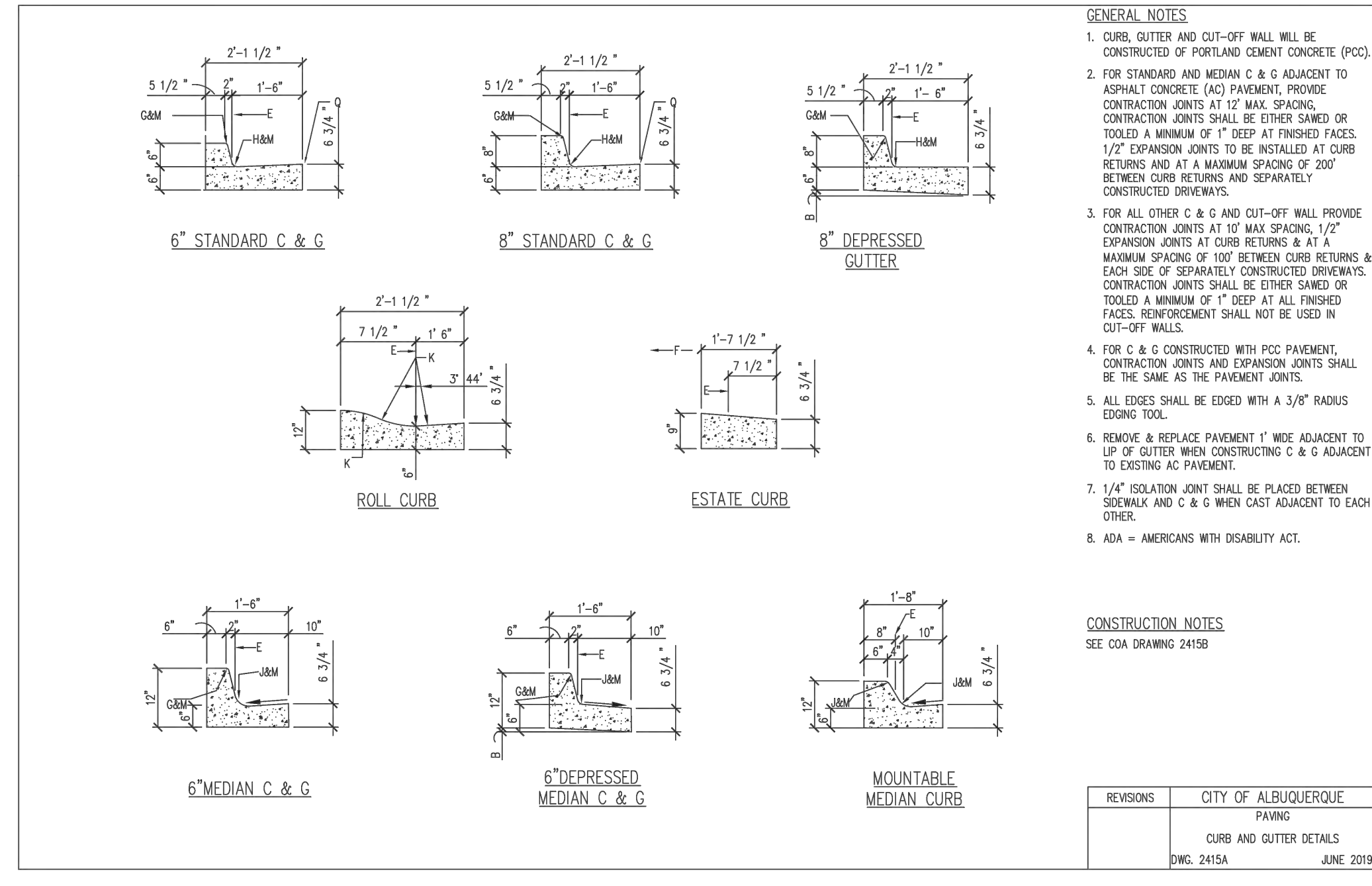
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HARDSCAPE
DETAILS I

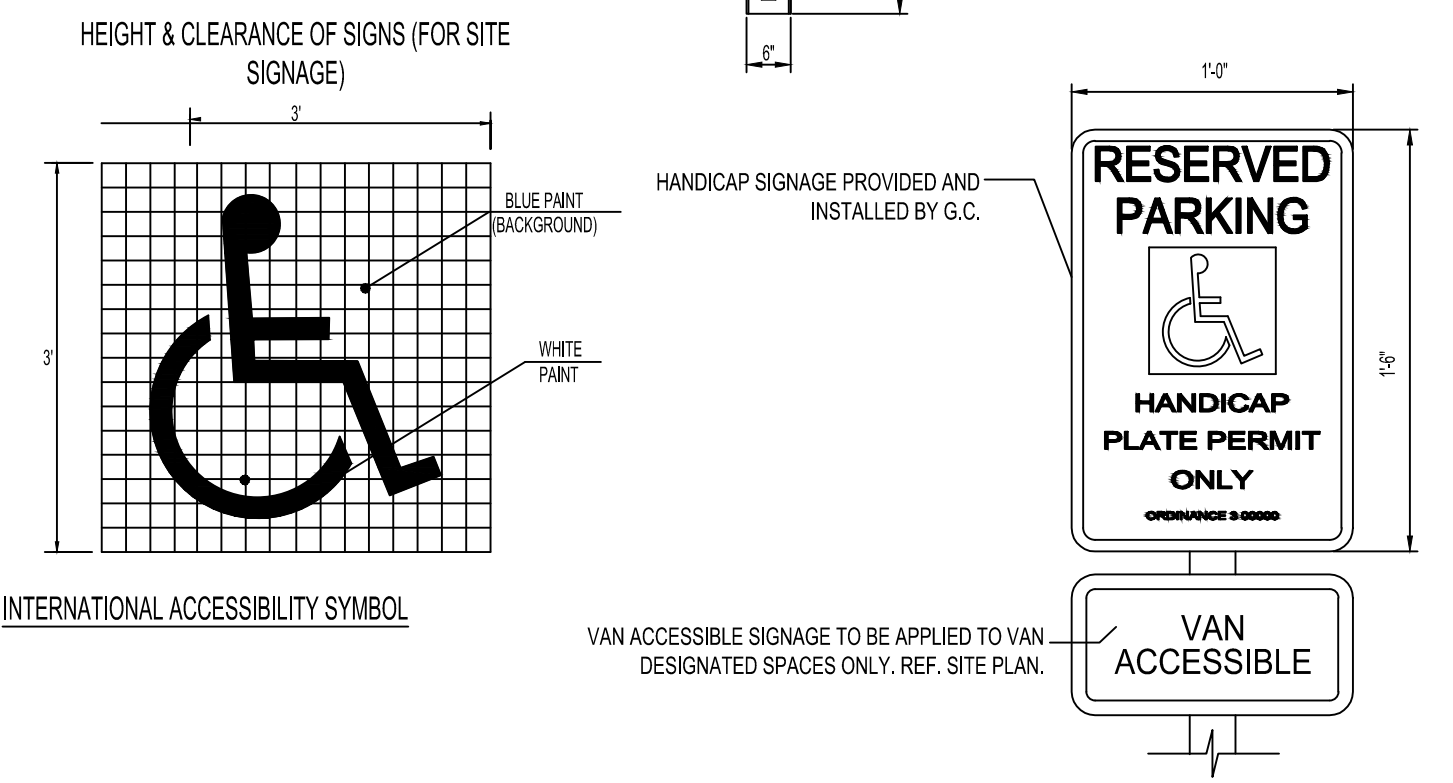
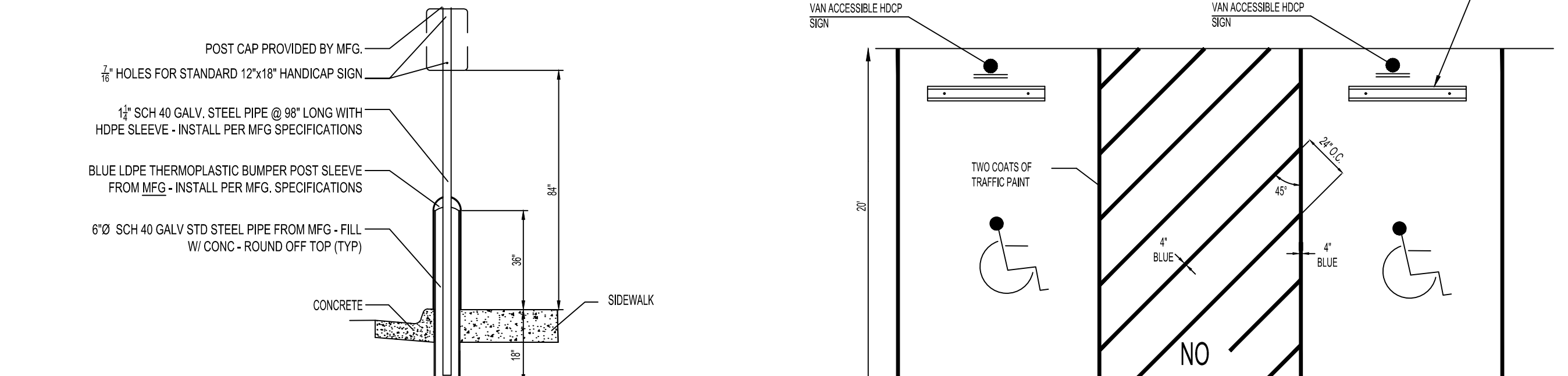
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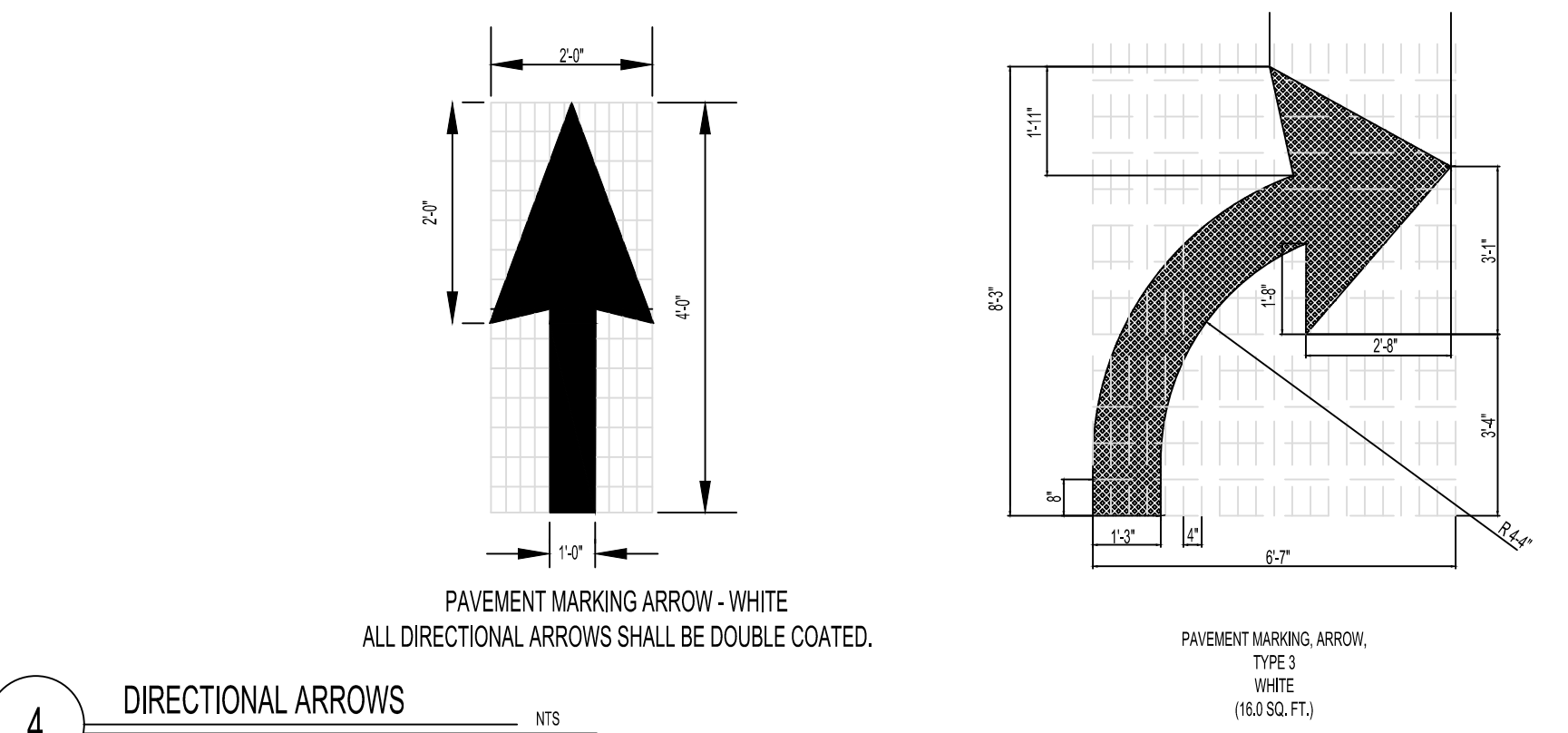
2 RUBBER WHEELSTOP NTS



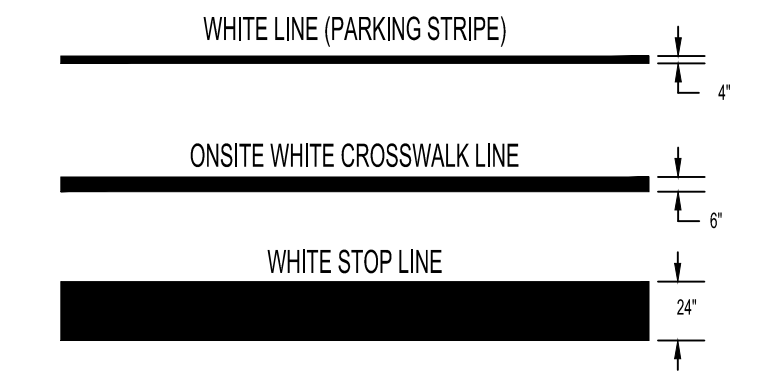
3 CURB AND GUTTER DETAILS NTS



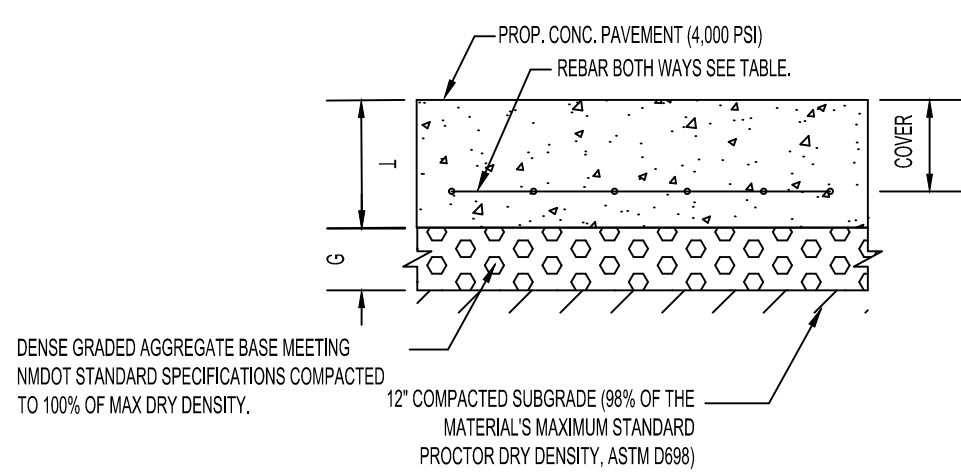
5 ACCESSIBLE AREA AND STRIPING NTS



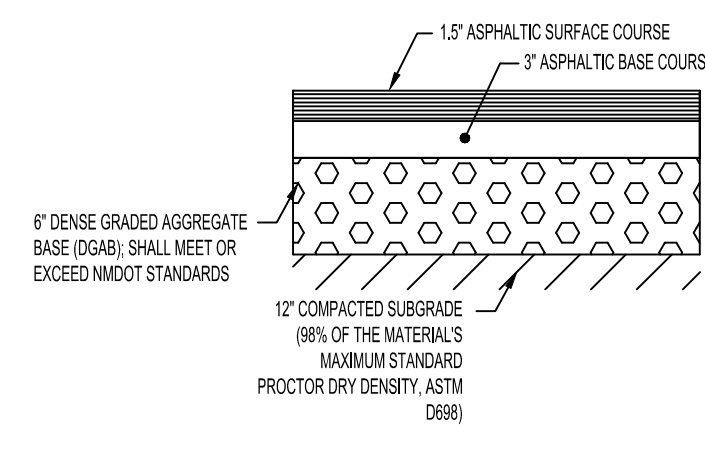
4 DIRECTIONAL ARROWS NTS



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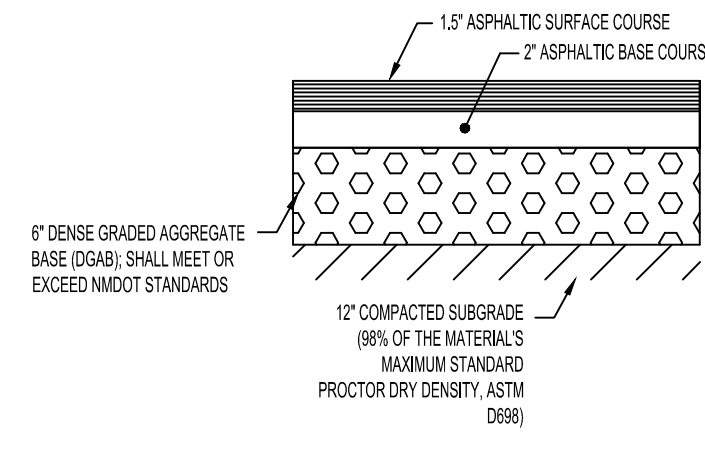


THICKNESS / REINFORCEMENT TABLE					
CONCRETE SECTION DESIGNATION	SLAB THICKNESS (IN.)	COVER (IN.) (2\"/>			
			60,000 PSI STEEL REINFORCING STEEL BAR SIZE & SPACING		
SIDEWALK	5"	2"	4"	15'	#3 @ 24" C.C.
DRIVE THRU	5.5"	2"	4"	15'	#3 @ 24" C.C.
DUMPSTER	5.5"	2"	4"	15'	#3 @ 24" C.C.



HEAVY-DUTY ASPHALT

A

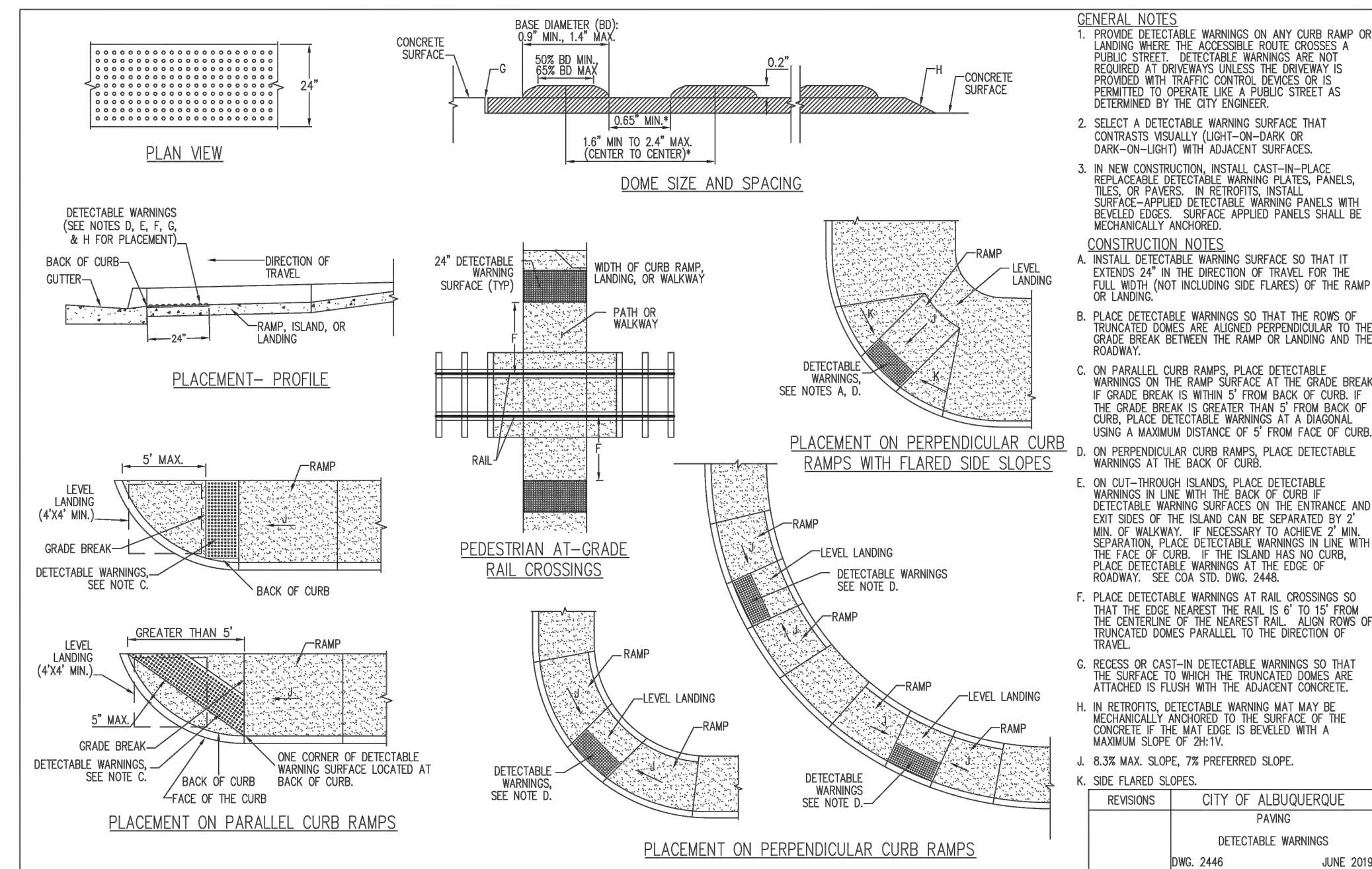


LIGHT-DUTY ASPHALT

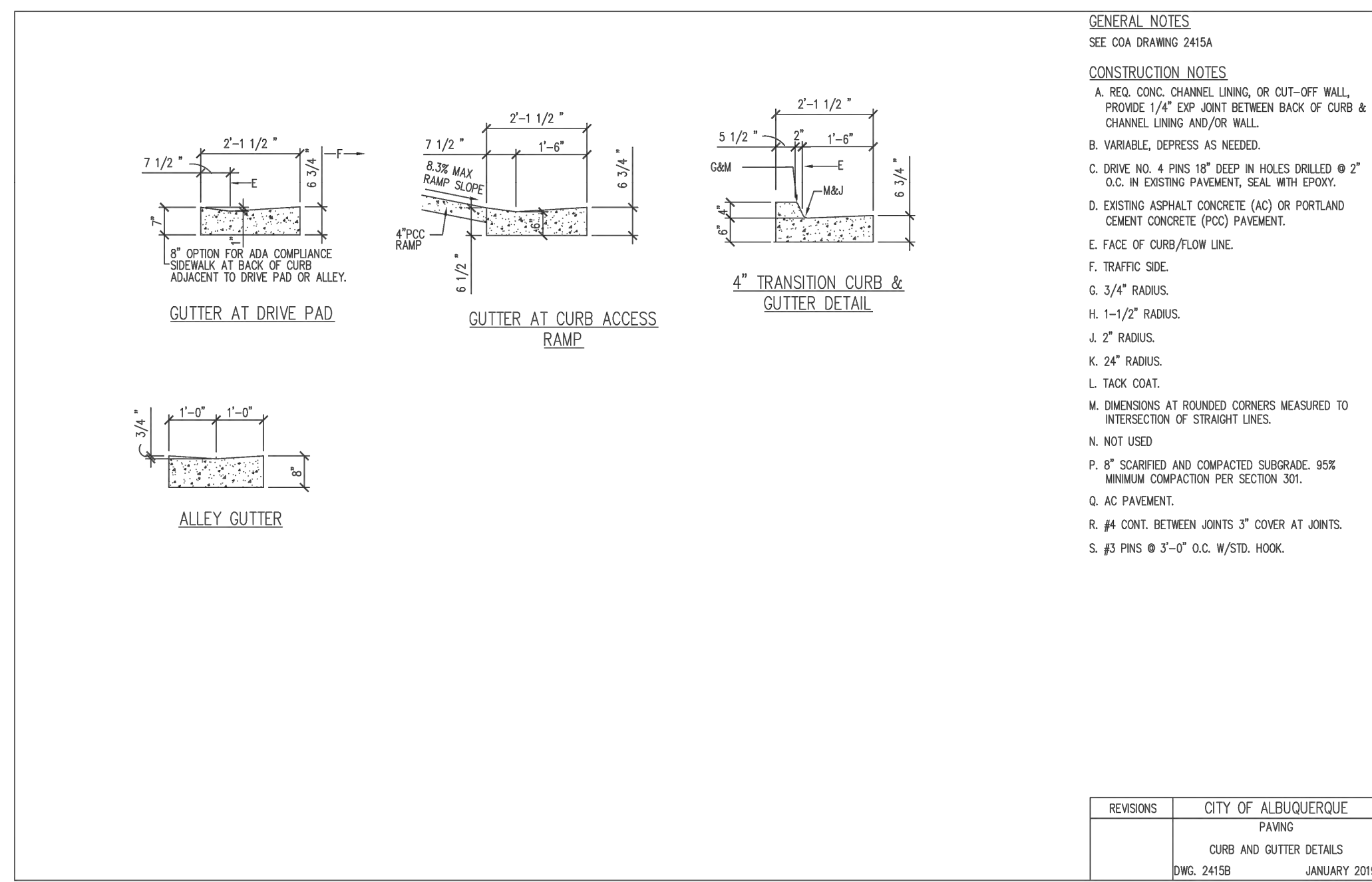
B

- ASPHALT NOTES:
- THE ASPHALT SURFACE COURSE SHOULD CONFORM TO THE MOST RECENT EDITION OF THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NDOT) STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, FOR HOT MIX ASPHALTIC CONCRETE SURFACE COURSE.
 - THE BASE COURSE SHOULD CONFORM TO THE NDOT STANDARDS FOR BASE COURSE COMPACTED TO 100 PERCENT OF THE MOISTURE PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY.
 - TACK COAT SHOULD BE PROVIDED ATOP EACH PAVEMENT SECTION.

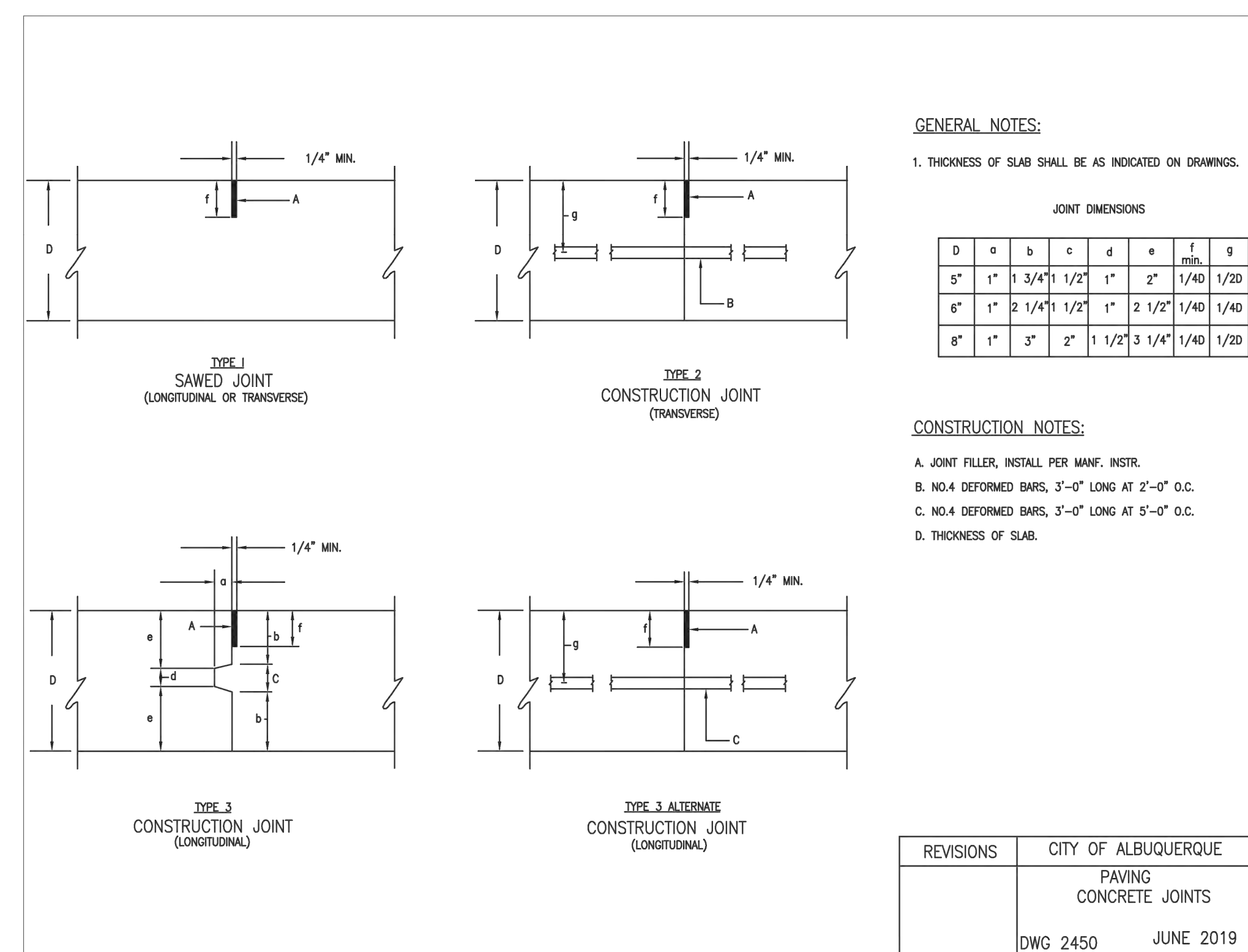
2 PAVEMENT SECTION NTS



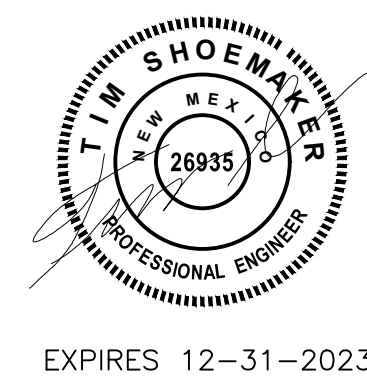
1 PAVING DETECTABLE WARNING DETAILS NTS



4 RIBBON GUTTER DETAIL NTS



3 PAVING CONCRETE JOINT DETAILS NTS



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ISSUE DATE:	DRB SUBMITTAL	12-28-21
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DRAWN BY: rtm

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PANDA STORE #: D8582
ARCH PROJECT #: D8582



Heights Venture ARCHITECTURE DESIGN

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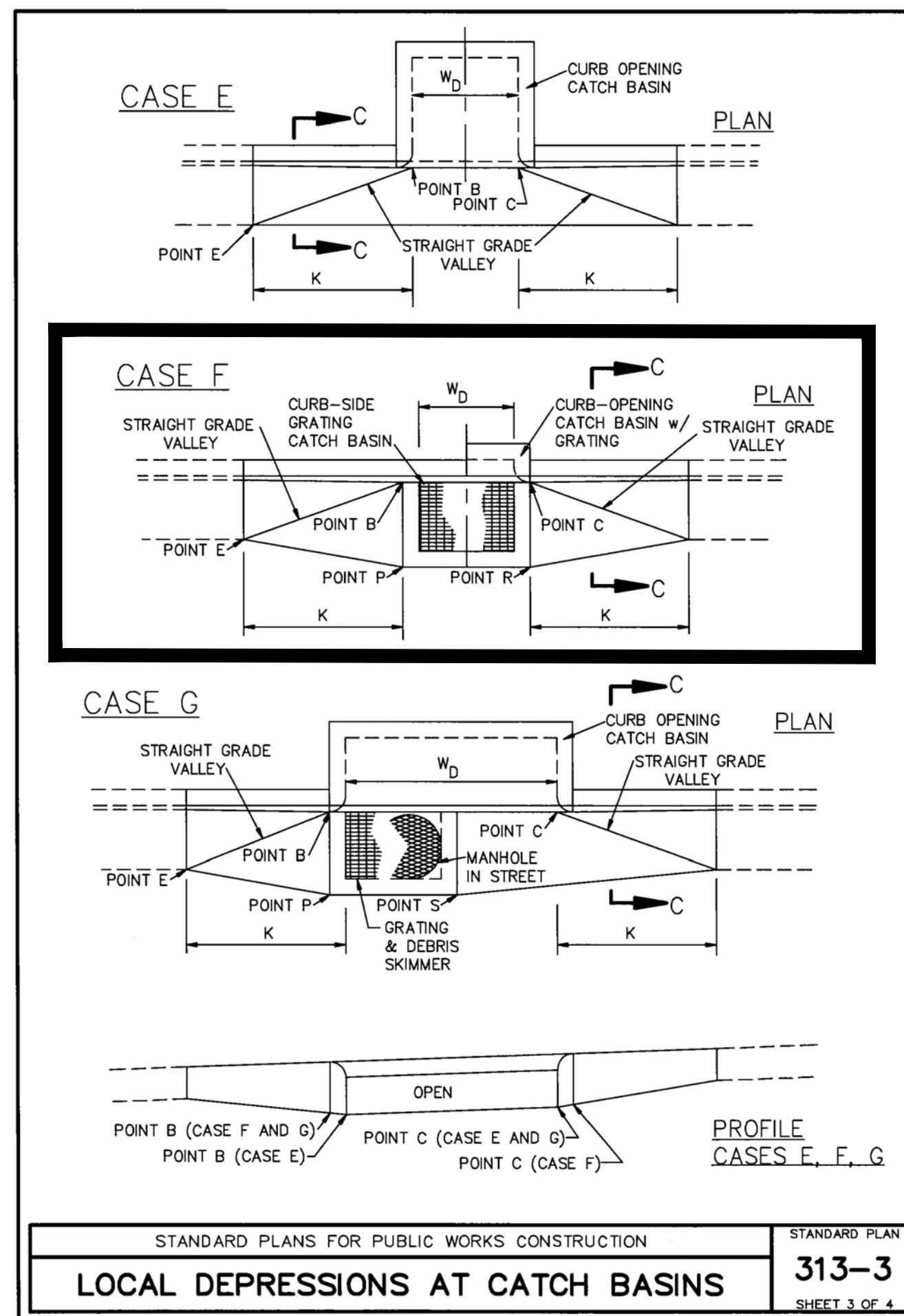
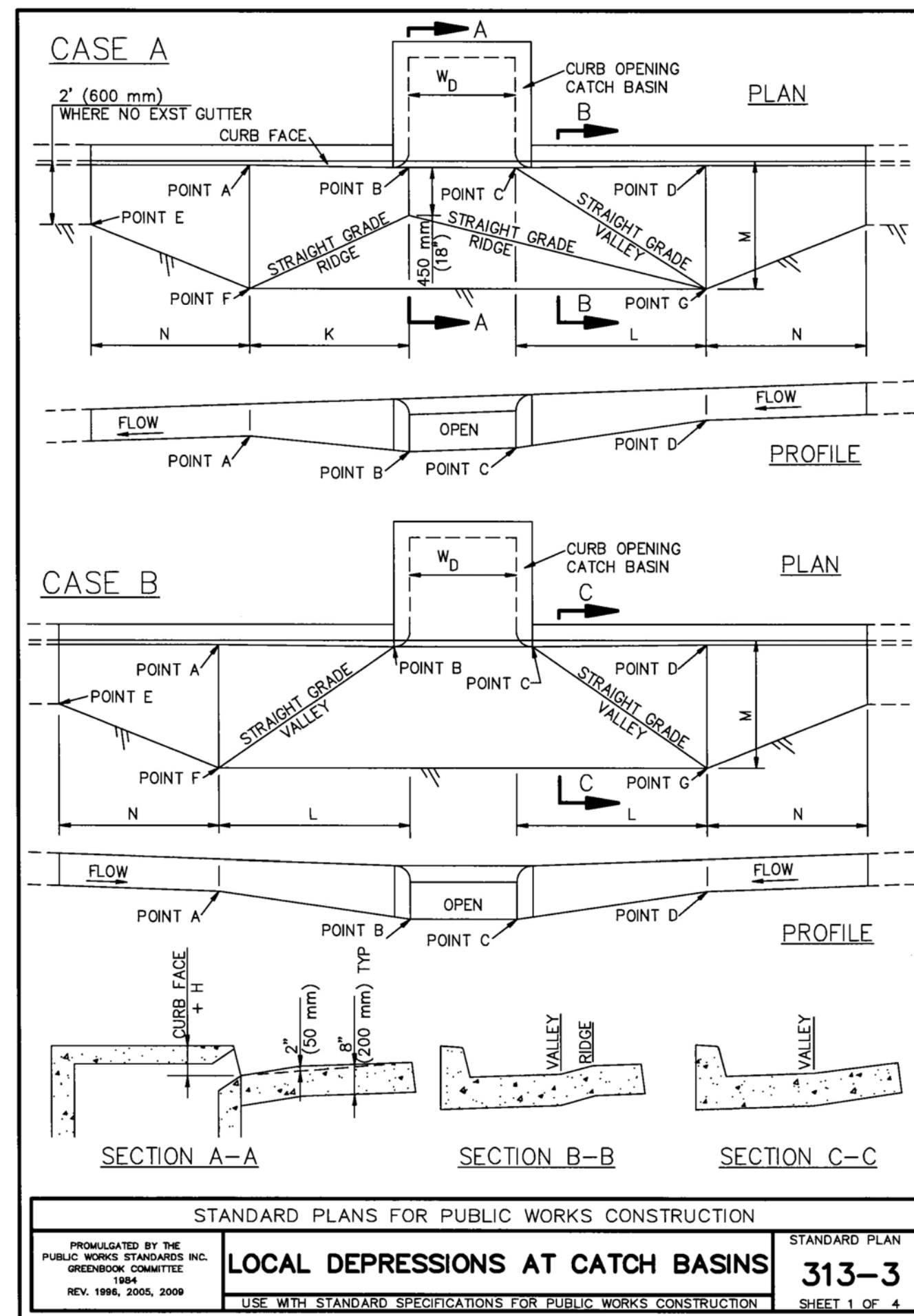
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HARDSCAPE
DETAILS II

C03.3

10126 COORS BOULEVARD

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NOTES:

- ALL EXPOSED EDGES SHALL BE ROUNDED TO A 1/2" (15 mm) RADIUS.
- THE CURB FACE AT POINTS A AND D SHALL BE THE NORMAL CURB FACE OF THE ADJACENT CURB. AT POINTS B AND C, THE CURB FACE SHALL BE THE NORMAL CURB FACE OF THE ADJACENT CURB PLUS H. (SEE APPLICABLE CATCH BASIN STANDARD PLAN.)
- IN EXISTING STREETS WHERE NO PAVEMENT RECONSTRUCTION IS SPECIFIED ON THE PLANS, THE ELEVATION OF THE OUTER EDGE OF THE LOCAL DEPRESSION SHALL MEET THE FINISHED STREET SURFACE.
- IN NEW STREETS OR IN EXISTING STREETS WHERE PAVEMENT RECONSTRUCTION IS SPECIFIED ON THE PLANS:
THE ELEVATIONS OF POINTS F AND G SHALL BE SET H1 HIGHER THAN THE GUTTER FLOW LINE ELEVATIONS AT POINTS A AND D, RESPECTIVELY.
THE ELEVATIONS OF POINTS P AND R SHALL BE SET H2 HIGHER THAN THE GUTTER FLOW LINE ELEVATIONS AT POINTS B AND C, RESPECTIVELY.
THE ELEVATION OF POINT S SHALL BE SET H3 HIGHER THAN THE ELEVATION AT THE NEAREST GUTTER FLOW LINE.

WHERE THERE IS NO GUTTER ADJACENT TO THE LOCAL DEPRESSION, THE ELEVATION OF POINT E SHALL BE SET H3 HIGHER THAN THE ELEVATION AT THE NEAREST TOE OF CURB.

5. DIMENSIONS:

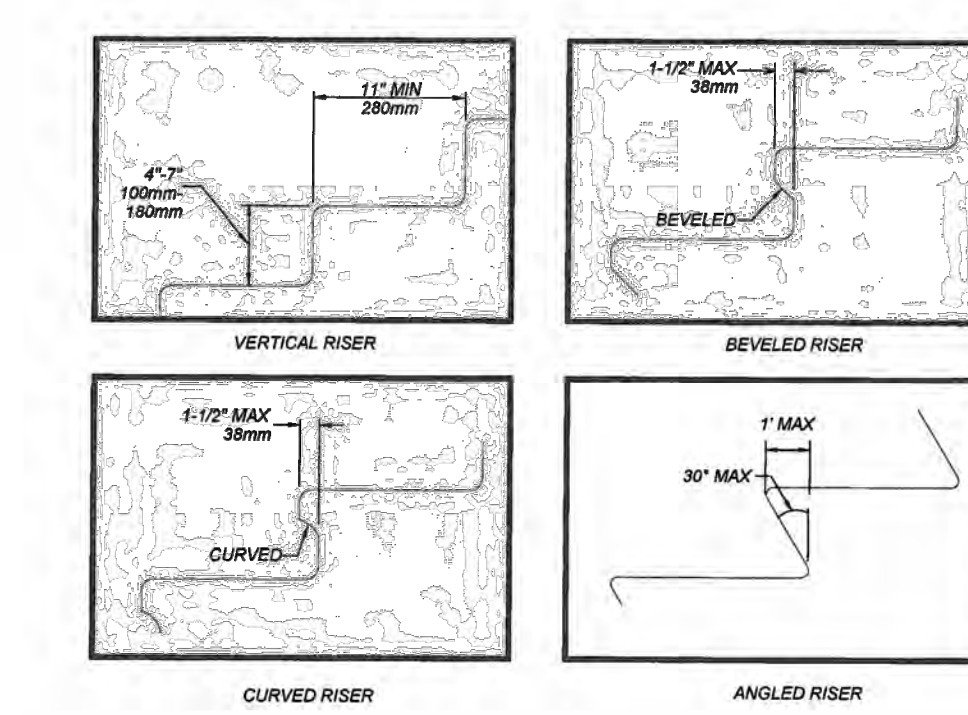
G = 24" (600 mm)
 K = 5'-0" (1500 mm)
 L = 6'-0" (1800 mm)
 M = 4'-0" (1200 mm)
 N = 5'-0" (1500 mm)

W_D = CATCH BASIN W FOR SINGLE CATCH BASIN OR DISTANCE BETWEEN EXTREME END WALLS FOR MULTIPLE CATCH BASINS.

1 CURB INLET NTS

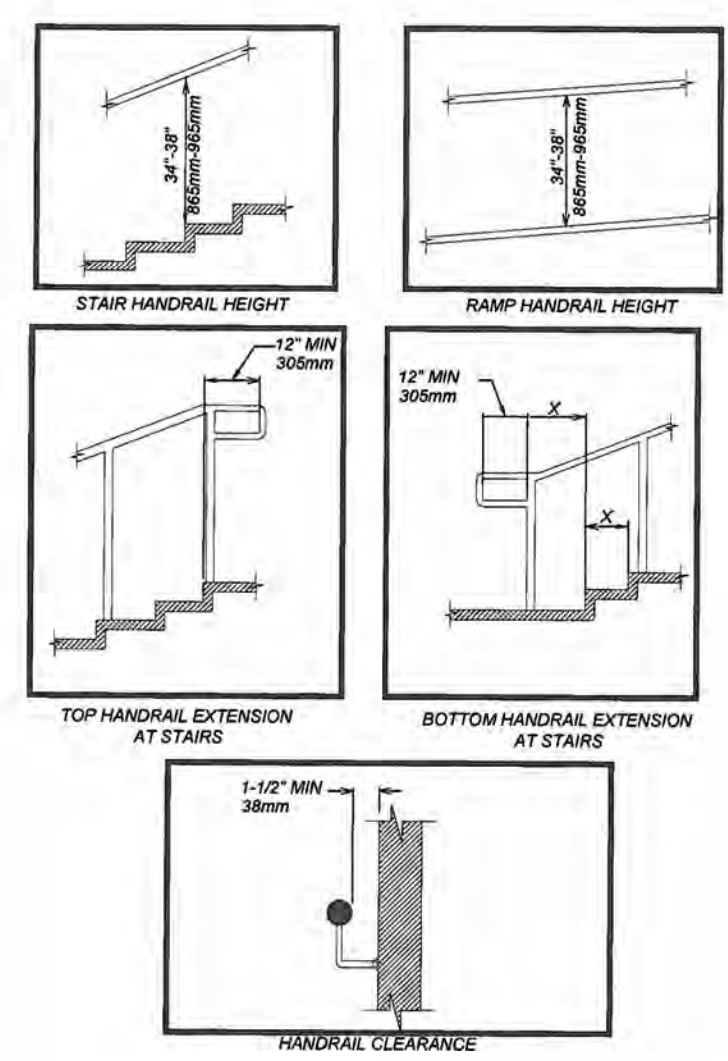
STAIRWAY REQUIREMENTS

- STAIRWAYS SHALL BE 4 FT WIDE MINIMUM BETWEEN HANDRAILS.
- ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTHS. RISERS SHALL BE 4 INCHES (100mm) HIGH MINIMUM AND 7 INCHES (175mm) MAXIMUM. TREADS SHALL BE 11 INCHES (280mm) DEEP MINIMUM MEASURED FROM RISER TO RISER.
- OPEN RISERS SHALL NOT BE PERMITTED.
- STAIR TREADS SHALL BE STABLE, FIRM AND SLIP RESISTANT.
- THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE 1/2 INCH (13mm) MAXIMUM NOSINGS THAT PROJECT BEYOND RISERS SHALL HAVE THE UNDERSIDES OF THE LANDING EDGE CURVED OR BEVELLED. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREAD AT AN ANGLE OF 30 DEGREES MAXIMUM FROM THE VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL BE 1 INCHES (25mm) MAXIMUM BEYOND THE TREAD BELOW.
- HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS.
- OUTDOOR STAIRS AND OUTDOOR APPROACHES TO STAIRS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.



HANDRAIL REQUIREMENTS

- HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.
- HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCH BACK OR DOUGLASS STAIRS OR RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS.
- TOP GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES (865mm) MINIMUM AND 38 INCHES (965mm) MAXIMUM VERTICALLY ABOVE STAIR NOSINGS AND RAMP SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE STAIR NOSINGS AND RAMP SURFACES.
- CLEAR SPACE BETWEEN HANDRAIL AND WALL SHALL BE 1 INCH (25mm) MINIMUM.
- GRIPPING SURFACES SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NEW POSTS, OTHER CONSTRUCTION ELEMENTS, OR OBSTRUCTIONS.
EXCEPTION: HANDRAIL BRACKETS OR BALUSTERS ATTACHED TO THE BOTTOM SURFACE OF THE HANDRAIL SHALL NOT BE CONSIDERED OBSTRUCTIONS PROVIDED THEY COMPLY WITH THE FOLLOWING CRITERIA:
A. NOT MORE THAN 20 PERCENT OF THE HANDRAIL LENGTH IS OBSTRUCTED.
B. HORIZONTAL PROJECTIONS BEYOND THE SIDES OF THE HANDRAIL OCCUR 2 INCHES (51mm) MINIMUM BELOW THE BOTTOM OF THE HANDRAIL AND
C. EDGES HAVE 11 INCH (280mm) MINIMUM RADII.
- HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OF 1-1/4" OR 1-1/2" INCH (32mm MINIMUM AND 38 INCH (96mm) MAXIMUM OR SHALL PROVIDE EQUIVALENT GRASPABILITY.
EXCEPTION: HANDRAILS WITH OTHER SHAPES SHALL BE PERMITTED PROVIDED THEY HAVE A PERIMETER DIMENSION OF 4 INCH (100mm) MINIMUM AND A 2.25 INCH (57mm) MAXIMUM AND PROVIDED THEIR LARGEST CROSS SECTION DIMENSION IS 2.25 INCH (57mm) MAXIMUM.
- HANDRAILS AND ANY WALL OR OTHER SURFACES ADJACENT TO THEM SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE 1 INCH (25mm) MINIMUM RADII.
- HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- HANDRAILS FOR STAIRS AND RAMPS SHALL HAVE EXTENSIONS.
EXCEPTIONS:
A. EXTENSIONS ARE NOT REQUIRED FOR CONTINUOUS HANDRAILS AT THE INSIDE TURN OF STAIRS AND RAMPS.
B. IN ALTERATIONS FULL EXTENSIONS OF HANDRAILS SHALL NOT BE REQUIRED WHERE SUCH EXTENSIONS WOULD BE HAZARDOUS OR IMPOSSIBLE DUE TO PLAN CONFIGURATION.
- RAMP HANDRAILS SHALL EXTEND HORIZONTALLY 12 INCHES (305mm) MINIMUM BEYOND OF RAMP RUNS. SUCH EXTENSION SHALL RETURN TO WALL GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.
- AT THE TOP OF A STAIR FLIGHT HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES (305mm) MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. SUCH EXTENSIONS SHALL RETURN TO A WALL, OR THE WALKING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
- AT THE BOTTOM OF THE STAIR FLIGHT HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE AT LEAST EQUAL TO THE TREAD DEPTH BEYOND THE LAST RISER NOSING. EXTENSIONS SHALL RETURN TO A WELL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.



NO.	DATE	REV. BY	DESCRIPTION

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN ACCESS DETAILS
STAIRWAY AND HANDRAILS

APPROVED: *[Signature]* DATE: *[Date]*

606-001-11 606-11 of 12



2 HAND RAILS NTS



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DRAWN BY: rtm

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 PANDA STORE #: D8582
 ARCH PROJECT #: D8582

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OH Certificate of Authority: 05046

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ARCHITECTURE • DESIGN

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PANDA EXPRESS

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ALBUQUERQUE, NM 87114

HARDSCAPE
DETAILS III

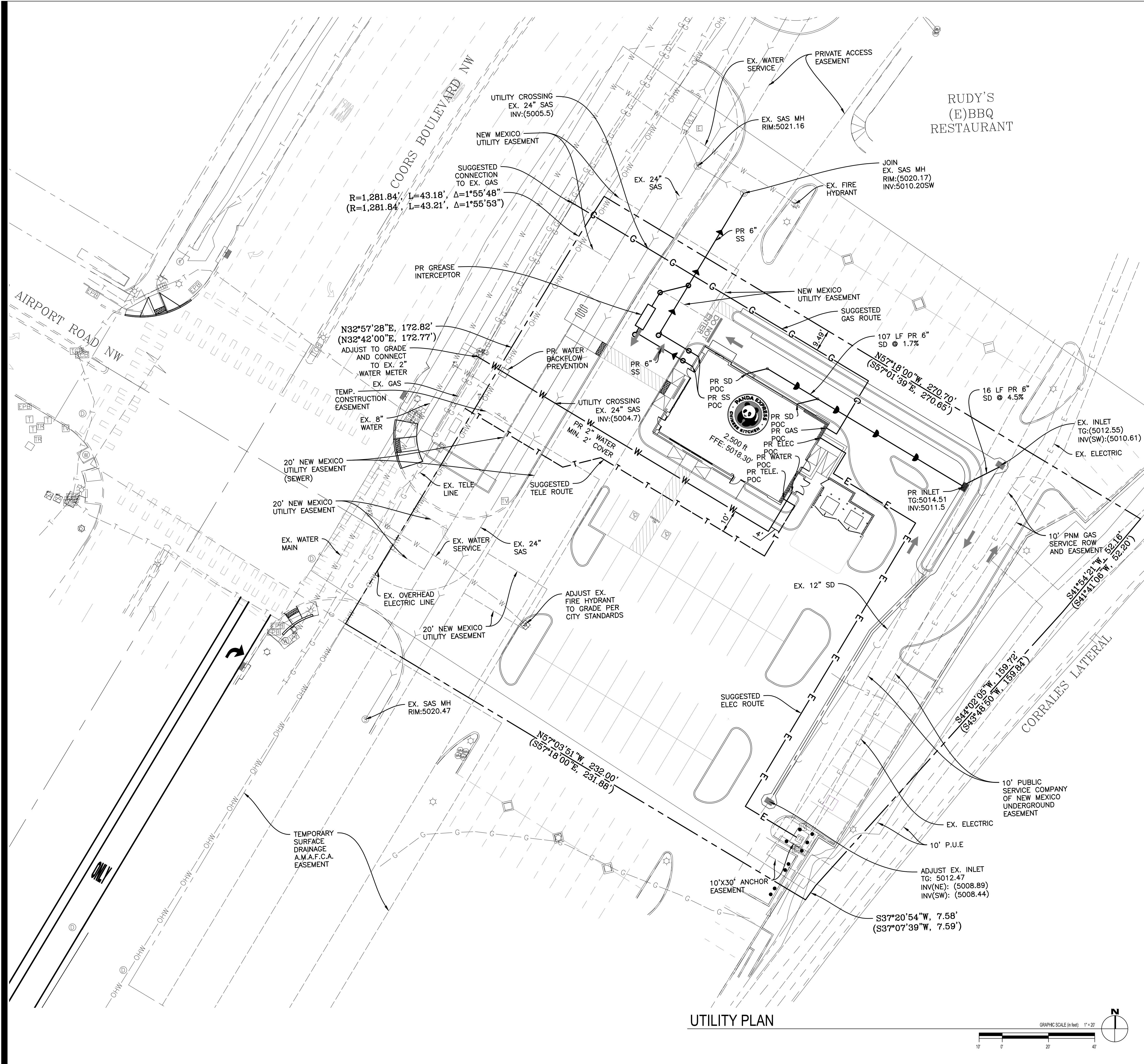
C03.4



EXPIRES 12-31-2023

10126 COORS BOULEVARD

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- NOTES:**
- EX. ITEMS SHALL BE FIELD VERIFIED. RELOCATION OR ADJUSTMENT MAY BE NEEDED. CONTRACTOR TO VERIFY.
 - CONTRACTOR SHALL VERIFY ALL WORK, INCLUDING BUT LIMITED TO, SIZES, MATERIALS AND LOCATION, WITH UTILITY COMPANIES PRIOR TO INSTALLATION.
 - VERIFY SERVICE LOCATIONS WITH BUILDING PLANS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - RIM GRADES ALONG CURBS ARE FLOW LINE ELEVATIONS.
 - SEE SPECIFICATIONS SHEETS FOR ALL STORM, SANITARY, AND WATER PIPE AND STRUCTURE SPECIFICATIONS.
 - ALL UTILITY TIE DIMENSIONS ARE FROM CENTER OF UTILITY AND TO BACK OF CURB WHEN TIED TO CURB LINES, UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO INSPECT EXISTING SEWER AT POINT OF CONNECTION. CONTRACTOR TO VERIFY THAT EXISTING PIPE IS IN GOOD WORKING CONDITION. CONTRACTOR TO REPAIR AS REQUIRED.
 - CONTRACTOR TO NOTIFY OWNER/ENGINEER IF CONFLICTS OCCUR.
 - NEW OPENING/CONNECTIONS TO EXISTING MANHOLE/STRUCTURES SHALL BE CORE-DRILLED.
 - TEST PITS MUST BE EXCAVATED IN ADVANCE OF CONSTRUCTION IN ORDER TO CONFIRM DEPTH AND LOCATION OF EXISTING UTILITIES. NO ADDITIONAL PAYMENT WILL BE MADE FOR TEST PIT EXCAVATION.
 - ALL NEW STORM STRUCTURES SHALL HAVE ADA COMPATIBLE OPEN LIDS, PER JURISDICTION STANDARDS.
 - ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERKINS TOWNSHIP/ERIE COUNTY PUBLIC UTILITIES AND CROSS CONNECTION CONTROL REGULATIONS AND STANDARDS.
 - THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT ETC., THAT MAY BE REQUIRED.
 - CONTRACTOR SHALL COORDINATE GAS, ELECTRIC AND TELEPHONE CONDUIT, PIPING, AND CONDUCTOR REQUIREMENTS WITH MEP PLANS AND UTILITY PROVIDER PRIOR TO INSTALLATION.
 - STREET ASPHALT PAVEMENT SHALL BE RESTORED IN ACCORDANCE WITH CITY OF ALBUQUERQUE REQUIREMENTS AND STANDARDS.

UTILITY LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATERMAIN PIPE	— W —	— W —
STORM SEWER PIPE	— S —	— S —
SANITARY SEWER PIPE	— SS —	— SS —
ELECTRICAL DUCT BANK	— E —	— E —
NATURAL GAS LINE	— G —	— G —
COMMUNICATIONS LINE	— COM —	— COM —
OVERHEAD LINE	— OHW —	— OHW —
TELEVISION CABLE	— TV —	— TV —
UNDERGROUND WIRE	— UGW —	— UGW —
TELEPHONE CABLE	— T —	— T —
FIBER OPTIC CABLE	— FO —	— FO —
AERIAL WIRES	— A —	— A —
EASEMENT LINE	— — —	— — —
VENT LINE	— V —	— V —
VALVE VAULT	⊗	⊗
WATER B-BOX	⊗	⊗
WATER VALVE BOX	⊗	⊗
FIRE HYDRANT	⊗	⊗
WELL HEAD	⊗	⊗
FIRE DEPARTMENT CONNECTION	⊗	⊗
STORM INLET	⊗	⊗
STORM MANHOLE	⊗	⊗
CATCH BASIN	⊗	⊗
STORM CLEANOUT	⊗	⊗
DOWNSPOUT	⊗	⊗
FLARED END SECTION	⊗	⊗
SANITARY MANHOLE	⊗	⊗
SANITARY CLEANOUT	⊗	⊗
LIGHT POLE	⊗	⊗
TELEPHONE MANHOLE	⊗	⊗
POWER POLE	⊗	⊗
GAS VALVE	⊗	⊗
GAS METER	⊗	⊗
HAND HOLE	⊗	⊗
MAIL BOX	⊗	⊗
ELECTRICAL MANHOLE	⊗	⊗
CABLE TV PEDESTAL	⊗	⊗
TELEPHONE PEDESTAL	⊗	⊗



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DRAWN BY: rtm

PANDA PROJECT #: S8-22-D8582
PANDA STORE #: D8582
ARCH PROJECT #: D8582



Heights Venture ARCHITECTURE DESIGN

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DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024
713 869 1103 V 972 490 7292 V

PANDA EXPRESS

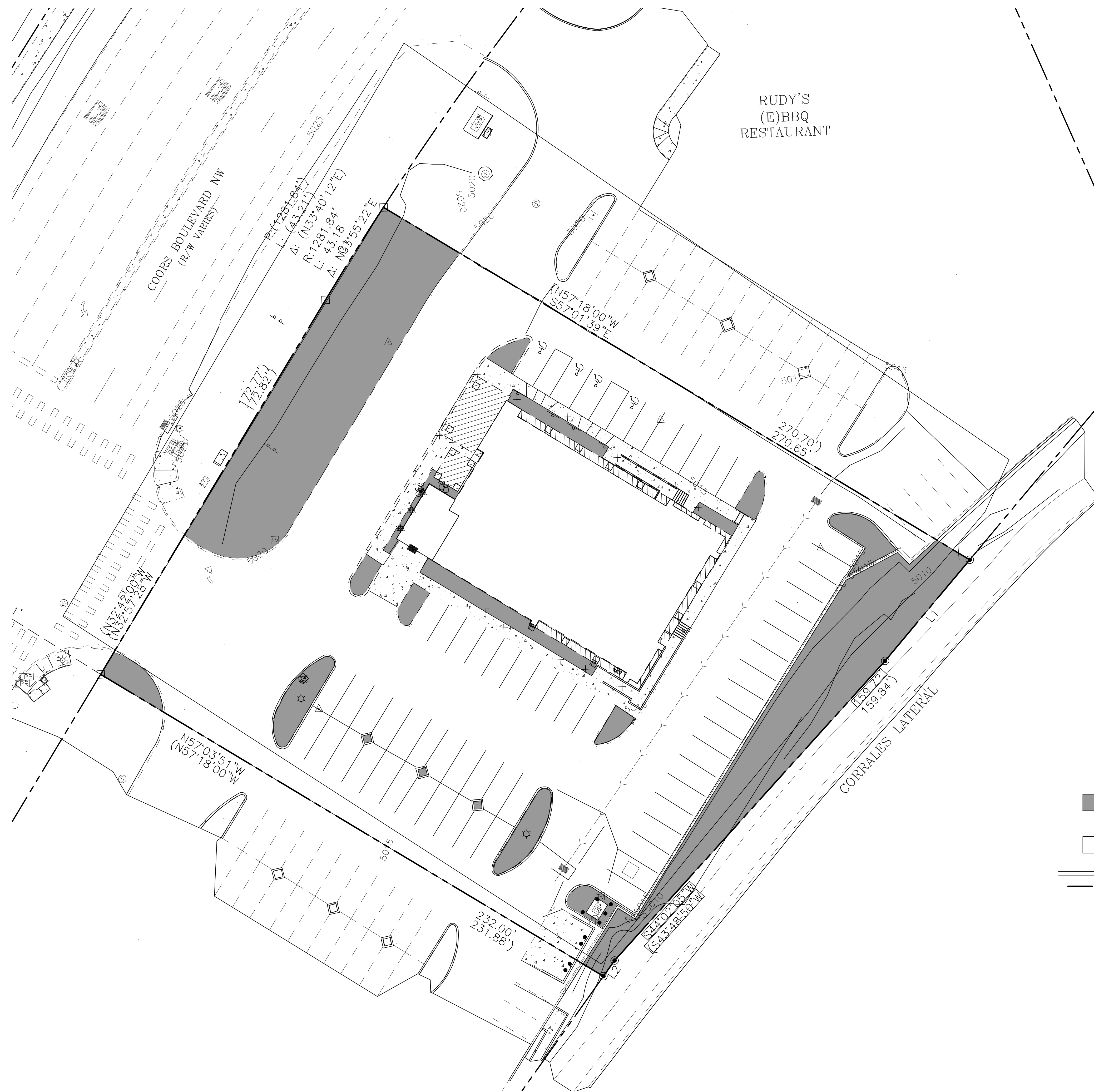
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UTILITY PLAN

C04.0



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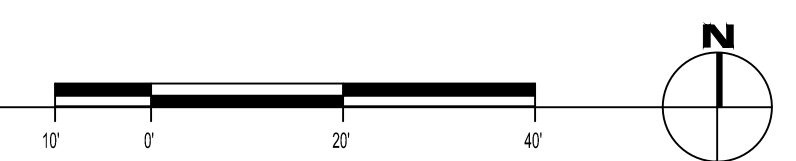


RUDY'S
(E)BBQ
RESTAURANT

EXISTING AREAS:

- PERVIOUS = 12071.15 SF (22.22%)
= 0.28 AC
- IMPERVIOUS = 42261.54 SF (77.78%)
= 0.96 AC
- PROPERTY AREA = 54332.69 SF
= 1.25 AC

EXISTING PERVIOUS AND
IMPERVIOUS AREAS



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DRB SUBMITTAL	12-28-21

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D8582
PANDA STORE #: D8582
ARCH PROJECT #: D8582



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DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 490 7292 V

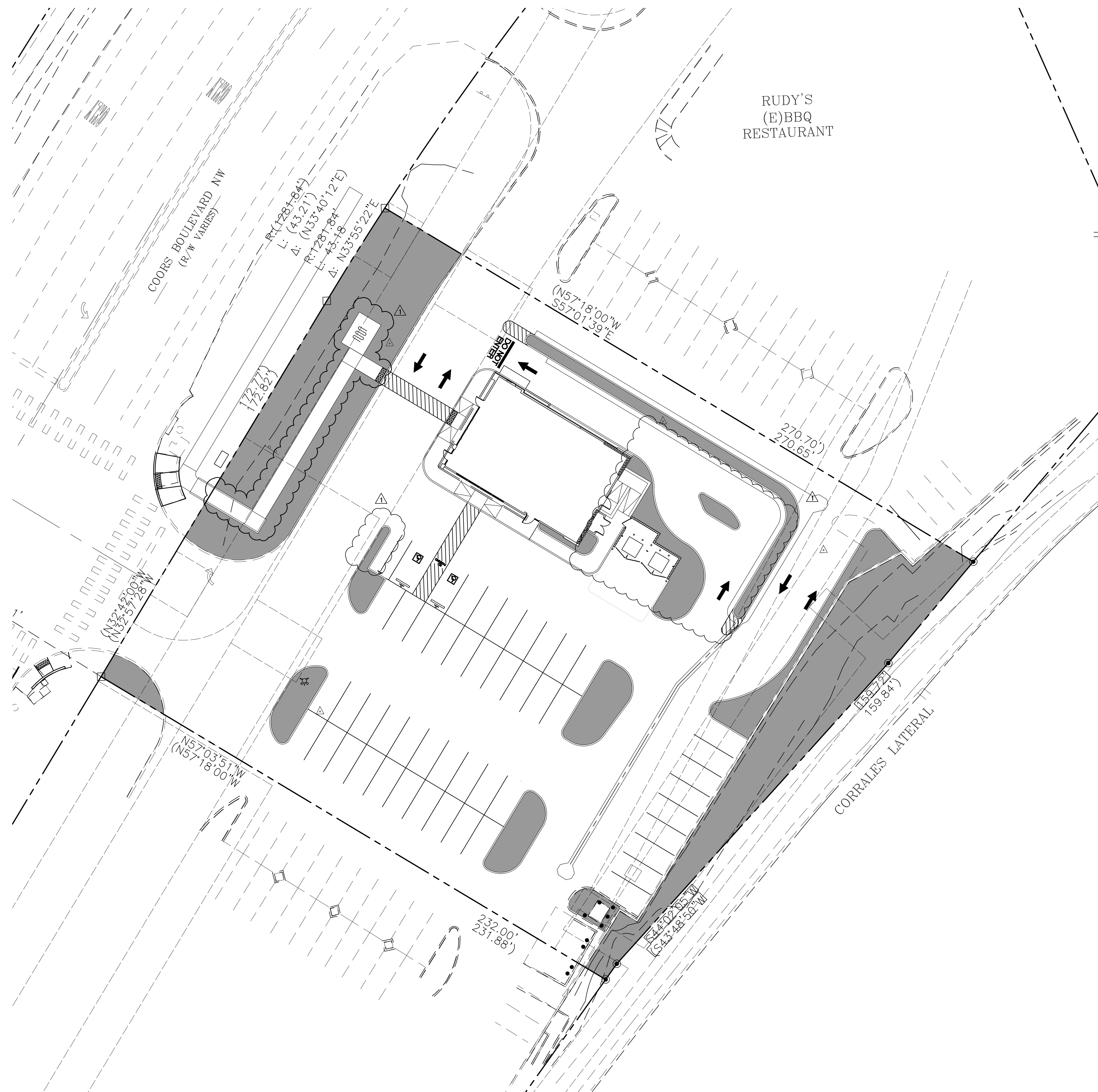
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10126 COORS BOULEVARD
ALBUQUERQUE, NM 87114

EXISTING PERVIOUS
AND IMPERVIOUS
AREAS
EH.01

10126 COORS BOULEVARD

DRB - PR-2022-006547 SI-2022-00216

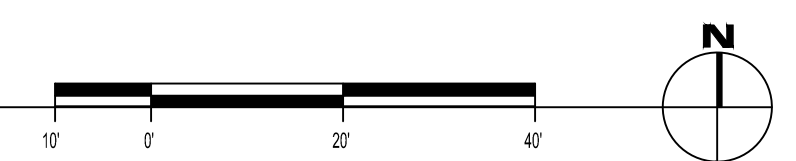


RUDY'S
(E)BBQ
RESTAURANT

PROPOSED AREAS:

	PERVIOUS = 12297.63 SF (22.63%) = 0.28 AC
	IMPERVIOUS = 42035.06 SF (77.37%) = 0.97 AC
	PROPERTY AREA = 54332.69 SF = 1.25 AC

PROPOSED PERVIOUS AND
IMPERVIOUS AREAS



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

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REVISIONS:

△ DRB RESUBMITTAL	04-06-22
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ISSUE DATE:

DRB SUBMITTAL	12-28-21
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DRAWN BY: rtm

PANDA PROJECT #: S8-22-D8582
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Heights Venture
ARCHITECTURE DESIGN

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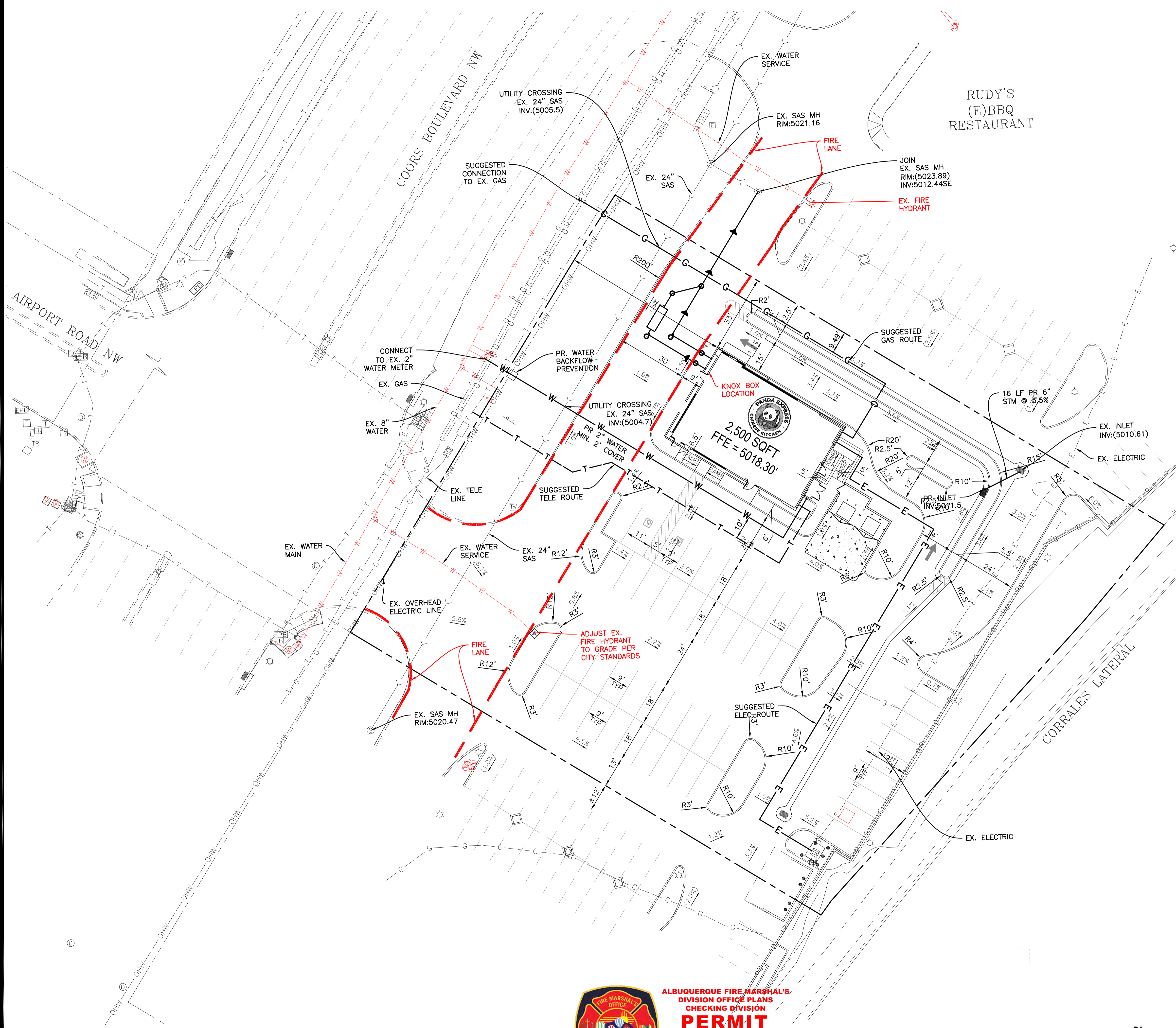
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PROPOSED PERVIOUS
AND IMPERVIOUS
AREAS
EH.02

10126 COORS BOULEVARD

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GENERAL BUILDING NOTES:

BUILDING INFORMATION

BUILDING HEIGHT: 23'-6" AFF
 BUILDING SQ.FT.: 2,540 SQ. FT.
 FIRE SPRINKLER: NON-SPRINKLERED BUILDING
 TYPE OF CONSTRUCTION: TYPE V-B
 FIRE FLOW: 1,500 GPM
 OCCUPANCY CLASSIFICATION: GROUP A-2 (ASSEMBLY)

NUMBER OF FIRE HYDRANTS REQUIRED: AS REQUIRED BY FIRE MARSHAL

ACCESS AND LOADING

AN APPROVED FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF THE FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.

GRADE

FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.

UTILITY LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATERMAIN PIPE	— W —	— W —
STORM SEWER PIPE	— S —	— S —
SANITARY SEWER PIPE	— SS —	— SS —
ELECTRICAL DUCT BANK	— E —	— E —
NATURAL GAS LINE	— G —	— G —
COMMUNICATIONS LINE	— COM —	— COM —
OVERHEAD LINE	— OHW —	— OHW —
TELEVISION CABLE	— TV —	— TV —
UNDERGROUND WIRE	— UGW —	— UGW —
TELEPHONE CABLE	— T —	— T —
FIBER OPTIC CABLE	— FO —	— FO —
AERIAL WIRES	— A —	— A —
EASEMENT LINE	— — —	— — —
VENT LINE	— V —	— V —
VALVE VAULT	⊗	⊗
WATER B-BOX	⊗	⊗
WATER VALVE BOX	⊗	⊗
FIRE HYDRANT	⊗	⊗
WELL HEAD	⊗	⊗
FIRE DEPARTMENT CONNECTION	⊗	⊗
STORM INLET	⊗	⊗
STORM MANHOLE	⊗	⊗
CATCH BASIN	⊗	⊗
STORM CLEANOUT	⊗	⊗
DOWNSPOUT	⊗	⊗
FLARED END SECTION	⊗	⊗
SANITARY MANHOLE	⊗	⊗
SANITARY CLEANOUT	⊗	⊗
LIGHT POLE	⊗	⊗
TELEPHONE MANHOLE	⊗	⊗
POWER POLE	⊗	⊗
GAS VALVE	⊗	⊗
GAS METER	⊗	⊗
HAND HOLE	⊗	⊗
MAIL BOX	⊗	⊗
ELECTRICAL MANHOLE	⊗	⊗
CABLE TV PEDESTAL	⊗	⊗
TELEPHONE PEDESTAL	⊗	⊗



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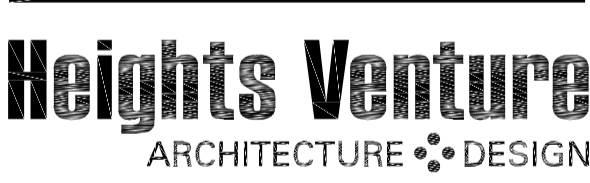
NO.	DESCRIPTION	DATE

ISSUE DATE:

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DRB SUBMITTAL	12-28-2021

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D8582
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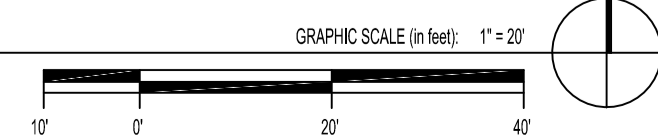
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 ALBUQUERQUE, NM 87114

FIRE ONE PLAN

F1



THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.
FIRE FLOW: Fire Flow 1500 GPM 1 Fire Hydrant required



DRB SUBMITTAL SET

DESIGN/BUILD IRRIGATION SPECIFICATIONS

GENERAL

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY THE IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM SHALL HAVE A REDUCED-PRESSURE BACKFLOW PREVENTION DEVICE INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE. THE BACKFLOW DEVICE SHALL BE ENCLOSED IN A VANDAL-RESISTANT ENCLOSURE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED.
4. ALL PLANTS AND SHRUBS SHALL HAVE HYDROZONE CHARACTERISTICS (WATER NEEDS, SUN EXPOSURE, ETC.) SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE. THE PLANTING PLAN SHALL BE THE BASIS OF IRRIGATION DESIGN, AND THE IRRIGATION CONTRACTOR SHALL OBTAIN AND REVIEW A COPY OF THE PLANTING PLAN PRIOR TO SUBMITTING A BID FOR IRRIGATION DESIGN/BUILD SERVICES.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: RAIN SENSOR, MULTI-PROGRAM COMPUTORIZED IRRIGATION CONTROLLERS FEATURING SENSOR INPUT CAPABILITIES.

WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, FEES, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND/OR SHOWN ON THE IRRIGATION PLANS, NOTES, AND DETAILS.

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND LOCAL AND/OR STATE CODES, CODES SHALL PREVAIL.
2. THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC. COORDINATE IRRIGATION INSTALLATION WITH UTILITY INSTALLATIONS. ACTUAL LOCATION OF CONTROLLER, BACKFLOW PREVENTER, VALVES, DRIP IRRIGATION, AND RELATED EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS.

QUALIFICATIONS OF IRRIGATION CONTRACTOR

1. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTING FIRM SPECIALIZING IN IRRIGATION SYSTEMS. SEE THE IRRIGATION PLAN FOR SPECIFIC REQUIREMENTS FOR THE PROJECT SITE. AT ALL TIMES AS WORK IS IN PROGRESS, THE OWNER MAY DEMAND THAT WORK STOP UNTIL THE CONTRACTOR PROVIDES FOR A LICENSED IRRIGATOR OR LICENSED IRRIGATION NUMBER TO BE PRESENT AT THE PROJECT SITE AND SUPERVISING ALL IRRIGATION WORK.
3. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.

PRODUCTS

1. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND SPECIFICATION. THERE SHALL BE A MINIMUM GUARANTEE OF ONE YEAR AGAINST MATERIAL DEFECTS OR DEFECTIVE WORKMANSHIP. ALL MATERIALS SHALL BE OF THE FOLLOWING BRANDS: RAINDRO, TORAFIM, NETA-FIM, OTHER MANUFACTURERS AS APPROVED BY THE ARCHITECT. MATERIALS SHALL BE OF THE FOLLOWING TYPE AND SPECIFICATION:
 1. PRESSURE SUPPLY LINES, DOWNSTREAM OF THE POINT-OF-CONNECTION:
 - a. SCHEDULE 40 PVC FOR ALL PIPE 1/2" OR LESS
 - b. CLASS 315 PVC FOR ALL PIPE 2" TO 12" O.D.
 - c. CLASS 200 PVC, GASKETED, FOR ALL PIPE 3" AND LARGER
 2. NON-PRESSURE LATERAL LINES (DOWNSTREAM FROM VALVES): CLASS 200 PVC SLEEVES: SCHEDULE 40 PVC
 3. FITTINGS: SCH. 40 PVC, EXCEPT AS NOTED OTHERWISE
2. VALVES AND DRIP VALVE ASSEMBLIES: EACH VALVE SHALL BEAR A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG BEARING A NUMBER CORRESPONDING TO ITS VALVE SPECIFICATION OF OPERATION ON THE CONTROLLER.
 1. VALVES FOR SPRAY AND ROTOR CIRCUITS SHALL BE COMMERCIAL-GRADE, GLOBE-TYPE, NORMALLY CLOSED.
 2. VALVES SHALL HAVE A ONE-PIECE SOLENOID DESIGN AND FLOW CONTROL HANDLE.

BRASS BALL VALVES SHALL BE INSTALLED WHEREVER PRESSURIZED MAINLINE CROSSES VEHICULAR AREAS, AND INSTALLED ON THE UPSTREAM SIDE OF THE MAINLINE.

1. BRASS BALL VALVES SHALL BE INSTALLED AT THE ENDS OR DRIP RUNS, FOR FLUSHING DRIP AND FOR FLUSHING MAINLINE.
2. ALL BALL VALVES SHALL BE FULL-PORT, LINE SIZE, AND INSTALLED IN THEIR OWN 4" ROUND VALVE BOXES.

VALVE BOXES: ALL VALVE BOXES SHALL BE LOCKING BOLT-TOP TYPE, FURNISHED WITH LIDS AND BOLTS. BOXES SHALL BE OF A SIZE TO CONTAIN THE ENTIRE VALVE AND/OR VALVE ASSEMBLY. THE VALVE BOX LID SHALL HAVE THE VALVE STATION NUMBER HEAT-BRANDED INTO THE LID WITH 2" HIGH LETTERS. ONLY ONE VALVE SHALL BE INSTALLED PER VALVE BOX.

INTEGRAL EMITTER DRIP TUBING: TUBING WITH INTEGRAL EMITTERS WELDED TO THE INSIDE WALL OF THE TUBING AS AN INHERENT PART OF THE TUBING ASSEMBLY.

1. IN GENERAL, THE FOLLOWING MITTER FLOW RATES AND SPACING SHALL BE USED:
 - a. CLAY AND CLAY LOAM SOILS: 0.9 GPH, EMITTERS SPACED AT 12" O.C.
 - b. PARALLEL TUBING RUNS SPACED AT 18" O.C.
 - c. MEDIUM-TEXTURE LOAM SOILS: 0.9 GPH, EMITTERS SPACED AT 12" O.C.
 - d. PARALLEL TUBING RUNS SPACED AT 18" O.C.
 - e. SANDY AND SANDY LOAM SOILS: 0.9 GPH, EMITTERS SPACED AT 12" O.C.
 - f. PARALLEL TUBING RUNS SPACED AT 18" O.C.

CONTRACTOR SHALL GUARANTEE A MINIMUM OF TWO EMITTERS PER #1 OR #5 CONTAINER PLANT.

AUTOMATIC CONTROLLER: COMMERCIAL-GRADE MODULAR CONTROLLER, SIZE AS APPROPRIATE FOR THE NUMBER OF PERMANENT VALVES, PLUS ADDITIONAL MODULES AS NEEDED FOR ANY TEMPORARY IRRIGATED AREAS (SUCH AS NATIVE SEED). PROVIDE HAND-PROOF ENCLOSURE FOR ALL EXTERIOR INSTALLATIONS. PROVIDE LINE-VOLTAGE DISCONNECT SWITCH WITH GROUND FAULT PROTECTION.

24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, G.I.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR IRRIGATION WIRE. USING A SEPARATE COLOR FOR EACH ZONE. TURN THE FOLLOWING ITEMS IN TO THE OWNER UPON COMPLETION OF THE INSTALLATION:

1. QUICK COUPLER KEYS (2)
2. CONTROLLER MANUAL (1)
3. CONTROLLER KEYS (2)
4. A MINIMUM OF (2) COPIES OF RECORD DRAWINGS. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

REFER TO THE PLANTING SPECIFICATIONS FOR ADDITIONAL CONDITIONS OF FINAL ACCEPTANCE AND START OF THE MAINTENANCE PERIOD, AS MAY BE APPROPRIATE.

WARRANTY

1. THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY SETTLEMENT OF THE IRRIGATION TRENCHES.

BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AS ORIGINALLY SPECIFIED.

IRRIGATION PARTS DAMAGED OR IMPAIRED DUE TO ACTS OF GOD, VANDALISM, AND/OR THE OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.

THE PERMITTING JURISDICTION REQUIRE AN IRRIGATION AUDIT. THE IRRIGATION CONTRACTOR SHALL RETAIN THE SERVICES OF A THIRD-PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AT NO ADDITIONAL COST TO THE OWNER.

SHOULD THE PERMITTING JURISDICTION REQUIRE AN IRRIGATION AUDIT, THE IRRIGATION CONTRACTOR SHALL RETAIN THE SERVICES OF A THIRD-PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AT NO ADDITIONAL COST TO THE OWNER.

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PLANTING SPECIFICATIONS

GENERAL

1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
2. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.

SCOPE OF WORK

1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND/OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

1. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
2. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
 - a. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN SUCH PLANTS SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS TO THE PROJECT SITE.
 - b. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS. NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM OTHER ROOT DEFECTS (SUCH AS L-SHAPED ROOTS).
 - c. TREES MUST BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 - d. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - e. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED OR UNDESIRABLE BRANCHES. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL. FROM THE TOP OF THE ROOT BALL OR B&B TO WHERE CALIPER MEASUREMENTS ARE TAKEN, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 - f. TREES SHALL BE PLANTED TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
 - g. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
 - h. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 6.5 TO 8.0, MOISTURE CONTENT 15 TO 18 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIMENS/M, NOT EXCEEDING 0.5 PERCENT NITROGEN CONTAMINANTS AND FIVE (5) OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL PRODUCTS SHALL BE USED.
 - i. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
 - j. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
 - k. TREE STAKING AND GUYING:
 1. STAKES: 6" LONG GREEN METAL T-POSTS
 2. GUY AND TIE WIRE: ASTM A 841 CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 1/8" DIA. NICH DIMETER.
 3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
 - l. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

SOIL PREPARATION

1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.

SOIL TESTING

1. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION FROM THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED WORK DOES NOT COMPLY WITH THESE REQUIREMENTS, THE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE WORK HAS BEEN INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
4. CONTROLLER CHART: THE IRRIGATION CONTRACTOR SHALL PROVIDE A 11" X 17" COLOR-CODED, LAMINATED COPY OF THE IRRIGATION LAYOUT AND PLACE IT IN THE CONTROLLER'S COVER. THE CONTROLLER CHART SHALL CLEARLY DELINEATE THE AREAS COVERED BY EACH VALVE, USING A SEPARATE COLOR FOR EACH ZONE.
5. TURN THE FOLLOWING ITEMS IN TO THE OWNER UPON COMPLETION OF THE INSTALLATION:
 1. QUICK COUPLER KEYS (2)
 2. CONTROLLER MANUAL (1)
 3. CONTROLLER KEYS (2)
 4. A MINIMUM OF (2) COPIES OF RECORD DRAWINGS. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

REFER TO THE PLANTING SPECIFICATIONS FOR ADDITIONAL CONDITIONS OF FINAL ACCEPTANCE AND START OF THE MAINTENANCE PERIOD, AS MAY BE APPROPRIATE.

WARRANTY

1. THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY SETTLEMENT OF THE IRRIGATION TRENCHES.

BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AS ORIGINALLY SPECIFIED.

IRRIGATION PARTS DAMAGED OR IMPAIRED DUE TO ACTS OF GOD, VANDALISM, AND/OR THE OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.

THE PERMITTING JURISDICTION REQUIRE AN IRRIGATION AUDIT. THE IRRIGATION CONTRACTOR SHALL RETAIN THE SERVICES OF A THIRD-PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AT NO ADDITIONAL COST TO THE OWNER.

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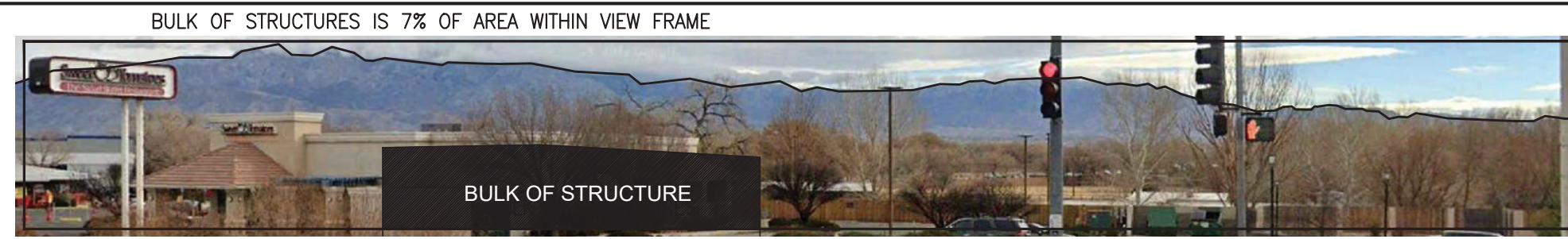
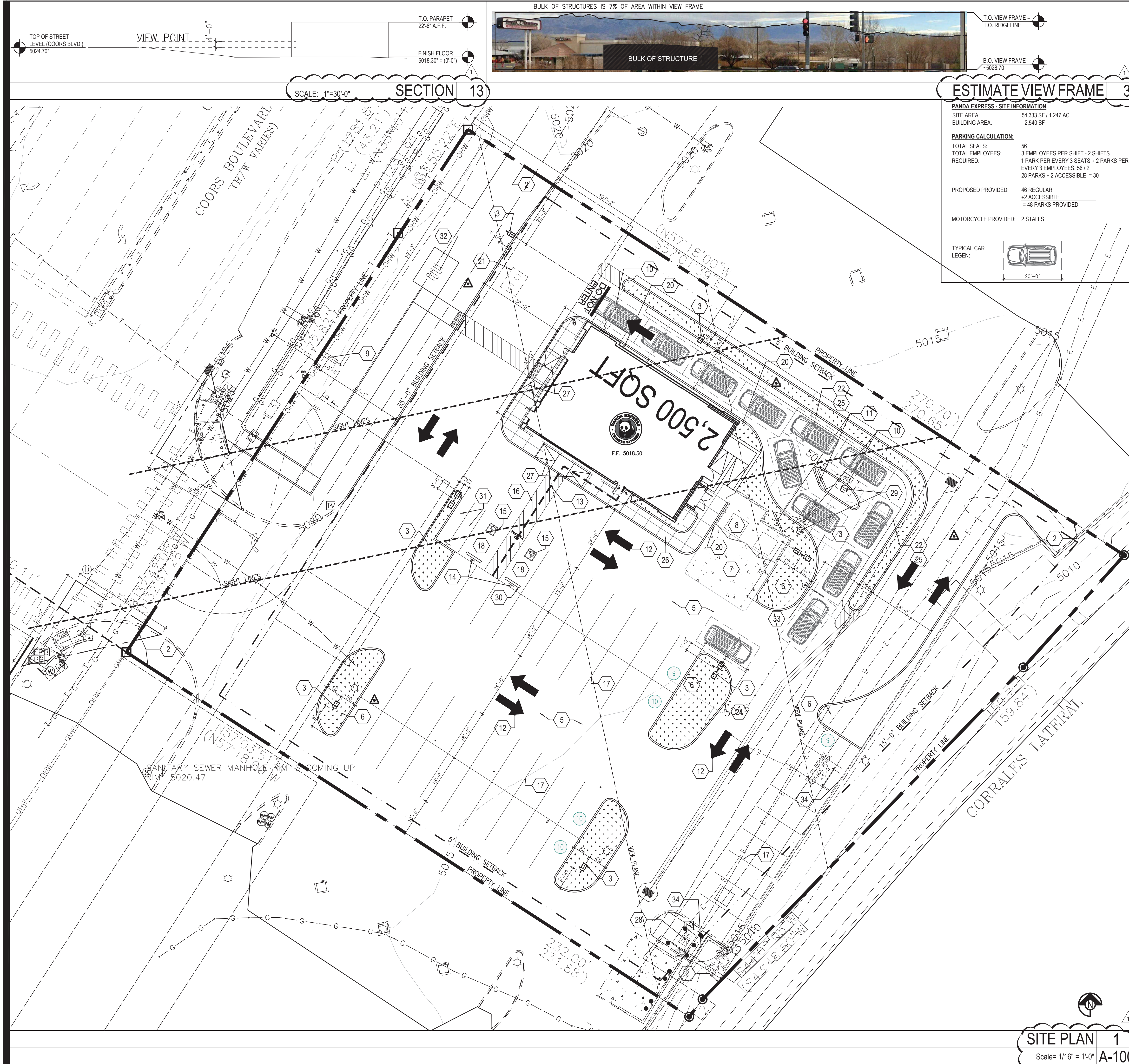
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ESTIMATE VIEW FRAME 3

PANDA EXPRESS - SITE INFORMATION
 SITE AREA: 54,333 SF / 1,247 AC
 BUILDING AREA: 2,540 SF

PARKING CALCULATION:
 TOTAL SEATS: 56
 TOTAL EMPLOYEES: 3 EMPLOYEES PER SHIFT - 2 SHIFTS
 1 PARK PER EVERY 3 SEATS + 2 PARKS PER EVERY 3 EMPLOYEES, 56 / 2
 28 PARKS + 2 ACCESSIBLE = 30

PROPOSED PROVIDED: 46 REGULAR
 +2 ACCESSIBLE
 = 48 PARKS PROVIDED

MOTORCYCLE PROVIDED: 2 STALLS

TYPICAL CAR LEGEN:

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

GENERAL NOTE:
 1. G.C. TO VERIFY AND PROVIDE ALL UNDERGROUND WIRING AND CONDUIT (INSTALLED BY LOCAL UTILITY COMPANY) FROM TRANSFORMER TO ELECTRICAL MAIN SWITCHGEAR, DRIVE THRU, MENU BOARD, BY G.C. VERIFY WITH PANDA PM.
 2. WATER METER FOR IRRIGATION SHALL BE A SEPARATE METER THAN MAIN WATER METER. G.C. TO REFERENCE CIVIL UTILITY PLAN FOR SIZE AND LOCATION.
 3. PROVIDE & INSTALL CAGE AND COVER FOR THE BACK-FLOW PREVENTER AT 4" CONCRETE CURB IN LANDSCAPE AREA, GORILLA CAGE, MANUFACTURED BY HOUSTON IRRIGATION SERVICES SPRING, TEXAS (281-705-9701). PROVIDE INSULATED COVER, AQUA SHIELD# MODEL # BFP1-S FOR COLDER REGIONS OF US. COORDINATE WITH PANDA PM. REFER TO DETAIL 11/A-407
 4. FOR HORIZONTAL CONTROL PLAN REFER TO CIVIL DRAWINGS

- | | |
|---|--|
| 1 BUILDING SETBACKS | 18 DESIGNATED HANDICAP PARKING SPACE |
| 2 PROPERTY LINE | 19 ROOF DRAIN AND OVERFLOW DRAIN FROM ROOF TO EXIT TO DAYLIGHT THRU FACE OF WALL. COLD CLIMATES WILL REQUIRE CONNECTION TO STORM SEWER. ARCHITECT TO VERIFY WITH LOCAL JURISDICTION. |
| 3 NEW SITE LIGHT POLE | 20 STEEL PIPE BOLLARD. BOLLARDS TO BE PAINTED SAFETY YELLOW PRIOR TO APPLICATION OF LDPE SLEEVE. |
| 4 NEW SWITCHGEAR | 21 UNDERGROUND GREASE INTERCEPTOR - SEE PLUMBING/CIVIL DRAWINGS |
| 5 PAVING - SEE CIVIL PLAN | 22 CONC. DRIVEWAY |
| 6 IRRIGATED LANDSCAPING, REFER TO LANDSCAPE DRAWINGS | 23 EDGE OF SIDEWALK AT PLANTER |
| 7 HEAVY DUTY CONCRETE APRON FOR DUMPSTER ENCLOSURE. REFERENCE CIVIL DRAWINGS FOR SPECIFICATIONS | 24 CONCRETE CURB AT LANDSCAPE AREA |
| 8 TRASH ENCLOSURE, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. | 25 EXPANSION JOINT @ 20'-0" O.C. MAX. |
| 9 GC TO COORDINATE LOCATION OF THE FREESTANDING SIGN WITH SIGN CO. THE SQUARE FOOTAGE OF SIGN IS 45 SQFT | 26 TOOLED JOINTS @ 5'-0"X5'-0" O.C. EXPANSION JOINT @ 20'-0" O.C. |
| 10 DRIVE THRU LANE SENSOR LOOP. INSTALL POSITION SO LOOP IS CENTERED ON ACTIVE PANEL OF DRIVE THROUGH WINDOW. SEE DETAIL. | 27 ACCESSIBLE RAMP |
| 11 DRIVE THROUGH MENU BOARD-INSTALLED BY SIGN COMPANY. VERIFY WITH PANDA PM (SEE GENERAL NOTE ABOVE) | 28 EXISTING TRANSFORMER PAD. REFER TO CIVIL AND ELECTRICAL DRAWINGS. |
| 12 DIRECTIONAL ARROW | 29 ORDER CONFIRMATION BOARD |
| 13 ACCESSIBLE PATH OF TRAVEL | 30 RUBBER WHEEL STOP, REF. CIVIL DRAWINGS |
| 14 ACCESSIBLE PARKING POLE SIGN | 31 MOTORCYCLE PARKING |
| 15 INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE | 32 BIKE RACK MANUF: DUMOR, INC MODEL NUMBER: 125-50 SERIES |
| 16 ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT LOADING ZONE W/ 4" WIDE STRIPES @ 3'-0" O.C. | 33 CLEARANCE BARBASE INSTALLED BY SIGN VENDOR. |
| 17 PAINT 4" WIDE SOLID PARKING STRIPING W/ TWO (2) COATS HIGHWAY WHITE PAINT | 34 GC TO REPAIR EXISTING WOOD FENCE. |

KEY NOTES A
 Scale= NTS A-100

PROJECT NUMBER: PR-2022-006547

Application Number: SI-2022-00216

This plan is consistent with the specific Site Development Plan approved by the Development Review Board Application (DRB), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.
DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date _____
ABCWUA	Date _____
Parks and Recreation Department	Date _____
City Engineer/Hydrology	Date _____
Code Enforcement	Date _____
* Environmental Health Department (conditional)	Date _____
Solid Waste Management	Date _____
DRB Chairperson, Planning Department	Date _____

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



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

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REVISIONS:

DRB RESUBMITTAL	04-06-22

ISSUE DATE:

DRB SUBMITTAL	12-28-21

DRAWN BY: RMKS

PANDA PROJECT #: S8-22-D8582
 PANDA STORE #: D8582
 ARCH PROJECT #: 21084



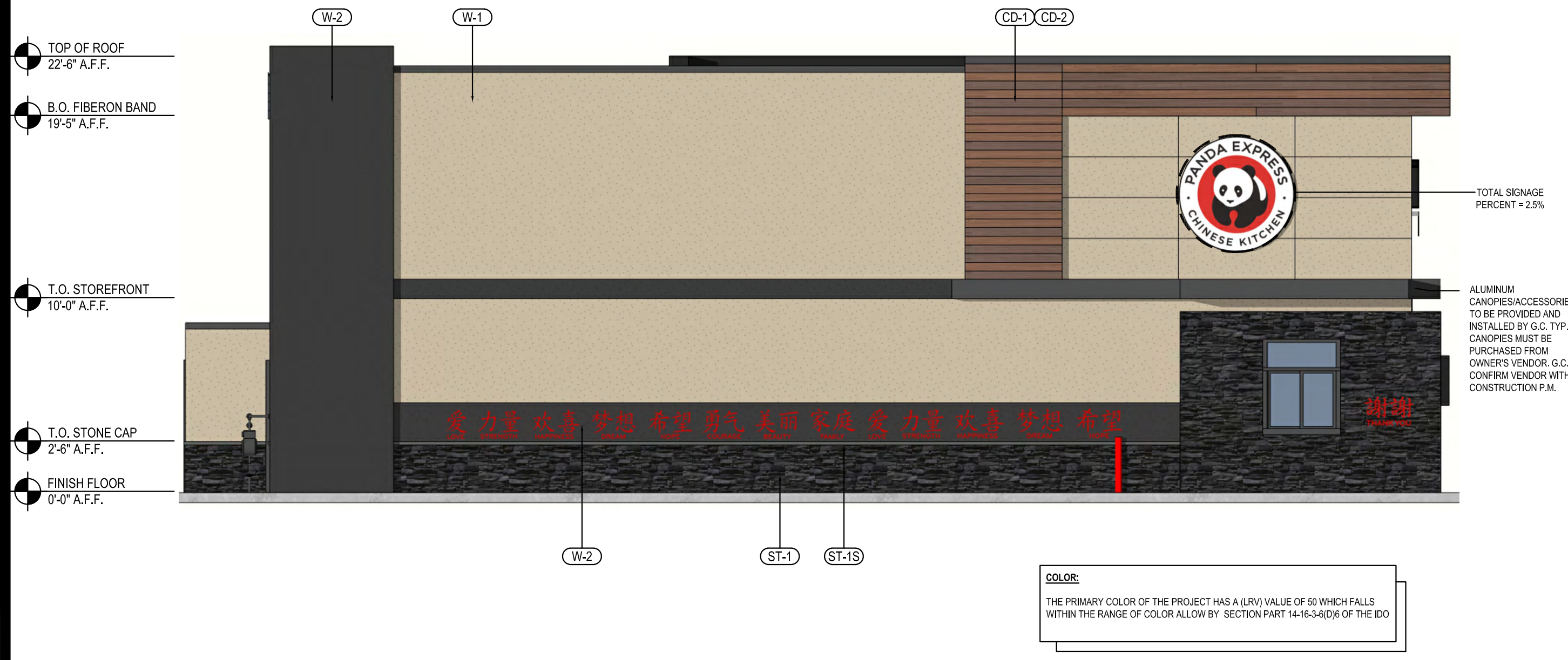
HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713.869.1103 V

DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.490.7292 V

PANDA EXPRESS
 TRUE WARM & WELCOME
 10126 COORS BLVD. NW
 ALBUQUERQUE, NM 87114

A-100
 SITE PLAN
 ARCHITECTURAL

DRB - PR-2022-006547 SI-2022-00216



NORTH-EAST ELEVATION 4
Scale= 3/16" - 1/0" A-202



NORTH-WEST ELEVATION 2
Scale= 3/16" - 1/0" A-202

PER CITY ORDINANCE:

- FACADE SHALL BE DESIGNED TO PROVIDE A SENSE OF HUMAN SCALE AT GROUND LEVEL BY PROVIDING A CLEAR ARCHITECTURAL DISTINCTION BETWEEN GROUND FLOOR LEVELS AND ALL ADDITIONAL LEVELS.
- EACH STREET-FACING FACADE SHALL INCORPORATE AT LEAST (2) OF THE FOLLOWING FEATURES ALONG AT LEAST 30 PERCENT OF THE LENGTH OF THE FACADE, DISTRIBUTED ALONG THE FACADE SUCH THAT AT LEAST 1 OF THE INCORPORATED FEATURES OCCURS EVERY 40 FEET.
 - Ground-floor transparent windows, with the lower edge of windows sills no higher than 30 inches above the finished floor.
 - Windows on upper floors.
 - Primary pedestrian entrances.
 - Postal enclosures, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather.
 - Sun shades or other exterior building features designed to reflect sunlight in the building and reduce the need for interior lighting.
 - Raised planters between 12 inches and 28 inches above grade with surface planted to achieve at least 75 percent vegetative cover at maturity.
- EACH GROUND FLOOR OF A STREET-FACING FACADE SHALL CONTAIN A MINIMUM OF 30 PERCENT OF ITS SURFACES IN TRANSPARENT WINDOWS AND/OR DOORS.
 - No minimum window height is required.
 - For commercial or office uses, interior space must be visible to a depth of 6 feet from the facade.

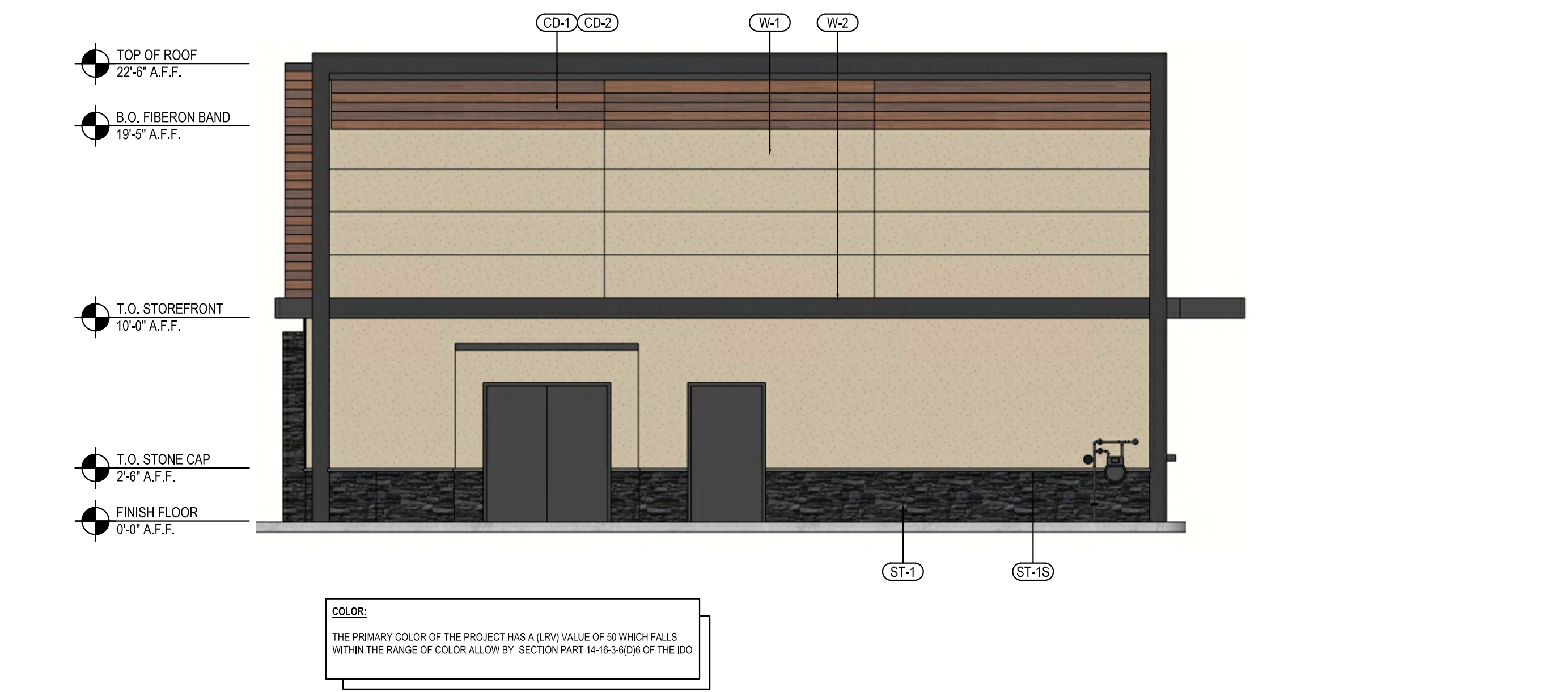
LENGTH OF BUILDING:
BUILDING LENGTH: 43'-2"
30% REQUIRED: 12'-11"
THE FEATURE PROVIDED ARE:
a. GROUND FLOOR TRANSPARENT WINDOWS PROVIDED: 15'-10"
c. PRIMARY PEDESTRIAN ENTRANCES
d. CANOPY PROVIDED: 44'-5"

SURFACE AREA:
TOTAL STREET FACING SURFACE AREA: 976 SQ.FT.
30% TRANSPARENT WINDOWS AND/OR DOOR REQUIRED: 292 SQ.FT.
GLAZING PROVIDED: 264 SQ.FT. = 27%
STILL NEEDED: 28 SQ.FT. = 3%

DEVIATIONS:
TABLE E-4-1: ALLOWABLE DEVIATIONS:
FACADE DEVIATION IS WITHIN THE REQUIRED ANY OTHER NUMERICAL STANDARD OF 10% PER THE ALLOWABLE DEVIATIONS.
FACADE IS 3% OF THE REQUIRED 10% DEVIATIONS ALLOW.



SOUTH-WEST ELEVATION 3
Scale= 3/16" - 1/0" A-202



SOUTH-EAST ELEVATION 1
Scale= 3/16" - 1/0" A-202

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
(W-1)	STO	3 PART STUCCO SYSTEM	SW 6149 - RELAXED KHAKI LRV: 50	FINE	BUILDING BODY
(W-2)	STO	3 PART STUCCO SYSTEM	SW 7069 - IRON ORE LRV: 6	FINE	ACCENT BAND
(ST-1S)	CORONADO STONE PRODUCTS	CHISELED STONE SILL	CHARCOAL	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
(ST-1)	CORONADO STONE PRODUCTS	STRIP STONE	BLACK FOREST	-	ENTRY PORTAL & WAINSCOT CONTACT: LISA KILGORE: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS MFG: ARGOS, COLOR: PUTTY
(CD-1)	FIBERON	WILDWOOD	MULGA	60% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: EricAtkins@fiberondecking.com
(CD-2)	FIBERON	WILDWOOD	SUMAC	40% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: EricAtkins@fiberondecking.com
(MTL-1)	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"	-	CAP FLASHING

MATERIALS



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REVISIONS:

DRB RESUBMITTAL	04-06-22
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ISSUE DATE:

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DRAWN BY: RM/KS
PANDA PROJECT #: S8-22-D8582
PANDA STORE #: D8582
ARCH PROJECT #: 21084



Heights Venture
ARCHITECTURE • DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713 869 1103 V
DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972 490 7292 V

PANDA EXPRESS
TRUE WARM & WELCOME
10126 COORS BLVD. NW
ALBUQUERQUE, NM 87114

A-202

EXTERIOR
COLOR ELEVATIONS

TRUE WARM & WELCOME 2500 R1

DRB - PR-2022-006547 SI-2022-00216

DATE: 21 MAY
TIME: 9 AM

GLAZING WITH SUN EXPOSURE:
FRONT: 0%
SIDE: 0%



DATE: 21 MAY
TIME: 9 AM

GLAZING WITH SUN EXPOSURE:
DRIVE THRU WINDOW: 30%



DATE: 21 MAY
TIME: NOON

GLAZING WITH SUN EXPOSURE:
FRONT: 0%
SIDE: 10%



DATE: 21 MAY
TIME: NOON

GLAZING WITH SUN EXPOSURE:
DRIVE THRU WINDOW: 0%



DATE: 21 MAY
TIME: 4 PM

GLAZING WITH SUN EXPOSURE:
FRONT: 85%
SIDE: 70%



DATE: 21 MAY
TIME: 4 PM

GLAZING WITH SUN EXPOSURE:
DRIVE THRU WINDOW: 0%



DATE: 21 NOVEMBER
TIME: NOON

GLAZING WITH SUN EXPOSURE:
FRONT: 0%
SIDE: 85%



DATE: 21 NOVEMBER
TIME: NOON

GLAZING WITH SUN EXPOSURE:
DRIVE THRU WINDOW: 0%



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Heights Venture
ARCHITECTURE • DESIGN

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SUN STUDY

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