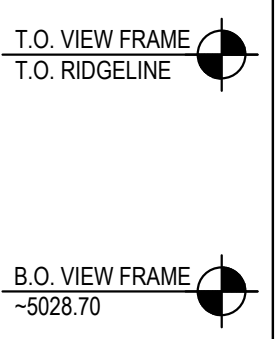


Panda Express Building
 BULK OF STRUCTURE IS 10% OF AREA WITHIN VIEW FRAME
 BULK OF STRUCTURE <50% OF AREA WITHIN VIEW FRAME PER IDO 3-6(D)(5)(c) BUILDING AND STRUCTURE BULK
View Frame Area: 11,007
Panda Express Blocked Area: 937 (8.51%)



- DEMOLITION NOTE:**
 G.C. TO REMOVE ALL EXISTING ABOVE/GROUND STRUCTURAL WALLS, FOUNDATION, ASPHALT, CONC. CURBS AND DEBRIS PRIOR TO NEW CONSTRUCTION.
- GENERAL NOTE:**
- 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.
 - WATER METER FOR IRRIGATION SHALL BE A SEPARATE METER THAN MAIN WATER METER. G.C. TO REFERENCE CIVIL UTILITY PLAN FOR SIZE AND LOCATION.
 - 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
 - FOR HORIZONTAL CONTROL PLAN REFER TO CIVIL DRAWINGS

SCALE: 1"=30'-0" SECTION 13

ESTIMATE VIEW FRAME 3

PANDA EXPRESS - SITE INFORMATION
 SITE AREA: 54,333 SF / 1.247 AC
 BUILDING AREA: 2,540 SF

PARKING CALCULATION:
 PER IDO TABLE 5-5-1
 REQUIRED: 8 SPACES PER 1000 GROSS SQ.FT
 2.5 x 8 = 20 SPACES REQUIRED

PROVIDED:
 46 REGULAR
 + 2 ACCESSIBLE
 = 48 PARKS PROVIDED

MOTORCYCLE PROVIDED: 2 STALLS

LEGEND
 - - - - - PROPERTY LINE
 - - - - - BUILDING SETBACK
 - - - - - SIGHT LINES
 - - - - - VIEW FRAME

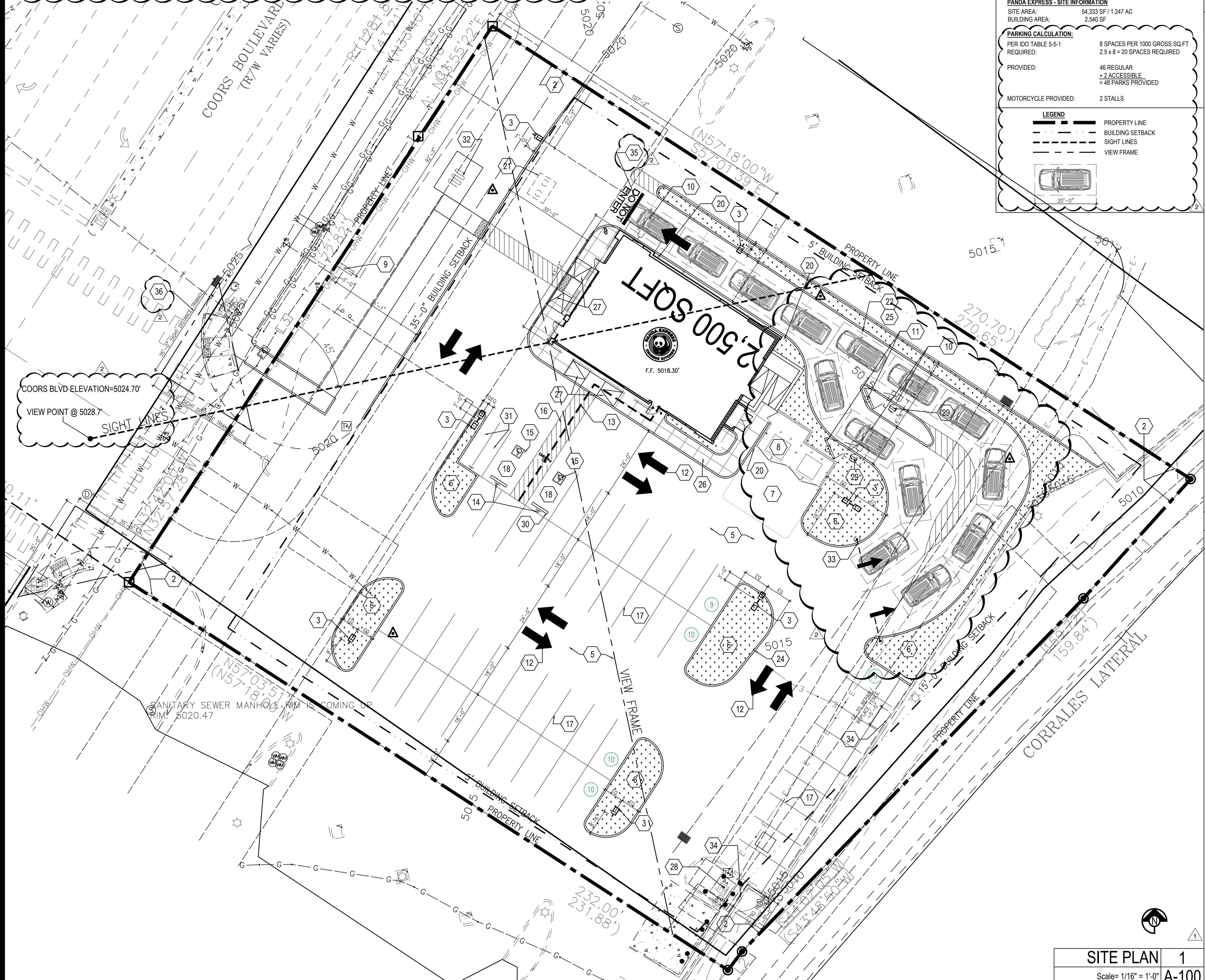
- | | | |
|---|--|----------|
| 1 BUILDING SETBACKS | 19 ROOF DRAIN AND OVERFLOW DRAIN FROM ROOF TO EXIT TO DAYLIGHT THRU FACE OF WALL. COLD CLIMATES WILL REQUIRE CONNECTION TO STORM SEWER. ARCHITECT TO VERIFY WITH LOCAL JURISDICTION. | 15 A-107 |
| 2 PROPERTY LINE | 20 STEEL PIPE BOLLARD - BOLLARDS TO BE PAINTED SAFETY YELLOW PRIOR TO APPLICATION OF LOBE SLEEVE. | 18 A-407 |
| 3 NEW SITE LIGHT POLE | 21 UNDERGROUND GREASE INTERCEPTOR - SEE PLUMBING/CIVIL DRAWINGS | |
| 4 NEW SWITCHGEAR | 22 CONC. DRIVEWAY | |
| 5 PAVING - SEE CIVIL PLAN | 23 EDGE OF SIDEWALK AT PLANTER | |
| 6 IRRIGATED LANDSCAPING, REFER TO LANDSCAPE DRAWINGS | 24 CONCRETE CURB AT LANDSCAPE AREA. | |
| 7 HEAVY DUTY CONCRETE APRON FOR DUMPSTER ENCLOSURE. REFERENCE CIVIL DRAWINGS FOR SPECIFICATIONS | 25 EXPANSION JOINT @ 20'-0" O.C. MAX. | |
| 8 TRASH ENCLOSURE, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. | 26 TOOLED JOINTS @ 5'-0"X5'-0" O.C. EXPANSION JOINT @ 20'-0" O.C. | |
| 9 GC TO COORDINATE LOCATION OF THE FREESTANDING SIGN WITH SIGN CO. THE SQUARE FOOTAGE OF SIGN IS 45 SQFT | 27 ACCESSIBLE RAMP | |
| 10 DRIVE THRU LANE SENSOR LOOP. INSTALL POSITION SO LOOP IS CENTERED ON ACTIVE PANEL OF DRIVE THROUGH WINDOW. SEE DETAIL. | 28 EXISTING TRANSFORMER PAD. REFER TO CIVIL AND ELECTRICAL DRAWINGS. | |
| 11 DRIVE THROUGH MENU BOARD-INSTALLED BY SIGN COMPANY. VERIFY WITH PANDA PM (SEE GENERAL NOTE ABOVE) | 29 ORDER CONFIRMATION BOARD | |
| 12 DIRECTIONAL ARROW | 30 RUBBER WHEEL STOP, REF. CIVIL DRAWINGS | |
| 13 ACCESSIBLE PATH OF TRAVEL | 31 MOTORCYCLE PARKING | |
| 14 ACCESSIBLE PARKING POLE SIGN | 32 BIKE RACK - REFER TO CIVIL DWG'S MANUF: DUMOR, INC MODEL NUMBER: 125-30 SERIES | |
| 15 INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE | 33 CLEARANCE BAR/BASE INSTALLED BY SIGN VENDOR. | |
| 16 ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT LOADING ZONE W/ 4" WIDE STRIPES @ 3'-0" O.C. | 34 GC TO REPAIR EXISTING WOOD FENCE. | |
| 17 PAINT 4" WIDE SOLID PARKING STRIPING W/ TWO (2) COATS HIGHWAY WHITE PAINT | 35 PAINT "DO NOT ENTER" SIGNAGE | |
| 18 DESIGNATED HANDICAP PARKING SPACE | 35 *LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE. | |

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



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REVISIONS:

DRB RESUBMITTAL	04-06-22
DRB 2nd RESUBMITTAL	05-04-22

ISSUE DATE:

DRB SUBMITTAL	12-28-21
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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 77008
 DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024
 713.869.1103 V 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