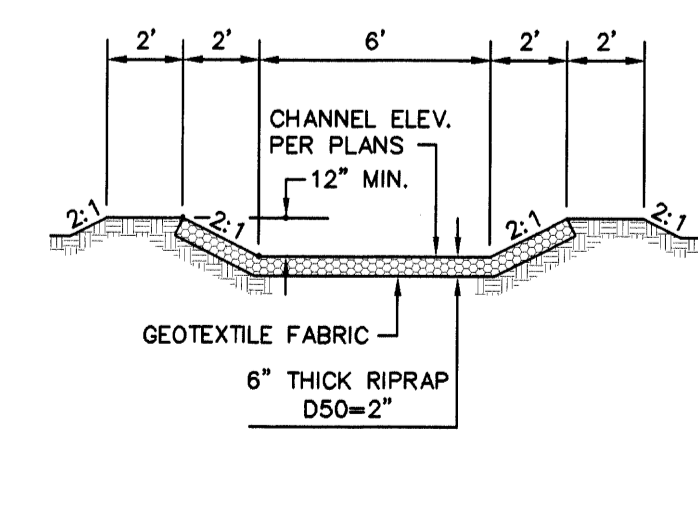


GRADING & DRAINAGE PLAN

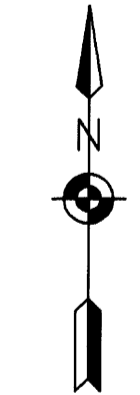
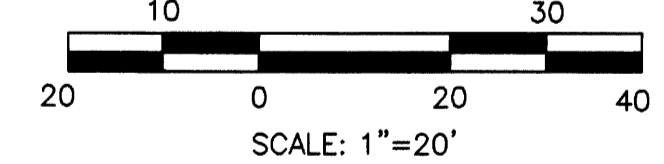
EXISTING	PROPOSED
—	—
W	—
SAS	—
UGE	—
OHE	—
G	—
SD	—
FH	—
MH	—
OP	—
PP	—
LP	—
EJB	—
TR	—
CG	—
S	—



RIPRAP DITCH SECTION A-A
SCALE: 1"=5'

SURVEYOR CERTIFICATE

I, ROGER G. SCUSSEL, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 14405, DO HEREBY CERTIFY THAT THE ELEVATIONS SHOWN HEREON ACCURATELY REPRESENT THE AS-BUILT CONDITIONS OF THIS PROJECT AS OBTAINED BY A FIELD SURVEY PERFORMED ON SEPTEMBER 13, 2007.
Roger G. Scussel
ROGER G. SCUSSEL
P.S. NO. 14405

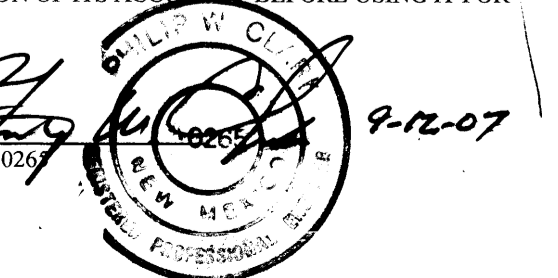


DRAINAGE CERTIFICATION

I, PHILIP W. CLARK, NMPE #10265, OF THE FIRM CLARK CONSULTING ENGINEERS HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE PLAN DATED DECEMBER 7, 2006. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ROGER G. SCUSSEL, PS #14405 OF THE FIRM ODEN & ASSOCIATES, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON SEPTEMBER 13, 2007 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Philip W. Clark
PHILIP W. CLARK, NMPE # 10265
DATE 9-12-07



Oden & Associates
surveyors engineers planners

P.O. Box 1976 200 US Route 66
Moriarty, NM 87035
Phone (505) 832-1425 Fax (505) 832-6996

Clark Consulting Engineers
Subdivision Planning / Engineering
Transportation & Drainage

19 Ryan Road
Edgewood, New Mexico 87015
E-Mail: ccealbq@aol.com
Telo & Fax
(505) 281-2444
Cell: 1-505-264-6042



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

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REVISIONS:

ISSUE DATE:

1ST	
2ND	
3RD	
4TH	
5TH	
6TH	

DRAWN BY:

PANDA PROJECT #: S805D470
ARCH PROJECT #: 050122

ARCHITECT:

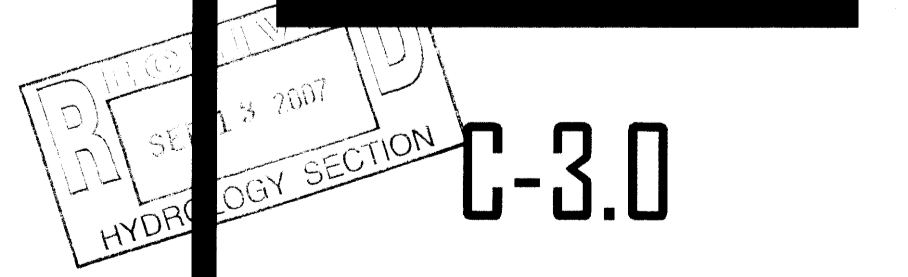
ITRA GROUP INC.
556 N. Diamond Bar Blvd.
Suite 300A
Diamond Bar, CA 91765
Tel: 909-396-6983
Fax: 909-396-6986
E-Mail: rogers@itragroupinc.com

STAMP:



PANDA EXPRESS
COORS & LA ORILLA

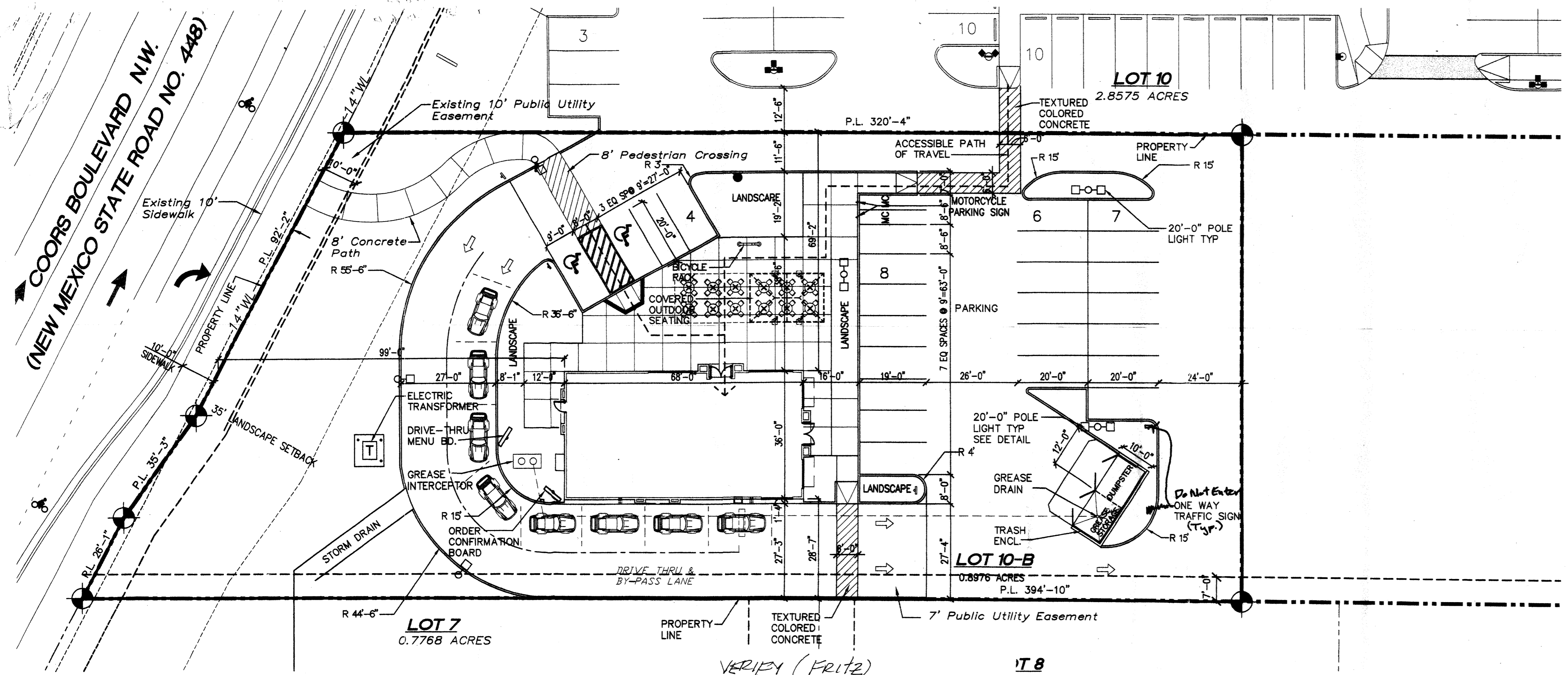
ALBUQUERQUE, NM



PAVING, GRADING & DRAINAGE PLAN

C-3.0

Time: 16:50:4
Date: 12/25/2006 JTB
Drawing Title: "C:\FILES\13\Projects - Access\Coors & La Orilla\Drawings\05032101.dwg"



PROJECT DATA:

LEGAL DESCRIPTION: LOT 10B, SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST

PROPOSED USE: FAST FOOD RESTAURANT WITH DRIVE THRU

EXISTING ZONING: C-1 (SC)

SITE AREA: 39,102 SQ. FT. (0.8976 ACRES)

BUILDING AREA: 2,448 SQ. FT.

CONSTRUCTION TYPE: V-B

OCCUPANCY TYPE: A-2 (RESTAURANT)

PARKING REQUIRED: ONE SPACE FOR EVERY FOUR SEATS (100/4 = 25 SPACES INCLUDING 2 ACCESSIBLE SPACES)

PARKING PROVIDED: 25 SPACES (INCLUDES 2 HANDICAPPED ACCESSIBLE SPACES)

MOTORCYCLE PARKING REQUIRED: 2 MOTORCYCLE SPACE REQUIRED

MOTORCYCLE PARKING PROVIDED: 2 MOTORCYCLE SPACE PROVIDED

BICYCLE PARKING REQUIRED: 1 / 20 VEHICLE PARKING = 3 REQUIRED

BICYCLE PARKING PROVIDED: 5 BICYCLE PARKING PROVIDED

RESTAURANT AREA: 2,448 S.F.

EMPLOYEES: 3 EMPLOYEES/SHIFT (2 SHIFTS PER DAY)

INDOOR SEATING: 52 SEATS

OUTDOOR SEATING: 48 SEATS

NOTE: SITE PLAN FOR BUILDING PERMIT SHALL COMPLY WITH UNIQUE PLAZA SITE PLAN FOR SUBDIVISION 068PC-1225.

SHEET INDEX

SHEET	DESCRIPTION
1	SITE PLAN & PROJECT DATA
2	LANDSCAPE PLAN
3	GRADING & UTILITY PLAN
4	EXTERIOR ELEVATIONS
5	EXTERIOR ELEVATIONS
6	BUILDING SECTIONS
7	VIEW LINE STUDY
8	SIGNAGE PLAN
9	COLOR ELEVATIONS



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

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REVISIONS:

NO.	CITY	DATE
1		10/18/2005
2		
3		
4		
5		
6		

ISSUE DATE:

NO.	DATE
1ST	
2ND	
3RD	
4TH	
5TH	
6TH	

DRAWN BY: WT

PANDA PROJECT #: S805D470
 ARCH PROJECT #: 050122

ARCHITECT:
ITRA GROUP INC.
 556 N. Diamond Bar Blvd.
 Suite 304A
 Diamond Bar, CA 91765
 Tel: 909-396-6983
 Fax: 909-396-6986
 E-Mail: roger@itragroupinc.com



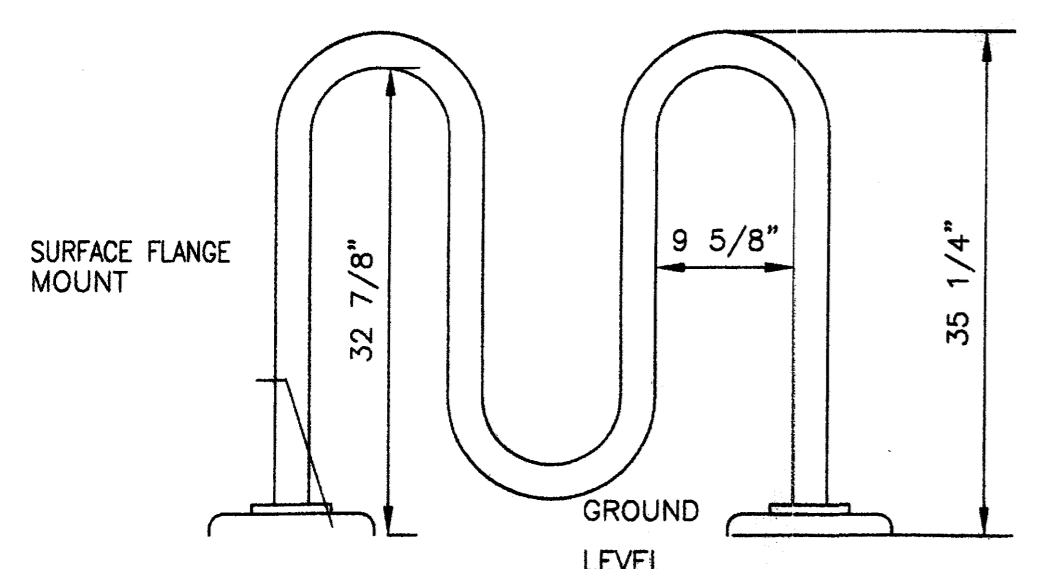
STAMP:

REGISTERED
 SEP 14 2007
 HYDROLOGY SECTION

PANDA EXPRESS
 COORS. & LA ORILLA

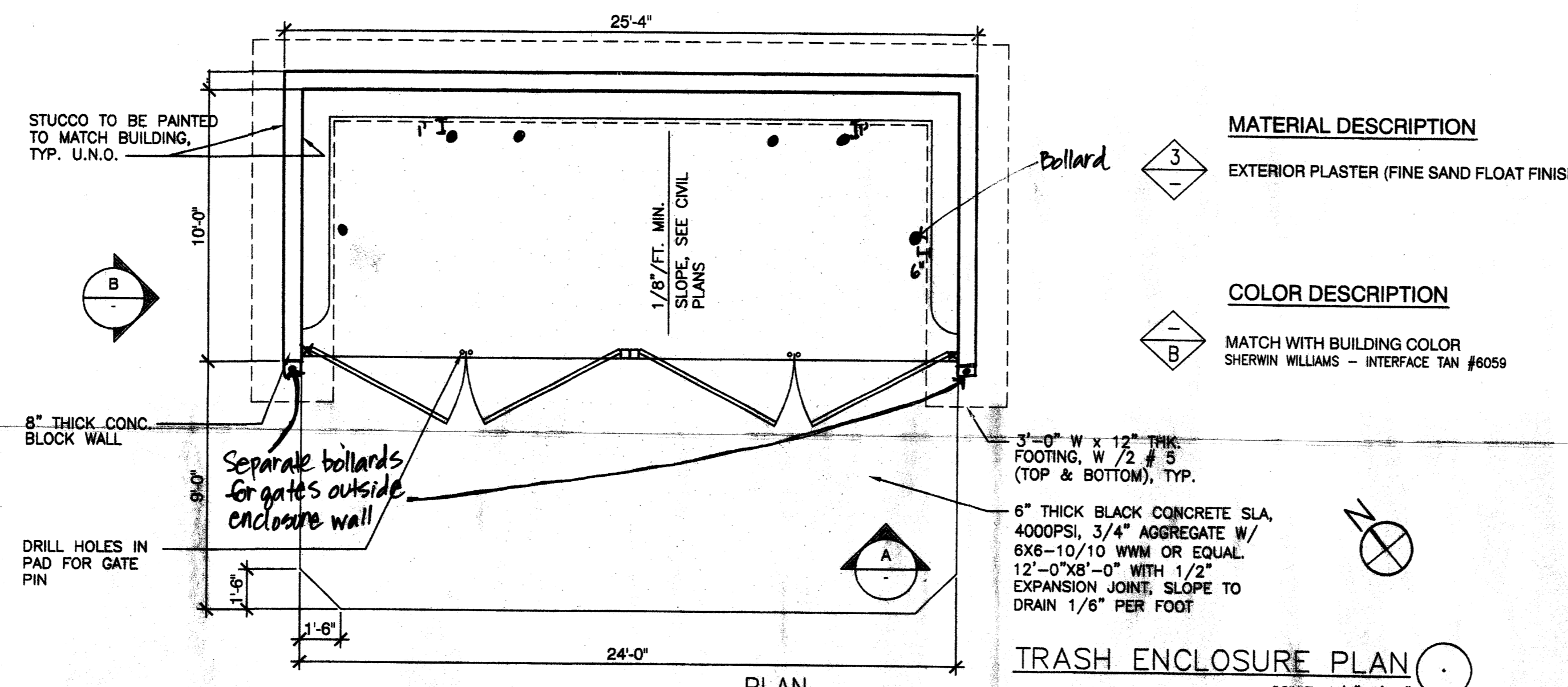
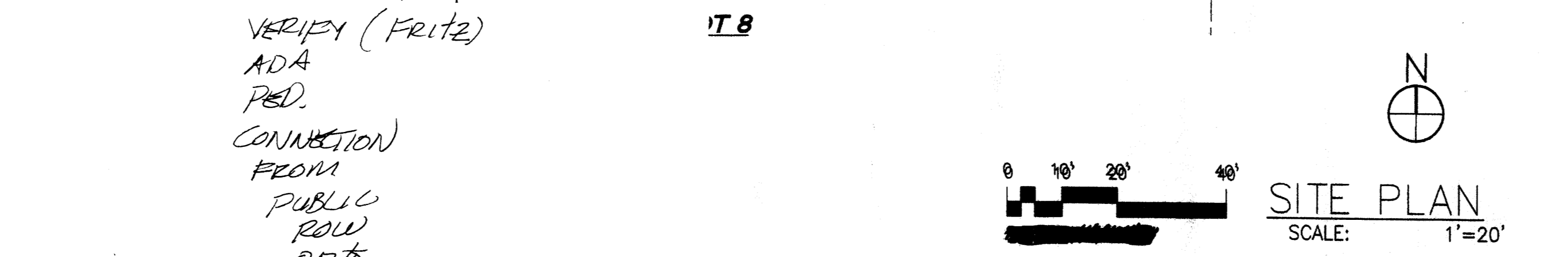
ALBUQUERQUE, NM

SITE PLAN AND PROJECT DATA
 SHEET 1 of 9
 October 31, 2006



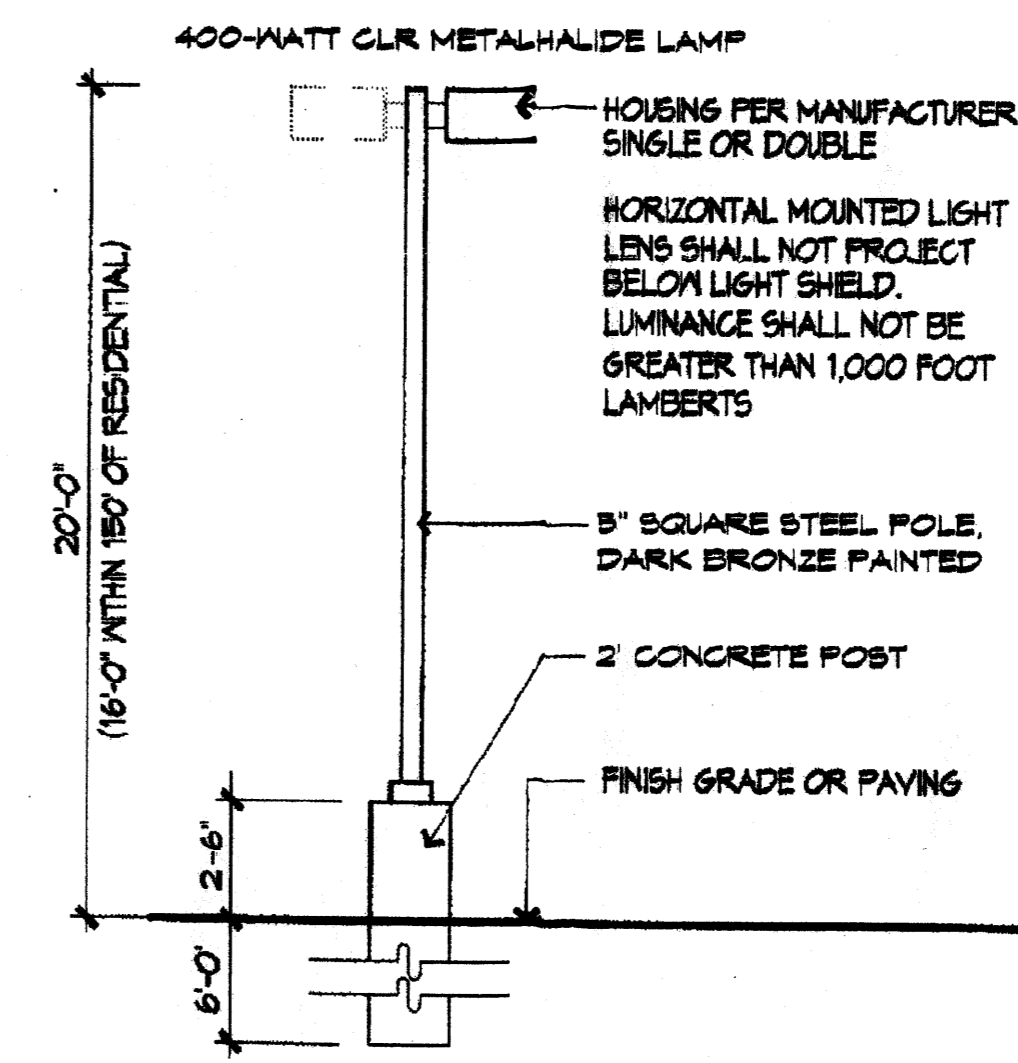
RIBBON BY BRANDIR MODEL: RB05-S-G
 (3 BICYCLES) - CONTACT KEN STEVENS (212) 505-6500
 (BY CONTRACTOR)

BIKE RACK
 SCALE: 3/4" = 1'-0"

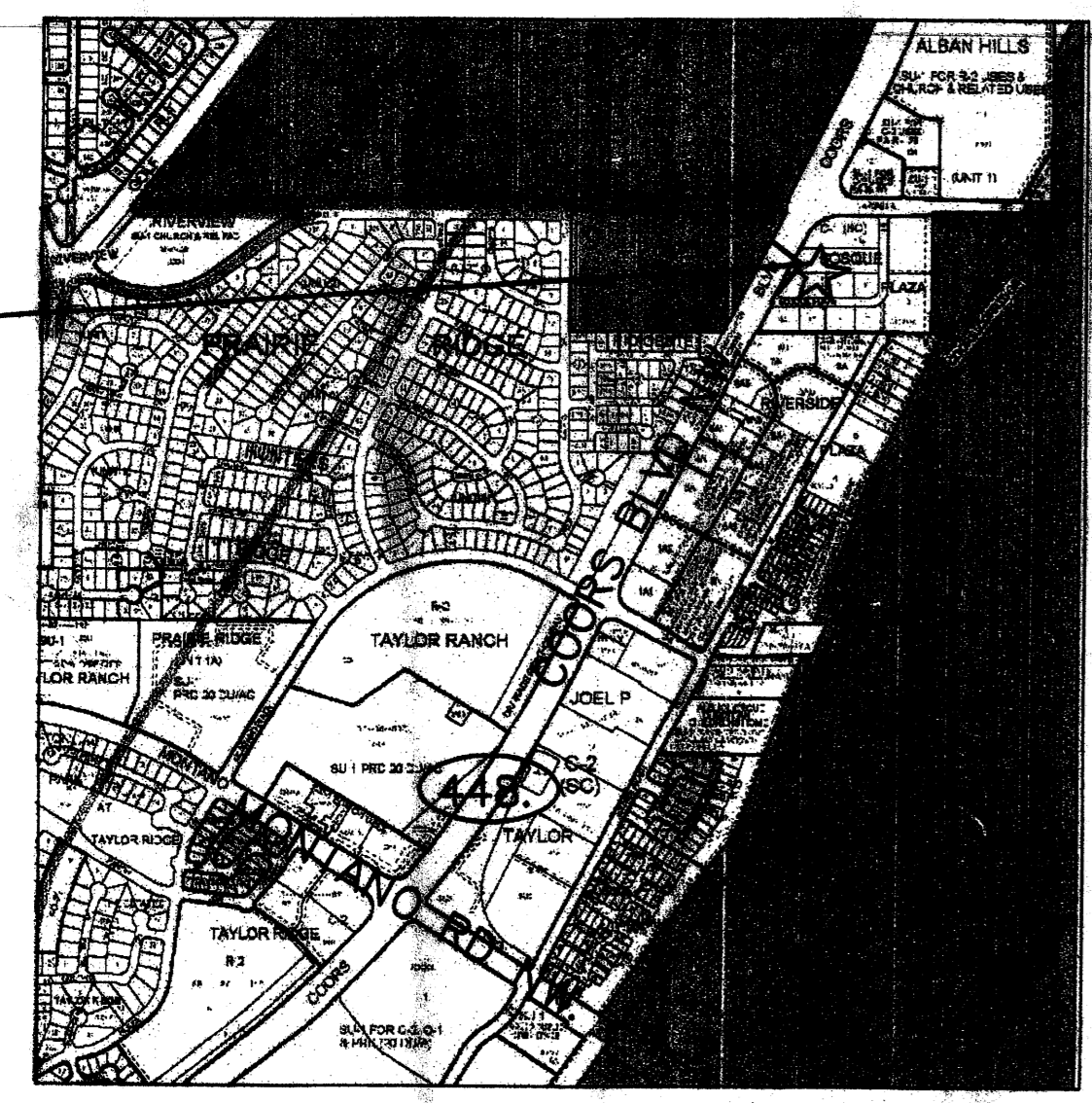
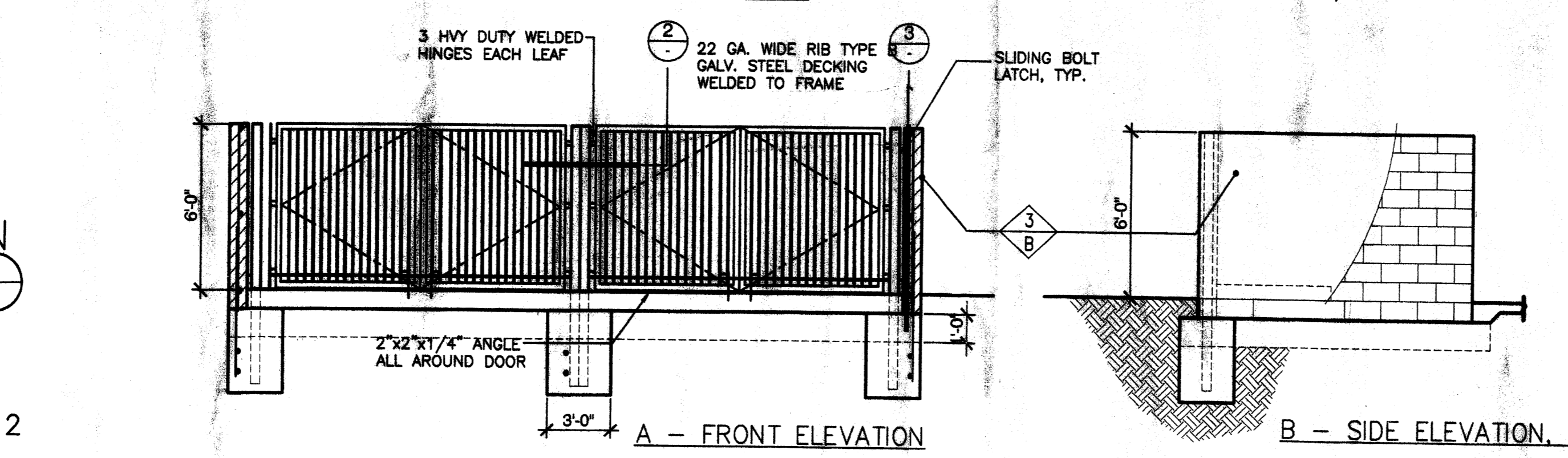


MATERIAL DESCRIPTION
 EXTERIOR PLASTER (FINE SAND FLOAT FINISH)

COLOR DESCRIPTION
 MATCH WITH BUILDING COLOR
 SHERWIN WILLIAMS - INTERFACE TAN #6059



LIGHTING FIXTURE DETAIL
 SCALE: N.T.S.



VICINITY MAP
 SCALE: 1" = 1000'
 ZONE ATLAS D-12 & E-12

Albuquerque Building & Safety
 JUL 30 2007

I.B.C. Plan Check Section

PROJECT NUMBER: 1004167
 Application Number: 068PC-1225-0111

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 9-21-06, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i>	11-15-06
Public Engineering/Transportation Division	Date
<i>[Signature]</i>	11-15-06
Water Utility Department	Date
<i>[Signature]</i>	11-15-06
Parks and Recreation Department	Date
<i>[Signature]</i>	11-15-06
City Engineer	Date
<i>[Signature]</i>	11-15-06
Environmental Health Department (conditional)	Date
<i>[Signature]</i>	11-15-06
Solid Waste Management	Date
<i>[Signature]</i>	11-17-06
DRB Chairperson, Planning Department	Date

Catherine Johnson 11-10-06