

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 8, 2025

Ray Flake, P.E
Civil Engineering Services
P.O Box 1320
Fairview, TN 37062

Re: Panda Express
2040 Gibson Blvd SE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 06-10-24 (M15-D021F)
Certification dated 07-31-2025
TRANS-2025-00213

Dear Mr. Flake,

Based upon the information provided in your submittal received 08-01-25, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Keynote 23: Per approved site plan "STOP" sign must be provided at the exit of the drive through lane.
- Per approved site plan, Motorcycle sign and "MC" pavement marking must be provided.

Once these corrections are complete, email pictures to malnajjar@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services



CIVIL ENGINEERING SERVICES P C

P.O. Box 1302
Fairview, TN 37062

Traffic Certification

I, Ray Flake, engineer for Civil Engineering Service PC, hereby certify that to the best of my knowledge and belief this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 07/09/2024. As-built conditions and a substantial completion boundary have been noted on the approved TCL. I, Ray Flake, have visited the project site on 07/30/2025 and have determined by visual inspection that the record information is representative of the actual site conditions noted on the TCL plan. This certification is submitted in support of a request for certification 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.



07/31/2025

Ray Flake NMPE 28440

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 9, 2024

Jonathan Turner
Consensus Planning, Inc
302 8th St. NW
Albuquerque, NM 87102

Re: Panda Express
2040 Gibson Blvd. SE
Traffic Circulation Layout
Engineer's Stamp 06-10-24 (M15-D021F)

Dear Mr. Turner,

The TCL submittal received 06-21-2024 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

SITE DATA TABLE

JURISDICTION:
ALBUQUERQUE
ZONING:
NRC

REQUIRED BUILDING SETBACKS:
FRONT (S)=
REAR (N)= 0'
SIDE (W)= 0'
SIDE (E)= 0'

BUILDING:
HEIGHT = 23.25'
SPRINKLERS - NONE

CONSTRUCTION TYPE:
VB

SITE ACREAGE:
PANDA EXPRESS = 33,020 SF / 0.76 ACRES

FLOOR AREA RATIO:
PANDA EXPRESS = 2,621 SF BLDG /
SITE AREA 33,022 = 7.94%

IMPERVIOUS SURFACE RATIO
SITE TOTAL SQ FEET = 33,020 SF
PAVEMENT/SIDEWALKS = 24,035 SF
TOTAL BUILDING = 2,621 SF
TOTAL PERVIOUS = 6,211 SF
TOTAL IMPERVIOUS = 26,809 SF / 33,020 =
81.19%

PARKING
8 SPACE PER 1000 SF OF FLOOR AREA
PARKING REQUIRED = 21
REQUIRED MOTORCYCLE PARKING = 2
REQUIRED BICYCLE PARKING = 3
TOTAL PARKING PROVIDED = 32

REQUIRED PARKING SETBACKS:
FRONT (N)= 5'
REAR (S)= 0'
SIDE (W)= 0'
SIDE (E)= 0'

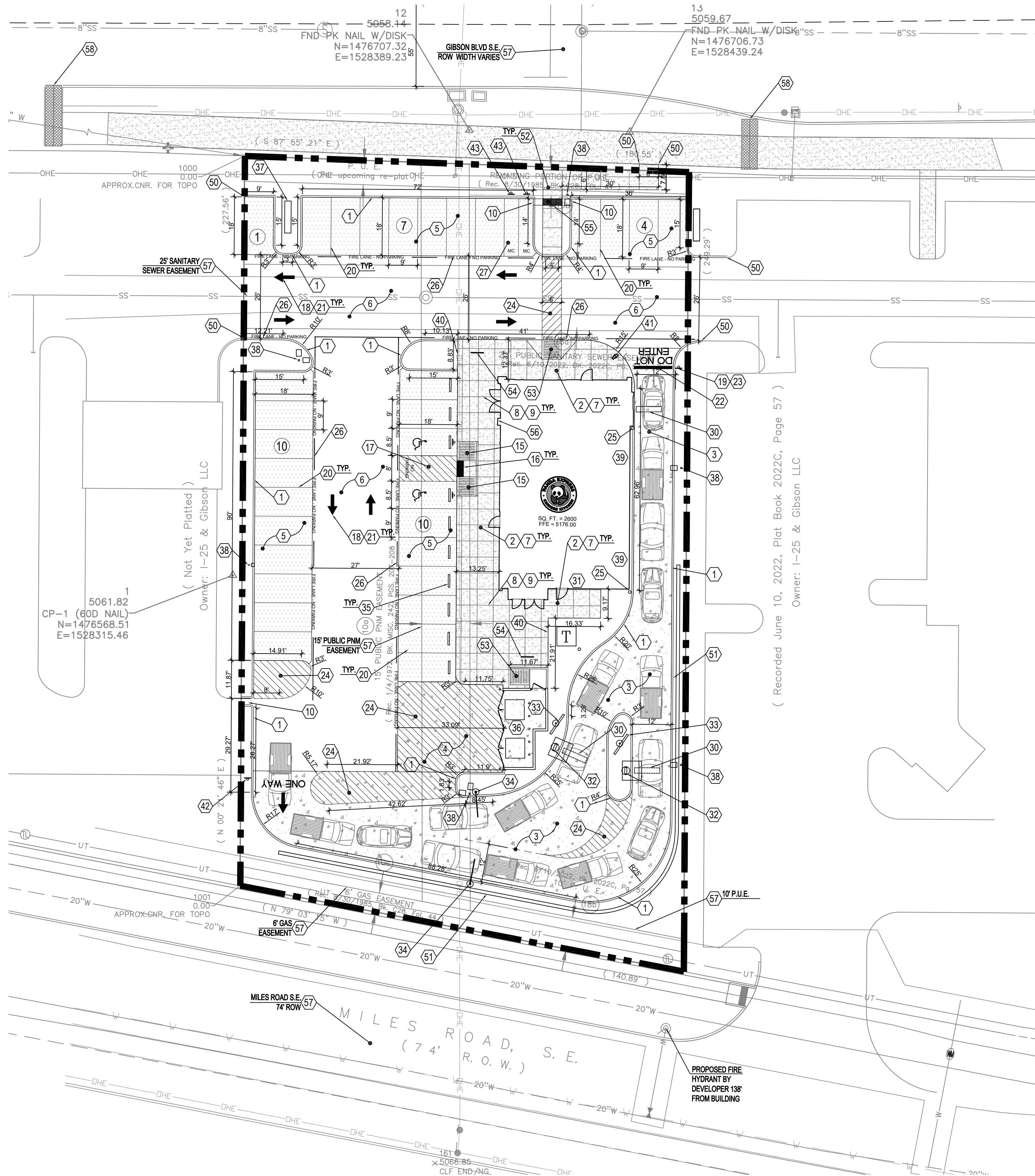
FLOOD HAZARD:
F.I.R.M. MAP NO.

FIRE ONE NOTE:
-ACCESS AND LOADING: IFC D102.1, AN APPROVED FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
-ENGINEERING DATA: IFC 503.2.3.1, ENGINEERING DATA SHALL BE SUBMITTED TO SUBSTANTIATE WEIGHT-BEARING CAPACITY AND ALL-WEATHER DRIVING CAPABILITIES FOR FIRE APPARATUS ACCESS ROADS.
-GRADE IFC D103.2, FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE

CONSTRUCTION NOTE:
DESIGN OF THE PANDA EXPRESS SITE, AS SHOWN IN THESE PLANS, ARE BASED UPON THE PROPOSED CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY AND SURROUNDING SITE WORK. CONTRACTOR SHALL FIELD VERIFY ELEVATIONS, UTILITIES, AND SITE FEATURES PRIOR TO ANY WORK DONE. NOTIFY OWNER/ENGINEER OF ANY CONFLICTS WITH DESIGN PRIOR TO ANY WORK DONE.

ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER AT THE DEVELOPER'S EXPENSE. SEE CITY OF ALBUQUERQUE DETAIL 2430

ALL DISTURBED AREAS SHALL BE STABILIZED PER THE LANDSCAPE PLAN.

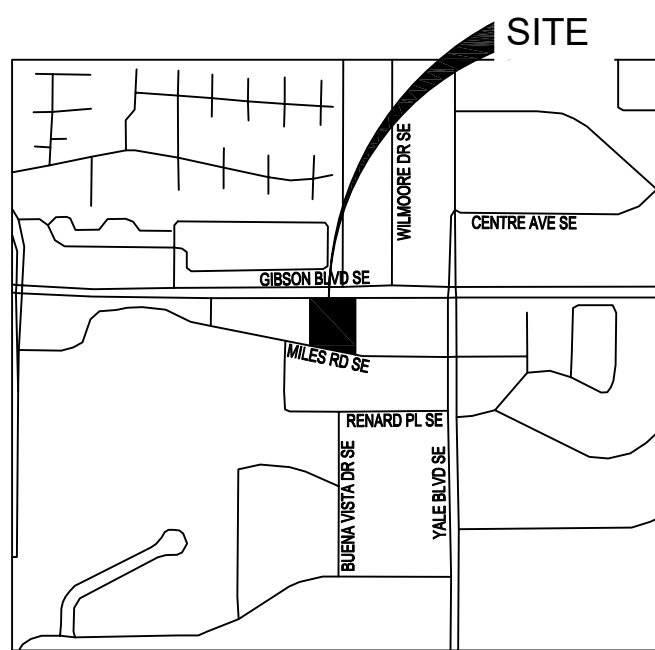


LEGAL DESCRIPTION:
LOT LETTERED 'C-2' OF PLAT OF LOTS C-1 AND C-2, LOVEFACE HEIGHTS ADDITION, (BEING A REPLAT OF TRACT C, LOVEFACE HEIGHTS ADDITION), WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 18, 2023 IN PLAT BOOK 2023C, PAGE 37.

BUILDING NOTE:
ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. SEE CITY STANDARD DRAWINGS

PROPOSED SITE LEGEND

- ⑧ PARKING STALL COUNT - SEE PLANS
- LIGHT DUTY CONCRETE PAVING - SEE DETAIL SHEET SECTION(C03.1)
- HEAVY DUTY CONCRETE PAVING - SEE DETAIL SHEET SECTION(C03.1)
- CONCRETE SIDEWALK - SEE DETAIL SHEET (C03.1)
- CONCRETE PAVING AT DUMPSTER ENCLOSURE AND DRIVE THRU PER GEOTECHNICAL REPORT
- HANDICAP PARKING
- DIRECTIONAL ARROWS
- PROPOSED CURB AND GUTTER AT CONCRETE - MONOLITHIC AT CONCRETE PAVEMENT - SEE DETAIL SHEET (C03.1)
- LIGHT POLE - SEE PHOTO METRIC PLAN - SEE LIGHT POLE BASE ON DETAIL SHEET(C03.1)



LOCATION MAP

NOT TO SCALE

GENERAL NOTES

SEE NOTES ON SHEET C01.1

SITE KEY NOTES:

PAVEMENT AND CURBING

- ① PROVIDE CURB AND GUTTER AT ASPHALT - MONOLITHIC CURB AT CONCRETE PAVEMENT - SEE DETAIL SHEET (C03.1)
- ② PROVIDE CONCRETE SIDEWALKS PER DETAIL SHEET (C03.2) - PROVIDE CONCRETE SIDEWALK WITH INTEGRAL CURB AT BUILDING AND PARKING PER DETAIL SHEET (C03.1)
- ③ HEAVY DUTY CONCRETE PAVING AT DRIVE THRU ISLE - SEE DETAIL SHEET (C03.1) & GEOTECHNICAL REPORT (GRAY COLOR, LIGHT BROOM FINISH)
- ④ NEW HEAVY DUTY CONCRETE APRON AT DUMPSTER ENCLOSURE - SEE ARCHITECTURAL DETAIL SHEET - SEE DETAIL SHEET (C03.2)
- ⑤ LIGHT DUTY CONCRETE PAVING - SEE DETAIL SHEET (C03.1) & GEOTECHNICAL REPORT
- ⑥ HEAVY DUTY CONCRETE PAVING - SEE DETAIL SHEET (C03.1) & GEOTECHNICAL REPORT
- ⑦ SEALED CONC. SIDEWALK. (AQUA MIX SEALER'S CHOICE GOLD). CONCRETE TO BE LIGHT BROOM TEXTURE FINISH. PROVIDE UNDER SLAB TREATMENT PER SOIL REPORT. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. AND ALL SIDE WALKS.
- ⑧ EXPANSION JOINT - SEE GEOTECHNICAL REPORT FOR SPACING - SEE DETAIL SHEET (C03.2)
- ⑨ CONTROL JOINTS - SEE GEOTECHNICAL REPORT FOR SPACING - SEE DETAIL SHEET (C03.2)
- ⑩ CURB CUT - SEE DETAIL SHEET (C03.1)

PAVEMENT STRIPING / ADA FEATURES / TRAFFIC SIGNAGE

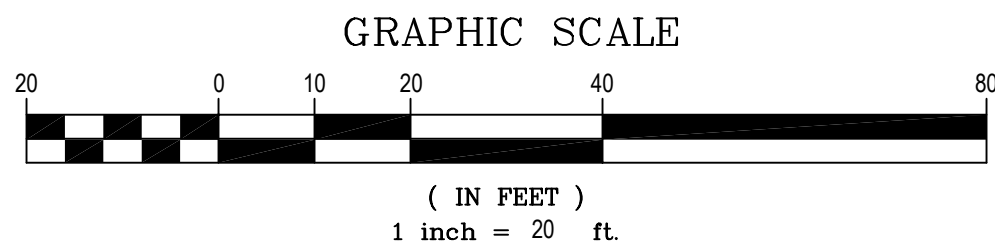
- ⑮ ADA ACCESSIBLE RAMP AT HANDICAP PARKING STALLS - SEE GRADING PLAN FOR ELEVATIONS - SEE HANDICAP PARKING ON DETAIL SHEET (C03.1)
- ⑯ ADA DETECTABLE WARNING AT EDGE OF PAVEMENT - SEE HANDICAP PARKING DETAIL ON DETAIL SHEET (C03.1)
- ⑰ HANDICAP AND VAN ACCESSIBLE PARKING LAYOUT, SIGNAGE, AND STRIPING - SEE DETAIL SHEET (C03.1)
- ⑱ ALL SITE DIRECTIONAL SIGNAGE, PAVEMENT STRIPING AND MARKINGS SHALL BE COORDINATED WITH PRG'S PROJECT MANAGER.
- ⑲ DO NOT ENTER SIGN PER MUTCD / LOCAL SPECS
- ⑳ 4" WIDE PARKING STRIPE PAINTED WHITE PER PDP & DC SPECS.
- ㉑ TRAFFIC ARROW PAINTED YELLOW - SEE DETAIL SHEET (C03.1)
- ㉒ STOP BAR PAINTED WHITE PER CITY SPECS.
- ㉓ STOP SIGN PER MUTCD SPECS - SEE DETAIL SHEET (C03.3)
- ㉔ 4" WIDE PARKING STRIPE, SPACED AT 2' O.C. AT 45° PAINTED YELLOW PER MUTCD SPECS.
- ㉕ BOLLARD PLAN - SEE DETAIL (C03.1)
- ㉖ FIRE LANE STRIPING PER CITY SPECS. - SEE FIRE ORDINANCES 503.3.1
- ㉗ MOTORCYCLE PARKING STALL PER CITY SPECS.

PANDA EXPRESS SITE FEATURES

- ⑳ DRIVE THRU LANE SENSOR LOOP SEE DETAIL - SEE ARCH DETAIL SHEET
- ㉑ NEW PAINTED SWITCHGEAR LOCATION - SEE ELECTRICAL PLANS
- ㉒ ORDER CONFIRMATION BOARD - SEE ARCH DETAIL SHEET
- ㉓ DRIVE THROUGH MENU BOARD-INSTALLED BY GC. VERIFY WITH PANDA P.M. - SEE ARCH DETAIL SHEET
- ㉔ CLEARANCE BAR INSTALLED BY SIGN VENDOR - RE: ELECTRICAL DRAWING FOR REQUIREMENTS, G.C. TO COORDINATE LOCATION WITH PRG P.M.
- ㉕ WHEEL STOP - GNR TECHNOLOGIES "PARK-IT" 6" PARKING CURB #16201R (BLACK AND YELLOW) OR OWNER APPROVED EQUAL
- ㉖ TRASH ENCLOSURE, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY, (TYP. 6 YARD BIN) - SEE ARCH DETAIL SHEET
- ㉗ PROVIDE POLE MOUNTED SIGN (SEE SIGN DESIGN BY OTHERS)
- ㉘ LIGHT POLE - SEE PHOTO METRIC PLAN - SEE LIGHT POLE BASE ON DETAIL SHEET (C03.2)
- ㉙ ROOF DRAIN AND OVERFLOW DRAIN FROM ROOF UNDER CONCRETE FLATWORK TO FACE OF CURB - SEE M.E.P. PLANS
- ㉚ EDGE OF CONCRETE SIDEWALK AT PLANTER BED - SEE LANDSCAPE PLAN (L01.0)
- ㉛ "THANK YOU / DO NOT ENTER" SIGN - SEE DETAIL SHEET (C03.3)
- ㉜ "ONE WAY" SIGN PER MUTCD SPECS. - SEE DETAIL SHEET (C03.2)
- ㉝ MOTORCYCLE PARKING ONLY FREE-STANDING SIGN PER CITY SPECS. - SEE DETAIL SHEET (C03.2)

ADDITIONAL SITE FEATURES

- ㉞ MATCH MASTER PLAN GRADE
- ㉟ RETAINING WALL - SEE STRUCTURAL DETAILS
- ㊱ SIDEWALK PER CITY SPECS
- ㊲ ADA SIDEWALK RAMP - SEE DETAIL SHEET (C03.2)
- ㊳ BICYCLE HOOP U-LOCK-IT - SEE DETAIL SHEET (C03.2)
- ㊴ COVERED SIDEWALK FLUME - SEE DETAIL SHEET (C03.2)
- ㊵ KNOX-BOX - SEE ARCHITECTURAL DETAIL SHEET
- ㊶ EASEMENTS AND RIGHT OF WAYS
- ㊷ CURB CUT PROVIDED BY OTHERS



TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Arroyo 7/9/2024
Signed Date

BM 24 -L16
ALBUQUERQUE CONTROL STATION
LOCATION: 1-3/4" METALLIC DISK EPOXIED TO
TOP OF CONCRETE CURB AT NINE INTERSECTION
OF GIBSON BLVD SE & YALE BLVD SE.
ELEVATION: 5191.306 (NAVD 88)

FLOOD STATEMENT:
THIS PROPERTY DOES LIE IN AN AREA COVERED BY A FORMAL F.E.M.A FLOOD STUDY. PROPERTY LIES WITHIN ZONE 'X' (NO FLOOD HAZARD) AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO PANEL 350002 0361 G, EFFECTIVE DATE SEPTEMBER 28, 2008.



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

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REVISIONS:

ISSUE DATE:

1ST SUBMITTAL	01-25-24
2ND PERMIT/BID	03-25-24

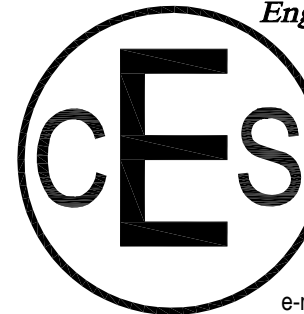
DRAWN BY: JRJ

PANDA PROJECT #: S8-25-D26003
PANDA STORE #: D26003



06/10/2024

Civil Engineering Services
Engineering, Land Planning,
and Environmental



7705 Spicer Farm Lane
Fairview, Tennessee
37062
Phone: (615) 533-0401

e-mail: ray@civilingineeringservices.net

PANDA EXPRESS

2040 GIBSON BLVD SE
ALBUQUERQUE, NM 87106

SITE PLAN

C03.0





PANDA EXPRESS, INC.
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91770
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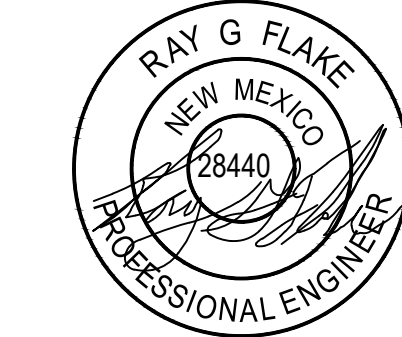
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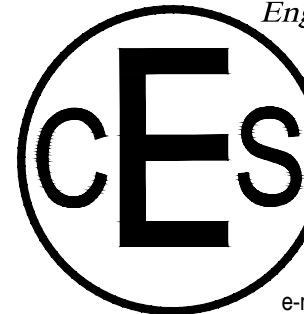
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PANDA PROJECT #: S8-25-D26003
PANDA STORE #: D26003



06/10/2024

Civil Engineering Services
Engineering, Land Planning,
and Environmental



7705 Spicer Farm Lane
Fairview, Tennessee
37062
Phone: (615) 533-0401

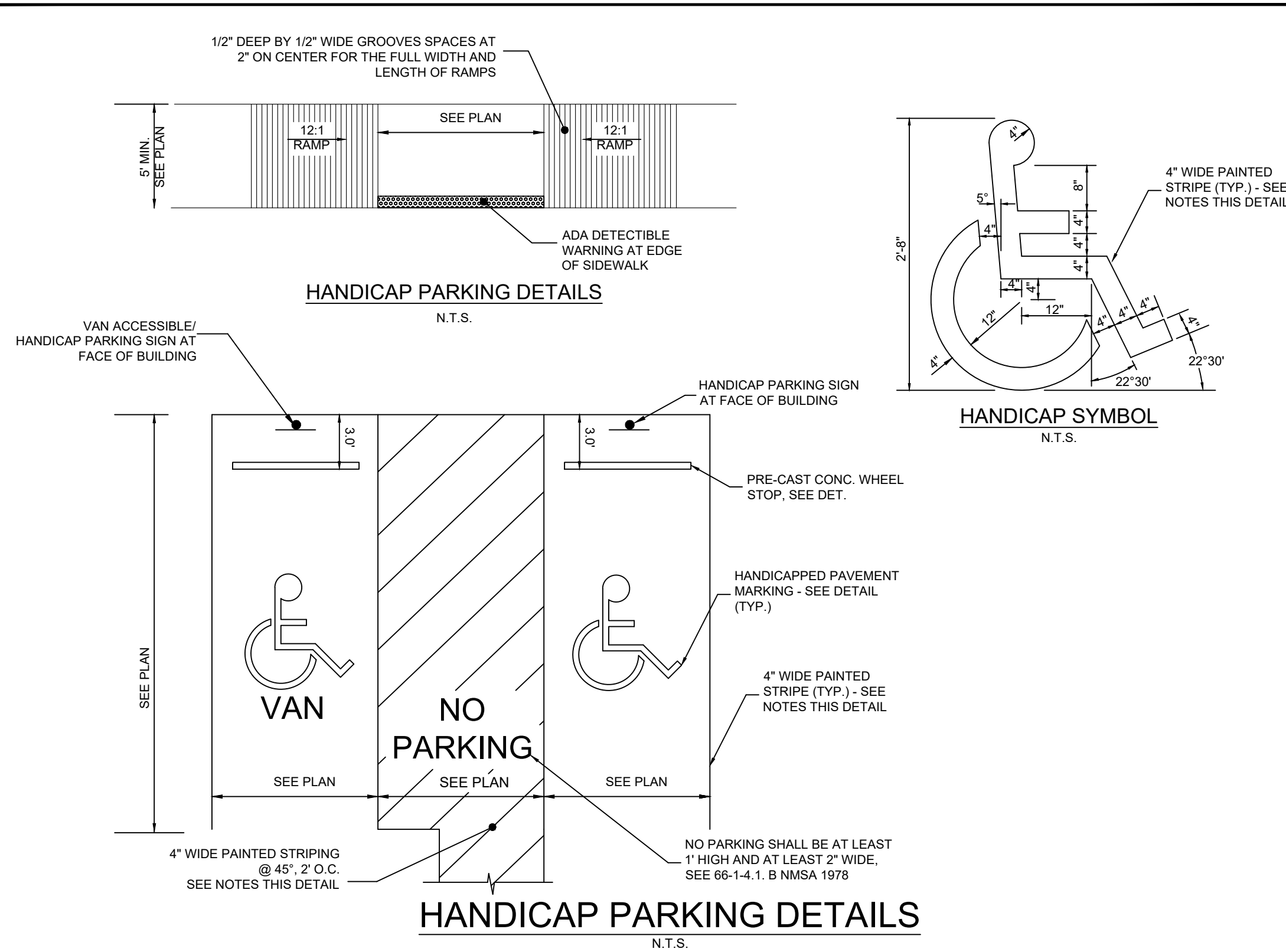
e-mail: ray@civilengineeringservices.net

PANDA EXPRESS

2040 GIBSON BLVD SE
ALBUQUERQUE, NM 87106

HARDSCAPE
DETAILS I
C03.1

ISSUE FOR PERMIT/BID 03-25-2024



NOTES:

- METAL SURFACES SHALL BE FREE OF HEAVY RUST. BOLLARDS SHALL HAVE 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300
- SIGNAGE SHALL COMPLY WITH AMERICANS WITH DISABILITIES ACT (A.D.A.) SIGNAGE GUIDELINES
- ALL PAINTED ADA PARKING SURFACES SHALL BE CLEAN AND DRY. TOP COAT PROVIDE TWO (2) COATS SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT "H.C." BLUE

NOTE: CONTRACTOR SHALL INSTALL IDEAL SHIELD HANDICAP BOLLARD SYSTEM - # SSH-BL-36-98-C-18, OR EQUAL. INSTALL PER MFG. SPECIFICATIONS

POST CAP PROVIDED BY MFG.

7/16TH " HOLES FOR STANDARD 12"x18" HANDICAP SIGN

1 1/4" SCH 40 GALV. STEEL PIPE @ 96" LONG WITH HDPE SLEEVE - INSTALL PER MFG SPECIFICATIONS

BLUE LDPE THERMOPLASTIC SLEEVE FROM MFG BUMPER POST - INSTALL PER MFG. SPECIFICATIONS

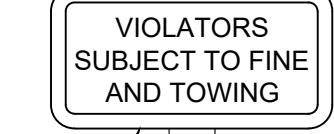
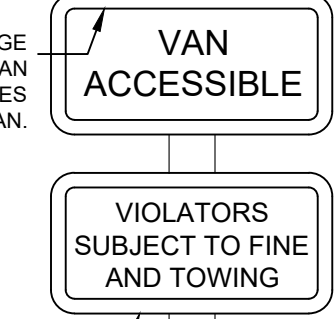
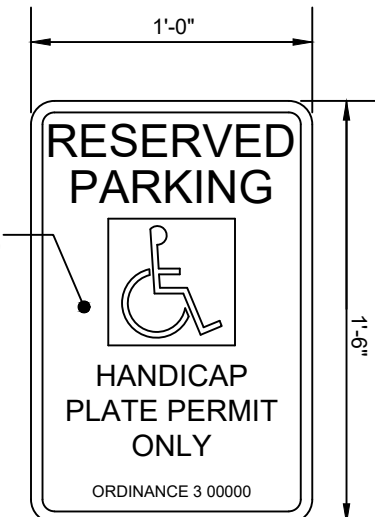
6" SCH 40 GALV STD STEEL PIPE FROM MFG - FILL W/ CONC. - ROUND OFF TOP (TYP.)

SIDEWALK OR FIN. GRADE

CONCRETE

HANDICAP SIGNAGE PROVIDED AND INSTALLED BY G.C.

VAN ACCESSIBLE SIGNAGE TO BE APPLIED TO VAN DESIGNATED SPACES ONLY. REF. SITE PLAN.



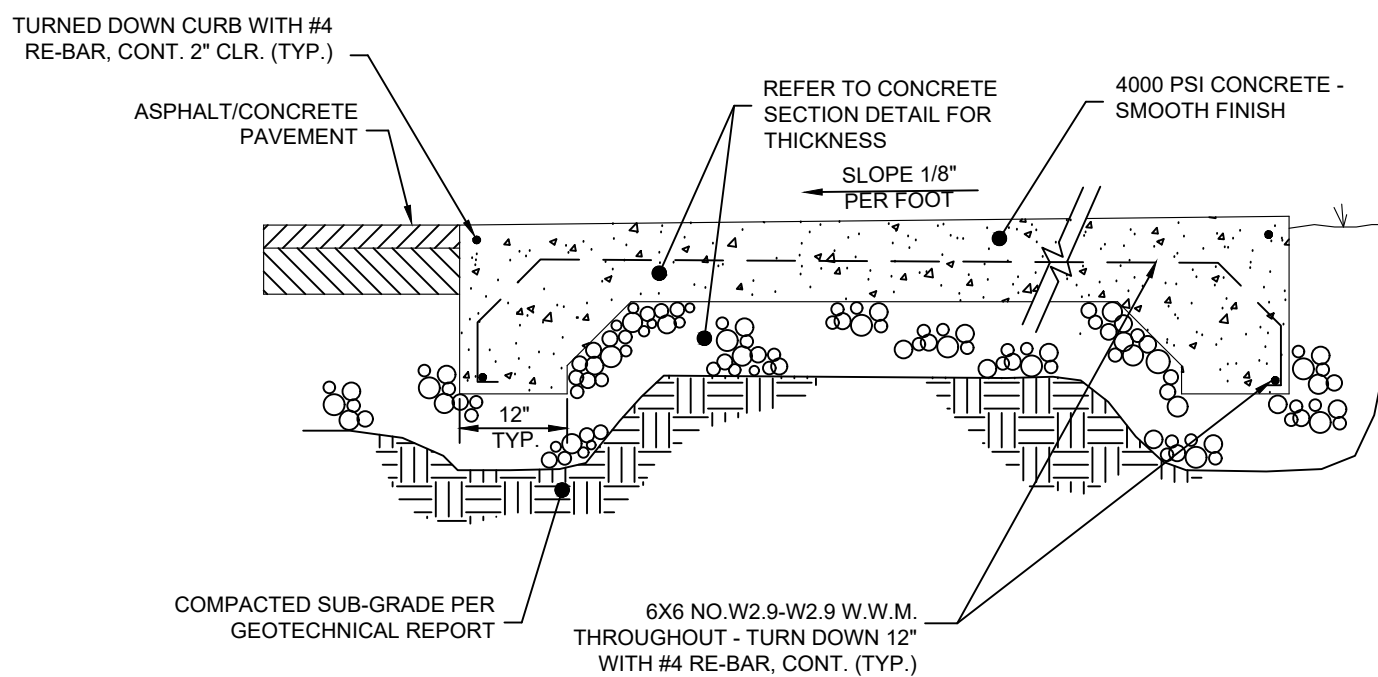
MIN. 1" LETTER HEIGHT, POSITIONED MAX. 8" BELOW "VAN ACCESSIBLE" SIGN. BOTTOM EDGE SHALL BE MIN. 48" AND MAX. 80" ABOVE GROUND LEVEL

POST
N.T.S.

PARTIAL ELEVATION
N.T.S.

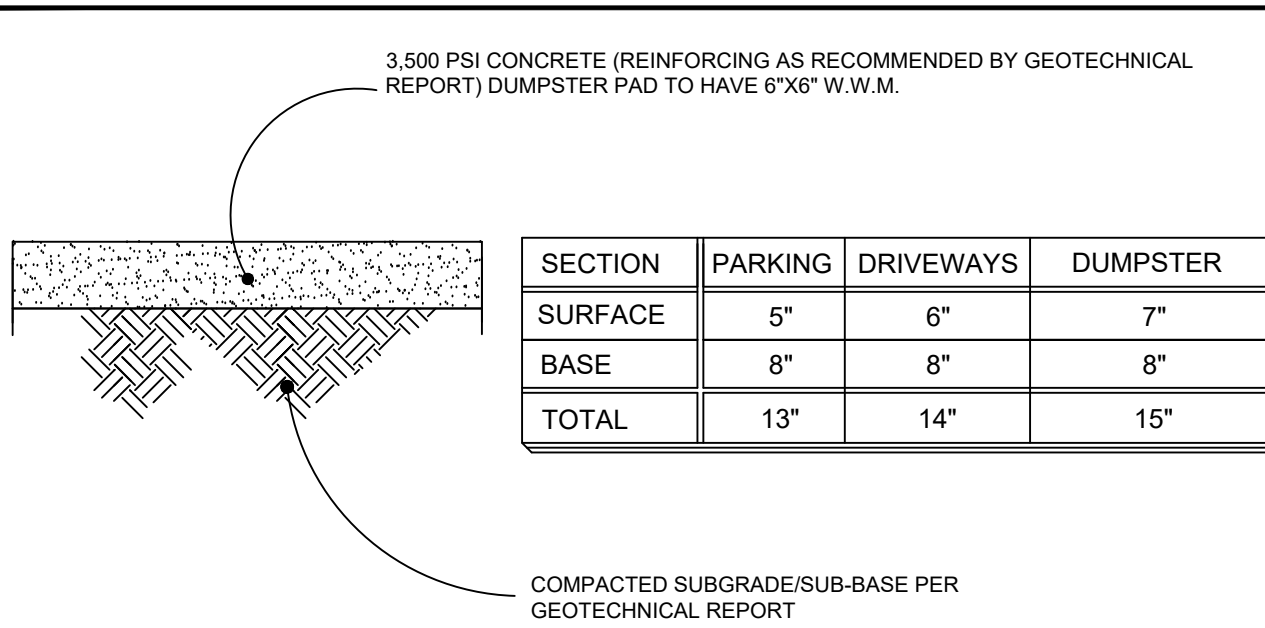
HANDICAP SIGN DETAIL

N.T.S.



DUMPSTER PAD DETAIL

N.T.S.

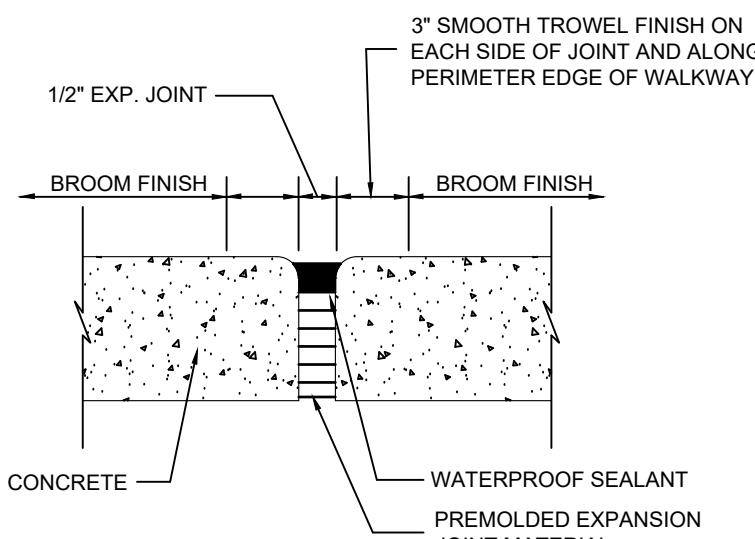


NOTE:

- SEE CONTROL AND EXPANSION JOINT DETAILS THIS SHEET
- SEE GEOTECHNICAL REPORT FOR TREATED SUBBASE OPTIONS
- SEE GEOTECHNICAL REPORT FOR STEEL REINFORCEMENT

CONCRETE PAVING DETAIL

N.T.S.



SPACING NOTE

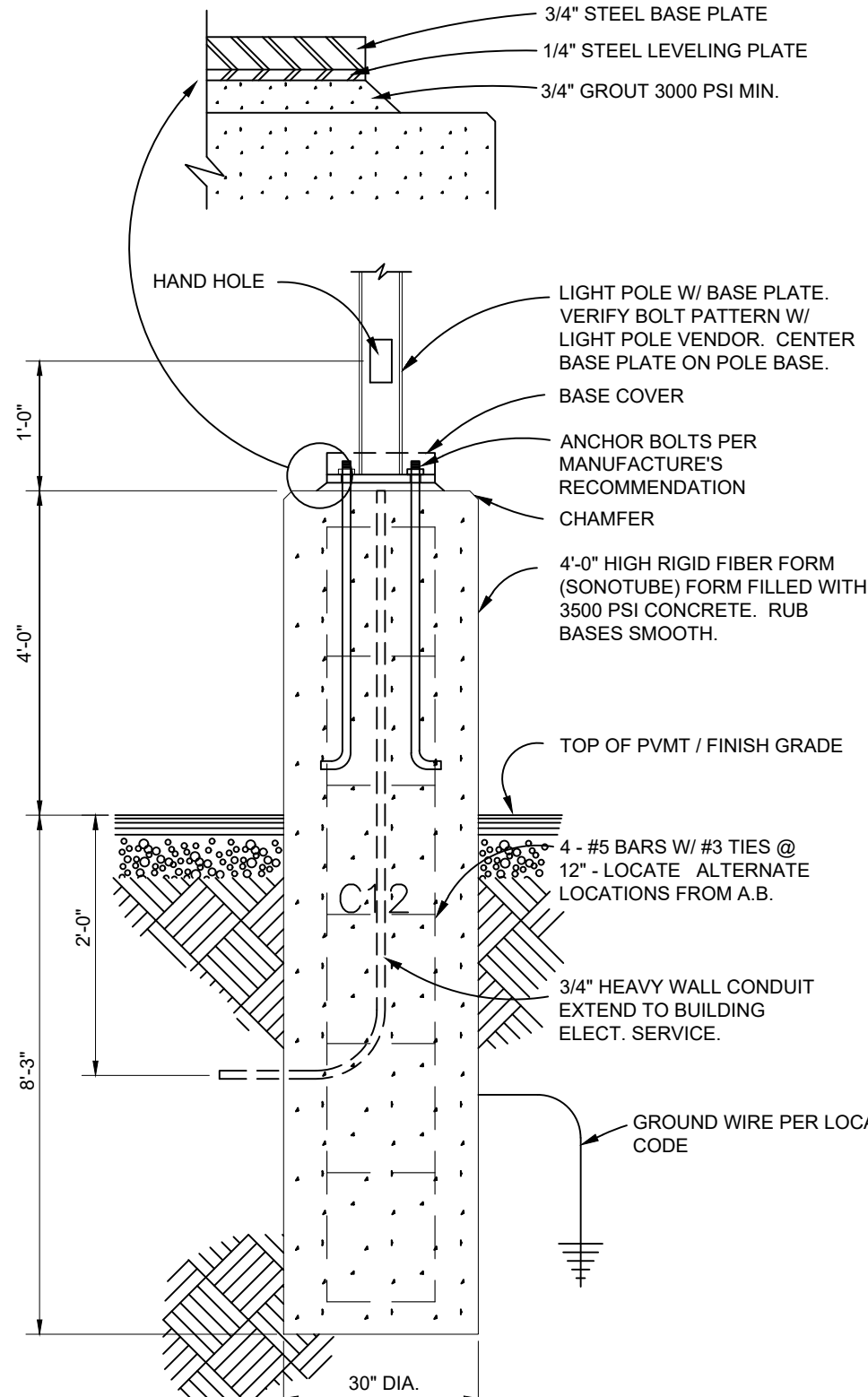
SPACE EXPANSION JOINTS PER GEOTECHNICAL REPORT

EXPANSION JOINT

N.T.S.

NOTES:

- POLE BASE IS DESIGNED FOR A SOIL BEARING PRESSURE 100 PSF/FT BASED ON SOIL TYPE. CONTACT CIVIL ENGINEER IF LOWER ONSITE BEARING PRESSURE IS ENCOUNTERED.
- DESIGN WIND SPEED IS 110 MPH. CONTACT CIVIL ENGINEER IF LOCAL CODE OR ORDINANCE REQUIRES FOR HIGHER WIND SPEED.
- REBAR SPLICES ARE NOT PERMITTED.
- FACTORY SUPPLIED TEMPLATE MUST BE USED WHEN SETTING ANCHOR BOLTS.
- FOR LOCATION, SEE ES1.0/PHOTOMETRIC PLAN.

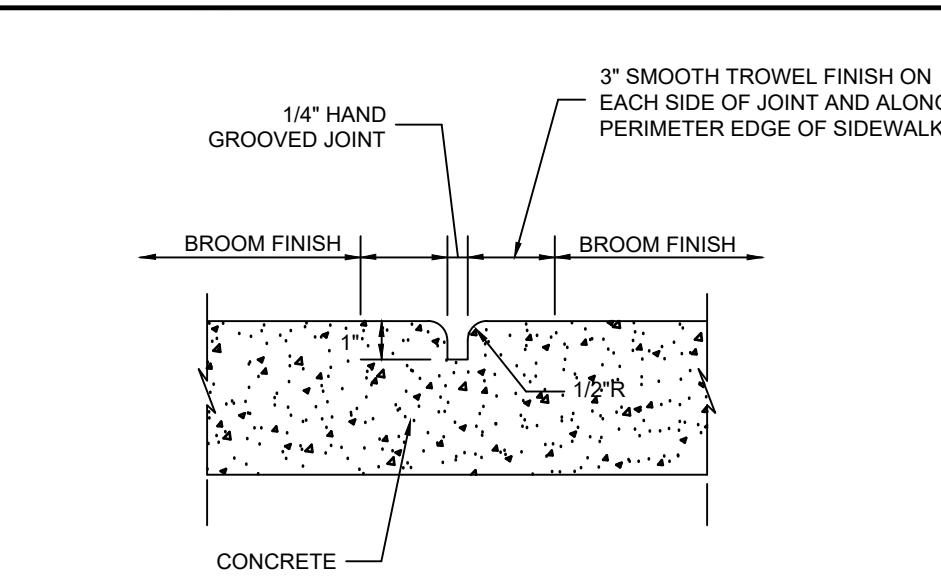


LIGHT POLE BASE DETAIL

N.T.S.

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Arroyo 7/9/2024
Signed Date

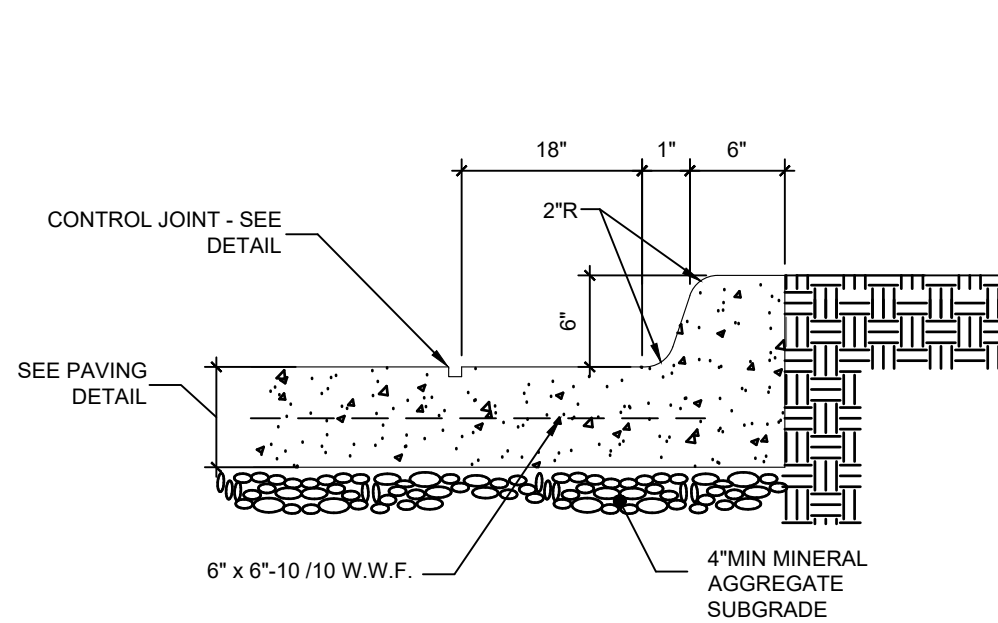


SPACING NOTE

SPACE CONTROL JOINTS PER GEOTECHNICAL REPORT

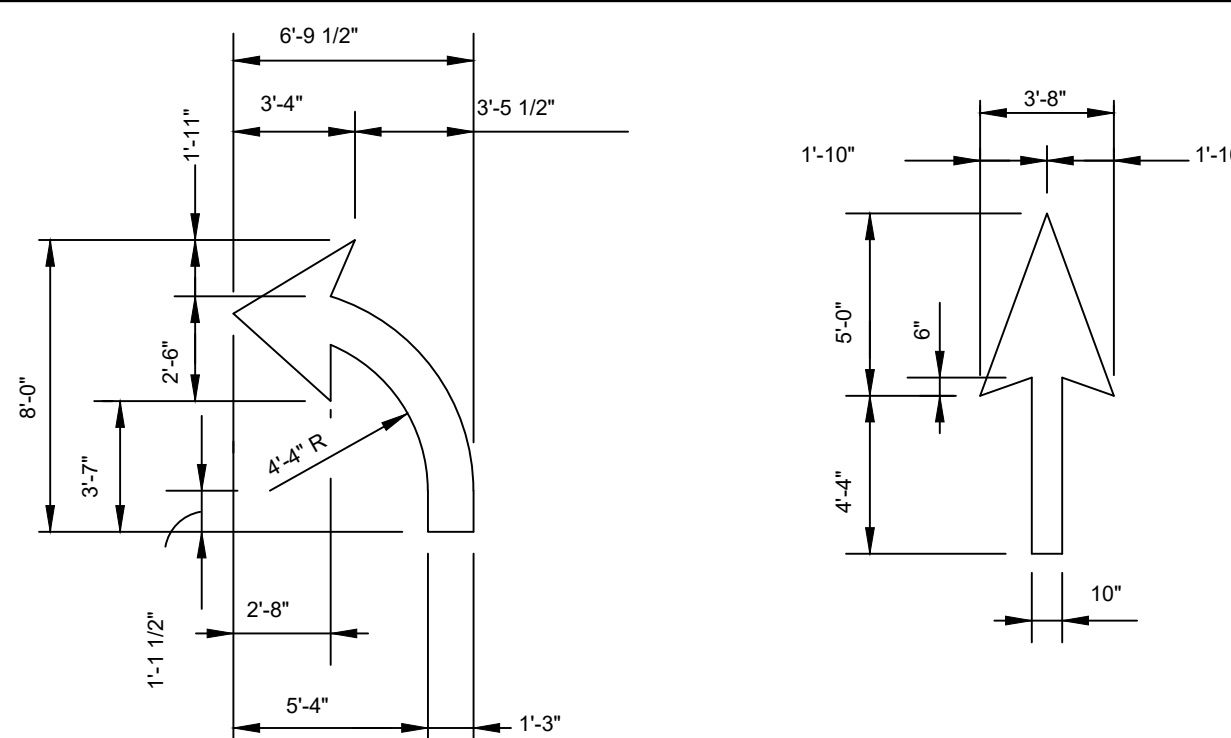
CONTROL JOINT

N.T.S.



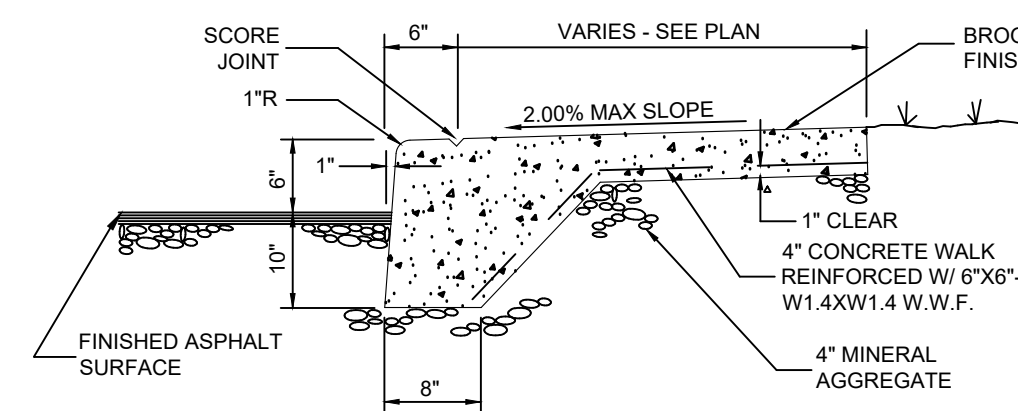
CONCRETE MONOLITHIC CURB

N.T.S.



TURN ARROW DETAILS

N.T.S.

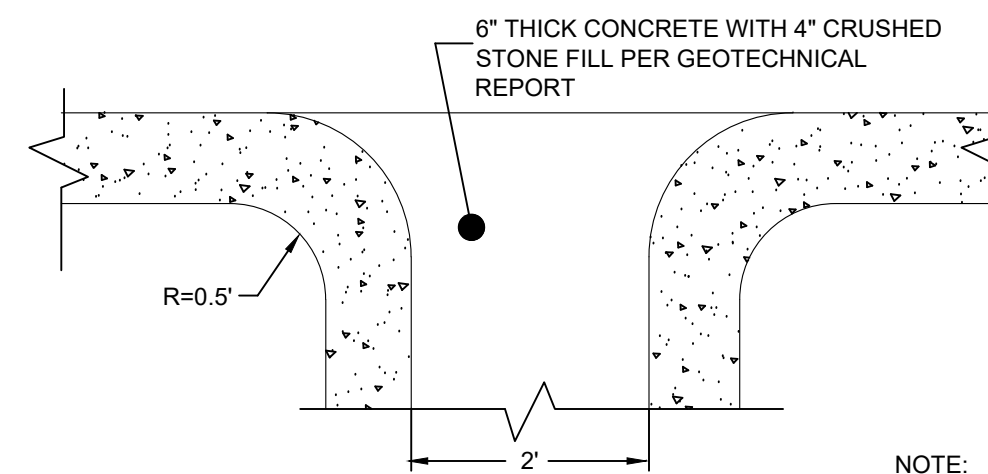


SPACING NOTES

- EXPANSION JOINTS SPACED AT 20' O.C. - SEE DETAIL
- CONTROL JOINTS SPACED AT 5' O.C. - SEE DETAIL
- WHERE SIDEWALK ABUTS FACE OF BUILDING, PROVIDE EXPANSION JOINT.

CONCRETE SIDEWALK WITH HAUNCHED CURB

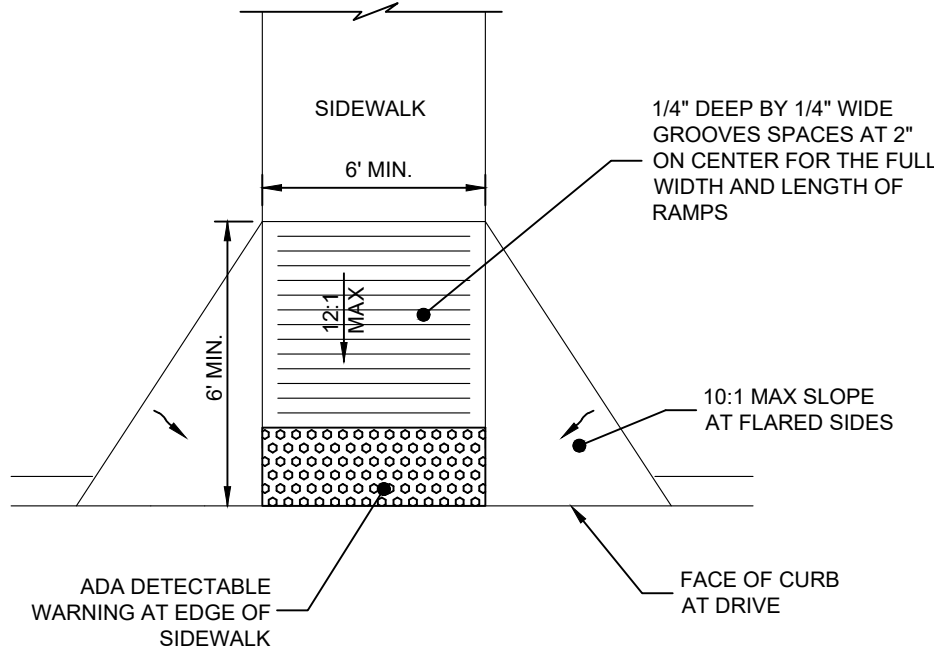
N.T.S.



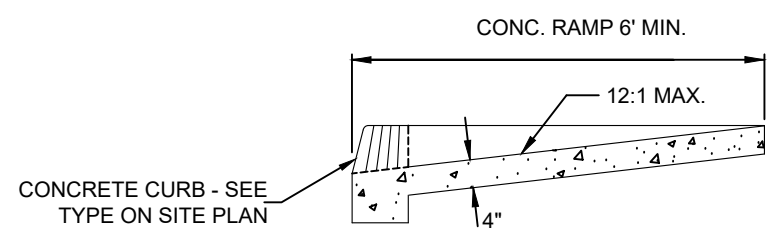
NOTE:
1. COMPACTED SUBGRADE SHOULD BE AS SPECIFIED IN SOILS REPORT.

CURB CUT DETAIL

N.T.S.



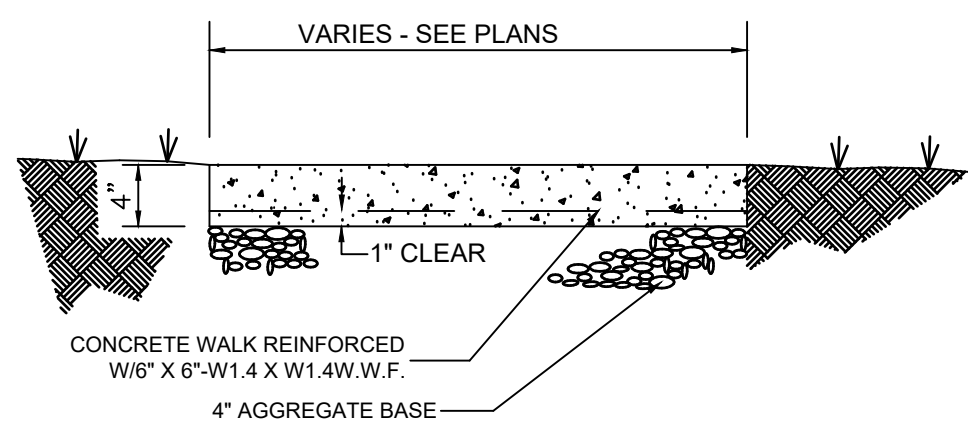
RAMP PLAN VIEW



RAMP SECTION

ADA ACCESSIBLE RAMP WITH FLARED SIDE SLOPES

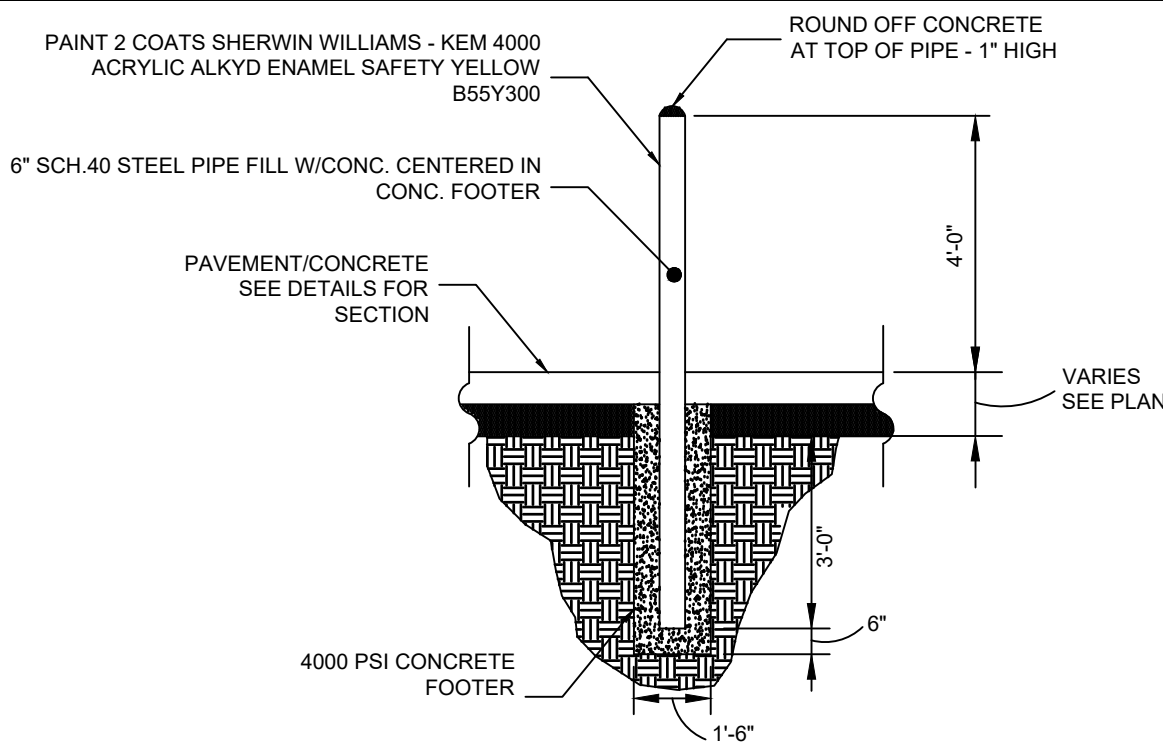
N.T.S.



- NOTES:
1. PROVIDE CONTROL JOINTS PER DETAIL THIS SHEET SPACED EVERY 5 FT. AND EXPANSION JOINTS PER DETAIL THIS SHEET EVERY 20 FT.
 2. SUBGRADE COMPACTED PER SOILS REPORT
 3. WHERE SIDEWALK ABUTS FACE OF BUILDING, PROVIDE EXPANSION JOINT.

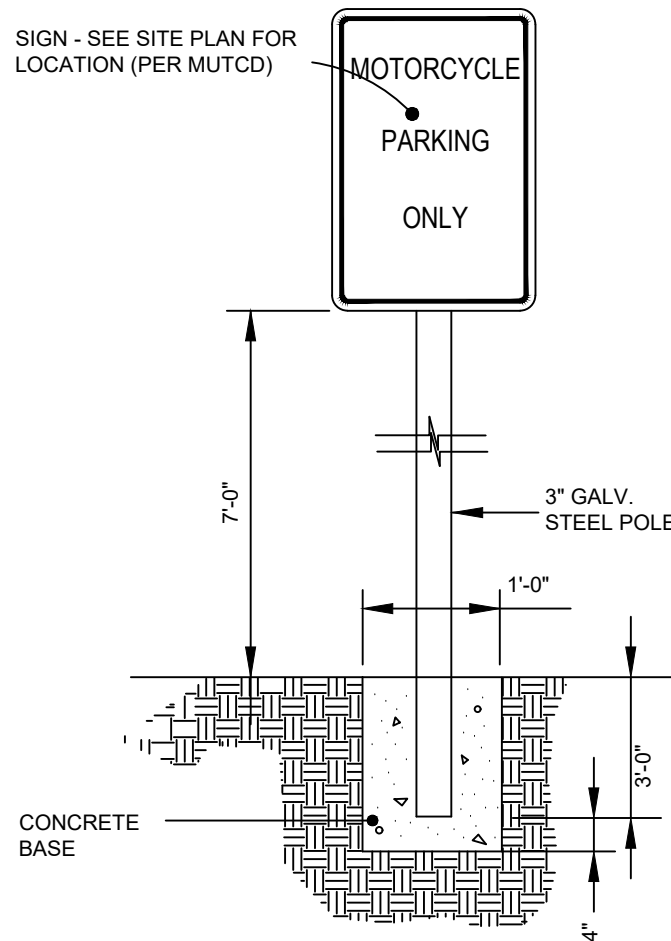
CONCRETE SIDEWALK

N.T.S.



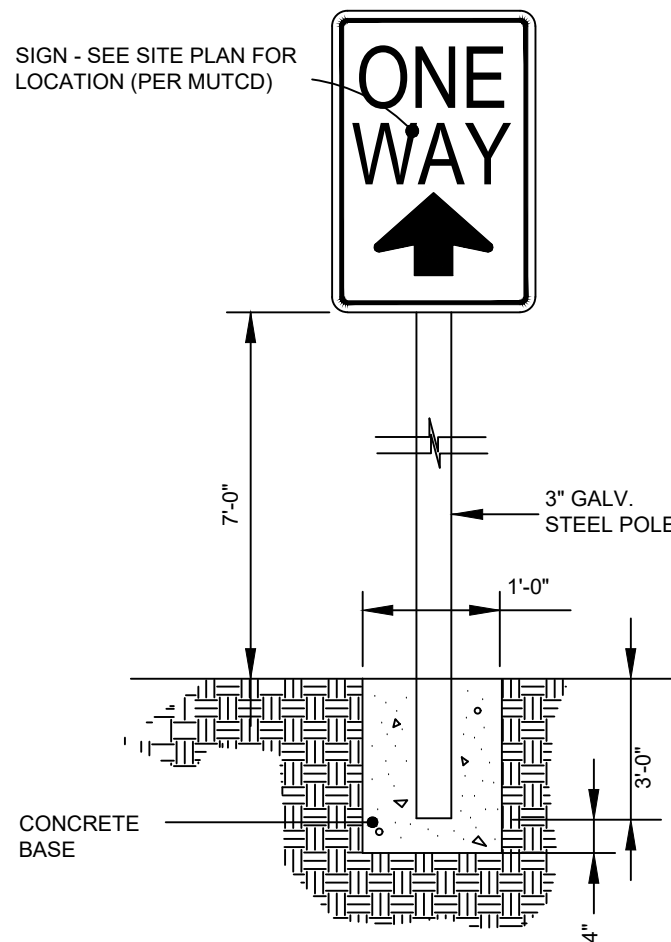
BOLLARD DETAIL

N.T.S.



MOTORCYCLE PARKING SIGN DETAIL

N.T.S.

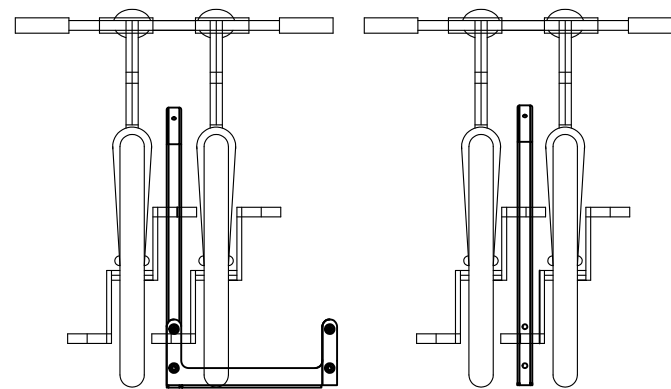
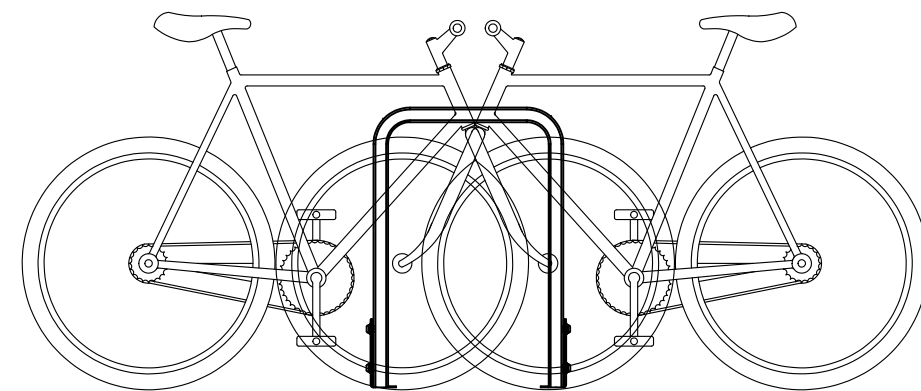
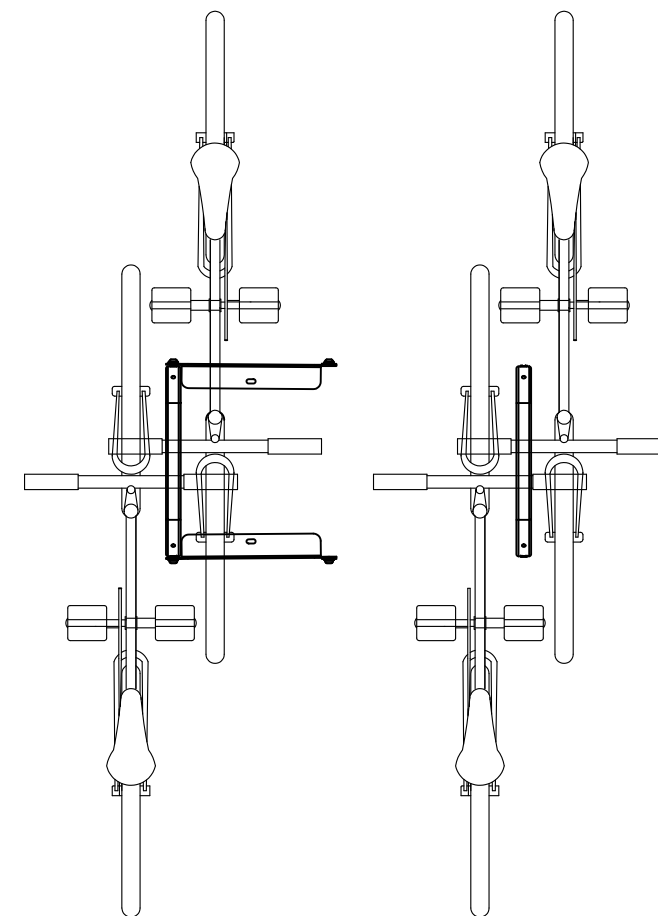


ONE WAY SIGN DETAIL

N.T.S.

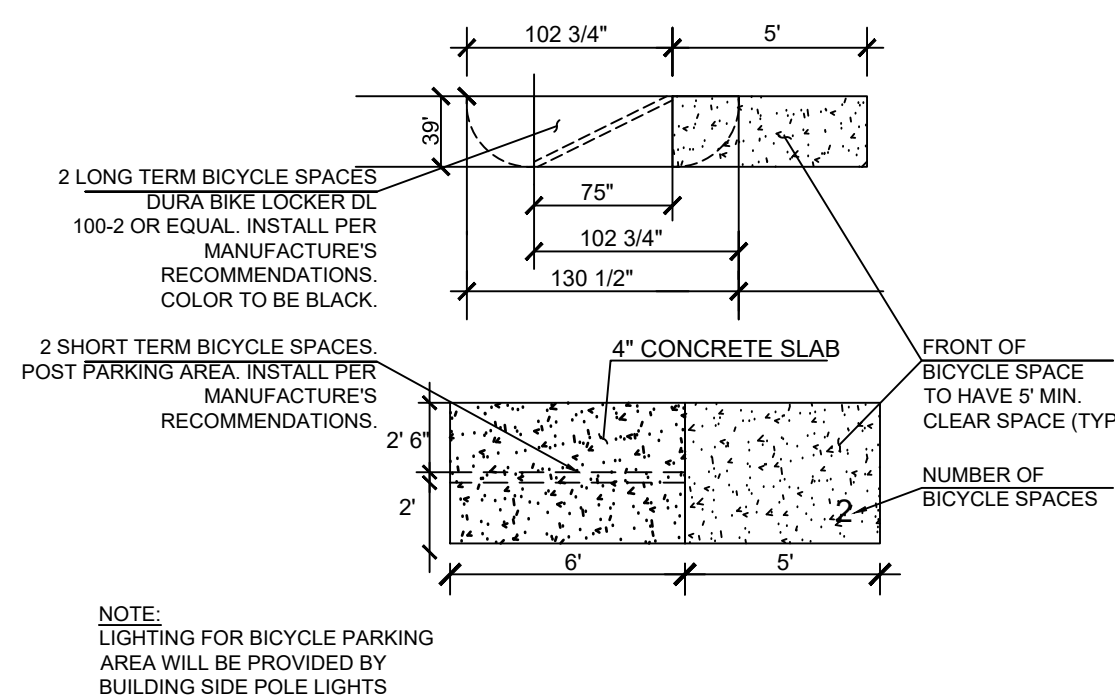
TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Arroyo 7/19/2024
Signed Date



U-LOCK-IT BIKE RACK HOOP RACK

N.T.S.



BICYCLE PARKING

N.T.S.



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Rosemead, California
91770
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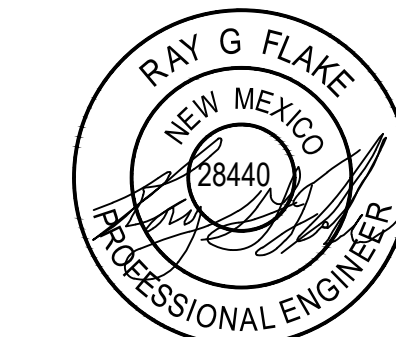
REVISIONS:

ISSUE DATE:

1ST SUBMITTAL	01-25-24
2ND PERMIT/BID	03-25-24

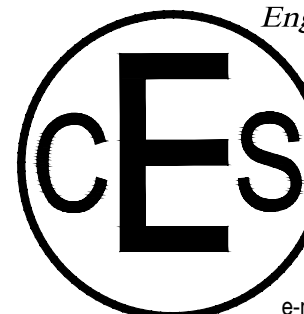
DRAWN BY: JRJ

PANDA PROJECT #: S8-25-D26003
PANDA STORE #: D26003



06/10/2024

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HARDSCAPE
DETAILS II

C03.2