



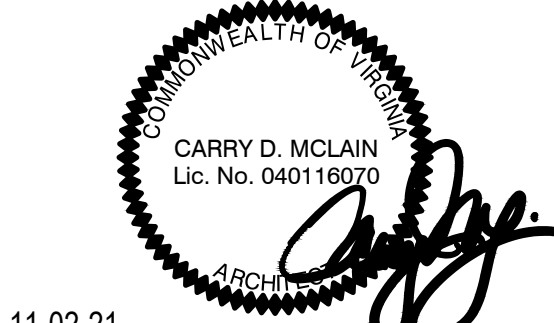
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REVISIONS:
OWNER REVISIONS 01-27-22

ISSUE DATE:
ISSUE FOR PERMIT 01-29-21
ISSUE FOR BID 04-30-21
ISSUE FOR BID 2 11-02-21
ISSUE FOR BID (DT) 02-04-22

DRAWN BY: AE
PANDA PROJECT #: D8164
PANDA STORE #: -
ARCH PROJECT #: 261-321



11-02-21
PANDA EXPRESS
TRUE WARM & WELCOME
JEFFERSON AVE. & MORRIS DR.
NEWPORT NEWS, VA 23605

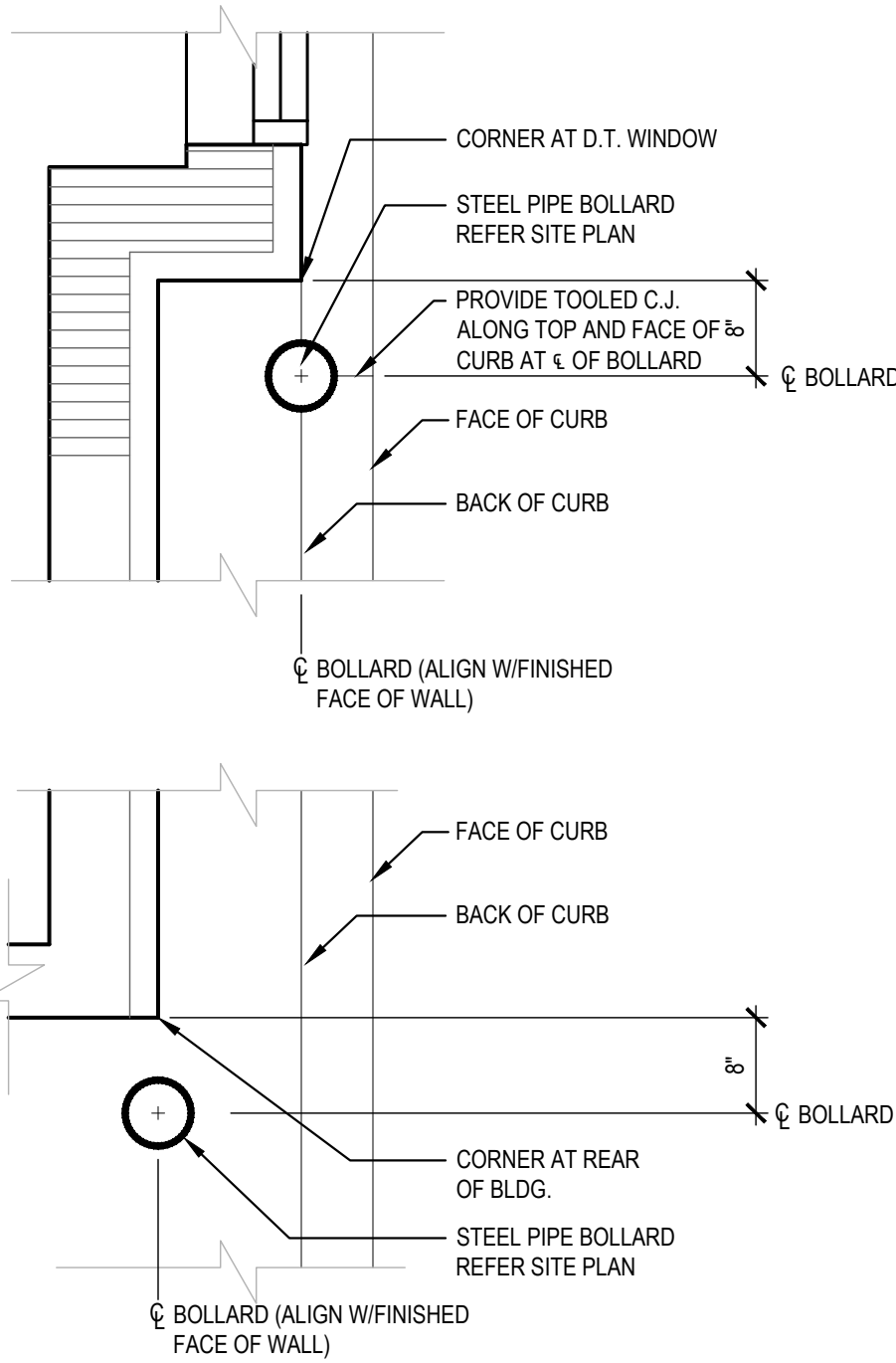
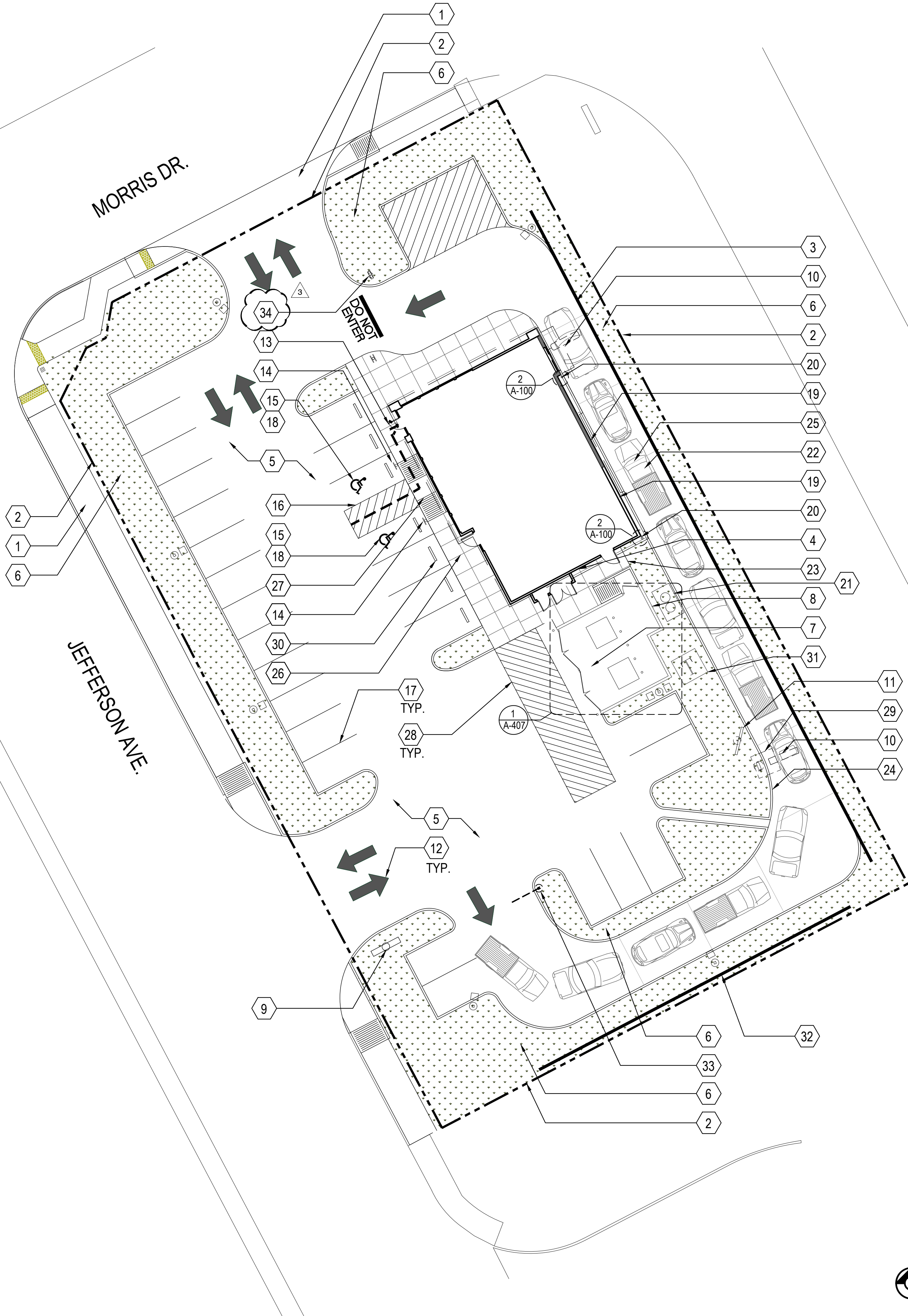
A-100
SITE PLAN
ARCHITECTURAL

TRUE WARM & WELCOME 2300 R6

DEMOLITION NOTE:
G.C. TO REMOVE ALL EXISTING ABOVE/UNDER 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 LIMIT OF CONSTRUCTION
- 2 PROPERTY LINE
- 3 RETAINING WALL, REFER TO 2/A-405 & STRUCTURAL DRAWINGS FOR DETAILS
- 4 NEW SWITCHGEAR
- 5 PAVING - SEE CIVIL PLAN
- 6 IRRIGATED LANDSCAPING, REFER TO LANDSCAPE DRAWINGS
- 7 HEAVY DUTY CONCRETE APRON FOR DUMPSTER ENCLOSURE. REFERENCE CIVIL DRAWINGS FOR SPECIFICATIONS
- 8 TRASH ENCLOSURE, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. 01 A-407
- 9 GC TO COORDINATE LOCATION OF SIGN WITH SIGN CO.
- 10 DRIVE THRU LANE SENSOR LOOP. INSTALL/POSITION SO LOOP IS CENTERED ON ACTIVE PANEL OF DRIVE THROUGH WINDOW. SEE DETAIL. 01 A-405
- 11 DRIVE THROUGH MENU BOARD-INSTALLED BY SIGN COMPANY. VERIFY WITH PANDA PM (SEE GENERAL NOTE ABOVE)
- 12 DIRECTIONAL ARROW
- 13 ACCESSIBLE PATH OF TRAVEL
- 14 ACCESSIBLE PARKING POLE SIGN
- 15 INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE
- 16 ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT LOADING ZONE W/ 4" WIDE STRIPES @ 3'-0" O.C.
- 17 PAINT 4" WIDE SOLID PARKING STRIPING W/ TWO (2) COATS HIGHWAY WHITE PAINT
- 18 DESIGNATED HANDICAP PARKING SPACE
- 19 ROOF DRAIN TO TIE INTO STORM SEWER. 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
- 20 STEEL PIPE BOLLARD. BOLLARDS TO BE PAINTED SAFETY YELLOW PRIOR TO APPLICATION OF LDPE SLEEVE. 18 A-407
- 21 UNDERGROUND GREASE INTERCEPTOR - SEE PLUMBING/CIVIL DRAWINGS
- 22 CONC. DRIVEWAY
- 23 EDGE OF SIDEWALK AT PLANTER
- 24 CONCRETE CURB AT LANDSCAPE AREA
- 25 EXPANSION JOINT @ 20'-0" O.C. MAX.
- 26 TOOLED JOINTS @ 5'-0"x5'-0" O.C. EXPANSION JOINT @ 20'-0" O.C.
- 27 ACCESSIBLE RAMP
- 28 PAINT STRIPING ISLAND - REF. TO CIVIL DRAWINGS
- 29 ORDER CONFIRMATION BOARD
- 30 RUBBER WHEEL STOP, REF. CIVIL DRAWINGS
- 31 TRANSFORMER AND TRANSFORMER PAD, REF. CIVIL DRAWINGS
- 32 SEGMENT RETAINING WALL. REFER TO 3/A-405 AND REF. CIVIL DRAWINGS FOR DETAILS
- 33 CLEARANCE BAR/BASE INSTALLED BY SIGN VENDOR.
- 34 GC TO COORDINATE DIRECTIONAL SIGNAGE W/ SIGN VENDOR



BOLLARD PLACEMENT 2
Scale= 3/4" = 1'-0" A-100

SITE PLAN 1
Scale= 1/32" = 1'-0" A-100

KEY NOTES A
Scale= NTS A-100