

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

KEY NOTES A  
Scale= NTS A-100

DEMOLITION NOTE:  
REFER TO DEMO PLAN FOR SITE AND BUILDING DEMOLITION SCOPE.

- 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 COORDINATE WITH LANDSCAPE/IRRIGATION CONTRACTOR TO INSTALL A SEPARATE METER.
  - 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

- EXISTING ACCESS DRIVES, PROTECT DURING CONSTRUCTION. DO NOT BLOCK. COORDINATE ACCESS WITH RETAIL CENTER TO THE WEST
- PROPERTY LINE
- EXISTING SITE LIGHT POLE, CLEAN LENS AND REPLACE BULB
- THANK YOU SIGN INSTALLED BY SIGN VENDOR.
- EXISTING PAVING - SEE CIVIL PLAN FOR PATCH AND REPAIR SCOPE, AND DETAILS FOR MODIFICATIONS
- IRRIGATED LANDSCAPING, REFER TO CIVIL DRAWINGS
- CONC. APRON, REFERENCE CIVIL DRAWINGS
- EXISTING TRASH ENCLOSURE TO BE REMOVED AND REPLACED WITH NEW TRASH ENCLOSURE, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT
- EXISTING DO NOT ENTER SIGN
- DRIVE THRU LANE SENSOR LOOP SEE DETAIL
- DRIVE THROUGH MENU BOARD-INSTALLED BY SIGN COMPANY. VERIFY WITH PANDA PM (SEE GENERAL NOTE ABOVE)
- DIRECTIONAL ARROW, REF: CIVIL FOR LOCATION
- ACCESSIBLE PATH OF TRAVEL
- ACCESSIBLE PARKING POLE SIGN, REF: CIVIL
- INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE
- ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT LOADING ZONE W/ 4" WIDE STRIPES @3'-0" O.C.
- PAINT 4" WIDE SOLID PARKING STRIPPING W/ TWO (2) COATS HIGHWAY WHITE PAINT
- STEEL PIPE BOLLARD. BOLLARDS TO BE PAINTED SAFETY YELLOW PRIOR TO APPLICATION OF LDPE SLEEVE
- EXISTING GREASE INTERCEPTOR, CLEAN GREASE INTERCEPTOR, SLOPE AND CLEAN SANITARY LINES UPSTREAM AND DOWNSTREAM. GC TO NOTIFY ARCHITECT OF ANY FAILURE OR ISSUES WITH EXISTING GREASE INTERCEPTOR AND SANITARY LINES
- EXISTING CONCRETE CURB AT LANDSCAPE AREA.
- EXISTING ACCESSIBLE RAMP, REF: CIVIL
- ORDER CONFIRMATION BOARD
- RUBBER WHEEL STOP; RE: CIVIL DRAWINGS
- 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.
- CLEARANCE BAR/BASE INSTALLED BY SIGN VENDOR.
- DT EXIT AND SIDEWALK MODIFIED TO ACCOMMODATE RELOCATED DRIVE-THRU WINDOW; RE: CIVIL
- EXISTING SITE LIGHT TO BE RELOCATED, RE: ELECTRICAL AND CIVIL DRAWINGS; RECONFIGURE CONDUIT AND WIRING
- EXISTING TRANSFORMER TO REMAIN
- NEW SIDEWALK AND ACCESSIBLE PATH TO EXISTING ROW SIDEWALK, RE: CIVIL
- PROPOSED NEW CONCRETE CURB, RE: CIVIL
- TWO EXISTING PARKING SPACES TO BE REMOVED TO ACCOMMODATE NEW CURB
- RELOCATED LIGHT POLE, RE: CIVIL
- NEW SIDEWALK TO ACCESS NEW DUMPSTER DOOR, RE: CIVIL
- EXISTING CONCRETE CURB



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

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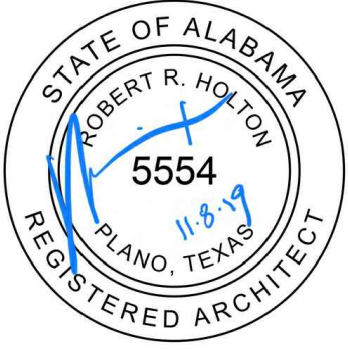
REVISIONS:


ISSUE DATE:

1st	DEVELOPER REVIEW	07.26.19
2nd	SITE PLAN SUBMITTAL	08.26.19
3rd	SITE COMMENTS	09.05.19
4th	ISSUE FOR PERMIT	10.01.19
5th	ISSUE FOR BID	11.07.19

DRAWN BY: PM / KL / EA

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Heights Venture  
ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713 869 1163 V  
DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972 490 7292 V

PANDA EXPRESS

2096 INTERSTATE DR.  
OPELIKA, AL, 36801  
3600 FSDT

TWW REMODEL

A-100

SITE PLAN  
ARCHITECTURAL

TRUE WARM & WELCOME

BID ISSUE