

ARCHITECTURAL SITE PLAN 1

Scale: 1/16"=1'-0" A-100

GENERAL NOTES:

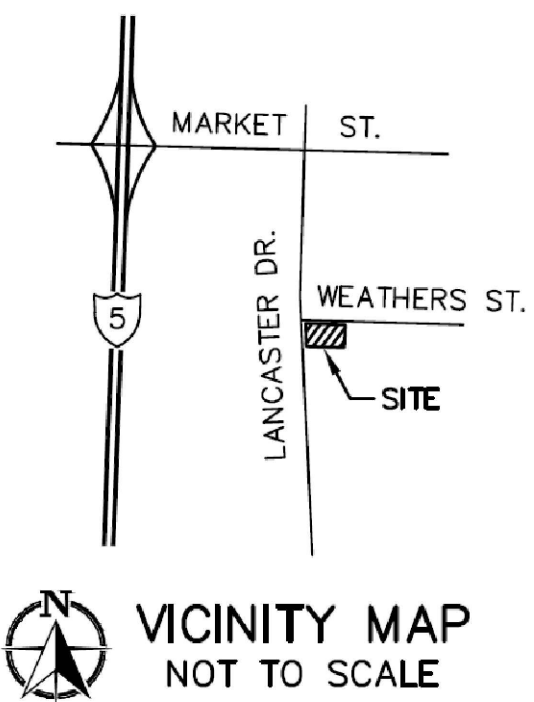
- G.C. TO VERIFY AND PROVIDE ALL UNDERGROUND WIRING AND CONDUIT (INSTALLED BY LOCAL UTILITY COMPANY) FROM TRANSFORMER TO ELECTRICAL MAIN SWITCHGEAR, DRIVE THRU MENU BOARD, BY G.C. VERIFY WITH PANDA PM.
 - WATER METER FOR IRRIGATION SHALL BE A SEPARATE METER THAN MAIN WATER METER. G.C. TO COORDINATE WITH 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 (281-705-8701). PROVIDE INSULATED COVER, AQUA SHIELD MODEL # BFP1-S FOR COLDER REGIONS OF US. COORDINATE WITH PANDA PM. REFER TO DETAIL 110A-407.
 - FOR HORIZONTAL CONTROL PLAN REFER TO CIVIL DRAWINGS
- 1 PROPERTY LINE
- 2 DIRECTIONAL SIGN REFER TO SIGN VENDOR FOR ACTUAL LOCATIONS AND LAYOUT (NO ELEC. POWER)
- 3 NEW PARKING LOT POLE LIGHT 22'-0" MOUNTING HEIGHT (20'-0" POLE) TYPICAL. SEE LIGHTING SCHEDULE ON E-105 (REFER TO PHOTOMETRICS PLAN SHEET E-106 FOR LIGHT POLE LOCATIONS. DEVELOPER TO INSTALL LIGHT BASES AND SUBSTRUCTURE. PANDA TO PROVIDE POLE LIGHTS. (LIGHT POLE FIXTURES BY GENERAL CONTRACTOR)
- 4 TRUNCATED DOMES 3" MIN. DEPTH. FLUSH TRANSITION. SEE CIVIL DETAILS.
- 5 ASPHALT PAVING - SEE CIVIL PLAN PER CITY OF SALEM STANDARDS. SEE CIVIL DWGS.
- 6 IRRIGATED LANDSCAPING, REFER TO LANDSCAPE DRAWINGS
- 7 CONC. APRON AT TRASH ENCLOSURE AREA
- 8 TRASH ENCLOSURE, 7'-4" HIGH WALLS, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. (TYP. 6 YARD BIN)
- 9 25'-0" HIGH PYLON SIGN UNDER SIGNAGE PERMIT, REFER TO SIGN VENDOR SIGNAGE PACKAGE.
- 10 DRIVE THRU LANE SENSOR LOOP SEE DETAIL
- 11 DRIVE THROUGH MENU BOARD-INSTALLED BY GC. VERIFY WITH PANDA PM (SEE GENERAL NOTE BELOW)
- 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 PER CITY OF SALEM STDS.
- 18 DESIGNATED ACCESSIBLE PARKING SPACE. SEE CIVIL DRAWINGS
- 19 UNDERGROUND GREASE INTERCEPTOR 1,500 GALLON. SEE PLUMBING DWGS.
- 20 ROOF DRAIN AND OVERFLOW DRAIN FROM ROOF UNDER CONCRETE FLATWORK TO FACE OF CURB OR TIE TO STORM SEWER. ARCHITECT TO VERIFY WITH LOCAL JURISDICTION.
- 21 STEEL PIPE GUARD BOLLARD TO BE PAINTED SAFETY YELLOW PRIOR TO APPLICATION OF LDPE SLEEVE.
- 22 PEDESTRIAN PATH OF TRAVEL, PAINT 4" WIDE STRIPS @ 3'-0" O.C. & 4" WIDE BORDER, (MIN 2 COATS BLUE REFLECTED)
- 23 TOW AWAY WARNING SIGN
- 24 CONC. DRIVEWAY (GRAY COLOR, LIGHT BROOM FINISH).
- 25 600 AMPS NEMA 3R ELECTRICAL SWITCHGEAR 120/208V 3PH 4W
- 26 PAINTED STRIPED AREAS WITH 4" WIDE STRIPES, PAINT USED FOR STALL STRIPING
- 27 CURB & GUTTER TO BE CONSTRUCTED PER CITY STANDARDS P-5 SEE CIVIL DWGS.
- 28 GAS METER COORDINATE W/ LOCAL UTILITY COMPANY.
- 29 EXPANSION JOINT @ 20'-0" O.C. MAX.
- 30 TOOLED JOINTS @ 5'-0"x5'-0" O.C.

- 31 ELECTRICAL TRANSFORMER AND CT-CAN FOR PANDA. BY UTILITY COMPANY. VERIFY EXACT LOCATION WITH UTILITY CO.
- 32 KNOX BOX TO BE PROVIDED WITH TAMPER SWITCH AND SHALL BE MONITORED BY F.D. APPROVED CENTRAL MONITORING DEVICE.
- 33 ORDER CONFIRMATION BOARD OR PREFABRICATED ORDER CANOPY. VERIFY W/ PX PM. SEE SIGNAGE DWGS.
- 34 WHEEL STOP
- 35 ACCESSIBLE SITE SIGNS
- 36 INTERIOR ELECTRICAL SUBPANELS
- 37 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.
- 38 EXTERIOR BICYCLE RACK (MIN 2 BIKE STORAGE REQUIRED)
- 39 CLEARANCE BAR INSTALLED BY SIGN VENDOR SEE ELECTRICAL DRAWING FOR ELECTRICAL REQUIREMENT, G.C. TO COORDINATE. SEE SIGNAGE PLANS.
- 40 PROPOSED NEW DRIVEWAY ACCESS OVER EXISTING DRIVEWAY ENTRY EXTENTS. SEE CIVIL DRAWINGS.
- 41 EXISTING DRIVEWAY TO REMAIN. SEE CIVIL DRAWINGS.
- 42 EXISTING DRIVEWAYS TO BE REMOVED AND PUBLIC RIGHT OF WAY OFF-SITE IMPROVEMENTS BUILT PER CITY STANDARDS
- 43 EXISTING POWER POLE TO BE RELOCATED PER UTILITY COMPANY REQUIREMENTS. VERIFY EXACT LOCATION WITH UTILITY COMPANY.
- 44 EXISTING PUBLIC RIGHT OF WAY SIDEWALKS TO REMAIN AND PROTECT
- 45 PROPOSED NEW PUBLIC RIGHT OF WAY SIDEWALK PER PUBLIC WORKS STANDARDS. SEE CIVIL DWGS.
- 46 EXISTING STREET TREES TO REMAIN AND PROTECT
- 47 EXISTING PERMANENT GATED FENCE FOR SCHOOL ACADEMY

PROPERTY DESCRIPTION PER CURRENT TITLE

BEGINNING ON THE SOUTH LINE OF WEATHERS STREET AT A POINT WHICH IS 412.43 FEET SOUTH 89°42' WEST AND 30.00 FEET SOUTH 114° WEST FROM THE NORTHEAST CORNER OF LOT 12, HELTZEL'S GARDEN TRACTS, IN MARION COUNTY, OREGON, SAID POINT BEING ON THE EXTENSION OF THE EAST LINE OF CLAY STREET; THENCE SOUTH 114° WEST ALONG THE EXTENSION OF SAID EAST LINE OF CLAY STREET, A DISTANCE OF 120.04 FEET; THENCE SOUTH 89°42' WEST, PARALLEL WITH THE SOUTH LINE OF WEATHERS STREET, 355.40 FEET TO A POINT ON THE EAST LINE OF LANCASTER DRIVE; THENCE NORTH 4°34' WEST ALONG THE EAST LINE OF SAID LANCASTER DRIVE 120.33 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID WEATHER STREET; THENCE NORTH 89°42' EAST 367.52 FEET TO THE PLACE OF BEGINNING.



Project Name	Panda Express 1292 Lancaster Dr NE Salem, OR 97301		
Proposed	Panda Express Restaurant		
Tax #	072W19CA06200		
Existing Zoning	Commercial Retail (CR)		
Land Use	Restaurant w/ Drive-thru		
Parking Required	26 Max. Allowed (2,623/250=10.4x2.5=26)		
Parking Provided	46 (2 ADA Stalls)		
SITE PLAN REQUIREMENTS			
Total Parcel Area	43,362 Sq. Ft. (0.99 Acre)		100 %
Building Coverage	2,623 Sq. Ft.		6 %
Asphalt/ Conc. Coverage	32,837 Sq. Ft.		76 %
Landscaping	7,857 Sq. Ft.		18 %
Owner:	Civil Engineer:		
Baez Brothers, LLC	Scott Steckley, P.E.		
1292 Lancaster Blvd.	Chehalem Diversified, Inc.		
Salem, OR 97301	2800 E. 9th St. Ste. 700		
	Newberg, OR 97132		
	T: 503.538.0337		

KEY NOTES A

A-100

LEGAL DESCRIPTION B

A-100



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

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

ISSUE DATE:

1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DRAWN BY: CRM Architects & Planners, Inc.

PANDA PROJECT # S8-23-D22360
ARCH PROJECT # CRM 2203

CRM Architects & Planners Inc.

5800 Stanford Ranch Road Suite 720
Rocklin, CA 95765
phone: (916) 451-1500

STAMP:



LANCASTER DR. NE &
WEATHERS ST. NE

1292 LANCASTER BLVD.
SALEM, OR 97301

2600 Plan

A-100

SITE PLAN
ARCHITECTURAL

SPR SUBMITTAL DWGS