

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

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ISSUE DATE:		

DRAWN BY: CRM Architects & Planners, Inc.

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

CRM Architects & Planner, Inc.

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



LANCASTER DR. NE
WEATHERS ST. NE

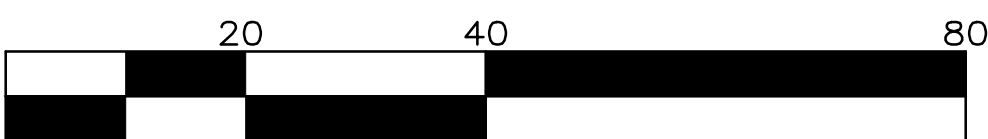
1292 LANCASTER BLVD.
SALEM, OR 97301

2600 Plan

A-100.A

OVERALL CENTER SITE PLAN
ARCHITECTURAL

SPR SUBMITTAL DWGS



OVERALL CENTER ARCHITECTURAL SITE PLAN 1

Scale: 1"=30'-0" A-100A

EXTERIOR FINISH SCHEDULE

INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE

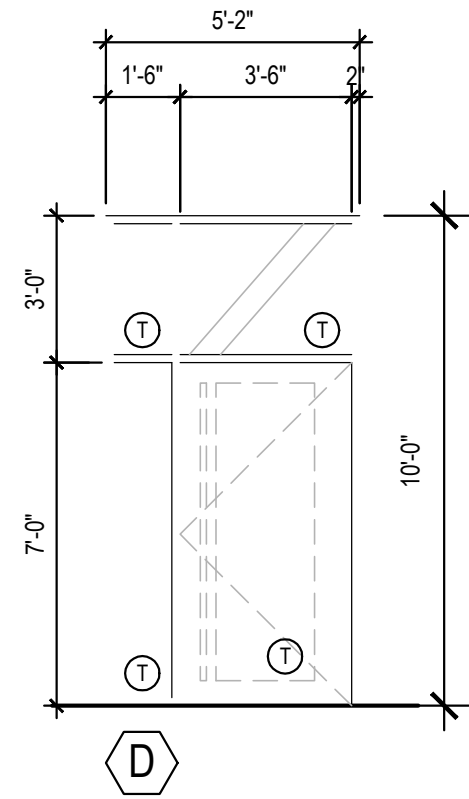
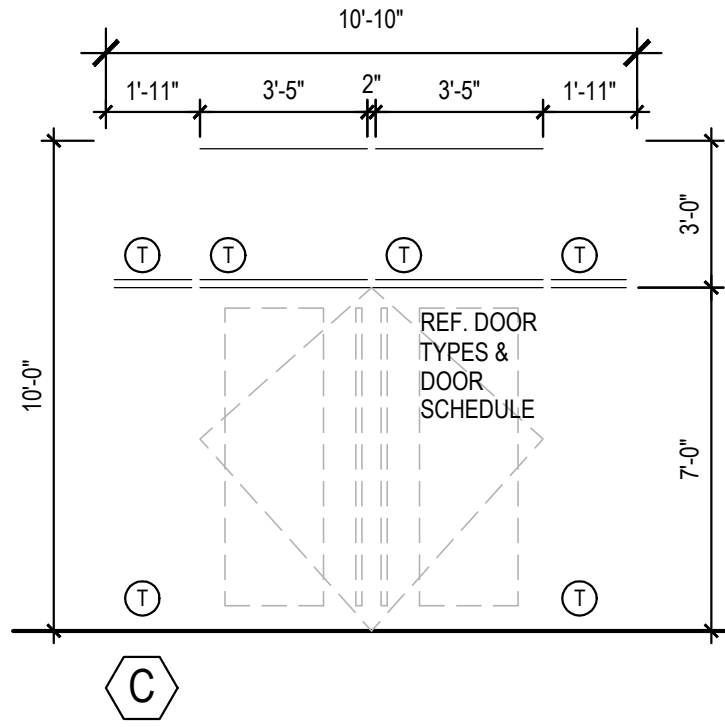
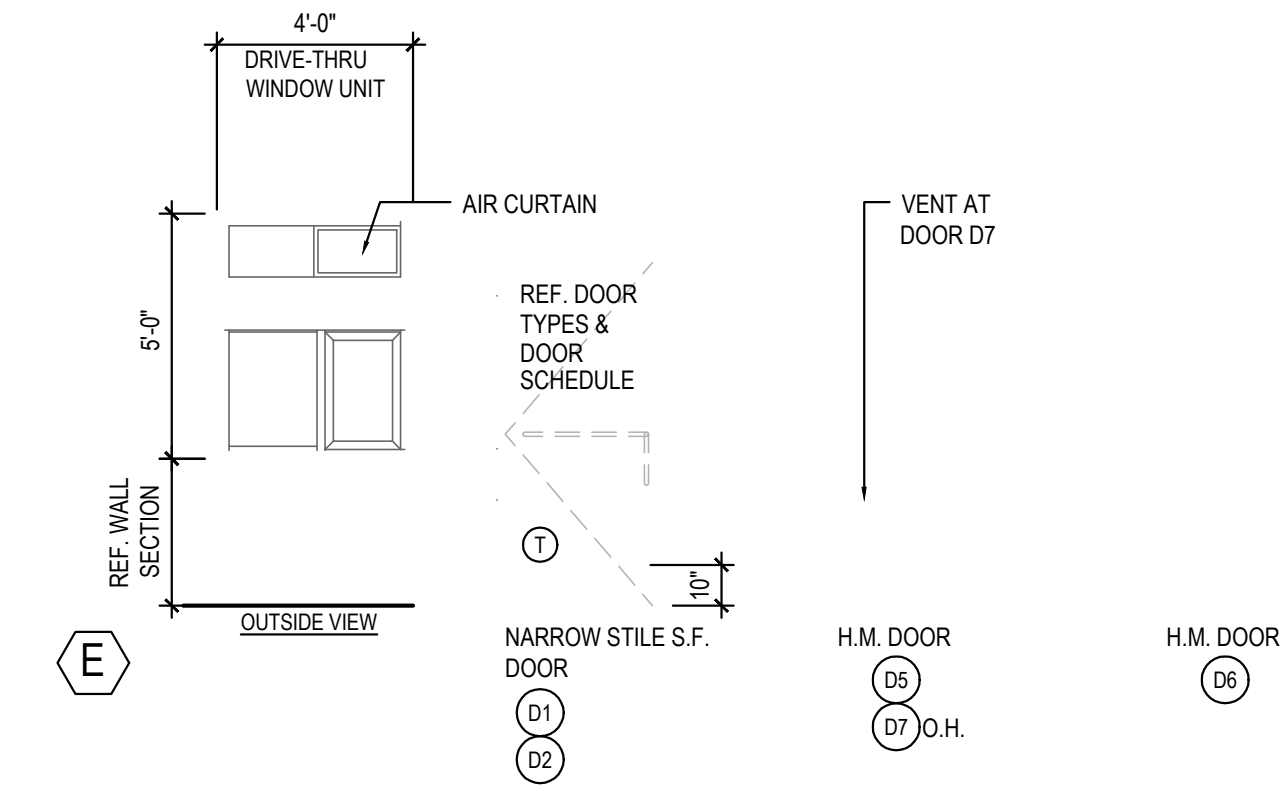
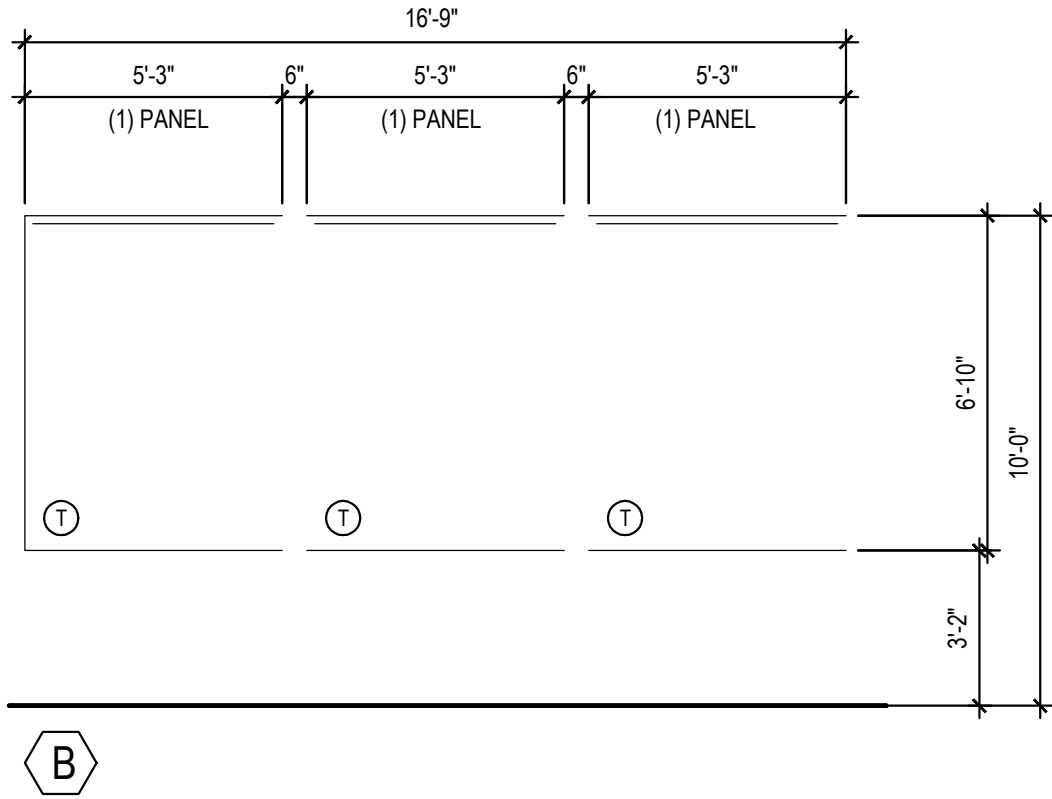
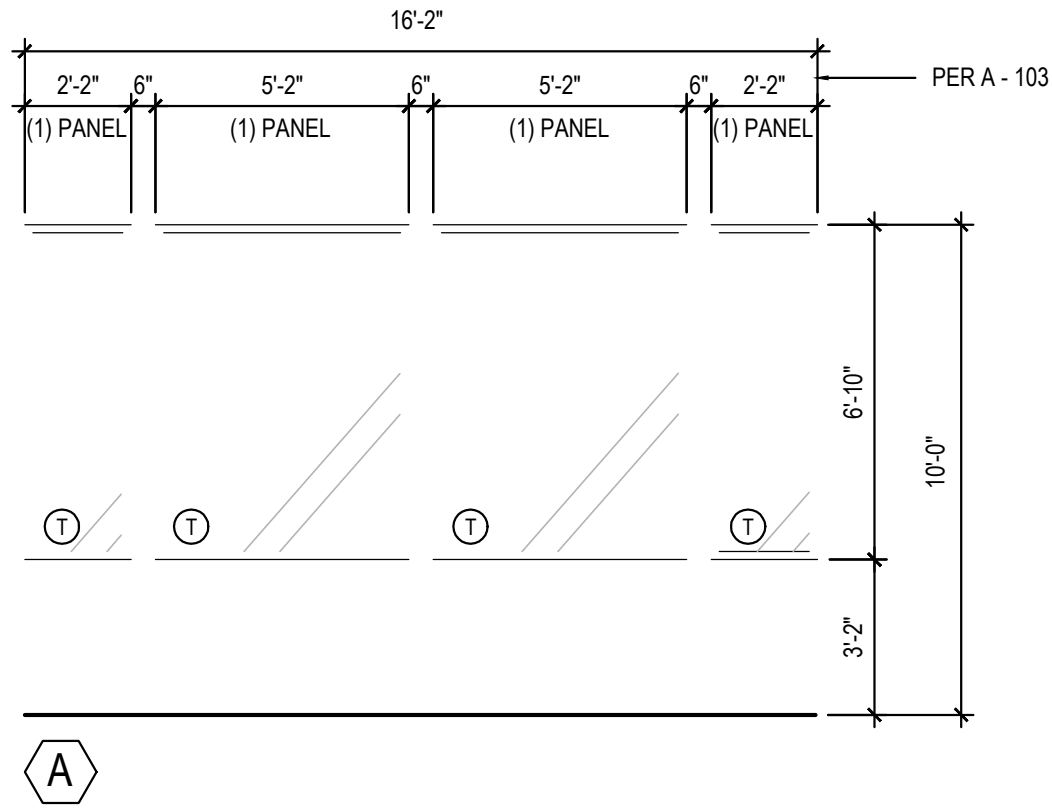
03-04-22

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
(EIFS-1)	STO	STOTHERM ESSENCE SYSTEM	SW 6252 ICE CUBE	FINE	BUILDING BODY
(EIFS-2)	STO	STOTHERM ESSENCE SYSTEM	SW 7069 IRON ORE	FINE	EIFS ACCENT BAND
(EIFS-3)	STO	STOTHERM ESSENCE SYSTEM	PANTONE COLOR 200C - RED	-	EIFS BEHIND TRELLIS
(ST-1S)	CORONADO STONE PRODUCTS	CHISELED STONE SILL	CHARCOAL	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
(ST-1)	CORONADO STONE PRODUCTS	STRIP STONE	BLACK FOREST	-	WAINSCOT CONTACT: LISA KILGORE: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS. MFG.: ARGOS, COLOR: CHARCOAL
(CD-1)	NICHIHA	VINTAGEWOOD	SPRUCE	-	COMPOSITE DECKING
(MTL-2)	PANDA VENDOR	ALLEN INDUSTRIES	PMS BLACK- 7C	SATIN FINISH	CANOPY W/ LED W/ DOWN LIGHT AROUND BUILDING
(MTL-1)	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"		CAP FLASHING

WINDOW SCHEDULE

INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE

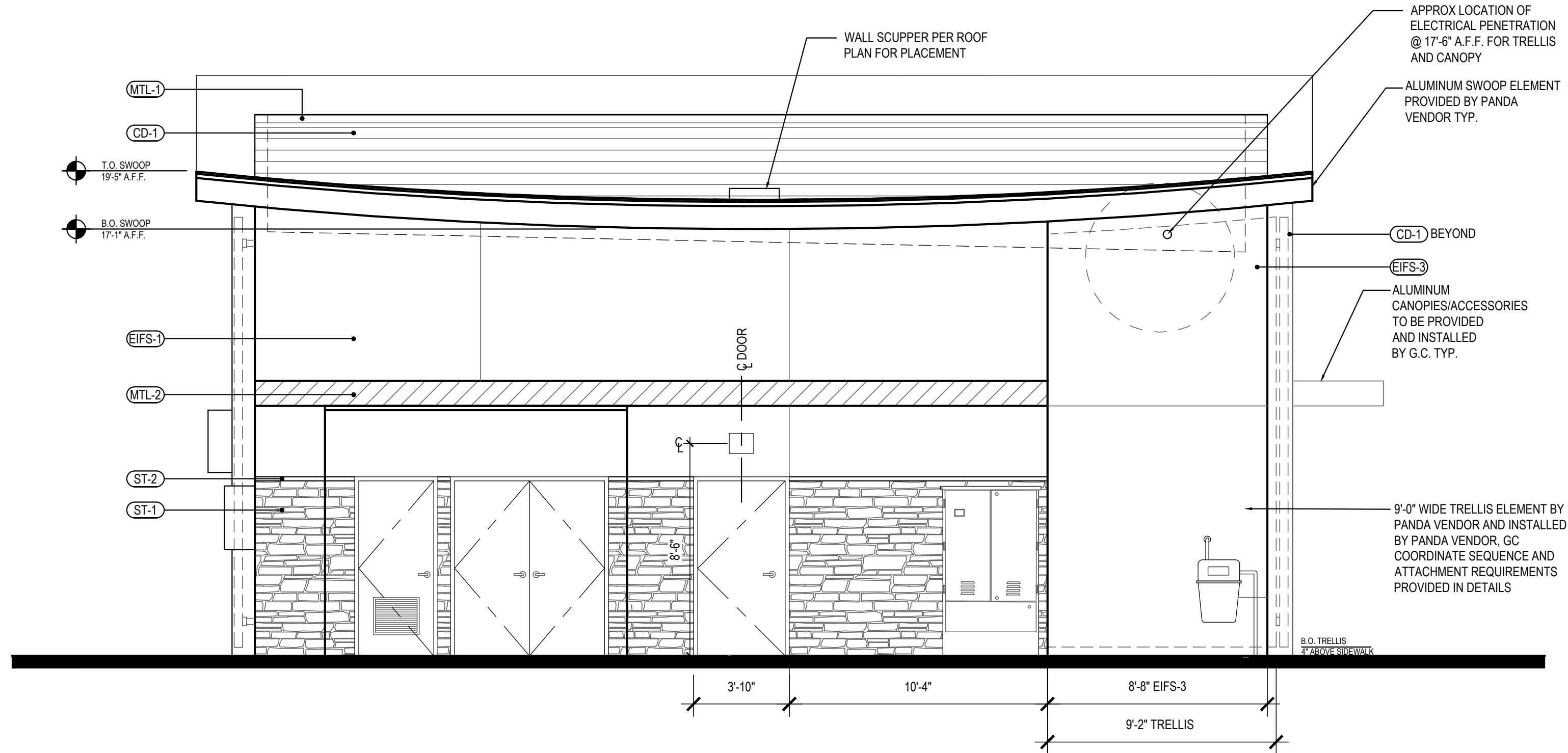
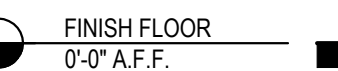
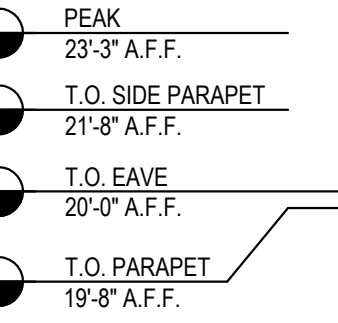
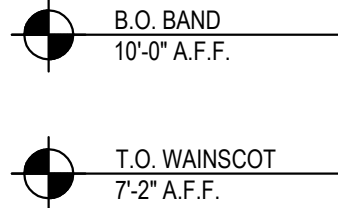
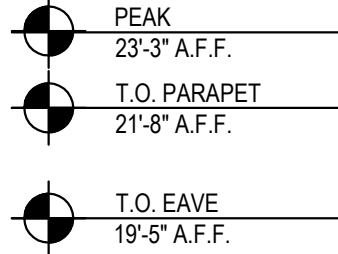
SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS	NOTES
(A)	16'-2" LIN. FEET	6'-10"	1" INSULATED GLASS	BLACK ANOD. ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES	1. INSULATING GLASS SOLARBAN 60 LOW E: WINTER U=0.29 SHGC: 0.25 VIS TRANS: 35% 2. DOORS: FULL GLAZED DOORS W/10" KICK BASE, ANODIZED ALUM FINISH. REFER HARDWARE SCHEDULE.
(B)	16'-9" LIN. FEET	6'-10"	1" INSULATED GLASS	BLACK ANOD. ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES	3. WINDOW DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. G.C. TO VERIFY ACTUAL WINDOW DIMENSIONS PRIOR TO FABRICATION INSTALLATION.
(C)	10'-10"	10'-0"	1" INSULATED GLASS	BLACK ANOD. ALUMINUM STOREFRONT	KAWNEER CURTAIN WALL 1620 SYSTEM WITH 1" INSULATED GLAZING, IN 6" X 2" IN ANODIZED ALUMINUM FRAME MOON GATE TO CONNECT WITH KAWNEER ATTACHMENT BRACKET 834-745.	4. GLASS FACADE AND ENTRY DOORS TO BE DESIGNED, DETAILED, FACTORY FABRICATED AND SITE ASSEMBLED AND ERECTED.
(D)	5'-2"	10'-0"	1" INSULATED GLASS	BLACK ALUMINUM STOREFRONT	KAWNEER CURTAIN WALL 1620 SYSTEM WITH 1" INSULATED GLAZING, IN 6" X 2" IN ANODIZED ALUMINUM FRAME MOON GATE TO CONNECT WITH KAWNEER ATTACHMENT BRACKET 834-745.	5. MANUFACTURER: QUIK-SERV, MODEL SST-4860E WITH THRU-BEAM PHOTO-ELECTRIC BAR REGIONAL APPLICATION WITH CF-25 NON HEATED AIR CURTAIN OR CF-25 HEATED AIR CURTAIN. TYPE OF AIR CURTAIN LISTED ON WINDOW SCHEDULE.
(E)	4'-0"	59.5"	TEMPERED GLASS	BLACK ANODIZED ALUMINUM	QUIK-SERV (HEATED AIR CURTAIN), ROUGH OPENING 83" X 60" SEE ADDITIONAL NOTE # 5. CONTACT: WADE ARNOLD, 800-388-8307	6. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER OF BUILDING CODE.
(F)	7'-3"	10'-0"	SINGLE PANE GLASS	DARK BRONZE ANODIZED ALUMINUM	SINGLE PANE VESTIBULE GLAZING	① TEMPERED GLASS
(G)	7'-10"	10'-0"	SINGLE PANE GLASS	DARK BRONZE ANODIZED ALUMINUM	SINGLE PANE VESTIBULE GLAZING	



WINDOW AND DOOR ELEVATIONS

3

Scale= NTS A-200

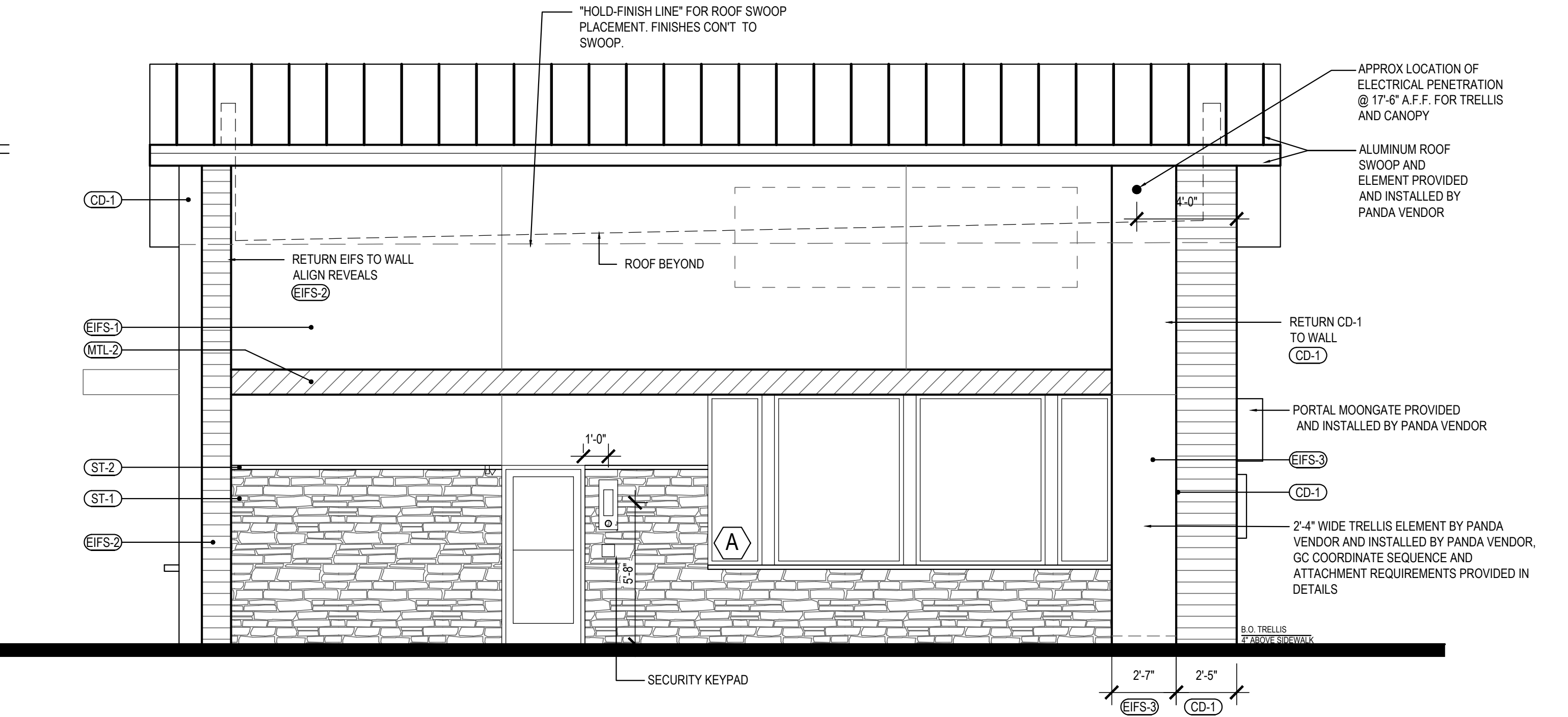


EAST ELEVATION

2

Scale= 1/4" = 1'-0"

A-200



(FRONT) WEST ELEVATION

1

Scale= 1/4" = 1'-0"

A-200



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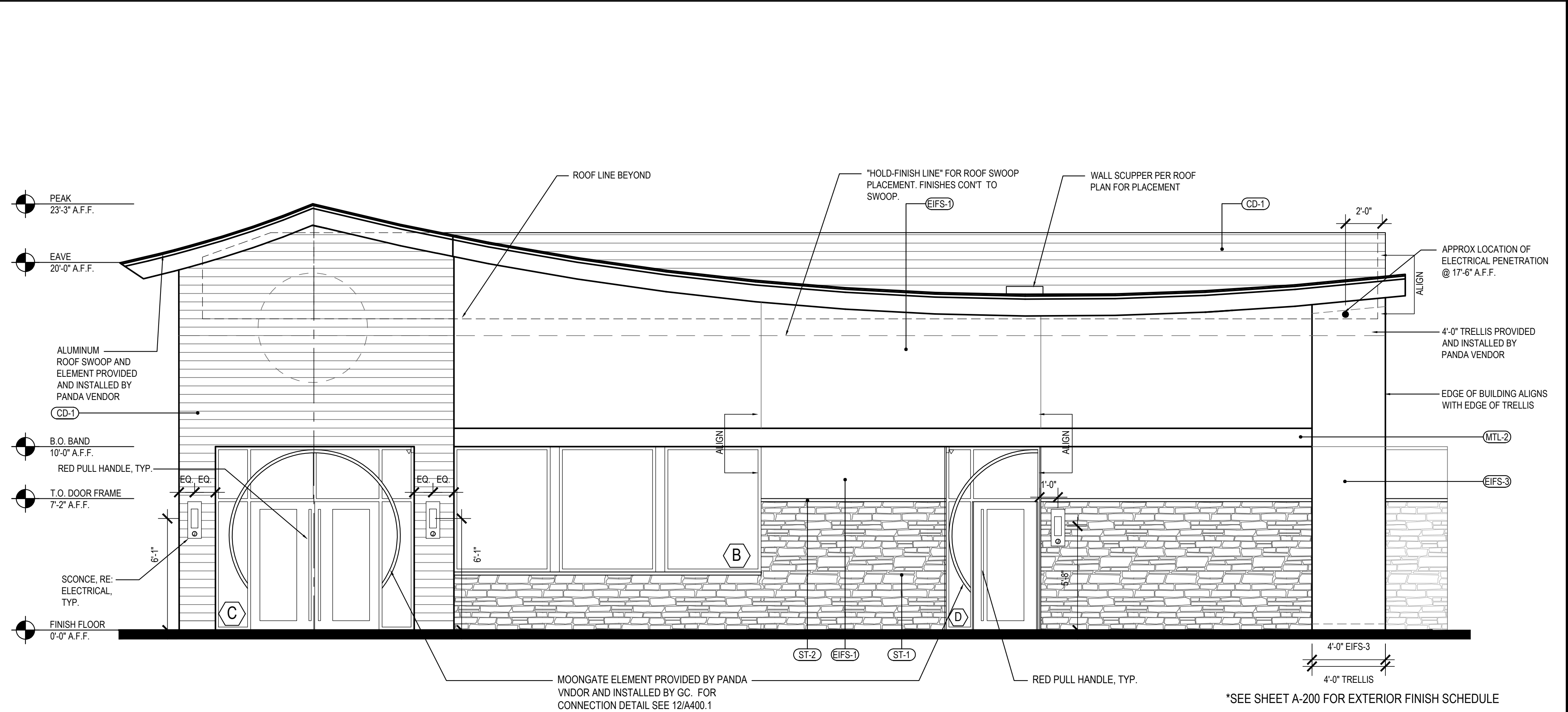
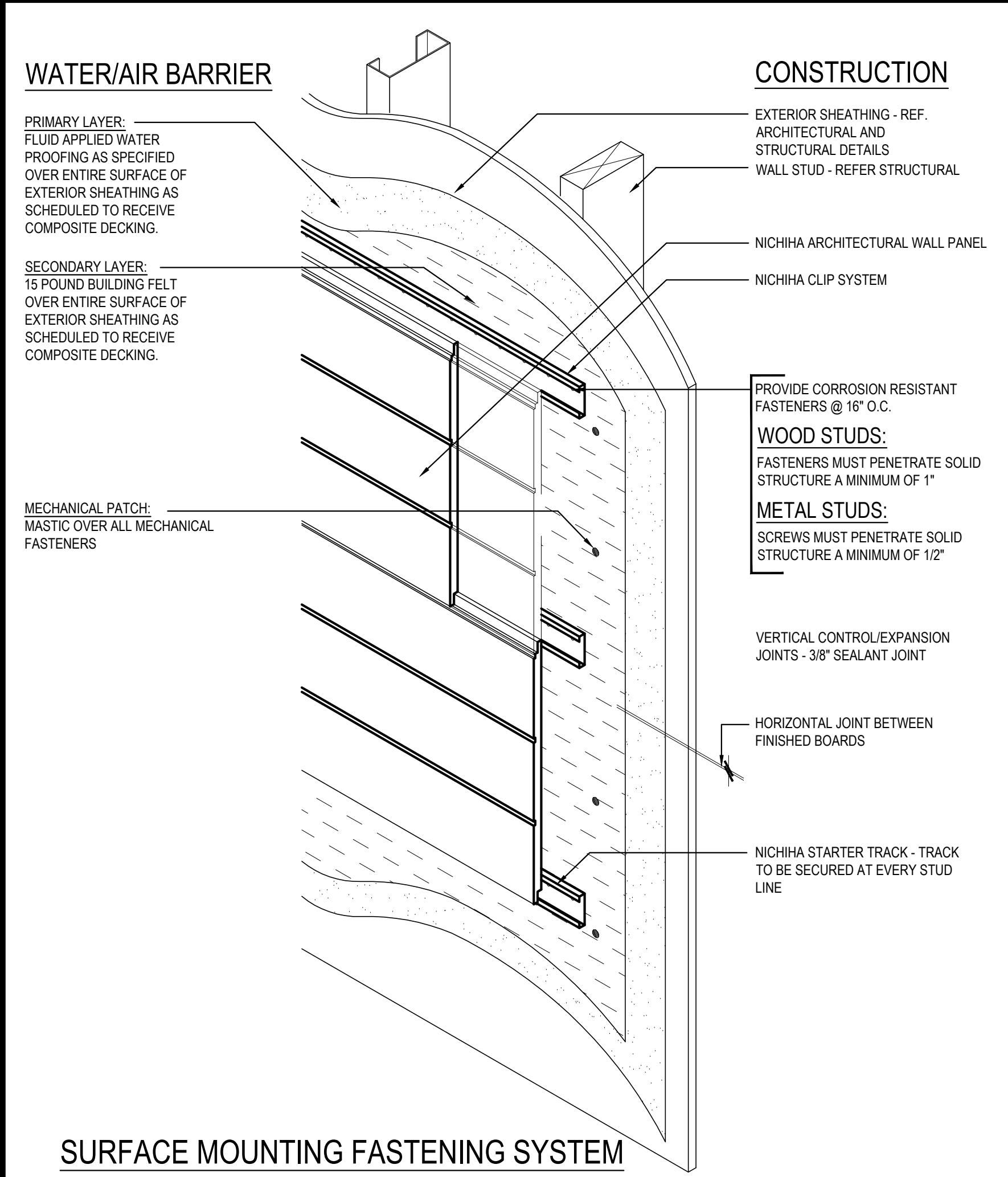
LANCASTER DR. NE &
WEATHERS ST. NE

1292 LANCASTER BLVD.
SALEM, OR 97301

2600 Plan

A-200

EXTERIOR
ELEVATIONS



NICHIHA PANEL FASTENING & WATER PROOFING

3

Scale= 1 1/2" = 1'-0"

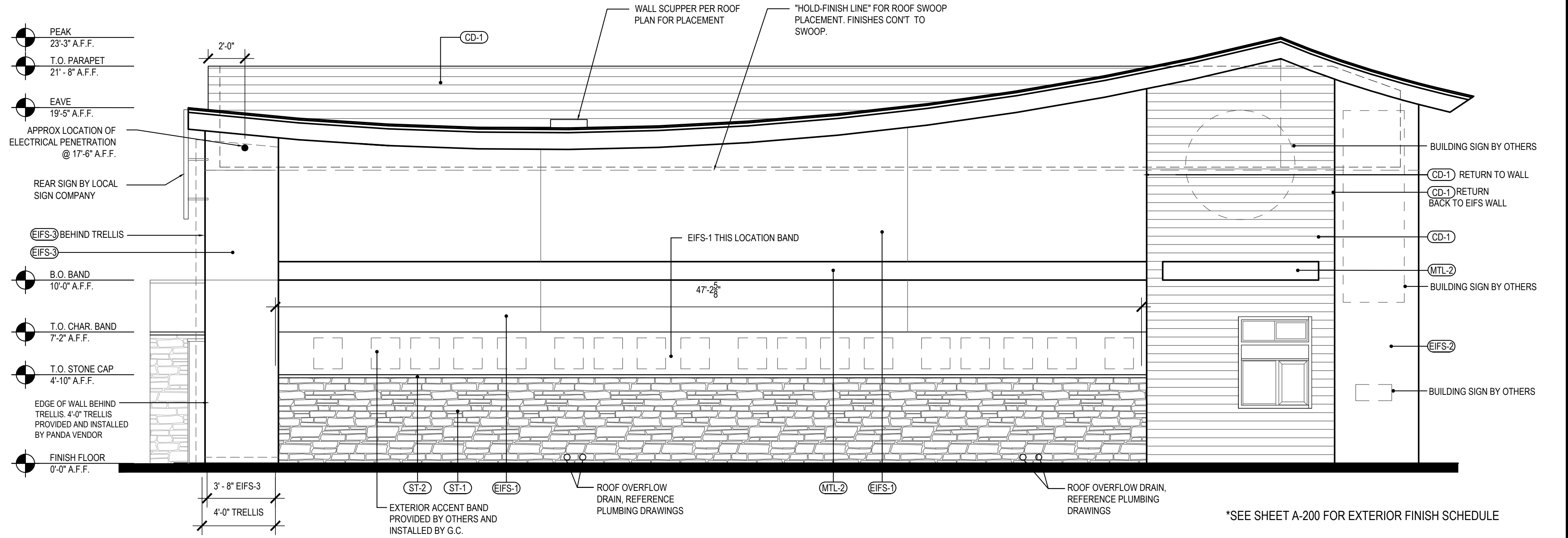
A-201

SOUTH ELEVATION

2

Scale= 1/4" = 1'-0"

A-201



(DRIVE-THRU) NORTH ELEVATION

1

Scale= 1/4" = 1'-0"

A-201



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REGISTERED ARCHITECT
38302
ERWIN McMULLEN
PORTLAND
OREGON
STATE OF OREGON

LANCASTER DR. NE &
WEATHERS ST. NE

1292 LANCASTER BLVD.
SALEM, OR 97301

2600 Plan

A-201

EXTERIOR
ELEVATIONS

SPR SUBMITTAL DWGS



EAST ELEVATION 2
Scale= 1/4" = 1'-0" A-202



PROPOSED SIGNAGE UNDER SEPARATE
PERMIT & SUBMITTAL BY SIGNAGE COMPANY

(FRONT) WEST ELEVATION 1
Scale= 1/4" = 1'-0" A-202



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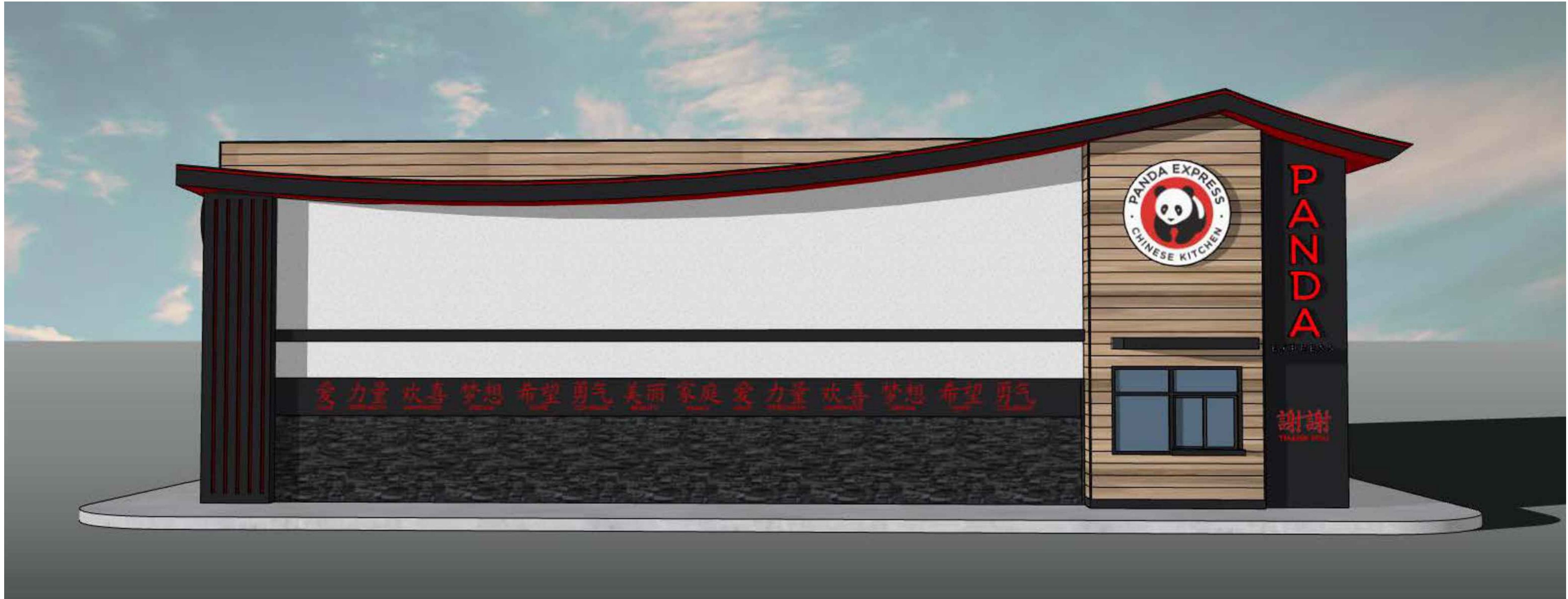
A-202

COLORED EXTERIOR
ELEVATIONS

SPR SUBMITTAL DWGS



SOUTH ELEVATION 2
Scale= 1/4" = 1'-0" A-203



(DRIVE THRU) NORTH ELEVATION 1
Scale= 1/4" = 1'-0" A-203



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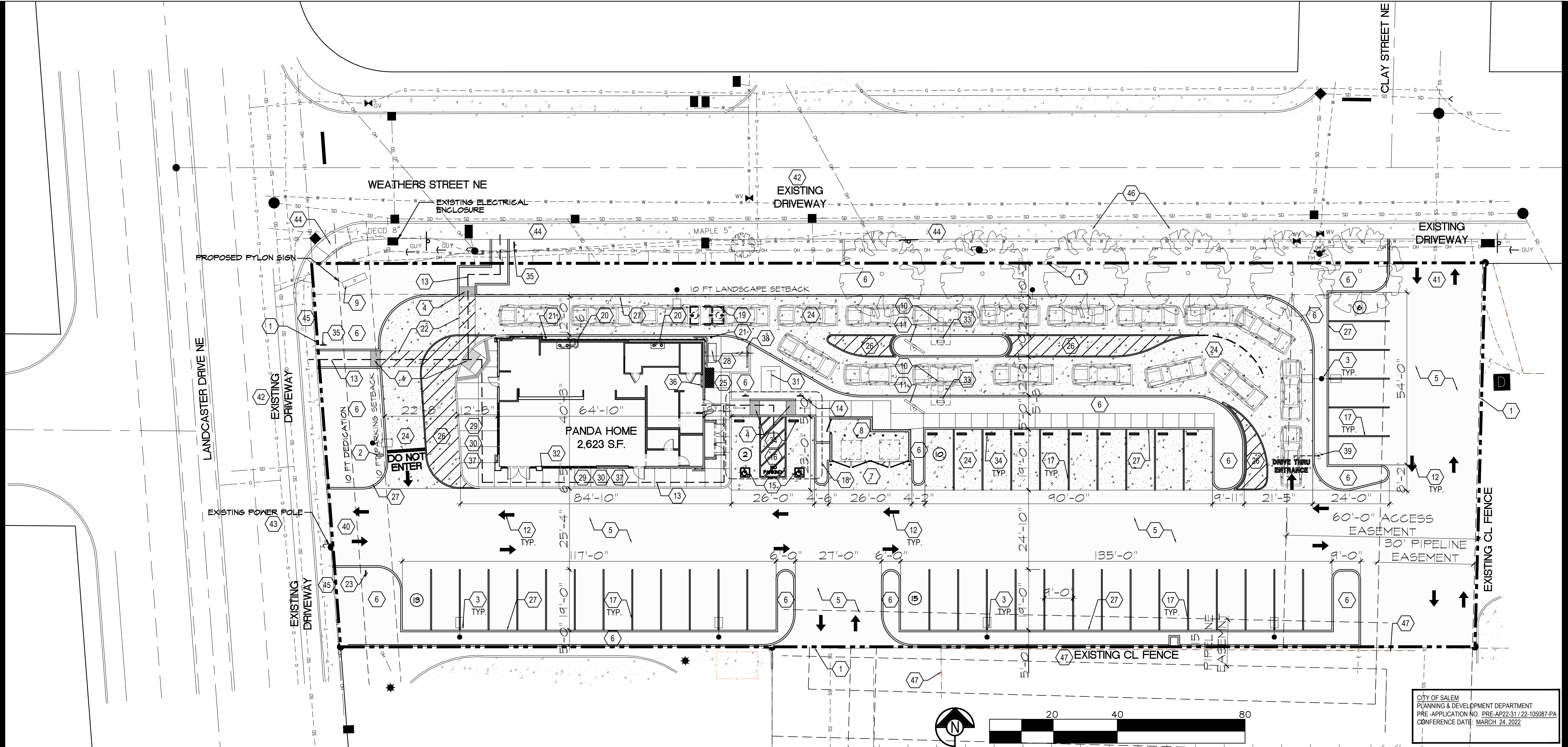
1292 LANCASTER BLVD.
SALEM, OR 97301

2600 Plan

A-203

COLOR EXTERIOR
ELEVATIONS

SPR SUBMITTAL DWGS



ARCHITECTURAL SITE PLAN 1

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

GENERAL NOTES:

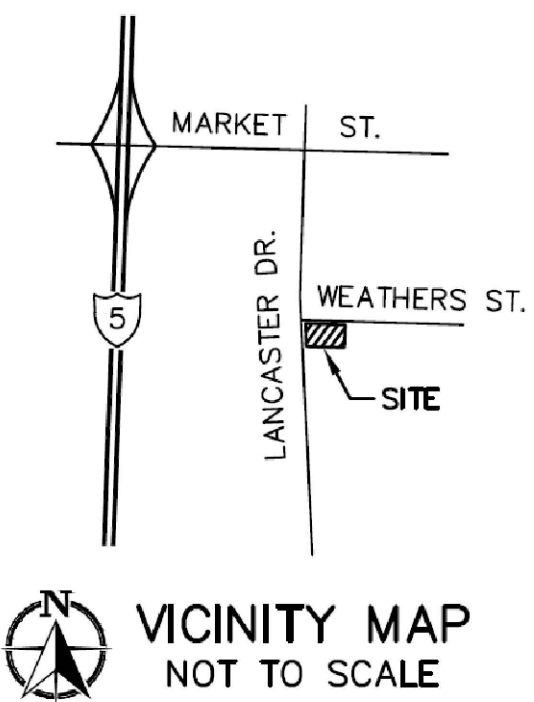
- G.C. TO VERIFY AND PROVIDE ALL UNDERGROUND WIRING AND CONDUIT (INSTALLED BY LOCAL UTILITY COMPANY) FROM TRANSFORMER TO ELECTRICAL MAIN SWITCHGEAR, DRIVE THRU, MENU BOARD, BY G.C., VERIFY WITH PANDA PM.
 - WATER METER FOR IRRIGATION SHALL BE A SEPARATE METER THAN MAIN WATER METER. G.C. TO COORDINATE 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
- PROPERTY LINE
 - DIRECTIONAL SIGN REFER TO SIGN VENDOR FOR ACTUAL LOCATIONS AND LAYOUT (NO ELEC. POWER)
 - NEW PARKING LOT POLE LIGHT 22'-0" MOUNTING HEIGHT (20'-0" POLE) TYPICAL. SEE LIGHTING SCHEDULE ON E-106 (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)
 - TRUNCATED DOMES 3" MIN. DEPTH. FLUSH TRANSITION. SEE CIVIL DETAILS.
 - ASPHALT PAVING - SEE CIVIL PLAN PER CITY OF SALEM STANDARDS. SEE CIVIL DWGS.
 - IRRIGATED LANDSCAPING, REFER TO LANDSCAPE DRAWINGS
 - CONC. APRON AT TRASH ENCLOSURE AREA
 - TRASH ENCLOSURE, 7'-4" HIGH WALLS, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. (TYP. 6 YARD BIN)
 - 25'-0" HIGH PYLON SIGN UNDER SIGNAGE PERMIT, REFER TO SIGN VENDOR SIGNAGE PACKAGE.
 - DRIVE THRU LANE SENSOR LOOP SEE DETAIL
 - DRIVE THROUGH MENU BOARD-INSTALLED BY GC. VERIFY WITH PANDA PM (SEE GENERAL NOTE BELOW)
 - DIRECTIONAL ARROW

- ACCESSIBLE PATH OF TRAVEL
- ACCESSIBLE PARKING POLE SIGN
- 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 STRIPING W/ TWO (2) COATS HIGHWAY WHITE PAINT PER CITY OF SALEM STDS.
- DESIGNATED ACCESSIBLE PARKING SPACE. SEE CIVIL DRAWINGS
- UNDERGROUND GREASE INTERCEPTOR 1,500 GALLON. SEE PLUMBING DWGS.
- 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.
- STEEL PIPE GUARD BOLLARD TO BE PAINTED SAFETY YELLOW PRIOR TO APPLICATION OF LDPE SLEEVE.
- PEDESTRIAN PATH OF TRAVEL, PAINT 4" WIDE STRIPS @ 3'-0" O.C. & 4" WIDE BORDER, (MIN 2 COATS BLUE REFLECTED)
- TOW AWAY WARNING SIGN
- CONC. DRIVEWAY (GRAY COLOR, LIGHT BROOM FINISH).
- 600 AMPS NEMA 3R ELECTRICAL SWITCHGEAR 120/208V 3PH 4W
- PAINTED STRIPED AREAS WITH 4" WIDE STRIPES, PAINT USED FOR STALL STRIPING
- CURB & GUTTER TO BE CONSTRUCTED PER CITY STANDARDS P-5 SEE CIVIL DWGS.
- GAS METER COORDINATE W/ LOCAL UTILITY COMPANY.
- EXPANSION JOINT @ 20'-0" O.C. MAX.
- TOOLED JOINTS @ 5'-0"x5'-0" O.C.

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



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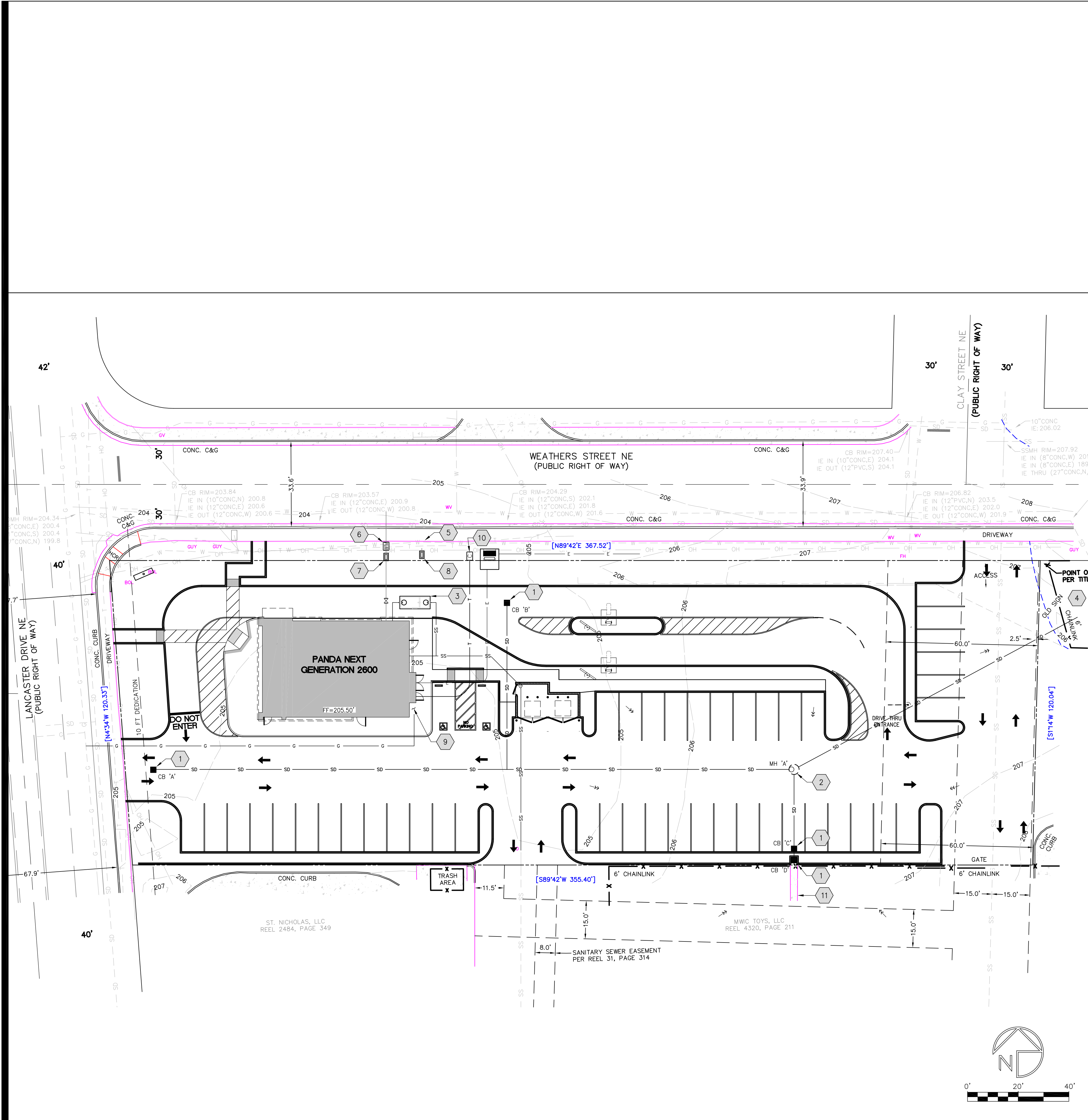
1292 LANCASTER BLVD.
SALEM, OR 97301

2600 Plan

A-100

SITE PLAN
ARCHITECTURAL

SPR SUBMITTAL DWGS



- LEGEND
- FOUND MONUMENT AS SHOWN
- BENCHMARK – LOCAL AS INDICATED
- STREET LIGHT
- UTILITY POLE
- GUY WIRE
- WATER GATE VALVE (SIZE AS NOTED)
- FIRE HYDRANT – EXISTING/PROPOSED
- SEWER CLEAN-OUT
- BIOFILTER BAG INLET PROTECTION
- RIPRAP OR GRAVEL (SIZE AS NOTED)
- RETAINING WALL FACE, TYPE AND POSITION AS NOTED
- MANHOLE (SIZE & TYPE AS NOTED)
- CATCH BASIN, LYNCH TYPE SQUARE, ROUND, OPTIONAL
- DRAINAGE/SLOPE DIRECTION
- CENTERLINE OF STREET
- PROPERTY BOUNDARY
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF ROCK
- PROPOSED EDGE OF ROCK
- DRAINAGE/CREEK/STREAM
- EXISTING FEATURE
- PROPOSED FEATURE
- FENCE (TYPE AS NOTED)
- BIO-FILTER BAGS
- SEDIMENT TRAP (OR SUMP)
- EXISTING UTILITIES (OR AS NOTED)
- CABLE TV LINE
- FIBER OPTIC CABLE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- NATURAL GAS LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- TELEPHONE LINE
- WATER LINE
- PROPOSED UTILITIES
- CABLE COMM/DATA/TV LINE
- ELECTRIC LINE
- FIBER OPTIC COMM/DATA/TV LINE
- FRENCH/FOUNDATION DRAIN (SIZE & TYPE AS NOTED)
- NATURAL GAS LINE
- ROOF DRAIN (SIZE & TYPE AS NOTED)
- STORM SEWER LINE (SIZE, GRADE AND LENGTH AS NOTED)
- SANITARY SEWER LINE (SIZE, GRADE & LENGTH AS NOTED)
- COPPER COMM/DATA LINE
- WATER LINE (SIZE & TYPE AS NOTED)
- NOTE: ALL PROPOSED UTILITIES ARE TO BE PLACED UNDERGROUND.

- CONSTRUCTION NOTES:
- 1

PLACE 24" LYNCH CATCH BASIN. SEE DETAIL 667, SHEET C-5.1 & STORM STRUCTURE SCHEDULE THIS PAGE.
- 2

PLACE 48" MANHOLE. SEE DETAIL 601B, SHEET C-5.1 & STORM STRUCTURE SCHEDULE THIS PAGE. DO NOT CONTOUR MANHOLE BASE. INSTALL SUMP PUMP, LITTLE GANT, MODEL SP33A. SEE ELECTRICAL PLAN FOR WIRING DETAIL.
- 3

INSTALL OLDCASTLE PRECAST 5106GA 1500 GAL. SINGLE GREASE INTERCEPTOR. INSTALL ALL REQUIRED PIPING, INSPECTION TEES & GASKETS TO MFG. REQ'S. SEAL ALL PIPES THRU CONC. WALLS W/ NON-SHRINK GROUT. PROVIDE 2" VENT TO BUILDING. SEE PLUMBING PLAN FOR LOCATION. SEE SANITARY STRUCTURE SCHEDULE FOR ELEVATIONS. SEE OLDCASTLE DETAIL SHEET C-5.1
- 4

(E) STORM WATER FACILITY.
- 5

(E) WM. USE FOR 1" IRRIGATION WATER SERVICE.
- 6

INSTALL (N) 1½" METER BOX. SEE DETAIL XXX, SHEET C-5.1. CITY OF SALEM TO INSTALL TAP & 1½" WM.
- 7

INSTALL WATTS DOVA LF007M10T BACKFLOW. CONST. CONC. PAD & INSTALL WATTS WB-1 INSULATED & HEATED COVER PER MFG. INSTRUCTIONS. 120VAC, 60W POWER SOURCE REQ'D. SEE DETAIL XXX, SHEET C-5.1.
- 8

INSTALL (N) 1" IRR BACKFLOW & BOX. SEE DETAIL XXX, SHEET C-5.1.
- 9

LOCATE BUILDING GAS METER HERE. SEE BUILDING MECHANICAL PLAN FOR EXACT LOCATION. MAINTAIN 3' CLEAR OF ELECTRICAL EQUIPMENT, DOORS & WINDOWS.
- 10

PLACE VAULT FOR CABLE, TELCO AND FIBER UTILITIES CONNECTION. VAULT IS CARSON HDPE ENCLOSURE #1730-24 W/ T' COVER & HEX HEAD HARDWARE. PLACE VAULT FLUSH W/ FINISH GRADE.
- 11

(E) DRAINAGE FROM ADJACENT LOT.

NOTES:

1. SEE SHEET L-2.0 FOR REQUIRED LANDSCAPE SLEEVING. VERIFY SIZE WITH LANDSCAPE CONTRACTOR.

UTILITY PLAN1

Scale 1" = 20'

C-5.0

NOTESA

NO SCALEC-5.0



PANDA EXPRESS, INC.
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91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

ISSUE DATE:

LAND USE REVIEW	5/25/2022

DRAWN BY: CHEHALEM DIVERSIFIED, INC.

PANDA PROJECT #: S8-23-D22360
ARCH PROJECT #: 2203
ENGR PROJECT #: 1603-10

Chehalem Diversified, Inc.
2800 E. 9th Street, Ste. 700
Newberg, OR 97132-3575
(503) 538-0337



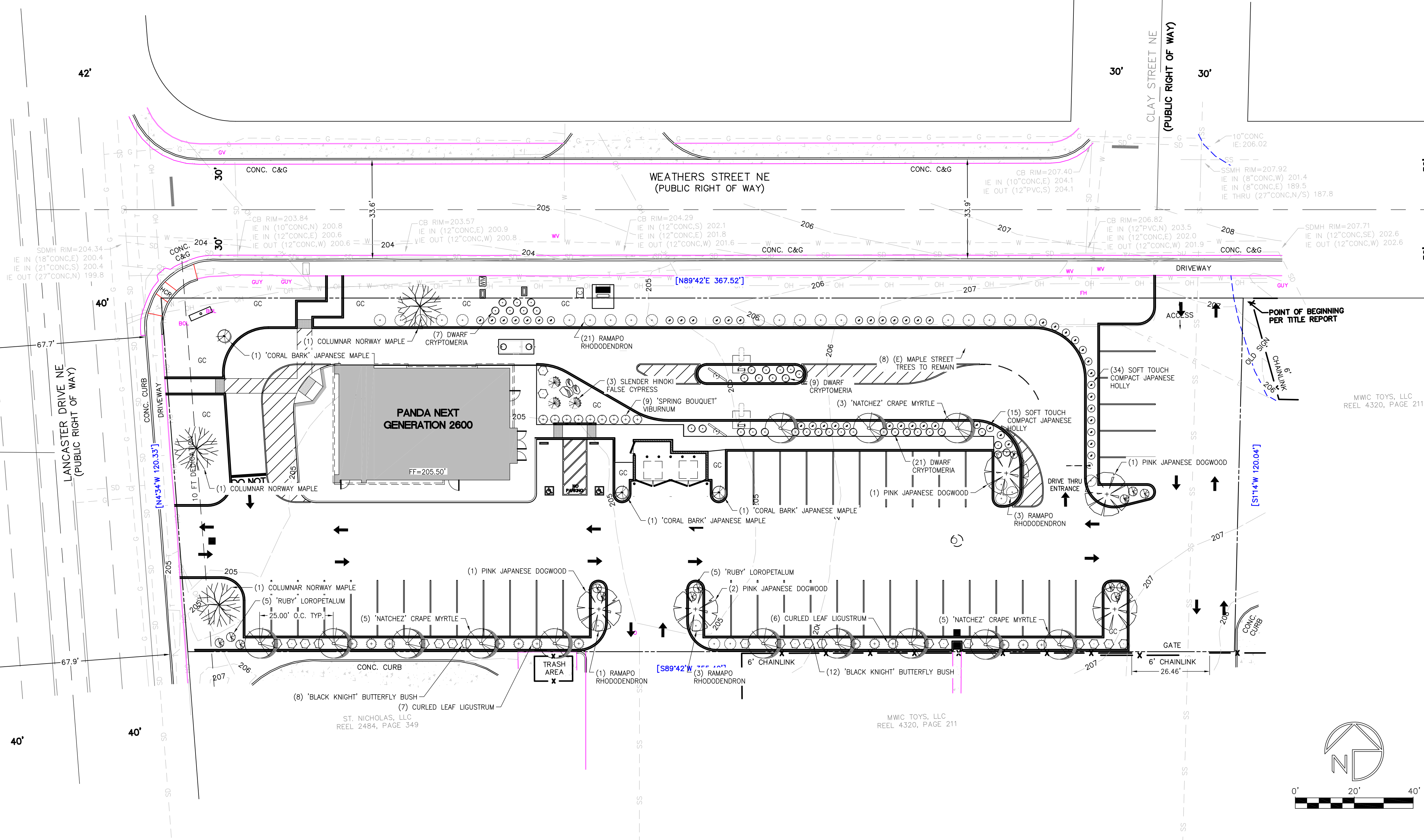
EXPIRES: 6/30/2024

Panda Express
w/ Drive Through
LANCASTER DRIVE NE & WEATHERS STREET NE
SALEM, OR 97301

Panda Next Generation 2600

C-5.0

CIVIL
UTILITY, GRADING & DRAINAGE PLAN



PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	SPACING
TREES					
13	'NATCHEZ' GRAPE MYRTLE	LAETESTROMA INDICA X FAUERS 'NATCHEZ'	10" - 2" CAL./ 8-9' HT.	BAB: SINGLE TRUNK, EVEN BRANCHING, VIGOROUS GROWTH	VARES
3	COLUMNAR NORWAY MAPLE	ACER PLATANOIDES	2" CAL./ 8' HT.	BAB: SINGLE TRUNK, EVEN BRANCHING, VIGOROUS GROWTH	VARES
3	SLENDER HINOKI FALSE CYPRESS	CHAMAECYPARIS OBTUSA 'GRACILIS'	7-8' HT.	CONTAINER, CENTRAL LEADER, PYRAMIDAL, VIGOROUS GROWTH	VARES
3	CORAL BARK JAPANESE MAPLE	ACER PALMATUM 'SANGOKAKU'	6-7' HT.	BAB: CENTRAL LEADER, EVEN BRANCHING, VIGOROUS GROWTH	VARES
5	PINK JAPANESE DOGWOOD	CORNUS KOUSA 'SAKAW'	1 1/2" - 2" CAL./ 8-9' HT.	BAB: SINGLE TRUNK, EVEN BRANCHING, VIGOROUS GROWTH	VARES
SHRUBS					
0	CURLY LEAF PRIVET	LIGUSTRUM JAPONICUM 'RECURVIFOLIUM'	7 GAL.	FULL, VIGOROUS GROWTH	3' O.C.
28	RAMAPO RHODODENDRON	RHODODENDRON X. 'RAMAPO'	2 GAL.	FULL, VIGOROUS GROWTH	VARES
22	'BLACK KNIGHT' BUTTERFLY BUSH	BUTTELEJA LAEVID 'BLACK KNIGHT'	7 GAL.	FULL, VIGOROUS GROWTH	4' O.C.
0	EUROPEAN MEADOW RUSH	JUNCUS INFLEXUS	2 GAL.	FULL, VIGOROUS GROWTH	5' O.C.
0	HERIUM ROSES WHITE MEIDLAND	ROSA X MEIDLAND	1 GAL.	FULL, VIGOROUS GROWTH	VARES
9	SPRING BOUQUET VIBURNUM	VIBURNUM TILUS 'COMPACTUM'	7 GAL.	FULL, VIGOROUS GROWTH	3' O.C.
49	SOFT TOUCH JAPANESE HOLLY	ILEX CHENNA 'SOFT TOUCH'	3 GAL.	FULL, VIGOROUS GROWTH	3' O.C.
10	'RUBY' LOROPETALUM	LOROPETALUM CHINENSE 'RUBY'	3 GAL.	FULL, VIGOROUS GROWTH	3' O.C.
GROUNDCOVERS / GRASSES & SEASONAL COLOR					
180	ASCAT JASMINE	TRACHELOSPERMUM ASCATUM	4" POT	FULL, VIGOROUS GROWTH, SPREADING	12" O.C.
180	ROSE QUEEN BISHOP'S HAT	EPIMEDIUM GRANDIFOLIUM 'ROSE QUEEN'	1 GAL.	FULL, VIGOROUS GROWTH, SPREADING	18" O.C.
0	KARL FORSTER FEATHER REED GRASS	CAULMAGROSTIS X ACUTIFLORA 'KARL FORSTER'	2 GAL.	FULL, VIGOROUS GROWTH	18" O.C.
180	SEASONAL AND / OR PERENNIAL COLOR		4" POT - 1 GAL.	FULL, VIGOROUS GROWTH	VARES
LAWN					
	LAWN	LAWN	LAWN	LAWN	LAWN

PLANT SCHEDULE

NO SCALE

B

L-1.1

LANDSCAPE NOTES:

- THE LANDSCAPE CONTRACTOR SHALL HAVE A SOILS FERTILITY TEST DONE WITH RECOMMENDATIONS. FOR BID PURPOSES PLANTING AREAS SHALL RECEIVE PER 1000 SQ.FT.: 6 CU.YDS. OF ROCK MULCH, 10 LBS. OF 15-15-15 FERTILIZER TILLED INTO THE TOP 6" OF SOIL. ADJUSTMENTS TO THE CONTRACT SHALL BE MADE BASED ON THE RECOMMENDATIONS OF THE FERTILITY TEST; EXCEPTION: PLANTING AREAS TO RECEIVE 12" OR MORE OF PLANTING MEDIUM DO NOT REQUIRE A SOIL FERTILITY TEST.
- PLACE A MINIMUM OF 18" OF GROWING MEDIUM IN ALL LANDSCAPE AREAS THAT HAVE BEEN OVER EXCAVATED. SEE DETAIL 1403, SHEET L-1.1 FOR GROWING MEDIUM.
- AFTER PLANTS AND GROUND COVERS ARE PLANTED, BEFORE APPLICATION OF TOP DRESSING, APPLY RONGSTAR PRE-EMERGENCE WEED KILLER PER MANUFACTURER'S DIRECTIONS.
- ALL SHRUB AREAS SHALL HAVE A WEED BARRIER MAT INSTALLED PRIOR TO PLACING THE TOP DRESSING.
- APPLY TOP DRESSING OF 2" OF ROCK MULCH AFTER APPLICATION OF PRE-EMERGENT.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE PLANTS FOR 60 DAYS AND TREES FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINAL GRADING AND DRAINAGE IN ALL LANDSCAPED AREAS. FINISHED GRADES IN PLANTER AREAS SHALL BE INSTALLED SO THAT THEY ARE 1" LOWER THAN THE TOP OF THE ADJACENT SIDEWALK OR CURB.
- PRIOR TO FINAL ACCEPTANCE THE LANDSCAPE CONTRACTOR SHALL PROVIDE TO OWNER OR OWNER'S AGENT THE ORIGINAL DELIVERY TAGS OF ALL PLANT MATERIALS, FERTILIZER, HUMUS, TOP DRESSING AND PRE-EMERGENCE WEED KILLER.
- AFTER WRITTEN FINAL ACCEPTANCE BY THE OWNER, A MAINTENANCE PERIOD OF 60 DAYS WILL COMMENCE. AT THE END OF THE MAINTENANCE PERIOD ANY UNHEALTHY PLANTS SHALL BE REPLACED. AT THE END OF TREE GUARANTEE PERIOD ANY UNHEALTHY TREES SHALL BE REPLACED.
- EXISTING TREES SHOWN ARE TO REMAIN AS NOTED. THE CONTRACTOR SHALL TAKE MEASURES TO MAINTAIN THE HEALTH OF THE TREES. AT A MINIMUM THE DRIP LINE SHALL BE TAPED OFF AND THE AREA INSIDE THE TAPE SHALL BE LEFT UNDISTURBED DURING DEMOLITION AND CONSTRUCTION.
- PLANTING AREAS TO RECEIVE SOD SHALL HAVE LIME APPLIED AT THE RATE OF 50 POUNDS PER 500 SQUARE FEET AND TILLED INTO THE TOP 6" OF SOIL.
- ALL PLANTING AREAS TO BE WATERED BY TIMER ACTIVATED IRRIGATION SYSTEM. TURF AREAS TO BE SPRINKLED, SHRUBS AND TREES TO BE DRIPPED. IRRIGATION SYSTEM IS DESIGN BUILD BY GENERAL CONTRACTOR.
- SEE DETAILS 1401 AND 1402, SHEET L-1.1 FOR SHRUB AND TREE PLANTING REQUIREMENTS.
- ALL LANDSCAPE AREAS THAT DO NOT CONTAIN SHRUBS OR GROUNDCOVER SHALL BE PLANTED WITH SOD INSTALLED PER THE PLANT SCHEDULE REQUIREMENTS.
- SEE SHEET L-2.0 FOR IRRIGATION SLEEVE LOCATIONS AND IRRIGATION SYSTEM REQUIREMENTS.
- PLANT SCHEDULE INDICATES QUANTITY OF NEW PLANTINGS ONLY. OTHER PLANTS LISTED ARE EXISTING AND SHOWN FOR REFERENCE.
- ALL TREES, SHRUBS AND GROUNDCOVER SHALL BE HEALTHY GROWN NURSERY STOCK. ALL STOCK SHALL BE FREE OF INSECTS, DISEASES, MECHANICAL INJURY AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. TREES SHALL HAVE A SINGLE TRUNK, A WELL DEVELOPED LEADER WITH TOPS AND ROOTS CHARACTERISTIC OF THE CULTIVAR OR VARIETY AND MEET ANSI STANDARD Z60.1.
- SEE PLANT SCHEDULE, DETAIL B, THIS SHEET.

MAINTENANCE NOTES:

- AERATE AND DE-THATCH TURF AREAS ONCE A YEAR.
- REPLENISH MULCH IN THE SHRUB BEDS ON AN ANNUAL BASIS.
- FERTILIZE TURF, GROUNDCOVER AND SHRUB BEDS WITH APPROPRIATE FERTILIZER ANNUALLY AND WHEN NEEDED.
- PRUNE SHRUBS AS NECESSARY TO ALLOW FULL PERFORMANCE OF IRRIGATION SYSTEM AND PROVIDE SAFETY TO PEDESTRIANS AND VEHICLES.
- CONTROL WEEDS IN LANDSCAPED AREAS BY REMOVING AS OFTEN AS NECESSARY.
- MAINTAIN GRASS HEIGHT OF 3-4". MOW WEEKLY OR MORE OFTEN TO NOT REMOVE MORE THAN 1/3 OF THE GRASS HEIGHT DURING MOWING OPERATIONS.



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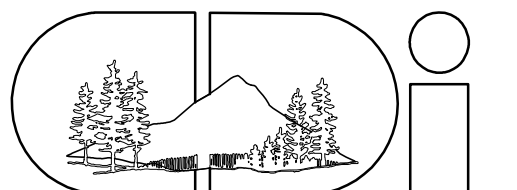
NO.	DESCRIPTION	DATE

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SALEM, OR 97301

Panda Next Generation 2600

L-1.0

CIVIL
LANDSCAPE PLAN

LANDSCAPE PLAN

1

Scale 1" = 20'

L-1.0

NOTES

A

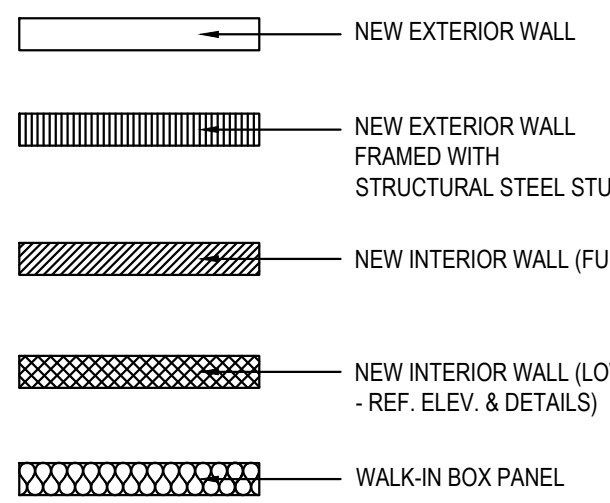
NO SCALE

L-1.0

FINISH SCHEDULE					
ROOM NAME	FLOOR	BASE	WALL	CEILING	
(100) DINING ROOM	T200 24" X 24" TILE	T111 TILE SIZE: T.B.D. T.B.D. TILE SIZE: T.B.D.	P101, P104 T111, T.B.D. WALL COVERING	C1 2' X 2' ARMSTRONG, SEPIA #PN91311 GYB BOARD W/ PAINT P103	03-24-22
(101) SERVING AREA	S1 S2 PLAIN ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H. CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	T.B.D. TILE	C3 GYP BOARD W/ SMOOTH WASHABLE PAINT	
(102) DRIVE-THRU STATION	S1 S2 PLAIN ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H. CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYB BOARD PANELS	
(103) KITCHEN	S1 S2 PLAIN ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H. CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP3 S.S. BEHIND COOK LINE WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYB BOARD PANELS	
(104) KITCHEN PREP.	S1 S2 PLAIN ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H. CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYB BOARD PANELS	
(105) WALK-IN COOLER	S1 S2 PLAIN ABRASIVE IN HIGH TRAFFIC AREAS	S.S. / ALUMINUM WITH 3/8" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL	
(105A) WALK-IN FREEZER	GALVANIZED STAINLESS STEEL S1 SILIKAL UNDER WIF SUBFLOOR	S.S. / ALUMINUM WITH 3/8" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL	
(106) UNISEX RESTROOM	T200 24" X 24" TILE	SCHLUTER	T108 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT	
(107) UNISEX RESTROOM	T200 24" X 24" TILE	SCHLUTER	T108 TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT	
(108) VESTIBULE	T200 24" X 24" TILE	T.B.D. TILE SIZE: T.B.D.	P104 PAINT GYB BOARD T.B.D. TILE	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT	
(109) NOT USED	-	-	-	-	
(110) EXTERIOR STORAGE	SEALED CONCRETE, SMOOTH FINISH	-	WP1 FRP PANEL	C3 GYB BOARD W/ P101 SMOOTH WASHABLE PAINT	
(111) NOT USED					

DOOR & HARDWARE SCHEDULE																		
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE																		
CONTRACTOR TO PURCHASE DOOR HARDWARE & FRAME DIRECTLY FROM PANDA'S NATIONAL ACCOUNT SUPPLIER. SUPPLIER TO PROVIDE ALL STOREFRONT DOOR HARDWARE, P-LAM DOORS & FRAMES AND HM DOORS & FRAMES					LOCK WENTRY KEYPAD & EXT. BUTTON													
CONTACT FOR QUOTING, ORDERING & LOGISTICS APRIL WALDREN, PROJECT MANAGER 800-887-4307 EXT. 350 PHONE AprilW@locknet.com, panda@locknet.com					LOCK WENTRY KEYPAD & EXT. BUTTON													
CONTACT FOR GENERAL ACCOUNT NEEDS ANGIE HAINES, ACCOUNT MANAGER 800-887-4307 EXT. 145 PHONE / 859-509-4031 MOBILE AngieH@locknet.com, panda@locknet.com					LOCK WENTRY KEYPAD & EXT. BUTTON													
ADDITIONAL CONTACTS: THOMAS DOWNS, SALES MANAGER; ThomasD@locknet.com; 800-887-4307 X116 EDDIE ANDUEZA, DIR. ARCH. DOOR & HRDWR SOL.; eddiea@locknet.com; 859-432-2289					LOCK WENTRY KEYPAD & EXT. BUTTON													
NO.	DOOR MATERIAL	SIZE	FRAME	FACED/EDGE	THK.	CORE	LITE	PASSAGE	LOCKSET									
(1)	ALUMINUM STOREFRONT	2) 3'-6" X 7'-0"	ALUM.	BLACK ALUM.	1 3/4"	HOLLOW	GLASS	-	ELECT. MAG-LCK W/ENTRY KEYPAD & EXT. BUTTON									
(2)	ALUMINUM STOREFRONT	3'-6" X 7'-0"	ALUM.	BLACK ALUM.	1 3/4"	HOLLOW	GLASS	-	PRIVACY									
(3)	S.C. WOOD	3'-0" X 7'-0"	H. MTL.	PLASTIC LAM. PRE-FINISHED	1 3/4"	SOLID	-	-	SE F. PUSH									
(4)	NOT USED	-	-	-	-	-	-	-	PANIC									
(5)	HOLLOW METAL	3'-6" X 7'-0"	H. MTL.	PAINTED	1 3/4"	INSUL.	-	-	BUTT CONT. PANAO									
(6)	HOLLOW METAL	3) 3'-0" X 7'-0"	H. MTL.	PAINTED	1 3/4"	INSUL.	-	-	FLOOR									
(7)	ALUMINUM STOREFRONT	3'-0" X 7'-0"	ALUM.	BLACK ALUM.	1 3/4"	HOLLOW	GLASS	-	WALL									
(8)	ALUM. STORE VESTIBULE	3'-0" X 7'-0"	ALUM.	DARK BRONZE ANODIZED ALUM.	1 3/4"	HOLLOW	GLASS	-	THRESHOLD									
WALL SCHEDULE																		
INSTALLED AND FURNISHED BY G.C. UNLESS NOTED OTHERWISE																		
NO.	DESCRIPTION																	
(1)	3'-5/8" 20GA. METAL STUD WALL W/ 3/8" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)																	
(2)	3'-5/8" 20GA. METAL STUD WALL W/ 3/8" TYPE "X" GYP. BOARD ON ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)																	
(3)	(2) 3'-5/8" 20GA. METAL STUD WALLS W/ 3/8" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)																	
(4)	3'-5/8" 20GA. METAL STUD LOW WALL W/ 3/8" TYPE "X" GYP. BD BOTH SIDES. PROVIDE 3 3/4" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C.																	
(5)	6" 20GA. METAL STUD WALL W/ 3/8" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)																	
(6)	6" 20GA. METAL STUD WALL W/ 3/8" TYPE "X" GYP. BOARD ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)																	
(7)	3'-5/8" 20GA. METAL STUD LOW WALL W/ 3/8" TYPE "X" GYP. BOARD BOTH SIDES. PROVIDE 3 3/4" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C.																	
(8)	1 1/2" 20GA. HAT CHANNEL FURRING W/ 3/8" TYPE "X" GYP. BOARD ON ONE SIDE. REFER DETAILS FOR FURRING DISTANCE																	
WALL PANEL SCHEDULE																		
INSTALLED AND FURNISHED BY G.C. UNLESS NOTED OTHERWISE																		
NO.	MANUFACTURER	DESCRIPTION	MFG #	COLOR / FINISH	REMARK													
(WP1)	CRANE COMPOSITES INC.	F.R.P. THICKNESS: .075	LBCS.14	#636 (GRAY), SM/SM	CONTACT: LINDA RUSE 310.857.9036													
(WP2)	-	S.S. PANEL (22 GA)	-	BRUSHED FINISH	FURNISHED BY PX. INSTALLED BY G.C.													
(WP3)	-	S.S. PANEL (22 GA)	-	DIAMOND PATTERN FINISH	FURNISHED BY PX. INSTALLED BY G.C.													
(W10)	WILSONART	PLASTIC LAMINATE	7995	MISSION MAPLE	CONTACT: DONNA ARIAPAD DONNAARIAPAD@FLAGGINC.COM													
(W102)	WILSONART	PLASTIC LAMINATE	7984	MANAGLORE MANGO	CONTACT: DONNA ARIAPAD DONNAARIAPAD@FLAGGINC.COM													
(W103)	WOLF GORDON	CUSTOM FRACTAL WALL COVERING	-	SATIN SUBSTRATE	CONTACT: NATALIE KNEZEVIC 800.347.0550 NATALIE.KNEZEVIC@WOLFGORDON.COM													
(W104)	WOLF GORDON	CUSTOM GOLD/CLOUD WALL COVERING	-	GOLD FOIL SUBSTRATE	CONTACT: NATALIE KNEZEVIC 800.347.0550 NATALIE.KNEZEVIC@WOLFGORDON.COM													
(G-1)	-	WALL COVERING	TBD	TBD	CONTACT: TBD													
(G-4a)	-	WALL COVERING	TBD	TBD														
(G-4b)	-	WALL COVERING	TBD	TBD														
(G-4c)	-	MENU BACKER PANEL	TBD	TBD														
(G-7a)	-	WALL MURAL	TBD	TBD														
SPECIAL SURFACE SCHEDULE																		
INSTALLED AND FURNISHED BY G.C. UNLESS NOTED OTHERWISE																		
NO.	MANUFACTURER	PRODUCT	MFG #	STAIN / COLOR	FINISH	REMARK												
(Q2-7)	CORIAN	ARTIFICIAL QUARTZ	-	LONDON SKY	POLISHED													
(Q2-8)	DALTILE	ARTIFICIAL QUARTZ	-	BROADWAY BLACK	POLISHED	SERVICE COUNTER & DRINK STATION PROVIDED BY PX. INSTALLED BY G.C.												
INTERIOR PAINT SCHEDULE																		
INSTALLED AND FURNISHED BY G.C. UNLESS NOTED OTHERWISE																		
NO.	MANUFACTURER	MFG #	COLOR	FINISH	REMARK													
(P8A5)	SHERWIN-WILLIAMS	SW 7065	ARGOS	PROMAR 200, ZERO VOC, LATEX SEMI-GLOSS	REAR SERVICE DOOR													
(P101)	SHERWIN-WILLIAMS	SW 6252	ICE CUBE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	RESTROOM & RESTROOM VESTIBULE CEILING, DINING ROOM SOFFIT													
(P102)	NOT USED																	
(P103)	NOT USED																	
(P104)	SHERWIN-WILLIAMS	SW 2850	CHELSEA GRAY	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	DINING RM. WALLS, RESTROOM VESTIBULE WALLS													
(P105)	NOT USED																	
(P106)	SHERWIN-WILLIAMS	SW 7020	BLACK FOX	DTM ACRYLIC GLOSS, LOW VOC	RESTROOM DOOR FRAMES													
(P205)	SHERWIN-WILLIAMS	SW 7675	SEALSKIN	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	FRONT & UNDERSIDE OF SERVICE LINE & BACK OF SERVICE LINE SOFFIT													

WALL LEGEND

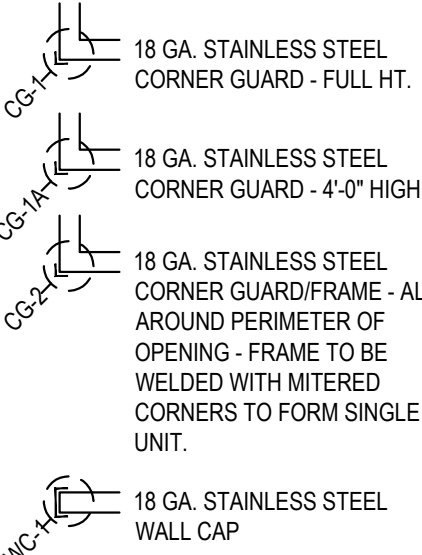


NOTE: THE FOLLOWING STAINLESS STEEL PROVIDED BY PX.-INSTALLED BY G.C.:

- PANEL DIVIDERS AT WP3
- INSIDE CORNER AT WP3 TO WP2
- FLASHING AT TOP OF BASE WP3
- WP2 PIECE AT LENGTH OF WALL

NOTE: THE FOLLOWING STAINLESS STEEL PROVIDED BY G.C.-INSTALLED BY G.C.:

5. INSTALL 18 GA STAINLESS STEEL CORNER GUARD & WALL CAP INSIDE KITCHEN



ALL OTHER STAINLESS STEEL BY G.C.

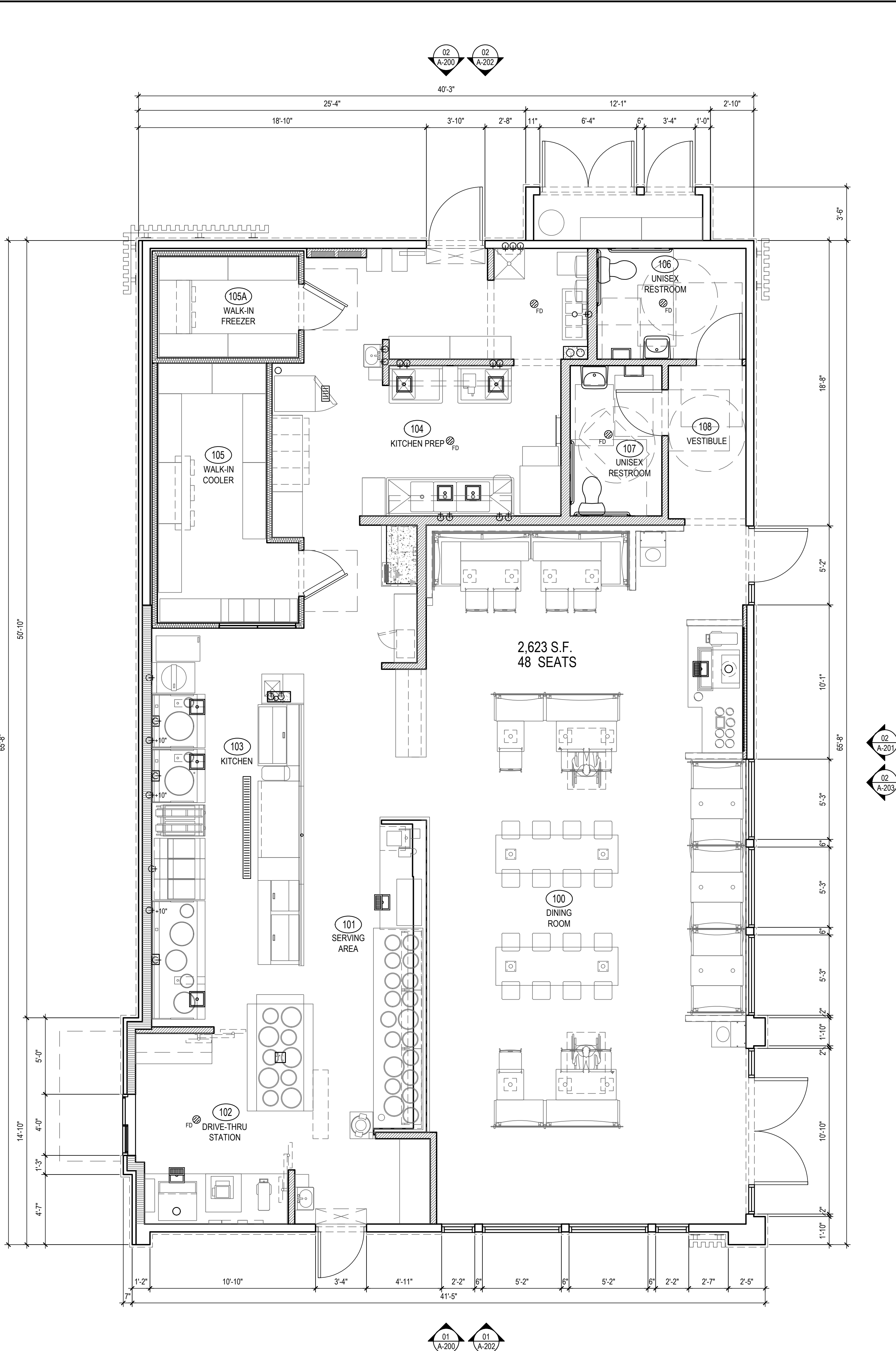
NOTE!!!!!!!!!!!!!!:

***ALL INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BOARD**

NOTE:

CONTRACTOR TO NOTIFY 3rd PARTY VENDOR, PER THE VENDOR LIST, FOR WALL PRE-TREAT BEFORE CLOSING WALLS

TILE SCHEDULE (SEE SHEET A-104)



PRELIMINARY FLOOR PLAN

1

Scale= 1/4" = 1'-0"

A-103



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2600 Plan

A-103.P

PRELIMINARY FLOOR PLAN

SPR SUBMITTAL DWGS