

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-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)
- 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
- CONCRETE APRON AT TRASH ENCLOSURE AREA
- TRASH ENCLOSURE, 7'-4" HIGH WALLS, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. (TYP. 6 YARD BIN)
- NEW 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
- DIRECTIONAL ARROW

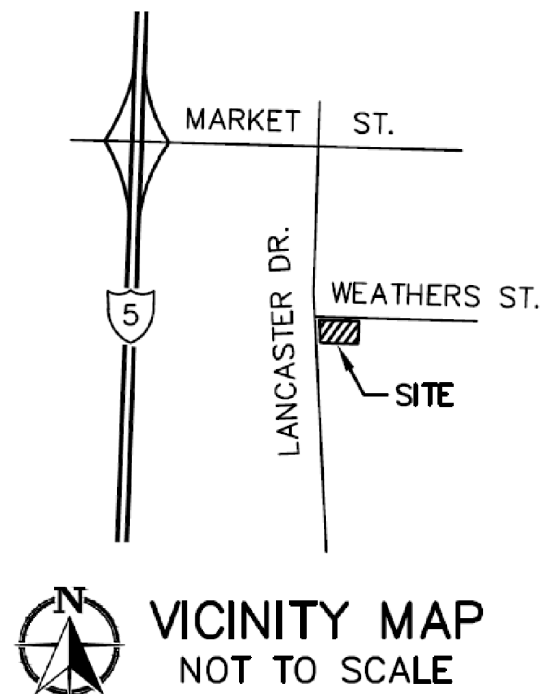
- ACCESSIBLE PATH OF TRAVEL
- ACCESSIBLE PARKING POLE SIGN
- INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE
- ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT LOADING ZONE W/ 4" WIDE STRIPES @ 3'-0" O.C.
- PAINT 4" WIDE SOLID PARKING STRIPING W/ TWO (2) COATS HIGHWAY WHITE PAINT PER CITY OF SALEM 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
- INTEGRALLY COLORED AND SCORED CONCRETE PAVING AT PEDESTRIAN PATH OF TRAVEL WHERE CROSSING VEHICULAR WAY (TYP.)
- TOW AWAY WARNING SIGN
- CONCRETE DRIVE SLAB PER SOILS REPORT. SEE CIVIL DRAWINGS.
- 600 AMPS NEMA 3R ELECTRICAL SWITCHGEAR 120/208V 3PH 4W
- PAINTED STRIPED AREAS WITH 4" WIDE STRIPES, PAINT USED FOR STALL STRIPING
- PLANTER CURB (TYP.)
- 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
- POLE MOUNTED INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE AT EACH PEDESTRIAN ACCESS POINT.
- 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 (MINIMUM 4 BIKE SPACES REQUIRED)
- CLEARANCE BAR INSTALLED BY SIGN VENDOR SEE ELECTRICAL DRAWING FOR ELECTRICAL REQUIREMENT, G.C. TO COORDINATE. SEE SIGNAGE PLANS.
- NEW SIDEWALK TO BE LOCATED PARALLEL TO AND ONE-FOOT FROM THE ADJACENT RIGHT OF WAY PER CITY STREET STANDARDS SRC 803.035(I)(2)(A)
- EXISTING DRIVEWAY TO BE CLOSED OFF AND NEW SIDEWALK INSTALLED TO CONNECT TO EXISTING SIDEWALK ON EACH END, PER CITY STANDARDS. SEE CIVIL DRAWINGS.
- EXISTING SIDEWALK AND DRIVEWAYS AT LANCASTER FRONTAGE TO BE REMOVED. CONSTRUCT NEW CURB AND GUTTER AT DRIVEWAY LOCATIONS PER CITY STANDARDS P-5 TO MATCH AND ALIGN WITH EXISTING CURB AND GUTTER TO REMAIN.
- EXISTING POWER POLE TO REMAIN AND PROTECT DURING CONSTRUCTION.
- EXISTING SIDEWALK AT WEATHERS FRONTAGE AND PORTION AT INTERSECTION CURB RAMP TO REMAIN. REPLACE AS NEEDED AT EXISTING DRIVEWAY REMOVAL.
- EXISTING RAMP ON RIGHT OF WAY TO REMAIN AND PROTECT. NEW SIDEWALKS PER STREET CITY STANDARDS TO CONNECT TO RAMP.
- EXISTING STREET TREES TO REMAIN AND PROTECT. PRESERVING OF TREES REQUIRE 100 PERCENT OF THEIR CRITICAL ROOT ZONES TO BE PROTECTED (CRITICAL ZONE MEASURES ONE-FOOT IN RADIUS FOR EACH ONE-FOOT OF DBH).

- EXISTING PERMANENT GATED FENCE FOR SCHOOL ACADEMY TO REMAIN
- +/- 2,857 SQUARE FEET NEW PERVIOUS PAVING AT PARKING & LOADING ZONE SHOWN HATCHED.
- MINIMUM 5'-0" VEHICLE USE AREA SETBACK.
- STRIPED AREA FOR DRIVE-THRU ORDER WAITING.
- FUTURE PEDESTRIAN CROSSING MEDIAN & SIGNAL ELEMENTS TO BE INSTALLED BY CITY OF SALEM
- EXISTING DRIVEWAY TO REMAIN.

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 1°14' 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 1°14' 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	11 Minimum --- 28 Maximum Allowed		
Parking Provided	30 (2 Accessible)		
SITE PLAN REQUIREMENTS			
Total Parcel Area	43,362 Sq. Ft. (0.99 Acre)	100 %	
Building Coverage	2,623 Sq. Ft.	6 %	
Asphalt/ Conc. Coverage	32,882 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
LEGAL DESCRIPTION B
A-100 B A-100



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ISSUE DATE:		
PRE-APPLICATION SUBMITTAL	03/08/22	
PLANNING 1ST SUBMITTAL	06/06/22	
PLANNING 2ND SUBMITTAL	09/08/22	
PLANNING 3RD SUBMITTAL	11/01/22	

DRAWN BY: CRM Architects & Planners, Inc.

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ARCH PROJECT #: CRM 2203

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ERVIN McMULLEN
PORTLAND
OREGON
STATE OF OREGON

LANCASTER DR. NE & WEATHERS ST. NE

1292 LANCASTER BLVD.
SALEM, OR 97301

2600 Plan

A-100

SITE PLAN
ARCHITECTURAL

SPR SUBMITTAL DWGS