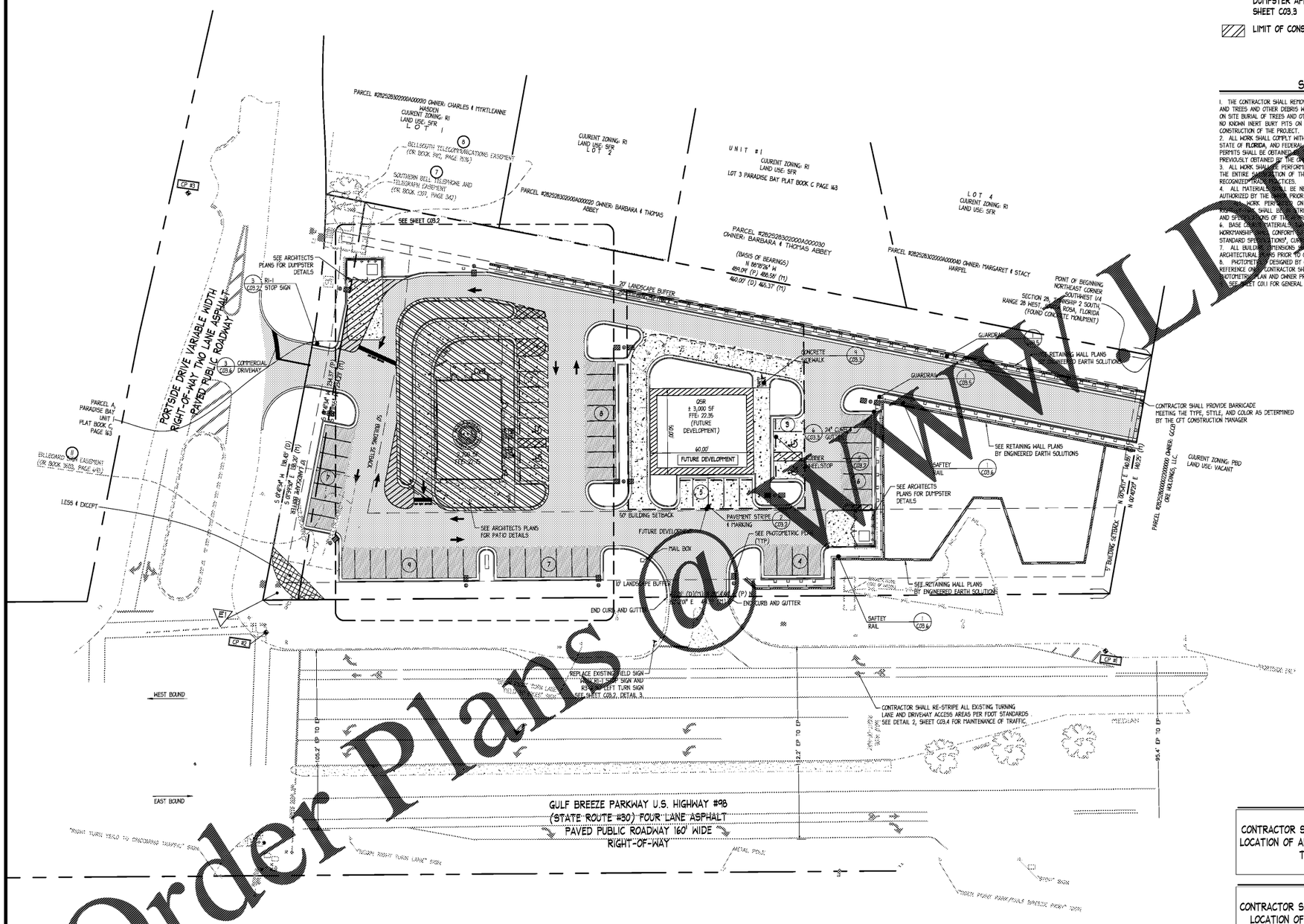


PAVING LEGEND

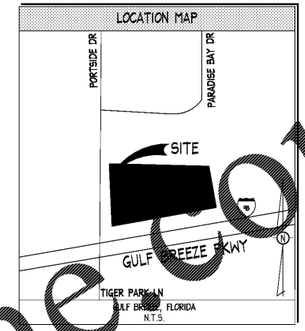
- HEAVY DUTY PAVEMENT SECTION: DETAIL 2A/SHEET C09.4
- LIGHT DUTY PAVEMENT SECTION: DETAIL 2B, SHEET C09.4
- CONCRETE SECTIONS: SIDEWALK: DETAIL 09/SHEET C09.3; DRIVE-THRU: DETAIL 1, TYPE B, SHEET C09.3; PARKING: DETAIL 1, TYPE A, SHEET C09.3; DUMPSTER APPROACH PAD: DETAIL 1,TYPE C, SHEET C09.3
- LIMIT OF CONSTRUCTION FOR PANDA EXPRESS

SITE NOTES

1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. ON SITE BURIAL OF TREES AND OTHER DEBRIS WILL NOT BE ALLOWED. THERE ARE NO KNOWN INERT BURY PITS ON THE SITE AND NONE WILL BE ALLOWED DURING CONSTRUCTION OF THE PROJECT.
2. ALL WORK SHALL COMPLY WITH GULF BREEZE/SANTA ROSA COUNTY, STATE OF FLORIDA, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
3. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE HIGHEST RECOGNIZED TRADE PRACTICES.
4. ALL MATERIALS SHALL BE NEW UNLESS NOTED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
5. ALL WORK PERFORMED ON CITY, COUNTY AND/OR STATE OR FEDERAL ROADWAYS SHALL CONFORM TO DISTRICT CONFIGURATION, APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
6. BASE COURSE MATERIAL, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO STATE OF FLORIDA' TRANSPORTATION STANDARD SPECIFICATIONS, CURRENT EDITION.
7. ALL BUILDING DIMENSIONS SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. PHOTOMETRICS DESIGNED BY OTHERS. POLE LOCATIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY FINAL LOCATION OF POLES WITH PHOTOMETRIC PLAN AND OWNER PRIOR TO CONSTRUCTION.

SEE SHEET C01 FOR GENERAL NOTES.

LOCATION MAP



SITE INFORMATION

JURISDICTION: GULF BREEZE, FLORIDA
SANTA ROSA COUNTY

ZONING: HIGHWAY COMMERCIAL DISTRICT (HDC)

REQUIRED BUILDING SETBACKS:
FRONT: 50'
SIDE: 75' (WEST)
SIDE: 5' (EAST)
REAR: 25'

REQUIRED PARKING:
RESTAURANT: 1 SPACE PER 100 SF
ASSUMING 2,200 SF + 400 SF (PATIO) = 2,600 SF
2,600 SF / 100 SF = 26 SPACES REQUIRED

OTHER RESTAURANT: 3,000 SF / 100 = 30 SPACES REQUIRED

TOTAL REQUIRED PARKING: 56 SPACES REQUIRED

PROPOSED PANDA PARKING:
9' X 18' (REGULAR) = 24
12' X 18' (HC) = 2
TOTAL = 26

PROPOSED OTHER PARKING:
9' X 18' (REGULAR) = 28
12' X 18' (HC) = 2
TOTAL = 30

TOTAL PROPOSED PARKING: 56 SPACES

DRIVE AISLE: 24'

SITE AREA CALCULATIONS:
SITE: ±2.11 AC.
PERVIOUS AREA: ±1.07 AC.
IMPERVIOUS AREA: ±1.03 AC.
DISTURBED AREA: ±1.98 AC.

FLOOD HAZARD:
NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. MAP NO. 12113C0456G, DATED 12/19/2006.

EXISTING INFORMATION:
PROVIDED BY PARTNER, DATED 07/31/2018 (SEE SHEET C02.0).

SANTA ROSA COUNTY ROW NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A PERMIT FROM THE COUNTY ROAD AND BRIDGE DEPARTMENT PRIOR TO COMMENCING ANY WORK IN THE COUNTY'S RIGHT-OF-WAY.
2. NO OPEN CUTS ARE ALLOWED IN THE COUNTY RIGHT-OF-WAY WITHOUT PRIOR APPROVAL FROM THE BOCC.
3. ANY DISTURBED AREAS WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE STABILIZED WITH BAHIA SOD.
4. ALL STRIPING IN COUNTY RIGHTS-OF-WAY MUST BE THERMOPLASTIC

CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.

24-HOUR CONTACT:
MR. CHUNNI TAI
(562) 841-0538

CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.

Sunshine 811 Always call this before you dig.

CONTRACTOR SHALL INSTALL GENERAL UTILITY CONDUITS TO PLANTERS AROUND BUILDING AND PATIO. SEE ARCHITECTURAL/MEP PLANS FOR CONTINUATION.

N

0 30 60 Feet

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ALPHARETTA, GA 30009
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JAMES D. NIEF IV LICENSE No. 69818 STATE OF FLORIDA PROFESSIONAL ENGINEER
11/29/18

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES D. NIEF, PE ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

STATE OF FLORIDA AUTHORIZATION NUMBER 8370

PLANS PREPARED BY INGENIUM ENTERPRISES FORMERLY GRIFFAL CRAWFORD

PANDA EXPRESS/CFT PLAZA
3866 GULF BREEZE PARKWAY
GULF BREEZE, FLORIDA

PANDA EXPRESS · HSH CHINESE KITCHEN

PLANS FOR:

CLIENT:
~~CFT NV DEVELOPMENTS,~~ LLC
1120 N. TOWN CENTER DR., SUITE 150
LAS VEGAS, NV 89144
PHONE: (626) 799-8989

REVISION HISTORY

1	--/--/----	5	--/--/----
2	--/--/----	6	--/--/----
3	--/--/----	7	--/--/----
4	--/--/----	8	--/--/----

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PROJ. #	170056
DWG NAME	170056 C03.DWG
ISSUE DATE	11/27/2018
PROJ. MGR	EF

SITE PLAN

C03.0
SHEET NUMBER

ISSUE FOR BID