



- DEMOLITION NOTE:**  
G.C. TO REMOVE ALL EXISTING ABOVE/UNDER GROUND STRUCTURAL WALLS, FOUNDATION, ASPHALT, CONC. CURBS AND DEBRIS PRIOR TO NEW CONSTRUCTION. (F.V. WITH PANDA P.M.)
- 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 P.M.
  - 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 P.M. REFER TO DETAIL 11/A-407
  - FOR HORIZONTAL CONTROL PLAN REFER TO CIVIL DRAWINGS
- LIMIT OF CONSTRUCTION
  - PROPERTY LINE
  - PAINTED TRAFFIC MARKINGS - SEE CIVIL. PAINT WITH MINIMUM TWO COATS HIGHWAY YELLOW PAINT
  - EXISTING SWITCHGEAR & TRANSFORMER TO BE REMOVED - SEE CIVIL
  - ASPHALT PAVING - SEE CIVIL DRAWING
  - IRRIGATED LAND SCAPING, REFER TO LANDSCAPE DRAWINGS
  - CONC. APRON & ASPHALT PAVING IS USED - SEE CIVIL
  - TRASH ENCLOSURE, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. (TYP. 6 YARD BIN). (01 A-407)
  - SIGN COMPANY COORDINATE SIGN PACKAGE AND SIGN FOOTING DETAIL COMPLY WITH LOCAL CODES.
  - DRIVE THRU LANE SENSOR LOOP - SEE DETAIL (01 A-405)
  - DRIVE THROUGH MENU BOARD - INSTALLED BY SIGN COMPANY. VERIFY WITH PANDA P.M. (SEE GENERAL NOTE ABOVE)
  - DIRECTIONAL ARROW - SEE CIVIL FOR EXACT LOCATION AND INFORMATION
  - ACCESSIBLE PATH OF TRAVEL - - - - ->
  - ACCESSIBLE PARKING POLE SIGN - SEE CIVIL. F.V. FINAL LOCATION WITH PANDA P.M.
  - INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE
  - ACCESSIBLE PARKING SPACE AND LOADING ZONE - SEE CIVIL
  - PAINT 4" WIDE SOLID PARKING STRIPING W/ TWO (2) COATS HIGHWAY YELLOW PAINT
  - DESIGNATED HANDICAP PARKING SPACE - SEE CIVIL TYPICAL
  - ROOF DRAIN AND OVERFLOW DRAIN FROM ROOF TO EXIT TO DAYLIGHT THRU FACE OF WALL
  - STEEL PIPE BOLLARD. BOLLARDS TO BE PAINTED SAFETY YELLOW PRIOR TO APPLICATION OF LOPE SLEEVE.
  - UNDERGROUND GREASE INTERCEPTOR - SEE PLUMBING & CIVIL DRAWINGS
  - CONC. DRIVEWAY
  - EDGE OF SIDEWALK AT LANDSCAPE AREA
  - CONCRETE CURB AT LANDSCAPE AREA - SEE CIVIL
  - EXPANSION JOINT @ 15'-0" O.C. MAX. - SEE CIVIL
  - TOOLED JOINTS @ 5'-0" x 5'-0" O.C. EXPANSION JOINT @ 15'-0" O.C.
  - ACCESSIBLE RAMP - SEE CIVIL
  - FINE GRADING, SOD AND IRRIGATION SHALL EXTEND TO EXISTING BACK OF CURB, SIDEWALK, OR EXISTING ADJACENT GRADES. REFERENCE CIVIL AND LANDSCAPE DRAWINGS FOR INFORMATION.
  - ORDER CONFIRMATION BOARD
  - WHEEL STOP - SEE CIVIL
  - OUTDOOR PATIO AND SEATING - SEE SHEET A-405
  - 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. SEE ELECTRICAL DRAWING FOR ELECTRICAL REQUIREMENT, G.C. TO COORDINATE.
  - PATIO RAILING TO BE INSTALLED AROUND PATIO (O.S.C.I.), COORDINATE WITH PANDA EXPRESS DESIGN MANGER FOR SPECIFIC CONFIGURATION. SEE A-405.
  - NEW SITE LIGHTING. COORDINATE WITH CIVIL AND ELECTRICAL DRAWINGS, FIELD VERIFY ALL FINAL LOCATIONS WITH SITE PHOTOMETRICS PLAN.
  - POUR SOLID CONCRETE FROM CURB TO FACE OF FOUNDATION ALL ALONG DRIVE-THRU; SLOPE TO CURB MIN 1/2" PER FOOT; EXTEND STONE AS REQ'D
  - BIKE RACK - SEE CIVILS FOR ADDITIONAL INFORMATION
  - RETAINING WALL AND HANDRAIL / BARRICADE PER CIVIL



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REVISIONS:

NO.	JURISDICTIONAL COMMENTS	DATE
1		11-29-18

ISSUE DATE:

1st	ISSUE FOR BUILDING PERMIT	08-16-18
2nd	ISSUE FOR BID	11-29-18

DRAWN BY: RR

PANDA PROJECT #: S8-19-D6558  
ARCH PROJECT #: 1804

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**PANDA EXPRESS**  
US 98 and PORTSIDE DRIVE  
3868 GULF BREEZE PARKWAY  
GULF BREEZE, FL  
2200 TRUE - R1 - DAB 12

**A-100**

SITE PLAN  
ARCHITECTURAL

Order Plans

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

△ KEY NOTES A  
Scale= NTS A-100