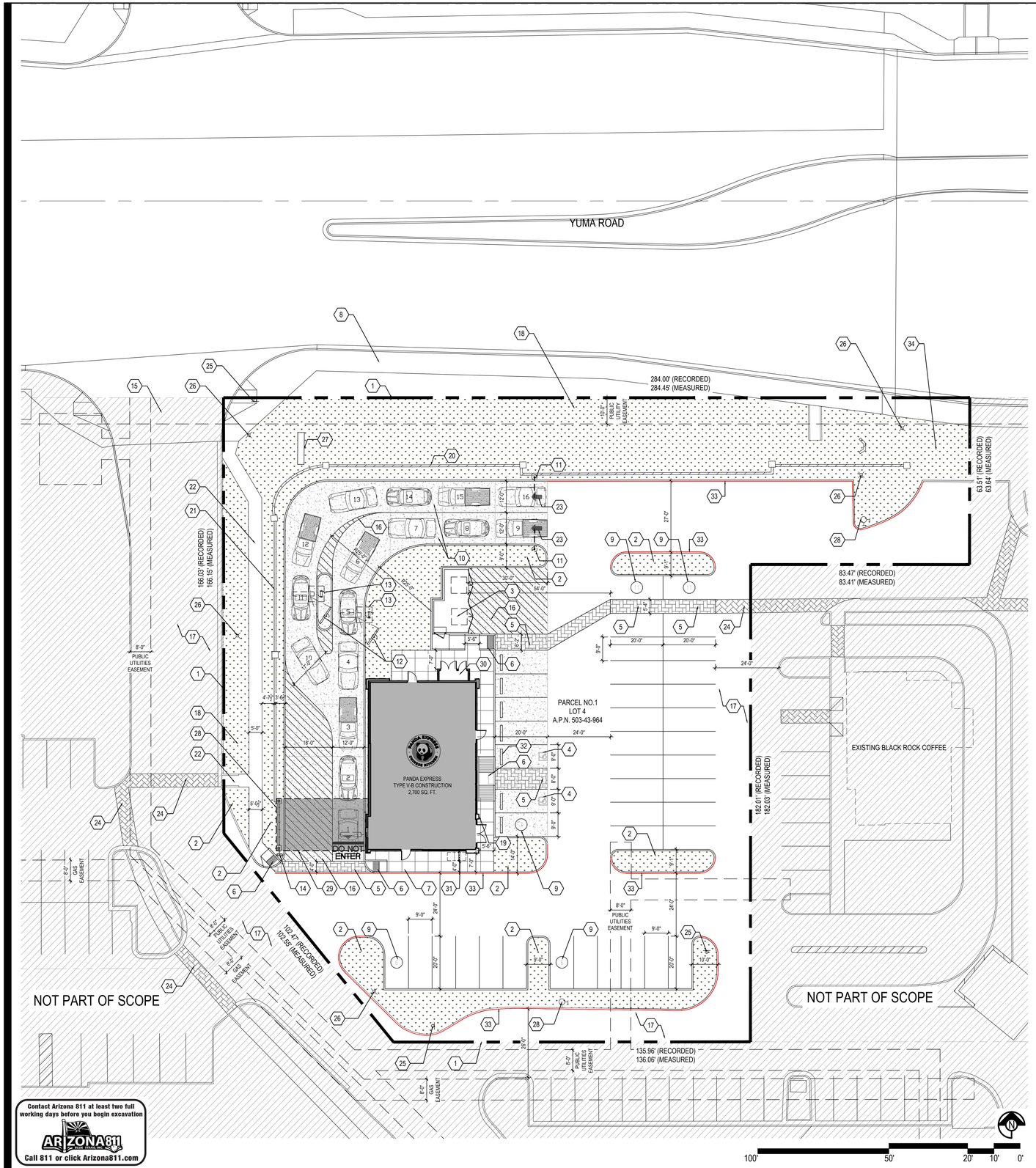


Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 BLUE STAKE, INC.
Call 811 or click Arizona811.com

FUTURE ADOT IMPROVEMENT PLAN | 1

Scale= 1" = 20' A-100.1

BUILDING CODE ANALYSIS

OCCUPANCY CLASSIFICATION	GROUP A-2 (ASSEMBLY)
TYPE OF CONSTRUCTION	V-B
FIRE SPRINKLER	YES, SPRINKLERED

PANDA EXPRESS

RESTAURANT AREA	2,700 S.F.	
EMPLOYEES	3 EMPLOYEES / SHIFT (2 SHIFTS PER DAY)	
	PROVIDED	**REQUIRED / ALLOWED**
HEIGHT	23'-3"	-
STORY	1	-
AREA	2,700 SQ.FT.	-
OCCUPANT LOAD	60	-

SITE INFORMATION

LOT AREA	52,081 SQ. FT. (1.196 ACRE)
LOT COVERAGE (FLOOR AREA RATIO)	0.05
LANDSCAPE PROVIDED	4,753 SQ. FT.
PROPERTY ZONE / CLASSIFICATION	PAD (PLANNED AREA DEVELOPMENT)
ADJACENT ZONING DISTRICTS	PAD (PLANNED AREA DEVELOPMENT) C-1 (NEIGHBORHOOD COMMERCIAL) AU (AGRICULTURAL/URBAN)
PROPERTY TYPE / UNIQUE CHARACTERISTICS	NEW CONSTRUCTION: FREESTANDING RESTAURANT WITH A DRIVE-THRU
APN #	503-43-964

PARKING REQUIREMENTS:

RESTURANT AREA	FLOOR AREA DIVIDED BY FACTOR	RESULT
DINNING AREA	952 S.F. DIVIDED BY 50 S.F	19
EMPLOYEE AREA	1,447 S.F. DIVIDED BY 150 S.F	10
OUTDOOR PATIO AREA	0 S.F. DIVIDED BY 150 S.F	0

	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
PANDA EXPRESS	1 SPACE PER 50 SQUARE FEET OF DINNING AREA	19	19
	1 SPACE PER 150 SQUARE FEET OF KITCHEN & EMPLOYEE SERVICE AREA	10	10
	1 SPACE PER 150 SQUARE FEET OF OUTDOOR PATIO AREA	0	12
ADA	1 FOR EVERY 25 STALLS	2	2
TOTAL		29	41
SHORT TERM BICYCLE PARKING		4	4

PROJECT INFO | D

Scale= NTS A-100.1

DEVELOPER
STEVE BLEVINS, PROJECT MANAGER
PANDA EXPRESS, INC.
1683 WALNUT GROVE AVE,
ROSEMEAD, CA 91770
T: 626.799.9898
F: 626.372.8288

PROPERTY OWNER
HH-LAVEEN LOT 2, LLC.
C/O HINKSON COMPANY
5050 N 40TH STREET, STE. 350,
PHOENIX, AZ 85018
T: 480.794.1887

APPLICANT
RUBEN RODELA, PROJECT MANAGER
GARY WANG, AIA
GARY WANG & ASSOCIATES
1000 CORPORATE CENTER DR., SUITE # 550,
MONTEREY PARK, CA 91754
T: 626.288.6898

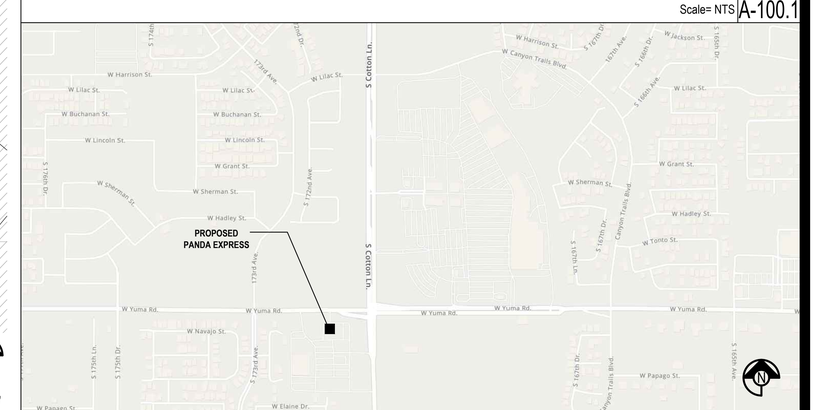
TEAM DIRECTORY | C

Scale= NTS A-100.1

1. PROPERTY LINE
2. NEW LANDSCAPE AREA
3. TRASH ENCLOSURE FOR RECEPTACLE ONLY
4. DESIGNATED ACCESSIBLE PARKING SPACE
5. ACCESSIBLE STAMPED CONCRETE DESIGN PATH OF TRAVEL
6. CURB RAMP & SIDEWALK
7. WALKWAY
8. EXISTING PUBLIC SIDEWALK
9. NUMBER OF STALLS
10. DRIVE-THRU LANE
11. CLEARANCE BAR (2)
12. DRIVE-THRU MENU BOARD (2)
13. DRIVE-THRU SPEAKER BOX (2)
14. THANK YOU / DO NOT ENTER SIGN
15. EXISTING CURB CUT / DRIVEWAY ENTRANCE
16. STRIPING
17. EXISTING DRIVE AISLE
18. EXISTING LANDSCAPE
19. KNOX BOX (MODEL 3200 SERIES)
20. EXISTING DECORATIVE SCREEN WALL
21. NEW DECORATIVE SCREEN WALL 3 FT. TALL
22. EXISTING WALKWAY
23. DIRECTIONAL ARROW
24. EXISTING ACCESSIBLE PATH OF TRAVEL
25. EXISTING STOP SIGN
26. EXISTING LIGHT POLE
27. EXISTING MONUMENT SIGN
28. EXISTING FIRE HYDRANT
29. DRIVE-THRU PORTE COCHERE. SEE EXTERIOR ELEVATIONS
30. FIRE RISER ROOM
31. SHORT TERM BICYCLE RACK FOR 4 MODEL: 125-20
32. WHEEL STOP, TYP.
33. RED PAINTED CURBING LABELED "FIRE LANE NO PARKING" IN WHITE BLOCK LETTERS 3 INCHES IN HEIGHT
34. EXISTING DRIVEWAY CLOSED OFF BY FUTURE ADOT IMPROVEMENTS ON YUMA ROAD

KEY NOTES | B

Scale= NTS A-100.1



VICINITY MAP | A

Scale= NTS A-100.1

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:

ISSUE DATE:

1ST	1ST PLANNING SUBMITTAL 12-13-23
2ND	2ND PLANNING SUBMITTAL 04-02-24
3RD	3RD PLANNING SUBMITTAL 06-28-24

DRAWN BY: RR/CJ

PANDA PROJECT #: S8-25-D28403
PANDA STORE #: -
ARCH PROJECT #: 23-123

GARY WANG
& ASSOCIATES, INC.
1000 Corporate Center Dr., Suite 550
Monterey Park, CA 91754
TEL: (626) 288-6898 FAX: (626) 768-7101
http://www.garywang.com

REGISTERED ARCHITECT
CERTIFICATE NO. 60183
GARY H. WANG
Date Signed 09-28-23
ARIZONA U.S.A.
Expires 09/30/2024

PANDA EXPRESS

COTTONFLOWER MARKETPLACE
COTTON LN. & YUMA RD.
GOODYEAR, AZ 85338

A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

A-100.1

FUTURE ADOT IMPROVEMENT PLAN