

LEGEND

- (U) RIDESHARE SIGN
- (ST) STOP SIGN
- (HC) HANDICAPPED PARKING SIGN
- (DNE) "DO NOT ENTER" SIGN
- (OP) ONLINE PICK-UP
- (DP) DRIVE-THRU WAITING
- (EP) EMPLOYEE PARKING
- SINGLE LIGHT POLE
- DUAL LIGHT POLE
- '(BOC)' BACK OF CURB
- EXISTING FIRE HYDRANT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- LANDSCAPE BUFFER
- BUILDING SETBACK

PANDA EXPRESS STANDARD NOTES

- THE GEOTECHNICAL INVESTIGATION PREPARED BY XXXX, DATED XXX AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REPORT'S RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORT'S RECOMMENDATIONS MAY REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK NOT SHOWN ON THE CIVIL PLANS INCLUDING BUT NOT LIMITED TO EXCAVATION, REMEDIATION, DEWATERING, COMPACTION ETC.
- CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFF-SITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.
- DIRECTIONAL ARROWS ARE TO ONLY FOR CLARIFICATION PURPOSES. DO NOT STRIPE.
- DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS SHOWN (BOC) WHICH INDICATES BACK OF CURB.

JURISDICTION: CITY OF MARGATE
 ZONING: PLANNED AND MIXED USE DISTRICT GATEWAY - G
 FUTURE LAND USE: ACTIVITY CENTER
 OVERLAY DISTRICT: N/A
 ADDRESS: 5681 W ATLANTIC BLVD, MARGATE, FL 33063
 PARCEL ID: 09-25-20-000-0100-0000
 STATEMENT OF INTENT: 09-25-20-000-0100-0000

ADJACENT ZONING:
 NORTH: CORRIDOR
 EAST: CORRIDOR
 SOUTH: RICH GATEWAY
 WEST: GATEWAY

REQUIRED BUILDING SETBACKS:		PROVIDED BUILDING SETBACKS:	
(S) FRONT:	5'	(S) FRONT:	5.0'
(E) SIDE:	5'	(E) SIDE:	5.0'
(W) SIDE:	5'	(W) SIDE:	5.0'
(N) REAR:	5'	(N) REAR:	5.0'

REQUIRED LANDSCAPE STRIP SETBACKS:		PROVIDED LANDSCAPE STRIP SETBACKS:	
(S) FRONT:	5'	(S) FRONT:	5.0'
(E) SIDE:	5'	(E) SIDE:	5.0'
(W) SIDE:	5'	(W) SIDE:	5.0'
(N) REAR:	5'	(N) REAR:	5.0'

MAX. BUILDING HEIGHT: 30' FT
 EXIST. BUILDING HEIGHT: 17' 0"

PROPOSED PARKING PER MASTER PARKING PLAN:
 1 SPACE PER 3 SEATS OR 1 SPACE PER 100 SQ FT (WHICHEVER IS GREATER)
 56 SEATS / 3 SEATS = 20 SPACES
 3,381 SF / 100 SF = 34 SPACES

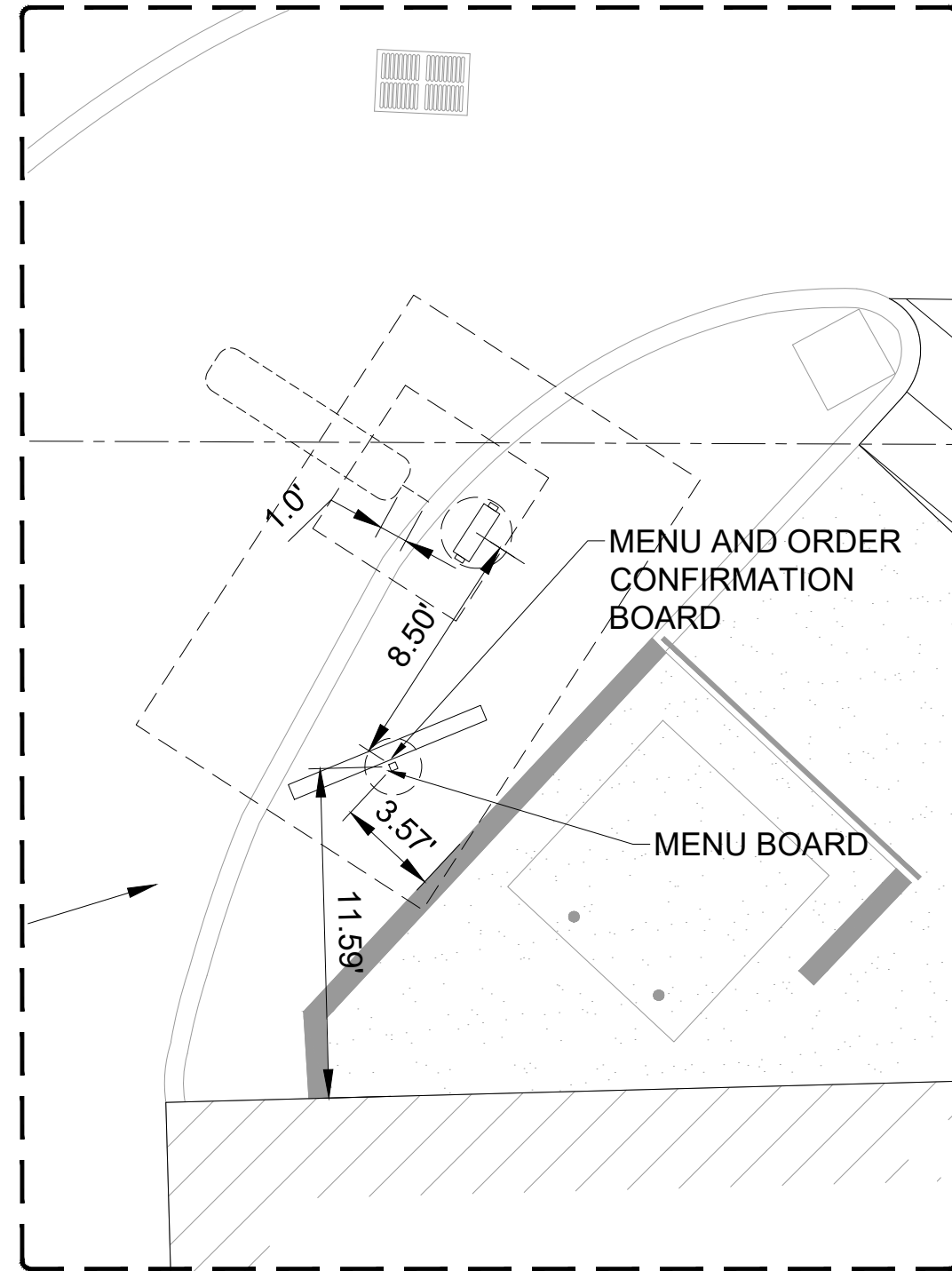
PROPOSED PARKING:
 REGULAR: 25 (DIMS) = 18 x 9'
 HANDICAP: 2 (DIMS) = 18 x 12'
 TOTAL = 27

DRIVE ASBLE WIDTH: 22 MM (2 WAY)

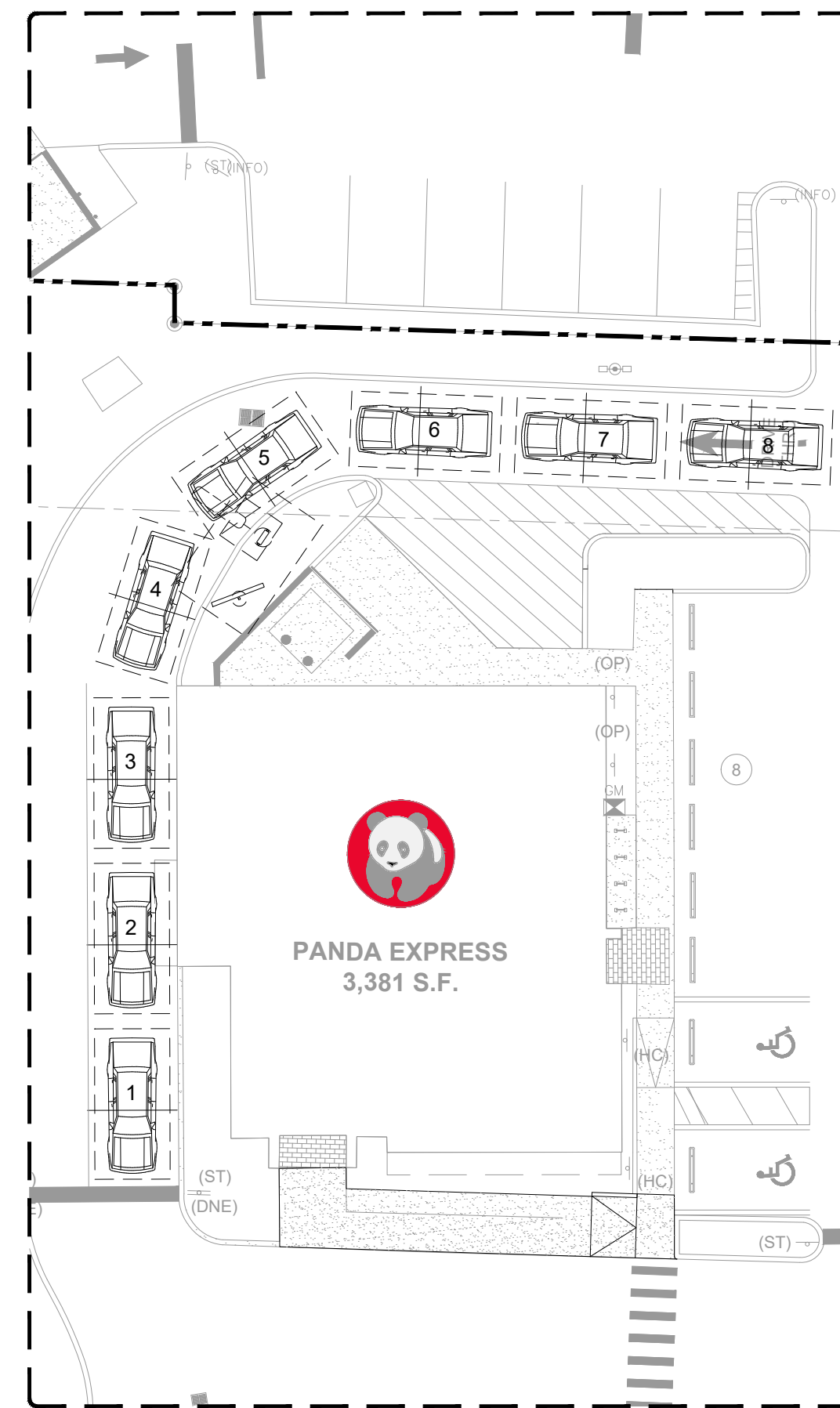
SITE AREA CALCULATIONS:
 SITE: 0.61 AC (26,461 SF) (100%)
 PERVIOUS AREA: 0.11 AC (4,808 SF) (18.2%)
 IMPERVIOUS AREA: 0.42 AC (18,272 SF) (88.0%)
 BUILDING AREA COVERAGE: 0.08 AC (3,381 SF) (12.8%)

FLOOD HAZARD: FLOOD ZONE "1"
 F.I.R.M. MAP NO. 18011C0365, DATED JULY 31, 2014

SITE LIGHTING:
 PHOTOMETRICS DESIGNED BY CPA. POLE LOCATIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY FINAL LOCATION OF POLES WITH PHOTOMETRIC PLAN ON SHEET E-106, AND OWNER PRIOR TO CONSTRUCTION.



MENU BOARDS & ORDERING CANOPY
SCALE: 1"=6"



DRIVE THRU CAR STACK
SCALE: 1"=20"

#	CODE SECTION	CODE REQUIREMENT	PROPOSED CONDITION
1	40.554.F.4	URBAN GREENWAY - REQUIRED 18" WIDE PLANTING STRIP ALONG ROADWAY FRONTAGE ON ARTERIAL ROADWAYS.	10' WIDE PLANTING STRIP FROM THE EDGE OF PAVEMENT AT R.O.W. TO THE BACK OF CURB INSIDE SUBJECT PROPERTY (DIMENSION REQUIREMENTS PER CODE SECTION 40.704.F.1.1). REQUEST IS TO PROPOSE 3' LESS WIDTH OF URBAN GREENWAY PLANTING STRIP ALONG WEST ATLANTIC BLVD.
2	40.704.H.2 & 40.704.H.1.A	PEDESTRIAN ZONES WITH 8' SIDEWALK AND 4'-6" LANDSCAPED AREA BETWEEN SIDEWALK AND BUILDINGS.	PROPOSED PEDESTRIAN ZONE AT EAST SIDE OF BUILDING WITH 3.94' LANDSCAPED AREA AND 5' SIDEWALK. NO PEDESTRIAN ZONE ON WEST SIDE OF BUILDING. VARIANCE REQUEST IS TO PROPOSE A PEDESTRIAN ZONE WITH 3' LESSER SIDEWALK WIDTH AND 1.06' LESSER WIDTH FOR LANDSCAPED AREA AT EAST SIDE OF BUILDING. AND NO PEDESTRIAN ZONE AT WEST SIDE OF BUILDING.
3	40.704.G.1	11' LANDSCAPE TERMINAL ISLANDS INCLUDING CURBS	5.89' AND 7.90' LANDSCAPE TERMINAL ISLANDS AT ENDS OF PARKING ROW ADJACENT TO BUILDING. VARIANCE REQUEST IS TO PROPOSE LANDSCAPE TERMINAL ISLANDS 5.11' LESS WIDTH AND 3.10' LESS WIDTH RESPECTIVELY.

LIST OF VARIANCES

24 HOUR CONTACT:
PANDA PM
JOE CELENTO
(912) 272-4811

Always call 811 two full business days before you dig

 www.sunshine811.com

CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN EXCAVATING IN THE VICINITY OF THE EXISTING BURIED GAS MAIN



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REVISIONS:

NO.	DATE	DESCRIPTION

ISSUE DATE:
11.11.25 LANDLORD APPROVAL SET

DRAWN BY: H.F.

PANDA PROJECT #: D37783
 CIVIL PROJECT #: 2401053

Plans Prepared By: CPH CONSULTING, LLC
 State of Florida Licenses:
 Engineer No. 3215
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 Architect No. AA26060928
 Landscape No. LC000298
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Jason L. James, State of Florida, Professional Engineer, License No. 76936 This item has been digitally signed and sealed by Jason L. James, P.E. on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

JASON L. JAMES, P.E.
 FL P.E. No. 76936
 02/04/2023

PANDA EXPRESS
 PANDA HOME
 5681 W ATLANTIC BLVD
 MARGATE, FL 33063

SITE PLAN

C03.0