

TITLE REPORT EXCEPTIONS:

PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE COMPANY, TITLE NO.: FSST--T021006790--KD, AMENDMENT:--A, DATED DECEMBER 9, 2021, 07:30 A.M.

1. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS. PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

NOT SURVEY RELATED

2. ANY RIGHTS, INTERESTS OR CLAIMS, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR WHICH MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.

NOT SURVEY RELATED

3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

NOT PLOTTABLE

4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

NOT PLOTTABLE

5. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN IN THE PUBLIC RECORDS.

NOT SURVEY RELATED

6. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS.

NOT SURVEY RELATED

7. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES ARE AS FOLLOWS:

CODE AREA: 007--127
TAX IDENTIFICATION NO.: 042--009--039--000
FISCAL YEAR: 2021--2022
1ST INSTALLMENT: \$1,942.60 OPEN
2ND INSTALLMENT: \$1,942.60 OPEN
LAND: \$351,273.00
BILL NO.: 042009039000

NOT SURVEY RELATED

8. PRIOR TO CLOSE OF ESCROW, PLEASE CONTACT THE TAX COLLECTOR'S OFFICE TO CONFIRM ALL AMOUNTS OWING, INCLUDING CURRENT FISCAL YEAR TAXES, SUPPLEMENTAL TAXES, ESCAPED ASSESSMENTS AND ANY DELINQUENCIES.

NOT SURVEY RELATED

9. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

NOT SURVEY RELATED

10. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

NOT SURVEY RELATED

11. A NOTICE THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT

RECORDING DATE: JULY 22, 1996
RECORDING NO.: 1996--0059492, OF OFFICIAL RECORDS
REDEVELOPMENT AGENCY: TURLOCK REDEVELOPMENT PROJECT

NOT SURVEY RELATED

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT;

RESERVED BY: CITY OF TURLOCK
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MAY 21, 1999
RECORDING NO.: 1999--0051135, OF OFFICIAL RECORDS
AFFECTS: A SOUTHERLY PORTION

AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEREIN PROVIDED

EXECUTED BY: CITY OF TURLOCK
RECORDING DATE: AUGUST 5, 2021
RECORDING NO.: 2021--0074367, OF OFFICIAL RECORDS

PLOTTED AS SHOWN

13. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TURLOCK APPROVING CONDITIONAL USE PERMIT 2007--02 (JANET ADAMS)
EXECUTED BY: CITY OF TURLOCK
RECORDING DATE: SEPTEMBER 19, 2007
RECORDING NO.: 2007--0117983, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

NOT SURVEY RELATED

K:\J21--2963 Panda Express\DWG\Mapping\ALTA\J21--2963 ALTA.dwg

COVER SHEET

BASIS OF BEARINGS:

THE BEARING OF SOUTH 89°49'21" EAST FOR THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN AS SHOWN IN BOOK 36 OF SURVEYS AT PAGE 20, STANISLAUS COUNTY RECORDS.

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN CITY OF TURLOCK, COUNTY OF SAN JOAQUIN, CALIFORNIA

TITLE REPORT EXCEPTIONS: (cont.)

14. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: RECIPROCAL ACCESS EASEMENT AGREEMENT
DATED: JULY 1, 2020
EXECUTED BY: TURLOCK CANAL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
RECORDING DATE: AUGUST 7, 2020
RECORDING NO.: 2020--0058750, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

PLOTTED AS SHOWN

15. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING DATE: AUGUST 19, 2021
RECORDING NO.: 2021--0078689, OF OFFICIAL RECORDS

NOT SURVEY RELATED

16. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: OPERATIONS & MAINTENANCE AGREEMENT
DATED: AUGUST 17, 2021
EXECUTED BY: TURLOCK CANAL, LLC AND CITY OF TURLOCK
RECORDING DATE: OCTOBER 14, 2021
RECORDING NO.: 2021--0097079, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

NOT SURVEY RELATED

17. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

NOT SURVEY RELATED

18. THE COMPANY WILL REQUIRE AN ALTA/NSPS LAND TITLE SURVEY, IF THE OWNER OF THE LAND THAT IS THE SUBJECT OF THIS TRANSACTION IS IN POSSESSION OF A CURRENT ALTA/NSPS LAND TITLE SURVEY, THE COMPANY WILL REQUIRE THAT SAID SURVEY BE SUBMITTED FOR REVIEW AND APPROVAL; OTHERWISE, A NEW SURVEY, SATISFACTORY TO THE COMPANY, MUST BE PREPARED BY A LICENSED LAND SURVEYOR AND SUPPLIED TO THE COMPANY PRIOR TO THE CLOSE OF ESCROW.

THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

NOT SURVEY RELATED

19. THE COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE INSURANCE PREDICATED UPON A CONVEYANCE OR ENCUMBRANCE FROM THE ENTITY NAMED BELOW.

LIMITED LIABILITY COMPANY: TURLOCK CANAL, LLC

- A. A COPY OF ITS OPERATING AGREEMENT, IF ANY, AND ANY AND ALL AMENDMENTS, SUPPLEMENTS AND/OR MODIFICATIONS THERETO, CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER.
- B. IF A DOMESTIC LIMITED LIABILITY COMPANY, A COPY OF ITS ARTICLES OF ORGANIZATION AND ALL AMENDMENT THERETO WITH THE APPROPRIATE FILING STAMPS.
- C. IF THE LIMITED LIABILITY COMPANY IS MEMBER--MANAGED A FULL AND COMPLETE CURRENT LIST OF MEMBERS CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER.
- D. A CURRENT DATED CERTIFICATE OF GOOD STANDING FROM THE PROPER GOVERNMENTAL AUTHORITY OF THE STATE IN WHICH THE ENTITY WAS CREATED
- E. IF LESS THAN ALL MEMBERS, OR MANAGERS, AS APPROPRIATE, WILL BE EXECUTING THE CLOSING DOCUMENTS, FURNISH EVIDENCE OF THE AUTHORITY OF THOSE SIGNING.
- F) IF LIMITED LIABILITY COMPANY IS A SINGLE MEMBER ENTITY, A STATEMENT OF INFORMATION FOR THE SINGLE MEMBER WILL BE REQUIRED.
- G) EACH MEMBER AND MANAGER OF THE LLC WITHOUT AN OPERATING AGREEMENT MUST EXECUTE IN THE PRESENCE OF A NOTARY PUBLIC THE CERTIFICATE OF CALIFORNIA LLC (WITHOUT AN OPERATING AGREEMENT) STATUS AND AUTHORITY FORM

NOT SURVEY RELATED

20. THE TRANSACTION CONTEMPLATED IN CONNECTION WITH THIS REPORT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE COMPANY'S CORPORATE UNDERWRITING DEPARTMENT. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER SUCH REVIEW.

NOT SURVEY RELATED

LEGAL DESCRIPTION:

PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE COMPANY, TITLE NO.: FSST--T021006790--KD, AMENDMENT:--A, DATED DECEMBER 9, 2021, 07:30 A.M.

ADJUSTED PARCEL B, OF LOT LINE ADJUSTMENT NO. 20--07 RECORDED OCTOBER 27, 2020, SERIES NO. 2020--0083370, AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY, BEING A PORTION OF ADJUSTED PARCEL 2 AND ALL OF ADJUSTED PARCEL 3 AS SHOWN ON LOT LINE ADJUSTMENT NO. 20--04 RECORDED ON AUGUST 5, 2020 AS DOCUMENT NUMBER 2020--0057941, STANISLAUS COUNTY RECORDS AND SITUATE IN A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 10 EAST, CITY OF TURLOCK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID ADJUSTED PARCEL 2, THENCE ALONG THE NORTH LINE OF SAID ADJUSTED PARCELS 2 AND 3 SOUTH 89°52'34" EAST 360.21 FEET TO THE NORTHEAST CORNER OF SAID ADJUSTED PARCEL 3;

THENCE ALONG THE EAST LINE OF SAID ADJUSTED PARCEL 3 SOUTH 00°03'30" WEST 180.28 FEET TO THE SOUTHEAST CORNER OF SAID ADJUSTED PARCEL 3, SAID POINT BEING ON THE NORTH RIGHT--OF--WAY LINE OF WEST CANAL DRIVE (30 FOOT WIDE);

THENCE ALONG THE SOUTH LINE OF SAID ADJUSTED PARCEL 3 AND THE SOUTH LINE OF SAID ADJUSTED PARCEL 2 AND SAID NORTH RIGHT--OF--WAY LINE NORTH 89°54'25" WEST 229.29 FEET TO THE SOUTHWESTERLY CORNER OF SAID ADJUSTED PARCEL 2, SAID POINT BEING THE POINT OF INTERSECTION OF SAID SOUTH LINE OF ADJUSTED PARCEL 2 AND THE NORTHEAST RIGHT--OF--WAY LINE OF GOLDEN STATE BOULEVARD (100 FOOT WIDE);

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID ADJUSTED PARCEL 2 AND SAID NORTHEAST RIGHT--OF--WAY LINE NORTH 41°55'21" WEST 195.72 FEET TO THE POINT OF INTERSECTION OF SAID NORTHEAST RIGHT--OF--WAY LINE AND THE WEST LINE OF SAID ADJUSTED PARCEL 2;

THENCE ALONG SAID WEST LINE NORTH 00°03'06" EAST 35.06 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

THAT PORTION OF SAID ADJUSTED PARCEL 2 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID ADJUSTED PARCEL 2, THENCE ALONG THE NORTH LINE OF SAID ADJUSTED PARCEL 2 SOUTH 89°52'34" EAST 197.82 FEET;

THENCE LEAVING SAID NORTH LINE SOUTH 00°05'35" WEST 180.37 FEET TO A POINT ON THE SOUTH LINE OF SAID ADJUSTED PARCEL 2, SAID POINT BEING ON THE NORTH RIGHT--OF--WAY LINE OF WEST CANAL DRIVE (30 FOOT WIDE);

THENCE ALONG SAID SOUTH LINE AND NORTH RIGHT--OF--WAY LINE NORTH 89°54'25" WEST 66.79 FEET TO THE SOUTHWESTERLY CORNER OF SAID ADJUSTED PARCEL 2, SAID POINT BEING THE POINT OF INTERSECTION OF SAID SOUTH LINE OF ADJUSTED PARCEL 2 AND THE NORTHEAST RIGHT--OF--WAY LINE OF GOLDEN STATE BOULEVARD (100 FOOT WIDE);

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID ADJUSTED PARCEL 2 AND SAID NORTHEAST RIGHT--OF--WAY LINE NORTH 41°55'21" WEST 195.72 FEET TO THE POINT OF INTERSECTION OF SAID NORTHEAST RIGHT--OF--WAY LINE AND THE WEST LINE OF SAID ADJUSTED PARCEL 2;

THENCE ALONG SAID WEST LINE NORTH 00°03'06" EAST 35.06 FEET TO THE POINT OF BEGINNING.

APN: 042--009--039--000

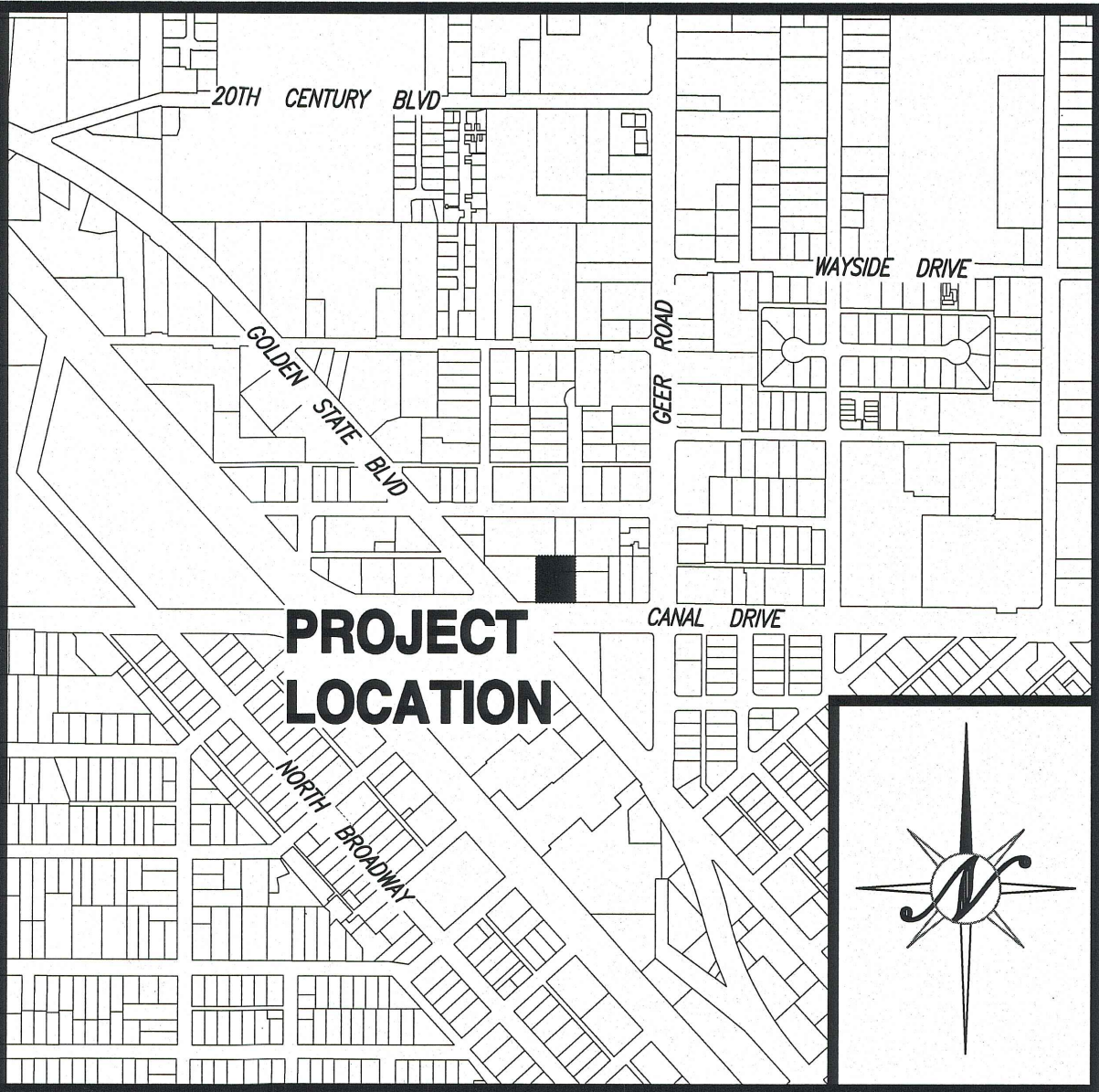
POTENTIAL ENCROACHMENTS:

1. VERTICAL CURB ALONG NORTH, EAST AND WEST PROPERTY LINES.
2. BOLLARDS ON SOUTH PROPERTY LINE.
3. SIGNS ALONG SOUTH PROPERTY LINE.

PARKING ANALYSIS:

REGULAR: 1 STALLS
COMPACT: 8 STALLS
HANDICAP: 1 STALLS
ELECTRIC VEHICLE: 0.5 STALLS
CLEAN AIR VEHICLE: 2 STALLS

TOTAL: 12.5 STALLS



VICINITY MAP

N.T.S.

SURVEYOR'S CERTIFICATE:

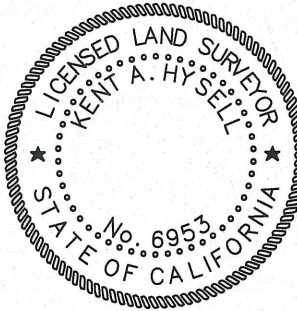
TO: PANDA RESTAURANT GROUP, INC.; CFT DEVELOPMENTS, LLC; CHERNG FAMILY TRUST; PANDA EXPRESS, INC. AND THEIR AFFILIATED ENTITIES;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(c), 8, 9, 11(a), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 29, 2021.

12/21/2021
DATE

KENT HYSSELL, P.L.S. 6953



NOTES:

THIS ALTA/NSPS SURVEY IS BASED ON THE COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE COMPANY, TITLE NO.: FSST--T021006790--KD, AMENDMENT:--A, DATED DECEMBER 9, 2021, 07:30 A.M.

1. THE FIELD SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION ON NOVEMBER 29, 2021.
5. THE SUBJECT PROPERTY IS DESIGNATED AS ZONE "X" -- "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" STANISLAUS COUNTY, CALIFORNIA AND INCORPORATED AREAS, PANEL NUMBER 06099C0600E, MAP EFFECTIVE DATE: SEPTEMBER 26, 2008
6. ADDRESS: 149 W. CANAL DRIVE, TURLOCK, CA
7. ASSESSOR'S PARCEL NUMBER: 042--009--039
8. GROSS LAND AREA: 29,293 SQ.FT. (0.67 ACRES).
9. ZONING AND SETBACK INFORMATION OBTAINED FROM "CITY OF TURLOCK MUNICIPAL CODE ON DECEMBER 19, 2021:

EXISTING ZONING DESIGNATION

C--C, COMMUNITY COMMERCIAL AND THE GENERAL PLAN LAND DESIGNATION COMMUNITY COMMERCIAL

BUILDING SETBACK LINES

FRONT: 10 FEET
SIDE: 0 FEET
CORNER SIDE: 15 FEET
REAR: 0 FEET

BUILDING SIZE

MAX. BUILDING HEIGHT: 35 FEET

TYPICAL FLOOR AREA RESTRICTIONS: 0.25

PARKING

1 SPACE PER 3 SEATS OR 1 SPACE PER 100 SQUARE FEET OF GROSS FLOOR AREA WHEN THE NUMBER OF SEATS IS NOT KNOWN

10. POTENTIAL ENCROACHMENTS ARE SHOWN THUS:
11. NO MAJOR DISCREPANCIES BETWEEN THE RECORD LEGAL DESCRIPTION AND THE SURVEYOR'S MEASUREMENTS WERE FOUND.
12. AS TO ITEM No. 16 OF TABLE 'A': RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THE PROPERTY AS SHOWN.
15. AS TO ITEM No. 17 OF TABLE 'A': NO PROPOSED CHANGES IN STREET RIGHT--OF--WAY LINES. RECENT STREET OR SIDEWALK CONSTRUCTION AS SHOWN.
16. ADJACENT OWNER INFORMATION OBTAINED FROM REALQUEST.COM ON DECEMBER 10, 2021.

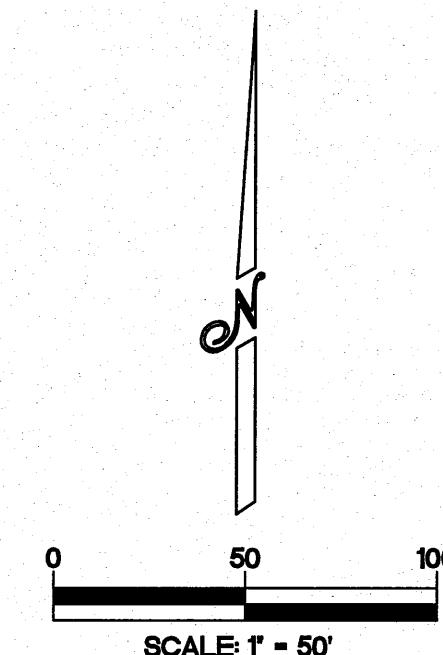
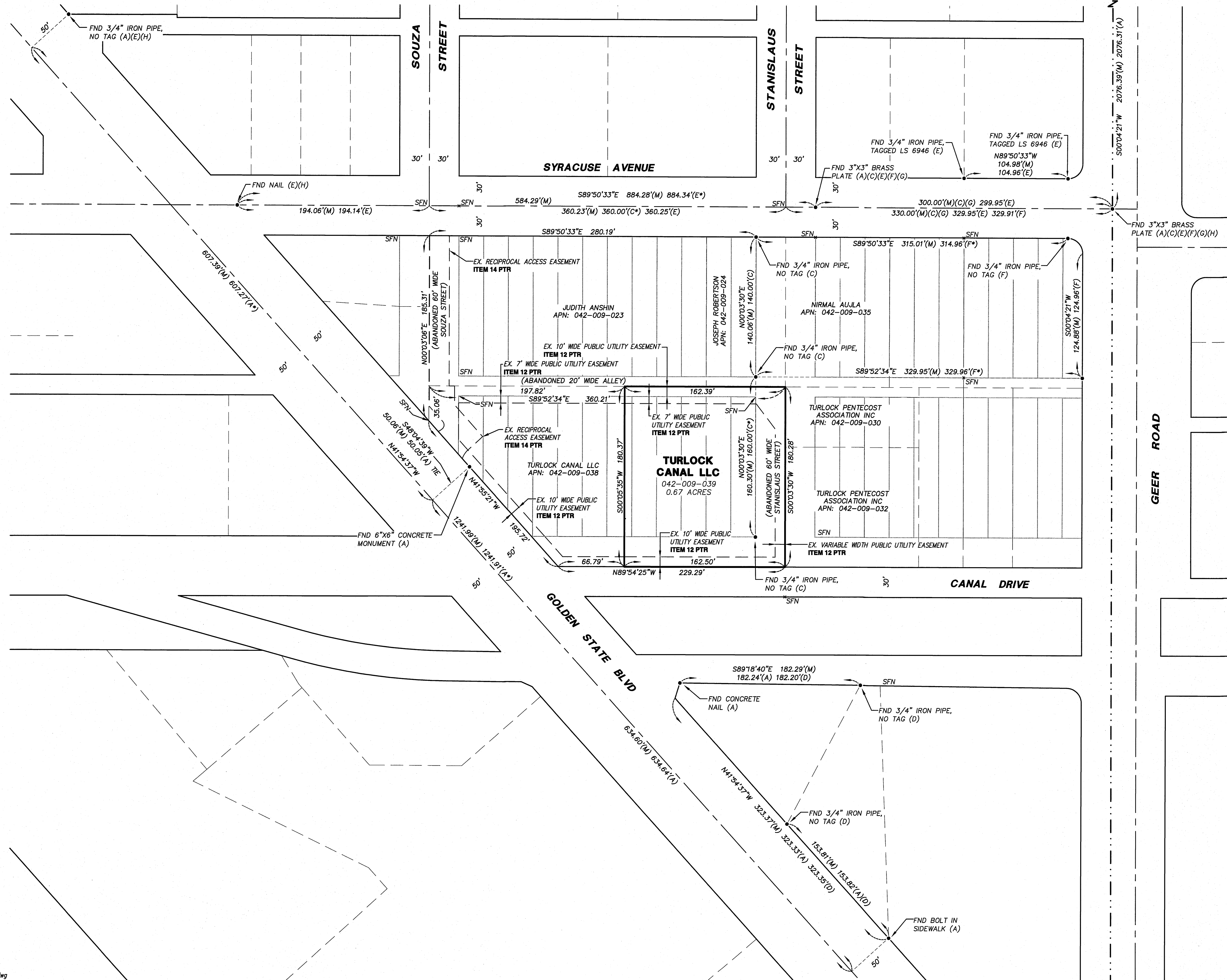


JOB NO. 21--2963
DATE 12/20/2021
SCALE AS SHOWN
DR. BY JC
FILE: J21--2963 ALTA

FND 2" BRASS DISK IN CONCRETE,
TAGGED LS 3260 (A)(B)
CITY OF TURLOCK GPS MONUMENT H9

S89°49'21"E 2644.16'(M) 2644.14'(A)
BASIS OF BEARINGS

FND 2-1/2" IRON PIPE IN MONUMENT WELL,
NO TAG (A)(B)
CITY OF TURLOCK GPS MONUMENT H10



REFERENCES:

- RECORD OF SURVEY, BOOK 36, PAGE 20, S.C.R.
- RECORD OF SURVEY, BOOK 20, PAGE 56, S.C.R.
- SUBDIVISION MAP, BOOK 3, PAGE 43, S.C.R.
- RECORD OF SURVEY, BOOK 8, PAGE 27, S.C.R.
- RECORD OF SURVEY, BOOK 28, PAGE 7, S.C.R.
- RECORD OF SURVEY, BOOK 13, PAGE 80, S.C.R.
- PARCEL MAP, BOOK 35, PAGE 8, S.C.R.
- PARCEL MAP, BOOK 51, PAGE 76, S.C.R.

BASIS OF BEARINGS:

THE BEARING OF SOUTH 89°49'21" EAST FOR THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN AS SHOWN IN BOOK 36 OF SURVEYS AT PAGE 20, STANISLAUS COUNTY RECORDS.

NOTES:

- ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
- ALL REFERENCES ARE TO STANISLAUS COUNTY RECORDS AND BOOK OR VOLUME PRECEDES PAGE.

LEGEND:

- FOUND MONUMENT AS NOTED
- FND FOUND
- SFN SEARCHED, FOUND NOTHING
- (A) SEE REFERENCES THIS SHEET
- (M) MEASURED
- S.C.R. STANISLAUS COUNTY RECORDS
- OR OFFICIAL RECORDS
- DOC DOCUMENT
- UNON UNLESS OTHERWISE NOTED
- M SUBDIVISION MAP
- PM PARCEL MAP
- S SURVEYS
- CR CORNER RECORD
- * CALCULATED FROM RECORD
- PROJECT BOUNDARY
- SECTION LINE
- CENTERLINE
- EXISTING LOT LINE

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BOUNDARY SHEET

BASIS OF BEARINGS:

THE BEARING OF SOUTH 89°49'21" EAST FOR THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN AS SHOWN IN BOOK 36 OF SURVEYS AT PAGE 20, STANISLAUS COUNTY RECORDS.

ALTA/NSPS LAND TITLE SURVEY

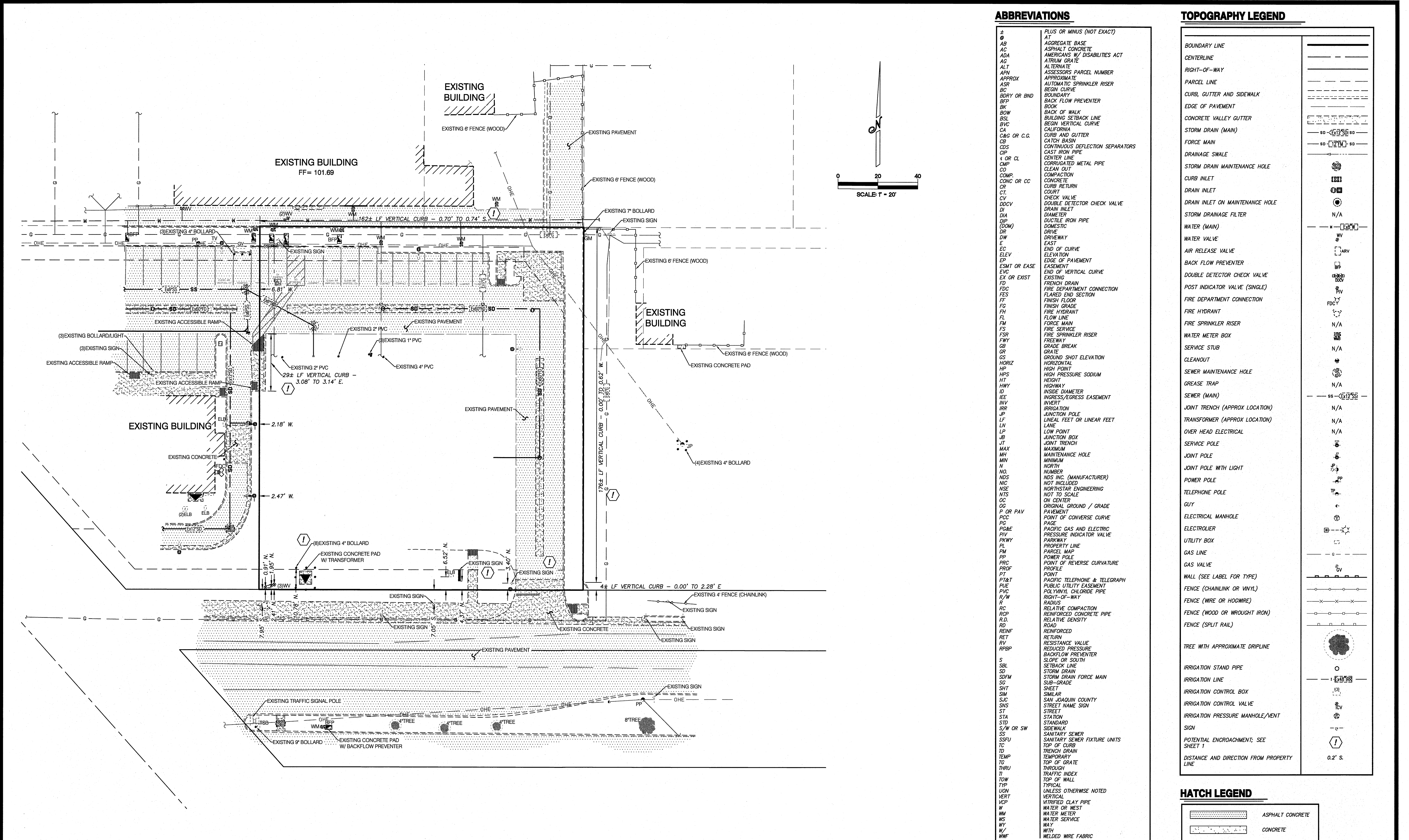
A PORTION OF THE NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 5 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN
CITY OF TURLOCK, COUNTY OF SAN JOAQUIN, CALIFORNIA

REVISIONS

No.	DESCRIPTION	DATE	APPROVED



JOB NO. 21-2963
DATE 12/20/2021
SCALE AS SHOWN
DR. BY TC
FILE: J21-2963 ALTA



ABBREVIATIONS

±	PLUS OR MINUS (NOT EXACT)
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ADA	AMERICANS W/ DISABILITIES ACT
AG	ATRIUM GRATE
ALT	ALTERNATE
APN	ASSESSORS PARCEL NUMBER
APPROX	APPROXIMATE
ASR	AUTOMATIC SPRINKLER RISER
BC	BEGIN CURVE
BOUNDARY	BOUNDARY
BORY OR BND	BACK FLOW PREVENTER
BFP	BOOK
BK	BACK OF WALK
BOW	BUILDING SETBACK LINE
BVC	BEGIN VERTICAL CURVE
CA	CALIFORNIA
C&G OR C.G.	CURB AND GUTTER
CB	CATCH BASIN
CDS	CONTINUOUS DEFLECTION SEPARATORS
CIP	CAST IRON PIPE
CL OR CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
COMP.	COMPACTION
CONC OR CC	CONCRETE
CR	CURB RETURN
CT	COURT
CV	CHECK VALVE
DDCV	DOUBLE DETECTOR CHECK VALVE
DI	DRAIN INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
(DGM)	DOMESTIC
DR	DRIVEWAY
DW	EAST
EC	END OF CURVE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT OR EASE	EASEMENT
EVC	END OF VERTICAL CURVE
EX OR EXIST	EXISTING
FD	FRENCH DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FES	FLARED END SECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FIRE HYDRANT
FM	FLOW LINE
FS	FORCE MAIN
FSR	FIRE SPRINKLER RISER
FWY	FREEWAY
GB	GRADE BREAK
GR	GRATE
GS	GROUND SHOT ELEVATION
HORIZ	HORIZONTAL
HP	HIGH POINT
HPS	HIGH PRESSURE SODIUM
HT	HEIGHT
HWY	HIGHWAY
ID	INSIDE DIAMETER
IEE	INGRESS/EGRESS EASEMENT
INV	INVERT
IRR	IRRIGATION
JP	JUNCTION POLE
LF	LINEAL FEET OR LINEAR FEET
LN	LANE
LP	LOW POINT
JB	JUNCTION BOX
JT	JOINT TRENCH
MAX	MAXIMUM
MH	MAINTENANCE HOLE
MIN	MINIMUM
N	NORTH
NO.	NUMBER
NDS	NDS INC. (MANUFACTURER)
NC	NOT INCLUDED
NSE	NORTHSTAR ENGINEERING
NTS	NOT TO SCALE
OC	ON CENTER
OG	ORIGINAL GROUND / GRADE
P OR PAV	PAVEMENT
PCC	POINT OF CONVERSE CURVE
PG	PAGE
PG&E	PACIFIC GAS AND ELECTRIC
PVI	PRESSURE INDICATOR VALVE
PKWY	PARKWAY
PL	PROPERTY LINE
PM	PARCEL MAP
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PROF	PROFILE
PT	POINT
PT&T	PACIFIC TELEPHONE & TELEGRAPH
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
R	RADIUS
RC	RELATIVE COMPACTION
RCP	REINFORCED CONCRETE PIPE
R.D.	RELATIVE DENSITY
RD	ROAD
REINF	REINFORCED
RET	RETURN
RV	RESISTANCE VALUE
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
S	SLOPE OR SOUTH
SBL	SETBACK LINE
SD	STORM DRAIN
SDFM	STORM DRAIN FORCE MAIN
SG	SUB-GRADE
SHT	SHEET
SIM	SIMILAR
SJC	SAN JOAQUIN COUNTY
SNS	STREET NAME SIGN
ST	STREET
STA	STATION
STD	STANDARD
SW OR SW	SIDEWALK
SS	SANITARY SEWER
SSFU	SANITARY SEWER FUTURE UNITS
TC	TOP OF CURB
TD	TRENCH DRAIN
TEMP	TEMPORARY
TG	TOP OF GRATE
THRU	THROUGH
TI	TRAFFIC INDEX
TOW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VCP	VITRIFIED CLAY PIPE
W	WATER OR WEST
WM	WATER METER
WS	WATER SERVICE
WY	WAY
WTH	WITH
WNF	WELDED WIRE FABRIC

TOPOGRAPHY LEGEND

BOUNDARY LINE	
CENTERLINE	
RIGHT-OF-WAY	
PARCEL LINE	
CURB, GUTTER AND SIDEWALK	
EDGE OF PAVEMENT	
CONCRETE VALLEY GUTTER	
STORM DRAIN (MAIN)	
FORCE MAIN	
DRAINAGE SWALE	
STORM DRAIN MAINTENANCE HOLE	
CURB INLET	
DRAIN INLET	
DRAIN INLET ON MAINTENANCE HOLE	
STORM DRAINAGE FILTER	
WATER (MAIN)	
WATER VALVE	
AIR RELEASE VALVE	
BACK FLOW PREVENTER	
DOUBLE DETECTOR CHECK VALVE	
POST INDICATOR VALVE (SINGLE)	
FIRE DEPARTMENT CONNECTION	
FIRE HYDRANT	
FIRE SPRINKLER RISER	
WATER METER BOX	
SERVICE STUB	
CLEANOUT	
SEWER MAINTENANCE HOLE	
GREASE TRAP	
SEWER (MAIN)	
JOINT TRENCH (APPROX LOCATION)	
TRANSFORMER (APPROX LOCATION)	
OVER HEAD ELECTRICAL	
SERVICE POLE	
JOINT POLE	
JOINT POLE WITH LIGHT	
POWER POLE	
TELEPHONE POLE	
GUY	
ELECTRICAL MANHOLE	
ELECTROLIER	
UTILITY BOX	
GAS LINE	
GAS VALVE	
WALL (SEE LABEL FOR TYPE)	
FENCE (CHAINLINK OR VINYL)	
FENCE (WIRE OR HOGWIRE)	
FENCE (WOOD OR WROUGHT IRON)	
FENCE (SPLIT RAIL)	
TREE WITH APPROXIMATE DRIPLINE	
IRRIGATION STAND PIPE	
IRRIGATION LINE	
IRRIGATION CONTROL BOX	
IRRIGATION CONTROL VALVE	
IRRIGATION PRESSURE MANHOLE/VENT	
SIGN	
POTENTIAL ENCROACHMENT; SEE SHEET 1	
DISTANCE AND DIRECTION FROM PROPERTY LINE	

HATCH LEGEND

	ASPHALT CONCRETE
	CONCRETE

K:\J21-2963 Panda Express\DWG\Mapping\ALTA\J21-2963 ALTA.dwg

TOPOGRAPHY SHEET

BASIS OF BEARINGS:

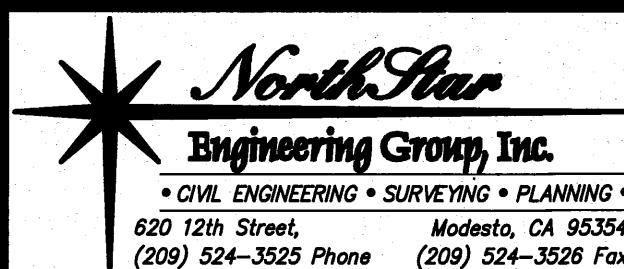
THE BEARING OF SOUTH 89°49'21" EAST FOR THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN AS SHOWN IN BOOK 36 OF SURVEYS AT PAGE 20, STANISLAUS COUNTY RECORDS.

ALTA/NSPS LAND TITLE SURVEY

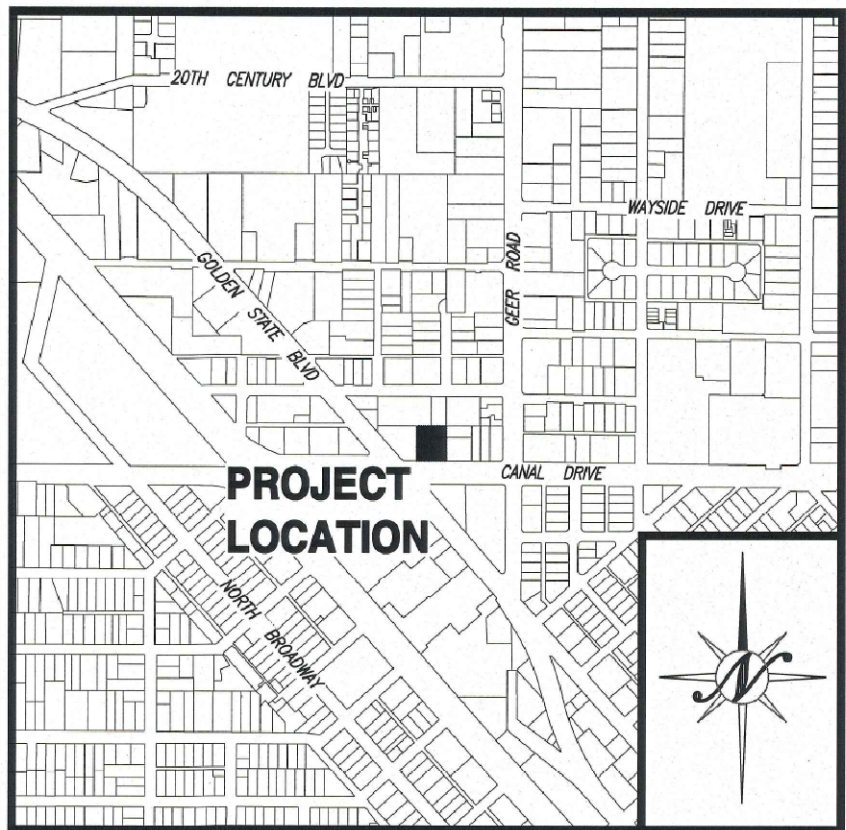
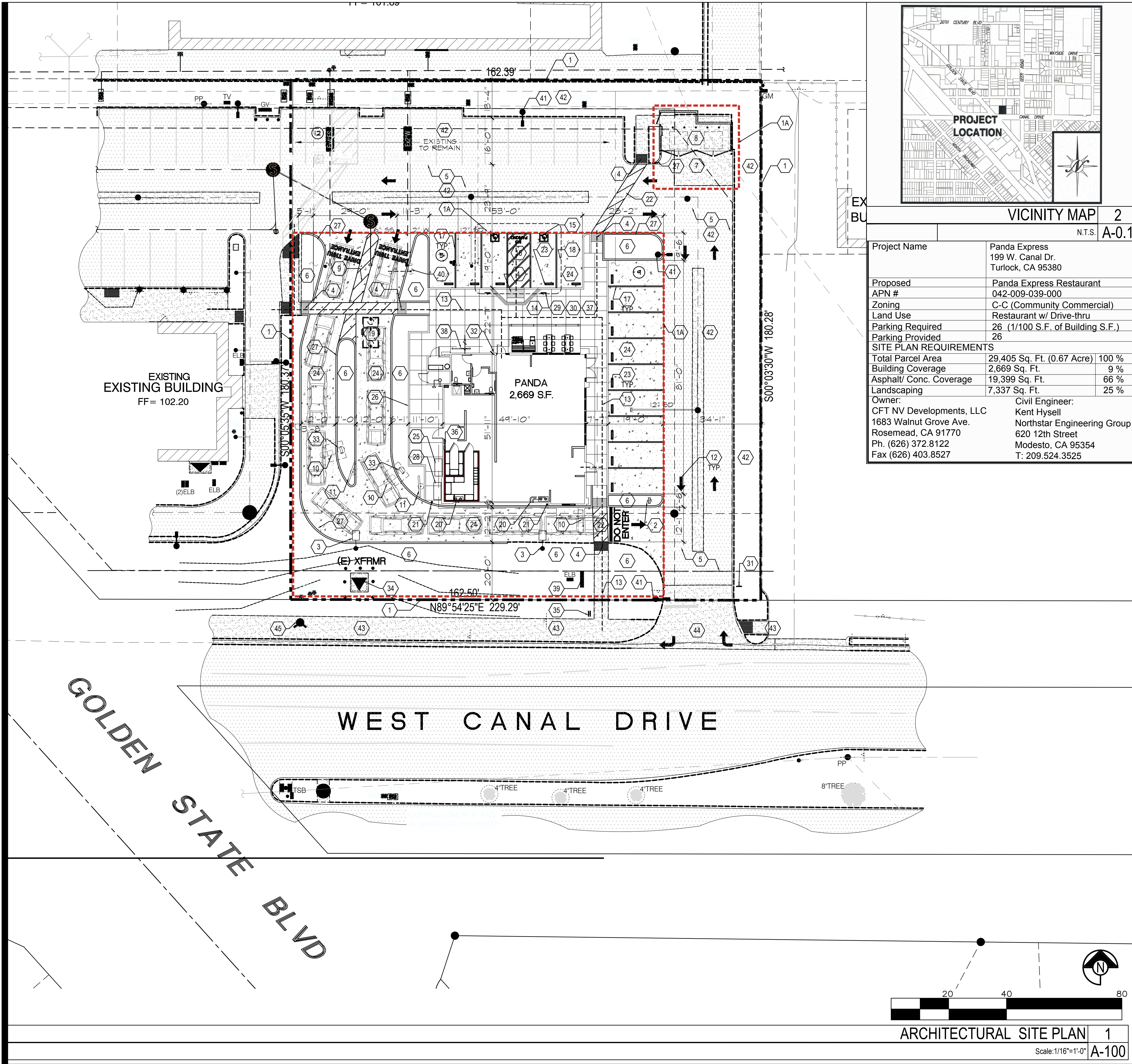
A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN CITY OF TURLOCK, COUNTY OF SAN JOAQUIN, CALIFORNIA

REVISIONS

No.	DESCRIPTION	DATE	APPROVED



JOB NO. 21-2963
DATE 12/20/2021
SCALE AS SHOWN
DR. BY TC
FILE: J21-2963 ALTA



VICINITY MAP		2
N.T.S.		A-0.1
Project Name	Panda Express 199 W. Canal Dr. Turlock, CA 95380	
Proposed	Panda Express Restaurant	
APN #	042-009-039-000	
Zoning	C-C (Community Commercial)	
Land Use	Restaurant w/ Drive-thru	
Parking Required	26 (1/100 S.F. of Building S.F.)	
Parking Provided	26	
SITE PLAN REQUIREMENTS		
Total Parcel Area	29,405 Sq. Ft. (0.67 Acre)	100 %
Building Coverage	2,669 Sq. Ft.	9 %
Asphalt/ Conc. Coverage	19,399 Sq. Ft.	66 %
Landscaping	7,337 Sq. Ft.	25 %
Owner:	Civil Engineer:	
CFT NV Developments, LLC	Kent Hysell	
1683 Walnut Grove Ave.	Northstar Engineering Group	
Rosemead, CA 91770	620 12th Street	
Ph. (626) 372.8122	Modesto, CA 95354	
Fax (626) 403.8527	T: 209.524.3525	

- 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 (281-705-9701), PROVIDE INSULATED COVER, AQUA SHIELD MODEL # BFP1-S FOR COLDER REGIONS OF US. COORDINATE WITH PANDA PM. REFER TO DETAIL 11/A-407.
 - FOR HORIZONTAL CONTROL PLAN REFER TO CIVIL DRAWINGS
- 1 PROPERTY LINE
- 1A LIMITS OF CONSTRUCTION - PANDA SCOPE OF WORK AREA
- 2 DIRECTIONAL SIGN REFER TO SIGN VENDOR FOR ACTUAL LOCATIONS AND LAYOUT (NO ELEC. POWER) "DO NOT ENTER"; "EXIT ONLY"
- 3 NEW PARKING LOT LIGHT 22'-0" HIGH TYPICAL AND LIGHTING SCHEDULE ON E-105. SITE LIGHTS TO MATCH EXISTING (REFER TO PHOTOMETRICS PLAN SHEET E-106 FOR LIGHT POLE LOCATIONS. (LIGHT POLE FIXTURES BY GENERAL CONTRACTOR)
- 4 TRUNCATED DOMES 3' MIN. DEPTH. FLUSH TRANSITION. SEE CIVIL DETAILS.
- 5 EXISTING ASPHALT PAVING TO REMAIN AND PROTECT - SEE CIVIL PLAN. PER CITY STANDARDS..
- 6 IRRIGATED LANDSCAPING, REFER TO LANDSCAPE DRAWINGS
- 7 CONCRETE APRON AT TRASH ENCLOSURE AREA PER CITY STANDARDS
- 8 TRASH ENCLOSURE, 7'-4" HIGH WALLS, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. (TYP. 6 YARD BIN)
- 9 PAINTED DRIVE-THRU FINGERS WITH 4" WIDE STRIPES, PAINT USED FOR STALL STRIPING
- 10 DRIVE THRU LANE SENSOR LOOP SEE DETAIL
- 11 DRIVE THROUGH MENU BOARD-INSTALLED BY GC. VERIFY WITH PANDA PM (SEE GENERAL NOTE BELOW)
- 12 DIRECTIONAL ARROW
- 13 ACCESSIBLE PATH OF TRAVEL
- 14 ACCESSIBLE PARKING POLE SIGN
- 15 INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE
- 16 ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT LOADING ZONE W/ 4" WIDE STRIPES @ 3'-0" O.C.
- 17 PAINT 4" WIDE SOLID PARKING STRIPING W/ TWO (2) COATS HIGHWAY WHITE PAINT PER CITY STANDARDS.
- 18 DESIGNATED ACCESSIBLE PARKING SPACE. SEE ACCESSIBLE PARKING
- 19 UNDERGROUND GREASE INTERCEPTOR 1,500 GALLON. SEE PLUMBING DWGS.
- 20 ROOF DRAIN AND OVERFLOW DRAIN FROM ROOF UNDER CONCRETE FLATWORK TO FACE OF CURB
- 21 STEEL PIPE GUARD BOLLARD TO BE PAINTED SAFETY YELLOW PRIOR TO APPLICATION OF LDPE SLEEVE. INSTALL BEHIND CURB
- 22 PEDESTRIAN ACCESSIBLE ROUTE. PAINT 4" WIDE STRIPES AT 3'-0" O.C. W/ 4" WIDE BORDER. STRIPES TO BE PAINTED PERPENDICULAR TO THE ROUTE (MIN 2 COATS BLUE REFLECTED)
- 23 WHEEL STOP
- 24 CONC. DRIVEWAY (GRAY COLOR, LIGHT BROOM FINISH).
- 25 600 AMPS NEMA 3R ELECTRICAL SWITCHGEAR 120/208V 3PH 4W
- 26 EDGE OF SIDEWALK AT PLANTER. SEE CIVIL DWGS
- 27 CURB & GUTTER TO BE CONSTRUCTED PER CITY STANDARDS P-3 SEE CIVIL DWGS.
- 28 GAS METER COORDINATE W/ LOCAL UTILITY COMPANY.
- 29 EXPANSION JOINT @ 20'-0" O.C. MAX.
- 30 TOOLED JOINTS @ 5'-0"x5'-0" O.C.
- 31 NEW TOW AWAY WARNING SIGN
- 32 KNOX BOX TO BE PROVIDED WITH TAMPER SWITCH AND SHALL BE MONITORED BY F.D. APPROVED CENTRAL MONITORING DEVICE.
- 33 ORDER CONFIRMATION BOARD OR PREFABRICATED ORDER CANOPY. VERIFY W/ PX PM. SEE SIGNAGE DWGS.
- 34 EXISTING TRANSFORMER TO SERVE PANDA. VERIFY WITH LOCAL ELECTRICAL UTILITY CO.
- 35 ACCESSIBLE SITE SIGN
- 36 INTERIOR ELECTRICAL SUBPANELS
- 37 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.
- 38 EXTERIOR BICYCLE RACK (MIN. 2 BIKE STORAGE REQUIRED)
- 39 EXISTING MULTI-TENANT MONUMENT SIGN TO REMAIN AND PROTECT. PANDA'S PANEL UNDER PERMIT BY SIGNAGE COMPANY
- 40 CLEARANCE BAR INSTALLED BY SIGN VENDOR SEE ELECTRICAL DRAWING FOR ELECTRICAL REQUIREMENT, G.C. TO COORDINATE. SEE SIGNAGE PLANS.
- 41 EXISTING SITE LIGHTING TO REMAIN AND PROTECT
- 42 EXISTING ON-SITE IMPROVEMENTS TO REMAIN AND PROTECT: UTILITIES, PAVING, CURBING, PARKING STRIPING, VALLEY GUTTERS, LANDSCAPE. SEE CIVIL AND ALTA DWGS.
- 43 EXISTING OFF-SITE IMPROVEMENTS AT PUBLIC RIGHT OF WAY TO REMAIN & PROTECT
- 44 EXISTING APPROVED DRIVEWAY APPROACH TO REMAIN AND PROTECT
- 45 EXISTING FIRE HYDRANT



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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DRAWN BY: CRM Architects & Planners, Inc.

PANDA PROJECT #: S8-23-D21580
ARCH PROJECT #: CRM 2137

CRM Architects & Planners
Inc.

5800 Stanford Ranch Road Suite 720
Rocklin, CA 95765
phone: (916) 451-1500



PANDA EXPRESS

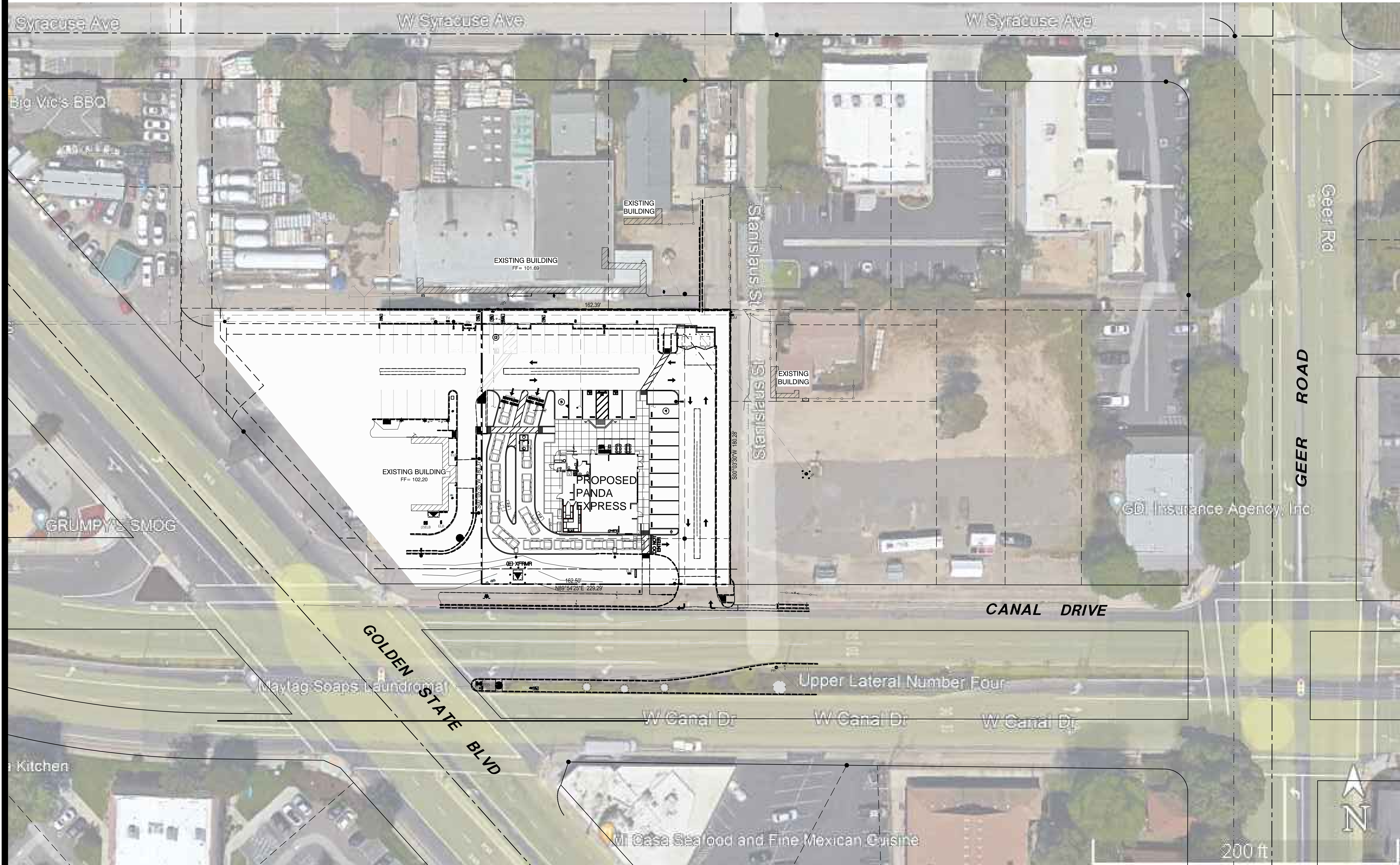
199 W. CANAL DRIVE
NEC GOLDEN STATE BLVD. & CANAL DR.
TURLOCK, CA 95380

2600 PANDA HOME SQUARE

A-100

SITE PLAN
ARCHITECTURAL

SPR PLANNING SUBMITTAL DWGS



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ISSUE DATE:		
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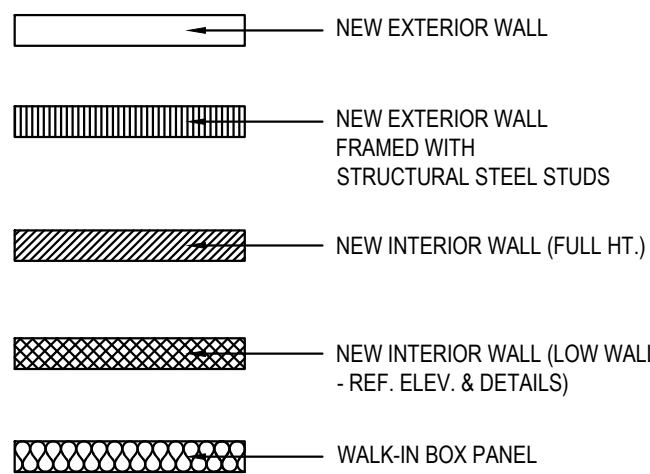
OVERALL SITE PLAN
ARCHITECTURAL

SPR PLANNING SUBMITTAL DWGS

FINISH SCHEDULE		FLOOR		BASE		WALL		CEILING										
(100)	DINING ROOM	T200 T402	24" X 24" TILE INLAY	T111 T200 T124	TILE SIZE: REF. SCHEDULE TILE SIZE: REF. SCHEDULE FULL TILE	P101, P104 T111, T124 G-1	PAINT TILE WALL COVERING	C1 C3	2' X 2' ARMSTRONG, OPTIMA GYB BOARD W/ PAINT P103	03-24-22								
(101)	SERVING AREA	S1 S2	PLAIN ABRASIVE IN HIGH TRAFFIC AREAS	S1	6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	T111 WP1	HAND SINK WALL FRP PANEL	TILE	C3 GYB BOARD W/ SMOOTH WASHABLE PAINT									
(102)	DRIVE-THRU STATION	S1 S2	PLAIN ABRASIVE IN HIGH TRAFFIC AREAS	S1	6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1	FRP PANEL		C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS									
(103)	KITCHEN	S1 S2	PLAIN ABRASIVE IN HIGH TRAFFIC AREAS	S1	6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP3 WP1	S.S. BEHIND COOK LINE FRP PANEL		C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS									
(104)	KITCHEN PREP.	S1 S2	PLAIN ABRASIVE IN HIGH TRAFFIC AREAS	S1	6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1	FRP PANEL		C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS									
(105)	WALK-IN COOLER	S1 S2	PLAIN ABRASIVE IN HIGH TRAFFIC AREAS	S.S. / ALUMINUM WITH 3/8" RADIUS		EXT INT	S.S. ALUMINUM GALVANIZED S.S.		ALUMINUM GALVANIZED STAINLESS STEEL									
(105A)	WALK-IN FREEZER	S1	GALVANIZED STAINLESS STEEL SILIKAL UNDER WIF SUBFLOOR	S.S. / ALUMINUM WITH 3/8" RADIUS		EXT INT	S.S. ALUMINUM GALVANIZED S.S.		ALUMINUM GALVANIZED STAINLESS STEEL									
(106)	UNISEX RESTROOM	T200	24" X 24" TILE	T108	FULL TILE SCHLUTER	T108	TILE	C3	GYB BOARD W/ P101 SMOOTH WASHABLE PAINT									
(107)	UNISEX RESTROOM	T200	24" X 24" TILE	T108	FULL TILE SCHLUTER	T108	TILE	C3	GYB BOARD W/ P101 SMOOTH WASHABLE PAINT									
(108)	VESTIBULE	T200	24" X 24" TILE	T124	FULL TILE	P104 T124	PAINT TILE	C3	GYB BOARD W/ P101 SMOOTH WASHABLE PAINT									
(109)	NOT USED	-	-	-	-	-	-	-	-									
(110)	EXTERIOR STORAGE	SEALED CONCRETE, SMOOTH FINISH		-	-	WP1	FRP PANEL	C3	GYB BOARD W/ P101 SMOOTH WASHABLE PAINT									
(111)	FIRE RISER ROOM	SEALED CONCRETE, SMOOTH FINISH		-	-	WP1	FRP PANEL	C3	GYB BOARD W/ P101 SMOOTH WASHABLE PAINT									
DOOR & HARDWARE SCHEDULE																		
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE																		
CONTRACTOR TO PURCHASE DOOR HARDWARE & FRAME DIRECTLY FROM PANDA'S NATIONAL ACCOUNT SUPPLIER. SUPPLIER TO PROVIDE ALL STOREFRONT DOOR HARDWARE, P-LAM DOORS & FRAMES AND HM DOORS & FRAMES																		
CONTACT FOR QUOTING, ORDERING & LOGISTICS APRIL WALDREN, PROJECT MANAGER 800-887-4307 EXT. 350 PHONE AprilW@locknet.com, panda@locknet.com																		
CONTACT FOR GENERAL ACCOUNT NEEDS ANGIE HAINES, ACCOUNT MANAGER 800-887-4307 EXT. 145 PHONE / 859-509-4031 MOBILE AngieH@locknet.com, panda@locknet.com																		
ADDITIONAL CONTACTS: THOMAS DOWNS, SALES MANAGER, ThomasD@locknet.com; 800-887-4307 x116 EDDIE ANDUEZA, DIR. ARCH. DOOR & HRDW. SOL., eddiea@locknet.com; 859-432-2289																		
NO.	DOOR MATERIAL	SIZE	FRAME	FACE/EDGE	THK.	CORE	LITE	RATE	LOCKSET	PASSAGE	ELECT. MAG-LOCK	WENTRY	KEYPAD	EXT. BUTT	HINGE	STOP	ACCESSORIES	REMARKS
(D1)	STOREFRONT KAWNEER CURTAIN WALL SYSTEM	(2) 3'-6" X 7'-0"	ALUM.	BLACK ALUM.	1 1/2"	HOLLOW	GLASS	-	•	•	•	•	•	•	•	•	•	KAWNEER CURTAIN 1620 SYSTEM PULL ON EXTERIOR SIDE
(D2)	STOREFRONT KAWNEER CURTAIN WALL SYSTEM	3'-6" X 7'-0"	ALUM.	BLACK ALUM.	1 1/2"	HOLLOW	GLASS	-	•	•	•	•	•	•	•	•	•	KAWNEER CURTAIN 1620 SYSTEM PULL ON EXTERIOR SIDE
(D3)	S.C. WOOD	3'-0" X 7'-0"	H. MTL.	PLASTIC LAM. PRE-FINISHED	1 1/2"	SOLID	-	-	•	•	•	•	•	•	•	•	•	KICKPLATE ON EA. SIDE OF DOOR
(D4)	NOT USED	-	-	-	-	-	-	-	•	•	•	•	•	•	•	•	•	KICKPLATE ON INT. SIDE OF DOOR
(D5)	HOLLOW METAL	3'-6" X 7'-0"	H. MTL.	PAINTED	1 1/2"	INSUL.	-	-	•	•	•	•	•	•	•	•	•	WI LOUVERED VENT & BUG SCREEN ONE-WAY TINTING FILM ON INTERIOR SIDE
(D6)	HOLLOW METAL	(3) 3'-0" X 7'-0"	H. MTL.	PAINTED	1 1/2"	INSUL.	-	-	•	•	•	•	•	•	•	•	•	
(D8)	ALUMINUM STOREFRONT	3'-0" X 7'-0"	ALUM.	BLACK ALUM.	1 1/2"	HOLLOW	GLASS	-	•	•	•	•	•	•	•	•	•	
WALL SCHEDULE																		
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE																		
NO.	DESCRIPTION																	
(W1)	3-5/8" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)																	
(W2)	3-5/8" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD ON ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)																	
(W3)	(2) 3-5/8" 20GA. METAL STUD WALLS W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)																	
(W4)	3-5/8" 20GA. METAL STUD LOW WALL W/ 1/2" TYPE "X" GYP. BD BOTH SIDES. PROVIDE 3 1/2" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C.																	
(W5)	6" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)																	
(W6)	6" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)																	
(W7)	3-5/8" 20GA. METAL STUD LOW WALL W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES. PROVIDE 3 1/2" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C.																	
(W8)	1 1/2" 20GA. HAT CHANNEL FURRING W/ 1/2" TYPE "X" GYP. BOARD ON ONE SIDE. REFER DETAILS FOR FURRING DISTANCE																	
WALL PANEL SCHEDULE																		
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE																		
NO.	MANUFACTURER	DESCRIPTION	MFG #	COLOR FINISH	REMARK													
(WP1)	CRANE COMPOSITES INC.	F.R.P. THICKNESS: .075	LBSCS.14	#636 (GRAY), SM/SM	CONTACT: LAUREN ARMSTRONG 815.467.8684													
(WP2)	-	S.S. PANEL (22 GA)	-	BRUSHED FINISH	FURNISHED BY PX, INSTALLED BY G.C.													
(WP3)	-	S.S. PANEL (22 GA)	-	DIAMOND PATTERN FINISH	FURNISHED BY PX, INSTALLED BY G.C.													
(W101)	WILSONART	PLASTIC LAMINATE	7995	MISSION MAPLE	CONTACT: DONNA ARIAPAD DONNAARIAPAD@FLAGGINC.COM													
(W102)	WILSONART	PLASTIC LAMINATE	7984	MANAGLORE MANGO	CONTACT: DONNA ARIAPAD DONNAARIAPAD@FLAGGINC.COM													
(W103)	WOLF GORDON	CUSTOM FRACTAL WALL COVERING	-	SATIN SUBSTRATE	CONTACT: CINDY GALLAGHER 718.391.5478 CINDY.GALLAGHER@WOLFGORDON.COM													
(W104)	WOLF GORDON	CUSTOM GOLD/CLOUD WALL COVERING	-	GOLD FOIL SUBSTRATE	CONTACT: CINDY GALLAGHER 718.391.5478 CINDY.GALLAGHER@WOLFGORDON.COM													
(W105)	-	WALL COVERING	TBD	TBD	CONTACT: TBD													
(W106)	-	WALL COVERING	TBD	TBD														
(W107)	-	WALL COVERING	TBD	TBD														
(W108)	-	CANOPY GRAPHIC	TBD	TBD														
(G-4)	-	MENU BACKER PANEL	TBD	TBD														
(CBRT-V)	-	WALL MURAL	TBD	TBD														
SPECIAL SURFACE SCHEDULE																		
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE																		
NO.	MANUFACTURER	PRODUCT	MFG #	STAIN / COLOR	FINISH	REMARK												
(G23)	DALTILE	ARTIFICIAL QUARTZ	-	BROADWAY BLACK	POLISHED	SERVICE COUNTER & DRINK STATION PROVIDED BY PX, INSTALLED BY G.C.												
INTERIOR PAINT SCHEDULE																		
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE																		
NO.	MANUFACTURER	MFG #	COLOR	FINISH	REMARK													
(P104)	SHERWIN-WILLIAMS	SW 7065	ARGOS	PROMAR 200, ZERO VOC, LATEX SEMI-GLOSS	REAR SERVICE DOOR													
(P101)	SHERWIN-WILLIAMS	SW 6252	ICE CUBE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	RESTROOM & RESTROOM VESTIBULE CEILING, DINING ROOM SOFFIT													
(P102)	NOT USED																	
(P103)	NOT USED																	
(P104)	SHERWIN-WILLIAMS	SW 2850	CHELSEA GRAY	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	DINING RM. WALLS, RESTROOM VESTIBULE WALLS													
(P105)	NOT USED																	
(P106)	SHERWIN-WILLIAMS	SW 7069	IRON ORE	DTM ACRYLIC GLOSS, LOW VOC	RESTROOM DOOR FRAMES													
(P205)	SHERWIN-WILLIAMS	SW 7069	IRON ORE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	FRONT & UNDERSIDE OF SERVICE LINE & BACK OF SERVICE LINE SOFFIT													

TILE SCHEDULE (SEE SHEET A-104)

WALL LEGEND



NOTE: THE FOLLOWING STAINLESS STEEL PROVIDED BY PX-INSTALLED BY G.C.:
1. PANEL DIVIDERS AT WP3
2. FLASHING AT TOP OF BASE WP3
3. FLASHING AT TOP OF BASE WP3
4. WP2 PIECE AT LENGTH OF WALL

NOTE: THE FOLLOWING STAINLESS STEEL PROVIDED BY G.C.-INSTALLED BY G.C.:
5. INSTALL 18 GA STAINLESS STEEL CORNER GUARD & WALL CAP INSIDE KITCHEN

18 GA. STAINLESS STEEL CORNER GUARD - FULL HT.
18 GA. STAINLESS STEEL CORNER GUARD - 4'-0" HIGH

18 GA. STAINLESS STEEL CORNER GUARD/FRAME - ALL AROUND PERIMETER OF OPENING - FRAME TO BE WELDED WITH MITERED CORNERS TO FORM SINGLE UNIT.

18 GA. STAINLESS STEEL WALL CAP

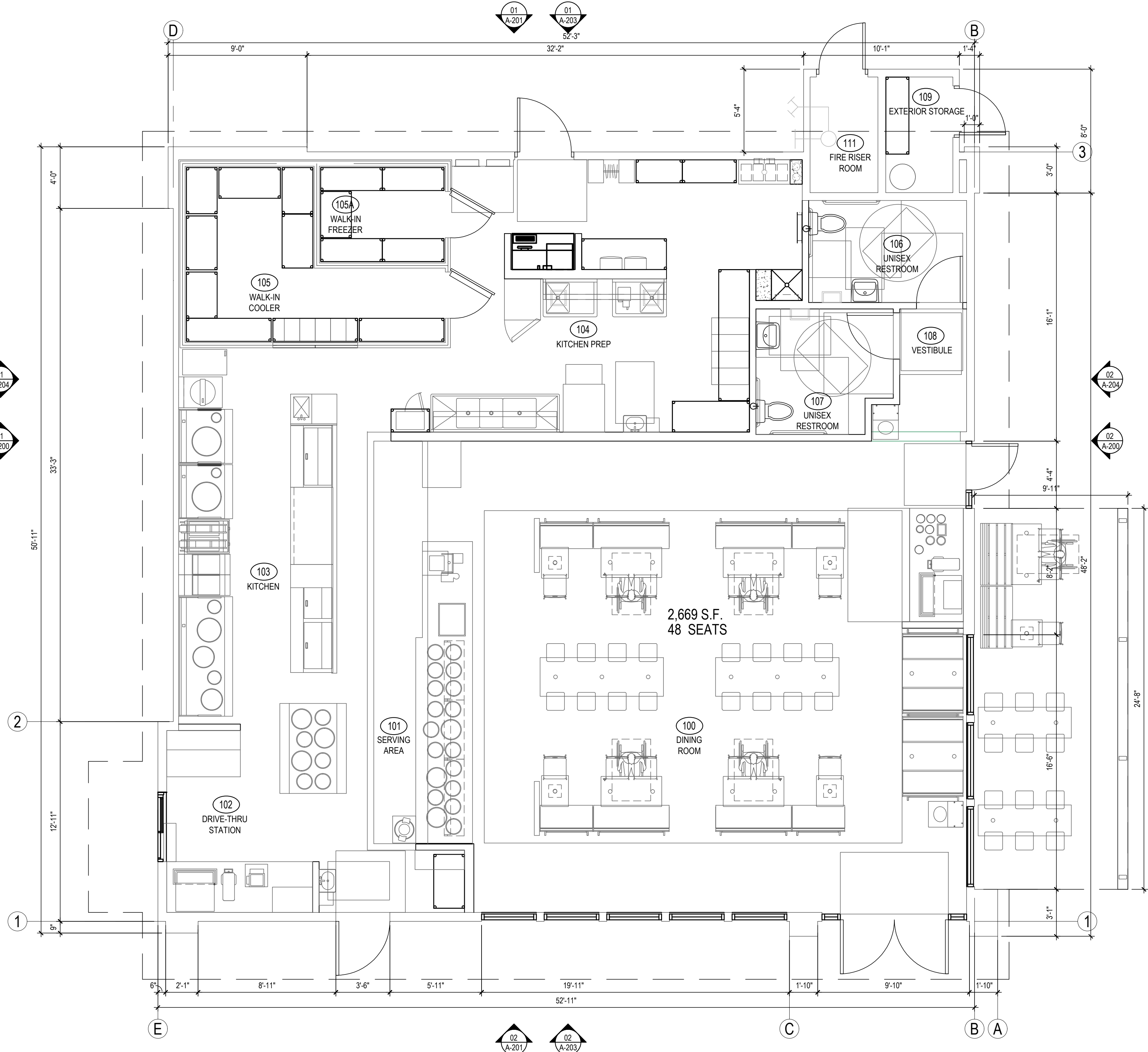
ALL OTHER STAINLESS STEEL BY G.C.

NOTE!!!!!!!!!!!!!!:

*ALL INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BOARD

NOTE:

CONTRACTOR TO NOTIFY 3rd PARTY VENDOR, PER THE VENDOR LIST, FOR WALL PRE-TREAT BEFORE CLOSING WALLS



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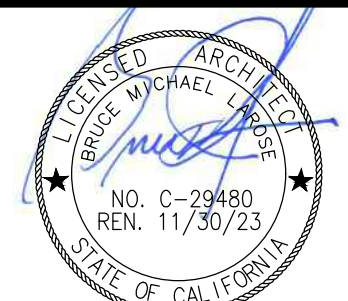
ISSUE DATE:

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PANDA PROJECT #: S8-23-D21580
ARCH PROJECT #: CRM 2137

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2600 PANDA HOME SQUARE

A-103P

PRELIMINARY FLOOR PLAN

PRELIMINARY FLOOR PLAN 1

Scale= 1/4" = 1'-0"

A-103

SPR PLANNING SUBMITTAL DWGS

EXTERIOR FINISH SCHEDULE

INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE

03-04-22

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
(EIFS-1)	STO	STOTHERM ESSENCE SYSTEM	SW 7646 FIRST STAR	FINE	BUILDING BODY
(EIFS-2)	STO	STOTHERM ESSENCE SYSTEM	SW 7069 IRON ORE	FINE	EIFS ACCENT BAND
(EIFS-3)	STO	STOTHERM ESSENCE SYSTEM	PANTONE COLOR 200C - RED	-	EIFS BEHIND TRELLIS
(ST-1S)	CORONADO STONE PRODUCTS	CHISELED STONE SILL	CHARCOAL	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
(ST-1)	CORONADO STONE PRODUCTS	STRIP STONE	BLACK FOREST	-	WAINSCOT CONTACT: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS. MFG.: ARGOS, COLOR: CHARCOAL
(CD-1)	NICHIHA	VINTAGEWOOD	SPRUCE	-	COMPOSITE DECKING
(MTL-2)	PANDA VENDOR	ALLEN INDUSTRIES	PMS BLACK- 7C	SATIN FINISH	CANOPY W/ LED W/ DOWN LIGHT AROUND BUILDING
(MTL-1)	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"		CAP FLASHING

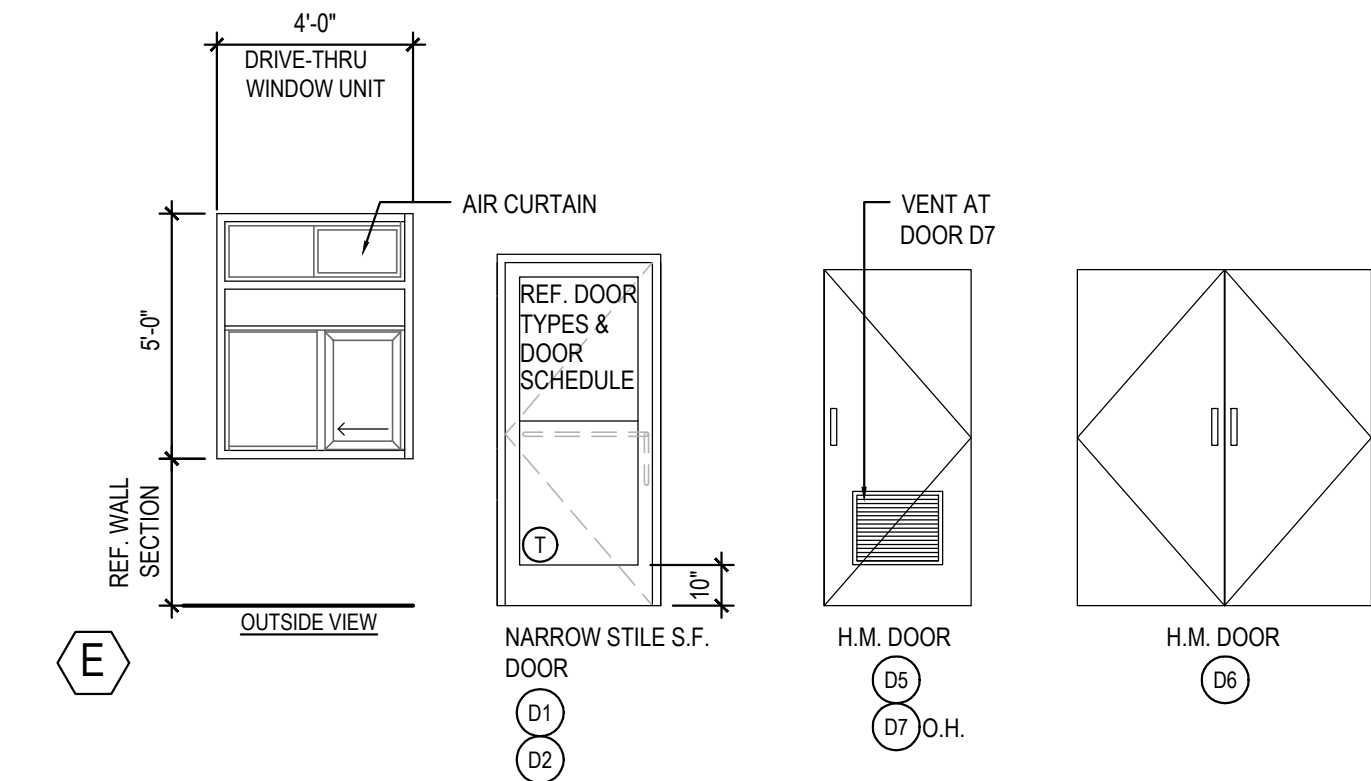
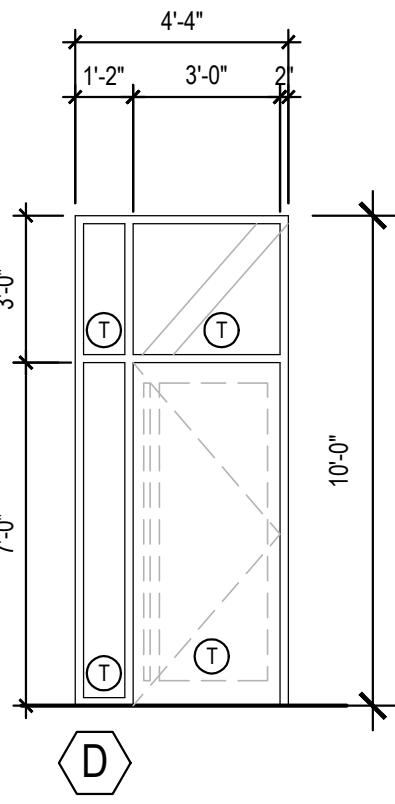
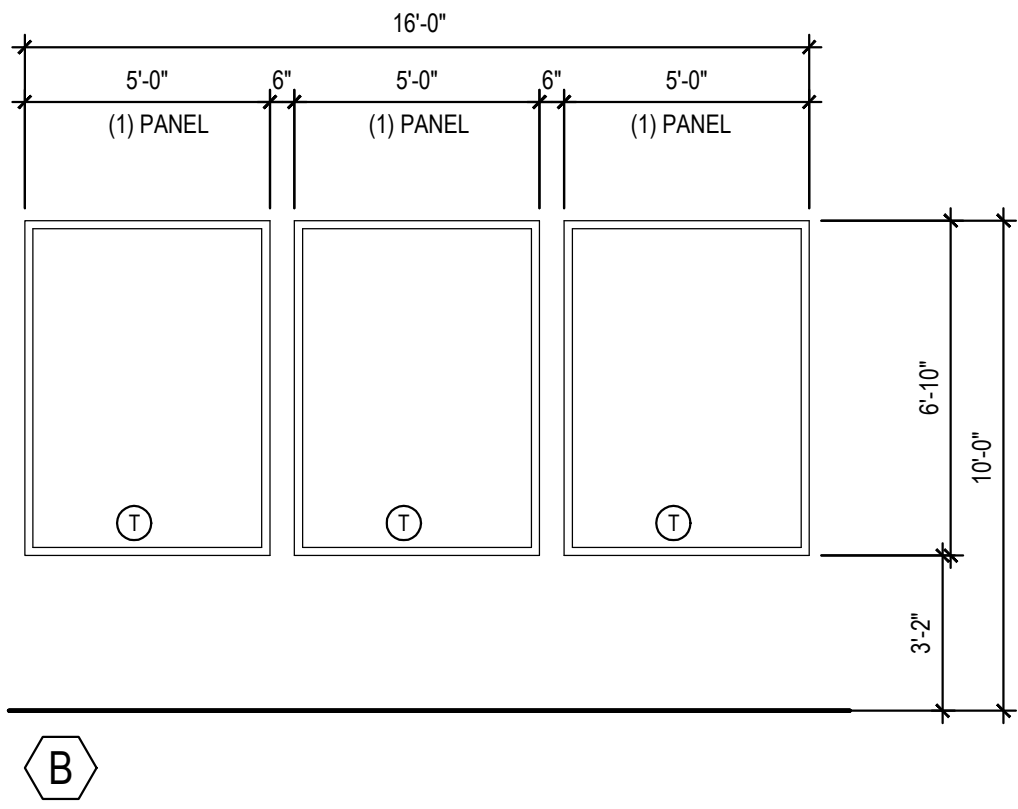
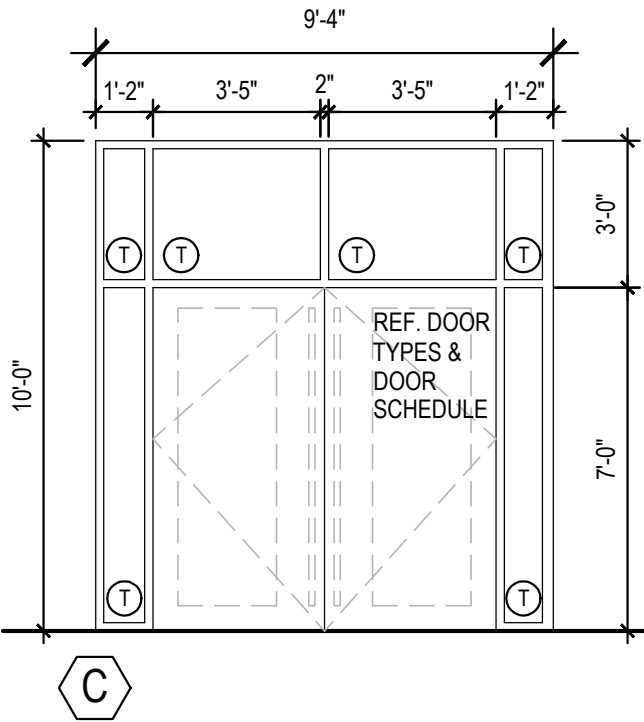
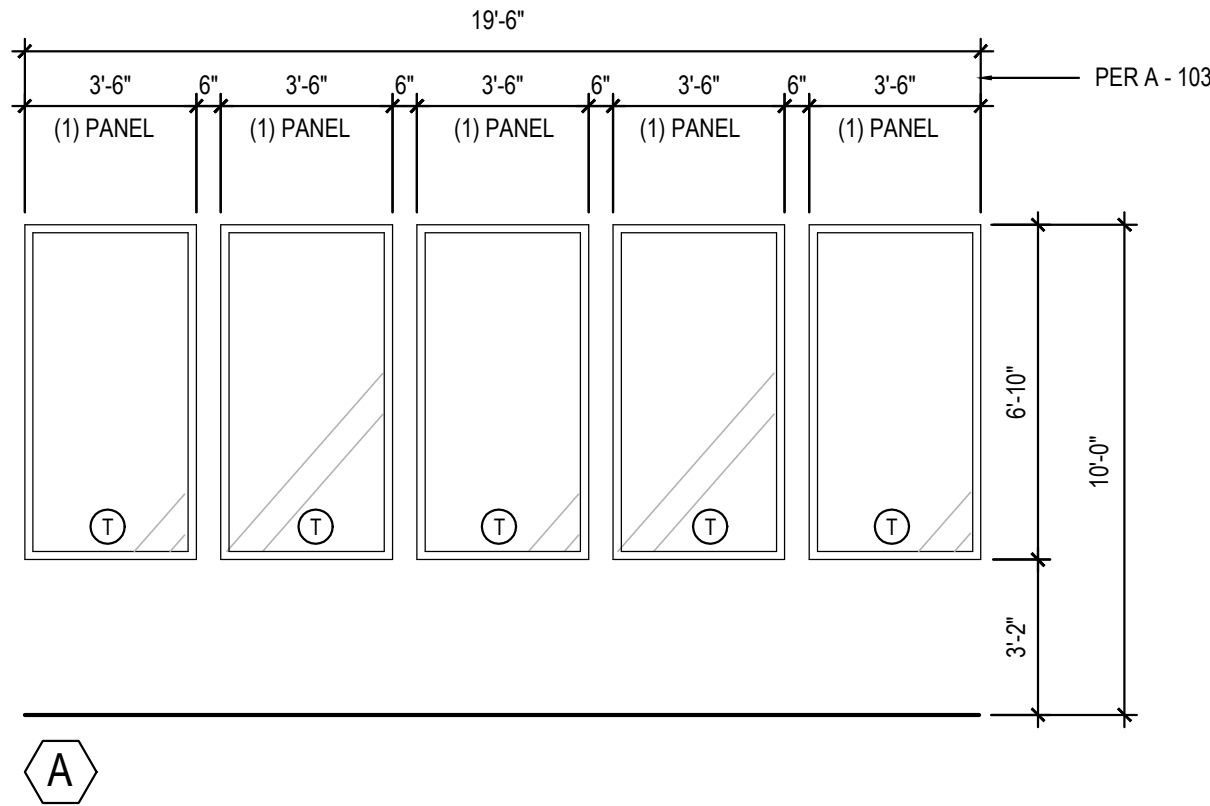
WINDOW SCHEDULE

INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE

SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS
(A)	16'-2" LIN. FEET	6'-10"	1" INSULATED GLASS	BLACK ANOD. ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES
(B)	16'-9" LIN. FEET	6'-10"	1" INSULATED GLASS	BLACK ANOD. ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES
(C)	10'-10"	10'-0"	1" INSULATED GLASS	BLACK ANOD. ALUMINUM STOREFRONT	KAWNEER CURTAIN WALL 1620 SYSTEM WITH 1" INSULATED GLAZING, IN 6" X 2" IN ANODIZED ALUMINUM FRAME MOON GATE TO CONNECT WITH KAWNEER ATTACHMENT BRACKET 834-745.
(D)	5'-2"	10'-0"	1" INSULATED GLASS	BLACK ALUMINUM STOREFRONT	KAWNEER CURTAIN WALL 1620 SYSTEM WITH 1" INSULATED GLAZING, IN 6" X 2" IN ANODIZED ALUMINUM FRAME MOON GATE TO CONNECT WITH KAWNEER ATTACHMENT BRACKET 834-745.
(E)	4'-0"	59.5"	TEMPERED GLASS	BLACK ANODIZED ALUMINUM	QUIK-SERV (NON-HEATED AIR CURTAIN OR HEATED AIR CURTAIN), ROUGH OPENING 83" X 60" SEE ADDITIONAL NOTE # 5. CONTACT: WADE ARNOLD, 800-388-8307
(F)	7'-3"	10'-0"	SINGLE PANE GLASS	DARK BRONZE ANODIZED ALUMINUM	SINGLE PANE VESTIBULE GLAZING
(G)	7'-10"	10'-0"	SINGLE PANE GLASS	DARK BRONZE ANODIZED ALUMINUM	SINGLE PANE VESTIBULE GLAZING

NOTES

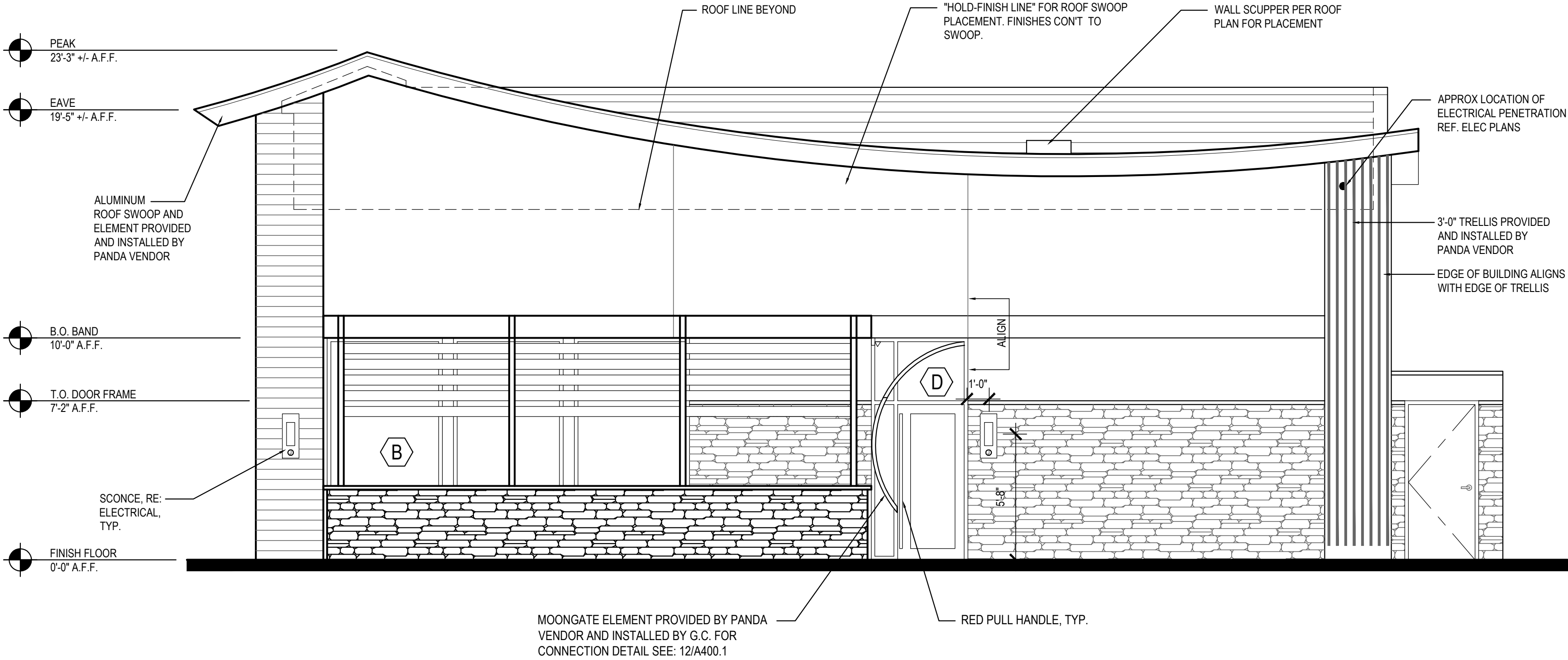
- INSULATING GLASS SOLARBAN 60 LOW E: WINTER U=29 SHGC: 0.25 VIS TRANS: 35%
- DOORS: FULL GLAZED DOORS W/10" KICK BASE, ANODIZED ALUM FINISH. REFER HARDWARE SCHEDULE.
- WINDOW DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. G.C. TO VERIFY ACTUAL WINDOW DIMENSIONS PRIOR TO FABRICATION INSTALLATION. GLASS FACADE AND ENTRY DOORS TO BE DESIGNED, DETAILED, FACTORY FABRICATED AND SITE ASSEMBLED AND ERECTED.
- MANUFACTURER: QUIK-SERV, MODEL SST-4860E WITH THRU-BEAM PHOTO-ELECTRIC BAR. REGIONAL APPLICATION WITH CF-25 NON HEATED AIR CURTAIN OR CHP-25 HEATED AIR CURTAIN. TYPE OF AIR CURTAIN LISTED ON WINDOW SCHEDULE.
- WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER OF BUILDING CODE.
- TEMPERED GLASS



WINDOW AND DOOR ELEVATIONS

3

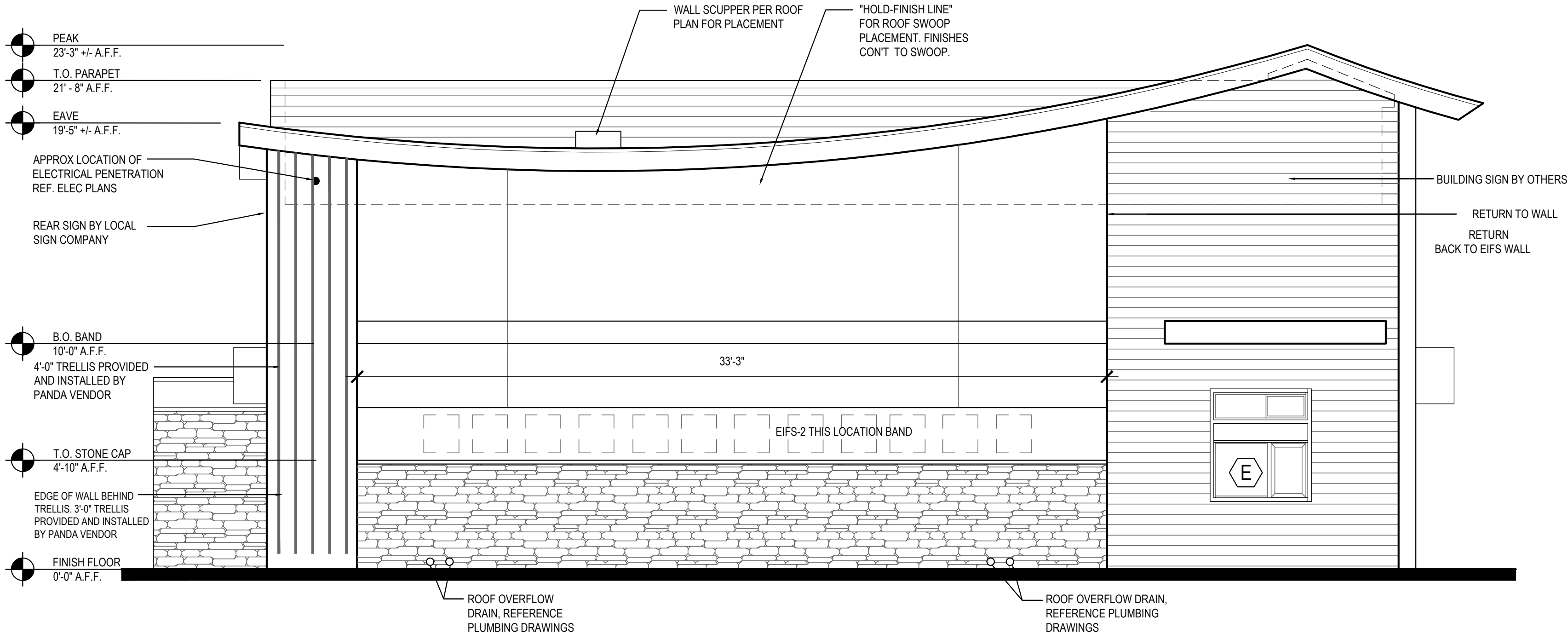
Scale= NTS A-200



NORTH ELEVATION

2

Scale= 1/4" = 1'-0" A-200



SOUTH ELEVATION

1

Scale= 1/4" = 1'-0" A-200



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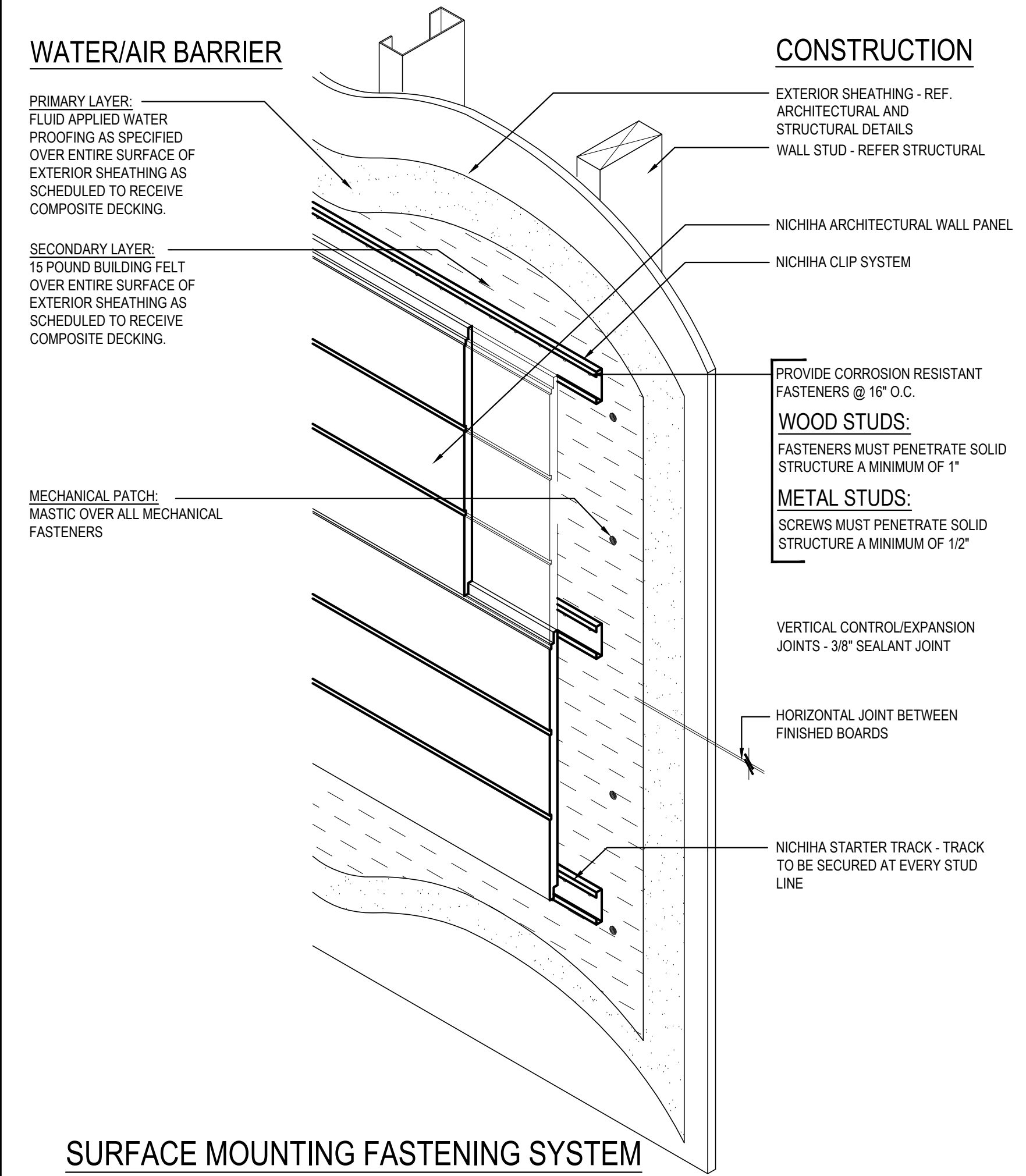
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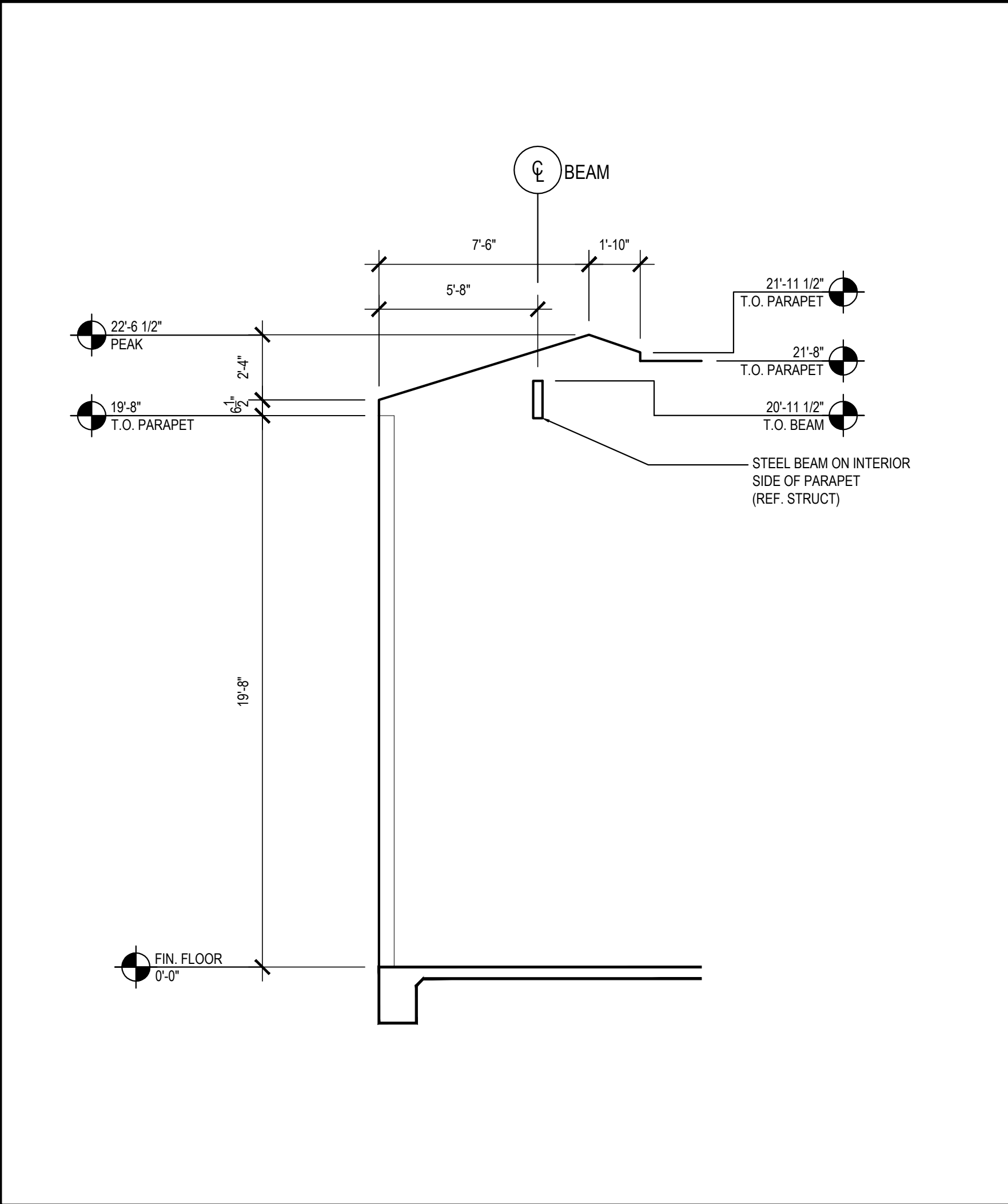
2200 PANDA HOME

A-200

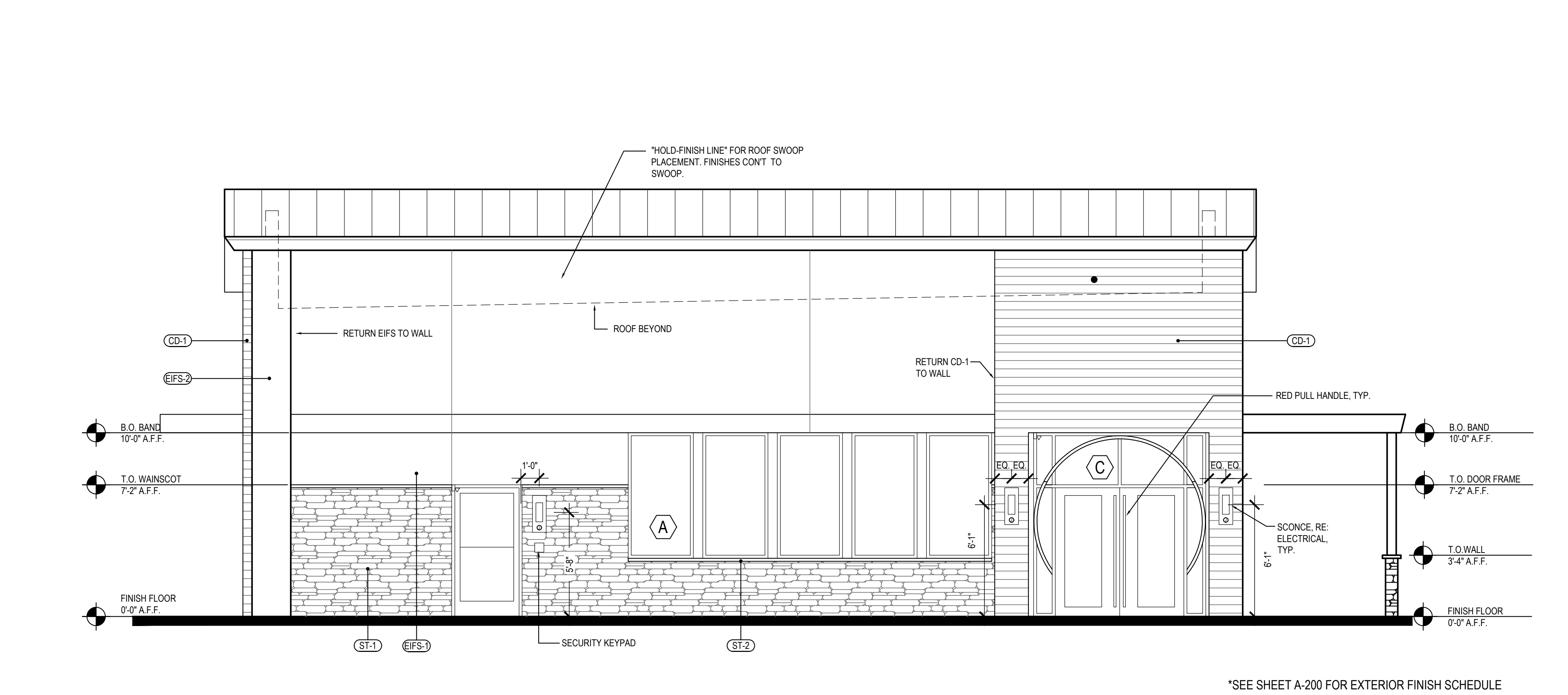
EXTERIOR
ELEVATIONS



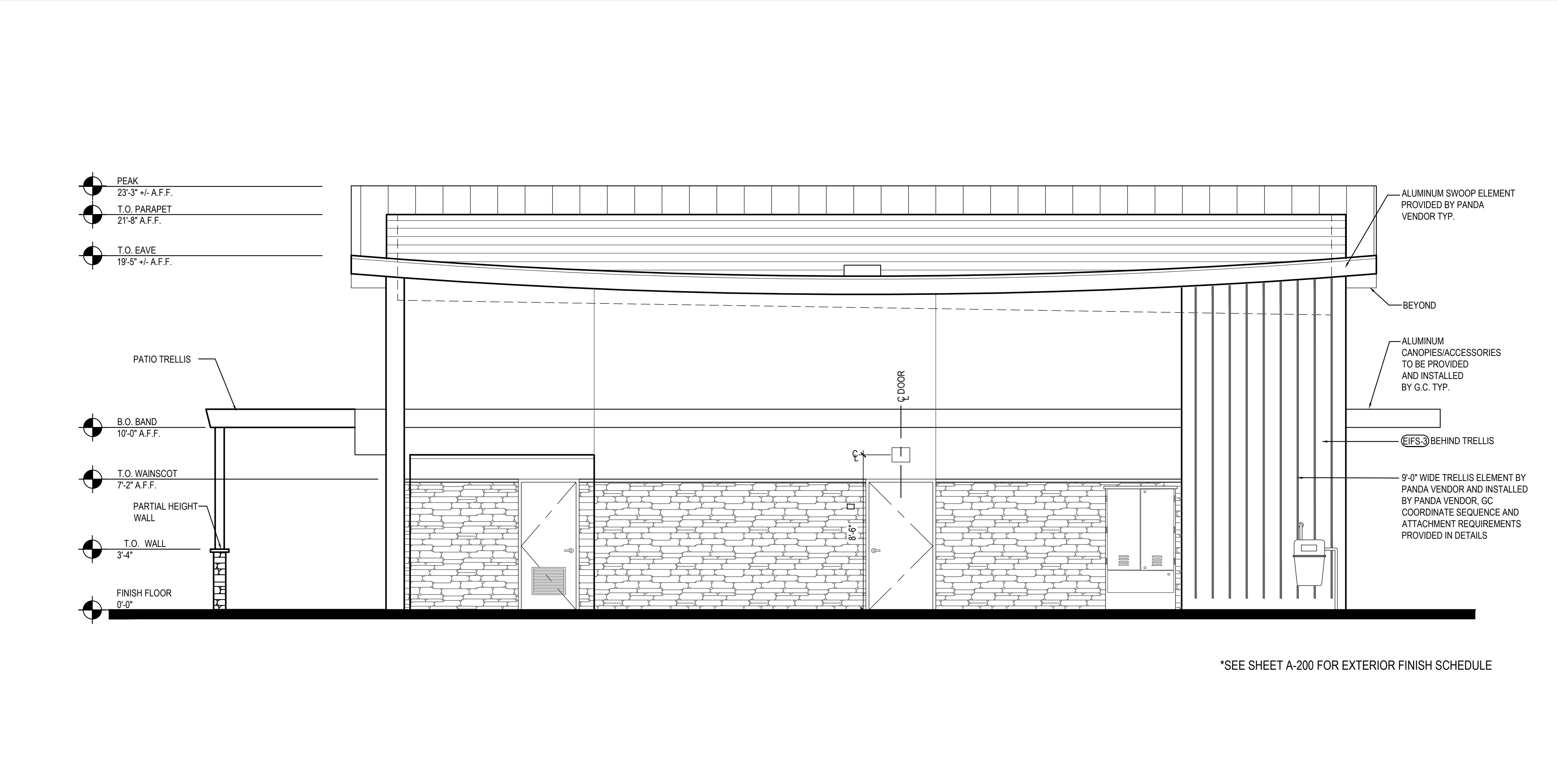
NICHIHA PANEL FASTENING & WATER PROOFING 3
Scale= 1 1/2" = 1'-0" A-201



SLOPED PARAPET FRAMING PROFILE 4
Scale= 1/4" = 1'-0" A-201



EAST ELEVATION 2
Scale= 1/4" = 1'-0" A-201



WEST ELEVATION 1
Scale= 1/4" = 1'-0" A-201



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2200 PANDA HOME

A-201

EXTERIOR ELEVATIONS

SPR PLANNING SUBMITTAL DWGS



NORTH ELEVATION 2
Scale= 1/4" = 1'-0" A-202



PROPOSED SIGNAGE UNDER SEPARATE
PERMIT & SUBMITTAL BY SIGNAGE COMPANY

SOUTH ELEVATION 1
Scale= 1/4" = 1'-0" A-202



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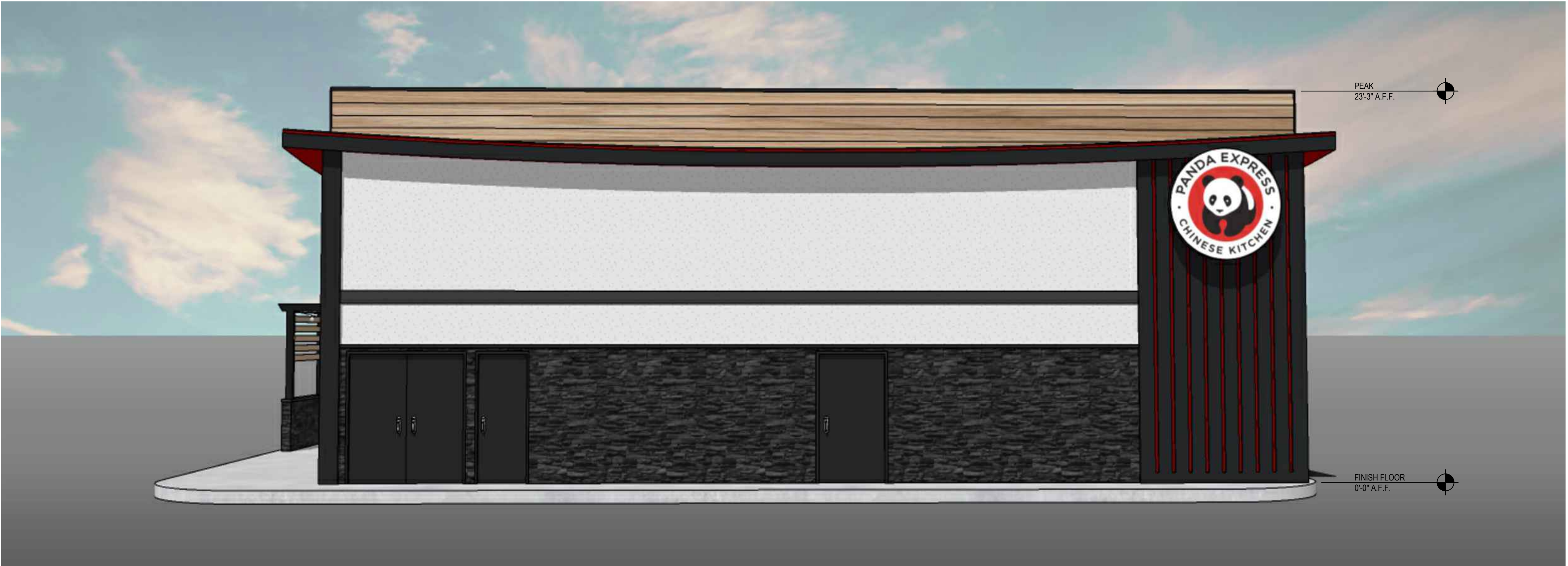
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2200 PANDA HOME

A-202
COLORED EXTERIOR
ELEVATIONS



WEST ELEVATION | 2
Scale= 1/4" = 1'-0" | A-203



PROPOSED SIGNAGE UNDER SEPARATE
PERMIT & SUBMITTAL BY SIGNAGE COMPANY

EAST ELEVATION | 1
Scale= 1/4" = 1'-0" | A-203



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A-203

COLORLED EXTERIOR
ELEVATIONS