

1004246

BAKERY CAFE:  
#610048  
SYSTEM: G3 (CALM)  
PROTOTYPE UPDATE: 2012

DESIGN CONSULTANT:  
**ARCISION**  
C O R P  
10000 N. ALBUQUERQUE BLVD. SUITE 100  
SANTA FE, NM 87507  
TEL: (505) 424-2000

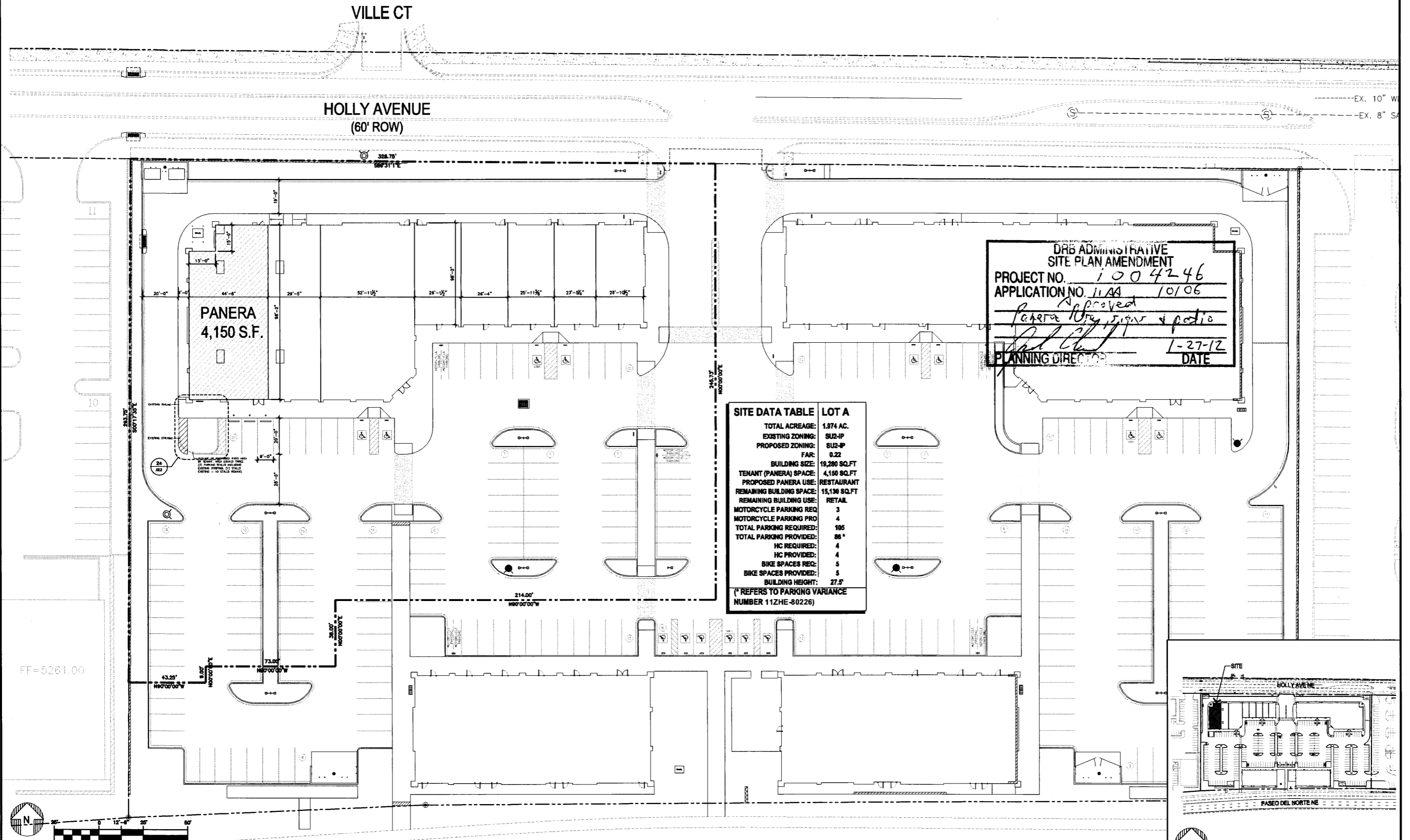
PARADISE BAKERY &  
CAFE #610048  
HOLLY PLAZA  
6550 HOLLY AVE. NE SUITE A-8  
ALBUQUERQUE, NM 87113

PERMIT / BID  
SET  
ISSUED: 07.13.11

REVISION

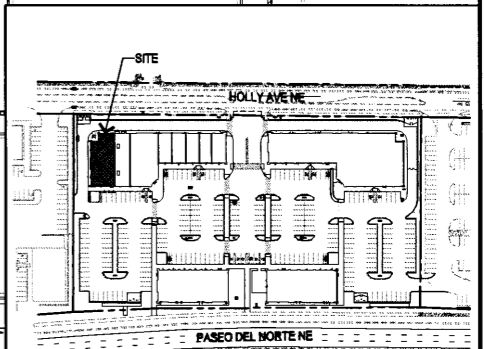
ISSUE DATE: 07.13.11  
PROJECT NUMBER: 110396  
DRAWN BY: BTN  
DPM: Michael Rolves  
DM: Caryl Scobble  
CPM: Keith Kotchey

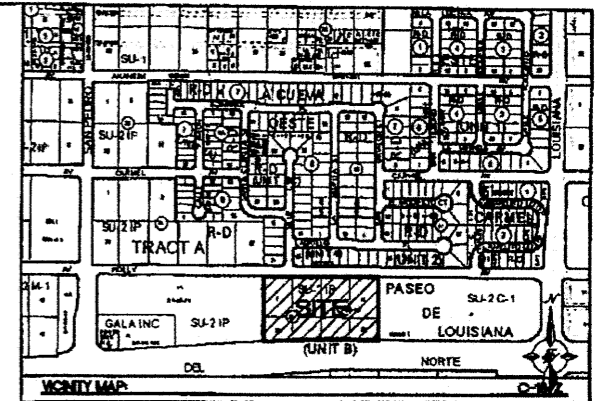
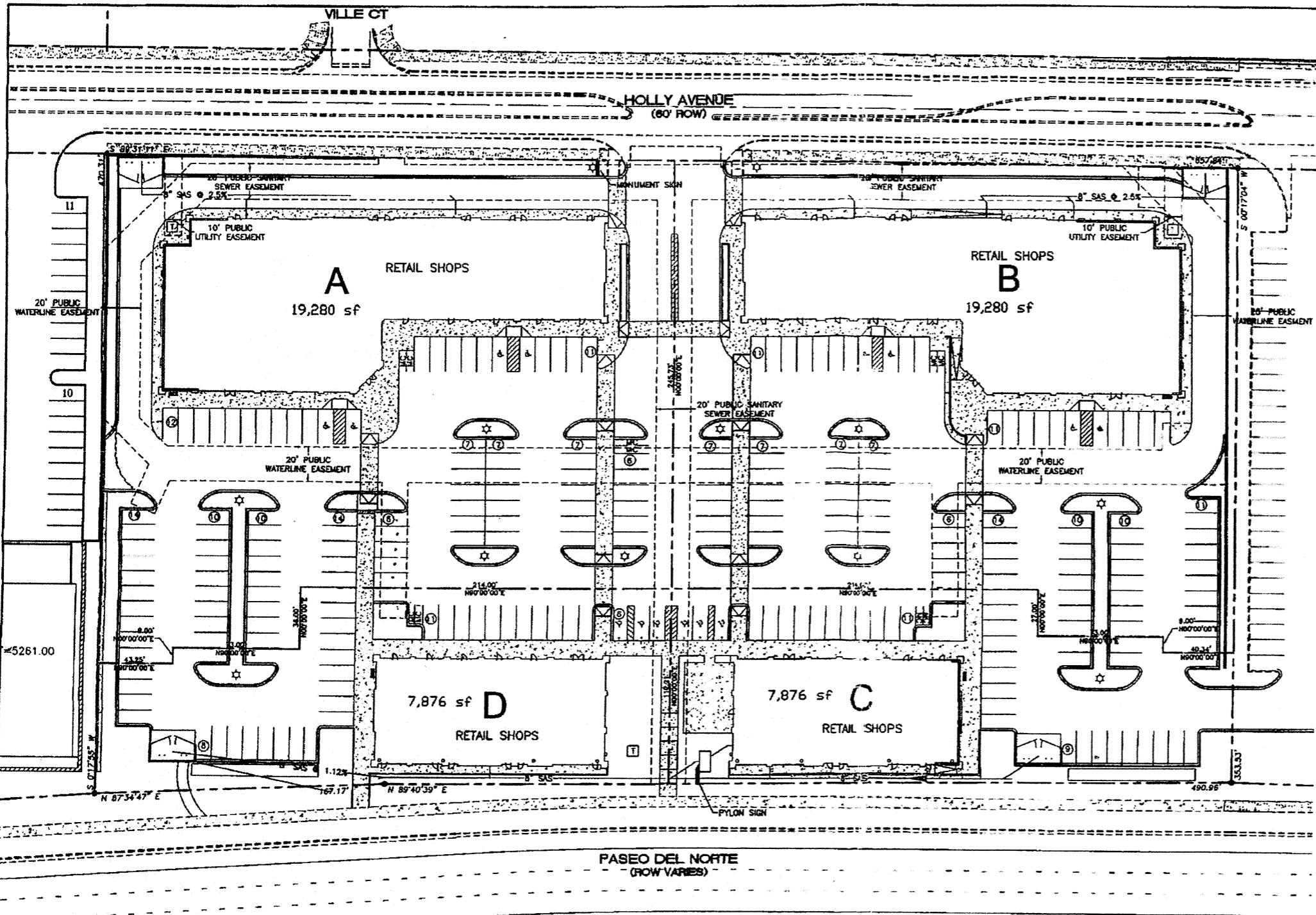
SHEET NO:  
**A-1.0**  
SITE PLAN  
NEW CONSTRUCTION  
FILE: 610048-A-1.0.dwg



DRB ADMINISTRATIVE  
SITE PLAN AMENDMENT  
PROJECT NO. 1004246  
APPLICATION NO. 11AA 10106  
*Approved*  
*Panera Bakery, signs & patio*  
*[Signature]*  
PLANNING DIRECTOR DATE 1-27-12

SITE DATA TABLE		LOT A
TOTAL ACREAGE:	1.974 AC.	
EXISTING ZONING:	SU2-IP	
PROPOSED ZONING:	SU2-IP	
FAR:	0.22	
BUILDING SIZE:	19,280 SQ.FT	
TEHANT (PANERA) SPACE:	4,150 SQ.FT	
PROPOSED PANERA USE:	RESTAURANT	
REMAINING BUILDING SPACE:	15,130 SQ.FT	
REMAINING BUILDING USE:	RETAIL	
MOTORCYCLE PARKING REQ:	3	
MOTORCYCLE PARKING PRO:	4	
TOTAL PARKING REQUIRED:	105	
TOTAL PARKING PROVIDED:	86	
HC REQUIRED:	4	
HC PROVIDED:	4	
BIKE SPACES REQ:	5	
BIKE SPACES PROVIDED:	5	
BUILDING HEIGHT:	27.5'	
(* REFERS TO PARKING VARIANCE NUMBER 11ZHE-80226)		





**LEGAL DESCRIPTION**  
 LOT 10-A, BLOCK 35, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES

**LEGEND**

	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	CENTERLINE
	RIGHT-OF-WAY
	LANE
	STRIPING
	LIGHT POLE
	PROPOSED BUILDING
	PROPOSED PERIMETER WALL
	PROPOSED RETAINING WALL
	EXISTING CURB & GUTTER
	EXISTING SIDEWALK
	EXISTING STRIPING
	PROPOSED CROSSWALK
	PROPOSED 5 SPACE BIKERACK
	PROPOSED FIRE HYDRANT

**PROJECT NUMBER:** 1004246  
**APPLICATION NUMBER:** 07228-70093

Is an infrastructure list required? ( ) Yes (X) No. If Yes, then a set of approved DSD plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DRB SITE DEVELOPMENT PLAN APPROVAL**

<i>[Signature]</i> Traffic Engineer, Transportation Division	8/2/07 Date
<i>[Signature]</i> Water Utility Development Review	8/1/07 Date
<i>[Signature]</i> Parks & Recreation Department	8/16/07 Date
<i>[Signature]</i> City Engineer	8/16/07 Date
NA Environmental Health Department (conditional)	Date
<i>[Signature]</i> Solid Waste Management	8/16/07 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	8/16/07 Date

\* Environmental Health, if necessary

**INDEX TO DRAWINGS**

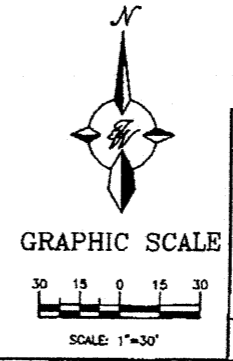
C1.	SITE PLAN FOR SUBDIVISION
C2.	SITE PLAN FOR BLDG. PERMIT
C3.	LANDSCAPING PLAN
C4.	LANDSCAPE DETAIL SHEET
C5.	GRADING PLAN
C6.	MASTER UTILITY PLAN
C7.	BUILDING "A" ELEVATIONS
C8.	BUILDING "B" ELEVATIONS
C9.	BUILDING "C" ELEVATIONS
C10.	BUILDING "D" ELEVATIONS
C11.	DETAILS
C12.	SIGNAGE DETAILS

ENGINEER'S SEAL 	<b>HOLLY PLAZA</b>	DRAWN BY LPS
	<b>SITE PLAN FOR SUBDIVISION</b>	DATE 05/31/07
	<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	2561-SP5B
		SHEET # <b>C1</b>
		JOB # 25061

- GENERAL NOTES**
- COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPEAT.
  - ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WILL REQUIRE AN APPLICATION TO DRB TO AMEND THE PLAN.
  - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
  - ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
  - THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
  - NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
  - THERE ARE NO TRANSIT FACILITIES ADJACENT TO OR WITHIN CLOSE PROXIMITY TO THE SITE.
  - DELIVERY TRUCKS SHALL NOT IDLE LONGER THAN 5 MINUTES WHILE ON SITE.

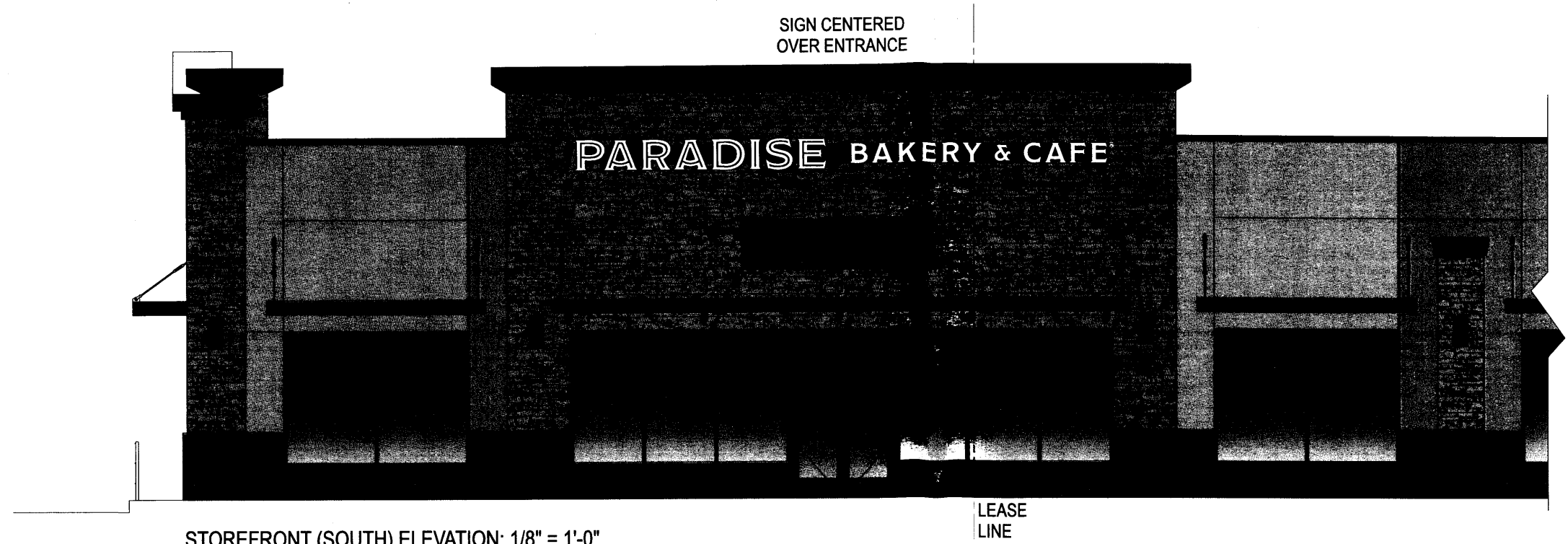
No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition of approval of this plat or site development plan for subdivision.

SITE DATA TABLE				
	LOT A	LOT B	LOT C	LOT D
TOTAL ACREAGE:	1.974 AC.	1.915 AC.	.765 AC.	.761 AC.
EXISTING ZONING:	SU2-IP	SU2-IP	SU2-IP	SU2-IP
PROPOSED ZONING:	SU2-IP	SU2-IP	SU2-IP	SU2-IP
FAR:	0.22	0.23	0.23	0.23
BUILDING SIZE:	19,280 SF	19,280 SF	7,876 SF	7,876 SF
PROPOSED USE:	RETAIL	RETAIL	RETAIL	RETAIL
MOTORCYCLE PARKING REQUIRED:	3	3	2	2
MOTORCYCLE PARKING PROVIDED:	4	2	2	2
TOTAL PARKING REQUIRED:	90	90	36	36
TOTAL PARKING PROVIDED:	92	88	40	40
HC REQUIRED:	4	4	3	3
HC PROVIDED:	4	4	3	3
BIKE SPACES REQUIRED:	5	5	2	2
BIKE SPACES PROVIDED:	5	5	3	5
BUILDING HEIGHT:	27.5'	27.5'	27.5'	27.5'



1004246  
 72228-70093  
 1004246

75,52



STOREFRONT (SOUTH) ELEVATION: 1/8" = 1'-0"

ARTWORK EXCLUSIVE PROPERTY OF  
 SINCE 1917  
  
**MANDEVILLE SIGN**  
*making your mark.*  
 676 GEORGE WASHINGTON HIGHWAY  
 LINCOLN, RI 02865-4255  
 401-334-9100 401-334-7799  
 PHONE FAX  
 www.mandevillesign.com  
 WEB

**APPROVALS**  
*Signatures Required Before Release to Production*

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

VM PRODUCT NUMBER(S)  
 21872-1  
 WORK ORDER NUMBER(S)

**REVISIONS**

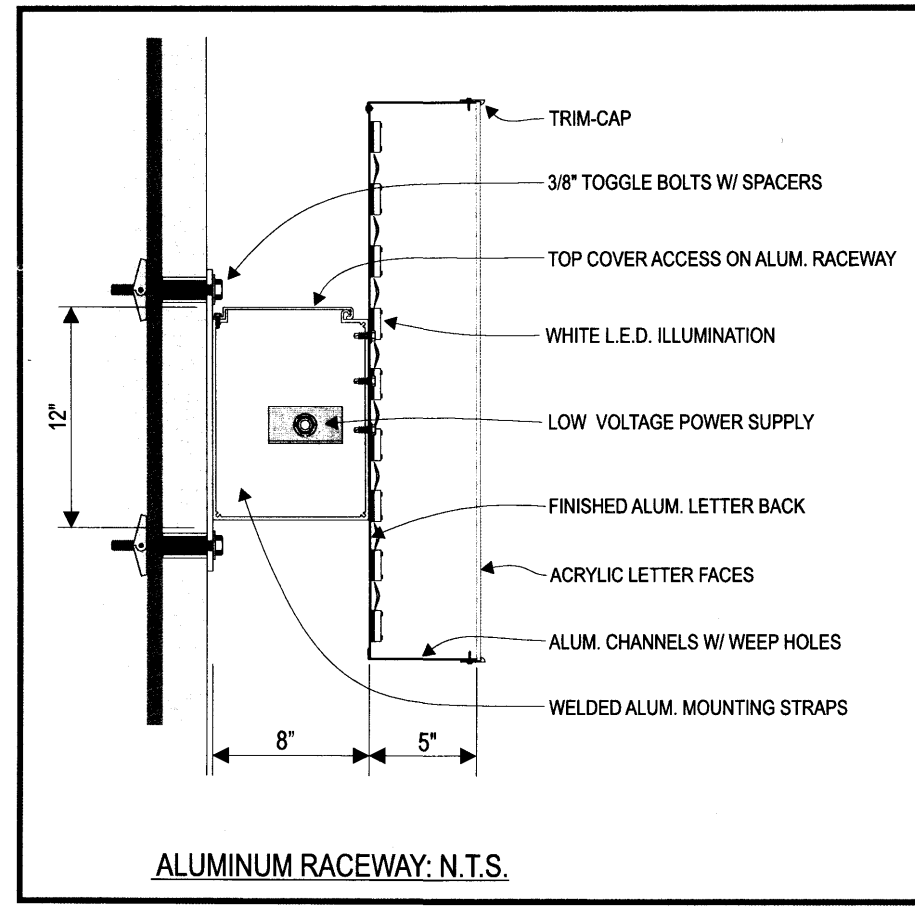
NO.	BY	DESCRIPTION	DATE
1	JM	Change sign to halo lighting	11/28/11
2	JM	Added raceway mount per city requirements	12/08/11
3	JM	Updated letter style	12/15/11
4			
5			
6			
7			
8			
9			
10			
11			
12			

CLIENT  
  
**Paradise BAKERY & CAFE**

STORE NUMBER 610048  
 LOCATION  
 Holly Plaza  
 6550 Holly Ave., N.E.  
 ALBUQUERQUE, NM

PROJECT MANAGER JIM M.  
 CHECKED BY DATE ARTIST DATE  
 WD 06/01/11

DRAWING NAME  
 V-205av2

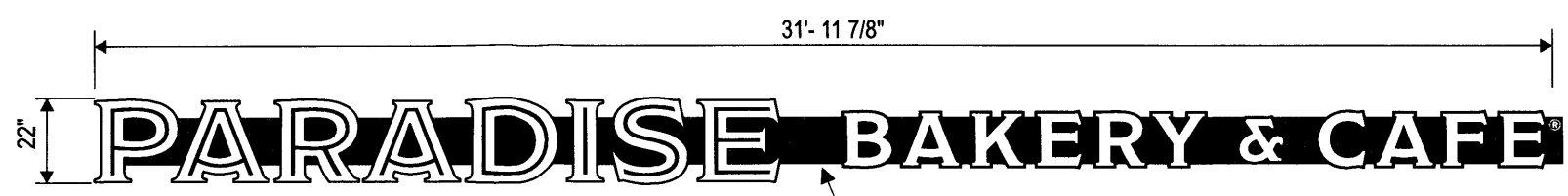


ALUMINUM RACEWAY: N.T.S.

**INTERNALLY ILLUMINATED CHANNEL LETTERS**

- (#2447 WHITE) 3/16" ACRYLIC FACES WITH (230-22 MATTE BLACK) VINYL INLAYS
- (BLACK) 1" TRIM CAP
- (BLACK) .040 ALUM. RETURNS 5" DEEP
- .040 ALUM. LETTER BACKS
- (WHITE) L.E.D. ILLUMINATION
- U.L. AND MFG. LABELS
- WEEP HOLES

- RACEWAY BEHIND CHANNEL LETTERS:**
- 8" DEEP X 12" HIGH
  - PAINTED PMS 7517U BROWN
  - REMOVABLE TOP ACCESS



SIGN ELEVATION: 1/4" = 1'-0"

PMS 7517U BROWN 67.5 SQ.FT.

676 GEORGE WASHINGTON HIGHWAY  
LINCOLN, RI 02865-4255

401-334-9100 401-334-7799  
PHONE FAX

WEB www.mandevillesign.com

**APPROVALS**

*Signatures Required Before Release to Production*

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

VM PRODUCT NUMBER(S)

21872-1

WORK ORDER NUMBER(S)

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	JM	Reduced sign to fit within allotment	11/28/11
2	JM	Extended width of background panel	12/02/11
3	JM	Updated letter style	12/15/11
4			
5			
6			
7			
8			
9			
10			
11			
12			

CLIENT

*Paradise*  
**BAKERY & CAFE**

STORE NUMBER 610048

Holly Plaza  
6550 Holly Ave., N.E.  
ALBUQUERQUE, NM

LOCATION

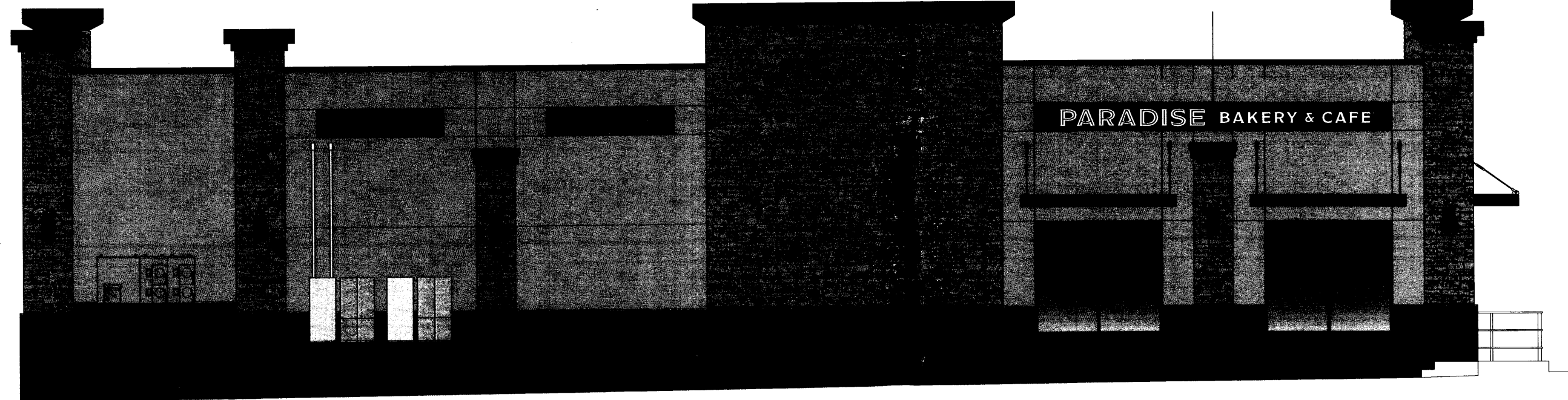
PROJECT MANAGER JIM M.

CHECKED BY DATE WD ARTIST DATE 06/01/11

V-205bv2

DRAWING NAME

CENTER SIGN  
ON COLUMN



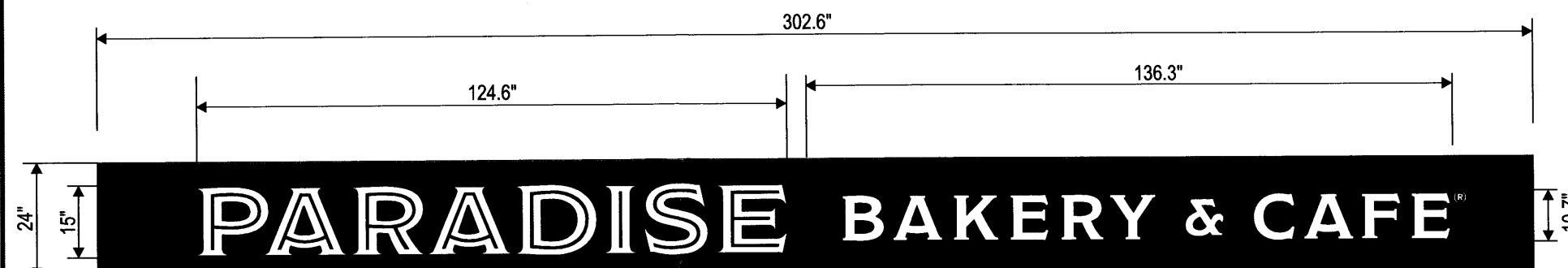
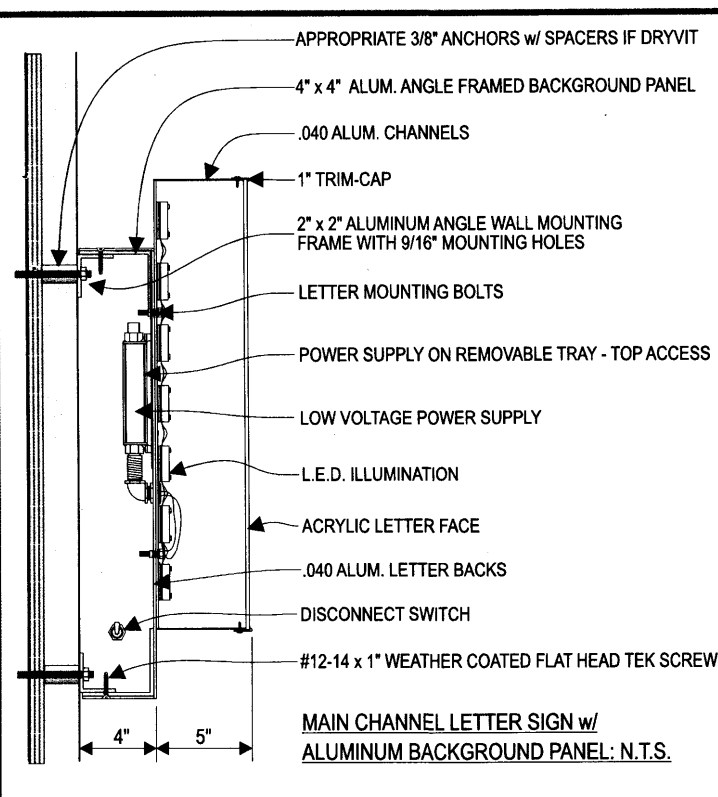
SIDE (WEST) ELEVATION: 1/8" = 1'-0"

INTERNALLY ILLUMINATED CHANNEL LETTERS

- (#2447 WHITE) 3/16" ACRYLIC FACES WITH (230-22 MATTE BLACK) VINYL BORDERS
- (BLACK) 1" TRIM CAP
- (BLACK) .040 ALUM. RETURNS 5" DEEP
- .040 ALUM. LETTER BACKS
- (WHITE) L.E.D. ILLUMINATION
- U.L. AND MFG. LABELS
- WEEP HOLES

BACKGROUND PANEL/ RACEWAY BEHIND CHANNEL LETTERS:

- 4" DEEP ALUM. ANGLE FRAME w/ .125 ALUM. FACE
- PAINTED PMS 1805C MAROON
- BACKGROUND PANEL FITS OVER 2" x 2" ALUM. ANGLE WALL FRAME FOR FLUSH MOUNTING TO FASCIA
- REMOVABLE POWER SUPPLY TRAY - TOP ACCESS



SIGN ELEVATION: 3/8" = 1'-0"

PANTONE 1805C

60.94 SQ.FT.

**APPROVALS**  
*Signatures Required Before Release to Production*

Engineering	
BY	DATE
Sales	
BY	DATE
Estimating	
BY	DATE
Production	
BY	DATE
Quality Control	
BY	DATE

VM PRODUCT NUMBER(S)

21872-1

WORK ORDER NUMBER(S)

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	JM	Reduced sign to fit within allotment	11/28/11
2	JM	Extended width of background panel and omitted internal lighting	12/02/11
3	JM	Updated letter style	12/15/11
4			
5			
6			
7			
8			
9			
10			
11			

CLIENT

*Paradise*  
**BAKERY & CAFE**

STORE NUMBER 610048

Holly Plaza  
6550 Holly Ave., N.E.  
ALBUQUERQUE, NM

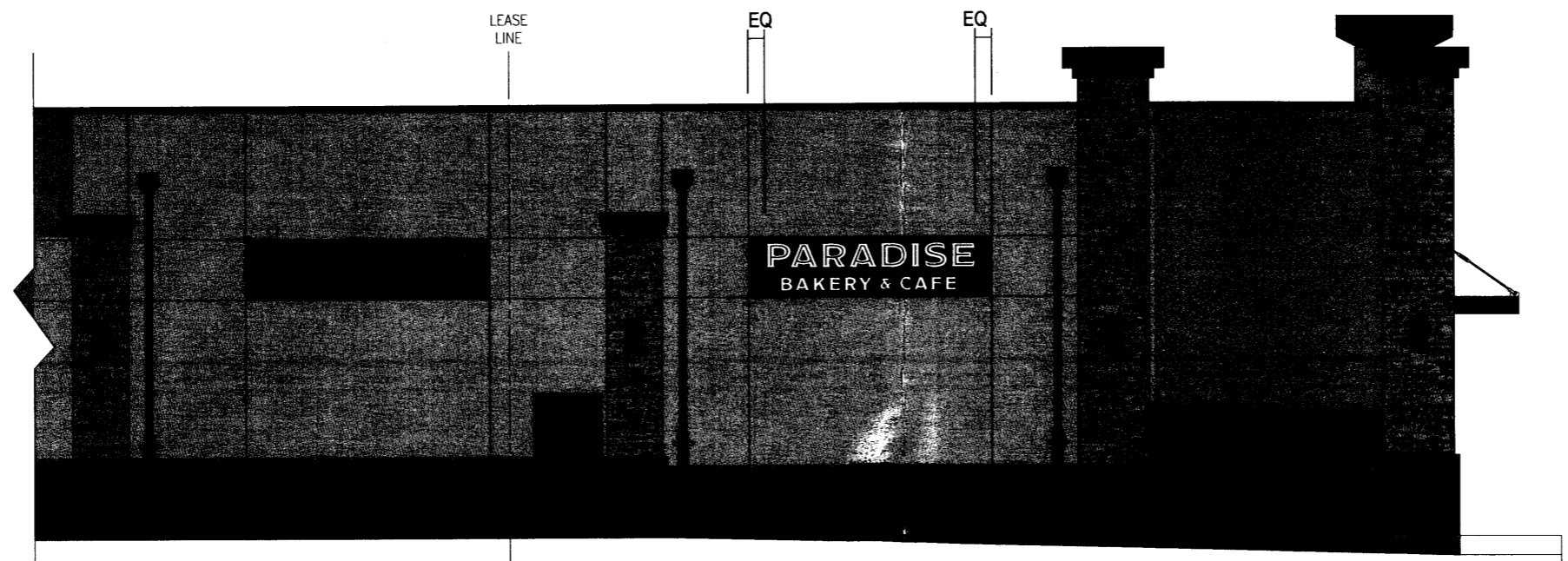
LOCATION

PROJECT MANAGER JIM M.

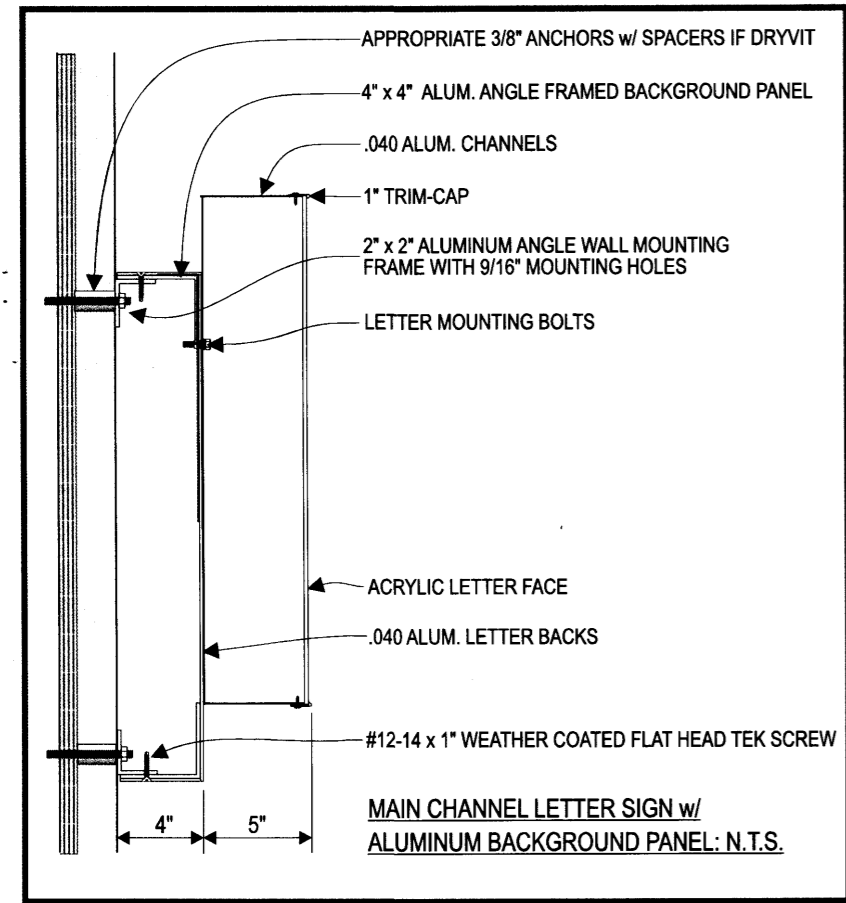
CHECKED BY DATE WD ARTIST DATE

V-205cv2

DRAWING NAME



REAR (NORTH) ELEVATION: 1/8" = 1'-0"



MAIN CHANNEL LETTER SIGN w/  
ALUMINUM BACKGROUND PANEL: N.T.S.

**NON ILLUMINATED CHANNEL LETTERS  
MOUNTED TO BACKGROUND PANEL**

- (#2447 WHITE) 3/16" ACRYLIC FACES WITH (230-22 MATTE BLACK) VINYL BORDERS
  - (BLACK) 1" TRIM CAP
  - (BLACK) .040 ALUM. RETURNS 5" DEEP
  - .040 ALUM. LETTER BACKS
  - U.L. AND MFG. LABELS
  - WEEP HOLES
- BACKGROUND PANEL/ RACEWAY BEHIND CHANNEL LETTERS:
- 4" DEEP ALUM. ANGLE FRAME w/ .125 ALUM. FACE
  - PAINTED PMS 1805C MAROON
  - BACKGROUND PANEL FITS OVER 2" x 2" ALUM. ANGLE WALL FRAME FOR FLUSH MOUNTING TO FASCIA



SIGN ELEVATION: 3/8" = 1'-0"

36.00 SQ.FT.

PANTONE 1805C