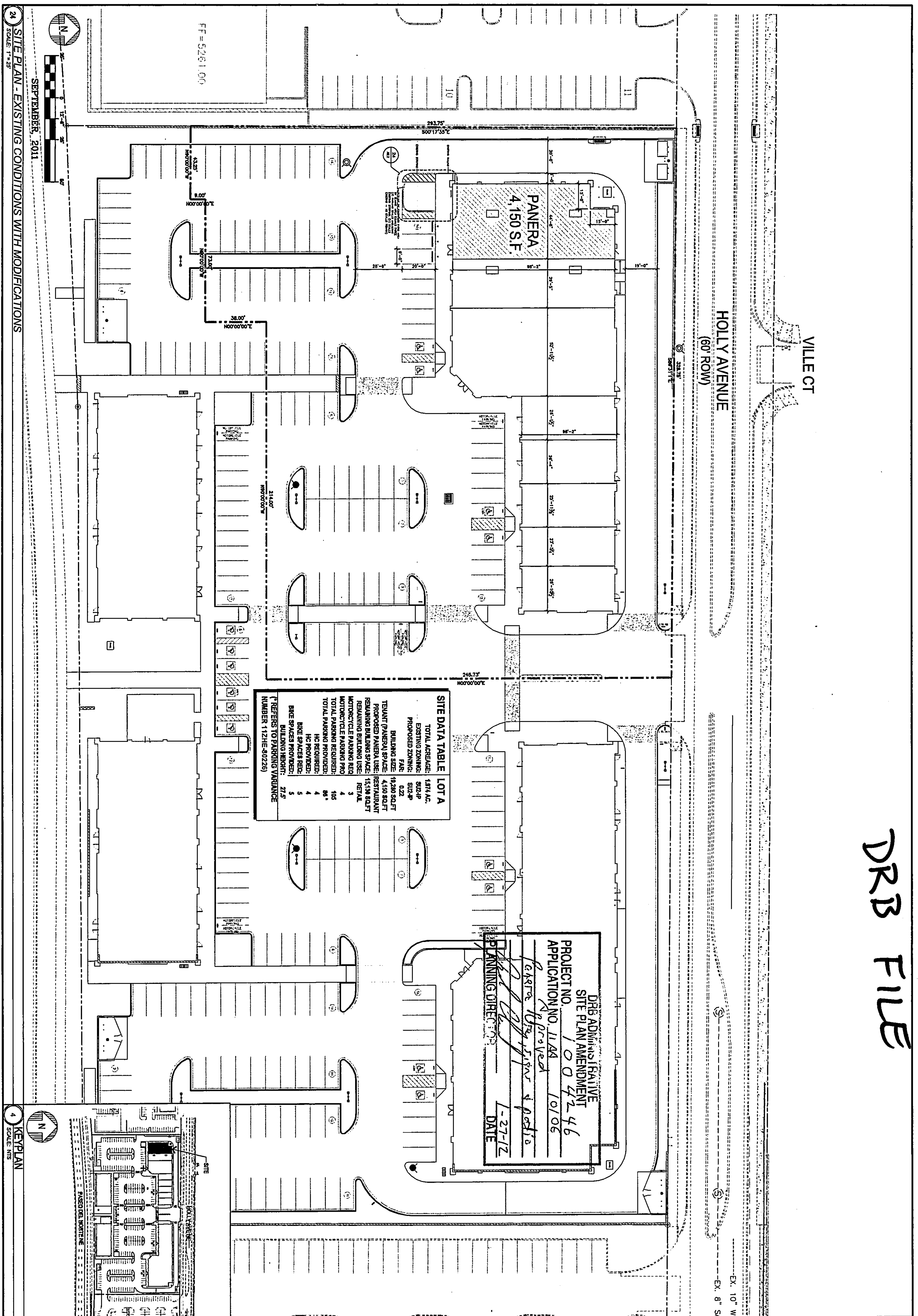


DRB FILE

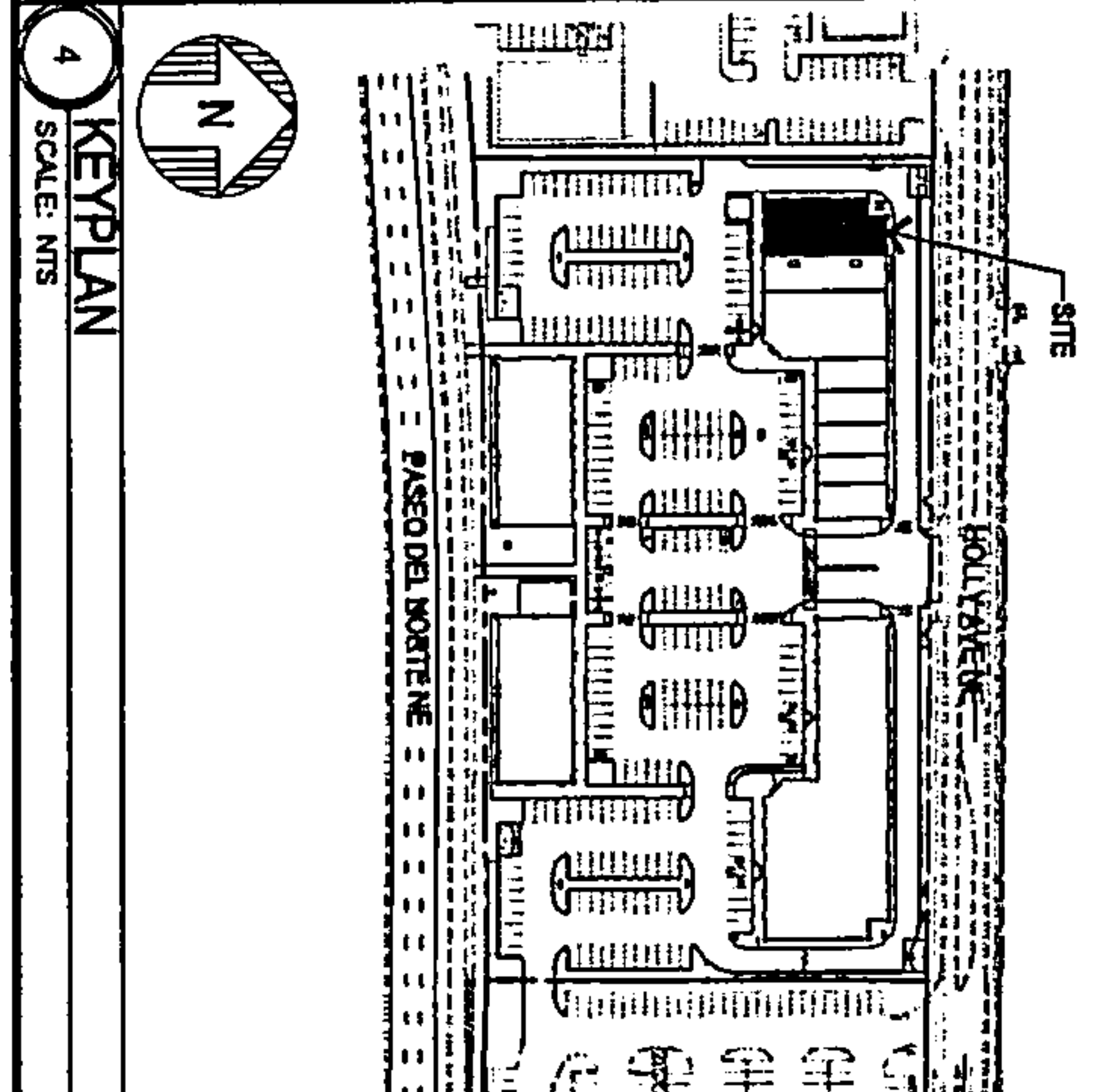


SITE DATA TABLE LOT A

TOTAL ACREAGE:	1.974 AC.
EXISTING ZONING:	SU2-IP
PROPOSED ZONING:	SU2-IP
FAR:	0.22
BUILDING SIZE:	10,280 SQ.FT
TEENANT (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
TOTAL PARKING PROVIDED:	105
HC PROVIDED:	86
HC REQUIRED:	4
BKE SPACES REQ:	4
BKE SPACES PROVIDED:	5
BUILDING HEIGHT:	27.5'

* REFERS TO PARKING VARIANCE NUMBER 112HE-80226

DRB ADMINISTRATIVE
SITE PLAN AMENDMENT
PROJECT NO. 10042246
APPLICATION NO. 1144
APPROVED 10/10/06
Patricia A. Johnson
Planning Director
DATE 1-27-12



SHEET NO:
A-1.0
SITE PLAN
NEW CONSTRUCTION
FILE NUMBER: 1144

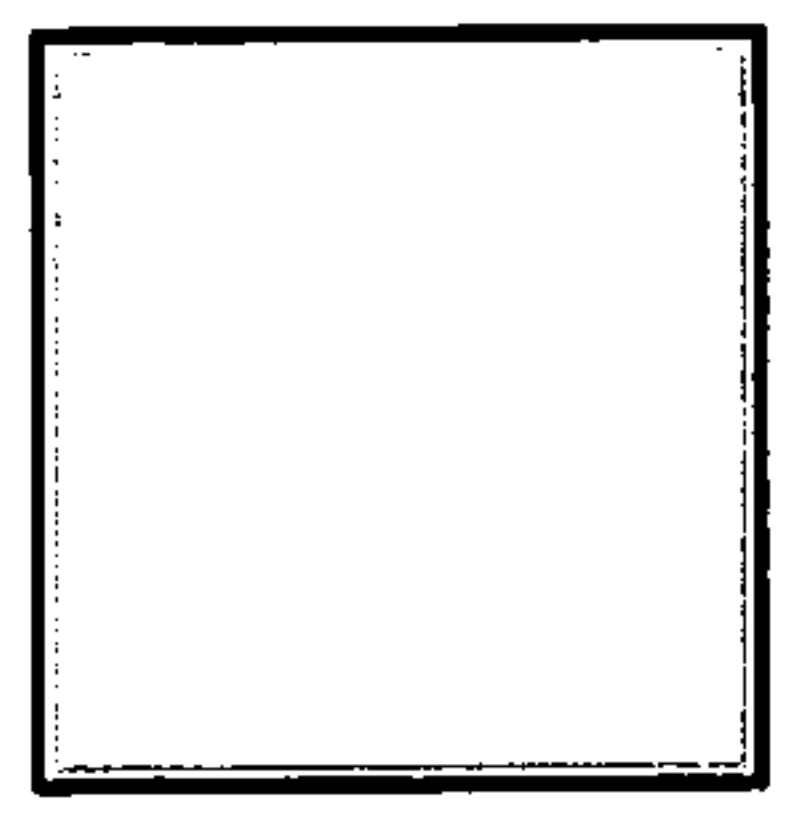
ISSUE DATE: 07/13/11
PROJECT NUMBER: 110395
DRAWN BY: BWN
CHECKED BY: MCH
DATE: 07/13/11

REVISION

PERMIT / BID
SET
ISSUED 07/13/11

Panera
BREAD

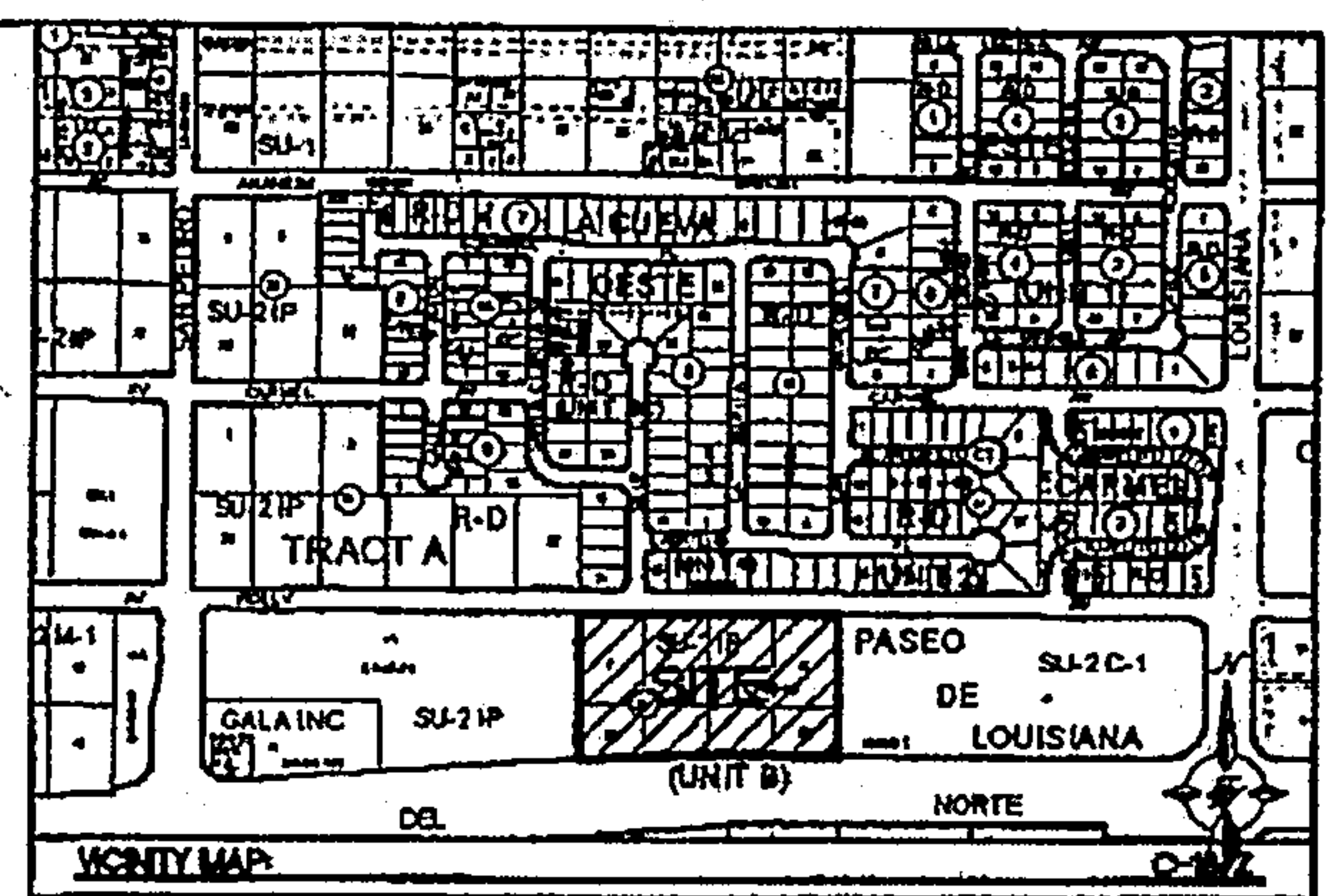
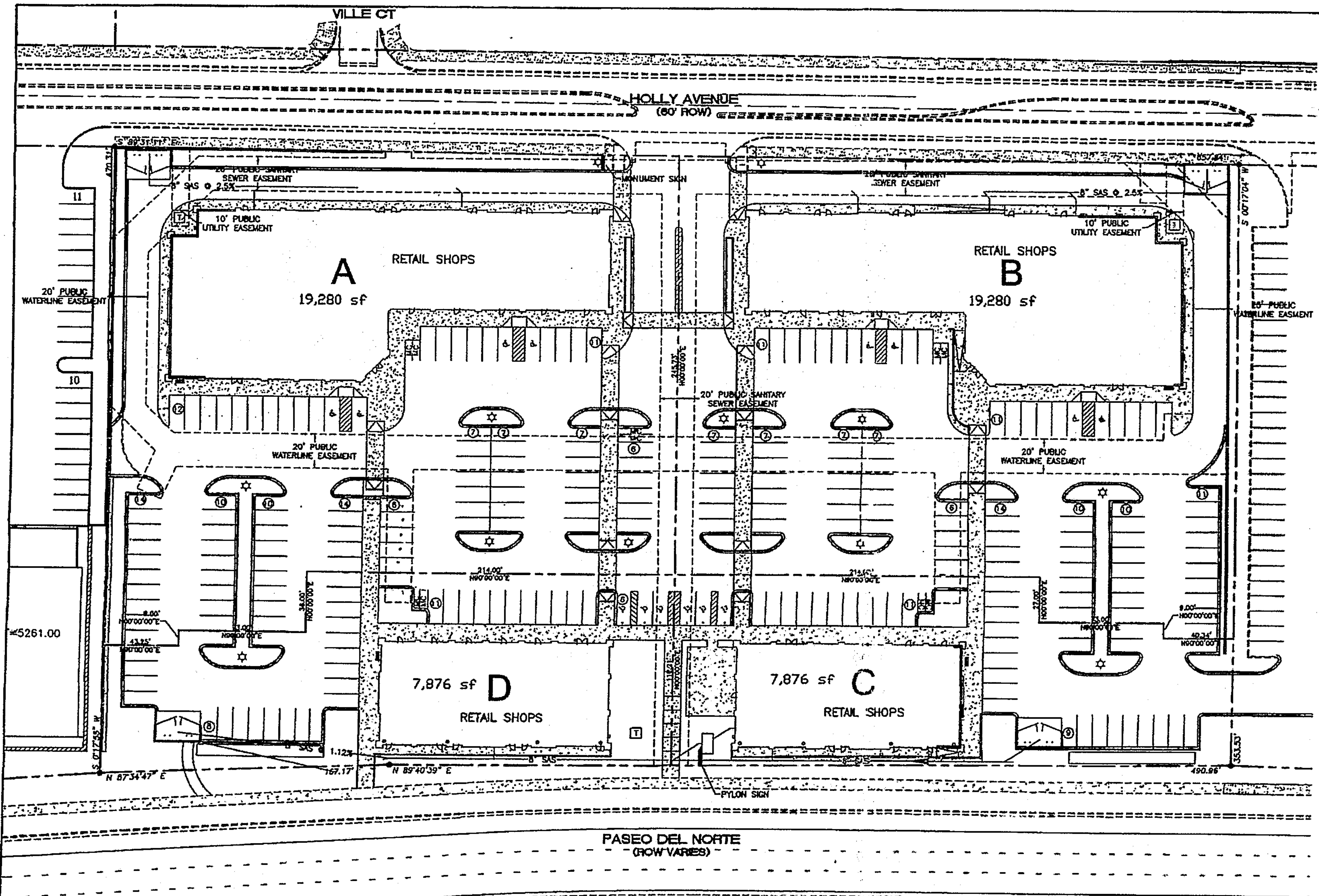
PARADISE BAKERY & CAFE #610048
HOLLY PLAZA -
6550 HOLLY AVE. NE SUITE A-8
ALBUQUERQUE, NM 87113



DESIGN CONSULTANT:

ARCADISION
INCORPORATED
ARCHITECTURE ENGINEERING PLANNING
SAINT LOUIS / DALLAS / LAS VEGAS / ORLANDO
1840 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63116
PH: (314) 415-2466 FAX: (314) 415-1330 www.arcadision.com

BAKERY CAFE:
#610048
SYSTEM: 03 (CALM)
PLOT DATE: 08/13/11



LEGAL DESCRIPTION
LOT 10-A, BLOCK 36, 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 3 SPACE BIKERACK
- ☆ PROPOSED FIRE HYDRANT

PROJECT NUMBER: 1004246
APPLICATION NUMBER: 07228-70693

Is an Infrastructure List required? () Yes (X) No. If yes, then a set of approved DRG 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:

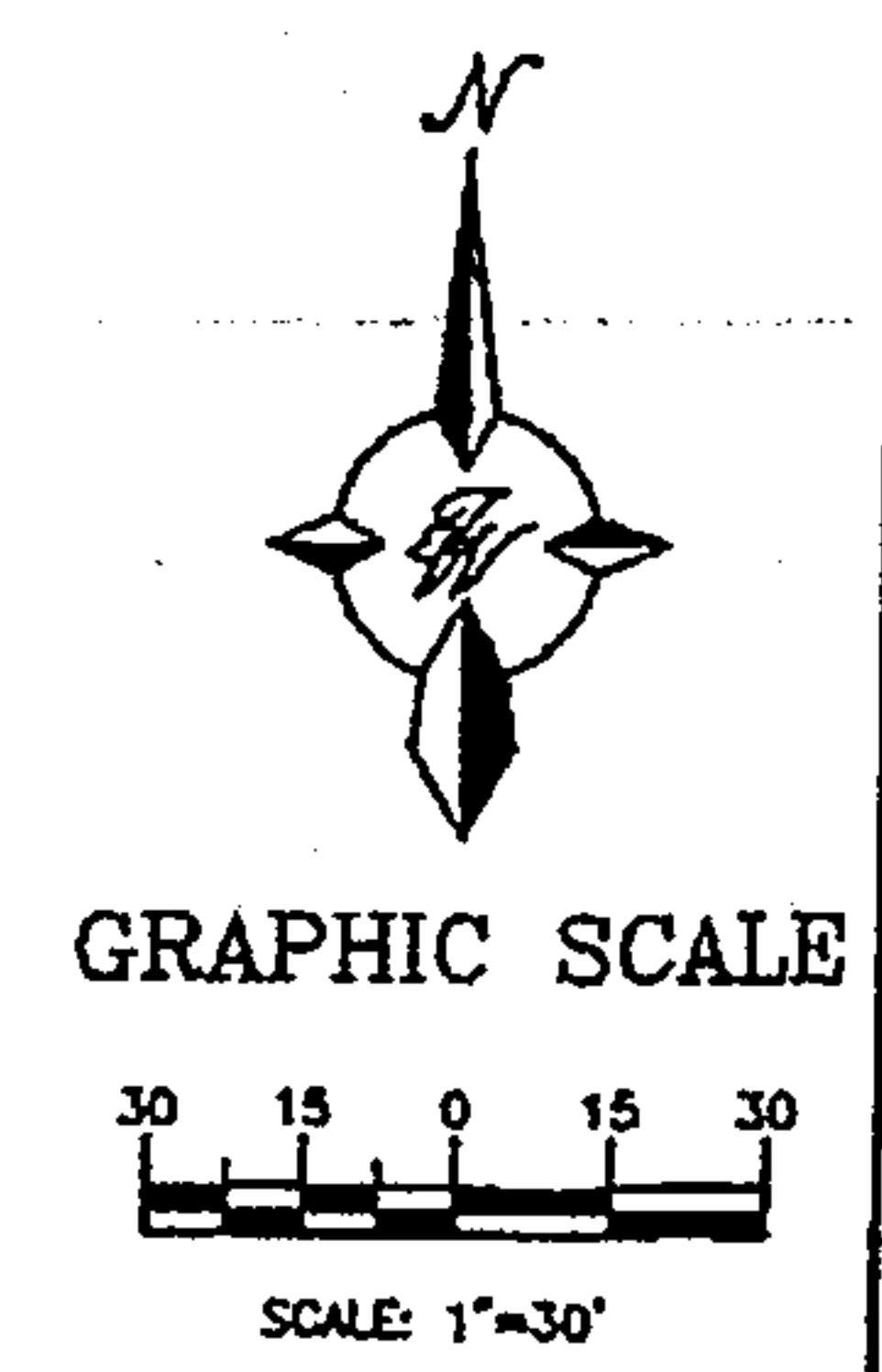
Traffic Engineer, Transportation Division	8/2/07
Water Utility Development Review	8/1/07
Parks & Recreation Department	8/1/07
City Engineer	8/1/07
Environmental Health Department (conditional)	
Public Works Management	8/1/07
DRB Chairperson, Planning Department	8/1/07

* Environmental Health, if necessary

- 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.

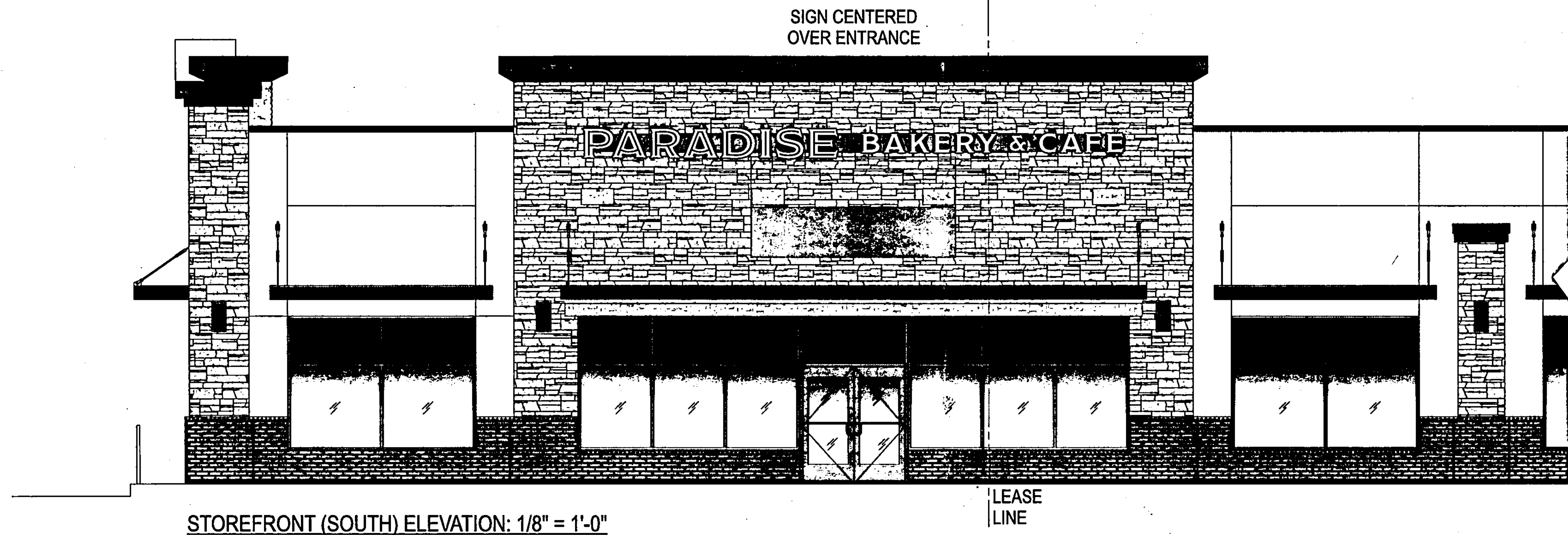
No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirements shall 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.	1.916 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	38	38
TOTAL PARKING PROVIDED:	92	88	40	40
HC REQUIRED:	4	4	3	3
HC PROVIDED:	4	4	3	3
BKE SPACES REQUIRED:	5	5	2	2
BKE SPACES PROVIDED:	5	5	5	5
BUILDING HEIGHT:	27.5'	27.5'	27.5'	27.5'

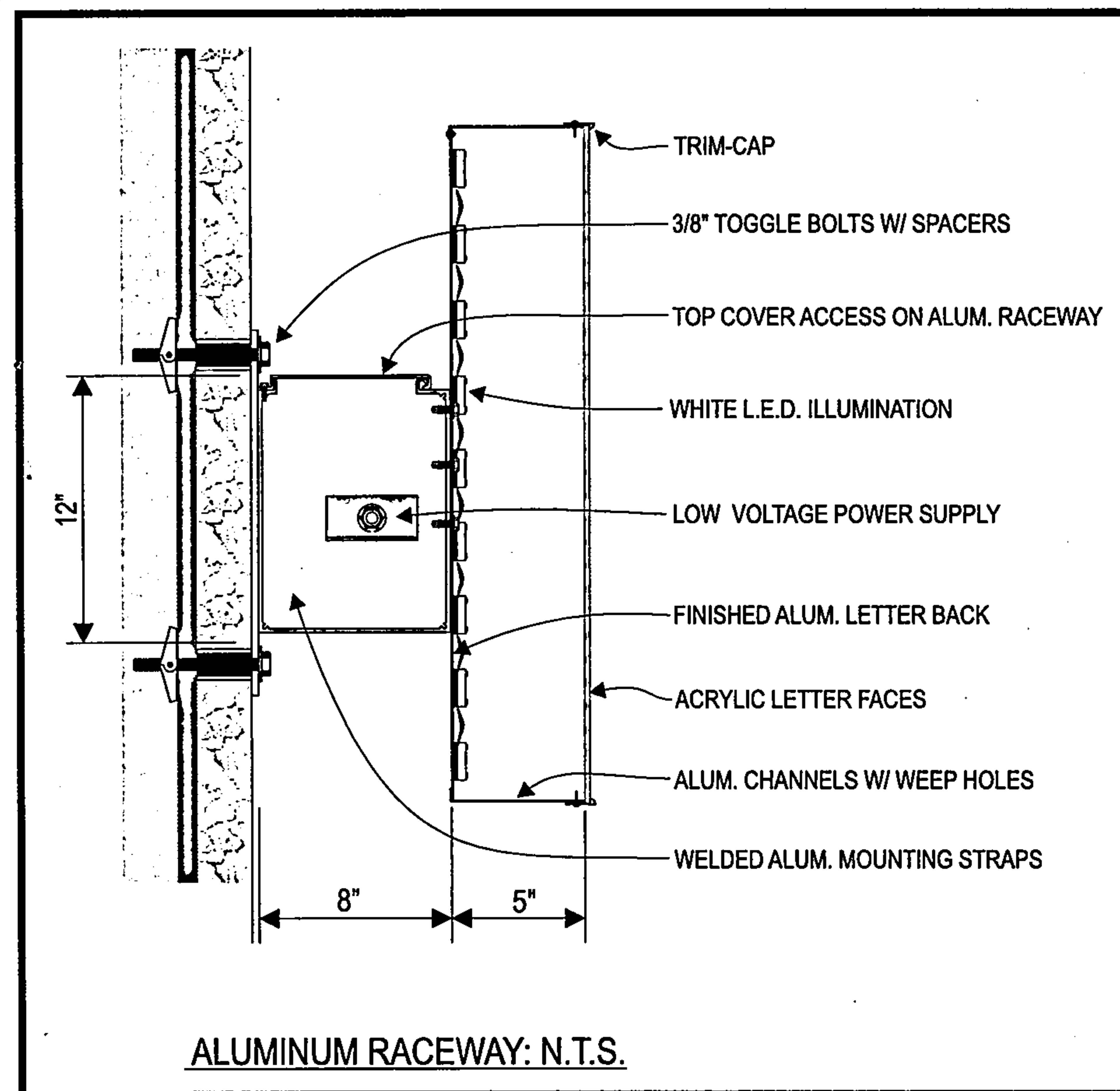


	HOLLY PLAZA	DRAWN BY LPS
	SITE PLAN FOR SUBDIVISION	DATE 05/31/07
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87110 (505)558-3100	2581-SPSB
		SHEET # C1
		JOB # 25001

1004246



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

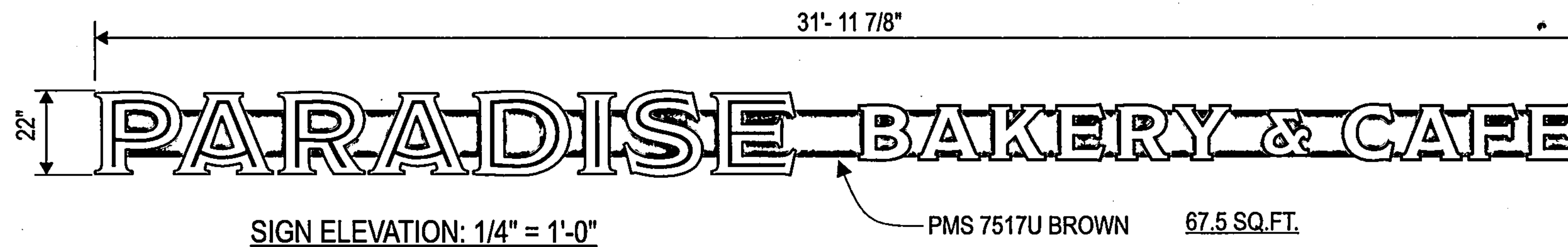


INTERNALLY ILLUMINATED CHANNEL LETTERS

- (#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.

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

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	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

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

LOCATION

PROJECT MANAGER JIM M.

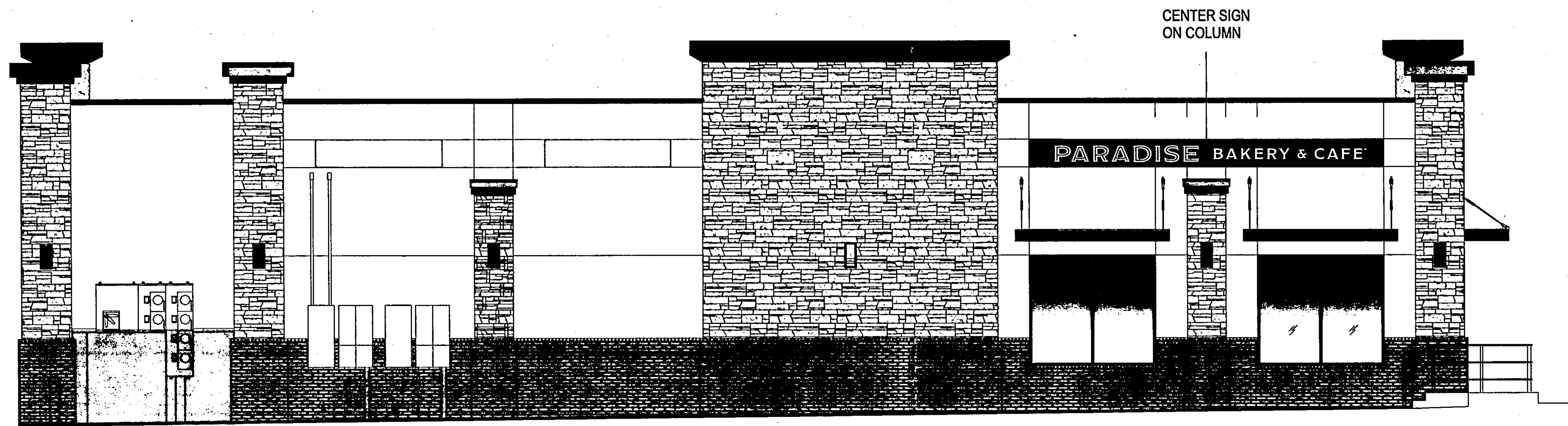
CHECKED BY DATE ARTIST DATE
WD 06/01/11
DATE

V-205av2

DRAWING NAME

APPROVALS
Signatures Required Before Release to Production

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



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

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

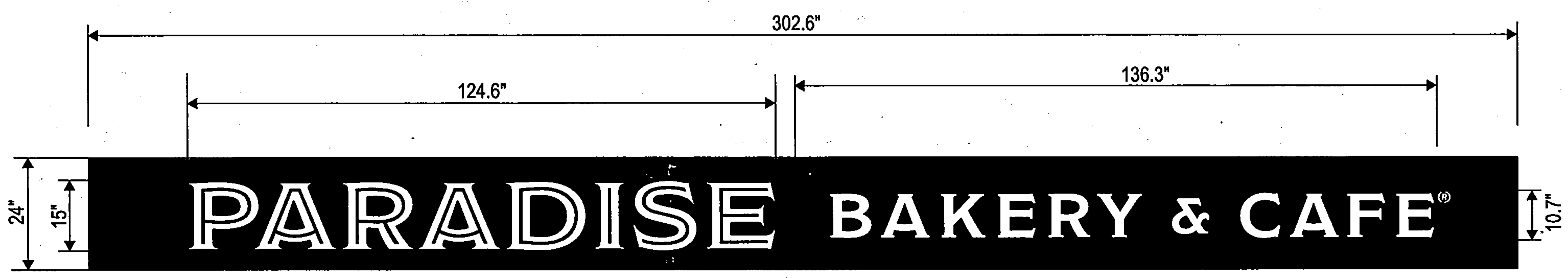
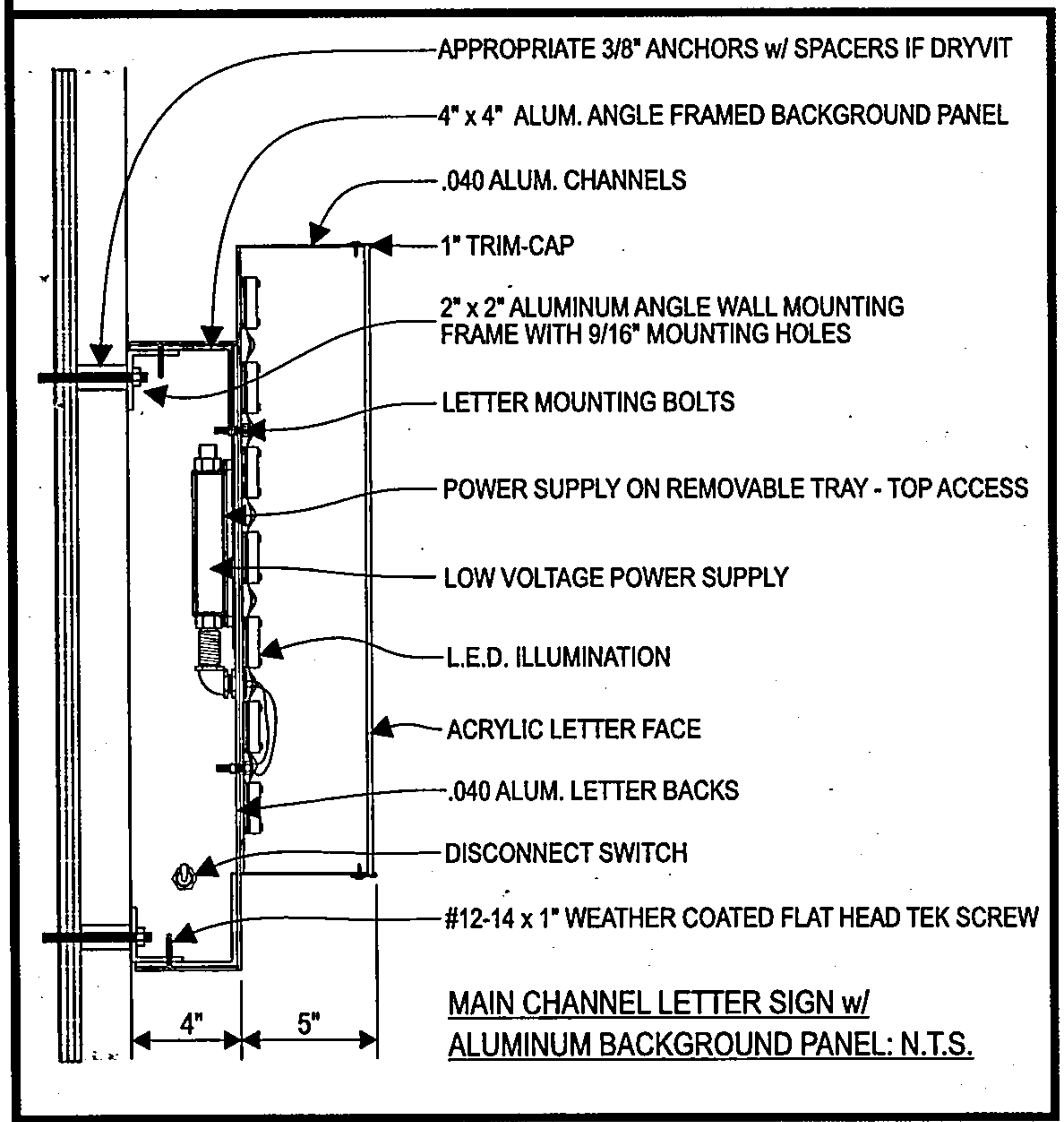
LOCATION

PROJECT MANAGER JIM M.

CHECKED BY DATE ARTIST DATE
WD 06/01/11

V-205bv2

DRAWING NAME

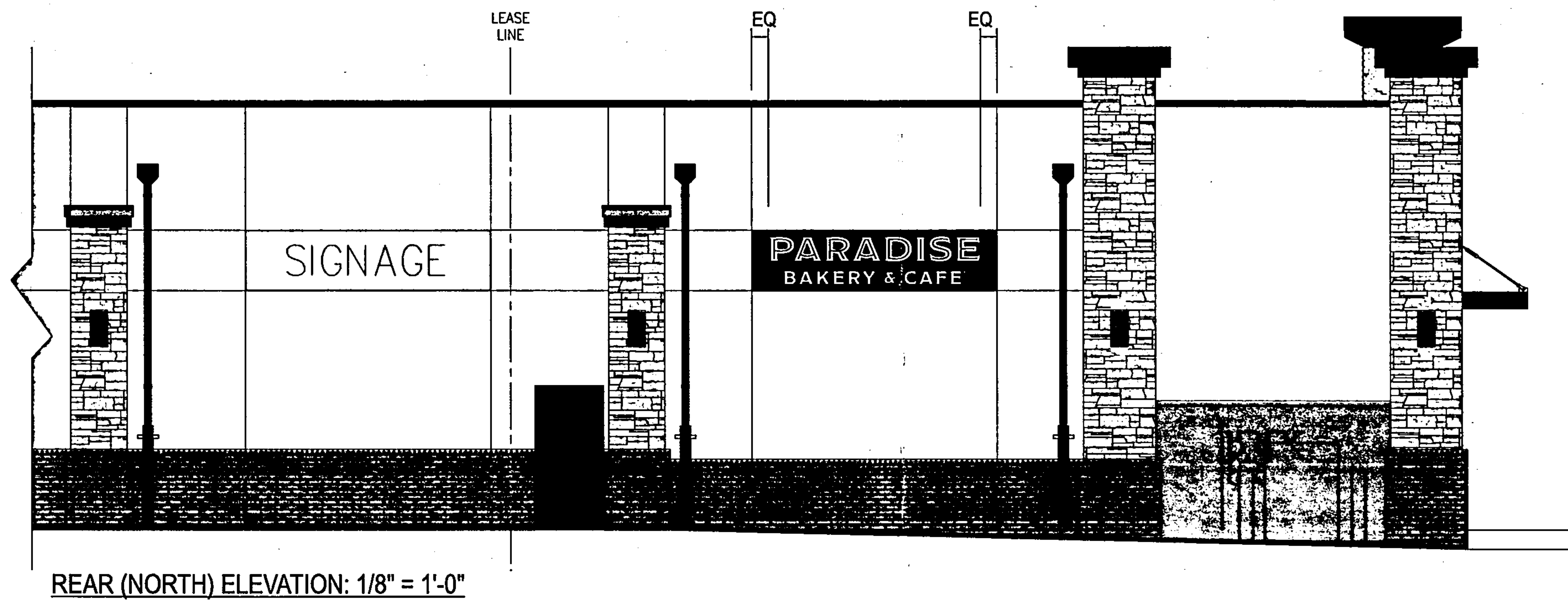


SIGN ELEVATION: 3/8" = 1'-0"

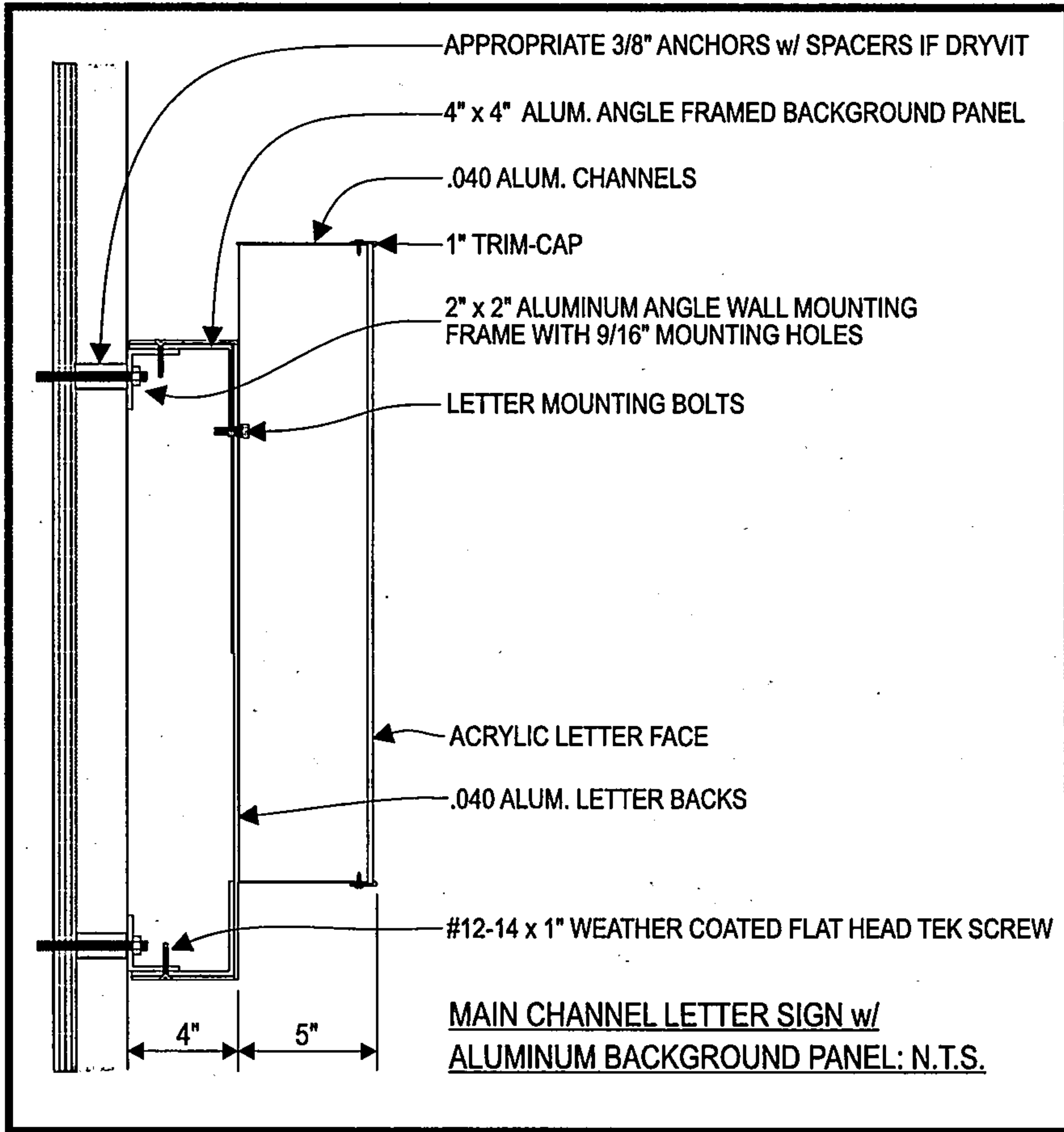
PANTONE 1805C

60.94 SQ.FT.

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



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



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



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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	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 ARTIST DATE
WD 06/01/11
DATE

V-205cv2
DRAWING NAME

AA

**CITY OF ALBUQUERQUE
ADMINISTRATIVE APPROVAL (AA)- SITE DEV PLAN AMENDMENT
REVIEW SHEET**

APPLICATION #: 11AA 10106	PROJECT #: 1004246
PROJECT NAME: 6550 Holly Ave NE	
APPLICANT or AGENT: Tammy Korte	
PHONE # and E-MAIL: 314-415-2400 tkorte@arcv.com	
ZONE ATLAS PAGE: C-18	
ADMINISTRATIVE APPROVAL (AA) for:	EPC CASE DRB CASE

HYDROLOGY (505) 924-3986

PLANS DISAPPROVED:	DATE:	DATE:
PLANS APPROVED:	DATE: <i>Auth & Ch 8-3-11</i>	DATE:
COMMENTS:		

UTILITIES (505) 924-3989

PLANS DISAPPROVED:	DATE:	DATE:
PLANS APPROVED:	DATE: <i>7-11-11</i>	DATE:
COMMENTS:		

TRANSPORTATION (505) 924-3630 NSP

PLANS DISAPPROVED:	DATE: <i>07/08/11</i>	DATE:
PLANS APPROVED:	DATE: <i>08/10/11</i>	DATE:
COMMENTS: • NEED CORRESPONDENCE FROM TERRA WEST APPROXING/PERMISSION FOR USAGE OF THEIR SITE PLAN AS PART OF YOUR SUBMITTAL FOR BLDG PERMITS		
• PROVIDE GEOMETRY INFO FOR PROPOSED INFRASTR. W/IN PARKING AREA (W'S, L'S & R'S = 15' MIN)		
• NEED APPROVAL FROM NMDOT FOR PYLON SIGN ENCRACHING INTO THEIR ROW (AIR SPACE)		
• LOSS 2 PARKING SPACES: WILL THIS IMPACT OVERALL RPTD PARKING CALCULATIONS? VERIFY		
• WILL BE STAMPING THE SUBPLAN? ARCHITECT? SIGN/STAMP?		

Rec'd 8-12-11

PLANNING (505) 924-3814 (EPC) or (505) 924-3880 (DRB)

PLANS DISAPPROVED:	DATE:	DATE:
PLANS APPROVED:	DATE: <i>8-27-12</i>	DATE:
COMMENTS: <i>8/18 - referred to DRB Chair for review</i>		

Called 7-15-11 emailed yellow sheet VS

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): N/A PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Tammy Korte PHONE: 314-415-2400 **X: 246**
 ADDRESS: 1950 Craig Rd., Suite 300 FAX: 314-415-2300
 CITY: St. Louis STATE MO ZIP 63146 E-MAIL: tkorte@arcv.com
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Need to attain Administrative Amendement for the outdoor dining and exterior work.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lot A Block: 6500 Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: SU-2 Proposed zoning: SU-2 MRGCD Map No _____
 Zone Atlas page(s): C-18-Z UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1005437
1004246

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 6550 Holly Ave. NE, Albuquerque, NM 87113
 Between: Holly Ave. and Paseo Del Norte Blvd.

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Tammy Korte DATE 6/27/11
 (Print) Tammy Korte Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>11AA - 10106</u>	<u>AA</u>		\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
				Total
				\$ <u>45.00</u>

Hearing date 7-7-11

Planner signature / date [Signature] 7-7-11

Project # 1004246

FORM P(4): SITE DEVELOPMENT PLAN REVIEW – ADMINISTRATIVE APPROVAL (AA)

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)

- Letter briefly describing and justifying the request
- One (1) copy of all applicable sheets of the approved Site Development Plan being amended, folded to fit into an 8.5" x 14" pocket. Approved site development plans should contain signatures of the Development Review Board (DRB).
- Copy of EPC or DRB *Official Notice of Decision* associated with the approved site development plan
- Five (5) copies of the proposed Site Development Plan, with changes circled and noted, folded to fit into an 8.5" x 14" pocket
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter of authorization from the property owner, if the application is submitted by an agent
- Fee (see fee schedule)
- Any original and/or related file numbers must be listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area:

- Notification letter addressed to owners of adjacent properties and certified mail receipts
- Office of Neighborhood Coordination (ONC) inquiry response, notification letter to affected Neighborhood Associations and certified mail receipts

WIRELESS TELECOM FACILITY (WTF)- FREE-STANDING, COLLOCATION or OTHER TYPE (AA04)
(EXCEPT FOR COLLOCATION OF A NON-CONCEALED WTF ON A STRAIGHT-ZONED SITE, WHICH GOES TO THE ZONING FRONT COUNTER AT THE BUILDING SERVICES CENTER/ EAST SIDE)

- Letter describing the request and discussion of its how it relates to the WTF Ordinance (O-06-40)
- Letter of authorization from the property owner if application is submitted by an agent
- Fee (see fee schedule)
- Any relevant file numbers (case history of previous development applications) must be listed on cover application
- Copy of EPC *Official Notice of Decision*, if the subject site went through the EPC process
- Proposed Site Development Plan set: title sheet, notes/photo sheet, site plan sheets, elevation sheets, landscape plan (if free-standing), and survey sheet(s) (3 copies- 11" x 17"). No electrical sheets needed.
- For collocation on a public utility pole: the PNM approved site dev. plan set for the proposed WTF (1 copy)
- Photo simulation- before and after the proposed WTF
- Site Development Plan sheets must be stamped by a registered engineer or architect.
- Copy of approved Site Development Plan being amended by adding the proposed WTF, if applicable (1 copy)
- Zone Atlas map page, with location of the subject site clearly indicated
- 1 map showing Zoning of the subject site and adjacent properties
- 1 map showing Land Use (ex. residential, commercial, etc.) of the subject site and adjacent properties
- For free-standing WTFs: Evidence demonstrating that collocation possibilities were considered, consisting of a written response to §14-16-3-17(A)(6)(a through e) and any supporting materials such as engineering maps
- For collocation on a public utility pole: written discussion of items a through e in §14-16-3-17(A)(14)
- Notarized statement re: WTF capacity, number and types of proposed antennas and if another user can be accommodated on the proposed WTF [see §14-16-3-17(A)(13)(d)(2)]
- Affidavit (notarized statement) re: explanation of factual basis for the proposed WTF's engineering requirements [see §14-16-3-17(A)(13)(d)(3)] Note: Notarized statement and affidavit must be on separate pages.
- Letter of intent re: shared use of proposed WTF if reasonable conditions are met [§14-16-3-17(A)(13)(e)]
- For free-standing WTFs: Distance to the nearest existing free-standing WTF and the WTF owner's name [§14-16-3-17(A)(13)(d)(5) and (A)(17)]
- Office of Neighborhood Coordination (ONC) inquiry forms, response based on ¼ mile radius from subject site [§14-16-3-17(A)(13)(f)]
- Copy of letters to both contacts for each neighborhood association(s), with certified return receipts
- List of property owners within 100 feet of the subject site and copy of letter sent to each property owner [§14-16-3-17(A)(13)(f)]
- Supplemental Application Form for Wireless Projects- filled out completely, with the required attachments attached and labeled.

NOTE: There are additional requirements for WTFs proposed to be located on City of Albuquerque property. Please contact Catalina Lehner at (505) 924-3935 for details.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in rejection of this application and/or deferral of actions.

Tammy Korte
Applicant's Name (please print!)

[Signature] 6/24/11
Applicant's Signature Date



<input type="checkbox"/> Checklists complete	<u>Application case numbers:</u>	
<input type="checkbox"/> Fees collected	_____	
<input type="checkbox"/> Case #s assigned	_____	_____ Planner's Signature / Dat
<input type="checkbox"/> Related #s listed	_____	<u>Project #:</u> _____

TO: ATTN: Venessa Segura
 City of Albuquerque – Land Development Coordination
 600 2nd Street NW
 Albuquerque, NM 87102
 Ph: (505) 924-3814

DATE: 06/27/11

RE: Panera Bread Café #610048 – Albuquerque, NM
PROJECT NO. 110396

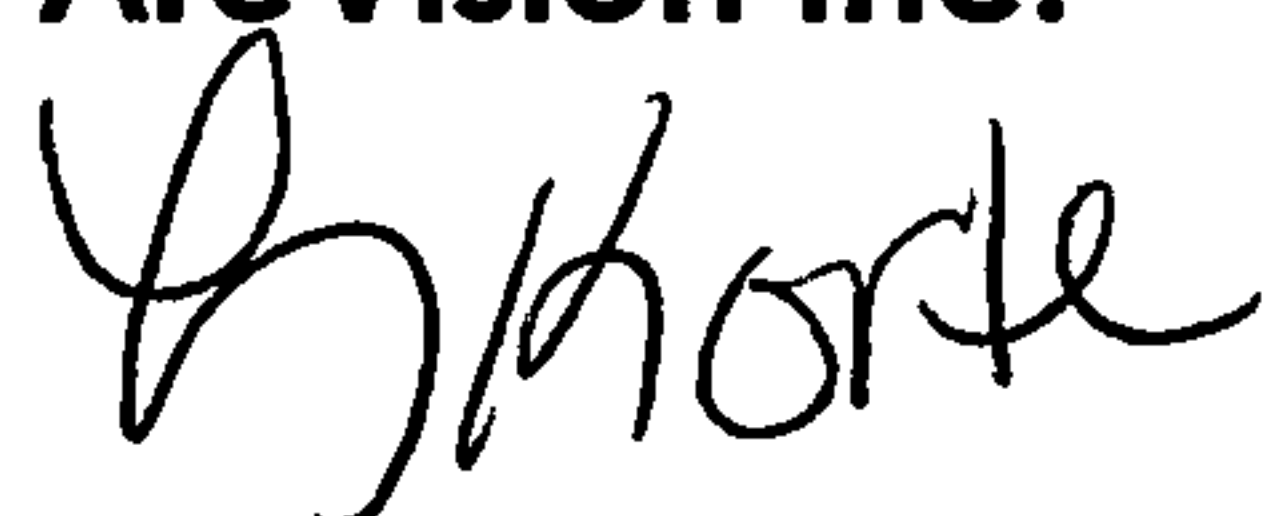
SENT VIA: NEXT DAY AIR

ENCLOSED PLEASE FIND THE FOLLOWING:

<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>COMMENTS</u>
5	Approved Site Development Plan – Full Size	Admin Amend
5	Approved Elevations – Full Size	Admin Amend
5	Proposed Site Plan – Full Size	Admin Amend
5	Proposed Elevations – Full Size	Admin Amend
5	Proposed Floor Plan – Full Size	Admin Amend
1	Official Notice of Decision	Admin Amend
1	AA Request Letter	Admin Amend
5	Zone Atlas Map	Admin Amend
5	Colored rendering	Admin Amend
1	AA application	Admin Amend
1	Check: \$45.00	Admin Amend
1	AA Information Application	Admin Amend

Remarks: Enclosed are all the documents for AA. Please let me know if you need any additional information

ArcVision Inc.



Tammy Korte
 314-415-2400

tkorte@arcv.com

Briscoe Architects, p.c.

March 15, 2005

Design review Board 6753 Academy Rd. NE
Albuquerque, NM 87109

File: Project #1003761, 04EPC-01712 EPC
Vaughan Equities LL1 request for Site Development Plan-Building Permit

DRB Board Members,

As agent for the owner, I have reviewed the conditions of approval and submit the attached site development plan for your approval. All conditions have been addressed as follows: *Our comments are in italics.*

Conditions from EPC Approval:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

So noted.

2. The applicant will be required to file a plat showing the westerly portion of Lot 16 & Lot 15 replated into a single lot.

Surveys Southwest, Ltd has filed a request for replat; we understand that approval is contingent upon this site plan approval.

3. The applicant will be required to get a variance from the Zoning Hearing Examiner in order to construct any monument signs. Otherwise, monument signage shall not be shown on this site development plan for building permit.

Monument signage has been removed from the site development plan, we will apply for a variance with the Zoning Hearing Examiner.

4. PARKING: Show typical width dimensions of the parking spaces.

Dimensions have been added depicting the width of parking spaces.

5. LANDSCAPING:

- The plant legend shall be amended to identify the smaller trees along Holly Avenue and their required caliper.

The plant legend now assigns a minimum caliper and letter to each type of tree. The landscaping plan identifies each tree by letter.

- Provide four Purple Leaf Plum trees adjacent to Holly Avenue (two in front of each building).

As there are no Purple Leaf Plum trees included in the landscaping of this site, 4 Desert Willows have been added in the required spaces in front of each building.

- Provide large shrubs along the northeast elevation of the refuse container enclosure.

Large shrubs have been added along northeast sides of the refuse container.

- Replace the four ornamental trees adjacent to the 10' wide pedestrian link with appropriate shade trees.

Four Chinese Pistache trees have been added along the pedestrian link.

- Widen the parking lot end aisles from 4' to 6' to assure survivability of trees.

All parking lot end aisles have been widened to 6'.

6. A note shall be added to the Grading Plan stating compliance with 14-16-3-19 of the Zoning code regarding the design of retaining walls.

A note has been added.

7. The refuse container enclosure shall be in a tan finish, rather than a yellow finish, to be more compatible with the surrounding buildings. Location, number and orientation of refuse containers and enclosures shall be shown to the satisfaction of the Refuse Division.

The finish of the refuse enclosure shall be tan. The site plan now shows a second enclosure that will be constructed with the second building.

8. Label the elevation plans to distinguish the east building from the west building.

Elevation marks are shown on the floor plan.

9. Label the screen wall in front of the outdoor employee break area and call out the height.

A keyed note has been added to the site plan labeling the screen wall. The wall is shown in section and elevation on sheet A3, including the height.

10. Conditions from City Engineer, Municipal Development, Public Works, Water Authority and NMDOT:

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructures constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. Dwg. 2430), driveways (std. Dwg 2425), private entrances (std. dwg. 2426) and wheelchair ramps (std. Dwg. 2441).

The referenced standards have been met.

- b. Per DPM: unless drives on opposite sides of the street are offset 50' or more, the centerlines need to be within 15' of each other. Any deviation would be to the satisfaction of the Engineer.

Holly Avenue is approximately 36'-0" from curb to curb which is wide enough to accommodate a continuous center turn lane, which precludes the need for the drive entrances to be located either 50' apart or within 15' of each other.

- c. Site plan shall comply and be designed per DPM Standards.

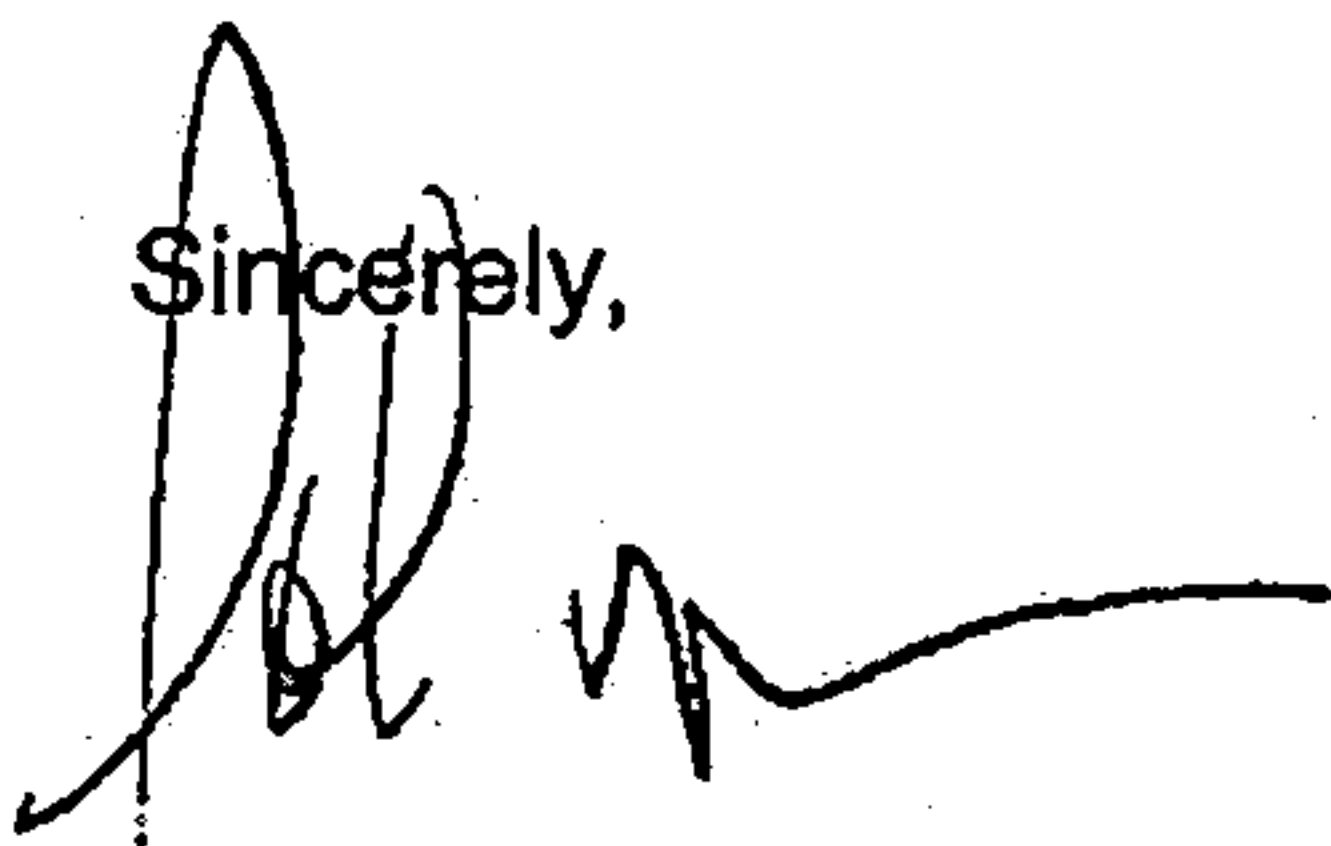
We believe that the plan complies with the DPM Standards.

- d. Fire marshal's flow requirements must be obtained and availability verified through Utility Development prior to DRB signoff on Site Plan.

This has been accomplished.

Conditions have been met; we request DRB sign off at this time.

Sincerely,



John Briscoe

12. Off-street Parking

Intent: Provide safe ve functional and aesthetic justified. Oversized par discouraged.

in to
ld be
be

In addition to the off-str
Zoning Code, the follow

: City

12R-1: The number of required parking spaces can be reduced 10% where the site is adjacent to a bus stop and direct pedestrian access is provided to the bus stop.

12R-2: Parking spaces shall be distributed on the site to minimize visual impact. Parking at the rear of the site is encouraged. When parking is located at the front or sides of the site, parking areas shall be placed on at least two sides of a building. Parking areas must be broken up into modules separated by landscaping and other features.

12R-3: The minimum required parking spaces plus ten percent is the maximum parking allowed. A variance to the standard must be approved to increase the allowed parking.

12G-1: Parking areas should be designed to minimize local temperature gain and reduce air pollution. Potential methods of accomplishing this include light colored materials in parking lot surfaces and trees or other shading devices to shade the surface area of the lot.

12G-2: Parking should be placed to encourage and facilitate parking once and walking to multiple destinations.

12G-3: Shared parking in mixed-use areas is encouraged and total spaces may be reduced when the owner

demonstrates that the mix of uses has staggered parking needs.

13. Signage

Intent: Establish continuity and consistency in the design and location of public signage, so that the aesthetic appearance is improved.

In addition to the regulations of the City Zoning Code, the following regulations must be met.

13R-1: All signage shall be designed to be consistent with and complement the materials, color and architectural style of the building or site.

13R-2: Wall mounted signs shall not extend above the roof line.

13R-3: No wall mounted signs are allowed on facades that face abutting residential zones.

13R-4: Where freestanding signs are allowed, all freestanding signs shall be monument signs. Height of monument signs is limited to eight (8) feet with a maximum face area of 50 square feet.

13R-5: No off-premise signs are allowed.

13R-6: No signage is allowed that uses flashing, oscillating, revolving, blinking or audible devices. No banners, pennants, ribbons or streamers are allowed except for thematic special events and with prior approval by the Planning Director.

13R-7: Signage may be illuminated in accordance with the lighting regulation regulations in section 14 of the City zoning code.

13R-8: The maximum individual letter size of all building mounted signs shall be two feet.

13R-9: Logo design signs shall not exceed two feet in height or width.

14. Lighting

Intent: Lighting design should be consistent with the North Albuquerque Acres and Sandia Heights Light Pollution Ordinance as a transition from an urban to a rural environment.

14R-1: Searchlights, spotlights or floodlights are prohibited.

14R-2: All outdoor light fixtures shall be fully shielded and equipped with automatic timing devices.

14R-3: All outdoor light fixtures within commercial or office zones shall remain off between 11:00 PM and sunrise except for security purposes or to illuminate walkways, driveways, equipment yards and parking lots.

14R-4: All outdoor light fixtures used for security purposes or to illuminate walkways, driveways, equipment yards and parking lots shall be designed and operated as cutoff or semi-cutoff fixtures and shall be equipped with light and motion sensors and/or automatic timing devices.

14R-5: All outdoor light fixtures used for decorative effects shall be shielded and focused to minimize light pollution. Such outdoor lighting fixtures shall be turned off between 11:00 PM and sunrise.

14R-6: All outdoor lighting fixtures mounted on buildings or structures shall be mounted at a height no more than 16 feet above finished grade.

14R-7: All outdoor lighting systems shall be designed and operated so that the area 10 feet beyond the property line of the premises receives no more than 0.25 (one-quarter) of a foot candle of light from the premises lighting system. Gas station canopy lighting shall be shielded or recessed to avoid impact on surrounding residences.

15. Loading docks, trash collection, and similar facilities

Intent: Improve overall community design by minimizing negative visual impacts.

15R-1: Loading docks, trash receptacles, utility structures and similar facilities shall be incorporated into the overall design of the building and landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Screening materials for these areas shall be the same as the principal materials of the building and landscape.

15R-2: Roof canopies shall be provided over all loading docks. Roof canopies shall be architecturally integrated with the building.

16. Landscaping

Intent: Provide a pleasant microclimate for pedestrians and increase the aesthetic appeal of a development.

16G-1: The standards of the Street Tree Ordinance and landscaping provisions of the City Zoning Code apply except that

- Trees placed along the primary pedestrian walkway must be no more than 25 feet apart
- Trees may be clustered at plaza areas or other public gathering places

CITY OF ALBUQUERQUE
www.cabq.gov

Planning and Zoning GIS Data

project # 1003761

LAYERS

- STREETS
- BASEMAP
- PARCELS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- BOUNDARIES
- MORATORIUM
- ZONE GRID
- NEIGHBORHOODS
- COUNCIL
- PARKS
- COMP PLAN
- SECTOR PLANS
- PLANNING AREAS
- HISTORIC ZONES
- OLDTOWN BUFFER
- DESIGN OVERLAY
- METRO DEV AREA
- MUNICIPAL LIMITS
- ZIPCODES
- PIA
- SITES
- ZONING CASES
- CASE TRACKING
- CASE HISTORY
- CELL TOWERS
- CENTERS
- CRP/ES LOCATION
- CRP/ES BUFFER
- CHURCHES
- CHURCH BUFFER
- SCHOOL BUFFERS
- LANDFILLS
- LANDFILL BUFFER
- CITY LANDMARKS
- AIR PHOTO
- 2010 AIR PHOTO
- 2008 AIR PHOTO
- 2006 AIR PHOTO
- 2002 AIR PHOTO
- 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

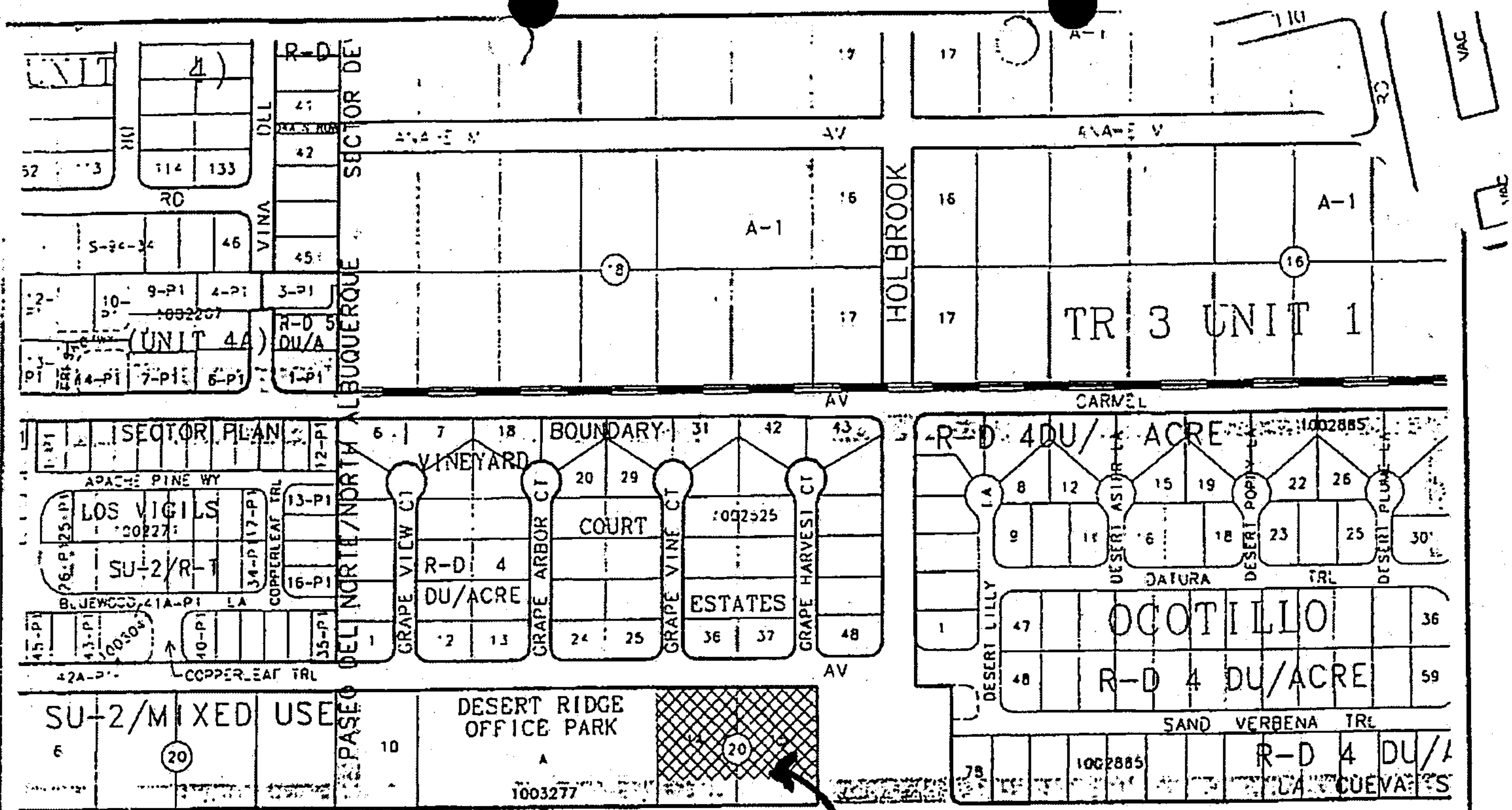
ZONE GRID
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OWNERSHIP

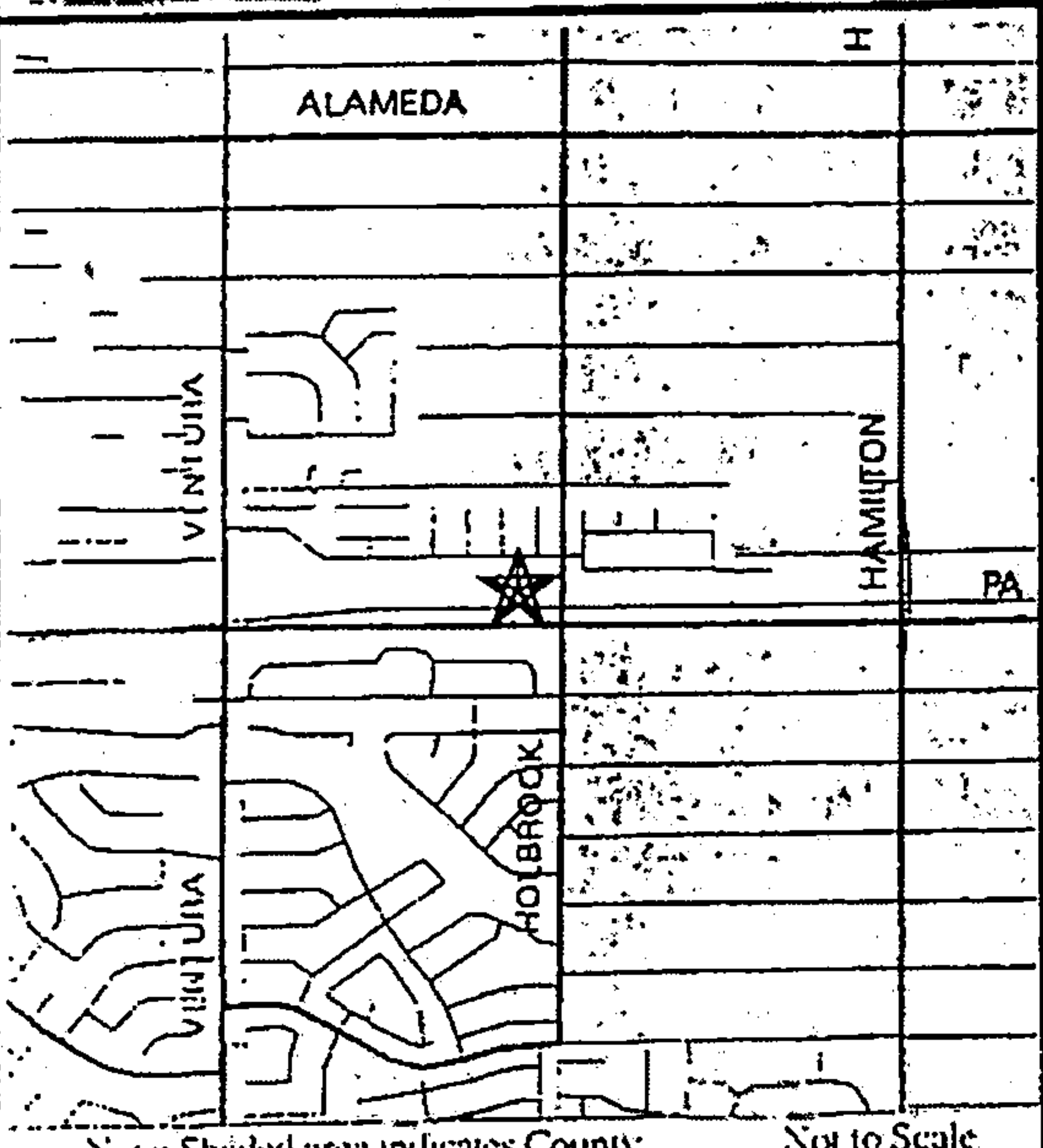
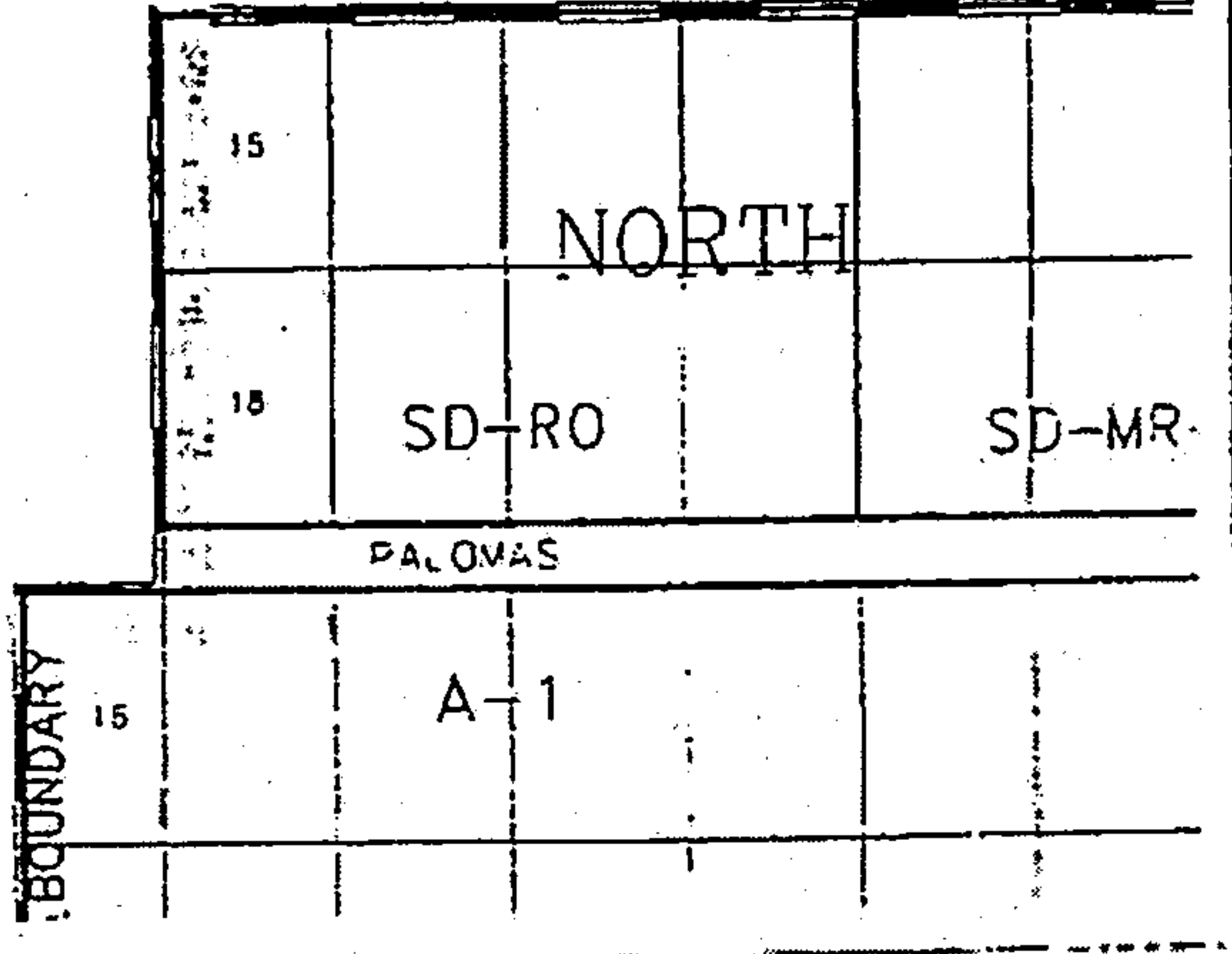
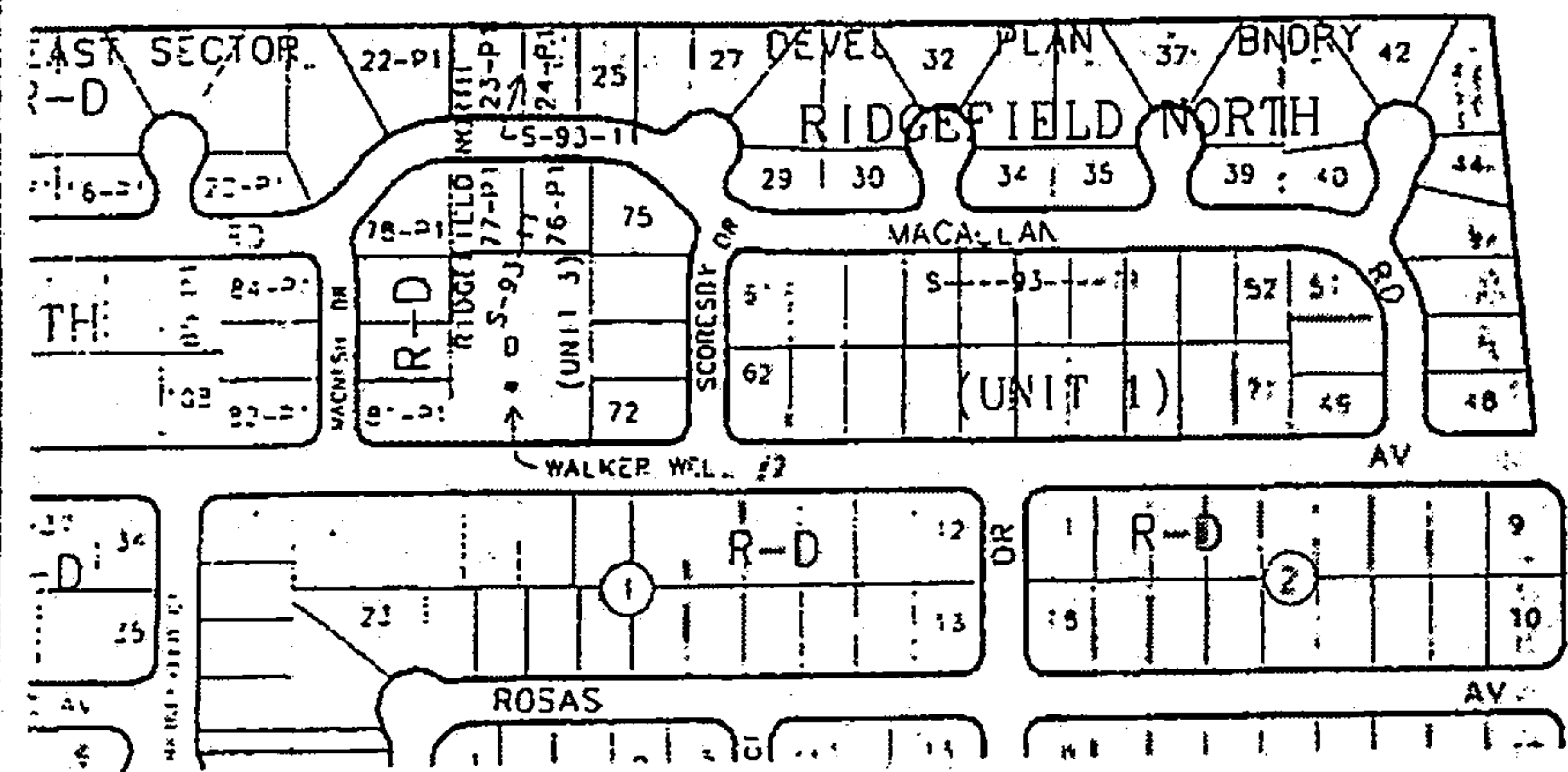
Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNE
1	102006450303842101	VAUGHAN EQUITIES LLC	6753 ACADEMY RD NE	ALBUQ

Zoom In [SEARCH](#) [REFRESH](#) [HELP](#) [INDEX PAGE](#)

[CONTACT](#)



PROJECT



ZONING MAP



Scale 1" = 379'

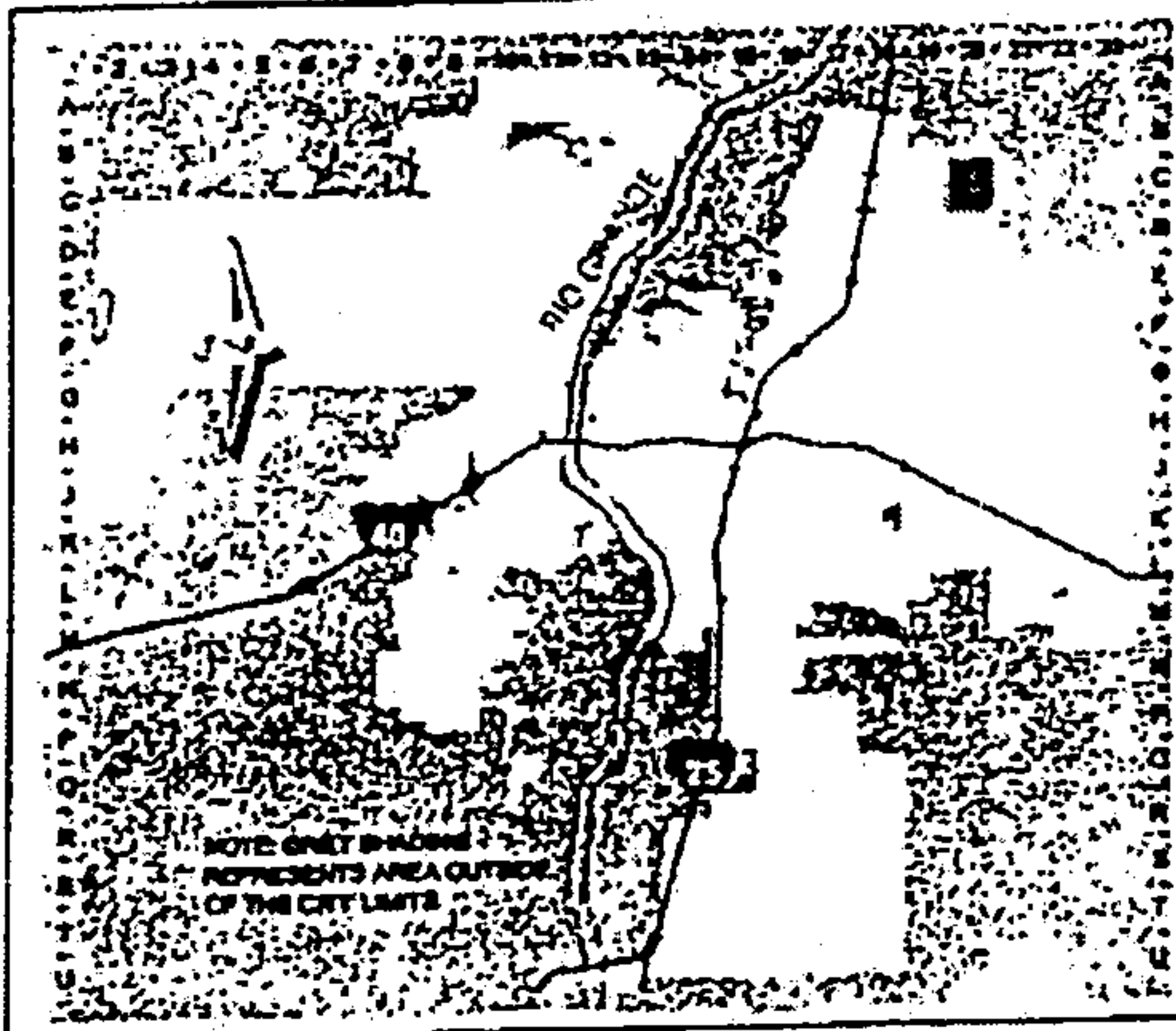
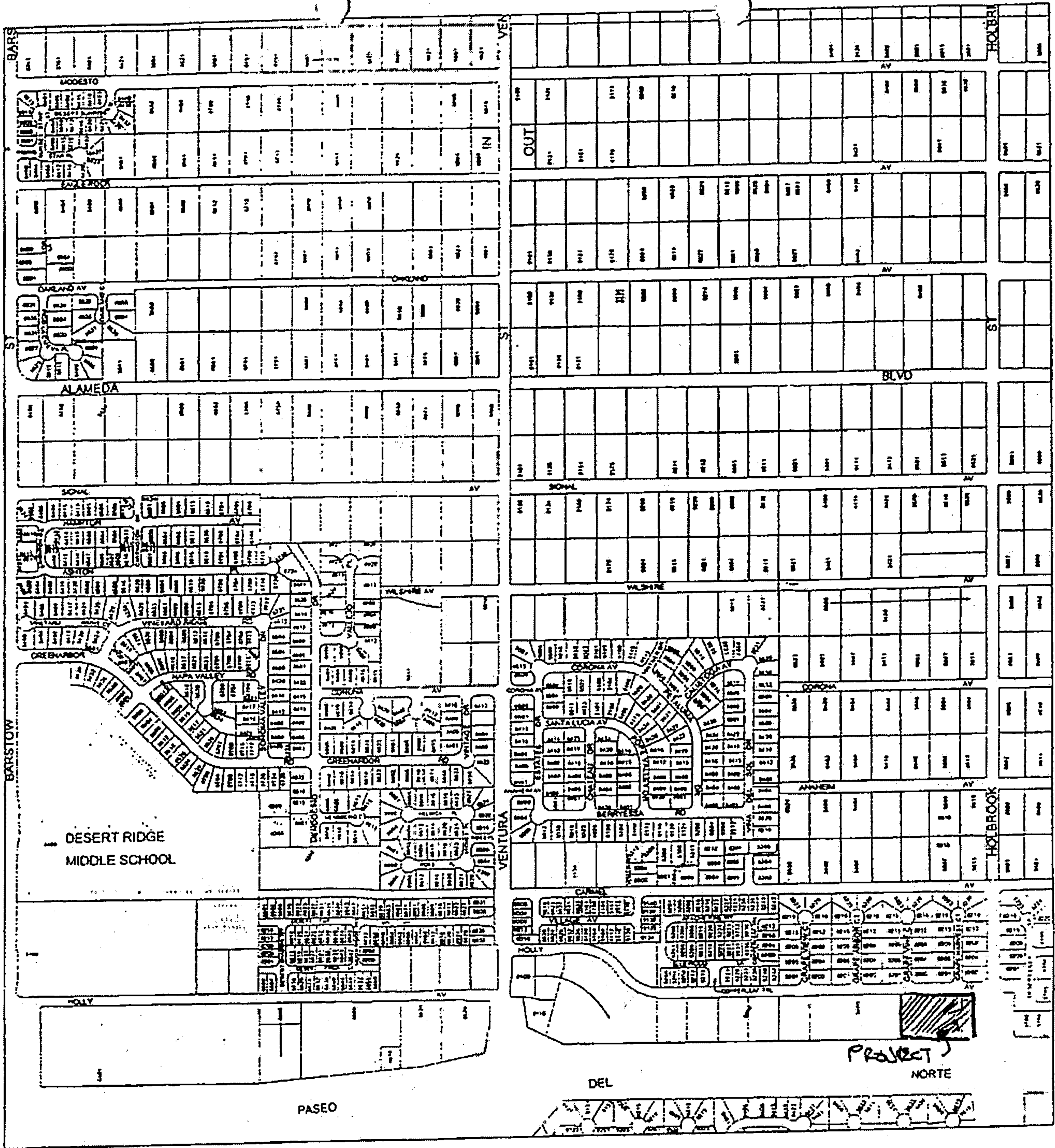
PROJECT NO.
1003761

EPC HEARING DATE
12-16-04

MAP NO.
C-20

ADDITIONAL CASE NUMBER(S)
04EPC-01712

Note: Shaded area indicates County Not to Scale

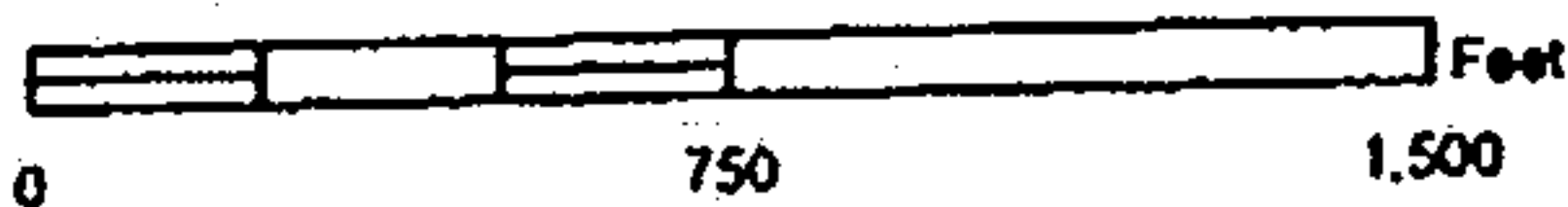


Address Map Page:

C-20

Symbol Legend

- Unincorporated Areas
- Parcel Boundaries
- Easement Lines
- Freeway Lanes



These addresses are for information purposes only and are not intended for address verification.

THREE HUNDRED YEARS
1706 - 2006
ALBUQUERQUE
Hacienda Historia
A G I S
ALBUQUERQUE GEOGRAPHIC INFORMATION SYSTEMS
PLANNING DEPARTMENT
© Copyright 2004

Map amended through: Jul 26, 2004

June 27, 2011

City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Paradise Café at 6550 Holly NE

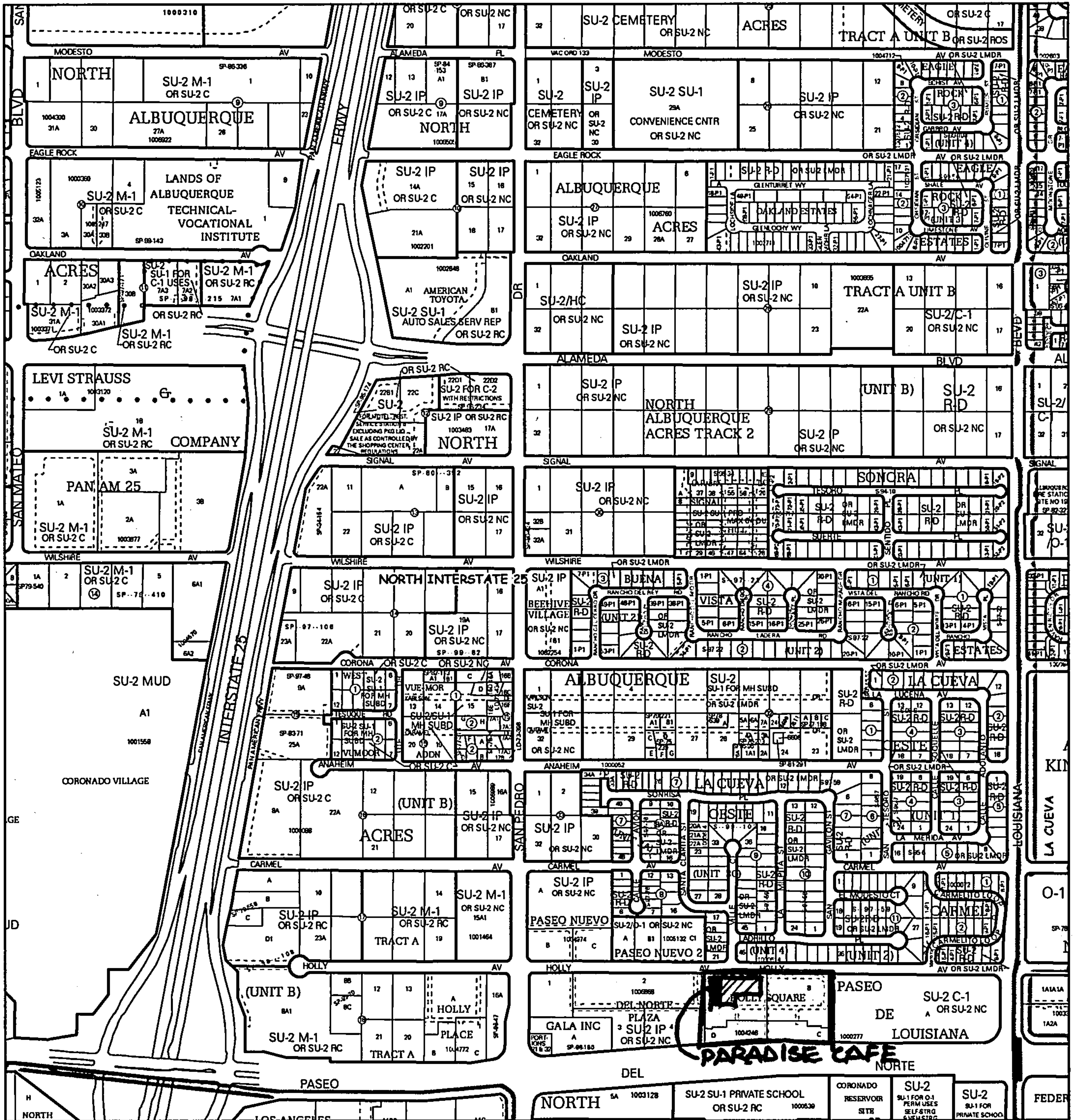
Carmen Marrone,

We are requesting an Administrative Amendment for the façade changes to the pre-existing NorthWest endcap of the Holly Plaza, located at 6550 Holly NE, Albuquerque, NM. This space is being improved to accommodate a Paradise Bakery & Café (aka Panera Bread). The changes will include an outdoor seating area, exterior signs, awnings, and windows.

If you have any questions, please contact me at (314) 415-2400.

Thank you.


Tammy Korte



For more current information and more details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-18-Z

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0 750 1,500 Feet

July 26, 2011

City of Albuquerque
Atten: Nilo Salgado
600 2nd Street NW
Albuquerque, NM 87102
Ph: 505-924-3630

RE: Panera Bread Café #610048
6550 Holly AVE. NE.
Project NO. 1004246
Application NO. 11AA 10106

This letter is in response to your Comment Letter of July 08 2011

1. Need correspondences from Terra West providing permission for use of their site plan as part of your submittal for building permit.

Response: We are not using Terra West's site plan for building permit submittals. We used their plan per the Administrative Approval (AA) requirements; "Use the signed, dated and approved site plan to show our proposed design".

2. Provide geometry information for proposed infrastructure within parking area.

Response: See sheet EQ-2.1 for requested information.

3. Need approval from New Mexico DOT for Pylon sign encroaching into their R.O.W. (Air space).

Response: The pylon sign is an existing structure and not in our scope of work to relocate. They were approved previously with the original site application. We are not proposing to change the signs location.

4. Lost 2 parking stalls, Will this impact the overall required parking calculations?

Response: The overall parking for our lot required is 90 spaces. 92 spaces were provided, the loss of 2 spaces keeps our counts within requirements. See new site data on the provided approved site plan.

5. Who will be signing the site plan? Architect? Sign and stamp?

Response: The Architect will be signing the architectural site plan (Sheet A-1.0) provided in this submittal.

If you have any questions, comments or need any additional information regarding this letter please contact me at ArcVision Inc. 800-489-2233.

Sincerely,



Tony Stogsdill
Assoc. AIA, LEED® GA

Arc Vision Inc.

1950 Craig Road Suite 300 • St. Louis, MO 63146-4106 • Phone (314) 415-2400 • Fax (314) 415-2300



ARCVISION
INCORPORATED
ARCHITECTURE • ENGINEERING • STORE PLANNING

SAINT LOUIS
ORLANDO
DALLAS
LAS VEGAS

TO: ATTN: Venessa Segura
City of Albuquerque – Land Development Coordination
600 2nd Street NW
Albuquerque, NM 87102
Ph: (505) 924-3814

DATE: 07/28/11

RE: Panera Bread Café #610048 – Albuquerque, NM
PROJECT NO. 110396

SENT VIA: NEXT DAY AIR

ENCLOSED PLEASE FIND THE FOLLOWING:

<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>COMMENTS</u>
5	Approved Site Development Plan – Full Size	Admin Amend
5	Proposed Floor Plan – Full Size	Admin Amend Admin Amend

Remarks: Enclosed are all the documents for AA. Please let me know if you need any additional information

ArcVision Inc.

Tammy Korte
314-415-2400

tkorte@arcv.com



INCORPORATED
ARCHITECTURE • ENGINEERING • STORE PLANNING

SAINT LOUIS
ORLANDO
DALLAS
LAS VEGAS

TO: ATTN: Venessa Segura
City of Albuquerque – Land Development Coordination
600 2nd Street NW
Albuquerque, NM 87102
Ph: (505) 924-3895

DATE: 08/08/11

RE: Panera Bread Café #610048 – Albuquerque, NM
PROJECT NO. 110396

SENT VIA: NEXT DAY AIR

ENCLOSED PLEASE FIND THE FOLLOWING:

<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>COMMENTS</u>
5	Architectural Site Plan – Sign and sealed	Admin Amend

10004246

Remarks: Enclosed are all the documents for AA. Please let me know if you need any additional information

ArcVision Inc.

Tony Stogsdill,
Assoc. AIA, LEED® GA

DRACHMA, LLC

August 9, 2011

City of Albuquerque
Planning Department
Plaza del Sol Building
600 Second Street NW
Albuquerque, NM 87102

Re: Paradise Café #610048 - 6500 Holly Ave NE, Suite A-7 Albuquerque, NM 87122

To Whom It May Concern:

I, Pete Daskalos, managing member of Drachma, LLC, give authorization to Tammy Korte of ArcVision, Inc. and Caryl Scobbie of Panera, LLC for 6500 Holly, Albuquerque, New Mexico, to proceed with this administrative amendment application only.

Please do not hesitate to contact me should you have any questions.

Sincerely,
Drachma, LLC



Pete Daskalos
Managing Member

5319 Menaul
Blvd. NE
Albuquerque, NM
87110

PHONE 505.883.4131
FAX 505.883.4134
E-MAIL Pete@Daskalosdi.com

Cloud, Jack W.

From: Cloud, Jack W.
Sent: Monday, November 28, 2011 10:43 AM
To: 'Tammy Korte'; Caryl.Scobbie@panerabread.com
Cc: Tony Stogsdill; Justin Knepper; 'bob.mulcahey@mandevillesigns.com'
Subject: RE: AA for Project 1004246

Please resubmit 5 copies with:

- revised Parking Table for Lot A on Sheet A-1.0 with reference to Variance 11ZHE-80226
- revised elevation for entry sign with backlit, metal channel letters
- revised elevation for rear signs to fit within designated sign area
- revised elevation for side sign to be centered between designated sign areas and within the top and bottom of designated area

Jack Cloud, Planning Manager
 505.924.3880

From: Tammy Korte [mailto:tkorte@arcv.com]
Sent: Tuesday, November 22, 2011 9:56 AM
To: Cloud, Jack W.; Caryl.Scobbie@panerabread.com
Cc: Tony Stogsdill; Justin Knepper; 'bob.mulcahey@mandevillesigns.com'
Subject: RE: AA for Project 1004246

Jack,

The parking variance was approved on 11/18 (see attached). What is our next step in getting the AA approved?

Thank you.

Tammy Korte
 ArcVision, Inc.
 (314) 415-2400

From: Cloud, Jack W. [mailto:jcloud@cabq.gov]
Sent: Tuesday, August 23, 2011 3:21 PM
To: Tammy Korte; Caryl.Scobbie@panerabread.com
Cc: Stover, Debbie L.; Brito, Russell D.
Subject: RE: AA for Project 1004246

After our phone call this morning and discussion with another Manager, Russell Brito, I wanted to confirm the process for addressing the parking comments below on the referenced site plan amendment. Revising the AA application to indicate a maximum of 60 seats would allow for approval of the occupancy and the patio - a note could be added that states "Additional Seating may be allowed subject to approval of a Variance to § 14-16-3-1 of the Zoning Code, OFF-STREET PARKING REGULATIONS."

To simplify the revised application, I suggest we eliminate Sheet EQ-2.1 altogether and simply incorporate the above note with the revised parking table to be placed on Sheet A-1.0. The revised table for Lot A would indicate 15,130 SF RETAIL, 60 SEAT RESTAURANT, TOTAL PARKING REQUIRED 90 and ditto for PARKING PROVIDED.

- Jack Cloud
 Planning Manager
 505.924.3880

240 8100 6012

1/19/2012

I would like to discuss the variance process. Please call me when you're available today.

Thank you.

Tammy Korte
ArcVision, Inc.
(314) 415-2400

From: Cloud, Jack W. [mailto:jcloud@cabq.gov]
Sent: Monday, August 22, 2011 5:31 PM
To: Tammy Korte
Subject: AA for Project 1004246

Regarding the proposed occupancy and brick paver patio in Holly Plaza, parking calculations are different for retail space and restaurant space. The remaining retail would require 75 parking spaces, and your proposed restaurant would require one space for each four seats, or 28 spaces (81 seats inside, 32 seats outside). A variance from the Zoning Code Parking requirements would be required prior to approval of the site plan, or the layout would need to be revised to show a maximum of 60 seats. Once one of these options has been completed, please find room on your Sheet A-1.0 to place a revised parking table for Lot A (similar to the site data on the approved site plan).

Sign panels within existing monument directory signs do not require administrative approval.

The sign of the entry needs to be backlit, metal channel letters only, no background panel – refer to other entry signs in Holly Plaza.

Rear building mounted sign needs to fit within designated sign area. Side (west façade) building mounted sign may be centered between two designated areas but must fit within vertical limits of sign areas.

- Jack Cloud
Planning Manager
505.924.3880

Click [here](#) to report this email as spam.

1/19/2012

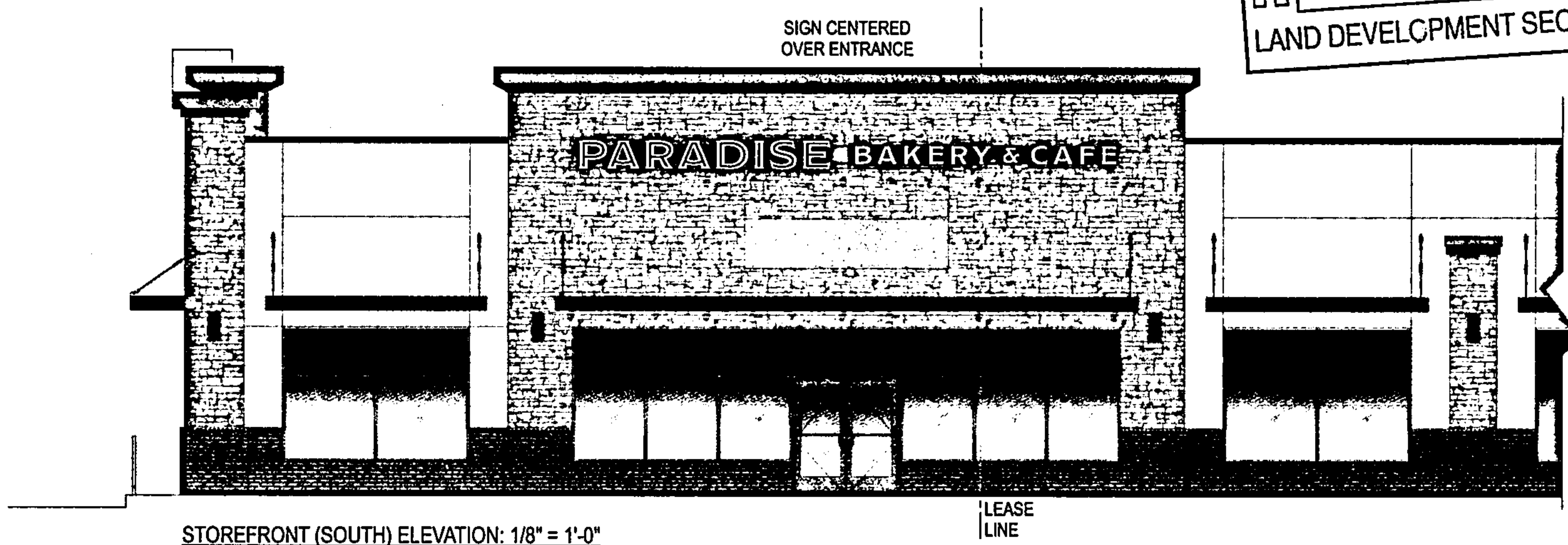
Cloud, Jack W.

From: Cloud, Jack W.
Sent: Thursday, December 15, 2011 3:29 PM
To: 'zeonshop@aol.com'
Subject: Paradise Bakery

The proposed sign drawing V205a2 for internally illuminated, white channel letters with black inlays and brown painted raceway will be acceptable for approval of the submitted Administrative Amendment. The reference to "MOTHER BREAD LOGO" would need to be deleted from the text on the drawing.

- Jack Cloud
Planning Manager

RECEIVED
 DEC 15 2011
 LAND DEVELOPMENT SECTION



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

REVISIONS

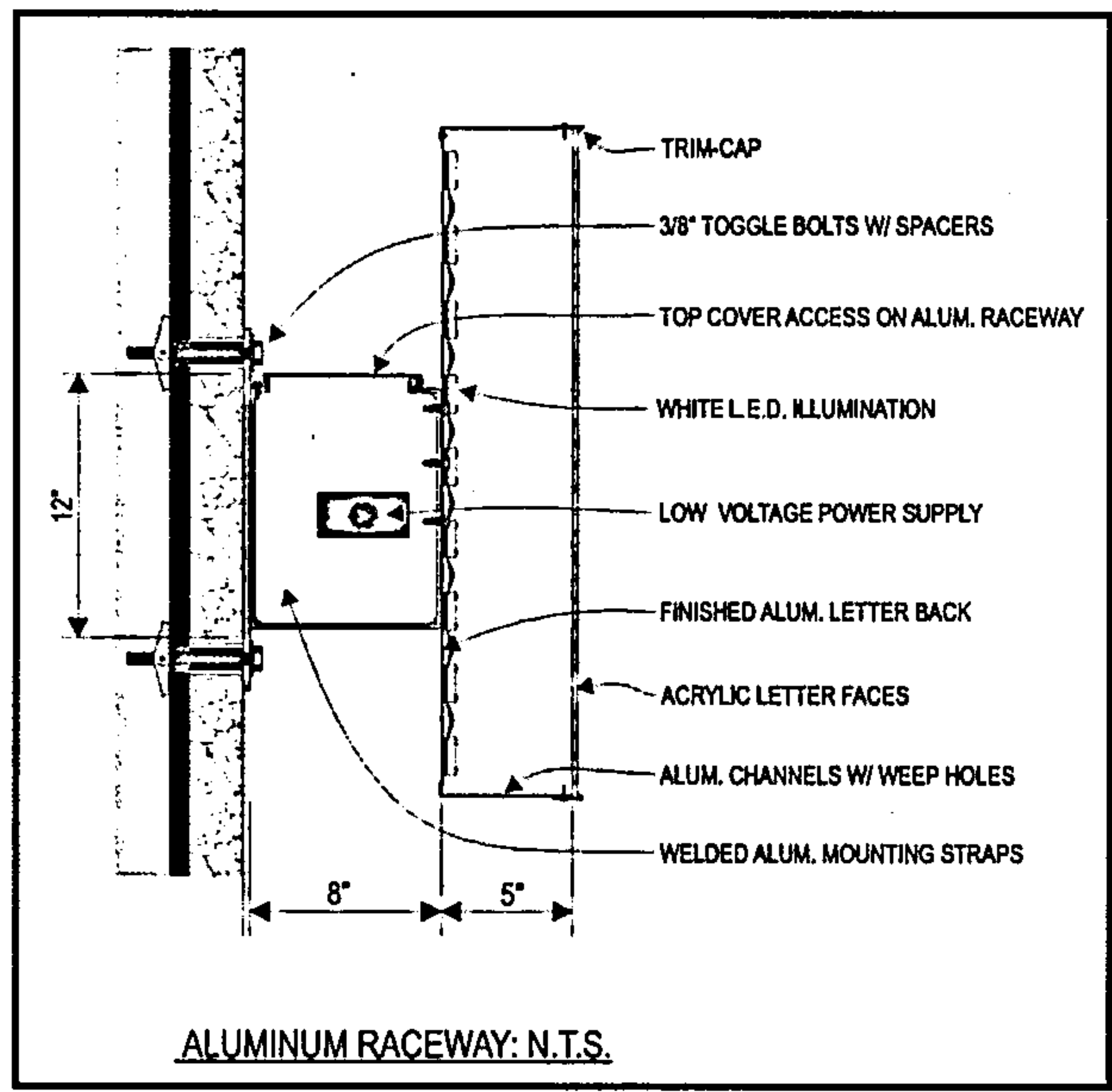
NO.	BY	DESCRIPTION	DATE
1	JM	Change sign to halo lighting	11/28/11
2	JM	Added raceway mount per city requirements	12/08/11
3	JM	Changed to caps letter style	12/15/11
4			
5			
6			
7			
8			
9			
10			
11			
12			

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

DRAWING NAME
 V-205a2

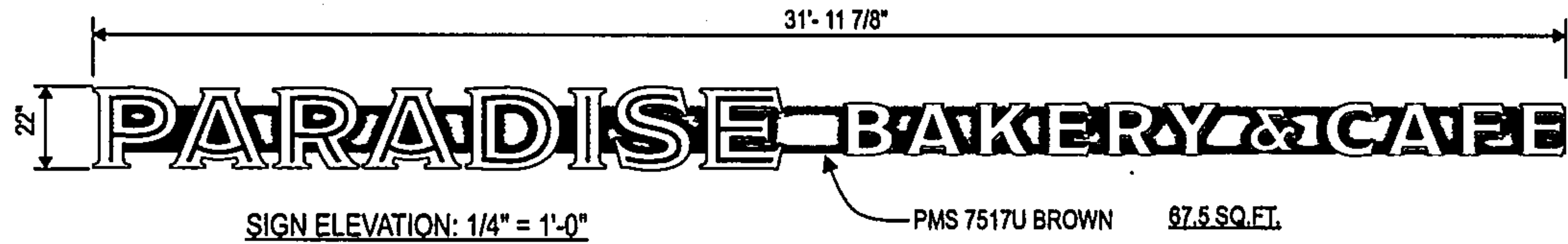


ALUMINUM RACEWAY: N.T.S.

**INTERNALLY ILLUMINATED CHANNEL LETTERS
 w/ MOTHER BREAD LOGO & BACKGROUND PANEL**

- (#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
- REMOTE POWER SUPPLIES
- U.I. 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.



Felin

Kypts

Japan

Hitariot

Festivus

Agri

Felix

Steve

Colbury

250 8330

Hogwarts

Amaterasu

Yule

Saxumalia

Joyal

#

W

K

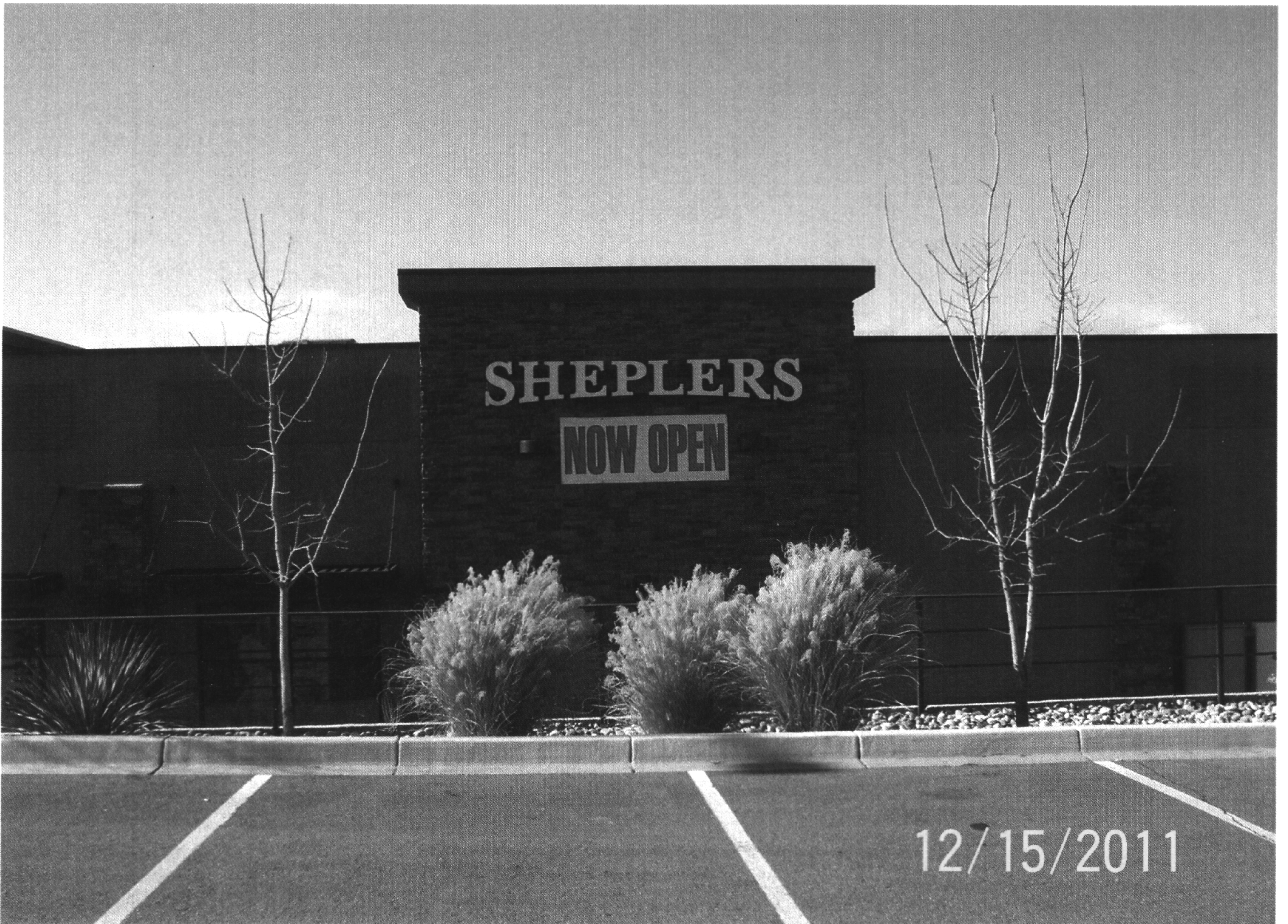
12 K

900 B

900 B

900 B





TRANSMITTAL LETTER

TO: City of Albuquerque
Planning Division
Attn: Jack Cloud
600 Second St. NW
Albuquerque, NM 87102
505-924-3962

DATE: 1/16/12

RE: Panera #610048
App # 11AA 10106 /project # 1004246

PROJECT NO. 110396

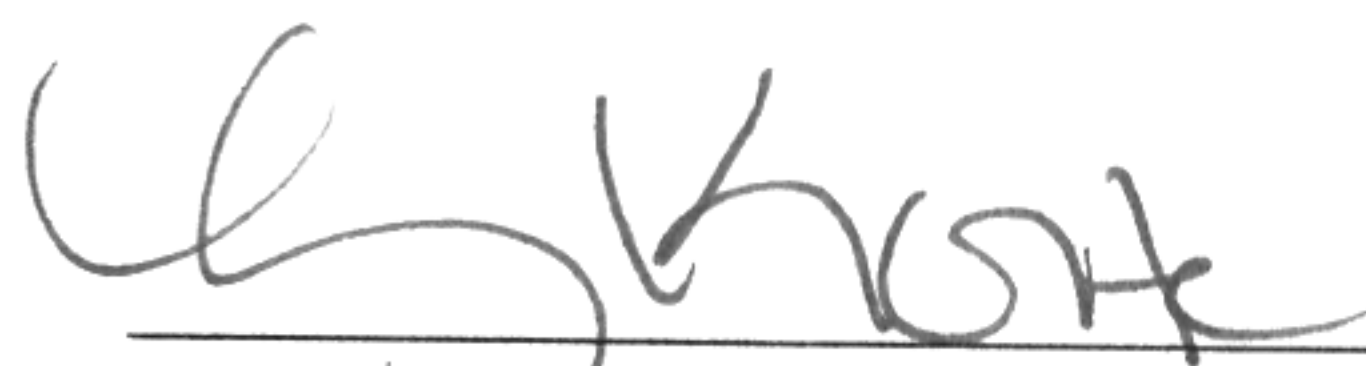
SENT VIA: NEXT DAY AIR

ENCLOSED PLEASE FIND THE FOLLOWING:

<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>COMMENTS</u>
5	revised plans	sign & seal
5	renderings	
5	11x17 revised plans	

Remarks: Please find revised plans enclosed for your review. If you have any questions, please contact me at 314-415-2400 or tkorte@arcv.com

ArcVision Inc.



Tammy Korte
tkorte@arcv.com

CC: File,

J:\Clients\



MANDEVILLE SIGN
making your mark.

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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	WD	XXXXXXXXXXXXXX	00/00/00
2			
3			
4			
5			
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7			
8			
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10			
11			
12			

CLIENT

Paradise
BAKERY & CAFE

STORE NUMBER 610048

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

PROJECT MANAGER

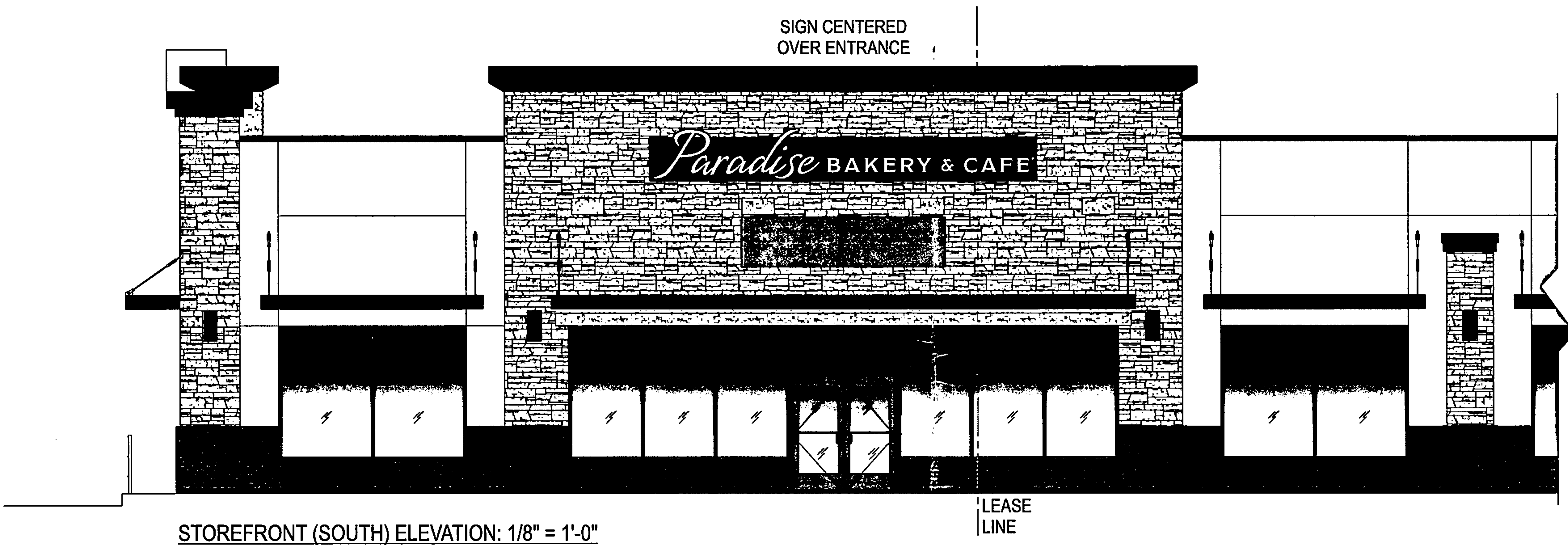
JIM M.

CHECKED BY DATE ARTIST DATE

WD 06/01/11
DATE

DRAWING NAME

V-205a

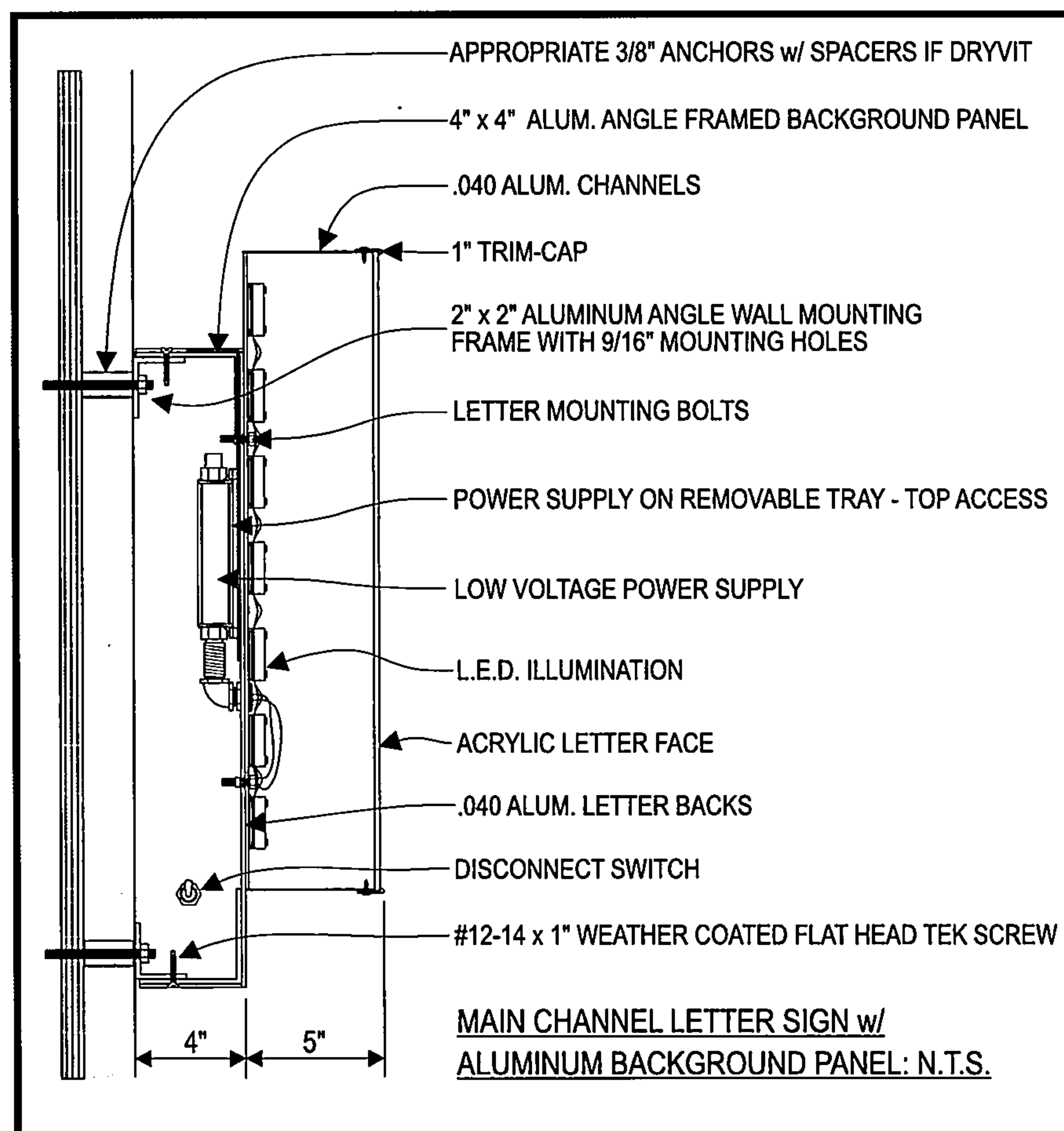


STOREFRONT (SOUTH) ELEVATION: 1/8" = 1'-0"

LEASE
LINE

INTERNALLY ILLUMINATED CHANNEL LETTERS
w/ MOTHER BREAD LOGO & 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
 - (WHITE) L.E.D. ILLUMINATION
 - REMOTE POWER SUPPLIES
 - 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



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



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

PANTONE 1805C

71.22 SQ.FT.



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LINCOLN, RI 02865-4255

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APPROVALS

Signatures Required Before Release to Production

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VM PRODUCT NUMBER(S)

21872-1

WORK ORDER NUMBER(S)

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NO.	BY	DESCRIPTION	DATE
1	WD	xxxxxxxxxxxxx	00/00/00
2			
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10			
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12			

CLIENT

Paradise
BAKERY & CAFE

STORE NUMBER 610048

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

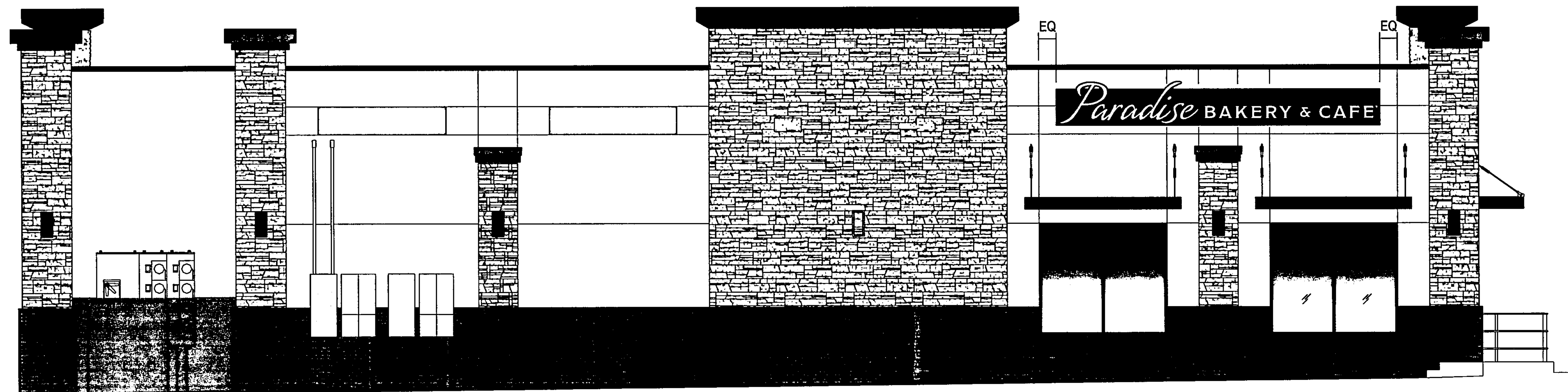
LOCATION

PROJECT MANAGER JIM M.

CHECKED BY DATE WD ARTIST 06/01/11 DATE

DRAWING NAME V-205b

DRAWING NAME



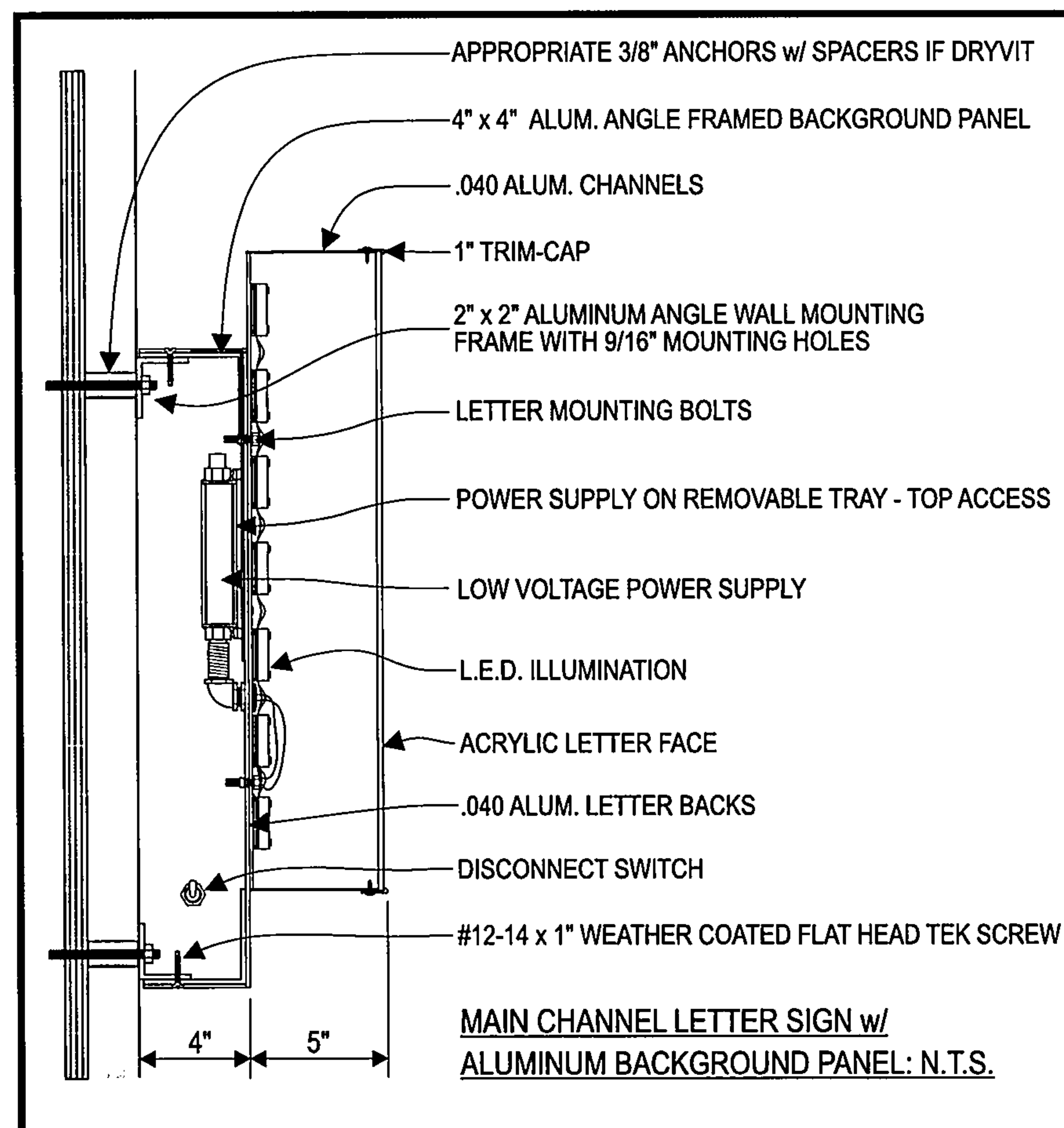
SIDE (WEST) ELEVATION: 1/8" = 1'-0"

INTERNALLY ILLUMINATED CHANNEL LETTERS
w/ MOTHER BREAD LOGO & 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
- (WHITE) L.E.D. ILLUMINATION
- REMOTE POWER SUPPLIES
- 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



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



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

PANTONE 1805C 71.22 SQ.FT.



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LINCOLN, RI 02865-4255

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APPROVALS

Signatures Required Before Release to Production

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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	WD	xxxxxxxxxxxxx	00/00/00
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12			

CLIENT

Paradise
BAKERY & CAFE

STORE NUMBER 610048

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

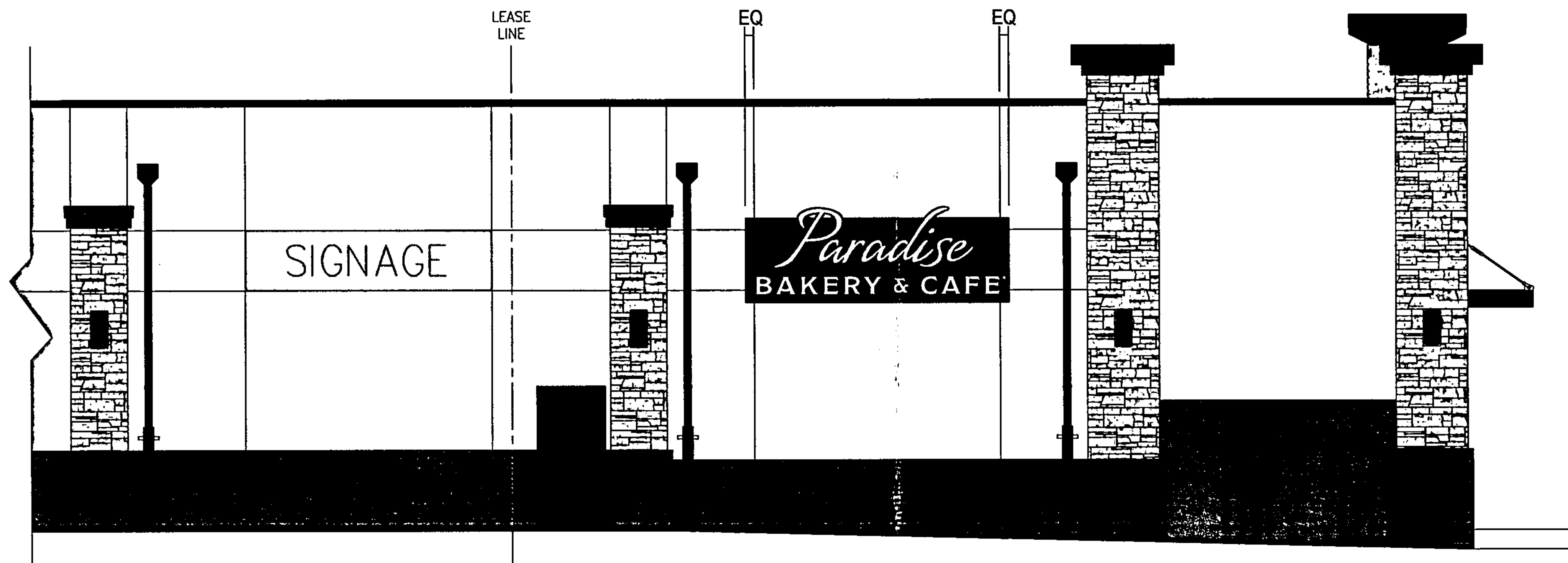
LOCATION

PROJECT MANAGER JIM M.

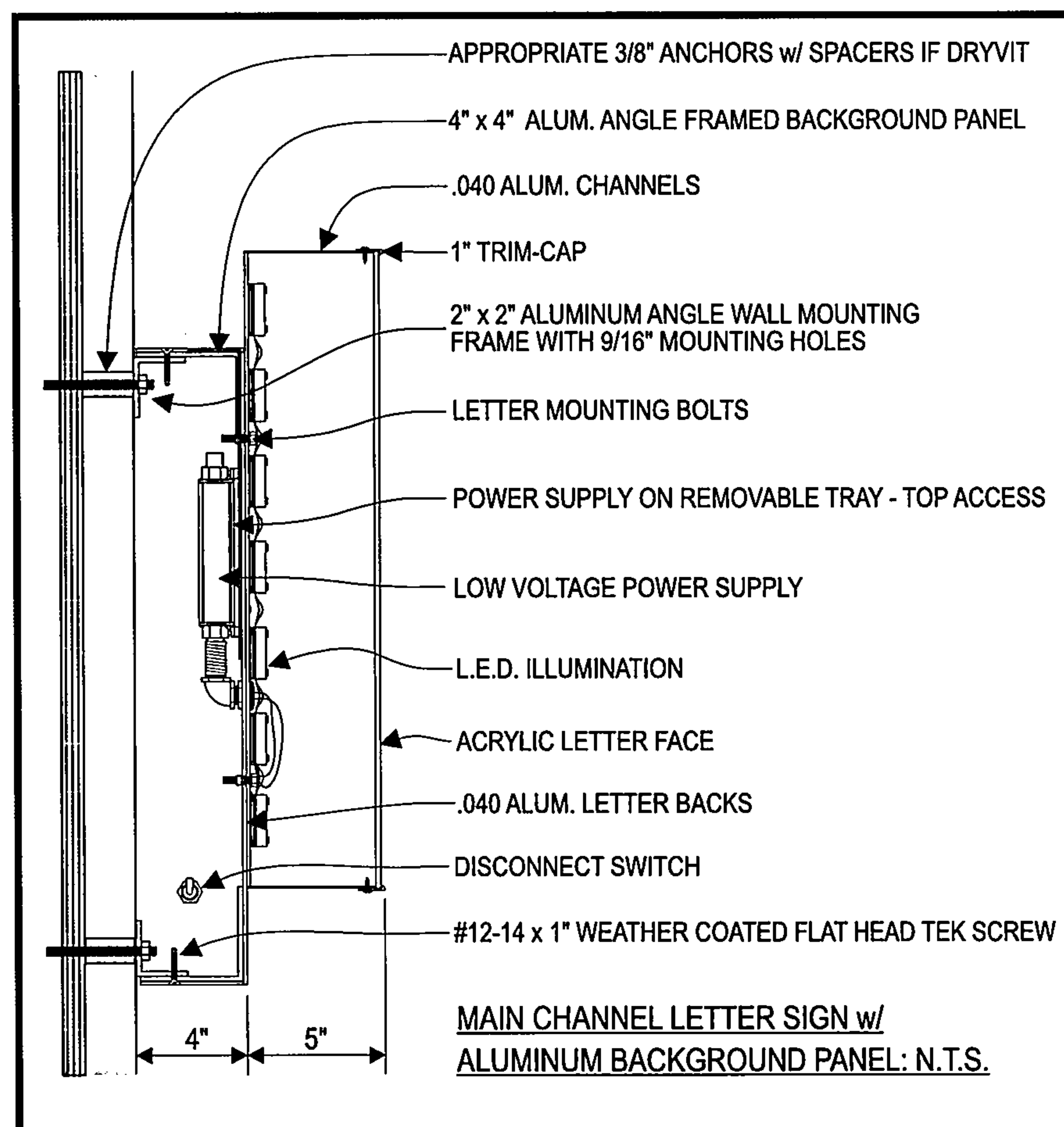
CHECKED BY DATE WD ARTIST 06/01/11 DATE

V-205c

DRAWING NAME



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



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

INTERNALLY ILLUMINATED CHANNEL LETTERS
w/ MOTHER BREAD LOGO & 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
- (WHITE) L.E.D. ILLUMINATION
- REMOTE POWER SUPPLIES
- U.L. AND MFG. LABELS
- WEEP HOLES

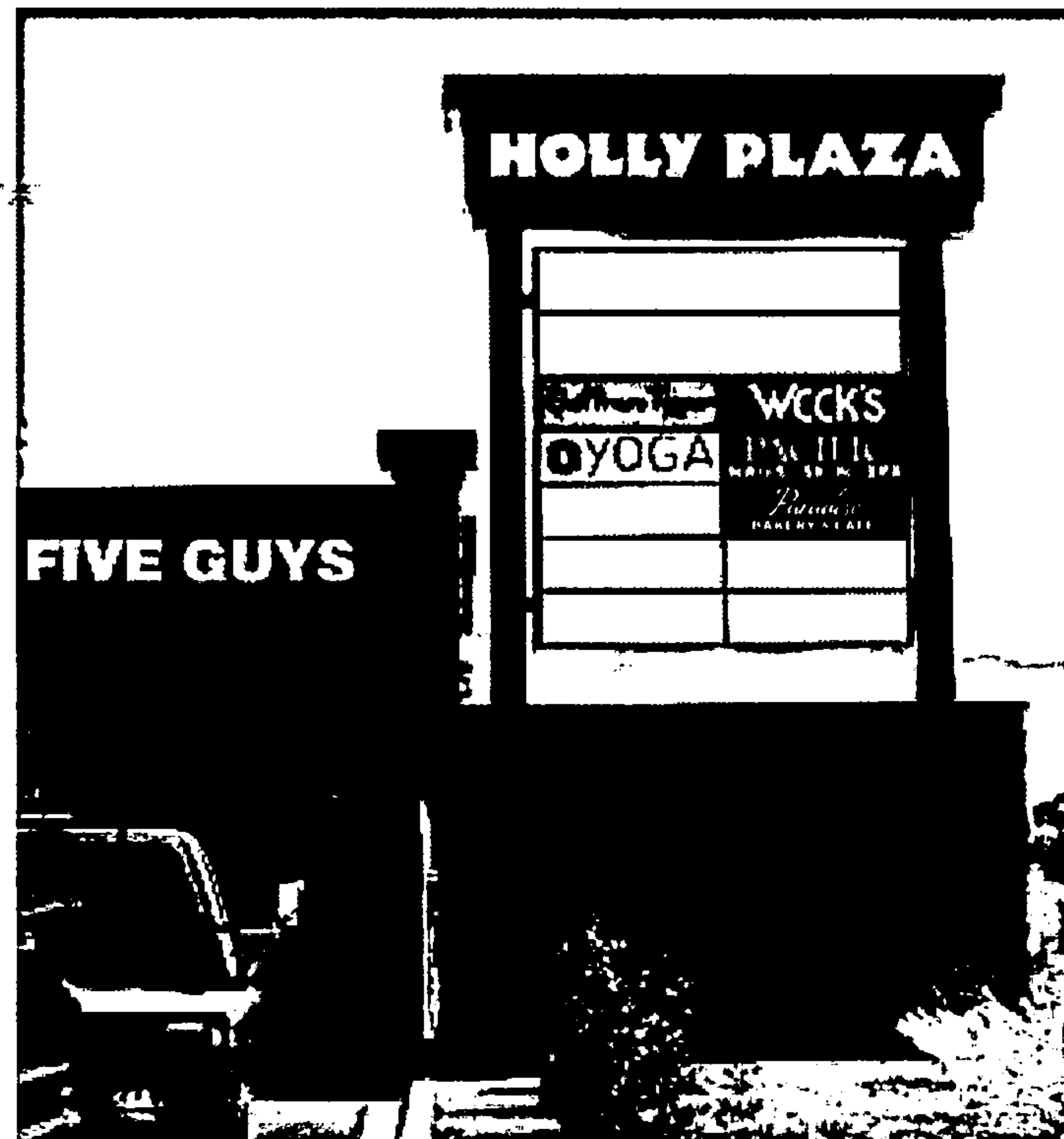
BACKGROUND PANEL/ RACEWAY BEHIND CHANNEL LETTERS:

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

59.3 SQ.FT.



PERMANENT SIGN PANELS - NOT TO SCALE

SIZES T.B.D.



(2) PERMANENT SIGN PANELS FOR D/F PYLON SIGN

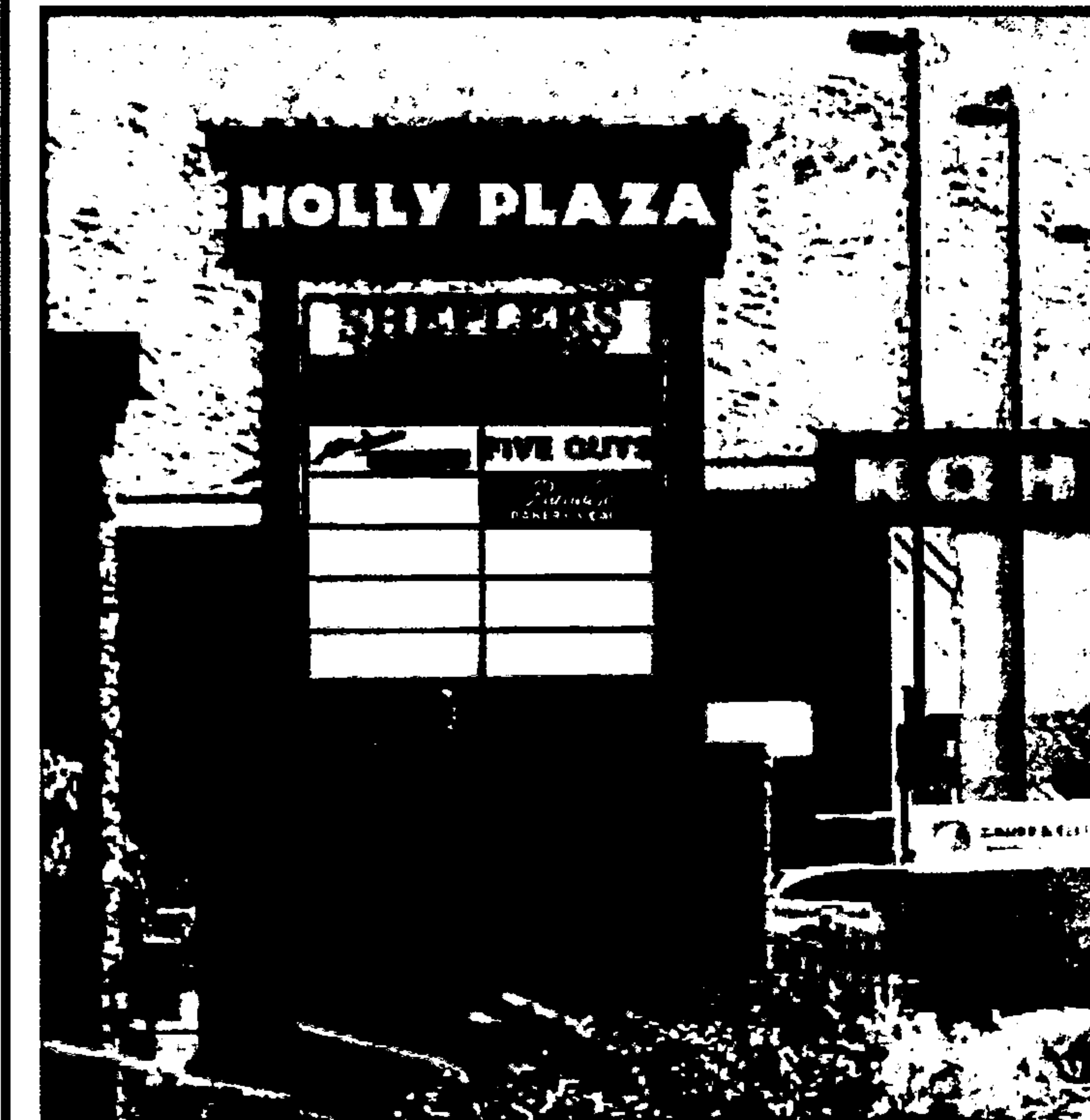


TEMPORARY SIGN PANELS - NOT TO SCALE

SIZES T.B.D.



(2) TEMPORARY SIGN PANELS FOR D/F MONUMENT SIGN



TEMPORARY SIGN PANELS - NOT TO SCALE

SIZES T.B.D.



(2) TEMPORARY SIGN PANELS FOR D/F PYLON SIGN

SIGN FACES FOR PYLON/MONUMENT DIRECTORY SIGN PANELS

- (WHITE) POLYCARBONATE FACES
- (WHITE) LETTERS
- (BLACK) OUTLINES
- (PMS 1805C MAROON) BACKGROUNDS
- SIZES & ADDITIONAL DETAILS T.B.D.

ARTWORK EXCLUSIVE PROPERTY OF
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APPROVALS

Signatures Required Before Release to Production

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Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

VM PRODUCT NUMBER(S)

21872-1

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CLIENT

Paradise
BAKERY & CAFE

STORE NUMBER 610048

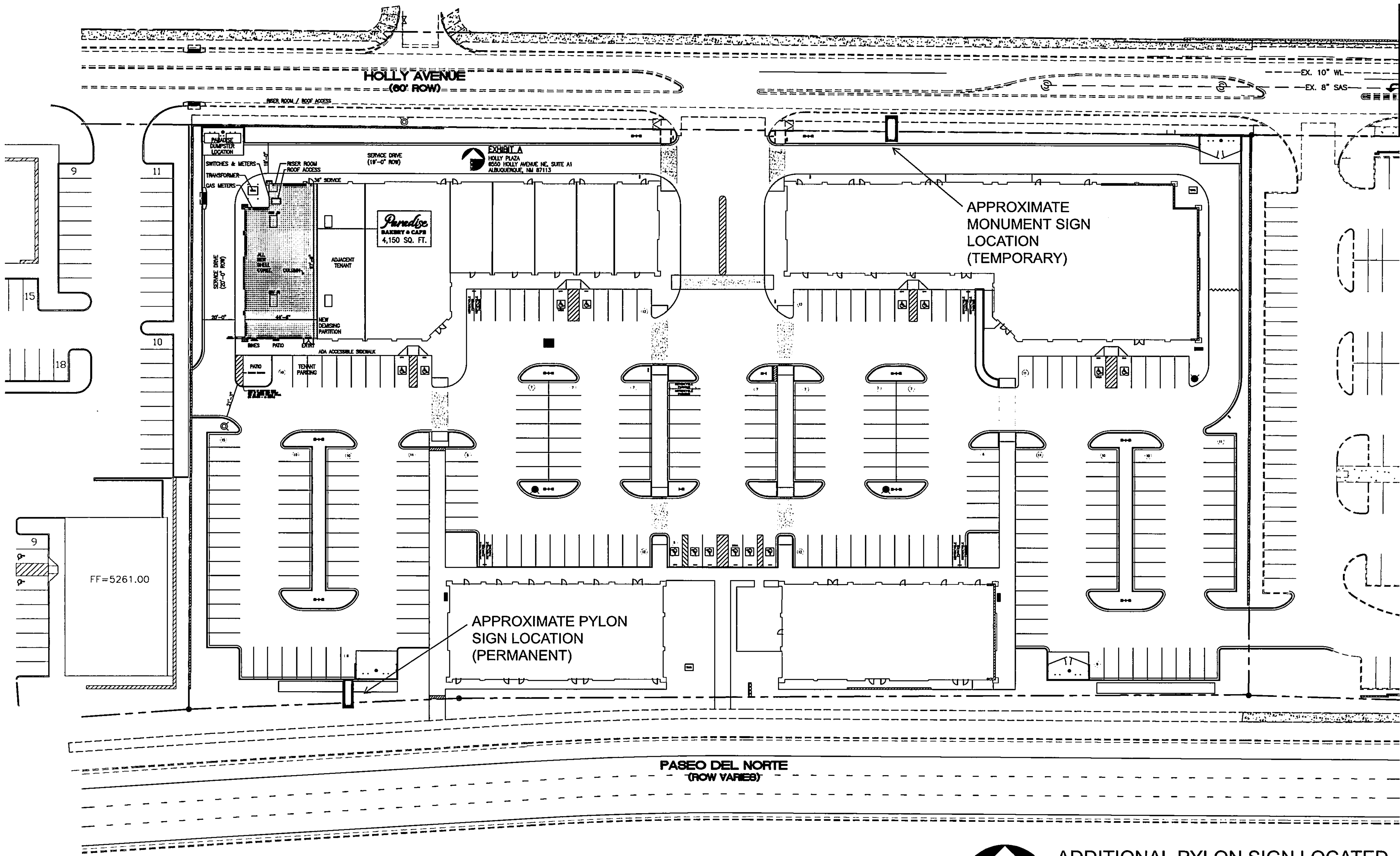
Holly Plaza
6550 Holly Ave., N.E.
ALBUQUERQUE, NM

LOCATION

PROJECT MANAGER JIM M.

CHECKED BY	DATE	WD ARTIST	06/01/11
			DATE

V-205d
DRAWING NAME



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21872-1

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CLIENT

Paradise
BAKERY & CAFE

STORE NUMBER 610048

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

LOCATION

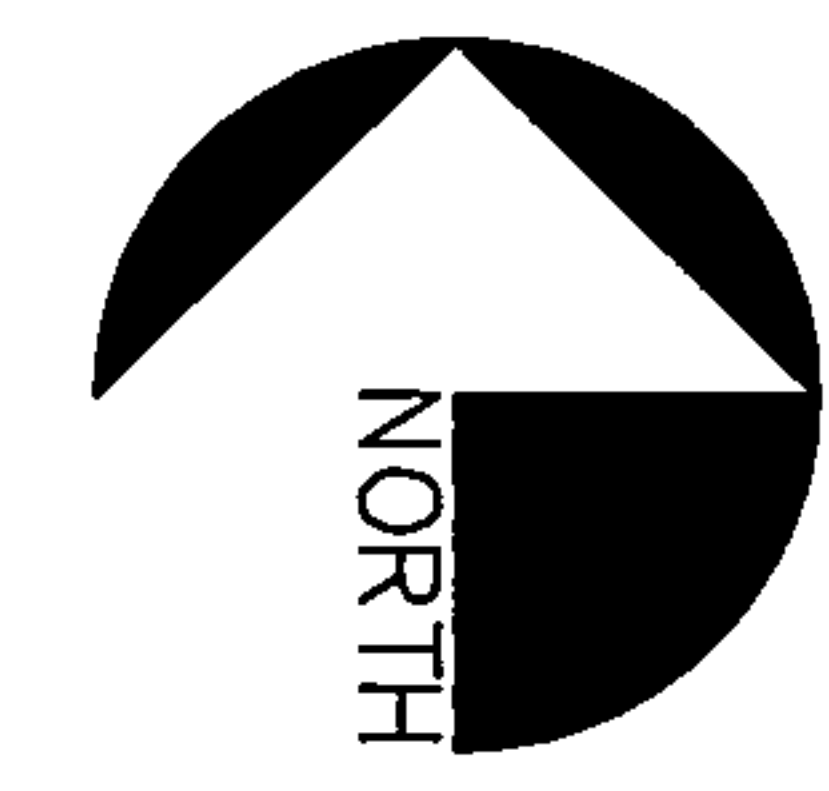
PROJECT MANAGER JIM M.

CHECKED BY DATE WD ARTIST DATE

06/01/11

V-205e

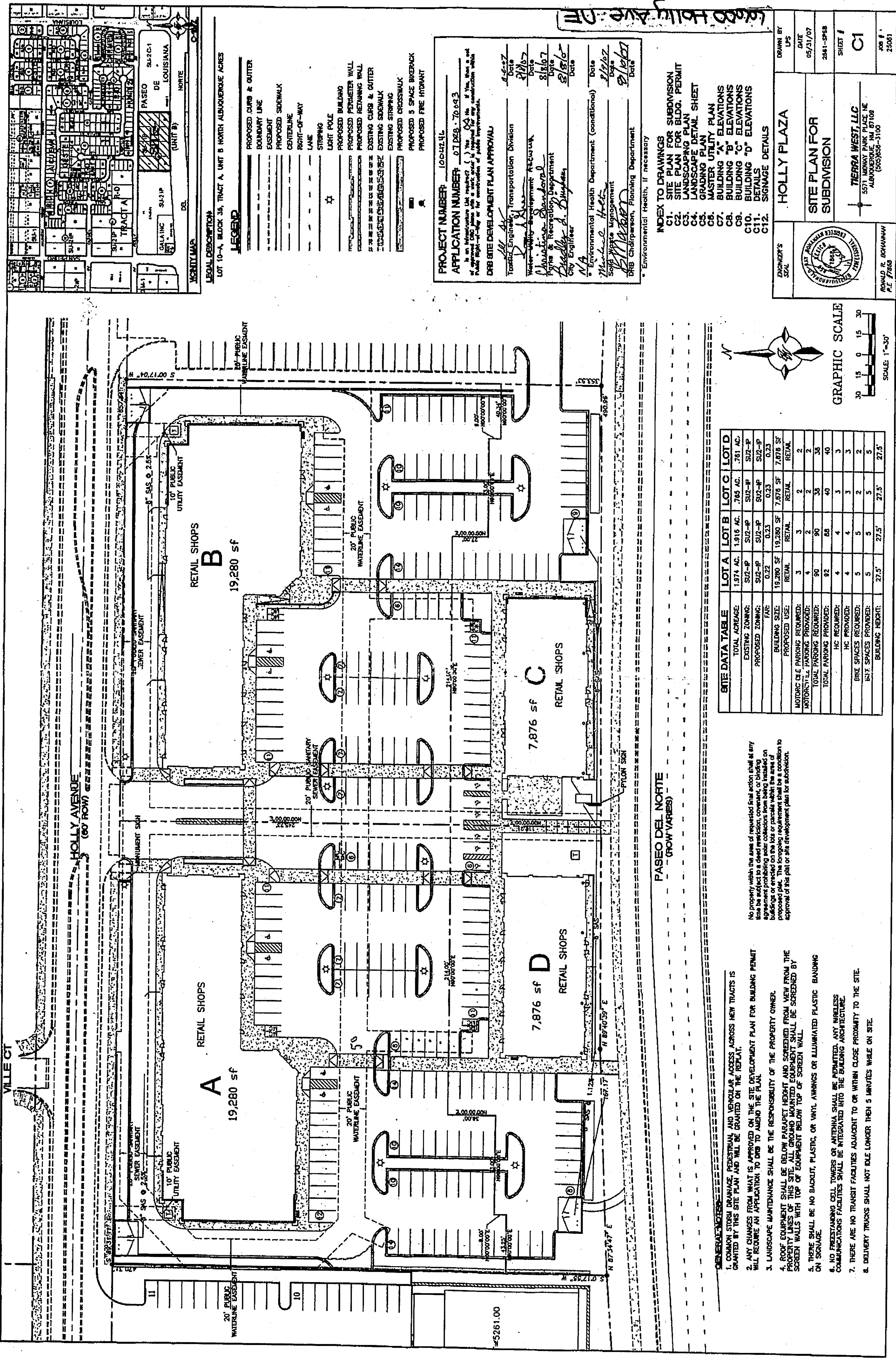
DRAWING NAME



ADDITIONAL PYLON SIGN LOCATED
OFFSITE TO THE EAST - PANERA
WILL BE ALLOWED TEMPORARY
PANEL ON THAT SIGN

CAFE #610048 HOLLY PLAZA - ALBUQUERQUE, NM

1004246



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

LEGEND

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

PROJECT NUMBER 10014244
APPLICATION NUMBER 071268-70043

DRB SITE DEVELOPMENT PLAN APPROVAL

Traffic Engineering, Transportation Division Date 8/22/07
 Waterways/Stormwater Management Date 8/22/07
 Planning & Recreation Department Date 8/16/07
 Public Works Department Date 8/16/07
 City Engineer Date 8/16/07

Environmental Health Department (conditional) Date 8/16/07
 Solid Waste Management Date 8/16/07

DRB Chairperson, Planning Department
 Environmental Health, if necessary

INDEX TO DRAWINGS

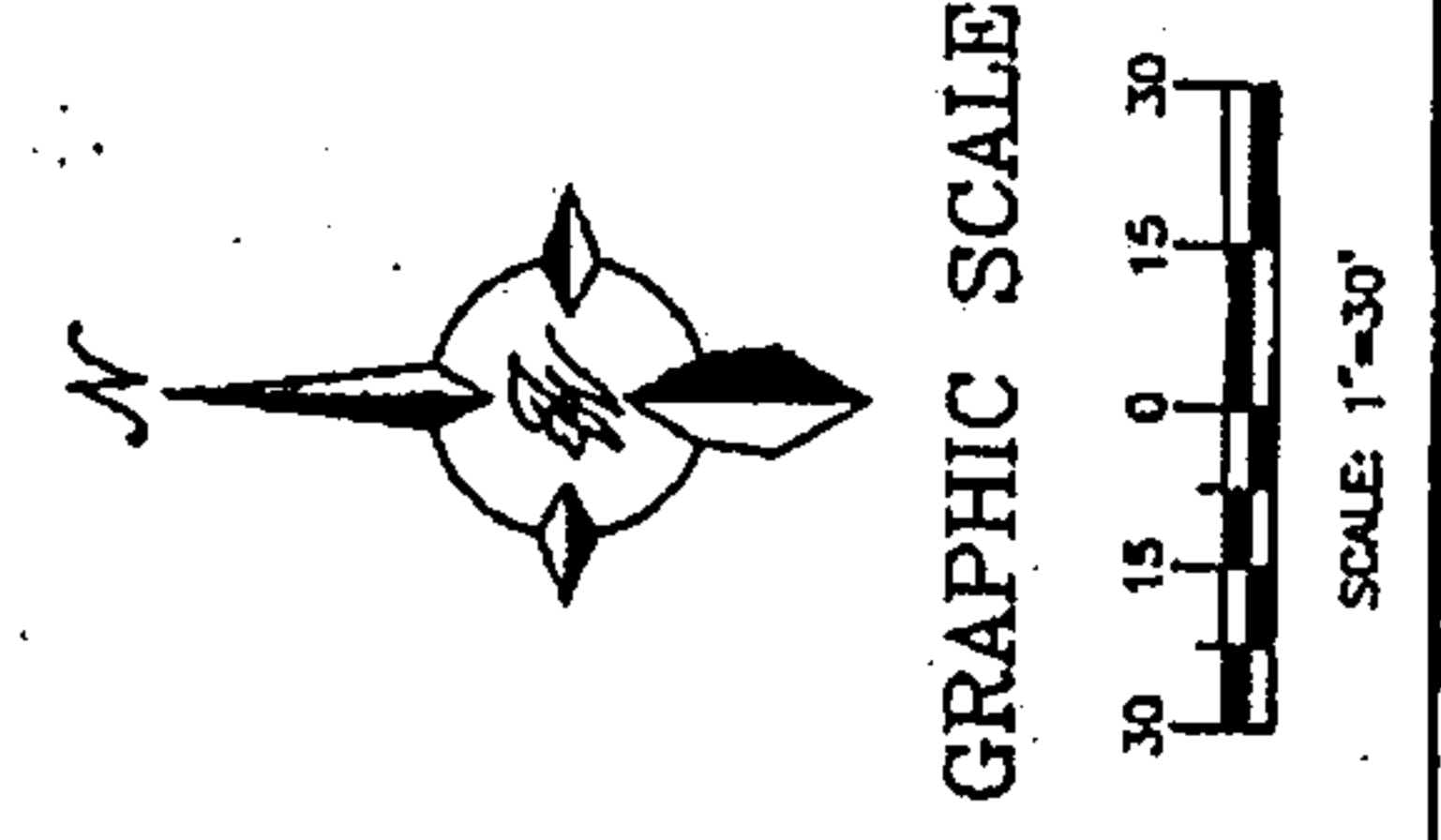
- C1. SITE PLAN FOR SUBDIVISION
- C2. SITE PLAN FOR BLDG. PERMIT
- C3. LANDSCAPE PLAN
- C4. LANDSCAPE DETAIL SHEET
- C5. GRADING PLAN
- C6. MASTER UTILITY PLAN
- C7. BUILDING "A" ELEVATIONS
- C8. BUILDING "B" ELEVATIONS
- C9. BUILDING "C" ELEVATIONS
- C10. BUILDING "D" ELEVATIONS
- C11. DETAILS
- C12.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

ENGINEER'S SEAL
 RONALD R. BOHANNAN
 P.E. #7859

DATE 05/31/07
2001-SP58

SHEET # C1

JOB # 25001



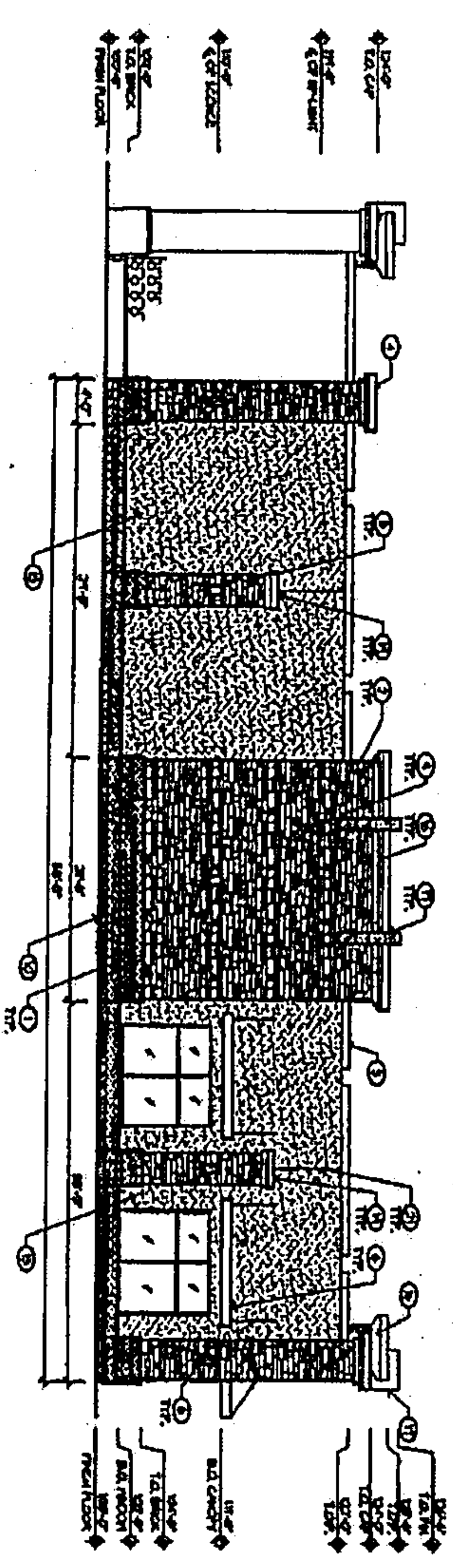
SITE DATA TABLE

	LOT A	LOT B	LOT C	LOT D
TOTAL ACRES	1.974 AC.	1.916 AC.	7.65 AC.	7.61 AC.
EXISTING ZONING	SU2-P	SU2-P	SU2-P	SU2-P
PROPOSED ZONING	SU2-P	SU2-P	SU2-P	SU2-P
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	38	38
TOTAL PARKING PROVIDED	92	90	40	40
HC PROVIDED	4	4	3	3
BIKE SPACES REQUIRED	5	5	2	2
BIKE SPACES PROVIDED	5	5	5	5
BUILDING HEIGHT	27.5'	27.5'	27.5'	27.5'

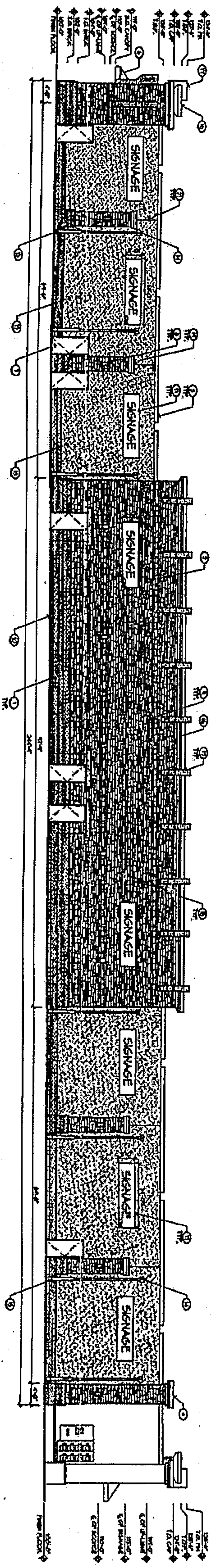
No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding on the property which would prevent the use of the property for the purposes of the proposed plan. The foregoing requirement shall be a condition to approval of this plan or site development plan for subdivision.

- 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. THIS EQUIPMENT AND UNVENTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
 - THERE SHALL BE NO BARBICUT, PLASTIC, OR VINYL AWNINGS 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 BE LONGER THAN 5 MINUTES WHILE ON SITE.

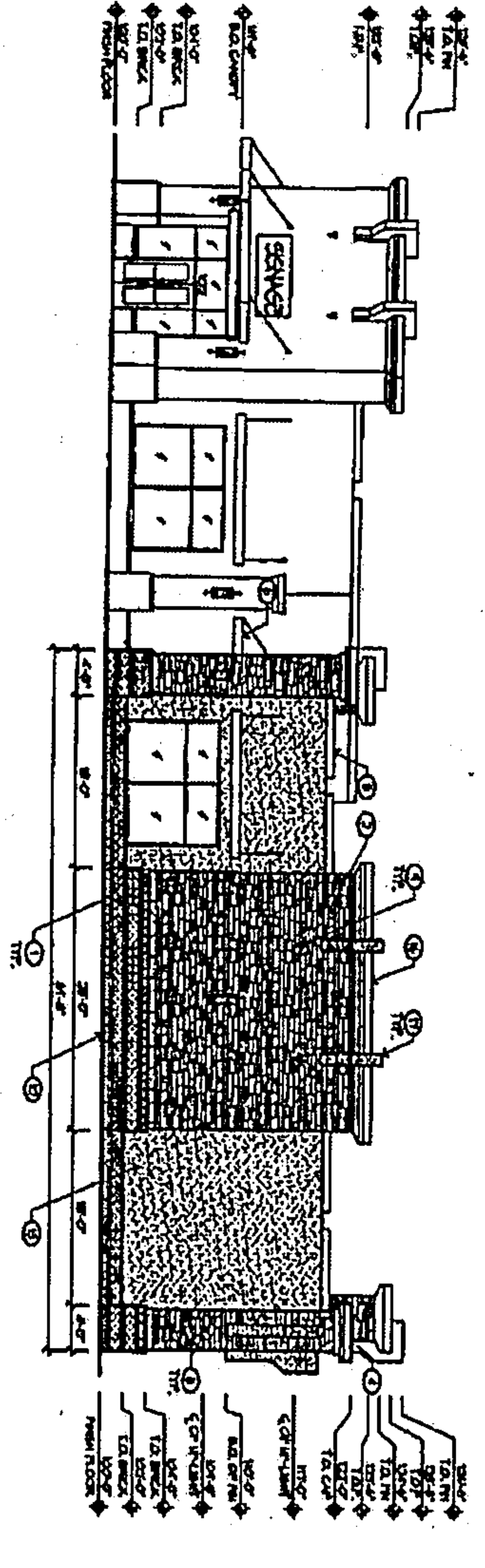
75,52



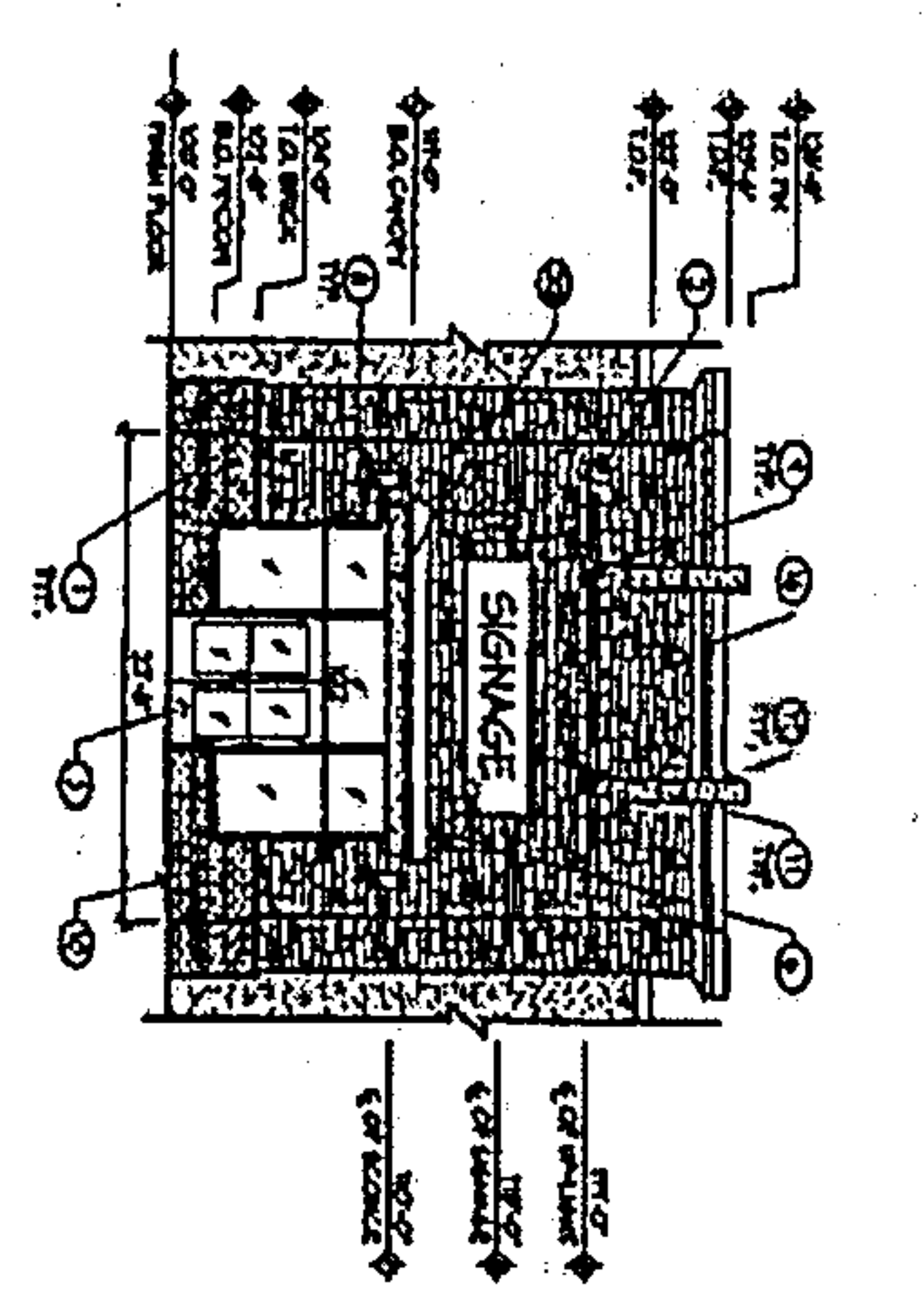
1 WEST ELEVATION
LOOKING EAST



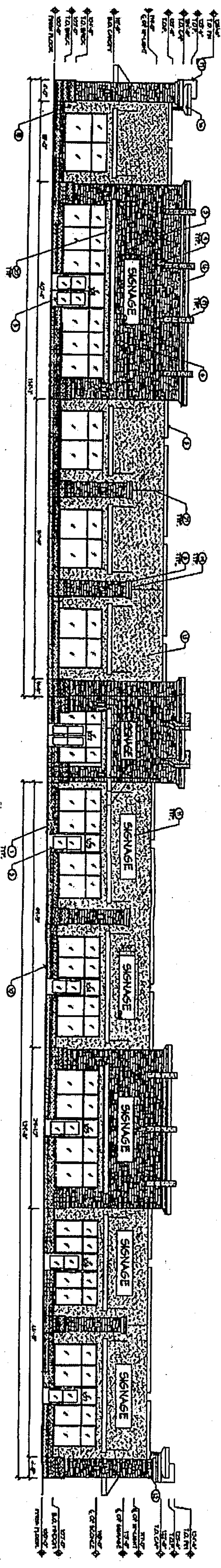
2 NORTH ELEVATION
LOOKING SOUTH



3 EAST ELEVATION
LOOKING WEST



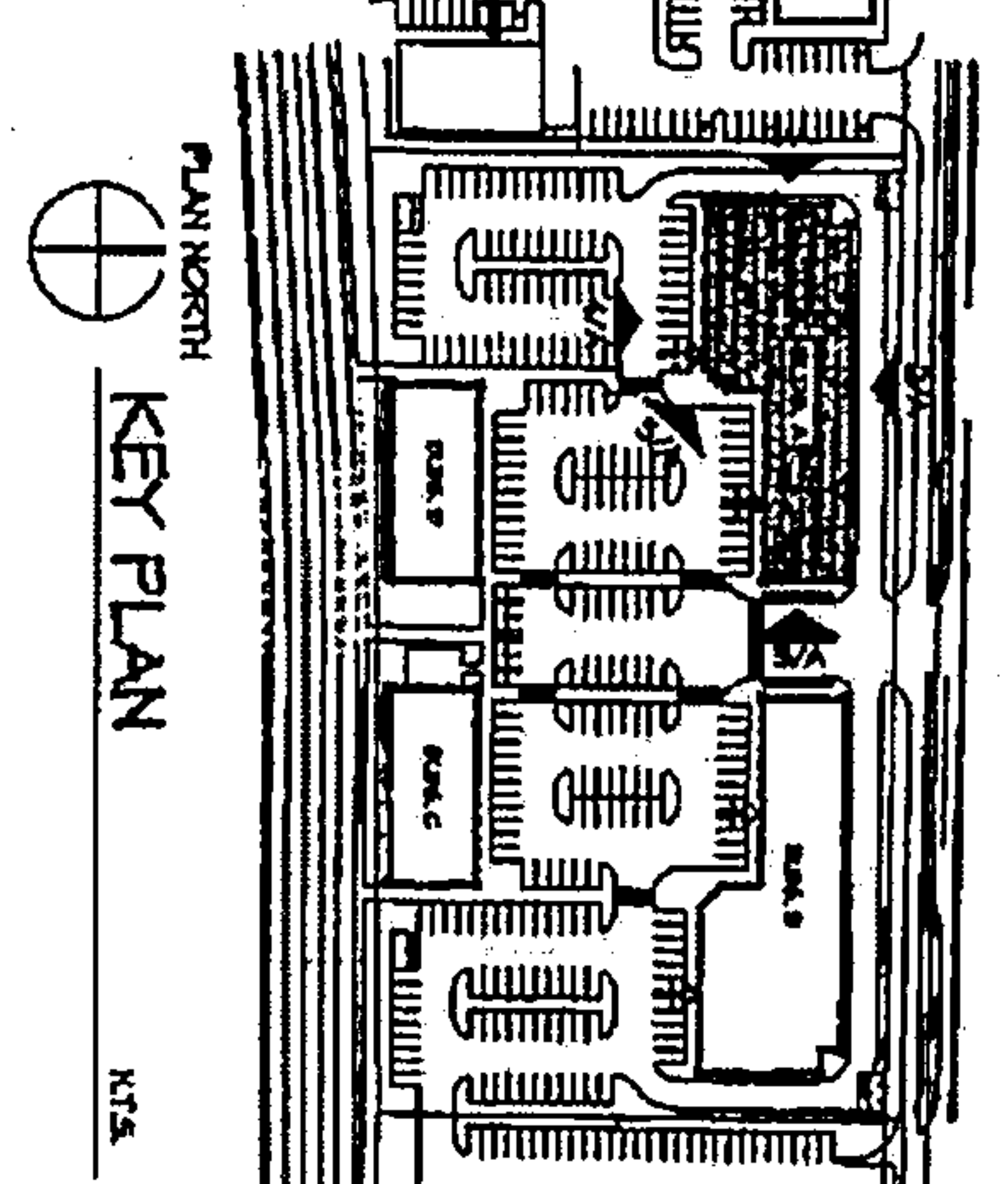
5 SOUTHEAST ELEVATION
LOOKING NORTHWEST



4 SOUTH ELEVATION
LOOKING NORTH

- GENERAL NOTES**
1. BUILDING HEIGHTS SHALL NOT EXCEED THE ALLOWED SQUARE FOOTAGE AS SPECIFIED IN THE CITY OF ALBUQUERQUE ZONE CODE. ALL SHAWNS TO COMPLY WITH LOCAL ORDINANCES.

- KEYED NOTES**
1. GREEN STONE COLOR BROWN
 2. STICKED STONE VENEER OVER METAL LATH, WATERPROOF MEMBRANE AND 5/8\"/>
 - 3. ROOF FINISH WITH METAL CAP FLASHING, COLOR TO MATCH ADJACENT STUCCO
 - 4. CORNER FLASHING WITH METAL CAP, TO MATCH ADJACENT STUCCO
 - 5. ALUMINUM SIGNMENT COLOR
 - 6. STILE CASSETT WITH METAL LATH
 - 7. HOLLOW METAL DOOR FINISH TO MATCH ADJACENT STUCCO
 - 8. WALL SCULPTURE
 - 9. UP LIGHT
 - 10. FINISH FLOOR LINE
 - 11. SIGNAGE THE SOUL IS TO PROVIDE CONSISTENT APPEARANCE AND QUALITY AND COMPLIANT WITH SECTION 16-9-5-5 FEDERAL SIGN REGULATION. ALL SIGNS SHALL BE PLACED IN THE VISIBLE AREA OF THE BUILDING. THE SIGNAGE SHALL BE PRESENT ON THE BUILDING AND NOT BE PLACED ON THE STREET OR NEIGHBORHOOD.
 - 12. 07. BRUSHED ALUMINUM SIGNAGE APPROXIMATE DIMENSIONS
 - 13. TWO-COAT FINISH COLOR TO MATCH ADJACENT STUCCO
 - 14. DOWNPOUR/COMET BLEND COLOR TO MATCH ADJACENT STUCCO
 - 15. DOWNPOUR/COMET BLEND COLOR TO MATCH ADJACENT STUCCO
 - 16. DOWNPOUR/COMET BLEND COLOR TO MATCH ADJACENT STUCCO
 - 17. STUCCO PEEL COLOR TAN
 - 18. THE CAST CONCRETE CASSETT COLOR TO MATCH STICKED STONE VENEER
 - 19. SHORT FLASHING WITH METAL CAP, COLOR TO MATCH ADJACENT STUCCO
 - 20. STUCCO LATH, COLOR TAN
 - 21. CONTROL JAMB



Dekker Perich Sabatini
 architects
 interiors
 landscapes
 planning
 engineering

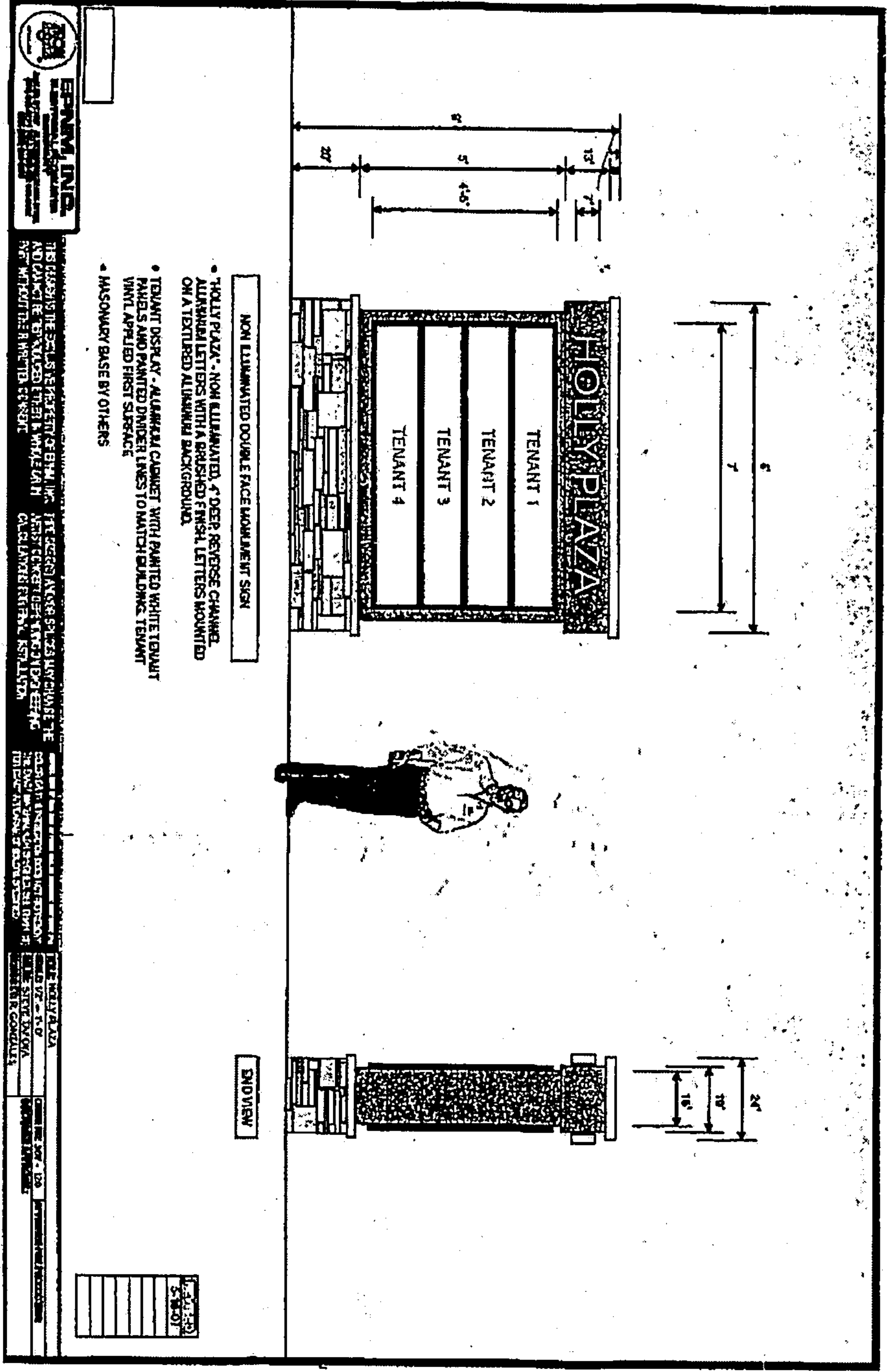
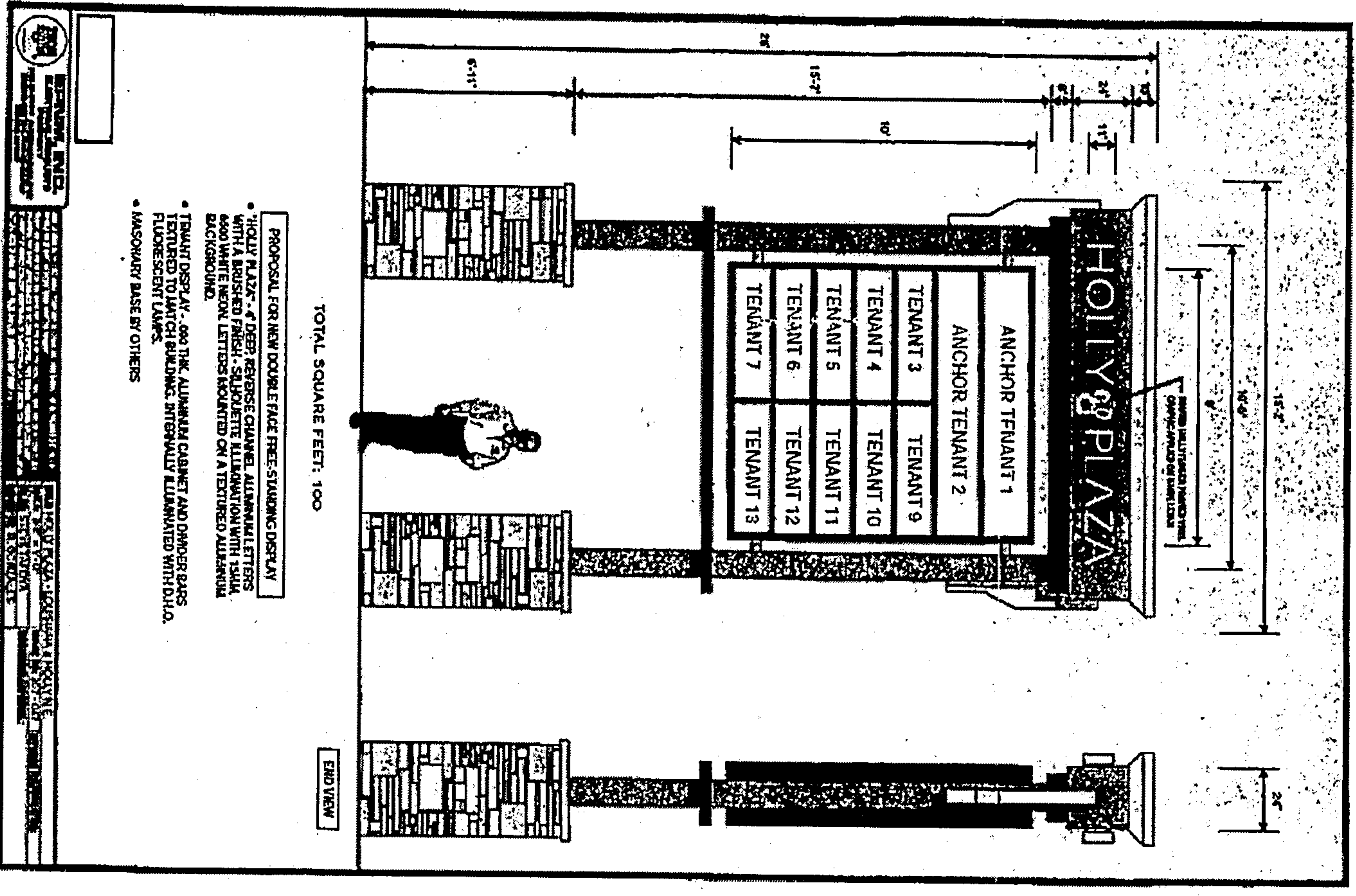
7401 Hillcrest Et Suite 100
 Albuquerque, NM 87121
 505 761-4700
 fax 505 761-4222
 info@dekperisab.com

Shops @ Nuevo Paseo
Building "A,B,C and D"
 Louisiana and Holly NE
 Albuquerque, N.M. 87113

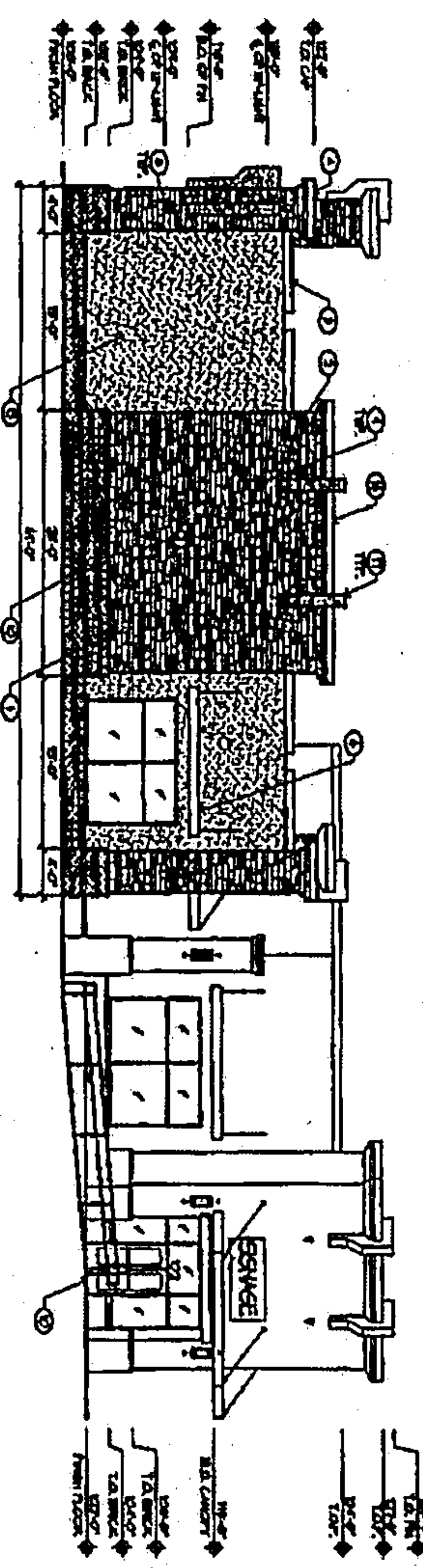
REVISIONS

DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____
 PROJECT NO.: 06046
 DRAWING NAME: BUILDING A EXTERIOR ELEVATIONS

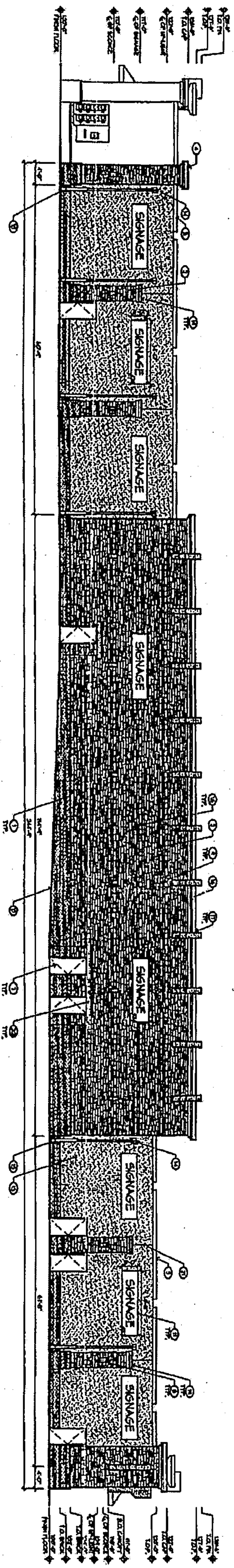
SHEET NO. 6



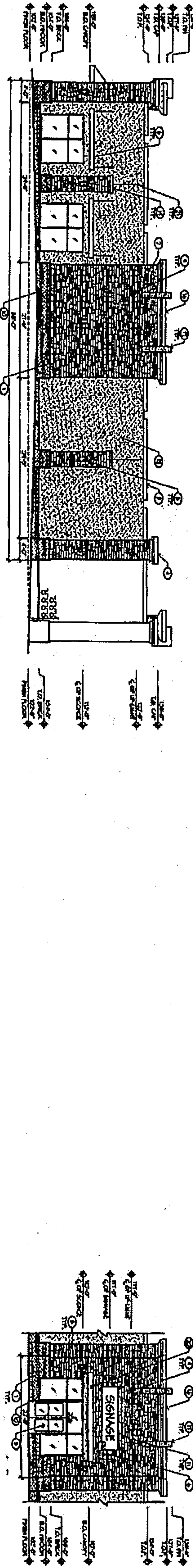
HOLLY PLAZA SIGNAGE DETAILS		DRAWN BY UPS
DATE 05-21-07		SHEET # CH1
2561-DEMS		JOB # 25061
DESIGNER'S SEAL ROYALD R. BOYKAWAY P.E. #7668		
TERNIA WEST, LLC 5571 HOWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)558-3100		



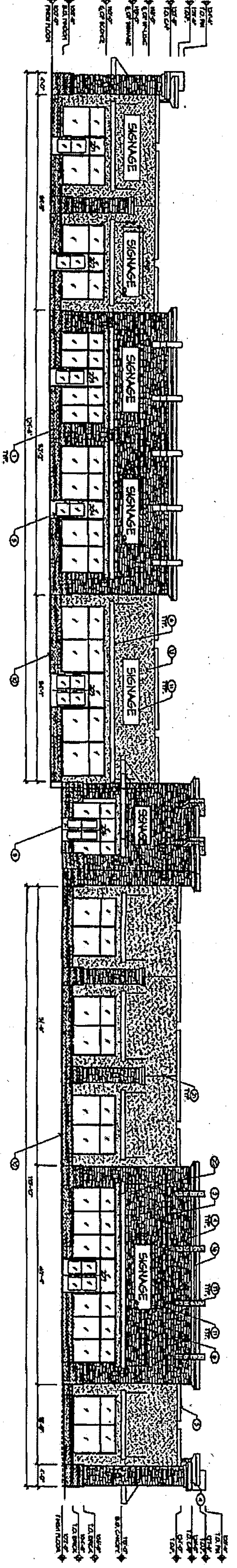
1 WEST ELEVATION
LOOKING EAST



2 NORTH ELEVATION
LOOKING SOUTH



3 EAST ELEVATION
LOOKING WEST



4 SOUTH ELEVATION
LOOKING NORTH

5 SOUTHWEST ELEVATION
LOOKING NORTHEAST

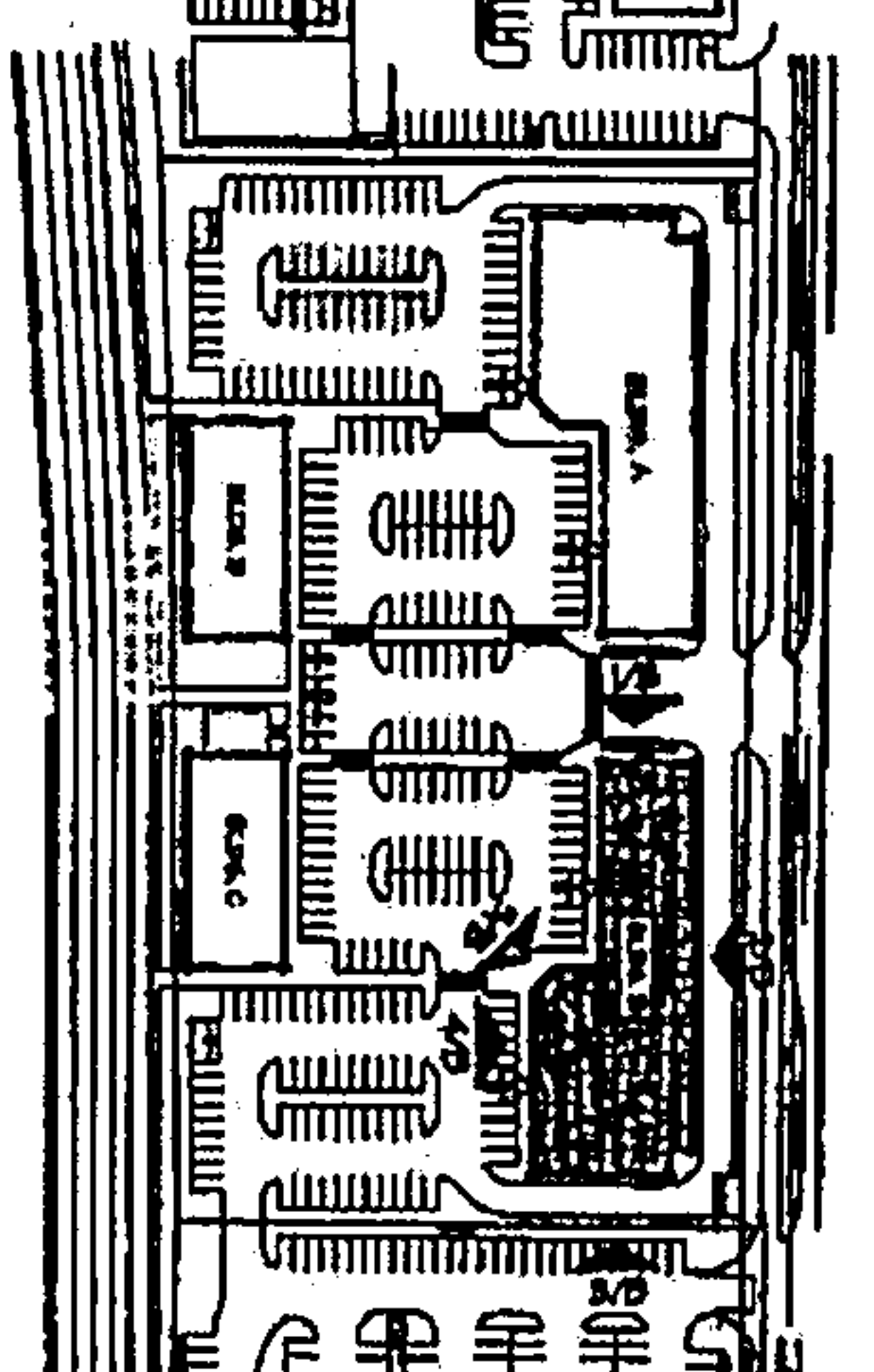
3/32\"/>

GENERAL NOTES

1. BUILDING MATERIALS SHALL BE AS SHOWN OR AS NOTED OTHERWISE.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
3. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
4. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.

KEYED NOTES

1. GRAB BAR, COLOR: BRONZE
2. STAINLESS STEEL, VENEER, OVER METAL LAMINATE, INTERIOR FLOOR, WALKWAY AND 50\"/>
- 3. SIGNAGE, COLOR: TAN
- 4. ROOF FLASHING WITH METAL CAP FLASHING, COLOR: TO MATCH ADJACENT STUCCO
- 5. CORNER FLASHING WITH METAL CAP, TO MATCH ADJACENT STUCCO
- 6. ALUMINUM INTERIORMENT, COLOR: TAN
- 7. STEEL CORNER WITH METAL TRICK
- 8. HOLLOW METAL DOOR FINISHED TO MATCH ADJACENT STUCCO
- 9. PAINT SCHEME
- 10. UP-LIGHT
- 11. FINISH FLOOR LINE
- 12. SIGNAGE THE COLOR IS TO MATCH THE CONCRETE SIGNAGE AND QUALITY SHALL BE AS SHOWN OR AS NOTED OTHERWISE.
- 13. SHALL LOCATE WITH SECTION 11-4-3 GENERAL SIGNAGE SHALL BE LOCATED AT THE PERCENT OF THE FACE AREA ON EACH SIDE AS NOTED.
- 14. 8\"/>
- 15. DOWNROUGHT METAL, COLOR: TO MATCH ADJACENT STUCCO
- 16. DOWNROUGHT METAL, COLOR: TO MATCH ADJACENT STUCCO
- 17. DOWNROUGHT METAL, COLOR: TO MATCH ADJACENT STUCCO
- 18. DOWNROUGHT METAL, COLOR: TO MATCH ADJACENT STUCCO
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- 20. DOWNROUGHT METAL, COLOR: TO MATCH ADJACENT STUCCO
- 21. DOWNROUGHT METAL, COLOR: TO MATCH ADJACENT STUCCO
- 22. DOWNROUGHT METAL, COLOR: TO MATCH ADJACENT STUCCO
- 23. DOWNROUGHT METAL, COLOR: TO MATCH ADJACENT STUCCO
- 24. DOWNROUGHT METAL, COLOR: TO MATCH ADJACENT STUCCO
- 25. DOWNROUGHT METAL, COLOR: TO MATCH ADJACENT STUCCO
- 26. DOWNROUGHT METAL, COLOR: TO MATCH ADJACENT STUCCO
- 27. DOWNROUGHT METAL, COLOR: TO MATCH ADJACENT STUCCO
- 28. DOWNROUGHT METAL, COLOR: TO MATCH ADJACENT STUCCO
- 29. DOWNROUGHT METAL, COLOR: TO MATCH ADJACENT STUCCO
- 30. DOWNROUGHT METAL, COLOR: TO MATCH ADJACENT STUCCO
- 31. DOWNROUGHT METAL, COLOR: TO MATCH ADJACENT STUCCO



PLAN NORTH
KEY PLAN

Dekker
Perich
Sabatini

architects
interiors
planning
engineering

7601 Jefferson NE Suite 100
Albuquerque, NM 87110
505 761-1788
505 761-4222
480 494 4811 10 mg

Shops @ Nuevo Paseo
Building "A,B,C and D"
Louisiana and Holly NE
Albuquerque, N.M. 87113

REVISIONS

DATE

BY

PROJECT NO. 06066

DRAWING NAME

BUILDING B EXTERIOR ELEVATIONS

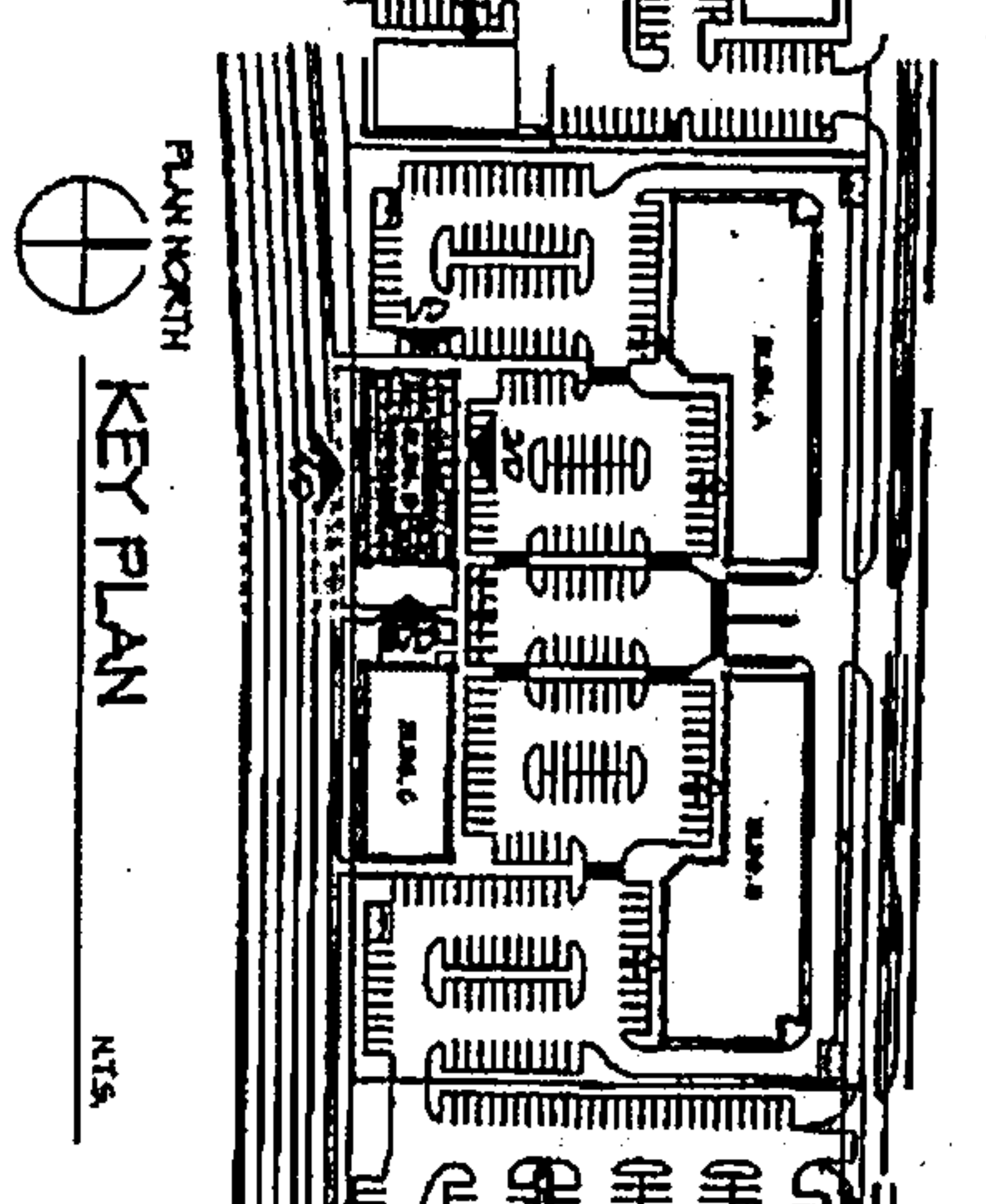
SHEET NO. 7

GENERAL NOTES

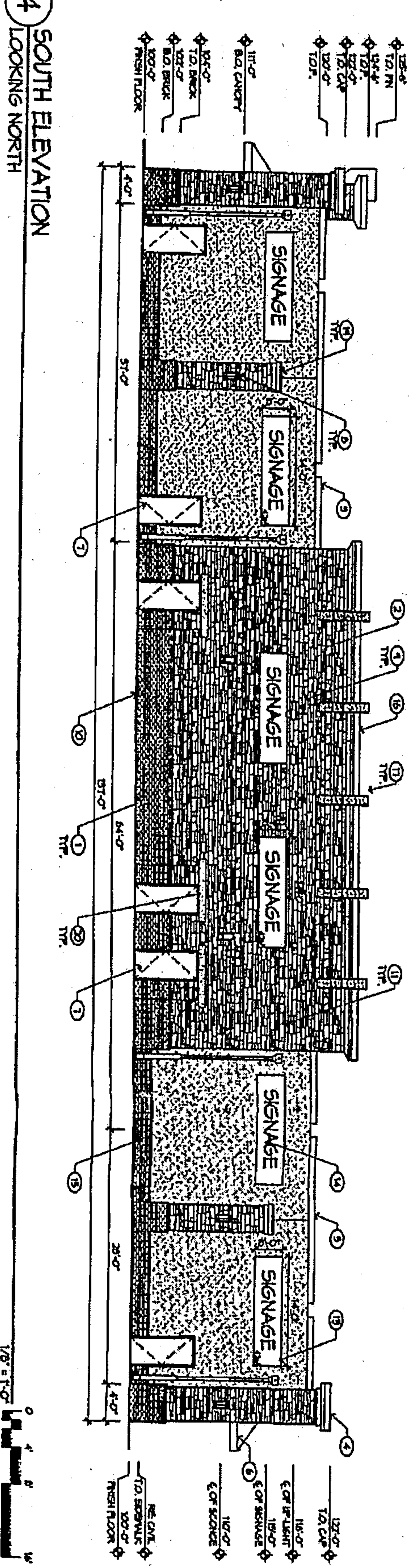
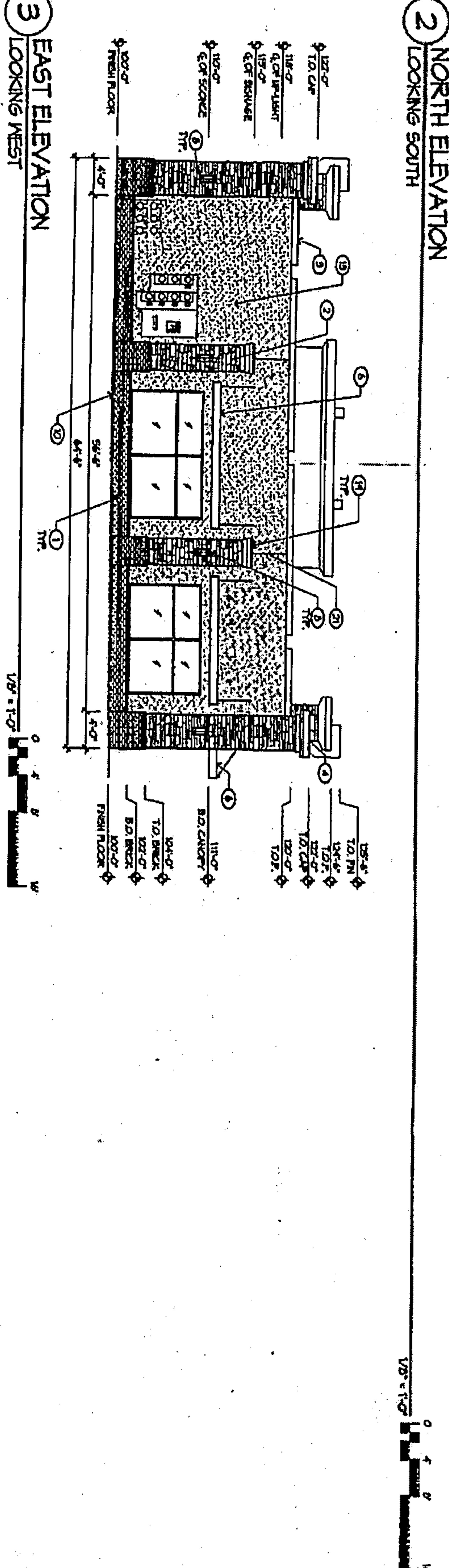
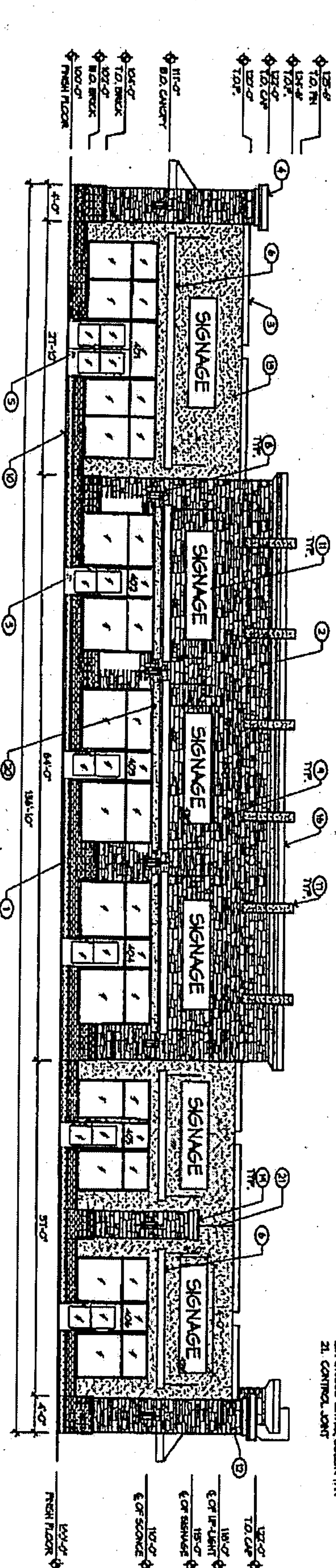
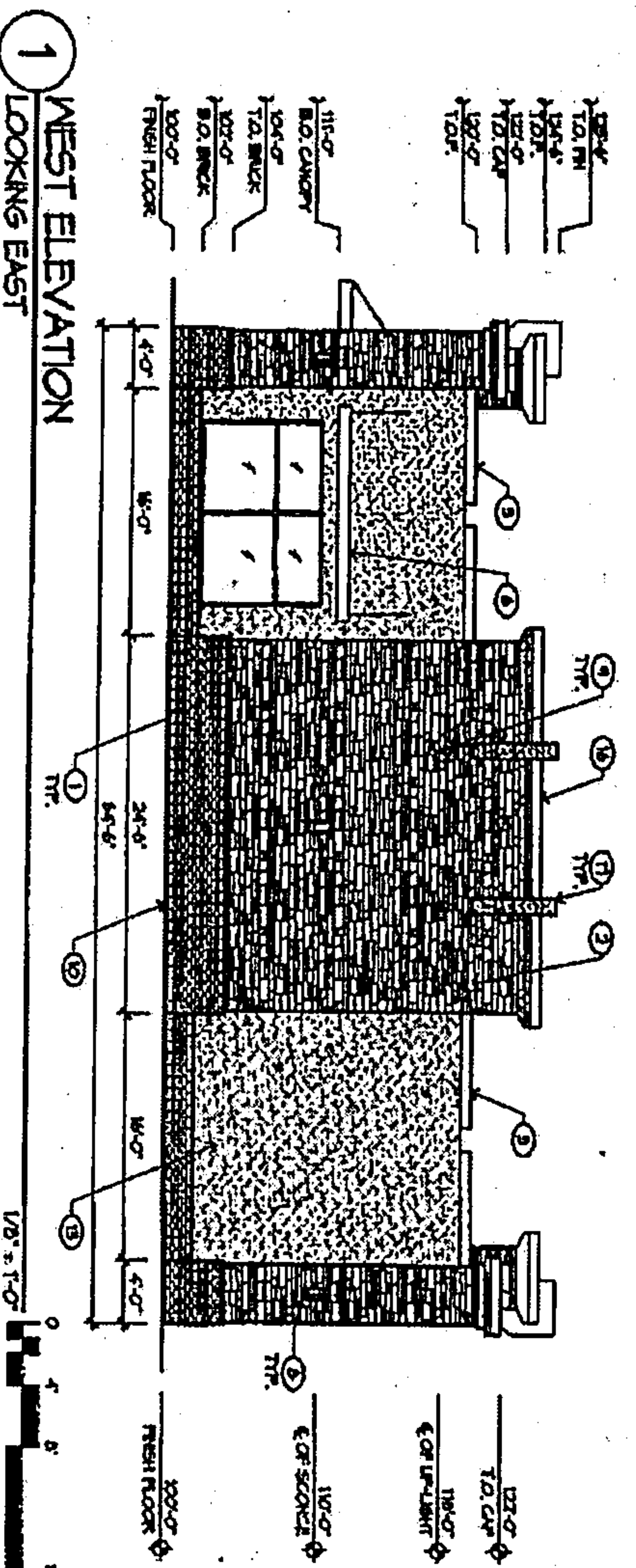
1. BUILDING MOUNTED SIGNS SHALL NOT EXCEED THE ALLOWED SQUARE FOOTAGE AS SPECIFIED IN THE CITY OF ALBUQUERQUE ZONING CODE. ALL SIGNS ARE TO COMPLY WITH LOCAL ORDINANCES.

KEYED NOTES

1. GREEN STONE BRICK, COLOR SWH01
2. STUCCO STONE VENEER, OVER METAL LATH, WATERPROOF MEMBRANE AND 5/8" POLYMER PORTLAND CEMENT PLASTER WITH METAL CWP TRADING, COLOR TO MATCH ADJACENT STUCCO
3. POLYMER PORTLAND CEMENT PLASTER WITH METAL CWP TRADING, COLOR TO MATCH ADJACENT STUCCO
4. STUCCO STONE VENEER, COLOR SWH01
5. STUCCO STONE VENEER, COLOR SWH01
6. STUCCO STONE VENEER, COLOR SWH01
7. STUCCO STONE VENEER, COLOR SWH01
8. STUCCO STONE VENEER, COLOR SWH01
9. STUCCO STONE VENEER, COLOR SWH01
10. STUCCO STONE VENEER, COLOR SWH01
11. STUCCO STONE VENEER, COLOR SWH01
12. STUCCO STONE VENEER, COLOR SWH01
13. STUCCO STONE VENEER, COLOR SWH01
14. STUCCO STONE VENEER, COLOR SWH01
15. STUCCO STONE VENEER, COLOR SWH01
16. STUCCO STONE VENEER, COLOR SWH01
17. STUCCO STONE VENEER, COLOR SWH01
18. STUCCO STONE VENEER, COLOR SWH01
19. STUCCO STONE VENEER, COLOR SWH01
20. STUCCO STONE VENEER, COLOR SWH01
21. STUCCO STONE VENEER, COLOR SWH01

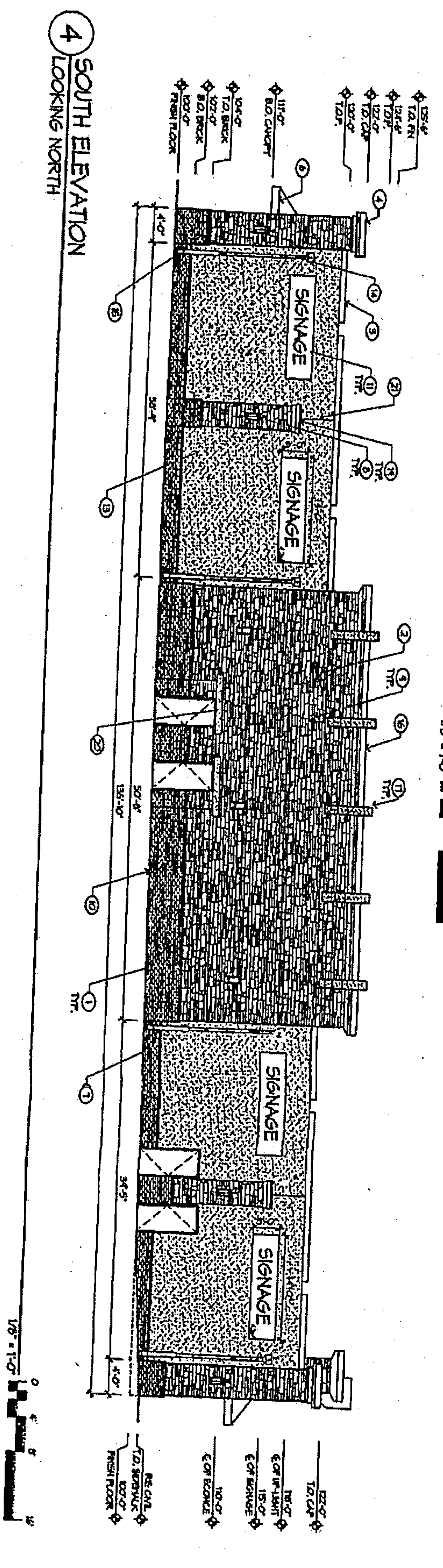
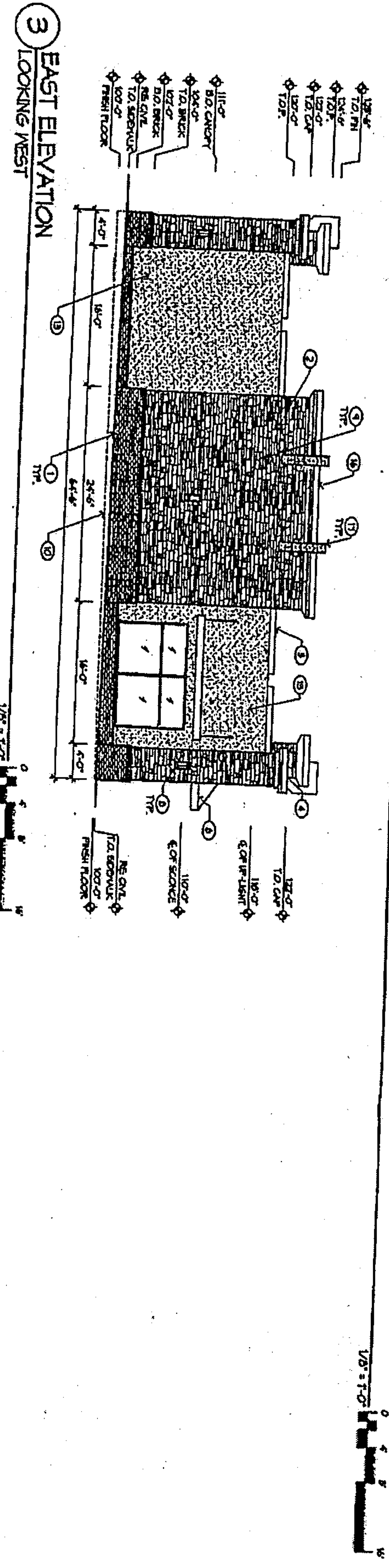
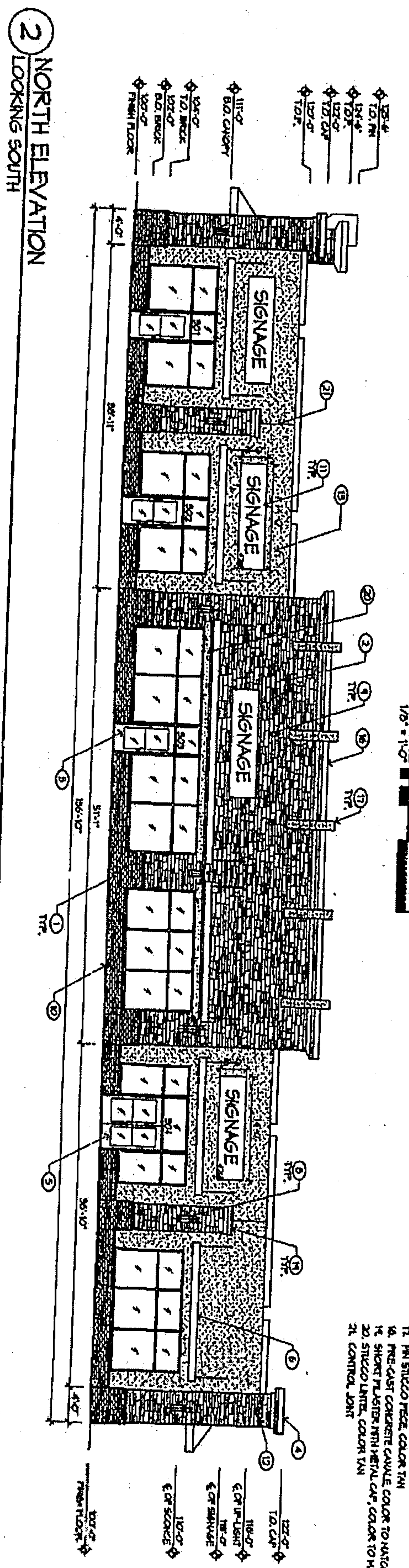
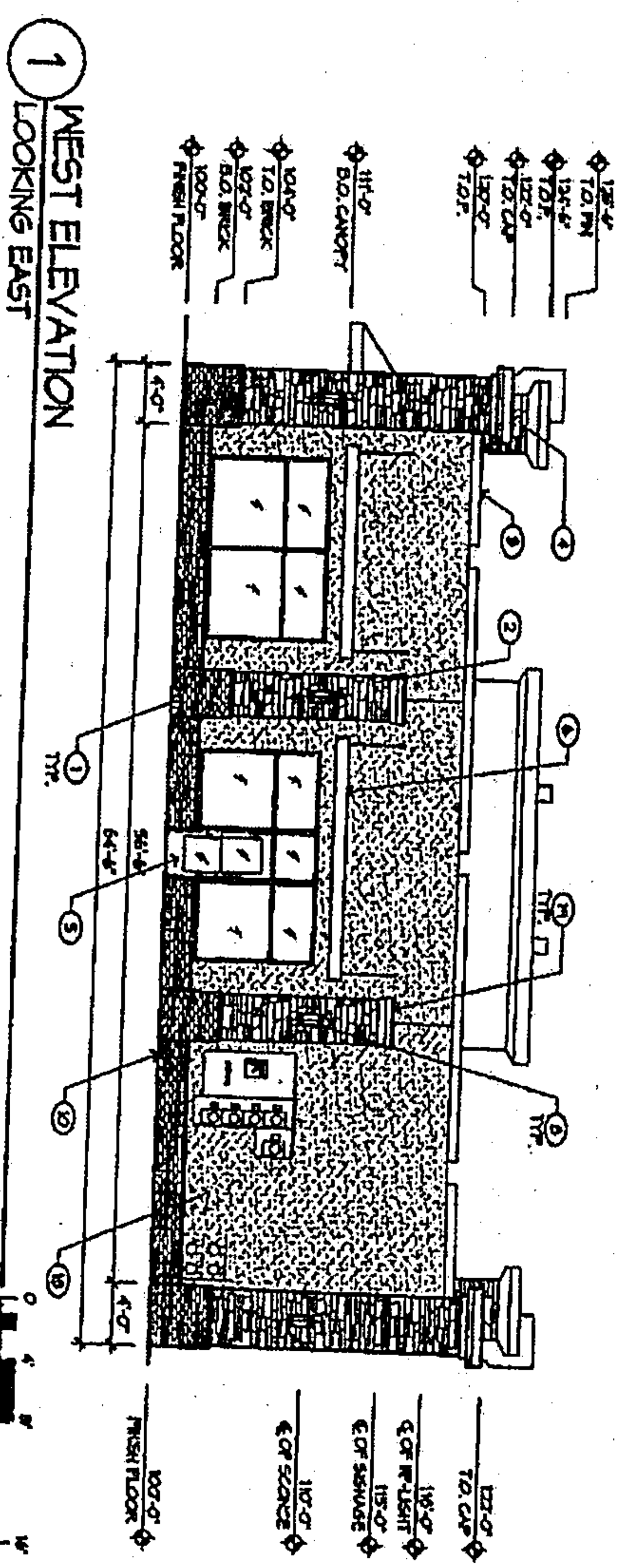


Dekker Perich Sabatini
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 505 751-4728
 fax 751-4232
 410@psd1119149
 ARCHITECT



Shops @ Nuevo Paseo
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 Louisiana and Holly NE
 Albuquerque, N.M. 87113

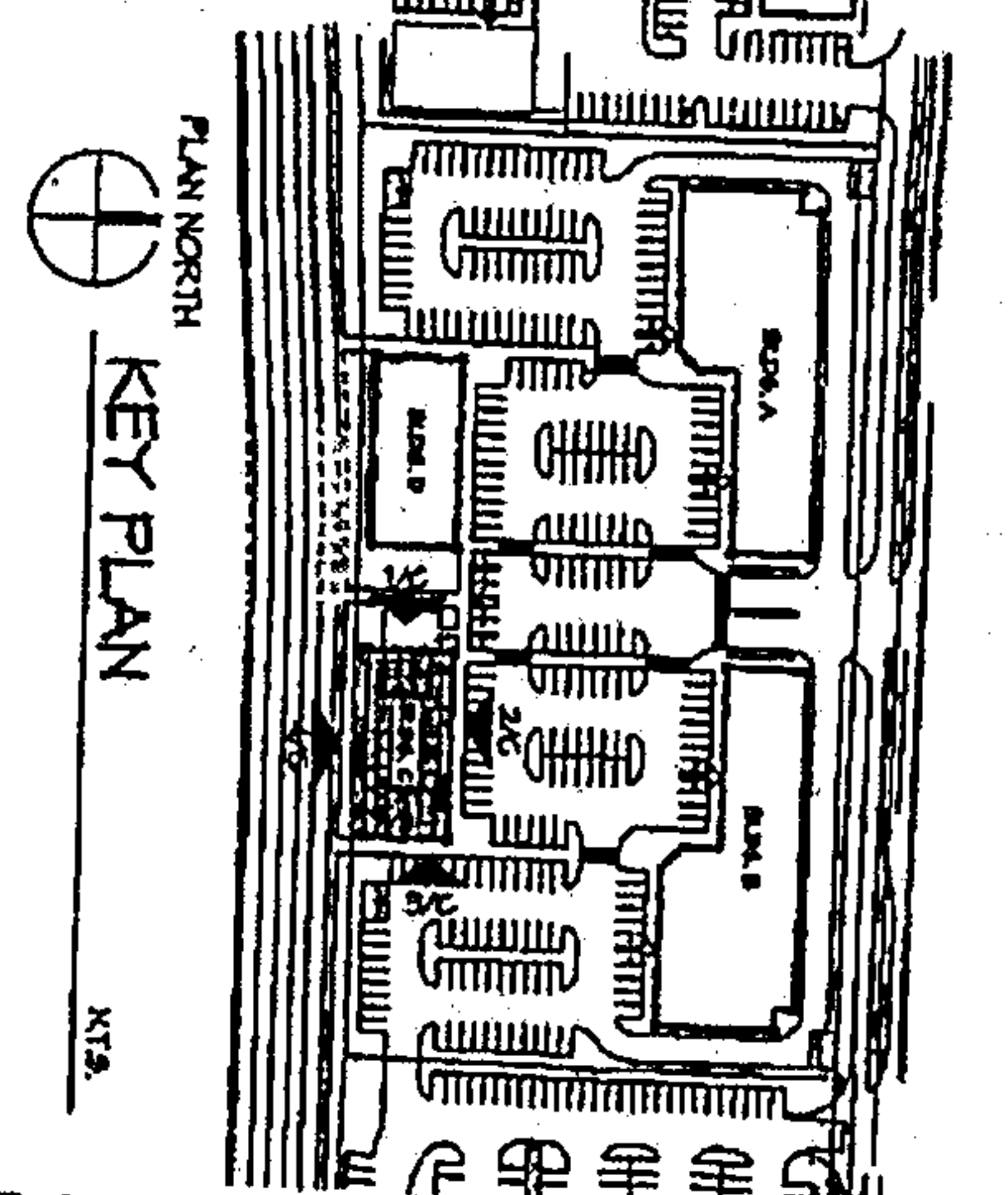
REVISIONS
 DRAWN BY
 CHECKED BY
 DATE
 PROJECT NO.
 DRAWING NAME
 BUILDING D
 EXTERIOR
 ELEVATIONS



GENERAL NOTES

- BUILDING MOUNTED SIGNS SHALL NOT EXCEED THE ALLOWED SIGNAGE FOOTPRINT AS SPECIFIED IN THE CITY OF ALBUQUERQUE ZONING CODE. ALL SIGNS ARE TO COMPLY WITH LOCAL ORDINANCES.

- KEYED NOTES**
1. SIGNAGE SHALL BE MOUNTED TO THE BUILDING FACADE.
 2. SIGNAGE SHALL BE MOUNTED TO THE BUILDING FACADE.
 3. SIGNAGE SHALL BE MOUNTED TO THE BUILDING FACADE.
 4. SIGNAGE SHALL BE MOUNTED TO THE BUILDING FACADE.
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 14. SIGNAGE SHALL BE MOUNTED TO THE BUILDING FACADE.
 15. SIGNAGE SHALL BE MOUNTED TO THE BUILDING FACADE.
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 19. SIGNAGE SHALL BE MOUNTED TO THE BUILDING FACADE.
 20. SIGNAGE SHALL BE MOUNTED TO THE BUILDING FACADE.
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 22. SIGNAGE SHALL BE MOUNTED TO THE BUILDING FACADE.
 23. SIGNAGE SHALL BE MOUNTED TO THE BUILDING FACADE.
 24. SIGNAGE SHALL BE MOUNTED TO THE BUILDING FACADE.



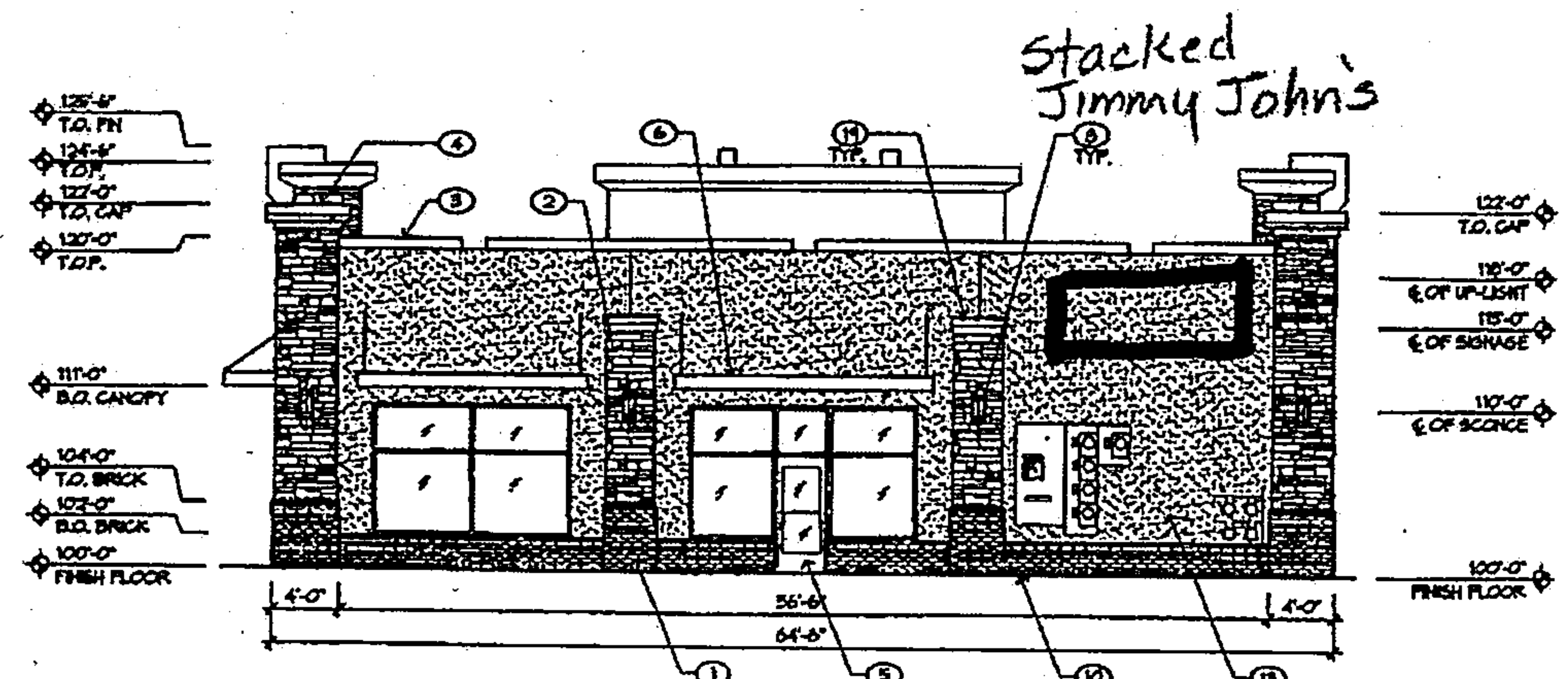
Dekker Perich & Sabatini
 architects
 interior
 landscape
 planning
 engineering

7881 Jefferson NE Suite 100
 Albuquerque, NM 87109
 505 761-9700
 fax 505-761-4122
 info@dpes.com

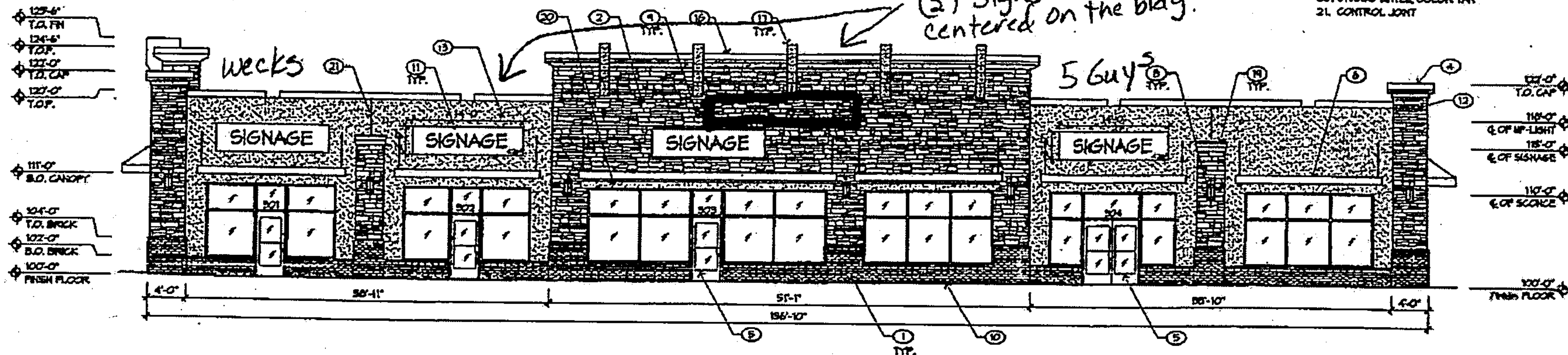
Shops @ Nuevo Paseo Building "A,B,C and D"
 Louisiana and Holly NE
 Albuquerque, N.M. 87113

REVISION	DATE	BY	CHKD

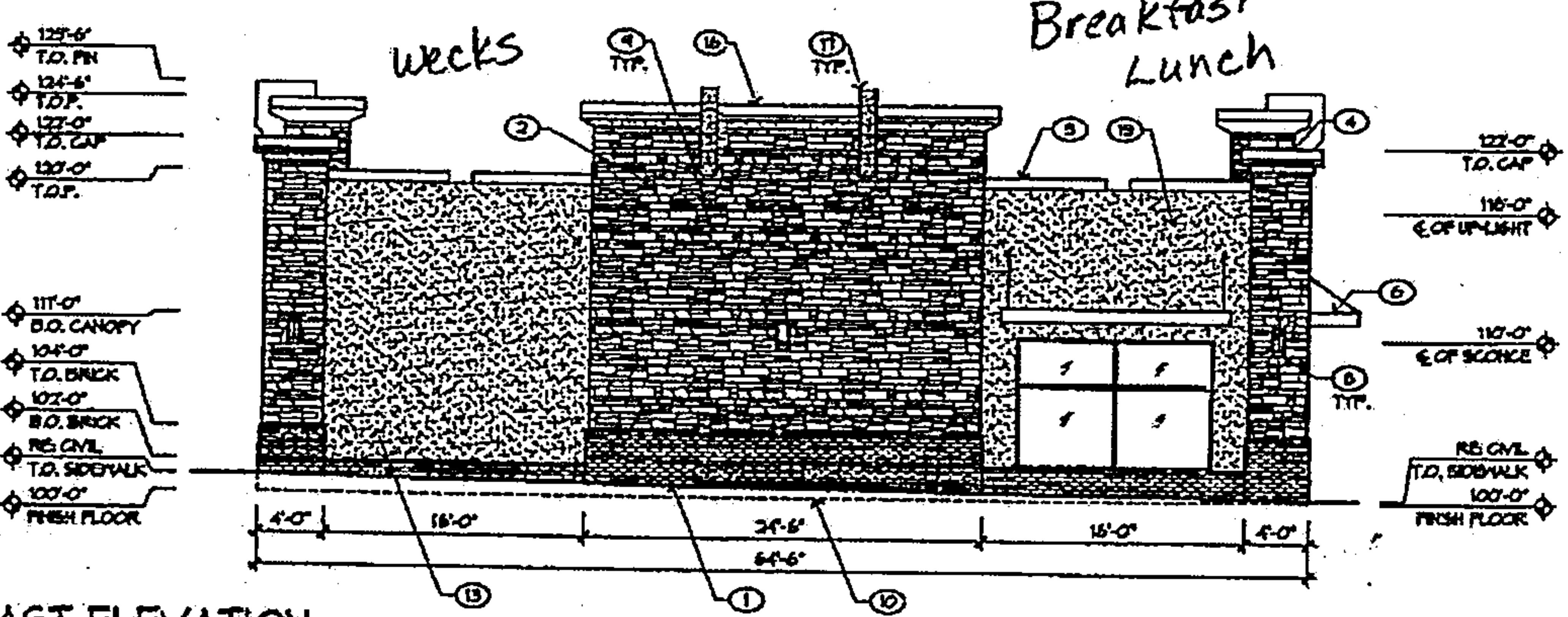
PROJECT NO. 000000
 DRAWN BY
 CHECKED BY
 DATE
 BUILDING C EXTERIOR ELEVATIONS



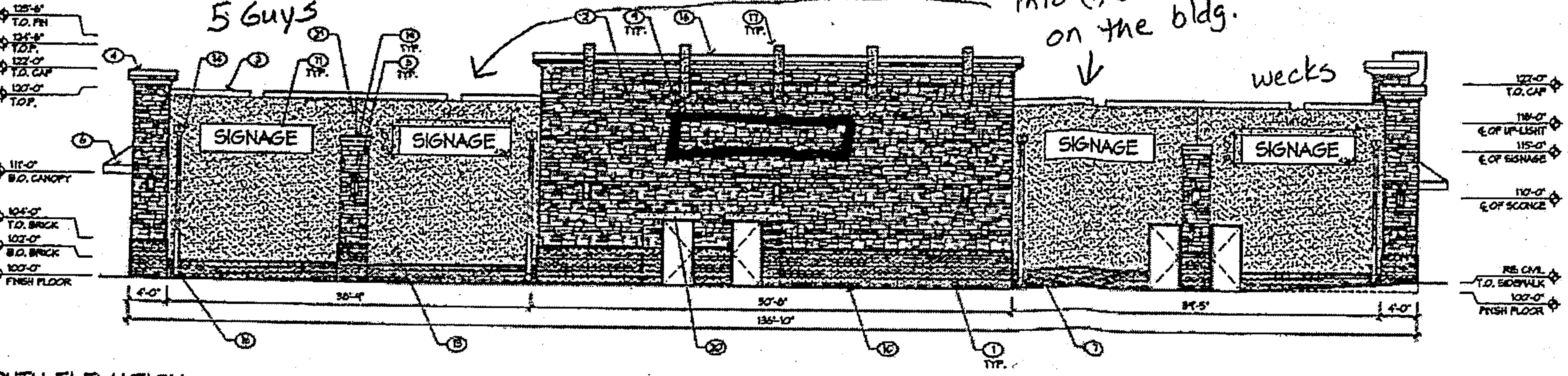
1 WEST ELEVATION
LOOKING EAST



2 NORTH ELEVATION
LOOKING SOUTH



3 EAST ELEVATION
LOOKING WEST



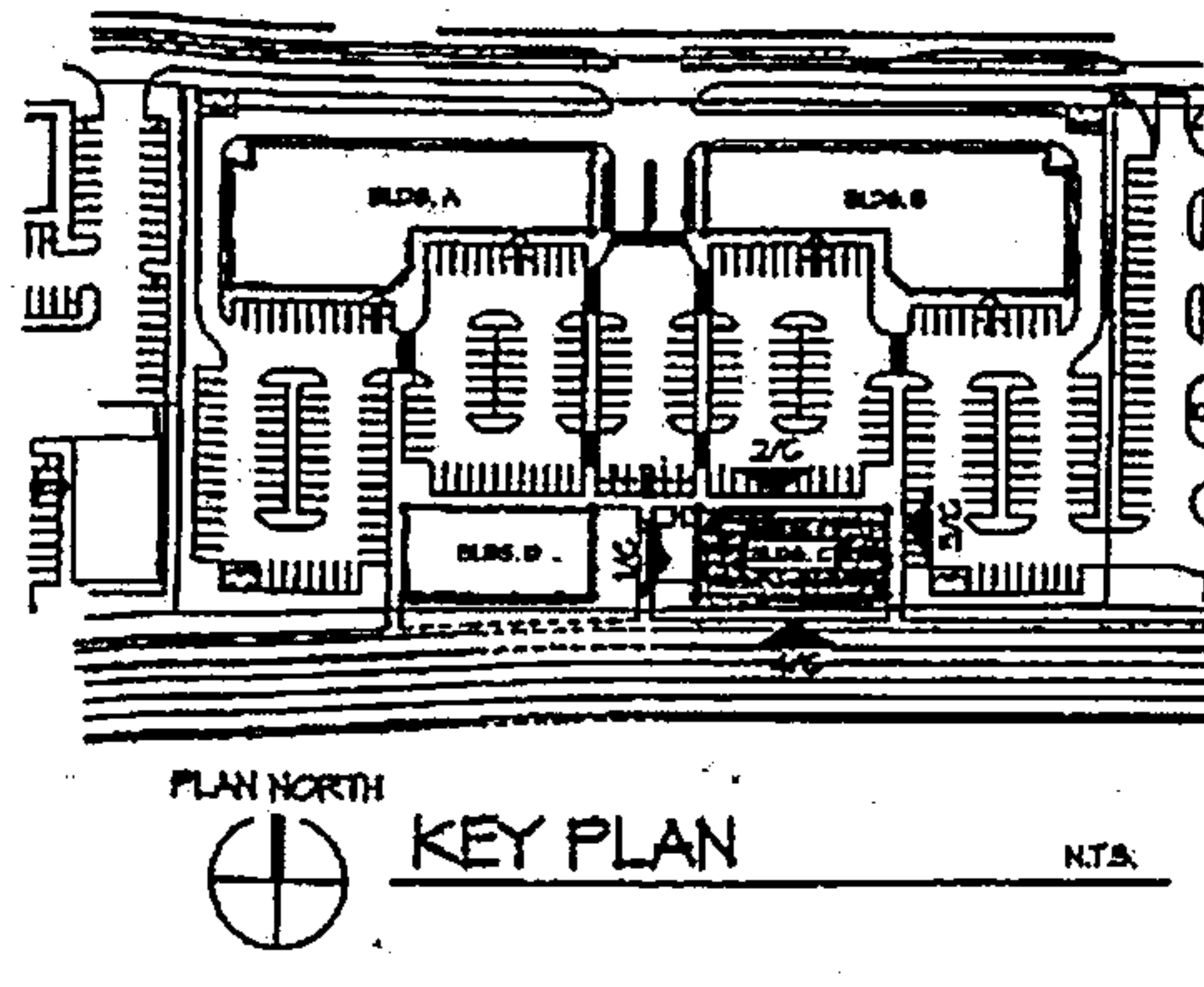
4 SOUTH ELEVATION
LOOKING NORTH

GENERAL NOTES

1. BUILDING MOUNTED SIGNS SHALL NOT EXCEED THE ALLOWED SQUARE FOOTAGE AS SPECIFIED IN THE CITY OF ALBUQUERQUE ZONING CODE. ALL SIGNAGE TO COMPLY WITH LOCAL ORDINANCES.

KEYED NOTES

1. QUEEN SIZE BRICK, COLOR BROWN
2. STACKED STONE VENEER, OVER METAL LATH, WATERPROOF MEMBRANE AND 5/8" SHEATHING, COLOR TAN
3. ROOF PARAPET WITH METAL CAP FLASHING, COLOR TO MATCH ADJACENT STUCCO
4. CORNER PLASTER WITH METAL CAP, TO MATCH ADJACENT STUCCO
5. ALUMINUM STOREFRONT, COLOR
6. STEEL CANOPY WITH METAL DECK
7. HOLLOW METAL DOOR, PAINTED TO MATCH ADJACENT STUCCO
8. WALL SCIENCE
9. W/LIGHT
10. FINISH FLOOR LINE
11. SIGNAGE: THE GOAL IS TO PROVIDE CONSISTENCY IN APPEARANCE AND QUALITY AND COMPLEMENT THE VISUAL CHARACTER OF THE DEVELOPMENT. ALL SIGNS SHALL COMPLY WITH SECTION 14-18-2-9 GENERAL SIGN REGULATIONS OF THE COMPREHENSIVE ZONING CODE. BUILDING MOUNTED SIGNS SHALL NOT EXCEED SIX PERCENT OF THE FACADE AREA ON WHICH THEY ARE MOUNTED.
12. 8" BRUSHED ALUMINUM BUILDING ADDRESS IDENTIFICATION NUMBERS
13. THO-COAT SYNTHETIC STUCCO SYSTEM, COLOR TAN
14. DOWNSPOUT/OUTLET, COLOR TO MATCH ADJACENT STUCCO
15. DOWNSPOUT/OUTLET SLEEVE, COLOR TO MATCH ADJACENT STUCCO
16. OVERSIZED PARAPET WITH METAL CAP FLASHING, COLOR TO MATCH ADJACENT STUCCO
17. FIN STUCCO FACE, COLOR TAN
18. PRE-CAST CONCRETE CANALE, COLOR TO MATCH STACKED STONE VENEER
19. SHORT PLASTER WITH METAL CAP, COLOR TO MATCH ADJACENT STUCCO
20. STUCCO LINTEL, COLOR TAN
21. CONTROL JOINT



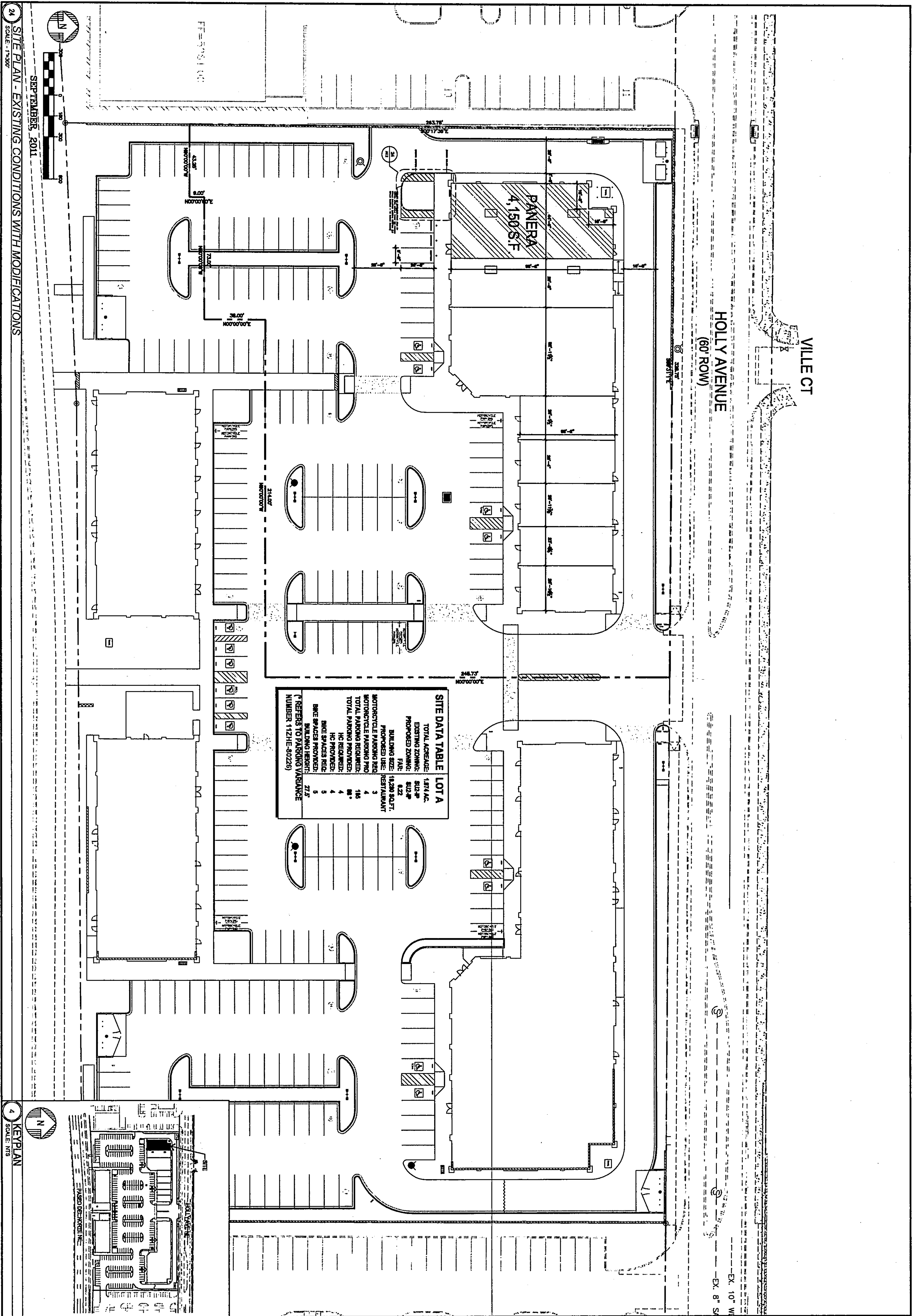
Dekker Perich Sabatini
 architecture interiors landscape planning engineering
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 Albuquerque, NM 87109
 505 761-9700
 fax 761-4223
 dps@dpsdesign.com
 ARCHITECT

ENGINEER
 PROJECT

Shops @ Nuevo Paseo Building "A,B,C and D"
 Louisiana and Holly NE
 Albuquerque, N.M. 87113

REVISIONS
△
△
△
△

DRAWN BY
 REVIEWED BY
 DATE
 PROJECT NO. 06066
 DRAWING NAME
 BUILDING C
 EXTERIOR
 ELEVATIONS



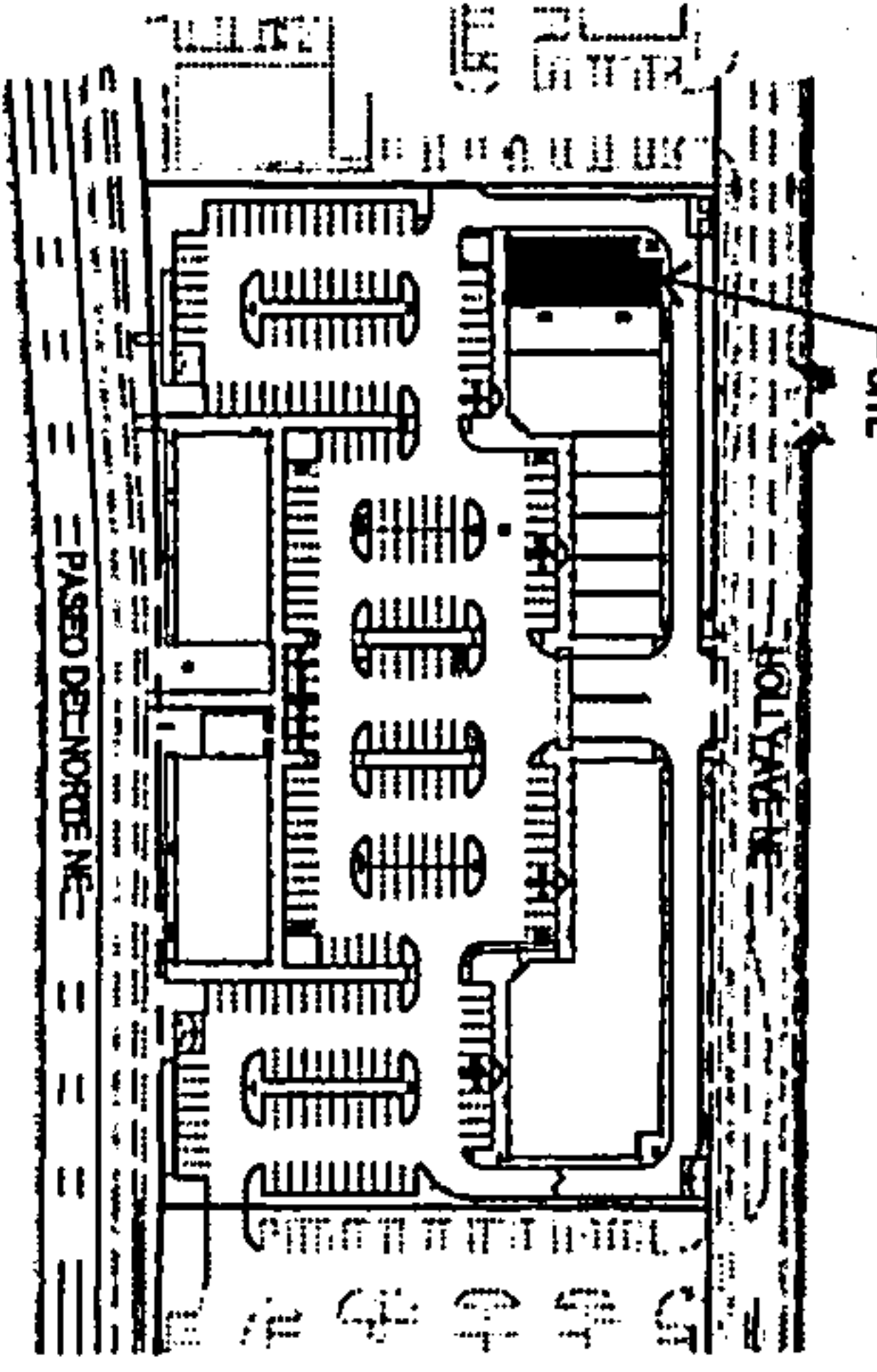
24
SCALE - 1"=30'
SEPTEMBER, 2011
SITE PLAN - EXISTING CONDITIONS WITH MODIFICATIONS

VILLET CT
HOLLY AVENUE
(60' ROW)

SITE DATA TABLE	
TOTAL ACRES:	1.974 AC.
EXISTING ZONING:	SU2-AP
PROPOSED ZONING:	SU2-AP
FARE:	0.22
BUILDING SIZE:	18,290 SQ.FT.
PROPOSED USE:	RESTAURANT
MOTORCYCLE PARKING REQ:	3
MOTORCYCLE PARKING PRO:	4
TOTAL PARKING REQUIRED:	168
TOTAL PARKING PROVIDED:	88*
HC REQUIRED:	4
HC PROVIDED:	4
BIKE SPACES REQ:	5
BIKE SPACES PROVIDED:	5
BUILDING HEIGHT:	27.5'
* REFERS TO PARKING VARIANCE NUMBER 1121E-00226)	

EX: 10" WS
EX: 8" SA

4
SCALE: NTS
KEY PLAN



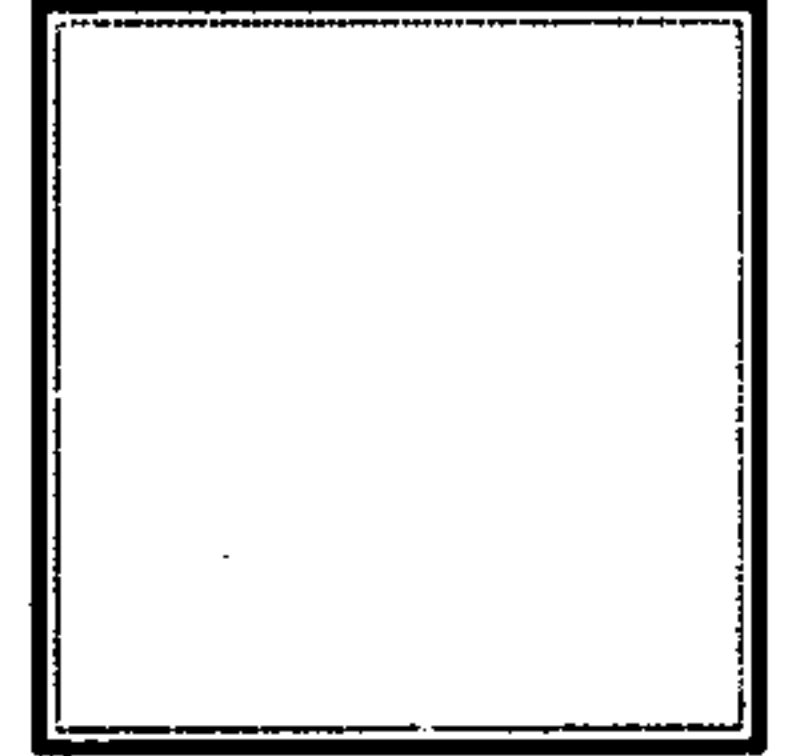
SHEET NO:
A-10
SITE PLAN
NEW CONSTRUCTION
REV. 11/04/11

ISSUE DATE: 07/31/11
PROJECT NUMBER: 11036
DRAWN BY: BTH
CHK: Michael Rowe
APP: Chris Rowley

REVISION

PERMIT / BID
SET

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



DESIGN CONSULTANT:
ARCVISION
INCORPORATED
10000
SANT LOUIS / DALLAS / LAS VEGAS / ORLANDO
ALBUQUERQUE, NM 87113
TEL: 505-445-8888 FAX: 505-445-8888

BAKERY CAFE:
#610048
SYSTEMS DESIGN
ARCHITECTURE