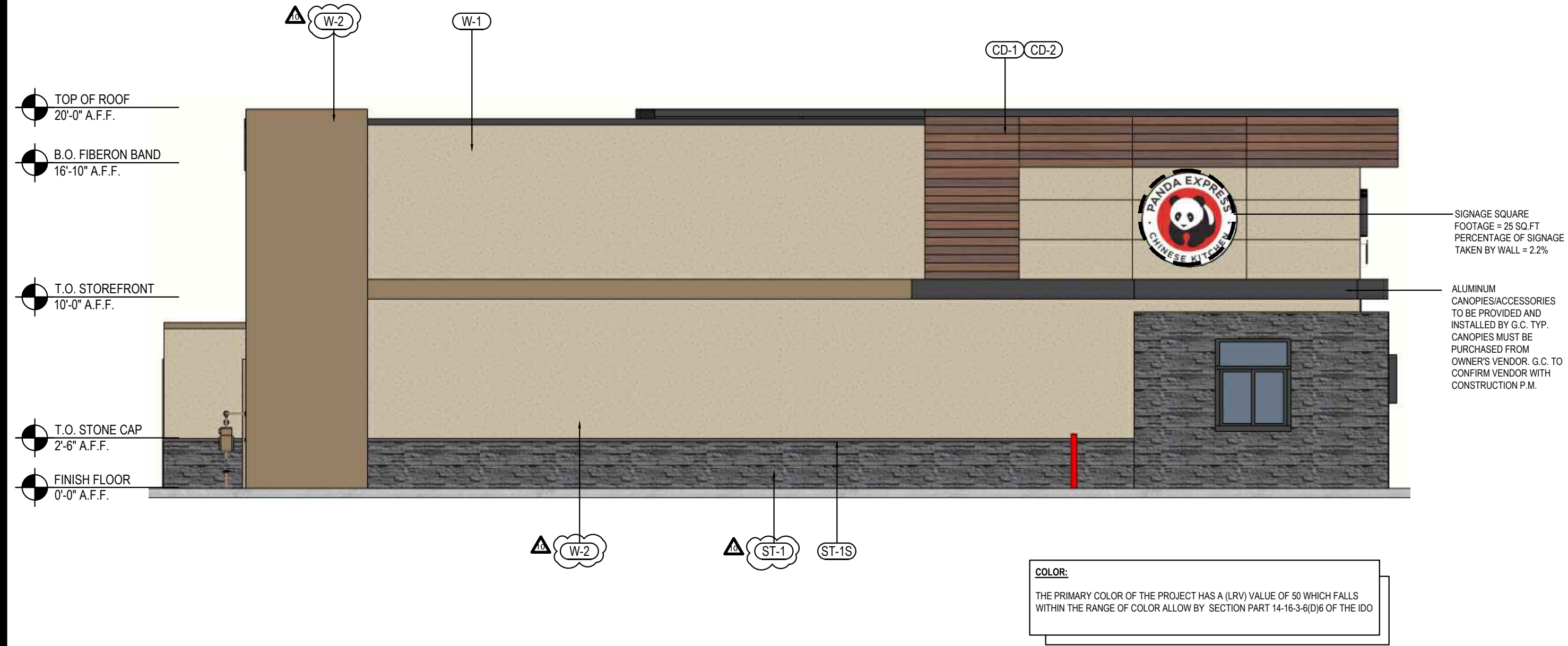


ADMINISTRATIVE AMENDMENT

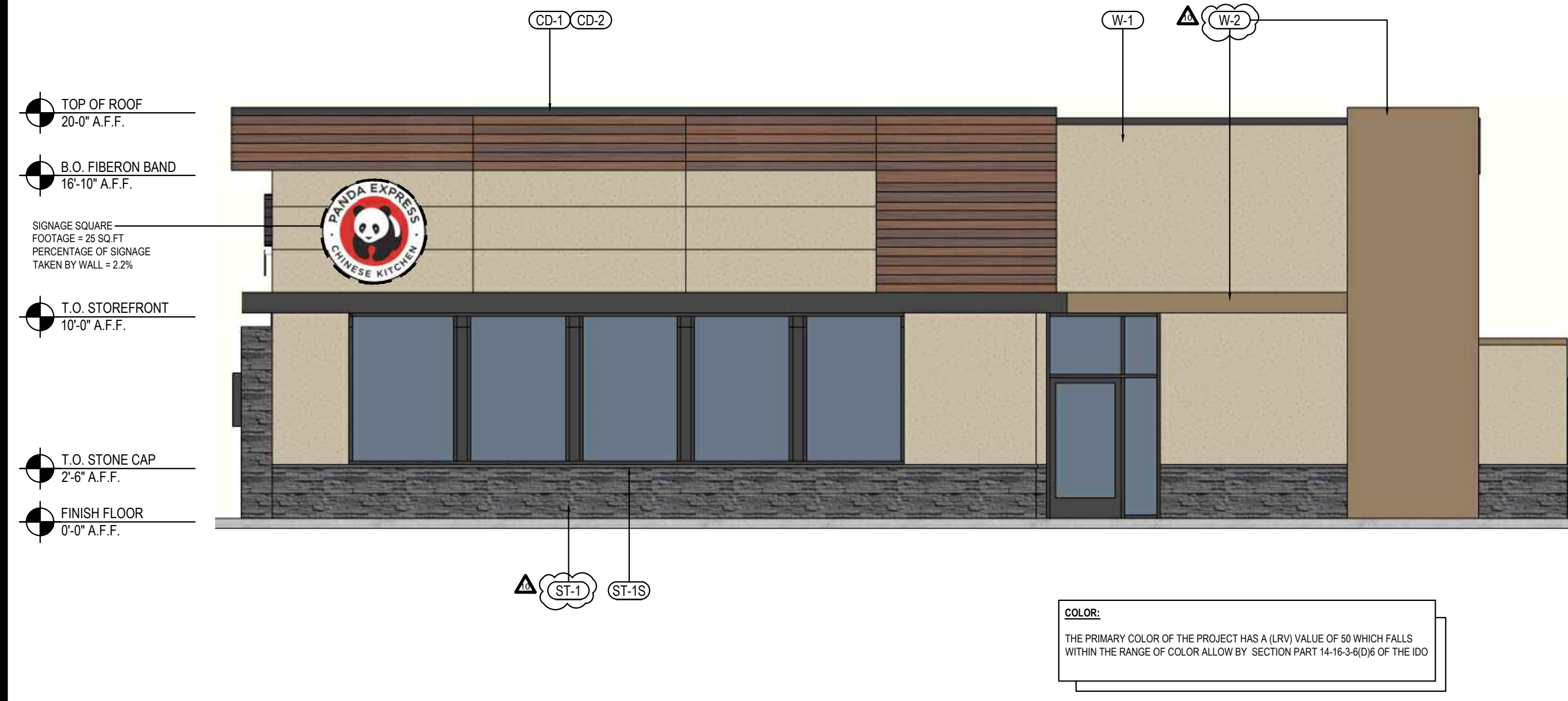
FILE #: _____ PROJECT #: _____

APPROVED BY

DATE



NORTH-EAST ELEVATION 4
Scale= 3/16" - 1'0" A-202



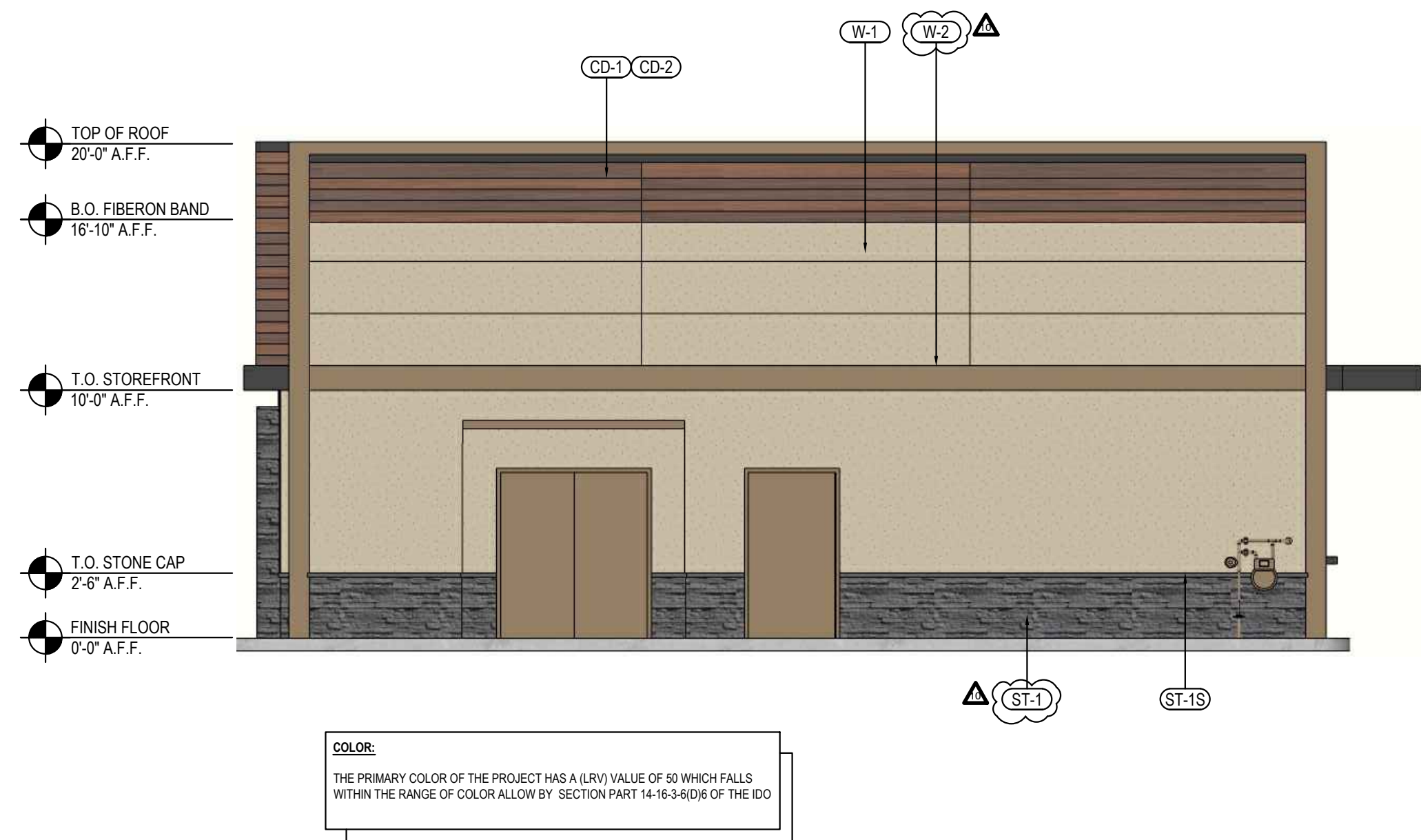
SOUTH-WEST ELEVATION 3
Scale= 3/16" - 1'0" A-202

EXTERIOR FINISH SCHEDULE

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
(W-1)	STO	3 PART STUCCO SYSTEM	SW 6149 - RELAXED KHAKI LRV: 50	FINE	BUILDING BODY
(W-2)	STO	3 PART STUCCO SYSTEM	SW 6144 - DAPPER TAN LRV: 22	FINE	ACCENT BAND
(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	PROLEDGE - BLACK FOREST	-	ENTRY PORTAL & WAINSCOT CONTACT: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS MFG: ARGOS, COLOR: PUTTY
(CD-1)	FIBERON	WILDWOOD	MULGA	60% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: EricAtkins@fiberondecking.com
(CD-2)	FIBERON	WILDWOOD	SUMAC	40% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: EricAtkins@fiberondecking.com
(MTL-1)	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"	-	CAP FLASHING

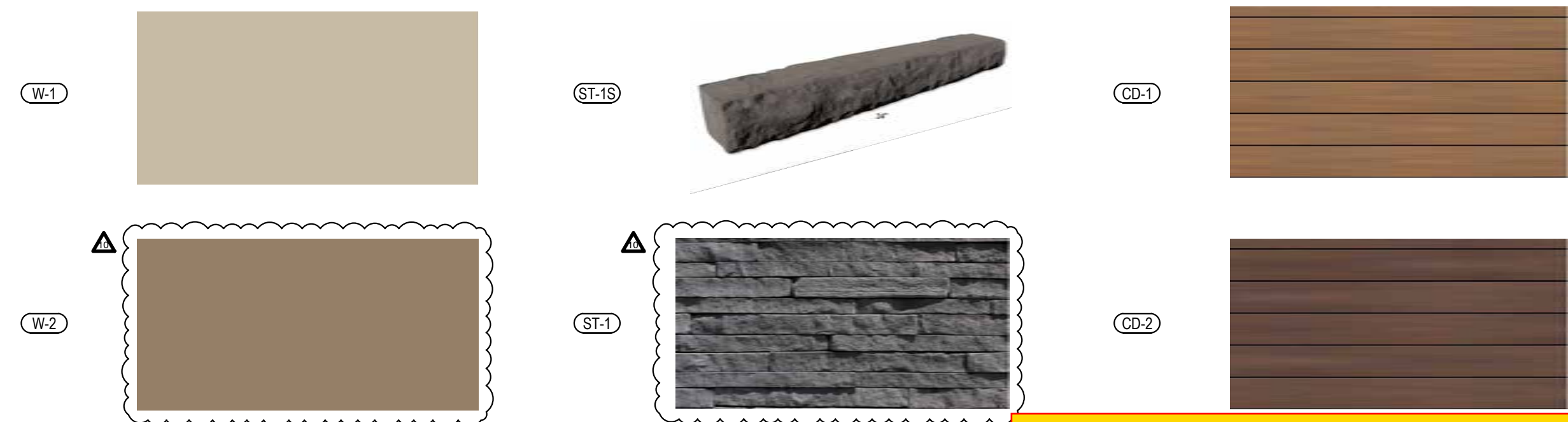


NORTH-WEST ELEVATION 2
Scale= 3/16" - 1'0" A-202



SOUTH-EAST ELEVATION 1
Scale= 3/16" - 1'0" A-202

MATERIALS



Administrative Amendment
EXHIBIT 'C'



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

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REVISIONS:

1	DRB RESUBMITTAL	04-06-22
2	DRB 2nd RESUBMITTAL	05-04-22
3	DRB 3rd RESUBMITTAL	09-21-22
4	DRB 4th RESUBMITTAL	10-19-22
5	PERMIT REVISIONS	05-23-23
6	CITY COMMENTS	08-17-23
7	CONST. ISSUE REVISIONS	09-25-23
8	CONST. ISSUE REVISIONS	10-17-23
9	CONST. ISSUE REVISIONS	05-20-24
10	ACCENT MATERIAL REV.	08-13-24

ISSUE DATE:

1	DRB SUBMITTAL	12-28-21
2	PNM SERVICE REQUEST	01-11-23
3	PERMIT ISSUE	02-13-23
4	CONSTRUCTION ISSUE	09-25-23

DRAWN BY: RM/KS/LL

PANDA PROJECT #: S8-22-D8582
PANDA STORE #: D8582
ARCH PROJECT #: 21084



Heights Venture
ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713.869.1103 V
DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.490.7292 V

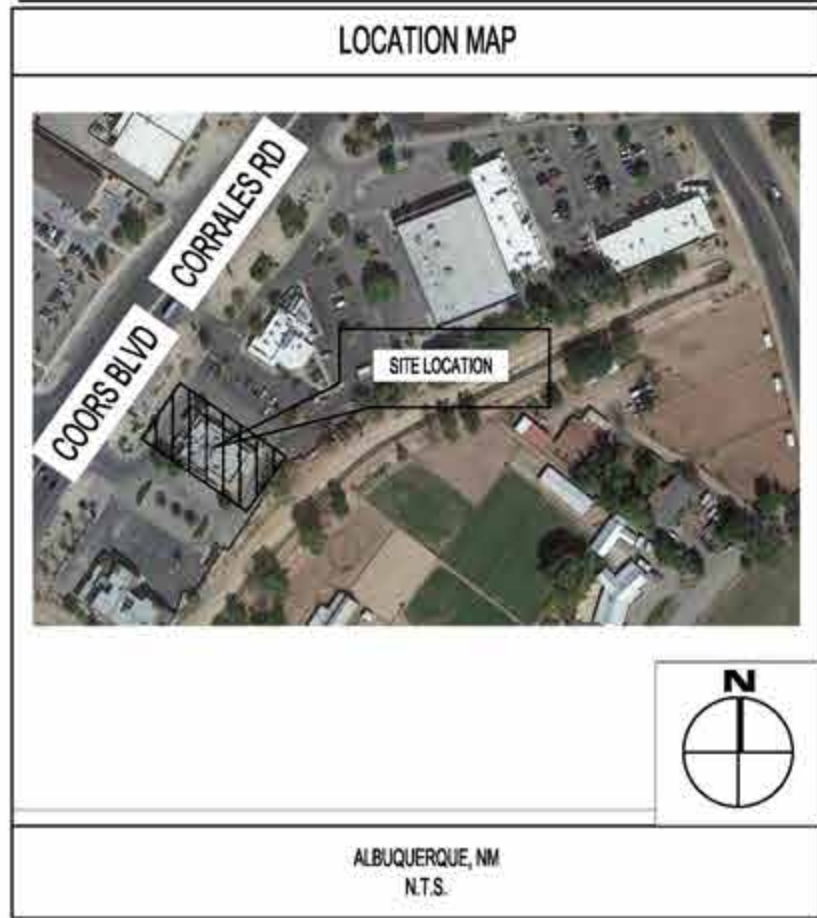
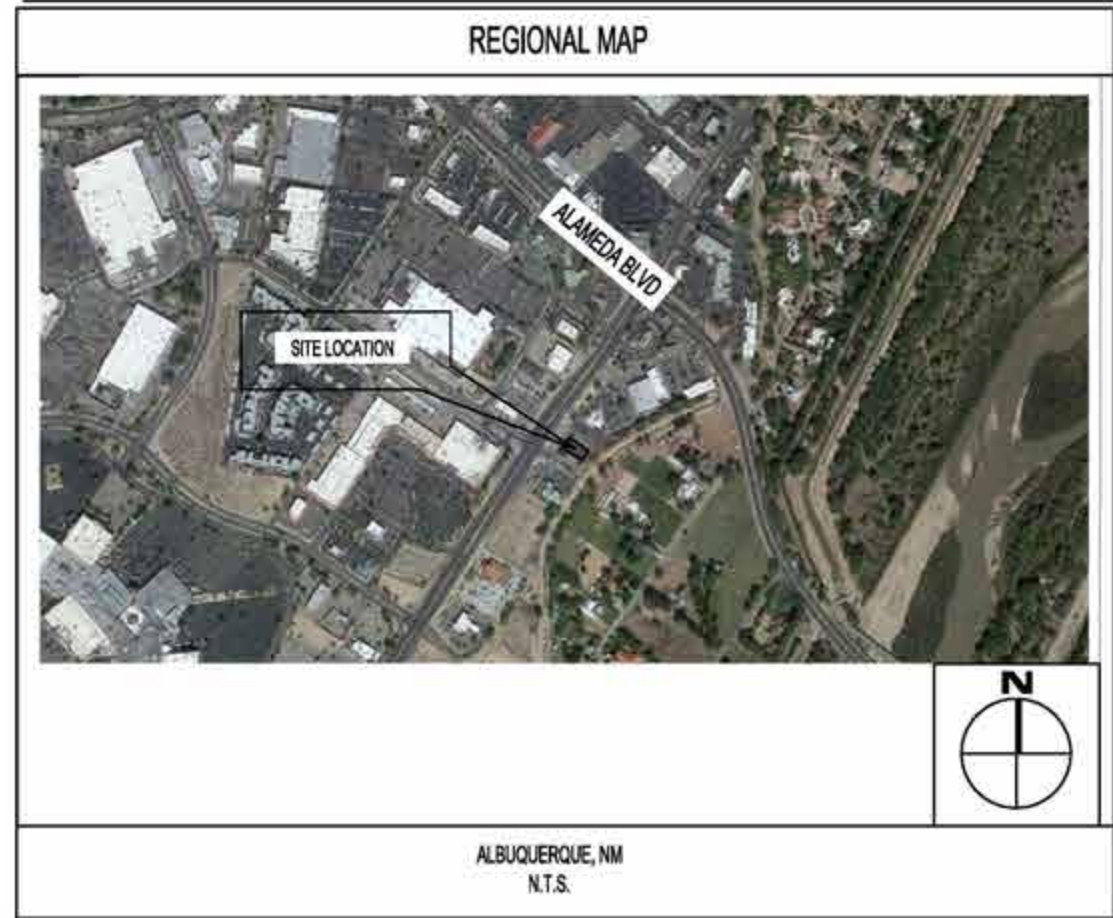
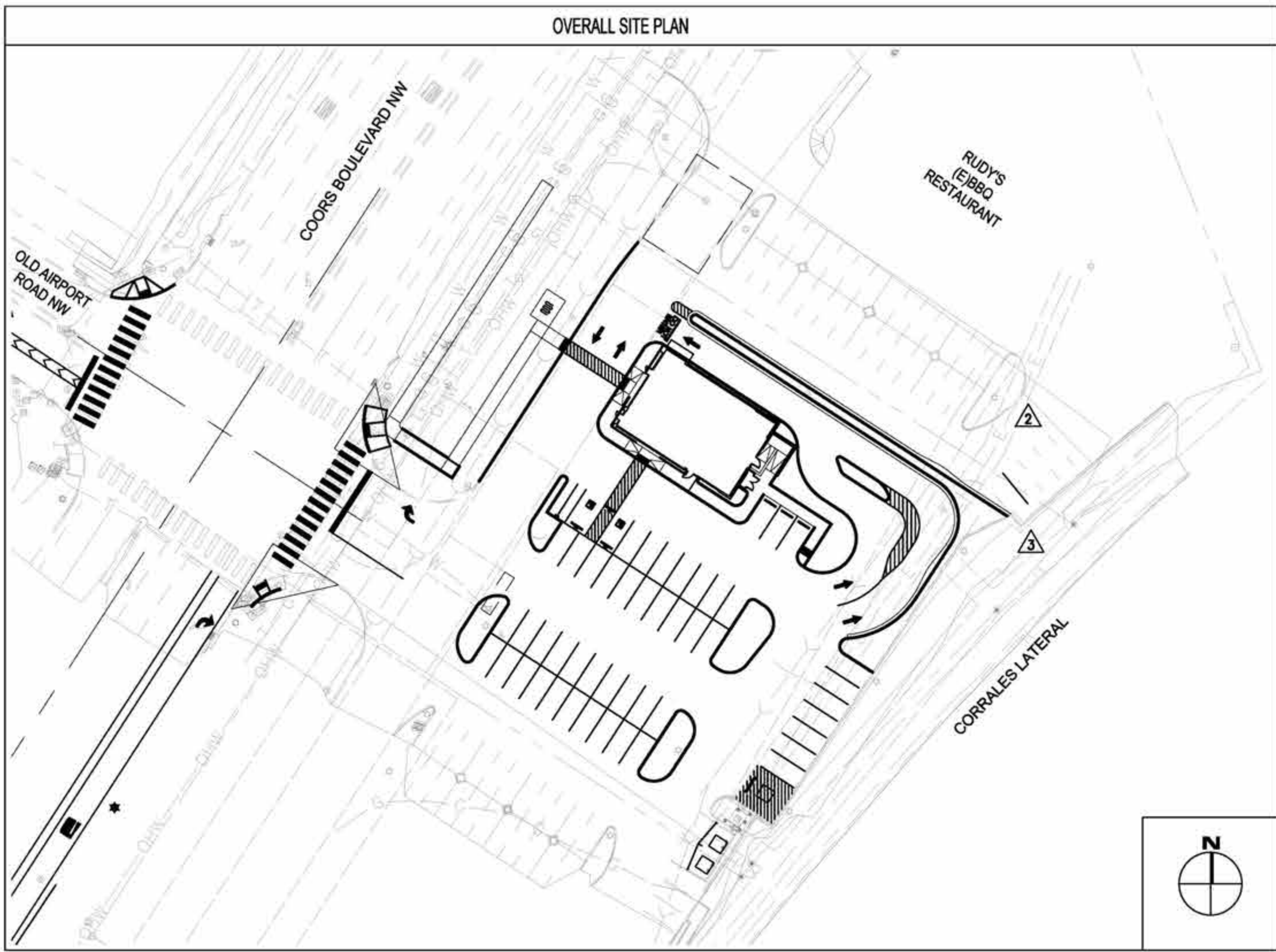
PANDA EXPRESS

TRUE WARM & WELCOME
10126 COORS BLVD. NW
ALBUQUERQUE, NM 87114

A-202

EXTERIOR
COLOR ELEVATIONS

TRUE WARM & WELCOME 2500 R1



LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR LOT 2A-1, NORTHEAST PORTION OF BLACK RANCH: (AS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY) LOT 2A-1 OF THE NORTHEAST PORTION OF BLACK RANCH, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 5, 1995, IN VOLUME 95C, FOLIO 164 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2A-1, A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COORS BOULEVARD N.W., THENCE SOUTH 57 DEG. 19'47" E. A MEASURED DISTANCE OF 270.41 FEET (SOUTH 57 DEG. 19'00" EAST 270.70 FEET OF RECORD) TO A 1/2" REBAR FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2A-1, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF THE CORRALES ACEQUIA CANAL, THENCE SOUTH 41 DEG. 42'17" WEST ALONG SAID RIGHT OF WAY, A MEASURED DISTANCE OF 52.33 FEET (SOUTH 41 DEG. 41'06" WEST A DISTANCE OF 52.20 FEET OF RECORD) TO A FOUND 1/2" REBAR, THENCE SOUTH 43 DEG. 48'02" WEST, CONTINUING ALONG SAID RIGHT OF WAY, A MEASURED DISTANCE OF 159.71 FEET (SOUTH 41 DEG. 41'06" WEST A DISTANCE OF 159.84 FEET OF RECORD) TO A FOUND 1/2" REBAR, THENCE SOUTH 37 DEG. 22'13" WEST, CONTINUING ALONG SAID RIGHT OF WAY, A MEASURED DISTANCE OF 7.62 FEET (SOUTH 37 DEG. 07'39" WEST A DISTANCE OF 7.58 FEET OF RECORD) TO A 1/2" REBAR FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 2A-1, THENCE NORTH 57 DEG. 16'48" WEST, A MEASURED DISTANCE OF 231.82 FEET (NORTH 57 DEG. 18'00" WEST A DISTANCE OF 231.88 FEET OF RECORD) TO A 5/8" REBAR WITH CAP SET FOR THE SOUTHWEST CORNER OF SAID LOT 2A-1, SAID POINT LIES ON THE EASTERLY RIGHT OF WAY LINE OF COORS BOULEVARD N.W. AND SAID POINT BEARS NORTH 32 DEG. 42'00" EAST A DISTANCE OF 182.23 FEET FROM A 1/2" REBAR FOUND FOR THE SOUTHWEST CORNER OF LOT 1A OF THE SAID NORTHEAST PORTION OF BLACK RANCH, THENCE NORTH 32 DEG. 42'00" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 172.77 FEET TO A FOUND 1/2" REBAR FOR A POINT OF CURVATURE, THENCE A DISTANCE OF 43.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1281.84 FEET, A CENTRAL ANGLE OF 1 DEG. 54'40" AND A CHORD BEARING OF NORTH 33 DEG. 54'17" EAST A DISTANCE OF 43.16 FEET (A DISTANCE OF 43.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1281.84 FEET, A CENTRAL ANGLE OF 1 DEG. 55'53" AND A CHORD BEARING OF NORTH 33 DEG. 49'12" EAST A DISTANCE OF 43.21 FEET OF RECORD) TO THE POINT OF BEGINNING.

TOGETHER WITH

EASEMENTS FOR INGRESS/EGRESS AS SET FORTH IN THE CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED IN BOOK MISC. 780A, PAGE 676 AS DOCUMENT NUMBER 89-81278, RECORDS OF BERNALILLO COUNTY, NEW MEX.

BASIS OF ELEVATIONS

NAVD 88

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THE PREMISES SURVEYED ARE NAD 83 NEW MEXICO CENTRAL ZONE GRID BEARINGS BEING BASED ON A LINE BETWEEN THE AGRS CONTROL STATIONS LISTED ABOVE BEARING = N24°50'06".

BENCHMARKS

SITE BENCH MARK 1:
NEW MEXICO STATE HIGHWAY CONTROL STATION "NM48-N12" DATA
FOUND STANDARD BRASS DISC
NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES
NORTHING: 1,528,973.228 US SURVEY FEET EASTING: 1,521,354.471 US SURVEY FEET
ELEV. = 5,026.132 US SURVEY FEET (NAVD 1988)
SITE BENCH MARK 2:
AGRS STATION "8-B14 2003" DATA
FOUND STANDARD 3 1/2" INCH ALUMINUM DISC
NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES
NORTHING: 1,528,802.981 US SURVEY FEET EASTING: 1,521,086.782 US SURVEY FEET
ELEV. = 5,025.355 US SURVEY FEET (NAVD 1988)

FLOODPLAIN STATEMENT

AREA LIES WITHIN FLOOD ZONE X (OTHER AREAS). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP PER FIRM MAP PANEL 109 OR 825, MAP NO. 35001C0109H, MAP REVISED DATE 08/16/2021, BERNILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS.

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK BY ALL FEDERAL, STATE, LOCAL, ETC. AGENCIES OR JURISDICTIONS HAVING APPROVAL AUTHORITY OVER WORK. THIS WORK INCLUDES BUT IS NOT LIMITED TO RECORD DRAWINGS, CERTIFICATIONS, INSPECTIONS AND OR REPORTS.
- SURVEYOR TO OBTAIN CAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR SHALL VERIFY ALL BENCHMARK, BASIS OF BEARINGS AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY SHALL BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.
- CONTRACTOR SHALL COORDINATE WORK WITH UTILITY COMPANIES AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.
- PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS ARE BASED UPON THE PROPOSED DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR SHALL VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS OF ALL IMPROVEMENTS BY OTHERS AT THE IN LOCATIONS. VERIFICATION SHALL BE BY LOCATING THE IMPROVEMENTS IN THE FIELD AND /OR CONFIRMING THE HORIZONTAL AND VERTICAL CONTROL OF THE LATEST PLANS BY OTHERS MATCHES THE PROPOSED IMPROVEMENTS.
- SURVEY PREPARED BY TERRA LAND SURVEYS, LLC DATED JUNE 2021.
- ALL WORK WITHIN COORS BLVD (8848) RIGHT-OF-WAY SHALL BE COORDINATED WITH NMDOT AND REQUIRES A SEPARATE STATE PERMIT. IN ADDITION, A WORK ORDER SHALL BE SUBMITTED TO THE CITY OF ALBUQUERQUE PRIOR TO THE START OF CONSTRUCTION.

SOLID WASTE DEPARTMENT

- ACCESS TO ENCLOSURE MUST BE MAINTAINED BETWEEN THE HOURS OF 5 AM - 8PM. IF ACCESS IS IMPEDED, OWNER IS SUSCEPTIBLE TO FINES AT THE DISCRETION OF THE CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT.

NOTES

- SITE ACCESS CONTROL INCLUDING SAFETY FENCES AND TRAFFIC CONTROL, ALL CONSTRUCTION MEANS AND METHODS, AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF THEIR FACILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. ALL UTILITIES SHOWN IN THE PLANS ARE FROM RECORDS OR FIELD OBSERVABLE INFORMATION LOCATED BY SURVEYOR. ANY UTILITY LOCATIONS SHOWN SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
- PLANS BASED UPON GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED AUGUST 18, 2021.

PANDA EXPRESS STANDARD NOTES

- THE GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON CONSULTANTS, INC. DATED AUGUST 18, 2021 AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE THE REPORTS RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORTS RECOMMENDATIONS MAY REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK NOT SHOWN ON THE CIVIL PLANS INCLUDING BUT NOT LIMITED TO EXCAVATION, REMEDIATION, DETERMINING, COMPACTION ETC.
- CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFFSITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.

CAUTION NOTICE

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND /OR FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO INCURRING ANY CONSTRUCTION RELATED COSTS.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING, OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
- ADDITIONAL OR FEWER UTILITIES MAY EXIST THAN SHOWN.

NMDOT

- A STATE PERMIT AND A WORK ORDER THROUGH THE CITY OF ALBUQUERQUE SHALL BE ACQUIRED BY THE CONTRACTOR FOR ALL WORK THAT IMPACTS NMDOT FACILITIES



STORE D8582
10126 COORS BOULEVARD
ALBUQUERQUE, NM 87114

PREPARED BY:

rtm
engineering consultants
650 E. ALGONQUIN ROAD SUITE 250
SCHAUMBURG, IL 60173
T.847.756.4180 | www.rtmassociates.com

PREPARED FOR:

PANDA EXPRESS, INC.
1683 WALNUT GROVE AVE.
ROSEMEAD, CALIFORNIA 91770
PHONE: 626.799.9898
FAX: 626.372.8288

SHEET INDEX		DRB SUBMITTAL	DRB 1st RESUBMITTAL 04-01-2022	DRB 2nd RESUBMITTAL 05-04-2022	DRB 3rd RESUBMITTAL 09-21-2022	DRB 4th RESUBMITTAL 10-19-2022
NO.	TITLE					
C01.0	CIVIL COVER SHEET					
C01.1	GENERAL NOTES					
C01.2	SPECIFICATIONS					
	ALTA / NSPS LAND TITLE SURVEY					
C02.0	DEMOLITION PLAN / EXISTING CONDITIONS					
C03.0	SITE PLAN					
C03.1	STAKING PLAN					
C03.2	HARDSCAPE DETAILS I					
C03.3	HARDSCAPE DETAILS II					
C03.4	HARDSCAPE DETAILS III					
C04.0	UTILITY PLAN					
C04.1	BLDG UTILITY DETAIL PLAN					
C04.2	UTILITY DETAILS I					
C04.3	UTILITY DETAILS II					
C05.0	GRADING PLAN					
C06.1	BUILDING AREA GRADING DETAIL					
C06.0	EROSION & SEDIMENT CONTROL NOTES					
C06.1	EROSION & SEDIMENT CONTROL PLAN					
C06.2	EROSION & SEDIMENT CONTROL DETAILS					
C07.0	OFFSITE PLAN - DEMO AND IMPROVEMENT					
C07.1	OFFSITE PLAN - CROSS SECTIONS					
C07.2	OFFSITE PLAN - STRIPING PLAN					
C07.3	OFFSITE PLAN - ADA RAMP DETAILS					
C07.4	OFFSITE PLAN - STREET LIGHTING					
C07.5	OFFSITE PLAN - STREET LIGHTING					
C08.0	OFFSITE PLAN - MOT					
C08.1	OFFSITE PLAN - MOT					
EH.01	EXISTING PERVIOUS AND IMPERVIOUS AREAS					
EH.02	PROPOSED PERVIOUS AND IMPERVIOUS AREAS					
	APPROVED DRAINAGE AND GRADING PLAN					

PROJECT CONTACTS

CURRENT OWNER PANDA EXPRESS, INC. 1683 WALNUT GROVE AVE. ROSEMEAD, CALIFORNIA 91770 PHONE: (626) 799-9898 FAX: (626) 372-8288	DEVELOPER PANDA EXPRESS, INC. 1683 WALNUT GROVE AVE. ROSEMEAD, CALIFORNIA 91770 PHONE: (626) 799-9898 FAX: (626) 372-8288	CIVIL ENGINEER TERRA LAND SURVEYS, LLC 1111 NORTH LOOP WEST, SUITE 800 HOUSTON, TEXAS 77008 PHONE: 713.868.1103 ATTN: ERIC J. ABEL, AIA, NCARB	ARCHITECT HEIGHTS VENTURE ARCHITECTURE DESIGN 1111 NORTH LOOP WEST, SUITE 800 HOUSTON, TEXAS 77008 PHONE: 713.868.1103 ATTN: ERIC J. ABEL, AIA, NCARB	LAND SURVEYOR TERRA LAND SURVEYS, LLC P.O. BOX 2832 CORRALES, NM 87048 PHONE: (505) 792-6153
MEP NICK POLCARI JAMES TURNER ENGINEERS 8500 MEADOW ROAD, SUITE 160 DALLAS, TX 75251 PHONE: (214) 551-2880	SITE LIGHTING RYAN ZINGELMEIER VILLA LIGHTING PHONE: (914) 584-2600 RYAN.ZINGELMEIER@VILLALIGHTING.COM	MUNICIPAL SANITARY SEWER AGENCY CHRIS GUSTAFSON ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY ONE CIVIC PLAZA N.W., ROOM 5027 ALBUQUERQUE, NM 87102 PHONE: (505) 842-8287 GUSTAFSON@BCWUA.ORG	MUNICIPAL WATER AGENCY CHRIS GUSTAFSON ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY ONE CIVIC PLAZA N.W., ROOM 5027 ALBUQUERQUE, NM 87102 PHONE: (505) 842-8287 GUSTAFSON@BCWUA.ORG	ELECTRIC PJM 414 SILVER AVE. SW ALBUQUERQUE, NM 87102 PHONE: (888) 245-3659
GAS NEW MEXICO GAS COMPANY P.O. BOX 97002 ALBUQUERQUE, NM 87109 PHONE: (505) 861-4494	TELEDATA CENTURY LINK COMMUNICATIONS 6TH STREET AND GOLD AVENUE STATION ALBUQUERQUE, NM 87102 PHONE: (505) 594-4278	LANDSCAPE ARCHITECT BRENNON WILLIAMS 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 824-3880 PLANNINGDEPARTMENT@CARGO.GOV	SIGNAGE CNOY - COAST SIGN INC. PHONE: (714) 869-1818 PANDAPRESS@COASTSIGN.COM	FIRE LT. TOM RUZ 11800 SWEET GARDENS SW ALBUQUERQUE, NM 87121 TRUZZ@CARGO.GOV
MUNICIPAL PLANNING & ZONING BRENNON WILLIAMS 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 824-3880 PLANNINGDEPARTMENT@CARGO.GOV	MUNICIPAL BUILDING DEAN KADELL 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 824-3881 KADELL@CARGO.GOV	MUNICIPAL ENGINEERING MATTHEW GRUSH 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 824-3880 MGRUSH@CARGO.GOV	MUNICIPAL DRAINAGE DEAN KADELL 600 SECOND NW PLAZA DEL SO BUILDING ALBUQUERQUE, NM 87102 PHONE: (505) 824-3881 KADELL@CARGO.GOV	

PROJECT NUMBER: PR-2022-006547

Application Number: PR-2022-00216

This plan is consistent with the specific Site Development Plan approved by the Development Review Board Application (DRB), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.
DRB SITE DEVELOPMENT PLAN APPROVAL:

Ernest Armijo

Traffic Engineering, Transportation Division

ABCWUA

Cheryl Squandale

Parks and Recreation Department

Hege Chen

City Engineer/Hydrology

Jeff Dean

Code Enforcement

* Environmental Health Department (conditional)

Adrian Marez

Solid Waste Management

DRB Chairperson, Planning Department

Dec 14, 2022

Date

Dec 14, 2022

Date

Dec 14, 2022

Date

Dec 14, 2022

Date

Dec 14, 2022

Date

Dec 14, 2022

Date

Dec 14, 2022

Date



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770

Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

DRB 1st RESUBMITTAL	04-01-21
DRB Project No. PR-2022-006547	
SI-2022-00216-SITE PLAN	
DRB 2nd RESUBMITTAL	05-04-22
DRB 3rd RESUBMITTAL	09-21-22
DRB 4th RESUBMITTAL	10-19-22

ISSUE DATE:

DRB SUBMITTAL 12-28-21

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D8582

PANDA STORE #: D8582

ARCH PROJECT #: D8582



650 E. Algonquin Road
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Schaumburg, IL 60173
Telephone: (847) 756-4380
www.rtmec.com
OH Certificate of Authority: 05046

Heights Venture
ARCHITECTURE DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713.868.1103 V
DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972.490.7202 V

PANDA EXPRESS

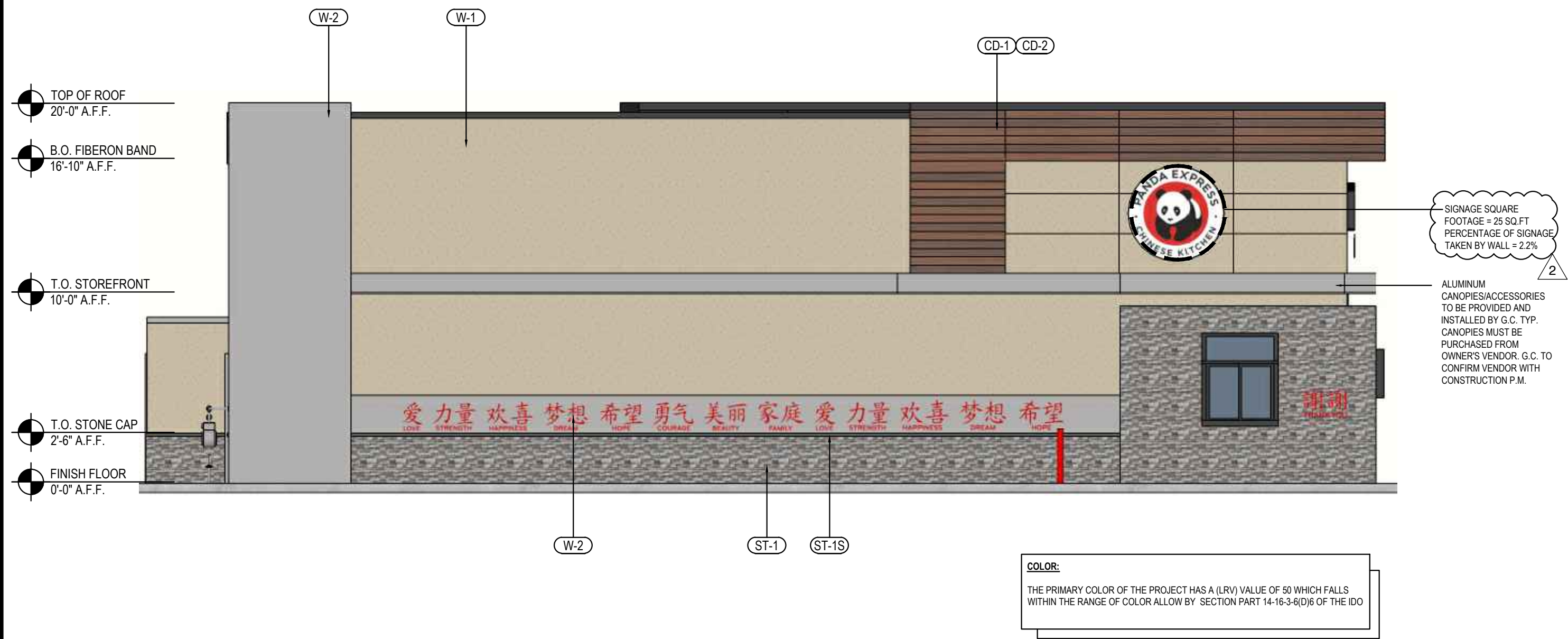
10126 COORS BOULEVARD
ALBUQUERQUE, NM 87114

COVER SHEET

C01.0

10126 COORS BOULEVARD

DRB SUBMITTAL SET PR-2022-006547



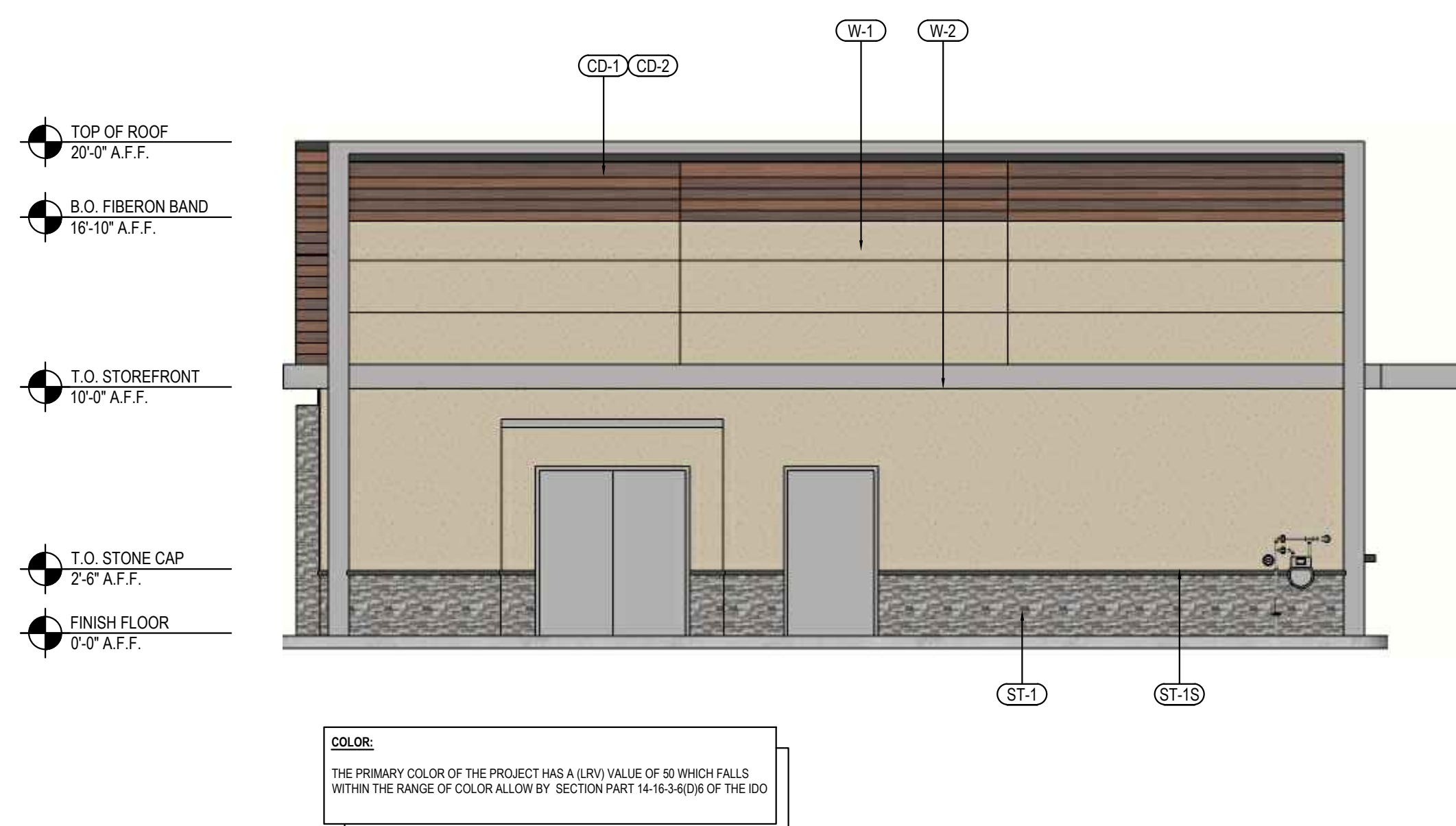
NORTH-EAST ELEVATION 4
Scale= 3/16" - 1'0" A-202



SOUTH-WEST ELEVATION 3
Scale= 3/16" - 1'0" A-202



NORTH-WEST ELEVATION 2
Scale= 3/16" - 1'0" A-202



SOUTH-EAST ELEVATION 1
Scale= 3/16" - 1'0" A-202

EXTERIOR FINISH SCHEDULE

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
(W-1)	STO	3 PART STUCCO SYSTEM	SW 6149 - RELAXED KHAKI LRV: 50	FINE	BUILDING BODY
(W-2)	STO	3 PART STUCCO SYSTEM	SW 7670 - GRAY SHINGLE LRV: 29	FINE	ACCENT BAND
(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	PRO-LEDGE - HURON	-	ENTRY PORTAL & WAINSCOT CONTACT: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS MFG: ARGOS, COLOR: PUTTY
(CD-1)	FIBERON	WILDWOOD	MULGA	60% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: EricAtkins@fiberondecking.com
(CD-2)	FIBERON	WILDWOOD	SUMAC	40% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: EricAtkins@fiberondecking.com
(MTL-1)	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"	-	CAP FLASHING

MATERIALS



- PER CITY ORDINANCE:
1. FACADE SHALL BE DESIGNED TO PROVIDE A SENSE OF HUMAN SCALE AT GROUND LEVEL BY PROVIDING A CLEAR ARCHITECTURAL DISTITION BETWEEN GROUND FLOOR LEVELS AND ALL ADDITIONAL LEVELS.
 2. EACH STREET-FACING FACADE SHALL INCORPORATE AT LEAST (2) OF THE FOLLOWING FEATURES ALONG AT LEAST 30 PERCENT OF THE LENGTH OF THE FACADE, DISTRIBUTED ALONG THE FACADE SET BACK AT LEAST 1 OF THE INCORPORATED FEATURES OCCURS EVERY 40 FEET:
 - a. Ground-floor transparent windows, with the lower edge of windows sills no higher than 30 inches above the finished floor.
 - b. Windows on upper floors.
 - c. Primary pedestrian entrances.
 - d. Portal, awnings, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather.
 - e. Sun shelves or other exterior building features designed to reflect sunlight in the building and reduce the need for interior lighting.
 - f. Raised planters between 12 inches and 28 inches above grade with surface planted to achieve at least 75 percent vegetative cover at maturity.

LENGTH OF BUILDING:
BUILDING LENGTH: 43'-2"
30% REQUIRED: 12'-11"
PROVIDED FEATURES: 64'-9"
a. GROUND FLOOR TRANSPARENT WINDOWS PROVIDED: 20'-9"
d. CANOPY PROVIDED: 44'-0"



PANDA EXPRESS, INC.
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91770
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REVISIONS:

DRB RESUBMITTAL	04-06-22
DRB 2nd RESUBMITTAL	05-04-22
DRB 3rd RESUBMITTAL	09-21-22

ISSUE DATE:

DRB SUBMITTAL	12-28-21
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DRAWN BY: RM/KS

PANDA PROJECT #: S8-22-D8582
PANDA STORE #: D8582
ARCH PROJECT #: 21084



Heights Venture
ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713 869 1103 V
DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972 490 7292 V

PANDA EXPRESS

TRUE WARM & WELCOME
10126 COORS BLVD. NW
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A-202

EXTERIOR
COLOR ELEVATIONS

TRUE WARM & WELCOME 2500 R1

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