

PANDA EXPRESS  
 10126 COORS BLVD., NW  
 ALBUQUERQUE, NM 87114

**RE: ADMINISTRATIVE AMENDMENT**

**Summary:**

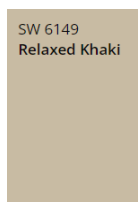
The following table and elevations are being provided in support of the Administrative Amendment submitted by Heights Venture Architecture on August 19th, 2024, regarding a revision of the exterior materials installed at this location.

Key findings illustrated below include:

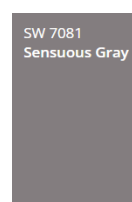
- a) The various LRV values of the facade materials used range between 20 to 50% per IDO Section 14-16-3-6 (D)(6).
- b) The average color and LRV values of natural materials currently applied per elevations.
- c) Percentages presented in the chart above illustrate that no more than 10% of each façade material is outside of the required ranges.

**Note:** *Fiberon* material was previously approved by DRB and confirmed in communication with Michael Vos via email Sept. 9, 2024.

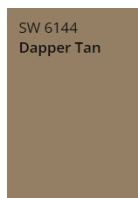
COORS BLVD. - ALBUQUERQUE, NEW MEXICO - D8582				
	STUCCO   W-1 RELAXED KHAKI	STUCCO   W-2 DAPPER TAN	STONE   ST-1 BLACK FOREST	TRIM MATERIALS
<b>SOUTH-EAST</b>	48%	13%	14%	4%
<b>NORTH-WEST</b>	42%	0%	12%	6%
<b>SOUTH-WEST</b>	43%	12%	14%	2%
<b>NORTH-EAST</b>	57%	13%	22%	1%
<b>MATERIAL PERCENTAGE TOTAL</b>	48%	10%	16%	3%



Current Stucco W-1  
 LRV: 50 - SW 6149 Relaxed Khaki



Current Stone ST-1  
 LRV: 21 - SW 7081 Sensuous Gray



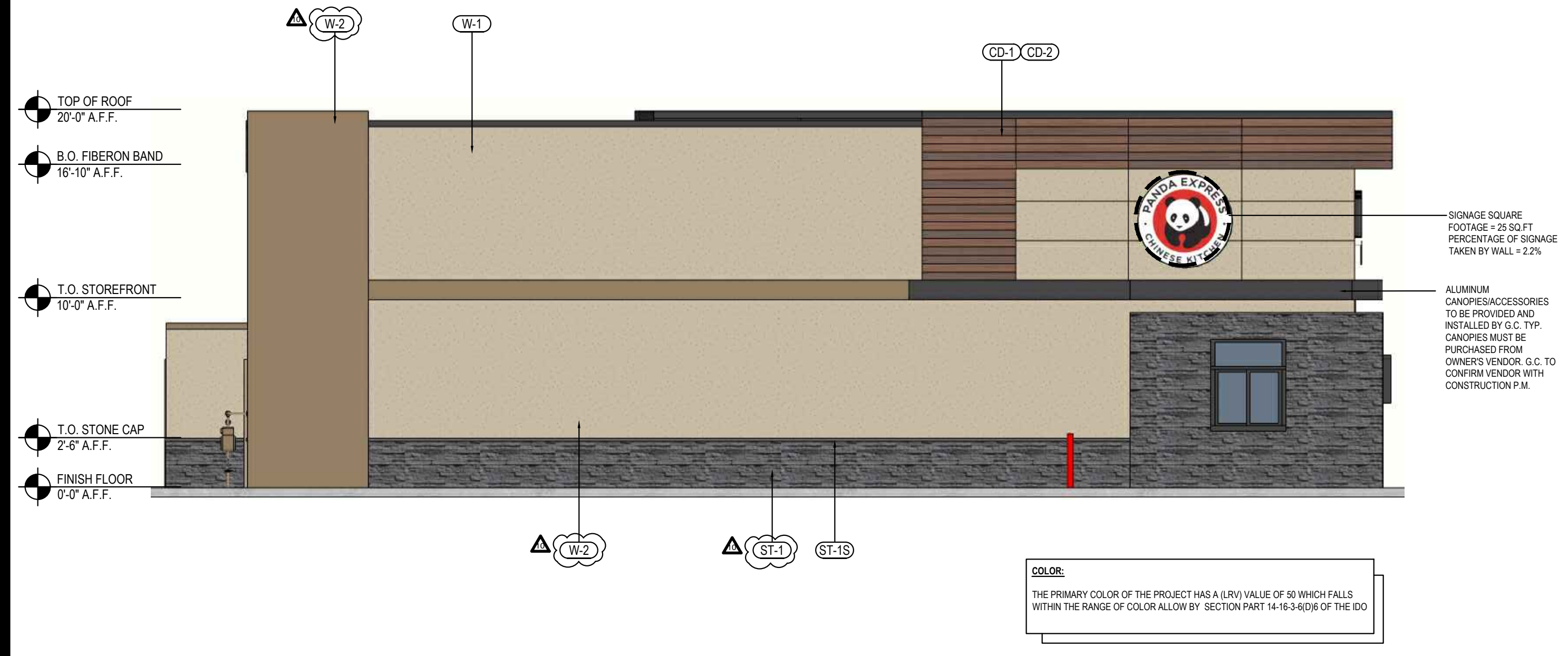
Current Stucco Accent W-2  
 LRV: 22 - SW 6144 Dapper Tan  
 Previous Stucco Accent  
 LRV: 29 - SW 7670 Gray Shingle



Previous Stone  
 LRV: 28 - SW 9573 Hibernate







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



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

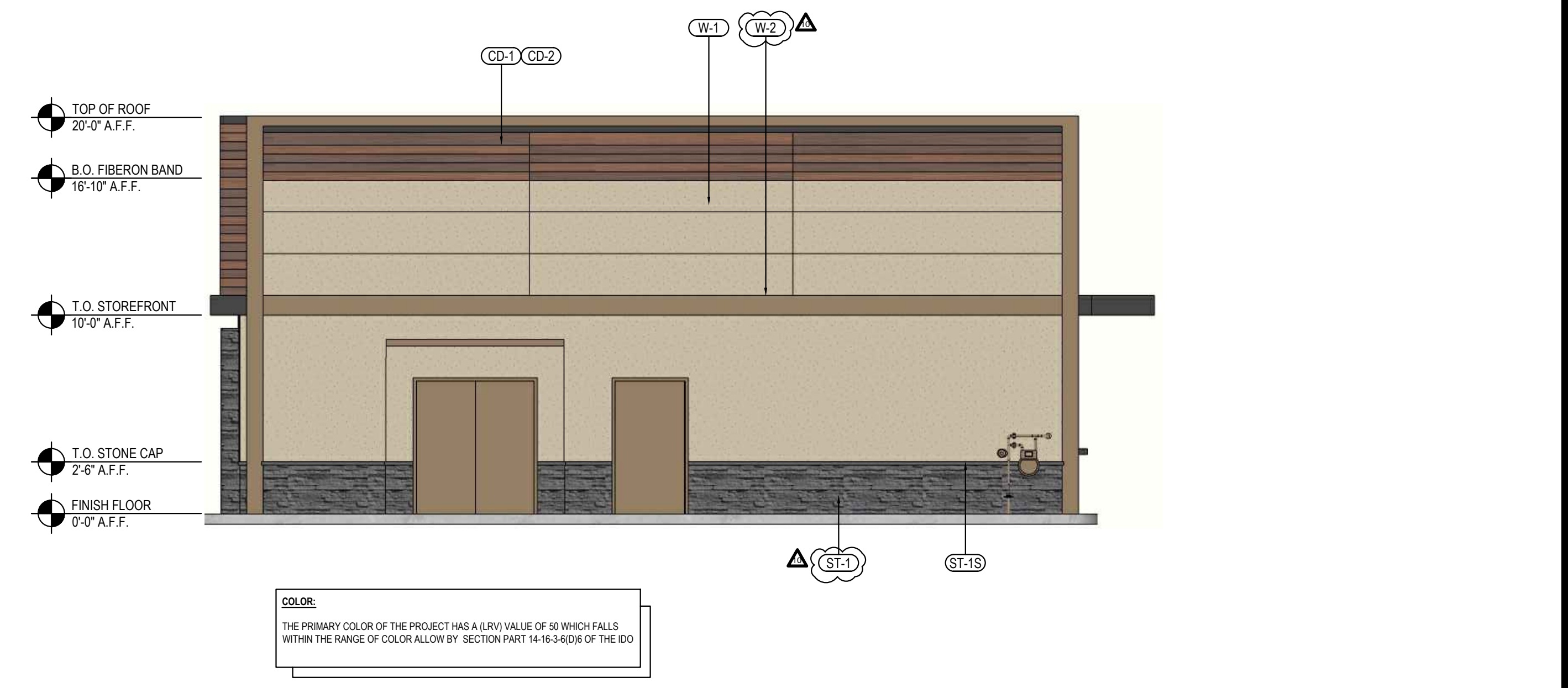
PER CITY ORDINANCE:

- FACADE SHALL BE DESIGNED TO PROVIDE A SENSE OF HUMAN SCALE AT GROUND LEVEL BY PROVIDING A CLEAR ARCHITECTURAL DISTINCTION BETWEEN GROUND FLOOR LEVELS AND ALL ADDITIONAL LEVELS.
- 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.
  - Ground-floor transparent windows, with the lower edge of windows sills no higher than 30 inches above the finished floor.
  - Windows on upper floors.
  - Primary pedestrian entrances.
  - Porch, awnings, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather.
  - Sun shelves or other exterior building features designed to reflect sunlight in the building and reduce the need for interior lighting.
  - 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"



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



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

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

MATERIALS



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

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REVISIONS:

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

ISSUE DATE:

DRB SUBMITTAL	12-28-21
PNM SERVICE REQUEST	01-11-23
PERMIT ISSUE	02-13-23
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

CONSTRUCTION SET