

**PLANNING AND ZONING COMMISSION ACTION ITEM
STAFF SUMMARY
SEPTEMBER 12, 2022 PLANNING AND ZONING COMMISSION SPECIAL MEETING**

DATE: September 9, 2022

AGENDA ITEM NUMBER: 11

ACTION TO BE CONSIDERED:

Consideration of Resolution No. PZ 09-22, Series of 2022. **(PUBLIC HEARING)**

**A RESOLUTION RECOMMENDING APPROVAL OF A LEVEL IV
DEVELOPMENT APPLICATION FOR A PUD SIGN PLAN FOR THE
PANERA BREAD RESTAURANT.**

BACKGROUND / TIME FRAME:

- November 7, 2018: Town staff received the 1st submittal of the Application
- December 3, 2018: Cost and Fund Deposit Agreement in effect
- December 6, 2018: Town staff reviewed the Application for completeness and requested additional information for a few items of the Application
- December 14, 2018: Draft plan review comments prepared by THK and Associates (Town's plan review consultant for the Application)
- December 15, 2018: Meeting with Town Attorney and THK to discuss the Application
- December 21, 2018: Town Staff provided comments to THK on the draft plan review comments
- December 26, 2018: The Town Engineer provided additional plan review comments
- January 8, 2019: Architectural Review meeting
- January 11, 2018: The 1st submittal plan review comment memorandum was provided to the Applicant
- February 27, 2019: Town staff received the 2nd submittal of the Application
- March 6, 2019: Planning and Zoning Commission Review and Recommendation for approval by Resolution PZ 16-18, series of 2018
- March 6, 2019: Town staff received revised grading sheet and supplemental information
- March 19, 2019: Town Council First Reading of Ordinance 04-19, Series of 2019 for the Panera PUD Development Plan
- April 2, 2019: Town Council Public Hearing for Ordinance 04-19, Series of 2019 for Panera PUD Development Plan & A Replat of Lot 9R-1 and Lot 10R-1, a Replat of The Ridge at Dillon
- August 10, 2022: Application for Panera Sign Package and PUD Sign Plan
- September 12, 2022: Planning and Zoning Commission Special Meeting Public Hearing for the Panera PUD Sign Plan

SUMMARY:

The Town received a sign package application for the Panera Restaurant located at 257 Dillon Ridge Road, see *Figure 1* for the site vicinity map. A PUD Sign Plan is warranted due to the changes in the proposed signs versus those approved in the Panera PUD Development Plan approved by Ordinance 04-19, Series of 2019, see Appendix ‘A’ to this staff summary.



Figure 1. Vicinity of the Panera Bread Restaurant

The proposed signs are located on the building in different locations in some cases, have a different appearance and layout (including a brand logo), and there are additional signs provided for the drive through, see *Figures 2 & 3* and *Figures 4 & 5* for a comparison of previously approved and as proposed for the building signs and drive through signs, respectively. The drive through menu signs are proposed to be static displays (*See Figures 6 & 7*); however, many Panera Bread restaurants, and very many restaurants with drive throughs have digital display menu signs. As such, the resolution approving this Panera PUD Sign Plan is crafted to provide flexibility for future such digital display installation for the drive through menu boards should they be desired in the future.



Figure 2. Previously Approved Building Sign



Figure 3. Proposed Building Sign

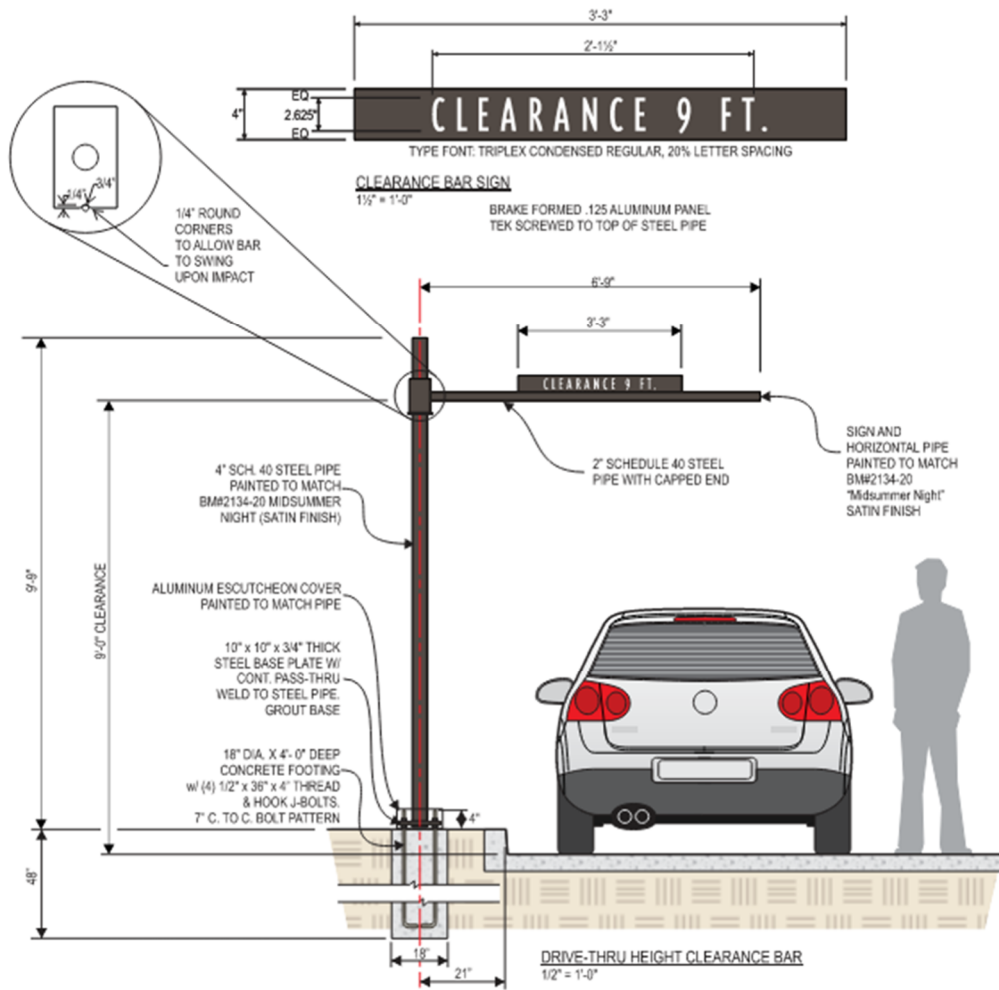
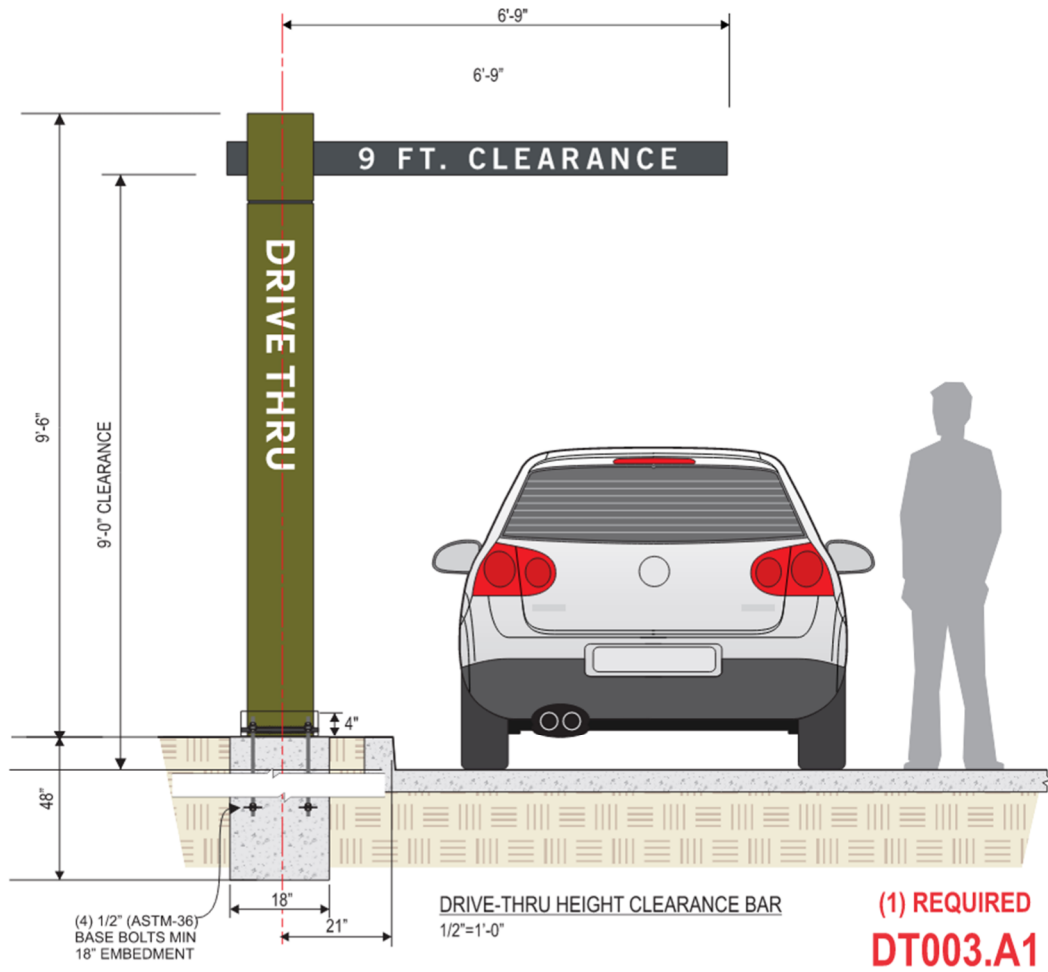


Figure 4. Previously Approved Drive Through Clearance Bar Signage



CLEARANCE BAR SIGN
1 1/2" x 1'-0"

PANERA GREEN PANTONE 2307 C C32 M2 Y100 K61 R104 G181 B118 HEX #60A772	PANERA SLATE PANTONE 7540 C C67 M54 Y40 K40 R79 G19 B84 HEX #484F54
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Figure 5. Proposed Drive Through Clearance Bar Signage



Figure 6. Proposed Drive Through Static Menu Preview Signs



Figure 7. Proposed Static Menu Signs

For the complete proposed sign package for the Panera PUD Sign Plan, please refer to Exhibit ‘A’ of Resolution PZ 09-22, Series of 2022. Although the proposed sign package is different from that previously approved by Ordinance 04-19, Series of 2019, it does not change the general character of the development.

BUDGET IMPACT:

None

STAFF RECOMMENDATION:

Town staff recommends approval of Resolution PZ 09-22, Series of 2022 with conditions as presented in the resolution.

MOTION FOR APPROVAL:

I move we approve Resolution PZ No. 09-22, Series of 2022.

ACTION REQUESTED:

Motion, Second, Roll Call Vote.
Resolutions require the affirmative vote of a majority of the members present.

DEPARTMENT HEAD RESPONSIBLE:

Ned West, AICP, Sr. Town Planner

***‘Exhibit A’
Previously Approved
2019 Panera PUD Development Plan
Sign Excerpt***

LEGAL DESCRIPTION

THE PANERA PUD DEVELOPMENT PLAN; AN AMENDMENT TO A PORTION OF THE RIDGE AT DILLON PLANNED UNIT DEVELOPMENT PLAN, IS COMPRISED OF ONE PARCEL OF LAND LOCATED IN THE TOWN OF DILLON, COUNTY OF SUMMIT, STATE OF COLORADO. THE REAL PROPERTY IS LOCATED AT 257 DILLON RIDGE ROAD, MORE SPECIFICALLY DESCRIBED AS LOT 9-10R, A REPLAT OF LOTS 9R-1 AND 10R-1, RIDGE AT DILLON SUBDIVISION AS RECORDED ON May 9, 2019 IN THE OFFICE OF THE SUMMIT COUNTY CLERK & RECORDER AS RECEPTION NO. 1197774.

APPLICABLE ZONING:

EXCEPT AS MODIFIED BY THE PLANS CONTAINED HEREIN, LOT 9-10R SHALL BE SUBJECT TO THE TOWN'S COMMERCIAL (C) ZONING REGULATIONS

ALLOWED USES:

THE FOLLOWING USES ARE APPROVED FOR THE PANERA PUD DEVELOPMENT PLAN: A RESTAURANT WITH A DRIVE-IN FACILITY AND ASSOCIATED SITE IMPROVEMENTS INCLUDING ONSITE PARKING AND LANDSCAPING.

DENSITY:

THE PANERA PUD DEVELOPMENT PLAN SHALL CONFORM TO THE DENSITY AS SHOWN HEREIN ON THE PLAN.

ALLOWED BUILDING HEIGHT:

THE PANERA PUD DEVELOPMENT PLAN SHALL CONFORM TO THE HEIGHT AS SHOWN HEREIN ON THE PLAN.

YARDS (SETBACKS):

THE PANERA PUD DEVELOPMENT PLAN SHALL CONFORM TO THE YARDS AS SHOWN HEREIN ON THE PLAN.

ARCHITECTURE:

THE ARCHITECTURE AS SHOWN ON THE ATTACHED PLANS IS APPROVED AND HAS BEEN DETERMINED TO CONFORM WITH THE TOWN OF DILLON'S ARCHITECTURAL GUIDELINES.

THE MATERIALS AND COLORS USED SHALL CONFORM TO THE MATERIAL BOARD ON FILE AT THE TOWN OF DILLON PLANNING DEPARTMENT.

LANDSCAPING:

THE LANDSCAPING FOR THIS DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE GENERAL INTENT OF THE PLAN SHOWN ON SHEET L-1.

TOTAL PARKING PROVIDE:

A TOTAL OF 64 PARKING SPACES WILL BE PROVIDED AND MAINTAINED ON-SITE. 17 OF THESE PARKING SPACES ARE TO BE SHARED WITH THE LOT 8R-1 DEVELOPMENT.

ON-SITE PARKING USE RESTRICTIONS:

THE PARKING SPACES LOCATED ONSITE SHALL NOT BE USED FOR THE STORAGE OF ANY VEHICLE OR NON-VEHICLE ITEMS, INCLUDING, BUT NOT LIMITED TO STORAGE SHEDS, TRAILERS, BOATS, KAYAKS, COOKING GRILLS OR SMOKERS, ATVS OR RECREATIONAL EQUIPMENT, CONSTRUCTION EQUIPMENT, LANDSCAPING MATERIALS AND SNOW/ICE STORAGE.

ALLOWABLE PARKING DESIGN STANDARDS:

PARKING GRADES: THE PANERA PUD DEVELOPMENT PLAN SHALL BE ALLOWED TO USE THE PARKING LOT GRADES AS SHOWN HEREIN ON THE PLAN. ALL GRADES FOR THE ACCESSIBLE PARKING SPACES SHALL MEET ALL FEDERAL AND LOCAL REGULATIONS.

ALLOWED SIGNAGE:

THE PANERA PUD DEVELOPMENT PLAN SHALL BE ALLOWED FOUR (4) BUILDING SIGNS AS SHOWN HEREIN ON THE PLAN.

THE PANERA PUD DEVELOPMENT PLAN SHALL BE ALLOWED ONE (1) ILLUMINATED WINDOW SIGN AS SHOWN HEREIN ON THE PLAN.

THE PANERA PUD DEVELOPMENT PLAN SHALL BE ALLOWED TWO (2) MENU BOARD SIGNS AS SHOWN HEREIN ON THE PLAN.

THE PANERA PUD DEVELOPMENT PLAN SHALL BE ALLOWED THE MISCELLANEOUS DRIVE-THRU DIRECTIONAL SIGNAGE AS SHOWN HEREIN ON THE PLAN.

THE PANERA PUD DEVELOPMENT PLAN SHALL BE ALLOWED TO INSTALL ONE SIGN PANEL ON THE EXISTING BUSINESS AREA DIRECTORY SIGN LOCATED IN THE SOUTHWESTERN CORNER OF THE SITE.

PANERA PUD DEVELOPMENT PLAN; AN AMENDMENT TO A PORTION OF THE RIDGE AT DILLON PLANNED UNIT DEVELOPMENT PLAN

257 Dillon Ridge Road Town of Dillon, Colorado Town of Dillon Ordinance 04-19, Series of 2019

SNOW REMOVAL REQUIREMENT:

STORAGE OF SNOW FROM THIS DEVELOPMENT WITHIN TOWN RIGHTS-OF-WAY IS STRICTLY PROHIBITED.

ENTRANCE AT DILLON RIDGE ROAD OBLIGATIONS:

THE LOT 9-10R PROPERTY OWNER SHALL WORK WITH THE OWNERS OF LOTS 8R-1 AND 7R-1 OF THE RIDGE AT DILLON SUBDIVISION TO MAINTAIN THE STRIPING AND TURN ARROWS SHOWN ON THE STRIPING PLAN AND LOCATED AT THE ENTRANCE OFF OF DILLON RIDGE ROAD, IN A GOOD CONDITION IN PERPETUITY.

STORM DRAINAGE

THE PROPERTY OWNER SHALL MAINTAIN THE DETENTION POND AND ENSURE ITS FUNCTIONALITY AT ALL TIMES.

RETAINING WALLS

THE PROPERTY OWNER SHALL CONSTRUCT, INSTALL AND MAINTAIN THE RETAINING WALL ONSITE IN PERPETUITY. THE PERFORMANCE AND MAINTENANCE OF THE RETAINING WALLS ON THE SITE ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE WALLS SHALL UTILIZE A SIMILAR FACE PATTERN AS THE ADJACENT PROPERTY SITE RETAINING WALLS.

WATER MAIN

THE WATER MAIN, FIRE HYDRANT AND APPURTENANCES LOCATED ON SITE, AND THE WATER MAIN BETWEEN THE PROPERTY LINE AND THE PUBLIC VALVE LOCATED IN LITTLE BEAVER TRAIL, ARE DESIGNATED AS PRIVATE AND THE PROPERTY OWNER SHALL CONSTRUCT, INSTALL AND PERMANENTLY MAINTAIN THESE IMPROVEMENTS IN PERPETUITY.

THE PROPERTY OWNER SHALL ALLOW THE TOWN OF DILLON TO CONVEY, TRANSPORT, FLOW WATER THROUGH THIS MAIN, AND ALLOW THE TOWN OF DILLON TO OPERATE THE VALVES ON THIS PRIVATE SYSTEM IN ORDER TO PROPERLY OPERATE THE WATER SYSTEM.

P.U.D. PAGE NUM	SHEET TITLE
1	PUD Development Plan Cover Sheet
2	Civil Demolition Plan (C03)
3	Civil Site Plan (C04)
4	Civil Utility Composite Plan (C05)
5	Civil Grading and Drainage Plan-West (C10)
6	Civil Grading and Drainage Plan-East (C11)
7	Site Retaining Wall Plan (ER1)
8	Site Retaining Wall Profile (ER2)
9	Dillon Ridge Road Striping Plan (C13)
10	Landscape Plan (L1)
11	Snow Storage Plan (SS-1)
12	Site Lighting Plan (1 of 3)
13	Luminaire Location Plan (2 of 3)
14	Site Lighting Details (3 of 3)
15	Exterior Elevations (A301)
16	Exterior Elevations (A302)
17	Building Sections (A303)
18	Roof Plan (A102)
19	Trash Enclosure Details (A011)
20	Material Board (A800)
21	First Floor Plan (A100)
22	Sign Plan - South Elevation (31984.1)
23	Sign Plan - East Elevation (31984.2)
24	Sign Plan - West Elevation (31984.3)
25	Sign Plan - North Elevation (31984.4)
26	Sign Plan - Awning Details (31984.5)
27	Sign Plan - Site Plan (31984.6)
28	Sign Plan - Directional Signage (31984.7)
29	Sign Plan - Menu Board Signs (31984.8)
30	Sign Plan - Drive Thru Canopy (31984.9)
31	Sign Plan - Illuminated Window Sign (31984.10)

PROPERTY OWNER APPROVAL CERTIFICATE

BY SIGNING THIS PUD DEVELOPMENT PLAN, THE PROPERTY OWNERS ACKNOWLEDGE AND ACCEPT ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

OWNER:
 THE POINT AT DILLON RIDGE LIMITED, LLLP
 A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

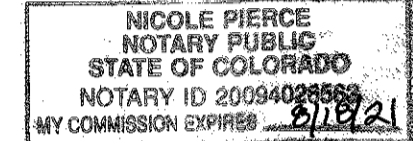
[Signature]
 Feb 3, 2020

STATE OF COLORADO)
)ss.
 COUNTY OF SUMMIT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY

OF February, 2020, A.D. BY Maureen Ulrich

by: Nicole Pierce
 WITNESS MY HAND AND OFFICIAL SEAL.



[Signature]
 NOTARY PUBLIC

8/18/21
 MY COMMISSION EXPIRES

PLANNING COMMISSION CERTIFICATE

THIS LEVEL IV DEVELOPMENT APPLICATION FOR THE PANERA PUD DEVELOPMENT PLAN; AN AMENDMENT TO A PORTION OF THE RIDGE AT DILLON PLANNED UNIT DEVELOPMENT PLAN WAS REVIEWED BY THE TOWN OF DILLON PLANNING COMMISSION AT THE REGULAR MEETING HELD ON MARCH 6, 2019.

[Signature]
 CHAIRPERSON

2/28/2020
 DATE

TOWN COUNCIL APPROVAL CERTIFICATE

THIS PUD DEVELOPMENT PLAN IS TO BE KNOWN AS THE PANERA PUD DEVELOPMENT PLAN; AN AMENDMENT TO A PORTION OF THE RIDGE AT DILLON PLANNED UNIT DEVELOPMENT PLAN AND WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 04-19, SERIES OF 2019 PASSED AND ADOPTED AT THE REGULAR MEETING OF THE TOWN OF COUNCIL OF THE TOWN OF DILLON, COLORADO, HELD ON April 2, 2019.

[Signature]
 CAROLYN SKOWYRA, MAYOR

2-11-2020
 DATE

ATTEST:

[Signature]
 ADRIENNE STUCKEY, TOWN CLERK

2-11-2020
 DATE

CLERK & RECORDER CERTIFICATE

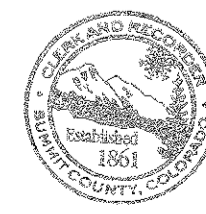
STATE OF COLORADO)
)ss.
 COUNTY OF SUMMIT)

I HEREBY CERTIFY THAT THIS PUD ZONING MAP WAS FILED IN MY OFFICE AT

12:00 PM O'CLOCK, ON THIS 2nd DAY OF April, 2020 A.D. AND

RECORDED AT RECEPTION NUMBER 1227499

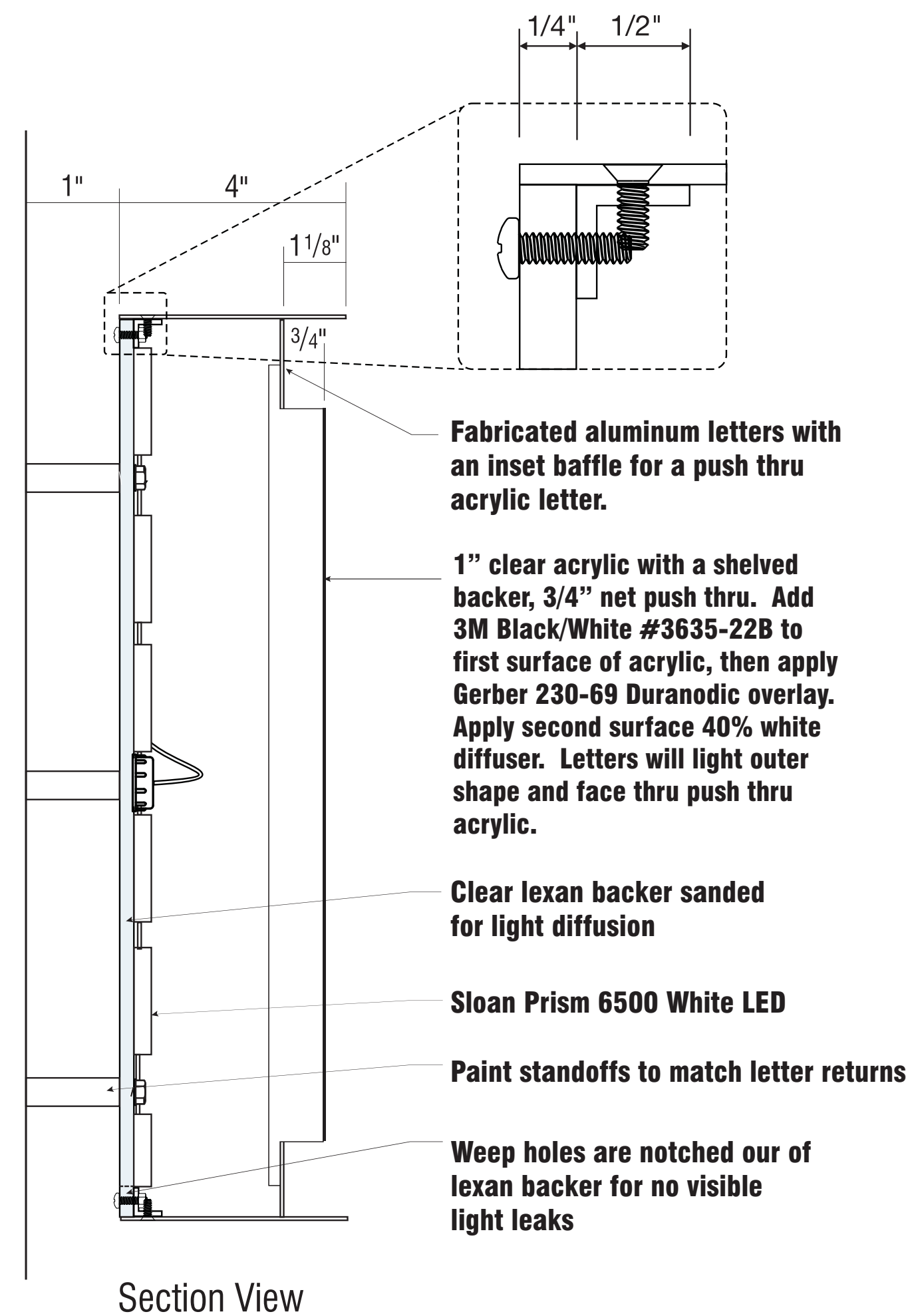
[Signature]
 SUMMIT COUNTY CLERK & RECORDER





SOUTH ELEVATION: 1/8" = 1'-0"

WINDOW SIGN
SEE: 31984.9



Fabricated aluminum letters with an inset baffle for a push thru acrylic letter.

1" clear acrylic with a shelved backer, 3/4" net push thru. Add 3M Black/White #3635-22B to first surface of acrylic, then apply Gerber 230-69 Duranodic overlay. Apply second surface 40% white diffuser. Letters will light outer shape and face thru push thru acrylic.

Clear lexan backer sanded for light diffusion

Sloan Prism 6500 White LED

Paint standoffs to match letter returns

Weep holes are notched out of lexan backer for no visible light leaks

Section View



END VIEW

CHANNEL LETTERS: 3/8" = 1'-0"

29.17 SQ.FT.

Sign Type 2

Fabricate and install one set of custom fabricated aluminum letters with push thru acrylic inline

- (A) "PANERA BREAD" to be halo lit fabricated aluminum letters with an inset aluminum letter face. .063 returns .090 faces clear sanded lexan backs. Paint letter faces and interior returns Snowmist. Paint returns Duranodic Bronze. Peg mount 1" off exterior wall finish.
- (B) Inline in copy to be routed out of aluminum face and backed with shelved push thru 1" clear acrylic (net push through of 3/4"). Acrylic edges to be frosted. Add 1st surface black/white 3M 3635-22B opaque vinyl film to push thru face and then Gerber 230-69 matte Duranodic Bronze opaque vinyl film applied over. Apply 3M 3635-30 40% diffuser to second surface of push thru. Illuminate letters with Sloan Prism 6500k white LEDs, double standard quantity for maximum brightness. Paint all standoffs to match returns. Power supplies will be remote. **Verify conditions at site.**

Matthews Paint Duranodic Bronze metallic MP 20147, satin finish

Matthews Paint Snowmist MP 04561, satin finish

Opaque Gerber matte Duranodic vinyl 230-69

Sign allowance for Single-Tenant building Zone B: 75 S/F to be used in one or two signs for building identification; additional sign not to exceed 30 S/F

Total proposed signage:
South: 29.17 S/F
East: 29.17 S/F
North or West: 29.17 S/F

APPROVALS

Signatures Required Before Release to Production

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

PDF NAME

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	JM	updated sign NTE 20'-0" in length	02/12/19
2			
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All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

31984-1

PANERA BREAD

CUSTOMER

2461

STORE NUMBER

DILLON, CO

LOCATION

PROJECT MANAGER **Carla M.**

WD 01/23/19
ARTIST DATE

31984.1

DRAWING NAME



EAST ELEVATION: 1/8" = 1'-0"
 Total sign area: 40.04 SQ.FT.



SIGN DETAILS ON: 31984.1

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676 GEORGE WASHINGTON HIGHWAY
 LINCOLN, RI 02865-4255
 401-334-9100 401-334-7799
 PHONE FAX
 www.mandevillesign.com
 WEB

APPROVALS
Signatures Required Before Release to Production

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

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	JM	updated sign NTE 20'-0" in length	02/12/19
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All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

31984-1

PANERA
 BREAD

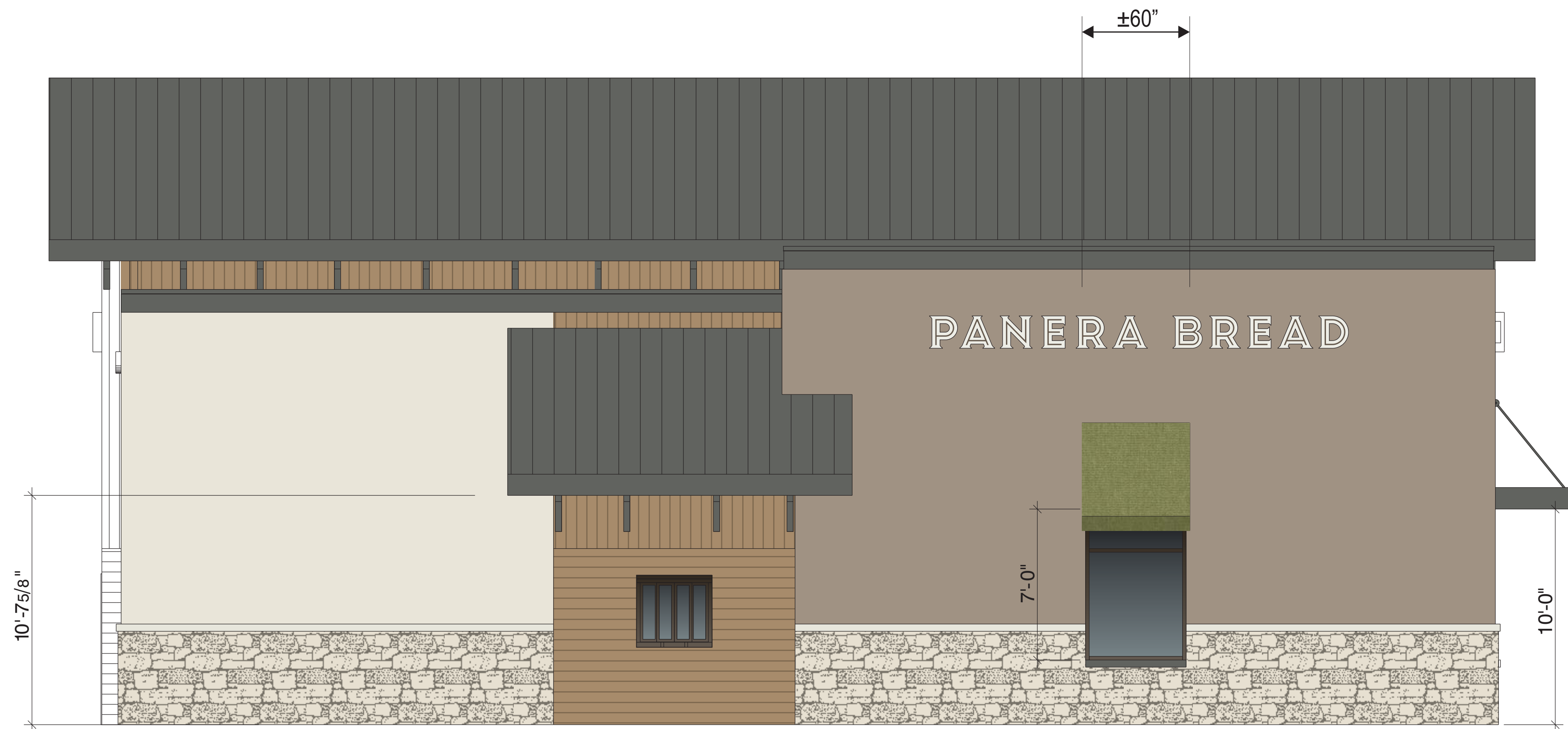
CUSTOMER
 2461
 STORE NUMBER

DILLON, CO
 LOCATION

Carla M.
 PROJECT MANAGER

WD 01/23/19
 ARTIST DATE

31984.2
 DRAWING NAME



WEST ELEVATION: 1/8" = 1'-0"

Total sign area: 39.87 SQ.FT.



SIGN DETAILS ON: 31984.1

676 GEORGE WASHINGTON HIGHWAY
LINCOLN, RI 02865-4255

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

www.mandevillesign.com
WEB

APPROVALS
Signatures Required Before Release to Production

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

PDF NAME

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	JM	updated sign NTE 20'-0" in length	02/12/19
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All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

31984-1

PANERA
BREAD

CUSTOMER

STORE NUMBER 2461

DILLON, CO

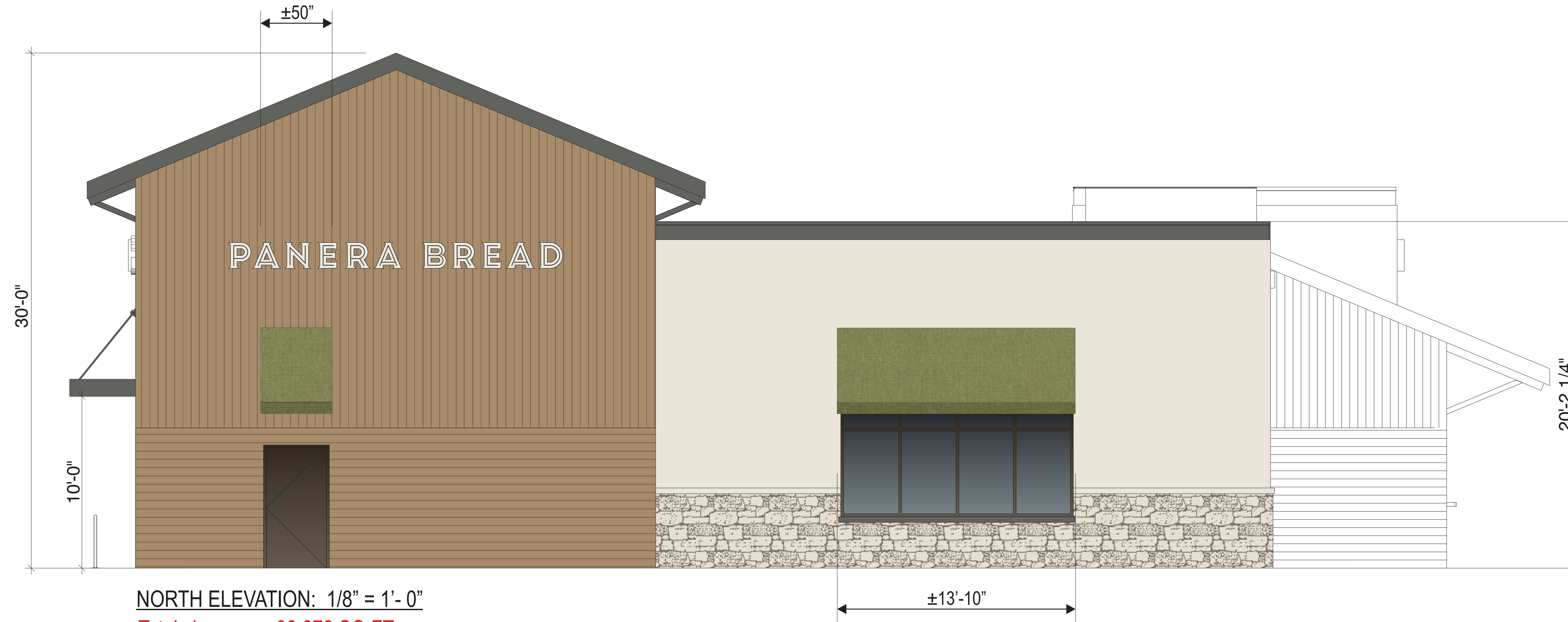
LOCATION

PROJECT MANAGER Carla M.

ARTIST WD DATE 01/23/19

31984.3

DRAWING NAME



NORTH ELEVATION: 1/8" = 1'-0"
 Total sign area: 39.872 SQ.FT.



SIGN DETAILS ON: 31984.1



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APPROVALS

Signatures Required Before Release to Production

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

PDF NAME

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	JM	added windows and awning	02/12/19
2	JM	updated sign NTE 20'-0" in length	02/12/19
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All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

31984-1

**PANERA
 BREAD**

CUSTOMER

2461

STORE NUMBER

DILLON, CO

LOCATION

PROJECT MANAGER Carla M.

WD 01/23/19
 ARTIST DATE

31984.4

DRAWING NAME



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LINCOLN, RI 02865-4255

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APPROVALS

Signatures Required Before Release to Production

Engineering

BY _____ DATE _____

Sales

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Estimating

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Production

BY _____ DATE _____

Quality Control

BY _____ DATE _____

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REVISIONS

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All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

31984-1

**PANERA
BREAD**

CUSTOMER

2461

STORE NUMBER

DILLON, CO

LOCATION

PROJECT MANAGER **Carla M.**

WD 01/23/19
ARTIST DATE

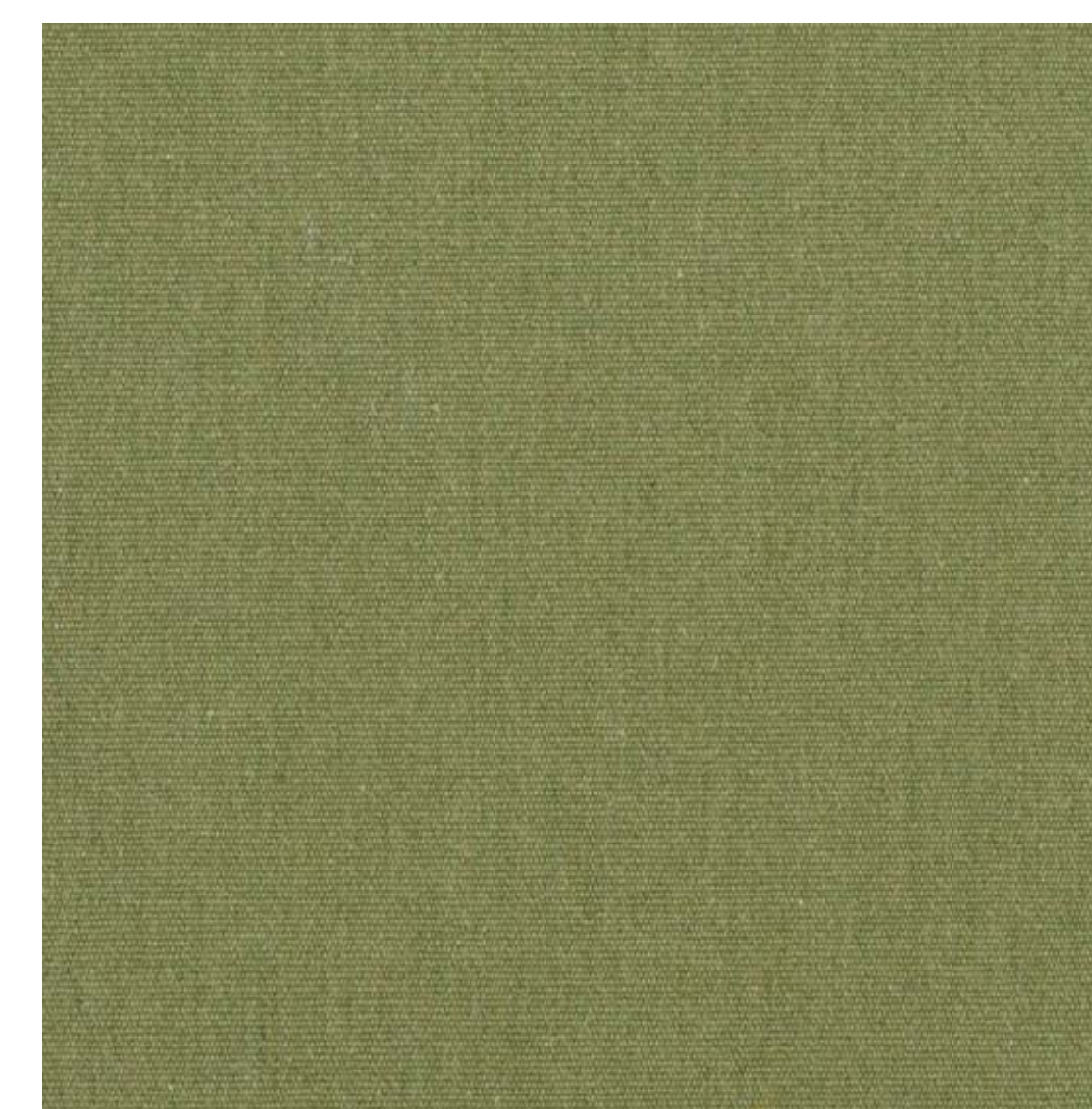
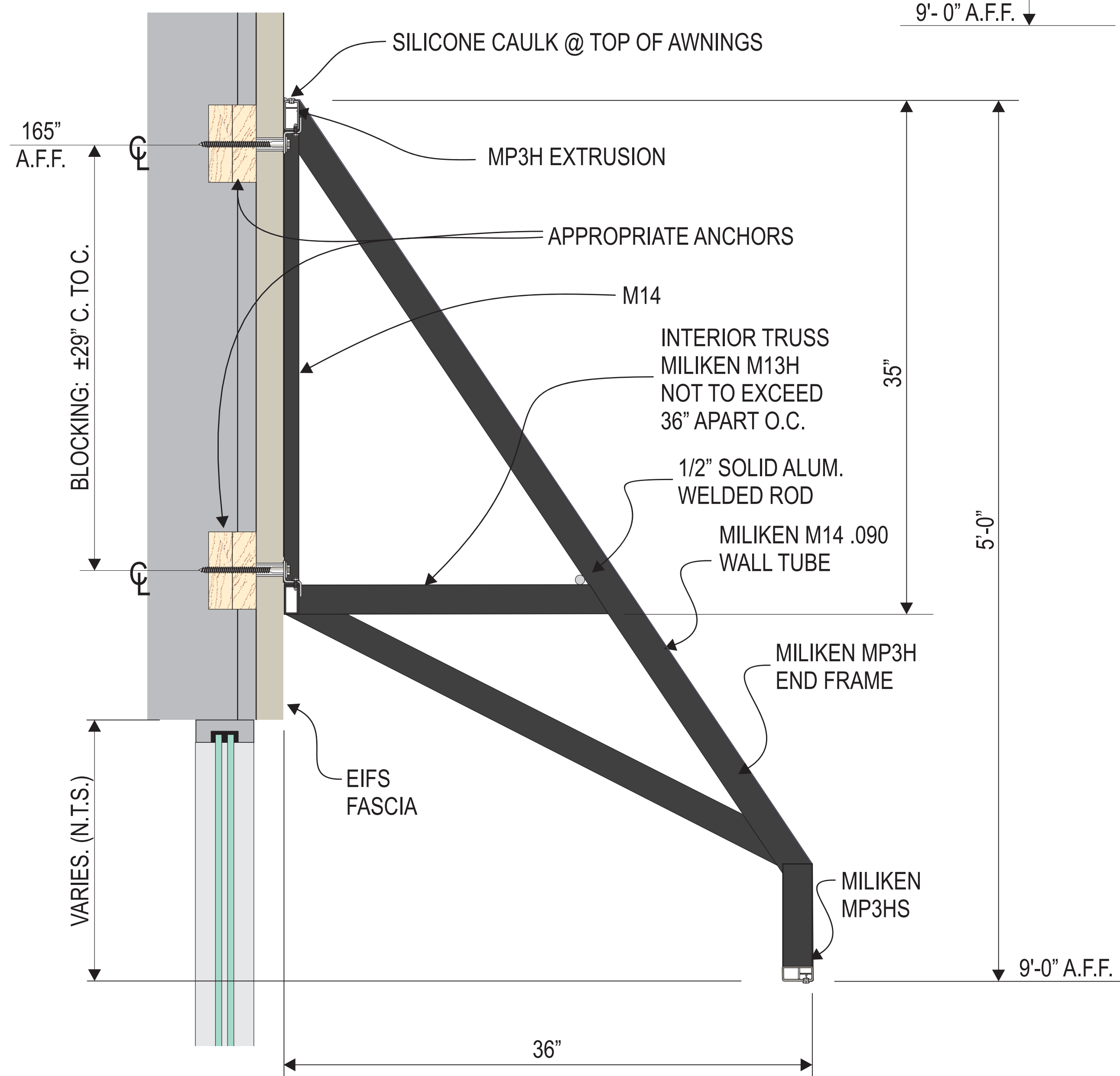
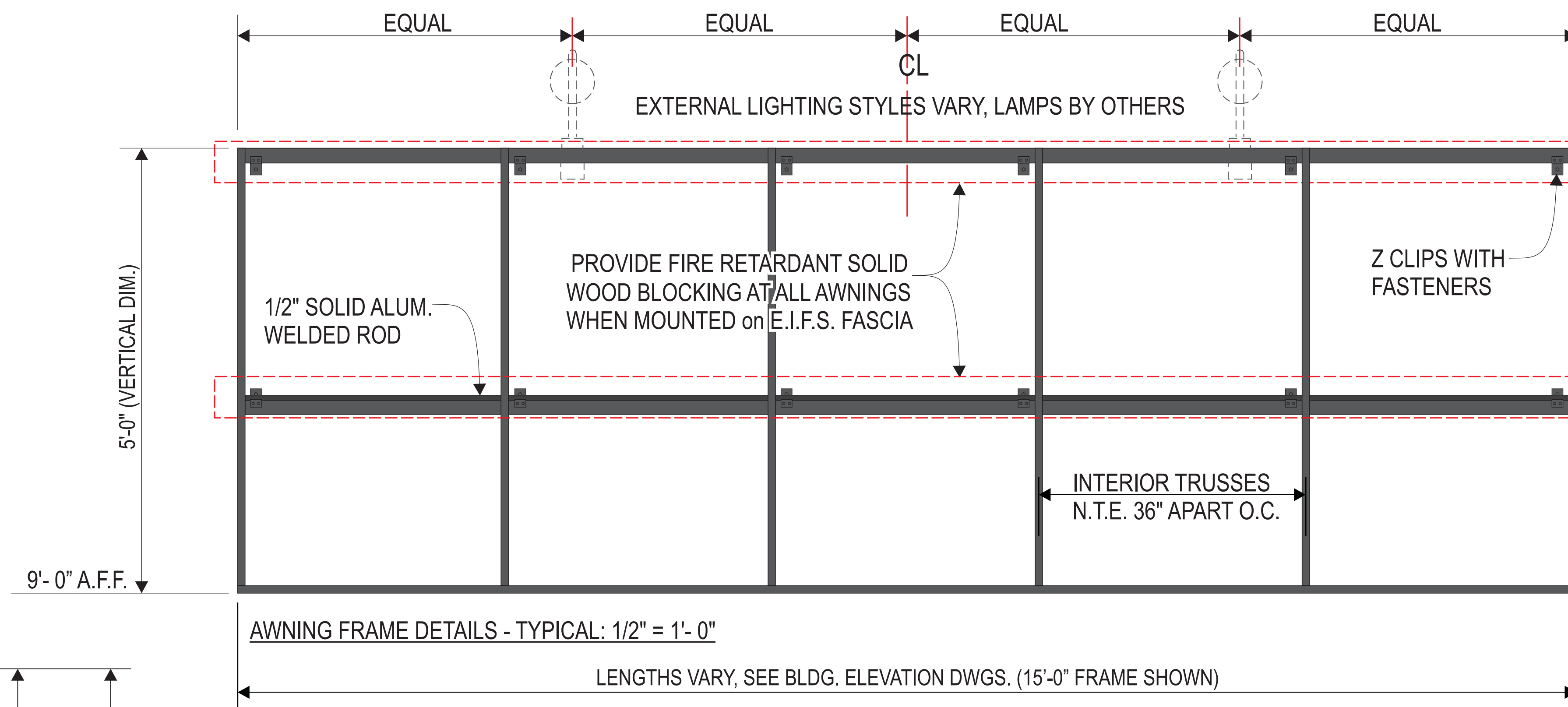
31984.5

DRAWING NAME

ALUMINUM FRAMED STOREFRONT AWNINGS:

- 1" x 2" X .125 WALL ALUMINUM EXTRUSION WELDED FRAMES
- FRAMES POWDER COATED BENJ. MOORE "cheating heart"
- TRUSS SPACING N.T.E. 36" APART O.C.
- SUNBRELLA #85003 "Unity Leaf" FABRIC COVERS
- OPEN SOFFIT, OPEN ENDS
- PVC TRIM STAPLE COVERS
- MOUNTED USING Z-CLIPS & APPROPRIATE ANCHORS
- G.C. TO PROVIDE BLOCKING IF NEEDED

FLAME COATED FABRIC COVERS



TYPICAL SUNBRELLA #85003 UNITY LEAF

APPROVALS

Signatures Required Before Release to Production

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

PDF NAME

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	JM	added directional sign	01/29/19
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All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

31984-1



CUSTOMER

2461

STORE NUMBER

DILLON, CO

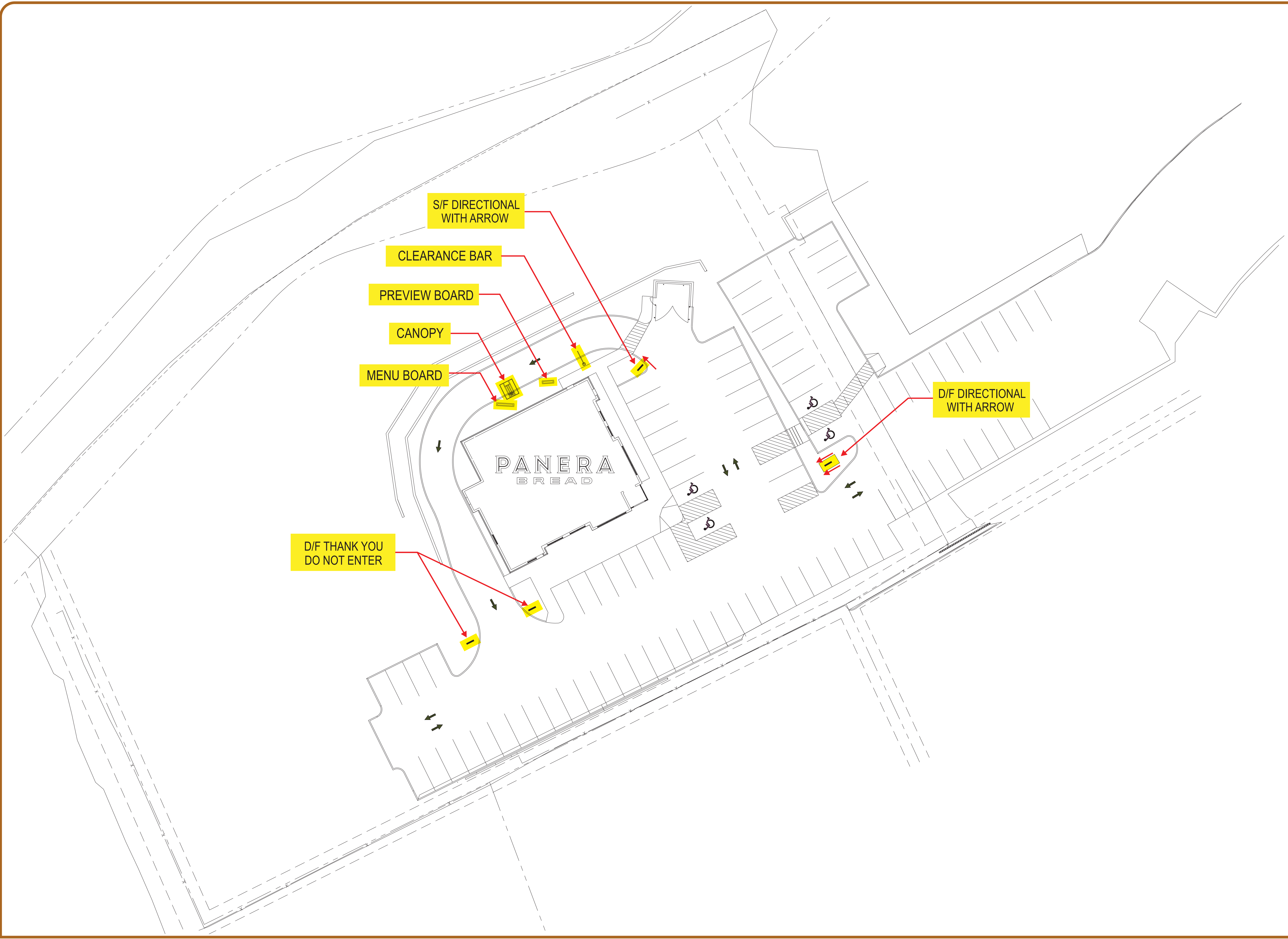
LOCATION

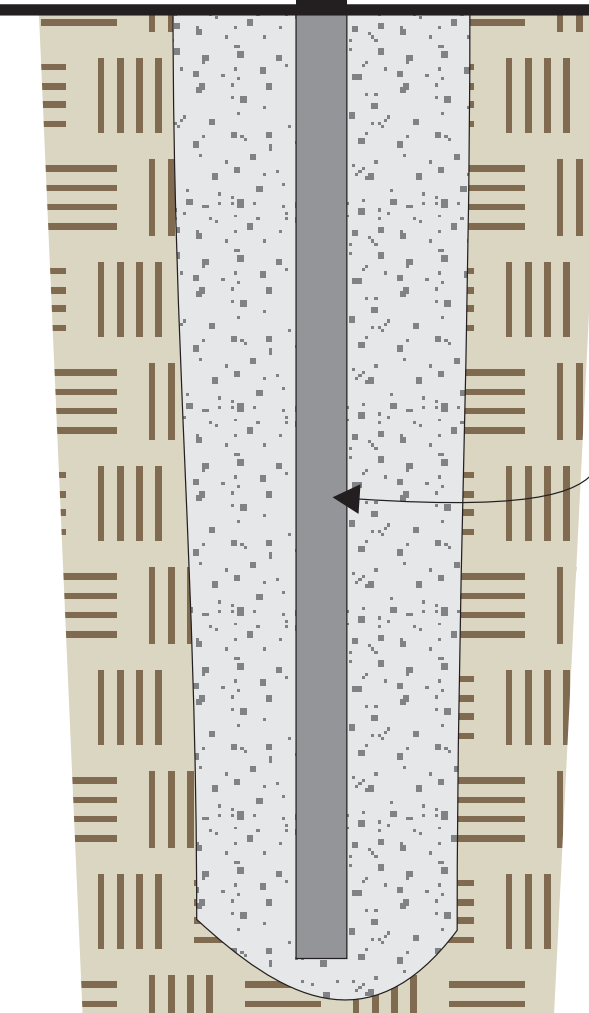
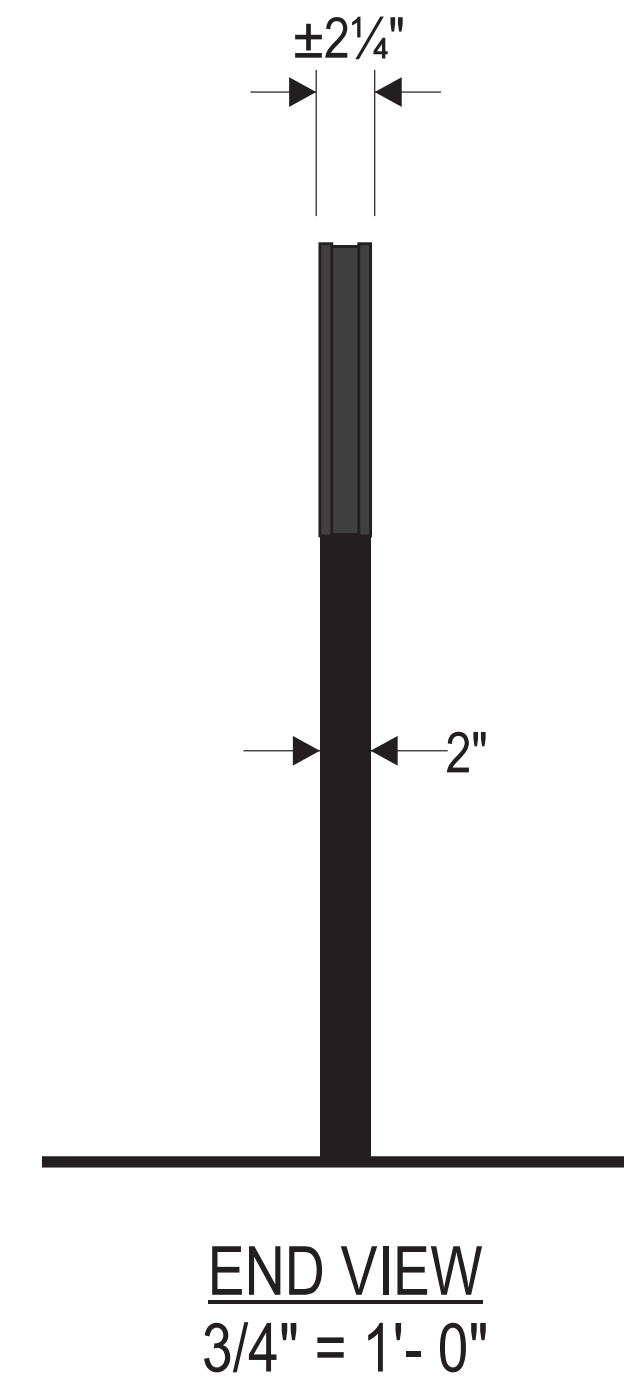
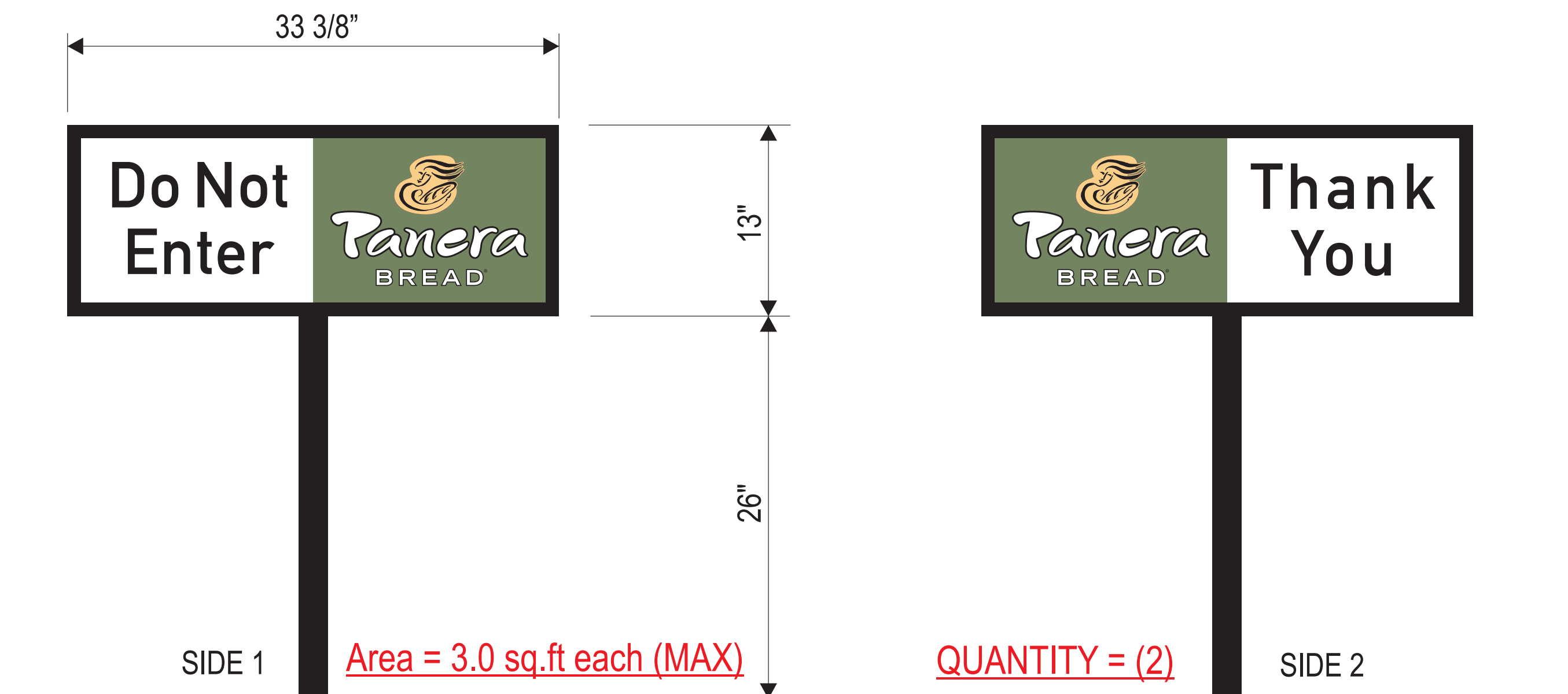
PROJECT MANAGER **Carla M.**

WD	01/23/19
ARTIST	DATE

31984.6

DRAWING NAME





D/F SPLIT-FACE DIRECTIONAL SIGN w/ LOGO

DIRECT BURIAL IN FREE-FORMED CONCRETE FOOTING

DIRECTIONAL SIGNS
3/4" = 1'-0"

NON ILLUMINATED DIRECTIONAL SIGNS:

- 2" DEEP ALUM. PANEL CONSTRUCTION PAINTED BLACK
- .090 ALUMINUM FACES
- PMS 5753C OPAQUE GREEN FIELD/BACKGROUND
- DIGITALLY PRINTED GRAPHICS ON REFLECTIVE PSV (VINYL)
- COLORS AS SHOWN: BLACK, WHITE & PMS 1355U PEACH IF REQUIRED.
- BACKS OF SINGLE FACED SIGNS PAINTED BLACK
- BLACK 2" x 2" x 1/4" WALL ALUM. SQ. TUBE POSTS
- DIRECT BURIAL IN FREE-FORMED CONCRETE FOOTING



D/F SPLIT-FACE DIRECTIONAL SIGN w/ LOGO

S/F SPLIT-FACE DIRECTIONAL SIGN w/ LOGO

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APPROVALS
Signatures Required Before Release to Production

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

PDF NAME

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	JM	added directional sign	01/29/19
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All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

31984-1

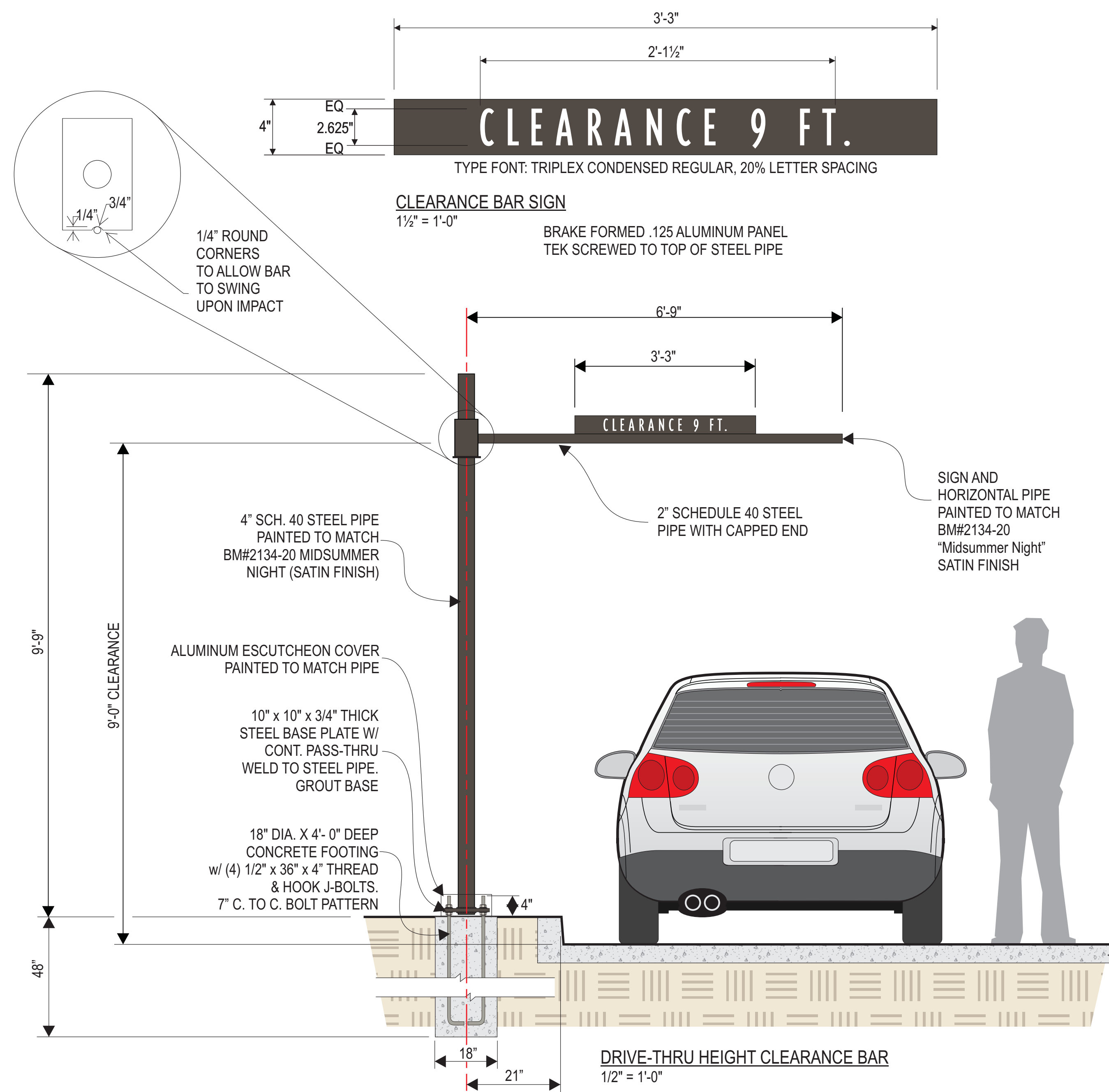
PANERA BREAD

CUSTOMER
STORE NUMBER 2461

LOCATION
DILLON, CO

PROJECT MANAGER
Carla M.
WD 01/23/19
ARTIST DATE

31984.7
DRAWING NAME



PREVIEW BOARD ELEVATION
1/2" = 1'-0" 21.97 sq.ft.
STATIC MENU COPY



MENU BOARD ELEVATION
1/2" = 1'-0" 34.98 sq.ft.
STATIC MENU COPY

APPROVALS
Signatures Required Before Release to Production

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

PDF NAME

REVISIONS

NO.	BY	DESCRIPTION	DATE
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31984-1

PANERA BREAD

CUSTOMER
STORE NUMBER 2461

DILLON, CO

LOCATION
PROJECT MANAGER Carla M.

WD 01/23/19
ARTIST DATE

31984.8

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

PDF NAME

REVISIONS

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31984-1

PANERA BREAD

CUSTOMER

2461

STORE NUMBER

DILLON, CO

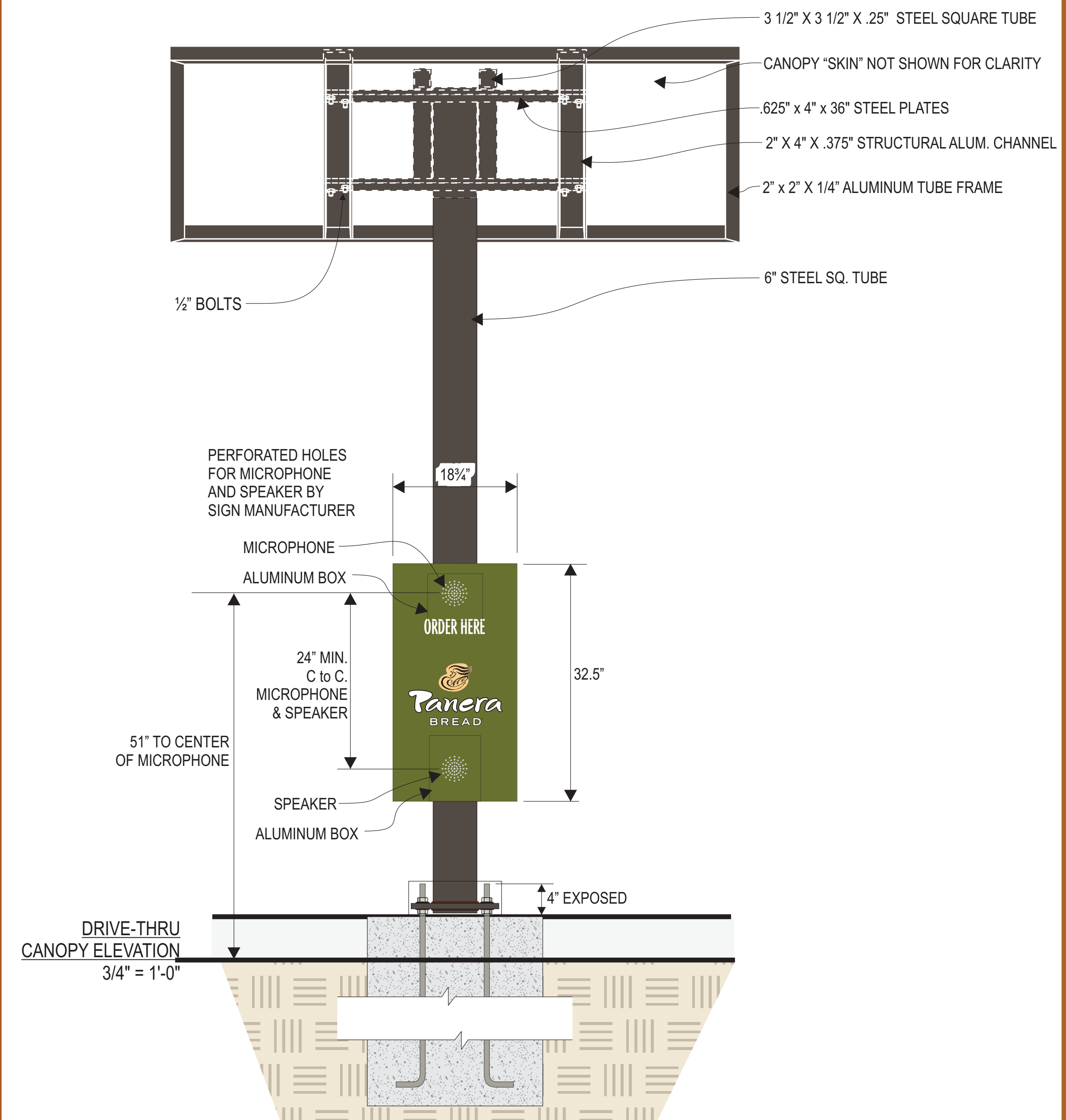
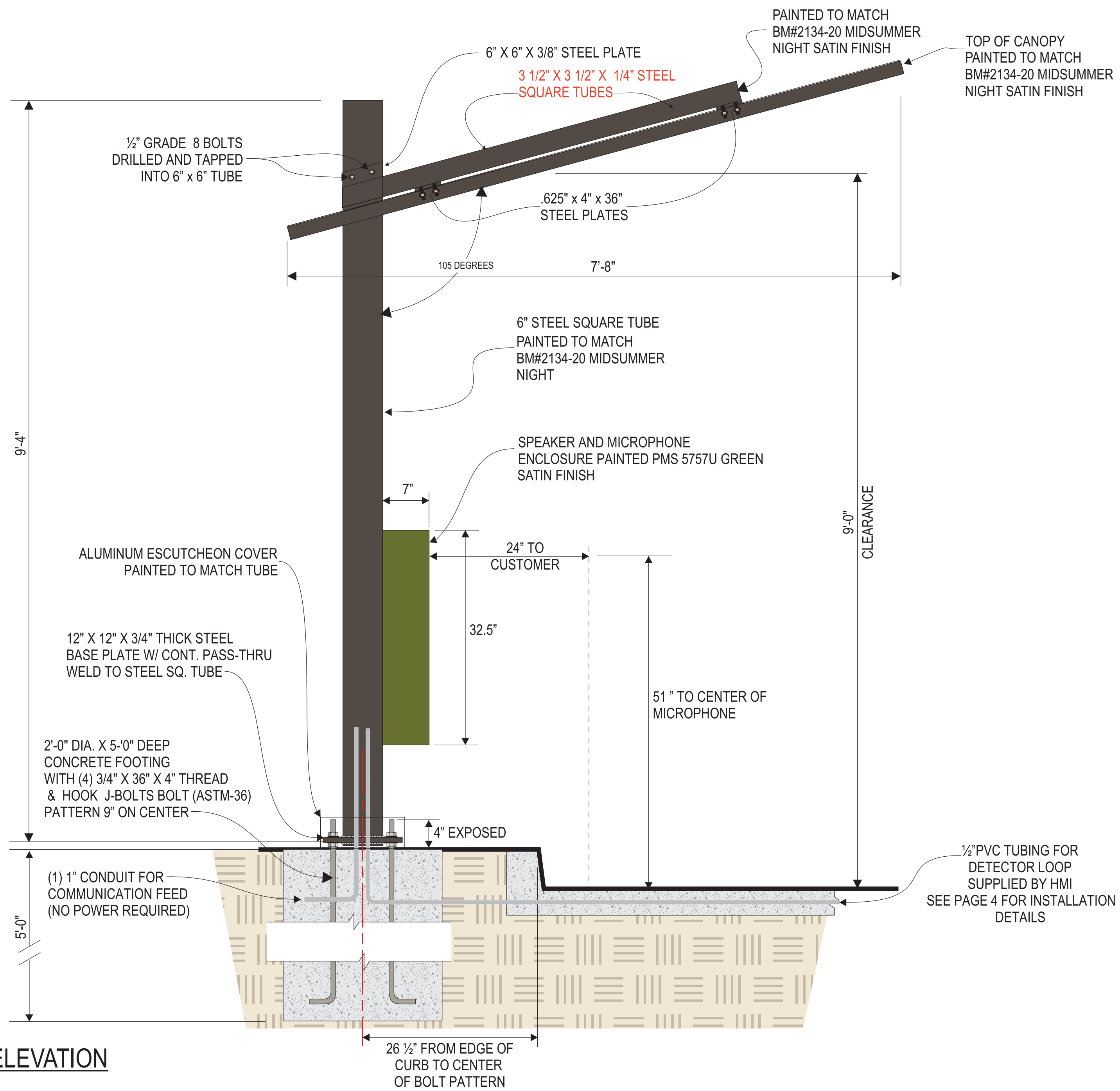
LOCATION

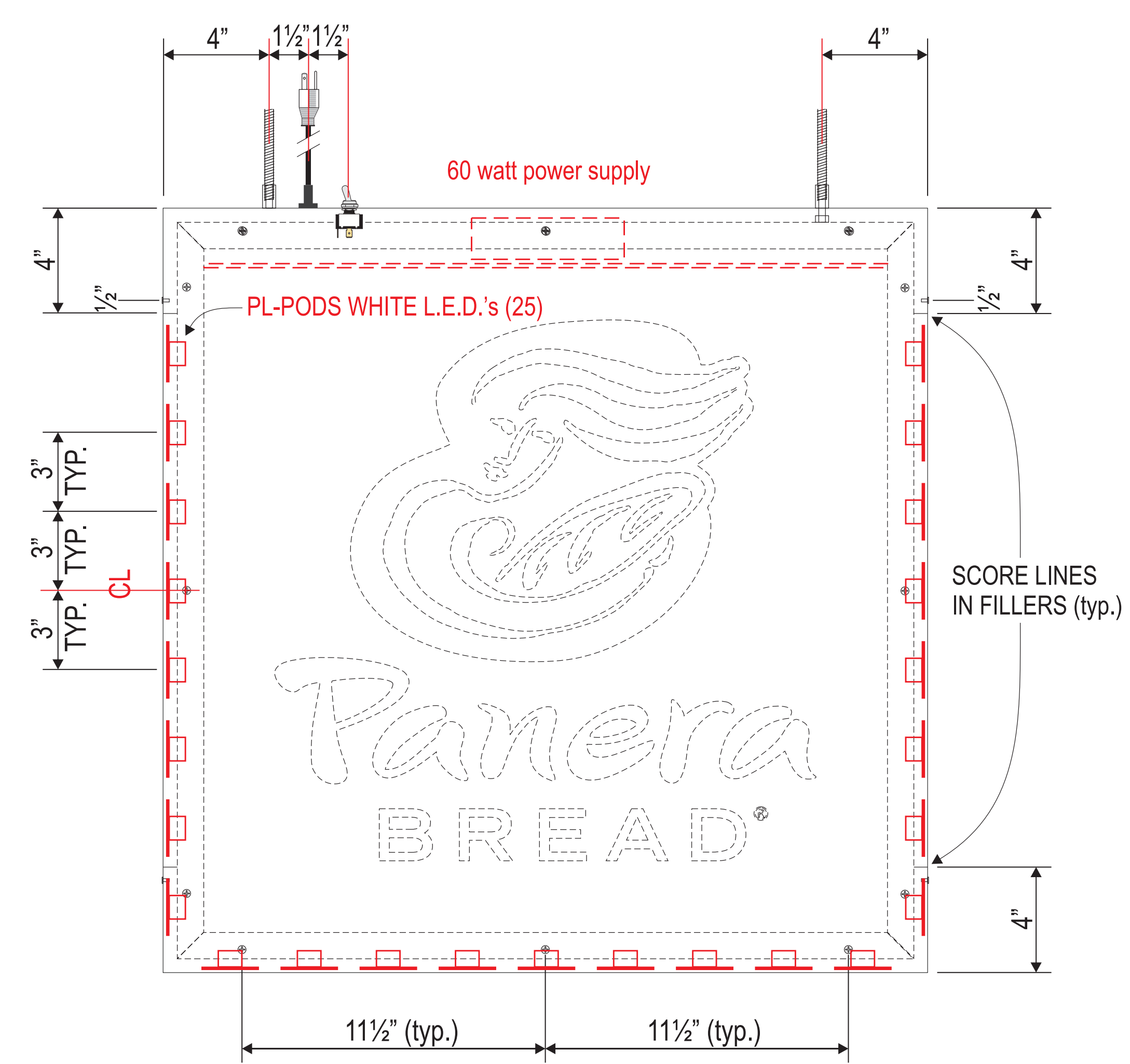
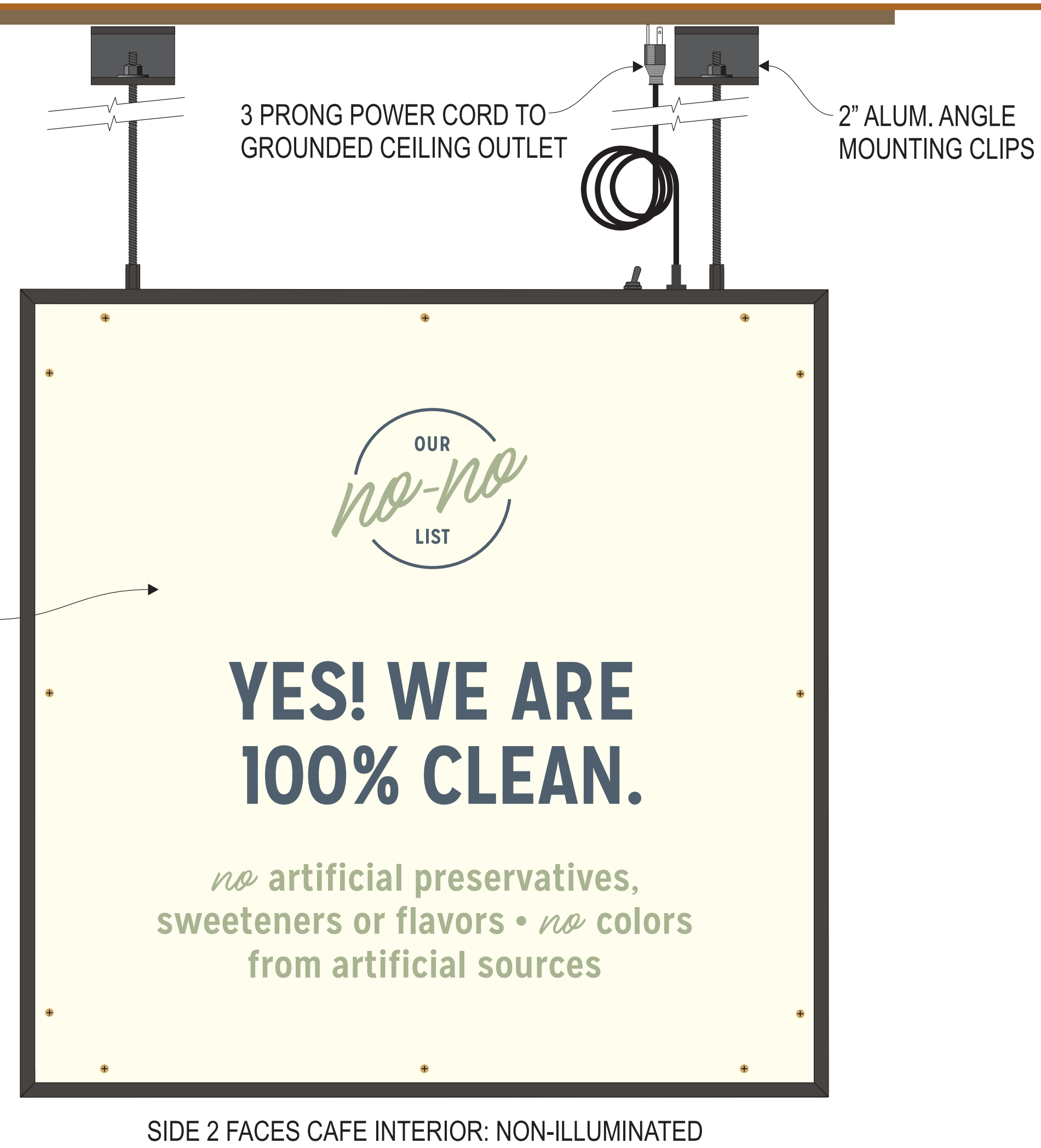
PROJECT MANAGER **Carla M.**

WD 01/23/19
 ARTIST DATE

31984.9

DRAWING NAME





(1) 29" X 29" X 2 7/8" DEEP D/F INTERIOR ILLUMINATED HANGING WINDOW SIGN.

- FACE IS ILLUMINATED AND BACK IS REMOVABLE AND OPAQUE.
- 60 WATT SELF CONTAINED POWER SUPPLY.
- SWITCH AND 6'-7" 3 PRONG POWER CORD OUT TOP.
- SUPPLY (2) 6' LENGTHS OF 1/4-20 BLACK OXIDE THREADED ROD AND (2) ALUMINUM PAINTED ANGLE CLIPS FOR INSTALLATION.

FACE SPECS:

- Custom 1" Wide Aluminum Angle Trim to Retain Faces
- Trim Secured to Flange in Face Side of Frame with (12) 8-32 x 1" Long Flat Head Brass Sheet Metal Screws.
- .177" #7328 White Optix DL Medium Impact Acrylic Face with 1st Surface Digital Print and Matte Clear Overlaminates.

BACK SPECS:

- 1/8" Thick Aluminum Back.
- Secure to the Frame with 8-32 x 1/2" Long Flat Head Brass Sheet Metal Screws.
- Paint Back Side of Aluminum Back ZAP White.
- Paint Face and Edge of MP02545 Cream, RAL 9001, Satin Finish per Formula.
- 1st Surface Digitally Printed Vinyl Graphics with Satin Overlaminates, All Cut with Background Removed.

FRAME SPECS:

- 2 1/4" x 1 1/4", Finished OD, x 1/8" Brakeformed Aluminum Channel Frame.
- End Fillers to receive a "Scribe" on the Fillers and Wrapping the Flanges 4" in from Each End.
- Install Toggle Switch to Right of Cord Grip 1 1/2" +-.
- PL- PODS White LEDs on the Inside of the End and Bottom Fillers Only on 3" +- Centers.
- (1) 60 Watt Class 2 Power Supply mounted to Aluminum Plate w/ (2) 6-32 x 1/2" Welded Studs. Plate is Spot Welded into the Top Channel.
- 120 VAC / .1 Amp.
- Continuous Brake Formed .040 White Aluminum Raceway Cover secured to the Back Flange with Flat Head Screws.
- Paint the Outside MP29527 Midsummer Night per Formula, Satin Finish.

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APPROVALS
Signatures Required Before Release to Production

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PANERA BREAD

CUSTOMER

STORE NUMBER **2461**

LOCATION **DILLON, CO**

PROJECT MANAGER **Carla M.**

WD 01/23/19
 ARTIST DATE

31984.10

DRAWING NAME