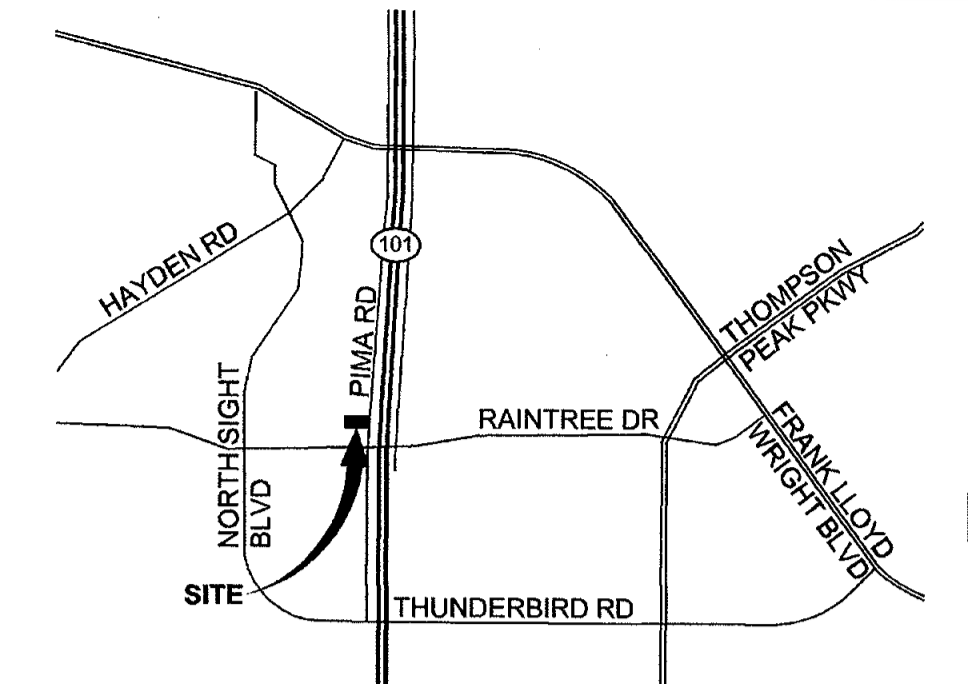


**Final Approved Stamped Plans
Full Size**

PRELIMINARY OVERALL SITE PLAN FOR PANERA CAFE

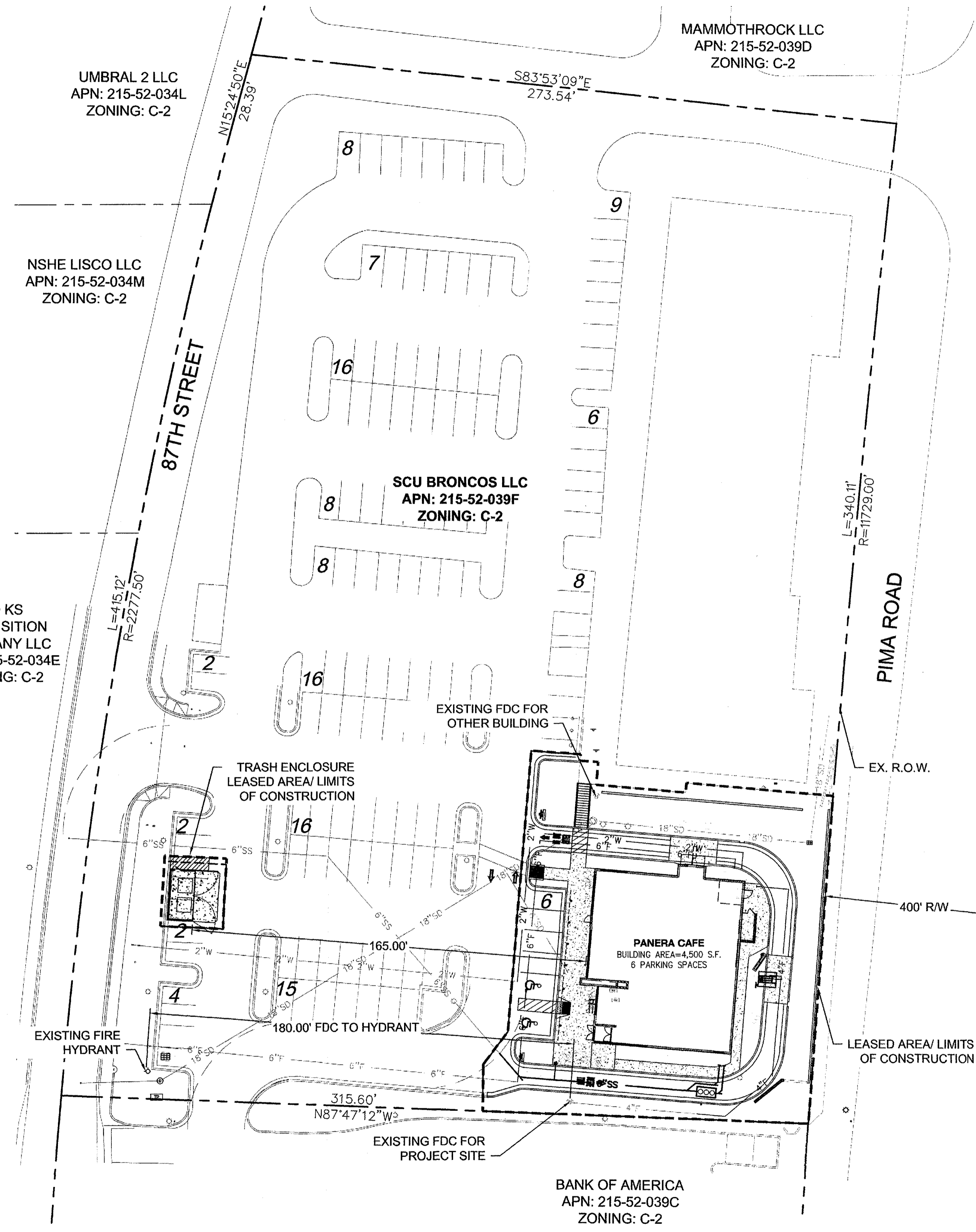
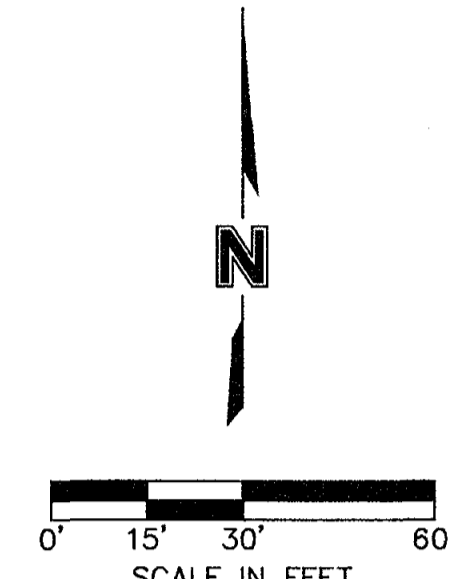
PART OF THE SOUTHEAST QUARTER OF SECTION 1, AND THE NORTH EAST QUARTER OF SECTION 12,
TOWNSHIP 3 NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

PARCEL NO. 1
THAT PORTION OF PARCEL 6, ACCORDING TO THE MAP OF DEDICATION FOR NORTHSIGHT II, RECORDED IN BOOK 315 OF MAPS, PAGE 15 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 880312897, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



OWNER/DEVELOPER
PANERA, LLC
3630 S. GEYER ROAD
SUITE 100
SUNSET HILLS, MO 63127
OFFICE: (314) 984-2525
CELL: (314) 495-6820
CONTACT: JUSTIN KNEPPER

ENGINEER:
OLSSON ASSOCIATES
7250 NORTH 16TH STREET,
SUITE 210
PHOENIX, ARIZONA 85020
PHONE: (602) 748-1000
FAX: (602) 748-1001
CONTACT: KENNETH TARR

LANDSCAPE ARCHITECT:
OLSSON ASSOCIATES
7250 NORTH 16TH STREET,
SUITE 210
PHOENIX, ARIZONA 85020
PHONE: (602) 748-1000
FAX: (602) 748-1001
CONTACT: KIM KLESKI



OLSSON ASSOCIATES ASSUMES
NO RESPONSIBILITY FOR
EXISTING UTILITY LOCATIONS
(HORIZONTAL OR VERTICAL), THE
EXISTING UTILITIES SHOWN ON
THIS DRAWING HAVE BEEN
PLOTTED FROM THE BEST
AVAILABLE INFORMATION. IT IS
HOWEVER THE RESPONSIBILITY
OF THE CONTRACTOR TO FIELD
VERIFY THE LOCATION OF ALL
UTILITIES PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION ACTIVITIES.

PRELIMINARY SITE PLAN

SITE DATA:
APN: 215-52-039F
ZONE: C-2
OVERALL PROPERTY AREA (PADS 3&4 NORTHSITE): 129,168 SF (2.96 ACRES)
NET LEASED AREA FOR PANERA SITE: 18,300 SF (42 ACRES)

BUILDING SETBACKS: PROVIDED
NORTH 60'

OPEN SPACE DATA:
REQUIRED OPEN SPACE: $(0.10) + (23.53' - 12.00')(0.004)$
= 0.146
= 14.6%
 $(0.146) (129,168 \text{ SF})$
= 18,859 SF
PROVIDED OPEN SPACE: 18,918 SF (14.7% OF NET SF)
14.7% > 14.6% (OK)

PARKING AREA - 53,482 SF
LANDSCAPE AREA - 9,128 SF
OVERALL REQUIRED PARKING LANDSCAPING = 15.0%
OVERALL PROPOSED PARKING LANDSCAPING = 17.0%

OVERALL PARKING DATA:	REQUIRED	PROVIDED
EXISTING STD PARKING:	91 (22505/250)	132
PROPOSED STD PARKING:	72 (21500/300)	127
EXISTING ADA PARKING:	6	6
PROPOSED ADA PARKING:	6	6
PROPOSED TOTAL:	78	133

REV. NO.	DATE	REVISIONS DESCRIPTION

REV. NO.	DATE	REVISIONS DESCRIPTION

drawn by: SS
designed by: EW
checked by: KT
QA/QC by: EW
project no.: 016-0804
date: 11/21/16

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
11/21/16
DATE INITIALS

OVERALL SITE PLAN
PANERA BREAD CAFE
14826 N. PIMA ROAD
SCOTTSDALE, ARIZONA 85255
2016

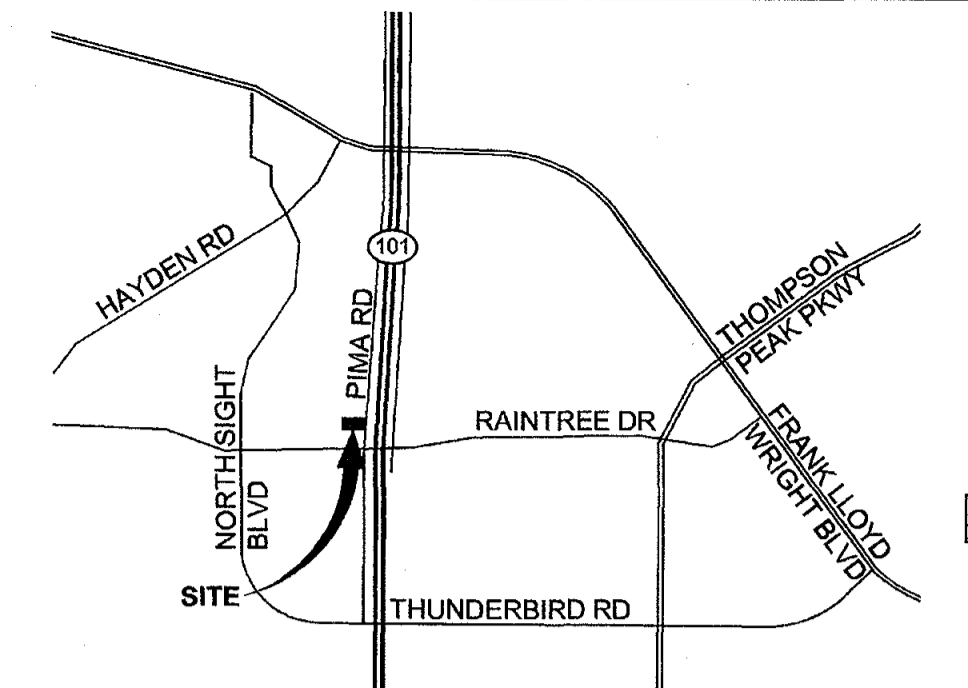
SHEET
C101.1

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PRELIMINARY SITE PLAN FOR PANERA CAFE

PART OF THE SOUTHEAST QUARTER OF SECTION 1, AND THE NORTH EAST QUARTER OF SECTION 12,
TOWNSHIP 3 NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



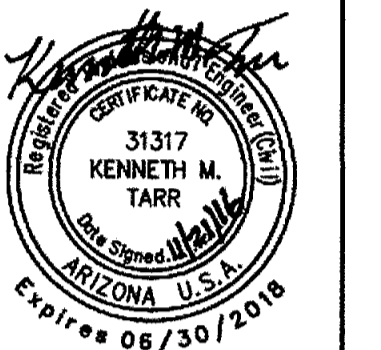
VICINITY MAP
(NOT TO SCALE)

OWNER/DEVELOPER
PANERA, LLC
3630 S. GEYER ROAD
SUITE 100
SUNSET HILLS, MO 63127
OFFICE: (314) 984-2525
CELL: (314) 495-6820
CONTACT: JUSTIN KNEPPER

ENGINEER:
OLSSON ASSOCIATES
7250 NORTH 16TH STREET,
SUITE 210
PHOENIX, ARIZONA 85020
PHONE: (602) 748-1000
FAX: (602) 748-1001
CONTACT: KENNETH TARR

LANDSCAPE ARCHITECT:
OLSSON ASSOCIATES
7250 NORTH 16TH STREET,
SUITE 210
PHOENIX, ARIZONA 85020
PHONE: (602) 748-1000
FAX: (602) 748-1001
CONTACT: KIM KLESKI

OLSSON ASSOCIATES
www.olssonassociates.com
TEL: 602.748.1000
FAX: 602.748.1001
7250 North 16th Street, Suite 210
Phoenix, AZ 85030-5282



OLSSON ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

PRELIMINARY SITE PLAN

SITE DATA:
APN: 215-52-039F
ZONE: C-2

NET LEASED AREA: 18,300 SF (.42 ACRES)
FOR PANERA SITE

GROSS AREA (PADS 3&4 NORTHSITE): 129,170 SF (2.96 ACRES)

BUILDING DATA:
MAX HEIGHT: ALLOWED: 24 FEET (PER ORD. 455, ARTICLE 6.1004.A.1)
PROVIDED: 22 FEET

BUILDING FOOTPRINT: 4,500 SF

BUILDING SETBACKS: NORTH PROVIDED 60'

LANDSCAPE DATA: PROVIDED
OPEN SPACE EXISTING 6,490 SF
OPEN SPACE PROPOSED 6,410 SF
OPEN SPACE DIFFERENCE -80 SF

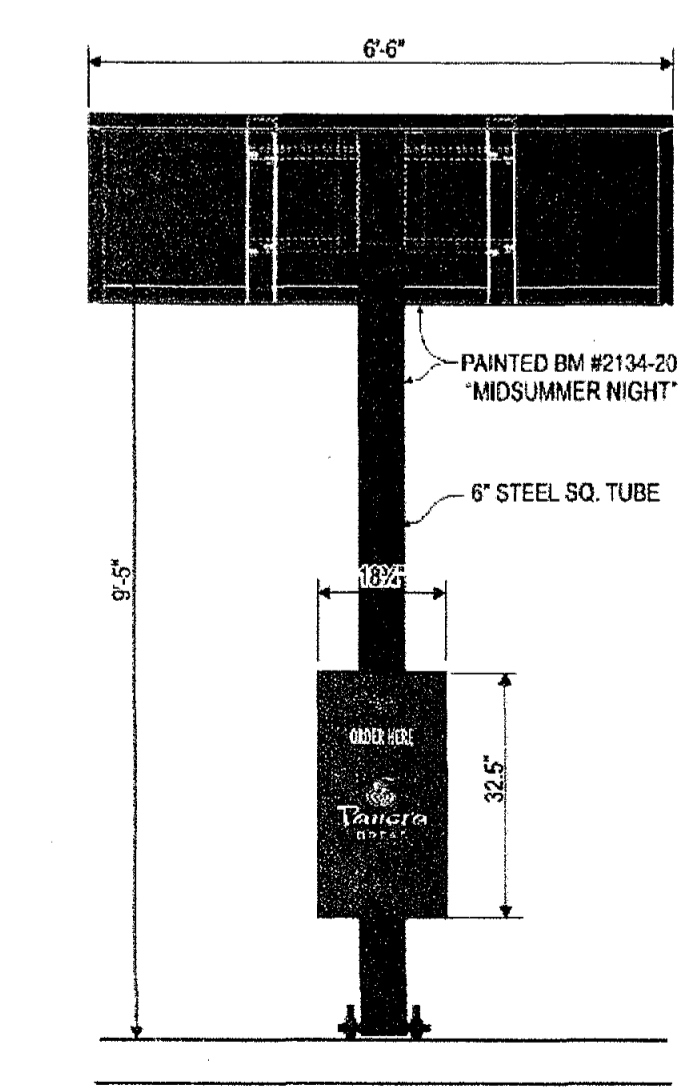
PROVIDED OPEN SPACE: 18,918 SF (14.7% OF NET SF)
14.7% > 14.6% (OK)

AREA PARKING DATA: REQUIRED PROVIDED
PROPOSED STD PARKING 15 (4500SF/300) 15 (9 SHARED W/OVERALL SITE)

ACCESSIBLE SPACES: 1 (<25) 2

TOTAL SPACES: 16 17
BICYCLE RACK REQUIRED: 1 (1/10 VEHICLE SPACES) 2
BICYCLE: 2

REV. NO.	DATE	REVISIONS DESCRIPTION



DTC CANOPY ELEVATION
1/2" = 1'-0"

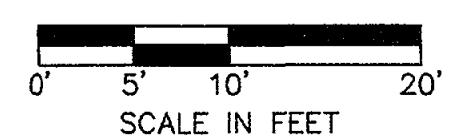
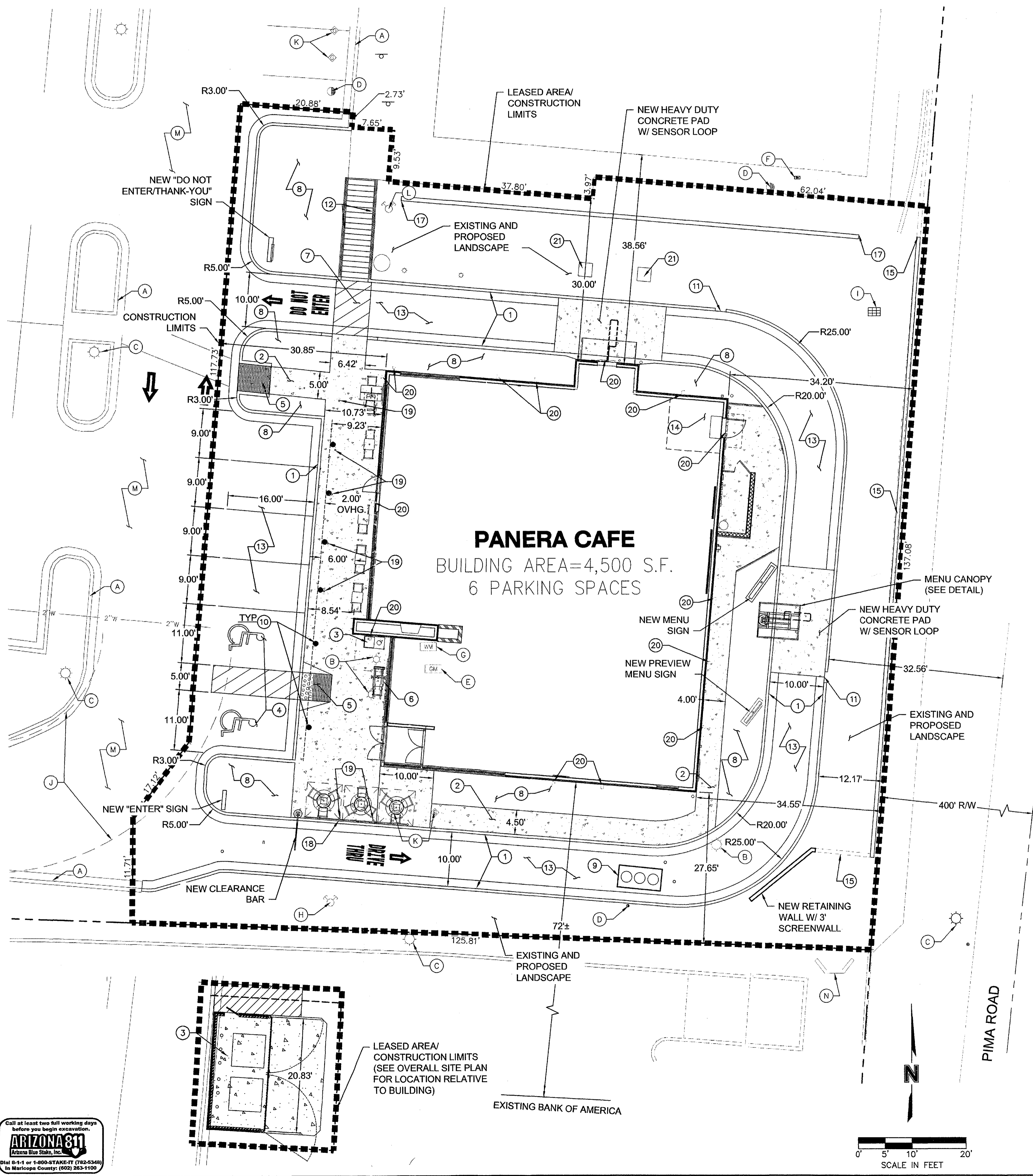
STIPULATION SE: RETAIN FOR RECORDS
APPROVED
11/23/2016
DATE INITIALS

EXISTING KEYNOTES

- (A) EXISTING CURB TO REMAIN AND PROTECT IN PLACE.
- (B) EXISTING SITE LIGHTING TO BE REMOVED
- (C) EXISTING SITE LIGHTING TO REMAIN AND PROTECT IN PLACE
- (D) EXISTING CLEANOUTS TO REMAIN AND PROTECT IN PLACE
- (E) EXISTING GAS METER TO BE RELOCATED
- (F) EXISTING GAS METER TO REMAIN (PROTECT IN PLACE)
- (G) EXISTING WATER METER TO BE RELOCATED
- (H) EXISTING F.D.C. FOR PROPOSED BUILDING (TO REMAIN) DISTANCE TO NEAREST FIRE HYDRANT IS 180'.
- (I) EXISTING STORM DRAIN GRATE (TO REMAIN)
- (J) EXISTING FIRE LANE (R25.00'/R49.00') 55.00' BUCKET SWING
- (K) EXISTING GREASE TRAP (TO BE REMOVED)
- (L) EXISTING F.D.C. FOR OTHER BUILDING (RETAIL PAD 3) (TO REMAIN)
- (M) EXISTING ASPHALT
- (N) EXISTING 24" CULVERT INLET WITH HEADWALL TO REMAIN

PROPOSED KEYNOTES

- (1) PROPOSED 6" CURB AND GUTTER
- (2) PROPOSED 4" THICK CONCRETE SIDEWALK
- (3) PROPOSED TRASH ENCLOSURE (PANERA ONLY)
- (4) PROPOSED ACCESSIBLE STALLS
- (5) PROPOSED NEW ADA COMPLIANT CURBED RAMP W/ DETECTABLE WARNING STRIP
- (6) PROPOSED BIKE RACK AREA (6.5' X 9.5')
- (7) PROPOSED CROSSWALK
- (8) PROPOSED LANDSCAPING
- (9) PROPOSED GREASE INTERCEPTOR
- (10) PROPOSED ADA PARKING SIGN
- (11) PROPOSED CURB OPENING
- (12) PROPOSED ADA RAMP W/ HANDRAIL
- (13) PROPOSED LIGHT DUTY ASPHALT
- (14) FIRE RISER ROOM LOCATION
- (15) PROPOSED 36" SCREEN WALL ON TOP OF EXISTING RETAINING WALL
- (16) NOT USED
- (17) 4' SCREEN WALL (STONE VENEER)
- (18) PATIO RAILING
- (19) SURFACE MOUNT PATIO LIGHT FIXTURE
- (20) WALL MOUNT LIGHT FIXTURE
- (21) DRIVE THROUGH CANOPY COLUMNS



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SITE PLAN
PANERA BREAD CAFE
14826 N. PIMA ROAD
SCOTTSDALE, ARIZONA 85255

2016

drawn by: SS
designed by: EW
checked by: KT
QA/QC by: EW
project no.: 016-0804
date: 11/23/16

SHEET C101.2

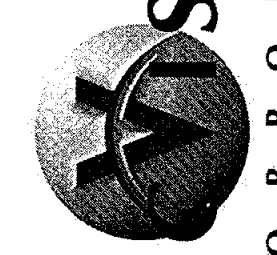
Project Information

AREA BREAKDOWN:

FRONT OF HOUSE:	2074 SQFT
BACK OF HOUSE:	1915 SQFT
PANERA SUITE:	3989 SQFT (NET) - 4,509
SQFT (GROSS)	
PATIO:	498 SQFT
OVERALL TOTAL:	5,007 SQFT

Bakery-Cafe: **#1908**

Project Team:



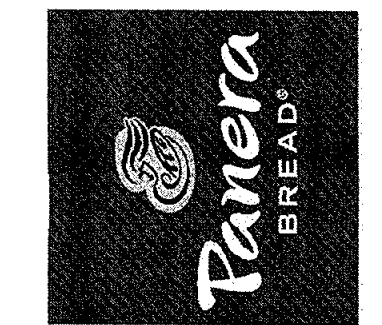
ARVISION
INCORPORATED
SAINT LOUIS / DALLAS
ARCHITECTURE • ENGINEERING • STORE PLANNING

Professional Seal:

Project Title:

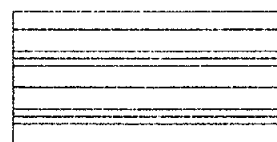
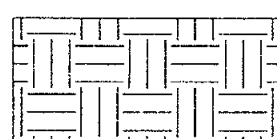
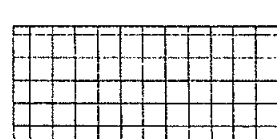

Permit/Bid Package

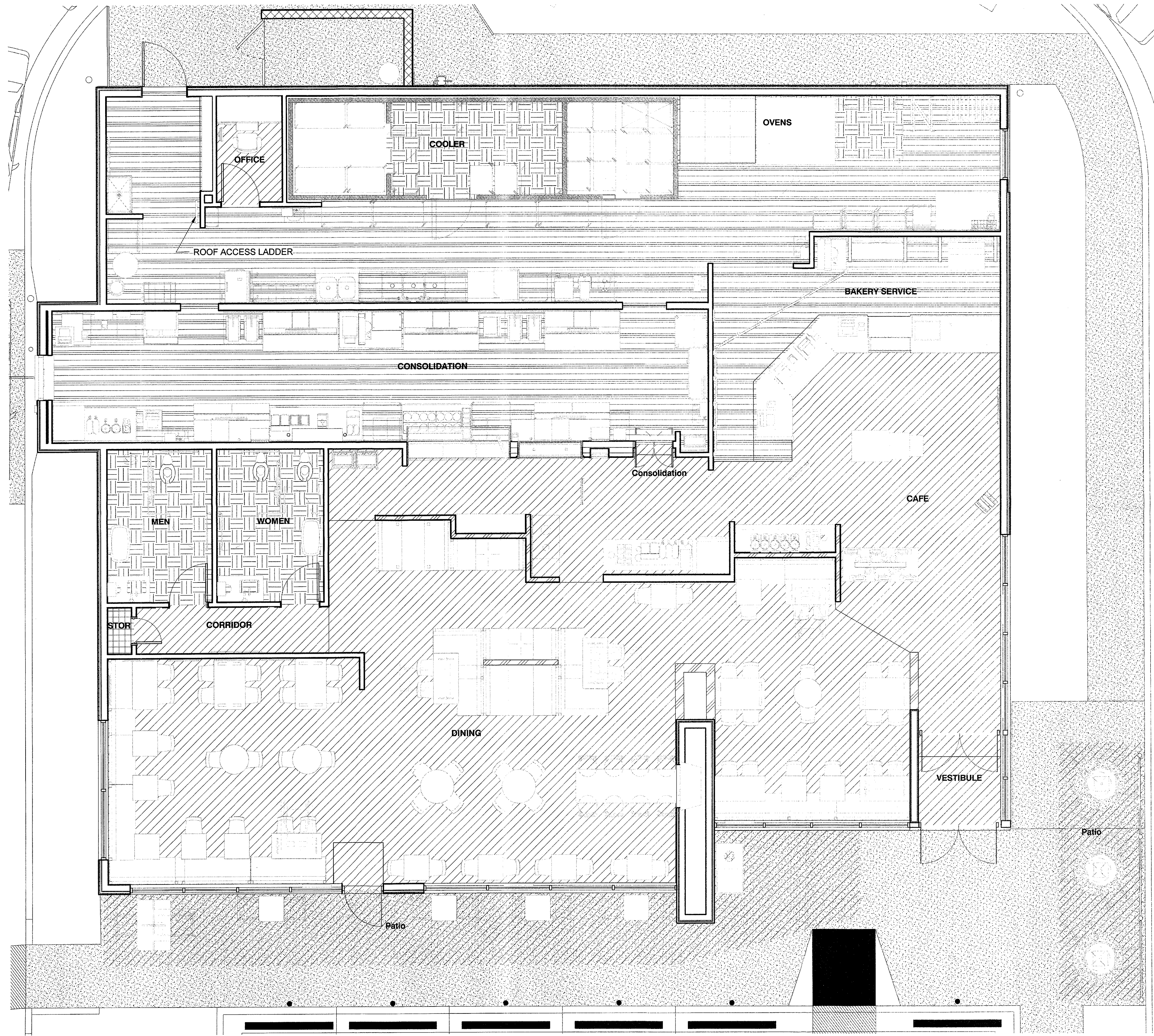
Bakery Cafe #1908
14826 N. PIMA RD
SCOTTSDALE, AZ 85255



Consultant Copyright Placeholder

Room Legend

-  Kitchen
-  Misc.
-  Storage
-  Unconcentrated



STIPULATION SE
RETAIN FOR RECORDS
APPROVED
15/17 Cam
DATE INITIALS

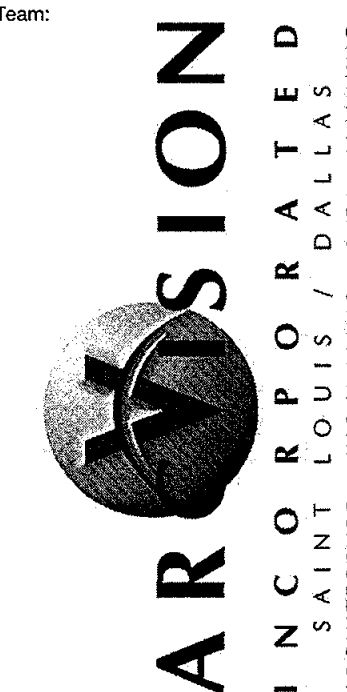
No.	Description	Date

Floor Plan

Project Number:	Sheet Number:
180473	G032
Drawn By:	
MH, CAO	
Issue Date:	
10.19.2016	
DM:	CPM:
JUSTIN K.	GREG J.

11/22/2016 6:11:09 PM

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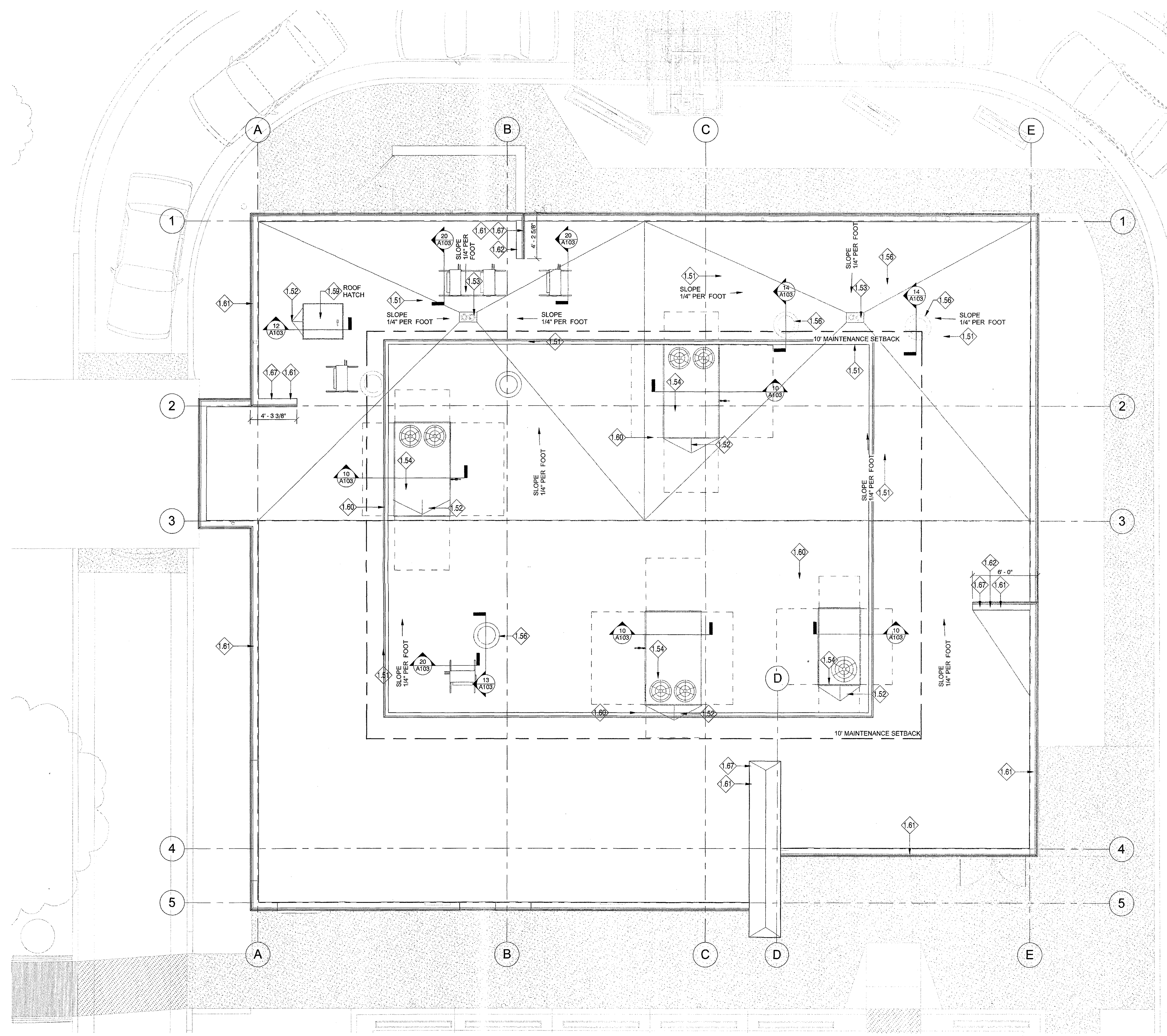
Bakery Cafe #1908
14826 N. PIMA RD
SCOTTSDALE, AZ 85255



No.	Description	Date

KEYED NOTES

- 1.51 TAPERED INSULATION TO ROOF DRAIN/OVERFLOW DRAIN; SLOPE FOR POSITIVE DRAINAGE
- 1.52 ROOF CRICKET; SLOPE FOR POSITIVE DRAINAGE
- 1.53 COMBINATION ROOF DRAIN AND OVERFLOW DRAIN; RUN ROOF DRAIN LEADERS DOWN EXTERIOR WALLS, RUN OVERFLOW LEADERS DOWN WALL AND CONNECT TO DOWNSPOUT NOZZLE ON EXTERIOR WALL. KEEP LEADERS AS TIGHT TO THE ROOF STRUCTURE AS POSSIBLE. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION. REFER TO DETAIL 5/A103.
- 1.54 ROOF TOP MECHANICAL UNIT. REFER TO MECHANICAL DRAWINGS AND STRUCTURAL DRAWINGS. INSTALLED BY GC.
- 1.56 EXHAUST FAN. SEE DETAIL 14/A103 AND 15/A103 FOR CURB INFORMATION. REFER TO MECHANICAL DRAWINGS.
- 1.59 ROOF HATCH AND LADDER. SEE DETAILS 4/A103 AND 12/A103.
- 1.60 PROVIDE ROOF WALKWAY PADS FOR MAINTENANCE TRAVEL PATHS; INSTALLED BY GC.
- 1.61 PRE-FINISHED METAL COPING. REFER TO EXTERIOR ELEVATIONS FOR FURTHER INFORMATION. FINISH: DARK BRONZE
- 1.62 PROVIDE GALVANIZED METAL REGLET AT ROOFING MEMBRANE TRANSITION. SEE DETAIL 17/A103 FOR FURTHER INFORMATION.
- 1.63 FABRIC AWNING BELOW BY SIGN VENDOR. SEE VENDOR SHOP DRAWINGS FOR FURTHER INFORMATION.
- 1.67 EXTENSION OF PARAPET ONTO MAIN ROOF. SEE STRUCTURAL DRAWINGS FOR FRAMING DETAILS.



1 ROOF PLAN
1" = 4'-6"

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
Justin Come
DATE INITIALS

ROOF PLAN

Project Number: 180473 Sheet Number: **A102**
 Drawn By: M.H. CAO
 Issue Date: 10.19.2016
 DPM: JUSTIN K. DM: IAN O. CPM: GREG J.

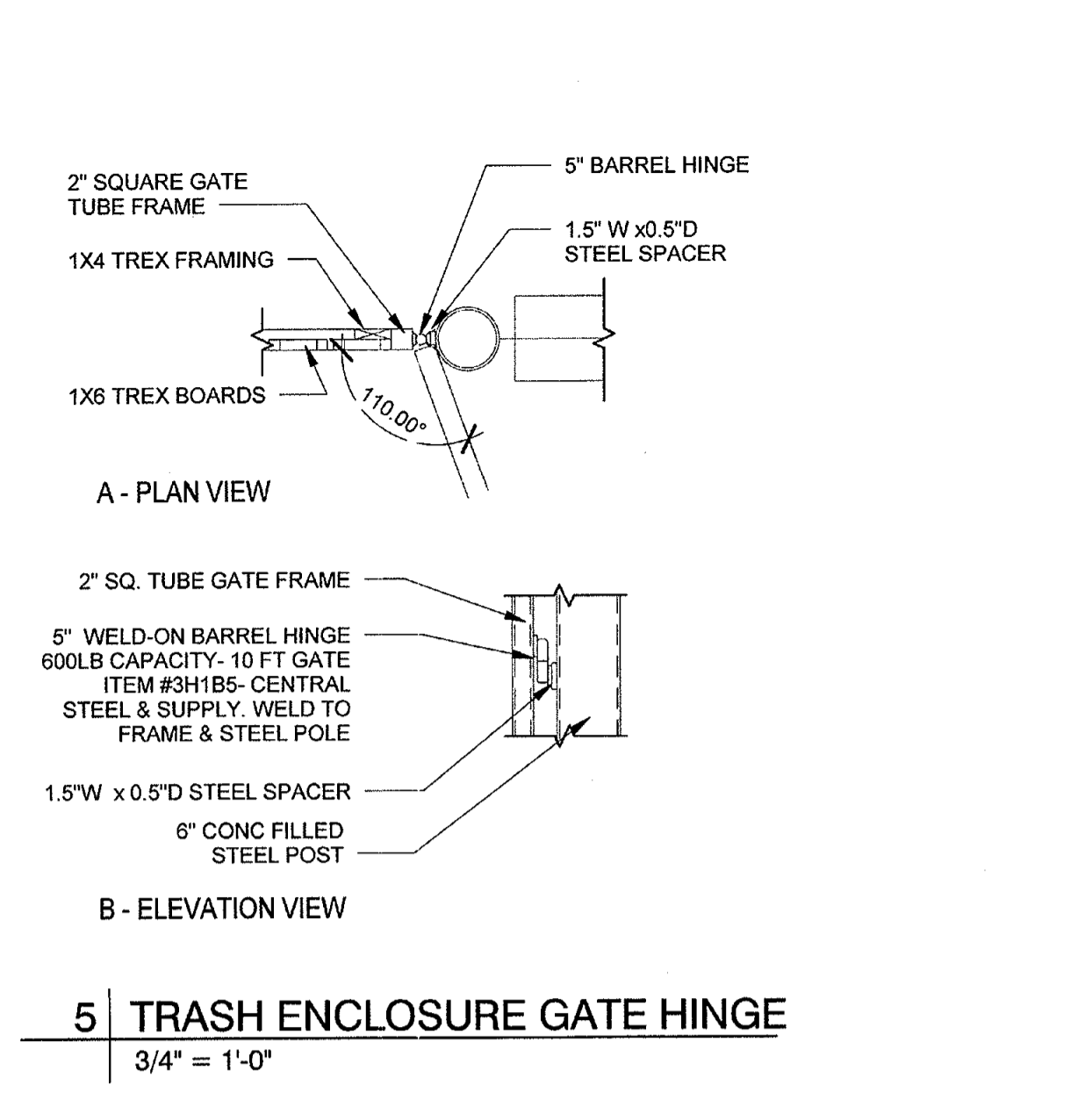
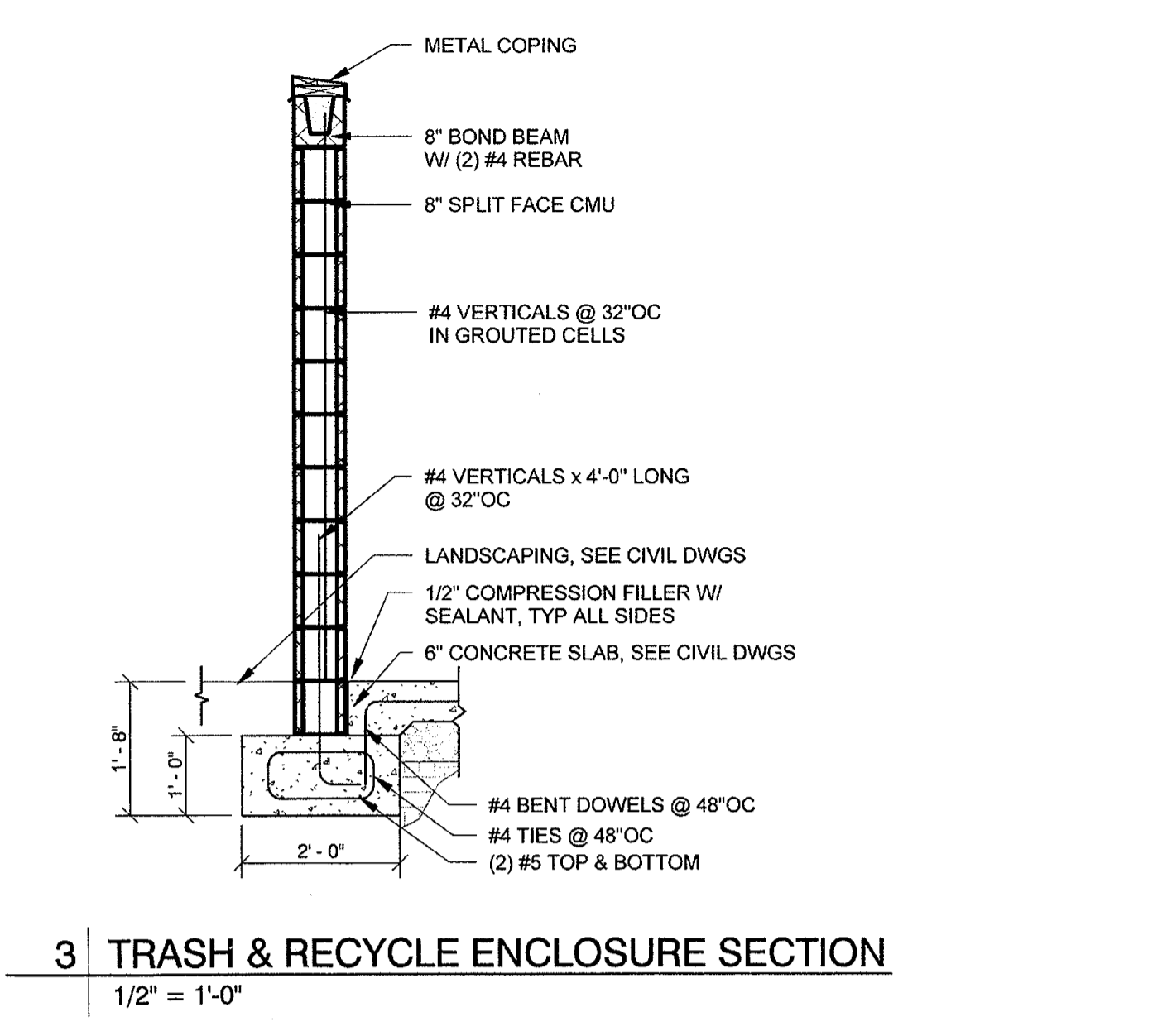
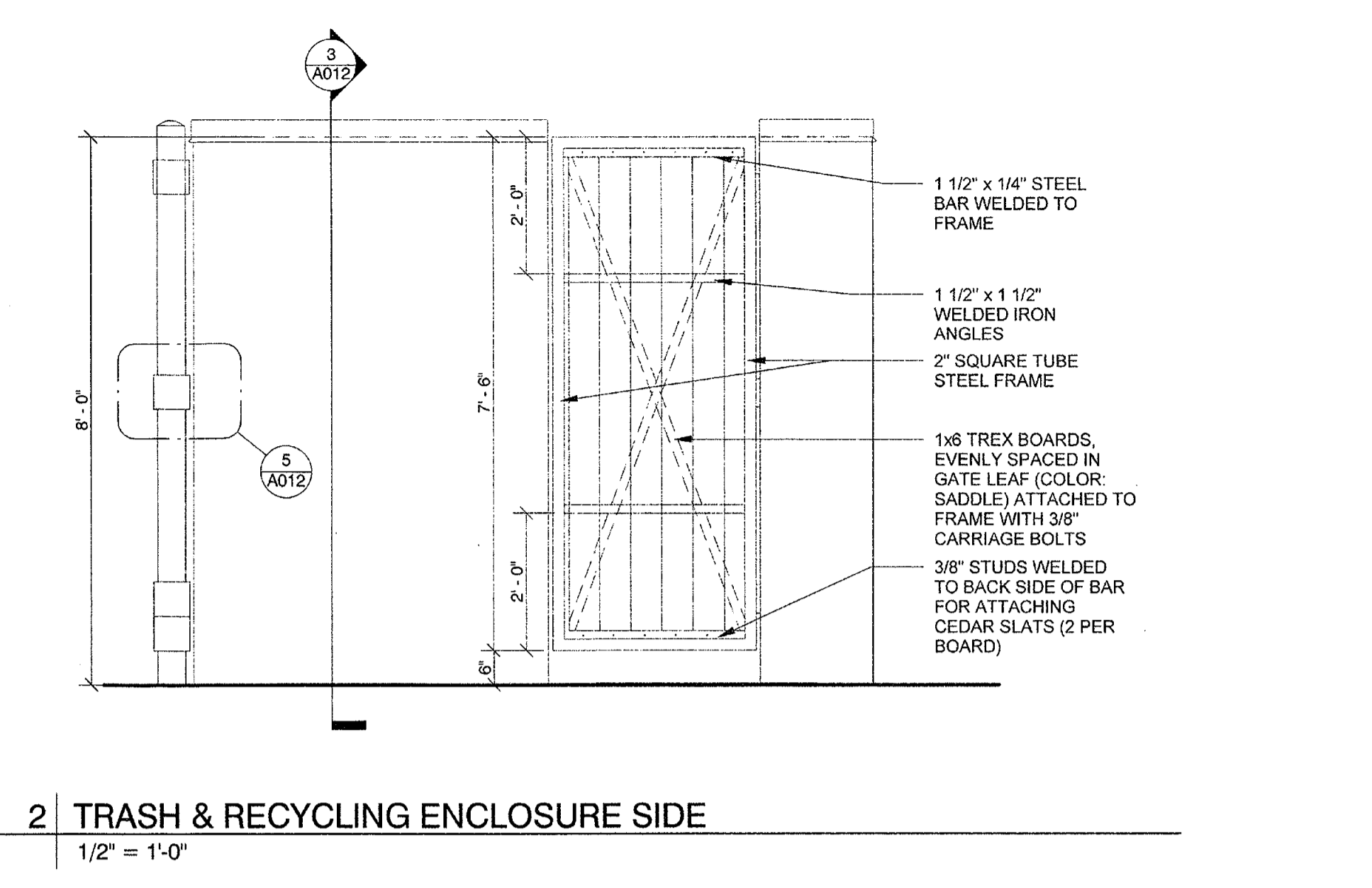
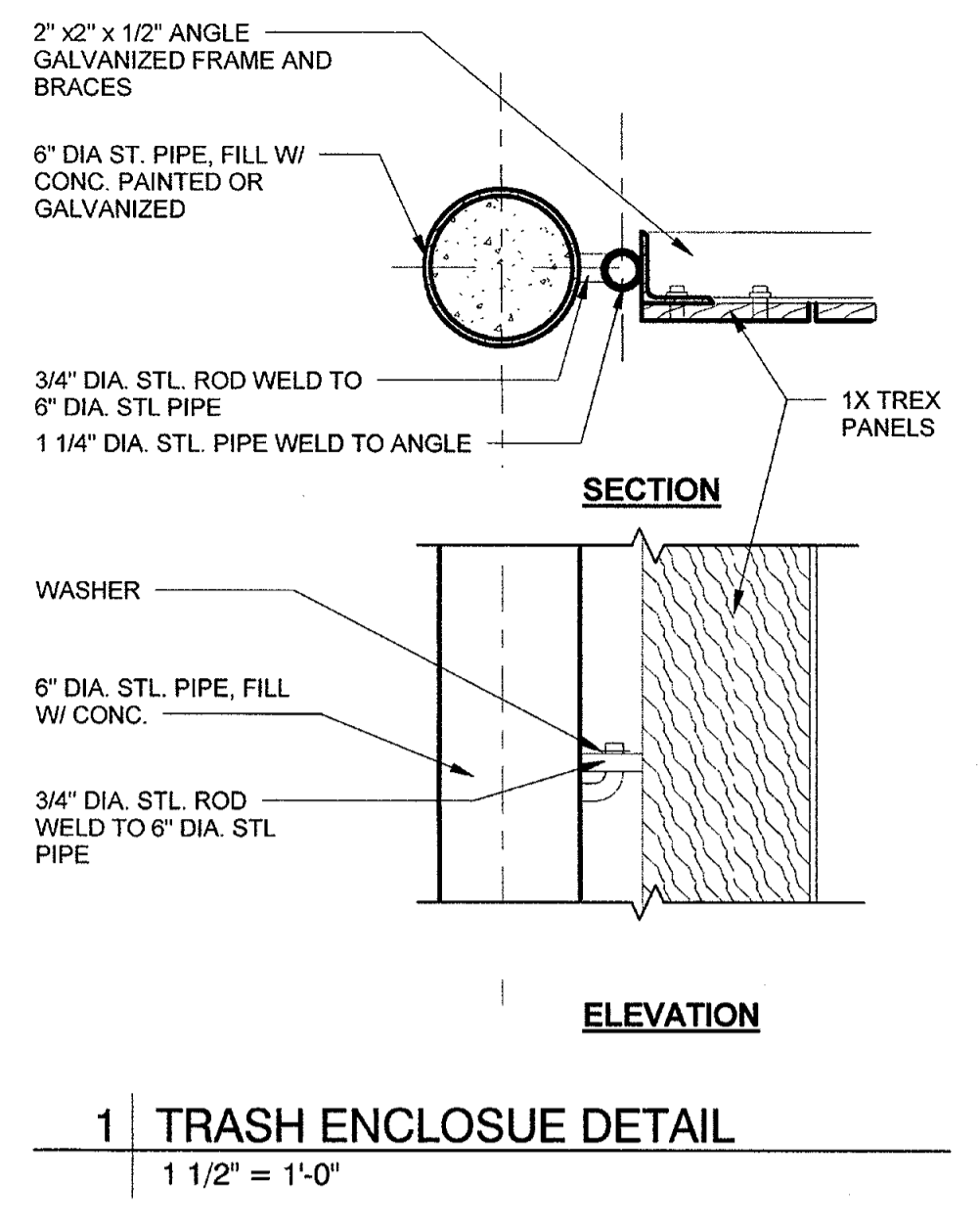


No.	Description	Date

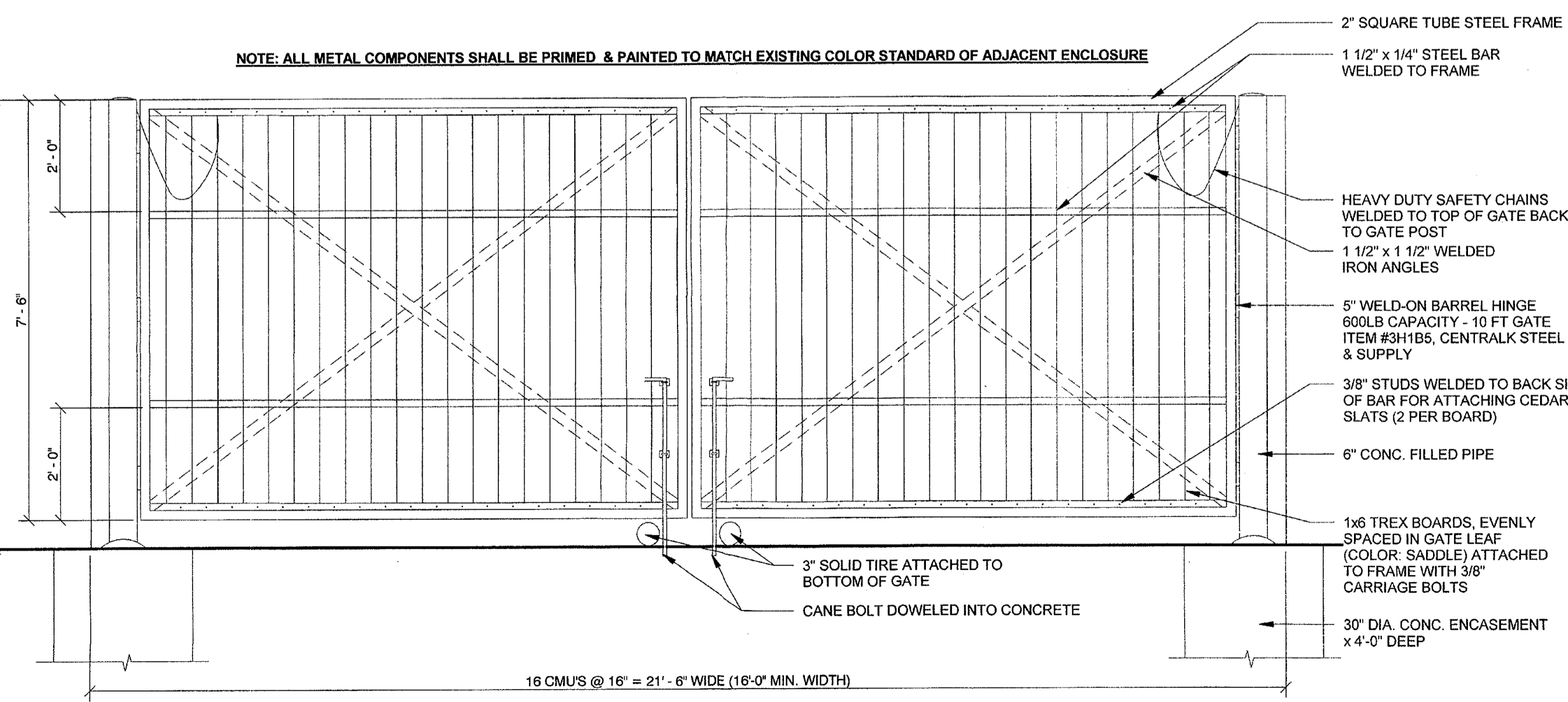
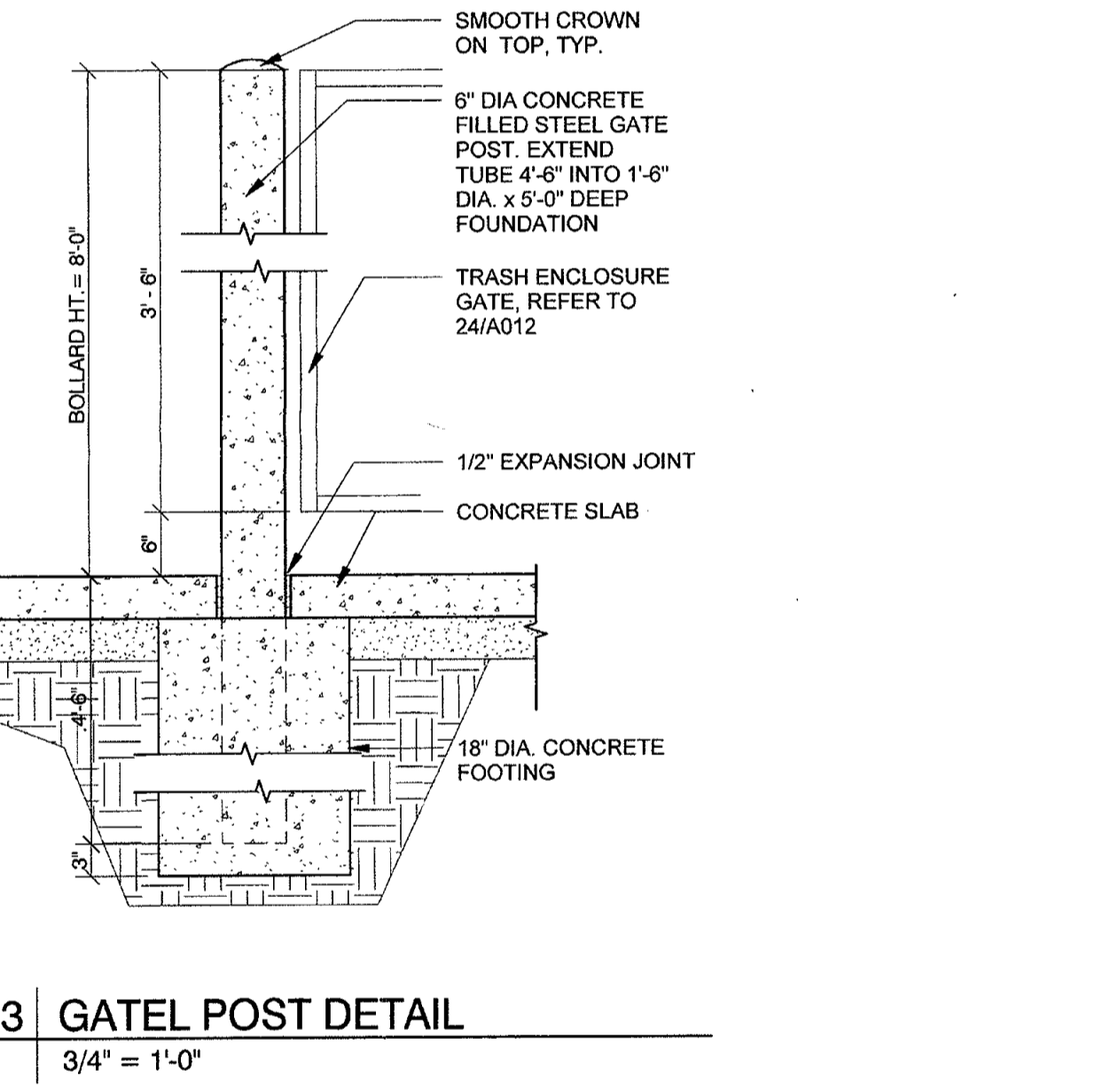
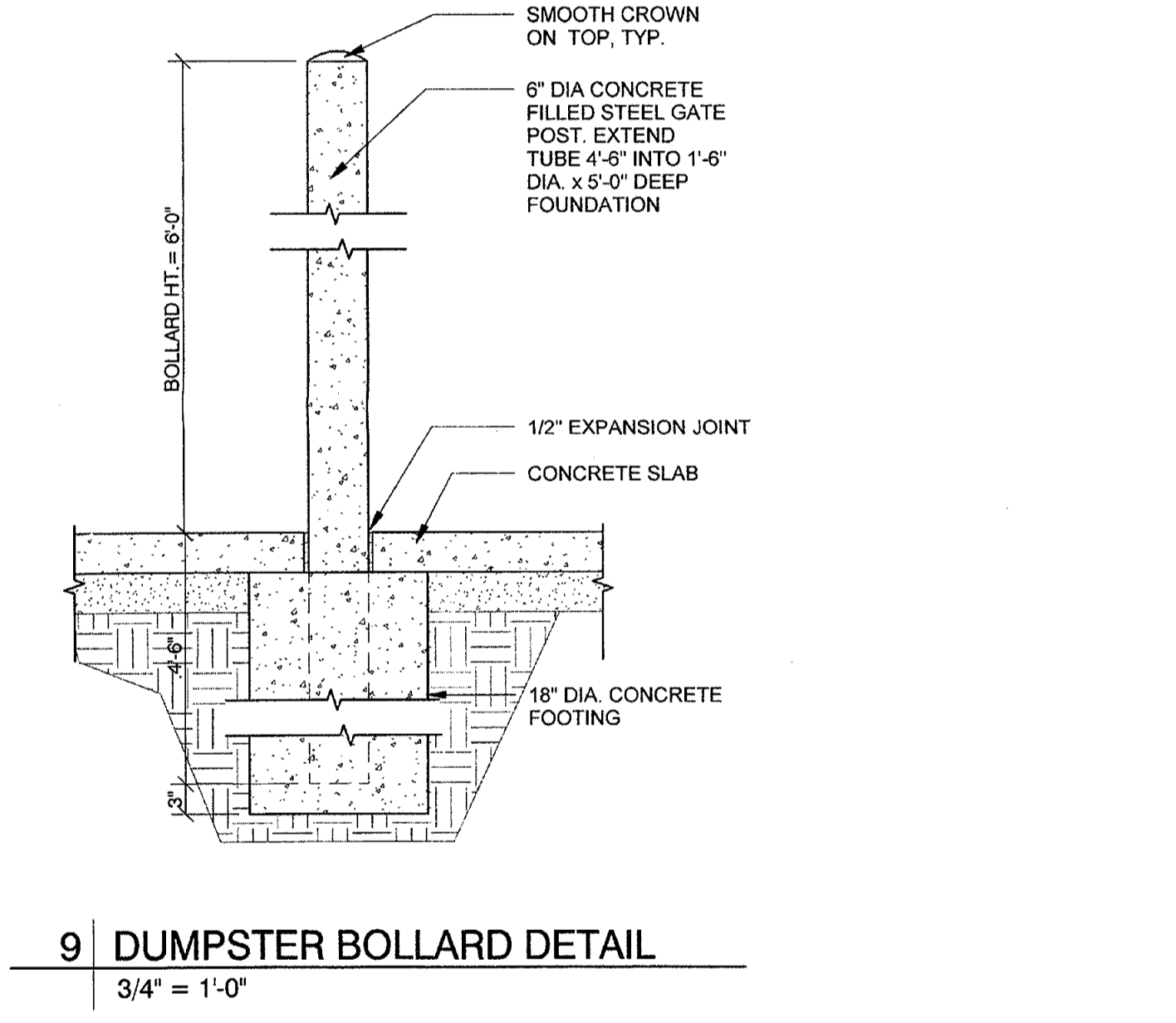
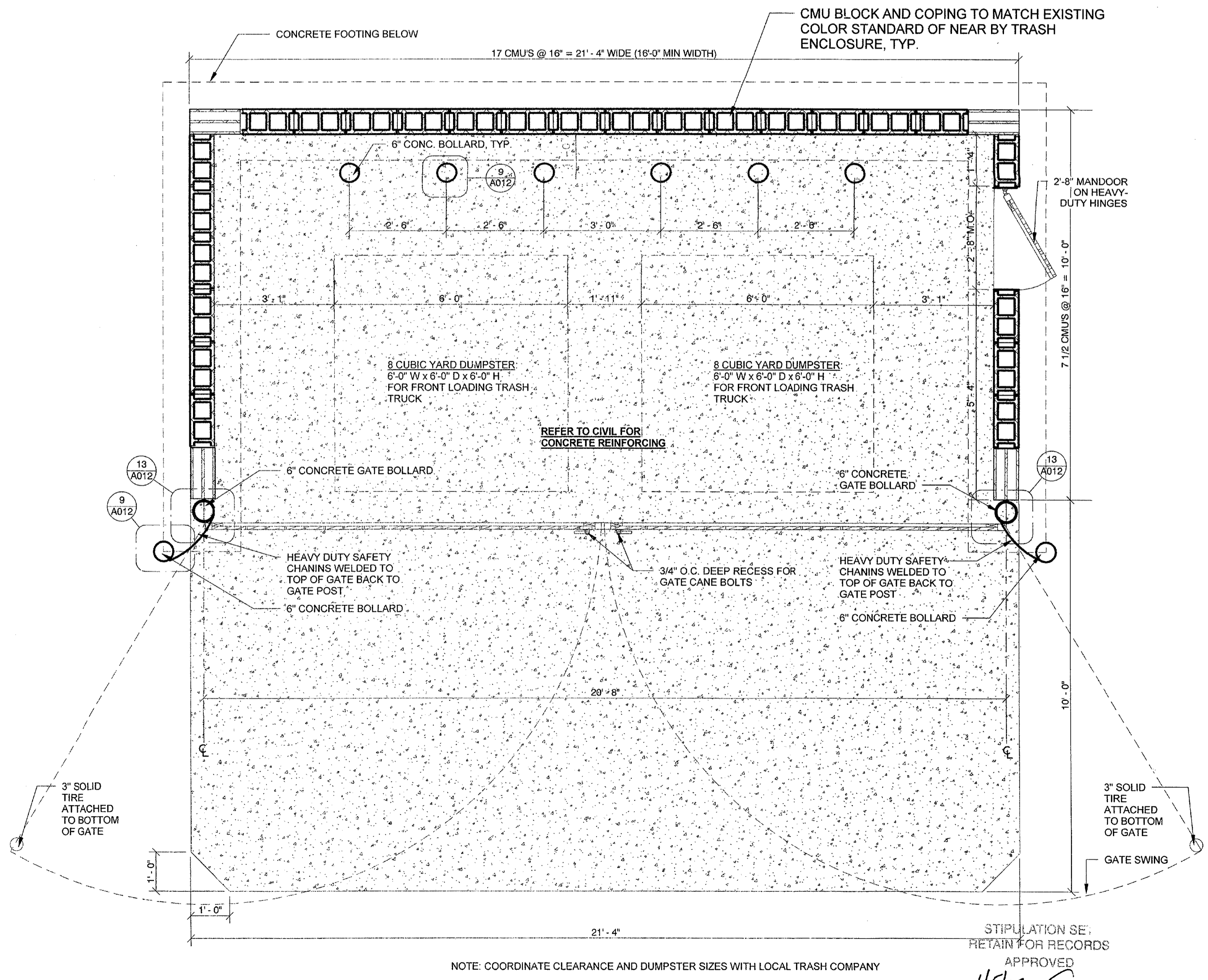
TRASH ENCLOSURE DETAILS

Project Number: 180473
 Drawn By: CAO
 Issue Date: 10.19.2016
 DPM: JUSTIN K. IAN O. CPM: GREG J.

Sheet Number: **A012**

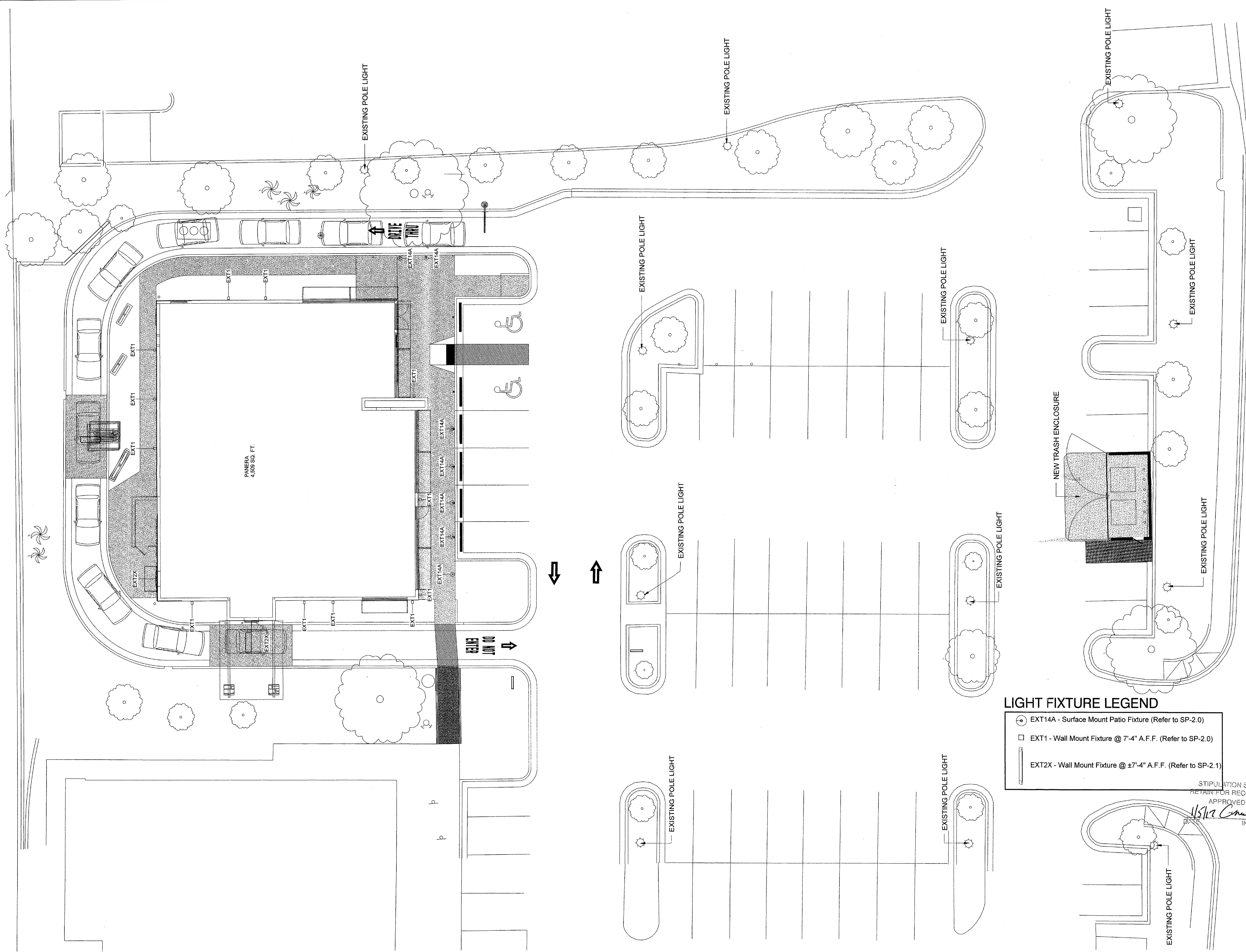


NOTE:
 DUMPSTER ENCLOSURES AND RELATED DETAILS ARE INCLUDED ON THIS SHEET FOR REFERENCE ONLY. FINAL DESIGN CRITERIA AND CONSTRUCTION DETAILS ARE TO BE PER CIVIL DRAWINGS. SAID CIVIL DRAWINGS TO COMPLY WITH ALL REQUIREMENTS OF THE WASTE DISPOSAL SERVICE THAT WILL SERVICE THIS SITE, I.E. TRUCK TURNING RADI, APPROACH CLEARANCES, MANUEVERING REQUIREMENTS, SITE ACCESS, ETC.



11/21/2016 5:58:13 PM

PR 2016.01



LIGHT FIXTURE LEGEND

- EXT14A - Surface Mount Patio Fixture (Refer to SP-2.0)
- EXT1 - Wall Mount Fixture @ 7'-4" A.F.F. (Refer to SP-2.0)
- ▭ EXT2X - Wall Mount Fixture @ ±7'-4" A.F.F. (Refer to SP-2.1)

STIPULATION SET:
RETAIN FOR RECORDS
APPROVED
Justin K. O'Neil
INITIALS

1 SITE PLAN
1" = 10'-0"

No.	Description	Date

**ARCHITECTURAL
SITE PLAN -
PLANNING**

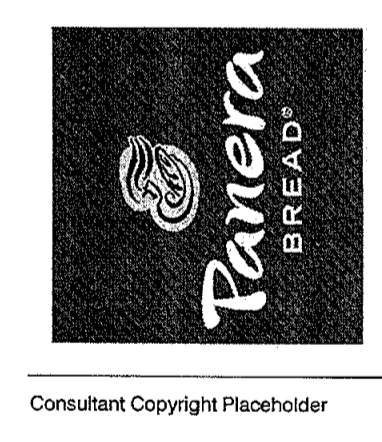
Project Number: 180473 Sheet Number: **A001**
 Drawn By: _____
 Author: _____
 Issue Date: 10.19.2016
 DFM: JUSTIN K. IAN O. GREG J.

Bakery-Cafe: **#1908**

Project Team:
ARVISION
 INCORPORATED
 SAINT LOUIS / DALLAS
 ARCHITECTURE • ENGINEERING • STORE PLANNING

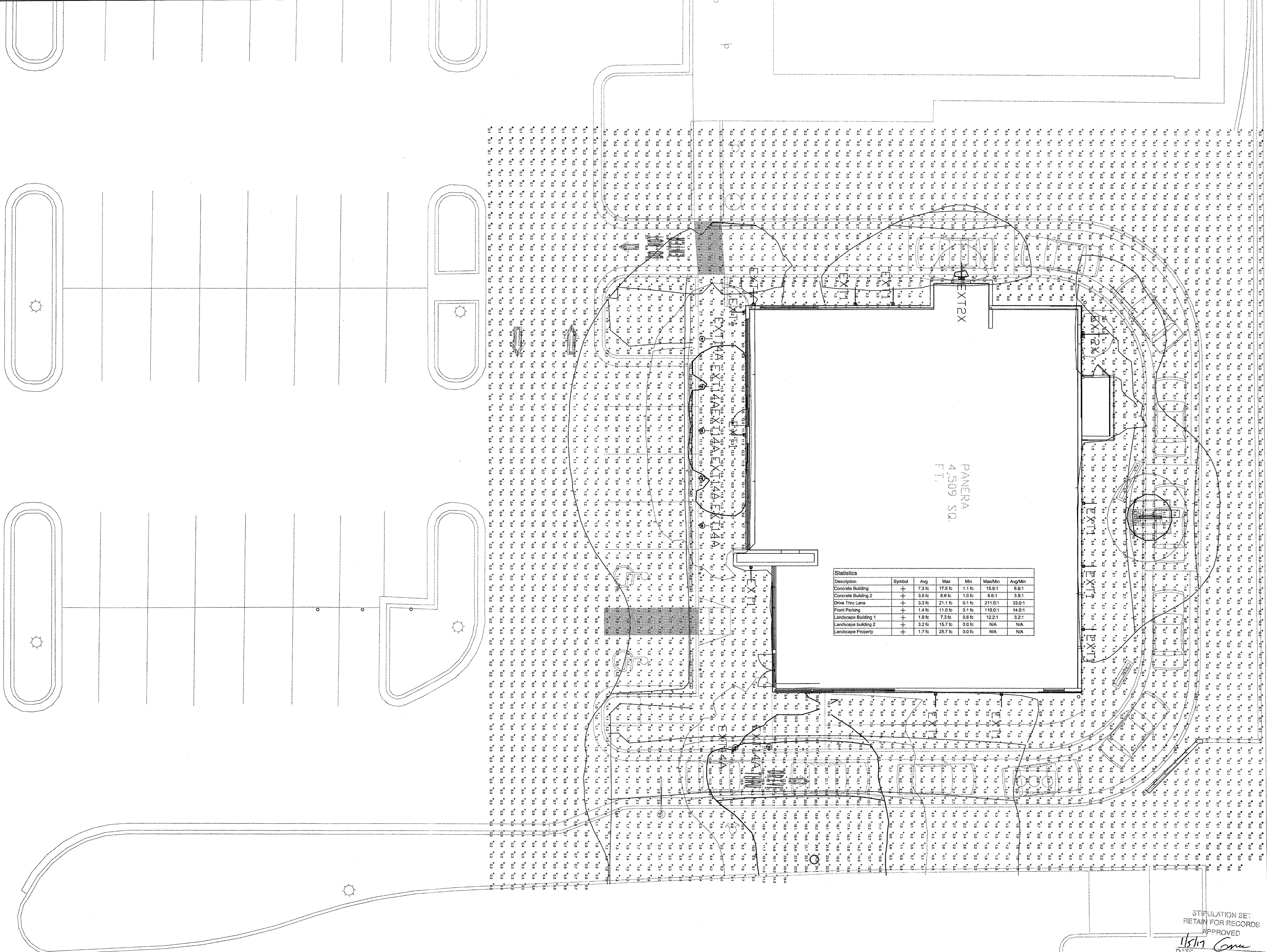
Professional Seal:
 Project Title:

Permit/Big Package
Bakery Cafe #1908
 14826 N. PIMA RD
 SCOTTSDALE, AZ 85255



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RB 2016 01



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Concrete Building	+	7.3 fc	17.6 fc	1.1 fc	15.9:1	6.8:1
Concrete Building 2	+	3.5 fc	8.6 fc	1.0 fc	8.6:1	3.5:1
Drive Thru Lane	+	3.3 fc	21.1 fc	0.1 fc	211.0:1	33.0:1
Front Parking	+	1.4 fc	11.0 fc	0.1 fc	110.0:1	14.0:1
Landscape Building 1	+	1.9 fc	7.8 fc	0.6 fc	12.2:1	3.2:1
Landscape building 2	+	3.2 fc	15.7 fc	0.0 fc	N/A	N/A
Landscape Property	+	1.7 fc	25.7 fc	0.0 fc	N/A	N/A

PANERA
4,509 SQ.
FT.

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE: 11/22/2016
INITIALS: JG

Professional Seal: _____

Project Title: _____

OPS PACKAGE

Bakery Cafe #1908
14826 N. PIMA RD
SCOTTSDALE, AZ 85255



Consultant Copyright Placeholder

No.	Description	Date

SITE PHOTOMETRIC

Project Number: 160473
Sheet Number: **SP-1.0**

Drawn By: MH
Issue Date: 11.22.2016

DPM: JUSTIN K. DM: IAN O. CPM: GREG J.



No.	Description	Date

LIGHT FIXTURE CUTSHEET

Project Number: _____ Sheet Number: _____
 160473
 Drawn By: _____
 Issue Date: **10.19.2016**
 DPM: JUSTIN K. IAN O. CPM: GREG J.
 38-DR-2016
 11/23/2016


SP-2.1

Architectural Egress

Full Cut-off Vandal Resistant LED

Project Information

Final Type: _____ Date: _____
 Job Name: _____
 Approved By: _____
 Catalog No. _____



SPECIFICATIONS

Description
 The Architectural Egress Luminaire combines a unique, patented design shaped with high performance, full cut-off optics to achieve completely unobtrusive illumination of a space or path of egress. When mounted over a doorway the fixture is perceived as an element of the building structure and, additionally, provides water protection in the form of a drip cap over the doorway. Multiple lengths are available to match a given door opening and our unique quick mount system facilitates installation and maintenance.

Housing
 Marine grade heat treated extruded aluminum. Chemically primed and finished with robotically applied polyester powder coat.

Wall Mount
 Marine grade heat treated extruded aluminum. Chemically primed and finished with robotically applied polyester powder coat. Designed to provide quick mounting to housing and secured with (2) captive stainless steel TORX® head screws.

Lens Frame
 Marine grade heat treated extruded aluminum clear anodized. Secured to fixture via integral concealed hinge and (3) captive stainless steel TORX® head screws.

Lens
 UV stabilized diffused extruded polycarbonate.

End Caps
 Die cast marine grade aluminum continuously welded to housing. All welds ground smooth.

Reflector
 Electrolytically brightened anodized aluminum (VD) coated and absolutely color free of iridescence. Shaped to provide full cutoff LED point dispersion and maximum efficiency.

Drivers
 Constant current drivers at 350mA. High output version utilizes 700mA.

LED
 Samsung LM5618 Series @ 3000K, 3500K, 4000K and 52 CRI wired in parallel series. L7 projected life of 130,000 hours at 50°C. Tested in accordance with LM-80. Ten year warranty on LED boards against operational defects.

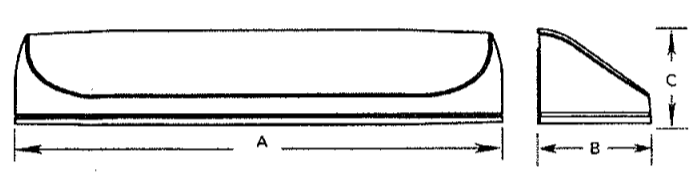
Gaskets
 Closed cell self-adhesive neoprene to provide watertight seal between fixture and wall and between fixture and lens frame.


UL Listing
 U.L. C.U.L. Wet standard.

Lifetime Warranty
 Luminaire LED Incorporated will repair or replace any fixture damaged due to vandalism for the lifetime of the installation.

DIMENSIONAL DATA

	A	B	C
AEL12	20.79	5.40	3.60
AEL24	32.04	5.40	3.60
AEL36	43.29	5.40	3.60
AEL48	54.75	5.40	3.60
AEL72	78.75	5.40	3.60



5 Sutton Place, P.O. Box 2162 • Edison, NJ • 08818
 P. 732.549.0056 F. 732.549.9737
 Made in  Luminaire LED Incorporated products are manufactured in the USA with components purchased from USA suppliers, and meet the Buy American requirements under the ARRA.
 www.luminaireled.net

Architectural Egress

Full Cut-off Vandal Resistant LED


ORDERING INFORMATION

SERIES	LENGTH	LED	VOLTS	CCT	LENS	COLORS	OPTIONS	TX/SD
AEL	_____	_____	_____	_____	_____	_____	_____	_____

LENGTH	LED	VOLTS	CCT	LENS	COLORS	OPTIONS
12"	12"	120	3000K	DP	BKH - Black	2B
24"	10W HP	277	3500K	Diffused	Hammertone	SD2
36"	24"	48"	4000K	Polycarbonate	BZH - Bronze	SD3
48"	10W LED	20W LED			GLR - Silver	GLR
72"	36"	15W LED	20W LED		Hammertone	EMB20R
		30W LED	48"		5VH - Silver	EMB125R
		48"	20W LED		Hammertone	OCC
		35W LED	72"		WOP - White/Orange	ST/SC
		55W LED	72"		Panel	
			30W LED		PCP - Prime coat, paintable	
			55W LED		CUST - Custom color, Consult factory	

OPTIONS

PC Photoelectric switch.
 2B (2) LED drivers for independent LED board operation. N/A with AEL12. N/A with the OCC option.
 SD2 Tri-level Step-dimming: 25-50-100 light output.
 SD3 Tri-level Step-dimming: 33-66-100 light output.
 GLR Fuse and fuse holder.
 EMB20R Remote mounted micro inverter that will operate a 25W maximum load for 90 minutes. 0°C (32°F) to 45°C (113°F).
 EMB125R Stand-alone inverter that will operate a 125W maximum load for 90 minutes. Select ceiling grid, recessed wall or surface mount. 20°C (68°F) to 30°C (86°F).
 OCC Occupancy sensor. Maximum coverage of 10' radius from 8' height.
 ST/SC Slotted screws instead of TORX® head.
 TX/SD TORX® head bit.

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Architectural Egress

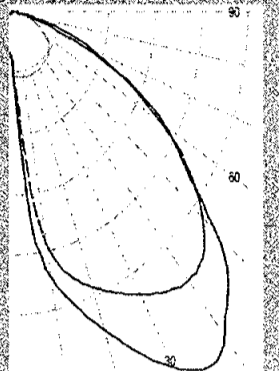
Full Cut-off Vandal Resistant LED

PHOTOMETRIC DATA

Lumen Output

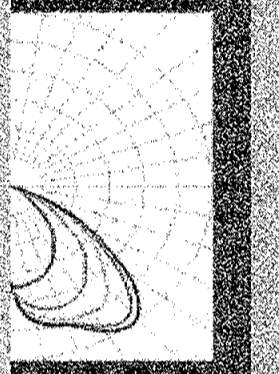
Model	Input Watts	Delivered Lumens
AEL12 - 10W	10.8W	726
AEL24 - 10W	9.4W	809
AEL24 - 20W	17.6W	1513
AEL36 - 15W	14.1W	1213
AEL36 - 30W	26.3W	2268
AEL48 - 20W	18.8W	1880
AEL48 - 35W	35.2W	3515
AEL72 - 30W	27.9W	3072
AEL72 - 55W	52.2W	5744

MODEL AEL12-10W HP-4000K IES FILE: AEL12-10W HP-4000K
 Delivered Lumens: 726 Lumens Total Power: 10.8W
 Testing was performed in accordance with IES LM-79-08

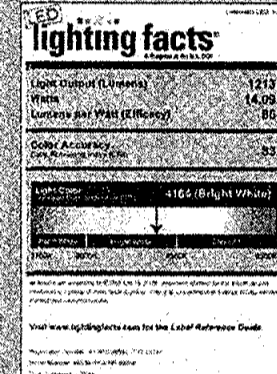



Zone	Lumens	%Lamps
0-30	153	21.1
0-40	287	39.5
0-60	585	80.6
0-90	726	100.0
0-180	0	0.0
0-180	726	100.0

MODEL AEL36-14W HP-4000K IES FILE: AEL36-14W HP-4000K
 Light Output: 1213 Lumens Total Power: 14.0W
 Testing was performed in accordance with IES LM-79-08



Zone	Lumens	%Lamps
0-30	380.5	31.4
0-40	634.8	52.3
0-60	1063	87.7
0-90	149.6	12.3
0-90	1213	100.0
90-180	0.0	0.0
0-180	1213	100.0

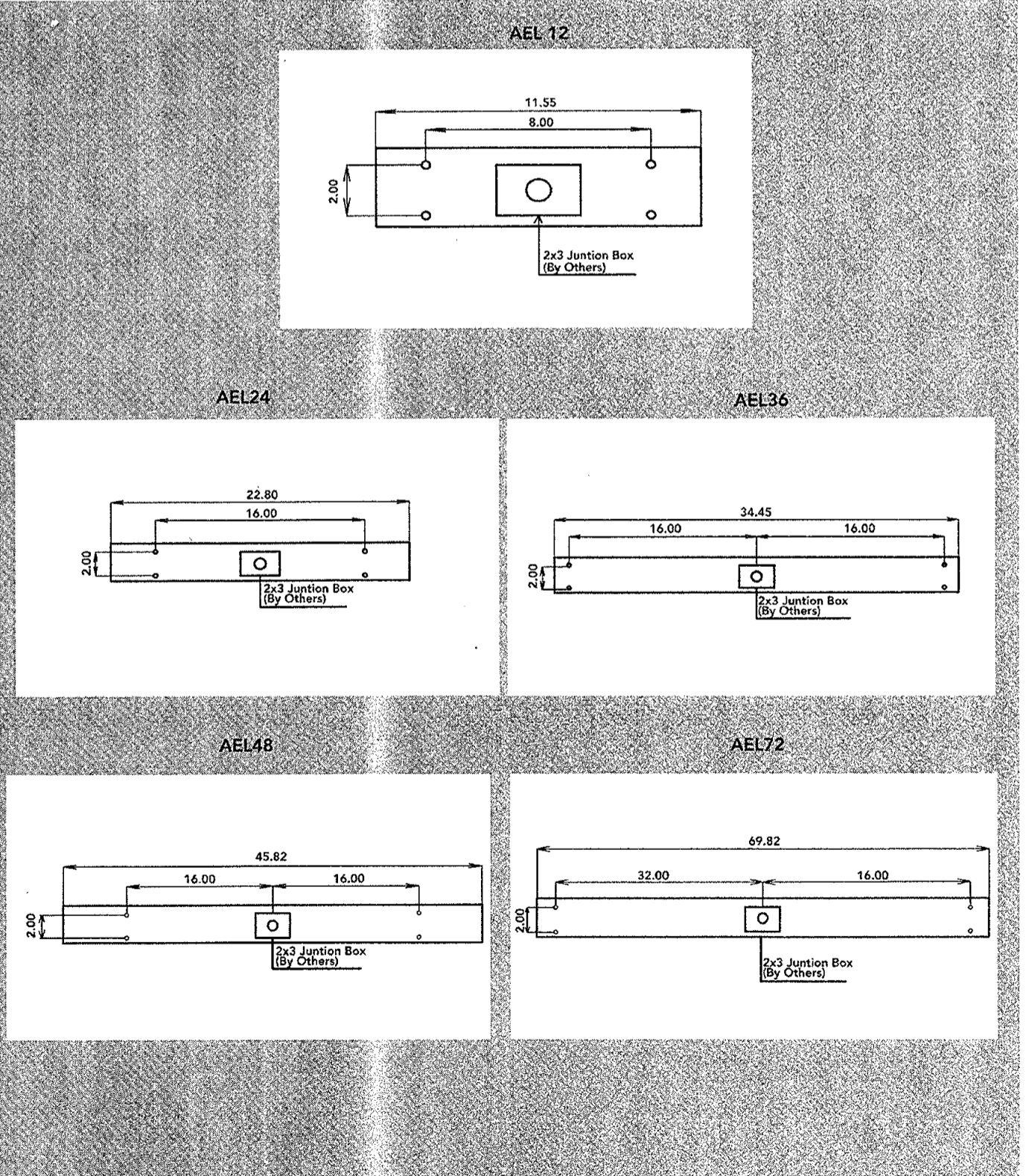



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Architectural Egress

Full Cut-off Vandal Resistant LED

WALL MOUNTING BRACKET DETAIL



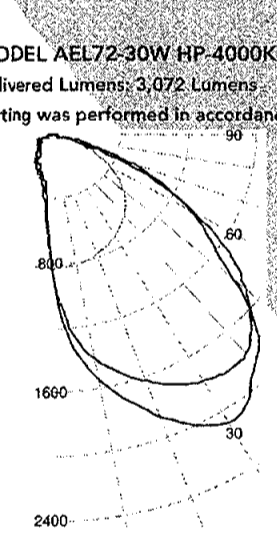
5 Sutton Place, P.O. Box 2162 • Edison, NJ • 08818
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 www.luminaireled.net

Architectural Egress


Full Cut-off Vandal Resistant LED

PHOTOMETRIC DATA CONTINUED...

MODEL AEL72-30W HP-4000K IES FILE: AEL72-30W HP-4000K
 Delivered Lumens: 3,072 Lumens Total Power: 27.9W
 Testing was performed in accordance with IES LM-79-08



Zone	Lumens	%Lamps
0-30	771	25.1
0-40	1353	44.1
0-60	2529	82.3
0-90	3072	100.0
0-90	1718	17.7
90-180	542	0.0
0-180	3072	100.0

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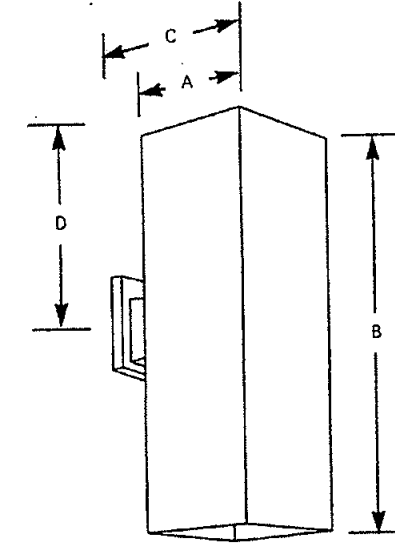
EXT2X - AEL36-30W-120-3000K-DP-BZH
 COLOR: BRONZE HAMMERTONE

STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 11/19/16
 DATE INITIALS



Incandescent 6" Square Outdoor
Wall
-20 -30 -31
P5644

Catalog No.	Finish			Lamping	Dimensions (Inches)			
	Bronze	White	Black		A	B	C	D
P5644	-20	-30	-31	2-250w QPAR38, 150w BR40	6	18	8-7/8	8



- Specifications:**
- General**
 - Extruded aluminum .125" wall thickness one piece square cylinder
 - Top open for up down lighting. P8797-31 top cover lens recommended when unit is used outdoors
 - Mounting**
 - Wall mounted
 - Covers any standard outlet box
 - Cast mounting bracket supplied attachment of unit to wall with one almost invisible set screw
 - Electrical**
 - Medium base porcelain nickel plated brass screw shell socket
 - Labeling**
 - UL-CUL Wet location listed only when P8797-31 top cover is used
 - UL-CUL listed for indoor use without cover

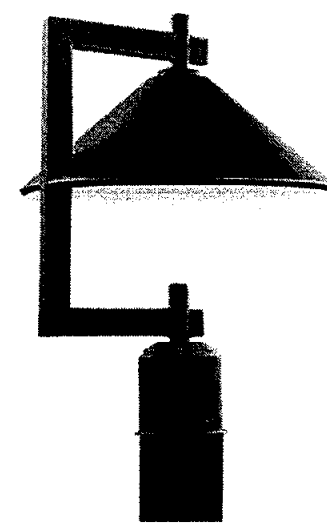
Type: EXT1
Cat.No.: P5644-31
Lamp(s): (2) 75PAR30/CAP/NFL-130V

Progress Lighting
Post Office Box 5704
Spartanburg, South Carolina
29304-5704
www.progresslighting.com

Rev. 8/99

EXT1
MODEL: P5644-31-BLACK/P8797.31
NOTE: SHADE COLOR: BLACK WITH TOP COVER (NO UPLIGHT)

KICHLER
Style to live by™



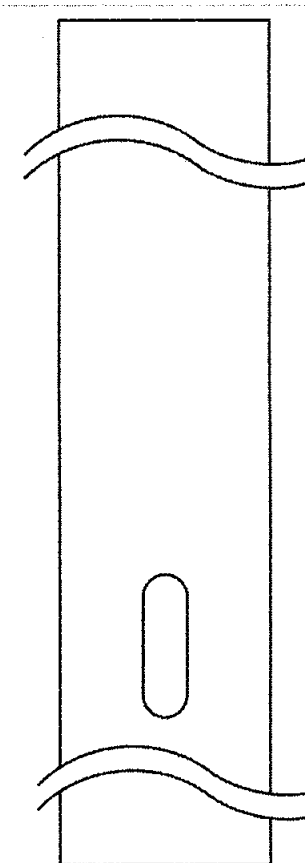
Ripley Collection
Outdoor Post Mt 1Lt
490630Z (Olde Bronze)
Product Description:
Bringing clean lines to a rustic look, the Ripley collection of outdoor lighting features an Olde Bronze finish that warms the smooth cone shape of this 1 light outdoor post light. 12 inch diameter. Height 16 inches. Uses 1-40W max type R9 or 1-60W (Shape) bulb. UL listed for wet locations. Dark sky compliant with use of R14 40W bulb. Post not included.

Technical Information	
Lamp Included:	Not Included
Weight:	1.5 LBS
Voltage:	120
Safety Rated:	Wet
Dual Mount:	No
Dark Sky:	Yes
Patent:	US Patent Pending
Notes:	Dark sky compliant with use of R14, 40W bulb.
Light Source:	Incandescent
Socket Base:	Medium
Number of Bulbs:	1
Lamp Type:	R14FL
Max Watt:	40W
Width:	12"
Height:	16"
Overall Height:	"
Collection:	Ripley Collection
Finish:	Olde Bronze

Project _____
Type _____
Ordering # _____
Comments _____

Overall width: 12"
Overall height: 16"
Shade height: 4.75"
Shade diameter: 12"
Pole cap height: 3.5"

Outdoor Post in Olde Bronze
95060Z (Olde Bronze)



Dimensions	
Height	84.00"
Width	3.00"

Project Name: _____
Location: _____
Type: _____
City: _____
Comments: _____

Ordering Information	
Product ID	95060Z
Finish	Olde Bronze
Available Finishes	AZ, BK, OZ, TZ, WZC

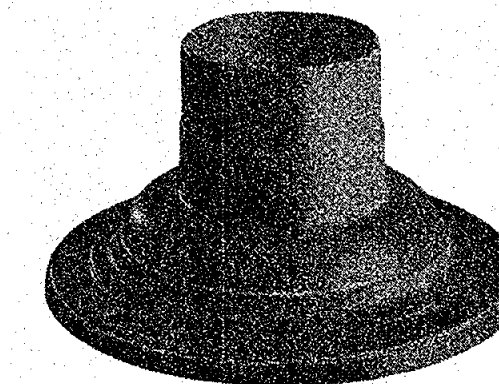
Dimensions	
Weight	3.85 LBS

Specifications	
Material	Aluminum

Qualifications	
Safety Rated	Not Required
Warranty	www.kichler.com/warranty

Primary Lamping	
Lamp Included	Not Included

Accessory Pedestal Adaptor
95300Z (Olde Bronze)



Dimensions	
Height	3.50"
Width	7.00"

Project Name: _____
Location: _____
Type: _____
City: _____
Comments: _____

Ordering Information	
Product ID	95300Z
Finish	Olde Bronze
Available Finishes	BK, OB, OZ, PB, WH, WZC

Specifications	
Material	Cast Aluminum

Qualifications	
Safety Rated	Not Required
Warranty	www.kichler.com/warranty

Primary Lamping	
Lamp Included	Not Included

EXT14A - RIPLEY 490630Z
OLDE BRONZE FINISH; WET LISTED; NEED 95060Z 3" POST AND 95300Z PIER MOUNT BASE
OLDE BRONZE FINISH; WET RATED

Kichler
7711 East Pleasant Valley Road
Cleveland, Ohio 44131-8819
Tel: 888.586.8700 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent is presented as an approximate number and is for reference only.

KICHLER

Kichler
7711 East Pleasant Valley Road
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Tel: 888.586.8700 or kichler.com

Notes:
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2) Incandescent Equivalent: The incandescent equivalent is presented as an approximate number and is for reference only.

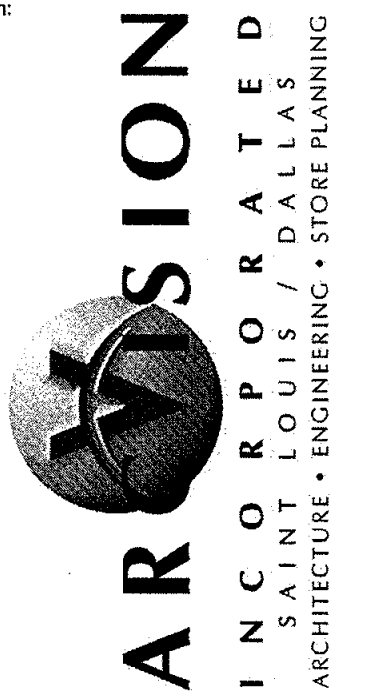
KICHLER

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
11/21/2016
DATE INITIALS

Bakery-Cafe:

#1908

Project Team:

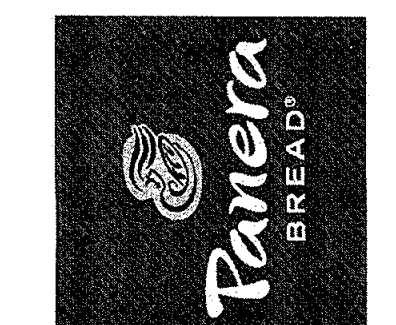


Professional Seal:

Project Title:

OPS PACKAGE

Bakery Cafe #1908
14826 N. PIMA RD
SCOTTSDALE, AZ 85255



Consultant Copyright Placeholder

No.	Description	Date

LIGHT FIXTURE
CUTSHEET

Project Number: _____ Sheet Number: _____

190473

Drawn By:

MH

Issue Date:

11.21.2016

DPN:

JUSTIN K.

DM:

IAN O.

CFM:

GREG J.

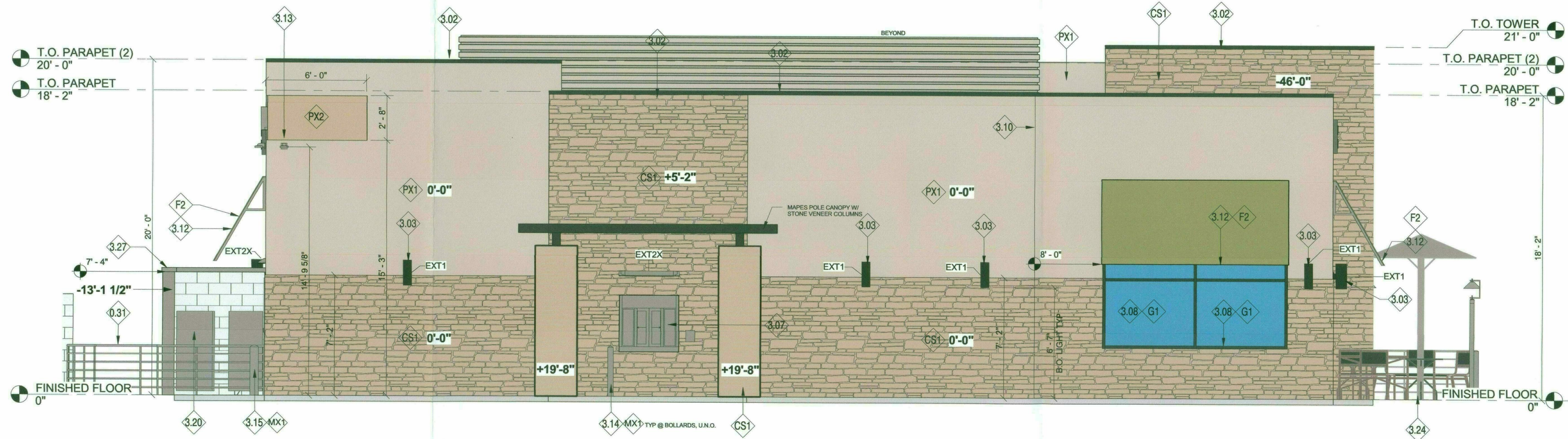
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11/23/2016

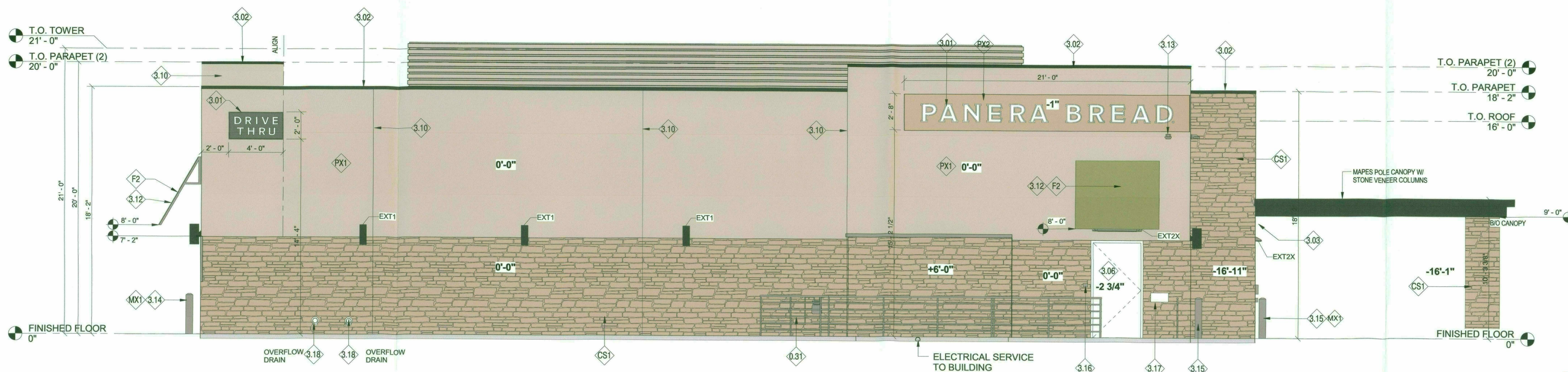
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1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

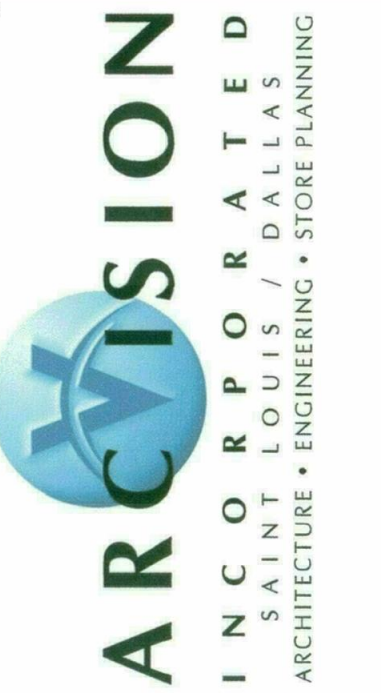
KEYED NOTES

- 0.31 PATIO RAILING, SEE DETAIL 23/A014. REFER TO ___ FOR LOCATION.
- 3.01 INTERNALLY ILLUMINATED SIGN PROVIDED AND INSTALLED BY SIGN VENDOR UNDER SEPARATE PERMIT. GC TO PROVIDE BLOCKING IN WALL FOR SIGN AND PROVIDE ACCESS PANEL ON BACKSIDE OF PARAPET FOR ACCESS AS REQUIRED. (UNDER SEPARATE SIGNAGE PERMIT)
- 3.02 PRE-FINISHED METAL 2-PIECE SNAP-ON COMPRESSION COPING BY DURO-LAST | FINISH: DARK BRONZE
- 3.03 WALL MOUNTED LIGHT FIXTURE. FIXTURES SHALL BE PROVIDED AND INSTALLED BY GC. GC TO PROVIDE POWER AS REQUIRED. REFER TO REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION.
- 3.06 HOLLOW METAL SERVICE DOOR. REFER TO A601 FOR ADDITIONAL INFORMATION. | PAINT TO MATCH ADJACENT WALL COLOR.
- 3.07 DRIVE-THRU WINDOW | MFR: QUIKSERV | MODEL: FM42E | COLOR TO MATCH STOREFRONT.
- 3.08 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING. REFER TO SHEET A611 FOR FURTHER INFORMATION.
- 3.10 CONTROL JOINT(S) WHERE INDICATED | PROVIDE SEALANT TO MATCH ADJACENT WALL MATERIAL.
- 3.12 PRE-MANUFACTURED FABRIC AWNING PROVIDED AND INSTALLED BY SIGN VENDOR UNDER SEPARATE PERMIT. GC SHALL PROVIDE APPROPRIATE BLOCKING AS REQUIRED BY SIGN VENDOR. REFER TO SHOP DRAWINGS FOR ADDITIONAL INFORMATION.
- 3.13 SECURITY CAMERA | COORDINATE ROUGH-IN LOCATION(S) AND HEIGHTS WITH PANERA CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
- 3.14 4" DIA. CONCRETE BOLLARD | FINISH: PAINT TO MATCH 'MX1' | REFER TO SHEET A014 FOR FURTHER INFORMATION
- 3.15 6" DIA. CONCRETE BOLLARD | FINISH: PAINT TO MATCH 'MX1' | REFER TO SHEET A014 FOR FURTHER INFORMATION
- 3.16 FIRE DEPARTMENT ACCESS BOX | INSTALLED ADJACENT SERVICE DOOR. COORDINATE LOCATION WITH LOCAL FIRE DEPARTMENT.
- 3.17 FIRE DEPARTMENT CONNECTION (FDC)
- 3.18 NICKEL BRONZE NOZZLE RWL/OVERFLOW DRAIN THRU ROOF, MIN. 12" ABOVE GRADE. SEE DETAIL 24/A103.
- 3.20 GATE ENCLOSURE AT CART CORRAL | MFR: TREX COMPOSITE PLANK | COLOR: SADDLE | SEE DETAIL 6/A014
- 3.24 EXTERIOR PATIO FURNITURE AND EQUIPMENT. REFER TO SHEET A701 FOR FURTHER INFORMATION.
- 3.27 NOT USED
- CS1 STONE VENEER | MRF: CULTURED STONE/BORAL | PRO-FIT LEDGESTONE | COLOR: MOJAVE
- F2 FABRIC AWNING | OPEN ENDED SLAB | COLOR: GREEN PRINTED FABRIC, (3' PROJECTION / 4' HEIGHT, TYP. & 4' PROJECTION / 4' HEIGHT @ DRIVE THRU)
- G1 ALUMINUM STOREFRONT | 2" x 4 1/2" PROFILE | THERMAL BREAK | COLOR: DARK BRONZE | 1" CLEAR INSULATED GLAZING: PPG SOLARBAN 70XL (OR APPROVED EQUAL) | REFER TO SHEET A611 FOR ADDITIONAL INFORMATION
- MX1 PAINT METAL WITH RUST INHIBITIVE PAINT SYSTEM | COLOR: BENJAMIN MOORE #2134-20 MIDSUMMER NIGHT
- PX1 EIFS SYSTEM | TEXTURE: TO MATCH DRYVIT LIMESTONE FINISH | COLOR: BENJAMIN MOORE #1018 SHABBY CHIC
- PX2 EIFS SYSTEM | TEXTURE: TO MATCH DRYVIT LIMESTONE FINISH | COLOR: BENJAMIN MOORE #1124 SADDLE TAN

Bakery-Cafe:

#1908

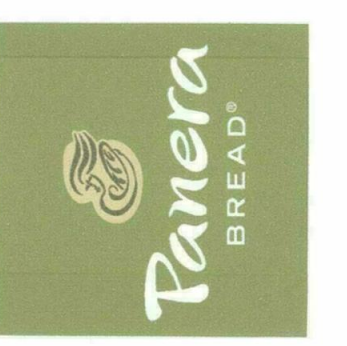
Project Team:



Professional Seal:

Project Title:

Bakery Cafe #1908
14826 N. PIMA RD
SCOTTSDALE, AZ 85255



Consultant Copyright Placeholder

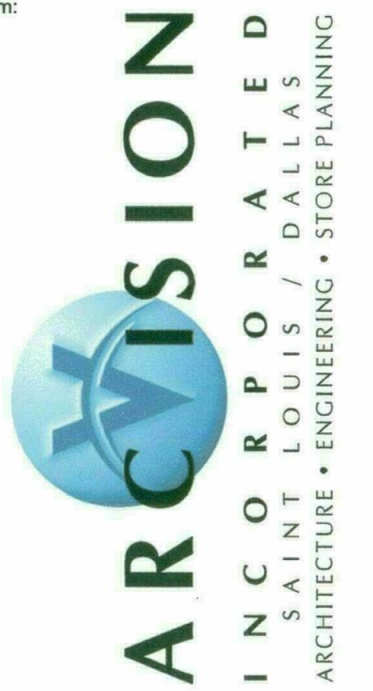
No.	Description	Date

EXTERIOR ELEVATIONS

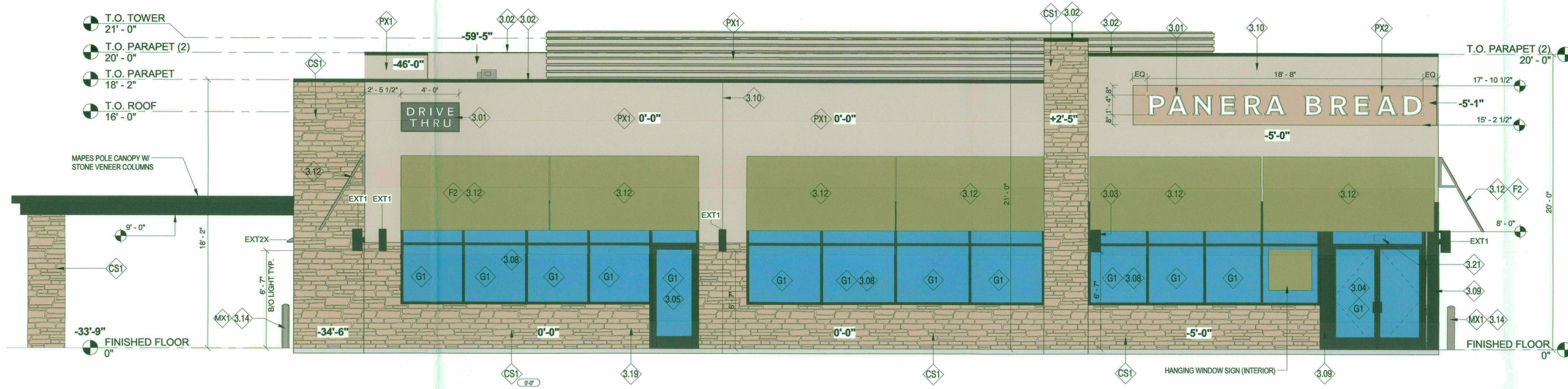
Project Number: 160473
 Drawn By: MH
 Issue Date: 10.19.2016
 DPM: JUSTIN K. IAN O. GREG J.
 Sheet Number: A302

STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 DATE: 11/17/16 INITIALS: [Signature]

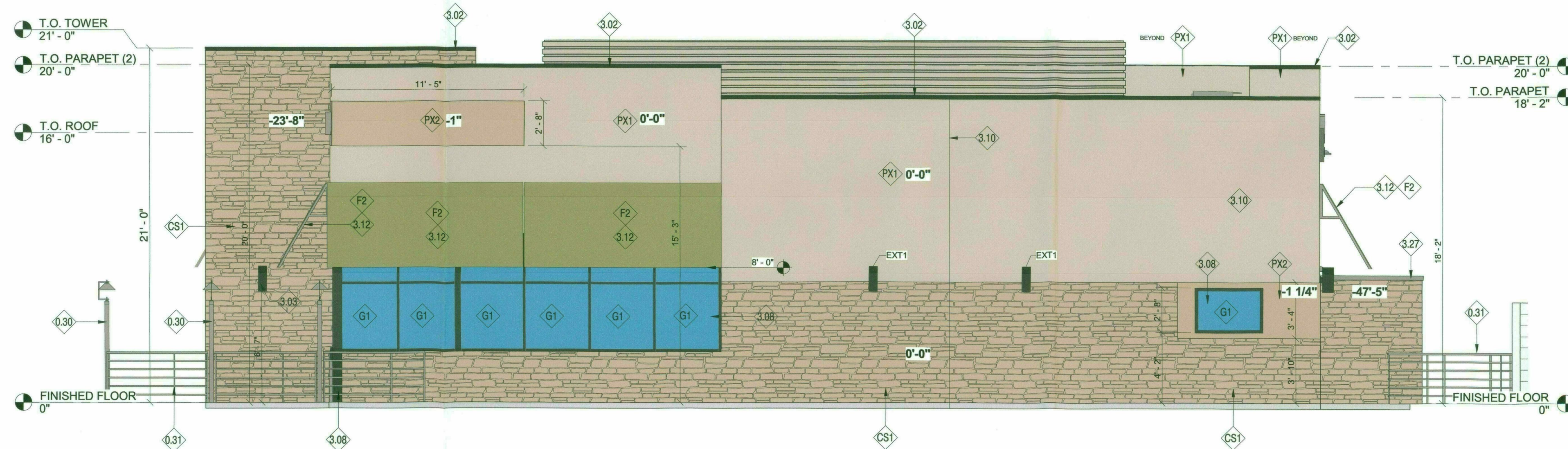
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1 WEST ELEVATION
1/4" = 1'-0"

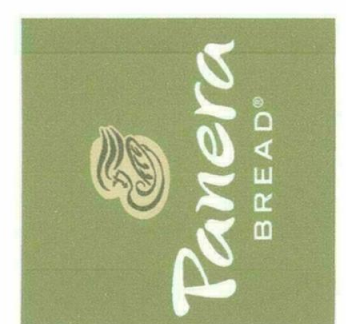


2 SOUTH ELEVATION
1/4" = 1'-0"

KEYED NOTES

- 0.30 PATIO POLE LIGHT. REFER TO REFLECTED CEILING PLAN FOR FURTHER INFORMATION.
- 0.31 PATIO RAILING. SEE DETAIL 23/A014. REFER TO _____ FOR LOCATION.
- 3.01 INTERNALLY ILLUMINATED SIGN PROVIDED AND INSTALLED BY SIGN VENDOR UNDER SEPARATE PERMIT; GC TO PROVIDE BLOCKING IN WALL FOR SIGN AND PROVIDE ACCESS PANEL ON BACKSIDE OF PARAPET FOR ACCESS AS REQUIRED. (UNDER SEPARATE SIGNAGE PERMIT)
- 3.02 PRE-FINISHED METAL 2-PIECE SNAP-ON COMPRESSION COPING BY DURO-LAST | FINISH: DARK BRONZE
- 3.03 WALL MOUNTED LIGHT FIXTURE. FIXTURES SHALL BE PROVIDED AND INSTALLED BY GC. GC TO PROVIDE POWER AS REQUIRED. REFER TO REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION.
- 3.04 MAIN ENTRANCE/EXIT | HAGER 910B 56" OFFSET MOUNTING VERTICAL PULL | REFER TO A601 AND A611 FOR ADDITIONAL INFORMATION.
- 3.05 SECONDARY ENTRANCE/EXIT | HAGER 910B 56" OFFSET MOUNTING VERTICAL PULL | REFER TO A601 AND A611 FOR ADDITIONAL INFORMATION.
- 3.08 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING. REFER TO SHEET A611 FOR FURTHER INFORMATION.
- 3.09 BREAK METAL AS REQUIRED. FINISH TO MATCH ADJACENT STOREFRONT SYSTEM.
- 3.10 CONTROL JOINT(S) WHERE INDICATED | PROVIDE SEALANT TO MATCH ADJACENT WALL MATERIAL.
- 3.12 PRE-MANUFACTURED FABRIC AWNING PROVIDED AND INSTALLED BY SIGN VENDOR UNDER SEPARATE PERMIT. GC SHALL PROVIDE APPROPRIATE BLOCKING AS REQUIRED BY SIGN VENDOR. REFER TO SHOP DRAWINGS FOR ADDITIONAL INFORMATION.
- 3.14 4" DIA. CONCRETE BOLLARD | FINISH: PAINT TO MATCH 'MX1' | REFER TO SHEET A014 FOR FURTHER INFORMATION
- 3.19 HOSE BIBB | RECESSED STAINLESS STEEL BOX. REFER TO PLUMBING DRAWINGS FOR LOCATION AND ADDITIONAL INFORMATION.
- 3.21 BUILDING ADDRESS SIGN | VERIFY SIZE, LOCATION, AND STYLE WITH LOCAL FIRE DEPARTMENT
- NOT USED
- 3.27 STONE VENEER | MRF: CULTURED STONE/BORAL | PRO-FIT LEDGESTONE | COLOR: MOJAVE
- CS1 FABRIC AWNING | OPEN ENDED SLAB | COLOR: GREEN PRINTED FABRIC, (3' PROJECTION / 4' HEIGHT, TYP. & 4' PROJECTION / 4' HEIGHT @ DRIVE THRU)
- F2 ALUMINUM STOREFRONT | 2" x 4 1/2" PROFILE | THERMAL BREAK | COLOR: DARK BRONZE | 1" CLEAR INSULATED GLAZING; PPG SOLARBAN 70XL (OR APPROVED EQUAL) | REFER TO SHEET A611 FOR ADDITIONAL INFORMATION
- G1 PAINT METAL WITH RUST INHIBITIVE PAINT SYSTEM | COLOR: BENJAMIN MOORE #2134-20 MIDSUMMER NIGHT
- PX1 EIFS SYSTEM | TEXTURE: TO MATCH DRYVIT LIMESTONE FINISH | COLOR: BENJAMIN MOORE #1018 SHABBY CHIC
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Bakery Cafe #1908
14826 N. PIMA RD
SCOTTSDALE, AZ 85255



Consultant Copyright Placeholder

No.	Description	Date

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
Justin K
INITIALS

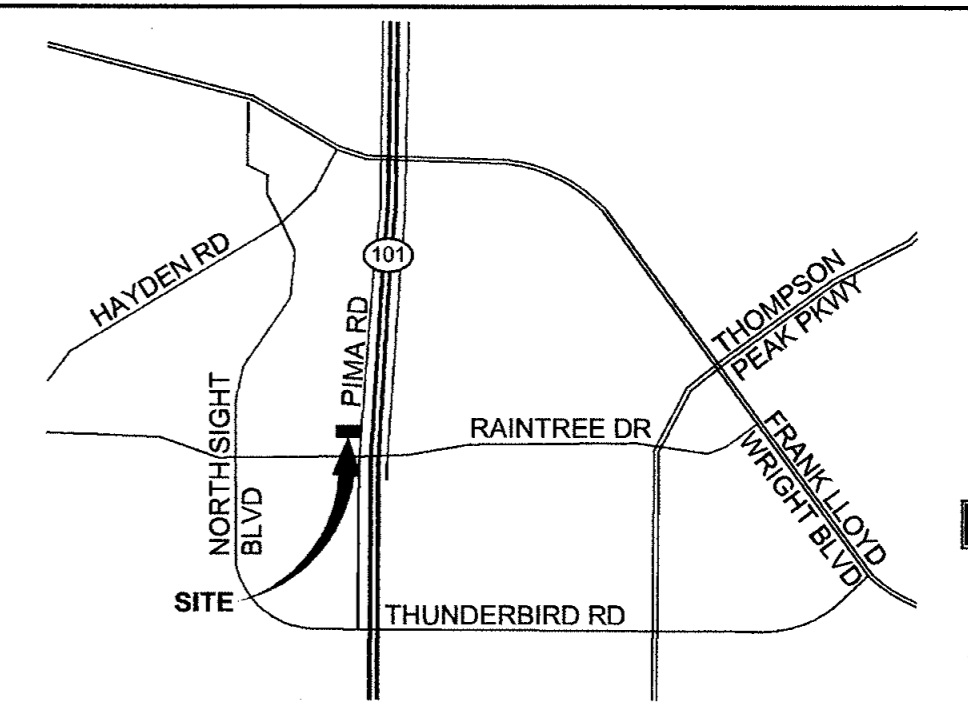
EXTERIOR ELEVATIONS

Project Number: 160473 Sheet Number: **A301**
 Drawn By: MH
 Issue Date: 10.19.2016
 DPM: JUSTIN K. DM: IAN O. CPM: GREG J.
 38-DR-2016
 11/23/2016

PG 2016.01

PRELIMINARY OVERALL SITE PLAN FOR PANERA CAFE

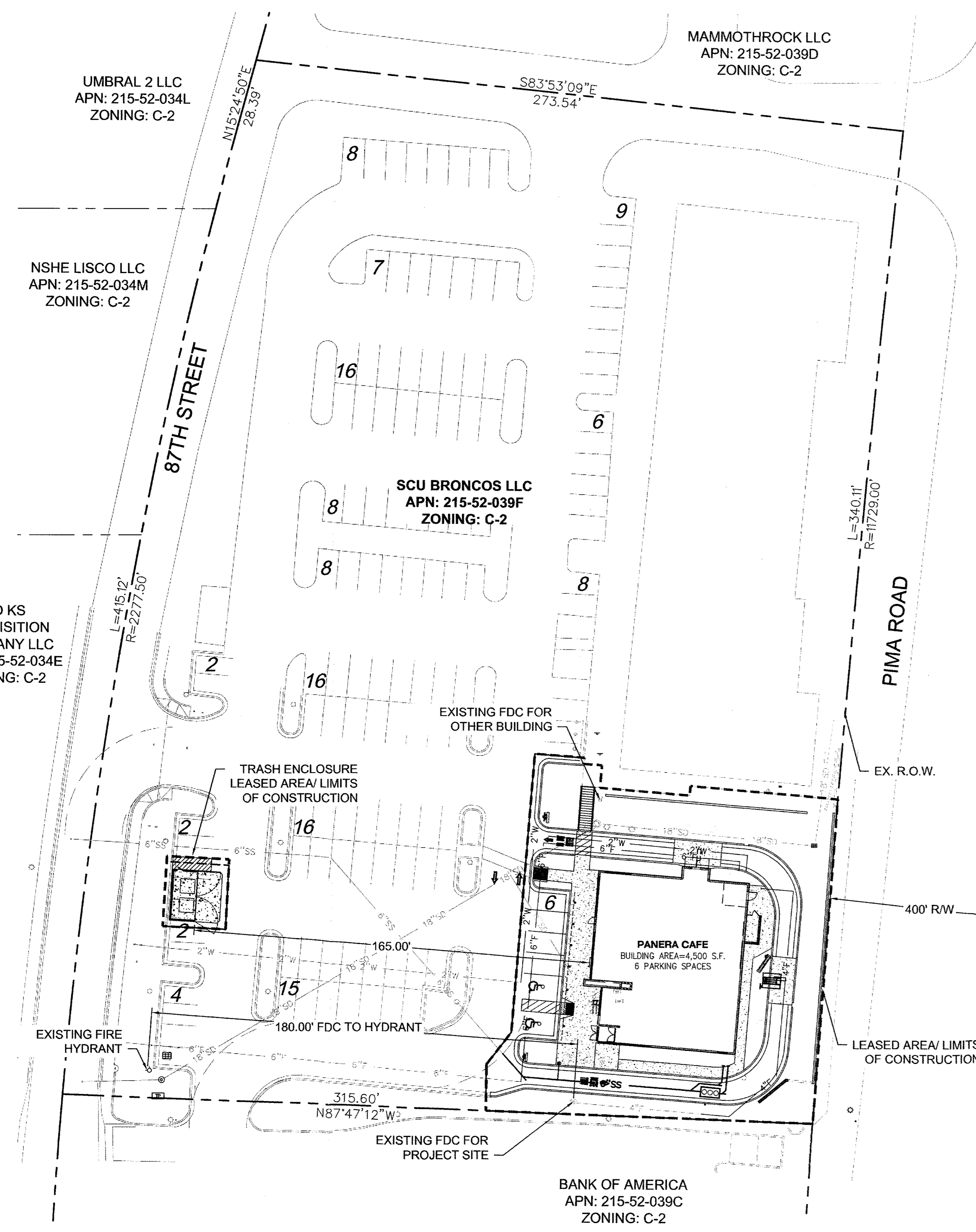
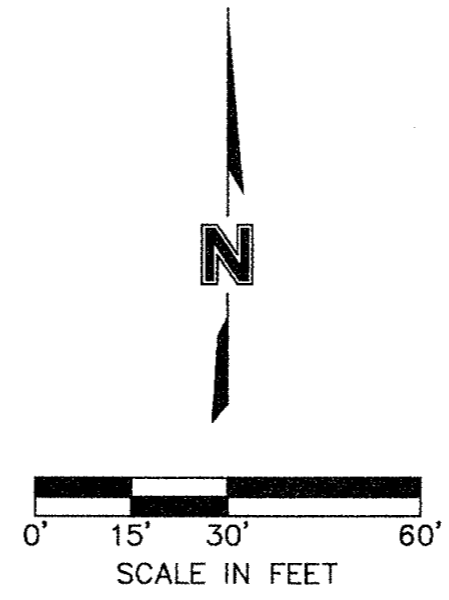
PART OF THE SOUTHEAST QUARTER OF SECTION 1, AND THE NORTH EAST QUARTER OF SECTION 12,
TOWNSHIP 3 NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

PARCEL NO. 1
THAT PORTION OF PARCEL 6, ACCORDING TO THE MAP OF DEDICATION FOR
NORTHSIGHT II, RECORDED IN BOOK 315 OF MAPS, PAGE 15 AND AFFIDAVIT
OF CORRECTION RECORDED IN DOCUMENT NO. 880312897, RECORDS OF
MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF SECTION 12,
TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA.



OWNER/DEVELOPER
PANERA, LLC
3630 S. GEYER ROAD
SUITE 100
SUNSET HILLS, MO 63127
OFFICE: (314) 984-2525
CELL: (314) 495-6820
CONTACT: JUSTIN KNEPPER

ENGINEER:
OLSSON ASSOCIATES
7250 NORTH 16TH STREET,
SUITE 210
PHOENIX, ARIZONA 85020
PHONE: (602) 748-1000
FAX: (602) 748-1001
CONTACT: KENNETH TARR

LANDSCAPE ARCHITECT:
OLSSON ASSOCIATES
7250 NORTH 16TH STREET,
SUITE 210
PHOENIX, ARIZONA 85020
PHONE: (602) 748-1000
FAX (602) 748-1001
CONTACT: KIM KLESKI

PRELIMINARY SITE PLAN

SITE DATA:
APN: 215-52-039F

ZONE: C-2

OVERALL PROPERTY AREA (PADS 3&4 NORTHSITE): 129,168 SF (2.96 ACRES)
NET LEASED AREA FOR PANERA SITE: 18,300 SF (.42 ACRES)

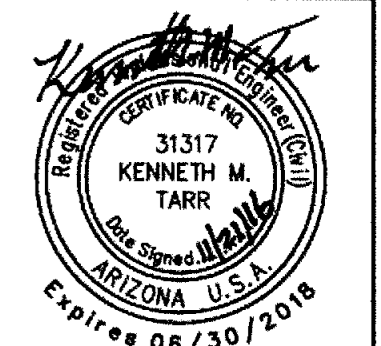
BUILDING SETBACKS: PROVIDED
NORTH 60'

OPEN SPACE DATA:
REQUIRED OPEN SPACE: $(0.10) + (23.53' - 12.00')(0.004)$
= 0.146
= 14.6%
 $(0.146) (129,168 \text{ SF})$
= 18,859 SF

PROVIDED OPEN SPACE: 18,918 SF (14.7% OF NET SF)
14.7% > 14.6% (OK)

PARKING AREA - 53,482 SF
LANDSCAPE AREA - 9,128 SF
OVERALL REQUIRED PARKING LANDSCAPING = 15.0%
OVERALL PROPOSED PARKING LANDSCAPING = 17.0%

OVERALL PARKING DATA:	REQUIRED	PROVIDED
EXISTING STD PARKING:	91 (22505/250)	132
PROPOSED STD PARKING:	72 (21500/300)	127
EXISTING ADA PARKING:	6	6
PROPOSED ADA PARKING:	6	6
PROPOSED TOTAL:	78	133



OLSSON ASSOCIATES ASSUMES
NO RESPONSIBILITY FOR
EXISTING UTILITY LOCATIONS
(HORIZONTAL OR VERTICAL). THE
EXISTING UTILITIES SHOWN ON
THIS DRAWING HAVE BEEN
PLOTTED FROM THE BEST
AVAILABLE INFORMATION. IT IS
HOWEVER THE RESPONSIBILITY
OF THE CONTRACTOR TO FIELD
VERIFY THE LOCATION OF ALL
UTILITIES PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION ACTIVITIES.

REV. NO.	DATE	REVISIONS DESCRIPTION

2016

OVERALL SITE PLAN
PANERA BREAD CAFE
14826 N. PIMA ROAD
SCOTTSDALE, ARIZONA 85255

STIPULATION OF
RETAIN FOR RECORDS
APPROVED

11/21/16
K. TARR
DATE INITIALS

drawn by: SS
designed by: EW
checked by: XT
QA/QC by: ET
project no.: 016-0804
date: 11/21/16

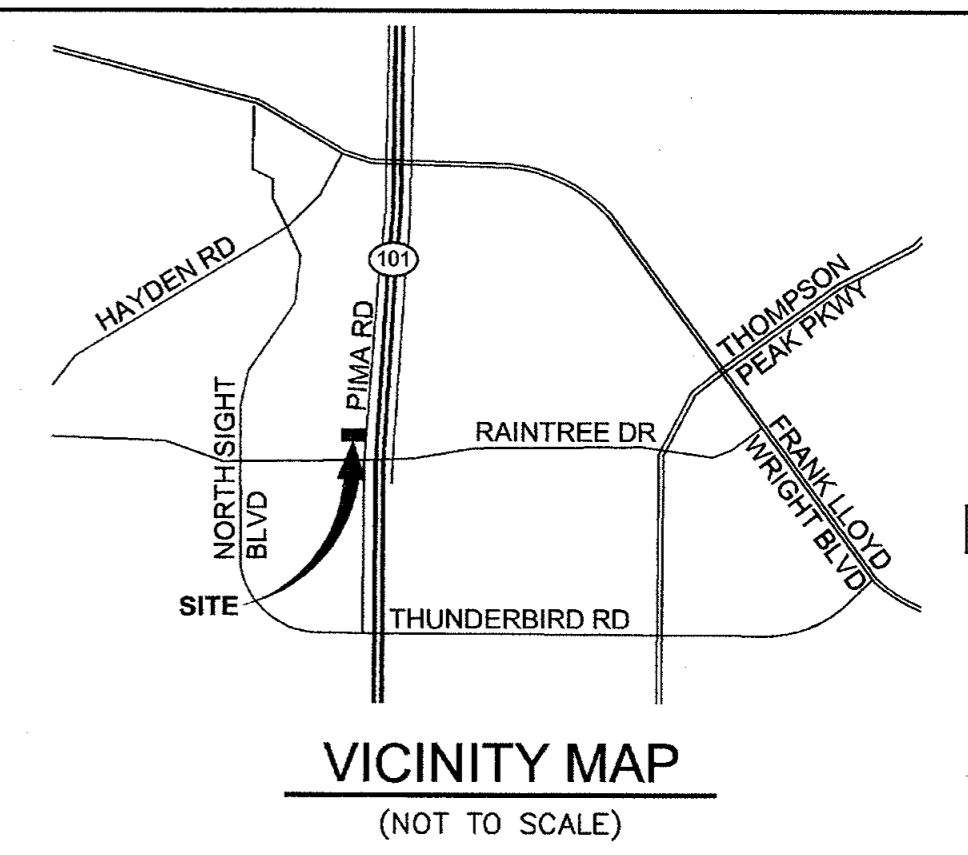
SHEET
C101.1

DWG: F:\2016\0501-1000\016-0804\40-Design\AutoCAD\Final Plans\Sheets\C_OVERALL SIT_60804.dwg
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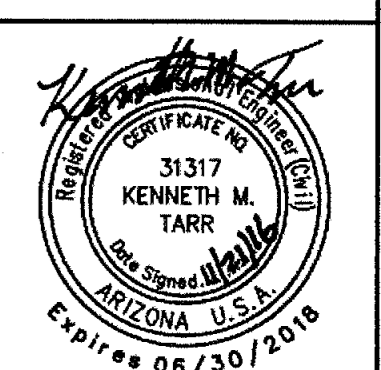


PRELIMINARY SITE PLAN FOR PANERA CAFE

PART OF THE SOUTHEAST QUARTER OF SECTION 1, AND THE NORTH EAST QUARTER OF SECTION 12,
TOWNSHIP 3 NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



OLSSON ASSOCIATES
TEL: 602.748.1000
FAX: 602.748.1001
www.olssonassociates.com

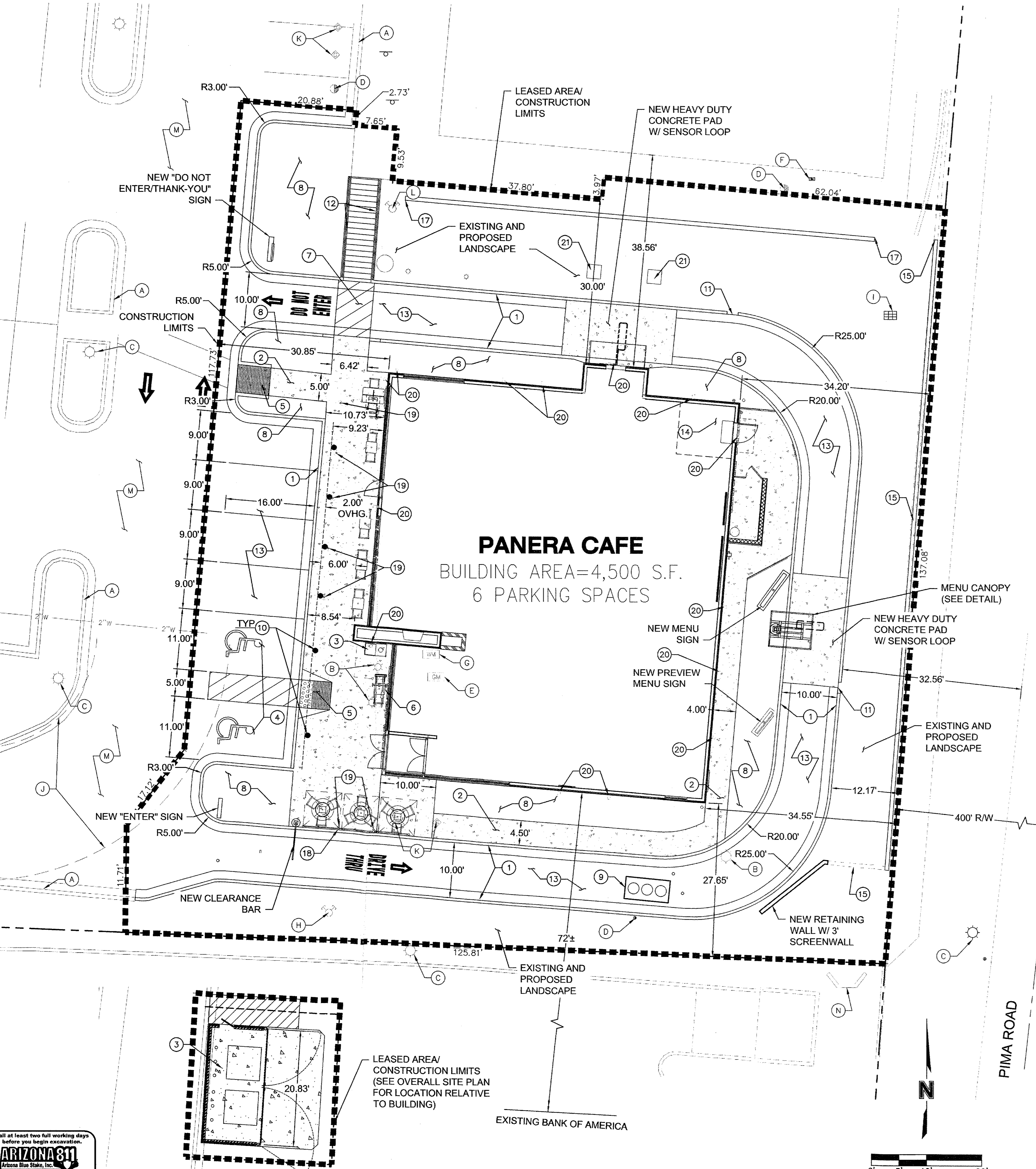


OLSSON ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

OWNER/DEVELOPER:
PANERA, LLC
3630 S. GEYER ROAD
SUITE 100
SUNSET HILLS, MO 63127
OFFICE: (314) 984-2525
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CONTACT: JUSTIN KNEPPER

ENGINEER:
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7250 NORTH 16TH STREET,
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PHOENIX, ARIZONA 85020
PHONE: (602) 748-1000
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CONTACT: KENNETH TARR

LANDSCAPE ARCHITECT:
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7250 NORTH 16TH STREET,
SUITE 210
PHOENIX, ARIZONA 85020
PHONE: (602) 748-1000
FAX (602) 748-1001
CONTACT: KIM KLESKI



EXISTING KEYNOTES

- (A) EXISTING CURB TO REMAIN AND PROTECT IN PLACE.
- (B) EXISTING SITE LIGHTING TO BE REMOVED
- (C) EXISTING SITE LIGHTING TO REMAIN AND PROTECT IN PLACE
- (D) EXISTING CLEANOUTS TO REMAIN AND PROTECT IN PLACE
- (E) EXISTING GAS METER TO BE RELOCATED
- (F) EXISTING GAS METER TO REMAIN (PROTECT IN PLACE)
- (G) EXISTING WATER METER TO BE RELOCATED
- (H) EXISTING F.D.C. FOR PROPOSED BUILDING (TO REMAIN) DISTANCE TO NEAREST FIRE HYDRANT IS 180'.
- (I) EXISTING STORM DRAIN GRATE (TO REMAIN)
- (J) EXISTING FIRE LANE (R25.00'/R49.00') 55.00' BUCKET SWING
- (K) EXISTING GREASE TRAP (TO BE REMOVED)
- (L) EXISTING F.D.C. FOR OTHER BUILDING (RETAIL PAD 3) (TO REMAIN)
- (M) EXISTING ASPHALT
- (N) EXISTING 24" CULVERT INLET WITH HEADWALL TO REMAIN

PROPOSED KEYNOTES

- (1) PROPOSED 6" CURB AND GUTTER
- (2) PROPOSED 4" THICK CONCRETE SIDEWALK
- (3) PROPOSED TRASH ENCLOSURE (PANERA ONLY)
- (4) PROPOSED ACCESSIBLE STALLS
- (5) PROPOSED NEW ADA COMPLIANT CURBED RAMP W/ DETECTABLE WARNING STRIP
- (6) PROPOSED BIKE RACK AREA (6.5' X 9.5')
- (7) PROPOSED CROSSWALK
- (8) PROPOSED LANDSCAPING
- (9) PROPOSED GREASE INTERCEPTOR
- (10) PROPOSED ADA PARKING SIGN
- (11) PROPOSED CURB OPENING
- (12) PROPOSED ADA RAMP W/ HANDRAIL
- (13) PROPOSED LIGHT DUTY ASPHALT
- (14) FIRE RISER ROOM LOCATION
- (15) PROPOSED 36" SCREEN WALL ON TOP OF EXISTING RETAINING WALL
- (16) NOT USED
- (17) 4' SCREEN WALL (STONE VENEER)
- (18) PATIO RAILING
- (19) SURFACE MOUNT PATIO LIGHT FIXTURE
- (20) WALL MOUNT LIGHT FIXTURE
- (21) DRIVE THRU CANOPY COLUMNS

PRELIMINARY SITE PLAN

SITE DATA:
APN: 215-52-039F

ZONE: C-2

NET LEASED AREA: 18,300 SF (.42 ACRES)
FOR PANERA SITE

GROSS AREA (PADS 3&4 NORTHSITE): 129,170 SF (2.96 ACRES)

BUILDING DATA:
MAX HEIGHT:
ALLOWED: 24 FEET (PER ORD. 455, ARTICLE 6.1004.A.1)
PROVIDED: 22 FEET

BUILDING FOOTPRINT: 4,500 SF

BUILDING SETBACKS: PROVIDED 60' NORTH

LANDSCAPE DATA:
OPEN SPACE EXISTING: 6,490 SF
OPEN SPACE PROPOSED: 6,410 SF
OPEN SPACE DIFFERENCE: -80 SF

PROVIDED OPEN SPACE: 18,918 SF (14.7% OF NET SF)
14.7% > 14.6% (OK)

AREA PARKING DATA:

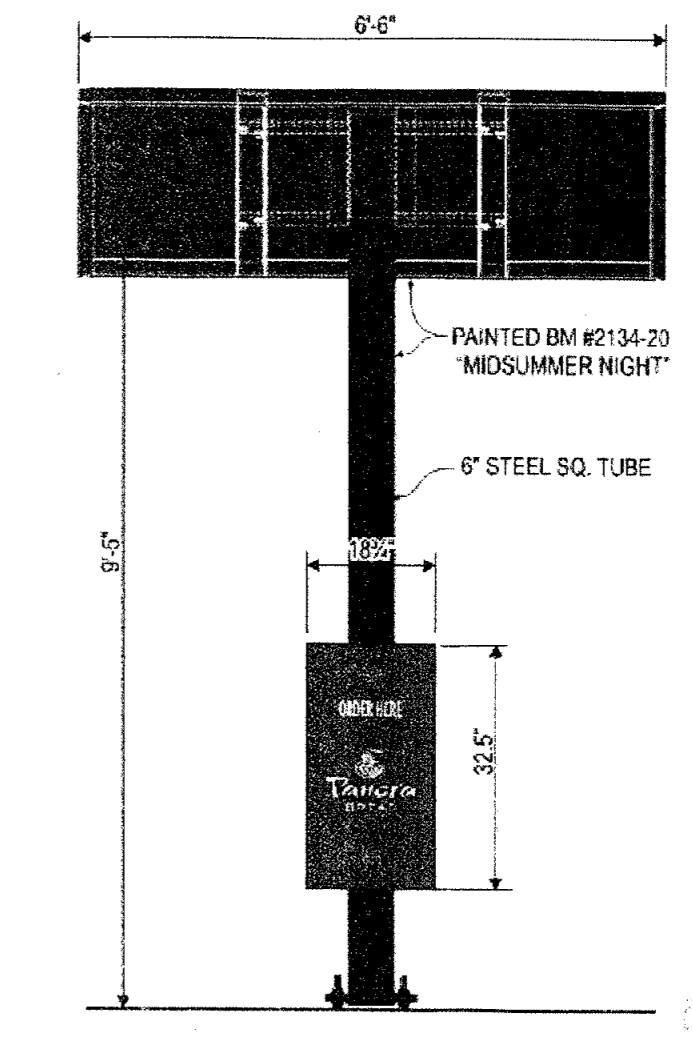
PROPOSED STD PARKING	REQUIRED	PROVIDED
15 (4500SF/300)	15 (4500SF/300)	15 (9 SHARED W/OVERALL SITE)

ACCESSIBLE SPACES: 1 (<25) 2

TOTAL SPACES: 16 17

BICYCLE RACK REQUIRED: 1(1/10 VEHICLE SPACES) 2

BICYCLE: 2



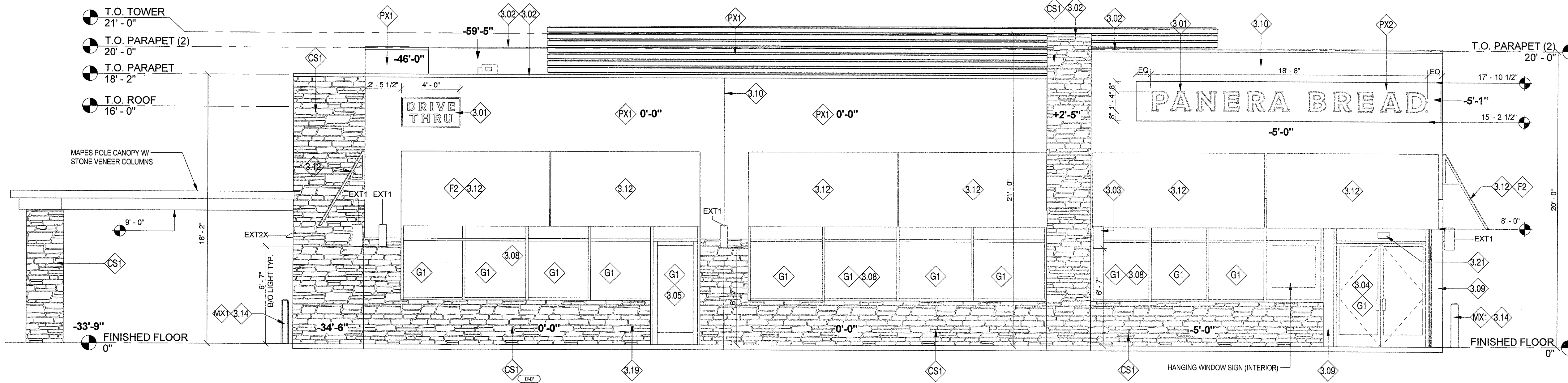
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REV. NO.	DATE	REVISIONS DESCRIPTION

SITE PLAN
PANERA BREAD CAFE
14826 N. PIMA ROAD
SCOTTSDALE, ARIZONA 85255

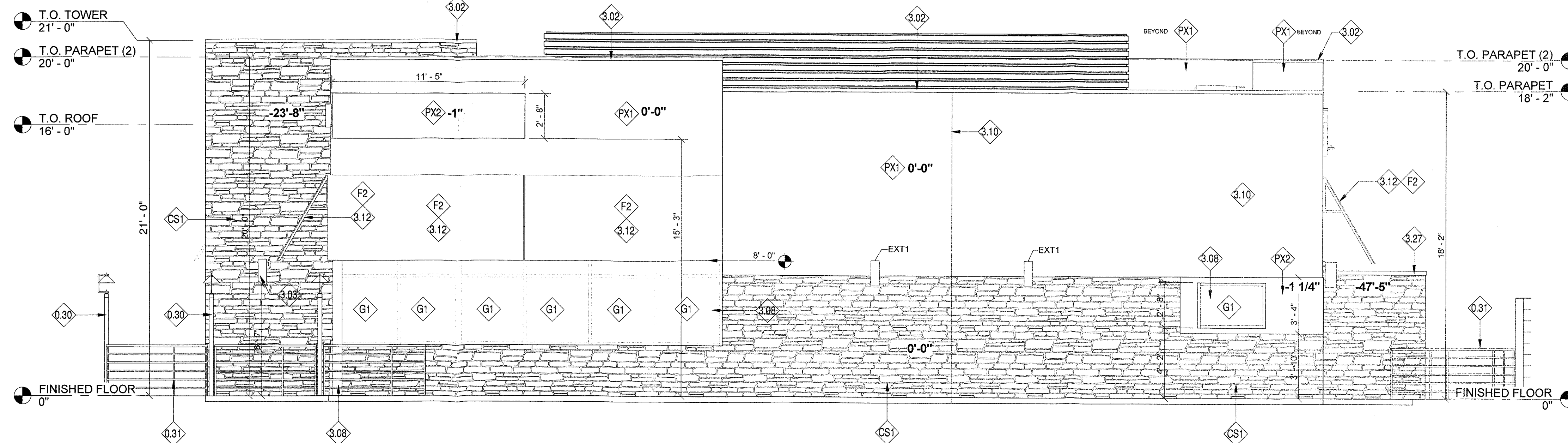
drawn by: SS
designed by: EW
checked by: KT
QA/QC by: EW
project no.: 016-0804
date: 11/21/16



1 WEST ELEVATION
 1/4" = 1'-0"

KEYED NOTES

- 0.30 PATIO POLE LIGHT. REFER TO REFLECTED CEILING PLAN FOR FURTHER INFORMATION.
- 0.31 PATIO RAILING. SEE DETAIL 23/A014. REFER TO ___ FOR LOCATION.
- 3.01 INTERNALLY ILLUMINATED SIGN PROVIDED AND INSTALLED BY SIGN VENDOR UNDER SEPARATE PERMIT. GC TO PROVIDE BLOCKING IN WALL FOR SIGN AND PROVIDE ACCESS PANEL ON BACKSIDE OF PARAPET FOR ACCESS AS REQUIRED. (UNDER SEPARATE SIGNAGE PERMIT)
- 3.02 PRE-FINISHED METAL 2-PIECE SNAP-ON COMPRESSION COPING BY DURO-LAST | FINISH: DARK BRONZE
- 3.03 WALL MOUNTED LIGHT FIXTURE. FIXTURES SHALL BE PROVIDED AND INSTALLED BY GC. GC TO PROVIDE POWER AS REQUIRED. REFER TO REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION.
- 3.04 MAIN ENTRANCE/EXIT | HAGER 910B 56" OFFSET MOUNTING VERTICAL PULL | REFER TO A601 AND A611 FOR ADDITIONAL INFORMATION.
- 3.05 SECONDARY ENTRANCE/EXIT | HAGER 910B 56" OFFSET MOUNTING VERTICAL PULL | REFER TO A601 AND A611 FOR ADDITIONAL INFORMATION.
- 3.08 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING. REFER TO SHEET A611 FOR FURTHER INFORMATION.
- 3.09 BREAK METAL AS REQUIRED. FINISH TO MATCH ADJACENT STOREFRONT SYSTEM.
- 3.10 CONTROL JOINT(S) WHERE INDICATED | PROVIDE SEALANT TO MATCH ADJACENT WALL MATERIAL.
- 3.12 PRE-MANUFACTURED FABRIC AWNING PROVIDED AND INSTALLED BY SIGN VENDOR UNDER SEPARATE PERMIT. GC SHALL PROVIDE APPROPRIATE BLOCKING AS REQUIRED BY SIGN VENDOR. REFER TO SHOP DRAWINGS FOR ADDITIONAL INFORMATION.
- 3.14 4" DIA. CONCRETE BOLLARD | FINISH: PAINT TO MATCH MX1 | REFER TO SHEET A014 FOR FURTHER INFORMATION.
- 3.19 HOSE BIBB | RECESSED STAINLESS STEEL BOX. REFER TO PLUMBING DRAWINGS FOR LOCATION AND ADDITIONAL INFORMATION.
- 3.21 BUILDING ADDRESS SIGN | VERIFY SIZE, LOCATION, AND STYLE WITH LOCAL FIRE DEPARTMENT
- 3.27 NOT USED
- CS1 STONE VENEER | MRF: CULTURED STONE/BORAL | PRO-FIT LEDGESTONE | COLOR: MOJAVE
- F2 FABRIC AWNING | OPEN ENDED SLAB | COLOR: GREEN PRINTED FABRIC, (3" PROJECTION / 4" HEIGHT, TYP. & 4" PROJECTION / 4" HEIGHT @ DRIVE THRU)
- G1 ALUMINUM STOREFRONT | 2" x 4 1/2" PROFILE | THERMAL BREAK | COLOR: DARK BRONZE | 1" CLEAR INSULATED GLAZING: PPG SOLARBAN 70XL (OR APPROVED EQUAL) | REFER TO SHEET A611 FOR ADDITIONAL INFORMATION
- MX1 PAINT METAL WITH RUST INHIBITIVE PAINT SYSTEM | COLOR: BENJAMIN MOORE #2134-20 MIDSUMMER NIGHT
- PX1 EIFS SYSTEM | TEXTURE: TO MATCH DRYVIT LIMESTONE FINISH | COLOR: BENJAMIN MOORE #1018 SHABBY CHIC
- PX2 EIFS SYSTEM | TEXTURE: TO MATCH DRYVIT LIMESTONE FINISH | COLOR: BENJAMIN MOORE #1124 SADDLE TAN



2 SOUTH ELEVATION
 1/4" = 1'-0"

Bakery Cafe #1908
 14826 N. PIMA RD
 SCOTTSDALE, AZ 85255



Consultant Copyright Placeholder

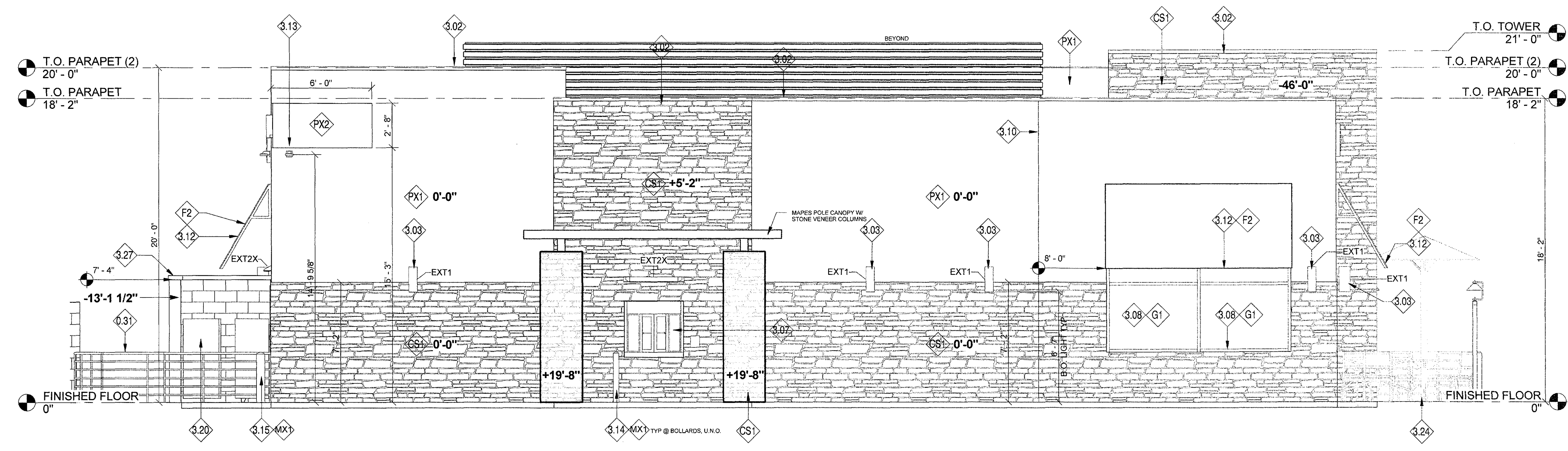
No.	Description	Date

EXTERIOR ELEVATIONS

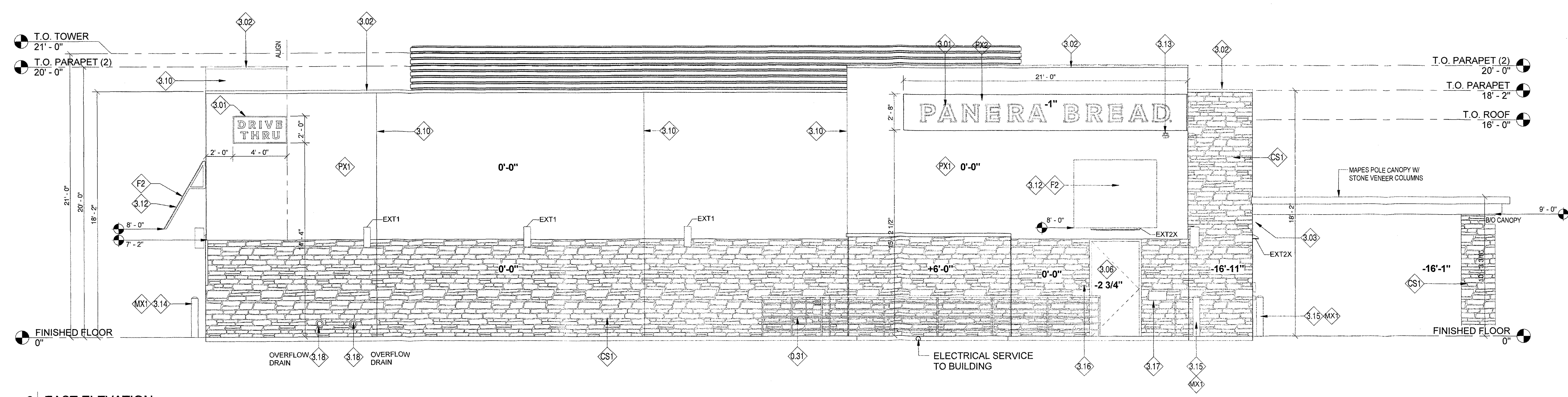
Project Number: 160473
 Drawn By: _____
 Issue Date: 10.19.2016
 DPH: JUSTIN K. IAN O. GREG J.
 Sheet Number: **A301**

KEYED NOTES

- 0.31 PATIO RAILING, SEE DETAIL 23/A014. REFER TO ___ FOR LOCATION.
- 3.01 INTERNALLY ILLUMINATED SIGN PROVIDED AND INSTALLED BY SIGN VENDOR UNDER SEPARATE PERMIT. GC TO PROVIDE BLOCKING IN WALL FOR SIGN AND PROVIDE ACCESS PANEL ON BACKSIDE OF PARAPET FOR ACCESS AS REQUIRED. (UNDER SEPARATE SIGNAGE PERMIT)
- 3.02 PRE-FINISHED METAL 2-PIECE SNAP-ON COMPRESSION COPING BY DURO-LAST | FINISH: DARK BRONZE
- 3.03 WALL MOUNTED LIGHT FIXTURE. FIXTURES SHALL BE PROVIDED AND INSTALLED BY GC. GC TO PROVIDE POWER AS REQUIRED. REFER TO REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION.
- 3.06 HOLLOW METAL SERVICE DOOR. REFER TO A601 FOR ADDITIONAL INFORMATION. | PAINT TO MATCH ADJACENT WALL COLOR.
- 3.07 DRIVE-THRU WINDOW | MFR: QUIKSERV | MODEL: FM42E | COLOR TO MATCH STOREFRONT.
- 3.08 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING. REFER TO SHEET A611 FOR FURTHER INFORMATION.
- 3.10 CONTROL JOINT(S) WHERE INDICATED | PROVIDE SEALANT TO MATCH ADJACENT WALL MATERIAL.
- 3.12 PRE-MANUFACTURED FABRIC AWNING PROVIDED AND INSTALLED BY SIGN VENDOR UNDER SEPARATE PERMIT. GC SHALL PROVIDE APPROPRIATE BLOCKING AS REQUIRED BY SIGN VENDOR. REFER TO SHOP DRAWINGS FOR ADDITIONAL INFORMATION.
- 3.13 SECURITY CAMERA | COORDINATE ROUGH-IN LOCATION(S) AND HEIGHTS WITH PANERA CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
- 3.14 4" DIA. CONCRETE BOLLARD | FINISH: PAINT TO MATCH 'MX1' | REFER TO SHEET A014 FOR FURTHER INFORMATION.
- 3.15 6" DIA. CONCRETE BOLLARD | FINISH: PAINT TO MATCH 'MX1' | REFER TO SHEET A014 FOR FURTHER INFORMATION.
- 3.16 FIRE DEPARTMENT ACCESS BOX | INSTALLED ADJACENT SERVICE DOOR. COORDINATE LOCATION WITH LOCAL FIRE DEPARTMENT.
- 3.17 FIRE DEPARTMENT CONNECTION (FDC)
- 3.18 NICKEL BRONZE NOZZLE RWL/OVERFLOW DRAIN THRU ROOF, MIN. 12" ABOVE GRADE. SEE DETAIL 24/A103.
- 3.20 GATE ENCLOSURE AT CART CORRAL | MFR: TREX COMPOSITE PLANK | COLOR: SADDLE | SEE DETAIL 6/A014
- 3.24 EXTERIOR PATIO FURNITURE AND EQUIPMENT. REFER TO SHEET A701 FOR FURTHER INFORMATION.
- 3.27 NOT USED
- CS1 STONE VENEER | MRF: CULTURED STONE/BORAL | PRO-FIT LEDGESTONE | COLOR: MOJAVE
- F2 FABRIC AWNING | OPEN ENDED SLAB | COLOR: GREEN PRINTED FABRIC, (3' PROJECTION / 4' HEIGHT, TYP. & 4' PROJECTION / 4' HEIGHT @ DRIVE THRU)
- G1 ALUMINUM STOREFRONT | 2" x 4 1/2" PROFILE | THERMAL BREAK | COLOR: DARK BRONZE | 1" CLEAR INSULATED GLAZING | PPG SOLARBAN 70X (OR APPROVED EQUAL) | REFER TO SHEET A611 FOR ADDITIONAL INFORMATION
- MX1 PAINT METAL WITH RUST INHIBITIVE PAINT SYSTEM | COLOR: BENJAMIN MOORE #2134-20 MIDSUMMER NIGHT
- PX1 EIFS SYSTEM | TEXTURE: TO MATCH DRYVIT LIMESTONE FINISH | COLOR: BENJAMIN MOORE #1010 SHABBY CHIC
- PX2 EIFS SYSTEM | TEXTURE: TO MATCH DRYVIT LIMESTONE FINISH | COLOR: BENJAMIN MOORE #1124 SADDLE TAN



1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

Permit/Bid Package

Bakery Cafe #1908
14826 N. PIMA RD
SCOTTSDALE, AZ 85255



Consultant Copyright Placeholder

No.	Description	Date

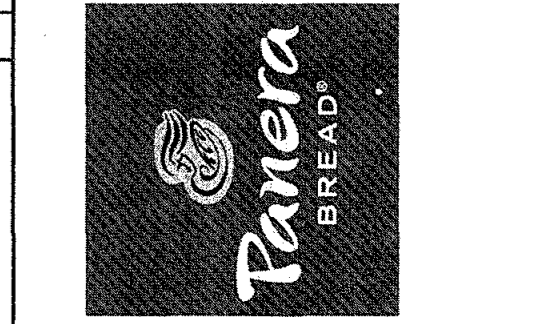
EXTERIOR ELEVATIONS

Project Number: _____ Sheet Number: _____
 160473
 Drawn By: _____
 MH
 Issue Date: **10.19.2016**
 DPM: _____ DM: _____ CPM: _____
 JUSTIN K. IAN O. GREG J.

A302

11/22/2016 6:20:06 PM

PR 2016.01

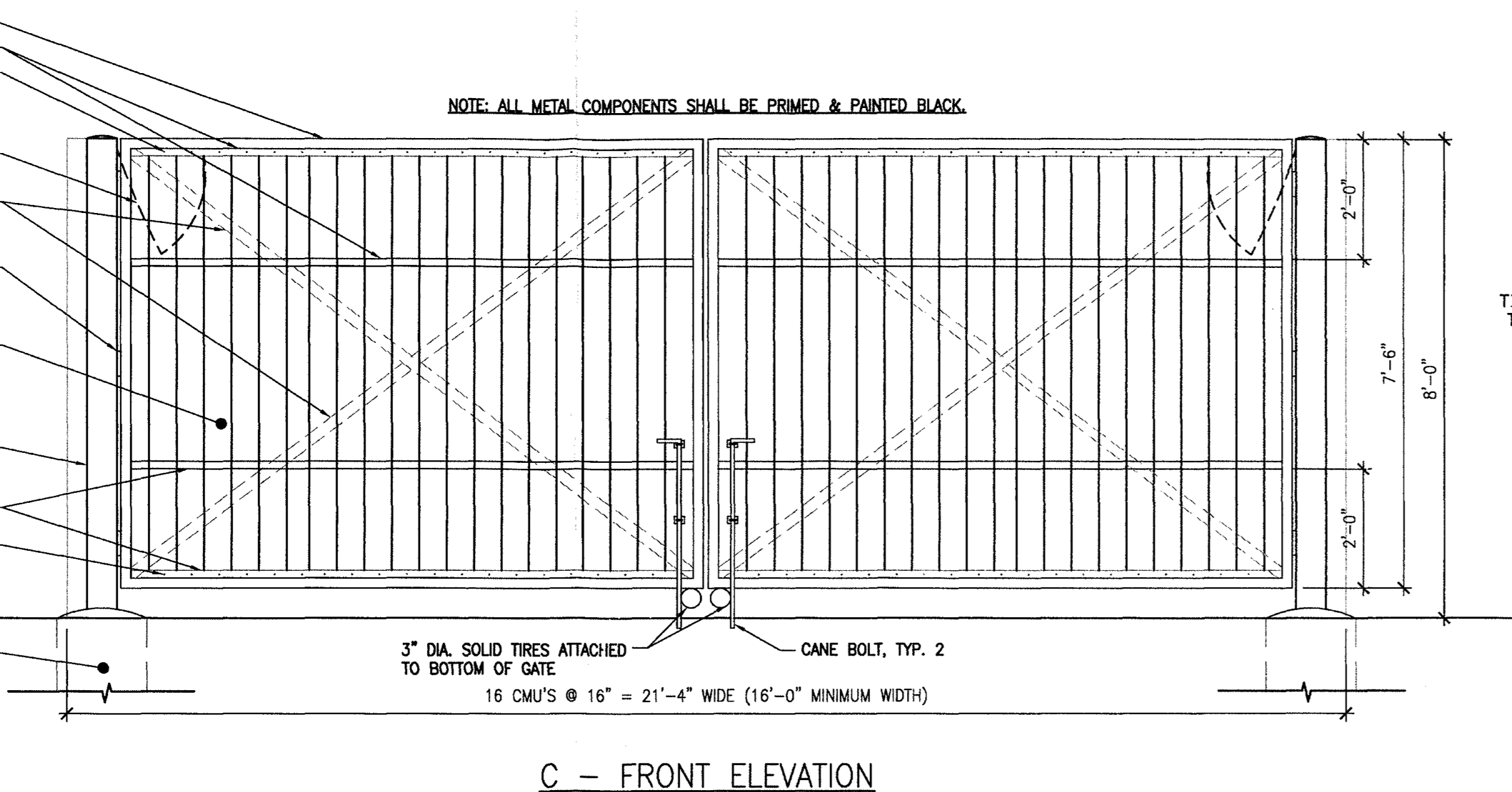
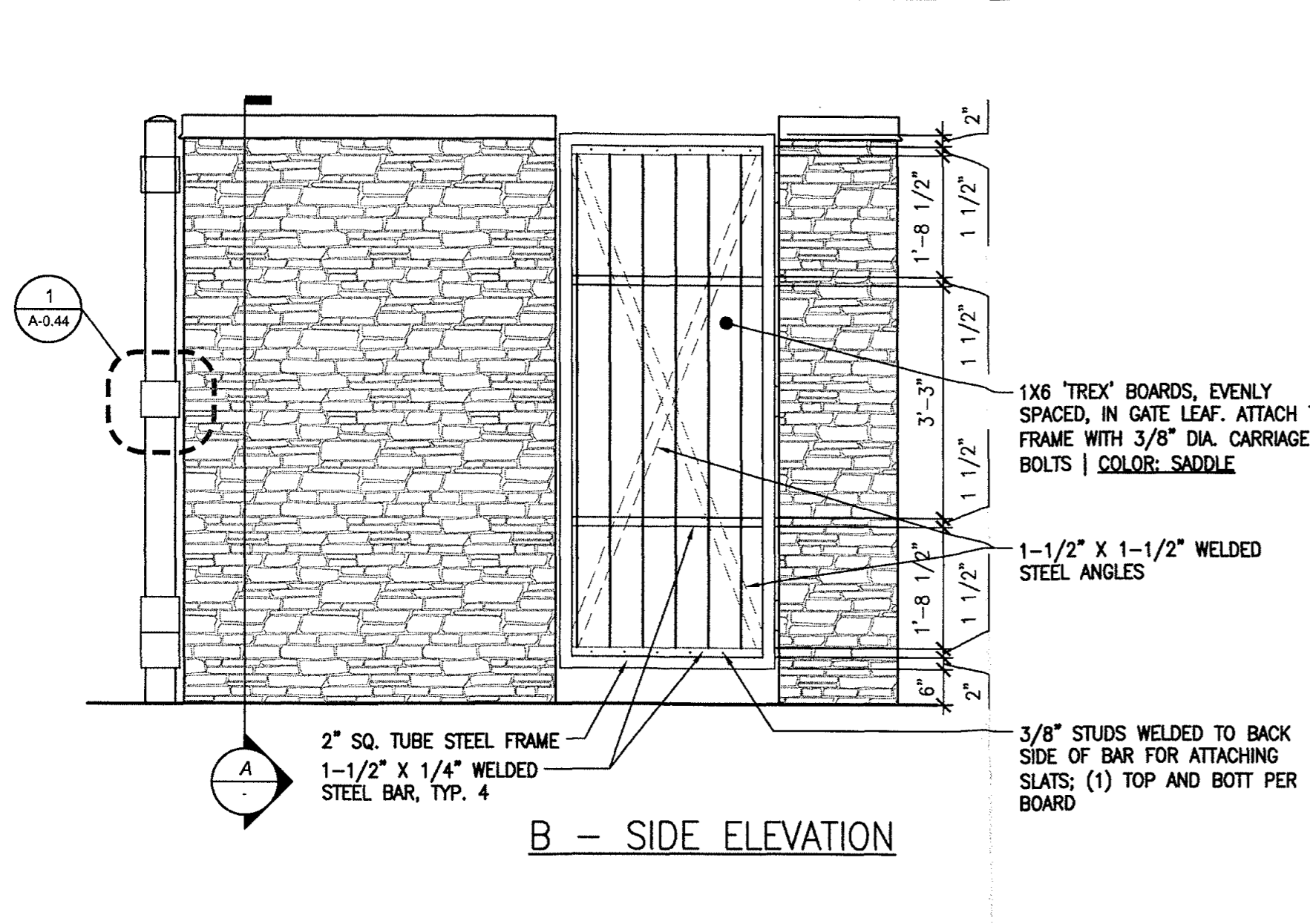
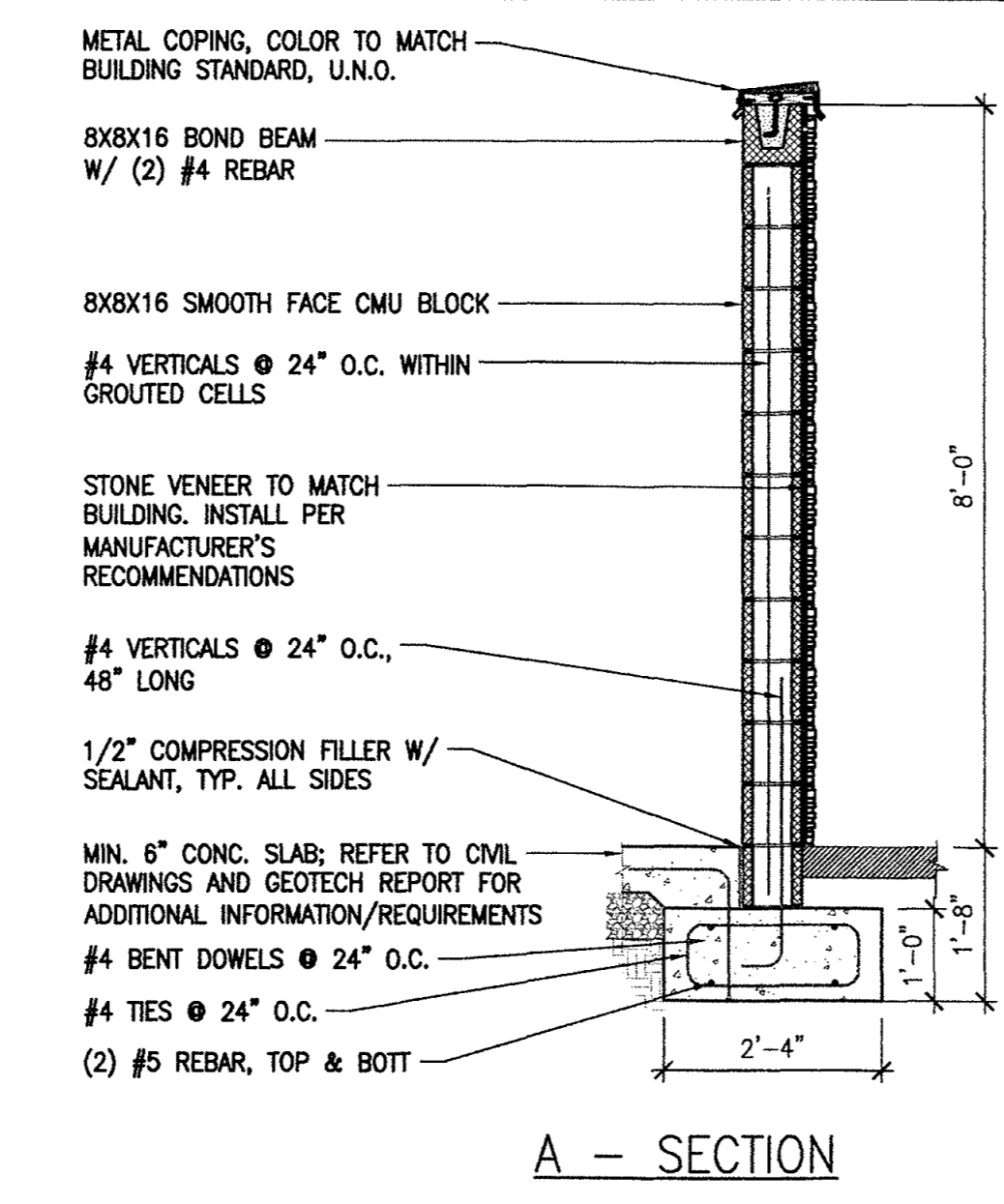
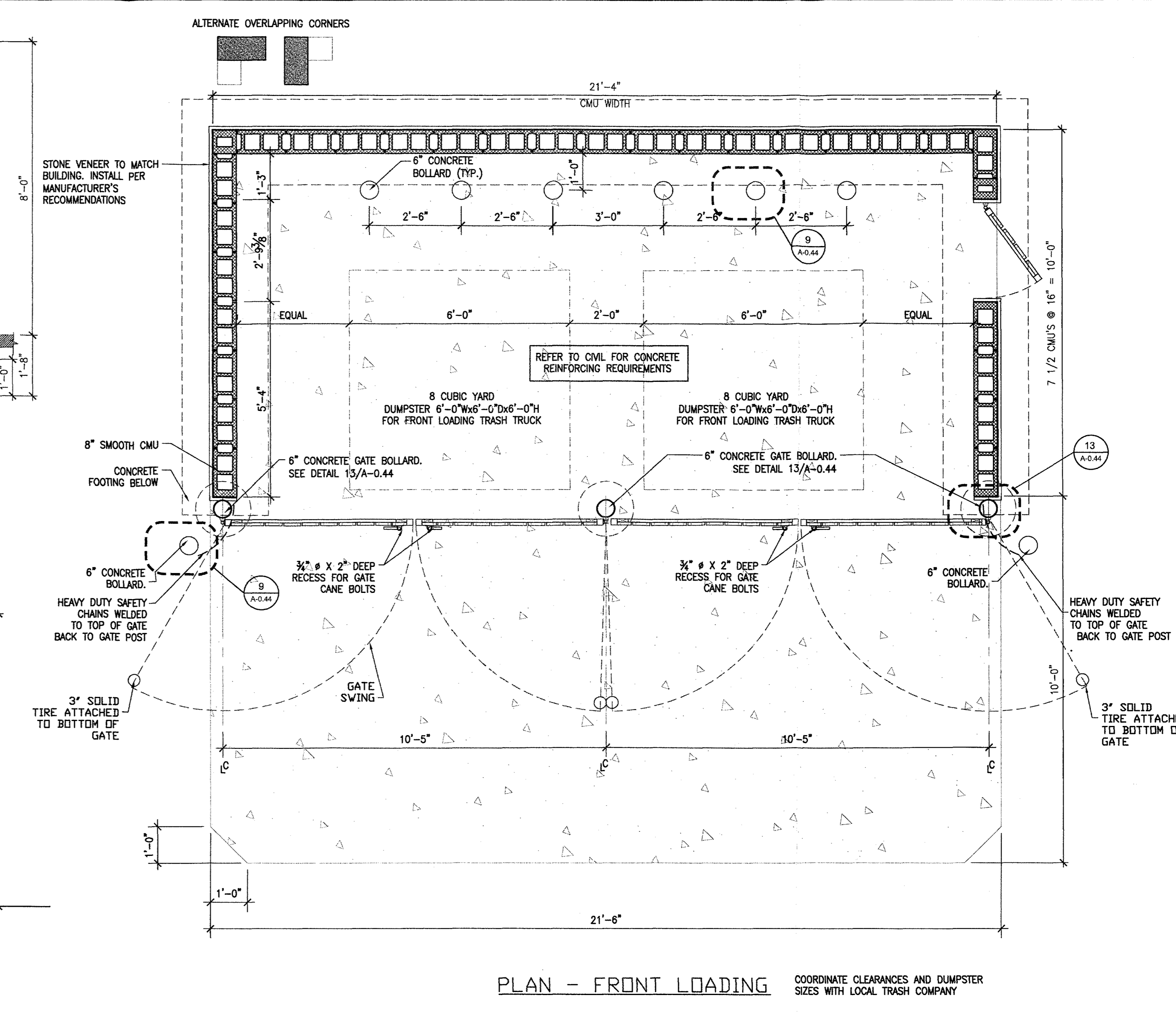


Consultant: Copyright Placeholder

No.	Description	Date

ARCHITECTURAL SITE DETAILS

Project Number: 160473
Sheet Number: **SP-3.0**
Drawn By: MH
Issue Date: 11.21.2016
DPM: JUSTIN K. DIV: IAN O. GPM: GREG J.



NOTE: ALL METAL COMPONENTS SHALL BE PRIMED & PAINTED BLACK.

11/21/2016 5:55 PM

2" SQ. TUBE STEEL FRAME
1-1/2" X 1/4" WELDED STEEL BAR
3/8" STUDS WELDED TO BACK SIDE OF BAR FOR ATTACHING SLATS; (1) TOP & BOT PER BOARD

HEAVY DUTY SAFETY CHAIN; WELD TO TOP OF GATE TO GATE POST

1-1/2" X 1-1/2" WELDED STEEL ANGLES

5" WELD-ON BARREL HINGE, 600 LB CAPACITY - 10FT GATE | ITEM #3HBS | CENTRAL STEEL & SUPPLY, TYP. 3.

1X6 "TREX" BOARDS, EVENLY SPACED, IN GATE LEAF. ATTACH TO FRAME WITH 3/8" DIA. CARRIAGE BOLTS | COLOR: SADDLE

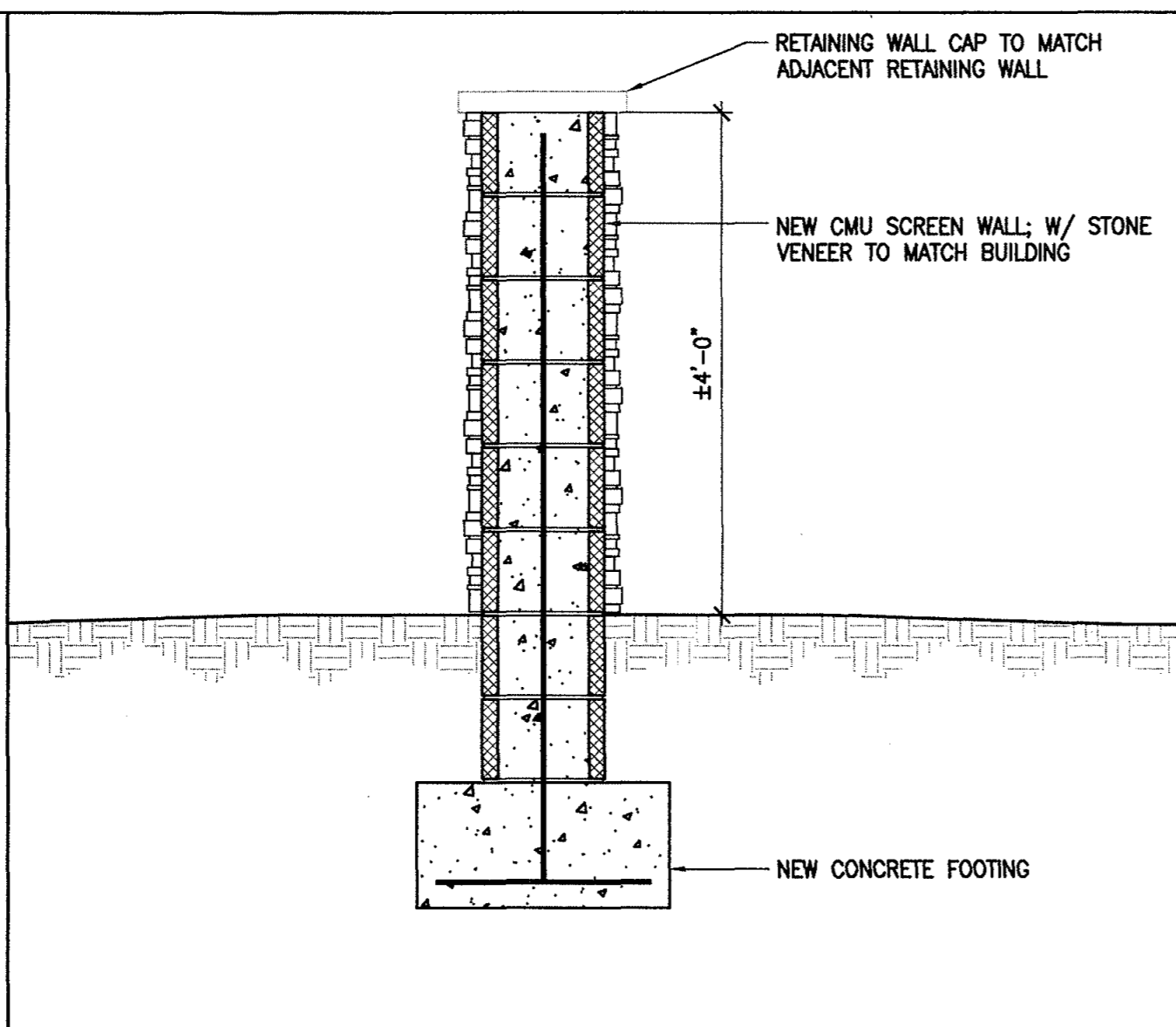
6" CONCRETE PIPE BOLLARD; REFER TO DETAIL 13 (THIS SHEET)

1-1/2" X 1/4" WELDED STEEL BAR

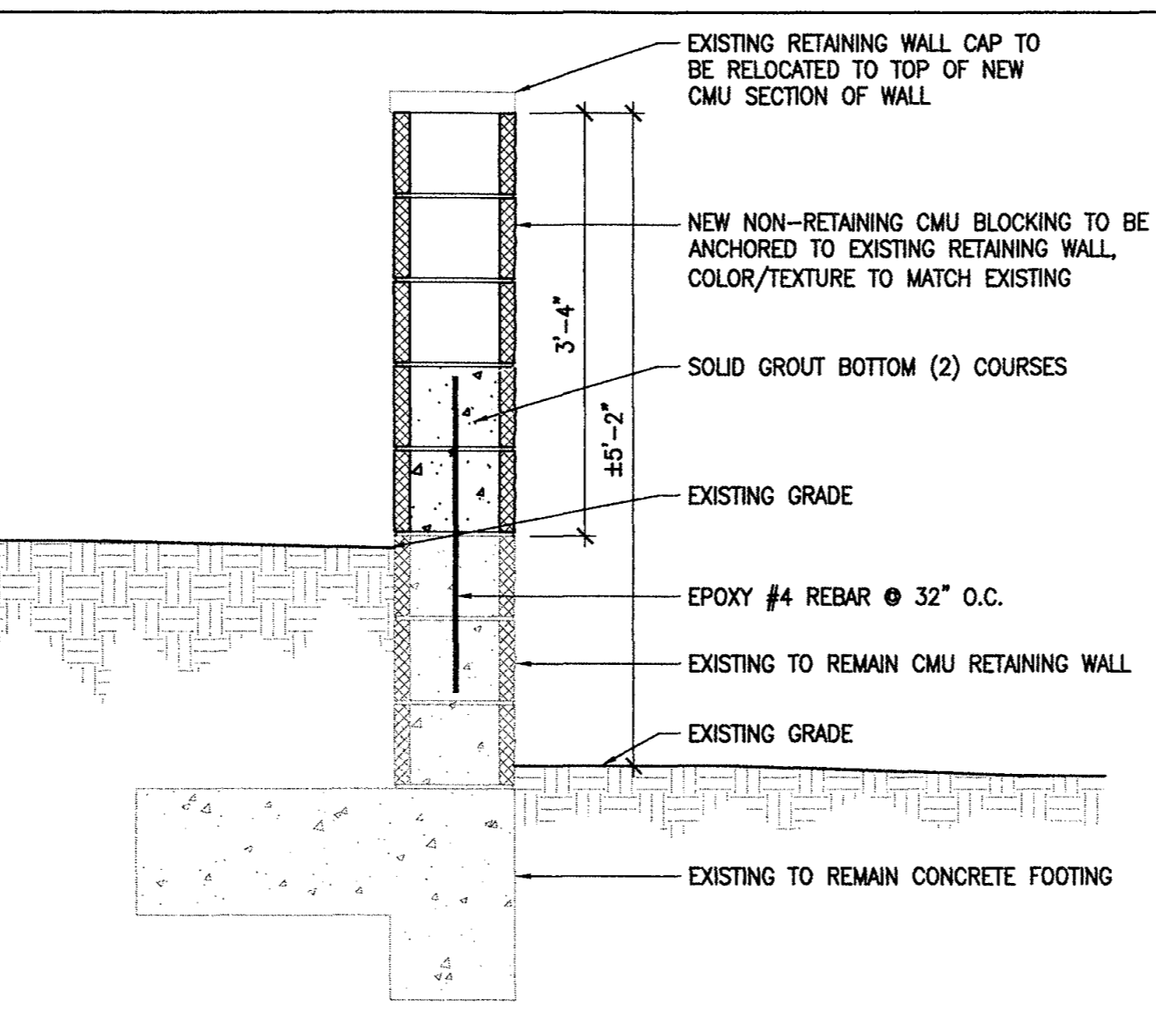
3/8" STUDS WELDED TO BACK SIDE OF BAR FOR ATTACHING SLATS; (1) TOP & BOT PER BOARD

18" DIA. X 48" CONCRETE FOOTING

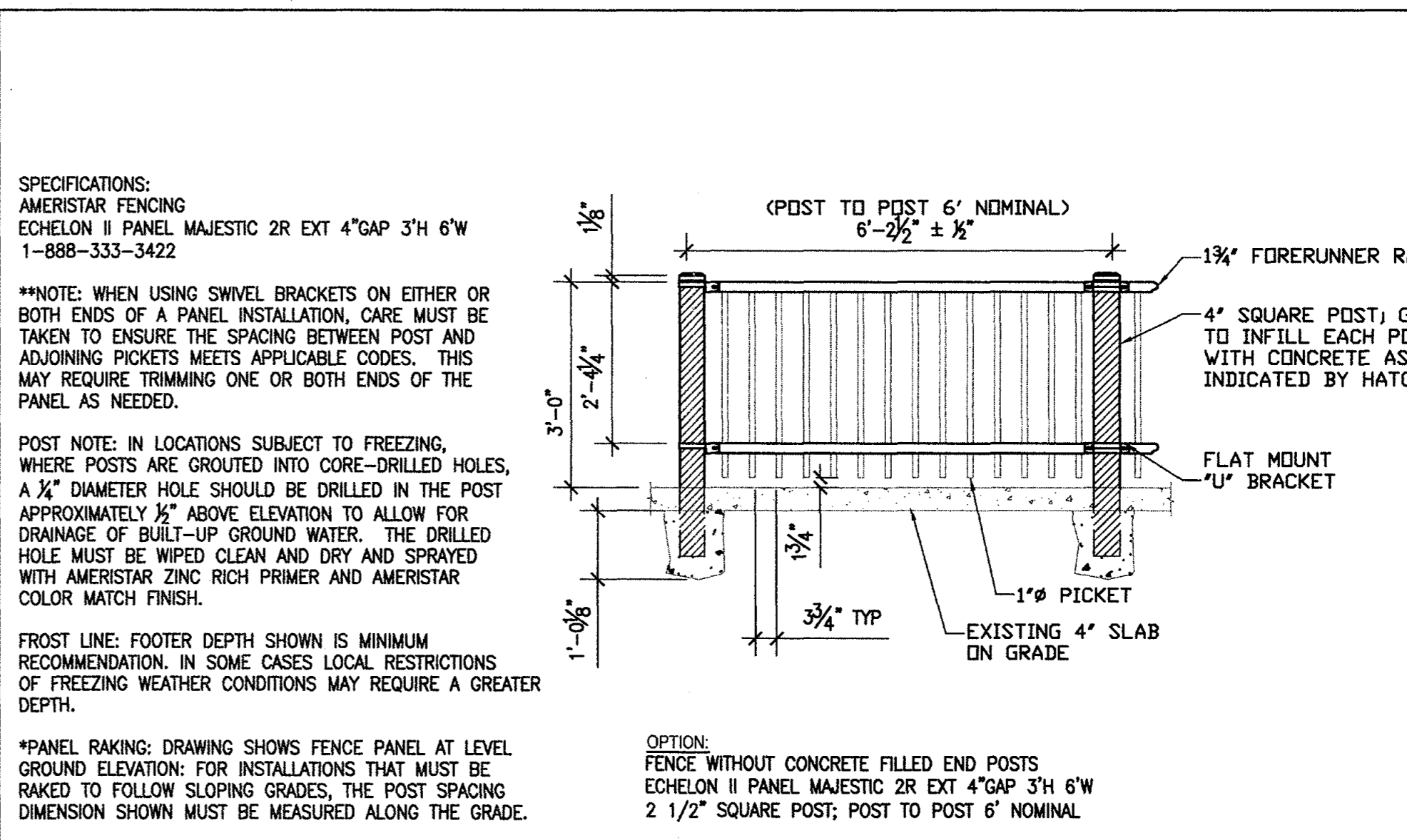
24 TRASH & RECYCLE ENCLOSURE DETAILS
SCALE: 1/2" = 1'-0"



24 NEW SCREEN WALL DETAIL
SCALE: 3/4" = 1'-0"



20 BUILT-UP RETAINING WALL DETAIL
SCALE: 3/4" = 1'-0"



6 PATIO RAILING DETAIL
SCALE: 1/2" = 1'-0"

SPECIFICATIONS:
AMERISTAR FENCING
ECHOLON II PANEL MAJESTIC 2R EXT 4" GAP 3'H 6'W
1-888-333-3422

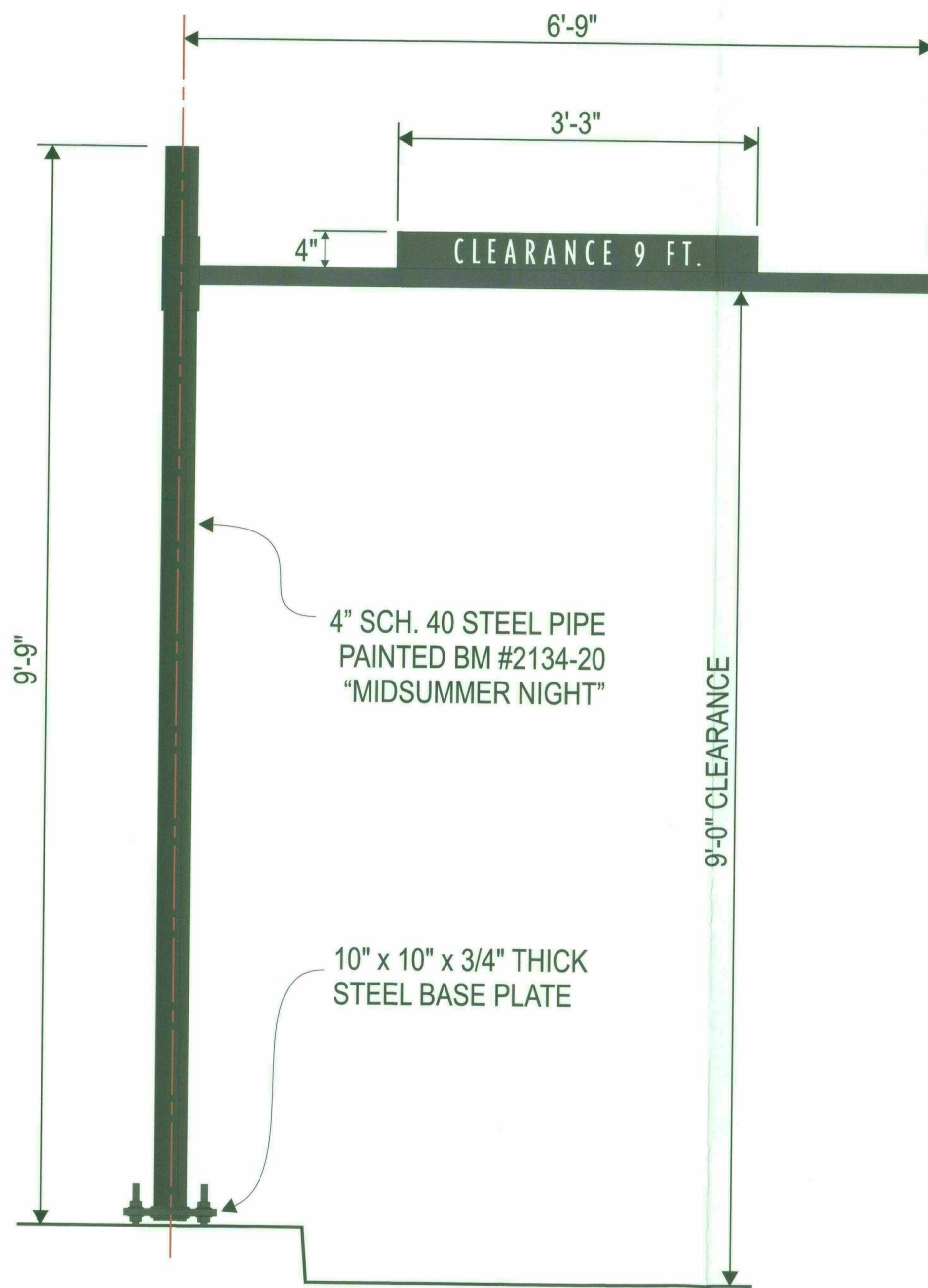
**NOTE: WHEN USING SWIVEL BRACKETS ON EITHER OR BOTH ENDS OF A PANEL INSTALLATION, CARE MUST BE TAKEN TO ENSURE THE SPACING BETWEEN POST AND ADJOINING PICKETS MEETS APPLICABLE CODES. THIS MAY REQUIRE TRIMMING ONE OR BOTH ENDS OF THE PANEL AS NEEDED.

POST NOTE: IN LOCATIONS SUBJECT TO FREEZING, WHERE POSTS ARE GROUTED INTO CORE-DRILLED HOLES, A 1/2" DIAMETER HOLE SHOULD BE DRILLED IN THE POST APPROXIMATELY 1/2" ABOVE ELEVATION TO ALLOW FOR DRAINAGE OF BUILT-UP GROUND WATER. THE DRILLED HOLE MUST BE WIPED CLEAN AND DRY AND SPRAYED WITH AMERISTAR ZINC RICH PRIMER AND AMERISTAR COLOR MATCH FINISH.

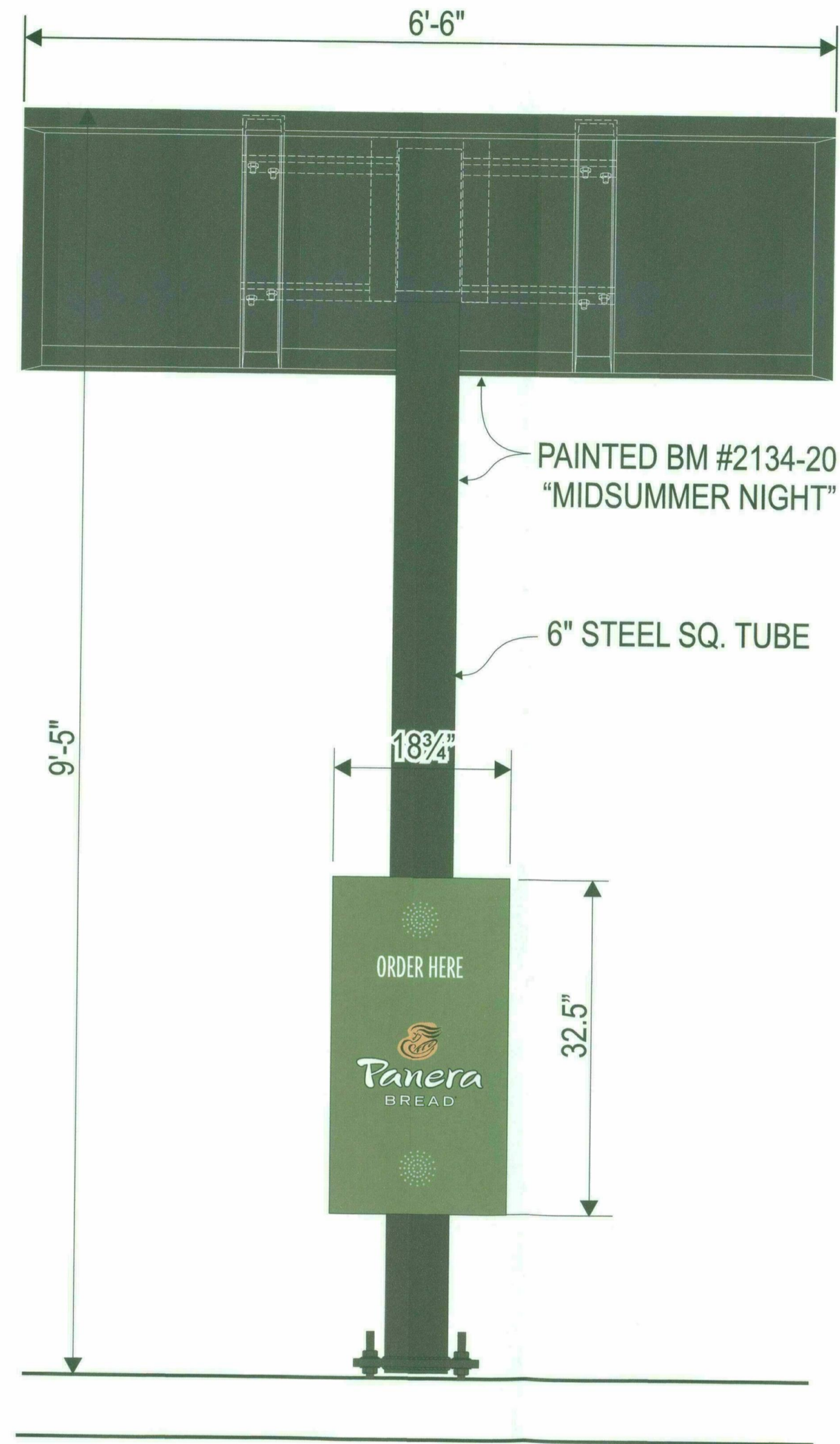
FROST LINE: FOOTER DEPTH SHOWN IS MINIMUM RECOMMENDATION. IN SOME CASES LOCAL RESTRICTIONS OF FREEZING WEATHER CONDITIONS MAY REQUIRE A GREATER DEPTH.

*PANEL RAKING: DRAWING SHOWS FENCE PANEL AT LEVEL GROUND ELEVATION. FOR INSTALLATIONS THAT MUST BE RAKED TO FOLLOW SLOPING GRADES, THE POST SPACING DIMENSION SHOWN MUST BE MEASURED ALONG THE GRADE.

OPTION:
FENCE WITHOUT CONCRETE FILLED END POSTS
ECHOLON II PANEL MAJESTIC 2R EXT 4" GAP 3'H 6'W
2 1/2" SQUARE POST; POST TO POST 6' NOMINAL



D/T HEIGHT CLEARANCE BAR
1/2" = 1'-0"



D/T CANOPY ELEVATION
1/2" = 1'-0"



PREVIEW BOARD ELEVATION

1/2" = 1'-0"

21.97 sq.ft.

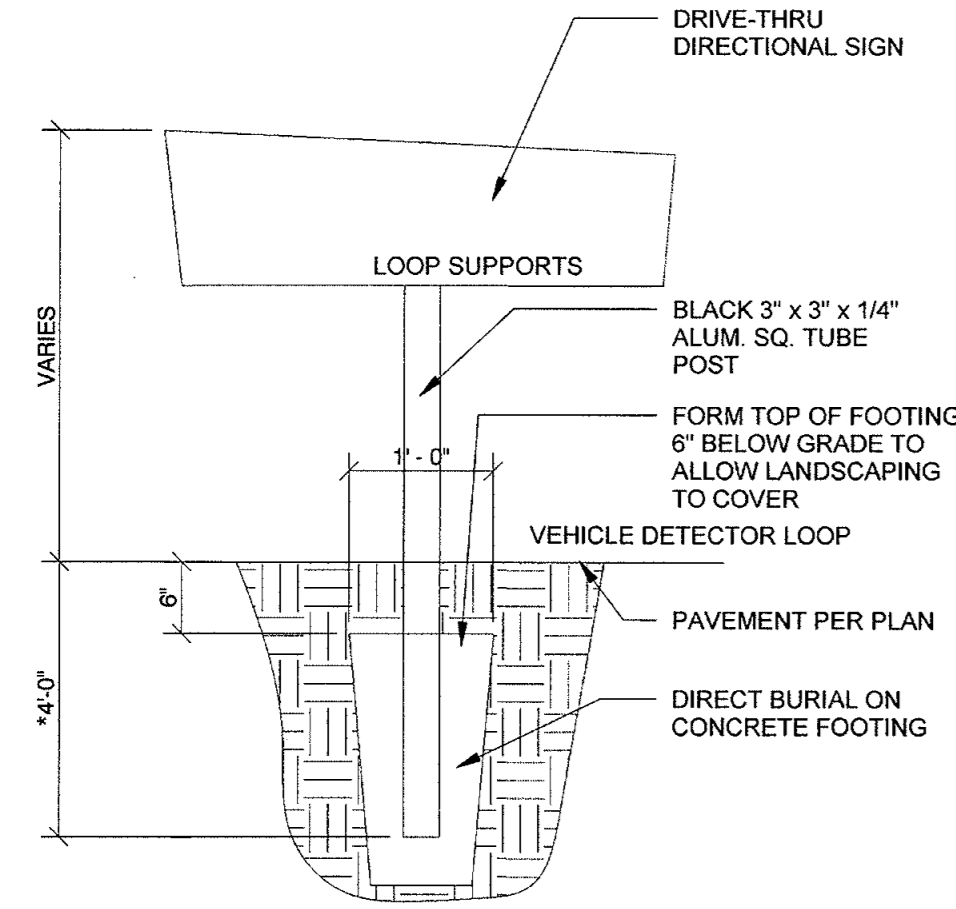


MENU BOARD ELEVATION

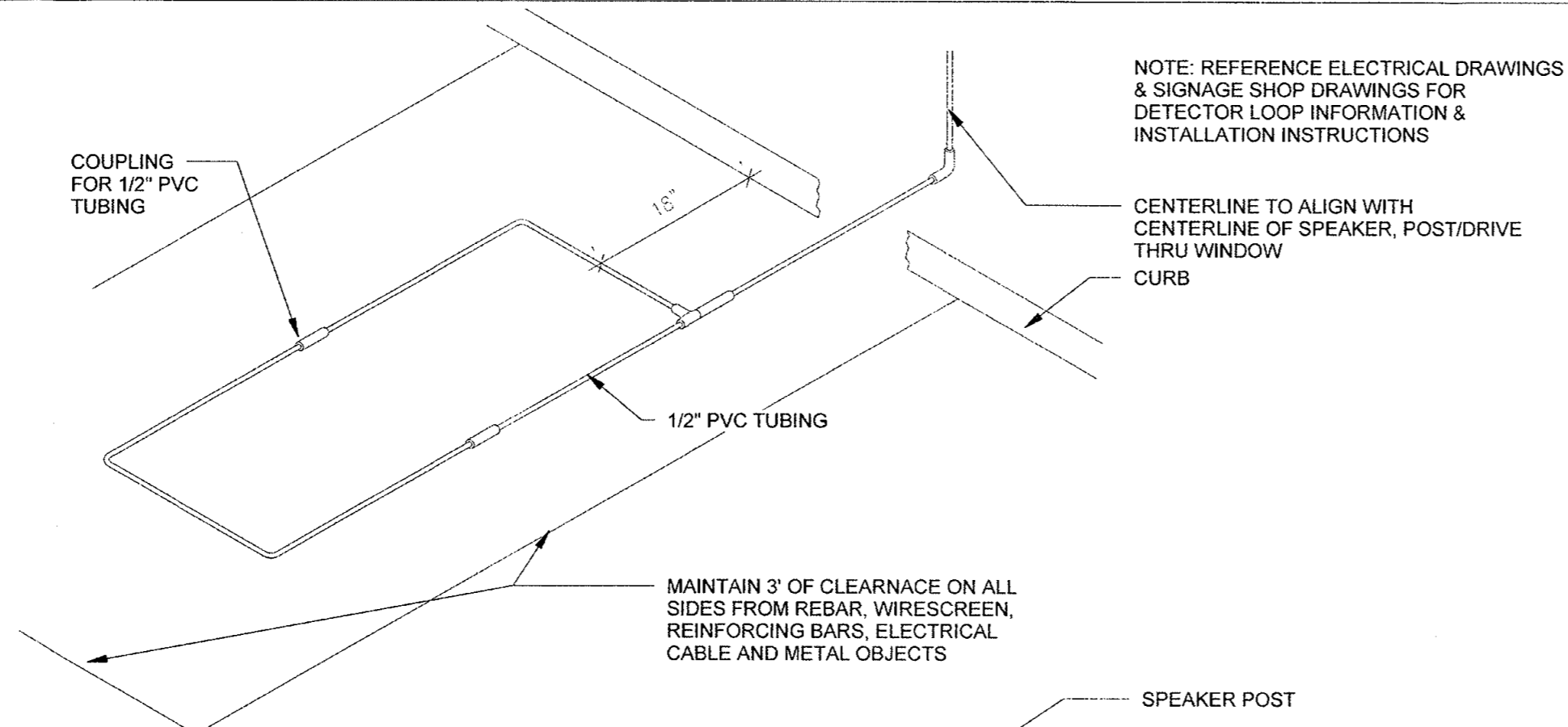
1/2" = 1'-0"

34.98 sq.ft.

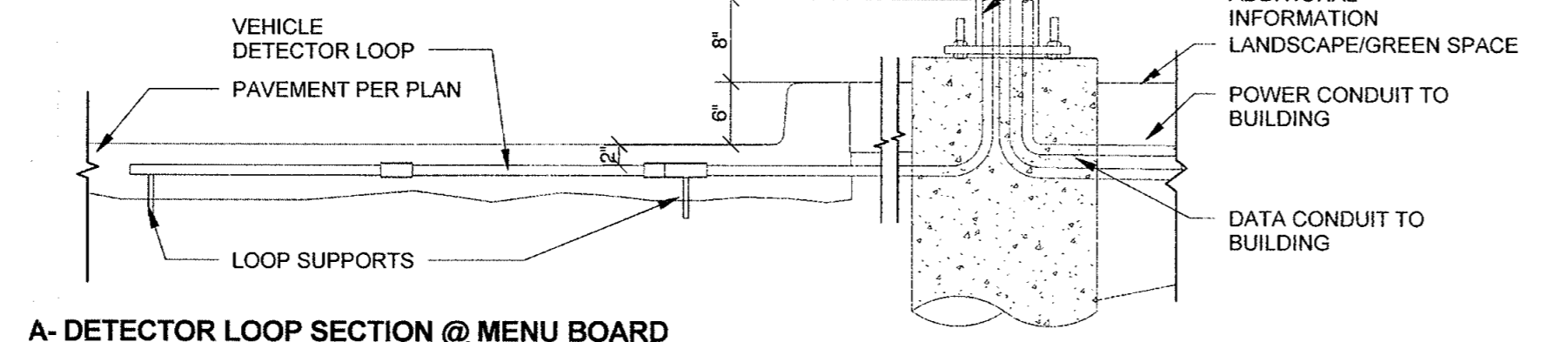
11/22/2016 8:13:30 PM



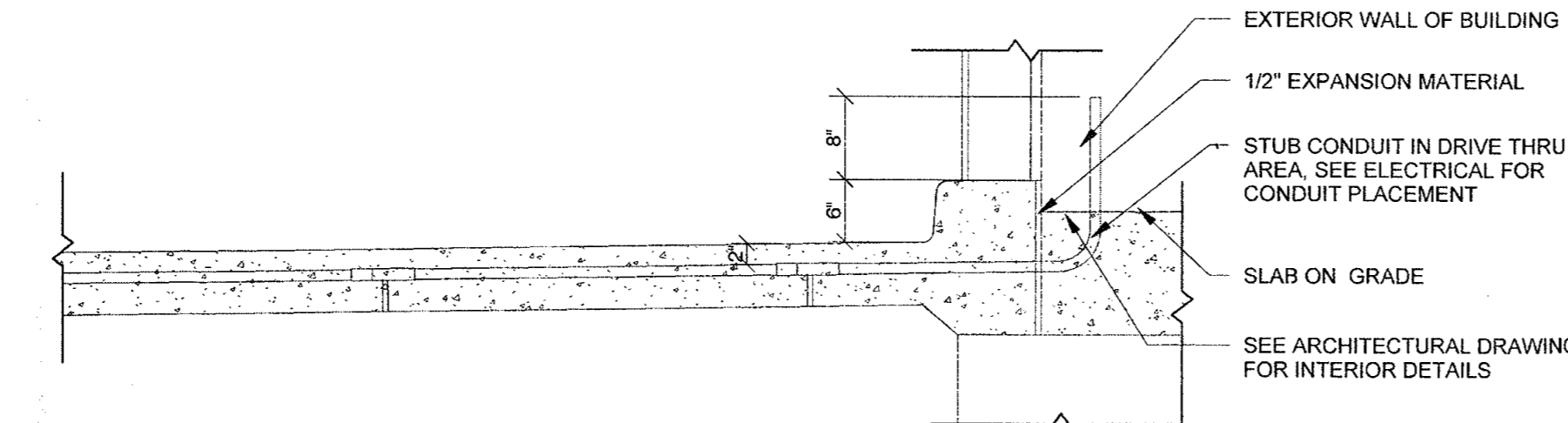
22 DIRECTIONAL SIGN FOUNDATION DETAIL
3/4" = 1'-0"



DETECTOR LOOP PALM DETAIL

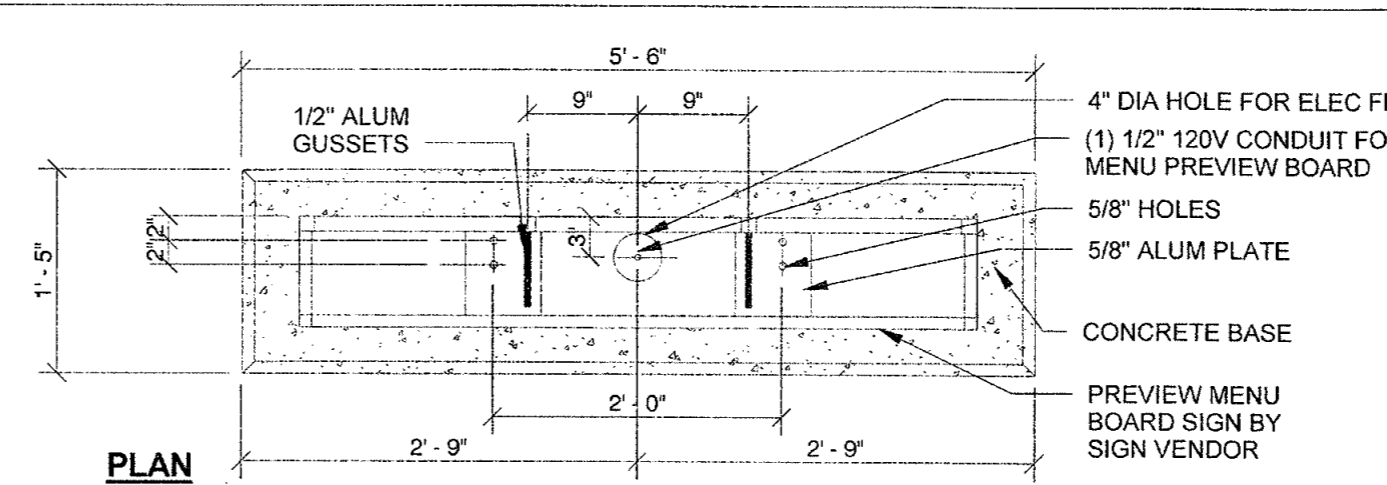


A- DETECTOR LOOP SECTION @ MENU BOARD

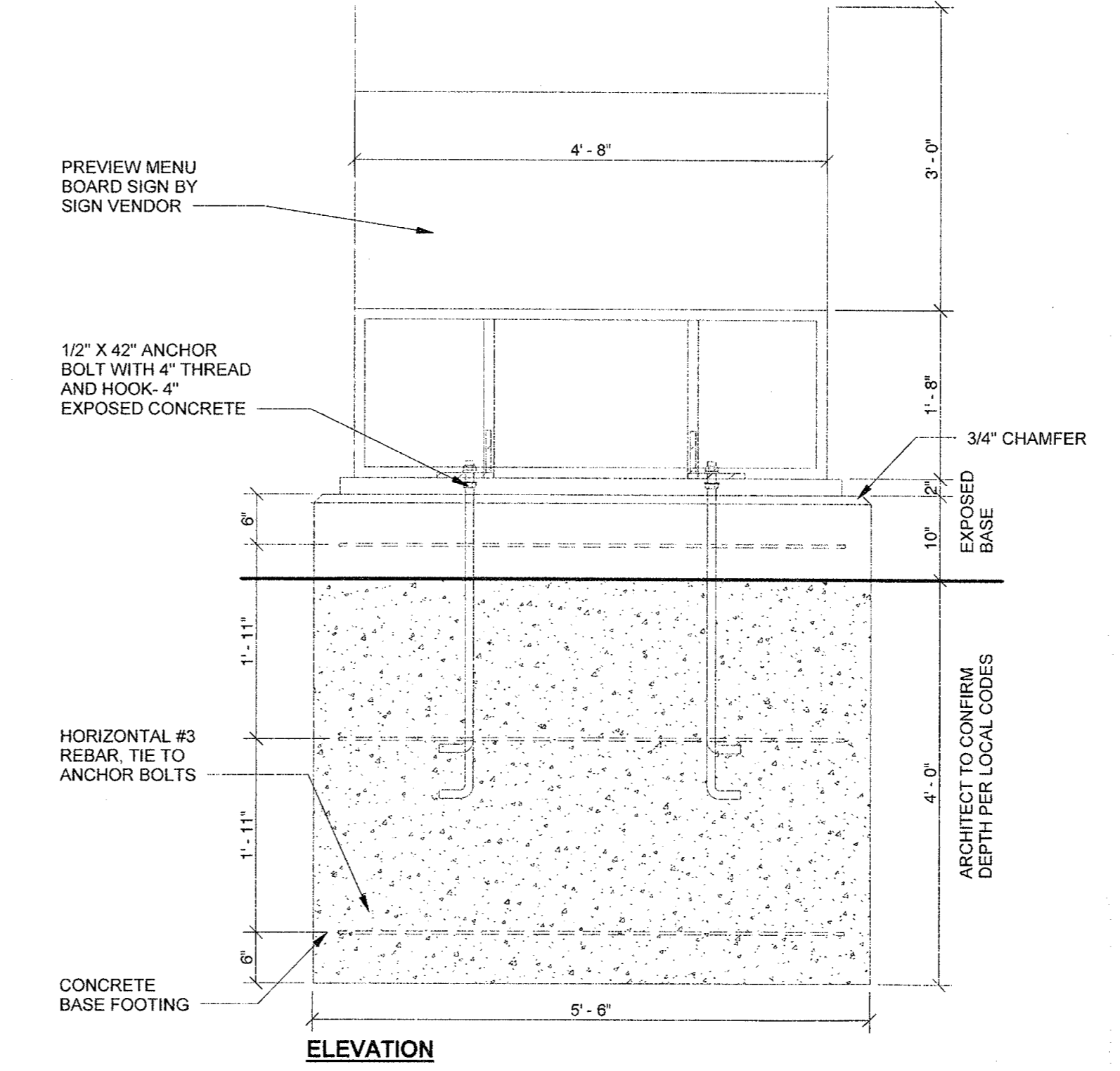


B- DETECTOR LOOP SECTION @ DRIVE THRU WINDOW

18 SECTION DETAILS @ DETECTOR LOOP IN CONCRETE PAD
3/4" = 1'-0"

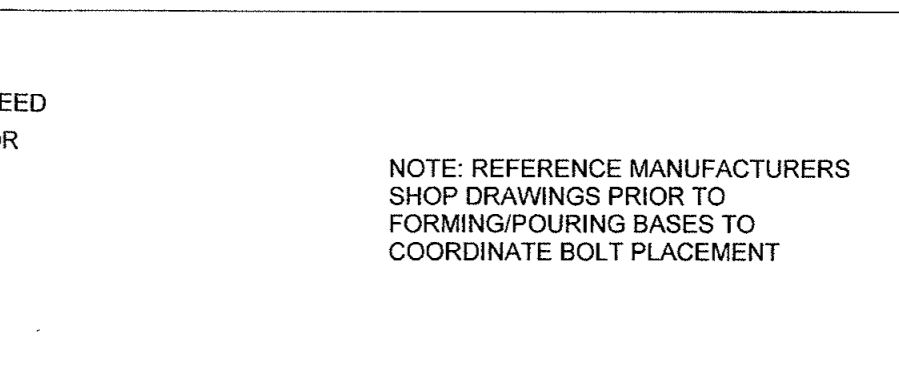


PLAN



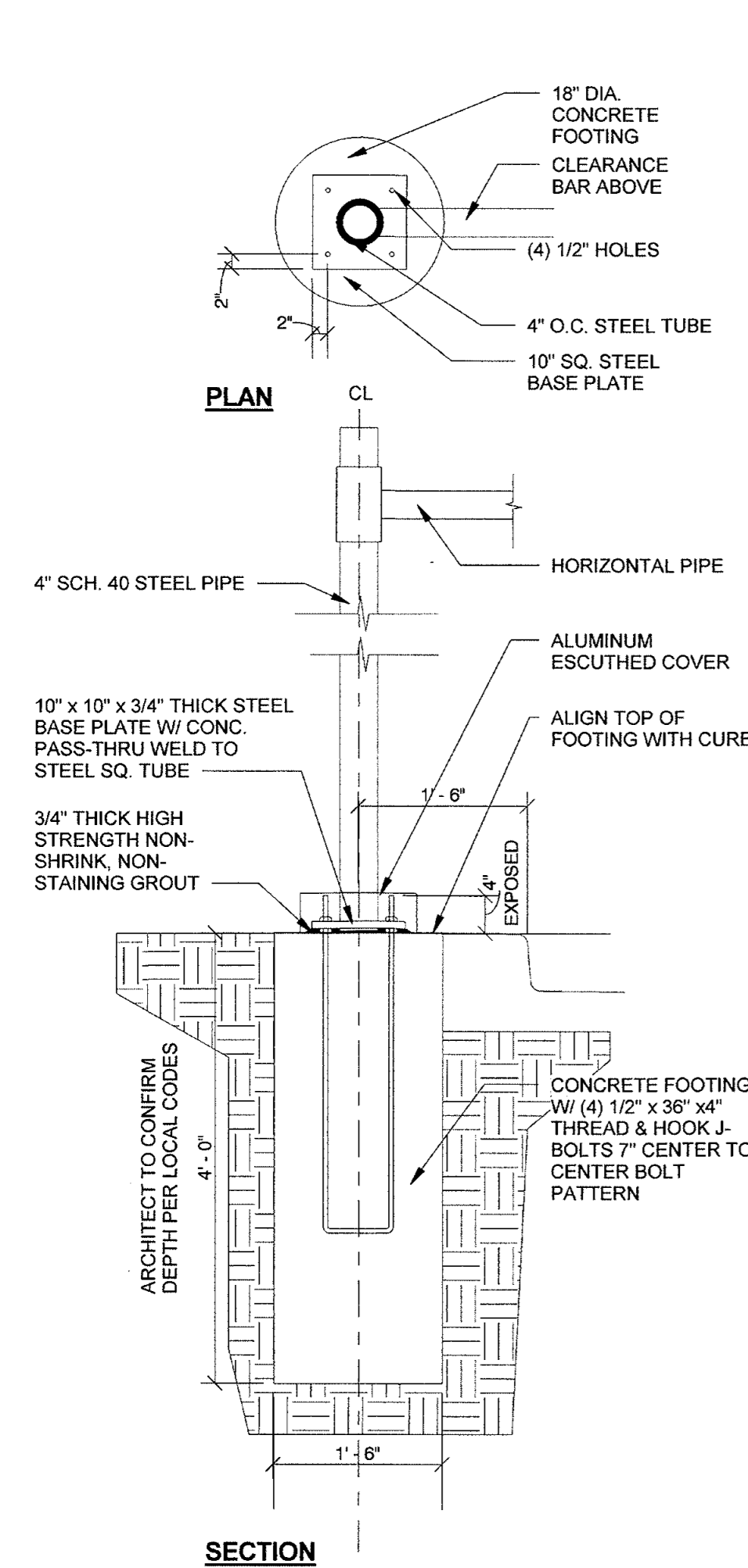
ELEVATION

6 PREVIEW BOARD FOUNDATION ELEVATION DETAIL
3/4" = 1'-0"



SECTION

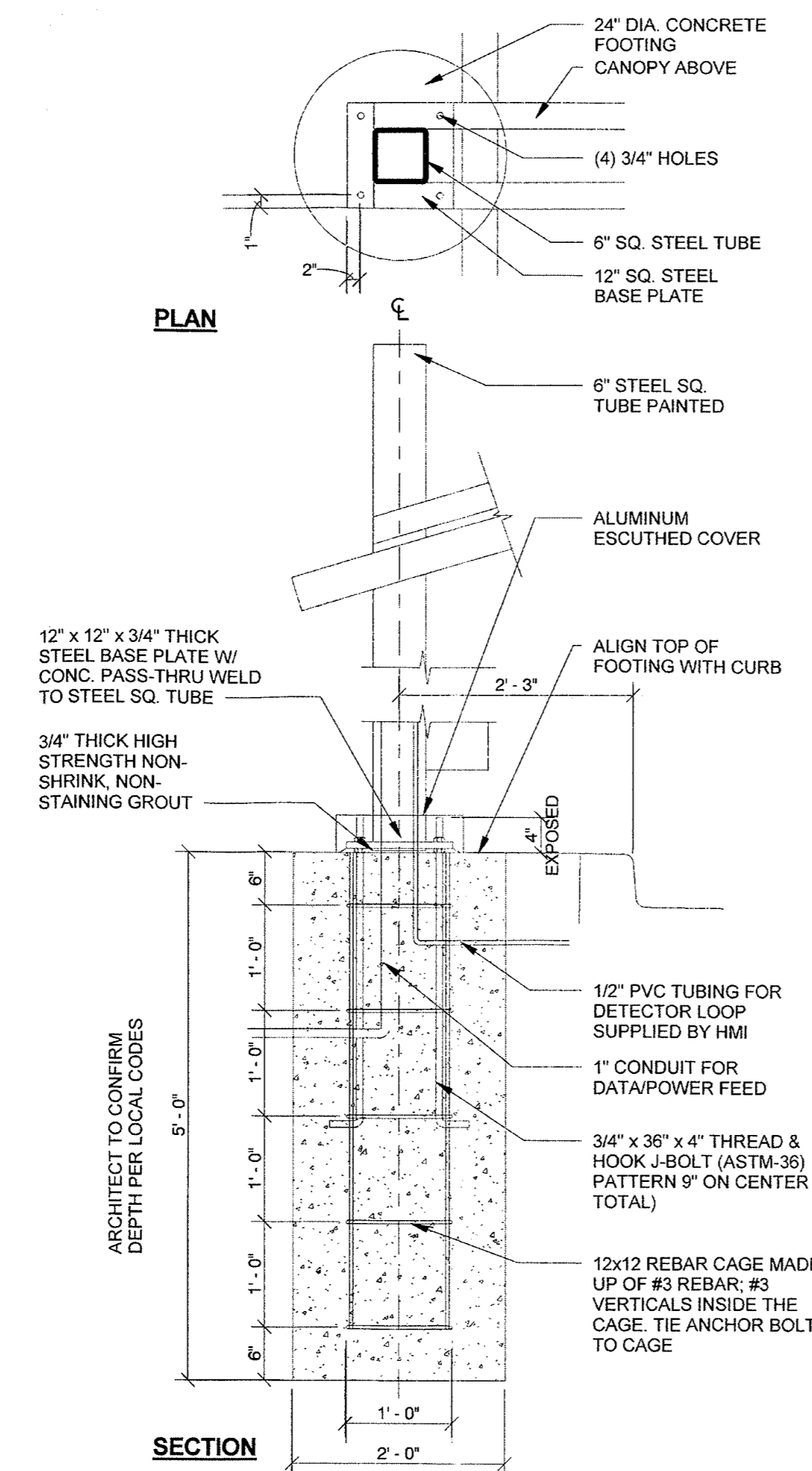
NOTE: REFERENCE MANUFACTURERS SHOP DRAWINGS PRIOR TO FORMING/POURING BASES TO COORDINATE BOLT PLACEMENT



PLAN

SECTION

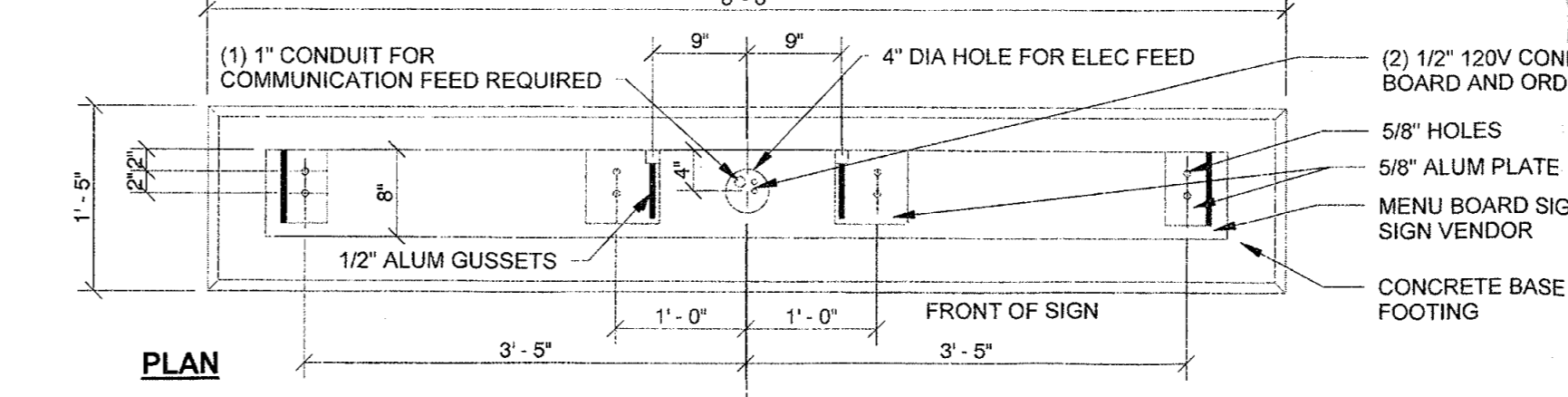
24 FOUNDATION DETAIL @ CLEARANCE BAR
3/4" = 1'-0"



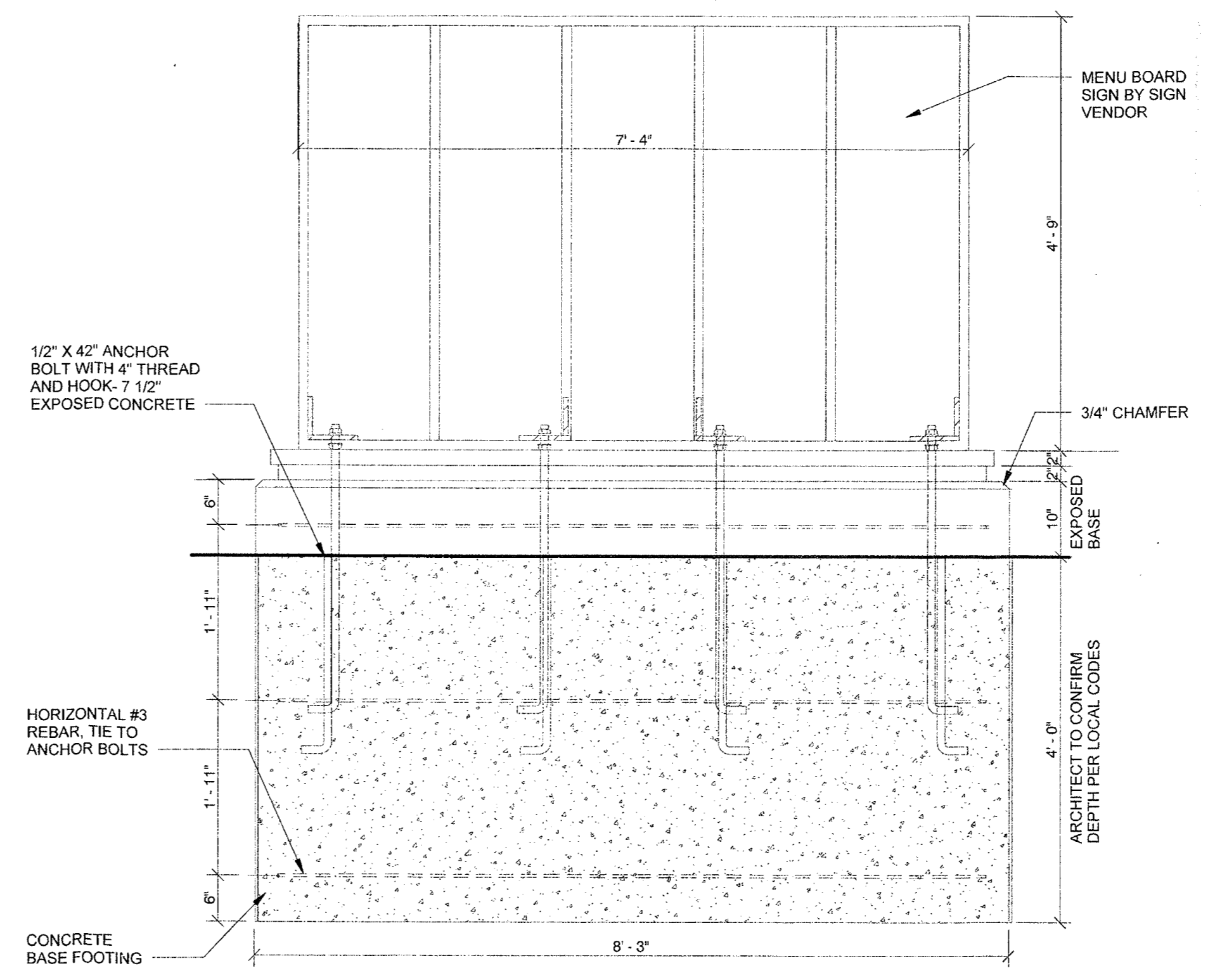
PLAN

SECTION

20 FOUNDATION DETAIL @ CANOPY
3/4" = 1'-0"

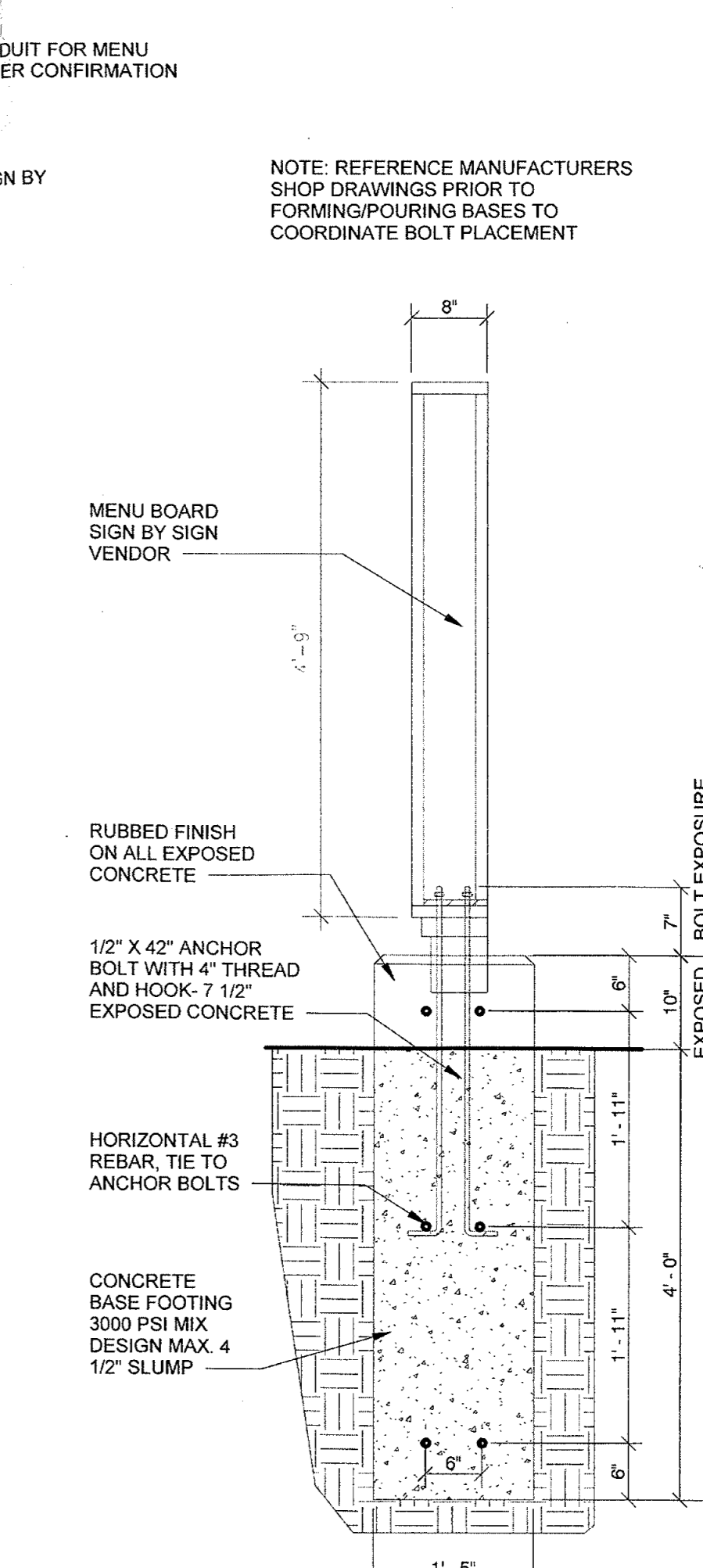


PLAN



ELEVATION

8 MENU SIGN FOUNDATION ELEVATION DETAIL
3/4" = 1'-0"



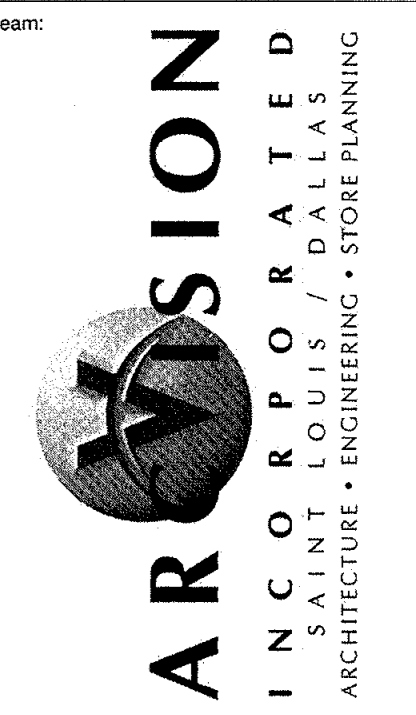
SECTION

NOTE: REFERENCE MANUFACTURERS SHOP DRAWINGS PRIOR TO FORMING/POURING BASES TO COORDINATE BOLT PLACEMENT

Bakery-Cafe:

#1908

Project Team:



Professional Seal:

Project Title:

Bakery Cafe #1908
14826 N. PIMA RD
SCOTTSDALE, AZ 85255



Consultant Copyright Placeholder

No.	Description	Date

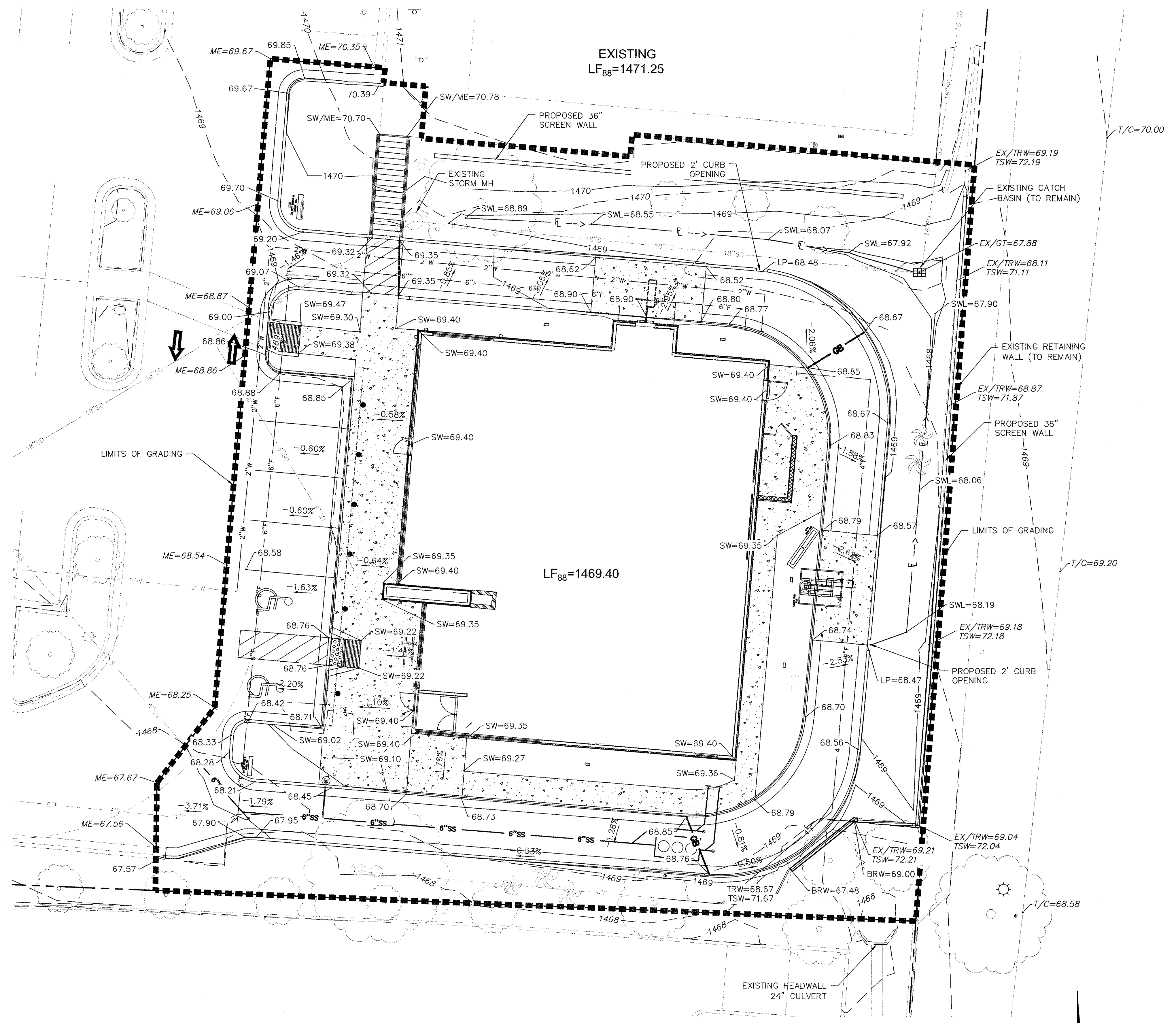
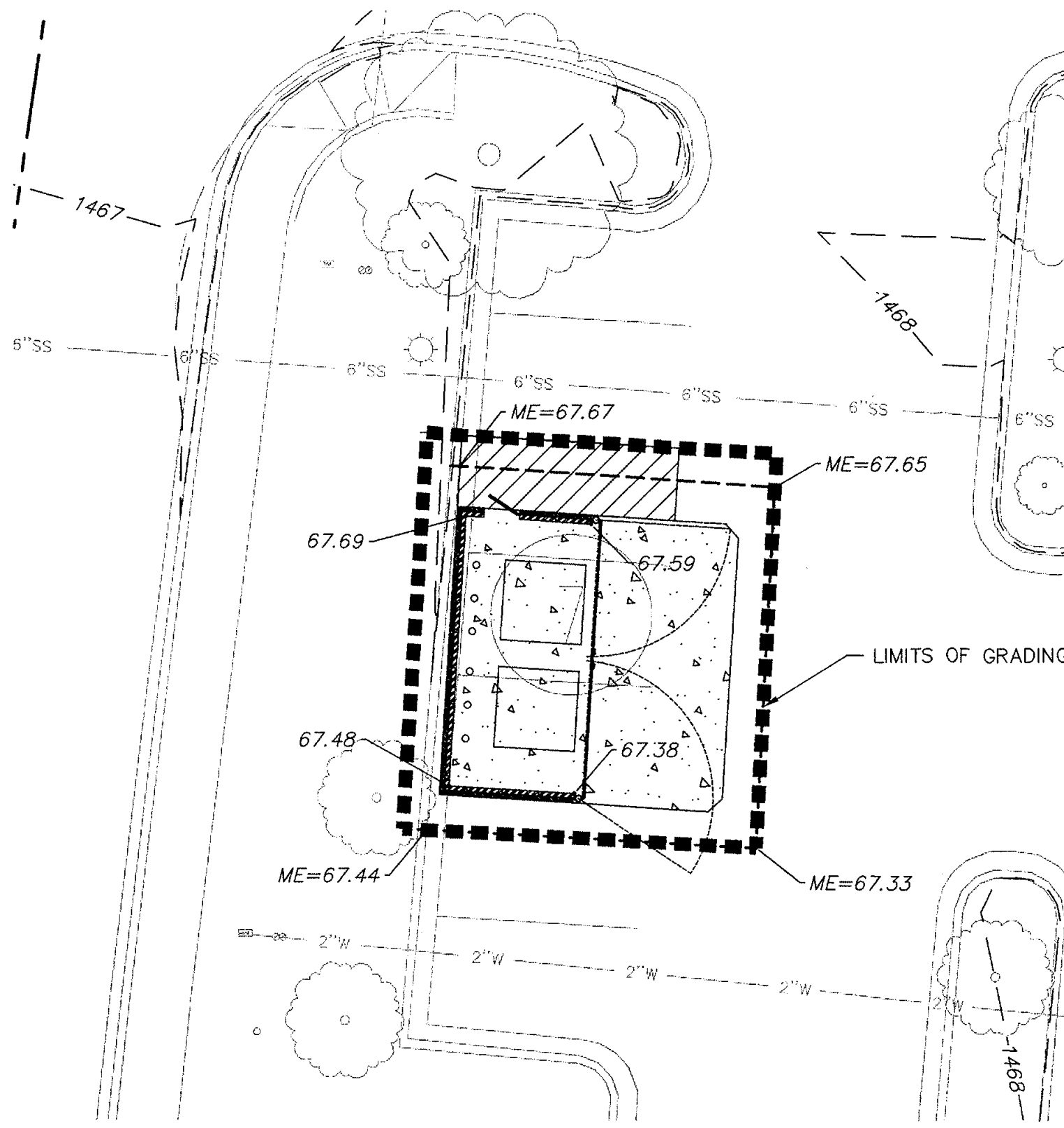
DRIVE-THRU SIGNAGE DETAILS

Project Number: 160473
Sheet Number: A013
Drawn By: CAC
Issue Date: 10.19.2016
DPM: JUSTIN K. IAN O. GREG J.
DM: IAN O.
CPM: GREG J.

38-DR-2016 11/23/2016

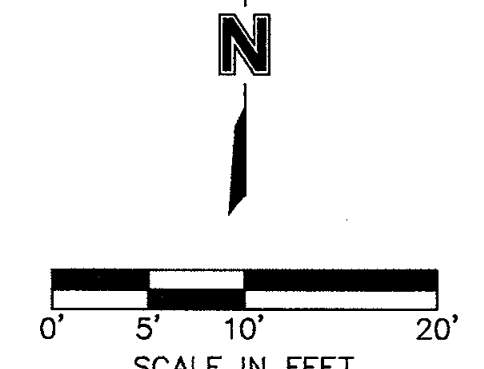
PRELIMINARY GRADING PLAN FOR PANERA CAFE

PART OF THE SOUTHEAST QUARTER OF SECTION 1, AND THE NORTH EAST QUARTER OF SECTION 12,
TOWNSHIP 3 NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



FLOOD INSURANCE RATE MAP INFORMATION					
COMMUNITY NUMBER	PANEL NUMBER (DATE)	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASED FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
445012	1760 10/16/2013	L	10/16/2013	X	N/A

ZONE X AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

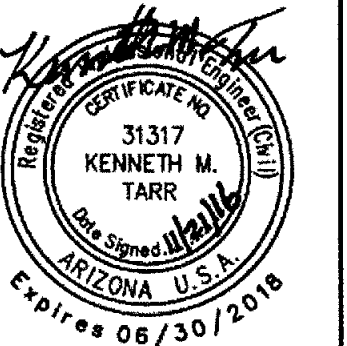


DWG: F:\2016\0501-1000\016-0804\40-Design\AutoCAD\Final Plans\Sheets\C_GRD_060804.dwg USER: svossler
 DATE: Nov 21, 2016 2:36pm XREFS: C:\PBASE_060804 A_PBLDG_060804 R1 C_PBASE_060804 C_PIBLK_060804 C_FCFSF_060804



NOTES:
1. SOME ELEVATIONS ARE SHORTENED FOR CLARITY, REMOVING THE THOUSANDS AND HUNDREDS VALUES.

OLSSON ASSOCIATES
 7250 North 16th Street, Suite 210
 Phoenix, AZ 85025-5822
 TEL: 602.748.1000
 FAX: 602.748.1001
 www.olssonassociates.com



OLSSON ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

REV. NO.	DATE	REVISIONS DESCRIPTION

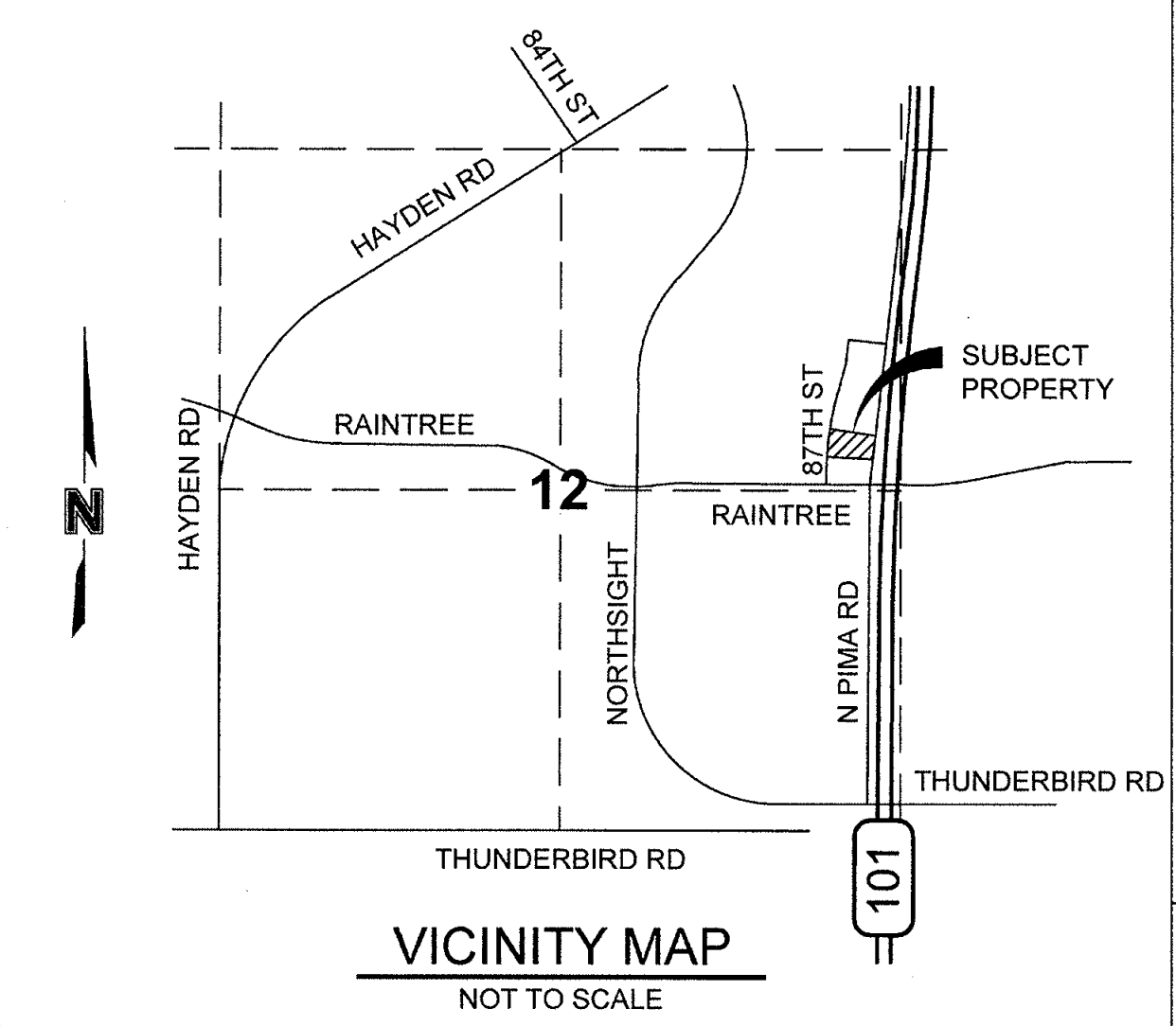
GRADING PLAN
 PANERA BREAD CAFE
 14826 N. PIMA ROAD
 SCOTTSDALE, ARIZONA 85255
 2016

drawn by: SS
 designed by: EW
 checked by: KT
 QA/QC by: EW
 project no.: 016-0804
 date: 11/21/16

SHEET C201

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER
 SCU BRONCOS, LLC
 AN ARIZONA LIMITED LIABILITY COMPANY

- REFERENCE DOCUMENTS**
- TITLE REPORT NCS-799833-PHX1
 - DEED #2007-1042725, MCR
 - DEED #2007-0900540, MCR
 - BK 315, PG 15, MCR
 - GDACS BK 763, PG 38, MCR

BENCHMARK
 1" METAL ROD, 0.4" DOWN, NO TAG, LOCATED AT THE NORTH QUARTER CORNER OF SECTION 12, BEING 118' SOUTHWEST OF THE CENTERLINE OF 84TH STREET AND 53' NORTHWEST OF THE CENTERLINE OF HAYDEN ROAD.
NAVD 88' ELEVATION = 1487.00'

- SURVEYOR'S NOTES:**
- THIS SURVEY IS BASED UPON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-799833-PHX1, EFFECTIVE 06/21/2016 AT 7:30AM.
 - ALL BEARINGS AND DISTANCES REPORTED ON THIS SURVEY ARE MEASURED TO THE MONUMENTS FOUND OR SET AS SHOWN, UNLESS OTHERWISE NOTED.
 - THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'X' BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 04013C1760L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 045012, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
 - NO CURRENT ZONING CLASSIFICATION OR SETBACK REQUIREMENTS WERE PROVIDED BY THE INSURER
 - NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS DURING THIS FIELD SURVEY.
 - NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL DURING THIS FIELD SURVEY.
 - NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

BASIS OF BEARING
 S00°07'35"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, AS MEASURED BETWEEN AN ARIZONA DEPARTMENT OF TRANSPORTATION ALUMINUM CAP AT THE NORTHEAST CORNER OF SAID SECTION 12, AND AN ARIZONA DEPARTMENT OF TRANSPORTATION ALUMINUM CAP, 55.00 FEET SOUTH OF THE EAST QUARTER CORNER OF SAID SECTION 12, USING GLOBAL POSITIONING SYSTEMS.

SURVEYOR'S CERTIFICATION:
 TO: SCU BRONCOS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,
 THE CITY OF SCOTTSDALE,
 FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 7a, 8, 9, 11, 13 & 16 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 27, 2015.

R. Reece Henry, RLS #49097



38-DR-2016
 08/08/16

SCHEDULE B EXCEPTIONS:

- TAXES FOR THE FULL YEAR OF 2016. (THE FIRST HALF IS DUE OCTOBER 1, 2016 AND IS DELINQUENT NOVEMBER 1, 2016. THE SECOND HALF IS DUE MARCH 1, 2017 AND IS DELINQUENT MAY 1, 2017.)
- RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF NORTHSIGHT II, AS RECORDED IN PLAT BOOK 315 OF MAPS, PAGE(S) 15 AND THE AFFIDAVIT OF CORRECTION RECORDED JUNE 28, 1988 AS 88-312897 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
SURVEYOR'S NOTE: ITEM IS LEGAL IN NATURE AND NOT PLOTTABLE. NO EASEMENTS SHOWN ON THE PLAT OF NORTHSIGHT II EFFECT THE SUBJECT PROPERTY. AFFIDAVIT OF CORRECTION DOES NOT AFFECT SUBJECT PROPERTY.
- ALL MATTERS AS SET FORTH IN PLAT, RECORDED AS 583 OF MAPS, PAGE 23.
SURVEYOR'S NOTE: ITEM AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.
- THE RIGHT OF THE STATE OF ARIZONA TO PROHIBIT, LIMIT AND CONTROL ACCESS TO THE LIMITED ACCESS HIGHWAY AS SET FORTH IN INSTRUMENT RECORDED IN 2001-1004543 OF OFFICIAL RECORDS.
SURVEYOR'S NOTE: ITEM AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.
- AN EASEMENT FOR PUBLIC UTILITIES, AND RIGHTS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2002-1379338 OF OFFICIAL RECORDS AND RE-RECORDED AS 2004-00121578 OF OFFICIAL RECORDS.
SURVEYOR'S NOTE: ITEM AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.
- AN EASEMENT FOR WATERLINE, AND RIGHTS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2004-0522201 OF OFFICIAL RECORDS.
SURVEYOR'S NOTE: ITEM AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.
- AN EASEMENT FOR ELECTRICAL LINE AND APPURTENANT FACILITIES, AND RIGHTS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2006-0410775 OF OFFICIAL RECORDS.
SURVEYOR'S NOTE: ITEM AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON. DOCUMENT PROVIDES LANGUAGE THAT SUPERCEDES EASEMENT DESCRIPTION FOR FACILITY LOCATIONS. FACILITIES SHOWN ARE NOT INTENDED TO BE CONSIDERED OUTSIDE OF EASEMENT.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DRAINAGE EASEMENT AGREEMENT" RECORDED FEBRUARY 10, 1999 AS 99-0132451 OF OFFICIAL RECORDS.
SURVEYOR'S NOTE: ITEM AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARTIAL SETTLEMENT AGREEMENT" RECORDED NOVEMBER 03, 1999 AS 99-1013128 OF OFFICIAL RECORDS, AND FIRST AMENDMENT RECORDED NOVEMBER 03, 1999 AS 99-1013128 OF OFFICIAL RECORDS.
SURVEYOR'S NOTE: ITEM AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PERMANENT RECIPROCAL EASEMENT AGREEMENT" RECORDED FEBRUARY 15, 2002 AS 2002-0163514 OF OFFICIAL RECORDS.
SURVEYOR'S NOTE: ITEM AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON; PARCEL 2.
- ALL MATTERS AS SET FORTH IN BUILDING RESTRICTIONS, RECORDED FEBRUARY 15, 2002 AS 2002-0163511 OF OFFICIAL RECORDS.
SURVEYOR'S NOTE: ITEM IS LEGAL IN NATURE AND NOT PLOTTABLE.
- SURVEY PREPARED BY CMX, BRIAN J. BENEDICT, RLS, DATED JULY 03, 2007, UNDER JOB NO. 7413.S001, SHOWS THE FOLLOWING:
 A) ELECTRIC PULL BOXES IN VARIOUS LOCATIONS ON THE PROPERTY.
 B) SEWER CLEAN OUTS IN VARIOUS LOCATIONS ON THE PROPERTY.
 C) STORM DRAIN PIPES AND GRATES IN THE EASTERLY PORTION OF THE PROPERTY.
 D) GAS LINES, GAS METERS AND A GAS MARKER IN THE EASTERLY PORTION OF THE PROPERTY.
 E) WATER METER IN THE SOUTHEASTERLY PORTION OF THE PROPERTY.
 F) TELEPHONE RISER AND TELEPHONE LINES IN THE SOUTHERLY PORTION OF THE PROPERTY.
 G) STORM DRAINS AND GRATES IN THE WESTERLY PORTION OF THE PROPERTY.
 H) FIRE HYDRANT IN THE SOUTHWEST CORNER OF THE PROPERTY.
 I) WATER VALVES IN THE SOUTHWESTERLY PORTION OF THE PROPERTY.
 J) ELECTRIC TRANSFORMER IS PARTIALLY OUTSIDE OF THE EASEMENT IN THE NORTHEASTERLY PORTION OF THE PROPERTY.
 K) ENCROACHMENT OF AN IMPROVEMENT CONSISTING OF A BLOCK WALL AND CONCRETE ONTO THE EASEMENT SHOWN AS EXCEPTION NO. 7.
THIS SURVEY WAS NOT PROVIDED; THEREFORE NO COMMENT CAN BE MADE BY THIS SURVEYOR. COINCIDENT DISCOVERY OF UTILITIES UPON THE SUBJECT PROPERTY MAY BE CONSISTENT WITH SAID SURVEY.

 THE RIGHT TO ENTER UPON SAID LAND AND PROSPECT FOR AND REMOVE ALL COAL, OIL, GAS, MINERALS OR OTHER SUBSTANCES, AS RESERVED IN THE PATENT TO SAID LAND.
SURVEYOR'S NOTE: ITEM IS LEGAL IN NATURE AND NOT PLOTTABLE.
- ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.
SURVEYOR'S NOTE: ITEM IS LEGAL IN NATURE AND NOT PLOTTABLE. NO DOCUMENTS PROVIDED IMPLYING SUCH.
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY _____ ON _____ DESIGNATED JOB NUMBER _____
SURVEYOR'S NOTE: THIS MAP REPRESENTS THIS ITEM.
- THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY.
 NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.
SURVEYOR'S NOTE: ITEM IS LEGAL IN NATURE AND NOT PLOTTABLE.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
SURVEYOR'S NOTE: ITEM IS LEGAL IN NATURE AND NOT PLOTTABLE.

LEGAL DESCRIPTION (PER TITLE REPORT):

PARCEL NO. 1:
 THAT PORTION OF PARCEL 6, ACCORDING TO THE MAP OF DEDICATION FOR NORTHSIGHT II, RECORDED IN BOOK 315 OF MAPS, PAGE 15 AND THE AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 880312897, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12;
 THENCE NORTH 89 DEGREES 57 MINUTES 13 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 99.22 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE 101 AS RECORDED IN DOCUMENT NO. 980626667, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT LYING ON A CURVE, THE RADIUS OF WHICH BEARS NORTH 87 DEGREES 00 MINUTES 27 SECONDS WEST A DISTANCE OF 11,258.53 FEET;
 THENCE SOUTHERLY ALONG SAID WEST LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 26 MINUTES 46 SECONDS, A DISTANCE OF 87.67 FEET TO A POINT OF NON-TANGENCY;
 THENCE SOUTH 06 DEGREES 06 MINUTES 51 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 1,880.25 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING SOUTH 06 DEGREES 06 MINUTES 51 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 80.02 FEET TO A POINT ON A CURVE, THE RADIUS OF WHICH BEARS SOUTH 84 DEGREES 16 MINUTES 40 SECONDS EAST, A DISTANCE OF 11,729.00 FEET;
 THENCE SOUTHERLY ALONG SAID WEST LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 31 MINUTES 26 SECONDS, A DISTANCE OF 516.68 FEET TO A POINT OF NON-TANGENCY;
 THENCE SOUTH 46 DEGREES 31 MINUTES 54 SECONDS WEST, TRANSITIONING FROM SAID WEST LINE, A DISTANCE OF 46.37 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 101, ALSO BEING THE NEW NORTHERLY RIGHT-OF-WAY LINE OF RAINTREE DRIVE AS RECORDED IN SAID DOCUMENT NO. 980626667;
 THENCE NORTH 89 DEGREES 58 MINUTES 09 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 208.69 FEET;
 THENCE SOUTH 88 DEGREES 01 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 70.31 FEET TO A POINT ON A CURVE, THE RADIUS OF WHICH BEARS NORTH 89 DEGREES 21 MINUTES 50 SECONDS EAST, A DISTANCE OF 2,277.50 FEET;
 THENCE NORTHERLY LEAVING SAID NORTH LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 03 MINUTES 00 SECONDS A DISTANCE OF 637.99 FEET TO A POINT OF TANGENCY;
 THENCE NORTH 15 DEGREES 24 MINUTES 50 SECONDS EAST A DISTANCE OF 28.39 FEET;
 THENCE SOUTH 83 DEGREES 53 MINUTES 09 SECONDS EAST A DISTANCE OF 273.54 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

 THAT PORTION OF PARCEL 6, ACCORDING TO THE MAP OF DEDICATION FOR NORTHSIGHT II, RECORDED IN BOOK 315 OF MAPS, PAGE 15 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 880312897, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12;
 THENCE NORTH 89 DEGREES 57 MINUTES 13 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 99.22 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE 101, AS RECORDED IN DOCUMENT NO. 980626667, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT LYING ON A CURVE, THE RADIUS OF WHICH BEARS NORTH 87 DEGREES 00 MINUTES 27 SECONDS WEST, A DISTANCE OF 11,258.53 FEET;
 THENCE SOUTHERLY ALONG SAID WEST LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 26 MINUTES 46 SECONDS, A DISTANCE OF 87.67 FEET TO A POINT OF NON-TANGENCY;
 THENCE SOUTH 06 DEGREES 06 MINUTES 51 SECONDS WEST ALONG SAID WEST LINE 1,980.27 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT BEARS SOUTH 84 DEGREES 16 MINUTES 40 SECONDS EAST 11,729.00 FEET;
 THENCE SOUTHERLY ALONG SAID WEST LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01 DEGREES 39 MINUTES 41 SECONDS, A DISTANCE OF 340.10 FEET TO A POINT ON SAID CURVE, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00 DEGREES 51 MINUTES 46 SECONDS, A DISTANCE OF 176.57 FEET TO A POINT OF NON-TANGENCY;
 THENCE SOUTH 46 DEGREES 31 MINUTES 54 SECONDS WEST, TRANSITIONING FROM SAID WEST LINE, A DISTANCE OF 46.37 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 101, ALSO BEING THE NEW NORTHERLY RIGHT-OF-WAY LINE OF RAINTREE DRIVE, AS RECORDED IN SAID DOCUMENT NO. 980626667;
 THENCE NORTH 89 DEGREES 58 MINUTES 09 SECONDS WEST ALONG SAID NORTH LINE, 208.69 FEET;
 THENCE SOUTH 88 DEGREES 01 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 70.31 FEET TO A POINT ON A CURVE, THE RADIUS OF WHICH BEARS NORTH 89 DEGREES 21 MINUTES 50 SECONDS EAST 2,277.50 FEET;
 THENCE NORTHERLY, LEAVING SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 36 MINUTES 25 SECONDS, A DISTANCE OF 222.88 FEET TO A POINT OF NON-TANGENCY;
 THENCE SOUTH 87 DEGREES 47 MINUTES 12 SECONDS EAST 315.59 FEET TO THE TRUE POINT OF BEGINNING; AND
 EXCEPT ANY PORTION THEREOF LYING WITHIN THE PROPERTY DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NO. 980888041, RECORDS OF MARICOPA COUNTY, ARIZONA, AND
 EXCEPT ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN THE PATENT AND EXCEPT ALL URANIUM, THORIUM OR OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE PURSUANT TO THE PROVISIONS OF THE ACT OF AUGUST 01, 1946 (60 STAT. 755) AS SET FORTH IN THE PATENT TO SAID LAND.

PARCEL NO. 2:
 A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS CREATED BY THAT CERTAIN INSTRUMENT DATED FEBRUARY 13, 2002 AND RECORDED FEBRUARY 15, 2002 IN DOCUMENT NO. 20020163514, AND MORE PARTICULARLY DESCRIBED THEREIN.

 EXCEPTING THEREFROM ANY PORTION OF SAID LAND LYING WITHIN THE HEREIN ABOVE DESCRIBED PARCEL NO. 1.

SUBJECT PROPERTY INFORMATION

PARCEL 1 PER DEED# 2007-1042725
 14826 N PIMA RD, SCOTTSDALE, AZ 85260
 129,171 SQ. FT.
 NOTE: ADDRESS OF BUILDING UNDER RENOVATION TO PANERA.

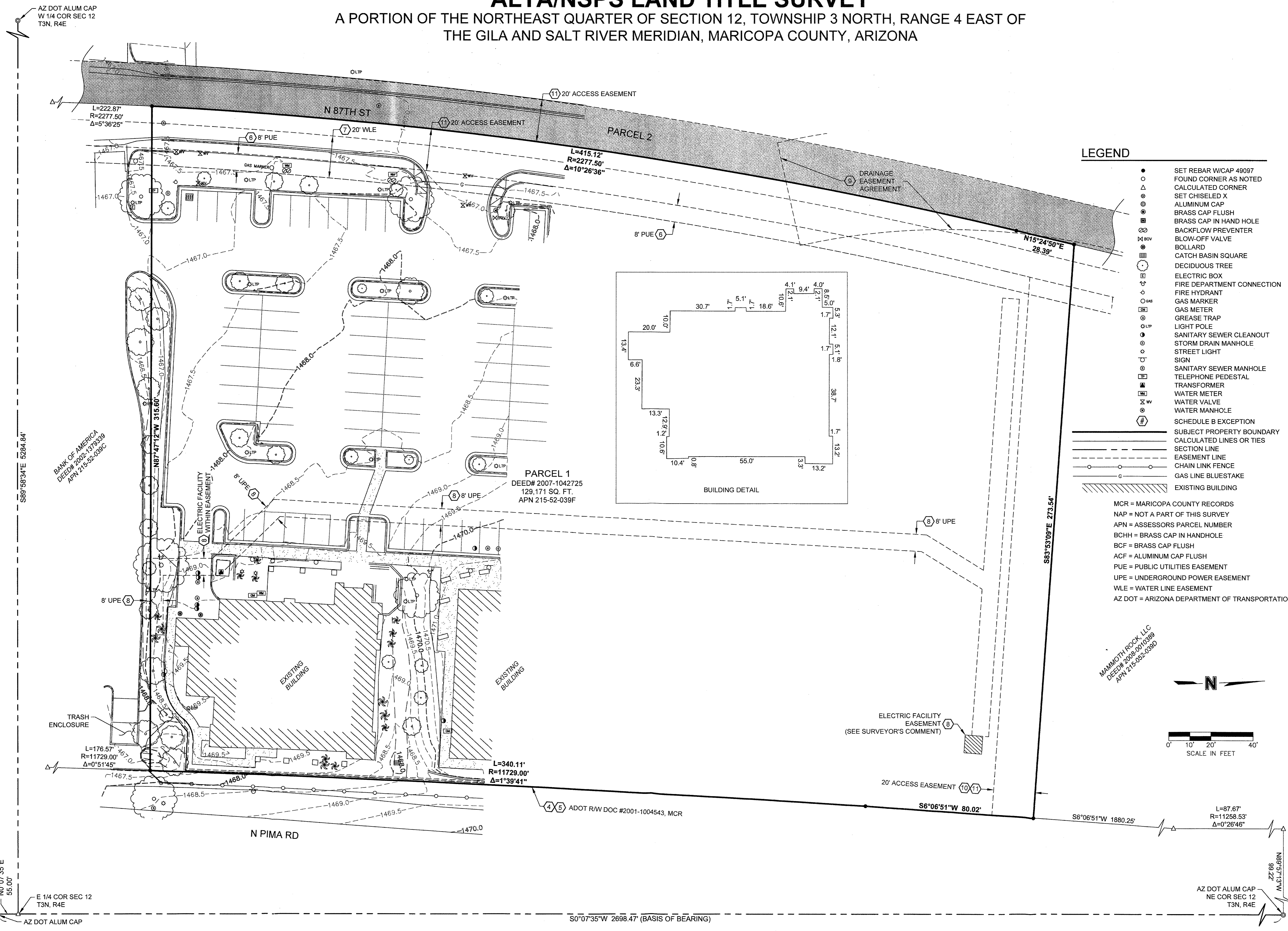
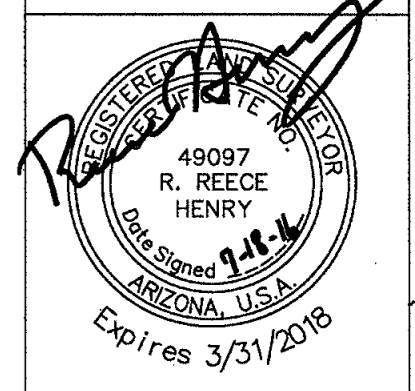
PARCEL 1 PARKING
 130 STANDARD SPACES
 6 HANDICAP SPACES
 136 TOTAL

SUBJECT AREA PARKING
 45 STANDARD SPACES
 2 HANDICAP SPACES
 47 TOTAL

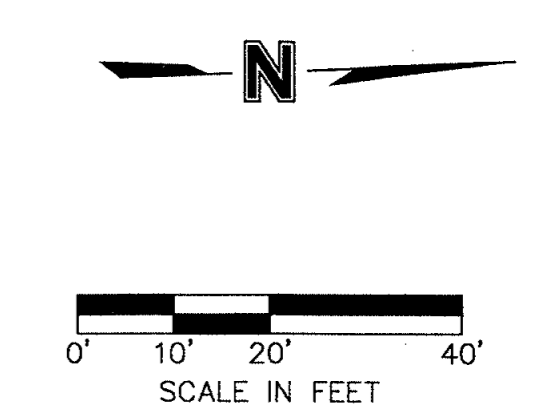
drawn by: GPT
 checked by: RRL
 approved by: RRL
 QA/QC by: RRL
 project no.: 016-0804
 drawing no.: ALTA
 date: 07/12/2016

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

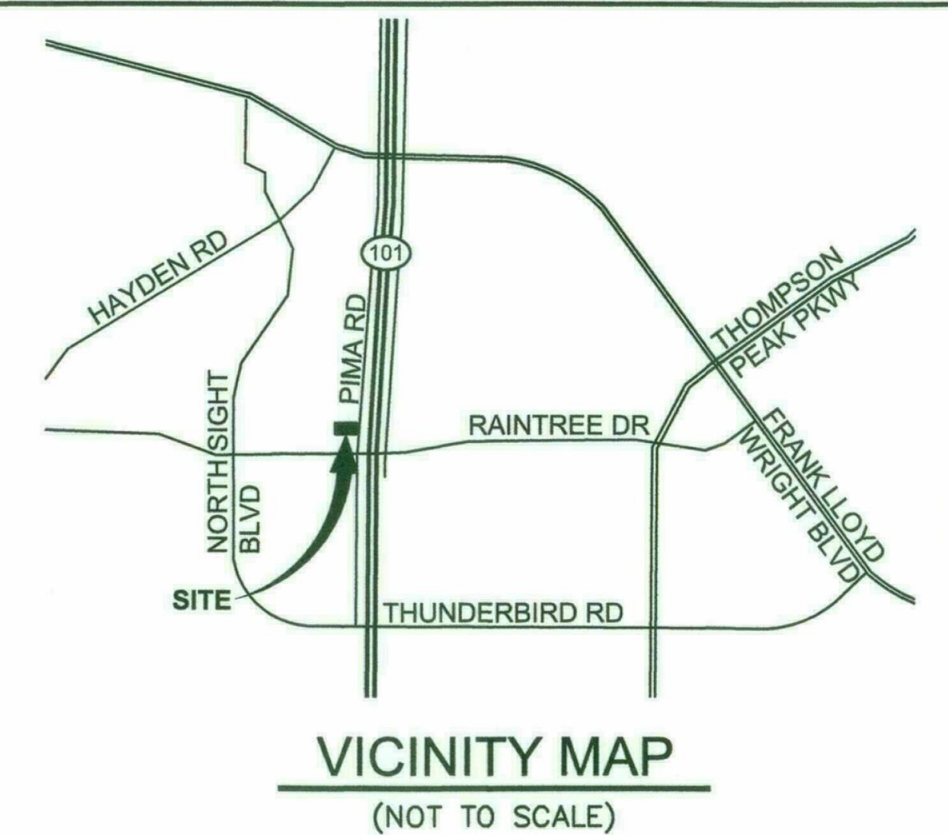
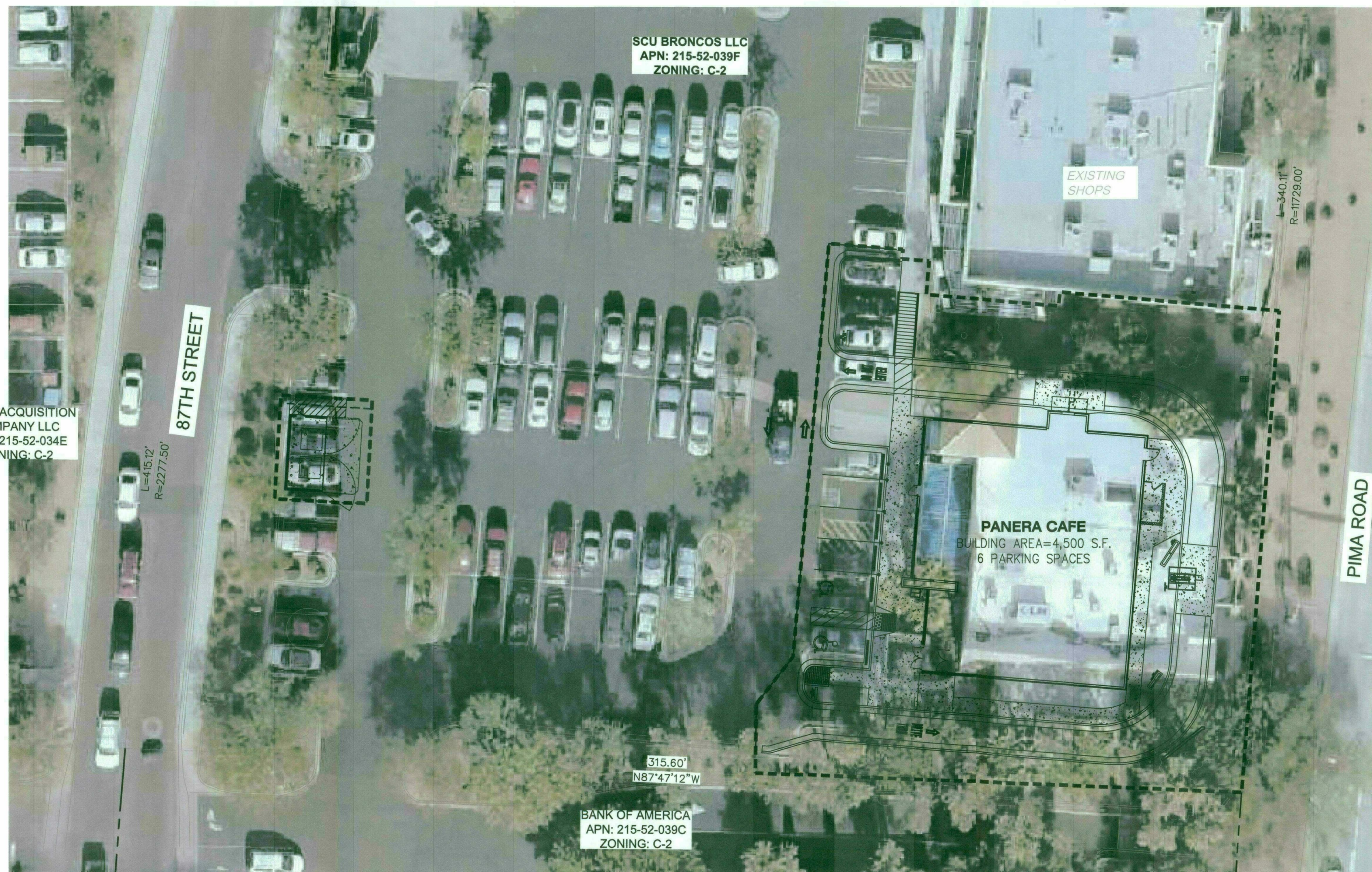


- ### LEGEND
- SET REBAR W/CAP 49097
 - FOUND CORNER AS NOTED
 - △ CALCULATED CORNER
 - ⊗ SET CHISELED X
 - ⊙ ALUMINUM CAP
 - ⊕ BRASS CAP FLUSH
 - ⊖ BRASS CAP IN HAND HOLE
 - ⊗ BACKFLOW PREVENTER
 - ⊘ BLOW-OFF VALVE
 - ⊙ BOLLARD
 - ⊕ CATCH BASIN SQUARE
 - ⊖ DECIDUOUS TREE
 - ⊗ ELECTRIC BOX
 - ⊘ FIRE DEPARTMENT CONNECTION
 - FIRE HYDRANT
 - ⊙ GAS MARKER
 - ⊕ GAS METER
 - ⊖ GREASE TRAP
 - ⊗ LIGHT POLE
 - ⊘ SANITARY SEWER CLEANOUT
 - STORM DRAIN MANHOLE
 - ⊙ STREET LIGHT
 - ⊕ SIGN
 - ⊖ SANITARY SEWER MANHOLE
 - ⊗ TELEPHONE PEDESTAL
 - ⊘ TRANSFORMER
 - WATER METER
 - ⊙ WATER VALVE
 - ⊕ WATER MANHOLE
 - ⊖ SCHEDULE B EXCEPTION
 - ⊗ SUBJECT PROPERTY BOUNDARY
 - ⊘ CALCULATED LINES OR TIES
 - SECTION LINE
 - ⊕ EASEMENT LINE
 - ⊖ CHAIN LINK FENCE
 - ⊗ GAS LINE BLUESTAKE
 - ⊘ EXISTING BUILDING
- MCR = MARICOPA COUNTY RECORDS
 NAP = NOT A PART OF THIS SURVEY
 APN = ASSESSORS PARCEL NUMBER
 BCHH = BRASS CAP IN HANDHOLE
 BCF = BRASS CAP FLUSH
 ACF = ALUMINUM CAP FLUSH
 PUE = PUBLIC UTILITIES EASEMENT
 UPE = UNDERGROUND POWER EASEMENT
 WLE = WATER LINE EASEMENT
 AZ DOT = ARIZONA DEPARTMENT OF TRANSPORTATION



DWG: \\PHX-TEI\FASTData\Inis-talon2\Inis-fs1\projects\2016\0501-1000\016-0804\40-Design\Survey\SRV\ALTA\016-0804 Panera Scottsdale ALTA.dwg USER: rhenry
 DATE: Jul 18, 2016 11:47am XREFS:

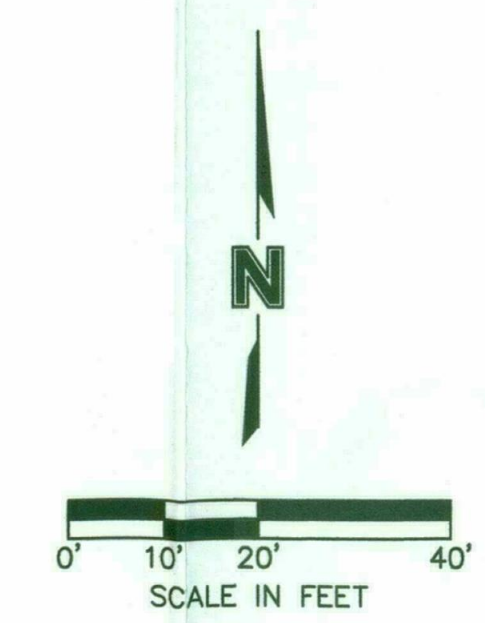
CONTEXT EXHIBIT FOR PANERA CAFE



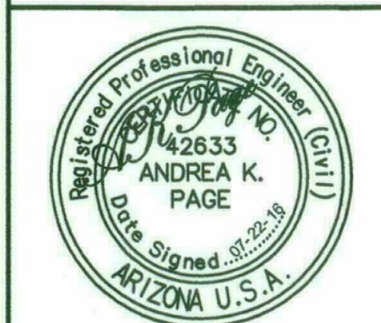
OWNER/DEVELOPER PANERA, LLC 3630 S. GEYER ROAD SUITE 100 SUNSET HILLS, MO 63127 OFFICE: (314) 984-2525 CELL: (314) 495-6820 CONTACT: JUSTIN KNEPPER	ENGINEER: OLSSON ASSOCIATES 7250 NORTH 16TH STREET, SUITE 210 PHOENIX, ARIZONA 85020 PHONE: (602) 748-1000 FAX: (602) 748-1001 CONTACT: ANDREA PAGE	LANDSCAPE ARCHITECT: OLSSON ASSOCIATES 7250 NORTH 16TH STREET, SUITE 210 PHOENIX, ARIZONA 85020 PHONE: (602) 748-1000 FAX (602) 748-1001 CONTACT: KIM KLESKI
---	---	--

LEGAL DESCRIPTION
PARCEL NO. 1
THAT PORTION OF PARCEL 6, ACCORDING TO THE MAP OF DEDICATION FOR NORTH SIGHT II, RECORDED IN BOOK 315 OF MAPS, PAGE 15 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 880312897, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SITE DATA:
SITE DATA:
APN: 215-52-039F
ZONE: C-2
PROPERTY AREA: 18,300 SF (0.42 ACRES)
BUILDING DATA:
MAX HEIGHT:
ALLOWED: 24 FEET (PER ORD. 455, ARTICLE 6, 1004.A.1)
PROVIDED: 22 FEET



OLSSON ASSOCIATES
TEL: 602.748.1000
FAX: 602.748.1001
www.olssonassociates.com
7250 North 16th Street, Suite 210
Phoenix, AZ 85020-6292



EXPIRES 08/30/2017
OLSSON ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

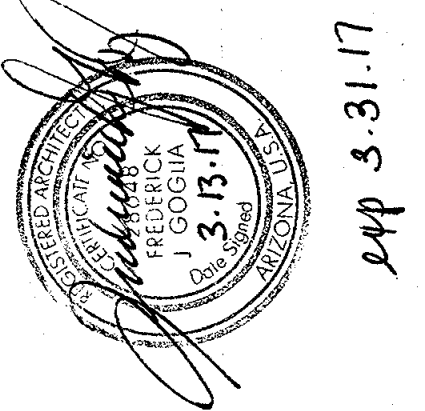
REV. NO.	DATE	REVISIONS DESCRIPTION

CONTEXT EXHIBIT	2016
PANERA BREAD CAFE 14826 N. PIMA ROAD	
SCOTTSDALE, ARIZONA 85255	

drawn by:	ES
designed by:	EW
checked by:	AP
QA/QC by:	EW
project no.:	016-0804
date:	07/22/16

38-DR-2016
08/08/16

DWS: F:\2016\0501-1000\016-0804\40-Design\AutoCAD\Final Plans\Sheets\C_CNT_60804.dwg USER: sscott
 DATE: Jul 21, 2016 11:01am XREFS: C_XBASE_060804 A_PBLDC_060804 RT C_PBASE_060804 C_PTBLK_060804 C_PBASE_060804
 Call at least two full working days before you begin excavation.
ARIZONA 811
 Arizona Blue Stake, Inc.
 Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
 In Maricopa County: (602) 263-1100



Bakery Cafe #1908
14826 N. PIMA RD
SCOTTSDALE, AZ 85255



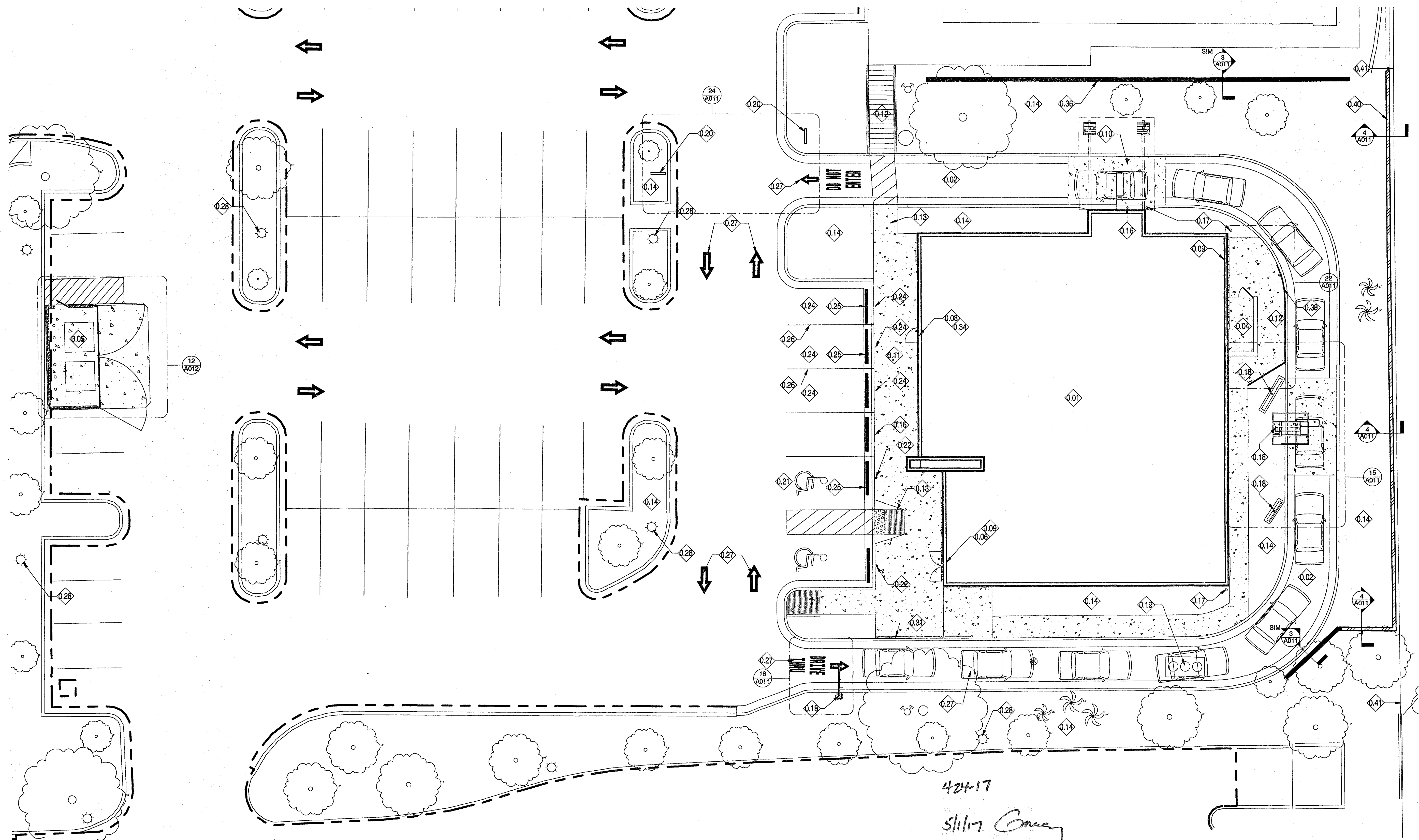
No.	Description	Date

ARCHITECTURAL SITE PLAN

Project Number: 160473
 Drawn By: ARCV, MH
 Issue Date: 01.19.17
 DPM: BRIAN B. DIM: DAN C. CPM: KEVIN C.

A001

3/10/2017 2:43:39 PM



1 ARCHITECTURAL SITE PLAN
 1" = 10'-0"

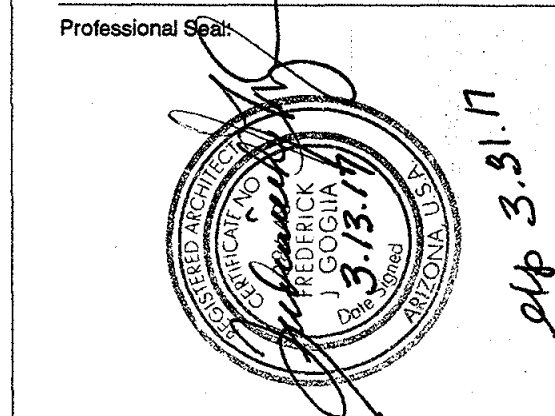
Key Value	Keynote Text
0.01	PROPOSED PANERA CAFE SPACE.
0.02	DRIVE THRU LANE.
0.04	CART CORRAL; LOCATE ELECTRICAL CABINETS AT EXTERIOR WALL OF MAIN BUILDING THIS LOCATION.
0.05	PROPOSED TRASH ENCLOSURE AND CONCRETE PAD; REFER TO SHEET A012 FOR ADDITIONAL INFORMATION.
0.06	PRIMARY BUILDING ENTRANCE
0.08	SECONDARY ENTRANCE; REFER TO SHEET A611 FOR ADDITIONAL INFORMATION.
0.09	GC TO PROVIDE MAXIMUM THRESHOLD HEIGHT OF 1/2"
0.10	DRIVE-THRU CONCRETE PAD; REFER TO CIVIL DRAWINGS AND SHEET A011 FOR ADDITIONAL INFORMATION.
0.11	CONCRETE PATIO; REFER TO SHEET A014 FOR ADDITIONAL INFORMATION.
0.12	PROPOSED CONCRETE SIDEWALK BY LANDLORD; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
0.13	ACCESSIBLE RAMP BY LANDLORD; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION AND DETAILS.
0.14	PROPOSED LANDSCAPE AREA; REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION TO UTILIZE LOCAL FLORA.

Key Value	Keynote Text
0.16	4" CONCRETE PIPE BOLLARD, COLOR P107; REFER TO DETAIL 20/A014
0.17	6" CONCRETE PIPE BOLLARD, COLOR P107; REFER TO DETAIL 21/A014
0.18	NEW DRIVE THRU SIGNAGE, ILLUMINATED; SEE SHEET A011 FOR FURTHER INFORMATION. ALSO SEE SHOP DRAWINGS.
0.19	PROPOSED GREASE INTERCEPTOR LOCATION; REFER TO CIVIL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
0.20	NEW DRIVE THRU SIGNAGE, NON-ILLUMINATED; SEE SHEET A011 FOR FURTHER INFORMATION. ALSO SEE SHOP DRAWINGS.
0.21	PROPOSED ACCESSIBLE PARKING STALL; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
0.22	BOLLARD MOUNTED ACCESSIBLE SIGNAGE; REFER TO DETAIL 14/A014 FOR FURTHER INFORMATION.
0.24	PROPOSED RAPID PICK-UP PARKING LOCATIONS AND BOLLARD MOUNTED SIGNAGE. REFER TO 18/A014 AND VENDORS SHOP DRAWINGS FOR SIGNAGE INFORMATION.
0.25	PROPOSED CONCRETE WHEEL STOPS; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
0.26	PARKING STRIPING; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
0.27	PROPOSED DIRECTIONAL PAVEMENT PAINTING FOR DRIVE THRU; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

Key Value	Keynote Text
0.28	EXISTING SITE LIGHTING.
0.31	PATIO RAILING, SEE DETAIL 23/A014.
0.34	G.C. TO PROVIDE LEVEL LANDING WITH A 2% (1:50) MAX SLOPE ALL DIRECTIONS.
0.36	NEW SCREEN WALL ADDITION TO MATCH EXISTING; HEIGHT VARIES, SEE CIVIL SEE DETAIL 3/A011 FOR ADDITIONAL INFORMATION.
0.38	NEW GUARD RAIL. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
0.40	EXISTING SCREEN WALL TO REMAIN. SEE DETAIL 4/A011.
0.41	PROPERTY LINE LOCATION. COORDINATE WITH CIVIL FOR EXACT LOCATION

GENERAL NOTES:

- SITE PLAN PROVIDED FOR REFERENCE, REFER TO CIVIL DOCUMENTS FOR ADDITIONAL INFORMATION.
- LANDSCAPE HAS BEEN INTENTIONALLY EXCLUDED FROM THIS SHEET, SEE CIVIL DRAWINGS FOR ALL LANDSCAPE INFORMATION AND REQUIREMENTS.
- ALL WORK SHALL COMPLY WITH THE REGULATION AND ORDINANCES OF THE CITY OF SCOTTSDALE, AZ AND ANY OTHER APPLICABLE CODES.
- THE GENERAL CONTRACTOR (G.C.) SHALL CONTACT LOCAL UTILITIES TO VERIFY ALL SIZES, LOCATIONS, AND CONNECTION POINTS FOR ALL UTILITIES AFFECTED.
- ANY CONNECTIONS, DISCONNECTIONS, AND INSTALLATIONS TO LOCAL UTILITIES SHALL BE MADE IN ACCORDANCE WITH APPLICABLE CODES.
- EXTERIOR BUILDING SIGN FURNISHED AND INSTALLED BY OWNER'S SIGN VENDOR, G.C. TO PROVIDE POWER.
- G.C. TO VERIFY EXISTING SITE CONDITIONS PRIOR TO BID. ALSO PROVIDE CONTINUOUS CURB CUTS AND SMOOTH PAVEMENT & CURB TRANSITIONS BETWEEN NEW AND EXISTING CONDITIONS AS REQUIRED FOR SITE WORK AS REQUIRED.
- G.C. SHALL PROVIDE AND INSTALL ELECTRICAL CONDUIT AND STRUCTURAL FOOTINGS FOR ALL NEW SITE DRIVE-THRU SIGNAGE (TYPICAL).
- REFER TO CIVIL DOCUMENTS FOR GENERAL SITE LIGHTING.



Project Title:

Bakery Cafe #1908
14826 N. PIMA RD
SCOTTSDALE, AZ 85255

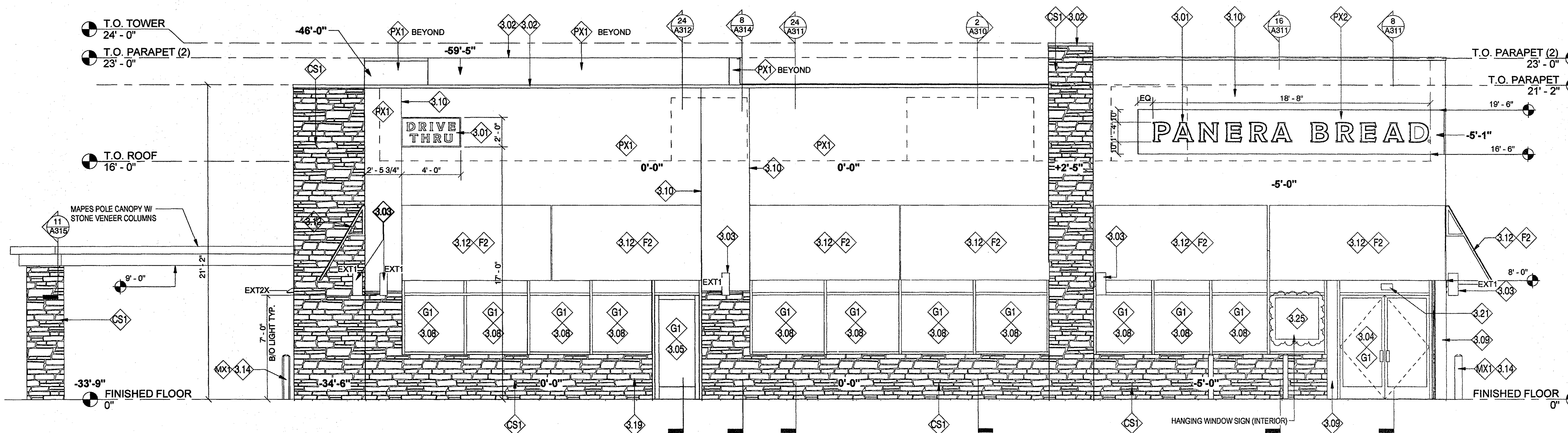


No.	Description	Date
1	City Comments	03/03/17

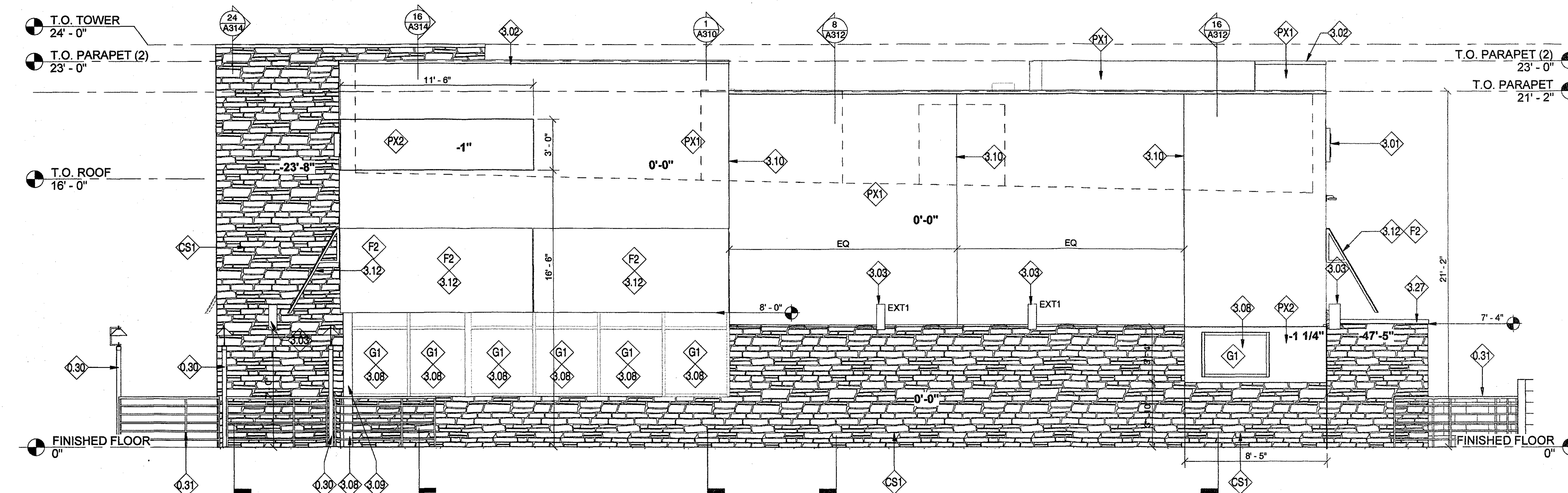
EXTERIOR ELEVATIONS

Project Number: 180473
 Drawn By: **A301**
 MH
 Issue Date: **01.19.17**
 DPM: B. DAN C. KEVIN

3/10/2017 2:46:07 PM



1 | WEST ELEVATION
1/4" = 1'-0"



2 | SOUTH ELEVATION
1/4" = 1'-0"

KEYED NOTES

- 3.00 PATIO POLE LIGHT. REFER TO REFLECTED CEILING PLAN FOR FURTHER INFORMATION.
- 3.01 PATIO RAILING. SEE DETAIL 23/A014.
- 3.01 INTERNALLY ILLUMINATED SIGN PROVIDED AND INSTALLED BY SIGN VENDOR UNDER SEPARATE PERMIT. GC TO PROVIDE BLOCKING IN WALL FOR SIGN AND PROVIDE ACCESS PANEL ON BACKSIDE OF PARAPET FOR ACCESS AS REQUIRED. (UNDER SEPARATE SIGNAGE PERMIT)
- 3.02 PRE-FINISHED METAL 2-PIECE SNAP-ON COMPRESSION COPING BY DURO-LAST | FINISH: DARK BRONZE
- 3.03 WALL MOUNTED LIGHT FIXTURE. FIXTURES SHALL BE PROVIDED AND INSTALLED BY GC. GC TO PROVIDE POWER AS REQUIRED. REFER TO REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION.
- 3.04 MAIN ENTRANCE/EXIT | HAGER 910B 56" OFFSET MOUNTING VERTICAL PULL | REFER TO A601 AND A611 FOR ADDITIONAL INFORMATION.
- 3.05 SECONDARY ENTRANCE/EXIT | HAGER 910B 56" OFFSET MOUNTING VERTICAL PULL | REFER TO A601 AND A611 FOR ADDITIONAL INFORMATION.
- 3.08 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING. REFER TO SHEET A611 FOR FURTHER INFORMATION.
- 3.09 BREAK METAL AS REQUIRED. FINISH TO MATCH ADJACENT STOREFRONT SYSTEM.
- 3.10 CONTROL JOINT(S) WHERE INDICATED | PROVIDE SEALANT TO MATCH ADJACENT WALL MATERIAL.
- 3.12 PRE-MANUFACTURED FABRIC AWNING PROVIDED AND INSTALLED BY SIGN VENDOR UNDER SEPARATE PERMIT. GC SHALL PROVIDE APPROPRIATE BLOCKING AS REQUIRED BY SIGN VENDOR AND COORDINATE INSTALLATION OF AWNINGS DURING OVERALL BUILDING CONSTRUCTION. REFER TO SHOP DRAWINGS FOR ADDITIONAL INFORMATION.
- 3.14 4" DIA. CONCRETE BOLLARD | FINISH: PAINT TO MATCH 'MX1' | REFER TO SHEET A014 FOR FURTHER INFORMATION
- 3.19 HOSE BIBB | RECESSED STAINLESS STEEL BOX. REFER TO PLUMBING DRAWINGS FOR LOCATION AND ADDITIONAL INFORMATION.
- 3.21 BUILDING ADDRESS SIGN | VERIFY SIZE, LOCATION, AND STYLE WITH LOCAL FIRE DEPARTMENT.
- 3.25 WINDOW BOX PANERA LOGO SIGN PROVIDED AND INSTALLED BY SIGN VENDOR UNDER SEPARATE PERMIT
- 3.27 GAS METER. REFER TO PLUMBING FOR FURTHER INFORMATION
- CS1 STONE VENEER | MRF: CULTURED STONE/BORAL | PRO-FIT LEDGESTONE | COLOR: MOJAVE | PROVIDE BONDED CORNER PER MFR. AT ALL EXTERIOR CORNER CONDITIONS
- F2 FABRIC AWNING | OPEN ENDED SLAB | COLOR: GREEN PRINTED FABRIC, (3' PROJECTION / 4' HEIGHT, TYP. & 4' PROJECTION / 4' HEIGHT @ DRIVE THRU)
- G1 ALUMINUM STOREFRONT | 2" x 4 1/2" PROFILE | THERMAL BREAK | COLOR: DARK BRONZE | 1" CLEAR INSULATED GLAZING: PPG SOLARBAN 70XL (OR APPROVED EQUAL) | REFER TO SHEET A611 FOR ADDITIONAL INFORMATION
- MX1 PAINT METAL WITH RUST INHIBITIVE PAINT SYSTEM | COLOR: BENJAMIN MOORE #2134-20 MIDSUMMER NIGHT
- PX1 EIFS SYSTEM | TEXTURE: TO MATCH DRYVIT LIMESTONE FINISH | COLOR: BENJAMIN MOORE #1018 SHABBY CHIC
- PX2 EIFS SYSTEM | TEXTURE: TO MATCH DRYVIT LIMESTONE FINISH | COLOR: BENJAMIN MOORE #1124 SADDLE TAN

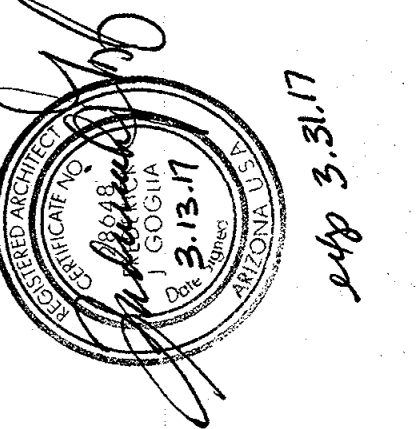
Shirley Conroy

PB 2015.01

KEYED NOTES

- 0.31 PATIO RAILING. SEE DETAIL 23/A014.
- 3.01 INTERNALLY ILLUMINATED SIGN PROVIDED AND INSTALLED BY SIGN VENDOR UNDER SEPARATE PERMIT. GC TO PROVIDE BLOCKING IN WALL FOR SIGN AND PROVIDE ACCESS PANEL ON BACKSIDE OF PARAPET FOR ACCESS AS REQUIRED. (UNDER SEPARATE SIGNAGE PERMIT)
- 3.02 PRE-FINISHED METAL 2-PIECE SNAP-ON COMPRESSION COPING BY DURO-LAST | FINISH: DARK BRONZE
- 3.03 WALL MOUNTED LIGHT FIXTURE. FIXTURES SHALL BE PROVIDED AND INSTALLED BY GC. GC TO PROVIDE POWER AS REQUIRED. REFER TO REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION.
- 3.06 HOLLOW METAL SERVICE DOOR. REFER TO A601 FOR ADDITIONAL INFORMATION. | PAINT TO MATCH ADJACENT WALL COLOR.
- 3.07 DRIVE-THRU WINDOW | MFR: QUIKSERV | MODEL: FM42E | COLOR TO MATCH STOREFRONT.
- 3.08 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING. REFER TO SHEET A611 FOR FURTHER INFORMATION.
- 3.10 CONTROL JOINT(S) WHERE INDICATED | PROVIDE SEALANT TO MATCH ADJACENT WALL MATERIAL
- 3.12 PRE-MANUFACTURED FABRIC AWNING PROVIDED AND INSTALLED BY SIGN VENDOR UNDER SEPARATE PERMIT. GC SHALL PROVIDE APPROPRIATE BLOCKING AS REQUIRED BY SIGN VENDOR AND COORDINATE INSTALLATION OF AWNINGS DURING OVERALL BUILDING CONSTRUCTION. REFER TO SHOP DRAWINGS FOR ADDITIONAL INFORMATION.
- 3.13 SECURITY CAMERA | COORDINATE ROUGH-IN LOCATIONS WITH PANERA CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
- 3.14 4" DIA. CONCRETE BOLLARD | FINISH: PAINT TO MATCH 'MX1' | REFER TO SHEET A014 FOR FURTHER INFORMATION
- 3.15 6" DIA. CONCRETE BOLLARD | FINISH: PAINT TO MATCH 'MX1' REFER TO SHEET A014 FOR FURTHER INFORMATION
- 3.16 FIRE DEPARTMENT ACCESS BOX | INSTALLED ADJACENT SERVICE DOOR. COORDINATE LOCATION WITH LOCAL FIRE DEPARTMENT.
- 3.17 FIRE DEPARTMENT CONNECTION (FDC)
- 3.18 NICKEL BRONZE NOZZLE RW/OVERFLOW DRAIN THRU ROOF. MIN. 12" ABOVE GRADE. SEE DETAIL 24/A103.
- 3.20 GATE ENCLOSURE AT CART CORRAL | MFR: TREX COMPOSITE PLANK | COLOR: SADDLE | SEE DETAIL 6/A014
- 3.24 EXTERIOR PATIO FURNITURE AND EQUIPMENT. REFER TO SHEET A701 FOR FURTHER INFORMATION
- 3.27 GAS METER. REFER TO PLUMBING FOR FURTHER INFORMATION
- CS1 STONE VENEER | MFR: CULTURED STONE/BORAL | PRO-FIT LEDGESTONE | COLOR: MOJAVE | PROVIDE BONDED CORNER PER MFR. AT ALL EXTERIOR CORNER CONDITIONS
- F2 FABRIC AWNING | OPEN ENDED SLAB | COLOR: GREEN PRINTED FABRIC. (3' PROJECTION / 4' HEIGHT, TYP. & 4' PROJECTION / 4' HEIGHT @ DRIVE THRU)
- G1 ALUMINUM STOREFRONT | 2" x 4 1/2" PROFILE | THERMAL BREAK | COLOR: DARK BRONZE | 1" CLEAR INSULATED GLAZING: PPG SOLARBAN 70XL (OR APPROVED EQUAL) | REFER TO SHEET A611 FOR ADDITIONAL INFORMATION
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- PX2 EIFS SYSTEM | TEXTURE: TO MATCH DRYVIT LIMESTONE FINISH | COLOR: BENJAMIN MOORE #1124 SADDLE TAN

Professional Seal:



Project Title:

Bakery Cafe #1908
 14826 N. PIMA RD
 SCOTTSDALE, AZ 85255

Permit/Bid Package



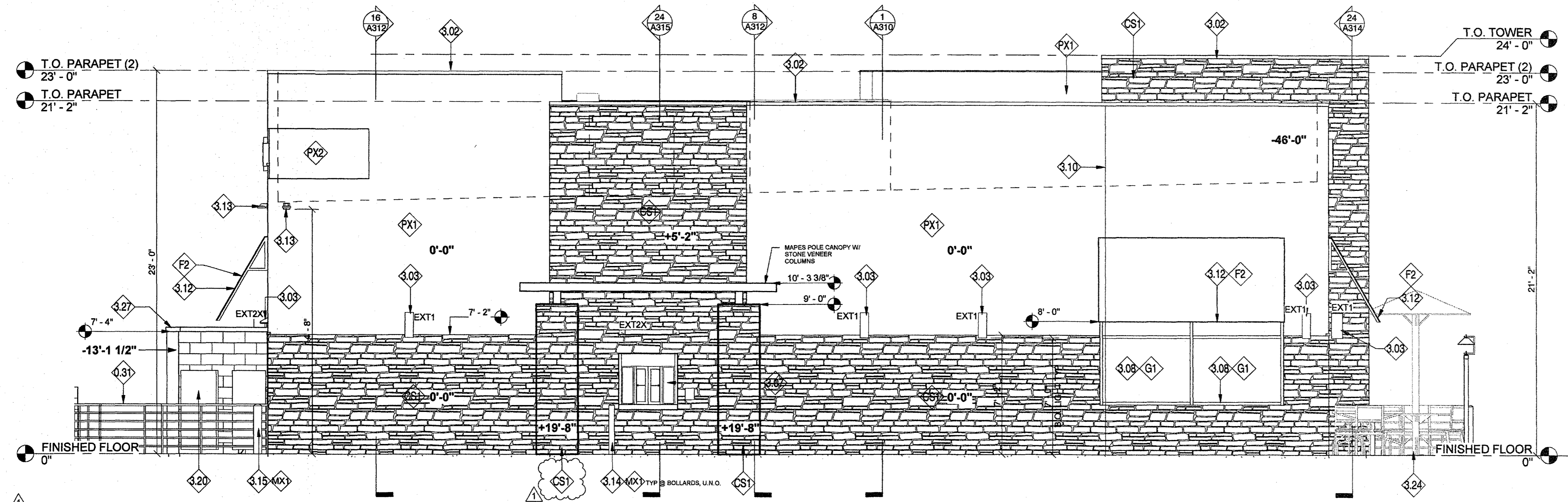
No.	Description	Date
1	City Comments	03/03/17

EXTERIOR ELEVATIONS

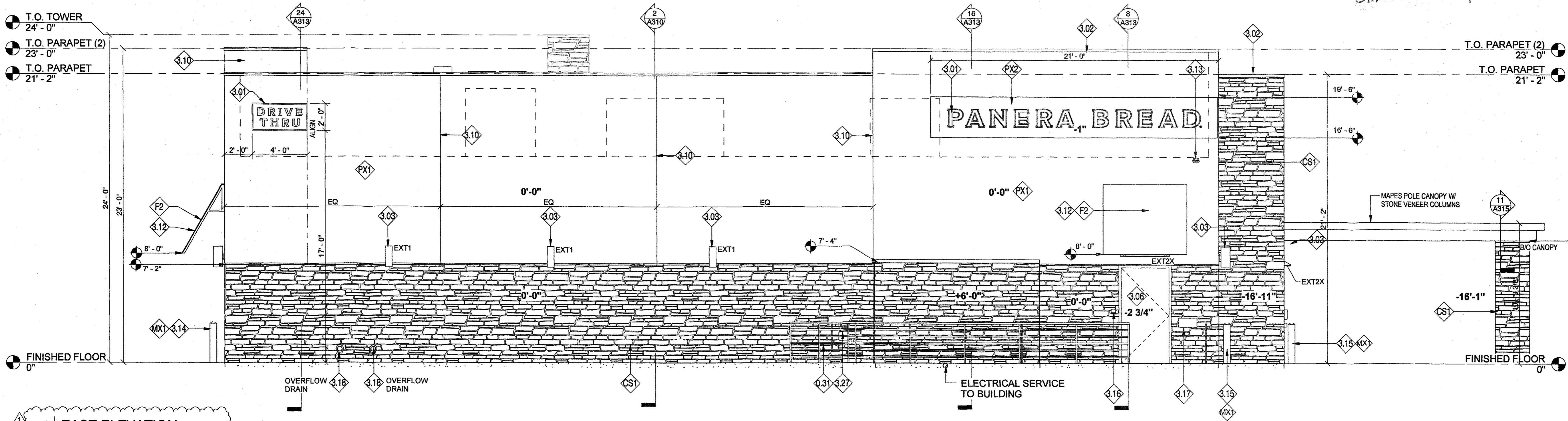
Project Number: 160473
 Drawn By: MH
 Issue Date: 01.19.17
 DPM: BRIAN B. DM: DAN C. CPM: KEVIN C.

Sheet Number: **A302**

3/10/2017 2:46:17 PM

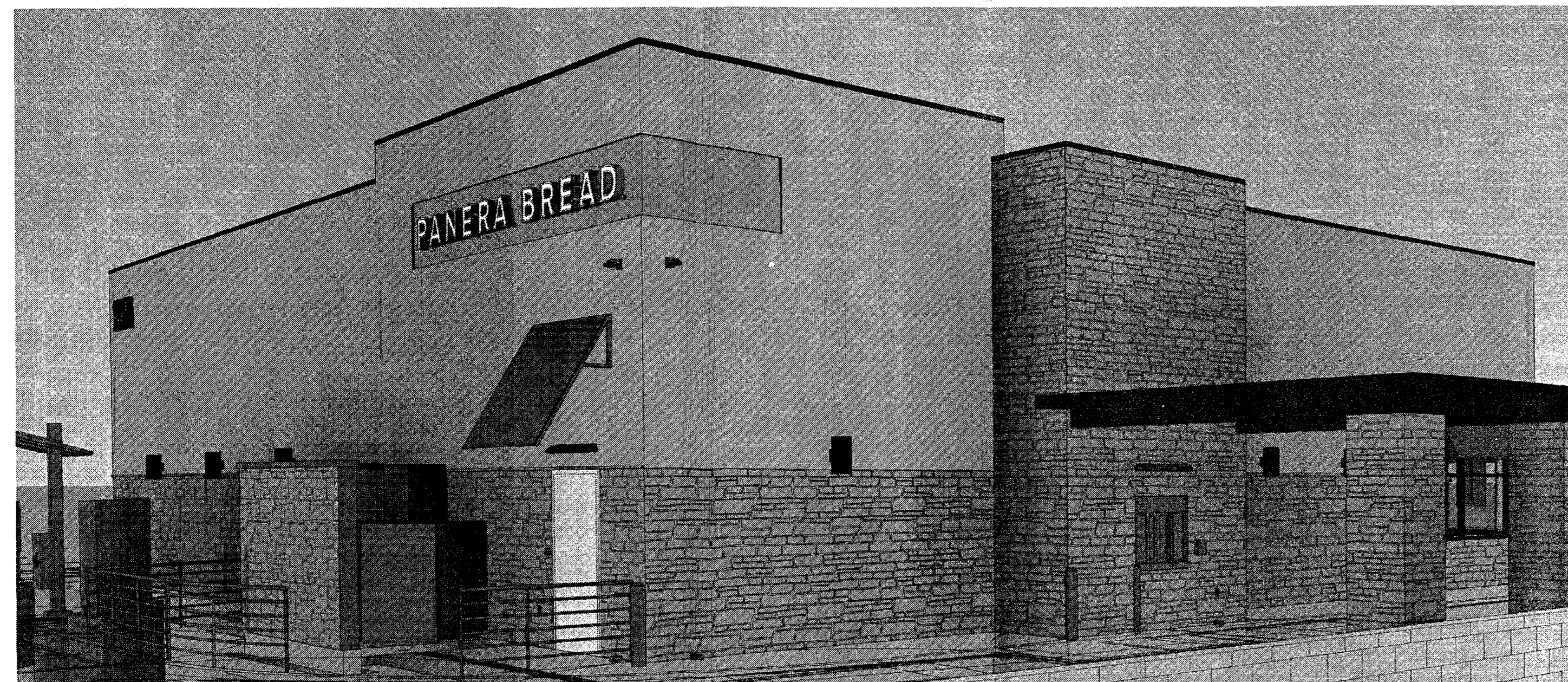
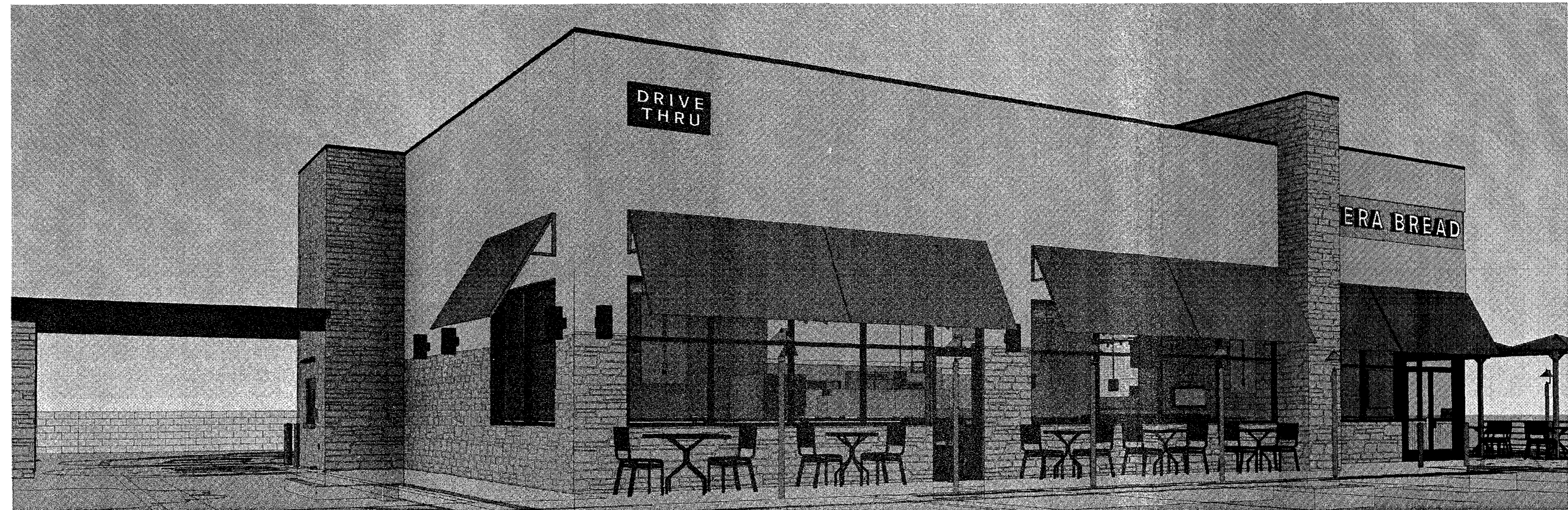
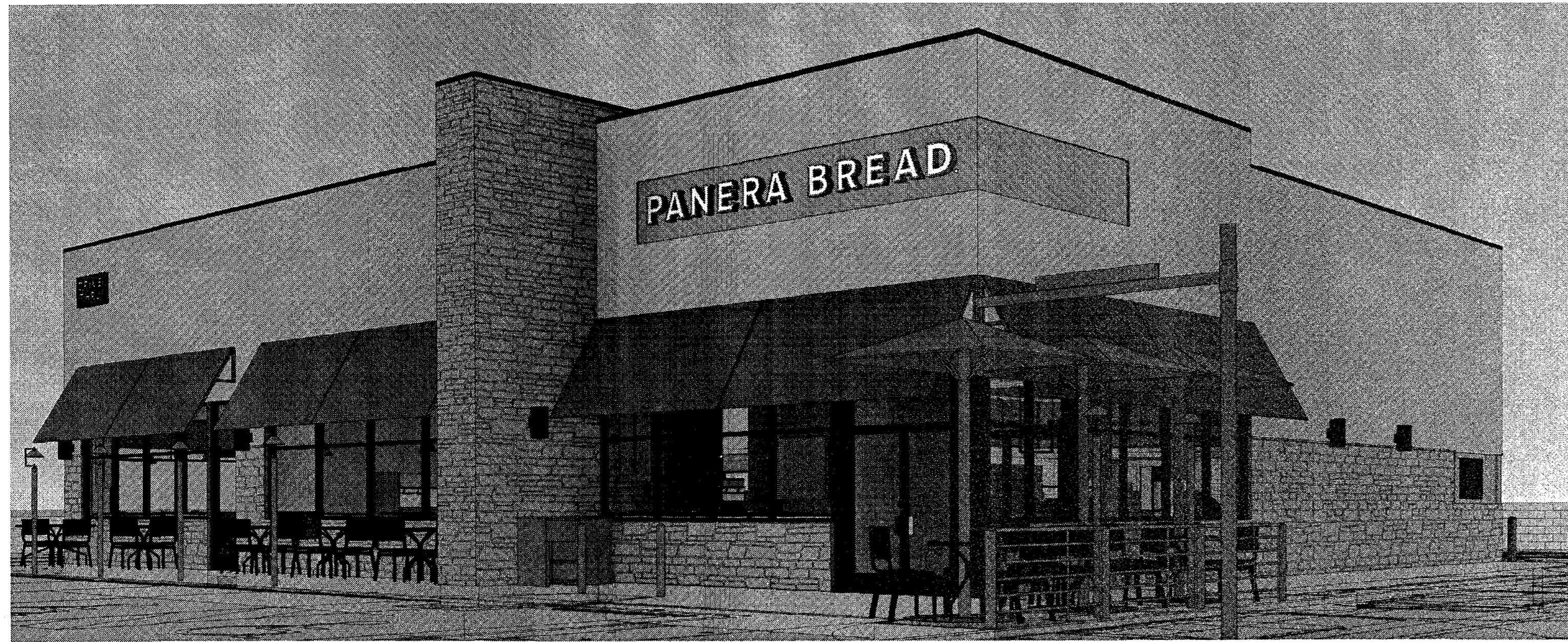


1 NORTH ELEVATION
 1/4" = 1'-0"



2 EAST ELEVATION
 1/4" = 1'-0"

PB 2015.01



3/10/2017 2:45:58 PM

RS 2/15/01

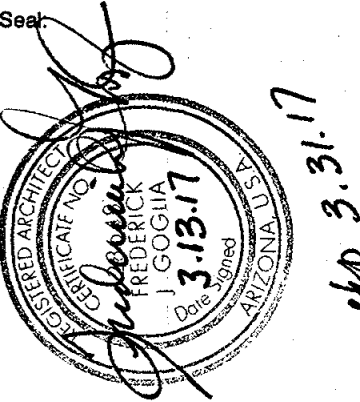
Bakery-Cafe:

#1908

Project Team:

FREDRICK J. GOGLIA
 ARCHITECT, NCARB, ROI
 1950 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63146
 PH. (314) 415-2400 FAX (314) 415-2300 www.arccv.com

Professional Seal



Project Title:

Bakery Cafe #1908
 14826 N. PIMA RD
 SCOTTSDALE, AZ 85255

Permit/Bid Package



No.	Description	Date

EXTERIOR VIEWS

Project Number: 160473
 Drawn By: MH
 Issue Date: 01.19.17
 DPM: BRIAN B. DM: DAN C. CPM: KEVIN C.

A303