



CURVE	RADIAL BEARING	RADIUS	ARC LENGTH	DELTA ANGLE
C1	S00°00'46"W	5801.58'	121.65'	1°12'05"
C2	N24°41'43"E	20.00'	22.86'	65°29'21"
C3	S89°48'56"E	1716.94'	222.82'	7°26'09"

KEYED NOTES

- NEW STRUCTURES**
- NEW PANERA CAFE BUILDING. REFER TO ARCHITECTURAL PLANS.
 - NEW TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS.
- NEW CURBS**
- NEW 6" VERTICAL CONCRETE CURB.
 - NEW INTEGRAL CONCRETE CURB (STANDARD SECTION).
 - NEW INTEGRAL CONCRETE CURB (WIDE SECTION).
 - MATCH EXISTING CURB IN LOCATION AND ELEVATION.
- NEW PAVEMENTS**
- NEW ASPHALT PAVEMENT (HEAVY DUTY).
 - NEW CONCRETE PAVEMENT (HEAVY DUTY) WITH DETECTOR LOOP. REFER TO ARCHITECTURAL PLANS FOR DETECTOR LOOP DETAIL.
- NEW SIDEWALKS**
- NEW CONCRETE SIDEWALK.
 - NEW CURB RAMP (TYPE B). REFER TO DETAIL ON SHEET C8.1.
 - NEW PARALLEL CURB RAMP (TYPE A). REFER TO DETAIL ON SHEET C8.1.
 - NEW CONCRETE PATIO WITH SEATING.
- NEW SIGNS**
- NEW ACCESSIBLE PARKING SIGN. REFER TO ARCHITECTURAL PLANS.
 - NEW "RAPID PICK UP" SIGN. REFER TO ARCHITECTURAL PLANS.
 - NEW DRIVE-THRU PREVIEW BOARD. REFER TO ARCHITECTURAL PLANS.
 - NEW DRIVE-THRU CLEARANCE BAR. REFER TO ARCHITECTURAL PLANS.
 - NEW "DRIVE-THRU PULL FORWARD" SIGN. REFER TO ARCHITECTURAL PLANS.
 - NEW MENU BOARD. REFER TO ARCHITECTURAL PLANS.
 - NEW CANOPY AND SPEAKER POST. REFER TO ARCHITECTURAL PLANS.
 - NEW RAPID PICK UP LANE SPEAKER POST AND CANOPY. REFER TO ARCHITECTURAL PLANS.
 - NEW NON-ILLUMINATED "DO NOT ENTER" SIGNAGE. REFER TO ARCHITECTURAL PLANS.
 - NEW NON-ILLUMINATED "DRIVE-THRU" DIRECTIONAL SIGNAGE. REFER TO ARCHITECTURAL PLANS.
- NEW PAVEMENT MARKINGS**
- NEW PAINTED ACCESSIBLE PARKING SYMBOL.
 - NEW PAINTED ACCESSIBLE AISLE (BLUE).
 - NEW PAINTED ACCESSIBLE PARKING SPACE LINE (BLUE).
 - NEW PAINTED STOP BAR LINE (WHITE).
 - NEW "DO NOT ENTER" STRIPING AND TRAFFIC FLOW ARROWS.
 - NEW PANERA "DRIVE THRU" AND "RAPID PICK UP LANE" STRIPING.
 - NEW PANERA "STOP HERE" STRIPING AND STOP BAR LINE.
- NEW MISCELLANEOUS ITEMS**
- NEW DRIVE THRU PICK UP WINDOW.
 - EXISTING SIGN TO BE REUSED AS PANERA MONUMENT SIGN.
 - NEW LANDSCAPE AREA.
 - NEW PATIO ENTRY DOOR.
 - NEW CAFE MAIN ENTRY.
 - NEW SERVICE DOOR.
 - EXISTING ADA PARKING STALLS TO REMAIN.
 - ALL EXISTING IMPROVEMENTS TO REMAIN UNLESS OTHERWISE INDICATED.
 - DASHED LINE INDICATES LIMITS OF NEW WORK.
 - NEW BIKE RACK.
 - NEW LIGHT STANDARD. REFER TO PHOTOMETRIC PLANS.
- GROSS LOT AREA = 79,881 S.F.
NET LOT AREA = 79,881 S.F.

PARKING CALCULATIONS

1 SPACE PER 120 SQUARE FEET OF GROSS FLOOR AREA, AND 1 SPACE FOR EACH 350 GROSS SQUARE FEET OF OUTDOOR PATIO AREA, EXCLUDING THE FIRST 350 GROSS SQUARE FEET OF OUTDOOR PATIO AREA.

TOTAL GROSS FLOOR AREA = 3,949 SF
TOTAL PATIO AREA = 702 SF

3,949 SF/120 SF PLUS (702 SF - 350 SF)/350 SF = 34 SPACES REQUIRED

PARKING REQUIREMENTS (ACCESSIBLE)

76 TO 100 STANDARD SPACES 4 ACCESSIBLE SPACES
VAN ACCESSIBLE REQUIREMENT 1 VAN ACCESSIBLE SPACE FOR EVERY 6 ACCESSIBLE SPACES

PARKING DATA

SPACES REQUIRED (TOTAL) 34 SPACES

SPACES PROVIDED (STANDARD) 95 SPACES
SPACES PROVIDED (ACCESSIBLE) 4 (4 VAN ACCESSIBLE)
SPACES PROVIDED (TOTAL) 99 SPACES

BICYCLE PARKING REQUIREMENTS

BICYCLE SPACES REQUIRED 2 SPACES
BICYCLE SPACES PROVIDED 2 SPACES

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