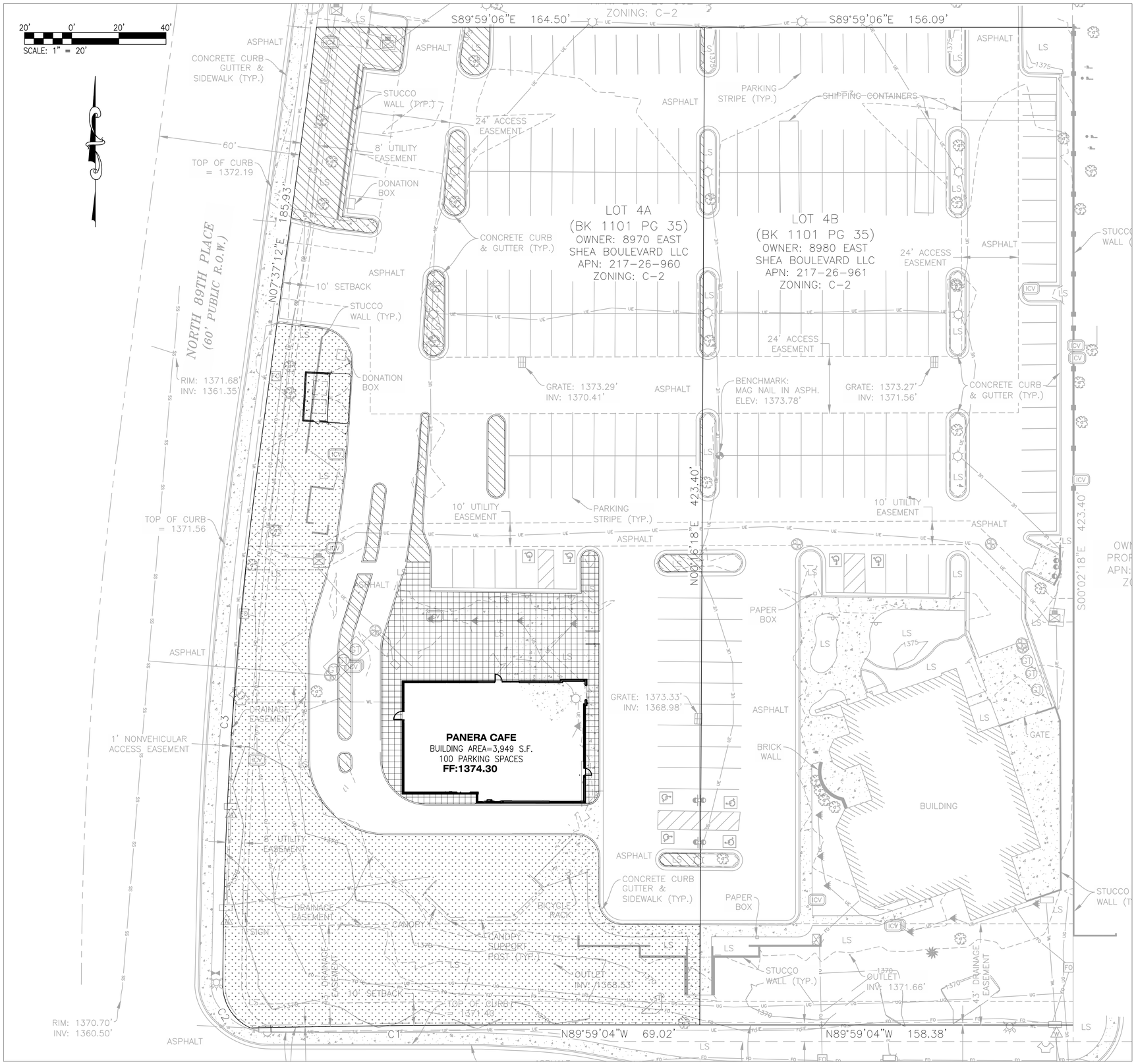

OPEN SPACE PLAN LEGEND

SYMBOL	DESCRIPTION
	DENOTES FRONT OPEN SPACE 22,179 S.F. TOTAL
	DENOTES OPEN SPACE OTHER THAN FRONTAL OPEN SPACE 4,432 S.F. TOTAL
	DENOTES PARKING LOT LANDSCAPING 4,009 S.F. TOTAL

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE:

MAXIMUM BUILDING HEIGHT = 19' (36' ALLOWED)
FIRST 12' OF HEIGHT = 10% X NET LOT AREA = .10 X 79,881 = 7,988.1 S.F.
NEXT 7' OF HEIGHT = 7' X 0.004 X 79,881 = 2,236.67 S.F.

OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING)
= 7,988.1 + 2,236.67 = 10,224.77 S.F.
OPEN SPACE PROVIDED = 26,611 S.F.

FRONTAGE OPEN SPACE REQUIRED = 0.50 X TOTAL OPEN SPACE REQUIREMENT
= 0.50 X 10,224.77 = 5,112.39 S.F.
FRONTAGE OPEN SPACE PROVIDED = 22,179 S.F.

DATE	NO	REVISION DESCRIPTION

DEVELOPER/OWNER:
PANERA, LLC
3630 SOUTH GEYER ROAD, SUITE 100
ST. LOUIS, MO 63127
(314) 984-1000

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PANERA BAKERY CAFE #6263
8970 E SHEA BLVD.
SCOTTSDALE, AZ 85260

OPEN SPACE PLAN

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DATE	01/28/2022
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