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Exhibit B-1
Scope of Work and Conceptual Plans

1. Scope of Work.

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SITE WORK

- Deliver a graded compacted building pad site to within 2" of finished sub grade determined by the Tenant's construction documents at a compaction of ninety-five (95%) of maximum density with a minimum of 2,000 pounds per square foot bearing pressure.
- Landlord to complete all site improvements, including common areas, interior and peripheral landscape areas with landscaping required per local codes, irrigation laterals and heads in the landscaping areas with service feeds to within five feet of the building pad—including tap and meter fees, parking lots, drive-thru lane(s) and striping, parking lot signage, site bollards, curbs and gutters including curbs around the building, sidewalks as required by local codes, drive thru concrete drive paths (if required), conduits connecting drive thru directional signage to the building pad site (if required), parking lot lighting, drives, curb cuts and approaches, dumpster enclosure, bollards, gates and concrete approach pad to the enclosure, Outdoor Seating Area, handrails, bollards—all per tenant final construction documents.
- Landlord to provide and maintain the necessary storm water system capable of handling maximum storm water flow from Tenant's site as required per local codes, including off-site retention, all onsite inlet structures, and connecting storm piping, grading as necessary to avoid ponding within the site to the adjacent inlet structures, connecting piping from the system to the building pad site for building gutter (locations per Tenant's final construction documents).

Grading, Fill, Compaction and Rock

Site shall be graded by Seller/ Landlord to grades acceptable to Purchaser/ tenant. Fill materials shall be inorganic natural soil, free of organics, topsoil, roots, trash, rocks larger than 8" and debris. Fill material throughout the site shall have a plasticity index of less than 25 and within the building pad + 10' outside the building pad including the porch shall be compacted to not less than 98% of the maximum dry density as determined by standard proctor testing and ASTM D698. Before grading operations begin, the site shall be stripped of topsoil and organic debris; then existing ground shall be scarified to a depth of at least 6"; all rocks larger than 8" shall be removed and existing ground recompacted to 95% standard proctor. Fill shall be placed in 8" lifts and thoroughly compacted by a heavy tamping piece of power equipment for each 8" lift. The entire grading operation shall be monitored by a professional geotechnical engineer who represents Purchaser/ Tenant and the engineer shall perform a proctor test of the fill material to be used and compaction tests shall be submitted to Purchaser/ Tenant for their review. Purchaser reserves the right to terminate the Contract before the Due Diligence Expiration Date in the event that Seller fails to perform its grading, fill, compaction work in accordance with this Exhibit.

For purposes of this document, rock shall be defined as material that cannot be loosened in mass excavations with a single-tooth ripper drawn by a Backhoe Loader having a draw bar pull rated at not less 10,242 pounds (Caterpillar 420E or equivalent) ("Rock").

Seller/ Landlord shall excavate Rock in the building pad at least 5 feet below planned finished floor elevation, provided that if it can be demonstrated that Rock is uniformly present across the entire building pad such that all footings will bear on the same material, the Rock excavation depth can be reduced to 3 feet below planned finished floor elevation, subject to prior approval by Purchaser/ Tenant. Soils to be adequate to accept engineered design of tenant footings and slab.

Blasting, if required, shall be performed by Seller/ Landlord in compliance with all local, state and federal requirements. Rock that is damaged below the planned excavation depth in the building area by exposure or blasting shall be removed by Seller/ Landlord, including the removal of any Rock that is excessively fractured or has been heaved by blasting. Backfill shall consist of compacted crushed stone or an alternate material, as approved in advance by Purchaser.

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Once Rock is undercut, the subgrade shall be proofrolled with a fully loaded tandem axle dump truck or similar equipment judged acceptable by Purchaser's/ Tenant geotechnical engineer. The proofrolling shall be performed in the presence of said geotechnical engineer. Unstable areas identified during the proofrolling shall be densified by continued rolling until stable or undercut and replaced with compacted crushed stone. Excavated rock shall not be used as compacted fill unless approved in advance by Purchaser and its geotechnical engineer.

Rock in pavement areas shall be loosened by blasting to a depth of 3 feet below planned grade unless it is weathered enough to be excavated in utility trenches with a backhoe having a bucket curling force rated at not less than 33,000 pounds (Caterpillar 225B or equivalent). Proofrolling shall be performed at the planned subgrade level as specified herein to demonstrate sufficient stability for pavement construction.

HVAC

- A minimum Two (2) new Lennox Brand gas-fired roof top units per Tenant's specifications, capable of supplying a total of one ton of cooling/heating per 140 square feet and 20 CFM/person of fresh air. Locations of units and actual tonnage shall be per Tenant's Final Construction Drawings Units to be sleeved into Tenant space (and to include any fire rated enclosure required by code), and delivered to Tenant in operational condition including all required plumbing and electrical connections, as well as all required roof curbs, penetrations, and patching
- Thermostats per code (Enerstat DSL-700 Digital Set-Point): minimum one (1) for each unit with remote sensors to be located according to Tenant's Final Construction Drawings
- 17" x 17" Roof penetration to accommodate the ductwork required to vent the rack oven. The duct requires a down draft cap above the roof.
- Rooftop exhaust fans, capable of providing 1000, 500, and 500 CFM kitchen exhaust per tenants plans. Fan to be sleeved into Tenant space (and include any fire rated enclosure or dampers as required by code), and delivered to Tenant in operational condition including all required plumbing and electrical connections, as well as all required roof curbs, penetrations, and patching. Location per Tenant's Final Construction Drawings.
- Rooftop exhaust fan, which provides 75 CFM per fixture or as local code, requires. Fan to be sleeved into Tenant space (and include any fire rated enclosure required by code), and delivered to Tenant in operational condition including all required plumbing and electrical connections, as well as all required roof curbs, penetrations, and patching. Location per Tenant's Final Construction Drawings.
- Landlord to provide access from Tenant space to roof via permanent affixed ladder to structure for all HVAC systems (including but not limited to: oven exhaust and make-up air ducting, oven flues, water heater flues, toilet exhaust, and fresh air intake) required by Tenant. Access route shall not exceed design capacity of Tenant's HVAC systems.
- Landlord shall provide all chases with code required fire rating and/or access pathways to meet all applicable codes.

ELECTRICAL

ELECTRICAL SERVICE

- 800 amp service 120/208 volt, 3 phase, 4 wire electrical service stubbed to a Main Distribution Panel provided by the Landlord in premises and furnished with meter and 800 amp disconnect as required by code and local utility company. Location per Tenant's construction documents. Specification for Main Distribution Panel shall be Carolina Products, Inc. (CPI) integrated panel system as manufactured for Panera Bread by CPI.

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ELECTRICAL MISCELLANEOUS

- (2) - 2" conduits with pull wire stubbed into the space from master telephone panel. Location per Tenant's construction documents
- 1" minimum conduit and wire stubbed into the space from base building fire alarm system terminating at a junction box within the leased space. Base building fire alarm system to have enough capacity to ensure that Tenant's Fire alarm system will meet all applicable codes. Location of conduit stub per Tenant's construction documents.
- Landlord is obligated to ensure availability of Local Exchange Carrier (LEC) services into the Premises, that must accommodate at least two T1 Circuits and up to three standard POTS phone lines from the LEC. These services typically require a 25 pair copper cabling to be extended from the facilities to the street LEC connection point, to the central demarcation/telephone room within the building. If LEC construction and engineering is required to deliver these services, those costs will be the responsibility of the Landlord. In addition, Landlord is obligated to provide or enable access for commercial broadband connectivity service provider(s), that allows for direct internet connectivity. If broadband construction and engineering is required to deliver this service, those costs will be the responsibility of the Landlord. These facilities requirements are needed to accommodate Panera's data network and voice services diversity requirements - to be coordinated with Tenant's construction documents. (Chuck confirming availability. NOTE – Landlord typically doesn't coordinate because Tenant has to initiate the order with the provider. We usually provide the pathway from ROW to Building)

- Site and Security lighting as required per tenant criteria and all applicable codes as required to maintain the Premises in a safe and secure manner.
- Lighting in the form of (1) 2' x 4' lay-in fluorescent fixture per 20 S.F. of Tenant space (specification to be Lightolier XT2GVA340UNV03, lamp type F032/835, with three lamps, steel frame and acrylic lens).
- Landlord to complete all service feeds to parking lot signage, curbs, and gutters around the building, sidewalks as required by local codes, drive thru concrete drive paths (if required), conduits connecting drive thru directional signage and other systems to the Premises (if required), parking lot lighting, drives, curb cuts and approaches, dumpster enclosure, bollards, gates and concrete approach pad to the enclosure, all per Tenant's Plans.

PLUMBING

- Minimum 2" dedicated domestic cold water line and all associated metering (including any and all "tap" fees & "meter" fees), valved and capped inside of demising line of premises. Location per Tenant's construction documents. Minimum 60 PSI (45 PSI after any metering and backflow prevention devices) and with a maximum of 70 PSI is required throughout the Term of the Lease.
- 4" sanitary sewer line inside the premises and below floor (minimum depth of 36", or capable of handling the increased flow of this tenant installed as required for flow), location per Tenant's Plans. Grease trap as required by local codes. Grease trap to be furnished and installed by Landlord including all venting- if required by code. Per tenants construction drawing, Landlord to stub grease waste line from interceptor into tenants space, minimum depth of 36" and provide all required venting in accordance with local code requirements.
- Landlord shall be responsible for all connection charges, availability fees, tie in fees, meter fees or charges, tap fees, impact fees, and any similar imposition charged by applicable governmental jurisdiction of utility provider associated with the development and Panera's use of the premises.
- Sanitary vent (capped) sized per code stubbed above nominal ceiling height inside the premises.
- Natural gas service capable of providing 1600 MBH including all associated pressure regulators, valves, and metering. Service shall deliver gas to the space at a pressure between 9" – 12" WC, valved and capped within the Leased space. Location per Tenant's Final Construction Drawings. (This is another service Landlord provides a pathway to the building but Tenant has to initiate service and technical details with the TECO provider. We will have a gas main available behind their building in

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the perimeter easement)

FIRE PROTECTION

- Fire main sized per applicable law and tenant's plans, backflow prevention and meter, valved (including any and all "tap fee" & "meter fee"), and all associated piping brought to, and distributed within the tenant space. Sprinkler coverage (drops and heads) distributed throughout the space and zoned properly per code requirements and Tenant's plans and specifications. Main sprinkler line to be no lower than 14'-6" A.F.F. and have a functioning flow switch if required by code.

DEMISING WALLS

- Demising wall framed with 6" 20 gauge studs - 16" o.c. insulated (R-19).
- Demising wall sheet rocked with gypsum wallboard (thickness and type per code), fire taped from 12'-6" A.F.F. to the underside of roof structure. Seal all penetrations, gaps, existing holes, etc. with fire-rated sealant.
- Perimeter walls to be framed with minimum 2-1/2" 20 gauge metal studs, R-13 insulation to the underside of the roof structure-- (R value and type as required per code) and sheet rocked with gypsum wall board (thickness and type per code), finished taped to 10'-6" A.F.F. and fire taped from 10'-6" A.F.F. to the underside of roof structure. Seal all penetrations, gaps, existing holes, etc. with fire-rated sealant.

STRUCTURAL, EXTERIOR, STOREFRONT & ENTRY DOORS

- Structural system (including but not limited to: roof system, roof mounted equipment support, floor system, load bearing walls, and structural columns) capable of handling all loads required by code and Tenant's construction. If the Premises are new construction, Landlord agrees to construct a clear span structural system with no columns within the Premises.(Evan?)
- All entrances at street or walkway level per federal, state and local handicapped accessibility codes including all applicable clear space, radius landings, railings, and required door hardware.
- New exterior glazing system including aluminum brake metal frames, glazing, and aluminum brake metal-framed glass door. Location and design per Tenant's construction documents. All exterior glass to be 1" insulated, whether new or existing.
- Vestibule including aluminum brake metal frames, glazing, aluminum brake metal-framed glass door, all associated hardware including all finishes per tenants plans. Door and vestibule location and design to be approved by Tenant.
- Parking lot per all applicable codes.
- Dumpster enclosure per Tenant's construction documents and all applicable codes.
- LL to provide cart corral per tenant's plans

DEMOLITION, FLOORS, & CEILINGS

- Broom clean floor with all interior partition walls, fixtures, floor finishes, ceiling system including soffits, plumbing lines, mechanical ductwork, electrical fixtures and conduits, wiring, and all other debris removed.

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- New floor slab per Tenant's construction documents OR existing floor slab in stable and level condition with all adhesives, mastics, glues, etc. from prior tenant's floor finishes removed. Floor to be ready to receive all of Tenant's new floor finishes.
- All asbestos and other hazardous materials removed and properly disposed of by a licensed asbestos/hazardous material removal company. All asbestos and other hazardous materials to be removed from the premises and any other location where Tenant's work will be performed. Landlord to certify that premises are free of any asbestos or other hazardous material.
- Prior Tenant's improvements and fixtures removed.
- Complete ceiling system consisting of Donn DX grid and 2'x2' USG Frost #414 Ceiling tiles.

RESTROOMS

Men's and Women's handicapped accessible toilet rooms meeting all applicable codes. Men's room to include a minimum of: (1) water closet, (1) urinal, and (1) lavatory. Women's room to include a minimum of: (2) water closets, and (1) lavatory. Both toilets to include toilet partitions, baby-changing stations, grab bars and all necessary toilet accessories. All fixtures, accessories, and finishes per the Tenant's Final Construction Drawings.

DRIVE THRU

- Landlord shall furnish and install Drive-Thru Window per Tenant's Plans and specifications.
- Landlord shall furnish and install all curbs, gutters, bollards, and sidewalks around the building as required by as per Civil Drawings and local codes.
- Landlord shall furnish and install Menu Board Detector Loop in concrete pad with all associated concrete slab and curbing, Fibermesh (No metal located within 36" of loop detector and with power conduit stubbed back to the building and capped, all per Tenant Construction Drawings.
- Landlord shall furnish and install data conduit and power conduit connecting Menu Board Detector Loop to Speaker Post and connecting Speaker Post to the Building, stubbed up and capped at Drive-Thru Directional Signage and at Building.
- Landlord shall furnish and install Drive-Thru Window Detector Loop in concrete pad with all associated concrete slab and curbing (No metal located within 36" of loop detector), wire mesh and rebar reinforcing, and with power conduit stubbed back to the Building and capped, all per Tenant Construction Drawings.
- Landlord shall furnish and install conduit connecting Drive-Thru Directional Signage to the Building, stubbed up and capped at Drive-Thru Directional Signage and at Building.
- Landlord shall furnish and install conduit connecting Drive-Thru Menu Board to the Building stubbed up and capped at Menu Board location and at Building.
- Landlord shall furnish and install conduit connecting Drive-Thru speaker Preview Board to the Building. Conduits shall be stubbed up and capped at each end, to locations per Tenant Construction Drawings, with pull strings for wire.
- Landlord shall furnish and install data and power conduit connecting Speaker Post to the Building stubbed up and capped at Speaker Post location and at Building per Tenant Construction Drawings, with pull strings for wire.

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- Landlord shall furnish and install Thank You sign with free-formed concrete footing, per Tenant Construction Drawings and local codes.
- Landlord shall furnish and install Directional sign with free-formed concrete footing, per Tenant Construction Drawings and local codes.
- Landlord shall furnish and install Clearance Bar foundation with thread and hook J bolts and steel base plate ready to receive Clearance Bar steel post, per Tenant Construction Drawings and local codes.
- Landlord shall furnish and install Canopy foundation with thread and hook J-bolts and steel base plate ready to receive Menu Board Canopy steel post, per Tenant Construction Drawings and local codes.
- Landlord shall furnish and install Menu Board foundation with thread and hook J-bolts and steel base plate ready to receive Menu Board steel post, per Tenant Construction Drawings and local codes.
- Landlord shall furnish and install Preview Board foundation with thread and hook J-bolts and steel base plate ready to receive Preview Board steel post, per Tenant Construction Drawings and local codes.
- Landlord shall furnish and install all site Lighting (poles, lights, wiring) per tenant's plan and specifications, meeting tenants foot candle requirements at a minimum, or meet local municipality or local jurisdiction requirement if greater than tenant's requirement.

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2. Conceptual Plans (also referred to in the Work Letter as Tenant's Standard Plans).

[See attached]

Those certain Architectural Gold Standard Plans – Panera Bread Bakery – Café #: 1234, as provided by Tenant to Landlord as of September 5, 2023, the first page of which is attached below for reference (1 of 77 pages total).

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SET FOR REFERENCE ONLY

1234

PANERA BREAD BAKERY-CAFE #: 1234
ARCHITECTURAL
GOLD STANDARD

SITE MAP:

PANERA

CODE INFORMATION:

APPLICABLE CODES & REGULATIONS:

BUILDING CODE:	2021 INTERNATIONAL BUILDING CODE
PLUMBING CODE:	2021 INTERNATIONAL PLUMBING CODE
ELECTRICAL CODE:	2020 NEC
MECHANICAL CODE:	2021 INTERNATIONAL MECHANICAL CODE
FIRE PROTECTION:	2021 INTERNATIONAL FIRE CODE
ENERGY CODE:	2021 IECC, ASHRAE 90.1 2007
ACCESSIBILITY CODE:	2021 IBC, CHAPTER 11; ANSI A117.1

CODE CLASSIFICATION:

A. OCCUPANCY GROUP:	A-2
B. CONSTRUCTION CLASSIFICATION:	TYPE V-B
C. AUTOMATIC FIRE SUPRESSION SYSTEM INSTALLED:	YES

TRAVEL DISTANCE:

ALLOWED TRAVEL DISTANCE:	250 FT
ACTUAL TRAVEL DISTANCE:	120'-0" FT MAX

CONTACT LIST

PANERA BREAD DESIGN MANAGER:
XXXXX
3630 S. GEYER ROAD, SUITE 100
ST. LOUIS, MO 63127
PHONE: XXX.XXX.XXXX
@PANERABREAD.COM

PANERA BREAD CONSTRUCTION MANAGER:
XXXXX
3630 S. GEYER ROAD, SUITE 100
ST. LOUIS, MO 63127
PHONE: XXX.XXX.XXXX
@PANERABREAD.COM

PANERA BREAD DEVELOPMENT MANAGER:
XXXXX
3630 S. GEYER ROAD, SUITE 100
ST. LOUIS, MO 63127
PHONE: XXX.XXX.XXXX
@PANERABREAD.COM

DESIGN CONSULTANT:
CONSULTANT
CONTACT:
1950 CRAIG ROAD, #300
ST. LOUIS, MO 63146
PHONE:
EMAIL.COM

BUILDING DEPARTMENT CONTACT:
CITY OF XXXX
ADDRESS
ADDRESS
PHONE:

PLANNING/ZONING DEPARTMENT CONTACT:
NAME
ADDRESS
ADDRESS
PHONE
EMAIL

HEALTH DEPARTMENT CONTACT:
ENVIRONMENTAL COUNTY HEALTH DEPARTMENT
ADDRESS
ADDRESS
PHONE:
EMAIL

FIRE DEPARTMENT CONTACT:
CITY OF XXX FIRE DEPARTMENT
ADDRESS
ADDRESS
PHONE:

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ELECTRICAL		
E101	ELECTRICAL PLANS	

Sheet Count: 63

PROJECT DESIGN ATTRIBUTES

NAME	NUMBER
AREA	
FOH SQ.FT.	1385 SF
BOH SQ.FT.	2115 SF
TOTAL BUILDOUT SQ.FT.	3500 SF
MISC. SQ.FT.	579 SF
OUTDOOR GATHERING SQ.FT.	440 SF
PARKING	
NUMBER OF PARKING SPACES	52
NUMBER OF DRIVE-THRU PULL FORWARD STALLS	2
NUMBER OF CUSTOMER PICK-UP STALLS	3
SEATING	
INTERIOR SEAT COUNT	58
EXTERIOR SEAT COUNT	22
INTERIOR TABLE COUNT	19
EXTERIOR TABLE COUNT	7
REGISTERS	
NUMBER OF REGISTERS	2
NUMBER OF KIOSKS	3
MISC.	
EXTERIOR COOLER-FREEZER BOXES	Y/N
TABLE MEDALLIONS (FRANCHISE ONLY)	Y/N

PROJECT DESIGN ATTRIBUTES (CONT'D)

SITE TYPE	BAKING TIER	CATERING TIER	FIREPLACE TYPE
OPTIONS (DELETE AFTER SELECTION)			
DTRPU - DT + RPU LANE	TIER 3	TIER 3	N/A
RPUWI - RPU WINDOW			N/A

REVISION ISSUE LOG

REVISION #	ISSUE DATE	DESCRIPTION	AFFECTED SHEETS	REMARKS

PROTOTYPE INFORMATION:

THIS SET OF DOCUMENTS INCORPORATES ALL REVISIONS THROUGH PROTOTYPE UPDATE #2022-Q4.V1

LANDLORD APPROVAL:

NAME

SIGNATURE DATE

Bakery-Cafe #:

1234

SYSTEM: NEXT-GEN

Project Team:

Professional Seal:

Project Title:

PROTOTYPE - NEW CONSTRUCTION

Bakery Cafe #: 1234
ARCHITECTURAL
GOLD STANDARD

Consultant Copyright Placeholder

No.	Description	Date

COVER SHEET

Project Number: 1234
Sheet Number: G000
Drawn By: Author
Issue Date: XX.XX.XX
DPM: DM: CPM:

7/11/2023 1:22:41 PM

PR-703-V2V1

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EXHIBIT "C"

SIGN CRITERIA

Signs shall be furnished and installed by Tenant in accordance with the following:

1. Detailed drawings and shop drawings, for all new signs to be built and installed by Tenant and alterations to existing building signs must be submitted to Landlord for approval prior to installation. The drawings shall indicate the location, size, layout, design, wording and color of the proposed sign as it would look on the storefront, including all lettering and graphics. The Tenant shall submit samples of sign materials if required by Landlord. Landlord may withhold its approval of the proposed sign(s) in Landlord's discretion. Notwithstanding the foregoing, it shall be unreasonable for Landlord to disapprove professionally prepared, lawfully permitted exterior signage and awnings consistent with (i) Tenant's standard promotional signage or (ii) Tenant's current store signage used at Tenant's other store locations, so long as such signage is in compliance with the Declarations and applicable Legal Requirements. Tenant will obtain all applicable permits, and construct and install the sign at Tenant's expense, including the removal of any existing sign. Tenant will provide Landlord with the name of the sign installer and a copy of a certificate of insurance covering the installer's work on the property in amounts satisfactory to Landlord.

2. Signs should be designed to uniquely represent the individual business while respecting the architectural integrity of the building on which they are placed.

3. Storefront signs shall be limited to tenant's tradename and logo and shall not include products.

4. Tenant is responsible for assuring that all sign installation and manufacture complies with local building codes and is further responsible for the work performed by its sign contractor, including the sealing in a watertight manner of any building or façade penetrations. The Tenant's signage provider shall be responsible for developing all structural wind load calculations and attachment details per the building code. Care should be taken to prevent damage or stress cracks to the façade during sign installation. Tenant's sign contractor shall be responsible for making the electrical connection for the sign and coordinating connection with Tenant's licensed electrical contractor. Signage is required to be UL rated.

5. Landlord reserves the right to make exceptions to these requirements for "anchor" or "Major" tenants. Franchise or corporate signs not conforming to these criteria must be submitted to Landlord and will be reviewed for approval on a case-by-case basis.

6. Tenant agrees to maintain signage at all times in good condition and repair including but not limited to peeling paint, faded letters/lenses, burned out bulbs and/or ballasts. Upon vacating the Leased Premises, Tenant shall remove the sign and restore the fascia to its original condition at its own expense and to the satisfaction and approval of Landlord.

7. Unauthorized signs will be removed by Landlord without prior notice. Landlord reserves the right to change Landlord's sign criteria so long as the new sign criteria are commercially reasonable and uniformly enforced by Landlord.

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8. To the extent canopy signage exists, such signs are subject to the same conditions outlined above, including the requirement of Landlord's prior written approval. Canopy signs are to be designed similar and harmonious to existing canopy signage.

9. Any window graphics, blade signs, or fabric canopies will require Landlord approval in the signage package. Landlord may withhold its approval of the proposed sign(s) in Landlord's reasonable discretion.

10. Maximum signage size will be based on local ordinances.

The following types of Signs are prohibited:

a. Animated, audible or moving signs
b. Internally-lit or lightbox/cabinet signs
c. Signs with luminous plastic letters
d. Neon-illuminated signs
e. Sound-generating signs
f. Illuminated awnings
g. Unfinished materials cardboard, paper, plastic
h. Signs constituting a traffic hazard
i. Immoral or unlawful advertising
j. Light bulb strings exposed tubes or electrical conduits
k. Banners, pennants and balloons used for advertising purposes
l. Signs painted directly on buildings or walls
m. Signs posted on street trees, utility poles or any traffic control devices
n. Raceway signs

The following types of Signs are permitted:

a. Internally illuminated channel letters directly mounted
b. Pin-mounted halo lit signs
c. Pin-mounted internally illuminated signs

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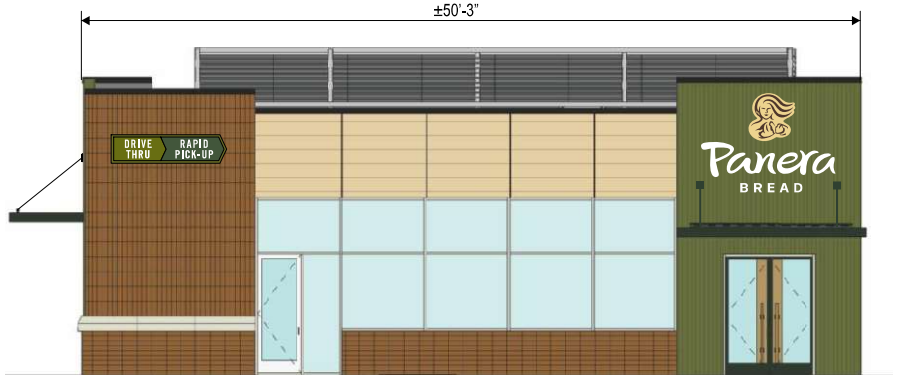
EXHIBIT "C-1"

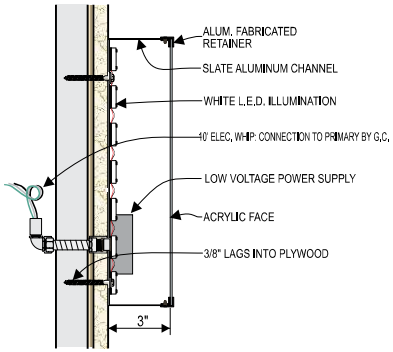
TENANT'S CONCEPTUAL SIGNAGE

Tenant's conceptual signage shall be promptly updated following the Effective Date of this Lease in order to reflect that Tenant's monument sign along CR 210 will contain a fossil reef coral stone veneer base in order to comply with Landlord's signage requirements.

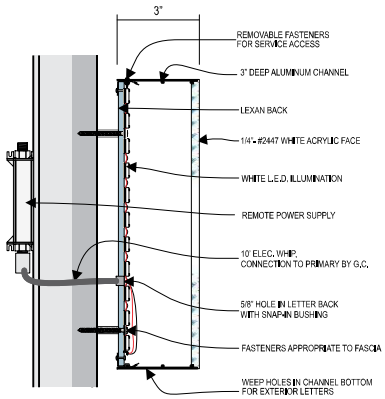
DocuSign Envelope ID: 391D9313-B1A9-4C48-9046-013A36FB5D83



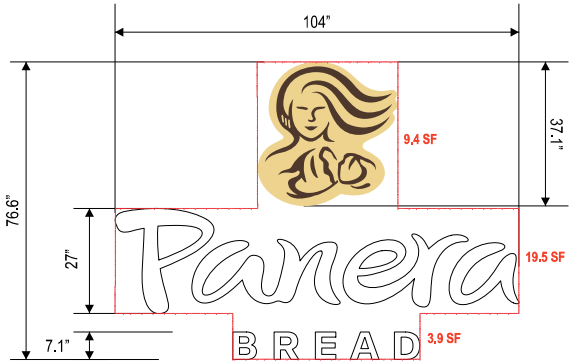
NORTH ELEVATION SCALE: 1/8" = 1'-0"



DRIVE THRU CABINET SIGN SECTION: N.T.S.



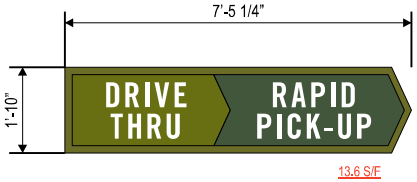
TYPICAL CHANNEL LETTER: N.T.S.



INTERNALLY ILLUMINATED FRONT LIT/HALO LIT CHANNEL LETTERS AND LOGO SCALE: 3/8" = 1'-0"

32.8 TOTAL SF

"PANERA" "BREAD" LETTERS
- 2447 WHITE FACES WITH 3" DEEP CHANNELS PAINTED PANTONE 7540C SLATE
- CLEAR LEXAN BACKS
- 6500K SLOAN PRISM WHITE LED LIGHTING (PANERA)
- TRIMLESS DESIGN
- MB LOGO WITH PANTONE 7403 CP INTERNALLY ILLUMINATED/HALO LIT TRANSLUCENT BACKGROUND WITH SLOAN 5000K PRISM LED WITH TRANSLUCENT PANTONE 476 CP DETAILS
- 3" DEEP CHANNEL PAINTED TO MATCH 7540C SLATE



INTERNALLY ILLUMINATED "DRIVE THRU" WALL SIGN:

- 3" DEEP ALUMINUM CHANNEL AND RETAINER PAINTED PANTONE 2307 C
- WHITE ACRYLIC FACE WITH FIRST SURFACE DIGITAL PRINT
  - PANTONE 2307C C GREEN BEHIND DRIVE THRU COPY
  - PANTONE 2410 C GREEN BACKGROUND BEHIND RAPID PICK UP
  - WHITE COPY
- SLOAN 6500K PRISM WHITE LED ILLUMINATION

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APPROVALS
Signatures Required Before Release to Production

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

PDF NAME

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	GC	INCREASED PB SIGN SIZE	12/05/22
2	GC	UPDATED CALL OUTS	01/19/23
3			
4			
5			
6			
7			
8			

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

WORK ORDER # 53353

CUSTOMER

STORE NUMBER

Typical
LOCATION

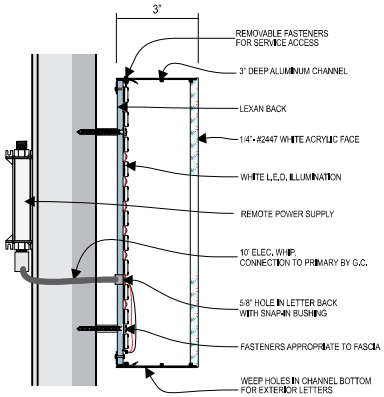
PROJECT MANAGER WENDY R.

GC ARTIST 01/21/22 DATE

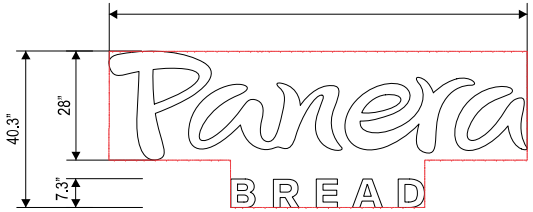
page 2
DRAWING / FILE NAME

DocuSign Envelope ID: 391D9313-B1A9-4C48-9046-013A36FB5D83

EAST ELEVATION SCALE: 1/8" = 1'-0"



TYPICAL CHANNEL LETTER: N.T.S.



INTERNALLY ILLUMINATED FRONT LIT/HALO LIT CHANNEL LETTERS **SCALE: 3/8" = 1'-0"**

25.1 S/F

"PANERA BREAD" LETTERS
- 2447 WHITE FACES WITH 3" DEEP CHANNELS PAINTED PANTONE 7540 C SLATE
- CLEAR LEXAN BACKS
- 6500K SLOAN PRISM WHITE LED LIGHTING (PANERA BREAD)
- TRIMLESS DESIGN

-LETTERS PINNED OFF WALL 1"

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APPROVALS
Signatures Required Before Release to Production

Engineering
BY DATE

Sales
BY DATE

Estimating
BY DATE

Production
BY DATE

Quality Control
BY DATE

PDF NAME

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	GC	UPDATED SIGNS	06/22/22
2	GC	REMOVED MB LOGO	12/05/22
3			
4			
5			
6			
7			
8			

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

WORK ORDER # 53353

CUSTOMER

STORE NUMBER 6247

LOCATION Typical

PROJECT MANAGER WENDY R.

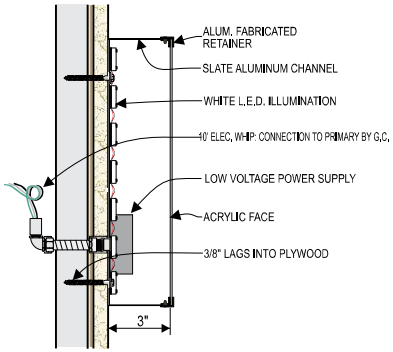
ARTIST GC

DATE 01/21/22

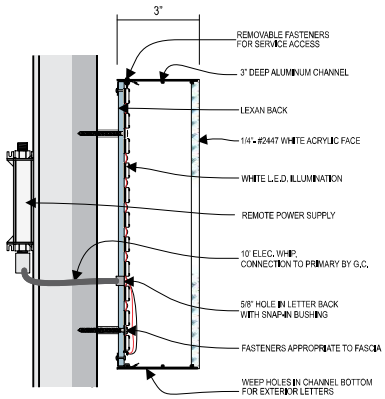
DRAWING / FILE NAME page 3

DocuSign Envelope ID: 391D9313-B1A9-4C48-9046-013A36FB5D83

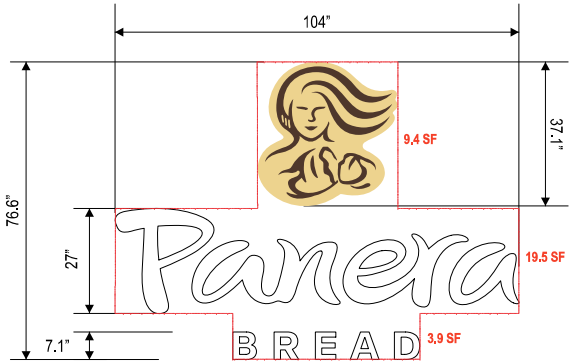
WEST ELEVATION SCALE: 1/8" = 1'-0"



DRIVE THRU CABINET SIGN SECTION: N.T.S.



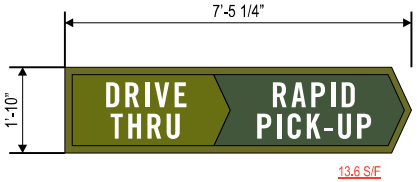
TYPICAL CHANNEL LETTER: N.T.S.



INTERNALLY ILLUMINATED FRONT LIT/HALO LIT CHANNEL LETTERS AND LOGO SCALE: 3/8" = 1'-0"

32.8 TOTAL SF

"PANERA" "BREAD" LETTERS
- 2447 WHITE FACES WITH 3" DEEP CHANNELS PAINTED PANTONE 7540C SLATE
- CLEAR LEXAN BACKS
- 6500K SLOAN PRISM WHITE LED LIGHTING (PANERA)
- TRIMLESS DESIGN
- MB LOGO WITH PANTONE 7403 CP INTERNALLY ILLUMINATED/HALO LIT TRANSLUCENT BACKGROUND WITH SLOAN 5000K PRISM LED WITH TRANSLUCENT PANTONE 476 CP DETAILS
- 3" DEEP CHANNEL PAINTED TO MATCH 7540C SLATE



INTERNALLY ILLUMINATED "DRIVE THRU" WALL SIGN:

- 3" DEEP ALUMINUM CHANNEL AND RETAINER PAINTED PANTONE 2307 C
- WHITE ACRYLIC FACE WITH FIRST SURFACE DIGITAL PRINT
  - PANTONE 2307C C GREEN BEHIND DRIVE THRU COPY
  - PANTONE 2410 C GREEN BACKGROUND BEHIND RAPID PICK UP
  - WHITE COPY
- SLOAN 6500K PRISM WHITE LED ILLUMINATION

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APPROVALS
Signatures Required Before Release to Production

	BY	DATE
Engineering		
Sales		
Estimating		
Production		
Quality Control		

PDF NAME

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	GC	REMOVED ALL SIGNS	06/22/22
2			
3			
4			
5			
6			
7			
8			

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

WORK ORDER # 53353

CUSTOMER

STORE NUMBER 6247

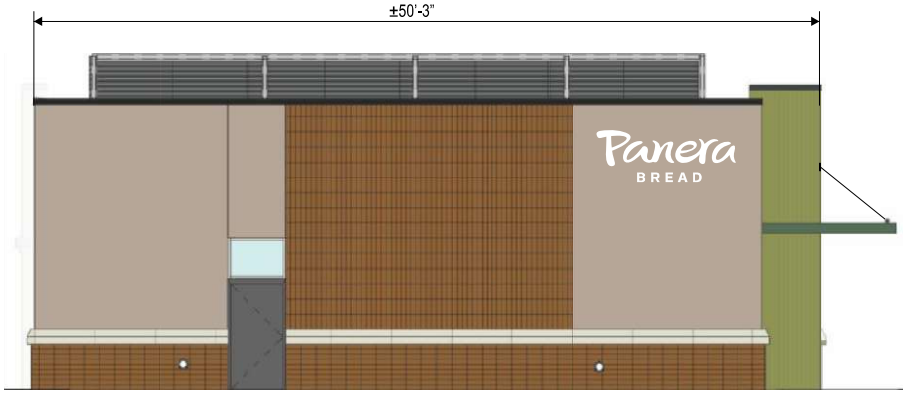
LOCATION Typical

PROJECT MANAGER WENDY R.

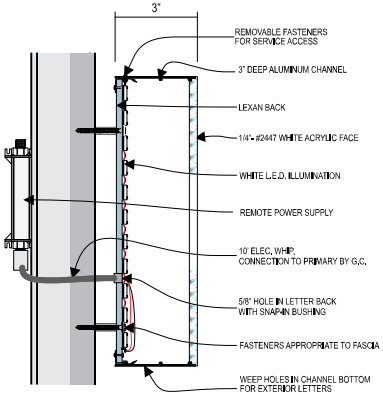
ARTIST GC DATE 01/21/22

DRAWING / FILE NAME page 4

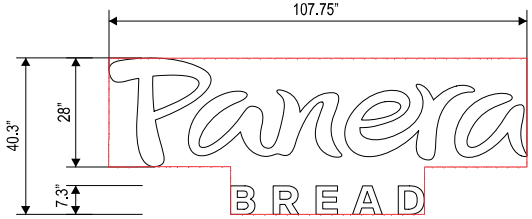
DocuSign Envelope ID: 391D9313-B1A9-4C48-9046-013A36FB5D83



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



TYPICAL CHANNEL LETTER: N.T.S.



INTERNALLY ILLUMINATED FRONT LIT/HALO LIT CHANNEL LETTERS **SCALE: 3/8" = 1'-0"**

25.1 S/F

"PANERA BREAD" LETTERS
- 2447 WHITE FACES WITH 3" DEEP CHANNELS PAINTED PANTONE 7540 C SLATE
- CLEAR LEXAN BACKS
- 6500K SLOAN PRISM WHITE LED LIGHTING (PANERA BREAD)
- TRIMLESS DESIGN
- LETTERS PINNED OFF WALL 1"

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APPROVALS
Signatures Required Before Release to Production

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

PDF NAME

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	GC	updated elevation / added dt wall sign	04/25/22
2	GC	REMOVED MURAL	06/22/22
3	GC	REMOVED DT WALL SIGN	12/05/22
4			
5			
6			
7			
8			

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

WORK ORDER #

CUSTOMER

STORE NUMBER

Typical

LOCATION

PROJECT MANAGER WENDY R.

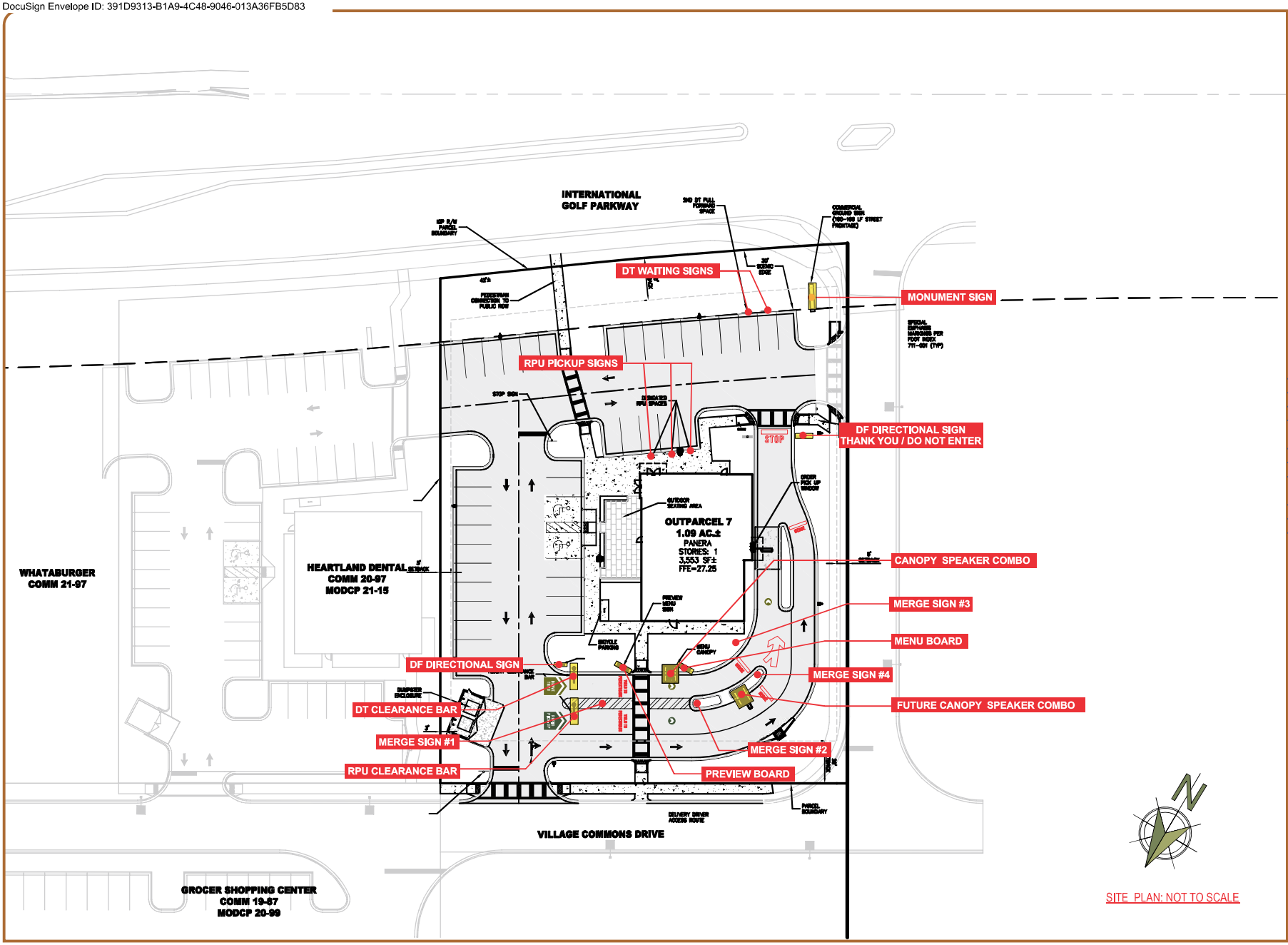
GC ARTIST

01/21/22 DATE

page 5

DRAWING / FILE NAME

DocuSign Envelope ID: 391D9313-B1A9-4C48-9046-013A36FB5D83



SITE PLAN: NOT TO SCALE

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APPROVALS
Signatures Required Before Release to Production

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

PDF NAME

REVISIONS

NO.	BY	DESCRIPTION	DATE
1			
2			
3			
4			
5			
6			
7			
8			

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

WORK ORDER # 53353

CUSTOMER: Panera BREAD

STORE NUMBER

LOCATION

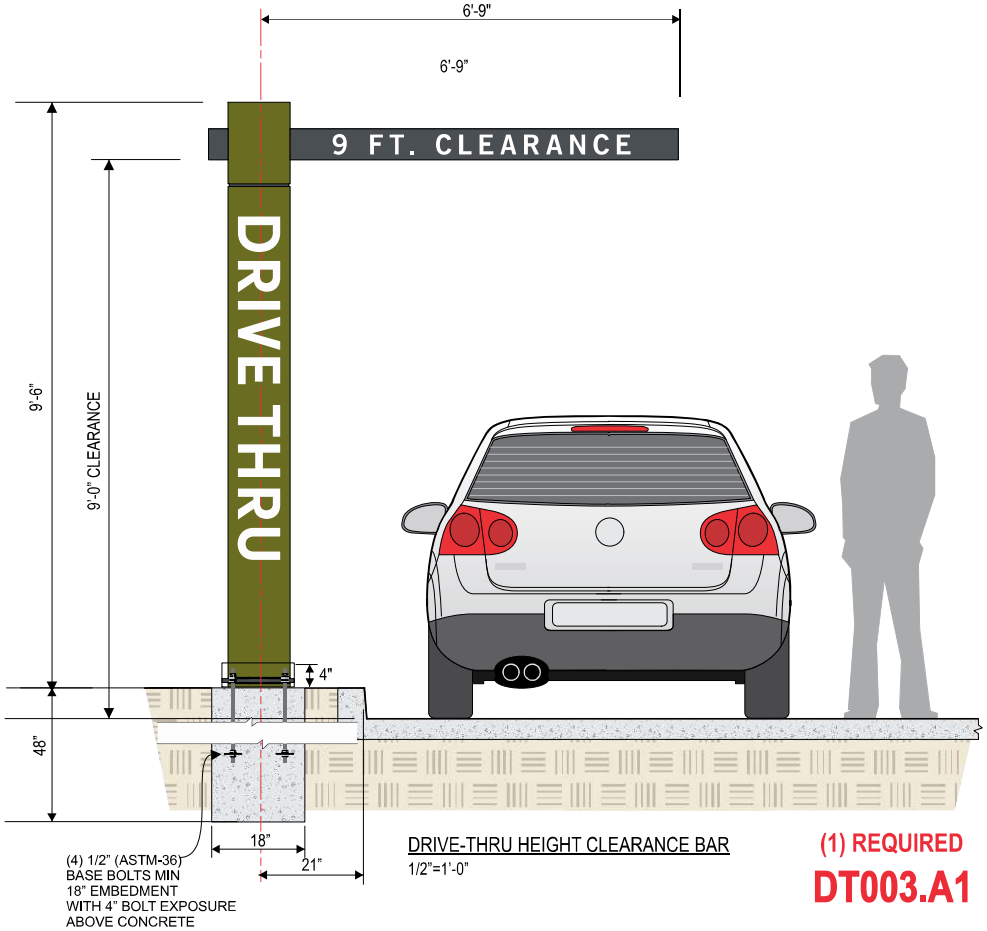
PROJECT MANAGER: WENDY R.

ARTIST: GC

DATE: 01/21/22

DRAWING / FILE NAME: page 6

DocuSign Envelope ID: 391D9313-B1A9-4C48-9046-013A36FB5D83



CLEARANCE BAR SIGN
SCALE: 1/2"=1'-0"

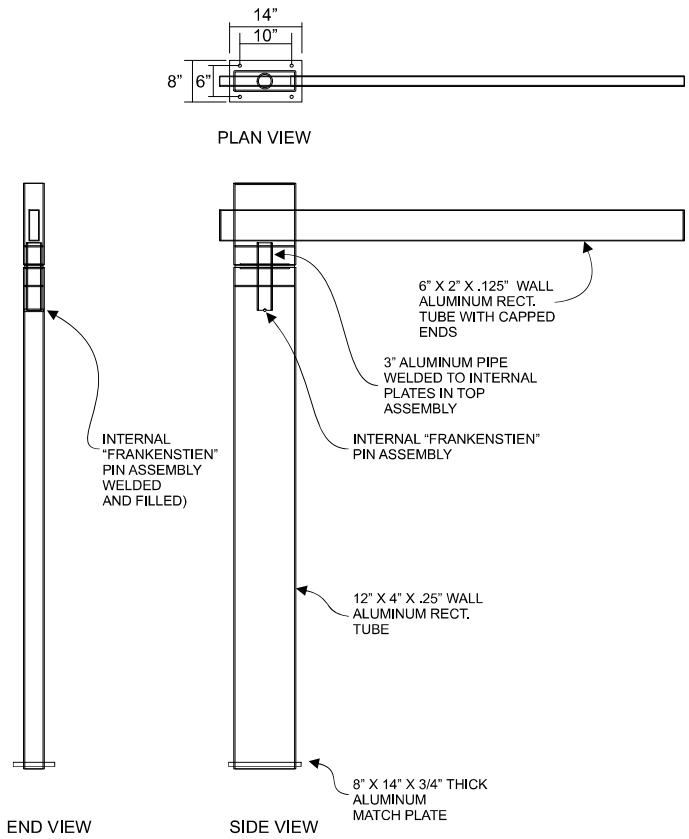
DRIVE-THRU HEIGHT CLEARANCE BAR
1/2"=1'-0"

(1) REQUIRED

DT003.A1

PANERA GREEN
PANTONE 2387 C
C32 M2 Y100 K61
R104 G111 B19
HEX #686F12

PANERA SLATE
PANTONE 7540 C
C67 M54 Y46 K40
R75 G79 B84
HEX #4B4F54



CLEARANCE BAR SIGN
1½" = 1'-0"

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APPROVALS
Signatures Required Before Release to Production

	BY	DATE
Engineering		
Sales		
Estimating		
Production		
Quality Control		

PDF NAME

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	GC	UPDATED FOOTINGS	06/22/22
2	GC	UPDATED LAYOUT	01/19/23
3			
4			
5			
6			
7			
8			

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

WORK ORDER # 53353

CUSTOMER: Panera BREAD

STORE NUMBER

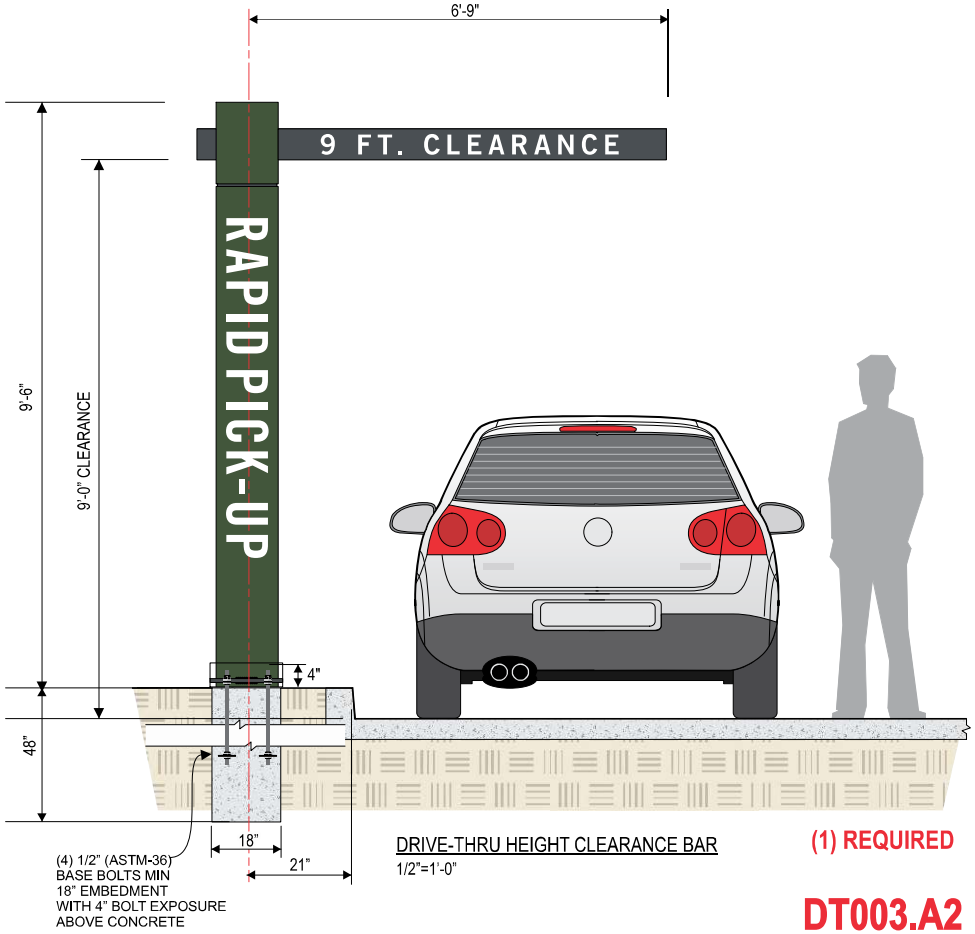
LOCATION: Typical

PROJECT MANAGER: WENDY R.

ARTIST: GC
DATE: 01/21/22

DRAWING / FILE NAME: page 7

DocuSign Envelope ID: 391D9313-B1A9-4C48-9046-013A36FB5D83



DRIVE-THRU HEIGHT CLEARANCE BAR
1/2"=1'-0"

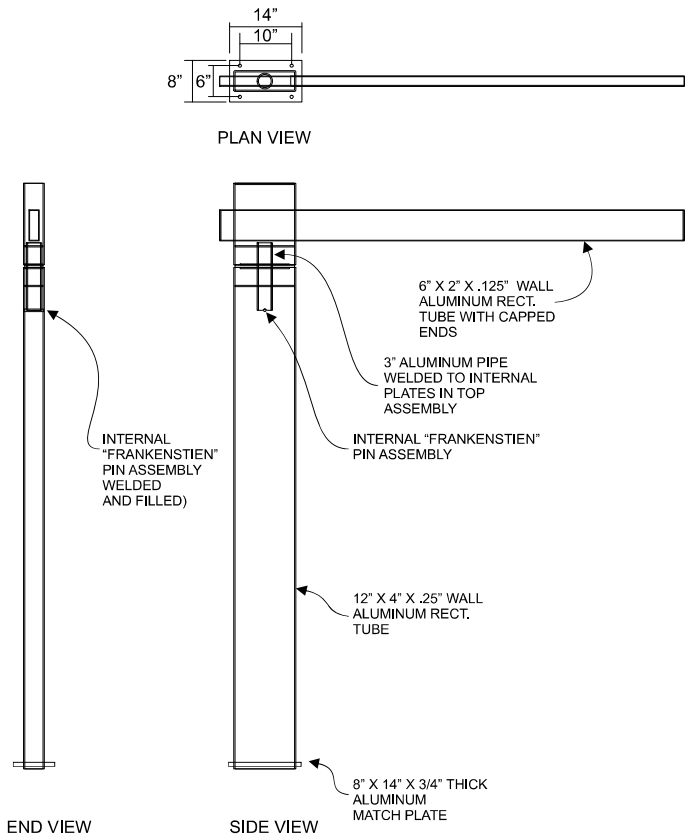
(1) REQUIRED

DT003.A2

CLEARANCE BAR SIGN
SCALE: 1/2"=1'-0"

PANTONE 2410 C

PANERA SLATE
PANTONE 7540 C
C67 M54 Y46 K40
R75 G79 B84
HEX 4B4F54



CLEARANCE BAR SIGN
1½" = 1'-0"

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APPROVALS
Signatures Required Before Release to Production

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

PDF NAME

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	GC	UPDATED FOOTINGS	06/22/22
2	GC	UPDATED LAYOUT	01/19/23
3			
4			
5			
6			
7			
8			

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

WORK ORDER # 53353

CUSTOMER: Panera BREAD

STORE NUMBER 6247

LOCATION: Typical

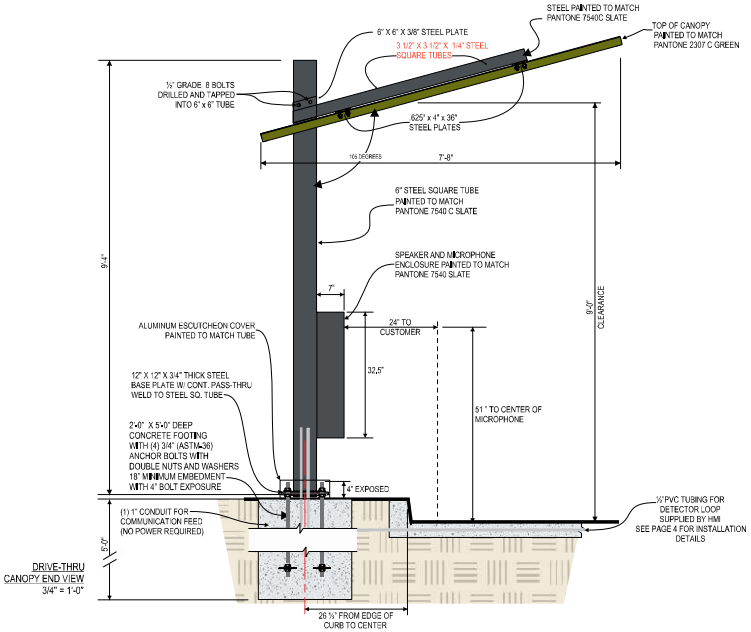
PROJECT MANAGER: WENDY R.

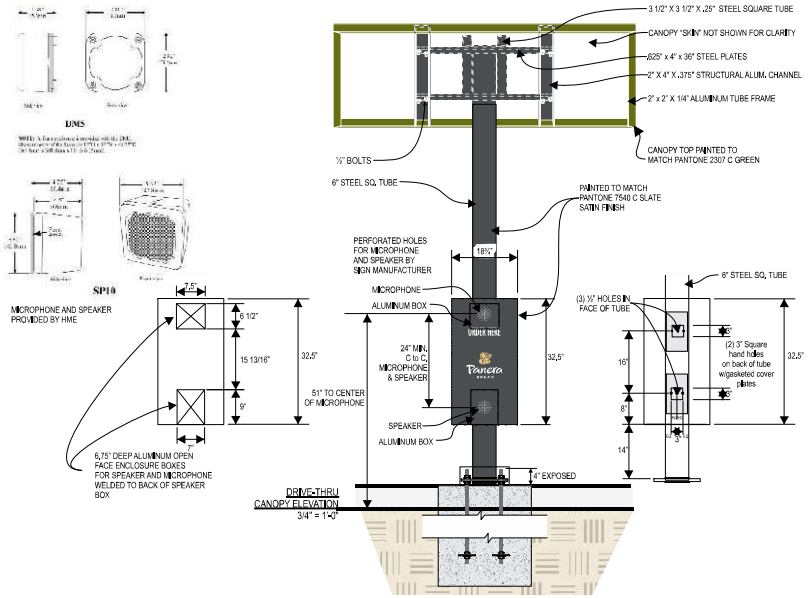
ARTIST: GC

DATE: 01/21/22

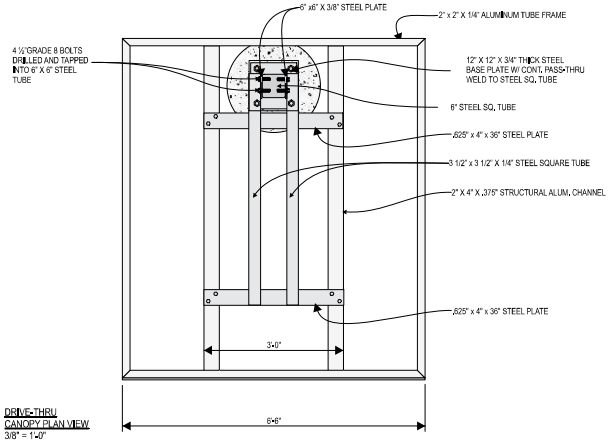
DRAWING / FILE NAME: page 8

DocuSign Envelope ID: 391D9313-B1A9-4C48-9046-013A36FB5D83





DT001.A1



ARTWORK EXCLUSIVE PROPERTY OF

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APPROVALS
Signatures Required Before Release to Production

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

PDF NAME

REVISIONS

NO.	BY	DESCRIPTION	DATE
1			
2			
3			
4			
5			
6			
7			
8			

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

WORK ORDER #

Panera BREAD

CUSTOMER

STORE NUMBER

Typical

LOCATION

PROJECT MANAGER WENDY R.

GC ARTIST

01/21/22 DATE

page 9

DRAWING / FILE NAME

DocuSign Envelope ID: 391D9313-B1A9-4C48-9046-013A36FB5D83

1 MENU SIGN ELEVATION
SCALE - 3/4" = 1'-0"

PAINTED/DECORATED
ALUMINUM PANEL
WITH PANERA BREAD
GRAPHIC

DT004.A1

1 PREVIEW BOARD ELEVATION
SCALE - 3/4" = 1'-0"

DT005.A1

ARTWORK EXCLUSIVE PROPERTY OF

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APPROVALS

Signatures Required Before Release to Production

	BY	DATE
Engineering		
Sales		
Estimating		
Production		
Quality Control		

PDF NAME

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	GC	CHANGED TO STATIC MENUS	07/25/22
2			
3			
4			
5			
6			
7			
8			

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

WORK ORDER #

Panera BREAD

CUSTOMER

STORE NUMBER

Typical

LOCATION

PROJECT MANAGER WENDY R.

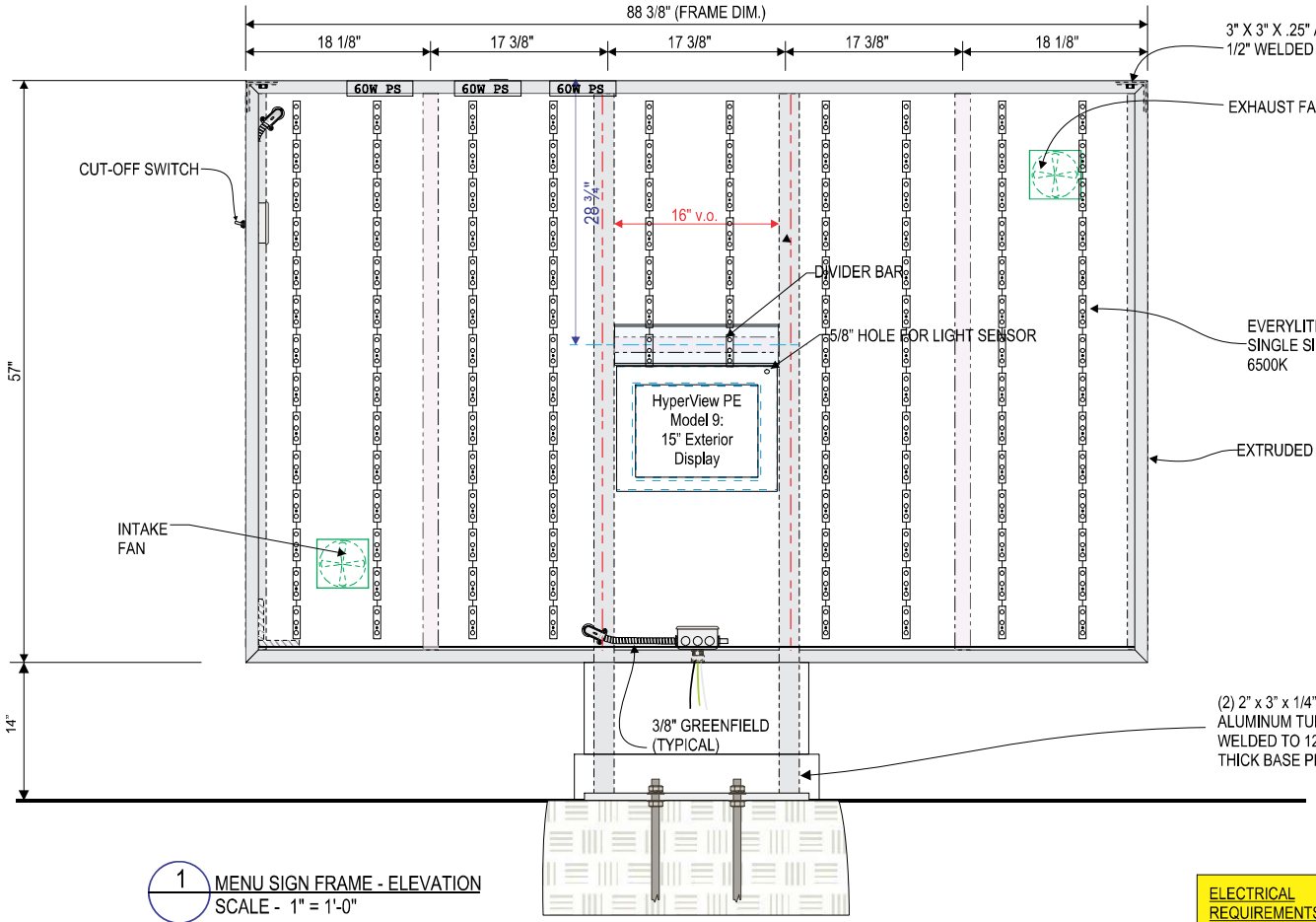
GC ARTIST

01/21/22 DATE

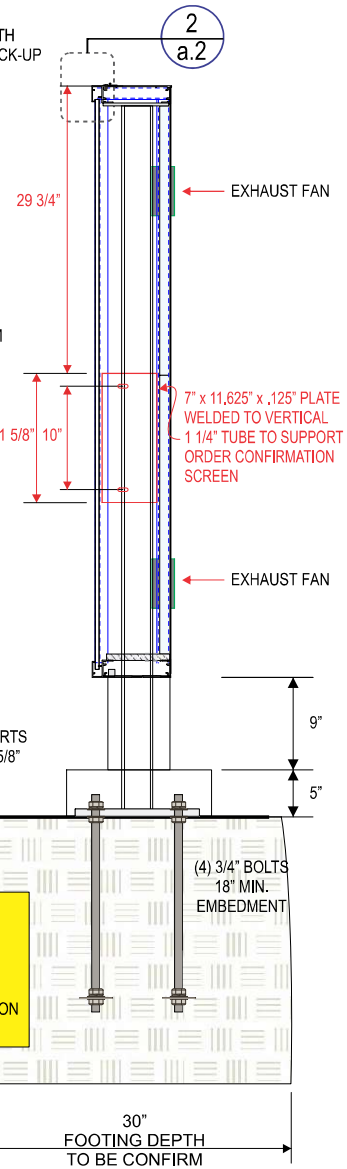
page 10

DRAWING / FILE NAME

DocuSign Envelope ID: 391D9313-B1A9-4C48-9046-013A36FB5D83

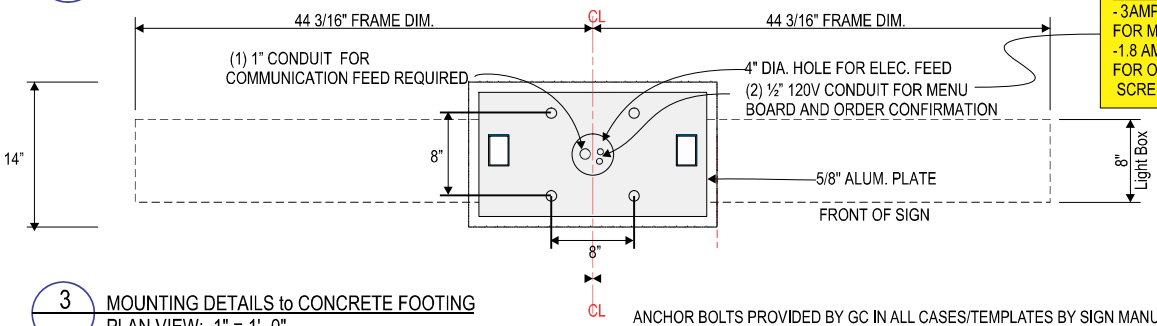


1 MENU SIGN FRAME - ELEVATION
SCALE - 1" = 1'-0"



2 MENU SIGN END VIEW
SCALE - 1" = 1'-0"

ELECTRICAL REQUIREMENTS:
- 3AMPS @ 120V
FOR MENU BOARD
-1.8 AMPS @ 120 V
FOR ORDER CONFIRMATION
SCREEN



3 MOUNTING DETAILS to CONCRETE FOOTING
PLAN VIEW: 1" = 1'- 0"

ANCHOR BOLTS PROVIDED BY GC IN ALL CASES/TEMPLATES BY SIGN MANUFACTURER

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Quality Control		

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NO.	BY	DESCRIPTION	DATE
1	GC	CHANGED TO STATIC MENUS	07/25/22
2			
3			
4			
5			
6			
7			
8			

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

WORK ORDER #

CUSTOMER

STORE NUMBER

LOCATION

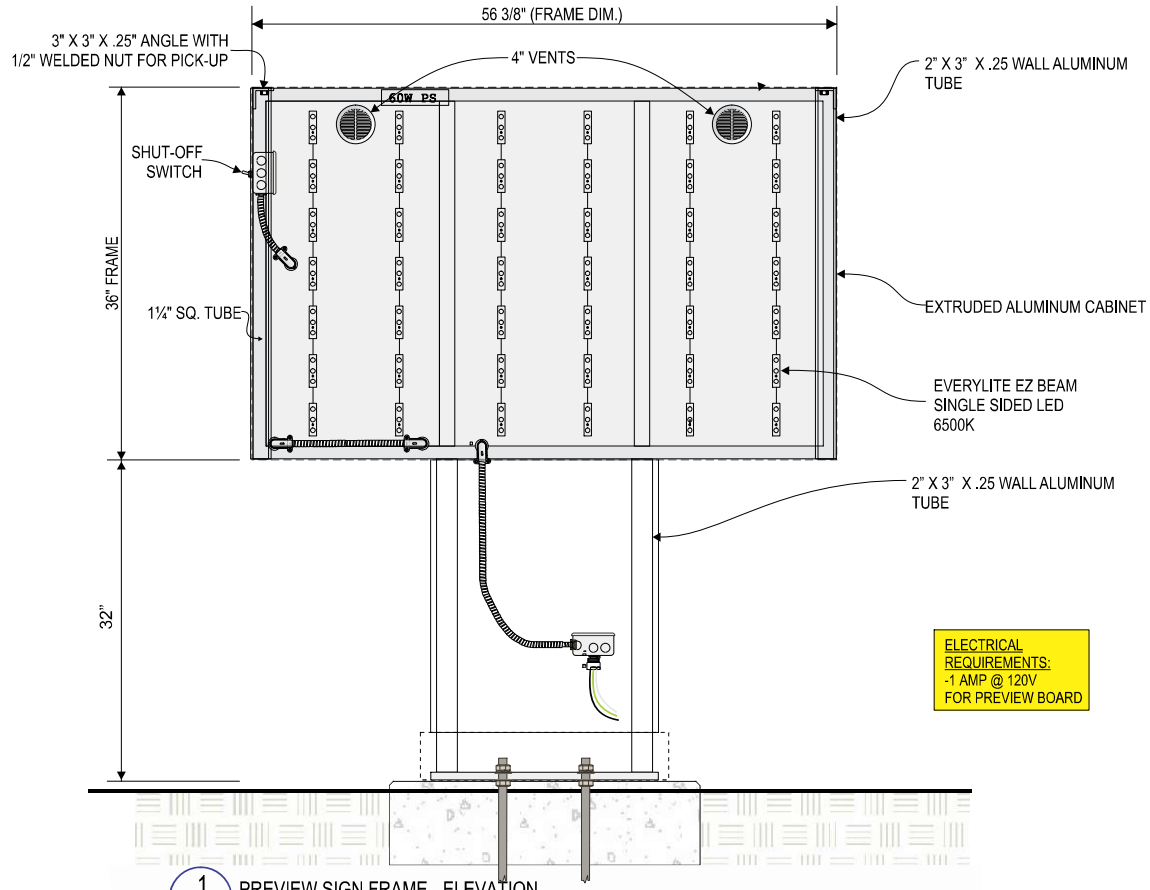
PROJECT MANAGER WENDY R.

ARTIST GC

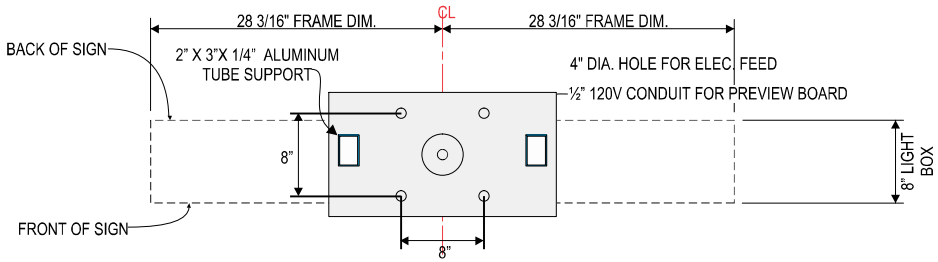
DATE 01/21/22

DRAWING / FILE NAME

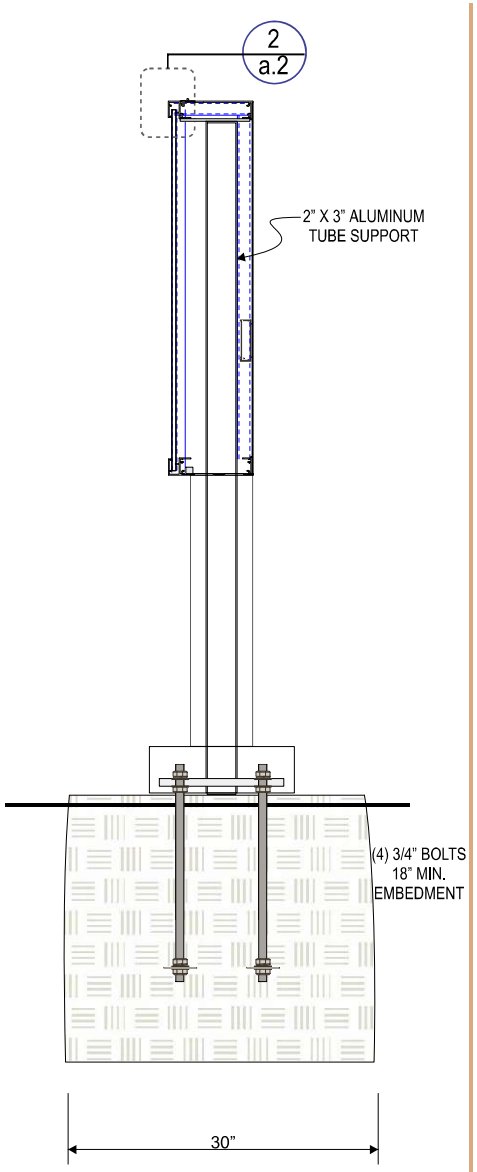
DocuSign Envelope ID: 391D9313-B1A9-4C48-9046-013A36FB5D83



1 PREVIEW SIGN FRAME - ELEVATION
SCALE - 1" = 1'-0"



3 MOUNTING DETAILS to CONCRETE FOOTING
PLAN VIEW: 1" = 1'- 0"



2 MENU SIGN SECTION
SCALE - 1" = 1'-0"

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Quality Control		

PDF NAME

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	GC	CHANGED TO STATIC MENUS	07/25/22
2			
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8			

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

WORK ORDER #

CUSTOMER

STORE NUMBER

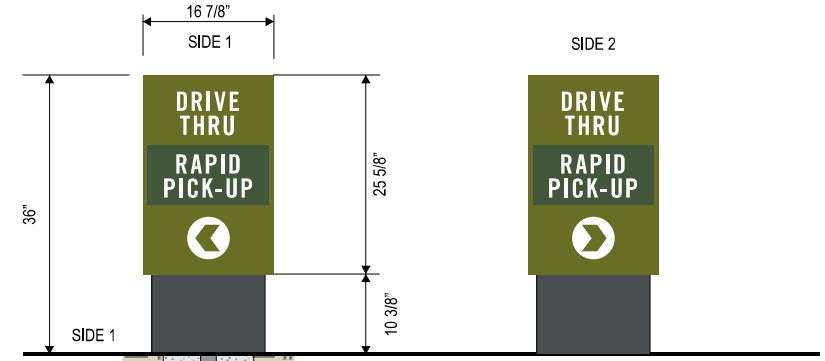
Typical
LOCATION

PROJECT MANAGER WENDY R.

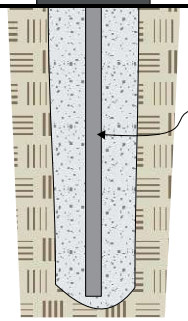
GC ARTIST 01/21/22 DATE

DRAWING / FILE NAME

DocuSign Envelope ID: 391D9313-B1A9-4C48-9046-013A36FB5D83



SW211.A1



D/F DIRECTIONAL SIGN
QTY 1

2" x 4" x .125 ALUMINUM TUBE
DIRECT BURIAL IN
FREE-FORMED
CONCRETE FOOTING

Area = 3.00 sq.ft each

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

D/F DIRECTIONAL SIGN
QTY 1

SW211.E1

NON ILLUMINATED DIRECTIONAL SIGNS:

- 4" DEEP ALUM. PANEL CONSTRUCTION PAINTED TO MATCH PANTONE 2307 C (STAIN FINISH)
- .090 ALUMINUM FACES
- DIGITALLY PRINTED GRAPHICS ON REFLECTIVE PSV (VINYL)
- COLORS AS SHOWN: WHITE & PMS 7403U PEACH & PANTONE 2410 C
- PANTONE 7540 SHROUD WITH 2" x 2" x 1/8" WALL ALUM. SQ. TUBE POSTS
- DIRECT BURIAL IN FREE-FORMED CONCRETE FOOTING

PANTONE 2410 C	PANERA GREEN PANTONE 2307 C C32 M2 Y100 K61 R104 G111 B18 HEX #686F12	PANERA SLATE PANTONE 7540 C C67 M54 Y46 K40 R73 G79 B94 HEX #4B4F54	SUN DAPPLE PANTONE 7403 C C5 M15 Y55 K0 R236 G212 B132 HEX #ECD484

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NO.	BY	DESCRIPTION	DATE
1			
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8			

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

WORK ORDER #

Panera BREAD
CUSTOMER

STORE NUMBER

Typical
LOCATION

PROJECT MANAGER WENDY R.

GC ARTIST
01/21/22 DATE

page 13
DRAWING / FILE NAME

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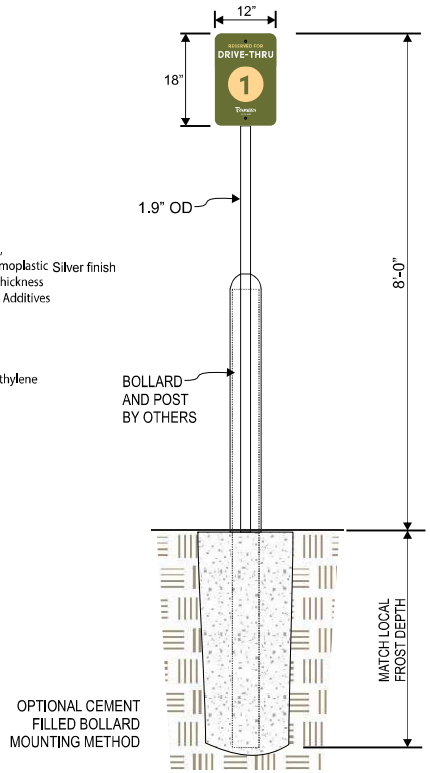
SW201.A1 SW201.A2 SW202.A3 SW202.A4 SW202.A5

SCALE: 1" = 1'- 0"

(5) REQUIRED



SCALE: 1/2"=1'-0"

SPECIFICATIONS

Sign Post Material:
1.66" O.D. 14 Gauge Sign Post,
Hi-Density Polyethylene Thermoplastic Silver finish
1.90" O.D. 1/8" Nominal Wall Thickness
w/Ultra-Violet and Anti-Static Additives
Plastic Cap
Standard 3/8" Holes

Bollard Cover:
Dome-Top - Lo-Density Polyethylene
Thermoplastic
1/4" Nominal Wall Thickness
Refer to architectural drawings for color finish

Bollard Pipe:
6" schedule 40 steel pipe

SINGLE-SIDED TRAFFIC CONTROL SIGNS:

- WHITE .080 ALUMINUM PANELS (DO NOT PRE-DRILL HOLES)
- REFLECTIVE, DIGITALLY PRINTED VINYL GRAPHICS WITH CLEAR OVERLAMINATE
- 10' HEAVY DUTY U-IRON SUPPORT POSTS
- FREE FORMED CONCRETE FOOTINGS

PANERA GREEN	SUN DAPPLE	WHITE
PANTONE 2301 C C32 M2 Y100 K61 R104 G111 B16 HEX #988F12	PANTONE 7403 C C5 M13 Y55 K0 R238 G212 B132 HEX #EED484	

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NO.	BY	DESCRIPTION	DATE
1			
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8			

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

WORK ORDER #

Panera BREAD
CUSTOMER

STORE NUMBER

Typical
LOCATION

PROJECT MANAGER WENDY R.

GC ARTIST
01/21/22 DATE

page 14
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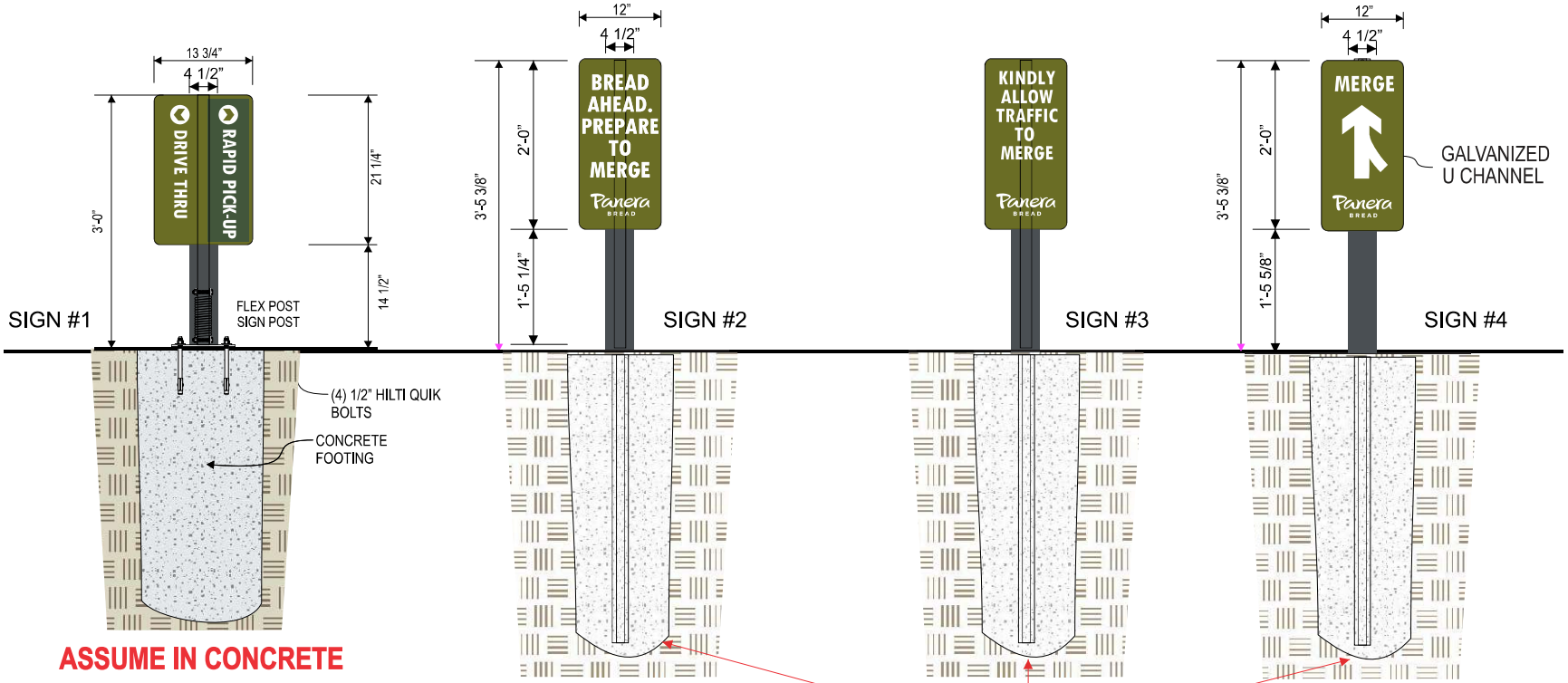
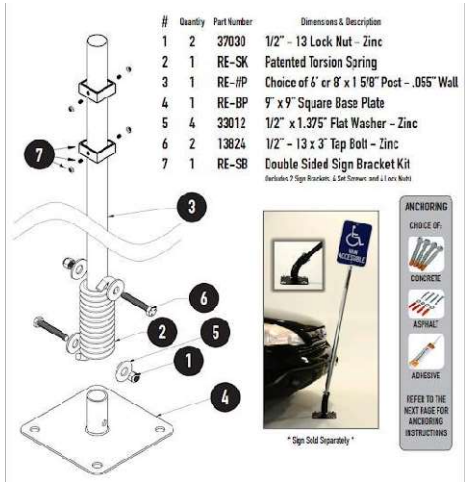


ASSUME IN CONCRETE



#	Quantity	Part Number	Dimensions & Description
1	2	37030	1/2" - 13 Lock Nut - Zinc
2	1	RE-SK	Patented Torsion Spring
3	1	RE-#P	Choice of 6' or 8' x 1 5/8" Post - .055" Wall
4	1	RE-BP	9" x 9" Square Base Plate
5	4	33012	1/2" x 1.375" Flat Washer - Zinc
6	2	13824	1/2" - 13 x 3" Tap Bolt - Zinc
7	1	RE-SB	Double Sided Sign Bracket Kit (Includes 2 Sign Brackets, & Set Screws and 1/2 inch Nuts)

FLEX POST #k-2805 SIGNPOST
INSTALLATION:
-SPN-1CLS 6'-0" (POST TO BE CUT)
FLEX POST FOR
CONCRETE INSTALLATION
-.090 ALUMINUM SIGN FACES
WITH REFLECTIVE GRAPHICS
-PANTONE 2307C GREEN BACKGROUND
-WHITE COPY WITH PANTONE 7403C
BREAD COPY
-4 1/2" PRINTED .090 ALUMINUM COVER
PIECE

ASSUME IN LANDSCAPE

U CHANNEL POST INSTALLATION
DIRECT BURIAL IN COCRETE
-.090 ALUMINUM SIGN FACES
WITH REFLECTIVE GRAPHICS
-PANTONE 2307C GREEN BACKGROUND
-WHITE COPY WITH PANTONE 7403C
BREAD COPY
-4 1/2" PRINTED .090 ALUMINUM COVER
PIECE

PANERA GREEN	SUN DAPPLE	WHITE	PANERA SLATE
PANTONE 2307 C C32 M2 Y100 K61 R184 G111 B16 HEX #B86F12	PANTONE 7403 C C5 M15 Y55 K0 R236 G212 B132 HEX #ECED484		PANTONE 7540 C C67 M54 Y46 K40 R75 G79 B84 HEX #4B4F54

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NO.	BY	DESCRIPTION	DATE
1	GC	ADDED MERGE SIGNS	06/22/22
2	GC	UPDATED MERGE SIGNS	07/01/22
3			
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8			

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

WORK ORDER #

CUSTOMER

STORE NUMBER

Typical
LOCATION

PROJECT MANAGER WENDY R.

GC ARTIST 01/21/22 DATE

page 15
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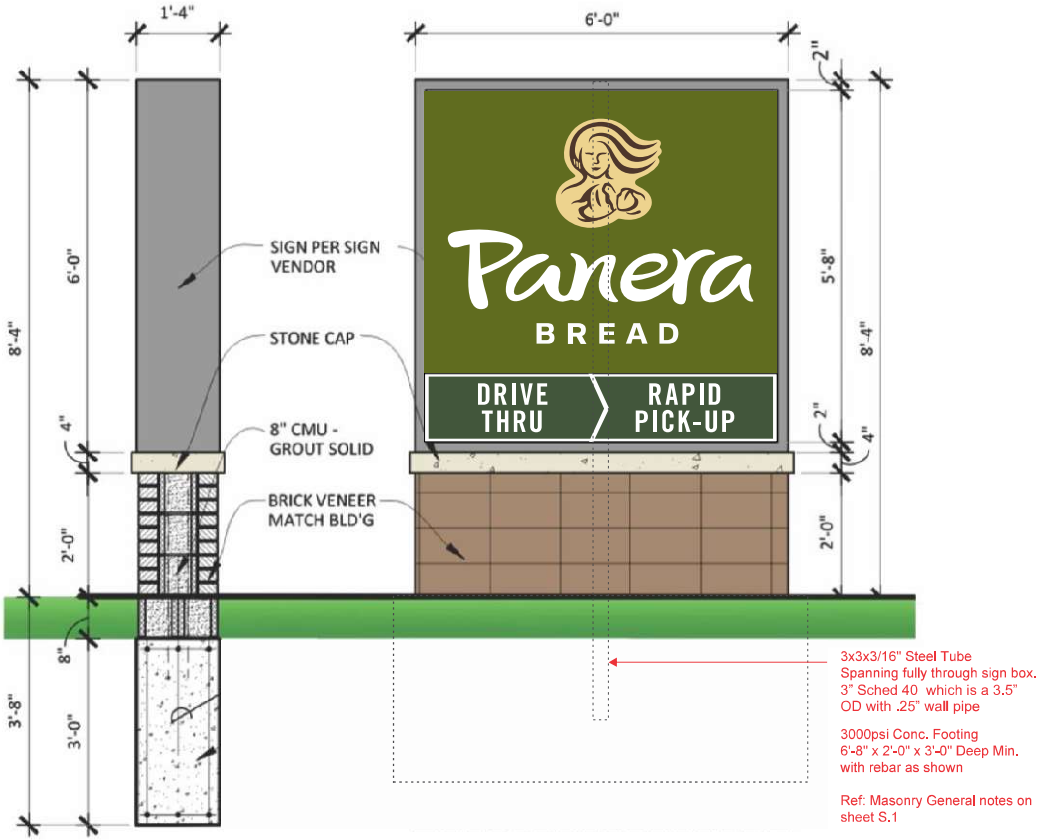

MONUMENT SIGN

SCALE: 1/2" = 1'-0"

6

PANERA GREEN
PANTONE 2307 C
C32 M2 Y100 K61
R104 G111 B18
HEX #686F12

PANTONE 2410 C

SUN DAPPLE
PANTONE 7403 C
C5 M15 Y55 K0
R238 G212 B132
HEX #EED484

PANTONE 476 CP
CMYK: 30 / 71 / 75 / 81
RGB: 84 / 60 / 46
HEX: 543C2E

PANERA SLATE
PANTONE 7540 C
C67 M54 Y46 K40
R75 G79 B84
HEX #4B4F54

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NO.	BY	DESCRIPTION	DATE
1	GC	UPDATED GROUND SIGN	03/07/22
2	GC	GROUND SIGN BASE	03/08/22
3	GC	ADDED VIF	01/19/23
4			
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8			

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

WORK ORDER #

CUSTOMER

STORE NUMBER

Typical

LOCATION

PROJECT MANAGER WENDY R.

ARTIST GC

DATE 01/21/22

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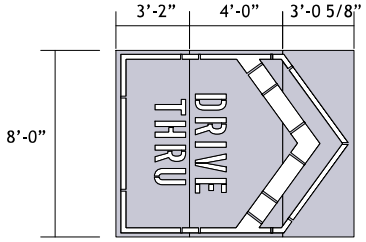
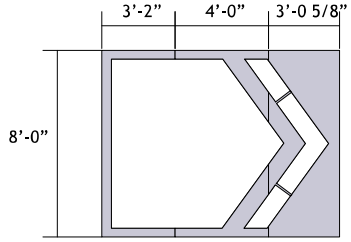
SW401.A1

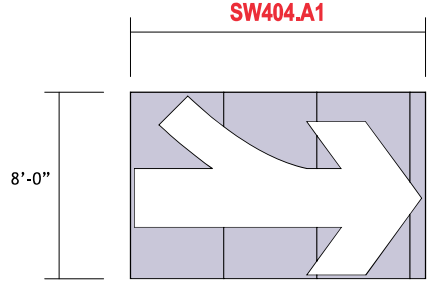


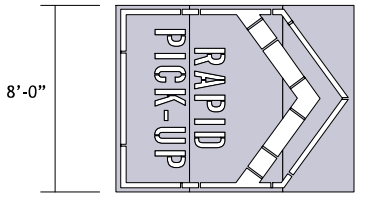
SW401.A2/ SW402.A2



Stencil for background colors

SW404.A1

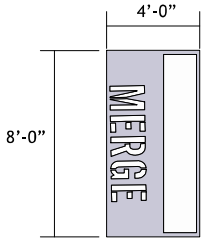




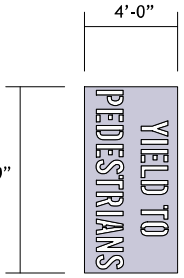
SW402.A1

Stencil for White

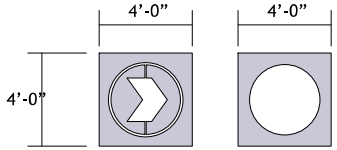
SW405.A1



SW406.A1



SW403.A1 SW403.A2

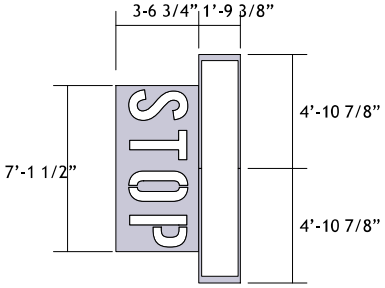


Arrows can be rotated for left and right options

Stencil for White

Stencil for background colors

SW409.A1



SCALE: 3/16"=1'-0"

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1	GC	ADDED STENCIL PAGE	07/25/22
2	GC	UPDATED STENCIL PAGE	01/19/23
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All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

WORK ORDER #

CUSTOMER

STORE NUMBER

LOCATION: Typical

PROJECT MANAGER: WENDY R.

ARTIST: GC

DATE: 01/21/22

DRAWING / FILE NAME: page 17