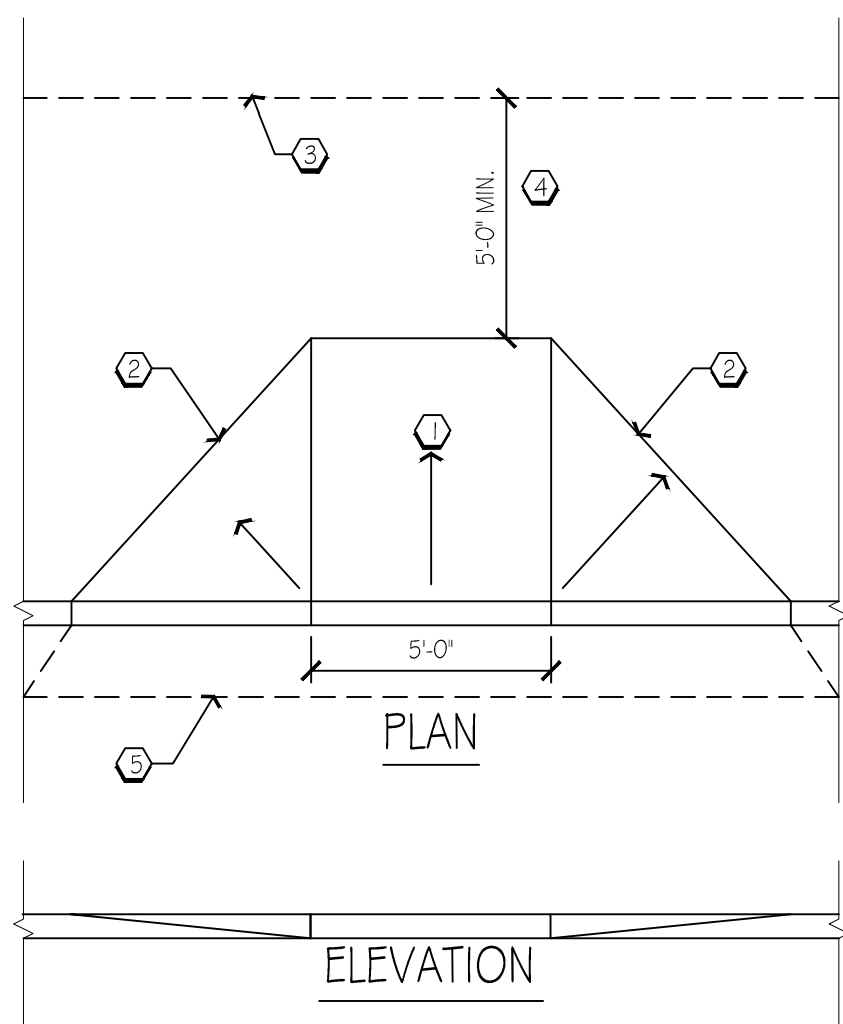


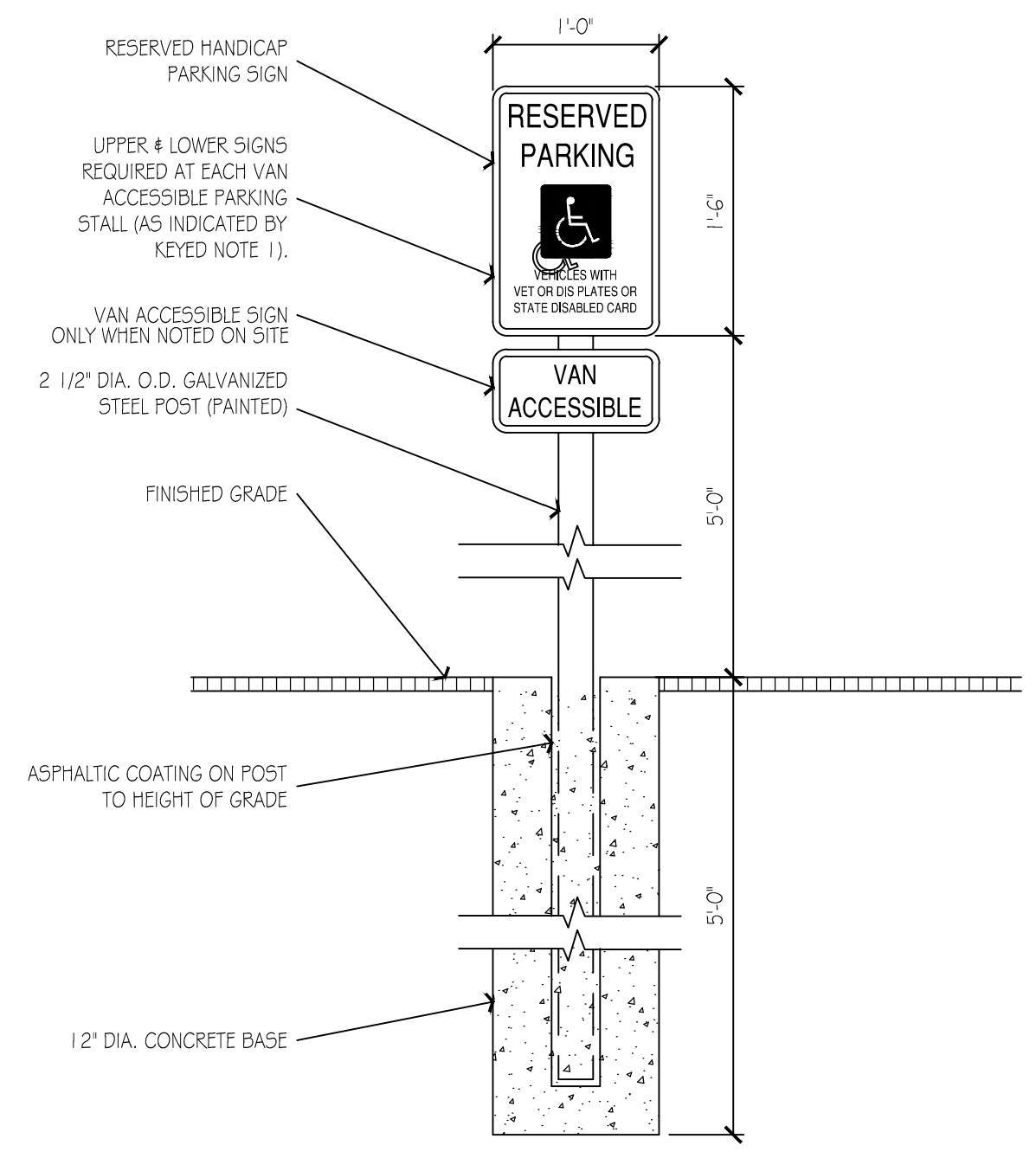
Approved Conditionally by CPC on 11/11/2019



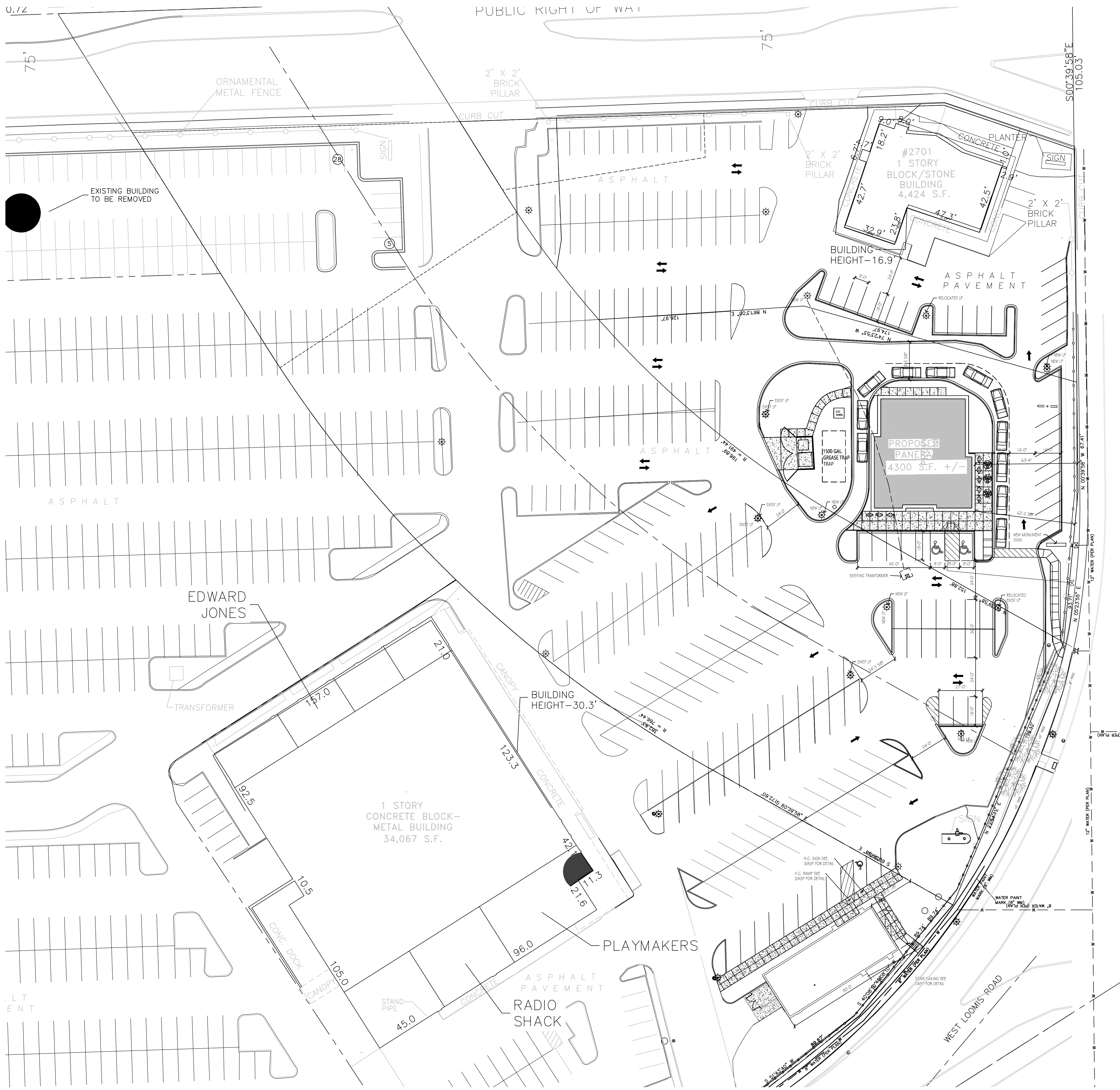
NOTE:  
RAMPS TO COMPLY WITH ALL ADA CODES. BITUMINOUS ASPHALT RAMPS NOT ACCEPTABLE. RAMPS ARE TO BE OF A NON-SLIP FINISH.

KEYED NOTES:  
 1 CONCRETE RAMP, MAX. SLOPE 1:12 (8%)  
 2 SIDE FLARES, MAX. SLOPE 1:10 (10%)  
 3 BUILDING LINE.  
 4 AT RAMPS OPPOSITE OUT-SWING DOORS, MINIMUM DISTANCE TO WALL IS 5'-0". SLOPE 1:50 (2%), (LEVEL PREFERRED).  
 5 EXTEND RAMP WHEN DISTANCE TO WALL IS TOO SHORT TO ACHIEVE PROPER SLOPE.

2 H.C. RAMP DETAIL  
SCALE 1/4" = 1'-0"



3 H.C. ACCESSIBLE PARKING SIGN  
SCALE 1" = 1'-0"



PROPOSED SITE PLAN  
1"=30'



**RAPOSA DESIGN**

12690 W. GREENBRIAR LN.  
NEW BERLIN, WI 53151  
PH : (262)751-5221  
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RAPOSADESIGN@GMAIL.COM

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**Proposed Panera Bread**  
3511 S.27th Street  
Loomis Point Retail Center  
Milwaukee, WI

SHEET TITLE  
**ARCHITECTURAL SITE PLAN & DETAILS**

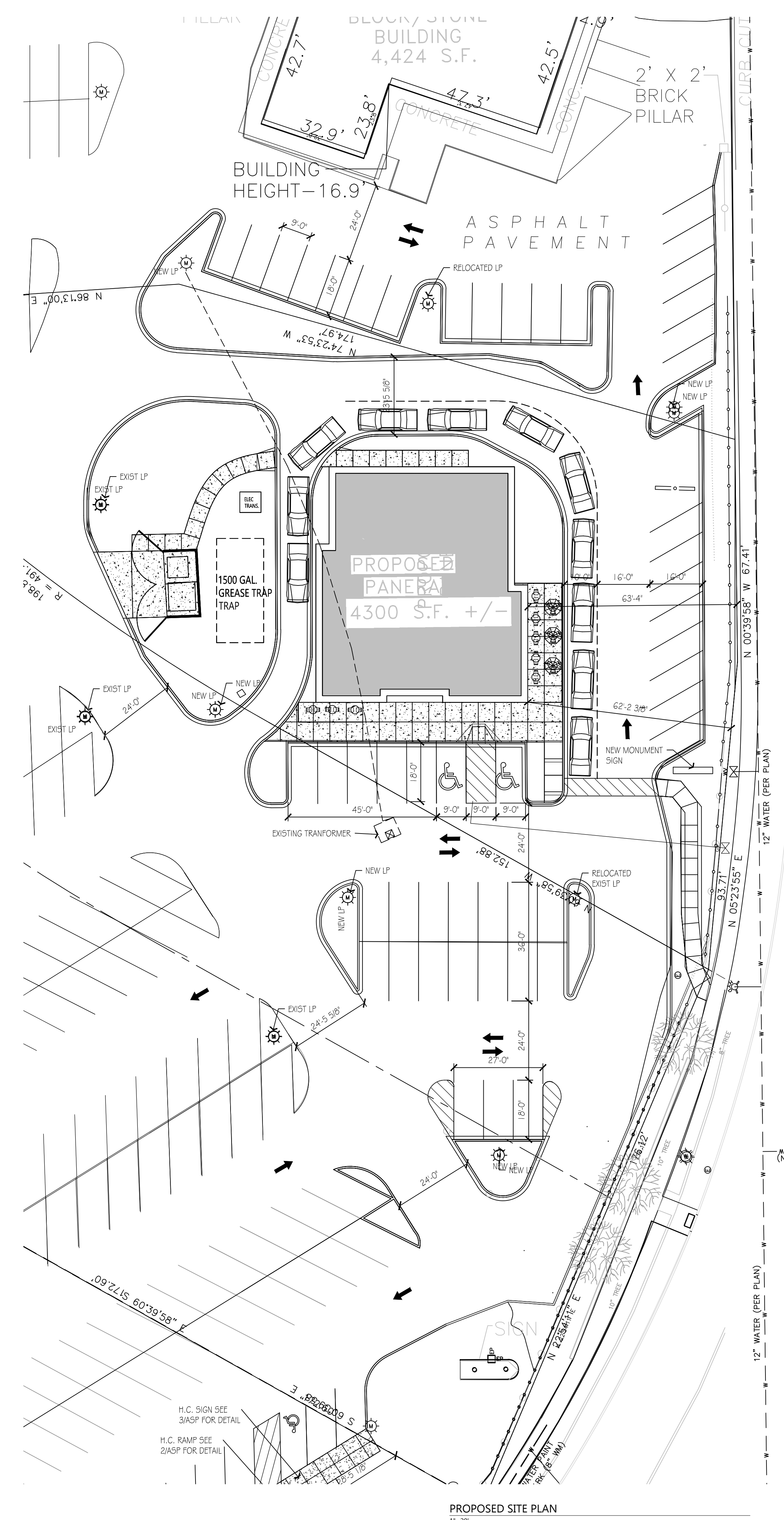
DATE OF ISSUE June 13, 2019

SYMBOL	REVISION DESCRIPTION	DATE

JOB: RD137.19  
DRAWN: RJR  
CHECKED: RJR  
DATE: 06/13/19

SHEET:

ASP



PROPOSED SITE PLAN  
1"=20'



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# Proposed Panera Bread

3511 S.27th Street  
Loomis Point Retail Center  
Milwaukee, WI

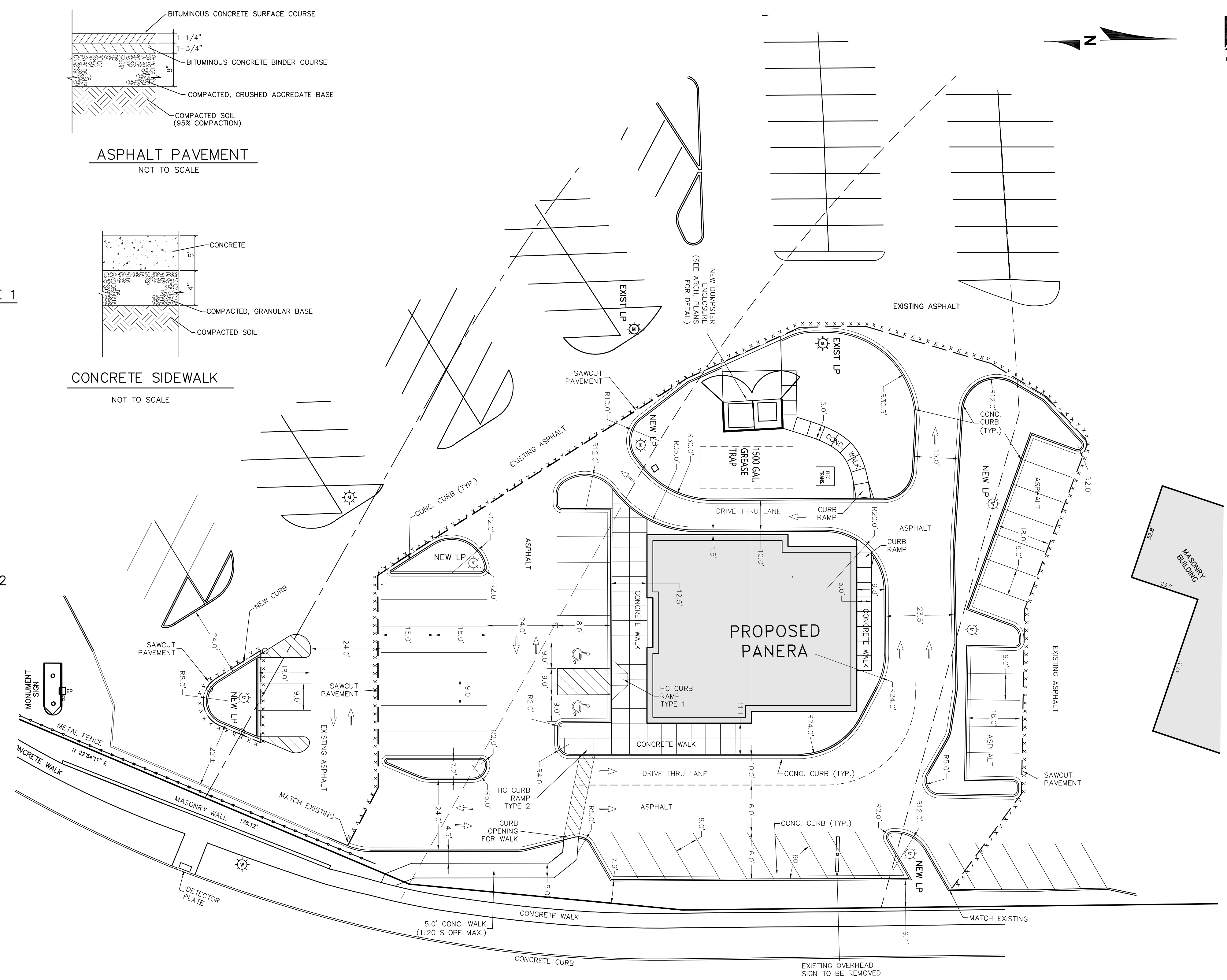
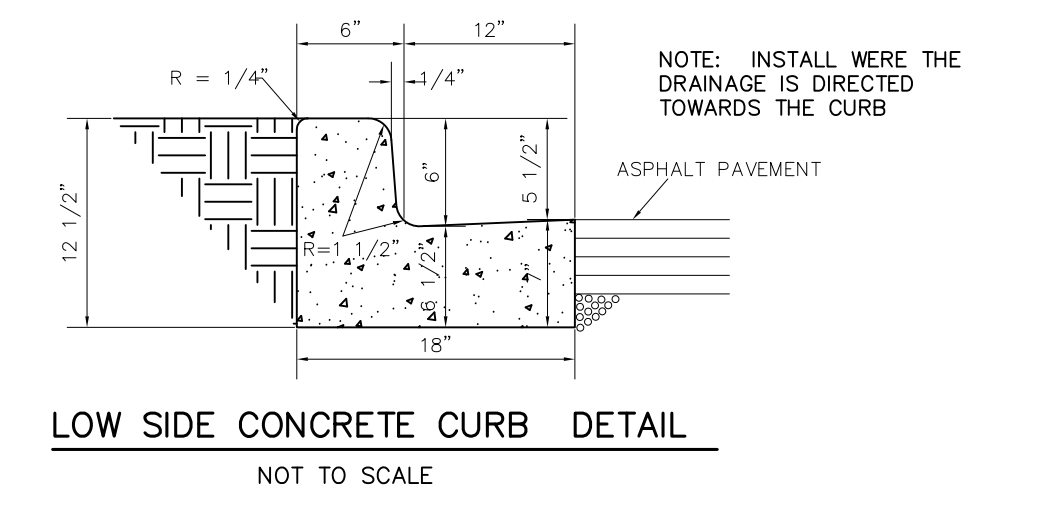
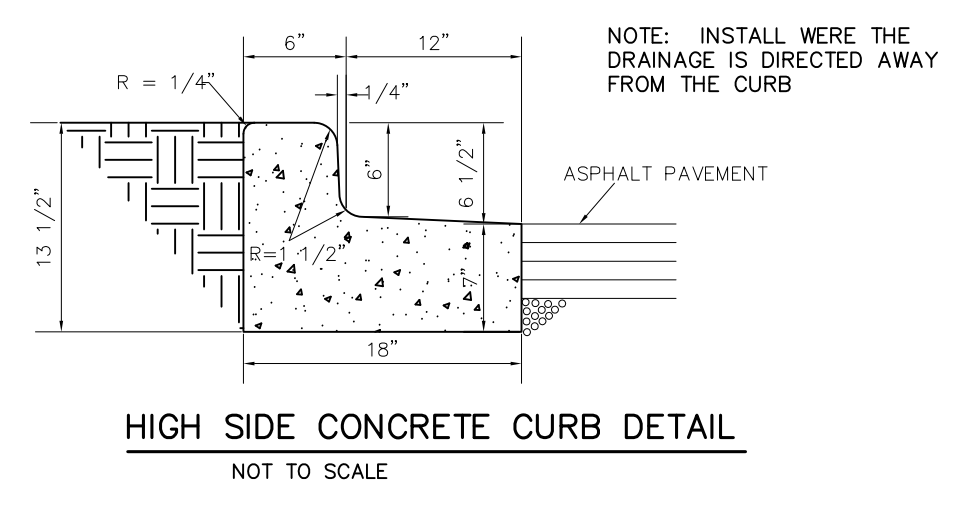
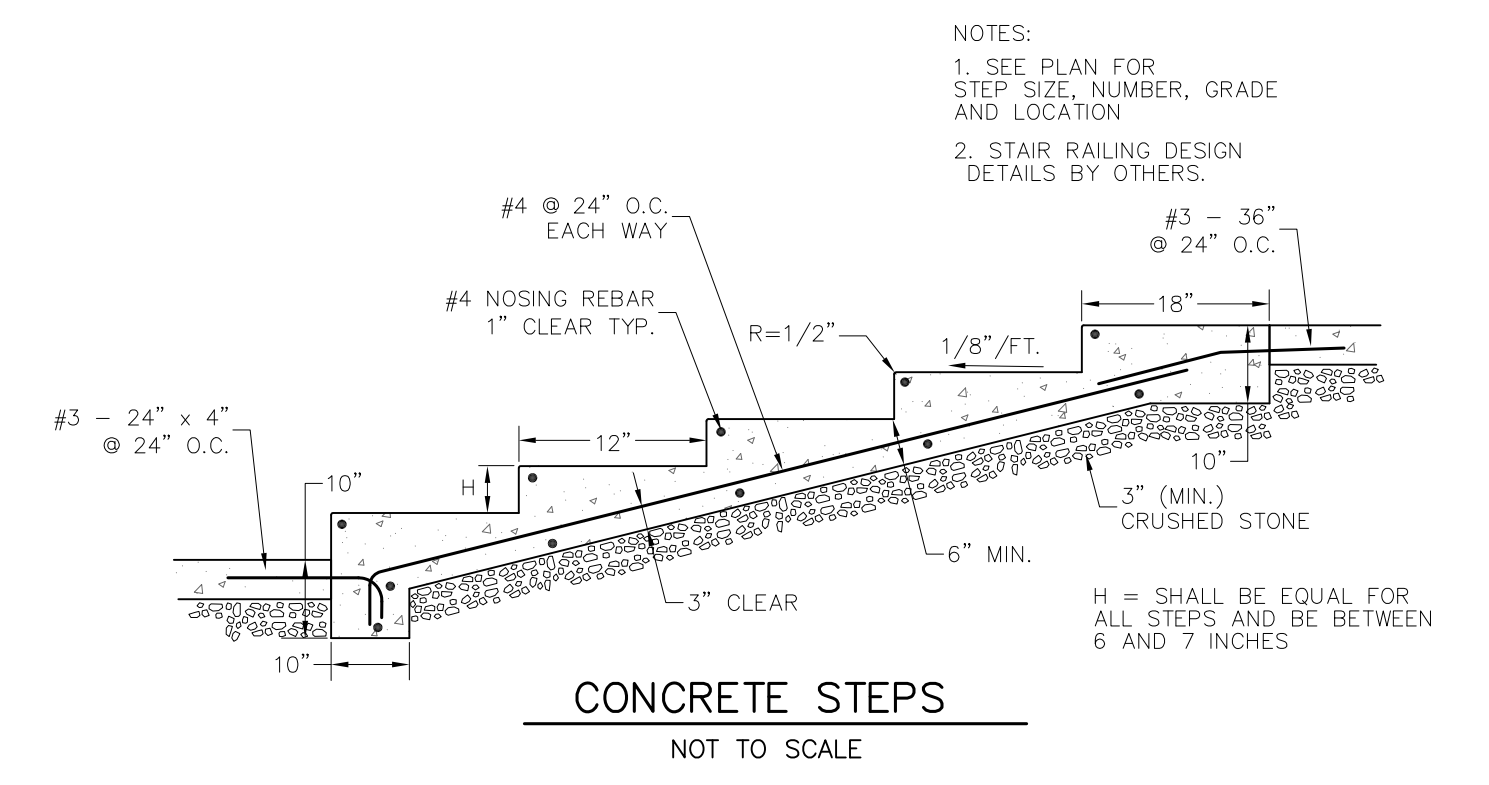
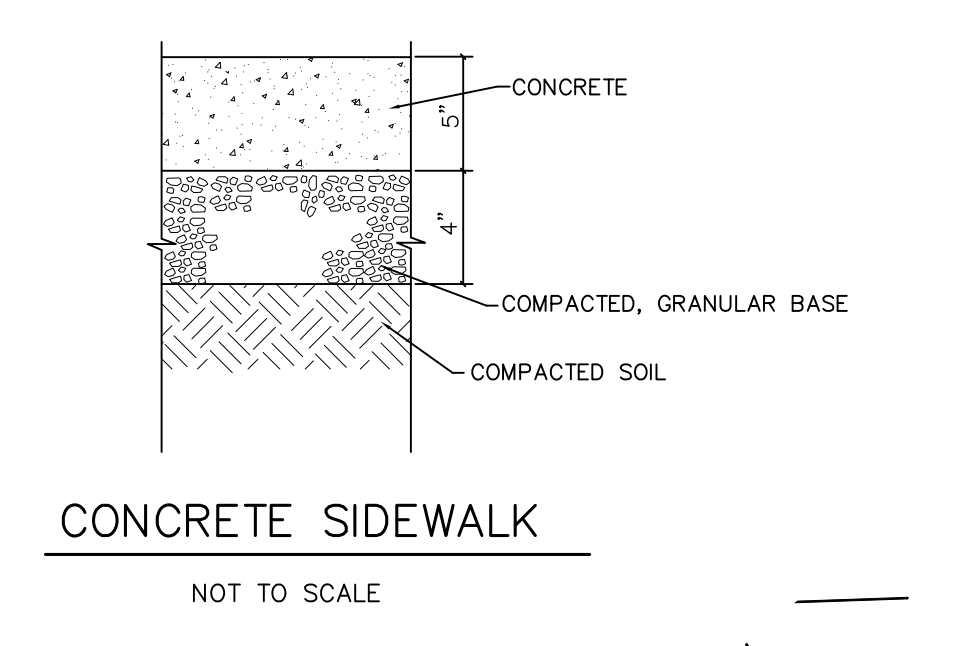
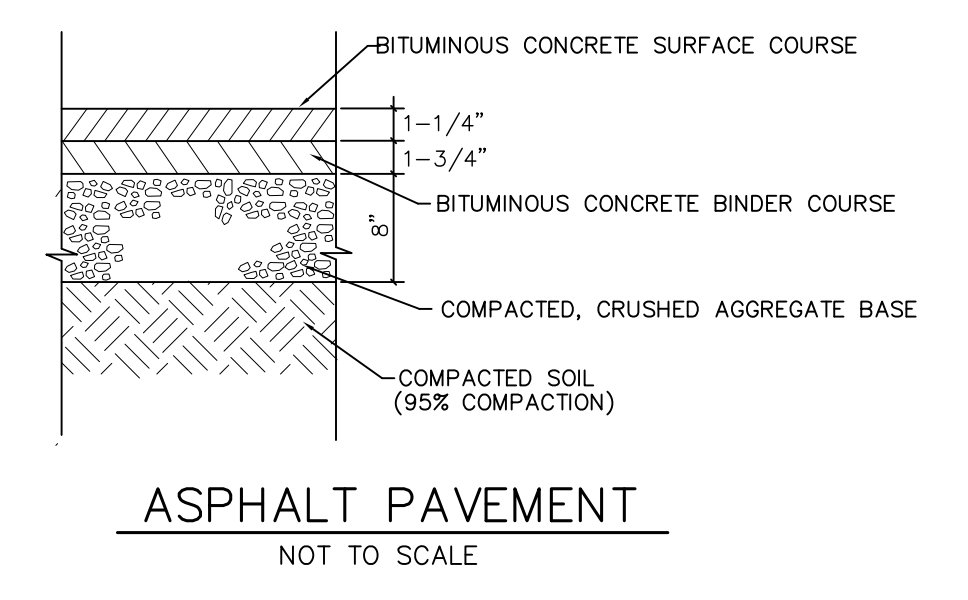
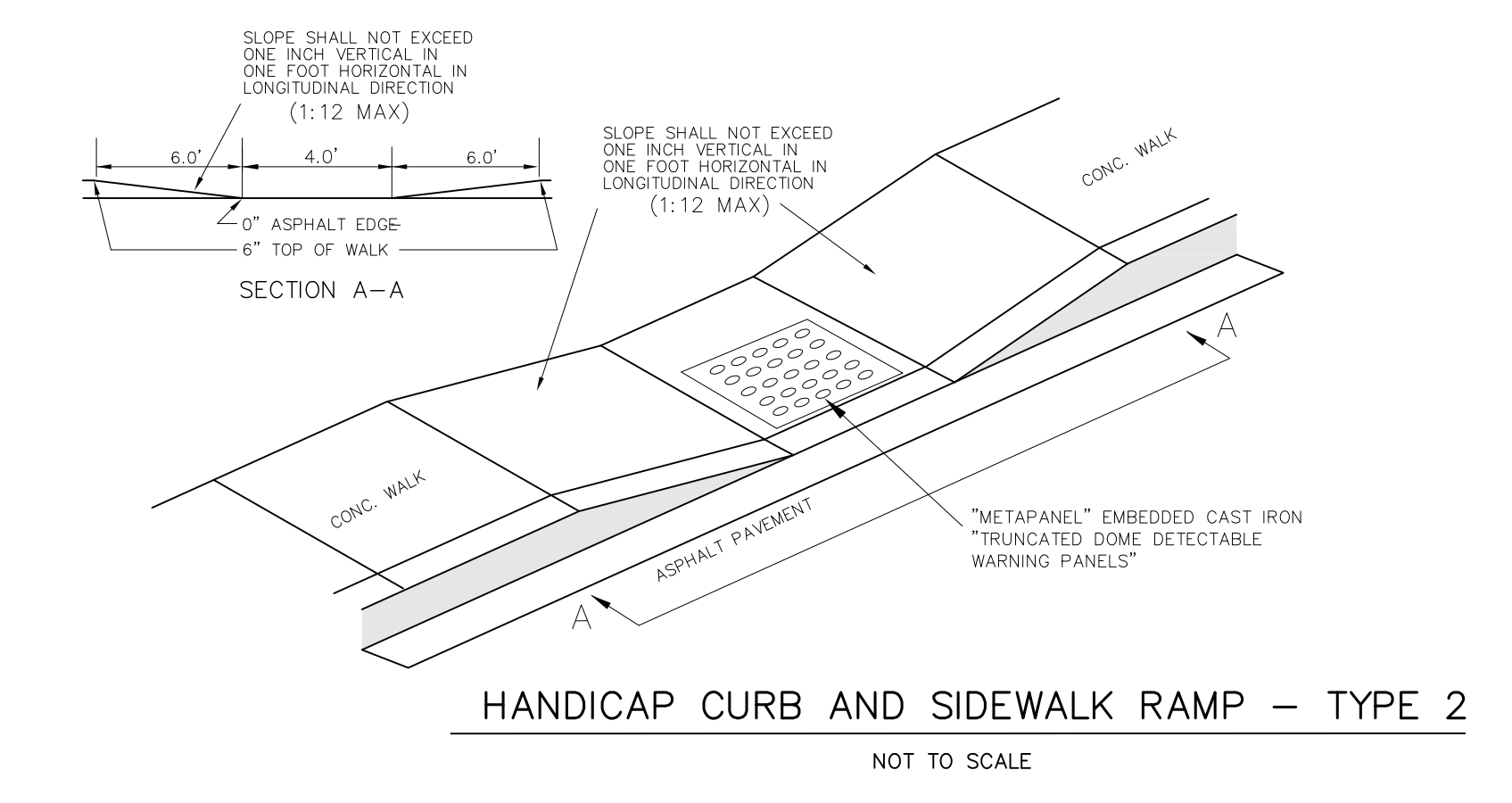
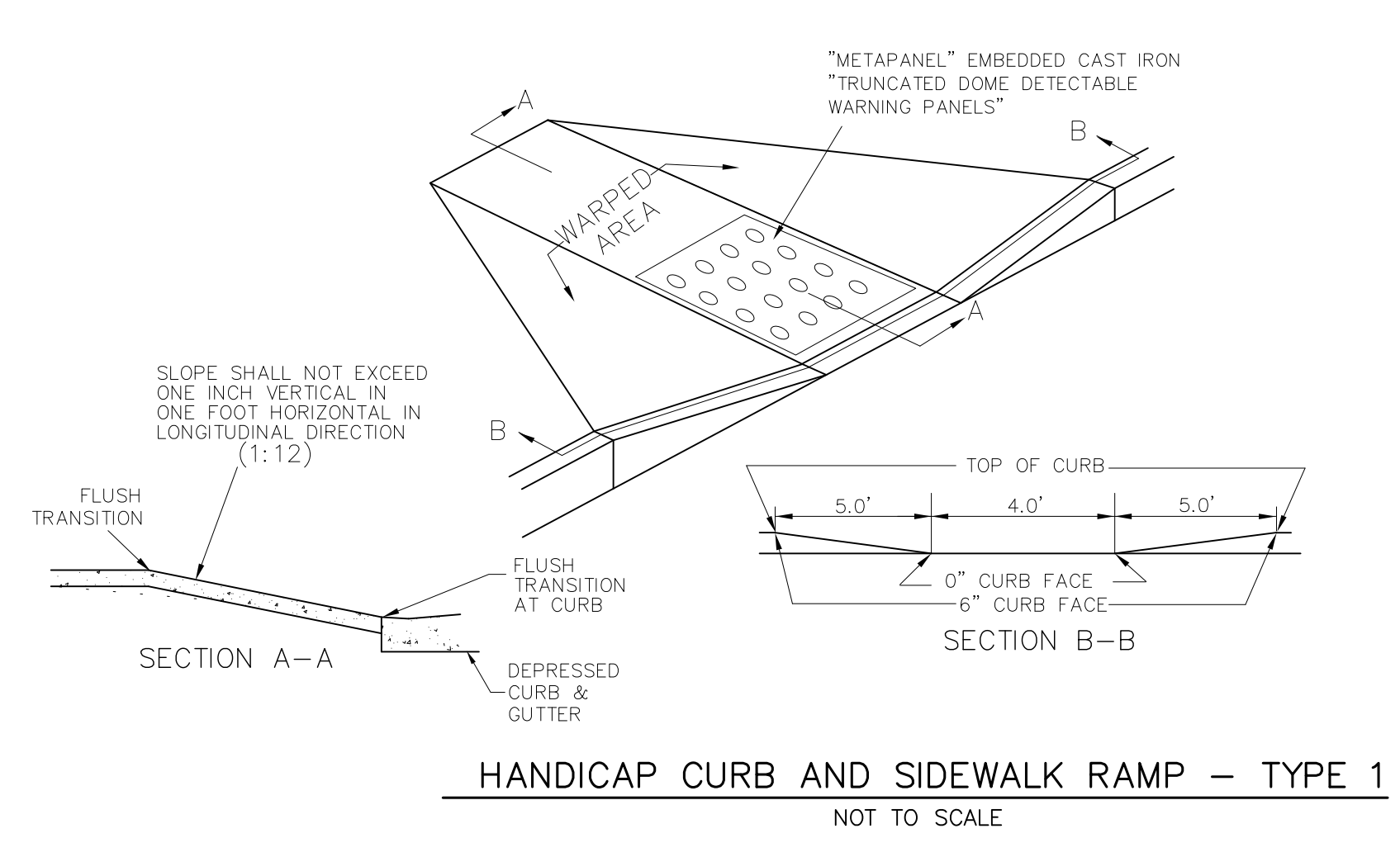
SHEET TITLE  
**ARCHITECTURAL SITE  
PLAN & DETAILS**

DATE OF ISSUE June 13, 2019

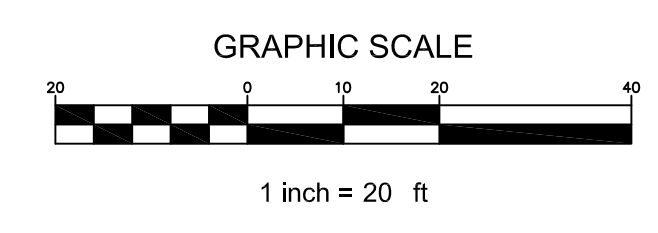
SYMBOL	REVISION DESCRIPTION	DATE

JOB: RD137.19  
DRAWN: RJR  
CHECKED: RJR  
DATE: 06/13/19

SHEET:  
**ASP**



**SOUTH 27TH STREET**  
 (U.S.H. "41")  
 (160' WIDE PUBLIC RIGHT OF WAY)



- NOTES:**
1. DIMENSION TO THE FACE OF CURB / WALK.
  2. DISTURBED AREA = 37,300 S.F. (0.85 ACRES)
  3. THIS DEVELOPMENT WILL REDUCE THE IMPERVIOUS AREA OF THE SITE BY 5450 S.F.

CJE NO.: I936R2  
 NOVEMBER 05, 2019

**PANERA AT LOOMIS POINT RETAIL CENTER**  
 S. 27TH STREET MILWAUKEE, WI

**SITE PLAN C1.0**



CALL DIGGERS HOTLINE  
811 or 1-800-242-8511  
MILWAUKEE AREA 259-1181  
WIS. STATUTE 182.0176(974)  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE

Zoning Classification: Commercial-Local Business

Parking Lot Landscaping  
Two (2) trees and shrubs per 8 parking spaces.

Number of Parking Spaces: 53 Spaces  
Required Number of Trees: 13.3 Trees  
Number of Trees Shown: 13 Trees  
Required Number of Shrubs: 13.3 Shrubs  
Number of Shrubs Shown: 30 Shrubs

### CODE REQUIREMENTS

PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CAULP/HEIGHT	SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
<b>Proposed Landscape Construction Preparation</b>								
4	Removal and Stumping of existing Linden / Ash trees						6-8" each	
<b>Proposed Landscape Materials</b>								
<b>SHADE TREES (DECIDUOUS)</b>								
ABM	2	Acer xfreemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	B&B		Straight central leader, full and even crown. Prune only after planting	
PPH	3	Callis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2.5"	B&B		Straight central leader, full and even crown. Prune only after planting	
SHL	2	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.5"	B&B		Straight central leader, full and even crown. Prune only after planting	
VFE	2	Ulmus americana 'Valley Forge'	Valley Forge American Elm	2.5"	B&B		Straight central leader, full and even crown. Prune only after planting	
<b>ORNAMENTAL TREES (DECIDUOUS)</b>								
JTL	1	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.0"	B&B		Straight central leader, full and even crown. Prune only after planting	
<b>EVERGREEN TREES</b>								
FVJ	6	Juniperus scopulorum 'Fairview'	Fairview Upright Juniper (upright)	5'	B&B		Evenly shaped tree with branching to the ground	60"
NS	3	Picea abies	Norway Spruce	8'	B&B		Evenly shaped tree with branching to the ground	17'
<b>EVERGREEN SHRUBS</b>								
SGJ	15	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24"w	Cont.		Full rounded well branched shrub	54"
KCPJ	10	Juniperus chinensis 'Kallay'	Kallay Compact Pfitzer Juniper	24"w	Cont.		Full rounded well branched shrub	48"
<b>DECIDUOUS SHRUBS</b>								
HC	4	Cotoneaster acutifolia	Peking (Hedge) Cotoneaster	42"	B&B		Full, well rounded plant with moist rootball and healthy appearance	30-42"
UH	1	Hydrangea paniculata 'Unique'	Unique Hydrangea	42"	Cont.		Full, well rooted plant, evenly shaped	60"
GLS	30	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	24"w	Cont.		Full, well rooted plant, evenly shaped	42"
PPSR	19	Rosa rugosa 'Pink Pavement'	Pink Pavement Series Rose	18"	Cont.		Full, well rooted plant, evenly shaped	42"
GMS	9	Spiraea xbumalda 'Goldmound'	Goldmound Spirea	24"	Cont.		Full, well rooted plant, evenly shaped	36"
NFS	14	Spiraea xbumalda 'Neon Flash'	Neon Flash Spirea	24"	Cont.		Full, well rooted plant, evenly shaped	60"
MKL	10	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	30"	Cont.		Full, well rooted plant, evenly shaped	60"
MV	3	Viburnum lantana 'Mohican'	Mohican Viburnum	42"	B&B		Full, well rounded plant with moist rootball and healthy appearance	60"
WRW	10	Weigela florida 'Wine & Roses'	Wine & Roses Compact Weigela	24"	Cont.		Full, well rooted plant, evenly shaped	42"
<b>ORNAMENTAL GRASSES</b>								
KFRG	74	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.		Full, well rooted plant	15-18"
SVMG	5	Miscanthus sinensis 'Morning Light'	Silver Variegated Maidengrass	#1	Cont.		Full, well rooted plant	42"
PDS	30	Sporobolus heterolepis	Prairie Dropseed	#1	Cont.		Full, well rooted plant	18"
<b>HERBACEOUS PERENNIALS</b>								
HRD	9	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1	Cont.		Full, well rooted plant, evenly shaped	18"
RRD	22	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1	Cont.		Full, well rooted plant, evenly shaped	18"
PPCB	4	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells	#1	Cont.		Full, well rooted plant, evenly shaped	18"
KKC	18	Nepeta faassenii 'Kit Cat'	Dwarf Catmint	#1	Pot.		Full, well rooted plant, evenly shaped	24"
<b>LAWN</b>								
LAWN	881	Lawn Establishment Area / Grading Area		5Y			Reinder's Deluxe 50 Seed Mix (800-785-3301)	
	7930	Erosion Matting for sloped seeded areas	see plan for area delineation	SF			EroTex D575 Erosion Control Blanket (or approved equal)	
<b>Hardscape Materials</b>								
	0.75	Heritage River Gravel Mulch (1.0-1.5" pieces)	Area: 40 SF	TN			2" depth	
	5	Aluminum Edge Restraint (gravel areas)	Permaloc ProSlide 3/16"x5.5" Black Duraflex Finish	LF				
	40	Landscape Fabric	SF					
	42	Shredded Hardwood Mulch (3" depth)	Area: 4,500 SF	CY			Bark Mulch; apply Preemergent after installation of mulch	
	28	Soil Amendments (2" depth)	Area: 4,500 SF	CY				
	25	Pulverized Topsoil (Lawn Area)	Area: 7,930 SF	CY				
	28	Pulverized Topsoil (2" over bed areas)	Area: 4,500 SF	CY				

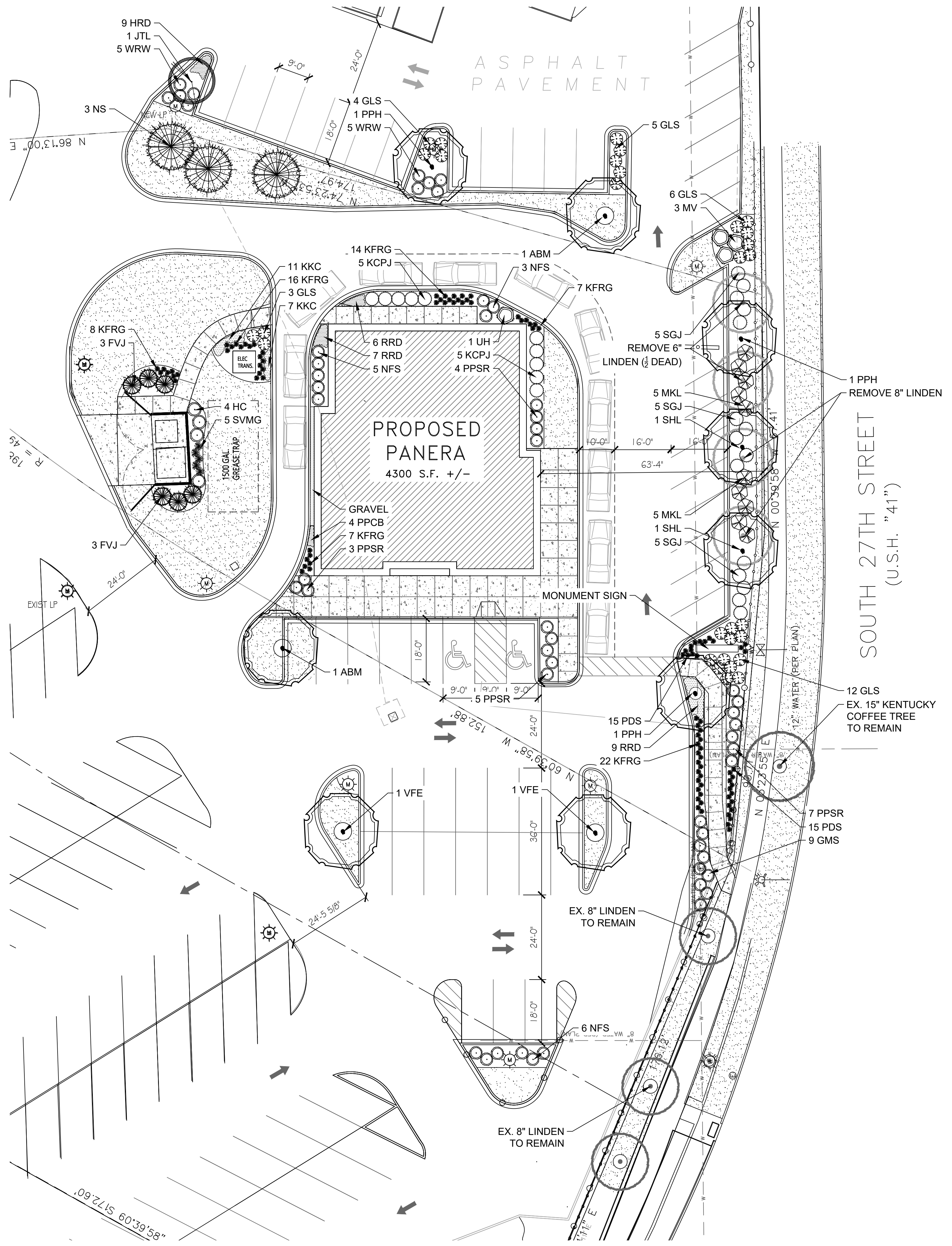
\*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan, including the graphics and notations depicted therein, shall govern.

**Seed Compositions:**  
Reinder's Deluxe 50 Seed Mix (800-785-3301):  
20% Kentucky Bluegrass (Soft Quality)  
15% Newport Kentucky Bluegrass  
15% Ken Blue Kentucky Bluegrass  
25% Creeping Red Fescue

15% Quebec Perennial Ryegrass  
10% Fiesta III Perennial Ryegrass

Seed at rate of 150-200# per acre

### PLANT & MATERIAL SCHEDULE



## OVERALL LANDSCAPE PLAN

Scale: 1" = 16'0"



P.O. Box 1359  
Lake Geneva, Wisconsin 53147-1359  
ph 262.639.9733  
david@wdavidheller.com  
www.wdavidheller.com

### PROJECT PANERA LOOMIS PLAZA

SWC of Morgan Ave.  
& S. 27th St.  
Milwaukee, WI

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
10.21.19	ISSUE TO OWNER
11.08.19	REVISED SITE PLAN



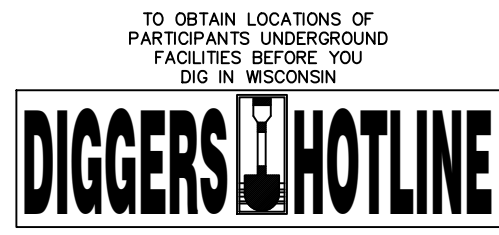
These plans were prepared by:  
W. David Heller, ASLA  
Registered Landscape Architect  
#438-014

Information contained herein is based on survey information, field inspection, and believed to be accurate.

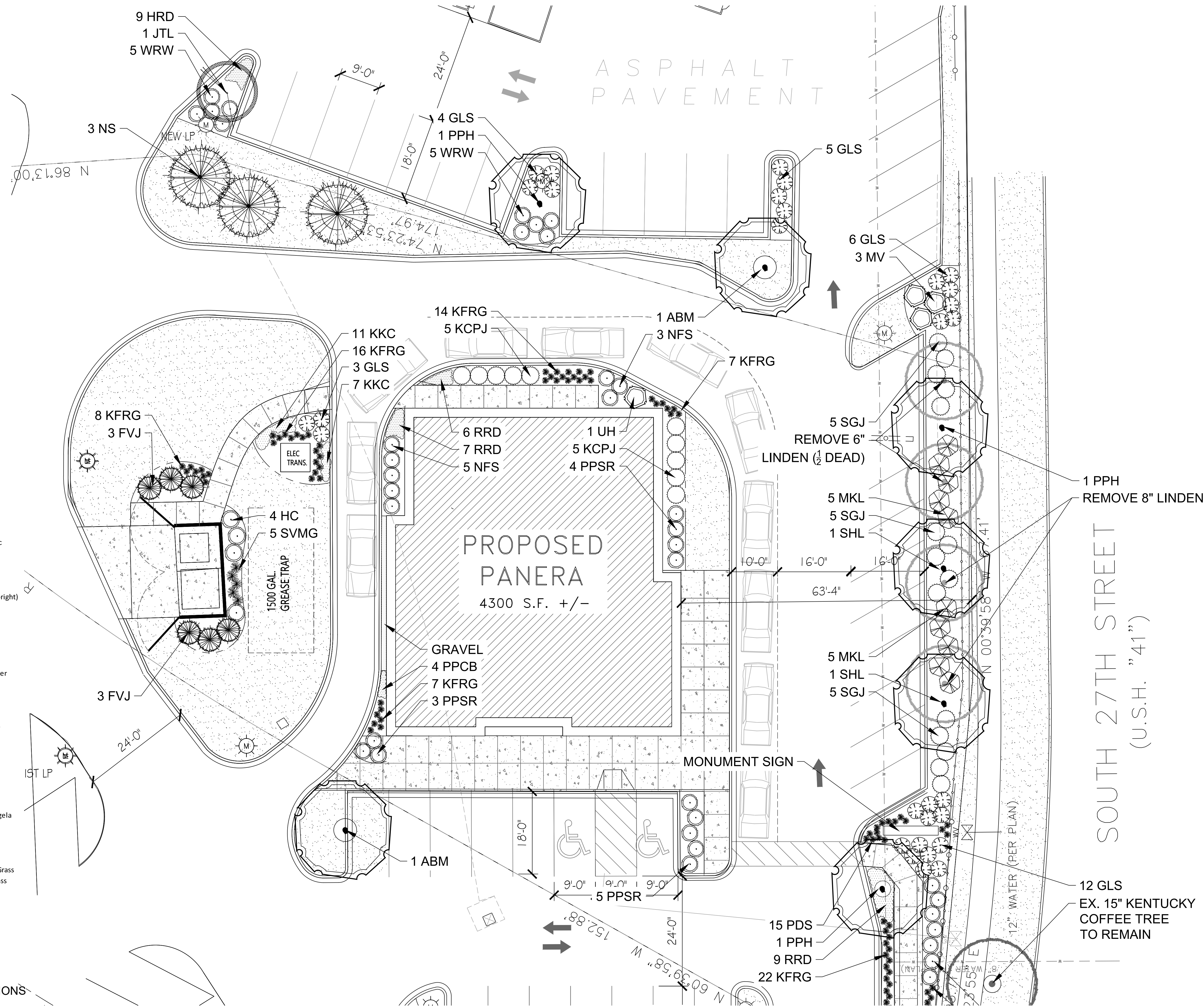
### SHEET TITLE OVERALL LANDSCAPE PLAN

PROJECT MANAGER	WDH
PROJECT NUMBER	19-078
DATE	11.08.19
SHEET NUMBER	

## L 1.0



CALL DIGGERS HOTLINE  
811 or 1-800-242-8911  
MILWAUKEE AREA 259-1181  
WIS. STATUTE 182.0176(9/94)  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE



- SHADE TREES (DECIDUOUS)**
- ABM Autumn Blaze Maple
  - PPH Prairie Pride Hackberry
  - SHL Skyline Honeylocust
  - VFE Valley Forge American Elm

- ORNAMENTAL TREES (DECIDUOUS)**
- JTL Ivory Silk Japanese Tree Lilac

- EVERGREEN TREES**
- FVJ Fairview Upright Juniper (upright)
  - NS Norway Spruce

- EVERGREEN SHRUBS**
- SGJ Sea Green Juniper
  - KCPJ Kallay Compact Pfitzer Juniper

- DECIDUOUS SHRUBS**
- HC Peking (Hedge) Cotoneaster
  - UH Unique Hydrangea
  - GLS Gro Low Fragrant Sumac
  - PPSR Pink Pavement Series Rose
  - GMS Goldmound Spirea
  - NFS Neon Flash Spirea
  - MKL Miss Kim Dwarf Lilac
  - MV Mohican Viburnum
  - WRW Wine & Roses Compact Weigela

- ORNAMENTAL GRASSES**
- KFRG Karl Foerster Feather Reed Grass
  - SVMG Silver Variegated Maidengrass
  - PDS Prairie Dropseed

- HERBACEOUS PERENNIALS**
- HRD Happy Returns Daylily
  - RRD Rosy Returns Daylily
  - PPCB Palace Purple Coralbells
  - KKC Dwarf Catmint

**PLANT ABBREVIATIONS**

**HELLER & ASSOCIATES, LLC**  
LANDSCAPE ARCHITECTURE  
P.O. Box 1359  
Lake Geneva, Wisconsin 53147-1359  
ph 262.639.9733  
david@wdavidheller.com  
www.wdavidheller.com

**PROJECT**  
**PANERA**  
**LOOMIS PLAZA**

SWC of Morgan Ave.  
& S. 27th St.  
Milwaukee, WI

**ISSUANCE AND REVISIONS**

DATE	DESCRIPTION
10.21.19	ISSUE TO OWNER
11.08.19	REVISED SITE PLAN



These plans were prepared by:  
W. David Heller, ASLA  
Registered Landscape Architect  
#438-014

**SHEET TITLE**  
**ENLARGED**  
**LANDSCAPE**  
**PLAN**

PROJECT MANAGER	WDH
PROJECT NUMBER	19-078
DATE	11.08.19
SHEET NUMBER	

**L 1.1**

**ENLARGED LANDSCAPE PLAN**  
Scale: 1" = 10'0"



- Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
- Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
- Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
- Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
- Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top 1/3 of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining 2/3 of the burlap and remove the twine. Provide one slow release fertilizer packets (per 1" caliper) for each tree planted.
- Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% Soil Amendments (see Note 11). Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is 3/4 full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring / saucer around all trees. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
- Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50/50 mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are 2/3 full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.

9. Mulching: All tree rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All shrub planting and perennial planting bed areas (groupings) shall receive a 2-3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.

11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition):  
 3/4 CY Peat Moss or Mushroom Compost  
 3/4 CY blended/pulverized Topsoil  
 1/4 CY composted manure

In roto-tilled beds only, also include in above mixture:  
 2 lbs Starter Fertilizer

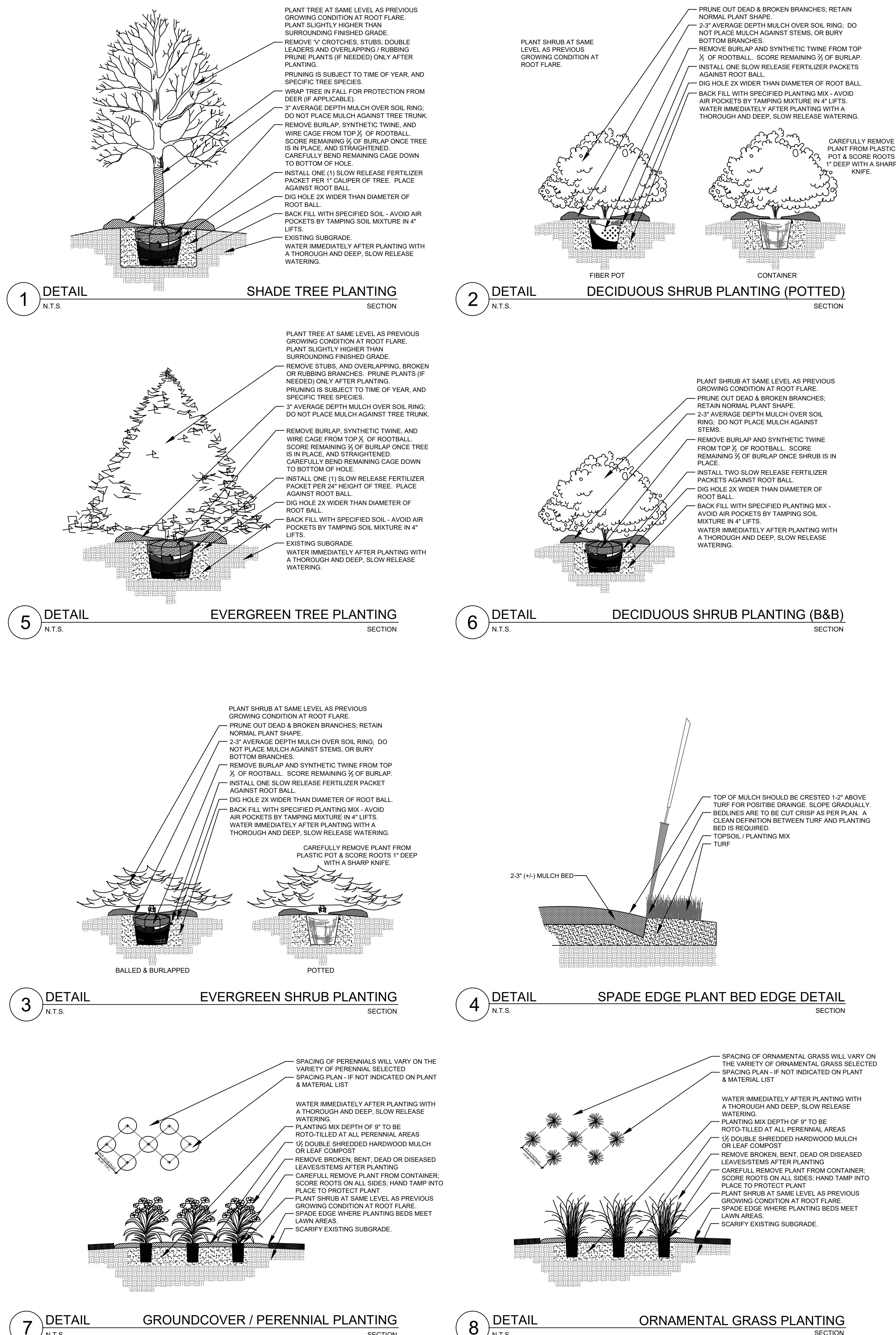
12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer (20-10-5, or approved comparable) and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary at the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:  
 No bare spots larger than one (1) square foot  
 No more than 10% of the total area with bare areas larger than one (1) square foot  
 A uniform coverage through all turf areas

13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.



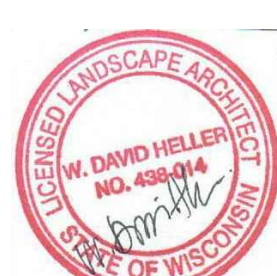
# LANDSCAPE GENERAL NOTES

# PLANTING & HARDSCAPE DETAILS

**HELLER & ASSOCIATES, LLC**  
 LANDSCAPE ARCHITECTURE  
 P.O. Box 1359  
 Lake Geneva, Wisconsin 53147-1359  
 ph 262.639.9733  
 david@wdavidheller.com  
 www.wdavidheller.com

**PROJECT**  
**PANERA**  
**LOOMIS PLAZA**  
 SWC of Morgan Ave.  
 & S. 27th St.  
 Milwaukee, WI

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
10.21.19	ISSUE TO OWNER
11.08.19	REVISED SITE PLAN



These plans were prepared by:  
 W. David Heller, ASLA  
 Registered Landscape Architect  
 #438-014

## SHEET TITLE

# LANDSCAPE

## DETAILS & NOTES

PROJECT MANAGER	WDH
PROJECT NUMBER	19-078
DATE	11.08.19
SHEET NUMBER	

# L 1.2



**RAPOSA  
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**Panera Bread**  
Loomis Point  
S 27th Street  
Milewaukee, WI

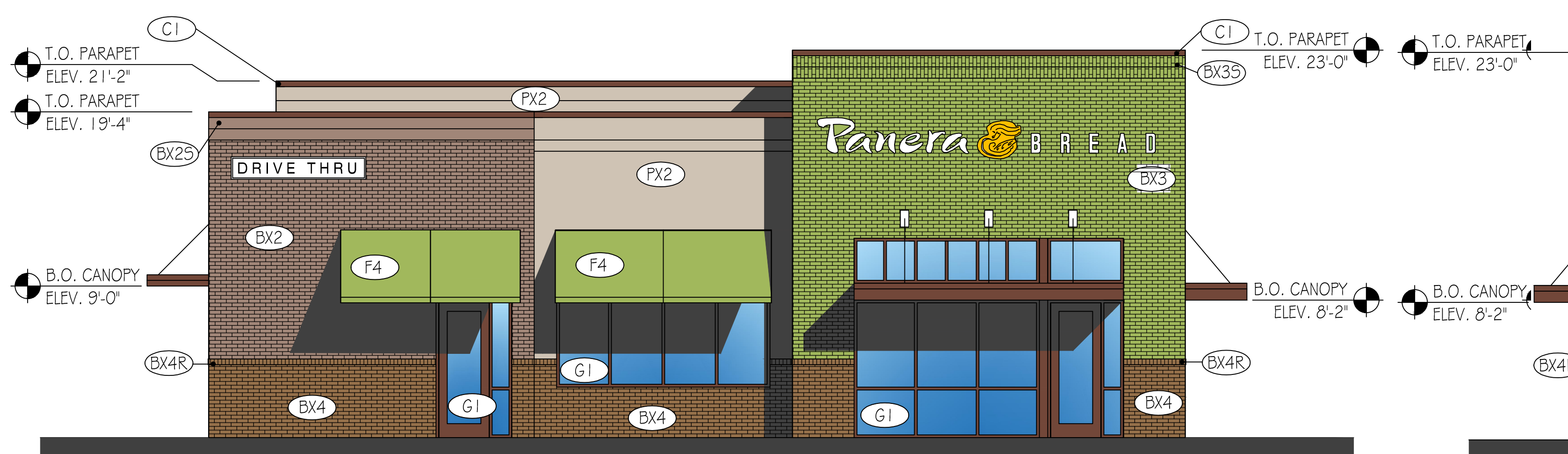
SHEET TITLE  
**Exterior Elevations**

DATE OF ISSUE 09/10/19

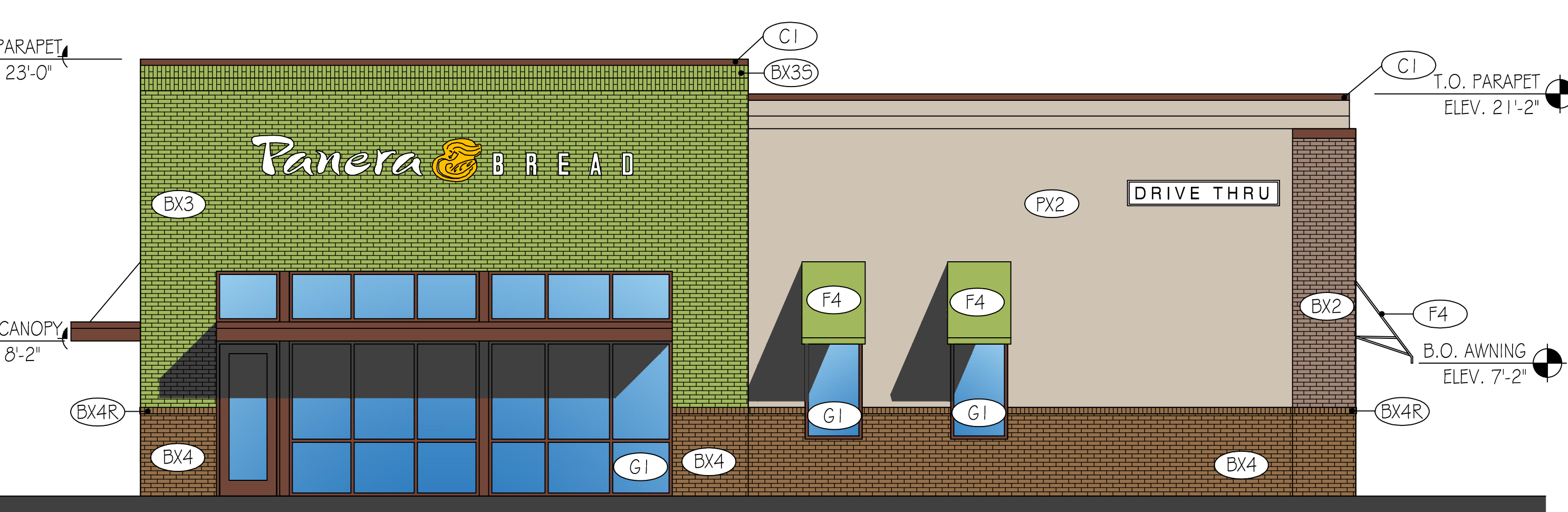
SYMBOL	REVISION DESCRIPTION	DATE

JOB: RD105.18  
DRAWN: RJR  
CHECKED: RJR  
DATE: 09/10/19

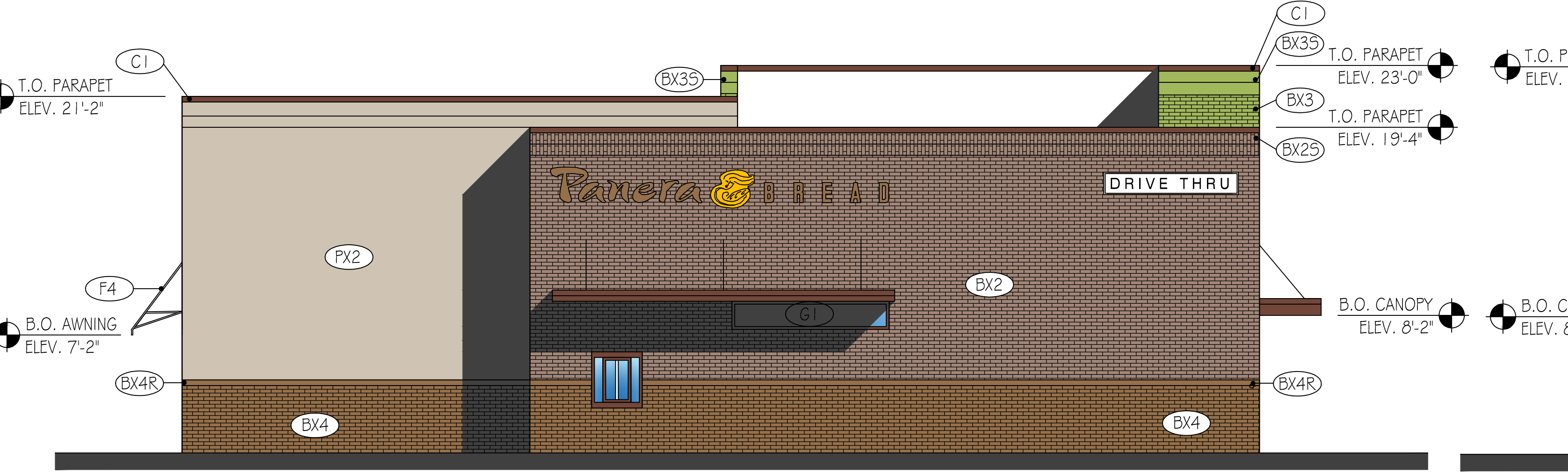
SHEET:  
**A1**



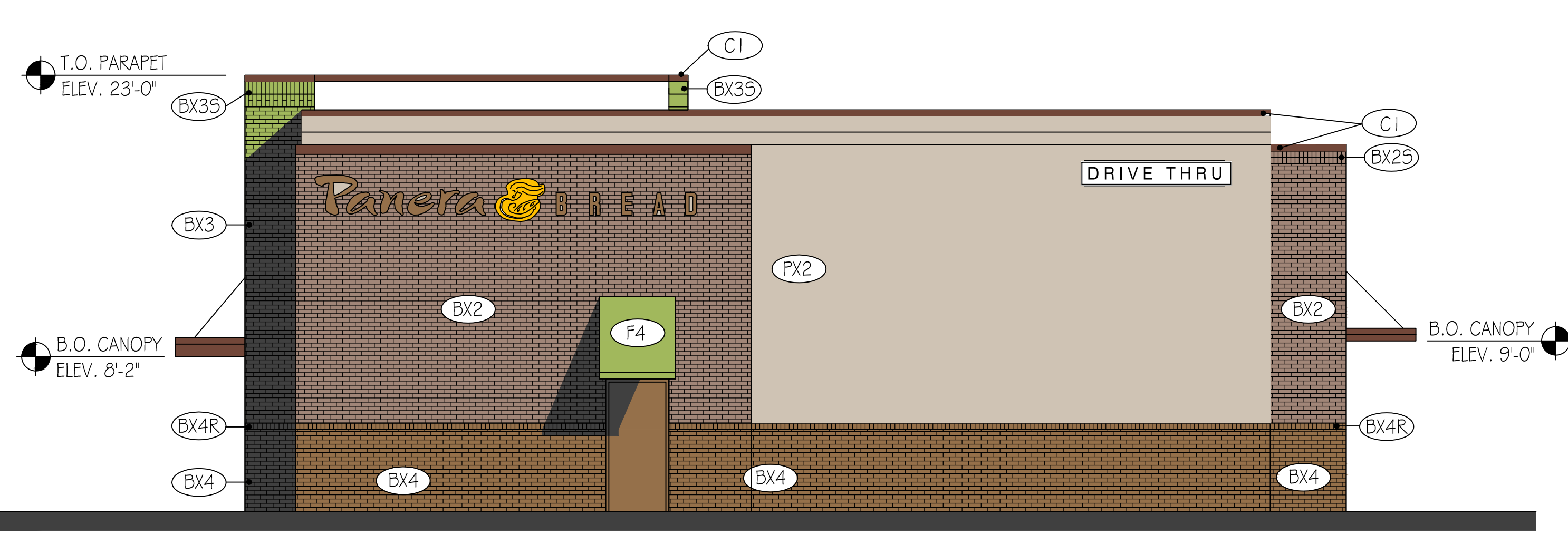
1 SOUTH ELEVATION  
3/16"=1'-0"



1 EAST ELEVATION  
3/16"=1'-0"



1 WEST ELEVATION  
3/16"=1'-0"



1 NORTH ELEVATION  
3/16"=1'-0"

EXTERIOR MATERIALS	
BX2	DRYWIT EPS SYSTEM - INSULATION PLUS - 2" THICKNESS TEXTURE - LIMESTONE - COLOR STONE HEARTH
BX2	ENDURAMAX BRICK SYSTEM - PAINTED - COLOR WEIMARANER PATTERN - RUNNING BOND
BX2S	ENDURAMAX BRICK SYSTEM - PAINTED - COLOR WEIMARANER PATTERN - SOLDIER COURSE
BX3	ENDURAMAX BRICK SYSTEM - PAINTED - COLOR BARRINGTON GREEN PATTERN - RUNNING BOND
BX3S	ENDURAMAX BRICK SYSTEM - PAINTED - COLOR BARRINGTON GREEN PATTERN - SOLDIER COURSE
BX4	ENDURAMAX BRICK SYSTEM - PAINTED - COLOR WEIMARANER PATTERN - RUNNING BOND
BX4R	ENDURAMAX BRICK SYSTEM - PAINTED - COLOR WEIMARANER PATTERN - ROWLOCK COURSE
F4	FABRIC AWNING - COLOR GREEN WITH WHEAT GRAPHIC
C1	ROOF COPING - HEIGHT 6" - COLOR DARK BRONZE
G1	STOREFRONT SYSTEM - 1" INSULATED GLAZING - (VITRO PPG 70XL OR SIM) - COLOR - DARK BRONZE