

**Marked Agendas
Approved Minutes
Approved Reports**

**The April 19, 2018
Development Review Board
Meeting Agenda and
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: April 19, 2018 Item No. 5
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Dunkin Donuts 42-DR-2017

Location: 7919 East Thomas Road

Request: Request approval of the site plan, landscape plan, and building elevations for a new multi-tenant commercial building with approximately 3,000 square feet of building area and drive-through service, all on a 0.42-acre site within the existing Indian River Plaza shopping center.

OWNER

Indian River Plaza, LLC

APPLICANT CONTACT

Xavier Huerta
Bar Napkin Productions
602-492-9494

BACKGROUND

Zoning

This site is zoned Central Business district (C-2). The C-2 zoning district is intended to permit uses for recurring shopping and service needs for multiple neighborhoods. This district includes uses usually associated with office and retail shopping developments, typically located near residential neighborhoods.

Context

This proposal is for a new building located in northeast corner of the parking lot of the existing Indian River Plaza shopping center. The shopping center is located at the southwest corner of East Thomas Road and North Hayden Road.

Adjacent Uses and Zoning

- North Commercial/Retail (Hayden Park Center), zoned Central Business district (C-2).
- South Multi-family Residential (San Tropez Apartments), zoned Multiple-family Residential district (R-5).
- East Gas Station/Restaurant (Fry's Fuel Center & Sonic), zoned Neighborhood Commercial district (C-1).

- West Indian Bend Wash/Coronado Golf Course, zoned Open Space district (OS).

Key Items for Consideration

- New drive-through restaurant
- Eliminating existing parking lot area
- Keeping cross-access connections

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is proposing a new freestanding commercial building within the parking lot of an existing mixed-use commercial center. The building proposes to include a Dunkin Donuts with drive-through and a second commercial tenant space totaling approximately 3,000 square feet of building area.

Neighborhood Communication

Both the applicant and the City sent out notification of the application to property owners within 750 feet of the project site. Staff received one email following the initial application submittal identifying concerns with the building design and existing landscape maintenance along the East Thomas Road street frontage.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The proposed building location at the northeast corner of the site, along East Thomas Road and adjacent to the Fry's fuel center and Sonic drive-through restaurant, will include the removal of existing parking lot area. The existing Indian River Plaza shopping center was developed providing excess parking beyond what is currently required by the Schedule of Parking Requirements: Table 9.103.A of the Zoning Ordinance for a mixed-use commercial center and will continue to have excess parking with this proposal. Additional/modified parking lot landscape medians and curbing are included with the proposed site design to aid in maintaining and enhancing the cross-access and vehicular circulation around the proposed building and through and across the site. Along with strengthened vehicular circulation, the site design provides increased pedestrian connectivity to the new building and the existing circulation routes. A new sidewalk is proposed connecting from the East Thomas Road frontage, along the entry drive, across to the proposed building, and connecting south to the existing east-west pedestrian pathway through the center of the site. With two tenant spaces, the proposed building is required two refuse containers which will be housed in a double enclosure with grease containment that is placed in proximity to, and along the collection route of, the existing Sonic refuse enclosure. The landscape area surrounding the new enclosure also serves to divide and direct traffic between the two drive-through lanes.

The proposed building includes Dunkin Donuts corporate design elements such as the gradient tower element at the drive-through window and the orange canopies and awnings over the other windows. It also provides for compatibility with the City of Scottsdale Commercial and Restaurant Design Guidelines by proposing a color palette which utilizes muted desert tones and replicates the stair-stepped building face corner elements found in the rest of the shopping center. The building design includes an integrated canopy over the drive-through window and projecting canopies over the windows and storefronts. Also included for window shading are vertical landscape trellises at

the western storefronts to provide southern exposure screening. The building configuration provides an outdoor seating area on the north side of the building which is oriented towards East Thomas Road.

Development Information

- Existing Use: parking lot within existing mixed-use commercial center
- Proposed Use: new restaurant/retail building
- Parcel Size: 9.7 gross acres
8.23 net acres
358,586 square feet
- Building / Commercial space: 3,000 square feet
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Proposed: 0.27
- Building Height Allowed: 36 feet
- Building Height Proposed: 24 feet 6 inches
- Parking Required: 319 spaces
- Parking Provided: 384 spaces
- Open Space Required: 70,280 square feet / 1.6 acres
- Open Space Provided: 89,000 square feet / 2 acres

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Dunkin Donuts per the attached stipulations, finding that the provisions of the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jeff Barnes

Senior Planner

480-312-2376

E-mail: jbarnes@ScottsdaleAZ.gov

APPROVED BY



Jeff Barnes, Report Author

3/28/2018

Date



Steve Venker, Development Review Board Coordinator

4/4/18

Date

Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov



Randy Grant, Director

Planning and Development Services

480-312-2664, rgrant@scottsdaleaz.gov

4/11/18

Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Combined Context Aerial and Site Plan
 - 5. Site Plan
 - 6. Building Elevations (color)
 - 7. Building Elevations (black & white)
 - 8. Perspective
 - 9. Material and Color Board
 - 10. Landscape Plans
 - 11. Electrical Site Plan
 - 12. Photometric Site Plan
 - 13. Exterior Lighting Cutsheets
 - 14. Citizen Involvement

**Stipulations for the
Development Review Board Application:
Dunkin Donuts
Case Number: 42-DR-2017**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:

1. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Bar Napkin Productions, with a city staff date of 2/22/2018.
2. The location and configuration of all site improvements shall be consistent with the site plan submitted by Bar Napkin Productions, with a city staff date of 2/22/2018.
3. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Bar Napkin Productions, with a city staff date of 2/22/2018.
4. The case drainage report submitted by Cypress Engineering and accepted in concept by the Stormwater Management Department of the Planning and Development Services.

ARCHITECTURAL DESIGN:

DRB Stipulations

5. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
6. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
7. The final plans submittal shall include section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be

designed so that the shade material has a density of 75%, or greater, to maximize the effectiveness of the shade devices.

8. Keyed note 2 on the site plan indicates 'concrete filled pipe bollard'. The pipe bollard shall be painted to match PT-15 Natural Tan.

EXTERIOR LIGHTING:

Ordinance

- A. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- B. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

9. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign and landscape lighting.
10. No fixture shall be mounted higher than twenty (20) feet.
11. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.
12. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
13. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2-foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8-foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8-foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.

STREET INFRASTRUCTURE:

DRB Stipulations

14. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.



Context Aerial

ATTACHMENT 1

42-DR-2017



Close-Up Aerial

ATTACHMENT 1A

42-DR-2017



Zoning Map

ATTACHMENT 2

42-DR-2017

PROJECT NARRATIVE

RE: DUNKIN DONUTS AT INDIAN RIVER PLAZA

APN: 131-24-022M

This a new building in the existing shopping center. It will be a 2 tenant building sited to the west of the existing fueling station on the southwest corner of Thomas and Hayden Road.

The entire building is to be 2,804 s.f. with a Dunkin' Donuts occupying the east side. The Dunkin' Donuts will be 1,804 s.f. and the tenant space will be 1,000 s.f. The site has been designed to accommodate circulation access for the Dunkin' drive-thru line and still maintain existing circulation to surrounding businesses. The project has received preliminary approval from the shopping center. The storefront entrances are ordinated towards Thomas Road. The building is planned to have a shared patio space for outdoor seating. Pedestrian walks are to connect with the existing shopping center and public sidewalks.

The design of the elevation is to be a contemporary mix if stucco and metal accent canopies that will complement the existing architecture of the surrounding shopping center. A parapet roof will screen all roof elements.

The Dunkin' Donuts hours are early morning hours to approximately 8pm. The drive-thru is the busiest in the mornings. The patio areas are typically occupied more in the early evenings and the weekends. Deliveries typically occur in the mid-morning.

Xavier Huerta



ATTACHMENT 4

BNP
BAR HAPKIN PRODUCTIONS

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Phoenix, AZ 85004
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DUNKIN'
DONUTS

STORE # 000
DUNKIN'
DONUTS
THOMAS
AN
HAYDEN

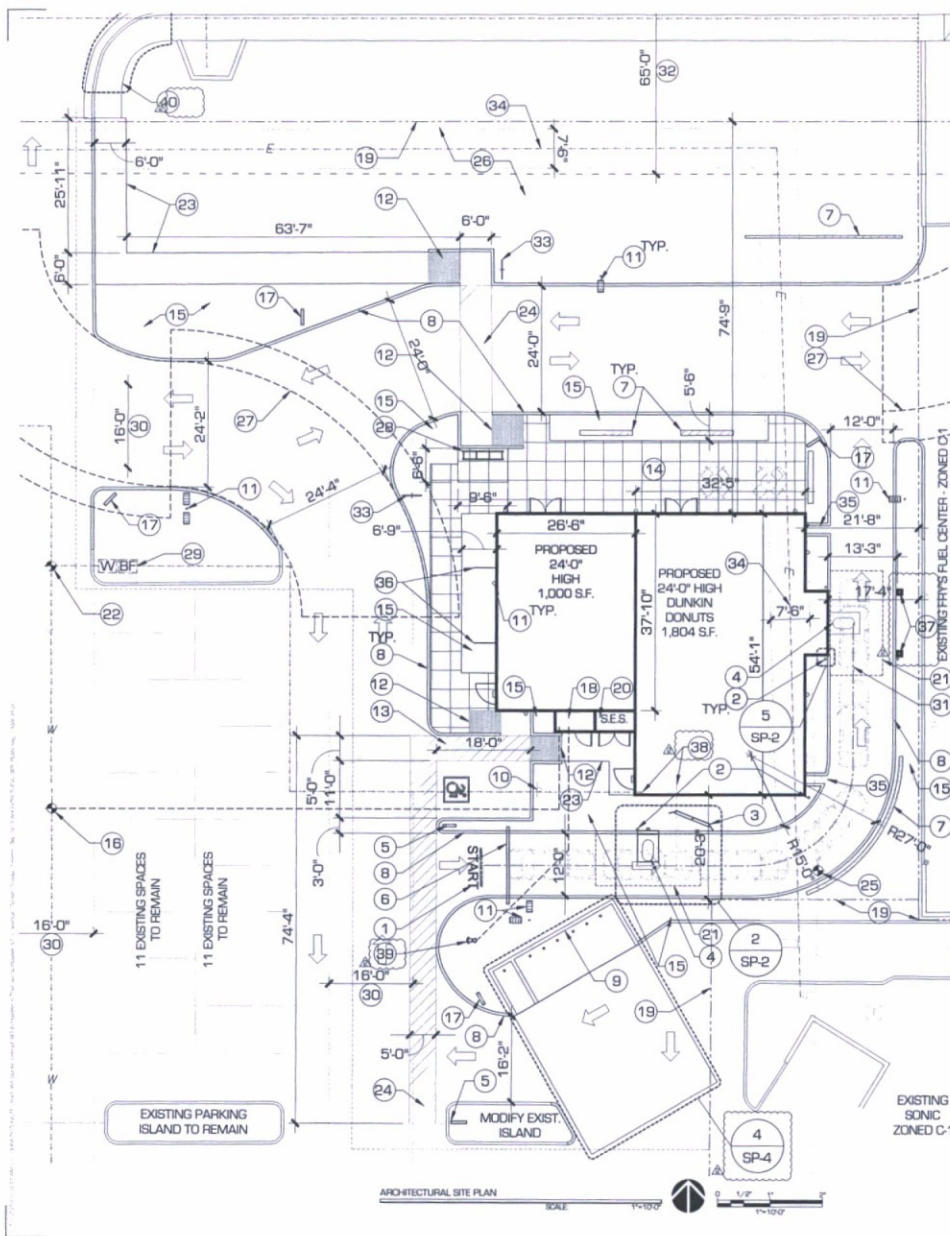
PROJECT LEGAL
7919 EAST THOMAS RD
SCOTTSDALE, AZ

DATE: 03/02/2017
BUILDING SUBMITTAL

CONTEXT AERIAL WITH
PROPOSED IMPROVEMENTS

BN13

SP-



PROJECT DATA

OVERALL NET ACREAGE: 8.23 ACRES (358,586 SF)
 AREA OF CONSTRUCTION: 0.56 ACRES (24,350 SF)
 GROSS FLOOR AREA: 0.06 ACRES (2,804 SF)
 TOTAL FLOOR AREA / OVERALL NET = FLOOR RATIO
 95,458 / 358,586 = 27 ALLOWABLE 8
 ZONING: C2 COMMERCIAL PARCEL: 131-24-002M

SCOPE: NEW DUNKIN' DONUTS WITH DRIVE-THRU AND SEPARATE RETAIL TENANT SPACE

PARKING CALCULATIONS

PER SECTION 9.103 PARKING REQUIREMENTS OF THE CITY OF SCOTTSDALE ORDINANCE:

ARIZONA PARTNERS OVERALL SITE -	92,654 SF
DUNKIN DONUTS & RETAIL ADDITION-	2,804 SF
TOTAL SF:	95,458 SF

PER 9.103A - MIXED USE DEVELOPMENTS - TOTAL SF/325
 95,458 / 325 = 294 SPACES

TOTAL EXISTING SPACES:	429
EXISTING SPACES TO BE ELIMINATED:	48
TOTAL REMAINING SPACES:	383
ADD ACCESSIBLE SPACE @ DUNKIN DONUTS:	1
GRAND TOTAL OF SPACES:	384

NOTE: ALL EXISTING PARKING SPACES NOT BEING ELIMINATED SHALL REMAIN AS-IS, NO MODIFICATIONS WILL BE MADE.

PROJECT DATA

ZONING: C2
 AFFECTED NET LOT AREA: 24,350 S.F.
 BUILDING HEIGHT: 24'-6"

OPEN SPACE REQUIRED:	358,586
OVERALL PARCEL (SF)	358,586
MULTIPLIER	X 10
SUB-TOTAL (SF)	3,585,860
358,586 X 24 X .004 =	+34,424
TOTAL MIN. OPEN SPACE (SF)	70,280

FROM SITE PLAN DATED 03.13.2008:
 TOTAL OPEN SPACE PROVIDED (SF) 89,000

CONCLUSION: WE ARE ADDING 2,517 SF OF OPEN SPACE AND THE SITE ALREADY EXCEEDS THE MINIMUM REQUIRED OPEN SPACE.

PARKING LOT LANDSCAPING REQUIRED

ALL PARKING IS EXISTING TO REMAIN. DUNKIN DONUTS IS ONLY PROVIDING ONE ACCESSIBLE SPACE, TO THE SPIRIT OF THE CODE THE 120 SF OF REQUIRED LANDSCAPING IS IN FRONT OF THE SPACE INSTEAD OF NEXT TO IT.

DENOTES FRONT OPEN SPACE	5,535 S.F. TOTAL
DENOTES OPEN SPACE OTHER THAN FRONTAL	OPEN 2,517 S.F. TOTAL
DENOTES NEW PARKING LOT LANDSCAPING	2,070 S.F. TOTAL

VICINITY MAP:



KEYED NOTES

- DS-1 PAINT TEMPLATE FOR GRAPHIC AVAILABLE FOR DGS (SEE NATIONAL ACCOUNTS) "AMERICA RUNS ON DUNKIN'" TO MATCH PMS 165C. "START" TO MATCH PMS219C, USE H&C CONCRETE STAIN, SOLID COLOR WATER BASE (ULTRADEEP). PROPERLY PREPARE THE ASPHALT BEING PAINTED VIA PRESSURE WASHER BEFORE PAINTING THE "AMERICA RUNS ON DUNKIN'" STENCIL AT DRIVE-THRU
- CONCRETE FILLED PIPE BOLLARD. SEE DETAIL 5/SP-2
- MENU BOARD SIGN. CONTRACTOR TO VERIFY EXACT LOCATION AND INSTALLATION. SEE DETAIL 2/SP-2
- GROUND LOOP. SEE DETAIL 4/SP-2 (DETAIL 10/SP-2 FOR EXISTING PAVEMENT CONDITIONS)
- DRIVE-THRU SIGN (DIRECTIONAL). SEE DETAIL 7/SP-2
- CLEARANCE BAR
- 42" SCREEN WALL TO MATCH EXISTING SHOPPING CENTER. SEE DETAIL 8/SP-2
- CONCRETE CURB
- TRASH ENCLOSURE. SEE DETAILS 4 & 5/SP-4
- HANDICAP PARKING SIGN. SEE DETAIL 11/SP-2
- SITE LIGHTING. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION
- ADA ACCESS RAMP. 1:12 MAX. SLOPE. 6" MAX. RISE. SEE DETAIL 12/SP-2
- ADA ACCESS AISLE
- CONCRETE PATIO
- LANDSCAPE AREA
- FIRE SERVICE P.O.C. REFER TO CIVIL PLANS
- DUNKIN SITE SIGNAGE. SEE 7/SP-2
- FIRE RISER ROOM
- PROPERTY LINE
- SES PANEL
- DASHED LINE INDICATES 10'X20' CONCRETE PAD AT DRIVE-THROUGH
- WATER CONNECTION, REFER TO CIVIL PLANS
- NEW CONCRETE SIDEWALK
- PAINTED PEDESTRIAN WALKWAY ON ASPHALT
- SEWER P.O.C. REFER TO CIVIL PLANS
- EXISTING RETENTION TO REMAIN
- FIRE TRUCK TURNING RADIUS: 25 FT. INTERNAL AND 48 FT. EXTERNAL
- (4) BICYCLE RACK & 9'-6" X 6'-5" CLEAR AREA. SEE DETAIL 9/SP-2
- WATER METER AND REDUCED PRESSURE BACKFLOW PREVENTION DEVICE PER DSDM 6-3.412. REFER TO CIVIL PLANS
- 18" WATER LINE & FIRE HYDRANT EASEMENT
- 109'-0" DRIVE-THRU QUEUE LINE
- 65' DESIGNATED COUNTY ROAD
- STOP SIGN
- 7'-6" UNDERGROUND POWER EASEMENT
- CURB & GUTTER FOR ROOF DRAIN OUTLET
- 47'X4" STEEL MESH TRELLIS TO SHADE WINDOWS. SEE L.S. PLANS FOR MORE INFORMATION. SEE DETAIL 2 / SP-3
- COLUMN
- SINGLE WATER AND SEWER SERVICE TO BUILDING. WITHIN THE BUILDING FOOTPRINT GC TO RUN WATER AND SEWER TO STUB INTO THE FUTURE TENANTS SPACE.
- FIRE DEPARTMENT CONNECTION. SEE CIVIL PLANS FOR MORE INFORMATION
- ADA ACCESSIBLE RAMP. SEE CIVIL PLANS FOR MORE INFORMATION

BNP
 BAR NAPKIN PRODUCTION:

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 Phoenix, AZ 85004
 602.492.9494
 bnp-llc.com

DUNKIN'
 [eordrinkin!]

STORE #: #####
DUNKIN
DONUTS
THOMAS
AND
HAYDEN

PROJECT LOCATION
 7919 EAST THOMAS ROAD
 SCOTTSDALE, AZ

REVISION DATE
 BUILDING SUBMITTAL 03.02.18

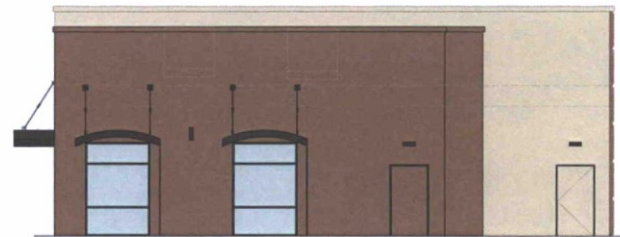
ARCHITECTURAL SITE PLAN

BN1364

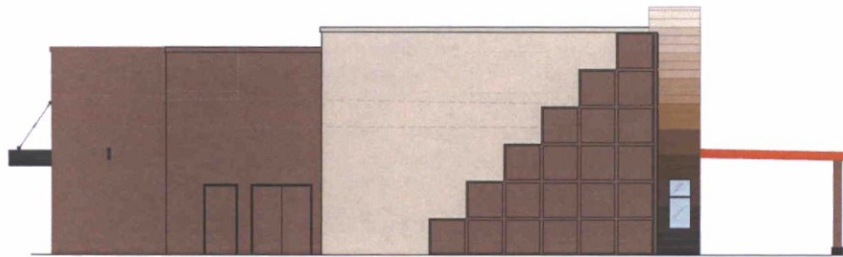
SP-1



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



2 WEST ELEVATION
SCALE: 3/16"=1'-0"



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



4 NORTH ELEVATION
SCALE: 3/16"=1'-0"

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STORE #: ##:
DUNKIN'
DONUT
THOMAS
AN
HAYDEN
SCOTTSDALE

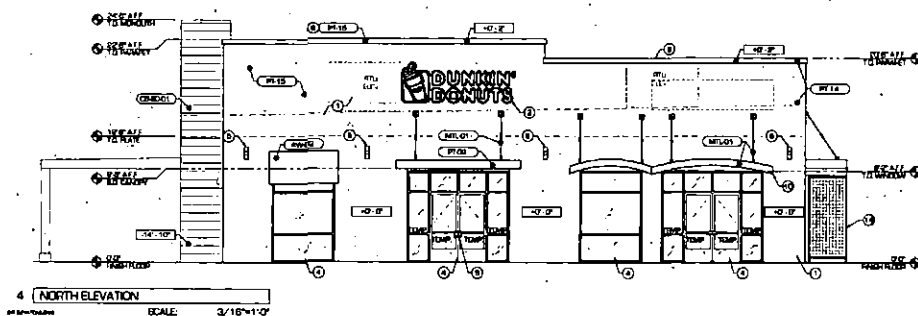
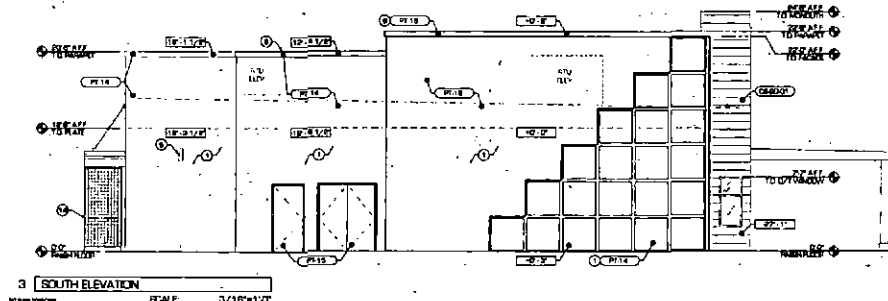
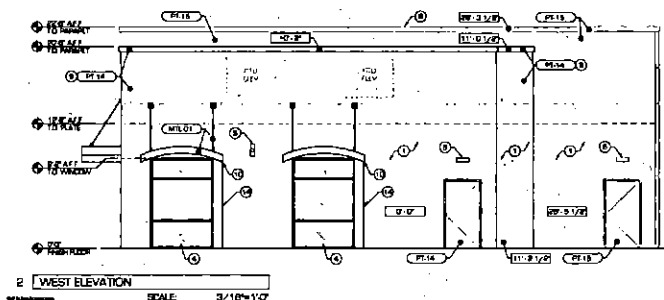
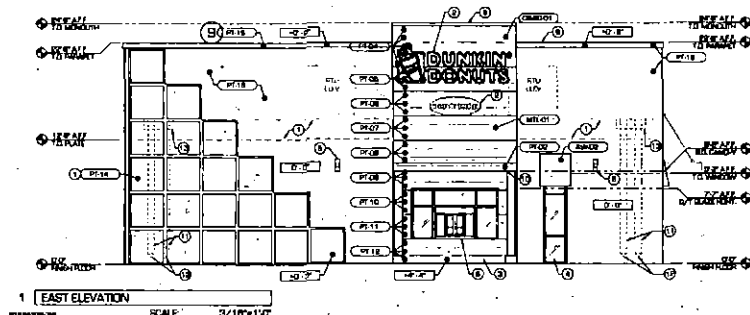
PROJECT LOCATION
7919 EAST THOMAS ROAD
SCOTTSDALE, AZ

REVISIONS
DEVELOPMENT REVIEW 10.18.
01.09.
02.20.

COLORED ELEVATION

BN138

A-5.1



KEYED NOTES

1. PAINTED REFLECT PRIMER FOR REFLECTIONS, TYP
2. REMOVE BY HAND VEHICLE, UNDER SEPARATE PERMIT
3. COARSE TOOTH SAND FOR IMPROVEMENT
4. STORMWATER SLUDGING AND COARSE FOR IMPROVEMENT
5. OTHER LEAKING PRIMER FOR ELECTRICAL PLANS
6. BUILDING CRACKS CRACKS WHICH PRIMER TO MATCH STORMWATER SLUDGING IMPROVEMENT AND ELECTRICAL PLANS (CRACKS PRODUCED BY HEAVY TRAFFIC FOR CRACK IMPROVEMENT)
7. NOT USED
8. TO BE PAINTED BY CONTRACTOR SEE ACCOUNTS, ACCOUNTS
9. PREPARED METAL COATING TO MATCH COLOR OF ADJACENT PAVEMENT
10. METAL CRACK
11. IMPROVING PAVEMENT AND HOLD FOR ROAD FOR IMPROVEMENT
12. ROAD CRACK IMPROVEMENT AND HOLD FOR ROAD FOR IMPROVEMENT
13. ROAD CRACK IMPROVEMENT AND HOLD FOR ROAD FOR IMPROVEMENT
14. ROAD CRACK IMPROVEMENT AND HOLD FOR ROAD FOR IMPROVEMENT
15. ROAD CRACK IMPROVEMENT AND HOLD FOR ROAD FOR IMPROVEMENT
16. ROAD CRACK IMPROVEMENT AND HOLD FOR ROAD FOR IMPROVEMENT
17. ROAD CRACK IMPROVEMENT AND HOLD FOR ROAD FOR IMPROVEMENT
18. ROAD CRACK IMPROVEMENT AND HOLD FOR ROAD FOR IMPROVEMENT
19. ROAD CRACK IMPROVEMENT AND HOLD FOR ROAD FOR IMPROVEMENT
20. ROAD CRACK IMPROVEMENT AND HOLD FOR ROAD FOR IMPROVEMENT

FINISH MATERIALS (EXTERIOR)

ITEMS	MANUFACTURER MODEL	COLOR
AMQ1	AMQ1 20" FRESH-BREW	BROWN MARMAL WITH FRESH BREW MARMAL
AMQ1A	AMQ1 20" FRESH-BREW	BROWN MARMAL PLAIN MASTERS
AMQ2	AMQ2 20" FRESH-BREW	ORANGE MARMAL WITH FRESH BREW MARMAL
AMQ2A	AMQ2 20" FRESH-BREW	ORANGE MARMAL PLAIN MASTERS
BC1 BLU1	BC1 20" COLD-BREW	4-W / 20" ORANGE BOLLARD
BAND1 BLU1	BAND1 20" COLD-BREW	MATCH 20" DRINKING
CMQ1	CMQ1 HARVEY COBENT BOWDO	10" LIP-LAP COBENT. PAINT COLOR AS SPECIFIED
MTL1	MTL1 20" 20" 20"	DESIGNED TO PROVIDE CONTROL

PAINT (EXTERIOR)

[illegible]

STORE #: 000000
DUNKIN'
DONUTS
THOMAS
AND
HAYDEN

PROJECT LOCATION
7918 EAST THOMAS ROAD
SCOTTSDALE, AZ

	DATE DUE
BUILDING SUBMITTAL	03.02.18

EXTERIOR ELEVATIONS

BN1364

A-5



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DUNKIN'
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STORE #: #1
DUNK
DONUT
THOMAS
AN
HAYDE

PROJECT LOGO

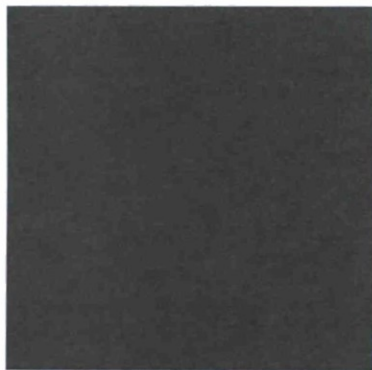
7919 EAST THOMAS RD
SCOTTSDALE, AZ

888.811.1111
BUILDING SUBMITTAL 03.00

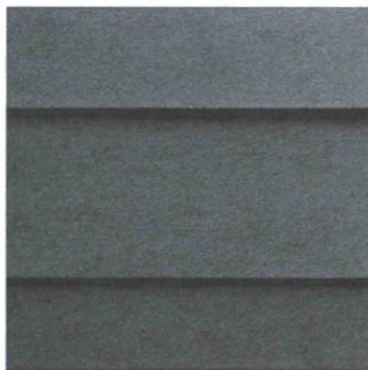
COLORED PERSPECTIVE

BN13

A5.



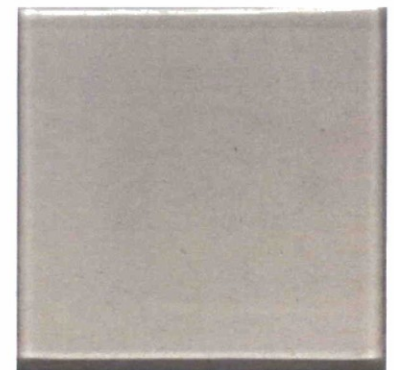
MTL-1
Item: Anodized Metal
Mfg.: TBD by G.C.
Color: Designer to Provide Control
Sample. Blackened Steel Seal with
Permalac (Sculpt Nouveau or Similar)



CB-SD-01
Item: Fiber Cement Siding
Mfg.: Hardie Board
Finish: Smooth
Color: Varies - see paint



STUCCO
Item: Exterior EFIS
Mfg.: TBD
Color: Varies



GLAZING
Item: Storefront Glass
Mfg.:
Product: 1/4" Glass
Color: Clear



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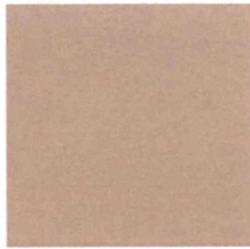
DUNKIN' DONUTS THOMAS AND HAYDEN SCOTTSDALE
Exterior Material Board

10.17.17
BN# 1364



**PT-06**

Item: Exterior Paint
Mfg.: Sherwin Williams
Color: Canoe
Number: SW7724

**PT-05**

Item: Exterior Paint
Mfg.: Sherwin Williams
Color: Bittersweet stem
Number: SW7536

**PT-04**

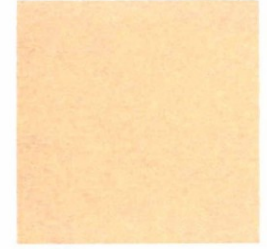
Item: Exterior Paint
Mfg.: Sherwin Williams
Color: Sand Dollar
Number: SW6099

**PT-03**

Item: Exterior Paint
Mfg.: Sherwin Williams
Color: Moderate White
Number: SW6140

**PT-02**

Item: Exterior Paint
Mfg.: Sherwin Williams
Color: Obstinate Orange
Number: SW6884

**PT-01**

Item: Exterior Paint
Mfg.: Sherwin Williams
Color: Inviting Ivory
Number: SW6372

**PT-12**

Item: Exterior Paint
Mfg.: Sherwin Williams
Color: Black Bean
Number: SW6006

**PT-011**

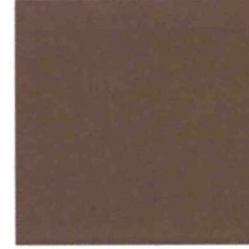
Item: Exterior Paint
Mfg.: Sherwin Williams
Color: French Roast
Number: SW6069

**PT-10**

Item: Exterior Paint
Mfg.: Sherwin Williams
Color: Java
Number: SW6090

**PT-09**

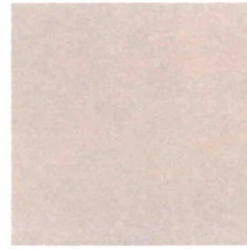
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Color: Sturdy Brown
Number: SW6097

**PT-08**

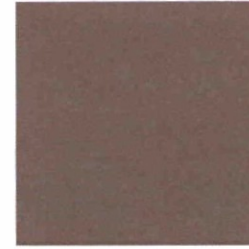
Item: Exterior Paint
Mfg.: Sherwin Williams
Color: Jute Brown
Number: SW6096

**PT-07**

Item: Exterior Paint
Mfg.: Sherwin Williams
Color: Smokey Topaz
Number: SW6117

**PT-15**

Item: Exterior Paint
Mfg.: Sherwin Williams
Color: Natural Tan
Number: SW7567

**PT-14**

Item: Exterior Paint
Mfg.: Sherwin Williams
Color: Tree Branch
Number: SW7525

PT-13

Item: Exterior Paint
Mfg.: Sherwin Williams
Color: Extra White
Number: SW7006



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DUNKIN' DONUTS THOMAS AND HAYDEN SCOTSDALE

Exterior Material Board

10.17.17

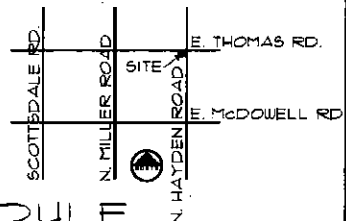
BN# 1364



THOMAS ROAD

EXISTING LANDSCAPE
ALONG FRONTAGE IS
TO REMAIN

VICINITY MAP



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES					
○	Existing Tree (To Remain)			N/A	
○	Existing Tree (To Be Removed)			3	
✱	Existing Palm Tree (To Remain)			N/A	
○	<i>Quercus virginiana</i>	Southern Live Oak	2" Cal. 36" Box	3	Single Trunk Dense Canopy
ACCENTS					
✱	<i>Aloe</i>	'Blue Elf' Aloe	5-Gal.	15	As Per Plan
✱	<i>Euphorbia amygdalifolia</i>	Candellilla	5-Gal.	10	As Per Plan
VINES					
△	<i>Bignonia</i>	'Tangerine Beauty' Vine	5-Gal.	4	As Per Plan
SHRUBS					
⊙	<i>Nerium oleander</i>	Little Red Oleander	5-Gal.	34	As Per Plan
⊙	<i>Rosmarinus officinalis</i>	Rosemary	5-Gal.	15	As Per Plan
⊙	<i>Ruellia peninsularis</i>	Baja Ruellia	5-Gal.	7	As Per Plan
⊙	<i>Tecoma species</i>	'Orange Jubilee'	5-Gal.	10	As Per Plan
GROUND COVERS					
✱	<i>Bouteloua curtipendula</i>	'Blonde Ambition' Grama	1-Gal.	3	As Per Plan
✱	<i>Lantana 'New Gold'</i>	'New Gold' Lantana	1-Gal.	20	As Per Plan
✱	<i>Teucrium chamaedrys</i>	Gerander	1-Gal.	20	As Per Plan
MISCELLANEOUS					
DG	Decomposed Granite - Color: To match existing shopping center Size: To match existing shopping center, 2" depth in all planting areas (typ)				

AREA CALCULATIONS

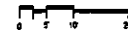
ROW LANDSCAPE AREA	2,360 SQ FT
ONSITE LANDSCAPE AREA	7,466 SQ FT

PARKING LANDSCAPE REQUIREMENTS

PARKING AREA	EXISTING
PARKING L/S AREA	EXISTING

PLANTING PLAN

SCALE: 1"=10'-0"



**COLLABORATIVE V
DESIGN STUDIO INC.**
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DUNKIN'
donut drinks

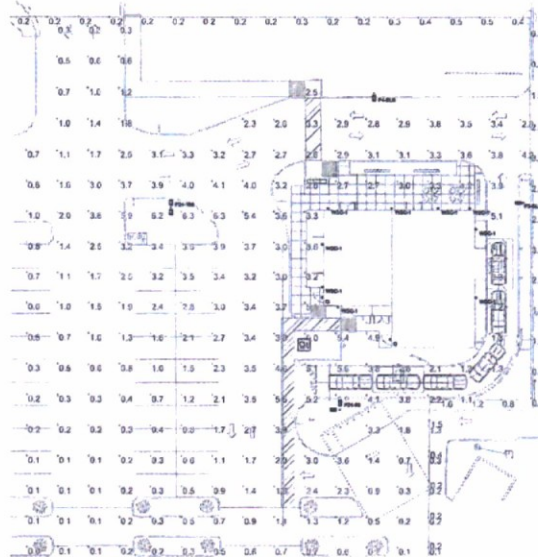
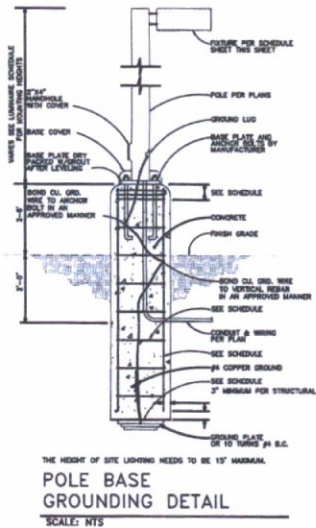


STORE # 11
**DUNKIN'
DONUTS**
THOMAS
AND
HAYDEN
SCOTTSDALE

PROJECT LOCATION
7818 EAST THOMAS ROAD
SCOTTSDALE, ARIZONA

DESIGN
DEVELOPMENT REVIEW 10/11
OR COMMENTS 01/08
OR COMMENTS 02/08

BN13



Statistics						
Description	Symbol	Avg	Max	Min	MaxMin	AvgMin
Parking Lot Light Levels	+	2.1 fc	6.3 fc	0.0 fc	N/A	N/A
Property Line Light Levels	+	0.8 fc	3.3 fc	0.1 fc	33.6:1	0.0:1

Schedule									
Symbol	Label	Qty	Fixture Number	Description	Lamp	Number Lamps	Lumens Per Lamp	L.F.P.	Wattage
P4-BLS	1	1	FW-A40-Q-140W-75-62-4559	Double Head Edison Headed Series LED Area Unit w/Type T4 Distribution (20% Pole Height w/8.5' Mounting Height)	140w of LED per Head (Type A40 Power Input)	2	8000	1	140
P4-BLS	1	1	FW-A40-Q-140W-75-62-4559	Double Head Edison Headed Series LED Area Unit w/Type T4 Distribution (20% Pole Height w/8.5' Mounting Height)	140w of LED per Head (Type A40 Power Input)	2	8000	1	140
WSG-1	8	8	FW-A40-Q-140W-75-62-4559	Double Head Edison Headed Series LED Area Unit w/Type T4 Distribution (20% Pole Height w/8.5' Mounting Height)	140w of LED per Head (Type A40 Power Input)	2	8000	1	140
P4-100	1	1	FW-A40-Q-140W-75-62-4559	Double Head Edison Headed Series LED Area Unit w/Type T4 Distribution (20% Pole Height w/8.5' Mounting Height)	140w of LED per Head (Type A40 Power Input)	2	8000	1	140
0	8	8	FW-A40-Q-140W-75-62-4559	Double Head Edison Headed Series LED Area Unit w/Type T4 Distribution (20% Pole Height w/8.5' Mounting Height)	140w of LED per Head (Type A40 Power Input)	2	8000	1	140
P4-80	1	1	FW-A40-Q-140W-75-62-4559	Double Head Edison Headed Series LED Area Unit w/Type T4 Distribution (20% Pole Height w/8.5' Mounting Height)	140w of LED per Head (Type A40 Power Input)	2	8000	1	140

ALL EXTERIOR LIGHTING FIXTURES SHALL BE BLACK, VERIFY WITH OWNER PRIOR TO ORDERING.



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STORE #: 00000
DUNKIN'
DONUTS
THOMAS
AND
HAYDEN

PROJECT LOCATION
7819 EAST THOMAS ROAD
SCOTTSDALE, AZ

FILE DATE
BUILDING SUBMITTAL 03/02/18

PHOTOGRAPHIC PLAN
BN1384
ES-2

WSR

Lighting Schedule

WSR

Lighting Schedule

P4, P4-BLS

Lighting Schedule

P4, P4-BLS

Lighting Schedule

Barnes, Jeff

From: Diana Kaminski <dianakaminski@cox.net>
Sent: Wednesday, October 25, 2017 9:37 PM
To: Barnes, Jeff
Subject: input on new Dunkin Donuts

Hello Jeff,

I love that Dunkin Donuts has done so well that they are investing in a new restaurant in the neighborhood, although this will not bode well for our family diet! I know this is out of purview, but please make sure they don't eliminate the toasted coconut and butternut crunch from their menu the way other stores have! ;-)

For the elevations, I like the gradation of colors on the drive through, but hope we're not getting an all stucco building. I hope they are required to provide some masonry or other material on the building elevations.

Also, I would like to request that street trees be provided for shade on the sidewalk at the street front, along with a higher density of naturally maintained vegetation. See photo below of conditions, the horrible maintenance of the landscape has created a bunch of mushroom shrubs and large areas devoid of anything but gravel. A street front mature density of 40-50% ground coverage would be more aesthetically pleasing. They might consider smaller patio trees on the west side of the building, for shade and enhancement of the patio. I know these aren't required, but it would enhance the project.

Thank you for your consideration,
Diana

THOMAS ROAD

