

Full Size

8.5 x 11

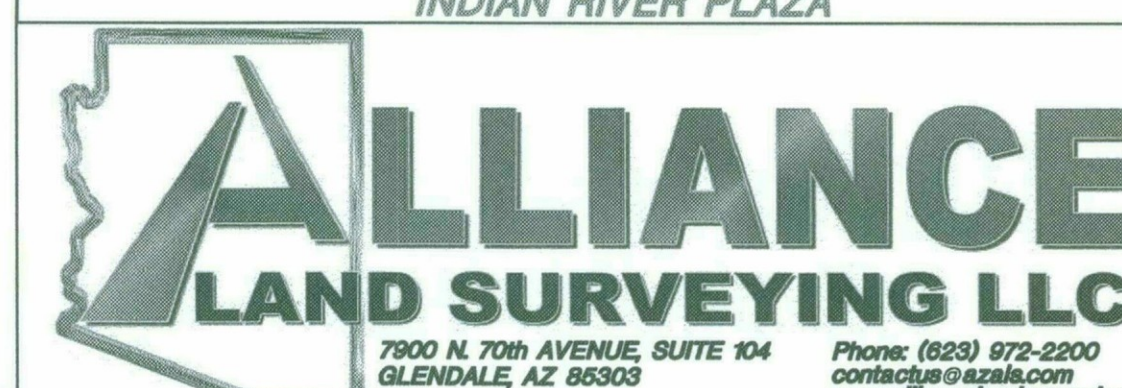
11 x 17

(site plan, landscape, elevations)



- | LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 00°08'10" E | 55.00' |
| L2 | S 00°08'10" E | 55.00' |
| L3 | S 89°54'48" W | 39.50' |

	MONUMENT TABLE
①	NE. COR. SEC. 35 - FND MARICOPA COUNTY ALUMINUM CAP - ALSO FND BRASS CAP IN HANDHOLE N 88°47'16" V 4.94' AS SHOWN ON (R1,R2)
②	N. 1/4 COR. SEC. 35 - FND PK NAIL WITH NO I.D. AS SHOWN ON (R1)
③	E. 1/4 COR. SEC. 35 - FND BRASS CAP IN HANDHOLE
④	FND 1/2" REBAR W/CAP L.S. 22768 AS SHOWN ON (R3)
⑤	CALCULATED PARCEL CORNER - NO MONUMENT FND OR SET
⑥	CALCULATED PARCEL CORNER - ALSO FND COTTON PICKER SPINDLE WITH NO I.D. N 33°39'50" W 0.87' AS SHOWN ON (R3)

ALTA / N.S.P.S. LAND TITLE SURVEY
INDIAN RIVER PLAZA

7900 N. 70th AVENUE, SUITE 104
GLENDALE, AZ 85303

Phone: (623) 972-2200
contactus@azals.com

REV.			GLENDALE, AZ 86303	contact@a2zusa.com www.aalliancelandsurveying.com
REV.			SHEET: 2 OF 2	DATE: 9-25-17
REV.				JOB NO.: 170912

42-DR-2017-
10/19/2017

DUNKIN' BRANDS™
[eatdrinkthink™]

PROJECT LOCATION

SUE DATE

OVERALL SITE PLAN

SP-0



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"H 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 RADII: 25 FT. INTERNAL AND 49 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 DSPM 6-1.417. REFER TO CIVIL PLANS
- 16" 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
- 4"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

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:	46
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:
OVERALL PARCEL (SF) 358,586
MULTIPLIER x .10
SUB-TOTAL (SF) 35,859
358,586 X 24 X .004=
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

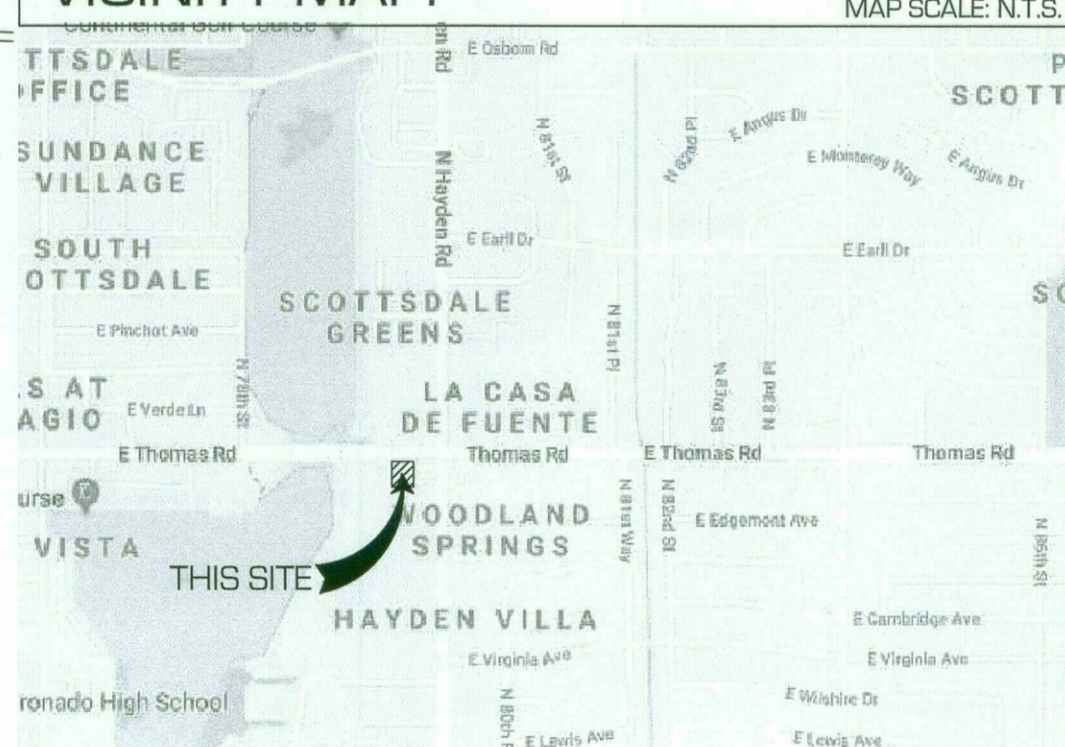
ALL PARKING IS EXISTING TO REMAIN. DUNKIN DONUTS IS
ONLY PROVIDING ONE ACCESSIBLE SPACE, TO THE SPIRIT OF
THE CODE THE 120 SF OF REQUIRED LANDSCAPING IS IN
FRONT OF THE SPACE INSTEAD OF NEXT TO IT.

DENOTES FRONT OPEN SPACE
5,535 S.F. TOTAL

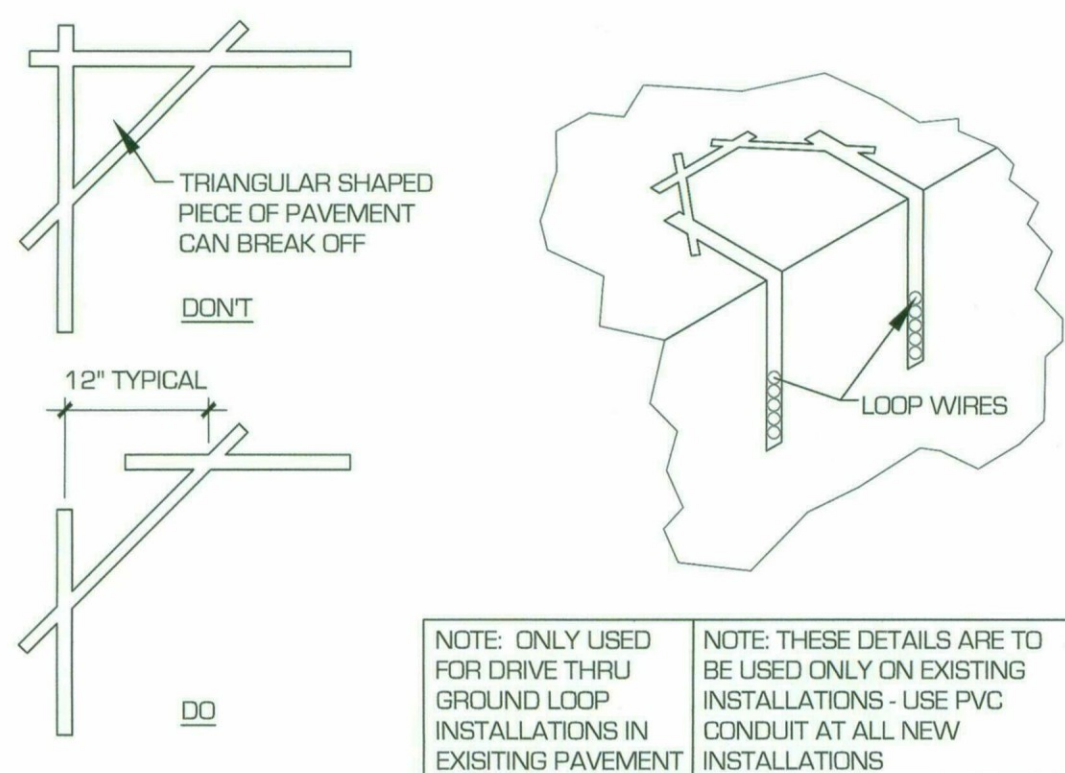
DENOTES OPEN SPACE OTHER THAN FRONTAL
OPEN 2,517 S.F. TOTAL

DENOTES NEW PARKING LOT LANDSCAPING
2,070 S.F. TOTAL

VICINITY MAP:

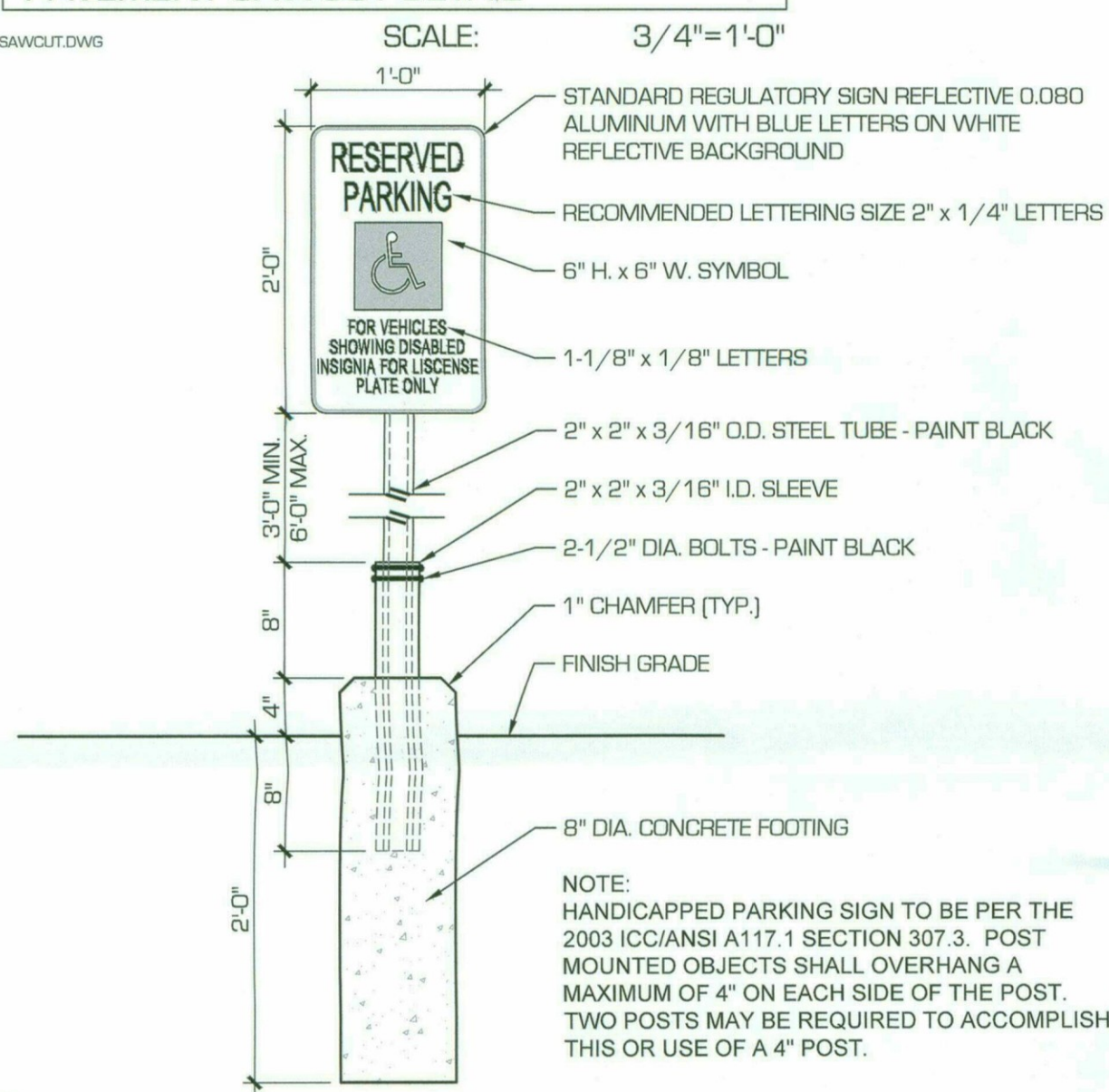


42-DR-2017
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
9/19/18
DATE INITIALS



10 PAVEMENT SAWCUT DETAIL

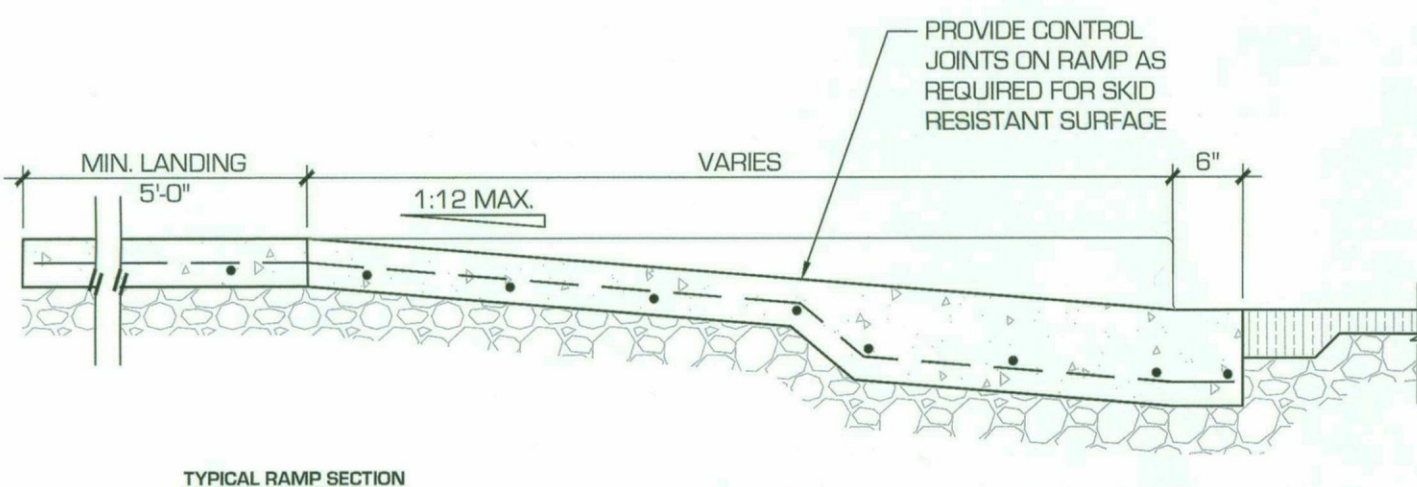
PAVEMENT SAWCUT.DWG



11 HANDICAPPED PARKING SIGN

HANDICAPPED PARKING SIGN

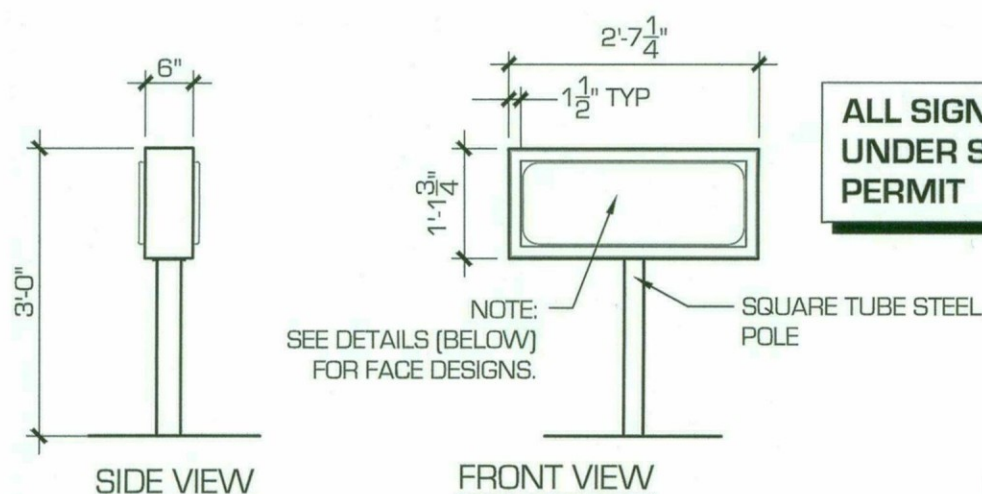
SCALE: 1"=1'-0"



12 ADA RAMP DETAIL

ADA RAMP.DWG

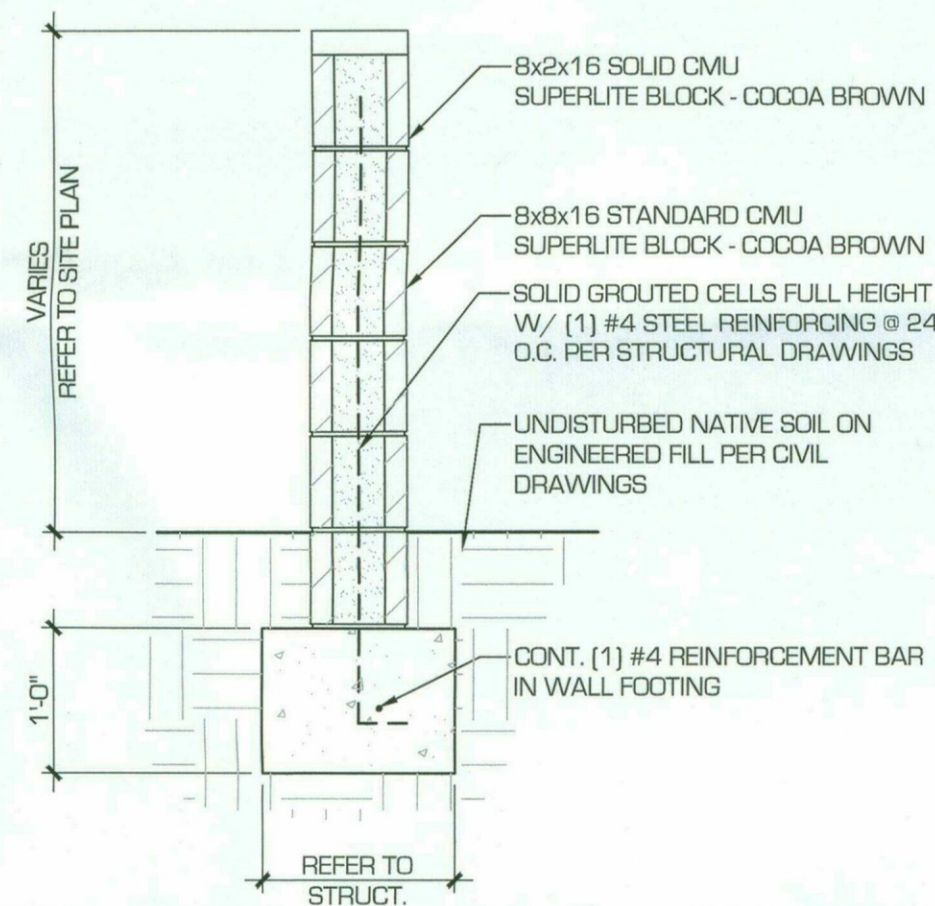
SCALE: 3/4"=1'-0"



7 DRIVE-THRU MENU SIGNAGE

DRIVE-THRU MENU SIGNAGE.DWG

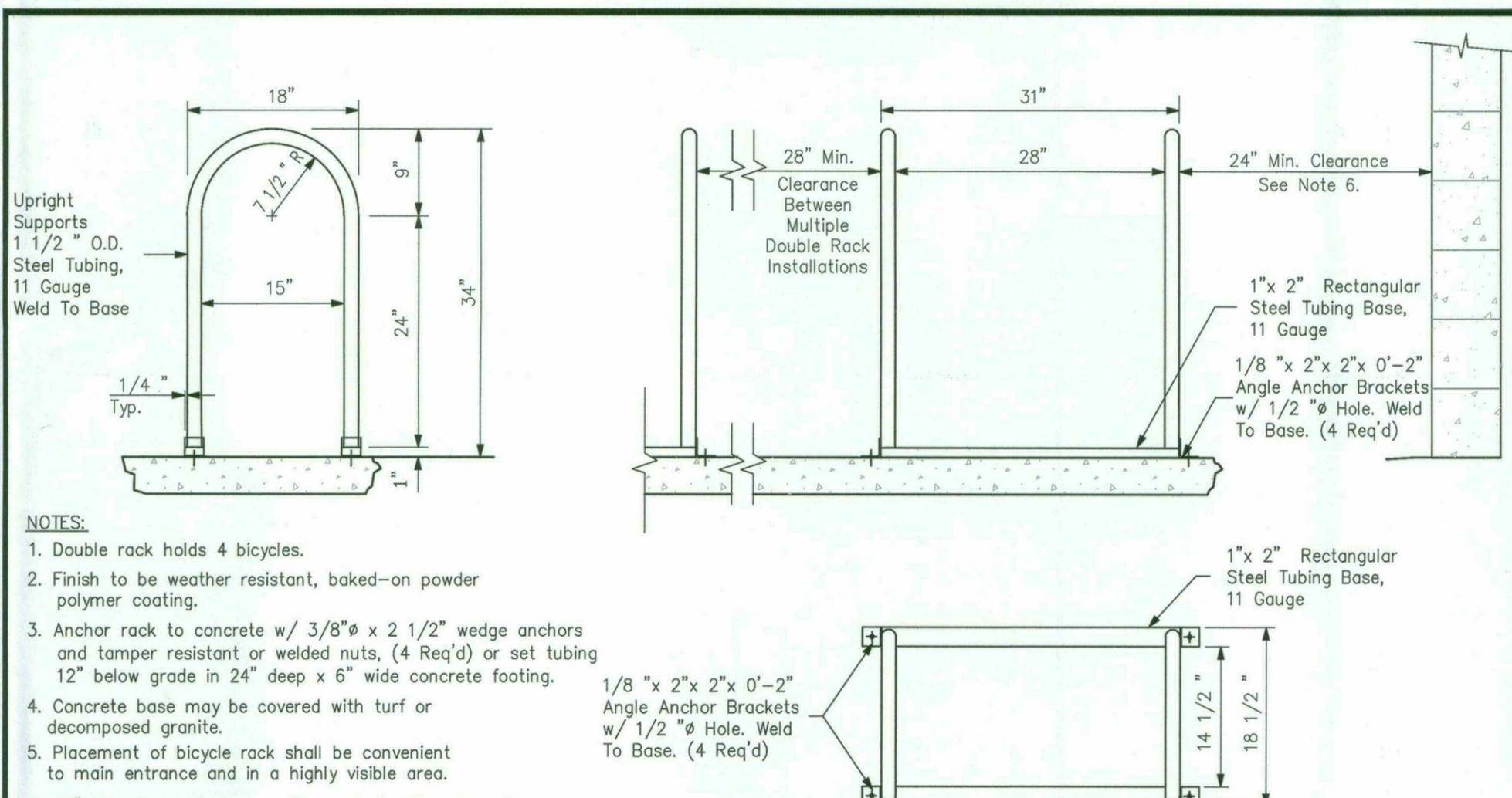
SCALE: 1/2"=1'-0"



8 SITE WALL

SITE WALL.DWG

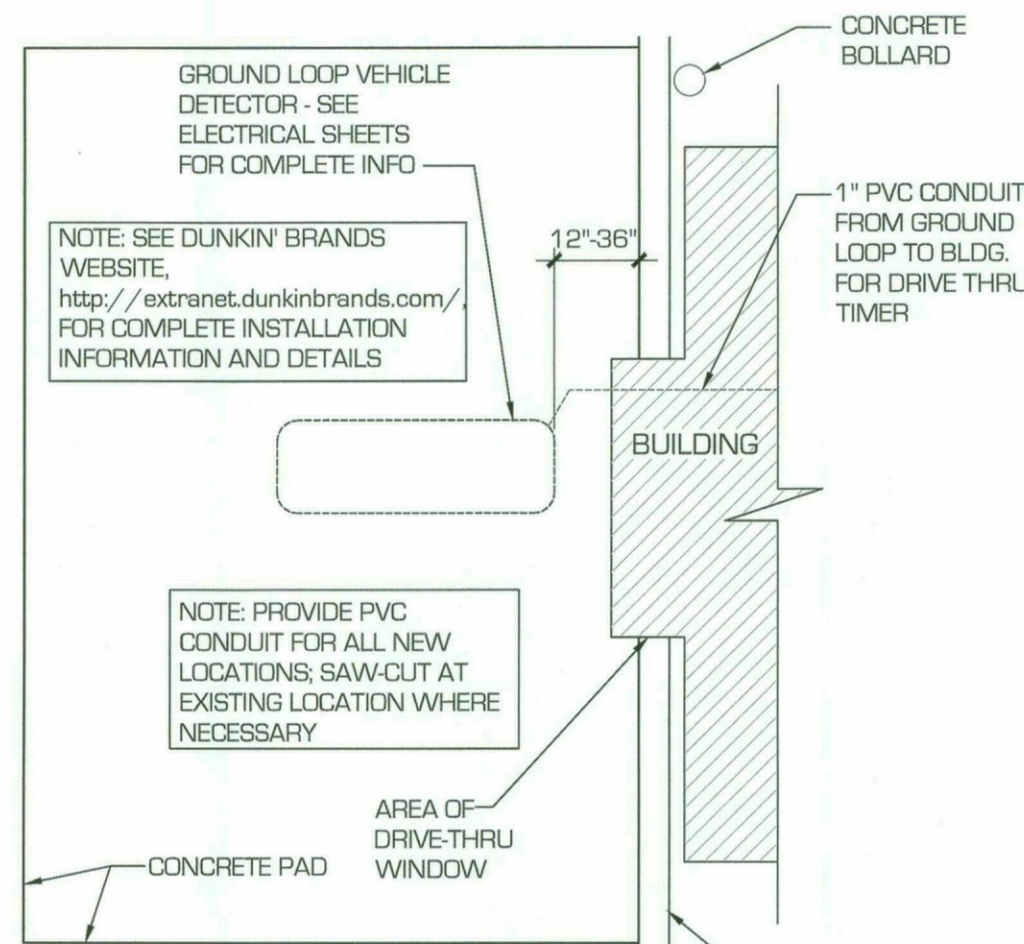
SCALE: 3/4"=1'-0"



9 City of Scottsdale Standard Details

APPROVED BY:
Scottsdale Standards & Specifications Committee

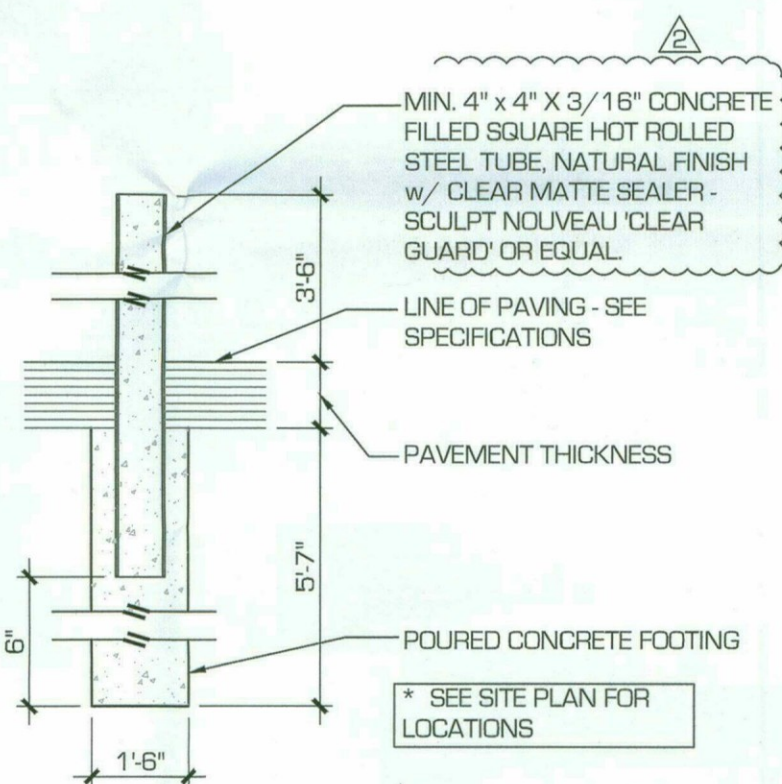
DOUBLE BICYCLE RACK

DETAIL NO.
2285

4 DRIVE-THRU TIMER AT WINDOW

DRIVE-THRU TIMER.DWG

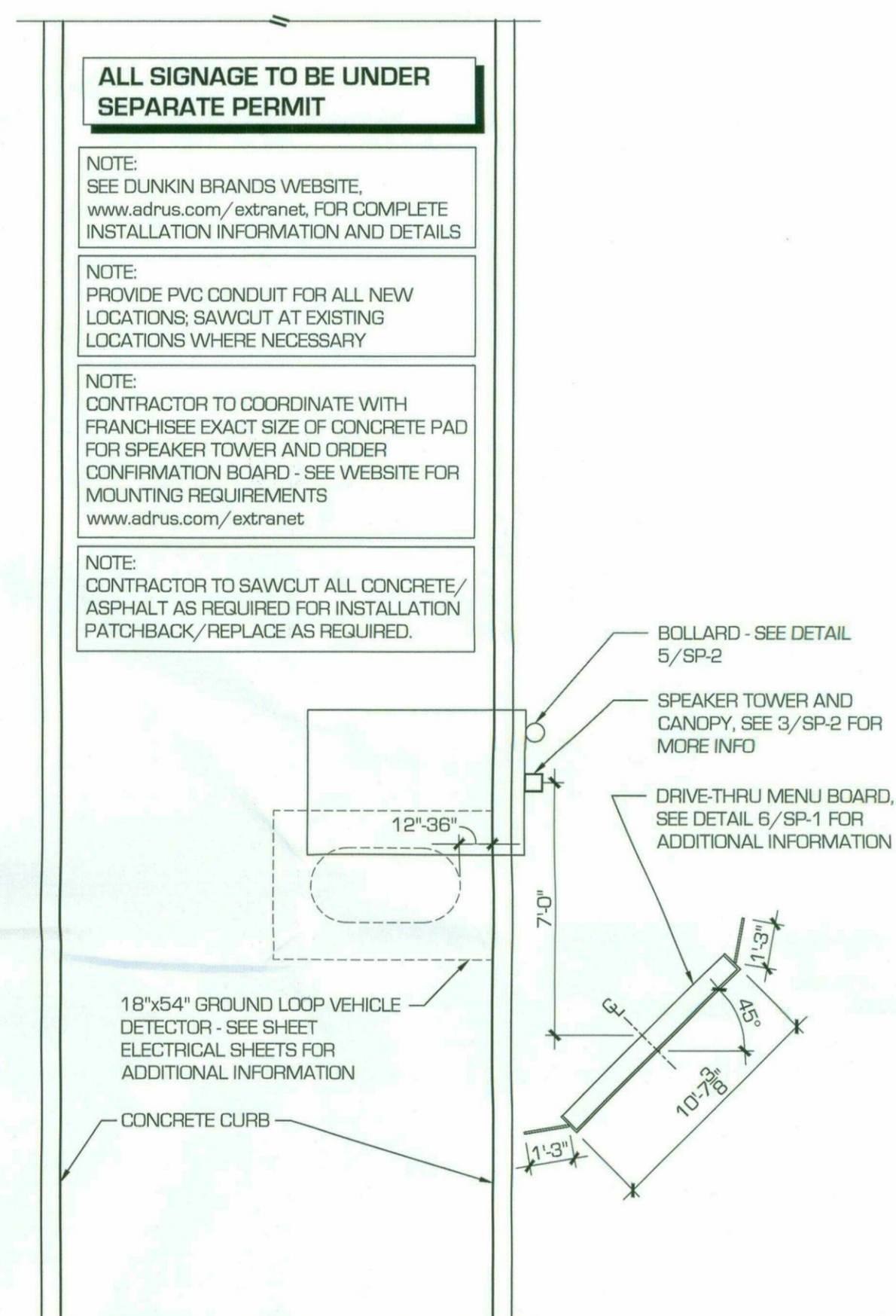
SCALE: 1/4"=1'-0"



5 SITE BOLLARD DETAIL

SITE BOLLARD.DWG

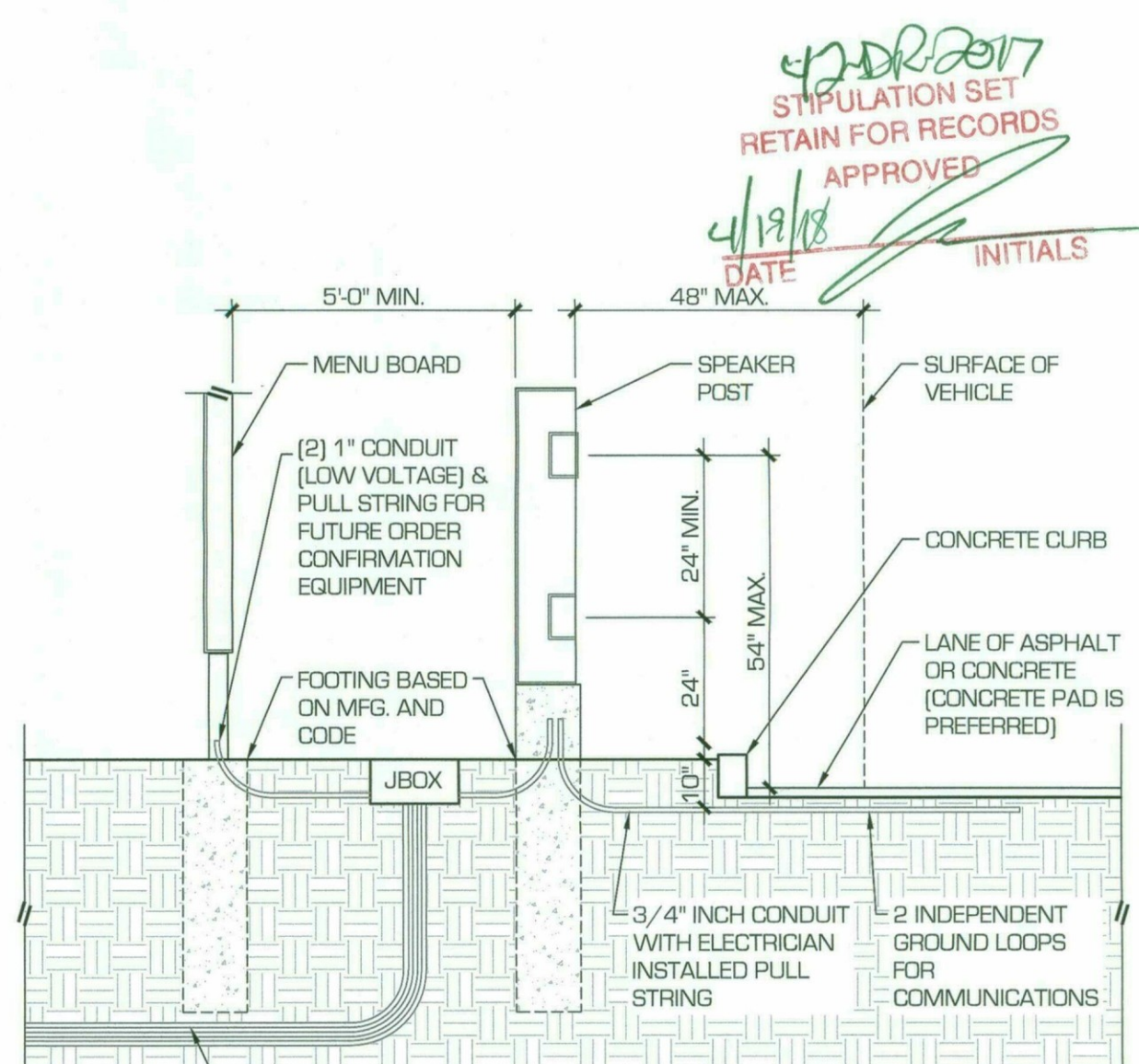
SCALE: 3/4"=1'-0"



2 DRIVE-THRU MENU LAYOUT

DRIVE-THRU MENU LAYOUT.DWG

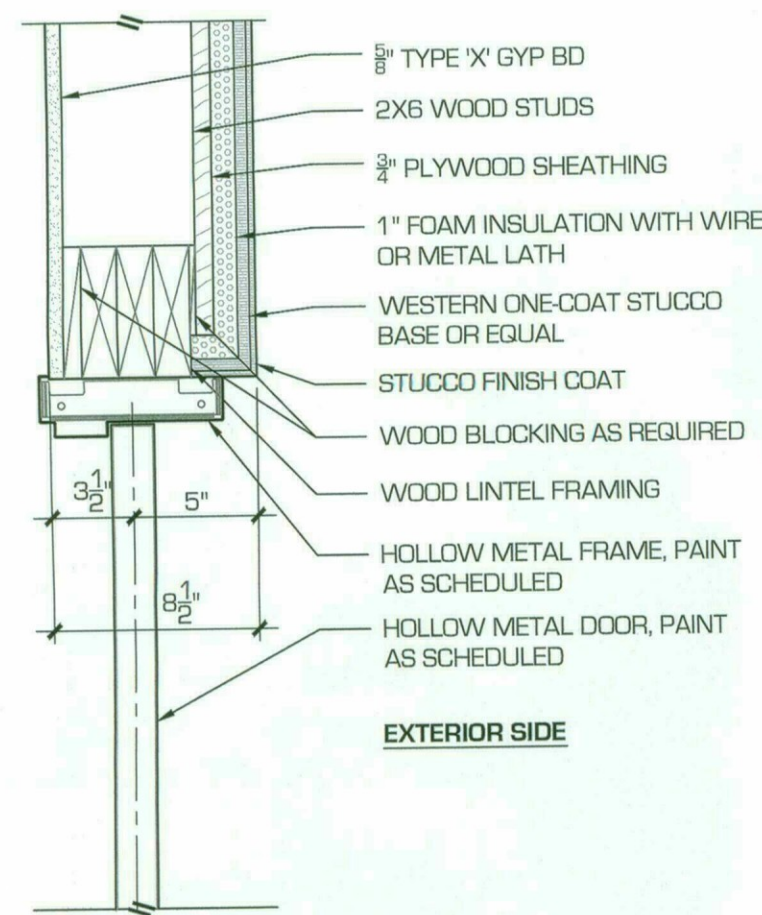
SCALE: 1/4"=1'-0"



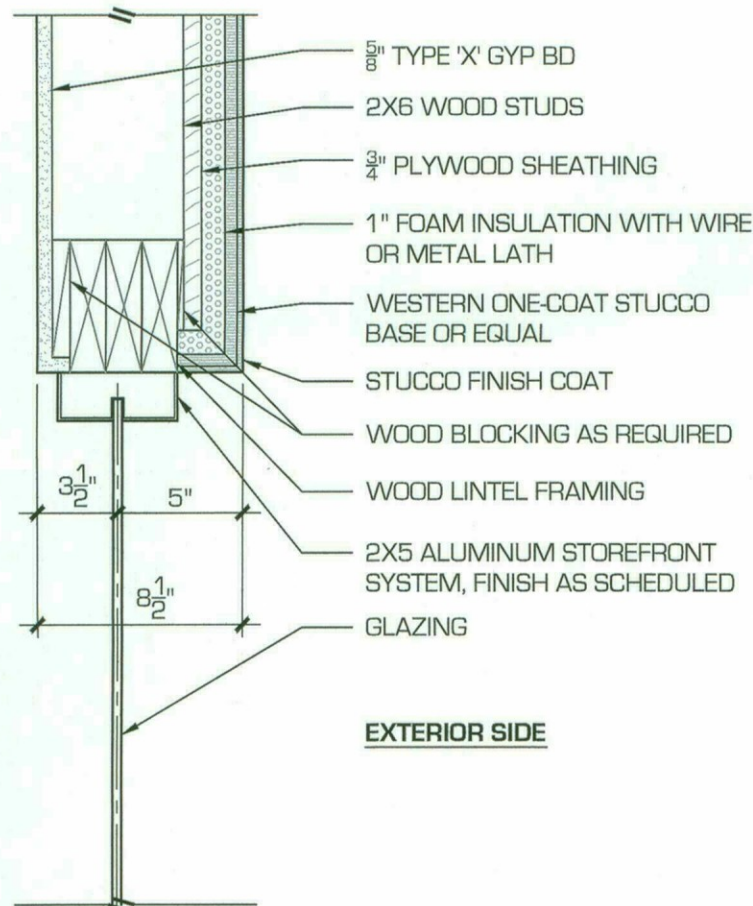
3 DRIVE-THRU MENU SECTION

DRIVE-THRU MENU SECTION.DWG

SCALE: 1/4"=1'-0"

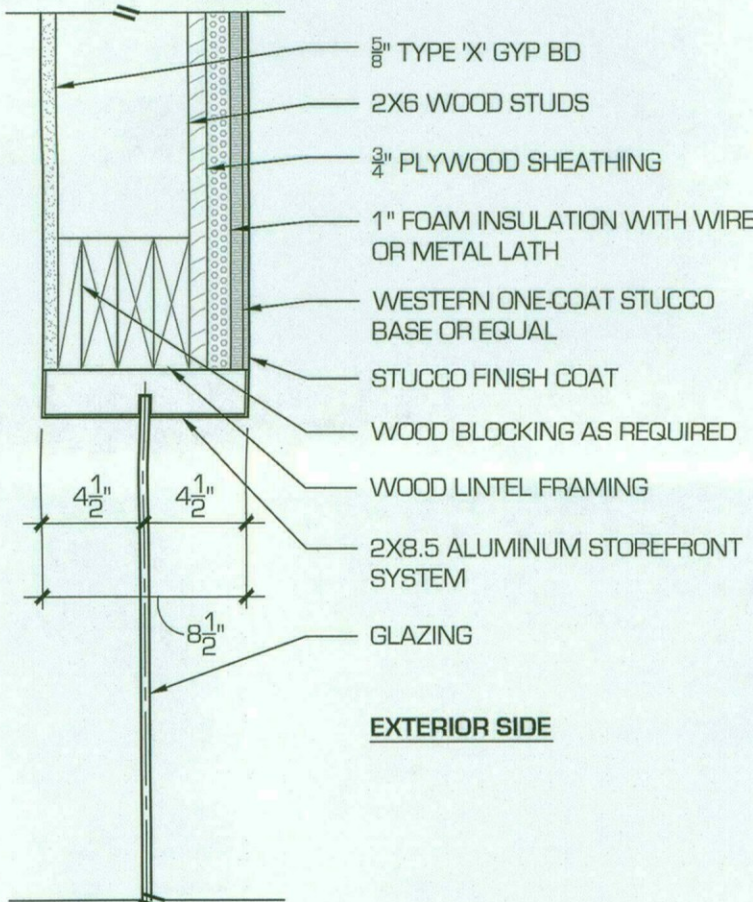


10 EXTERIOR DOOR HEAD SECTION
SCALE: 1-1/2"=1'-0"



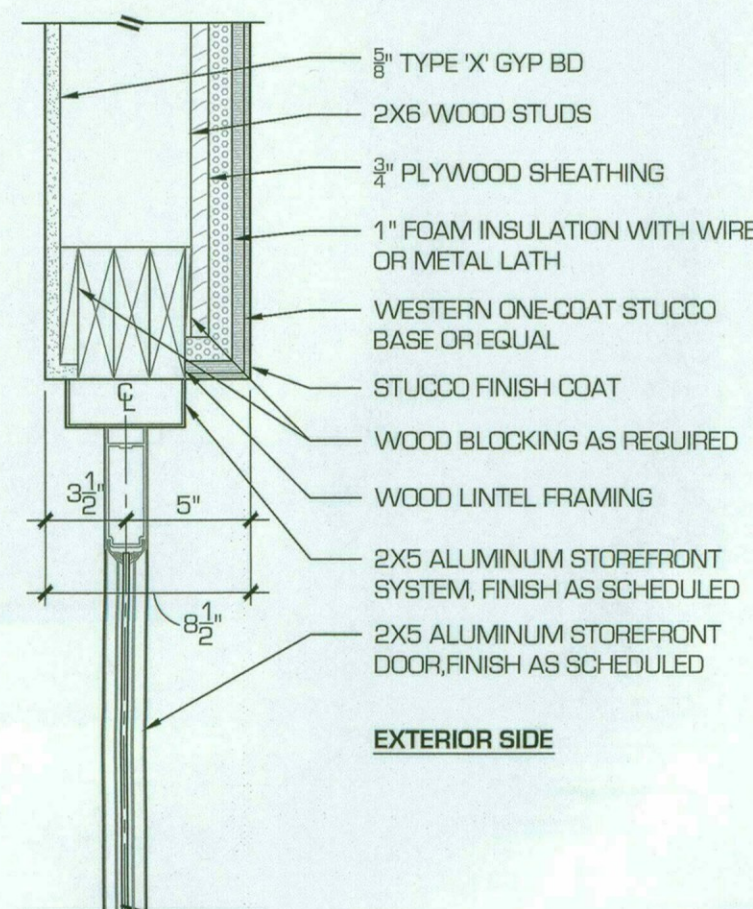
7 SECTION AT 5IN STOREFRONT GLAZING
SCALE: 1-1/2"=1'-0"

4 NOT USED
SCALE: NOT TO SCALE



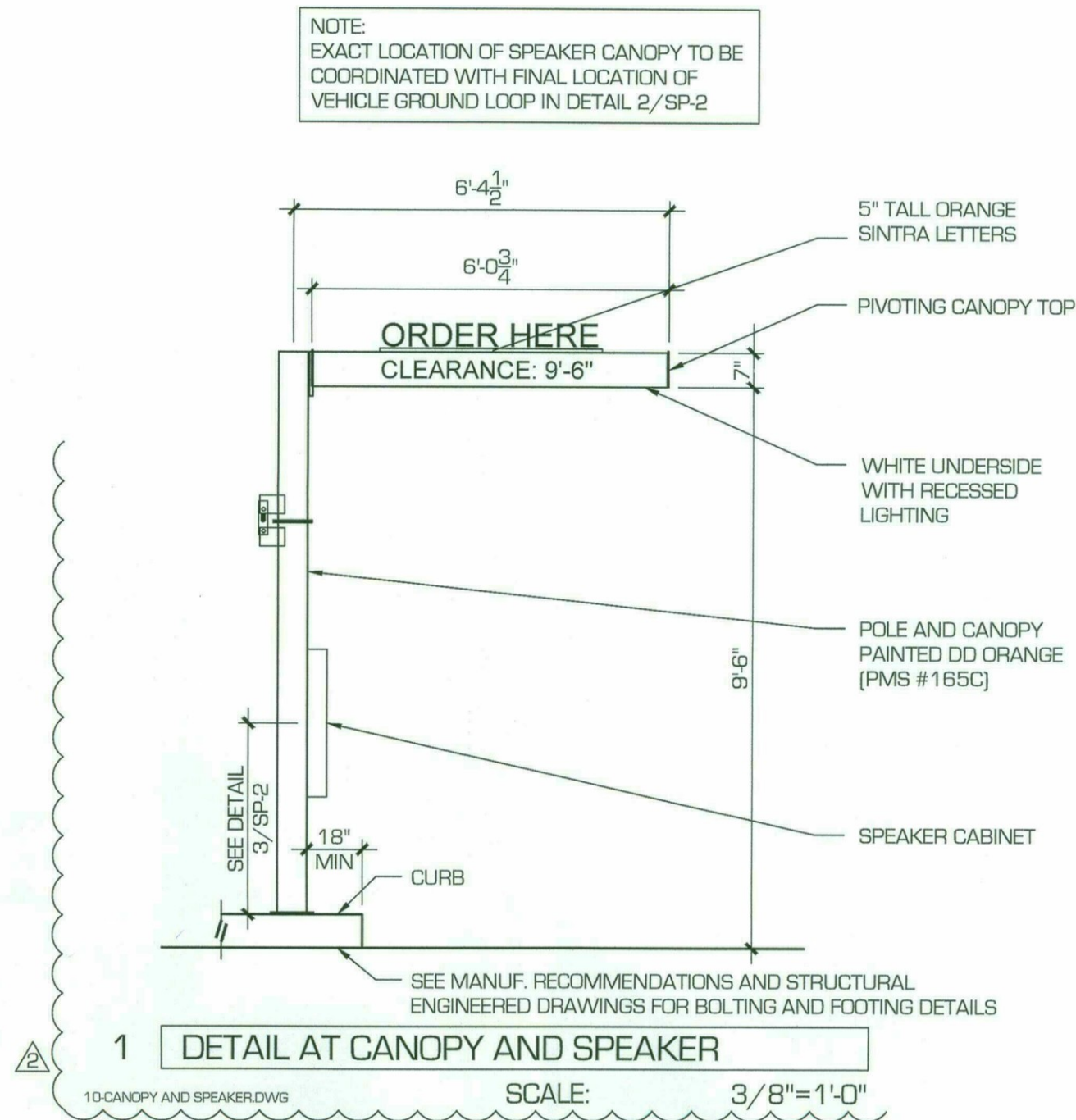
8 8.5IN STOREFRONT GLAZING SECTION
SCALE: 1-1/2"=1'-0"

5 NOT USED
SCALE: NOT TO SCALE

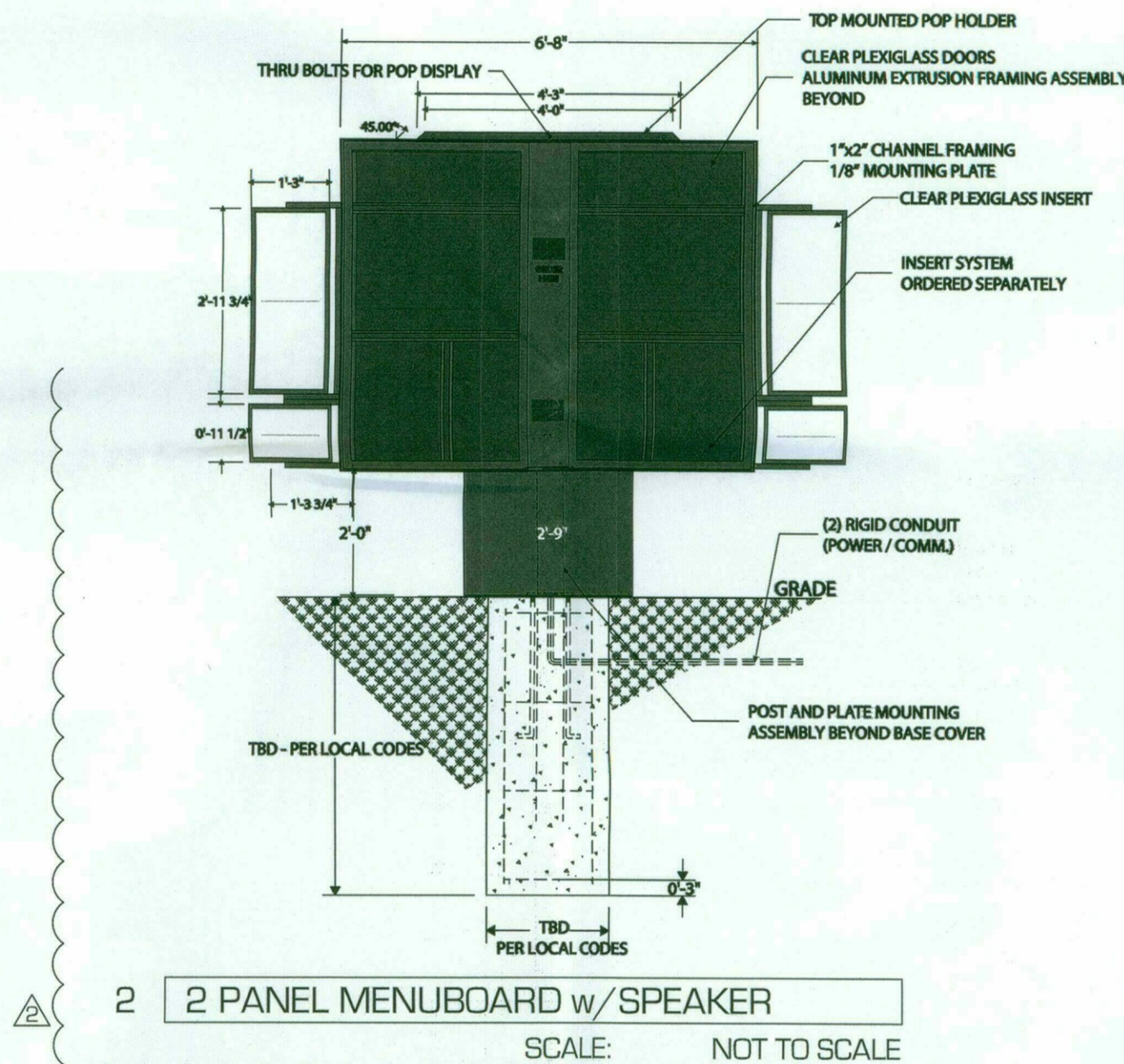


9 5IN STOREFRONT DOOR HEAD SECTION
SCALE: 1-1/2"=1'-0"

6 NOT USED
SCALE: NOT TO SCALE



1 DETAIL AT CANOPY AND SPEAKER
SCALE: 3/8"=1'-0"



2 2 PANEL MENUBOARD w/ SPEAKER
SCALE: NOT TO SCALE

4002-2017
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
4/10/18
DATE INITIALS

BNP

BAR NAPKIN PRODUCTIONS

2828 N Central Ave, Ste 1300
Phoenix, AZ 85004
602.492.9494
bnp-llc.com

DUNKIN' BRANDS
[eatdrinkthink]

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

PROJECT LOCATION
7919 EAST THOMAS ROAD
SCOTTSDALE, AZ

ISSUE DATE
DEVELOPMENT REVIEW 10.18.17
DR COMMENTS 01.09.18
DR COMMENTS 02.20.18

SITE DETAILS

BN1364

SP-3

BNP

BAR NAPKIN PRODUCTIONS

2828 N Central Ave, Ste 1300
Phoenix, AZ 85004
602.492.9494
bnp-llc.com

DUNKIN' BRANDS
[eatdrinkthink]

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

PROJECT LOCATION

7919 EAST THOMAS ROAD
SCOTTSDALE, AZ

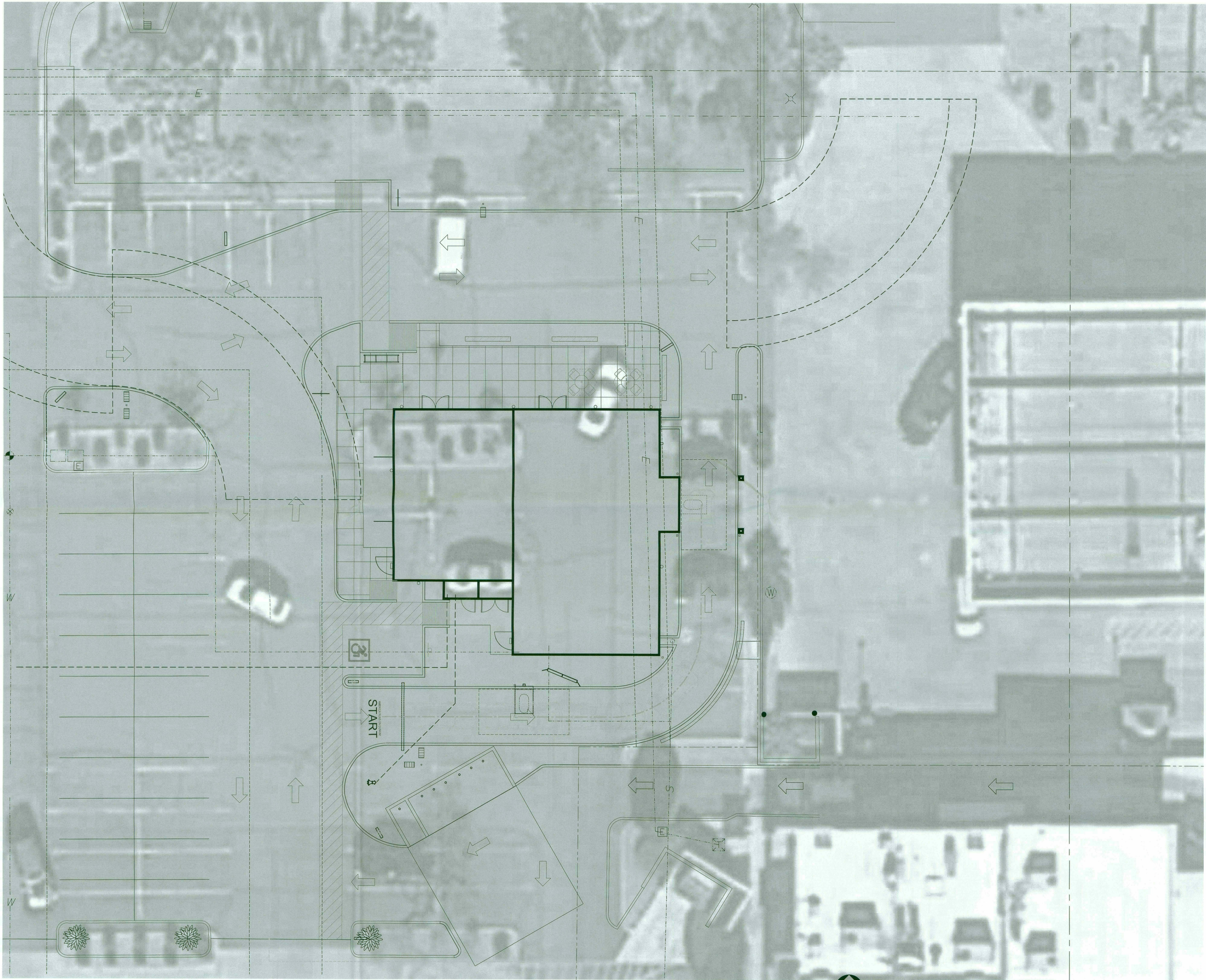
ISSUE DATE

DEVELOPMENT REVIEW	10.18.17
△ DR COMMENTS	01.09.18
△ DR COMMENTS	02.20.18

CONTEXT AERIAL WITH
PROPOSED SITE
IMPROVEMENTS

BN1364

SP-7



CONTEXT AERIAL WITH PROPOSED SITE IMPROVEMENTS

SCALE: 1" = 10'-0"



0 1/2" 1" 2"
1" = 10'-0"

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BNP NAPKIN LLC. THIS DRAWING MAY NOT BE REPRODUCED OR UTILIZED IN ANY MANNER WITHOUT THEIR WRITTEN PERMISSION.

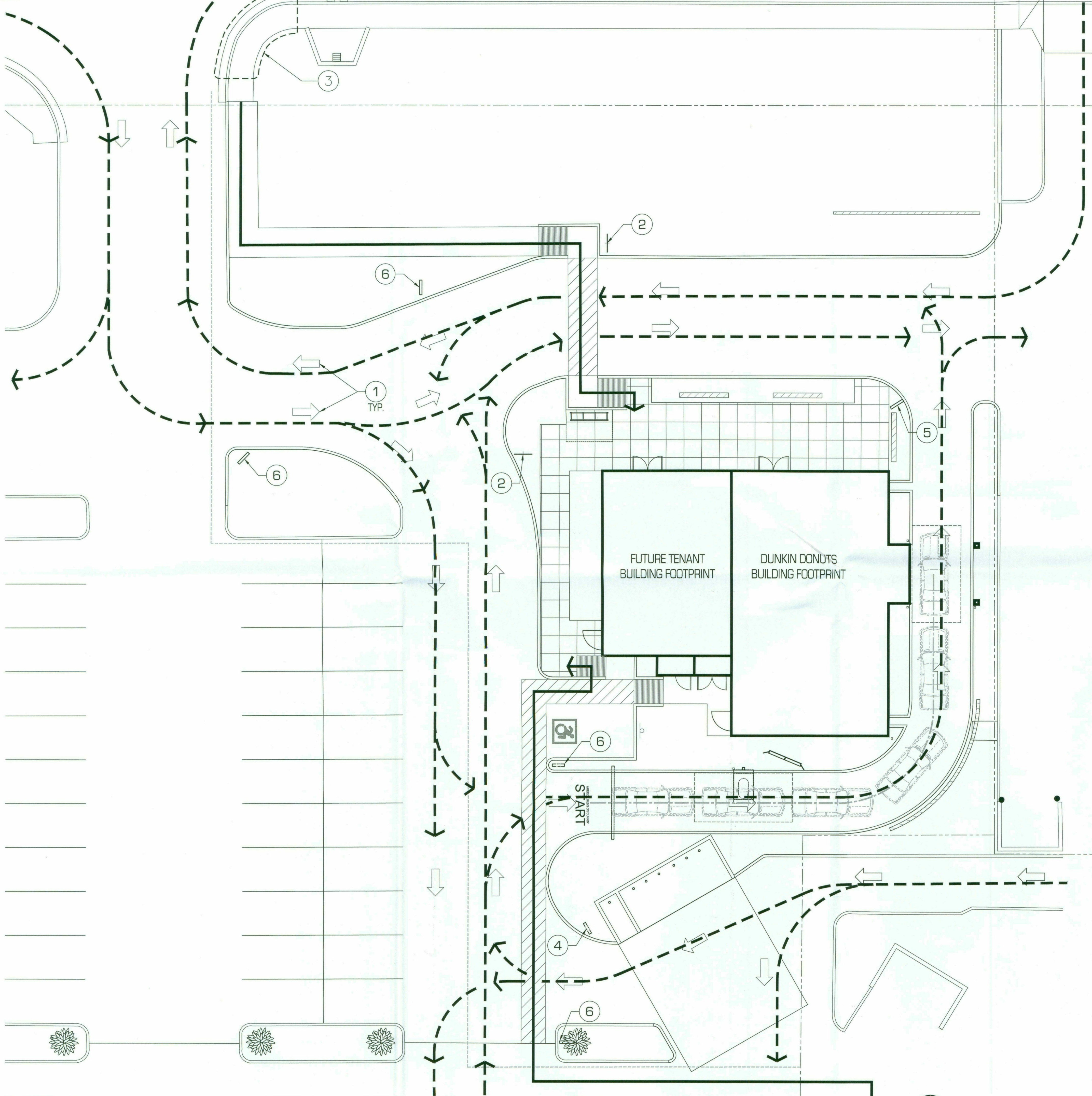
42-DR-2017
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
4/19/18
DATE INITIALS

4/20/2018 3:17:07 PM - Z: DUNKIN' DONUTS, BN1364 Dunkin' Donuts ABDO Hayden & Thomas Scottsdale AZ, Drawings, Dunkin' Donuts, Sheets, See 'SP-7' CONTEXT AERIAL WITH PROPOSED SITE IMPROVEMENTS.dwg - MAC 15

KEYED NOTES

1. TRAFFIC CONTROL PAINT
2. STOP SIGN
3. SEE CIVIL PLANS FOR ADA ACCESSIBLE RAMP INFO
4. DO NOT ENTER, SIGNAGE
5. THANK YOU, SIGNAGE
6. DRIVE THRU, SIGNAGE

LEGEND



EXISTING FRY'S FUEL CENTER

EXISTING SONIC

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

PROJECT LOCATION

7919 EAST THOMAS ROAD
SCOTTSDALE, AZ

ISSUE DATE

DEVELOPMENT REVIEW	10.18.17
1 DR COMMENTS	01.09.18
2 DR COMMENTS	02.20.18

PEDESTRIAN AND VEHICULAR CIRCULATION

BN1364

SP-8

4/2 DR 2017
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
4/19/18
DATE INITIALS

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BAR NAPKIN, LLC. THIS DRAWING MAY NOT BE REPRODUCED OR UTILIZED IN ANY MANNER WITHOUT THEIR WRITTEN PERMISSION.

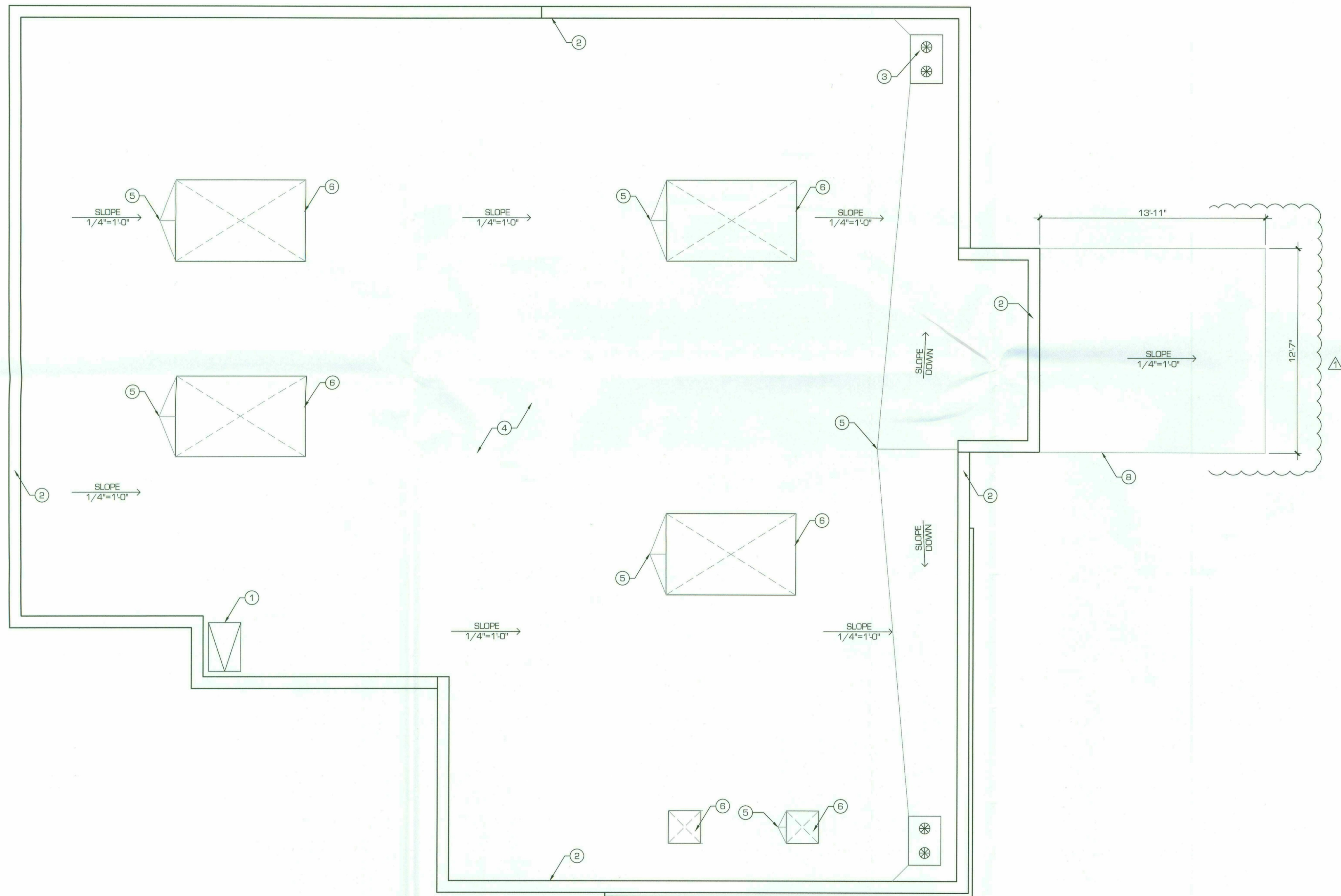
2/20/2016 2:47:42 PM - Z:\DUNKIN DONUTS\BN1364 Dunkin Donuts ABOO Hayden & Thomas Scottsdale AZ Drawings\Sheets\Site\SP-8 PEDESTRIAN AND VEHICULAR CIRCULATION.dwg - MAC 15

KEYED NOTES

1. ROOF ACCESS HATCH, SEE DTL 5/A-9.1.
2. PARAPET WITH METAL COPING.
3. ROOF DRAIN AND OVERFLOW DRAIN, SEE DETAIL 10/A-9.
4. BUILT-UP ROOFING SYSTEM, 3 PLY WITH WHITE CAP SHEET EXTENDED TO COPING.
5. CRICKET, MAINTAIN 1/4" PER FOOT SLOPE MINIMUM TO DRAINS, SEE DTL 6/A-9.1.
6. ROOF MOUNTED MECHANICAL UNITS. SEE MECHANICAL.
7. NOT USED.
8. CANOPY BELOW.
9. DUNKIN DONUTS AWNING BELOW, BY OTHERS.

GENERAL NOTES

1. CONTRACTOR TO REMOVE AND DISPOSE OF ALL TRASH AND UNUSED OR EXTRA ITEMS ON THE ROOF, BOTH LOOSE AND FIXED ITEMS INCLUDING DISH ANTENNA, MISCELLANEOUS ANTENNA, MISTER SYSTEM, LOOSE GARBAGE, AND EXTRA SURFACE MOUNTED WATER PIPING. CAP ALL WATER AND ELECTRICAL CONNECTIONS AT REMOVE ITEMS.
2. PRE-FINISHES METAL COPING TO BE USED THROUGHOUT. REFER TO BUILDING ELEVATIONS FOR COLORS.
3. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT REQUIRED CLEARANCES BETWEEN EQUIPMENT, VENTS, AND PARAPETS ARE PROVIDED. ANY QUESTIONS OR CONCERNS REGARDING THESE ARE TO BE PRESENTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE ASSOCIATED WORK (WITH THE EXCEPTION OF EXISTING ITEMS e.g. ROOF SCUTTLE).



ROOF PLAN

SCALE: 1/4" = 1'-0"



© THIS DRAWING IS THE PROPERTY OF BAR NAPKIN, LLC. THIS DRAWING MAY NOT BE REPRODUCED OR UTILIZED IN ANY MANNER WITHOUT THEIR WRITTEN PERMISSION.

STORE #: #####

DUNKIN
DONUTS
THOMAS
AND
HAYDEN

PROJECT LOCATION

7919 EAST THOMAS ROAD
SCOTTSDALE, AZ

ISSUE DATE

DEVELOPMENT REVIEW	10.18.17
DR COMMENTS	01.09.18
DR COMMENTS	02.20.18

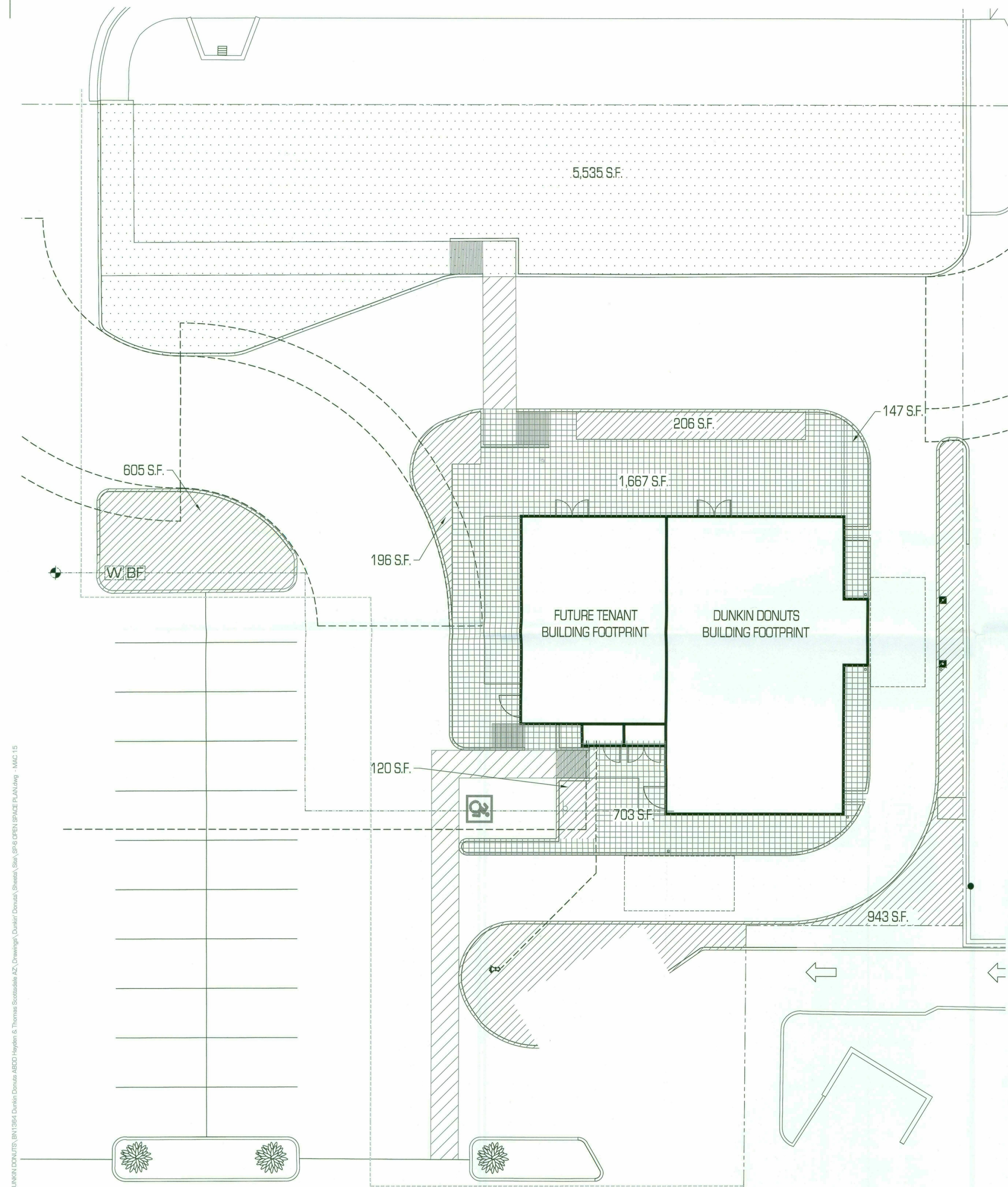
4/2/2017
STIPULATIONS SET
RETAIN FOR RECORD4/19/18
DATE
APPROVED
INITIALS

ROOF PLAN

BN1364

A-4

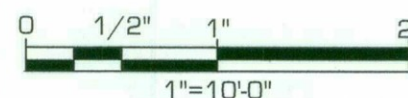
2/20/2018 2:13:13 PM - Z:\DUNKIN DONUTS\BN1364 Dunkin Donuts ADD Hayden & Thomas Scottsdale AZ Drawings\Donut Donuts\Sheet\Site\SP-6 OPEN SPACE PLAN.dwg - MAC 15



OPEN SPACE PLAN

SCALE:

1" = 10'-0"



PROJECT DATA

ZONING:	C2
AFFECTED NET LOT AREA:	24,350 S.F.
BUILDING HEIGHT:	24'-6"
OPEN SPACE REQUIRED:	
OVERALL PARCEL (SF)	358,586
MULTIPLIER	x .10
SUB-TOTAL (SF)	35,859
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.

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

GENERAL NOTES

1. ANY DEVELOPMENT ON THE PROPERTY IS SUBJECT TO THE REQUIREMENTS OF SCOTTSDALE REVISED CODE, CHAPTER 46, ARTICLE VI, PROTECTION OF ARCHAEOLOGICAL RESOURCES, SECTION 46-134 - DISCOVERIES OF ARCHAEOLOGICAL RESOURCES DURING CONSTRUCTION.

BNP

BAR NAPKIN PRODUCTIONS

2828 N Central Ave, Ste 1300
Phoenix, AZ 85004
602.492.9494
bnp-llc.com

DUNKIN' BRANDS
[eatdrinkthink]

STORE #: #####

**DUNKIN
DONUTS
THOMAS
AND
HAYDEN
SCOTTSDALE**

PROJECT LOCATION

7919 EAST THOMAS ROAD
SCOTTSDALE, AZ

ISSUE DATE

DEVELOPMENT REVIEW	10.18.17
DR COMMENTS	01.09.18
DR COMMENTS	02.20.18

OPEN SPACE PLAN

BN1364

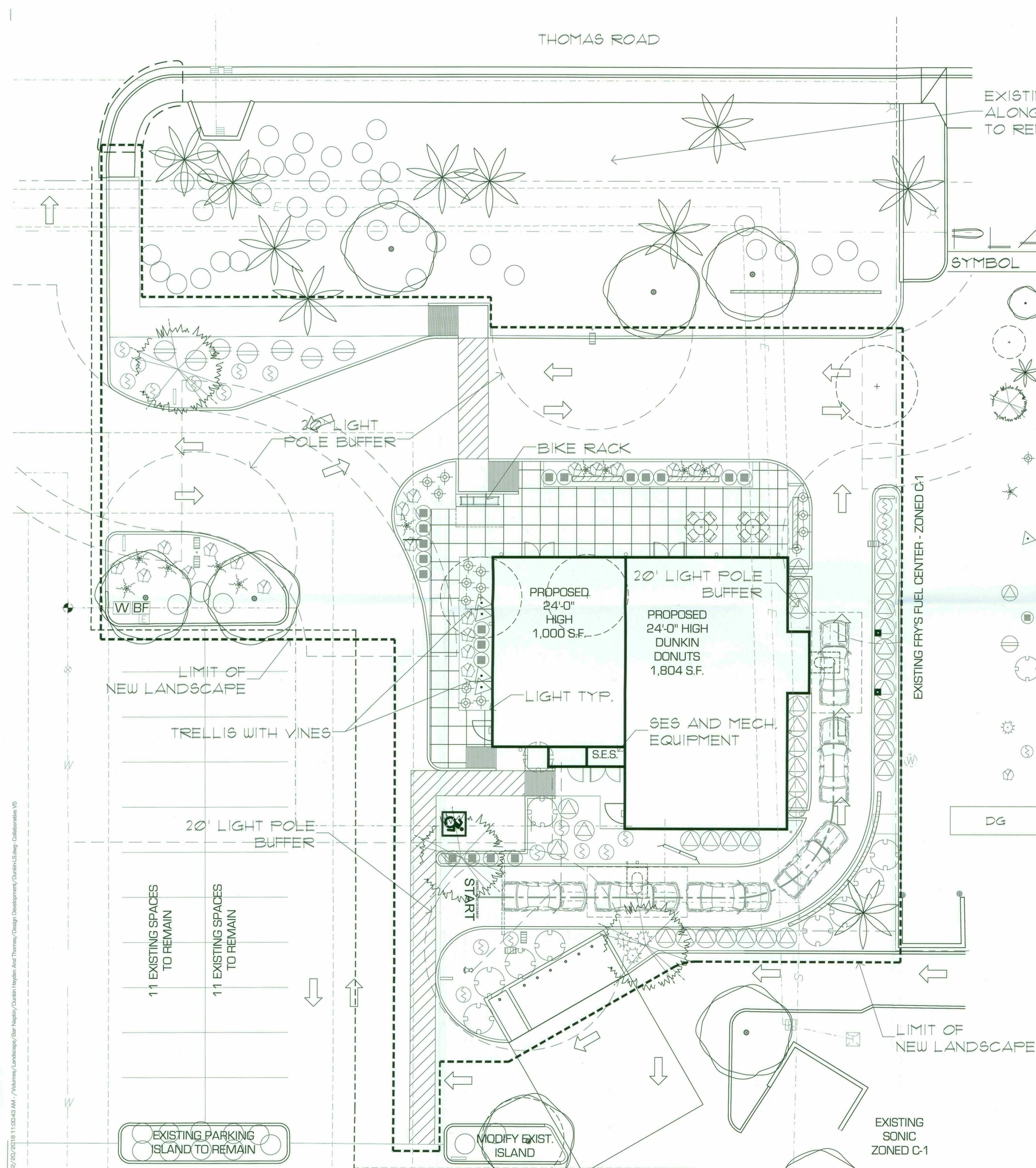
42-DR-2017
02/22/18

SP-6

42-DR-2017
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE 4/19/18 INITIALS

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BAR NAPKIN, LLC. THIS DRAWING MAY NOT BE REPRODUCED OR UTILIZED IN ANY MANNER WITHOUT THEIR WRITTEN PERMISSION.

2/20/2018 11:00:43 AM - /Volumes/Landscapes/Bar Napkin/Dunkin' Donuts/Design Development/Dunkin' Donuts Collaborative V5



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	
	Quercus Virginiana	Southern Live Oak	2" Cal. 36" Box	3	Single Trunk Dense Canopy
ACCENTS					
	Aloe 'Blue Elf'	'Blue Elf' Aloe	5-Gal.	15	As Per Plan
	Euphorbia antisyphilitica	Candelilla	5-Gal.	10	As Per Plan
VINES					
	Bignonia 'Tangerine Beauty'	'Tangerine Beauty' Vine	5-Gal.	4	As Per Plan
SHRUBS					
	Nerium oleander 'Little Red'	Little Red Oleander	5-Gal.	34	As Per Plan
	Rosmarinus officinalis 'Pyramidalis'	Rosemary	5-Gal.	19	As Per Plan
	Ruellia peninsularis	Baja Ruellia	5-Gal.	7	As Per Plan
	Tecoma species 'Orange Jubilee'	Orange Jubilee	5-Gal.	10	As Per Plan
GROUND COVERS					
	Bouteloua Curtipendula 'Blonde Ambition'	'Blonde Ambition' Grama	1-Gal.	3	As Per Plan
	Lantana 'New Gold'	'New Gold' Lantana	1-Gal.	20	As Per Plan
	Teucrium chamaedrys	Germander	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

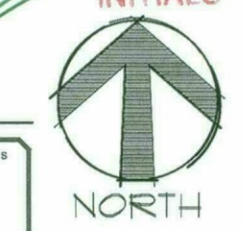
PLANTING PLAN

SCALE: 1"=10'-0"
0 5' 10' 20'

42-DR-2017
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE INITIALS



Collaborative V
Design Studio Inc.
7116 East 1st Avenue,
Suite 103
Scottsdale, Arizona
85251
office: 480-347-0590
fax: 480-656-6012



2828 n central avenue
suite 1300
phoenix, az 85004
602 . 492 . 9494
www.bnp-llc.com



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

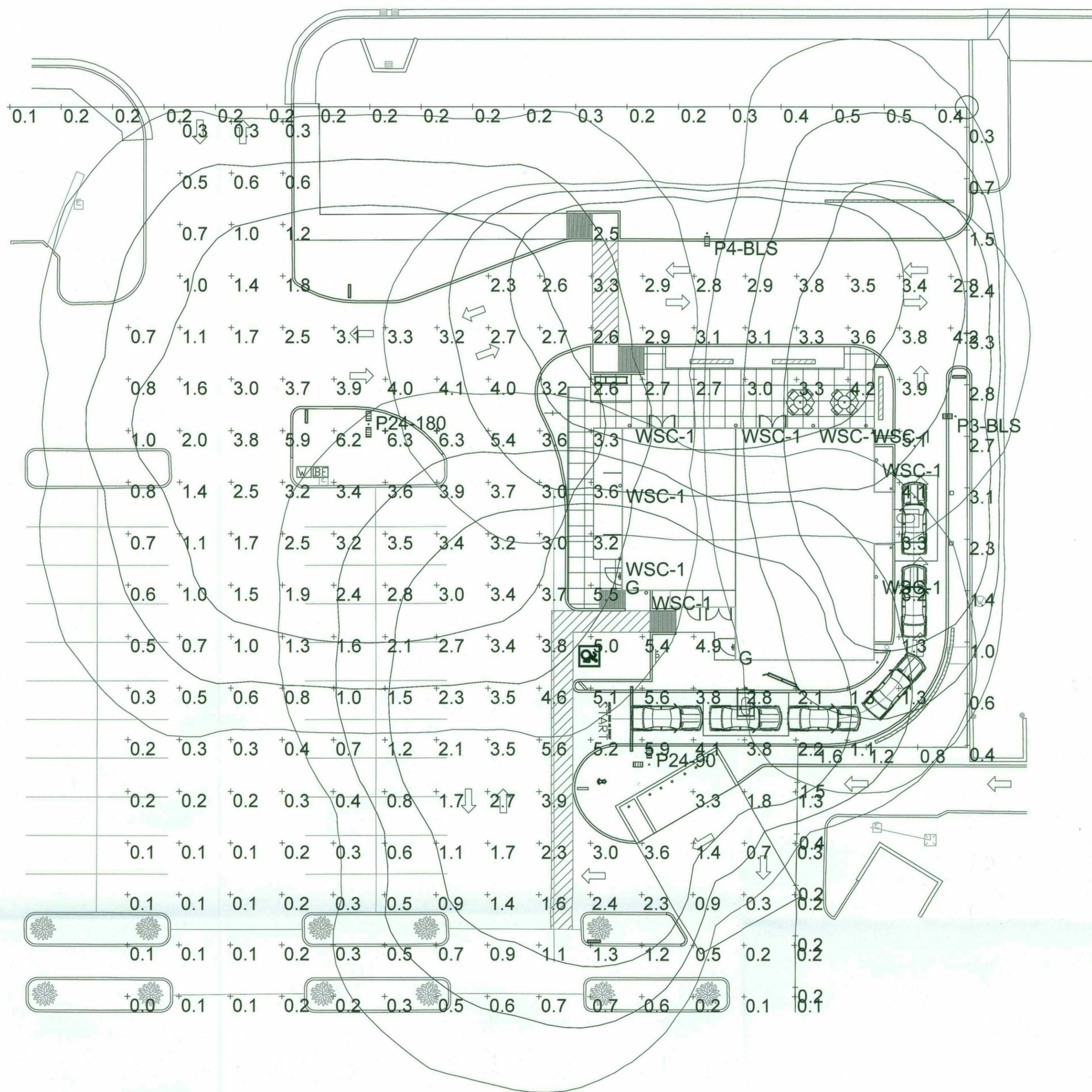
PROJECT LOCATION
7919 EAST THOMAS ROAD
SCOTTSDALE, AZ

ISSUE DATE	DEVELOPMENT REVIEW	10.18.17
DR COMMENTS	01.09.18	
DR COMMENTS	02.20.18	

BN1364

42-DR-2017
02/22/18

L-1



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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	33.0:1	8.0:1

Schedule

Symbol	Label	Qty	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	LLF	Wattage
	P4-BLS	1	PRV-A40-D-UNV-T4-BZ-HSS	Single Head Eaton Prevail Series LED Area Unit w/Type T4 Distribution (20ft. Pole Height w/3ft. Base) House Side Shield	143w of LED per Head (Type A40 Power Input)	2	6907	1	143
	P3-BLS	1	PRV-A40-D-UNV-T3-BZ-HSS	Single Head Eaton Prevail Series LED Area Unit w/Type T3 Distribution (20ft. Pole Height w/3ft. Base) House Side Shield	143w of LED per Head (Type A40 Power Input)	2	6923	1	143
	WSC-1	9	P5674-20	Progress P5674 Series Downlight LED Wall Mount Cylinder Unit w/TCP Par30 LED Lamps (12ft. Mounting Height)	(Qty. 1) - TCP Par30 LED Lamp (LED12P30D27KNFL)	1	725.3	0.92	12.2
	P24-180	1	PRV-A40-D-UNV-T4-BZ	Double Head 180D Eaton Prevail Series LED Area Unit w/Type T4 Distribution (20ft. Pole Height w/3ft. Base)	143w of LED per Head (Type A40 Power Input)	2	7580	1	286
	G	2	XTOR1A	Lumark Crosstour Series 10w LED Wall Sconce Unit (9ft. Mounting Height)	10w of LED	1	734.5764	0.92	7.4
	P24-90	1	PRV-A40-D-UNV-T4-BZ	Double Head 90D Eaton Prevail Series LED Area Unit w/Type T4 Distribution (20ft. Pole Height w/3ft. Base)	143w of LED per Head (Type A40 Power Input)	2	7580	1	286

PHOTOMETRIC PLAN

SCALE:

1" = 20'-0"

0 1/2" 1" 2"
1" = 20'-0"4/22/2017
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
4/19/18
DATE INITIALS

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BNP BAR NAPKIN. THIS DRAWING MAY NOT BE REPRODUCED OR UTILIZED IN ANY MANNER WITHOUT THEIR WRITTEN PERMISSION.

STORE #: #####

DUNKIN'
DONUTS
THOMAS
AND
HAYDEN
SCOTTSDALE

PROJECT LOCATION

7919 EAST THOMAS ROAD
SCOTTSDALE, AZ

ISSUE DATE

DEVELOPMENT REVIEW 10.18.17
DR COMMENTS 01.09.18
DR COMMENTS 02.20.18

PHOTOMETRIC PLAN

42-DR-2017
02/22/18

BN1364

SP-5

KEYED NOTES

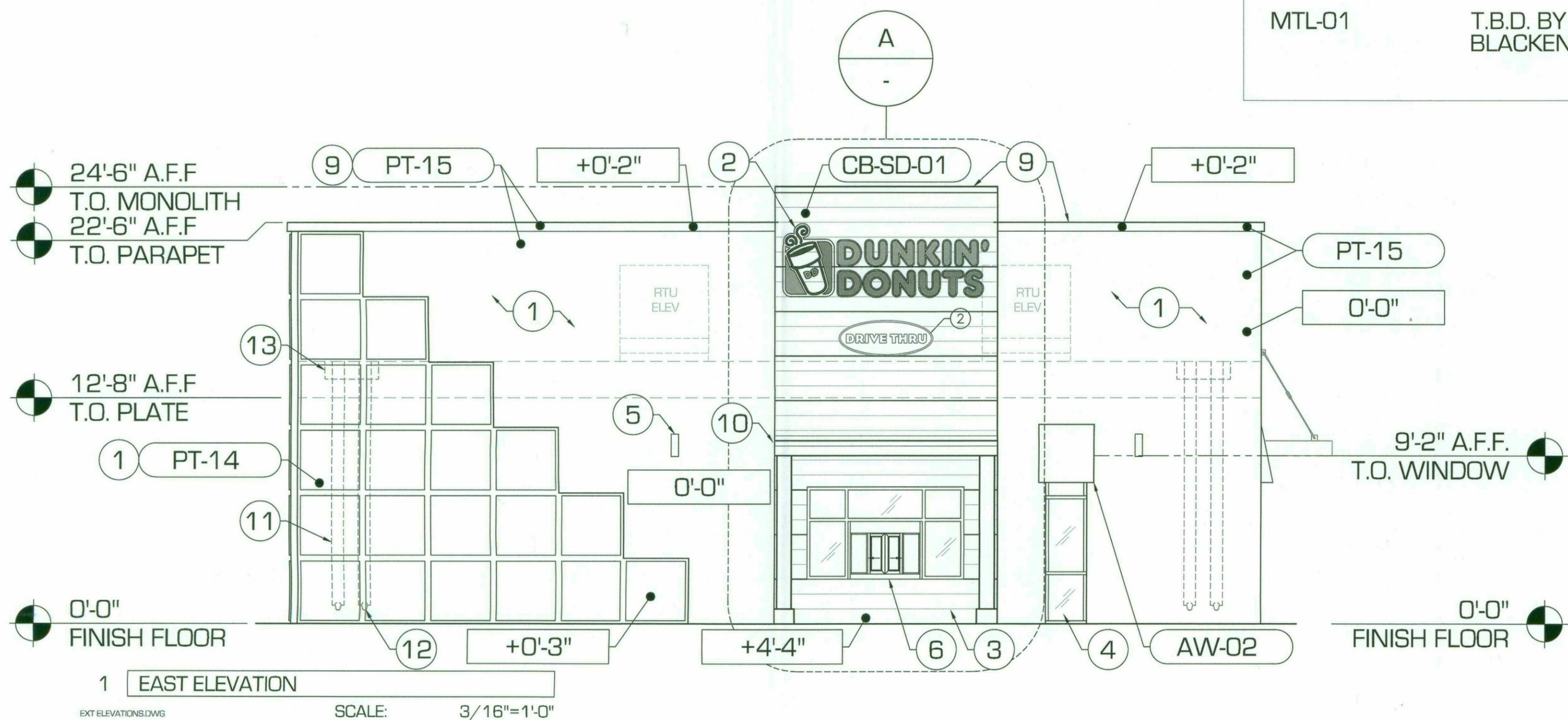
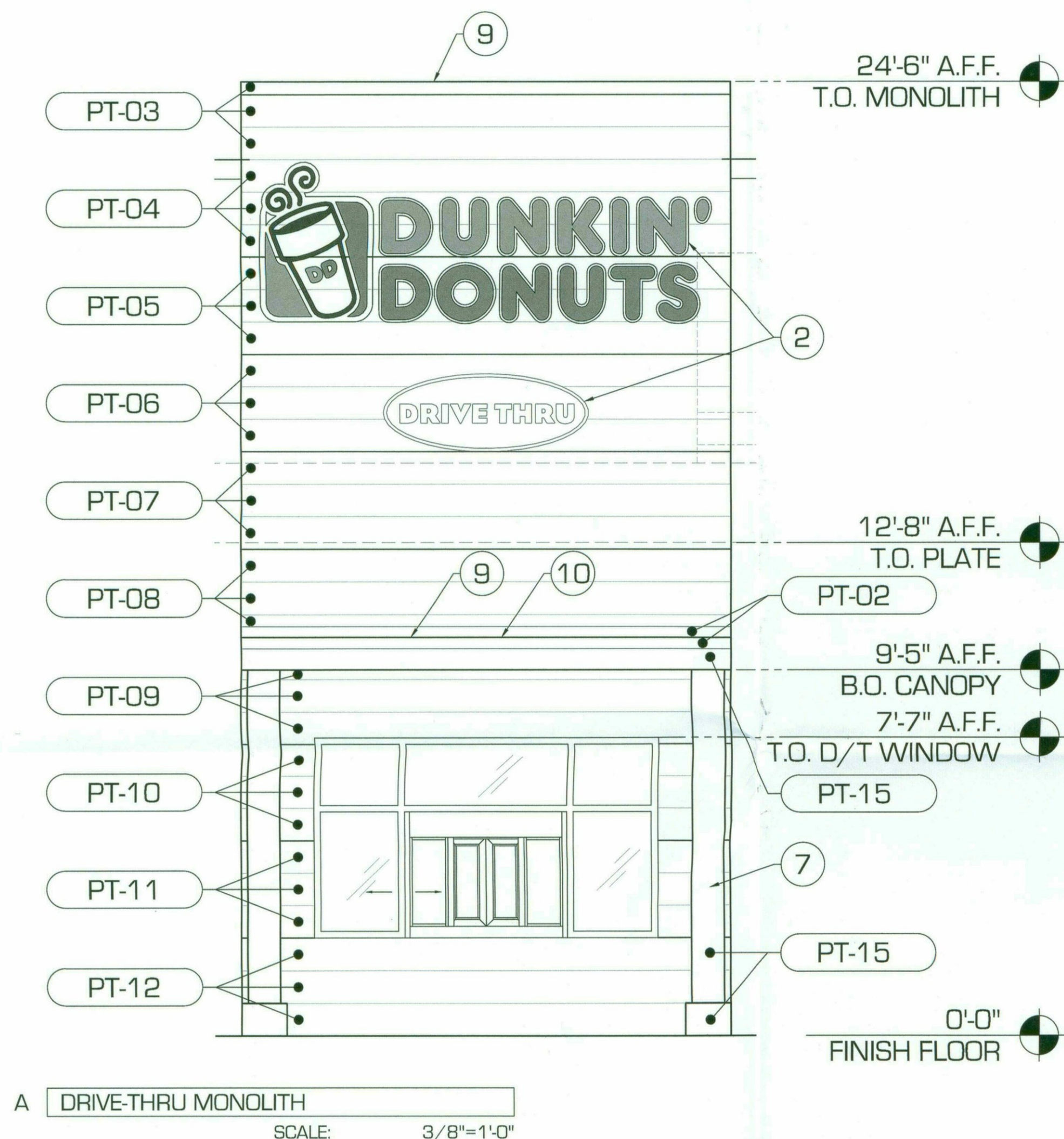
1. PAINTED STUCCO FINISH PER SPECIFICATIONS, TYP.
2. SIGNAGE BY SIGN VENDOR, UNDER SEPARATE PERMIT.
3. CEMENT BOARD SIDING PER SPECIFICATIONS.
4. STOREFRONT GLAZING AND DOORS PER SPECIFICATIONS.
5. EXTERIOR LIGHTING, REFER TO ELECTRICAL PLANS.
6. SLIDING DRIVE-THROUGH WINDOW. FINISH TO MATCH STOREFRONT GLAZING WITH APPROPRIATE TINT AND OPTIONAL LOW-E SHROUD AS PROVIDED BY READY ACCESS FOR DRIVE-THROUGH WINDOW.
7. STUCCO COLUMN FINISH
8. "D" SHAPE HANDLE BY CONTRACTOR. SEE NATIONAL ACCOUNTS.
9. PRE-FINISHED METAL COPING TO MATCH COLOR OF ADJACENT FINISH. U.N.O.
10. COVERED PORTE COCHERE
11. INTERNAL PIPING AND EXIT HOLES FOR ROOF TOP SCUPPERS.
12. ROOF DRAIN DOWNSPOUT, SEE DETAIL 11 / A-9.
13. ROOF DRAIN AND OVERFLOW, SEE DETAIL 10 / A-9.
14. 4"x4" STEEL MESH TRELLIS TO SHADE WINDOWS, L.S. ARCHITECT TO SPECIFY PLANT MATERIAL, SEE L.S. PLANS.

AA-## FINISH MATERIALS (EXTERIOR)

FINISH STYLE	MANUFACTURER MODEL NO.	COLOR
AW-01	ARLON DD FRESH BREW	BROWN AWNING WITH FRESH BREW MESSAGING
AW-01A	ARLON DD FRESH BREW	BROWN AWNING PLAIN MATERIAL
AW-02	ARLON DD FRESH BREW	ORANGE AWNING WITH FRESH BREW MESSAGING
AW-02A	ARLON DD FRESH BREW	ORANGE AWNING PLAIN MATERIAL
BC-01 SLEEVE	IDEAL SHIELD BC1-CC-4-52-5	4"W x 52"H ORANGE BOLLARD
BAND-01	STUCCO	MATCH DD ORANGE PT-02
CB-SD-01	HARDIE CEMENT BOARD	12" LAP SIDING - PAINT COLOR AS SPECIFIED
MTL-01	T.B.D. BY G.C. BLACKEND STEEL	DESIGNER TO PROVIDE CONTROL SAMPLE WITH CLEAR PERMALAC (SCULPT MOUVEAU OR SIMILAR)

PT-# PAINT (EXTERIOR)

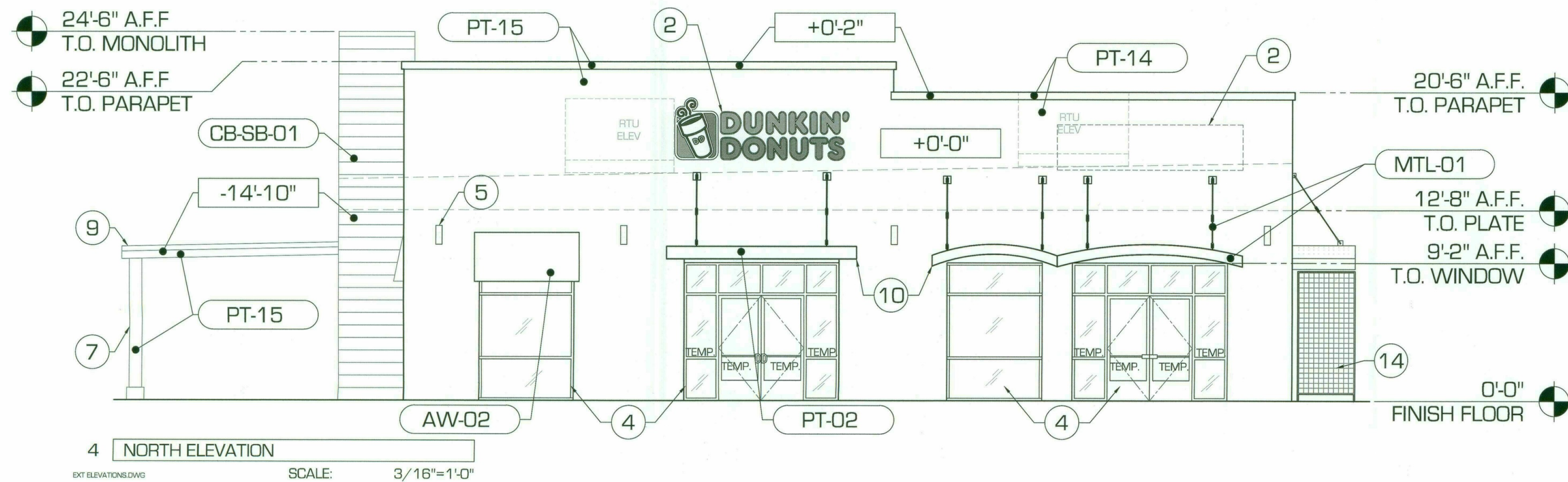
FINISH STYLE	MANUFACTURER MODEL NO.	COLOR
PT-01 SATIN FINISH	SHERWIN WILLIAMS SW6372	INVITING IVORY
PT-02 SATIN FINISH	SHERWIN WILLIAMS SW6884	OBSTINATE ORANGE
PT-03 SATIN FINISH	SHERWIN WILLIAMS SW6140	MODERATE WHITE
PT-04 SATIN FINISH	SHERWIN WILLIAMS SW6099	SAND DOLLAR
PT-05 SATIN FINISH	SHERWIN WILLIAMS SW7536	BITTERSWEET STEM
PT-06 SATIN FINISH	SHERWIN WILLIAMS SW7724	CANOE
PT-07 SATIN FINISH	SHERWIN WILLIAMS SW6117	SMOKEY TOPAZ
PT-08 SATIN FINISH	SHERWIN WILLIAMS SW6096	JUTE BROWN
PT-09 SATIN FINISH	SHERWIN WILLIAMS SW6097	STURDY BROWN
PT-10 SATIN FINISH	SHERWIN WILLIAMS SW6090	JAVA
PT-11 SATIN FINISH	SHERWIN WILLIAMS SW6069	FRENCH ROAST
PT-12 SATIN FINISH	SHERWIN WILLIAMS SW6006	BLACK BEAN
PT-13 SATIN FINISH	SHERWIN WILLIAMS SW7006	EXTRA WHITE
PT-14 SATIN FINISH	SHERWIN WILLIAMS SW7525	TREE BRANCH
PT-15 SATIN FINISH	SHERWIN WILLIAMS SW7567	NATURAL TAN



42-DR-2017
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
4/19/18
DATE INITIALS
See strips and
Revised Elevations

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BNP BAR NAPKIN LLC. THIS DRAWING MAY NOT BE REPRODUCED OR UTILIZED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BNP BAR NAPKIN LLC.

DUNKIN' BRANDS™
[eatdrinkthink]



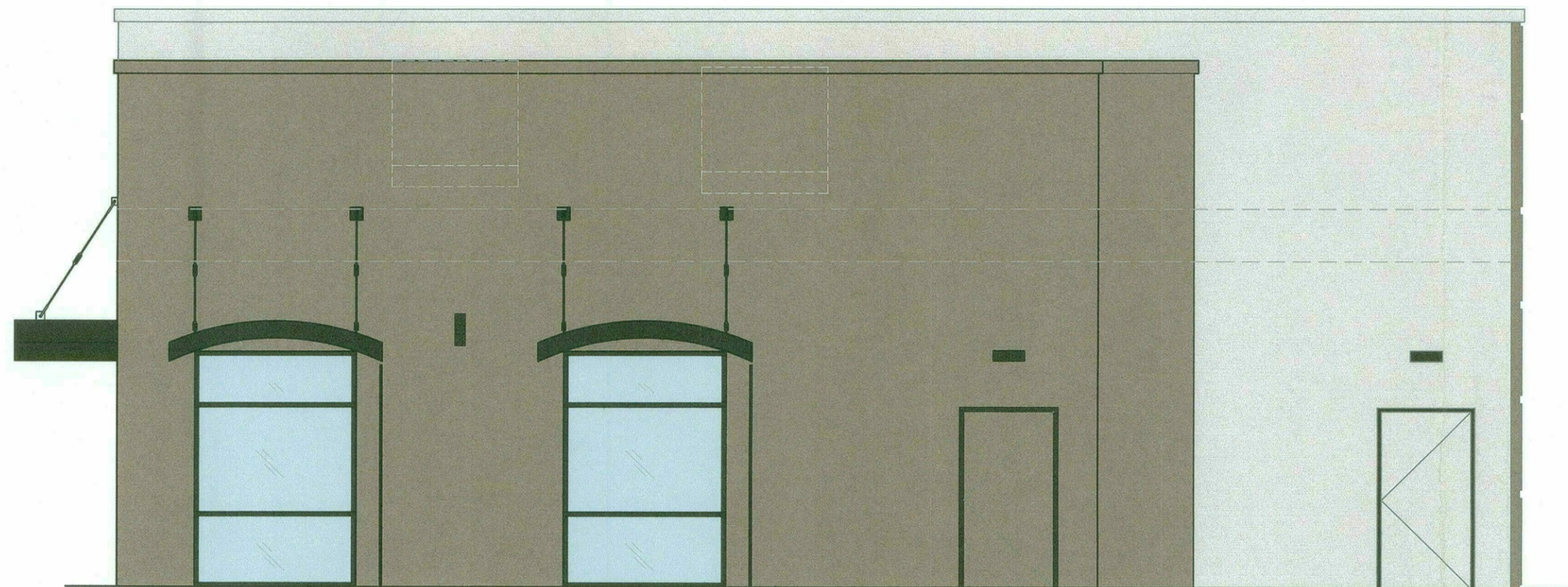
	ISSUE DATE
DEVELOPMENT REVIEW	10.18.17
Δ DR COMMENTS	01.09.18
Δ DR COMMENTS	02.20.18
EXTERIOR ELEVATIONS	
BN1364	

A-5.2

42-DR-2017
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
4/18/18
DATE INITIALS
See tips and
revised #14-01-03



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"

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

PROJECT LOCATION
7919 EAST THOMAS ROAD
SCOTTSDALE, AZ

ISSUE DATE
DEVELOPMENT REVIEW 10.18.17
DR COMMENTS 01.09.18
DR COMMENTS 02.20.18

COLORED ELEVATIONS

BN1364

42-DR-2017
02/22/18

A-5.3

42-DR-2017
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
4/18/18
DATE INITIALS
*See Stips
and Revised
Elevations

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BAR NAPKIN, LLC. THIS DRAWING MAY NOT BE REPRODUCED OR UTILIZED IN ANY MANNER WITHOUT THEIR WRITTEN PERMISSION.

BNP

BAR NAPKIN PRODUCTIONS

2828 N Central Ave, Ste 1300
Phoenix, AZ 85004
602.492.9494
bnp-llc.com

DUNKIN' BRANDS™
[eatdrinkthink]



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

PROJECT LOCATION
7919 EAST THOMAS ROAD
SCOTTSDALE, AZ

ISSUE DATE	
DEVELOPMENT REVIEW	10.18.17
△ DR COMMENTS	01.09.18
△ DR COMMENTS	02.20.18

COLORED PERSPECTIVE

BN1364

42-DR-2017
02/22/18

A5.4

© THE DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BAR NAPKIN, LLC. THIS DRAWING MAY NOT BE REPRODUCED OR UTILIZED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION.

2/20/2018 10:32:30 AM - Z:\DUNKIN DONUTS\BN1364 Dunkin Donuts REDD Hayden & Thomas Scottsdale AZ\Drawings\Exterior\Exterior Perspective.dwg - MACP03

PRELIMINARY IMPROVEMENT PLAN for DUNKIN DONUTS

7919 EAST THOMAS ROAD SCOTTSDALE, ARIZONA
A PORTION NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE
GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA

PROJECT INFORMATION

1. PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF THE DEMOLITION OF A PORTION OF THE EXISTING PARKING LOT AND THE CONSTRUCTION OF A NEW FREE-STANDING DRIVE-THRU RESTAURANT AND RETAIL TENANT SPACE. THE SITE IMPROVEMENTS CONSIST OF THE RE-PAVING OF THE ONSITE TO THE ACCESS DRIVES AND PARKING AREAS AND NEW DOMESTIC WATER, FIRE SERVICES, AND SANITARY SEWER TO THE BUILDING. THE DRAINAGE INFRASTRUCTURE FOR THE DEVELOPMENT SHALL REMAIN UNCHANGED.
2. ADDRESS:
7919 EAST THOMAS ROAD
SCOTTSDALE, ARIZONA 85257
- APN: 131-24-002M
3. ZONING: C-2
4. SITE AREA:
DISTURBED AREA: 40,931 SF (0.940 AC)

SURVEY NOTES

1. THE SURVEY FOR THIS PROJECT WAS PERFORMED BY: BRADY AULERICH & ASSOCIATES, INC. 1030 EAST GUADALUPE ROAD TEMPE, ARIZONA 85283 PH: 480-839-4000 CONTACT: CHRISTOPHER E. AULERICH, P.L.S.
2. THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF THOMAS ROAD, ALSO BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST, RECORDED AS. BEARING S 89°59'52" W.
3. THE BASIS OF ELEVATION FOR THE PROJECT IS THE MARICOPA COUNTY ALUMINUM CAP AT THE NORTHEAST CORNER OF SECTION 35, RECORDED IN BK. 734, PG. 10, M.C.R. ELEVATION = 1229.165 (NAVD 88)

BENCHMARK

THE BENCHMARK USED FOR THIS PLAN IS THE MARICOPA COUNTY ALUMINUM CAP AT THE NORTHEAST CORNER OF SECTION 35, RECORDED IN BK. 734, PG. 10, M.C.R. ELEVATION = 1229.165 (NAVD 88)

PROJECT RETENTION

THIS PROJECT LIES WITHIN THE EXISTING INDIAN RIVER PLAZA AND THE STORM WATER RETENTION FOR THE PROJECT IS PROVIDED BY THE EXISTING RETENTION BASINS WITHIN THE DEVELOPMENT.

DRAINAGE STATEMENT

- SITE IS IN A SPECIAL FLOOD HAZARD AREA - NO
-OFFSITE FLOWS AFFECT THIS SITE - NO
-RETENTION PROVIDED IS PROVIDED BY THE EXISTING DEVELOPMENT
-EXTREME STORM OUTFALLS THE SITE AT THE NORTH HAYDEN DRIVEWAY AT THE ELEVATION OF 1226.72.

FLOODPLAIN INFORMATION

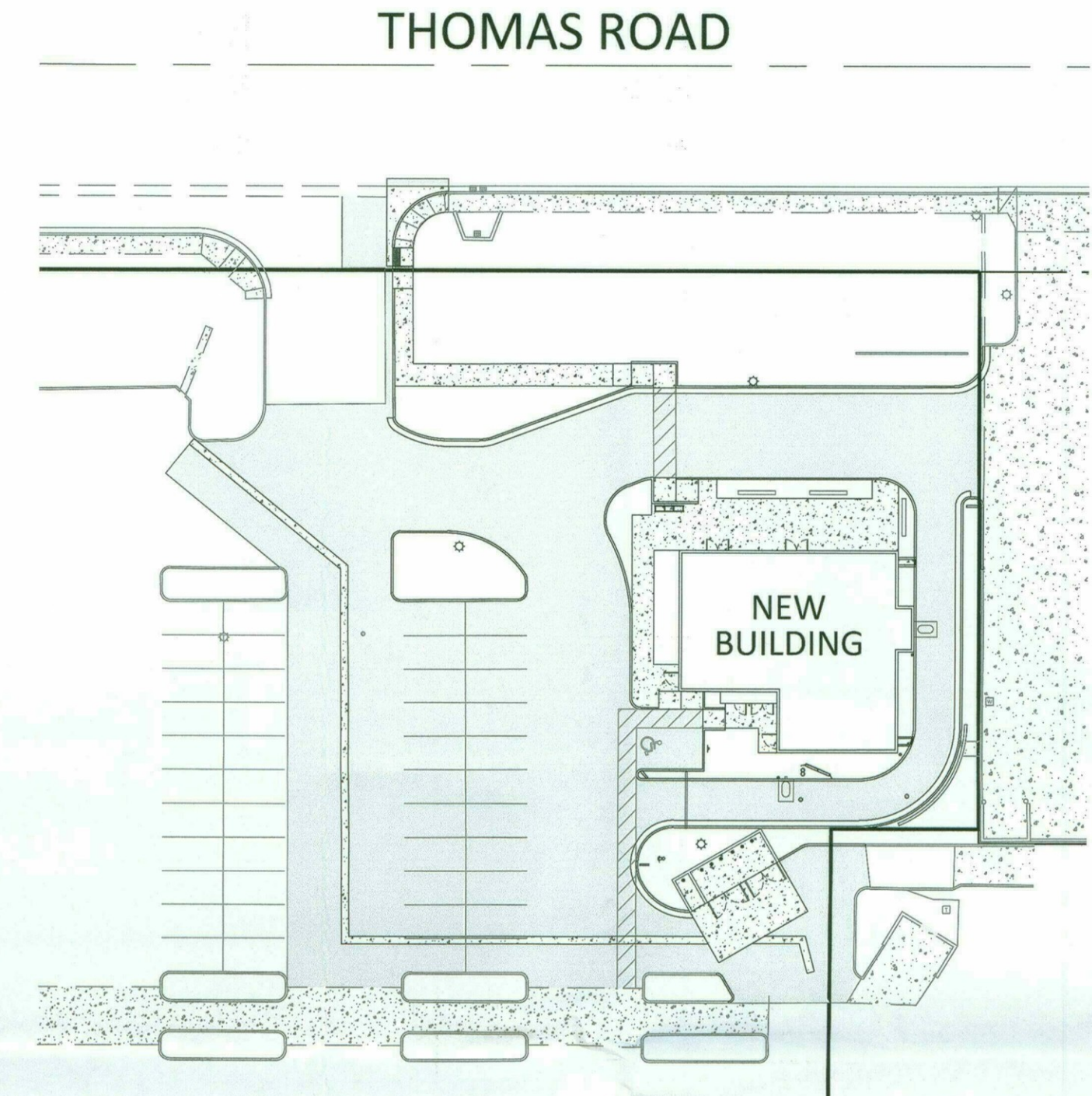
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 04013C1740L, DATED OCTOBER 16, 2013 THE PARCEL IS LOCATED IN THE ZONE X (SHADED) AREA, WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

LEGAL DESCRIPTION

PARCEL NO. 1:
THE EAST 710 FEET OF THE NORTH 710 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE NORTH 207.94 FEET OF THE EAST 217.94 FEET THEREOF; AND
EXCEPT THE NORTH 55 FEET; AND
EXCEPT THE EAST 65 FEET
EXCEPT THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35;
THENCE NORTH 89 DEGREES 59 MINUTES 52 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 217.94 FEET;
THENCE SOUTH 00 DEGREES 08 MINUTES 06 SECONDS EAST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 204.06 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00 DEGREES 08 MINUTES 06 SECONDS EAST, A DISTANCE OF 3.88 FEET;
THENCE SOUTH 89 DEGREES 59 MINUTES 52 SECONDS EAST, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 152.94 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HAYDEN ROAD, SAID POINT BEING 65.00 FEET WEST OF SAID EAST LINE;
THENCE SOUTH 00 DEGREES 08 MINUTES 06 SECONDS EAST, ALONG THE WEST RIGHT OF WAY LINE AND PARALLEL WITH SAID EAST LINE, A DISTANCE OF 200.10 FEET;
THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, SOUTH 89 DEGREES 51 MINUTES 55 SECONDS WEST, A DISTANCE OF 194.22 FEET;
THENCE NORTH 00 DEGREES 21 MINUTES 44 SECONDS EAST, A DISTANCE OF 204.39 FEET;
THENCE NORTH 89 DEGREES 54 MINUTES 48 SECONDS EAST, PARALLEL WITH SAID EAST LINE, A DISTANCE OF 39.51 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35;
THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 35, 710 FEET;
THENCE SOUTH 00 DEGREES 08 MINUTES 06 SECONDS EAST, 55 FEET TO THE POINT OF BEGINNING;



PROJECT OVERVIEW

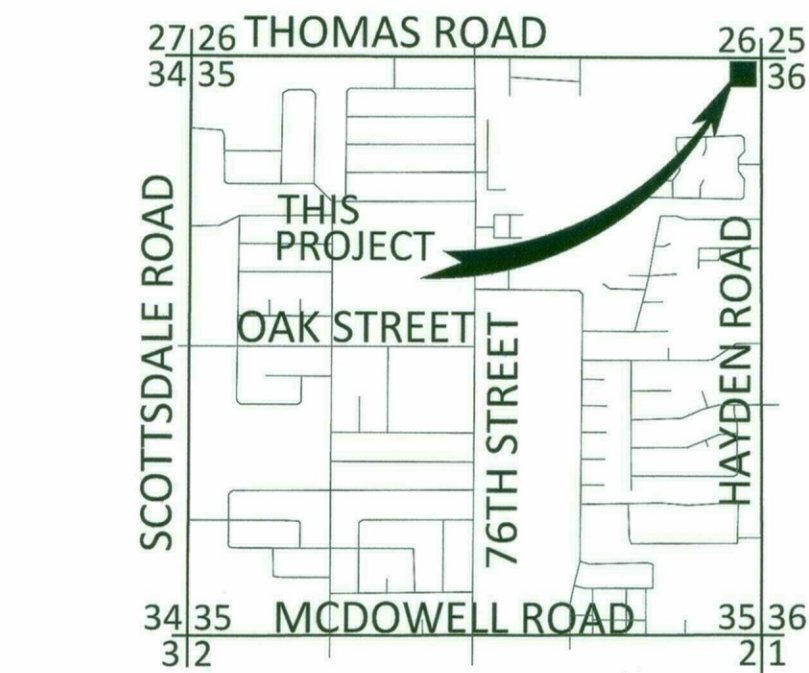
LEGAL DESCRIPTION (CON'T)

THENCE CONTINUING SOUTH 00 DEGREES 08 MINUTES 06 SECONDS EAST, 30 FEET;
THENCE NORTHWESTERLY, 39 FEET, MORE OR LESS, TO A POINT ON A LINE LYING 55 FEET SOUTH OF, AND PARALLEL TO, THE NORTH LINE OF SAID SECTION 35, SAID POINT LYING 25 FEET WEST OF THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE EAST, ALONG SAID LINE, 25 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 710 FEET OF THE EAST 710 FEET (AS MEASURED ALONG THE NORTH AND EAST LINES THEREOF) OF THE SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35;
THENCE NORTH 00 DEGREES 08 MINUTES 06 SECONDS WEST, ALONG THE SAID WEST LINE OF THE NORTH 710 FEET OF THE EAST 710 FEET, 3.40 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00 DEGREES 08 MINUTES 06 SECONDS WEST, ALONG THE SAID WEST LINE, HEREIN BEFORE DESCRIBED, 246.60 FEET;
THENCE SOUTH 29 DEGREES 08 MINUTES 45 SECONDS WEST, 267.58 FEET;
THENCE SOUTH 84 DEGREES 22 MINUTES 21 SECONDS EAST, 131.54 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SCALE: 1"=40'



IN THE NW 1/4 OF THE NW 1/4 OF SECTION 35, T. 2 N., R. 4 E., G.&S.R.M., CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

LOCATION MAP

LEGEND

---	RIGHT-OF-WAY	⊙	EXISTING SEWER CLEANOUT
---	PROJECT BOUNDARY LINE	⊗	EXISTING WATER VALVE
---	ROADWAY CENTERLINE	⊠	EXISTING TRANSFORMER
---	EXISTING EASEMENT	⊙	EXISTING SITE LIGHT
---	NEW EASEMENT	E	EXISTING ELECTRIC PULL BOX
---	EXISTING CONTOUR	T	EXISTING TELEPHONE PEDESTAL
---	EXISTING CURB	⊙	NEW SEWER CLEANOUT
---	EXISTING PAINT STRIPE	⊗	NEW WATER VALVE
---	EXISTING CONCRETE	W	NEW WATER METER
---	EXISTING WALL	BF	NEW BACKFLOW PREVENTER
---	NEW CURB	⋈	NEW FIRE DEPT. CONNECTION
---	NEW PAINT STRIPE	99.99P	SPOT ELEV. (EXIST. GRADE)
---	NEW ASPHALT	99.99P	SPOT ELEV. (NEW GRADE)
---	NEW CONCRETE	R.O.W.	RIGHT-OF-WAY
---	NEW WALL	P	PAVEMENT (ASPHALT)
---	EXISTING UNDERGROUND ELECTRIC	C	CONCRETE
---	EXISTING IRRIGATION LINE	TC	TOP OF CURB
---	EXISTING SEWER MAIN	FG	FINISHED GRADE
---	EXISTING WATER MAIN	G	GUTTER
---	EXISTING STORM DRAIN PIPE	GB	GRADE BREAK
---	NEW SEWER MAIN	FFE	FINISHED FLOOR ELEVATION
---	NEW WATER MAIN	M.E.	MATCH EXISTING
---	NEW FIRE SERVICE		

UTILITIES

WATER: CITY OF PHOENIX
SEWER: CITY OF PHOENIX
ELECTRIC: SALT RIVER PROJECT
GAS: SOUTHWEST GAS
TELEPHONE: CENTURY LINK
CABLE: COX COMMUNICATIONS

CIVIL ENGINEER

CYPRESS CIVIL DEVELOPMENT
4450 NORTH 12TH STREET, #228
PHOENIX, ARIZONA 85014
PH: 623-282-2498
ATTN: DERICK SCHUMACHER

DEVELOPER

ABDD IV NYRE, LLC
550 WEST 54TH STREET
SUITE 25A
NEW YORK, NEW YORK 10019
ATTN:PAUL FAUST

ARCHITECT

BAR NAPKIN PRODUCTIONS
2828 NORTH CENTRAL AVE, SUITE 1300
PHOENIX, ARIZONA 85004
PH: 602-492-9494
ATTN: MARK BERGQUIST

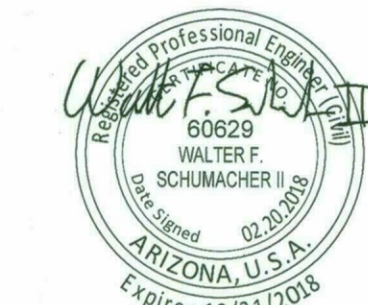
SHEET INDEX

1. COVER SHEET
2. GRADING AND DRAINAGE PLAN
3. ONSITE UTILITY PLAN

CYPRESS CIVIL DEVELOPMENT
strength sustainability

4450 north 12th street, #228
phoenix, arizona 85014
p: 623.282.2498
e: dschumacher@cypresscivil.com

CYPRESS PROJECT NO: 17.074



NO.	DATE	REVISION

PRELIMINARY IMPROVEMENT PLAN
for DUNKIN DONUTS
7919 EAST THOMAS ROAD SCOTTSDALE, ARIZONA

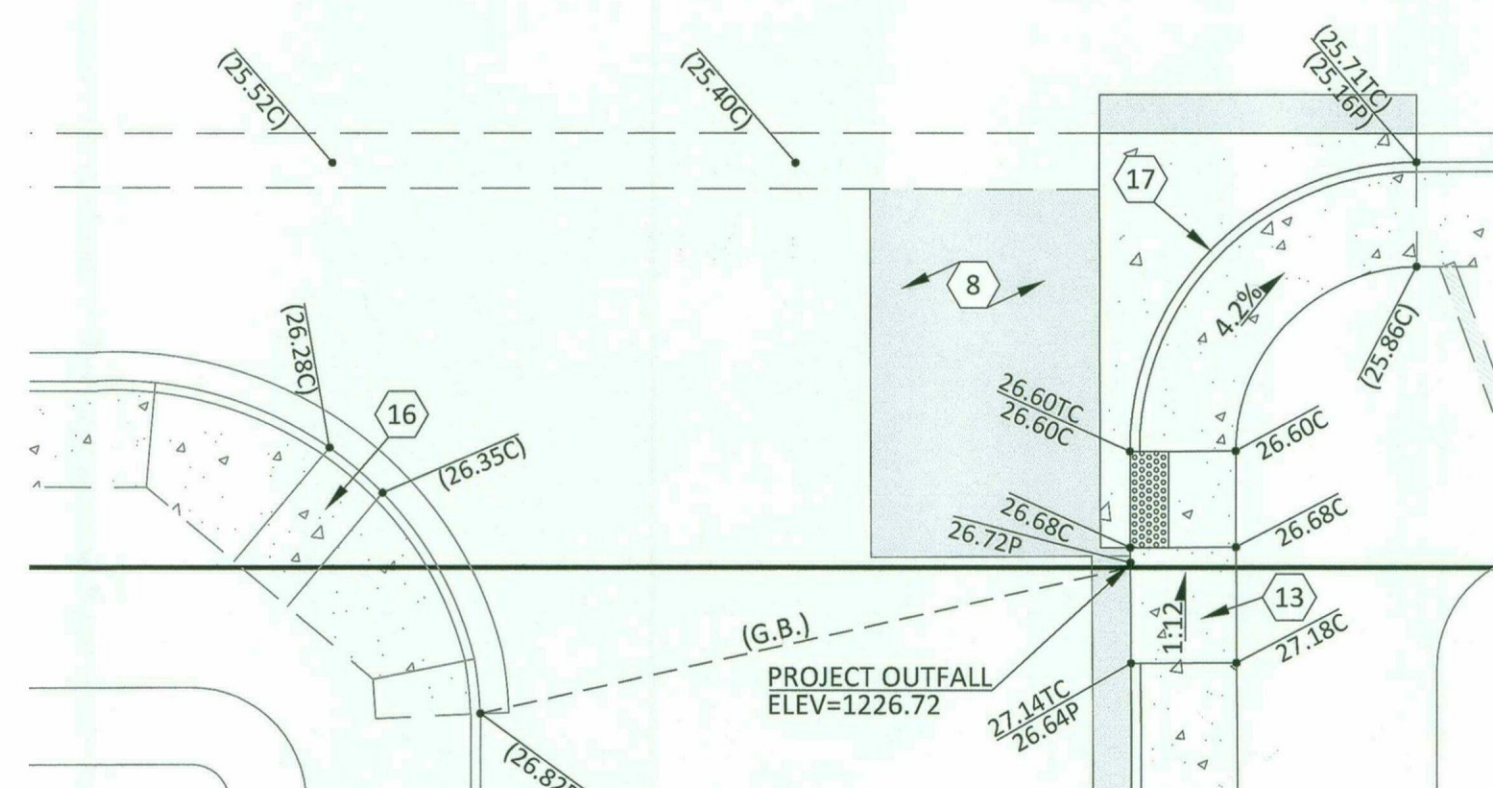
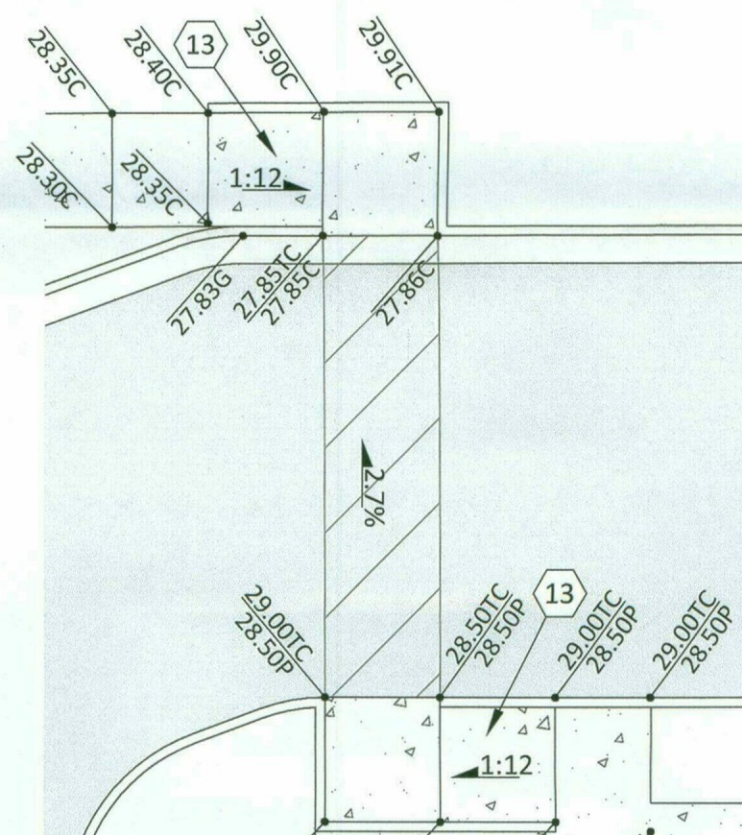
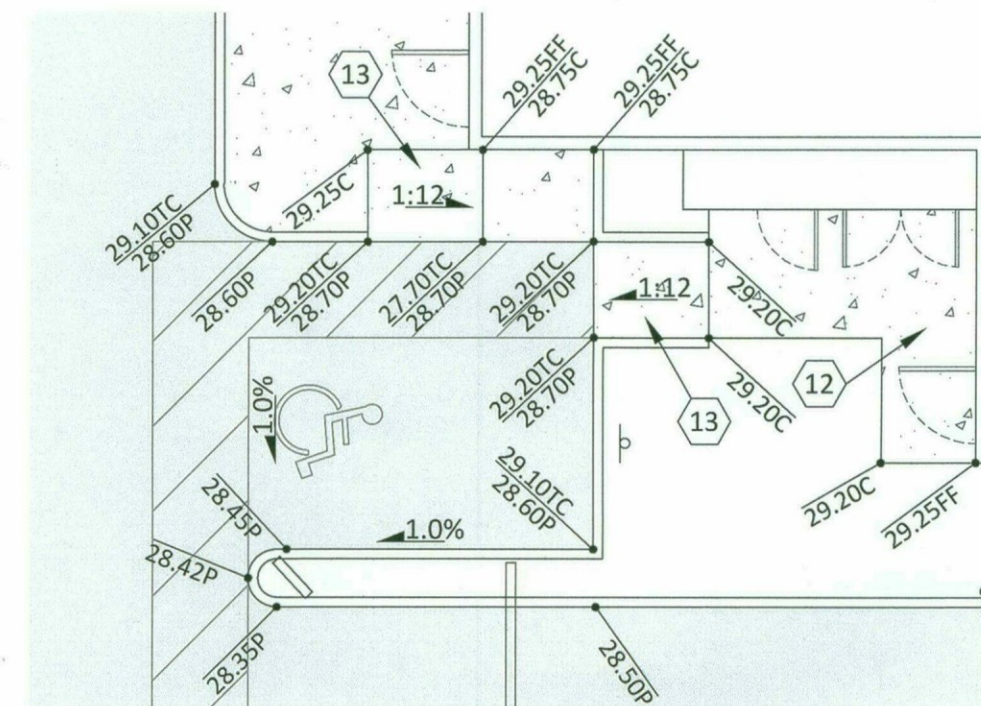
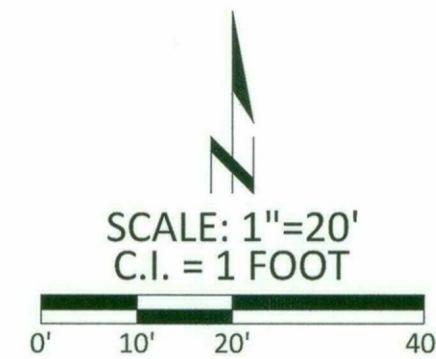
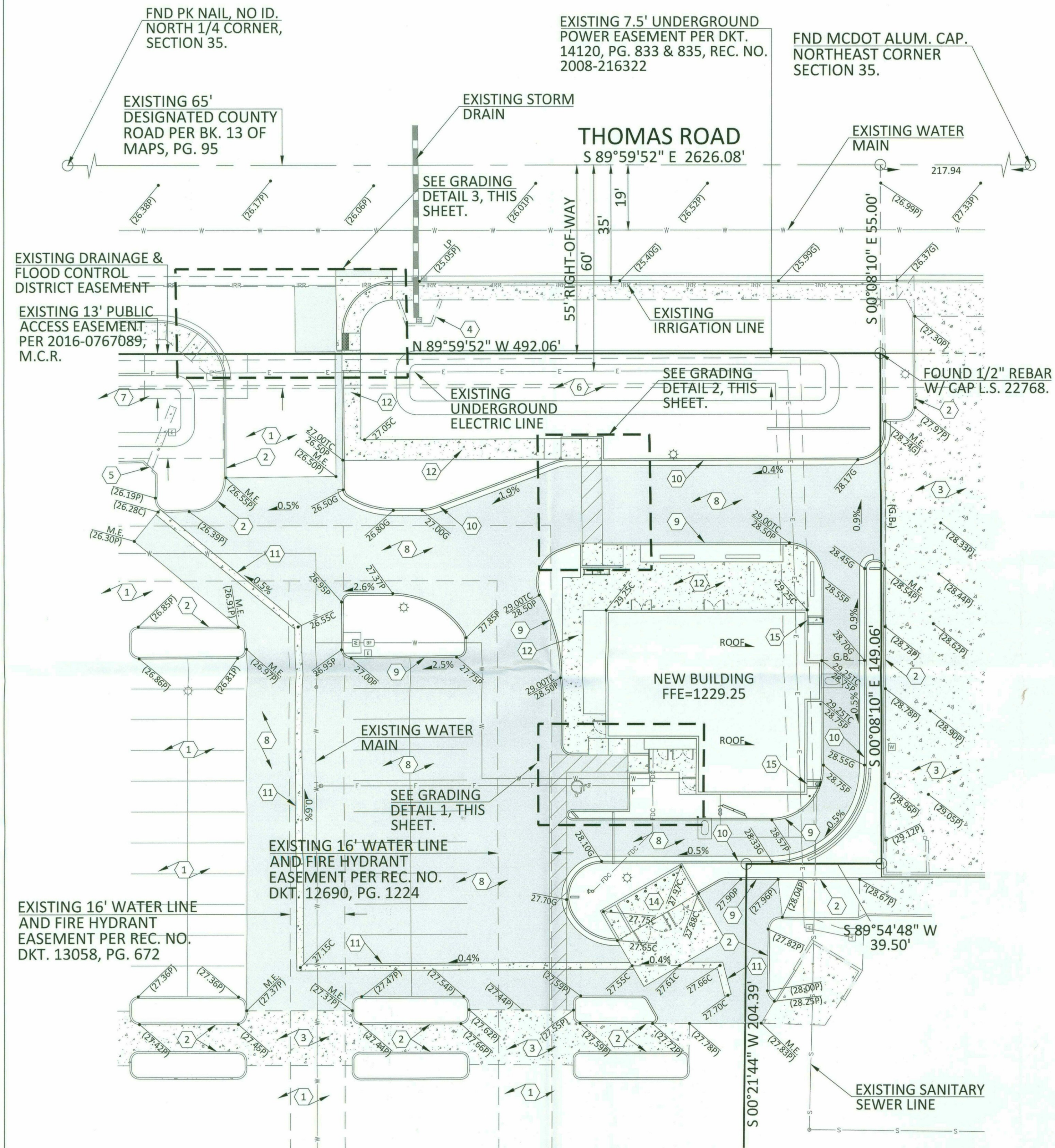
cover

DEVELOPER
ABDD IV NYRE, LLC
550 WEST 54TH STREET, SUITE 25A
NEW YORK, NEW YORK 10019

SITE ADDRESS
7919 EAST THOMAS ROAD
SCOTTSDALE, ARIZONA 85257
APN: 131-24-002M

SHEET NUMBER

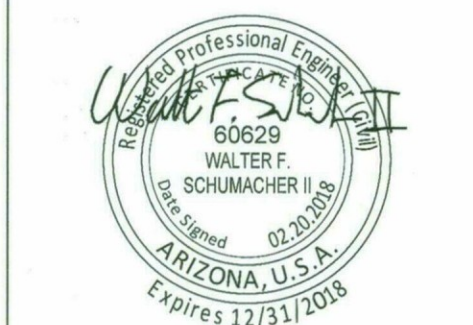




- KEYNOTES**
- EXISTING ASPHALT TO REMAIN.
 - EXISTING CURB TO REMAIN.
 - EXISTING CONCRETE PAVEMENT TO REMAIN.
 - EXISTING STORM DRAIN INLET TO REMAIN.
 - EXISTING CURB OPENING AND SPILLWAY TO REMAIN.
 - EXISTING SELF-RETAINING LANDSCAPE AREA TO REMAIN.
 - EXISTING RETENTION BASIN TO REMAIN.
 - NEW ASPHALT PAVEMENT.
 - NEW CONCRETE VERTICAL CURB.
 - NEW CONCRETE VERTICAL CURB AND GUTTER.
 - NEW VALLEY GUTTER.
 - NEW CONCRETE SIDEWALK.
 - NEW ACCESSIBLE ACCESS RAMP.
 - NEW TRASH ENCLOSURE AND CONCRETE APRON PER CITY OF SCOTTSDALE STANDARD DETAIL 2146-2.
 - NEW CONCRETE GUTTER AND CURB OPENING AT PROPOSED ROOF DRAIN OUTLET.
 - EXISTING SIDEWALK RAMP TO REMAIN.
 - NEW DRIVEWAY RETURN AS SHOWN. CURB SHALL VARY FROM 0" AT LANDING TO 6" AT STREET.

CYPRESS
CIVIL DEVELOPMENT
strength · sustainability

4450 north 12th street, #228
phoenix, arizona 85014
p: 623.282.2498
e: dschumacher@cypresscivil.com
CYPRESS PROJECT NO: 17.074



NO.	DATE	REVISION

PRELIMINARY IMPROVEMENT PLAN
for DUNKIN DONUTS
7919 EAST THOMAS ROAD SCOTTSDALE, ARIZONA
grading and drainage plan

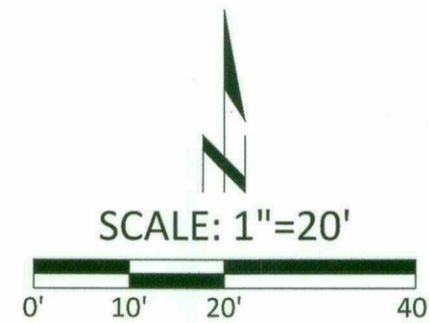
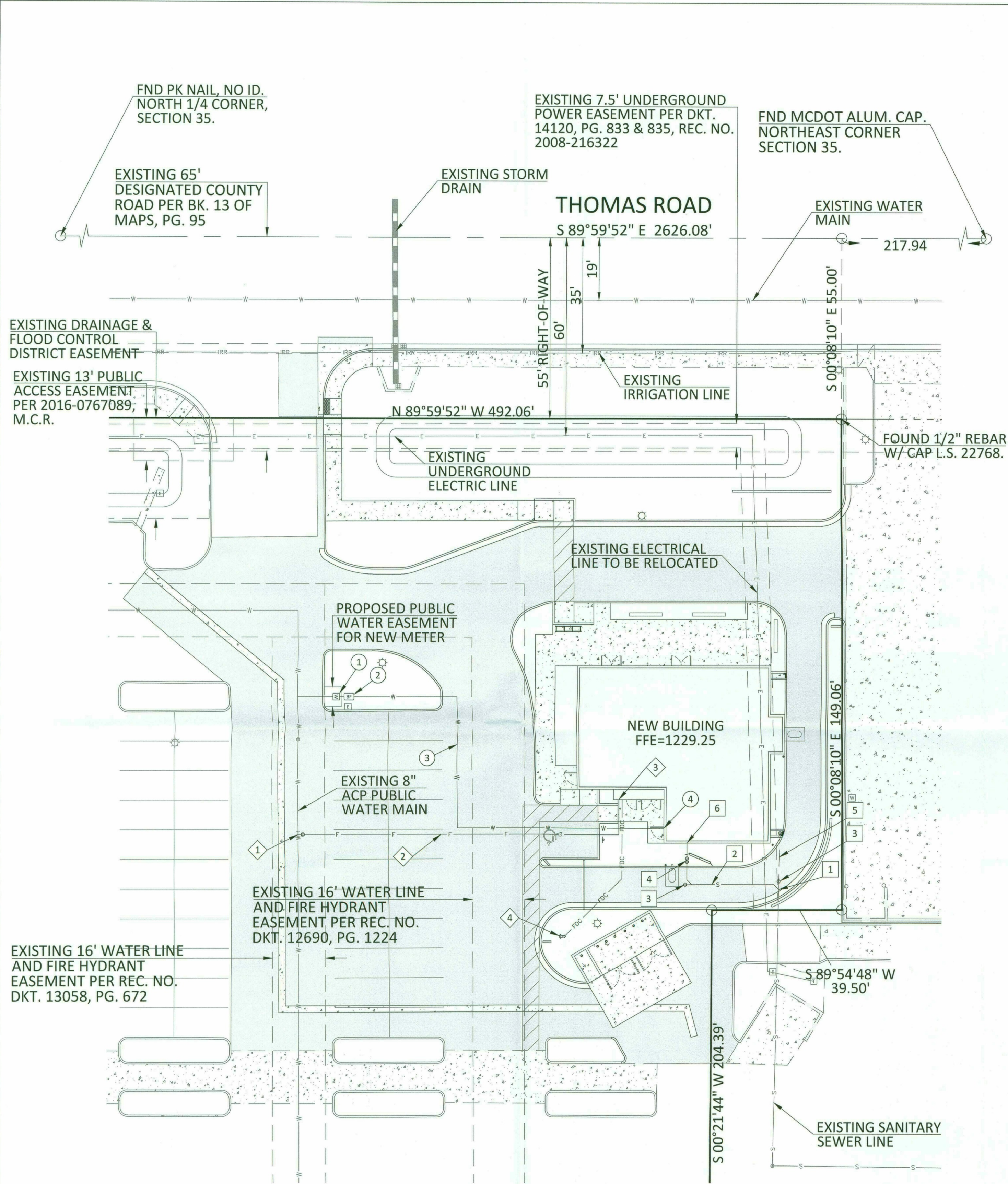
DEVELOPER
ABDO IV NYRE, LLC
550 WEST 54TH STREET, SUITE 25A
NEW YORK, NEW YORK 10019

SITE ADDRESS
7919 EAST THOMAS ROAD
SCOTTSDALE, ARIZONA 85257
APN: 131-24-002M

SHEET NUMBER



THESE PLANS ARE PRELIMINARY AND ARE NOT FOR CONSTRUCTION OR RECORDING.



- PRIVATE WATER KEYNOTES**
- 1 NEW 2" SERVICE AND METER FOR DOMESTIC WATER SERVICE.
 - 2 NEW DOMESTIC REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTER.
 - 3 NEW 2" DOMESTIC WATER LINE.
 - 4 CONNECT TO BUILDING PER PLUMBING PLAN. MANIFOLD TO EACH TENANT SPACES IS INTERNAL TO THE BUILDING.

- PRIVATE FIRE LINE KEYNOTES**
- 1 NEW 8"x6" TAPPING SLEEVE AND VALVE WATER FOR FIRE SERVICE.
 - 2 NEW 6" DIP FIRE LINE.
 - 3 NEW FIRE RISER PER CITY OF SCOTTSDALE DETAIL 2368.
 - 4 NEW REMOTE FDC PER CITY OF SCOTTSDALE DETAIL 2367. LOCATE 4' TO 8' FROM CURB LINE.

- PRIVATE SEWER KEYNOTES**
- 1 CONNECT TO EXISTING 6" VCP SEWER LINE.
 - 2 NEW 6" PVC SDR-35 SEWER LINE. 2% MINIMUM SLOPE.
 - 3 NEW ONE-WAY SEWER CLEAN OUT.
 - 4 NEW TWO-WAY SEWER CLEAN OUT.
 - 5 REMOVE EXISTING SEWER LINE AND CLEAN OUT.
 - 6 CONNECT TO BUILDING PER PLUMBING PLAN. INDIVIDUAL TENANT SPACES SHARE COMMON SEWER LINE INTERNAL TO THE BUILDING.

CYPRESS
CIVIL DEVELOPMENT
strength + sustainability

4450 north 12th street, #228
phoenix, arizona 85014
p: 623.282.2498
e: dschumacher@cypresscivil.com

CYPRESS PROJECT NO: 17.074



NO.	DATE	REVISION

PRELIMINARY IMPROVEMENT PLAN
for DUNKIN' DONUTS
7919 EAST THOMAS ROAD SCOTTSDALE, ARIZONA
onsite utility plan

DEVELOPER
ABDO IV NYRE, LLC
550 WEST 54TH STREET, SUITE 25A
NEW YORK, NEW YORK 10019

SITE ADDRESS
7919 EAST THOMAS ROAD
SCOTTSDALE, ARIZONA 85257
APN: 131-24-002M

SHEET NUMBER



THESE PLANS ARE PRELIMINARY AND ARE NOT FOR CONSTRUCTION OR RECORDING.