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DRIVE-THRU

NUMBER OF DRIVE THRU WINDOWS	2
CAR LENGTHS FROM MENU TO WINDOW	6
STACKING (TOTAL # OF VEHICLES)	12
ESCAPE LANE	YES

SITE DETAILS

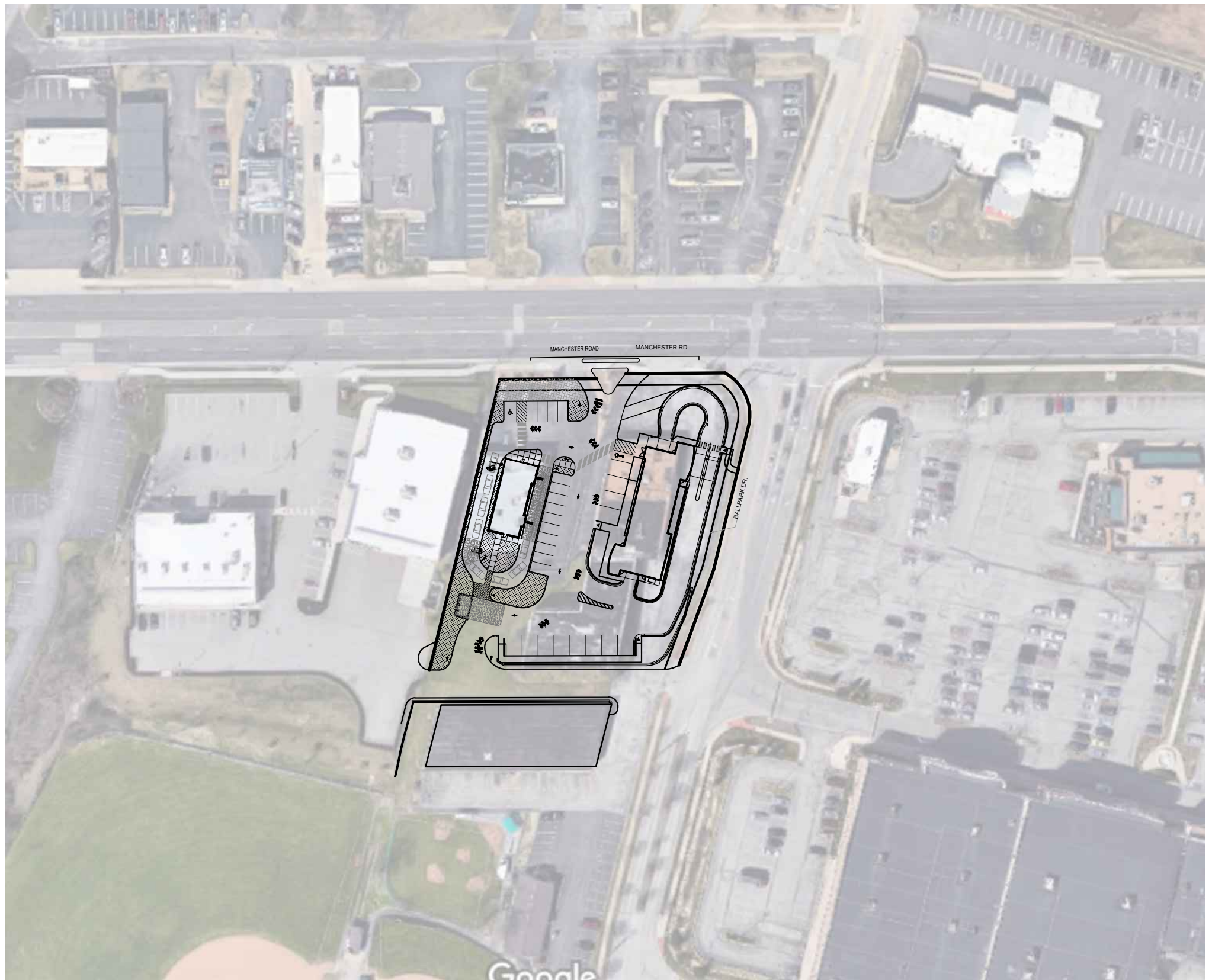
TOTAL AREA	21,064 SQ FT
BUILDING COVERAGE	1,890 SQ FT
PAVEMENT COVERAGE	14,285 SQ FT
LANDSCAPE COVERAGE	4,889 SQ FT

TENANT SPACE

NUMBER OF TENANTS	1
RESTAURANT WITH DRIVE THRU	1,890 SQ FT

PARKING

RESTAURANT	1 PER 200 SF FLOOR AREA
REQUIRED	10 SPACES
PROVIDED	15 SPACES



1 AREA PLAN
SCALE: 1" = 100'-0"



828 DAVIS STREET
SUITE 300
EVANSTON, IL 60201
PHONE 847.492.1992

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PROJECT: DUNKIN
14924 MANCHESTER ROAD
BALLWIN, MO 63011

PC #: 364434

CLIENT: OM GROUP

SHEET: AREA PLAN

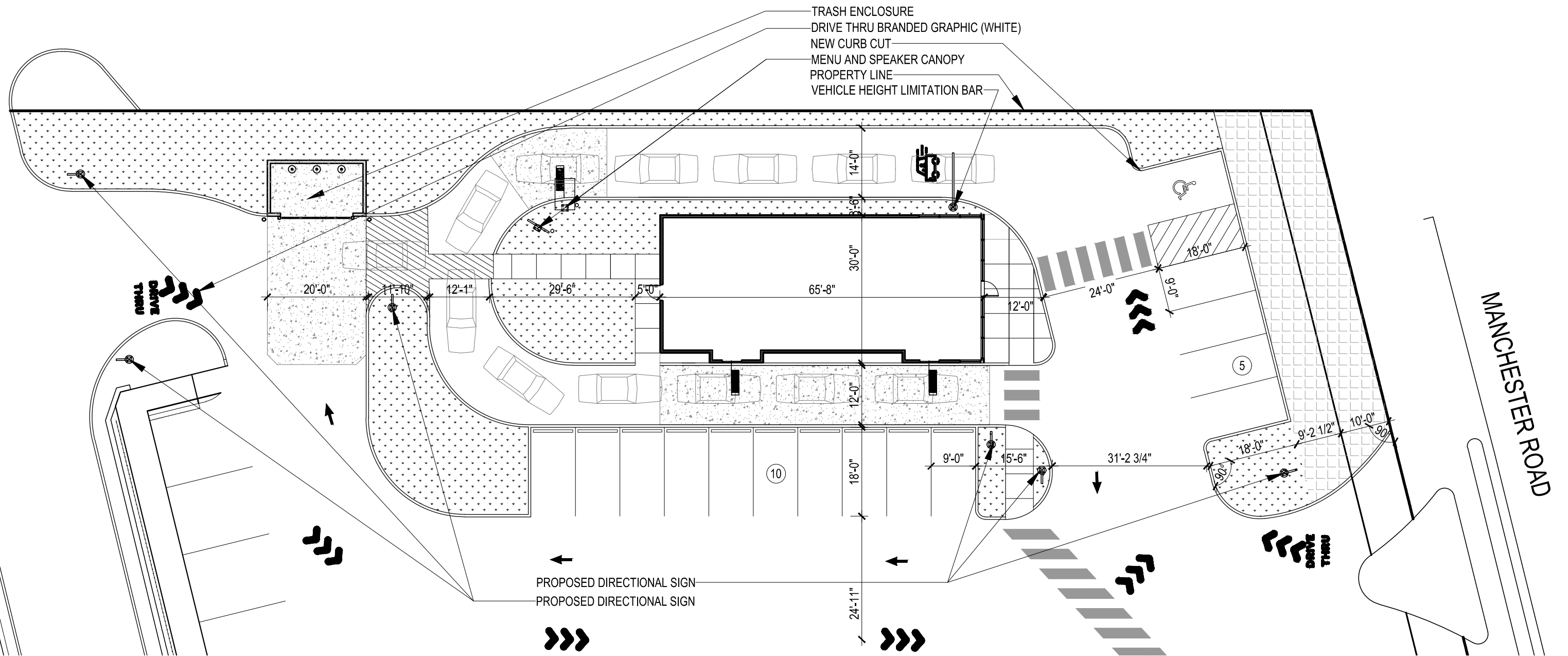


T1.0

Job No. 1502.091

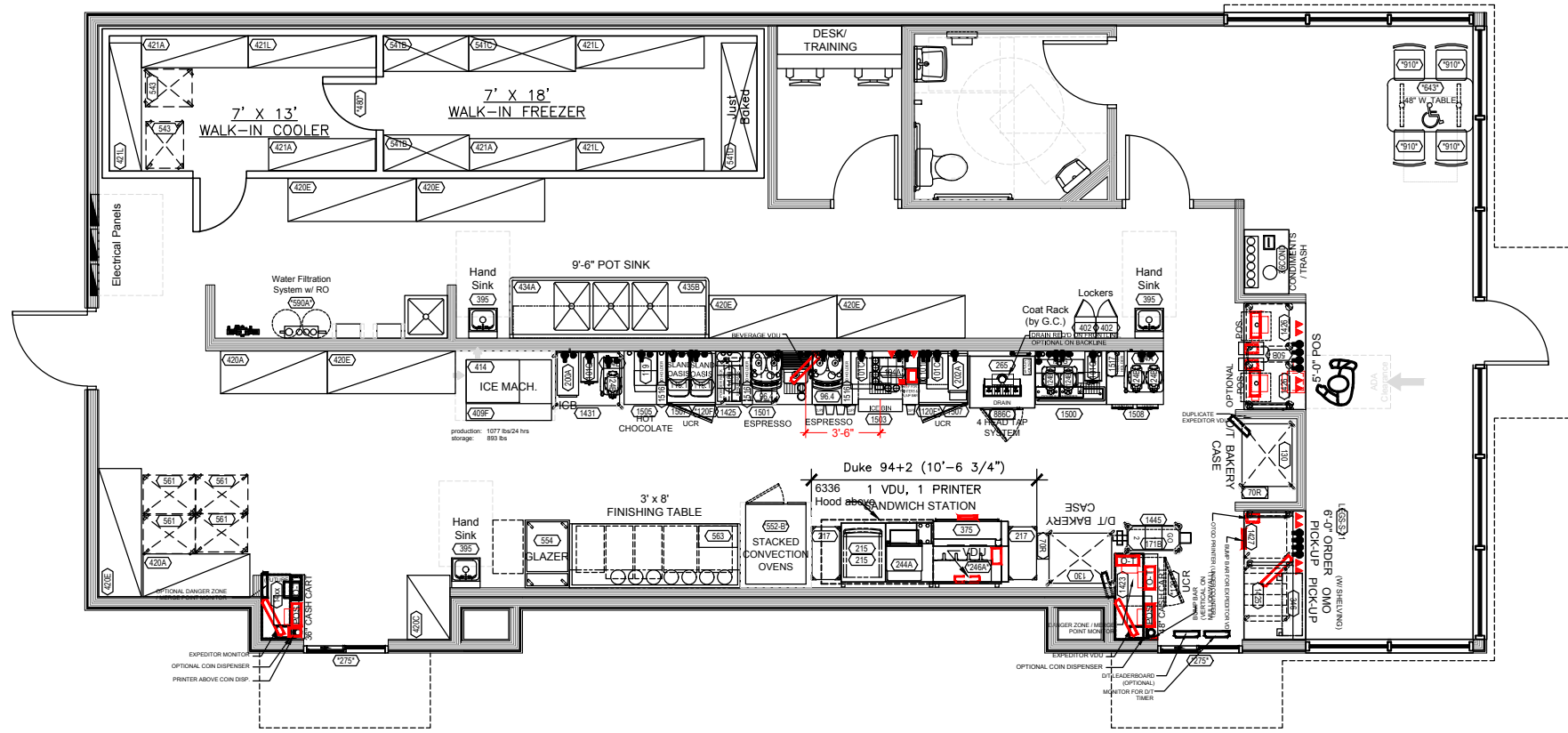
Issue Date 12/29/2022

Project Area 1,890 SQ FT



1 SITE PLAN
SCALE: 1" = 20'-0"





1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



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A1.0

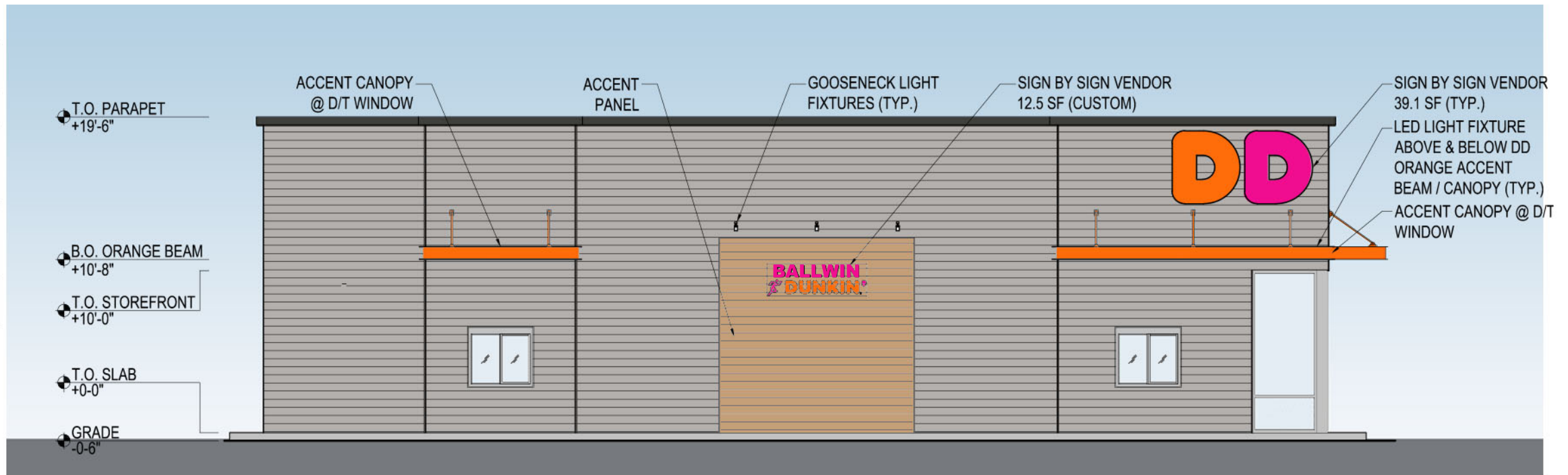
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Project Area 1,890 SQ FT

WALL SIGN SIZE CALCULATION

	NORTH	EAST
AREA OF FACADE (SF)	588.6	1,250.8
*.1 = TOTAL WALL SIGN AREA ALLOWED (SF)	58.8	125.1
DNKN SIGN AREA	35.3	39.1 12.5
TOTAL SIGN AREA (SF)	35.3	51.6



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

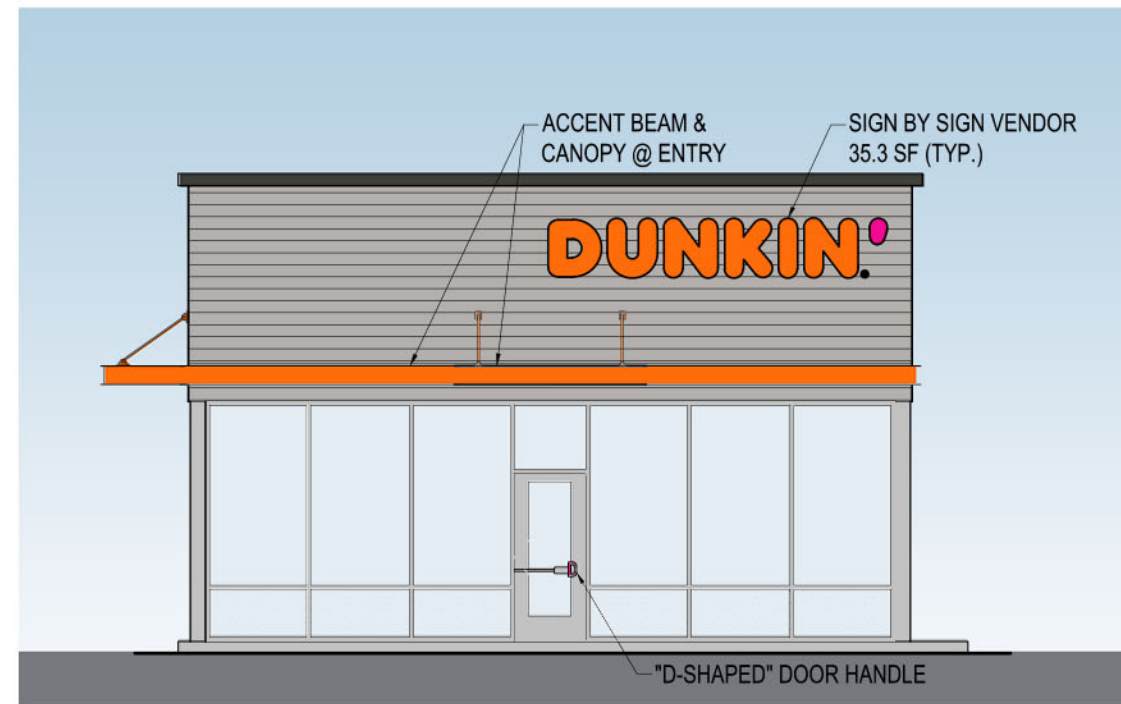


1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

- ◀ T.O. PARAPET
+19'-6"
- ◀ T.O. ACCENT PANEL
+12'-0"
- ◀ B.O. ORANGE BEAM
+10'-8"
- ◀ T.O. STOREFRONT
+10'-0"
- ◀ T.O. SLAB
+0'-0"
- ◀ GRADE
-0'-6"



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



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