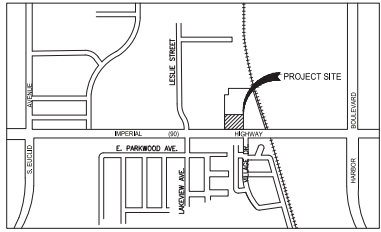


EXHIBIT B
PROJECT PLANS



VICINITY MAP
N.T.S.



LEGEND

- PROPERTY LINE
- - - CIVIL LIMITS OF WORK
- - - EASEMENT
- - - SETBACK
- SIGN POST
- ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)
- STANDARD DUTY CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED LANDSCAPE AREA
- DETECTABLE WARNINGS
- STANDARD DUTY ASPHALT PAVEMENT
- X PARKING STALLS

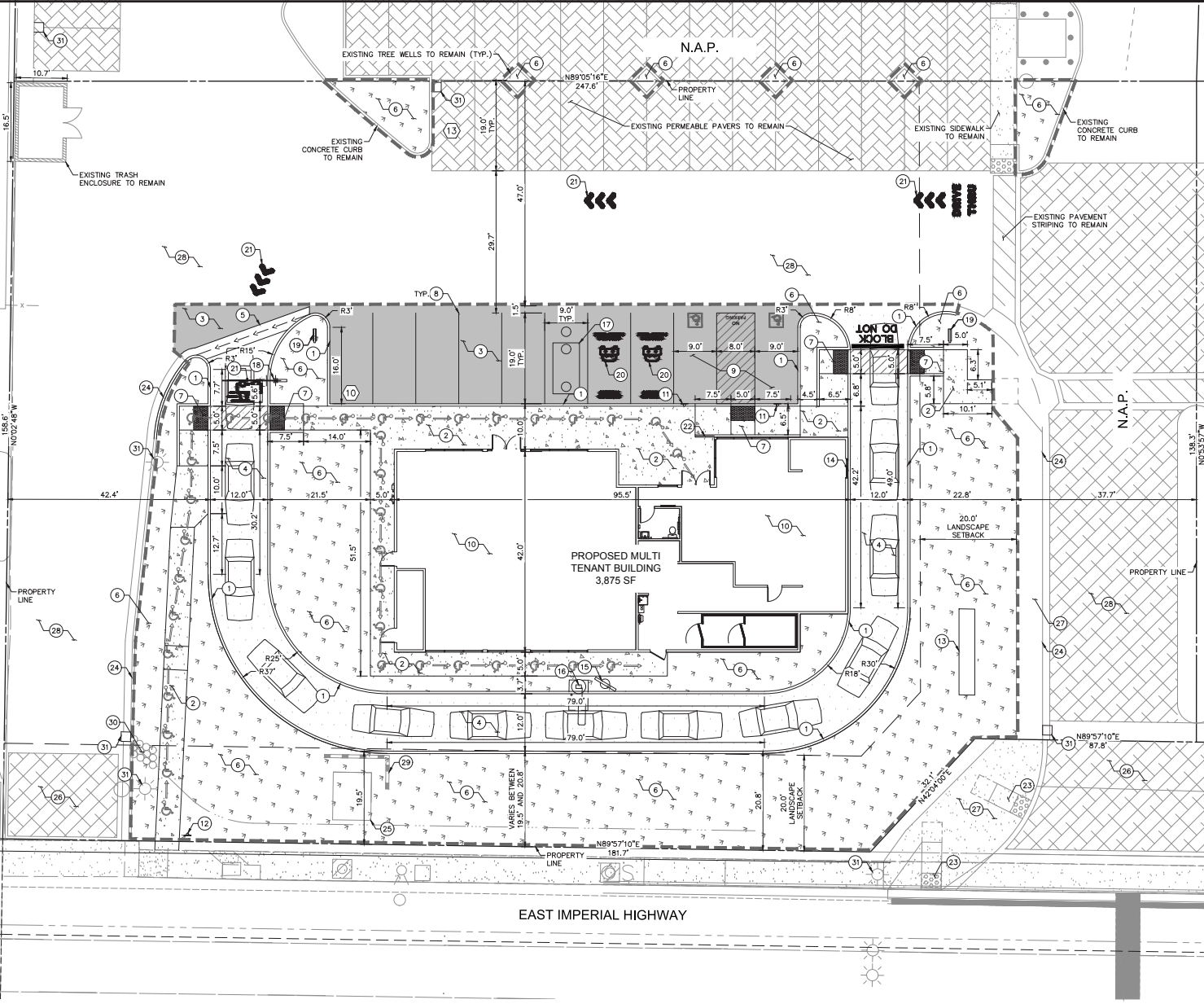
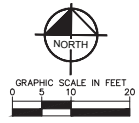
PARKING DATA	
STANDARD SPACE =	21
ACCESSIBLE SPACE =	2
TOTAL SPACES PROVIDED =	23 SPACES

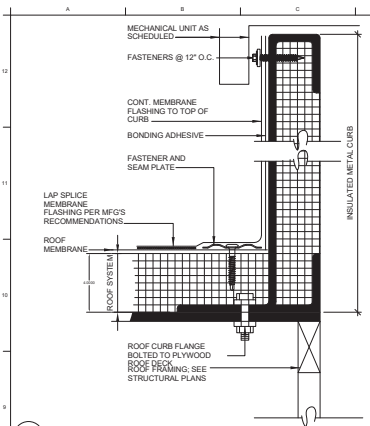
SITE PLAN NOTES

- 1 PROPOSED CONCRETE CURB.
- 2 PROPOSED STANDARD DUTY CONCRETE SIDEWALK.
- 3 PROPOSED STANDARD DUTY ASPHALT.
- 4 PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- 5 PROPOSED RIBBON GUTTER.
- 6 PROPOSED LANDSCAPE.
- 7 PROPOSED CURB RAMP WITH DETECTABLE WARNINGS.
- 8 PROPOSED STANDARD 90° PARKING STALL.
- 9 PROPOSED ACCESSIBLE 90° PARKING STALL.
- 10 PROPOSED BUILDING FOOTPRINT.
- 11 ACCESSIBLE PARKING SIGN.
- 12 ACCESSIBLE PATH OF TRAVEL SIGN.
- 13 PROPOSED MONUMENT SIGN.
- 14 PROPOSED DRIVE-THRU WINDOW.
- 15 PROPOSED MENU BOARD.
- 16 PROPOSED DRIVE-THRU SPEAKER POST.
- 17 PROPOSED GREASE INTERCEPTOR.
- 18 PROPOSED CLEARANCE BAR.
- 19 PROPOSED DRIVE-THRU DIRECTIONAL SIGN.
- 20 PROPOSED "CURBSIDE PICKUP" PARKING STALL PAVEMENT MARKING.
- 21 PROPOSED DRIVE-THRU PAVEMENT MARKING.
- 22 PROPOSED GUARDRAIL.
- 23 PROTECT-IN-PLACE EXISTING CURB RAMP AND DETECTABLE WARNINGS.
- 24 PROTECT-IN-PLACE EXISTING CONCRETE CURB AND GUTTER.
- 25 PROTECT-IN-PLACE EXISTING TRANSFORMER.
- 26 PROTECT-IN-PLACE EXISTING DRIVEWAY.
- 27 PROTECT-IN-PLACE EXISTING SIDEWALK.
- 28 PROTECT-IN-PLACE EXISTING PAVEMENT.
- 29 PROTECT-IN-PLACE EXISTING RETAINING WALL.
- 30 PROTECT-IN-PLACE EXISTING RIP RAP.
- 31 PROTECT-IN-PLACE EXISTING STREET LIGHT, PER SEPARATE PLAN.
- 32 PROTECT-IN-PLACE EXISTING STORM DRAIN INLET.

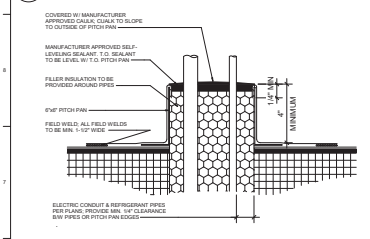
SITE DATA

LOT SIZE:	±38,542 S.F. (0.88 AC)
LIMITS OF DISTURBANCE:	±20,502 S.F. (±0.47 AC)
PROPOSED IMPERVIOUS AREA:	±11,710 S.F.
PROPOSED PERVIOUS AREA:	±8,290 S.F.
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-TENANT BUILDING
BUILDING SIZE:	3,875 S.F.
DUNKIN' DONUTS:	1,880 S.F.
RETAIL UNIT:	1,995 S.F.

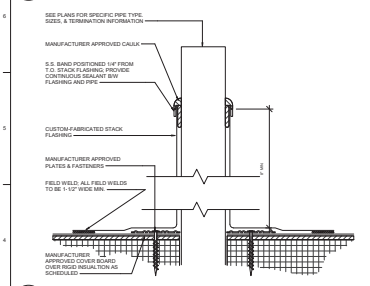




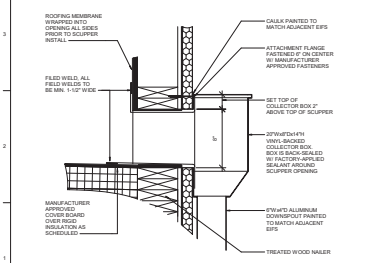
1 ROOF - CURB DETAIL
3" = 1'-0"



2 ROOF - PITCH PAN DETAIL
3" = 1'-0"

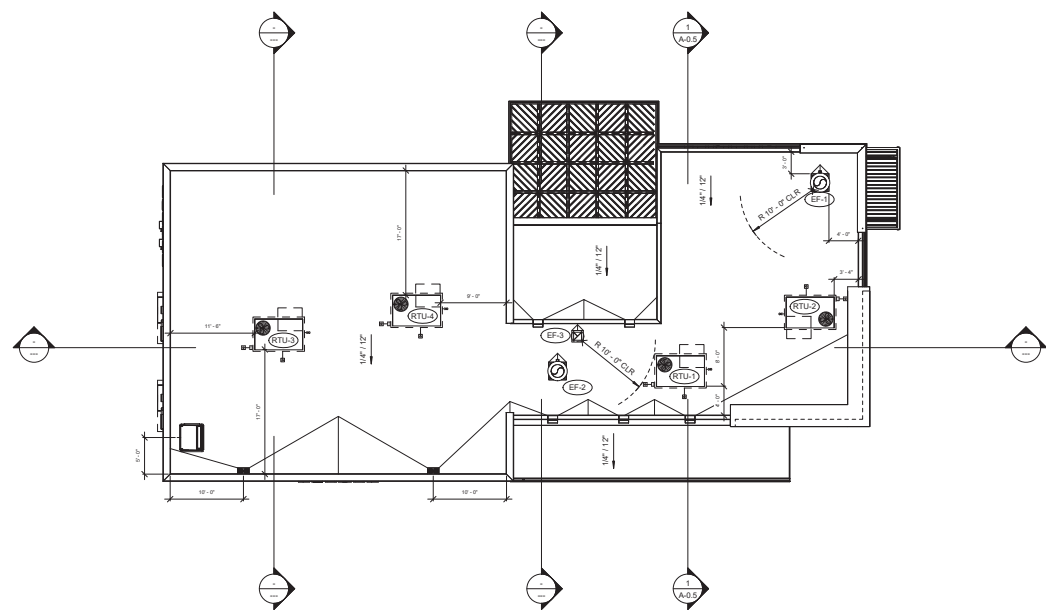


3 ROOF - PIPE PENETRATION DETAIL
3" = 1'-0"



4 ROOF - COLLECTOR BOX & SCUPPER DETAIL
1 1/2" = 1'-0"

D1 ROOF PLAN
1/8" = 1'-0"



REVISION		
No.	Description	Date

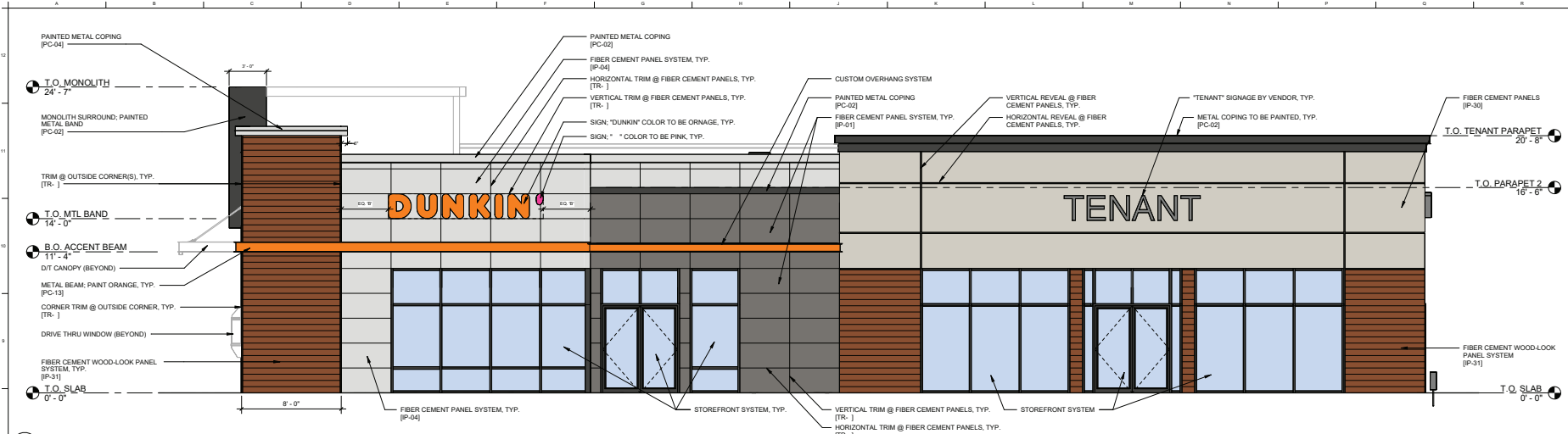
DATE: 04/14/23
REVIEWED BY: Author
PROJECT NO.: 17171

TITLE:
**SHELL BUILDING
ROOF PLAN**

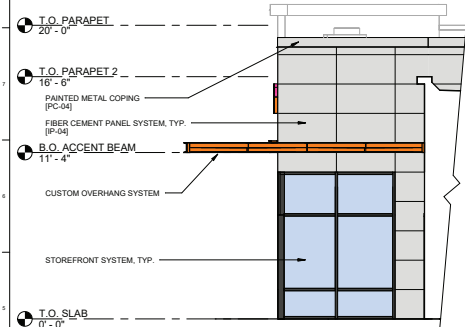
SHEET No.
A-0.2



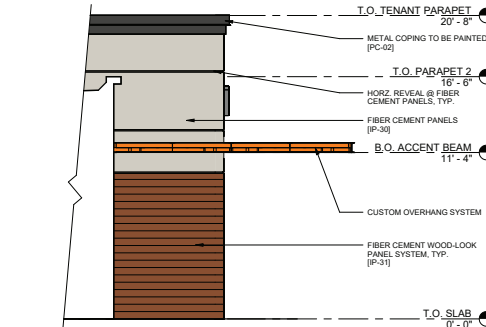
584 BELLEVUE ROAD, SUITE 3D
ANNAPOLIS, MD 21403
PHONE: 301-364-9880



1 NORTH
1/4" = 1'-0"



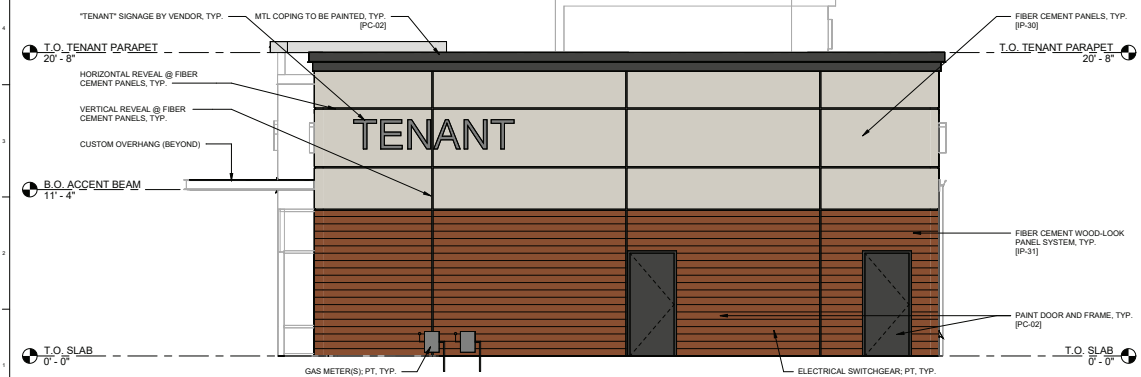
5 EAST - FRONT
1/4" = 1'-0"



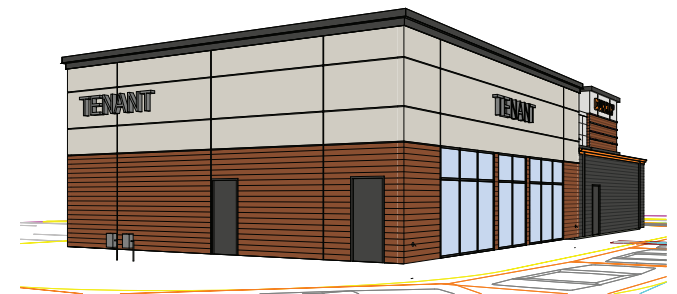
6 WEST - FRONT
1/4" = 1'-0"



3 3D PERSPECTIVE - NE CORNER



2 WEST
1/4" = 1'-0"



4 3D PERSPECTIVE - SW CORNER



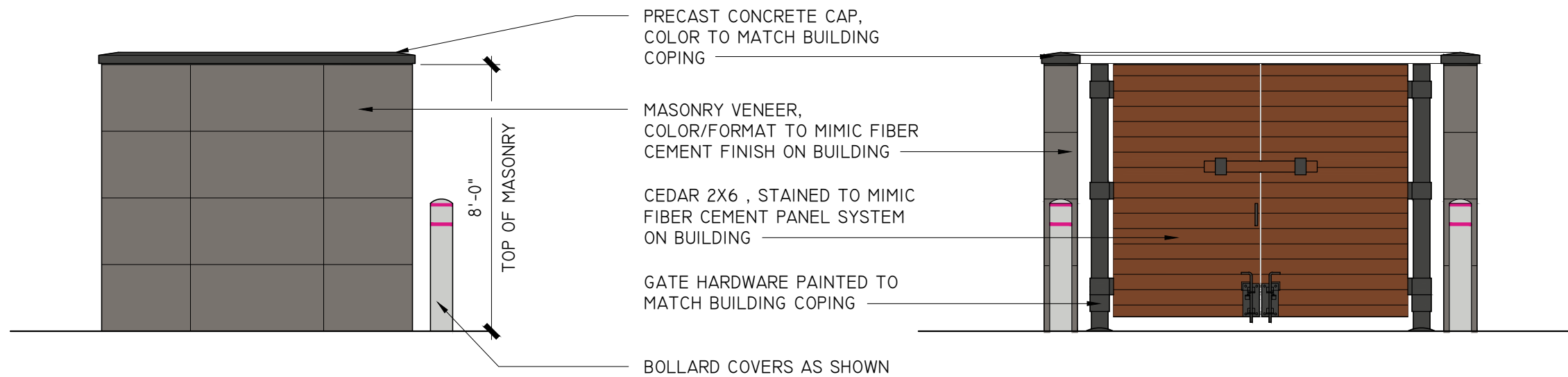
INSPIRE
by Brands
STORE #352620
7853 QUARTERFIELD RD
GLEN BURNIE, MD

REVISION		
No.	Description	Date

DATE: 1/17/23
REVIEWED BY: KRT
PROJECT NO.: 17171

TITLE:
EXTERIOR ELEVATIONS

SHEET No.
A-7



A TYPICAL SIDE/REAR ELEVATION
SCALE: 1/4" = 1'-0"

B FRONT ELEVATION
SCALE: 1/4" = 1'-0"



Quick Service Restaurant | Retail
Design Group, LLC
584 Bellerive Road, Suite 3D Annapolis, MD 21409
Ph. No. (301) 364-9880

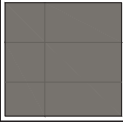


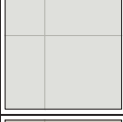






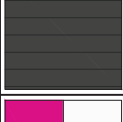



FLAVOR PALETTE
NEXT GEN
STORE NUMBER
364188

REVISION		
NO.	DATE	DESCRIPTION
1	05-15-2023	SP COMMENTS

DUNKIN TRASH ENCLOSURE	
701 E. IMPERIAL HWY LA HABRA, CA 90631	SHEET No.:
	DATE: 06-09-2023

EXTERIOR FINISH MATERIAL SCHEDULE

FIN.	TAG	DESCRIPTION	NOTES
	AMSV - 01	ADHERED MASONRY STONE VENEER	24" X 36" COLOR MATCH SW "GAUNTLET GRAY"
	AMSV - 02	ADHERED STONE MASONRY VENEER	WALL CAP, COLOR MATCH SW "IRON ORE"
	IP-01	FIBER CEMENT PANEL	COLOR MATCH SW "GAUNTLET GRAY" DUNKIN FIELD
	IP-04	FIBER CEMENT PANEL	COLOR MATCH SW "NEBULOUS WHITE" DUNKIN FIELD
	IP-30	FIBER CEMENT PANEL	COLOR MATCH SW 9165 "GOSSAMER VEIL" TENANT FIELD
	IP-31	FIBER CEMENT PANEL	NICHIHA RUSTIC SERIES "REDWOOD" DUNKIN & TENANT ACCENTS
	PC-02	PAINTED METAL COATING	COLOR MATCH SW "IRON ORE" METAL COPING, ACCENT BAND
	PC-04	PAINTED METAL COATING	COLOR MATCH SW "NEBULOUS WHITE" METAL COPING
	PC-13	PAINTED METAL COATING	DD ORANGE / PMS 165C CANOPES AND ACCENT BAND
	PC-31	PAINTED METAL COATING	COLOR MATCH SW 6005 "FOLKSTONE" TENANT COPING/CANOPY
	PS-01	FIBER CEMENT LAP SIDING	JAMES HARDIE "AGED PWETER" DUNKIN FIELD
	PS-02	FIBER CEMENT LAP SIDING	JAMES HARDIE "IRON GRAY" DUNKIN FIELD
	TR-01/ TR-02	PINK/WHITE METAL TRIM	ALTERNATE IN ROWS WITH WOODTONES TOWER ACCENT



FLAVOR PALETTE
T.B.D.
STORE NUMBER
T.B.D.

REVISION		
NO.	DATE	DESCRIPTION
1	01/18/23	COUNTY COMMENTS
2	04/14/23	COUNTY COMMENTS

DUNKIN DONUTS	
701 E IMPERIAL HWY LA HABRA, CA	SHEET No.:
MATERIAL SCHEDULE N.T.S.	04-14-2023

NOTES

1. .05" x 5" ALUMINUM RETURNS PAINTED TO MATCH PMS 7540C
2. 1" TRIM CAP TO MATCH JEWELITE 313 BRONZE
3. .063" ALUMINUM BACKING
4. GE TETRA MAX 7100K WHITE LED'S
(OR GE REPLACEMENT EQUIVALENT)
5. REMOTE POWER SUPPLY, AS REQUIRED
6. DRAIN HOLES, AS REQUIRED
7. MOUNTING HARDWARE, AS DETERMINED BY SITE CONDITIONS
8. .063" ALUMINUM DISK PAINTED WHITE (REGISTERED "R")
9. 3/16" THICK WHITE ACRYLIC FACE
10. 3M #3630-3123 DUNKIN' ORANGE TRANSLUCENT FILM 1ST SURFACE
11. 3M #3630-1379 DUNKIN' PINK TRANSLUCENT FILM 1ST SURFACE

ADDITIONAL NOTES:

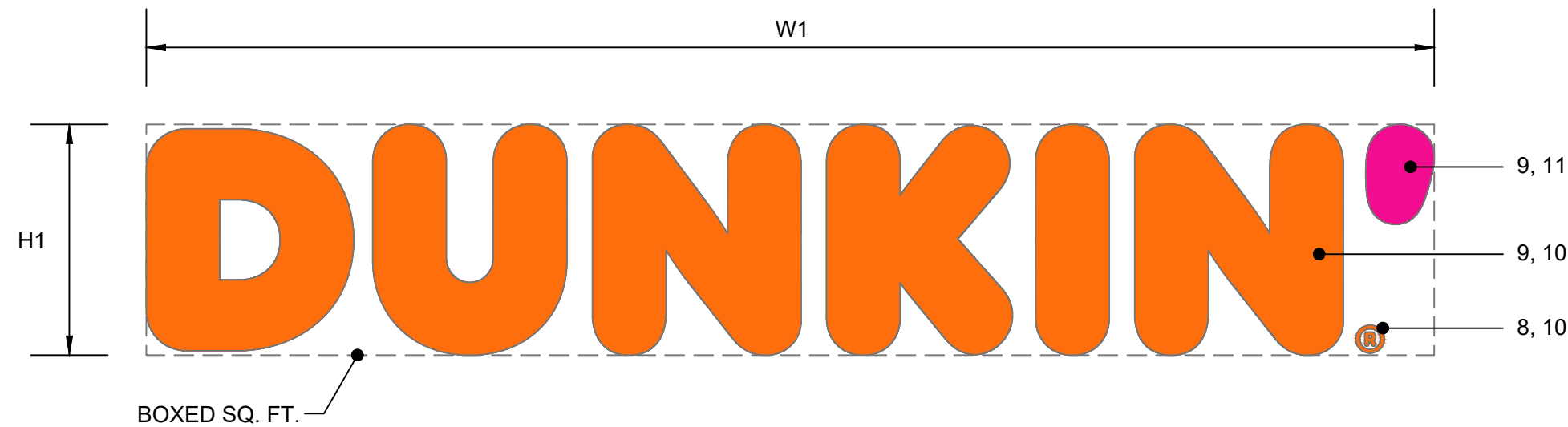
ARTWORK FONT : DUNKIN SANS DISPLAY

CHANNEL LETTER INTERIOR PAINTED REFLECTIVE WHITE

ELECTRICAL : (1) 20-AMP / 120 VOLT CIRCUIT

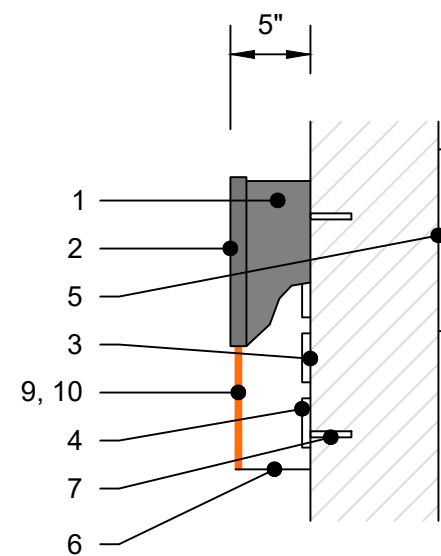
U.L. LISTED

LED'S TO BE POPULATED FOR EVEN AND CONSISTENT LIGHTING WITHOUT HOT SPOTS OR SHADOWS



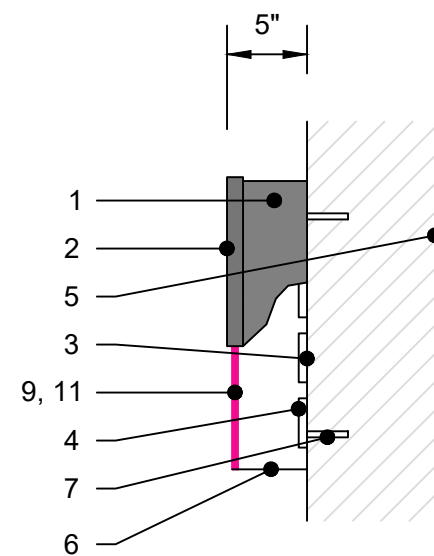
DUNKIN' LED ILLUMINATED CHANNEL LETTERS

SCALE : N.T.S.



ORANGE "DUNKIN" CROSS SECTION

SCALE : N.T.S.



PINK APOSTROPHE (') CROSS SECTION

SCALE : N.T.S.

SIZE	H1	W1	S.F. (BOX)
SMALL	18"	100.25"	12.55'
MEDIUM	24"	133.75"	22.31'
LARGE	30"	167.25"	34.85'
CUSTOM	-	-	-

PMS	VINYL / PAINT
PMS 165 - DUNKIN' ORANGE	3M #3630-3123
PMS 219 - DUNKIN' PINK	3M #3630-1379
PMS 7540C - DUNKIN' GRAY	3M #7725-41
PTE-04 - NEBULOUS WHITE	SW 7063



THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWINGS.

DD BUILDING & SITE SIGNAGE

" DUNKIN' " CHANNEL SIGN

DATE: 01.25.2022

REV. #16

DUNKIN' BRANDS INC.
CONSTRUCTION SERVICES

DD-BS-01

NOTES

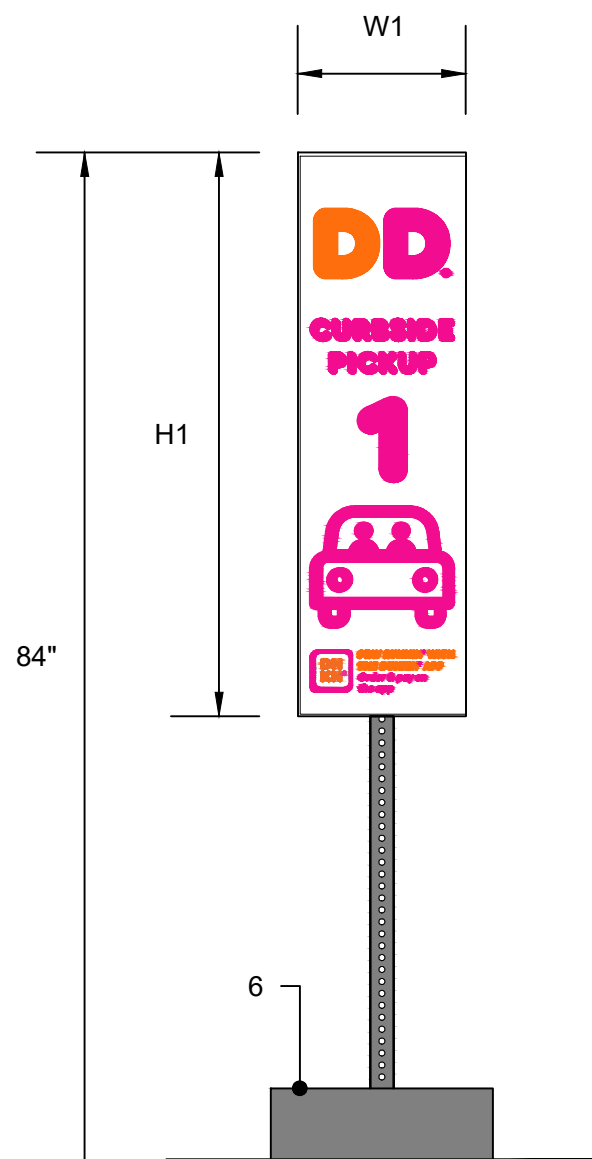
1. 36" GALVANIZED 2-1/4" SQUARE ANCHOR POST WITH 7/16" HOLES OR KNOCKOUTS AT 1" O.C.
2. 5/16" CORNER BOLT AND NUT OR 3/8" BOLT AND NUT USED FOR CONNECTION.
3. SLIDE SECTION INTO THE 36" SECTION OF 2-14" POST ALLOW AT LEAST A MINIMUM OF 6" OVERLAP IN POSTS.
4. 84" GALVANIZED 2" SQUARE SQUARE ANCHOR POST WITH 7/16" HOLES OR KNOCKOUTS AT 1" O.C.
5. DRIVE THE SECTION INTO THE GROUND USING A SLEDGEHAMMER OR DRIVER. THE BASE SHOULD GO INTO THE GROUND UNTIL ROUGHLY 1" OF THE SECTION IS EXPOSED ABOVE THE GROUND.
6. SIGN POLE SUPPORTED MOVEABLE BASE (SPEC. VARIES)

ADDITIONAL NOTES:

ARTWORK FONT : DUNKIN SANS DISPLAY

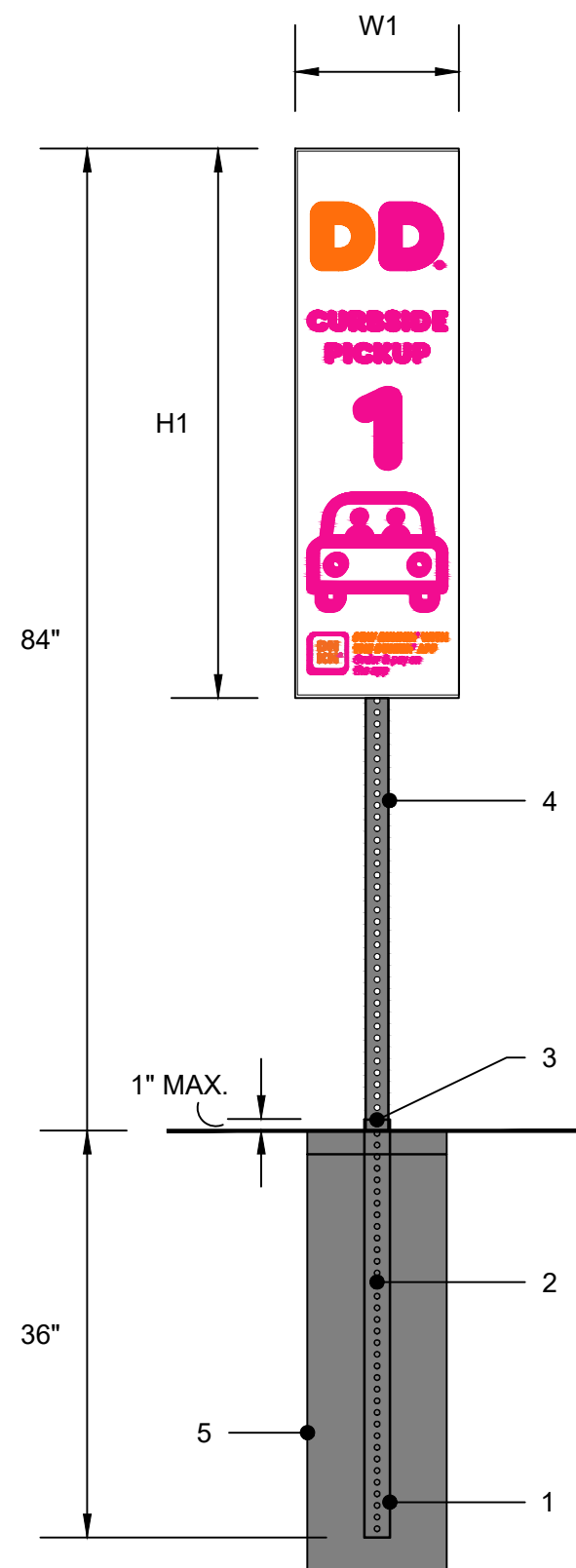
POSTS INSTALLED IN THIS CONFIGURATION ARE DESIGNED TO BREAK AWAY DURING AN ACCIDENT AND CAN BE REUSED, EVEN AFTER ACCIDENTS.

ADDING NUMBERS TO THE SIGN ONLY APPLICABLE WHEN MULTIPLE CURBSIDE PICKUP STALLS ARE AVAILABLE.



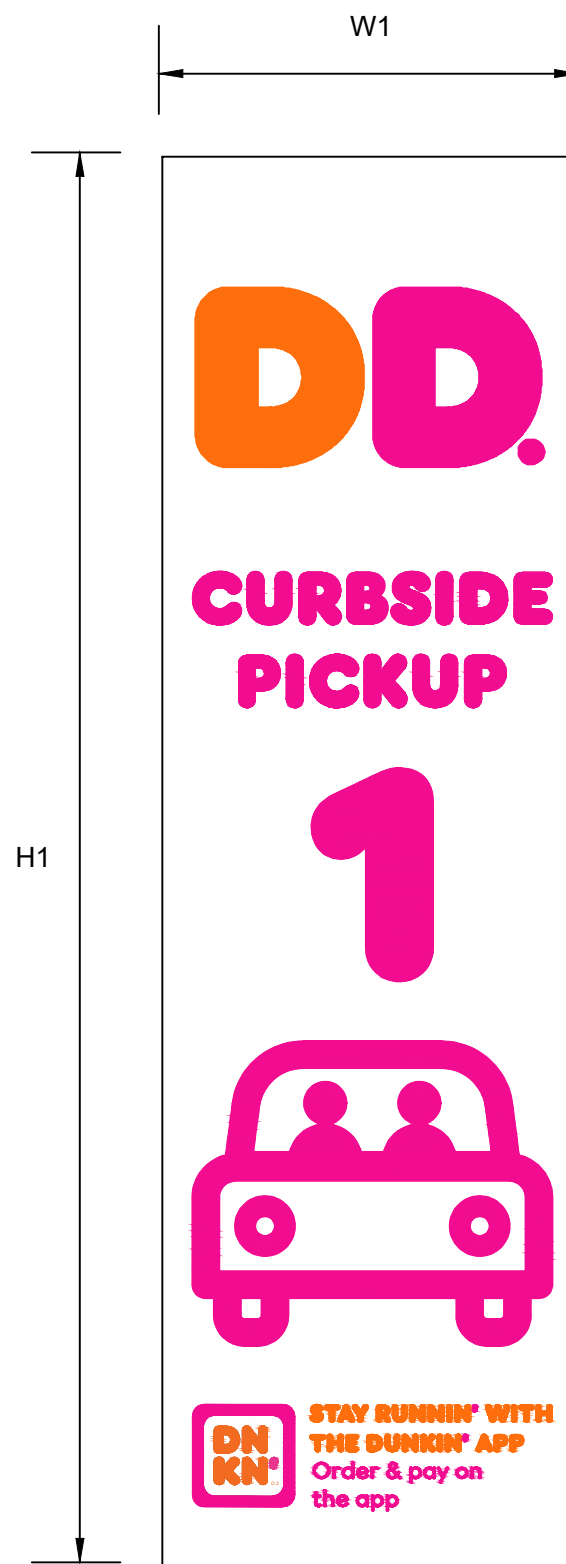
MOVEABLE BASE

OPTION 1 (PREFERRED)



PERMANENT POLE BASE

OPTION 2



NON-ILLUMINATED
CURBSIDE PICK-UP SIGN

SCALE : N.T.S.

SIZE	H1	W1	D1	S.F. (BOX)
ALL	47"	14"	N/A	4.57'
CUSTOM	-	-	-	-
PMS		VINYL / PAINT		
PMS 165 - DUNKIN' ORANGE		3M #3630-3123		
PMS 219 - DUNKIN' PINK		3M #3630-1379		
PMS 7540C - DUNKIN' GRAY		3M #7725-41		
PTE-04 - NEBULOUS WHITE		SW 7063		



THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWINGS.

DD BUILDING & SITE SIGNAGE

CURBSIDE PICK-UP SIGN

DATE: 01.25.2022

REV: #16

DUNKIN' BRANDS INC.
CONSTRUCTION SERVICES

DD-SS-CS-01

NOTES

ARTWORK FONT : DUNKIN SANS DISPLAY

SWEEP AND CLEAN THE SURFACE OF THE DRIVEWAY, MAKING SURE IT IS FREE OF DEBRIS.

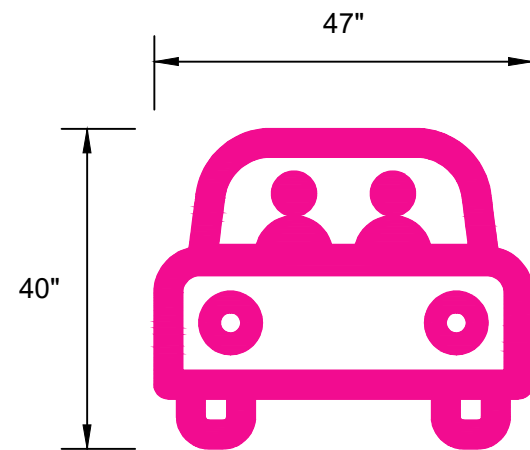
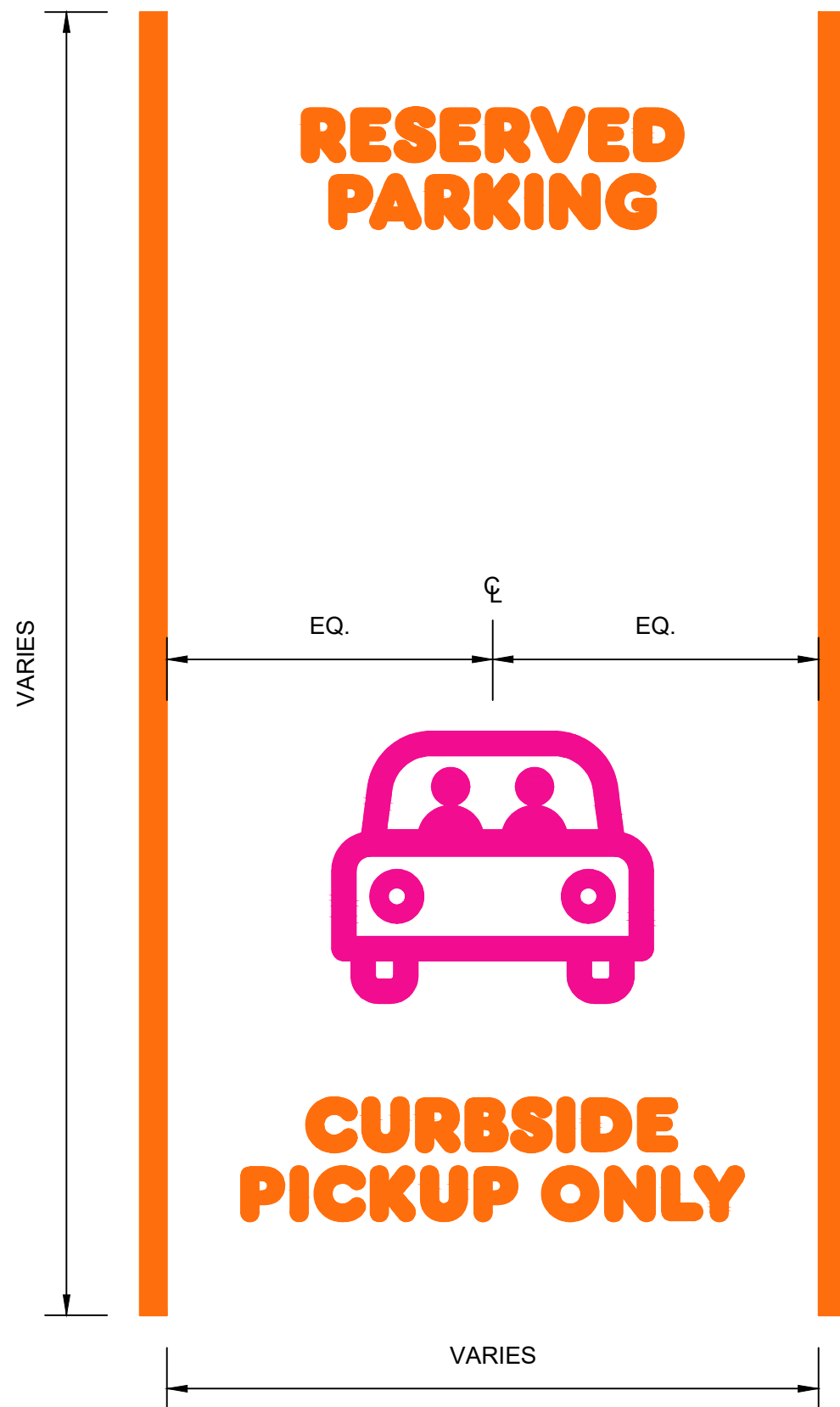
PAINT THE CONCRETE WITH CONCRETE PRIMER (IF APPLICABLE).

USING DUCT TAPE, SECURE THE STENCIL TO THE DESIRED LOCATION. MAKE SURE THE STENCIL IS STRAIGHT AND CENTERED.

AFTER LETTERS ARE PAINTED AND STENCIL IS REMOVED, TOUCH UP BY HAND ANY VOIDS IN THE LETTERS THAT WERE LEFT BY THE STENCIL.

PAINT THE ADJACENT PARKING STALL LINES.

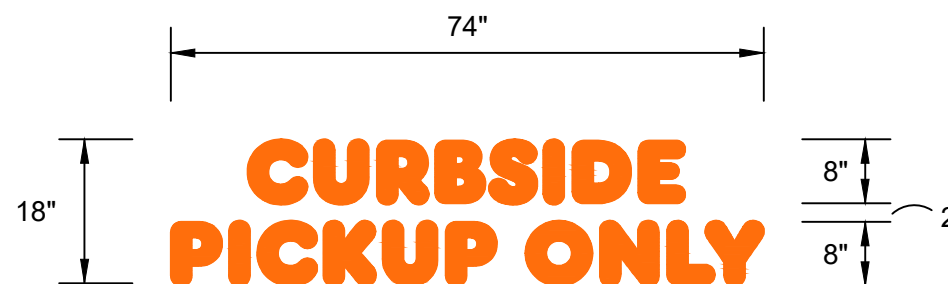
FOR CONCRETE DRIVEWAY APPLICATION IT IS HIGHLY RECOMMENDED THAT A CONCRETE PRIMER IS USED PRIOR TO PAINTING.



CAR ICON IN FRONT OF STALL
SCALE : N.T.S.



"RESERVED PARKING" SHOULD BE PAINTED ON THE TOP OF THE PARKING STALL (CURB SIDE)
SCALE : N.T.S.



"CURBSIDE PICKUP ONLY" SHOULD BE PAINTED ON THE BOTTOM OF THE PARKING STALL
SCALE : N.T.S.

PMS	VINYL / PAINT
PMS 165 - DUNKIN' ORANGE	3M #3630-3123
PMS 219 - DUNKIN' PINK	3M #3630-1379
PMS 7540C - DUNKIN' GRAY	3M #7725-41
PTE-04 - NEBULOUS WHITE	SW 7063



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DD BUILDING & SITE SIGNAGE

CURBSIDE PARKING STALL

DATE: 01.25.2022 REV. #16

DUNKIN' BRANDS INC.
CONSTRUCTION SERVICES

DD-SS-CS-02

NOTES

1. 5" x 1" x .063" ALUMINUM SPACE FRAME
2. 1" ALUMINUM RETAINER
3. 1" x 1" x 1/8" ALUMINUM ANGLE
4. 4" x 4" x .075" SQUARE TUBE SUPPORT PAINTED ORANGE PMS 165 C
5. GE TETRA MAX 7100K WHITE LED'S, AS REQUIRED (OR GE REPLACEMENT EQUIVALENT)
6. LED POWER SUPPLIES, AS REQUIRED
7. .118 CLEAR SOLAR GRADE POLYCARBONATE FACE 2ND SURFACE
8. BACKGROUND COLOR TO BE 403 WHITE BACK-SPRAY
9. 3M #3630-3123 DUNKIN' ORANGE TRANSLUCENT FILM 2ND SURFACE
10. 3M #3630-1379 DUNKIN' PINK TRANSLUCENT FILM 2ND SURFACE
11. 3M #7125-41 DUNKIN' GRAY TRANSLUCENT FILM 2ND SURFACE

ADDITIONAL NOTES:

ARTWORK FONT : DUNKIN SANS DISPLAY

EXTERIOR FINISH : PAINT PANTONE 7540C

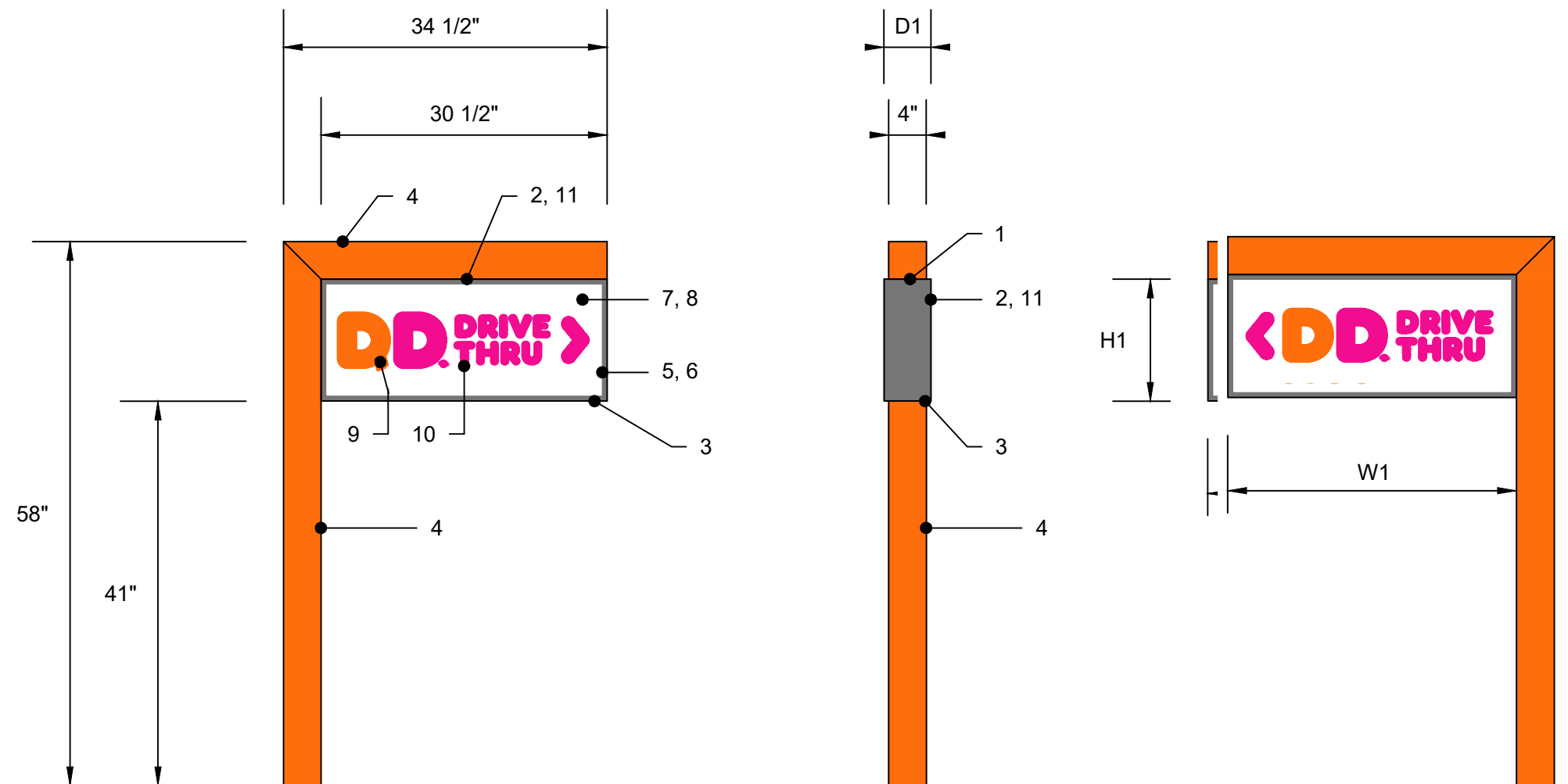
INTERIOR FINISH : PAINTED REFLECTIVE WHITE

RETAINERS / FACE REMOVABLE FOR SERVICE ACCESS

DIRECT BURY INSTALLATION PER CODE

(1) 20 AMP / 120 VOLT CIRCUIT

U.L. LISTED



LED ILLUMINATED DIRECTIONAL SIGN (SIDE A)

SCALE : N.T.S.

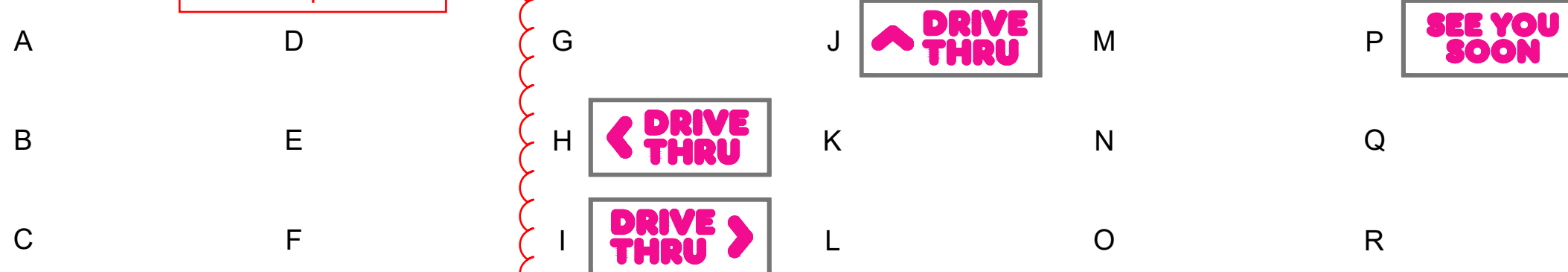
LED ILLUMINATED DIRECTIONAL SIGN (SIDE C)

SCALE : N.T.S.

LED ILLUMINATED DIRECTIONAL SIGN (SIDE B)

SCALE : N.T.S.

sign faces proposed for development



SIZE	H1	W1	D1	S.F. (BOX)
ALL	13"	30.5"	5"	2.75'
CUSTOM	-	-	-	-
PMS		VINYL / PAINT		
PMS 165 - DUNKIN' ORANGE		3M #3630-3123		
PMS 219 - DUNKIN' PINK		3M #3630-1379		
PMS 7540C - DUNKIN' GRAY		3M #7725-41		
PTE-04 - NEBULOUS WHITE		SW 7063		



THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWINGS.

DD BUILDING & SITE SIGNAGE

DIRECTIONAL SIGNS

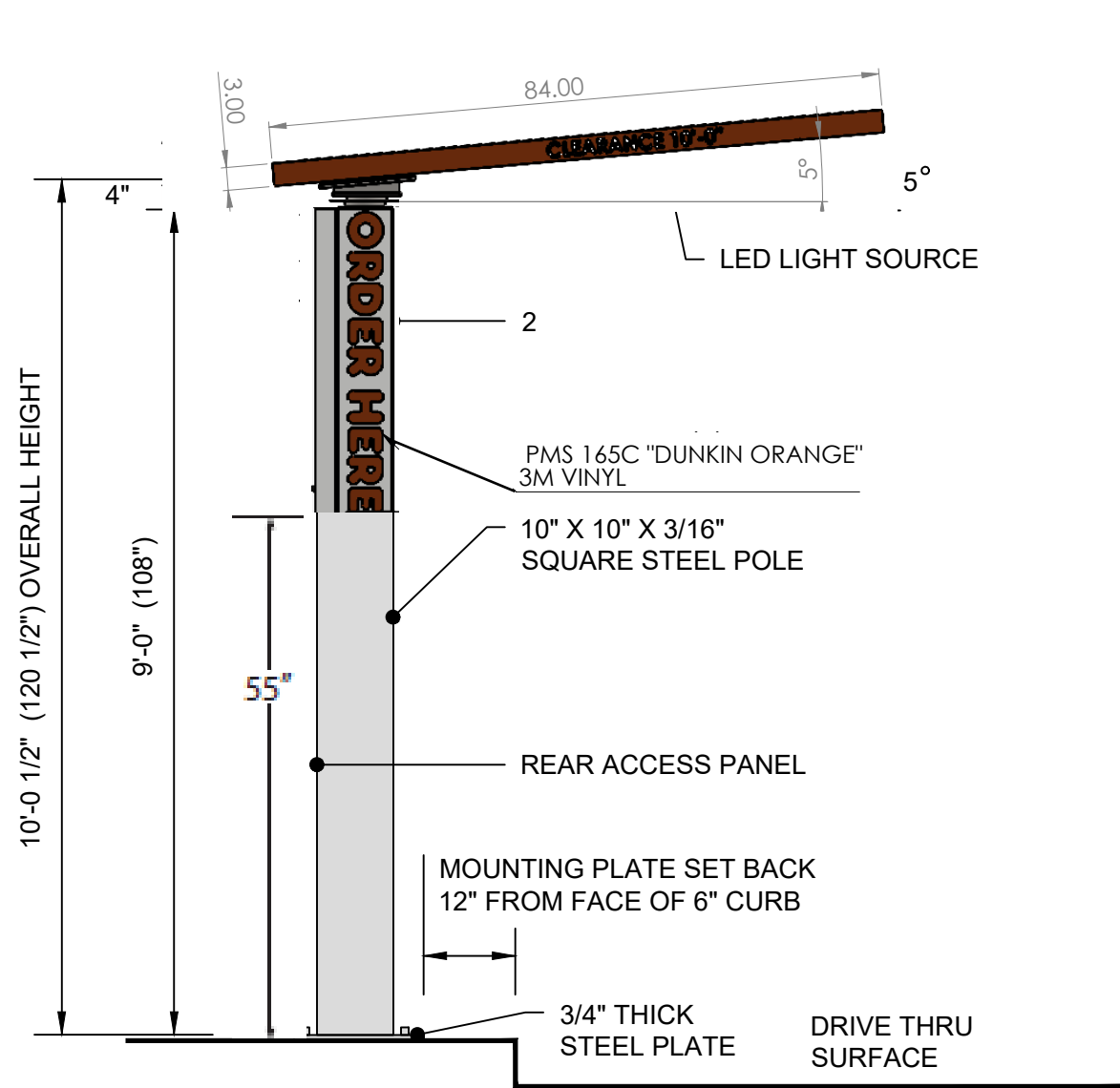
DATE: 01.25.2022

REV: #16

DUNKIN' BRANDS INC.
CONSTRUCTION SERVICES

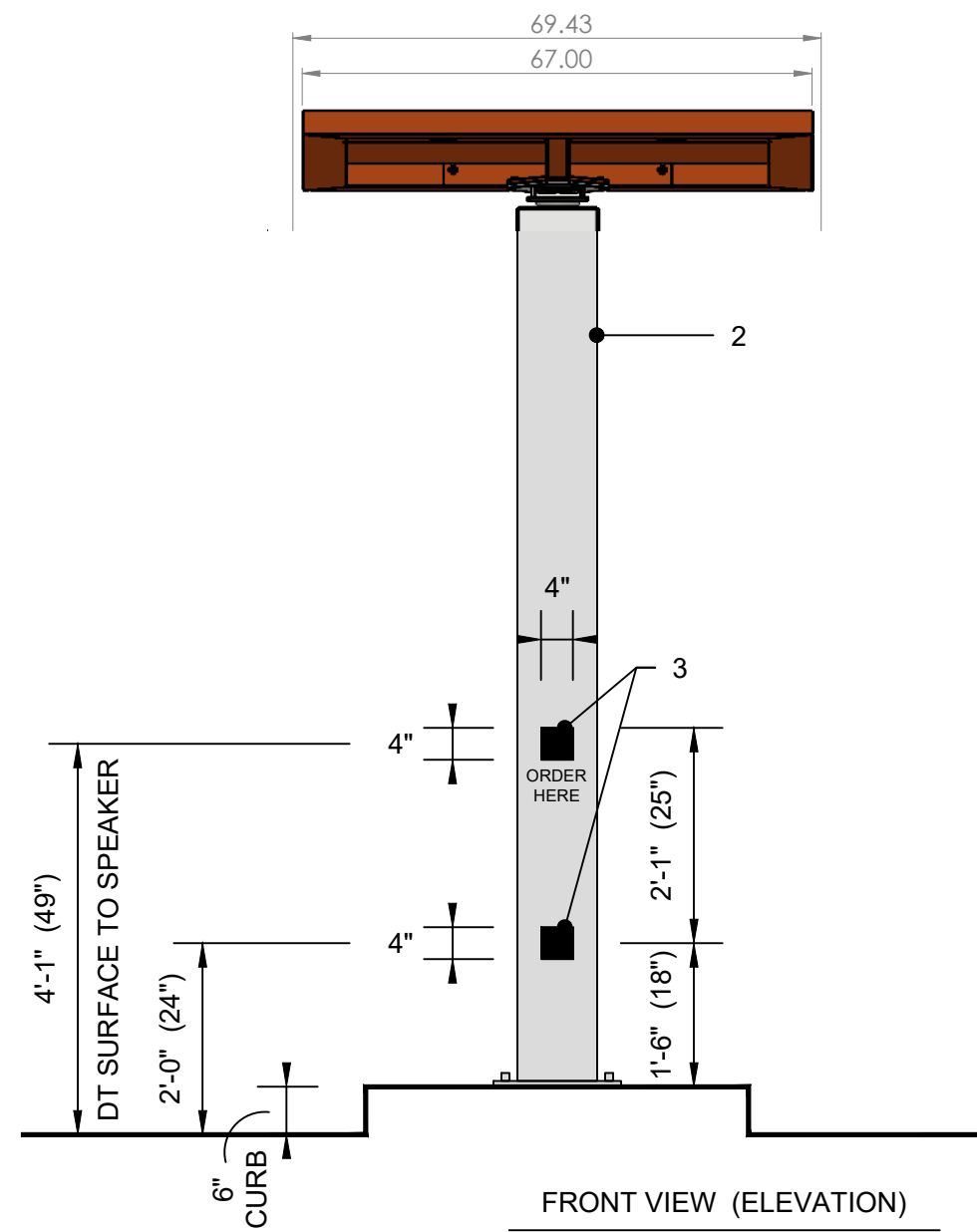
DD-SS-DS-01

FREESTANDING CANOPY



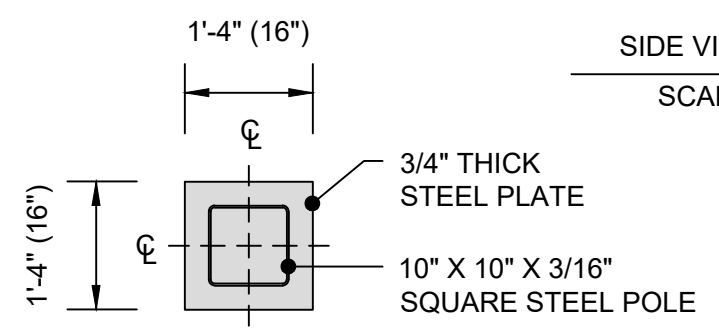
SIDE VIEW (APPROACH)

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



FRONT VIEW (ELEVATION)

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



MOUNTING PLATE DETAIL

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

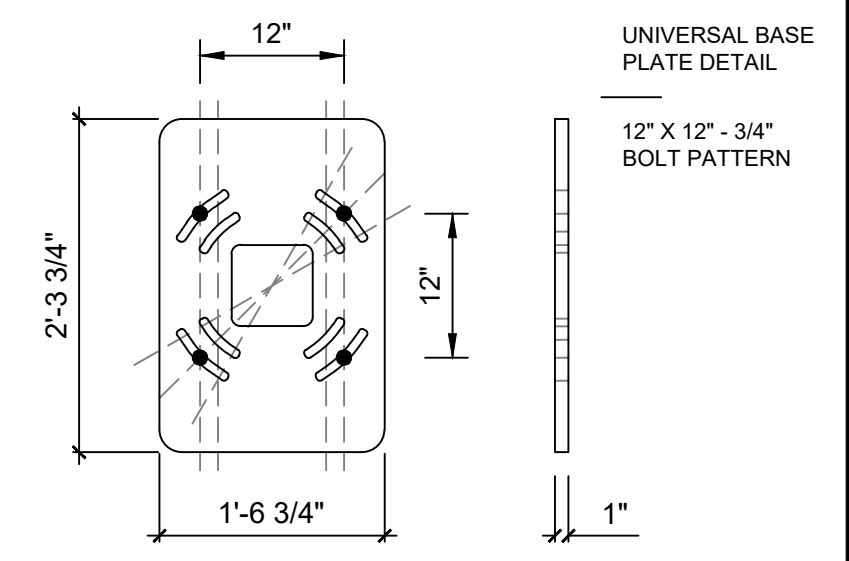
DUNKIN' BRAND STANDARD - REQUIRED

NOTES

1. PAINT TO MATCH ORANGE PMS 165 C, GLOSS FINISH
2. PAINT TO MATCH PMS COOL GRAY 1 C, GLOSS FINISH
3. BLACK VINYL, ARLON 2100-03. MIC BY OTHERS.
4. BREAKAWAY SWIVEL TOP

ADDITIONAL NOTES:

ARTWORK FONT : DUNKIN SANS DISPLAY
 120 VOLT CIRCUIT, TO BE CONFIRMED BY SITE
 CLEARANCE TO BE CONFIRMED BY SITE
 TOP HAS TWO DOWN LIGHTS



UNIVERSAL BASE
 PLATE DETAIL
 12" X 12" - 3/4"
 BOLT PATTERN

PMS	VINYL / PAINT
PMS 165 - DUNKIN' ORANGE	3M #3630-3123
PMS 219 - DUNKIN' PINK	3M #3630-1379
PMS 7540C - DUNKIN' GRAY	3M #7725-41
PMS COOL GRAY 1C	3M #7725-11



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DD BUILDING & SITE SIGNAGE
 ILLUMINATED DRIVE THRU CANOPY SIGN

DATE: 01.25.2022 REV: #16
 DUNKIN' BRANDS INC.
 CONSTRUCTION SERVICES

DD-SS-DT-01

NOTES

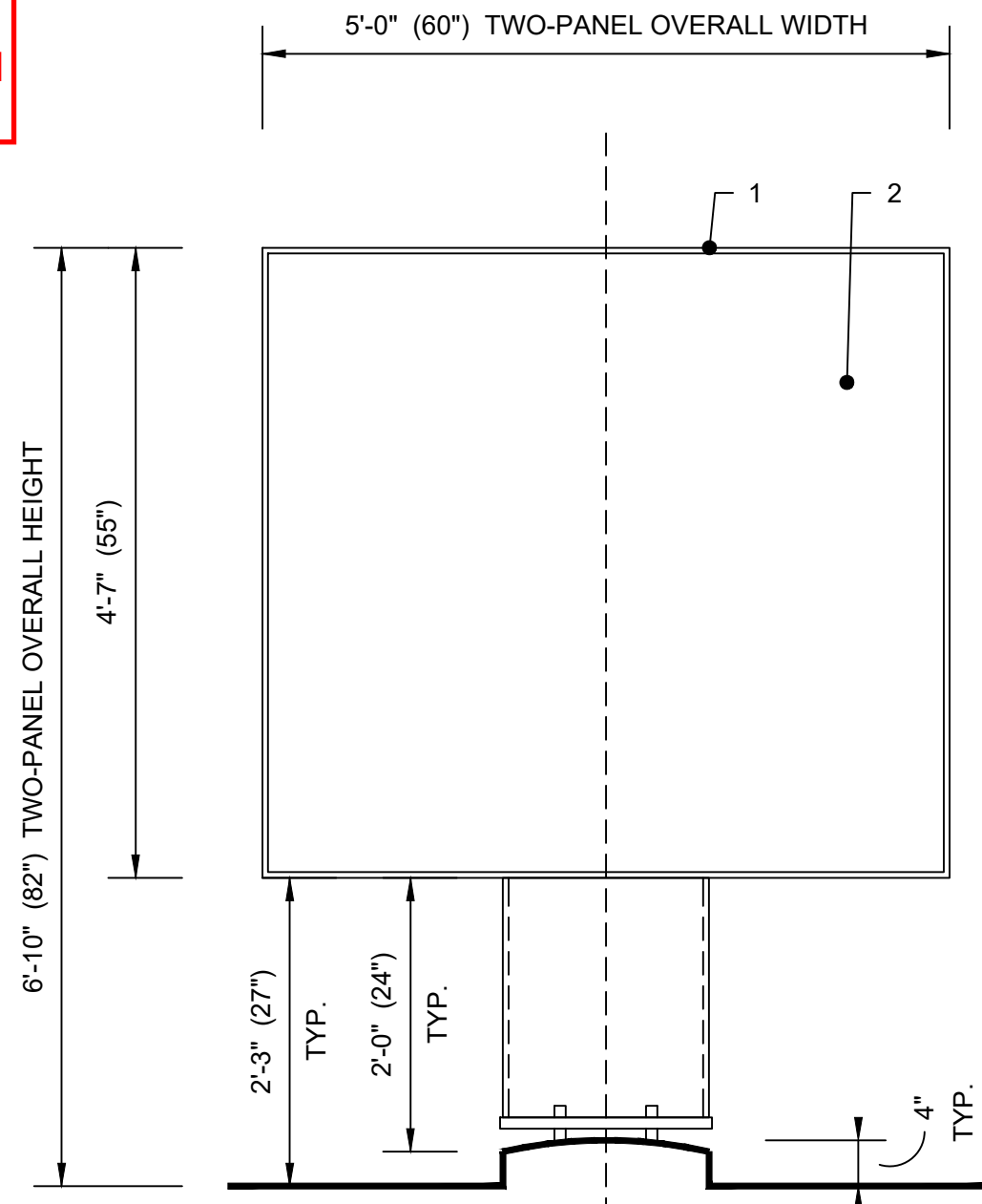
1. MENUBOARD IS POWDER COATED OR PAINTED TO MATCH PTE-04 NEBULOUS WHITE (CABINET, BASE CLADDING, DOOR FRAMES & EXTENDER FRAMES)
2. SAMSUNG OHF SERIES DISPLAY MENUBOARDS, OH55F - 55"

ADDITIONAL NOTES:

ARTWORK FONT : DUNKIN SANS DISPLAY

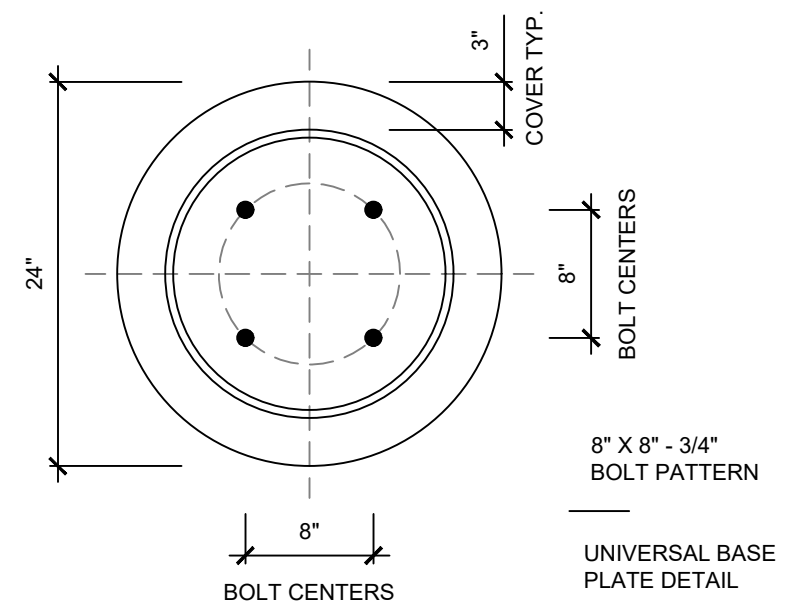
ELEMENT PROVIDED BY NCR TECHNOLOGY PACKAGE

TO BE USED IN CONJUNCTION WITH FREESTANDING CANOPY



FRONT VIEW (TWO & THREE PANEL)
SCALE : 3/4" = 1'-0"

DUNKIN' BRAND STANDARD - REQUIRED



PMS	VINYL / PAINT
PMS 165 - DUNKIN' ORANGE	3M #3630-3123
PMS 219 - DUNKIN' PINK	3M #3630-1379
PMS 7540C - DUNKIN' GRAY	3M #7725-41
PTE-04 - NEBULOUS WHITE	SW 7063

example display - static image may change with seasonal product offering

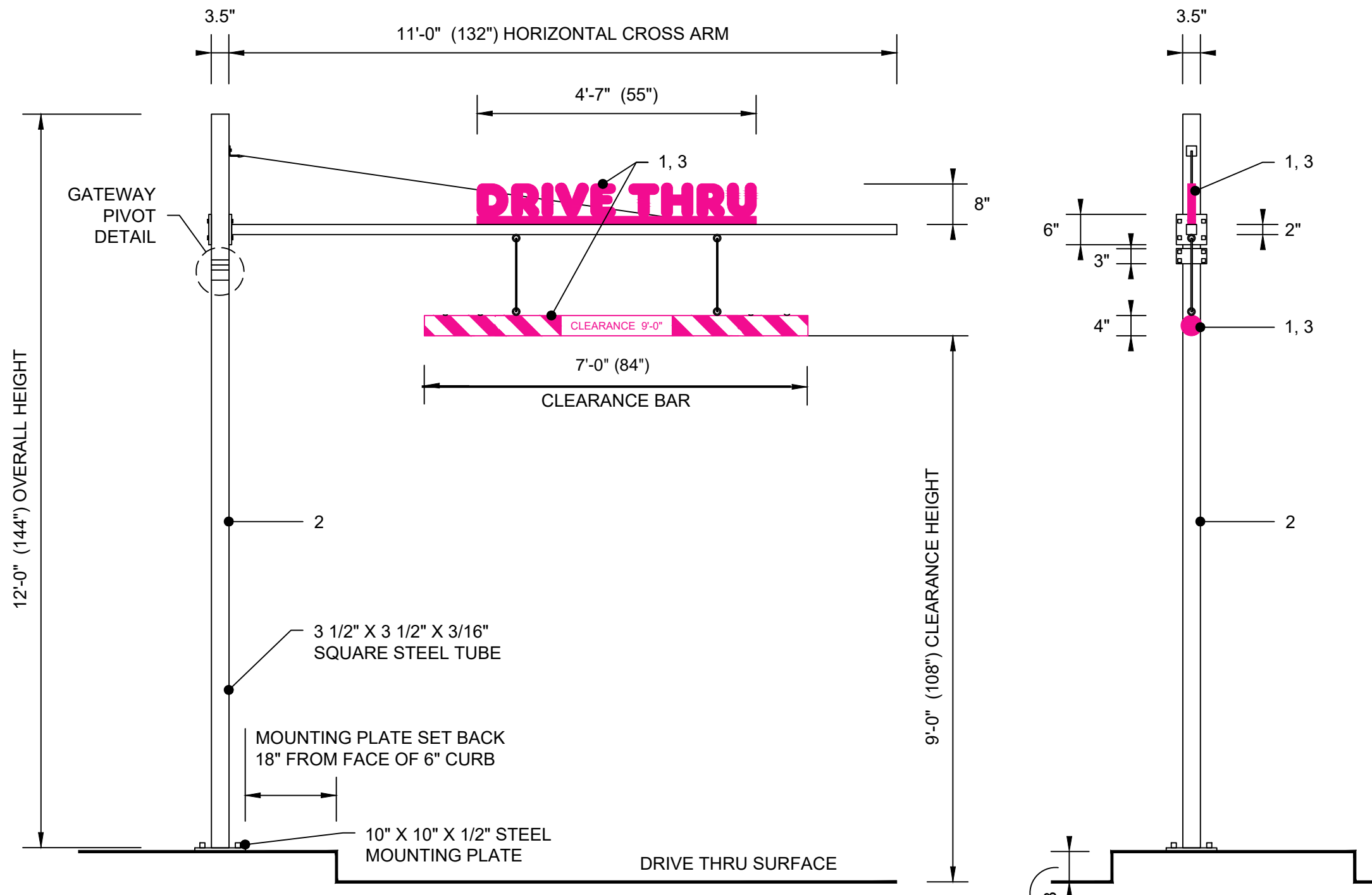


THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWINGS.

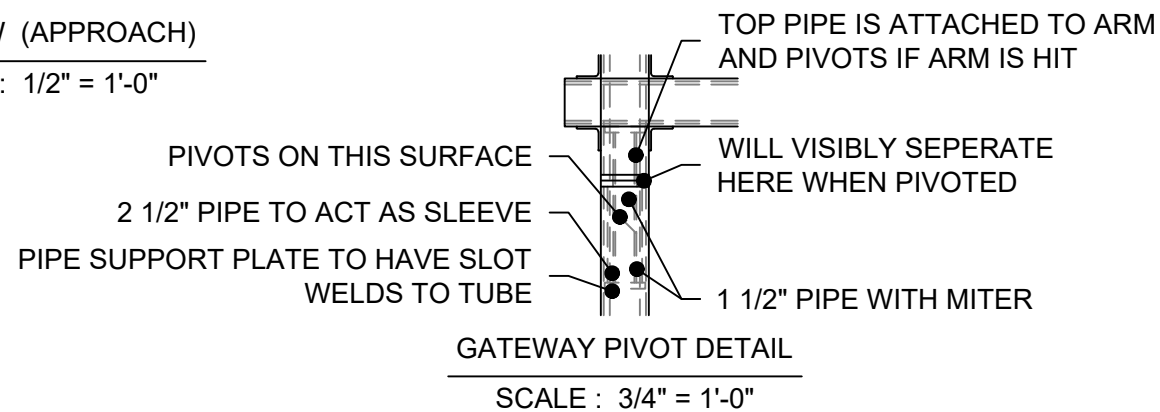
DD BUILDING & SITE SIGNAGE
MULTIPLE PANEL DIGITAL MENU BOARDS

DATE: 01.25.2022 REV. #16
DUNKIN' BRANDS INC. CONSTRUCTION SERVICES

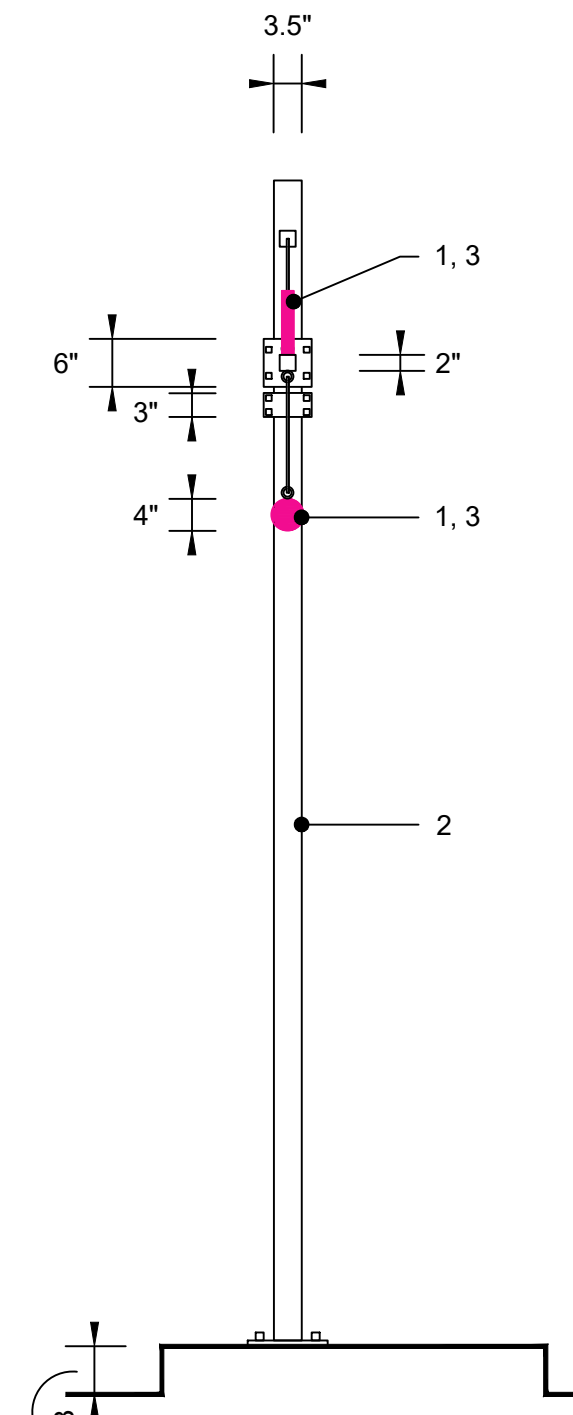
DD-SS-DT-09



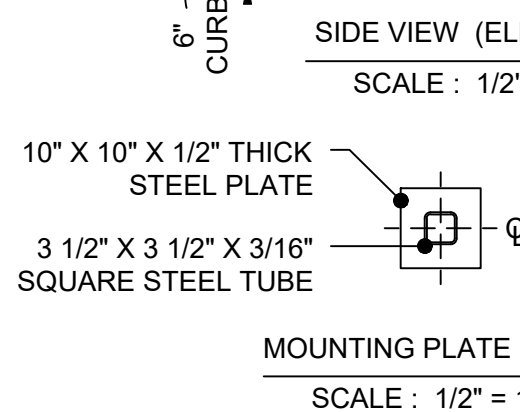
SIDE VIEW (APPROACH)
SCALE : 1/2" = 1'-0"



GATEWAY PIVOT DETAIL
SCALE : 3/4" = 1'-0"



SIDE VIEW (ELEVATION)
SCALE : 1/2" = 1'-0"



MOUNTING PLATE DETAIL
SCALE : 1/2" = 1'-0"

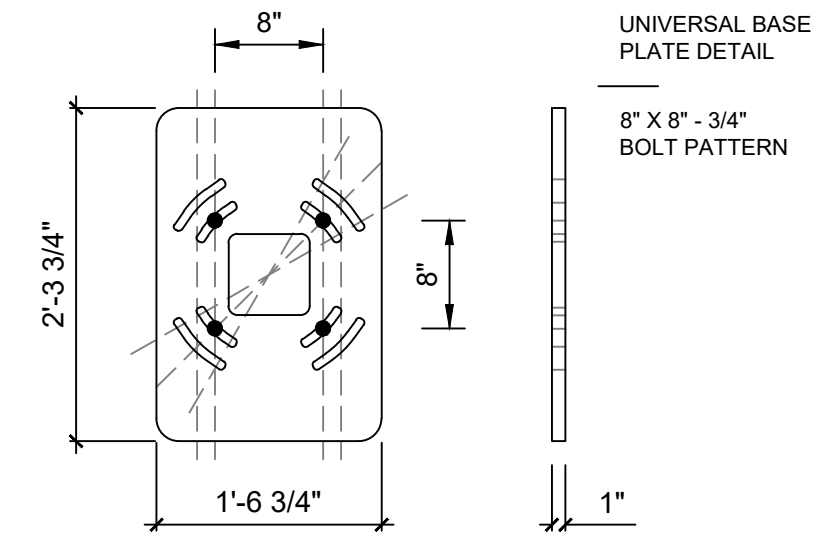
NOTES

1. PAINT TO MATCH PINK PMS 219 C, GLOSS FINISH
2. PAINT TO MATCH PTE-04 NEBULOUS WHITE, GLOSS FINISH
3. OPTIONAL REFLECTIVE FILM;
3M IJ680CR-10 SCOTCHLITE REFLECTIVE
MCS (LATEX OR SOLVENT INKS)
8519 LUSTER PROTECTIVE LAMINATE PRINTED TO MATCH ...

- PMS 165 DUNKIN' ORANGE
- PMS 219 DUNKIN' PINK
- PMS 7540C DUNKIN' GRAY
- PTE-04 NEBULOUS WHITE

ADDITIONAL NOTES:

ARTWORK FONT : DUNKIN SANS DISPLAY
120 VOLT CIRCUIT, TO BE CONFIRMED BY SITE
CLEARANCE TO BE CONFIRMED BY SITE



PMS	VINYL / PAINT
PMS 165 - DUNKIN' ORANGE	3M #3630-3123
PMS 219 - DUNKIN' PINK	3M #3630-1379
PMS 7540C - DUNKIN' GRAY	3M #7725-41
PTE-04 - NEBULOUS WHITE	SW 7063



THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWINGS.

DD BUILDING & SITE SIGNAGE
NON-ILLUMINATED DRIVE THRU STRUCTURE

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DD-SS-DT-07