

REMAINDER OF
CARLAND INC.
VOL. 93225, PG. 2628
6,601 SQ. FT. OR 10.000 ACRES
435,601 SQ. FT.

Received

APR 26 2017

Planning Dept.

DEVELOPMENT DESIGN THUMB:

1. THE GRAND CENTRAL CROSSING DESIGN THUMB INCLUDES THE FOLLOWING ELEMENTS:
 - A. A COMBINATION OF BRICK AND STONE VENEER.
 - B. PROTECTING STUCCO CORNICES OR CAST STONE CORNICES.
 - C. STUCCO ACCENT BANDING.
 - D. STUCCO ACCENT BANDING.
 - E. STUCCO ACCENT BANDING.
2. ALL SUBSEQUENT DEVELOPMENT SHALL BE REQUIRED TO USE A MINIMUM OF THREE OF THESE ELEMENTS.

6,813.22 SF

- GENERAL NOTES:
1. THE GRAND CENTRAL CROSSING DESIGN THUMB INCLUDES THE FOLLOWING ELEMENTS:
 - A. A COMBINATION OF BRICK AND STONE VENEER.
 - B. PROTECTING STUCCO CORNICES OR CAST STONE CORNICES.
 - C. STUCCO ACCENT BANDING.
 - D. STUCCO ACCENT BANDING.
 - E. STUCCO ACCENT BANDING.
 2. SECTIONS AND ELEVATIONS ARE PRIMARY FACED TO THE WEST.
 3. SECTIONS AND ELEVATIONS ARE SECONDARY FACED TO THE EAST.
 4. SECTIONS AND ELEVATIONS ARE TERTIARY FACED TO THE SOUTH.
 5. SECTIONS AND ELEVATIONS ARE QUATERNARY FACED TO THE NORTH.

- KEYED NOTES:
1. THIN STONE VENEER.
 2. PAINTED METAL PANEL.
 3. STUCCO VENEER.
 4. PROTECTING STUCCO CORNICE.
 5. CAST STONE CAP AND ACCENT BAND.
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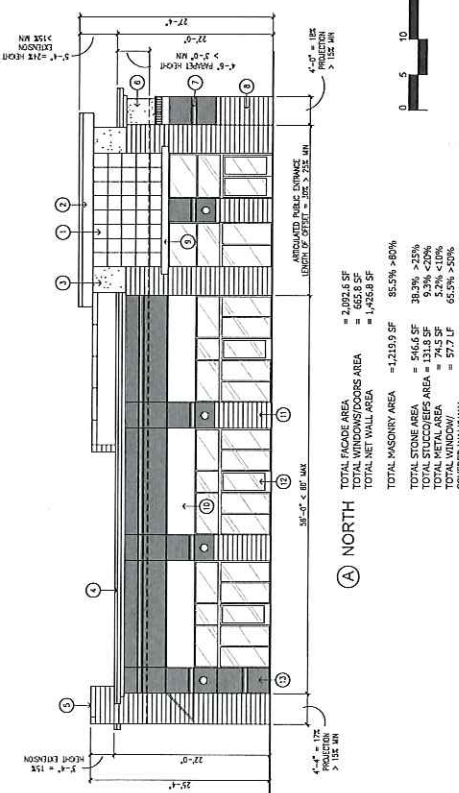
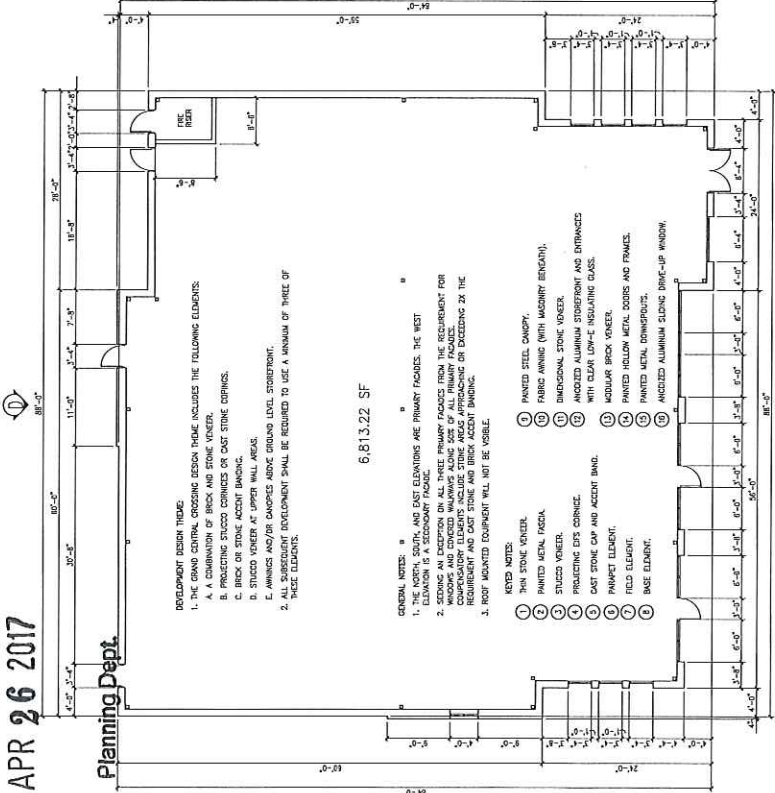


TABLE 1: NORTH

TOTAL FACADE AREA	= 2,094.6 SF
TOTAL WINDOWS/DOORS AREA	= 97.7 SF
TOTAL NET WALL AREA	= 1,996.9 SF
TOTAL MASONRY AREA	= 1,996.9 SF
TOTAL STONE AREA	= 1,996.9 SF
TOTAL STUCCO AREA	= 1,996.9 SF
TOTAL METAL AREA	= 1,996.9 SF
TOTAL WINDOW/COVERED WALKWAY	= 1,996.9 SF

TABLE 2: SOUTH

TOTAL FACADE AREA	= 2,094.6 SF
TOTAL WINDOWS/DOORS AREA	= 97.7 SF
TOTAL NET WALL AREA	= 1,996.9 SF
TOTAL MASONRY AREA	= 1,996.9 SF
TOTAL STONE AREA	= 1,996.9 SF
TOTAL STUCCO AREA	= 1,996.9 SF
TOTAL METAL AREA	= 1,996.9 SF
TOTAL WINDOW/COVERED WALKWAY	= 1,996.9 SF

TABLE 3: WEST

TOTAL FACADE AREA	= 2,094.6 SF
TOTAL WINDOWS/DOORS AREA	= 97.7 SF
TOTAL NET WALL AREA	= 1,996.9 SF
TOTAL MASONRY AREA	= 1,996.9 SF
TOTAL STONE AREA	= 1,996.9 SF
TOTAL STUCCO AREA	= 1,996.9 SF
TOTAL METAL AREA	= 1,996.9 SF
TOTAL WINDOW/COVERED WALKWAY	= 1,996.9 SF

TABLE 4: EAST

TOTAL FACADE AREA	= 2,094.6 SF
TOTAL WINDOWS/DOORS AREA	= 97.7 SF
TOTAL NET WALL AREA	= 1,996.9 SF
TOTAL MASONRY AREA	= 1,996.9 SF
TOTAL STONE AREA	= 1,996.9 SF
TOTAL STUCCO AREA	= 1,996.9 SF
TOTAL METAL AREA	= 1,996.9 SF
TOTAL WINDOW/COVERED WALKWAY	= 1,996.9 SF

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LOT 3 PROPOSED FLOOR PLAN AND ELEVATIONS

CASE NO. SU170503/ST170509

SHEET A-1

GRAND CENTRAL CROSSING
JCD HOLDINGS, LLC DEVELOPER
DONALD F. SOPRANZI, AIA, LEED-AP ARCHITECT

DONALD F. SOPRANZI
AIA, LEED-AP
ARCHITECT

RETAIL/RESTAURANT SITE PLAN
LOT 3, BLOCK A
GRAND CENTRAL CROSSING ADDITION
WILLIAM D.R. CAMERON SURVEY, ABSTRACT NO. 295
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

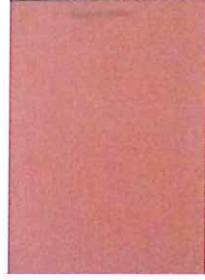


MATERIAL: CAST STONE
APPLICATION: CMs, ACCENT BANDS

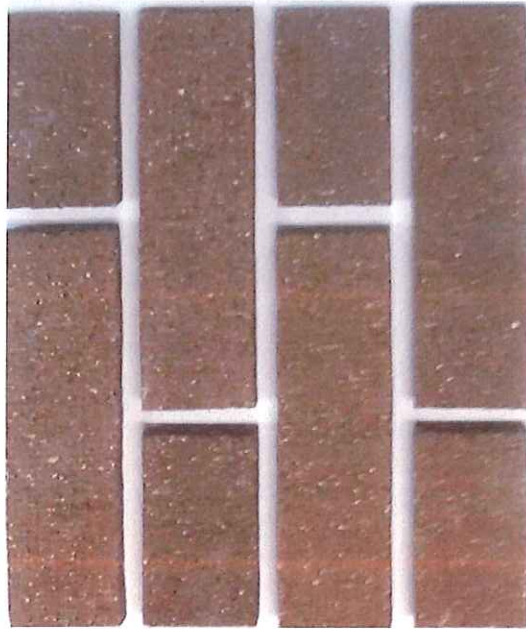
MATERIALS: STUCCO / PAINT
APPLICATION: CORNICE / CANOPY SOFFIT



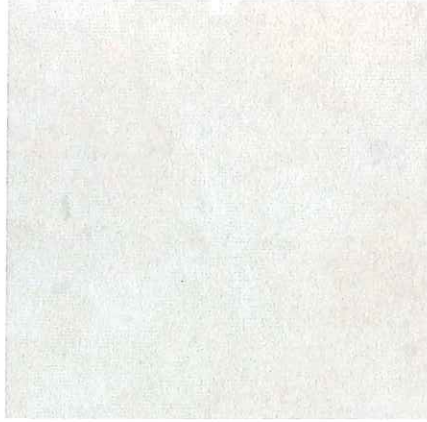
MATERIAL: STUCCO / PAINT
APPLICATION: HOLLOW METAL
DOORS AND FRAMES



MATERIAL: PAINT
APPLICATION: STEEL CANOPIES



MATERIAL: BRICK VENEER
APPLICATION: MIDDLE ELEMENT, SIGN BAND



MATERIAL: THIN STONE VENEER
APPLICATION: TOWER SIGN BAND



MATERIAL: FABRIC
APPLICATION: AWNINGS



MATERIAL: DIMENSIONAL STONE VENEER
APPLICATION: BASE ELEMENT, FEATURE WALLS



MATERIALS DESIGN THEME:

1. THE GRAND CENTRAL CROSSING MATERIALS DESIGN THEME INCLUDES THE FOLLOWING ELEMENTS:
A. COLOR: A LIMITED COLOR PALETTE OF EARTH TONES.
B. COLOR PALETTE THAT FAVORS THE WARM END OF THE SPECTRUM.
C. LIGHTING: CONTRAST BETWEEN TWO MAJORITY VENEERS.
D. TEXTURE: CONTRAST BETWEEN TWO MAJORITY VENEERS.
E. LIMITED USE OF A DEEP SATURATED COLOR AS AN ACCENT.
2. ALL SUBSEQUENT DEVELOPMENT SHALL BE REQUIRED TO USE A MINIMUM OF THREE OF THESE ELEMENTS.

Received

APR 26 2017

LOT 3 MATERIAL BOARD

RETAIL/RESTAURANT SITE PLAN
LOT 3, BLOCK A
GRAND CENTRAL CROSSING ADDITION
WILLIAM D.R. CAMERON SURVEY, ABSTRACT NO. 295
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS