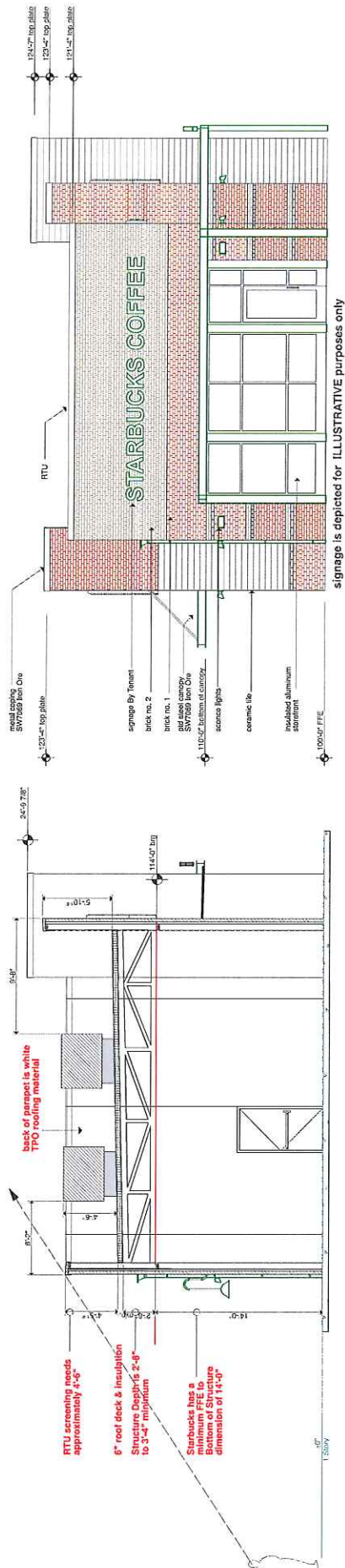
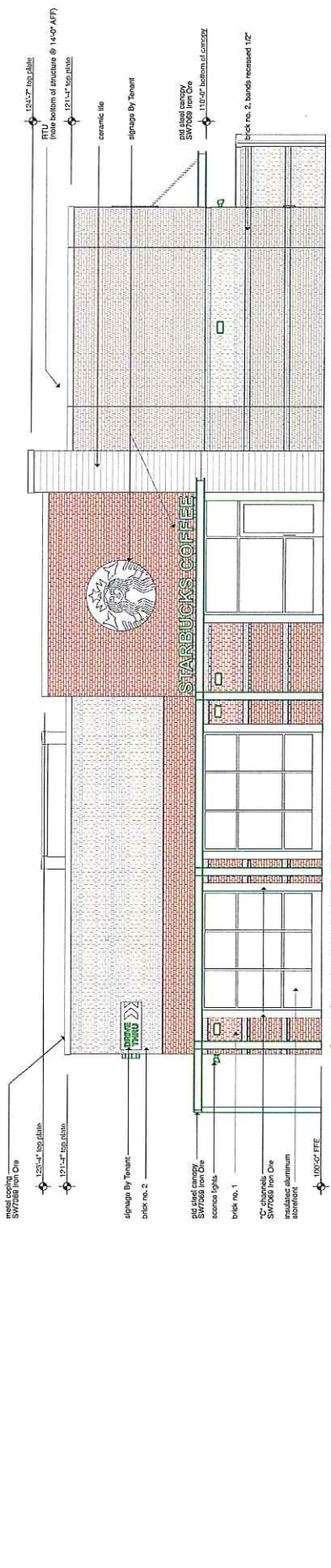




01 Side Elevation (North) SCALE: 1/4" = 1'-0"

02 Entry Side Elevation (West) SCALE: 1/4" = 1'-0"

03 Blgd Section SCALE: 1/4" = 1'-0"



04 Front Elevation (North) SCALE: 1/4" = 1'-0"

05 Entry Side Elevation (West) SCALE: 1/4" = 1'-0"

Planning Department

MAR 02 2016

Received
STARBUCKS RETAIL
WESTCHESTER EAST ADDITION
LOT 4, BLOCK 3

Being 0.952 Acres in the
Thomas J. Tunc Survey Abstract No. 1460
City of Grand Prairie, Dallas County, Texas
Case # S160301

Site Data Summary									
Item	Standard	Provided	Required	Meets	Notes				
Building Area	100,000 sq. ft.	100,000 sq. ft.	100,000 sq. ft.	Yes	PD 13 STATE 30 THOUS.				
Building Height	20' max	20'	20'	Yes					
Zoning	UDC-GA-1	UDC-GA-1	UDC-GA-1	Yes					
Proposed Use	PD 13.1 USE	PD 13.1 USE	PD 13.1 USE	Yes					
Proposed Hours	10:00 AM - 6:00 PM	10:00 AM - 6:00 PM	10:00 AM - 6:00 PM	Yes					
Lot Width	100.00 ft.	100.00 ft.	100.00 ft.	Yes					
Lot Depth	100.00 ft.	100.00 ft.	100.00 ft.	Yes					
Setback	10.00 ft.	10.00 ft.	10.00 ft.	Yes					
Side Setback	10.00 ft.	10.00 ft.	10.00 ft.	Yes					
Front Setback	10.00 ft.	10.00 ft.	10.00 ft.	Yes					
Back Setback	10.00 ft.	10.00 ft.	10.00 ft.	Yes					
Front Yard	10.00 ft.	10.00 ft.	10.00 ft.	Yes					
Side Yard	10.00 ft.	10.00 ft.	10.00 ft.	Yes					
Back Yard	10.00 ft.	10.00 ft.	10.00 ft.	Yes					
Parking	UDC-GA-1	UDC-GA-1	UDC-GA-1	Yes					
Max Parking	UDC-GA-1	UDC-GA-1	UDC-GA-1	Yes					

Case S160301 Starbucks (Carrier & Westchase)											
Facade	Total Area (A)	Area of Openings (B)	Resultant Area A - B = (C)		Primary Masonry (brick no. 1)		Accent Masonry (brick no. 2)		Tile Cladding		Meets
			SF	%	SF	%	SF	%	SF	%	
North	838	190	648	296	45.68%	211	32.55%	141	21.76%		100.00%
South	834	34	800	252	31.50%	331	41.38%	217	27.13%		100.00%
East	1,520	29	1,491	567	38.03%	820	55.00%	104	6.98%		100.00%
West	1,542	295	1,247	495	39.70%	668	53.57%	84	6.74%		100.00%
Totals	4,734	548	4,186	1,610	38.46%	2,030	48.49%	546	13.04%		100.00%

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20 Feb 2016

Starbucks Shell
Grand Prairie, Texas



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A3.02

20 Feb 2016

Case # S160301

Case S160301 Starbucks (Carrier & Westchase)

Facade	Total Area (A)	Area of Openings (B)	Resultant Area A - B = (C)	Primary Masonry (brick no. 1)		Accent Masonry (brick no. 2)		Tile Cladding		Meets Yes or No
				SF	%	SF	%	SF	%	
North	838	190	648	296	45.68%	211	32.56%	141	21.76%	100.00%
South	834	34	800	252	31.50%	331	41.38%	217	27.13%	100.00%
East	1,520	29	1,491	567	38.03%	820	55.00%	104	6.98%	100.00%
West	1,542	295	1,247	495	39.70%	688	53.57%	84	6.74%	100.00%
Totals	4,734	548	4,186	1,610	38.46%	2,030	48.49%	545	13.04%	100.00%



02 Drive Thru Side Elevation (East)
SCALE: 1/4" = 1'-0"

02 Drive Thru Side Elevation (East)
SCALE: 1/4" = 1'-0"

Paint: Sherwin Williams Iron Ore

Iron Ore
SW7069

**Primary Masonry Brick One:
Fonterra Brick V170 (required by Deed)**

Accent Masonry Brick Two:
Acme Old Towne Blend
(required by Starbucks)

Ceramic Tile Cladding:
Daltile Corkwood Manor Deep Walnut YM03
(required by Starbucks)

02 Side Elevation (West)
SCALE: 1/4" = 1'-0"

signage is depicted for ILLUSTRATIVE purposes only

signage is depicted for ILLUSTRATIVE purposes only

01 Front Elevation (North)
SCALE: 1/4" = 1'-0"

Planning Department:

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Received

STARBUCKS RETAIL
WESTCHESTER EAST ADDITION
LOT 4, BLOCK 3

Being 0.952 Acres in the
Thomas J. Tone Survey Abstract No. 1460
City of Grand Prairie, Dallas County, Texas
Case # S160301

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Case S160304 Starbucks (Carrier & Westphase)										
Facade	Total Area (A)	Area of Openings (B)	Resultant Area A - B = (C)	Primary Masonry (brick no. 1)		Accent Masonry (brick no. 2)		Tile Cladding		Meets
				SF	%	SF	%	SF	%	Yes or No
North	838	190	648	296	45.88%	211	32.58%	141	21.75%	100.00%
South	834	34	800	252	31.50%	331	41.38%	217	27.13%	100.00%
East	1,520	29	1,491	567	38.03%	820	55.00%	104	6.98%	100.00%
West	1,542	295	1,247	495	39.70%	688	55.57%	84	6.74%	100.00%
Totals	4,734	548	4,186	1,610	38.46%	2,030	48.49%	546	13.04%	100.00%

Site Data Summary					
Item	Standard	Required	Provided	Meters	Notes
Building Area	PB 07-013	Yes	2000	Yes	PD 13 FUTURE 20' EASEMENTS
Front Yard Setback	PB 07-013	Yes	5'	Yes	
Sidewalk	UDG/GR-1	Curb - 1.E.	Rest Restaurant	Yes	
Proposed Use	PB 17J-AUC	Chick'n, I.F.	Real restaurant with Drive-in Service	Yes	
Floor Area Ratio	UDG/GR-1	0.35:1 Max	0.066:1	Yes	
Lot Area	PB 07-013	Min 10,000 sq ft	10,000 sq ft	Yes	
Lot Width	PB 17-013	100 ft	144 ft	Yes	
Lot Depth	PB 17-013	120 ft.	225 ft. *	Yes	
Front Setback	PB 17-013	25 ft.	77 ft.	Yes	
Side Setback	PB 17-013	25 ft.	54 ft.	Yes	
Signage	PB 17-013	25 ft.	25 ft.	Yes	
Max Lot Coverage	UDG/GR-1	10%	18%	Yes	
Impervious Cover	UDC	50% Max	2936% (82%)	Yes	
Parking	UDC	25	28	Yes	
Other Notes	UDC	Yes	Yes	Yes	

A3.03
20 Feb 2016

Paint: Sherwin Williams Iron Ore



Accent Masonry Brick Two:
Acme Old Towne Blend
(required by Starbucks)

Ceramic Tile Cladding:
Daltile Corkwood Manor Deep Walnut YM03
(required by Starbucks)



Planning Department:

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WESTCHESTER EAST ADDITION
LOT 4, BLOCK 3

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Thomas J. Tone Survey Abstract No. 1460
City of Grand Prairie, Dallas County, Texas
Case # S160301

[illegible]

Facade	Total Area (A)	Area of Openings (B)	Resultant Area A - B = (C)	Primary Masonry (brick no. 1)		Accent Masonry (brick no. 2)		Tile Cladding		Meets Yes or No
				SF	%	SF	%	SF	%	
North	838	190	648	296	45.98%	211	32.56%	141	21.76%	100.00%
South	834	84	800	252	31.53%	331	41.38%	217	27.13%	100.00%
East	1,520	29	1,491	567	38.03%	820	55.00%	104	6.98%	100.00%
West	1,342	295	1,247	495	39.70%	688	53.57%	84	6.74%	100.00%
Totals	4,734	548	4,186	1,610	38.46%	2,030	48.49%	546	13.04%	100.00%

Case S160301 Starbucks (Carrier & Westchase)

Starbucks Shell
Grand Prairie, Texas

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20 Feb 2016



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