

SITE DATA		SITE INFO	
Trucking	Proposed Use	PP-361 (A1) Overlay	100' W. of 14th Ave.
Lot Area	Proposed Use	Restaurant w/Drive Thru	1,189 Ac. (51,791 Sq. Ft.)
Building Area	Proposed Use	4,493 Sq. Ft. Indoor Seating Area	4,493 Sq. Ft. Indoor Seating Area
Building Height	Proposed Use	1 Story, 30'	5,503 Sq. Ft. Total
Lot Coverage	Proposed Use	8.68%	
Off-Street Parking	Proposed Use	Indoor Dining (1:100) 2,060 Sq. Ft.=21 Sp.	
Parking Required	Proposed Use	Outdoor Dining (1:100) 1,010 Sq. Ft.=11 Sp.	
	Proposed Use	Total Parking Required=33 Sp.	
	Proposed Use	22,025 Sq. Ft. (HC)	
	Proposed Use	Total Parking Provided	
	Proposed Use	Total Impervious Surface	

All dimensions are to face of curb or edge of building unless otherwise noted.

LEGEND

LANDSCAPE AREA	OVERHEAD POWER LINE
1/2" IRON ROD W/ PLASTIC CAP	CONTROL MONUMENT
ANCHORING SET, UNLESS OTHERWISE NOTED.	BARRIER FREE RAMP
POWER POLE	FREELINE, ACCESS & UTILITY EASEMENT
LIGHT POLE/STANDARD	
GUY WIRE ANCHOR	
BOLLARD	
SQUADPOST	

CASE NO: SU170602/S170602
SUP SITE PLAN

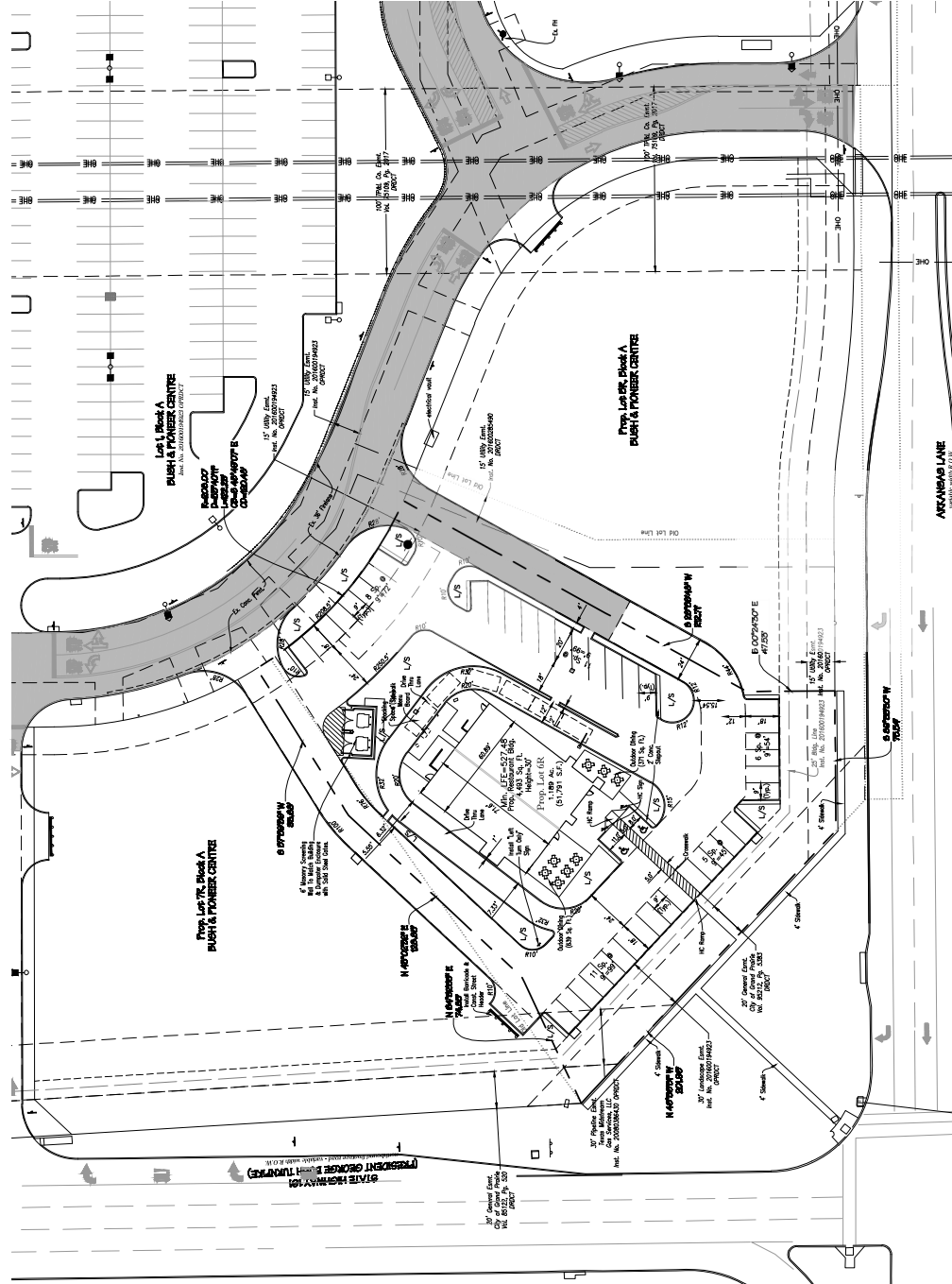
BUSH PIONEER CENTRE

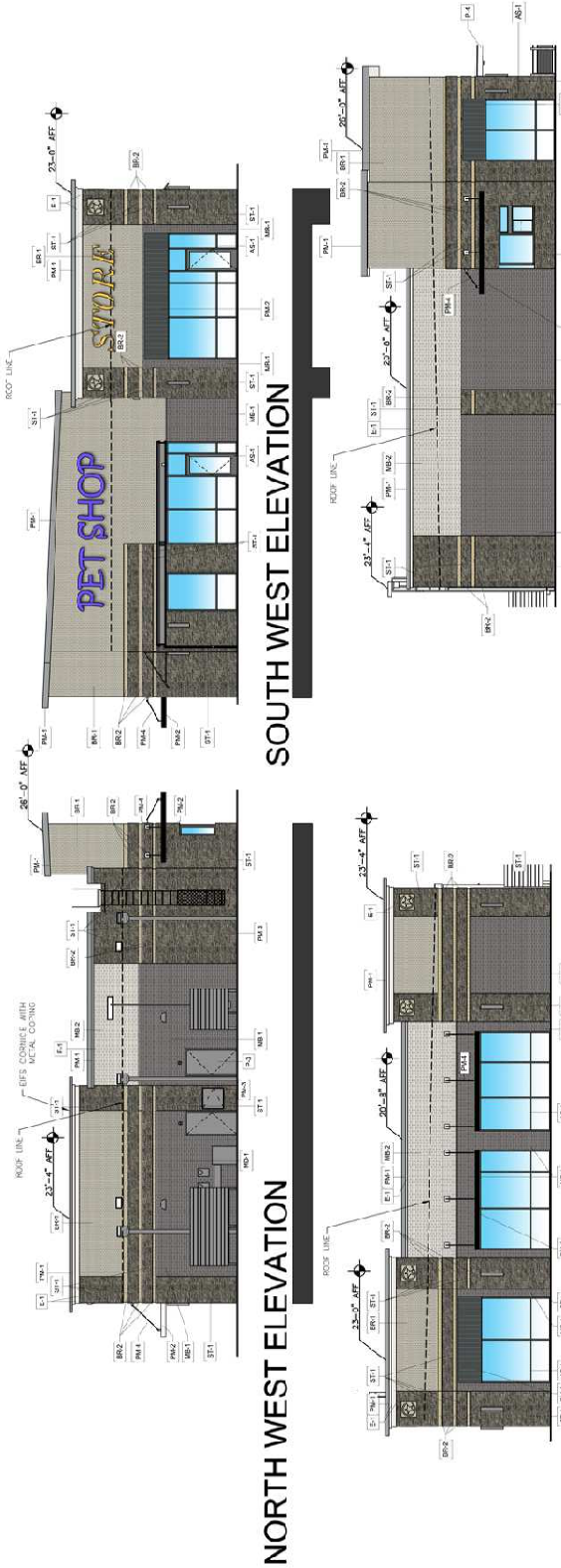
LOT 6R, BLOCK A
IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
ALLEN JENKINS SURVEY, ABST. NO. 713
50,713 Sq. Ft./1.164 Acres

30,713 Sq. Ft./1.104 Acres
Current Zoning: PD-351 w/161 Overlay

<p>ENGINEER / SURVEYOR <u>Sparks Engineering, Inc.</u> 765 Court Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPB No. F-2121 Contact: Kevin Wier</p>	<p>OWNER / APPLICANT <u>Bush Pioneer Property, LP</u> 7001 Preston Road, Suite 410 Dallas, TX 75205 Telephone: (214) 224-4600 Contact: Robert Dorzai</p>
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Scale: 1"=30' August, 2017 SEI Job No. 16-148





NORTH EAST ELEVATION

SOUTH EAST ELEVATION

RETAIL 6

Material Requirements for Bldg 6

Footprint	Total Area	Area of Openings	Residual Area	Primary Masonry (Brick)	Secondary Masonry (Stone)	EIFS
	SF	SF	%	%	%	%
North West	14,141	5,115	36.2%	14.4%	18.5%	0.0%
South West	14,141	5,115	36.2%	14.4%	18.5%	0.0%
North East	14,141	5,115	36.2%	14.4%	18.5%	0.0%
South East	14,141	5,115	36.2%	14.4%	18.5%	0.0%

- NOTE
- 1 SIGNAGE IS FOR ILLUSTRATIVE PURPOSES ONLY.
 - 2 ROOF MOUNTED EQUIPMENT WILL NOT BE VISIBLE FROM THE RIGHT-OF-WAY. RATIO LOCATIONS AND SIZES ARE SHOWN CONCEPTUALLY.

Material & Articulation Requirements

NORTH WEST ELEVATION		SOUTH WEST ELEVATION		NORTH EAST ELEVATION		SOUTH EAST ELEVATION	
Building Design Standard		Building Design Standard		Building Design Standard		Building Design Standard	
Requirement	Comments	Requirement	Comments	Requirement	Comments	Requirement	Comments
Horizontal Articulation	Horizontal Articulation	Horizontal Articulation	Horizontal Articulation	Horizontal Articulation	Horizontal Articulation	Horizontal Articulation	Horizontal Articulation
Vertical Articulation	Vertical Articulation	Vertical Articulation	Vertical Articulation	Vertical Articulation	Vertical Articulation	Vertical Articulation	Vertical Articulation
Articulated Public Entrances	Articulated Public Entrances	Articulated Public Entrances	Articulated Public Entrances	Articulated Public Entrances	Articulated Public Entrances	Articulated Public Entrances	Articulated Public Entrances
Amount and location of principal	Amount and location of principal	Amount and location of principal	Amount and location of principal	Amount and location of principal	Amount and location of principal	Amount and location of principal	Amount and location of principal
Amount of Stone Accent	Amount of Stone Accent	Amount of Stone Accent	Amount of Stone Accent	Amount of Stone Accent	Amount of Stone Accent	Amount of Stone Accent	Amount of Stone Accent
Substitute Materials	Substitute Materials	Substitute Materials	Substitute Materials	Substitute Materials	Substitute Materials	Substitute Materials	Substitute Materials

NORTH WEST ELEVATION		SOUTH WEST ELEVATION		NORTH EAST ELEVATION		SOUTH EAST ELEVATION	
Building Design Standard		Building Design Standard		Building Design Standard		Building Design Standard	
Requirement	Comments	Requirement	Comments	Requirement	Comments	Requirement	Comments
Horizontal Articulation	Horizontal Articulation	Horizontal Articulation	Horizontal Articulation	Horizontal Articulation	Horizontal Articulation	Horizontal Articulation	Horizontal Articulation
Vertical Articulation	Vertical Articulation	Vertical Articulation	Vertical Articulation	Vertical Articulation	Vertical Articulation	Vertical Articulation	Vertical Articulation
Articulated Public Entrances	Articulated Public Entrances	Articulated Public Entrances	Articulated Public Entrances	Articulated Public Entrances	Articulated Public Entrances	Articulated Public Entrances	Articulated Public Entrances
Amount and location of principal	Amount and location of principal	Amount and location of principal	Amount and location of principal	Amount and location of principal	Amount and location of principal	Amount and location of principal	Amount and location of principal
Amount of Stone Accent	Amount of Stone Accent	Amount of Stone Accent	Amount of Stone Accent	Amount of Stone Accent	Amount of Stone Accent	Amount of Stone Accent	Amount of Stone Accent
Substitute Materials	Substitute Materials	Substitute Materials	Substitute Materials	Substitute Materials	Substitute Materials	Substitute Materials	Substitute Materials

Area	Material	Notes
Roof	Asphalt/Flt Shingles	
Exterior Walls	Brick	
Windows	Double Hung	
Doors	Double Hung	
Roofline	Asphalt/Flt Shingles	
Interior Walls	Brick	
Floors	Brick	
Basement	Brick	
Attic	Brick	
Garage	Brick	
Driveway	Brick	
Walkways	Brick	
Stairs	Brick	
Landscaping	Brick	
Lighting	Brick	
Signage	Brick	
Other	Brick	

Case #S170602
ELEVATIONS

BUSH PIONEER CENTRE
LOT 11, BLOCK A
IN THE CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS
ALLEN JENKINS SURVEY, ARST. NO. 713
165,370 Sq. Ft. / 3.796 Acres
Current Zoning: P-1.451 w/1st Overlay
OWNER / APPLICANT
BUSH PIONEER CENTRE
7055 West Loop, Suite 100
Dallas, TX 75205
Phone: (214) 343-1000
Fax: (214) 343-1001
Contact: Kevin West

RETAIL 6 ELEVATION STUDY OPTION 2

CASE NO. SU170602/S170602



15114 08/14/17

SH 161 and Pioneer Pkwy - Grand Prairie, Texas