



MIDLAND ATLANTIC

PROPERTIES

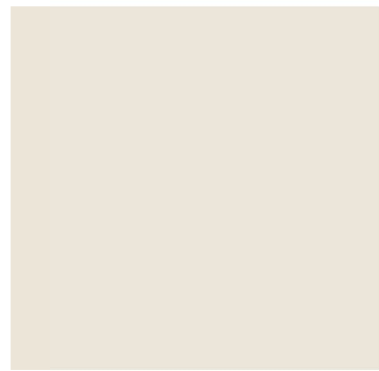
6078 W. Broadway, McCordsville, IN
Proposed Starbucks



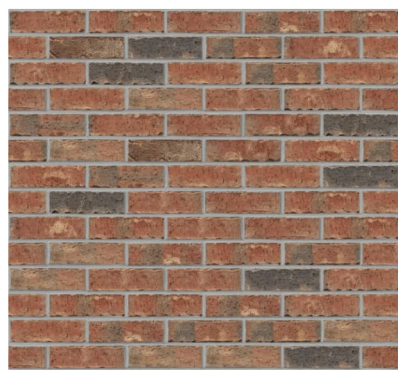
EXTERIOR FINISH SCHEDULE

| SYMBOL | DESCRIPTION | MANUFACTURER | PRODUCT | COLOR | COMMENTS |
|----------|--------------------|----------------|-----------------------|---------------------------|---|
| (SH-01) | ASPHALT SHINGLES | GAF | TIMBERLAND HDZ | PEWTER GRAY | ALGAE RESISTANT LAMINATED HIGH DEFINITION SHINGLES |
| (FC-02) | TRIM AND MOULDINGS | ROYAL BUILDING | SMOOTH PANEL AND TRIM | PAINTED SW7013 IVORY LACE | SMOOTH PANEL WITH TRIM DETAIL; REFER TO A4.1 DETAILS ALT PRODUCT: JAMES HARDIE |
| (BR-01) | BRICK | ACME | BRICK | OLD WILLIAMSBURG | RUNNING BOND PATTERN MORTAR: GRAY COLORED TO MATCH |
| (MTL-01) | METAL | | PREFINISHED METAL | DARK BRONZE | COPING, GUTTERS AND DOWNSPOUTS, METAL ROOF |
| (MTL-02) | METAL | | PAINTED METAL | PAINTED SW7013 IVORY LACE | REAR DOOR AND FRAME |

4/30/2025 4:24:35 PM C:\Users\missy\OneDrive - MSpire Design\Projects\Midland Atlantic\24-0013 SBUX Shell McCordsville INDrawings\McCordsville SBUX Shell.rvt



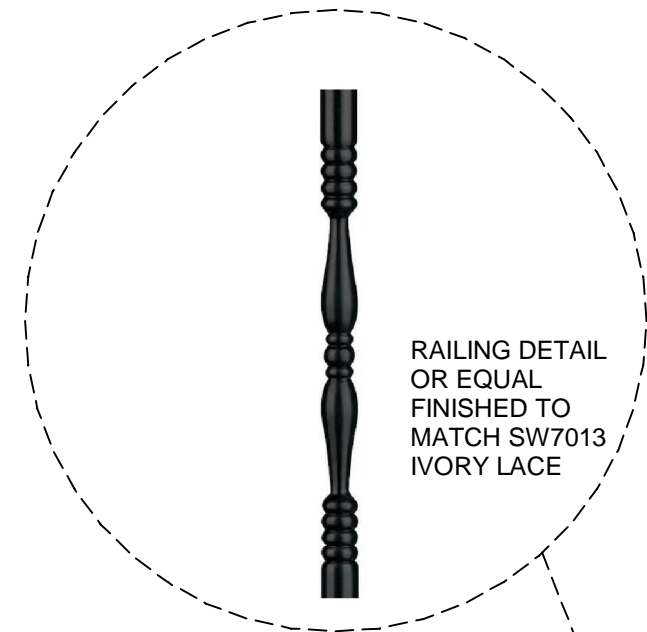
SHERWIN WILLIAMS
SW7013 IVORY LACE



ACME - BRICK
OLD WILLIAMSBURG



GAF - SHINGLES
TIMBERLINE HDZ PEWTER GRAY



RAILING DETAIL
OR EQUAL
FINISHED TO
MATCH SW7013
IVORY LACE



NORTH ELEVATION PRELIM



EAST ELEVATION PRELIM



SOUTH ELEVATION PRELIM



WEST ELEVATION PRELIM

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF REVIEW
UNDER THE AUTHORITY OF
MSPIRE DESIGN, LLC. IT IS NOT
TO BE USED FOR
CONSTRUCTION, BIDDING OR
PERMIT PURPOSES.

4-30-25

Thomas A Pirtle III
AIA NCARB

Architect
1308 Meadowview Drive
Kennedale Texas 76060

CONTRACTOR SHALL VERIFY ALL CONDITIONS
AND DIMENSIONS AT THE JOB SITE AND
NOTIFY THE ARCHITECT OF ANY DIMENSIONAL
ERRORS, OMISSIONS OR DISCREPANCIES
BEFORE BEGINNING OR FABRICATING ANY
WORK. DO NOT SCALE DRAWINGS.

**MIDLAND ATLANTIC
PROPERTIES, INC**
3801 EAST 82ND STREET
SUITE B
INDIANAPOLIS, IN 46240
317.597.1714 (o)

| REVISION SCHEDULE | | | |
|-------------------|------|----|--------------|
| REV | DATE | BY | DESCRIPTIONS |
| | | | |
| | | | |
| | | | |

PROJECT NAME:
STARBUCKS SHELL BUILDING
PROJECT ADDRESS:
**WEST BROADWAY
MCCORDSVILLE, IN**

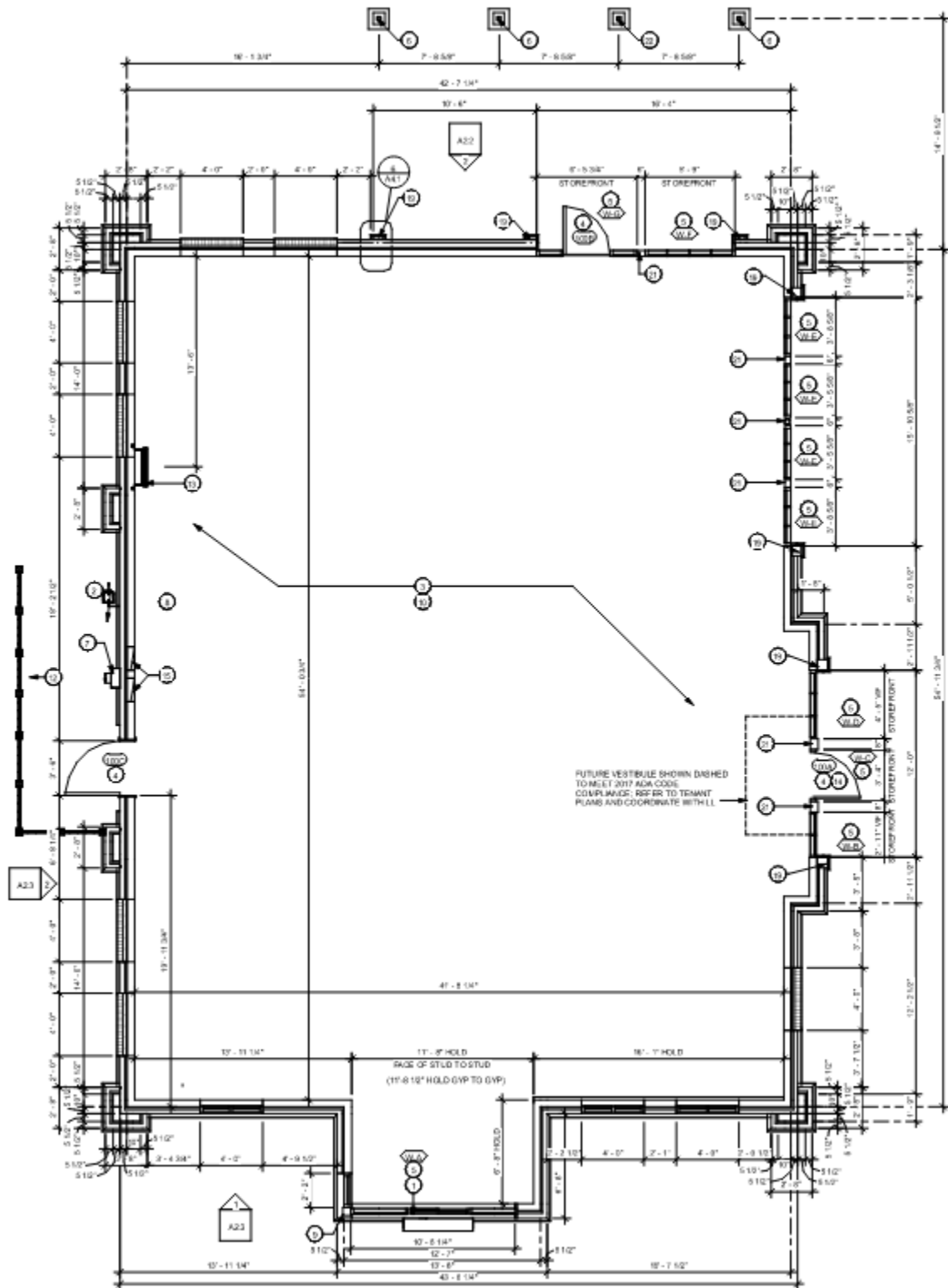
PROJECT #: 24-0013
ORIGINAL ISSUE: 4-30-25
DATE: MH
PRODUCTION: TP
DESIGNER: TP
CHECKED BY:

SHEET TITLE:
**PRELIM 3D
ELEVATIONS**

SCALE: 3/16" = 1'-0"

SHEET NUMBER:
PR-101 CASE SP 2018-05

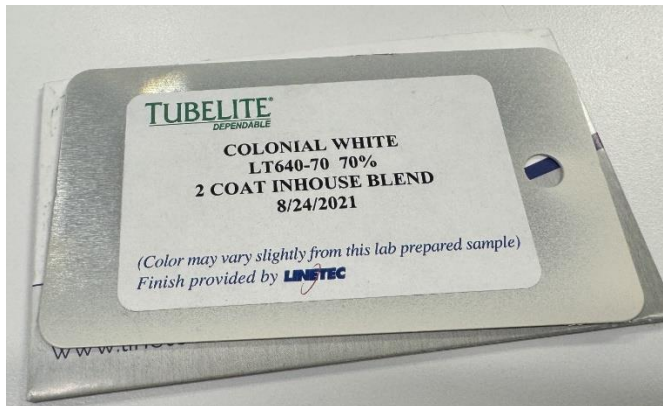
Floor Plan



Photos of building in similar architectural style/colors in Zionsville, IN



Metal Coping, Gutters & Downspouts



Trim & Moulding Paint Color

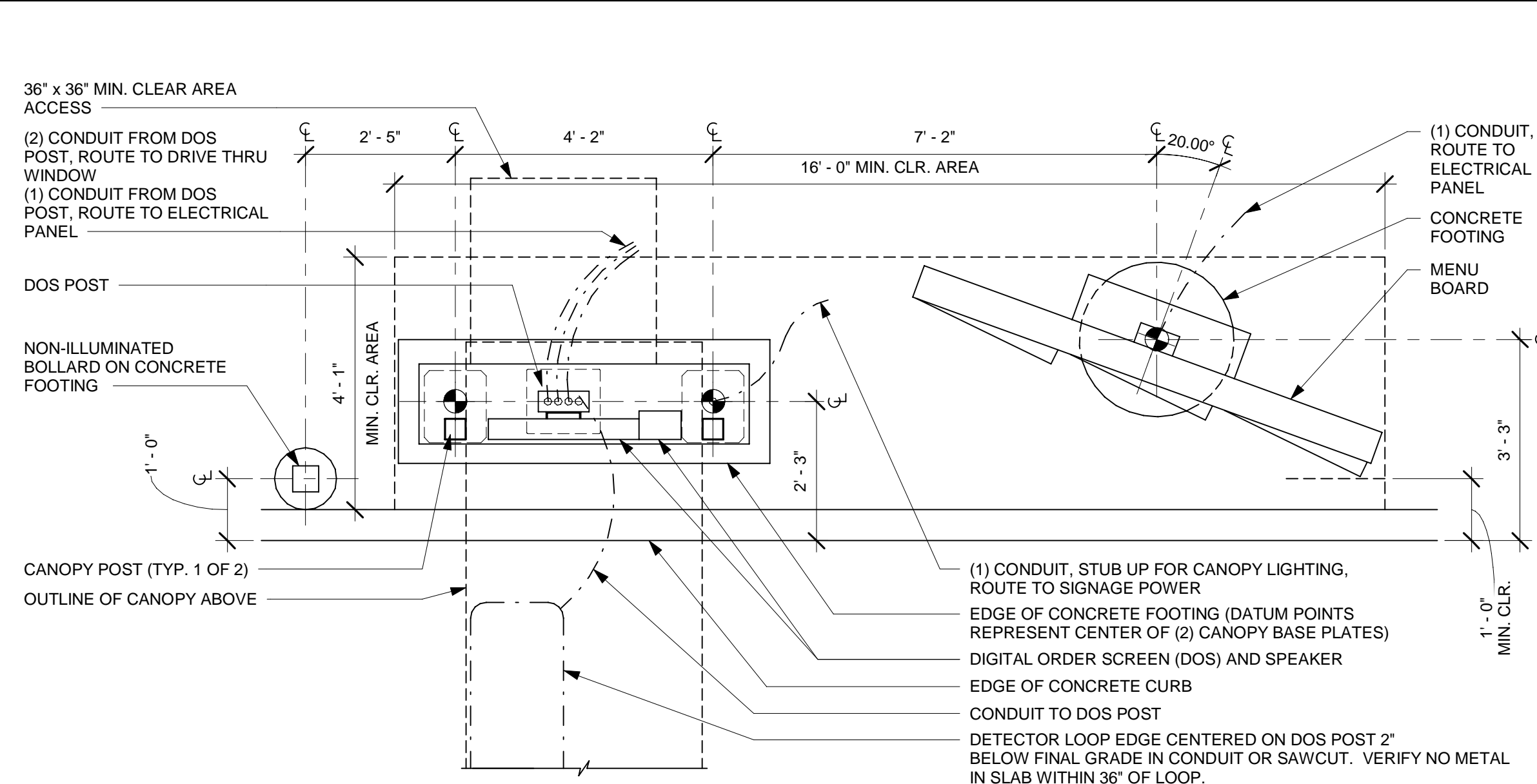


Acme – Old Williamsburg Brick

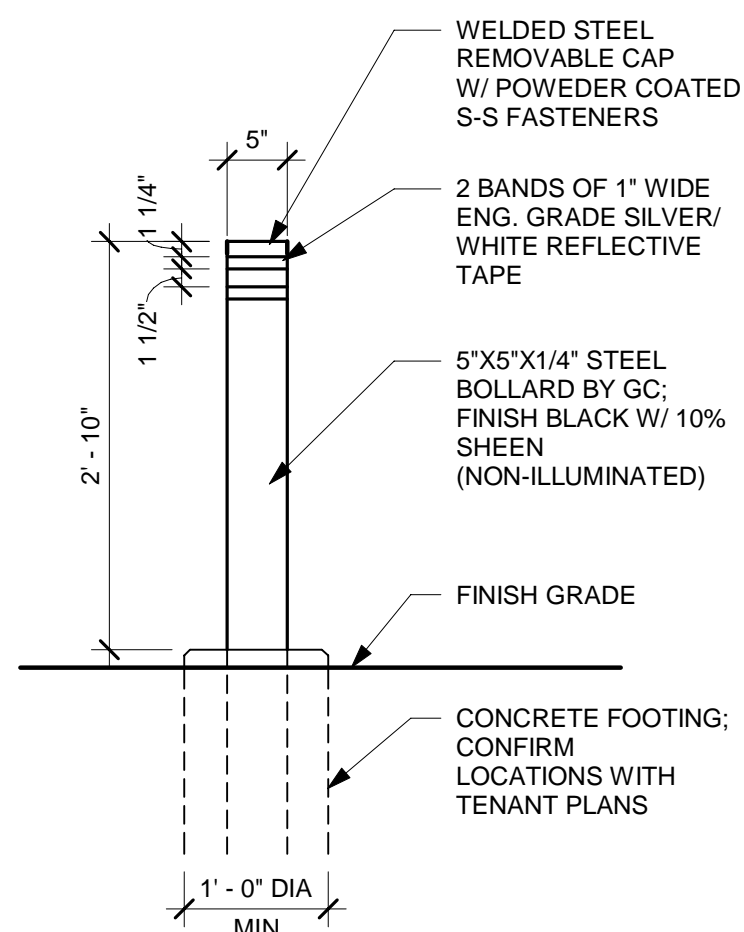


Asphalt Roof Shingle on Mansard Roof

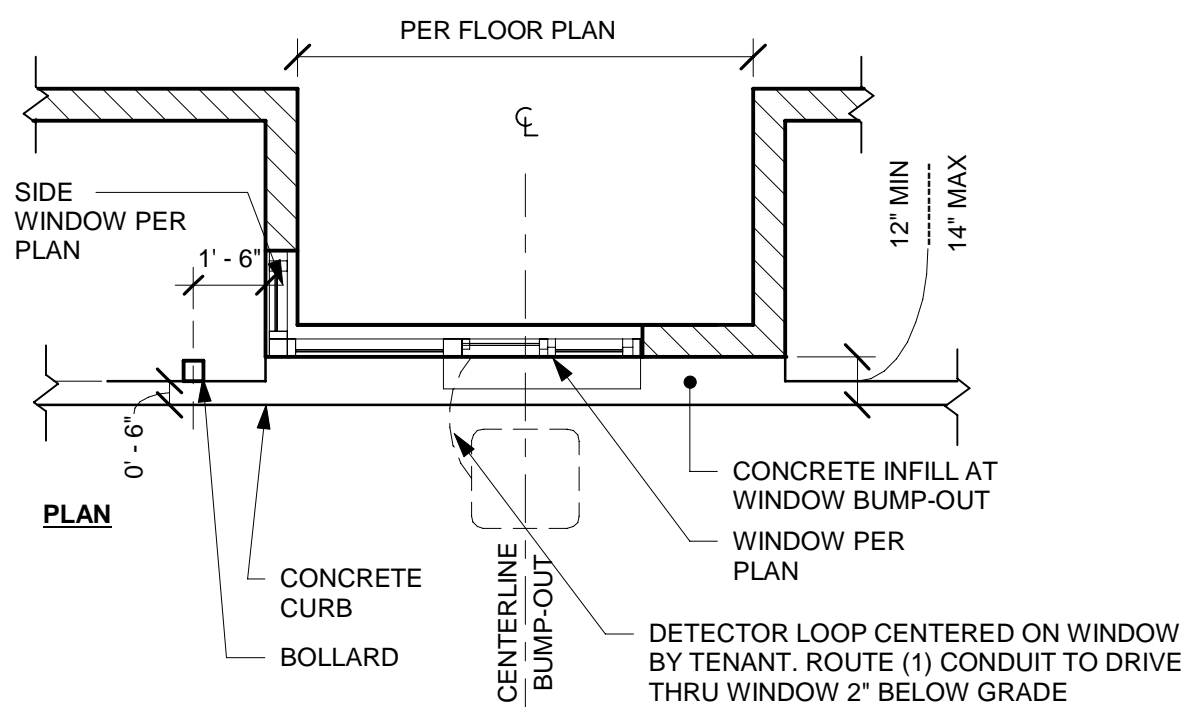




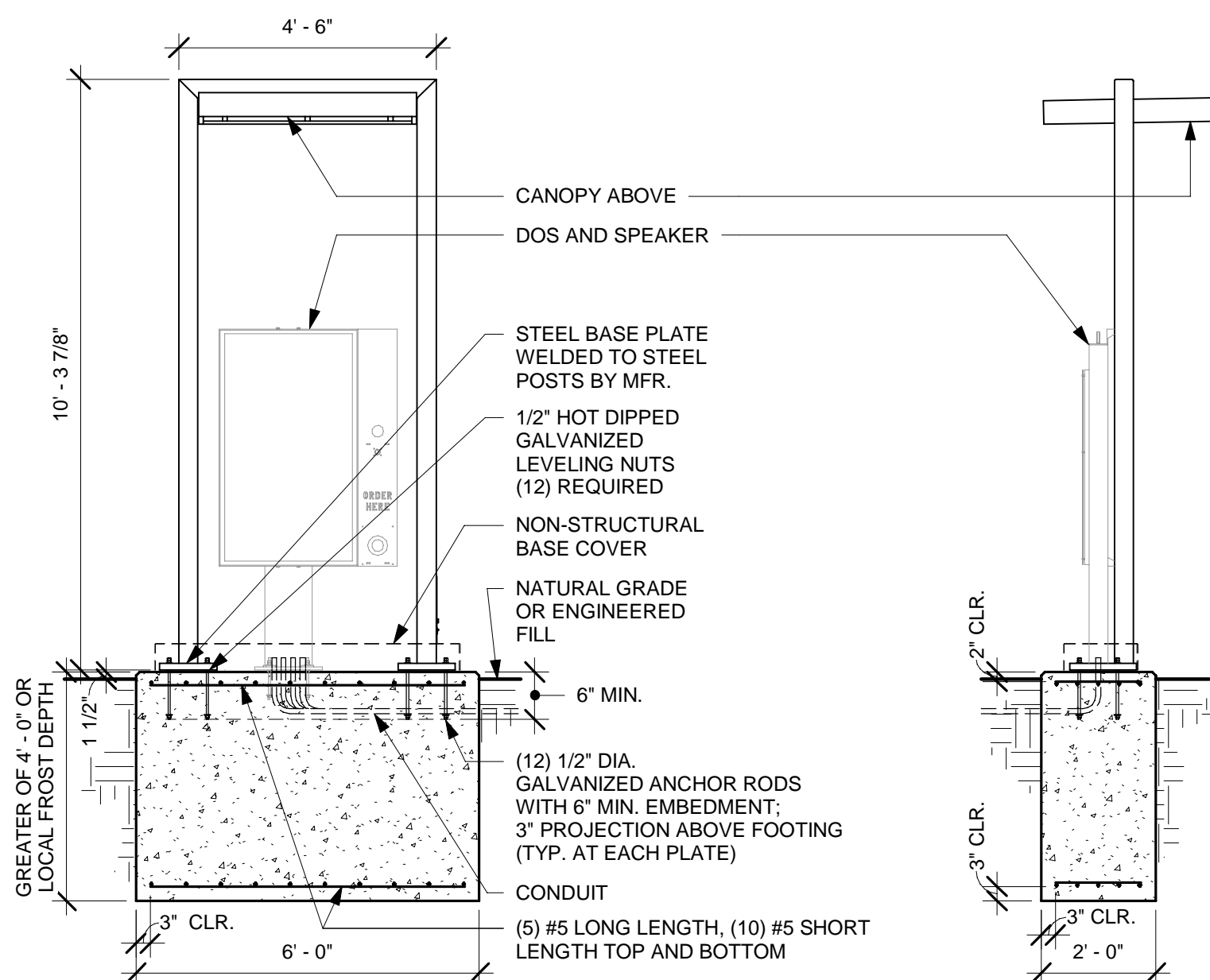
7 DTE - 5 PANEL 20° DT MENU BOARD,
DIGITAL ORDER SCREEN WITH CANOPY
1/2" = 1'-0"



5 NON-ILLUMINATED BOLLARD
3/4" = 1'-0"

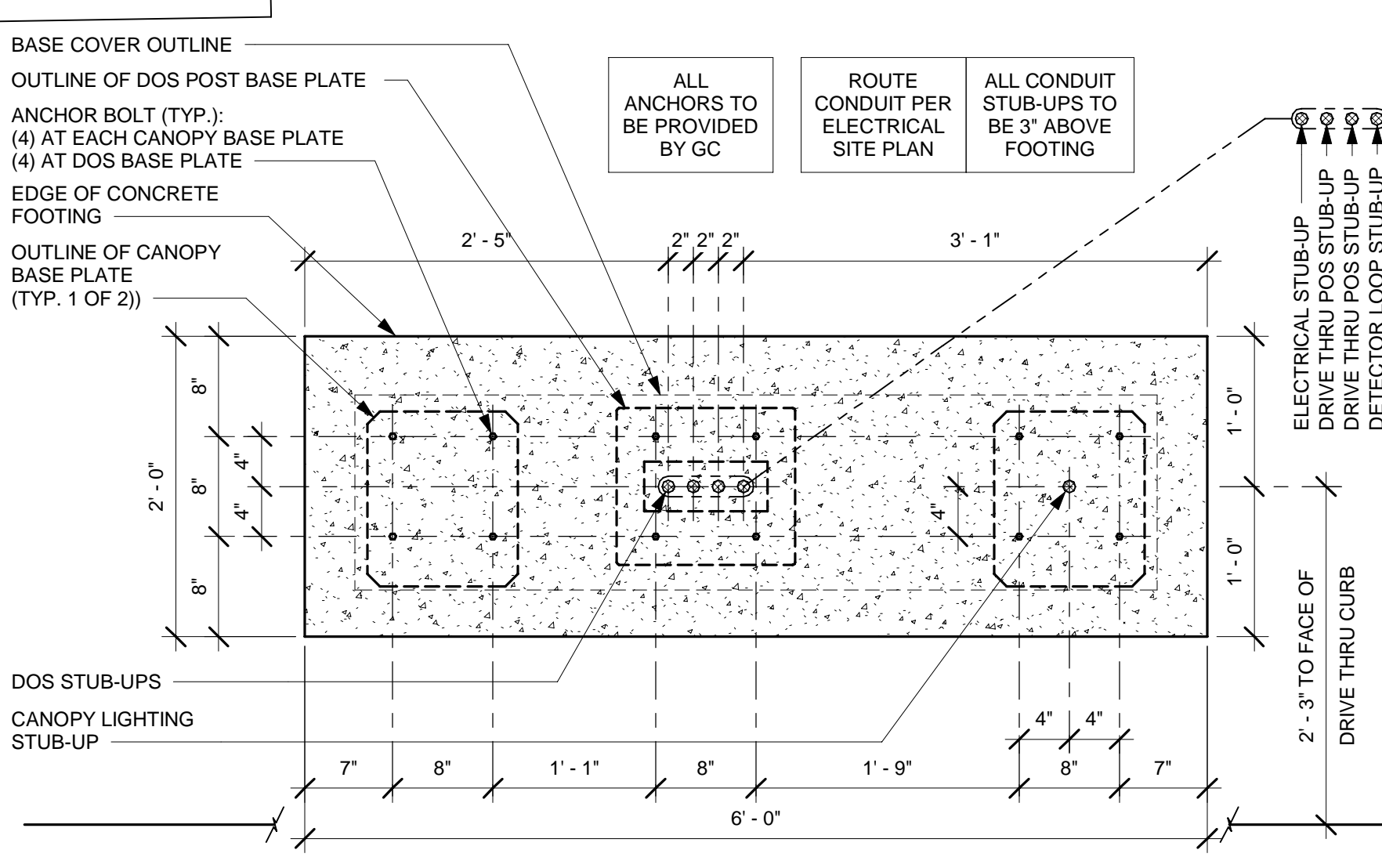


⑥ DT WINDOW BUMP-OUT
1/4" = 1'-0"

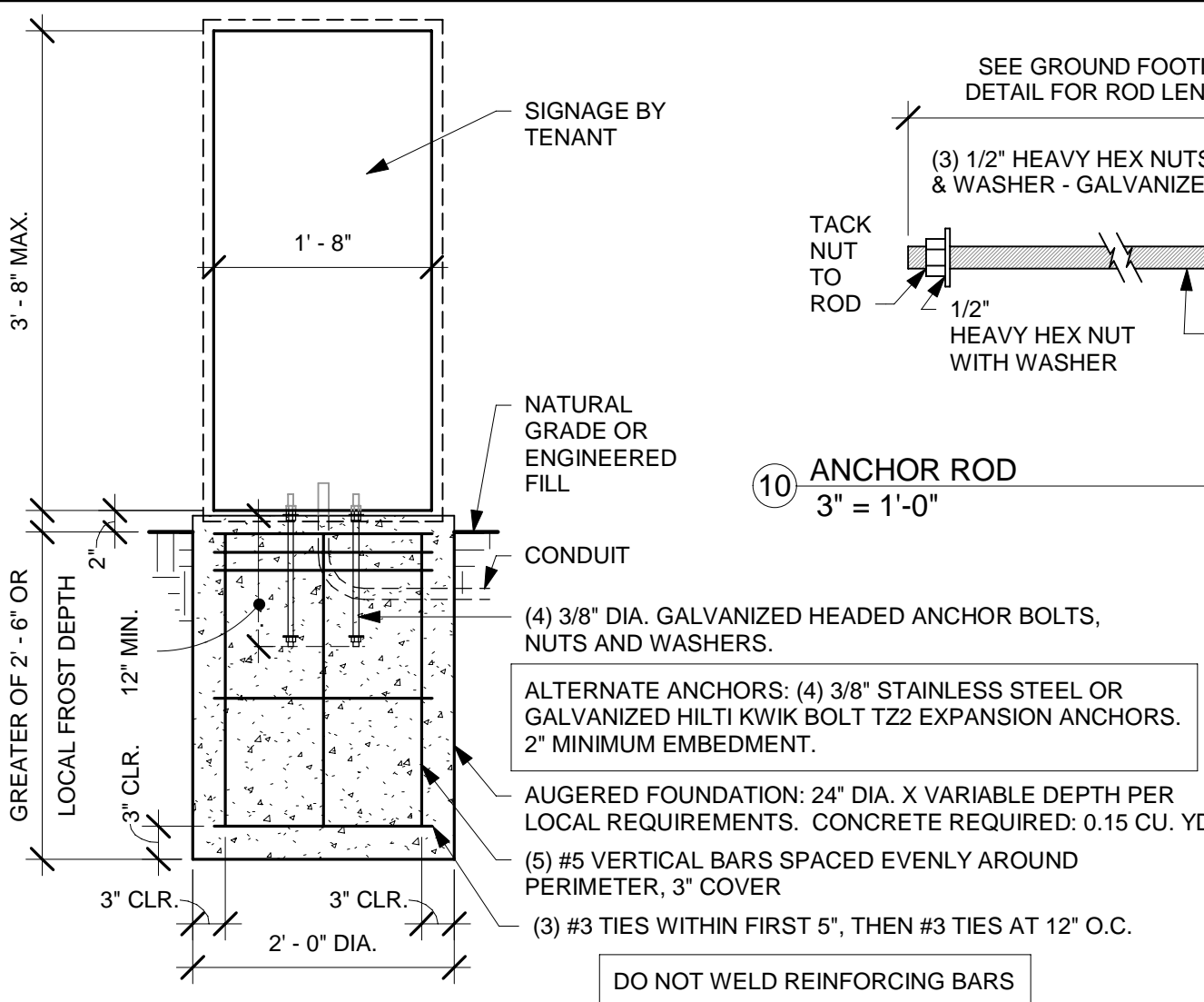


FRONT ELEVATION

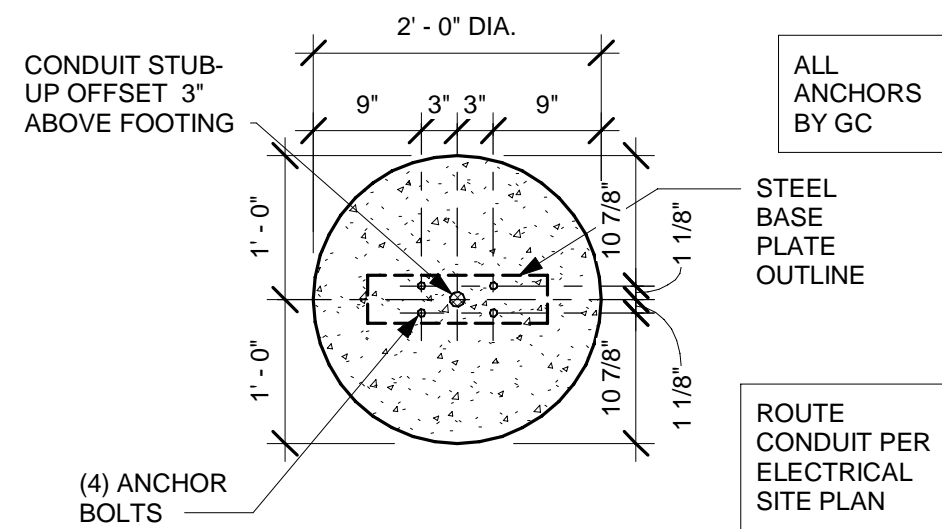
1 ORDER POINT FOOTING
 $3/8" = 1'-0"$



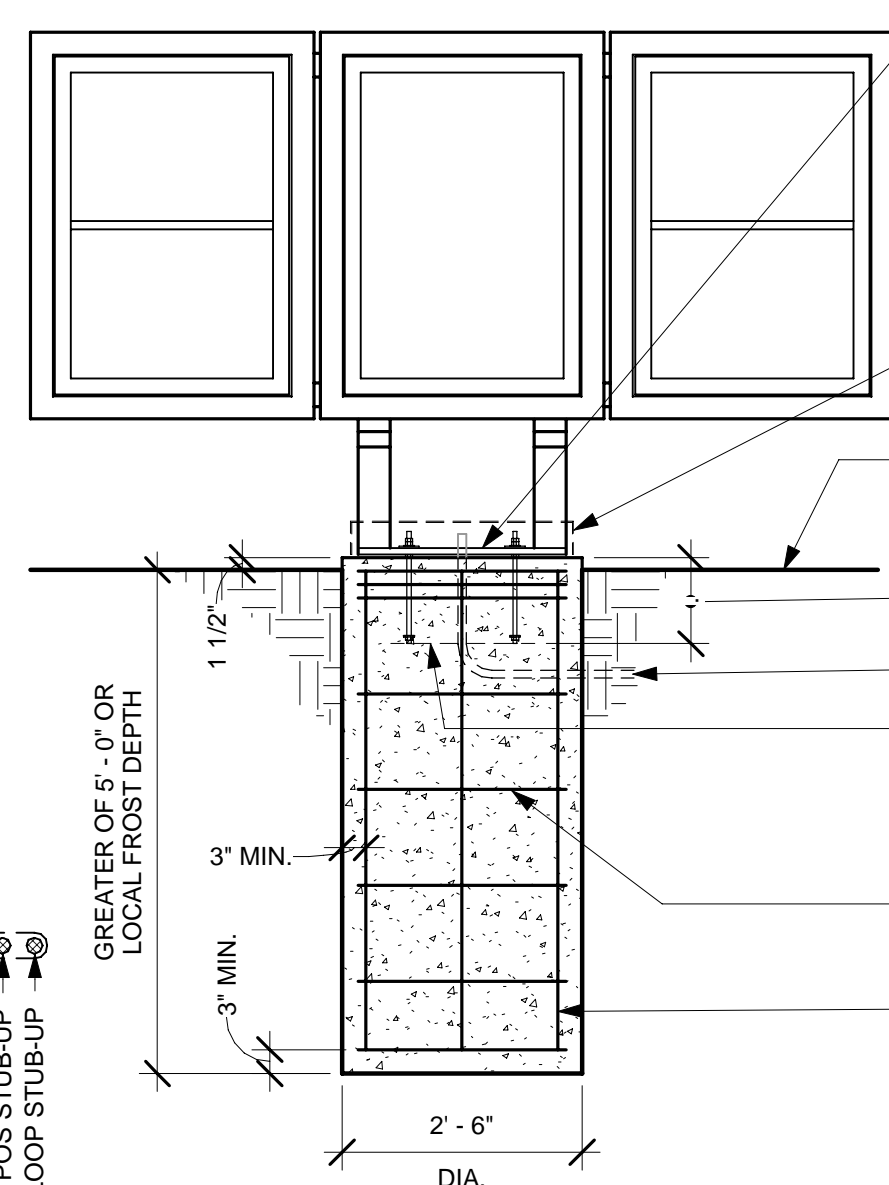
2 DTE DOS CANOPY BOLT PATTERN (TOP VIEW)
1" = 1'-0"



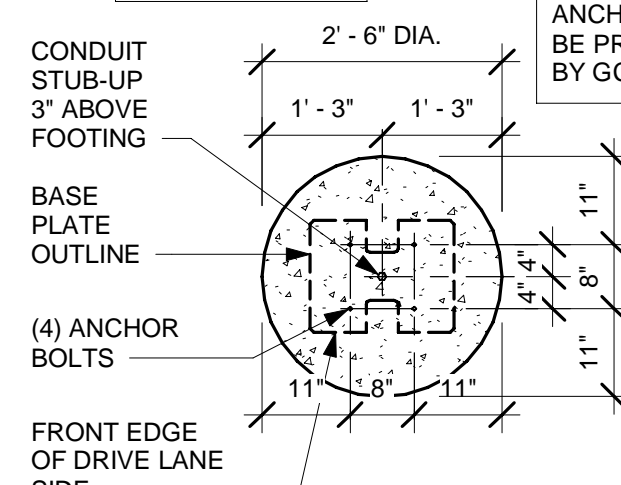
10 ANCHOR ROD
3" = 1'-0"



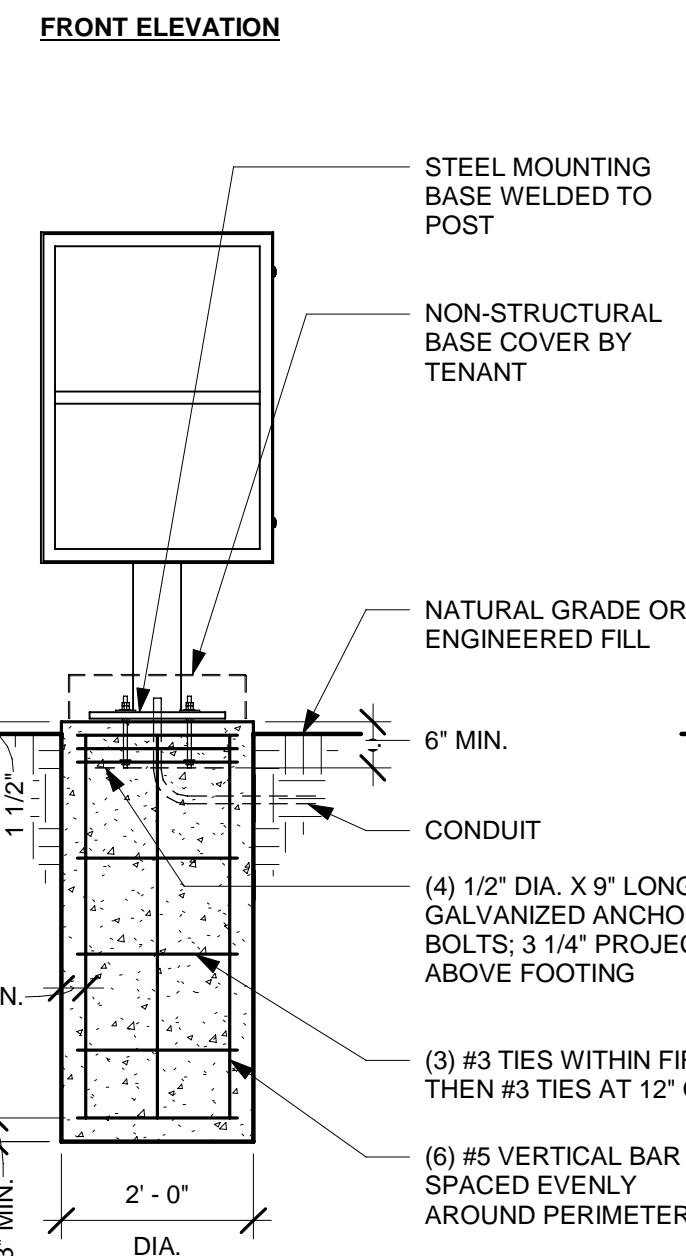
8 DIRECTIONAL SIGNAGE
3/4" = 1'-0"



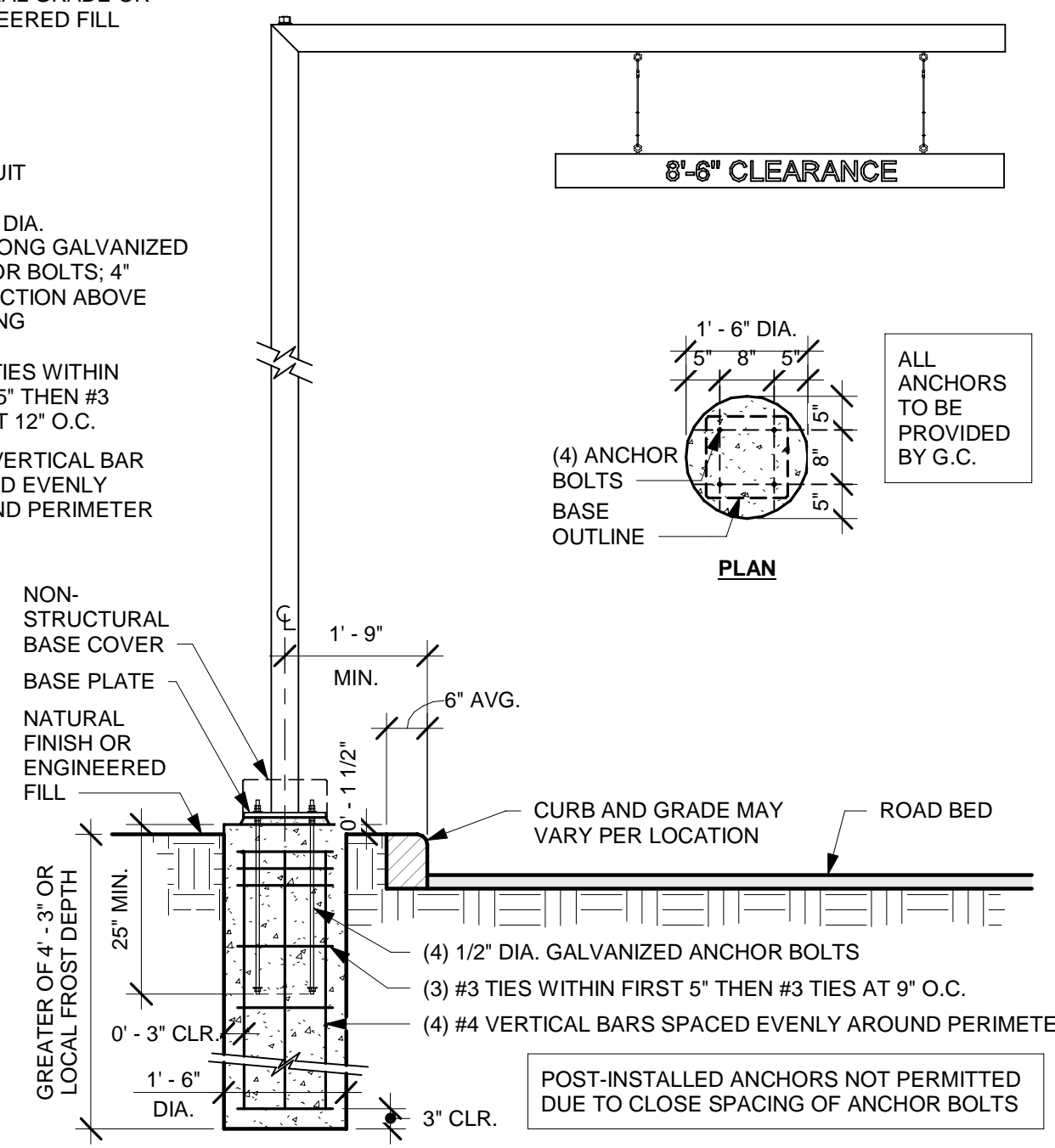
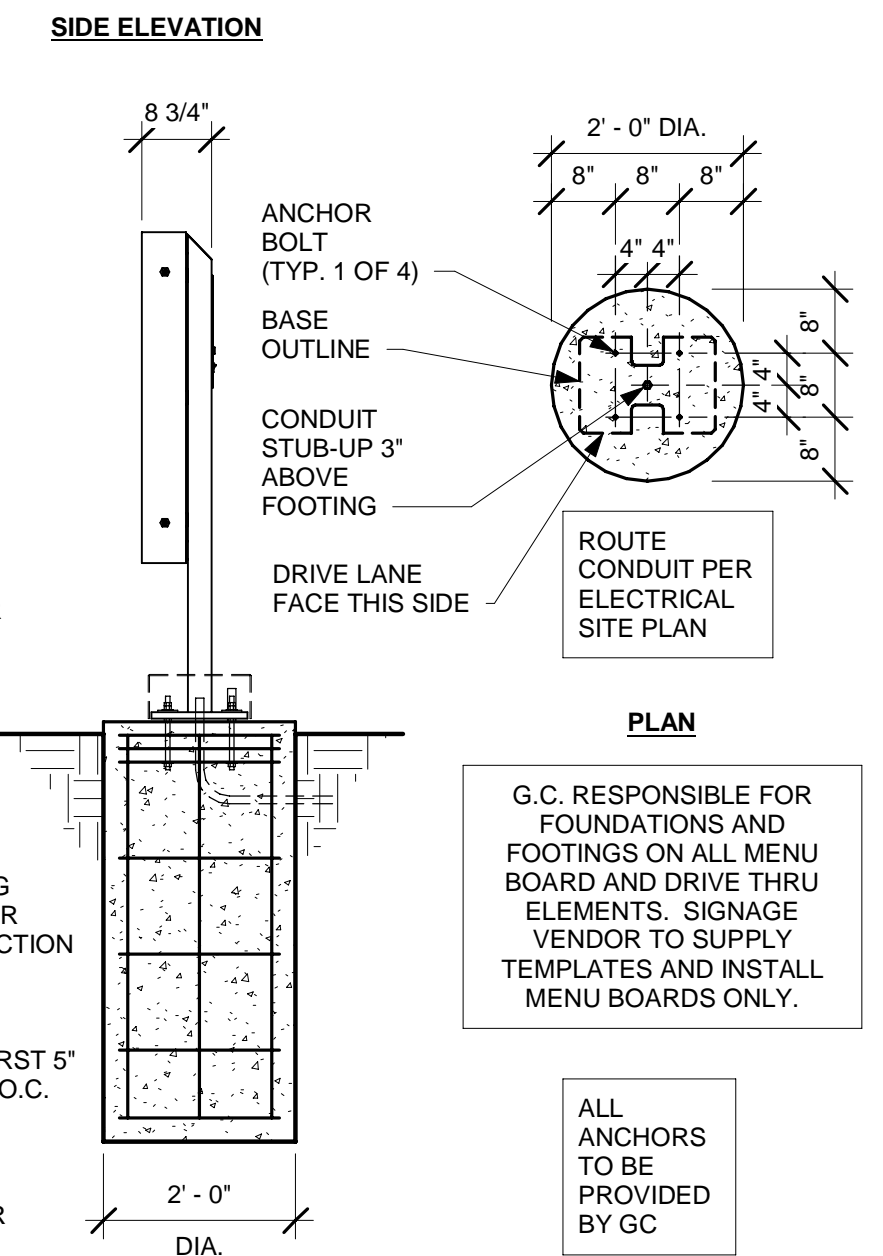
TEST ELEVATION



③ MENU BOARD FOOTING
1/2" = 1'-0"



9 PRE-MENU BOARD
1/2" = 1'-0"



G.C. RESPONSIBLE FOR FOUNDATIONS AND FOOTINGS ON ALL MENU BOARD AND DRIVE THRU ELEMENTS. TENANT SIGNAGE VENDOR TO SUPPLY TEMPLATES AND INSTALL MENU BOARDS ONLY.

④ CLEARANCE BAR FOOTING
1/2" = 1'-0"

NOTE:

ALL DETAILS FOR REFERENCE ONLY. SIGNAGE SUPPLIED AND INSTALLED BY TENANT UNDER SEPARATE PERMIT. ALL SITE WORK INCLUDING FOOTINGS, CONCRETE, REINFORCING, ANCHOR BOLTS BY GC. GC TO PROVIDE CONDUIT WITH LABELED PULL STRINGS. REFER TO ELECTRICAL FOR ADDITIONAL DETAILS.

NOTES:

1. FOOTING DEPTH MAY VARY AS PER SITE AND SOIL CONDITIONS.
2. CONCRETE RESISTANCE 3600 PSI AFTER 28 DAYS.
3. THE GROUND MUST NOT BE ALTERED AND WILL BE WELL DRAINED.
4. EXPECTED GROUND BEARING CAPACITY AT 3000 PSF.

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF REVIEW
UNDER THE AUTHORITY OF
MSPIRE DESIGN, LLC. IT IS NOT
TO BE USED FOR
CONSTRUCTION, BIDDING OR
PERMIT PURPOSES.

5-21-25

Thomas A Pirtle II
AIA NCARB

Architect
1308 Meadowview Drive
Kennedale Texas 76060

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

MIDLAND ATLANTIC
PROPERTIES, INC
3801 EAST 82ND STREET
SUITE B
INDIANAPOLIS, IN 46240
317.597.1714 (o)

| REVISION SCHEDULE | | | |
|-------------------|------|----|--------------|
| REV | DATE | BY | DESCRIPTIONS |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

PROJECT NAME: STARBUCKS SHELL BUILDING

PROJECT ADDRESS: WEST BROADWAY
MCCORDSVILLE, IN

PROJECT #: 24-0013

| | |
|----------------|---------|
| ORIGINAL ISSUE | 5-21-25 |
| DATE: | |
| PRODUCTION | MH |
| DESIGNER: | |
| CHECKED BY: | TP |

SHEET TITLE:

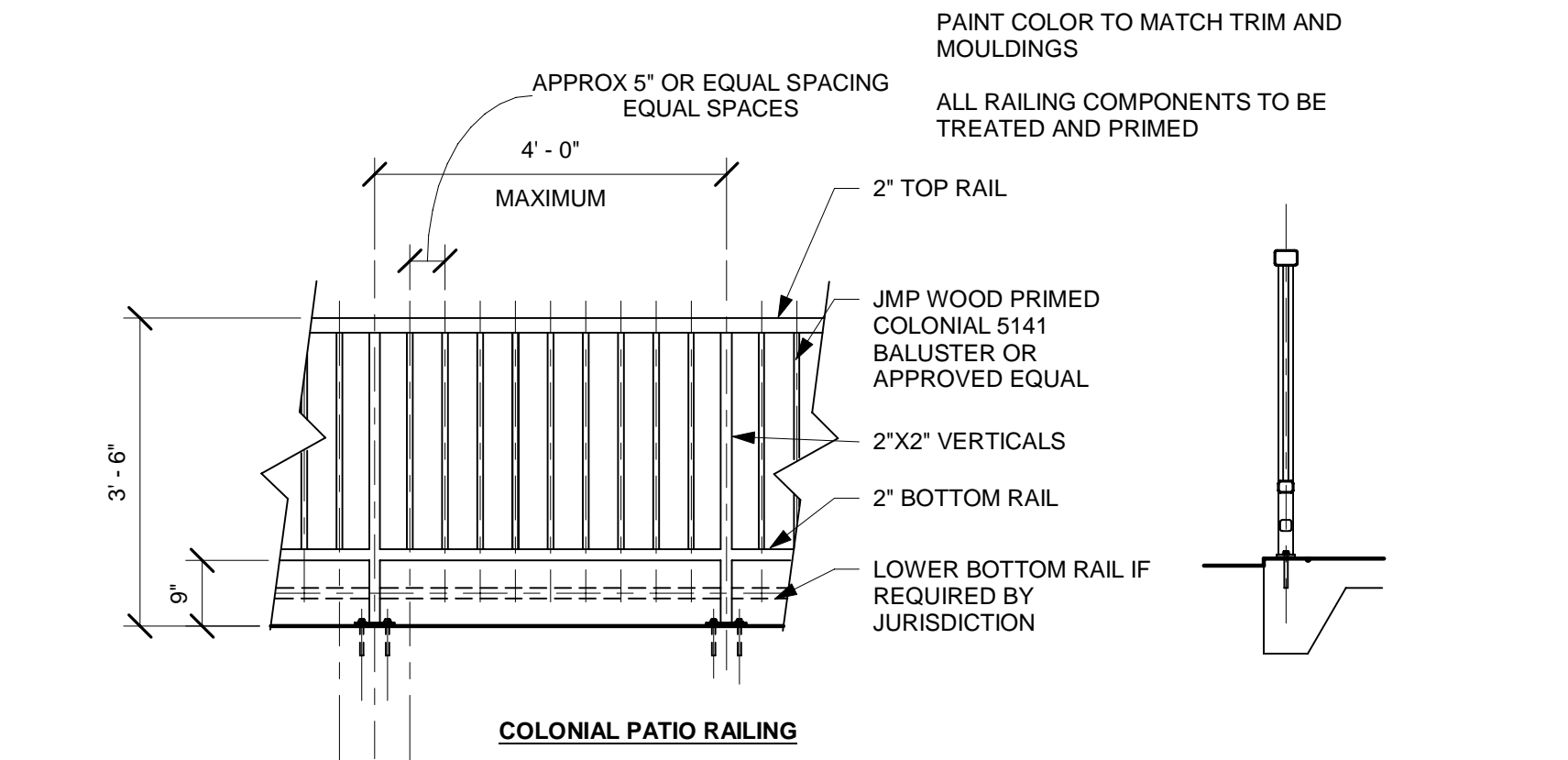
DRIVE THRU EQUIPMENT DETAILS

SCALE: As indicated

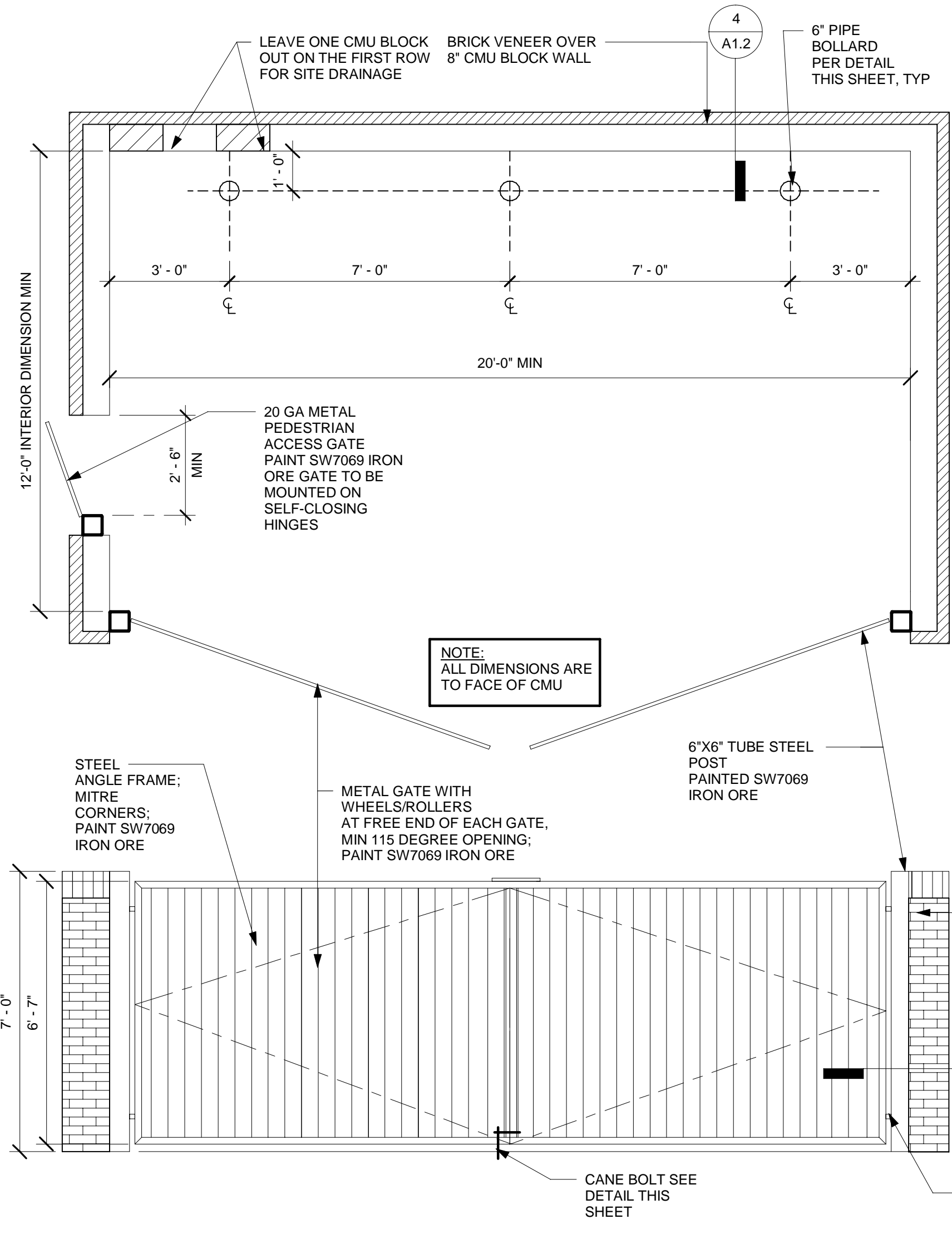
SHEET NUMBER

A1.1

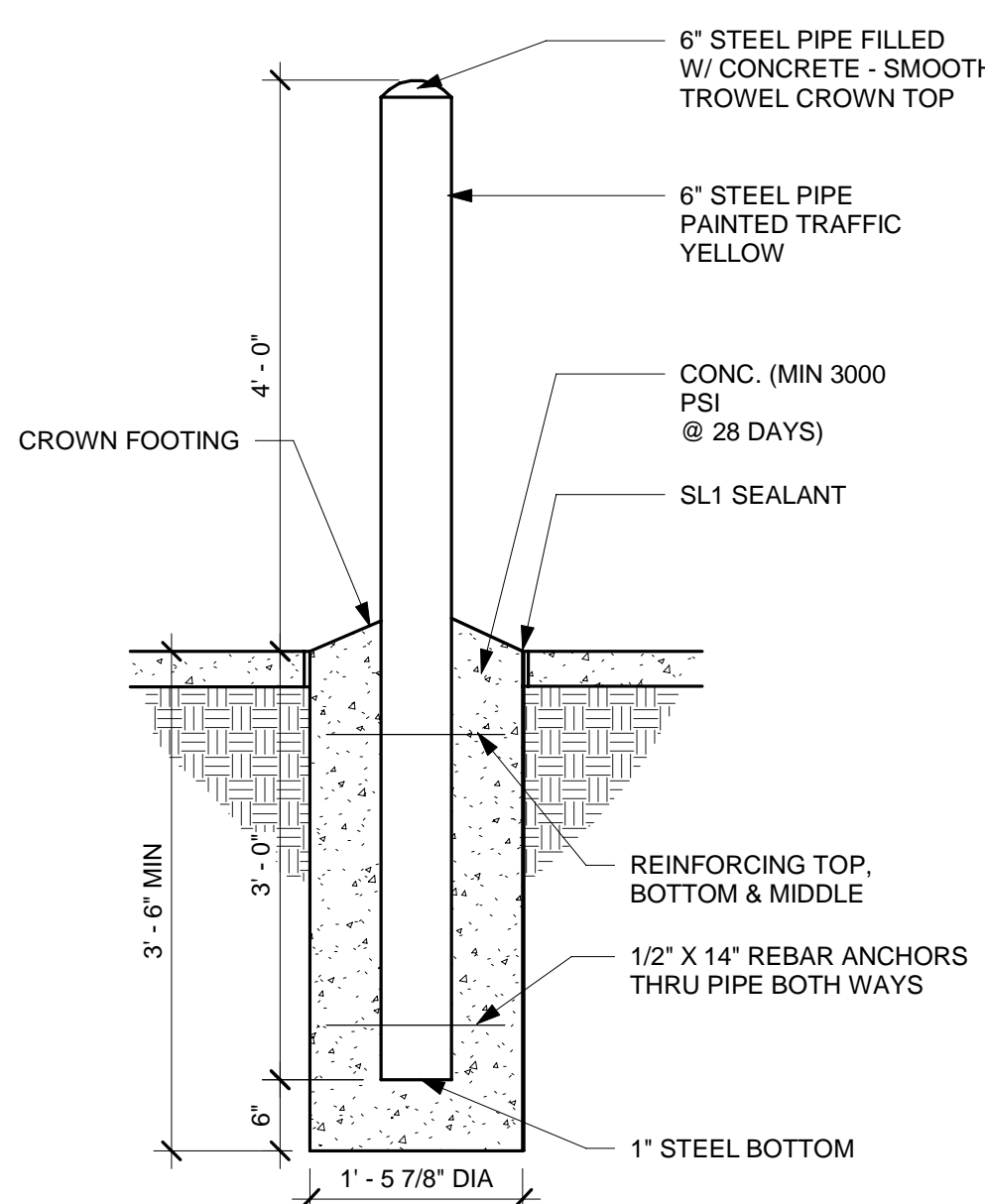
5/21/2025 3:50:59 PM C:\Users\missy\OneDrive - MSpire Design\MSpire Design\Projects\Midland Atlantic\24-0013 SBUX Shell McCordsville INDrawings\McCordsville SBUX Shell.rvt



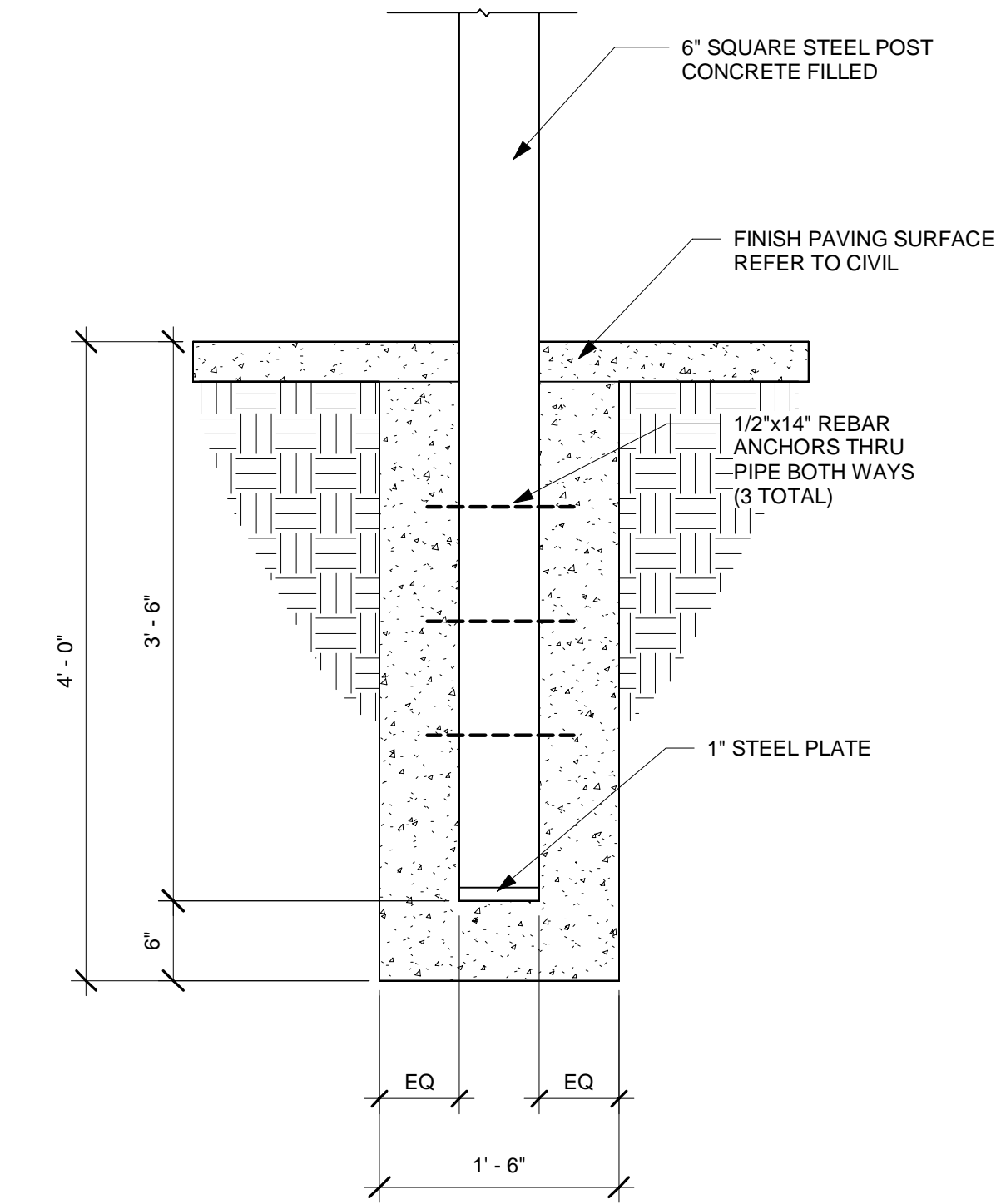
8 PATIO RAILING
1/2" = 1'-0"



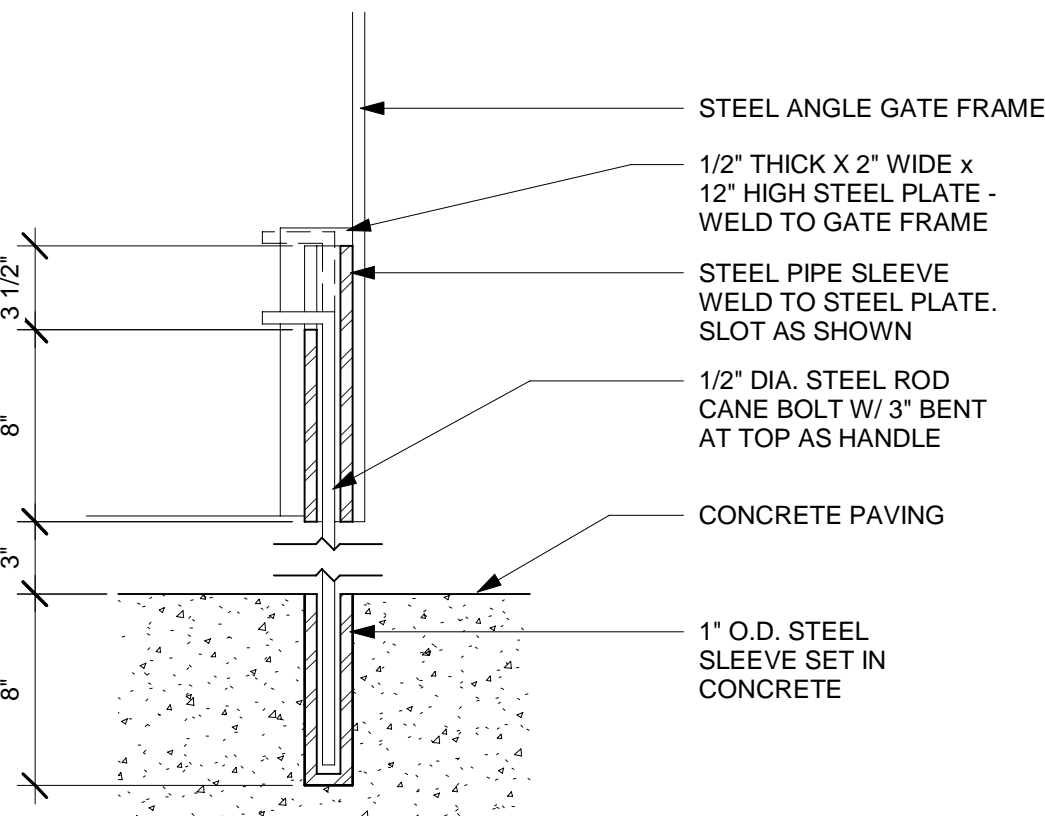
1 TRASH ENCLOSURE
3/8" = 1'-0"



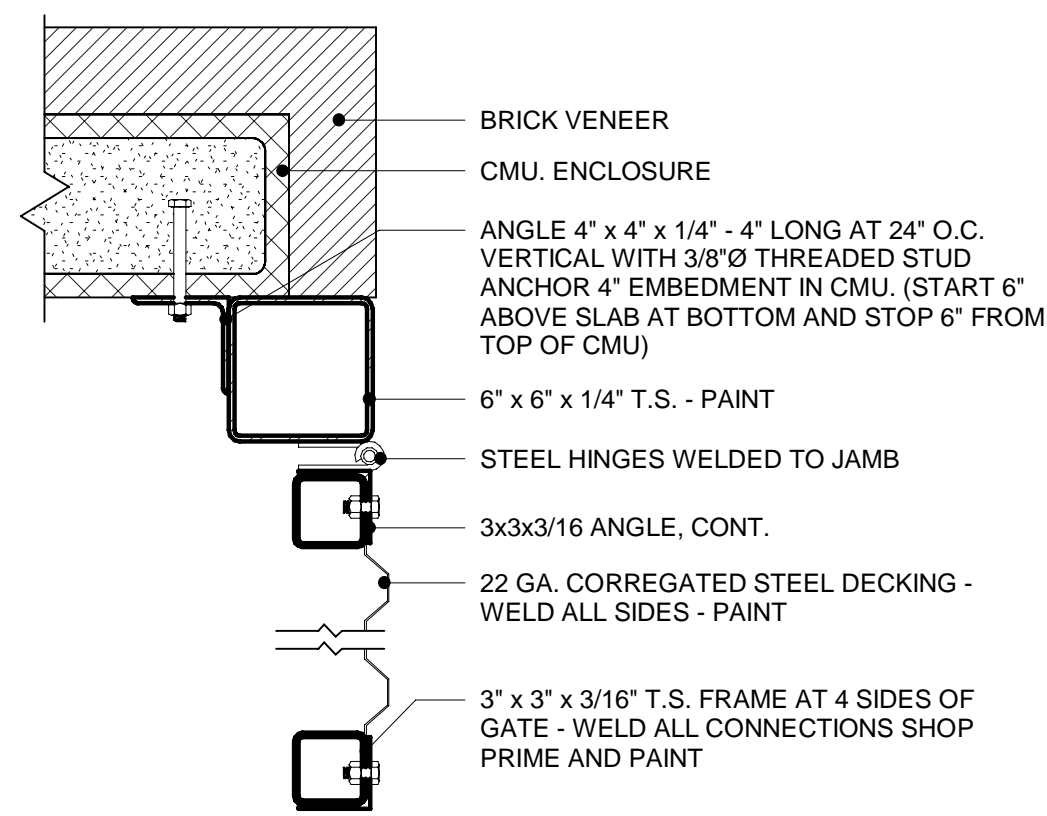
5 PIPE BOLLARD
3/4" = 1'-0"



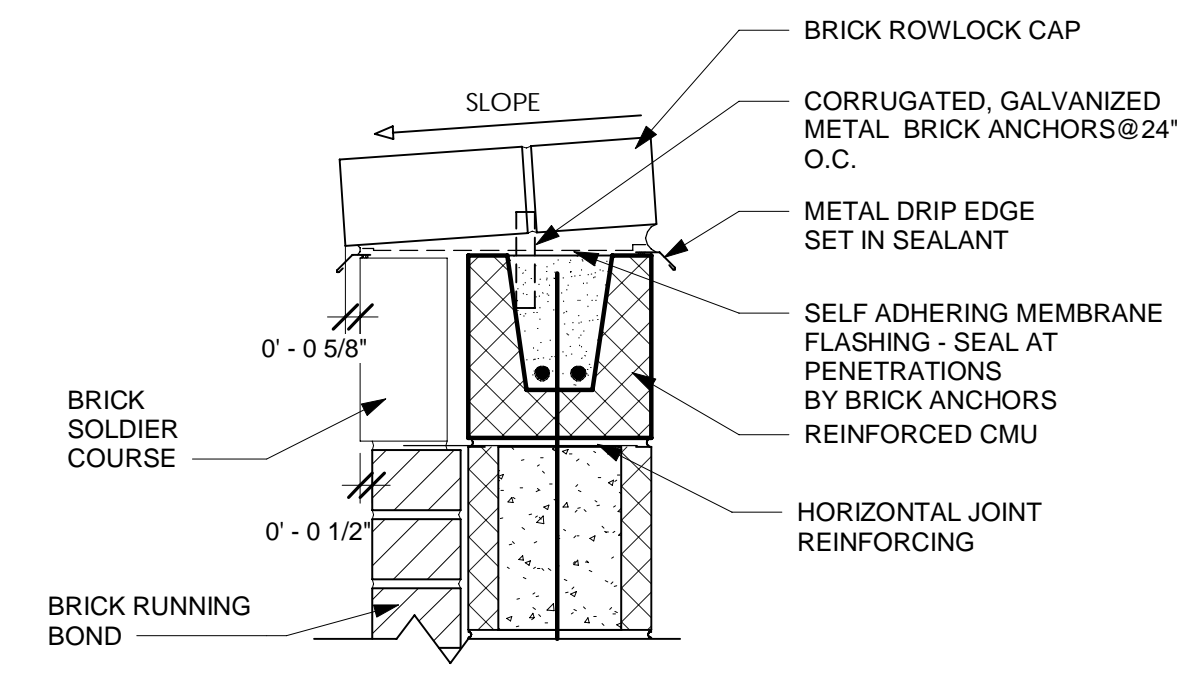
6 TRASH ENCLOSURE GATE POST DETAIL
1" = 1'-0"



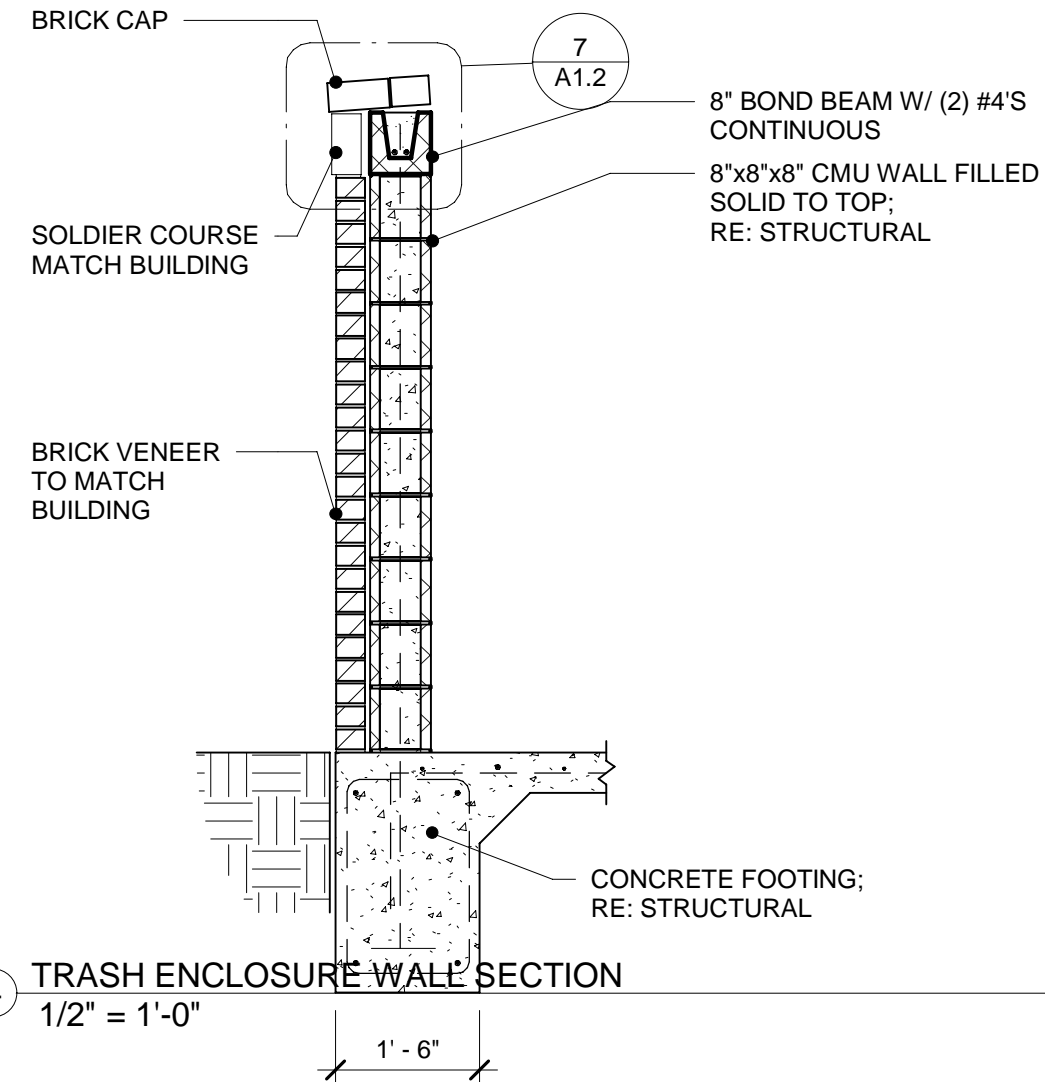
2 CANE BOLT
1 1/2" = 1'-0"



3 GATE DETAIL
1 1/2" = 1'-0"



7 WALL CAP DETAIL
1 1/2" = 1'-0"



4 TRASH ENCLOSURE WALL SECTION
1/2" = 1'-0"

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF MSPIRE DESIGN, LLC. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

5-21-25

Thomas A Pirtle III
AIA NCARB

Architect
1308 Meadowview Drive
Kennedale Texas 76060

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

MIDLAND ATLANTIC PROPERTIES, INC
3801 EAST 82ND STREET
SUITE B
INDIANAPOLIS, IN 46240
317.597.1714 (o)

REVISION SCHEDULE

| REV | DATE | BY | DESCRIPTIONS |
|-----|------|----|--------------|
| | | | |
| | | | |
| | | | |
| | | | |

PROJECT NAME:
STARBUCKS SHELL BUILDING

PROJECT ADDRESS:
WEST BROADWAY
MCCORDSVILLE, IN

PROJECT #:
24-0013

ORIGINAL ISSUE
DATE: 5-21-25
PRODUCTION
DESIGNER: MH
CHECKED BY: TP

SHEET TITLE:

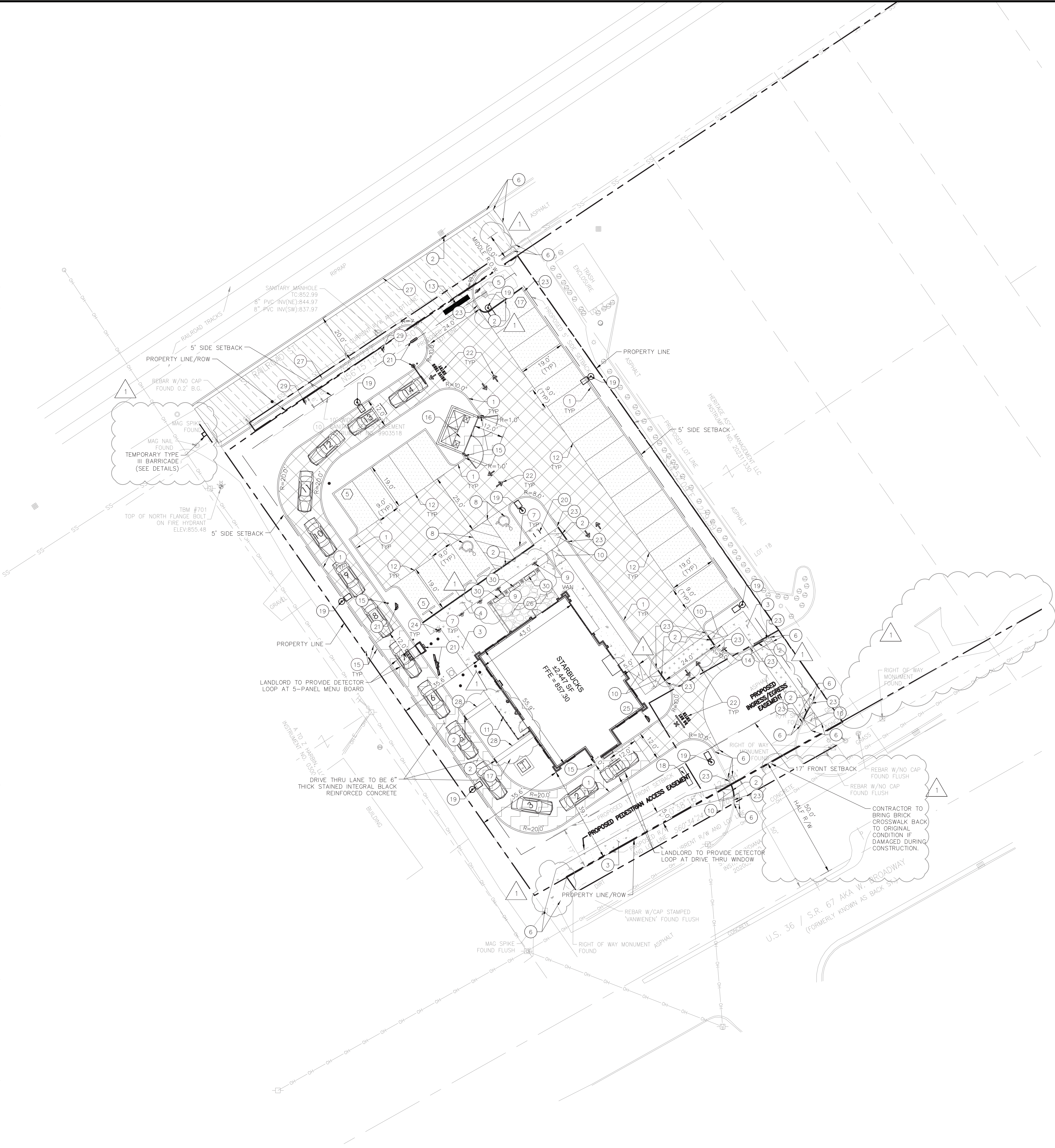
SITE DETAILS

SCALE:
As indicated

SHEET NUMBER:

A1.2

Drawing name: K:\IND_LDEV\170088019_Midland Atlantic\Starbucks_McCordsville\IN\2 Design\CADD\PlanSheets\C3.0 - SITE PLAN.dwg C3.0 Jun 03, 2025 10:12am by: Nathan Barr
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

ORIGINATING BENCHMARK H-235-T21
HANCOCK COUNTY BENCHMARK — A BRASS DISK SET IN THE N.W. WINGWALL OF A CONCRETE BRIDGE LOCATED 12.5 FEET NORTH OF THE CENTERLINE OF C.R. 750 N AND 281 FEET EAST OF C.R. 600 W. ELEVATION = 856.83 (NAV 88 DATUM)

ORIGINATING BENCHMARK Q-20
N.G.S BENCHMARK — A BRONZE DISK SET IN THE TOP OF AN 8 INCH DIAMETER CONCRETE POST LOCATED 4.5 FEET EAST OF THE EAST EDGE OF THE END OF RUNWAY 36 AND 3.9 FEET EAST OF STROBE LIGHT AND FIBERGLASS WITNESS POST IN BROOKSIDE AIRPORT. ELEVATION = 850.00 (NAV 88 DATUM)

TBM #700 — TOP OF NORTH TRAFFIC POLE BOLT
ELEVATION = 855.05

TBM #701 — TOP OF NORTH FLANGE BOLT ON FIRE HYDRANT
ELEVATION = 855.48

EXISTING LEGEND

| | | |
|-----------------------|--------------------------|---------------------------|
| ○ BOLLARD | ○ MISC. U.D. | ○ YARD LIGHT |
| ⊕ CONTROL BENCHMARK | ○ MONITOR WELL | ○ SANITARY CLEANOUT |
| ⊕ ROW MONUMENT | ○ GAS MARKER | ○ SANITARY MANHOLE |
| ⊕ FLAG POLE | ○ GAS METER | ○ VENT PIPE |
| ⊕ MAIL BOX | ○ GAS VALVE | ○ STORM CURB INLET |
| ○ UTILITY POLE | ○ AC UNIT | ○ STORM INLET |
| ○ POST | ○ AREA LIGHT | ○ STORM ROOF DRAIN |
| ⊕ SOIL BORING | ○ ELECTRICAL BOX | ○ STORM DRAIN MANHOLE |
| ○ HANDICAP SYMBOL | ○ ELECTRICAL HAND HOLE | ○ STORM YARD DRAIN |
| ○ SIGN | ○ ELECTRICAL METER | ○ FIRE DEPT CONNECTION |
| ○ CABLE MANHOLE | ○ ELECTRICAL MANHOLE | ○ FIRE HYDRANT |
| ○ CABLE PEDESTAL | ○ ELECTRICAL MARKER | ○ IRRIGATION VALVE |
| ○ TELEPHONE PEDESTAL | ○ ELECTRICAL TRANSFORMER | ○ POST INDICATOR VALVE |
| ○ TELEPHONE HAND HOLE | ○ GUY POLE/WIRE | ○ WELL |
| ○ TELEPHONE MARKER | ○ POWER POLE | ○ WATER METER |
| ○ TELEPHONE MANHOLE | ○ TRAFFIC SIGNAL POLE | ○ WATER VALVE |
| ○ FIBER OPTIC MAKER | ○ TRAFFIC MANHOLE | ○ TREE / STUMP |
| ○ SWALE | ○ TS | ○ TOE OF SLOPE |
| ○ X | ○ TB | ○ TOP OF BANK |
| ○ SS | ○ FIB | ○ UNDERGROUND FIBER OPTIC |
| ○ SD | ○ OHE | ○ OVERHEAD ELECTRICAL |
| ○ W | ○ GAS | ○ UNDERGROUND GAS |
| ○ TREE LINE | ○ TEL | ○ UNDERGROUND TELEPHONE |

SITE NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS, DOOR LOCATIONS, PRIOR TO ORDERING MATERIALS.
- RADI ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
- REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

PAVING & CURB LEGEND

| | |
|--|---|
| | STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION |
| | HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION |
| | RIGHT OF WAY PAVEMENT SEE SHEET 2 OF MCCORDSVILLE TOWN STANDARD DETAILS FOR PAVEMENT SECTION |
| | CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION |
| | HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION |
| | PATIO — COVERED PAVERS SEE ARCHITECTURAL PLANS FOR DETAILS |
| | BRICK PAVEMENT CONTRACTOR TO MATCH EXISTING BRICK CROSSWALK AT PROPOSED CROSSWALKS |
| | STRAIGHT CURB |
| | DEPRESSED CURB |

SITE SUMMARY

| | | |
|--------------------------------------|---|-----------|
| SITE ZONING | = | CN |
| SITE ACREAGE | = | 0.66 AC.± |
| BUILDING AREA | = | 2,447 SF |
| BUILDING HEIGHT | = | 15 FT |
| TOTAL PARKING SPACES REQUIRED* | = | 16 SPACES |
| PARKING SPACES (ACCESSIBLE) REQUIRED | = | 2 SPACES |
| PARKING SPACES (STANDARD) PROVIDED | = | 25 SPACES |
| PARKING SPACES (ACCESSIBLE) PROVIDED | = | 2 SPACES |
| TOTAL PARKING SPACES PROVIDED | = | 27 SPACES |
| BICYCLE PARKING SPACES REQUIRED** | = | 2 SPACES |
| BICYCLE PARKING SPACES PROVIDED | = | 4 SPACES |

*1 SPACE FOR EVERY 30 SEATS INSIDE THE RESTAURANT PER MCCORDSVILLE ZONING ORDINANCE
**1 SPACE FOR EVERY 30 VEHICLE PARKING SPACES WITH A MINIMUM OF 2 BICYCLE PARKING SPACES PER MCCORDSVILLE ZONING ORDINANCE

KEY NOTES

- CONCRETE CURB, TYP. (SEE MCCORDSVILLE DETAILS - SHEET 3)
- DEPRESSED CONCRETE CURB (SEE DETAILS)
- CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- COMBINED DEPRESSED CURB AND WALK (SEE DETAILS)
- STOP SIGN (SEE DETAILS)
- CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
- ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
- ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
- ACCESSIBLE RAMP (SEE DETAILS)
- UTILITY SCREENING (SEE SHEET C7.1 FOR DETAILS)
- 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
- 24" WIDE STOP BAR, TYP. (SEE DETAILS)
- DIRECTIONAL SIGN (SEE DIRECTIONAL SIGN PACKAGE FOR DETAILS)
- CONCRETE BOLLARD, TYP. (SEE DETAILS)
- TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- TRANSFORMER PAD (REFER TO UTILITY PROVIDER)
- MONUMENT SIGN (MAX HEIGHT = 6') (SEE ARCHITECTURAL PLANS FOR DETAILS)
- LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
- BIKE RACK (SEE DETAILS)
- DRIVE-THRU EQUIPMENT (SEE ARCHITECTURAL PLANS FOR DETAILS)
- DIRECTIONAL PAVEMENT MARKINGS
- 3'-FT TRANSITION CURB (SEE DETAILS)
- MOBILE ORDER PICK-UP SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
- THANK YOU SIGN (SEE DIRECTIONAL SIGN PACKAGE FOR DETAILS)
- PATIO — COLORED PAVERS (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 2" COMBINED CONCRETE CURB AND OUTER (SEE MCCORDSVILLE DETAILS - SHEET 3)
- STONE CHANNEL AND DEPRESSED CURB FOR ROOF DRAINS
- "NO PARKING" SIGN
- 3"x1" PLANTER BOX (SEE LANDSCAPE PLAN FOR SPECIFICATIONS)

Indiana Utilities Protection Service

Call 811

before you dig

GRAPHIC SCALE IN FEET
0 10' 20' 40'

NORTH

| | | | | |
|--------------|----------|------------------|---------------|------------------|
| SCALE: | AS NOTED | DESIGNED BY B.K. | DRAWN BY: EAS | CHECKED BY: N.B. |
| TAC COMMENTS | | | | |
| REVISIONS | | | | |
| DATE | | | | |
| BY | | | | |

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 86TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

MAHAN B. WHEELER
REGISTERED PROFESSIONAL ENGINEER
NO. 15145
STATE OF INDIANA

MIDLAND ATLANTIC PROPERTIES

SITE PLAN

STARBUCKS MCCORDSVILLE
6078 W. BROADWAY
MCCORDSVILLE, IN 46055

ORIGINAL ISSUE:
05/01/2025
KHA PROJECT NO.
170088019
SHEET NUMBER
C3.0