



MIDLAND ATLANTIC

PROPERTIES

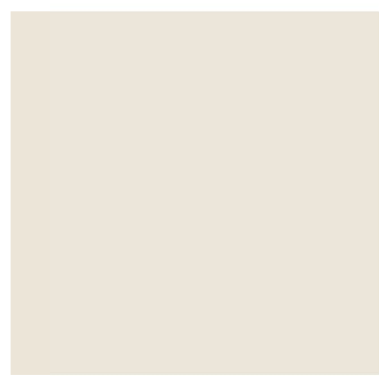
6078 W. Broadway, McCordsville, IN
Proposed Starbucks



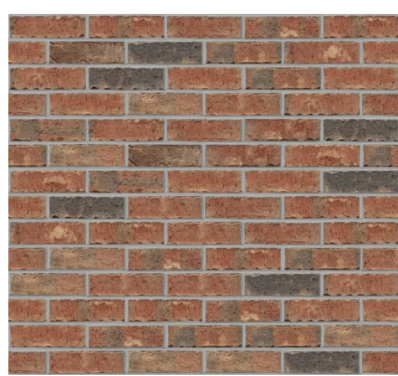
EXTERIOR FINISH SCHEDULE

| 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 |

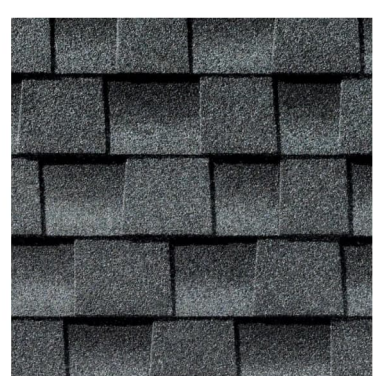
4/30/2025 4:24:35 PM C:\Users\missy\OneDrive - MSpire Design\MSpire Design\Projects\Midland Atlantic24-0013 SBUX Shell MCCordsville INDrawings\McCordsville SBUX Shell.rvt



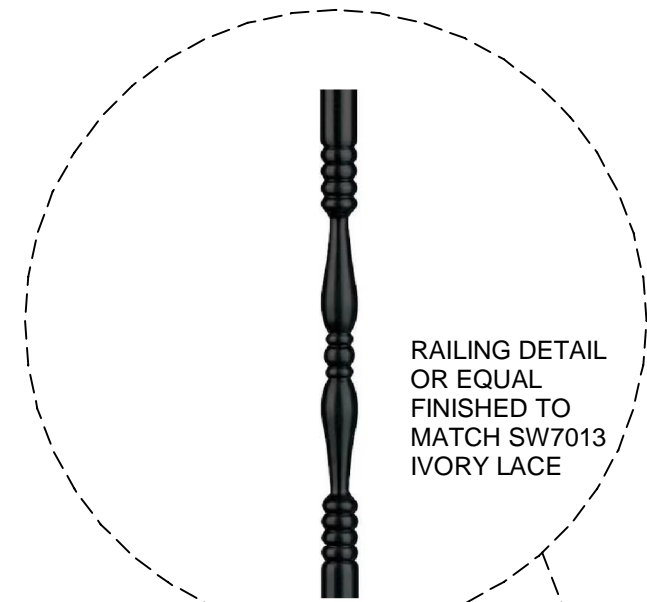
SHERWIN WILLIAMS
SW7013 IVORY LACE



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

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FOR THE PURPOSE OF REVIEW
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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**

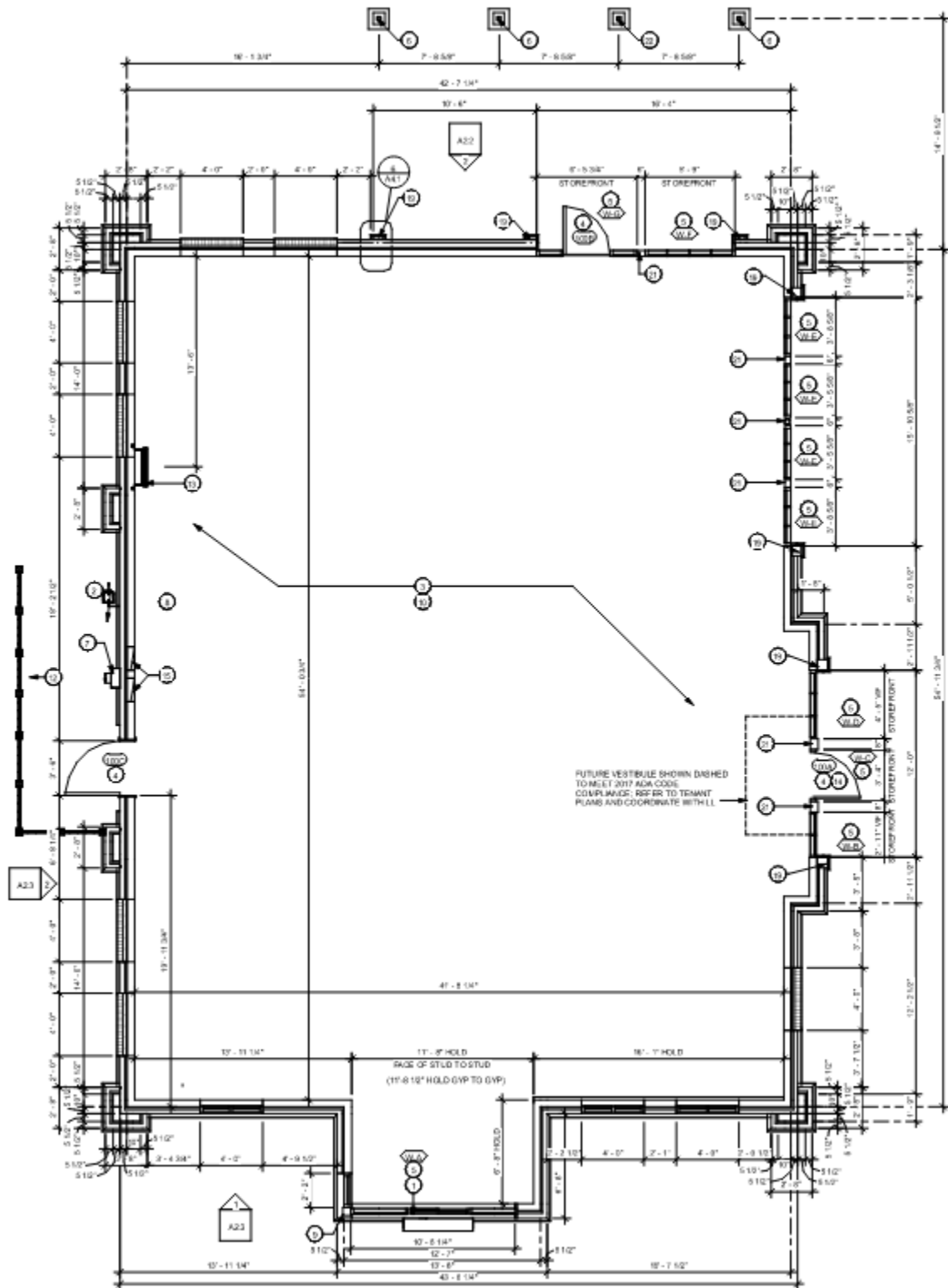
PROJECT #:
24-0013
ORIGINAL ISSUE
DATE: 4-30-25
PRODUCTION
DESIGNER: MH
CHECKED BY: TP

SHEET TITLE:
**PRELIM 3D
ELEVATIONS**

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

SHEET NUMBER:
PR-101
CASE SP 2018-05

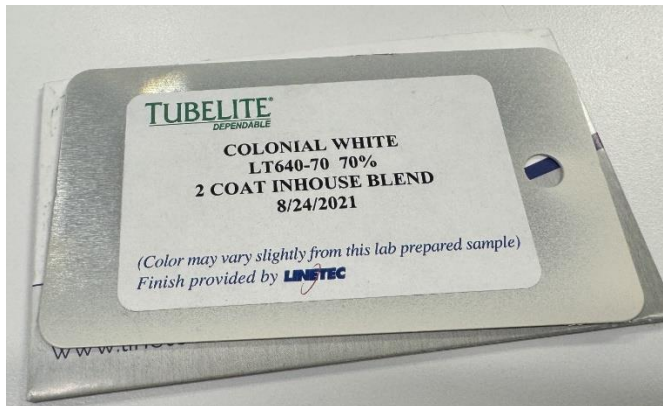
Floor Plan



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



21-25

Architect
1308 Meadowview Drive
Kennedale Texas 76060

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801 EAST 82ND STREET
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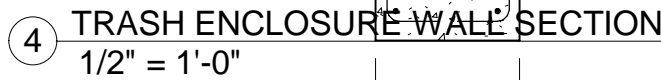
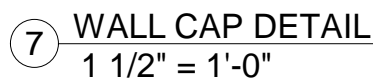
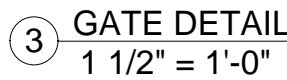
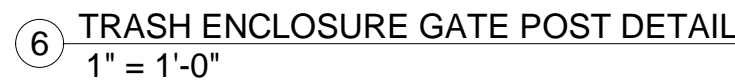
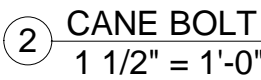
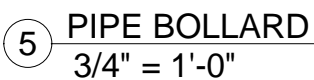
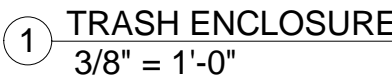
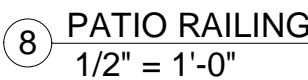
| REVISION SCHEDULE | | | |
|-------------------|------|----|--------------|
| REV | DATE | BY | DESCRIPTIONS |
| | | | |
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| | | | |

PROJECT ADDRESS:
WEST BROADWAY
MCCORDSVILLE, IN

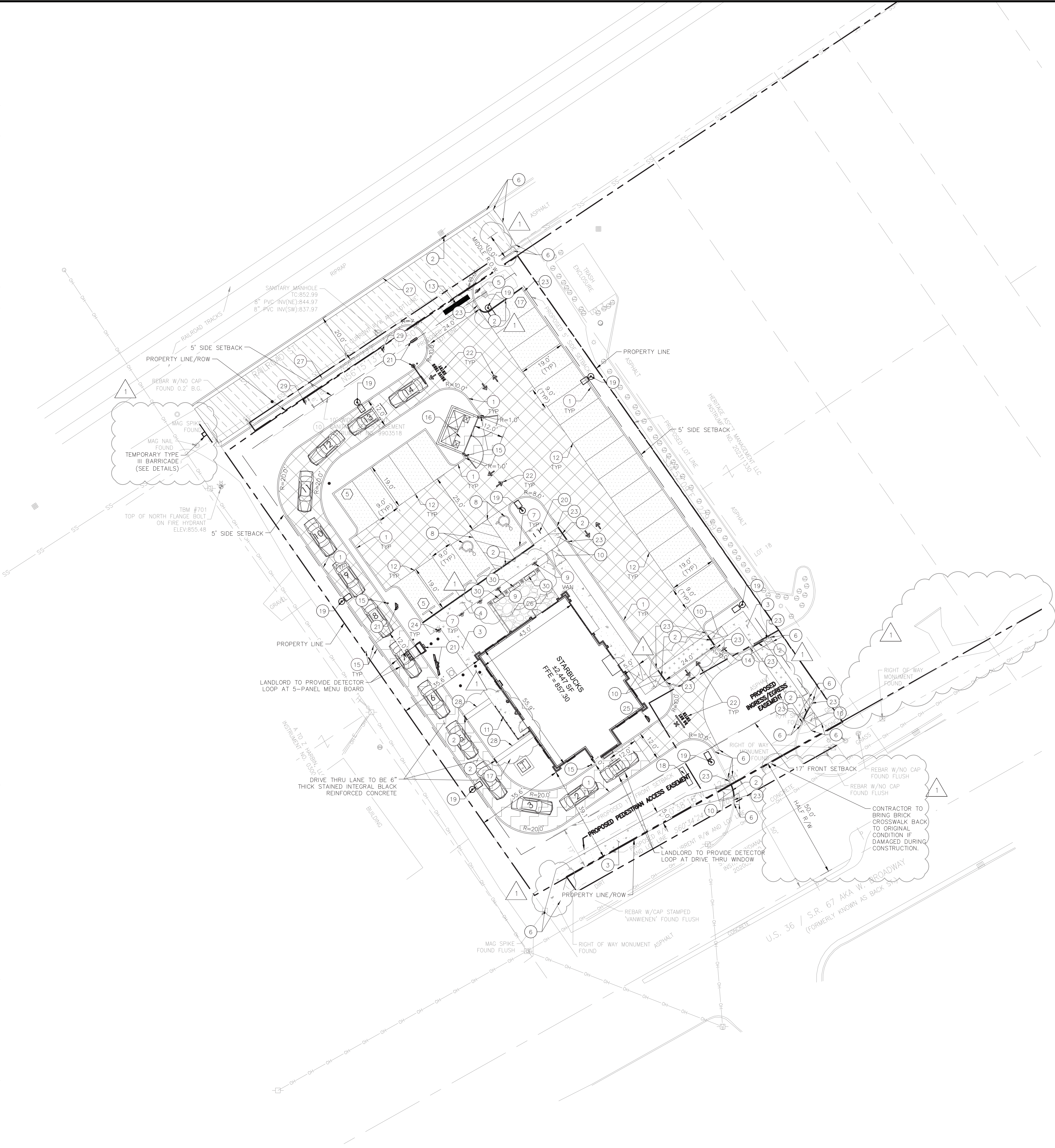
| | |
|----------------------|---------|
| ORIGINAL ISSUE DATE: | 5-21-25 |
| REDUCTION: | MH |
| DESIGNER: | |
| CHECKED BY: | TP |

SITE DETAILS

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
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BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

ORIGINATING BENCHMARK H-235-T21
HANCOCK COUNTY BENCHMARK — A BRASS DISK SET IN THE N.W. CORNER 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'

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

Kimley»Horn
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INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

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