


0 20 40 80 120 160 Feet

SP2017-013- STARBUCKS COFFEE
AMENDED SITE PLAN - LOCATION MAP = 

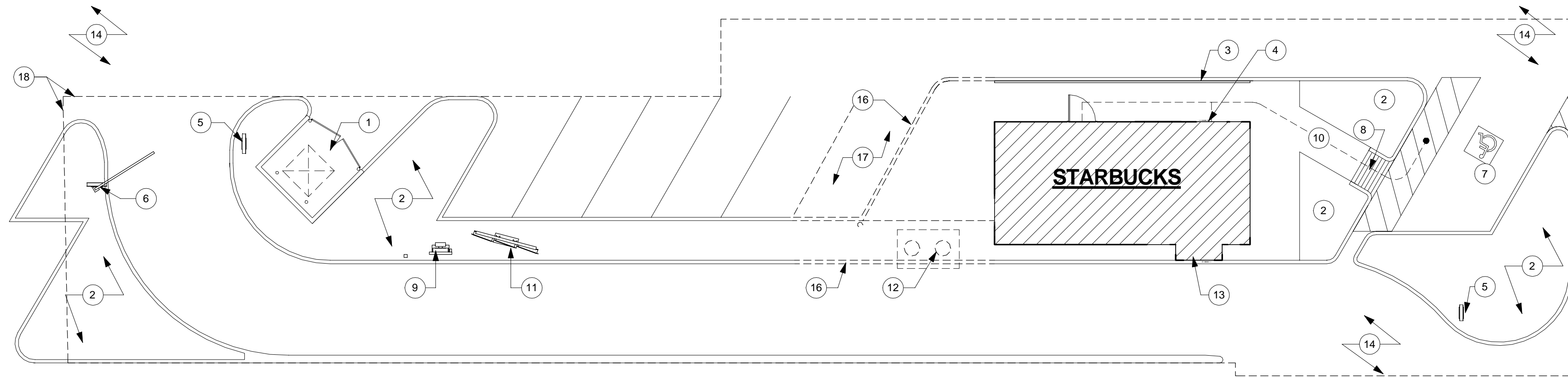


City of Rockwall

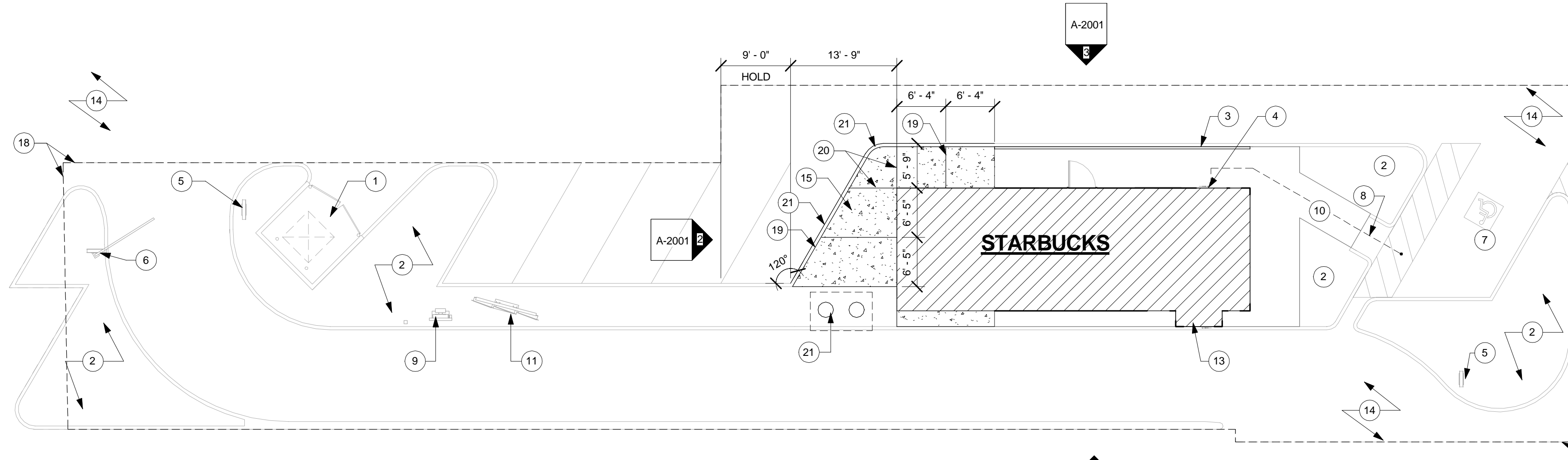
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

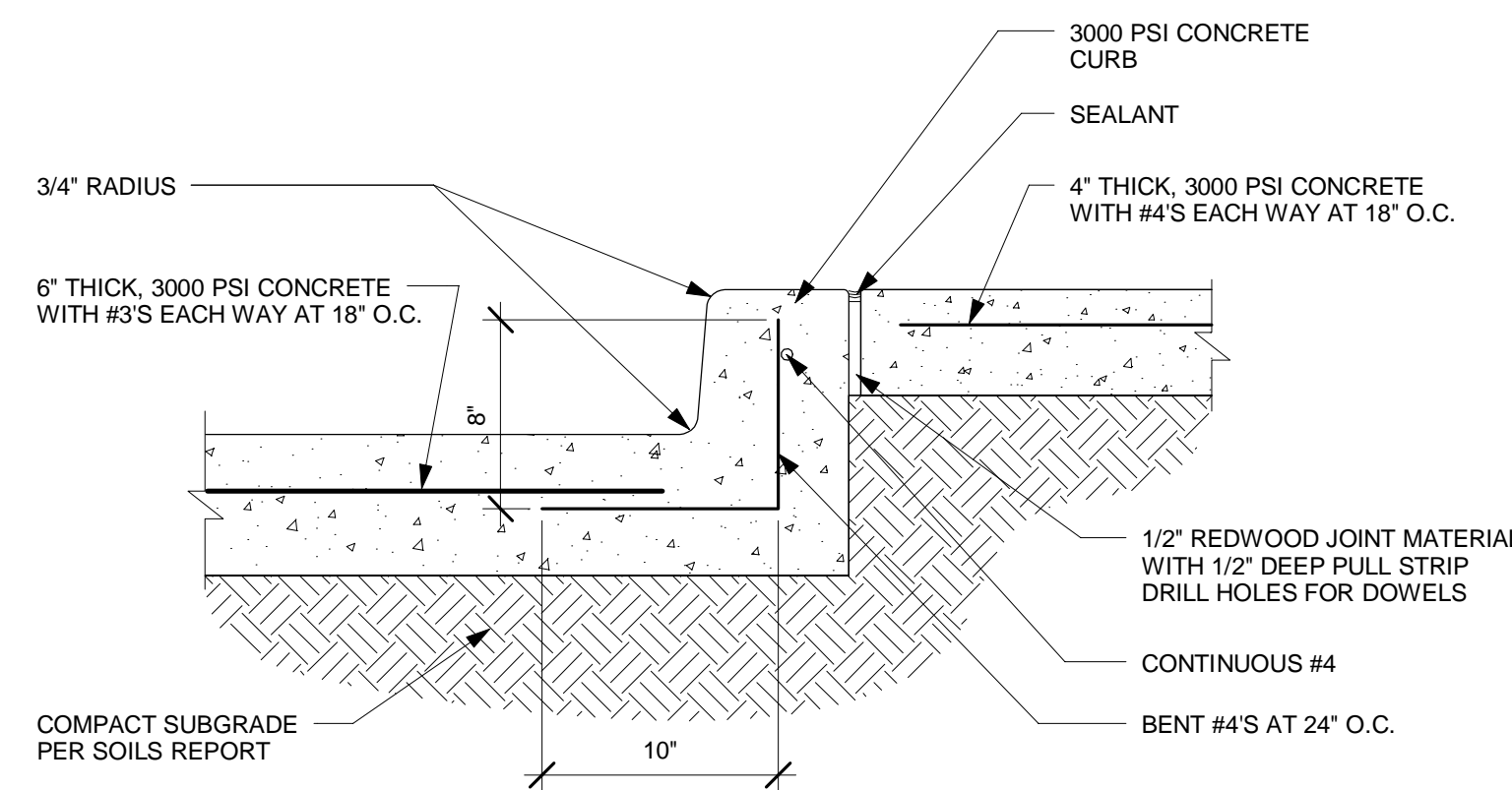




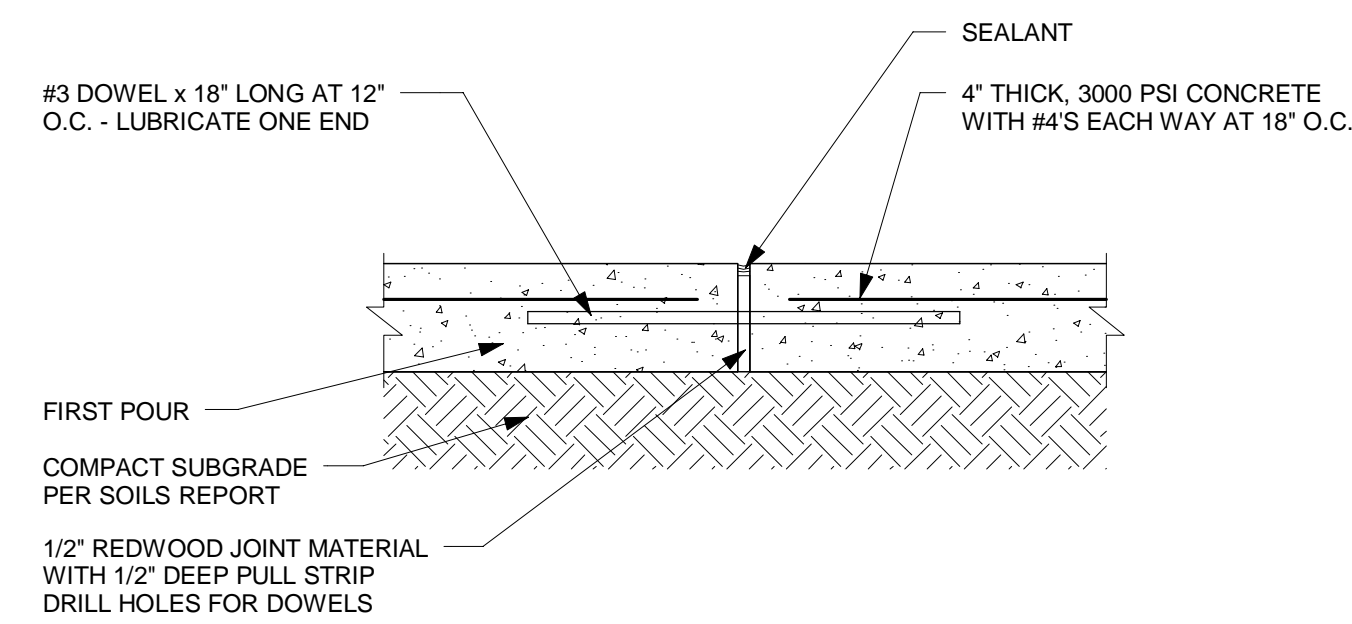
1 SITE PLAN - DEMO
Scale: 3/32" = 1'-0"



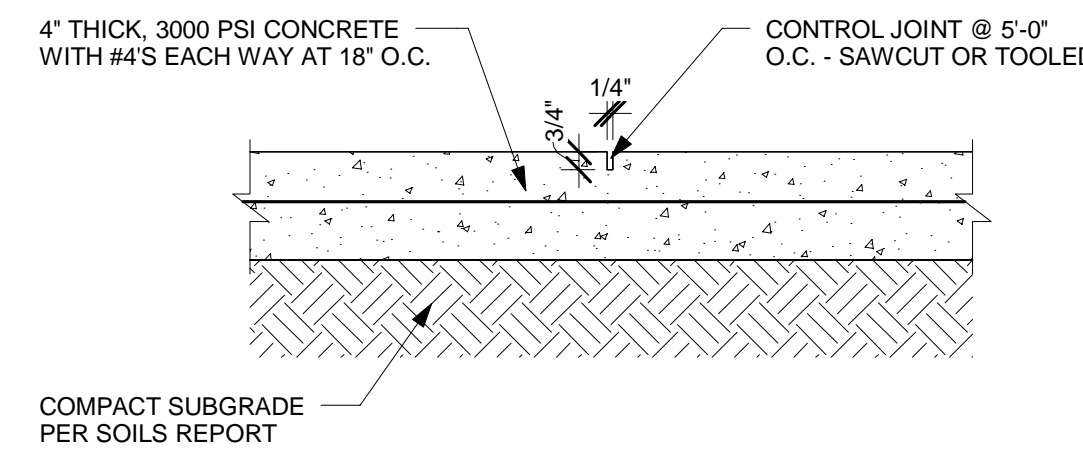
2 SITE PLAN
Scale: 3/32" = 1'-0"



3 CURB DETAIL
Scale: 1 1/2" = 1'-0"



4 SIDEWALK EXPANSION JOINT
Scale: 1 1/2" = 1'-0"



5 SIDEWALK CONTROL JOINT
Scale: 1 1/2" = 1'-0"

ARCH. SITE PLAN GENERAL NOTES

- A. REFER TO EXTERIOR ELEVATIONS FOR BUILDING SIGNAGE LOCATION AND DESIGN ID. REFER TO ELECTRICAL PLANS FOR ELECTRICAL REQUIREMENTS.
 - B. LANDSCAPING TO BE EXISTING TO REMAIN
 - C. TRASH ENCLOSURE SHALL BE LOCKABLE USING STEEL GATES OR CHAIN.
 - D. GENERAL CONTRACTOR TO APPLY CONCRETE SEALER TO ALL EXTERIOR CONCRETE PATIO AND WALKWAY SURFACES.
 - E. EXTERIOR SITE LIGHTING TO BE ON TIME CLOCK SYNCHRONIZED WITH SIGNAGE.
- LIGHTING REQUIREMENTS:
- 1. 3-7 FOOTCANDLES LIGHT LEVELS MINIMUM.
 - 2. NO DARK AREAS ON SITE (INCLUDING TRASH ENCLOSURE & OUTDOOR PATIOS).
 - 3. METAL HALIDE LIGHTING PREFERRED.
- F. REFER TO SHEETS I-6001 FOR SCHEDULES.

ARCHITECTURAL SITE PLAN KEYNOTES

- 1 EXISTING TRASH ENCLOSURE TO REMAIN
- 2 EXISTING LANDSCAPING TO REMAIN
- 3 EXISTING RAILING TO REMAIN
- 4 EXISTING WALK UP WINDOW TO REMAIN
- 5 EXISTING DIRECTIONAL SIGNAGE TO REMAIN
- 6 EXISTING CLEARANCE BAR TO REMAIN
- 7 EXISTING HANDICAPPED PARKING TO REMAIN
- 8 EXISTING HANDICAPPED PARKING RAMPS TO REMAIN
- 9 EXISTING DIGITAL ORDER SCREEN TO REMAIN
- 10 EXISTING 36" WIDE MINIMUM ACCESSIBLE PATH OF TRAVEL TO ACCESSIBLE PARKING BY LANDLORD. NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY.
- 11 EXISTING DRIVE THRU MENU BOARD TO REMAIN
- 12 EXISTING GREASE TRAP TO BE REMOVED AND DEMOLISHED.
- 13 EXISTING DRIVE THRU WINDOW TO REMAIN
- 14 EXISTING SITE ACCESS TO REMAIN
- 15 NEW CONCRETE INFILL W/ CURB TO MATCH EXISTING. SEE DETAILS A-1001
- 16 DEMOLISH EXISTING CONCRETE SLAB AND CURB & LANDSCAPING TO EXTENTS SHOWN
- 17 DEMOLISH EXISTING PARKING SPACE AND PREPARE FOR NEW CONCRETE SLAB
- 18 PROPERTY LINE
- 19 SIDEWALK EXPANSION JOINT; REF 4/A-1001
- 20 SIDEWALK CONTROL JOINT; REF 5/A-1001
- 21 NEW GREASE TRAP. RE: PLUMBING DRAWINGS

GENERAL EXTERIOR REFRESH; PRESSURE WASH DRIVE AISLE, PARKING SPACE, PATIO, SIDEWALK, AND BUILDING EXTERIOR. REPAINT CURBS, PARKING STRIPES, PATIO RAILINGS AN DPROTECTIVE BOLLARDS. - COORDINATE SCOPE OF WORK WITH LANDLORD.

SIGNAGE CONTRACTOR TO EXPEDITE SIGNAGE UNDER SEPARATE PERMIT.

SIGNAGE VENDOR OBTAINING PERMIT SHALL VERIFY PERMITABLE SIGNAGE, POLE SIGNAGE, & SITE SIGNAGE WITH LANDLORD & LOCAL JURISDICTION PRIOR TO FABRICATION AND SHALL SEND SUBMITTAL TO STARBUCKS DESIGN MANAGER FOR APPROVAL.



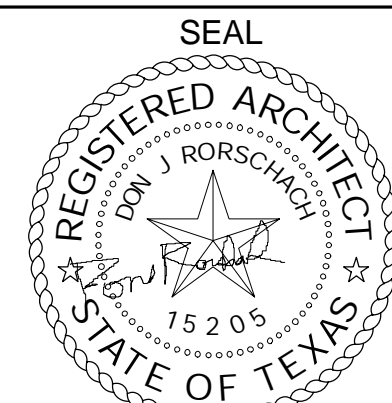
STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

THESE DRAWINGS AND SPECIFICATIONS ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF STARBUCKS CORPORATION, WHICH IS THE OWNER OF THE COPYRIGHT IN THIS WORK. THEY SHALL NOT BE REPRODUCED IN WHOLE OR IN PART, SHARED WITH THIRD PARTIES OR USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF STARBUCKS CORPORATION. THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO EXPRESS DESIGN INTENT FOR A PROTOTYPICAL STARBUCKS STORE (WHICH IS SUBJECT TO CHANGE AT ANYTIME) AND DO NOT REFLECT ACTUAL SITE CONDITIONS. NEITHER PARTY SHALL HAVE ANY OBLIGATION NOR LIABILITY TO THE OTHER (EXCEPT STATED ABOVE) UNTIL A WRITTEN AGREEMENT IS FULLY EXECUTED BY BOTH PARTIES.

ARCHITECT OF RECORD



513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433



PERMIT SET 03-21-2017

PROJECT NAME:
1-30 & WHITE HILLS DR

PROJECT ADDRESS:
**782 INTERSTATE 30
ROCKWALL, TX 75087**

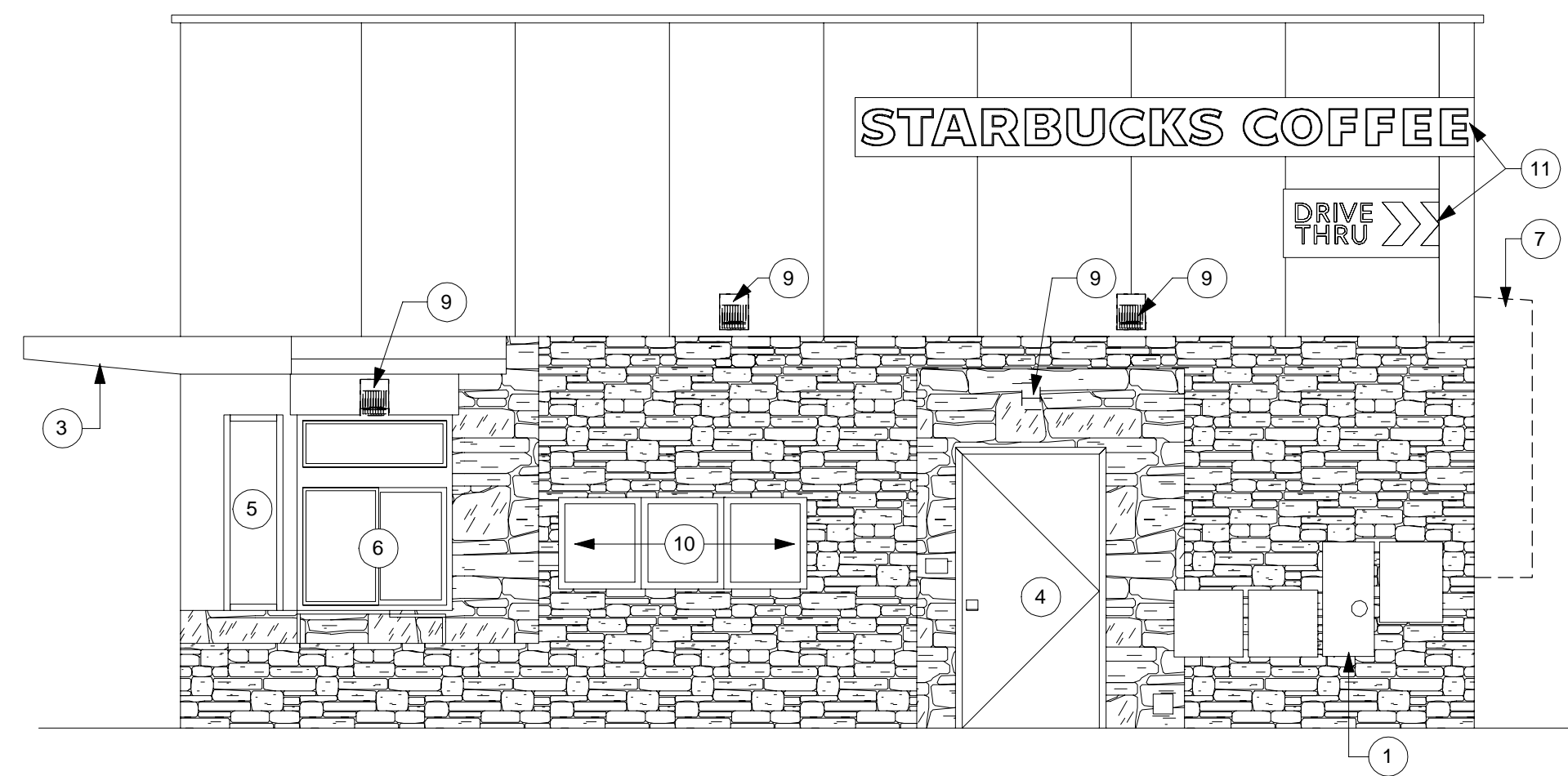
STORE #:	24180
PROJECT #:	64015-015
CONCEPT:	MCS
PALETTE:	NCS
ORIGINAL ISSUE DATE:	03-21-2017
DESIGN MANAGER:	I. PEREZ-ROSSELLO
LEED® AP:	N/A
PRODUCTION DESIGNER:	A. BLOMMER
CHECKED BY:	E. PEREZ

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTIONS

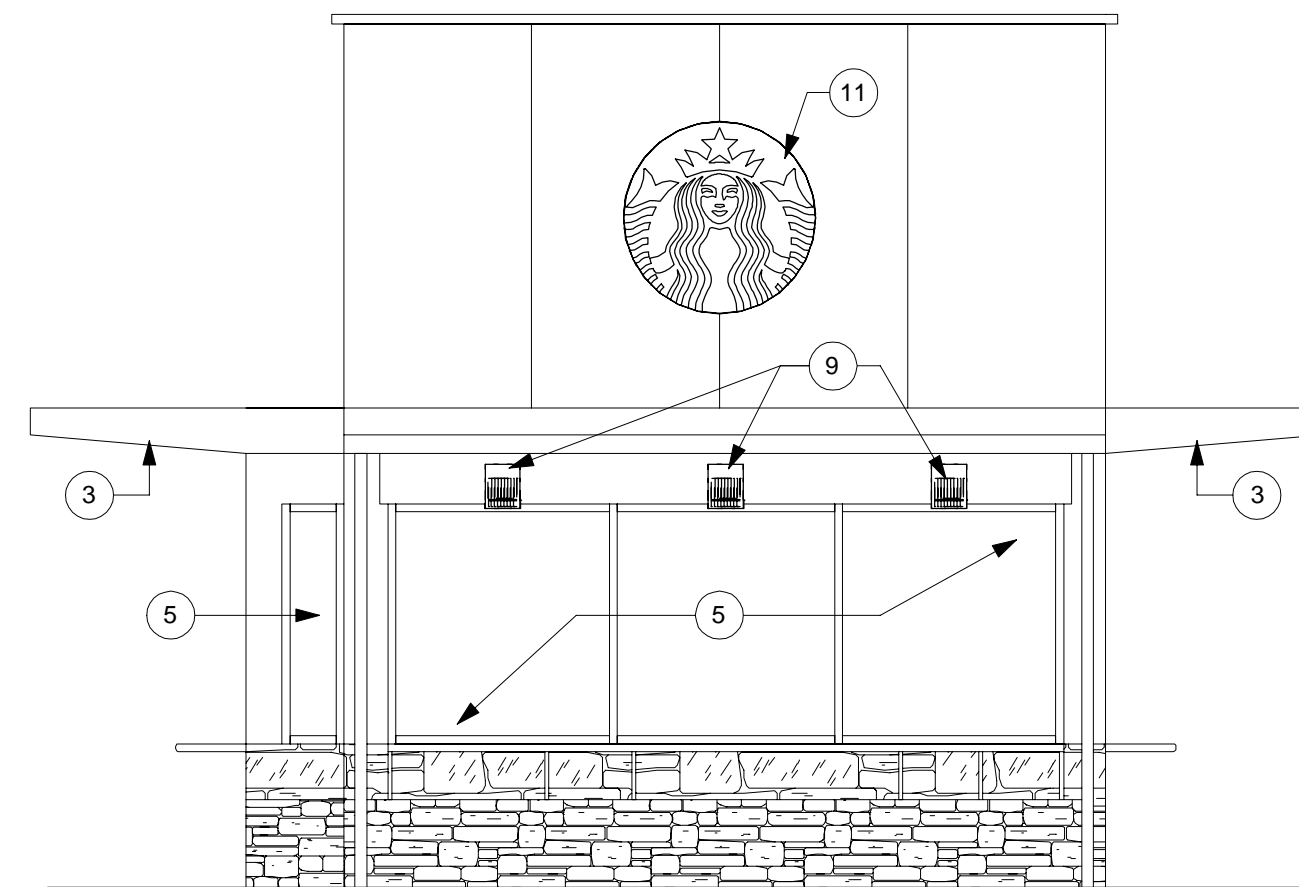
SHEET TITLE:
ARCHITECTURAL SITE PLAN
SCALE: As indicated

SHEET NUMBER:
A-1001

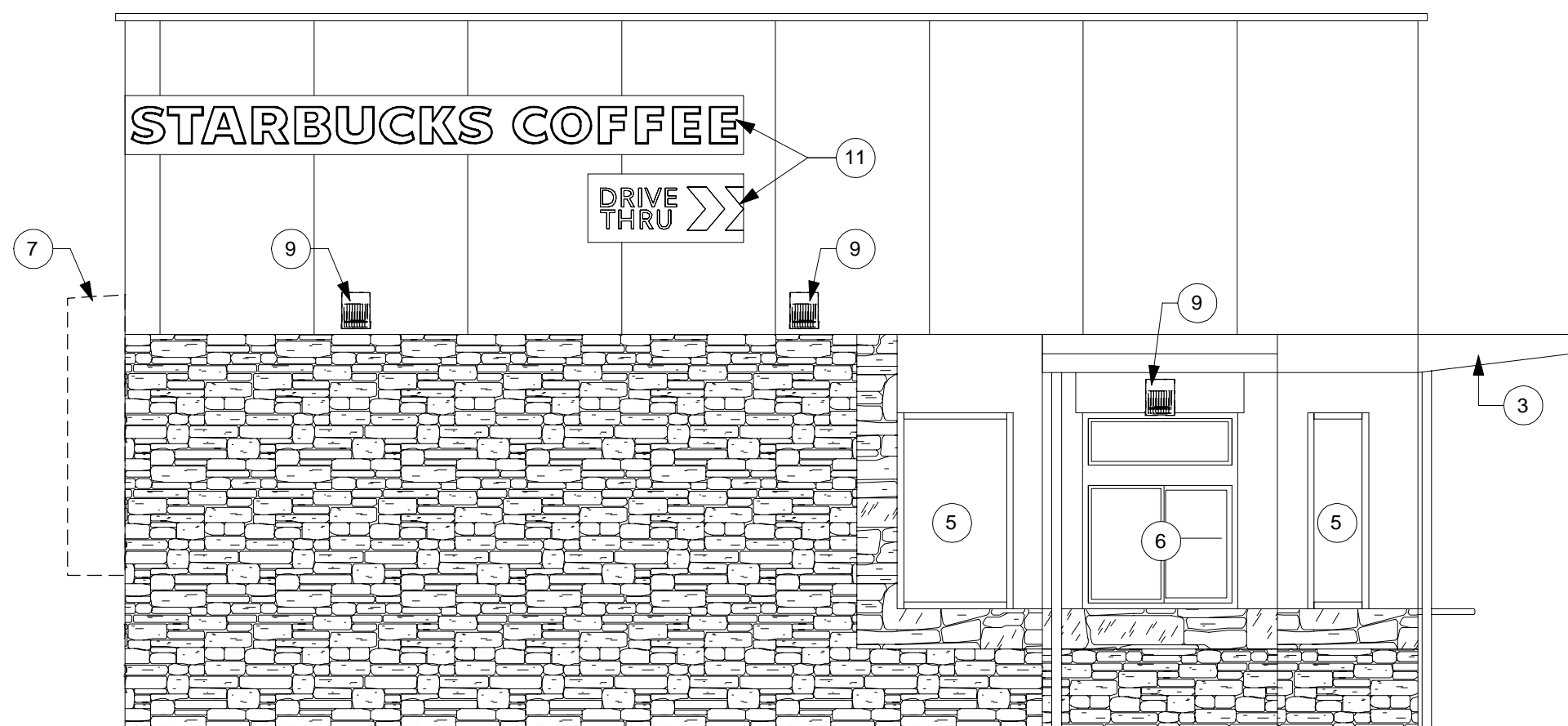
3/22/2017 12:03:30 AM C:\Users\Elizabeth_Perez_2\Desktop\Drawings\24180_130 & White Hills Dr.rvt



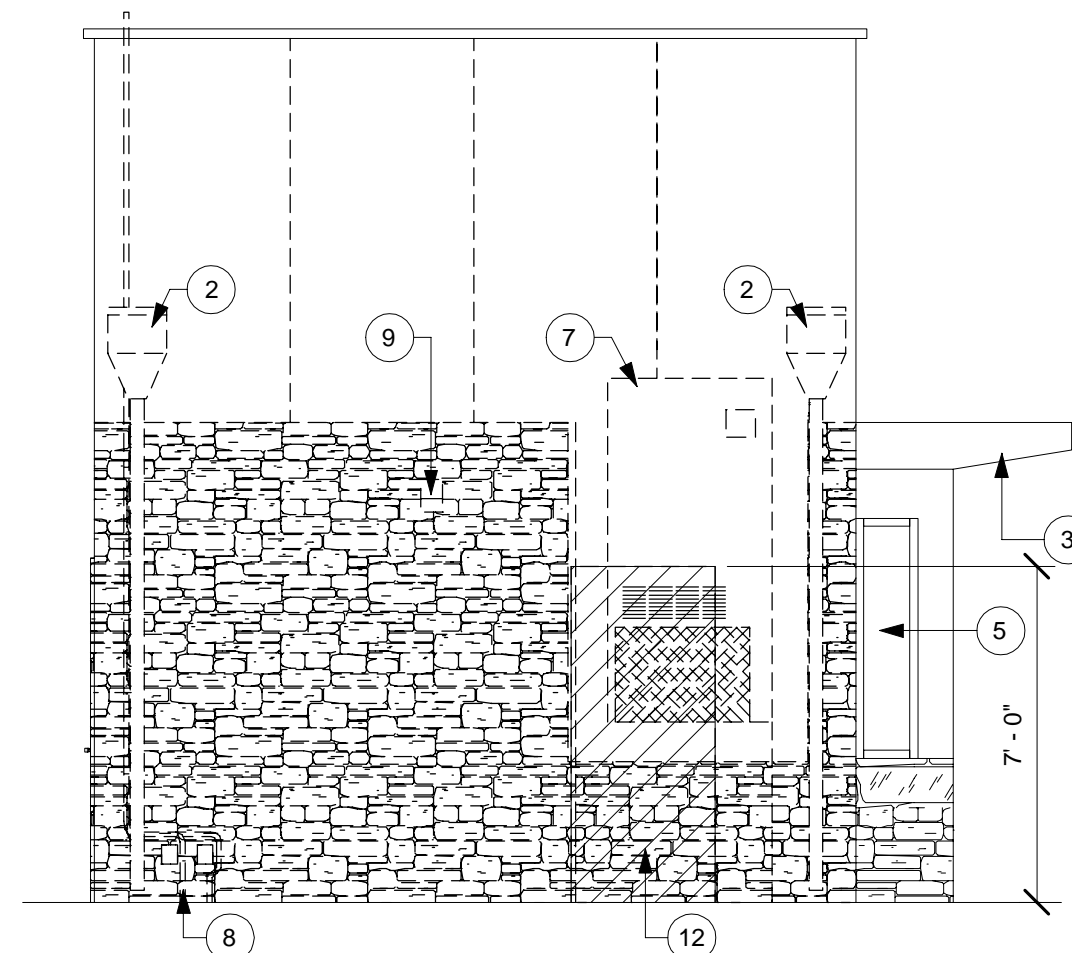
3 EAST ELEVATION - DEMO
Scale: 1/4" = 1'-0"



4 SOUTH ELEVATION - DEMO
Scale: 1/4" = 1'-0"



1 WEST ELEVATION - DEMO
Scale: 1/4" = 1'-0"



2 NORTH ELEVATION - DEMO
Scale: 1/4" = 1'-0"

EXTERIOR ELEVATION DEMO GENERAL NOTES

- A. GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. STARBUCKS CONSTRUCTION MANAGER TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.
- B. GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS, AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.
- C. GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING, OR EQUIVALENT TO SUPPORT SIGNAGE.
- D. SIGNAGE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE AND PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION TO STARBUCKS DESIGN MANAGER FOR APPROVAL.
- E. SIGNAGE CONTRACTOR TO INSTALL SIGNAGE IN COMPLIANCE WITH LOCAL CODES AND OBTAIN PERMIT.
- F. SIGNAGE CONTRACTOR TO SUPPLY SHOP DRAWINGS TO STARBUCKS CONSTRUCTION MANAGER AND TO THE GENERAL CONTRACTOR AS NEEDED. GENERAL CONTRACTOR TO NOTIFY STARBUCKS CONSTRUCTION MANAGER IMMEDIATELY IF SHOP DRAWINGS OR INSTALLATION IS IN DISCREPANCY WITH STARBUCKS ARCHITECTURAL DRAWINGS.
- G. GENERAL CONTRACTOR TO CLEAN, PATCH, & REPAIR EXISTING EXTERIOR AS REQUIRED.
- H. GENERAL CONTRACTOR TO COORDINATE LANDLORD'S EXTERIOR SCOPE OF WORK.
- I. REFER TO SHEETS I-6001 FOR SCHEDULES.

EXTERIOR ELEVATION DEMO KEYNOTES

- 1 EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- 2 EXISTING ROOF DRAINS AND DOWNSPOUTS TO BE REROUTED
- 3 EXISTING AWNINGS TO REMAIN
- 4 EXISTING DOOR TO REMAIN
- 5 EXISTING STOREFRONT TO REMAIN
- 6 EXISTING DRIVE THRU WINDOW & AIR CURTAIN TO REMAIN
- 7 DEMOLISH EXISTING HVAC UNIT. COORDINATE DISPOSAL WITH STARBUCKS CM.
- 8 EXISTING DISCONNECTS TO BE RELOCATED AS NEEDED.
- 9 DEMOLISH EXISTING LIGHT SCENCE. RETAIN AND REROUTE ELECTRICAL. PATCH AND REPAIR EXTERIOR MATERIALS AS NECESSARY.
- 10 EXISTING MENU BOARDS TO REMAIN
- 11 EXISTING BUILDING SIGNAGE TO REMAIN
- 12 DEMOLISH EXISTING EXTERIOR WALL TO EXTENTS SHOWN, REF FLOOR PLAN



©2011 STARBUCKS COFFEE COMPANY

STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

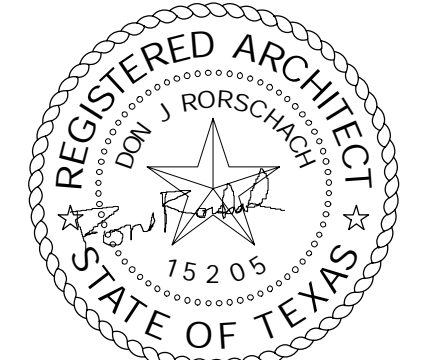
THESE DRAWINGS AND SPECIFICATIONS ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF STARBUCKS CORPORATION, WHICH IS THE OWNER OF THE COPYRIGHT IN THIS WORK. THEY SHALL NOT BE REPRODUCED IN WHOLE OR IN PART, SHARED WITH THIRD PARTIES OR USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF STARBUCKS CORPORATION. THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO EXPRESS DESIGN INTENT FOR A PROTOTYPICAL STARBUCKS STORE (WHICH IS SUBJECT TO CHANGE AT ANYTIME) AND DO NOT REFLECT ACTUAL SITE CONDITIONS. NEITHER PARTY SHALL HAVE ANY OBLIGATION NOR LIABILITY TO THE OTHER (EXCEPT STATED ABOVE) UNTIL A WRITTEN AGREEMENT IS FULLY EXECUTED BY BOTH PARTIES.

ARCHITECT OF RECORD



513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433

SEAL



PERMIT SET 03-21-2017

PROJECT NAME:
1-30 & WHITE HILLS DR

PROJECT ADDRESS:
782 INTERSTATE 30
ROCKWALL, TX 75087

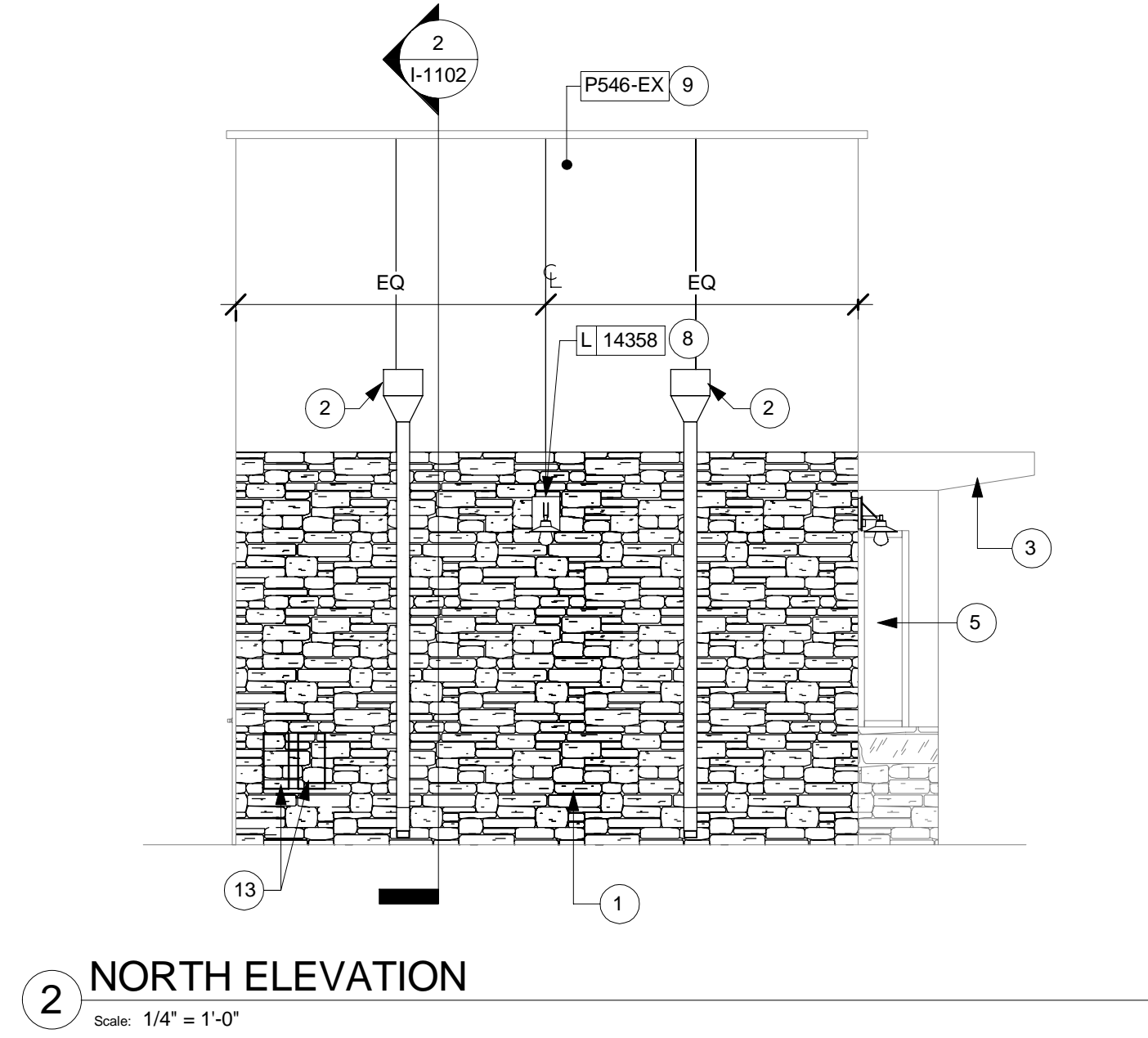
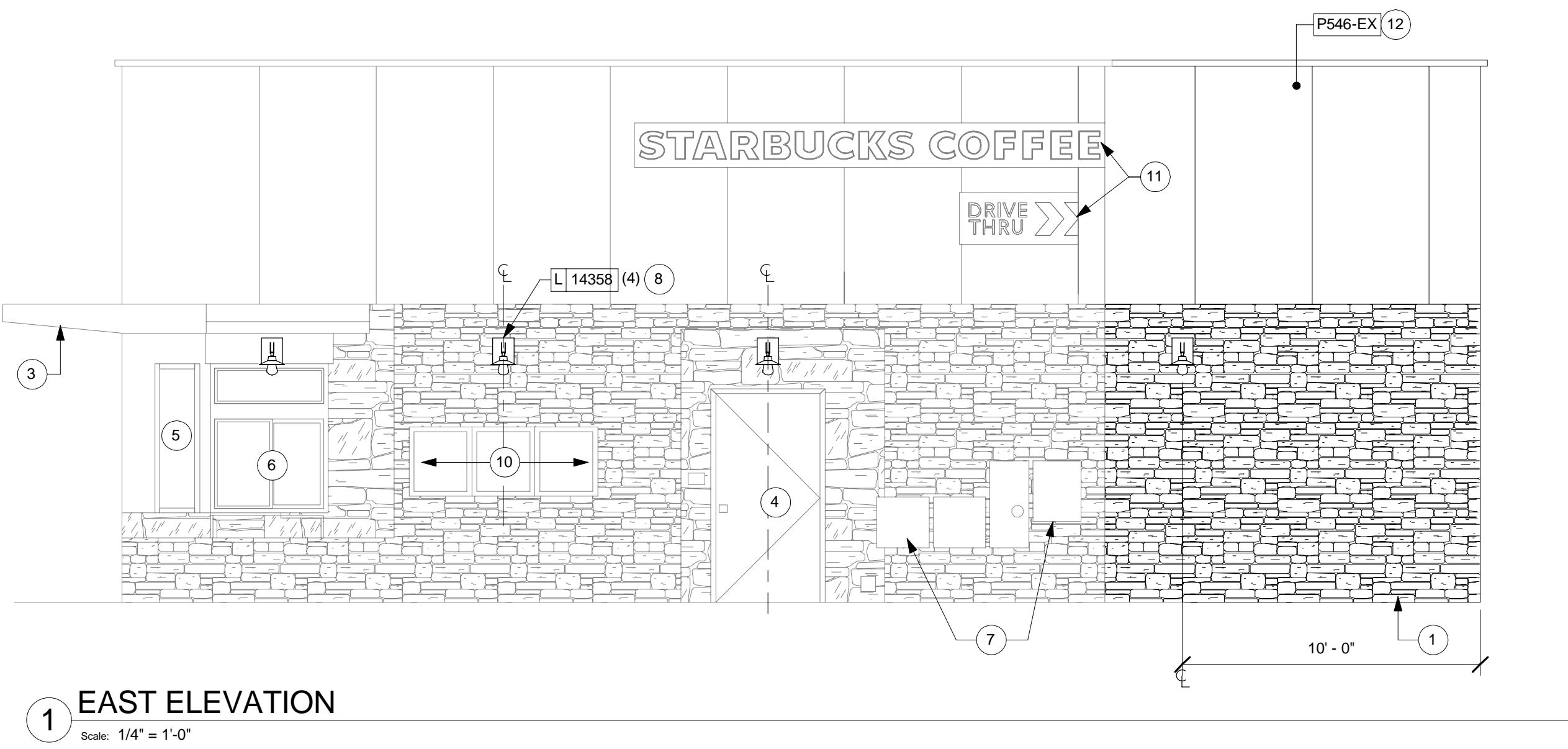
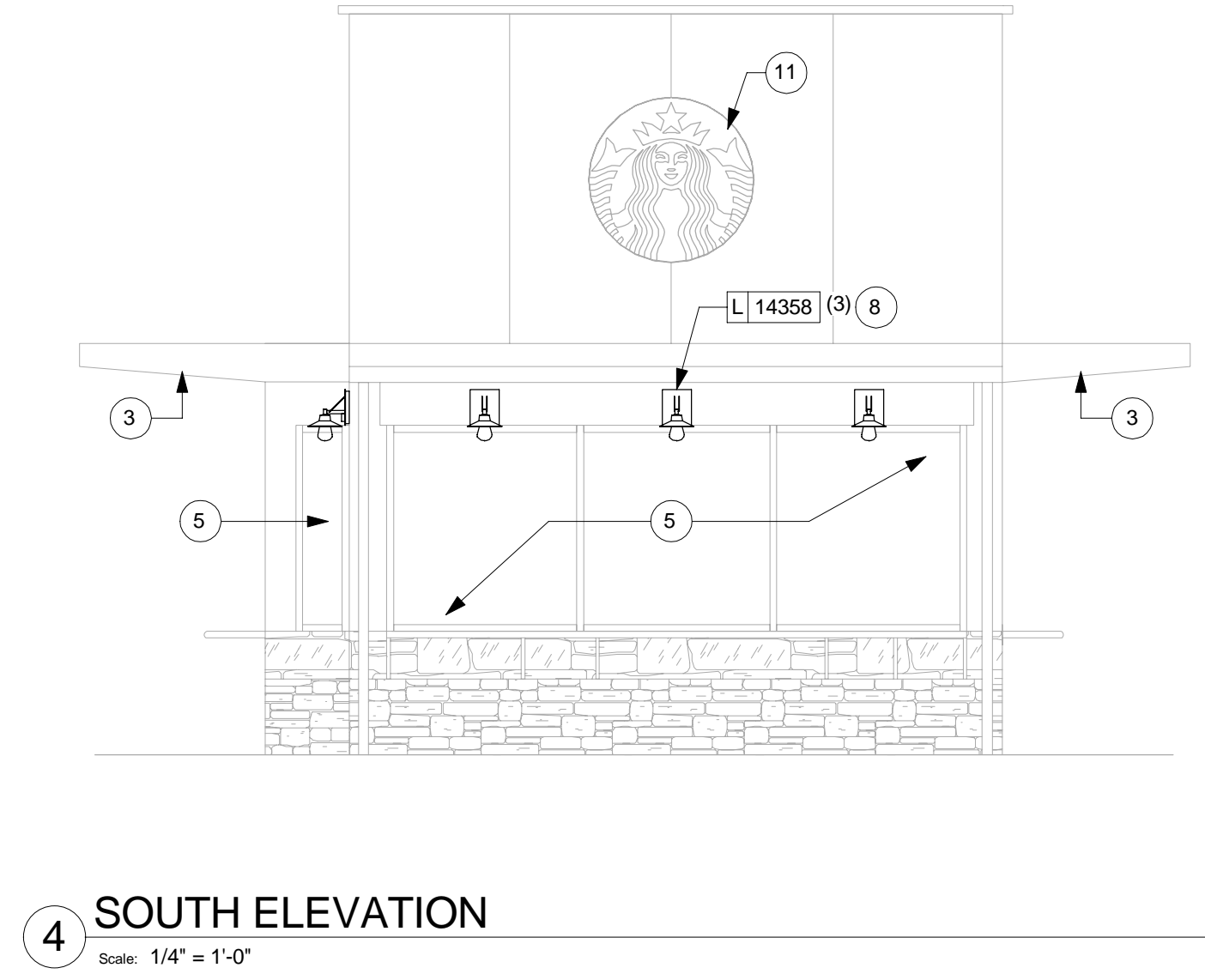
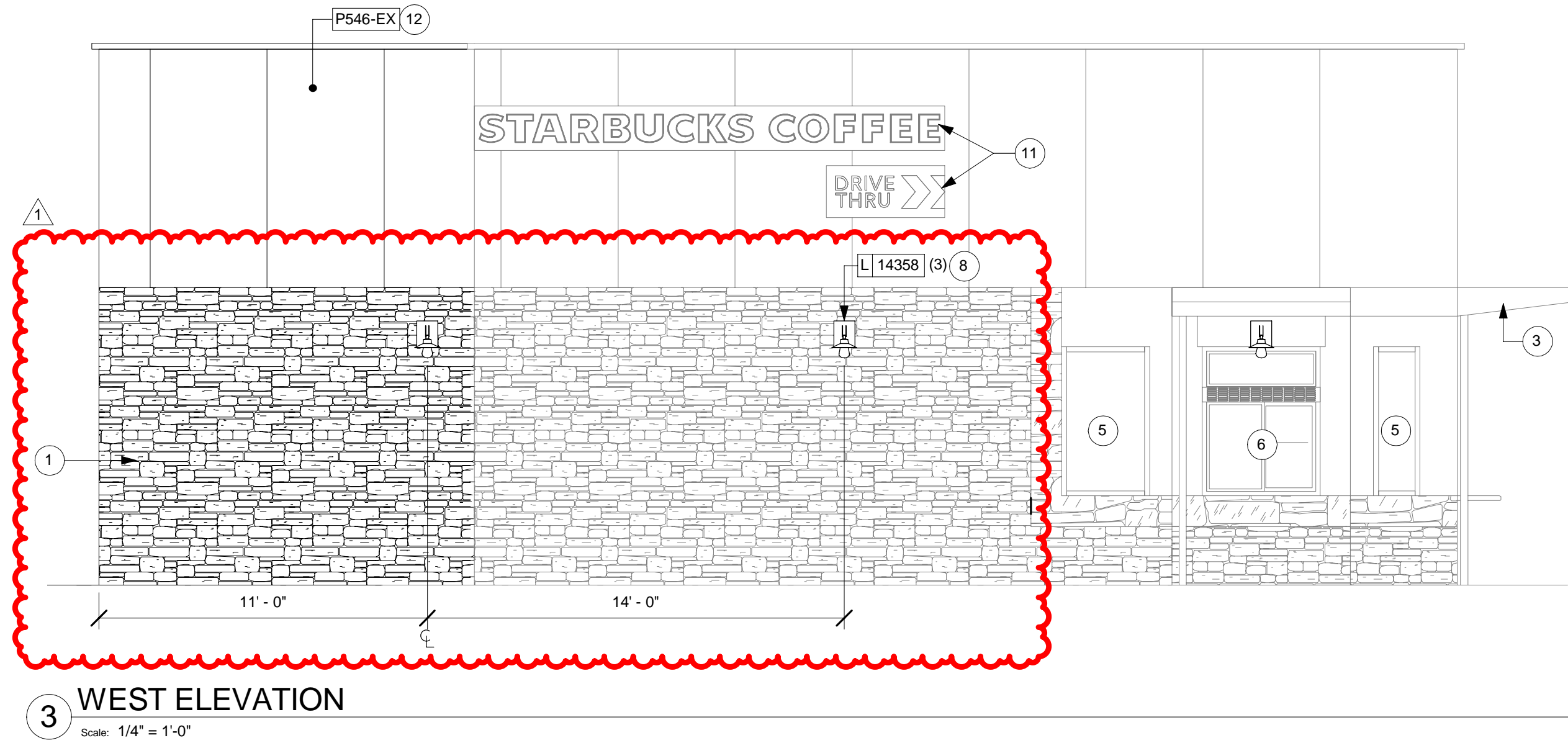
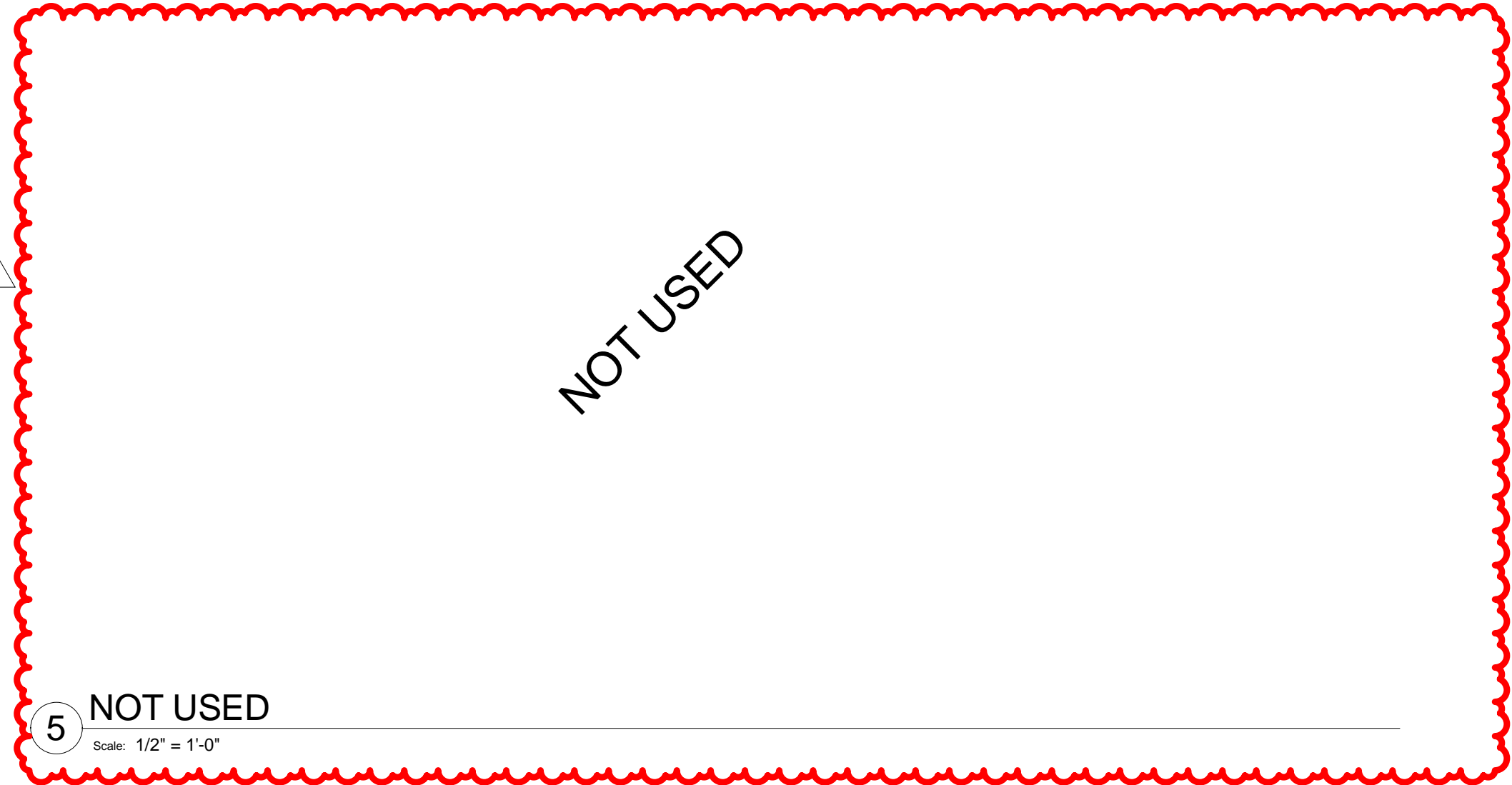
STORE #: 24180
PROJECT #: 64015-015
CONCEPT: MCS
PALETTE: NCS
ORIGINAL ISSUE DATE: 03-21-2017
DESIGN MANAGER: I. PEREZ-ROSSELLO
LEED® AP: N/A
PRODUCTION DESIGNER: A. BLOMMER
CHECKED BY: E. PEREZ

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTIONS

SHEET TITLE:
DEMO EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

SHEET NUMBER:
A-2001

4/13/2017 5:28:15 PM \\diskstation\server1\Projects\Starbucks_South Central\16-0319_J-30 & White Hills Dr\Drawings\24180_130 & White Hills Dr.rvt



EXTERIOR ELEVATION GENERAL NOTES

- A. GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. STARBUCKS CONSTRUCTION MANAGER TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.
- B. GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS, AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.
- C. GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING, OR EQUIVALENT TO SUPPORT SIGNAGE.
- D. SIGNAGE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE AND PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION TO STARBUCKS DESIGN MANAGER FOR APPROVAL.
- E. SIGNAGE CONTRACTOR TO INSTALL SIGNAGE IN COMPLIANCE WITH LOCAL CODES AND OBTAIN PERMIT.
- F. SIGNAGE CONTRACTOR TO SUPPLY SHOP DRAWINGS TO STARBUCKS CONSTRUCTION MANAGER AND TO THE GENERAL CONTRACTOR AS NEEDED. GENERAL CONTRACTOR TO NOTIFY STARBUCKS CONSTRUCTION MANAGER IMMEDIATELY IF SHOP DRAWINGS OR INSTALLATION IS IN DISCREPANCY WITH STARBUCKS ARCHITECTURAL DRAWINGS.
- G. GENERAL CONTRACTOR TO CLEAN, PATCH, & REPAIR EXISTING EXTERIOR AS REQUIRED.
- H. GENERAL CONTRACTOR TO COORDINATE LANDLORD'S EXTERIOR SCOPE OF WORK.
- I. REFER TO SHEETS I-6001 FOR SCHEDULES.

EXTERIOR ELEVATION KEYNOTES

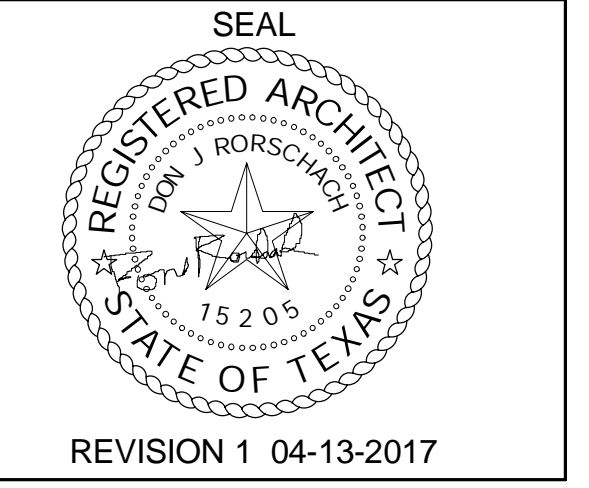
- 1 NEW VENEER STONE TO MATCH EXISTING
- 2 EXISTING ROOF DRAINS AND DOWNSPOUTS TO BE REROUTED
- 3 EXISTING AWNINGS TO REMAIN
- 4 EXISTING DOOR TO REMAIN
- 5 EXISTING STOREFRONT TO REMAIN
- 6 EXISTING DRIVE THRU WINDOW & AIR CURTAIN TO REMAIN
- 7 EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- 8 NEW WALL MOUNTED LIGHT FIXTURE @ 8'-3" AFF TO CENTERLINE OF J-BOX
- 9 NEW FIBER CEMENT BOARD TO MATCH EXISTING
- 10 EXISTING MENU BOARDS TO REMAIN
- 11 EXISTING BUILDING SIGNAGE TO REMAIN
- 12 NOT USED
- 13 EXISTING RELOCATED DISCONNECTS



STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

THESE DRAWINGS AND SPECIFICATIONS ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF STARBUCKS CORPORATION, WHICH IS THE OWNER OF THE COPYRIGHT IN THIS WORK. THEY SHALL NOT BE REPRODUCED IN WHOLE OR IN PART, SHARED WITH THIRD PARTIES OR USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF STARBUCKS CORPORATION. THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO EXPRESS DESIGN INTENT FOR A PROTOTYPICAL STARBUCKS STORE (WHICH IS SUBJECT TO CHANGE AT ANYTIME) AND DO NOT REFLECT ACTUAL SITE CONDITIONS. NEITHER PARTY SHALL HAVE ANY OBLIGATION NOR LIABILITY TO THE OTHER (EXCEPT STATED ABOVE) UNTIL A WRITTEN AGREEMENT IS FULLY EXECUTED BY BOTH PARTIES.

ARCHITECT OF RECORD
ROGUE ARCHITECTS
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
(817) 820-0433



PROJECT NAME:
1-30 & WHITE HILLS DR
PROJECT ADDRESS:
782 INTERSTATE 30
ROCKWALL, TX 75087

STORE #:	24180
PROJECT #:	64015-015
CONCEPT:	MCS
PALETTE:	NCS
ORIGINAL ISSUE DATE:	03-21-2017
DESIGN MANAGER:	I. PEREZ-ROSSELLO
LEED® AP:	N/A
PRODUCTION DESIGNER:	A. BLOMMER
CHECKED BY:	E. PEREZ

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTIONS
1	4-13-17		REV 1 - CLIENT COMMENTS

SHEET TITLE:
EXTERIOR ELEVATIONS
SCALE: As indicated

SHEET NUMBER:
A-2002