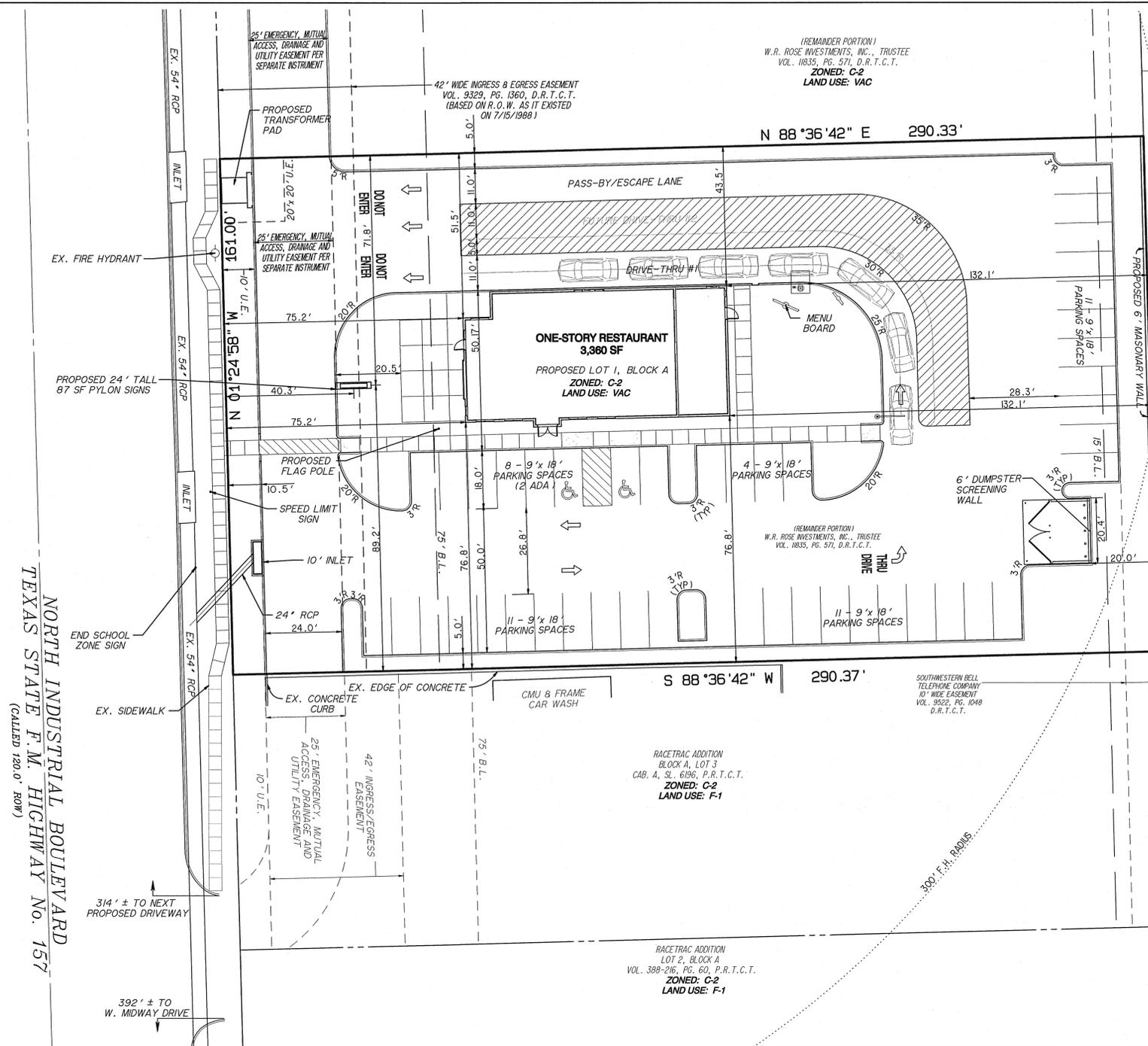


NOTE:
 THE FIRE LANE WILL NOT HAVE A PARABOLIC CROWN NOR WILL IT HAVE A CURB ALONG THE ENTIRE LENGTH OF BOTH SIDES. THE FIRE LANE PAVEMENT THICKNESS AND SUBGRADE SHALL MEET THE MINIMUM REQUIREMENTS SHOWN ABOVE. REFER TO FINAL GEOTECHNICAL REPORT AND CIVIL CONSTRUCTION PLANS FOR FIRE LANE CONFIGURATION.

SITE DATA TABLE	
SITE AREA	46,746 SF
# OF LOTS	1
# OF DWELLING UNITS	N/A
MAXIMUM LOT COVERAGE	N/A
MAXIMUM BUILDING HEIGHT	60 FT.
MINIMUM LOT AREA	22,500 SF
MINIMUM LOT WIDTH	130 FT.
LANDSCAPING REQUIRED	
TREES	6
SHRUBS	17
GROUND COVER	107 SF
LANDSCAPING PROVIDED	
TREES	6
SHRUBS	17
GROUND COVER	107 SF
STREET YARD AREA	12,081 SF
REQUIRED LANDSCAPE AREA (15% OF STREET YARD MIN)	1,812 SF
REQUIRED MINIMUM SIZE FOR LANDSCAPING	3" CALIPER/12' HEIGHT

SITE DATA NOTES

- A DAIRY QUEEN DRIVE-THRU RESTAURANT IS PROPOSED ON THE SUBJECT TRACT.
- THE LANDSCAPING WILL BE INSTALLED IMMEDIATELY AFTER SITE WORK IS COMPLETED.
- THE SAME MASONRY MATERIALS USED FOR THE FACIA OF THE MAIN BUILDING WILL BE USED ON THE DUMPSTER ENCLOSURE.

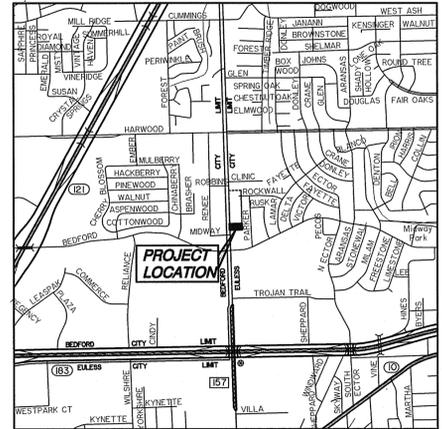


PARKING TABLE	
PARKING SPACES REQUIRED* (GROUP 5)	34
PARKING SPACES PROVIDED	43
ADA PARKING SPACES REQUIRED	2
ADA PARKING SPACES PROVIDED	2
TOTAL PARKING SPACES PROVIDED ON-SITE	45

* PARKING SPACES REQUIRED IS BASED UPON THE 6FA OF THE BUILDING AREA (3,360 SF)

PREPARED BY:
GOODWIN & MARSHALL
 CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
 2405 Mustang Drive, Grapevine, TX 76051
 Metro (817) 329-4373
 Fax (817) 329-4453
 Contact: John Andersen II, P.E.
 GOODWIN AND MARSHALL, INC. TPCE REGISTRATION # F-2944

OWNER:
 W.R. ROSE INVESTMENTS, INC., TRUSTEE
 5440 HARVEST HILL ROAD, SUITE 250
 DALLAS, TX 75230
 (214) 954-1100
 Fax (214) 954-0011

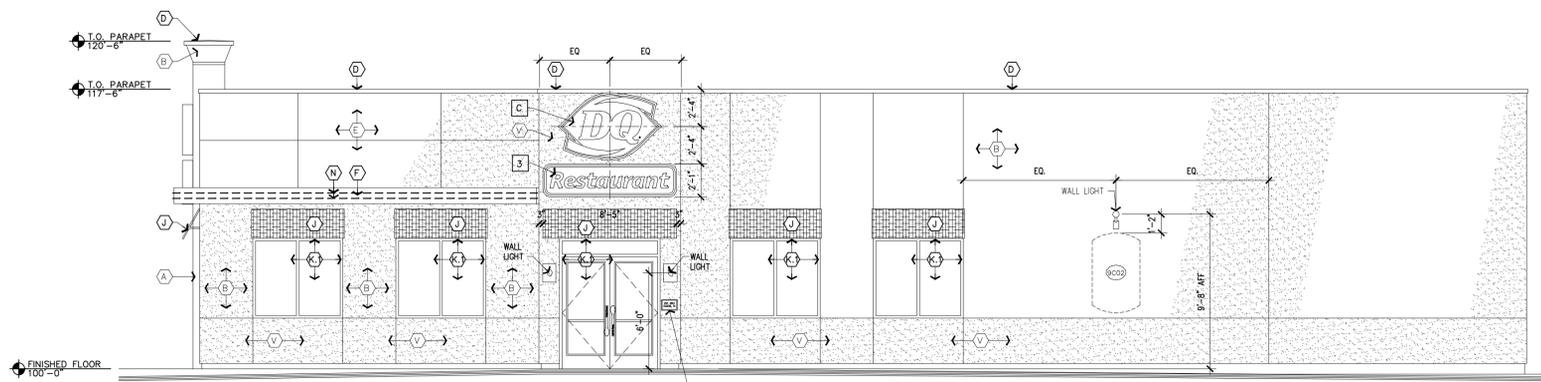


THE CITY OF EULESS CITY COUNCIL APPROVED THIS SITE PLAN ON THE DATE SPECIFIED. THE CITY ENGINEER WILL ISSUE A RELEASE FOR CONSTRUCTION OF THE PUBLIC IMPROVEMENTS AFTER A REVIEW AND FINAL APPROVAL OF CONSTRUCTION PLANS. AUTHORIZATION FOR PROPERTY OWNER TO COMMENCE SITE GRADING MAY BE APPROVED BY THE CITY ENGINEER.

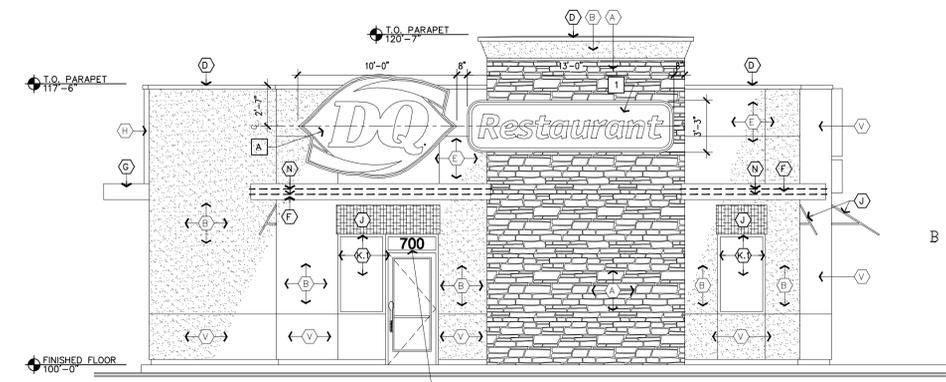
A FINAL PLAT SHALL BE APPROVED BY THE CITY UPON SUBMISSION IN COMPLIANCE WITH CITY CODES AND THE COMPLETION OF ALL PUBLIC IMPROVEMENTS TO THE CITY ENGINEER'S SATISFACTION OR PROPER EXECUTION OF A SUBDIVISION IMPROVEMENT AGREEMENT UNDER THE TERMS SPECIFIED IN THE EULESS UNIFIED DEVELOPMENT CODE.

SITE PLAN - CASE #12-10-SP
SITE PLAN
 ROSE ADDITION, PROPOSED BLOCK A, LOT 1
 700 N. INDUSTRIAL BLVD.
 1 Lot Located on 1.073 Acres
 SITUATED IN
 J.P. HALFORD SURVEY, ABSTRACT No. 711
 CITY OF EULESS, TARRANT COUNTY, TEXAS

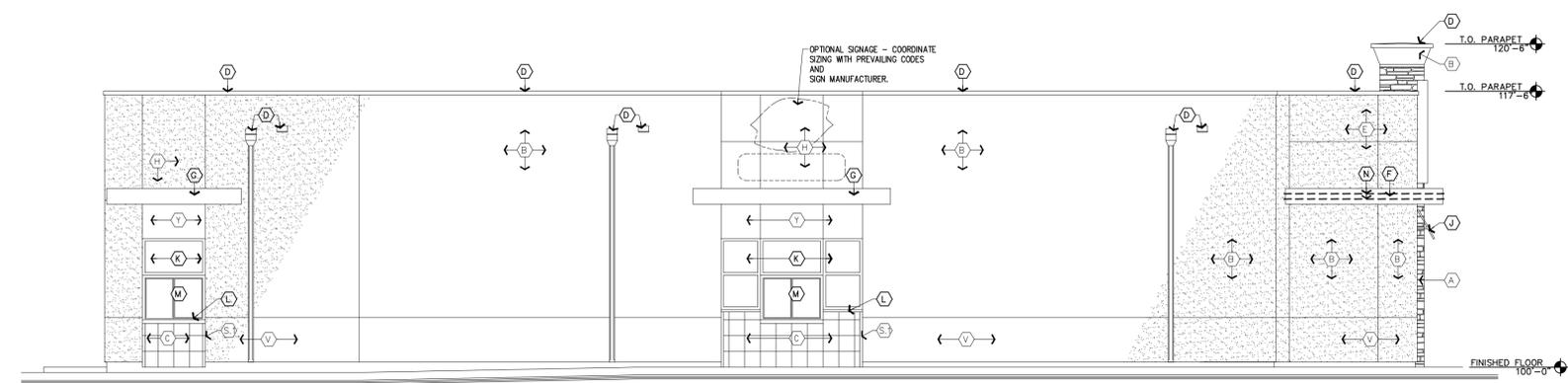
PREPARED: OCTOBER 1, 2012
 REVISED: OCTOBER 24, 2012



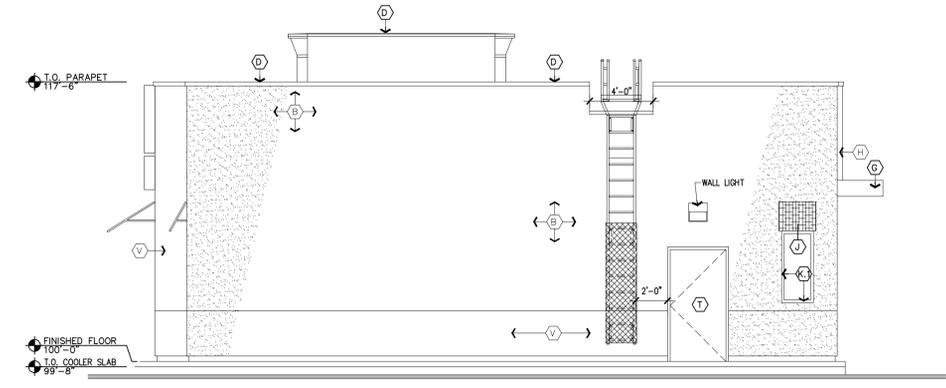
1 ENTRANCE ELEVATION (RIGHT)
P&Z SCALE: 3/16" = 1'-0"



2 FRONT ELEVATION
P&Z SCALE: 3/16" = 1'-0"



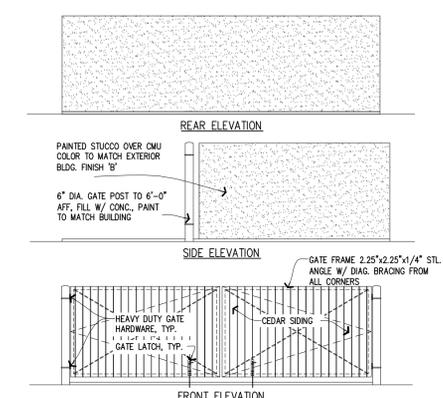
3 DRIVE-THRU ELEVATION (LEFT)
P&Z SCALE: 3/16" = 1'-0"



4 REAR ELEVATION
P&Z SCALE: 3/16" = 1'-0"

EXTERIOR ELEVATION KEYNOTES: (GRILL & CHILL)

- A** STONE:
MFR: OWENS CORNING
STYLE: COUNTRY LEDGE STONE - WET STACK
COLOR: CHARDONNAY 20006
SUPPLIER: OWENS CORNING
GROUT: GREY
- B** STUCCO (PAINTED):
MFR: QUIKRETE
COLOR: NA11-0034 (BENJAMIN MOORE SANDY BROWN)
FINISH: MEDIUM SAND
VENDOR: TBD
- C** CERAMIC TILE:
MFR: MARAZZI
SERIES: I COLORI
COLOR: CRAYONS RED LUSTER
SIZE: 12"x12"
GROUT: "LATICRETE"
GROUT COLOR: ALMOND 85
SUPPLIER: HJC
- D** COPING & SCUPPERS:
MFR: UNA-CLAD
MATL: 24 GA. STEEL
COLOR: ALMOND
FINISH: KYNAR 500
- E** STUCCO (PAINTED):
MFR: QUIKRETE
COLOR: DQ RED
FINISH: MEDIUM SAND
VENDOR: TBD
- F** METAL EYEBROW:
MFR: UNA-CLAD
STYLE: .040 ALUMINUM
COLOR: MATTE BLACK
FINISH: KYNAR 500
VENDOR: NU LOOK EXTERIORS
- G** METAL CANOPY:
MFR: UNA-CLAD
STYLE: .040 ALUMINUM
COLOR: CLEAR ANODIZED SATIN
VENDOR: NU LOOK EXTERIORS
- H** STUCCO (PAINTED):
MFR: QUIKRETE
COLOR: DQ BLUE
FINISH: MEDIUM SAND
VENDOR: TBD
- J** FABRIC AWNING:
MFR: COOL PLANET AWNING
MATERIAL: SUNBRELLA
COLOR: JOCKEY RED
FRAME: 1"x1" ALUMINUM (WELD ALL JOINTS, GRIND SMOOTH)
FINISH: ANODIZED CLEAR SATIN
VENDOR: COOL PLANET AWNING OR HJC
- K** STOREFRONT:
MFR: YKK AP AMERICA INC.
STYLE: 2"x4 1/2"
FINISH: CLEAR SATIN ANODIZED ALUMINUM
GLAZING: CLEAR, 1" INSULATED, LOW E
- K1** STOREFRONT:
MFR: YKK AP AMERICA INC.
STYLE: 2"x4 1/2"
FINISH: DARK BRONZE SATIN ANODIZED ALUMINUM
GLAZING: CLEAR, 1" INSULATED, LOW E
- L** WINDOW SILL FLASHING:
MFR: YKK AP AMERICA INC.
FINISH: ANODIZED CLEAR SATIN
SIZE: 2" AS REQ'D BY LOCATION
- M** DRIVE-THRU WINDOW:
MFR: QUIKSERV
MATERIAL: ALUMINUM
FINISH: ANODIZED CLEAR SATIN
VENDOR: N. WASSERSTROM & SONS
- N** STRIP LIGHTING:
MFR: MORGAN HOPE
STYLE: LED-Flex WITH BLACK TRACK
MODEL: LED-MH-120V-EB (BLUE LED)
VENDOR: HJC
NOTE: MUST BE INSTALLED PER MANUFACTURER'S REQUIREMENTS
- O** SOLID COLOR STAIN:
MFR: BENJAMIN MOORE
COLOR: SANDY BROWN 1046
PRODUCT: ARBORCOAT WATERBORNE SOLID COLOR STAIN #640
PRIMER: SELF PRIMING ON MOST SURFACES (SEE TECH. DATA SHEET FOR DETAILS)
NOTE: FOR USE ON WOOD FENCES AND WOOD SCREENING WALLS IF APPLICABLE. (I.E. DUMPSTER ENCLOSURE GATE)
- S1** TRANSITION TRIM:
SIZE: 1 1/2"D. x2"W. HAT CHANNEL
FINISH: CLEAR SATIN ANODIZED ALUMINUM
- T** PAINT:
MFR: BENJAMIN MOORE
COLOR: SANDY BROWN 1046
PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634
PRIMER: FIRST COAT AURA EXTERIOR PAINT LOW LUSTRE #634
- V** STUCCO (PAINTED):
MFR: QUIKRETE
COLOR: SM-1055 (BENJAMIN MOORE ALGONQUIN TRAIL)
FINISH: MEDIUM SAND
VENDOR: TBD
- Y** BREAK METAL CLOSURE:
MFR: UNA-CLAD
FINISH: CLEAR SATIN ANODIZED ALUMINUM
VENDOR: NU LOOK EXTERIORS



5 TRASH ENCLOSURE ELEVATIONS
P&Z SCALE: 3/16" = 1'-0"

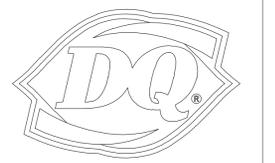
MATERIAL PERCENTAGES

FRONT ELEVATION:	
BRICK:	0%
STUCCO:	67%
OTHER:	33% MANUFACTURED STONE VENEER
LEFT ELEVATION:	
BRICK:	0%
STUCCO:	95%
OTHER:	5% CERAMIC TILE & METAL CLADDING
RIGHT ELEVATION:	
BRICK:	0%
STUCCO:	100%
OTHER:	0%
REAR ELEVATION:	
BRICK:	0%
STUCCO:	100%
OTHER:	0%

THIS DOCUMENT IS FOR INTERIM REVIEW ONLY AND NOT INTENDED TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

RONALD G. BROWN
REGISTERED ARCHITECT
TEXAS NO. 14293

DQ RESTAURANT
700 N. INDUSTRIAL BLVD
EULESS, TEXAS



AMERICAN DAIRY QUEEN
MINNEAPOLIS, MN U.S.A.

*REGISTERED U.S. PATENT OFFICE, AMERICAN DAIRY QUEEN CORPORATION. THIS DRAWING, ITS DESIGN DETAIL AND INVENTION ARE THE PROPERTY OF AMERICAN DAIRY QUEEN INC. (ADQ) AND SHALL NOT BE COPIED IN ANY MANNER NOR DISCLOSED TO ANY OUTSIDE PARTY WITHOUT ADQ CONSENT.

BUILDING TYPE:
DAIRY QUEEN RESTAURANT
CORE 76

DRAWN, CHECKED, & APPROVED BY: ADQ
DESIGN-ARCHITECTURE-CONSTRUCTION (DAC) DEPARTMENT

THIS IS "PLAN" NORTH FOR ACTUAL BUILDING ORIENTATION REFER TO SITE PLAN (BY OTHERS)

ISSUE DATE:	10-1-2012
REVISION DATE:	
10-24-2012	▲ CITY STAFF COMMENTS
	▲
	▲
	▲
	▲

ELEVATIONS

SHEET NUMBER:

THIS DOCUMENT REPRESENTS THE DESIGN EFFORT OF SPRING BROOK PLANNING GROUP, AND IS ISSUED AS AN INSTRUMENT OF SERVICE FOR THE SUBJECT PROJECT. SPRING BROOK PLANNING GROUP RETAINS TITLE AND OWNERSHIP OF THIS DOCUMENT WHETHER THE PROJECT IS EXECUTED OR NOT AND IT SHALL NOT BE COPIED, REPRODUCED OR EXHIBITED IN WHOLE OR PART FOR ANY OTHER PURPOSE, OR USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECTS, UNLESS AUTHORIZED IN WRITING BY SPRING BROOK PLANNING GROUP.

GENERAL NOTES:

SEE CIVIL / SITE PLANS FOR EXACT LOCATIONS OF EXISTING AND PROPOSED UTILITIES AND EASEMENTS.

ALL LANDSCAPE AREAS SHALL BE IRRIGATED AS REQUIRED BY CODE.

Underground irrigation shall be designed by a Licensed Irrigator and will be submitted with the Building Permit Application.

STREET YARD = 11,974 SF

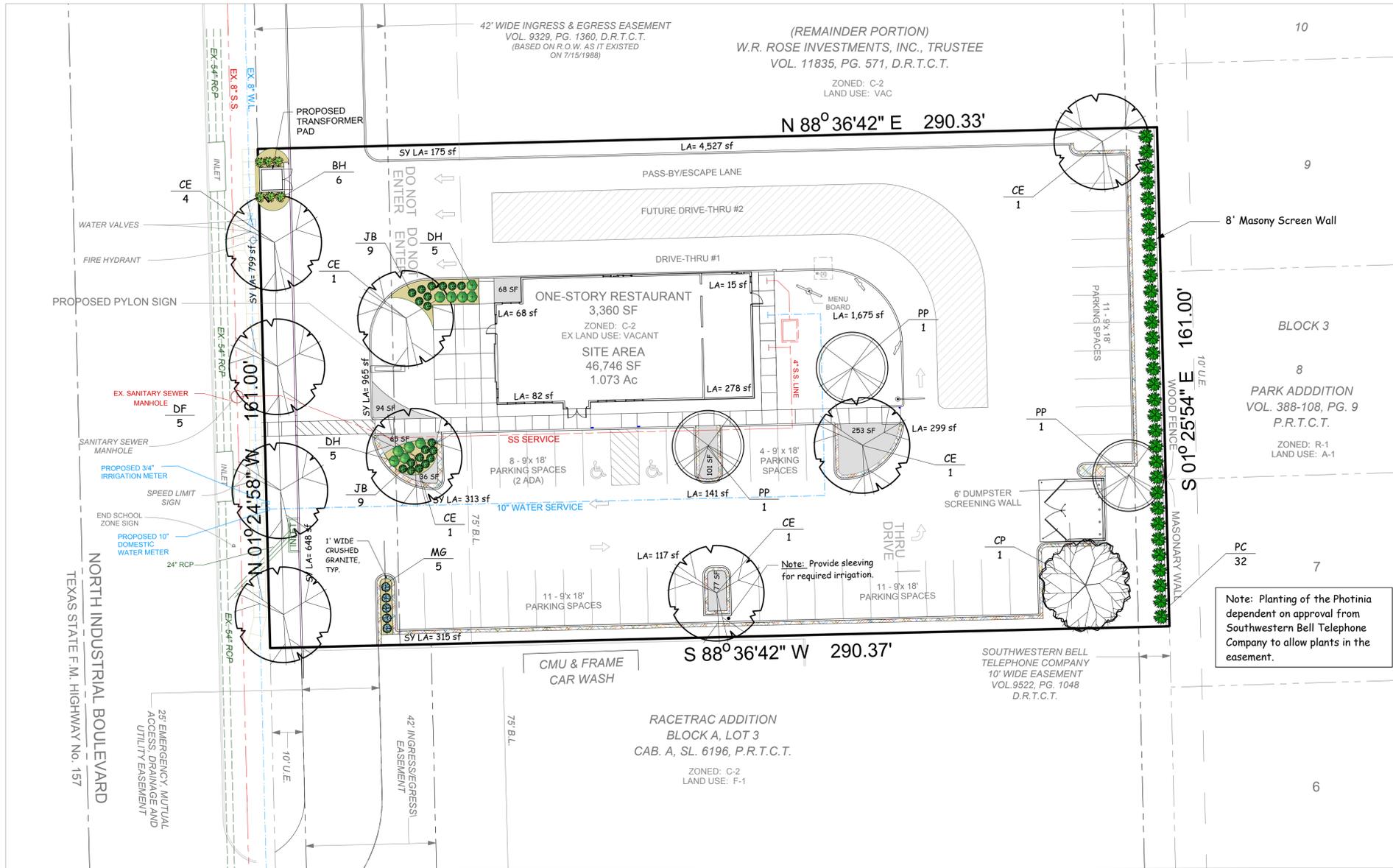
THERE ARE NO EXISTING TREES ON THE SITE.

SOD SHALL BE INSTALLED FOR ALL TURF GRASS AREAS.

OPEN SPACE DATA

LOT AREA	46,746 SF
STREET YARD	11,974 SF
STREET YARD LANDSCAPED AREA	3,215 sf (26.8% of Street Yard)
TOTAL LANDSCAPED AREA	10,417 sf (22.3% of Total Site)
TREES REQUIRED / PROVIDED	11 / 11.5*
SHRUBS REQUIRED / PROVIDED	33 / 33 **
GROUND COVER REQUIRED / PROVIDED	165 sf / 195 sf ***

* Ornamental Tree = 0.5 trees.
 ** Does not include required screening shrubs.
 *** Does not include non-street yard ground cover.



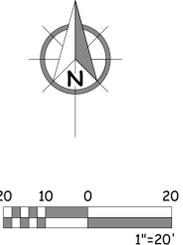
- Shredded Hardwood Mulch Bed
- Ground Cover - Monkey Grass (*Liriope muscari*) and/or Asin Jasmine (*Trachelospermum asiaticum*) planted 18" O.C. - to be determined based on availability and owners preference.
- SY LA Street Yard Landscaped Area
- LA Landscaped Area (Non Street Yard)

PLANT LIST

SYM	KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
	CP	1	CHINESE PISTACHE	<i>Pistacia chinensis</i>	3" Cal. Min.	Container Grown
	CE	9	CEDER ELM	<i>Ulmus crassifolia</i>	3" Cal. Min	Container Grown
	PP	3	PURPLE LEAF PLUM	<i>Prunus Cerasifera</i>	12" Ht. Min.	Container Grown
	JB	18	JAPANESE BARBERRY	<i>Berberis thunbergi</i>	24" Ht. Min.	Container Grown
	DH	10	DWARF YAUPON HOLLY	<i>Ilex vomitoria 'Nana'</i>	24" Ht. Min.	Container Grown
	PC	32	CHINESE PHOTINIA	<i>Photinia serrulata</i>	3' Ht. Min.	5' O.C.
	BH	6	DWARF BURFORD HOLLY	<i>Ilex cornuta 'Dwarf Burford'</i>	24" Ht. Min.	Container Grown
	MG	5	ADAGIO MADIAN GRASS	<i>Miscanthus sinensis 'Adagio'</i>	24" Ht. Min.	Container Grown *

Note: Do not cut back Miscanthus (Adagio Madian Grass) until the new growth starts to appear.

SITE PLAN - CASE # 12-10-SP
LANDSCAPE PLAN
 ROSE ADDITION, PROPOSED BLOCK A, LOT1
 700 N. INDUSTRIAL BLVD.
 1 Lot Located on 0.981 Acres Being a Replat of
 1 Lot Located on 1.073 Acres
 SITUATED IN
 J.P. HALFORD SURVEY, ABSTRACT No. 711
 CITY OF EULESS, TARRENT COUNTY, TEXAS



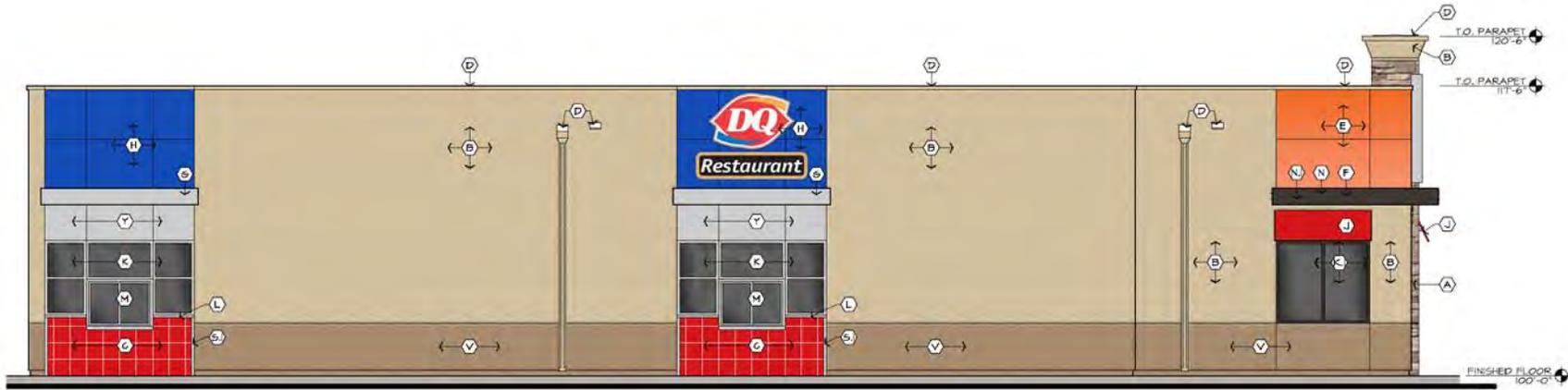
Prepared By:
SpringBrook
 planning group
 2405 Mustang Drive
 Grapevine, TX 76051
 (469) 955-8580
 larry@sbplanning.net



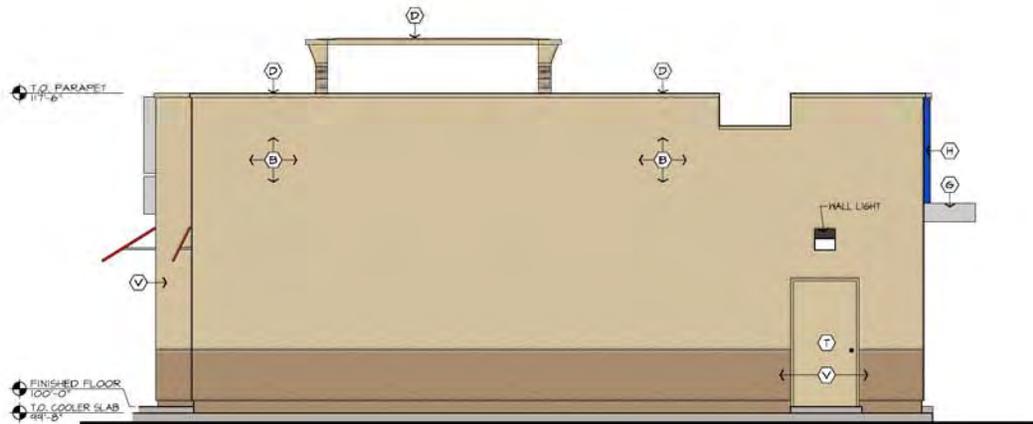
1 ENTRANCE ELEVATION
A31 SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION
A3.2 SCALE: 1/4" = 1'-0"



DRIVE-THRU ELEVATION



REAR ELEVATION