

**DARDEN RESTAURANTS
YARD HOUSE
EXISTING RESTAURANT AND PATIO AREA
12,807 S.F.**

PROJECT GROSS AREA	
Name	Area
(E) EXTERIOR PATIO (NO AREA CHANGE FROM EXISTING)	2110 SF
(E) EXTERIOR TRASH ENCLOSURE (NO WORK)	1725 SF
TOTAL EXTERIOR	2836 SF
(E) RESTAURANT (NO WORK)	9971 SF
TOTAL INTERIOR	9971 SF
Grand total	12807 SF

- Town of Addison site plan notes:**
- Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Buildings with an aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
 - All signage is subject to Town approval.
 - All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.
 - Existing Handicap parking is provided by landlord in accordance with ADA standards.

This plan conforms with design standards included in the Town of Addison Transportation Plan, Water System Requirements, Waste Water System Requirements, and Drainage Criteria Manual.

2 SITE PLAN NOTES

3" = 1'-0"



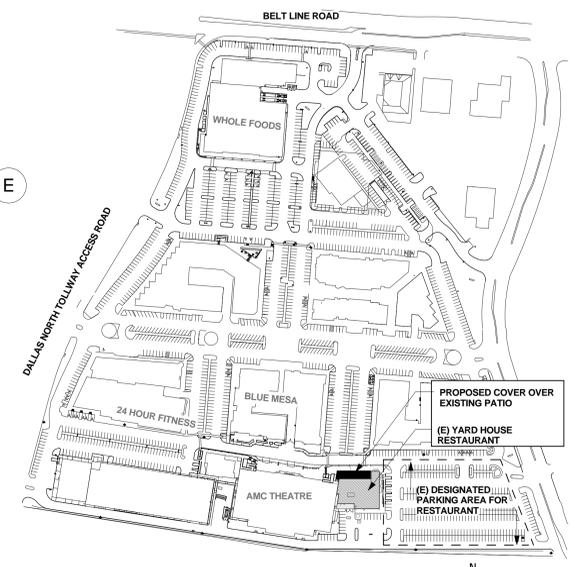
3 SITE PHOTOS

1" = 1'-0"

CODE ANALYSIS

SITE LEGAL DESCRIPTION A portion of Lot 1R, of Amended Replat, Village on the Parkway Lot 1R, according to the Amended Replat thereof recorded in Instrument No. 20130032815 of the Public Records of Dallas County, Texas which is identified as "Tenant Premises" on Exhibit A-1.

1. CODE ANALYSIS CONSTRUCTION TYPE	II B
FIRE SPRINKLER SYSTEM	YES
OCCUPANCY GROUP	A2 RESTAURANTS
2. APPLICABLE CODES - COMPLY WITH ALL LOCAL ORDINANCES AND AMENDMENTS	
ACCESSIBILITY	2009 IBC/STATE OF TEXAS ACCESSIBILITY STANDARDS (TAS)
BUILDING	2009 INTERNATIONAL BUILDING CODE
ELECTRICAL	2008 NATIONAL ELECTRICAL CODE
FIRE	2009 INTERNATIONAL FIRE CODE
MECHANICAL	2009 INTERNATIONAL FIRE CODE
PLUMBING	2009 INTERNATIONAL PLUMBING CODE
3. PROJECT INFORMATION	
BUILDING HEIGHT	27'-4"
NUMBER OF STORIES	1
PARKING	EXISTING PROVIDED BY LANDLORD
SEAT COUNT	312 (INDOOR) + 96 (PATIO) = 408 (TOTAL)
TOTAL PROJECT AREA	12,807 S.F.



4 SITE KEY PLAN

1" = 200'-0"

1 ARCHITECTURAL SITE PLAN

1/8" = 1'-0"

PRINT DATE: 11/20/2015 11:46:08 AM



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Alameda, CA 94501
Tel 510 865 8663
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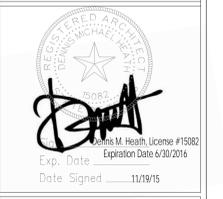
ARCHITECTS PROJECT
#48519

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ACTION	
APPROVED	DENIED
STAFF	Date Initials
COUNCIL	Date Initials

See the Staff Approval Letter or Council Resolution Memo for any conditions associated with the approval of the project.

TOWN PROJECT NUMBER:



PERMIT ISSUE DATE:

REVISION SCHEDULE		
#	DATE	DESCRIPTION
1	11/20/15	PLANNING SUBMITTAL

Restaurant #: 8355

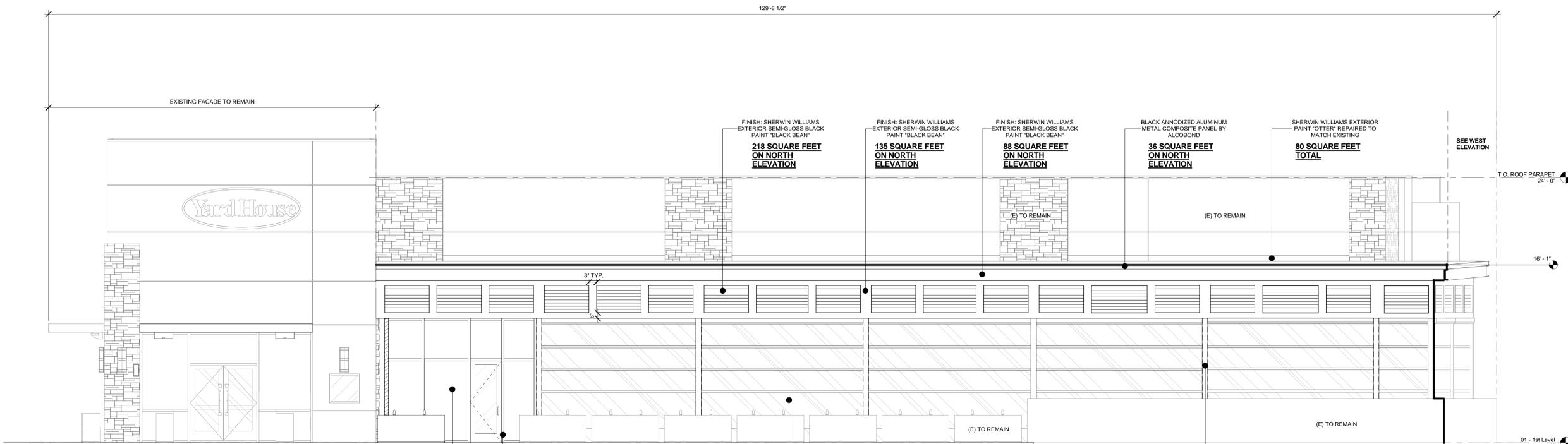
**PATIO TENANT IMPROVEMENT
ADDISON, TEXAS**

Drawn By: EGH Checked:

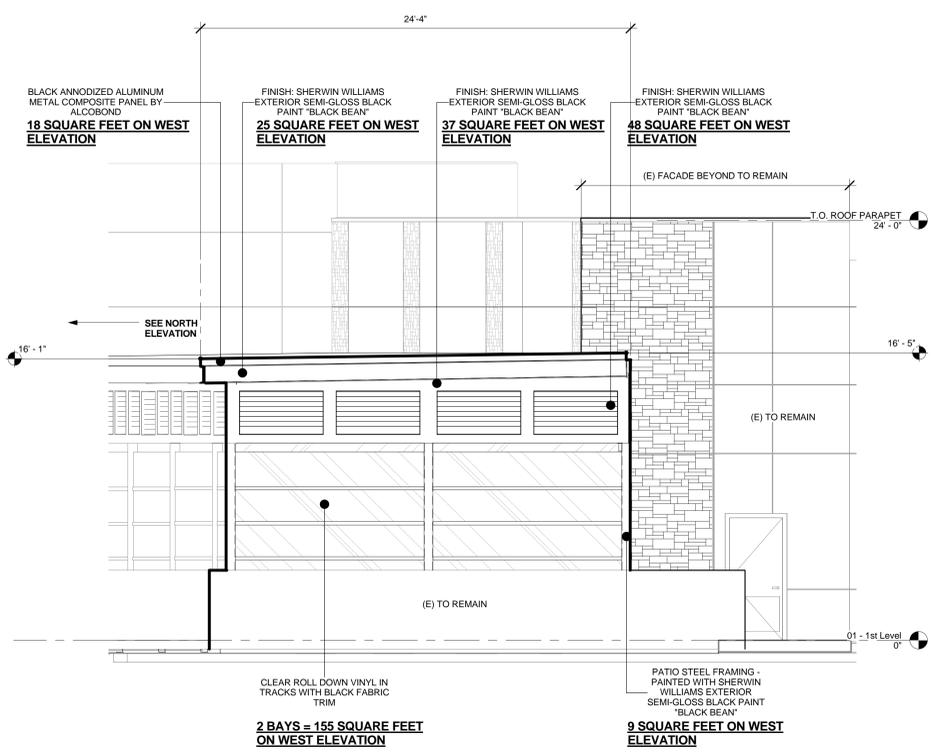
5100 BELT LINE ROAD
ADDISON, TX

Drawing
SITE PLAN FOR PLANNING REVIEW

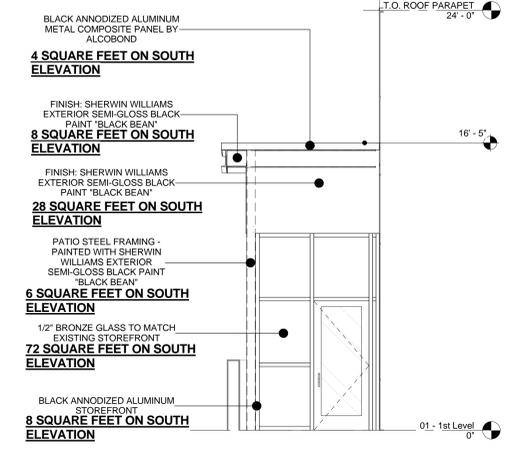
A0.1
PERMIT DOCUMENTS



1 PATIO NORTH ELEVATION
1/4" = 1'-0"



2 PATIO WEST ELEVATION
1/4" = 1'-0"



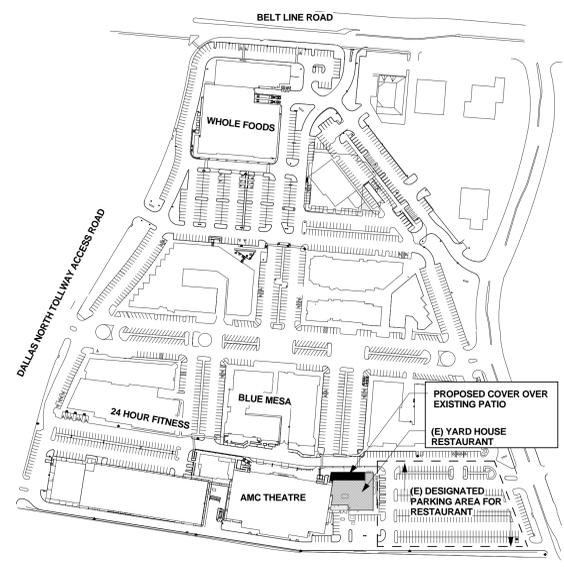
3 PATIO SOUTH ELEVATION
1/4" = 1'-0"

FACADE PLAN NOTES

- This Facade Plan is for conceptual purposes only. All building plans require review and approval by Development Services.
- All mechanical units shall be screened from public view as required by the Zoning Ordinance.
- When permitted, exposed utility boxes and conduits shall be painted to match the building.
- All signage areas and locations are subject to approval by Development Services.
- Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official.

4 FACADE PLAN NOTES
12" = 1'-0"

MATERIAL AREA TABULATION		
MATERIAL	TOTAL AREA	% TOTAL
BLACK PAINTED STEEL	376 SF	19%
REPAIRED AND REPAINTED FACADE "OTTER"	80 SF	4%
BLACK PAINTED LOUVER	266 SF	13%
GLASS STOREFRONT	227 SF	11%
BLACK ANNOIDIZED MULLIONS	33 SF	2%
BLACK ANNOIDIZED ROOF TRIM	58 SF	3%
CLEAR VINYL AND BLACK FABRIC ROLL DOWN SCREENS	980 SF	48%
TOTAL	2020 SF	100%



6 SITE KEY PLAN
1" = 200'-0"

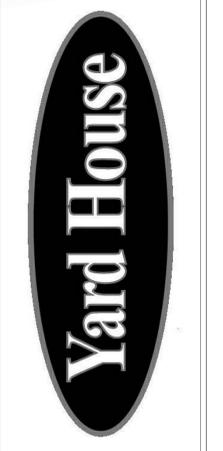
DH
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ARCHITECTS PROJECT
#48519
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ACTION
APPROVED DENIED
STAFF _____ Date _____ 1999
COUNCIL _____ Date _____ 1999
See the Staff Approval Letter or Council Resolution Memo for any conditions associated with the approval of the project.

TOWN PROJECT NUMBER:

REGISTERED ARCHITECT
Dennis M. Heath, License #15082
Exp. Date _____
Date Signed 11/19/15



PERMIT ISSUE DATE:

REVISION SCHEDULE	
#	DESCRIPTION
11/20/15	PLANNING SUBMITTAL

Restaurant #: **8355**

PATIO TENANT IMPROVEMENT
ADDISON, TEXAS

Drawn By: EGH Checked:

5100 BELT LINE ROAD
ADDISON, TX

Drawing
FACADE PLAN FOR PLANNING REVIEW

A0.2
PERMIT DOCUMENTS



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ARCHITECTS PROJECT
#48519

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ACTION	
APPROVED	DENIED
STAFF _____	Date _____ Initials _____
COUNCIL _____	Date _____ Initials _____

See the Staff Approval Letter or Council Consent Memo for any conditions associated with the approval of the project.

TOWN PROJECT NUMBER:



Dennis M. Heath, License #15382
Exp. Date _____ Expiration Date 6/30/2016
Date Signed 11/19/15



PERMIT ISSUE DATE:

REVISION SCHEDULE

#	DATE	DESCRIPTION
10/21/15	ISSUE FOR PERMIT	
11/20/15	PLANNING SUBMITTAL	

Restaurant #: 8355

PATIO TENANT
IMPROVEMENT
ADDISON, TEXAS

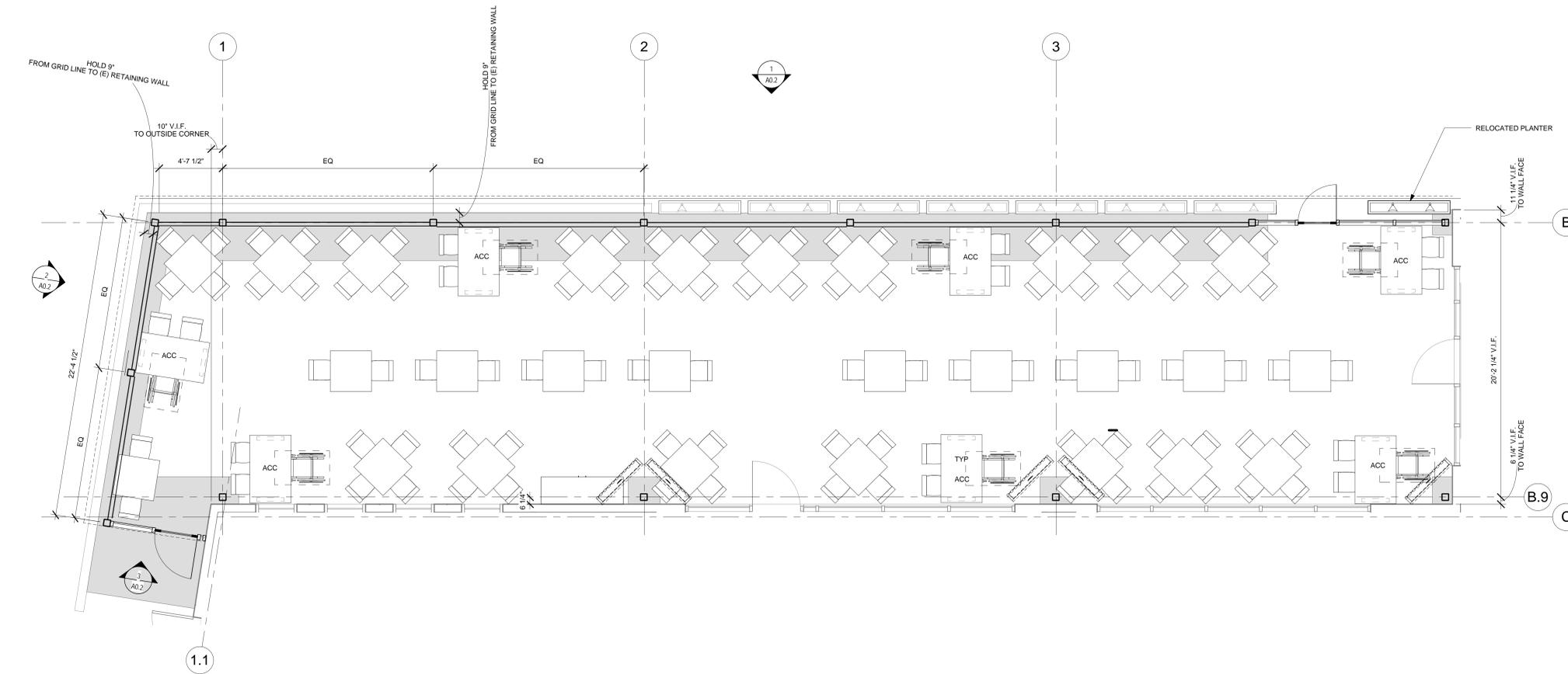
Drawn By: _____ Checked
Author: _____ Checker

5100 BELT LINE ROAD
ADDISON, TX

BASIC FLOOR
PLAN FOR
PLANNING
REVIEW

A0.3

PERMIT DOCUMENTS



1 PATIO PLAN
1/4" = 1'-0"