

PROPERTY OWNER:

DCO REALTY, INC.
CO UDR, INC.
1745 SHEA CENTER DRIVE
SUITE 200
HIGHLANDS RANCH, CO 80129
CONTACT: MILTON A. SCOTT
PHONE: 720.348.7705

TENANT:

SUNNY STREET CAFE
274 MARCONI BLVD.
SUITE 260
COLUMBUS, OH 43215
CONTACT: SCOTT MOFFITT
PHONE: 614.396.5030 EXT. 105

ARCHITECT:

LANDRY ARCHITECTS
1202 RICHARDSON DR.
SUITE 106
RICHARDSON, TX 75080
CONTACT: GREG LANDRY
PHONE: 214.631.6941 EXT. 202

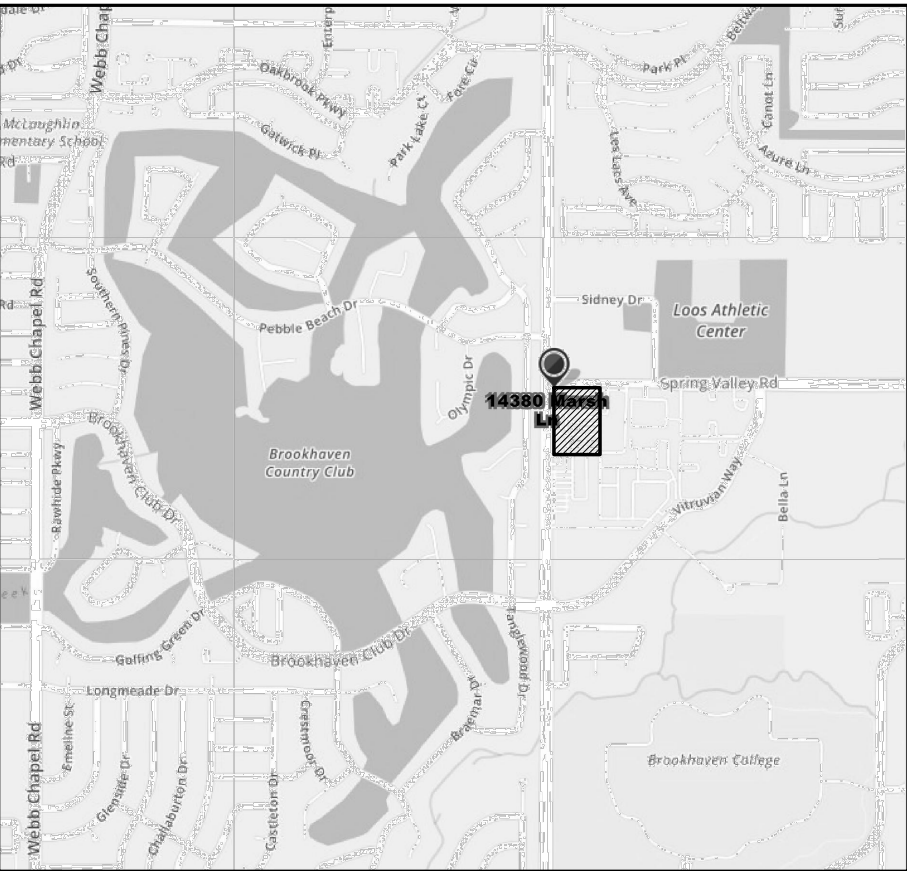
PARKING ANALYSIS						
PARKING ANALYSIS FOR DEVELOPMENT						
LOT/PAD	OCC.	BLDG. SF	PARKING REQD.		TOTAL REQUIRED	TOTAL PROVIDED
			RETAIL 1 PER 250	RESTAURANT 1 PER 100		
1	A	60,000	100%	240	240	271
2	B	17,500	50%	35	50%	123
3	GAS	1,500	100%	6		6
4	REST.	4,150		100%	42	42
5	REST.	4,000		100%	40	40
TOTAL					451	556

PARKING ANALYSIS FOR TENANT IN BUILDING 'B' ON LOT 2						
	OCC.	AREA (SF)	PARKING REQD.		TOTAL REQUIRED	TOTAL PROVIDED
			RETAIL 1 PER 250	RESTAURANT 1 PER 100		
SUITE H	B	3,200		100%	32	32
PATIO	B	1,058		100%	11	11
TOTAL					43	88

ZONING INFORMATION	
EXISTING ZONING	ORD. NO. 007-034, 016-017 & 016-018
PROPOSED ZONING	SUP - LOT 2, SUITE H
EXISTING USE	RETAIL / COMMERCIAL
PROPOSED USE	RETAIL / COMMERCIAL

- TOWN OF ADDISON SITE PLAN NOTES:
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS AND AVOID CONFLICTS BETWEEN PLANS.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH 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.

NOTE:
THE PROPERTY OWNER INTENDS TO DEVELOP A GAS STATION ON PAD 3; HOWEVER, THAT DEVELOPMENT PROJECT IS NOT A PART OF THIS REQUEST.



Landry
ARCHITECTS
1202 Richardson Dr. #106
Richardson, Texas 75080
Tel: 214.631.6941
Fax: 214.634.1814
ARCHITECTURE PLANNING INTERIOR DESIGN

Seal
12/12/18

Copyright Information
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ACTION
APPROVED DENIED
STAFF _____ Date _____ Initials _____
COUNCIL _____ Date _____ Initials _____
See the Staff Approval Letter of Council Result Memo for any conditions associated with the approval of the project.

Town Project Number:
1789-SUP

Revisions:

Project Title
BROOKHAVEN VILLAGE
14380 MARSH LANE, SUITE H
ADDISON, TX 75001
Sunny Street Cafe

Drawing Title:

DEVELOPMENT
SITE PLAN

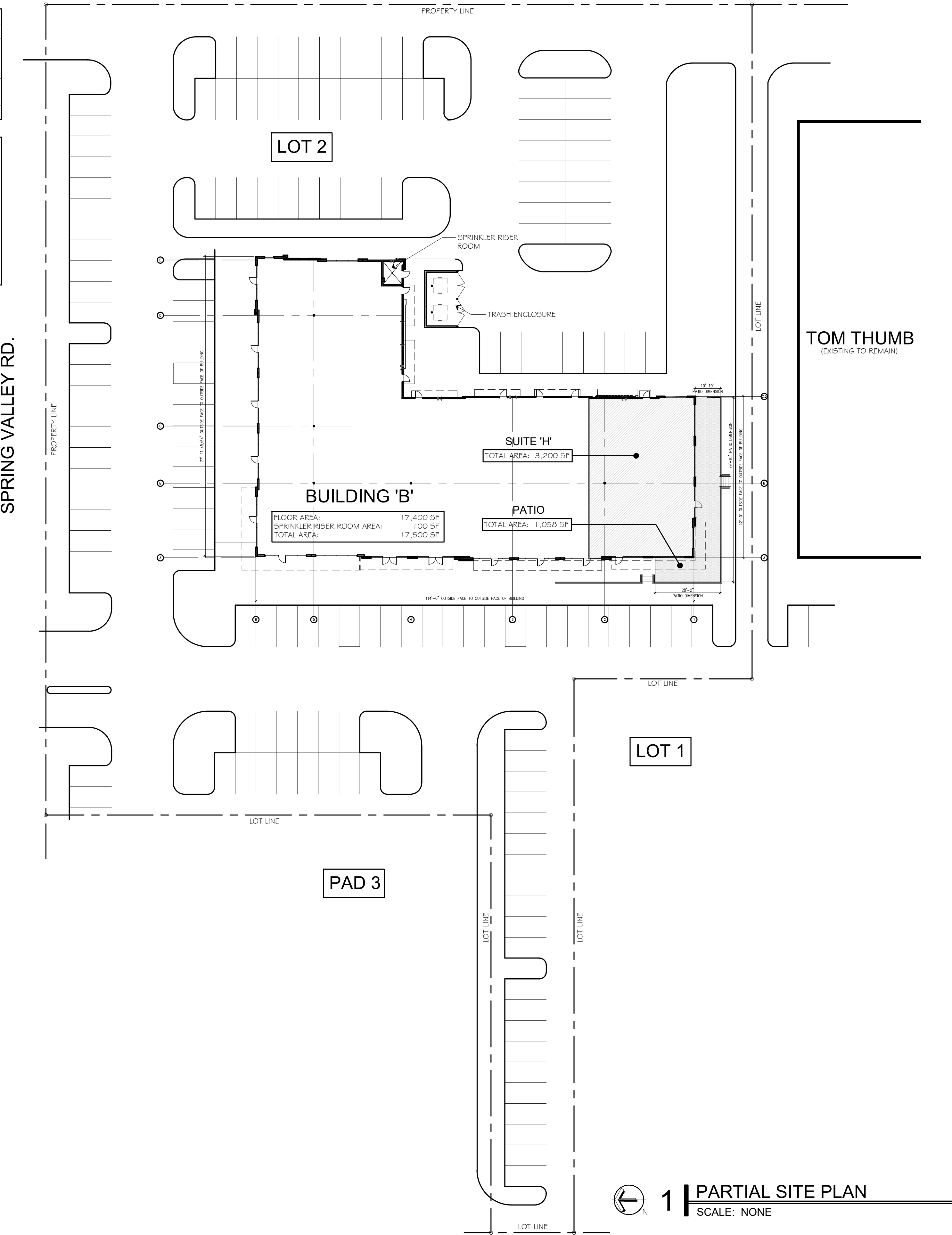
Date: 12/12/18

Project No. G18-015

Sheet No.

PARKING ANALYSIS						
PARKING ANALYSIS FOR TENANT IN BUILDING 'B' ON LOT 2						
	OCC.	AREA (SF)	PARKING REQ'D.		TOTAL REQUIRED	TOTAL PROVIDED
			RETAIL 1 PER 250	RESTAURANT 1 PER 100		
SUITE 'H'	B	3,200		100%	32	86
PATIO	B	1,058		100%	11	86
TOTAL					43	86

- TOWN OF ADDISON SITE PLAN NOTES:
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 2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH ZONING ORDINANCE.
 3. 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.
 4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
 5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.



Landry
ARCHITECTS

1202 Richardson Dr. #106
Richardson, Texas 75080
Tel: 214.631.6941
Fax: 214.634.1814

ARCHITECTURE PLANNING INTERIOR DESIGN

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STAFF	Date Initials
COUNCIL	Date Initials

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Town Project Number:
1789-SUP

Revisions:

Project Title

BROOKHAVEN VILLAGE
14380 MARSH LANE, SUITE H
ADDISON, TX 75001

Sunny Street
Café

Drawing Title:

PARTIAL SITE PLAN

Date: 12/12/18

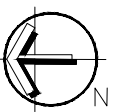
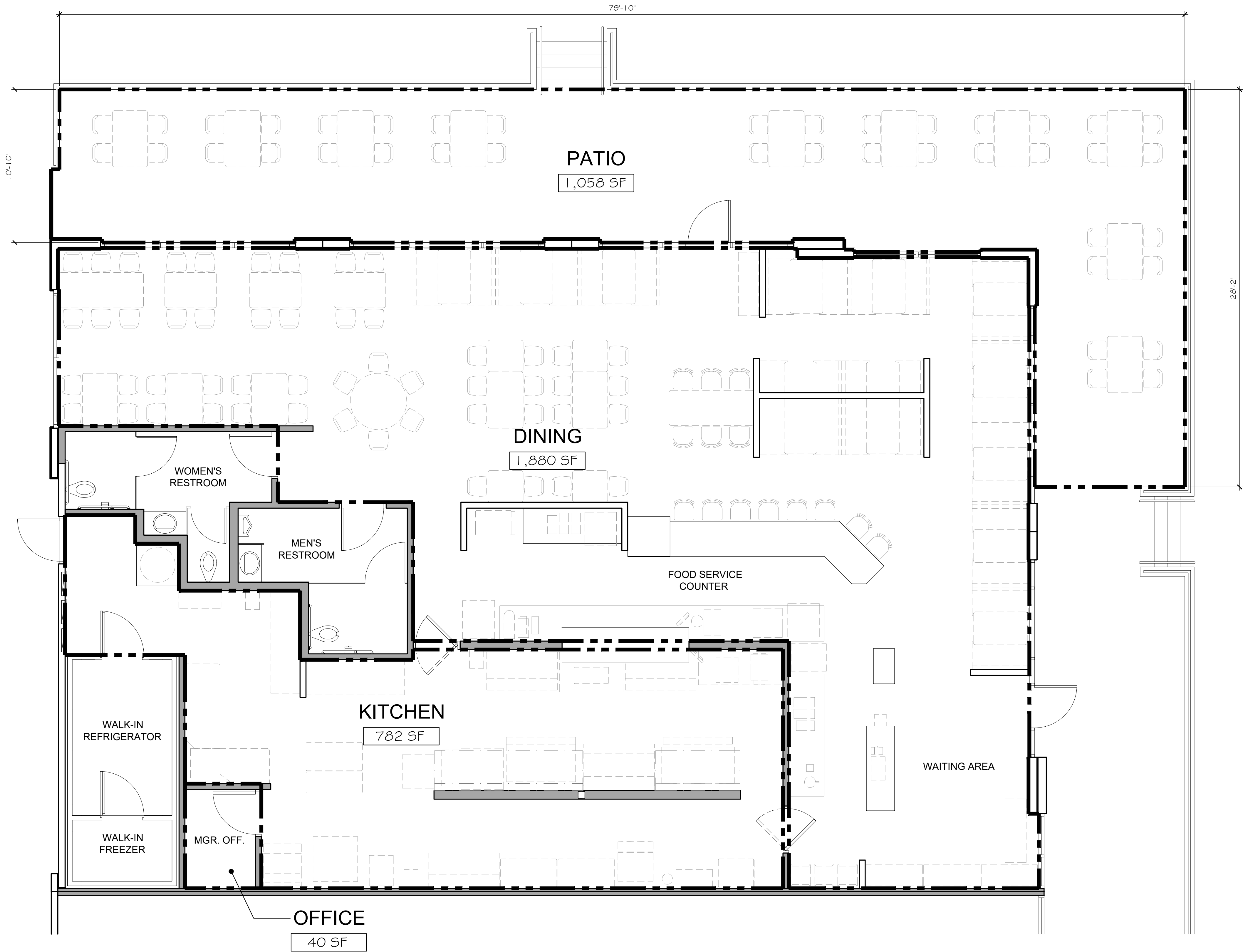
Project No. G18-015

Sheet No.

SP2.0

AREA ANALYSIS			
	OCC. LOAD FACTOR	AREA (SF)	OCCUPANT LOAD
DINING	15 NET	1,880	125
PATIO	15 NET	1,058	70
KITCHEN	200 GROSS	782	4
OFFICE	100 GROSS	40	1
TOTAL			200

SEATING ANALYSIS				
	OCC. LOAD FACTOR	AREA (SF)	TOTAL SEATING ALLOWED	TOTAL SEATING PROVIDED
DINING	15 NET	1,880	125	118
PATIO	15 NET	1,058	70	40
TOTAL			195	158



1 FLOOR PLAN
SCALE: 1/4"=1'-0"



Landry

ARCHITECTS

1202 Richardson Dr., #106
Richardson, Texas 75080
Tel: 214.631.6941
Fax: 214.634.1814

ARCHITECTURE PLANNING INTERIOR DESIGN

Seal

12/12/18

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Town Project Number:
1789-SUP

Revisions:

Project Title

BROOKHAVEN VILLAGE
14380 MARSH LANE, SUITE H
ADDISON, TX 75001

Drawing Title:

FLOOR PLAN

Date: 12/12/18

Project No. G18-015

Sheet No.

SP3.0

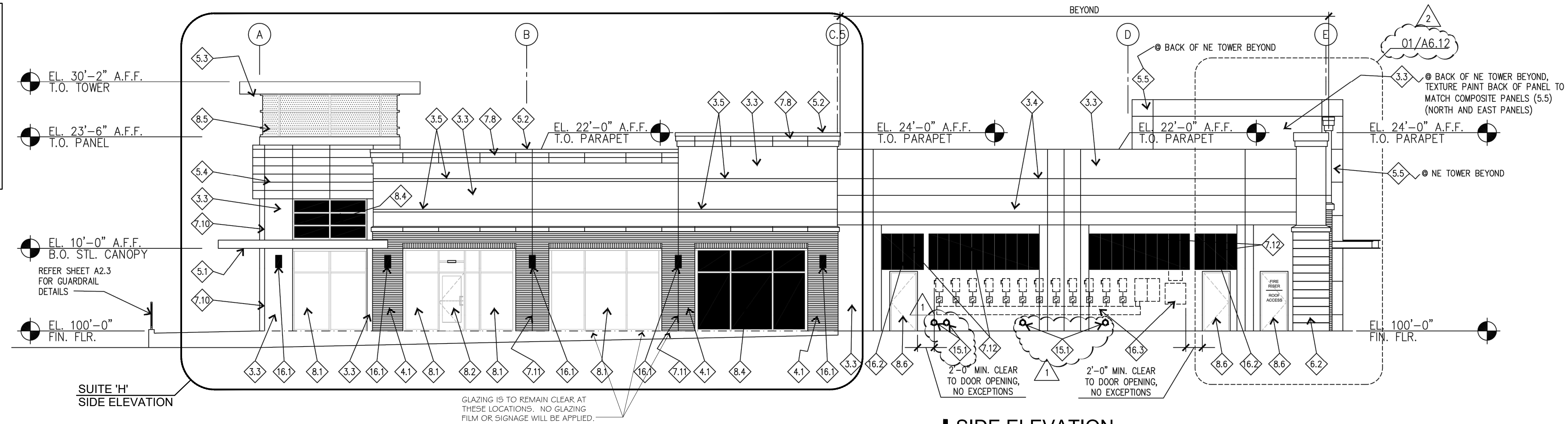
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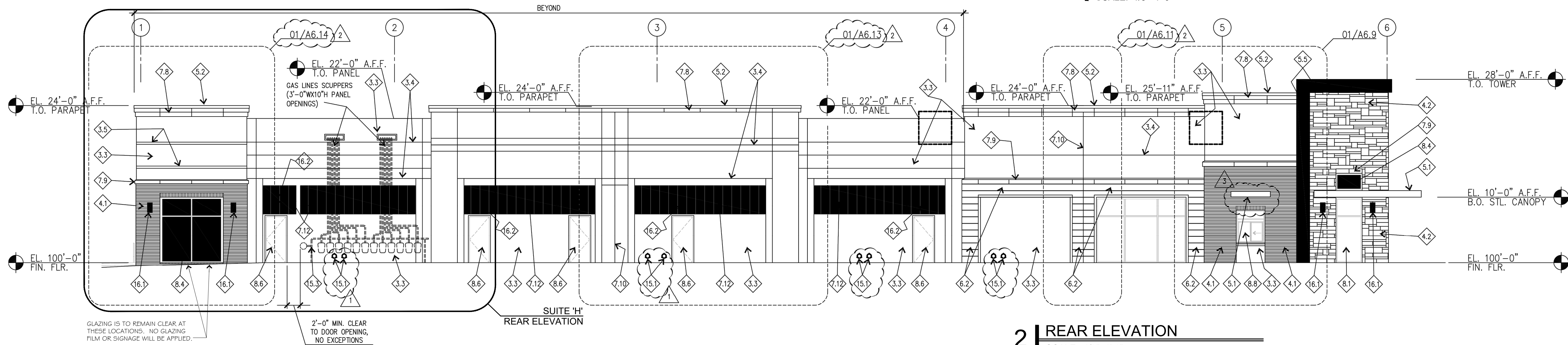
NOTE:
FACADES WILL NOT BE
CHANGED FROM THE
PREVIOUSLY APPROVED ZONING
DISTRICT PLANS

1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
3. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
5. ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

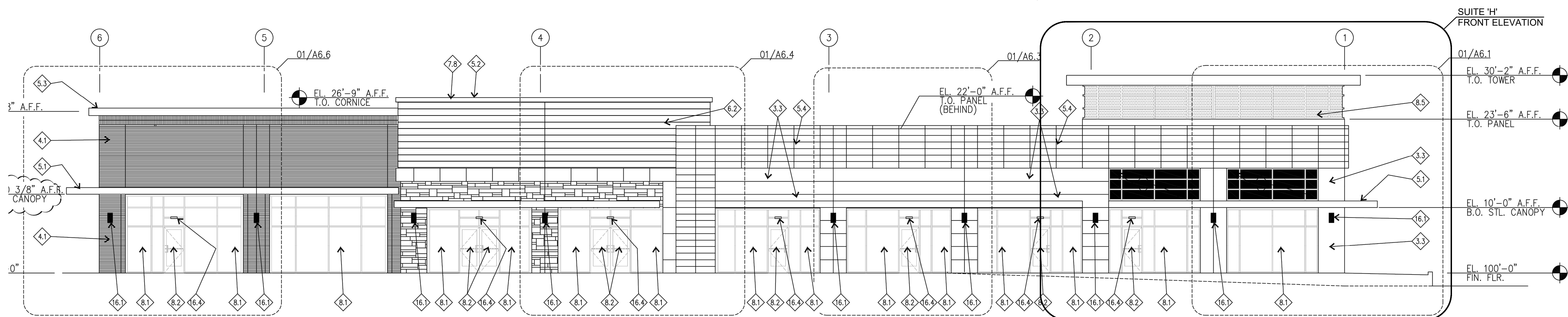


3 | SIDE ELEVATION

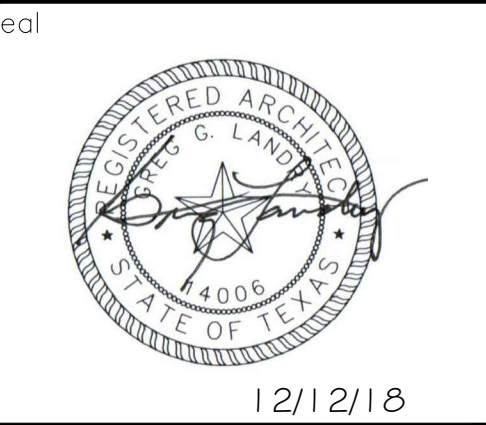
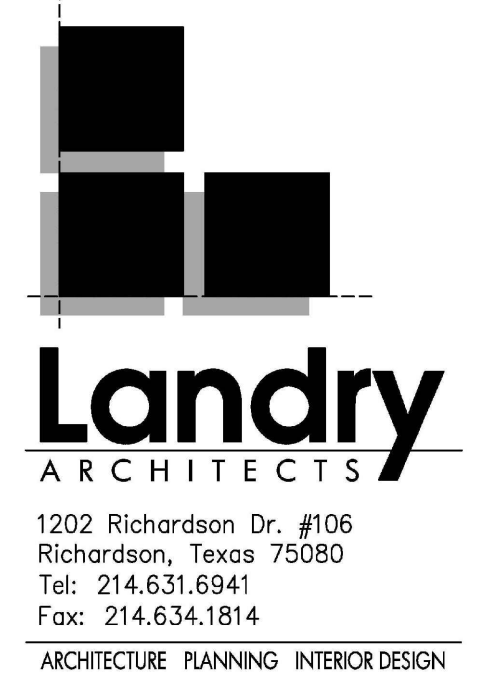
SCALE: 1/8"=1'-0"



2 | REAR ELEVATION
SCALE: 1/8"=1'-0"



1 FRONT ELEVATION
SCALE: 1/8"=1'-0"



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STAFF	_____	_____
	Date	Initials
COUNCIL	_____	_____
	Date	Initials

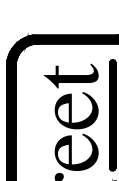
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Town Project Number:
1789-SUP

Revisions:

Project Title

BROOKHAVEN VILLAGE
14380 MARSH LANE, SUITE H
ADDISON, TX 75001



Drawing Title:

EXTERIOR ELEVATIONS

Date: 12/12/18

Project No.
G18-015

Sheet No. _____

SP4.0