



VICINITY MAP



2 DEVELOPMENT PLAN

TOWN OF ADDISON SITE PLAN NOTES

1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL BE 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.

ADDISON CIRCLE PHASE 2

AMENDED BLOCK A, LOT 1

EXISTING ZONING: UC

TOTAL LOT AREA: 2.74 ACRES

TOTAL BUILDING SIZE:

SUP AREA: SUP AREA: 3,826 S.F.

PROJECT NUMBER: 1804-SUP

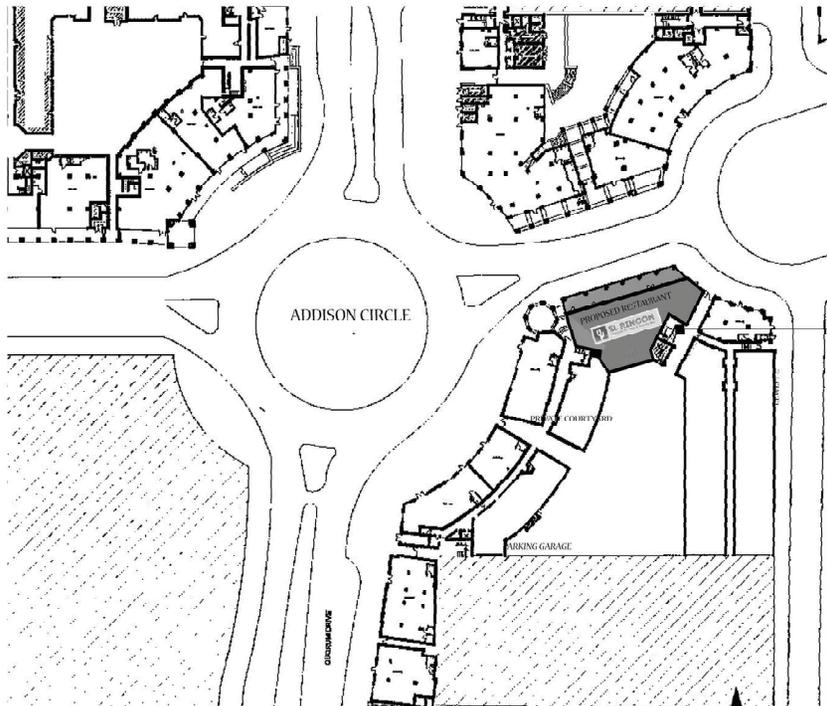
OCCUPANCY TYPE: GROUP A-2 (ASSEMBLY RESTAURANT)

SPRINKLER SYSTEM: EXISTING

PARKING TABLE:

PARKING REQUIRED: (1/70): 55 SPACES

PARKING PROVIDED ON SITE: 495 PARKING SPACES



ADDISON CIRCLE

SUP AREA 3,826 S.F.

1 SITE PLAN

SCALE: 1"=60'-0"

OWNER:  
EL RINCON MEXICAN  
TEJANO AND TEQUILA BAR  
104 ADDISON CIRCLE  
JDISON, TX 75081  
PHONE: (972) 415-5301  
A/E: RICK@ELRINCONTX.COM

PREPARED BY:  
RICHARD CALVERT  
CALVERT & CO./ARCHITECTS, INC.  
1001 W. MAIN STREET  
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5004 ADDISON CIRCLE  
ADDISON, TEXAS



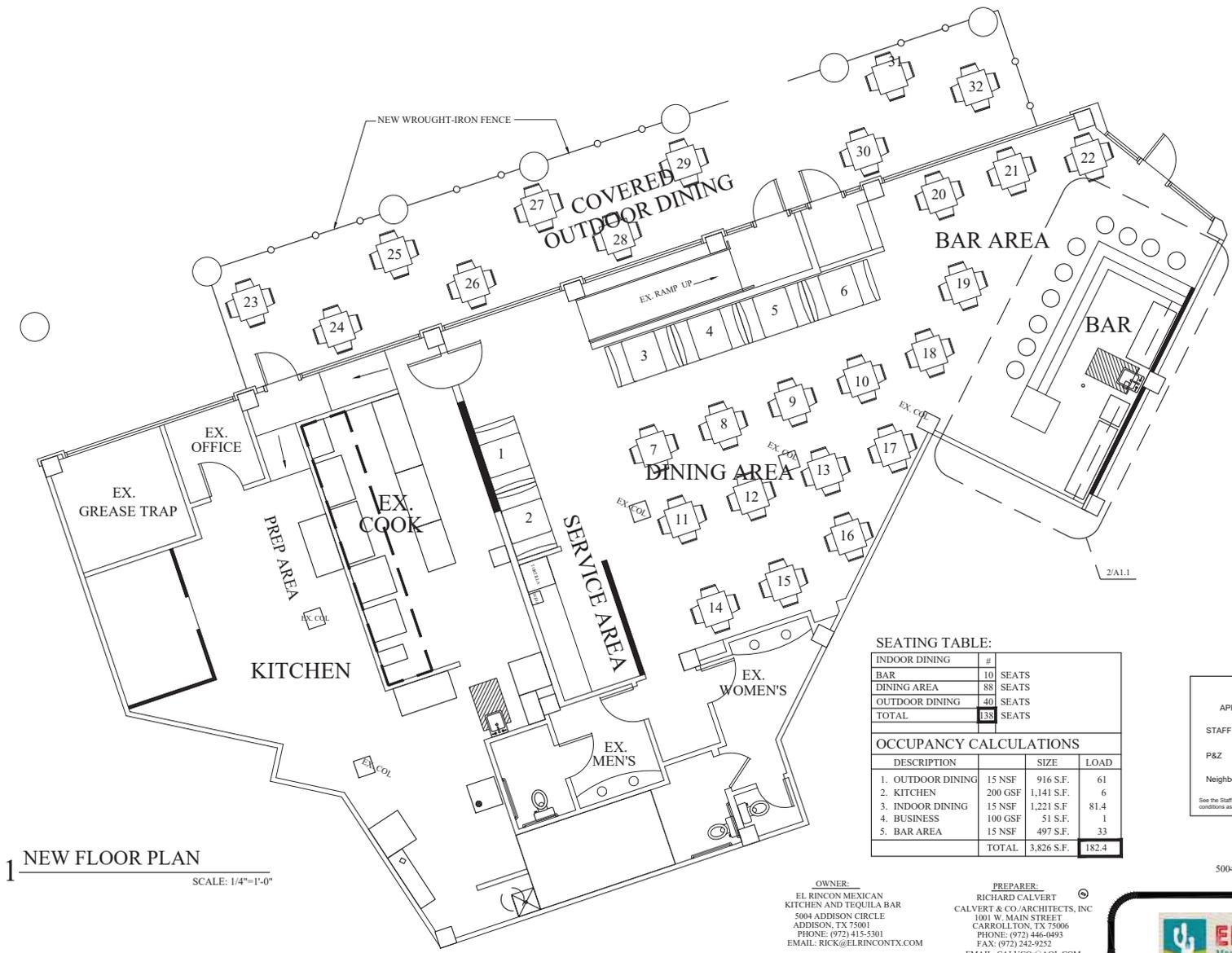
ISSUE DATE  
OCT. 22, 2019



calvert & co./architects, inc.  
1001 w. main street  
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SHEET  
A0.1

OF



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

**SEATING TABLE:**

INDOOR DINING	#	SEATS
BAR	10	SEATS
DINING AREA	88	SEATS
OUTDOOR DINING	40	SEATS
<b>TOTAL</b>	<b>138</b>	<b>SEATS</b>

**OCCUPANCY CALCULATIONS**

DESCRIPTION	SIZE	LOAD
1. OUTDOOR DINING	15 NSF 916 S.F.	61
2. KITCHEN	200 GSF 1,141 S.F.	6
3. INDOOR DINING	15 NSF 1,221 S.F.	81.4
4. BUSINESS	100 GSF 51 S.F.	1
5. BAR AREA	15 NSF 497 S.F.	33
<b>TOTAL</b>	<b>3,826 S.F.</b>	<b>182.4</b>

**ACTION**

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_

STAFF \_\_\_\_\_ Date \_\_\_\_\_ Initials \_\_\_\_\_

P&Z \_\_\_\_\_ Date \_\_\_\_\_ Initials \_\_\_\_\_

Neighborhood # \_\_\_\_\_

See the Staff Approval Letter or P&Z Result Memo for any conditions associated with the approval of the project.

**OWNER:**  
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KITCHEN AND TEQUILA BAR  
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REVISION  
**A1.0**  
OR



**1** EXISTING NORTH ELEVATION

SCALE: 3/32"=1'-0"

**FACADE PLAN NOTES:**

1. THIS FACADE PLAN 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. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT APPROVAL BY DEVELOPMENT SERVICES.
4. ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

NOTE:  
NO EXTERIOR CHANGES ARE BEING PROPOSED.



**2** EXISTING NORTHEAST ELEVATION

SCALE: 3/32"=1'-0"

ACTION	
APPROVED	DENIED
STAFF _____	_____
Date _____	Initials _____
P&Z _____	_____
Date _____	Initials _____
Neighborhood # _____	

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**A2.0**