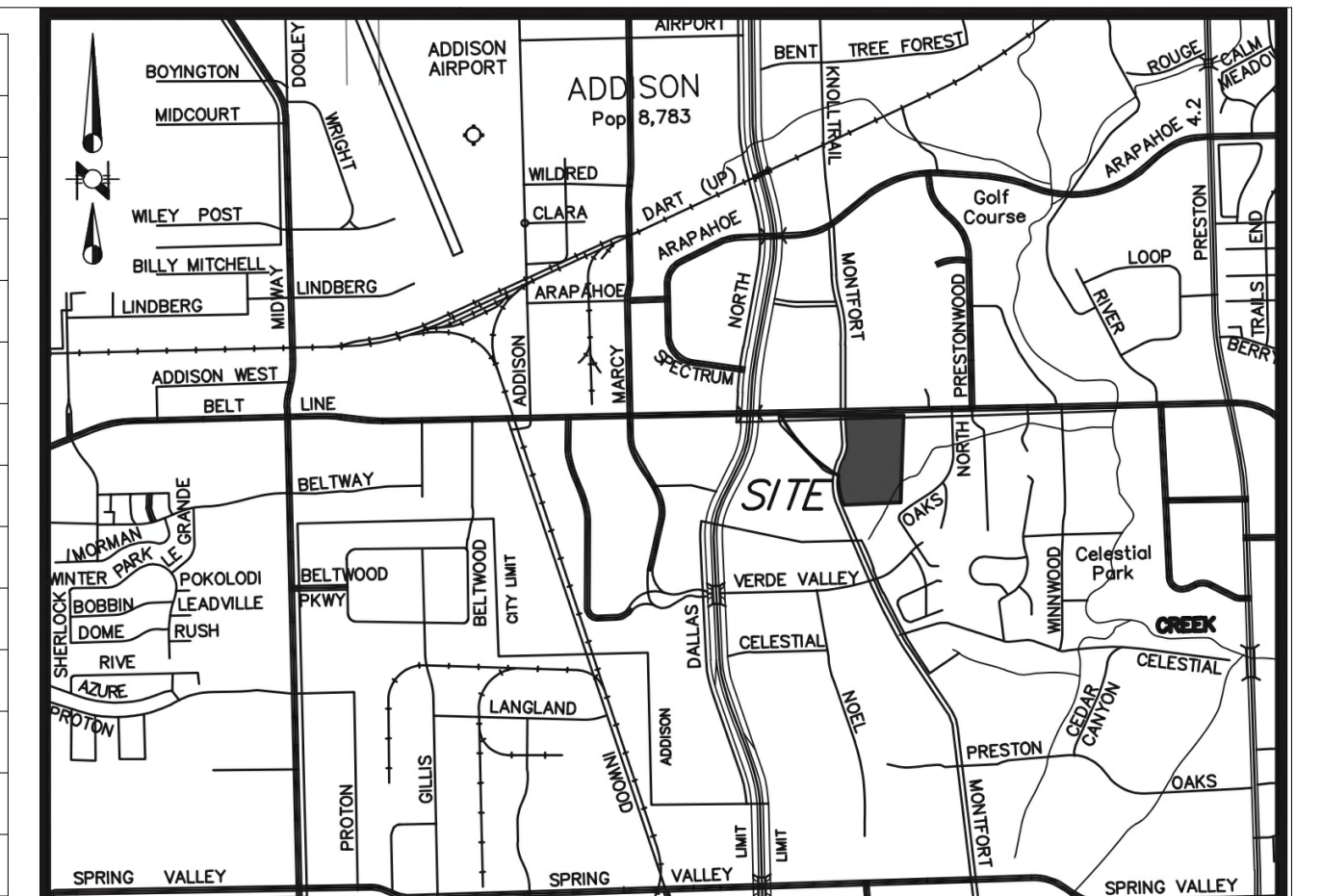


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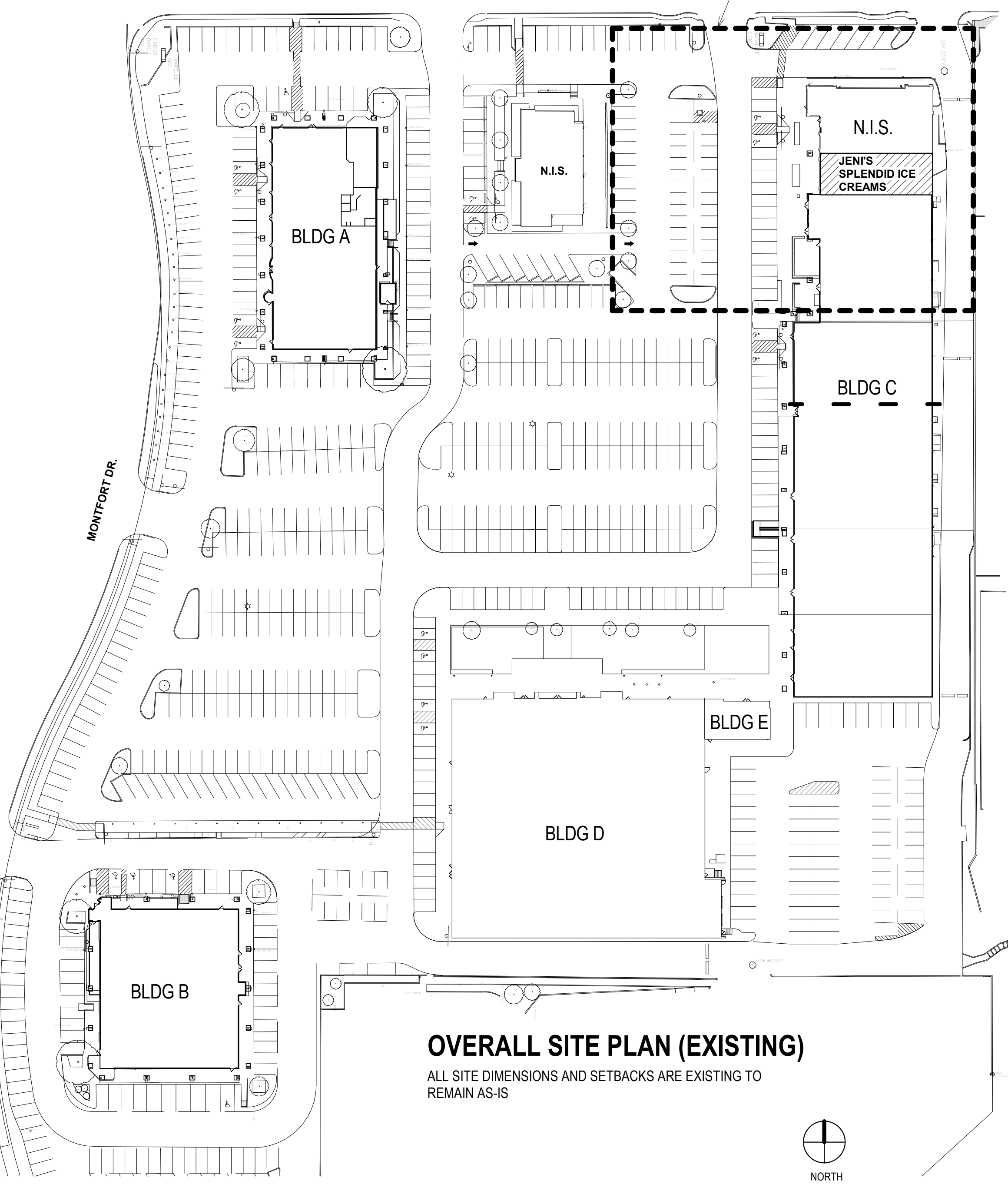
SITE DATA SUMMARY TABLE	
LOT AREA (SF)	473,933 SF
LOT AREA (ACRE)	10.88
EXISTING ZONING	PD
PROPOSED ZONING	PD
PROPOSED USE	RESTAURANT - NO ALCOHOL
BUILDING AREA (SF)	41,031 SF
BUILDING HEIGHT (FT)	20 FT
BUILDING HEIGHT (STORIES)	1 STORY
LOT COVERAGE	8.7%
PARKING RATIO	1:200
REQUIRED PARKING	675
PROVIDED PARKING	768
STALL SIZE	8.5' x 17'



LOCATION MAP - NOT TO SCALE

0 30 60 120
1 INCH = 60 FEET

BELT LINE RD.
OAKS NORTH EAST NO 3 PARCEL



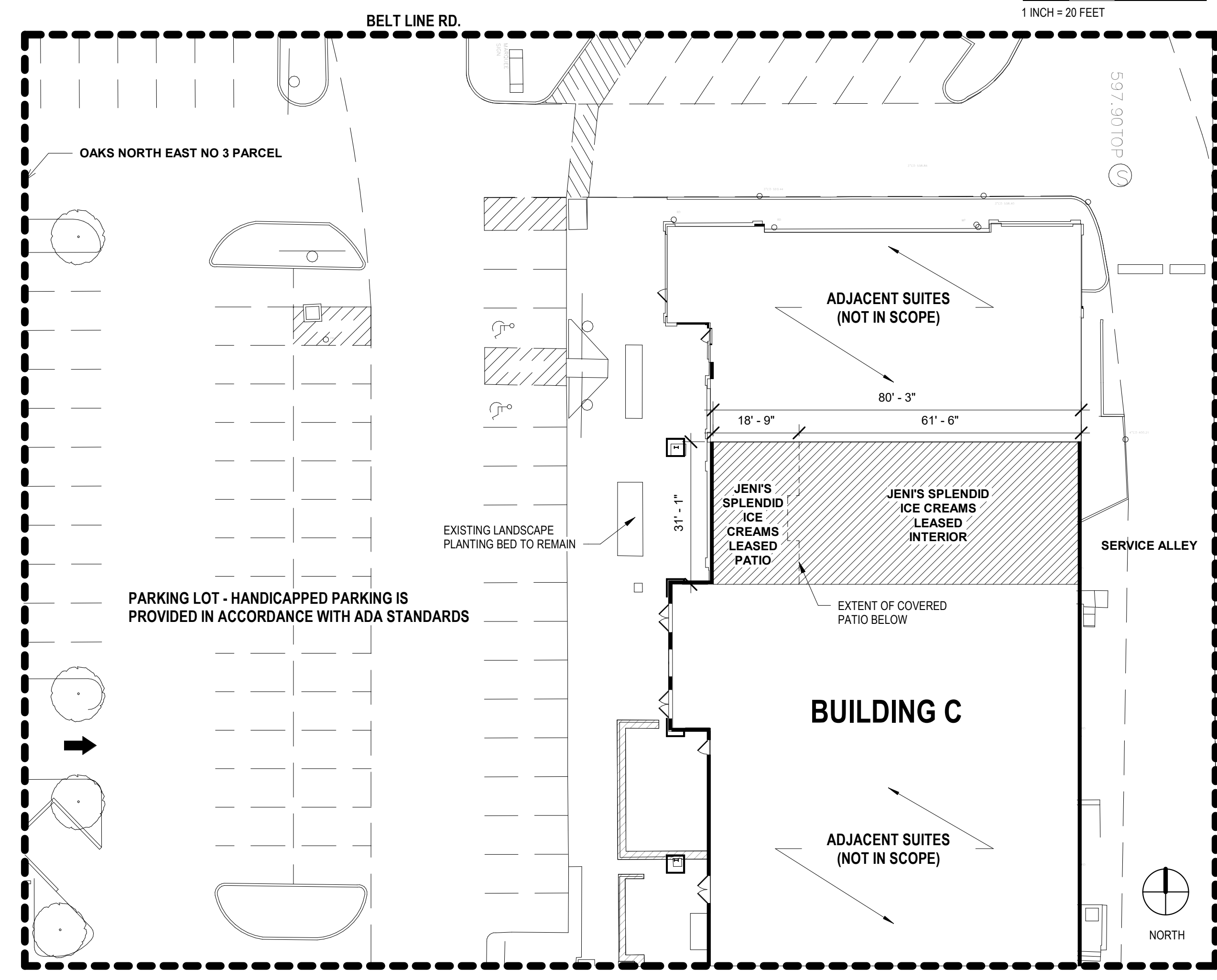
OVERALL SITE PLAN (EXISTING)

ALL SITE DIMENSIONS AND SETBACKS ARE EXISTING TO REMAIN AS-IS



A1 OVERALL SITE PLAN (EXISTING)
1" = 60'-0"

0 10 20 40
1 INCH = 20 FEET



A3 SUP BUILDING SITE PLAN
1" = 20'-0"

INTERIOR TENANT IMPROVEMENT AREA: 1,895 SF
IMPROVED PATIO AREA: 572 SF
TOTAL SUP FLOOR AREA: 2,467 SF

- 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 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.

HANDICAPPED PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

ACTION

APPROVED	DENIED
STAFF _____	INITIALS _____
DATE _____	DATE _____
COUNCIL _____	INITIALS _____
DATE _____	DATE _____

SEE THE STAFF APPROVAL LETTER OR COUNCIL MEMO FOR ANY CONDITIONS ASSOCIATED WITH THE APPROVAL OF THIS PROJECT.

JENI'S SPLENDID ICE CREAMS

<p>APPLICANT / TENANT: JENI'S SPLENDID ICE CREAMS, LLC 401 N Front Street, Suite 300 Columbus, OH 43215 SARAH MOORE 513-320-0540</p>	<p>ARCHITECT: 505DESIGN INC. 508 West 5th Street, Suite 250 Charlotte, NC 28202 JOSIE HOLDEN BULLA 704-264-1744</p>
<p>OWNER: NORTHWOOD RETAIL, LLC 8080 Park Lane, Suite 600 Dallas, TX 75231 RYAN MUSCOTT 469-828-3313</p>	

PRESTONWOOD PLACE - OAKS NORTH EAST NO 3

PREPARED: 03/23/2021

5290 Belt Line Road Suite 112B

TOWN PROJECT NUMBER:

TOWN OF ADDISON, TEXAS

1826-SUP

SITE PLAN

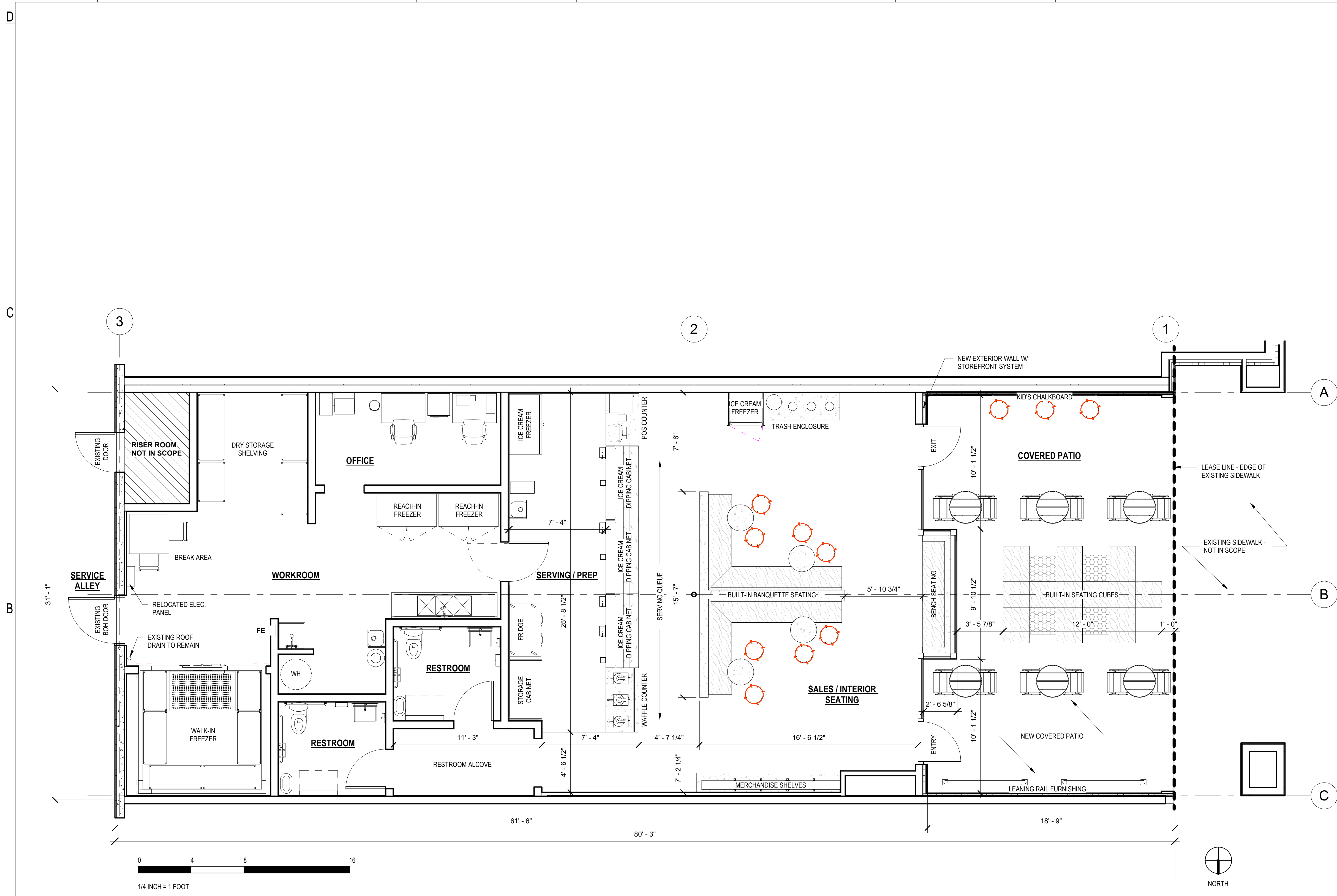
1

2

3

4

5



INTERIOR FLOOR AREA
 FRONT OF HOUSE: 1,153 SF
 BACK OF HOUSE: 742 SF
 TOTAL: 1,895 SF

PATIO
 572 SF

TOTAL SUP AREA
 2,467 SF

SEATING COUNT
 DINING: 32
 PATIO: 23
 TOTAL: 55

A1 FLOOR PLAN - SUP
 1/4" = 1'-0"

JENI'S SPLENDID ICE CREAMS

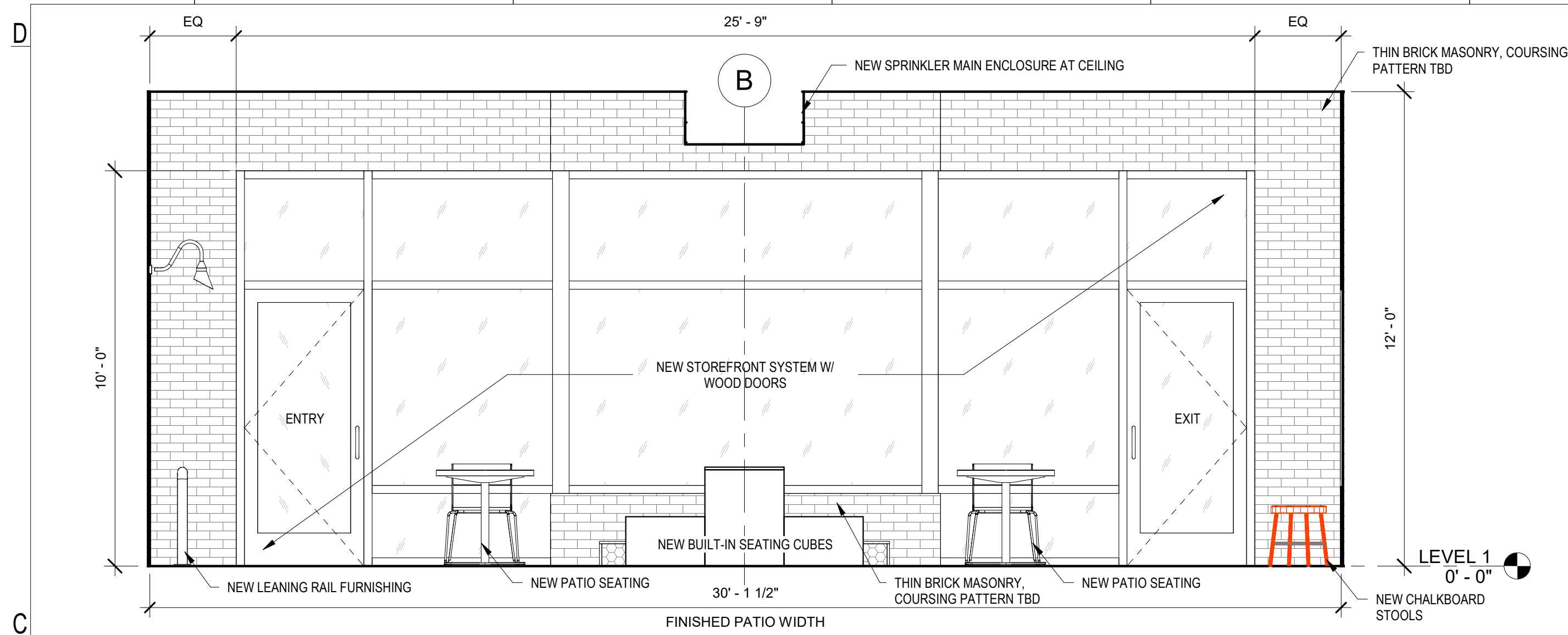
APPLICANT / TENANT: JENI'S SPLENDID ICE CREAMS, LLC 401 N Front Street, Suite 300 Columbus, OH 43215 SARAH MOORE 513-320-0540	ARCHITECT: 505DESIGN INC. 508 West 5th Street, Suite 250 Charlotte, NC 28202 JOSIE HOLDEN BULLA 704-264-1744
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OWNER:
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 Dallas, TX 75231
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 469-828-3313

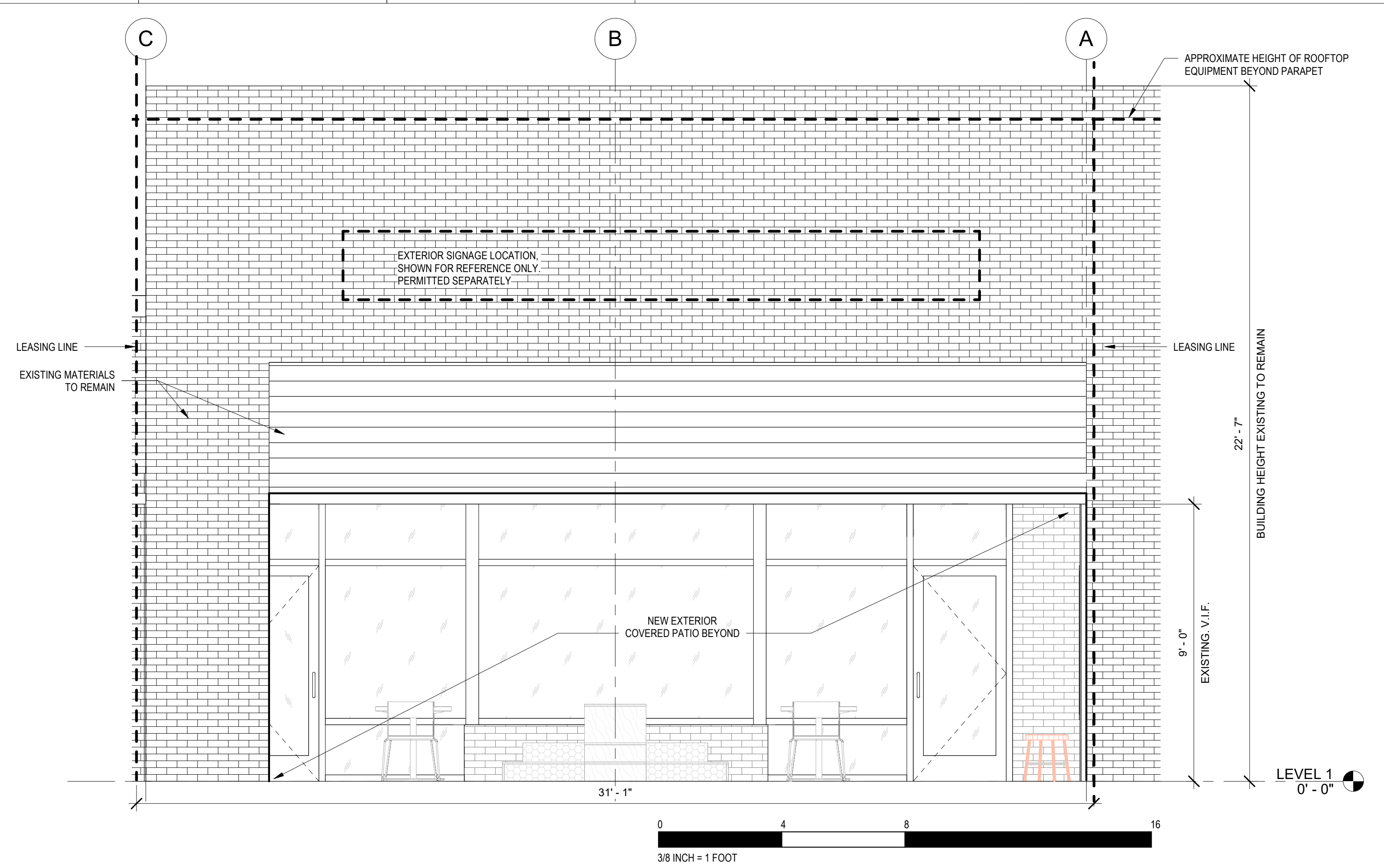
PRESTONWOOD PLACE - OAKS NORTH EAST NO 3

PREPARED:	03/23/2021	5290 Belt Line Road Suite 112B
TOWN PROJECT NUMBER:	1826-SUP	TOWN OF ADDISON, TEXAS
		FLOOR PLAN

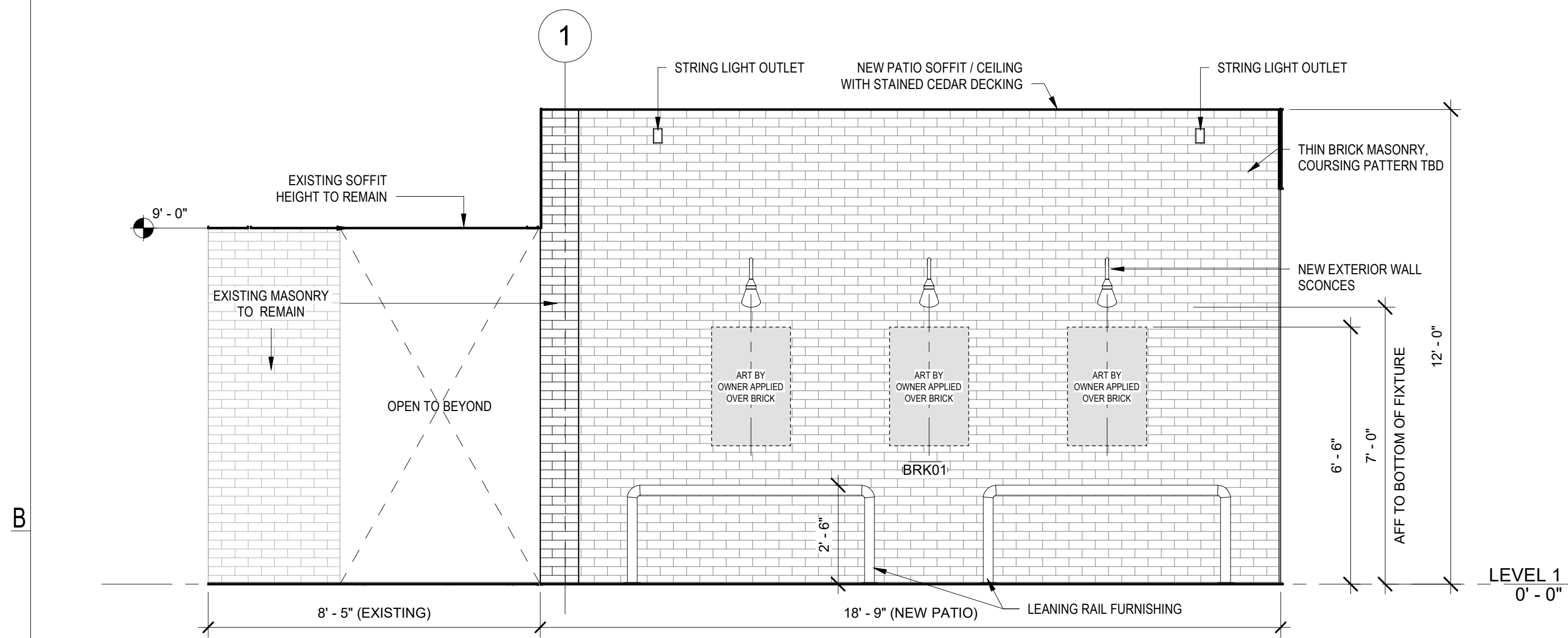
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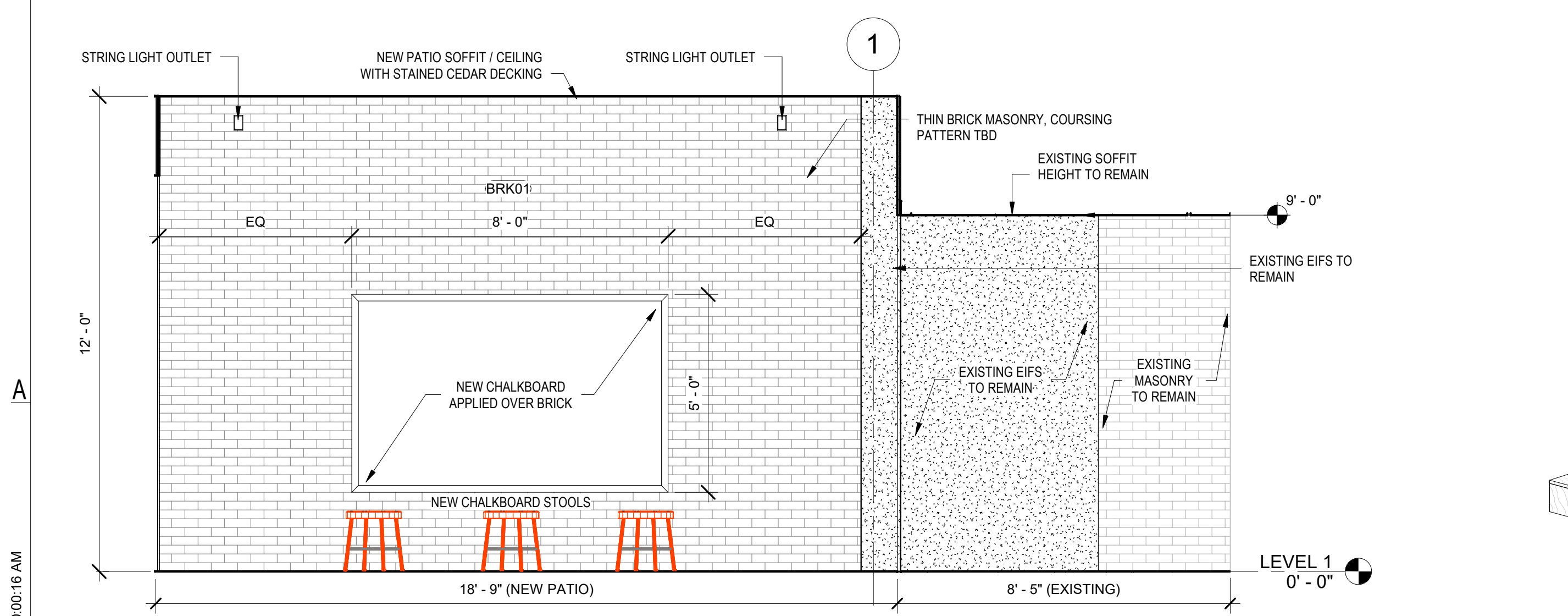
C1 EAST PATIO ELEVATION - SHOP FRONT
3/8" = 1'-0"



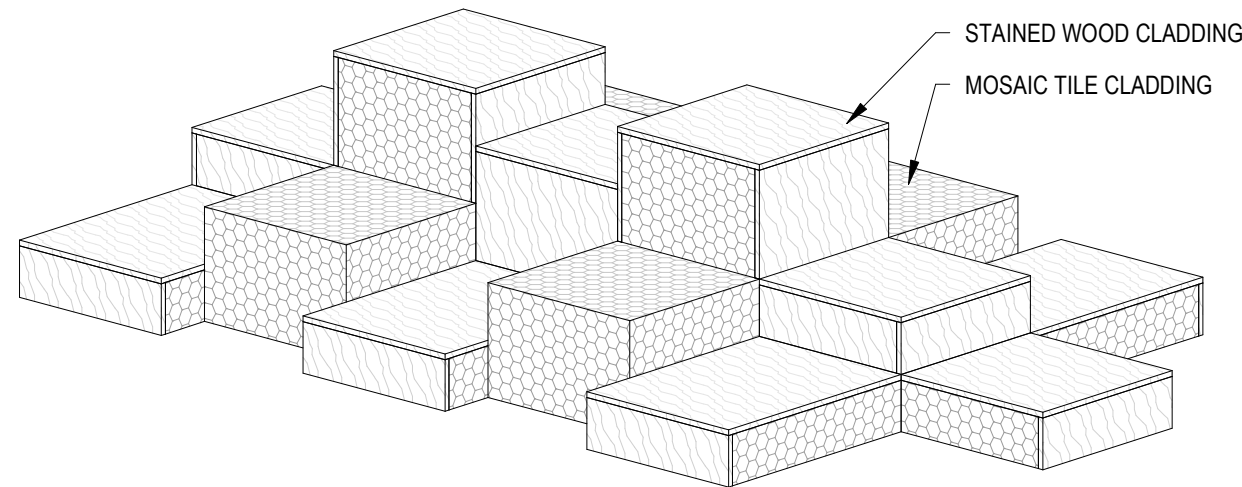
C4 EAST EXTERIOR ELEVATION - FRONT
3/8" = 1'-0"



B1 NORTH PATIO ELEVATION - SIDE WALL
3/8" = 1'-0"



A1 SOUTH PATIO ELEVATION - SIDE WALL
3/8" = 1'-0"

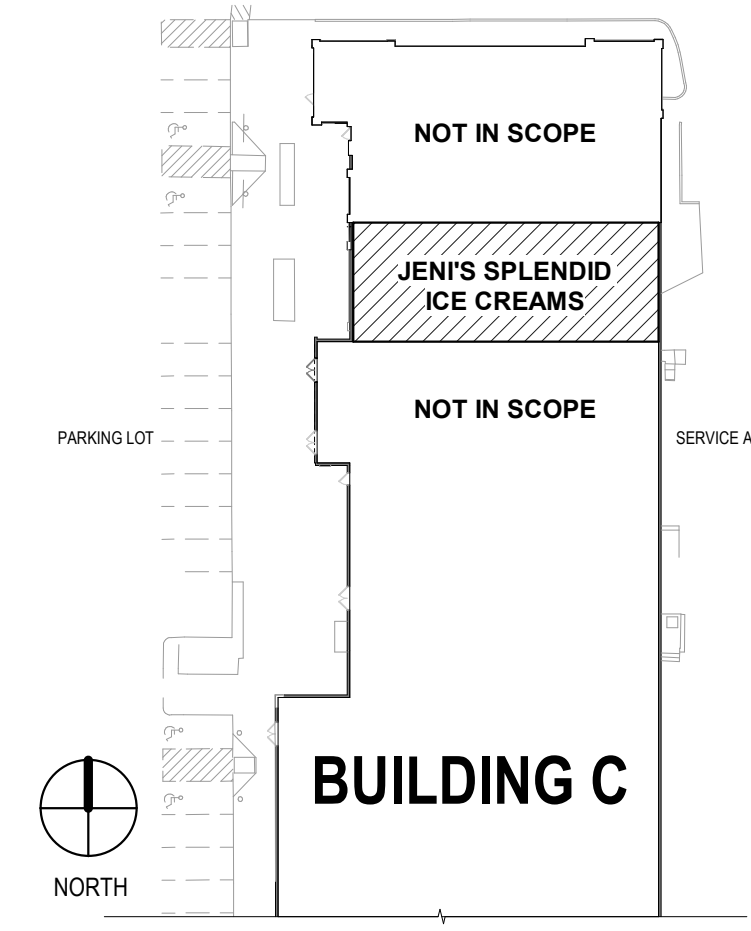


A3 PATIO SEATING CUBE - 3D VIEW

ELEVATION MATERIAL CALCULATIONS			
	TOTAL SURFACE	APPLIED FINISH	TOTAL %
PATIO EAST (FRONT)			
STOREFRONT	417 SF	230 SF	55%
THIN BRICK MASONRY	417 SF	187 SF	45%
PATIO NORTH			
THIN BRICK MASONRY	255 SF	213 SF	84%
EXISTING MASONRY	255 SF	42 SF	16%
PATIO SOUTH			
THIN BRICK MASONRY	300 SF	213 SF	71%
EXISTING MASONRY	300 SF	30 SF	10%
EXISTING EIFS	300 SF	57 SF	19%

MATERIAL DESCRIPTION

- THIN BRICK: MODULAR THIN BRICK VENEER PRIMARILY NEUTRAL IN COLOR, PAINTED OR GLAZED
- STOREFRONT: ALUMINUM FRAMED STOREFRONT SYSTEM WITH CLEAR INSULATED GLAZING
- EXISTING: EXISTING MATERIALS ARE TO REMAIN WHERE INDICATED



B5 KEY SITE PLAN
1" = 50'-0"

- TOWN OF ADDISON ELEVATION NOTES**
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.

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PRESTONWOOD PLACE - OAKS NORTH EAST NO 3

PREPARED: 03/23/2021 5290 Belt Line Road Suite 112B

TOWN PROJECT NUMBER: TOWN OF ADDISON, TEXAS

1826-SUP

ELEVATIONS