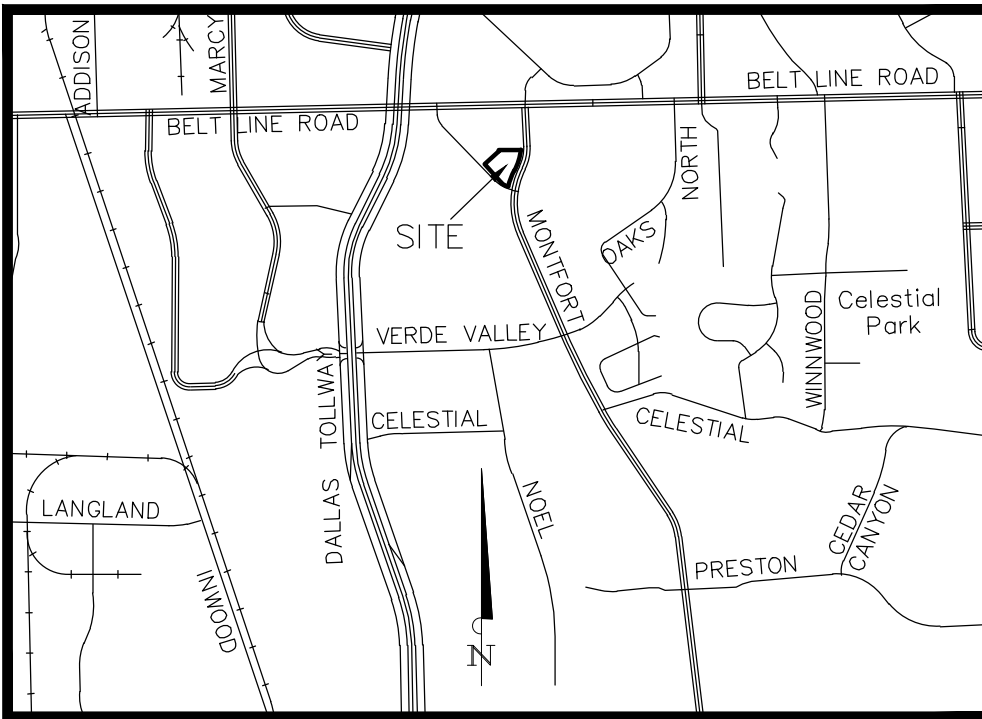


**LEGEND**

	EXISTING FIRE LANE
	PROPOSED CONCRETE PAVEMENT
	PROPOSED SIDEWALK / FLATWORK
	ACCESSIBLE PARKING SPACE
	BARRIER FREE RAMP
	EXISTING FIRE LANE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	TRAFFIC DIRECTION



VICINITY MAP  
NOT TO SCALE

**SITE DATA SUMMARY TABLE**

ZONING	PLANNED DEVELOPMENT (PD) / SPECIAL USE PERMIT (SUP)
PROPOSED USE	RESTAURANT WITH ALCOHOL SALES FOR ON PREMISES CONSUMPTION
LOT AREA (sf)	54,004 sf
LOT AREA (Acres)	1.240 Acres
BUILDING HEIGHT (ft)	18'-2" (ONE STOREY)
SERVICE FLOOR AREA	
a. CONDITIONED AREA (gsf)	4,856 sf
b. COVERED OUTDOOR DINING (sf)	803 sf
c. OUTDOOR BAR (sf)	688 sf
d. OUTDOOR SERVICE (sf)	1,417 sf
- GRAND TOTAL AREA (sf)	7,764 sf
SMOKER AREA (sf)	362 sf
LOT COVERAGE	11.8%
HANDICAPPED PARKING REQUIRED	4 SPACES
HANDICAPPED PARKING PROVIDED	4 SPACES
PARKING RATIO REQUIRED	1 SPACE PER 100 SF
TOTAL PARKING REQUIRED	78 SPACES
TOTAL PARKING PROVIDED	80 SPACES
USABLE OPEN SPACE REQUIRED	10,800 SF (20%)
USABLE OPEN SPACE PROVIDED	9,753 SF (18%)
IMPERVIOUS COVER (SF)	44,251 SF

- NOTES:**
- EXISTING ITEMS TO BE DEMOLISHED WITH CONSTRUCTION OF NEW SITE ARE NOT SHOWN ON THIS PLAN.
  - THERE ARE NO EXISTING FLOODPLAINS, DRAINAGE WAYS OR CREEKS WITHIN THE AREA OF THIS PLAN.
  - ALL DRIVE AISLES SHOWN ARE TWO-WAY CIRCULATION.
  - TREES TO REMAIN ARE SHOWN ON THIS PLAN. REFER TO LANDSCAPE PLANS FOR MORE DETAILS REGARDING REMOVAL OF EXISTING TREES.

**OWNER:**  
HAI HOSPITALITY  
1306 WEST OLTORF STREET  
SUITE C  
AUSTIN, TEXAS 78704

**APPLICANT:**  
ID STUDIO4  
CONTACT: POLO EUSEBIO  
6201 CAMPUS CIRCLE DRIVE E  
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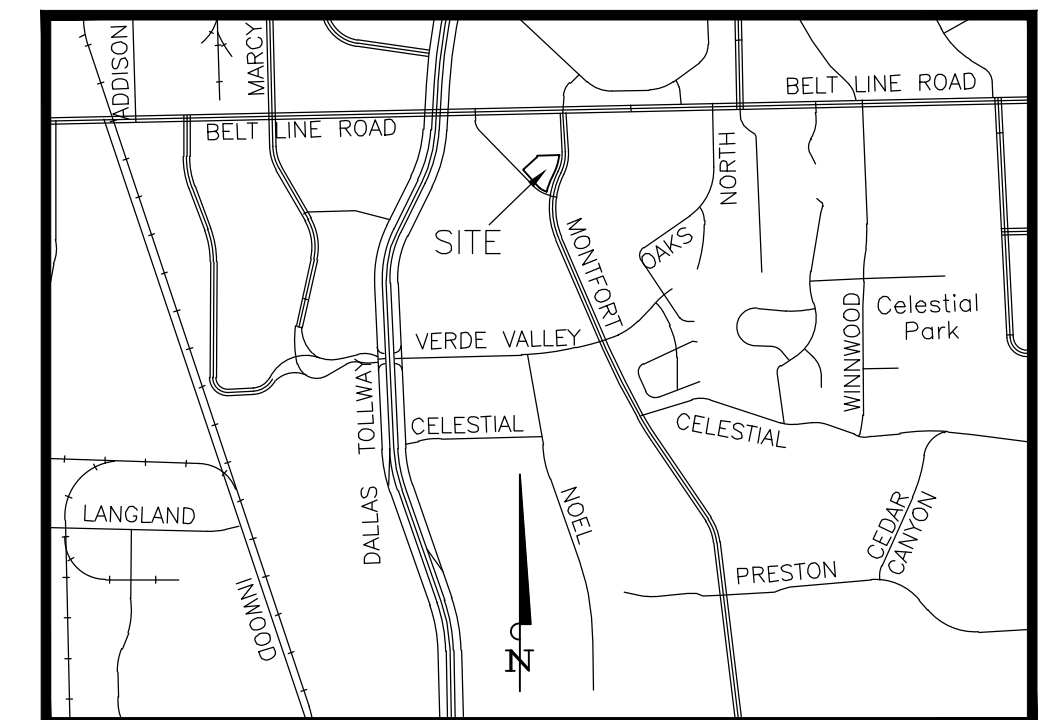
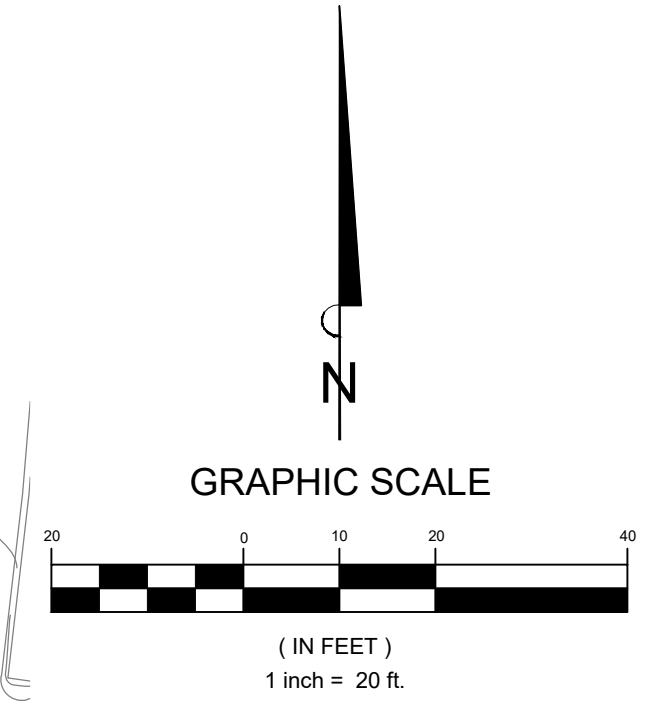
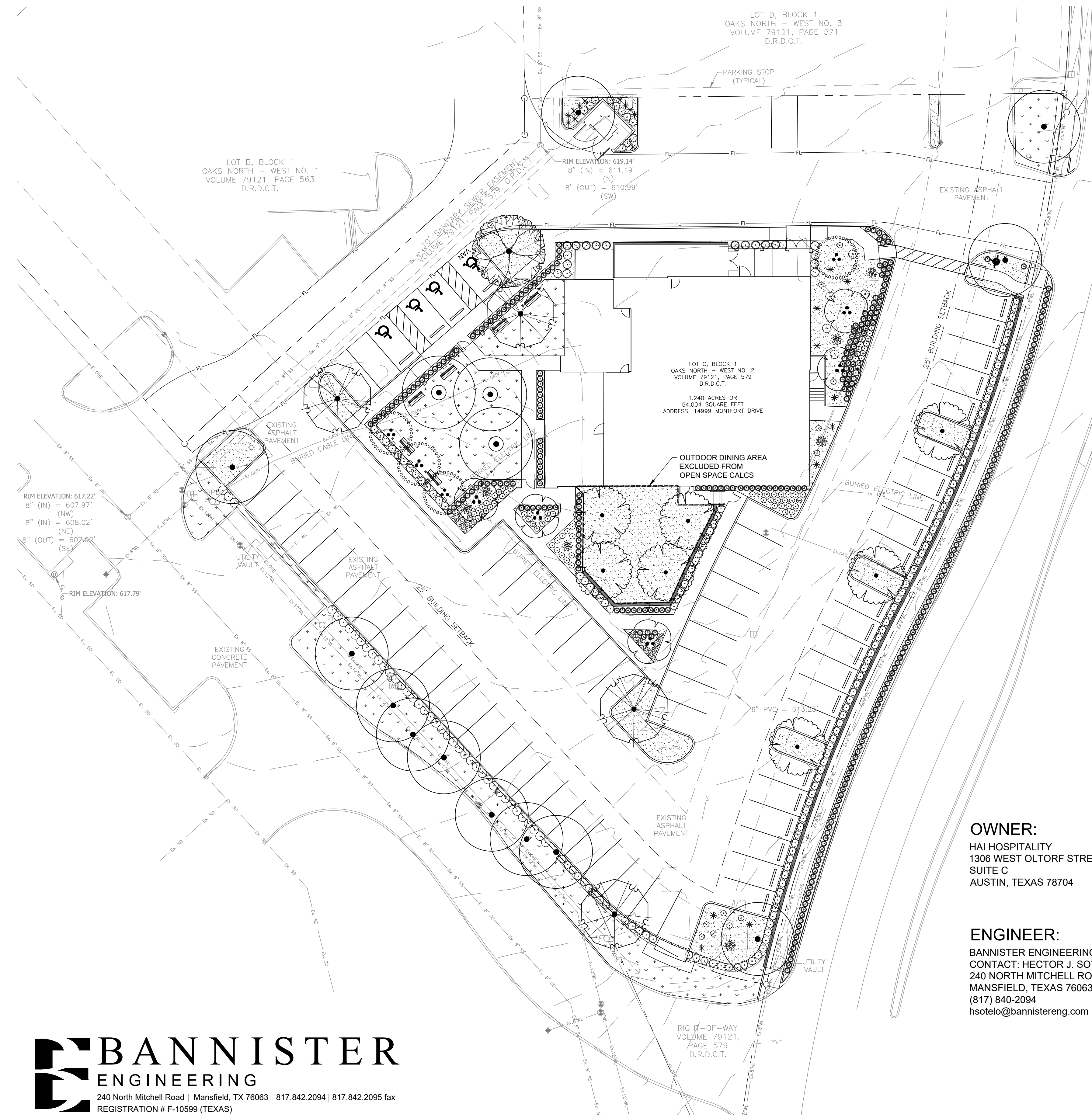
**ENGINEER:**  
BANNISTER ENGINEERING  
CONTACT: HECTOR J. SOTELO, P.E.  
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VICINITY MAP  
NOT TO SCALE

	Required	Provided
Landscape Area	10,801   20%	9,753   18%
Parking Lot Screening	✓	✓
Landscape Buffer Strip Adjacent to Montfort	✓	✓

	Removed	Planted
Canopy Trees	20	12
Ornamental Trees	14	9

	Required	Provided
Parking Lot Area (23,137 SF)		
Parking Lot Landscaping (5%)	1,157	2,942

EXISTING TREES	QTY	BOTANICAL / COMMON NAME	CAL
	15	EXISTING TREE TO REMAIN	N/A
EXISTING SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	41	EXISTING SCREENING SHRUB TO REMAIN	N/A
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	NOTES
	PER PLAN	DECOMPOSED GRANITE	
	PER PLAN	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS	

TREES	QTY	BOTANICAL / COMMON NAME	CAL
	5	CHILOPSIS LINEARIS DESERT WILLOW	3"
	1	QUERCUS SHUMARDII SHUMARD RED OAK	4"
	4	ILEX VOMITORIA YAUPON HOLLY	3"
	4	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	4"
	7	ULMUS CRASSIFOLIA CEDAR ELM	4"
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	7	AGAVE AMERICANA CENTURY PLANT	15 GAL.
	152	ABELIA X 'ROSE CREEK' ROSE CREEK ABELIA	3 GAL
	86	HESPERALOE PARVIFLORA 'PERPA' TM BRAKELIGHTS RED YUCCA	3 GAL.
	8	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER	3 GAL
	10	MISCANTHUS SINENSIS 'ADAGIO' ADAGIO MAIDEN GRASS	3 GAL
	305	NASSELLA TENUISSIMA 'PONY TAILS' MEXICAN FEATHER GRASS	1 GAL
	18	PENNISSETUM ALOPECUROIDES 'HAMELN' HAMELN DWARF FOUNTAIN GRASS	1 GAL
	48	RUELLIA BRITTONIANA 'KATIE' KATIE MEXICAN PETUNIA	1 GAL
	5	YUCCA RECURVIFOLIA SOFT LEAF YUCCA	3 GAL.
	21	YUCCA RECURVIFOLIA 'COLOR GUARD' 'COLOR GUARD' YUCCA	3 GAL.

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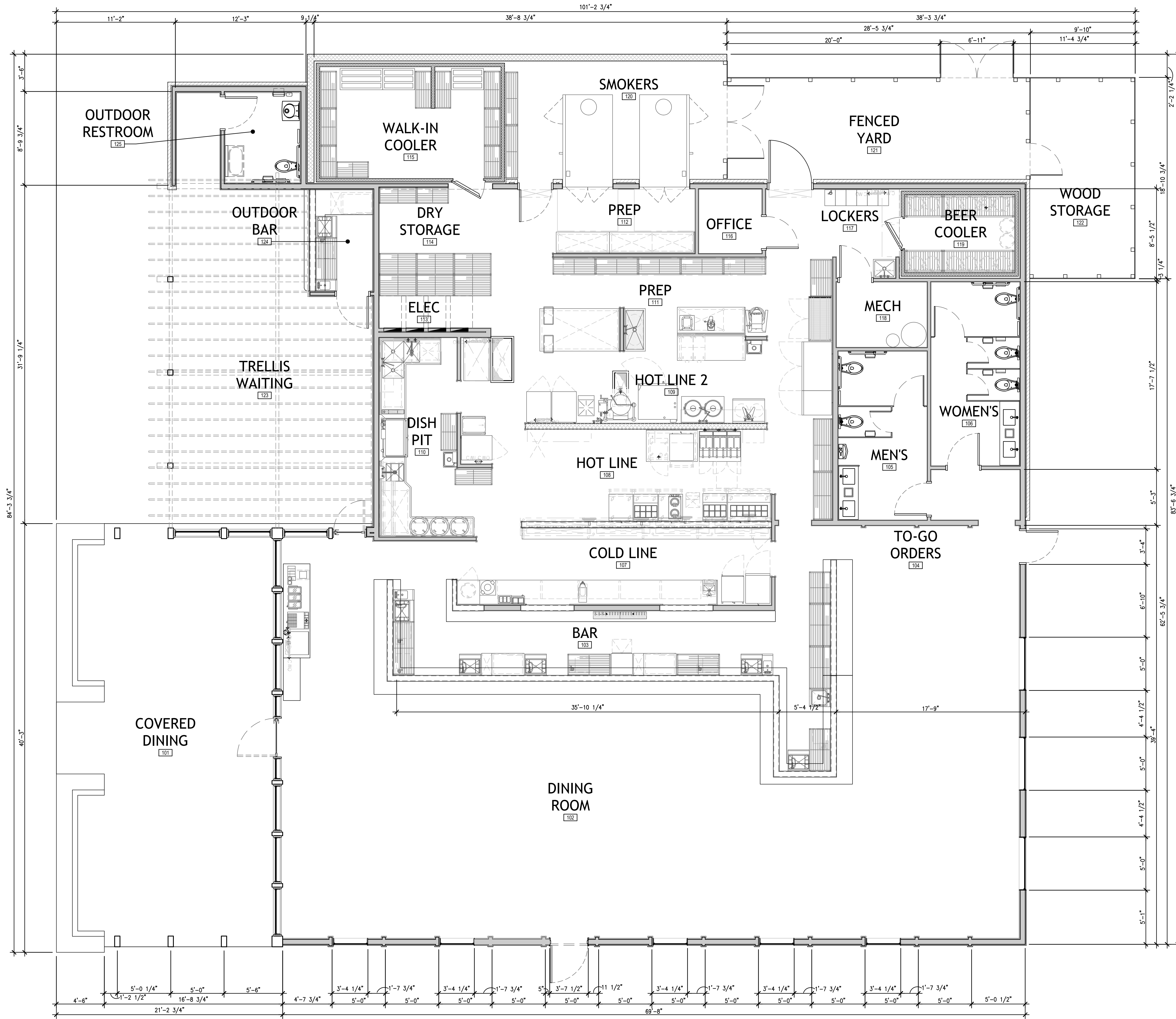
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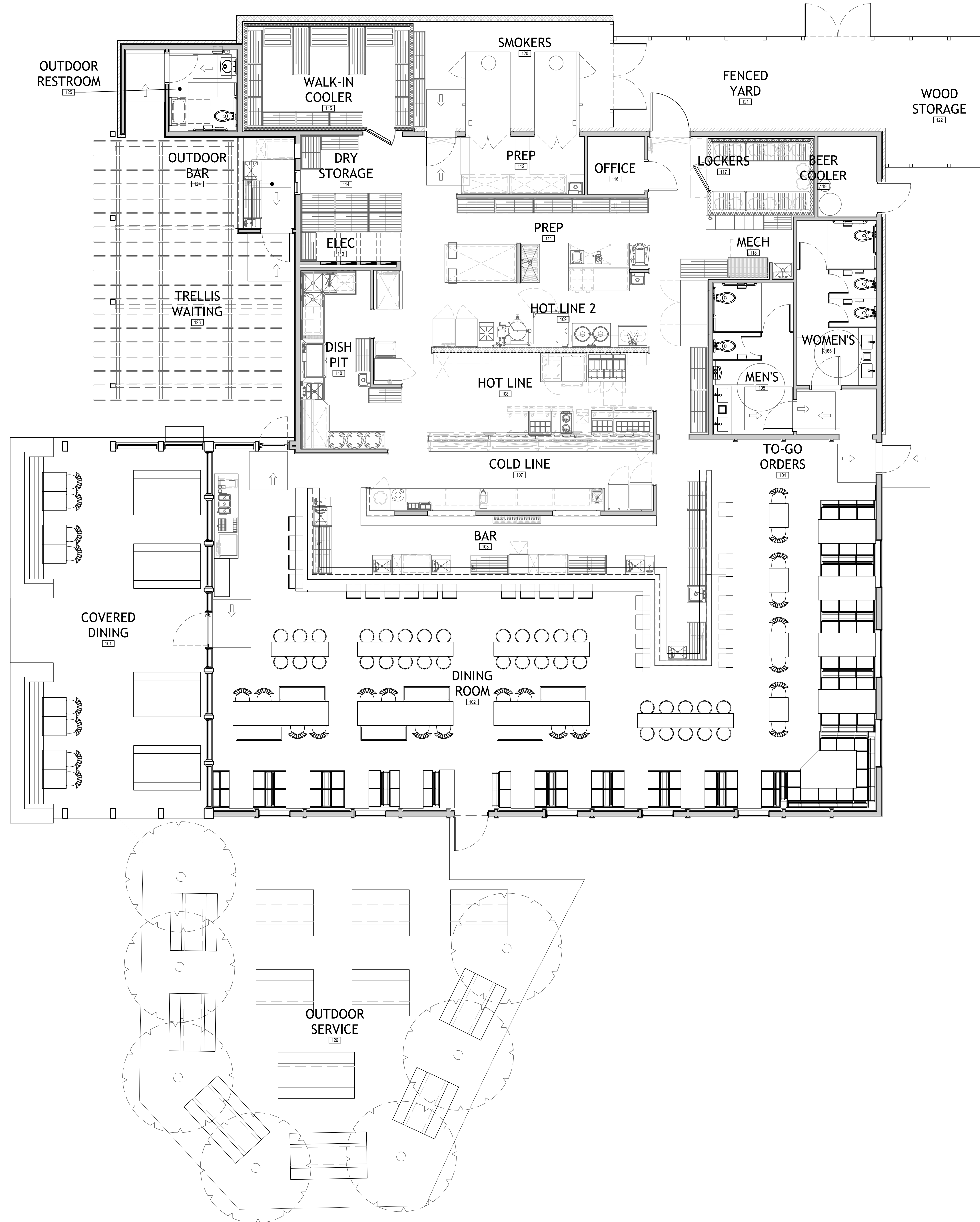
CONTACT: HECTOR J. SOTELO, P.E.  
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# PD LANDSCAPE PLAN


FOR  
**LORO ASIAN SMOKEHOUSE**  
LOT C, BLOCK 1, OAKS NORTH - WEST NO. 2  
LOCATED IN THE ALLEN BLEDSOE SURVEY,  
ABSTRACT 157,  
BEING 1.240 ACRES IN  
THE TOWN OF ADDISON, TEXAS  
DALLAS COUNTY  
ADDISON PROJECT NUMBER: 1832-Z  
Date Prepared: August 02, 2021



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BUILDING DATA			
FLOOR			
CONDITIONED AREA:	4,856	SQ. FT.	
SMOKER AREA:	362	SQ. FT.	
COVERED OUTDOOR DINING:	803	SQ. FT.	
OUTDOOR BAR:	688	SQ. FT.	
OUTDOOR SERVICE:	1,417	SQ. FT.	
GRAND TOTAL AREA:	8,126	SQ. FT.	
SEATING COUNT			
INTERIOR			
2 TOP TABLE x	4	=	8
4 TOP BOOTH x	9	=	36
6 TOP BOOTH x	4	=	24
8 TOP BOOTH x	1	=	8
6 TOP TABLE x	1	=	6
8 TOP TABLE x	3	=	24
10 TOP TABLE x	3	=	30
BAR SEATING x	28	=	28
TOTAL INTERIOR:	17	=	164
EXTERIOR			
2 TOP BANQUETTE x	8	=	16
6 TOP TABLE x	4	=	24
6 TOP PICNIC TABLE x	9	=	54
8 TOP PICNIC TABLE x	3	=	24
TOTAL PATIO:	12	=	118
TOTAL SEATING (INTERIOR + EXTERIOR):		=	282
H.C. SEATING REQUIRED			
TOTAL INTERIOR SEATS	164	.05	= 9 SPACES REQ'D INTERIOR
TOTAL PATIO SEATS	40	.05	= 2 SPACES REQ'D EXTERIOR
IBC SECTION 1004 - OCCUPANCY LOAD CALC.			
AREA	SQUARE FOOTAGE OR LENGTH	OCCUPANT LOAD FACTOR	OCCUPANCY AMOUNT
ASSEMBLY WITHOUT FIXED SEATS		1 PER 24"	42
STANDING	600	5 NET	120
UNCONCENTRATED	1884	15 NET	126
COMMERCIAL KITCHEN	1897	200 GROSS	10
MECHANICAL EQUIPMENT ROOM	96	300 GROSS	1
EGRESS OCCUPANCY TOTAL			299
IBC SECTION 1005 - MEANS OF EGRESS WIDTH			
OCCUPANTS	FACTOR	TOTAL EGRESS WIDTH REQUIRED	TOTAL EGRESS WIDTH PROVIDED
299	0.20" PER OCCUPANT	60 IN.	199 IN.
EXIT OCCUPANCY LOADS			
DOOR OR GATE #	EGRESS WIDTH PROVIDED	OCCUPANCY LOAD	
#1	43 IN.	96	
#2	36 IN.	96	
#3	36 IN.	96	
#4	42 IN.	11	
199 IN. PROVIDED			
EGRESS LAYOUT NOTES			
1. TACTILE EXIT SIGNS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS.			
A) EACH GRADE LEVEL EXTERIOR DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT WITH THE WORD "EXIT"			
B) EACH EXIT, EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE"			
EGRESS AISLE LEGEND			
[Hatched Box]		CLEAR FLOOR SPACE	
[Dashed Box]		EXIT PATH	
FURNISHING NOTES			
1. HEIGHT OF ADA TABLES AND COUNTERS SHALL BE 28" MINIMUM - 34" MAXIMUM			
2. MANUEVERING CLEARANCE SHALL BE 30"x48"			
3. KNEE CLEARANCE SHALL BE 27" HIGH, 17" DEEP AND 30" WIDE			
SERVICE AREAS			
INTERIOR DINING AREA:	1,884	SQ. FT.	
COVERED PATIO DINING:	800	SQ. FT.	
OUTDOOR BAR AREA:	688	SQ. FT.	
OUTDOOR WAITING AREA:	2,184	SQ. FT.	
OUTDOOR SERVICE AREA:	1,417	SQ. FT.	
GRAND TOTAL AREA:	6,971	SQ. FT.	



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AUSTIN, TEXAS 78704

LORO'S ASIAN SMOKEHOUSE & BAR  
ADDISON, TX  
14999 MONTFORT DRIVE  
DALLAS, TEXAS 75254



DATE	DESCRIPTION
08.30.2021	ISSUE FOR PLAN DEVELOPMENT
11.17.2021	ISSUE FOR ?????

FURNITURE FLOOR PLAN

**A1.2**

PROJECT NUMBER:  
LAS21001



SOUTH EXTERIOR ELEVATION  
N.T.S. 1



EAST EXTERIOR ELEVATION  
N.T.S. 2



MECHANICAL PARAPET WITH FINISH MATCHING STANDING SEAM METAL ROOF



- EXPOSED WOOD BEAMS
- WOOD COLUMN
- WOOD TRELLIS



BRICK VENEER



- CMU DUMPSTER ENCLOSURE PAINTED SW 7020 BLACK FOX
- CMU WALL



- WOOD FENCING
- WOOD SIDING



CONCRETE PLANTER AND SEATING

DATE	DESCRIPTION
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07.19.2021	ISSUE FOR 100%

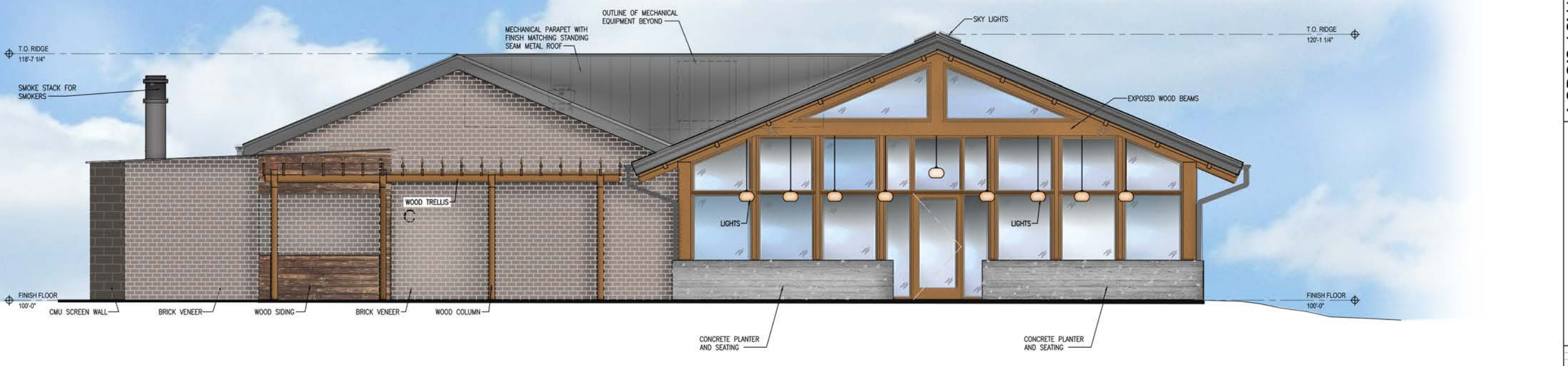
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EXTERIOR ELEVATIONS

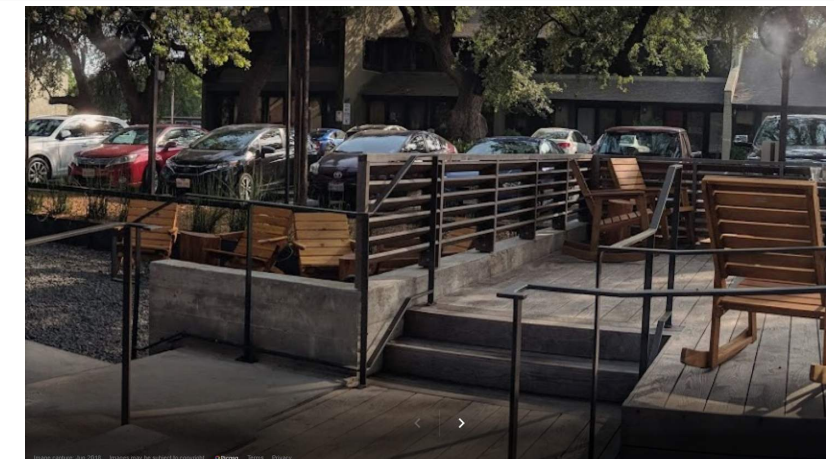
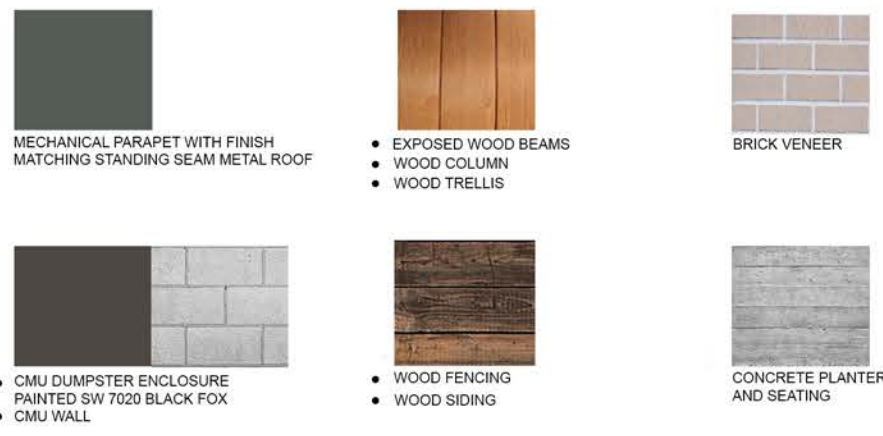
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NORTH EXTERIOR ELEVATION  
N.T.S. **1**



WEST EXTERIOR ELEVATION (FRONT)  
N.T.S. **2**

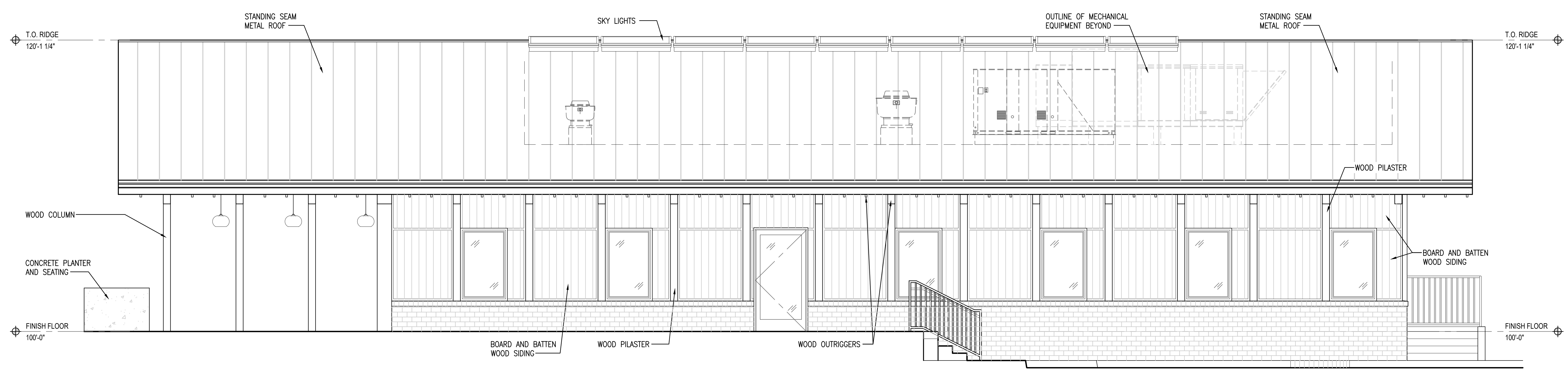


CONCEPTUAL FENCE ELEVATION

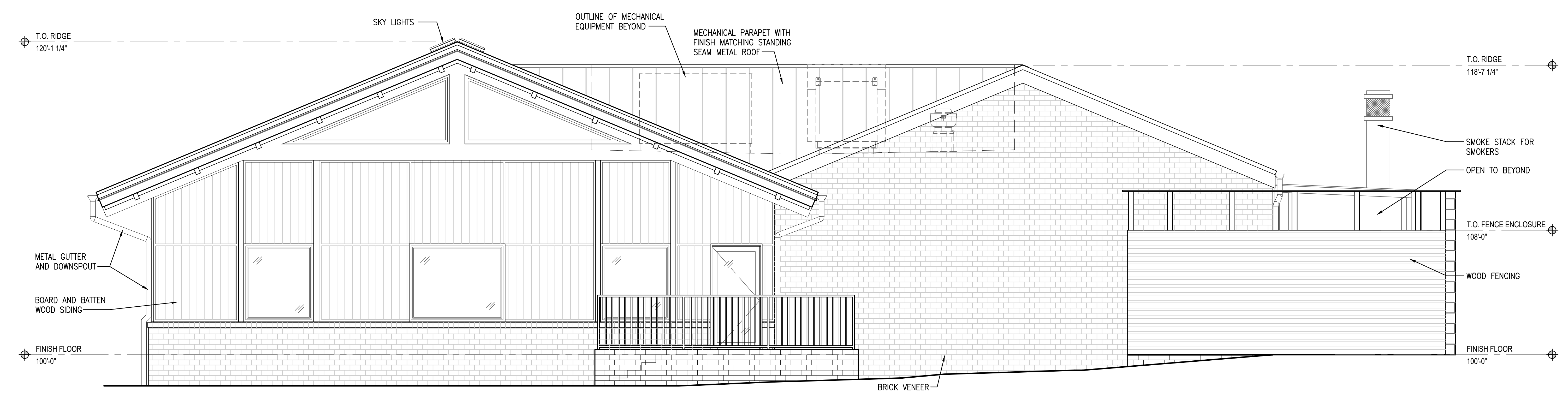
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DATE	DESCRIPTION
06.30.2021	ISSUE FOR PLAN DEVELOPMENT
11.17.2021	ISSUE FOR P&P

DATE	DESCRIPTION



**SOUTH EXTERIOR ELEVATION**  
 N.T.S. **1**

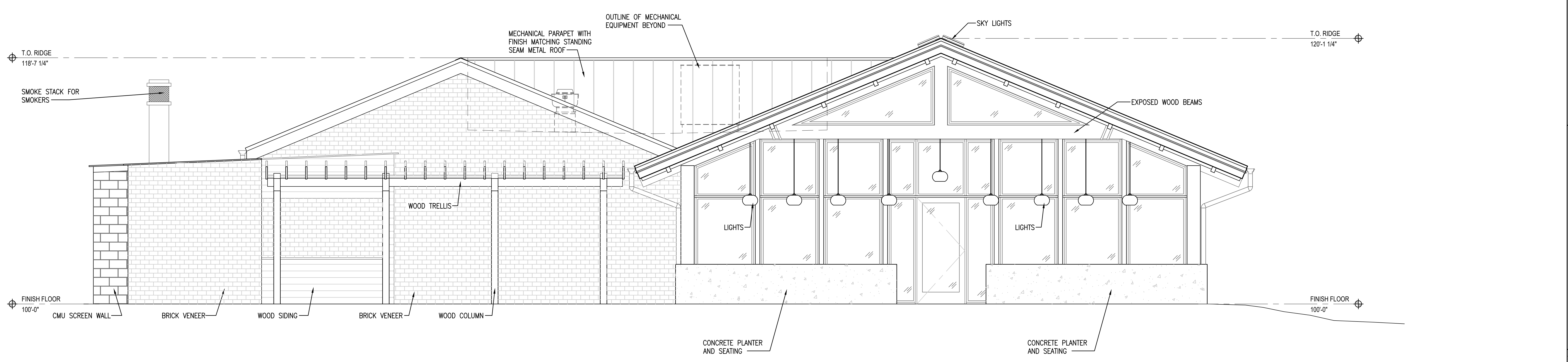
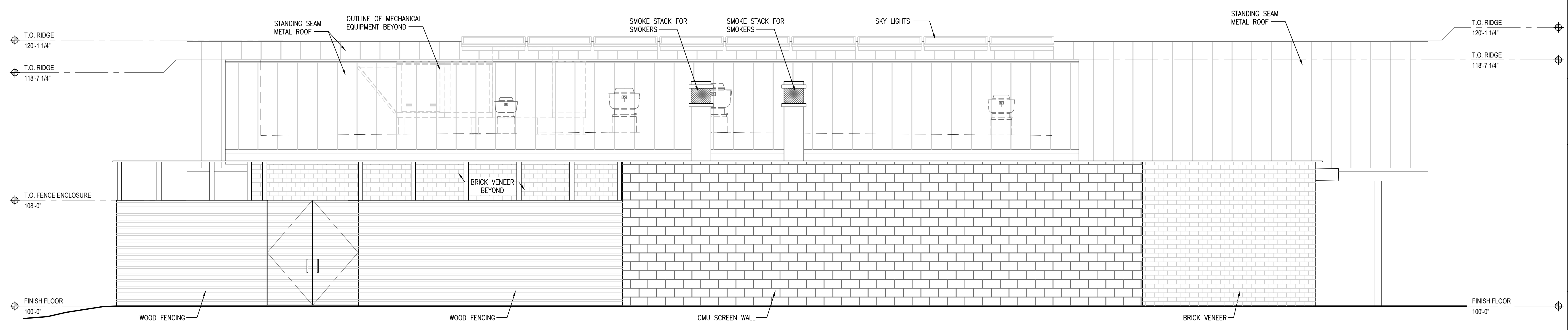


**EAST EXTERIOR ELEVATION**  
 N.T.S. **2**

EXTERIOR MATERIAL CALCULATIONS			
ELEVATION	MATERIAL	MATERIAL SQ.FT	MATERIAL PERCENTAGE
SOUTH	BOARD AND BATTEN	312 SQ. FT.	42.2%
	GLAZING	124 SQ. FT.	16.8%
	WOOD PILASTERS	73 SQ. FT.	9.9%
	CONCRETE	27 SQ. FT.	3.7%
	BRICK	197 SQ. FT.	26.7%
TOTAL	RAILING	5 SQ. FT.	0.7%
TOTAL		738 SQ. FT.	100%
EAST	BOARD AND BATTEN	271 SQ. FT.	22.4%
	GLAZING	145 SQ. FT.	12.0%
	BRICK	522 SQ. FT.	43.1%
	WOOD FENCING	164 SQ. FT.	13.6%
	WOOD STRUCTURE	65 SQ. FT.	5.4%
TOTAL	RAILING	43 SQ. FT.	3.5%
TOTAL		1210 SQ. FT.	100%

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11.17.2021	ISSUE FOR P&P

DATE	DESCRIPTION



EXTERIOR MATERIAL CALCULATIONS			
ELEVATION	MATERIAL	MATERIAL SQ.FT.	MATERIAL PERCENTAGE
NORTH	BRICK	213 SQ. FT.	22.5%
	WOOD FENCING	305 SQ. FT.	32.2%
	WOOD PILASTERS	5 SQ. FT.	0.5%
	WOOD TRELLIS	11 SQ. FT.	1.2%
	CMU	412 SQ. FT.	43.6%
TOTAL		946 SQ. FT.	100%
WEST (FRONT)	BRICK	444 SQ. FT.	28.5%
	WOOD TRELLIS	38 SQ. FT.	2.4%
	WOOD SIDING	68 SQ. FT.	4.3%
	WOOD FENCING	102 SQ. FT.	6.5%
	CONCRETE	101 SQ. FT.	6.4%
	GALZING	472 SQ. FT.	30.3%
	CMU	26 SQ. FT.	6.7%
TOTAL		1556 SQ. FT.	100%

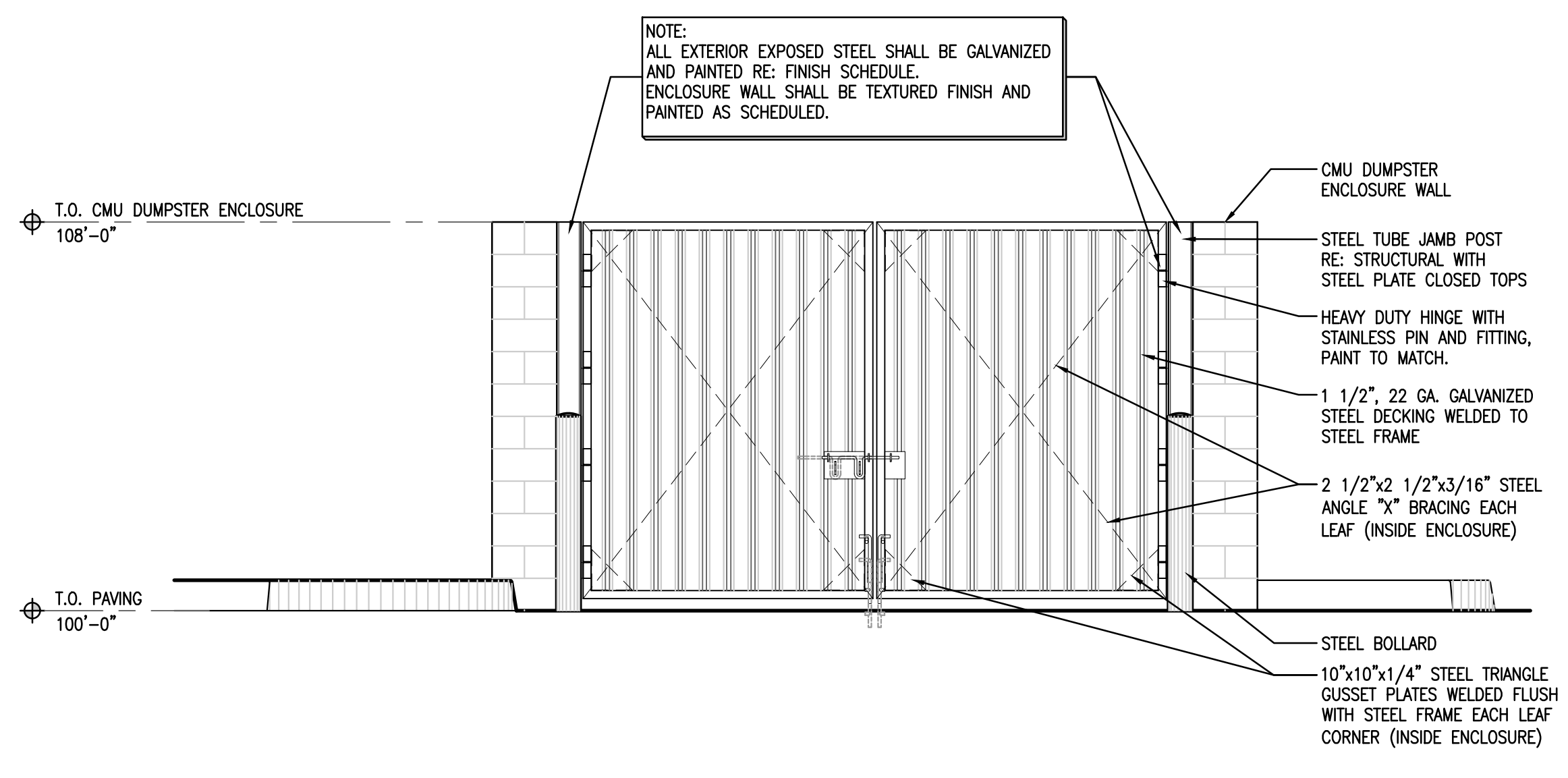
**EXTERIOR ELEVATIONS**

**A2.1**

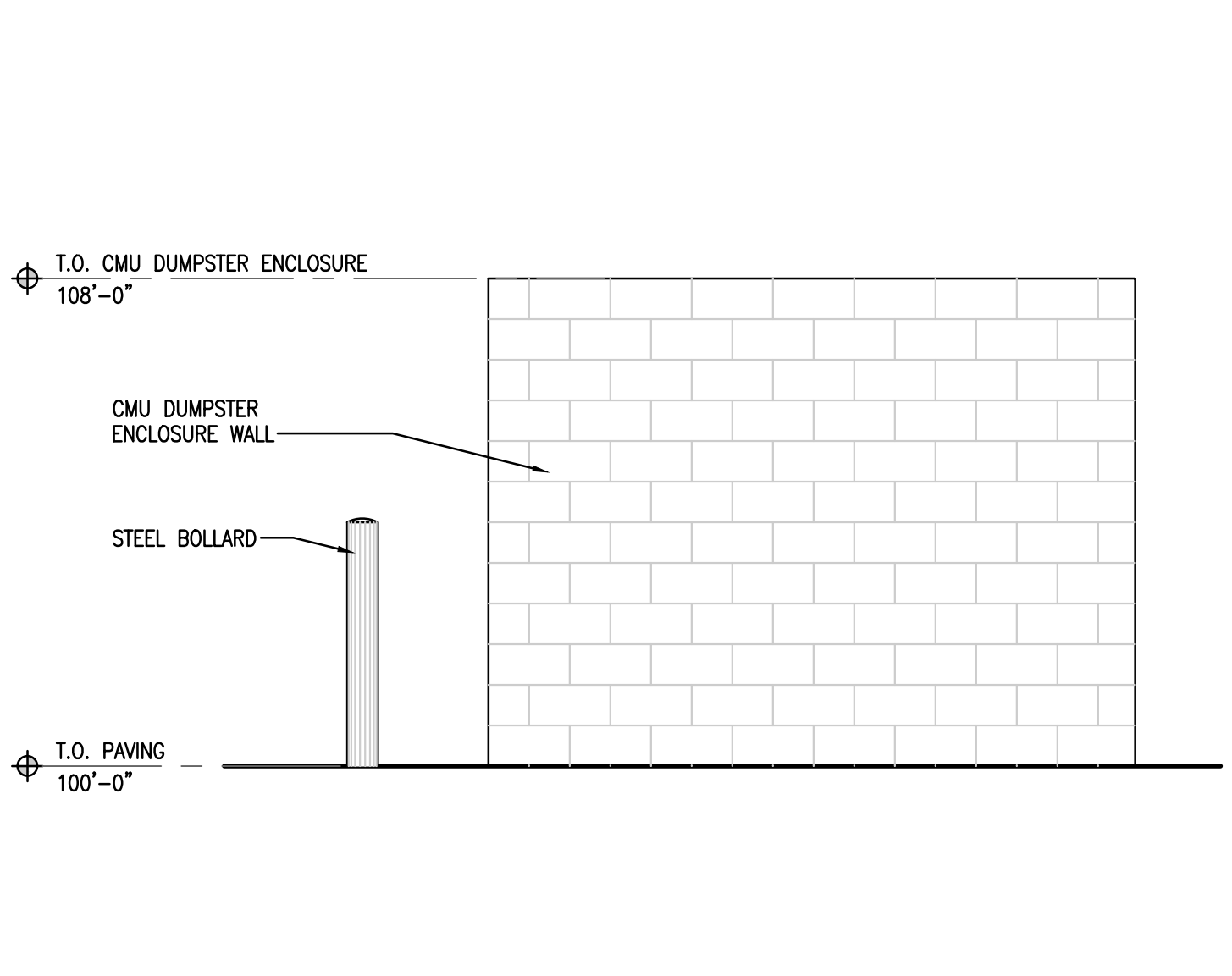
PROJECT NUMBER:  
**LAS21001**



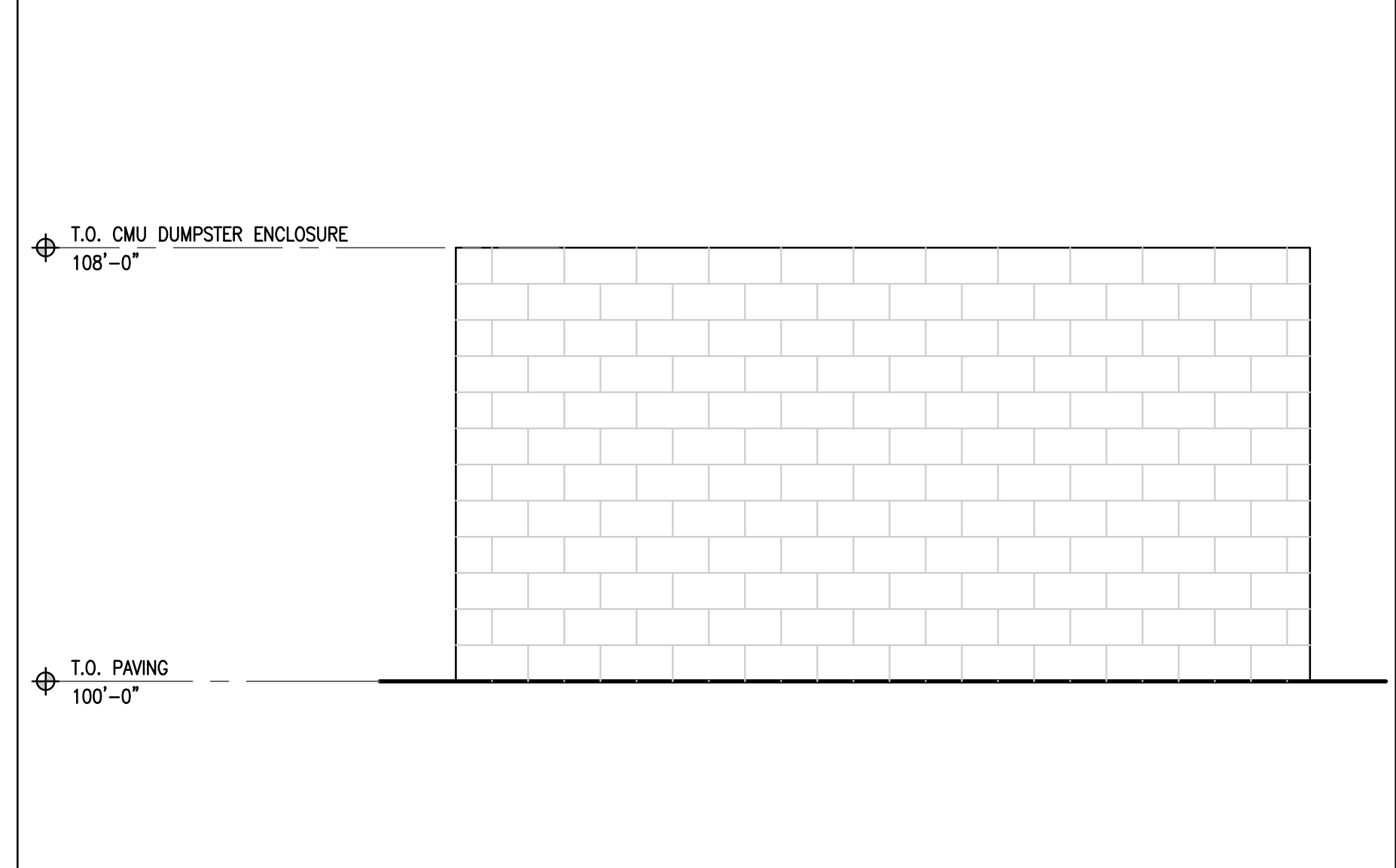
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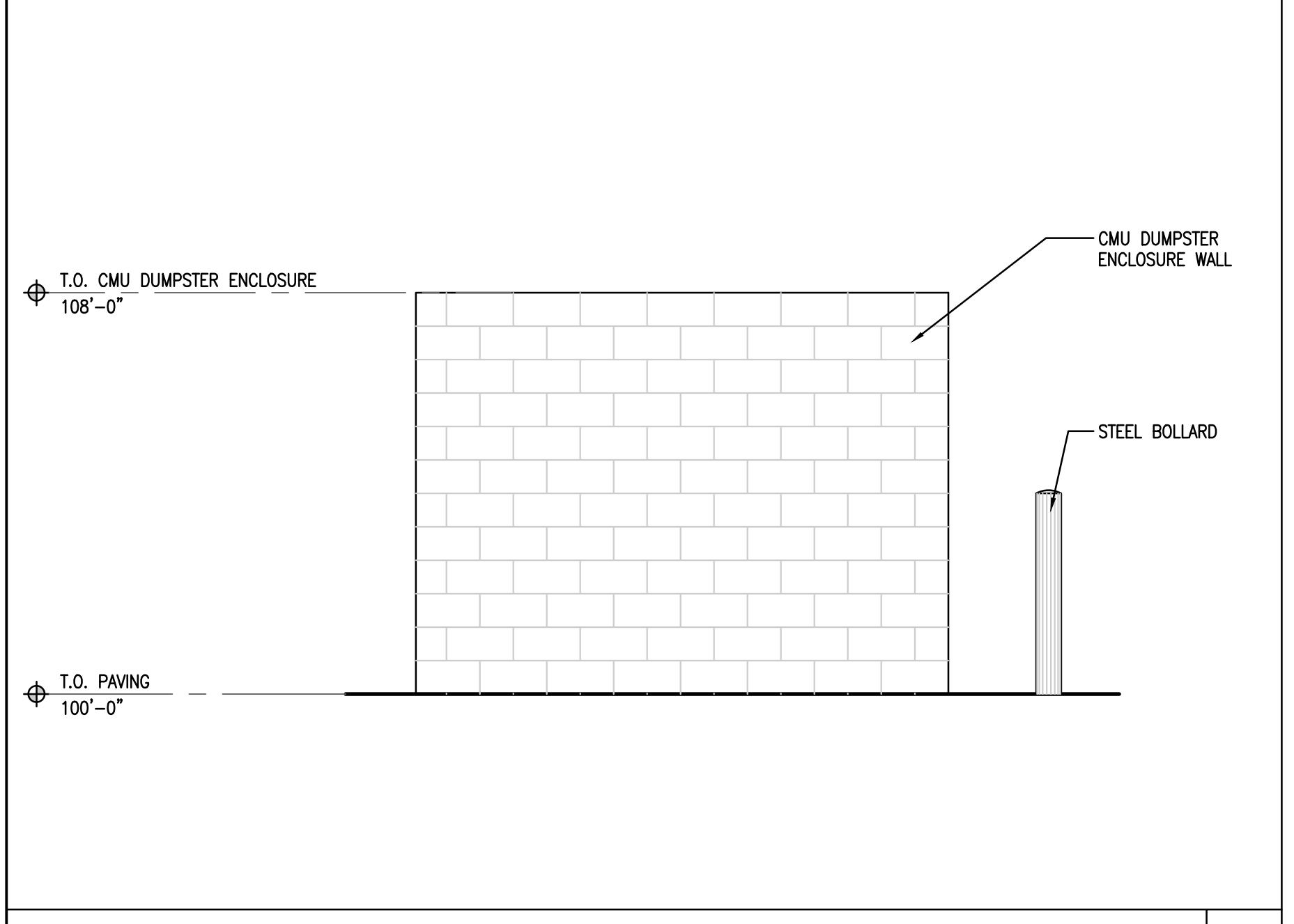
**SOUTH EXTERIOR ELEVATION**  
3/8"=1'-0" **1**



**EAST EXTERIOR ELEVATION**  
3/8"=1'-0" **2**



**NORTH EXTERIOR ELEVATION**  
3/8"=1'-0" **3**



**WEST EXTERIOR ELEVATION**  
3/8"=1'-0" **4**



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**LORO**  
ASIAN SMOKEHOUSE & BAR

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06.30.2021	ISSUE FOR PLAN DEVELOPMENT
07.17.2021	ISSUE FOR PVT

DATE	DESCRIPTION

**EXTERIOR ELEVATIONS DUMPSTER ENCLOSURE**

**A2.2**

PROJECT NUMBER:  
**LAS21001**