

LINE TABLE

L1	S 47°18'51" W	58.00'
L2	S 66°38'45" W	73.47'

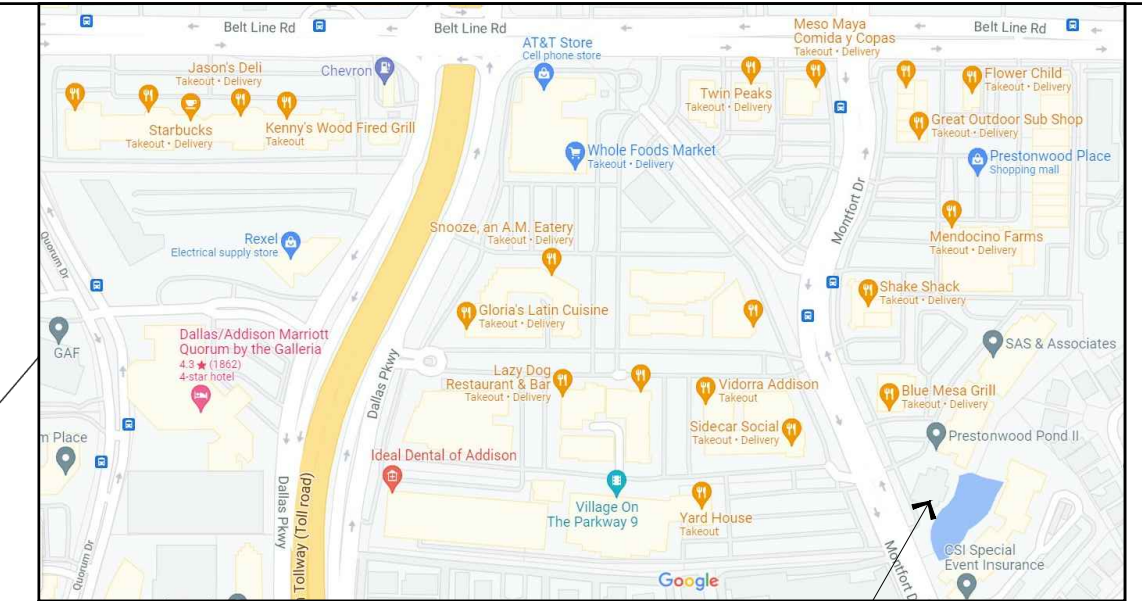
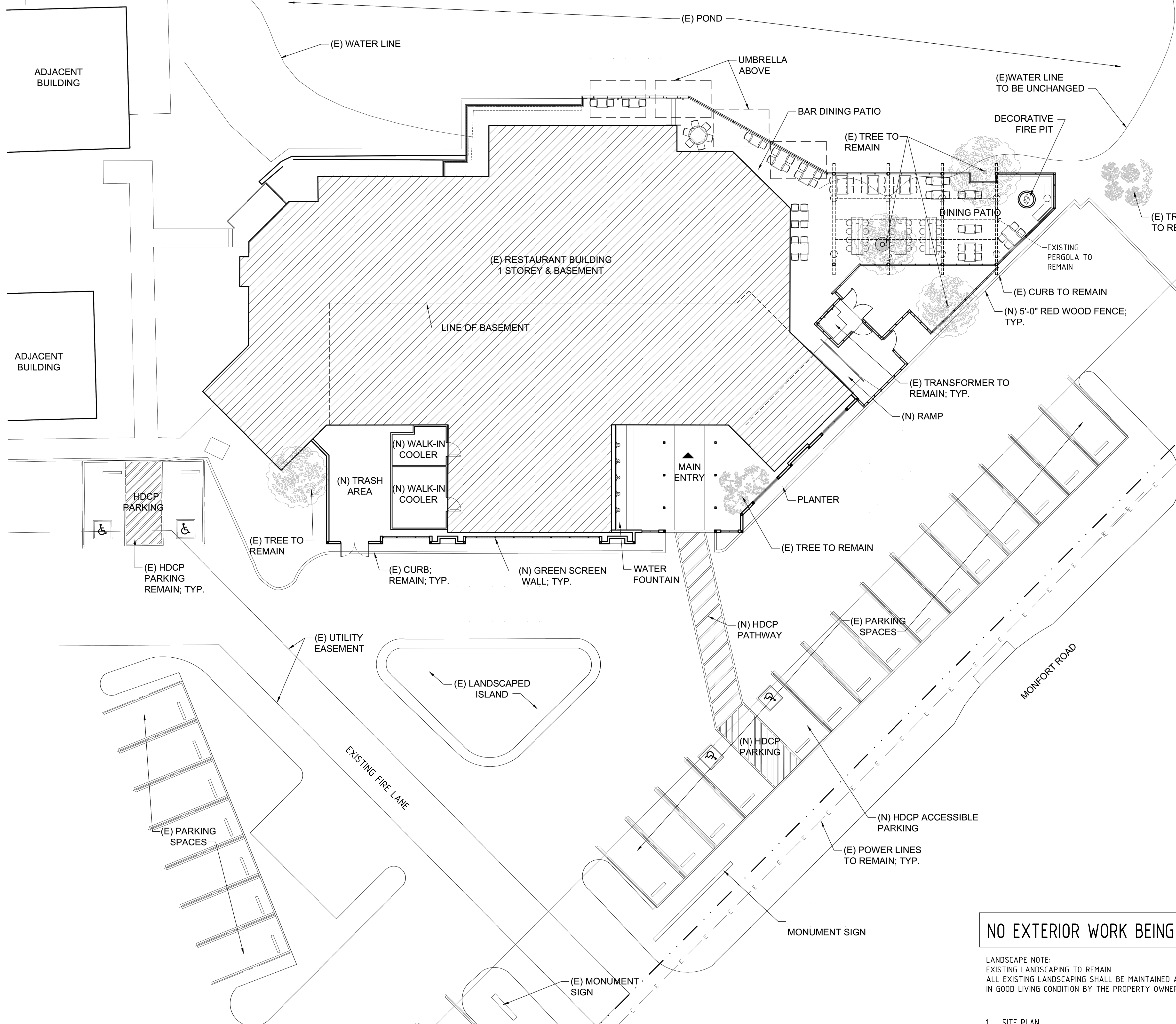
PARKING ANALYSIS

Use	Area	Parking Ratio	Parking Required
Entry /Dining 1&2 / Private Dining Area	6,706	1:100	67.06
Kitchen / B.O.H. / Coolers	989	1:100	9.89
Basement B.O.H	2,521	1:100	25.21
Basement Dining	511	1:100	5.11
Exterior Dining Patio	1,830	1:100	18.3
<b>Total Sq. Ft.</b>	<b>12,557</b>	<b>Total Req. Parking</b>	<b>126</b>

Existing Parking Assignment

Use	Area	Parking Required
Office Building	65,430	218
Blue Mesa Restaurant	11,505	116
PS 972 Restaurant	12,557	126
<b>Total Required</b>		<b>461</b>
<b>Total Provided on Site</b>		<b>460</b>

1 SUP OVERALL SITE PLAN  
1" = 40'-0"



VICINITY MAP LOCATION

**PARKING ANALYSIS**

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**PROJECT INFORMATION**

**INTERIOR FINISH OUT - NO EXTERIOR WORK**

14854 MONTFORT ROAD  
 OCCUPANCY GROUP: A1  
 CONSTRUCTION TYPE VB

USE: RESTAURANT (EXISTING USE TO REMAIN)

**TOWN OF ADDISON APPLICABLE CODES**

2018 INTERNATIONAL BUILDING CODE WITH TOWN AMENDMENTS  
 2017 NATIONAL ELECTRIC CODE WITH TOWN AMENDMENTS  
 2018 INTERNATIONAL ENERGY CODE  
 TOWN OF ADDISON CODE OF ORDINANCE

**SHEET INDEX**

A1.1 SUP SITE PLAN, PROJECT INFO  
 A1.2 - OVERALL SITE PLAN  
 A2.1 SUP BASEMENT PLAN  
 A2.2 SUP GROUND FLOOR PLAN  
 A2.3 - EXTERIOR ELEVATIONS

**NO EXTERIOR WORK BEING PROPOSED**

LANDSCAPE NOTE:  
 EXISTING LANDSCAPING TO REMAIN  
 ALL EXISTING LANDSCAPING SHALL BE MAINTAINED AND IN GOOD LIVING CONDITION BY THE PROPERTY OWNER

1 SITE PLAN  
 1" = 10'-0"

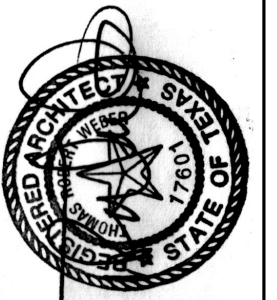
**1841-SUP**

LEGAL DESCRIPTION  
 5.388 AC TRACT IN THE ALLEN BLEDSOE SURVEY, ABSTRACT NO. 157, CITY OF ADDISON DALLAS COUNTY, TEXAS

OWNER  
 PRESTONWOOD POND  
 14860 MONTFORT RD  
 ADDISON, TX 75254  
 MICHAEL@SAS-REALESTATE.COM

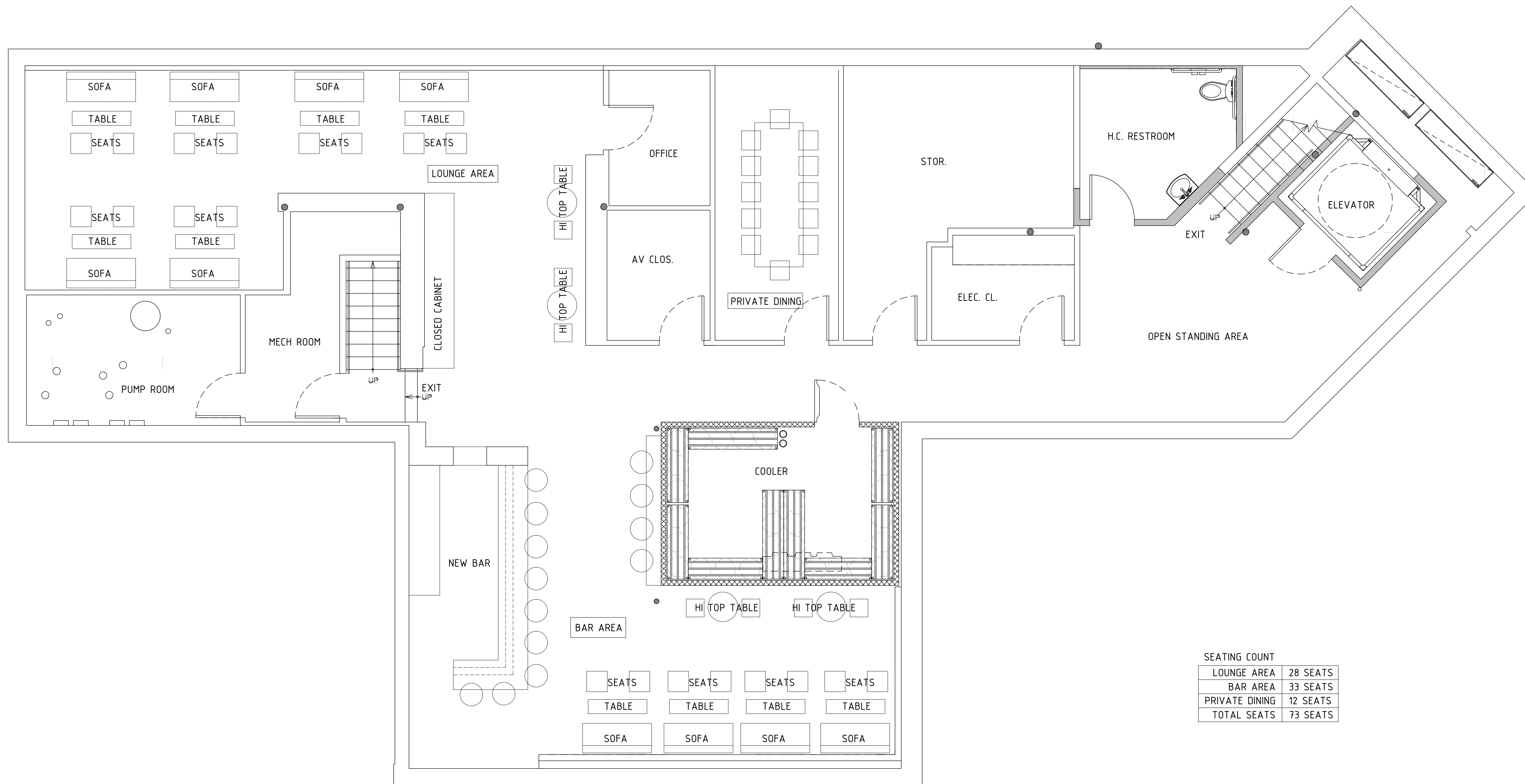
TENANT  
**TK'S PLACE, LLC**  
 14854 MONTFORT RD  
 ADDISON, TX 75254  
 TKOCCOMEDY@GMAIL.COM

DESIGN TEAM  
**THOMAS WEBER ARCHITECTURE**  
 7811 LOVERS LANE  
 DALLAS, TX 75225 TOM@THOMASWEBER.COM



DATE  
 NOV. 10, 2021  
 SUP SUBMITTAL

SHEET  
**A1.1**



SEATING COUNT

LOUNGE AREA	28 SEATS
BAR AREA	33 SEATS
PRIVATE DINING	12 SEATS
<b>TOTAL SEATS</b>	<b>73 SEATS</b>

**SQUARE FOOTAGE**

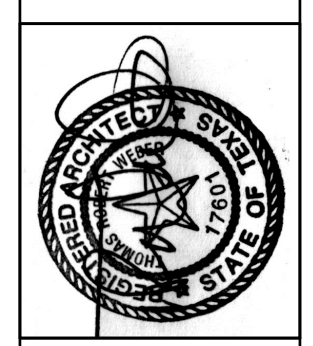
LOCATION	AREA
<b>FIRST FLOOR</b>	
ENTRY	183 SQFT
MAIN DINING	1,117 SQFT
GAME ROOM	350 SQFT
PRIVATE DINING AREA	524 SQFT
BAR DINING 1	1,957 SQFT
BAR DINING 2	961 SQFT
BAR	139 SQFT
KITCHEN / BOH	2,315 SQFT
<b>TOTAL</b>	<b>7,546 SQFT</b>
<b>BASEMENT LEVEL</b>	
DINING ROOM	511 SQFT
BOH	2,226 SQFT
<b>TOTAL</b>	<b>2,737 SQFT</b>
<b>INTERIOR TOTAL</b>	<b>10,272 SQFT</b>

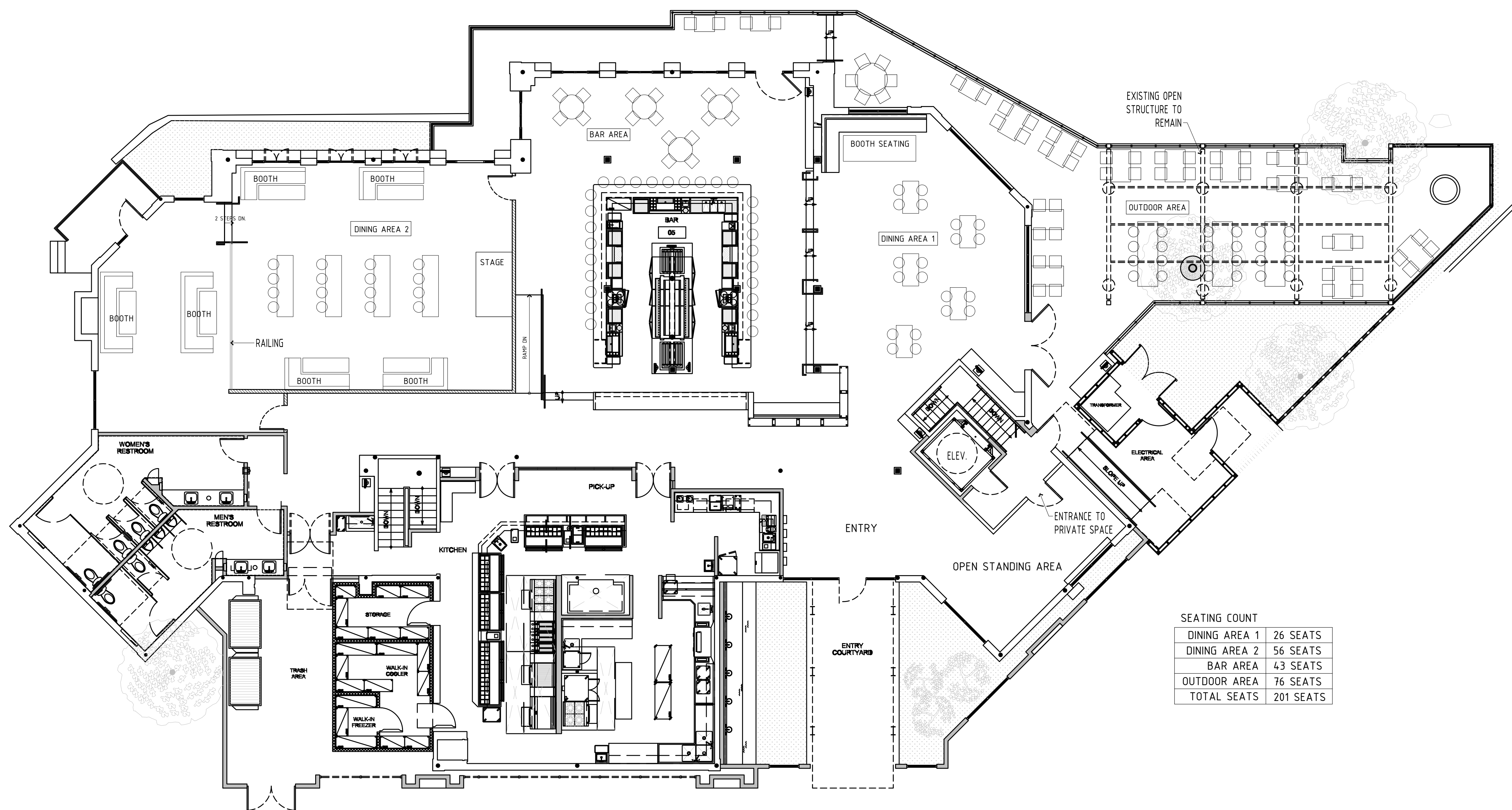
**EXTERIOR**

DINING PATIO	1,286 SQFT
BAR PATIO	544 SQFT
<b>EXTERIOR TOTAL</b>	<b>1,830 SQFT</b>

**GROSS SQ. FT. 12,557**

1 SUP FLOOR PLAN - BASEMENT LEVEL  
1/4" = 1'-0"





SEATING COUNT	
DINING AREA 1	26 SEATS
DINING AREA 2	56 SEATS
BAR AREA	43 SEATS
OUTDOOR AREA	76 SEATS
<b>TOTAL SEATS</b>	<b>201 SEATS</b>

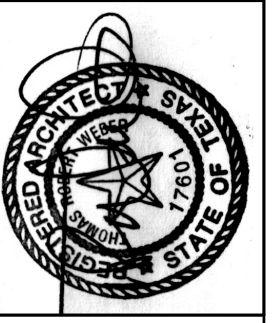
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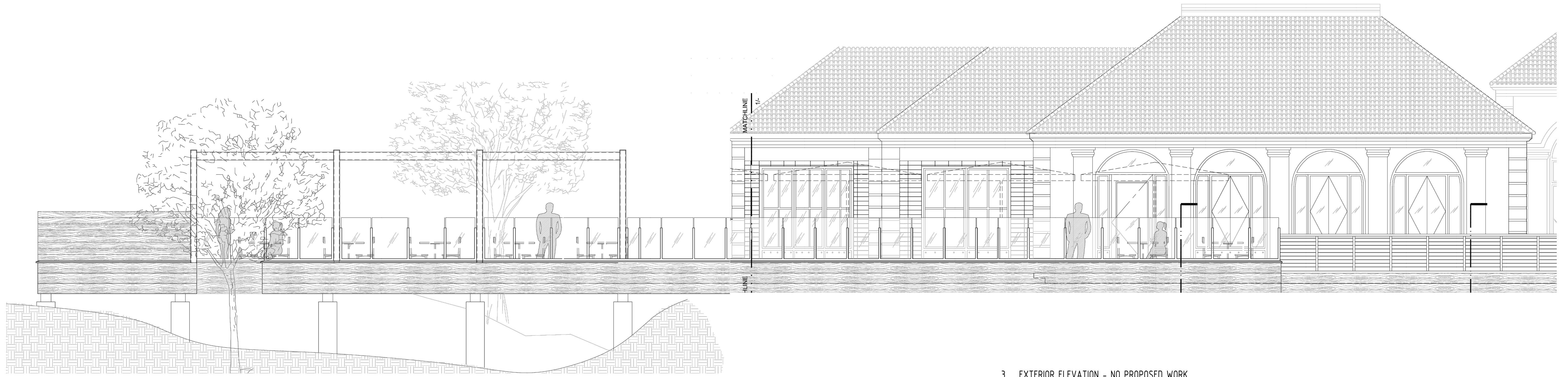
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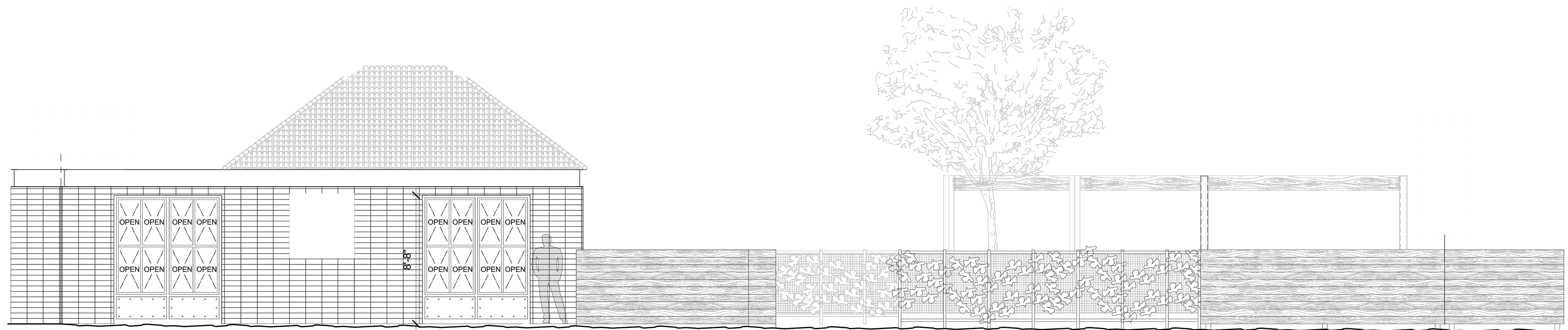
1 SUP FLOOR PLAN - GROUND LEVEL

1/8" = 1'-0"

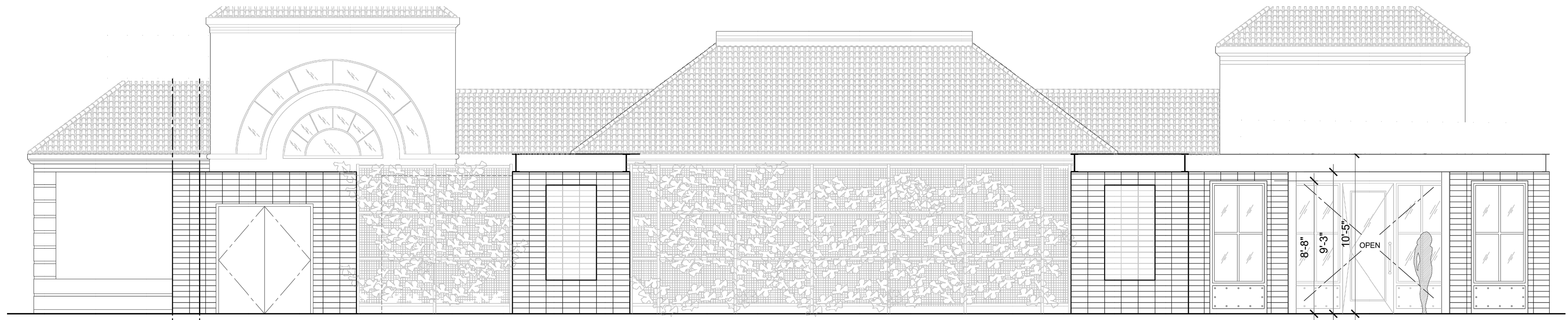




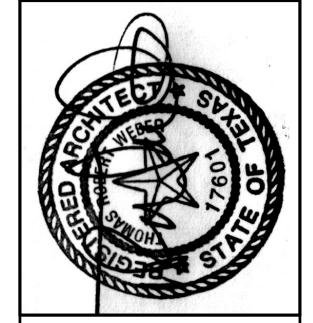
3 EXTERIOR ELEVATION - NO PROPOSED WORK  
3/32" = 1'-0"

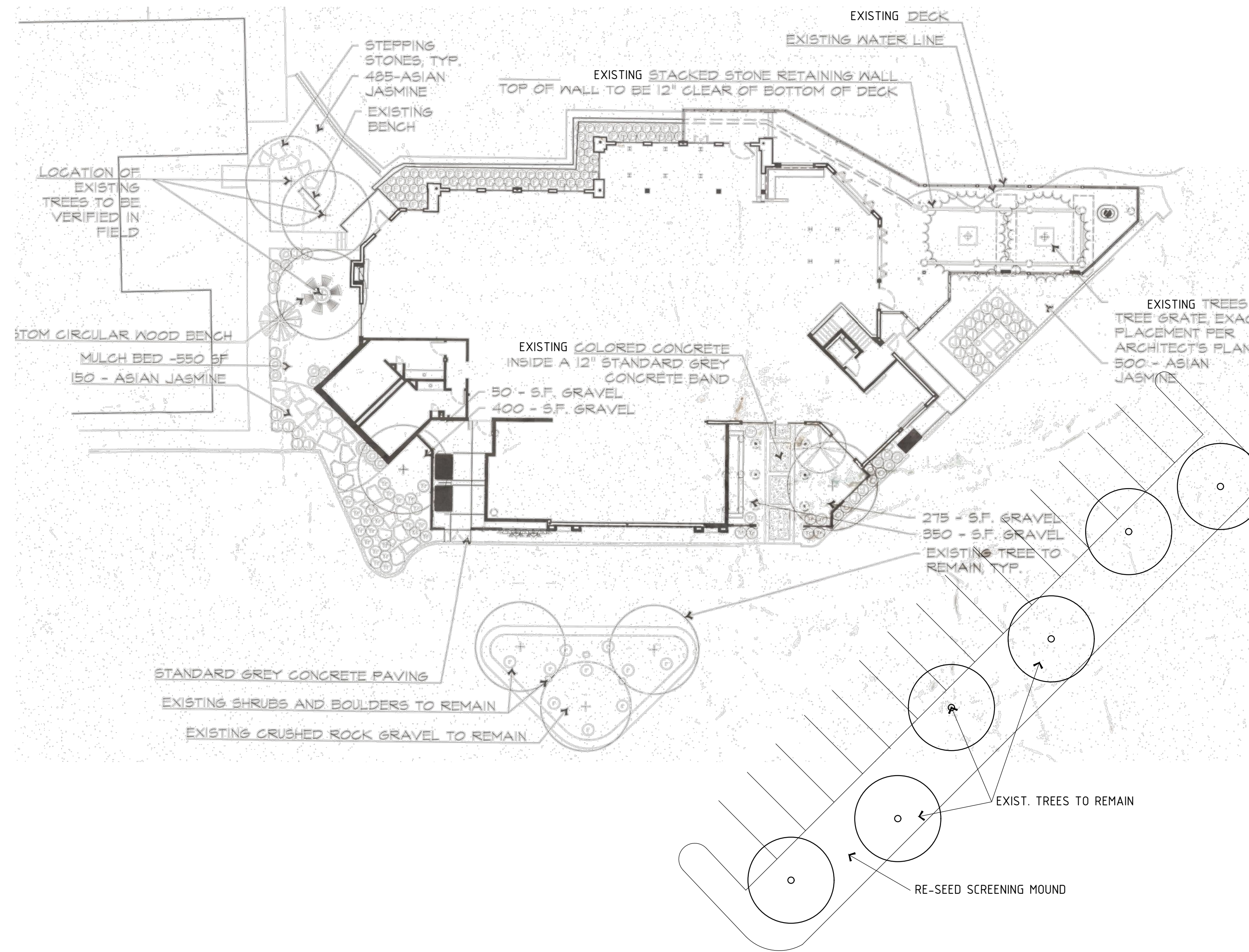


2 EXTERIOR ELEVATION - NO PROPOSED WORK  
3/32" = 1'-0"



1 EXTERIOR ELEVATION - NO PROPOSED WORK  
3/32" = 1'-0"





**Landscape Maintenance Notes**

Condition of Landscape Areas:  
 All landscaped areas shall be maintained in a clean, sanitary condition. Landscaped areas shall be trimmed, free of weeds, with trees, groundcover and grass in a healthy, living and growing condition at all times.

a.  
 The owner of the property shall be responsible for maintaining the landscaping required by this section. Plant material shall be maintained in a healthy and growing condition that is appropriate for the season of the year. Plant materials, which die, shall be replaced with healthy plant material of similar variety and meeting the size requirements contained herein.

b.  
 The developer, his/her successor and/or subsequent owners and their agents shall be responsible for the continued maintenance of landscaping.

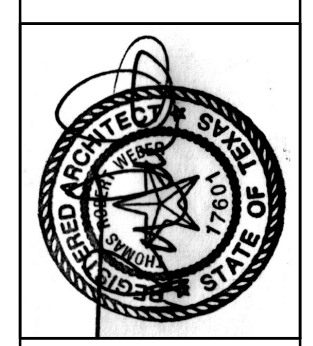
c.  
 Plant materials, which exhibit evidence of insects, pests, disease, and/or damage shall be appropriately treated, and dead plants properly removed and replaced within the next planting season.

d.  
 All landscaping shall be subject to periodic inspection.

e.  
 Should landscaping not be installed, maintained and replaced as needed to comply with the approved plan, the owner and his/her agent shall be considered in violation of the terms of the building permit and this section.

f.  
 No open burning of brush, timber and/or vegetation, except as permitted by the Tyler Fire Department, shall be allowed.

DESIGN TEAM <b>THOMAS WEBER ARCHITECTURE</b> 7811 LOVERS LANE DALLAS, TX 75225 TOM@THOMASWEBER.COM	TENANT <b>TK'S PLACE, LLC</b> 14864 MONIFORT RD ADDISON, TX 75254 TKOCONNEDY@GMAIL.COM	OWNER PRESTONWOOD POND 14864 MONIFORT RD ADDISON, TX 75254 MICHAEL@SAS-REALSTATE.COM	LEGAL DESCRIPTION 5.388 AC TRACT IN THE ALLEN BLEDSOE SURVEY, ABSTRACT NO. 157, CITY OF ADDISON DALLAS COUNTY, TEXAS	<b>1841-SUP</b>
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