

- NOTES:**
1. TYPICAL PARKING SPACES ARE 9'x18' UNLESS OTHERWISE NOTED.
 2. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 3. ALL PROPOSED RADII ARE 2' UNLESS OTHERWISE NOTED.
 4. EXISTING ITEMS TO BE DEMOLISHED WITH THE NEW SITE LAYOUT ARE NOT SHOWN ON THIS PLAN.
 5. THERE ARE NO EXISTING FLOODPLAINS, DRAINAGE WAYS OR CREEKS WITHIN THE AREA OF THIS PLAN.
 6. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.
 7. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.

SITE DATA TABLE	
BLOCK A, TRACT 1	
LOT SIZE	1.274 ACRES 55,512.86 SF
EXISTING ZONING	LR
EXISTING BUILDING HEIGHT	1 SINGLE STORY
USE / BUILDING AREA	
RETAIL	5,900 SF - 40.7%
RESTAURANT	8,583 SF - 59.3%
TOTAL	14,483 SF
REQUIRED PARKING	
RETAIL (1 PER 200 S.F.)	30 SPACES
RESTAURANT (1 PER 100 S.F.)	86 SPACES
TOTAL	116 SPACES
PARKING PROVIDED	96 SPACES
PROVIDED PARKING RATIO	1/151
HANDICAP REQUIRED	4 SPACES
HANDICAP PROVIDED	4 SPACES
COVERAGE	26.09%
LANDSCAPE AREA	REFER TO LANDSCAPE PLAN
* PARKING PROVIDED TOTAL INCLUDES HC PARKING	
* TOTAL BUILDING AREA INCLUDES PROPOSED PATIO ADDITION	

CASE #1853-SUP

CONCEPT PLAN
BLOCK A, TR 1
BELTWOOD BUSINESS PARK
THIRD INSTALLMENT

BEING 1.274 ACRES IN
THE TOWN OF ADDISON, TEXAS
DALLAS COUNTY, TEXAS
ADDISON PROJECT NUMBER:
DATE PREPARED: AUGUST 12, 2022

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
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CONCEPT PLAN
TOASTED YOLK
4580 BELT LINE ROAD
ADDISON, TEXAS

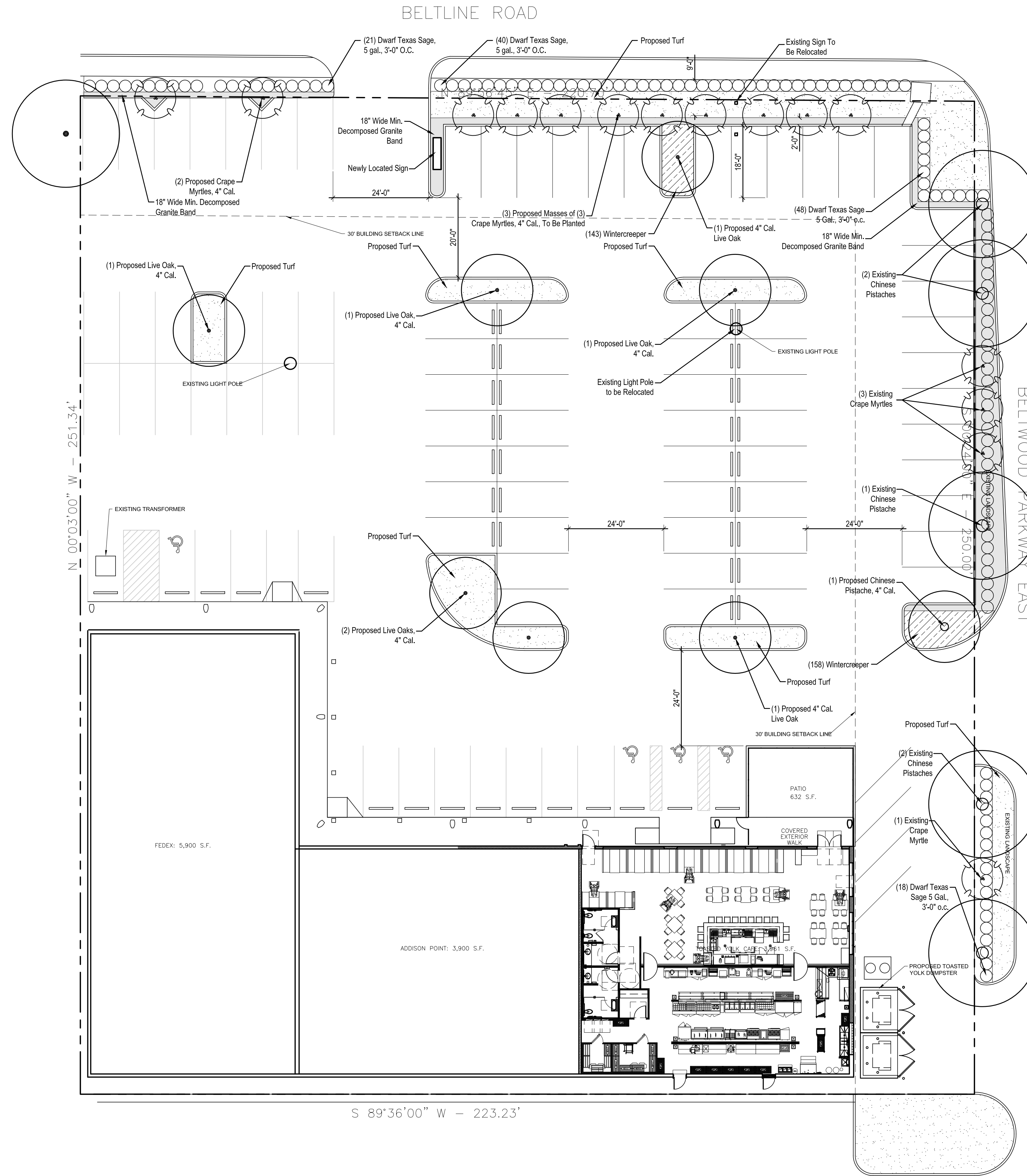
CP1

No.	DATE	REVISION	APPROV.
6.			
5.			
4.			
3.			
2.			
1.			

LAST SAVED BY: CCM/JCSA August 12, 2022

GRAPHIC PLANT LEGEND

-  Existing Chinese Pistache
-  Proposed Live Oak
-  Proposed Crape Myrtle
-  Existing Crape Myrtle
-  Dwarf Texas Sage
-  Lawn, Solid Sod
-  Bermudagrass 'Tiffway 419'
-  Decomposed Granite, 3" depth with 'Black' steel edging border and weed barrier fabric



GROUND LEVEL	
TOASTED YOLK CAFE:	3,961 SQ. FT.
ADDISON POINT:	3,990 SQ. FT.
FEDEX:	5,900 SQ. FT.
PROPOSED PATIO ADDITION:	632 SQ. FT.
TOTAL AREA:	14,483 SQ. FT.
LR- LOCAL RETAIL	
RETAIL 1 PER 300 SF = 20 REQUIRED	
RESTAURANT 1 PER 100 SF = 86 REQUIRED	
TOTAL PARKING REQUIRED = 106	
TOTAL PARKING PROVIDED = 109	
CURRENT LANDSCAPE AREA:	2,368 SQ. FT.

LANDSCAPE TABULATIONS

SITE REQUIREMENTS
 Requirements: 20% of gross site to be landscape
 Total Site: 56,428 s.f.
 Required: 11,285.6 s.f. (20%)
 Provided: 11,285.6 s.f. (20%)
 Previously: 2,368 s.f. (4.19%)
 Proposed: 5,205 s.f. (9.22%)

STREET FRONTAGE
 Requirements: 20' buffer along street frontage
 (1) tree 4" cal. per 30 l.f. and (10) shrubs spaced 3'-3.5' o.c.

Beltline Road: 196.70 l.f. (less drives)
 Required: (8) trees, 4" cal. (6) new trees, 4" cal. (65) shrubs, 5 gal.
 Provided: (6) trees, 4" cal. (6) new trees, 4" cal. (66) shrubs, 5 gal.

PARKING LOT SCREEN
 Requirements: 20' ht., 3' o.c.,
 Provided: 36' ht., 3' o.c. linear row

PARKING LOT PERIMETER LANDSCAPE
 Requirements: 5' wide buffer, (1) 4" cal. tree per 35 l.f. and (1) shrub per 3 l.f.

North: 196.70 l.f.
 Required: (5) trees, 4" cal. (65) shrubs, 5 gal.
 Provided: (6) trees, 4" cal. (66) shrubs, 5 gal.

East: 196.50 l.f.
 Required: (9) trees, 4" cal. (65) shrubs, 5 gal.
 Provided: (9) trees, 4" cal. (67) shrubs, 5 gal.

PARKING LOT - INTERIOR LANDSCAPE
 Requirement: 5% of the parking area must be landscape
 Parking lot: 21,984 s.f.
 Required: 1,099.2 s.f. (5%)
 Provided: 1,140 s.f. (5.2%)

PARKING LOT
 Requirement: (1) tree per 10 regular spaces
 No Parking Space To Be More than 50' From a Tree
 Total Parking: 108 spaces
 Required: (11) trees
 Provided: (13) trees, 3" cal.

PARKING LOT COUNT

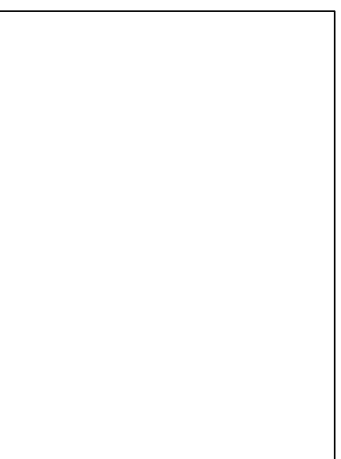
SITE REQUIREMENTS
 Refer to Table for Parking Lot Space Requirements

Previous: (109) Spaces
 Proposed: (96) Spaces

NOTE: PARKING LOT SCREENING SHRUBS TO ALLOWED TO GROW TO 3.5' HT. AND MAINTAINED NO LESS THAN THAT HEIGHT

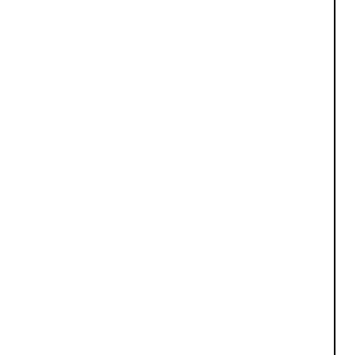
TOWN OF ADDISON NOTES

- Section 10. Landscape Maintenance:
- A. Every property owner and any tenants shall keep their landscaping in a well maintained, safe, clean and attractive condition at all times. Any plant that dies must be replaced with another living plant, including trees, within 30 days after notification by the town. Such maintenance includes, but is not limited to, the following:
 - Prompt removal of all litter, trash, refuse and waste;
 - Lawn mowing on a weekly basis during the growing season;
 - Shrub pruning according to accepted practices of landscape professionals to maintain plants in a healthy condition;
 - Tree pruning according to Tree-Pruning Guidelines published by the International Society of Arboriculture and the American National Standards (ANSI) A300-Pruning Standards;
 - Pruning/thinning that removes no more than (1/4) one fourth of the tree canopy annually;
 - Watering of landscaped areas on a regular basis to maintain good plant health;
 - Sprinkler run times set on controllers to water between midnight and 6:00 a.m.;
 - Keeping landscape lighting in working order;
 - Keeping lawn and garden areas alive, free of weeds, and attractive;
 - Cleaning of abutting waterways and landscaped areas lying between public right-of-way lines and the property unless such streets, waterways or landscaped areas are expressly designated to be maintained by applicable governmental authority.
 - B. The discharge, deposit, or blowing or sweeping of grass, leaves, other vegetation, and litter debris into public or private streets or alleys is prohibited. In connection with yard or landscape maintenance, lawn or grass clippings, leaves, other vegetation, and litter debris caused by or resulting from such maintenance shall be promptly removed from any public or private street or alley adjacent to the property being maintained and shall be disposed of in a manner to prevent the material from blowing or falling from a maintenance truck, trailer or disposal container. Lawn clippings, leaves, other vegetation, and litter debris shall be removed from sidewalks, streets and street gutters, and alleys after mowing and edging is performed to prevent collection in the storm water system.



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 Addison, TX 75001



- Issue For:**
- Design Development
 - Progress
 - Bidding
 - Permit
 - Construction

Original Issue Date:

Sheet Description:
SCHEMATIC PLAN

Drawn By: BCC

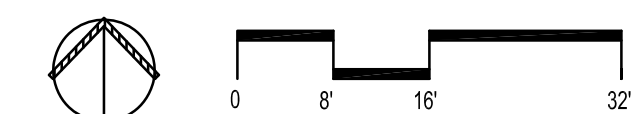
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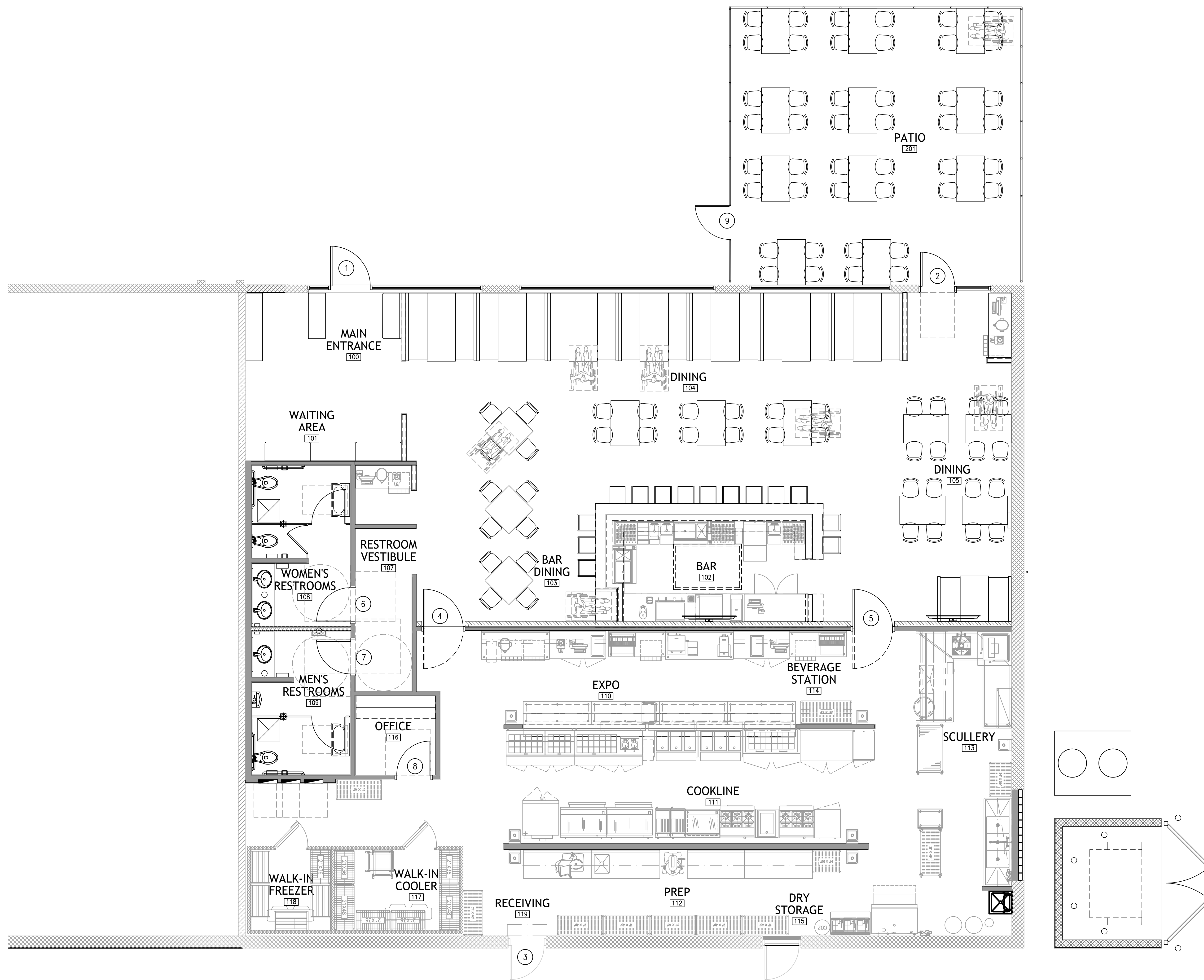
Current Date: 7/19/2022

Drawing #

L1.00

01 LANDSCAPE PLAN
 SCALE: 1/16" = 1'-0"





BUILDING DATA

GROUND LEVEL	
CONDITIONED AREA:	3,961 SQ. FT.
PATIO AREA:	632 SQ. FT.
TOTAL AREA:	4,593 SQ. FT.

SEATING COUNT

INTERIOR	
BAR SEATING	14 = 14
4 TOP TABLE x	10 = 40
4 TOP BOOTH	1 = 4
6 TOP TABLE x	7 = 42
TOTAL INTERIOR:	100

PATIO

4 TOP TABLE x	11 = 44
TOTAL PATIO:	44
TOTAL SEATING (INTERIOR + PATIO):	144

H.C. SEATING REQUIRED

TOTAL INTERIOR SEATS	46	1.05	=	3	SPACES REQ'D INTERIOR
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IBC SECTION 1004 - OCCUPANCY LOAD CALC.

AREA	SQUARE FOOTAGE OR LENGTH	OCCUPANT LOAD FACTOR	OCCUPANCY AMOUNT
ASSEMBLY WITH FIXED SEATS	-	1 PER 24"	46

ASSEMBLY WITHOUT FIXED SEATS:

STANDING SPACE/WAITING	149	5 NET	30
CONCENTRATED - CHAIRS ONLY	92	7 NET	14
UNCONCENTRATED	463	15 NET	31
BAR AREA	184	200 GROSS	1
BACK KITCHEN	1722	200 GROSS	9
OFFICE ROOM	55	300 GROSS	1
EGRESS OCCUPANCY TOTAL			132

SECTION 1005 - MEANS OF EGRESS SIZING CALC.

AREA	OCCUPANTS	FACTOR	TOTAL REQ'D	TOTAL PROVIDED
INTERIOR	132	0.20" PER OCCUPANT	27 IN.	78 IN.
PATIO	44 + 44 (*)	0.20" PER OCCUPANT	18 IN.	34 IN.

EXIT OCCUPANCY LOADS

DOOR #	EGRESS WIDTH PROVIDED	OCCUPANCY LOAD
1	44 IN.	88
2	34 IN.	44(*)
9 (PATIO GATE)	78 IN. PROVIDED	132
	34 IN. PROVIDED	44 + 44 (*) = 88
	34 IN. PROVIDED	

(*) INTERIOR EGRESS THROUGH PATIO GATE

EGRESS LAYOUT NOTES

- TACTILE EXIT SIGNS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS.
- EACH GRADE LEVEL EXTERIOR DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT WITH THE WORD "EXIT"
- 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"

ADA ACCESSIBLE FURNISHING NOTES

- HEIGHT OF TABLES AND COUNTERS SHALL BE 28" MINIMUM-34" MAXIMUM
- MANUEVERING CLEARANCE SHALL BE 30"x48"
- KNEE CLEARANCE SHALL BE 27" HIGH, 19" DEEP AND 30" WIDE

LEGEND

	CLEAR FLOOR SPACE
	36" WIDE EXIT PATH

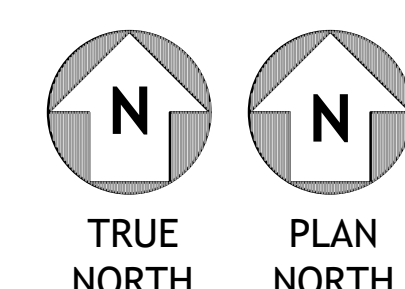


DATE	DESCRIPTION

SHEET TITLE
FLOOR PLAN

SHEET NUMBER
A1.0

PROJECT NUMBER
TYC22004





The Toasted Yolk Café

Patio rendering revision









