

SITE DATA SUMMARY TABLE:

ZONING: (LR) LOCAL RETAIL	
PROPOSED USE: RESTAURANT USE NO ALCOHOL SALES	
LOT AREA SQUARE FOOTAGE: 26,685 S.F.	
LOT AREA ACREAGE : 0.613 AC	
BUILDING: (PROPOSED) TOTAL	4,332 SQFT
(1) STORY	
BUILDING HEIGHT: 20'-6"	
BUILDING:	
ASSEMBLY/ DINING AREA	2,370 SQFT
KITCHEN/COMMERCIAL	1,380 SQFT
RESTROOMS (NEW)	494 SQFT
HALLWAY	88 SQFT
PARKING:	
2 HANDICAP SPACES REQUIRED	
2 HANDICAP SPACES PROVIDED	
PARKING RATIO REQUIRED: 1 SPACE PER 70 S.F.	
62 SPACES REQUIRED	
45 SPACES PROVIDED	
LOT COVERAGE:	
USEABLE OPEN SPACE REQUIRED	5,337 S.F.
USEABLE OPEN SPACE PROVIDED	6,189 S.F.
PERCENTAGE	23% OF SITE
IMPERVIOUS	20,496 S.F. 77% OF SITE

ADJACENT PROPERTY:

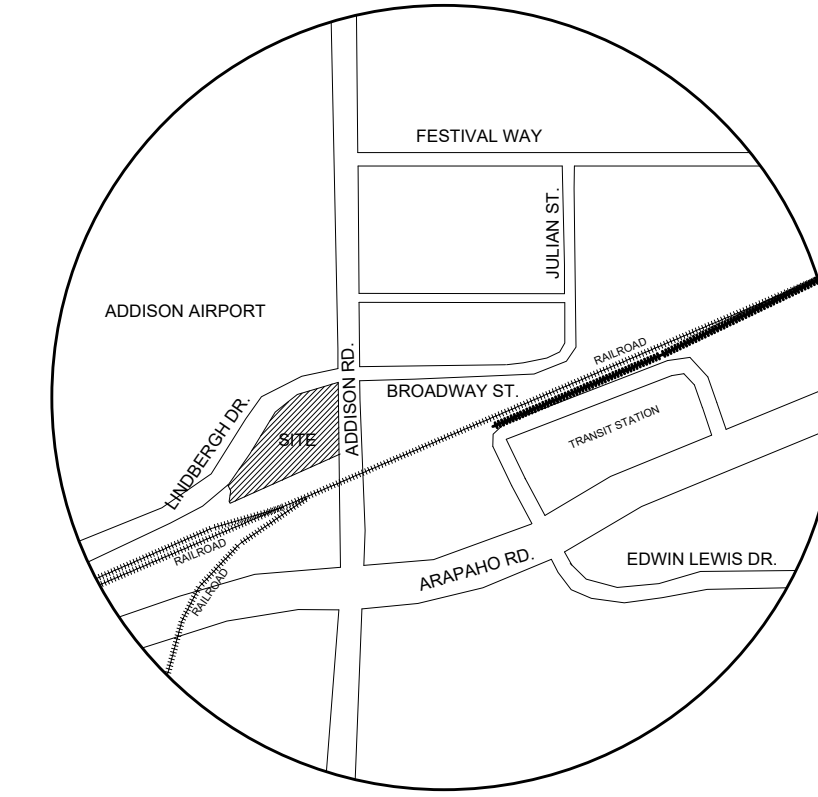
15401 ADDISON ROAD
 EDWARD COOK ABSTRACT NO. 326, PGG482, TRACT 1, ACS 0.417
 OWNER: ADDISON POST OFFICE JV, ATTN: US POSTAL SVC REAL EST
 TENANT: WILES KEN (DBA: ADDISON CIGAR & TOBACCO)

ADJACENT PROPERTY:

ADDISON AIRPORT
 OWNER: TOWN OF ADDISON

ADJACENT TENANT

ADJACENT PROPERTY:
 15404 ADDISON ROAD
 JULIAN, BLOCK A, LOT 1
 OWNER: SIDERIS PROPERTIES, ATTN: GEORGE SIDERIS
 TENANT: SALON 972, LESPIRIT JULIETT & JEANCLAUDE
 (DBA: SALON JEAN CLAUDE),
 G NAGIN (DBA: STUDIO EIGHT), KENDAL RANDY
 (DBA: SALON KINDLE)



VICINITY MAP

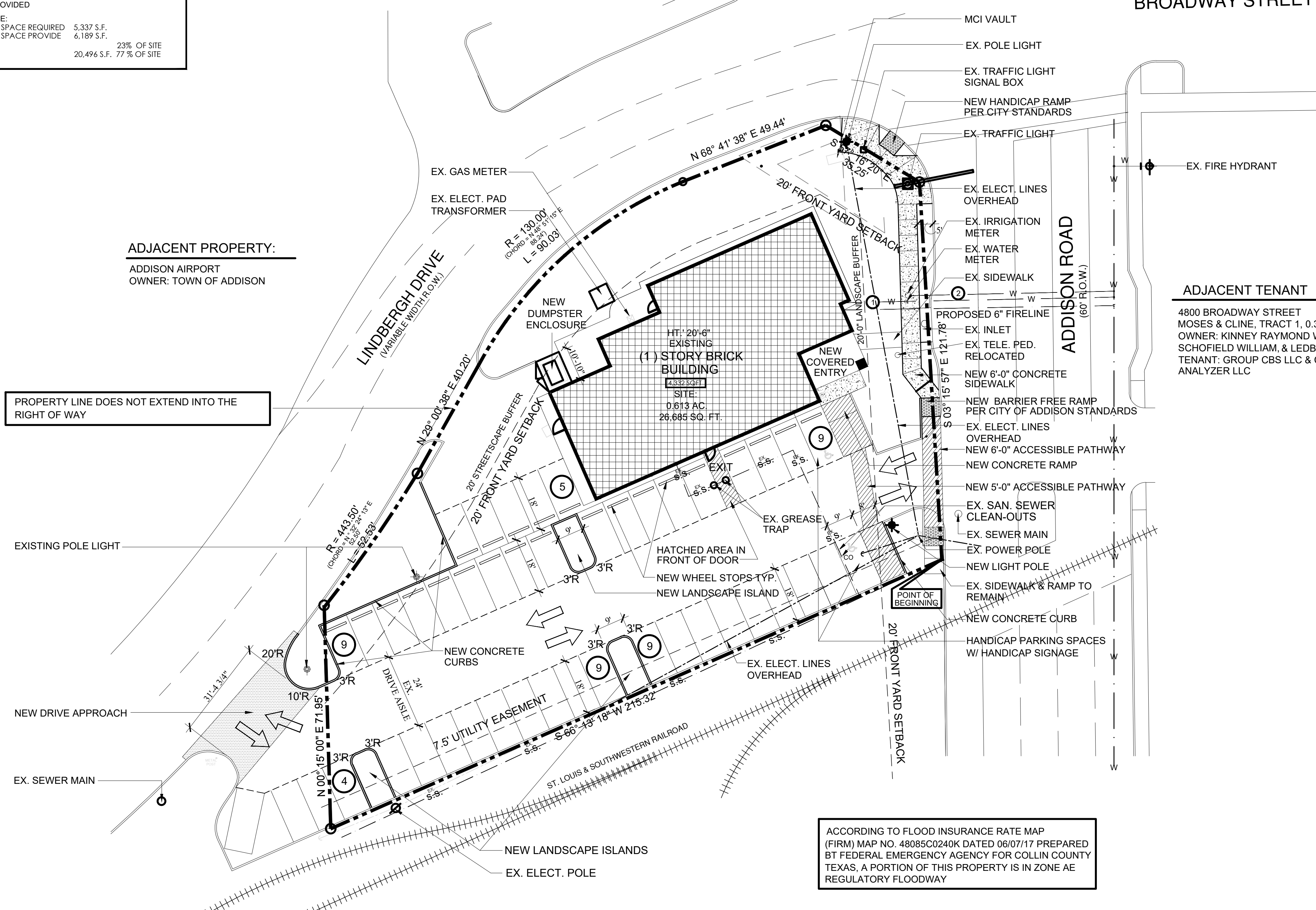
0' 10' 20'

SCALE: 1"=20'-0"

LEGEND

- EX. BUILDING
- NEW 6" CONCRETE SIDEWALK
- EX. FIRE HYDRANT
- EX. DOMESTIC (WATER)
- EX. IRRIGATION (WATER)
- WHEEL STOPS
- CLEAN-OUT
- EX. GREASE TRAPS
- EX. TRAFFIC LIGHTS
- EX. SANITARY SEWER MAIN
- EX. LIGHT POLE
- EX. GAS METER
- EX. SANITARY SEWER LINE
- EX. WATER LINE
- EX. RAIL ROAD TRACKS
- WIDENED CONCRETE DRIVE APPROACHED

PROPERTY LINE DOES NOT EXTEND INTO THE RIGHT OF WAY



ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48085C0240K DATED 06/07/17 PREPARED BY FEDERAL EMERGENCY AGENCY FOR COLLIN COUNTY TEXAS, A PORTION OF THIS PROPERTY IS IN ZONE AE REGULATORY FLOODWAY

**CONCEPT PLAN
 CASE# 1849-SUP
 AMBROSIA CAFE**

TR 7 ACS 0.6126
 EDWARD COOK ABST 326 PG 482
 ABSTRACT NO. 626
 IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 PREPARED: SEPT. 30, 2022

CONTACT
 OWNER/OCCUPANT
 AMBROSIA CAFE
 HASSAN NASER
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 ROA Design Group
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GENERAL CONTRACTOR
 HASSAN NASER
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CITY OF ADDISON
 BUILDING INSPECTIONS
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 Phone: 972.450.2880
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ADDRESS:
 6205 Tower Court
 Plano, Texas 75074
 PHONE:
 (469)-835-1893



PROJECT:
AMBROSIA CAFE
 15375 ADDISON ROAD
 ADDISON, TX

SUP-1

CITY OF ADDISON LANDSCAPE REQUIREMENTS		
AREA	REQUIREMENTS	
MIN. WIDTH OF LANDSCAPE BUFFER 6.240 S.F.	A 20' SETBACK ADJACENT TO STREET REQUIRED	
	REQUIRED	PROVIDED
	20' MINIMUM SETBACK	20' MINIMUM PROVIDED
OPEN SPACE	1 SHADE TREE PER 30 LF	
	REQUIRED	PROVIDED
PARKING LOT SCREENING	MINIMUM 3' TALL SCREENING; MINIMUM (5) GAL. SHRUBS @ 3' O.C.	
	REQUIRED	PROVIDED
OFF STREET LOADING SCREENING	ALL OFF STREET LOADING SHALL BE SCREENED	
	REQUIRED	PROVIDED
INTERIOR PARKING LANDSCAPE	5% OF PARKING LOT LANDSCAPED	
	REQUIRED	PROVIDED

PLANT SCHEDULE									
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS	
NEW	LAG IND	1	Lagerstroemia indica	Crape Myrtle	45 gal.	8'-10' Ht.	As Shown	(New) To match existing	
NEW	QUE VIR	5	Quercus virginiana	Southern Live Oak	4" Cal.	12' Height Min	As Shown	Staff recommends the 'Highest' cultivar of Live Oak growth habit is much more vertical to help minimize the overhead utility conflict.	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS	
	ILE DWA	48	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	5 gal.	24" min.	36" O.C.		
	MYR CER	15	Myrica cerifera	Wax Myrtle	5 gal.	36" Min	48" O.C.	Staff recommends the Dwarf Wax Myrtle variety to meet the intent of the landscape buffer. Myrica Cerifera with Myrica Pustilla (Dwarf Wax Myrtle) 4.7' max spacing.	
	PHO FRA	9	Photinia x fraseri	Red Tip Photinia	5 gal.	24" min.	48" O.C.	To match existing	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS	
	STEN SEC	6,624 sf	Stenotaphrum secundatum	St Augustine	Solid Sod				
	TRA ASI	410	Trachelospermum asiaticum	Asiatic Jasmine	4" pots		12" O.C.	12" o.c.	

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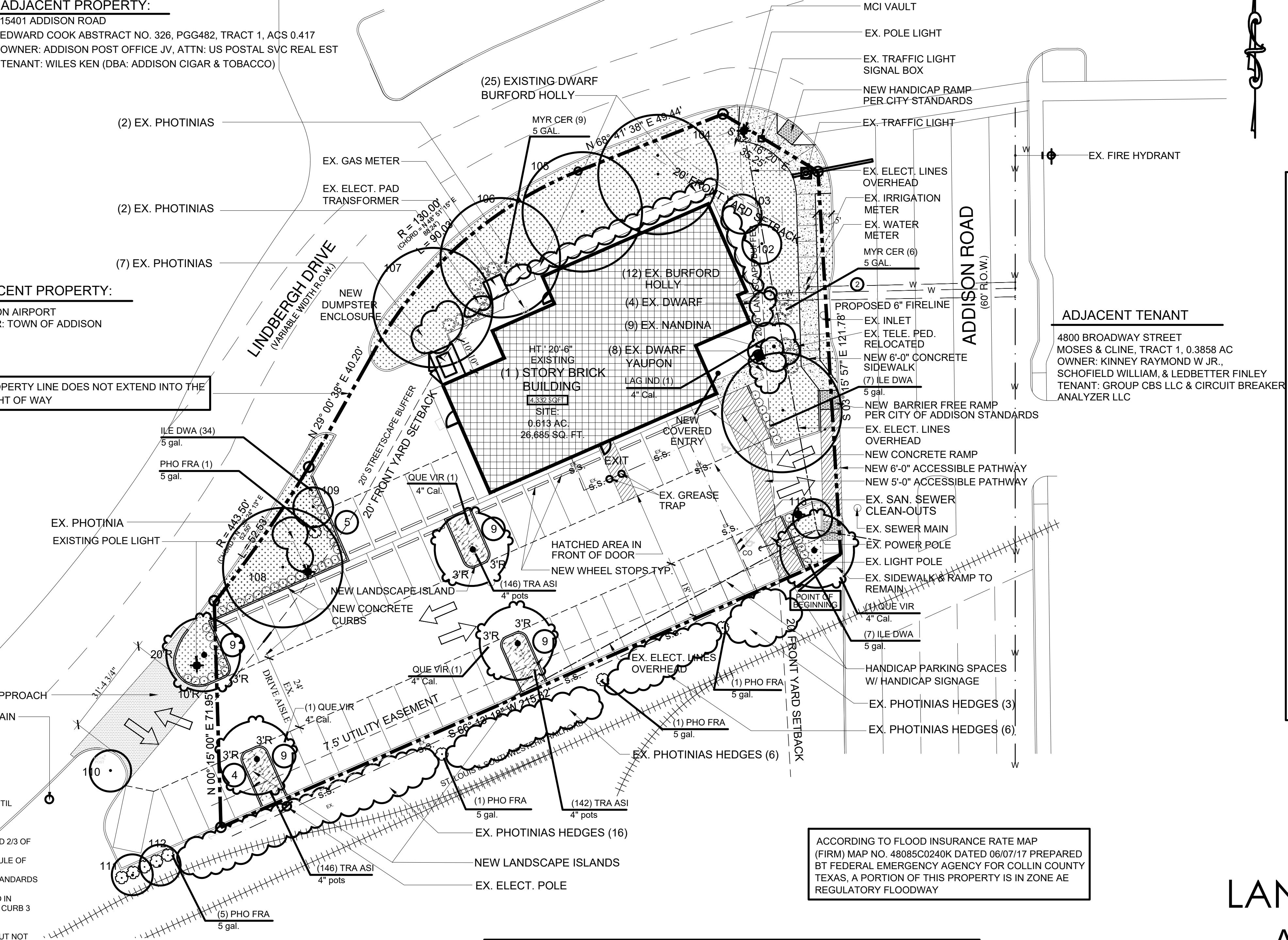


VICINITY MAP
 0' 10' 20'
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ADJACENT PROPERTY:
 ADDISON AIRPORT
 OWNER: TOWN OF ADDISON

PROPERTY LINE DOES NOT EXTEND INTO THE RIGHT OF WAY



LEGEND	
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[Symbol]	EX. IRRIGATION (WATER)
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[Symbol]	EX. SANITARY SEWER LINE
[Symbol]	EX. WATER LINE
[Symbol]	EX. RAIL ROAD TRACKS
[Symbol]	WIDENED CONCRETE DRIVE APPROACHED

- PLANTING NOTES:**
1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
 2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
 3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
 4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
 5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
 6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
 7. MAINTAIN PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
 8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
 9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
 10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
 11. EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE ONLY ON APPROVAL OF CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIBARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
 12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
 13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
 14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURER'S INSTRUCTIONS ON ALL GROUND COVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
 15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
 16. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN)
 17. PRIOR TO PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48085C0240K DATED 06/07/17 PREPARED BY FEDERAL EMERGENCY AGENCY FOR COLLIN COUNTY TEXAS, A PORTION OF THIS PROPERTY IS IN ZONE AE REGULATORY FLOODWAY

CHANGES TO LANDSCAPE, I.E. PARKING LOT SCREEN AND PARKING LOT ISLAND TREES, REQUIRE AN IRRIGATION PLAN SEALED BY A LICENSED IRRIGATOR.

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 HASSAN NASER
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LANDSCAPE PLAN AMBROSIA CAFE

TR 7 ACS 0.6126
 EDWARD COOK ABST 326 PG 482
 ABSTRACT NO. 626
 IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 PREPARED: SEPT. 30, 2022



PROJECT: AMBROSIA CAFE 15375 ADDISON ROAD ADDISON, TX

SITE DATA SUMMARY TABLE:

ZONING: (LR) LOCAL RETAIL

PROPOSED USE: RESTAURANT USE NO ALCOHOL SALES

LOT AREA SQUARE FOOTAGE: 26,885 S.F.

LOT AREA ACREAGE : 0.613 AC

BUILDING: (PROPOSED) TOTAL **4,332 SQFT**

(1) STORY

BUILDING HEIGHT: 20'-6"

BUILDING:

ASSEMBLY/ DINING AREA	2,370 SQFT
KITCHEN/COMMERCIAL	1,380 SQFT
RESTROOMS (NEW)	494 SQFT
HALLWAY	88 SQFT

PARKING:

2 HANDICAP SPACES REQUIRED

2 HANDICAP SPACES PROVIDED

PARKING RATIO REQUIRED 1 SPACE PER 70 S.F.

62 SPACES REQUIRED

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LOT COVERAGE:

USEABLE OPEN SPACE REQUIRED	5,337 S.F.
USEABLE OPEN SPACE PROVIDED	6,189 S.F.
PERCENTAGE	23% OF SITE
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EXISTING TREE TABLE

Number	DBH	Common Name	Condition	Comment
101	21"	LIVE OAK	GOOD	PRESERVE
102	4"	CRAPE MYRTLE	GOOD	PRESERVE
103	4"	CRAPE MYRTLE	GOOD	PRESERVE
104	18"	LIVE OAK	POOR	PRESERVE
105	19"	LIVE OAK	GOOD	PRESERVE
106	18"	LIVE OAK	GOOD	PRESERVE
107	23"	LIVE OAK	GOOD	PRESERVE
108	30"	LIVE OAK	GOOD	PRESERVE
109	3"	CRAPE MYRTLE	GOOD	RELOCATE
110	7"	CRAPE MYRTLE	GOOD	PRESERVE
111	4"	CRAPE MYRTLE	GOOD	PRESERVE
112	4"	CRAPE MYRTLE	GOOD	PRESERVE
113	4"	CRAPE MYRTLE	GOOD	PRESERVE

NO PROTECTED TREES ARE TO BE REMOVED FROM SITE

TOTAL EXISTING CALIPER INCHES = 155"

TOTAL PROTECTED TREES REMOVED = 0

TOTAL TREES PROTECTED = 155"

TOTAL TREES PLANTED = 5 @ 4" = 20"

1 CREPE EX. MYTLE RELOCATED

LEGEND

EXISTING TREES TO BE PRESERVED/PROTECTED

NEW DRIVE APPROACH

EX. SEWER MAIN

TREE PRUNING
SCALE: NONE

BARK PROTECTION
SCALE: NONE

TREE PROTECTION FENCING/PRUNING
SCALE: NONE

TREE PROTECTIVE FENCING
SCALE: NONE

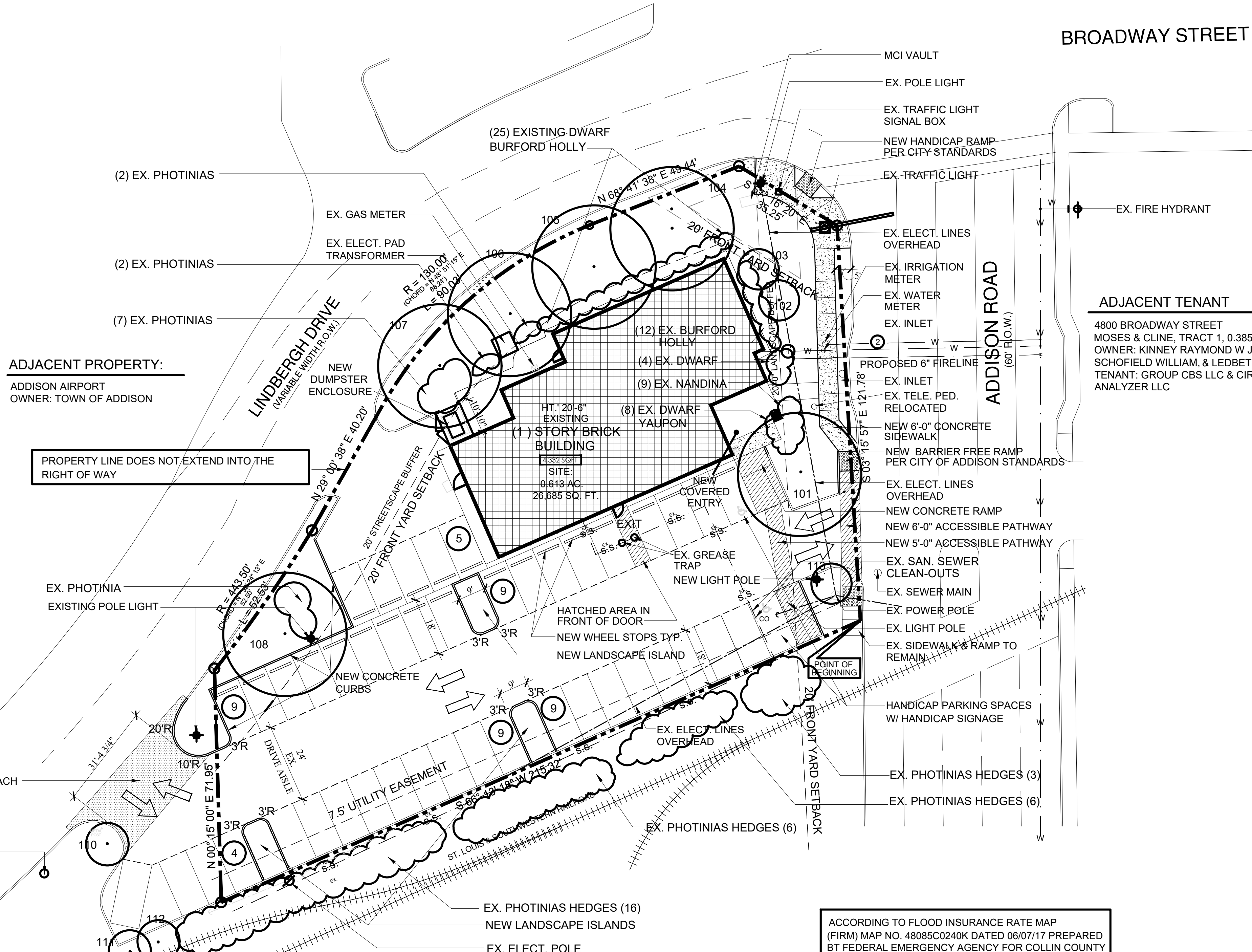
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15401 ADDISON ROAD

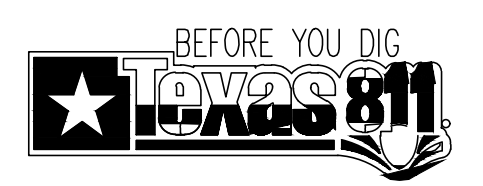
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CITY OF ADDISON

BUILDING INSPECTIONS

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Phone: 972.450.2880

E: Registrations@addisontx.gov

IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS

TREE REMOVAL

AMBROSIA CAFE

TR 7 ACS 0.6126

EDWARD COOK ABST 326 PG 482

ABSTRACT NO. 626

PREPARED: SEPT. 30, 2022

ADJACENT TENANT

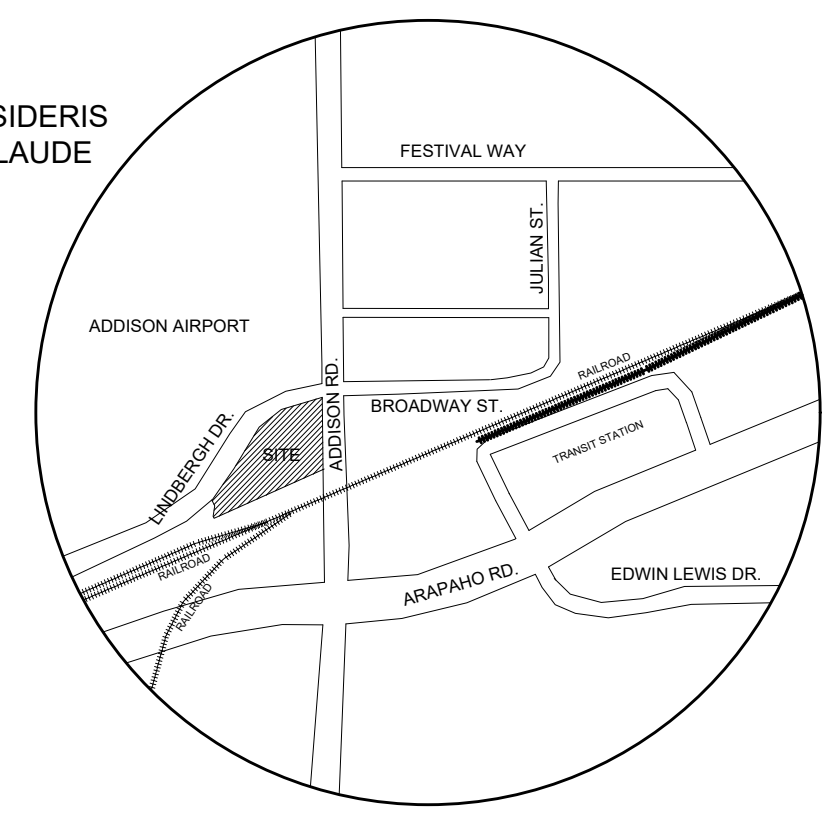
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THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CURPITT, REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT, LICENSE NO. 12476. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING PURSUANT TO RULE 3.007 OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE ASSUMES ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE ORIGINAL DRAWING FILE. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S WRITTEN PERMISSION.

ROAD DESIGN GROUP

ADDRESS: 6205 Tower Court Plano, Texas 75074

PHONE: (469)-835-1893

9/30/2022

PROJECT:

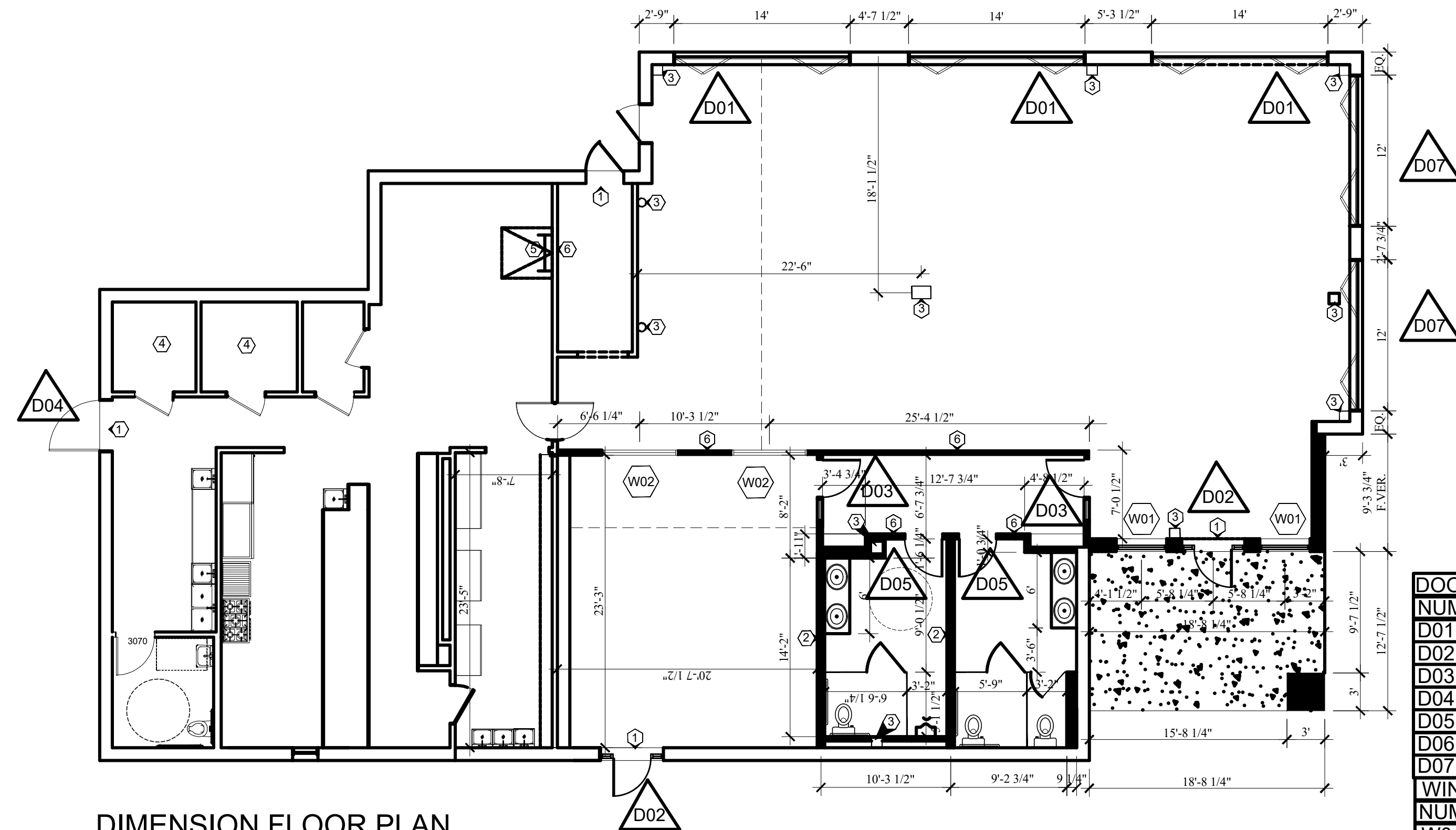
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15375 ADDISON ROAD

ADDISON, TX

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DIMENSION FLOOR PLAN

PROJECT TO COMPLY WITH 2018 IBC AND 2017 NEC

DESIGN TO COMPLY WITH 2018 IBC AND 2017 NEC

FLOOR PLAN NOTES:

- ① CAL-ROYAL F-2200 PANIC EXIT DEVICE (UL10C) (ANSI GRD1) OAE
- ② NEW WALL: 6" STUDS FOR PLUMBING
- ③ EXISTING COLUMN
- ④ EXISTING WALK-IN COOLER TO BE REMOVED
- ⑤ ROOF LADDER
- ⑥ NEW WALL

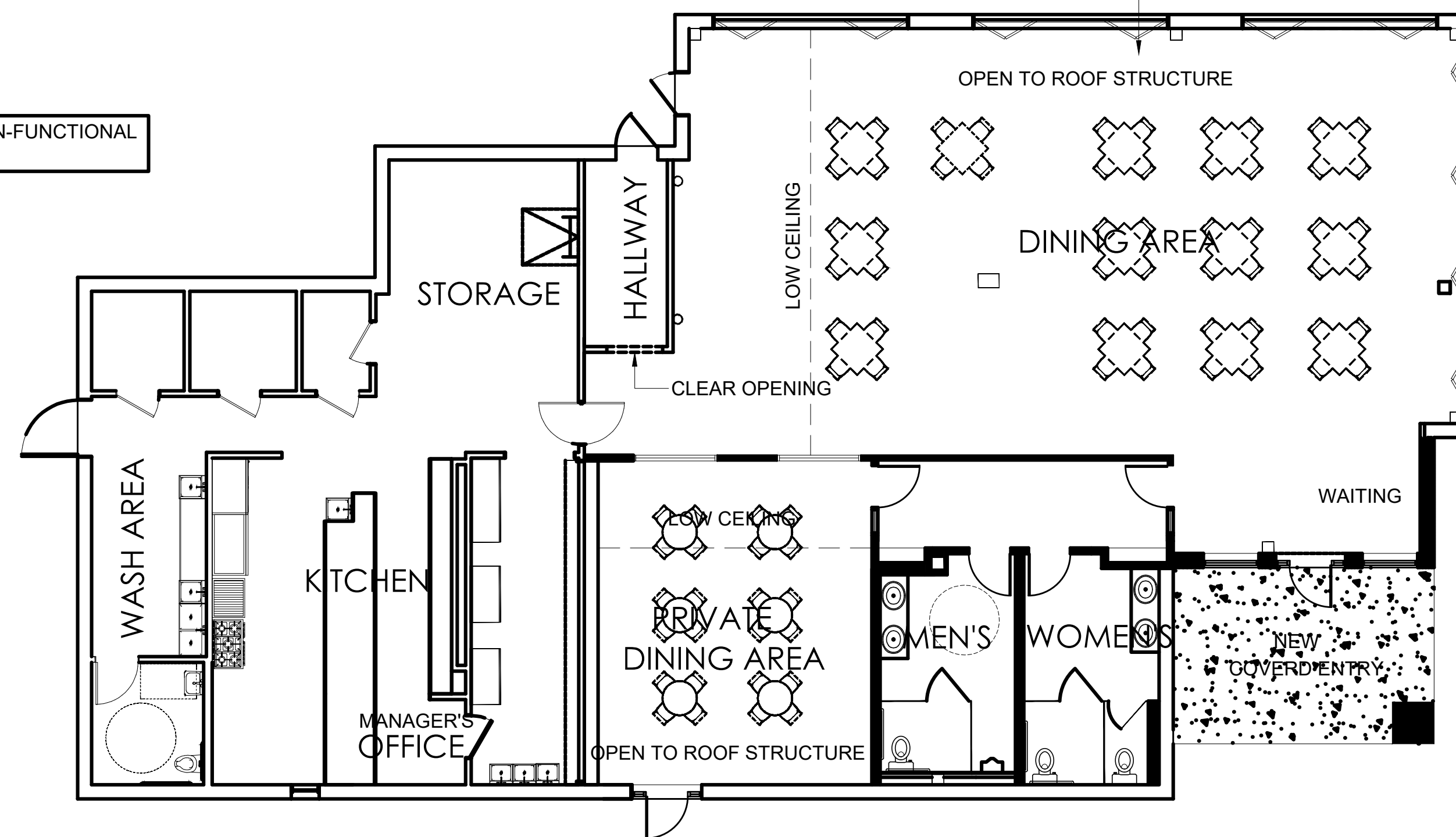
DOOR SCHEDULE

NUMBER	QTY	SIZE	MATERIAL	FRAME	REMARKS
D01	3	14'-0" X 12'-0"	WOOD	WOOD	WOOD (EXTERIOR)
D02	2	3'-0" X 7'-0"	ALUM. STOREFRONT	ALUM. STOREFRONT	ALUM. STOREFRONT
D03	2	3'-0" X 7'-0"	ALUM. STOREFRONT	ALUM. STOREFRONT	W/ TOP & SIDE LIGHTS
D04	2	4'-0" X 7'-0"	HOLLOW METAL	HOLLOW METAL	W/ TOP & SIDE LIGHTS (EXTERIOR)
D05	2	3'-0" X 7'-0"	SOLID WOOD	REDI FRAME	W/ KICK PLATE
D06	N/A				
D07	2	12'-0" X 12'-0"	WOOD	WOOD	

WINDOW SCHEDULE

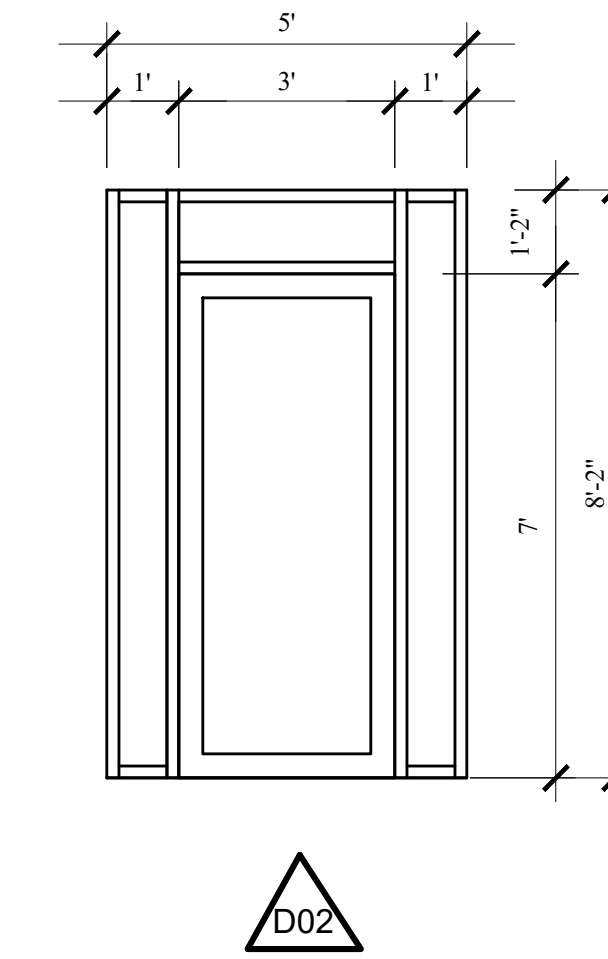
NUMBER	QTY	SIZE	MATERIAL	FRAME	REMARKS
W01	2	4'-0" X 8'-2"	ALUM. STOREFRONT	ALUM. STOREFRONT	LOW "E" (COLOR BY OWNER)
W02	2	6'-0" X 4'-0"	ALUM. STOREFRONT	ALUM. STOREFRONT	LOW "E" (COLOR BY OWNER)

REMOVE ALL EXISTING NON-FUNCTIONAL FOOD SERVICE EQUIPMENT

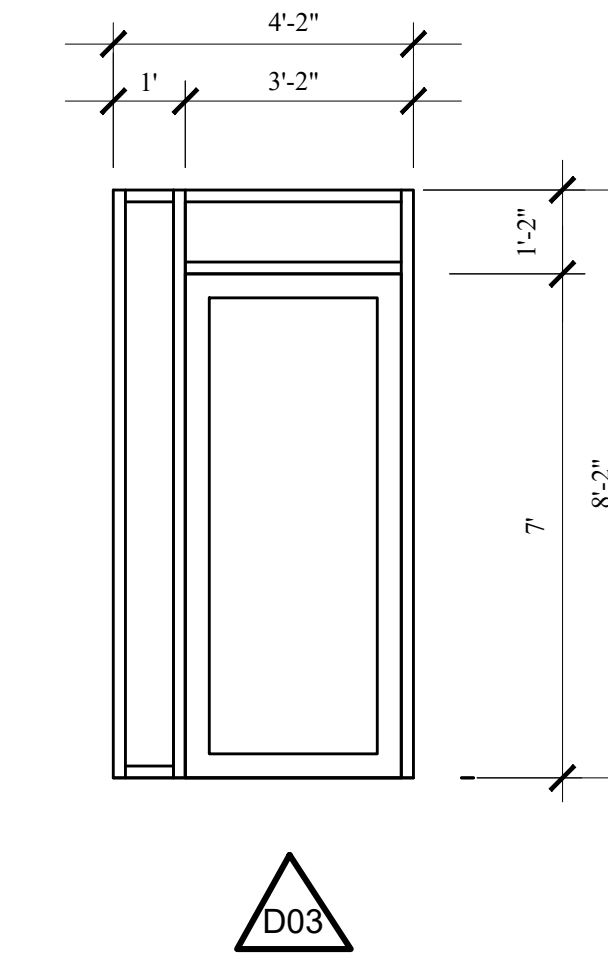


FLOOR PLAN

PROJECT TO COMPLY WITH 2018 IBC AND 2017 NEC



D02



D03

FLOOR PLAN

SCALE: 1/8"=1'-0"

CASE# 1849-SUP

AMBROSIA CAFE

TR 7 ACS 0.6126
 EDWARD COOK ABST 326 PG 482
 ABSTRACT NO. 626

IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS

PREPARED: SEPT. 30, 2022

SEATING CAPACITY

TYPE	QUANTITY	TOTAL
4-TOP	22	88

OCCUPANCY SUMMARY

OCCUPANCY (USE)	FLOOR AREA (SF)	LOAD FACTOR (SF)	OCCUPANCY (#)
GROUP A-2			
ASSEMBLY/UNCONSECRATED	2,370 SQFT	15 NET	158
KITCHEN/COMMERCIAL	1,380 SQFT	200 GROSS	7
TOTAL OCCUPANCY			165

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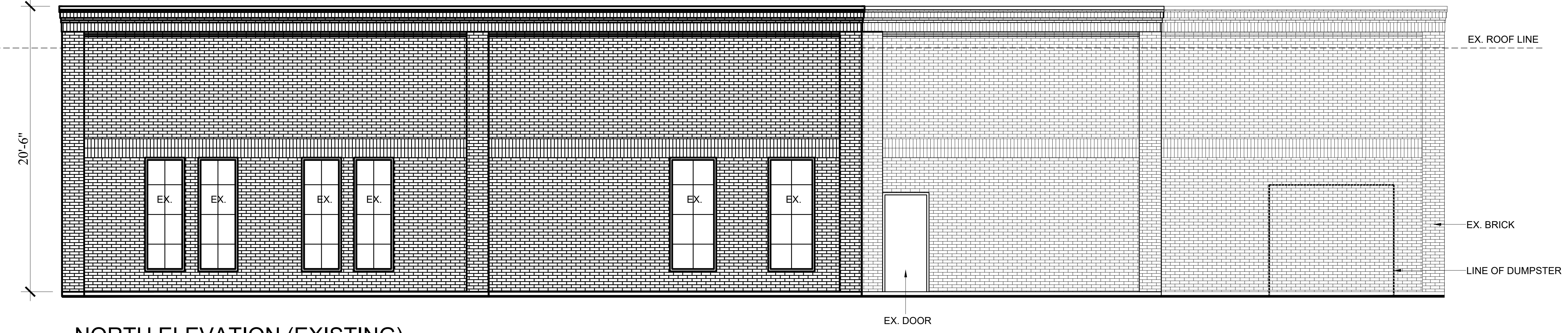
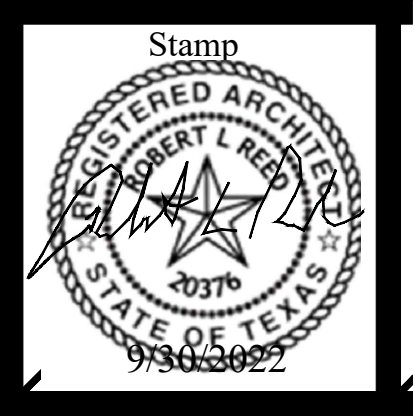
CITY OF ADDISON
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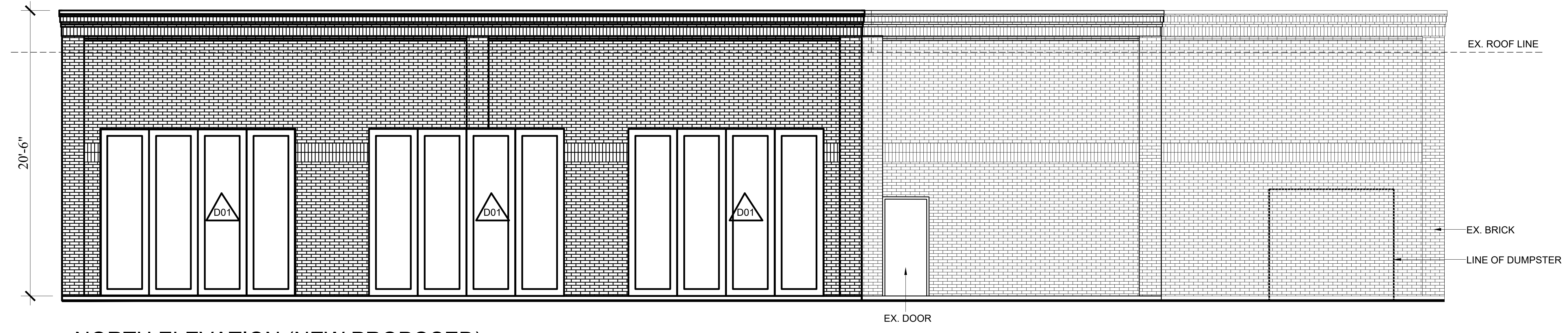
ADDRESS:
 6205 Tower Court
 Plano, Texas 75074
 PHONE:
 (469)-835-1893



PROJECT:
AMBROSIA CAFE
 15375 ADDISON ROAD
 ADDISON, TX



NORTH ELEVATION (EXISTING)



NORTH ELEVATION (NEW PROPOSED)

ELEVATIONS
 SCALE: 1/4"=1'-0"
CASE# 1849-SUP
AMBROSIA CAFE

TR 7 ACS 0.6126
 EDWARD COOK ABST 326 PG 482
 ABSTRACT NO. 626
 IN THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 PREPARED: SEPT. 30, 2022

CONTACT
 OWNER/OCCUPANT
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 HASSAN NASER
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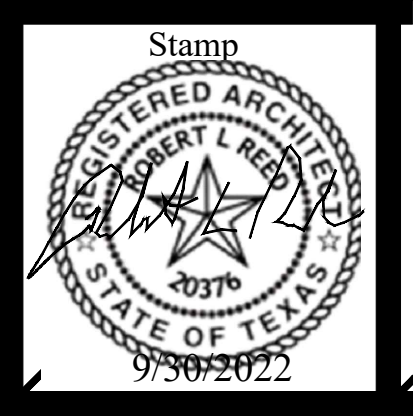
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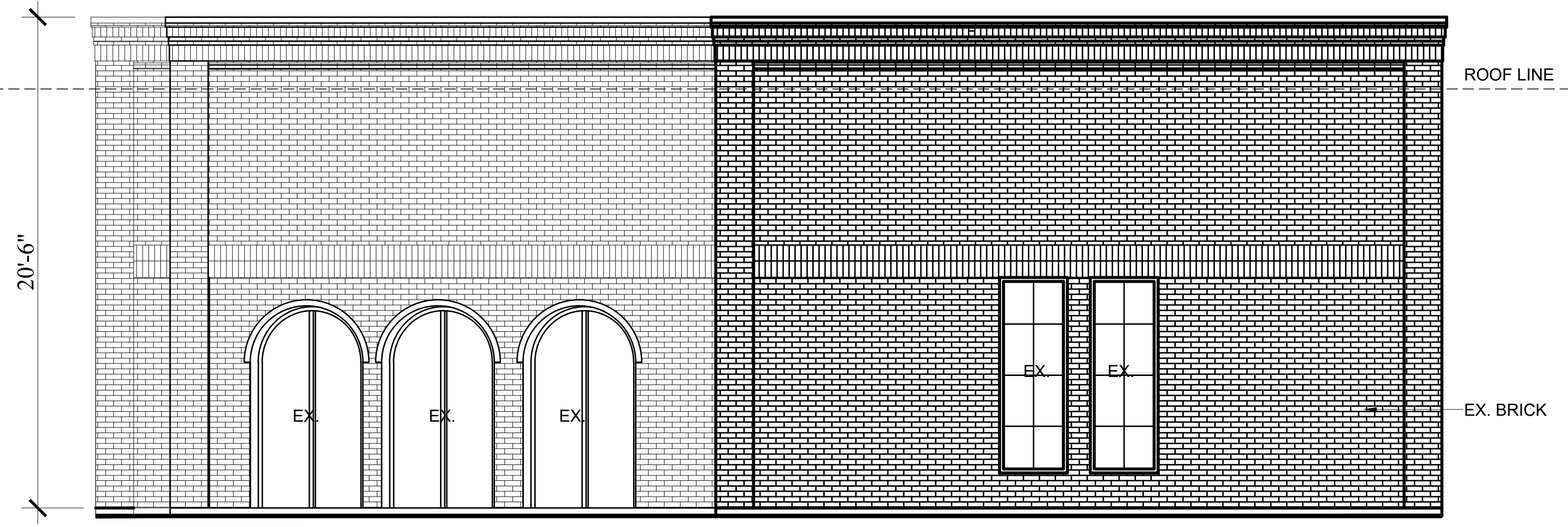
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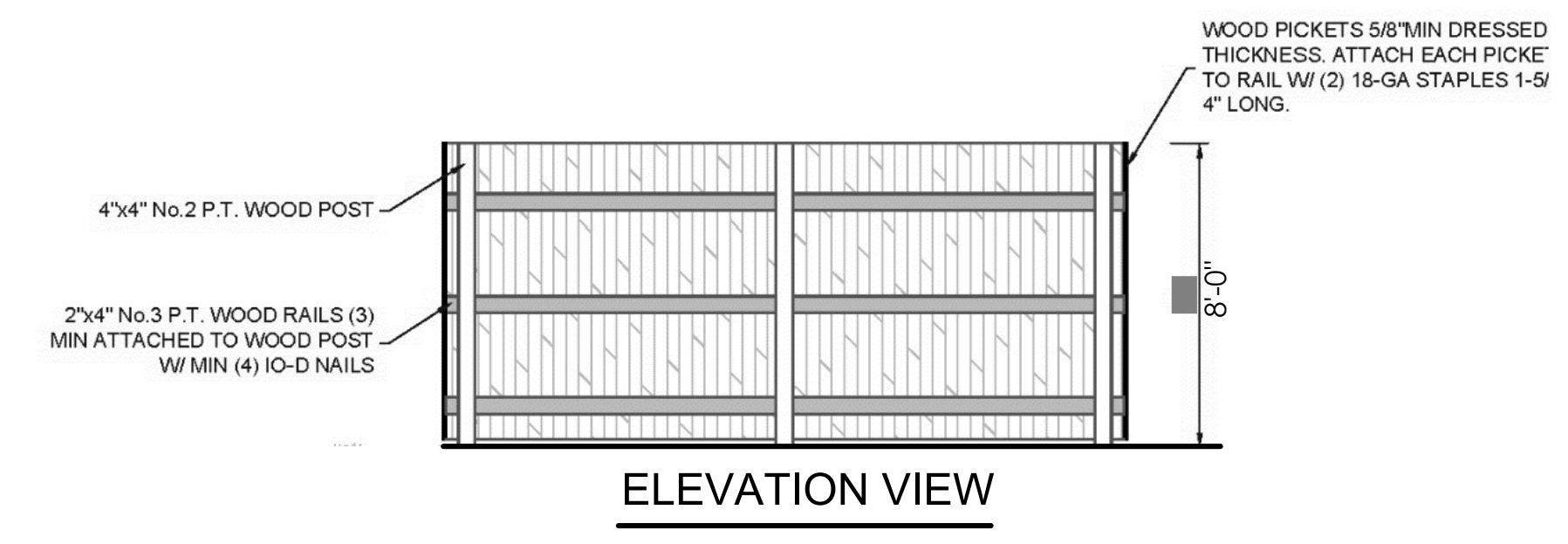
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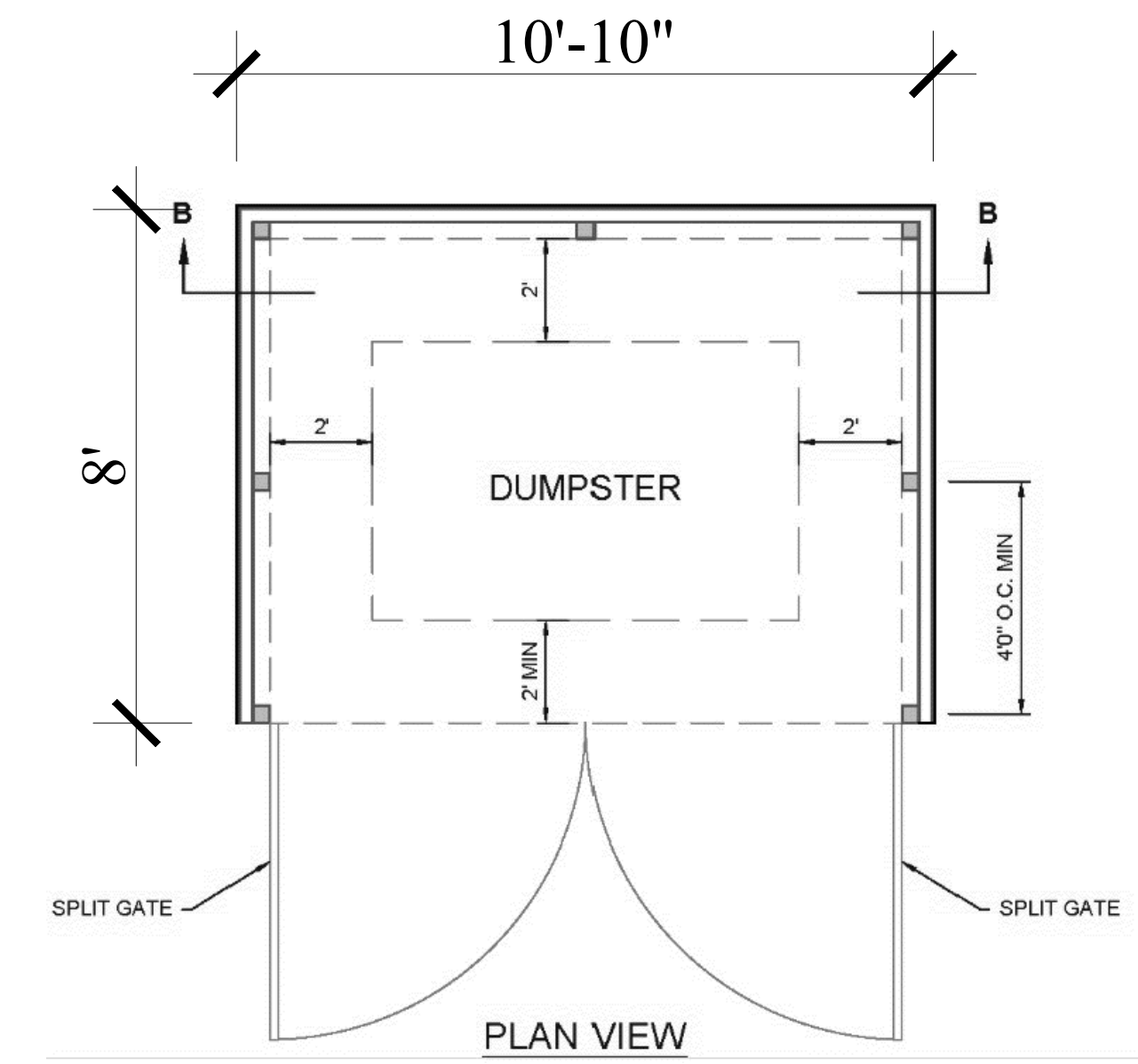
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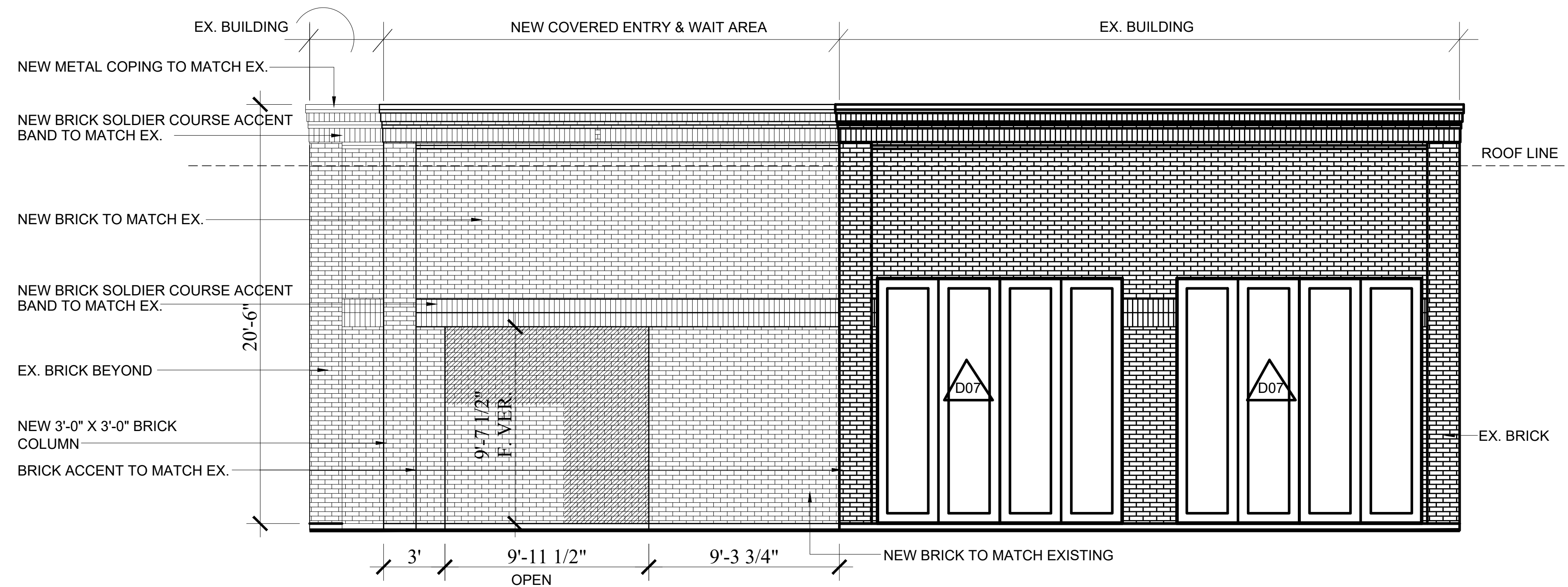
EAST ELEVATION (EXISTING)



ELEVATION VIEW



PLAN VIEW



EAST ELEVATION (NEW PROPOSED)

ELEVATIONS
SCALE: 1/4"=1'-0"
CASE# 1849-SUP
AMBROSIA CAFE

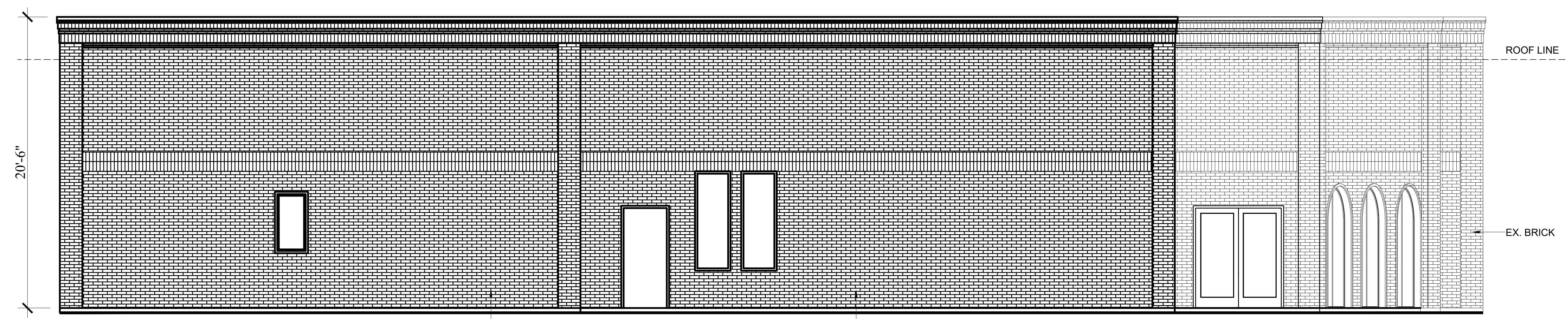
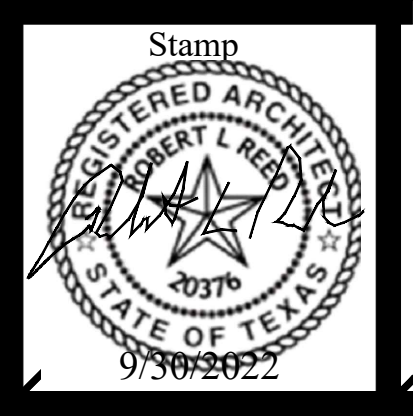
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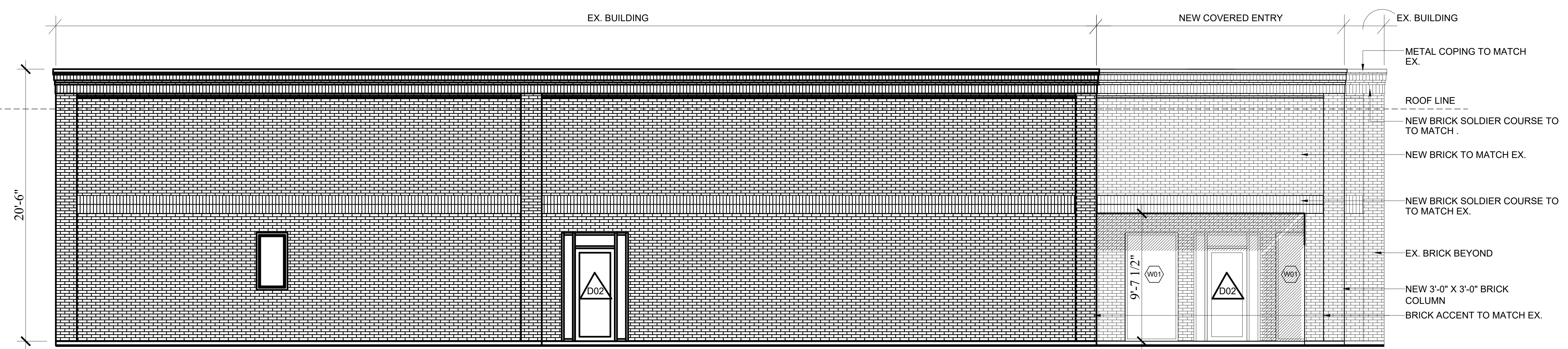
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SOUTH ELEVATION (EXISTING)



SOUTH ELEVATION (NEW PROPOSED)

PROJECT: **AMBROSIA CAFE**
 15375 ADDISON ROAD
 ADDISON, TX

ELEVATIONS
 SCALE: 1/4"=1'-0"
CASE# 1849-SUP
AMBROSIA CAFE

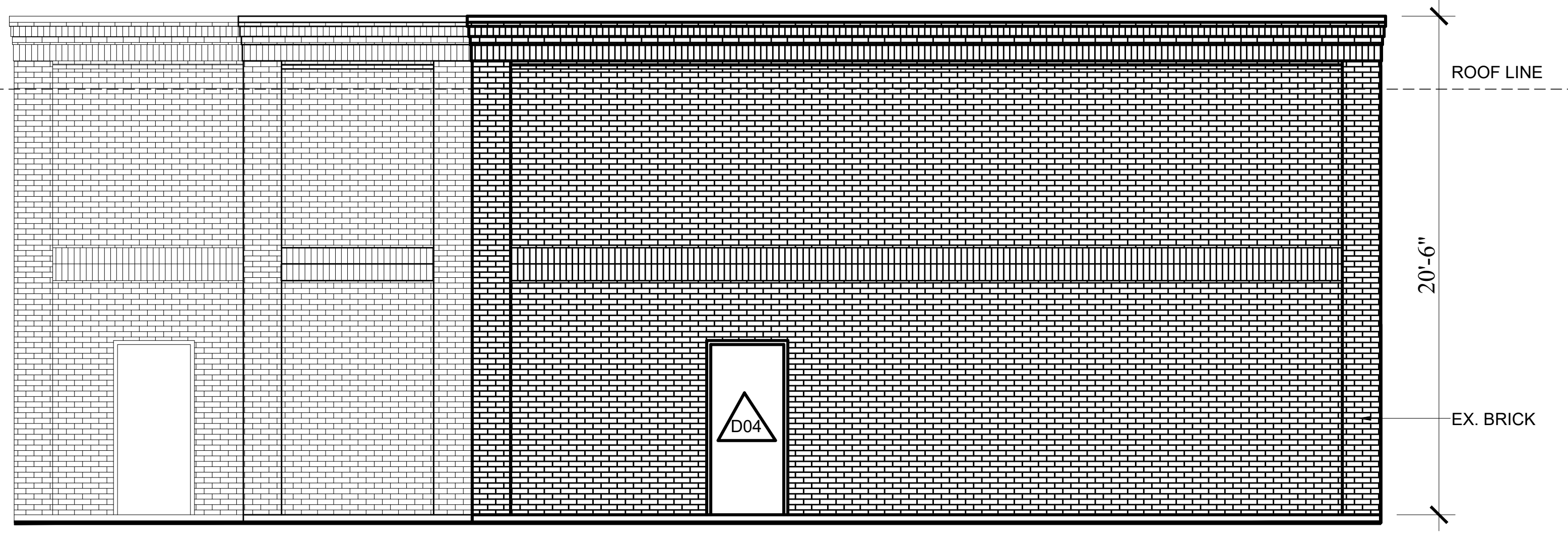
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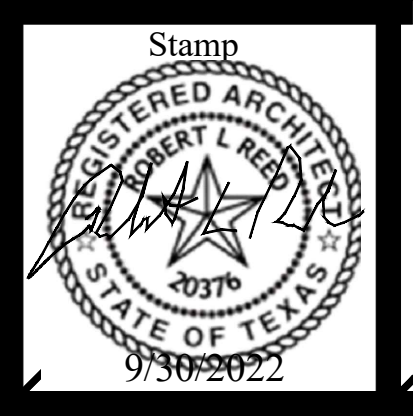
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WEST ELEVATION (EXISTING)

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