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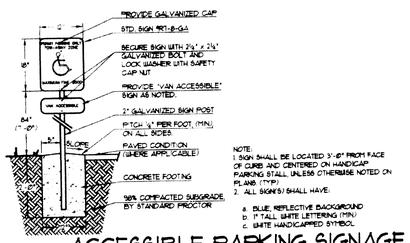
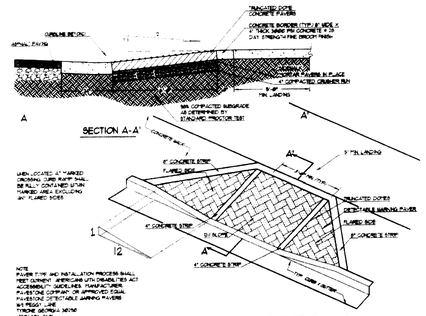


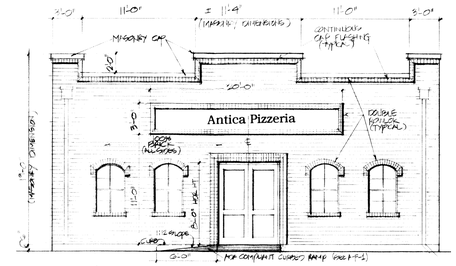
1 ACCESSIBLE PARKING SIGNAGE

NOT TO SCALE



2 CURB RAMP USING DETECTABLE WARNING PAVERS

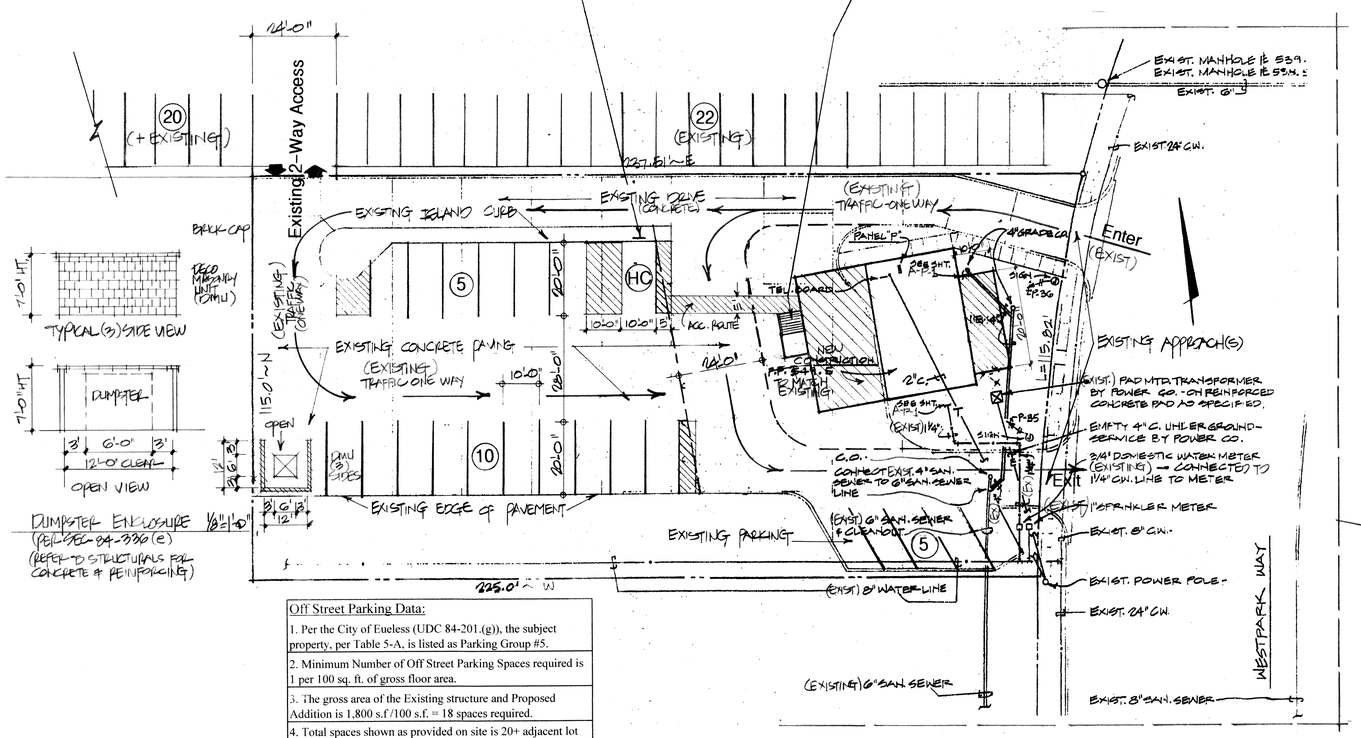
NOT TO SCALE



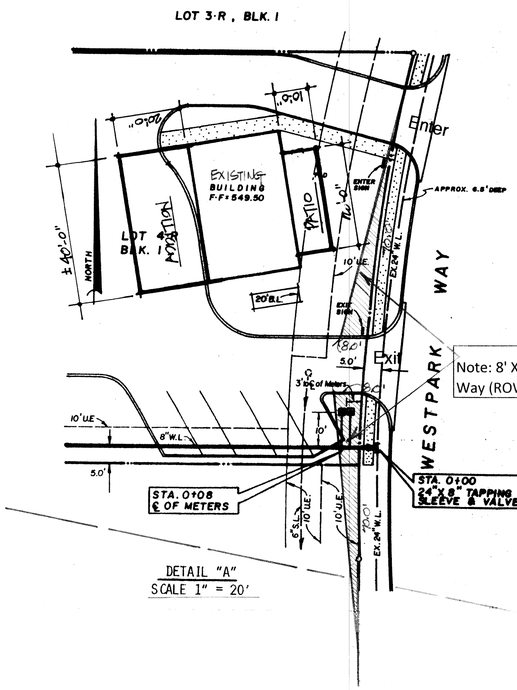
West (street) and East (parking lot) Elevations

Drawings Index:

A-S-1	Site Plan and Parking Layout
A-S-2	Landscaping & Parking Lot Lighting
A-2	New Partition Framing Plan
A-3	Exterior Elevations & Details
A-4	Open
A-M-1	HVAC Layout & Notes
A-E-1	Electrical Layout & Notes
A-P-1	Plumbing Layout & Notes
A-F-1	Foundation Layout & Notes



Site Plan 1"= 20'



DETAIL "A"
SCALE 1" = 20'

Note: 8' X 70' Visibility Triangle(s) at the Right of Way (ROW) **EXIT** drive aisle.

Off Street Parking Data:
1. Per the City of Eueless (UDC 84-201.(g)), the subject property, per Table 5-A, is listed as Parking Group #5.
2. Minimum Number of Off Street Parking Spaces required is 1 per 100 sq. ft. of gross floor area.
3. The gross area of the Existing structure and Proposed Addition is 1,800 s.f /100 s.f. = 18 spaces required.
4. Total spaces shown as provided on site is 20+ adjacent lot off site spaces through existing access.
5. Per Table 5-B, 1 Handicapped Accessible Space is required per (1 to 25) on site parking spaces. 1 is provided.

Building Data: C2 Zoning (CBD) Community Business District		
Restrooms, Equipment Room, Partial Dining, Pizza Prep Area		981 s.f.
First Floor Addition: Partial Dining, Service Bar		805 s.f.
Total:		1,786 s.f.
Patio and Covered Awning:	(10X20)	200 s.f.
Site Data: TAD 07/01/13		
Developed Area:----------		26,397 s.f
		.6059 acres

WESTPARK CENTRAL ADDITION

CONTAINING

LOT 4-R, BLOCK I

AND BEING A REVISION OF A PORTION OF TRACT 1-R AS PREVIOUSLY FILED IN VOLUME 388-88, PAGE 48 TARRANT COUNTY RECORDS AND BEING A PART OF THE

T. A. CASH SURVEY, ABST. 280

CITY OF EULESS, TARRANT COUNTY, TEXAS.

1 COMMERCIAL LOT

Code Information: City of Euless, Texas Ordinance No. 1942 Amended Chapter 14, Articles I thru VIII
2009 International Residential Code
2009 International Building Code - Chapter 29, Table 2902.1- A-2 Occupancy
2009 International Mechanical Code
2009 International Plumbing Code
2009 International Fuel Gas Code
2009 International Energy Conservation Code
2011 National Electrical Code

Existing Site Utilities Conditions: (2/14/114)

1. There is NO change to the existing City of Euless public utilities. NO public utilities are required to be extended to the subject property.
2. Existing public utilities are in place and provide adequate capacity acceptable to service the subject property with proposed improvements.
3. Existing water meter tap(s) are in place as shown on plan. Service taps to existing lines, as needed, per code.
4. Existing sanitary sewer tap(s) and clean out(s) are in place as shown on plan. Service taps to existing lines, as needed, per code.

Renovation Plans for

Antica Pizzeria

200 Westpark Way

Euless, Texas 76040

Site Plan and Parking Layout

Scale: 1" = 20'-0"

A-S-1

G G D
Gilbert Gonzalez, Designer
10920 Switzer Ave.
Dallas, Texas 75238
(281) 798-5937

Renovation Plans for

Antica Pizzeria

200 Westpark Way

Euless, Texas 76040

Saviano's Restaurant Group

300 N. Main St.

Euless, Texas 76039

(817) 320-8011

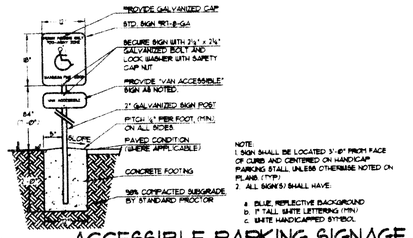
GILBERT C. GONZALEZ
P.B.D. Cert. No. TX-199

Revision:

Issued: 10/28/13

Site Plan and Parking Layout

A-S-1



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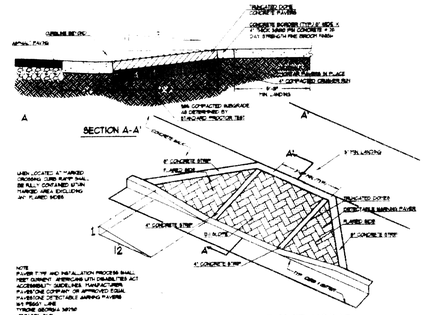
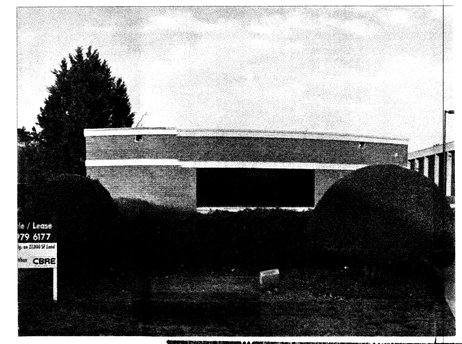
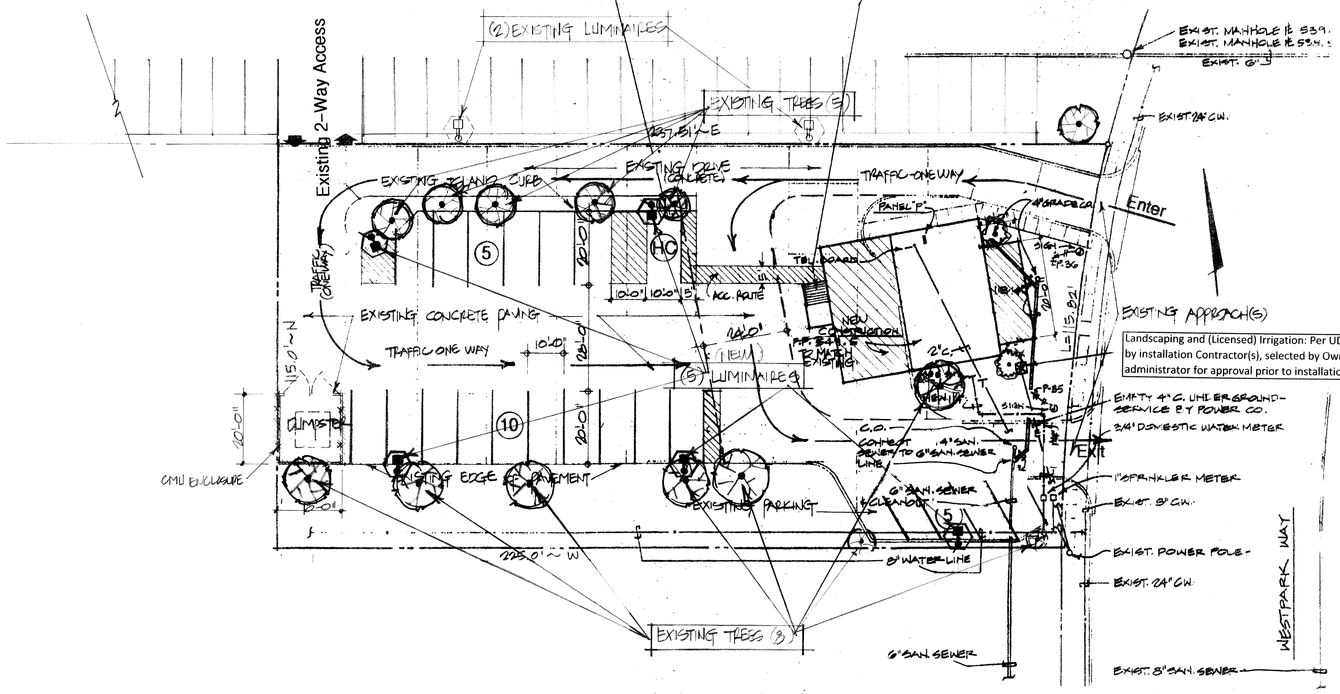


2 CURB RAMP USING DETECTABLE WARNING PAVERS

NOT TO SCALE

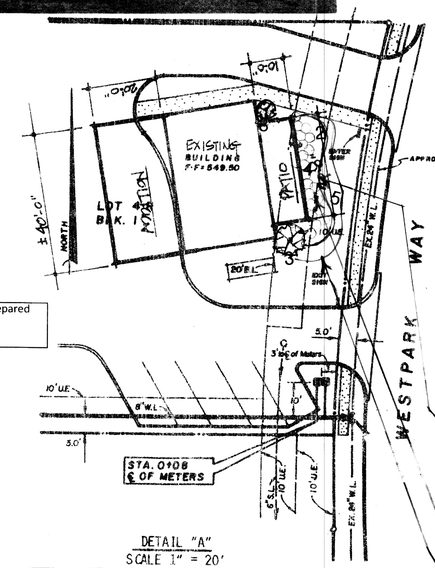
Vicinity Map





Site Plan 1"= 20'

Landscaping and (Licensed) Irrigation: Per UDC Article VII, Final plans prepared by installation Contractor(s), selected by Owner, shall be submitted to administrator for approval prior to installation.



DETAIL "A"
SCALE 1" = 20'

WESTPARK CENTRAL ADDITION

CONTAINING

LOT 4-R, BLOCK 1

AND BEING A REVISION OF A PORTION OF TRACT 1-R

AS PREVIOUSLY FILED IN VOLUME 388-88, PAGE 48

TARRANT COUNTY RECORDS AND BEING A PART OF THE

T. A. CASH SURVEY, ABST. 280

CITY OF EULESS, TARRANT COUNTY, TEXAS.

1 COMMERCIAL LOT

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Existing Landscape Conditions:

1. The majority of the Existing Parking Area consists of one large contiguous lot situated along the perimeter of the

2. The North side of the lot is screened by (5) Existing Trees 6-8" in caliper located within an existing curbed island. There is

3. The South side of the lot is screened by up to (8) Existing Trees 4-8" in caliper with continuous undisturbed shrubs.

4. The East (street) side of the property is screened by Existing continous shrub hedges and (2) large hedges.

5. The Existing Street (East side) yard area is **2168 s.f..**

6. The Owner will implement a sequence for phasing in landscaping, as needed, to meet any additional requirements of the City of Euless.

Existing Site Drainage Conditions:

1. There is NO change to the Existing site drainage conditions, resulting from the proposed new construction.

2. The Existing site drainage currenty directs storm water runoff discharge through the (2) existing driveway aprons, exits onto the public way and is carried to the existing storm system.

Proposed Parking Lot Lighting:

1. The Parking lot lighting system shall conform with Illuminating Engineering Society of North America (IESNA) requirements, to the International Dark-Sky Association recommendations.

2. Pole and Single Head Luminaire locations (5 total), designated with symbol as shown on plan.

3. Single Head Luminaire: Lithonia Lighting Model: KVR2 150M ASYC RPVD12 DBL or approved equal.

4. Single Head Light Pole: Valmont model: DS210 800A300 DM10 FP FBC or approved equal.

5. Refer to Owner approved, Contractor supplied Fixtures schedule supplement and cut sheets for additional information as needed

Landscaping Requirements: (2/13/14)

1. Per the City of Euless (UDC 84-331), the subject property contains 2100 sq. ft. of street yard for landscape area calculation.
2. Per the City of Euless (UDC 84-334(a)), no less than 15% (315 sq.ft.) of street yard shall be landscaped area.
3. Per the City of Euless (UDC 84-334(b)(1)), one (1) tree per 1000 s.f. or portion thereof is required. Two (2) existing trees, as shown, to remain +(1) to be added.
4. Per the City of Euless (UDC 84-334(c)), one (1) shrub per 50 s.f. shall be maintained. Forty two (42) shrubs to be installed
5. Per the City of Euless (UDC 84-334(d)), no less than 10% (210 sq.ft.) of street yard shall be maintained as ground cover, as ahown.

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200 Westpark Way

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Landscaping & Parking Lot Lighting

Scale: 1' = 20'-0"

A-S-2

G G D
Gilbert Gonzalez, Designer
10920 Switzer Ave.
Dallas, Texas 75238
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Revisions:

2/14/13	
1/31/13	
12/20/13	
12/20/13	
12/2/13	
10/28/13	

Landscaping & Parking Lot Lighting

A-S-2