

MAPLE STREET BISCUIT COMPANY

KELLER PARKWAY, SUITES 4 & 5
967 KELLER PARKWAY
KELLER, TX 76248

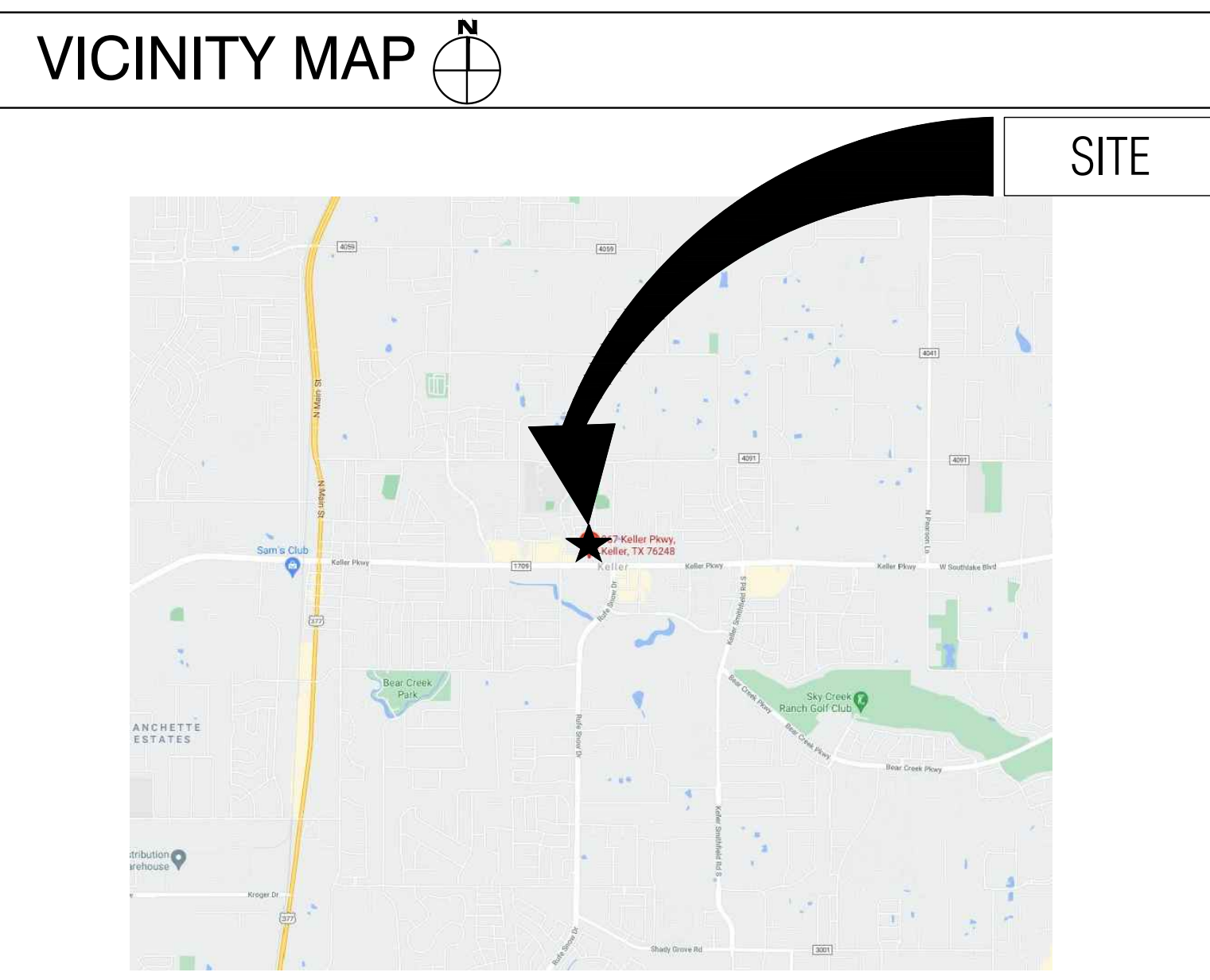


MAPLE STREET
BISCUIT COMPANY
2407 8th AVENUE SOUTH
SUITE 201
NASHVILLE, TN 37204

STORE NUMBER:
4056
STORE LOCATION:
KELLER PARKWAY
967 KELLER PARKWAY
SUITES 4 & 5
KELLER, TX 76248

ENGINEERING INFO:

SYMBOL LEGEND			
	ROOM NAME		ALIGN TO MULLION CENTERLINE
	DOOR MARK		GRID LINE REFERENCE
	WALL TYPE DESIGNATION		REVISION REFERENCE
	KEYNOTE REFERENCE		ELEVATION REFERENCE
	FINISH MARK		SECTION REFERENCE
	WINDOW MARK		MULTI-ELEVATION REFERENCE
	ALIGN FINISH TO EXISTING		DATUM OR FLOOR ELEVATION
	MATCH LINE		ENLARGED PLAN DETAIL REFERENCE
	DIMENSION		BUILDING SECTION REFERENCE



PROJ. DIRECTORY

OWNER:
AGRICOURT INDUSTRIES, LLC dba
MAPLE STREET BISCUIT COMPANY
2407 8TH AVENUE SOUTH
SUITE 201
NASHVILLE, TN 37204
(P): (615) 585-9597
CONTACT: JASON CHERRY

ARCHITECT:
PETER S. MACRAE, AIA
74 ORCHARD DRIVE
WORTHINGTON, OHIO 43085
(P): (614) 205-6005
(F): (614) 848-8113
CONTACT: PETER S. MACRAE, AIA

PROJECT SUMMARY

PROJECT DESCRIPTION
SITE PLAN AMENDMENT TO ADD PATIO AREA TO EXISTING BUILDING.

APPLICABLE BUILDING CODES
JURISDICTION: CITY OF KELLER

BUILDING: 2018 INTERNATIONAL BUILDING CODE
PLUMBING: 2018 INTERNATIONAL PLUMBING CODE
MECHANICAL: 2018 INTERNATIONAL MECHANICAL CODE
FUEL GAS: 2018 INTERNATIONAL FUEL GAS CODE
ENERGY: 2018 INTERNATIONAL ENERGY CONSERVATION CODE
ELECTRICAL: 2017 NATIONAL ELECTRICAL CODE
ACCESSIBILITY: TEXAS ACCESSIBILITY STANDARDS (CURRENT ED.)
FIRE: 2018 INTERNATIONAL FIRE CODE

BUILDING DATA:

CONSTRUCTION TYPE: II - B
AUTOMATIC SPRINKLER SYSTEM: FULLY SPRINKLERED
NUMBER OF STORIES: 1 STORY BUILDING

PROJECT DATA:
OCCUPANCY CLASSIFICATION: A-2 RESTAURANT

AREA CALCULATIONS:

RESTROOMS & HALLWAY: 376 S.F.
SEATING AREA: 1,622 S.F.
STANDING/QUEUING/CIRCULATION: 60 S.F.
PATIO: 255 S.F.
FRONT OF HOUSE TOTAL: 1,937 S.F.

KITCHEN: 1,098 S.F.
WALK-IN COOLER (STORAGE): 105 S.F.

TOTAL GROSS FLOOR AREA: 3,516 S.F.

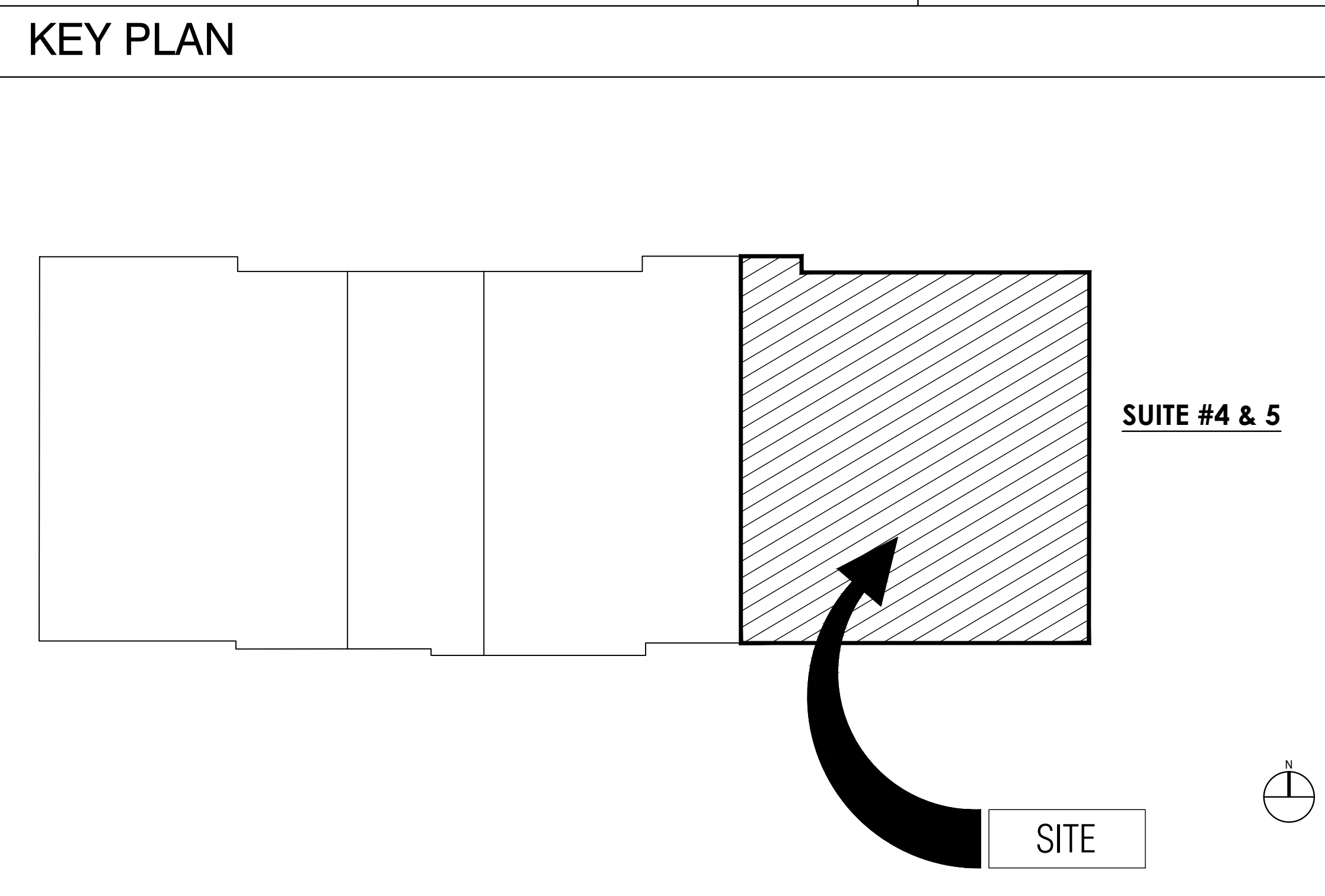
OCCUPANCY CALCULATIONS:

UNCONCENTRATED TABLES AND CHAIRS
(SEATING AREA MINUS BENCH AREA) 1,644 SF/15 = 110 OCC.
BENCH SEATING: 23'-0" LIN. FT / 18" = 16 OCC.
QUEUING AREA: 60 SF/5 = 12 OCC.
COMMERCIAL KITCHEN AREA: 1,098 SF/100 = 11 OCC.

TOTAL OCCUPANT LOAD: 149 OCC.
MINIMUM # OF REQ'D EXITS: 2 EXITS
ACTUAL EXITS PROVIDED: 4 EXITS
EXIT TRAVEL DISTANCE ALLOWED: 250'
OUTDOOR SEATING: 22 SEATS

DRAWING SHEET INDEX	
T1.0	COVER SHEET & INDEX
C1.0	SITE PLAN / LANDSCAPING PLAN (FOR REFERENCE)
A1.0	FLOOR PLAN (FOR REFERENCE)
A2.0	EXISTING EXTERIOR ELEVATION & STOREFRONT PLAN
A2.1	PROPOSED EXTERIOR ELEVATION & PATIO PLAN
A2.2	COLORED EXTERIOR ELEVATIONS

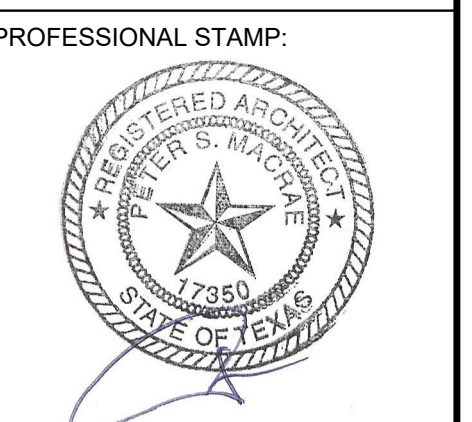
ABBREVIATIONS			
A	AMPERE	HVAC	HEATING, VENTILATION & AIR CONDITIONING
A.D.A.	AMERICANS WITH DISABILITIES ACT	MAX.	MAXIMUM
A.F.F.	ABOVE FINISHED FLOOR	M.D.F.	MEDIUM DENSITY FIBER BOARD
A.H.J.	AUTHORITIES HAVING JURISDICTION	MFR.	MANUFACTURER
ADNL	ADDITIONAL	MIN.	MINIMUM
AL	ALUMINUM	M.R.	MOISTURE RESISTANT
BD.	BOARD	N.I.C.	NOT IN CONTRACT
BLKG.	BLOCKING	N.T.S.	NOT TO SCALE
CAB.	CABINET	O.C.	ON CENTER
CLG.	CEILING	OPG.	OPENING
CLR.	CLEAR OPENING	PART.	PARTICLE
COL.	COLUMNS	PR.	PAIR
CONTR.	CONTRACTOR	PREFAB.	PREFABRICATED
DWGS.	DRAWINGS	P.T.L.	PRESSURE TREATED LUMBER
E.C.	EXISTING TO BE CAPPED	REF.	REFERENCE
ELEC.	ELECTRICAL	REQ'D	REQUIRED
EQ.	EQUAL	S.S.	STAINLESS STEEL
F.E.	FIRE EXTINGUISHER	STD.	STANDARD
FEC.	FIRE EXTINGUISHER CABINET	TYP.	TYPICAL
FHC.	FIRE HOSE CABINET	U.O.N.	UNLESS OTHERWISE NOTED
FLUOR.	FLUORESCENT	V	VOLTS
F.R.T.	FIRE RETARDANT TREATED	VCT	VINYL COMPOSITION TILE
G.A.T.	GAUGE	V.I.F.	VERIFY IN FIELD
G.C.	GENERAL CONTRACTOR	V.W.E.	VERIFY WITH EQUIPMENT
GWBX	TYPE "X" GYPSUM BOARD	W/	WITH
GYP. BD.	GYPSUM BOARD	W/O	WITHOUT
H.M.	HOLLOW METAL	WH	WATER HEATER
HDWR	HARDWARE		
HT.	HEIGHT		



FIRE DEPARTMENT NOTES:

A. EXIT SIGNS, EMERGENCY LIGHTING, FIRE EXTINGUISHERS, FIRE DEPARTMENT LOCK BOX AND ADDRESS POSTING LOCATIONS TO BE FIELD VERIFIED AND COORDINATED WITH THE FIRE INSPECTOR.

B. SEPARATE PERMIT REQUIRED FOR MODIFICATION TO THE FIRE SPRINKLER/FIRE ALARM/KITCHEN FIRE SUPPRESSION SYSTEMS.



ARCHITECT INFO:

PETER S. MACRAE, AIA
74 Orchard Drive
Worthington, Ohio 43085
(P) 614-205-6005
(F) 614-848-8113
MARSHING WITH A DIFFERENT PERSPECTIVE

ISSUE TYPE:
SITE PLAN AMENDMENT 01/07/22

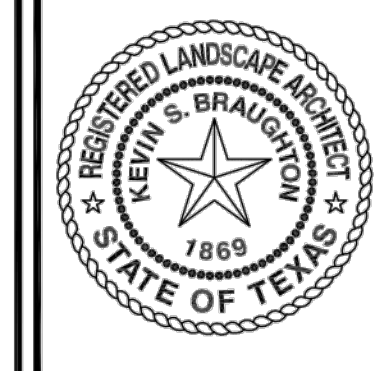
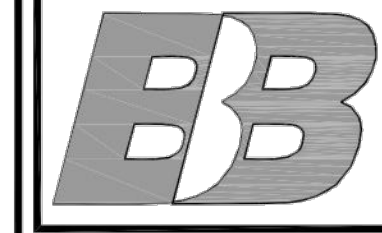
REVISIONS:

DRAWN BY: -
A/E JOB NUMBER: 21037
TITLE SHEET:
PROJECT INFORMATION &
DRAWING INDEX

SHEET NUMBER:
T1.0



EST. 2012
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 BISCUIT COMPANY
 2407 8th AVENUE SOUTH
 SUITE 201
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ENGINEERING INFO:
 PROFESSIONAL STAMP:
 ARCHITECT INFO:
PETER S. MACRAE, AIA
 74 Oakwood Drive
 Wauhatchie, Ohio 43085
 P: 614.235.8895
 F: 614.235.8896

ISSUE TYPE:
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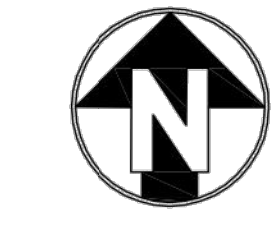
REVISIONS:

DRAWN BY:
 LAW
 CHECKED BY:
 ASB
 ISSUE DATE:
 JUNE 2017
 SHEET NO.
 16.029
 DRAWING NUMBER:
C-6

DRAWN BY:
 AVE JOB NUMBER: 21037
 TITLE SHEET:
 SITE PLAN / LANDSCAPING
 PLAN (FOR REFERENCE)

SHEET NUMBER:
C1.0

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
KEVIN S. BRAUGHTON
 R.L.A. NO. 1869 ON
 06/27/2017
 THE ORIGINAL SIGNED AND SEALED DOCUMENT IS KEPT ON FILE AT THE OFFICE OF BALLARD AND BRAUGHTON ENGINEERING, PLLC, 3815 OLD BULLARD ROAD, TYLER, TX 75701

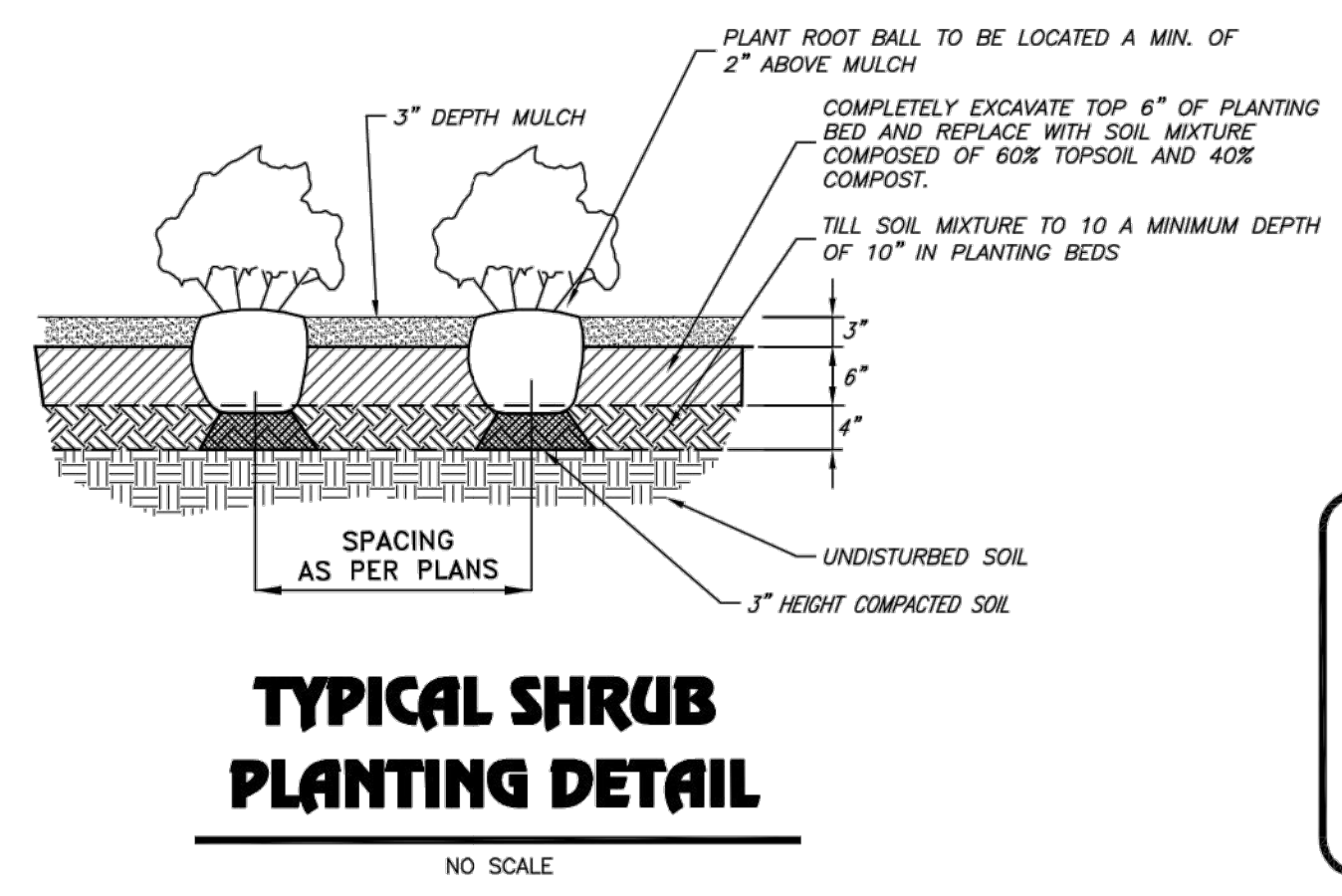
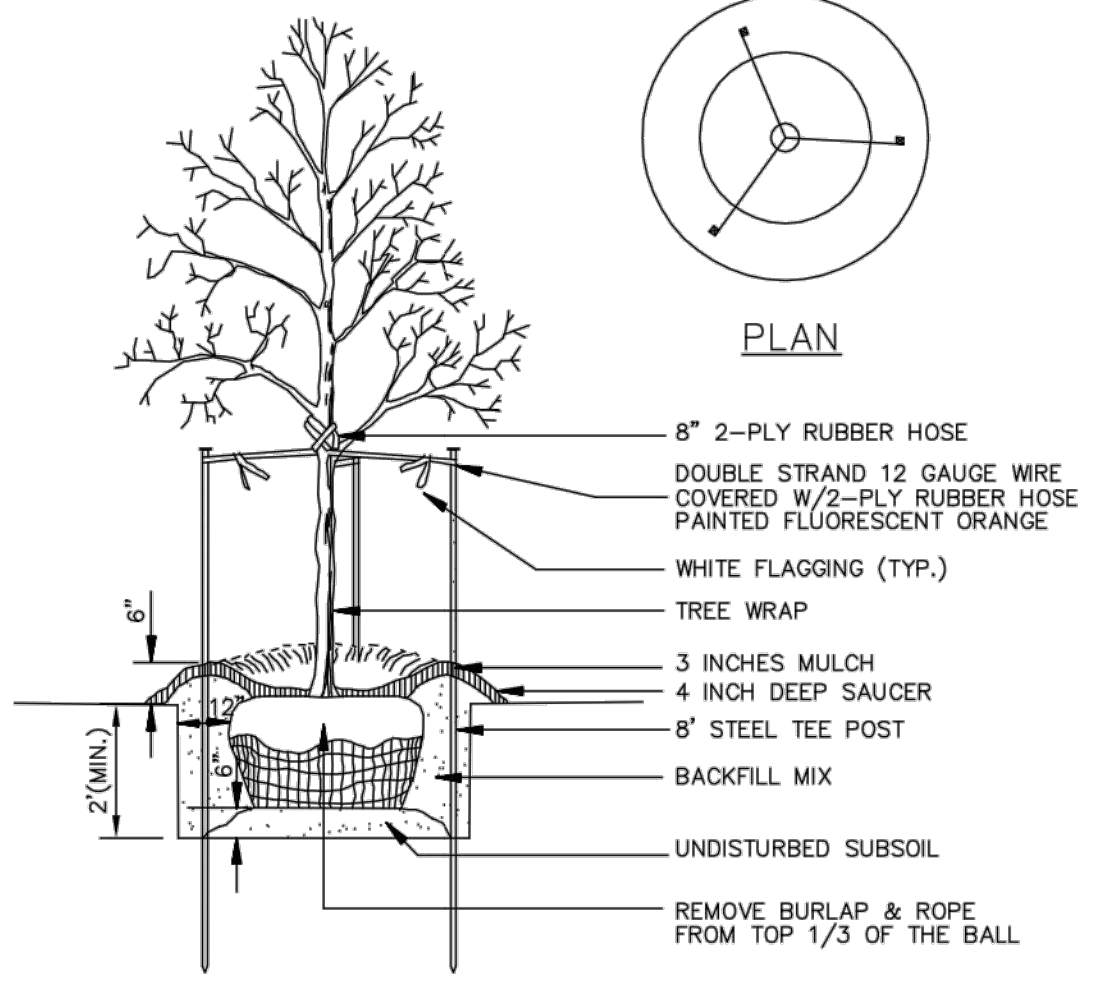


GENERAL NOTES:

- REFER TO SITEWORK SPECIFICATIONS FOR ALL INFORMATION NEEDED FOR LANDSCAPE WORK.
- NO SUBSTITUTIONS UNLESS APPROVED BY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
- QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR, PLANTS SHALL BE INSTALLED AS SHOWN ON THE PLANS.
- NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES OR ANY CONDITION WHICH MAY PROHIBIT THE INSTALLATION AS SHOWN.
- VERIFY AND LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS. PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION, EXCEPT THOSE OCCUPIED BY BUILDINGS, STRUCTURES, OR PAVING SHALL BE GRADED SMOOTH AND FOUR (4") INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS SPECIFIED. THE AREA SHALL THEN BE SEEDDED, FERTILIZED AND WATERED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THIS PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- ALL LANDSCAPED AREAS WILL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC SYSTEM. DISTURBED AREAS NOT COVERED BY THE PERMANENT IRRIGATION SYSTEM SHALL BE WATERED BY THE CONTRACTOR UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED AND ACCEPTED.
- THE PERMANENT IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPAL BACK FLOW DEVICE OR A DOUBLE CHECK BACK FLOW DEVICE AND INSTALLED PER APPLICABLE CODES.
- ALL TREES AND SHRUBS SHALL BE INSTALLED PER PLANTING DETAILS.
- SPACING SHOWN FOR SHRUBS IS AN AVERAGE AND MAY VARY BASED UPON LAYOUT AND DESIGN.
- TREES SHALL BE PLANTED AT LEAST FIVE (5') FEET FROM ANY UTILITY LINE OR SIDEWALK AND TO THE OUTSIDE OF UTILITY EASEMENTS WITH A CLEAR TEN (10') FEET AROUND FIRE HYDRANTS. WHEN POSSIBLE SHRUBS SHALL NOT BE PLANTED WITHIN THIRTY-SIX (36") OF PAVED EDGES AND UTILITY APPURTENANCES.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH CITY REGULATIONS IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH SIMILAR VARIETY AND SIZE IF DAMAGED OR REMOVED. CONTAINER GROWN PLANT MATERIAL IS PREFERRED, HOWEVER BALL AND BURLAP MATERIAL MAY BE SUBSTITUTED AS INDICATED IN THE PLANT MATERIAL LIST.
- ALL LANDSCAPED AREAS WILL BE IRRIGATED AND DETAILED IRRIGATION PLANS WILL BE SUBMITTED WITH CONSTRUCTION PLANS.

GENERAL NOTES:

- VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO STARTING CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
- ALL EXISTING PARKING TO REMAIN. NO CHANGE IN NUMBER OF PARKING SPACES PROPOSED.
- ALL EXISTING FIRE LANES AND DRIVE AISLES TO REMAIN. NO WORK IN THESE AREAS.
- ALL EXISTING LANDSCAPING AND IRRIGATION TO REMAIN OTHER THAN AREA OF WORK INDICATED ON PLAN.

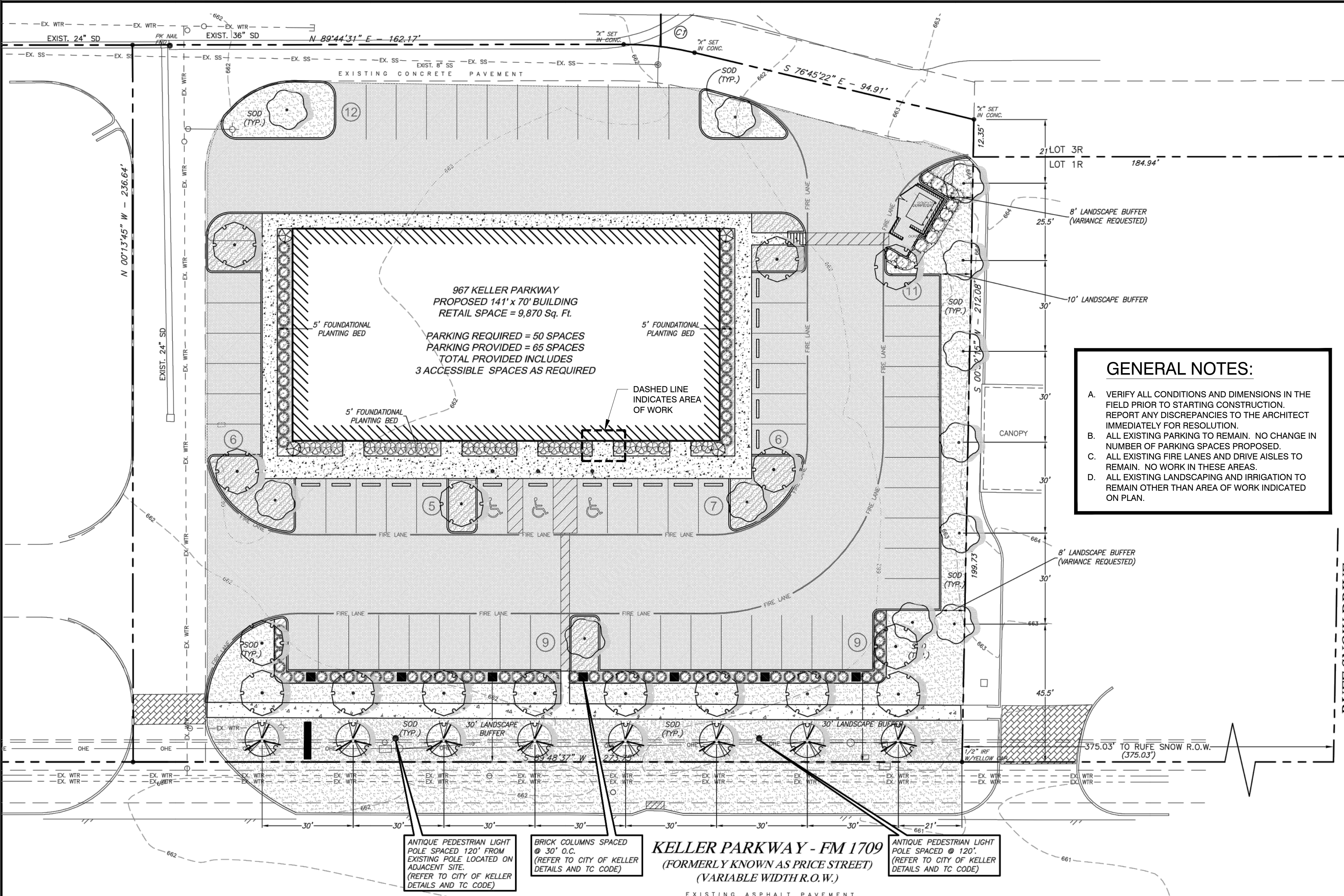


PLANS SUBJECT TO REVIEW AND APPROVAL BY JURISDICTIONAL ENTITIES

*** STOP! CALL BEFORE YOU DIG! ***
 As required by The Texas Underground Facility Damage Prevention and Safety Act Texas One Call System must be contacted (800-245-4545) at least 48 hours prior to any excavation operations being performed. It is the Contractor's responsibility to contact Texas One Call System.

** NOTICE TO CONTRACTORS **
 Topographic information provided by BLUE SKY SURVEYING & MAPPING CORPORATION, Registered Professional Land Surveyors, Dallas, Texas. The contractor shall notify the engineer and Owner immediately, in writing, of any discrepancies or omissions to the topographic information. The contractor(s) shall be responsible for confirming the location (horizontal/vertical) of any buried cables, conduits, pipes, and structures (storm sewer, sanitary sewer, water, gas, television, telephone, etc.) which impact the construction site. The contractor(s) shall notify the owner and engineer if any discrepancies are found between the actual conditions versus the data contained in the construction plans. Any costs incurred as the result of not confirming the actual location (horizontal/vertical) of said cables, conduits, pipes, and structures shall be borne by the contractor. Additionally, the contractor(s) shall notify the owner and engineer if any errors or discrepancies are found on the construction documents (plans), which negatively impact the project. Engineer and owner shall be indemnified of problems and/or cost which may result from contractor's failure to notify engineer and owner.

CITY APPROVAL
 Reviewed by the City of Keller and Released for Construction
 Date: _____
 Director of Public Works/City Engineer

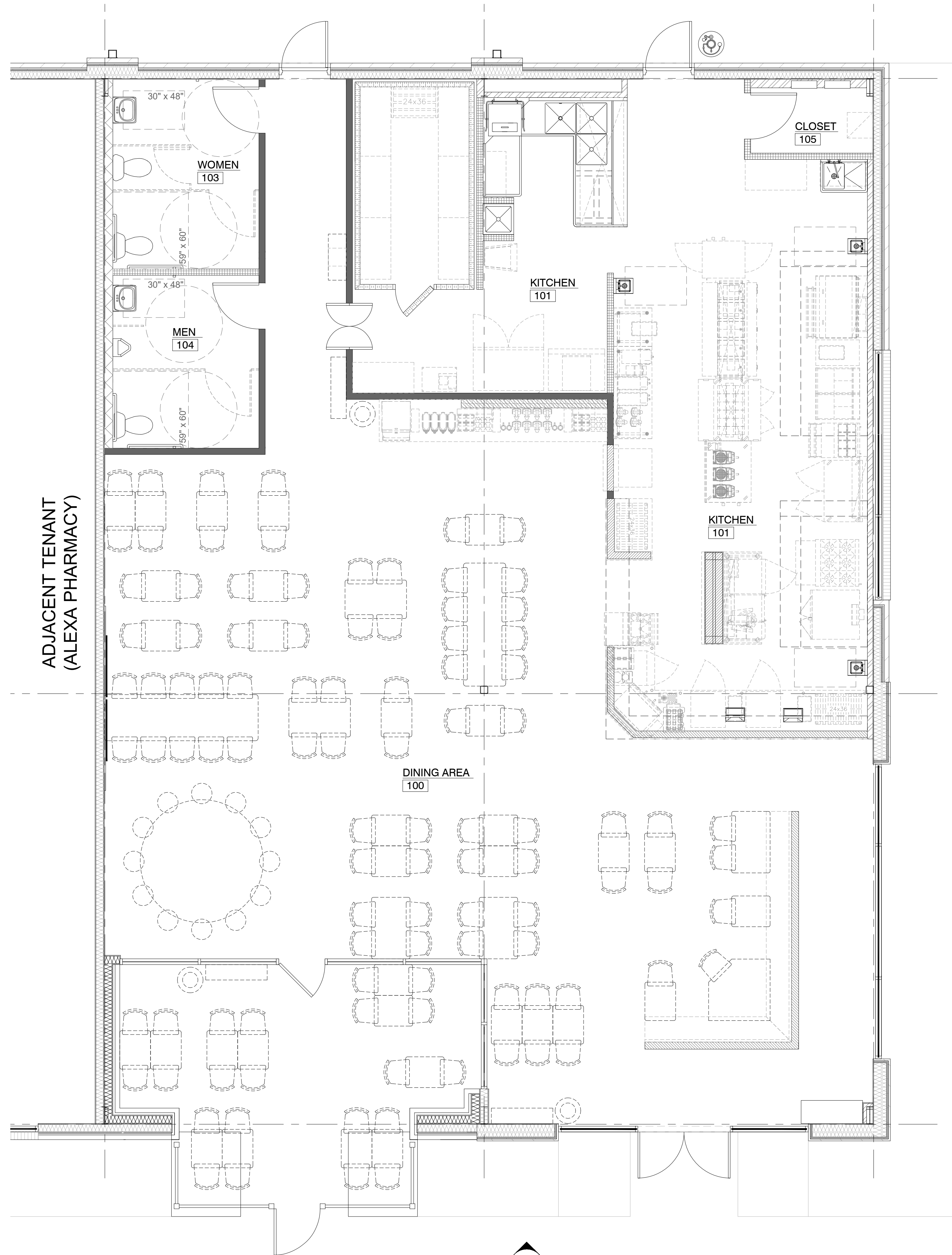


PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	IV	8	Yaupon Holly / Ilex vomitoria - Tree Form	B & B	1.5' Cal	6'-8'
	QS	16	Shumard Red Oak / Quercus shumardi	B & B	2.5' Cal	8'-10'
	UC	12	Cedar Elm / Ulmus crassifolia	B & B	2.5' Cal	8'-10'
SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	BU	83	Dwarf Burford Chinese Holly / Ilex cornuta 'Burfordii' nan	3 gal		
	NS	4	Nellie Stevens Holly / Ilex x 'Nellie R Stevens'	7 gal		
	MC	12	Wax Myrtle / Myrica carterii	5 gal		
	KO-R	28	Knock Out Rose - Red / Rosa shrub 'Radrazz' TM	3 gal		
GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	SPACING	
	CD	12,298 sf	Bermuda Grass / Cynodon dactylon	sod	N/A	
	SB	2,411 sf	shrub bed / shrub bed mulch	mulch	N/A	
	TA	809	Asian Jasmine / Tracheloperum asiaticum	flat	18" o.c.	

REQUIREMENT	PROVIDED
Foundation planting in a 10' x 10' area of 100 sq ft shall be provided at the front and side of all signs.	AS SHOWN ON PLAN AND PLANT SCHEDULE
Planting beds shall be 100% screened with 3/4" or 1" mesh adjacent to all public streets.	TREES ALONG KELLER PARKWAY PER TC CODE.
No more than two (2) decorative plantings per 10' spacing shall be allowed without the installation of a 10' x 10' foot by footer foot and/or all parking rows and 10' by 10' by footer foot.	SEE LANDSCAPE ISLANDS ON PLAN MEETING REQUIREMENT
Equivalent 15% of parking area landscaped.	16% OF SITE IS LANDSCAPED
For large parking lots with several rows of parking spaces, a minimum ten-foot (10') wide continuous landscaped area shall be provided at various locations.	NOT APPLICABLE
Planting beds shall be 100% screened with 3/4" or 1" mesh adjacent to all public streets.	SHRUBS ALONG KELLER PARKWAY PER TC CODE.
Minimum thirty-foot (30') landscape buffer adjacent to all throughways with four (4) or more lanes as a barrier on the curbside. Cornerstone or Throughway Plan Buffers along other throughways with 10' minimum four (4) foot buffer along lanes except for one-way streets (25') and two (2) or more lanes per flyover lanes (20') of footage planted in clusters or linear arrangement.	TREES ALONG KELLER PARKWAY PER TC CODE.
Minimum fifteen-foot (15') landscape buffer adjacent to all other public streets with 10' minimum three (3') offset canopy trees adjacent to flyover lanes (20') on center or a straight line.	NOT APPLICABLE
Minimum ten-foot (10') landscape buffer adjacent to all properties with residential uses or non-residential uses or parking with 10' minimum three (3') offset canopy trees adjacent to flyover lanes (20') or center or a straight line.	TREES ALONG WEST PROPERTY LINE. VARIABLE WIDTH FROM 10' TO 15' FROM R.O.C. TO P.L. (VARIANCE REQUESTED)

THIS SHEET SUBMITTED FOR INFORMATION PURPOSES ONLY AND DESCRIBES INTENT OF WORK. PETER S. MACRAE MAKES NO REPRESENTATIONS CONCERNING THE ACCURACY OF THIS DOCUMENT AND WILL NOT ASSUME OR ACCEPT LIABILITY FOR ANY DISCREPANCIES BETWEEN PROJECT DOCUMENTATION AND EXISTING CONDITIONS.



ADJACENT TENANT
(ALEXA PHARMACY)

30" x 48"
WOMEN
103
59" x 60"
30" x 48"
MEN
104
59" x 60"

KITCHEN
101

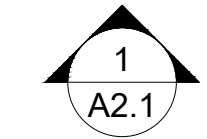
CLOSET
105

KITCHEN
101

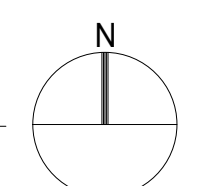
DINING AREA
100

GENERAL NOTES:

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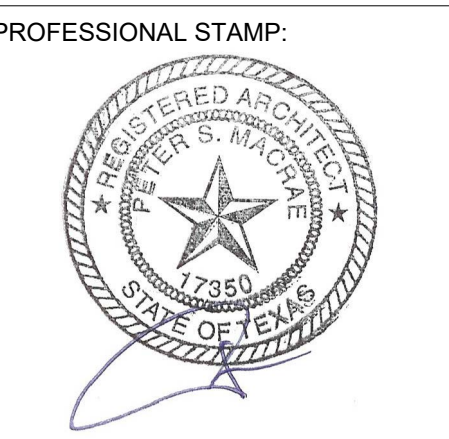
1 Floor Plan
SCALE: 1/4" = 1'-0"



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4056
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ENGINEERING INFO:



ARCHITECT INFO:
PETER S. MACRAE, AIA
74 Capital Drive
Wilmington, Ohio 43085
P: 614.255.0805
F: 614.255.0809
MAKING WITH A DIFFERENT PERSPECTIVE

ISSUE TYPE:
SITE PLAN AMENDMENT 01/07/22

REVISIONS:

DRAWN BY:
A/E JOB NUMBER: 21037
TITLE SHEET:
FLOOR PLAN (FOR REFERENCE)

SHEET NUMBER:
A1.0

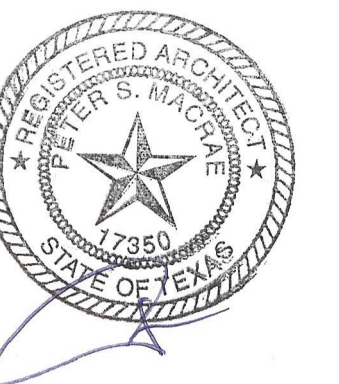


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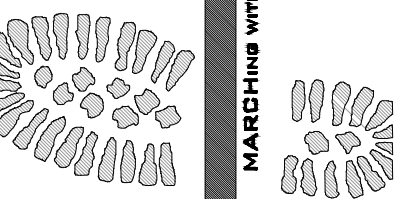
ENGINEERING INFO:

PROFESSIONAL STAMP:



ARCHITECT INFO:

PETER S. MACRAE, AIA
74 Oakleaf Drive
Wilmington, Ohio 43085
P: 614.205.6805
F: 614.205.6800



ISSUE TYPE:

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REVISIONS:

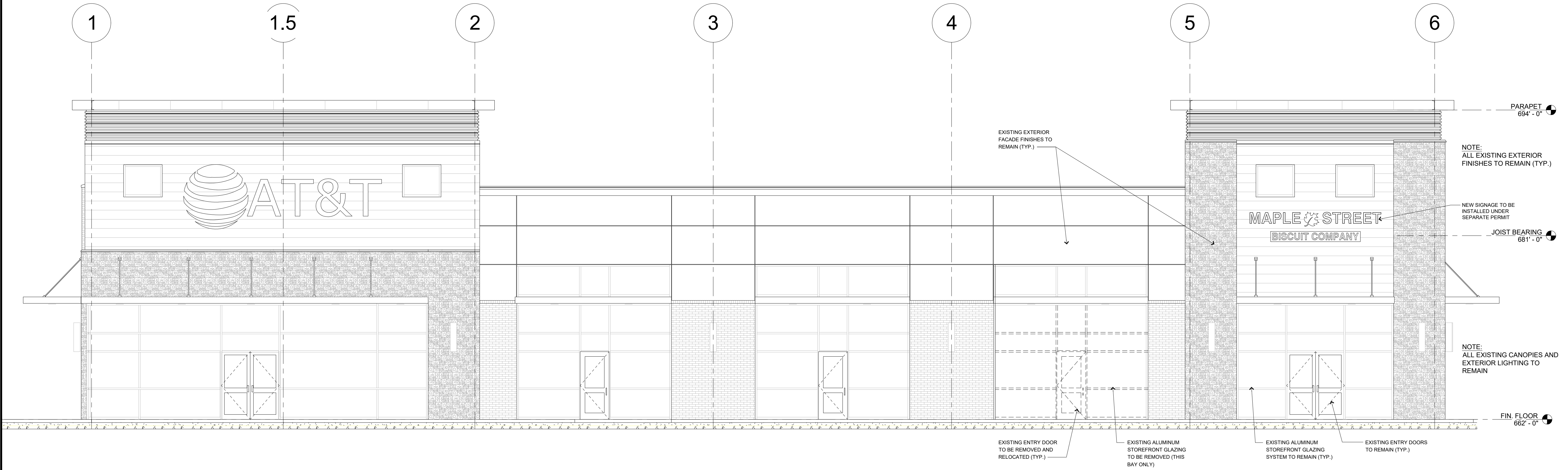
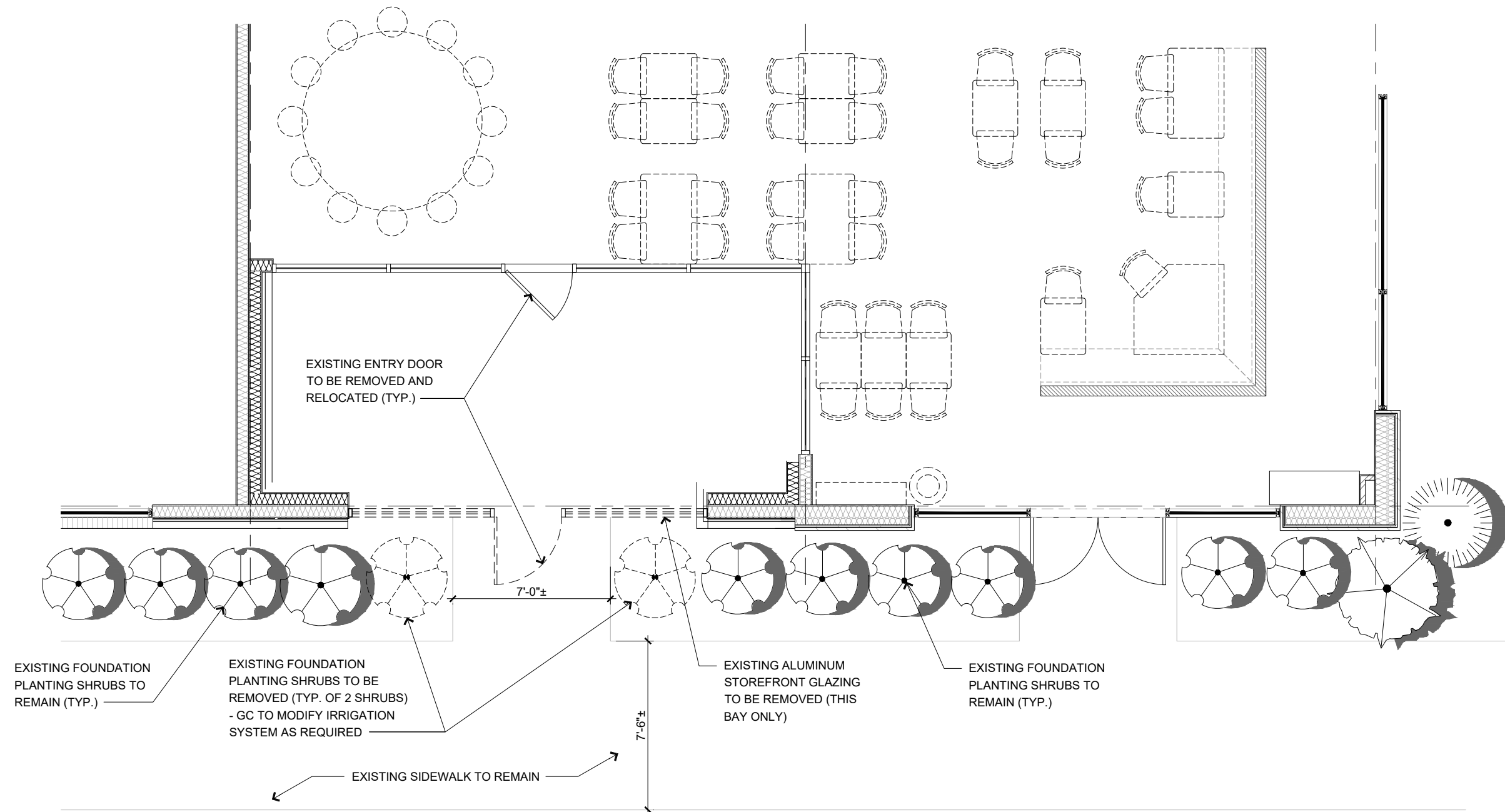
DRAWN BY:

A/E JOB NUMBER: 21037

TITLE SHEET:
EXISTING EXTERIOR
ELEVATION & STOREFRONT
PLAN

SHEET NUMBER:

A2.0



1 North Elevation
Existing Storefront
SCALE: 3/16" = 1'-0"



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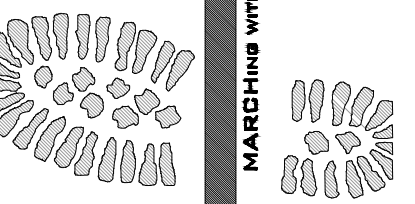
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PETER S. MACRAE, AIA
74 Oakwood Drive
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P: 614.235.6895
F: 614.235.6896



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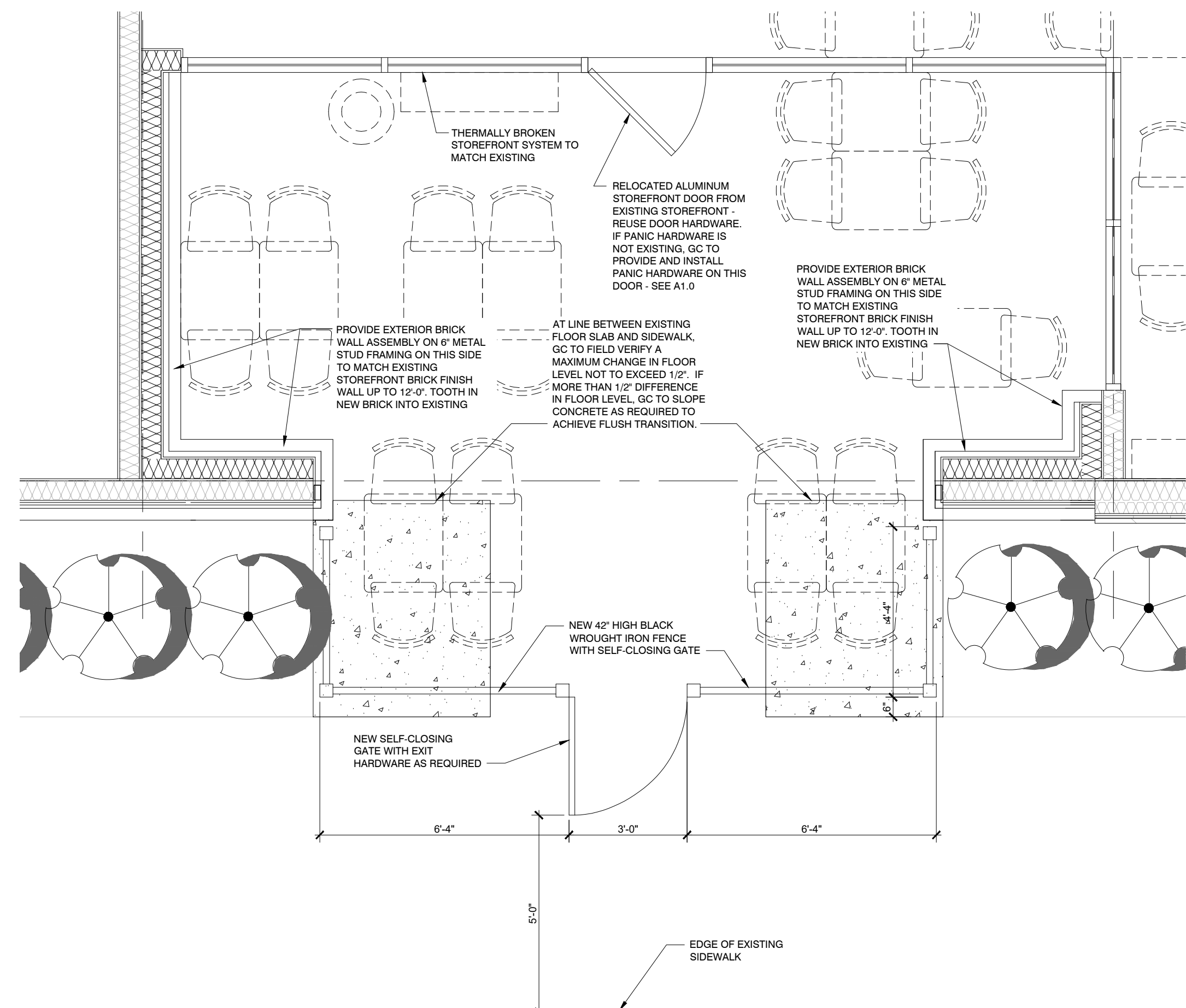
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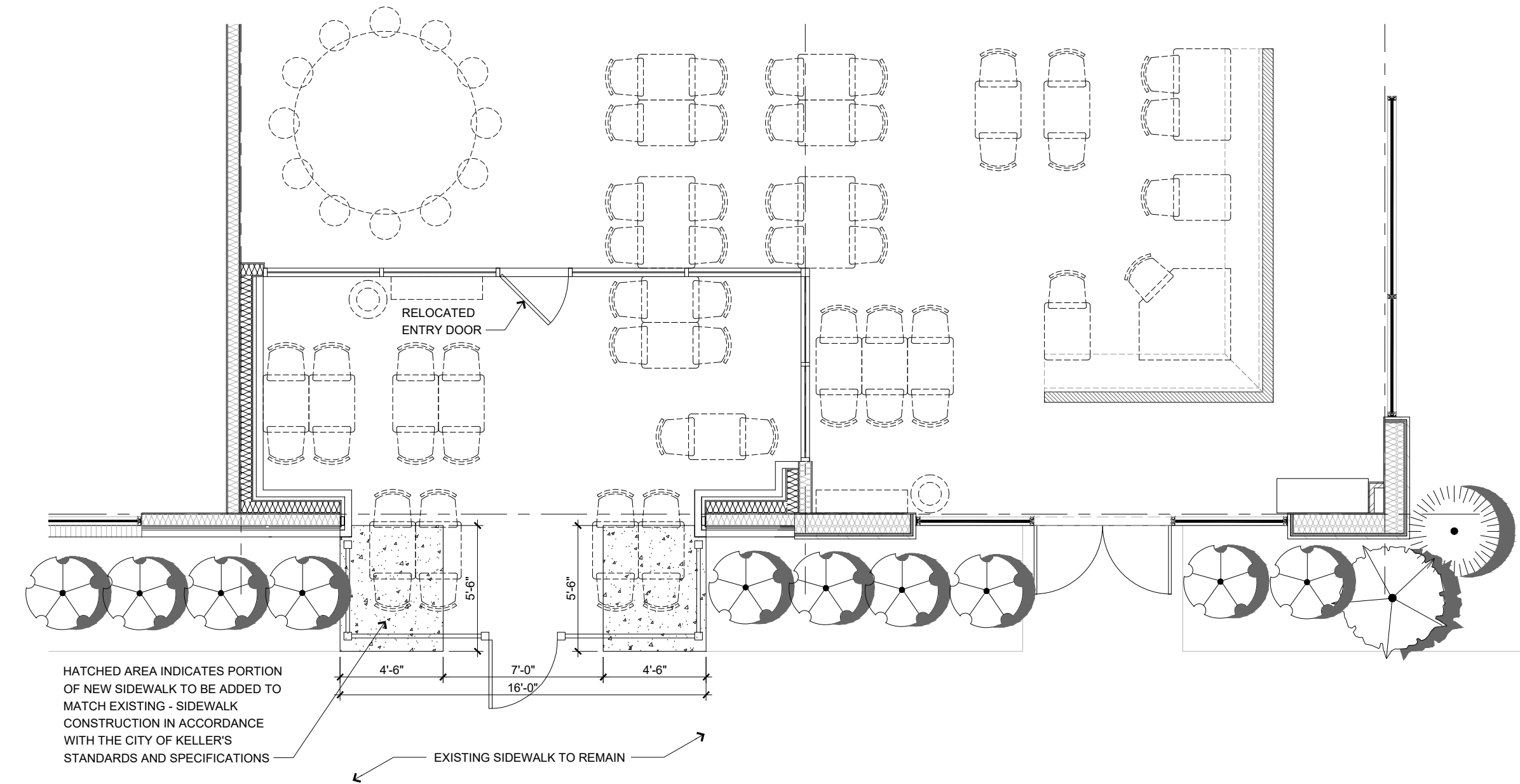
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PROPOSED EXTERIOR
ELEVATION & PATIO PLAN

SHEET NUMBER:

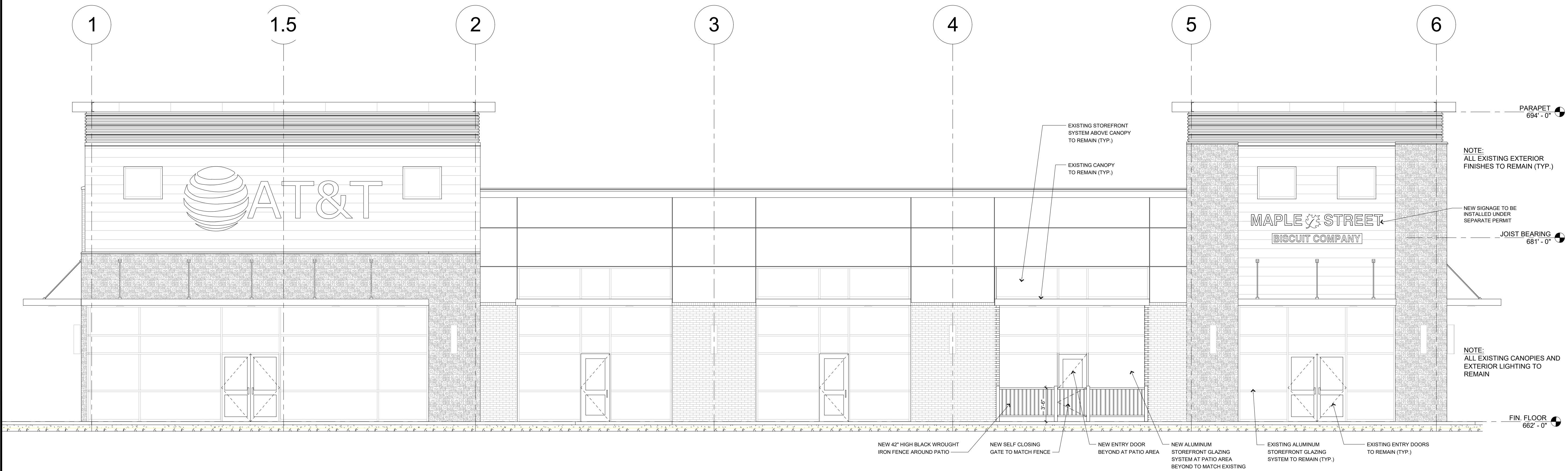
A2.1



3 Enlarged
Patio Plan
SCALE: 1/2" = 1'-0"



2 Proposed
Patio Plan
SCALE: 3/16" = 1'-0"



1 North Elevation
Proposed Storefront
SCALE: 3/16" = 1'-0"



2 North Elevation - Proposed Storefront
SCALE: NO SCALE



1 North Elevation - Existing Storefront
SCALE: NO SCALE



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F: 614.255.8850

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REVISIONS:

DRAWN BY:
A/E JOB NUMBER: 21037
TITLE SHEET:
COLORED EXTERIOR
ELEVATIONS

SHEET NUMBER:
A2.2