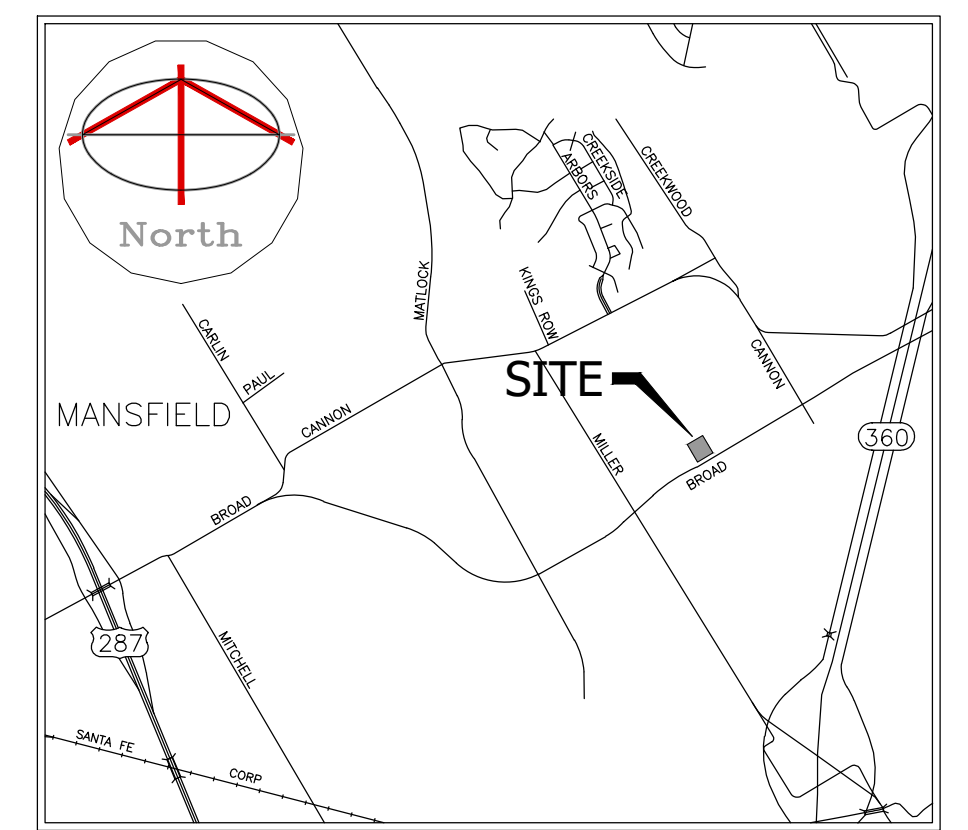
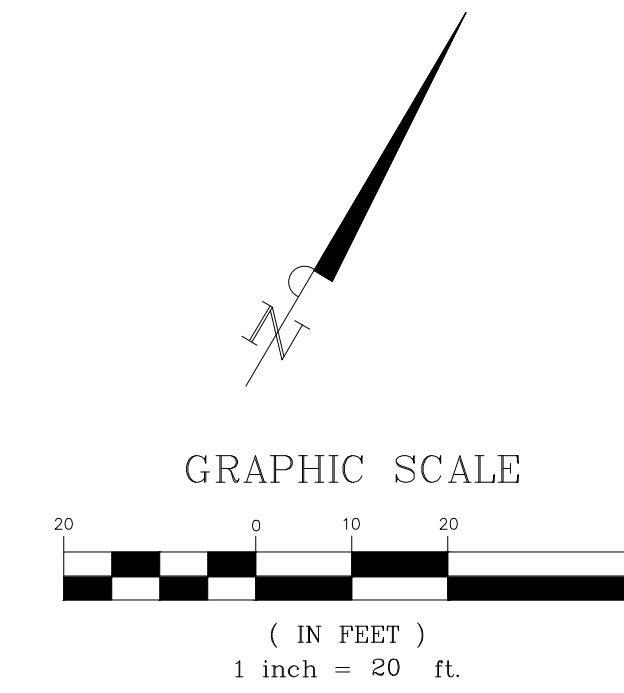




VICINITY MAP
N.T.S.

SITE SUMMARY TABLE	
GENERAL SITE DATA	
ZONING	OR-2039-17 (PD)
LAND USE	RESTAURANT W/ DRIVE THRU
LOT AREA	37,290 S.F. (0.86 ACRES)
TOTAL BUILDING AREA (SQUARE FEET)	3,477 S.F.
BUILDING HEIGHT (STORIES)	25'-0" - 1 STORY
LOT COVERAGE	9.32%
FLOOR TO AREA RATIO	1 : 0.093
PARKING	
PARKING RATIO REQUIRED	1 SPACE PER 100 S.F.
REQUIRED PARKING	35 SPACES
PROVIDED PARKING	35 SPACES
ACCESSIBLE / VAN ACCESSIBLE REQUIRED	2
ACCESSIBLE / VAN ACCESSIBLE PROVIDED	2

LEGEND

- 7" CONCRETE PAVEMENT (HEAVY DUTY)
- 6" CONCRETE PAVEMENT (MEDIUM DUTY)
- 5" CONCRETE PAVEMENT (LIGHT DUTY)
- SIDEWALK / FLATWORK 4" THICK OTHERWISE
- Denotes Blue Placard ADA Stalls
- BFR Barrier Free Ramp
- LBJ Longitudinal Butt Joint

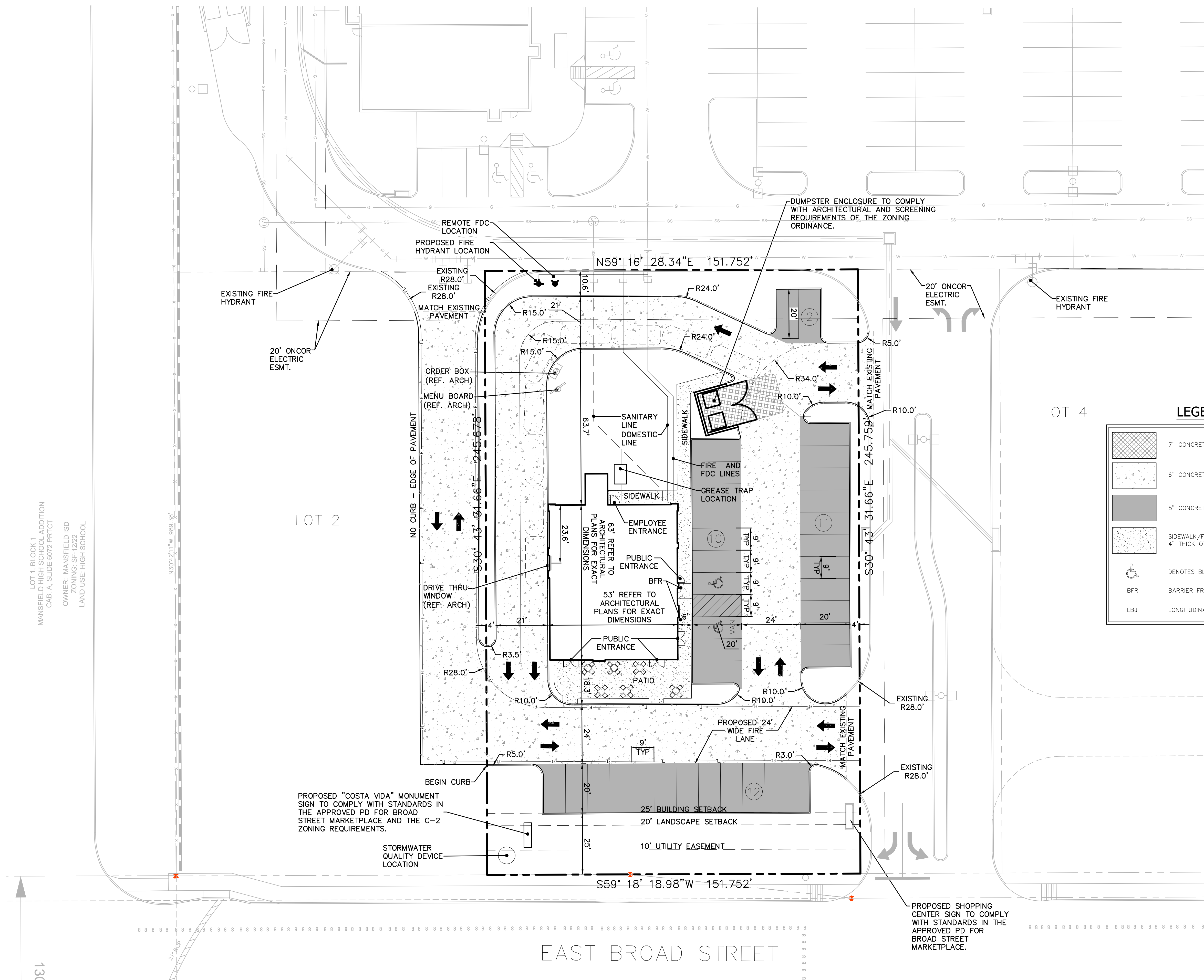
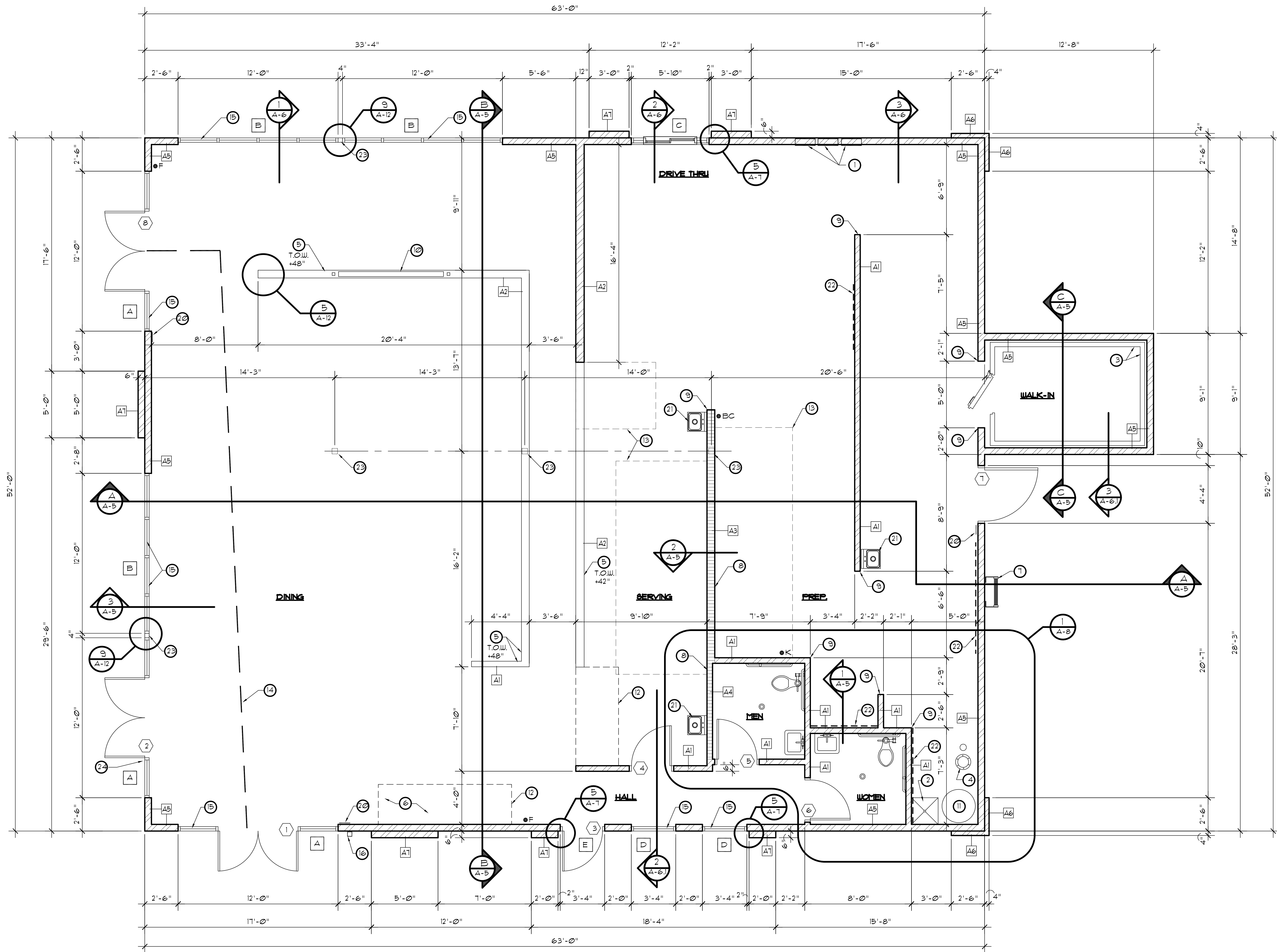
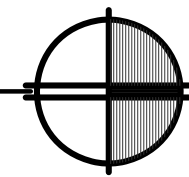


EXHIBIT "B"
DETAILED SITE PLAN
for
Costa Vida
37,290 s.f. of Lot 3, Block 1
Broad Street Market Place
City of Mansfield
Tarrant County, Texas
Sheet 1 of 1
Case No. DS#18-002
Revision Date: 4/4/2018

NOTE:
THIS DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.



FLOOR PLAN
SCALE: 1/4" = 1'-0"



SHEET SYMBOLS:

- ROOM NAME
● ROOM NAME AND NUMBER
- AI— WALL/PARTITION TYPE INDICATOR - REFER TO THIS SHEET.
- SURFACE MOUNTED FIRE EXTINGUISHER MIN. RATING 2A10BC, COORDINATE WITH FIRE MARSHAL FOR EXACT LOCATION.
- SURFACE MOUNTED K CLASS FIRE EXTINGUISHER MIN. RATING 2A10BC, COORDINATE WITH FIRE MARSHAL FOR EXACT LOCATION
- BC 40 BC FIRE EXTINGUISHER.

- GENERAL NOTES:
- 5/8" PLYWOOD BACKING TO BE INSTALLED ON WALLS SHOWN FOR EQUIPMENT OR SHELF SUPPORT AND BEHIND 3 COMPARTMENT SINK AND PREP SINK FROM 16" AFF. TO 8" AFF. NOTE: OMIT GYPSUM BOARD AT THESE LOCATIONS.
 - COORDINATE ALL WALL FINISHES WITH FINISH PLAN- DRAWING A-11.
 - PROVIDE BLOCKING AT LOCATIONS OF ALL WALL MOUNTED EQUIPMENT, FIXTURES, AND SHELVEING. COORDINATE WITH KITCHEN EQUIPMENT DUGS.
 - FIELD VERIFY ALL EXISTING DIMENSIONS, CONDITIONS, AND HEIGHTS. NOTIFY ARCHITECT IF ANY MAJOR DISCREPANCIES ARE FOUND FOR ENGINEERING AND DESIGN DIRECTION.
 - FIRE EXTINGUISHERS SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
- NOTE: INTERIOR FINISH IMPROVEMENT SPACE SEPARATED SO THAT NO SPACE EXCEEDS 3,000 SQ. FEET IN SIZE.
AS PER ENERGY CODE NO VESTIBULE IS REQUIRED.

- AI— INTERIOR PARTITION: 2x4 STUDS AT 16" O/C W/ 5/8" GYPSUM BOARD BOTH SIDES TO 6" ABOVE CEILING. UNLESS OTHERWISE NOTED ON PLAN.
- A2— INTERIOR PARTITION: 2x6 WOOD STUDS AT 16" O/C W/ 5/8" GYPSUM BOARD BOTH SIDES TO 6" ABOVE CEILING. UNLESS OTHERWISE NOTED ON PLAN.
- A3— INTERIOR PARTITION: 6" METAL STUDS AT 16" O/C W/ 5/8" GYPSUM BOARD BOTH SIDES TO 6" ABOVE CEILING. UNLESS OTHERWISE NOTED ON PLAN.
- A4— INTERIOR PARTITION: 3 3/8" METAL STUDS AT 16" O/C W/ 5/8" GYPSUM BOARD BOTH SIDES TO 6" ABOVE CEILING. UNLESS OTHERWISE NOTED ON PLAN.
- AB— ONE LAYER 5/8" GYPSUM BOARD ON 2x6 EXTERIOR WALL FRAMING AT 16" O/C. PROVIDE WOOD SHEATHING AT EXTERIOR AS PER STRUCTURAL DRAWINGS. FILL VOIDS WITH R-21 FIBERGLASS INSULATION. SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.
- A6— EXTERIOR FURRING: 2x4 WOOD FURRING STUDS AT 16" O/C W/ ONE LAYER WOOD SHEATHING.
- AT— EXTERIOR FURRING: 2x6 WOOD FURRING STUDS AT 16" O/C W/ ONE LAYER WOOD SHEATHING.
- NOTE: AT WOOD FRAMED INTERIOR WALL LOCATIONS- CONTRACTOR MAY SUBSTITUTE METAL WALL FRAMING AS SHOWN ON DETAIL 9/A-1.

KEYED NOTES:

- LOCATION OF ELECTRICAL PANELS, COORDINATE WITH ELECTRICAL DRAWINGS.
- MOP SINK- REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- WALK-IN PRE-MANUFACTURED COOLER BOX. VERIFY EXACT SIZE WITH MANUFACTURER. SEE DRAWING K-1 FOR ADDITIONAL INFORMATION.
- FIRE RISER WITH F.D.C. AS SHOWN
- CONTRACTOR TO PROVIDE NEW LOW WALL FRAMING AND TRIM. SEE PLAN FOR TOP OF WALL ELEVATION.
- SELF-SERVE WATER PROVIDED FOR PUBLIC CONSUMPTION THIS AREA. SEE DRAWING K-1 FOR ADDITIONAL INFORMATION.
- 24" WIDE STEEL ROOF ACCESS LADDER.
- METAL STUD NON-COMBUSTIBLE WALL FRAMING TYPICAL BEHIND HOOD AREA. PROVIDE ONE LAYER 5/8" GYPSUM BOARD EACH SIDE AND FACE WITH STAINLESS STEEL PANEL. NOTE.
- PROVIDE NEW 5/8 CORNER GUARDS- TYPICAL AT ALL KITCHEN CORNERS. SEE DETAIL 6/A-12 FOR ADDITIONAL INFORMATION. PROVIDE WALL CAPS WHERE APPLICABLE.
- COSTA VIDA BUBBLE WALL FEATURE. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- GAS WATER HEATER. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- SEE DRAWING K-1 FOR CABINET AND COUNTER INFORMATION. PLEASE NOTE THAT TOP OF ALL SERVING COUNTERS SHALL NOT EXCEED +34" AFF. SEE DRAWING A-8 FOR REACH LIMIT REQUIREMENTS.
- HOOD ABOVE SHOWN DASHED- SEE MECHANICAL DRAWINGS.
- DINING IS REQUIRED TO HAVE 2 MEANS OF EGRESS SEPARATED BY 1/3 THE DIAGONAL DISTANCE OF THE SPACE SERVED. REQUIRED DISTANCE = 20'-0". PROVIDED DISTANCE = 4'-0".
- INSULATED GLAZING IN ALUMINUM STOREFRONT FRAME. SEE WINDOW TYPES FOR ADDITIONAL INFORMATION.
- PROPOSED KNOX BOX LOCATION. CONTRACTOR TO CONTACT THE LOCAL FIRE DEPARTMENT FOR FINAL BOX LOCATION, INSTALLATION AND ORDERING INFORMATION.
- LOCATION OF ELECTRICAL SWITCH GEAR- SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- PROPOSED LOCATION OF GAS METER- SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- PROVIDE KNOX CAPS AT F.D.C.
- PROVIDE A SIGN STATING "EXIT" IN VISUAL CHARACTERS, RAISED CHARACTERS AND BRAILLE AND COMPLYING WITH ICC A111.1 SEE PLAN FOR LOCATIONS.
- HAND SINK- SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- OMIT GYPSUM BOARD AND PROVIDE 5/8" FIRE TREATED PLYWOOD BACKING ON WALL LOCATIONS SHOWN DASHED FOR EQUIPMENT AND SHELF SUPPORT. VERIFY WITH OWNER EXACT FINAL LOCATIONS. ALSO SEE GENERAL NOTE 1 THIS SHEET FOR ADDITIONAL INFORMATION.
- STRUCTURAL COLUMN- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- PROVIDE PERMANENT FIXED ADDRESS SIGN AS PER CITY REQUIREMENTS IN THIS LOCATION.

BRIAN D. RUSSELL ARCHITECTS, INC.
12312 SOUTH REDWOOD ROAD
RIVERTON, UTAH 84065
(801) 307-0800 (801) 307-0801 FAX

Costa Vida
3131 EAST BROAD STREET
MANSFIELD, TEXAS

NEW BUILDING FOR:

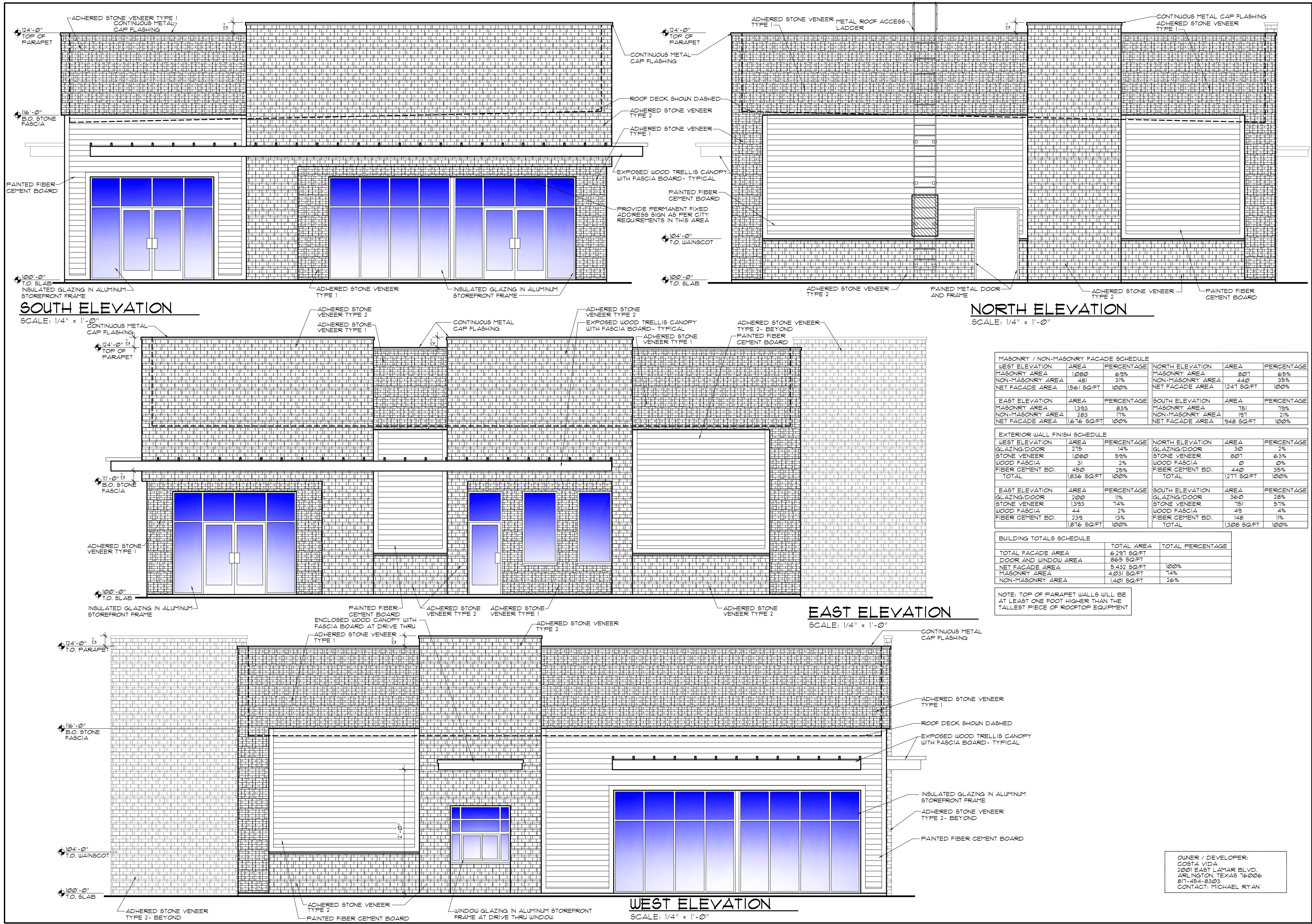
FLOOR PLAN

Exhibit C -
Page 1 of 2
DS#18-002

A-1

NO	DATE	DESCRIPTION
	3/26/18	

ALL DRAWINGS, SPECIFICATIONS, PLANS, IDEAS, ARRANGEMENTS, AND DESIGNS REPRESENTED BY OR REFERRED TO ARE THE PROPERTY OF AND OWNED BY BRIAN D. RUSSELL ARCHITECTS, INC. WHETHER THE PROJECT FOR WHICH THEY WERE DEVELOPED IS EXECUTED OR NOT. THE IDEAS WERE CREATED, DEVELOPED, AND PROVIDED FOR THE SOLE USE OF THE CLIENT. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION AND SIGNATURE OF BRIAN D. RUSSELL ARCHITECTS, INC.



SOUTH ELEVATION

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

NORTH ELEVATION

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

EAST ELEVATION

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

WEST ELEVATION

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

MASONRY / NON-MASONRY FACADE SCHEDULE					
WEST ELEVATION	AREA	PERCENTAGE	NORTH ELEVATION	AREA	PERCENTAGE
MASONRY AREA	1080	69%	MASONRY AREA	801	65%
NON-MASONRY AREA	481	31%	NON-MASONRY AREA	440	35%
NET FACADE AREA	1561 SQ/FT	100%	NET FACADE AREA	1241 SQ/FT	100%

EXTERIOR WALL FINISH SCHEDULE					
WEST ELEVATION	AREA	PERCENTAGE	NORTH ELEVATION	AREA	PERCENTAGE
GLAZING/DOOR	215	14%	GLAZING/DOOR	30	2%
STONE VENEER	1080	59%	STONE VENEER	801	63%
WOOD FASCIA	31	2%	WOOD FASCIA	0	0%
FIBER CEMENT BD.	450	25%	FIBER CEMENT BD.	440	35%
TOTAL	1836 SQ/FT	100%	TOTAL	1271 SQ/FT	100%

BUILDING TOTALS SCHEDULE					
WEST ELEVATION	AREA	PERCENTAGE	SOUTH ELEVATION	AREA	PERCENTAGE
GLAZING/DOOR	215	14%	GLAZING/DOOR	30	2%
STONE VENEER	1080	59%	STONE VENEER	801	63%
WOOD FASCIA	31	2%	WOOD FASCIA	0	0%
FIBER CEMENT BD.	450	25%	FIBER CEMENT BD.	440	35%
TOTAL	1836 SQ/FT	100%	TOTAL	1271 SQ/FT	100%

NOTE: TOP OF PARAPET WALLS WILL BE AT LEAST ONE FOOT HIGHER THAN THE TALLEST PIECE OF ROOFTOP EQUIPMENT

BRIAN D. RUSSELL ARCHITECTS, INC.
12312 SOUTH REDWOOD ROAD
RIVERTON, UTAH 84065
(801) 307-0800 (801) 307-0801 FAX

Costa Vida
3131 EAST BROAD STREET
MANSFIELD, TEXAS

NEW BUILDING FOR:

EXHIBIT C
PAGE 2 OF 2
DS #18-002

OWNER / DEVELOPER:
COSTA VIDA
2001 EAST LAMAR BLVD.
ARLINGTON, TEXAS 76006
817-454-8303
CONTACT: MICHAEL RYAN

NO. DATE DESCRIPTION

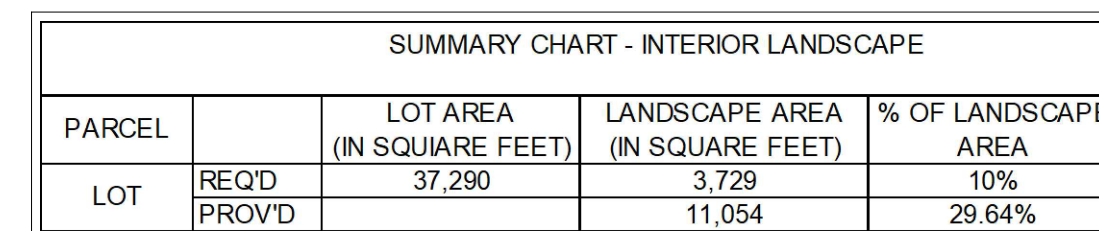
1	3/26/18	
2		
3		
4		
5		
6		
7		
8		
9		
10		

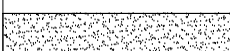


BANNISTER
ENGINEERING

240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)





PLANT_SCHEDULE						
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	NOTES
	7	Lagerstroemia indica / Crape Myrtle	30 GAL	3"	6'-8'	FULL, MATCHING, SYMMETRICAL, CANES MIN.
	6	Pistacia chinensis / Chinese Pistache	65 GAL.	3.5"	10'-12'	FULL, MATCHING, SYMMETRICAL
	3	Quercus shumardii / Shumard Red Oak	65 GAL.	3.5"	10'-12'	FULL, MATCHING, SYMMETRICAL
	4	Quercus virginiana / Southern Live Oak	65 GAL.	3.5"	10'-12'	FULL, MATCHING, SYMMETRICAL
	8	Vitex agnus-castus / Chaste Tree	30 GAL	3"	6'-8'	FULL, MATCHING, SYMMETRICAL
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPACING	NOTES
	15	Hesperaloe parviflora / Red Yucca	3 GAL	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	9	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly	7 GAL	42" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	7	Juniperus sabina 'Tamariscifolia' / Tamarix Savin Juniper	3 GAL	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	9	Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger	3 GAL	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	57	Loropetalum chinense 'Purple Diamond' / Fringe Flower	3 GAL	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	54	Muhlenbergia capillaris / Pink Muhly	3 GAL	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	28	Nandina domestica 'Fire Power' / Firepower Nandina	3 GAL	18" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	70	Nassella tenuissima / Texas Needle Grass	1 GAL	16" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	16	Raphiolepis indica 'Clara' / Indian Hawthorn	3 GAL	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	21	Salvia greggii / Autumn Sage	1 GAL	16" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING	NOTES	
	PER PLAN	Cynodon dactylon 'Tif 419' / Bermuda Grass	SOD			
	101	Seasonal Color	4" POTS	8" O.C.	TRIANGULAR	SPACING



1. The property owner, tenant or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size.
2. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until a permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.

999-17-89