

LOT: 4R BLOCK: 1
ZONING:
SETBACKS:
FRONT: REAR: SIDE:
TOTAL LOT AREA: 0.79 ACRES
BUILDING AREA: 2,798 SF

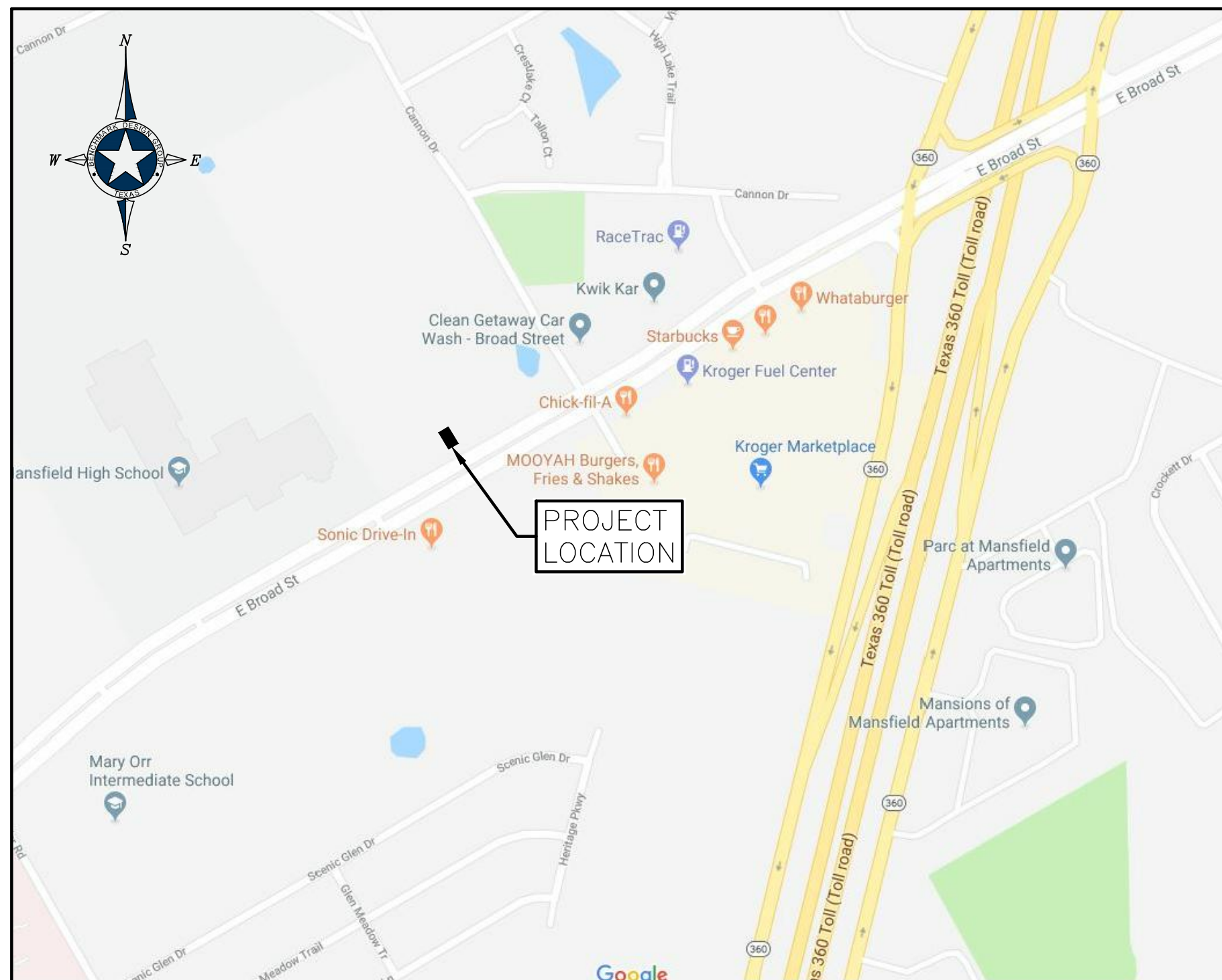
PARKING
TOTAL BUILDING AREA = 2,798 SF
RESTAURANT @ 1 SPACE PER 100 SF OF 2,798 SF = 28 SPACES

	<u>REQUIRED</u>	<u>PROVIDED</u>
TOTAL PARKING	28 SPACES	28 SPACES

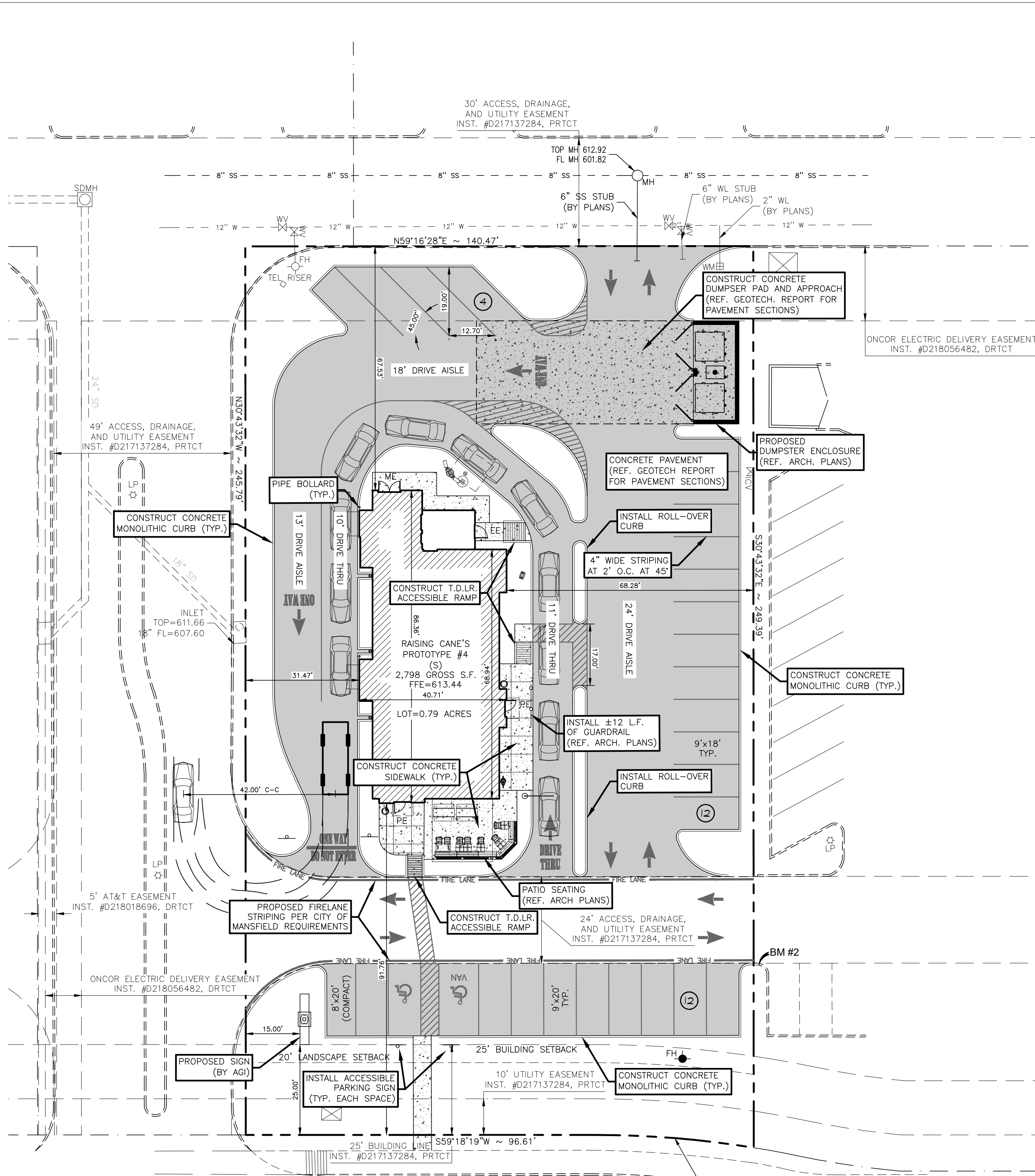
<u>OWNER:</u>	<u>CIVIL ENGINEER:</u>
RAISING CANE'S RESTAURANT'S L.L.C.	BENCHMARK DESIGN GROUP, LLC
5800 TENNYSON PARKWAY, STE. 200	2026 REPUBLIC DRIVE, SUITE B
PLANO, TEXAS 75024	TYLER, TEXAS 75701
ATTN: LUARON MCCORMACK	ATTN: RYAN DAVIS, P.E.
PHONE 972-769-3348	PHONE: 903-534-5353

PM DESIGN GROUP, INC.
1101 CENTRAL EXPRESSWAY S. SUITE 220
ALLEN, TEXAS 75103
ATTN: EVERETT FIELDS, AIA
PHONE: 469-619-1164

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
908 WEST MAIN STREET
ARLINGTON, TEXAS 76013
ATTN: JOYCE STANTON, R.P.L.S.
PHONE: 817-275-3361

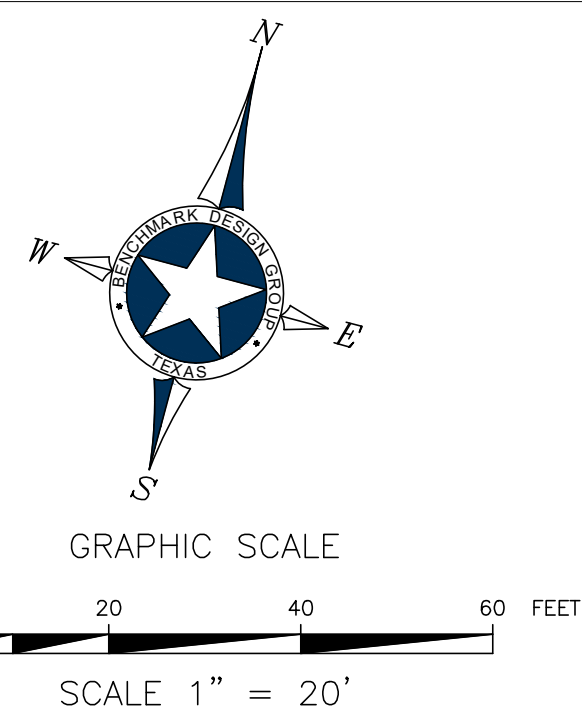


N.T.S.



1. ALL EQUIPMENT SHALL BE DESIGNED AND SCREENED IN ACCORDANCE WITH THE REGULATIONS OUTLINED IN SECTION 7301.1 OF THE ZONING ORDINANCE.
2. THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
3. TRASH ENCLOSURE TO COMPLY WITH THE ARCHITECTURAL AND SCREENING REQUIREMENTS OF THE ZONING ORDINANCE.

DS#19-001
EXHIBIT B



TEL PED □	EXISTING TELEPHONE PEDESTAL
C.O.O	EXISTING CLEANOUT
WV ⚙	EXISTING WATER VALVE
WM ⌘	EXISTING WATER METER
MH ○	EXISTING SAN. SEWER MANHOLE
PP -○	EXISTING POWER POLE
FH -⚙	EXISTING FIRE HYDRANT
LP ☆	EXISTING LP
PE	PUBLIC ENTRANCE
EE	EMPLOYEE ENTRANCE
ME	MAINTENANCE ENTRANCE
--- OHE ---	EXISTING OVERHEAD ELECTRIC LINE
--- Ex. WTR ---	EXISTING WATER LINE
--- Ex. SS ---	EXISTING SAN. SEWER LINE
=====	PROPERTY LINE

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS, SIZES AND OUTFALLS OF ROOF DOWNSPOUTS.
2. ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN GUARD POST.
3. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
4. ALL CURB RADII SHOWN ARE TO BACK OF CURB.
5. ALL PAVING DIMENSIONS ARE TO BACK OF CURB, WHERE APPLICABLE, OR TO THE EDGE OF PAVEMENT WHEN NO CURB IS PROPOSED, UNLESS OTHERWISE NOTED.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTION & REPLACEMENT OF ALL PROPERTY CORNERS.
7. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
8. CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS.
9. THE EARTHWORK FOR ALL BUILDING SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
10. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
11. ALL PAVEMENT MARKING PAINT SHALL BE SHERWIN WILLIAMS "PROMAR TRAFFIC MARKING", WHITE ON ASPHALT, YELLOW ON CONCRETE. PAINT SHALL BE APPLIED IN TWO COATS TO A CLEAN, DRY SURFACE USING TEMPLATE OR STRIPING MACHINE. STRIPES SHALL BE 4" WIDE UNLESS OTHERWISE INDICATED.
12. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
13. FOR SITE UTILITIES, SEE UTILITY PLAN.
14. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY.

BEFORE YOU DIG
Texas 811.com

1. These plans are subject to review and approval by all jurisdictions having authority.

2. The contractor shall appropriately notify all relevant entities prior to digging on the project.

3. The contractor shall notify the engineer, in writing, of any errors or discrepancies discovered in the project documents immediately.

4. The topographic information shown hereon is a reflection of the information provided by **DI SCUOLO-TERRI, STANTON & ASSOCIATES, INC.**

5. If the contractor discovers any new or additional information, the contractor shall notify the engineer, in writing, immediately. The engineer and owner shall be indemnified of any problems and/or associated costs resulting from lack of notification.

5. The contractor shall be responsible for confirming the horizontal and vertical locations of buried utilities and structures, including, but not limited to the following:


Telephone cable	Conduits	Pipes
Stormwater lines	Water lines	Gas lines
Telecom cables	Sanitary Sewer lines	Oil Production lines
Salwater lines		

Note: If discrepancies occur between that which is shown on the plans and conditions present in the field, the contractor shall notify the engineer, in writing immediately. Failure to do so shall oblige owner and contractor of liability for any damages or lawsuits.



Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

Store:
RAISING CANE'S
EAST BROAD ST.
MANSFIELD, TX 76063



BENCHMARK
DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS

Project Manager: EVERETT FIELD

THIS DOCUMENT IS RELEASED FOR THE
PURPOSES OF INTERIM REVIEW AND
COMMENTS UNDER THE AUTHORITY OF
RYAN W. DAVIS, P.E.,
REGISTRATION NO. 131157
THIS DOCUMENT IS NOT TO
BE USED FOR CONSTRUCTION
OR BIDDING PURPOSES.

[illegible]

DETAILED SITE PLAN

Project Number: 2018 061

Drawn By: _____ RWR

Sheet Number:

C-0.1



1 FRONT ELEVATION (SOUTH)
1/4" = 1'-0"
1A1.10



2 DRIVE - THRU ELEVATION (WEST)
1/4" = 1'-0"
1A1.10

EM-4



RECLAIMED METAL
PANEL: CAR HOOD.

EWf-1



BELDEN. ROMAN BRICK
MEDIUM RANGE. SMOOTH
IRON SPOT. HORIZONTAL
MORTAR TO MATCH
LATICRETE "HEMP"
WEATHERED STRIKE JOINTS.
VERTICAL MORTAR TO MACH
TERRA COTTA. JOINTS FLUSH
WITH FACE.

EWf-2



STUCCO FINISH -
TO MATCH
DRYVIT "TAMALE" 382.

EM-3



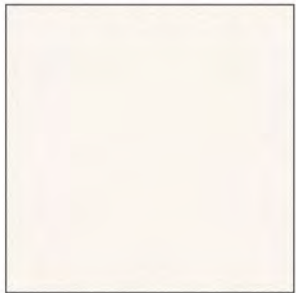
GC'S STEEL FABRICATOR:
RAW HOT ROLLED STEEL
W/EXPOSED WELDS
CLEAR COAT FLAT FINISH

EWf-4



BORAL: "ALAMO"
MODULAR BRICK ON-FULL
HEIGHT WALLS, SACK RUB
FINISH.

EWf-6



STUCCO FINISH -
TO MATCH
DRYVIT "OYSTER SHELL 456

EWS-2



KAWNEER - ALUMINUM
STOREFRONT SYSTEM
FINISH: #40 BLACK
ANODIZED AA-M10C21A44 /
AAM45C22A44
ARCHITECTURAL CLASS

MATERIALS CALCULATIONS

FRONT ELEVATION:

MATERIAL	AREA (SQ. FT)	COVERAGE
PLASTER	184	30%
MASONRY	352	56%
METAL	87	14%
TOTAL SF	623	100%

DRIVE-THRU ELEVATION:

MATERIAL	AREA (SQ. FT)	COVERAGE
PLASTER	336	21%
MASONRY	1,276	77%
METAL	35	2%
TOTAL SF	1,647	100%

REAR ELEVATION:

MATERIAL	AREA (SQ. FT)	COVERAGE
PLASTER	207	25%
MASONRY	565	70%
METAL	48	5%
TOTAL SF	820	100%

SIDE ELEVATION:

MATERIAL	AREA (SQ. FT)	COVERAGE
PLASTER	373	24%
MASONRY	1,177	74%
METAL	36	2%
TOTAL SF	1,586	100%

ELEVATION	TOTAL AREA	MASONRY
FRONT ELEVATION	623	352
DRIVE THRU ELEVATION	1,647	1,276
REAR ELEVATION	820	565
SIDE ELEVATION	1,586	1,177
TOTAL SF	4,676	3,370

TOTAL BUILDING 4,676 SQ.FT. = 100%
TOTAL BUILDING MASONRY 3,370 SQ.FT. = 72%
MASONRY REQUIREMENTS - BUILDING AS A WHOLE TO BE AT
LEAST 70% MASONRY.



Store:
Raising Cane's
E. BROAD & CANNON
MANSFIELD, TX 76036
Prototype 4
FULL ERD A

Architect Information:



Architectural
Solutions Group

1101 Central Expressway South
Suite 220
Allen, TX 75013

Prototype Update Phase: 4.0 / 09-28-2018

Update Issue Date: ##

Project Manager: EVERETT FIELDS

Detailed Site Plan Submittal

Revisions:

#	Date	Description
	02/07/19	Detailed Site Plan submittal
	02/19/19	Detailed Site Plan submittal

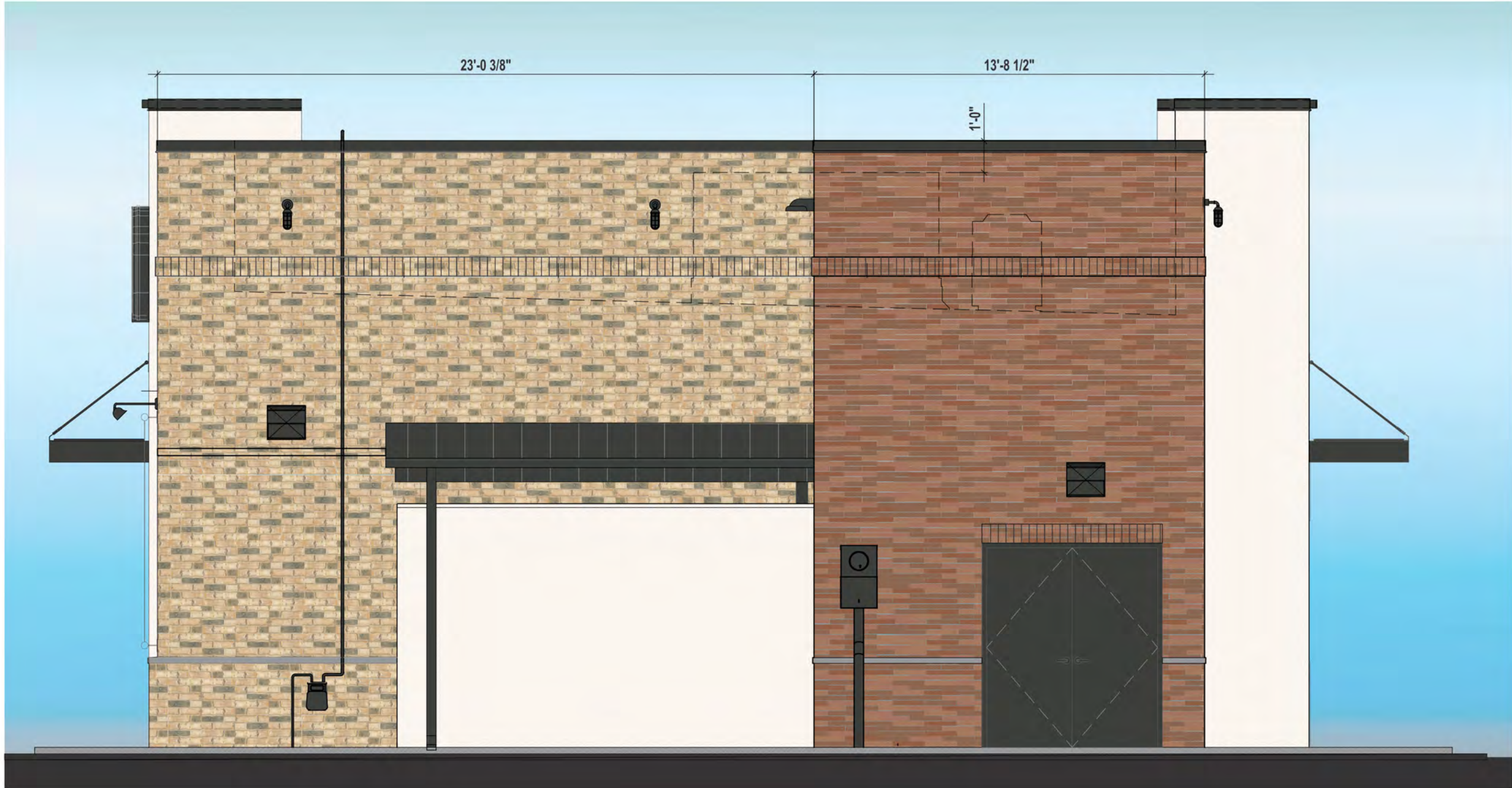
Sheet Title:

EXTERIOR ELEVATIONS

DS#19-001
EXHIBIT C
Page 1 of 2

Sheet Number:

A04.1

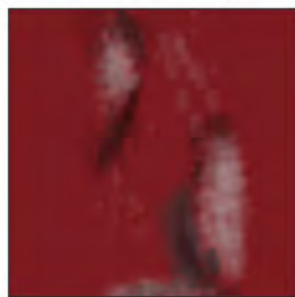


1 REAR ELEVATION (NORTH)
1/4" = 1'-0"
1A1.10



2 SIDE ENTRY ELEVATION (EAST)
1/4" = 1'-0"
1A1.10

EM-4



RECLAIMED METAL
PANEL: CAR HOOD.

EWF-1



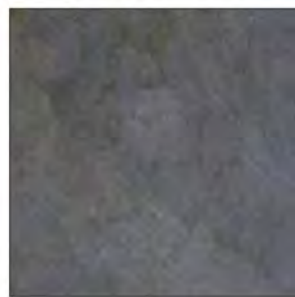
BELDEN. ROMAN BRICK
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MORTAR TO MATCH
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WEATHERED STRIKE JOINTS.
VERTICAL MORTAR TO MACH
TERRA COTTA. JOINTS FLUSH
WITH FACE.

EWF-2



STUCCO FINISH -
TO MATCH
DRYVIT "TAMALE" 382.

EM-3



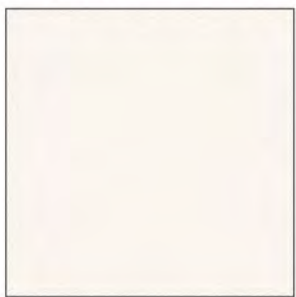
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CLEAR COAT FLAT FINISH

EWF-4



BORAL: "ALAMO"
MODULAR BRICK ON-FULL
HEIGHT WALLS, SACK RUB
FINISH.

EWF-6



STUCCO FINISH -
TO MATCH
DRYVIT "OYSTER SHELL 456

EWS-2



KAWNEER - ALUMINUM
STOREFRONT SYSTEM
FINISH: #40 BLACK
ANODIZED AA-M10C21A44 /
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MANSFIELD, TX 76036
Prototype 4
FULL ERD A

Architect Information:



Architectural
Solutions Group

1101 Central Expressway South
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Allen, TX 75013

Prototype Update Phase: 4.0 / 09-28-2018

Update Issue Date: #

Project Manager: EVERETT FIELDS

Detailed Site Plan Submittal

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Sheet Title:

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DS#19-001
EXHIBIT C
Page 2 of 2

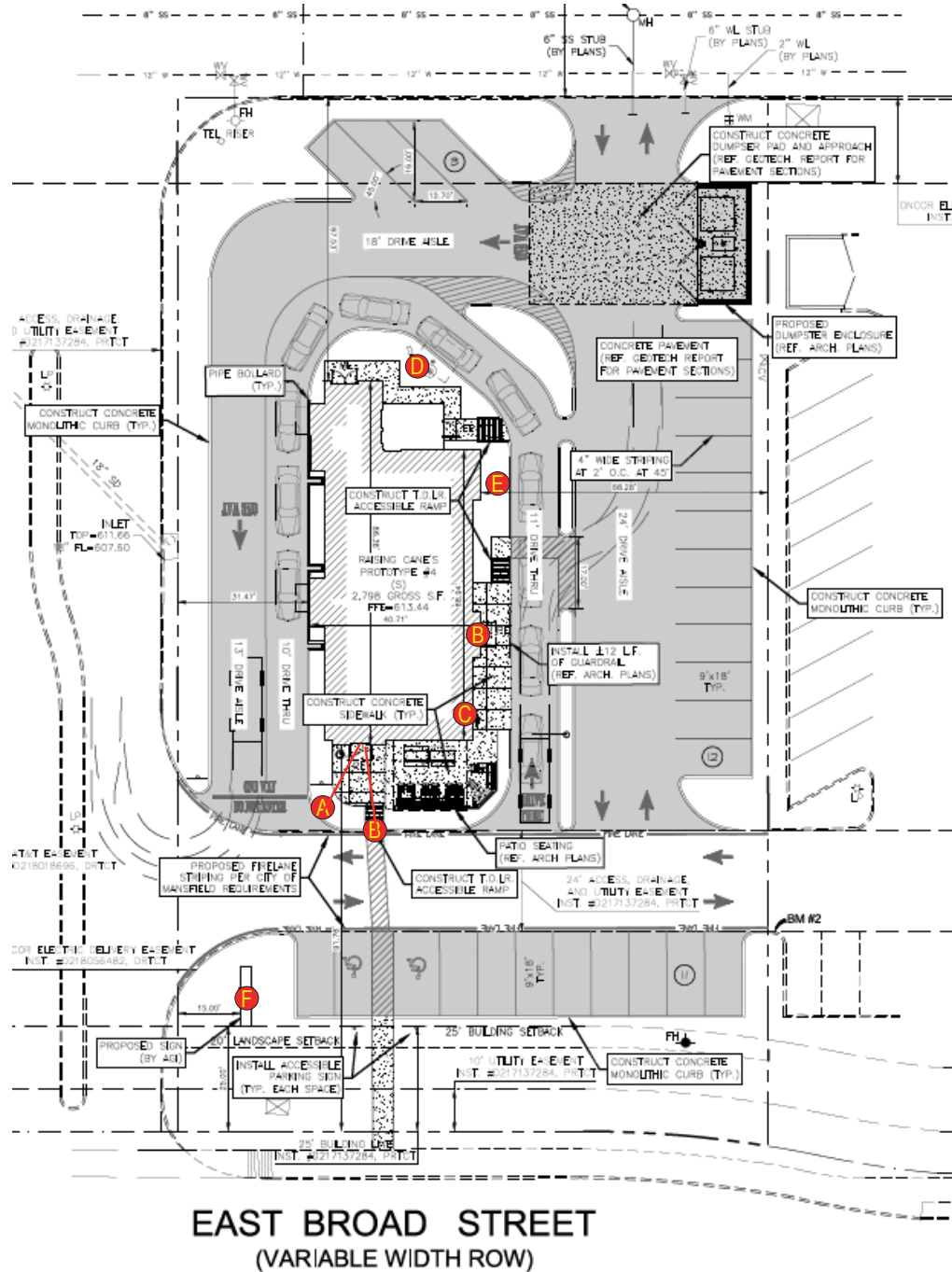
Sheet Number:

A04.2



**3120 E Broad Street/RC0418
Mansfield, TX 76063
02/06/2019**

DRAWING REVISIONS		
DATE	PM	CHANGE
11/19/18	SH	Updated per city comments
1/14/19	SH	Updated prototype & signage
1/28/19	SH	Updated elevations
2/6/19	SH	Updated site plan & elevations per city comments



	QTY.	CODE	DESCRIPTION
A	1	WS-8FT	4x8 Wall Sign
B	2	ONS	Open Sign
C	1	CFNS	Chicken Finger Neon Sign
D	1	DTMB	DT Menuboard & Awning
E	1	PSB	Presell Board
F	1	MON	Custom Monument

No development criteria noted as of 9/25/18			
Monument allowed, NTE 10' height and width		BLUE	MURAL
Monument poles/supports must be concealed		DOG	
EMC must have compliance report			
1 wall sign per street front per city			
Mural, art, and blue dog are not allowed (logo, slogan, image, mascot or wording count as signage)	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
City requires a review of entire sign package			
Menu boards are not subject to permitting requirements	NO	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Location: Mansfield, TX

Site ID: RC0418

Date: 09/28/2018

AGI Rep: G.W.

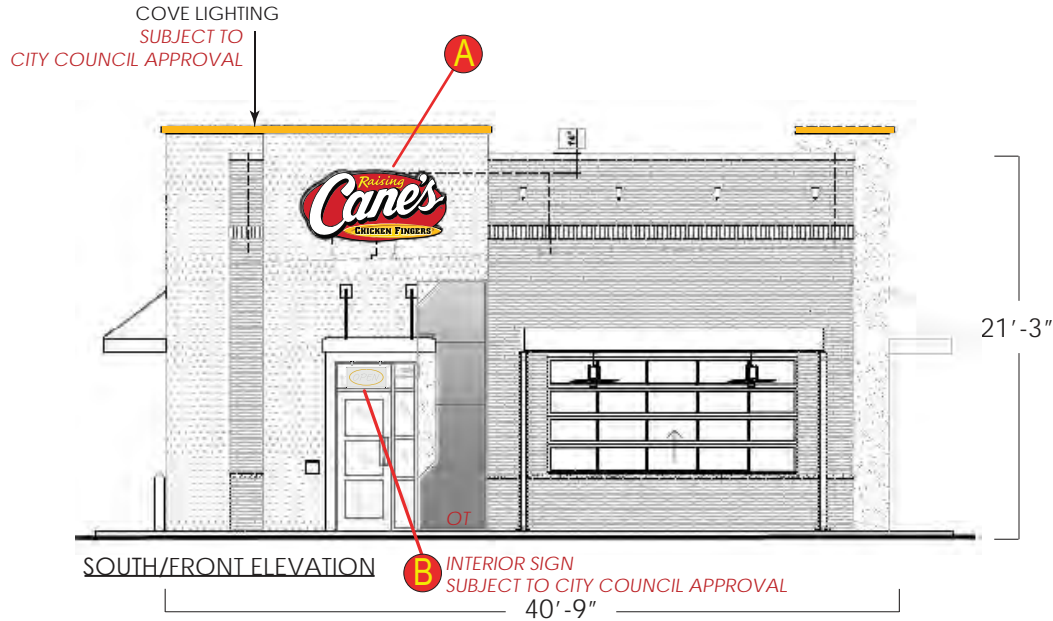
AGI PM: Megan Wiggins

Drawn by: M. Folden

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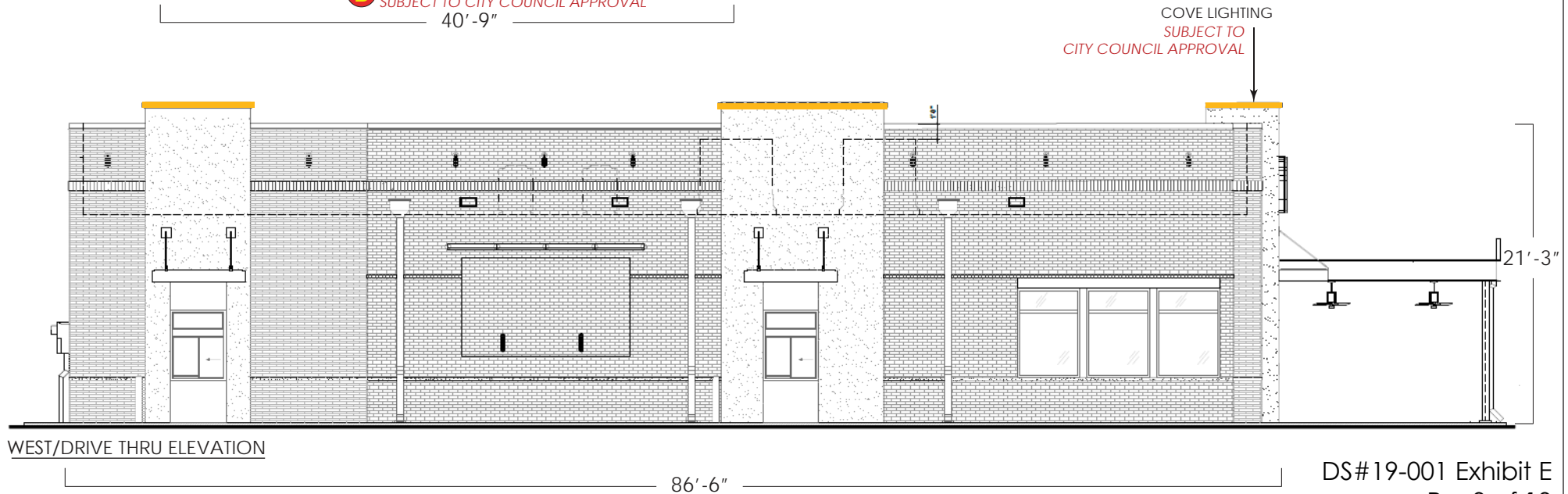


ELEVATIONS



QTY.	CODE	DESCRIPTION
A	1	WS-8FT
B	2	ONS
C	1	CFNS
D	1	DTMB
E	1	PSB
F	1	MON

Scale: 3/32"=1'



DS#19-001 Exhibit E
Pg. 3 of 13



Location: Mansfield, TX

Site ID: RC0418

Date: 09/28/2018

AGI Rep: G.W.

AGI PM: Megan Wiggins

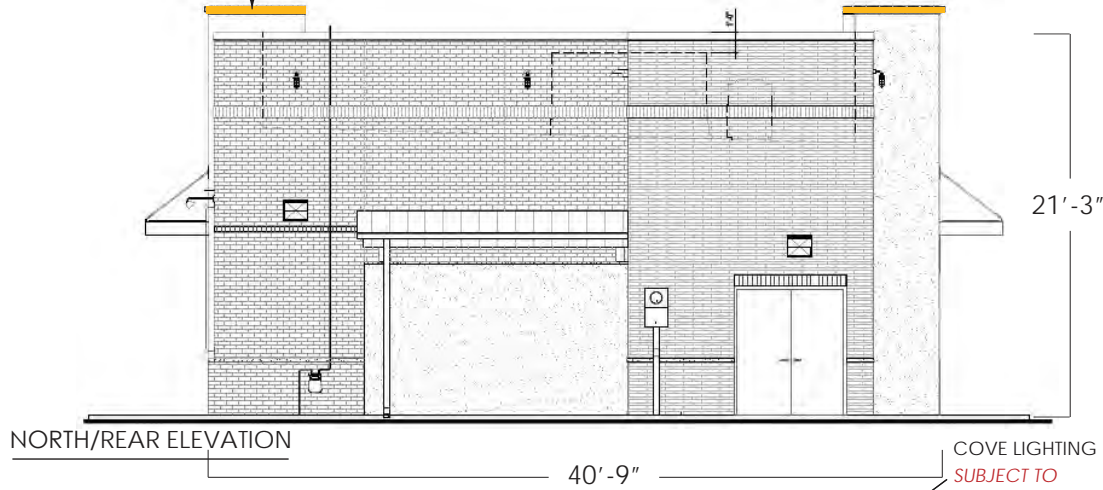
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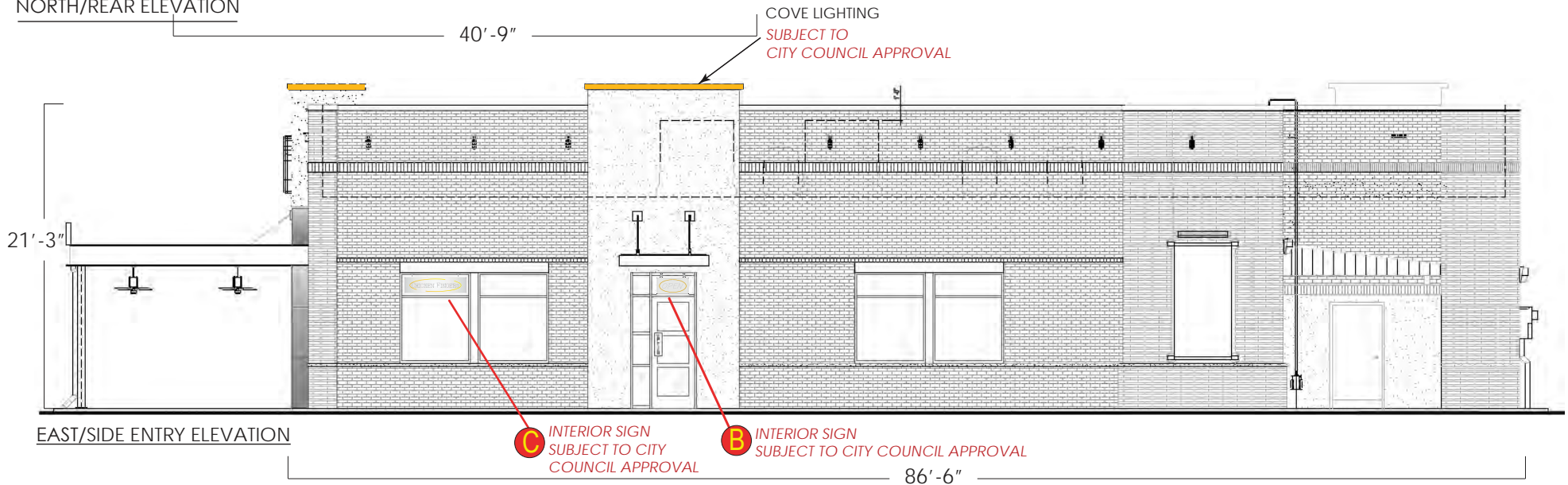
ELEVATIONS

COVE LIGHTING
SUBJECT TO
CITY COUNCIL APPROVAL



	QTY.	CODE	DESCRIPTION
A	1	WS-8FT	4x8 Wall Sign
B	2	ONS	Open Sign
C	1	CFNS	Chicken Finger Neon Sign
D	1	DTMB	DT Menuboard & Awning
E	1	PSB	Presell Board
F	1	MON	Custom Monument

Scale: 3/32"=1'



DS#19-001 Exhibit E
Pg. 4 of 13



Location: Mansfield, TX

Site ID: RC0418

Date: 09/28/2018

AGI Rep: G.W.

AGI PM: Megan Wiggins

Drawn by: M. Folden

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CUTSHEET

F Custom Monument

NTE 50 SF

MAX 10' OAH, 10' OAW

ALL POLES MUST BE CONCEALED

Scale: 1/2" = 1'



DS#19-001 Exhibit E
Pg. 5 of 13



Location: Mansfield, TX

Site ID: RC0418

Date: 09/28/2018

AGI Rep: G.W.

AGI PM: Megan Wiggins

Drawn by: M. Folden

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LIMITED TO 1 PER STREET FRONT
ONLY ALLOWED EITHER ON FRONT OR
DRIVE THRU ELEVATION PER CITY



FRONT ELEVATION

30.75

Square Footage

COPY & DROP SHADOW ARE AS FOLLOWS:
'RAISING' IS FIRST SURFACE APPLIED
TRANSLUCENT VINYL 3M #3630-015 'YELLOW'
DROP SHADOW IS FIRST SURFACE APPLIED
TRANSLUCENT VINYL 3M #3630-53
'CARDINAL RED'

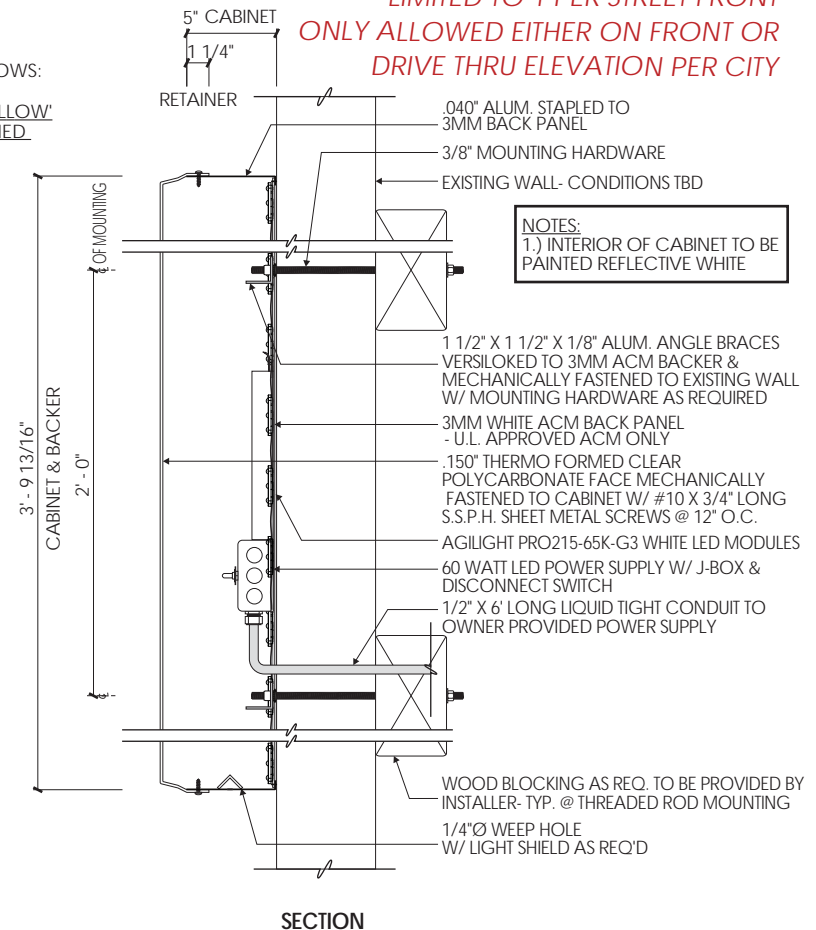
BORDER IS PAINTED 'BLACK'

BACKGROUND IS SURFACE APPLIED
TRANSLUCENT VINYL 3M #3630-73 'RED'
.150" THERMO FORMED CLEAR
POLYCARBONATE FACE
REGISTER MARK IS PAINTED 'BLACK'

DOUBLE EMBOSSED LETTERS ARE
PAINTED SECOND SURFACE 'WHITE'

EMBOSS AROUND LETTERS IS
PAINTED SECOND SURFACE 'BLACK'

EMBOSSED SURFBOARD IS AS FOLLOWS:
- SIDES ARE PAINTED TO MATCH
PANTONE #109C 'YELLOW'
- GRAPHICS ARE SECOND SURFACE
APPLIED DIGITAL PRINT



NOTES:
1.) INTERIOR OF CABINET TO BE
PAINTED REFLECTIVE WHITE

ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	1.8

COLOR CHART	
	3M #3630-15 'YELLOW'
	3M #3630-73 'RED'
	3M #3630-53 'CARDINAL RED'

DS#19-001 Exhibit E
Pg. 6 of 13



Location: Mansfield, TX

Site ID: RC0418

Date: 09/28/2018

AGI Rep: G.W.

AGI PM: Megan Wiggins

Drawn by: M. Folden

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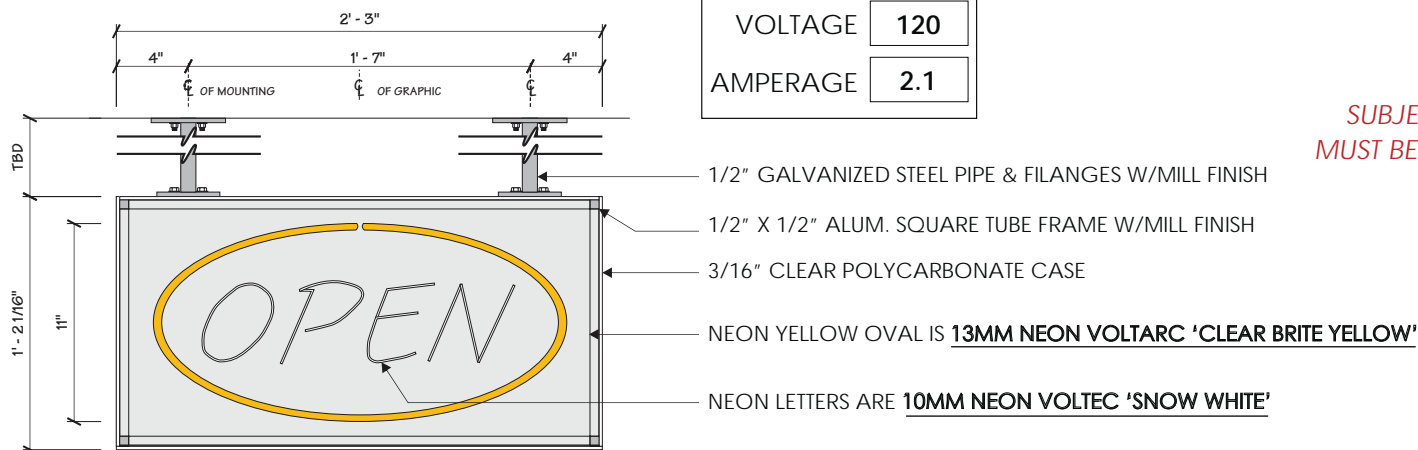


CUTSHEET

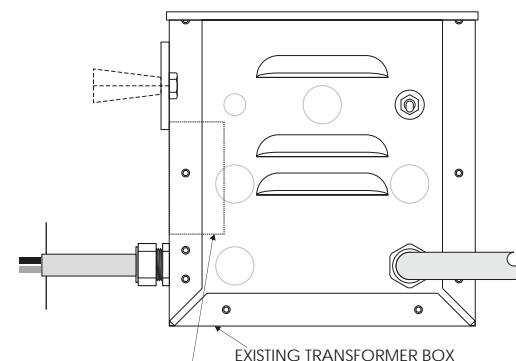
B ONS (H)
INTERIOR SIGN

PIPE LENGTH TO BE VERIFIED
SUBJECT TO CITY COUNCIL APPROVAL
MUST BE INCLUDED IN DETAILED SITEPLAN

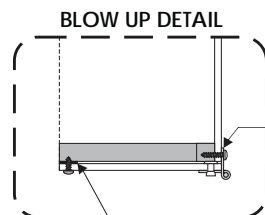
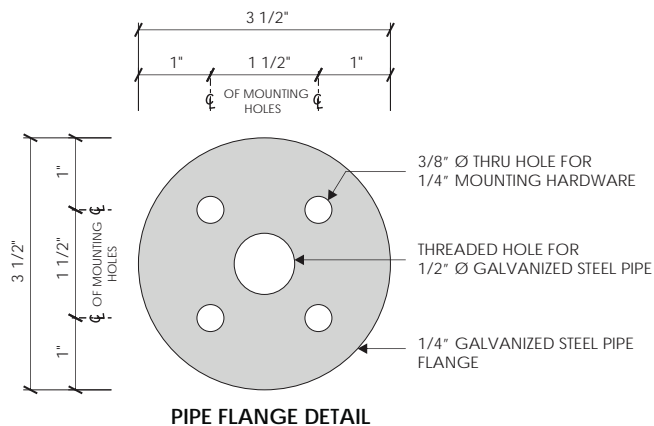
ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	2.1



NOTES:
1.) TRANSFORMER IS MOUNTED REMOTELY IN ATTIC. TRANSFORMERS ARE TO BE ELECTRONIC.



LIGHTING COMPONENTS
LC-2-12-3-C (2,000-12,000V 30 MA)
MOUNTED IN REMOVE TRANSFORMER BOX



(3) STRIPS OF 1/2" WIDE BLACK VELCRO TO CLOSE POLYCARBONATE DOOR @ TUBE FRAME
-DOOR IS SECURED W/ (2) #6 S.S.P.H. SHEET METAL SCREWS

ELECTRICAL PASS THRU MOUNTING TUBE ACCESS
REMOTE POWER IN ATTIC

TECNOLUX SILIFLEX GTO 15

NEON YELLOW SWOOPS ARE
13MM NEON VOLTARC 'CLEAR BRITE YELLOW'

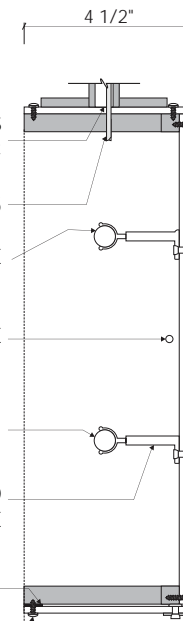
GTO WIRE

NEON LETTERS ARE **10MM VOLTEC 'SNOW WHITE'**

GRAB IT TUBE SUPPORTS ARE POP RIVETED TO BACK OF POLYCARBONATE CASE

1/2" WIDE VELCRO

DOOR IS SECURED WITH
(2) #6 S.S.P.H. SHEET METAL SCREWS



DS#19-001 Exhibit E
Pg. 7 of 13



Location: Mansfield, TX

Site ID: RC0418

Date: 09/28/2018

AGI Rep: G.W.

AGI PM: Megan Wiggins

Drawn by: M. Folden

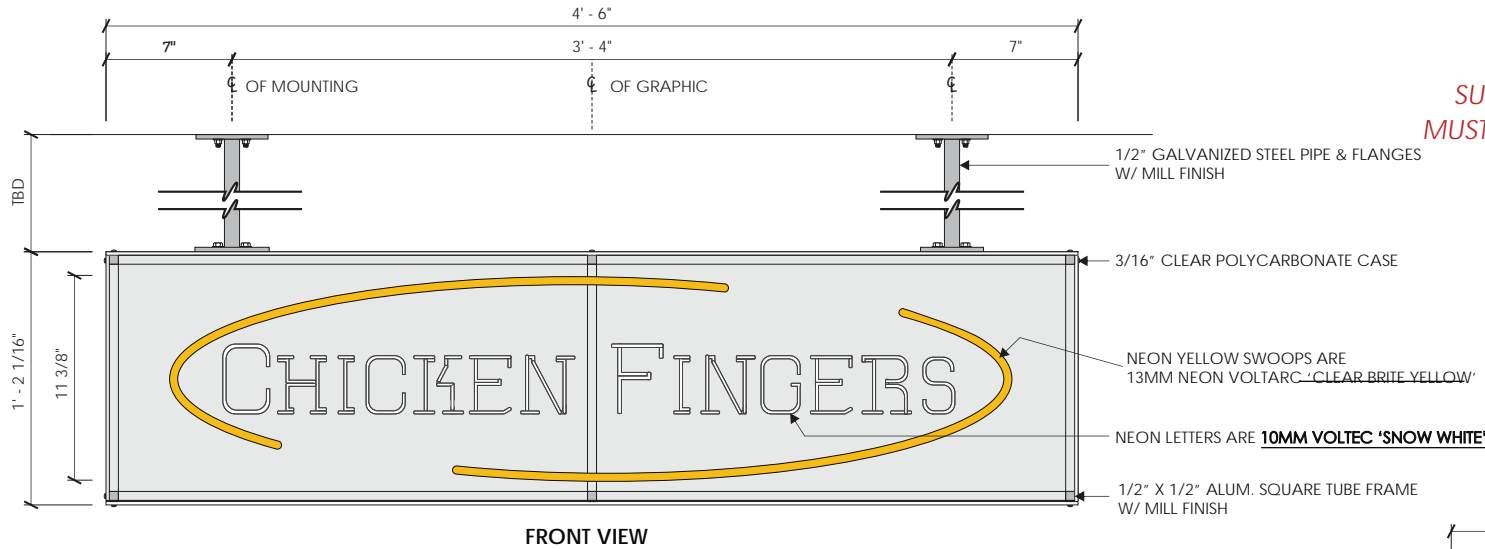
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CUTSHEET

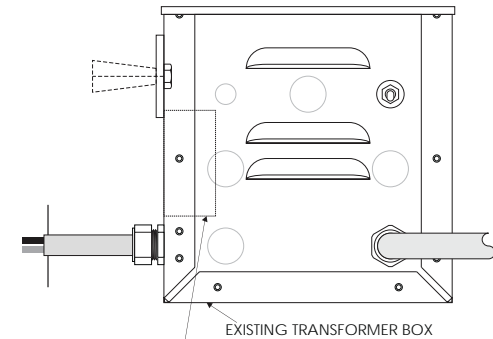
Chicken Fingers Neon Sign
INTERIOR SIGN

PIPE LENGTH TO BE VERIFIED
SUBJECT TO CITY COUNCIL APPROVAL
MUST BE INCLUDED IN DETAILED SITEPLAN



ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	2.1

NOTES:
 1.) TRANSFORMER IS MOUNTED REMOTELY
 IN ATTIC. TRANSFORMERS ARE TO BE
 ELECTRONIC.



LIGHTING COMPONENTS
 LC-2-12-3-C (2,000-12,000V 30 MA)
 MOUNTED IN REMOVE TRANSFORMER
 BOX

ELECTRICAL TO PASS THRU MOUNTING TUBE TO ACCESS
 REMOTE POWER IN ATTIC

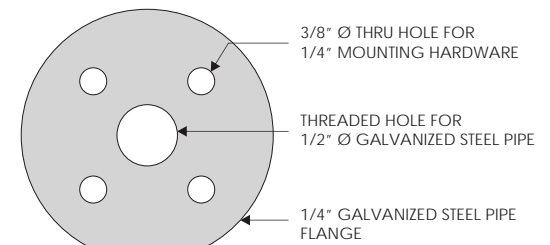
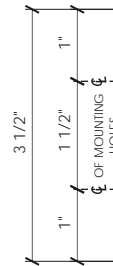
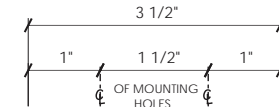
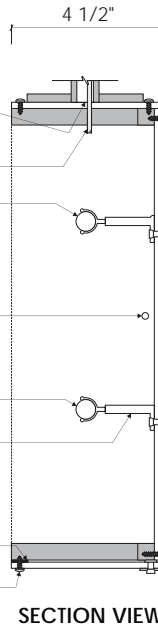
TECNOLUX SILIFLEX GTO 15
 NEON YELLOW SWOOPS ARE
 13MM NEON VOLTARC 'CLEAR BRITE YELLOW'

NEON LETTERS ARE **10MM VOLTEC 'SNOW WHITE'**

GRAB IT TUBE SUPPORTS ARE POP RIVETED
 TO BACK OF POLYCARBONATE CASE

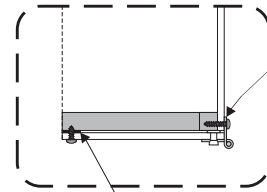
1/2" WIDE VELCRO

DOOR IS SECURED W/
 (2) #5 S.S.P.H. SHEET METAL SCREWS



PIPE FLANGE DETAIL

BLOW UP DETAIL



1 1/2" CONTINUOUS PIANO HINDGE IS POP
 RIVETED TO POLYCARBONATE BOTTOM & MECHANICALLY
 FASTENED TO POLYCARBONATE BACKER & ALUM. TUBE FRAME
 2/ #6 S.S.P. H. SHEET METAL SCREWS

(3) STRIPS OF 1/2" WIDE BLACK VELCRO TO CLOSE
 POLYCARBONATE DOOR @ TUBE FRAME
 -DOOR IS SECURED W/ (2) #6 S.S.P.H. SHEET METAL SCREWS

DS#19-001 Exhibit E
 Pg. 8 of 13



Location: Mansfield, TX

Site ID: RC0418

Date: 09/28/2018

AGI Rep: G.W.

AGI PM: Megan Wiggins

Drawn by: M. Folden

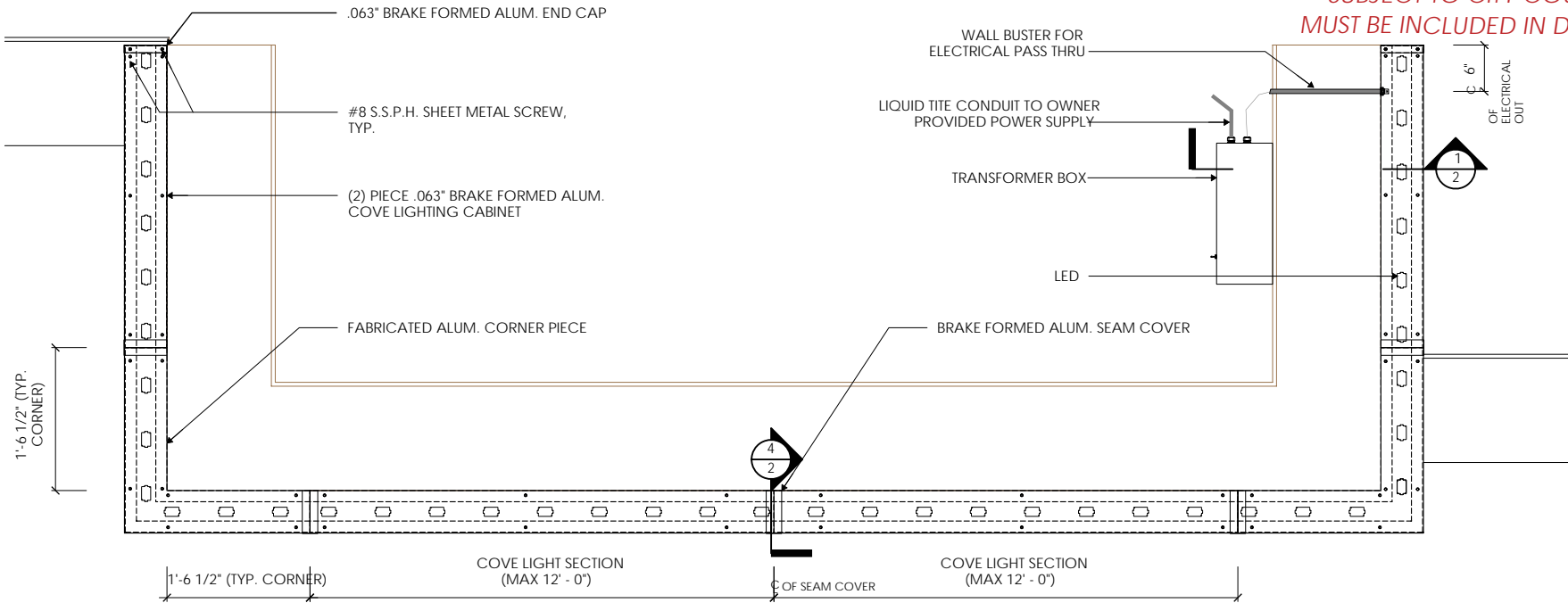
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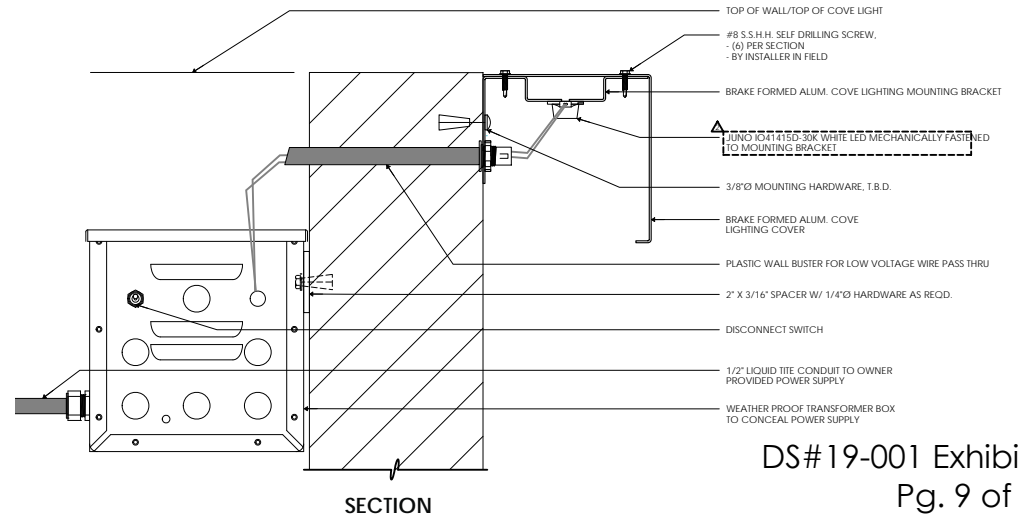
CUTSHEET

Cove Lighting Juno

**SUBJECT TO CITY COUNCIL APPROVAL
MUST BE INCLUDED IN DETAILED SITEPLAN**



EXAMPLE PLAN VIEW



SECTION

DS#19-001 Exhibit E
Pg. 9 of 13



Location: Mansfield, TX

Site ID: RC0418

Date: 09/28/2018

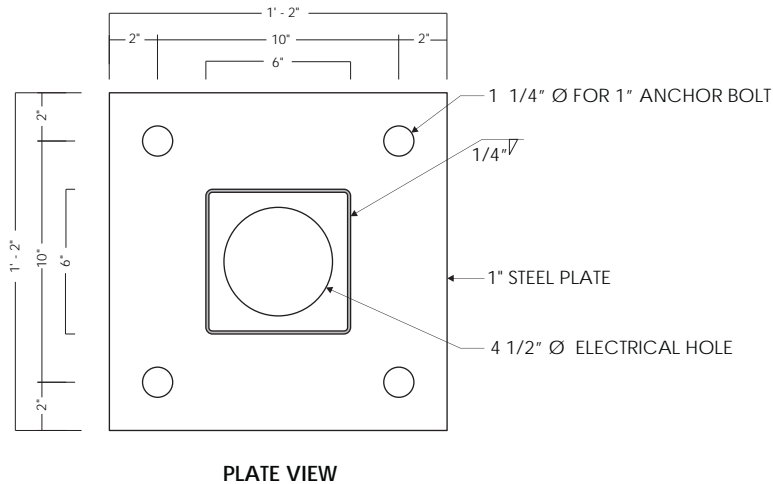
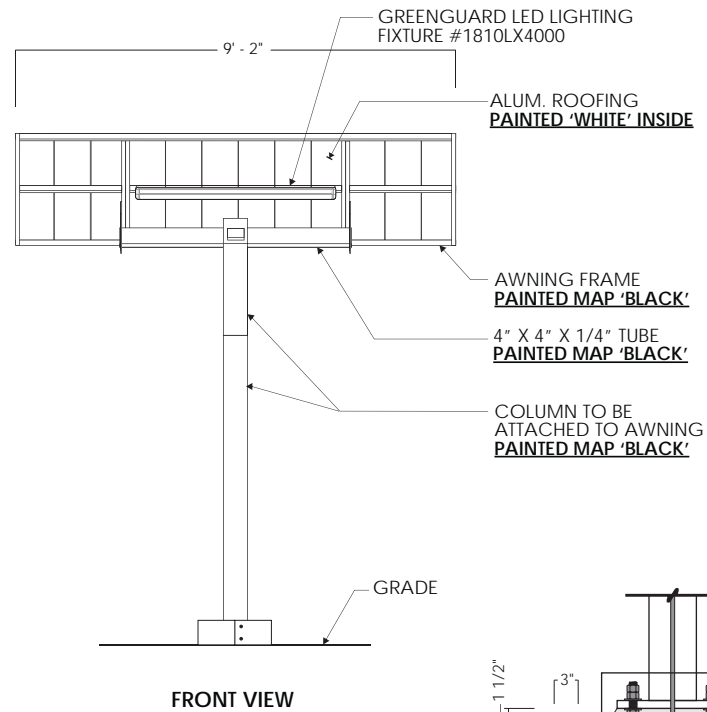
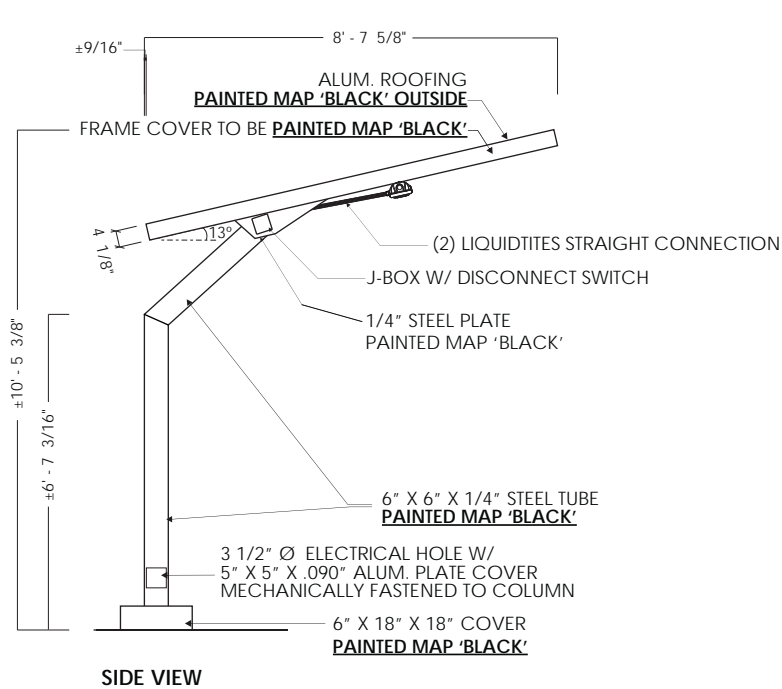
AGI Rep: G.W.

AGI PM: Megan Wiggins

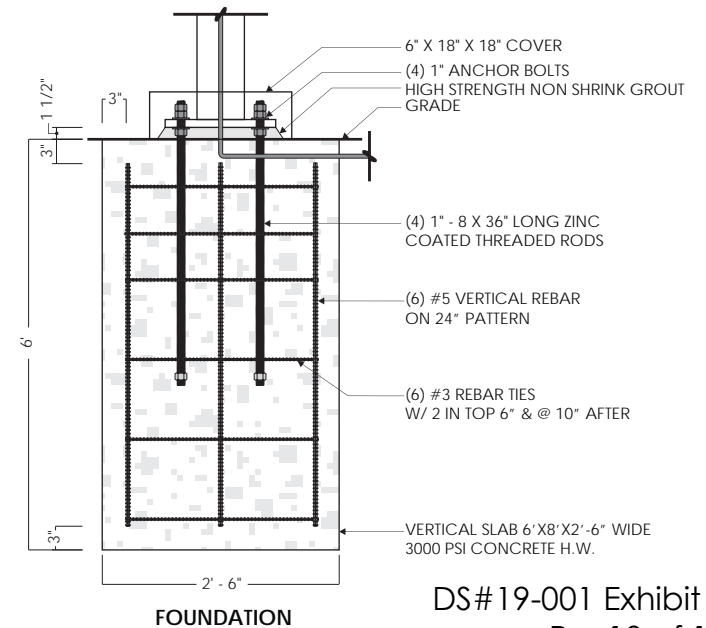
Drawn by: M. Folden

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ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	0.5



DS#19-001 Exhibit E
Pg. 10 of 13



Location: Mansfield, TX

Site ID: RC0418

Date: 09/28/2018

AGI Rep: G.W.

AGI PM: Megan Wiggins

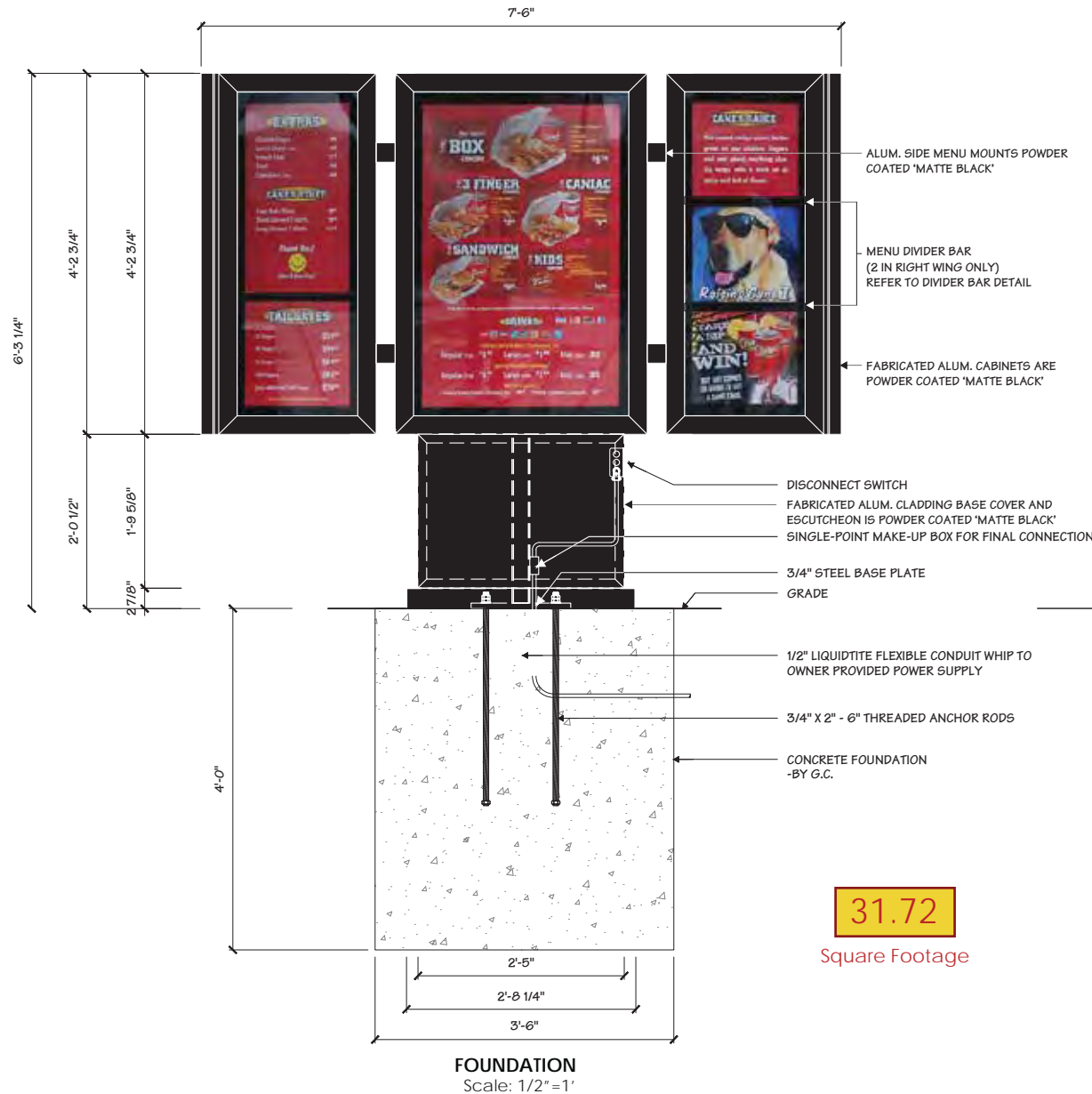
Drawn by: M. Folden

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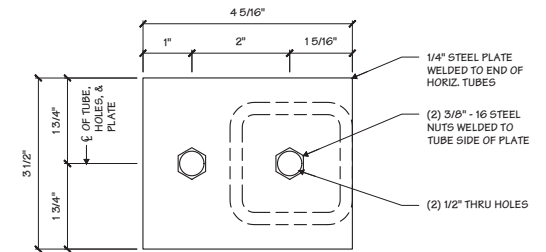
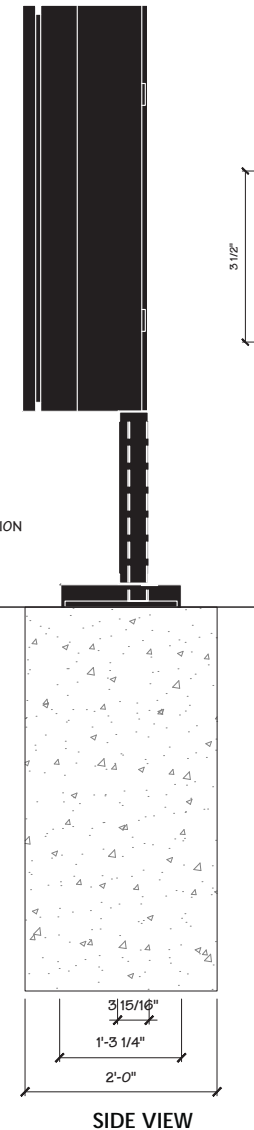


CUTSHEET

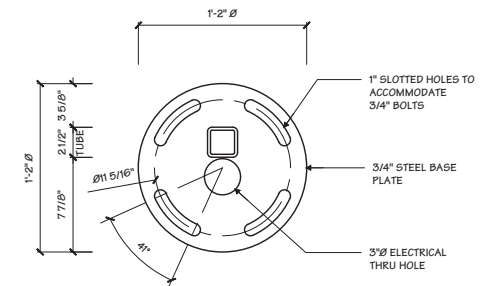
Drive Thru Menu Board



31.72
Square Footage



MATCH PLATE
Scale: 3" = 1'



BASE PLATE
Scale: 3/4" = 1'

DS#19-001 Exhibit E
Pg. 11 of 13



Location: Mansfield, TX

Site ID: RC0418

Date: 09/28/2018

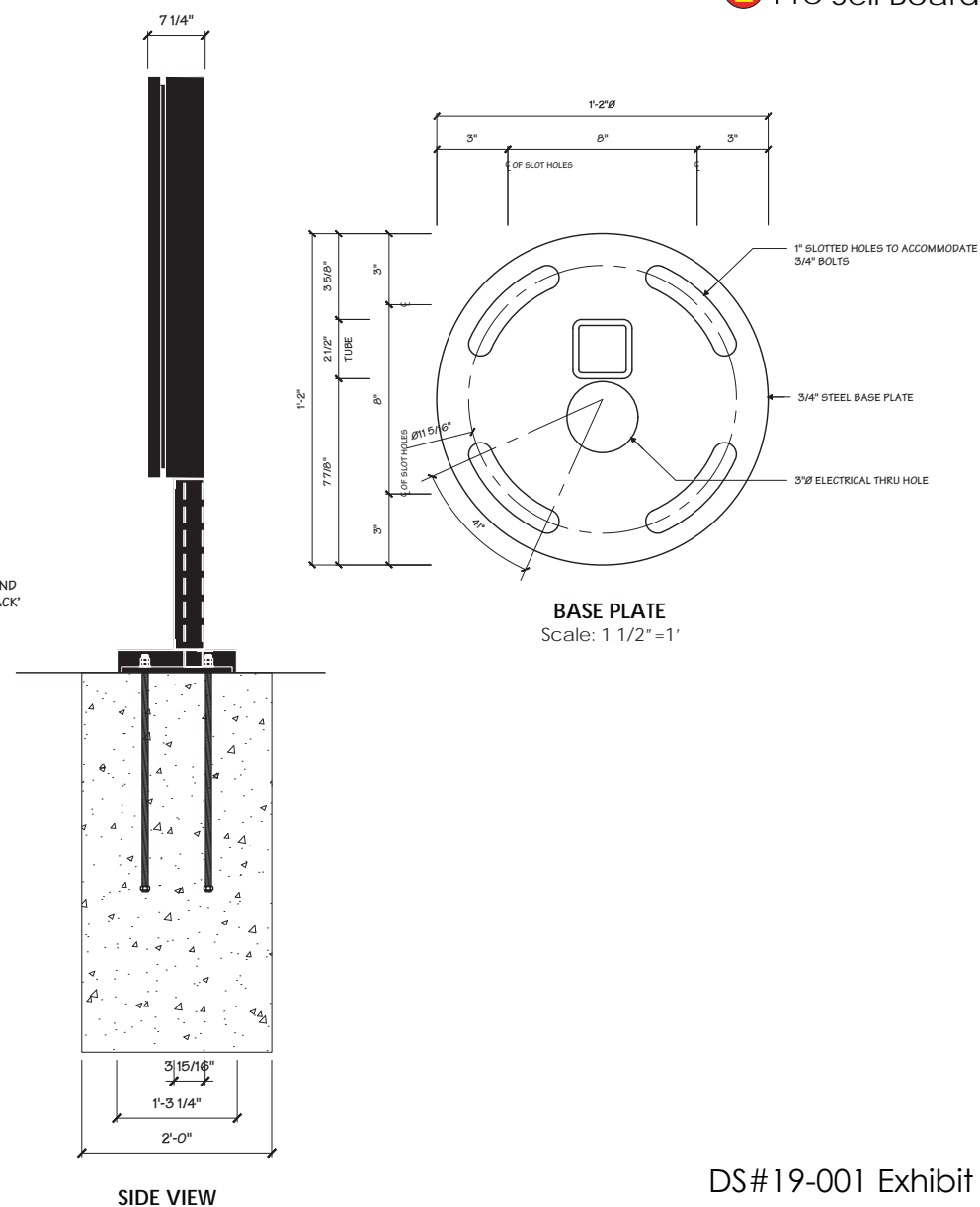
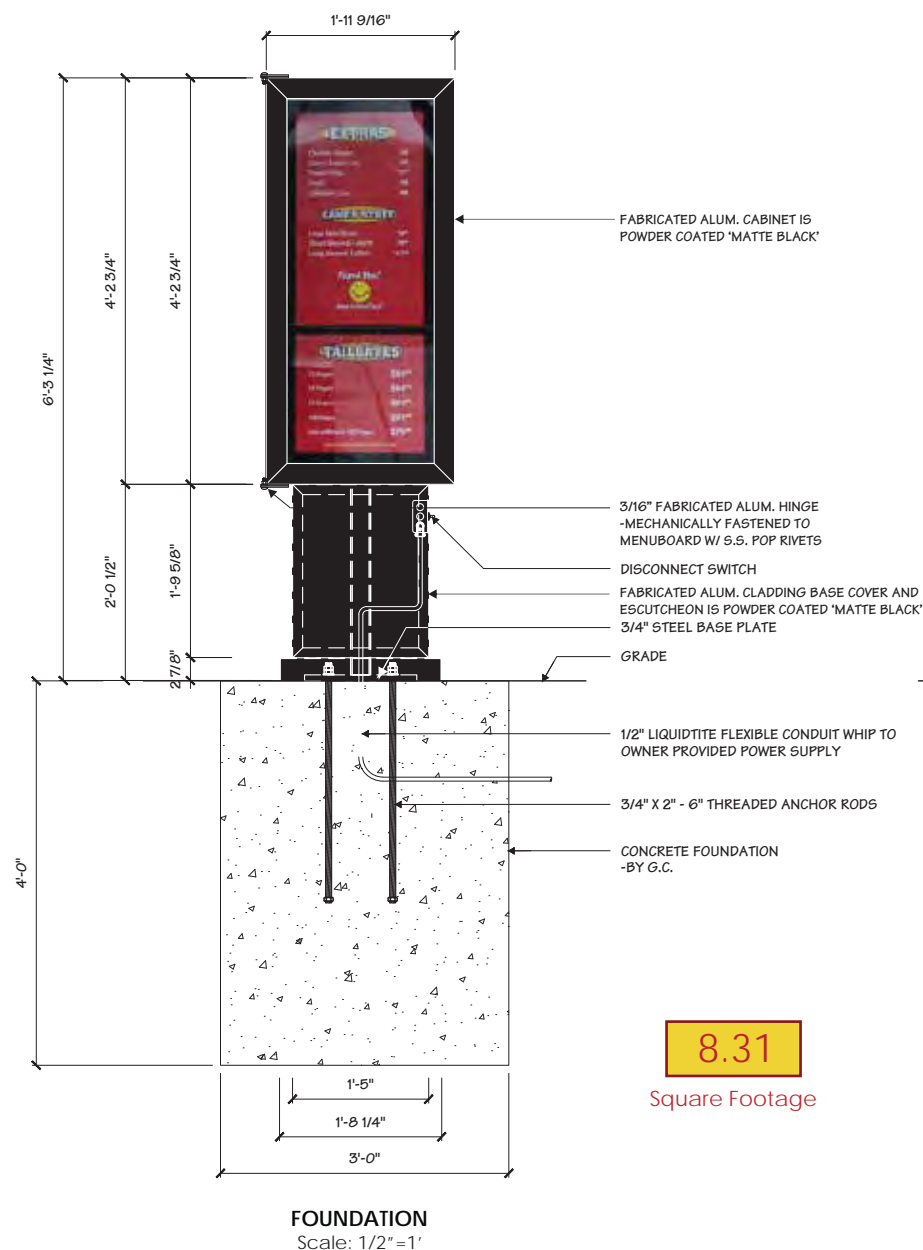
AGI Rep: G.W.

AGI PM: Megan Wiggins

Drawn by: M. Folden

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DS#19-001 Exhibit E
Pg. 12 of 13



Location: Mansfield, TX

Site ID: RC0418

Date: 09/28/2018

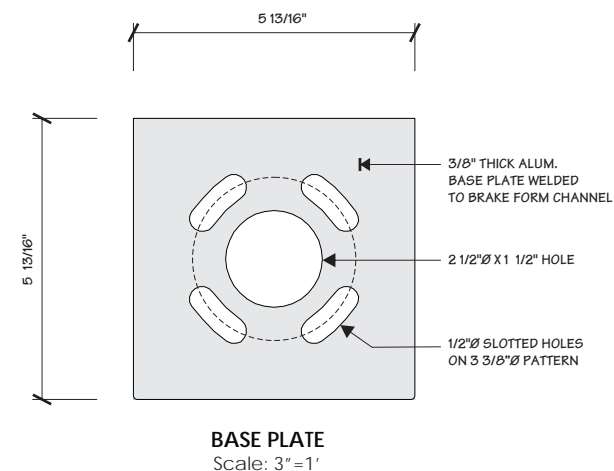
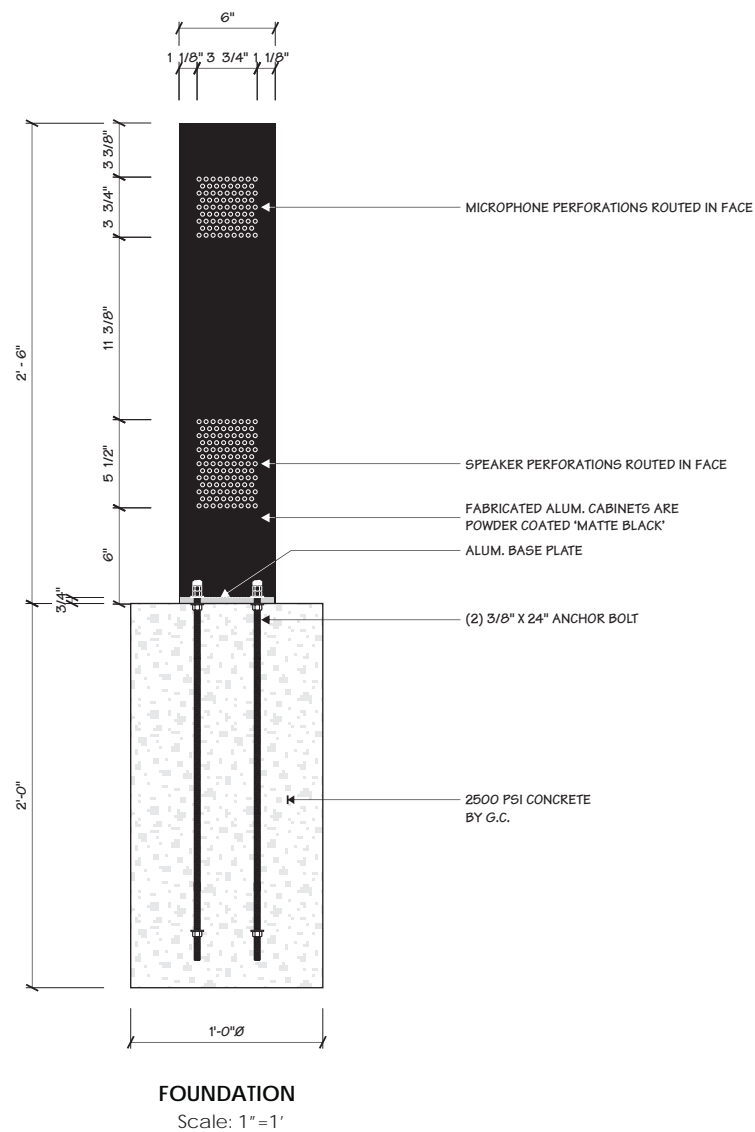
AGI Rep: G.W.

AGI PM: Megan Wiggins

Drawn by: M. Folden

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DS#19-001 Exhibit E
Pg. 13 of 13



Location: Mansfield, TX

Site ID: RC0418

Date: 09/28/2018

AGI Rep: G.W.

AGI PM: Megan Wiggins

Drawn by: M. Folden

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