

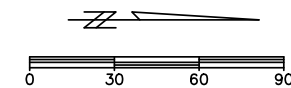


**ZONED: R-2**  
**USE: RESIDENTIAL**











$L=460.28'$   
 $R=1375.30'$   
 $D=19^{\circ}10'32''$   
 $CH=N10^{\circ}11'02''W$   
 $CL=458.13'$

**ZONED: R-2**  
**USE: RESIDENTIAL**

SITE DATA CHART	
EXISTING ZONING	U
PROPOSED ZONING	PD
EXISTING USE	VACANT
PROPOSED USE	RESTAURANT
LOT AREA	4,411 AC
BUILDING AREA (2-UNITS)	9,058 SF
<u>BUILDING SETBACKS</u>	
FRONT:	25' MIN.
SIDE:	25' MIN.
REAR:	25' MIN.
PARKING REQ'D	1 SPACE/100 SF 91 REQUIRED 151 PROVIDED
OPEN SPACE AREA	40,500 SF
BUILDING HEIGHT	35' MAX.
IMPERVIOUS AREA	77,700 SF



## LEGEND

	PROPOSED LANDSCAPE /SEEDING AREAS
	PROPOSED CONCRETE SIDEWALK
	LIGHT DUTY CONCRETE PAVEMENT
	MEDIUM DUTY CONCRETE DRIVEWAY
	HEAVY DUTY CONCRETE PAVEMENT
	UNIT COUNT
	EXPANSION JOINTS
	E.O.P.
	B.F.R.
	LIGHT POLE

PROPOSED  
LOT 8R2  
1.078 AC.  
46,980 S.F.

PROPOSED  
LOT 8R1  
3.350 AC.  
145,943 S.F.

4.428 AC.  
192,923 S.F.  
ZONED: U

NORTH RICHLAND HILLS,  
TEXAS MUNICIPALITY  
OC. NO. D221175420  
O.P.R.T.C.T.

**ZONED: R-2**  
**USE: RESIDENTIAL**

**ZONED: LR**  
**USE: RETAIL**

**OWNER/DEVELOPER**  
PROJECT: Lot 8, Block 33  
NOR-EAST ADDITION  
CONTACT: COURTNEY LINDLEY  
5040 ADDISON CIRCLE, STE. 250  
ADDISON, TEXAS 75001  
972-693-5827  
courtney@courtneylindley.com

**ENGINEER**  
**JHF ENGINEERING**  
8738 FM 225 S  
LANEVILLE, TEXAS 75667  
CONTACT: JAKE FEARS, P.E.  
(903) 646-8340  
EMAIL: [jakefears@JHFEEngineering.com](mailto:jakefears@JHFEEngineering.com)

- GENERAL NOTES:**
1. ALL COORDINATES ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
  2. DIMENSIONS SHOWN ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
  3. ALL PROPOSED CURB RADIUS ARE 2.5' B/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
  4. SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
  5. ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

**PRELIMINARY PLANS  
FOR PROJECT REVIEW.  
NOT FOR  
CONSTRUCTION,  
BIDDING OR PERMIT  
PURPOSES.**  
Prepared By/Or Under  
Direct Supervision Of  
Jacob H. Fears, PE  
Texas Registration  
No. 99376  
On Date Shown Below.

COPYRIGHT ©  
JHF ENGINEERING, PLLC.  
LAST SHEET EDIT  
DATE  
JE# 25009

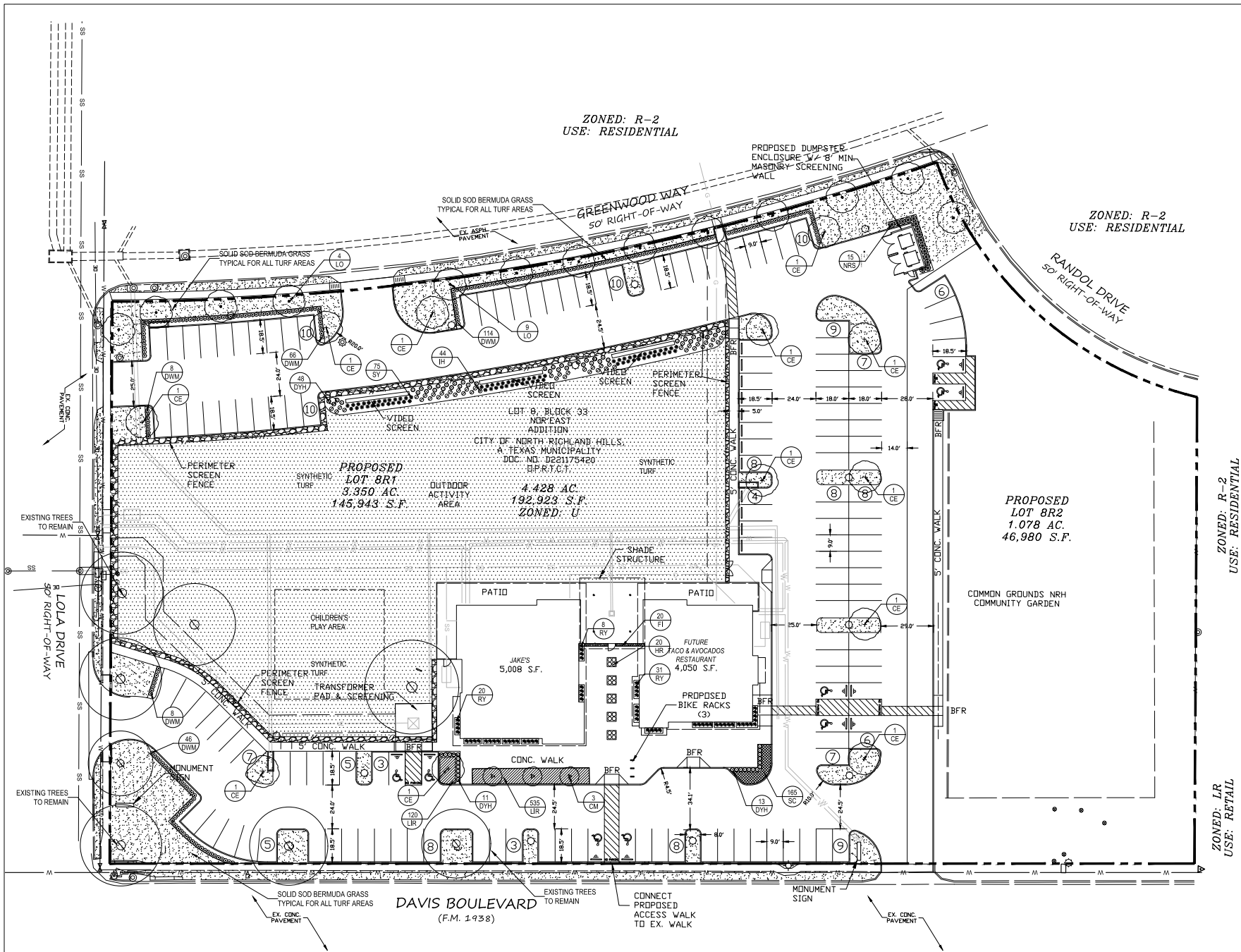
**SHEET No.**  
**S101**

**JHF ENGINEERING, PLLC.**  
**ENGINEERS LAND PLANNERS**  
8738 FM 225 S LANEVILLE, TEXAS 75667 PHONE (903)646-8340  
FIRM No. F-20771

**JAKES BURGERS  
NORTH RICHLAND HILLS,  
TEXAS**

## SITE PLAN

PRINTED: 8/4/2025 STB FILE: WIER-PAVING.STB LAST SAVED: 8/4/2025 8:37 AM SAVED BY: JHFEN FILE: S101-SITE-PLAN-25009.DWG



PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	13	Cedar Elm	Ulmus crassifolia	3" cal.	container, 12' ht., 5' spread, 5' clear straight trunk
CM	3	Crape Myrtle	Lagerstrœmia indica	2" cal.	container, 6' ht., 4' spread, multi trunk
LO	11	Live Oak	Quercus virginiana	3" cal.	container, 12' ht., 5' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DYH	72	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	3 gal.	container, 12" ht., 12" spread
DWM	241	Dwarf Wax Myrtle	Myrica pusilla	24" ht. min.	container, 24" ht., 24" spread (Parking lot screen must be 24" min. ht. at time of planting)
FI	20	Fig Ivy	Ficus pumila	1 gal.	container, staked and trained to the metal fence
NRS	15	Nelle R. Stevens	Ilex x 'Nelle R. Stevens'	7 gal.	container, 24" ht., 18" spread
IH	44	Indian Hawthorne	Raphiolepis indica 'Iduna'	3 gal.	container, 18" ht., 18" spread
SY	75	Soft Leaf Yucca	Yucca recurvifolia	3 gal.	container, 18" ht., 18" spread
RY	59	Red Yucca	Hesperaloe parviflora	3 gal.	container, 18" ht., 18" spread
HR	20	Horsetail Reed	Equisetum hyemale	3 gal.	container, 18" ht., 18" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LJR	655	Liriope	Liriope muscari	4" pots	container, well rooted
SC	165	Seasonal Color		4" pots	container, well rooted
		'419' Bermuda grass	Cynodon dactylon '419'		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

PLANT MATERIAL SCHEDULE

TOTAL LANDSCAPE AREA: 146,209 S.F.			
	REQUIRED	PROVIDED	
TOTAL SITE LANDSCAPED AREA			
A) AT LEAST 15% OF THE SITE MUST BE MAINTAINED IN A LANDSCAPED AREA	21,932 S.F. (15%)	64,959 S.F. (45%)	
TOTAL SITE LANDSCAPED AREA			
A) THE LANDSCAPE SETBACK MUST BE 15 FEET ADJACENT TO ALL PUBLIC STREET RIGHTS-OF-WAY	REQUIRED	PROVIDED	
B) 1 TREE / 50 LINEAR FEET REQUIRED IN LANDSCAPE SETBACK GREENWOOD WAY: (500 L.F. / 50 L.F.) = 10 TREES LOLA DRIVE: (308 L.F. / 50 L.F.) = 6 TREES DAVIS BLVD.: (437 L.F. / 50 L.F.) = 9 TREES	10 TREES 6 TREES 9 TREES	11 TREES 1 TREE + 5 EXISTING 0 TREES	
C) 10 SHRUBS / 50 LINEAR FEET REQUIRED IN LANDSCAPE SETBACK GREENWOOD WAY: (500 L.F. / 50 L.F.) X 10 = 100 SHRUBS LOLA DRIVE: (308 L.F. / 50 L.F.) X 10 = 60 SHRUBS DAVIS BLVD.: (437 L.F. / 50 L.F.) X 10 = 90 SHRUBS	100 SHRUBS 60 SHRUBS 90 SHRUBS	170 SHRUBS 69 SHRUBS 0 SHRUBS	
D) LANDSCAPE ENTRANCE ISLANDS MUST BE PLANTED WITH SMALL SHRUBS PLACED AT 3' CENTERS	REQUIRED	PROVIDED	
PARKING LOT REQUIREMENTS			
A) PARKING SPACES ADJACENT TO PUBLIC RIGHT- OF-WAY MUST BE SCREENED BY SOLID SCREENING BARRIER	REQUIRED	PROVIDED	
B) ALL PARKING LOTS MUST CONTAIN AT LEAST 5% LANDSCAPE AREA, (63,666 S.F. X 5%) = XX S.F.	3,184 S.F. (5%)	4,810 S.F. (8%)	
C) 1 LARGE/CANOPY TREE PER 20 PARKING SPACES, PLANTED IN AN ISLAND (145 SPACES / 20) = 8 TREES	8 TREES	12 TREES	
D) ALL PARKING SPACE MUST BE LOCATED WITHIN 100 FEET OF A LARGE/CANOPY TREE	REQUIRED	PROVIDED	
E) DRIVE APPROACH MUST INCLUDE PARKING ENTRANCE ISLANDS ON EACH SIDE OF THE DRIVEWAY. ISLANDS MUST BE PERPENDICULAR TO PROPERTY LINE. MUST MEASURE 18 FEET IN LENGTH AS MEASURED FROM END OF LANDSCAPE SETBACK, AND 6' WIDE. PLANTING INCLUDE SMALL SHRUBS 3 FEET ON CENTER.	REQUIRED	PROVIDED	

REVISIONS

CITY COMMENTS 08.04.2025

RESTAURANT PARK  
**JAKES**  
SITE WORK AND SHELL BUILDINGS PERMIT SET  
5301 DAVIS BOULEVARD, BUILDING 100  
NORTH RICHLAND HILLS, TEXAS 76180

DONALD F. 10300 N Central Expressway  
SOPRANZI Suite 450 Dallas, Texas 75231  
AAA LEEDAP Telephone: 817-903-6663  
ARCHITECT dons@dfsarchitect.com



Signature

Sealed

Date 08.04.2025

Scale 1"=30'-0"

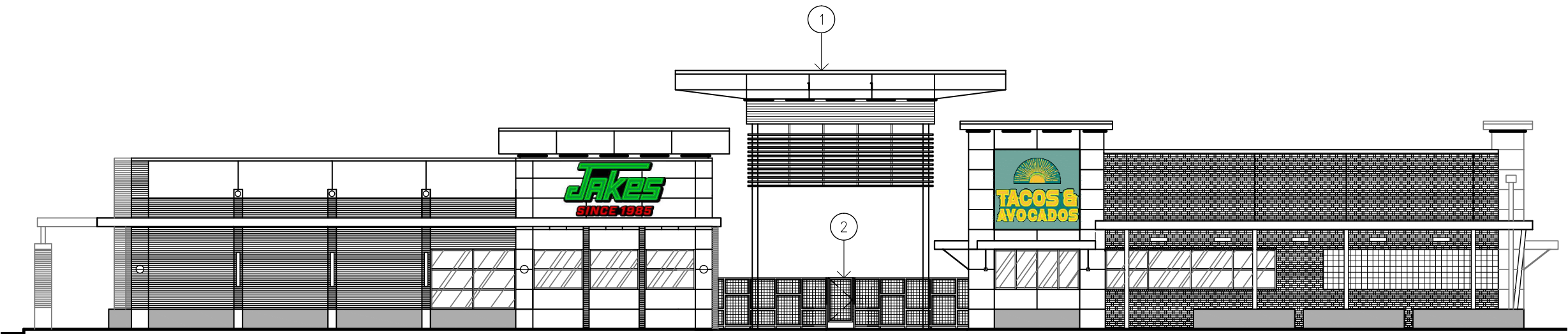
Drawn SB, CT

Job 2025-003

L2



LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
1782 W. McDERMOTT DR.  
ALLEN, TEXAS 75013  
(469) 369-4448  
CHRIS@STUDIOGREENSPOT.COM



LEGEND:

- ① SHADE STRUCTURE BEYOND
- ② TRELLIS WITH EXIT GATE BEYOND

EAST ELEVATION



DONALD F.  
SOPRANZI  
AIA, LEED-AP  
ARCHITECT

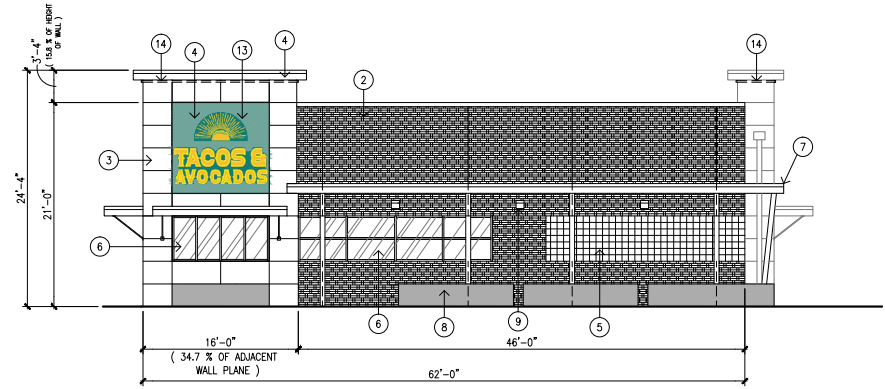
JAKES / TACOS & AVOCADOS  
5301 DAVIS BOULEVARD

NORTH RICHLAND HILLS, TEXAS



south

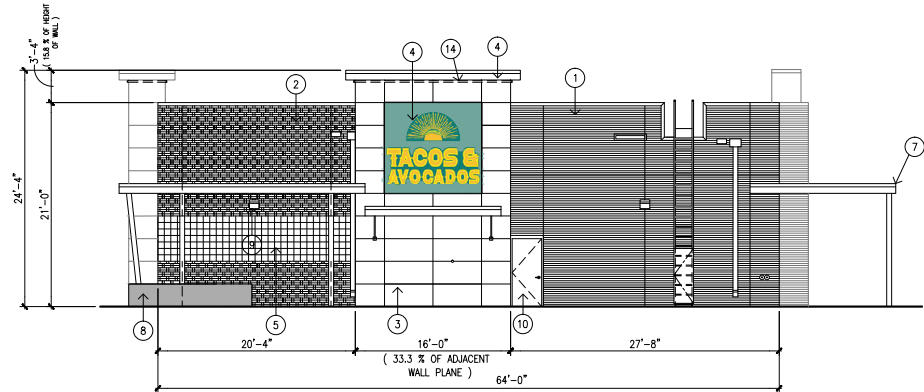
total facade	1,371.7 sf	
total glass/doors	139.9 sf	10.1%
net facade	1,231.8 sf	
total brick	634.6 sf	51.6%
total stone	193.2 sf	15.7%
total tile	95.6 sf	7.7%
total stucco	105.2 sf	8.5%
total metal	202.9 sf	16.5%



EAST ELEVATION

east

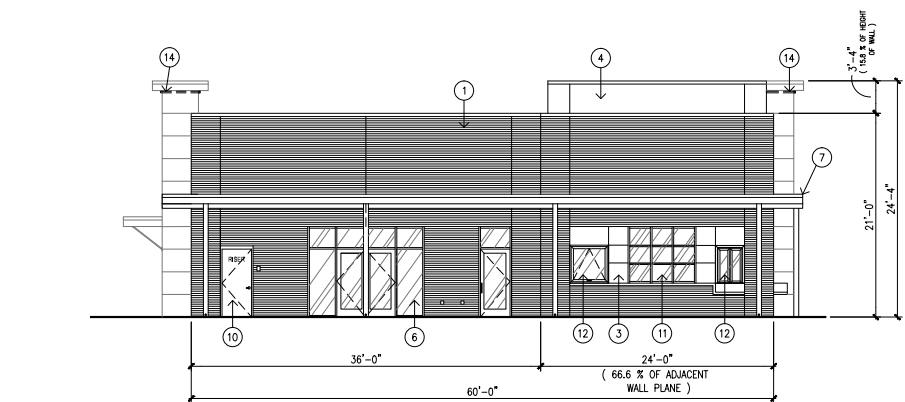
total facade	1,408.7 sf	
total glass/doors	24.7 sf	1.7%
net facade	1,384.0 sf	
total brick	795.2 sf	57.9%
total stone	264.9 sf	19.6%
total tile	92.6 sf	6.7%
total stucco	105.3 sf	7.8%
total metal	110.9 sf	8.0%



NORTH ELEVATION

north

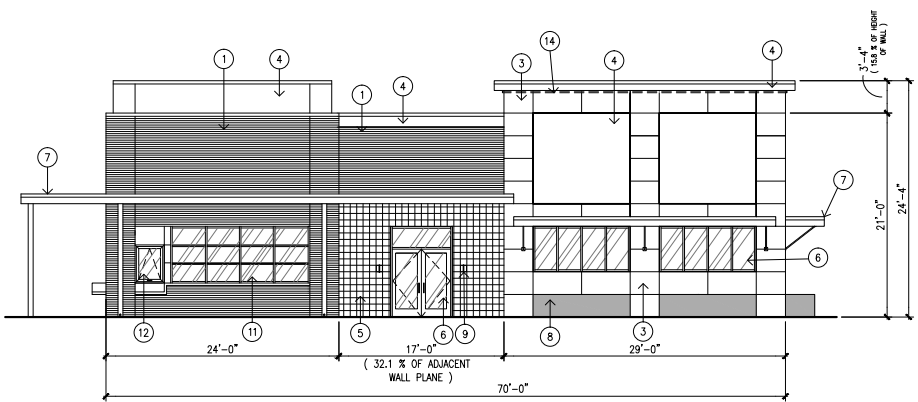
total facade	1,343.6 sf	
total glass/doors	236.2 sf	17.5%
net facade	1,107.4 sf	
total brick	855.4 sf	77.6%
total stone	36.7 sf	3.4%
total tile	0 sf	0.0%
total stucco	67.5 sf	6.2%
total metal	139.8 sf	12.8%



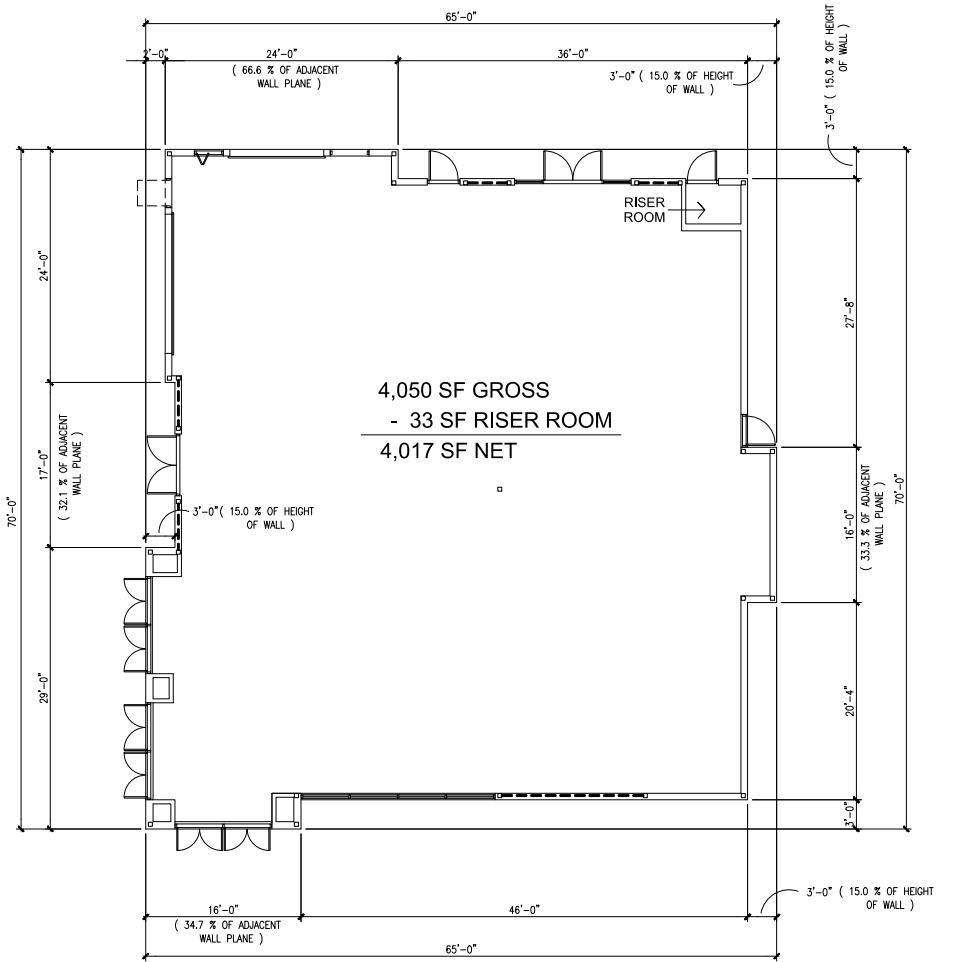
WEST ELEVATION

west

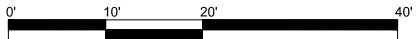
total facade	1,663.4 sf	
total glass/doors	248.3 sf	14.9%
net facade	1,415.1 sf	
total brick	473.6 sf	34.0%
total stone	331.4 sf	23.6%
total tile	138.8 sf	9.8%
total stucco	285.0 sf	20.0%
total metal	178.1 sf	12.6%



SOUTH ELEVATION



FLOOR PLAN



LEGEND

MATERIALS AND COLOR PALETTE

- 1 FACE BRICK (FIELD) - RED WITH WHITE WASH
- 2 FACE BRICK (PATTERNED) - RED WITH WHITE WASH
- 3 LIMESTONE - OFF WHITE
- 4 STUCCO - OFF WHITE
- 5 TILE - DECORATIVE
- 6 STOREFRONT / GLAZING - BRONZE ANODIZED / CLEAR
- 7 CANOPIES - GRAY
- 8 WEATHERING STEEL PLANTERS
- 9 ENHANCED EXTERIOR LIGHTING - WALL SCONCES
- 10 HOLLOW METAL DOOR AND FRAME - PAINTED TO MATCH BRICK
- 11 OVERHEAD DOOR
- 12 OPERABLE WINDOW
- 13 BUILDING SIGNAGE
- 14 ORANGE NEON ACCENT BANDING

ARTICULATION STANDARDS

- 1 VERTICAL ARTICULATION
- 2 HORIZONTAL ARTICULATION
- 3 TRI-PARTITE ARCHITECTURE

ORNAMENTATION STANDARDS

- 1 ENHANCED EXTERIOR LIGHTING - WALL SCONCES
- 2 CHANGES IN MATERIAL SELECTION, MODULE SIZE, AND COLOR
- 3 CORNICE

CONSERVATION STANDARDS

- 1 COOL ROOF
- 2 CANOPIES
- 3 SHADE STRUCTURE



Architect's Stamp

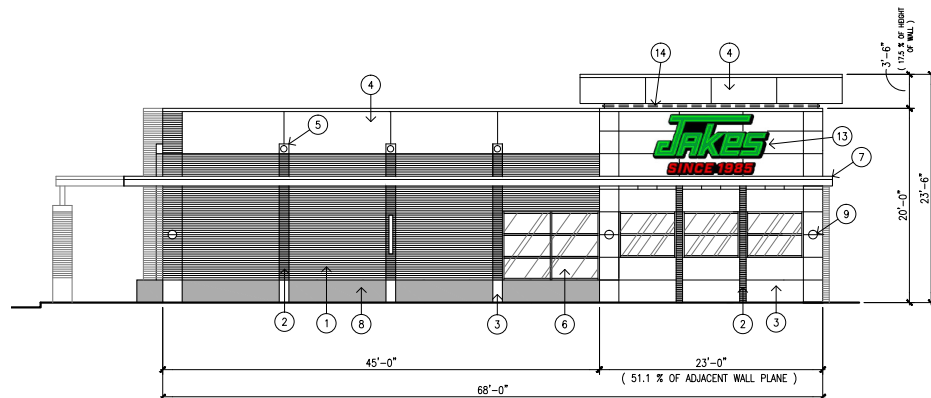
A - 2

DONALD F. SOPRANZI  
AIA, LEED-AP  
ARCHITECT

NORTH RICHLAND HILLS, TEXAS

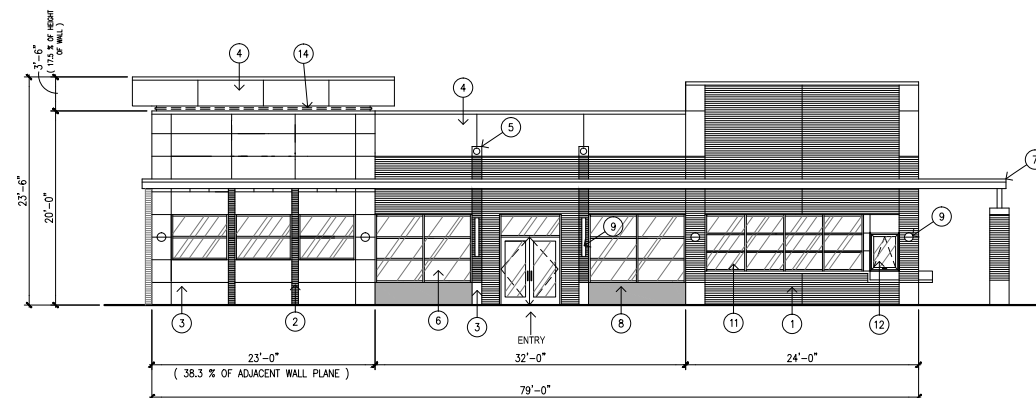
TACOS & AVOCADOS  
5301 DAVIS BOULEVARD

total facade	1,463.2 sf	
total glass/doors	152.5 sf	10.4%
net facade	1,310.7 sf	
total brick	494.6 sf	37.8%
total stone	345.2 sf	26.3%
total stucco	266.3 sf	20.0%
total metal	204.0 sf	15.9%



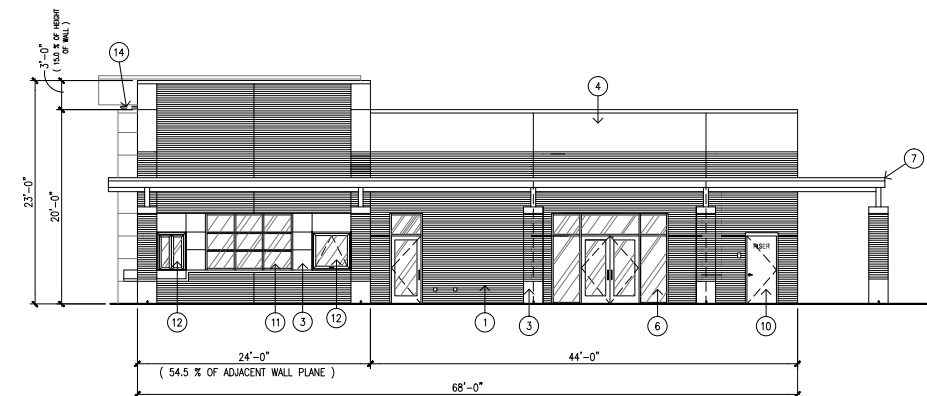
EAST ELEVATION

total facade	1,754.0 sf	
total glass/doors	389.3 sf	22.2%
net facade	1,364.7 sf	
total brick	580.4 sf	42.9%
total stone	355.9 sf	26.5%
total stucco	249.0 sf	18.6%
total metal	160.6 sf	12.0%



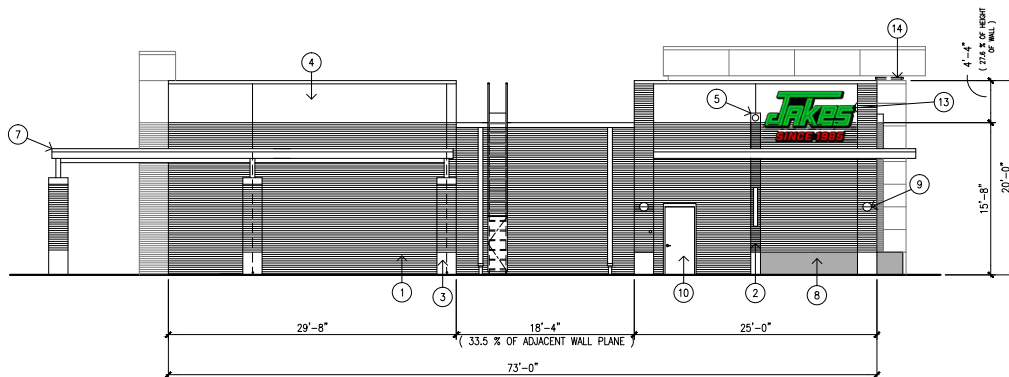
NORTH ELEVATION

total facade	1,448.9 sf	
total glass/doors	248.4 sf	17.1%
net facade	1,200.5 sf	
total brick	788.7 sf	66.0%
total stone	60.1 sf	5.2%
total stucco	204.0 sf	17.2%
total metal	139.0 sf	11.6%

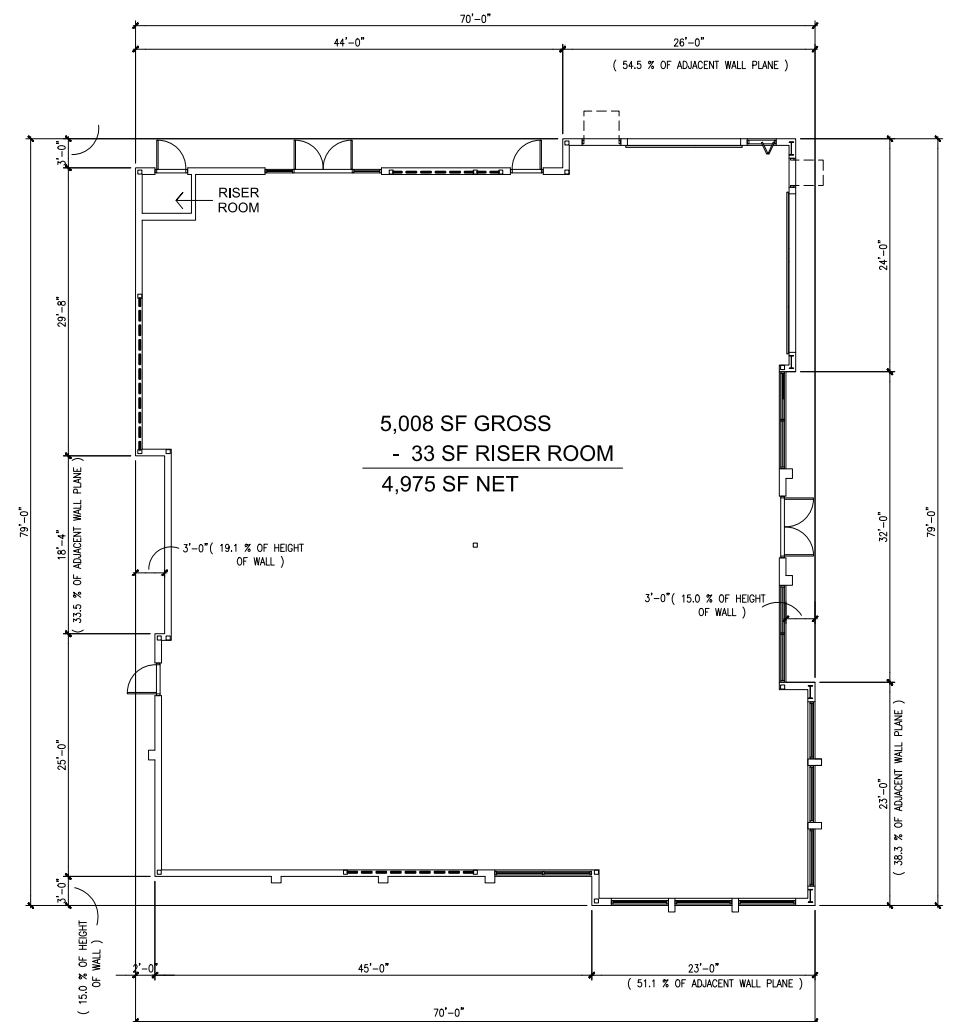


WEST ELEVATION

total facade	1,408.1 sf	
total glass/doors	24.7 sf	1.7%
net facade	1,383.4 sf	
total brick	998.4 sf	72.2%
total stone	24.3 sf	1.7%
total stucco	201.6 sf	14.7%
total metal	158.4 sf	11.4%



SOUTH ELEVATION


**FLOOR PLAN**

## MATERIALS AND COLOR PALETTE

- ① FACE BRICK (FIELD) - TAN
- ② FACE BRICK (ACCENT) - BROWN
- ③ LIMESTONE - OFF WHITE
- ④ STUCCO - BEIGE
- ⑤ CAST STONE - MEDALLIONS
- ⑥ STOREFRONT / GLAZING - CLEAR ANODIZED / CLEAR
- ⑦ CANOPIES - GRAY
- ⑧ WEATHERING STEEL PLANTERS
- ⑨ ENHANCED EXTERIOR LIGHTING - WALL SCONCES
- ⑩ HOLLOW METAL DOOR AND FRAME - PAINTED TO MATCH BRICK
- ⑪ OVERHEAD DOOR
- ⑫ OPERABLE WINDOW
- ⑬ BUILDING SIGNAGE
- ⑭ GREEN NEON ACCENT BANDING

## ARTICULATION STANDARDS

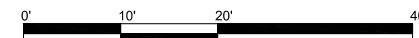
- ① VERTICAL ARTICULATION
- ② HORIZONTAL ARTICULATION
- ③ TRI-PARTITE ARCHITECTURE

## ORNAMENTATION STANDARDS

- ① ENHANCED EXTERIOR LIGHTING - WALL SCONCES
- ② CHANGES IN MATERIAL SELECTION, MODULE SIZE, AND COLOR
- ③ MEDALLIONS

## CONSERVATION STANDARDS

- ① COOL ROOF
- ② CANOPIES
- ③ SHADE STRUCTURE



Ann. E. Sprague

A - 1

DONALD E.

SOPRANZI

AIA, LEED-AP

ARCHITECT





**DETAIL: PROPOSED MONUMENT SIGN - COMBINED TENANTS**

**- DESIGN/LIGHTING: OVERALL SIGN DIMENSIONS, DETAILS & LIGHTING**

**JAKES/ TACOS & ADVOCADOS**  
**5301 DAVIS BLVD.**  
**NORTH RICHLAND HILLS, TX 76180**



NOTES:

(2) MULTI-TENANT MONUMENT SIGNS  
8" MINIMUM FRAMING AROUND SIGN CABINET  
BRICK TO MATCH BRICK ON JAKES BUILDING

NOTES: EACH MONUMENT SIGN

- (1) 5' 6" X 10' 5" X 20" DEEP ALUMINUM SIGN CABINET
- 2" ALUMINUM RETAINERS WITH 2" DIVIDER BAR
- ATTACHES TO A SINGLE STEEL POLE SET IN A CONCRETE FOOTING
- EACH FACE IS 5' 6" X 5' 2.5"
- V.O. = 5' 2" X 5' 1.5" - 3/16" CLEAR ACRYLIC WITH VINYL DECORATION FOR EACH SIGN FACE
- INTERNALLY ILLUMINATED BY MEANS OF 7100K WHITE LED LIGHTING
- (1) 20AMP - 120V ELECTRICAL CIRCUIT REQ'D TO POWER SIGN

\*CUSTOMER IS RESPONSIBLE FOR OBTAINING ALL APPROVALS FROM LANDLORD - SIGN CONSTRUCTION CANNOT BEGIN UNTIL CSSI HAS RECEIVED COPIES OF THESE APPROVALS

\*USE OF THE DRAWING BY ANY ONE OTHER THAN CITY SIGN SERVICES, INC. IS UNAUTHORIZED AND IS A VIOLATION OF OUR COPY RIGHTS

APPROVED: \_\_\_\_\_

☐ AS SUBMITTED

☐ AS NOTED

☐ NOT APPROVED RESUBMIT

DATE: \_\_\_\_\_

**02** **EXTERIOR ELEVATION: MONUMENT SIGN CONCEPT**  
SCALE: 1/2" = 1' 0"



**CITY SIGN SERVICES, INC.**  
3914 ELM ST. - DALLAS, TX 75226

214-826-4475 citysignservices.com  
CONTACT: KENNETH WAITS  
EMAIL: css1956@aol.com



**DETAIL: PROPOSED MONUMENT SIGN - COMBINED TENANTS**

- DESIGN/LIGHTING: **OVERALL SIGN DIMENSIONS, DETAILS & LIGHTING**

**JAKES/ TACOS & ADVOCADOS**  
**5301 DAVIS BLVD.**  
**NORTH RICHLAND HILLS, TX 76180**



NOTES:

JAKES - 27" - 47" HIGH LETTERS  
SINCE 1985 - 11" HIGH LETTERS  
ALL LETTERS ARE 3" DEEP ALUMINUM CHANNEL  
JAKES PAINTED GREEN - SINCE 1985 PAINTED RED  
JAKES - D/S GREEN NEON TUBING INSIDE LETTERS  
SINCE 1985 - S/S RED NEON TUBING INSIDE LETTERS  
CLEAR OR TINTED ACRYLIC FACES COVERING NEON LETTERING  
BLACK CONTOUR CUT ALUMINUM BACKER BEHIND LETTERS  
ATTACHED TO A 7" DEEP RACEWAY WHICH WILL HOUSE THE  
TRANSFORMERS AND SECONDARY WIRING

\*CUSTOMER IS RESPONSIBLE FOR OBTAINING ALL  
APPROVALS FROM LANDLORD - SIGN CONSTRUCTION  
CANNOT BEGIN UNTIL CSSI HAS RECEIVED COPIES  
OF THESE APPROVALS

\*USE OF THE DRAWING BY ANY ONE OTHER THAN  
CITY SIGN SERVICES, INC. IS UNAUTHORIZED AND IS  
A VIOLATION OF OUR COPY RIGHTS

**02** **EXTERIOR ELEVATION:** **SIGN DETAILS**  
SCALE: 3/8" = 1' 0"



NOTES:

TACOS & AVOCADOS - 18" - 24" HIGH LETTERS  
SUNBURST LOGO - 3' X 5' 6"  
ALL LETTERS ARE 3" DEEP ALUMINUM CHANNEL  
PAINTED DEEP YELLOW WITH CLEAR GOLD II D/S NEON  
CLEAR OR TINTED ACRYLIC FACES COVERING NEON LETTERING  
DARK TEAL CONTOUR CUT ALUMINUM BACKER BEHIND LETTERS  
ATTACHED TO A 7" DEEP RACEWAY WHICH WILL HOUSE THE  
TRANSFORMERS AND SECONDARY WIRING  
SUNBURST LOGO - 10" DEEP ALUMINUM CABINET WITH  
ACRYLIC FACE AND VINYL DECORATION - INTERNALLY LIT  
BY MEANS OF 7100K WHITE LED LIGHTING

APPROVED: \_\_\_\_\_  
☐ AS SUBMITTED  
☐ AS NOTED  
☐ NOT APPROVED RESUBMIT  
DATE: \_\_\_\_\_



**CITY SIGN  
SERVICES, INC.**

3914 ELM ST. - DALLAS, TX 75226

214-826-4475 citysignservices.com

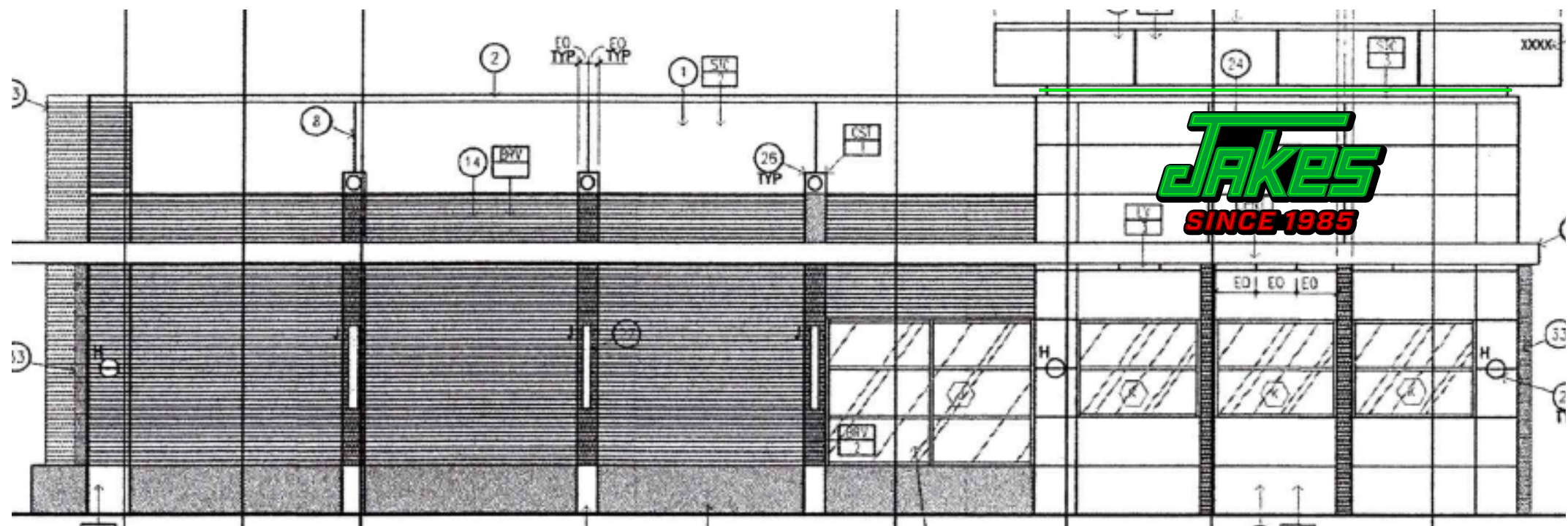
CONTACT: KENNETH WAITS  
EMAIL: css1956@aol.com



**DETAIL: PROPOSED MONUMENT SIGN - COMBINED TENANTS**

- DESIGN/LIGHTING: **OVERALL SIGN DIMENSIONS, DETAILS & LIGHTING**

**JAKES/ TACOS & ADVOCADOS**  
**5301 DAVIS BLVD.**  
**NORTH RICHLAND HILLS, TX 76180**



\*CUSTOMER IS RESPONSIBLE FOR OBTAINING ALL APPROVALS FROM LANDLORD - SIGN CONSTRUCTION CANNOT BEGIN UNTIL CSSI HAS RECEIVED COPIES OF THESE APPROVALS

\*USE OF THE DRAWING BY ANY ONE OTHER THAN CITY SIGN SERVICES, INC. IS UNAUTHORIZED AND IS A VIOLATION OF OUR COPY RIGHTS

**02** **EXTERIOR ELEVATION:** **EAST ELEVATION**  
SCALE: 1/8" = 1' 0"

APPROVED: \_\_\_\_\_  
☐ AS SUBMITTED  
☐ AS NOTED  
☐ NOT APPROVED RESUBMIT  
DATE: \_\_\_\_\_



**CITY SIGN SERVICES, INC.**  
3914 ELM ST. - DALLAS, TX 75226

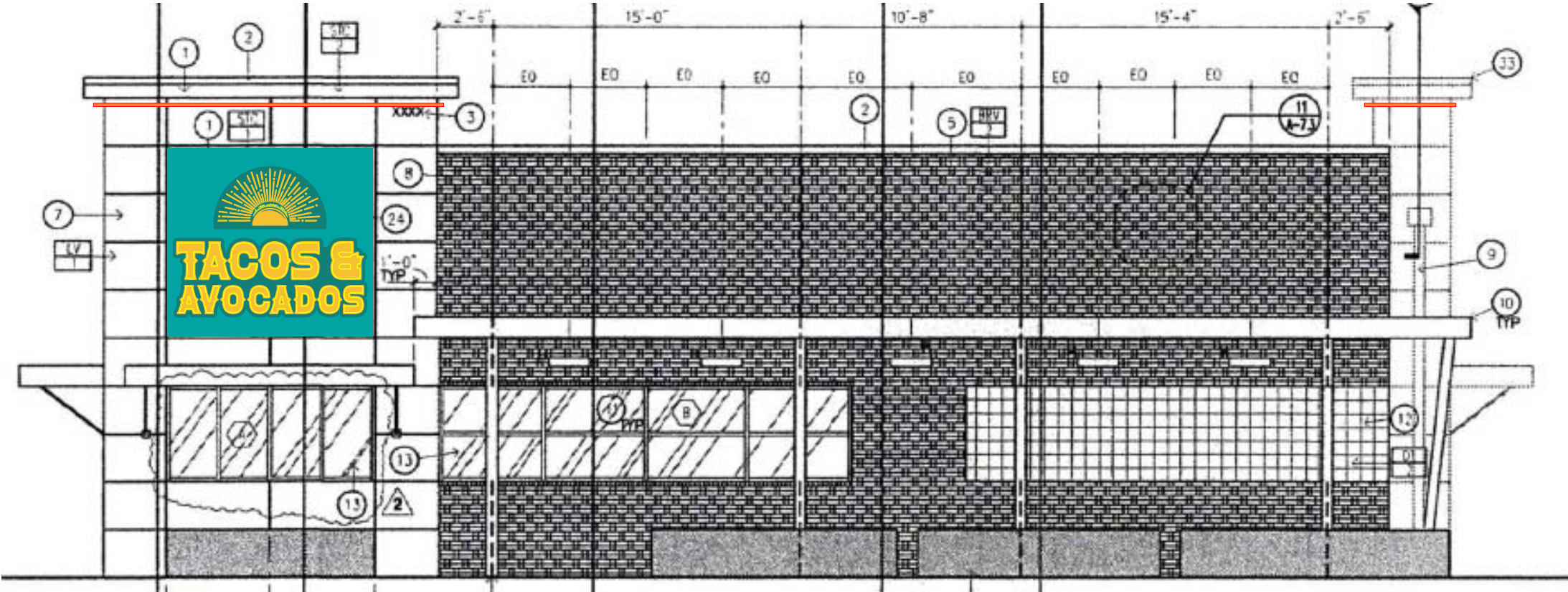
214-826-4475 citysignservices.com  
CONTACT: KENNETH WAITS  
EMAIL: css1956@aol.com



**DETAIL: PROPOSED MONUMENT SIGN - COMBINED TENANTS**

- DESIGN/LIGHTING: **OVERALL SIGN DIMENSIONS, DETAILS & LIGHTING**

**JAKES/ TACOS & ADVOCADOS**  
**5301 DAVIS BLVD.**  
**NORTH RICHLAND HILLS, TX 76180**



\*CUSTOMER IS RESPONSIBLE FOR OBTAINING ALL APPROVALS FROM LANDLORD - SIGN CONSTRUCTION CANNOT BEGIN UNTIL CSSI HAS RECEIVED COPIES OF THESE APPROVALS

\*USE OF THE DRAWING BY ANY ONE OTHER THAN CITY SIGN SERVICES, INC. IS UNAUTHORIZED AND IS A VIOLATION OF OUR COPY RIGHTS

**02** **EXTERIOR ELEVATION: EAST ELEVATION**  
SCALE: 1/8" = 1' 0"

APPROVED: \_\_\_\_\_

☐ AS SUBMITTED

☐ AS NOTED

☐ NOT APPROVED RESUBMIT

DATE: \_\_\_\_\_

 **CITY SIGN SERVICES, INC.**  
3914 ELM ST. - DALLAS, TX 75226  
214-826-4475 citysignservices.com  
CONTACT: KENNETH WAITS  
EMAIL: css1956@aol.com





**DETAIL: PROPOSED MONUMENT SIGN - COMBINED TENANTS**

- DESIGN/LIGHTING: **OVERALL SIGN DIMENSIONS, DETAILS & LIGHTING**

**JAKES/ TACOS & ADVOCADOS**  
**5301 DAVIS BLVD.**  
**NORTH RICHLAND HILLS, TX 76180**



\*CUSTOMER IS RESPONSIBLE FOR OBTAINING ALL APPROVALS FROM LANDLORD - SIGN CONSTRUCTION CANNOT BEGIN UNTIL CSSI HAS RECEIVED COPIES OF THESE APPROVALS

\*USE OF THE DRAWING BY ANY ONE OTHER THAN CITY SIGN SERVICES, INC. IS UNAUTHORIZED AND IS A VIOLATION OF OUR COPY RIGHTS

**02** **EXTERIOR ELEVATION: EAST ELEVATION COMBINED**  
SCALE: 1/8" = 1' 0"

APPROVED: \_\_\_\_\_

☐ AS SUBMITTED

☐ AS NOTED

☐ NOT APPROVED RESUBMIT

DATE: \_\_\_\_\_



**CITY SIGN SERVICES, INC.**

3914 ELM ST. - DALLAS, TX 75226

214-826-4475 citysignservices.com

CONTACT: KENNETH WAITS  
EMAIL: css1956@aol.com