

VICINITY MAP
SCALE: 1"=200'

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

ZONED: R-2
USE: RESIDENTIAL

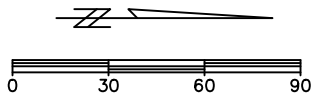
PROPOSED DUMPSTER
ENCLOSURE W/ 8' MIN.
MASONRY SCREENING
WALL

ZONED: R-2
USE: RESIDENTIAL

CAUTION!!!
EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

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
BUILDING SETBACKS	
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
	EDGE OF PAVEMENT
	BARRIER FREE RAMP
	LIGHT POLE

CONCEPTUAL. NOT
FOR PERMITTING.

GENERAL NOTES:

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

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

JHF ENGINEERING, PLLC.
ENGINEERS LAND PLANNERS
8738 FM 225 S LANEVILLE, TEXAS 75667 PHONE (903) 646-8340
FIRM No. F-22071

NO.	DATE	DESCRIPTION	BY

PROJECT NAME
LOT 8, BLOCK 33
NOR'EAST ADDITION
NORTH RICHLAND HILLS, TX

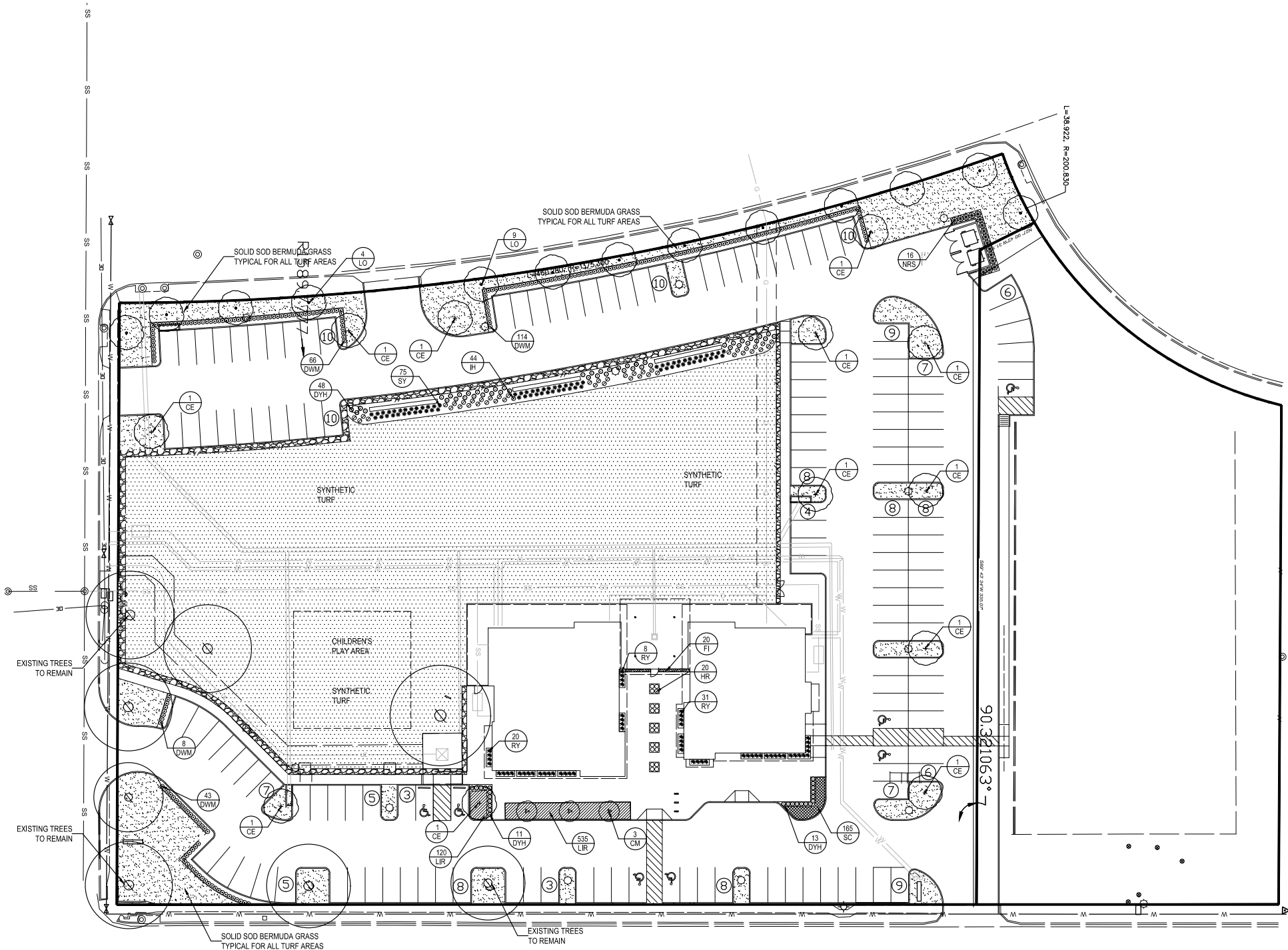
SITE PLAN

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 6/11/25
JE# 25009

SHEET No.
S101



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-SEEDED 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, FRIABLE 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 CLOUDS, STICKS, CONCRETE SPOOLS, 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.

LANDSCAPE TABULATIONS

LANDSCAPING	
Front Yard Landscape Requirements- 50% of the front yard area to be landscaped	
Area: 28,706 S.F.	
Required: 14,353 (50%)	Provided: 5,893 s.f. (21%)
Interior Landscape Requirements- 10% of the gross parking area shall be living landscape area. (1) tree per 400 S.F. of Interior Landscape Area	
Area: 63,666 S.F.	
Required: 6,366.6 S.F. (10%) (16) Trees	Provided: 6,549 S.F. (12%) (16) Trees + (2) Existing Trees
Perimeter Landscaping Requirements- 15' Landscape Buffer (1) tree per 50 L.F. along R.O.W. All Parking adjacent to R.O.W. to be screened by 30" ht. shrubs (At time of Planting).	
East Perimeter Length: 308 L.F.	
Required: 15' Buffer (6) Trees	Provided: 15' Buffer (1) Tree + (5) Existing Trees
North Perimeter Length: 500 L.F.	
Required: 15' Buffer (10) Trees Shrub Screen (30" ht.)	Provided: 15' Buffer (11) Trees Shrub Screen (30" ht.)
Open Space Landscape Requirement- (1) tree per 4,000 S.F. of the open space area.	
Open Space Area: 2,434 S.F.	
Required (1) Trees	Provided (1) Trees

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	13	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	container, 12" ht., 5' spread, 5' clear straight trunk
CM	3	Crope Myrtle	<i>Lagerstroemia indica</i>	2" cal.	container, 6" ht., 4' spread, multi trunk
LO	11	Live Oak	<i>Quercus virginiana</i>	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	<i>Ilex vomitoria 'Nana'</i>	3 gal.	container, 12" ht., 12" spread
DWM	288	Dwarf Wax Myrtle	<i>Myrica pusilla</i>	24" ht. min.	container, 24" ht., 24" spread (Parking lot screen must be 24" min. ht. at time of planting)
FI	20	Fig Ivy	<i>Ficus pumila</i>	1 gal.	container, staked and trained to the metal fence
NRS	16	Nellie R. Stevens	<i>Raphiolepis indica 'clara'</i>	7 gal.	container, 24" ht., 18" spread
IH	44	Indian Hawthorne	<i>Raphiolepis indica 'clara'</i>	3 gal.	container, 18" ht., 18" spread
SY	75	Soft Leaf Yucca	<i>Yucca recurvifolia</i>	3 gal.	container, 18" ht., 18" spread
RY	59	Red Yucca	<i>Hesperaloe parviflora</i>	3 gal.	container, 18" ht., 18" spread
HR	20	Horsetail Reed	<i>Equisetum hyemale</i>	3 gal.	container, 18" ht., 18" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	655	Liriope	<i>Liriope muscari</i>	4" pots	container, well rooted
SC	165	Seasonal Color '419' Bermuda grass	<i>Cynodon dactylon '419'</i>	4" pots	container, well rooted 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.

CONCEPTUAL. NOT
FOR PERMITTING.

01 LANDSCAPE PLAN
SCALE 1"=30'-0"
0 15 30 60



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



JAKES AND TACO & AVOCADOS

Davis Blvd.
North Richland Hills, Texas

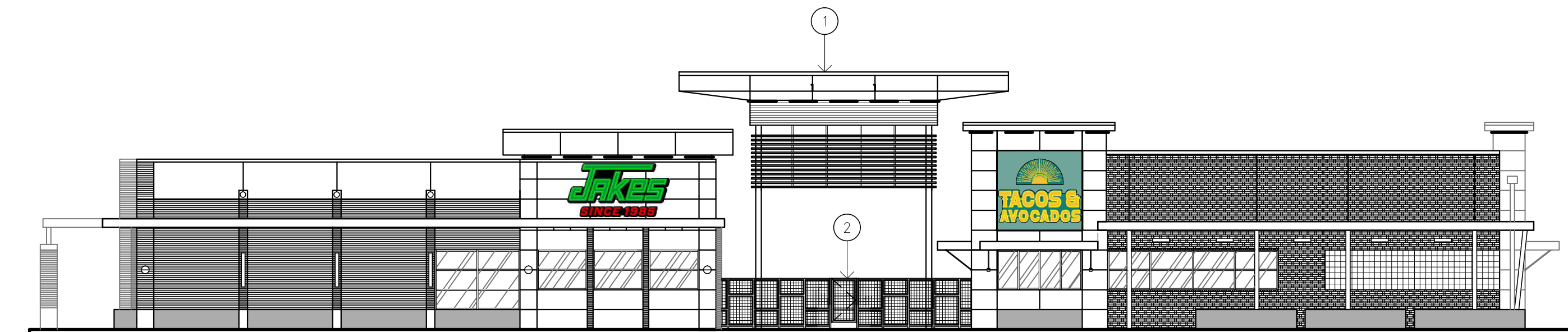
ISSUE:
FOR APPROVAL 06.10.2025

DATE:
06.10.2025

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2



LEGEND:

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

EAST ELEVATION



CONCEPTUAL. NOT
FOR PERMITTING.

A - 3

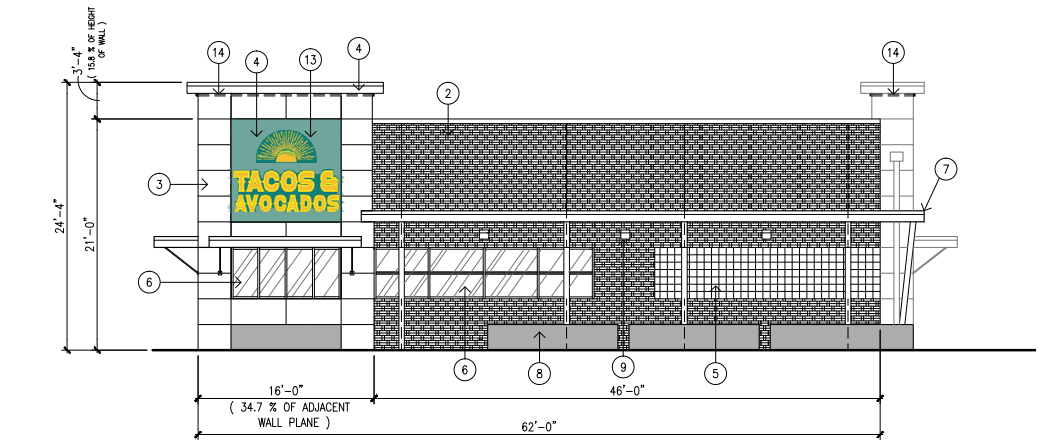
JAKES / TACOS & AVOCADOS
5301 DAVIS BOULEVARD

DONALD F.
SOPRANZI
AIA, LEED-AP
ARCHITECT

NORTH RICHLAND HILLS, TEXAS

south

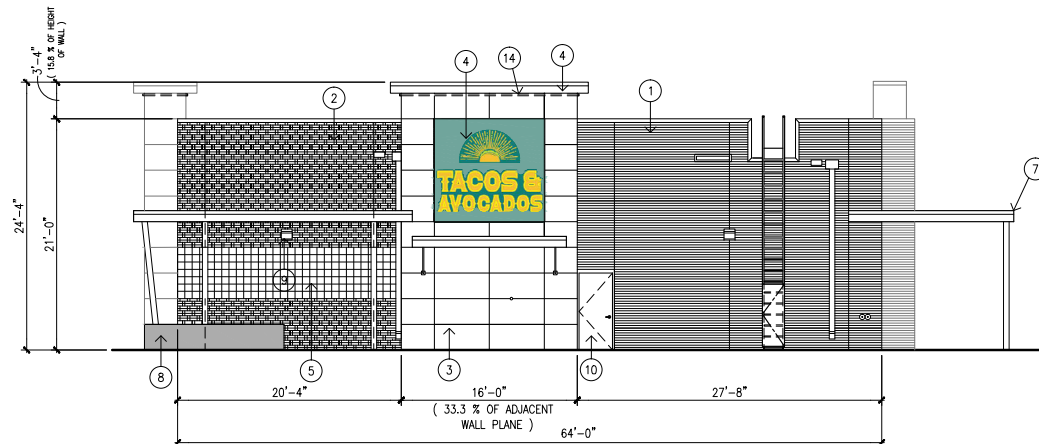
total facade	1,371.7 sf	
total glass/doors	139.9 sf	10.1%
net facade	1,231.8 sf	
total brick	634.6 sf	51.6%
total stone	193.2 sf	15.7%
total tile	95.6 sf	7.7%
total stucco	105.2 sf	8.5%
total metal	202.9 sf	16.5%



EAST ELEVATION

east

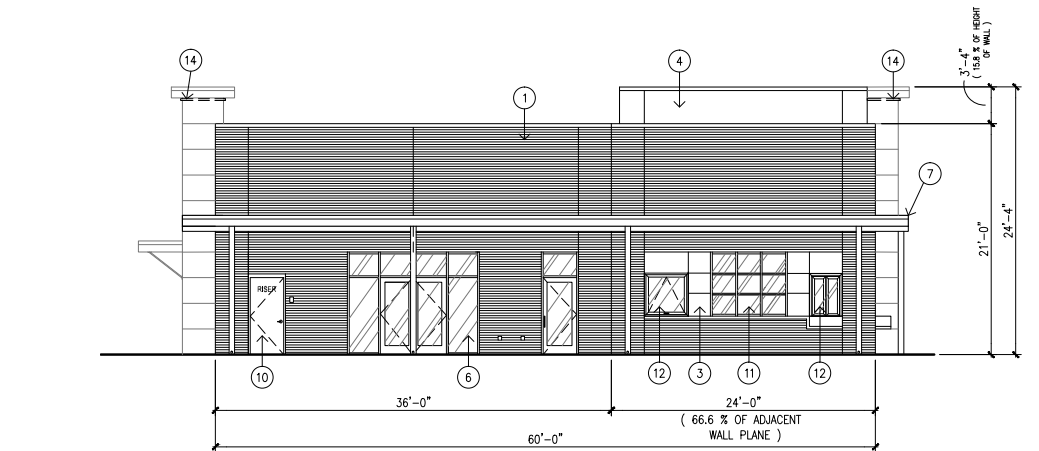
total facade	1,408.7 sf	
total glass/doors	24.7 sf	1.7%
net facade	1,384.0 sf	
total brick	795.2 sf	57.9%
total stone	264.9 sf	19.6%
total tile	92.5 sf	6.7%
total stucco	105.3 sf	7.8%
total metal	110.9 sf	8.0%



NORTH ELEVATION

north

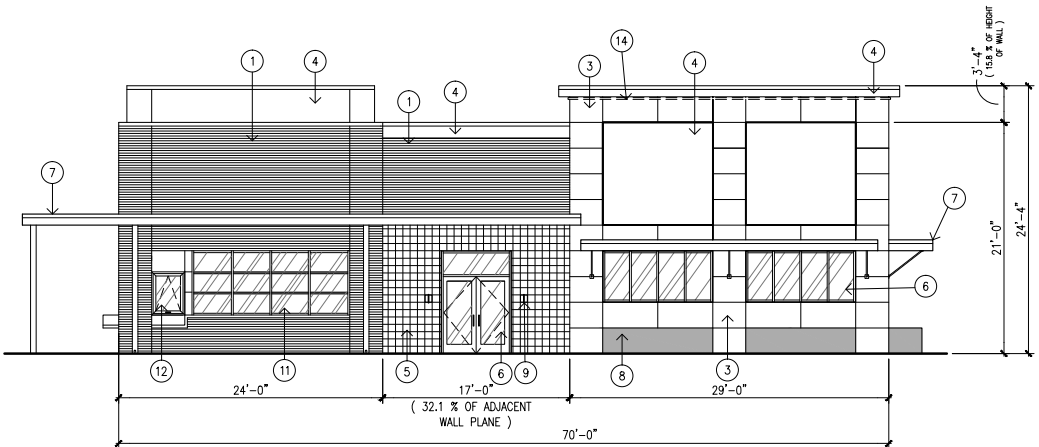
total facade	1,343.6 sf	
total glass/doors	236.2 sf	17.5%
net facade	1,107.4 sf	
total brick	855.4 sf	77.6%
total stone	36.7 sf	3.4%
total tile	0 sf	0.0%
total stucco	67.5 sf	6.2%
total metal	139.8 sf	12.8%



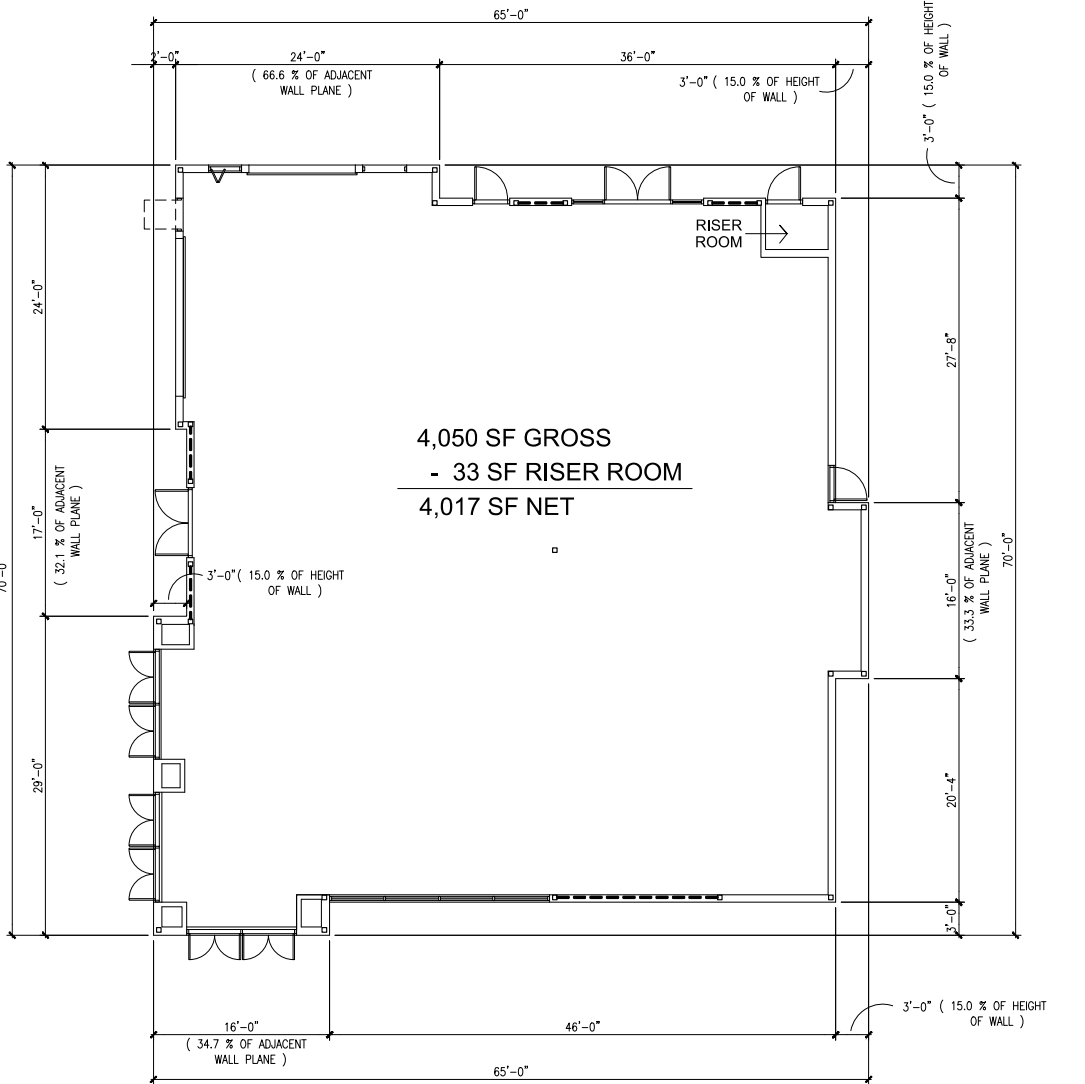
WEST ELEVATION

west

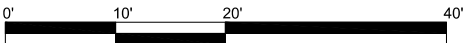
total facade	1,663.4 sf	
total glass/doors	248.3 sf	14.9%
net facade	1,415.1 sf	
total brick	473.6 sf	34.0%
total stone	331.4 sf	23.6%
total tile	138.8 sf	9.8%
total stucco	285.0 sf	20.0%
total metal	176.1 sf	12.6%



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



Donald F. Soprani

CONCEPTUAL. NOT
FOR PERMITTING.

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%



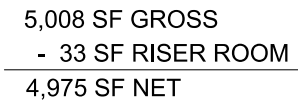
total facade	1,754.0 sf	22.2%
total glass/doors	389.3 sf	
net facade	1,364.7 sf	
total brick	580.4 sf	42.9%
total stone	355.9 sf	26.5%
total stucco	249.0 sf	18.6%
total metal	160.6 sf	12.0%



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%



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%



MATERIALS AND COLOR PALETTE

- ARTICULATION STANDARDS

- ## ORNAMENTATION STANDARDS

- ## CONSERVATION STANDARDS

- 1 COOL ROOF
- 2 CANOPIES
- 3 SHADE STRUCTURE

**CONCEPTUAL. NOT
FOR PERMITTING.**



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

CONCEPTUAL. NOT
FOR PERMITTING.

*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: _____



**CITY SIGN
SERVICES, INC.**

3914 ELM ST. - DALLAS, TX 75226

214-826-4475 citysignservices.com

CONTACT: KENNETH WAITS
EMAIL: css1956@aol.com

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



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

CONCEPTUAL. NOT
FOR PERMITTING.

APPROVED: _____

- ☐ AS SUBMITTED
- ☐ AS NOTED
- ☐ NOT APPROVED RESUBMIT

DATE: _____



**CITY SIGN
SERVICES, INC.**

3914 ELM ST. - DALLAS, TX 75226

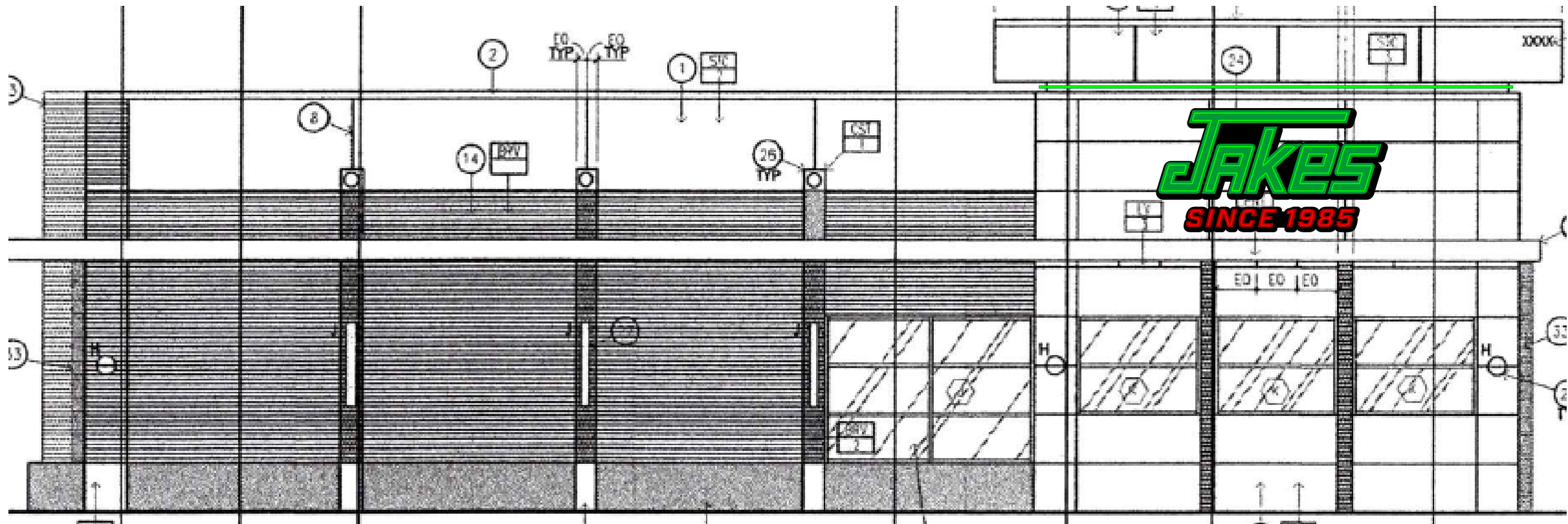
214-826-4475 citysignservices.com

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

CONCEPTUAL. NOT FOR PERMITTING.

APPROVED: _____

☐ AS SUBMITTED

☐ AS NOTED

☐ NOT APPROVED RESUBMIT

DATE: _____

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

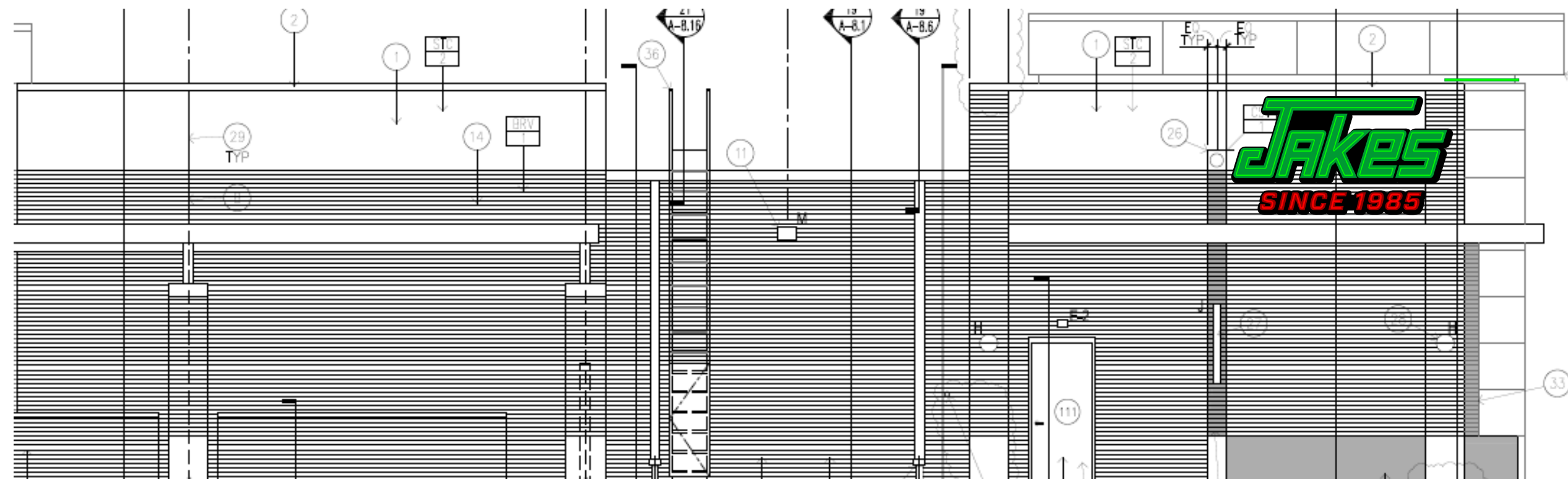


CITY SIGN SERVICES, INC.

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

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

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



**CONCEPTUAL. NOT
FOR PERMITTING.**

*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: SOUTH ELEVATION
SCALE: 1/8" = 1' 0"



**CITY SIGN
SERVICES, INC.**

3914 ELM ST. - DALLAS, TX 75226

214-826-4475 citysignservices.com

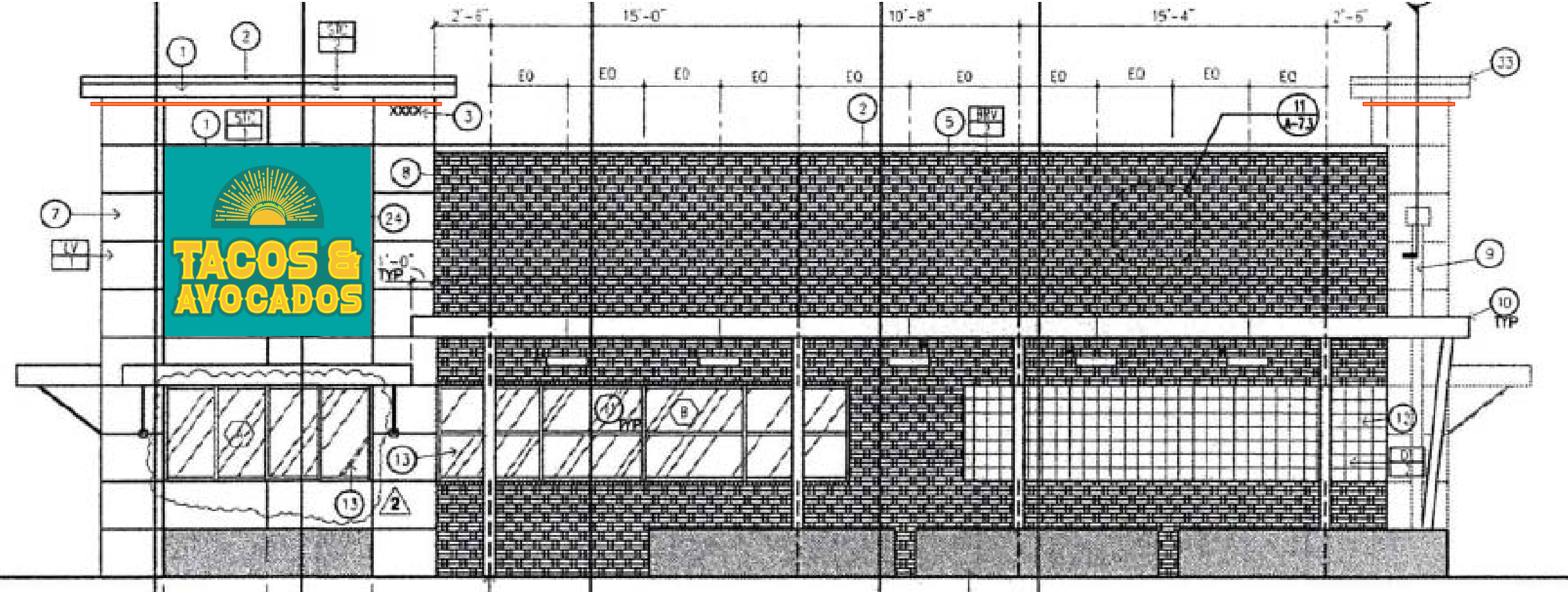
CONTACT: KENNETH WAITS

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



*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

CONCEPTUAL. NOT FOR PERMITTING.

APPROVED: _____

☐ AS SUBMITTED

☐ AS NOTED

☐ NOT APPROVED RESUBMIT

DATE: _____

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



CITY SIGN SERVICES, INC.

3914 ELM ST. - DALLAS, TX 75226

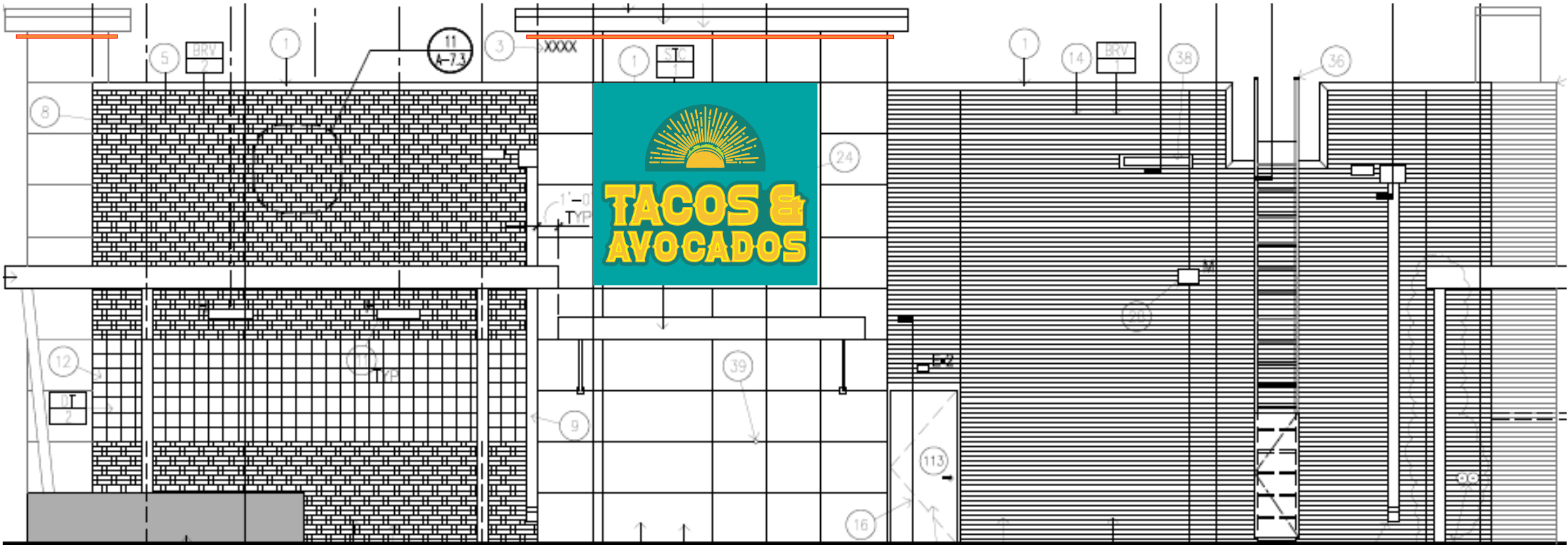
214-826-4475 citysignservices.com

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



*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

CONCEPTUAL. NOT FOR PERMITTING.

APPROVED: _____

☐ AS SUBMITTED

☐ AS NOTED

☐ NOT APPROVED RESUBMIT

DATE: _____

02 EXTERIOR ELEVATION: NORTH ELEVATION
SCALE: 1/8" = 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



*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

CONCEPTUAL. NOT FOR PERMITTING.

APPROVED: _____

☐ AS SUBMITTED

☐ AS NOTED

☐ NOT APPROVED RESUBMIT

DATE: _____

02

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



CITY SIGN SERVICES, INC.

3914 ELM ST. - DALLAS, TX 75226

214-826-4475 citysignservices.com

CONTACT: KENNETH WAITS
EMAIL: css1956@aol.com