

DATE	DESCRIPTION
10-05-2018	SUP
11-01-2018	CITY COMM
11-08-2018	SUP

PRELIMINARY
THIS DOCUMENT SHALL NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION. RELEASED UNDER THE AUTHORITY OF NICHOLAS K. CADE, TBAE LICENSE #9301

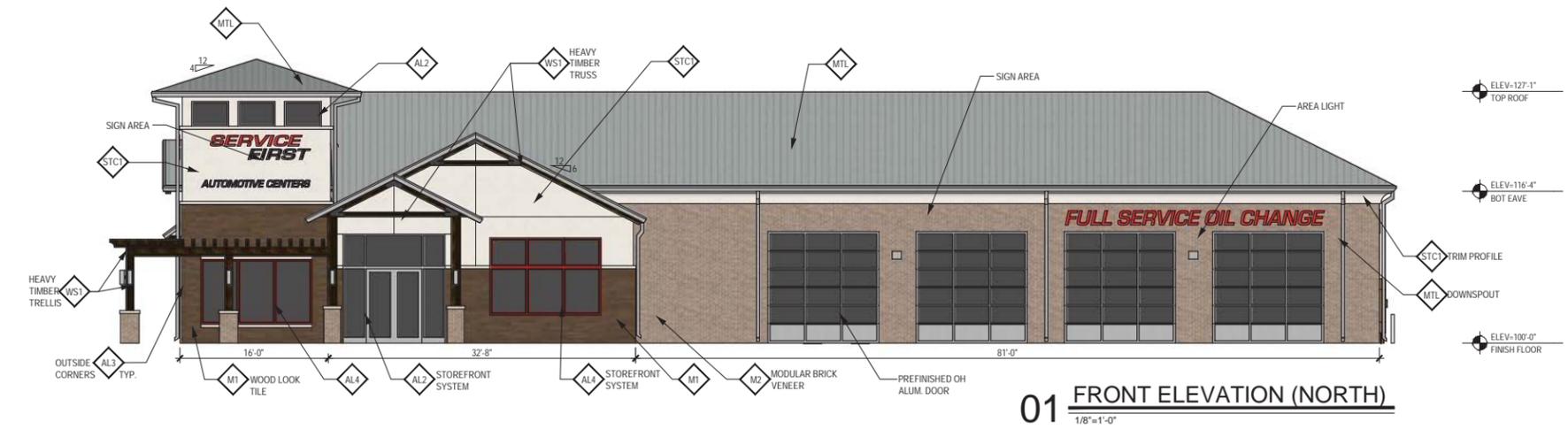
NCA JOB #: 17070

COLOR ELEVATIONS

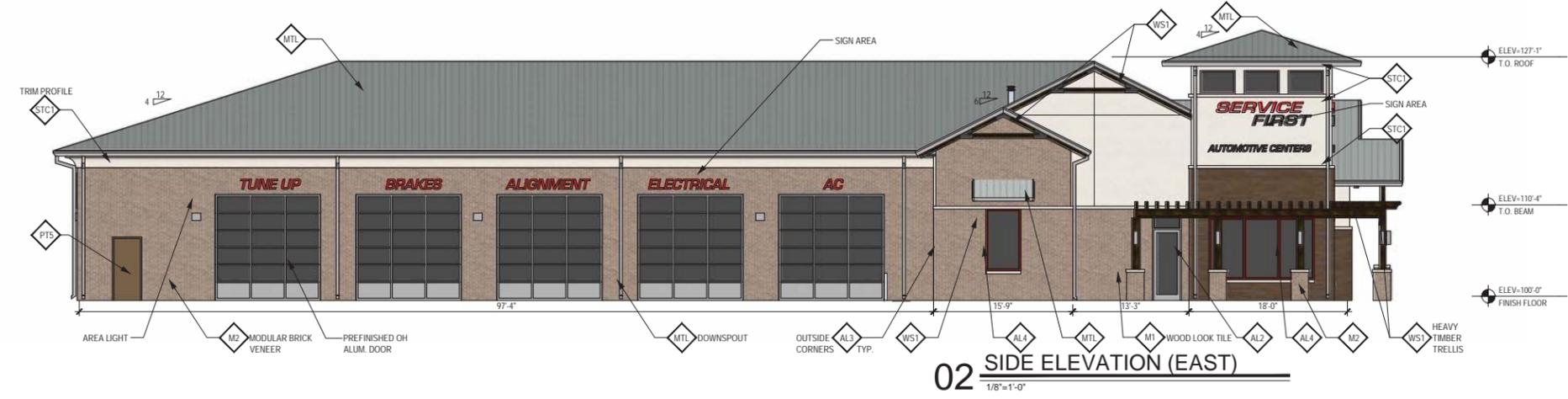
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NOTES

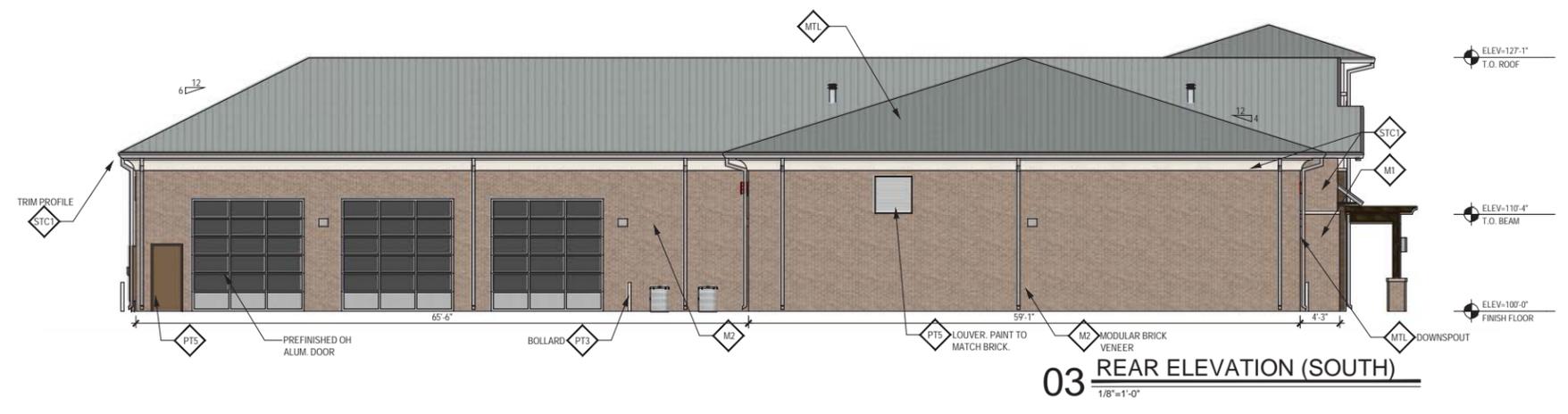
- ALL SIGNAGE WILL COMPLY WITH THE REGULATIONS FOR C-2 ZONED PROPERTY AS OUTLINED IN SECTION 7100 OF THE ZONING ORDINANCE.
- ALL EQUIPMENT SHALL BE DESIGNED AND SCREENED IN ACCORDANCE WITH THE REGULATIONS OUTLINED IN SECTION 7301 A OF THE ZONING ORDINANCE.
- THE TRASH ENCLOSURE WILL BE SCREENED IN ACCORDANCE WITH THE REGULATIONS OUTLINED IN SECTION 7301 B OF THE ZONING ORDINANCE.
- THERE WILL BE NO OUTSIDE STORAGE OF MATERIALS OR VEHICLES AWAITING REPAIR ON THE PROPERTY.
- ALL MONUMENT AND WALL SIGNS WILL REQUIRE A SEPARATE PERMIT.



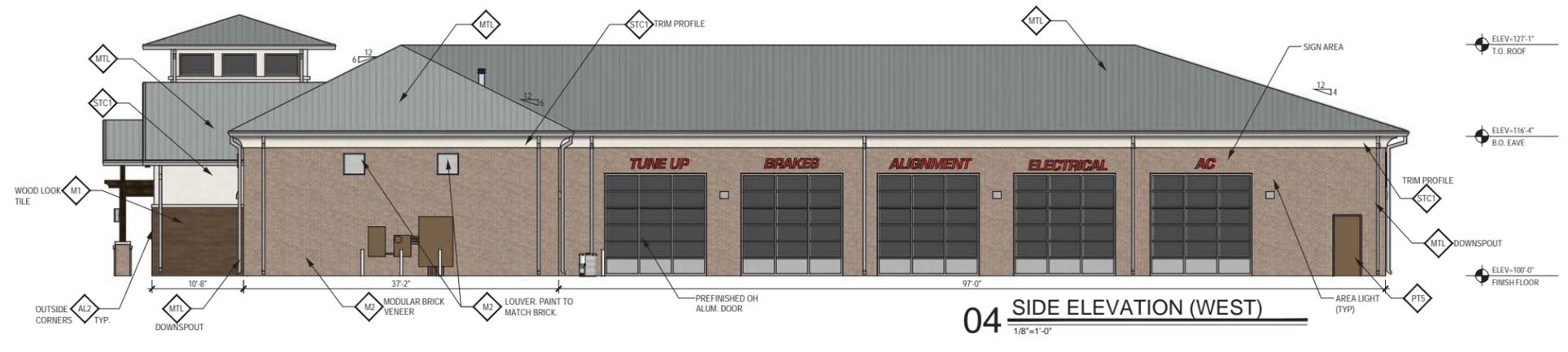
01 FRONT ELEVATION (NORTH)
1/8"=1'-0"



02 SIDE ELEVATION (EAST)
1/8"=1'-0"



03 REAR ELEVATION (SOUTH)
1/8"=1'-0"



04 SIDE ELEVATION (WEST)
1/8"=1'-0"

MATERIAL SCHEDULE										
WALL AREA (ALL IN SF)	NORTH	EAST	SOUTH	WEST	TOTAL BUILDING					
TOTAL FACADE AREA	2272	2648	2092	2310	9322					
FACADE SF EXCLUDING DOORS & WINDOWS	1350	1756	1660	1566	6332					
DOORS & WINDOWS	922	892	432	744	2990					
FACADE CALCULATIONS										
BRICK	622	46%	1112	63%	1494	90%	1262	81%	4490	71%
WOOD LOOK TILE	256	19%	156	9%	0	0%	83	5%	495	8%
STUCCO	472	35%	487	28%	165	10%	221	14%	1345	21%
TOTAL SF / % OF FACADE	1350	100%	1755	100%	1659	100%	1566	100%	6330	100%

FINISH SCHEDULE		
FINISH KEY	DESCRIPTION / LOCATION	COLOR
AL2	STOREFRONT SYSTEM CF451T	CLEAR ANODIZED
AL3	EXTERIOR TRIM PIECE FOR CORNERS	SATIN CLEAR ANODIZED
AL4	STOREFRONT SYSTEM CF451T	CARDINAL RED
M1	EXTERIOR TILE	CHESTNUT w/GR4 #34 MOCHA GROUT
M2	MASONRY (BRICK)	BROWN (MODULAR)
MTL	GALVALUM R PANEL	GALVALUM
PT2	EXTERIOR PAINT	NATURAL TAN - SW7567
PT3	EXTERIOR ACCENT PAINT	SAFETY RED - SW4081
PT5	EXTERIOR PAINT	BRAINSTORM BRONZE - SW7033
STC1	EXTERIOR STUCCO (FIELD COLOR)	NATURAL TAN - SW7567
WS1	EXTERIOR WOOD STAIN	BEHR - PADRE BROWN SEMI - ST105

LARGE TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
7		PISTACHE	<i>Pistacia chinensis</i>	5.5" caliper, 10' Ht./3'-6" spread, 15A8, straight trunk
13		CEDAR ELM	<i>Ulmus crassifolia</i>	5.5" caliper, 10' Ht./3'-6" spread, 15A8, straight trunk

ORNAMENTAL TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
13		MUSKOGEE GRAPE MYRTLE	<i>Lagerstroemia indica 'Muskogee'</i>	1" caliper per trunk, 3 trunk minimum, 8' Ht./4' spread, 30 gallon container, specimen
3		VITEK	<i>Vitex agnus-castus</i>	1" caliper per trunk, 3 trunk minimum, 8' Ht./4' spread, 30 gallon container, specimen
7		TEXAS REDBUD	<i>Cercis canadensis 'Texensis'</i>	8' Ht./4' spread, 30 gallon container, specimen, single straight trunk.

SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
46		EDWARD SOUCHER	<i>Abelia grandiflora 'Edward Souther'</i>	5 gallon, 24" Ht./24" spread, bushy, full to ground
67		ELEANOR TABOR HAWTHORN	<i>Rhapisalis indica 'Eleanor Tabor'</i>	5 gallon, 20" Ht./24" spread, full, bushy to ground
122		DWARF BURFORD HOLLY	<i>Ilex cornuta 'Burfordii Nana'</i>	5 gallon, 24" Ht./24" spread, full, bushy to ground
32		NELLIE R. STEVENS HOLLY	<i>Ilex cornuta 'Nellie R. Stevens'</i>	7 gallon, 36" Ht./24" spread, full, bushy to ground

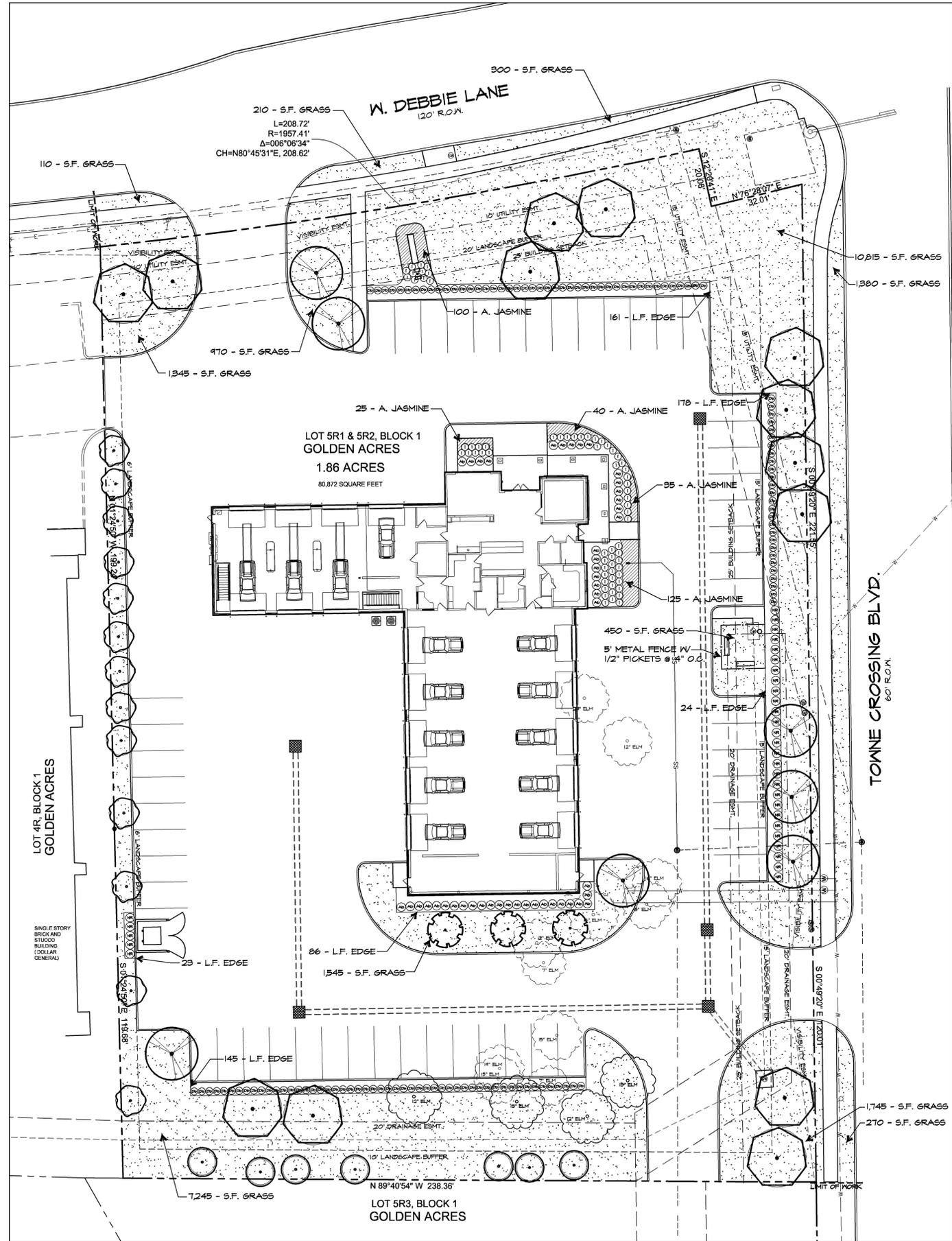
TURF GRASS			
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME
26,885 S.F.		S.F. GRASS	<i>Cynodon dactylon</i>
		BERMUDA GRASS	

GROUNDCOVER / MISCELLANEOUS			
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME
325		ASIAN JASMINE	<i>Trachelospermum asiaticum</i>
545 L.F.		L.F. EDGE	Ryerson commercial grade steel edge OR EQUAL

ALL LANDSCAPE BEDS SHALL BE EXCAVATED 2" IN DEPTH AND SOIL REMOVED, THEN FILLED WITH 2" OF "PROFESSIONAL BEDDING SOIL" FROM LIVING EARTH TECHNOLOGY AND TILLED TO THE DEPTH OF 4".

ALL LANDSCAPE BEDS AND TREE WELLS SHALL RECEIVE A TOP DRESSING OF 2" DEEP "FINE SHREDDED HARDWOOD MULCH" FROM LIVING EARTH TECHNOLOGY.

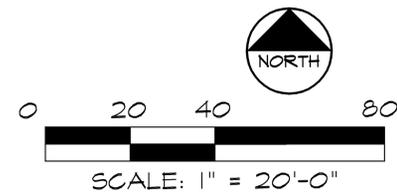
NOTE: LIVING EARTH TECHNOLOGY'S QUALITY OR EQUAL.



MANSFIELD LANDSCAPE TABULATIONS

BUFFERYARD LANDSCAPE	
10' BUFFERYARD REQUIRED ADJACENT TO OTHER COMMERCIAL ZONED PROPERTY. (1) REQUIRED TREE PER EVERY 25' OF BUFFERYARD.	
WEST PROPERTY LINE (DOLLAR GENERAL) BUFFER L.F. 318.92'	319 L.F. 13 TREES PROVIDED
SOUTH PROPERTY LINE (VACANT) BUFFER L.F. 238.36'	239 L.F. 10 TREES PROVIDED
STREET LANDSCAPE	
20' BUFFERYARD REQUIRED ADJACENT TO PUBLIC STREETS, EXCLUSIVE OF DRIVEWAYS AND ACCESS WAYS AT POINTS OF INGRESS AND EGRESS TO AND FROM THE LOT. (1) REQUIRED TREE PER EVERY 40' OF FRONTAGE.	
W. DEBBIE LANE (NORTH PROPERTY LINE) FRONTAGE L.F. (208.72' - 32' EGRESS = 176.72')	177 L.F. 5 TREES PROVIDED
TOWNE CROSSING BLVD. (EAST PROPERTY LINE) FRONTAGE L.F. (341.56' - 25' EGRESS = 316.56')	317 L.F. 8 TREES PROVIDED
PARKING LOT PERIMETER LANDSCAPE	
3' SHRUB SCREEN IN VEHICLE USE AND / OR MANEUVERING AREAS.	
3' SHRUB SCREEN REQUIRED	3' SHRUB SCREEN PROVIDED
PARKING LOT INTERNAL LANDSCAPE	
(1) CANOPY TREE PER EVERY 10 PARKING SPACES AREAS.	
PARKING SPACES PROVIDED	51 SPACES
REQUIRED PARKING TREES (51 / 10 = 5.1)	5 TREES PROVIDED
NOTES:	
ALL SIGNAGE MUST BE APPROVED BY BUILDINGS INSPECTION. LOCATIONS SHOWN ON THIS PLAN DO NOT INDICATE APPROVAL. ALL LANDSCAPE AREAS TO RECEIVE UNDERGROUND AUTOMATIC IRRIGATION	

ZONING NOTE:
 DEVIATIONS FROM SECTION 1300 OF THE ZONING ORDINANCE AS IT RELATES TO THE LANDSCAPE SETBACK ALONG TOWNE CROSSING BLVD. AND THE LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE.



Date:	
Revisions:	
#	

Issued For:
CONSTRUCTION

Job No.
 18137

Scale
 1" = 20'-0"

Drawn By:
 JDS

Date
 11-27-2018

Service First
 Debbie Lane
 Mansfield Texas



Sheet Title:
Exhibit D
Landscape Plan

ZC#18-029

Sheet Number:
EXHIBIT D

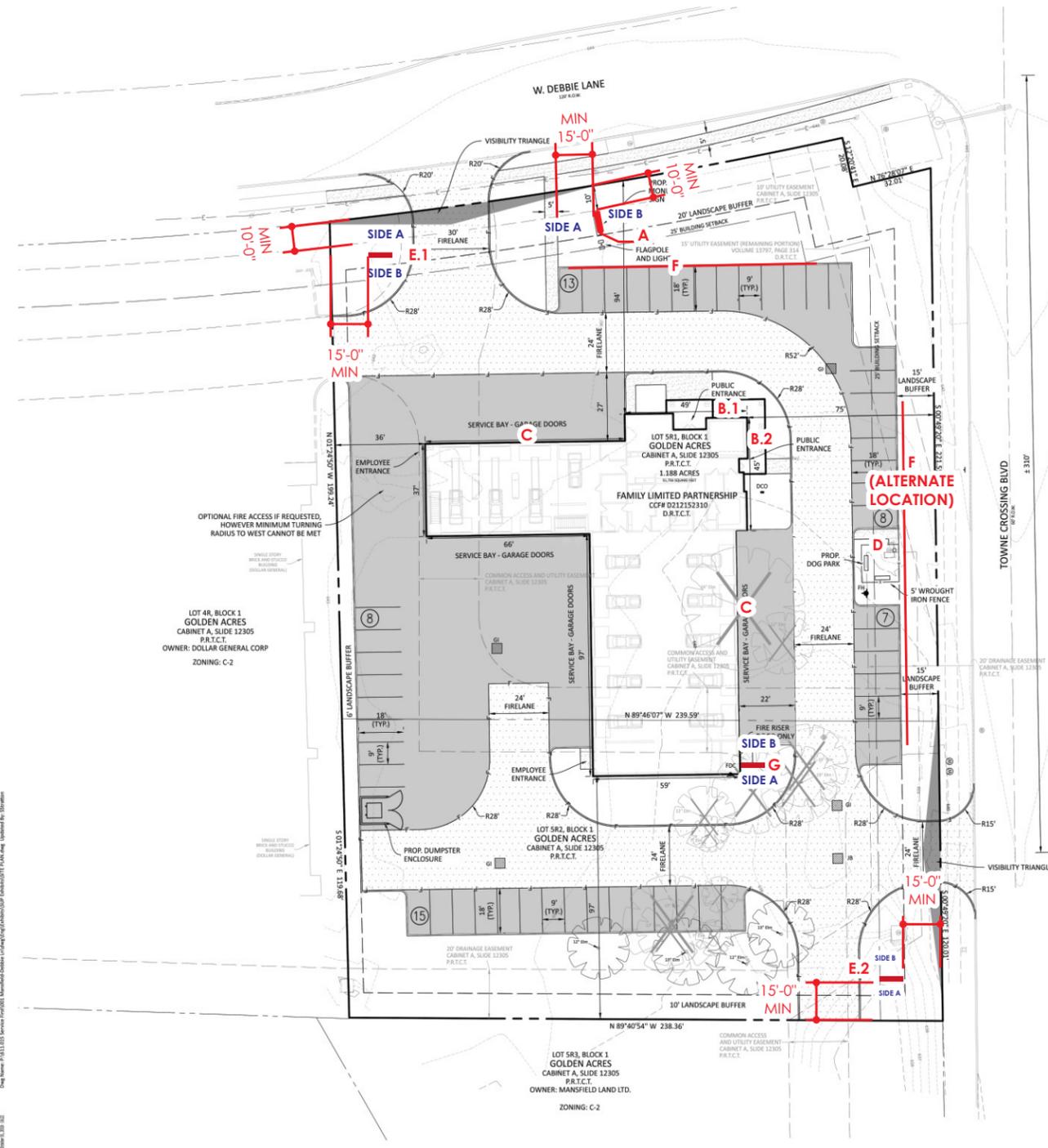
SERVICE
FIRST
AUTOMOTIVE CENTERS

SERVICE FIRST
W. DEBBIE LANE & TOWNE CROSSING BLVD • MANSFIELD, TX 76063

SIGN PACKAGE



SIGNCOAMERICA



SITE DATA	
SITE AREA	80,872 SF (1.86 ACRES)
PARKING REQUIRED	23 SPACES (1 PER 500 SF)
PARKING PROVIDED	51 SPACES
BUILDING AREA	11,254 SF
CANOPY AREA	530 SF
PAVEMENT AREA	65,645 SF
EXISTING ZONING	C-2

F (LOCATION TBD)

SITE PLAN
SCALE: 1" = 50'-0"

EXHIBIT E - ZC #18-029



CLIENT	SERVICE FIRST
ADDRESS	W. DEBBIE LANE & TOWNE CROSSING BLVD
CITY/ STATE	MANSFIELD, TX 76063
DATE	10.8.2018

NEW CONSTRUCTION	<input checked="" type="checkbox"/>
DRAWING	SCA18 2746
DESIGNER	OUN
SALES REP	LENI WILE

REVISIONS	
R1	10.24.2018 - C - NEW COPY, E = NEW SIZE / SPECS
R2	11.1.2018 - UPDATE SITE PLAN / RE-LABLE SIGNS
R3	

APPROVALS	
CLIENT	
LANDLORD	
SALES REP	

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SIGN A

QTY:1

FABRICATE AND INSTALL ILLUMINATED DOUBLE FACED PYLON WITH LED DISPLAY

Main ID Cabinet, all aluminum construction, Finish: P1

Offset accents Finish: P2, P3

- Note: Copy on faces is illuminated – logo stripes are not
- Copy: routed into faces and backed with 3/16" 2447 white acrylic – V1, V2 vinyl applied
- Illumination: Internal white LEDs
- Logo stripes: V3 & V4 vinyl applied

(2) LED Displays

- Watchfire 48 x 120 full color LED matrix (12mm pixel pitch)
- Cabinet Size: 29" X 5' 3"
- Viewing Size: 24" X 5'0"
- Fully programable graphics and text
- Communications: Wireless RF modem
- Open line of sight from transmitter to sign required

Caps, all aluminum construction, Finish: P1

Base Cabinet, all aluminum interior construction

- Durock cladding exterior
- Stone - Exact masonry spec TBD provided and installed by SCA - *Verify*

Concrete Pad at bottom is 3" Above & 3" Below grade
Pipe Size: 4.5" o.d. Sch 40 Pier Size: 12" wide x 4' deep

PAINT COLORS

- P1: MP Brushed Aluminum
- P2: PTM Pantone 187 C
- P3: MP Black

VINYL COLORS

- V1: 3M Trans Red 3630-33
- V2: 3M Perforated Black
- V3: 3M HP Geranium Red 220-63
- V4: 3M HP Traffic Gray 220-151

Approved by: _____

120 VOLT ELECTRICAL SERVICE

ELECTRICAL LOAD: **1.02 Amps / .12 KVA**

20 AMP CIRCUIT: **One 120V, 20 AMP**



LIT AREA OF EMC DISPLAY
2'-0" X 5'-0" = 10 SQUARE FEET

TOTAL SIGN SIZE = 50 SQUARE FEET

NON EMC AREA = 40 SQUARE FEET

SIGN ELEVATION
 SCALE: 3/4" = 1'-0"

SIDE A **8'-0" X 6'-3" = 50 SQUARE FEET**



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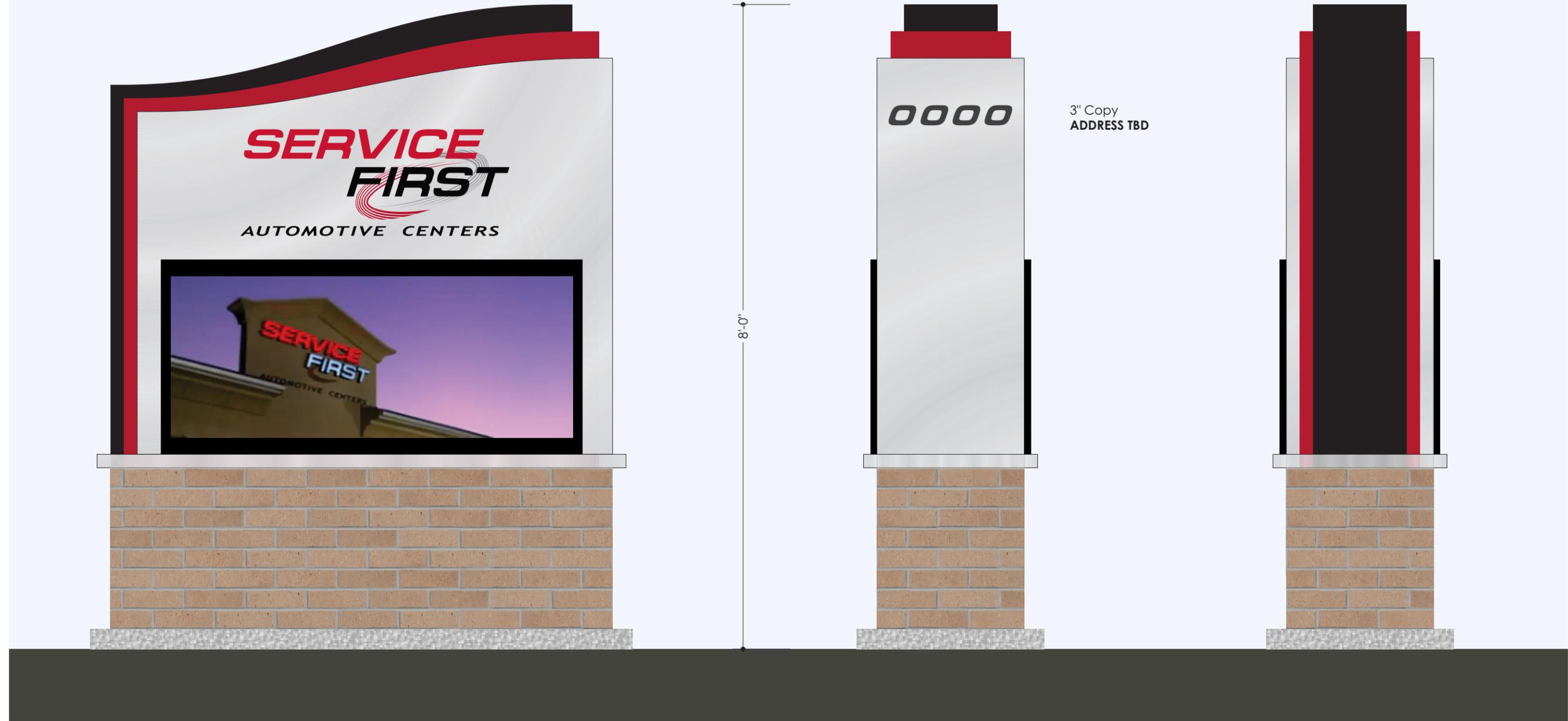
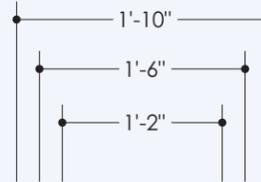
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R3	

APPROVALS	
CLIENT	_____
LANDLORD	_____
SALES REP	_____

EXHIBIT E - ZC #18-029

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OPPOSITE SIDE & END VIEWS
SCALE: 3/4" = 1'-0"

SIDE B



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CITY/ STATE	MANSFIELD, TX 76063
DATE	10.8.2018

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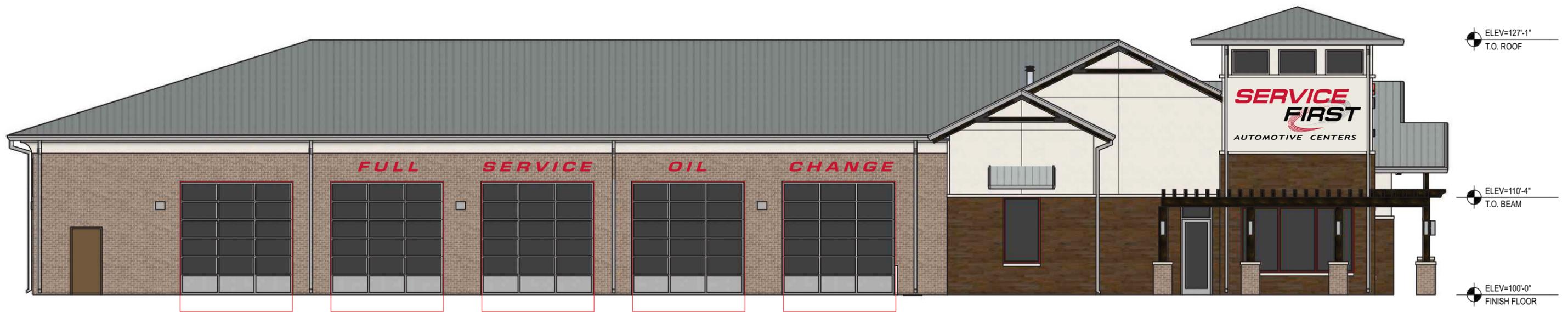
APPROVALS	
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LANDLORD	
SALES REP	

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NORTH / FRONT ELEVATION



EAST / SIDE ELEVATION

BUILDING ELEVATIONS
SCALE: 3/32" = 1'-0"



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SIGN B.1 & B.2

QTY:2 SETS

FABRICATE AND INSTALL ILLUMINATED CHANNEL LETTERS

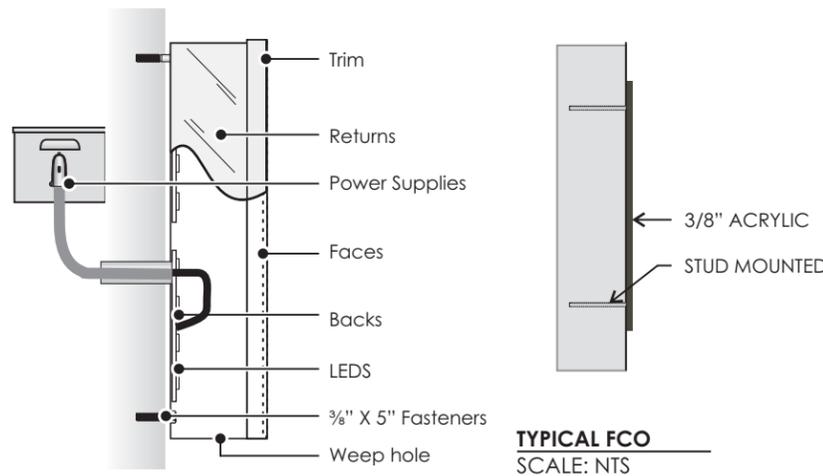
Channel Letters

- Faces: 3/16" 7328 (Red Letters) & 2447(Black Letters) White acrylic with V1 - V2 on face
- Returns: 5" Deep .040 aluminum pre-finished black & red
- Trim: 1" Pre-finished black & red
- Backs: 063" Aluminum, stock color
- Illumination: Internal white LEDs
- Mounting: Minimum 3/8" x 5" fasteners with 1/2" spacers

FCO Acrylic Letters and stripes

- 3/8" Acrylic, Finish: P1, P2, P3
- Mounting: Flush Stud-mounted

Wall type: stucco



TYPICAL CHANNEL LETTER
SCALE: NTS

TYPICAL FCO
SCALE: NTS



SIGN ELEVATION
SCALE: 3/8" = 1'-0"

SIGN AREA: 5'-4 1/2" x 13'-7" = 73 SQ. FT.



PAINT COLORS

- P1: PTM 3M HP Geranium Red 220-63
- P2: PTM 3M HP Traffic Gray 220-151
- P3: MP Black

VINYL COLORS

- V1: 3M Trans Red 3630-33
- V2: 3M Perforated Black

Approved by: _____

120 VOLT ELECTRICAL SERVICE

ELECTRICAL LOAD: 1.3 Amps / .15 KVA

20 AMP CIRCUIT: One 120V, 20 AMP



NORTH ELEVATION



EAST ELEVATION

BUILDING ELEVATIONS
SCALE: 3/32" = 1'-0"

EXHIBIT E - ZC #18-029

PAGE 6



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NEW CONSTRUCTION	<input checked="" type="checkbox"/> YES
DRAWING	SCA18 2746
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SIGN C

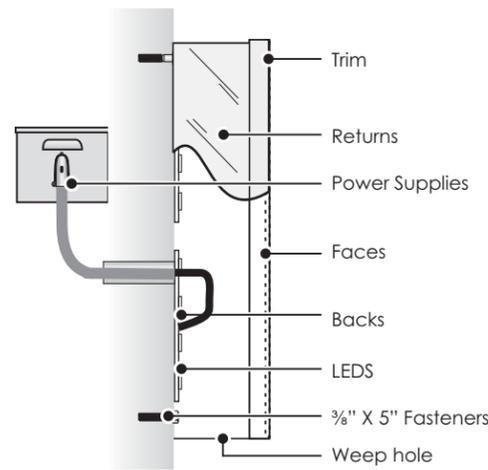
QTY:2

FABRICATE AND INSTALL ILLUMINATED CHANNEL LETTERS

Channel Letters

- Faces: 3/16" 7328 White acrylic with V1 on face
- Returns: 5" Deep .040 aluminum pre-finished red
- Trim: 1" Pre-finished red
- Backs: 063" Aluminum, stock color
- Illumination: Internal white LEDs
- Mounting: Flush mounted with Minimum 3/8" x 5" fasteners

Wall type: brick



TYPICAL CHANNEL LETTER
SCALE: NTS



TWO OF EACH LETTER SET AS SHOWN ABOVE



VINYL COLORS

- V1: 3M Trans Red 3630-33

Approved by: _____

CHANNEL LETTERS

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

CENTER EACH SIGN
HORIZONTALLY AND VERTICALLY
ON BRICK AREAS ABOVE EACH BAY DOOR



NORTH / FRONT ELEVATION



EAST / SIDE ELEVATION

BUILDING ELEVATIONS

SCALE: 3/32" = 1'-0"



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PAGE 7

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SIGN D

QTY:1

FABRICATE AND INSTALL PANEL ON FENCE

Panel

- .090" Aluminum Panel – Painted P1, P2, P3
- Graphics: V1, V2, V3
- Attach to chain link fence with proper fasteners

PAINT COLORS

- P1: MP Brushed Aluminum
- P2: PTM Pantone 187 C
- P3: MP Black

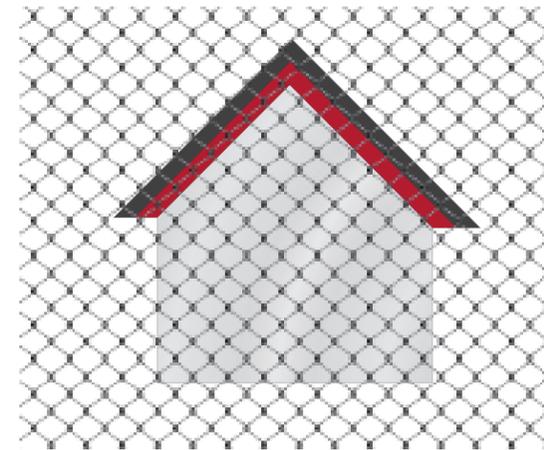
VINYL COLORS

- V1: 3M HP Geranium Red 220-63
- V2: 3M HP Traffic Gray 220-151
- V3: 3M HP Black 7725-12

Approved by: _____



SIGN DETAILS
SCALE: 1-1/2" = 1'-0"



AS VIEWED FROM BACK



TYPICAL ELEVATION
SCALE: 3/8" = 1'-0"



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SIGN E

QTY:2

FABRICATE AND INSTALL POST & PANEL SIGNS

Panel, all aluminum construction
3" X 3" Square tube aluminum frame
Finish: P1, P2, P3
• Logo: V1, V2 Arrow: V1, Copy: V3

Concrete Pad at bottom is 3" Above & 3" Below grade

Pier Size: 12" wide x 30" deep

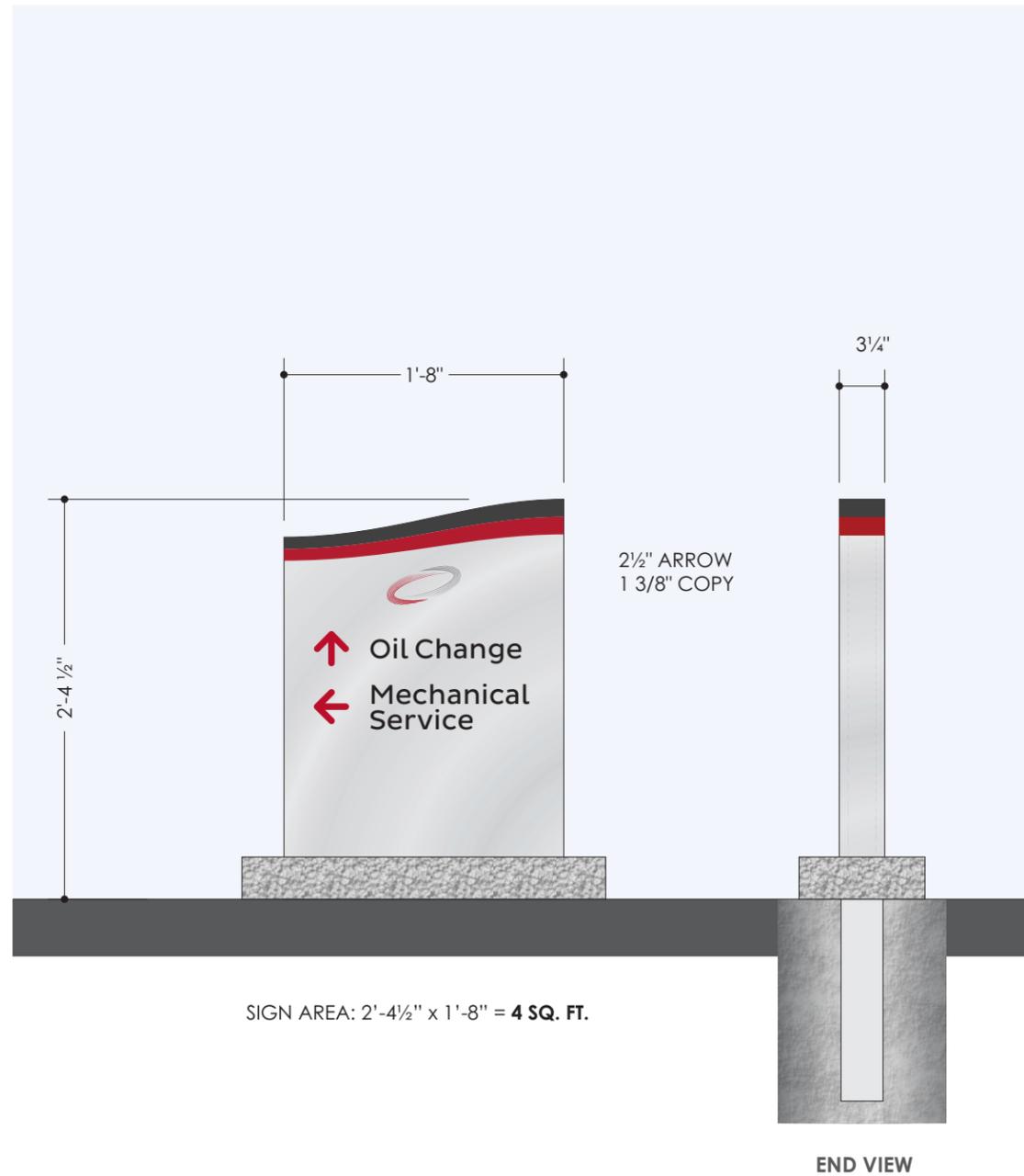
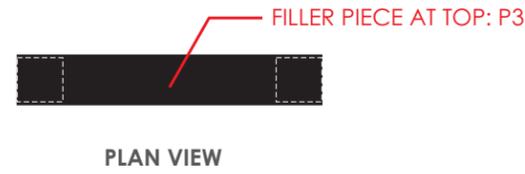
PAINT COLORS

- P1: MP Brushed Aluminum
- P2: PTM Pantone 187 C
- P3: MP Black

VINYL COLORS

- V1: 3M HP Geranium Red 220-63
- V2: 3M HP Traffic Gray 220-151
- V3: 3M HP Black 7725-12

Approved by: _____



DIRECTIONAL SIGN
SCALE: 1" = 1'-0"

SIGN LAYOUTS
SCALE: 3/4" = 1'-0"

EXHIBIT E - ZC #18-029

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SIGNCOAMERICA

1001 WEST LOOP SOUTH, SUITE 570 • HOUSTON, TEXAS 77027 • 713-661-1500
www.SigncoAmerica.com

CLIENT	SERVICE FIRST
ADDRESS	W. DEBBIE LANE & TOWNE CROSSING BLVD
CITY/ STATE	MANSFIELD, TX 76063
DATE	10.8.2018

NEW CONSTRUCTION	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
DRAWING	SCA18 2746
DESIGNER	OUN
SALES REP	LENI WILE

REVISIONS	
R1	10.24.2018 - C - NEW COPY, E - NEW SIZE / SPECS
R2	11.1.2018 - UPDATE SITE PLAN / RE-LABLE SIGNS
R3	

APPROVALS	
CLIENT	_____
LANDLORD	_____
SALES REP	_____

Ⓞ SPECIFICATIONS
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

PRIMARY ELECTRICAL
UNLESS OTHERWISE SPECIFIED, ELECTRICAL SIGNS WILL BE MANUFACTURED WITH 120 V. A.C. PRIMARY ELECTRICAL SERVICE. FINAL CONNECTION THEREOF IS THE RESPONSIBILITY OF THE CLIENT.

SIGN F

QTY:12

FABRICATE AND INSTALL PARKING SIGNS

Panel

- Faces: .063" Panel with Digital Print
- Mounted to client provided parking poles

Pier Size: 12" wide x 18" deep



SIGN ELEVATION
SCALE: 1" = 1'-0"



EXHIBIT E - ZC #18-029



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APPROVALS	
CLIENT	
LANDLORD	
SALES REP	

PAGE 10

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SIGN G

QTY:1

FABRICATE AND INSTALL ONE (1) DOUBLE SIDED BLADE SIGN CABINET

Blade Sign Cabinet, all aluminum construction, Finish: P1, P2, P3

- Arrow: V1, Copy: V2
- Mounting: Plate mounted to wall with non-corrosive 3/8" x 5" fasteners

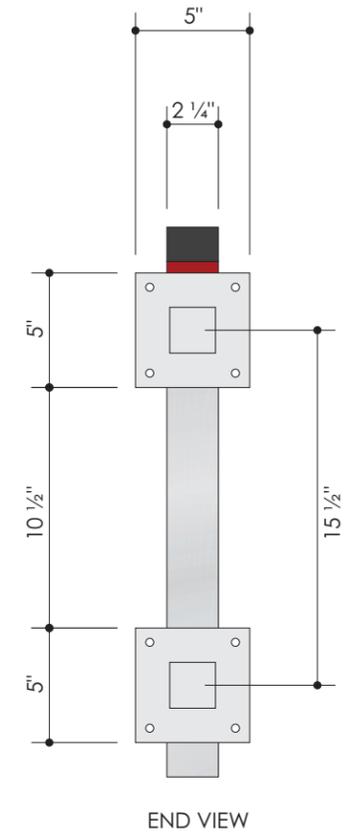
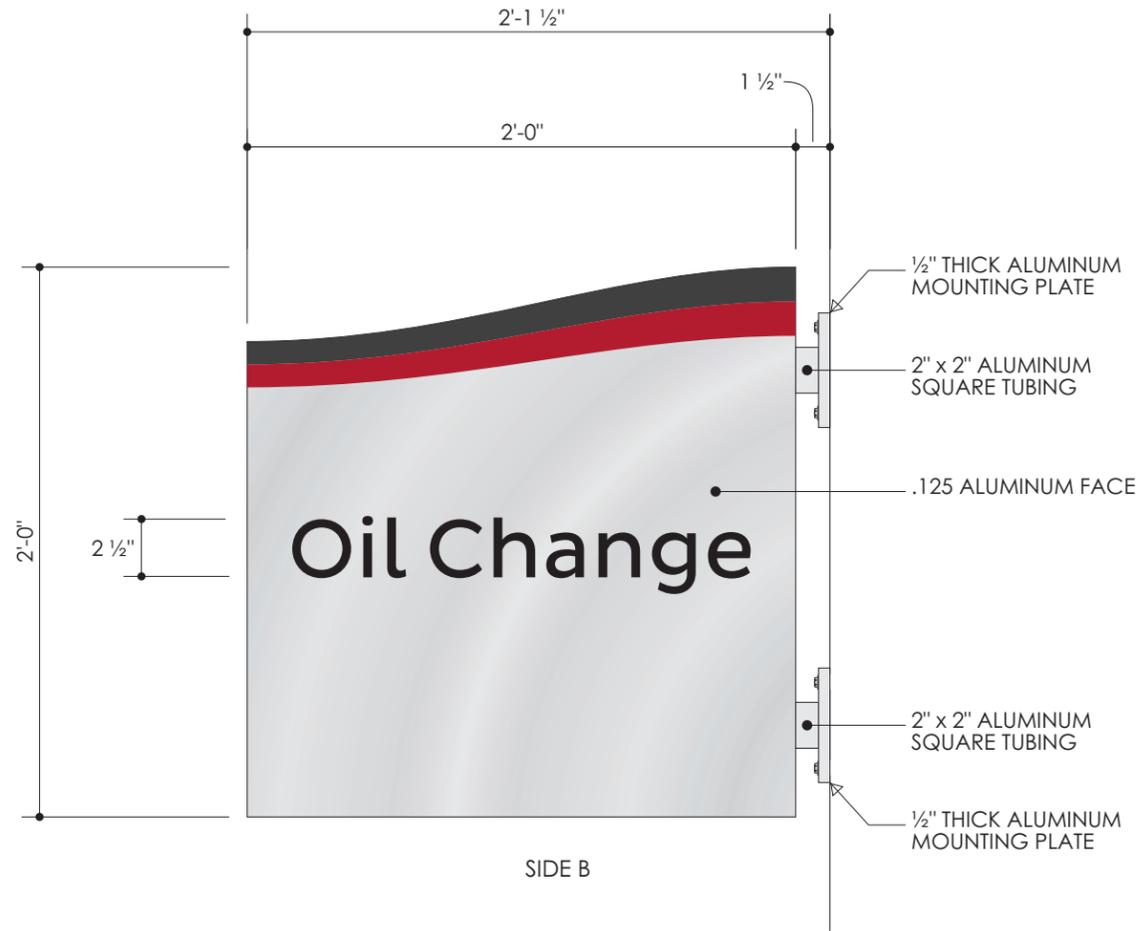
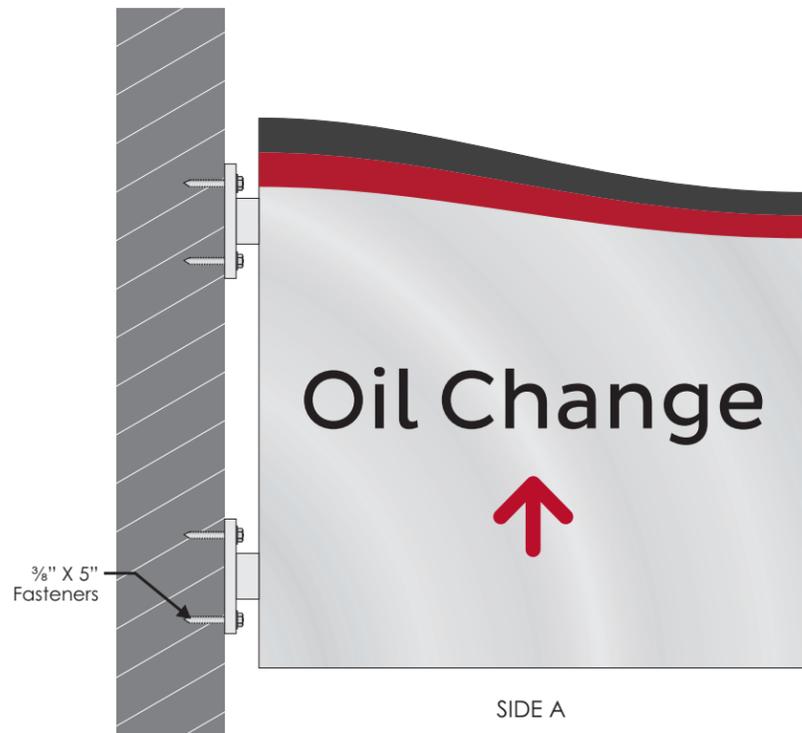
PAINT COLORS

- P1: MP Brushed Aluminum
- P2: PTM Pantone 187 C
- P3: MP Black

VINYL COLORS

- V1: HP Geranium Red 220-63
- V2: 3M HP Black 7725-12

Approved by: _____



BLADE SIGN CABINET
SCALE: 1-1/2" = 1'-0"



EXHIBIT E - ZC #18-029



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DRAWING	SCA18 2746
DESIGNER	OUN
SALES REP	LENI WILE

REVISIONS	
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APPROVALS	
CLIENT	_____
LANDLORD	_____
SALES REP	_____

PAGE 11

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