



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 245-021

Relative to Subject Property: Dave and Buster's Date: FOR OFFICE USE ONLY

Location address: 9450 N Central Expy Dallas, TX 75231 Zoning District: PD 280

Lot No.: 2A Block No.: D/5457 Acreage: 5.1277 Census Tract: _____

Street Frontage (in Feet): 1) 136' 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): NATIONAL RETAIL PROP LP NNN Reit, LP - A.L.

Applicant: Michael Prezioso- Priority Signs and Graphics Telephone: 817-260-0700

Mailing Address: 2865 Market loop Southlake, TX Zip Code: 76092

E-mail Address: permits@psgdfw.com

Represented by: Priority Signs and Graphics- Michael Prezioso Telephone: 817-260-0700

Mailing Address: 2865 Market loop Southlake, TX Zip Code: 76092

E-mail Address: permits@psgdfw.com

Affirm that an appeal has been made for a Variance or Special Exception of Dave and Buster's Exterior signs on the West Elevation

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to Grant the described appeal for the following reason:

We are requesting the special exception to allow 10 words for the west side elevation signage. Per the city ordinance we are allow the 8 word and we are requesting two extra words to keep a consistency of Dave and Buster's Branding.

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

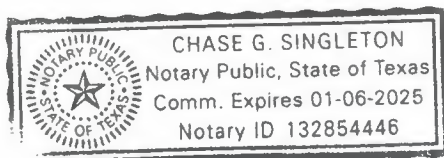
Affidavit

Before me the undersigned on this day personally appeared Mike Prezioso
(Affiant/Applicant's name printed)

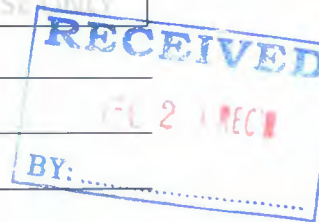
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted: [Signature]
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 29 day of December, 2024



[Signature]
Notary Public in and for Dallas County, Texas





Appeal number: BDA 245-021

I, NNN REIT, LP, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 9450 N CENTRAL EXPY DALLAS, TX 75231
(Address of property as stated on application)

Authorize: Michael Prezioso
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

- Variance (specify below)
- Special Exception (specify below)
- Other Appeal (specify below)

Specify: Signage on the West elevation exceeds the 8 word total per elevation,
maximum on this facade is 10 words proposed.

Michael Prezioso
Print name of property owner or registered agent

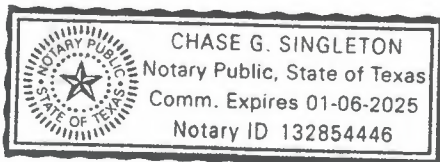
Michael Prezioso
Signature of property owner or registered agent

Date 12/16/24

Before me, the undersigned, on this day personally appeared Mike Prezioso

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

Subscribed and sworn to before me this 16th day of December, 2024



CS
Notary Public for Dallas County, Texas

Commission expires on 1/6/25



Appeal number: BDA 245-021

I, NNN REIT, LP, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 9450 N CENTRAL EXPY DALLAS, TX 75231
(Address of property as stated on application)

Authorize: Michael Prezioso
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

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- Special Exception (specify below)
- Other Appeal (specify below)

Specify: Signage on the West elevation exceeds the 8 word total per elevation,
maximum on this facade is 10 words proposed.

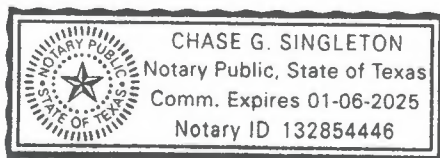
Michael Prezioso
Print name of property owner or registered agent
Date 12/16/24

Michael Prezioso
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared Mike Prezioso

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

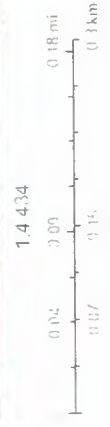
Subscribed and sworn to before me this 16th day of December, 2024



Chase G. Singleton
Notary Public for Dallas County, Texas

Commission expires on 1/6/25

ArcGIS Web Map



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PD245-021

11/22/2023 9:28:51 AM

SHIPPED DATE: 10-23-96 RECEIVED DATE: 12-18-96

ANNEXED MAY 16, 1945 ORD. NO. 3626

W. CARUTH & BRO. SURVEY NEAL M. CREARY WILLIAM JENKINS ABST. 357 396 702

CITY OF DALLAS PLAT BOOKS

ADDITION GLEN LAKES APARTMENTS

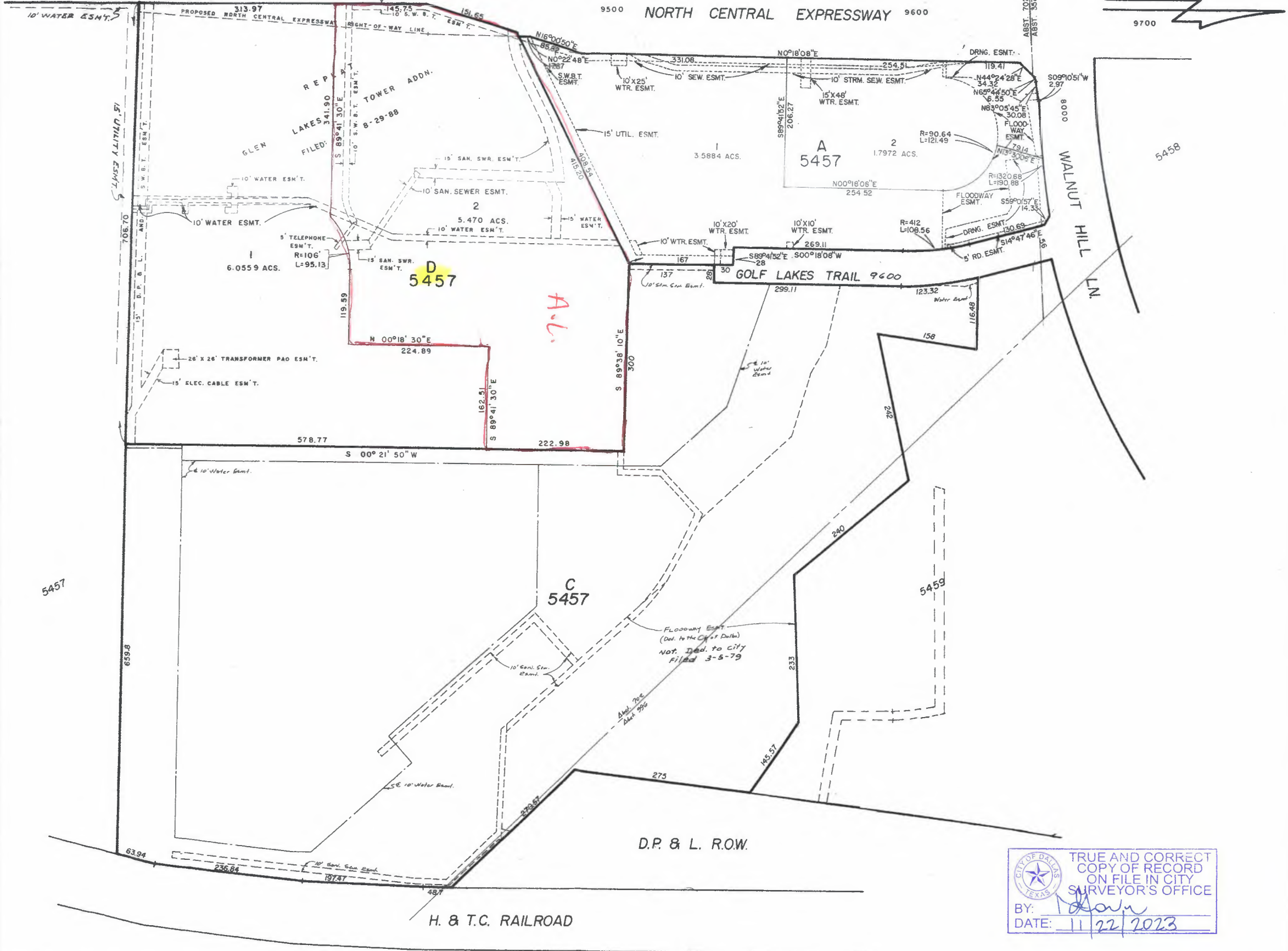
SCALE 100 FT. EQUALS 1 INCH

PHA 9-12-88

A,C-D BLOCKS 5457

SCHOOL DISTRICT DALLAS

GLEN LAKES TOWER BLK. D/5457 FILED 6-29-79
Filed 1-31-79 BLK. A/5457 GLEN LAKES SHOPPING CENTER
Filed 10-20-89 BLK. A/5457 GLEN LAKES SHOPPING CENTER Replot



TRUE AND CORRECT COPY OF RECORD ON FILE IN CITY SURVEYOR'S OFFICE

BY: *[Signature]*

DATE: 11/22/2023

BDA245-021

BDA245-021



REFERRAL FORM FOR BOARD OF ADJUSTMENT

APPLICANT: Priority Signs & Graphics		OWNER: Dave & Busters
ADDRESS: 9450 N CENTRAL EXPY	STATE: DALLAS	ZIP: 75231
LOT: 2	BLOCK: D-5457	ZONING: PD-280

<input type="checkbox"/> Variance	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Yard setback	<input type="checkbox"/> Fence height and standards
<input type="checkbox"/> Lot width	<input type="checkbox"/> Visibility triangle obstructions
<input type="checkbox"/> Lot Depth	<input type="checkbox"/> Parking demand
<input type="checkbox"/> Lot Coverage	<input type="checkbox"/> Landscaping
<input type="checkbox"/> Floor area for accessory structures for single family uses	<input type="checkbox"/> Additional dwelling unit for a single-family
<input type="checkbox"/> Height	<input type="checkbox"/> Carport
<input type="checkbox"/> Minimum width of sidewalk	<input type="checkbox"/> Non-conforming use
<input type="checkbox"/> Off-street parking	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Off-street loading	
<input type="checkbox"/> Landscape regulations	
<input type="checkbox"/> Other	

Please list the City of Dallas Development Code(s) this project is non-compliant with:
 SEC. 51A-7.305. (c) ATTACHED SIGNS.

Description: On any building facade, there may be a maximum of eight words which contain any character of a height equal to or exceeding four inches and pertain to any premise or any non-residential occupancy.

see (d) 7.7D3 (13)

Alternative resolutions discussed/offered:
 Discussed possibly removing one sign or removing two words while leaving a logo in it's place. Some compromise has been made by removing one "&" from the proposal. An additional two words will still be needed.

Referred by: Scott Roper, Sr Plans Examiner Contact: scott.roper@dallas.gov Date: 9/29/2023

SEC. 51A-7.305. ATTACHED SIGNS.

Attached signs are permitted in business areas in accordance with the following provisions:

(a) Except as otherwise permitted under Sections 51-4.213(25), 51-4.217(b)(5), 51A-4.206(1), and 51A-4.217(b)(9), all attached signs must be premise signs or convey a noncommercial message.

(b) All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than 18 inches from that surface except as provided in Subsection (e) below.

(c) On the primary facade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary facade. On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade. As applied to a building with multiple occupants, the facade area of each use with a separate certificate of occupancy shall be treated as a separate facade. On any building facade, there may be a maximum of eight words which contain any character of a height equal to or exceeding four inches and pertain to any premise or any non-residential occupancy. Words consisting of characters less than four inches high may be used without limit.

(d) The combined effective area of all signs attached to any window or any glass door may not exceed 15 percent of the area of that window or that glass door. Signs in the upper two-thirds of a window or glass door are prohibited. Signs attached to a window or a glass door must be brought into compliance with this provision by September 25, 2008.

(e) Attached signs may project more than 18 inches from vertical building planes as follows:

(1) Any premise or any non-residential occupancy may erect not more than one attached sign projecting up to a maximum of four feet from a vertical building plane, but not above the roof, provided that the premise or occupancy maintains no detached sign on the premise, and that the sign does not exceed 20 square feet in effective area, and that no part of the sign descends closer to grade than 10 feet, nor projects into or over any public right-of-way.

(2) On any premise or non-residential occupancy, a sign may be erected at the eaves or edge of the roof or on a parapet or edge of a canopy; provided, that the sign is parallel to the vertical building plane, and does not project more than four feet above the surface to which it is attached.

(3) Any premise or non-residential occupancy may erect one attached sign projecting up to a maximum of four feet from a vertical building plane if:

(A) the sign does not exceed 60 square feet in effective area;

(B) no single face of a three-dimensional sign exceeds 60 square feet;

(C) the attached sign is not above the highest point of a facade;

(D) no part of the sign descends closer to grade than 10 feet;

(E) the sign does not project into or over any public right-of-way; and

(F) the contents of the sign are limited to a registered trademark or logo that contains no word or character.

(f) Words may be attached to machinery or equipment which is necessary or customary to the business, including but not limited to devices such as gasoline pumps, vending machines, ice machines, etc., provided that words so attached refer exclusively to products or services dispensed by the device, consist of characters no more than four inches in height, and project no more than one inch from the surface of the device. (Ord. Nos. 19455; 20927; 21978; 24232; 27244; 27253; 29024)

ARTICLE 280.

PD 280.

SEC. 51P-280.101. LEGISLATIVE HISTORY.

PD 280 was established by Ordinance No. 19744, passed by the Dallas City Council on October 28, 1987. Ordinance No. 19744 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. (Ord. Nos. 10962; 19455; 19744; 25711; 28533)

SEC. 51P-280.102. PROPERTY LOCATION AND SIZE.

PD 280 is established on property generally located along the east line of North Central Expressway, south of [~~the south line of~~] Walnut Hill Lane. The size of PD 280 is approximately 11.555 [~~12.02~~] acres. (Ord. Nos. 19744; 25711; 28533)

SEC. 51P-280.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a nonresidential zoning district. (Ord. Nos. 25711; 28533)

SEC. 51P-280.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 280A: development plan. (Ord. Nos. 19744; 25711; 28533)

SEC. 51P-280.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 280A). If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. Nos. 19744; 25711; 28533)

SEC. 51P-280.106. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

(b) Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 19744; 25711; 28533)

SEC. 51P-280.112. NO PARKING SIGNS.

The owner(s) must provide "no-parking" signs on all dedicated streets traversing and bordering the Property, as required by the director of public works and transportation. (Ord. Nos. 19744; 25711; 28553)

SEC. 51P-280.113. TRANSPORTATION SYSTEMS MANAGEMENT.

(a) In general. Prior to the issuance of a permit for construction of new floor area for office uses to exceed 396,000 square feet, the owner(s) shall establish and operate a Transportation Systems Management (TSM) program to encourage carpool, vanpool, and other transit alternatives. A specific TSM action program must be submitted to the director. An annual report on the TSM must be furnished to the director of public works and transportation.

(b) Reports. The first report must be submitted within two years after the issuance of the first certificate of occupancy for office uses exceeding 396,000 square feet on the Property and must be submitted annually thereafter until directed otherwise by the director of public works and transportation. The final report must be submitted two years after the issuance of the certificate of occupancy permitting occupancy of 90 percent of the final building shown on the development plan.

(c) Alternatives. In lieu of the requirements in Subsection (a), the owner(s) may participate in and fund, in cooperation with other local area property owners, an area-wide Transportation Management Organization (TMO) that is approved by the city. (Ord. Nos. 19744; 25711; 28553)

SEC. 51P-280.114. SIGNS.

All signs must comply with the provisions for business zoning districts in Article VII. (Ord. Nos. 19744; 25711; 28553)

SEC. 51P-280.115. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 19744; 25711; 28553)

SEC. 51P-280.116. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 19744; 25711; 28553)



LEGEND

- RR IRON ROD FOUND
- 5/8" IRON ROD SET
- MARKED "A-WARD"
- 5/8" IRON ROD RECOVERED
- MARKED "A-WARD"
- CONTROLLING MONUMENT
- SRCT DEED RECORDS DALLAS COUNTY TEXAS
- GRDCT OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS

LOTS 1 AND 2, BLOCK D/5457
GLEN LAKES SHOPPING CENTER
VOLUME 8920S, PAGE 1870 DRDCT

BLOCK C/5457
GLEN LAKES APARTMENTS ADDITION
VOLUME 78247, PAGE 1 DRDCT

(S89°35'18"E 300.00' PREV DEED)
S89°43'24"E 300.51'

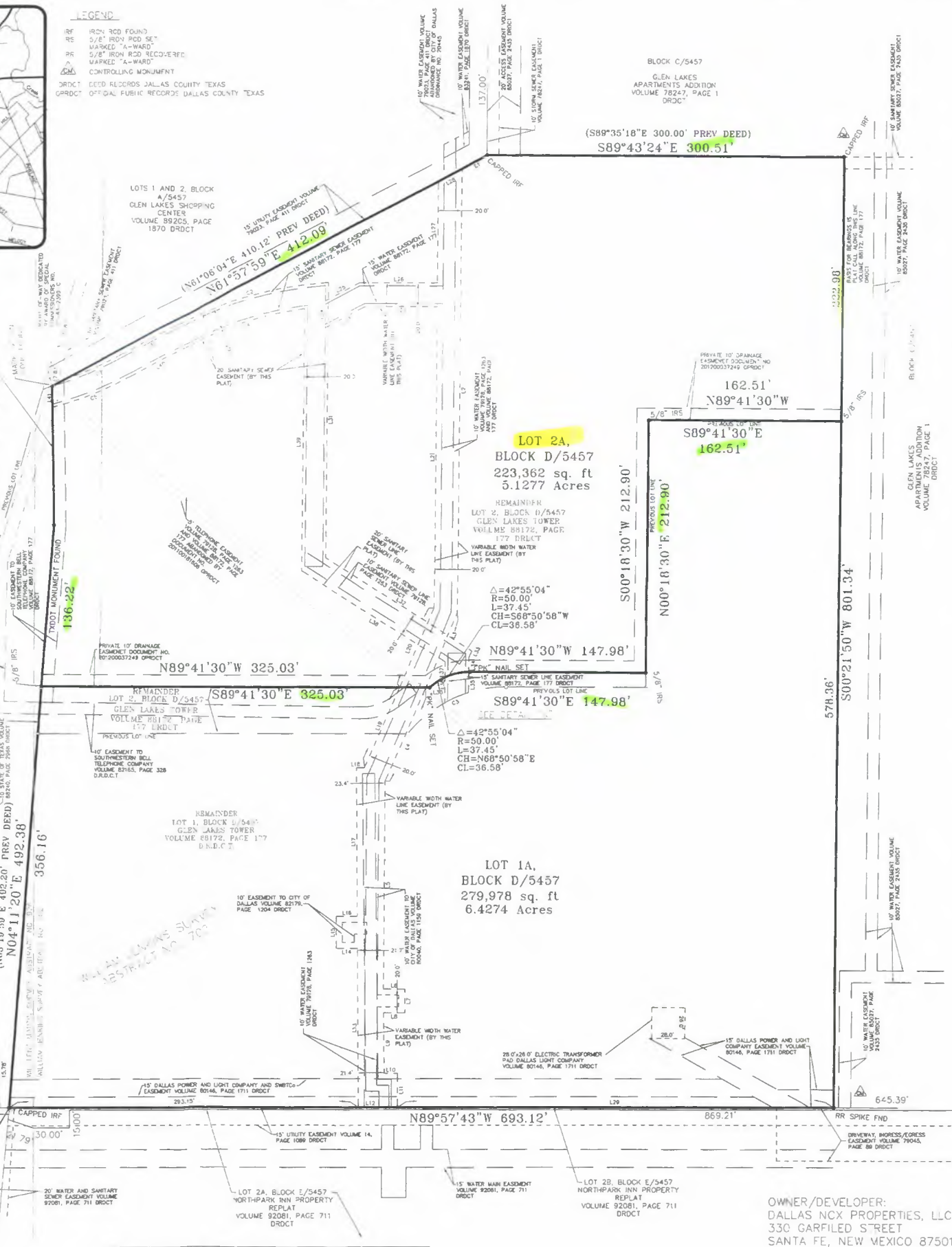
(N61°06'04"E 410.12' PREV DEED)
N61°57'59"E 412.09'

NUMBER	DESECTION	DISTANCE
1	S89°43'24"E	300.51
2	S89°43'24"E	172.44
3	S89°43'24"E	172.44
4	S89°43'24"E	172.44
5	S89°43'24"E	172.44
6	S89°43'24"E	172.44
7	S89°43'24"E	172.44
8	S89°43'24"E	172.44
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48	S89°43'24"E	172.44
49	S89°43'24"E	172.44
50	S89°43'24"E	172.44

(N00°58'35"W 117.50')
N00°58'35"W 117.50'

(N03°10'50"E 492.20' PREV DEED)
N04°11'20"E 492.38'

(N03°10'50"E 492.20' PREV DEED)
N04°11'20"E 492.38'



OWNERS CERTIFICATE
COUNTY OF DALLAS (X)
STATE OF TEXAS (X)

That, DALLAS NCX PROPERTIES LLC is the owner of a portion of Lots 1 and 2 in Block D/5457, of a Replat of GLEN LAKES TOWER, an addition to the City of Dallas, Dallas County, Texas as recorded in volume 88772, page 177 of the Deed Records of Dallas County, Texas embracing a portion of the WILLIAM JENKINS SURVEY, Abstract No. 702, City of Dallas, Dallas County, Texas and being all of Tract 2, Parcel A and Tract 2, Parcel B described in the Special Warranty Deed to DALLAS NCX PROPERTIES LLC, recorded in Clerks Document No. 2010088332 of the Official Public Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a capped iron rod found for the southeast corner of the 17,599 square foot tract described in the deed to the State of Texas recorded in volume 88240, page 2968 of the Deed Records of Dallas County, Texas and being on the south line of said Lot 1, the north line of Lot 2B Block E/5457 of NORTH-PARK INN PROPERTY, an addition to the City of Dallas, Dallas County, Texas as said Lot 2B appears upon the map thereof recorded in volume 92081, page 711 of the said Deed Records and being in the east line of North Central Expressway (U.S. Highway No. 75).

Thence north 04 degrees 11' minutes 20 seconds east, along the east line of said 17,599 square foot tract for the said east line of North Central Expressway, a distance of 492.35 feet in a Texas Department of Transportation found.

Thence north 20 degrees 58' minutes 35 seconds west, a distance of 117.50 feet to a mark "X" on concrete found for the northwest corner of said 17,599 square foot tract and being on the north line of said Lot 1, the south line of Lot 2B Block E/5457 of NORTH-PARK INN PROPERTY, an addition to the City of Dallas, Dallas County, Texas as said Lot 2B appears upon the map thereof recorded in volume 92081, page 711 of the said Deed Records.

Thence north 89 degrees 57' minutes 43 seconds west, along the common line of said Lots 1 and 2, a distance of 693.12 feet to the point of beginning and containing 503,339 square feet or 11.5522 acres as surveyed by James Paul Ward, Texas Registered Professional Land Surveyor No. 5606 on June 5, 2010.

Thence south 00 degrees 21' minutes 50 seconds west, along the common line of said Lots 2 and 1 and said GLEN LAKES APARTMENTS ADDITION, a distance of 801.34 feet to a capped iron rod found for the southeast corner of first mentioned Lot 1 and southwest corner of GLEN LAKES APARTMENTS ADDITION and being in the north line of said Lot 2B.

Thence north 89 degrees 57' minutes 43 seconds west, along the common line of said Lots 1 and 2, a distance of 693.12 feet to the point of beginning and containing 503,339 square feet or 11.5522 acres as surveyed by James Paul Ward, Texas Registered Professional Land Surveyor No. 5606 on June 5, 2010.

DALLAS NCX PROPERTIES LLC,
a Delaware limited liability company

By: Dallas NCX Member LLC,
a Delaware limited liability company,
its sole member

By: Rosemont Realty, LLC,
a Delaware limited liability company,
its manager

By: *[Signature]*
Name: Michael Mahony
Title: Chief Operating Officer of Rosemont Realty

STATE OF NEW MEXICO §
COUNTY OF SANTA FE §

This instrument was acknowledged before me on the 16th day of February, 2012, by Michael Mahony, Chief Operating Officer of Rosemont Realty, LLC, a Delaware limited liability company, member of Dallas NCX Member LLC, a Delaware limited liability company, sole member of Dallas NCX Properties LLC, a Delaware limited liability company, and its sole member, and James Paul Ward, Texas Registered Professional Land Surveyor No. 5606, and I, Notary Public, State of New Mexico, My Comm. Expires 4/24/12.

Notary Public, State of New Mexico
My Commission Expires 3-24-12

OFFICIAL SEAL
JULIA GOLDEN
Notary Public
State of New Mexico
My Comm. Expires 4/24/12

Thence north 20 degrees 58' minutes 35 seconds west, a distance of 117.50 feet to a mark "X" on concrete found for the northwest corner of said 17,599 square foot tract and being on the north line of said Lot 1, the south line of Lot 2B Block E/5457 of NORTH-PARK INN PROPERTY, an addition to the City of Dallas, Dallas County, Texas as said Lot 2B appears upon the map thereof recorded in volume 92081, page 711 of the said Deed Records.

Thence north 89 degrees 57' minutes 43 seconds west, along the common line of said Lots 1 and 2, a distance of 693.12 feet to the point of beginning and containing 503,339 square feet or 11.5522 acres as surveyed by James Paul Ward, Texas Registered Professional Land Surveyor No. 5606 on June 5, 2010.

Thence south 00 degrees 21' minutes 50 seconds west, along the common line of said Lots 2 and 1 and said GLEN LAKES APARTMENTS ADDITION, a distance of 801.34 feet to a capped iron rod found for the southeast corner of first mentioned Lot 1 and southwest corner of GLEN LAKES APARTMENTS ADDITION and being in the north line of said Lot 2B.

Thence north 89 degrees 57' minutes 43 seconds west, along the common line of said Lots 1 and 2, a distance of 693.12 feet to the point of beginning and containing 503,339 square feet or 11.5522 acres as surveyed by James Paul Ward, Texas Registered Professional Land Surveyor No. 5606 on June 5, 2010.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DALLAS NCX PROPERTIES LLC, acting by and through its sole member, Dallas NCX Member LLC, by Rosemont Realty, LLC, its manager, by its duly authorized agent, Michael Mahony, Chief Operating Officer, does hereby adopt this plat, designating the herein described property as NCX-ROSEMONT, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire line easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the multiple use and accommodation of all public utility users or desiring to use same. All, and any public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way may encroach or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to and from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and ceding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the man to the curb or government line, and installation of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

Dated this the 13th day of Feb, 2012

[Signature]
JAMES PAUL WARD
Texas Registered Professional Land Surveyor No. 5606

OFFICIAL SEAL
JAMES PAUL WARD
Notary Public
State of Texas
My Comm. Expires 05/05/2015

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority on this day personally appeared James Paul Ward known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 13th day of Feb, 2012

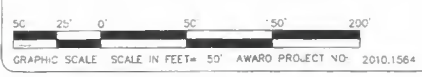
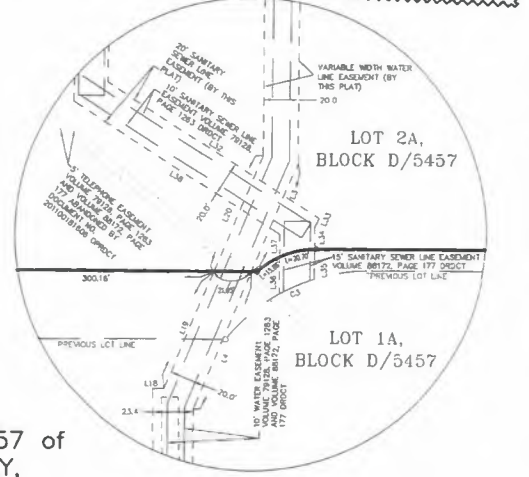
[Signature]
Christina Marie Williams
Notary Public, Texas

OFFICIAL SEAL
Christina Marie Williams
My Commission Expires 05/05/2015

- GENERAL NOTES:
1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 2. BASIS FOR BEARING IS S00°21'50"W PLAT CALL, ALONG THE EAST LINE OF LOT 1, BLOCK D/5457 RECORDED IN VOLUME 88172, PAGE 177 D.R.D.C.T.
 3. THE PURPOSE OF THE REPLAT IS TO RELOCATE THE LOT LINE BETWEEN LOTS 1 AND 2 TO THE NORTH APPROXIMATELY 39.65 FEET
 4. ALL STRUCTURES ON THE LOT TO REMAIN
 5. ACCESS OR MODIFICATION TO NORTH CENTRAL EXPRESSWAY REQUIRES TxDOT APPROVAL

FINAL PLAT

NCX-ROSEMONT,
Lots 1A AND 2A, Block D/5457,
being a replat of Lots 1 and 2 in Block D/5457 of
GLEN LAKES TOWER, WILLIAM JENKINS SURVEY,
Abstract No. 702.
City of Dallas, Dallas County, Texas.



NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	290.00	49.52	N66°58'49"E	49.46
C2	37.00	132.78	N74°21'33"E	131.77
C3	106.00	21.88	S66°44'55"W	21.84
C4	290.00	102.78	S72°14'32"W	102.24
C5	310.00	70.99	S68°38'59"W	70.84

CITY PLAN NO. S101-099
FEBRUARY 13, 2012

BDA245-021


WARD SURVEYING COMPANY
PO Box 137431, LAKE WORTH, TX 76136
817-33A-WARD (332-9273) FAX 817-524-9273
survey@wardsurveying.com


Prepared for:
DAVE & BUSTER'S


9450 N. Central Expy
Dallas, TX 75231



PAUL GAMBILL

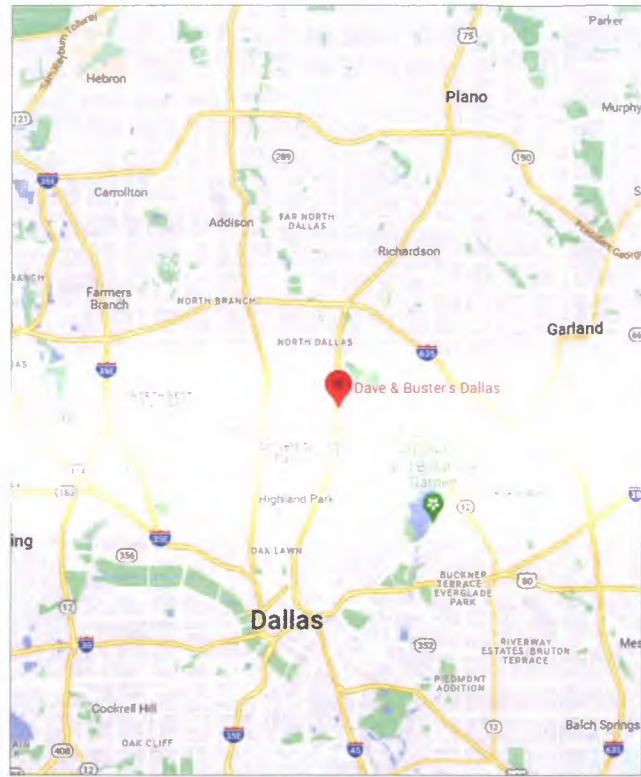
 p.gambill@firstandmain.com

 234.458.0990

 Ohio California Colorado Indiana Oklahoma

EASE | INTEGRITY | PERFORMANCE

#23-2274-R09 (PROD)



1 VICINITY MAP
SCALE: NTS



2 AERIAL VIEW
SCALE: NTS

Location:

DAVE & BUSTER'S

9450 N Central Expy

Revision:

- 1)MG-7/27/23-Rem Sgn G frm pkg
- 2)MG-8/2/23-Del F, chg A to 15 ft reface logo, chg J to All vinyl graphic (graphic TBD)
- 3)MG-8/4/23-Add new artwork (frm client) for Sign J
- 4)MG-8/15/23-Rev drwg per redlines & email from client
- 5)MG-8/26/23-Show vinyl wall graphic G&L to wrap other side of wal
- 6)MG-9/15/23-Del Signs G and J, per Elsa's email
- 7)KB 10/13/23-Chg sign H & L to wallcovering, add blocking & sect detail to E, update logo specs to match std. from other remodels
- 8)MG-11/10/23-Add Survey Drms for H & L
- 9)MG-12/6/23-Fix scale for West elev.

Approved

Approved as Noted

Revise & Resubmit

Drawing No. 23-2274-R09(PROD)

Date: 06.28.2023 PM

Page No: SP.00

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Location:

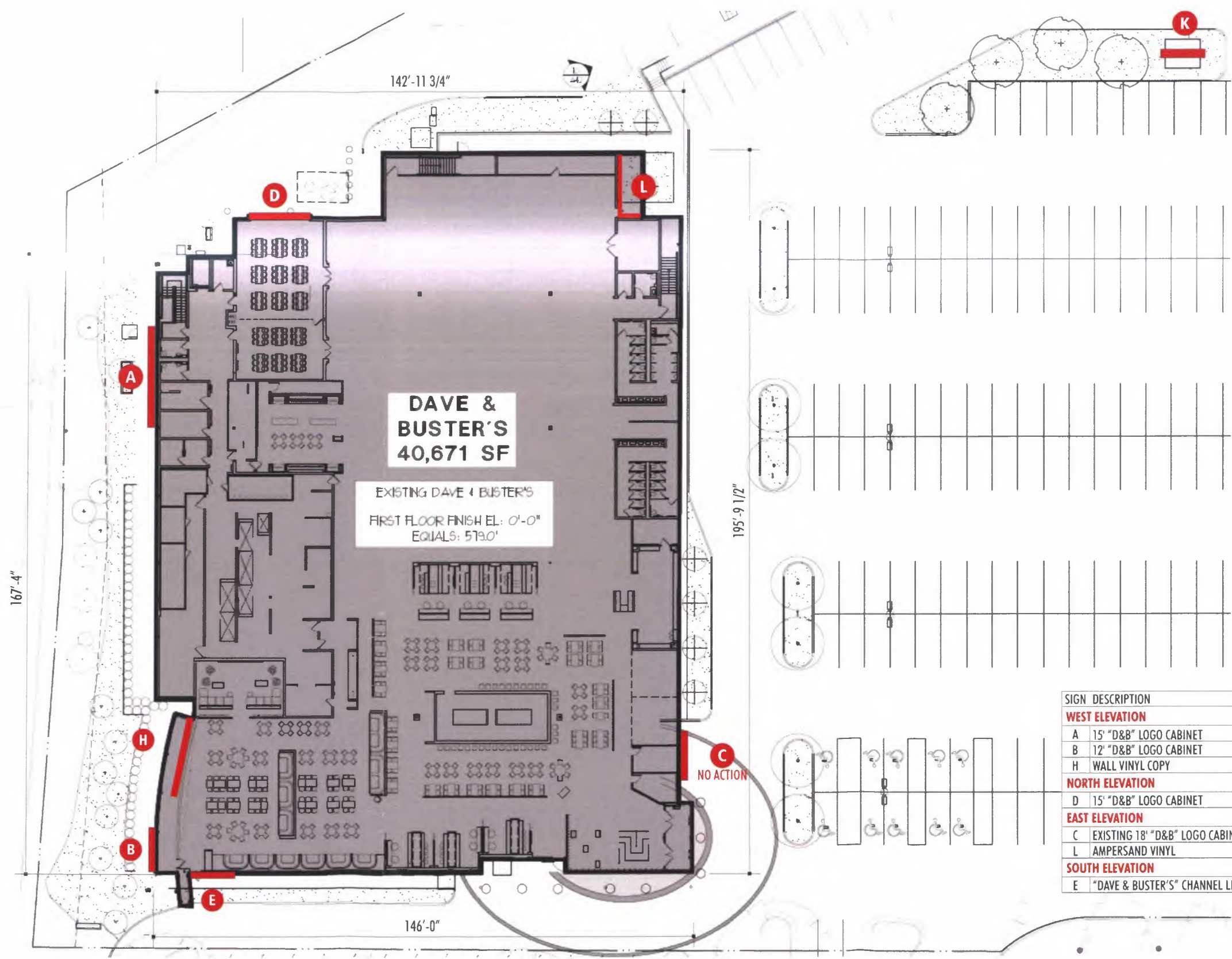
DAVE & BUSTER'S

9450 N. Central Exp

Call: 714.755.0777

Revision:

- 1)MG 7/27/23 Rem Sign G from pkg
- 2)MG 8/2/23 Del F, chg A to 15 ft reface logo, chg J to All vinyl graphic (graphic TBD)
- 3)MG 8/4/23: Add new artwork (from client) for Sign J
- 4)MG 8/15/23 Rev drwg per redlines & email from client
- 5)MG 8/26/23 Show vinyl wall graphic G&L to wrap other side of wal
- 6)MG 9/15/23 Del Signs G and J, per Elsa's email
- 7)KB 10/13/23: Chg sign H & L to wallcovering, add blocking & sect detail to E, update logo specs to match std. from other remodels
- 8)MG 11/10/23 Add Survey Dims for H & L
- 9)MG 12/6/23 Fix scale for West elev.



DAVE & BUSTER'S
40,671 SF

EXISTING DAVE & BUSTER'S
FIRST FLOOR FINISH EL: 0'-0"
EQUALS: 579.0'

SIGN DESCRIPTION		SQ. FT.
WEST ELEVATION		
A	15' "D&B" LOGO CABINET	225.00
B	12' "D&B" LOGO CABINET	144.00
H	WALL VINYL COPY	451.67
NORTH ELEVATION		
D	15' "D&B" LOGO CABINET	225.00
EAST ELEVATION		
C	EXISTING 18' "D&B" LOGO CABINET - NO ACTION	324.00
L	AMPERSAND VINYL	428.39
SOUTH ELEVATION		
E	"DAVE & BUSTER'S" CHANNEL LETTERS	150.28

1 SITE PLAN
SCALE: 1" = 30'

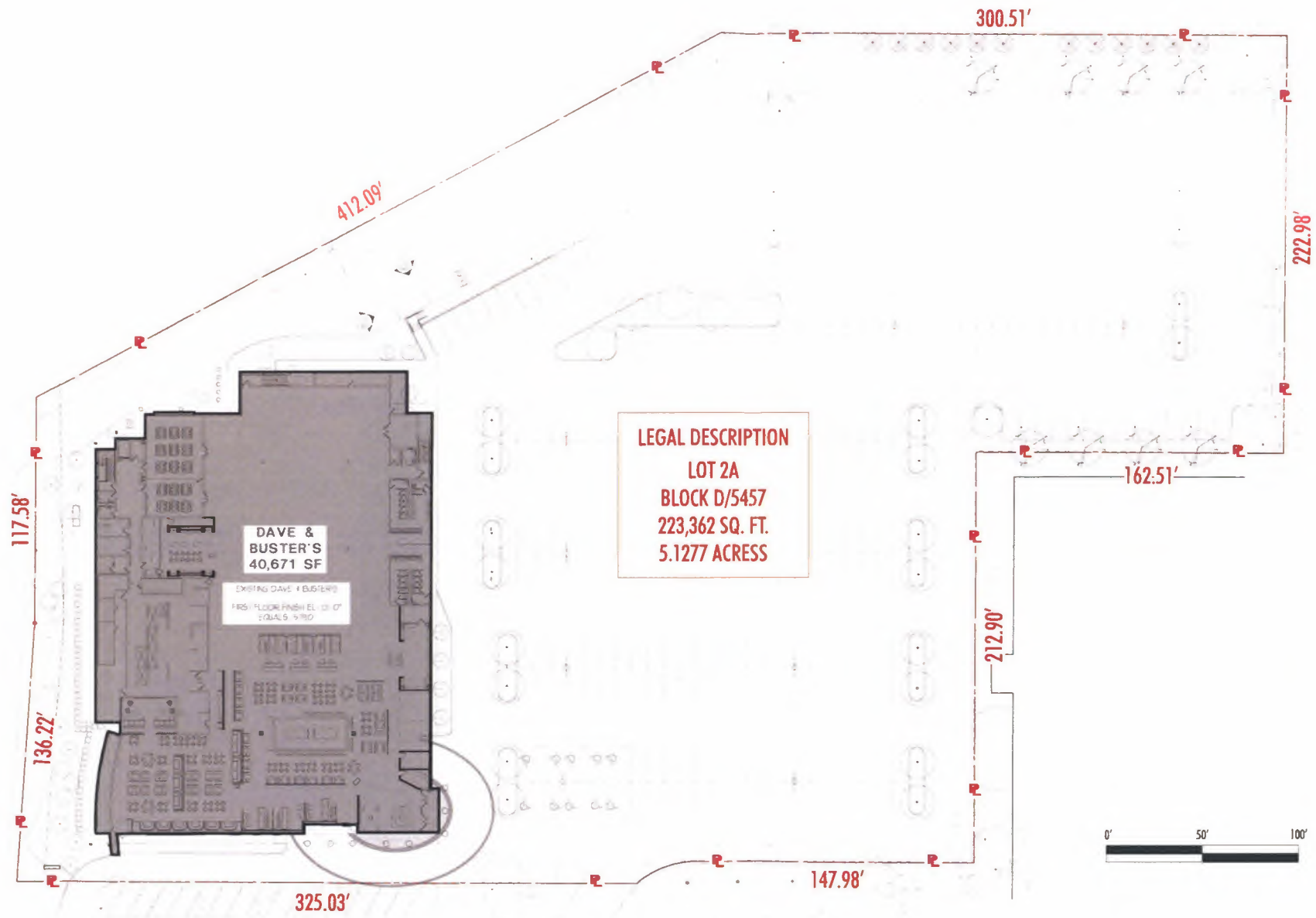
- Approved
- Approved as Noted
- Revise & Resubmit

Drawing No. 23-2274-R09(PROD)

Date: 06.28.2023 PM

Page No. SP.02

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1 SITE / PLOT PLAN
Scale: 50' = 1" - 0"

LEGAL DESCRIPTION
LOT 2A
BLOCK D/5457
223,362 SQ. FT.
5.1277 ACRES

DAVE & BUSTER'S
40,671 SF

EXISTING DAVE & BUSTER'S
FIRS FLOOR FINISH EL. ± 0'
EQLALS 5.180'

MULTI-STORY
GLASS/VETAL
SULFONIC

FIRST MAIN
2340 Shepler Church Ave SW
Canton, OH 44706
330.458.2800
2010 S.W. 108th Ave
Oklahoma City, OK 73160
OKLAHOMA

Location:
DAVE & BUSTER'S
9450 N. Central Expy
Dallas, TX 75231

- Revisions:
- 2)MG-8/2/23 Del F, chg A to 15 ft retrace logo, chg J to All vinyl graphic (graphic 180)
 - 3)MG-8/4/23 Add new artwork (firm client) for Sign J
 - 4)MG-8/15/23 Rev down set retrace & email from client
 - 5)MG-8/26/23 Show vinyl wall graphic G&L to wrap other side of wall
 - 6)MG-9/15/23 Del Sign G and J, per Eja's email
 - 7)MG-10/13/23 Chg sign H & L to wallcovering, add blocking & sect detail to L, update logo specs to match old, from other remodels
 - 8)MG-11/10/23 Add Survey Dims for H & L
 - 9)MG-12/6/23 Fix scale for West elev.
 - 10)MG-11/20/24 Show plot plan dims and legal descrip

- Approved
- Approved as Noted
- Revise & Resubmit

Drawing No: 23-2274-R10(PROD)

Date: 06.28.2023 PM

Page No: SP.01

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Location:

DAVE & BUSTER'S

9450 N. Central Exp

Revision:

- 1) MG 7/27/23 Rem Sgn G frm pkg
- 2) MG 8/2/23 Del F, chg A to 15' ft reface logo, chg J to All vinyl graphic (graphic TBD)
- 3) MG 8/4/23 Add new artwork (frm client) for Sign J
- 4) MG 8/15/23 Rev drwa per redlines & email from client
- 5) MG 8/26/23 Show vinyl wall graphic G&L to wrap other side of wal
- 6) MG 9/15/23 Del Signs G and J, per Elsa's email
- 7) KB 10/13/23 Chg sign H & J to wallcovering, add blocking & sect detail to E, update logo specs to match std. from other remodels
- 8) MG 11/10/23 Add Survey Dims for H & L
- 9) MG 12/6/23 Fix scale for West elev

- Approved
- Approved as Noted
- Revise & Resubmit

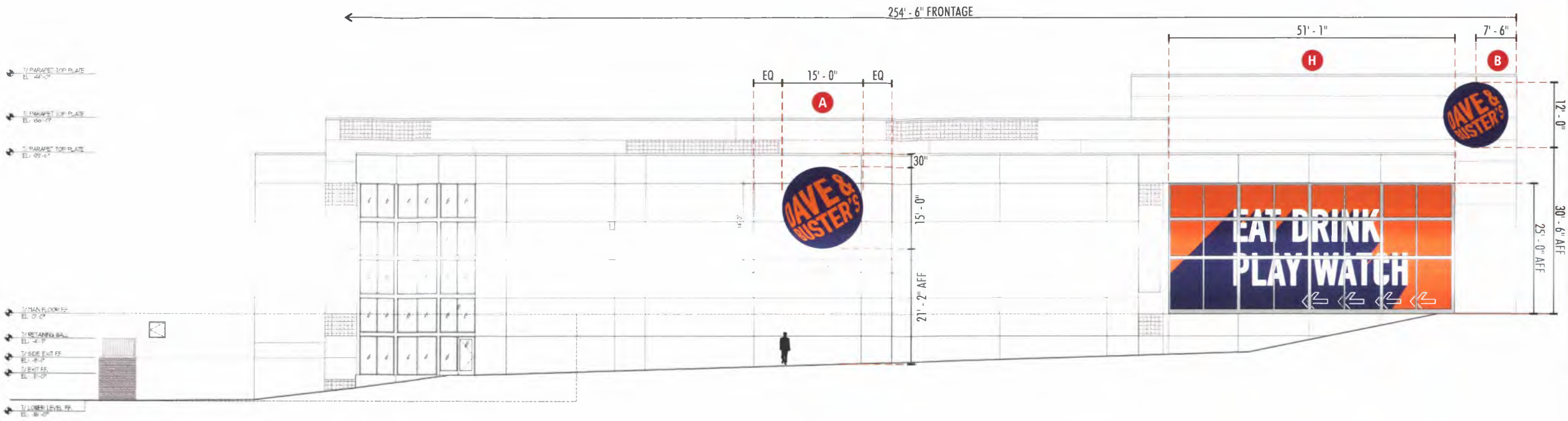
Drawing No. 23-2274-R09(PROD)

Date 06.28.2023

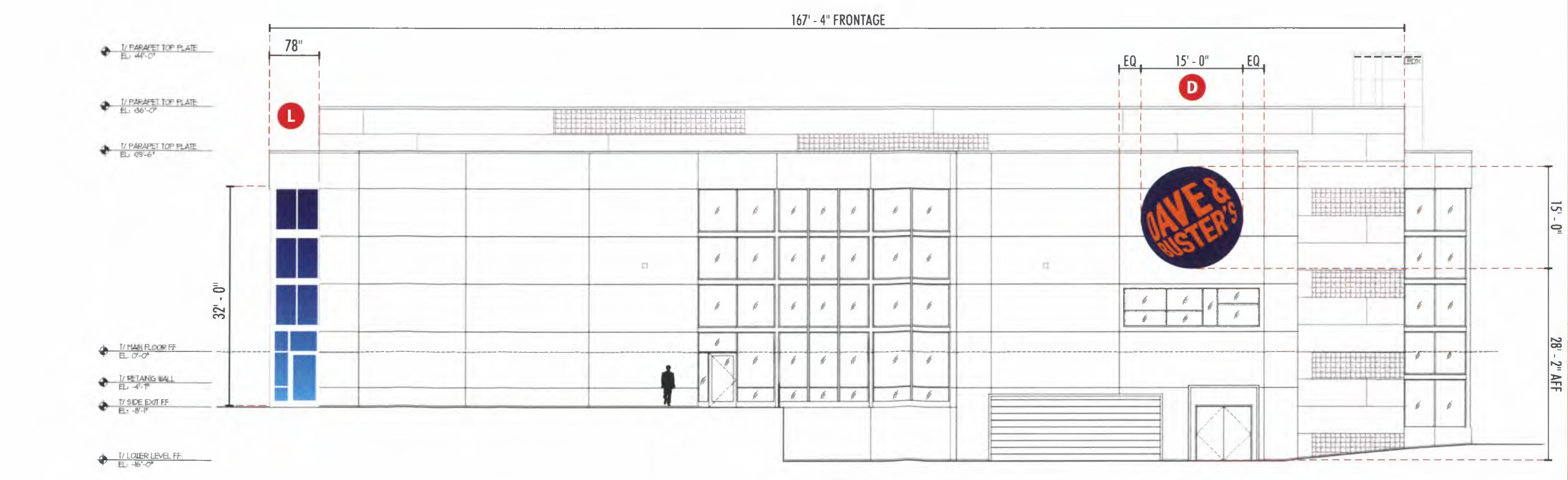
PM

Page No 1.00

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1 WEST ELEVATION
SCALE: 1" = 20' - 0"



2 NORTH ELEVATION
SCALE: 1/16" = 1' - 0"

Location

DAVE & BUSTER'S

9450 N Central Expy

Walla, TX 75087

Revision:

- 1) MG 7/27/23 Rem Sign G from pkg
- 2) MG 8/2/23 Del F, chg A to 15 ft reface logo, chg J to All vinyl graphic (graphic TBD)
- 3) MG 8/4/23 Add new artwork (from client) for Sign J
- 4) MG 8/15/23 Rev drwa per redlines & email from client
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- 7) MB 10/13/23 Chg sign H & L to walkcovering, add blocking & sect detail to E, update logo specs to match std. from other remodels
- 8) MG 11/10/23 Add Survey Dims for H & L
- 9) MG 12/6/23 Fix scale for West elev

- Approved
- Approved as Noted
- Revise & Resubmit

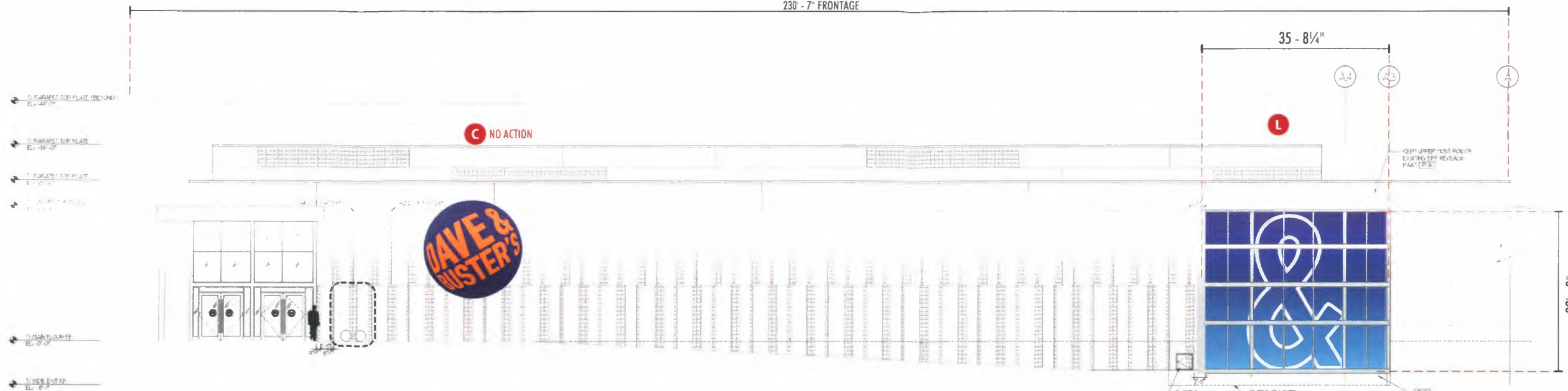
Drawing No. 23-2274-R09(PROD)

Date: 06.28.2023 PM

Page No. 1.01

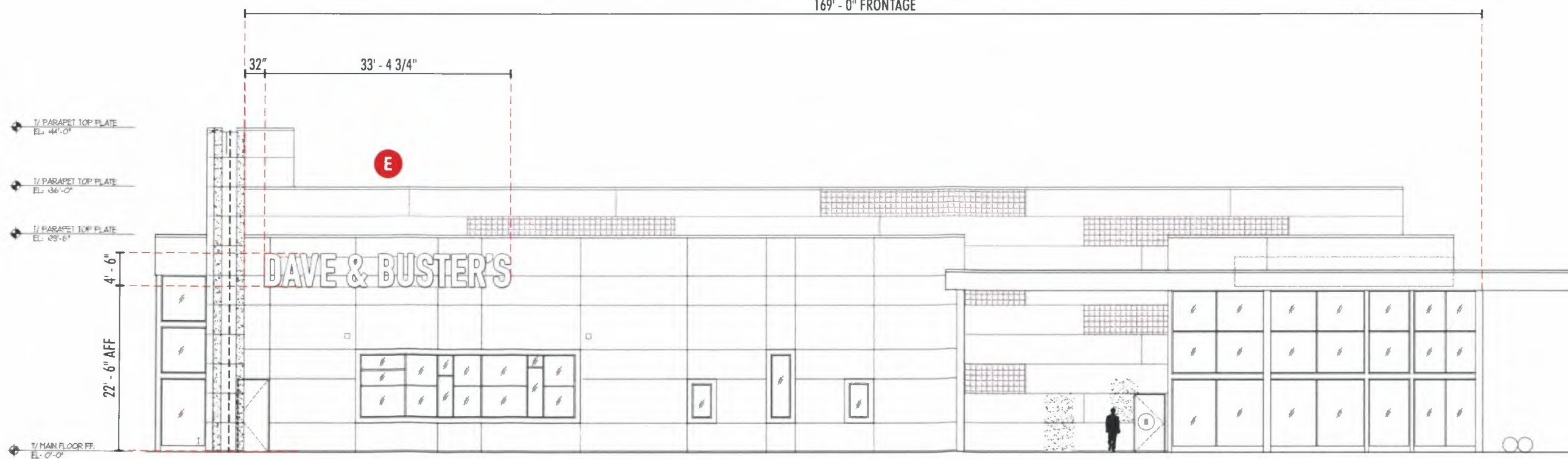
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230' - 7" FRONTAGE



1 EAST ELEVATION - NO ACTION, SIGN HAS BEEN REPLACED
SCALE: 1" = 20' - 0"

169' - 0" FRONTAGE



2 SOUTH ELEVATION
SCALE: 1/16" = 1' - 0"

15'-0" (Per Survey)



Existing bleed face sign.
Paint to match P1 (satin finish)

12" 2"

Fascia

END VIEW

NOTE: LED REPLACEMENT LAYOUT FOR SIGN
TO BE PROVIDED BY MANUFACTURING

Bleed face



EXISTING LOGO



NIGHT VERSION



P1-PMS Blue
072C



PMS 1505C
Orange

FIRST & MAIN

SIGNAGE FOR MODERN BRANDS

2340 Shepler Church Ave SW
Canton, OH 44706
234.458.0990

OHIO • CALIFORNIA
COLORADO • INDIANA
OKLAHOMA

Location

DAVE & BUSTER'S

0450 N Central Expy

Columbus, OH 43217

Revision:

1)MG-7/27/23 Rem Sgn G frm pkg

2)MG-8/2/23 Del F, chg A to 15 ft reface logo, chg J to All vinyl graphic (graphic TBD)

3)MG-8/4/23 Add new artwork (frm client) for Sign J

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5)MG-8/26/23 Show vinyl wall graphic G&L to wrap other side of wall

6)MG-9/15/23 Del Signs G and J, per Elsa's email

7)KB-10/13/23 Chg sign H & L to wallcovering, add blocking & sect detail to E, update logo specs to match std. from other remodels

8)MG-11/10/23 Add Survey Dims for H & L

9)MG-12/6/23 Fix scale for West elev

Approved

Approved as Noted

Revise & Resubmit

Drawing No. 23-2274-R09(PROD)

Date. 06.28.2023 PM

Page No. 2.00

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A

REFACE EXISTING S/F INTERNALLY ILLUMINATED LOGO CABINET

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

QTY: One (1)

SQ. FT. = 225

SCOPE OF WORK

- Remove existing face from existing logo
- Repaint return to match P1-PMS 072C (satin finish)
- Face - White 3M FS1, w/matte laminate face. Background and copy to be UV digitally printed on 1st surface to match P1 and P2.
- Replace with white (6500k) LED's, dense spacing to avoid dark spots, must be evenly illuminated.
LED power supplies to be located within cabinet

Location
DAVE & BUSTER'S
9450 N. Central Expy

- Revision:
- 1) MG 7/27/23 Rem Sgn G frm pkg
 - 2) MG 8/2/23 Del F, chg A to 15 ft reface logo, chg J to All vinyl graphic (graphic TBD)
 - 3) MG 8/4/23 Add new artwork (frm client) for Sign J
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 - 8) MG 11/10/23 Add Survey Dims for H & L
 - 9) MG 12/6/23 Fix scale for West elev

- Approved
- Approved as Noted
- Revise & Resubmit

Drawing No. 23-2274-R09(PROD)

Date: 06.28.2023 PM

Page No 3.00

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NOTE: LED REPLACEMENT LAYOUT FOR SIGN TO BE PROVIDED BY MANUFACTURING

Retro frame cover on face



EXISTING LOGO

END VIEW

B REFACE EXISTING S/F INTERNALLY ILLUMINATED LOGO CABINET QTY: One (1)
SCALE: 3/8" = 1'-0" SQ FT. = 144

SCOPE OF WORK

- Remove existing face from existing logo
- Repaint return and retro frame cover to match P1-PMS 072C (satin finish)
- Face - White 3M FS1, w/matte laminate face. Background and copy to be UV digitally printed on 1st surface to match P1 and P2.
- Replace with white (6500k) LED's, dense spacing to avoid dark spots, must be evenly illuminated.
LED power supplies to be located within cabinet



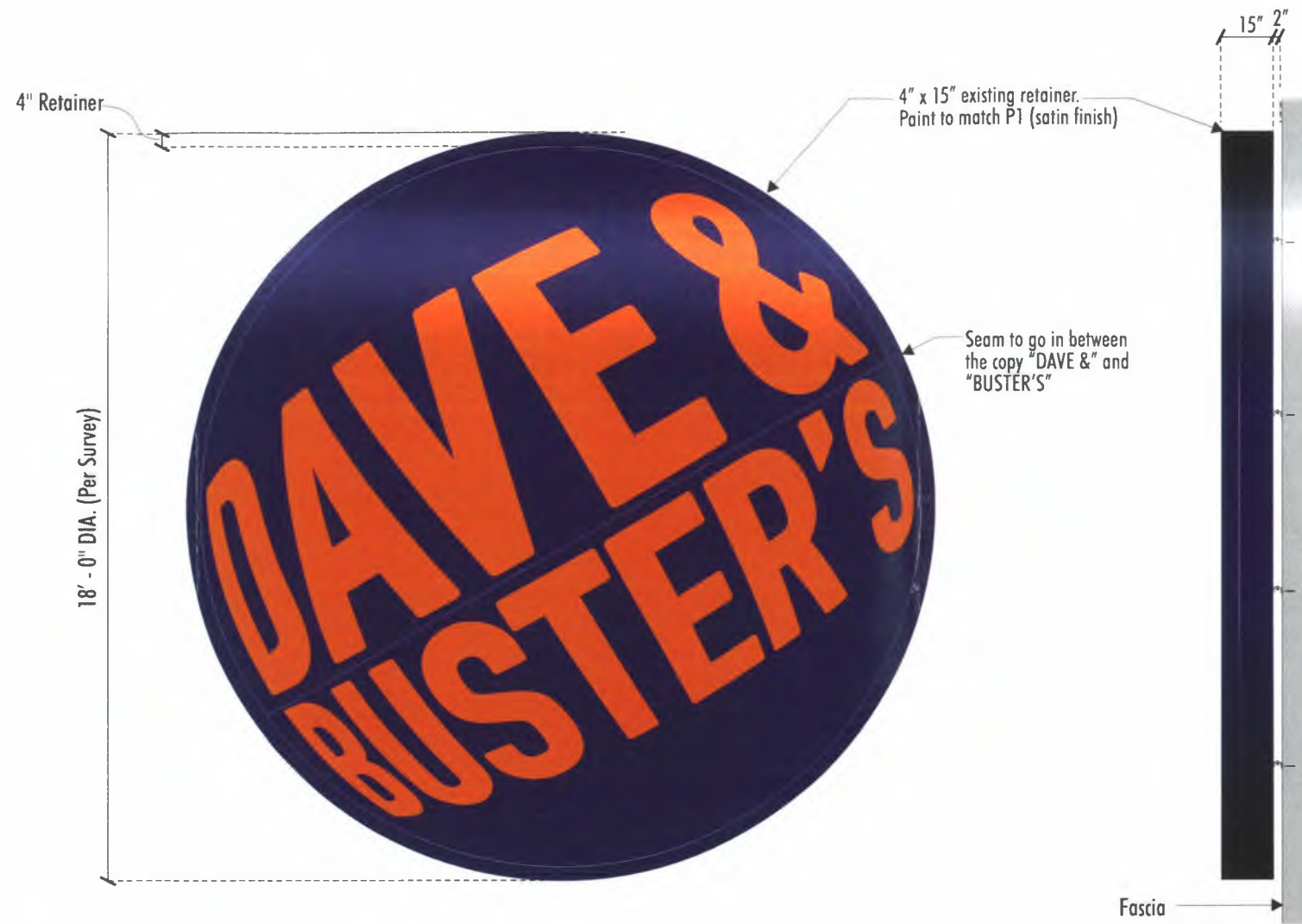
NIGHT VERSION

Location

DAVE & BUSTER'S
9450 N. Central Exp.

Revision:

- 1)MG 7/27/23 Rem Sgn G frm pkg
- 2)MG 8/2/23 Del F, chg A to 15 ft reface logo, chg J to All vinyl graphic (graphic TBD)
- 3)MG 8/4/23 Add new artwork (frm client) for Sign J
- 4)MG 8/15/23 Rev drwg per redlines & email from client
- 5)MG 8/26/23 Show vinyl wall graphic G&L to wrap other side of wal
- 6)MG 9/15/23 Del Signs G and J, per Elso's email
- 7)KB 10/13/23 Chg sign H & L to wallcovering, add blocking & sect. detail to E, update logo specs to match sld. from other remodels
- 8)MG 11/10/23 Add Survey Dims for H & L
- 9)MG 12/6/23 Fix scale for West elev



EXISTING REFACE - NO ACTION

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

QTY: One (1)

SQ FT. = 324

END VIEW

- Approved
- Approved as Noted
- Revise & Resubmit

Drawing No: 23-2274-R09(PROD)

Date: 06.28.2023 PM

Page No: 4.00

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Location:

DAVE & BUSTER'S

9450 N. Central Expy

CANTON, OHIO 44706

Revision:

1)MG 7/27/23 Rem Sign G frm pkg

2)MG 8/2/23 Del F, chg A to 15 ft; reface logo, chg J to All vinyl graphic (graphic TBD)

3)MG 8/4/23 Add new artwork (frm client) for Sign J

4)MG 8/15/23 Rev drwg per redlines & email frm client

5)MG 8/26/23 Show vinyl wall graphic G&L to wrap other side of wal

6)MG 9/15/23 Del Signs G and J, per Elsa's email

7)KB 10/13/23 Chg sign H & L to wallcovering, add blocking & sect. detail to E, update logo specs to match std. from other remodels

8)MG 11/10/23 Add Survey Dims for H & L

9)MG 12/6/23 Fix scale for West elev

Approved

Approved as Noted

Revise & Resubmit

Drawing No: 23-2274-R09(PROD)

Date: 06.28.2023 PM

Page No: 5.00

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15'-0" (Per Survey)



Existing retainer.
Paint to match P1 (satin finish)



Fascia

END VIEW

NOTE: LED REPLACEMENT LAYOUT FOR SIGN TO BE PROVIDED BY MANUFACTURING

Retro frame cover on face



EXISTING LOGO



NIGHT VERSION

D

REFACE EXISTING S/F INTERNALLY ILLUMINATED LOGO CABINET

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

QTY: One (1)

SQ FT. = 225

SCOPE OF WORK

- Remove existing face from existing logo
- Repaint return and retro frame cover to match P1-PMS 072C (satin finish)
- Face - White 3M FS1, w/matte laminate face. Background and copy to be UV digitally printed on 1st surface to match P1 and P2.
- Replace with white (6500k) LED's, dense spacing to avoid dark spots, must be evenly illuminated.
LED power supplies to be located within cabinet



P1-PMS Blue
072C



PMS 1505C
Orange

Location:

DAVE & BUSTER'S

9450 N. Central Exp.
Canton, OH 44706

Revision:

- 1)MG 7/27/23 Rem Sign G frm pkg
- 2)MG 8/2/23 Del F, chg A to 15 ft reface logo, chg J to All vinyl graphic (graphic TBD)
- 3)MG 8/4/23 Add new artwork (frm client) for Sign J
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- 6)MG 9/15/23 Del Signs G and J, per Elsa's email
- 7)KB 10/13/23 Chg sign H & L to wallcovering, add blocking & sect detail to E; update logo specs to match std. from other remodels
- 8)MG 11/10/23 Add Survey Dims for H & L
- 9)MG 12/6/23 Fix scale for West elev

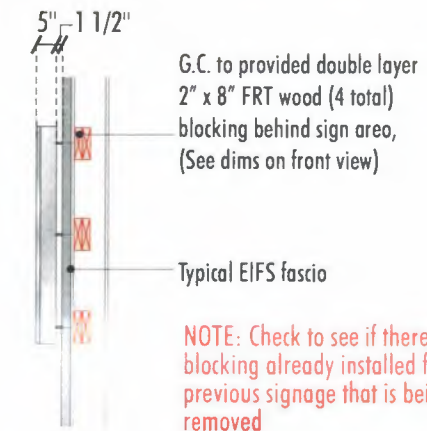
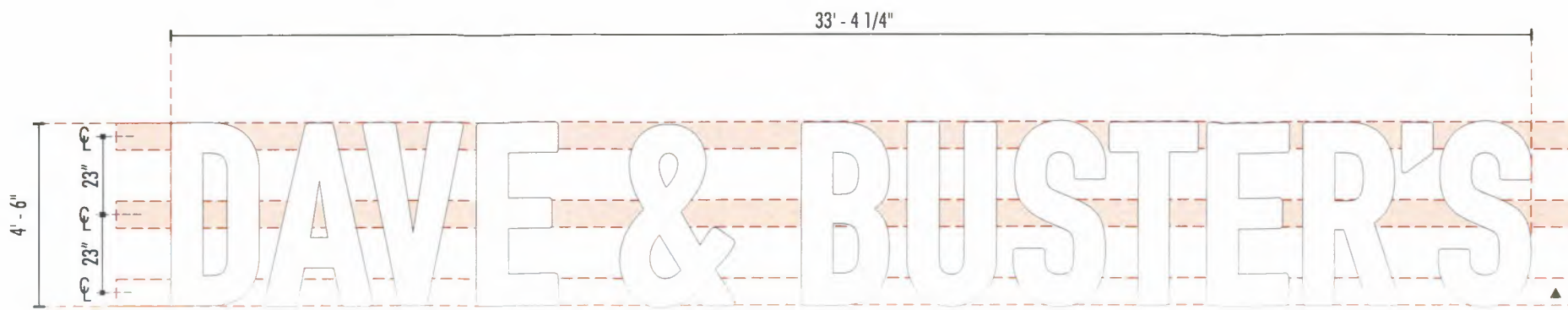
- Approved
- Approved as Noted
- Revise & Resubmit

Drawing No. 23-2274-R09(PROD)

Date: 06.28.2023 PM

Page No. 6.00

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END VIEW

QTY: One (1)
SQ FT. = 150.28

G.C. to provided double layer 2" x 10" FRT wood (3 total) blocking behind sign area

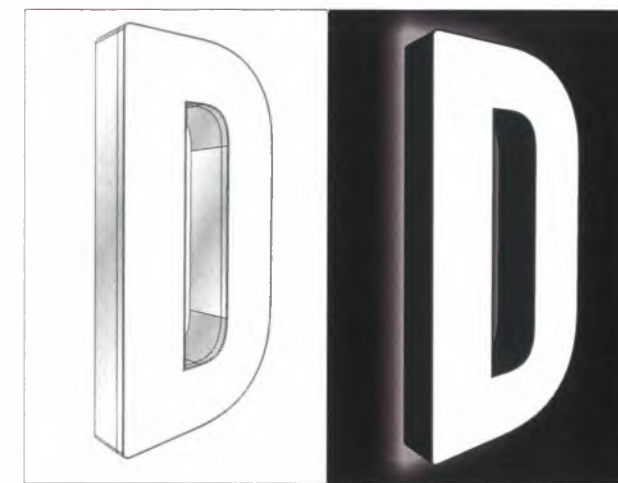
NOTE: Check to see if there is blocking already installed from previous signage that is being removed

E INTERNALLY ILLUMINATED DUAL-LIT CHANNEL LETTERS

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

SPECIFICATIONS

- Fabricated aluminum, 5" deep, internally illuminated dual-lit, channel letters.
- Returns - Brushed Aluminum.
- Trimcap - Silver Metallic.
- Face - White (7328) acrylic
- Backs - Clear polycarbonate
- Letters to be internally illuminated with 7100k white LED's. Power supply to be remotely located in wireway behind wall. Use existing primary power from previous sign that is being removed.
- Letters mounted 1 1/2" off of building fascia.



DAYTIME

NIGHTTIME



NIGHT VIEW

Location:

DAVE & BUSTER'S

2450 N. Central Expy

Revision:

1)MG 7/27/23 Rem Sgn G firm pkg

2)MG 8/2/23 Del F, chg A to 15 ft reface logo, chg J to All vinyl graphic (graphic TBD)

3)MG 8/4/23 Add new artwork (firm client) for Sign J

4)MG 8/15/23 Rev drwg per redlines & email from client

5)MG 8/26/23 Show vinyl wall graphic G&L to wrap other side of wal

6)MG 9/15/23 Del Signs G and J, per Elsa's email

7)KB 10/13/23 Chg sign H & L to wallcovering, add blocking & set detail to E, update logo spers to match std. from other remodels

8)MG 11/10/23 Add Survey Dims for H & L

9)MG 12/6/23 Fix scale for West elev

Approved

Approved as Noted

Revise & Resubmit

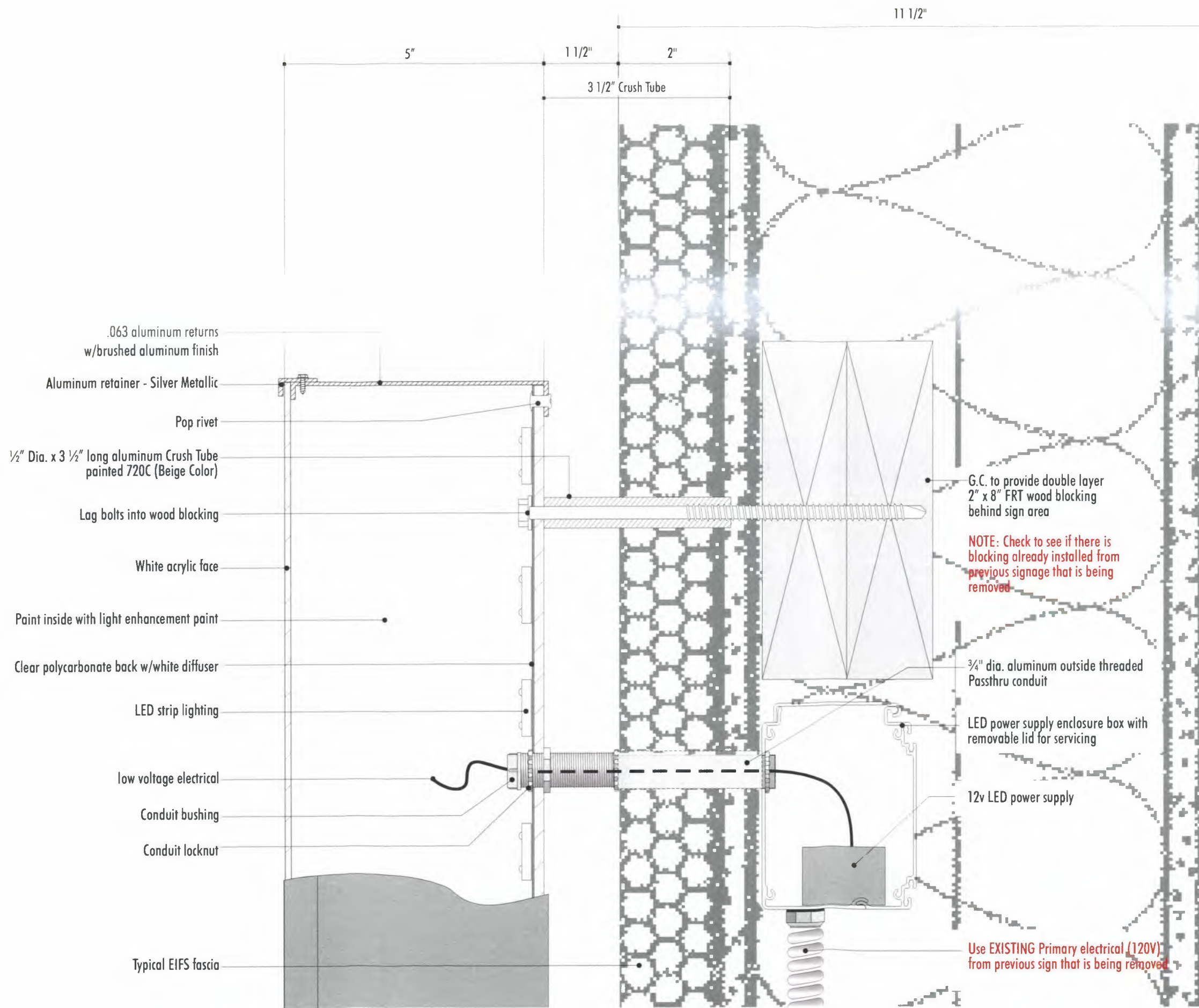
Drawing No. 23-2274-R09(PROD)

Date 06.28.2023

PM

Page No.

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ELECTRICAL ILLUMINATION REQUIREMENTS

1 Dedicated 20 Amp Circuit at 120 Volts

NOTE: All primary electrical to sign location to be provided by others. A dedicated circuit with NO shared neutrals and a ground returning to the panel is required for installation.

This sign is intended to be installed in accordance with Article 600 or the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

All power supplies to be Ground-Fault Interrupted (GFI)

Signage to have a dedicated branch circuit, three (3) wires (Line, Neutral and Ground)

Wire sizes to be a minimum of 12 Ga. THHN copper wire. Gauge of wire is determined by the length of run and amperage as per NEC Article 300

Voltage should read no more than 3 volts between ground and neutral

Conduit can not be used as ground path

Power to sign to be done by a electrical contractor or licensed electrician

Ground wire must be continuous and go from sign to panel board ground bus.

ALL COMPONENTS TO BE **UL** APPROVED

51' - 1" (Per Survey)



2340 Shepler Church Ave SW
Canton, OH 44706
234.458.0990

OHIO • CALIFORNIA
COLORADO • INDIANA
OKLAHOMA

Location:
DAVE & BUSTER'S
9450 N. Central Exp.
Canton, OH 44705

- Revision:
- 1)MG 7/27/23 Rem Sign G frm pkg
 - 2)MG 8/2/23 Del F, chg A to 15 ft reface logo, chg J to All vinyl graphic (graphic TBD)
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 - 8)MG 11/10/23 Add Survey Dims for H & L
 - 9)MG 12/6/23 Fix scale for West elev.

H WALL COVERING (WC-8)
SCALE: 3/16" = 1'-0"

QTY: ONE (1)
SQ FT. = 451.67

SPECIFICATIONS

- 1st surface UV digitally printed graphic on beads (WC-8), applied to wall.
(Manufacture by F&M, install by Eckinger)



PMS 1505C
Orange



P1-PMS Blue
072C

- Approved
- Approved as Noted
- Revise & Resubmit

Drawing No. 23-2274-R09(PROD)

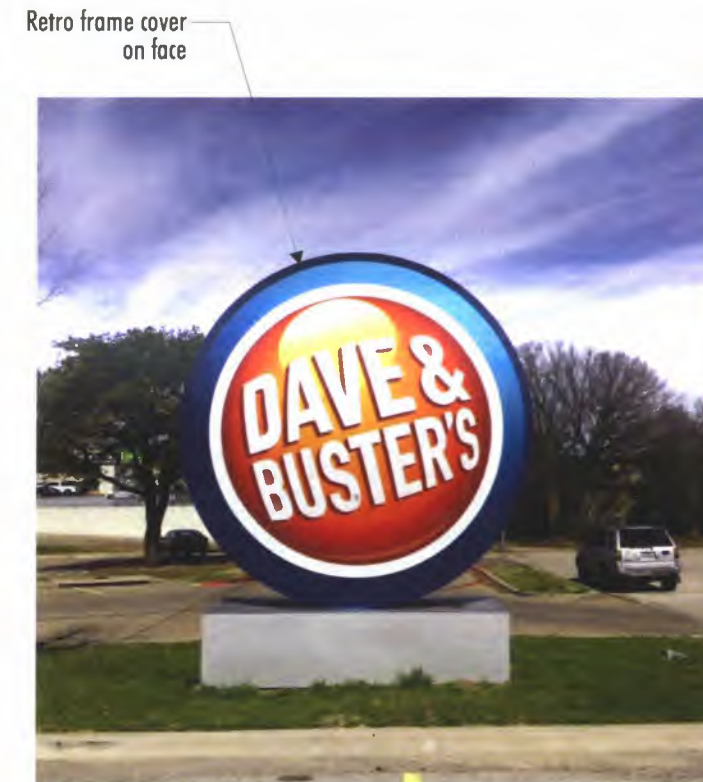
Date: 06.28.2023 PM

Page No. 9.00

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END VIEW



EXISTING LOGO

K REFACE EXISTING D/F INTERNALLY ILLUMINATED LOGO CABINET (MONUMENT) QTY: One (1)
 SCALE: 1/4" = 1'-0" SQ. FT. = 144

SCOPE OF WORK

- Remove existing face from existing logo
- Repaint return and retro frame cover to match P1-PMS 072C (satin finish)
- Face - White 3M FS1, w/matte laminate face. Background and copy to be UV digitally printed on 1st surface to match P1 and P2.
- Replace with white (6500k) LED's, dense spacing to avoid dark spots, must be evenly illuminated.
 LED power supplies to be located within cabinet



P1-PMS Blue
072C



PMS 1505C
Orange



NIGHT VERSION



PROPOSED INTENT

Location:

DAVE & BUSTER'S

6450 N. Canton, Ohio

Revision:

- 1)MG 7/27/23 Rem Sgn G frm pkg
- 2)MG 8/2/23 Del F, chg A to 15 ft reface logo, chg J to All vinyl graphic (graphic TBD)
- 3)MG 8/4/23 Add new artwork (frm client) for Sign J
- 4)MG 8/15/23 Rev drwa per redlines & email from client
- 5)MG 8/26/23 Show vinyl wall graphic G&L to wrap other side of wal
- 6)MG 9/15/23 Del Signs G and J, per Elso's email
- 7)KB 10/13/23 Chg sign H & L to wallcovering, add blocking & sect detail to E, update logo specs to match sld. from other remodels
- 8)MG 11/10/23 Add Survey Dims for H & L
- 9)MG 12/6/23 Fix scale for West elev

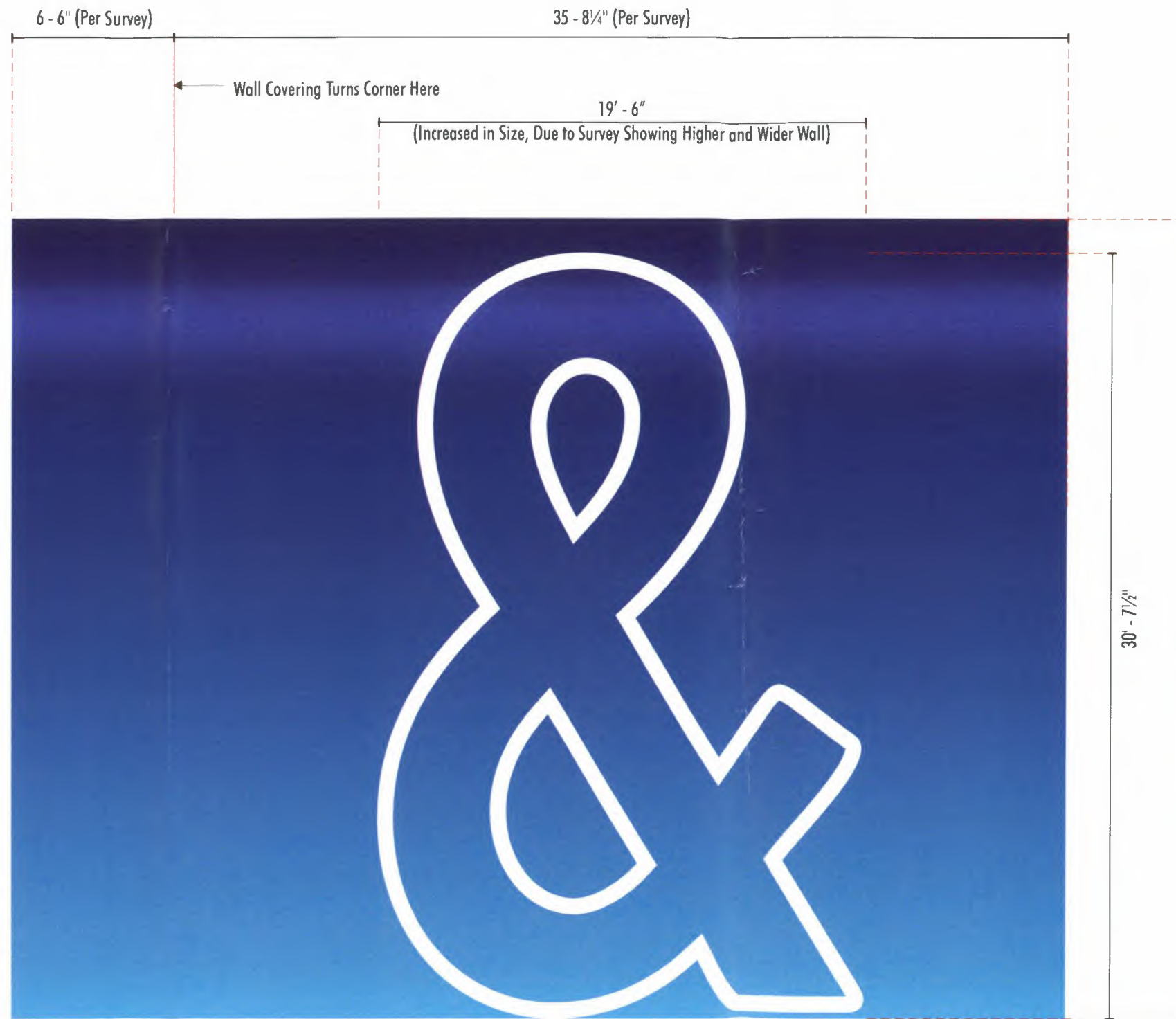
- Approved
- Approved as Noted
- Revise & Resubmit

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L WALL COVERING (WC-8)
SCALE: 3/16" = 1'-0"

SPECIFICATIONS

- 1st surface UV digitally printed graphic on beads (WC-8), applied to wall.
(Manufacture by F&M, install by Eckinger)
- Gradient background to be approved by client

QTY: One (1)
SQ FT. = 428.39



Location

DAVE & BUSTER'S

9450 N. Central Expressway
Beverly Hills, CA 90210

Revision:

- 1)MG 7/27/23 Rem Sgn G frm pkg
- 2)MG 8/2/23 Del F, chg A to 15 ft refoce logo, chg J to All vinyl graphic (graphic TBD)
- 3)MG 8/4/23 Add new artwork (frm client) for Sign J
- 4)MG 8/15/23 Rev drwg per redlines & email from client
- 5)MG 8/26/23 Show vinyl wall graphic G&L to wrap other side of wall
- 6)MG 9/15/23 Del Signs G and J, per Elsa's email
- 7)KB 10/13/23 Chg sign H & L to wallcovering, add blocking & sect detail to E, update logo specs to match std. from other remodels
- 8)MG 11/10/23 Add Survey Dims for H & L
- 9)MG 12/6/23 Fix scale for West elev.

- Approved
- Approved as Noted
- Revise & Resubmit

Drawing No. 23-2274-R09(PROD)

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