**CITY PLAN COMMISSION** **Thursday, June 11, 2026**

**Planner: Scott Roper**

## APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)

## DOWNTOWN SPECIAL PROVISION SIGN DISTRICT

**CASE NUMBER:** SIGN-26-000839 **DATE FILED:** Apr. 23rd, 2026

**LOCATION:** 2121 N PEARL ST (NORTHEAST ELEVATION) **SIZE OF REQUEST:** 761 sq. ft.

**COUNCIL DISTRICT:** 14 **ZONING:** PD-193, PDS-117

**APPLICANT:** Curt Horak of Priority Signs

**OWNER:** MCPP Park District Office Owner, LLC

**TENANT:** PwC US Group LLP

**REQUEST:** An application for a Certificate of Appropriateness by Curt Horak of Priority Signs, for a 761-square-foot LED illuminated channel letter sign on an aluminum frame to read 'PWC' with logo at 2121 N PEARL ST (NORTHEAST ELEVATION).

**SUMMARY:** The applicant proposes to install a 761-square-foot LED illuminated eight-inch deep channel letters sign mounted on a two-inch aluminum frame and emitting a white/orange glow.

**STAFF RECOMMENDATION:** **Approval**.

**SSDAC RECOMMENDATION:** **Approval**.

**BACKGROUND:**

- The subject site is located in Downtown Special Provision Sign District, Perimeter Subdistrict. This district is zoned PD-193, PDS-117, Oak Lawn Special Purpose District. These regulations are established in: Sec. 51A-7.900 (Specific details included below).
- The applicant proposes to install a 761-square-foot LED illuminated eight-inch deep channel letters sign mounted on a two-inch aluminum frame and emitting a white/orange glow.
    - The sign is composed of eight-inch aluminum channel letters, painted white (orange logo) with two-inch metal retainers painted to match. The faces of the logo are acrylic covered in orange vinyl. The faces of the word are white polycarbinate. Sign is illuminated by White LED modules.
    - Sign elements are constructed entirely of metal, plastic, and LED lighting.
- This is the first of two applications under review by this body for this site and is submitted as E01. This sign is to be mounted on the Northeast elevation, facing N Pearl St.
- Construction of the proposed sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.900.

## 51A-7.902 PURPOSE.

The purpose of this division is to regulate both the construction of new signs and the alterations of existing signs with a view towards enhancing, preserving, and developing the unique character of the downtown area while addressing the diversity of businesses and promoting the economy of downtown. The general objectives of this division include those listed in Section 51A-7.101 as well as aesthetic considerations to ensure that signs are appropriate to the architecture of the district, do not obscure significant architectural features of its buildings, and lend themselves to the developing retail and residential uses and the pedestrian character of the area. The district regulations are in large part inspired by the high level of pedestrian activity and the need to maximize effective orientation of signage toward the walking public.

## 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.

*This is the only sign proposed on this façade for this occupant. The sign occupies approximately 1% of the 61,600 square-foot façade. The total allowable (25%) effective area for all signs on this façade is 15,400 square-foot. This sign will have two words fully complies with the Article VII.*

## 51A-7.505 PERMIT PROCEDURES FOR SPECIAL PROVISION SIGN DISTRICTS.

(B) **Factors the committee shall consider.** In reviewing an application, the committee shall first consider whether the applicant has submitted sufficient information for the committee to make an informed decision. If the committee finds the proposed sign to be consistent with the special character of the special provision sign district, the committee shall make a recommendation of approval to the city plan commission. The committee shall consider the proposed sign in terms of its appropriateness to the special provision sign district with particular attention to the effect of the proposed sign upon the economic structure of the special provision sign district and the effect of the sign upon adjacent and surrounding premises without regard to any consideration of the message conveyed by the sign. After consideration of these factors, the committee shall recommend approval or denial of the application and forward that recommendation to the city plan commission.

(6) Decision by the commission. Upon receipt of a recommendation by the committee, the commission shall hold a public hearing to consider the application. At least 10 days before the hearing, notice of the date, time, and place of the hearing, the name of the applicant, and the location of the proposed sign must be published in the official newspaper of the city and the building official shall serve, by hand-delivery or mail, a written notice to the applicant that contains a reference to this section, and the date, time, and location of this hearing. A notice sent by mail is served by depositing it properly addressed and postage paid in the United States mail. In addition, if the application is for a detached sign or for an attached sign that has more than 100 square feet of effective area, the applicant must post the required number of notification signs in accordance with Section 51A-1.106. In making its decision, the commission shall consider the same factors that were required to be considered by the committee in making its recommendation. If the commission approves the application, it shall forward a certificate of appropriateness to the building official within 15 days after its approval. If the commission denies the application, it shall so inform the building official in writing. Upon receipt of the written denial, the building official shall so advise the applicant within five working days of the date of receipt of the written notice.

**Property Ownership**
MCPP Park District Office Owner, LLC
2121 N Pearl Street, Suite 250
Dallas, TX 75201

Officer names: John Martin Hall - Managing Director

**Tenant Ownership**
PwC US Group LLP
4040 W Boy Scout Blvd
Tampa, FL 33607

Officer names: Ethan Lacombe - Managing Director

**SSDAC Action:**

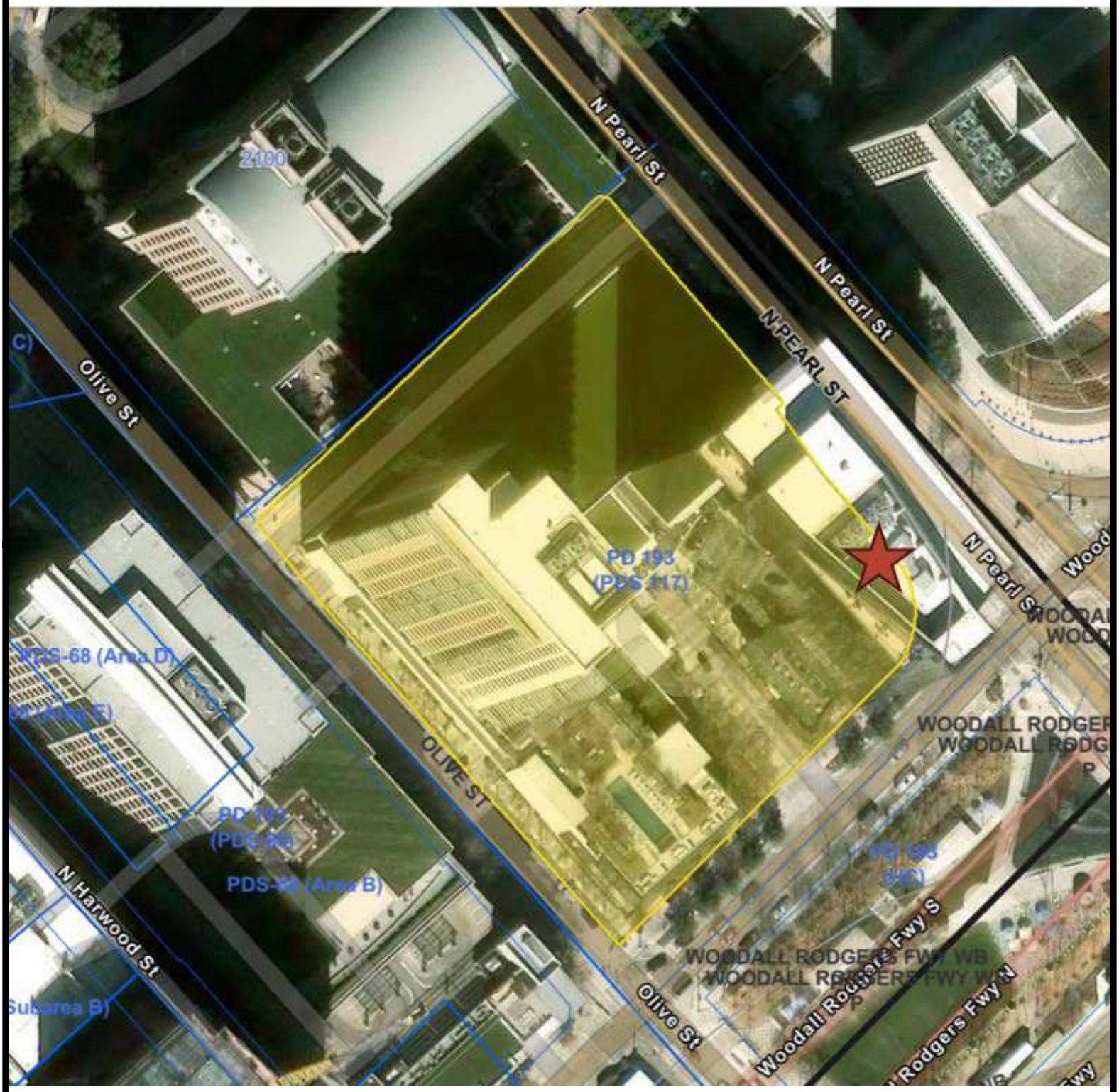
**May 12, 2026**

**MOTION:** It was moved to **approve**:
An application for a Certificate of Appropriateness by Curt Horak of Priority Signs, for a 761-square-foot LED illuminated channel letter sign on an aluminum frame to read 'PWC' with logo at 2121 N PEARL ST (NORTHEAST ELEVATION).

| | |
|---|---|
| Maker: | Dumas |
| Second: | Hardin |
| Result: | Carried: 5 to 0 |

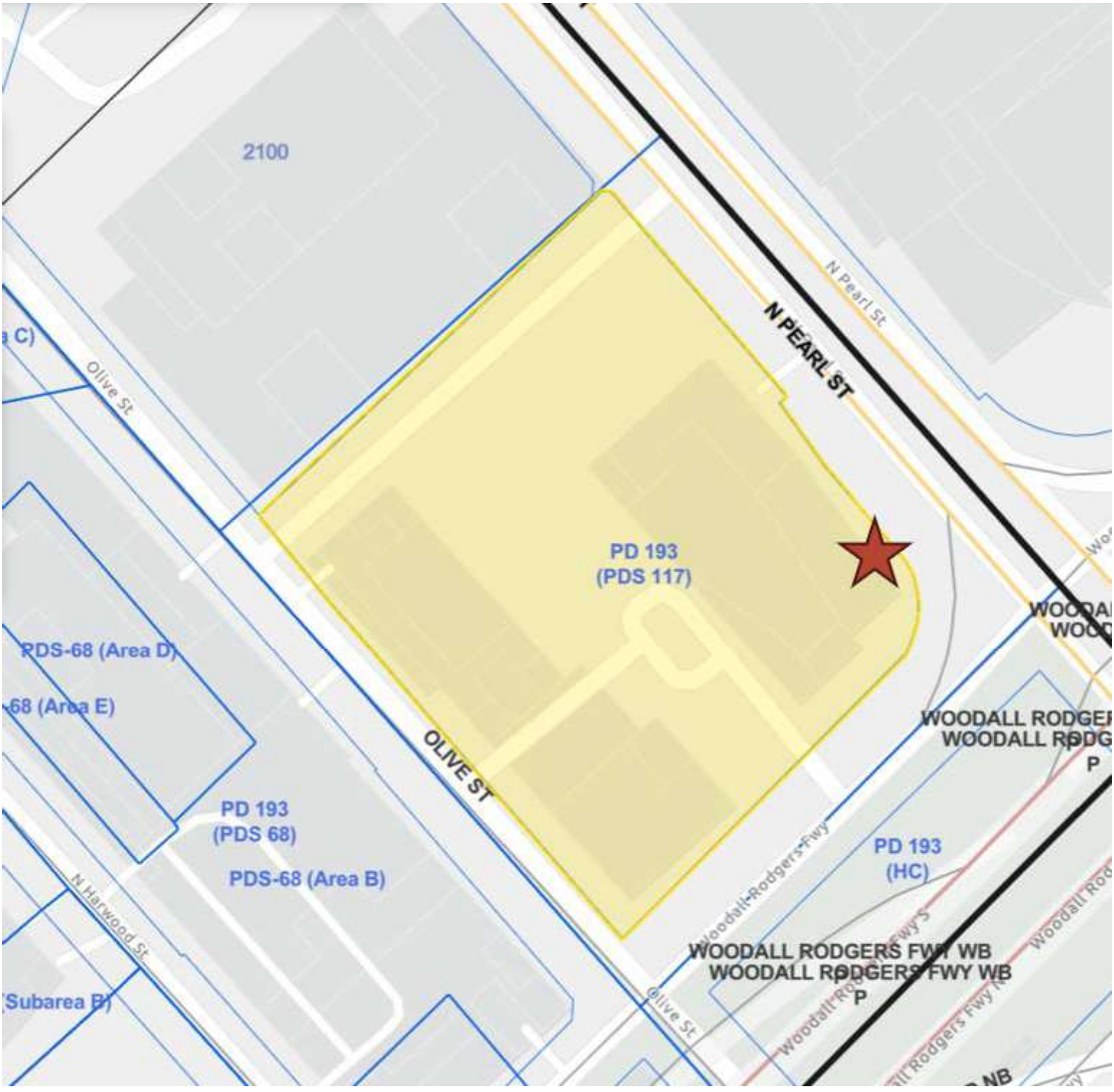
| | | |
|---|---|---|
| For: | 5 | - Peadon, Coffman, Dumas, Hardin and Webster |
| Against: | 0 | - none |
| Absent: | 0 | - none |
| Conflict: | 0 | - none |

Speakers: Mike Preziozo




Printed Date: 5/6/2026

# Aerial Map - 2121 N Pearl St.




Printed Date: 5/6/2026

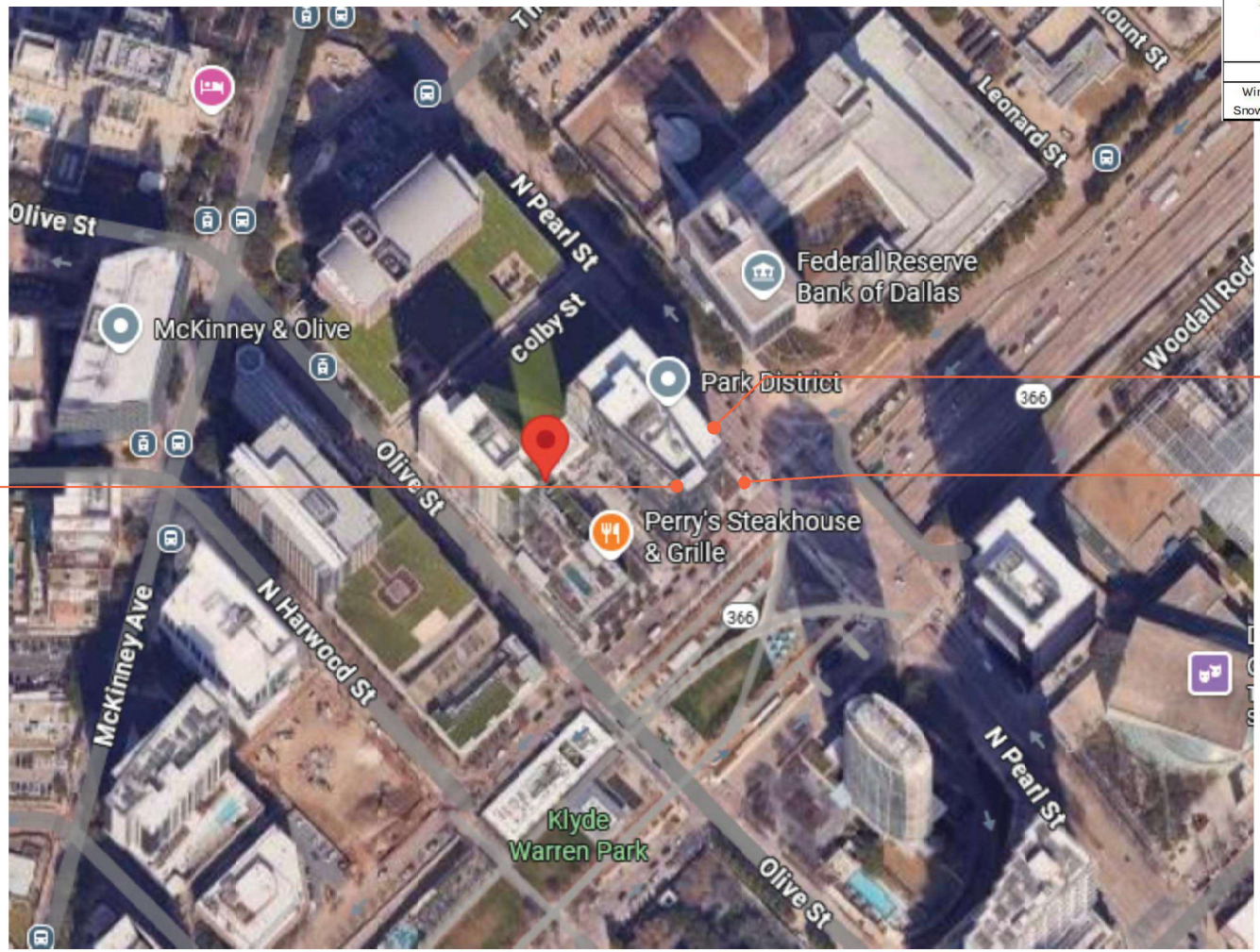
# Zoning Map - 2121 N Pearl St.

## SITE PLAN

Scale: NOT TO SCALE

| DESIGN SPECIFICATIONS | | | |
|---|---|---|---|
| IBC | 2021 | with TX | amendments |
| ASCE | 7-16 | Minimum Design Loads for Buildings & Other Structures | |
| ACI | 318-19 | Building Code Requirements for Structural Concrete | |
| AISC | 360-16 | Specification for Stucural Steel Buildings | |

| DESIGN LOADS | | | | |
|---|---|---|---|---|
| Wind V = | 105 | mph | Exposure | C |
| Snow Pg = | 5 | psf | Risk Cat. | II |





STATE OF TEXAS
JERE MURDOCH
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LICENSED PROFESSIONAL ENGINEER

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MURDOCH ENGINEERING

4/20/2026

Jere Murdoch, PE
*Professional Engineer*
TX PE Lic. #113937





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8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569


CLIENT: pwc

ADDRESS: 2121 North Pearl Street Dallas, TX 75201

PAGE NO.: 2

ORDER NUMBER: 124398

PROJECT NUMBER: 89486

SITE NUMBER: 10004

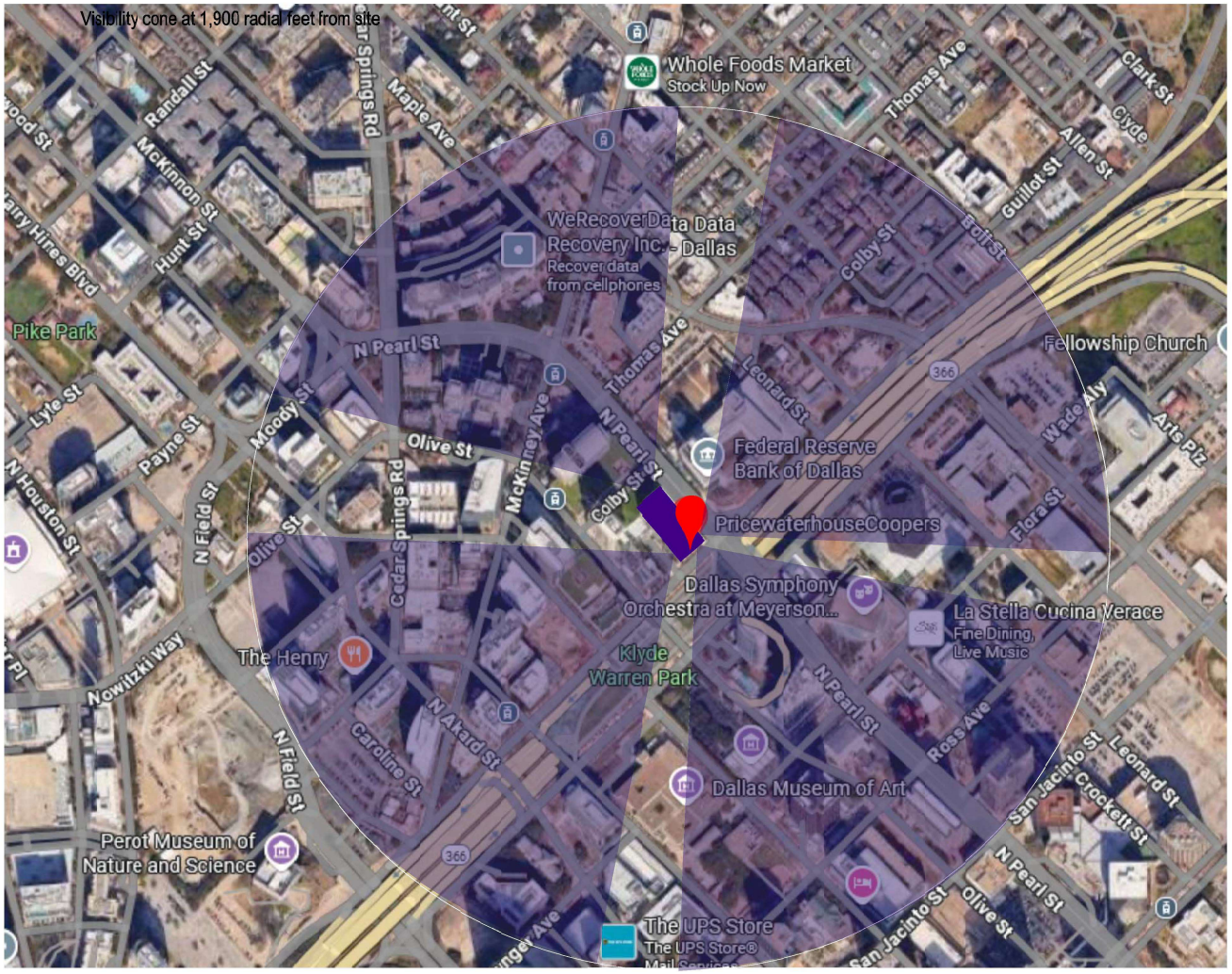
PROJECT MANAGER: ROBERT SCHAEFFER

ELECTRONIC FILE NAME: G:\ACCOUNTS\P\PWC\2025\TX\2121_Dallas_TX\2121_Dallas_TX_R12.cdr

| Rev # | Req # | Date/Artist | Description | Rev # | Req # | Date/Artist | Description |
|---|---|---|---|---|---|---|---|
| Original | 546419 | 08/17/25 PB | | Rev 7 | 560957 | 10/29/25 NS | |
| Rev 1 | 549175 | 08/27/25 NS | | Rev 8 | 562381 | 11/05/25 PB | Options removed |
| Rev 2 | 550295 | 08/28/25 NS | Updated plan | Rev 9 | 568360 | 12/11/25 PB | |
| Rev 3 | 550922 | 09/05/25 NS | Updated plan | Rev 10 | 568951 | 12/16/25 PB | |
| Rev 4 | 552548 | 09/12/25 NS | | Rev 11 | 571584 | 01/07/25 PB | |
| Rev 5 | 553948 | 09/19/25 PB | | Rev 12 | 580591 | 02/20/26 VAF | Removed E01a & E01b options, updated to E01 |
| Rev 6 | 557714 | 10/09/25 NS | | | | | |

## VISIBILITY CONE - SOUTHEAST AND NORTHEAST

Scale: NOT TO SCALE




| DESIGN SPECIFICATIONS | | | |
|---|---|---|---|
| IBC | 2021 | with TX | amendments |
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| ACI | 318-19 | BuildingCode Requirements for Structural Concrete | |
| AISC | 360-16 | Specification for Stucturai Steel Buildings | |

| DESIGN LOADS | | | | |
|---|---|---|---|---|
| Wind V = | 105 | mph | Exposure | C |
| Snow Pg = | 5 | psf | Risk Cat. | II |

36-10

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PAGE NO.: 3

ORDER NUMBER: 124398

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PROJECT MANAGER: ROBERT SCHAEFFER

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| Original | 546419 | 08/17/25 PB | | Rev 7 | 560957 | 10/29/25 NS | |
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| Rev 2 | 550295 | 08/28/25 NS | Updated cone | Rev 9 | 568360 | 12/11/25 PB | |
| Rev 3 | 550922 | 09/05/25 NS | | Rev 10 | 568951 | 12/16/25 PB | |
| Rev 4 | 552548 | 09/12/25 NS | | Rev 11 | 571584 | 01/07/25 PB | |
| Rev 5 | 553948 | 09/19/25 PB | | Rev 12 | 580591 | 02/20/26 VAF | |
| Rev 6 | 557714 | 10/09/25 NS | | | | | |

## E01 NORTHEAST ELEVATION

Scaled Proportionally

| | |
|---|---|
| EXISTING SIGN SF: | 632.7 |
| PROPOSED SIGN SF: | 761 |

SURVEY REQUIRED

**DESIGN SPECIFICATIONS**

| | | | |
|---|---|---|---|
| IBC | 2021 | with TX | amendments |
| ASCE | 7-16 | Minimum Design Loads for Buildings & Other Structures | |
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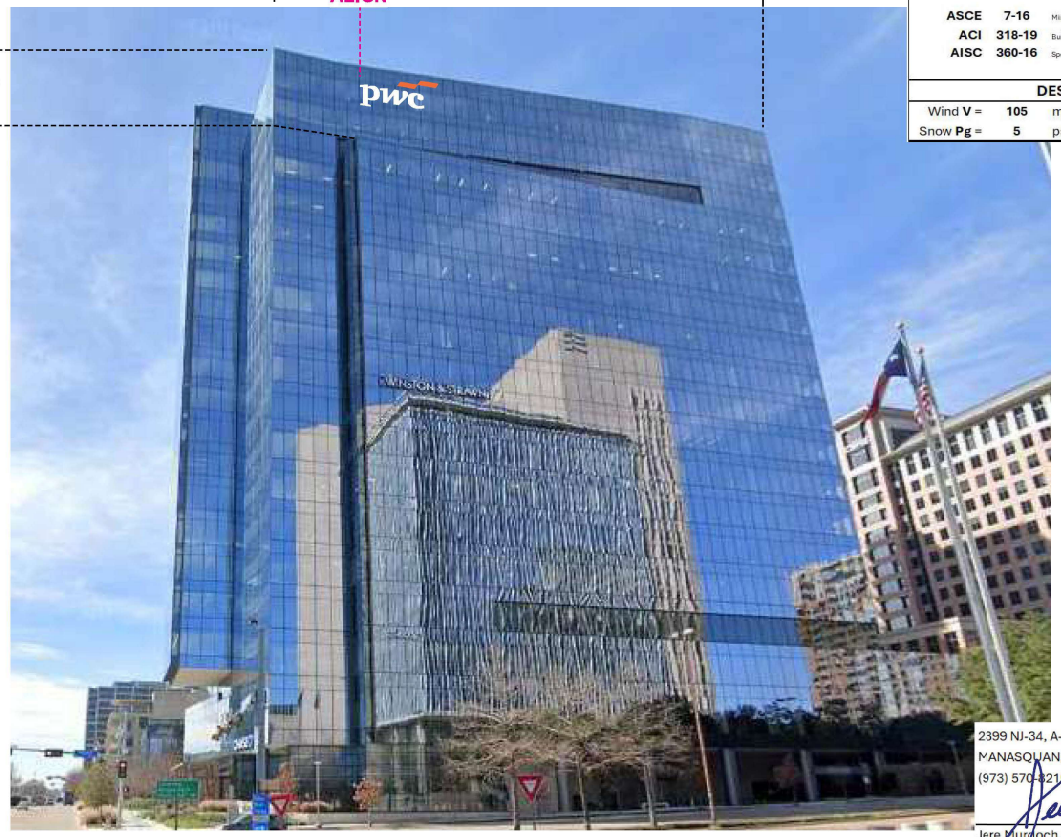
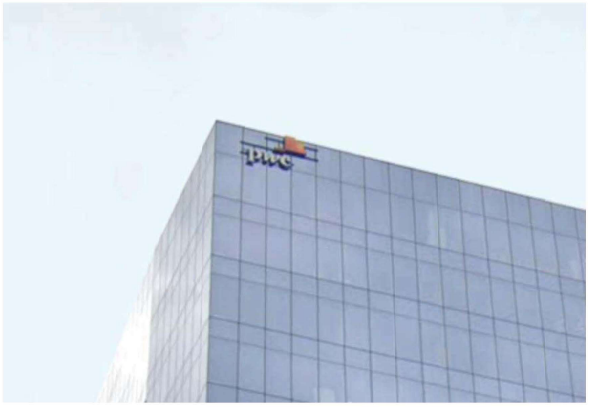
**DESIGN LOADS**

| | | | | |
|---|---|---|---|---|
| Wind V = | 105 | mph | Exposure | C |
| Snow Pg = | 5 | psf | Risk Cat. | II |



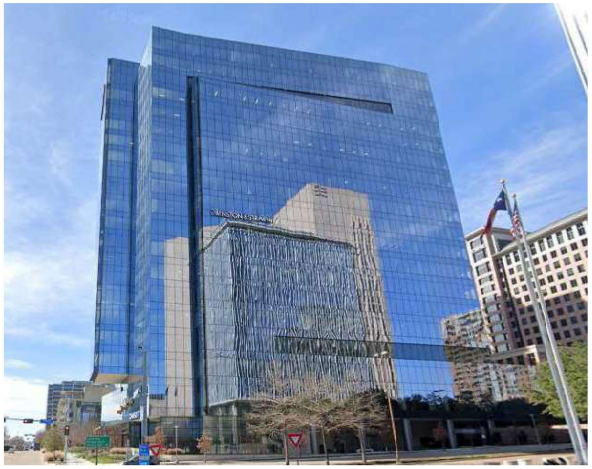

**PROPOSED SIGNAGE**

### NORTHWEST ELEVATION EXISTING CONDITIONS




Existing 9'-0" x 11'-6" Bloom to be removed and discarded.
Existing 3'-6" x 9'-4-3/8" letters to be removed and discarded.
Fascia to be repaired as required.
Install new letterset & logo on Northeast Elevation as shown.

### NORTHEAST ELEVATION EXISTING CONDITIONS



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36-11


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ADDRESS: 2121 North Pearl Street, Dallas, TX 75201

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PROJECT MANAGER: ROBERT SCHAEFFER

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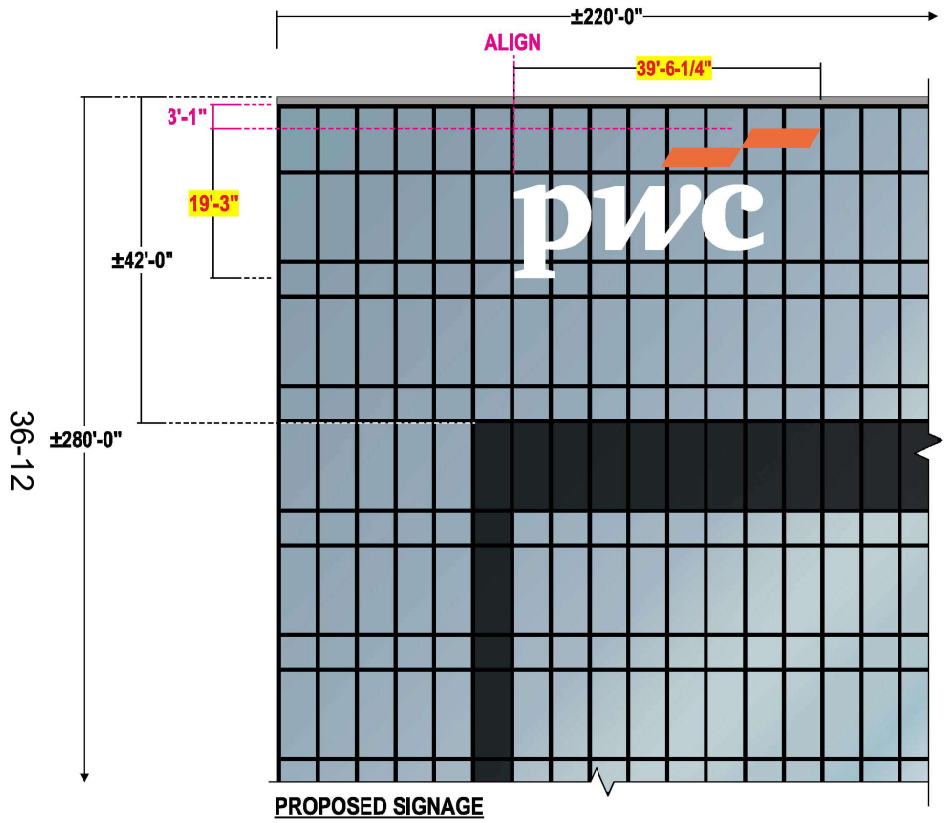
| Original | 546419 | 08/07/25 PB | | Rev 7 | 560957 | 10/29/25 NS | |
| Rev 1 | 549175 | 08/27/25 NS | | Rev 8 | 562381 | 11/05/25 PB | Option chosen / letterset enlarged |
| Rev 2 | 550295 | 08/28/25 NS | Added page as Option C | Rev 9 | 568360 | 12/11/25 PB | |
| Rev 3 | 550922 | 09/05/25 NS | Updated scope to new letterse: on Northeast Elevation | Rev 10 | 568951 | 12/16/25 PB | |
| Rev 4 | 552548 | 09/12/25 NS | | Rev 11 | 571584 | 01/07/25 PB | Revise: placement |
| Rev 5 | 553948 | 09/19/25 PB | | Rev 12 | 580591 | 02/20/26 VAF | Option chosen |
| Rev 6 | 557714 | 10/09/25 NS | | | | | |

## E01 NORTHEAST ELEVATION

Scale: 1/16"=1'-0"

| | |
|---|---|
| EXISTING SIGN SF: | 632.7 |
| PROPOSED SIGN SF: | 761 |




PROPOSED SIGNAGE

SURVEY REQUIRED

| DESIGN SPECIFICATIONS | | | |
|---|---|---|---|
| IBC | 2021 | with | TX amendments |
| ASCE | 7-16 | Minimum Design Loads for Buildings & Other Structures | |
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| DESIGN LOADS | | | | |
|---|---|---|---|---|
| Wind V = | 105 | mph | Exposure | C |
| Snow Pg = | 5 | psf | Risk Cat. | II |

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4/20/2026

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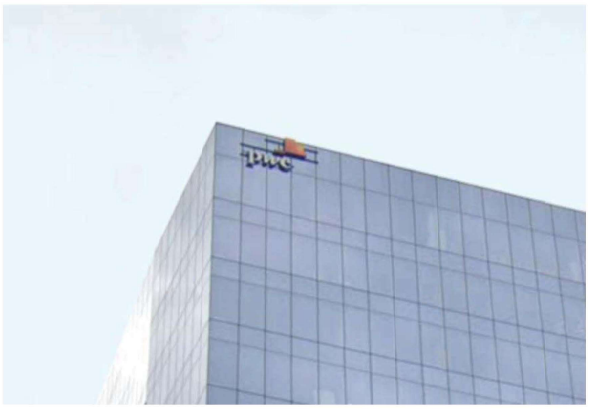
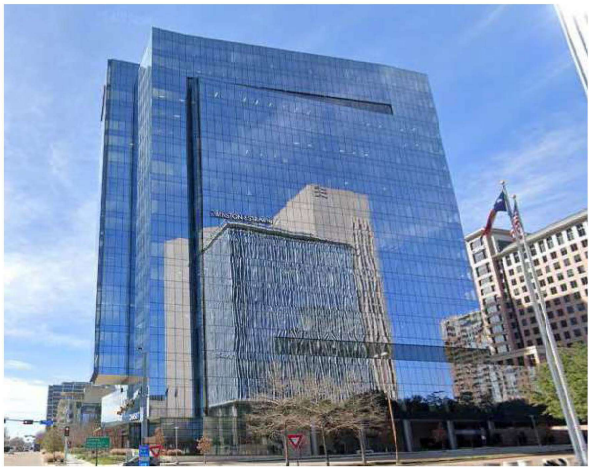
### NORTHWEST ELEVATION EXISTING CONDITIONS




Existing 9'-0" x 11'-6" Bloom to be removed and discarded.
Existing 3'-6" x 9'-4-3/8" letters to be removed and discarded.
Fascia to be repaired as required.
Install new letterset & logo on Northeast Elevation as shown.

### NORTHEAST ELEVATION EXISTING CONDITIONS

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CLIENT: pwc

ADDRESS: 2121 North Pearl Street
Dallas, TX 75201

PAGE NO.: 6

ORDER NUMBER: 124398

PROJECT NUMBER: 89486

SITE NUMBER: 10004

PROJECT MANAGER: ROBERT SCHAEFFER

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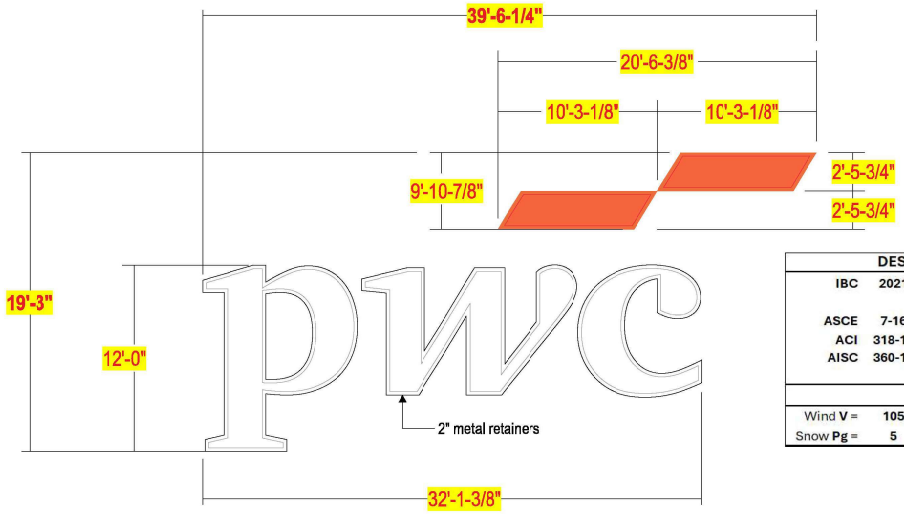
|---|---|---|---|---|---|---|---|
| Original | 546419 | 08/07/25 PB | | Rev 7 | 560957 | 10/29/25 NS | Added to book |
| Rev 1 | 549175 | 08/27/25 NS | | Rev 8 | 562381 | 11/05/25 PB | Option chosen / letterset enlarged |
| Rev 2 | 550295 | 08/28/25 NS | | Rev 9 | 568360 | 12/11/25 PB | |
| Rev 3 | 550922 | 09/05/25 NS | | Rev 10 | 568951 | 12/16/25 PB | |
| Rev 4 | 552548 | 09/12/25 NS | | Rev 11 | 571584 | 01/07/25 PB | Revise placement |
| Rev 5 | 553948 | 09/19/25 PB | | Rev 12 | 580591 | 02/20/26 VAF | Option chosen |
| Rev 6 | 557714 | 10/09/25 NS | | | | | |

E01
E02

## ILLUMINATED HIGH RISE LETTERSET - WHITE — FL12.i.w.rl

Scale: 3/16"=1'-0" — 761 square feet

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| DESIGN LOADS | | | | | |
|---|---|---|---|---|---|
| Wind V = | 105 | mph | Exposure | C | |
| Snow Pg = | 5 | psf | Risk Cat. | II | |

36-13

**SIMULATED NIGHT VIEW**

**COLOR PALETTE**

- White
- SUPPORT STRUCTURE — Paint match to be provided
- 3M #3630-20 trans vinyl digitally printed to match Pantone 1655c

Paint finish to be satin unless otherwise specified

SURVEY REQUIRED

**FOR LETTERSETS WHERE HEIGHT OF "P" IS LESS THAN 9FT HEIGHT**

***ALL MANUFACTURING AND INSTALL SPECS TBV PRIOR TO PRODUCTION***

**FACES:** .187 #2406 white diffuser acrylic; Logo to have surface applied trans orange vinyl overlay w/ matte overlaminate
*Logo will illuminate White at night*

**RETAINERS:** 2" metal retainers Logo painted Orange

**RETURNS:** [5", 6"] deep .080 alum. returns - insides painted White; Logo Exteriors painted Orange

**BACKS:** .125 alum. backs - insides painted White; Logo Exteriors painted Orange
*Finished backs required - will be seen from inside the building*

**ILLUM.:** White LED's as required by manufacturer; ***Remote power supplies***

pwc

**FACES:** .187 #7328 white polycarbonate
*Letters will illuminate White at night*

**RETAINERS:** 2" metal retainers Letters painted White

**RETURNS:** [5", 6"] deep .080 alum. returns - insides painted White; Letter Exteriors painted White

**BACKS:** .125 alum. backs - insides painted White; Letter Exteriors painted White;
*Finished backs required - will be seen from inside the building*

**ILLUM.:** White LED's as required by manufacturer; ***Remote power supplies***

**SUPPORT FRAME:** Steel tube supports and stringers painted - Color TBV
ALL DETAILS TO FOLLOW BASED ON SURVEY OF EXISTING SITE CONDITIONS AND ENGINEERING

**INSTALL:** ALL INSTALL DETAILS TO FOLLOW BASED ON SURVEY OF EXISTING SITE CONDITIONS AND ENGINEERING

**QUANTITY:** **(2) TWO LETTERSETS REQUIRED**

STATE OF TEXAS — JERE MURDOCH — 113937 — LICENSED PROFESSIONAL ENGINEER


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4/20/2026
Jere Murdoch, PE
Professional Engineer
TX PE Lic. #113937



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CLIENT: pwc

ADDRESS: 2121 North Pearl Street, Dallas, TX 75201

PAGE NO.: 9

ORDER NUMBER: 124398

PROJECT NUMBER: 89486

SITE NUMBER: 10004

PROJECT MANAGER: ROBERT SCHAEFFER

ELECTRONIC FILE NAME: G:\ACCOUNTS\P\PWC\2025\TX\2121_Dallas_TX\2121_Dallas_TX_R12.cdr

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| Original | 546419 | 08/17/25 PB | |
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| Rev 2 | 550295 | 08/28/25 NS | |
| Rev 3 | 550922 | 09/05/25 NS | Added page as Option C |
| Rev 4 | 552548 | 09/12/25 NS | |
| Rev 5 | 553948 | 09/19/25 PB | |
| Rev 6 | 557714 | 10/09/25 NS | |
| Rev 7 | 560957 | 10/29/25 NS | |
| Rev 8 | 562381 | 11/05/25 PB | |
| Rev 9 | 568360 | 12/11/25 PB | |
| Rev 10 | 568951 | 12/16/25 PB | |
| Rev 11 | 571584 | 01/07/25 PB | |
| Rev 12 | 580591 | 02/20/26 VAF | Option chosen |

ENGINEER'S NOTE:
SECURE TUBE RAILS AT ALL MULLIONS SHOWN USING 3/8"-16 ASTM A449 ALL-THREAD (FY = 92 KSI MINIMUM), AND SECURE TO STRUCTURAL CLIPS ON BACKSIDE OF EXISTING MULLIONS. EXISTING MULLION CONSTRUCTION AND ATTACHMENT OF CLIPS FOR BOLTING BEHIND MULLIONS DESIGNED AND PROVIDED BY OTHERS.

| DESIGN SPECIFICATIONS | | | |
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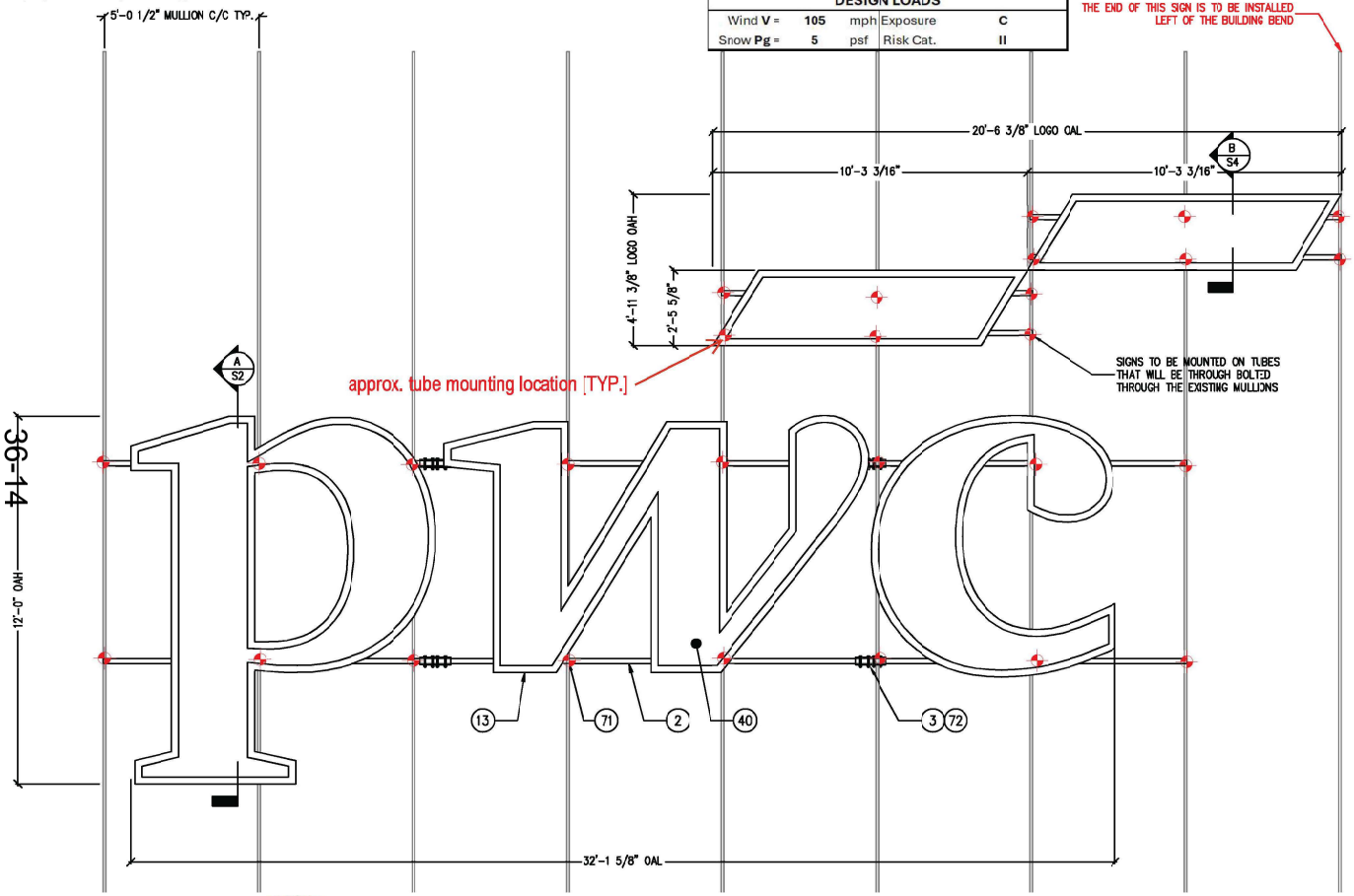


## BILL OF MATERIALS

| NO. | QTY. | DESCRIPTION | SPEC. |
|---|---|---|---|
| 2 | AS REQ'D | 2" X 2" X 3/16" ALUMINUM SQUARE TUBE | 6061-T6 |
| 3 | 4 | 3" X 3" X 1/4" ALUMINUM SQUARE TUBE, SLEEVE CONNECTIONS | 6061-T6 |
| 4 | AS REQ'D | 1 1/2" X 1 1/2" X 3/16" ALUMINUM STRUCTURAL ANGLE, CLIP | 6061-T6 |
| 5 | AS REQ'D | 3" X 2" X 3/16" ALUMINUM STRUCTURAL ANGLE, CLIP | 6061-T6 |
| 6 | AS REQ'D | 2" X 2" X 3/16" ALUMINUM ANGLE | 6061-T6 |
| 11 | AS REQ'D | .125" THICK ALUMINUM SHEET, LETTER BACKS | 3003-H14 |
| 12 | AS REQ'D | .090" THICK ALUMINUM SHEET, RETURNS | 3003-H14 |
| 13 | AS REQ'D | .090" THICK ALUMINUM SHEET, RETAINER | 3003-H14 |
| 14 | AS REQ'D | .090" THICK ALUMINUM SHEET, INTERIOR CLIP COVERS | 3003-H14 |
| 15 | AS REQ'D | 2 1/2" X 2 1/2" X 3/16" THICK ALUMINUM SHEET, GUSSETS | 3003-H14 |
| 17 | AS REQ'D | .050" THICK ALUMINUM SHEET, BAFFLES | 3003-H14 |
| 22 | 59 | 1" X 2" X 1/8" THICK STEEL FLAT STOCK, PLATE FOR WELDED NUT | A36 |
| 40 | AS REQ'D | .187" POLYCARBONATE FACE, REFER TO ART | – |
| 60 | – | LED MODULE (SEE ELECTRICAL CHART) | – |
| 61 | – | POWER SUPPLY (SEE ELECTRICAL CHART) | – |
| 62 | 1 | ELECTRICAL DISCONNECT SWITCH (REMOTE) | – |
| 70 | AS REQ'D | BOLT, HEX HEAD, Ø3/8"-16, w/ NUT & WASHERS | SS |
| 71 | 28 | Ø3/8" THREADED ROD, w/ NUTS & WASHERS | SS |
| 72 | AS REQ'D | BOLT, HEX HEAD, Ø1/2"-13, w/ NUT & WASHERS | SS |
| 73 | AS REQ'D | SELF DRILLING SCREW, #12 x 3/4" HEX HEAD, PHILLIPS @ MAX 12" O.C. | – |
| 74 | AS REQ'D | BOLT, HEX HEAD, Ø1/4-20, W/ RIV-NUT & WASHER, MAX 15" O.C. | A307 |
| 75 | AS REQ'D | Ø3/8" WELDED NUT TO 3/16" THICK STEEL FLAT STOCK | A307 |
| 76 | AS REQ'D | SELF DRILLING SCREW, #10 x 3/4" HEX HEAD, UNSLOTTED | – |
| 77 | AS REQ'D | SELF DRILLING SCREW, #8 x 1/2" HEX HEAD, UNSLOTTED | – |
| 78 | AS REQ'D | SELF DRILLING SCREW, #8 x 1/2" FLAT HEAD, UNSLOTTED | – |
| 90 | AS REQ'D | UNION, STRATUS, AND U.. LABEL LOCATION | – |

## ELECTRICAL

| | |
|---|---|
| LED'S | (367) AGILIGHT LS-U650-65K-B200-A |
| P.S. | (2) PS12-36W-GN-B (0.25A)<br>(2) PS12-60W-GC-B (0.3A)<br>(1) PS12-180W-3-GN (2.5A) |
| AMPS | 5.9 TOTAL |
| V.A. | 120 VOLTS WATTS 708 |
| CIRCUITS | 1-20 AMP |

NOTE: VINYL LAYOUT SHOWN FOR GRAPHICAL REPRESENTATION ONLY. SEE ARTWORK FOR PRODUCTION.

NOTE: SIGN IS TO BE WIRED WITH 12 GAGE STRANDED 1,000 WIRE THHN PER DIAGRAM ON BALLAST. ELECTRICAL LEADS TO BE 12 GAGE SOLID 600 V WIRE THHN. SIGN MUST BE GROUNDED WITH 12 GAGE SOLID 600 V GREEN WIRE THHN.

THIS SIGN TO BEAR THIS MARK
Underwriters Laboratories Inc.
ELECTRIC SIGN

WEIGHT
ESTIMATED SIGN WEIGHT: 1800 Lbs.

SIGN INTERIOR TO BE PAINTED FLAT WHITE FOR MAXIMUM REFLECTIVITY

USE WHITE SILICONE TO CONCEAL LIGHT LEAKS

TOLERANCE: ± 1/16" ON ALL DIMENSIONS

NOTE: THE SIGN IS PROVIDED WITH EXTERNAL SWITCH MOUNTING PROVISION. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE

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 SIGN.

**ELEVATION**

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

STATE OF TEXAS
JERE MURDOCH
113937
LICENSED
PROFESSIONAL ENGINEER


2399 NJ-34, A-2
MANASQUAN, NJ 08736
(973) 570-8215 x0
Jere Murdoch, PE
Professional Engineer
TX PE Lic. #113937
MURDOCH ENGINEERING
4/20/2026


| REF. DWG. |
|---|
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Stratus™
SIGN ID: FL12i.w.rl

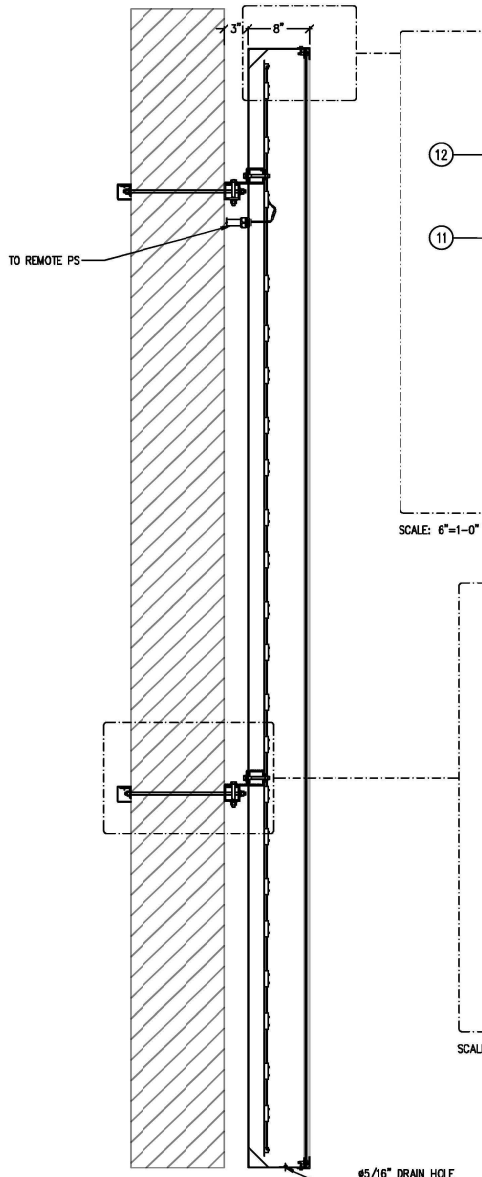
TITLE: 12'-0" X 32'-1 5/8" X 8" DEEP HIGH RISE CHANNEL LETTERS SET



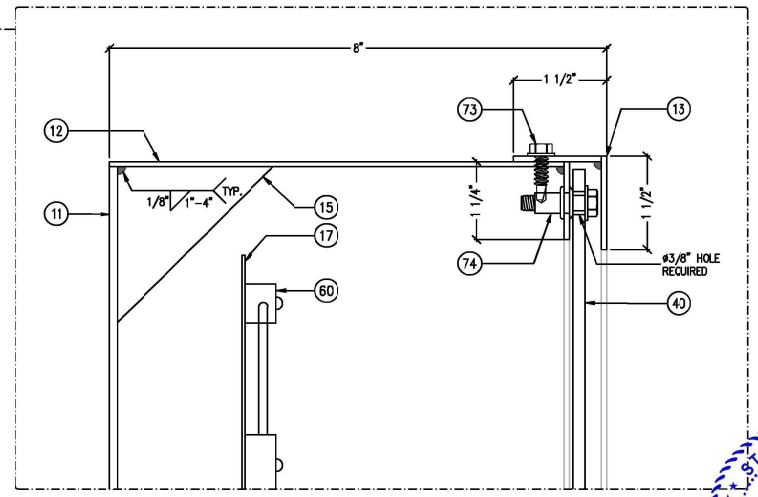
| | | | |
|---|---|---|---|
| LOCATION: | DALLAS, TX | | |
| LOCATION No.: | 10004 | | |
| REQUEST No.: | 34871 | | |
| DRAWN BY: | JOSE CINTRON | CHECKED BY: | ADAM MALECKI |
| DATE DRAWN: | 03/27/2026 | DATE CHECKED: | 03/31/2026 |
| DRAWING SCALE: | AS NOTED | FILE: PWC0016A | SHEET: 1/6 |

pwc

R:\ACCOUNTS\P\PWC\CHANNEL LETTER\ILLUM\REMOTE\PWC0016A - FL12i.w.rl - DALLAS MID-RISE - 12'-0" X 39'-6.25" FACE LT LETTERSET AND MOUNTING FRAME.dwg, 4/6/2026 6:31:59 PM, jose.cintron




**LETTER SECTION** (A / S1)
SCALE: 3/4"=1'-0"

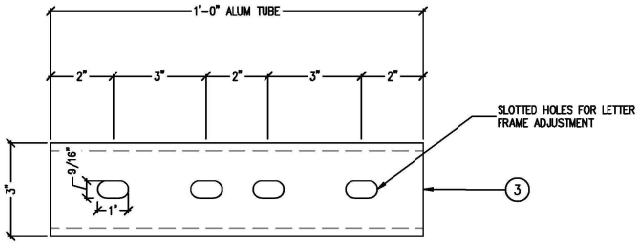



SCALE: 6"=1'-0"

ENGINEER'S NOTE:
SEE P.9 FOR TUBE RAIL MOUNTING LOCATIONS AT EACH MULLION

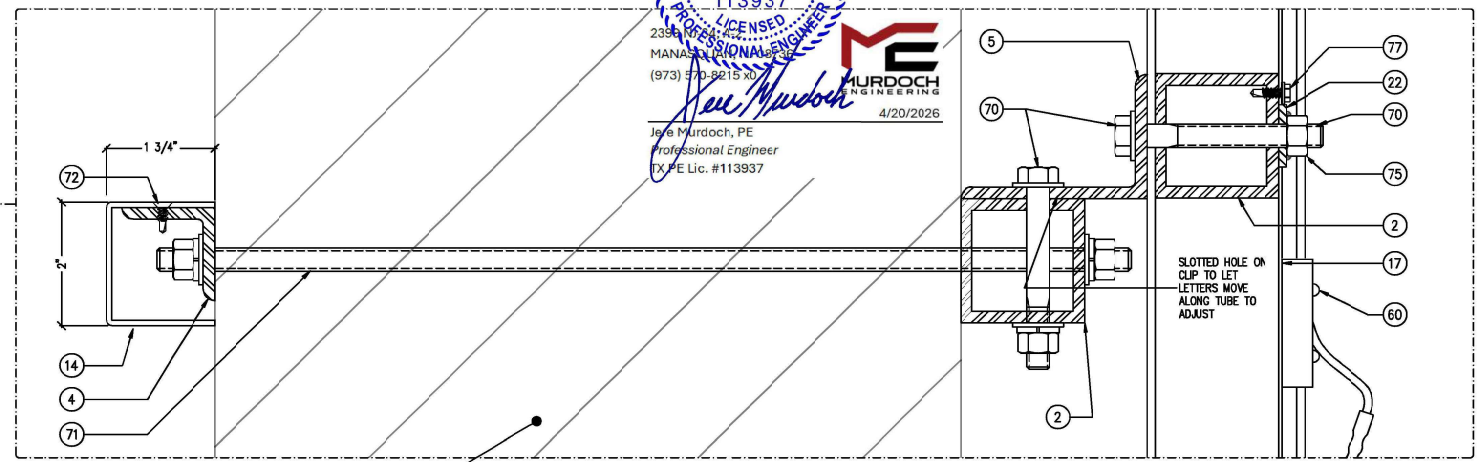
| DESIGN SPECIFICATIONS | | | |
|---|---|---|---|
| IBC | 2021 | with | TX amendments |
| ASCE | 7-16 | Minimum Design Loads for Buildings & Other Structures | |
| ACI | 318-19 | Building Code Requirements for Structural Concrete | |
| AISC | 360-16 | Specification for Structural Steel Buildings | |

| DESIGN LOADS | | | | |
|---|---|---|---|---|
| Wind V = | 105 | mph | Exposure | C |
| Snow Pg = | 5 | psf | Risk Cat. | II |




**DETAIL - SLEEVE CONNECTION**
SCALE: 3"=1'-0"

STATE OF TEXAS
JERE MURDOCH
113937
LICENSED
PROFESSIONAL ENGINEER
2398 [illegible]
MANASQUAN [illegible]
(973) 570-8215 x0
MURDOCH ENGINEERING
4/20/2026
Jere Murdoch, PE
*Professional Engineer*
TX PE Lic. #113937




SCALE: 6"=1'-0"

EXISTING WINDOW MULLION (TBV)

36-15

| REF. DWG. |
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Stratus™

SIGN ID: **FL12i.w.rl**

TITLE: **12'-0" X 32'-1 5/8" X 8" DEEP HIGH RISE CHANNEL LETTERS SET**



| | |
|---|---|
| LOCATION: | DALLAS, TX |
| LOCATION No.: | 10004 |
| REQUEST No.: | 34871 |
| DRAWN BY: | JOSE CINTRON |
| DATE DRAWN: | 03/27/2026 |
| DRAWING SCALE: | AS NOTED |

PWC

| | |
|---|---|
| CHECKED BY: | ADAM MALECKI |
| DATE CHECKED: | 03/31/2026 |
| FILE: **PWC0016A** | SHEET: **2/6** |

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| DESIGN SPECIFICATIONS | | | |
|---|---|---|---|
| IBC | 2021 | with | TX amendments |
| ASCE | 7-16 | Minimum Design Loads for Buildings & Other Structures | |
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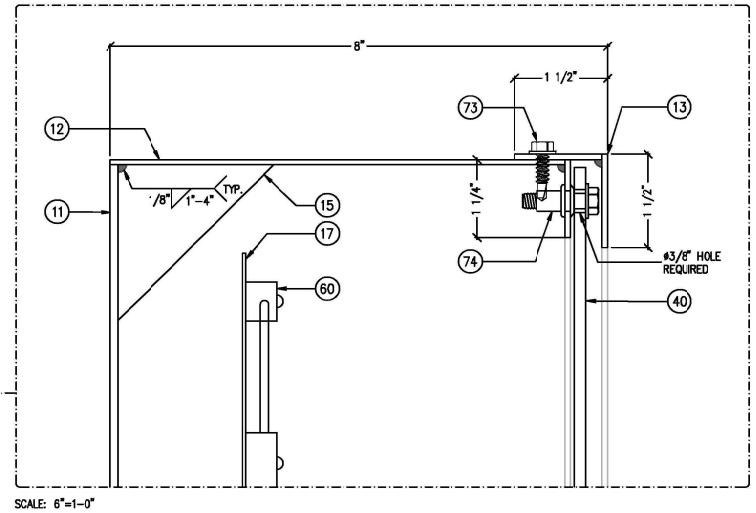
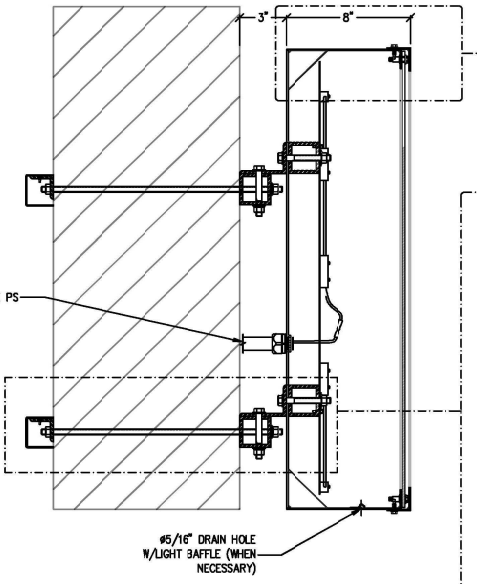
| AISC | 360-16 | Specification for Structural Steel Buildings | |

| DESIGN LOADS | | | | |
|---|---|---|---|---|
| Wind V = | 105 | mph | Exposure | C |
| Snow Pg = | 5 | psf | Risk Cat. | II |

ENGINEER'S NOTE:
SEE P.9 FOR TUBE RAIL MOUNTING LOCATIONS AT EACH MULLION

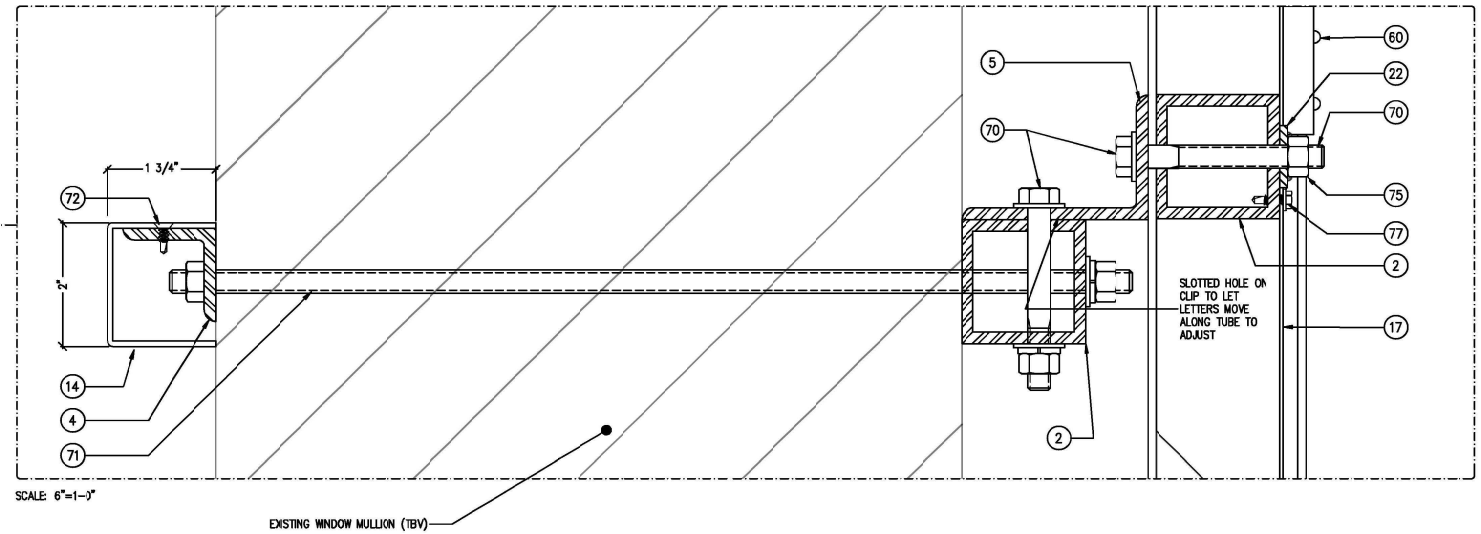



SCALE: 6"=1'-0"




A S1 **LOGO SECTION**

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




SCALE: 6"=1'-0"

STATE OF TEXAS
JERE MURDOCH
113937
LICENSED
PROFESSIONAL ENGINEER


Jere Murdoch, PE
Professional Engineer
TX PE Lic. #113937
4/20/2026
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E093H-34, A-2
MANASQUAN, NJ 08736
(973) 570-8215 x0


| REF. DWG. |
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Stratus™

SIGN ID: **FL12i.w.rl**

TITLE: **12'-0" X 32'-1 5/8" X 8" DEEP HIGH RISE CHANNEL LETTERS SET**

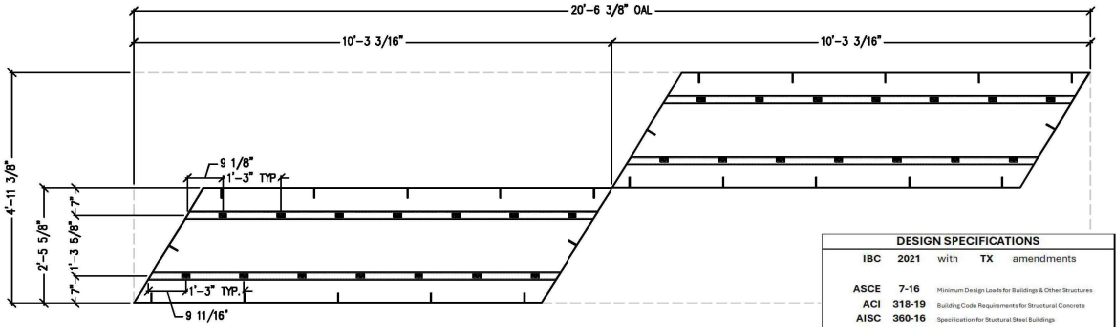


| | |
|---|---|
| LOCATION: | DALLAS, TX |
| LOCATION No.: | 10004 |
| REQUEST No.: | 34871 |
| DRAWN BY: | JOSE CINTRON |
| DATE DRAWN: | 03/27/2026 |
| DRAWING SCALE: | AS NOTED |

pwc

| | |
|---|---|
| CHECKED BY: | ADAM MALECKI |
| DATE CHECKED: | 03/31/2026 |
| FILE: **PWC0016A** | SHEET: **3/6** |

ENGINEER'S NOTE:
LETTER CABINET CONSTRUCTION DESIGNED AND PROVIDED BY SIGN MANUFACTURER




| DESIGN SPECIFICATIONS | | | | | |
|---|---|---|---|---|---|
| IBC | 2021 | with | TX | amendments | |
| ASCE | 7-16 | Minimum Design Loads for Buildings & Other Structures | | | |
| ACI | 318-19 | Building Code Requirements for Structural Concrete | | | |
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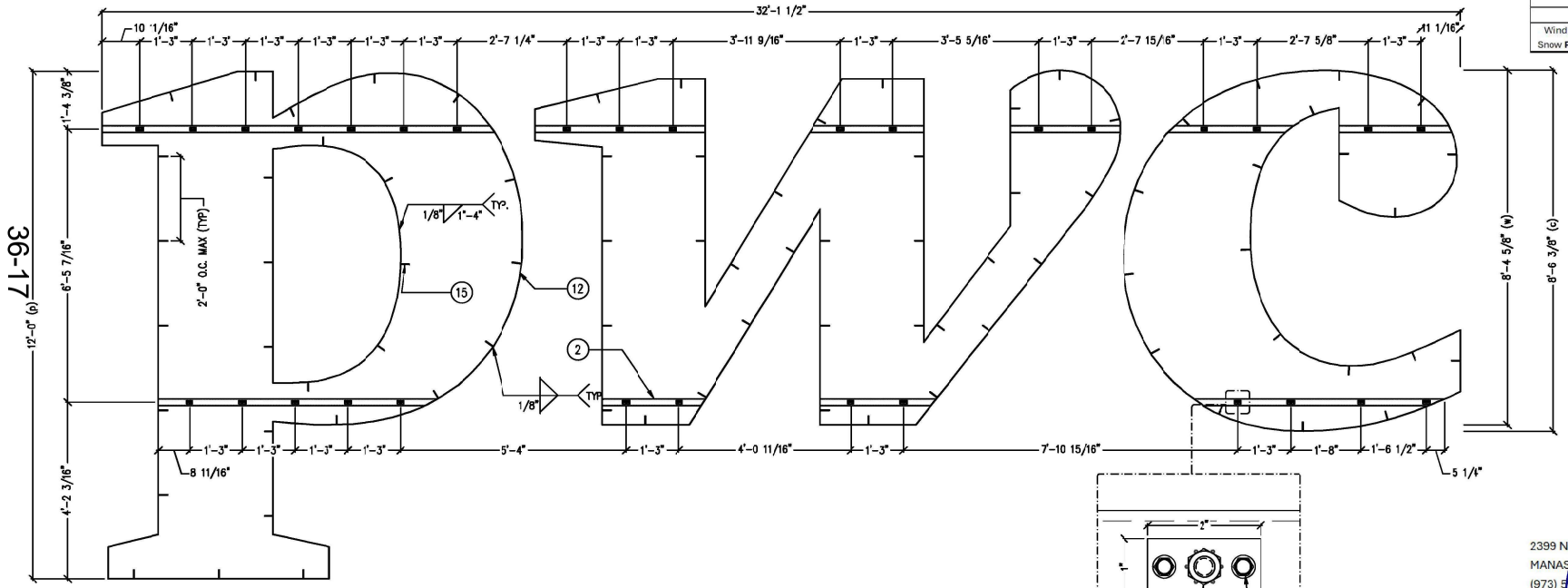
| DESIGN LOADS | | | | |
|---|---|---|---|---|
| Wind V = | 105 | mph | Exposure | C |
| Snow Pg = | 5 | psf | Risk Cat. | II |






WELDED NUT (TYP) @ SCALE: 6"=1'-0"

STATE OF TEXAS
JERE MURDOCH
113937
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MANASQUAN, NJ 08736
(973) 870-8215 x0

MURDOCH ENGINEERING

4/20/2026

Jere Murdoch, PE
*Professional Engineer*
TX PE Lic. #113937

## LETTERS & LOGO CONSTRUCTION LAYOUT

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

| REF. DWG. |
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Stratus™

SIGN ID: **FL12i.w.rl**

TITLE: **12'-0" X 32'-1 5/8" X 8" DEEP HIGH RISE CHANNEL LETTERS SET**



| | | | |
|---|---|---|---|
| LOCATION: | DALLAS, TX | | |
| LOCATION No.: | 10004 | | |
| REQUEST No.: | 34871 | | |
| DRAWN BY: | JOSE CINTRON | CHECKED BY: | ADAM MALECKI |
| DATE DRAWN: | 03/27/2026 | DATE CHECKED: | 03/31/2026 |
| DRAWING SCALE: | AS NOTED | FILE: **PWC0016A** | SHEET: **4/6** |

pwc

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| DESIGN SPECIFICATIONS | | | |
|---|---|---|---|
| IBC | 2021 | with TX | amendments |
| ASCE | 7-16 | Minimum Design Loads for Buildings & Other Structures | |
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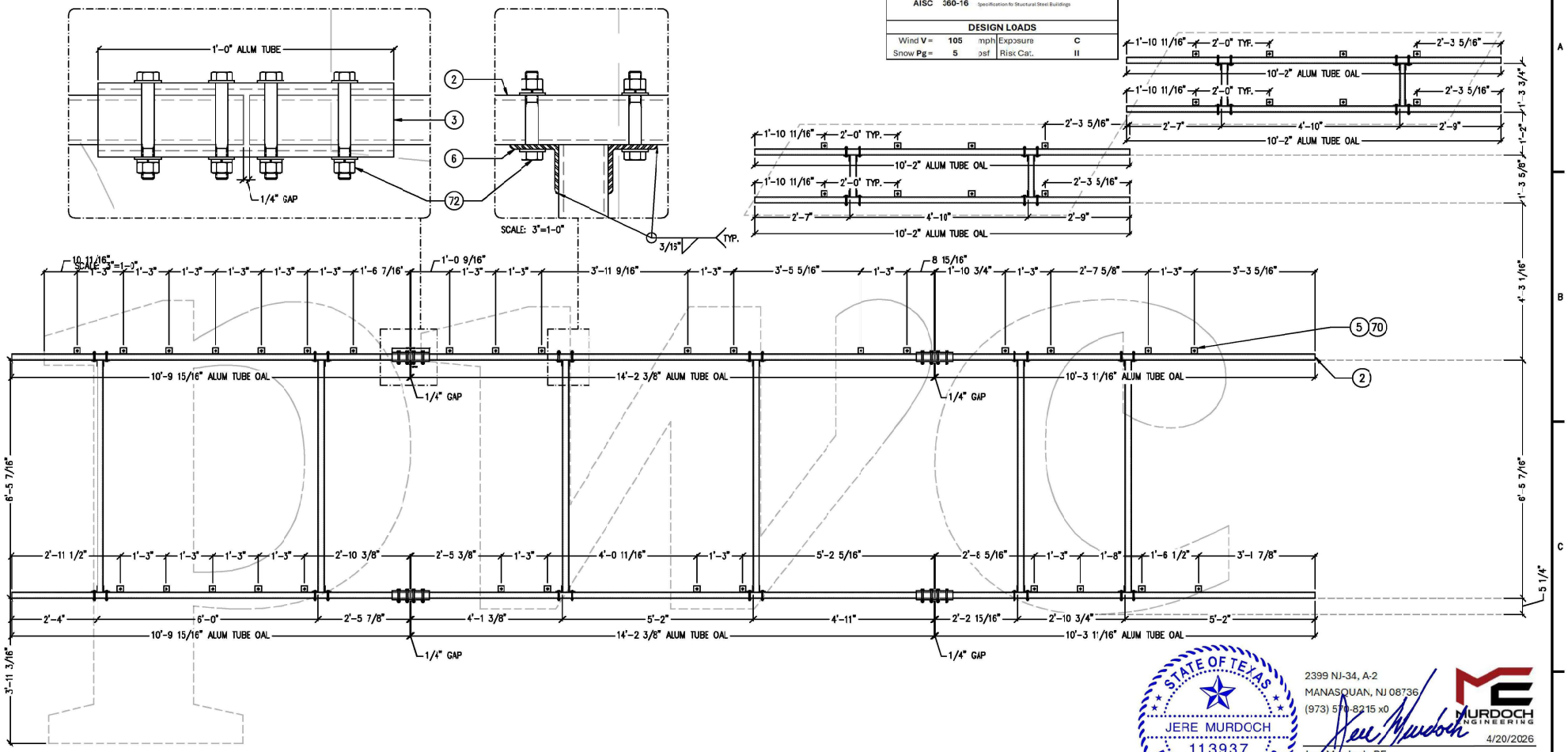
| DESIGN LOADS | | | | | |
|---|---|---|---|---|---|
| Wind V = | 105 | mph | Exposure | C | |
| Snow Pg = | 5 | psf | Risk Cat. | II | |




36-18

## LETTERS & LOGO CLIP MOUNTING LOCATIONS

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


2399 NJ-34, A-2
MANASQUAN, NJ 08736
(973) 574-8215 x0


STATE OF TEXAS
JERE MURDOCH
113937
LICENSED
PROFESSIONAL ENGINEER

MURDOCH ENGINEERING

4/20/2026

Jere Murdoch, PE
*Professional Engineer*
TX PE Lic. #113937

| REF. DWG. |
|---|
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Stratus™

SIGN ID: **FL12i.w.rl**

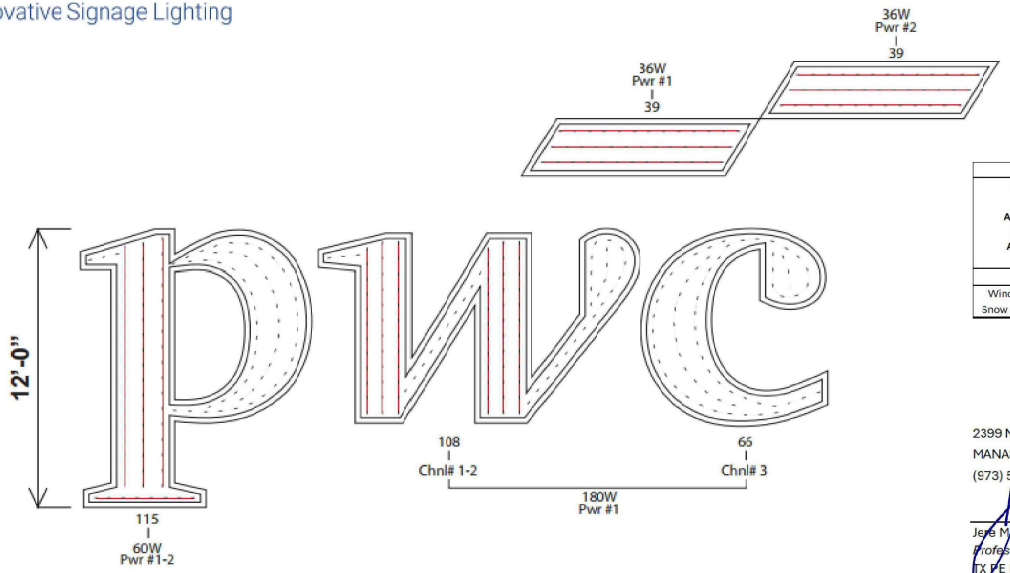
TITLE: **12'-0" X 32'-1 5/8" X 8" DEEP HIGH RISE CHANNEL LETTERS SET**



| | | | |
|---|---|---|---|
| LOCATION: | DALLAS, TX | PWC | |
| LOCATION No.: | 10004 | | |
| REQUEST No.: | 34871 | | |
| DRAWN BY: | JOSE CINTRON | CHECKED BY: | ADAM MALECKI |
| DATE DRAWN: | 03/27/2026 | DATE CHECKED: | 03/31/2026 |
| DRAWING SCALE: | AS NOTED | FILE: **PWC0016A** | SHEET: **5/6** |

GEN LED AGILIGHT®
Innovative Signage Lighting

ULTRA 650




| DESIGN SPECIFICATIONS | | | |
|---|---|---|---|
| IBC | 2021 | with | TX amendments |
| ASCE | 7-16 | Minimum Design Loads for Buildings & Other Structures | |
| ACI | 318-19 | Building Code Requirements for Structural Concrete | |
| AISC | 360-16 | Specification for Structural Steel Buildings | |

| DESIGN LOADS | | | | |
|---|---|---|---|---|
| Wind V = | 105 | mph | Exposure | C |
| Snow Pg = | 5 | psf | Risk Cat. | II |

2399 NJ-34, A-2
MANASQUAN, NJ 08736
(973) 870-8215 x0

MURDOCH ENGINEERING

4/20/2026

Jere Murdoch, PE
*Professional Engineer*
TX PE Lic. #113937

STATE OF TEXAS
JERE MURDOCH
113937
LICENSED
PROFESSIONAL ENGINEER

**Date**
31 March 2026
**Can Depth**
5"
**Module**
(367) LS-U650-65K-B200-A

**Surge Protector (Optional)**
(1) PSP3-20-120-277V
**Power Supply**
(2) PS12-36W-GN-B
(2) PS12-60W-GC-B
(1) PS12-180W-3-GN
**Power Supply Location**
Remote

**Module Centers**
8"
**Row Centers**
4.5" to 9.5"

**Total System Wattage**
336.78W
**Total LED Wattage**
286.26W
**Dimensions**
144"

1) UNLESS OTHERWISE SPECIFIED: All layouts are for a single face sign or a single set of letters and the depth of the application considered for the layout is 5 inches.
2) LED module placement is approximate. AgiLight® recommends the sign manufacturer verify the LED placement and quantity to ensure even illumination and brightness expectations are achieved.
3) Estimations are based off the quality of art work and information provided by the customer, this includes: font style, letter height, depth, face material, and any special instructions. Missing information may cause delays in the delivery of estimates, as well as effect product selection, accurate quantities, and brightness.
4) For installation instructions of AgiLight® LED systems please refer to www.AgiLight.com under the DOWNLOADS section or contact an AgiLight® Inside Sales Representative at: +1 212.629.6830 ext. 306

## LED LAYOUT

SCALE: N.T.S.

36-19

| REF. DWG. |
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Stratus™

SIGN ID: **FL12i.w.rl**

TITLE: **12'-0" X 32'-1 5/8" X 8" DEEP HIGH RISE CHANNEL LETTERS SET**



| | |
|---|---|
| LOCATION: | DALLAS, TX |
| LOCATION No.: | 10004 |
| REQUEST No.: | 34871 |
| DRAWN BY: | JOSE CINTRON |
| DATE DRAWN: | 03/27/2026 |
| DRAWING SCALE: | AS NOTED |

pwc

| | |
|---|---|
| CHECKED BY: | ADAM MALECKI |
| DATE CHECKED: | 03/31/2026 |
| FILE: **PWC0016A** | SHEET: **6/6** |

**GENERAL:**

1. ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE INTERNATIONAL BUILDING CODE (IBC).
2. CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
5. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, CONSTRUCT IN ACCORDANCE WITH THE STEEL CONSTRUCTION MANUAL, 14TH EDITION OR 2010 ALUMINUM DESIGN MANUAL .
6. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, THE CONTRACTOR IS TO APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
7. ANY CHANGE TO THE DESIGN AS SHOWN ON THE DRAWINGS REQUIRES PRIOR WRITTEN APPROVAL FROM DESIGN ENGINEER OF RECORD BEFORE CONSTRUCTION.
8. WORK PERFORMED IN CONFLICT WITH THE STRUCTURAL DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
9. VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE EOR IMMEDIATELY OF ANY DISCREPANCIES.

**EXISTING CONDITIONS:**

1. IF EXISTING CONDITIONS ARE NOT AS DETAILED IN THIS DESIGN, THE INSTALLER SHALL CEASE WORK AND NOTIFY MURDOCH ENGINEER NG IMMEDIATELY.
2. MURDOCH ENGINEERING WILL NOT BE PERFORMING ON-SITE INSPECTIONS OR VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER, STRUCTURE OWNER, AND PROPERTY OWNER TO IDENTIFY EXISTING CONDITIONS AND CONTACT MURDOCH ENGINEERING WITH ANY DISCREPANCIES OR CONCERNS.
3. INSTALLER SHALL CONFIRM THE DIAMETER AND THICKNESS OF EXISTING MEMBERS AND NOTIFY MURDOCH ENGINEERING OF ANY DISCREPANCIES.
4. INSTALLER SHALL INSPECT AND CONFIRM THE QUALITY OF EXISTING STRUCTURE AS "IN GOOD REPAIR". IF THERE ARE ANY INDICATIONS THAT THIS IS NOT THE CASE, INSTALLER SHALL CEASE WORK IMMEDIATELY AND NOTIFY MURDOCH ENGINEER NG.
5. ANY EXISTING INFORMATION SHOWN HAS BEEN FURNISHED BY THE PERSON(S) OR COMPANY THIS DOCUMENT WAS PREPARED FOR (SEE TITLE BLOCK). MURDOCH ENGINEERING IN NO WAY CERTIFIES THIS INFORMATION AS "AS-BUILT". IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED HEREIN ARE NOT ACCURATE, MURDOCH ENGINEERING SHALL BE NOTIFIED IMMEDIATELY.

**STEEL**

1. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING:

| | | |
|---|---|---|
| ROUND HSS | ASTM A500, GR B | Fy=42 KSI MIN. |
| SQUARE/RECT HSS | ASTM A500, GR B | Fy=46 KSI MIN. |
| THREADED ROD | F1554 GR 55 | Fy=55 KSI MIN. |
| STEEL PLATE STD. | ASTM A36 ASTM | Fy=36 KSI MIN. |
| PIPE | A53, GR B | Fy=35 KSI MIN. |

2. BOLTS SHALL CONFORM TO ASTM A325 UNO.
3. BOLTS AND THREADED ROD SHALL BE HOT-DIP GALVANIZED PER ASTM F2329 UNO.
4. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 UNO.
5. NUTS SHALL CONFORM TO ASTM A563.
6. WASHERS SHALL CONFORM TO ASTM F844.
7. STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153 UNO
8. WELDING:
   a. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/AWS D1.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.
   b. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH ACTIVE STATUS AT TIME OF WELDING
   c. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELDS PER AISC SPECIFICATION, SECTION J2, TABLE J2.4
   d. BASE PLATES SHALL BE WELDED ON TOP AND BOTTOM WITH CONTINUOUS WELDS OF AT LEAST 1/4" (IF PLATE IS CUT TO FIT TUBE INTO PLATE)

**ALUMINUM:**

1. FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE ALUMINUM ASSOCIATION (AA) 2010 ALUMINUM DESIGN MANUAL (ADM) 1, THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND IBC CHAPTER 20.
2. PIPE AND TUBE SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN. Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
3. STD STRUCTURAL PROFILES SHALL BE 6061-T6 PER B308 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
4. SHEET AND PLATE SHALL BE 6061-T6 PER ASTM B209 WITH Ftu=42 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
5. EXTRUSIONS SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
6. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH CURRENT STATUS AT TIME OF WELDING
7. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM. ALL ALUMINUM WELDED JOINTS SHALL HAVE WELD SIZES OF AT LEAST $\frac{1}{4}$ INCH
8. FILLET WELDS SHALL NOT EXCEED THINNEST MEMBER WALL THICKNESS JOINED.
9. ALUMINUM WELD FILLER SHALL BE 5356 ALLOY
10. WELDING PROCESS GMAW OR GTAW SHALL BE IN ACCORDANCE WITH AWS D1.2
11. ALUMINUM CHANNEL LETTERS SHALL BE CONSTRUCTED OF 0.090" RETURNS AND 0.125" BACKS MINIMUM, UNLESS A LARGER SIZE IS INDICATED ON DRAWINGS. THIS NOTE SHALL SUPERCEDE DRAWING DETAILS.
12. PROVIDE NEOPRENE GASKET BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC CORROSION
13. ALUMINUM DIRECTLY EMBEDDED INTO CONCRETE SHALL BE CAPPED AT BOTTOM AND COATED WITH BITUMINOUS COATING OR POLYURETHANE WHERE IN CONTACT WITH CONCRETE.
14. FASTENERS BETWEEN DISSIMILAR METALS SHALL BE STAINLESS STEEL 316.

**SCOPE OF WORK:**

1. LIMITS OF LIABILITY TO EXTEND ONLY TO THE QUANTITY INDICATED. ATTEMPTS IN PART OR IN WHOLE TO INSTALL GREATER QUANTITIES THAN THOSE SPECIFIED WITHOUT CONSULTING MURDOCH ENGINEERING SHALL VOID ALL PROFESSIONAL LIABILITY AND COVERAGE.

ENGINEER'S NOTE:
CLAIMS AS TO THE SUITABILITY OF THE MANUFACTURED STRUCTURE THAT IS DESIGNED AND PROVIDED BY OTHERS. FEATURES ANNOTATED AS "DESIGN BY MFR." OR NOT SPECIFICALLY DETAILED HEREIN SHOULD BE EVALUATED BY A LICENSED ENGINEER AT THE DISCRETION OF THE AUTHORITY HAVING JURISDICTION. MURDOCHENGINEERING ASSUMES NO LIABILITY AND NO DESIGN RESPONSIBILITY FOR SUCH FEATURES.

36-20



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PREPARED FOR:

Stratus

PROJECT TITLE: **PWC SIGNAGE**

PROJECT ADDRESS: 2121 N Pearl St Ste 2000 Dallas, TX 75201-24

**DESIGN SPECIFICATIONS**

| | | | | |
|---|---|---|---|---|
| IBC | 2021 | with | TX | amendments |
| ASCE | 7-16 | Minimum Design Loads for Buildings & Other Structures | | |
| ACI | 318-19 | Building Code Requirements for Structural Concrete | | |
| AISC | 360-16 | Specification for Structural Steel Buildings | | |

**DESIGN LOADS**

| | | | | |
|---|---|---|---|---|
| Wind V = | 105 | mph | Exposure | C |
| Snow Pg = | 5 | psf | Risk Cat. | II |

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MURDOCH ENGINEERING

4/20/2026

JereMurdoch, PE
*Professional Engineer*
TX PE Lic. #113937

DWG TITLE: **GENERAL NOTES**

SHEET: **S.15**

SIZE: **B**