CITY PLAN COMMISSION **Thursday, October 9, 2025**

Planner: Scott Roper

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

FARMERS MARKET SIGN DISTRICT

CASE NUMBER: SIGN-25-000657 **DATE FILED:** July 31, 2025

LOCATION: 2013 JACKSON ST (SOUTH ELEVATION) **SIZE OF REQUEST:** 110.8 sq. ft.

COUNCIL DISTRICT: 14 **ZONING:** PD-357, SUBDISTRICT 4A

APPLICANT: Nyasha Magocha of Dodd Creative

OWNER: MM Jackson Parking B, LLC

OWNER REP.: MM Jackson Parking B, LLC

REQUEST: An application for a Certificate of Appropriateness by Nyasha Magocha of Dodd Creative, for a 110.8-square-foot LED illuminated canopy sign at 2013 JACKSON ST (SOUTH ELEVATION).

SUMMARY: The applicant proposes to install a 110.8-square-foot LED illuminated canopy sign, composed of face lit aluminum channel letters. Faces will be perforated day/night vinyl on acrylic with painted trim caps and aluminum returns. Sign will read 'The Parc On Jackson' with logo.

STAFF RECOMMENDATION: **Approval**.

SSDAC RECOMMENDATION: **Pending**.

BACKGROUND:

- The subject site is located in Farmers Market Sign District and is zoned PD-357, SUBDISTRICT 4A, a business zoning sign district.

  These regulations are established in: Sec. 51A-7.1600 (Specific details included below).
- The applicant proposes to install a 110.8-square-foot LED illuminated canopy sign, composed of face lit aluminum channel letters. Faces will be perferated day/night vinyl on acrylic with painted trim caps and aluminum returns. Sign will read 'The Parc On Jackson' with logo.
  - The sign is composed of a individually mounted channel letters. The five-inch deep reversed channel logo is painted SW 7730, Forestwood, with white push-thru illuminated acrylic covered with PMS415C vinyl . The five-inch deep channel letters, "THE PARC", are painted SW 6426, Basque Green, with perferated day/night vinyl also painted SW 6426. The three-inch deep channel letters, "ON JACKSON", are painted SW 7730, Forrestwood, with perferated day/night vinyl also painted SW 7730. All sign elements are constructed entirely of metal, acrylic, and LED lighting. The overall height of the sign will not exceed 28-inches.
  - The sign will be back-lit by LED and only the copy will be illuminated.
- This is one of three applications for this site but the only that is under review by this body. This application is for a new canopy sign. This sign is to be located on the Jackson Street Façade.
- Construction of the proposed sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.1600.

51A-7.1602 PURPOSE.

The purpose of this division is to promote signage that is compatible with the architectural character and design guidelines of the Farmers Market Planned Development District while encouraging artistic, creative, and innovative signs that are reflective of themes that have grown and developed in Farmers Market area.

51A-7.1603 DEFINITIONS AND INTERPRETATIONS.

(3) CANOPY SIGN means a sign attached to or applied on a canopy or awning.
(5) FLAT ATTACHED SIGN means an attached sign projecting 18 inches or less from a building and parallel to the building facade.

51A-7.1606 SPECIAL PROVISIONS FOR ATTACHED SIGNS.

(b) Attached signs in general.
(1) No portion of an attached sign may be located:
(A) more than 10 feet from the facade to which it is attached; or
(B) less than two feet from the back of a street curb.
(2) Although not required, the use of three-dimensional projecting attached signs is encouraged.
(d) Canopy signs. Canopy signs must be flat-attached or painted directly onto the surface of the canopy.

This canopy sign is a flat attached sign that projects no more than five-inches from the façade in which it is attached.

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
MM Jackson Parking B, LLC
1800 Valley View Lane, STE 300
Farmers Branch, TX 75234

Officer names: SEE ATTACHED

Tenant Ownership
MM Jackson Parking B, LLC
1800 Valley View Lane, STE 300
Farmers Branch, TX 75234

Officer names: SEE ATTACHED

Officer List:
Please format your officer list accordingly, use as many lines as needed:

Building Owner: MM Jackson Parking B, LLC___(Legal Entity or Individual)

Building Owner Address: 1800 Valley View Lane Suite 300 Farmers Branch, Texas 75234_____

Officer for Building Owner: Leobardo Trevino __Title: Executive_____

Officer for Building Owner: Colin Moore __Title: Director_____

Officer for Building Owner: _____Title: _____

Tenant Name: MM Jackson Parking B, LLC___(Full legal entity)

Corporate Address for Tenant: 1800 Valley View Lane Suite 300 Farmers Branch, Texas 75234

Officer for Tenant: Cushman Wakefield Title: Leasing_____

Officer for Tenant: _____Title: _____

Officer for Tenant: _____Title: _____

SSDAC Action:

September 17, 2025

MOTION: It was moved to **approve**:
An application for a Certificate of Appropriateness by Nyasha Magocha of Dodd Creative, for a 110.8-square-foot LED illuminated canopy sign at 2013 JACKSON ST (SOUTH ELEVATION).

Maker:	Hardin
Second:	Webster
Result:	Carried: 4 to 0

For:	4	- Peadon, Webster, Hardin and Hall
Against:	0	- none
Absent:	1	- Dumas
Conflict:	0	- none

Speakers: Gary Robinson
Nyasha Magocha

2013 Jackson St. July 30, 2025

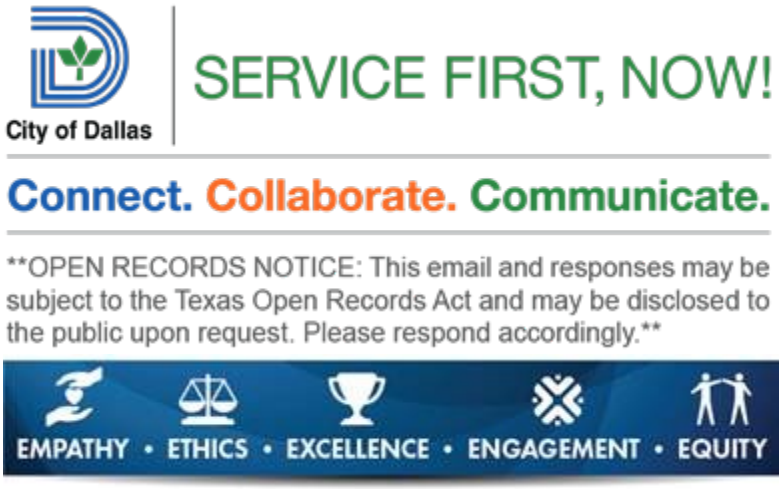
Dr. Dunn,

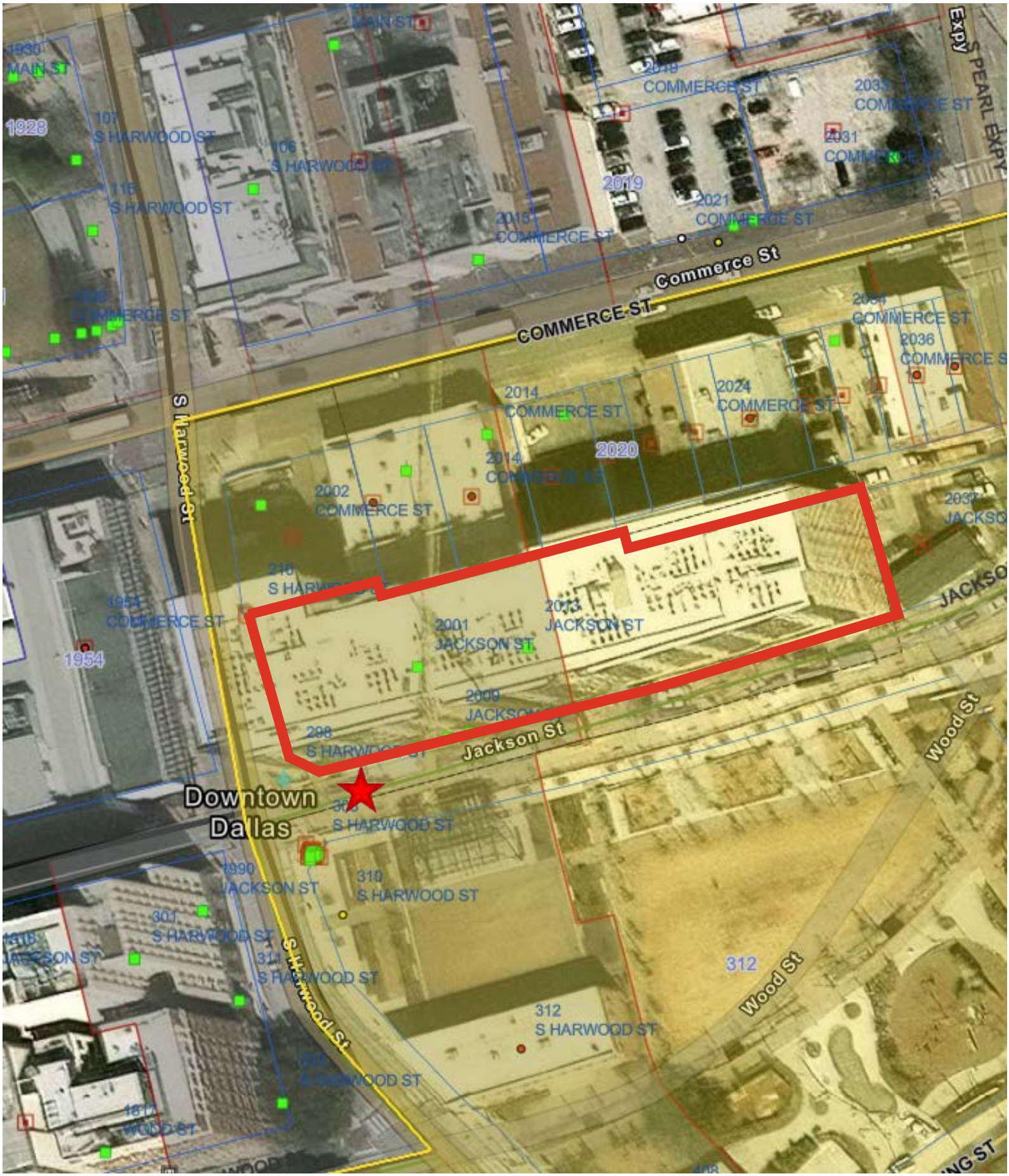
This sign meets ordinance and requires an approved CA from your team in order to issue a permit.

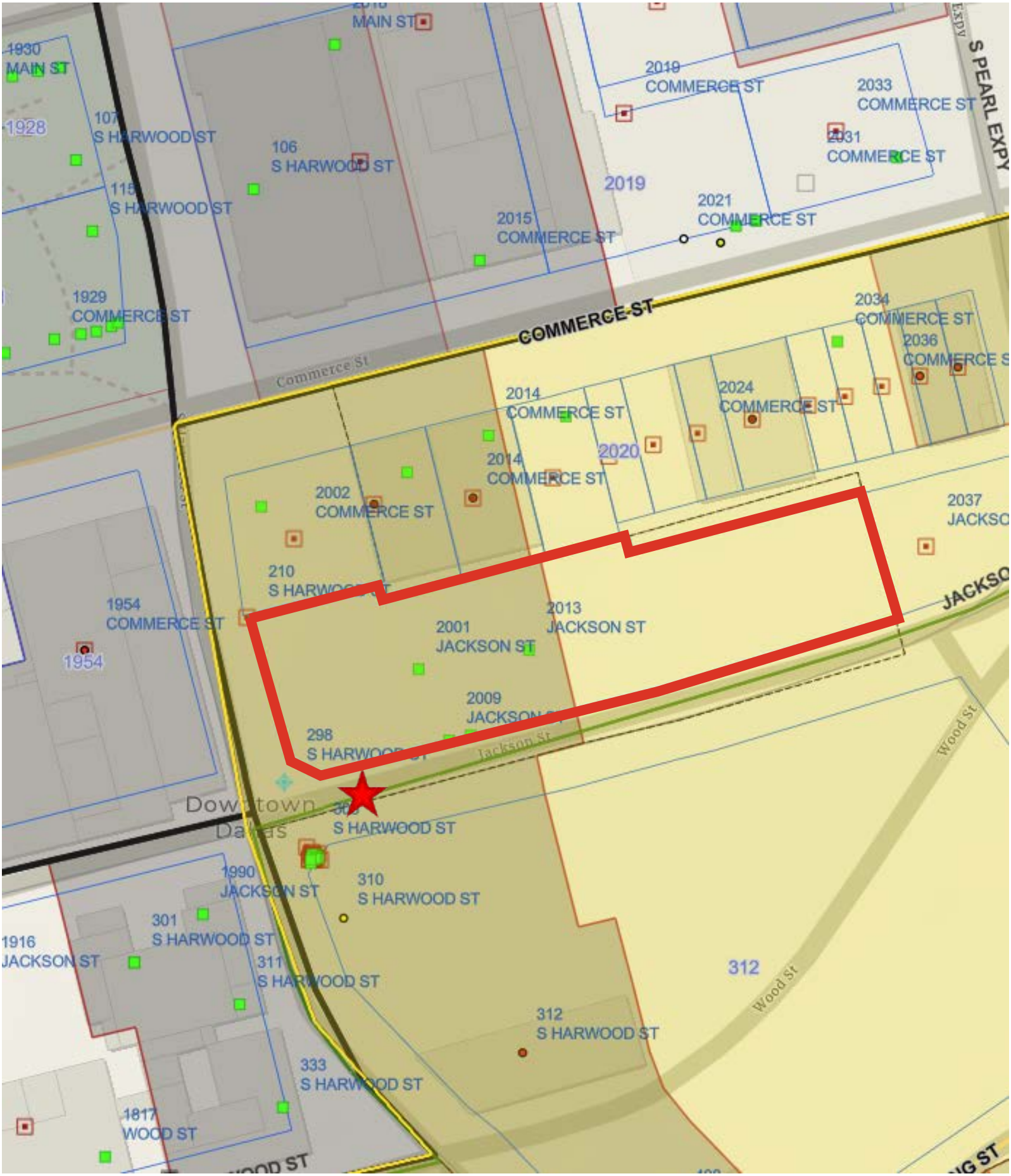
Thank you,
Trevor Lumsden

Trevor Lumsden
Sr. Plans Examiner

Planning and Development
320 E Jefferson, LL04
Dallas, TX 75203
Office: (214) 948-4343 | Cell: (214) 918-8002
Email: Trevor.Lumsden@Dallas.gov




Commerce St
COMMERCE ST
S Harwood St
Jackson St
Wood St
Downtown Dallas
2002 COMMERCE ST
2014 COMMERCE ST
2020
2024 COMMERCE ST
2001 JACKSON ST
2009 JACKSON ST
2013 JACKSON ST
310 S HARWOOD ST
312 S HARWOOD ST
1954
1928
2019 COMMERCE ST
2021 COMMERCE ST
2031 COMMERCE ST
2036 COMMERCE ST
Expy
S PEARL EXPY


1930
MAIN ST
1928
107
S HARWOOD ST
106
S HARWOOD ST
115
S HARWOOD ST
MAIN ST
2019
COMMERCE ST
2033
COMMERCE ST
2031
COMMERCE ST
2019
2021
COMMERCE ST
2015
COMMERCE ST
S PEARL EXPY
1929
COMMERCE ST
COMMERCE ST
2034
COMMERCE ST
2036
Commerce St
2014
COMMERCE ST
2024
COMMERCE ST
2020
2014
COMMERCE ST
2002
COMMERCE ST
2037
210
1954
COMMERCE ST
2001
JACKSON ST
2013
JACKSON ST
1954
2009
298
S HARWOOD ST
Jackson St
Wood St
Downtown
Dallas
S HARWOOD ST
1990
JACKSON ST
310
S HARWOOD ST
301
S HARWOOD ST
1916
JACKSON ST
311
S HARWOOD ST
312
312
S HARWOOD ST
333
S HARWOOD ST
1817
WOOD ST
Wood St

DODD CREATIVE GROUP
WEB doddcreative.com | PHONE 214.821.6990 | FAX 214.821.6992
MAIL 7263 Envoy Court, Dallas, Tx 75247

CLIENT CERRIS
PROPERTY PARC ON JACKSON
SIGN TYPE ILLUMINATED WALL SIGN (SW CORNER) - MOCKUP

QTY 1

The Parc on ackson
210 S arwood St, Dallas, T 5201

3D MOCKUP (NOT TO EXACT SCALE)

SCALE ELEVATION - DAY

SCALE ELEVATION - NIGHT

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		
ANSI/AISC	360-16	Specification for Stuctural Steel Buildings		

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

STATE OF TEXAS
JERE MURDOCH
113937
LICENSED
PROFESSIONAL ENGINEER

2399 NJ-34, A-2
MANASQUAN, NJ 08736
(973) 570-8215 x0

MURDOCH ENGINEERING

7/23/2025

Jere Murdoch, PE
Professional Engineer
TX PE Lic. #113937
Exp. 3/31/2026

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CLIENT CERRIS
PROPERTY PARC ON JACKSON
SIGN TYPE ILLUMINATED WALL SIGN (SW CORNER) - SPECS

QTY 1

The Parc on ackson
210 S arwood St, Dallas, T 5201

DODD TO FIELD VERIFY WALL ANGLE

SIGN AREA = (420" x 38") 110.83 SQ. F
SOUTH FACADE AREA = (405' L x 97' H) 39,285 SQ. F
15% OF FACADE AREA = 5892.75 SQ. FT. MAX SIGNAGE AREA

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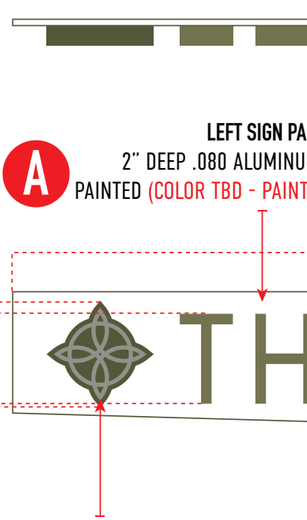
ANSI/AISC	360-16	Specification for Stuctural Steel Buildings	

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

INSIDE EDGES OF SIGN
WILL NEED TO BE MITERED
VERIFY EXACT ANGLE ON SITE

TOP VIEW



A

LEFT SIGN PAN
2" DEEP .080 ALUMINUM SIGN PAN
PAINTED (COLOR TBD - PAINT TO MATCH WALL)

RIGHT SIGN PAN
2" DEEP .080 ALUMINUM SIGN PAN
PAINTED (COLOR TBD - PAINT TO MATCH WALL)

SIDE VIEW

"ICON"
5" DEEP REVERSED ALUMINUM CHANNEL
PAINTED (SW 7730)
W/ ILLUMINATED WHITE ACRYLIC
SHOW-THRU OVERLAID W/
PRINTED VINYL (PMS 415 C)
FLUSH MOUNT TO PAN

"THE PARC"
5" DEEP FACE LIT ALUMINUM CHANNEL LETTERS
PERF VINYL PAINTED (SW 6426) APPLIED OVER
WHITE ACRYLIC FACES
RETURNS & TRIM CAPS PAINTED (SW 6426)
FLUSH MOUNT TO PAN

"ON JACKSON"
3" DEEP FACE LIT ALUMINUM CHANNEL LETTERS
PERF VINYL PAINTED (SW 7730) APPLIED OVER
WHITE ACRYLIC FACES
RETURNS & TRIM CAPS PAINTED (SW 7730)
FLUSH MOUNT TO PAN

SIGNAGE COLORS

- PMS 415 C
- SW 7730 FORESTWOOD
- SW 6426 BASQUE GREEN
- TBD - PAINT TO MATCH WALL COLOR

SIGN POWERED W/ INTERNAL DRIVERS

ALL SIGNAGE TO BE INSTALLED IN COMPLIANCE WITH NATIONAL ELECTRICAL CODE.

ALL SIGNAGE TO BE CONSTRUCTED & INSTALLED IN COMPLIANCE WITH UL STANDARDS.

INSTALLATION

BOLT MOUNTING BRACKETS TO METAL STUDS, & SECURE PAN TO BRACKETS W/ COUNTERSUNK SCREWS THROUGH SIGN RETURNS

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SIGN TYPE ILLUMINATED WALL SIGN (SW CORNER) - INTERNALS

QTY 1

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210 S arwood St, Dallas, T 5201

CLIENT TO RUN POWER TO SIGN LOCATION

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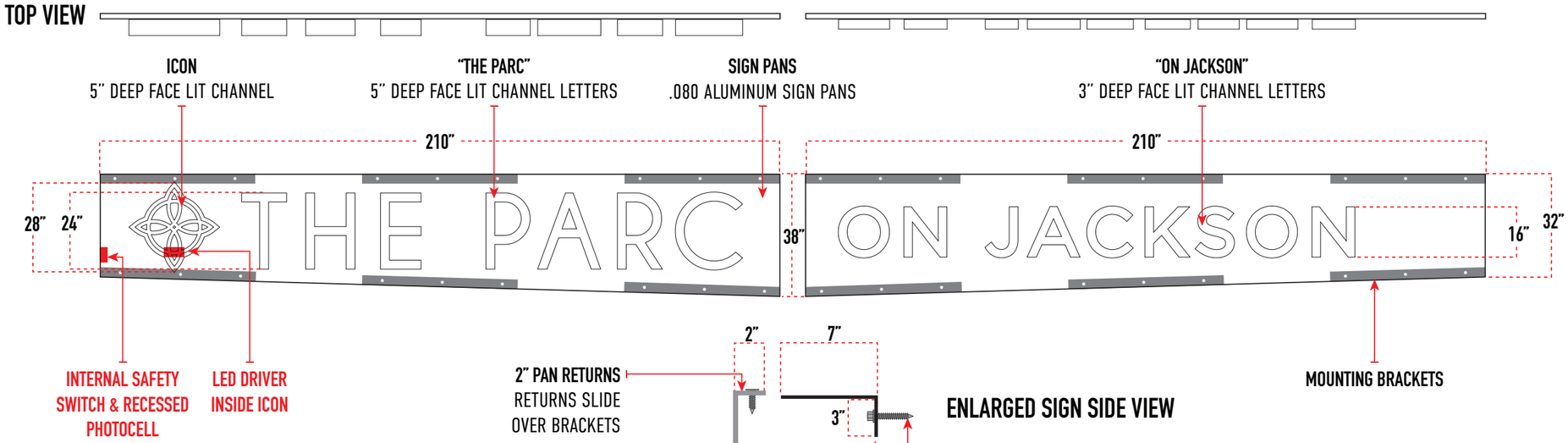
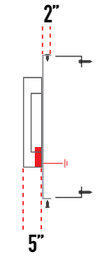
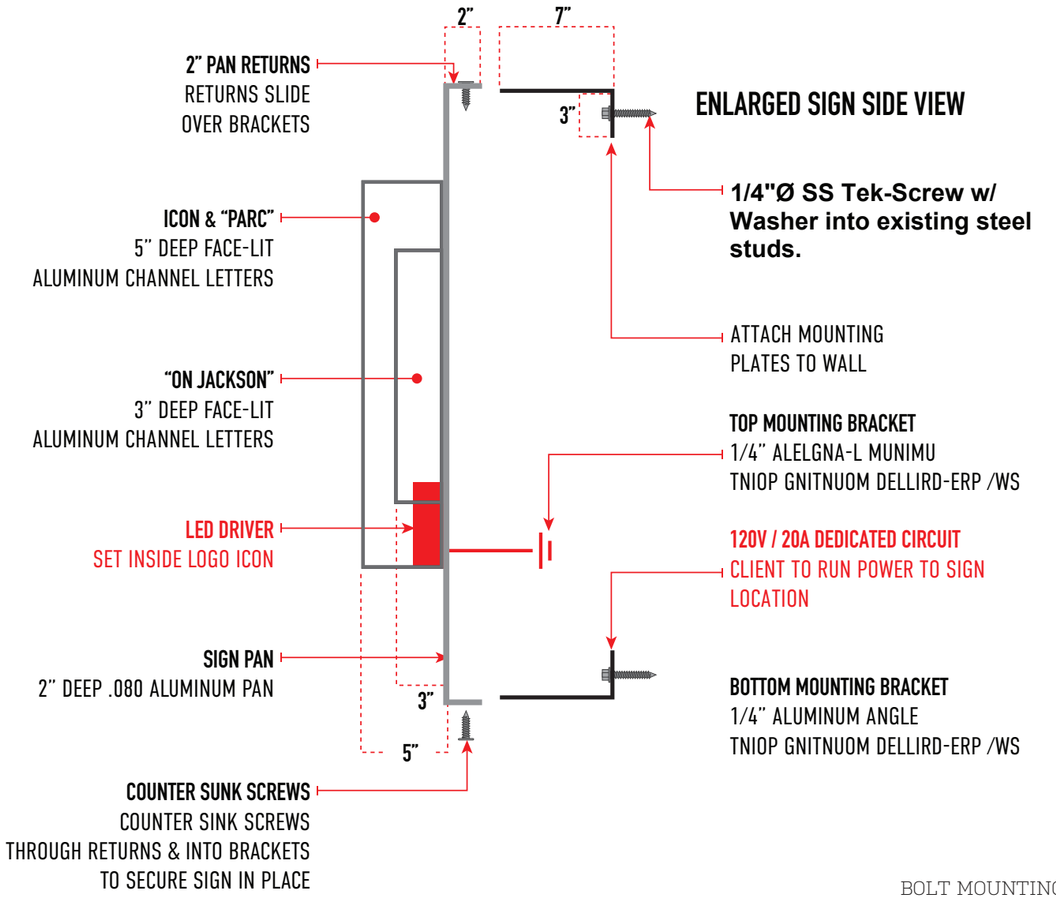
DESIGN LOADS		
Wind	V =	105 mph
Exposure	C	
Risk Cat.	II	
Grnd. Snow	Pg =	5 psf

TOP VIEW



SIDE VIEW





ENLARGED SIGN SIDE VIEW

1/4"Ø SS Tek-Screw w/ Washer into existing steel studs.

ATTACH MOUNTING PLATES TO WALL

TOP MOUNTING BRACKET
1/4" ALELGNA-L MUNIMU
TNIOP GNITNUOM DELLIRD-ERP /WS

120V / 20A DEDICATED CIRCUIT
CLIENT TO RUN POWER TO SIGN LOCATION

BOTTOM MOUNTING BRACKET
1/4" ALUMINUM ANGLE
TNIOP GNITNUOM DELLIRD-ERP /WS

SIGN POWERED W/ INTERNAL DRIVERS

ALL SIGNAGE TO BE INSTALLED IN COMPLIANCE WITH NATIONAL ELECTRICAL CODE.

ALL SIGNAGE TO BE CONSTRUCTED & INSTALLED IN COMPLIANCE WITH UL STANDARDS.

INSTALLATION

BOLT MOUNTING BRACKETS TO METAL STUDS, & SECURE PAN TO BRACKETS W/ COUNTERSUNK SCREWS THROUGH SIGN RETURNS

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5/11 07/21/25 25-13

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CLIENT CERRIS
PROPERTY PARC ON JACKSON
SIGN TYPE ILLUMINATED WALL SIGN (SW CORNER) - ATTACHMENT & ELECT.

QTY 1

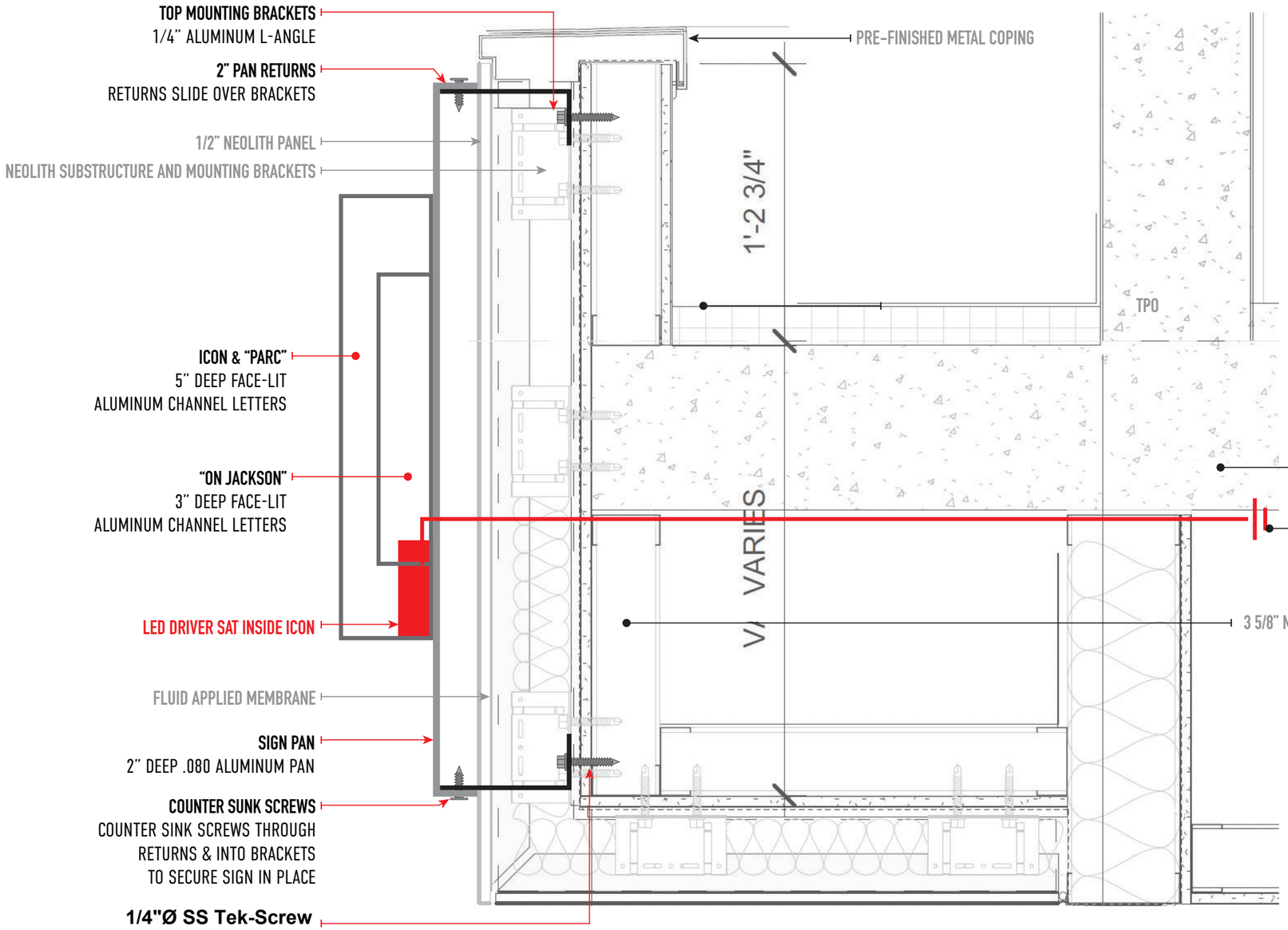
The Parc on ackson
210 S arwood St, Dallas, T 5201

CLIENT TO RUN POWER TO SIGN LOCATION

SIGN AREA = (420" x 38") 110.83 SQ. FT.
SOUTH FACADE AREA = (405' L x 97' H) 39,285 SQ. FT.
15% OF FACADE AREA = 5892.75 SQ. FT. MAX SIGNAGE AREA

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	
ANSI/AISC	360-16	Specification for Stuctural Steel Buildings	

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



FASTENER SCHEDULE			WALL CONSTRUCTION			
HARDWARE	DIAM.	QTY. Per letter*	MASONRY (CMU-Block)	EFIS/DRYVIT OVER min. 1/2" PLYWOOD	EFIS/DRYVIT OVER GYPSUM/ DENSGLASS	METAL PANEL OVER METAL STUD
THRU-BOLT	3/8"	per/Note	YES	YES	ONLY WITH BACKER (MIN. 3/4" PLYWOOD)	YES
DeWALT Dbl. Exp. Anchor or DeWALT Screw-Bolt+	3/8"	per/Note	YES[2]	NO	NO	NO
LAG BOLT	3/8"	per/Note	NO	1" SOLID WOOD PENETRATION REQ'D	NO	NO
SNAP TOGGLE BOLT TYPE BC	3/8"	per/Note	IF THROUGH BLOCK FACE	YES	ONLY WITH MIN. 3/4" PLYWOOD BACKER	YES with plywood backer
Tek-Screw	1/4"	per/Note	NO	NO	NO	YES into 1/8" Alum or 1/16" Steel

1.) Fasteners installed with washer.
2.) Expansion anchors require a minimum 5" solid masonry embedment. Install per/tec-guide
3.) Engineering liability is limited to building connections.
4.) Tek-Screw into Alum. Require SS Screw - Full Thread Embedment Required.
5.) Thru-Bolts into L2x2x3/16" Stl. Angle or P1000 Uni-Strut or 2x6 lumber spanning two(2) wall studs per/Bolt

Engineers Connection Note:
* Install 1/4"Ø SS Tek-Screws with washer where shown through angles on page 5 top and bottom or install fastener with washer using the fastener schedule for existing wall construction type to determine an alternate fastener to install.

SIGN POWERED W/ INTERNAL DRIVERS

ALL SIGNAGE TO BE INSTALLED IN COMPLIANCE WITH NATIONAL ELECTRICAL CODE.

ALL SIGNAGE TO BE CONSTRUCTED & INSTALLED IN COMPLIANCE WITH UL STANDARDS.

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MURDOCH ENGINEERING

7/23/2025
Jere Murdoch, PE
Professional Engineer
TX PE Lic. #113937
Exp. 3/31/2026

INSTALLATION

BOLT MOUNTING BRACKETS TO METAL STUDS, & SECURE PAN TO BRACKETS W/ COUNTERSUNK SCREWS THROUGH SIGN RETURNS

6/11 07/21/25 25-14

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CLIENT CERRIS
PROPERTY PARC ON JACKSON
SIGN TYPE ILLUMINATED WALL SIGN (SW CORNER) - ELEVATION

QTY 1

The Parc on ackson
210 S arwood St, Dallas, T 5201

CLIENT TO RUN POWER TO SIGN LOCATION

DODD TO FIELD VERIFY WALL ANGLE

SIGN AREA = (420" x 38") 110.83 SQ. FT.

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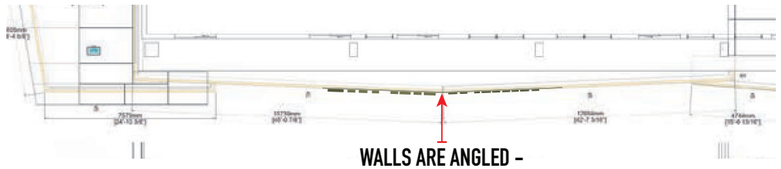
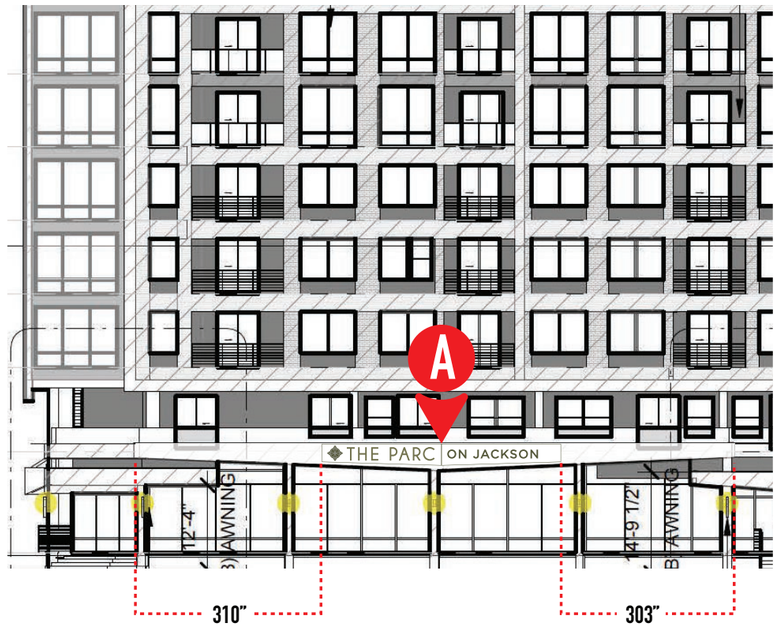
Exposure	C		
Risk Cat.	II		
Grnd. Snow	Pg =	5	psf

SOUTHWEST CORNER - TOP VIEW

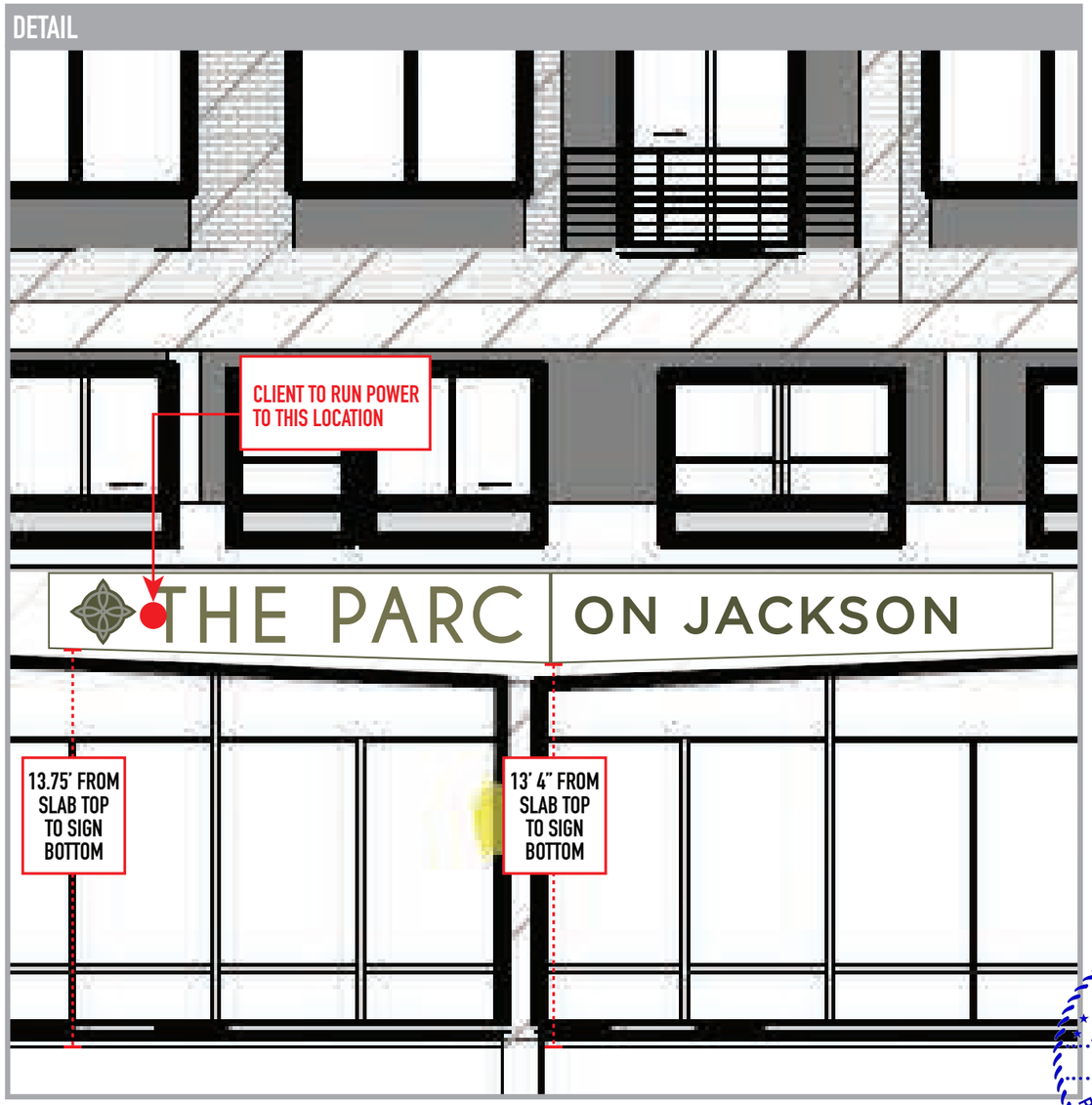


WALLS ARE ANGLED -
DODD TO VERIFY EXACT ANGLE FOR SIGN SEAM ON SITE

SOUTHWEST CORNER



DETAIL



INSTALLATION

BOLT MOUNTING BRACKETS TO METAL STUDS, & SECURE PAN TO BRACKETS W/ COUNTERSUNK SCREWS THROUGH SIGN RETURNS

STATE OF TEXAS
JERE MURDOCH
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MURDOCH ENGINEERING

7/23/2025
Jere Murdoch, PE
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7/11 07/21/25 25-15

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CLIENT CERRIS
PROPERTY PARC ON JACKSON
SIGN TYPE PERMITTED SIGNS SPOTTING MAP

QTY
-

The Parc on ackson
210 S arwood St, Dallas, T 5201

DESIGN SPECIFICATIONS				
IBC	2021	with	TX	amendments
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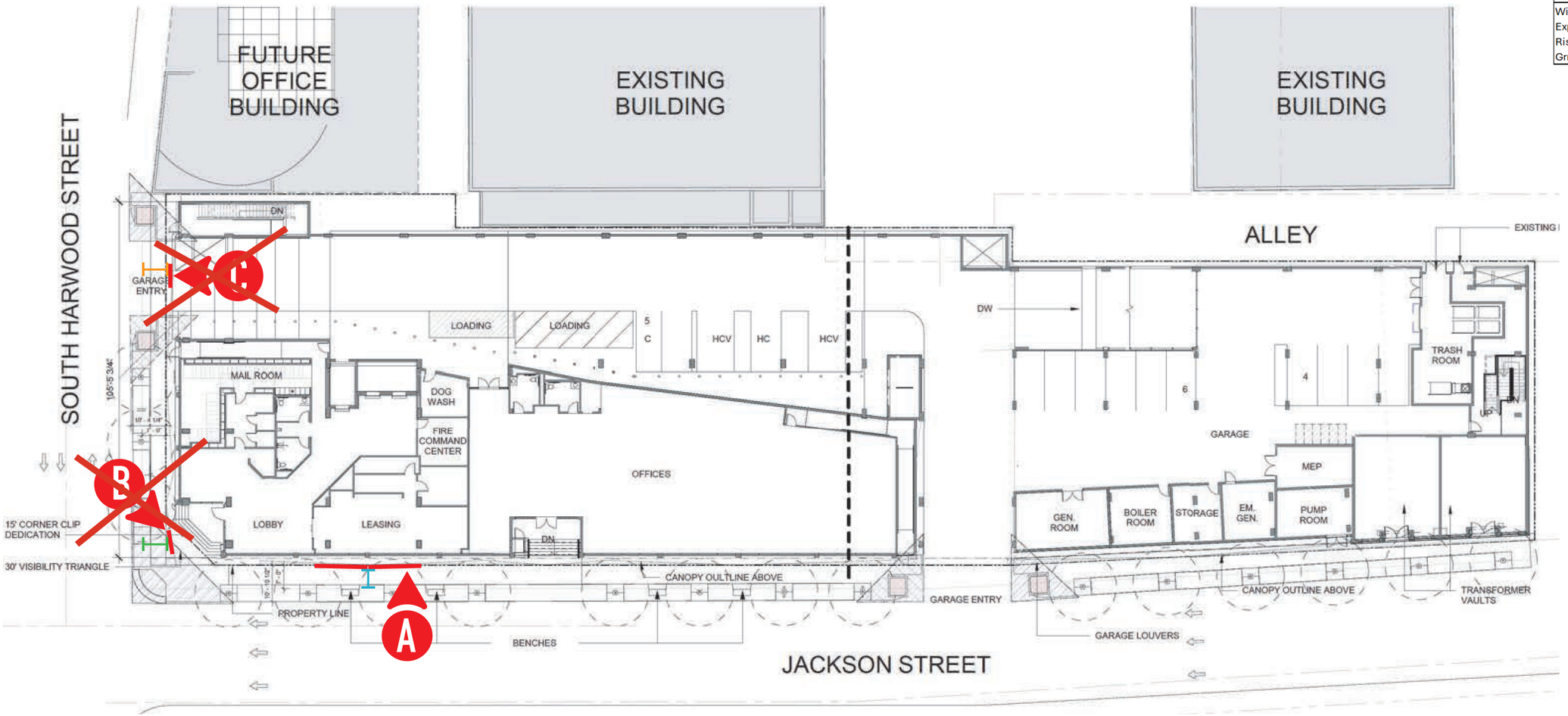
Risk Cat.	II		
Grnd. Snow	Pg =	5	psf



MAP KEY

= 7' SETBACK FROM P/L (SIGN A)
= 9' SETBACK FROM P/L (SIGN B)
= 9' SETBACK FROM P/L (SIGN C)

STATE OF TEXAS
JERE MURDOCH
113937
LICENSED
PROFESSIONAL ENGINEER

2399 NJ-34, A-2
MANASQUAN, NJ 08736
(973) 570-8215 x0

MURDOCH ENGINEERING

7/23/2025
Jere Murdoch, PE
Professional Engineer
TX PE Lic. #113937
Exp. 3/31/2026

11/11 07/21/25 25-16

GENERAL:

1. ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE LOCAL BUILDING CODE.
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 ENGINEERING 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 ENGINEERING.
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 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. ENGINEERING LIABILITY IS LIMITED TO BUILDING CONNECTIONS.

2399 NJ-34 A-2
Manasquan, NJ 08736
(973) 570
MURDOCH ENGINEERING
murdochengineering.com
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PREPARED FOR:

DODD CREATIVE GROUP
7263 Envoy Ct. | Dallas, TX 75247
doddcreative.com | P 214.821.6990

PROJECT TITLE:

The Parc on ackson

PROJECT ADDRESS:

210 S arwood St,
Dallas, T 5201

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
ANSI/AISC	360-16	Specification for Stuctural Steel Buildings

DESIGN LOADS

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

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DWG TITLE:
GENERAL NOTES

SHEET: **S.1**

SIZE: **B**