

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

**WYNNEWOOD VILLAGE SIGN DISTRICT**

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**CASE NUMBER:** 2502180028

**DATE FILED:** February 18, 2025

**LOCATION:** 2000 S LLEWELLYN AVE  
(See Sign 18 on att. Site Plan)

**SIZE OF REQUEST:** 110.7 sq. ft.

**COUNCIL DISTRICT:** 1

**ZONING:** RR

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**APPLICANT:** Annette Weatherspoon of SSC Signs & Lighting, LLC.

**OWNER:** Brixmor Holdings 12 SPE, LLC

**OWNER REP.:** Eric Walker, Director of Construction

**REQUEST:** An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 110.7-square-foot LED illuminated multi tenant monument sign at 2000 S LLEWELLYN AVE (See Sign 18 on att. Site Plan).

**SUMMARY:** The applicant proposes to install a 110.7-square-foot LED illuminated multi tenant monument sign, composed of a painted aluminum cabinet with routed copy and push thru acrylic letters. Cabinet will sit upon a concrete base and be outlined with decorative LED light bar.

**STAFF RECOMMENDATION:** Approval.

**SSDAC RECOMMENDATION:** Approval.

**BACKGROUND:**

- The subject site is located in Wynnewood Village SPSD and is zoned Regional Retail District 1 (RR), a business zoning sign district.  
These regulations are established in: [Sec. 51A-7.2400](#) (Specific details included below).
- The applicant proposes to install a 110.7-square-foot LED illuminated multi tenant monument sign, composed of a painted aluminum cabinet with routed copy and push thru acrylic letters. Cabinet will sit upon a concrete base and be outlined with decorative LED light bar.
  - The sign is composed of a painted aluminum cabinet with routed copy and push thru acrylic letters. Cabinet will sit upon a concrete base and be outlined with decorative LED light bar. All sign elements are constructed entirely of metal, concrete, and LED lighting. The overall height of the sign will not exceed 6-feet.
  - The sign will be back-lit by LED. Tenant panels will be left blank; to be branded at a later date. Only the copy will be illuminated.
- This is the third of six applications under review by this body for this site. This application is for a new, refreshed multi tenant monument sign. This sign is to be located on Zang Blvd, at the Wynnewood Drive Entrance, and is submitted as Sign 18.
- Construction of the proposed sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.2400.

**51A-7.2402 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 this sign district while addressing the public's need to locate and navigate to multiple businesses within the shopping center. These sign regulations have been developed with the following objectives in mind:

- (1) To protect the historical and architectural character of this district from inappropriate signs in terms of number (clutter), style, color, and materials.
- (2) To promote the economic success of each business within this district and, in turn, the collective success of the district,
- (3) To attract the public to the goods and services available in the district by enhancing the aesthetic quality of signs in this district.
- (4) To preserve and enhance the aesthetics and character of this district
- (5) To encourage artistic, creative, and innovative signs that reflect the themes of the area
- (6) To promote safety, communications efficiency, and landscape quality and preservation as described in Section 51A-7.101.

**51A-7.2403 DEFINITIONS AND INTERPRETATIONS.**

(7) MONUMENT SIGN means a detached sign applied directly to a ground level support structure (instead of a pole support) with no separation between the sign and the ground or mounted on a fence.

**51A-7.2406 DETACHED SIGNS.**

- (a) In general.
  - (1) All detached signs must maintain a minimum setback of five feet.
- (b) Monument signs.
  - (1) Maximum dimensions. No monument sign may exceed
    - (A) 12 feet in height
    - (B) 25 feet in width.
  - (3) Multi-tenant monument signs. A maximum of two multi-tenant monument signs per street frontage is permitted within 50 feet of the public right-of-way, provided that each multi-tenant monument sign is spaced 400 feet or more from one another.

*This sign maintains a minimum 5-foot setback from the property line. The overall height is 5' 4" and the overall width is 22' 6". The addition of this sign will not exceed the limits of two per frontage and will meet spacing requirements.*

**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**

Brixmor Holdings 12 SPE, LLC  
a Delaware limited liability company  
c/o Brixmor Property Group, Inc.  
1003 Holcomb Woods Parkway  
Roswell, GA 30076

**Owner's Representative**

Eric Walker, Director of Construction  
[Eric.walker@brixmor.com](mailto:Eric.walker@brixmor.com)  
215-936-7177

**SSDAC Action:**

**March 18, 2025**

**MOTION:** It was moved to **approve:**

An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 110.7-square-foot LED illuminated multi tenant monument sign at 2000 S LLEWELLYN AVE (See Sign 18 on att. Site Plan).

Maker: Webster  
Second: Dumas  
Result: Carried: 5 to 0

For: 3 - Peadon, Dumas, Webster, Hardin  
and Hall

Against: 0 - none

Absent: 0 - none

Conflict: 0 - none

Speakers: Brett Milke, Brixmor Property Group  
Nikita Moore, SSC Signs & Lighting  
Marisol Castano, SSC Signs & Lighting

# Job 197660899-002 (2502180028)

## Job Edit

### Miscellaneous Transaction Job 197660899-002 (2502180028)

Electrical Sign (ES) DETACHED - SIGN 18 (A) New Construction

Status: Paid

Created By: TLUMSDEN

Date Created: Feb 18, 2025

Date Completed: Feb 18, 2025

Parent Job: 197660899-001 (2501241085)

Specific Location: 110.7SF- 2000 S LLEWELLYN AVE - LED ILLUMINATED MULTI-TENANT MONUMENT ///CA#

## Details

Customer: Weatherspoon, Annette  
 2090 McGee Lane  
 Lewisville, TX 75077  
 (972) 219-2495  
 aweatherspoon@sscsigns.com

Fee Amount

FeeType

Staff Email: SCOTT.ROPER@DALLAS.GOV

## Details

Fees (EXT): 2502180028 Technology Fee \$15.00  
Adjusted:\$0.00 Paid:\$15.00 Owed:\$0.00

Fees (EXT): 2502180028 5BN - Special Provision Sign District fee \$397.00  
Adjusted:\$0.00 Paid:\$397.00 Owed:\$0.00



Customer: Weatherspoon, Annette  
2090 McGee Lane  
Lewisville, TX 75077 (972) 219 2495

## Fees

Description	Posted Date	Amount	Tax	Total	Balance
5BN - Special Provision Sign District fee		\$397.00	\$0.00	\$397.00	\$0.00
Receipt Number: 948858 \$412.00		(\$397.00)	\$0.00	(\$397.00)	
Technology Fee		\$15.00	\$0.00	\$15.00	\$0.00
Receipt Number: 948858 \$412.00		(\$15.00)	\$0.00	(\$15.00)	
					<b>\$0.00</b>

# Job 197660899-002 (2502180028)

## Processes

Assigned To	Status	Outcome	Scheduled		Actual	
			Start	Completed	Start	Completed
System Fee Collection						
SICASHIERINTERFACE	Complete	Collected				Feb 18, 2025 16:18:04
Auto generated System Fee Collection						



SIGN SCHEDULE			
SIGN	SIGN TYPE	QTY	ITEM DESCRIPTION
09	P.1020	1	D/F ILLUMINATED PYLON W/ TENANT PANELS
17	P.1020	1	D/F ILLUMINATED PYLON W/ TENANT PANELS
11	MON.110	1	D/F ILLUMINATED MONUMENT
18	MON.110	1	D/F ILLUMINATED MONUMENT
14	MON.60	1	D/F ILLUMINATED MONUMENT
15	MON.60	1	D/F ILLUMINATED MONUMENT

CLIENT NAME: Brixmor Property Group ADDRESS: 655 W Illinois Ave., Dallas, TX US 75224 SUB NAME/SITE NAME: Wynnewood Village ACCT. REP: PJ DESIGNER: DAA PROJECT MANAGER: XX DATE: 5/22/24 PAGE NUMBER: 2 OF 11 OPPORTUNITY NUMBER: OP011298-7 SALES ORDER NUMBER: SO#12827-3

**SSC SIGNS & LIGHTING** 888-929-1669 CORPORATE OFFICE: 2090 Mcgee Ln, Lewisville, TX 75077 FLORIDA OFFICE: 547 Ocoee Business Parkway, Ocoee, FL 34761 **SSCSIGNS.COM** UL# E482998-20160315

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2023 and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown are as close as printing will allow; Always follow written specifications. All rights reserved. It may not be reproduced in any manner without prior consent.

STEWART TITLE GUARANTY COMPANY  
 FILE NO. 18000150733 - SCHEDULE A:  
 Lot 1, in Block 8/5973, of Davita Oak Cliff Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in/under Volume 2004044, Page 59, Map/Plat Records, Dallas County, Texas; together with Certificate of Correction filed 3/5/2004, recorded in/under Volume 2004044, Page 120, Real Property Records, Dallas County, Texas.

STEWART TITLE GUARANTY COMPANY  
 FILE NO. 18000150733 - SCHEDULE B, EXCEPTIONS:  
 10. The following matters and all terms of the documents creating or offering evidence of the matters:  
 b. Storm water easement, 15 feet in width, over and across property, as recorded in/under Volume 2004044, Page 59, Map/Plat Records, Dallas County, Texas.

**AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON**

MISCELLANEOUS NOTES:

- There is direct access to the subject property via Llewellyn Avenue and Wynnewood Drive, a public right-of-way.
- The locations of all utilities shown on the survey are from visible surface evidence only.
- The posted address on site is 2000 Llewellyn Avenue, Dallas, Texas.
- At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The Property surveyed and shown hereon is the same property described in Schedule A of Stewart Title Guaranty Company with an issued date of October 12, 2018.
- There were no wetlands flagged on the subject property at the time of the survey, nor has the surveyor been provided with maps or an environmental assessment report showing location of potential wetlands.

BASIS OF BEARING:

The basis for all bearings shown hereon is the plot of Davita Oak Cliff Addition recorded in Volume 2004044, Page 59 of the Dallas County Records. N84°24'15"E

SURVEYOR'S OBSERVATIONS:

Subject's Concrete Sidewalk appears to lie a maximum distance of 4.1' feet over the west property line.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X - Unshaded (Areas of minimal flood hazard) according to the Flood Insurance Rate Map for the County of Dallas, State of Texas Community Panel No. 481130480K, Effective Date July 7, 2014.

ZONING:

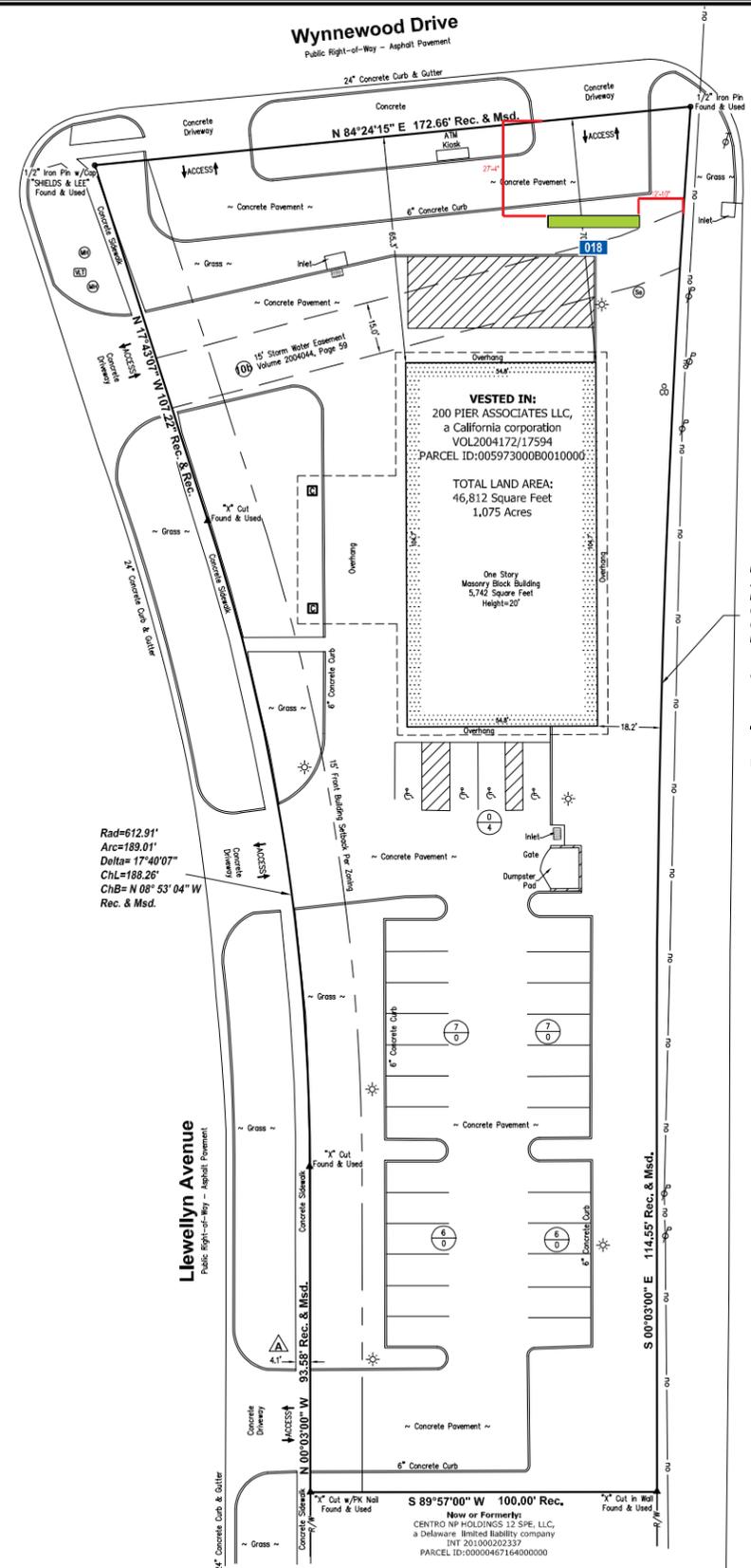
Zoning Classification: RR (Regional Retail District)  
 Building Setbacks:  
 Front= 15 feet  
 Side= None  
 Rear= None  
 Source: The Dallas City Code, Ordinance No. 19455

PARKING:

26 Parking Spaces  
 4 Handicapped Spaces  
 30 Total Parking Spaces

TOTAL LAND AREA:

46,812 Square Feet  
 1.075 Acres



Rad=3882.22'  
 Arc=284.16'  
 Delta=04°11'38"  
 ChL=284.13'  
 ChB= S 02° 02' 49" W  
 Rec. & Msd.

South Zang Boulevard  
 Public Right-of-Way - Asphalt Pavement

Rad=612.91'  
 Arc=188.01'  
 Delta=17°40'07"  
 ChL=188.26'  
 ChB= N 08° 53' 04" W  
 Rec. & Msd.

SIGN SCHEDULE			
SIGN	SIGN TYPE	QTY	ITEM DESCRIPTION
18	PS.110	1	D/FILLUMINATED MONUMENT

VICINITY MAP  
 NOT TO SCALE

Real Support - Title Review  
 Millman Surveying, Inc.  
 Corporate Headquarters  
 4111 Bradley Circle NW  
 Canton, OH 44718  
 Phone: 800-520-1010  
 Fax: 330-342-0834  
 www.millmanland.com  
 landsurveyors@millmanland.com

ALTA/NSPS LAND TITLE  
 SURVEY PREPARED FOR:

**BRIXMOR  
 PROPERTY  
 GROUP**  
 420 Lexington Avenue  
 7th Floor  
 New York, NY 10170

**SYMBOL LEGEND**

- R/W - Right-of-Way
- Surveyor's Observation
- Schedule B-Section II Item
- Radius
- Arc Length
- Delta Angle
- Chord Length
- Chord Bearing
- Measured
- Plat Record
- Monumentation Found as Noted
- "X" Cut Found as Noted
- Concrete Column
- No. of Regular Parking Spaces
- No. of Handicap Parking Spaces
- Manhole
- Curb Inlet Basin w/ Grate
- Cleanout
- Sanitary Manhole
- Utility Vault
- Handicap Space
- Wall (As Noted)
- Utility Pole
- Traffic Pole
- Light Pole
- Overhead Utilities
- No Parking Area
- Building Area

CERTIFICATION:

To: Brixmor Operating Partnership LP (actual entity taking title is TBD), Stewart Title Guaranty Company and Sita Curmis & Gross PC.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 18, and 20 of Table A thereof. The field work was completed on November 13, 2018.

Date of Plot or Map: November 14, 2018

By: *Leo S. Bond*  
 Leo Bond, RPLS  
 Texas Registered Professional Land Surveyor No. 5793  
 For and on behalf of Millman Surveying, Inc.

REVISION HISTORY

BY:	DATE:	COMMENT:
TLF:	11-16-18	Corrected QC comments:

2000 Llewellyn Avenue  
 City of Dallas  
 County of Dallas  
 State of Texas



Surveyor's Seal

Sheet No. **1** of **1**

MSI Project No. 44121  
 ERF  
 TLF Drafter: Jose

CLIENT NAME	ADDRESS	SUB NAME/SITE NAME	ACCT. REP	DESIGNER	PROJECT MANAGER	DATE	PAGE NUMBER	OPPORTUNITY NUMBER	SALES ORDER NUMBER
Brixmor Property Group	655 W Illinois Ave., Dallas, TX US 75224	Wynnewood Village	PJ	DAA	XX	5/22/24	3 OF 21	OP011298-7	SO#12827-5

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2023 and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown are as close as printing will allow; Always follow written specifications. All rights reserved. It may not be reproduced in any manner without prior consent.

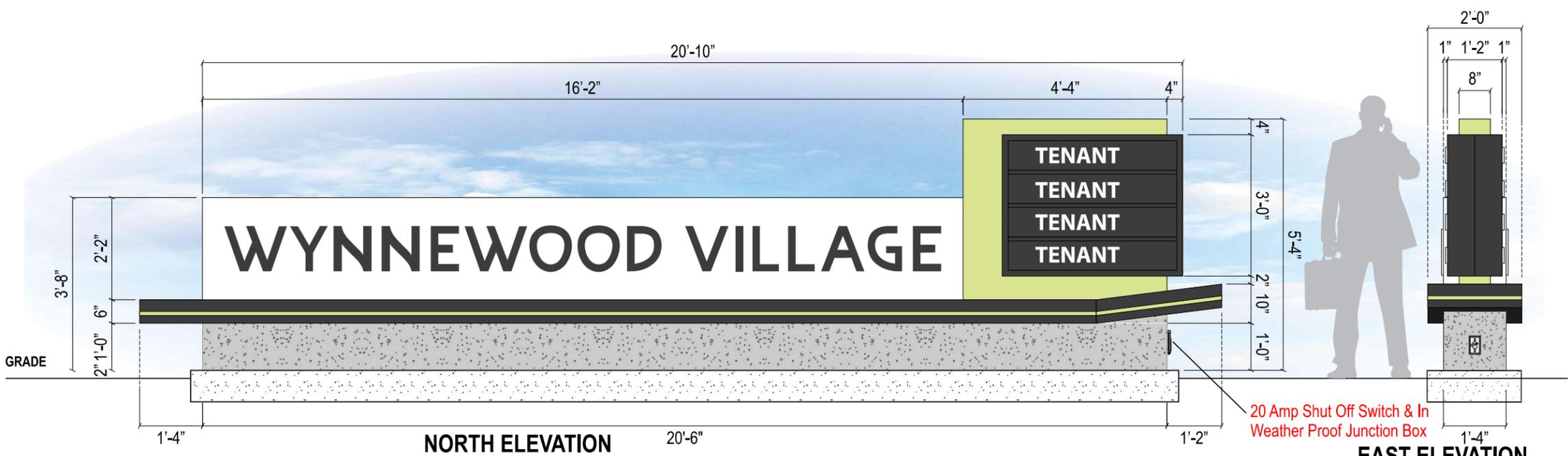
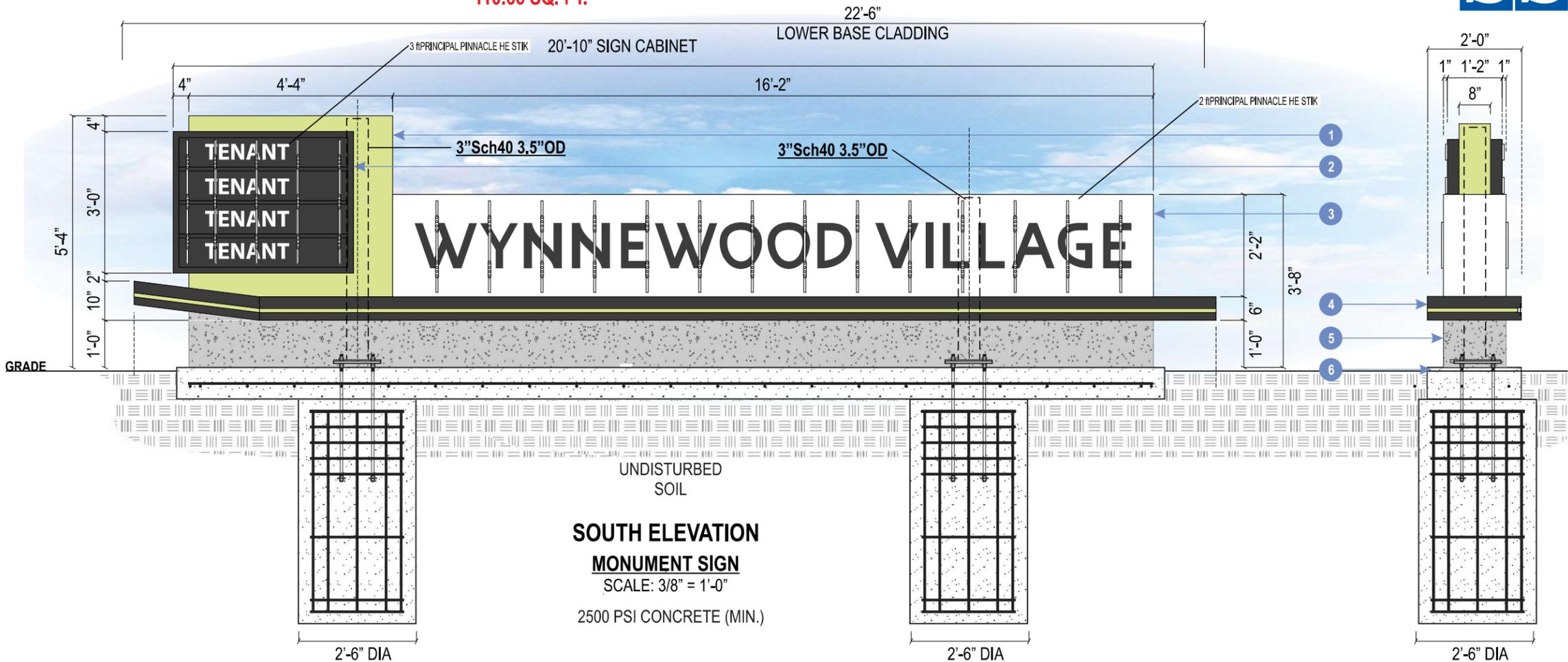
110.66 SQ. FT.

**SPECIFICATIONS**

1. FABRICATED ALUMINUM CABINET.
2. FABRICATED ALUMINUM CABINET W/ 1-1/2" RETAINERS AND 1" DIVIDER BARS. .090 ALUMINUM TENANT PANELS WITH ROUTED COPY, 1/2" CLEAR ACRYLIC PUSH THRU WITH WHITE VINYL APPLIED FIRST SURFACE TO THE PUSH THRU LETTERS. WHITE LED ILLUMINATION.
3. FABRICATED ALUMINUM CABINET .090 ALUMINUM FACES WITH ROUTED COPY, 1/2" CLEAR ACRYLIC PUSH THRU WITH PERFORATED VINYL APPLIED FIRST SURFACE TO THE PUSH THRU LETTERS. WHITE LED ILLUMINATION.
4. FABRICATED ALUMINUM BAND W/ LED ILLUMINATED LIGHT BAR.
5. TEXTURED CONCRETE BASE.
6. CONCRETE PAD.



NIGHT ELEVATION

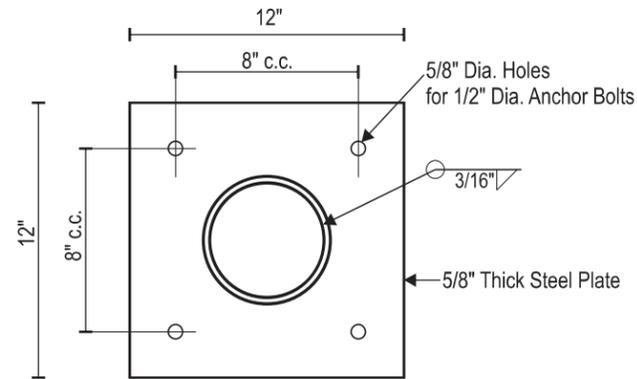


- WHITE - 000c
- DK. DURANODIC BRONZE
- 'LIME GREEN' TO MATCH PMS 374C
- 'DK. GREY' TO MATCH PMS 431C
- BLACK 6c
- TEXTURED CONCRETE FINISH

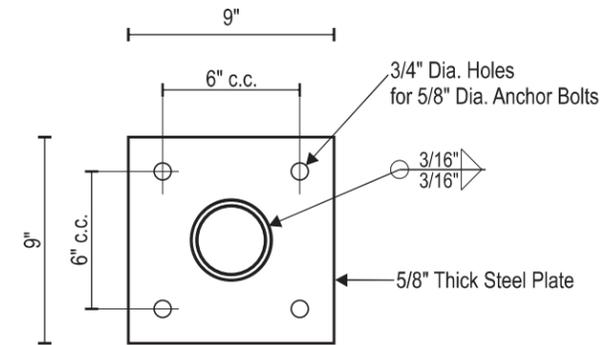
**Electrical Load**  
 (2.6) Amps @ 120 Volts  
**Electrical Req'mts**  
 (1) 20 Amp/120 Volt Circuits

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2024 and/or other applicable local codes. This includes proper grounding and bonding of the sign.

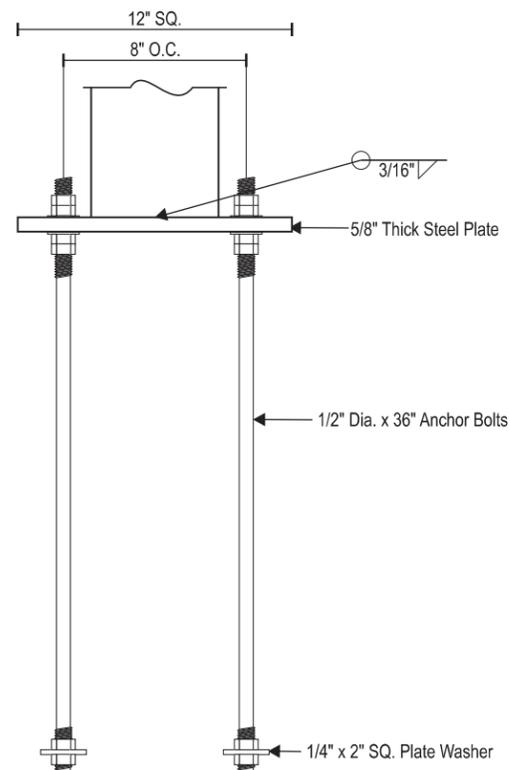
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2023 and/or other applicable local codes. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown are as close as printing will allow; Always follow written specifications. All rights reserved. It may not be reproduced in any manner without prior consent.



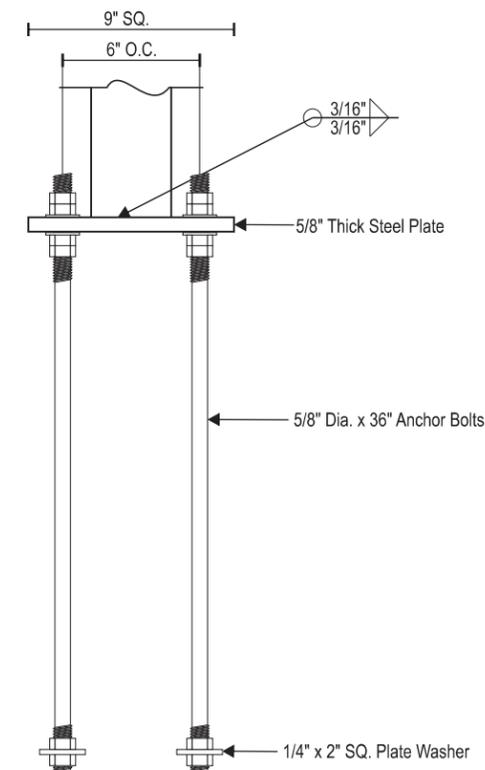
**BASE PLATE DETAIL FOR 5.625" DIA. SUPPORT OPTION: 1**  
 1-1/2"=1'-0"  
 A307 Anchor Bolts  
 A36 Steel Plate



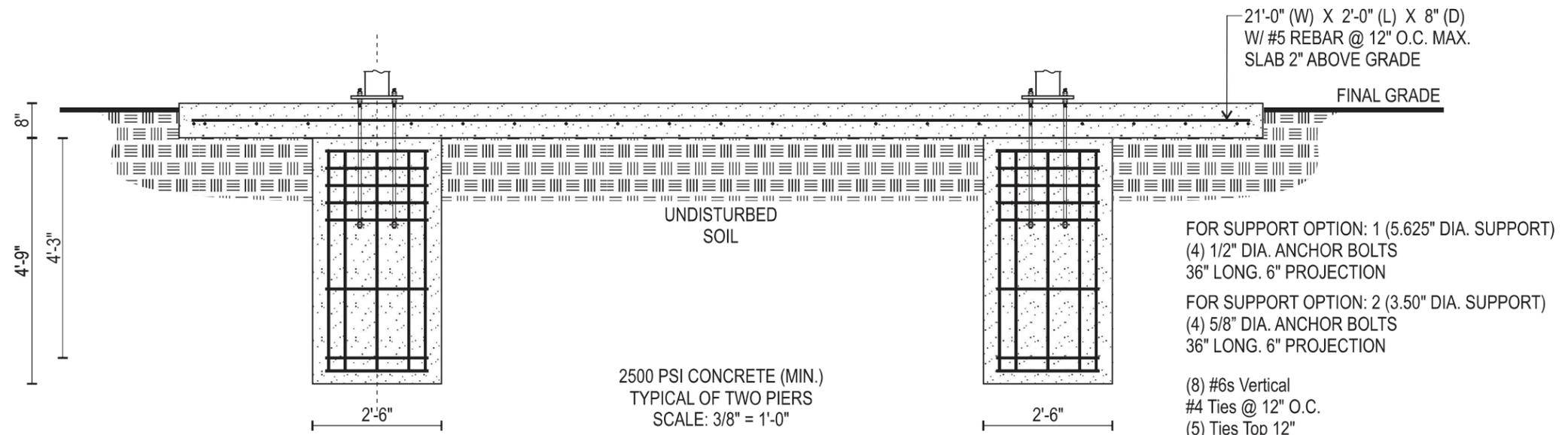
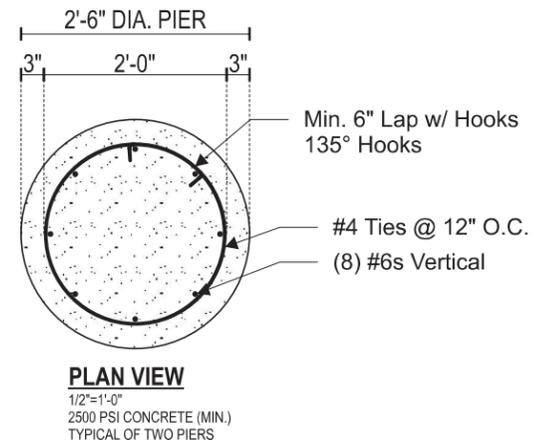
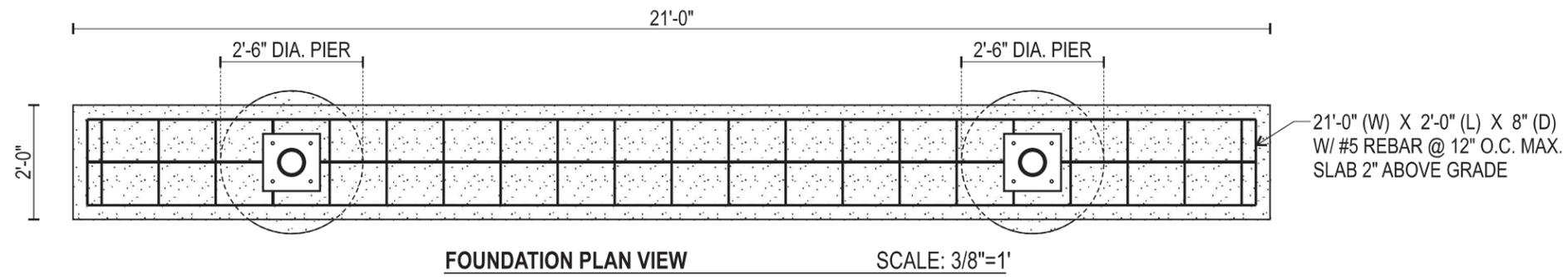
**BASE PLATE DETAIL FOR 3.50" DIA. SUPPORT OPTION: 2**  
 1-1/2"=1'-0"  
 A307 Anchor Bolts  
 A36 Steel Plate



**BASE PLATE DETAIL FOR 5.625" DIA. SUPPORT OPTION: 1**  
 1 1/2"=1'-0"  
 A307 Anchor Bolts  
 A36 Steel Plate



**BASE PLATE DETAIL FOR 3.50" DIA. SUPPORT OPTION: 2**  
 1 1/2"=1'-0"  
 A307 Anchor Bolts  
 A36 Steel Plate



CLIENT NAME	ADDRESS	SUB NAME/SITE NAME	ACCT. REP	DESIGNER	PROJECT MANAGER	DATE	PAGE NUMBER	OPPORTUNITY NUMBER	SALES ORDER NUMBER
Brixmor Property Group	655 W Illinois Ave., Dallas, TX US 75224	Wynnewood Village	PJ	DAA	XX	5/22/24	14 OF 21	OP011298-7	SO#12827-5

Date: 2/11/25	City, State: Dallas, TX	SHEET: 1 OF 3
Client: SSC Signs & Lighting	Overall Height: 5'-6"	Sean M. McFarland, P.E.
Sign: Wynnewood Village #SO12827	Wind Speed: 105 mph	McFarland Engineering

<b>Sign Description</b>	<b>655 W Illinois Ave</b>	<b>Table of Contents</b>
# Columns: 2	<b>ADDED BASE PLATES</b>	<b>Content:</b>
ME Job: 70010 Sns 11/18		<b>Page</b>
	<b>ULTIMATE LOADS / 30 PSF</b>	Design Loads. . . . . <b>1</b>
Height: 5'-6"	<b>42 KSI STEEL PIPE</b>	Support Design. . . . . <b>1-2</b>
Width: 22'-6"	<b>NO ENGINEERING IMPLIED OR PROVIDED FOR ABOVE GRADE CONCRETE BASE</b>	Foundation Design / General Notes . . . . . <b>3</b>

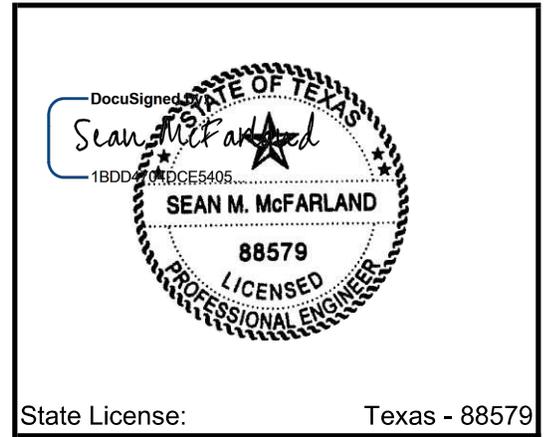
**Structural Variables and Code Loading Specifications**

Cabinet Type:	Miscellaneous	Code:	2021 IBC W/ Amends
Structural Section:	Steel Pipe - 42000psi	Wind Speed:	105
Number of Zones:	4	Wind Exposure:	C

Wind Loads Per ASCE 7-16

**Sign Sections:**

Zone	Cabinet Wt. Per Sq. Ft.	Weight	Transition (Y or N)
1	20	14.6 #/FT	
2	20	14.6 #/FT	
3	5	14.6 #/FT	
4	35	14.6 #/FT	y
5	0		
6	0		
7	0		
8	0		



**Geometry:**

Zone	Top Elevation	Height	* Approx. Width	Pressure	Force	Approx. Weight
1	5.50 FT	1.67 FT	4.67 FT *	30.00 PSF	0.23 K	205 #
2	3.83 FT	2.17 FT	20.83 FT *	30.00 PSF	1.36 K	967 #
3	1.66 FT	0.50 FT	22.50 FT *	30.00 PSF	0.34 K	71 #
4	1.16 FT	1.16 FT	20.50 FT *	30.00 PSF	0.71 K	866 #

**Total Wind Force = 2.64 K 2,109 #**

Date:	2/11/25	City, State:	Dallas, TX	SHEET:	2 OF 3
Client:	SSC Signs & Lighting	Overall Height:	5'-6"	Sean M. McFarland, P.E.	
Sign:	Wynnewood Village #SO12827	Wind Speed	105 mph	McFarland Engineering	

655 W Illinois Ave

ME Job: 70010 Sns 11/18

**Moments at Transitions:**

Zone	Lateral Force	Mom. Arm
1	0.23 K	4.67 FT
2	1.36 K	2.75 FT
3	0.34 K	1.41 FT
4	0.71 K	0.58 FT

5.70 K-FT

<b>Section Properties:</b>	1.23 IN^3	00 IN^3				
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**Structural Sections to be used:**

Zone	Option	Pipes Dim.	Wall t.	Weight	Sxx	d/t	Sxx Req'd
4	Pipes	5.56 IN	0.258 IN	14.6 #/FT	5.12 IN^3	21.50	1.23 IN^3
	Option	3.50 IN	0.216 IN	7.6 #/FT	1.62 IN^3	16.20	1.23 IN^3

**Structure Required**

# Req'd	Size	Wall Thickness
2	5.56 IN	0.258 IN

Date: 2/11/25	City, State: Dallas, TX	SHEET: 3 OF 3
Client: SSC Signs & Lighting	Overall Height: 5'-6"	Sean M. McFarland, P.E.
Sign: Wynnewood Village #SO12827	Wind Speed 105 mph	McFarland Engineering

655 W Illinois Ave

ME Job: 70010 Sns 11/18

Two Pier Footings

Pier Footing Design:

Select the footing and soil type:

$$d = A / 2 * (1 + (1 + (4.36 * h) / A)^{1/2})$$

where  $A = (2.34 * P) / (S1 * b)$

Footing:	Round
Vert. Soil Bearing (psf):	1500
Lat. Soil Bearing (psf):	150

Mmax = 2,852 #-FT  
 Pmax (Lateral) = 1,320 #  
 LSBP = 150 PCF  
 S1 = 437 PCF X d  
 d = 2.500 FT For use with Round Footing

A = 2.83 FT^2  
 h = 2.160 FT  
 d = 4.356 FT

USE: 2.50 FT. RND. X 4.75 FT DEEP PIERS w/ 8" SLAB w/ #5's @ 12" O.C. 2" ABOVE GRADE.

Soil Bearing Check:

DLmax = 2,109 LBS  
 Area of Footing = 4.91 FT^2  
 Actural SBP = 430 PSF  
 Allowable SBP = 1,125 PSF (Includes code allowed 20% increase for every foot of footing below 12" into natural grade.)

w/ (8) #6's VERTICAL w/ #4's @ 12" O.C.  
 (5 Ties Top 12")

430 PSF < 1,125 PSF THEREFORE OK

Baseplate Design -

A36 Steel Fy= 36ksi  
 E70 Electrodes Fw= 928 #/in/16th  
 D = 5.63 IN  
 e = 1.19 IN A307 A.B.'s Ft=20 ksi  
 b eff = 3.75 IN # of Bolts = 4 Dia. Bolt 0.5  
 e eff = 2.25 IN Column Mom = 2,852 #-FT  
 Baseplate t = 0.63 IN

P Bolt =  $\frac{M * 12 \text{ (in/ft)}}{2 \text{ bolts (D + e + t)}}$  2,301 # < 3,926 #

t req'd =  $\frac{[(6 * P * e \text{ eff} * 1 \text{ bolt}) / (.75 * Fy (b \text{ eff} + 2 * t))]^{1/2}}$  .480 IN < 0.63 IN

Weld =  $\frac{M * 12 \text{ (in/ft)}}{Fw (3.1415 * D^2 / 4)}$  1.48 16th's < 3.00 16th's

USE: (4) 1/2" Dia. Bolts w/ 5/8" Baseplate. Weld to Support with (1) 3/16" Fillet Weld.

Baseplate Design - Option

A36 Steel Fy= 36ksi  
 E70 Electrodes Fw= 928 #/in/16th  
 D = 3.50 IN  
 e = 1.25 IN A307 A.B.'s Ft=20 ksi  
 b eff = 1.90 IN # of Bolts = 4 Dia. Bolt 0.625  
 e eff = 1.60 IN Column Mom = 2,852 #-FT  
 Baseplate t = 0.63 IN

P Bolt =  $\frac{M * 12 \text{ (in/ft)}}{2 \text{ bolts (D + e + t)}}$  3,183 # < 6,100 #

t req'd =  $\frac{[(6 * P * e \text{ eff} * 1 \text{ bolt}) / (.75 * Fy (b \text{ eff} + 2 * t))]^{1/2}}$  .599 IN < 0.63 IN

Weld =  $\frac{M * 12 \text{ (in/ft)}}{Fw (3.1415 * D^2 / 4)}$  3.83 16th's < (2) 3.00 16th's

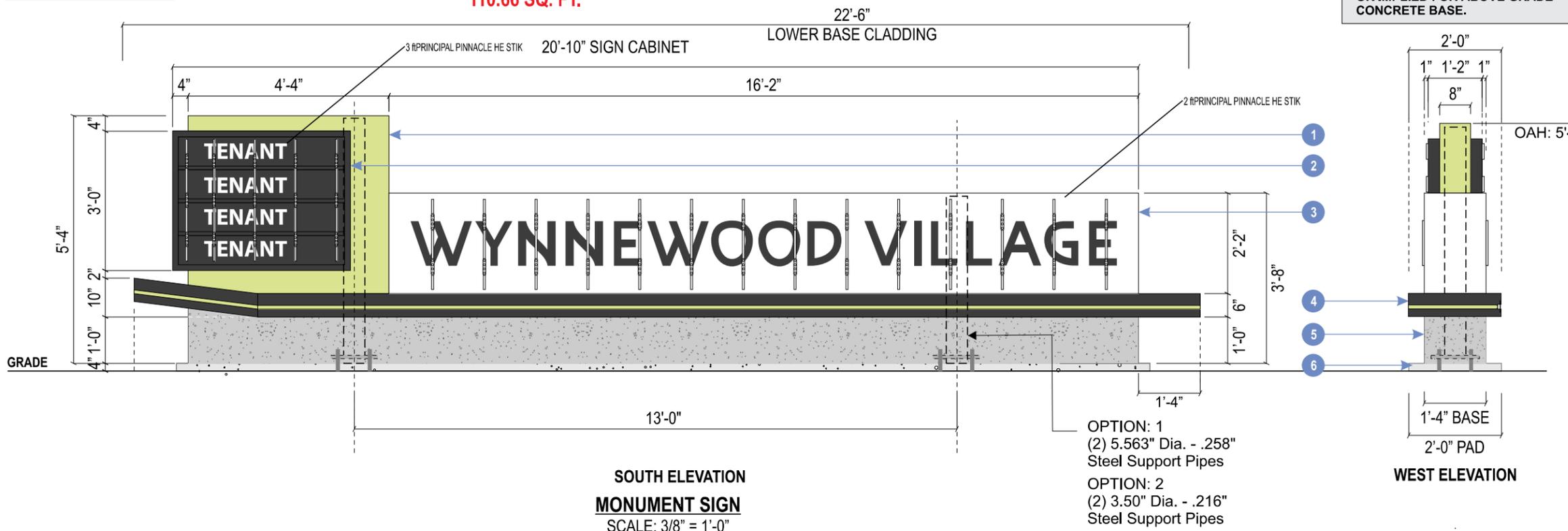
USE: (4) 5/8" Dia. Bolts w/ 5/8" Baseplate. Weld to Support with (2) 3/16" Fillet Welds.

ME #: 70010

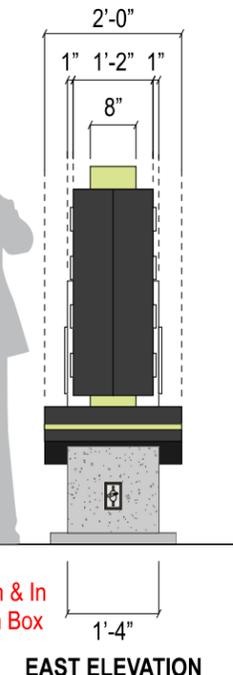
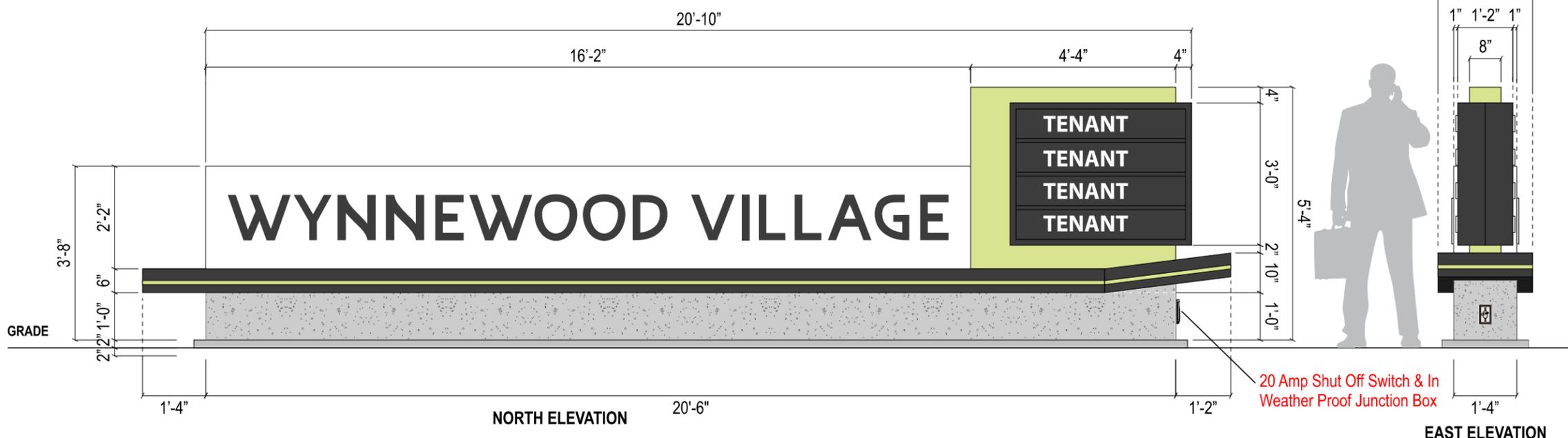
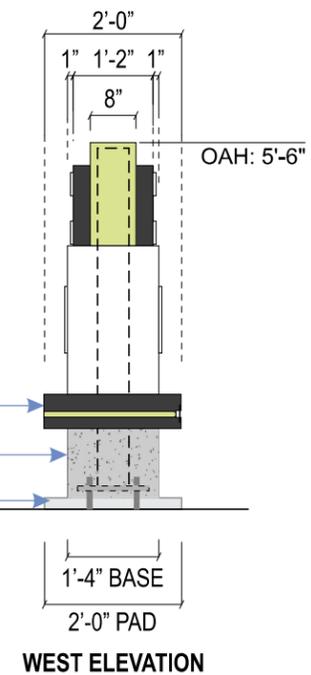
SIGN - 11 & 18

**SIGN 11 AND 18 - MON.110 - D/F ILLUMINATED MONUMENT - QTY: 2**

**110.66 SQ. FT.**



NO ENGINEERING PROVIDED OR IMPLIED FOR ABOVE GRADE CONCRETE BASE.



**SPECIFICATIONS**

1. FABRICATED ALUMINUM CABINET.
2. FABRICATED ALUMINUM CABINET W/ 1-1/2" RETAINERS AND 1" DIVIDER BARS. .090 ALUMINUM TENANT PANELS WITH ROUTED COPY, 1/2" CLEAR ACRYLIC PUSH THRU WITH WHITE VINYL APPLIED FIRST SURFACE TO THE PUSH THRU LETTERS. WHITE LED ILLUMINATION.
3. FABRICATED ALUMINUM CABINET .090 ALUMINUM FACES WITH ROUTED COPY, 1/2" CLEAR ACRYLIC PUSH THRU WITH PERFORATED VINYL APPLIED FIRST SURFACE TO THE PUSH THRU LETTERS. WHITE LED ILLUMINATION.
4. FABRICATED ALUMINUM BAND W/ LED ILLUMINATED LIGHT BAR.
5. TEXTURED CONCRETE BASE.
6. CONCRETE PAD.

FONT: Myriad ProBold



- WHITE - 000c
- DK. DURANODIC BRONZE
- 'LIME GREEN' TO MATCH PMS 374C
- 'DK. GREY' TO MATCH PMS 431C
- BLACK 6c
- TEXTURED CONCRETE FINISH

**Electrical Load**  
(2.6) Amps @ 120 Volts  
**Electrical Req'mts**  
(1) 20 Amp/120 Volt Circuits

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2024 and/or other applicable local codes. This includes proper grounding and bonding of the sign.

**McFarland Engineering**  
183 Edgewater Ct  
Mocksville, NC 27028  
Structural Sign Design & Engineering Services

Ph: (281) 813-7439  
Email: sean@signstructures.com  
Web: www.signstructures.com

**WYNNEWOOD VILLAGE  
SO12827**  
Address: 655 W ILLINOIS AVE  
City/State: DALLAS, TX  
Client: SSC SIGNS & LIGHTING

ENGINEERING OF VERTICAL SUPPORT AND FOUNDATION ONLY. NO CABINET ENGINEERING PROVIDED OR IMPLIED.

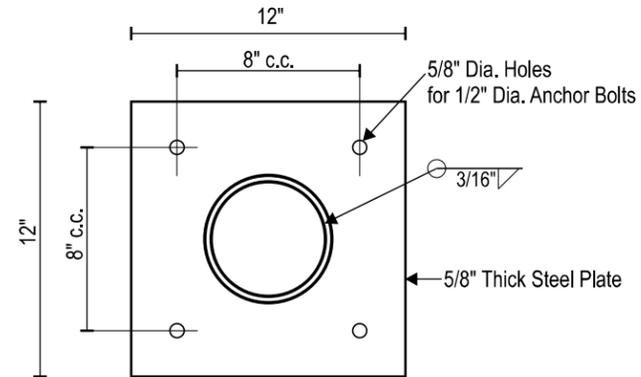
Initial Drawing: (69451) DS  
Revised Artwork: (69512) DS  
Added Base Plate: (70010) DS  
17



The electronic seal appearing on this document was authorized by Sean M. McFarland, PE on February 11, 2025.  
Date: 2-11-2025  
Sheet #: 1 OF 6  
NC Firm Registration: F-1136  
Texas Expiration Date: 6/30/2025  
Texas Firm Registration: F-6996

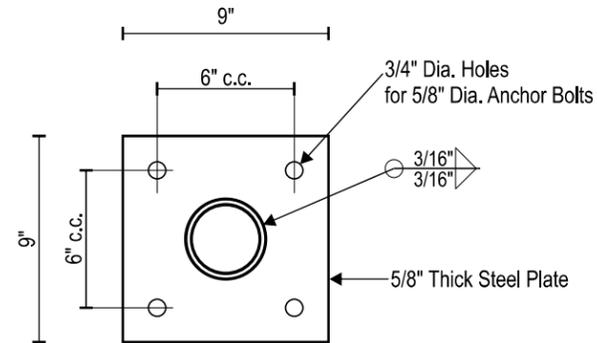
ME #: 70010

SIGN - 11 & 18



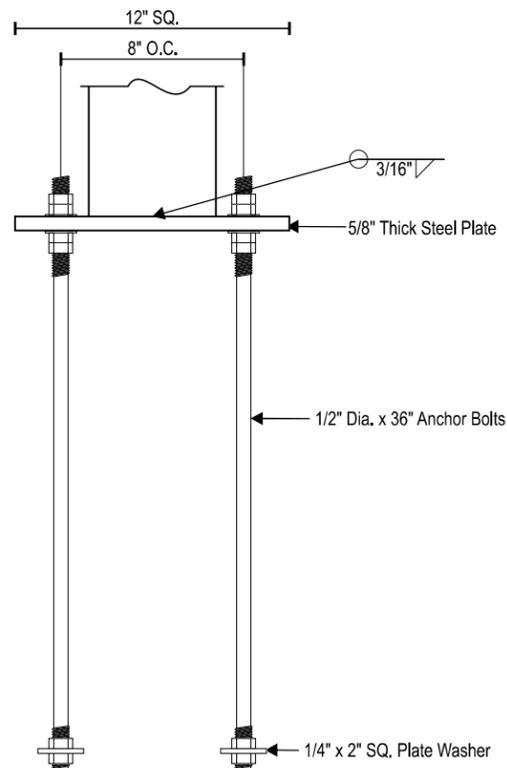
**BASE PLATE DETAIL FOR 5.625" DIA. SUPPORT OPTION: 1**

1-1/2"=1'-0"  
A307 Anchor Bolts  
A36 Steel Plate



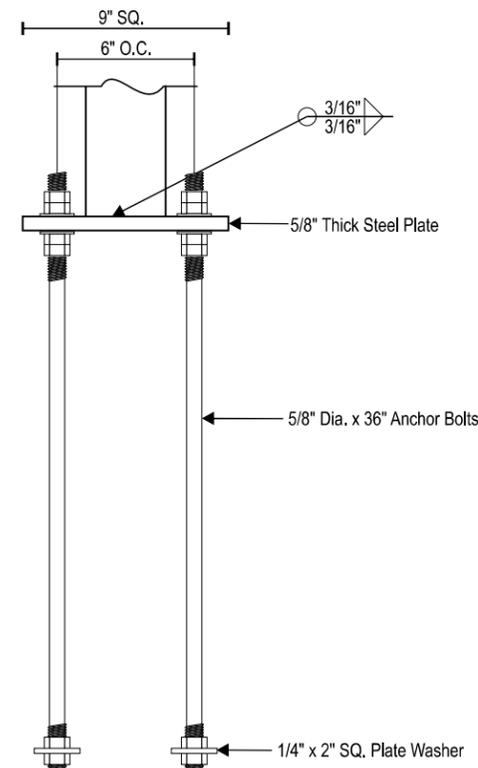
**BASE PLATE DETAIL FOR 3.50" DIA. SUPPORT OPTION: 2**

1-1/2"=1'-0"  
A307 Anchor Bolts  
A36 Steel Plate



**BASE PLATE DETAIL FOR 5.625" DIA. SUPPORT OPTION: 1**

1 1/2"=1'-0"  
A307 Anchor Bolts  
A36 Steel Plate



**BASE PLATE DETAIL FOR 3.50" DIA. SUPPORT OPTION: 2**

1 1/2"=1'-0"  
A307 Anchor Bolts  
A36 Steel Plate



183 Edgewater Ct  
Mocksville, NC 27028

Structural Sign Design  
&  
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Ph: (281) 813-7439  
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**WYNEWOOD VILLAGE  
SO12827**

Address: 655 W ILLINOIS AVE  
City/State: DALLAS, TX

Client: SSC SIGNS & LIGHTING

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Added Base Plate: (70010) DS  
18



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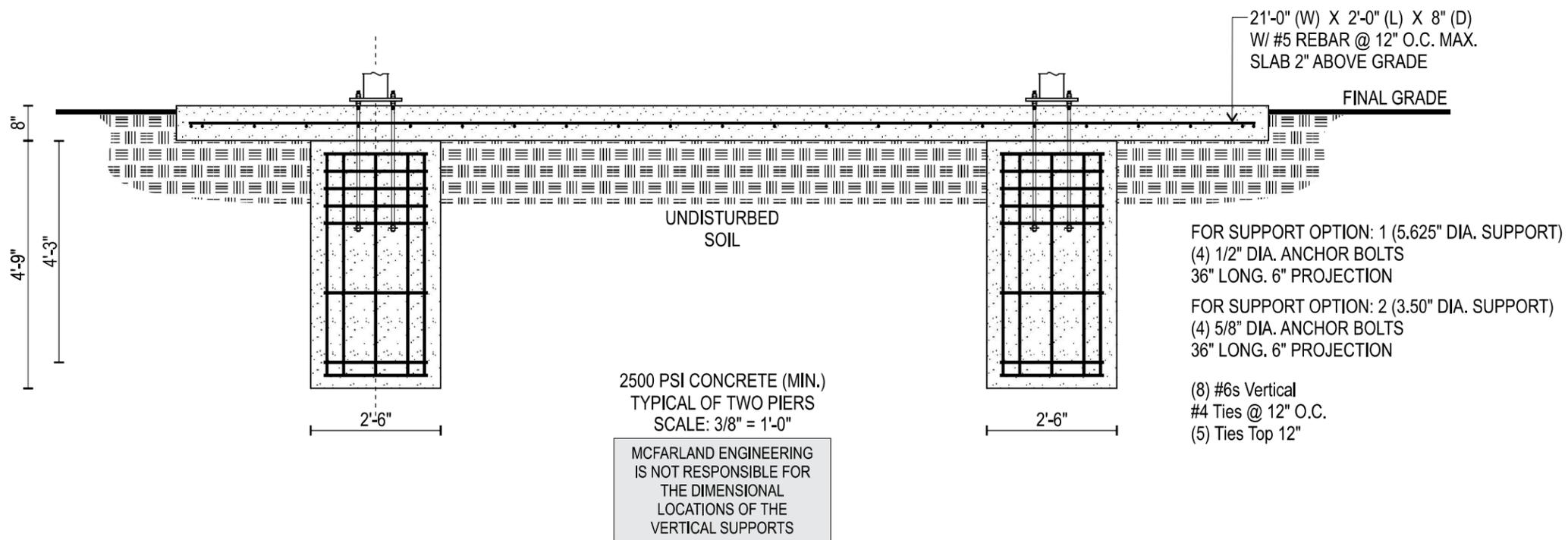
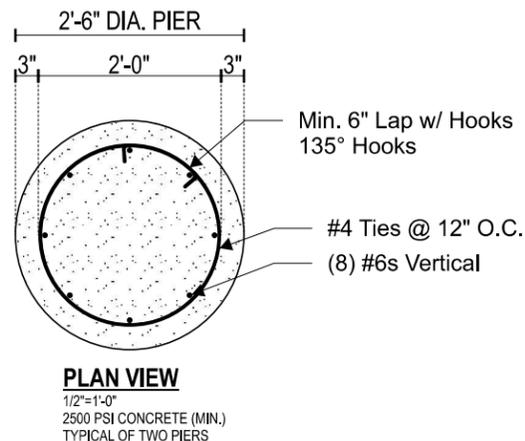
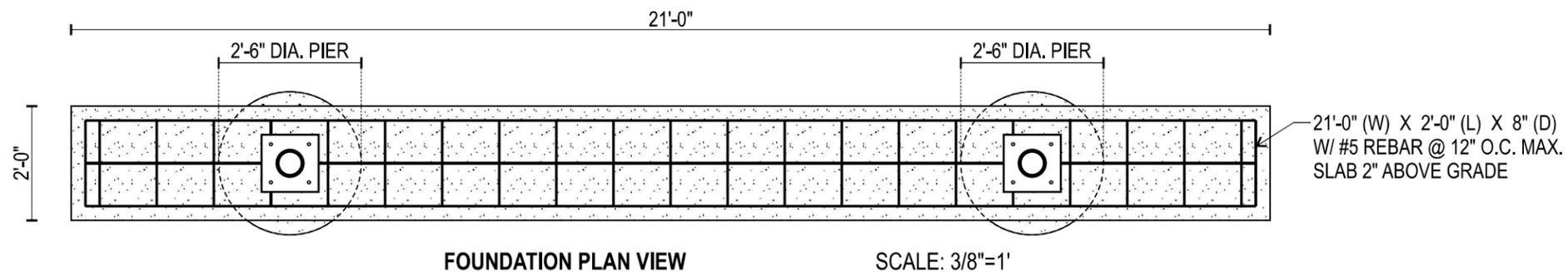
Date: 2-11-2025

Sheet #: 2 OF 6

NC Firm Registration: F-1136  
Texas Expiration Date: 6/30/2025  
Texas Firm Registration: F-6996

ME #: 70010

SIGN - 11 & 18



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Revised Artwork: (69512) DS  
Added Base Plate: (70010) DS  
19



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NC Firm Registration: F-1136  
Texas Expiration Date: 6/30/2025  
Texas Firm Registration: F-6996