

Manor, Texas

Coordinated Sign Plan

01 August 2025

Dear Recipient:

I hope this letter finds you well. We are writing to express our intent regarding the coordinated sign plan for the property located at 13320 E US Hwy 290 Manor Texas 78653. As part of our efforts to enhance the visual appeal and functionality of the site, we propose replacing the two 40-foot-tall billboard signs with two new signs: a gas price sign and a car wash sign.

Our objectives for this coordinated sign plan are as follows:

The new signs will provide clear and concise information to passersby, improving visibility for both the gas station and the car wash facility.

We aim to create a cohesive and visually appealing signage arrangement that aligns with the overall branding and design of the property.

The gas price sign will ensure that fuel prices are prominently displayed, facilitating customer decision-making. Simultaneously, the car wash sign will guide patrons to the car wash area.

We are committed to adhering to all local regulations and zoning requirements related to signage.

The new signage will notably decrease the overall square footage of the sign area when compared to the previous two billboard signs.

We are proposing this letter of intent to make amendments to add canopy signs on our site.

We are making these amendments to add signs to our fuel canopy. The reason for this is for the visibility of your customers to be able to see what brand of fuel we are selling and to follow the guidelines of our Brand Licensing Agreement of our Supplier.

We aim to create a cohesive and visually appealing signage arrangement that aligns with the overall branding and design of the property.

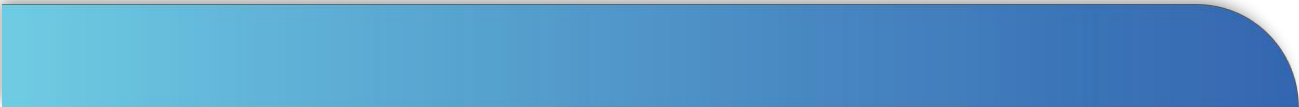
The fuel canopy sign will ensure that fuel brand is prominently displayed, facilitating customer decision-making.

For the amendments that are made on the sign plan its pages 27-31 on the Building Sign PDF.

We appreciate your consideration of this matter. Should you have any questions or require further details, please do not hesitate to reach out. We look forward to collaborating with you to enhance the property's visual impact and functionality.

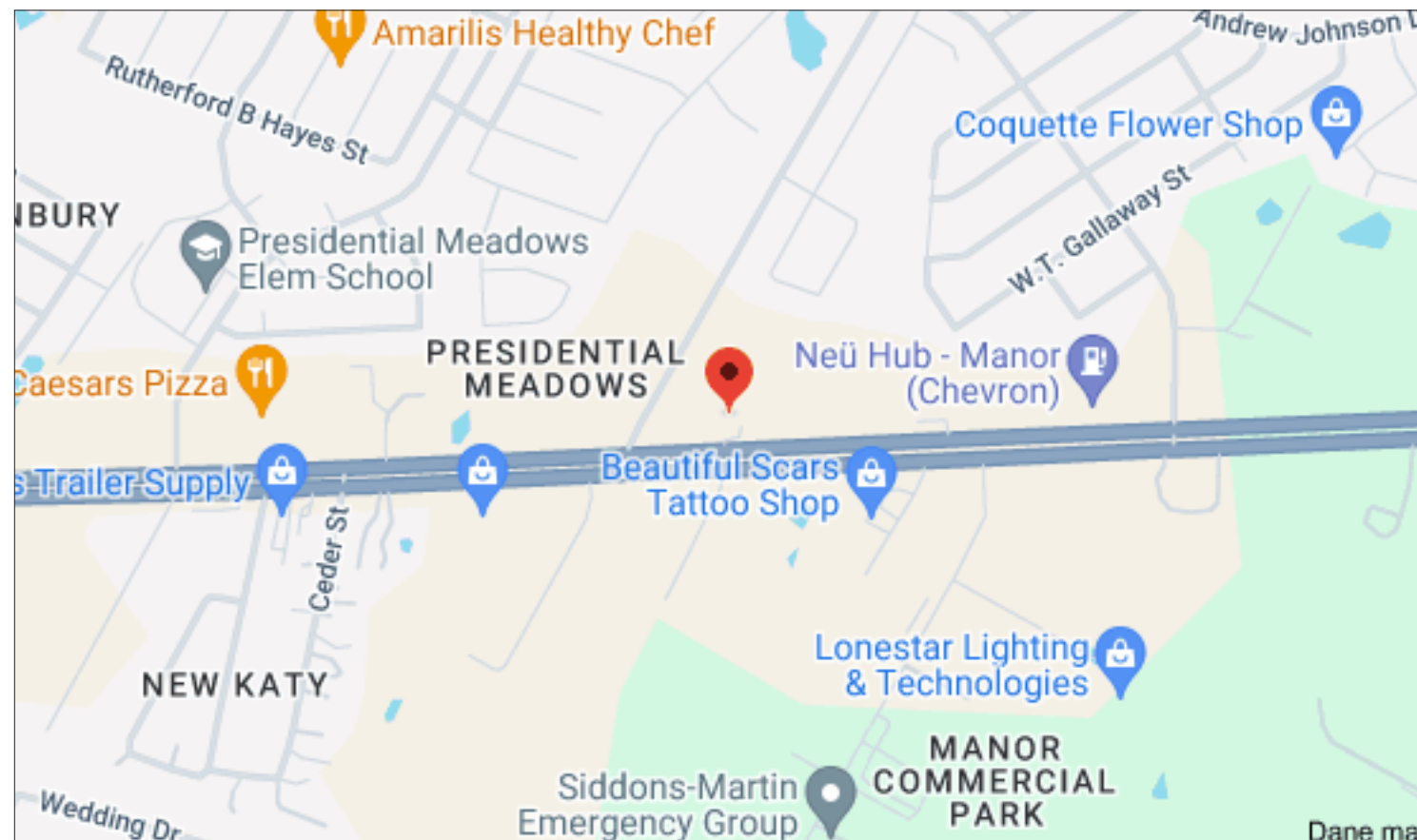
Sincerely,

Inayat Marediya





**MiniMax #11 • Manor, 290 Project
Sign Package**

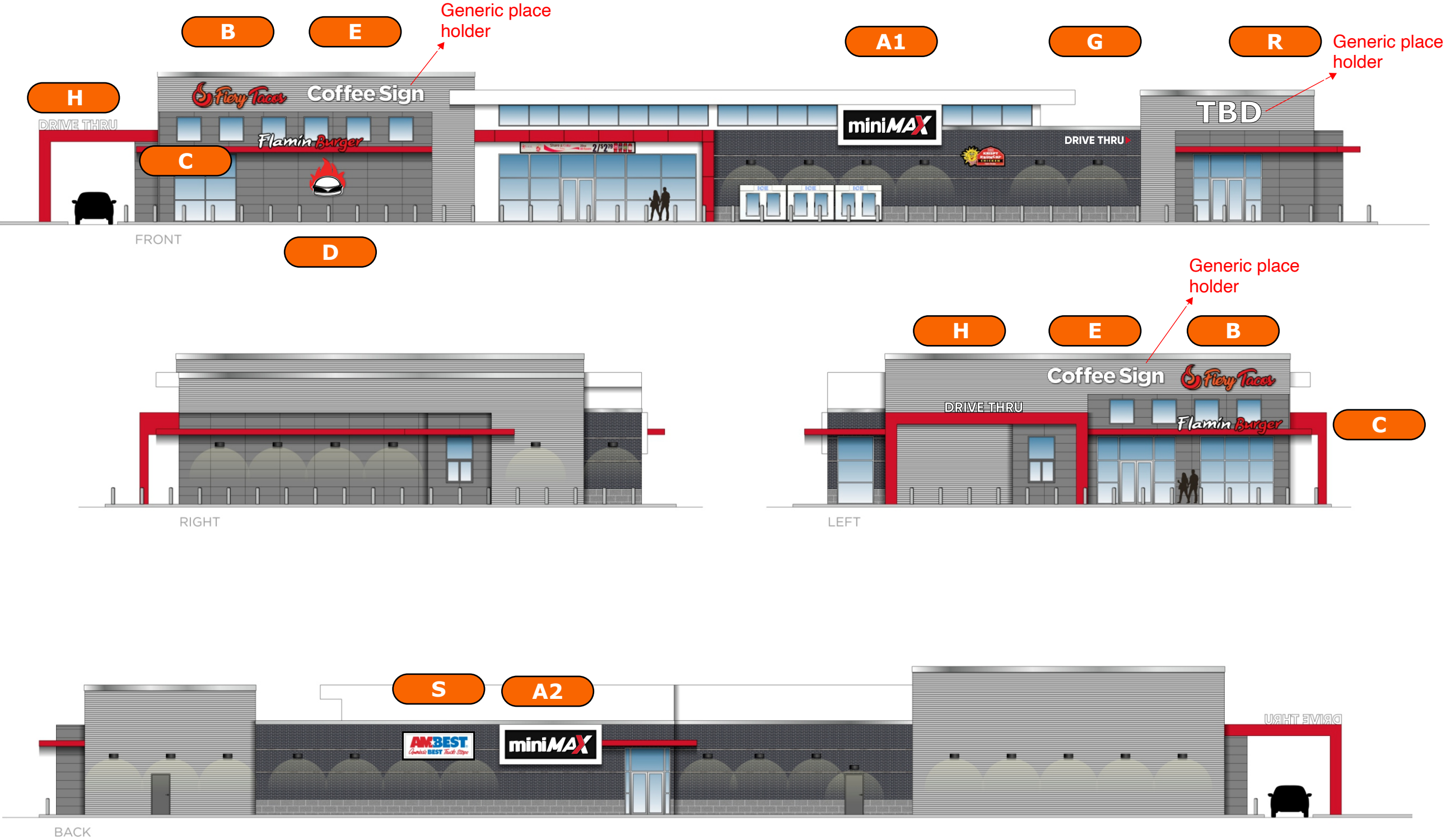


13320 E US Hwy 290 Manor Texas 78653



miniMAX
#11

☒ Proposal Drawing
☐ Final Drawing



ELEVATIONS

Scale: NOT TO SCALE

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



TDLR: 18010 • MET: E113766

Corporate Office
5003 Stout Drive
San Antonio, TX 78219
(210) 341-7244

Dallas
2703 Mockingbird Lane
Dallas, TX 75235
(972) 870-1594

Houston
7630 Hansen Road
Houston, TX 77061
(713) 943-1831

Austin
11209 Conroy Ln.
Austin, TX 78652
(512) 374-9300

Tyler
2971 Elkton Trail
Tyler, TX 75703
(903) 561-4995

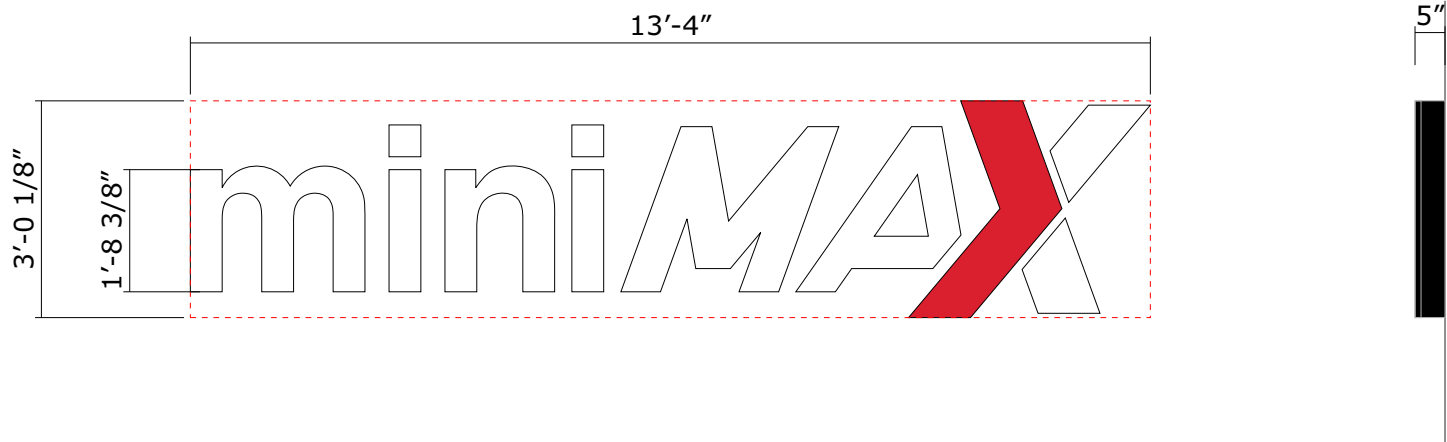


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Job Name:

miniMAX
#11

☒ Proposal Drawing
☐ Final Drawing



A

INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

40.14 SQFT

QTY: TWO (2)

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

SCOPE OF WORK:

FABRICATE AND INSTALL INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

FACES

- COPY TO BE .177" THK. #7328 WHITE ACRYLIC FACES
- LEFT PART OF 'X' TO BE .177" THK. #2447 WHITE ACRYLIC FACE WITH APPLIED (V2)

RETURNS & TRIMCAP

- 5" DEEP BLACK RETURNS AND 1" BLACK TRIMCAP

ILLUMINATION

- INTERNALLY ILLUMINATED W/ 6500K WHITE LEDS



ORACAL
8800-031
RED



ILLUMINATED VIEW



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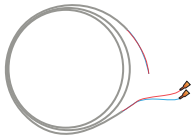
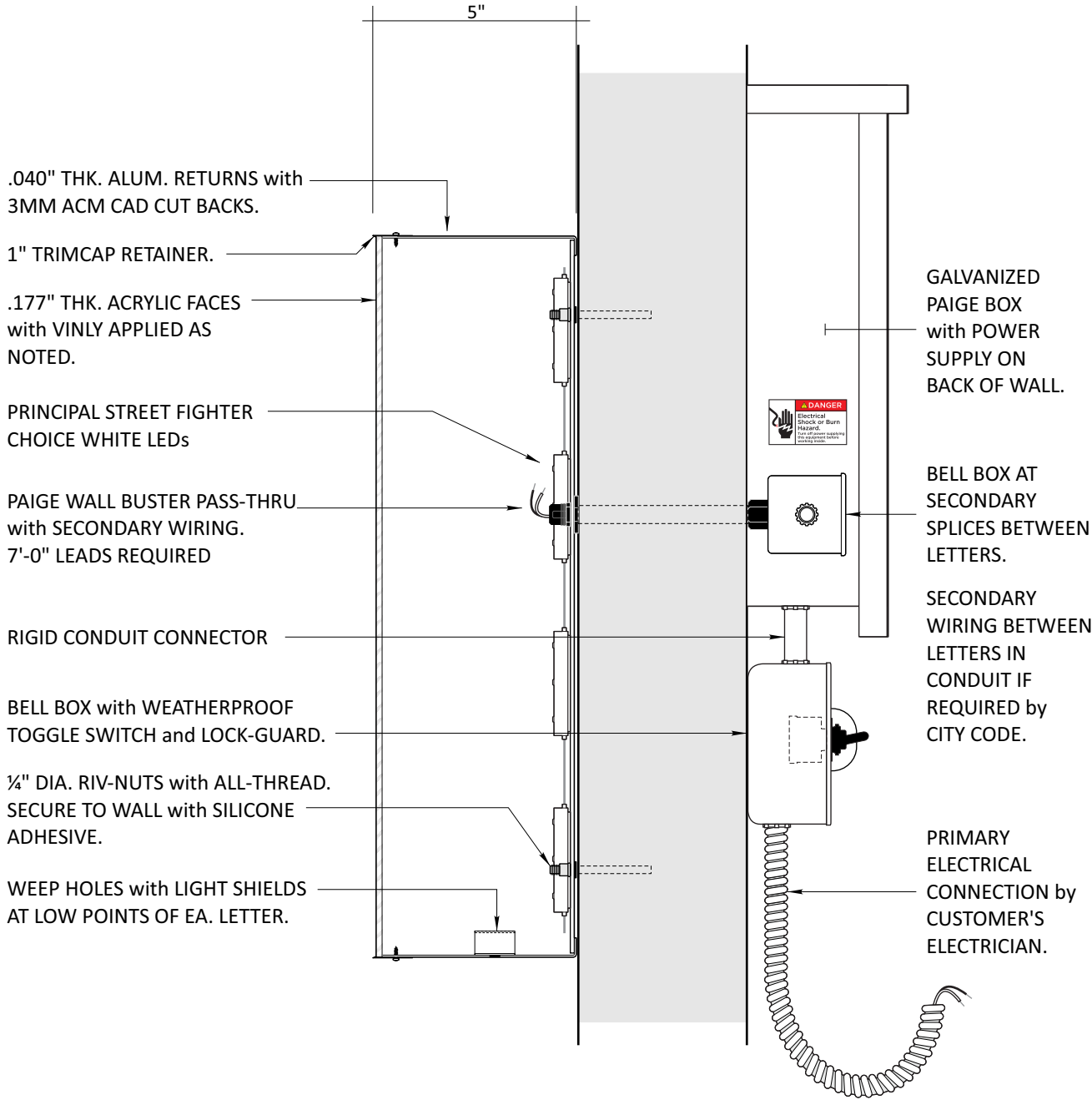
CUSTOMER APPROVAL

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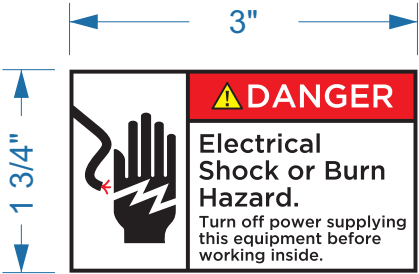
☒ Proposal Drawing
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**MFG NOTE : 7'-0" WHIPS
TO BE PROVIDED**



Carling Technologies
SWITCH PLATE ON-OFF 15/32
Mfr. Part #:272-07293



A

SECTION (VERT)
FLUSH MOUNT

3" = 1'-0"

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Revisions (M/D/Y)-(initials): desc.



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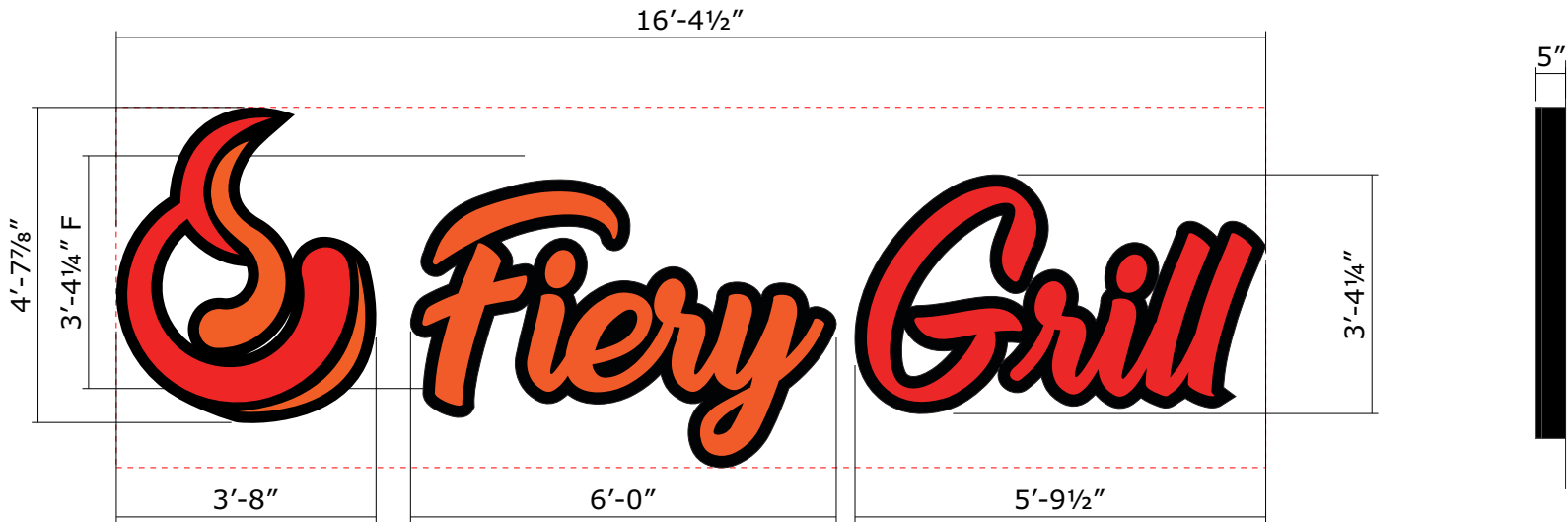


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☐ Final Drawing



B

INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

82.12 SQFT

QTY: ONE (1) SET REQUIRED AT FRONT ELEVATION.
ONE (1) SET REQUIRED AT LEFT ELEVATION.

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

SCOPE OF WORK:

FABRICATE AND INSTALL INDIVIDUALLY-MOUNTED FACE-LIT CHANNEL LETTERS

FACES

- .177" THK. 2447 WHITE ACRYLIC FACES W/ 1ST SURFACE (V1), (V2), AND (V3)

RETURNS & TRIMCAP

- 5" DEEP BLACK RETURNS AND 1" BLACK TRIMCAP

ILLUMINATION

- INTERNALLY ILLUMINATED W/ 7100 WHITE LEDS



ILLUMINATED VIEW

CUSTOMER APPROVAL

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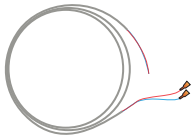
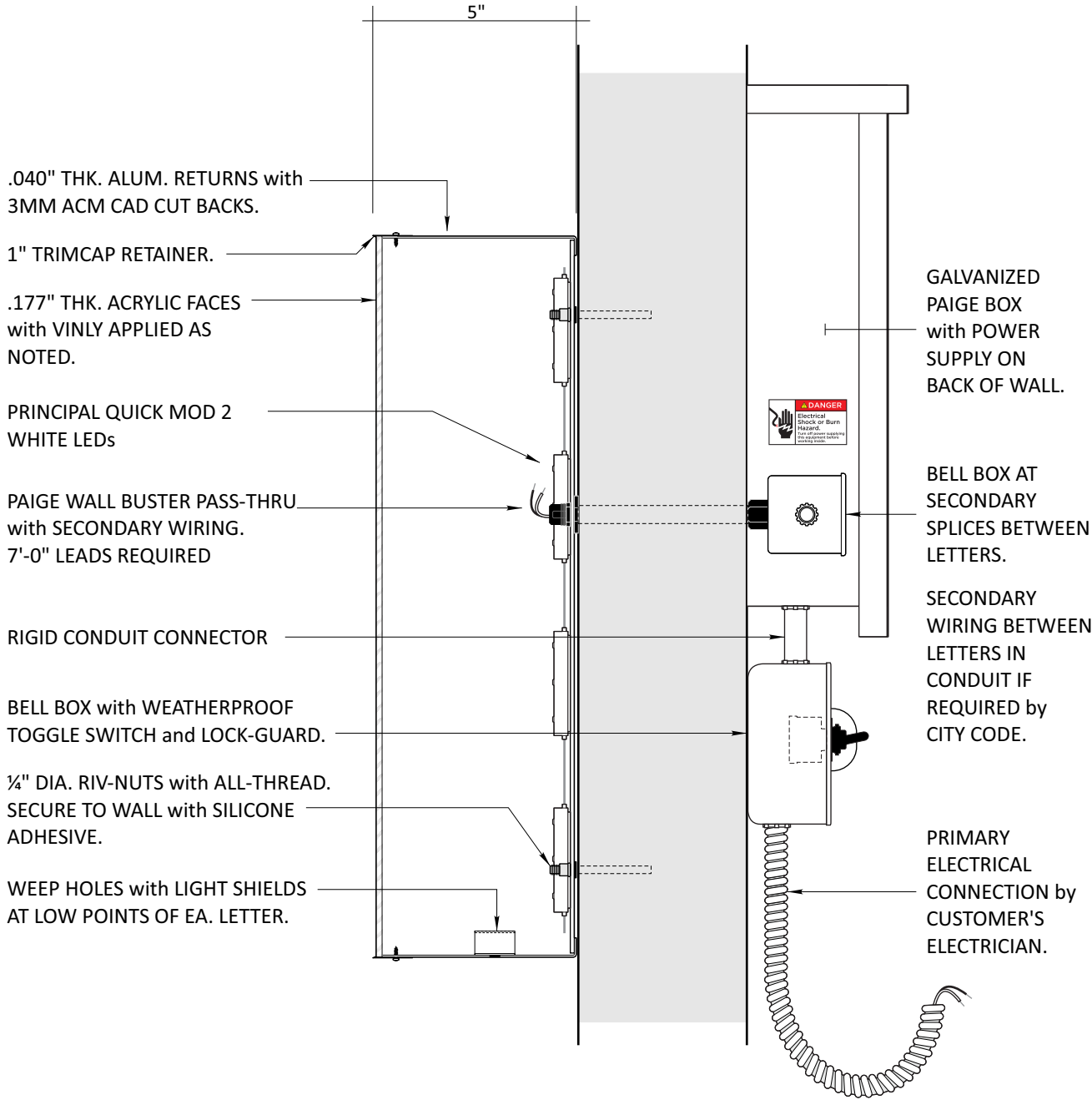


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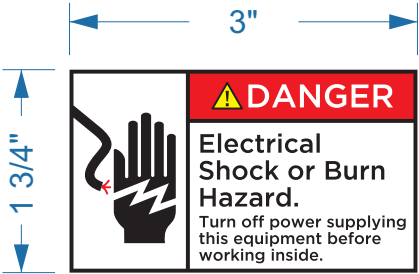
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**MFG NOTE : 7'-0" WHIPS
TO BE PROVIDED**



Carling Technologies
SWITCH PLATE ON-OFF 15/32
Mfr. Part #:272-07293



B

SECTION (VERT)
FLUSH MOUNT

3" = 1'-0"

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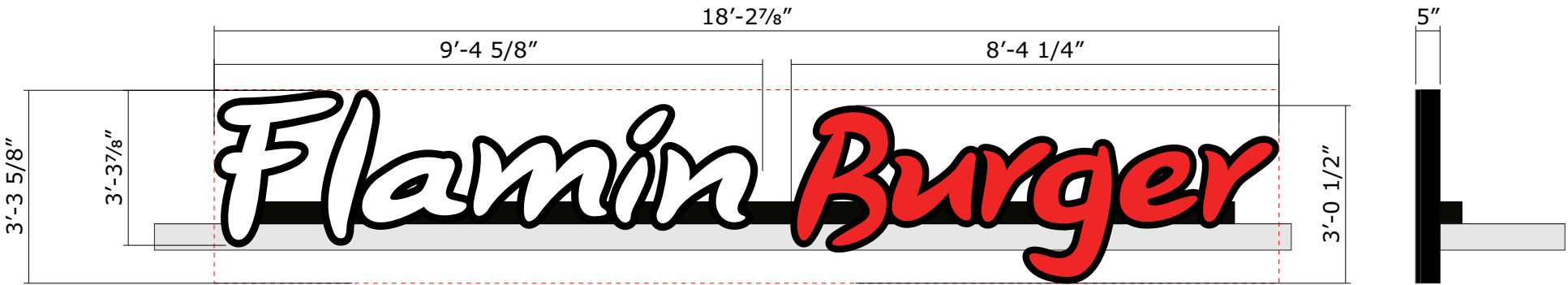


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☐ Final Drawing



C

RACEWAY MOUNTED FACE-LIT CHANNEL LETTERS

60.34 SQFT

QTY: ONE (1) SET REQUIRED AT FRONT ELEVATION.
ONE (1) SET REQUIRED AT LEFT ELEVATION.

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

SCOPE OF WORK:

FABRICATE AND INSTALL RACEWAY-MOUNTED FACE-LIT CHANNEL LETTERS

FACES

- .177" THK. WHITE ACRYLIC FACES W/ 1ST SURFACE (V1) AND (V2)
- "FLAMIN" - #7328, "BURGER" - #2447

RETURNS & TRIMCAP

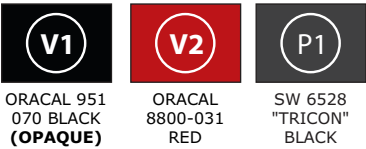
- 5" DEEP BLACK RETURNS AND BLACK 1" TRIMCAP

ILLUMINATION

- INTERNALLY ILLUMINATED W/ 7100 WHITE LEDS

RACEWAY

- 4.5"X4.5" ALUM. EXTR. RACEWAY PAINTED (P1) TO MATCH AWNING



ILLUMINATED VIEW

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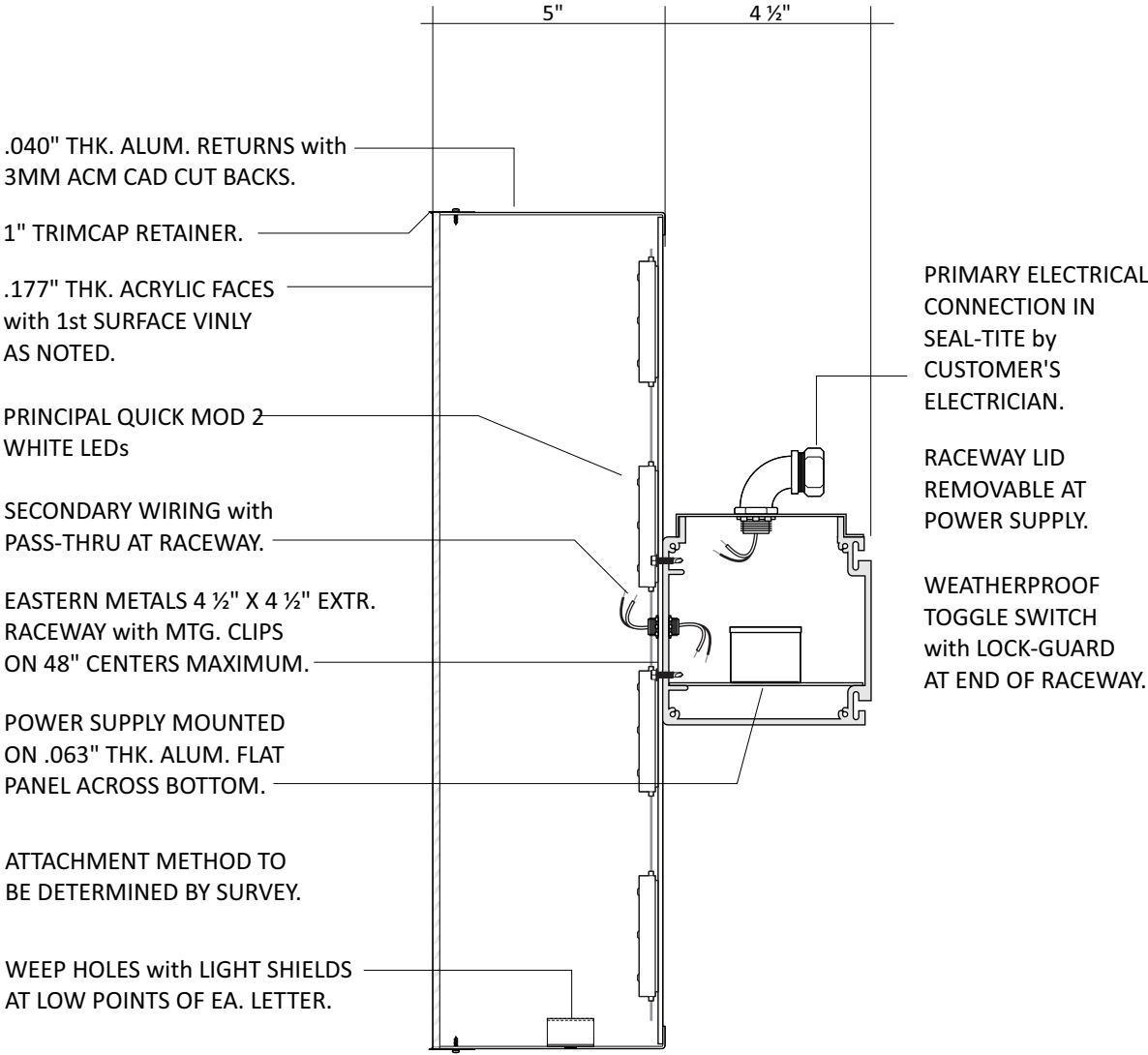


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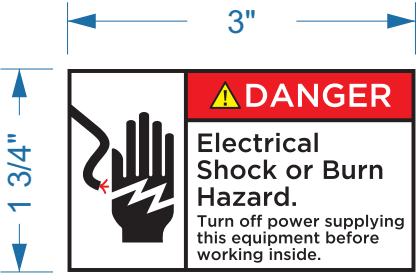
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☐ Final Drawing



Carling Technologies
SWITCH PLATE ON-OFF 15/32
Mfr. Part #:272-07293



C **SECTION (VERT)**
RACEWAY MOUNT 3" = 1'-0"

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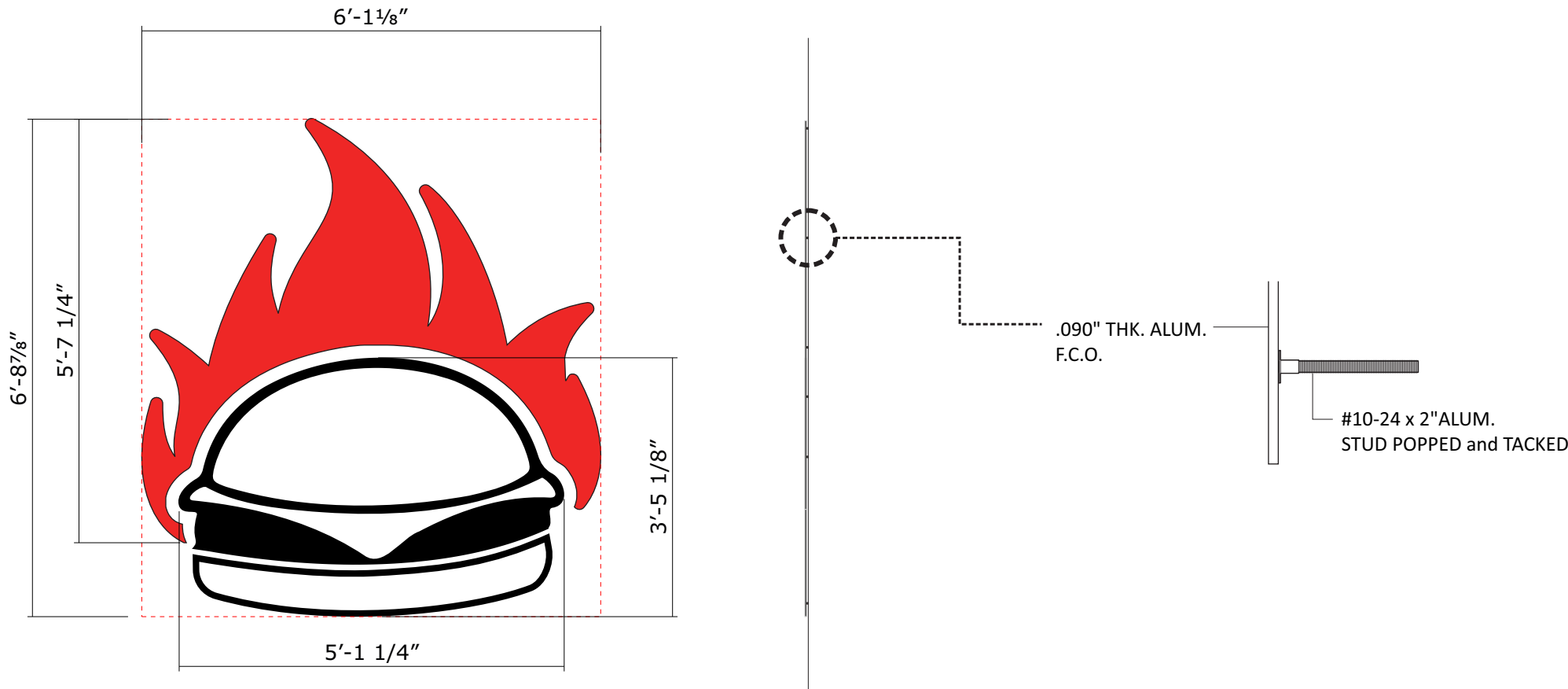


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☒ Proposal Drawing
☐ Final Drawing



D

ALUM. FLAT CUT OUT ICON

40 SQFT

QTY: ONE (1)

Scale: 1/2" = 1'-0"

SCOPE OF WORK:

FABRICATE AND INSTALL FLAT CUT OUT ICON

- .090 ALUM. FLAT CUT OUT ICON PAINTED RED, BLACK, AND WHITE. STUD MOUNTED 1/4" OFF FACADE.

PAINT TO MATCH PMS BLACK and ORACAL 8800-031 RED

CUSTOMER APPROVAL

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☐ Final Drawing



E

INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

82.12 SQFT

QTY: ONE (1) SET REQUIRED AT FRONT ELEVATION.
ONE (1) SET REQUIRED AT LEFT ELEVATION.

Scale: 1/2" = 1'-0"

SCOPE OF WORK:

FABRICATE AND INSTALL INDIVIDUALLY-MOUNTED FACE-LIT CHANNEL LETTERS

FACES

- .177" THK. 2447 WHITE ACRYLIC FACES

RETURNS & TRIMCAP

- 5" DEEP BLACK RETURNS AND 1" BLACK TRIMCAP

ILLUMINATION

- INTERNALLY ILLUMINATED W/ 7100 WHITE LEDS

CUSTOMER APPROVAL

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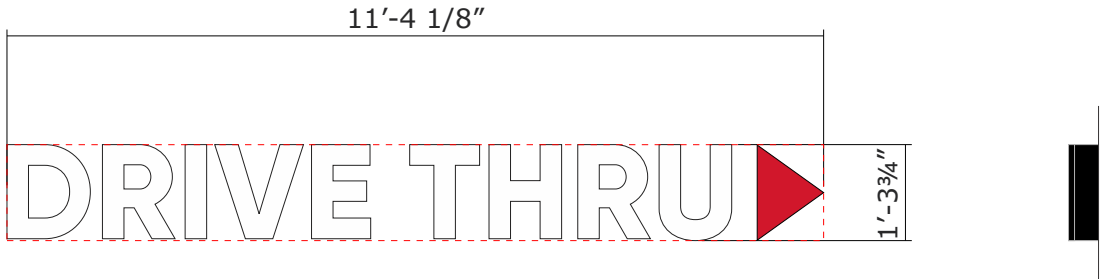


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☐ Final Drawing



G

INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

15.11 SQFT

QTY: ONE (1)

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

SCOPE OF WORK:

FABRICATE AND INSTALL INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

FACES

- COPY TO BE WHITE ACRYLIC FACES
- ARROW TO BE 2793 RED ACRYLIC FACES

RETURNS & TRIMCAP

- 5" DEEP BLACK RETURNS AND BLACK TRIMCAP

ILLUMINATION

- INTERNALLY ILLUMINATED W/ 6500 WHITE AND RED LEDS

DETAILED SURVEY REQ. PRIOR TO FAB.



ILLUMINATED VIEW

CUSTOMER APPROVAL

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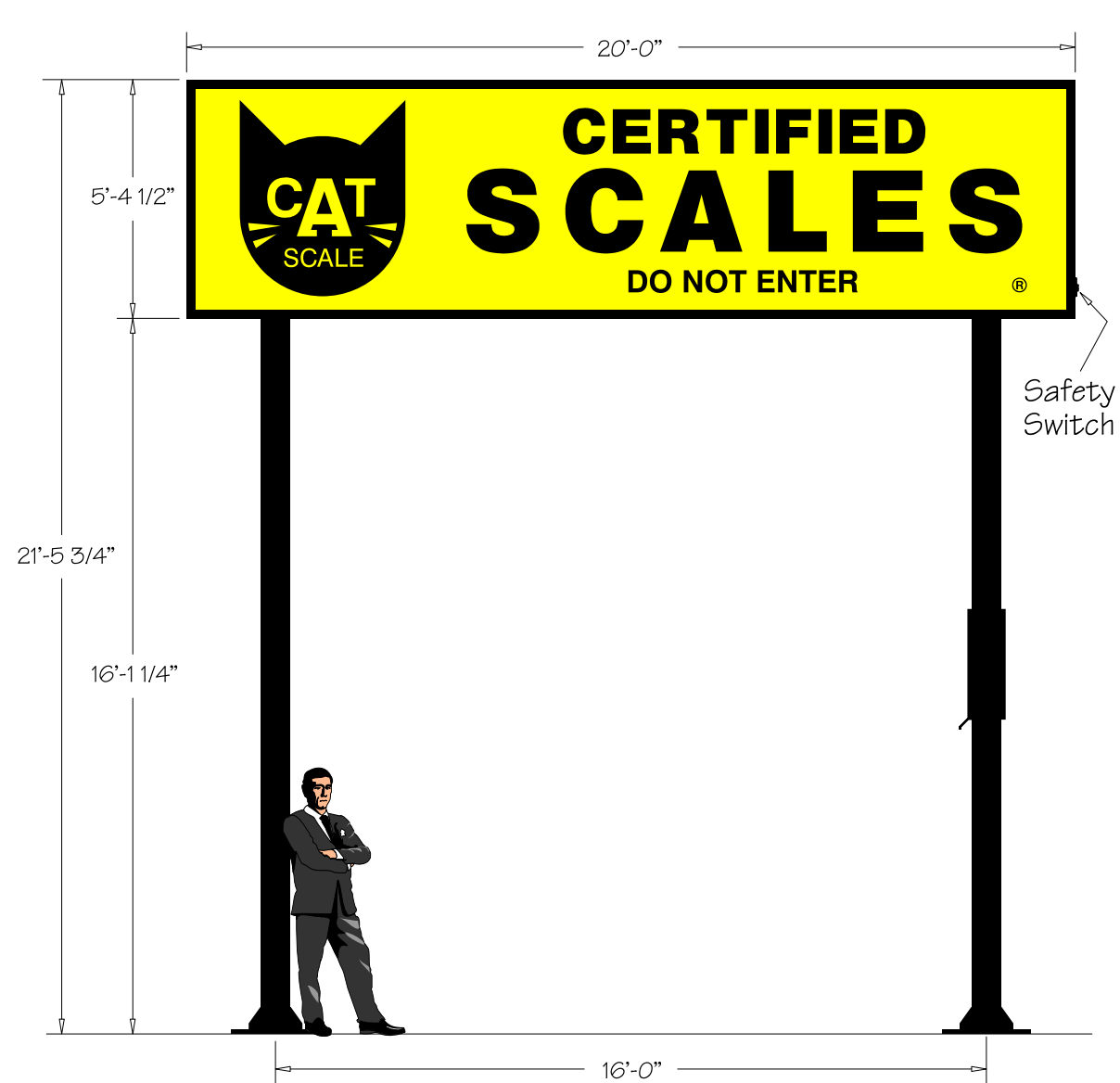
Houston
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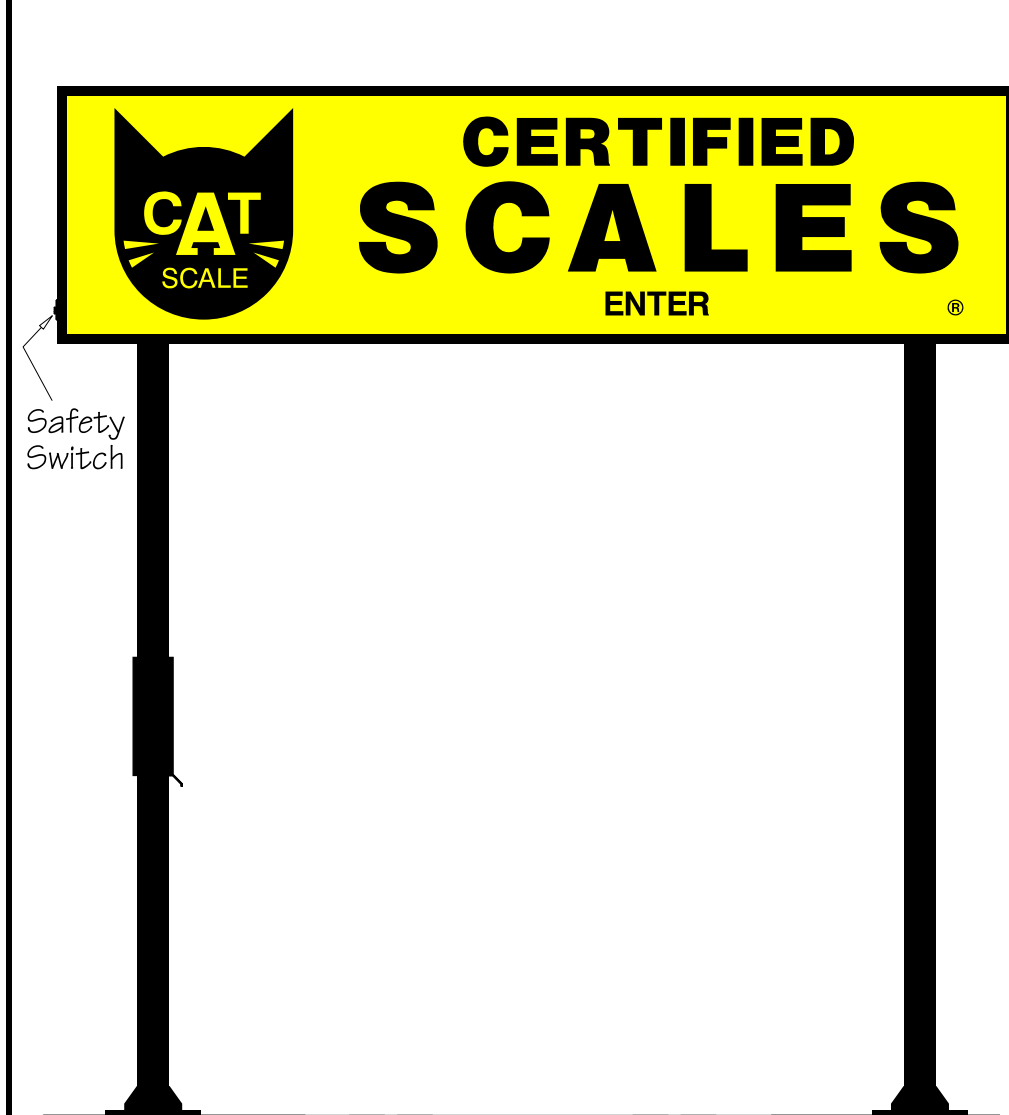
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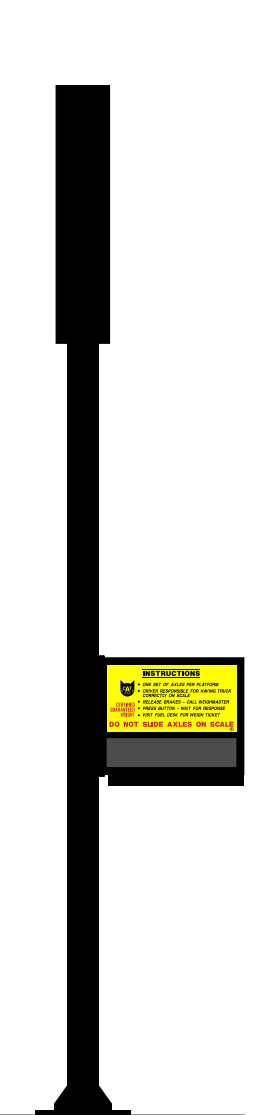
BACK VIEW OF SIGN



LEFT SIDE VIEW OF SIGN



FRONT VIEW OF SIGN



RIGHT SIDE VIEW OF SIGN

CAT Scale ID sign – Qty (5) HanleyH100W – PPS524V power supplies and Qty (20) 60” Hanley SHPEB2S6045K NRG BAR LEDs. Power Consumption: approx. 490W.
Speaker Sign – (1) Qty (1) HanleyH100W – PPS524V power supply and Qty (3) 36” Hanley SHPEB2S6045K NRG BAR LEDs. Power Consumption: approx. 49W.

Signs are fabricated per UL 48 Standard for Electric Signs and shall be installed per National Electric Code (NEC) Article 600.

Power 120-277 Volts. 4.5 amp draw.



605 SW 37TH ST.
GRIMES, IA 50111
515-243-5663 • FAX: 515-243-5313
TOLL FREE: 800-307-8186
www.eaglesign.net

NAME: CAT SCALE - STD 115 MPH LED SIGN PACKAGE

SKETCH #: 0122-01

APPROVAL: X

DATE: X

PROJECT:

SCALE: 1/4" = 1' | DESIGNER: CRN

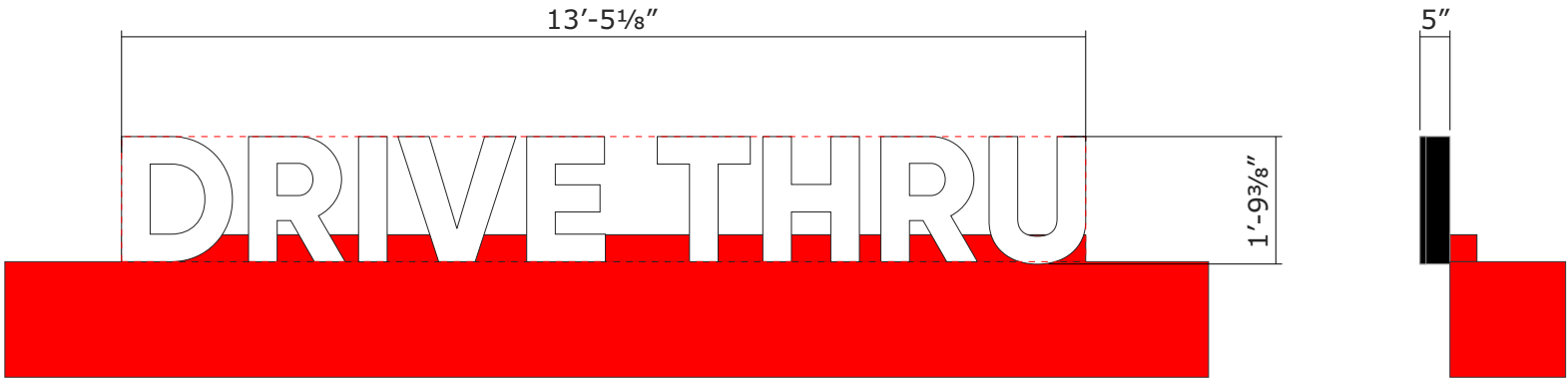
REVISIONS:

THIS IS A CONCEPTUAL
DRAWING. FINAL PRODUCT
MAY VARY. THIS ARTWORK
IS PROPERTY OF
EAGLE SIGN CO. AND
MAY NOT BE REPRODUCED

Job Name:

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☒ Proposal Drawing
☐ Final Drawing



H

FACE-LIT CHANNEL LETTERS

23.38 SQFT

QTY: TWO (2)

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

SCOPE OF WORK:

FABRICATE AND INSTALL FACE-LIT CHANNEL LETTERS

FACES

- WHITE ACRYLIC FACES

RETURNS & TRIMCAP

- 5" DEEP BLACK RETURNS AND BLACK TRIMCAP

ILLUMINATION

- INTERNALLY ILLUMINATED W/ 6500 WHITE LEDS

RACEWAY

- 4.5"X4.5" ALUM. EXTR. RACEWAY PAINTED (P2) TO MATCH AWNING

DETAILED SURVEY REQ. PRIOR TO FAB.



PMS TBD
TO MATCH
CANOPY



ILLUMINATED VIEW

CUSTOMER APPROVAL

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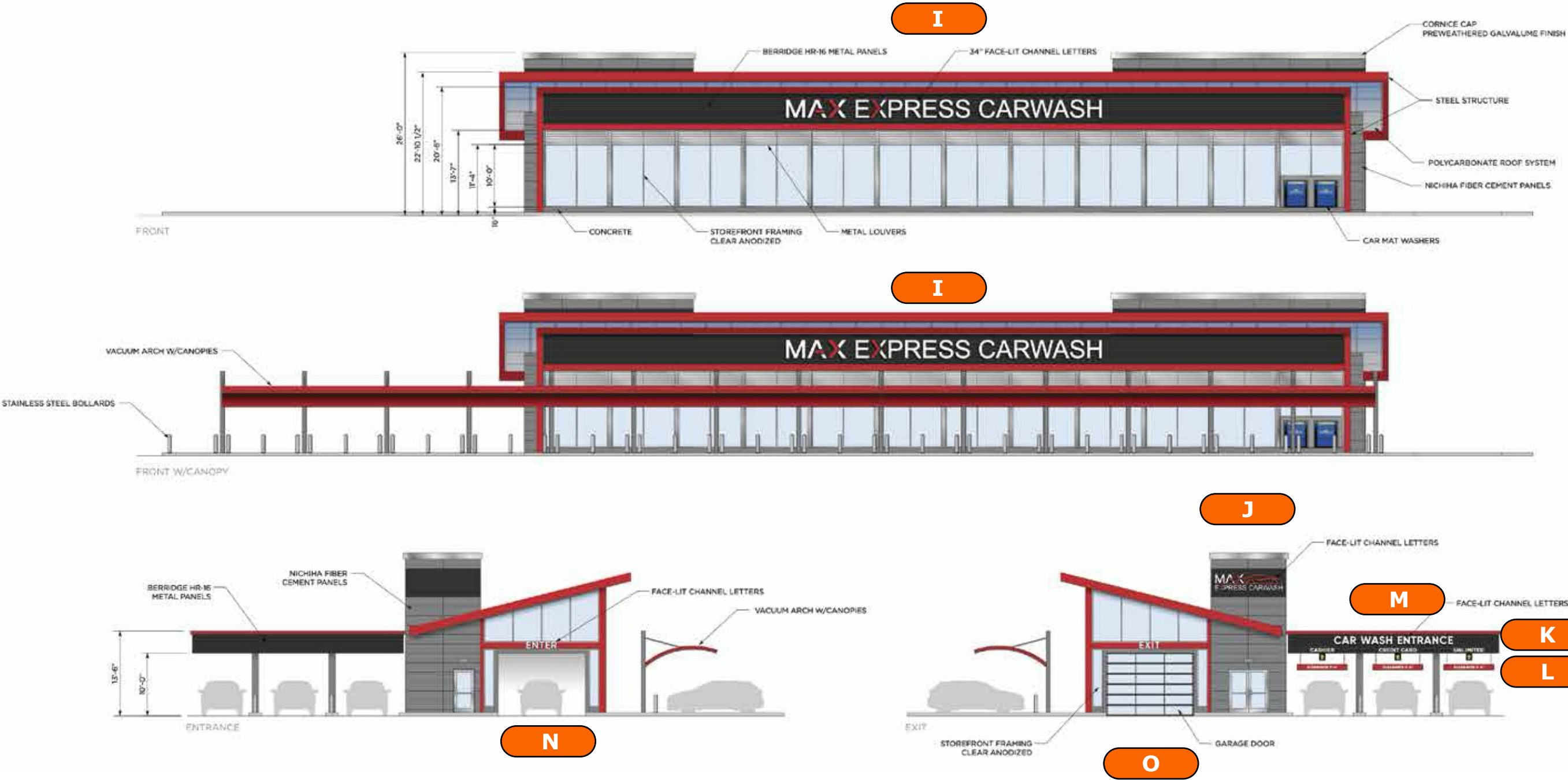
TYPICAL ELEVATIONS AT CAR WASH - ARCHITECTURAL RENDERINGS FOR SPECIFIC SITE PENDING.

©2024 Comet Signs by Stratus

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□ Final Drawing



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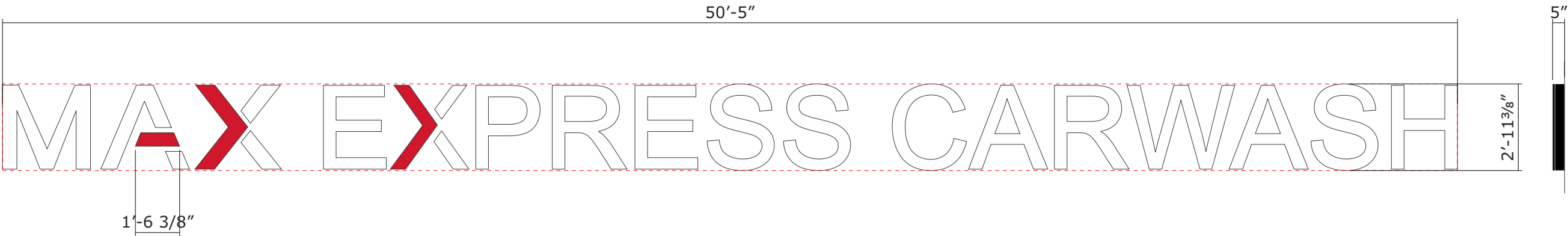
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Job Name:

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#11

☒ Proposal Drawing
☐ Final Drawing



I

INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

QTY: ONE (1)

151.14 SQFT

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

SCOPE OF WORK:
FABRICATE AND INSTALL INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

- FACES**
- COPY TO BE WHITE ACRYLIC FACES
 - ARROW TO BE 2793 RED ACRYLIC FACES

- RETURNS & TRIMCAP**
- 5" DEEP BLACK RETURNS AND BLACK TRIMCAP

- ILLUMINATION**
- INTERNALLY ILLUMINATED W/ 6500 WHITE AND RED LEDS

DETAILED SURVEY REQ. PRIOR TO FAB.



ILLUMINATED VIEW

CUSTOMER APPROVAL

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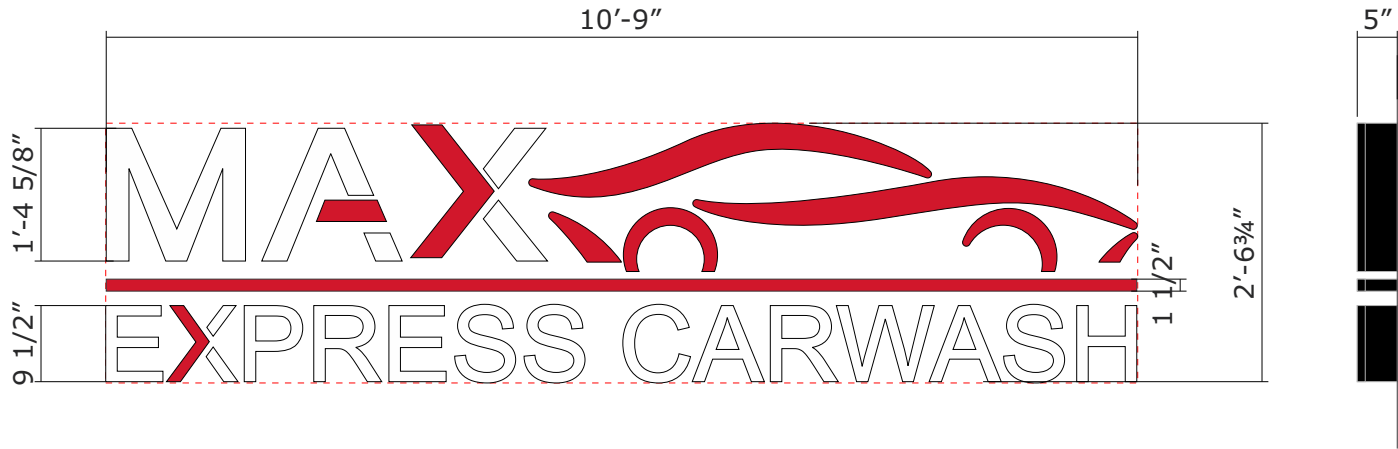


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J

INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

29 SQFT

QTY: ONE (1)

Scale: 1/2" = 1'-0"

SCOPE OF WORK:

FABRICATE AND INSTALL INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

FACES

- COPY TO BE WHITE ACRYLIC FACES
- ARROW TO BE 2793 RED ACRYLIC FACES

RETURNS & TRIMCAP

- 5" DEEP BLACK RETURNS AND BLACK TRIMCAP

ILLUMINATION

- INTERNALLY ILLUMINATED W/ 6500 WHITE AND RED LEDS

DETAILED SURVEY REQ. PRIOR TO FAB.



ILLUMINATED VIEW

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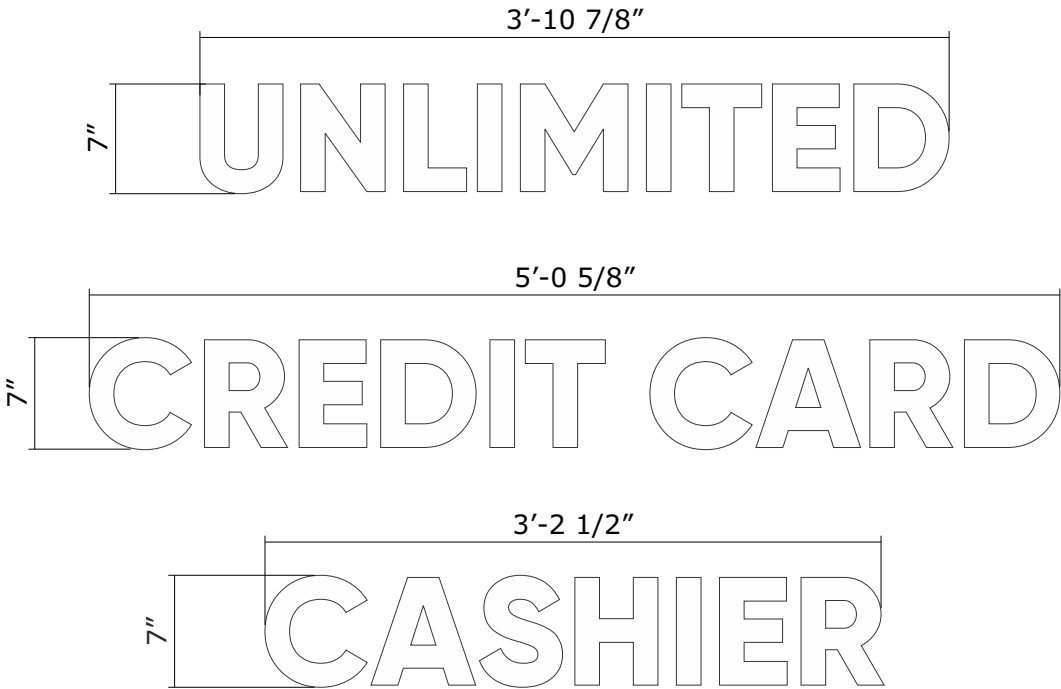


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SCOPE OF WORK:
FABRICATE AND INSTALL FACE-LIT CHANNEL LETTERS INDIVIDUALLY MOUNTED C/L

• 5" DEEP FACE-LIT CHANNEL LETTERS W/ WHITE ACRYLIC FACES, WHITE TRIMCAP, AND WHITE RETURNS. INTERNALLY ILLUMINATED W/ WHITE LEDS

DETAILED SURVEY REQ. PRIOR TO FAB.

Revisions (M/D/Y)-(initials): desc.



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K

FACE-LIT CHANNEL LETTERS INDIVIDUALLY MOUNTED

QTY: ONE (1) OF EACH

Scale: 1" = 1'-0"

CUSTOMER APPROVAL

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Job Name:

miniMAX
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☒ Proposal Drawing
☐ Final Drawing

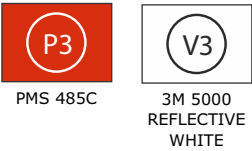


L **CLEARANCE BAR**
QTY: THREE (3) OF EACH **Scale: 1" = 1'-0"**

SCOPE OF WORK:
FABRICATE AND INSTALL CLEARANCE BARS

- 8-10 DIA. PVC CLEARANCE BAR W/ CAPPED ENDS PAINTED **(P3)** W/ 1ST SURFACE **(V3)** VINYL
- SECURED W/ AIRCRAFT CABLE EXACT LENGTH TBD BY SURVEY

DETAILED SURVEY REQ. PRIOR TO FAB.



CUSTOMER APPROVAL

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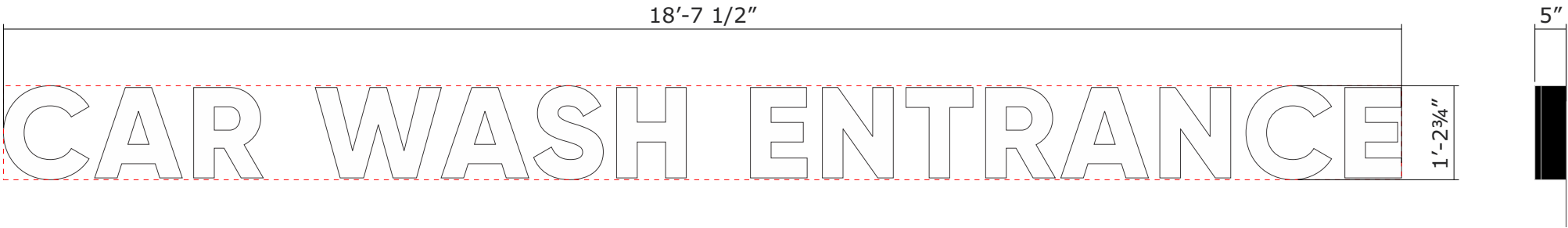


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M

INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS 23.28 SQFT
QTY: ONE (1) Scale: 1/2" = 1'-0"

SCOPE OF WORK:
FABRICATE AND INSTALL INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

FACES
• COPY TO BE WHITE ACRYLIC FACES

RETURNS & TRIMCAP
• 5" DEEP BLACK RETURNS AND BLACK TRIMCAP

ILLUMINATION
• INTERNALLY ILLUMINATED W/ 6500 WHITE AND RED LEDS

DETAILED SURVEY REQ. PRIOR TO FAB.

CAR WASH ENTRANCE

ILLUMINATED VIEW

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____



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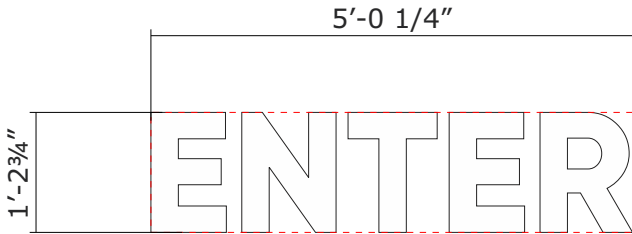


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N

INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

6.27 SQFT

QTY: ONE (1)

Scale: 1/2" = 1'-0"

SCOPE OF WORK:

FABRICATE AND INSTALL INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

FACES

- COPY TO BE WHITE ACRYLIC FACES

RETURNS & TRIMCAP

- 5" DEEP BLACK RETURNS AND BLACK TRIMCAP

ILLUMINATION

- INTERNALLY ILLUMINATED W/ 6500 WHITE AND RED LEDS

DETAILED SURVEY REQ. PRIOR TO FAB.



ILLUMINATED VIEW



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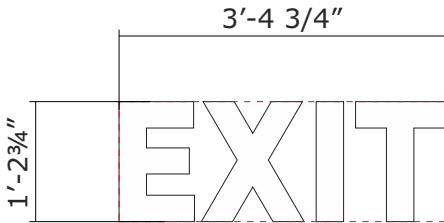
CUSTOMER APPROVAL

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☐ Final Drawing



O

INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS 4.24 SQFT
QTY: ONE (1) Scale: 1/2" = 1'-0"

SCOPE OF WORK:
FABRICATE AND INSTALL INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

FACES
• COPY TO BE WHITE ACRYLIC FACES

RETURNS & TRIMCAP
• 5" DEEP BLACK RETURNS AND BLACK TRIMCAP

ILLUMINATION
• INTERNALLY ILLUMINATED W/ 6500 WHITE AND RED LEDS

DETAILED SURVEY REQ. PRIOR TO FAB.



ILLUMINATED VIEW



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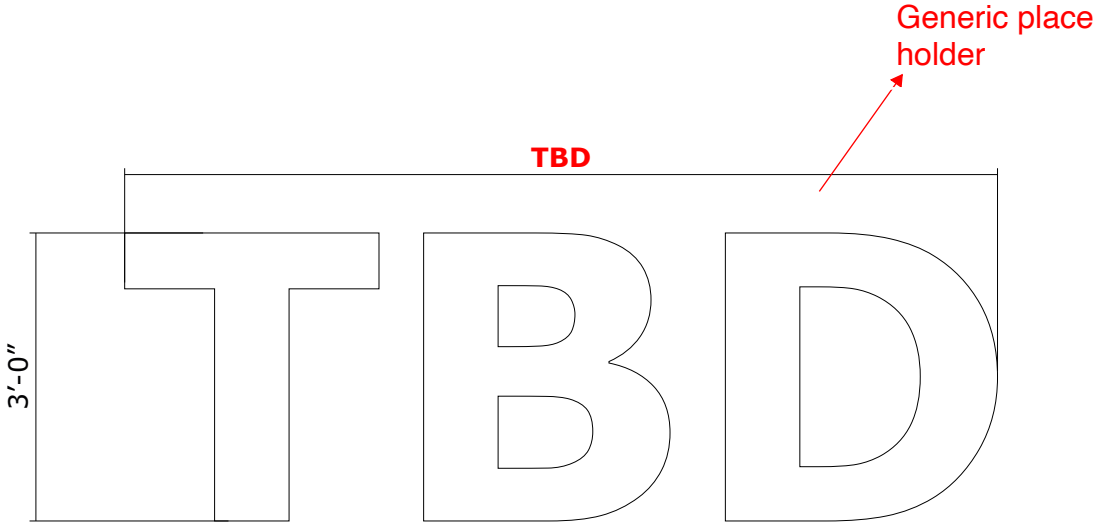
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NOTE: SIGN COPY TBD

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☐ Final Drawing



R

INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

SQFT TBD

QTY: ONE (1)

Scale: 1/2" = 1'-0"

SCOPE OF WORK:
FABRICATE AND INSTALL INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

FACES
• COPY TO BE WHITE ACRYLIC FACES

RETURNS & TRIMCAP
• 5" DEEP BLACK RETURNS AND BLACK TRIMCAP

ILLUMINATION
• INTERNALLY ILLUMINATED W/ 6500 WHITE LEDS

DETAILED SURVEY REQ. PRIOR TO FAB.



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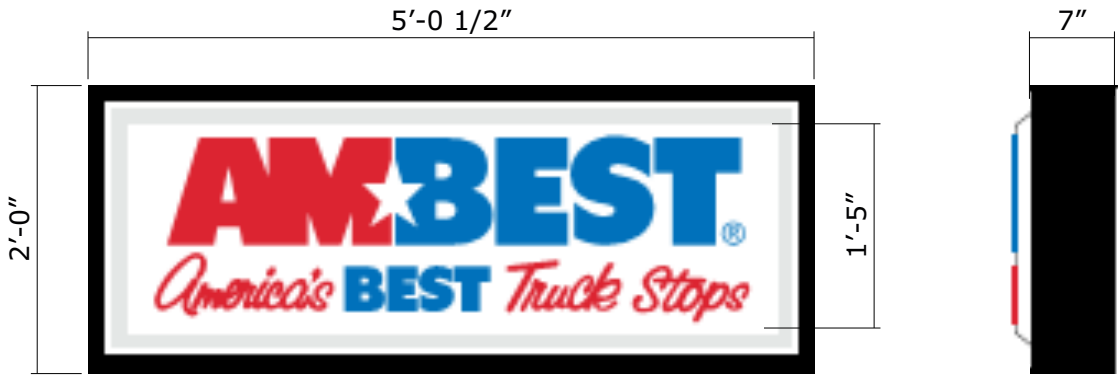


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CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

NOTE: CLIENT TO PROVIDE VECTOR ART. PRIOR TO FAB



S

INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

QTY: ONE (1)

SQFT TBD

Scale: 1/2" = 1'-0"

SCOPE OF WORK:

FABRICATE AND INSTALL A S/F LED ILLUMINATED SIGN CABINET W/ WHITE POLYCARBONATE (PAN FORMED) EMBOSSED FACE W/ DIGITALLY PRINTED VINYL GRAPHICS.

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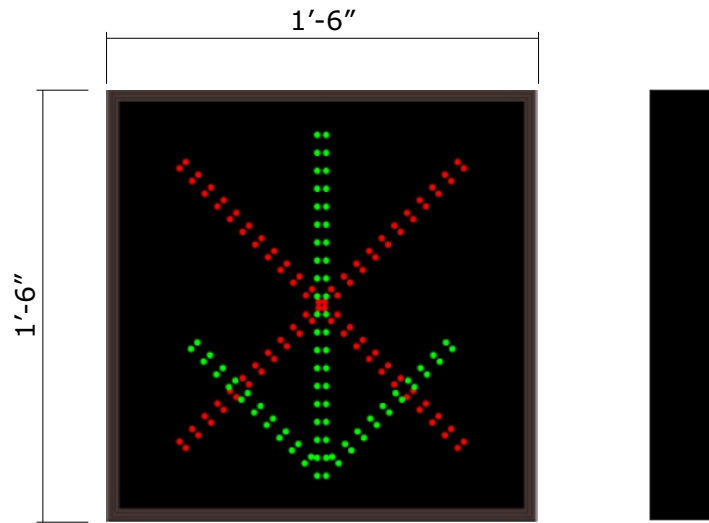
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☐ Final Drawing

T

INDIVIDUALLY MOUNTED FACE-LIT CHANNEL LETTERS

SQFT TBD

QTY: THREE (3)

Scale: 1 1/2" = 1'-0"

Fabricate and install:

Arrow displays above the banger bars:

Specifications:

- Overall dimensions: 18" H x 18" W x 2.5" D
- Illumination: LED direct-view
- Input voltage: 120-277 VAC (12-24 VDC version available. Call for quote on item number 30130)
- Finish: Duranodic Bronze
- Weight: 6.3 lbs.
- LED color: red and green
- Message: X | Down Arrow LED Sign
- Character height: X is 12", down arrow is 14.25"
- Cabinet material: one-piece extruded aluminum frame
- Face material: 1/8" thick smoked polycarbonate

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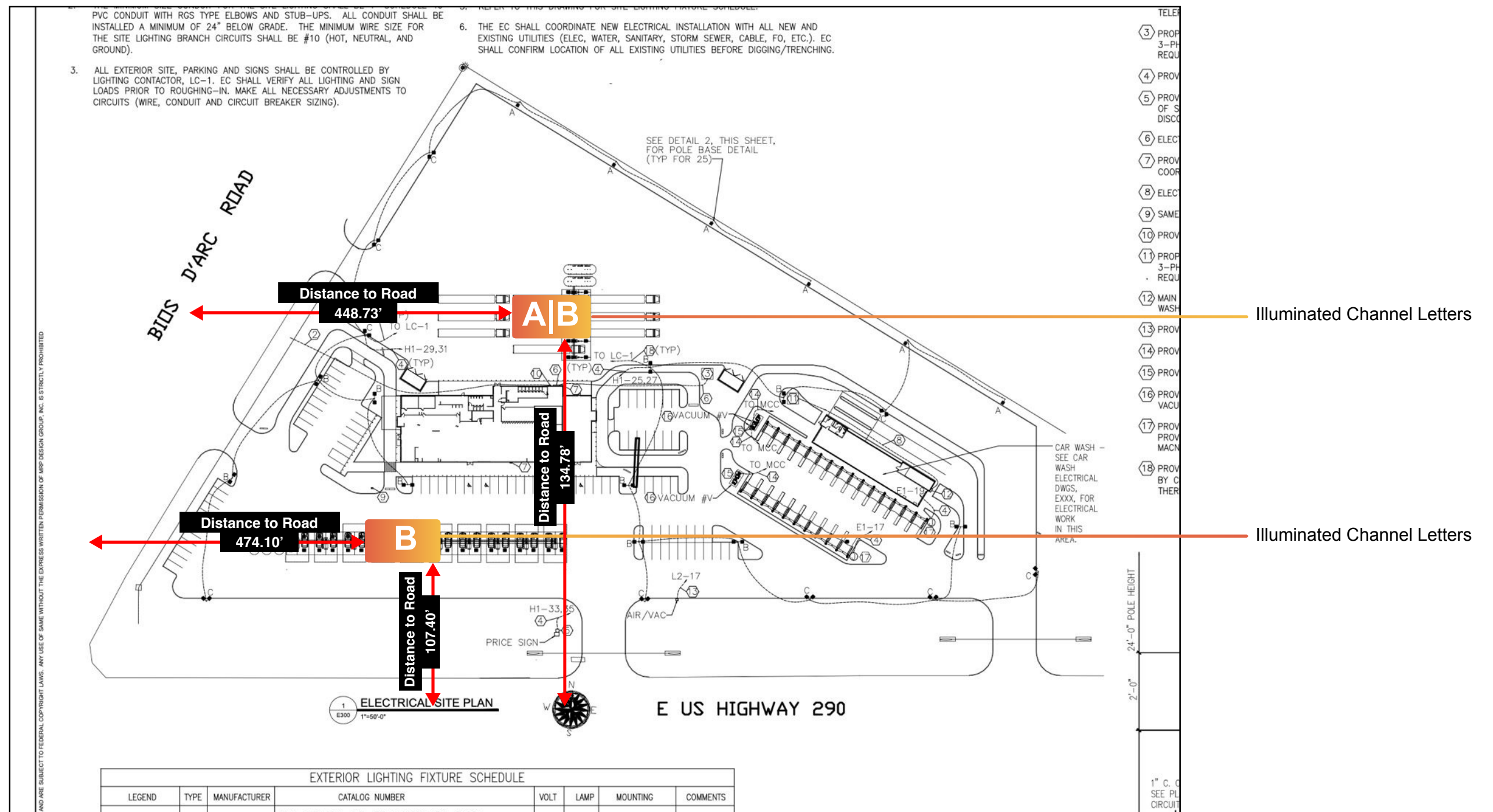
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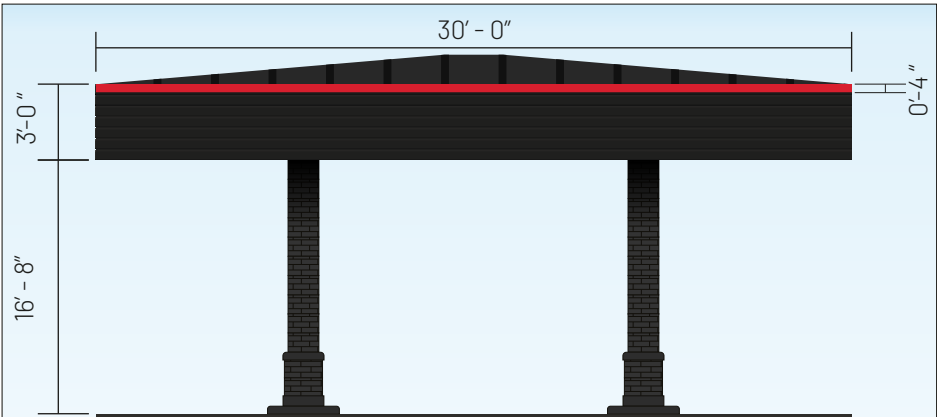
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SITE PLAN

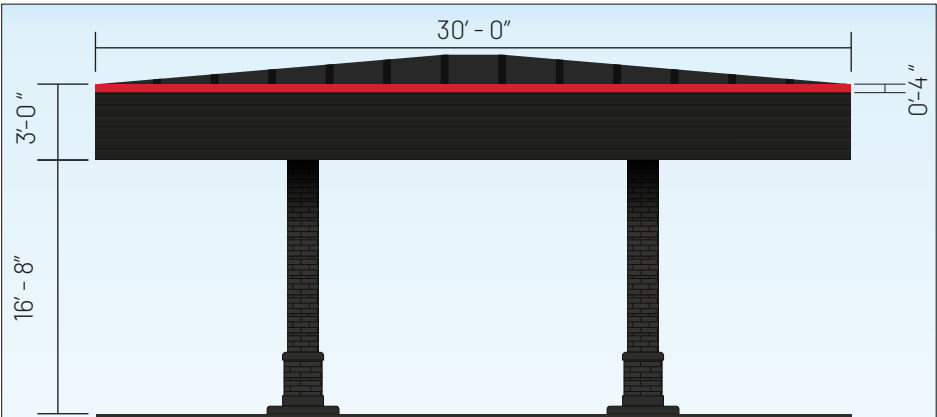


PROPOSED ELEVATION

DIESEL CANOPY

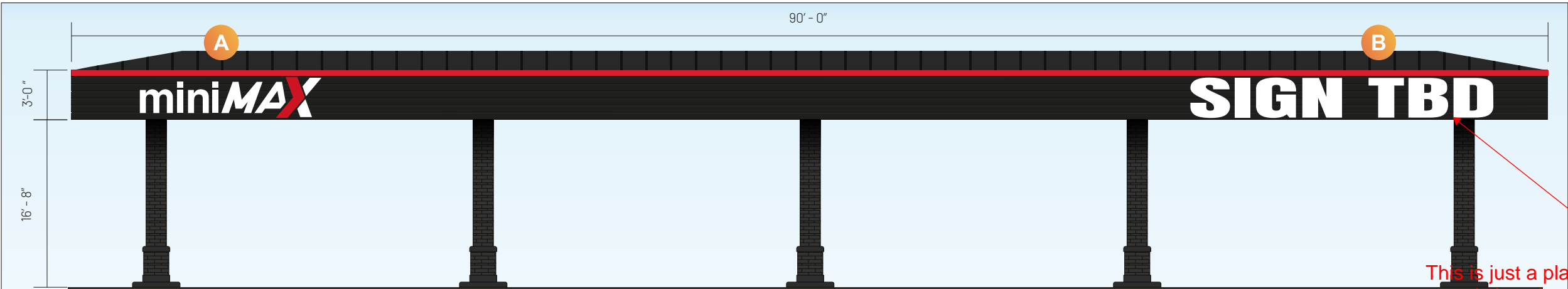


LEFT SIDE - DAY VIEW

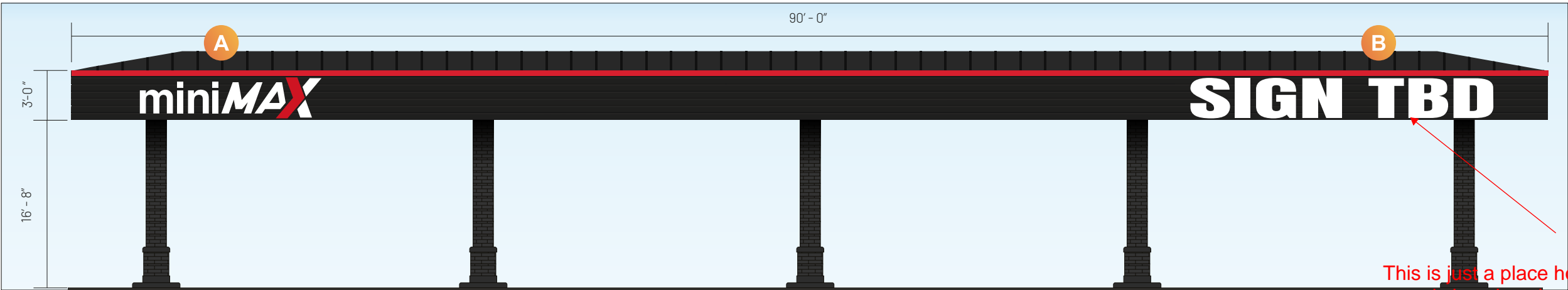


RIGHT SIDE - DAY VIEW

Signage is internally illuminated.
Canopy band faces are not backlist or illuminated.



FRONT SIDE - DAY VIEW



BACK SIDE - DAY VIEW

A/B Illuminated Channel Letters

Scale: Not to Scale

Quantity

4

Square Footage

A=24.10 / B= 28.39 square feet

Square Footage Calculation

Code: N/A

Calculation: N/A

Allowed: N/A square feet

Description

Manufacture and install 2 illuminated channel letter

Color Key

- White (7328)
- Black
- Red (Pantone 186C)
- Blue (Pantone 301C)

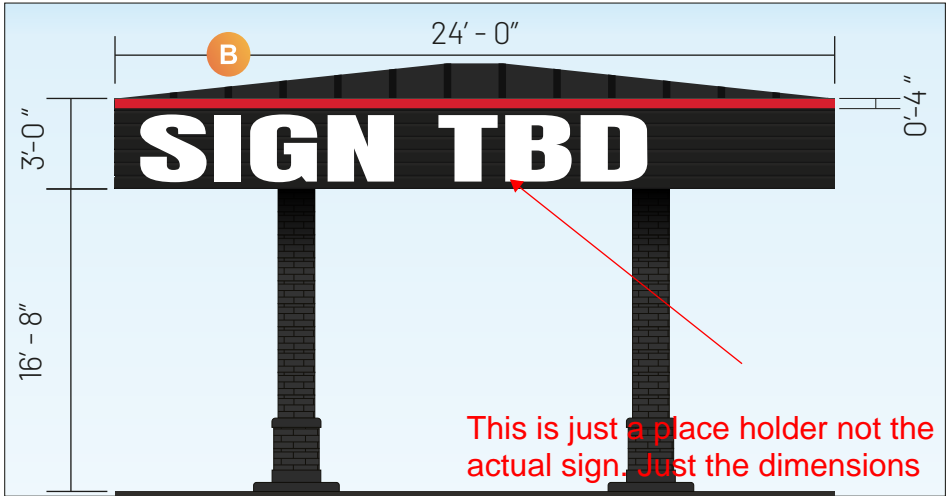
Installation requirements. All electrical signs provided by Artex Signs must be installed in full compliance with Article 600 of the 2020 National Electrical Code (NEC), as well as all relevant local electrical regulations. Grounding and bonding are mandatory. After installation, the disconnect switch must be positioned in accordance with 2020 NEC 600.6 (A) (1). All signs will have a visible UL Label on the finished exterior sign surface.

UL ELECTRICAL SIGNS
REGISTERED

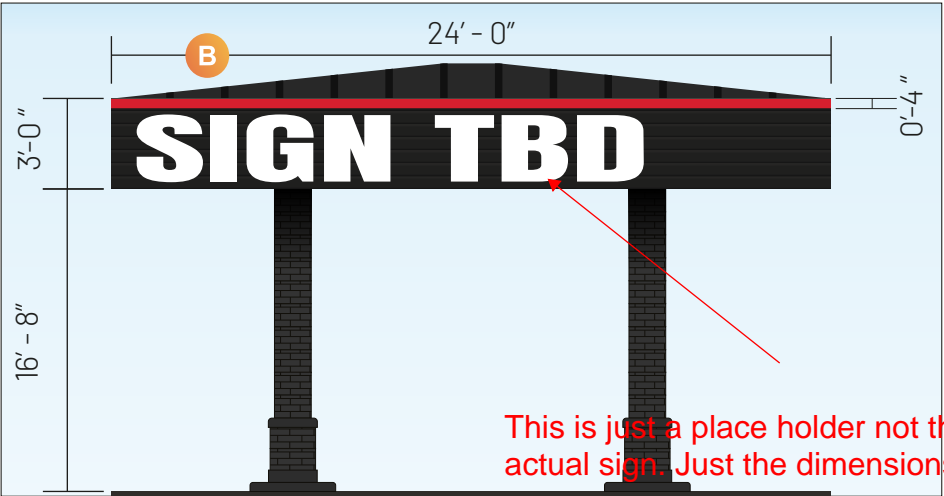
ELECTRICAL REQUIREMENTS
PRIMARY CIRCUIT
120 VOLTS / 20 AMPS
TOTAL AMP DRAW
120 VOLTS / 4.2 AMPS
TSCL#: 19248
PRIMARY ELECTRICAL TO SIGN BY OTHERS
SECONDARY LOAD 0.84 KVA

PROPOSED ELEVATION

REGULAR CANOPY



LEFT SIDE - DAY VIEW



RIGHT SIDE - DAY VIEW

Signage is internally illuminated.
Canopy band faces are not backlist or illuminated.

Quantity

4

Square Footage

TBD square feet

Square Footage Calculation

Code: N/A

Calculation: N/A

Allowed: N/A square feet

Description

Manufacture and install 2
illuminated channel letter

Color Key

- Red (Pantone 485C)
- White (#7328)
- Yellow (#135)

Installation requirements. All electrical signs provided by Artex Signs must be installed in full compliance with Article 600 of the 2020 National Electrical Code (NEC), as well as all relevant local electrical regulations. Grounding and bonding are mandatory. After installation, the disconnect switch must be positioned in accordance with 2020 NEC 600.6 (A) (1). All signs will have a visible UL Label on the finished exterior sign surface.

UL ELECTRICAL SIGNS
REGISTERED

ELECTRICAL REQUIREMENTS

PRIMARY CIRCUIT

120 VOLTS / 20 AMPS

TOTAL AMP DRAW

120 VOLTS / 4.2 AMPS

TSCL#: 19248

PRIMARY ELECTRICAL TO SIGN BY OTHERS

SECONDARY LOAD 0.84 KVA

B Illuminated Channel Letters

Scale: Not to Scale



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Manufacturing: 12999 Murphy Rd, Suite H2, Stafford, TX 77477
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MiniMax
13320 E. US HWY 290
Manor, TX, 78653
United States

Project No.
1508

Revision Dates
07.24.2025 - MC
07.25.2025 - MC
07.29.2025 - MC
08.01.2025 - MC

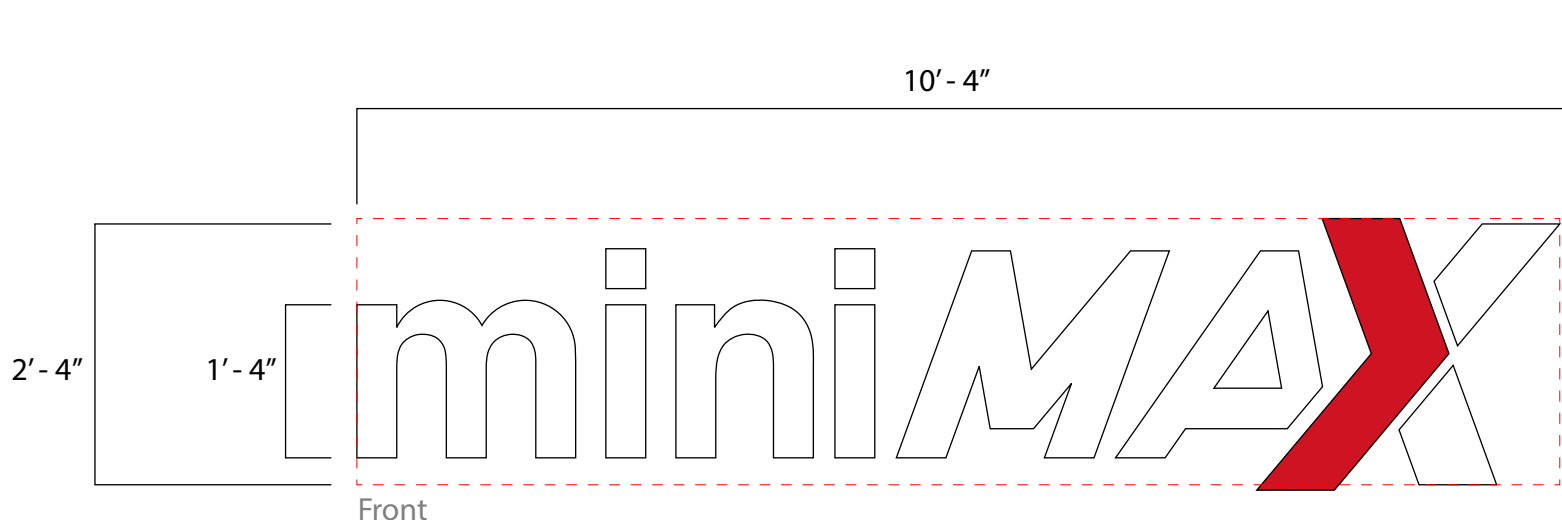
Approvals / Date

Customer:

Landlord:

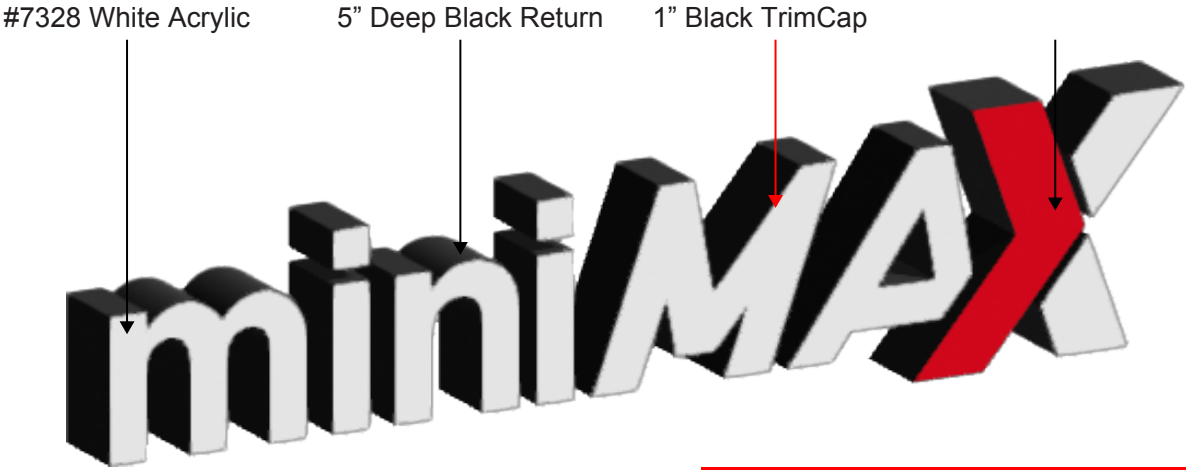
PROPOSED SIGN

DIESEL CANOPY



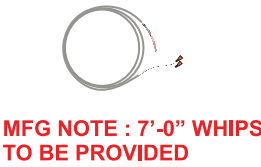
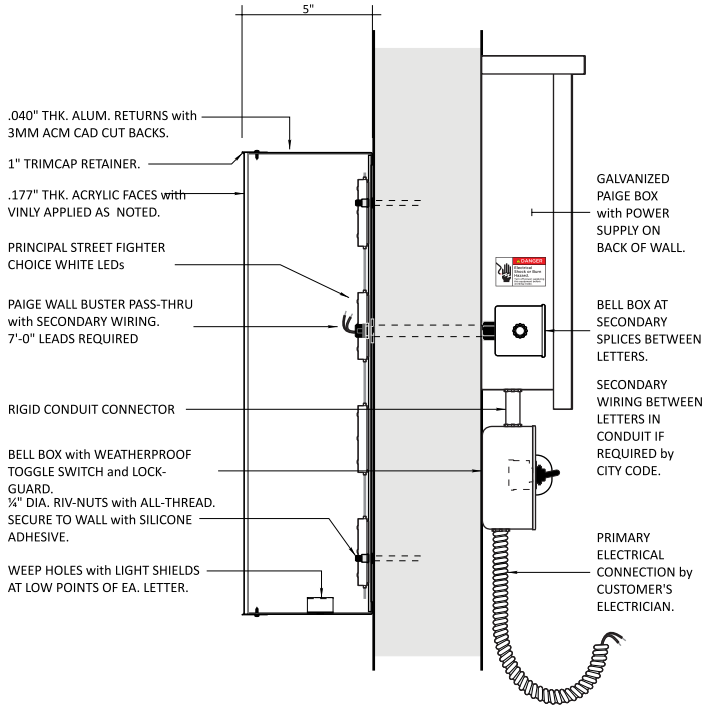
FABRICATION DETAILS

3/16" White Acrylic with Translucent Vinyl
(3M Perfect Match Red Pantone 186C)



Signage is internally illuminated.
Canopy band faces are not backlist or illuminated.

ATTACHMENT DETAILS



Quantity
2

Square Footage
24.10 square feet

Square Footage Calculation
Code: N/A

Calculation: N/A

Allowed: N/A square feet

Description

Manufacture and install 1
illuminated channel letter

Color Key

- Red (Pantone 186C)
- White (#7328)

Installation requirements. All electrical signs provided by Artex Signs must be installed in full compliance with Article 600 of the 2020 National Electrical Code (NEC), as well as all relevant local electrical regulations. Grounding and bonding are mandatory. After installation, the disconnect switch must be positioned in accordance with 2020 NEC 600.6 (A) (1). All signs will have a visible UL Label on the finished exterior sign surface.

ELECTRICAL SIGNS
REGISTERED

ELECTRICAL REQUIREMENTS
PRIMARY CIRCUIT
120 VOLTS / 20 AMPS
TOTAL AMP DRAW
120 VOLTS / 4.2 AMPS
TSCL#: 19248
PRIMARY ELECTRICAL TO SIGN BY OTHERS
SECONDARY LOAD 0.84 KVA

A Illuminated Channel Letters
Scale: Not to Scale



MiniMax
13320 E. US HWY 290
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United States

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07.25.2025 - MC
07.29.2025 - MC
08.01.2025 - MC

Approvals / Date

Customer:

Landlord:

PROPOSED SIGN

DIESEL CANOPY

Quantity

5

Square Footage

TBD square feet

Square Footage Calculation

Code: TBD

Calculation: TBD

Allowed: TBD square feet

Description

Manufacture and install 1 illuminated channel letter

Color Key

○ White (#7328)

Installation requirements. All electrical signs provided by Artex Signs must be installed in full compliance with Article 600 of the 2020 National Electrical Code (NEC), as well as all relevant local electrical regulations. Grounding and bonding are mandatory. After installation, the disconnect switch must be positioned in accordance with 2020 NEC 600.6 (A) (1). All signs will have a visible UL Label on the finished exterior sign surface.

ELECTRICAL SIGNS
REGISTERED

ELECTRICAL REQUIREMENTS

PRIMARY CIRCUIT

120 VOLTS / 20 AMPS

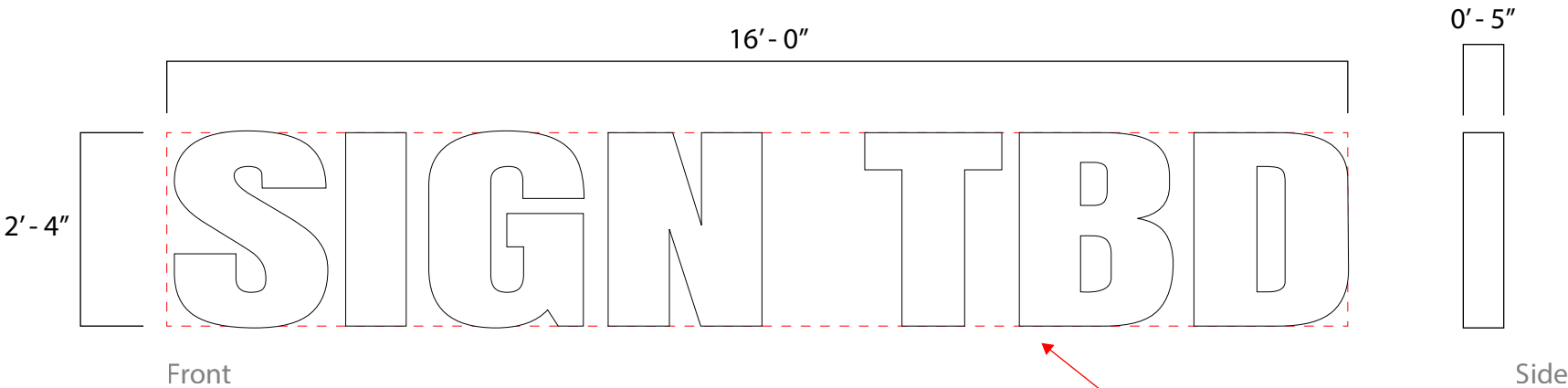
TOTAL AMP DRAW

120 VOLTS / 4.2 AMPS

TSCL#: 19248

PRIMARY ELECTRICAL TO SIGN BY OTHERS

SECONDARY LOAD 0.84 KVA



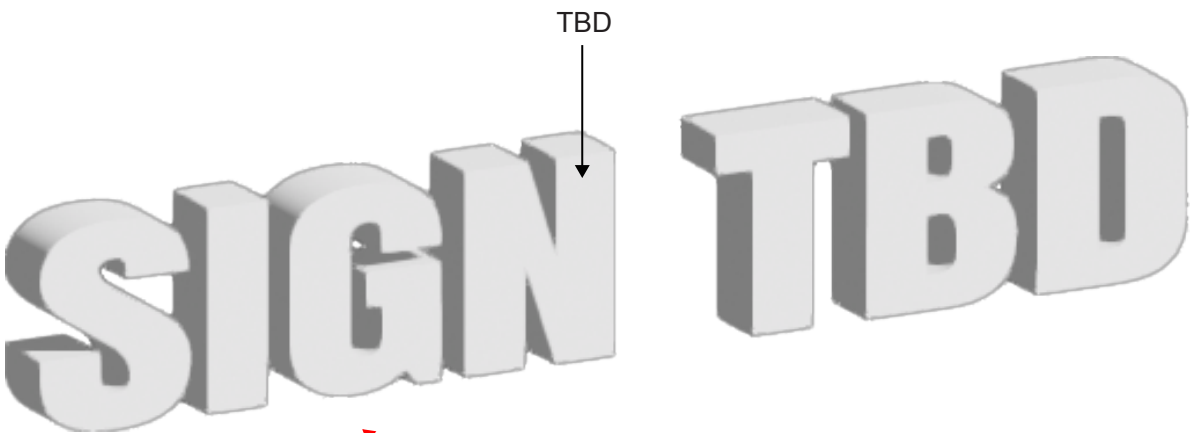
NIGHT VIEW

SIGN TBD

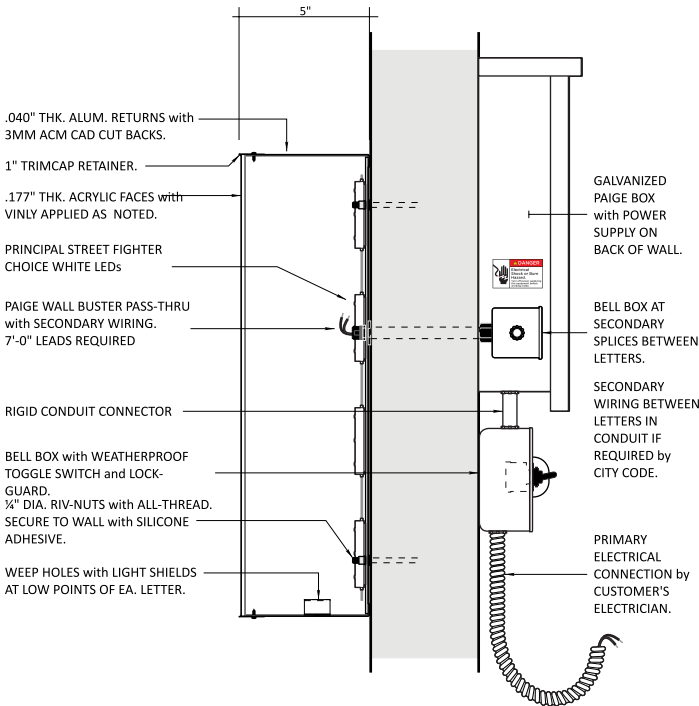
This is just a place holder not the actual sign. Just the dimensions

FABRICATION DETAILS

ATTACHMENT DETAILS



Signage is internally illuminated.
Canopy band faces are not backlist or illuminated.



MFG NOTE : 7'-0" WHIPS TO BE PROVIDED



Carling Technologies
SWITCH PLATE ON-OFF 15/32
Mfr. Part #:272-07293



B

Illuminated Channel Letters

Scale: Not to Scale

This is just a place holder not the actual sign. Just the dimensions



Showroom: 11581 TX Hwy. 6, Suite 00020, Sugar Land, TX 77478

Manufacturing: 12999 Murphy Rd, Suite H2, Stafford, TX 77477

sales@artexsigns.com | +1 409-423-9015 | www.artexsigns.com

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MiniMax

13320 E. US HWY 290
Manor, TX, 78653
United States

Project No.

1508

Revision Dates

07.24.2025 - MC

07.25.2025 - MC

07.29.2025 - MC

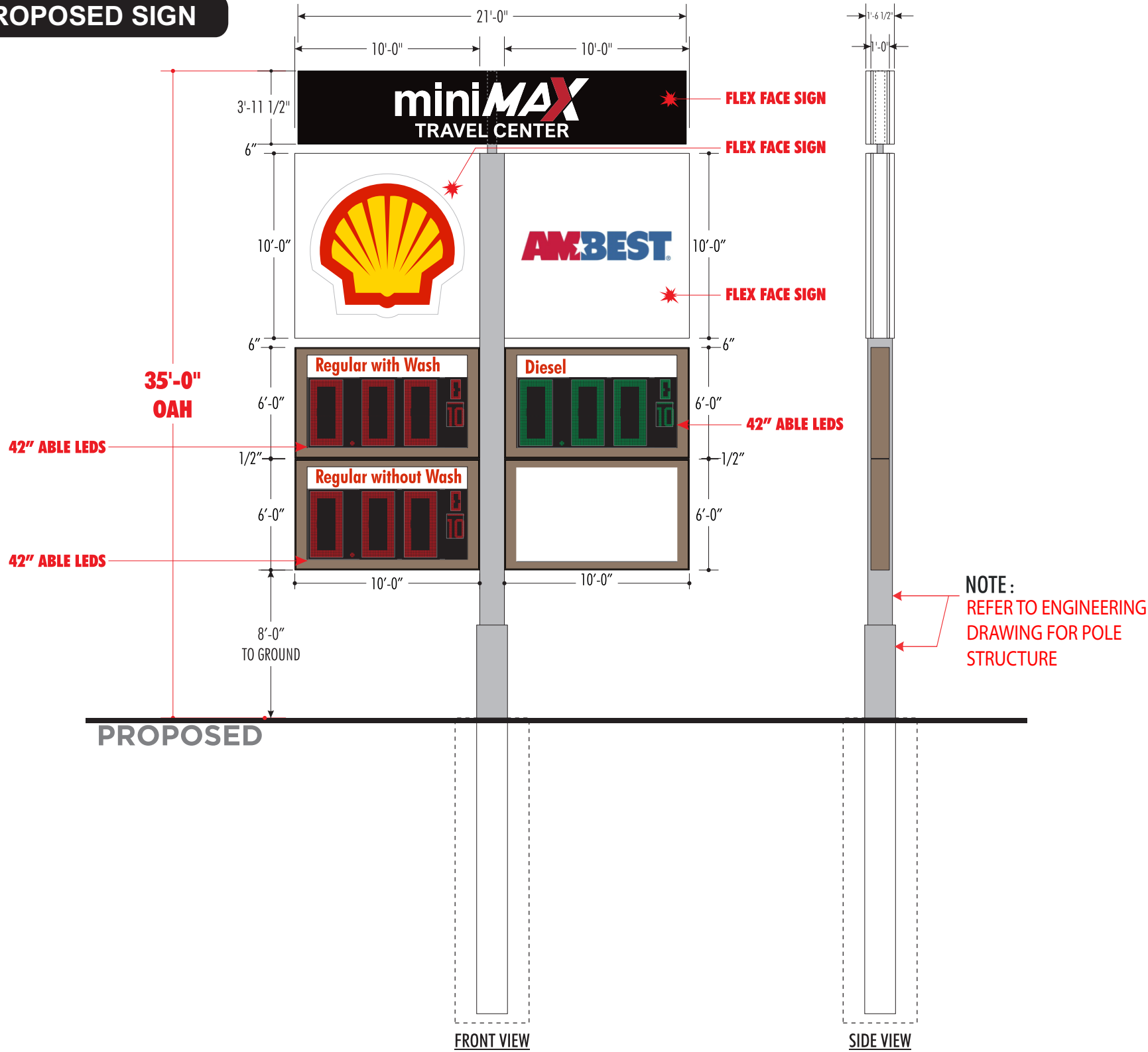
08.01.2025 - MC

Approvals / Date

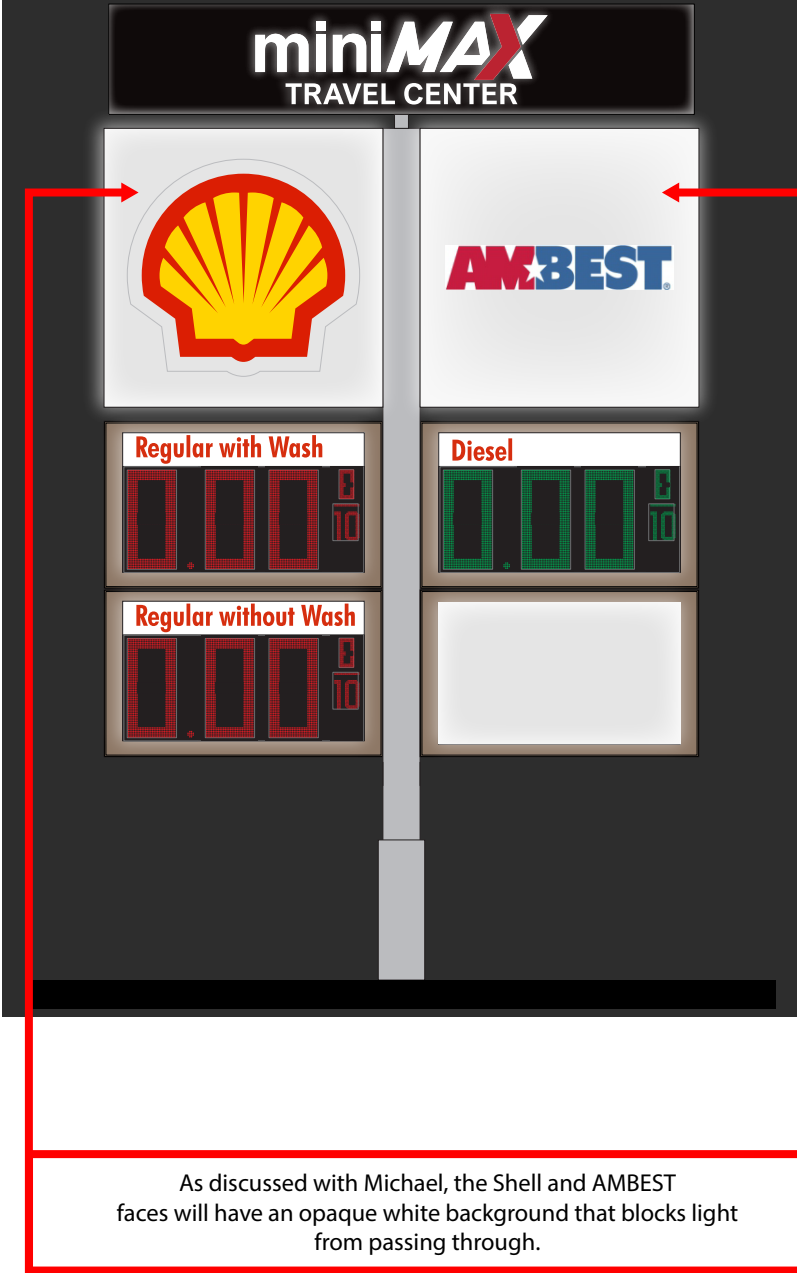
Customer:

Landlord:

PROPOSED SIGN



NIGHT VIEW



Quantity

1

Square Footage

735 square feet

Square Footage Calculation

Per conversation with Michael, Manor will reference the previously submitted sign plan for compliance.

Description

See fabrication details

Color Key

- Dark Gray
- Satin Black
- Red
- Yellow
- Blue

Installation requirements. All electrical signs provided by Artex Signs must be installed in full compliance with Artex 600 of the National Electrical Code (NEC), as well as all relevant local electrical regulations. Grounding and bonding are mandatory. After installation, the disconnect switch must be positioned in accordance with NEC 600.6 (A) (1).

DOUBLE FACE INTERNALLY-ILLUMINATED PYLON
Scale: Not to Scale



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MiniMax
13320 E. US HWY 290
Manor, TX, 78653
United States

Project No.
1415

Revision Dates
05.08.2025 - MC
05.21.2025 - MC
05.26.2025 - MC

Approvals / Date

Customer:

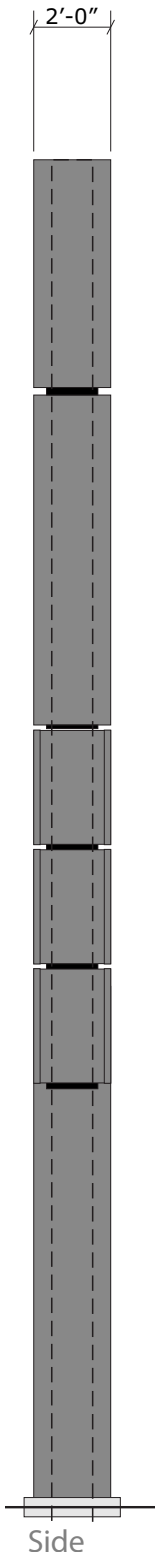
Landlord:

PROPOSED SIGN

SCOPE OF WORK

MANUFACTURE AND INSTALL:

- FABRICATED ALUMINUM MAIN I.D. CABINET WITH DARK GREY PAINTED FINISH AT FILLER.
- ALUMINUM FACES WITH ROUT-OUT OPENINGS FOR COPY AND BORDER. 3/4” THICK MILLED ACRYLIC PUSHED THROUGH OPENINGS.
- FIRST-SURFACE RED VINYL ON ACCENT FACES.
- 2” TALL X 9’-4” ALUMINUM REVEAL, PAINTED BLACK.
- (2) 120” X 72” DAKTRONICS ELECTRONIC MESSAGE CENTERS MOUNTED BACK-TO-BACK. DARK GREY PAINTED FINISH ON COMMON FILLER, 2” X 2” FACE RETAINERS, AND 2” DIVIDER BARS.
- WHITE POLYCARBONATE FACES WITH DIRECT-PRINTED GRAPHICS.
- WHITE LED ILLUMINATION.
- FABRICATED ALUMINUM SUPPORT COVER WITH DARK GREY PAINTED FINISH.
- STANDARD STEEL SUPPORT PIPE.
- CONCRETE MOW PAD.
- CONCRETE PIER FOUNDATION..



As discussed with Michael, the Fiery Grill, Flamin Burger, and Kona Moka faces will have an opaque white background that blocks light from passing through.

Quantity

1

Square Footage

350 square feet

Square Footage Calculation

Per conversation with Michael, Manor will reference the previously submitted sign plan for compliance.

Description

See fabrication details

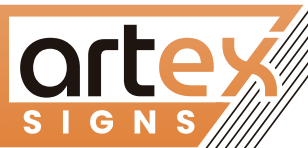
Color Key

- Dark Gray
- Satin Black
- White
- Red

Installation requirements. All electrical signs provided by Artex Signs must be installed in full compliance with Artex 600 of the National Electrical Code (NEC), as well as all relevant local electrical regulations. Grounding and bonding are mandatory. After installation, the disconnect switch must be positioned in accordance with NEC 600.6 (A) (1).

A DOUBLE FACE INTERNALLY-ILLUMINATED PYLON

Scale: Not to Scale



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MiniMax
13320 E. US HWY 290
Manor, TX, 78653
United States

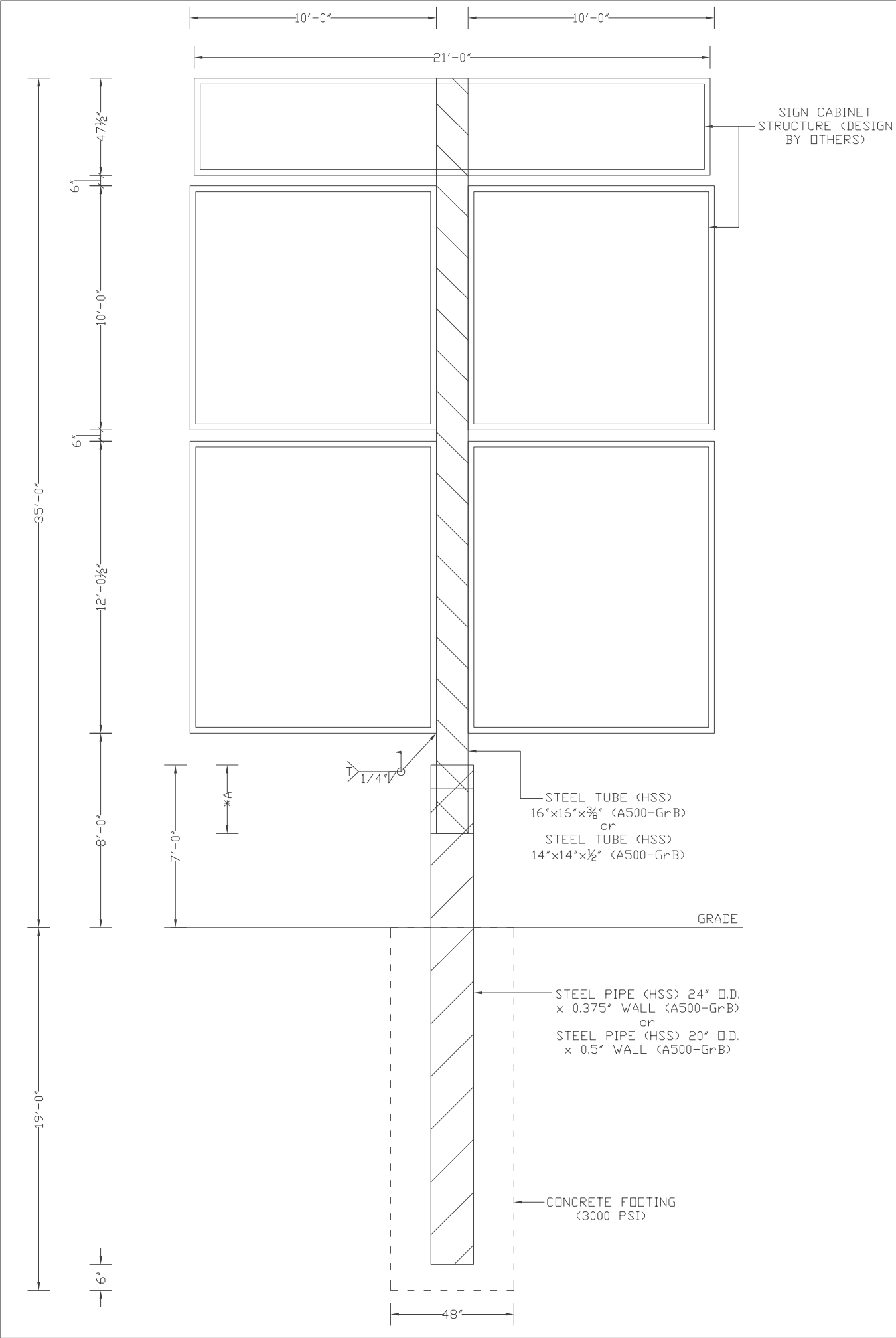
Project No.
1416

Revision Dates
05.07.2025 - MC
05.26.2025 - MC

Approvals / Date

Customer:

Landlord:



Design Support Steel

Section	Area (sq ft)	Shape Factor	Load (psf)	Force	Moment
Top Sign WL	84.00	1	28	2352	77616
Btm Signs WL	480.00	1	26	12480	237120
Btm Signs DL	480.00	1	10	4800	24000
Btm Supt WL	30.00	0.7	25	525	2100
				20157	340836

S > M / Fb = 340836 x 12 x 1.5 (SF) / 1 x 42000 = 142 in^3 < 145 in^3

Use Circular Steel Pipe (HSS) 20 in O.D. x 0.5 in Wall (A500-GrB)

Design 2nd Stage Support Steel

Section	Area (sq ft)	Shape Factor	Load (psf)	Force	Moment
Top Sign WL	84.00	1	28	2352	58800
Btm Signs WL	480.00	1	26	12480	137280
Btm Signs DL	480.00	1	10	4800	24000
				19632	220080

S > M / Fb = 22080 x 12 x 1.5 (SF) / 1 x 46000 = 87 in^3 < 106 in^3

Use Square Steel Tube (HSS) 14 in x 14 in x 1/2 in Wall (A500-GrB)

Foundation Design

P = 20157 x 1.5 / 1 = 20235.50

b = 48 in

S₁ = 2 x 150 x 18.5 / 3 = 1850

h = 340836 / 20157 = 16.91

A = 2.34 P / S x b = 2.34 x 20235.50 / 1850 x 4 = 9.56

d = A/2 [1 + sq rt {1 + (4.36 h / A)}]

d = 9.56 / 2 [1 + sq rt {1 + (4.36 x 16.91 / 9.56)}] = 18.89 ft < 19 ft

Use Concrete Footing 48 in Diameter x 19 ft Deep (3000 PSI)

NOTES:

- DESIGN IS BASED ON 2021 IBC - WIND SPEED OF 115 MPH (3-SEC GUST), EXPOSURE C, RISK CATEGORY II.
- THIS DESIGN IS INTENDED FOR A SINGLE (1) SIGN THAT SHALL BE INSTALLED AT THE ADDRESS SHOWN AND SHALL NOT BE USED FOR MULTIPLE SIGN/S AT THIS OR ANY OTHER LOCATION/S UNLESS CERTIFIED BY A PROFESSIONAL ENGINEER.
- ENGINEER IS NOT THE ENGINEER OF RECORD FOR THE OVERALL PROJECT AND SHALL ONLY BE RESPONSIBLE FOR THE DESIGN OF SIGN STRUCTURE FOR WHICH CALCULATIONS ARE SHOWN ON THIS PAGE. (SIGN CABINET STRUCTURE DESIGN SHALL BE PROVIDED BY OTHERS).
- ALL HSS TUBE SECTIONS SHALL MEET ASTM A500 GRADE-B WITH MINIMUM YIELD STRESS Fy=46 KSI.
- ALL HSS ROUND SECTIONS SHALL MEET ASTM A500 GRADE-B WITH MINIMUM YIELD STRESS Fy=42 KSI.
- ALL WIDE FLANGE SECTIONS SHALL MEET ASTM A992 WITH MINIMUM YIELD STRESS Fy=50 KSI.
- ALL PIPE (OTHER THAN HSS ROUND) SHALL MEET ASTM A53 GRADE-B WITH MINIMUM YIELD STRESS Fy=35 KSI.
- ALL OTHER STEEL INCLUDING CONNECTION PLATES, ANGLES, ETC. SHALL MEET ASTM A36 WITH MINIMUM YIELD STRESS Fy=36 KSI.
- ALL ALUMINUM USED SHALL BE GRADE 6053-T6 OR 6061-T6 OR EQUIVALENT WITH MINIMUM YIELD STRESS Fy=30 KSI.
- ALL STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325 UNLESS OTHERWISE NOTED AND SHALL BE GALVANIZED.
- ALL STEEL WELDING SHALL BE MADE WITH E70xx ELECTRODES AND SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS STANDARDS.
- ALL ALUMINUM WELDING SHALL BE MADE WITH E40xx ELECTRODES AND SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE AWS STANDARDS.
- SOIL REPORT WAS NOT FURNISHED. FOUNDATION IS BASED ON A ALLOWABLE BEARING OF 1500 PSF AND ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 150 PSF PER FOOT. BEARING PRESSURE VALUES SHALL BE VERIFIED PRIOR TO CONCRETE PLACEMENT.
- NORMAL WEIGHT CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI (ATTAINED IN 28 DAYS) SHALL BE USED. CARE SHALL BE TAKEN FOR NOT PLACING CONCRETE OVER SOIL FILL.
- FOUNDATION SHALL BE CONSTRUCTED IN NATURAL GROUND/EARTH (UNDISTURBED SOIL) ONLY. FOUNDATION SHALL NOT BE CONSTRUCTED/INSTALLED IN LANDSCAPE OR FILL MATERIAL.



SMB
ENGINEERING, LLC
WWW.SMB-ENGINEERING.COM
TEL: 832-443-7328

TEXAS REGISTRATION NUMBER : F-10116

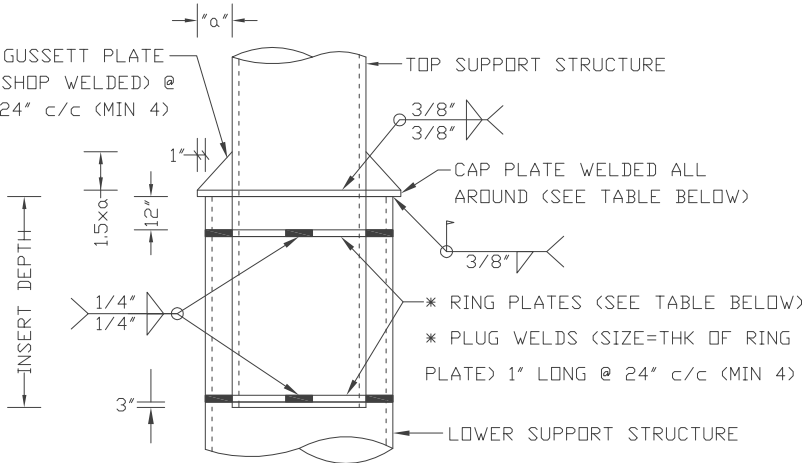
ARTEX SIGNS

SHELL

13320 E. US HWY 290,
MANOR, TX 78653

PRJ # : 25-C123	DWG BY : HMN	SCALE : NTS
DATE : MAR 2025	REV : 0	PAGE : 1 OF 1

*A (TRANSITION DETAILS)



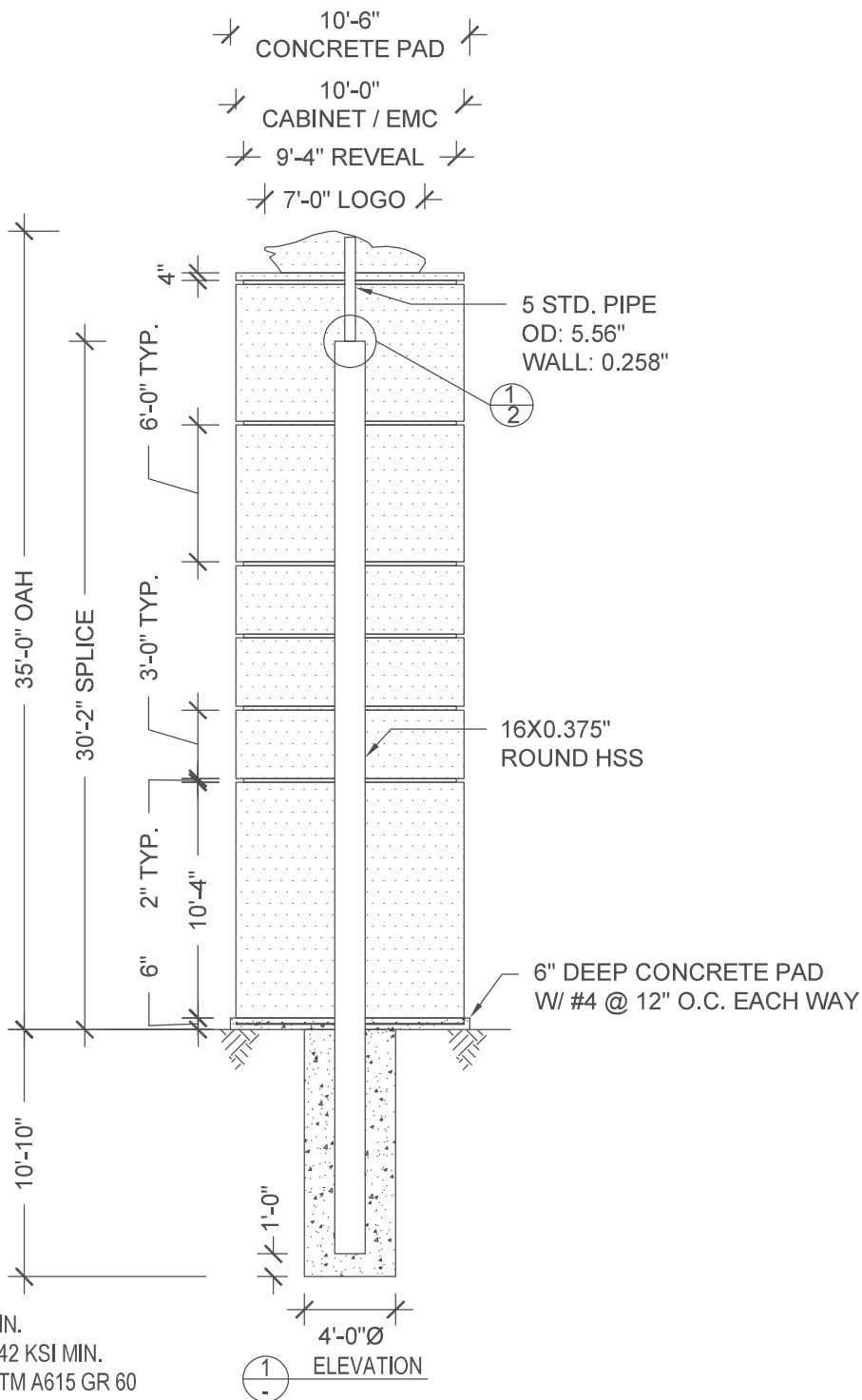
TOP SUPPORT SIZE	8"	10"-18"	20"-24"	30"-36"
INSERT DEPTH	30"	36"	48"	60"
CAP PLATE	3/4"	3/4"	3/4"	1"
RING/GUSSET PLATE	1/2"	1/2"	3/4"	3/4"



12396 WORLD TRADE DRIVE, SUITE 312
 SAN DIEGO, CA 92128
 PROJECTMANAGER@SULLAWAYENG.COM
 PHONE: 1-858-312-5150 FAX: 1-858-777-3534

PROJECT: MINIMAX EXPRESS CAR WASH, 13320 E. US HWY. 290, MANOR, TX
 PROJECT #: 50786
 CLIENT: ARTEX SIGNS

DATE: 04/1/2025
 ENGINEER: AJ
 LAST REVISED:



4/2/2025



CERTIFICATE OF AUTHORITY
 NO. F-14143

GENERAL NOTES

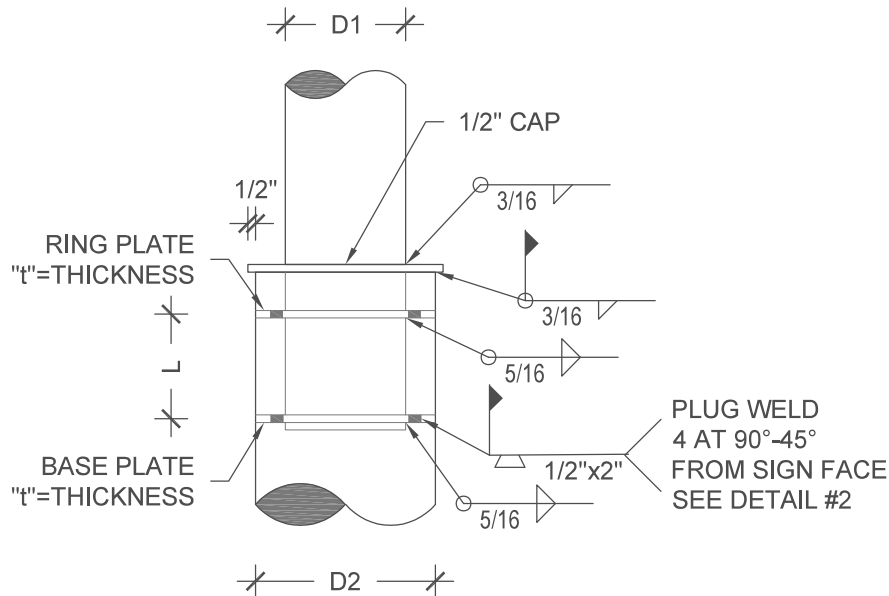
- DESIGN CODE: IBC 2015
- DESIGN LOADS: ASCE 7-10
- WIND VELOCITY 115 MPH EXPOSURE C
- CONCRETE 2500 PSI MINIMUM
- PIPE STEEL ASTM A53 GR. B, $F_y = 35$ KSI MIN.
- ROUND HSS STEEL ASTM A500 GR. B, $F_y = 42$ KSI MIN.
- STEEL REINFORCEMENT IN CONCRETE ASTM A615 GR 60
- PROVIDE MIN. 3" CLEAR COVER ON ALL STEEL EMBEDDED IN CONCRETE WHEN CAST AGAINST SOIL
- LATERAL SOIL BEARING PER IBC CLASS 4 (150 PSF/FT)
- PROVIDE PROTECTION AGAINST DISSIMILAR METALS
- ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION



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PROJECT: MINIMAX EXPRESS CAR WASH, 13320 E. US HWY. 290, MANOR, TX
 PROJECT #: 50786
 CLIENT: ARTEX SIGNS

DATE: 04/01/2025
 ENGINEER: AJ
 LAST REVISED:



① SPLICE DETAIL, TYP.

NOTES:

1. THIS DETAIL MAY BE USED FOR PIPE AND SQUARE TUBE SECTIONS.
2. $L = 1.5 \times D1$ OR 12", WHICHEVER IS LARGEST

THICKNESS (t)

FOR D1 THRU 16" DIA., USE $t = 1/2"$ PL.

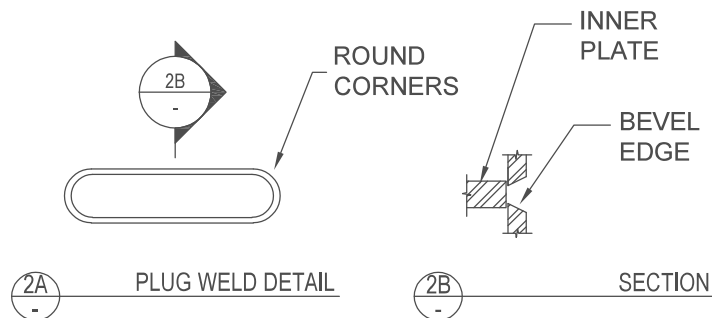
FOR 16" DIA. < D1 < 30" DIA., USE $t = 3/4"$ PL.

FOR D1 > 30" DIA., USE $t = 1"$ PL.

4/2/2025



CERTIFICATE OF AUTHORITY
 NO. F-14143





PROJECT: MINIMAX EXPRESS CAR WASH
 PROJ. NO.: 50786
 CLIENT: ARTEX SIGNS

DATE: 04/01/2025
 ENGINEER: AJ

V5.5

units; pounds, feet unless noted otherwise

Applied Wind Loads; from ASCE 7-10 (LRFD):

$F = q_z * G * C_f * A_f$ with $q_z = 0.00256 K_z K_{zt} K_d V^2$ (29.3.2 & 29.4)
 $C_f = 1.621$ (Fig. 29.4-1) max. height= 35.00
 $K_{zt} = 1.0$ (26.8.2) (=1.0 unless unusual landscape)
 K_z = from table 28.3-1 Exposure= c
 $K_d = 0.85$ for signs (table 26.6-1)
 $V = 115$ mph
 $G = 0.85$ (26.9) weight= 3.402 kips
 $s/h = 1.000$ $M_{DL} = 0.00$ k-ft
 $B/s = 0.29$

Pole Loads	structure component	height at section c.g.	K_z	q_z	pressure $q_z * G * C_f$	A_f	shear	Wind Moment M_w
	1	0.25	0.850	24.5	33.71	5.25	177	44
	2	5.67	0.850	24.5	33.71	103.33	3484	19741
	3	12.92	0.850	24.5	33.71	41.48	1398	18060
	4	17.50	0.876	25.2	34.74	49.77	1729	30261
	5	20.25	0.903	26.0	35.82	4.98	178	3610
	6	22.75	0.922	26.5	36.58	45.00	1646	37453
	7	25.75	0.946	27.2	37.54	15.00	563	14498
	8	26.58	0.953	27.42	37.79	1.56	59	1563
	9	28.33	0.967	27.83	38.36	33.33	1279	36230
	10	30.08	0.980	28.20	38.87	1.66	65	1941
	11	31.42	0.990	28.48	39.25	25.01	981	30835
	12	32.75	0.997	28.69	39.53	1.56	61	2014
	13	33.00	0.999	28.75	39.63	3.33	132	4359
	14	34.08	1.0052	28.93	39.87	8.92	356	12119
					sums:	340.17	12108	212.73 (M_w) k-ft arm= 17.6
for s/h=1, add 10% (asce fig. 29.4-1):					x 1.10			234.00
					$P_u = 4.08$ kip		$M = 234.00$ k-ft	$M = \sqrt{M_{DL}^2 + M_w^2}$
$M_u = \sqrt{1.2 M_{DL}^2 + 1.0 M_w^2} =$					234.00 k-ft			

Pole Design

section; Pipe

$M_u \leq \phi M_n$ with $M_n = f_y Z$	$f_y = 42$ ksi	$\phi = 0.9$				
H	M_u (k-ft)	Z req'd. (in)	Size (in)	t (in)	Z	USE
at grade	234.00	74.29	16	0.375	91.6	16x0.375" Round HSS, $\phi M_n = 269$ k-ft
splice at 30.166 ft	3.15	1.0	2.5	0.203	1.4	5 Std. Pipe, $\phi M_n = 17.9$ k-ft ($F_y = 35$ ksi)

Footing Design

footprint: round

$\omega = 1.33$	IBC 1605.3.2	IBC Table 1806.2, sections 1806.3.4, 1807.3.2	$S = (2 \times 1.33 \times 150 \text{ psf/ft})$
$P = 9.66$ kip		$S_1 = S \times d / 3$	$A = 2.34 \times P / (S_1 \times b)$ $S = 400$
$S_1 = 1444$		$d = 0.5 \times A (1 + (1 + 4.36 \times h/A)^{.5})$	IBC 1807.3.2.1
$A = 3.91$			

footing: 4' - 0" dia.

10' - 10" deep

DATE: 4/1/2025
ENGINEER: AJ

units; pounds, feet unless noted otherwise

[illegible]

Pipe	D=	5.56	in					
<u>Splice at 30'-2"</u>	t=	0.258	in	E=	29	x10e6	psi	
	L=	4.83	ft	Fy=	35	ksi		
	J=	30						
	C=	11	in3				C=2J/d	J=pie/32(d^4-(d-2t)^4)
T _n =F _{cr} C				φ=	0.9		AISC H3	
F _{cr} =1.23E / (sqrt(L/D)(D/t)^1.25)				F _{cr} =	237.9	ksi	max;	F _{cr} = 237.9 ksi
F _{cr} =0.6E / ((D/t)^1.5)				F _{cr} =	173.9	ksi		
F _{cr} < 0.6F _y				0.6F _y =	21	ksi		F _{cr} = 21.0 ksi
T _u =	3.06	k-ft	(1.531k*0.2*(10'-0"))				(Splice @ 30'-2")	
φT _n =	206	k-in		17	k-ft		(T _u /φT _n) ² =	0.032
M _u /φM _n + (T _u /φT _n) ² =				0.21	(Mu, φMn= See page#3)			OK