

2101 W Atlantic Blvd Pompano Beach FL 33069
And
2099 W Atlantic Blvd Pompano Beach FL 33069
Master Sign Program Narrative

1) Sign Location:

All tenant signage shall be centered vertically and horizontally within designated signage band areas as indicated on Elevation pages in the white boxes with red dotted outline and are subject to landlord approval and must conform to the guidelines as defined in the approved Master Sign Plan for this property.

Tenant Channel message components shall be installed on raceway onto the designated tenant facade area. Message centered top / bottom / left / right within the sign band area, as shown. Refer to (020 Wall Sign Construction Details and 022 Wall Sign Materials), for mounting details and specifications.

2) Number of Signs:

All tenant signage shall be limited to one illuminated sign per tenant elevation as depicted on Elevation Pages. Corner tenants shall be allowed one additional sign on the approved elevation, pursuant to City of Pompano Beach Sign Code Standards. In addition, selected tenants may be allowed identification onto the existing Ground Sign, subject to the existing allowable sign cabinet structures without any additions to the existing display dimensions. All tenant placements subject to landlord approval and must follow guidelines as defined in the approved Master Sign Plan for this property.

3) Sign Heights and Placements: (sign structure and sign text):

All tenant signage shall be limited to a 1 or 2 lines of copy signage.

One line copy signage letter height is 45" and Logo height is 45" (logo max length 25% of signable area).

Two lines copy signage letter is height 20", with 5" space between lines and logo height 45" (logo max length 25% of signable area).

Tenant signage to be limited within the signable area, shown as the white boxes with red dotted line area and centered within the designated tenant signable area. (the red dotted area is the 75% of the tenant frontage width). When two or more bays are

combined for the use of a single tenant, the sign area will be limited to 10% of tenant's frontage area (height by length) along the building facade; up to 200 Sf. Maximum (Sign Code Sec. 156.07(B)).

All square footage allowances and placement standards shall be per in accordance with City of Pompano Beach Sign Code, Table 156.07(B): Building Signage Standards for Non-Residential Tenant Signage.

All Tenant Sign subject to landlord approval and must follow fabrication and finish guidelines as defined in the approved Master Sign Plan for this property.

Non illuminated signs are allowed and they have to use the same structural details as (020 Wall Sign Construction Details and 022 Wall Sign Materials). All signs to be manufactured channel letters mounted on raceway, 5" deep.

4) Font Type and Colors:

Wall signs shall be limited to Tenant's store name or trade name only.

Allowed Colors are:

Faces: Red #2793 Acrylic, Green #2030 Acrylic, Blue #2114 Acrylic.

Trims and Returns: Black.

Allowed Font is:

Any font from the Helvetica family.

Registered and trademarked logos, colors and fonts are allowed, and exempt from font and color criteria requirements.

Note: ® and ™ Symbols are not allowed.

5) Method of Illumination and Illumination Color:

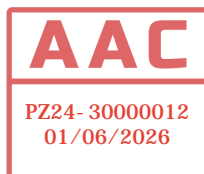
Tenant Channel message components shall be internally illuminated with low voltage, energy efficient 6500 Kelvin LEDs. The LEDs color Must match the acrylic face color.

Example: Red Channel letter faces shall use RED LED's. Green Channel letter faces shall use GREEN LED's. Blue Channel letter faces shall use BLUE LED's.

6) Existing Ground Signage:

Select Tenants shall be allowed to display their business onto the existing Ground Sign displays, with prior Landlord approval. All tenant panels shall be manufactured from 3/16" thick impact resistant translucent #7328 white modified acrylic with translucent graphics applied first surface. Tenants must use only font from the Helvetica family, in Red color.

Registered and trademarked logos, colors and fonts are allowed, and exempt from font and color criteria requirements.



Note: ® and ™ Symbols are not allowed.

Important Note: No additional panels, cabinets, lettering shall be applied and / or affixed to this existing Ground Sign. Existing display structure and number of tenant display(s), as shown, may not be altered in any way, shape or form, other than required lighting maintenance and/or face changes. Any alteration to structure and / or tenant signage cabinet sizes / quantities will require the display to conform with the current City of Pompano Beach sign code requirements of height, square footage and standards. The existing monument sign has been identified as legally nonconforming. All future signs must comply with the current Sign Code and the approved Master Sign Program.

A nonconforming on-premise sign shall not be moved, in whole or in part, to another location on or off the parcel of land on which it is located, unless the entire structure thereafter conforms to the requirements of 156.17 NONCONFORMING SIGNS.

Normal repairs and maintenance to a nonconforming sign that are required to keep the sign in a safe condition are permitted and do not trigger full compliance with the Code.

Nonconforming on-premise signs shall be removed or brought into compliance with the standards of the Sign Code when any of the following conditions occur:

More than 50% of the sign structure is destroyed or damaged, regardless of replacement value.

The sign has structural inadequacies that affect its aesthetic appearance or purpose.

There is a change in ownership of the business.

There is a change of tenant in the business.

There is a change of business requiring a new business tax receipt or certificate of occupancy.

The business or building has been abandoned.

An applicable amortization period has expired.

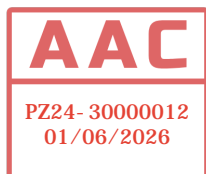
7) New Free-Standing Sign Requirements:

Not be constructed or erected closer than four feet to any right-of-way and no closer than ten feet to any adjacent property line.

Have a maximum height of 16 feet.

Include a base that is at least 50% the width of the sign face.

Not encroach into sight visibility triangles.



Incorporate landscaping elements around the base. The landscaping shall consist of native vegetation and an irrigation plan. Dimensions must extend at least three feet in all directions from the base and must not obscure the address.

Not be located in required tree planting areas.

Incorporate the address number of the building, with numbers sized between six and ten inches.

One free standing sign per 200 LF of frontage or major fraction thereof, sign = 48 SF plus 1 SF for each 2 LF above 100'. However, in no case shall the sign area be greater than 150 SF. The smallest ROW (right of way) is 277.51' (located at west side property over W. Atlantic Blvd) The max sign area by calculation is: $277.5 - 100 = 177.5 / 2 = 88.7 + 48 = \mathbf{136.7 \text{ Maximum SF}}$.

If landscaping requirements impact the required parking area, adjustments can be made to landscaping dimensions to meet parking requirements.

None of the requirements should create any non-conformities on the site.

8) Tenant Storefront Glass Entrance Door Graphics:

Per Sec 156.08(5): Total aggregate window signage, shall not exceed 20% of the total window glass area with a maximum of 6" in letter heights.

Letter Style: Any font from the Helvetica family. Tenant Lettering Color: 3M White #7725-10 applied 1st surface to glass surface of entrance door.

09) Existing Conditions and Compliance to the Master Sign Plan:

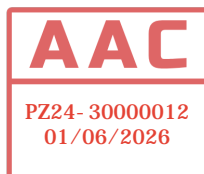
Current Existing tenant signage conforms to the "spirit" of this new Master Sign Plan however, manufacturing processes, depth of lettering, distance from wall and halo lighting differ greatly. New tenants are to conform with the provisions of this Master Sign Plan and are to follow all provisions as set forth.

In order to ensure timely and correct approval by City of Pompano Beach Permit Staff, tenants must submit their plans and permit documents electronically to the Landlord or the Landlords Designated Architectural Review Specialist for review and approval prior to submittal to the City of Pompano Beach.

Any permit application submitted to the City of Pompano Beach for Permit consideration without the proper review and approval by the Landlord or the Landlords Designated Architectural Review Specialist will be considered invalid.

10) Window Graphics:

Per Sec 156.08(5): Total aggregate window signage, shall not exceed 20% of each window area, Individual lettering cannot exceed 6" in height.



Graphics can be configured in any way onto the glass surface as long as combined graphic area does not exceed 20% of the individual window.

Letter Style: Any font from the Helvetica family. Tenant Lettering Color: 3M White #7725-10 applied 1st surface to glass surface of the window.

11) If additional sign is proposed that is not stated in this Master Sign Program, it will be subject to review under Ch. 156.

12) If proposing signs not approved in this Master Sign Program, the program must be modified and receive approval from the Architectural Appearance Committee"

