

1301 Southwest 1st Court,  
Pompano Beach, FL, USA

**IDEALC**

 **MASTER SIGN PROGRAM**

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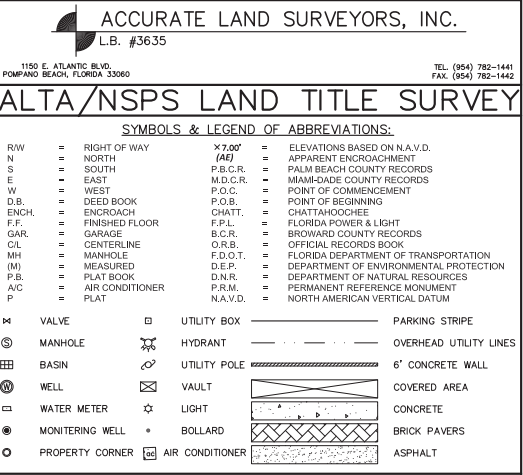




**ALL VENUE**  
**INC**

## AAC

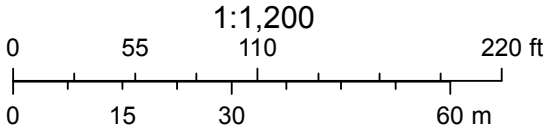
# 01 SURVEY PLAN



Property Id: 494203130020      \*\*Please see map disclaimer



August 20, 2025





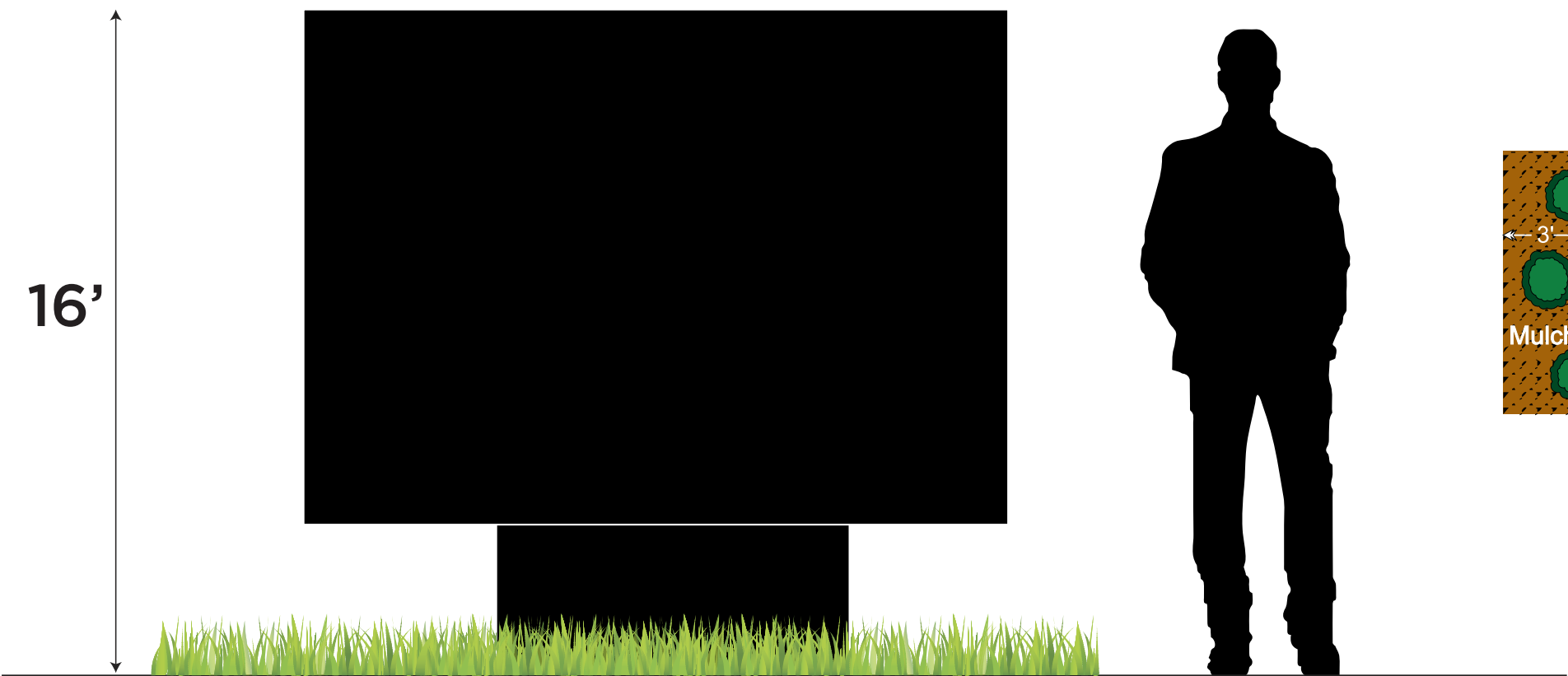
EXISTING SIGNAGE: HOUSE OF WRAPS *Only for Reference*



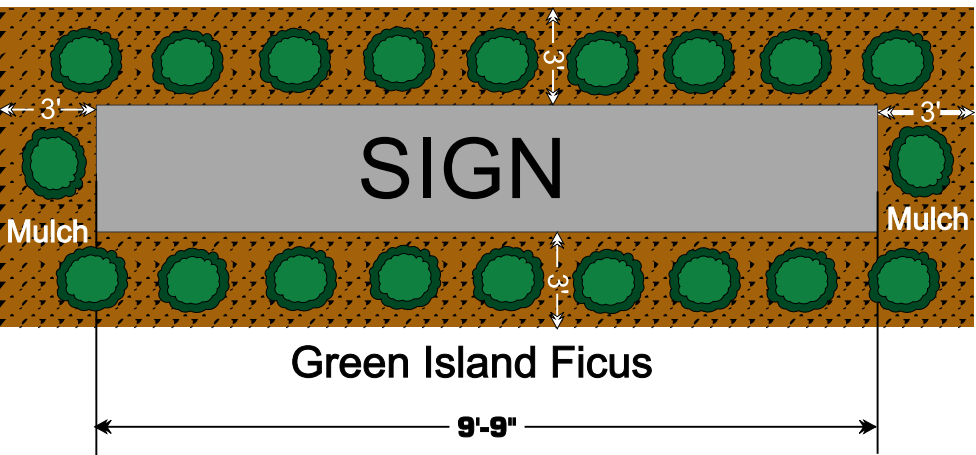
**EXISTING SIGNAGE:** DECLARATION DEFENSE *Only for Reference*

**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 CONSISTING 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.
- BASE SHOULD BE AT LEAST 50% THE WIDTH OF THE SIGN FACE.



## Landscape Plan



Top View

Note:  
Green Island Ficus Planted  
close to the Sign base  
with no lawn (sod) at base of Sign.  
Mulch will be spread around the plants.



EXISTING SIGNAGE: DOUBLE SIDED PYLON



06 DOUBLE SIDED ILLUMINATED PYON SIGN

SIGN CRITERIA

THIS EXHIBIT OUTLINES THE TENANT SIGN CRITERIA FOR THE COMMERCIAL TENANT SPACES AT 1301 SW 1ST COURT, LOCATED ON THE SOUTHWEST CORNER OF W. ATLANTIC BOULEVARD (SR 814) AND S. ANDREWS AVENUE (CR 811A) IN POMPANO BEACH, FL 33062. TENANTS ARE REQUIRED TO SUBMIT DETAILED, DIMENSIONED DRAWINGS INDICATING GRAPHIC CONTENT, COLORS, LETTER STYLES, CONSTRUCTION METHODS, AND FASTENING DETAILS TO BOTH THE LANDLORD AND THE CITY OF POMPANO BEACH FOR APPROVAL. NO SIGN FABRICATION OR INSTALLATION MAY BEGIN UNTIL WRITTEN APPROVALS ARE OBTAINED.

GENERAL REQUIREMENTS

- ALL SIGNS SHALL BE CENTERED VERTICALLY AND HORIZONTALLY ON THE SIGN BAND ABOVE THE DEMISED PREMISES (SEE SHEET XXX).
- ALL SIGNS MUST BE FABRICATED AND INSTALLED BY A LICENSED CONTRACTOR AND MUST COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES.

TENANT SIGN OPTIONS

- INTERNALLY ILLUMINATED FRONT-LIT CHANNEL LETTERS WITH 1/8”-3/16” ACRYLIC FACES IN APPROVED TENANT LOGO COLORS, FLUSH MOUNT.
- ACRYLIC DIMENSIONAL LETTERS WITH A DEPTH OF 3/8”-1/2” IN TENANT LOGO COLORS, FLUSH MOUNT.

SIGNS UTILIZING LEGALLY REGISTERED LOGOS, TRADEMARKS, OR BRAND-SPECIFIC FONTS/COLORS THAT DIFFER FROM THESE CRITERIA MAY BE PERMITTED WITH APPROVAL FROM THE LANDLORD AND THE CITY OF POMPANO BEACH PLANNING & ZONING DEPARTMENT.

LETTER SIZE & SIGN AREA

- ONE-LINE SIGNS: LETTERS MUST BE A MAXIMUM 40” IN HEIGHT.
- TWO-LINE SIGNS: EACH LINE MUST FIT PROPORTIONALLY WITHIN THE DESIGNATED SIGN BAND. BOTH LINES TOGETHER CANNOT EXCEED 40” TOTAL SIGN HEIGHT.
- MAXIMUM ALLOWABLE SIGN AREA: 10% OF TENANT’S FRONTAGE ALONG THE BUILDING FAÇADE, NOT TO EXCEED 200 SQ. FT.

FONT & DESIGN STANDARDS

- ACCEPTABLE FONTS: STRAIGHT OR ITALIC STYLES SIMILAR TO **ARIAL BOLD**, TIMES NEW ROMAN, **CANDARA BOLD**, **AZO SANS BOLD**, OR BANK GOTHIC (OR COMPARABLE).
- FACE COLOR SHALL BE UNIFORM AS INDICATED ON THE APPROVED PALETTE.
- RETURNS SHALL BE BLACK.
- WINDOW GRAPHICS NOT TO EXCEED 20% OF THE GROSS WINDOW AREA PER TENANT FRONTAGE.

REAR DOOR IDENTIFICATION

- EACH TENANT SHALL INSTALL ONE (1) IDENTIFICATION SIGN ON THE REAR SERVICE DOOR IN BLACK VINYL LETTERS, MAXIMUM 4” HIGH.
- ADDRESS NUMBERS WILL BE PROVIDED AS PART OF THE BASE BUILDING DESIGN.

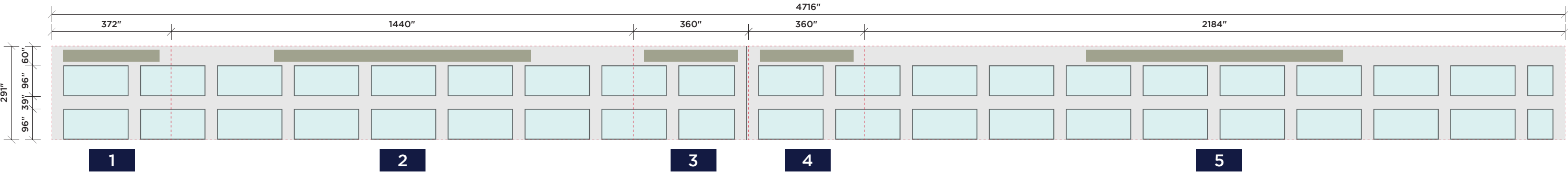
UPPER SIGN BAND: CHANNEL LETTER OR DIMENSIONAL LETTER SIGN  
LOWER SIGN BAND: DIMENSIONAL LETTER ONLY.

COLOR PALETTE; STANDARD COLORS

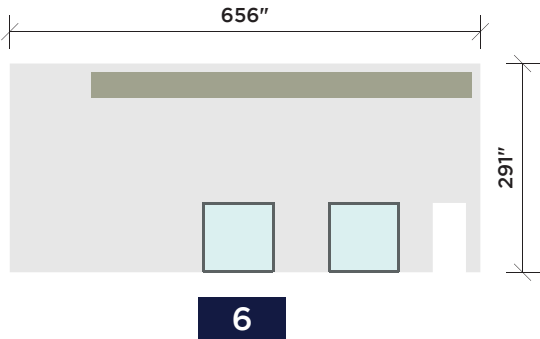
WHITE	<div></div>	RED PMS 485c	<div></div>
BLACK	<div></div>	GREEN PMS 354c	<div></div>
DAY/NIGHT	<div></div>	NAVY BLUE PMS 294c	<div></div>

# IDEALC MASTER SIGN PROGRAM

FRONT ELEVATION



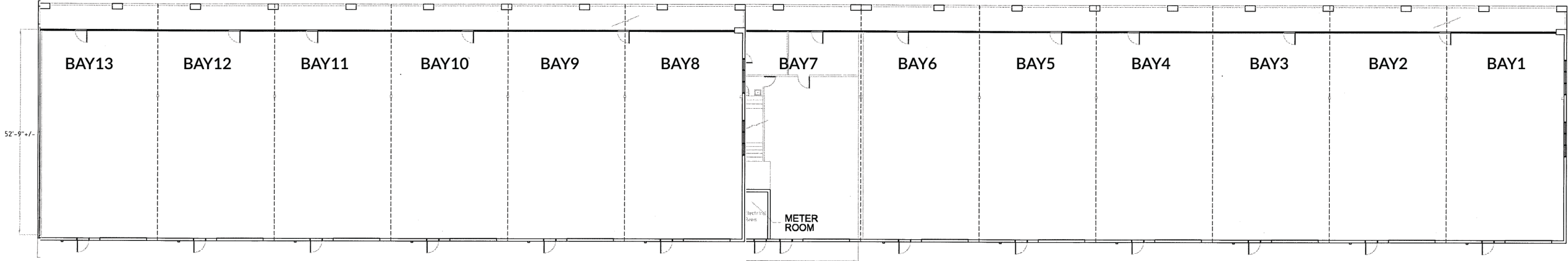
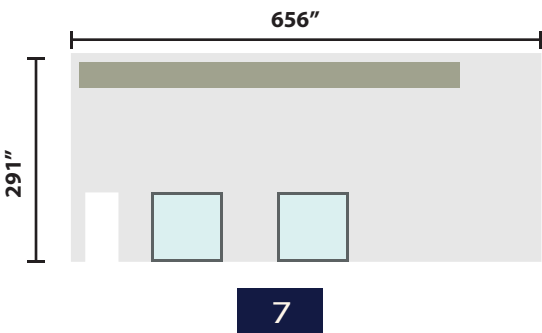
EAST ELEVATION



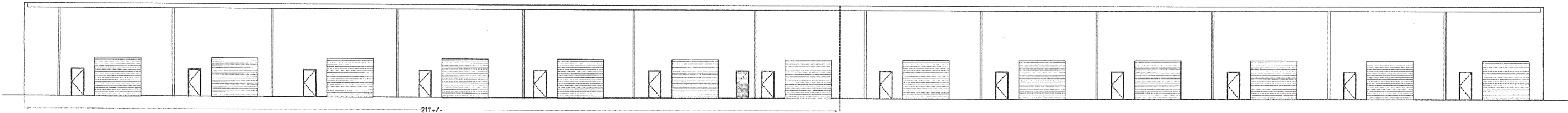
DETAIL

NUMBER	AREA SIZE	CURRENT	CURRENT SIGN SIZE	MAXIMUM SIGN AREA
1	751.75 SQ FT	HOUSE OF WRAPZ	13.33 SQ FT	75.175 SQ FT
2	2910 SQ FT	SPECIALTY FLOORING	-	200 SQ FT
3	727.5 SQ FT	BROOKE RACE EXHAUSTS	-	72.75 SQ FT
4	727.5 SQ FT	NKR DIESEL	-	72.75 SQ FT
5	4413.5 SQ FT	DECLARATION OF DEFENSE	197.25 SQ FT	200 SQ FT
6	1325.66 SQ FT	EAST ELEVATION	68.49 SQ FT	132.566 SQ FT
7	1325.66 SQ FT	WEST ELEVATION	68.49 SQ FT	132.566 SQ FT

WEST ELEVATION



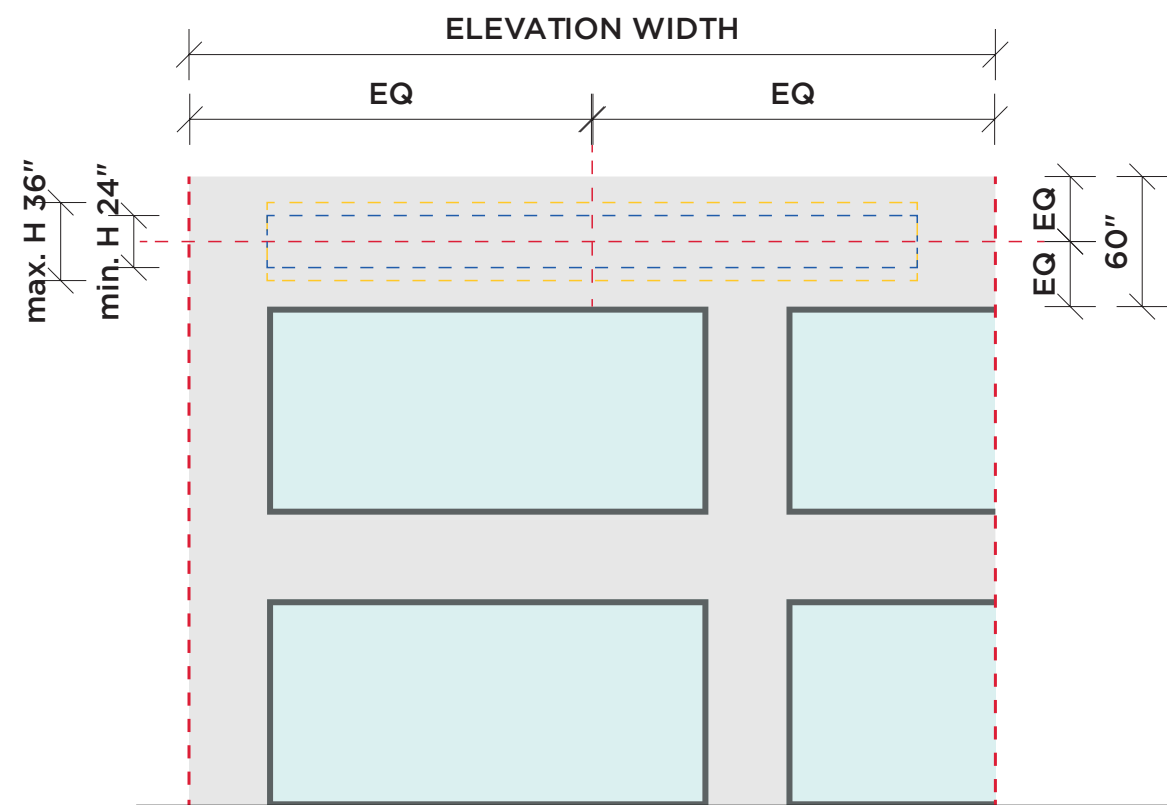
EXISTING OVERALL BUILDING PLAN  
SCALE: 1/16"=1'-0"



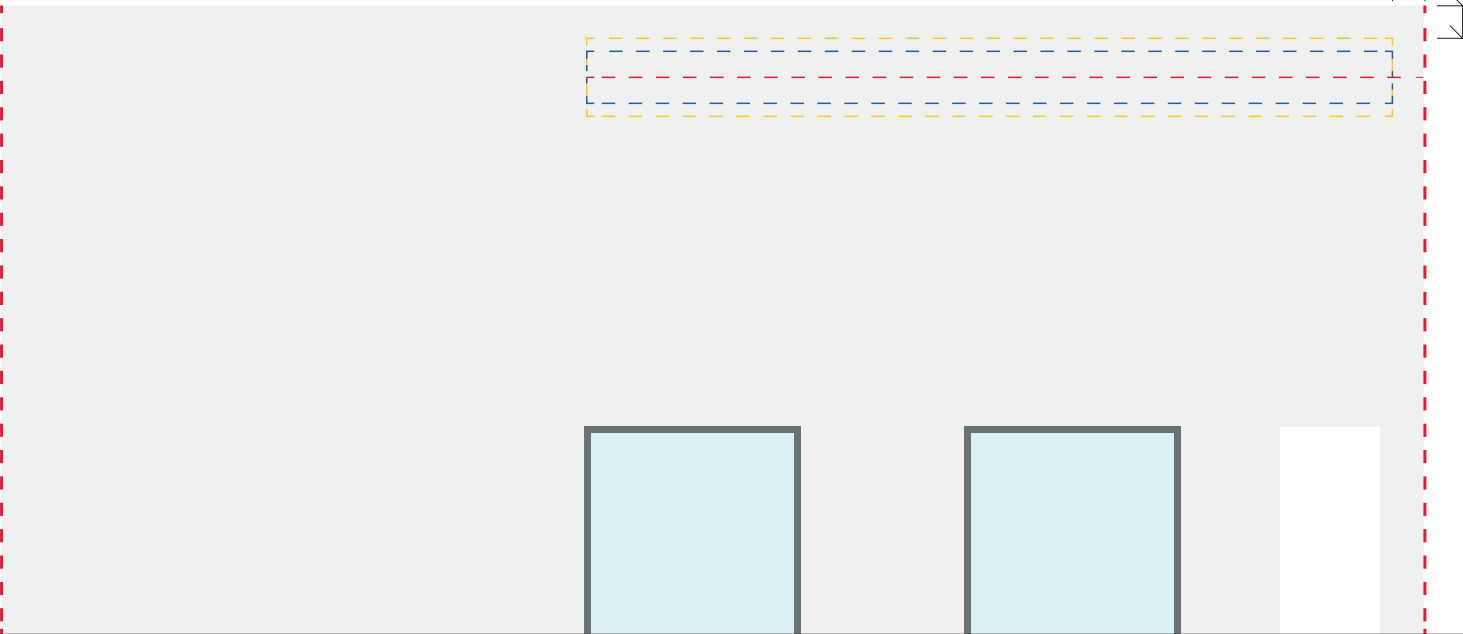
EXISTING REAR ELEVATION  
SCALE: 1/16"=1'-0"

IDEALC/MASTER PLAN  
SIGN POSITIONING

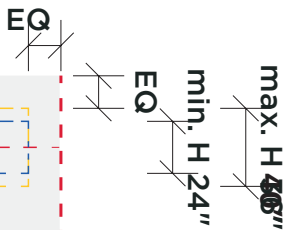
FRONT ELEVATION

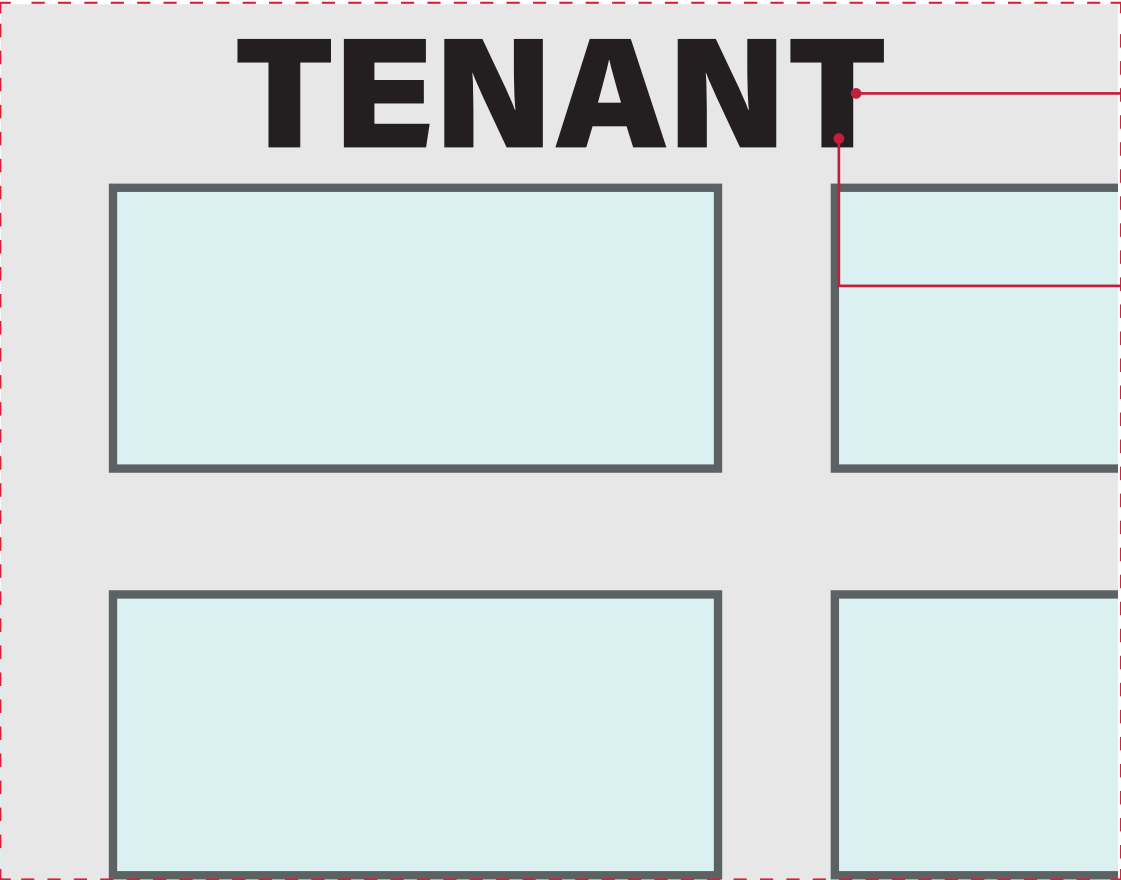


EAST ELEVATION



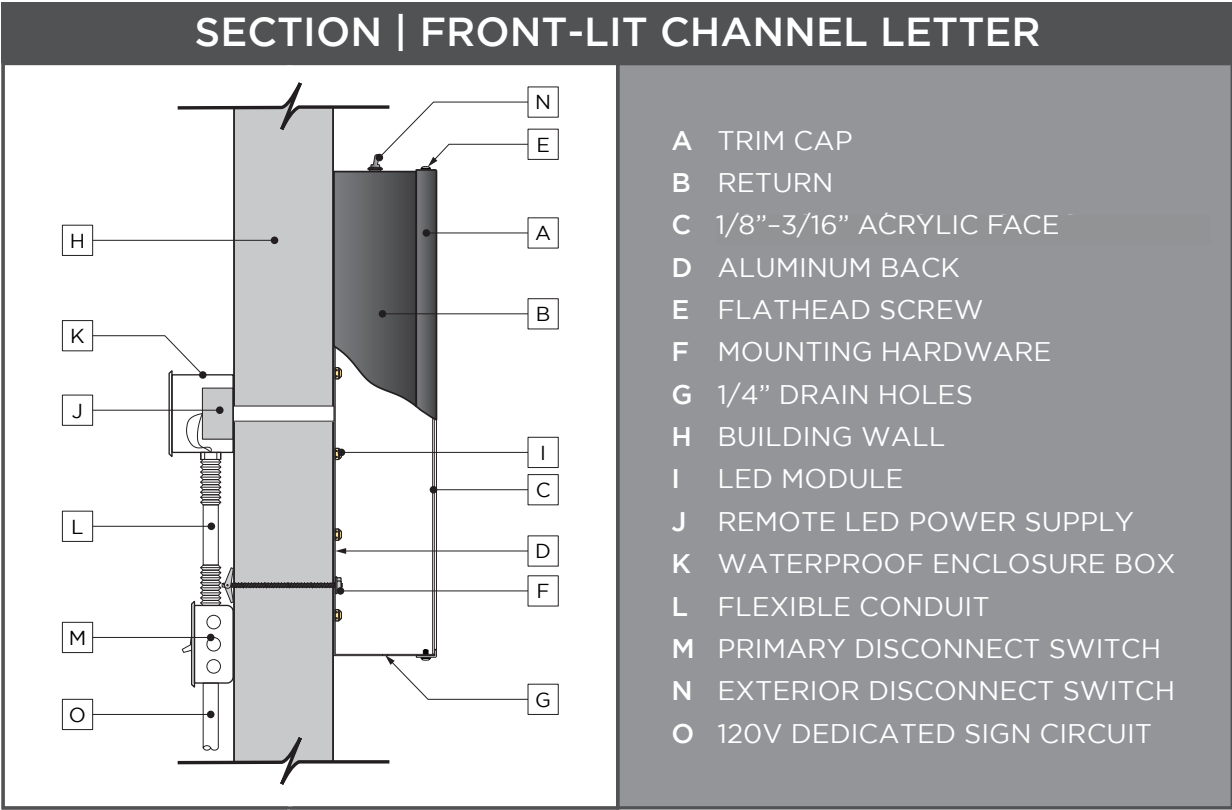
EAST & WEST ELEVATION





- VETICALLY CENTERED ON THE SIGN BAND AND PERPENDICULAR TO THE GROUND
- INTERNALLY ILLUMINATED FRONT-LIT CHANNEL LETTERS WITH 1/8"-3/16" ACRYLIC FACES IN TENANT LOGO COLORS, BLACK RETURN, FLUSH MOUNTED.

INSTALATION METHOD



INSTALATION METHOD

