

Master Sign Plan

155.2416) A Master Signage Plan shall contain the following information:

1) Sign Location:

All tenant signage shall be centered vertically and horizontally within designated signage band areas, as indicted on Pages 5-7, Elevations, 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 flush onto the designated tenant facade area. Message centered top / bottom / left / right within the sign band area, as shown. Refer to Page 8, 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 Pages 6-11, Elevations. 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 pylon 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)

In-Line Tenant Signage:

All In-Line tenant signage lettering shall be limited to the following: For a single line tenant, capital letter heights shall be either 18” tall or 21” tall. Letter height shall be determined by the length of the tenant message. Single line messages may have an additional smaller line of sub-text. The sub-text may be illuminated or non-illuminated with a maximum letter height of 6” tall. Non-illuminated sub-text shall be manufactured as 1/2” thick solid computer cut acrylic lettering, secured flush to the facade area with stainless steel threaded studs and adhesive mastic. Sub text may be illuminated as individual channel letters or encapsulated into a channel ‘capsule” Sub Text shall be included in the sign square footage calculations. Refer to Page 5, Example B for sub-text example.

For two lines of tenant message, capital letter heights shall be either 18” per line or 12” per line or a combination of 18” top line and 12” lower line. Refer to Pages 6-11, Elevation Examples. All tenant signage shall be centered both vertically and horizontally within the tenant sign fascia area. Tenant signage to be limited within the 75% signable area, shown as the red dotted line area and centered within the designated tenant signable area. Logos shall be allowed and may not exceed 1.5 times the height of the largest capital letter. Refer to Page 5, Examples C and D for two-line tenant message layouts.

All square footage allowances and placement standards shall be per the examples depicted on all pages of this Master Sign Plan and 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.

Primary / Anchor Tenant Signage on Architectedural Tower Elements:

Primary / Anchor Tenants appearing on the Architectural Tower Feature elements are limited to a minimum of 6” to a maximum of 24” tall capital letter height messages as depicted on Pages 6-11 of this Master Sign Plan. Architectural Tower Features are identified on pages 6-11 of this MSP.

Shared Architectural Elements:

For Primary / Anchor tenants whosed leased storefront encompasses half of the the Architectural Tower Feature, these tenants will be allowed signage on the left feature or right feature, based on tenant leased storefornt. The center element shall not be used for tenant signage.

Refer to Pages 7 and 9 of this MSP for examples of shared architectural element signage placement.

SingleTenant Architectural Elements:

For Primary / Anchor tenants whose leased storefront encompasses the entire Architectural Tower Feature, tenant messages will be allowed on the center element of the architectural tower feature. The left element or right element shall not be used for tenant signage.

Refer to Page 9 of this MSP for examples of shared architectural element signage placement.elementsAll Primary / Anchor tenant signage shall be centered both vertically and horizontally on the tower features. Tenant signage to be limited within the 75% signable area, shown as the red dotted line as depicted on Pages 6-11 of this Master Sign Plan. Logos shall be allowed and may not exceed 1.5 times the height of the largest capital letter. Primary / Anchor Tenants on non-extended architectural feature elements shall follow the square footage allowances and placement standards per the examples depicted in this Master Sign Plan and 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.

PLANET FITNESS Major Anchor Tenant:

Planet Fitness Major Tenant tenant signage lettering shall be limited to a single line message with capital letter heights minimum 12” tall to a maximum of 48” tall. Letter height shall be determined by the length of the tenant message. Major Anchor Tenant message shall be exclusively from illuminated channel per the specifications as set forth in this Master Sign Plan. Illuminated channel logos may be included with the letter message and may not exceed 1.5 times the height of the largest capital letter height. Major Anchor Tenant . Refer to Page 5, Example B for sub-text example. channel l=returns may be either gloss black with gloss black trim cap OR gloss white with gloss white trim cap.

4) Sign Types:

All primary tenant messages / logos shall be individual internally illuminated channel manufactured lettering, 4 1/2” deep, flush mounted onto the designated tenant facade area. Tenant Sign subject to landlord approval and must follow guidelines as defined in the approved Master Sign Plan for this property. Refer to Page 5 for details, specifications, color finish and designated default letter style.

5) Font Type: All Tenants

The purpose of this Master Signage Plan is to encourage and promote diversity and creativity for signage within this property. Tenants shall be allowed to use their corporate branded / regional marketing / national letter / logo / font style, subject to landlord approval for logo, logo color, letter style, letter style color and must follow guidelines for fabrication, trim cap and letter return / backs and illumination method as defined in the approved Master Signage Plan for this property. Refer to Page 3 for examples of default, corporate / national letter / logo / font styles.

5a) Font Type: Designated (Default) Style

Should a tenant not have a selected font style, the tenant shall use the Designated (Default) Style of **Arial Bold** in either all capital or capital and lower case and combinations thereof. Default Style includes White Acrylic faces, Default trim-cap and return colors. Refer to Pages 5-6 for examples of the Designated Font Style and color finish.

5b) Logo Use:

All Tenants shall be allowed the use of a logo icon / element in conjunction with their channel identity, subject to landlord approval for logo, logo color, letter style, letter style color. Logo area heights shall not be taller than the maximum allowable vertical dimension not to exceed 1.5 times the height of the largest capital channel letter. Logos may be multi-color in nature, may be shaped in a number of geometric or non geometric shapes. Tenant logos shall be subject to landlord approval, proof of registration for logo, logo color, letter style, letter style color. and must follow guidelines for fabrication, trim cap and letter return / backs and illumination method, as defined in the approved Master Signage Plan for this property.

6) Colors and Manufacturing: Channel Letter Face, Return, Trim Cap:

Tenants with a corporate branded / regional marketing / national letter / logo / font style, shall use their chosen color theme for their tenant faces, subject to landlord approval, for logo, logo color, letter style, letter style color.

Color themes shall include solid translucent acrylic faces or translucent vinyl applications onto #2447 Milk White acrylic faces.

Channel Letter faces shall be 3/16” thick.

6a) For all In-Line tenants, the default specification shall be for all channel returns and backs shall from .050 pre-finished Gloss Black aluminum coil stock. All channel letter trim caps shall be Gloss Black by Gemini (or approved equal) ,1” wide.

Should a tenant not have a selected font color, the tenant shall use the Designated Tenant channel letter face color selections, with 3/16” thick acrylic and white 6500K LED’s. Acrylic selections determined by the Master Default Color Palette as outlined in this Master Sign Plan. Refer to Pages 5-6 for Channel Letter Section Detail, Default Font Usage and Color Palette.

6b) For all Primary / Anchor Tenants, the default specification shall be for all channel returns and backs shall from either:

6b1) .050 pre-finished Gloss Black aluminum coil stock. All channel letter trim caps shall be Gloss Black by Gemini (or approved equal) ,1” wide.

6b2) .050 pre-finished Gloss White aluminum coil stock. All channel letter trim caps shall be Gloss White by Gemini (or approved equal) ,1” wide.

Should a tenant not have a selected font color, the tenant shall use the Designated Tenant channel letter face color selections, with 3/16” thick acrylic and white 6500K LED’s. Acrylic selections determined by the Master Default Color Palette as outlined in this Master Sign Plan. Refer to Page 5 for Channel Letter Section Detail, Default Font Usage and Color Palette.

7) Method of Illumination and Illumination Color:

Tenant Channel message components shall be internally illuminated with low voltage, energy efficient white 6500Kelvin low voltage, energy efficient LEDs for all Tenant Channel fabrication using white #7328 acrylic faces or white #2447 acrylic faces with translucent vinyl color overlays. Tenants with solid translucent color acrylic faces such as Red, Blue, Green shall use color matching LED’s. 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. Refer to Page 5 for Channel Letter Section Detail, Font Usage and Color Palette.

8) Existing Pylon Signage:

Select Tenants shall be allowed to display their business onto the existing pylon 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 with a corporate branded / regional marketing / national letter / logo / font style, shall use their chosen color theme for their tenant faces, subject to landlord approval. Should a tenant not have a selected font style or color, the tenant shall use the Designated letter style and face color selections, Default Style, Pages 5-6 of this Master Sign Plan. Important Note: No additional panels, cabinets, lettering shall be applied and / or affixed to this existing pylon 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.

9) 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: Humnst777 BT. Default Tenant Lettering Color: 3M White #7725-10 applied 1st surface to glass surface of entrance door, as shown. Tenants with a corporate branded / regional marketing / national letter / logo / font style, shall use their chosen color theme for their tenant window / glass door identity, subject to landlord approval. Refer to Page 13 of this MSP for details and specifications on placement.

10) Tenant Delivery-Service Doors (Solid Metal)

Tenant Lettering Color: 3M Black #7725-12 applied first surface to door area, as shown. Suite Identity number, tenant name and phone number to be exclusively in Humnst777 BT. letter style. Tenant Delivery-Service Door Graphics are to be exclusively mounted to the first surface of the solid surface metal service door only. Refer to Page 14 of this MSP for details.

11) 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. A 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.

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Glen Welden & Associates, LLC
3200 N FEDERAL HIGHWAY, SUITE 206-11 BOCA RATON FLORIDA 33431
email: gwadesign@gmail.com
website: gwelden.com

project name:



project address:
1400-1450 South Powerline Road
Pompano Beach Florida

date:
03/04/25

scope of work:
Master Sign Plan for Palm Place

client

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