

GENERAL NOTES: (BUILDING & SITE)

- 1.) PROPOSED MODIFICATIONS TO THE APPROVED MASTER SIGN PROGRAM IS SUBJECT TO REVIEW AND APPROVAL BY THE AAC.
- 2.) IF PROPOSED SIGNS ARE NOT APPROVED IN THIS MASTER SIGN PROGRAM, THE PROGRAM MUST BE MODIFIED AND RECEIVE APPROVAL FROM THE ARCHITECTURAL APPEARANCE COMMITTEE

BUILDING SIGNAGE STANDARDS:

NON-RESIDENTIAL TENANT PROJECTING SIGN (BLADE SIGN)

- NOT PERMITTED AT POMPANO PLAZA.

NON-RESIDENTIAL TENANT FLAT SIGN (BUILDING SIGN)

- ONE PER TENANT WITH A PUBLIC ENTRANCE ON THE FIRST FLOOR.
- TENANTS IN A STAND-ALONE BUILDING, ON THE END OF A ROW OF TENANTS, OR A TENANT OCCUPYING A CORNER UNIT MAY BE PERMITTED A MAXIMUM OF ONE SIGN ON UP TO TWO BUILDING FACADES
- 10% OF TENANT’S FRONTAGE ALONG BUILDING FACADE MAXIMUM 200 SF

FRONTAGE IS CALCULATED AS THE HEIGHT OF FACADE MULTIPLIED BY THE LENGTH OF THE FACADE.

- ALLOWABLE LOCATION:**

1. STOREFRONT FASCIA SIGNS SHALL BE CENTERED (WITH RESPECT TO TENANT'S TOTAL STORE FRONTAGE) ON THE FASCIA ABOVE THE TENANT'S STOREFRONT

2. ALL OF TENANT'S SIGN COPY AND GRAPHICS MUST BE LOCATED WITHIN THE LANDLORD'S DESIGNATED SIGN AREA (WHICH SHALL BE EQUAL TO 70% OF THE LENGTH OF TENANT'S STOREFRONT) ON THE STOREFRONT FASCIA, OR CANOPY, IF APPLICABLE
- ALLOWABLE STYLES:**

1. ALL FASCIA SIGNS SHALL BE INDIVIDUALLY FORMED METAL CHANNEL LETTERS AND GRAPHICS. (NO BOX TYPE SIGNS OR RACEWAYS ARE PERMITTED.)

2. ALL SIGNS MUST BE PIN MOUNTED A MINIMUM OF 3/4" OFF THE FACE OF THE BUILDING AND WHEN APPLICABLE, IN EXPOSED MORTAR JOINTS, ONLY.

3. LETTERS AND GRAPHICS MUST BE COVERED WITH ACRYLIC FACES.

4. ALL GRAPHICS SHALL BE INTERNALLY ILLUMINATED WITH L.E.D.

5. ALUMINUM RETURNS OR SIDES OF LETTERS AND GRAPHICS AND TRIM CAPS SHALL BE PAINTED TO MATCH LETTERS, OR EQUIVALENT WITH A FIVE-INCH (5”) DEPTH.

NON-RESIDENTIAL TENANT WINDOW SIGN

- MAXIMUM SIZE: 20% OF THE GROSS WINDOW AREA PER TENANT’S FRONTAGE.
- ALL WINDOW GRAPHICS AND OR INTERIOR SIGNAGE MUST BE PROFESSIONALLY PRODUCED AND MEET LANDLORD AND LOCAL SIGN CODE APPROVAL.

POMPANO PLAZA SIGNAGE RESTRICTIONS:

- NO SIGN SHALL BE INSTALLED IN ANY LOCATION OTHER THAN THE DESIGNATED SIGN AREA.· NO SIGN SHALL BE APPROVED THAT IS PERPENDICULAR TO THE FACE OF THE BUILDING.· NO ROOF MOUNTED SIGN OF ANY KIND SHALL BE PERMITTED.
- NO FLASHING, MOVING, AUDIBLE SIGN, OR BEACON, SHALL BE PERMITTED
- NO TRAILER SIGN, PORTABLE SIGN, SANDWICH BOARD OR TEMPORARY BANNERS SHALL BE PERMITTED.
- NO EXPOSED CONDUIT, TUBING, NEON TUBING, CONDUCTORS, TRANSFORMERS OR ELECTRICAL APPURTENANCES SHALL BE USED OR PERMITTED

SITE SIGNAGE STANDARDS:

FREE-STANDING (MONUMENT) SIGNS, GENERAL REQUIREMENTS:

- A FREE-STANDING SIGN SHALL 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.
 - FREE-STANDING SIGNS SHALL NOT ENCROACH INTO SIGHT VISIBILITY TRIANGLES.
 - LANDSCAPING ELEMENTS SHALL BE PROVIDED AROUND THE BASE OF ALL FREE-STANDING SIGNS.
- A. FREE-STANDING SIGNS SHALL PROVIDE LANDSCAPING AROUND THE BASE OF THE SIGN. THE LANDSCAPING SHALL CONSIST OF NATIVE VEGETATION AND AN IRRIGATION PLAN. THE DIMENSIONS OF THE LANDSCAPING SHALL EXTEND AT LEAST THREE FEET IN ALL DIRECTIONS FROM THE BASE OF THE SIGN.
- B. FREE-STANDING SIGNS ARE NOT TO BE LOCATED IN REQUIRED TREE PLANTING AREAS.

- ALL FREE-STANDING SIGNS MUST INCORPORATE THE ADDRESS NUMBER OF THE BUILDING. SIZE OF THE NUMBERS MUST BE A MINIMUM OF SIX INCHES AND MAXIMUM TEN INCHES IN OVERALL HEIGHT. POMPANO PLAZA ADDRESS FONT TO BE 8” ARIAL.

FREE-STANDING (MONUMENT) SIGNS, NON-RESIDENTIAL DISTRICTS:

(FOR RIGHT OF WAYS GREATER THAN 80')
(1X) MCNAB ROAD = 83' ADJACENT TO SIGN,
(1X) FEDERAL HIGHWAY = 120'
TOTAL STREET FRONTAGE = 1,190'.
(2) SIGNS EXISTING
MAX. AREA PER SIGN = 48 SQ.FT. PLUS 1 SF FOR EACH 2 LF ABOVE 100 LF, 150 SF MAX. 16' HT.
POMPANO PLAZA MAX. SIGN AREA = 150 SF MAX PER SIGN

SITE SIGN AREA CALCULATIONS.

FREE-STANDING. THE AREA OF A FREE-STANDING SIGN SHALL HAVE ONLY ONE FACE (THE LARGEST ONE) OF ANY DOUBLE-FACED SIGN COUNTED IN CALCULATING ITS AREA. THE AREA OF THE SIGN SHALL BE MEASURED AS FOLLOWS.

(A) THE AREA AROUND AND ENCLOSING THE PERIMETER OF EACH MODULE SHALL BE SUMMED AND THEN TOTALED TO DETERMINE TOTAL AREA. THE PERIMETER OF MEASURABLE AREA SHALL NOT INCLUDE ARCHITECTURAL EMBELLISHMENTS SUCH AS POLE COVERS, FRAMING, DECORATIVE ROOFING, AND THE LIKE, PROVIDED THAT THERE IS NO TEXT ON THE ARCHITECTURAL EMBELLISHMENTS. SEE FIGURE 17 IN APPENDIX A AS AN ILLUSTRATIVE EXAMPLE.

(B) IF THE SIGN IS COMPOSED OF MORE THAN TWO SIGN MODULES, THE AREA ENCLOSING THE ENTIRE PERIMETER OF ALL MODULES WITHIN A SINGLE, CONTINUOUS GEOMETRIC FIGURE SHALL BE THE AREA OF THE SIGN. POLE COVERS AND OTHER EMBELLISHMENTS SHALL NOT BE INCLUDED IN THE AREA OF SIGN MEASUREMENTS IF THE POLE COVER, AND THE LIKE, DO NOT HAVE TEXT. SEE FIGURE 18 TO THE RIGHT AS AN ILLUSTRATIVE EXAMPLE.

NOTE: SIGN AREA (METHOD B) USED TO CALCULATE FREESTANDING SIGNAGE

TRADEMARK:

- SIGNS UTILIZING LEGALLY REGISTERED AND RECOGNIZED LOGOS, TRADEMARKS OR LETTER STYLES AND COLORS THAT DIFFER FROM THE SHOPPING CENTER’S SIGN CRITERIA GUIDELINES MAY BE ALLOWED SUBJECT TO APPROVAL BY THE PLANNING AND ZONING DEPARTMENT OF POMPANO BEACH AND THE LANDLORD.

• FONT STYLE AND COLOR ALLOWED UNLESS TRADE MARKED. FONT AND COLORS PROVIDE ON THE MONUMENT SHEET SHOULD BE CONSISTENT WITH SHEET 3.

AAC

PZ25-30000002



A VISUAL
SOLUTIONS
COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE:

ECHO REALTY - POMPANO PLAZA

ORDER TITLE:

ECHO REALTY - POMPANO PLAZA

CITY

POMPANO

COUNTY

STATE

FL

CODE ZIP

33062

DRAWING DATE

06/17/25

GABLE REP

JEC

PROJECT MGR.

KL



ENGINEER OF RECORD SIGNATURE/DATE:

REVISION HISTORY

| NO. | DATE | PREV DRWG | DESCRIPTION |
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PRODUCT TYPE:
STANDARDS

DRAWING TYPE:

COMPREHENSIVE SIGN PLAN

| PROJECT NO. | TASK NO. | QTY. |
|-------------|----------|---------|
| 100966 | 264425 | |
| DWG. NO. | | SHEET |
| 14783SR | | 2 OF 24 |

