

# ATLANTIC SQUARE | MASTER SIGN PACKAGE

2500 - 2780 E. ATLANTIC BLVD. POMPANO BEACH, FL 33062

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**AAC**

PZ25-30000004

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# ATLANTIC SQUARE MASTER SIGN PLAN

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SATELLITE IMAGE OF SUBJECT PROPERTY





## TENANT IDENTITY / FREESTANDING MONUMENT / OUTPARCEL SIGN OVERVIEW

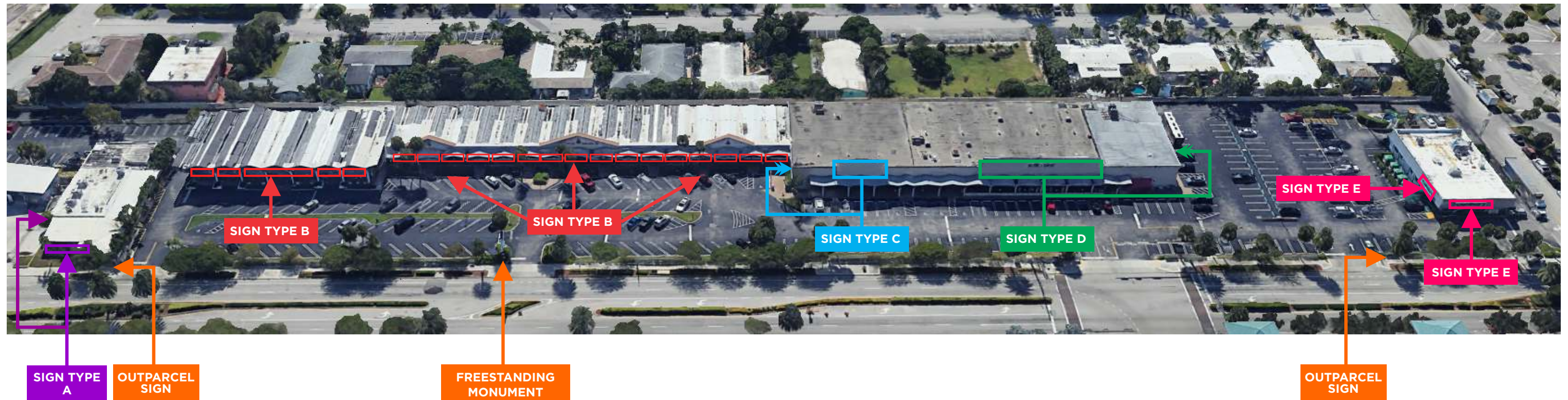
Every tenant will be allowed illuminated signage, under canopy signage and window vinyl display with limitations.

Tenants with SIGN TYPES A, C, D & E will be allowed two (2) illuminated signage & window vinyl display with limitations.

Tenant lettering shall be illuminated acrylic face channel letters mounted on a raceway or flush mounted.

For sign types below, refer to Page 6 of this Master Sign Package for details and specifications.

Letter styles shall be Helvetica Neue LT Pro Bold or tenants may be allowed to follow their approved, trademark letter/logo style with landlord approval.





GALLERY OF EXISTING BUILDINGS AND SIGNAGE





## MASTER SIGN PLAN OVERVIEW

### TENANT WALL SIGNAGE:

Individual 4" deep channel letters mounted within tenant lease line.

Location of **SIGN TYPES A, B, C, D, & E** on page 4 of Master Sign Plan.

Wall Signage will comply with § 156.08 (A)(2) OVERLAY DISTRICTS.

### BLADE / BRACKET SIGNAGE:

Non-illuminated PVC panel signs with vinyl copy mounted within tenant lease line.

Blade/Bracket Signage will comply with § 156.08 (A)(3) OVERLAY DISTRICTS.

### FREE-STANDING MULTI-TENANT MONUMENT:

Existing free-standing sign is non-conforming and must comply with the amortization schedule § 156.17 NONCONFORMING SIGNS.

New Proposed sign: Externally illuminated double face monument sign

Maximum Height 8' with landscaping. 50 sqt total sign area.

Sign will be a minimum of 4' setback from ROW.

Monument Signage will comply with § 156.08 (A)(4) OVERLAY DISTRICTS.

### OUTPARCEL SIGN:

Existing outparcel is non-conforming and must comply with the amortization schedule § 156.17 NONCONFORMING SIGNS.

New Proposed sign: Externally illuminated double face outparcel sign

Maximum Height 8' with landscaping. 50 sqt total sign area.

Sign will be a minimum of 4' setback from ROW.

Outparcel Signage will comply with § 156.08 (A)(4) OVERLAY DISTRICTS.

### WINDOW VINYL:

Window vinyl shall be installed second surface (inside glass) within the tenant lease line and be limited to 20% of glass area with maximum letter height of 6".

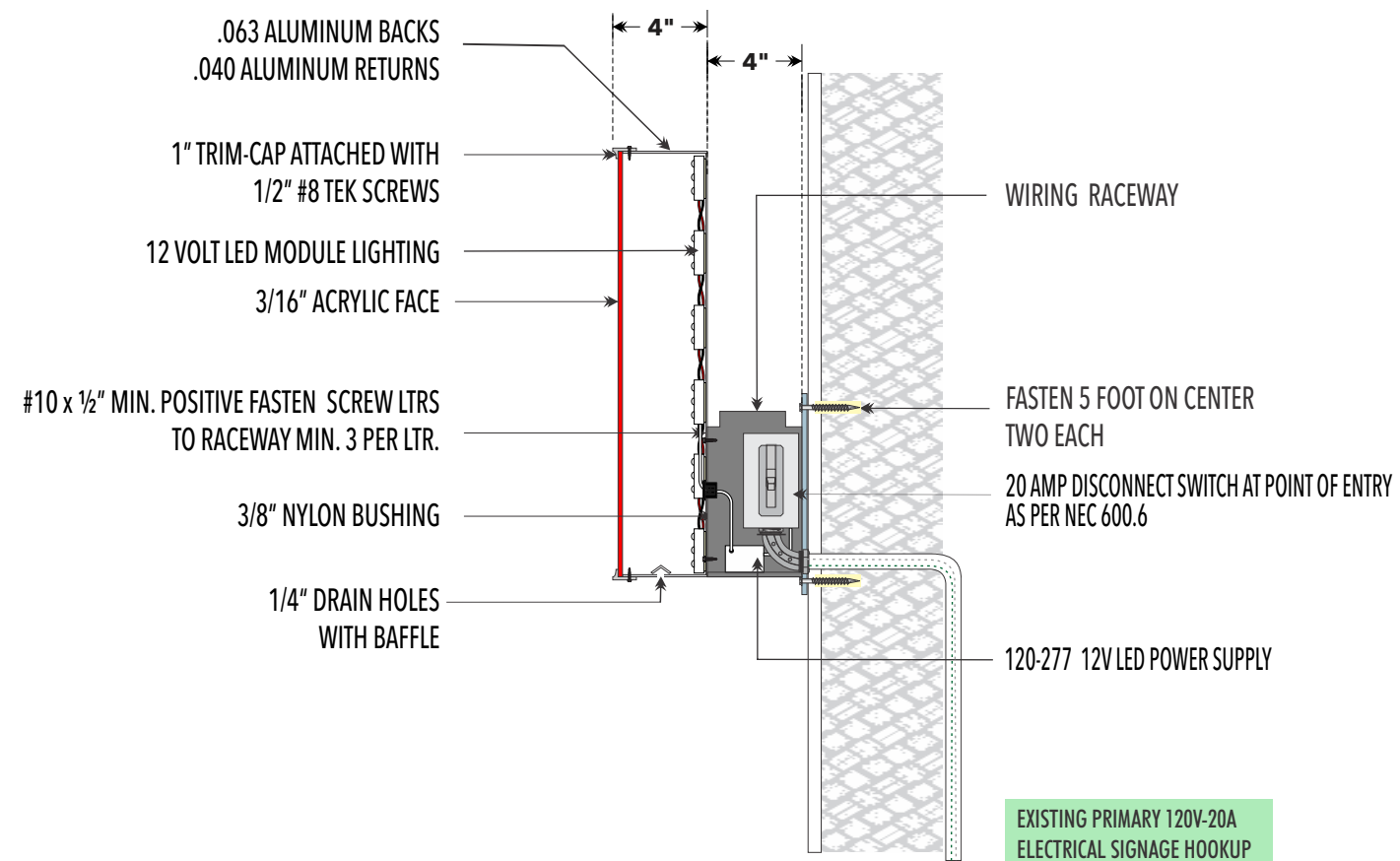
Window Vinyl Signage will comply with § 156.08 (A)(5) OVERLAY DISTRICTS.

All signs will comply with City of Pompano Beach Sign Code § 156.08 OVERLAY DISTRICTS.

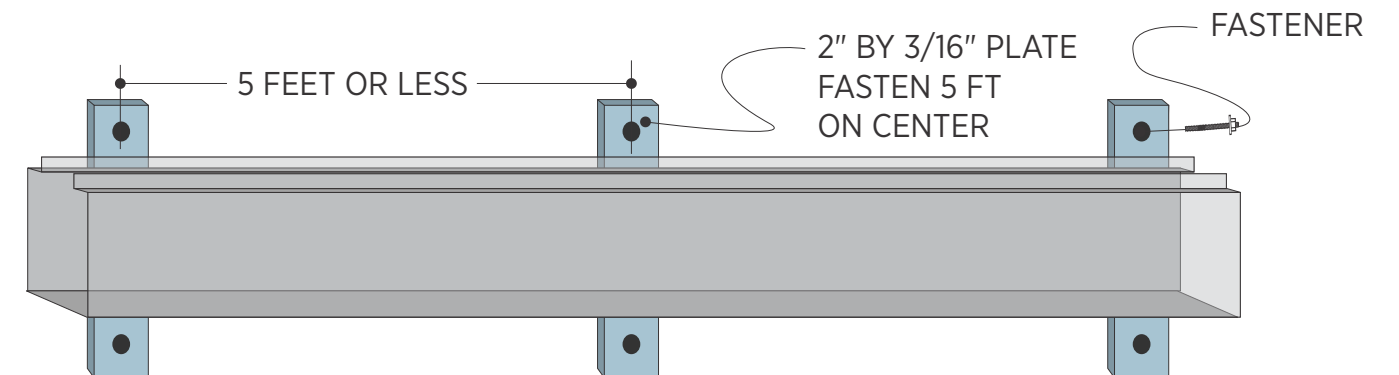
Any deviation or change from this Master Sign Plan or code must be reviewed and approved by AAC.

All signs will have permit tag displaying permit number, address, contractor information, electrical information and date of install.



**MASTER SIGN PLAN OVERVIEW (continued)****SIGN TYPE A - 4" DEEP FRONT LIT CHANNEL LETTERS ON 4" DEEP RACEWAY**

**ALL SIGNS WILL HAVE PERMIT TAG DISPLAYING PERMIT NUMBER, ADDRESS, CONTRACTOR INFORMATION, DATE OF INSTALL AND ELECTRICAL INFORMATION.**

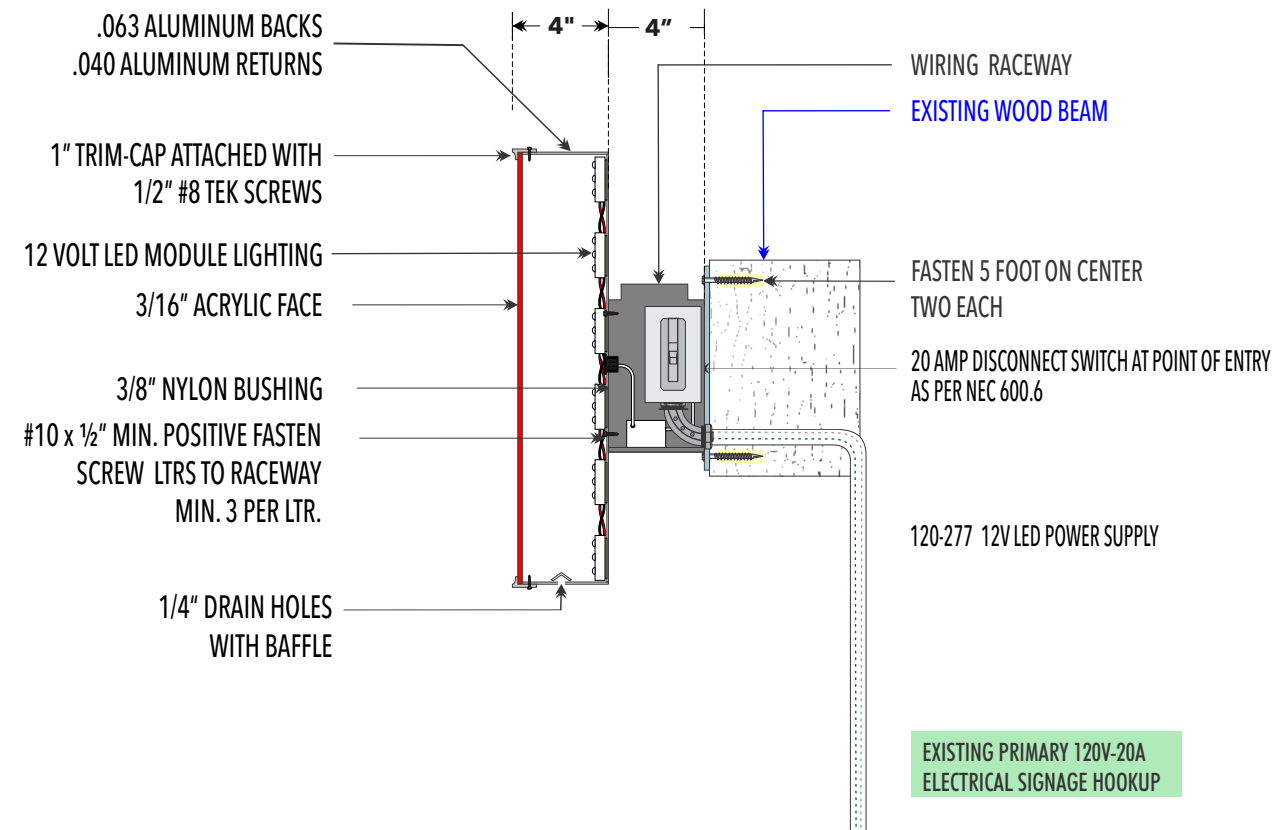
**WIRED RACEWAY**



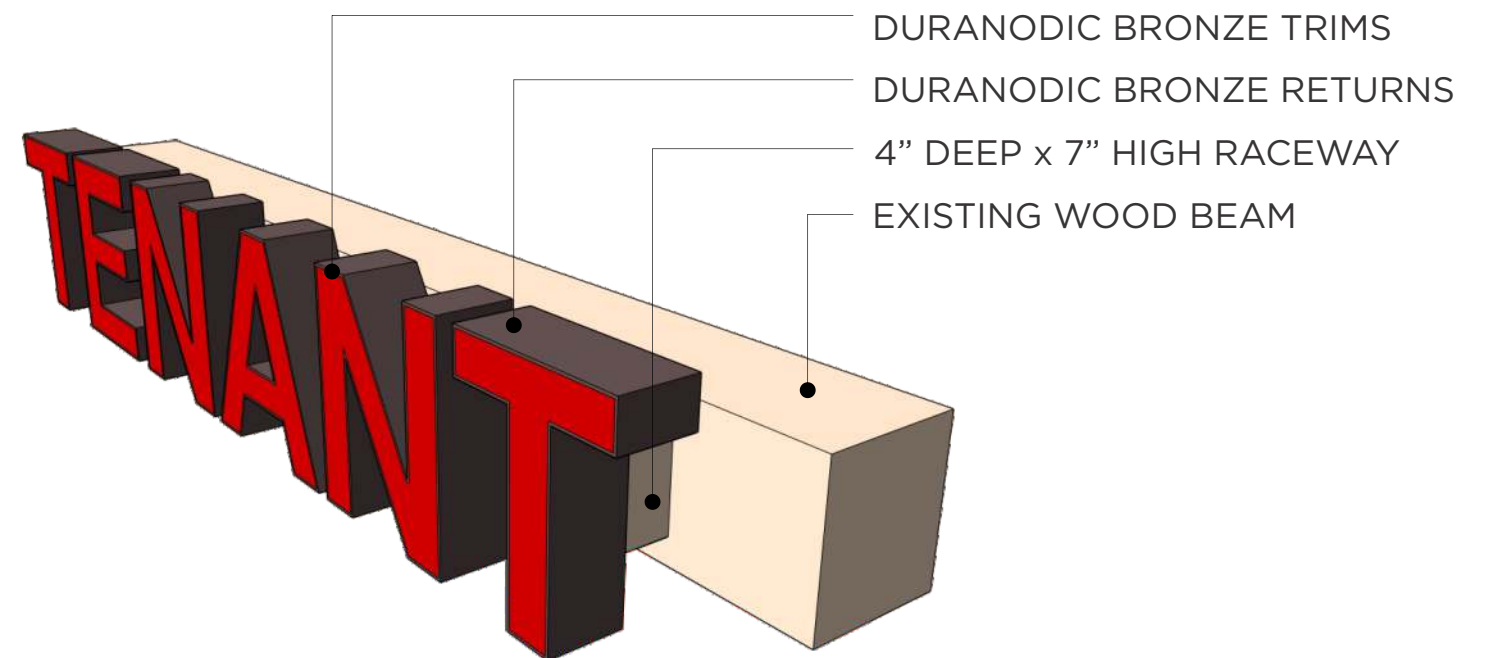
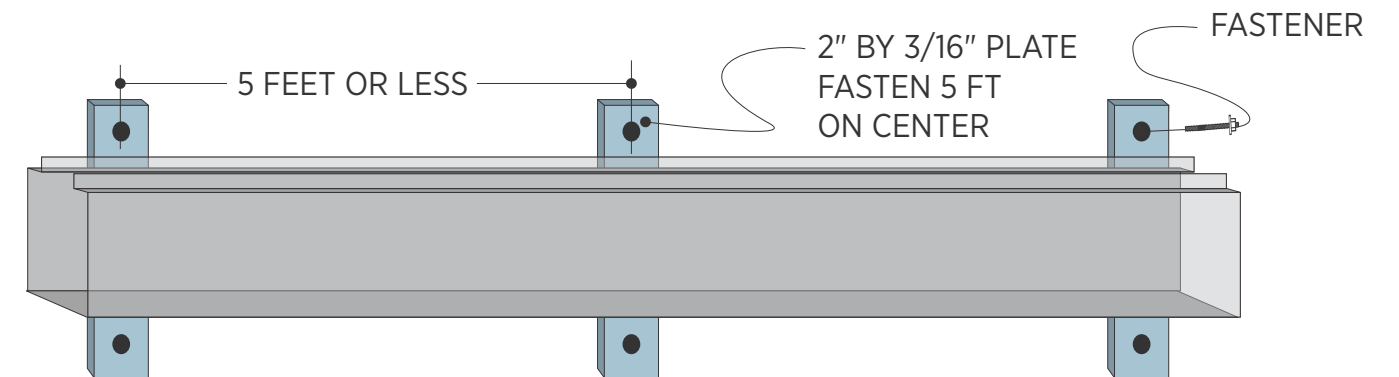
# MASTER SIGN PLAN OVERVIEW (continued)

## **SIGN TYPE B** - 4" DEEP FRONT-LIT CHANNEL LETTERS ON 4" DEEP RACEWAY

### WIRED RACEWAY



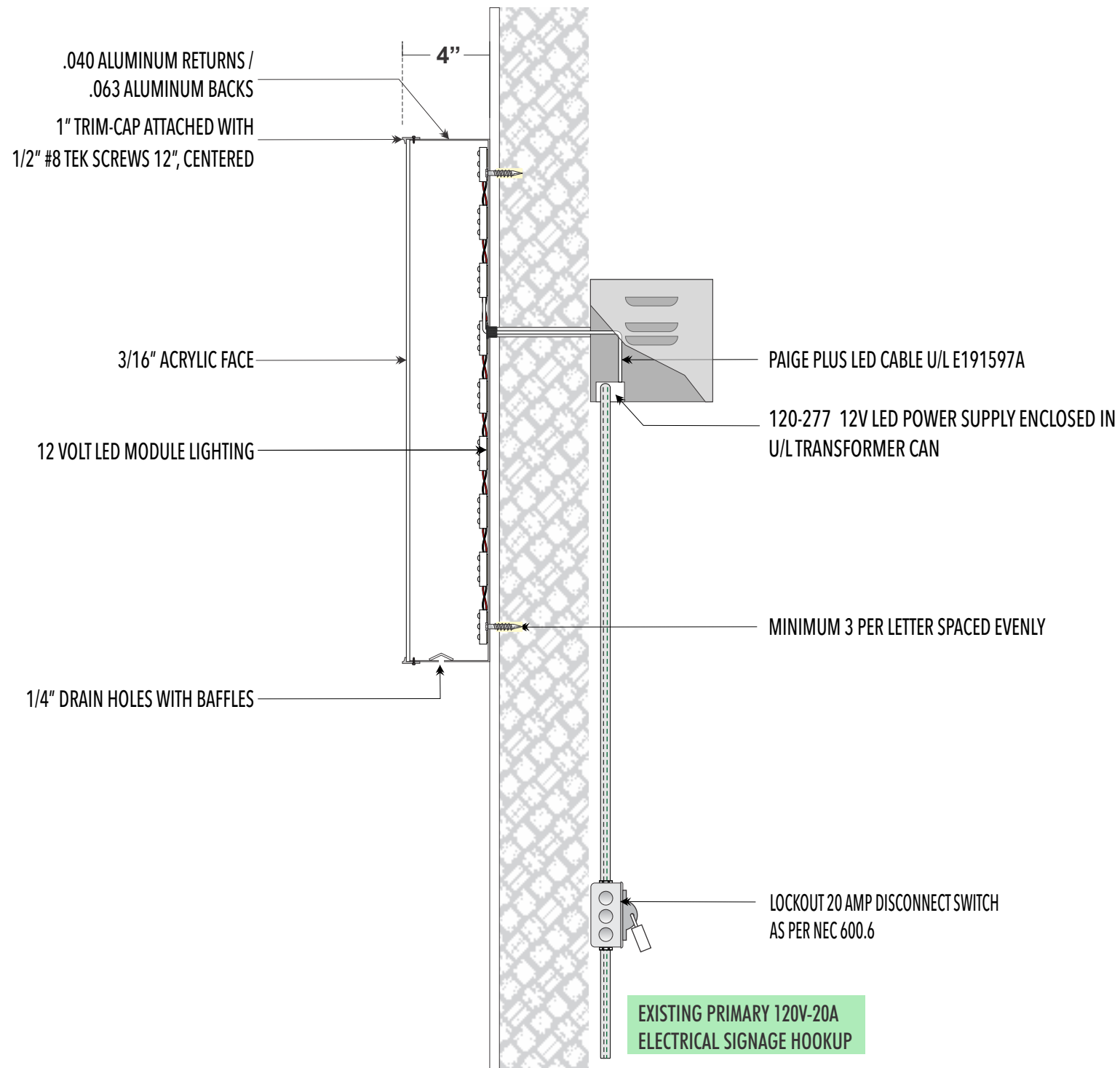
**ALL SIGNS WILL HAVE PERMIT TAG DISPLAYING PERMIT NUMBER, ADDRESS, CONTRACTOR INFORMATION, DATE OF INSTALL AND ELECTRICAL INFORMATION.**



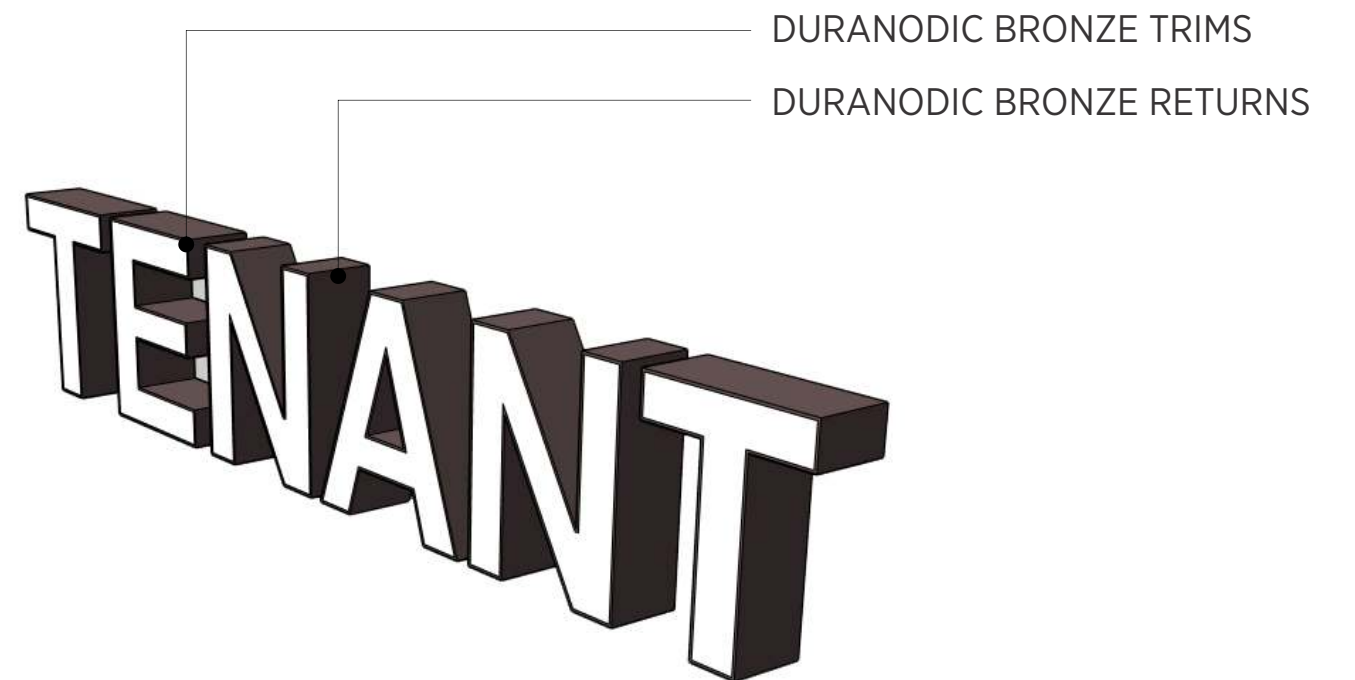


# MASTER SIGN PLAN OVERVIEW (continued)

## SIGN TYPE C - FLUSHED MOUNTED 4" FRONT-LIT CHANNEL LETTERS



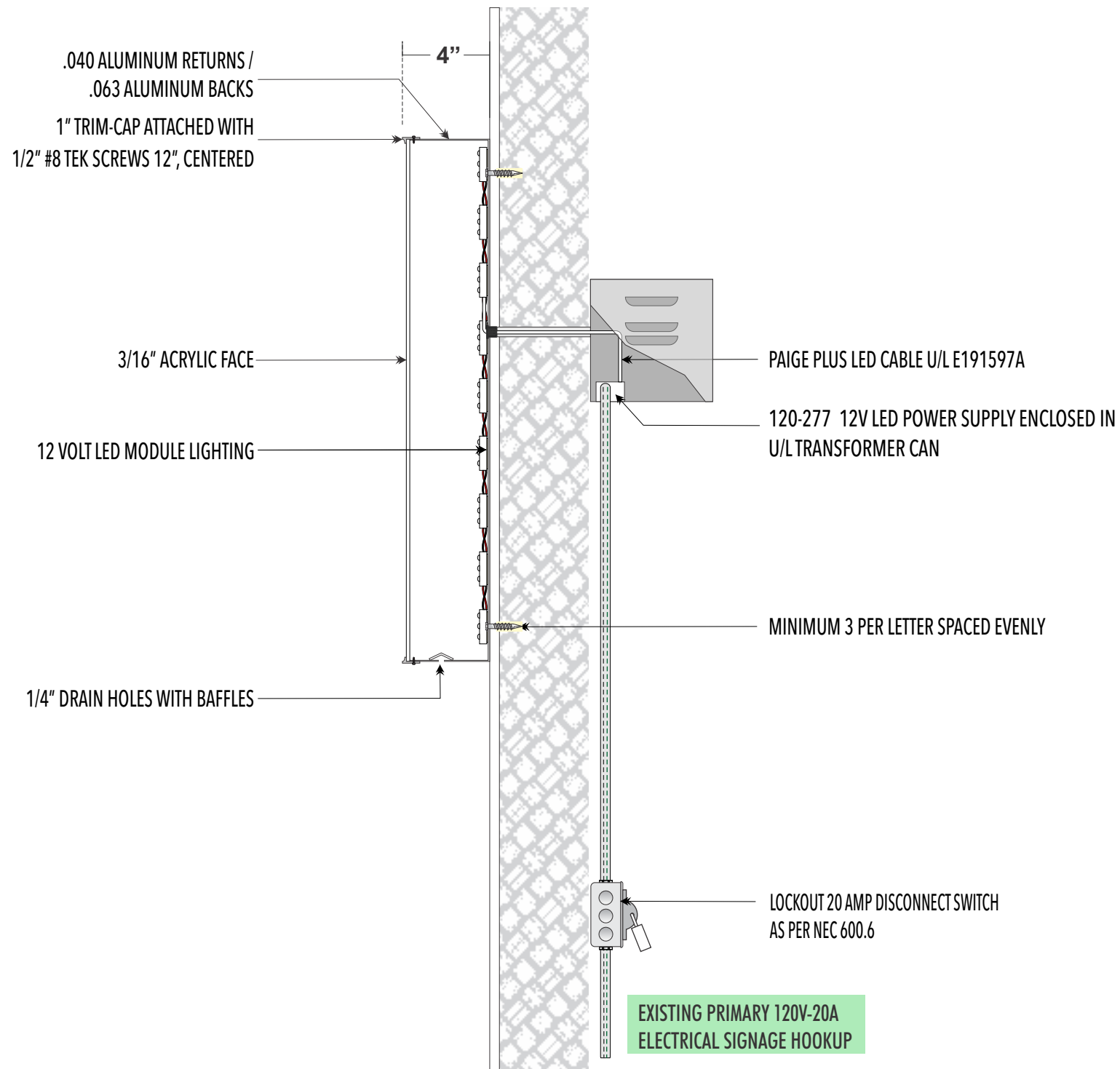
ALL SIGNS WILL HAVE PERMIT TAG DISPLAYING PERMIT NUMBER, ADDRESS, CONTRACTOR INFORMATION, DATE OF INSTALL AND ELECTRICAL INFORMATION.



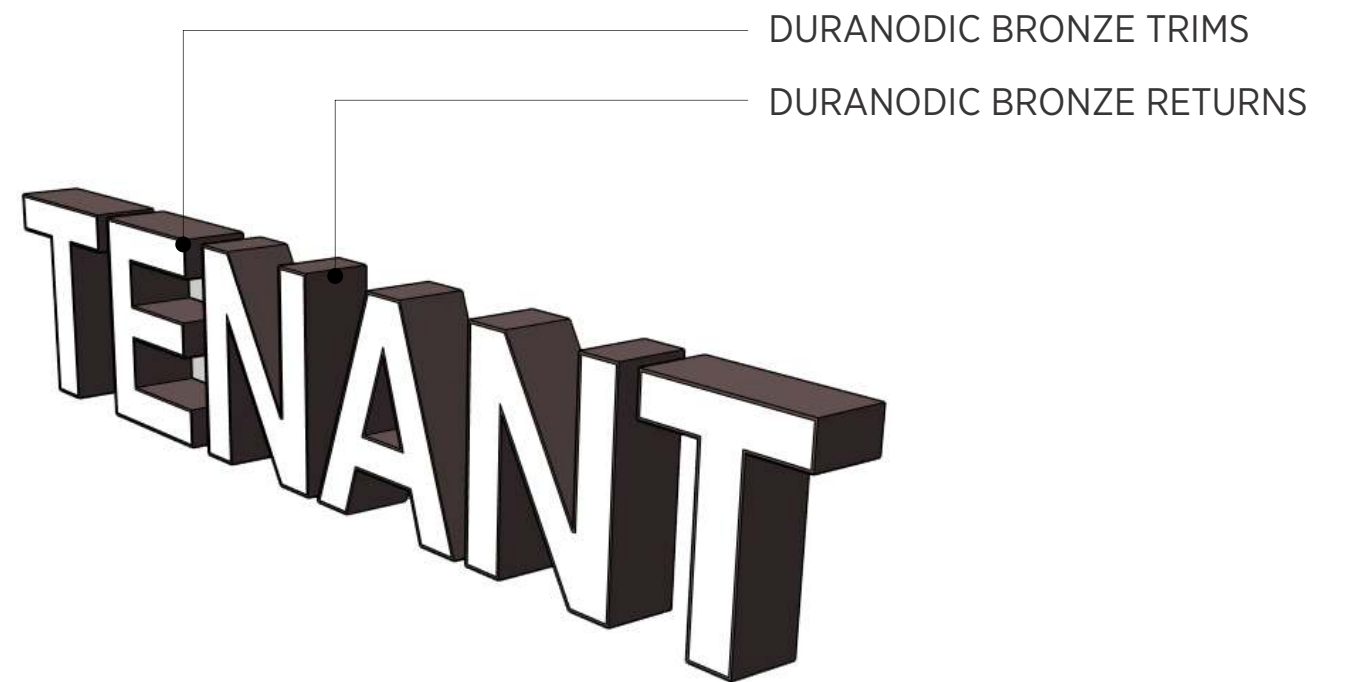


# MASTER SIGN PLAN OVERVIEW (continued)

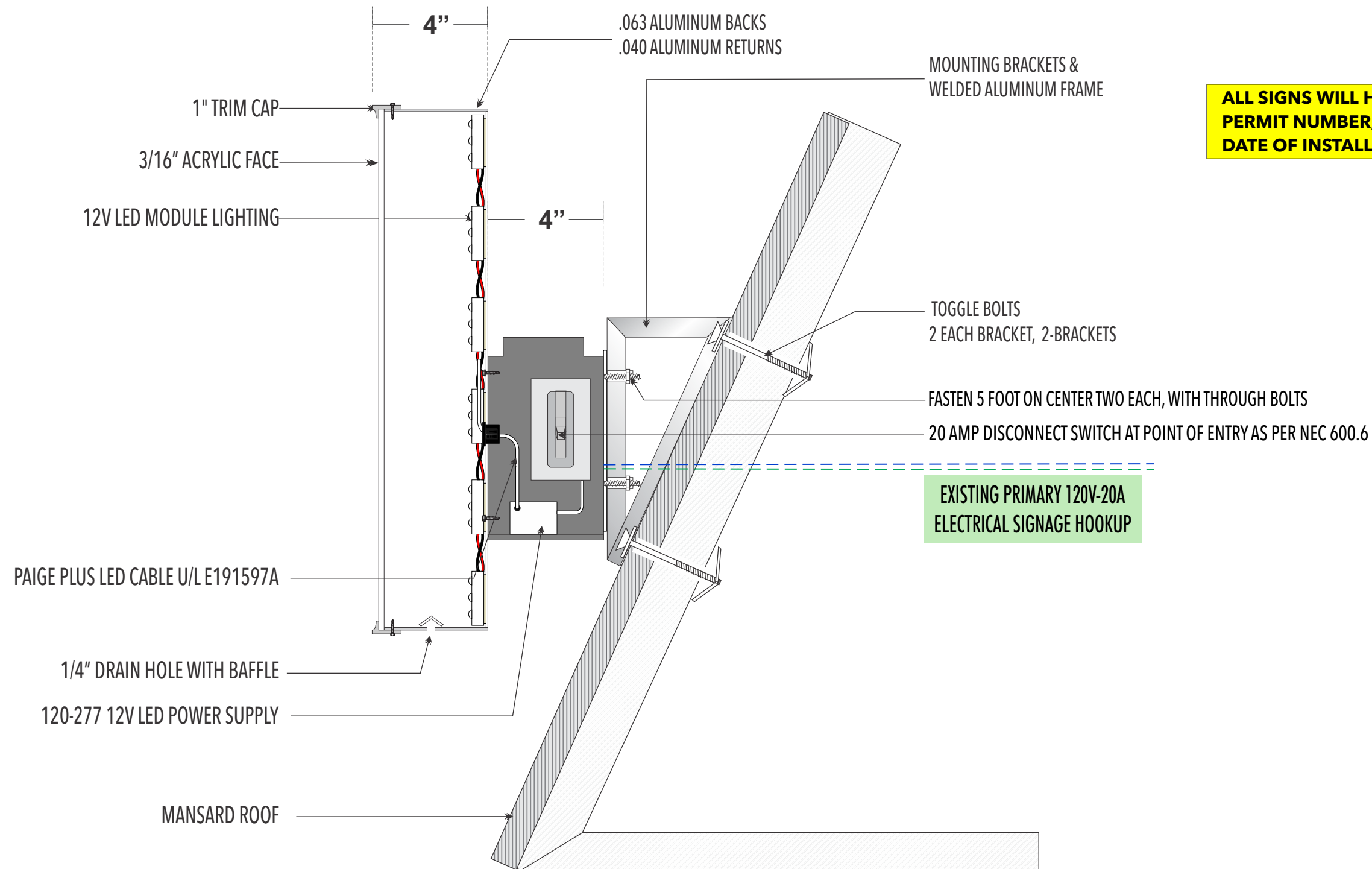
## SIGN TYPE D - FLUSHED MOUNTED 4" FRONT-LIT CHANNEL LETTERS



ALL SIGNS WILL HAVE PERMIT TAG DISPLAYING PERMIT NUMBER, ADDRESS, CONTRACTOR INFORMATION, DATE OF INSTALL AND ELECTRICAL INFORMATION.





**MASTER SIGN PLAN OVERVIEW (continued)****SIGN TYPE E - 4" FRONT-LIT CHANNEL LETTERS MOUNTED TO A 4" DEEP RACEWAY ON A MANSORD ROOF**

**ALL SIGNS WILL HAVE PERMIT TAG DISPLAYING  
PERMIT NUMBER, ADDRESS, CONTRACTOR INFORMATION,  
DATE OF INSTALL AND ELECTRICAL INFORMATION.**



## TENANT IDENTITY / WALL SIGNAGE / SIGN TYPE A

## SIGN TYPE A - ILLUMINATED 4" DEEP CHANNEL LETTERS, MOUNTED TO 4" DEEP RACEWAY

Placement: North elevation: as illustrated. East elevation: as illustrated

Dimensions: signs shall not exceed 1 square foot of sign area per 1 linear foot of tenant frontage.

Individual letters or logos to be 14" or 16" inches in height for 1 line of copy.

Letters: Faces - Red or White // Returns & Trims - Duranodic Bronze

Raceway to match existing wall color.

Font: Helvetica Neue LT Pro Bold or nationally recognized or trademark font and/or colors will be considered.

Materials: Aluminum returns, acrylic faces, aluminum raceways. // Illumination: Internally illuminated with white LEDs.

Design: SIGN TYPE A will be mounted to a 4" deep raceway.



EAST ELEVATION

Scale: 1/8" = 1'



NORTH ELEVATION

Scale: 1/8" = 1'





**TENANT IDENTITY / WALL SIGNAGE / SIGN TYPE B**

**SIGN TYPE B** - ILLUMINATED 4" DEEP CHANNEL LETTERS, MOUNTED TO 4" DEEP RACEWAY & MOUNTED TO EXISTING BEAM.

**Placement:** shall be placed within the lease lines of tenant to existing beams.

**Dimensions:** signs shall not exceed 1 square foot of sign area per 1 linear foot of tenant frontage.

**Individual letters or logos** to be 14" or 16" inches in height for 1 line of copy.

**Letters:** Faces - Red or White // Returns & Trims - Duranodic Bronze

**Raceway** to match existing beam color.

**Font:** Helvetica Neue LT Pro Bold or nationally recognized or trademark font and/or colors will be considered.

**Materials:** Aluminum returns, acrylic faces, aluminum raceways.

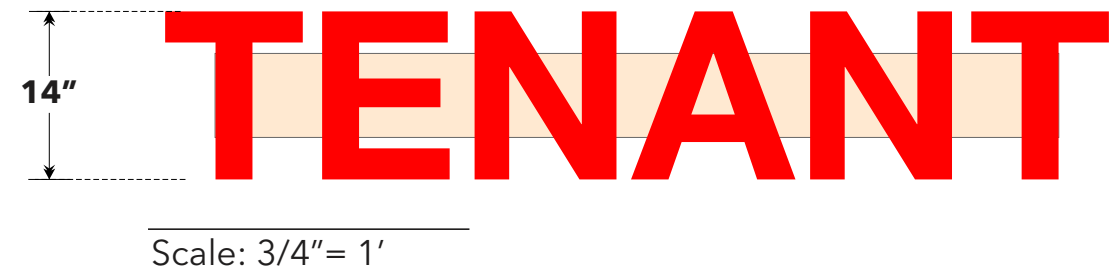
**Illumination:** Internally illuminated with white LEDs.

**Design:** **SIGN TYPE B** will be mounted to 4" deep raceway and attached to existing beams.



**TENANT FRONTAGE**

Scale: 3/16" = 1'





## TENANT IDENTITY / WALL SIGNAGE / SIGN TYPE C

**SIGN TYPE C** - ILLUMINATED 4" DEEP FRONT LIT CHANNEL LETTERS FLUSH MOUNTED TO WALL.

**Placement:** shall be placed within the lease lines of tenant. // **Dimensions:** signs shall not exceed 1 square foot of sign area per 1 linear foot of tenant frontage.

**Individual letters or logos** to be 20" or 24" inches in height for 1 line or 2 lines of copy.

**Letters:** Faces - Red or White // Returns & Trims - Duranodic Bronze

**Font:** Helvetica Neue LT Pro Bold or nationally recognized or trademark font and/or colors will be considered.

**Materials:** Aluminum returns, acrylic faces.

**Illumination:** Internally illuminated with white LEDs.

**Design:** **SIGN TYPE C** will be flush mounted.



**NORTH ELEVATION - SINGLE LINE**

Scale: 1/16" = 1'



**EAST ELEVATION - SINGLE LINE**

Scale: 1/16" = 1'



**NORTH ELEVATION - TWO LINES**

Scale: 1/16" = 1'



**EAST ELEVATION - TWO LINES**

Scale: 1/16" = 1'

## TENANT IDENTITY / WALL SIGNAGE / SIGN TYPE C

**SIGN TYPE C** - ILLUMINATED 4" DEEP FRONT LIT CHANNEL LETTERS FLUSH MOUNTED TO WALL.

**Placement:** shall be placed within the lease lines of tenant.

**Dimensions:** signs shall not exceed 1 square foot of sign area per 1 linear foot of tenant frontage.

**Individual letters or logos** to be 20" or 24" inches in height for 1 line or 2 lines of copy.

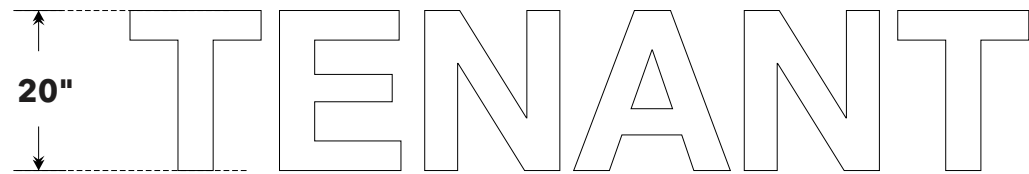
**Letters:** Faces - Red or White // Returns & Trims - Duranodic Bronze

**Font:** Helvetica Neue LT Pro Bold or nationally recognized or trademark font and/or colors will be considered.

**Materials:** Aluminum returns, acrylic faces.

**Illumination:** Internally illuminated with white LEDs.

**Design:** **SIGN TYPE C** will be flush mounted.



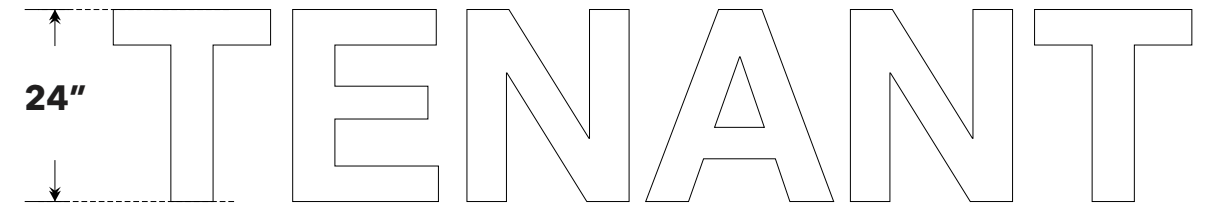
**TENANT SIGN - ONE LINE**

Scale: 1/2" = 1'



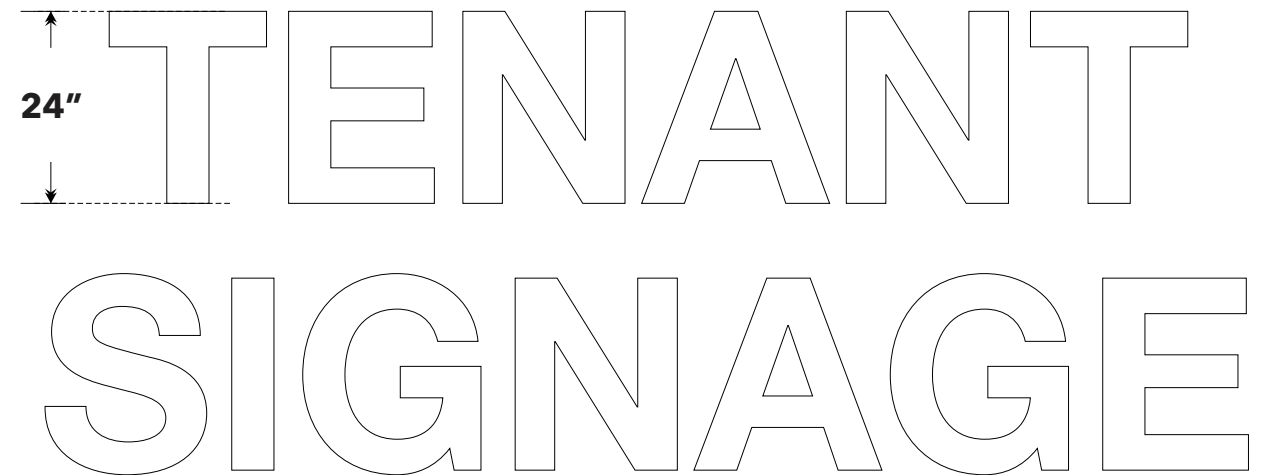
**TENANT SIGN - TWO LINES**

Scale: 1/2" = 1'



**TENANT SIGN - ONE LINE**

Scale: 1/2" = 1'



**TENANT SIGN - TWO LINES**

Scale: 1/2" = 1'



## TENANT IDENTITY / WALL SIGNAGE / SIGN TYPE D

**SIGN TYPE D** - ILLUMINATED 4" DEEP CHANNEL LETTERS FLUSH MOUNTED TO WALL.

**Placement:** shall be placed within the lease lines of tenant.

**Dimensions:** signs shall not exceed 1 square foot of sign area per 1 linear foot of tenant frontage.

**Individual letters or logos** to be 20" or 24" inches in height for 1 line or 2 lines of copy.

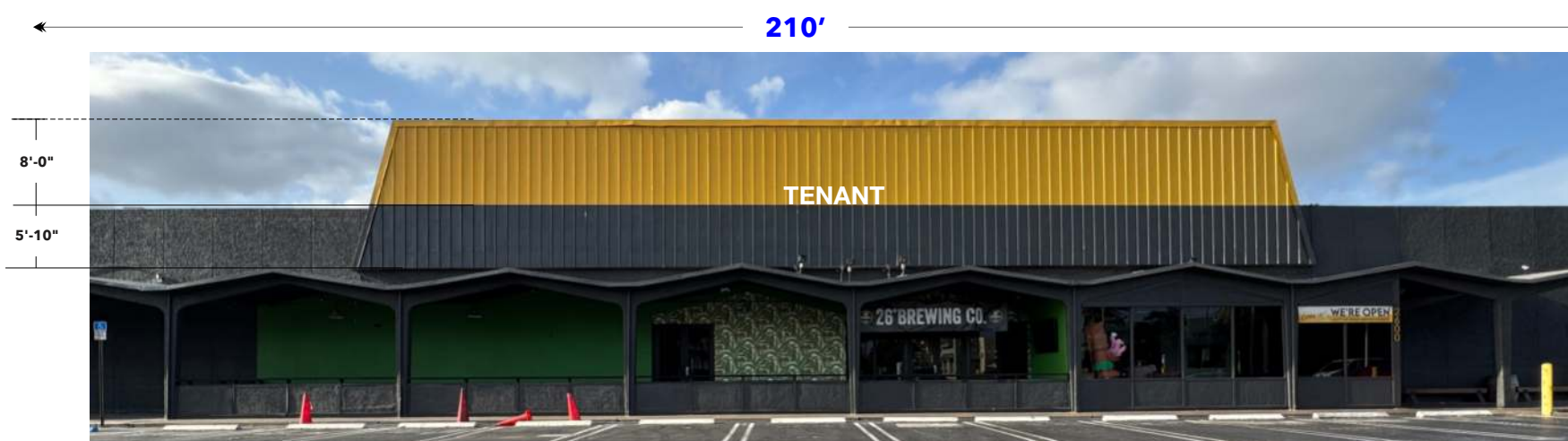
**Letters: Faces:** Red or White // **Returns & Trims:** Duranodic Bronze

**Font:** Helvetica Neue LT Pro Bold or nationally recognized or trademark font and/or colors will be considered.

**Materials:** Aluminum returns, acrylic faces.

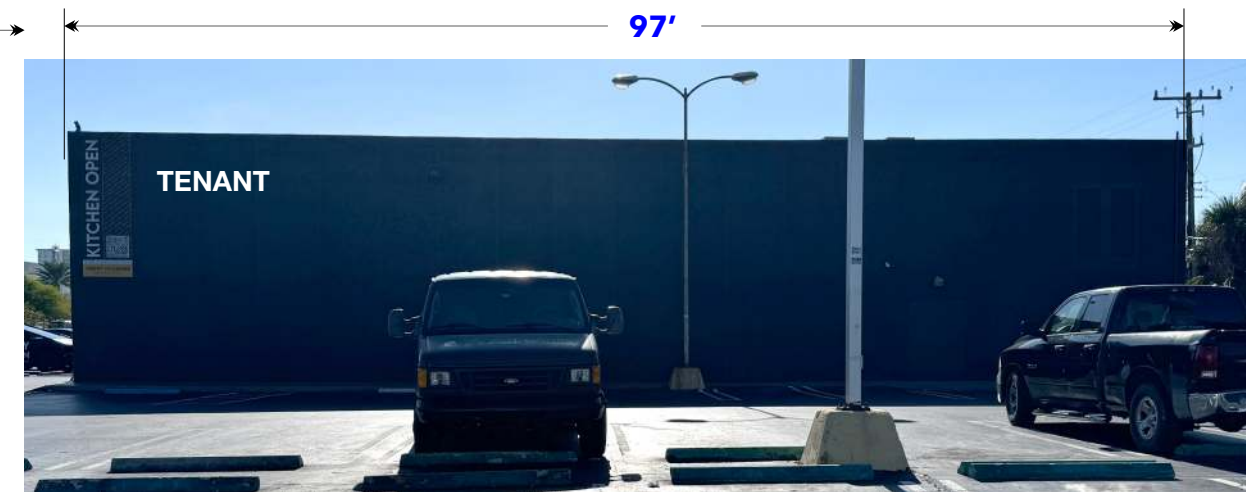
**Illumination:** Internally illuminated with white LEDs.

**Design:** **SIGN TYPE D** will be flush mounted.



**NORTH ELEVATION - SINGLE LINE**

Scale: 1/16" = 1'



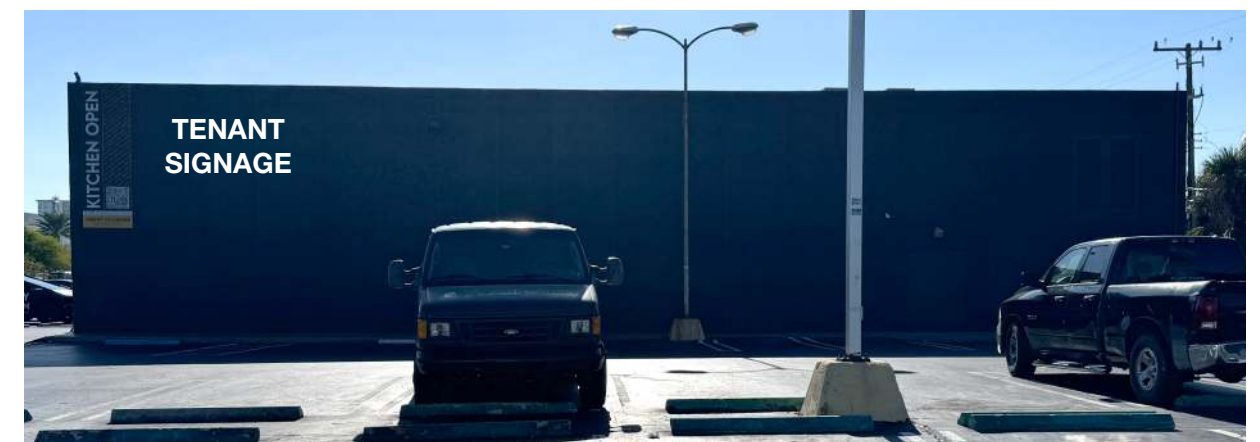
**WEST ELEVATION - SINGLE LINE**

Scale: 1/16" = 1'



**NORTH ELEVATION - TWO LINES**

Scale: 1/16" = 1'



**WEST ELEVATION - TWO LINES**

Scale: 1/16" = 1'

**TENANT IDENTITY / WALL SIGNAGE / SIGN TYPE D**

**SIGN TYPE D** - ILLUMINATED 4" DEEP CHANNEL LETTERS FLUSH MOUNTED TO WALL.

**Placement:** shall be placed within the lease lines of tenant.

**Dimensions:** signs shall not exceed 1 square foot of sign area per 1 linear foot of tenant frontage.

**Individual letters or logos** to be 20" or 24" inches in height for 1 line or 2 lines of copy.

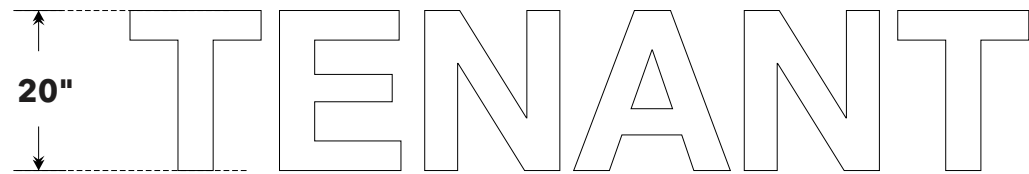
**Letters: Faces:** Red or White // **Returns & Trims:** Duranodic Bronze

**Font:** Helvetica Neue LT Pro Bold or nationally recognized or trademark font and/or colors will be considered.

**Materials:** Aluminum returns, acrylic faces.

**Illumination:** Internally illuminated with white LEDs.

**Design:** **SIGN TYPE D** will be flush mounted.



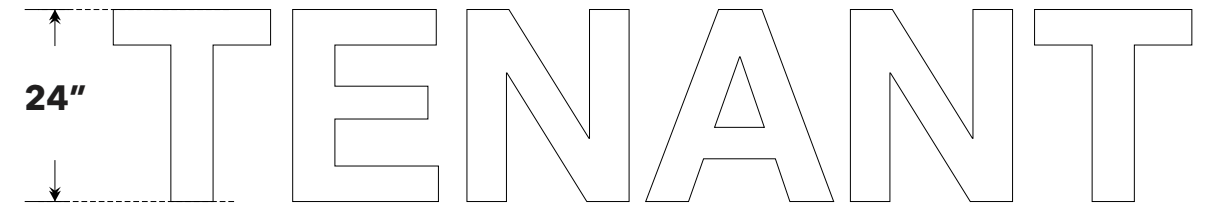
**TENANT SIGN - ONE LINE**

Scale: 1/2" = 1'



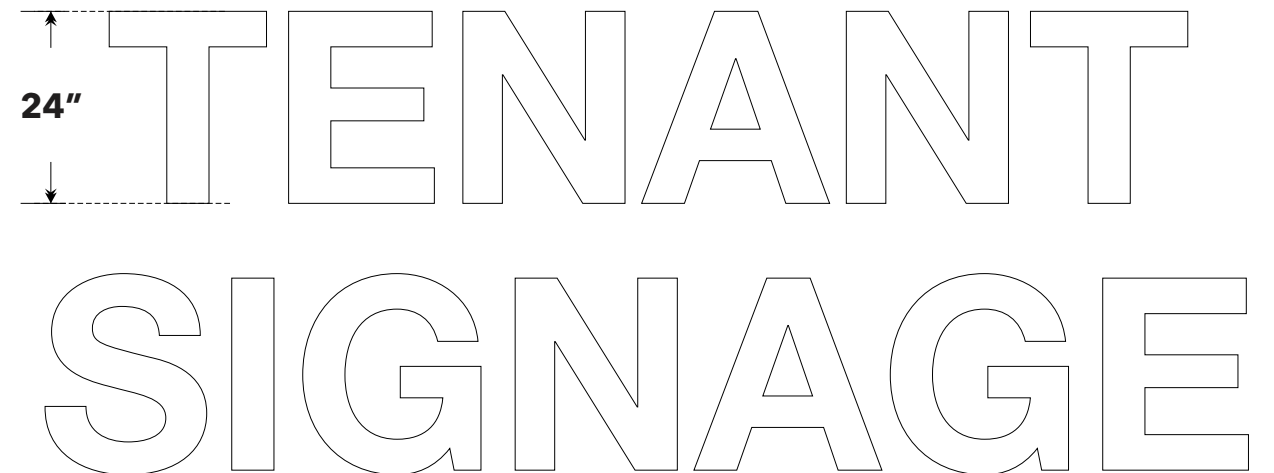
**TENANT SIGN - TWO LINES**

Scale: 1/2" = 1'



**TENANT SIGN - ONE LINE**

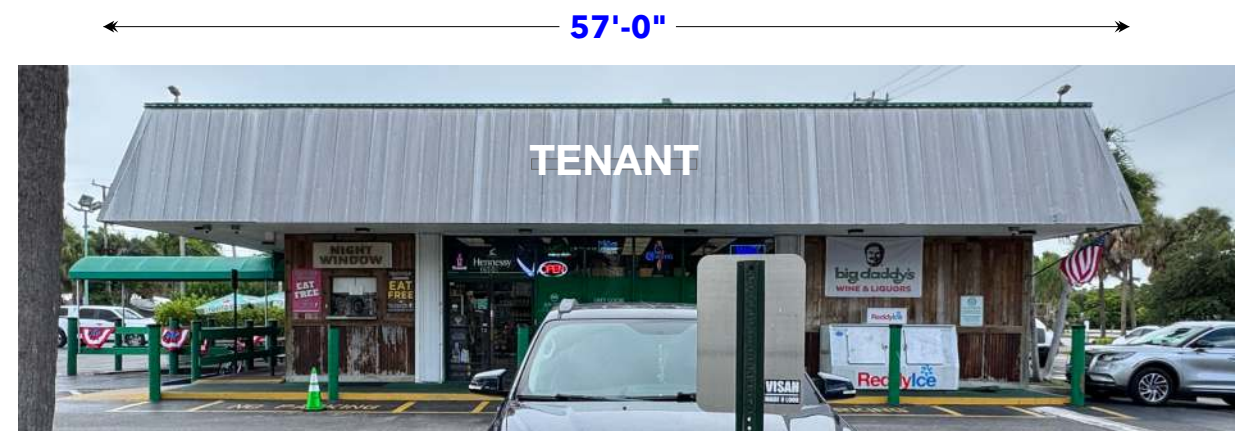
Scale: 1/2" = 1'



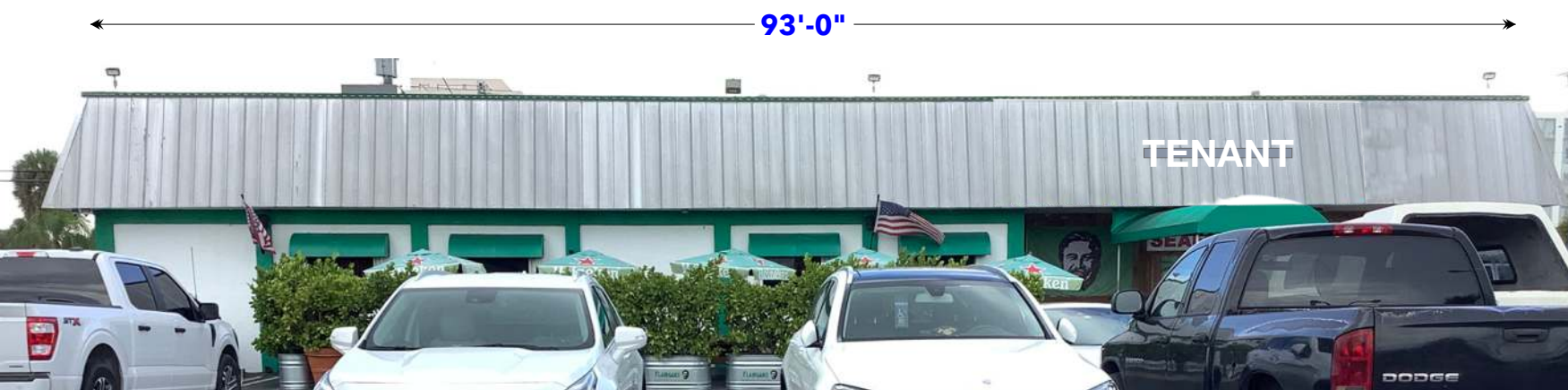
**TENANT SIGN - TWO LINES**

Scale: 1/2" = 1'



**TENANT IDENTITY / MANSARD ROOF SIGNAGE / SIGN TYPE E****SIGN TYPE E** - ILLUMINATED 4" DEEP FRONT LIT CHANNEL LETTERS MOUNTED TO A 4" DEEP RACEWAY ON A MANSARD ROOF**Placement:** Center on North elevation. East elevation: as illustrated**Dimensions:** signs shall not exceed 1 square foot of sign area per 1 linear foot of tenant frontage.**Individual letters or logos** not to exceed 20" or 24" inches in height for 1 line of copy.**Letters:** Faces - Red or White // Returns & Trims - Duranodic Bronze**Raceway** to match existing roof color.**Font:** Helvetica Neue LT Pro Bold or nationally recognized or trademark font and/or colors will be considered.**Materials:** Aluminum returns, acrylic faces. // **Illumination:** Internally illuminated with white LEDs.**Design:** **SIGN TYPE E** will be mounted to 4" deep raceway.**NORTH ELEVATION**

Scale: 3/32" = 1'

**EAST ELEVATION**

Scale: 3/32" = 1'



Scale: 1/2" = 1'



Scale: 1/2" = 1'

**TENANT IDENTITY / BLADE / BRACKET SIGNAGE / SIGN TYPE 1**

Bracket or blade sign.

**Placement:** when affixed to the primary building, the signs must be perpendicular to the primary building facade and mounted within tenant lease lines.

**Dimensions:** maximum of 6 square feet, letters not to exceed height of 12 inches, logos or artwork not to exceed 18 inches.

**Colors:** Panel:White // Letters & Border: PMS 185 C

**Font:** Helvetica Neue LT Pro Bold or nationally recognized or trademark font and/or colors will be considered.

**Materials:** PVC panels with vinyl copy and border.

**Signs will be non-illuminated**

**Design:** may be double faced.

All signs will have permit tag displaying permit number, address, contractor information and date of install.



Scale: 1/2" = 1'



Scale: NTS



Scale: 1-1/2" = 1'

**Proposed Sq. Ft: 4.89**



## TENANT IDENTITY / BLADE / BRACKET SIGNAGE / SIGN TYPE 2

Bracket or blade sign.

**Placement:** when affixed to the primary building, the signs must be perpendicular to the primary building facade and mounted within tenant lease lines.

**Dimensions:** maximum of 6 square feet, letters not to exceed height of 12 inches, logos or artwork not to exceed 18 inches.

**Colors:** Panel: White // Letters & Border: PMS 185 C

**Font:** Helvetica Neue LT Pro Bold or nationally recognized or trademark font and/or colors will be considered.

**Materials:** PVC panels with vinyl copy and border.

**Signs will be non-illuminated**

**Design:** may be double faced.

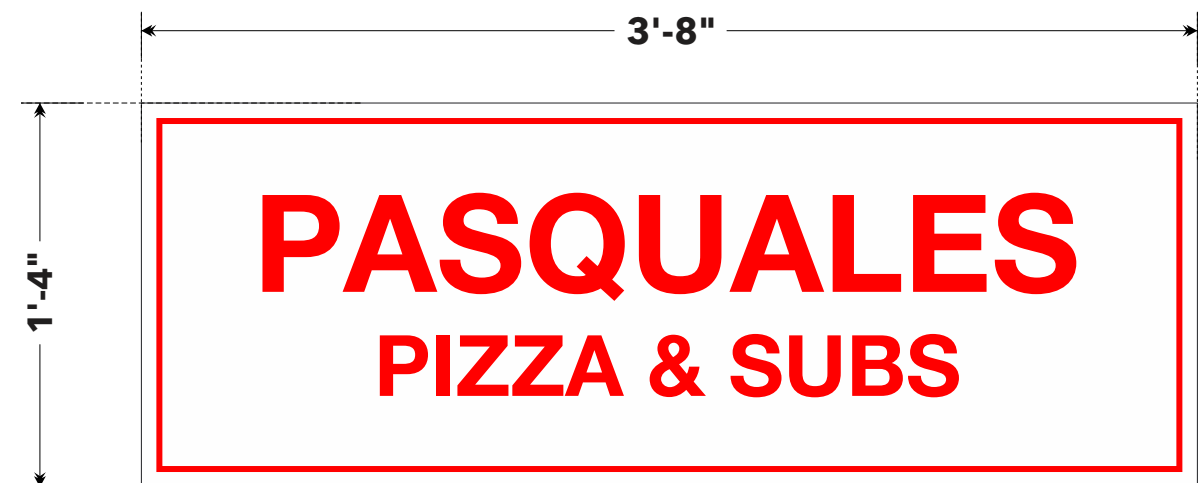
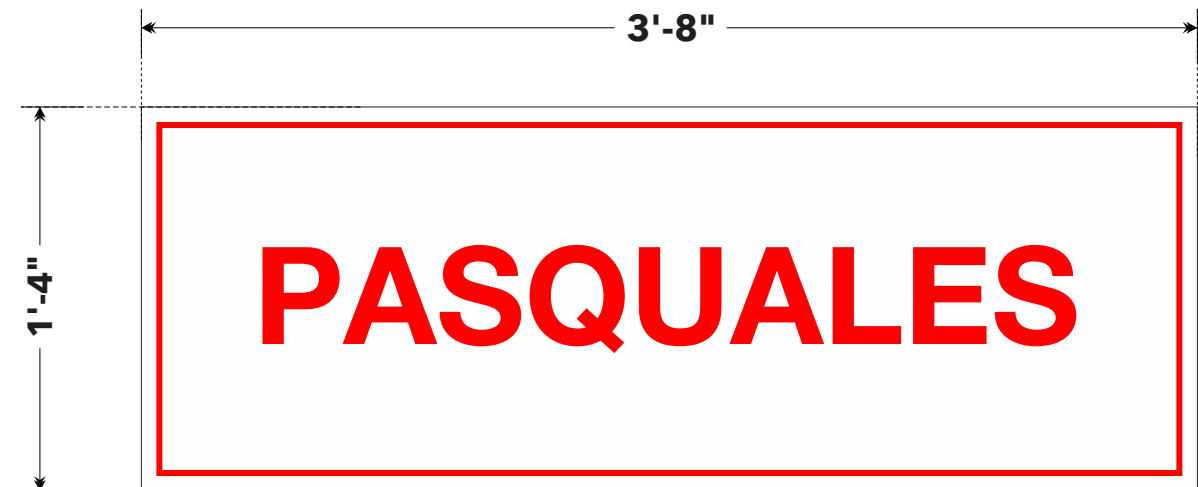
All signs will have permit tag displaying permit number, address, contractor information and date of install.



Scale: 1/2" = 1'



UNDER CANOPY SIGN - SIDE 2



Scale: 1-1/2" = 1'

Proposed Sq. Ft: 4.89

EXTERNALLY ILLUMINATED FREE-STANDING MONUMENT

Existing free-standing sign is non-conforming and must comply with the amortization schedule § 156.17 NONCONFORMING SIGNS

Proposed New Sign:

Externally illuminated double face monument sign with uplighting.

Tenant lettering color: **3M 3630 Bright Blue** applied plotter cut vinyl on flat aluminum panels.

Size will be determined by the amount of the letters to appropriately fit in the panel.

Font shall be IMPACT or nationally recognized or trademark font and/or colors will be considered.

Materials: Aluminum sign cabinet with aluminum faces and vinyl copy.

Sign will have minimum 6" address numbers on street side of sign.

Setback will be minimum 4' from ROW and outside of site triangle.

Maximum height for Monument: 8' with landscaping.

Maximum sqft of copy area sign: 50 sqft

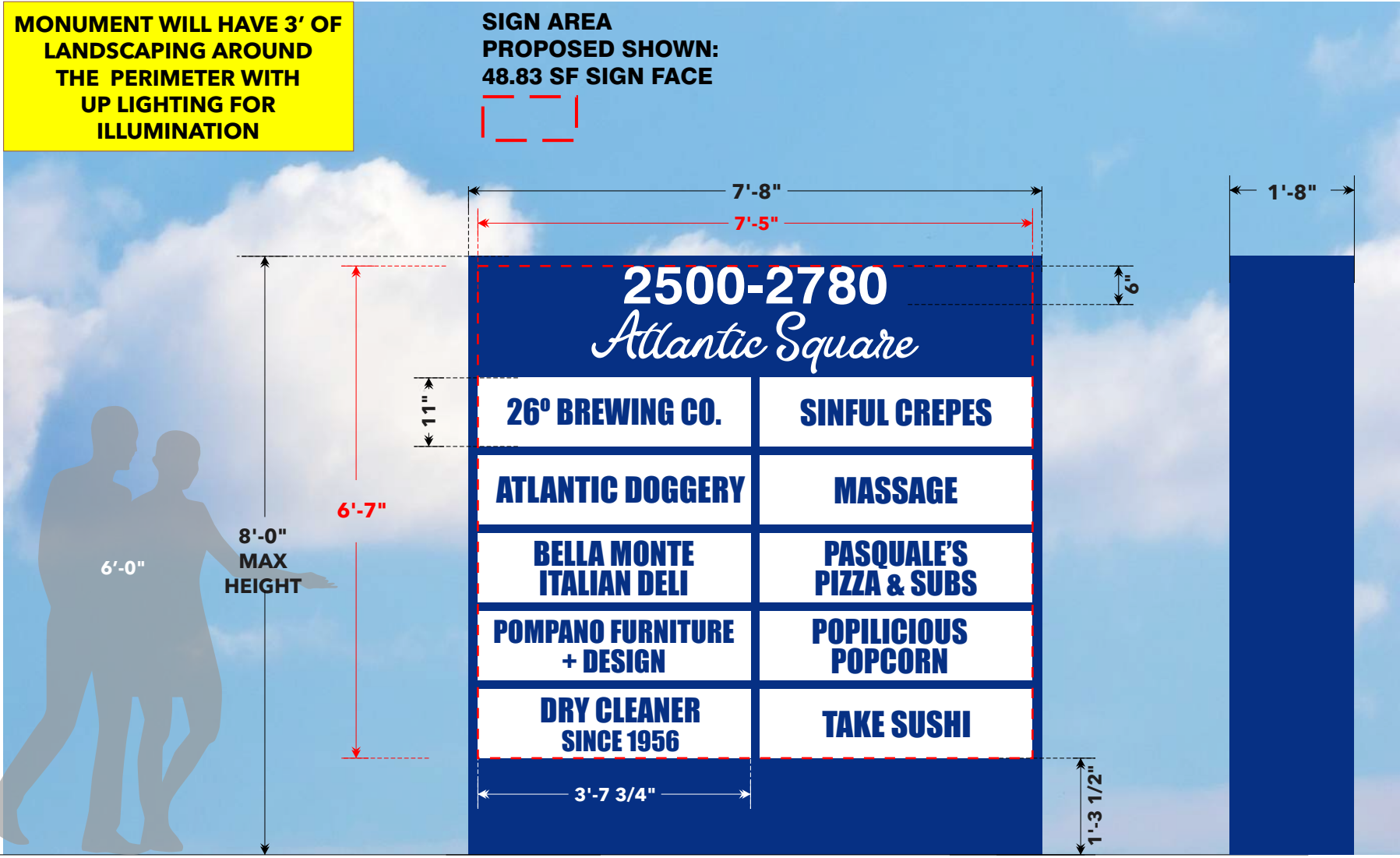
All signs will have permit tag displaying permit number, address, contractor information and date of install.



EXISTING WEST ELEVATION  
Scale: NTS



EXISTING EAST ELEVATION  
Scale: NTS



Scale: 1/2" = 1'



## EXTERNALLY ILLUMINATED OUTPARCEL SIGN

Existing free-standing sign is non-conforming and must comply with the amortization schedule § 156.17 NONCONFORMING SIGNS

Proposed New Sign:

Externally illuminated double face outparcel sign with uplighting.

Tenant lettering color: **3M 3630 Bright Blue** applied plotter cut vinyl on flat aluminum panels or full color logo if approved by landlord.

Size will be determined by the amount of the letters to appropriately fit in the panel.

Font shall be IMPACT or nationally recognized or trademark font and/or colors will be considered.

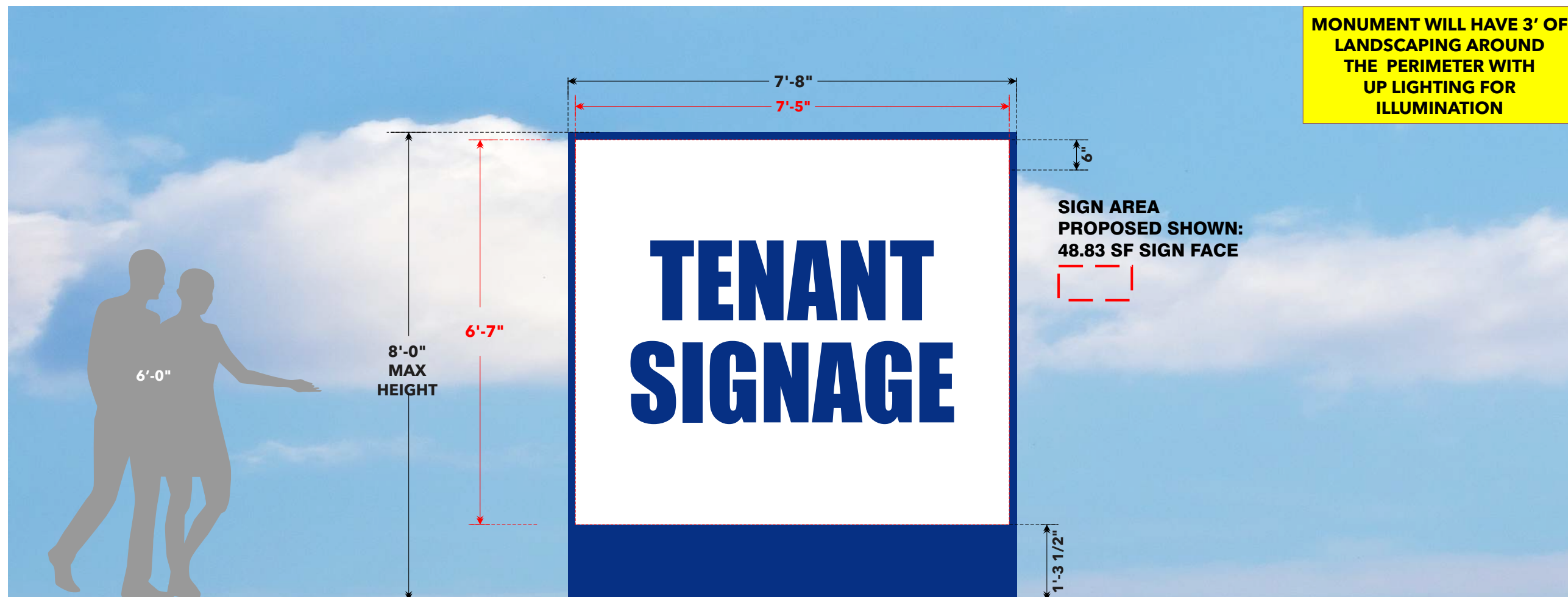
Materials: Aluminum sign cabinet with aluminum face and vinyl copy.

Setback will be minimum 4' from ROW and outside of site triangle.

Maximum height for Monument: 8' with landscaping.

Maximum sqft of copy area sign: 50 sqft

All signs will have permit tag displaying permit number, address, contractor information and date of install.



Scale: 1/2" = 1'

## WINDOW VINYL

**Placement:** on storefront windows and doors, may be applied to interior surface of glass only and must be within tenant lease lines.

**Copy shall not substantially obscure visibility through the window.**

**Font:** Helvetica Neue LT Pro Bold or nationally recognized or trademark font and/or colors will be considered.

**Dimensions:** graphics are limited to a maximum of 20% of the total glass area; letters may have a maximum height of 6 inches.

**Materials:** Vinyl applied second surface.

