

SAMPLE COMMONS



2400 NW 36th St, Pompano Beach, FL 33064

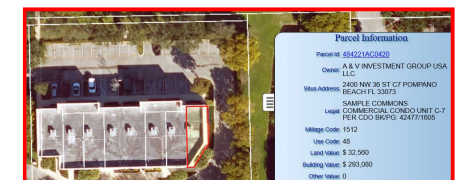
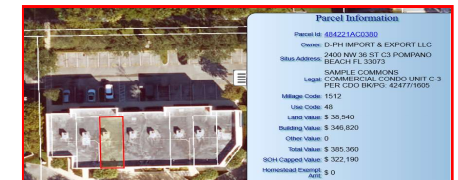
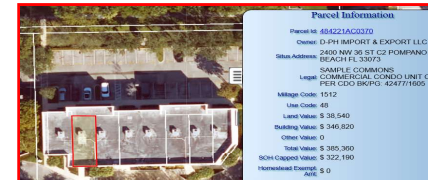
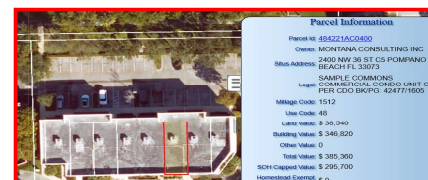
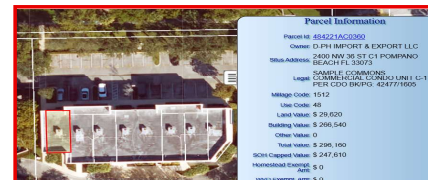
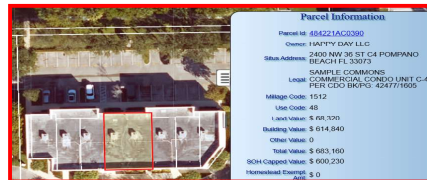
AAC

PZ25-30000003

Aerial View Property



- Tract C&D (Master)
- Sample Commons (Sub)
- Master Sign Plan



484221AC0360

SAMPLE COMMONS COMMERCIAL CONDO UNIT C-1 PER CDO BK/PG: 42477/1605

484221AC0370

SAMPLE COMMONS COMMERCIAL CONDO UNIT C-2 PER CDO BK/PG: 42477/1605

484221AC0380

SAMPLE COMMONS COMMERCIAL CONDO UNIT C-3 PER CDO BK/PG: 42477/1605

484221AC0390

SAMPLE COMMONS COMMERCIAL CONDO UNIT C-4 PER CDO BK/PG: 42477/1605

484221AC0400

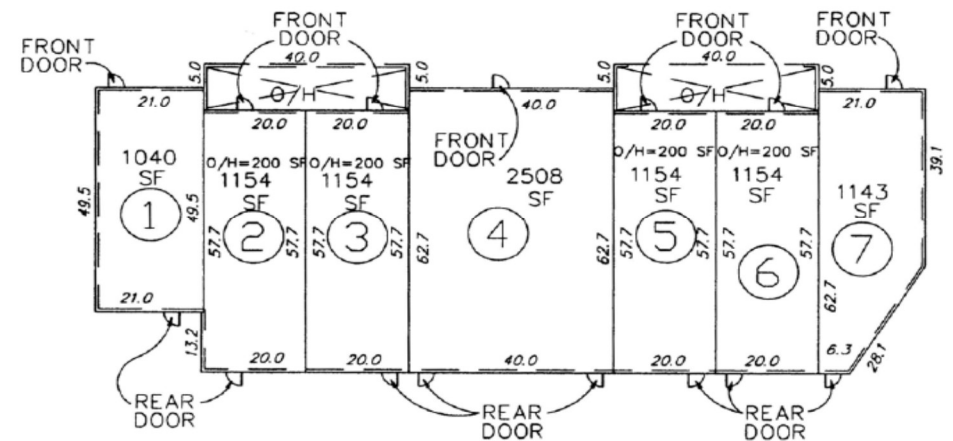
SAMPLE COMMONS COMMERCIAL CONDO UNIT C-5 PER CDO BK/PG: 42477/1605

484221AC0410

SAMPLE COMMONS COMMERCIAL CONDO UNIT C-6 PER CDO BK/PG: 42477/1605

484221AC0420

SAMPLE COMMONS COMMERCIAL CONDO UNIT C-7 PER CDO BK/PG: 42477/1605



LEGAL DESCRIPTION:

SAMPLE COMMONS COMMERCIAL CONDO UNIT C-1, C-2, C-3, C-4, C-5, C-6, C-7 PER CDO BK/PG: 42477/1605

AAC

**MASTER SIGN PLAN
SAMPLE COMMONS
2400 NW 36th St,
Pompano Beach, FL 33064**

This master sign plan establishes a master plan storefront signage criteria for the property to ensure that the highest standards of excellence will be carried out in the design of each individual storefront signage.

The need for each shop to be advertised or identified is recognized and provided for within this criteria. Adherence to the following guidelines will allow an appropriate level of individual signage while presenting a quality overall sense of place.

Each tenant is responsible for the written approval of any signage installed at their premises by the owner prior to submission to the City of Pompano Beach for a sign permit and prior to any fabrication or installation of any signage elements. A tenant at the Sample Commons shall be defined as any occupant of a leased space located within the Sample Commons Plaza site.

All sign construction is to be completed, once approved by the owner, in compliance with these criteria. All signs on any space shall be subject to the provisions of these masterplan signage criteria. Any signs not specifically covered within these criteria shall be submitted to the owner for written approval. The judge of the acceptability of any submission shall be the city, the owner and its consultants.

Approval by the owner in no way relieves the sign contractor or tenant from the responsibility of obtaining a valid City Pompano Beach of sign permit acquired through the standard City of Pompano Beach procedures prior to actually beginning any fabrication of signage.

General Signage Requirements:

All signs require a detailed rendering submitted for Landlord's approval before fabrication and installation. All signage must comply with the following:

- . All wording on signage shall be approved by Landlord.
- . All Logos and any graphics shall be approved by Landlord, and in accordance with City of Pompano Beach.
- . All colors and fonts shall be approved by Landlord, nontraditional styles and/or all logos are subject to approval by Landlord.
- . Prior to submittal of building permit for signage to the City of Pompano Beach, tenant shall submit to Landlord scaled sketches of signage, indicating height, location, method of illumination color, material and mounting method.
- . All signage requires a build permit and zoning permit issued by the City of Pompano Beach prior to installation.

Signage Requirements:

- . The sign may be illuminated and non-illuminated.
- . The sign may be Channel Letters or Reverse Channel Letters.
- . Flush Mounted.
- . The sign may be face colors: Black or Blue.
- . Photocell controller required.
- . Maximum Sign Area: Building façade, High Ft x Front Ft x 10%; Maximum 200 Sq. Ft.

Workmanship, Material and Maintenance

- . All signs shall be constructed and installed by a professional licensed contractor.
- . All Illuminated signs shall be manufactured as per UL specifications and carry the UL seal of Approval.
- . Tenant is responsible for keeping signage in good working order.
- . Tenant is responsible for patch back holes at Tenant's expense.
- . All signs shall be in strict compliance with all applicable laws, ordinances and regulations.

Windows and Doors:

They include permanent applied graphics such as name, hours of operation, telephone numbers, and street numbers.

- (a) Placement: on storefront windows and doors, may be applied to interior surface of glass only. Shall not substantially obscure visibility through the window.
- (b) Dimensions: graphics are limited to a maximum of 20% of the total glass area; letters may have a maximum height of six inches.
- (c) Materials: vinyl or plastic letters, etched glass or professionally painted application.
- (d) Design: simple and understated, limited to conveying the necessary information.

AAC

PZ25-30000003

SIGN

BLUE (RGB 0,37,103)

SIGN

BLACK

FONTS: ARIAL / HELVETICA / QILAGEN

NON-ILLUMINATED: . DIMENSIONAL LETTERS

INSTALLATION: STUD 3/16" 1 3/4" EMBED

FACE: PVC 1" WIHT VINYL FOR BLUE COLOR

ILLUMINATED: . CHANNEL LETTERS

INSTALLATION: TAPCONS 1/4" X 1 3/4"

FACE: WHITE

RETURN: 3" WHITE

TRIM: BLACK

LED: WHITE

. REVERSE CHANNEL LETTERS

INSTALLATION: TAPCONS 1/4" X 3" / SPACER 1 1/2"

FACE: .080 ALUMINUM BLACK

RETURN: .063 ALUMINUM BLACK

LED: WHITE

AAC

PZ25-30000003

SIGN

BLUE (RGB 0,37,103)

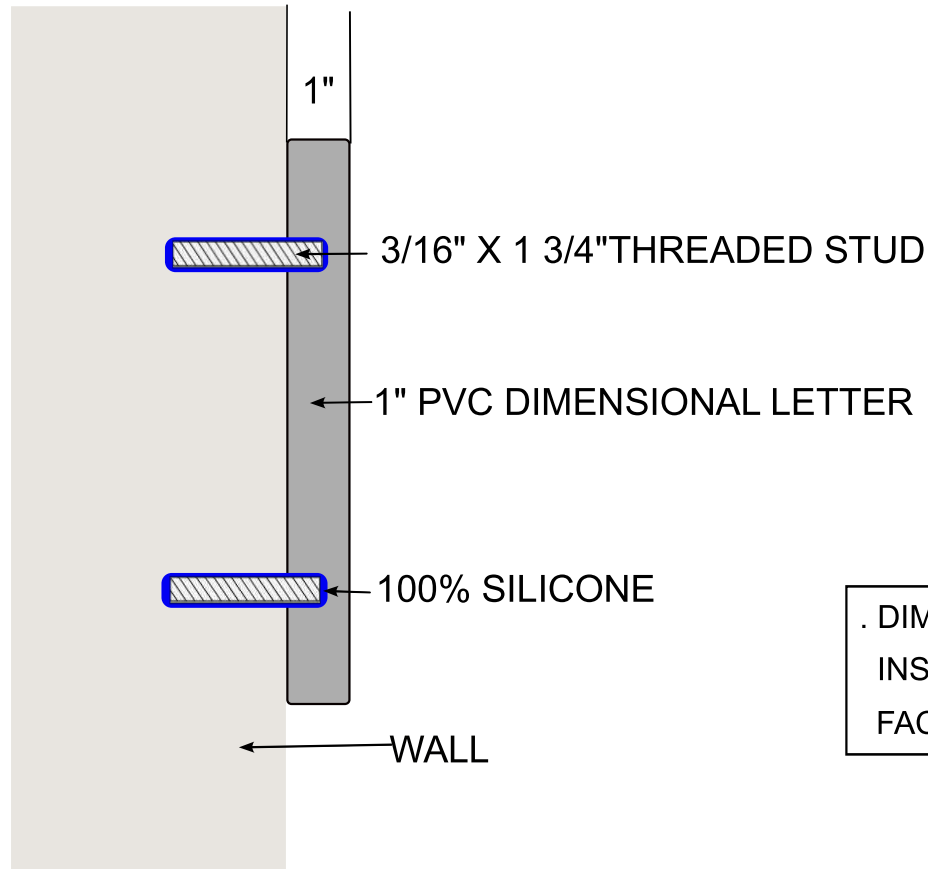
SIGN

BLACK

FONTS: ARIAL / HELVETICA / QILAGEN

NON-ILLUMINATED

1" PVC DIMENSIONAL LETTERS



. DIMENSIONAL LETTERS

INSTALLATION: STUD 3/16" 1 3/4" EMBED

FACE: 1" PVC WITH VINYL FOR BLUE COLOR

AAC

PZ25-30000003

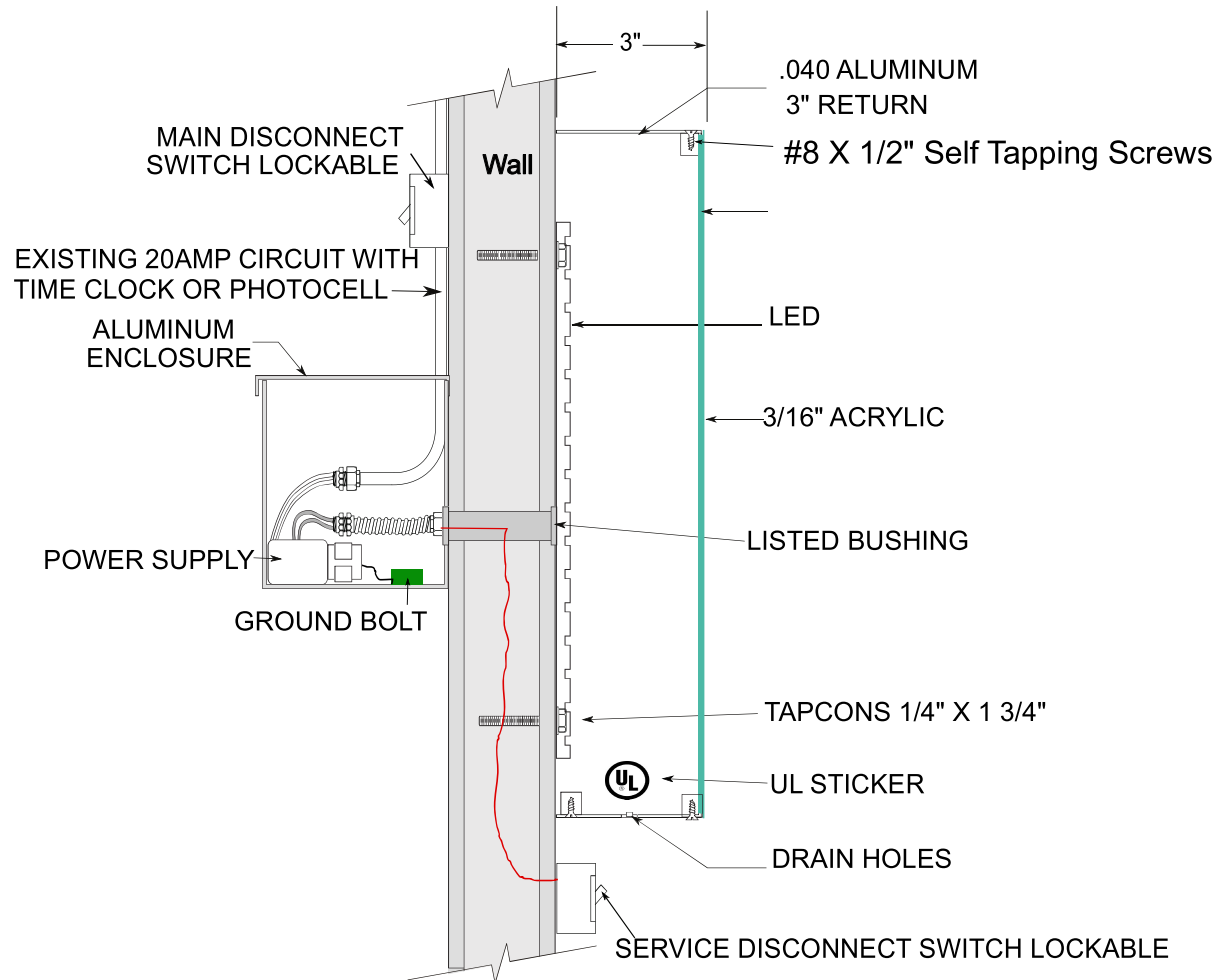
SIGN SIGN

BLUE (RGB 0,37,103)

BLACK

FONTS: ARIAL / HELVETICA / QILAGEN

ILLUMINATED CHANNEL LETTERS



. CHANNEL LETTERS
INSTALLATION: TAPCONS 1/4" X 1 3/4"
FACE: WHITE
RETURN: 3" WHITE
TRIM: BLACK
LED: WHITE

AAC

PZ25-30000003

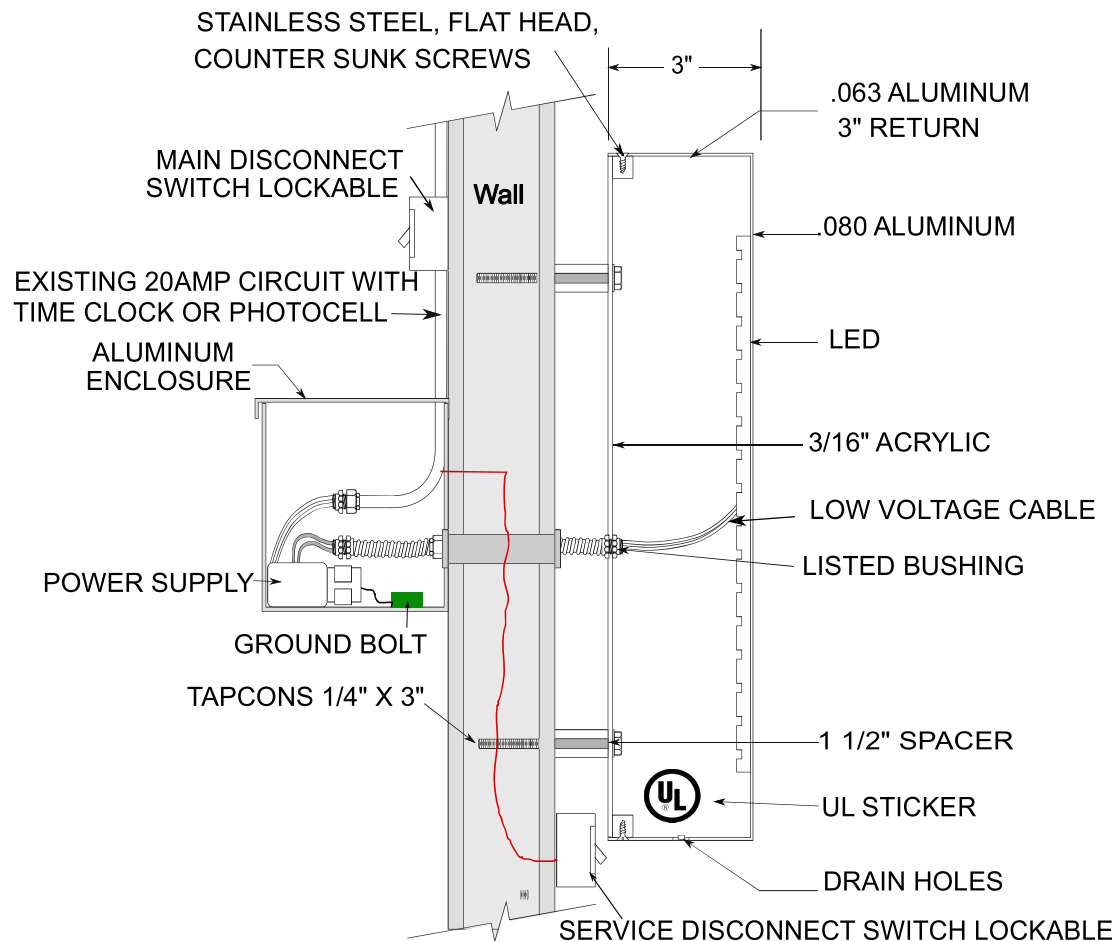
SIGN SIGN

BLUE (RGB 0,37,103)

BLACK

FONTS: ARIAL / HELVETICA / QILAGEN

ILLUMINATED REVERSE CHANNEL LETTER



REVERSE CHANNEL LETTERS

INSTALLATION: TAPCONS 1/4" X 3"
/ SPACER 1 1/2"

FACE: .080 ALUMINUM BLACK

RETURN: .063 ALUMINUM BLACK

LED: WHITE

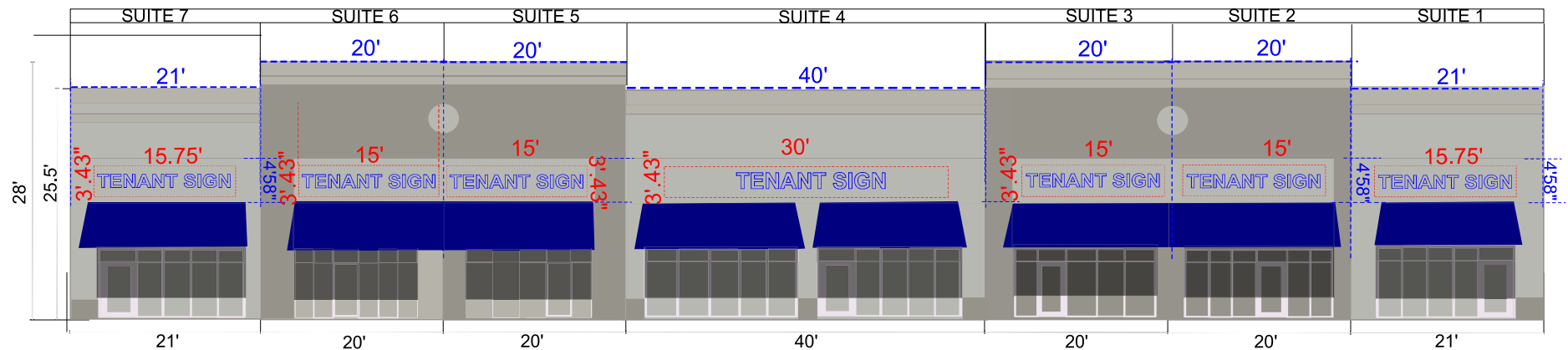
AAC

PZ25-30000003

EXISTING CONDITION



SAMPLE COMMONS ELEVATION



Square Footage Requirements:

10% of tenants frontage along building facade.
Frontage is calculated as the height of facade multiplied by the length of the facade

SUITE 1 AND 7 = 21' X 25.5' X 10%= 53.5 Sq Ft

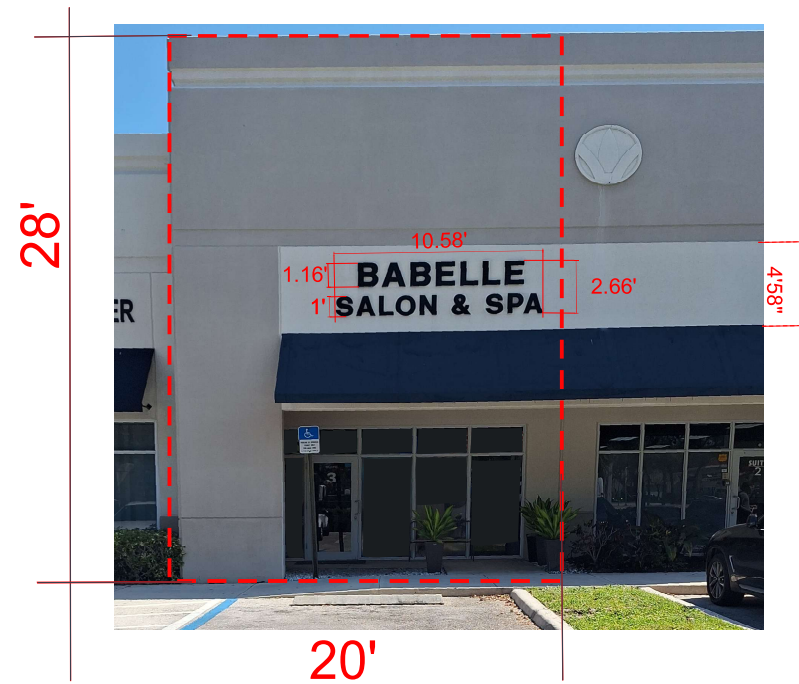
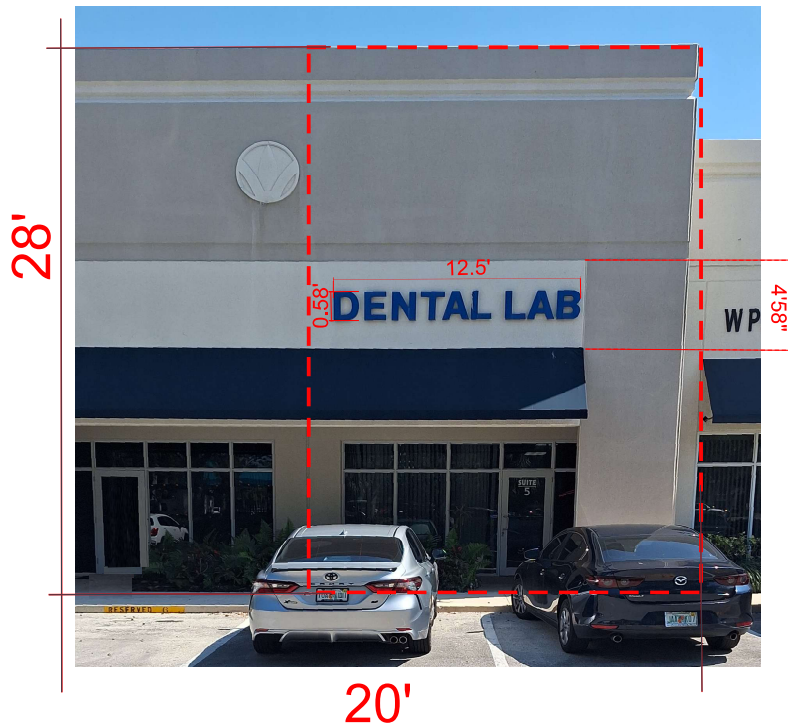
SUITE 2, 3, 5, 6 = 20' X 28' X 10%= 56Sq Ft

SUITE 4 = 40' X 25.5' X 10%= 102 Sq Ft

AAC

PZ25-30000003

TENANT EXAMPLES



AAC

PZ25-30000003

PHOTOS



PZ25-30000003

