

**Edison Pembroke Pines
MXD Signage Guidelines
October 2024**

1. Signage Intent
 - a. The objective of a quality signage program is to present a clear hierarchy of information, direction, and organization. Conformity in style, materials, and location of signage will be a major element in establishing the design theme continuity within the Edison Development. Signage shall comply with City of Pembroke Pines Land Development Code Section 155.695-6108, unless otherwise specified herein.
2. Temporary Sign Standards
 - a. General Office Leasing Signage
 - i. I-75 Leasing Signage
 1. One (1) single-faced ground mounted leasing sign for the existing office building shall be permitted displayed facing I-75. The maximum sign area shall be 200 sf.
 2. I-75 leasing signage shall be permitted until building occupancy reaches 90%, after which the sign shall be removed. Should building occupancy drop below 90%, the sign may be permitted and reinstalled.
 - ii. S.W. 145th Avenue Leasing Signage
 1. One (1) ground mounted v-shaped leasing sign having two faces shall be permitted facing S.W. 145th Avenue for each general office building with a Certificate of Occupancy. The maximum sign area shall be 32 sf.
 2. Leasing signage shall be permitted for an initial period of 6 months following issuance of a Certificate of Occupancy. If after 6 months, the property is not 100% occupied, then the leasing signage shall be permitted to remain for another 6 months. If after 12 months, the property is not 100% occupied, the property Owner may apply for a permit extension or new temporary sign permit.
 - b. Multifamily Leasing Signage
 - i. One (1) ground mounted “v” shaped “Now Leasing” sign having two faces shall be allowed facing S.W. 145 Avenue
 - ii. Such sign shall be permitted for 12 months following receipt of the Certificate of Occupancy.
 - c. New Building Announcing Signage (Reference Exhibit 1)
 - i. For new buildings within the MXD, a vinyl banner with digitally printed images and/or graphic information announcing the facility, attached to the construction fence shall be permitted around all four of the perimeter sides of a new project while construction is underway. The text area of the banner shall not exceed 25% of the total area of any one elevation of the fence.
3. Permanent Sign Standards
 - a. Project Entry Monument Signage
 - i. One project entry sign shall be permitted at each entry point into the site and shall comply with the following:
 1. The project entry sign shall contain the name of the development, the buildings utilizing each entry, and the names of a maximum of (5) tenants per side, as well as the street address, with the numbers being not less than four (4) inches and no more than nine (9) inches in height.

2. Entry signage shall be constructed of fabricated aluminum or concrete and may include stone, tile, or other architectural veneer consistent with the architecture within the MXD. Internal illumination of entry monument signage is permitted. The maximum height shall be 6 feet. The maximum permitted length shall be 18 feet. The maximum sign area shall not exceed 200 square feet.
 3. Entry monument signage cannot impede vehicle lines of sight.
 4. Entry monument signage shall have a setback from the ROW of no less than 10 feet, in compliance with City code.
- b. Medical Facility Tower Sign (Reference Plan Sheet S-303)
- i. The medical facility will include a freestanding vertical architectural feature along Interstate 75, complemented by a landscaped plaza at its base to create a distinct sense of place within the surrounding area. This feature is designed to serve as an iconic landmark, clearly marking the facility's location and enhancing the visibility of its clinical emergency services. The structure will be both sculptural and functional, using materials from the main building in an artistic composition while incorporating subtle signage with a hint of strategically placed illumination. Standing approximately 68 feet tall with a 10-by-10-foot footprint, the feature's height aligns with that of the proposed medical building, ensuring a cohesive visual relationship between the two elements.
- c. Wall Signage
- i. Future Hotel
 1. The future hotel building within the MXD shall be permitted wall signage on each elevation provided that such signage complies with the following:
 - a. The total square footage of wall signage shall not exceed 600 square feet. The total permitted square footage may be allocated to more than one (1) sign. Maximum sign area of any individual wall sign shall not exceed 200 square feet. There shall be a maximum of two (2) signs permitted per elevation.
 - b. Hotel signage plan shall be consistent with the standards outlined in this document and shall be designed and approved at the time of site plan approval.
 - ii. Future Office
 1. The future office building within the MXD shall be permitted wall signage on each elevation provided that such signage comply with the following:
 - a. The total square footage of wall signage shall not exceed 400 square feet. The total permitted square footage may be allocated to more than one (1) sign. Maximum sign area of any individual wall sign shall not exceed 200 square feet. There shall be a maximum of two (2) signs permitted per elevation.
 - b. Future office signage plan shall be consistent with the standards outlined in this document and shall be designed and approved at the time of site plan approval.
 - iii. Existing Office
 1. All existing office buildings within the MXD shall be permitted wall signage on each elevation provided that such signage comply with the following:
 - a. Building Identification Signage

- a. The total square footage of wall signage shall not exceed 400 square feet. The total permitted square footage may be allocated to more than one (1) sign. Maximum sign area of any individual wall sign shall not exceed 100 square feet. There shall be a maximum of three (4) signs permitted per elevation.
 - d. Vehicular Directional Signage (Reference Plan Sheets 10-15, S-100, S-300, S-302)
 - i. Directional signage shall be permitted as necessary to safely direct vehicular traffic throughout the development and throughout each individual site. Individual sites may utilize their individual brand and signage standards to differentiate the individual sites. Vehicular Directional signage on individual sites may be internally illuminated as dictated by individual site tenants' brand and signage standards.
- 4. Illuminated Signs
 - a. All sign structures shall be ground lighted or internally lighted.
 - b. Visually or physically exposed outdoor neon signs and flashing or moving lighted signs are prohibited.
 - c. Lighting fixtures shall comply with the overall design theme for the development.
 - d. Wall signs shall be internally illuminated.
 - e. Lighting shall comply with Section 155.685 of the City of Pembroke Pines Code.

Exhibit 1
Announcing Signage Concept



Banner size: 66" tall x 18'-11" wide
Each logo with copy is 10.25 SF or 20.5 SF total
ER Coming Soon is 16.2 SF

Total Copy SF is 36.7 SF

* Graphics, text, and colors shown above are conceptual in nature and subject to change.

** The above concept shall be used for all new projects within the MXD, however, each project shall be permitted to utilize its own, different graphics, text, and colors.

Exhibit 2 Signage Plan Matrix Sheets

Edison Pembroke Residential & Office Signage Overview

Sign Type	Description	Reference	Height	Width	Sign Area (SF)	Number of Sign Faces	Number of Elevations Signs Allowed	Illumination	Existing or New
Wall Signs									
ID-1	"The Edison" Multifamily Building identification sign, channel letters atop canopy structure.	W1	1'-10"	12'-2"	22	Single-Faced	1	Yes, Internal	New
ID-2	"The Edison" Multifamily Building identification sign, channel letters atop canopy structure.	W2 / W6	1'-8"	11'	18	Single-Faced	2	Yes, Internal	New
ID-3	"The Edison" Multifamily Building identification sign, channel letters mounted flush to wall with decorative element on side.	W4 / W5	2'-6"	21'-5"	52	Single-Faced	2	Yes Letters - Internal Decorative Element - LED Uplit	New
ID-4	"The Edison" Multifamily Building identification sign, channel letters atop building overhang with decorative element on side.	W7 / W8	2'-6"	21'-3"	52	Single-Faced	2	Yes Letters - Internal Decorative Element - LED Uplit	New
ID-5	"Edison" Existing Office Building identification sign, applied channel letter mounted flush to wall	W9 / W14	40'	5'	200	Single-Faced	2	Yes Internally Illuminated	Existing
ID-R	"Future Tenant" Existing Office Tenant identification sign, illuminated channel letters on raceway	W10 / W11 / W13	TBD	TBD	200 max	Single-Faced	4	Yes Internally Illuminated	Existing / New
ID	"Future Tenant" Future Parking Deck, Hotel, Office Tenant/Building identification sign, illuminated channel letters flush mounted	W16 / W18 / W19 / W20 / W21	TBD	TBD	200 max	Single-Faced	4	Yes Internally Illuminated	New
P-1	Parking Garage Identification sign, channel letters mounted flush to wall.	W3 / W15 / W17	1'	74"	7	Single-Faced	1	No	New
Ground Signs									
D	Directional Sign Multifamily / Existing Office / Future	G2 / G3 / G4 / G5 / G6	1'-9"	3'-2"	5	Double-Sided	N/A	No	New
DD	Illuminated Directional Sign Multifamily	G1	3'-2"	5'	13	Single-Faced	N/A	Yes Internally Illuminated	New
PP	Post and Panel Signs Multifamily	PP-3	+/- 10'	1'-8" to 2'-8"	3-7	Single-Faced	N/A	No	New

Baptist Health OCED Pembroke Pines Signage Overview

Sign Type	Description	Location #	Height	Width	Sign Area (SF)	Number of Sign Faces	Number of Elevations Signs Are Allowed	Illumination	Existing or New
Wall Signs									
D	"Baptist Health EMERGENCY" Building identification sign, channel letters atop canopy structure.	S-07, S21	2'-8"	50'-2"	165	Single-Faced	2	Yes, Internal	New
E	"Baptist Health" Building identification sign, channel letters on wall	S-15, S-31	5'-11"	34'-8"	135	Single-Faced	2	Yes, Internal	New
G	"EMERGENCY ENTRANCE" Entrance identification sign, cut out letters pin mounted flush to wall over doors	S-06	10"	13'-8"	11.5	Single-Faced	1	No	New
H	"1400 Medical Offices" Entrance identification sign, cut out letters pin mounted flush to wall over doors	S-17	10"	10'-10"	8.75	Single-Faced	1	No	New
I	"CLEARANCE XX'-X'" Cut out pin mounted letters on face of driveway canopy	S-05, S-08, S-16, S-18, S-27, S-29	6"	6'-11"	3.5	Single-Faced	4	No	New
J	"Ambulance Entrance Only" Entrance identification sign, painted panel mounted flush to wall over doors	S-28	8"	3'	2	Single-Faced	1	No	New
N	"Delivery and Emergency Vehicles Only" Located at ambulance parking area, wall mount panel	S-25, S-26	1'-6"	1'	1.5	Single-Faced	1	No	New
Ground Signs									
A.1	South Entry Sign on SW 145 AVE. Monument sign with Baptist logo, "EMERGENCY" and "Medical Offices"	S-01	4'-10"	5'	18	Double-Sided	N/A	Yes Internally Illuminated	New
A.2	North Entry Sign on SW 145 AVE. Monument sign with Baptist logo, "EMERGENCY" and "Medical Offices"	S-10	4'-10"	5'	19	Double-Sided	N/A	Yes Internally Illuminated	New
B	Directional Sign Monument sign with Baptist Pineapple topper (message varies by location)	S-03, S-09	4'-3"	4'-4"	16	Double-Sided	N/A	Yes Internally Illuminated	New
C	Directional Sign Dual post sign with sign box topper (message varies by location)	S-02, S-11, S-20, S-23, S-30	3'	3'-9"	2.5-5	2 Single Faced 3 Double-Sided	N/A	2 Internally Illuminated 3 Non illuminated	New
L	EV Parking Space Post & panel	S-12, S-13, S-14, S-19,	8'-6"	1'	1.5	Single-Faced	N/A	No	New
M	Vehicular Information Post & panel	S-04, S-24, S-32, S-33, S-34, S-35, S-36, S-37	8'-6"	1'	1.5	Single-Faced	N/A	No	New
R	"ER" Architectural tower with four-sided sign box on top	S-22	67'-6"	9'-5"	80' per face	4 Sided	N/A	Yes Internally Illuminated	New

Exhibit 3
Signage Plan Design Documents

The Edison

SW 145th Avenue
Pembroke Pines, FL



17180 Innovation Dr, Jupiter FL 33478
www.baronsign.com

Design & Manufacturing
Interior / Exterior



Wall Signs:

1. ID-1: "The Edison" (Page 3)
Internally Illuminated
Locations: W1
2. ID-2: "The Edison" (Page 4)
Internally Illuminated
Locations: W2 / W6
3. ID-3: "The Edison" (Page 5)
Internally Illuminated
Locations: W4 / W5
4. ID-4: "The Edison" (Page 6)
Internally Illuminated
Locations: W7 / W8
5. ID: Existing Sign "Edison"
Internally Illuminated
Locations: W9 / W14
6. P-1: "Parking" (Page 9)
Non-Illuminated
Locations: W3 / W15 / W17
7. ID: "Future Tenant" (Page 8)
Internally Illuminated
Locations: W16 / W18 / W19 / W20 / W21
8. ID-R: "Future Tenant" (Page 7)
Internally Illuminated + Raceway
Locations: W10 / W11 / W13
9. ID-R: Existing Sign "Galen Nursing"
Internally Illuminated + Raceway
Locations: W12

MAP KEY

- Proposed Edison Signs
- Existing Site Signage
- ⚡ Sign is Illuminated



DRAWING INFO
Project MGR: Matt Nemic
Designer: BB
Design Time: 1hr
Date: 08/31/23

CLIENT NAME
The Edison

PROJECT
SW 145th Avenue
Pembroke Pines, FL

CUSTOMER APPROVAL
Please verify colors, spelling, and layout prior to signing.
Date _____

REVISIONS

Version	Time	Date	Intds.
1-10	6h	11 21 23	BB
11	45min	09 23 24	DK

ELECTRICAL NOTES (L.E.D.)
ALL ELECTRICAL COMPONENTS WILL BE UL LISTED AND APPROVED AS PER 2020 NEC 604.6(A) & DESIGNED TO UL 94 PER F.S. 95-10
ALL WIRING INSIDE LETTERS WILL BE UV-CLASS 2 18GA / LOW VOLTAGE WIRING
ALL PRIMARY WIRING WILL BE #11 THIN HIGH TENSION AS PER NEC 604.12(C)
THESE PLANS COMPLY WITH FBC 405.21
JUNCTION BOX INSTALLED BY CUSTOMER'S ELECTRICAL CONTRACTOR TO BE WITHIN 6" OF SIGN LOCATION PER NEC 309

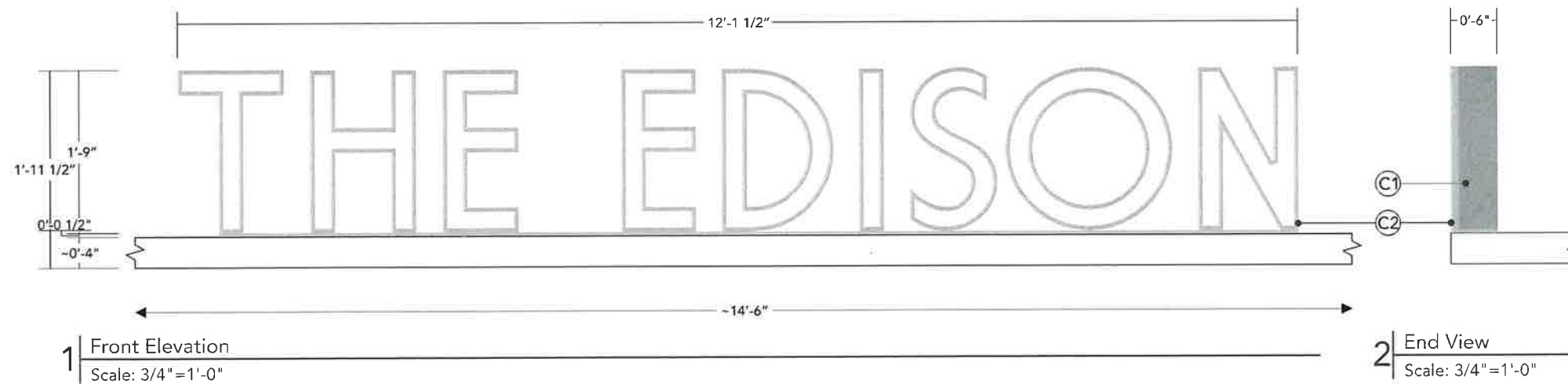


"Due to varying sizes of raw material, sizes may vary."
SHEET NO **2**

ID-1 | Front-Lit Channel Letters
Locations: W1



A | Entry Elevation
Scale: Approx. 1/8"=1'-0"



1 | Front Elevation
Scale: 3/4"=1'-0"

2 | End View
Scale: 3/4"=1'-0"

General Specs:

Manufacture and install (1 in area shown) set of 6" deep aluminum fabricated channel letters onto existing awning structure. (Qty 1 Total)

- Letters to have to 1/2" thick aluminum flat bar mounted to bottom of the letters.
- Mount letters to existing canopy.
- 3/16" Thick milky-white acrylic faces with 1/2" thick translucent vinyl border on the faces of the letters.
- 1" trimcap to match the color of the vinyl border.
- Letters to have baffle at 3" deep to allow for mounting.
- Returns to be .063" aluminum
- Backs to be .125" aluminum

Colors:

- C01** Returns To Match: Pantone 430C
- C02** Trim / Flat Bar To Match: Pantone 429C

NOTE:

All details are pending approval.
Letter depth, return color, specific color codes, measurements of install area, install area material.

Square Footage:

Proposed: 21.21 S.F.



DRAWING INFO
Project MGR: Matt Nemic
Designer: BB
Design Time: 1hr
Date: 08/31/23

CLIENT NAME
The Edison

PROJECT
SW 145th Avenue Pembroke Pines, FL

CUSTOMER APPROVAL
Please verify colors, spelling, and layout prior to signing.
_____ Date _____

REVISIONS			
Version	Time	Date	Intls.
1-10	6h	11.21.23	BB
11	45min	09.23.24	DK

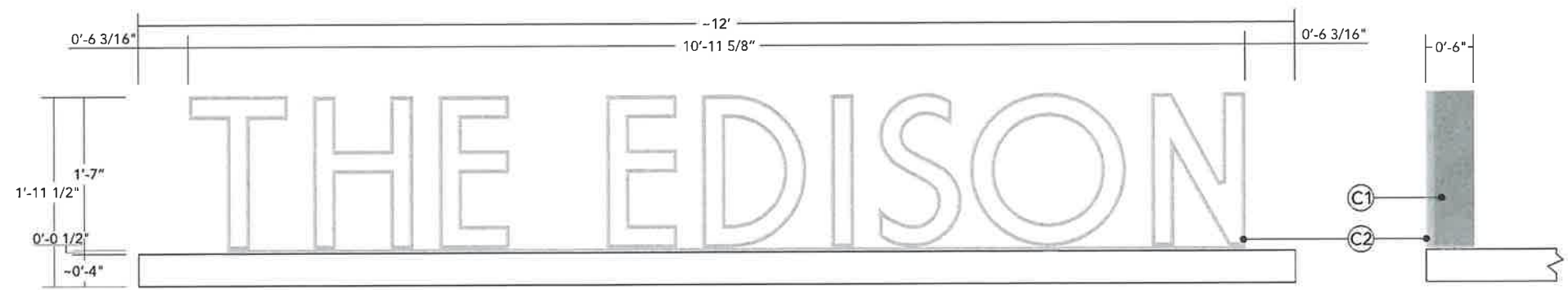
ELECTRICAL NOTES (L.E.D.):
ALL ELECTRICAL EQUIPMENT WILL BE UL LISTED AND APPROVED AS PER 2008 NEC 604.500.3 & DESIGNED TO UL 814 PER FS 305-19
ALL WIRING INSIDE LETTERS WILL BE 12V - CLASS 2 100VA/LOW VOLTAGE WIRING
ALL PRIMARY WIRING WILL BE #12 THRU HIGH TENSION AS PER NEC 604.10 C.1
THESE PLANS COMPLY WITH FBC 456F-21.
JUNCTION BOX INSTALLED BY CUSTOMER'S ELECTRICAL CONTRACTOR TO BE WITHIN 2' OF SIGN LOCATION PER NEC 1209

Due to varying sizes of raw material, sizes may vary.
SHEET NO: 3

ID-2 | Front-Lit Channel Letters
Locations: W2 / W6



A | Entry Elevation
Scale: Approx. 1/8"=1'-0"



1 | Front Elevation
Scale: 3/4"=1'-0"

2 | End View
Scale: 3/4"=1'-0"

General Specs:

Manufacture and install (1 in area shown) set of 6" deep aluminum fabricated channel letters onto existing awning structure. (Qty 2 Total)

- Letters to have to 1/2" thick aluminum flat bar mounted to bottom of the letters.
- Mount letters to existing canopy.
- 3/16" Thick milky-white acrylic faces with 1/2" thick translucent vinyl border on the faces of the letters.
- 1" trimcap to match the color of the vinyl border.
- Letters to have baffle at 3" deep to allow for mounting.
- Returns to be .063" aluminum
- Backs to be .125" aluminum

Colors:

- C01** Returns To Match: Pantone 430C
- C02** Trim / Flat Bar To Match: Pantone 429C

NOTE:

All details are pending approval. Letter depth, return color, specific color codes, measurements of install area, install area material,

Square Footage:
Proposed: 17.37 S.F.



DRAWING INFO
Project MGR: Matt Nemic
Designer: BB
Design Time: 1hr
Date: 08/31/23

CLIENT NAME
The Edison

PROJECT
SW 145th Avenue
Pembroke Pines, FL

CUSTOMER APPROVAL
Please verify colors, spelling, and layout prior to signing.
Date _____

REVISIONS			
Version	Time	Date	Intls.
1-10	6h	11.21.23	BB
11	45min	09.23.24	DK

ELECTRICAL NOTES (I.E.D.):
ALL ELECTRICAL COMPONENTS WILL BE ILL LISTED AND APPROVED AS PER 2020 NEC 600.4, 600.5 & DESIGNED TO UL 484 PER FS 905-10
ALL WIRING INSIDE LETTERS WILL BE 12V -CLASS 2 1MCA/LOW VOLTAGE WIRING
ALL PERMANENT WIRING WILL BE #12 THIN WIRE TENSION AS PER NEC 600.12(C)
THESE PLANS COMPLY WITH FBC 450F.21
JUNCTION BOXES INSTALLED BY CUSTOMER'S ELECTRICAL CONTRACTOR TO BE WITHIN 6" OF SIGN LOCATION PER NEC 1202



* Due to varying sizes of raw material, sizes may vary.
SHEET NO: 4

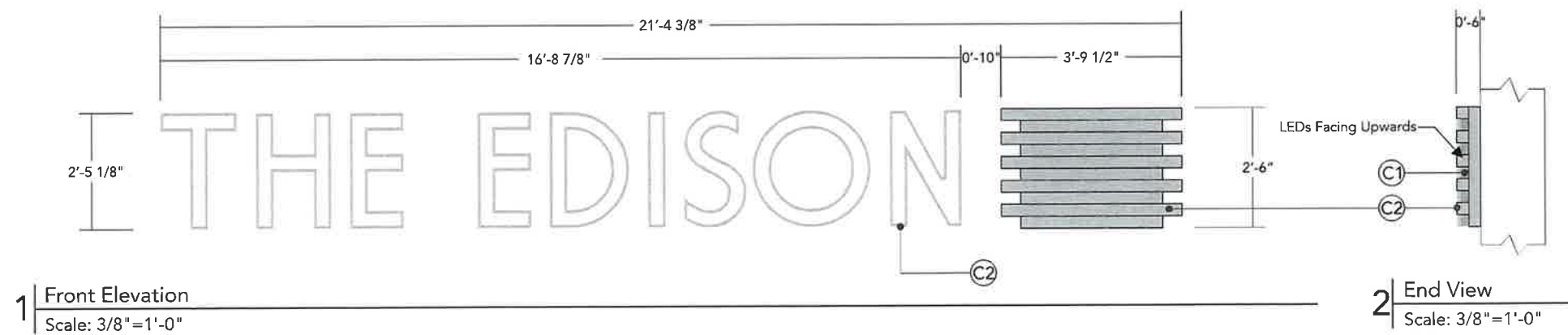
ID-3 | Front-Lit Channel Letters
Locations: W4 / W5

General Specs:

- Manufacture and install (2) sets of 6" deep aluminum fabricated channel letters flush to existing wall.
- 3/16" Thick milky-white acrylic faces with 1/2" thick translucent vinyl border on the faces of the letters.
- 1" trimcap to match the color of the vinyl border.
- Letters to have baffle at 3" deep to allow for mounting.
- Returns to be .063" aluminum
Backs to be .125" aluminum
- Decorative element fabricated from 3"x3" sq. tube.
LEDs to be placed in gaps, pointed upward.

Colors:

- C01** Returns To Match: Pantone 430C
- C02** Trim / Flat Bar / Decorative Element To Match: Pantone 429C



NOTE:

All details are pending approval.
Letter depth, return color, specific color codes, measurements of install area, install area material.

Square Footage:
Proposed: 51.85 S.F.



DRAWING INFO
Project MGR: Matt Nemic Designer: BB Design Time: 1hr Date: 08/31/23

CLIENT NAME
The Edison

PROJECT
SW 145th Avenue Pembroke Pines, FL

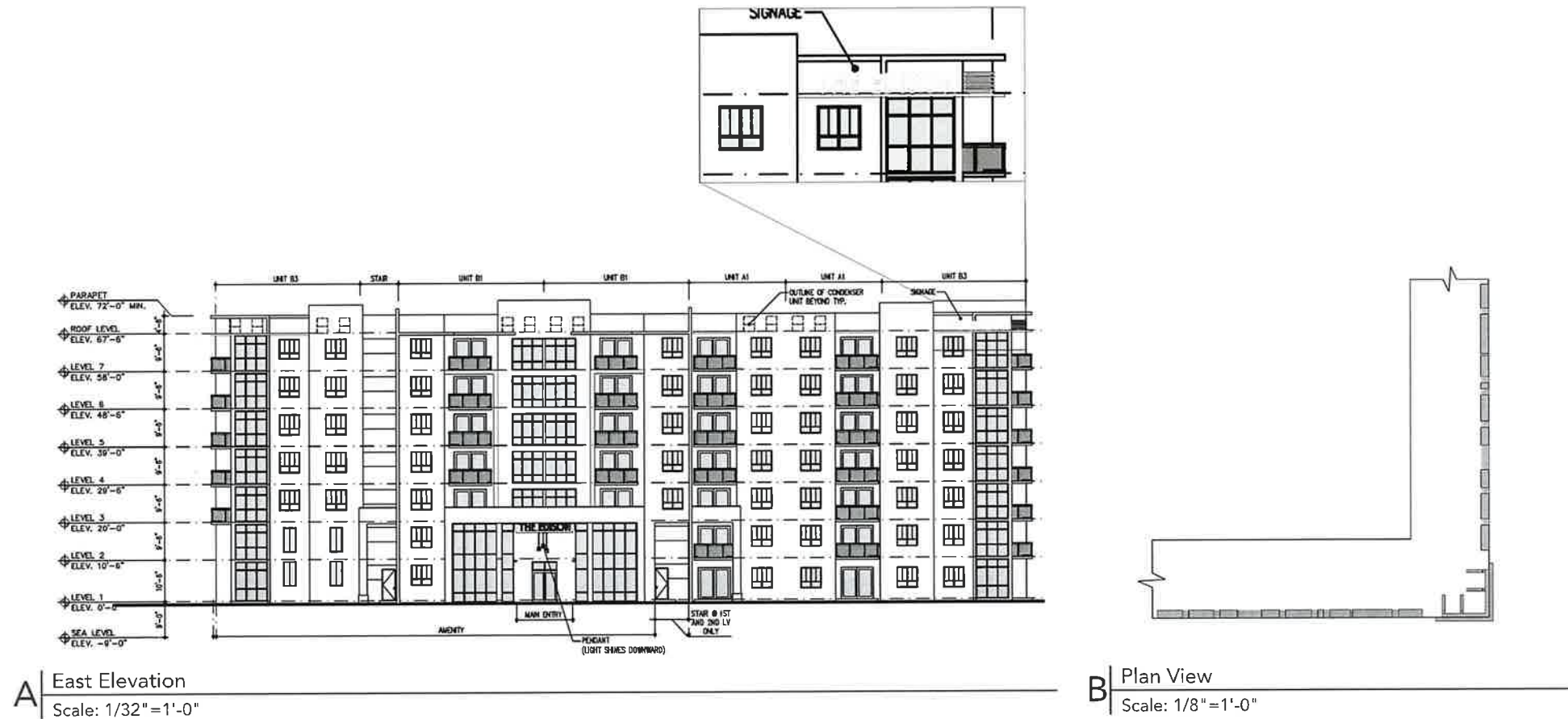
CUSTOMER APPROVAL
Please verify colors, spelling, and layout prior to signing. Date _____

REVISIONS			
Version	Time	Date	Intls.
1-10	6h	11.21.23	BB
11	45min	09.23.24	DK

ELECTRICAL NOTES (LED):
ALL ELECTRICAL COMPONENTS WILL BE UL LISTED AND APPROVED AS PER 200 NEC 800.4, 800.3 & DESIGNED TO UL 844 PER F.S. 365-19
ALL WIRING INSIDE LETTERS WILL BE ETV - CLASS 2 (60VA) / LOW VOLTAGE WIRING.
ALL FINISH WIRING WILL BE #12 THIN HIGH TENSIL AS PER NEC 800.52 C1.
THESE PLANS COMPLY WITH FRC 405-21.
JUNCTION BOX INSTALLED BY CUSTOMER'S ELECTRICAL CONTRACTOR TO BE WITHIN 4" OF SIGN LOCATION PER NEC 110.

* Due to varying sizes of raw material, sizes may vary.
SHEET NO: 5

ID-4 | Front-Lit Channel Letters
Locations: W7 / W8



General Specs:

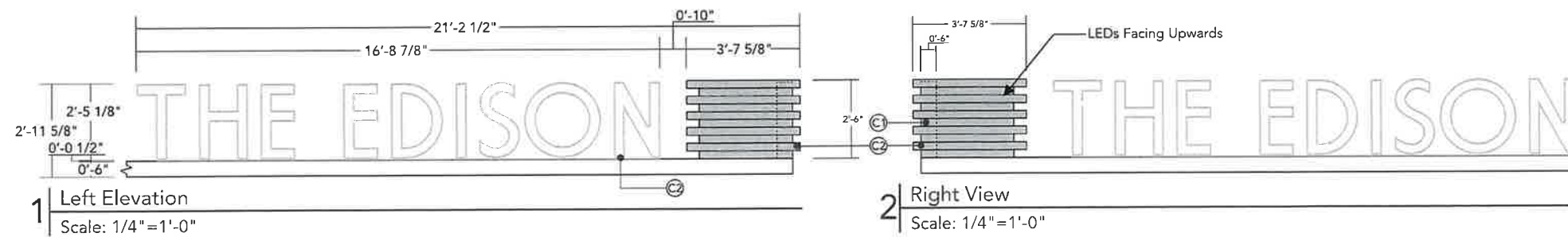
- Manufacture and install (2) sets of 6" deep aluminum fabricated channel letters onto existing structure.
- Letters to have to 1/2" thick aluminum flat bar mounted to bottom of the letters.
- Mount letters to existing canopy.
- 3/16" Thick milky-white acrylic faces with 1/2" thick translucent vinyl border on the faces of the letters.
- 1" trimcap to match the color of the vinyl border.
- Letters to have baffle at 3" deep to allow for mounting.
- Returns to be .063" aluminum
- Backs to be .125" aluminum

Decorative element fabricated from 3"x3" sq. tube. LEDs to be placed in gaps, pointed upward. This aluminum fabricated element will be installed on the corner of the building and extend from the East elevation to the North elevation, distance TBD.

- Install with 12"h x 14"w gussets made from 2"x2"x1/8" thick aluminum angle attached to the back for support every 12"

Colors:

- C01** Returns To Match: Pantone 430C
- C02** Trim / Flat Bar / Decorative Element To Match: Pantone 429C



NOTE:

All details are pending approval. Letter depth, return color, specific color codes, measurements of install area, install area material.

Square Footage:

Proposed: 51.47 S.F. (Each)



DRAWING INFO
Project MGR: Matt Nemic
Designer: BB
Design Time: 1hr
Date: 08/31/23

CLIENT NAME
The Edison

PROJECT
SW 145th Avenue
Pembroke Pines, FL

CUSTOMER APPROVAL
Please verify colors, spelling, and layout prior to signing.
Date _____

REVISIONS			
Version	Time	Date	Intls.
1-10	6h	11.21.23	BB
11	45min	09.23.24	DK

ELECTRICAL NOTES (LED):
ALL ELECTRICAL COMPONENTS WILL BE UL LISTED AND APPROVED AS PER 2020 NEC 404.4, 409 & DESIGNED TO UL 817 FOR FS 3531F
ALL WIRING INSIDE LETTERS WILL BE 18V - CLASS 2 150VA / LOW VOLTAGE WIRING.
ALL PRIMARY WIRING WILL BE #12 THIN GAUGE TENSION AS PER NEC 600.12(C).
THESE PLANS COMPLY WITH NEC 409.21.
JUNCTION BOXES SHALL BE INSTALLED BY CUSTOMER'S ELECTRICAL CONTRACTOR TO BE WITHIN 6" OF SIGN LOCATION PER NEC 1209.



Due to varying sizes of raw material, sizes may vary.
SHEET NO: 6

EXISTING | Front-Lit Channel Letters
Locations: W9

General Specs:
Existing internally illuminated channel letters.



Square Footage:
Proposed: 197.30 S.F.



DRAWING INFO
Project MGR: Matt Nemic
Designer: BB
Design Time: 1hr
Date: 08/31/23

CLIENT NAME
The Edison

PROJECT
SW 145th Avenue
Pembroke Pines, FL

CUSTOMER APPROVAL
Please verify colors, spelling, and layout prior to signing.
Date _____

REVISIONS			
Version	Time	Date	Intls.
1-10	6h	11.21.23	BB
11	45min	09.23.24	DK

ELECTRICAL NOTES (LED)
ALL ELECTRICAL COMPONENTS WILL BE UL LISTED AND APPROVED AS PER NEC 600.4, 600.5 & DESIGNED TO UL 980 PART 5.5, 50-19
ALL WIRING INSIDE LETTERS WILL BE 12V - CLASS 2 150VA FLOW VOLTAGE WIRING
ALL PRIMARY WIRING WILL BE #12 THRU HIGH TENSION AS PER NEC 600.5(C)
THESE PLANS COMPLY WITH FBC 406F.21
JUNCTION BOX INSTALLED BY CUSTOMER'S ELECTRICAL CONTRACTOR TO BE WITHIN 6" OF SIGN LOCATION PER NEC 202



* Due to varying sizes of raw material, sizes may vary.
SHEET NO: **7**

ID-R | Illuminated Channel Letters on Raceway
Locations: W10 / W11 / W13

General Specs:

Manufacture and install face-lit channel letters on a raceway onto existing structure.

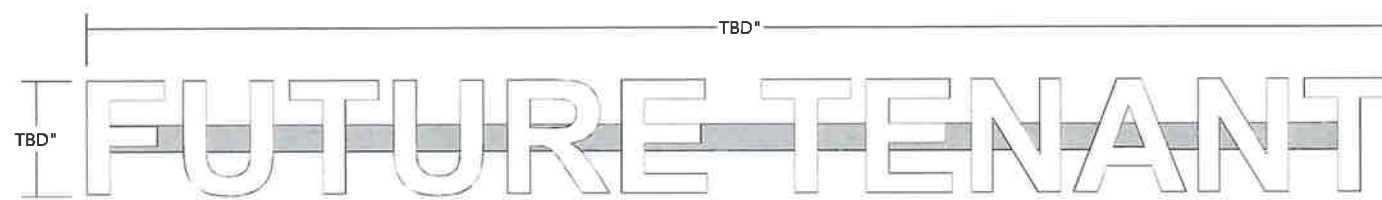
- 3/16" Thick milky-white acrylic faces.

Qty of 3

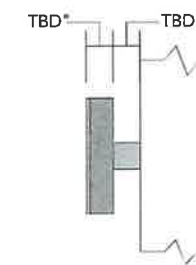
Colors:

C01 Returns To Match: Pantone 430C

C02 Raceway To Match: Pantone 429C



1 | Front Elevation
 Scale: NTS



2 | End View
 Scale: NTS

NOTE:

All details are pending approval.

Letter depth, return color, specific color codes, measurements of install area, install area material.

Square Footage:

Proposed: TBD



DRAWING INFO
Project MGR: Matt Nemic
Designer: BB
Design Time: 1hr
Date: 08/31/23

CLIENT NAME
The Edison

PROJECT
SW 145th Avenue Pembroke Pines, FL

CUSTOMER APPROVAL
Please verify colors, spelling, and layout prior to signing:
_____ Date _____

REVISIONS			
Version	Time	Date	Ints.
1-10	6h	11.21.23	BB
11	45min	09.23.24	DK

ELECTRICAL NOTES (I.E.A.):
 ALL ELECTRICAL COMPONENTS WILL BE UL LISTED AND APPROVED AS PER 200-NEC-000-A, 000-B, DESIGNED TO UL 94V-0 PER F.S. 304-49
 ALL WIRING INSIDE LETTERS WILL BE 12V - CLASS 2 150VA FLOW VOLTAGE WIRING.
 ALL PRIMARY WIRING WILL BE #12 THRU HIGH TENSION AS PER NEC 304-10.1(C)
 THESE PLANS COMPLY WITH FSC 405-21
 JUNCTION BOX INSTALLED BY CUSTOMER'S ELECTRICAL CONTRACTOR TO BE WITHIN 6" OF SIGN LOCATION PER NEC 307

* Due to varying sizes of raw material, sizes may vary.
 SHEET NO: **8**

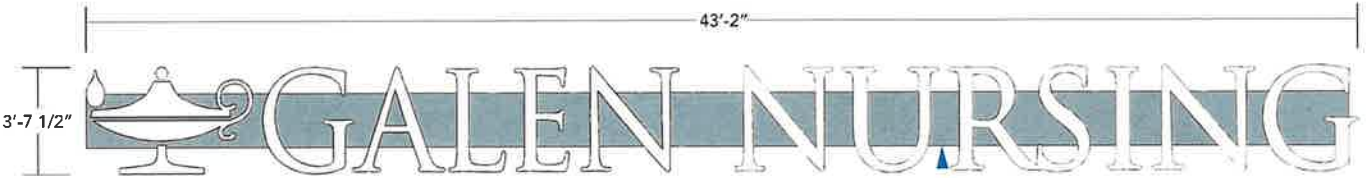
EXISTING | Front-Lit Channel Letters
Locations: W12



A West Elevation
Scale: 1/8" = 1'-0"



B West Elevation
Not at Scale



1 Front View
Scale: 3/16" = 1'-0"

General Specs:
Existing internally illuminated channel letters.

Square Footage:
Proposed: 156.5 S.F.



DRAWING INFO
Project MGR: Matt Nemic Designer: BB Design Time: 1hr Date: 08/31/23

CLIENT NAME
The Edison

PROJECT
SW 145th Avenue Pembroke Pines, FL

CUSTOMER APPROVAL
Please verify colors, spelling, and layout prior to signing
_____ Date _____

REVISIONS			
Version	Time	Date	Intls.
1-10	6h	11.21.23	BB
11	45min	09.23.24	DK

ELECTRICAL NOTES (I.E.C.):
ALL ELECTRICAL COMPONENTS WILL BE UL LISTED AND APPROVED
AS PER 2024 NEC CODE AND AS DESIGNED TO UL AND PER F.L. 102-18
ALL WIRING DOOR LETTERS WILL BE 12V - CLASS 2 IRGA FLOW
VOLTAGE WIRING.
ALL PRIMARY WIRING WILL BE #12 THIN WASH TENSOR AS PER NEC
AND I.E.C.
THESE PLANS COMPLY WITH FBC 4206-21.
JUNCTION BOX INSTALLED BY CUSTOMER'S ELECTRICAL CONTRACTOR
TO BE WITHIN 4' OF SIGN LOCATION PER NEC 2024



Due to varying sizes of raw material, sizes may vary.
SHEET NO: **9**

EXISTING | Front-Lit Channel Letters
Locations: W14

General Specs:
Existing internally illuminated channel letters.



1 | Front View
Scale: 1/8"=1'-0"

A | North Elevation
Scale: 1:240

Square Footage:
Proposed: 197.30 S.F.



DRAWING INFO
Project MGR: Matt Nemic
Designer: BB
Design Time: 1hr
Date: 08/31/23

CLIENT NAME
The Edison

PROJECT
SW 145th Avenue
Pembroke Pines, FL

CUSTOMER APPROVAL
Please verify colors, spelling, and layout prior to signing.
Date _____

REVISIONS			
Version	Time	Date	Intls.
1-10	6h	11.21.23	BB
11	45min	09.23.24	DK

ELECTRICAL NOTES (L.E.D.):
ALL ELECTRICAL COMPONENTS WILL BE UL LISTED AND APPROVED AS PER NEC 600.4. ALL SHALL BE DESIGNED TO UL 984 PER E.A. 90-19
ALL WIRING INSIDE LETTERS WILL BE 12V - CLASS 2 (15CA)/LOW VOLTAGE WIRING.
ALL PRIMARY WIRING WILL BE #12 THRU HIGH TENSION AS PER NEC 600.10(C).
THESE PLANS COMPLY WITH FBC 406-21.
JUNCTION BOX INSTALLED BY CUSTOMER'S ELECTRICAL CONTRACTOR TO BE WITHIN 4" OF SIGN'S LOCATION PER NEC 200.

Due to varying sizes of raw material, sizes may vary.
SHEET NO: 10



ID | Illuminated Channel Letters
Locations: W16 / W18 / W19 / W20 / W21

General Specs:

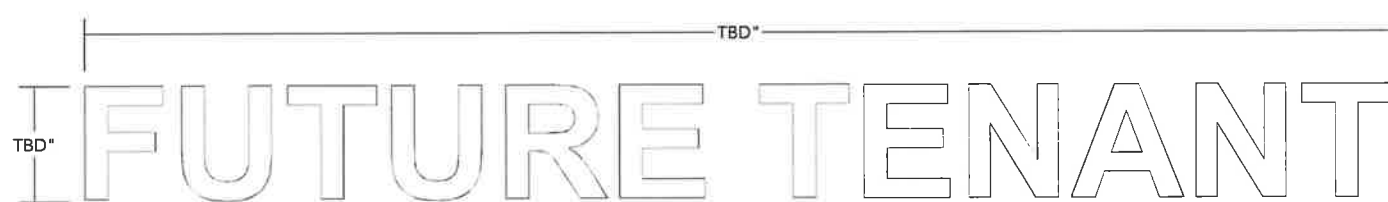
Manufacture and install face-lit channel letters flush onto existing structure.

- 3/16" Thick milky-white acrylic faces.

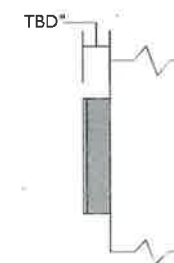
Qty of 5

Colors:

C01 Returns To Match: Pantone 430C



1 | Front Elevation
 Scale: NTS



2 | End View
 Scale: NTS

NOTE:

All details are pending approval.
 Letter depth, return color, specific color codes, measurements of install area, install area material.

Square Footage:
 Proposed: TBD



DRAWING INFO
Project MGR: Matt Nemic
Designer: BB
Design Time: 1hr
Date: 08/31/23

CLIENT NAME
The Edison

PROJECT
SW 145th Avenue Pembroke Pines, FL

CUSTOMER APPROVAL
Please verify colors, spelling, and layout prior to signing
_____ Date _____

REVISIONS			
Version	Time	Date	Intls.
1-10	6h	11.21.23	BB
11	45min	09.23.24	DK

ELECTRICAL NOTES (L.E.D.):
 ALL ELECTRICAL COMPONENTS WILL BE UL LISTED AND APPROVED AS PER NEC 408.4, 409.4, 410.4, 411.4, 412.4, 413.4, 414.4, 415.4, 416.4, 417.4, 418.4, 419.4, 420.4, 421.4, 422.4, 423.4, 424.4, 425.4, 426.4, 427.4, 428.4, 429.4, 430.4, 431.4, 432.4, 433.4, 434.4, 435.4, 436.4, 437.4, 438.4, 439.4, 440.4, 441.4, 442.4, 443.4, 444.4, 445.4, 446.4, 447.4, 448.4, 449.4, 450.4, 451.4, 452.4, 453.4, 454.4, 455.4, 456.4, 457.4, 458.4, 459.4, 460.4, 461.4, 462.4, 463.4, 464.4, 465.4, 466.4, 467.4, 468.4, 469.4, 470.4, 471.4, 472.4, 473.4, 474.4, 475.4, 476.4, 477.4, 478.4, 479.4, 480.4, 481.4, 482.4, 483.4, 484.4, 485.4, 486.4, 487.4, 488.4, 489.4, 490.4, 491.4, 492.4, 493.4, 494.4, 495.4, 496.4, 497.4, 498.4, 499.4, 500.4, 501.4, 502.4, 503.4, 504.4, 505.4, 506.4, 507.4, 508.4, 509.4, 510.4, 511.4, 512.4, 513.4, 514.4, 515.4, 516.4, 517.4, 518.4, 519.4, 520.4, 521.4, 522.4, 523.4, 524.4, 525.4, 526.4, 527.4, 528.4, 529.4, 530.4, 531.4, 532.4, 533.4, 534.4, 535.4, 536.4, 537.4, 538.4, 539.4, 540.4, 541.4, 542.4, 543.4, 544.4, 545.4, 546.4, 547.4, 548.4, 549.4, 550.4, 551.4, 552.4, 553.4, 554.4, 555.4, 556.4, 557.4, 558.4, 559.4, 560.4, 561.4, 562.4, 563.4, 564.4, 565.4, 566.4, 567.4, 568.4, 569.4, 570.4, 571.4, 572.4, 573.4, 574.4, 575.4, 576.4, 577.4, 578.4, 579.4, 580.4, 581.4, 582.4, 583.4, 584.4, 585.4, 586.4, 587.4, 588.4, 589.4, 590.4, 591.4, 592.4, 593.4, 594.4, 595.4, 596.4, 597.4, 598.4, 599.4, 600.4, 601.4, 602.4, 603.4, 604.4, 605.4, 606.4, 607.4, 608.4, 609.4, 610.4, 611.4, 612.4, 613.4, 614.4, 615.4, 616.4, 617.4, 618.4, 619.4, 620.4, 621.4, 622.4, 623.4, 624.4, 625.4, 626.4, 627.4, 628.4, 629.4, 630.4, 631.4, 632.4, 633.4, 634.4, 635.4, 636.4, 637.4, 638.4, 639.4, 640.4, 641.4, 642.4, 643.4, 644.4, 645.4, 646.4, 647.4, 648.4, 649.4, 650.4, 651.4, 652.4, 653.4, 654.4, 655.4, 656.4, 657.4, 658.4, 659.4, 660.4, 661.4, 662.4, 663.4, 664.4, 665.4, 666.4, 667.4, 668.4, 669.4, 670.4, 671.4, 672.4, 673.4, 674.4, 675.4, 676.4, 677.4, 678.4, 679.4, 680.4, 681.4, 682.4, 683.4, 684.4, 685.4, 686.4, 687.4, 688.4, 689.4, 690.4, 691.4, 692.4, 693.4, 694.4, 695.4, 696.4, 697.4, 698.4, 699.4, 700.4, 701.4, 702.4, 703.4, 704.4, 705.4, 706.4, 707.4, 708.4, 709.4, 710.4, 711.4, 712.4, 713.4, 714.4, 715.4, 716.4, 717.4, 718.4, 719.4, 720.4, 721.4, 722.4, 723.4, 724.4, 725.4, 726.4, 727.4, 728.4, 729.4, 730.4, 731.4, 732.4, 733.4, 734.4, 735.4, 736.4, 737.4, 738.4, 739.4, 740.4, 741.4, 742.4, 743.4, 744.4, 745.4, 746.4, 747.4, 748.4, 749.4, 750.4, 751.4, 752.4, 753.4, 754.4, 755.4, 756.4, 757.4, 758.4, 759.4, 760.4, 761.4, 762.4, 763.4, 764.4, 765.4, 766.4, 767.4, 768.4, 769.4, 770.4, 771.4, 772.4, 773.4, 774.4, 775.4, 776.4, 777.4, 778.4, 779.4, 780.4, 781.4, 782.4, 783.4, 784.4, 785.4, 786.4, 787.4, 788.4, 789.4, 790.4, 791.4, 792.4, 793.4, 794.4, 795.4, 796.4, 797.4, 798.4, 799.4, 800.4, 801.4, 802.4, 803.4, 804.4, 805.4, 806.4, 807.4, 808.4, 809.4, 810.4, 811.4, 812.4, 813.4, 814.4, 815.4, 816.4, 817.4, 818.4, 819.4, 820.4, 821.4, 822.4, 823.4, 824.4, 825.4, 826.4, 827.4, 828.4, 829.4, 830.4, 831.4, 832.4, 833.4, 834.4, 835.4, 836.4, 837.4, 838.4, 839.4, 840.4, 841.4, 842.4, 843.4, 844.4, 845.4, 846.4, 847.4, 848.4, 849.4, 850.4, 851.4, 852.4, 853.4, 854.4, 855.4, 856.4, 857.4, 858.4, 859.4, 860.4, 861.4, 862.4, 863.4, 864.4, 865.4, 866.4, 867.4, 868.4, 869.4, 870.4, 871.4, 872.4, 873.4, 874.4, 875.4, 876.4, 877.4, 878.4, 879.4, 880.4, 881.4, 882.4, 883.4, 884.4, 885.4, 886.4, 887.4, 888.4, 889.4, 890.4, 891.4, 892.4, 893.4, 894.4, 895.4, 896.4, 897.4, 898.4, 899.4, 900.4, 901.4, 902.4, 903.4, 904.4, 905.4, 906.4, 907.4, 908.4, 909.4, 910.4, 911.4, 912.4, 913.4, 914.4, 915.4, 916.4, 917.4, 918.4, 919.4, 920.4, 921.4, 922.4, 923.4, 924.4, 925.4, 926.4, 927.4, 928.4, 929.4, 930.4, 931.4, 932.4, 933.4, 934.4, 935.4, 936.4, 937.4, 938.4, 939.4, 940.4, 941.4, 942.4, 943.4, 944.4, 945.4, 946.4, 947.4, 948.4, 949.4, 950.4, 951.4, 952.4, 953.4, 954.4, 955.4, 956.4, 957.4, 958.4, 959.4, 960.4, 961.4, 962.4, 963.4, 964.4, 965.4, 966.4, 967.4, 968.4, 969.4, 970.4, 971.4, 972.4, 973.4, 974.4, 975.4, 976.4, 977.4, 978.4, 979.4, 980.4, 981.4, 982.4, 983.4, 984.4, 985.4, 986.4, 987.4, 988.4, 989.4, 990.4, 991.4, 992.4, 993.4, 994.4, 995.4, 996.4, 997.4, 998.4, 999.4, 1000.4

* Due to varying sizes of raw material, sizes may vary.
 SHEET NO: **11**

P-1 | Non-Illuminated Channel Letters
Locations: W3 / W15 / W17

General Specs:

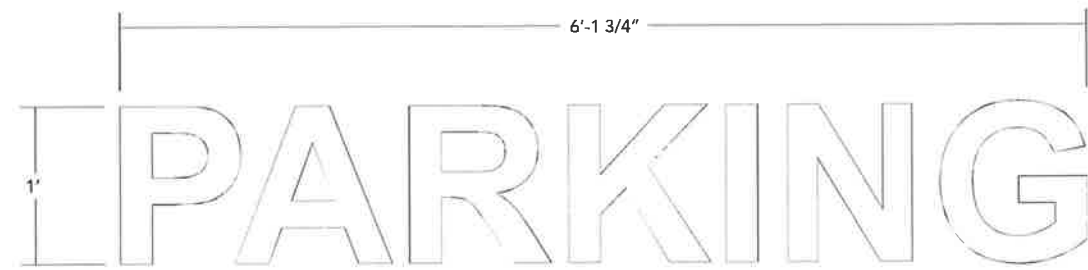
Manufacture and install aluminum fabricated channel letters flush onto existing structure.

- 3/16" Thick milky-white acrylic faces.

Qty of 3

Colors:

C01 Returns To Match: Pantone 430C



1 | Front Elevation
Scale: 1" = 1'-0"



2 | End View
Scale: 1" = 1'-0"

NOTE:

All details are pending approval.
Letter depth, return color, specific color codes, measurements of install area, install area material.

Square Footage:
Proposed: 6.15



DRAWING INFO
Project MGR: Matt Nemic
Designer: BB
Design Time: 1hr
Date: 08/31/23

CLIENT NAME
The Edison

PROJECT
SW 145th Avenue
Pembroke Pines, FL

CUSTOMER APPROVAL
Please verify colors, spelling, and layout prior to signing.
Date _____

REVISIONS			
Version	Time	Date	Intls.
1-10	6h	11.21.23	BB
11	45min	09.23.24	DK

ELECTRICAL NOTES (L.E.P.):
ALL ELECTRICAL COMPONENTS WILL BE UL LISTED AND APPROVED AS PER NEC 404.4, 404.4.1 & DESIGNED TO UL 849 PER E.S. 503-10 VOLTAGE WIRING.
ALL WIRING IN THESE LETTERS WILL BE 17V - CLASS 2 16GA / LOW VOLTAGE WIRING.
ALL WIRING IN THESE LETTERS WILL BE #12 THIN HIGH TENSION AS PER NEC 404.4.1 & 404.4.1.1.
THESE PLANS COMPLY WITH NEC 404-21.
JUNCTION BOX INSTALLED BY CUSTOMER'S ELECTRICAL CONTRACTOR TO BE WITHIN 6" OF SIGN LOCATION PER NEC 308.

* Due to varying sizes of raw material, sizes may vary.
SHEET NO: 12



Ground Signs:

1. **D: Directional Sign** (Pages 12-14)
Locations: G2 / G3 / G4 / G5 / G6
2. **DD: Illuminated Directional** (Page 11)
Locations: G1
3. **PP: Post and Panel Signs** (Page 15)
PP-1 Locations: TBD
PP-2 Locations: TBD
PP-3 Locations: 1-13
4. **M-1: Existing Monument Sign**
Locations: M01 / M02 / M03



DRAWING INFO
Project MGR: Matt Nemic Designer: BB Design Time: 1hr Date: 08/31/23

CLIENT NAME
The Edison

PROJECT
SW 145th Avenue Pembroke Pines, FL

CUSTOMER APPROVAL
Please verify colors, spelling, and layout prior to signing
_____ Date _____

REVISIONS			
Version	Time	Date	Intls.
1-10	6h	11/21/23	BB
11	45min	09/23/24	DK

ELECTRICAL NOTES (LFD)
ALL ELECTRICAL COMPONENTS WILL BE UL LISTED AND APPROVED
AS PER NEC 600.4. ALL WIRING SHALL BE DESIGNED TO UL 489 PER NEC 905.9
ALL WIRING INSIDE LETTERS WILL BE 12V - CLASS 2 TRMS FLOW
VOLTAGE WIRING.
ALL PRIMARY WIRING WILL BE #12 THIN WIRE HIGH TENSION AS PER NEC
800.12(C).
THESE PLANS COMPLY WITH FBC 4205.21.
JUNCTION BOX INSTALLED BY CUSTOMER'S ELECTRICAL CONTRACTOR
TO BE WITHIN 6" OF SIGN LOCATION PER NEC 1200.



Due to varying sizes of raw material, sizes may vary.
SHEET NO 13

DD | Illuminated Directional Sign
Locations: G1

General Specs:
Manufacture and install (1) directional sign as shown.

Monument fabricated with 4"x4" aluminum outer framing with 2"x2" aluminum frame for sign face.

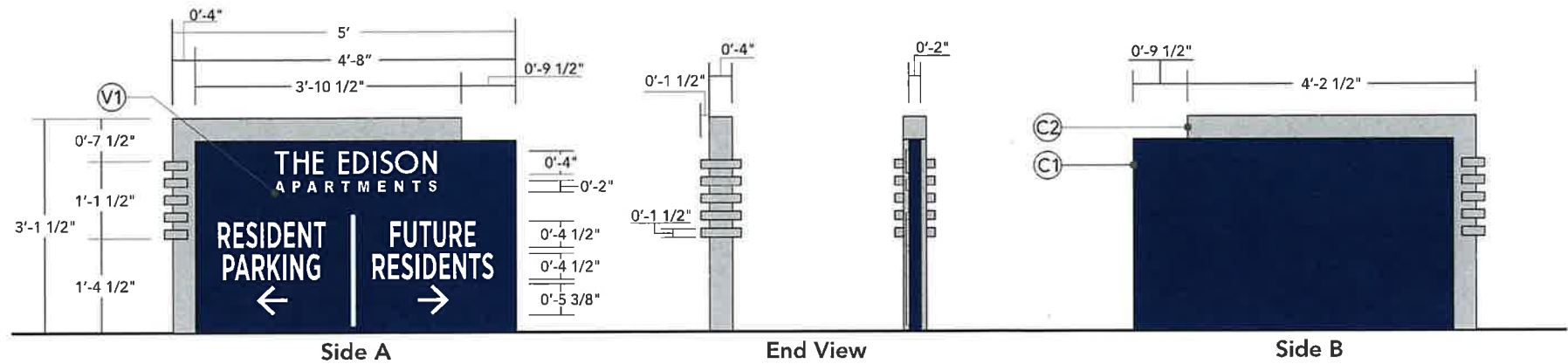
Sign face .125" thick aluminum attached with counter-sunk screws painted to match face.

Copy to be 1/2" thick push-thru acrylic copy.

- Colors:**
- C01** Dark Blue
 - C02** To Match: Pantone 429C
 - V01** White



A | Plan View
Scale: 1/2" = 1'-0"



1 | Directional Sign
Scale: 1/2" = 1'-0"

NOTE:
All details are pending approval.

Square Footage:
Proposed: 13 S.F.



DRAWING INFO
Project MGR: Matt Nemic Designer: BB Design Time: 1hr Date: 08/31/23

CLIENT NAME
The Edison

PROJECT
SW 145th Avenue Pembroke Pines, FL

CUSTOMER APPROVAL
Please verify colors, spelling, and layout prior to signing. Date _____

REVISIONS			
Version	Time	Date	Intls.
1-10	6h	11.21.23	BB
11	45min	09.23.24	DK

ELECTRICAL NOTES (E.E.):
ALL ELECTRICAL COMPONENTS WILL BE UL LISTED AND APPROVED AS PER THE NEC AND ALL WIRING SHALL BE DESIGNED TO BE PER NEC AND ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NEC.
VOLTAGE WIRING:
ALL WIRING SHALL BE #12 THIN WALL TYPICAL PER NEC.
ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NEC.
THESE PLANS COMPLY WITH FBC 4505-21.
JUNCTION BOXES SHALL BE INSTALLED BY CUSTOMER'S ELECTRICAL CONTRACTOR TO BE WITHIN 6" OF SIGN LOCATION PER NEC 308.

* Due to varying sizes of raw material, sizes may vary.
SHEET NO: 14

D | Directional Sign
Locations: G2 / G3 / G4 / G5 / G6

General Specs:

Manufacture and install double-sided directional sign as shown.

Monuments posts and cabinet fabricated with 3"x3" aluminum square tube.

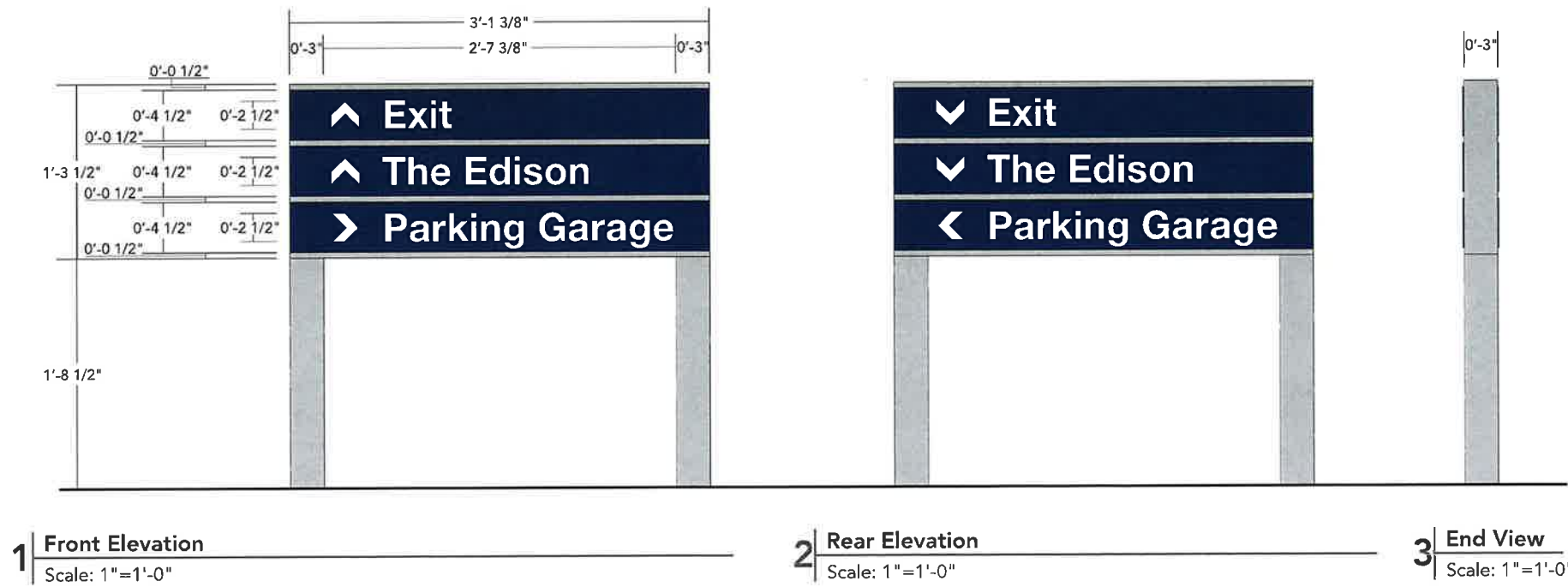
Sign panels to be .125" thick aluminum attached with counter-sunk screws painted to match face.

Colors:

C01 Dark Blue

C02 To Match: Pantone 429C

V04 Reflective White



NOTE:

All details are pending approval.

Square Footage:
Proposed: 4.02 S.F.



DRAWING INFO
 Project MGR: Matt Nemic
 Designer: BB
 Design Time: 1hr
 Date: 08/31/23

CLIENT NAME
 The Edison

PROJECT
 SW 145th Avenue
 Pembroke Pines, FL

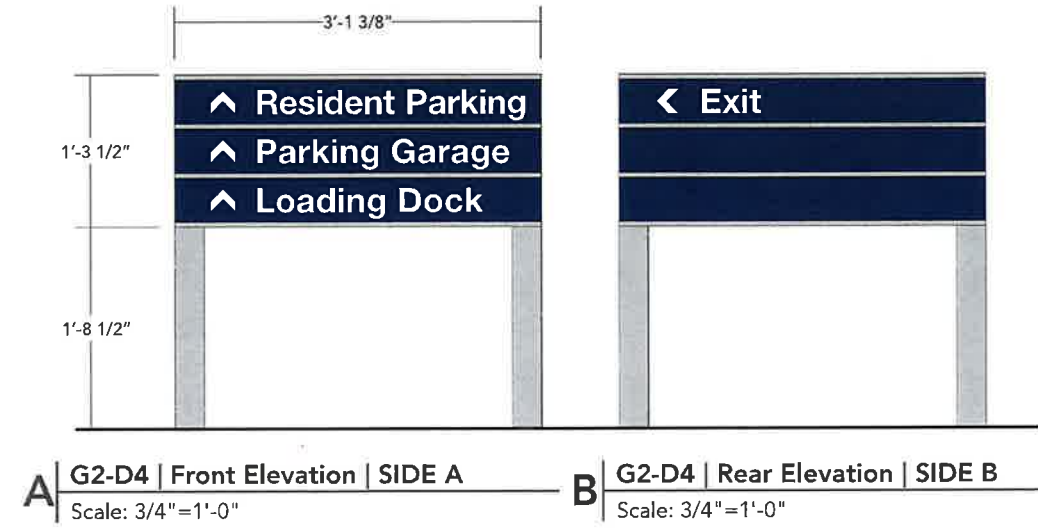
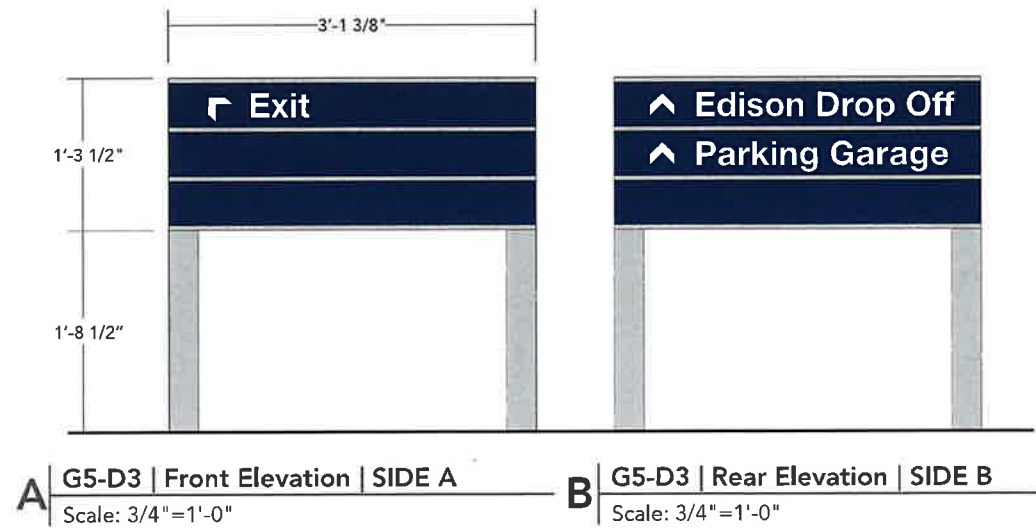
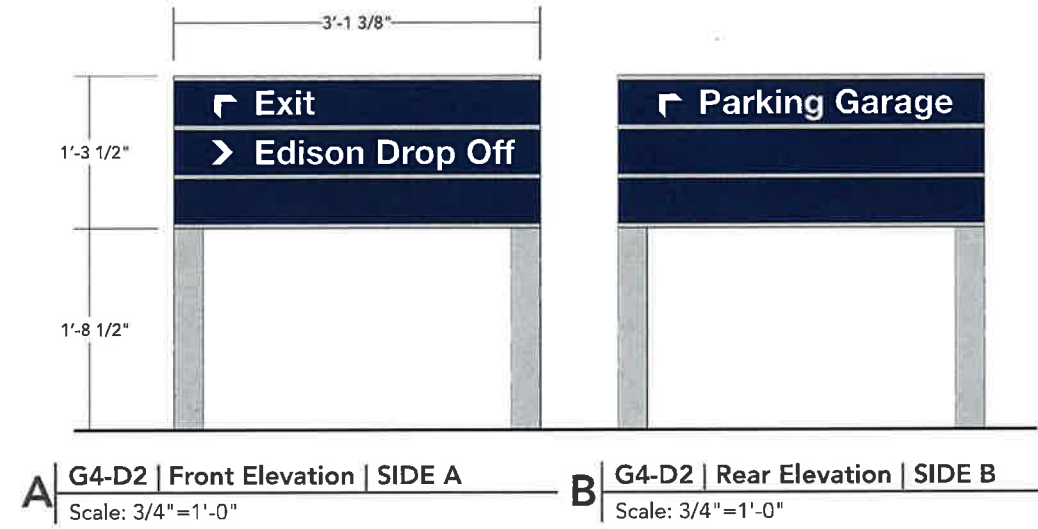
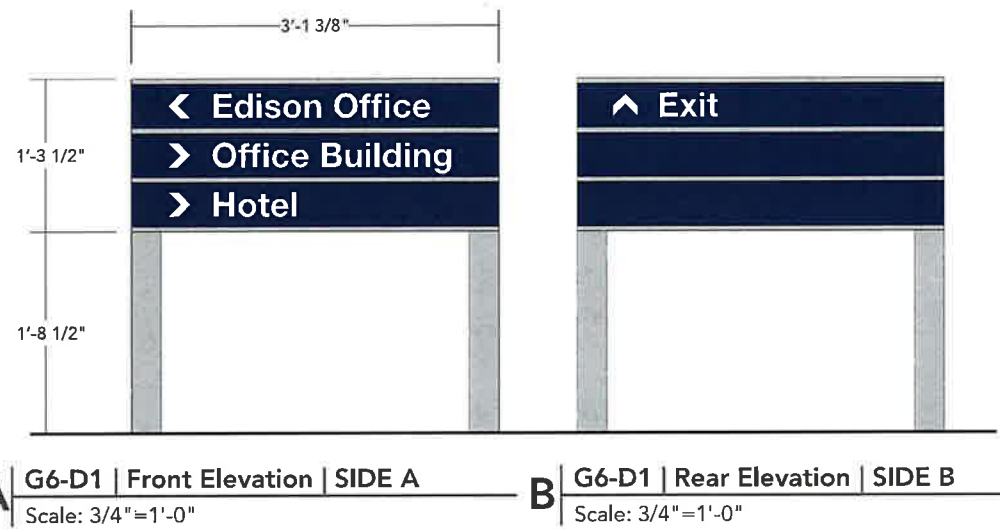
CUSTOMER APPROVAL
 Please verify colors, spelling, and layout prior to signing:
 _____ Date _____

REVISIONS			
Version	Time	Date	Intls.
1-10	6h	11.21.23	BB
11	45min	09.23.24	DK

ELECTRICAL NOTES (I.E.D.):
 ALL ELECTRICAL COMPONENTS WILL BE LISTED AND APPROVED AS PER 2017 NEC 404.4 AND 404.5 & DESIGNED TO UL 94 PER FLS. 553-19
 ALL WIRING DIODE LETTERS WILL BE 12V-CLASS 2 18GA/16AWG VOLTAGE WIRING.
 ALL PRIORITY WIRING WILL BE #12 THINN HIGH TENSION AS PER NEC 604.12 G 1.
 THESE PLANS COMPLY WITH FBC 4055-21
 JUNCTION BOX INSTALLED BY CUSTOMER'S ELECTRICAL CONTRACTOR TO BE WITHIN 6" OF SIGN LOCATION PER NEC 209

* Due to varying sizes of raw material, sizes may vary.
 SHEET NO: **15**

D | Directional Sign
Locations: G6 / G4 / G5 / G2



DRAWING INFO
Project MGR: Matt Nemic
Designer: BB
Design Time: 1hr
Date: 08/31/23

CLIENT NAME
The Edison

PROJECT
SW 145th Avenue
Pembroke Pines, FL

CUSTOMER APPROVAL
Please verify colors, spelling, and layout prior to signing.
Date _____

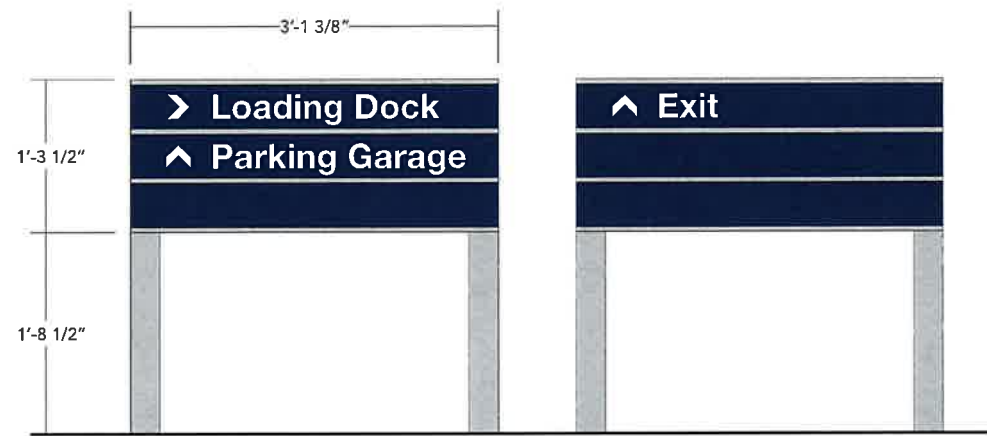
REVISIONS

Version	Time	Date	Intls.
1-10	4h	11.21.23	BB
11	45min	09.23.24	DK

ELECTRICAL NOTES (LED):
ALL ELECTRICAL COMPONENTS WILL BE UL LISTED AND APPROVED AS PER 2018 NEC 680.4. ALL WIRING SHALL BE DESIGNED TO BE 480V PER F.L. 90.4.9 ALL WIRING INSIDE LETTERS WILL BE 12V - CLASS 2 18GA / LOW VOLTAGE WIRING.
ALL PRIMARY WIRING WILL BE #12 THIN WALL TENSILON AS PER NEC 680.4(C).
THESE PLANS COMPLY WITH FBC 406-21.
JUNCTION BOX INSTALLED BY CUSTOMER'S ELECTRICAL CONTRACTOR TO BE WITHIN 6" OF SIGN LOCATION PER NEC 2008

* Due to varying sizes of raw material, sizes may vary.
SHEET NO: 16

D | Directional Sign
Locations: G3



A G3-D5 | Front Elevation | SIDE A
Scale: 3/4"=1'-0"

B G3-D5 | Rear Elevation | SIDE B
Scale: 3/4"=1'-0"



DRAWING INFO
Project MGR: Matt Nemic
Designer: BB
Design Time: 1hr
Date: 08/31/23

CLIENT NAME
The Edison

PROJECT
SW 145th Avenue
Pembroke Pines, FL

CUSTOMER APPROVAL
Please verify colors, spelling, and layout prior to signing.
_____ Date _____

REVISIONS

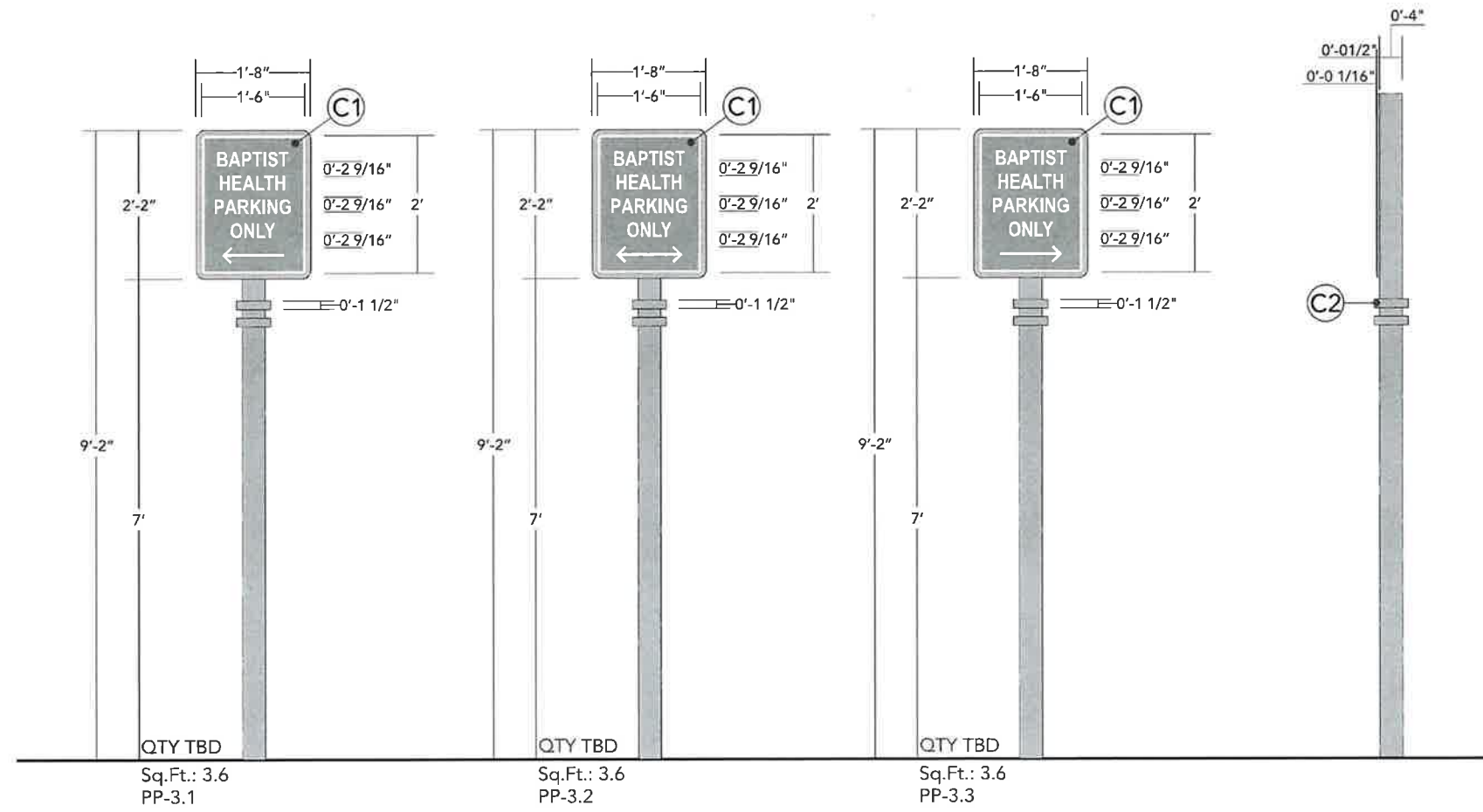
Version	Time	Date	Intls.
1-10	6h	11.21.23	BB
11	45min	09.23.24	DK

ELECTRICAL NOTES (L.E.D.):
ALL ELECTRICAL COMPONENTS WILL BE UL LISTED AND APPROVED AS PER NEC 600.4. AND IS DESIGNED TO UL 94V-0.
ALL WIRING INSIDE LETTERS WILL BE 12V - CLASS 2 19GA./LOW VOLTAGE WIRING.
ALL PRIMARY WIRING WILL BE #12 THIN WALL TENSION AS PER NEC 600.4(C).
THESE PLANS COMPLY WITH FBC 406-21.
JUNCTION BOX INSTALLED BY CUSTOMER'S ELECTRICAL CONTRACTOR TO BE WITHIN 4" OF SIGN LOCATION PER NEC 710B.



* Due to varying sizes of raw material, sizes may vary.
SHEET NO: 17

PP-3.1, 3.2 and 3.3 | Post and Panel Signs



1 Front Elevation
Scale: 1/2" = 1'-0"

2 End View
Scale: 1/2" = 1'-0"

General Specs:

Manufacture and install post and panel signs as shown.
 Panels mounted to 4" x 4" tube with 1" x 1-1/2" rect. tube decoration.
 Sign face .5" thick aluminum with .063" thick aluminum panel attached.
 Decorate .063" panel with digitally printed graphics.

Colors:

- CMYK Digital Print
- C01 Returns To Match: Pantone 430C
- C02 To Match: Pantone 429C

NOTE:
All details are pending approval.



DRAWING INFO
Project MGR: Matt Nemic Designer: BB Design Time: 1hr Date: 08/31/23

CLIENT NAME
The Edison

PROJECT
SW 145th Avenue Pembroke Pines, FL

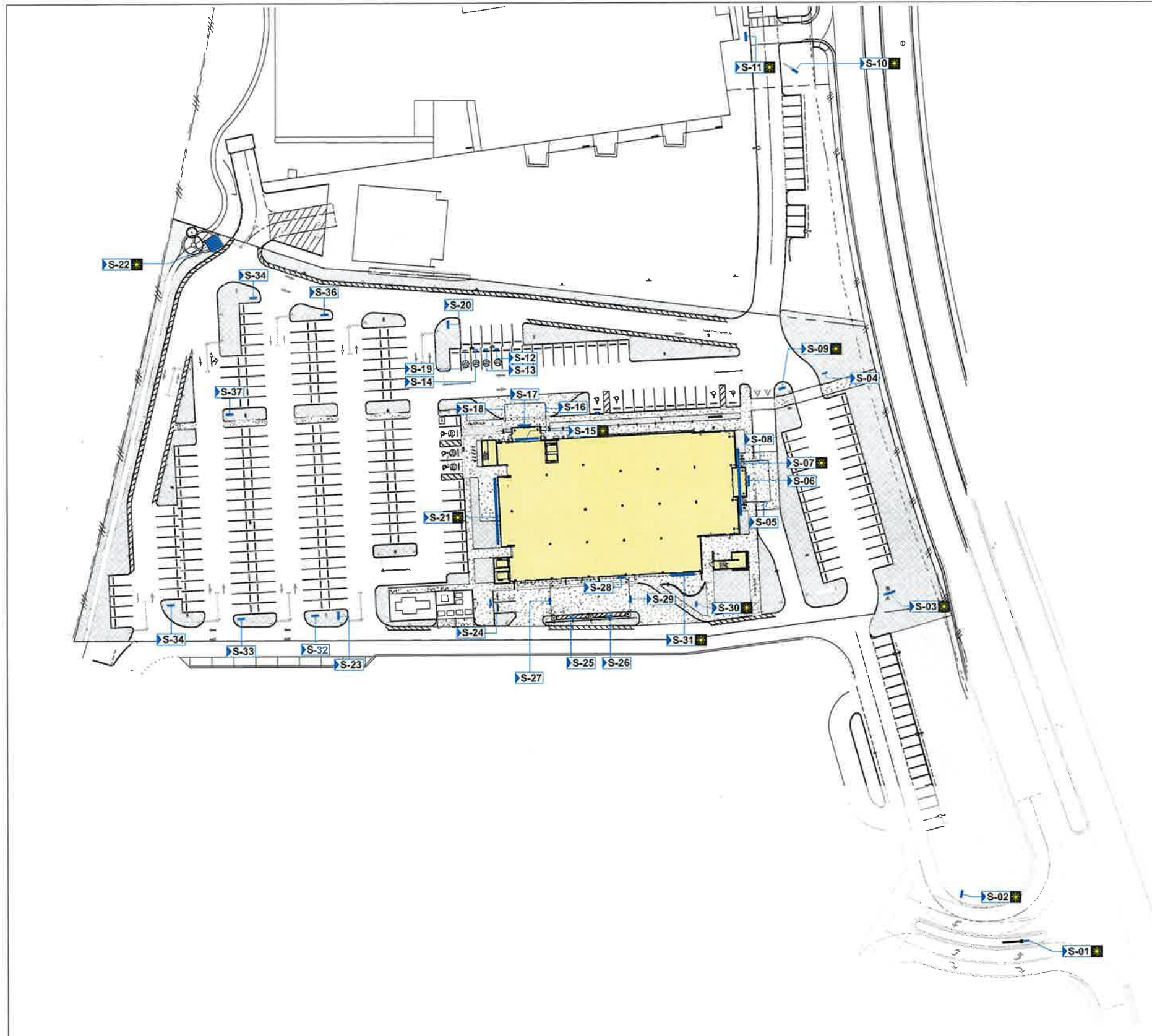
CUSTOMER APPROVAL
Please verify colors, spelling, and layout prior to signing. Date _____

REVISIONS			
Version	Time	Date	Intls.
1-10	6h	11.21.23	BB
11	45min	09.23.24	DK

ELECTRICAL NOTES (I.E.D.):
 ALL ELECTRICAL COMPONENTS WILL BE UL LISTED AND APPROVED
 ALL PER NEC 800.4 AND 8.6 DESIGNED TO BE 100 PER F.S. 100-10
 ALL WORKING INSIDE LETTERS WILL BE 1/2" - CLASS 2 100VA / LOW
 VOLTAGE WIRING.
 ALL PRIMARY WIRING WILL BE #12 THIN HIGH TENSION AS PER NEC
 400.10 C1.
 THESE PLANS COMPLY WITH NEC 400-21.
 JUNCTION BOX INSTALLED BY CUSTOMER'S ELECTRICAL CONTRACTOR
 TO BE WITHIN 6" OF SIGN LOCATION PER NEC 2024

* Due to varying sizes of raw material, sizes may vary.

SHEET NO: 18



SIGN DESCRIPTIONS

LOC.	SIGN TYPE	DESCRIPTION
S-01	A, 1	5'(W) x 4'10"(T) pylon w/Baptist logo/EMERGENCY/Medical Offices
S-02	C	3'9"(W) x 3'(T) pylon with vehicular directional: → EMERGENCY
S-03	B	4'4"(W) x 4'3"(T) pylon w/Baptist logo and vehicular directional: SIDE A: → EMERGENCY ↑ Drop Off / Pick Up ↑ Medical Offices ← Ambulance SIDE B: → Ambulance → Parking
S-04	M	↑ "EMERGENCY Drop Off/Pick Up" - post & panel
S-05	I	Clearance height - 6'(T) letters on canopy
S-06	G	"EMERGENCY ENTRANCE" - 10'(T) letters over doors
S-07	D	165 S.F. - "Baptist Health EMERGENCY" channel letters on trellis
S-08	I	Clearance height - 6'(T) letters on canopy
S-09	B	4'4"(W) x 4'3"(T) pylon w/Baptist logo and vehicular directional: ↑ EMERGENCY ← Ambulance → Medical Offices
S-10	A, 2	5'(W) x 4'10"(T) pylon w/Baptist logo/EMERGENCY/Medical Offices
S-11	C	3'9"(W) x 3'(T) pylon with vehicular directional info. ← EMERGENCY
S-12	L	EV Parking - 1'0"(W) x 1'6"(T) - post & panel
S-13	L	EV Parking - 1'0"(W) x 1'6"(T) - post & panel
S-14	L	EV Parking - 1'0"(W) x 1'6"(T) - post & panel
S-15	E	135 S.F. - Baptist logo/Baptist Health channel letters on facade
S-16	I	Clearance height - 6'(T) letters on canopy
S-17	H	"1400 Medical Offices" - 10'(T) letters over doors
S-18	I	Clearance height - 6'(T) letters on canopy
S-19	L	EV Parking - 1'0"(W) x 1'6"(T) - post & panel
S-20	C	3'9"(W) x 3'(T) pylon with vehicular directional info. ← Baptist Health Parking
S-21	D	165 S.F. - "Baptist Health EMERGENCY" channel letters on trellis
S-22	R	67.5' (T) Tower with illuminated "ER" letters
S-23	C	3'9"(W) x 3'(T) pylon with vehicular directional: → Baptist Health Parking
S-24	M	"Deliveries & Emergency Vehicles Only" - post & panel
S-25	N	"Deliveries & Emergency Vehicles Only" - wall sign
S-26	N	"Deliveries & Emergency Vehicles Only" - wall sign
S-27	J	Clearance height - 6'(T) letters on canopy
S-28	I	"Ambulance Entrance Only" - 3'(W) x 8'(T) wall sign
S-29	I	Clearance height - 6'(T) letters on canopy
S-30	C	3'9"(W) x 3'(T) pylon with vehicular directional info. → Ambulance
S-31	E	135 S.F. - Baptist logo/Baptist Health channel letters on facade
S-32	M	"Baptist Health Parking Only" - post & panel
S-33	M	"Baptist Health Parking Only" - post & panel
S-34	M	"Baptist Health Parking Only" - post & panel
S-35	M	"Baptist Health Parking Only" - post & panel
S-36	M	"Baptist Health Parking Only" - post & panel
S-37	M	"Baptist Health Parking Only" - post & panel



ARCHITECT:
Bemello Ajamil & Partners
900 SE 3rd Avenue, Suite 100
FL Lauderdale FL 33315
P: 954.278.3240

CIVIL ENGINEER:
KIMLEY-HORN
8201 Peters Road, Suite 2200,
Plantation, FL 33324
954.535.5100

PARKING CONSULTANT:
RICH & ASSOCIATES
6877 Northwestern Hwy., Suite 208,
Southfield, MI 48033
248.353.5080

LANDSCAPE ARCHITECT:
AAL
612 S.W. 4th Avenue
FL Lauderdale, FL 33315
954.764.8858

SIGNAGE CONSULTANT
TGA DESIGN
4649 Ponce de Leon Blvd., Suite 401
Coral Gables FL 33146
305-669-2550



6500 SW 117 AVE
Miami, FL 33183

THE EDISON
PEMBROKE PINES PHASE 2
**BAPTIST HEALTH
EMERGENCY CARE
PEMBROKE PINES**
1400 SW 145th Avenue - Pembroke Pines, FL

PHASE:
**SITE PLAN
APPLICATION**

Note: This drawing is protected by copyright. It shall not be transmitted to any other except as agreed to by the Architect/Engineers

SEAL:
**PRELIMINARY
NOT FOR CONSTRUCTION**

REVISIONS:

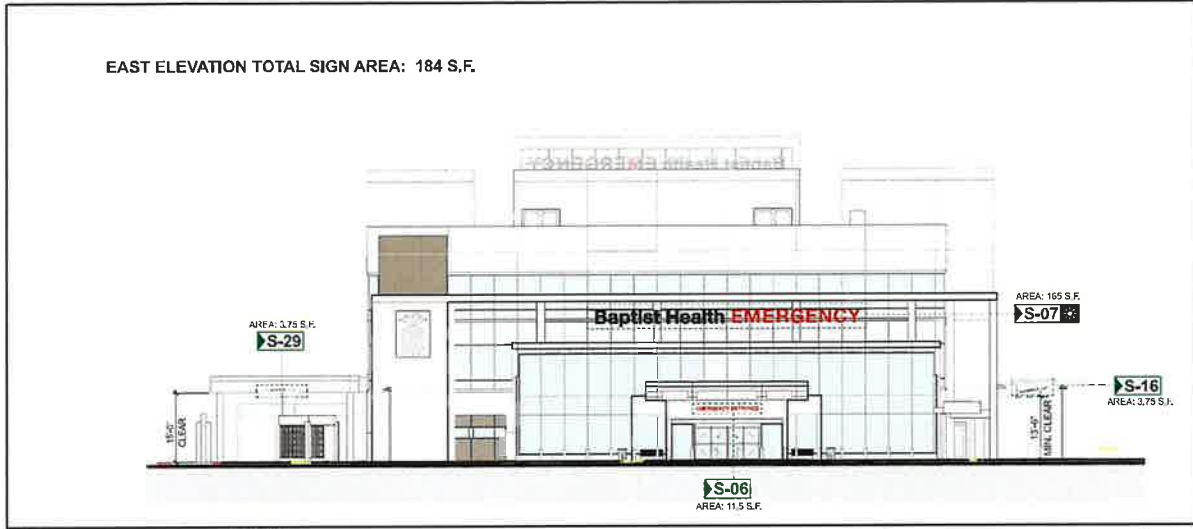
No.	DESCRIPTION	DATE

TITLE:
**SIGN LOCATION
PLAN**

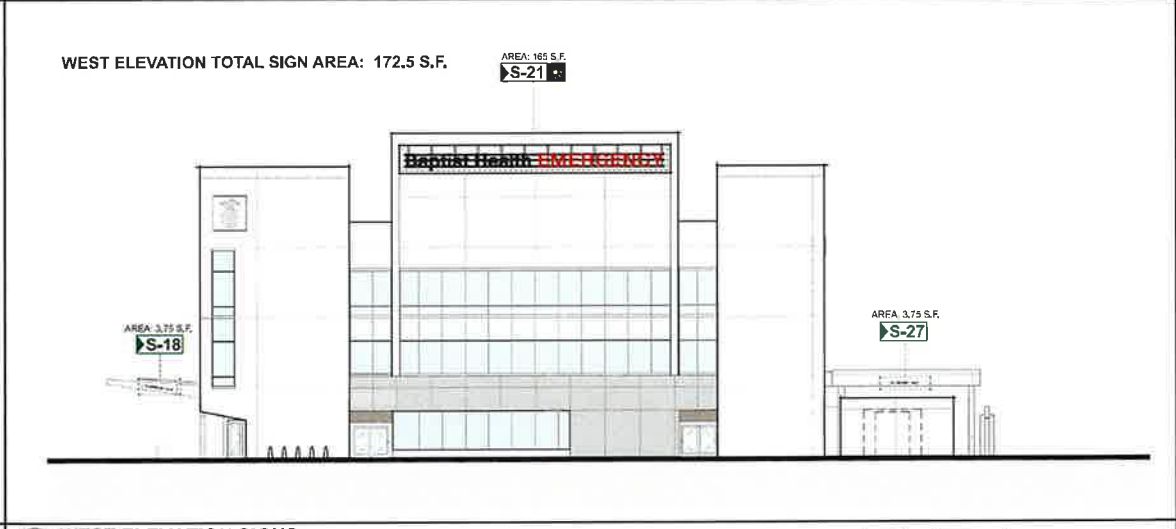
Project No: 02273.000
Date: 09/15/2024
Scale: As indicated
Format: 24" x 36"
Drawn: G.R.
Checked: Checker

SHEET:
S-100

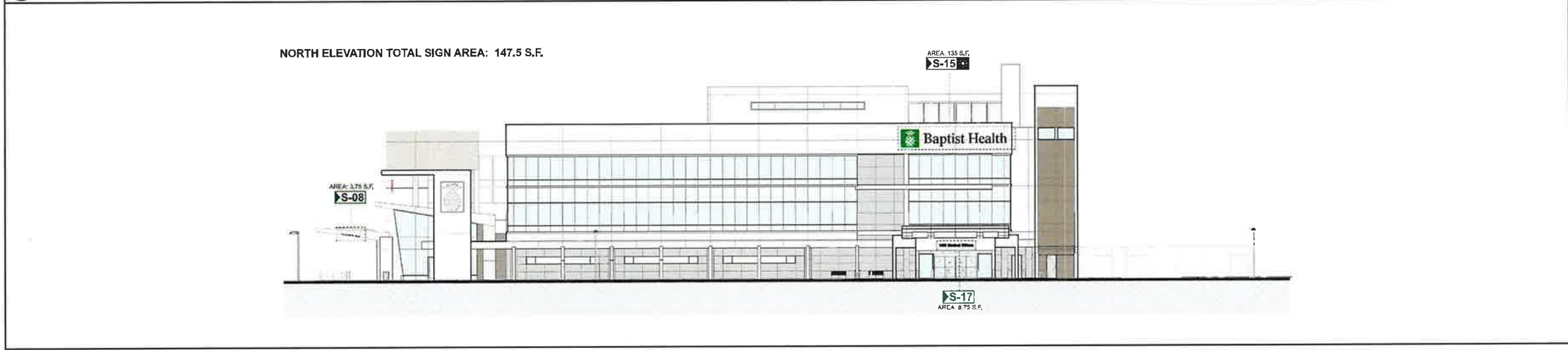




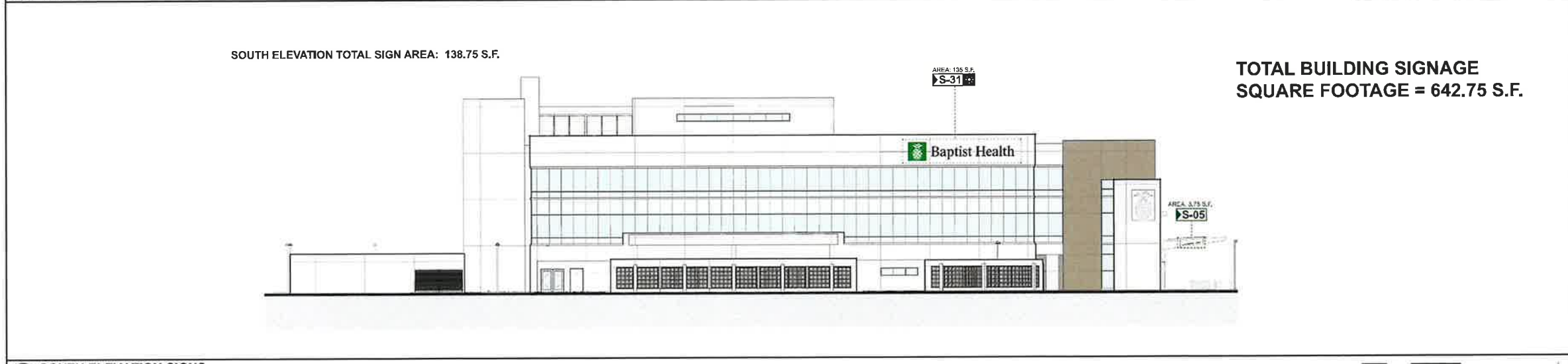
1 EAST ELEVATION SIGNS
1/16" = 1'-0"



2 WEST ELEVATION SIGNS
1/16" = 1'-0"



3 NORTH ELEVATION SIGNS
1/16" = 1'-0"



4 SOUTH ELEVATION SIGNS
1/16" = 1'-0"

TOTAL BUILDING SIGNAGE
SQUARE FOOTAGE = 642.75 S.F.

BA HEALTH
Design for LIFE

ARCHITECT:
Bermello Ajami & Partners
900 SE 3rd Avenue, Suite 100
FL Lauderdale FL 33316
P: 954.278.3240

CIVIL ENGINEER:
KIMLEY-HORN
8201 Peters Road, Suite 2200,
Plantation, FL 33324
954.535.5100

PARKING CONSULTANT:
RICH & ASSOCIATES
6877 Northwestern Hwy., Suite 206,
Southfield, MI 48033
248.353.5050

LANDSCAPE ARCHITECT:
AAL
612 S.W. 4th Avenue
FL Lauderdale FL 33315
954.764.8858

SIGNAGE CONSULTANT:
TGA DESIGN
4649 Ponce de Leon Blvd., Suite 401
Coral Gables FL 33146
305-669-2550

Baptist Health
8500 SW 117 AVE
Miami, FL 33183

THE EDISON
PEMBROKE PINES PHASE 2

BAPTIST HEALTH
EMERGENCY CARE
PEMBROKE PINES
CITY OF PEMBROKE PINES

PHASE:
SITE PLAN APPLICATION

Note: This drawing is protected by copyright. It shall not be transmitted to any other except as agreed to by the Architect/Engineers

SEAL:

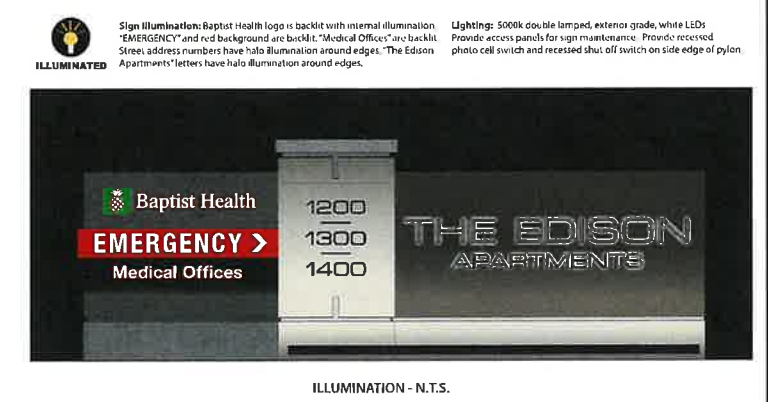
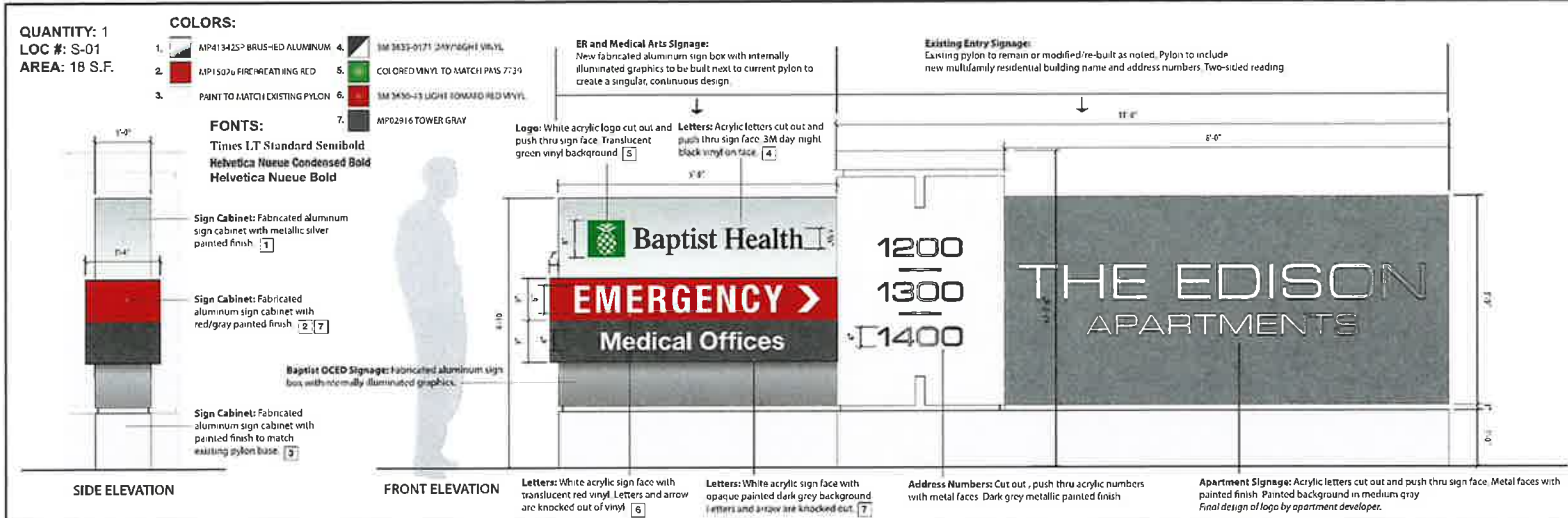
PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS:	No.:	DESCRIPTION	DATE

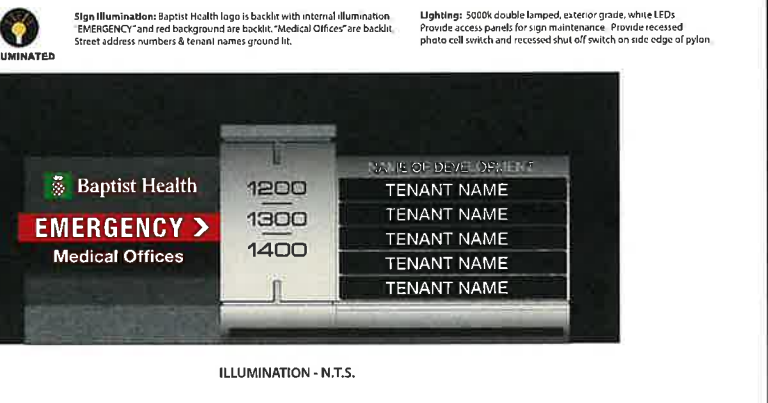
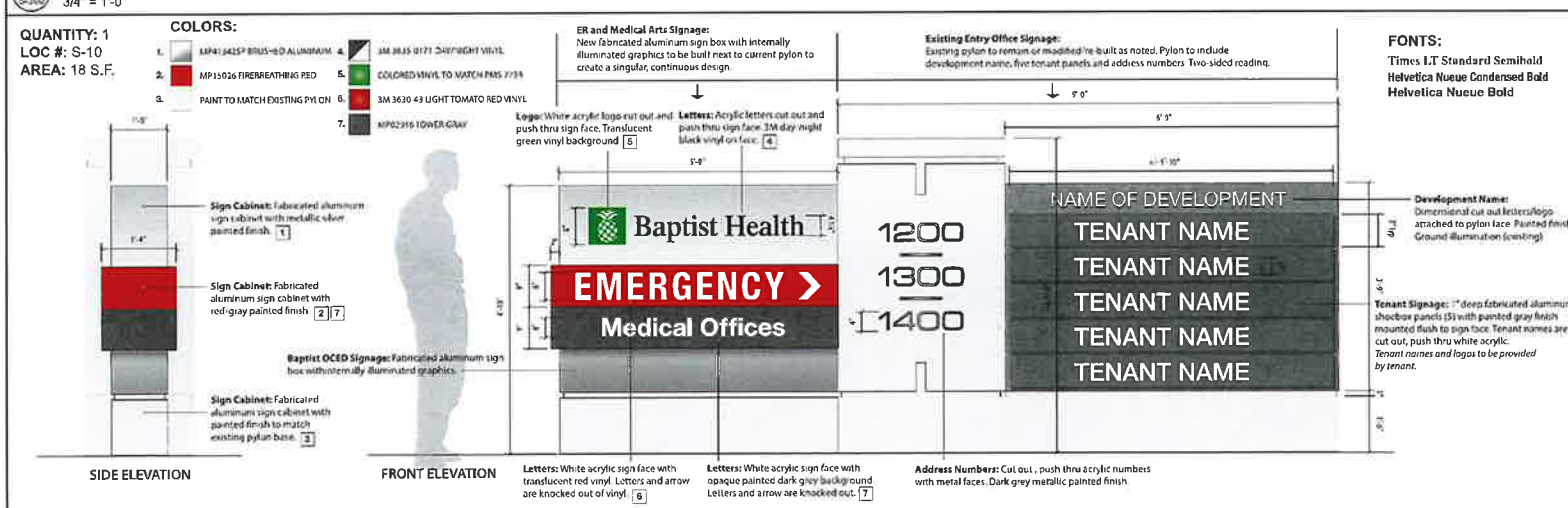
TITLE:
BUILDING ELEVATIONS WITH SIGNAGE

Project No: 02273.000
Date: 09/15/2024
Scale: 1/16" = 1'-0"
Format: 24" x 36"
Drawn: G.R.
Checked: Checker

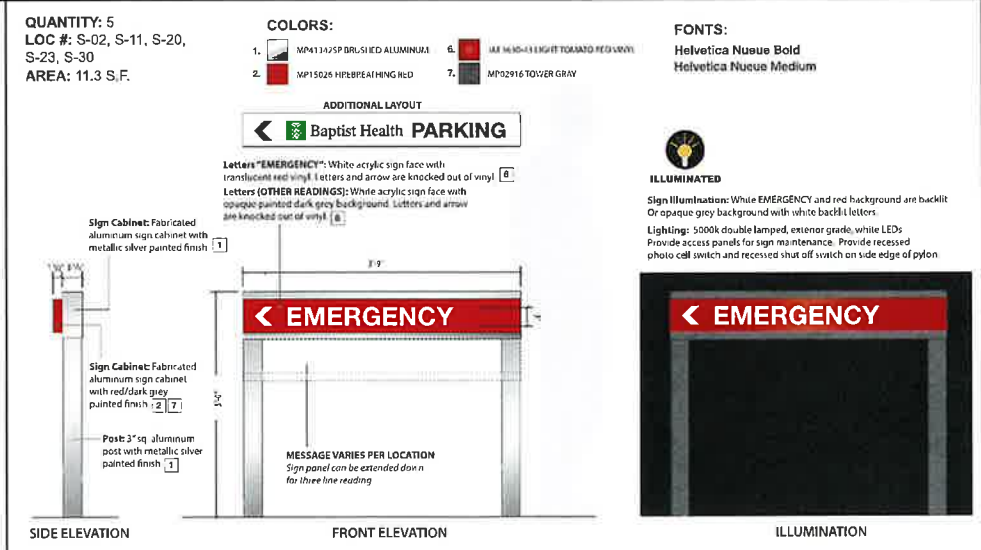
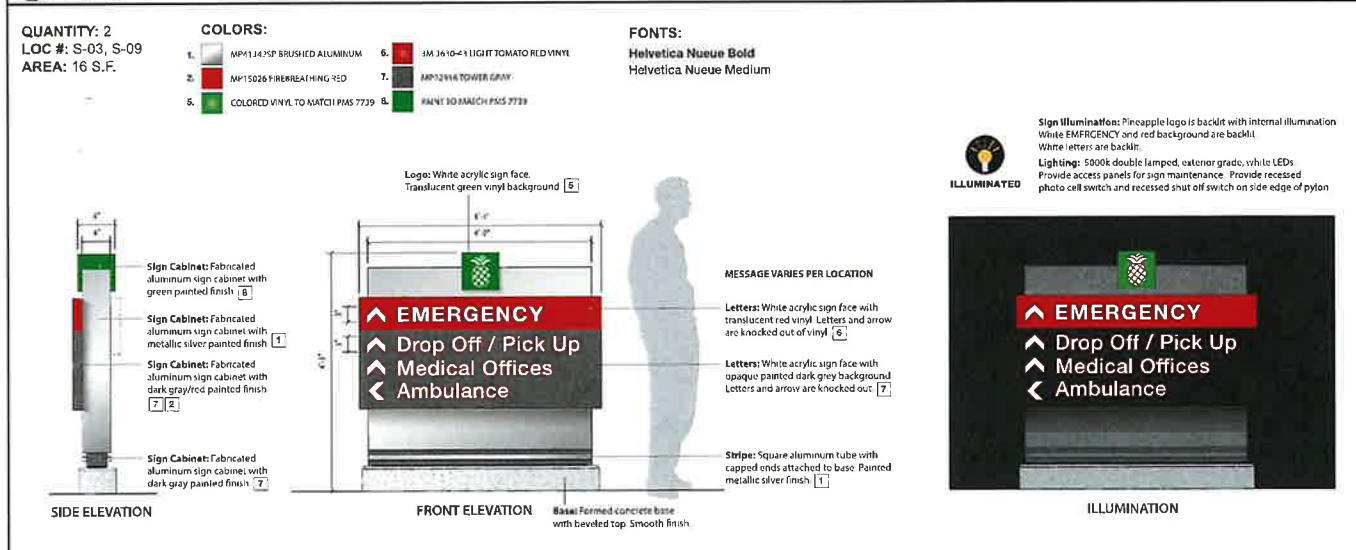
SHEET:
S-200



1 SIGN TYPE A.1 - SOUTH ENTRANCE SITE ID PYLON
3/4" = 1'-0"



2 SIGN TYPE A.2 - NORTH ENTRANCE SITE ID PYLON
3/4" = 1'-0"



3 SIGN TYPE B - DIRECTIONAL PYLON
3/4" = 1'-0"

4 SIGN TYPE C - DIRECTIONAL POST MOUNT
1" = 1'-0"

BA HEALTH
Design for LIFE

ARCHITECT:
Bermello Ajami & Partners
900 SE 3rd Avenue, Suite 100
FL Lauderdale, FL 33316
P: 954.278.3240

CIVIL ENGINEER:
KIMLEY-HORN
8201 Peters Road, Suite 2200,
Plantation, FL 33524
954.536.5100

PARKING CONSULTANT:
RICH & ASSOCIATES
6877 Northwestern Hwy., Suite 208,
Southfield, MI 48033
248.353.5080

LANDSCAPE ARCHITECT:
AAL
612 S.W. 4th Avenue
FL Lauderdale, FL 33315
954.764.8858

SIGNAGE CONSULTANT:
TGA DESIGN
4649 Ponca de Leon Blvd, Suite 401
Coral Gables, FL 33146
305.669.2550

Baptist Health
8500 SW 117 AVE
Miami, FL 33183

THE EDISON
PEMBROKE PINES PHASE 2

BAPTIST HEALTH
EMERGENCY CARE
PEMBROKE PINES

CITY OF PEMBROKE PINES

PHASE: SITE PLAN APPLICATION

Note: This drawing is protected by copyright. It shall not be transmitted to any other except as agreed to by the Architect/Engineers

SEAL: PRELIMINARY NOT FOR CONSTRUCTION

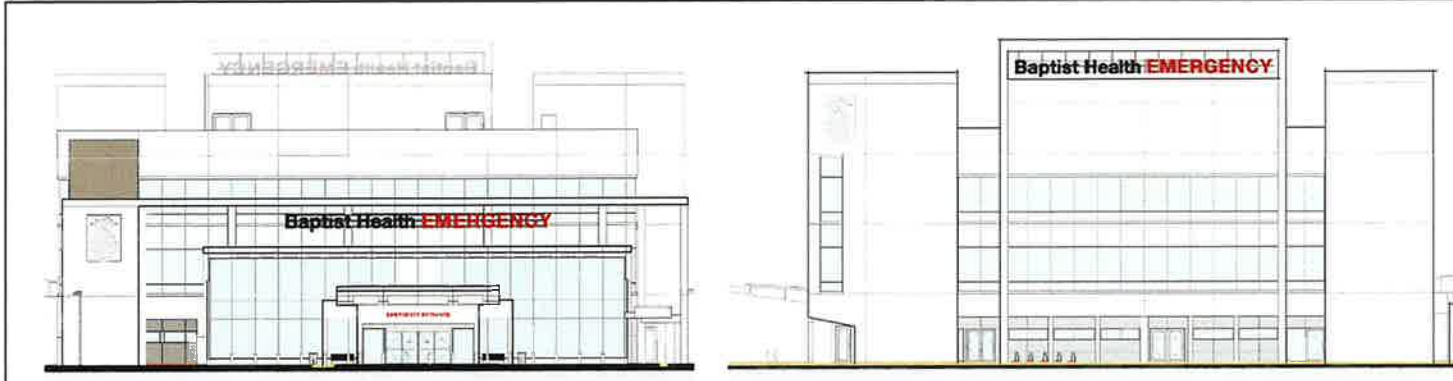
REVISIONS:

No.	DESCRIPTION	DATE:

TITLE: SIGN DETAILS

Project No: 02273.000
Date: 09/15/2024
Scale: AS NOTED
Format: 24" x 36"
Drawn: G.R.
Checked: Checker

SHEET: S-300



LOCATION REFERENCE - EAST FACADE S-07
1/16" = 1'-0"

LOCATION REFERENCE - WEST FACADE S-21
1/16" = 1'-0"

QUANTITY: 2
LOC #: S-07, S-21
AREA: 165 S.F.

Section (Typical)
1" = 1'-0"

Front Elevation
3/16" = 1"

Colors:
1. ACP413425P BRUSHED ALUMINUM
2. 3M 3630-C3 LIGHT YONAI/O RED VINYL
3. 3M 3635-222 DUAL COLOR FILM / PERFORATED BLACK
4. WHITE

Fonts:
Helvetica Neue Bold

Sign Illumination: "Baptist Health" letters are backlit and illuminate white. "EMERGENCY" letters are backlit and illuminate red.

Lighting: 5000k exterior grade white LEDs. Inside of letters to be painted white with maximum reflectance value.

Channel Letters: 4" (D) fabricated aluminum channel letters with shoulder cut translucent white acrylic faces. No Jewelite trim. 3M perforated black vinyl applied to faces. Returns painted white. Internal front-firing illumination.

Trellis: Fabricated aluminum trellis suspended below architectural canopy. Letters secure to horizontal bands with mechanical fasteners. Paint trellis metallic silver.

1 SIGN TYPE D - BUILDING ID ON TRELLIS
SCALE AS NOTED

QUANTITY: 1
LOC #: S-06
AREA: 11.5 S.F.

Location Reference
3/16" = 1'-0"

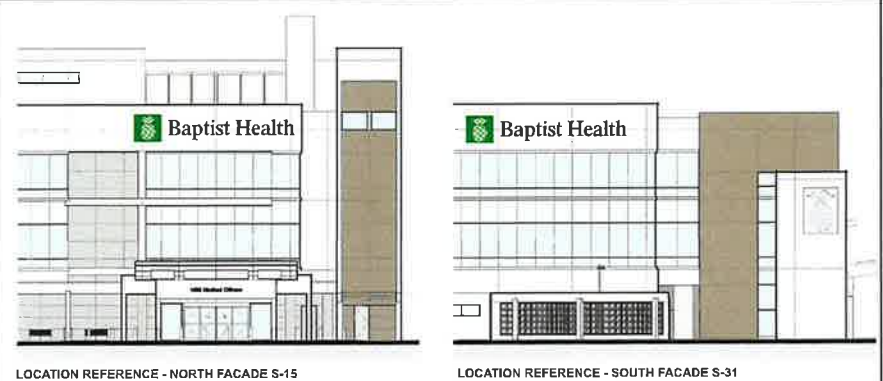
Front Elevation
1" = 1'-0"

Colors:
1. ACP15026 FIREBREATHING PED

Fonts:
Helvetica Neue Bold

Pin Mount Letters: 1/2" thick, cut out aluminum letters. All sides painted RED. Pin mount flush to header above doors.

3 SIGN TYPE G - EMERGENCY ID @ EAST ENTRANCE
SCALE AS NOTED



LOCATION REFERENCE - NORTH FACADE S-15
1/16" = 1'-0"

LOCATION REFERENCE - SOUTH FACADE S-31
1/16" = 1'-0"

Front Elevation
3/16" = 1"

Colors:
5. COLORED VINYL TO MATCH PMS 7739
6. PAINT TO MATCH PMS 7739
7. 3M 3635-222 DUAL COLOR FILM / PERFORATED BLACK
8. BLACK

Fonts:
Times LT Standard Semibold

Sign Illumination: "Baptist Health" letters are backlit and illuminate white. Pineapple logo is backlit and illuminates green and white.

Lighting: 5000k exterior grade white LEDs. Inside of letters to be painted white with maximum reflectance value.

Channel Letters: 3" (E) fabricated aluminum channel letters with acrylic faces mounted flush to building facade. 3M perforated black vinyl applied to faces. Returns painted black. Internal front-firing illumination.

Pineapple Logo: 8" (D) fabricated aluminum sign box with translucent white acrylic face. Translucent green vinyl on face. Pineapple knocked out. Sides of box painted green. Internal front-firing illumination.

2 SIGN TYPE E - BAPTIST LOGO ON WEST FACADE
SCALE AS NOTED

QUANTITY: 1
LOC #: S-17
AREA: 8.75 S.F.

Location Reference
3/16" = 1'-0"

Front Elevation
1" = 1'-0"

Colors:
11. BLACK
12. ACP22516 TOWER GRAY

Fonts:
Helvetica Neue Bold

Pin Mount Letters: 1/2" thick, cut out aluminum letters. Letter faces painted BLACK. Letter returns painted ACP22516. Pin mount flush to header above doors.

4 SIGN TYPE H - OFFICE ID @ NORTH ENTRANCE
SCALE AS NOTED

BA HEALTH
Design for LIFE

ARCHITECT:
Bermello Ajamil & Partners
900 SE 3rd Avenue, Suite 100
Ft. Lauderdale, FL 33316
P: 954.278.3240

CIVIL ENGINEER:
KIMLEY-HORN
8201 Peters Road, Suite 2200,
Plantation, FL 33324
954.535.5100

PARKING CONSULTANT:
RICH & ASSOCIATES
6877 Northwestern Hwy., Suite 208,
Southfield, MI 48033
248.353.5080

LANDSCAPE ARCHITECT:
AAL
812 S.W. 4th Avenue
Ft. Lauderdale, FL 33315
954.764.8858

SIGNAGE CONSULTANT:
TGA DESIGN
4649 Ponce de Leon Blvd., Suite 401
Coral Gables, FL 33146
305-669-2550

Baptist Health
8500 SW 117 AVE
Miami, FL 33183

THE EDISON
PEMBROKE PINES PHASE 2
BAPTIST HEALTH
EMERGENCY CARE
PEMBROKE PINES
CITY OF PEMBROKE PINES

PHASE:
SITE PLAN APPLICATION

Note: This drawing is protected by copyright. It shall not be transmitted to any other except as agreed to by the Architect/Engineers.

SEAL:

**PRELIMINARY
NOT FOR CONSTRUCTION**

REVISIONS:
No. DESCRIPTION DATE

TITLE:
SIGN DETAILS

Project No: 02273.000
Date: 09/15/2024
Scale: AS NOTED
Format: 24" x 36"
Drawn: G.R.
Checked: Checker
SHEET:
S-301

QUANTITY: 6
 LOC #: S-05, S-08, S-16, S-18, S-27, S-29
 AREA: 3.5 S.F.

COLORS:
 11. BLACK

FONTS:
 Helvetica Neue Medium

Cut Out Letters: 1/4" (1) waterjet-cut aluminum letters. Painted Black. Mount flush to canopy surface.
 NOTE: Height to be verified with as-built structure. [11]

FRONT ELEVATION

1 SIGN TYPE I - CLEARANCE HEIGHT
 SCALE: 1" = 1'-0"

QUANTITY: 1
 LOC #: S-28
 AREA: 2 S.F.

COLORS:
 2. NP 15026 FIREBREATHING RED
 10. WHITE
 17. PMS 186 RED

FONTS:
 Helvetica Neue Bold

Sign Panel: 1/2" (1) aluminum panel with finish painted. White letters on Red background. Satin finish exterior grade acrylic polyurethane paint. Mount flush to masonry wall. Mounting height 5'-0" to sign bottom. [2, 10, 17]

FRONT ELEVATION

2 SIGN TYPE J - AMBULANCE ENTRANCE
 SCALE: 3" = 1'-0"

QUANTITY: 8
 LOC #: S-04, S-24, S-32, S-33, S-34, S-35, S-36, S-37
 AREA: 1.5 S.F.

COLORS:
 8. PMS 7739 GREEN
 11. BLACK
 13. 3M REFLECTIVE WHITE VINYL
 17. PMS 186 RED

FONTS:
 Interstate Condensed Regular

Post & Panel: 6/8" thick aluminum sign panel. Background is white reflectorized vinyl. Graphics digitally printed in colors shown. Panel attaches flush to post with 4 fasteners. Post is 4"-3" square with welded final cap as shown. Post is painted black. [8, 11, 13, 17]

FRONT ELEVATION
 LOCATION ELEVATION

4 SIGN TYPE M - VEHICULAR INFORMATION
 SCALE: AS NOTED

QUANTITY: 4
 LOC #: S-12, S-13, S-14, S-19
 AREA: 1.5 S.F.

COLORS:
 11. BLACK
 13. 3M REFLECTIVE WHITE VINYL
 15. PMS 713 BLUE
 16. PMS 367 GREEN

FONTS:
 Interstate Condensed Regular

Post & Panel: 6/8" thick aluminum sign panel. Background is white reflectorized vinyl. Graphics digitally printed in colors shown. Panel attaches flush to post with 4 fasteners. Post is 4"-3" square with welded final cap as shown. Post is painted black. [11, 13, 15, 16]

FRONT ELEVATION
 LOCATION ELEVATION

3 SIGN TYPE L - EV PARKING
 SCALE: AS NOTED

QUANTITY: 2
 LOC #: S-25, S-26
 AREA: 1.5 S.F.

COLORS:
 8. PMS 7739 GREEN
 11. BLACK
 13. 3M REFLECTIVE WHITE VINYL
 17. PMS 186 RED

FONTS:
 Interstate Condensed Regular

Sign Panel: 6/8" thick aluminum sign panel. Background is white reflectorized vinyl. Graphics digitally printed in colors shown. Panel attaches flush to wall. [8, 11, 13, 17]

FRONT ELEVATION

5 SIGN TYPE N - VEHICULAR INFORMATION (WALL)
 SCALE: 3" = 1'-0"

ADDITIONAL LAYOUT NTS [8, 11, 13, 17]

ADDITIONAL LAYOUT NTS [8, 11, 13, 17]

ADDITIONAL LAYOUT NTS [8, 11, 13, 17]

ADDITIONAL LAYOUT NTS [8, 11, 13, 17]

BA HEALTH
 Design for LIFE

ARCHITECT:
Bermello Ajamil & Partners
 900 SE 3rd Avenue, Suite 100
 Ft. Lauderdale, FL 33316
 P: 954.278.3240

CIVIL ENGINEER:
KIMLEY-HORN
 8201 Peliers Road, Suite 2200,
 Plantation, FL 33324
 954.535.5100

PARKING CONSULTANT:
RICH & ASSOCIATES
 6877 Northwestern Hwy., Suite 208,
 Southfield, MI 48033
 248.353.5080

LANDSCAPE ARCHITECT:
AAL
 812 S.W. 4th Avenue
 Ft. Lauderdale, FL 33315
 954.764.8858

SIGNAGE CONSULTANT:
TGA DESIGN
 4849 Ponce de Leon Blvd., Suite 401
 Coral Gables, FL 33146
 305-568-2550

Baptist Health
 8500 SW 117 AVE
 Miami, FL 33183

THE EDISON
 PEMBROKE PINES PHASE 2
 BAPTIST HEALTH
 EMERGENCY CARE
 PEMBROKE PINES
 CITY OF PEMBROKE PINES

PHASE:
 SITE PLAN APPLICATION

Note: This drawing is protected by copyright. It shall not be transmitted in any other format or agreed to by the Architect/Engineers.

SEAL:
**PRELIMINARY
 NOT FOR CONSTRUCTION**

REVISIONS:
 No. DESCRIPTION DATE:

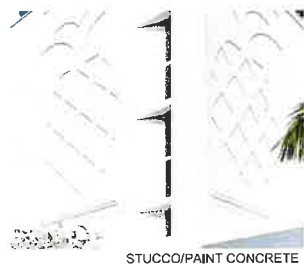
TITLE:
 SIGN DETAILS

Project No: 02273.000
 Date: 09/15/2024
 Scale: AS NOTED
 Format: 24" x 36"
 Drawn: G.R.
 Checked: Checker

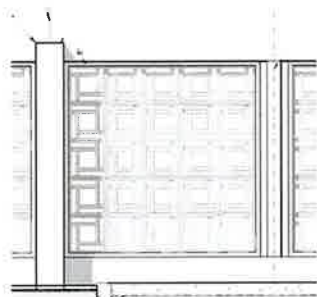
SHEET:
S-302



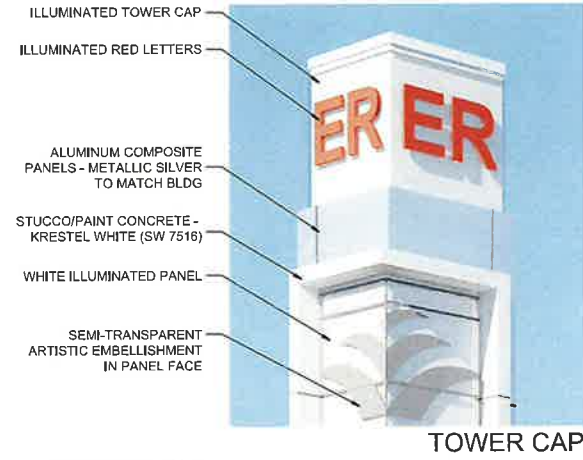
ALUMINUM COMPOSITE PANELS (ACP)
METALLIC SILVER



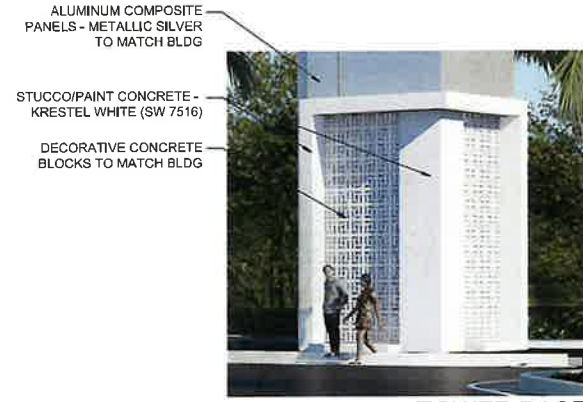
STUCCO/PAINT CONCRETE



DECORATIVE BLOCK



TOWER CAP



TOWER BASE

ALL ADJACENT BUILDINGS & LANDSCAPE ARE SHOWN FOR REFERENCE PURPOSES ONLY



VIEW FROM I-75 (NIGHT)



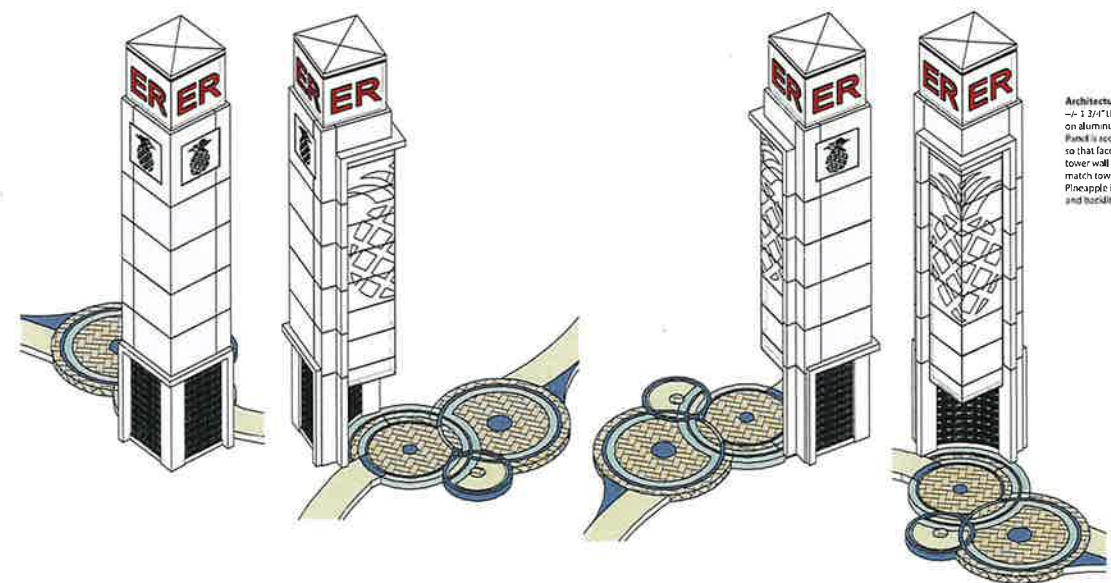
VIEW FROM I-75 (DAY)



VIEW FROM PARKING AREA (NIGHT)

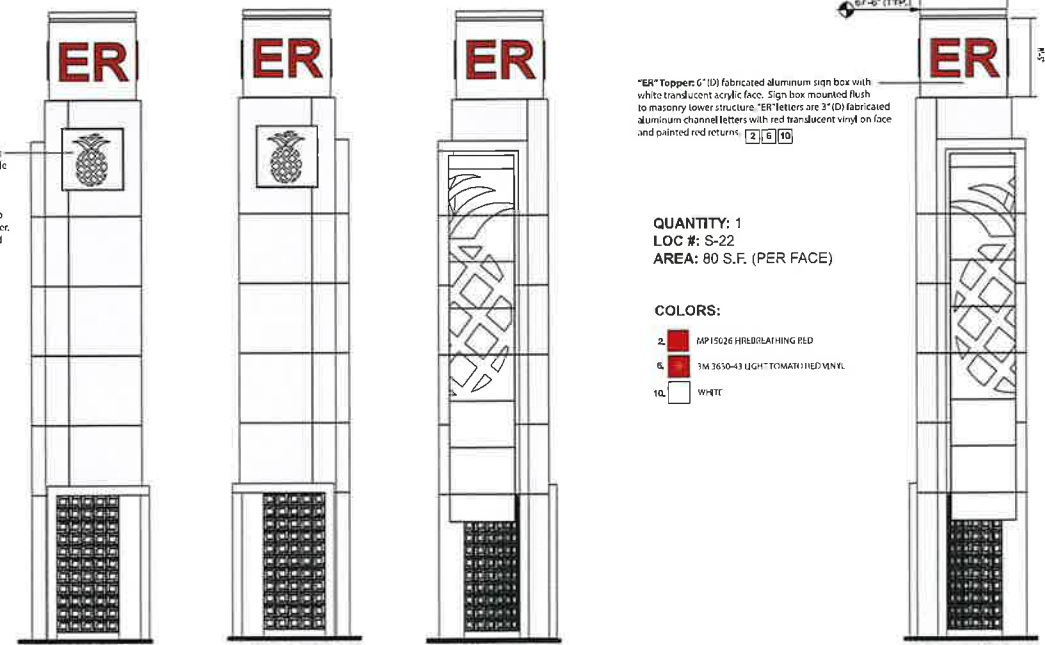


VIEW FROM PARKING AREA (DAY)



A AXO SOUTH EAST B AXO NORTH EAST

C AXO SOUTH WEST D AXO NORTH WEST



E EAST ELEV F NORTH ELEV G SOUTH ELEV H WEST ELEV

Architectural Pineapple Accent:
→ 1 3/4" hlk embossed pineapple on aluminum composite panel.
Panel is recessed into tower so that face of panel and face of tower wall are flush. Panel color to match tower panels - metallic silver. Pineapple is internally illuminated and backlit white at night.

"ER" Topper: 6" (D) fabricated aluminum sign box with white translucent acrylic face. Sign box mounted flush to masonry lower structure. "ER" letters are 3" (D) fabricated aluminum channel letters with red translucent vinyl on face and painted red returns [2] [6] [10]

QUANTITY: 1
LOC #: S-22
AREA: 80 S.F. (PER FACE)

COLORS:
2. ■ MP15026 HIGHLIGHTING RED
6. ■ TM 3650-13 LIGHT TRANSPARENT VINYL
10. □ WHITE

1 SIGN TYPE R - I-75 TOWER SIGN
AS NOTED



ARCHITECT:
Bermello Ajami & Partners
900 SE 3rd Avenue, Suite 100
FL Lauderdale FL 33318
P: 954.278.3240

CIVIL ENGINEER:
KIMLEY-HORN
8201 Peters Road, Suite 2200,
Plantation, FL 33324
954.535.5100

PARKING CONSULTANT:
RICH & ASSOCIATES
6877 Northwestern Hwy., Suite 208,
Southfield, MI 48033
248.353.5080

LANDSCAPE ARCHITECT:
AAL
612 S.W. 4th Avenue
FL Lauderdale, FL 33315
954.784.8558

SIGNAGE CONSULTANT
TGA DESIGN
4649 Forces de Leon Blvd, Suite 401
Coral Gables FL 33146
305-669-2550

Baptist Health
8500 SW 117 AVE
Miami, FL 33183

THE EDISON
PEMBROKE PINES PHASE 2
**BAPTIST HEALTH
EMERGENCY CARE
PEMBROKE PINES**
CITY OF PEMBROKE PINES

PHASE:
SITE PLAN APPLICATION

Note: This drawing is protected by copyright. It shall not be transmitted to any other except as agreed to by the Architect/Engineers

SEAL:
**PRELIMINARY
NOT FOR CONSTRUCTION**

REVISIONS:

No.	DESCRIPTION	DATE

TITLE:
SIGN DETAILS

Project No: 02273.000
Date: 09/15/2024
Scale: AS NOTED
Format: 24" x 36"
Drawn: G.R.
Checked: Checker

SHEET:
S-303