

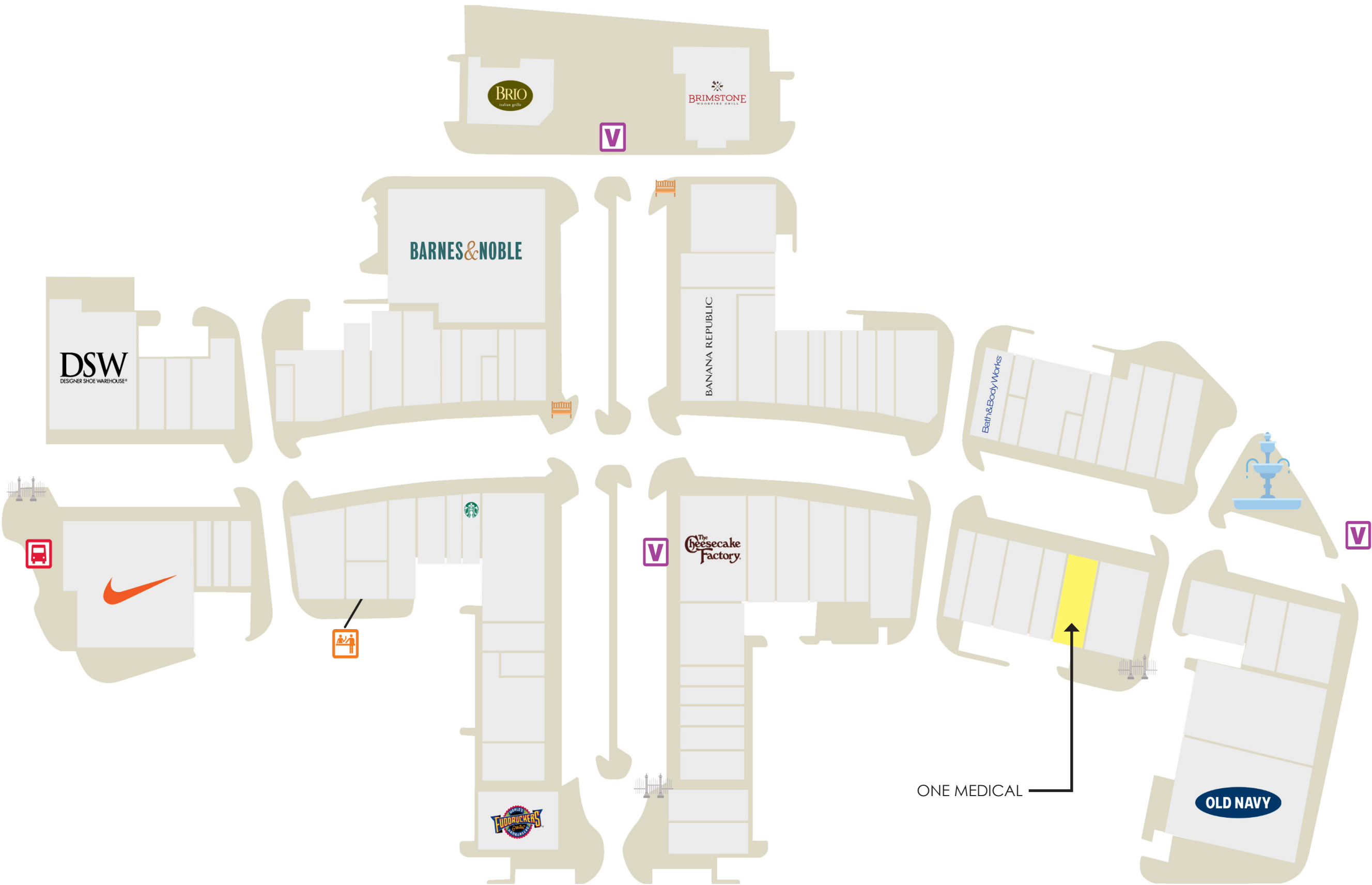
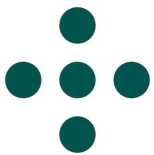
# **One Medical : Pembroke Gardens**

Miscellaneous Application Package - Revision 1

prepared by: CRTKL

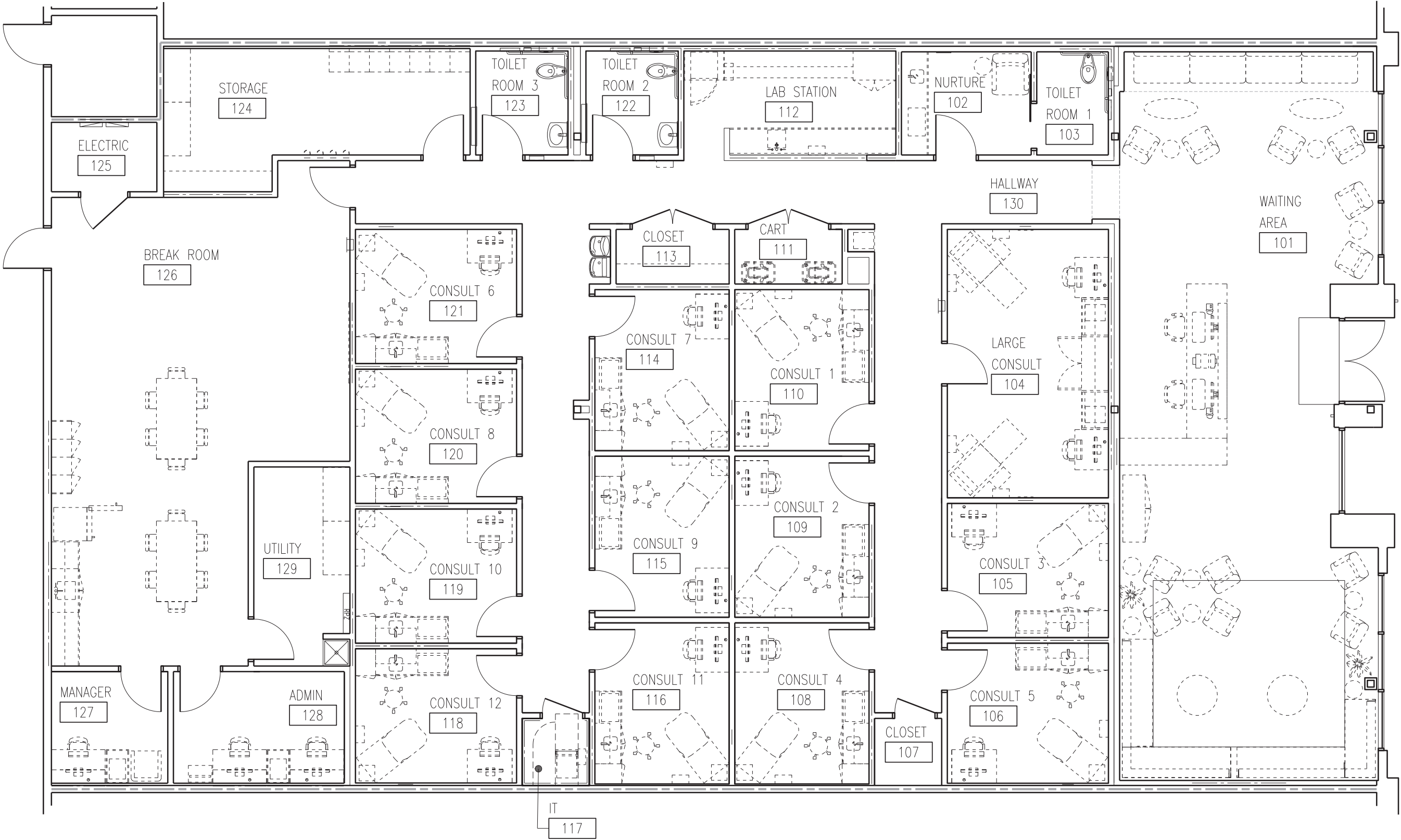
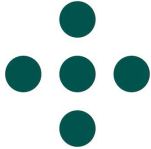
November 18, 2022

SITE PLAN



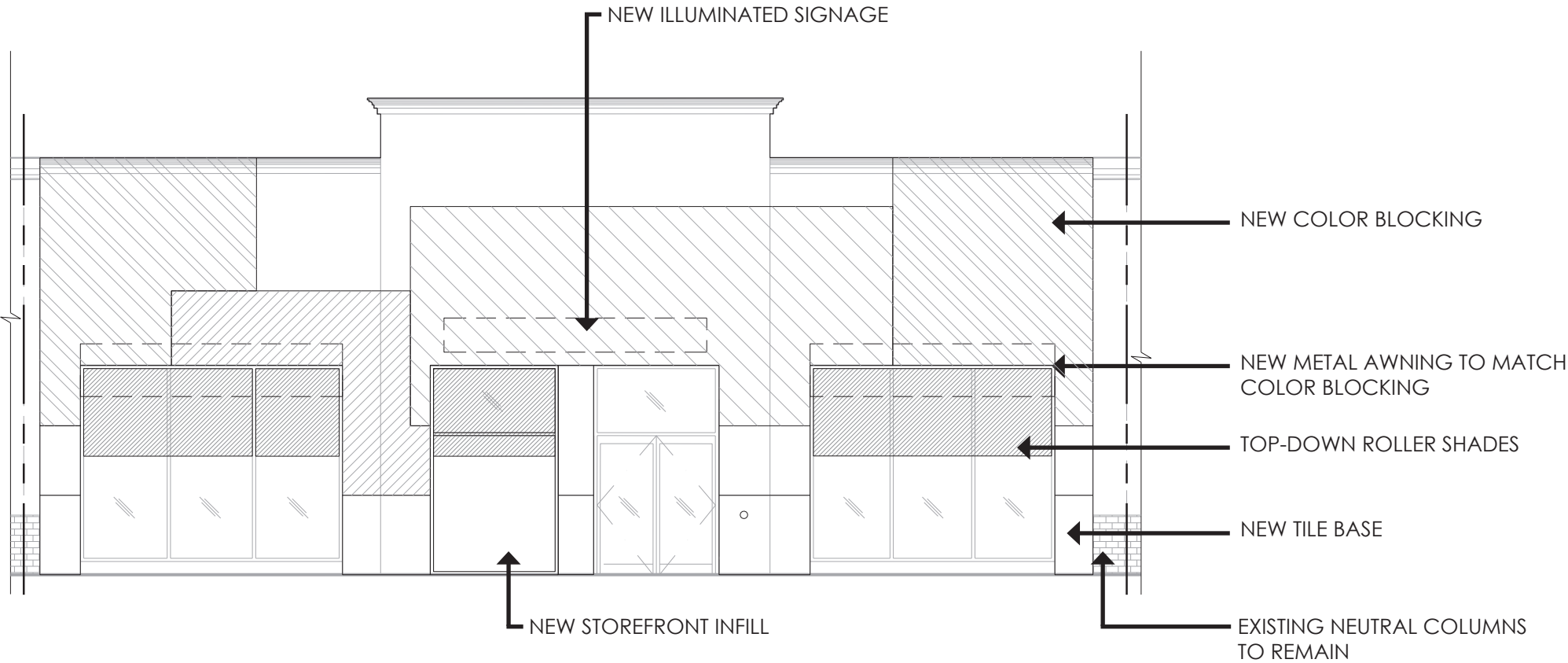
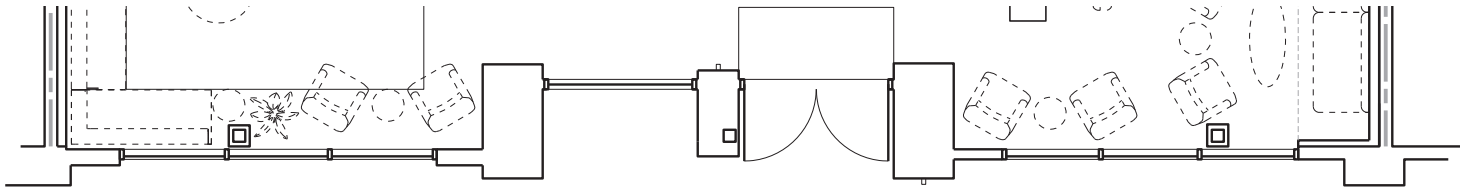
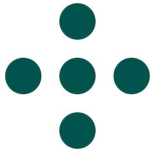
FLOOR PLAN

1/8" = 1'-0"

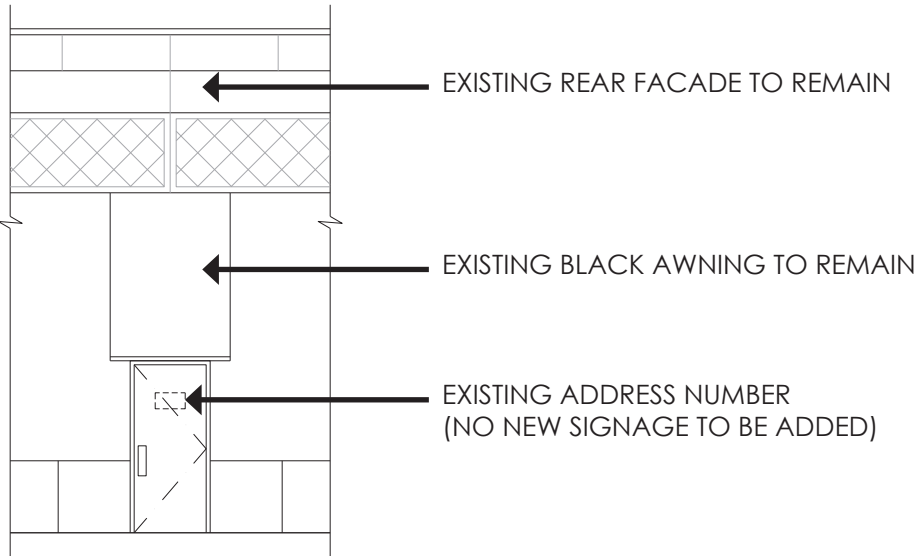


STOREFRONT PLAN + ELEVATION

1/8" = 1'-0"



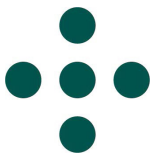
FRONT ELEVATION



REAR ELEVATION

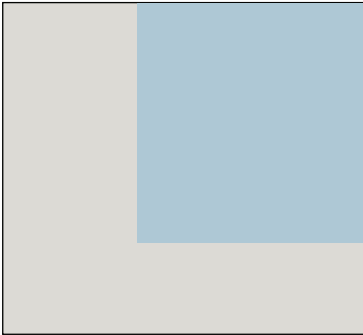
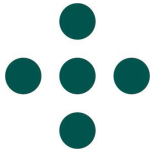


EXTERIOR PERSPECTIVE VIEW





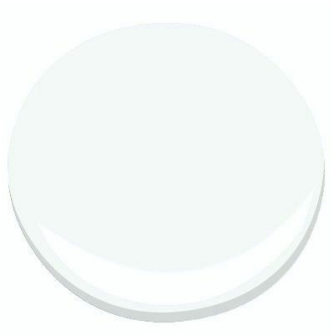
EXTERIOR FINISH SCHEDULE



MT-1

ITEM: METAL AWNING  
COLOR: COLOR BLOCKED TO  
COORDINATE WITH STUCCO

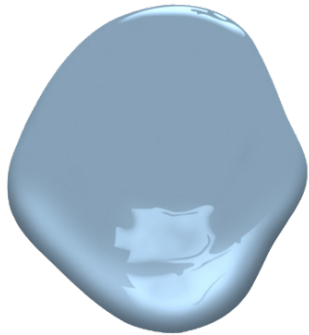
\*PAINTED COLOR BLOCKING ON TOP  
OF AWNING ONLY



EP-1

ITEM: EXTERIOR PAINT  
COLOR: CHANTILLY LACE OC-65  
FINISH: EGGSHELL

MANUFACTURER: BENJAMIN MOORE



EP-2

ITEM: EXTERIOR PAINT  
COLOR: DENIM WASH 838  
FINISH: EGGSHELL

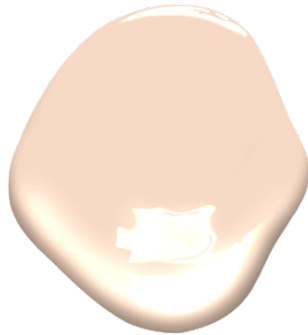
MANUFACTURER: BENJAMIN MOORE



EP-3

ITEM: EXTERIOR PAINT  
COLOR: SMOKE EMBERS 1466  
FINISH: EGGSHELL

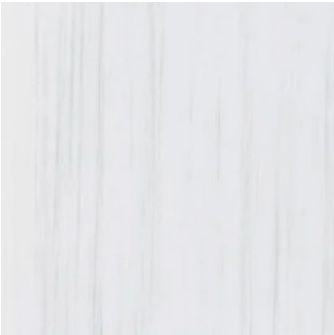
MANUFACTURER: BENJAMIN MOORE



EP-4

ITEM: EXTERIOR PAINT  
COLOR: ROSEBUD 065  
FINISH: EGGSHELL

MANUFACTURER: BENJAMIN MOORE



WT-6

ITEM: EXTERIOR WALL TILE  
COLLECTION: MARMI SLIM  
COLOR: DOLOMITI

FINISH: POLISHED  
SIZE: 33" X 60"

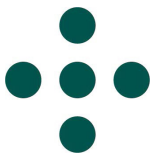
MANUFACTURER: TILEBAR



FT-3

ITEM: ENTRY PAVER TILE  
STYLE: VOLUME 1.0  
COLOR: STEREO GRAY  
SIZE: 12'X24"

MANUFACTURER: DALTILE



SPG – SIGNAGE CRITERIA MATRIX

Wall Signage Criteria

Tenant Name: One Medical

Revision Date: 11/18/2022

• Two Square Feet of graphic area per lineal foot of storefront for a wall sign

• Letters cannot exceed 36" tall for tenants less than 10,000 SF (100SF Total Signage)

• For end cap units, an additional 20% of the store front sign area is allowed

• See guidelines for "Four Corners Tenants" and Tenants over 10,000 SF

• Wall signs must be located between 15' and 24' (A.F.F.) for inline retailers

• Signs shall not exceed 80% of the sign band

• 3 Letter Styles permitted:

Internally illuminated channel letters flush mounted

Non illuminated PVC or aluminum with other light source

Internally illuminated reverse channel letters

Linear Feet of Frontage: 55' - 6"

Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Primary Wall Sign	1	27.4	13' - 10" x 20.5"	20.5"	55' - 6" x 24' - 0"	15' - 0"	White	LED front lit channel letters
Secondary Wall Sign (Endcap)	N/A							
Total	1							

Non-Wall Signage Criteria

• One Square Foot of graphic area per lineal foot of canopied frontage

• Non Illuminated Blade sign limited to 2'-0" x 3'-0" and minimum of 7'-0" A.F.F.

• Does not contribute to non-wall signage SF

• Window signage not exceed 20% of total window area with no individual sign greater than 12 SF

• Clear band along window from 3'-0" – 6'-0" A.F.F.

Linear Feet of Frontage: N/A

Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Blade Sign(s)								
Awning Sign(s)								
Wall Plaques								
Total								

Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Total Window Area	Total (Sq Ft)	Color	Description-Style
Window Signs/Decals							
Total							

A.F.F.=At Finished Floor

CALLISONRTKL™

ONE MEDICAL | SHOPS AT PEMBROKE | 309 SW 145TH TERRACE | PEMBROKE PINES, FL 33027

NOVEMBER 18, 2022 / Page 7

Project No. 8122

**Exterior Signage Package**

309 SW 145th Terrace

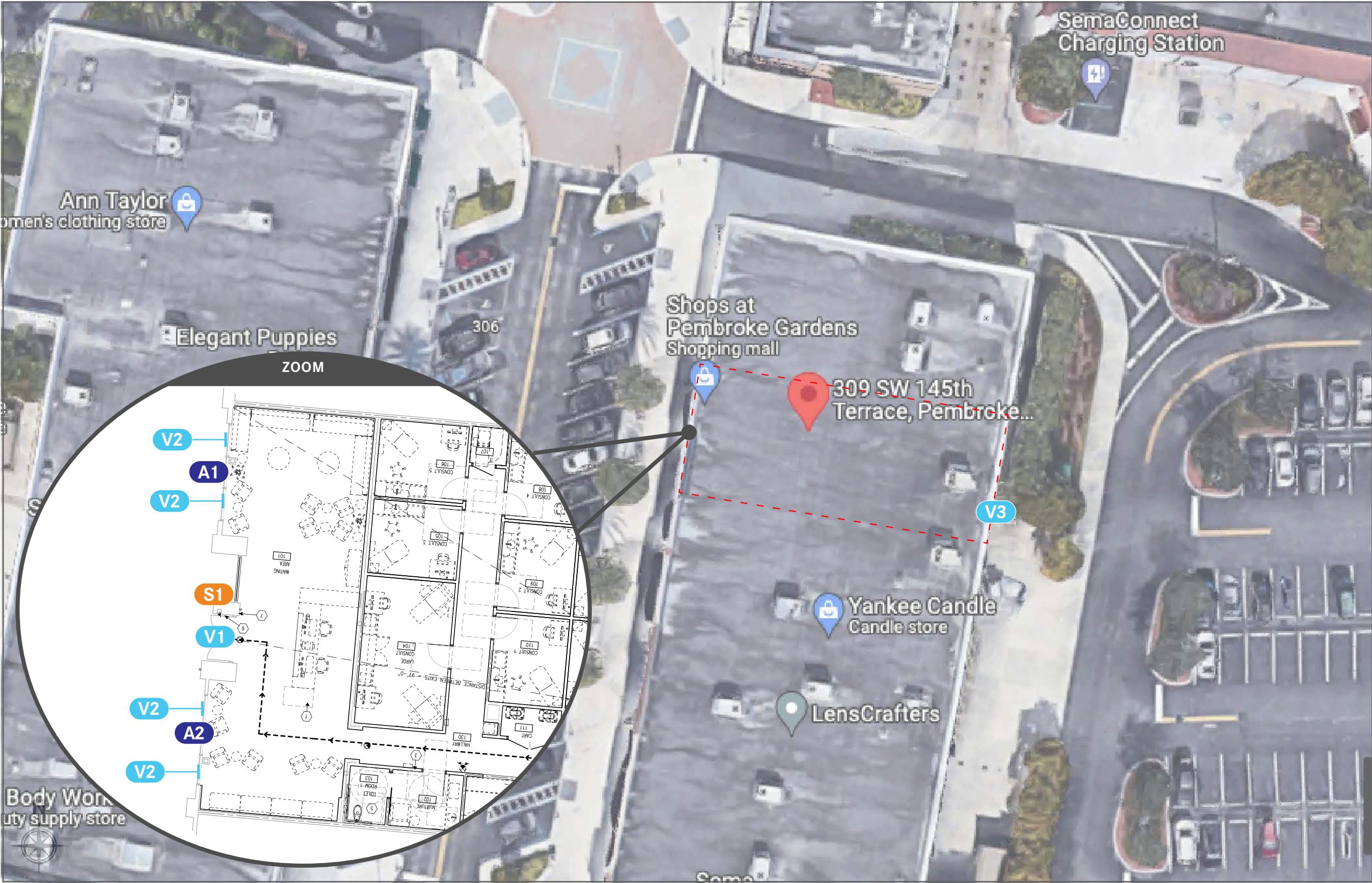
Pembroke Pines, FL 33027

••• one medical

IDENTITI



LEGEND	
S1	West Front Elevation
A1	Front Awning
A2	Front Awning
V1	Entry Door Vinyl
V2	Window Vinyl
V3	Rear Door Vinyl



425 N Martingale Rd  
18th Floor  
Schaumburg, IL 60173  
Office 847.301.0510  
identiti.net

W.O. No. 8122  
Address 309 SW 145th Terrace  
City, ST Pembroke Pines, FL 33027

Orig. Draft 03.31.2022  
Project Mgr. Will Kessinger  
Designer Liz Morgan

Rev. Art Steph Chan  
Rev. Date 06.15.2022  
Page Rev. 003

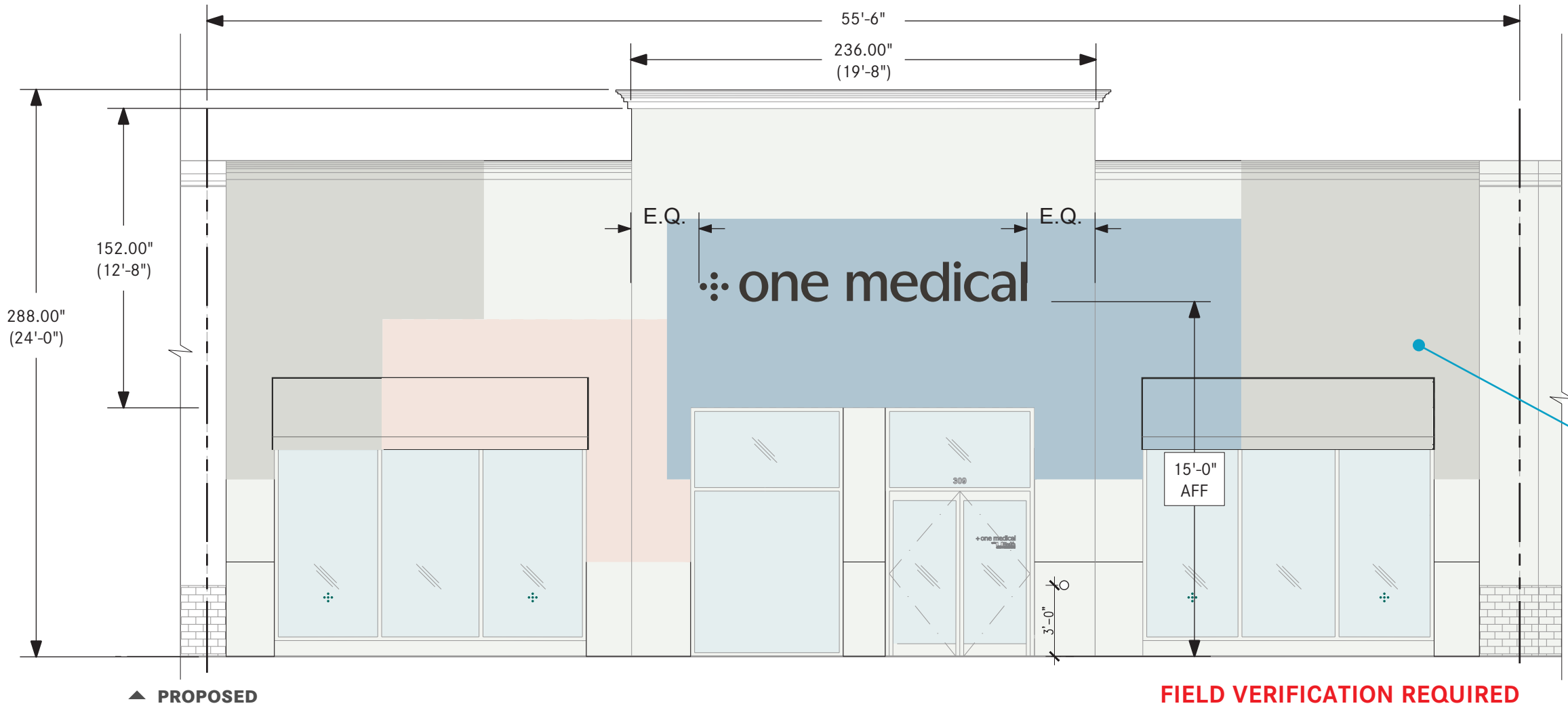
Customer



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Plan View:  
Site  
Exterior

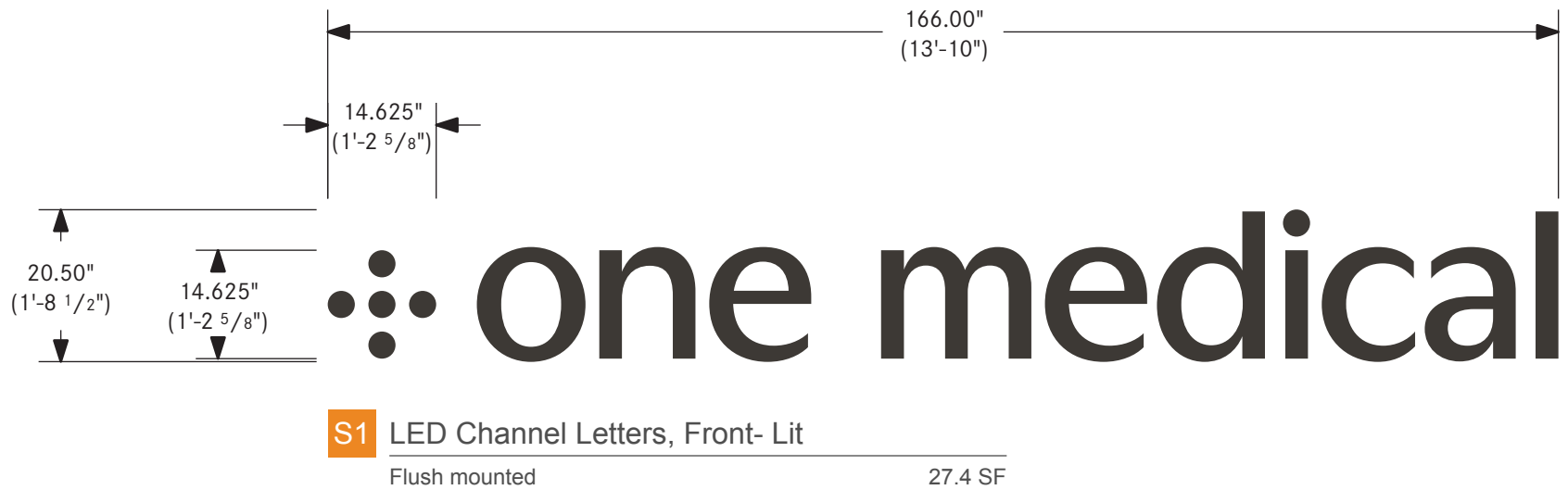




RELEVANT CODE CALCULATION FOR SIGNAGE

- NTE 2 SF per LF; Width NTE 80% width of the storefront; maximum letter height NTE 36"  
 $55.5' \times 2 = 111.0 \text{ SqFt}$   
 $55.5' \times 80\% = 44.4' \text{ wide}$
- LL CRITERIA: Wall signage for all Inline Retailers shall be placed in the wall sign band area of 15'-24' AFF elevation of the building. Notwithstanding the foregoing, a Four Corner Inline Retailer as defined in Section 3 C (2) shall be permitted to install wall signage up to 30' AFF elevation if the wall area where the sign will be located is located on an architectural feature that extends more than 35' in height

FACADE GRAPHICS TO BE PROVIDED BY OTHERS



Scale: 3" = 12"



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Office 847.301.0510  
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Address 309 SW 145th Terrace  
City, ST Pembroke Pines, FL 33027

Orig. Draft 03.31.2022  
Project Mgr. Will Kessinger  
Designer Liz Morgan

Rev. A Steph Chan  
Rev. B 06.15.2022  
Page Rev. 003

Color Palette

Face: White Acrylic	N/A
Returns: PMS Black 7c	N/A
Vinyl: 3M 3630-69 Duranodic (Day/Night)	N/A

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Signage:  
**S1**  
Sign Specifications

- ①

0.040 ALUMINUM RETURNS (3" DEPTH):  
PAINTED PMS BLACK 7C
- ②

3/8" WHITE ACRYLIC FACE WITH 3M 3630-69 DURANODIC  
DAY/NIGHT APPLIED VINYL & SECOND SURFACE DIFFUSER
- ③

FACE DETAIL MOUNTING HARDWARE:  
FLUSH COUNTERSUNK SCREWS FILLED & PAINTED PMS BLACK 7C
- ④

SLOAN 6500K LED UNITS:  
WHITE
- ⑤

PRIMARY POWER CIRCUIT (PROVIDED/PERMITTED BY OTHERS)  
TO BE PLACED WITHIN 5 FEET OF CENTER OF SIGN
- ⑥

UL HOUSING W/ PWR SUPPLY (QTY VARIES)  
DISCONNECT SWITCH FOR DEDICATED PRIMARY POWER CIRCUIT
- ⑦

UL LISTED HOUSING:  
SECONDARY WIRING SPLICE POINT (WHEN NEEDED)
- ⑧

CONDUIT:  
SECONDARY ELECTRICAL RUN (WHEN NEEDED)
- ⑨

0.063 ALUMINUM BACK:  
PRECOAT WHITE FINISH
- ⑩

MOUNTING HARDWARE:  
VARIES ON FACADE TYPE AND SUPPORT STRUCTURE
- ⑪

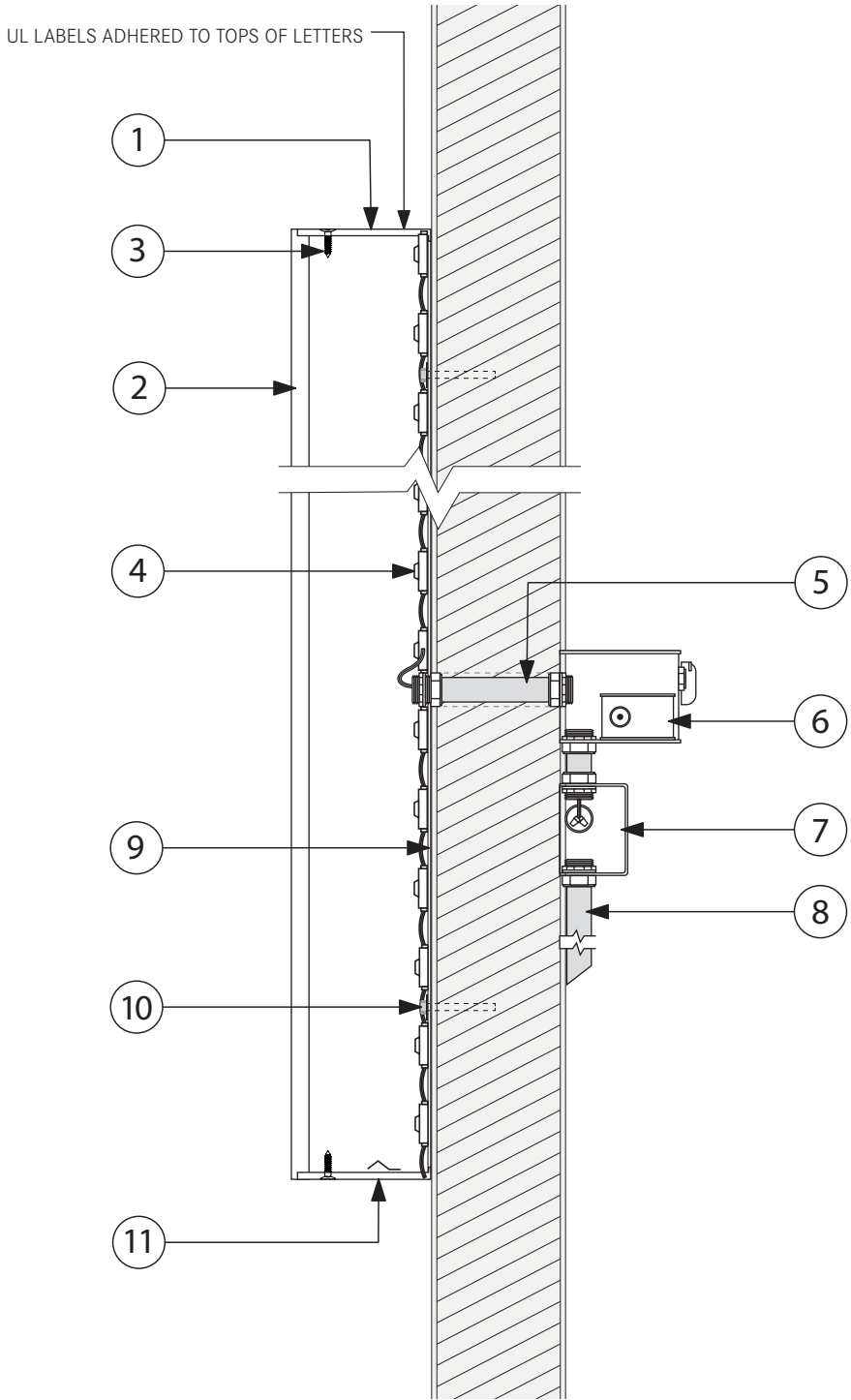
WEEP HOLES:  
TO BE CONCEALED WITH BAFFLES

 one medical

**S1** LED Trimless Channel Letters, Front- Lit

Flush mounted

 Seam Locations



Scale: 3" = 12"









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Project Mgr. Will Kessinger  
Designer Liz Morgan

Rev. Art Samuel G  
Rev. Date 06.07.2022  
Page Rev. 002

Color Palette

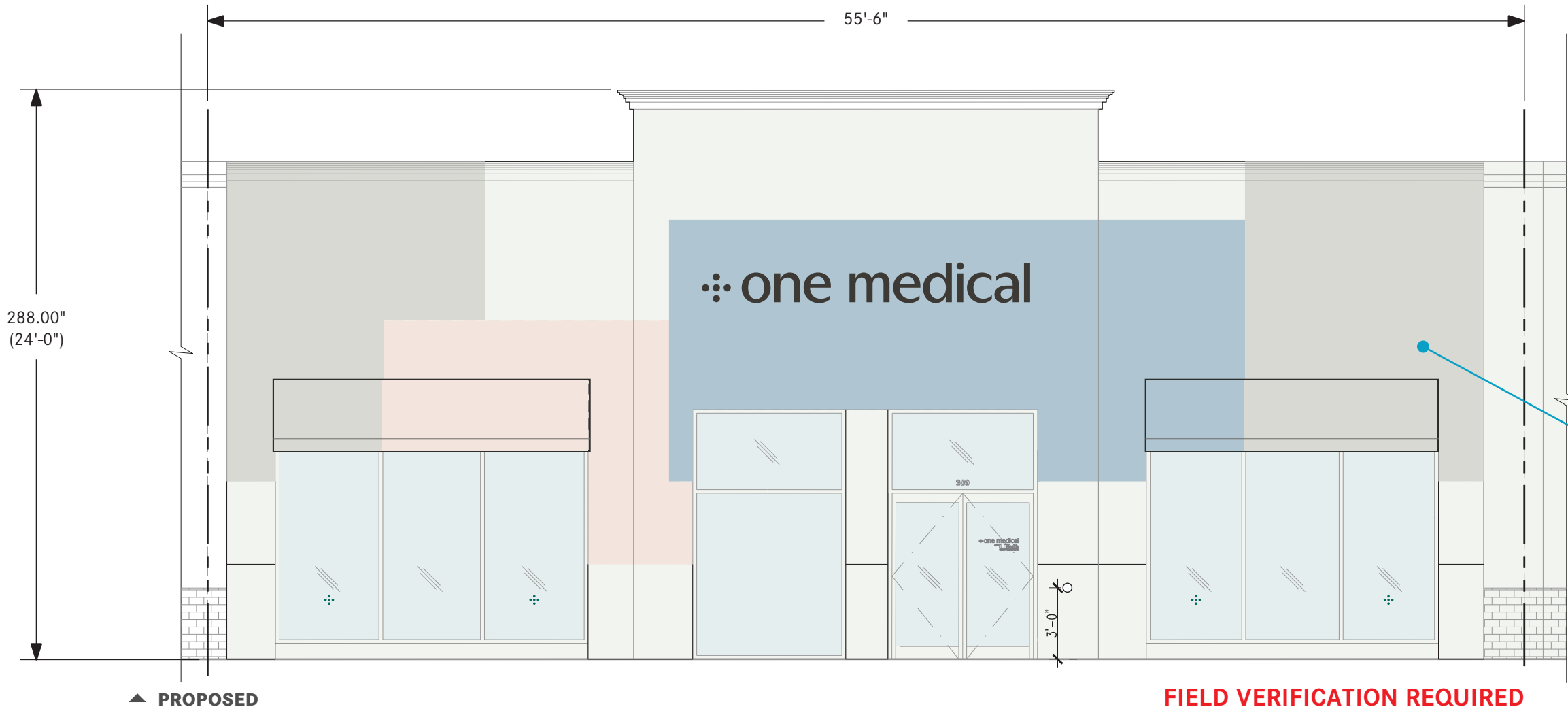
	Face: White Acrylic		N/A
	Returns: PMS Black 7c		N/A
	Vinyl: 3M 3630-69 Duranodic (Day/Night)		N/A

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Signage:

**S1**

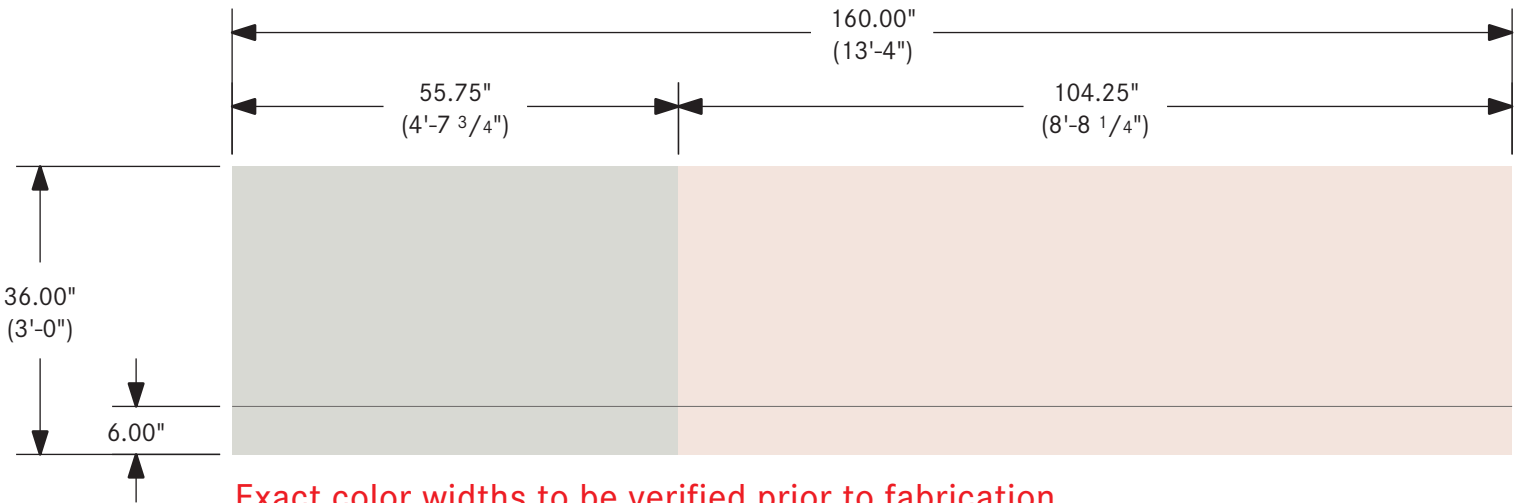
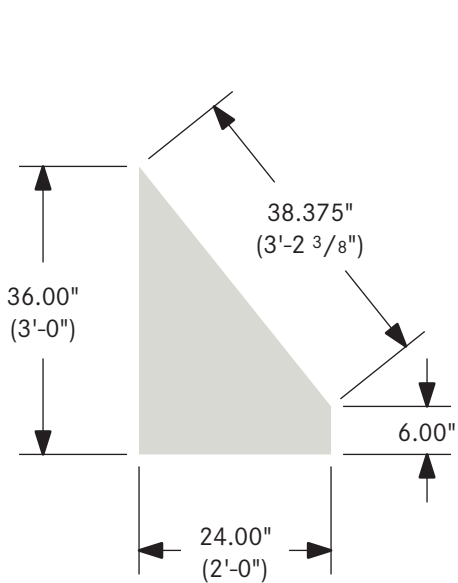
Sign Specifications



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FACADE GRAPHICS TO BE PROVIDED BY OTHERS



Exact color widths to be verified prior to fabrication

**A1** Sunbrella Awning w/ Applied Graphics  
Frame mounted 48.8 SF

Scale: 1/2" = 12"



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Designer Liz Morgan

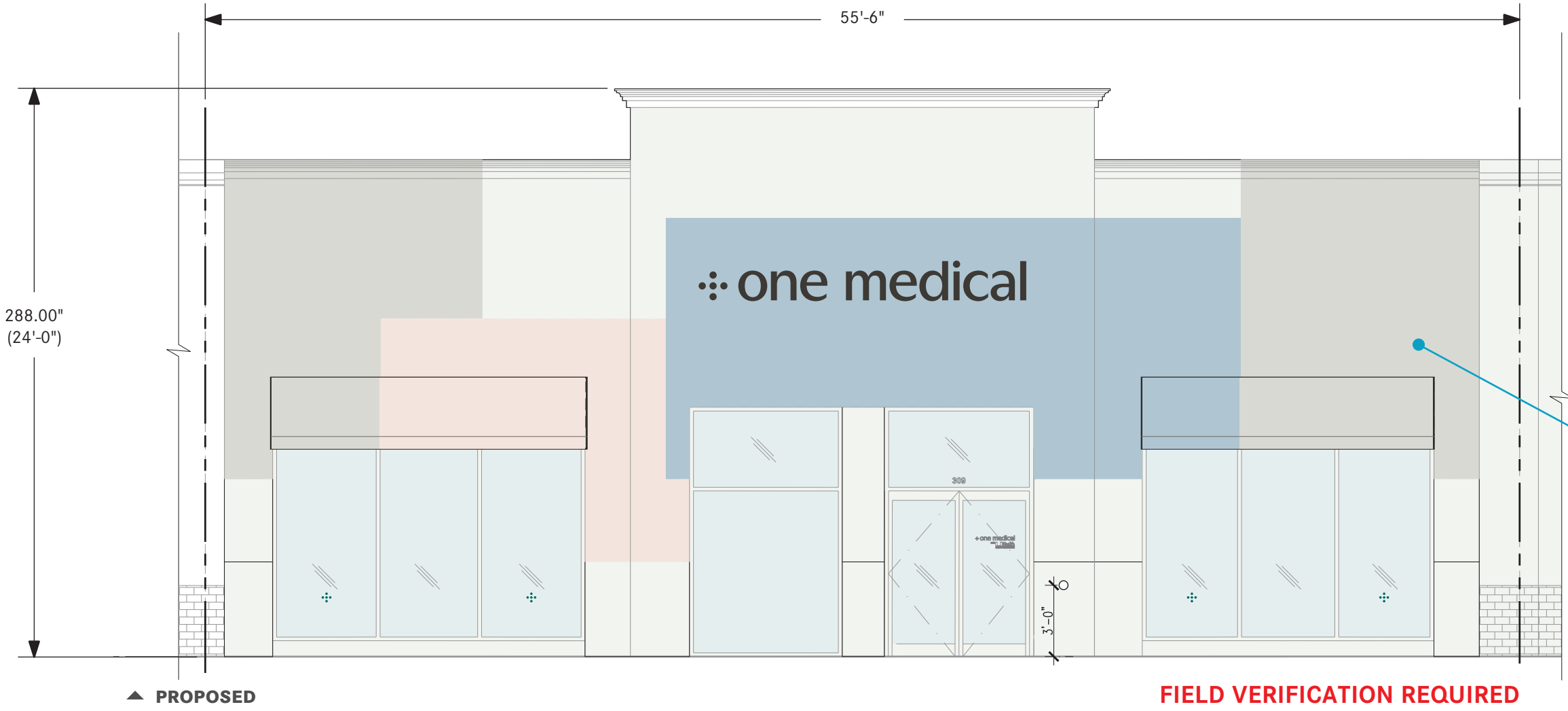
Rev. Art Steph Chan  
Rev. Date 06.15.2022  
Page Rev. 003

Color Palette		Sunbrella Firesist		N/A
		Applied Graphic: BM 1471 Shoreline		N/A
		Applied Graphic: BM 886 Blanched Coral		N/A

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Signage:  
**A1**  
Awning

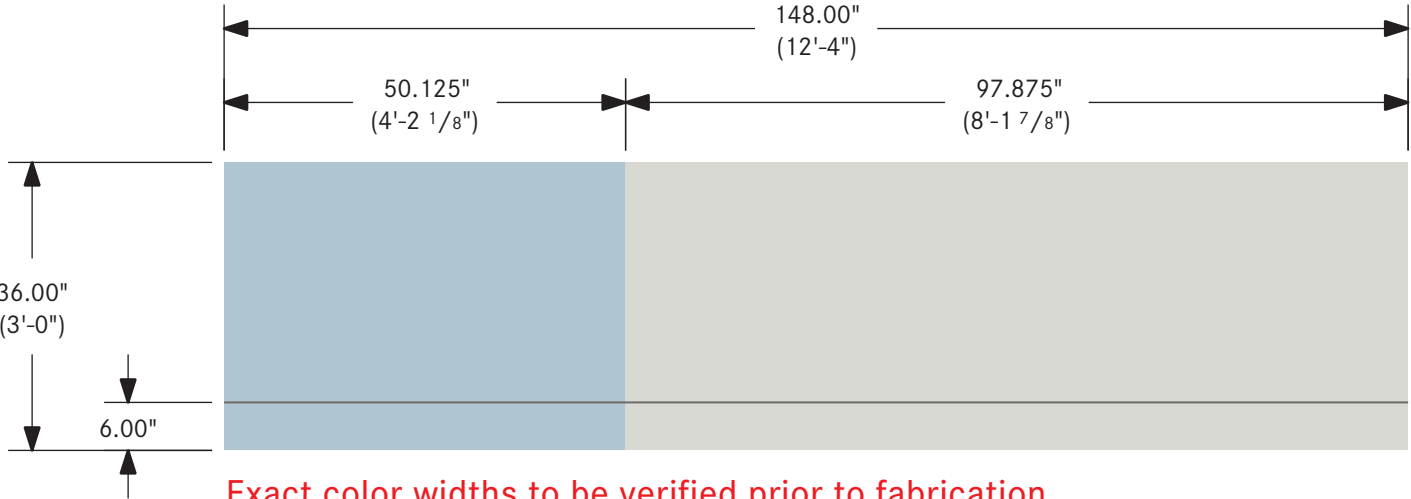
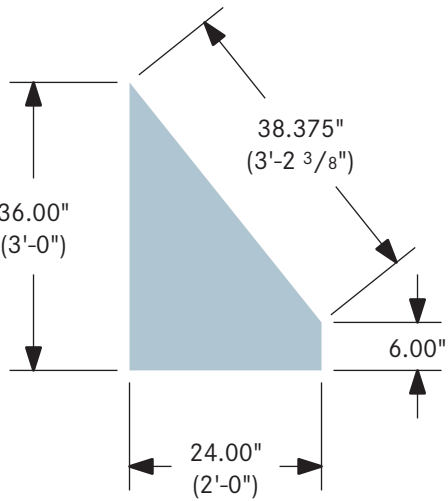




RELEVANT CODE CALCULATION FOR SIGNAGE

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FACADE GRAPHICS TO BE PROVIDED BY OTHERS



Exact color widths to be verified prior to fabrication

**A2** Sunbrella Awning w/ Applied Graphics  
Frame mounted 45.6 SF

Scale: 1/2" = 12"



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Project Mgr. Will Kessinger  
Designer Liz Morgan

Rev. Art Steph Chan  
Rev. Date 06.15.2022  
Page Rev. 003

Color Palette		Sunbrella Firesist		N/A
		Applied Graphic: BM 1471 Shoreline		N/A
		Applied Graphic: BM 836 Sea View		N/A

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Signage:  
**A2**  
Awning

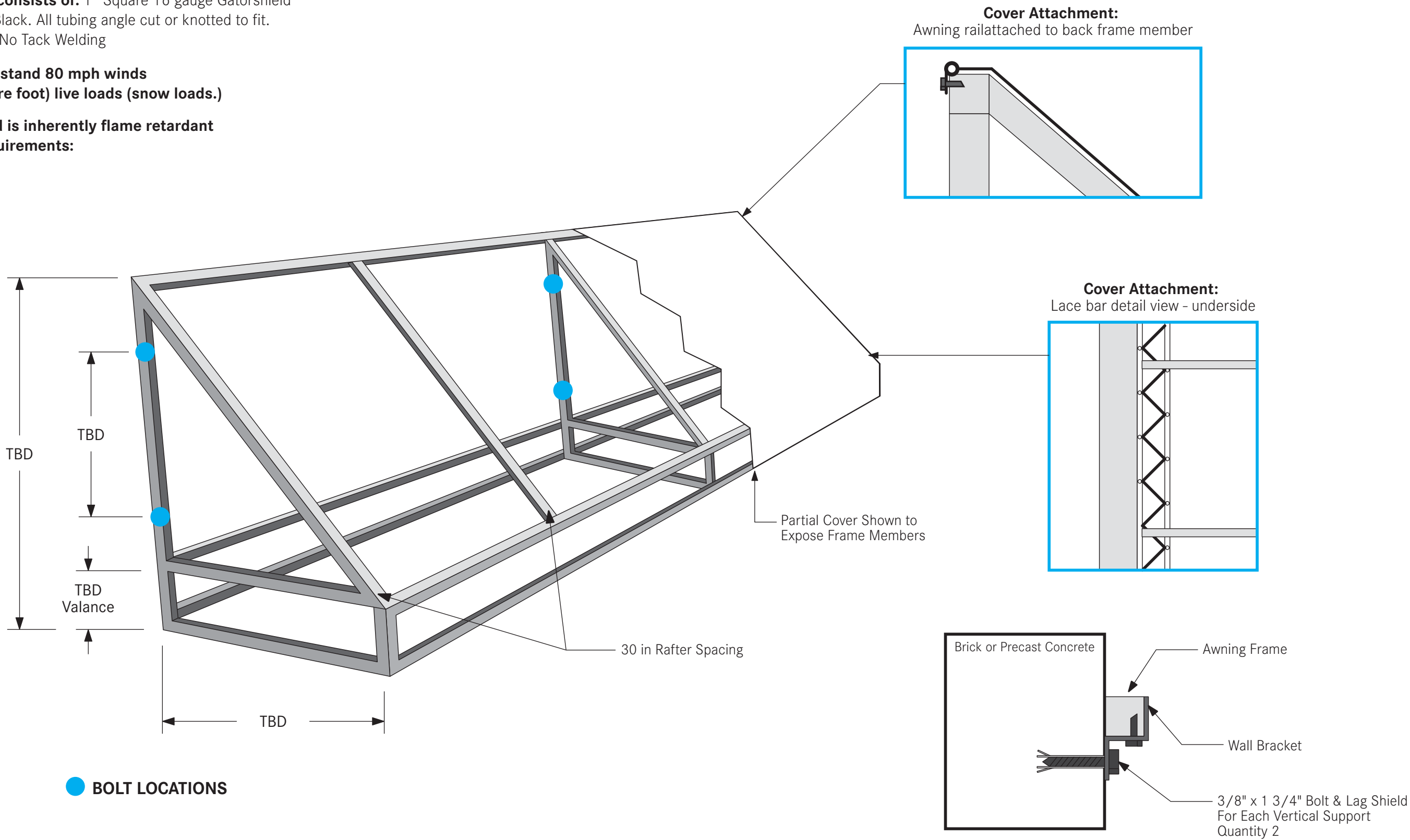
# AWNING DETAILS

**Welded Frame Construction consists of:** 1” Square 16 gauge Gatorshield galvanized steel tube - Painted Black. All tubing angle cut or knotted to fit. All tubing welded fully around. \*No Tack Welding

**All Awnings designed to withstand 80 mph winds and 30 psf (pounds per square foot) live loads (snow loads.)**

**Fabric does not melt drip and is inherently flame retardant passing the following FR requirements:**

**NFPA - 701  
VL - 214**



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Rev. Art Lila Roblin  
Rev. Date 05.24.2022  
Page Rev. 001

Color Palette		Sunbrella Firesist		N/A
		Applied Graphic: BM 1471 Shoreline		N/A
		Applied Graphic: BM 886 Blanched Coral		N/A

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Signage:  
**A1**  
Awning specifications

**Thank you**