Shops at

Pembroke Gardens

SIGNAGE MASTER PLAN

Submitted: March 19, 2019

Revised 5.5.2021

The Shops at Pembroke Gardens
MASTER SIGN PLAN

Introduction

This Master Sign Plan has been created to ensure a high level of aesthetic quality and creativity in the creation of all signage and graphic design elements associated with the Center.

Individual tenant identity is facilitated, while at the same time controlling the overall aesthetic qualities of the Center. Tenants with registered brand identities are encouraged to use them, and those who ~~don't~~do not are encouraged to work with a graphic design professional in the creation on their sign in conjunction to the criteria set forth herein.

All sign construction is to be completed, once approved by the landlord/owner, by a licensed sign contractor approved by the landlord/owner, in compliance with the Master Sign Plan. All signed must be engineered to meet all local, ~~state~~state, and national codes. All signs on any space shall be subject to the provisions of this master sign plan. Any signs not specifically covered within this master sign plan shall be submitted to the landlord/owner for written approval. This sole judge of the acceptability of any submission shall be the city, the landlord/owner and ~~it~~its consultants.

Approval by the landlord/owner in no way relieves the sign contractor or tenant from the responsibility of obtaining a valid City of Pembroke Pines sign permit acquired through the standard City of Pembroke Pines procedures prior to ~~actually beginning~~beginning any fabrication of signage. A copy of the approved permit must be submitted to the landlord/owner prior to the commencement of any work on site.

The landlord/owner may from time to time, at their sole discretion, modify or change these guidelines ~~in order to~~to reflect changes at the Center with the City of Pembroke Pines approval.

The Shops at Pembroke Gardens
MASTER SIGN PLAN CRITERIA

Sign Types to be controlled by this master plan shall include, but are not limited to, the following:

1. **PERMANENT SIGNAGE**

   A. Primary, Secondary, Project and Monument
   B. Directional Wayfinding
   C. Directory
   D. Retailer Signage
      a. Wall Signage
      b. Graphic Area
      c. Non-Wall Signage – Blade, Awning
      d. Approval Process
   E. Wall Signs – Perimeter Buildings
   ~~E.~~F. Projecting Signs
   ~~F.~~G. Ground Signs ~~– Per~~
   ~~G.~~H. Entry Arches with Signage
   ~~H.~~I. Mural and Super Graphics
   ~~I.~~J. Exterior Menu Boards at Restaurants
   ~~J.~~K. Time Limited Parking

   All permanent signage shall be one or a combination of the following:

   - Internally illuminated reverse channel letters (halo effect)
   - Internally illuminated channel letters flush mounted individually.
   - Non-Illuminated PVC or aluminum letters with gooseneck or some other type of external light fixture to shine on the letter.
   - Externally Illuminated signage is permitted however cannot be flashing or rotating. Colored illumination is permitted, and color changes are permitted for special events or promotions with landlord approval. Lighting shall meet the standards established within the City's Land Development Code.

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~~4.~~2. **TEMPORARY SIGNAGE**

   A. Wall Signage
   B. Special Event signs
   C. Construction Barricade
   D. Seasonal Décor
   E. Event / Brand Banners

~~5.~~3. **PROHIBITED SIGNAGE**

EXHIBITS

1. Master Site Plan
2. Primary Signage Elevation
3. Secondary Signage Elevation

~~6.~~4. Directional Signage Elevation

~~7.~~5. Monument I-75 Elevation

~~8.~~6. Monument Building 8000

~~9.~~7. Monument I-75 Digital Conceptual

~~10.~~8. Signage Fixture Plan

~~11.~~9. Digital Directory Detail

~~12.~~10. Archway Detail

~~13.~~11. Freestanding Signage

~~14.~~12. Seasonal / Pop Up Store Signage Elevation Sample

~~15.~~13. Tenant Blade Signage

~~16.~~14. Pole Banner Signage

~~17.~~15. Time-Limited / To Go Signage

~~18.~~16. Project Announcing Signage

~~19.~~17. Property Logo spec sheet

~~20.~~18. Front & Rear Retailer Signage

19. Projecting Sign

20. External Illuminated Signage/ Mural/ Super Graphic

SIGN TYPES

1. PERMANENT SIGNAGE

A. Primary, Secondary, Project and Monument

Signage identifying Shops at Pembroke Gardens shall be permitted along 145th Avenue, Pines Boulevard, and I-75. Such signage shall not display retailer names, displaying only the name and logo of Shops at Pembroke Gardens, and shall be illuminated, either internally or externally with ground mounted lighting fixtures.

1. Primary Identification Sign

   a) One freestanding sign shall be located along 145th Avenue at the access point nearest Pines Boulevard at the location designated on **Exhibit 2**, Signage Plan (the "Primary Sign").

   b) The Primary Sign shall be architecturally consistent with Shops at Pembroke Gardens' general design theme as depicted on **Exhibit 2**

   c) The dimensions of the Primary Sign shall be as indicated on **Exhibit 2**.

   d) Adjacent, but not attached, to the Primary Sign shall be a tower feature as shown and dimensioned on **Exhibit 2**.

2. Secondary Identification Signs

   a) Because access through property not owned by the owner of Shops at Pembroke Gardens has been required by the County of Broward as part of the platting process, two (2) smaller freestanding signs may be located along 145th Avenue, one at each of the offsite access points at the locations designated on **Exhibit 3**, Signage Plan (the "Secondary Signs") to direct vehicular and pedestrian traffic to Shops at Pembroke Gardens from 145th Avenue.

   b) The Secondary Signs shall be architecturally consistent with Shops at Pembroke Gardens' center's general design theme as depicted on **Exhibit 3**~~.~~

   c) The dimensions of the Secondary Signs shall be as indicated on **Exhibit 3**. Changes to the design and dimensions is permitted in accordance with the guidelines and upon review and approval by ~~planning and zoning~~The City of Pembroke Pines.

d) The Secondary Identification sign at the intersection of SW 145 Avenue and SW 5th Street, as an alternative, a tower element as shown on **Exhibit 3** Supplement and located on the north side of SW 5th Street to mirror the tower element constructed as part of the residential project ~~(Altis at Pembroke Gardens)~~ and as shown on **Exhibit 3** Supplement is permitted to be installed and the existing Secondary Sign at the east end of SW 5th Street will be removed.

3. Announcing or Project Signs

a) A maximum of two (2) temporary announcing or project signs may be installed, one along I-75 and one along Pines Boulevard in the locations shown on **Exhibit 16**. Such signs may include an illustration of the Master Plan as well as retailer names and trademarks or logos and shall appear substantially as depicted on **Exhibit 16**.

b) The dimensions of the Announcing or Project Sign shall be as indicated on **Exhibit 16**.

c) Announcing or project sign shall be permitted for a period not to exceed one year or upon final tenant receiving its Certificate of Occupancy, whichever is less. Each tenant name must be removed from the announcing sign upon issuance of tenant's Certificate of Occupancy.

4. Monument – I-75 Monument Sign

a) One freestanding sign shall be located along I-75 at the location designated on **Exhibit 5**, Signage Plan (the "I-75 Monument Sign").

b) The I-75 Monument Sign shall be architecturally consistent with Shops at Pembroke Gardens' general design theme as depicted on **Exhibit 5**.

c) The dimensions of the I-75 Monument Sign shall be as indicated on **Exhibit 5**.

d) Additionally, but not attached, to the I-75 Monument Sign shall be a tower element designed for the Southwest corner of Bldg. 8000 and for the Southeast corner of 9000 as shown in Exhibit 5A feature as shown and dimensioned on **Exhibit 6**.

e) The I-75 Monument Tower Feature may include two (2) digital Message Centers facing North and South to provide static, rotating images per FDOT and City of Pembroke Pines regulations. Units would be 16mm high brightness color LED Message Board with Rear ventilation. **Exhibit 7**

5. Monument – Hotel

A Hotel may be permitted one freestanding monument sign along I-75, provided the architectural design of the site and building have allowance for such a feature. See City Code.

B. Directional Signage

Directional Signage shall be utilized to promote orderly and safe pedestrian and vehicular traffic. All such directional signage shall be of a uniform design which shall be consistent with the architectural design theme of Shops at Pembroke Gardens and will share elements of the freestanding signs, utilizing a uniform color scheme consisting of white/off white sign area with mid-tone accents/base and black/dark bronze lettering. Poles on which directional signage are placed shall not exceed seven and one-half (7.5) feet in height. Graphic area of directional signage shall not exceed thirty (30) square feet. Fonts on directional signage shall all be consistent, except where directional to a particular retailer in which case the font may be trademarked fonts of such retailer. **Exhibit 4**

C. Directory

In light of the size of Shops at Pembroke Gardens, to promote the pedestrian atmosphere and to enhance the customer experience, up to fifteen (15) directories may be installed within Shops at Pembroke Gardens at the locations shown on **Exhibit 9**, Directory Plan. Directories shall be 2-4 sided structures which display either statically or digitally both a Shops at Pembroke Gardens map and retailer names along with advertising for various users. Such directories shall all be of a single design which shall be consistent with the architectural design theme of Shops at Pembroke Gardens. **Exhibit 9**

D. Retailer Signage

Store Front / Wall Signs - Inline Retailers and Anchor Retailer

Inline Retailers or Anchor Retailer may be permitted to use colors, fonts, design styles, descriptive words, and logos that are consistent with their prototypical signage packages to encourage individuality and the proper brand imaging and may incorporate any logos and trademarks registered in the State of Florida or nationally. **Exhibit 18**

a. Location of Wall Signage on Façades

i) Wall signage for all Inline Retailers shall be placed in the wall sign band area of twelve ~~fifteen~~ (12 ~~15~~) feet to twenty-four (24) feet above the finished floor elevation of the building. Notwithstanding the foregoing, a Four Corner Inline Retailer shall be permitted to install wall signage up

to thirty (30) feet above the finished floor elevation if the wall area where the sign will be located is located on an architectural feature that extends more than thirty-five (35) feet in height.

ii) Wall signage for the Anchor Retailer ~~shall be~~ shall be placed in the wall sign band area of twelve ~~fifteen~~ (12) ~~15)~~ feet to thirty (30) feet from the finished floor elevations.

b. With the exception of the Four Corner Inline Retailers as described in #vi and viii below, Each Inline Retailer and the Anchor Retailer shall be permitted a maximum graphic area as determined by the following formula.

i) Two (2) square feet of graphic area for every lineal foot of storefront for a wall sign. For example, an In-line Retailer with twenty (20) feet of frontage may have a sign which is up to forty (40) square feet.

ii) The width of Inline Retailer and the Anchor Retailer wall signs shall be limited to no more than eighty percent (80%) of the width of such Inline Retailer's storefront.

iii) Inline Retailers occupying less than 10,000 square feet shall have letters no more than 36" in height and retailers occupying 10,000 square feet or more shall be permitted letters no larger than 72" in height.

iv) Inline Retailers occupying less than 10,000 square feet shall be limited to 100 square feet of sign area. Inline Retailers and the Anchor Retailer occupying 10,000 square feet or more shall be limited to **250** square feet of sign area.

v) In addition to the storefront wall sign, if an Inline Retailer or the Anchor Retailer is located on an end-cap of a building, such Inline Retailer or the Anchor Retailer shall be permitted additional sign area on the side of the building or on the Secondary Building Face. Secondary sign area shall be less than or equal to the sign on the primary façade. The total sign area of both facades cannot exceed the total allowable sign area for the tenant bay. ~~**Secondary Building Face for a wall sign, not to exceed twenty percent** (20%) of the allowable Primary storefront wall sign. Notwithstanding the foregoing, the Inline Retailer or the Anchor Retailer shall have to choose which face of the~~

~~building (either the Secondary Building Face or the side of the building) that the additional sign area will be located.~~.

Commented [WC1]: Consider this language. Secondary signage shall be less than or equal to the sign on the primary façade. The total signage of both façade cannot exceed the total allowable signage for the tenant bay.

Commented [AA2R1]: Agree - Will make change

vi) Four Corner Inline Retailers shall be permitted a graphic area of up to sixty-four (64) square feet per Frontage (per street elevation). The width of such wall sign shall be no greater than thirty-two (32') feet in length and shall have letters no greater than 36" in height. For example, a Four Corner Inline Retailer may install a sixty-four (64) square foot sign on the Primary Frontage and sixty-four (64) square foot sign on the side of the building which faces the street. **Exhibit 18**

vii) Signage is permitted on the back side of the building where an active entrance exists. This signage would be considered as the Secondary Sign.~~,~~ Secondary sign area shall be less than or equal to the sign on the primary façade. The total sign area of both facades cannot exceed the total allowable sign area for the tenant bay.

viii) Projecting signage –A sign attached to and supported by a building or other structure, which extends at angle therefrom is permitted on end caps and four corners' tenants as defined herein. If an existing Four Corner or end cap tenant so decides to install a projecting sign, they must submit an application and approval under Administrative review. Projecting sign square footage shall be no more than 50SF per elevation and count toward the total sign square footage for the tenant bay. Tenants may have both a wall sign and projecting sign on the same elevation. **Exhibit 19**

a) Projecting signs shall be double-sided, and design must be architecturally compatible with the façade that they area placed on.

b.) Projecting sign shall be at minimum 12' from the grade to the bottom of sign and not more than 5' wide and 30' high. Letter height should be no more than 24" high. Projection should not be more than 5' from the façade.

c) Projecting Sign is not it permitted to protrude past the roof or parapet wall.

d) Projecting signs shall follow the illumination standards established in section one of the Master Sign Plan.

e) Projecting Signs shall not be in conflict with existing landscaping or other vertical site feature.

~~c.~~ Non-Wall Signage

i) In addition to the permitted wall signage, Inline Retailers and Anchor Retailers are permitted and shall be encouraged to use text/graphics on awnings, canopies, decorative signage elements, plaques and blade signs to complement and add to the downtown design theme of Shops at Pembroke Gardens.

ii) The maximum allowable area for such text/graphics on awnings, canopies, decorative signage elements and plaques shall be one (1) square foot for every lineal foot of canopied frontage.

iii) Blade signs shall not count towards the square footage requirement in 2) above but shall be limited in size to 2' x 3' and shall have a minimum distance from the ground of 7'. **Exhibit 13**

iv) Window and door signage shall be in accordance with City Code of Ordinances.

d. Approval Process

i) Owner Approval. The owner of Shops at Pembroke Gardens shall review and approve or disapprove retailer storefront and façade submissions to ensure adherence to the guidelines set forth herein prior to submission to the Planning and Zoning Board for architectural review.

ii) Municipal Approval. Upon owner approval, each Inline Retailer's storefront facade (including wall signage as provided herein below) must be individually approved through the City of Pembroke Pines Planning & Zoning Board Miscellaneous Application non-quasi-judicial process, provided, however, it is acknowledged that more than one Inline Retailer application may be reviewed at any

given City of Pembroke Pines Planning & Zoning Board Miscellaneous Application non-quasi-judicial meeting.

E. Perimeter Buildings

1. Wall Signs

a. Perimeter Buildings may each be permitted three (3) on-premises wall signs. No individual wall sign on a Perimeter Building shall be larger than one hundred (100) square feet. The total aggregate graphic area of all such signs shall not exceed two hundred (200)_square feet per Perimeter Building.

b. The maximum length of any wall sign shall not exceed eighty percent (80%) of the building façade on which it is located.

c. Wall signs shall be mounted no higher than twenty-five feet (25') above grade and no less than fourteen (12'~~14'~~) above grade.
~~c.~~

2. Non-Wall Signage

a. Occupants of Perimeter Buildings shall be permitted and encouraged to utilize text/graphics on all awnings, windows, doors, blade signs, etc., and there shall be no limit on the size or amount of text, graphics or items of information used on such surfaces or structures provided such are aesthetically pleasing and compatible with the overall downtown theme of Shops at Pembroke Gardens. The use of canopies and awnings shall be governed by the provisions pertaining to Inline Retailers above. **Exhibit 13**

Occupants of Perimeter Buildings may be permitted to use colors, fonts, design styles, descriptive words, and logos that are consistent with such occupant's prototypical signage package to encourage individuality and the proper brand imaging and may incorporate any logos and trademarks registered in the State of Florida or nationally.

b. Signs in windows may not display prices. The total window sign area of all signs in windows may not exceed 20% of window area. Per City Code.

3. Ground Signs–Perimeter Buildings

a. In addition to wall signage describe above, all Perimeter Buildings may be permitted one (1) freestanding ground sign. The maximum

graphic area of such signs shall not exceed forty (40) square feet. **Exhibit 11**

b. The maximum height of any such ground sign shall not exceed eight (8) feet and the maximum width shall not exceed ten (10) feet.

c. Wall signs may include the use colors, fonts, design styles, descriptive words and logos that are consistent with prototypical signage packages to encourage individuality and the proper brand imaging and may incorporate any logos and trademarks registered in the State of Florida or nationally.

F. Entry Arch Signage

a. Installation of aluminum arches at the Crossing of SW 145 Terrace and 5th Street, at entrances and corners throughout the Center. **See Exhibit 10**.

b. Arches may be accented with LED ~~lights~~lights.

G. Murals & Super Graphics

a. Murals and/or super graphics treatments shall be appropriate to the architectural elevation upon which it is to be executed but may not contain any branding, logos, text or other form of advertising or identity for a specific tenant or brand. They shall not exceed 80% of the total façade area on which they are placed.

b. They may be created in a pictorial or graphic manner with images and/or graphics that are in no way threatening, controversial or provocative.

c. Approval of the locations, image, size, colors, etc., is at the discretion of the landlord/owner and the City of Pembroke Pines

~~c.~~d. Murals and Super Graphics may be illuminated. Illumination may not be flashing or rotating. Colors can be utilized and changed in accordance with special event or holiday with landlord approval. Illumination must remain static at all times. Illumination is externally illuminated, and lighting shall meet the standards established within the City's Land Development Code. **Exhibit 20**

H. Exterior Menu Boards at Restaurants

a. A restaurant may display one small freestanding, double faced menu display within 6'-0" of their front entry door provided it does not create a tripping hazard or blocks pedestrian movement from along the sidewalk. Such sign may

be no more than 3'-6" high to the top of the sign area and no more than 2'-0" wide. Sign should be mounted on the weighted base with the sign panel mounted with springs to allow for deflection. (Wind master of equivalent) Restaurants may incorporate a menu display into their storefront design not to exceed 6 square feet in area. See City Code.

I. Time Limited Parking Signs

a. Reference PCD Guidelines. **See Exhibit 15**

2. TEMPORARY SIGNAGE

A. Wall Signage

1. Pop up Tenant - Tenants with lease term up to 6 months ~~6months signage~~ will consist of temporary foam or PVC ~~FCO~~ individually mounted letters. See **Exhibit 12**. Sign size shall be consistent with permanent tenant signage requirements.

2. Temporary Tenant Identification – Tenants less than 90 days may utilize a vinyl sign banner in accordance with landlord approval and within guidelines of City Code. See **Exhibit 12**

B. Special Event

Special Event Signage promoting~~es~~ special events for entertainment or~~f~~ items for sale by occupants of Shops at Pembroke Gardens shall be permitted. Such signs shall be of a size and shape appropriate for the applicable location, aesthetically pleasing and compatible with the overall downtown theme of Shops at Pembroke Gardens. Outdoor special event signage is required to go through the appropriate City of Pembroke Pines approval process.

C. Construction Barricade and Wraps

1. While under construction, each Tenant within The Shops at Pembroke Gardens is required to install site protection including a construction barricade completely around the premises or a full storefront wrap.

2. Each wrap should be a minimum of 4'-0" high not to exceed 8'-0" for a construction barricade, or the full height of the store front windows, and be secured to structural supports meeting all codes.

3. For storefront wraps during construction or when a retail space has been vacated by tenant, a 2'-0" x 2'-0" clear glass "window" must be left open on the door for security / police personnel to be able to monitor the premises.

4. Creativity and originality are encouraged in the design of the wrap / barricade graphics. A graphic design professional should be used for the design following criteria set forth in City of Pembroke Pines Code of Ordinances~~.~~..

D. Seasonal Decorations

1. Seasonal decorations may be installed on the streetscape and parking area light fixtures to add to the ambience of Shops at Pembroke Gardens. Such decorations may display the name and logo of Shops at Pembroke Gardens as well as other decorative graphics.

2. Seasonal decorations shall be attached to the approved lighting fixtures and such decorations shall not exceed three (3) feet in height and two (2) feet in width on the streetscape and shall not exceed five (5) feet in height and three (3) feet in width in the parking areas.

3. Seasonal decorations are intended to display spring, summer, winter, and fall; and as such, will be removed or replaced within three (3) months of installation.

4. Seasonal decorations shall be submitted to the City of Pembroke Pines for administrative review and approval prior to installation. The owner may seek relief from an administrative decision by the City of Pembroke Pines Planning and Zoning Board.

E. Event / Brand Banners

Located throughout The Shops at Pembroke Gardens at locations to be determined by landlord/owner on street light poles, there may be permanently attached upper and lower banner support arms for temporary banners. **Exhibit 14**

1. Use of Pole banners will be controlled by landlord/owner. Timing and locations will be determined by landlord/owner and

applicant and shall be done in such a ~~way~~way, so all tenants have the opportunity to utilize these banners.

2. Seasonal and Project wide event banners may be put in place by the landlord/owner for various promotional events, which impact the entire area. These projects wide banners take precedent over tenants' banners.

3. Double-faced banners will be no larger than 24" wide x ~~31~~36" high and all must be made and installed by landlord/owner designated banner fabricator at tenant expense after landlord/owner approval.

   i. The period of time banners are to be displayed shall be no more the 30 days per tenant at a time.
   ~~i.~~
   ii. Tenant must provide landlord/owner full color to scale computer generated design drawing of the proposed drawing to approve.

   iii. Landlord/owner cannot guarantee availability of specific locations.

4.3. PROHIBITED SIGNAGE

Except as expressly provided otherwise herein, the provisions of the Zoning Code shall apply.

A. Under Canopy Signs attached directly to the underside of awning or canopy.
B. Animated moving or signs with moving or flashing lights, strobes, light races, including but not limited to human signage, etc.
C. Signs employing fluorescent illumination as a light source i.e.: Neon Signage.
D. Cloth, wood paper or cardboard signs, stickers, decals, handwritten or temporary painted signs around or on the exterior surfaces, doors, walls, exterior walkways or colonnades and/or glass of the demised premises or with in or on any landscape elements.
E. Signs employing the use of any sound or noise making devises or components.
F. Vehicle and/or trailer mounted signs driven around or through The Shops at Pembroke Gardens property with specific intent to call attention to a product, service, or place of business whether in the Shops at Pembroke Gardens or not.
G. Exposed Neon Signage.
H. Any permanent or temporary advertising devise using a hot air balloon, inflatable signs or objects, or any aerial device, illuminated or no illuminated, shall be prohibited.
I. Sandblasting, etching or other permanent application of any type of window graphic in not permitted.

Exhibit I

Master Site Plan

ARCHITECTURAL SITE PLAN

SP1.0

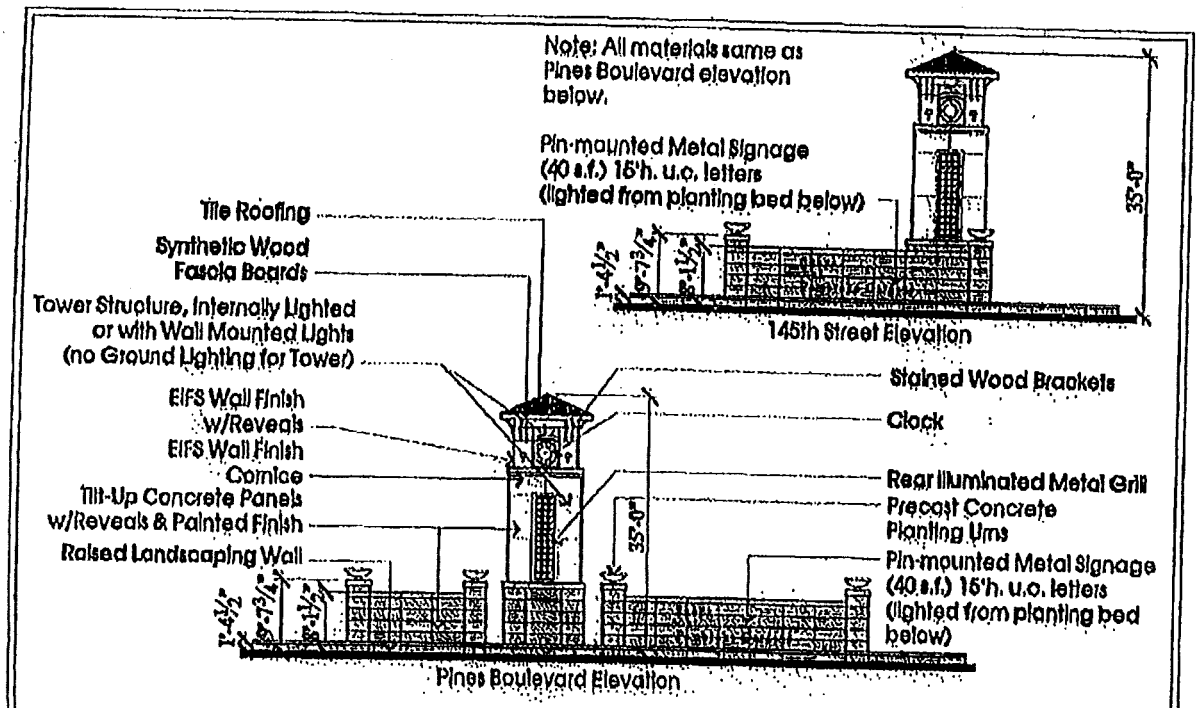
Pembroke Gardens

THE SHOPS AT PEMBROKE GARDENS
14340 SW 5TH STREET · SUITE 5-150 · PEMBROKE PINES, FL 33027

trm architects

Exhibit 2

Primary Signage Elevation



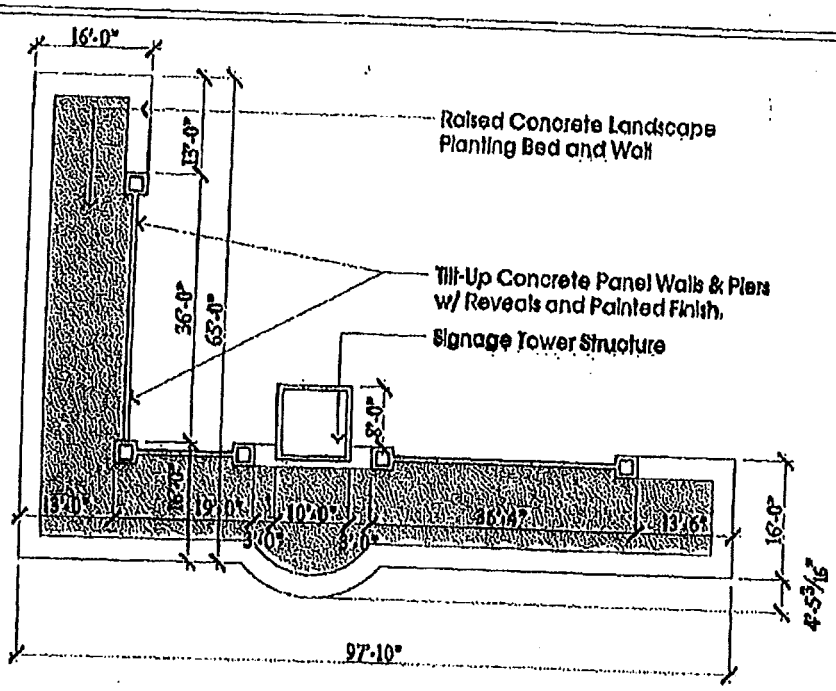
Primary Identification Signage Elevation

Scale: 1" = 16' - 0"

(per Design Guidelines 6.C.1.b.)

Shops at Pembroke Gardens

Pembroke Pines, Florida



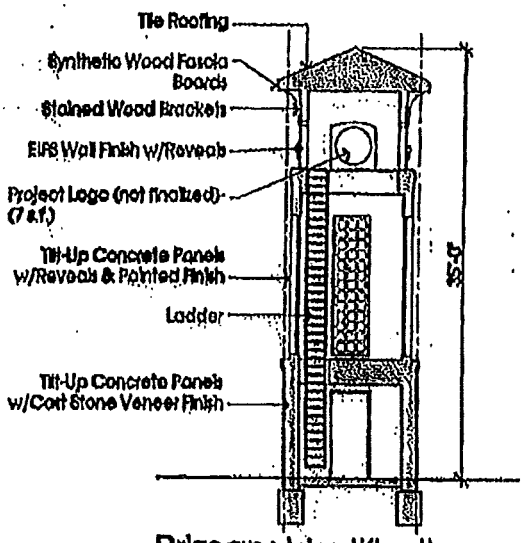
Primary Identification Signage Plan

Scale: 1" = 16' -0'

(per Design Guidelines 6.C.1.b.)

Shops at Pembroke Gardens

Pembroke Pines, Florida



Primary Identification Signage Section

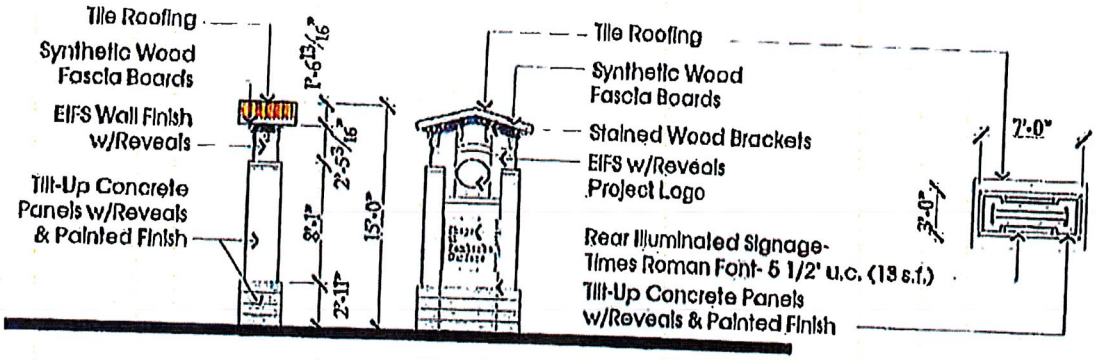
Scale: 1" = 8'-0" (per Design Guidelines 6.C.1.b.)

Shops at Pembroke Gardens

Pembroke Pines, Florida

Exhibit 3

Secondary Signage Elevation



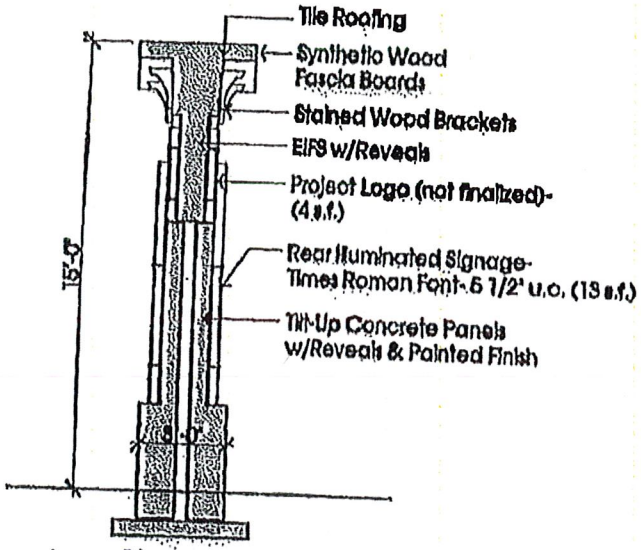
Secondary Signage Elevations and Plan

Scale: 1" = 8' - 0"

(per Design Guidelines 6.C.1.c.)

Shops at Pembroke Gardens

Pembroke Pines, Florida



Secondary Signage Section

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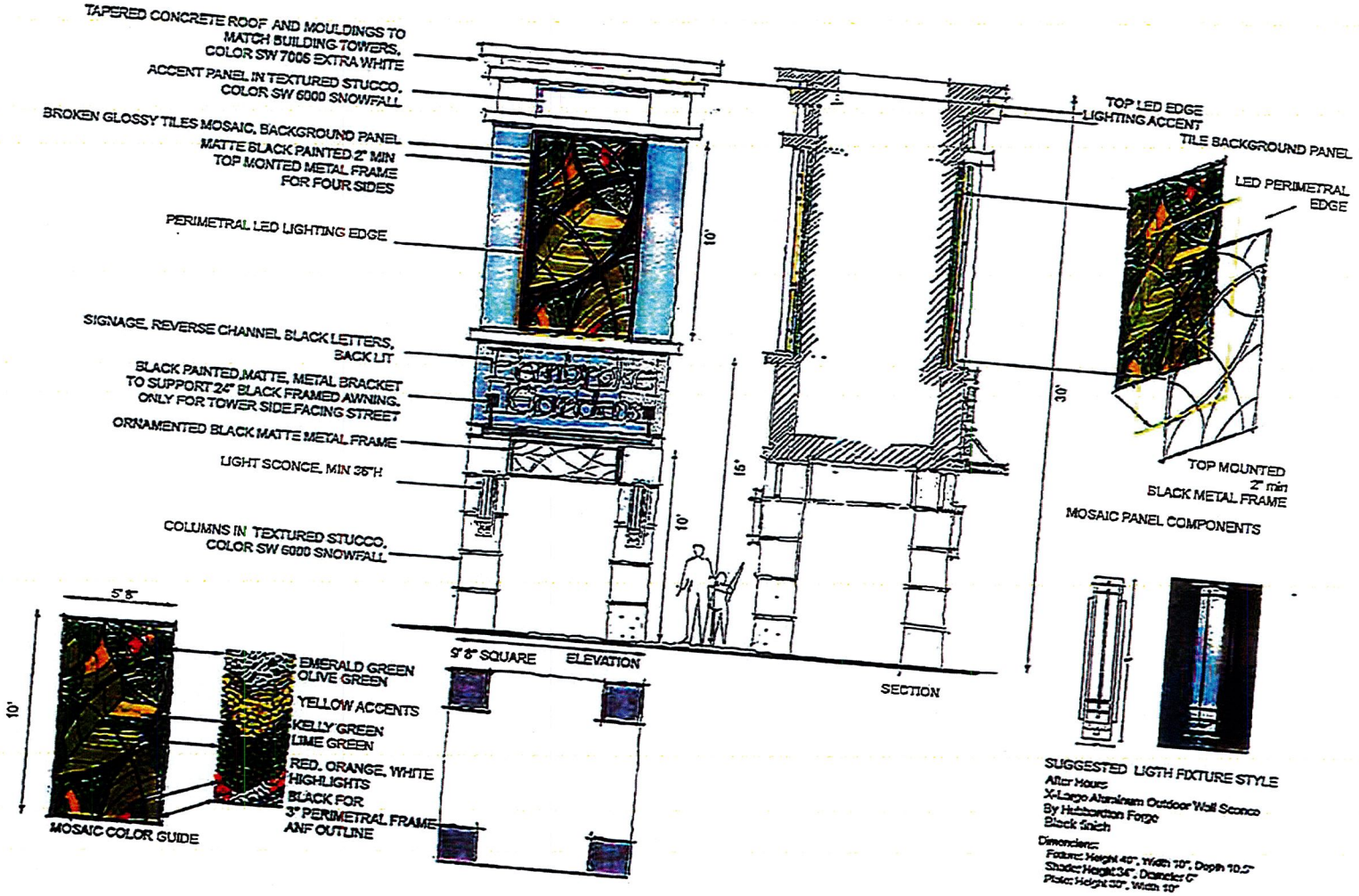


TOWER

PRIMARY SIGN DESIGN CRITERIA

03.24.2015

PROPOSED ENTRY MONUMENTS

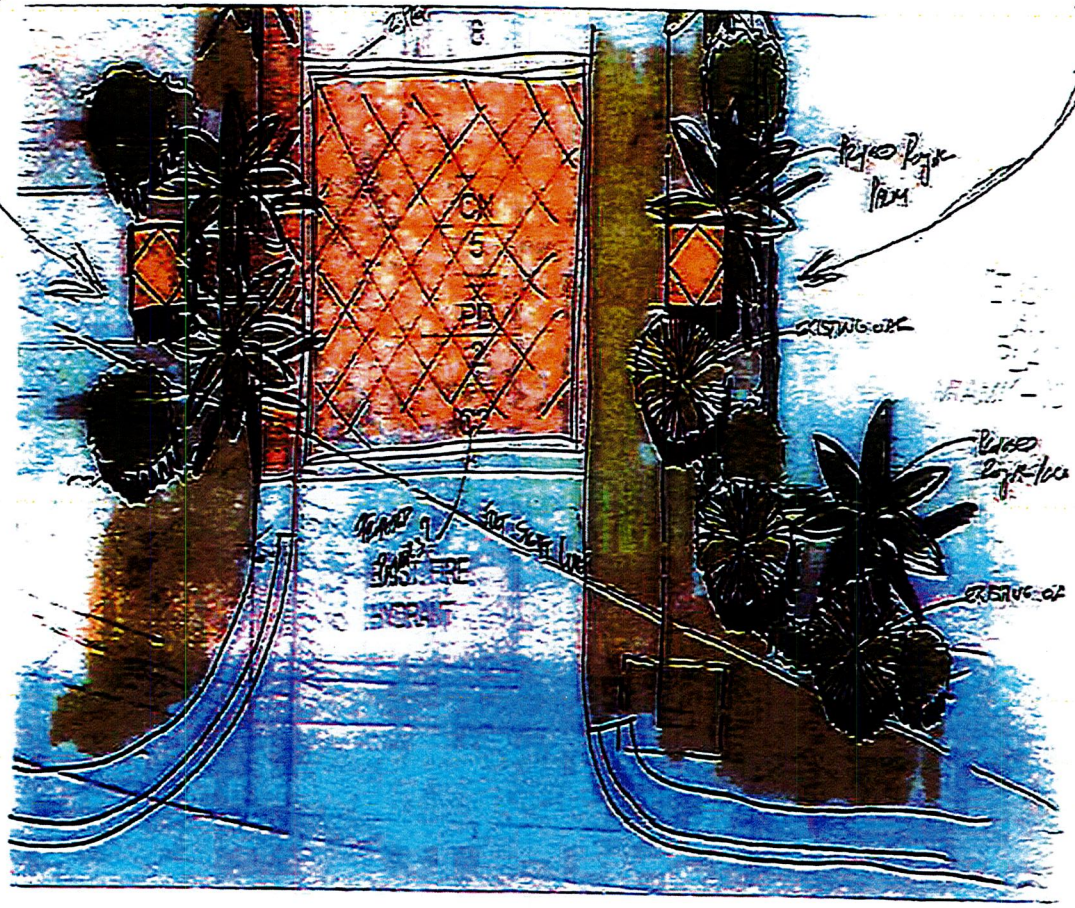
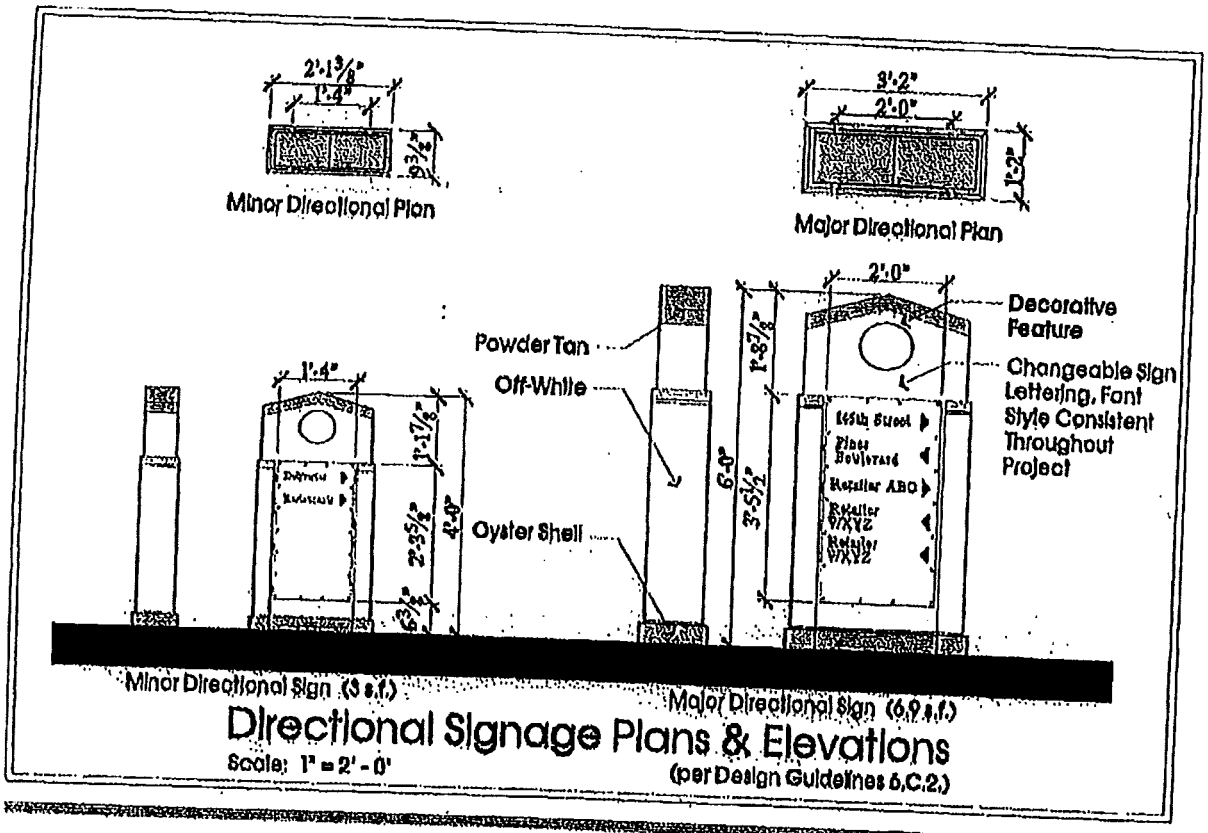


Exhibit 4

Directional Signage Elevation



Directional Signage Plans & Elevations

Scale: 1" = 2' - 0'

(per Design Guidelines 5.C.2.)

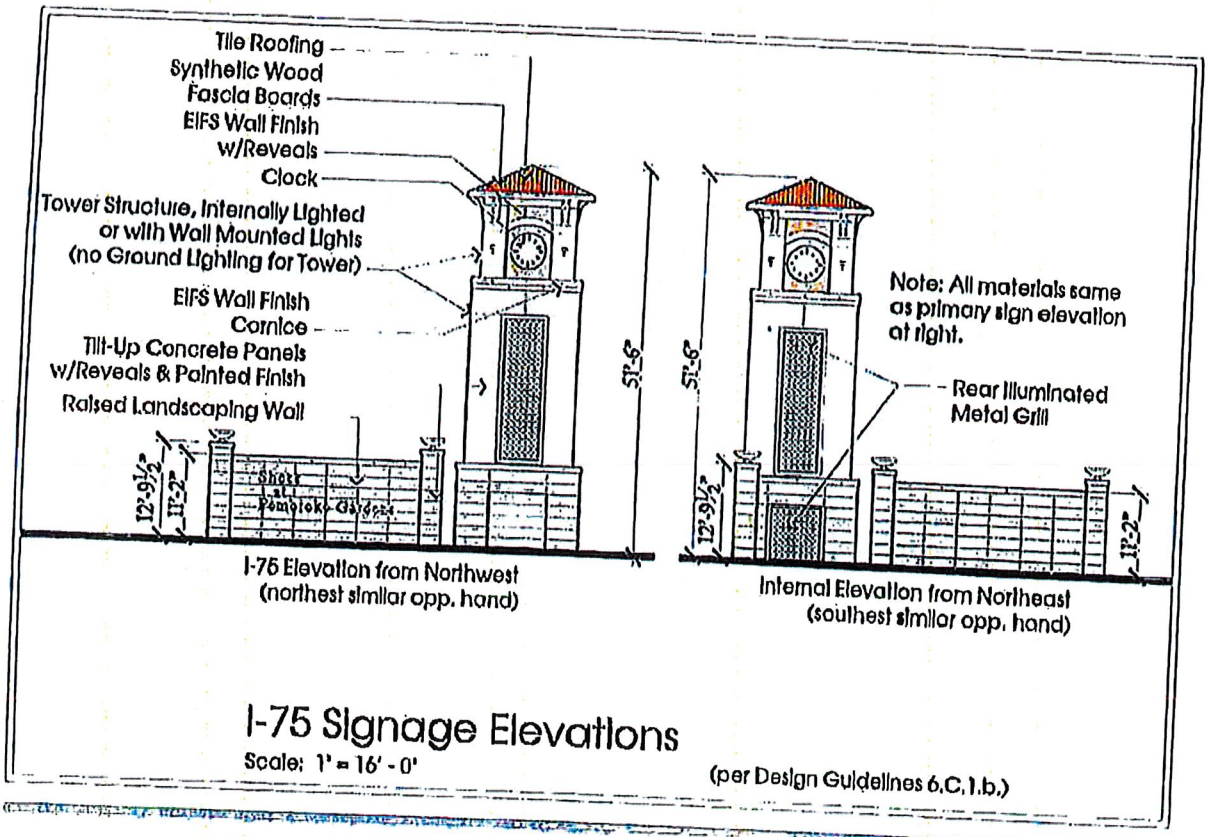
Shops at Pembroke Gardens

Pembroke Pines, Florida

Exhibit 5

Monument Signage

I-75



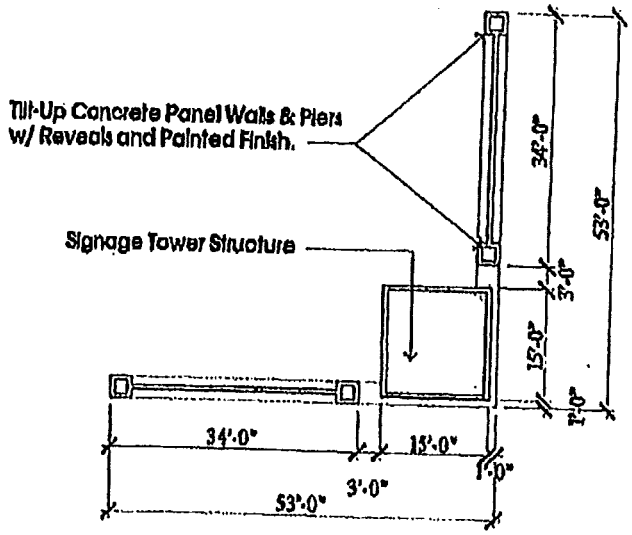
I-75 Signage Elevations

Scale: 1" = 16' - 0"

(per Design Guidelines 6.C.1.b.)

Shops at Pembroke Gardens

Pembroke Pines, Florida



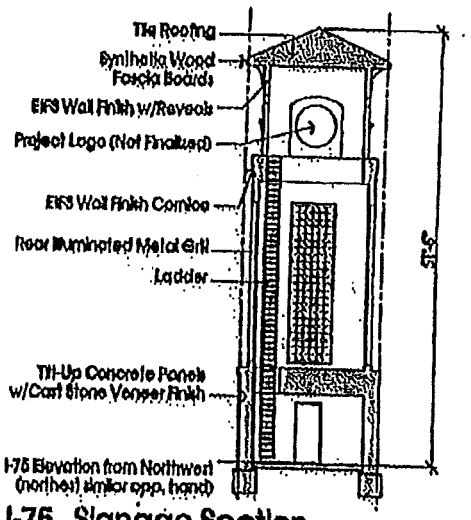
I-75 Signage Plan

Scale: 1" = 16' - 0"

(per Design Guidelines 6.C.1.b.)

Shops at Pembroke Gardens

Pembroke Pines, Florida



I-75 Signage Section

Scale: .5" = 32' - 0"

(per Design Guidelines 6.G.1.b.)

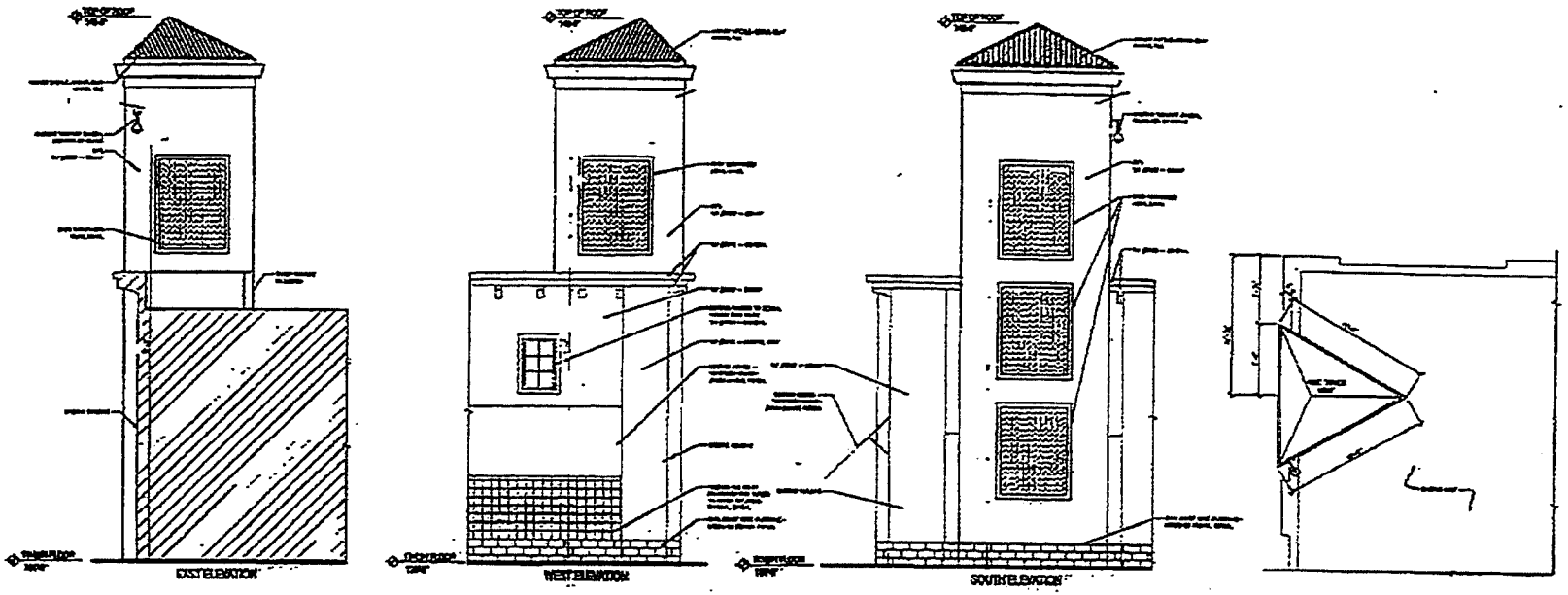
Shops at Pembroke Gardens

Pembroke Pines, Florida

Exhibit 5 A

Monument Signage

Building 8000



BUILDING 8000 - TOWER ELEVATIONS

BUILDING 8000 - TOWER ROOF PLAN

BUILDING 8000 TOWER

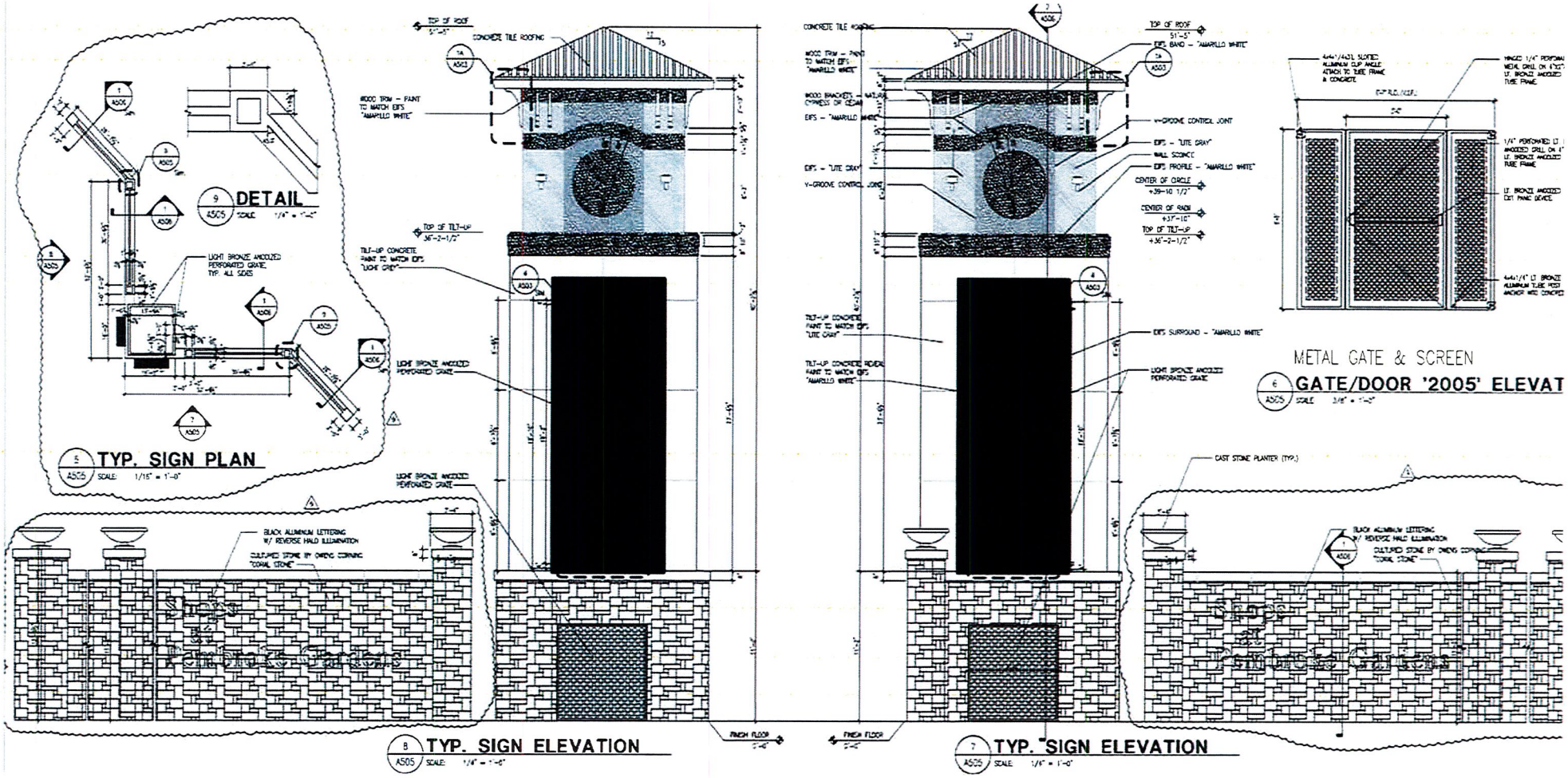
Shops at Pembroke Gardens
Pembroke Pines, Florida
11 June 2015 16007

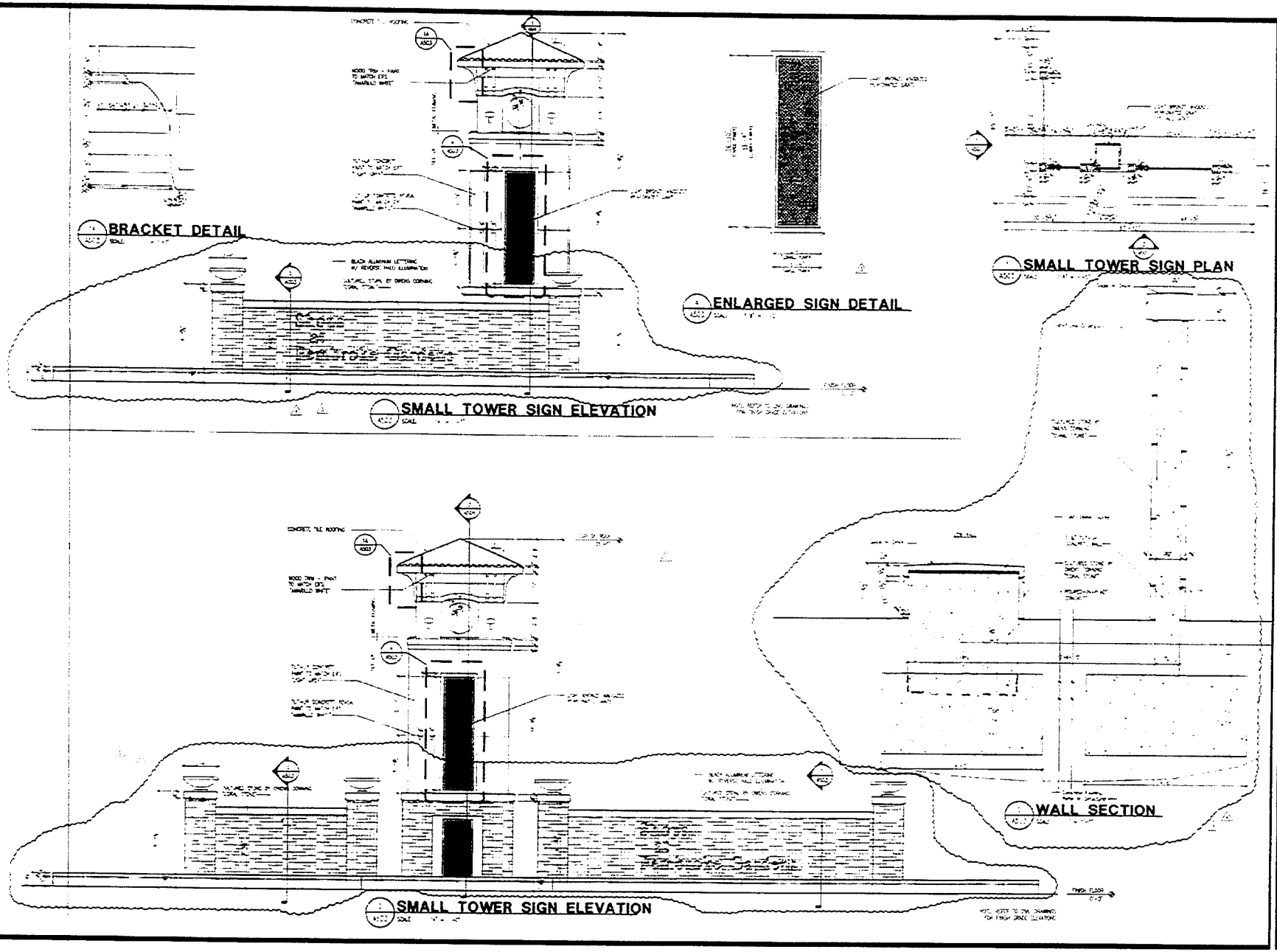
Exhibit 6

Monument Signage

I-75 Digital (Conceptual)

EXHIBIT 6 – I - 75 Digital Conceptual





Duke

JEFFREY S. ANDERSON ARCHITECT, INC.

CSO SCHENKEL SHULTZ

1	01/27/06

Shops at Pembroke Gardens

Pembroke Gardens

Pembroke Pines, Florida

SIGNAGE DETAILS

A503

25345

Exhibit 7

Fixture Plan

I-75 Digital, Digital Directory, Archway Signage

Exhibit 7 Fixture Plan

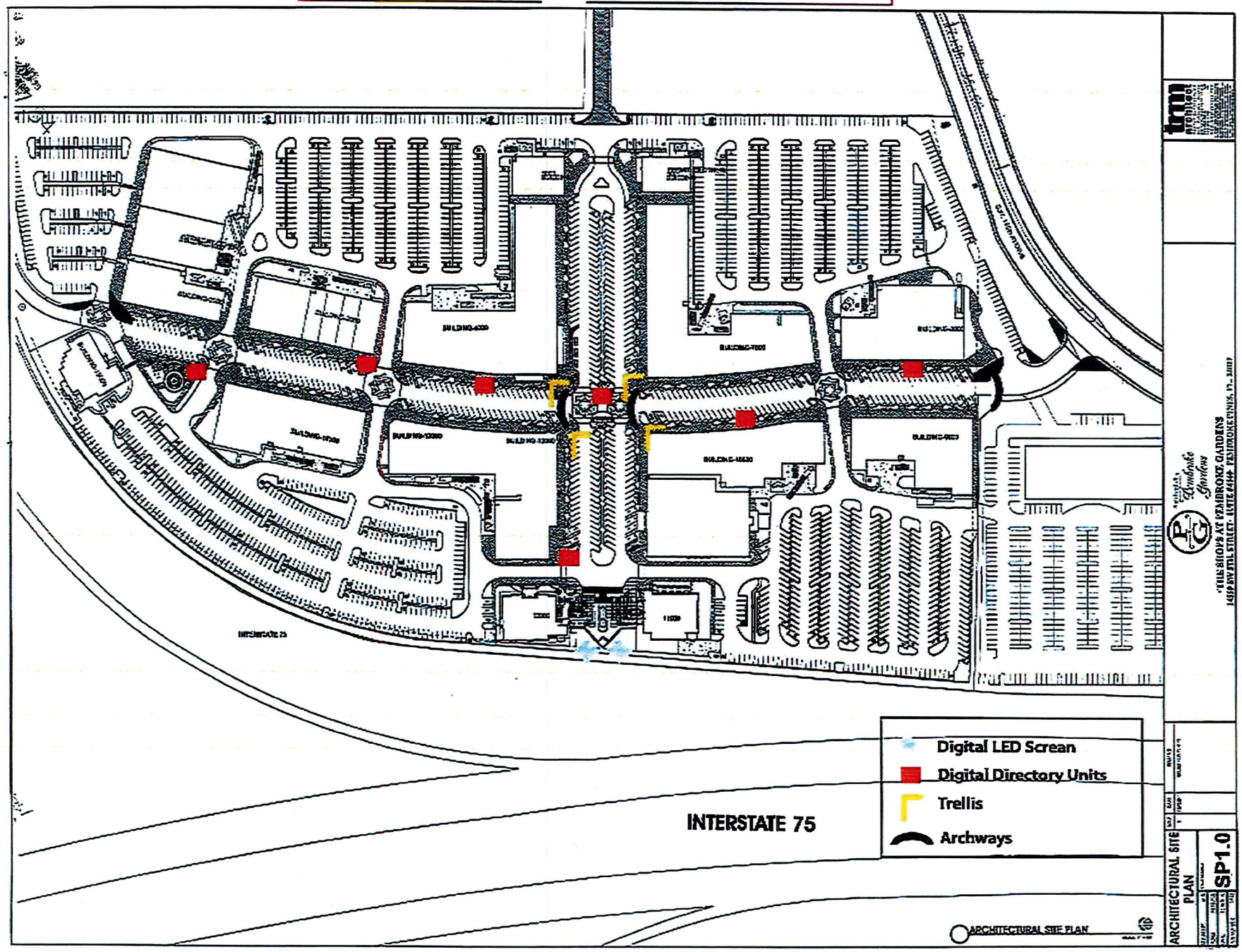
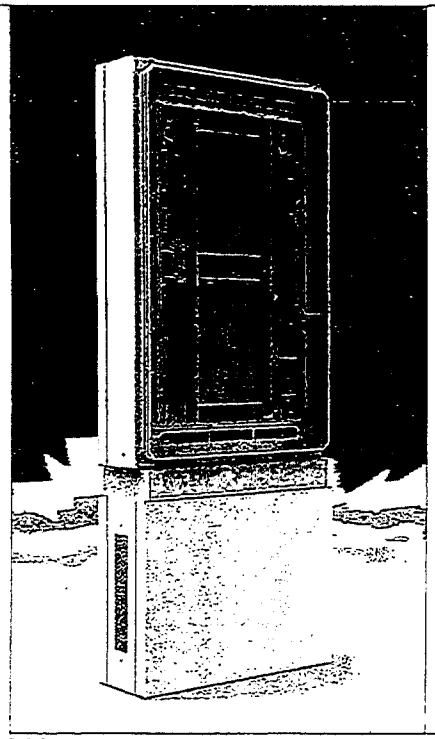
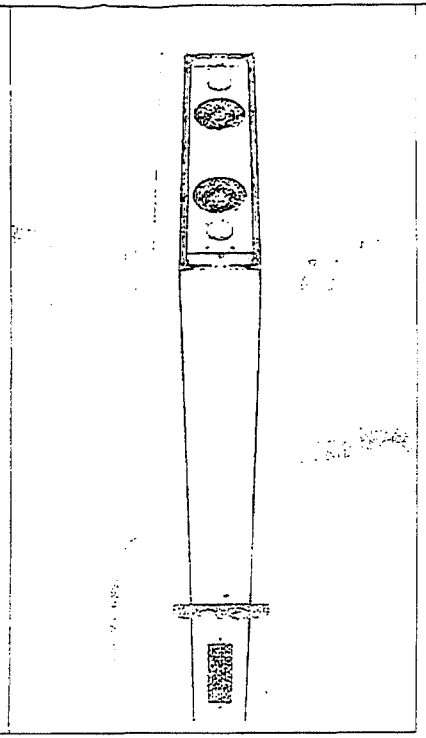


Exhibit 8

Digital Directory Detail





SCOPE OF WORK

THE PROJECT CONSIST OF THE INSTALLATION OF EIGHT (8) DIGITAL INFORMATION SIGN IN THE LOCATIONS INDICATED ON THIS SET OF PLANS. INSTALLER SHALL PROVIDE AND INCLUDE ALL WORKMANSHIP AND MATERIALS NECESSARY TO COMPLETE THE INSTALLATION INCLUDING BUT NOT LIMITED TO:

1. CONCRETE FOUNDATION (4" X 7'-6" X 18" DEEP) AS PER DETAIL ON SHEET S-1.
2. INSTALL SERVICE POINTS FOR ELECTRICAL & DATA AS PER PLANS.
3. RUN TWO (2) 1" DIA. PVC CONDUITS FROM DIGITAL SIGNS TO SERVICE POINT.
4. RUN 4 # 10 THWN, 1 # 10 GRD THWN IN ONE OF THE CONDUITS TO FEED THE UNIT.
5. INSTALL TWO (2) 1 POLE, 20 AMP CIRCUIT BREAKERS FOR EACH KIOSK.
6. INSTALL A 20 FT $\frac{5}{8}$" DIA. COPPER GROUND ROD AT AS INDICATED ON PLANS.
7. LOCATION OF THE UNITS SHALL BE COORDINATED IN CONJUNCTION WITH THE CITY OF SOUTH MIAMI.
8. RESTORATION OF THE EXISTING SITE TO ITS ORIGINAL CONDITION AFTER THE INSTALLATION OF THE FOUNDATION.
9. TESTING OF THE UNIT IN CONJUNCTION WITH THE A REPRESENTATIVE OF SMART LINK.

DIGITAL SIGN SPECIFICATIONS AND FUNCTIONS

THE UNIT CONSISTS OF A UL/NRTL LISTED (CERTIFICATE NUMBER U8-17-05-84668-017, UL TEST 60950-1/R, CSA TESTING NUMBER C22.2/60950-1) WEATHER AND VANDAL RESISTANT FREE STANDING ENCLOSURE DESIGNED TO COMPLY WITH THE FLORIDA BUILDING CODE AND OTHER APPLICABLE CODES INCLUDING THE NATIONAL ELECTRICAL CODE. THE UNIT HAS BEEN DESIGNED TO WITHSTAND WINDS OF 180 MPH. THE UNIT'S MAIN COMPONENTS ARE:

1. TWO (2) INTERACTIVE VIDEO TOUCH SCREENS
2. TWO (2) CAMERAS
3. ONE (1) AC UNIT
4. ONE (1) CPU
5. ONE (1) WI-FI TRANSMITTER
6. OTHER SUPPORTIVE COMPONENTS.

ELECTRICAL POWER REQUIREMENT: TWO (2) ONE POLE, 20 AMP CIRCUITS.

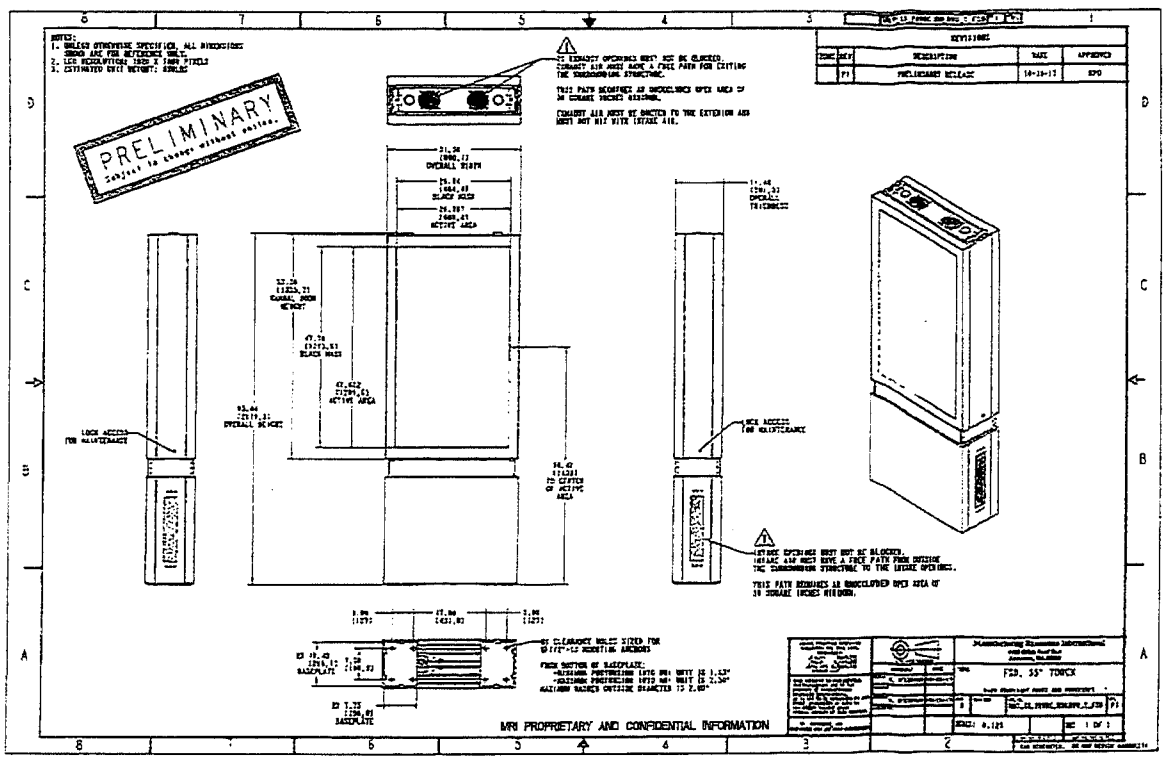
TOTAL CONNECTED LOAD: 2,457 WATTS

DESCRIPTION: SIGN SPECIFICATIONS

PROJECT: DIGITAL SIGNS REPLACEMENT PEMBROKE GARDENS PEMBROKE PINES, FLORIDA

DATE 01-14-2015

SHEET NUMBER 02



ELECTRICAL NOTES:

1. ALL WORK SHALL BE DONE IN FULL ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (N.E.C.), FLORIDA BUILDING CODE (F.B.C.), ALL APPLICABLE STATE AND LOCAL CODES AND THE LOCAL UTILITY COMPANY REQUIREMENTS.

2. ALL WORK SHALL BE PERFORMED BY LICENSED ELECTRICAL ELECTRICIAN IN A FIRST-CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY THE ELECTRICAL ENGINEER OR OWNER REPRESENTATIVE.

3. ENDS OF CONDUITS SHALL BE SEALED WITH POLYURETHANE FOAM AFTER WIRING IS COMPLETE. FOAM SEAL SHALL NOT BE USED AS A MEANS TO PROTECT CONDUCTORS FROM ABRASION IN RACEWAYS.GALVANIZED RIGID METAL CONDUIT SHALL HAVE PROPER FITTINGS TO PROTECT CONDUCTORS FROM ABRASION.

4. SPLICES AND CONNECTIONS MADE IN PULL BOXES SHALL BE PROPERLY TAPED AND HEAT SHRINK TUBES OR CAPS SHALL BE USED TO WATERPROOF THESE CONNECTIONS.

5. ALL MATERIAL SHALL BE NEW AND SHALL BEAR THE UNDERWRITER'S LABELS WHERE APPLICABLE.

6. ALL ELECTRICAL CONDUCTORS SHALL BE COPPER. ALL INSULATION SHALL BE TYPE THWN.

7. UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 80 ELECTRICAL. A THWN BOND WIRE MUST ALSO BE INSTALLED IN EACH CONDUIT EXCEPT SPARE CONDUIT AS INDICATED ON THE PLANS. BOND WIRE IS REQUIRED REGARDLESS OF CONDUIT MATERIAL.

8. LOCATION OF EXISTING EQUIPMENT & CONDUIT IS DIAGRAMMATIC ONLY. ACTUAL LOCATIONS SHALL BE VERIFIED BY CONTRACTOR WITH OWNER REPRESENTATIVE PRIOR TO INSTALLATION .

9. WHERE TRENCHES OR OTHER EXCAVATIONS ARE MADE IN AREAS OF EXISTING ROADWAYS OR WALKWAYS, OR WHERE SURFACE TREATMENT OF ANY KIND EXISTS, RESTORE SUCH SURFACE TREATMENT TO THE SAME THICKNESS AND IN THE SAME KIND AS PREVIOUSLY EXISTED (EXCEPT AS OTHERWISE INDICATED) AND TO MATCH AND TIE INTO THE ADJACENT AND SURROUNDING SURFACES.

10. UNDERGROUND CONDUIT SHALL BE INSTALLED WITH MIN 24" OF COVER IN GREEN AREAS AND 36" UNDER PAVEMENT OR SIDEWALKS

11. IN AS MUCH AS SYSTEMS ARE EXISTING AND THE SCOPE MAY REQUIRE MODIFICATIONS AND ADDITION TO THEM, THE NEW EQUIPMENT AND DEVICES SHALL BE FULLY COMPATIBLE WITH THE EXISTING SYSTEM(S).

12. LOCATION AND ROUTING OF NEW CONDUITS IS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE THE FINAL LOCATION AND ROUTING OF CONDUITS TO AVOID CONFLICTS WITH EXISTING BURIED UTILITIES AND OTHER OBSTRUCTIONS. SIGNIFICANT OR MATERIAL CHANGE TO CONDUIT ROUTING SHALL REQUIRE THE APPROVAL OF THE PROGRAM MANAGER.

13. THE MINIMUM BEND RADIUS FOR ALL UNDERGROUND CONDUITS SHALL BE 8 TIMES THE INTERNAL CONDUIT DIAMETER.

14. EACH CONDUIT SYSTEM SHALL BE PROVIDED WITH EXPANSION FITTINGS. LOCATE FITTINGS IN FIELD AT BUILDING EXPANSION JOINTS.

15. ALL CONDUITS SHALL BE INSTALLED USING NARROW TRENCHES TO MINIMIZE DAMAGE TO EXISTING UTILITIES.

16. ALL CONDUIT TRENCHES SHALL BE BACKFILLED COMPLETELY TO PROVIDE SAFE CROSSING BY THE END OF EACH WORKING DAY OR WHENEVER THE WORK ZONE BECOMES INACTIVE. THE CONTRACTOR SHALL NOT OPEN ANY AREA THAT CAN NOT BE BACKFILLED IN THE SAME DAY/NIGHT OPERATION.

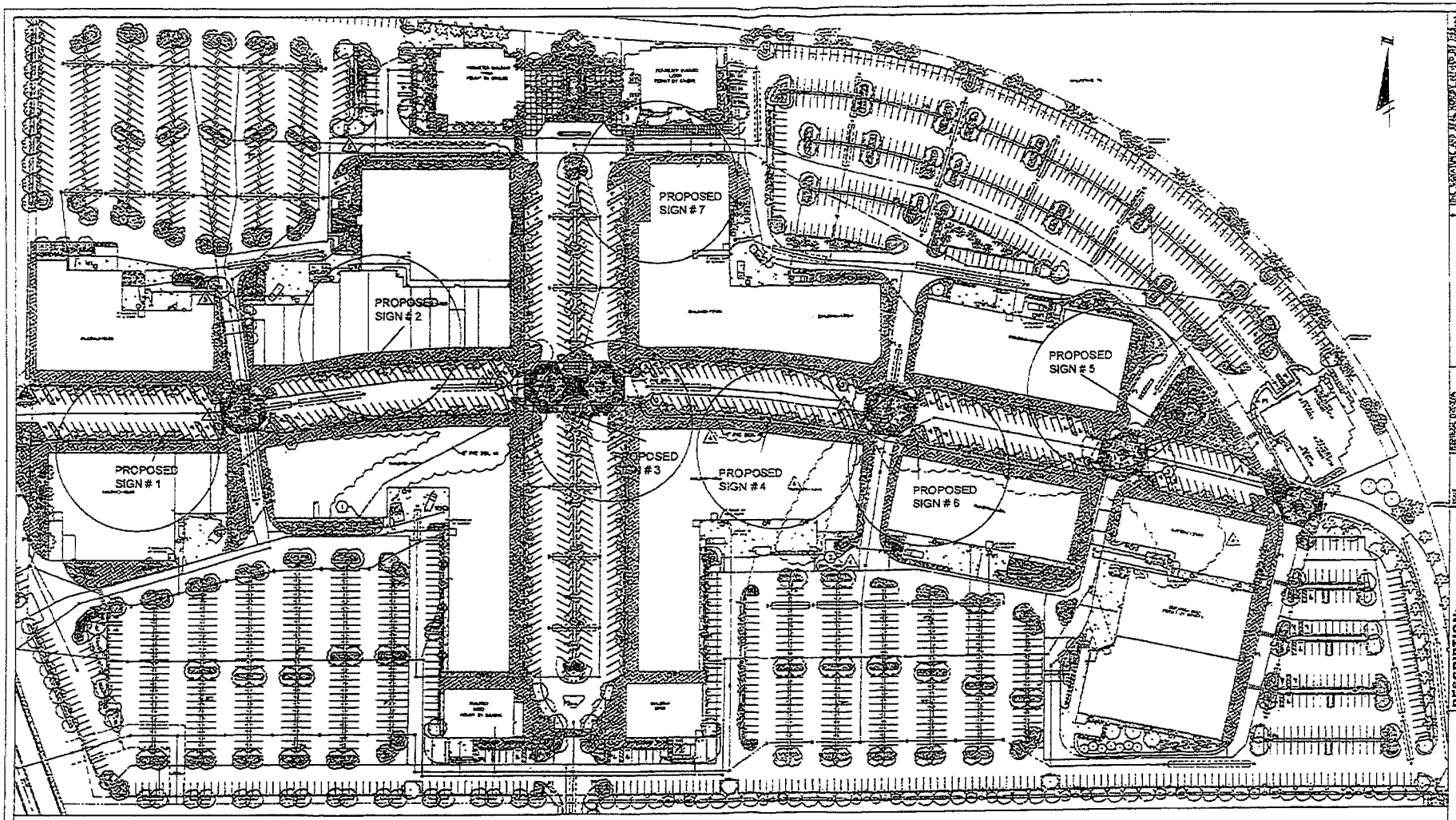
17. PULL BOXES, JUNCTION BOXES AND ALL ELECTRICAL WORK SHALL MEET ALL REQUIREMENTS OF THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, THE NATIONAL ELECTRICAL SAFETY CODE AND THE STATE OF FLORIDA D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ALL COMPONENTS SHALL BE PROPERLY GROUNDED AND BONDED PER N.E.C. REQUIREMENTS.

DESCRIPTION: SIGN DETAIL

PROJECT: DIGITAL SIGNS REPLACEMENT
PEMBROKE GARDENS
PEMBROKE PINES, FLORIDA

DATE 01/04/2018

SHEET NUMBER 03



SITE PLAN

(NOT TO SCALE)

PROJECT:
DIGITAL SIGNS REPLACEMENT
PEMBROKE GARDENS
PEMBROKE PINES, FLORIDA

DESCRIPTION:
SITE PLAN

SHEET NUMBER
04

Exhibit 9

Archway Detail

CONSTRUCTION PLANS

FOR

4 ALUMINUM ENTRYWAY ARCHES

LOCATED AT:

PEMBROKE GARDENS MALL
527 NW 145TH TERRACE
PEMBROKE PINES, FL. 33027

SCOPE OF WORK:

INSTALLATION OF 2 ALUMINUM ARCHES AT THE CROSSING OF SW 145TH TERRACE AND SW 45TH ST.
1 ALUMINUM ARCH AT EAST GATE ON SW 5TH ST.
AND 1 ALUMINUM ARCH AT SOUTH GATE ON SW 145TH TERRACE

SHEET LIST:

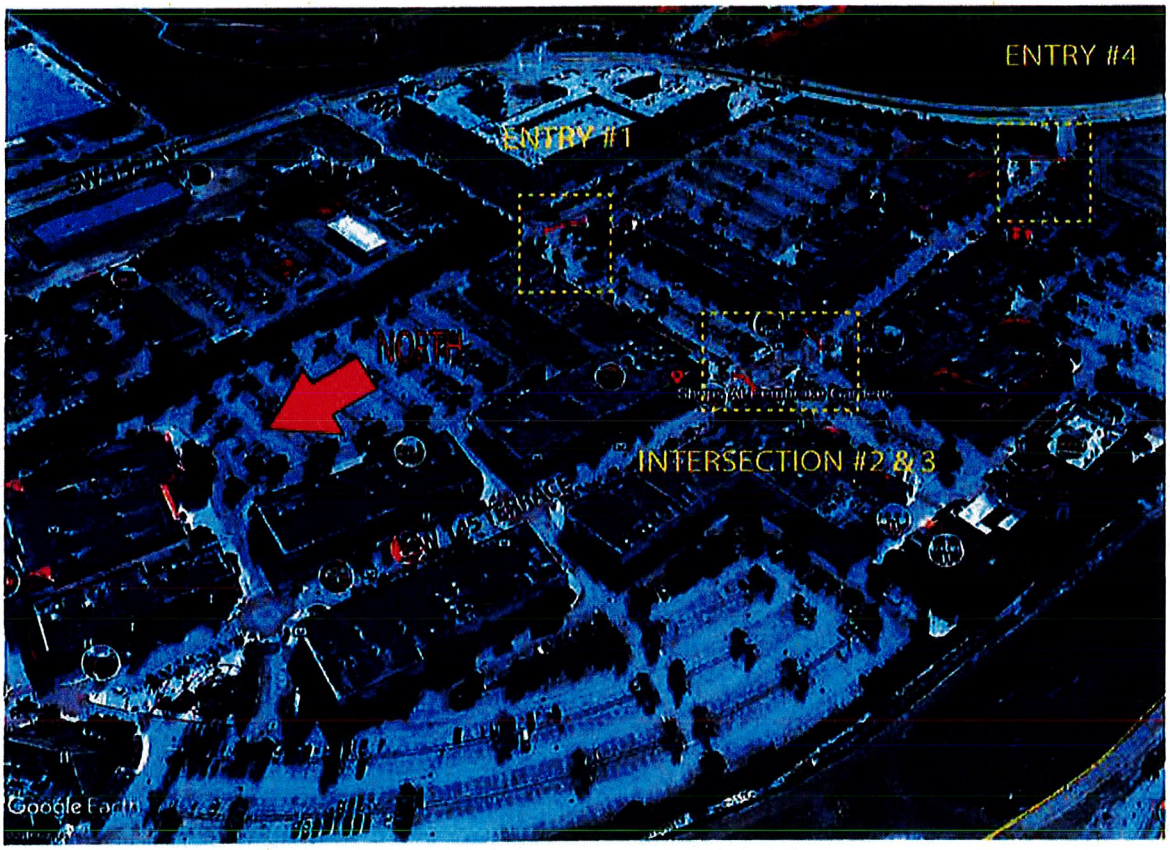
ARCHES LOCATION PG. 2
RENDERS PG. 3 - 4
ARCHES 1 AND 4 PROFILE VIEW PG. 5
ARCHES 2 AND 3 PROFILE VIEW PG. 6
CONNECTION DETAILS PG. 7 - 8
COLUMN DETAILS PG. 9
COLUMN HOLES DETAILS PG. 10
CHANNEL CONNECTION DETAILS PG. 11
FOOTING DETAILS PG. 12
POWDER COAT CHART PG. 13

GENERAL NOTES:
THOMPSON ARCHITECTURAL/AWNINGS OF HOLLYWOOD ASSUME THAT ALL SITE CONDITIONS ARE PER ARCHITECTUAL AND STRUCTRUAL DOCUMENTS PROVIDED UNLESS NOTED OTHERWISE.
ALL DOCUMENTS PROVIDED BY CONTRACTING PARTIES OF AWNINGS OF HOLLYWOOD MUST REFLECT FIELD CONDITIONS BY +/- .25" INCLUDING ELEVATIONS AND PLAN REFLECTED FRAMING EXTENTS UNLESS NOTED OTHERWISE IN WRITTEN REFLECTED CONDITIONS.

DOCUMENT PAGES CONTENT HEREIN ARE NOT TO BE SCALED. USE WRITTEN LINE DIMENSION PERTAINING TO DOCUMENT ILLUSTRATIONS

Awnings
THOMPSON ARCHITECTURAL PRODUCTS

TITLE: ARCH INSTALLATION
SITE: 527 NW 145TH TERRACE PEMBROKE PINES, FL 33027.
DATE ISSUED:
SCALE:
REVISIONS:
SALESMAN: CT



AMERICAN PRO Awnings

THOMPSON ARCHITECTURAL PRODUCTS

TITLE: PEMBROKE GARDENS MALL GATEWAY ARCHES LOCATION

SITE: 527 NW 145TH TERRACE PEMBROKE PINES, FL 33027.

DATE ISSUED:

SCALE:

REVISION:

SALESMAN: CT

Awnings

THOMPSON
ARCHITECTURAL PRODUCTS

TITLE: GATEWAY ARCHES 1, 4 RENDER

SITE: 527 NW 145TH TERRACE PEMBROKE PINES, FL 33027.

DATE ISSUED:

SCALE:

REVISION:

SALESMAN: CT

TITLE: GATEWAY ARCHES 2, 3 RENDER

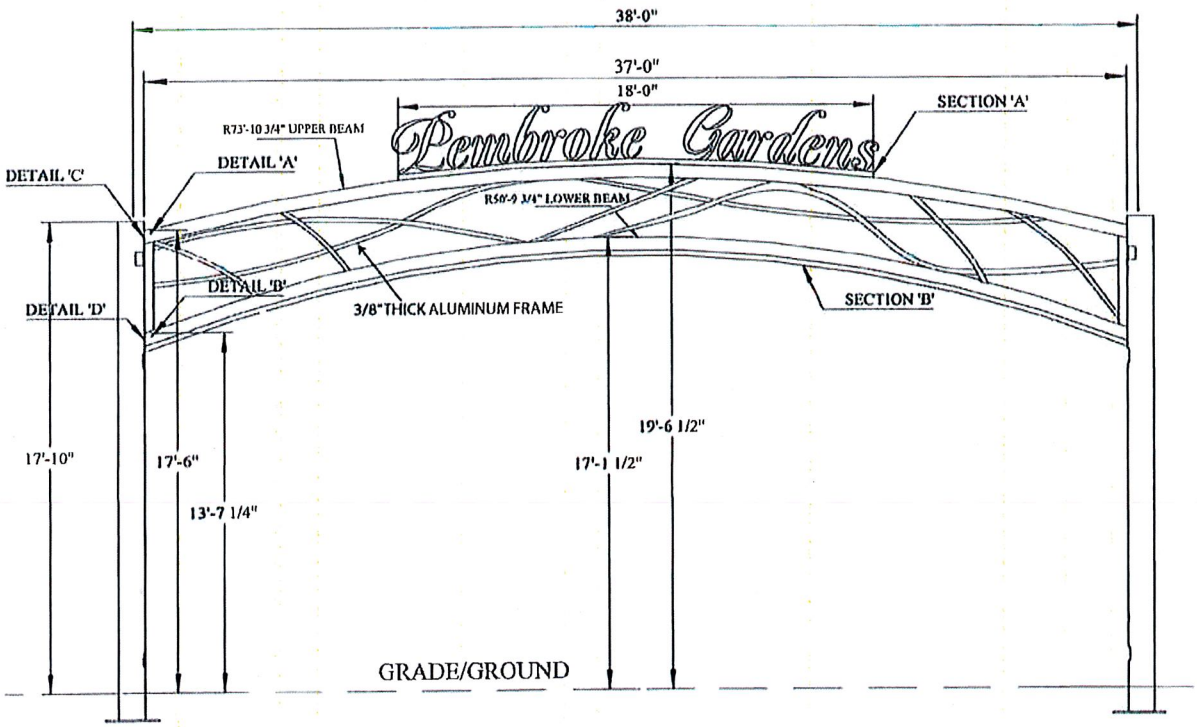
SITE: 527 NW 145TH TERRACE PEMBROKE PINES, FL. 33027.

DATE ISSUED:

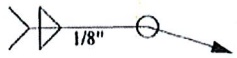
SCALE:

REVISIONS:

SALESMAN: CT



*ALL 3/8"THICK ALUMINUM FRAMES SHALL BE FULLY WELDED TO UPPER BEAM, LOWER BEAM AND CONNECTION PLATES THUS:



AMERICAN MADE Awnings

THOMPSON ARCHITECTURAL PRODUCTS

3820 WASHINGTON ST HOLLYWOOD, FL 954 963-7717

TITLE: ARCH 1, 4

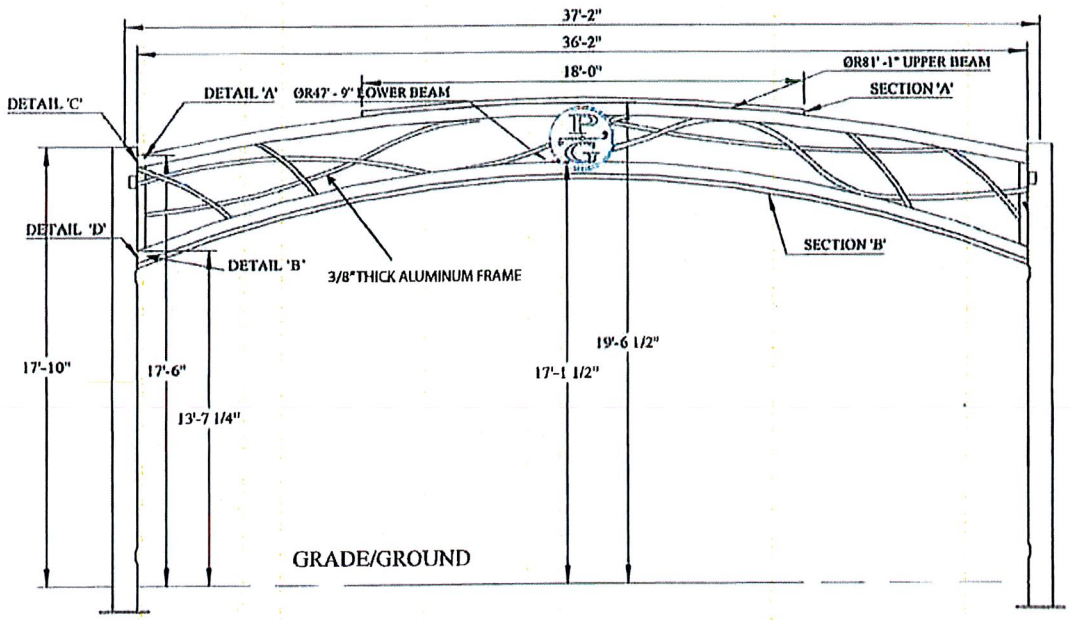
SITE: 527 NW 145TH TERRACE PEMBROKE PINES, FL. 33027

DATE ISSUED:

SCALE:

REVISION:

SALESMEN: CT



*ALL 3/8"THICK ALUMINUM FRAMES SHALL BE FULY WELDED TO UPPER BEAM, LOWER BEAM AND CONNECTION PLATE THUS:

TITLE: ARCH 2, 3

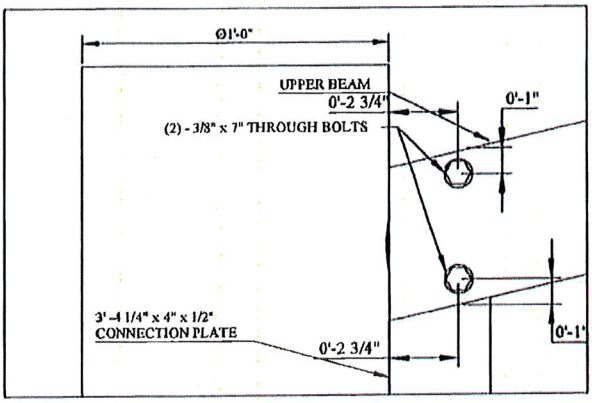
SITE: 527 NW 145TH TERRACE PEMBROKE PINES, FL 33027

DATE ISSUED:

SCALE:

REVISION:

SALESMEN: CT



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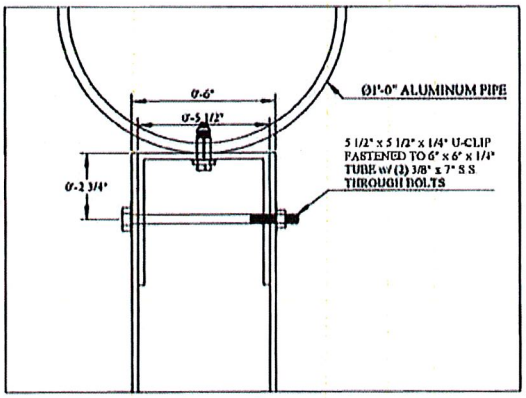

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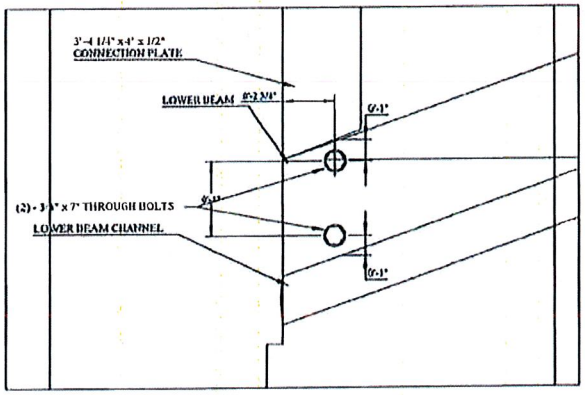
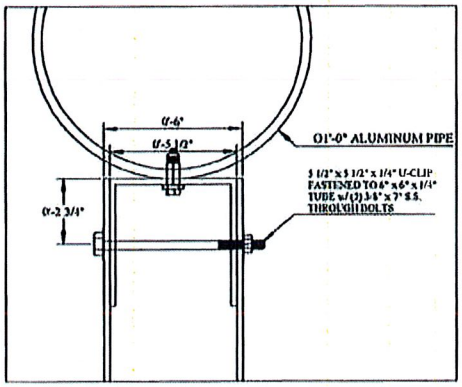


DETAIL 'B'



DETAIL 'B.1'

Awnings

THOMPSON ARCHITECTURAL PRODUCTS

TITLE: TUBE CONNECTION DETAIL

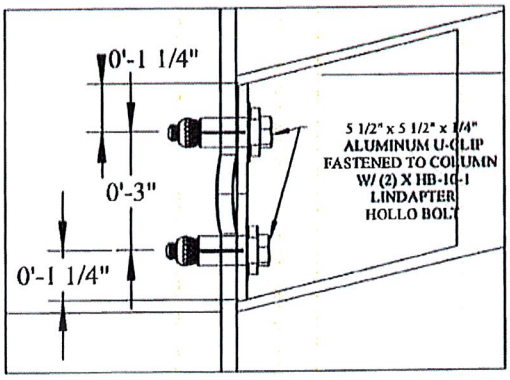
SITE: 527 NW 145TH TERRACE PEMBROKE PINES, FL 33027

DATE ISSUED:

SCALE:

REVISION:

SALESMEN: CT



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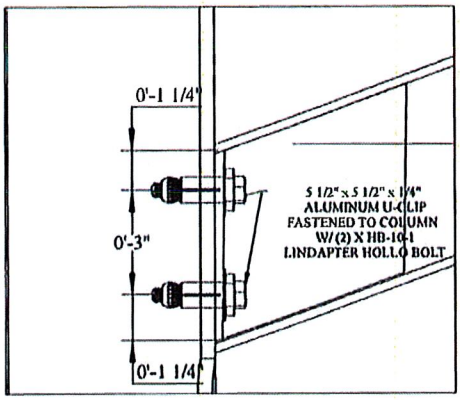


DETAIL 'D'

Awnings
THOMPSON
ARCHITECTURAL PRODUCTS

TITLE: U-CLIP CONNECTION DETAIL

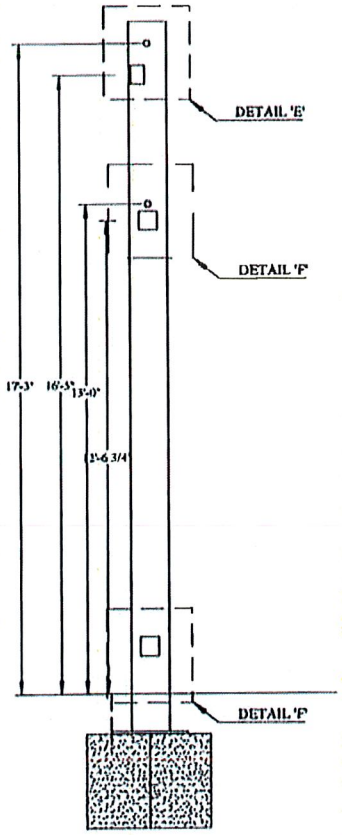
SITE: 527 NW 145TH TERRACE PEMBROKE PINES, FL 33027

DATE ISSUED:

SCALE:

REVISION:

SALESMEN: CT



COLUMN DETAIL

TITLE: COLUMN DETAILS

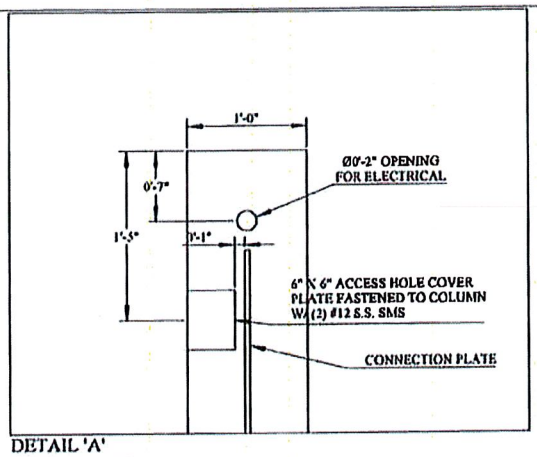
SITE: 527 NW 145TH TERRACE PEMBROKE PINES, FL 33027

DATE ISSUED:

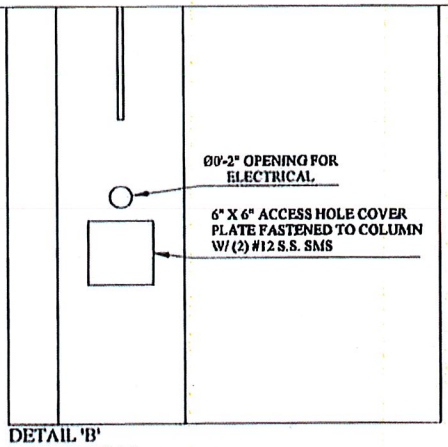
SCALE:

REVISION:

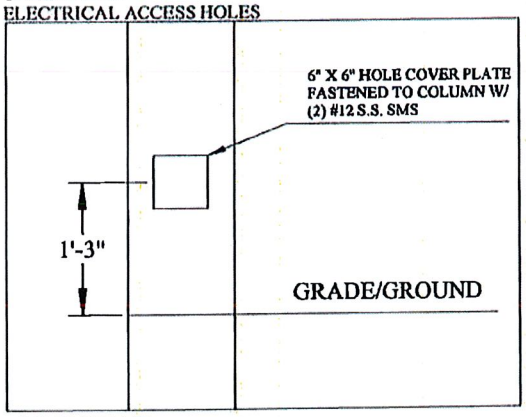
SALESMEN: CT



DETAIL 'A'
UPPER BEAM
ELECTRICAL ACCESS HOLES



DETAIL 'B'
LOWER BEAM
ELECTRICAL ACCESS HOLES



COLUMN BASE
ELECTRICAL ACCESS HOLES

AMERICAN PRIDE
Awnings
STORM SHUTTERS
THOMPSON
ARCHITECTURAL PRODUCTS
5828 HOLLYWOOD ST. HOLLYWOOD, FL 954-963-7717

TITLE: COLUMN HOLES DETAILS

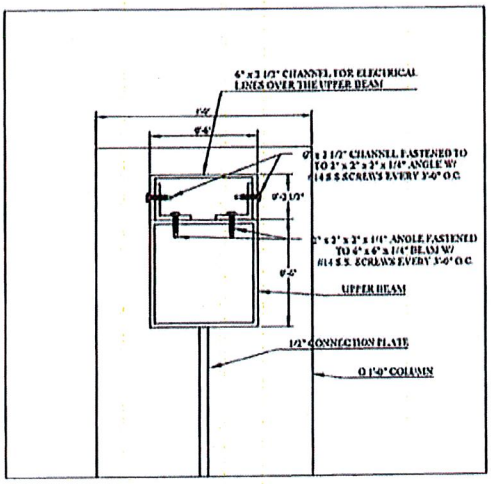
SITE: 527 NW 145TH TERRACE PEMBROKE PINES, FL 33027

DATE ISSUED:

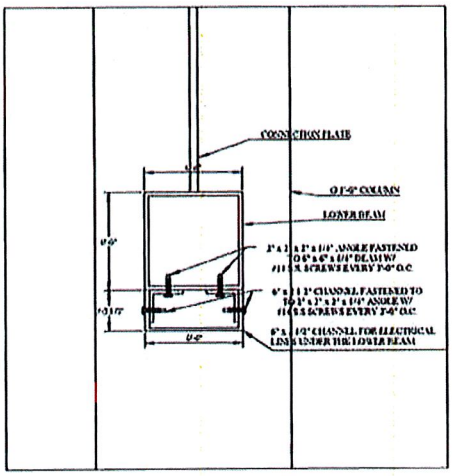
SCALE:

REVISION:

SALESMEN: CT



SECTION 'A'

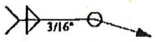


SECTION 'B'

1. All structural members to be 6061 T-6, 6063 T-52, 6005 aluminum. All brake metal to be 5052 H32 or 6061 aluminum.
2.-All welds to comply with A.W.S. code (latest edition)
   -all welding (field and shop) to be done by A.W.S certified welders per FBC 2218.3

3. All structures designed using rational analysis.

4. All welding connections shall be fully welded thus:



5. Contractor to field verify conditions prior to fabrication and notify engineer if any deviation exists.

Awnings

THOMPSON ARCHITECTURAL PRODUCTS
www.Thompsonarch.com
5828 WASHINGTON ST HOLLYWOOD, FL 954 963-7717

TITLE: CHANNEL CONNECTION DETAIL AND NOTES

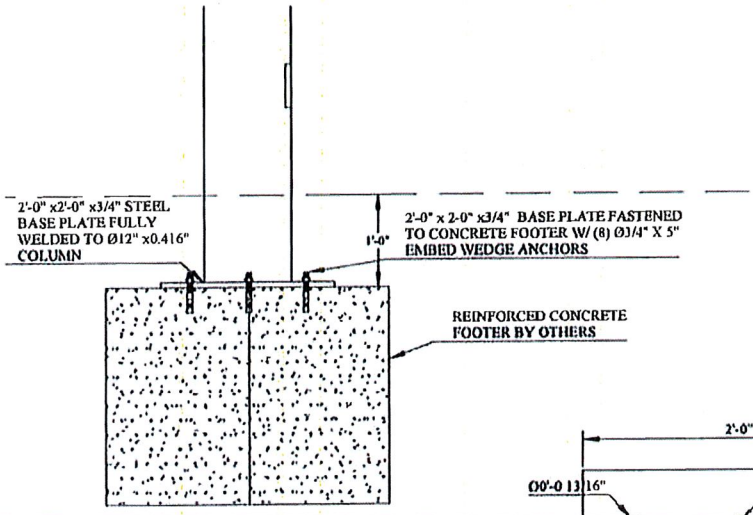
SITE: 527 NW 145TH TERRACE PEMBROKE PINES, FL 33027

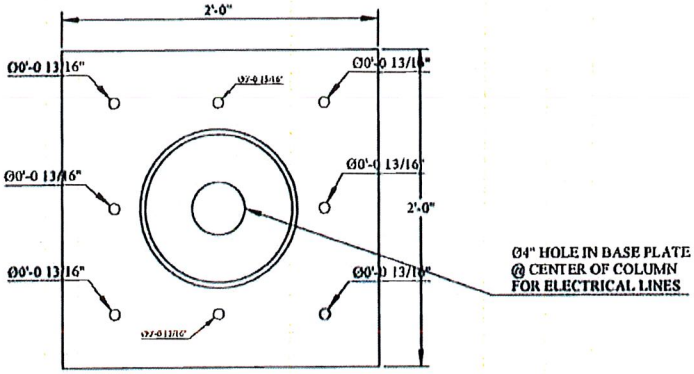
DATE ISSUED:

SCALE:

REVISION:

SALESMEN: CT





Awnings Plus
THOMPSON ARCHITECTURAL PRODUCTS
5229 WASHINGTON ST HOLLYWOOD, FL 954 963-7717

TITLE: PROFILE VIEW

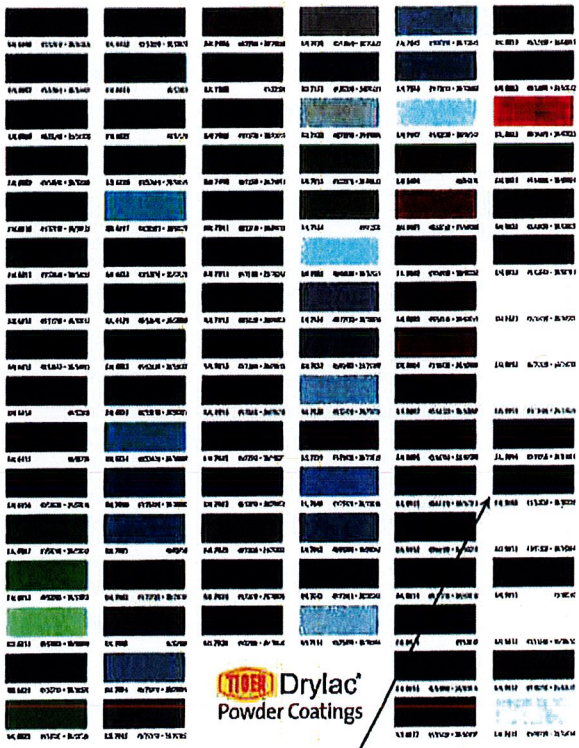
SITE: 527 NW 145TH TERRACE PEMBROKE PINES, FL 33027

DATE ISSUED:

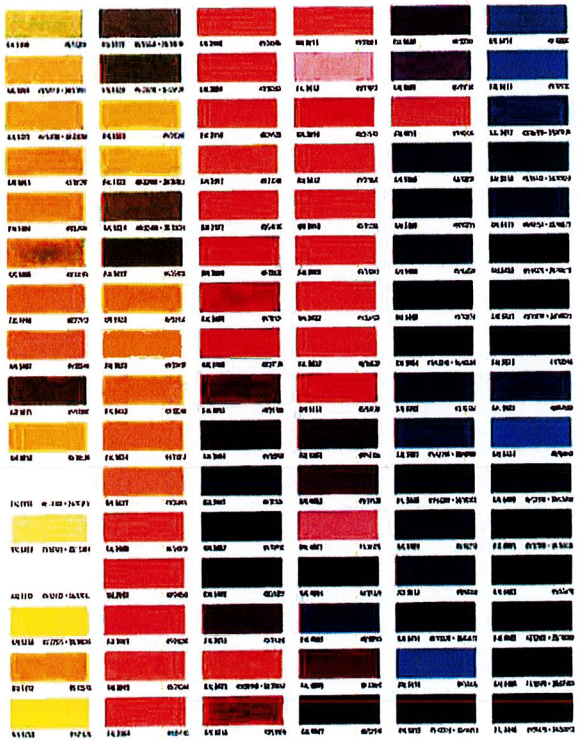
SCALE:

REVISION:

SALESMEN: CT



POWDER COAT TO BE
TIGER DRYLAC
BLACK RAL 9005



AMERICAN Awnings
THOMPSON
ARCHITECTURAL PRODUCTS
5828 WILLSBURGH ST HOLLYWOOD, FL 954-962-7777

TITLE: POWDER COAT CHART

SITE: 527 NW 145TH TERRACE PEMBROKE PINES, FL 33027

DATE ISSUED:

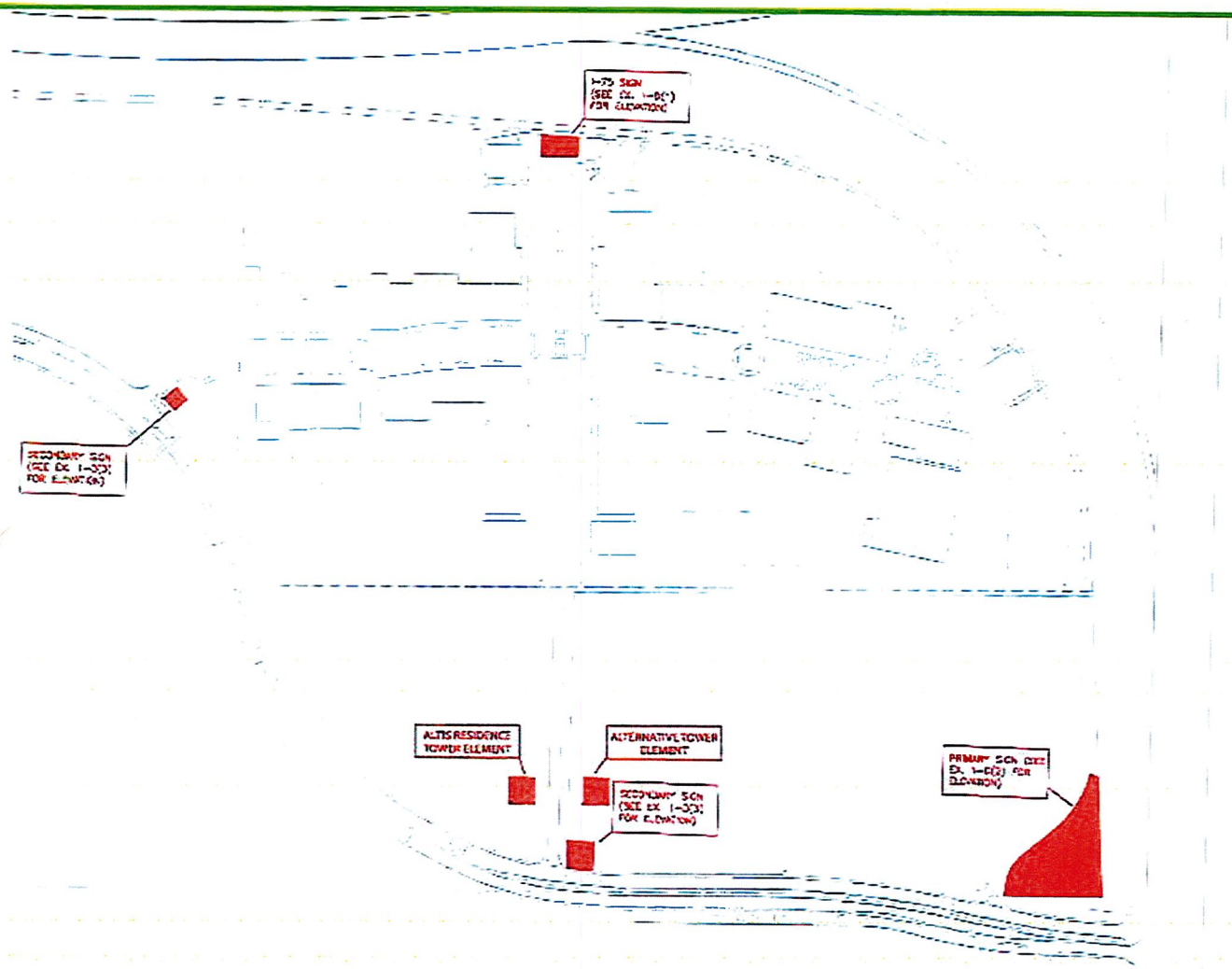
SCALE:

REVISION:

SALESMEN: CT

Exhibit 10

Freestanding Sign Locations



JEFFREY R. ANDERSON REAL ESTATE, INC.

Duke

THE SHOPS AT PEMBROKE GARDENS

PINES BOULEVARD AND I-75
PEMBROKE PINES, FLORIDA

EXHIBIT 1-3
FREESTANDING SIGN LOCATIONS
NOT TO SCALE
12.29.05

NORTH

Exhibit 11

Temporary / Pop-up
Store Signage Elevation

Brighton

EXTERIOR MARKETING PACKAGE

TDI SIGNS
13158 ARCTIC CIRC.
SANTA FE SPRINGS, CA 90670
PH. 562.436.5188
FX. 562.436.5199
WWW.TDISIGNS.COM

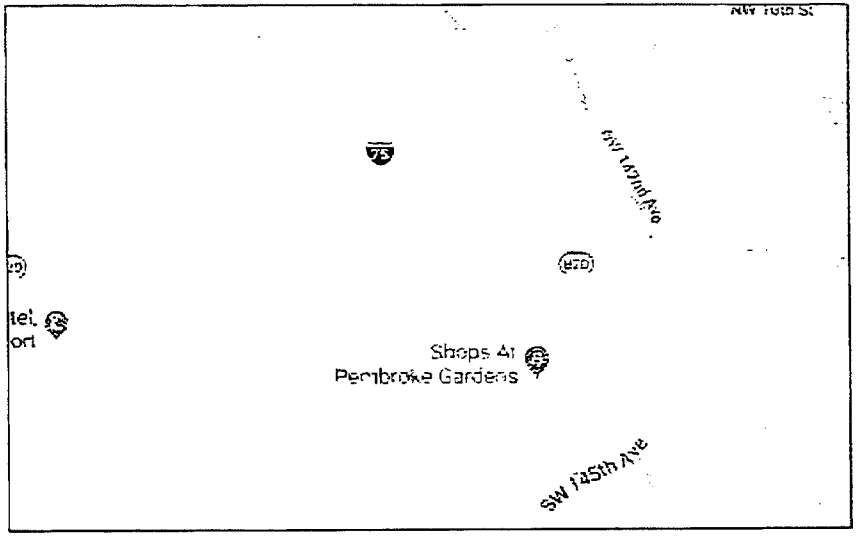
PROJECT:	Brighton, Pembroke Phase 2
ADDRESS:	14564 SW. 145th Terrace
CITY/STATE:	Pembroke Pines, FL
ZIP CODE:	33027
DESIGNER:	D. Hyman
ACCT MAN:	D. Rivas
PM:	C. Pedroza
Time:	2 hour

DRAWING APPROVALS:
CLIENT: _____
LANDLORD: _____
TDI SIGNS: _____

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING CREATED BY TDI SIGNS. IT IS SUBMITTED FOR YOUR APPROVAL. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION, REPRODUCED OR COPIED IN ANY FASHION. OWNERSHIP OF THIS DESIGN IS HELD BY TDI SIGNS. AUTHORIZATION TO USE THIS DESIGN MUST BE OBTAINED BY TDI SIGNS. COLORS DEPICTED ARE A GRAPHIC REPRESENTATION, REFER TO CALL OUTS FOR ACTUAL COLORS TO BE USED.

#180023-01
1/24/18

SITE PLAN



VICINITY MAP

SIGN A: Manufacture and install (1) set of Temporary Foam FCO Letters on North Elevation

SIGN B: Manufacture and install (1) set of Temporary Foam FCO Letters on East Elevation

SCOPE OF WORK

TDI SIGNS
13158 ARCTIC CIRC.
SANTA FE SPRINGS, CA 90670
PH. 562.436.5188
FX. 562.436.5199
WWW.TDISIGNS.COM

PROJECT:	Brighton, Pembroke Phase 2	DESIGNER:	D. Hyman
ADDRESS:	14564 SW. 145th Terrace	ACCT MAN:	D. Rivas
CITY/STATE:	Pembroke Pines, FL	PM:	C. Pedroza
ZIP CODE:	33027	Time:	2 hour

DRAWING APPROVALS:
CLIENT: _____
LANDLORD: _____
TDI SIGNS: _____

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING CREATED BY TDI SIGNS. IT IS SUBMITTED FOR YOUR APPROVAL. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION, REPRODUCED OR COPIED IN ANY FASHION. OWNERSHIP OF THIS DESIGN IS HELD BY TDI SIGNS. AUTHORIZATION TO USE THIS DESIGN MUST BE OBTAINED BY TDI SIGNS. COLORS DEPICTED ARE A GRAPHIC REPRESENTATION. REFER TO CALL OUTS FOR ACTUAL COLORS TO BE USED.

#180023-01
1/24/18

A1 NORTH ELEVATION - TEMPORARY FOAM FCO LETTER SIGN

ONE SET/S REQUIRED

SCALE: 1/4" = 1'

TDI SIGNS
13158 ARCTIC CIRC.
SANTA FE SPRINGS, CA 90670
PH. 562.436.5188
FX. 562.436.5199
WWW.TDISIGNS.COM

PROJECT:	Brighton, Pembroke Phase 2
ADDRESS:	14564 SW. 145th Terrace
CITY/STATE:	Pembroke Pines, FL
ZIP CODE:	33027

DESIGNER:	D. Hyman
ACCT MAN:	D. Rivas
PM:	C. Pedroza
Time:	2 hour

DRAWING APPROVALS:

CLIENT: _____

LANDLORD: _____

TDI SIGNS: _____

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING CREATED BY TDI SIGNS. IT IS SUBMITTED FOR YOUR APPROVAL. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION, REPRODUCED OR COPIED IN ANY FASHION. OWNERSHIP OF THIS DESIGN IS HELD BY TDI SIGNS. AUTHORIZATION TO USE THIS DESIGN MUST BE OBTAINED BY TDI SIGNS. COLORS DEPICTED ARE A GRAPHIC REPRESENTATION, REFER TO CALL OUTS FOR ACTUAL COLORS TO BE USED.

#180023-01
1/24/18

A2 EAST ELEVATION - TEMPORARY FOAM FCO LETTER SIGN
ONE SET/S REQUIRED

SCALE: 1/4" = 1'

TDI SIGNS
13158 ARCTIC CIRC.
SANTA FE SPRINGS, CA 90670
PH. 562.436.5188
FX. 562.436.5199
WWW.TDISIGNS.COM

PROJECT:	Brighton, Pembroke Phase 2
ADDRESS:	14564 SW. 145th Terrace
CITY/STATE:	Pembroke Pines, FL
ZIP CODE:	33027

DESIGNER:	D. Hyman
ACCT MAN:	D. Rivas
PM:	C. Pedroza
Time:	2 hour

DRAWING APPROVALS:
CLIENT: _____
LANDLORD: _____
TDI SIGNS: _____

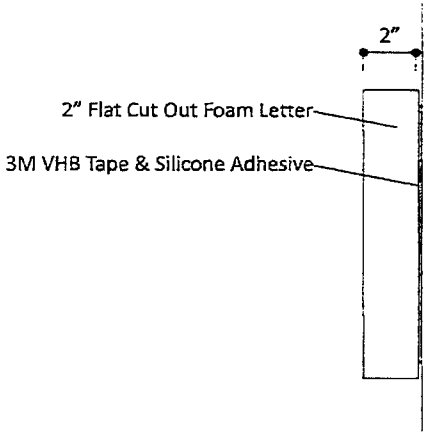
THIS IS AN ORIGINAL, UNPUBLISHED DRAWING CREATED BY TDI SIGNS. IT IS SUBMITTED FOR YOUR APPROVAL. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION, REPRODUCED OR COPIED IN ANY FASHION. OWNERSHIP OF THIS DESIGN IS HELD BY TDI SIGNS. AUTHORIZATION TO USE THIS DESIGN MUST BE OBTAINED BY TDI SIGNS. COLORS DEPICTED ARE A GRAPHIC REPRESENTATION. REFER TO CALL OUTS FOR ACTUAL COLORS TO BE USED.

#180023-01
1/24/18

A FOAM FCO LETTERS
TWO SET/S REQUIRED

TOTAL SIGN AREA: 11.39 S.F.
SCALE: 1" = 1'

A END VIEW



F1	2" Black Foam

A COLOR SCHEDULE

A ATTACHMENT DETAIL

TDI SIGNS

13158 ARCTIC CIRC.
SANTA FE SPRINGS, CA 90670
PH. 562.436.5188
FX. 562.436.5199
WWW.TDISIGNS.COM

PROJECT:	Brighton, Pembroke Phase 2
ADDRESS:	14564 SW. 145th Terrace
CITY/STATE:	Pembroke Pines, FL
ZIP CODE:	33027

DESIGNER:	D. Hyman
ACCT MAN:	D. Rivas
PM:	C. Pedroza
Time:	2 hour

DRAWING APPROVALS:
CLIENT: _____
LANDLORD: _____
TDI SIGNS: _____

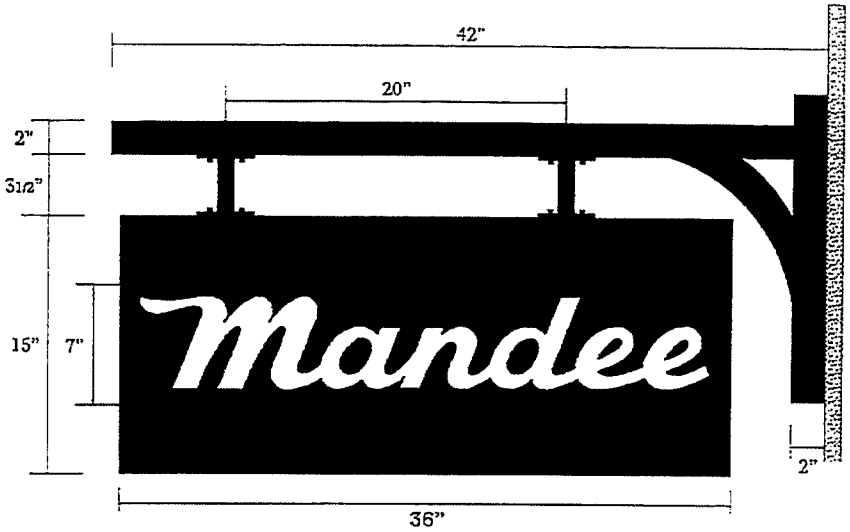
THIS IS AN ORIGINAL, UNPUBLISHED DRAWING CREATED BY TDI SIGNS. IT IS SUBMITTED FOR YOUR APPROVAL. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION, REPRODUCED OR COPIED IN ANY FASHION. OWNERSHIP OF THIS DESIGN IS HELD BY TDI SIGNS. AUTHORIZATION TO USE THIS DESIGN MUST BE OBTAINED BY TDI SIGNS. COLORS DEPICTED ARE A GRAPHIC REPRESENTATION, REFER TO CALL OUTS FOR ACTUAL COLORS TO BE USED.

#180023-01
1/24/18

Exhibit 12

Tenant Blade Signage

15"X36" .080 ALUM. D/F BLADE SIGN, 7" 'MANDEE' X 1" THK. WHITE LETTER ON BLACK ALUM. BACKGROUND W/ 1" BLACK BORDER, SIGN TO BE MOUNTED ON 42" BLACK ALUM. SIGN BRACKET.



BLADE SIGN ELEVATION

SCALE 1 1/2" = 1'

Exhibit 13

Pole Banner Signage

PG
Bonaventure Gardens

Exhibit 14

Time Limited / To Go Parking

the shops at
Pembroke Gardens

RESERVED

Restaurant

TO GO

PARKING ONLY

the shops at
Pembroke Gardens

RESERVED

TIME LIMITED

15 Minute

PARKING ONLY

Exhibit 1-C Time Limited Parking Plan

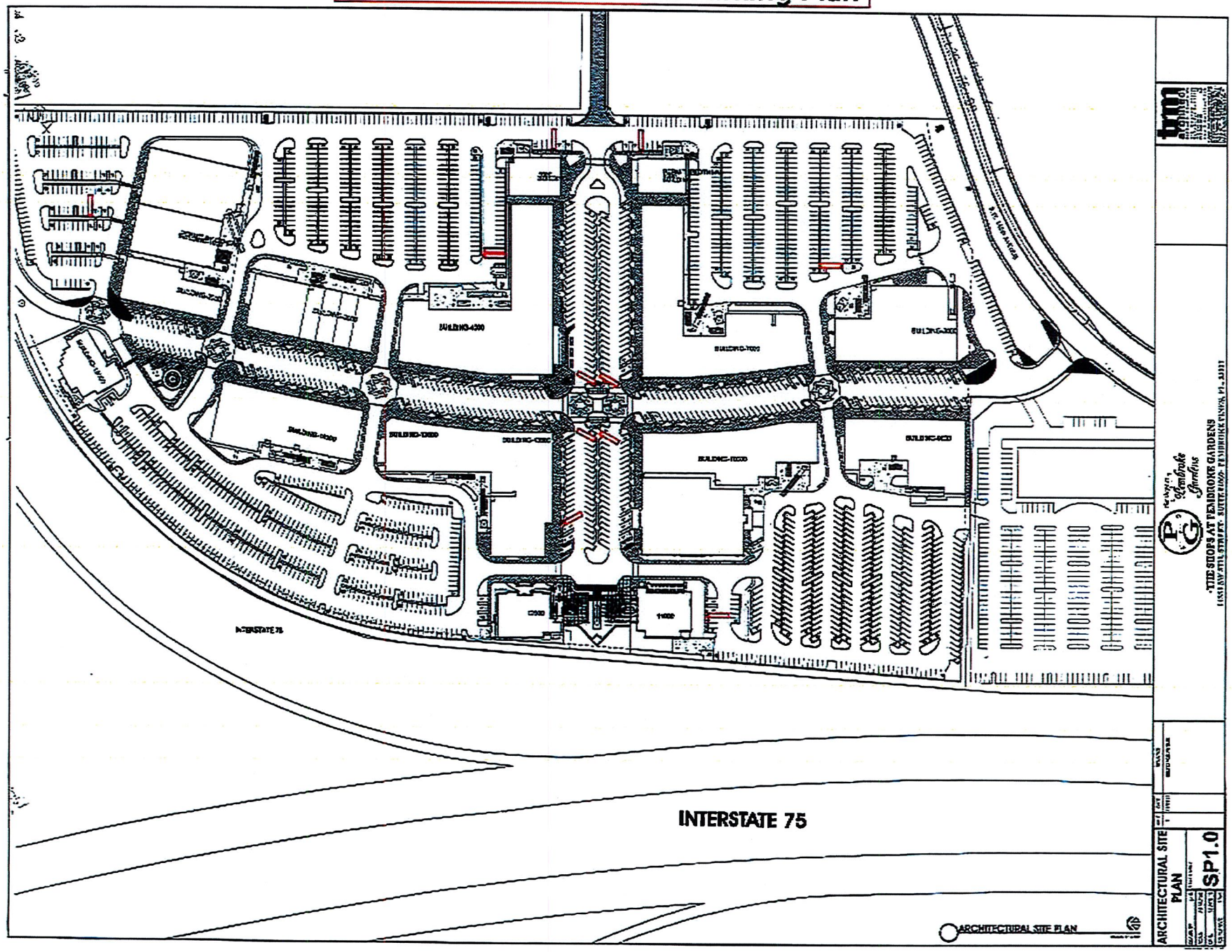
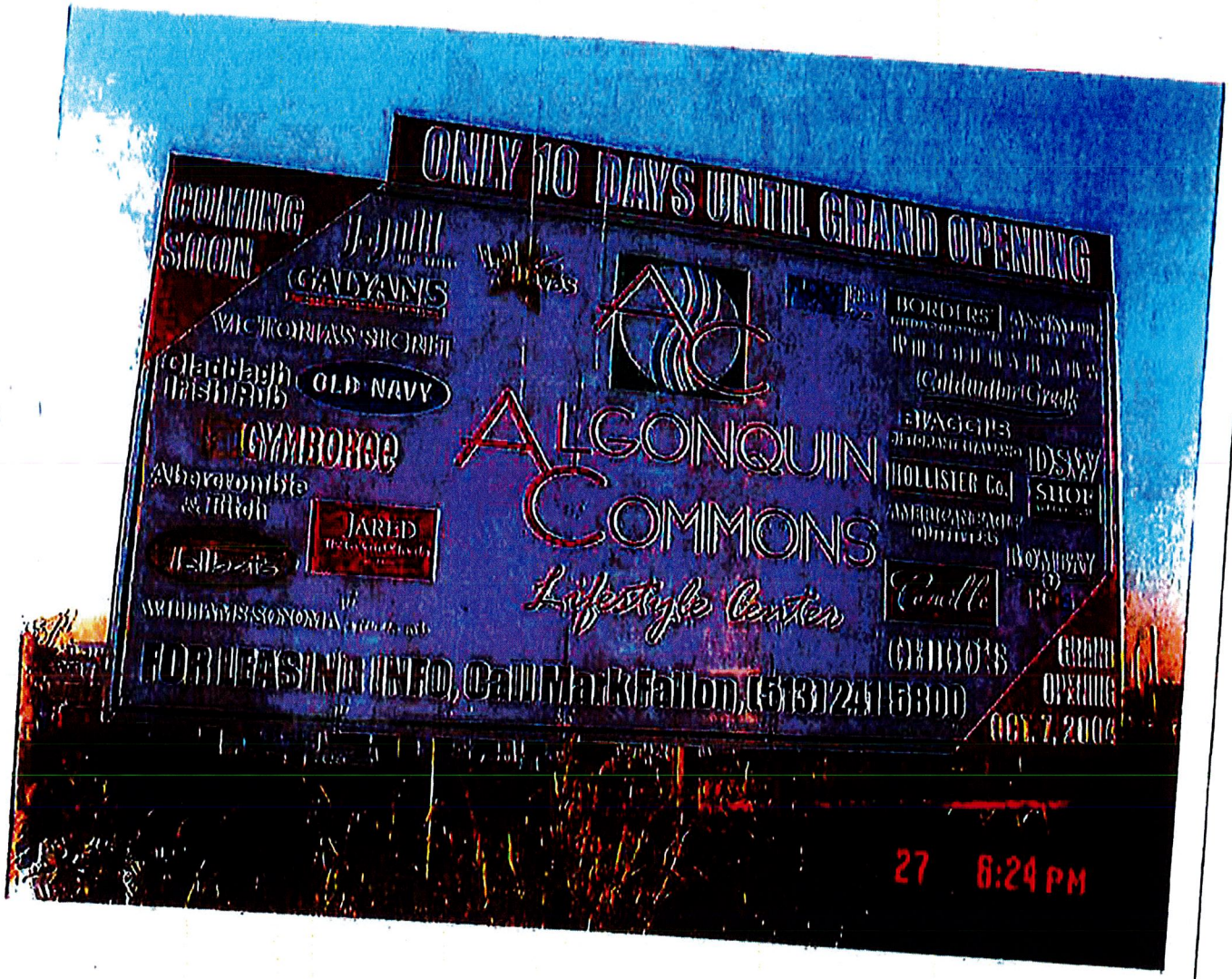
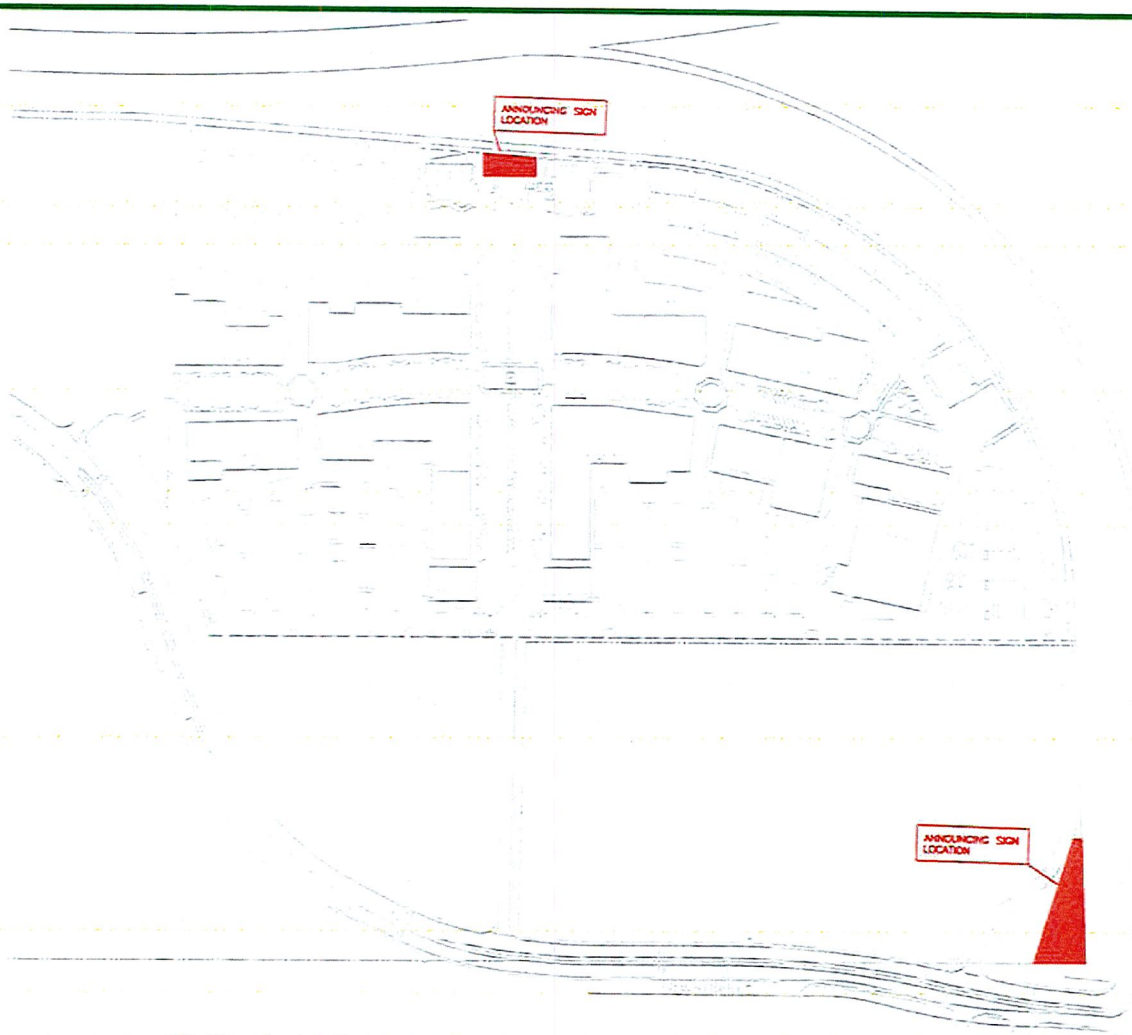


Exhibit 15

Project Announcing Signage


ONLY 10 DAYS UNTIL GRAND OPENING
COMING SOON
GAP
VICTORIA'S SECRET
Claddagh Irish Pub
OLD NAVY
GYMBOREE
Abercrombie & Fitch
JARED
Williams-Sonoma
ALGONQUIN COMMONS
Lifestyle Center
BORDERS
Caldwell Creek
BANANA REPUBLIC
HOLLISTER Co.
DSW SHOE WAREHOUSE
Candle
FOR PRESS INFO, Call Mark Fallon, (513) 241 6300
GRAND OPENING
OCT. 7, 2005
27 8:24 PM



JEFFREY R. ANDERSON REAL ESTATE, INC.

Duke

THE SHOPS AT
PEMBROKE GARDENS

PINES BOULEVARD AND I-75
PEMBROKE PINES, FLORIDA

EXHIBIT 1-F
ANNOUNCING SIGN LOCATIONS

NOT TO SCALE
12.20.05

NORTH

Exhibit 16

Property Logo Specifications

Logo Usage

Horizontal Logo

This logo is to be used across primary brand platforms and applications when a horizontal font is needed. It is essential to the success of the brand that the logo always be applied with care and respect in every application according to these guidelines.

MINIMUM SIZE

The smallest the logo should be represented is 0.75" high when printed.

Vertical Logo

The second variation of the logo is used when a vertical orientation of the logo is needed.

Refer to the PG logo mark in Shops at Pembroke Gardens in order to keep consistency between all vertical spaces within the brandmark.

Shops at
Pembroke Gardens

Shops at
Pembroke Gardens

MINIMUM SIZE

The smallest the logo should be represented is 1.5" high when printed.

Logo Mark

The third variation of the logo is the most consolidated form of the brand identity. It is great for social media icon, web icon, or when you need high visual impact with minimal brand elements.

MINIMUM SIZE

The smallest the logo should be represented is 1" high when printed.

Color Palette

Color is an integral part of brand identity. Consistent use of the color palette will not only reinforce the cohesiveness of the brand, but color also serves a psychological purpose by communicating a certain feeling to our clients.

Our brand colors were chosen for their pureness, representing both the modern and warm aspects of our visual identity. Fire Brick conveys a sense of structure and Carrot is happy and inviting.

Tuscan Sun
CMYK 0, 53, 100, 2 | PMS 717
RGB 240, 139, 29 | HEX #F08B1D

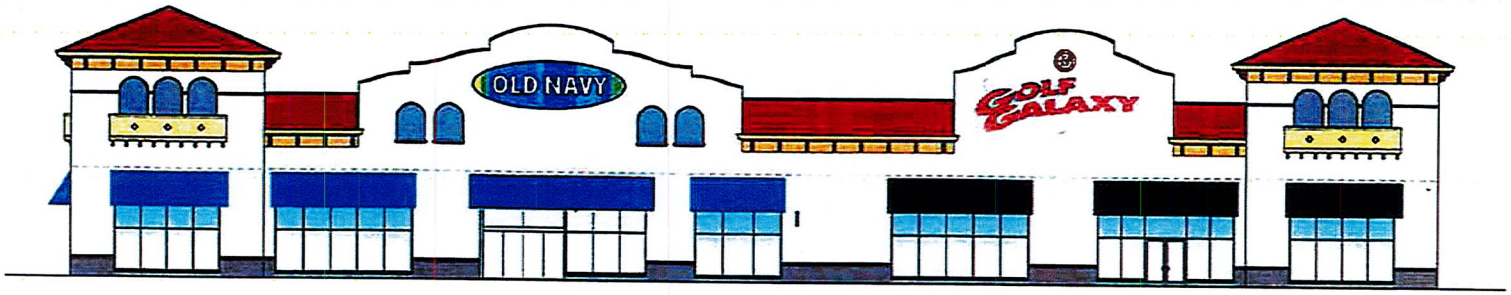
Scarlet
CMYK 0, 95, 100, 29 | PMS 484
RGB 179, 35, 23 | HEX #B32317

Ivory
CMYK 0, 95, 100, 29 | PMS
RGB 179, 35, 23 | HEX #B32317

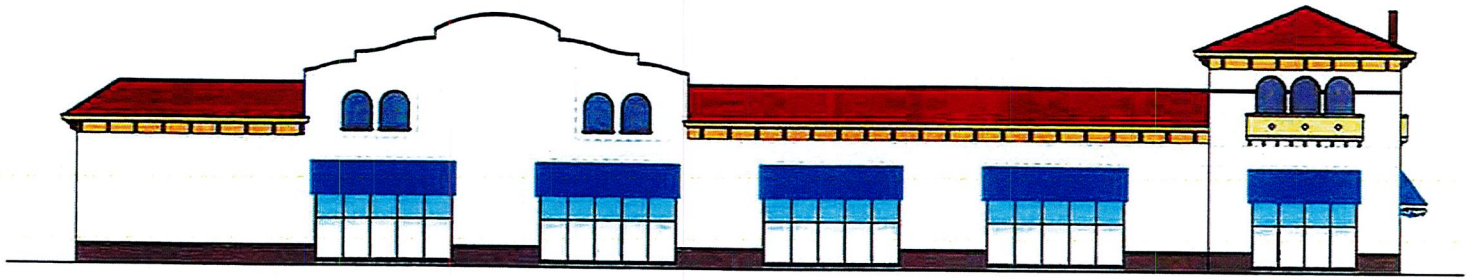
Denim
CMYK 0, 95, 100, 29 | PMS
RGB 179, 35, 23 | HEX #B32317

Exhibit 17

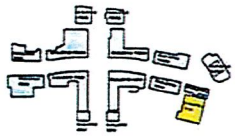
Rear and Front Façade Elevations



NORTH ELEVATION
1/8" = 1'-0"
1
A2.1



EAST ELEVATION
1/8" = 1'-0"
2
A2.1



BUILDING 1000 ELEVATIONS

BUILDING 1000
FOR THE SHOPS AT PEMBROKE GARDENS
505 SW 145TH TERRACE
PEMBROKE PINES, FLORIDA 33027

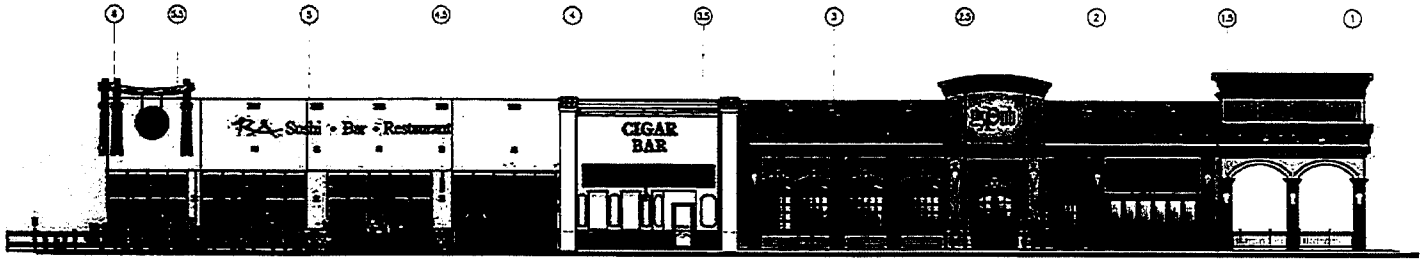
PETER MARK VIOLA
FL. AR0038478
Architect

EXTERIOR ELEVATIONS

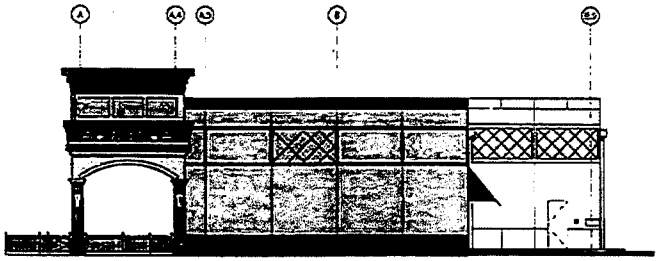
SCALE: 1/16" = 1'-0"
JOB NO. 0128700
DATE: 4-12-07/5-1-07

A2.1

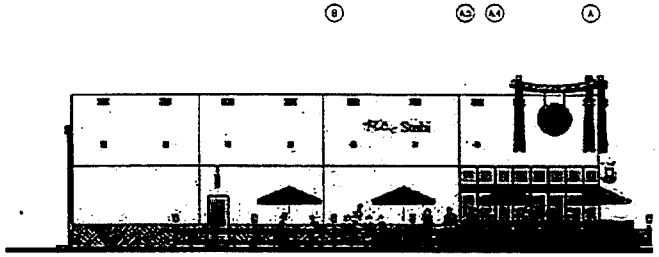
DP: BLDG 1000



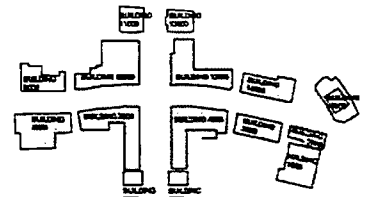
4 A301 WEST ELEVATION



3 A301 SOUTH ELEVATION



1 A301 NORTH ELEVATION



KEY PLAN

BUILDING 2000 ELEVATIONS

Duke

CSO SCHIENKEL SHULTZ

Shops at Pembroke Gardens

Pembroke Gardens

Pembroke Pines, Florida

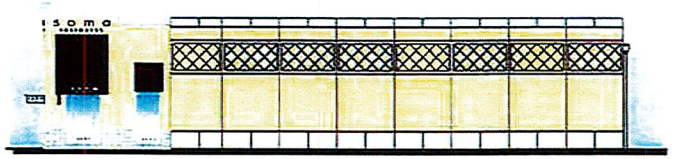
BUILDING 2000 & 3000 ELEVATIONS

07/31/07

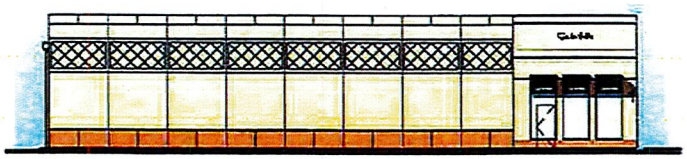
A301

25345

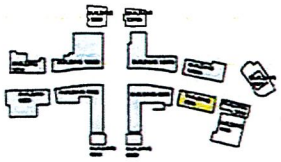
1 A301 **WEST ELEVATION**
SCALE: 1/16"=1'-0"



2 A301 **SOUTH ELEVATION**
SCALE: 1/16"=1'-0"



3 A301 **NORTH ELEVATION**
SCALE: 1/16"=1'-0"



KEY PLAN
SCALE: NTS

BUILDING 3000 ELEVATIONS

Duke

CSO SCHENKEL SHULTZ

Shops at Pembroke Gardens
Pembroke Gardens
Pembroke Pines, Florida
BUILDING 2000 & 3000 ELEVATIONS

Drawn by: 1/16"=1'-0"
Date: 01/27/06
Checked by: —
Revised by: —

Certificate No.

Drawing Number: A301

A/E Job Number: 25345

1 A302 SOUTH ELEVATION

2 A302 EAST ELEVATION

3 A302 WEST ELEVATION

KEY PLAN

BUILDING 4000 ELEVATIONS

Duke

CSO SCHENKEL SHULTZ

Shops at Pembroke Gardens
Pembroke Gardens
Pembroke Pines, Florida
BUILDING 4000 & 5000 ELEVATIONS

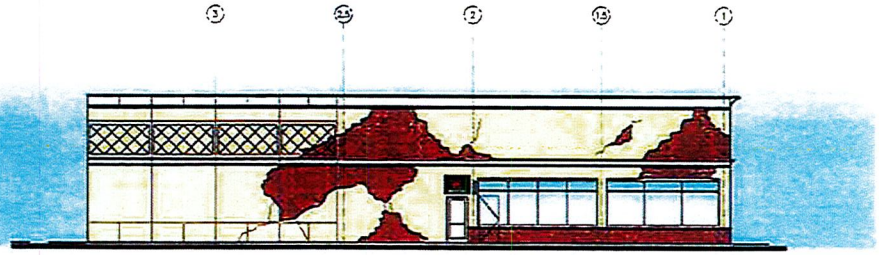
1/8"=1'-0"
07/11/07

A302

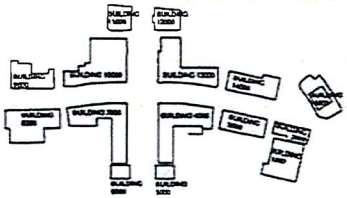
25345

8 A302 EAST ELEVATION
SCALE 1/16" = 1'-0"

9 A302 SOUTH ELEVATION
SCALE 1/16" = 1'-0"



10 A302 WEST ELEVATION
SCALE 1/16" = 1'-0"



KEY PLAN
SCALE: N.T.S.

BUILDING 5000 ELEVATIONS

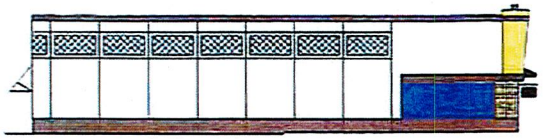
Duke

CSO SCHENKEL SHULTZ

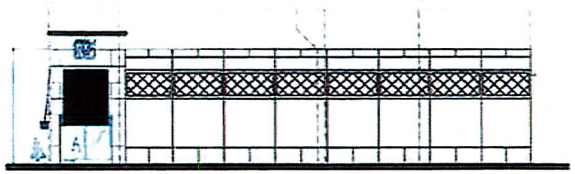
Shops at Pembroke Gardens
Pembroke Gardens
Pembroke Pines, Florida
BUILDING 4000 & 5000 ELEVATIONS

Drawing number: A302
A/E Job Number: 25345

3 A303 NORTH ELEVATION

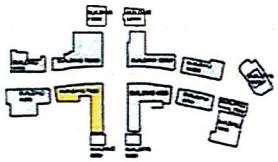


2 A303 EAST ELEVATION



3 A303 SOUTH ELEVATION

8 A303 WEST ELEVATION



KEY PLAN

BUILDING 7000 ELEVATIONS

Duke

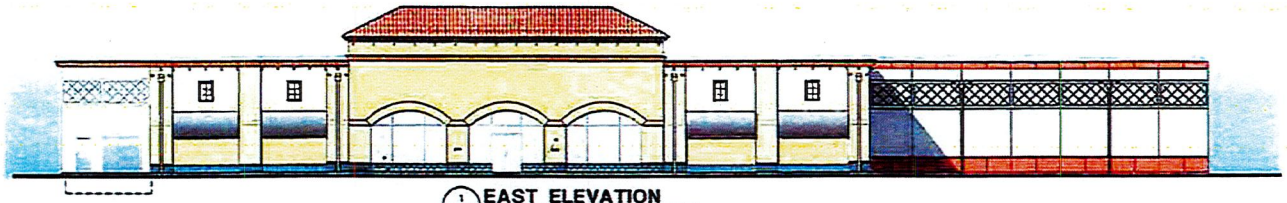
CSO SCHENKEL SHULTZ

Shops at Pembroke Gardens
Pembroke Gardens
Pembroke Pines, Florida
BUILDING 7000 ELEVATIONS

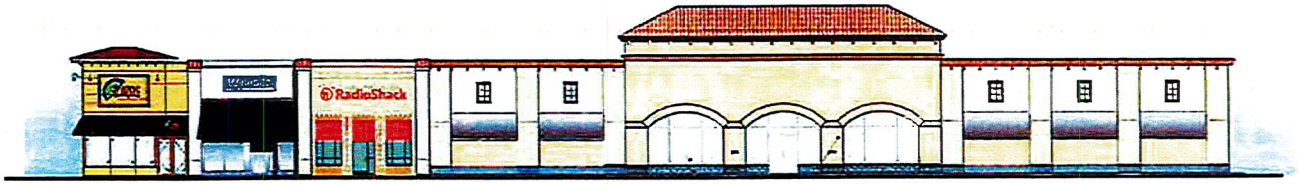
1/16"=1'-0"
07/11/07
eco

A303

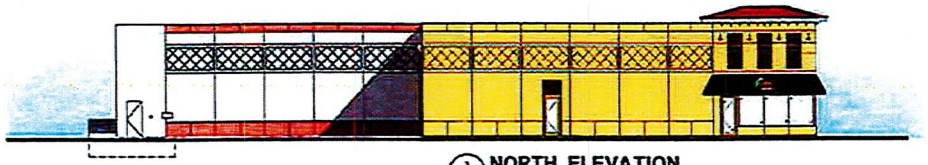
25345



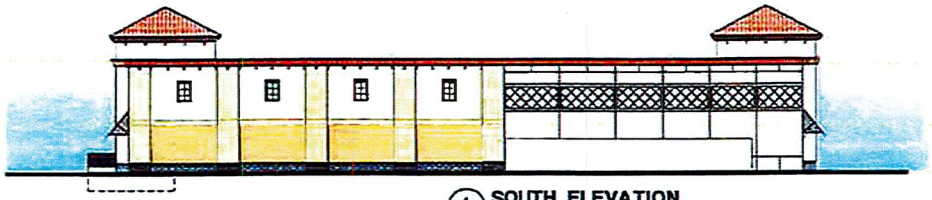
1 A304 EAST ELEVATION



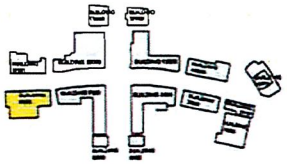
2 A304 WEST ELEVATION



3 A304 NORTH ELEVATION



4 A304 SOUTH ELEVATION



KEY PLAN

BUILDING 8000 ELEVATIONS

Duke

CSO SCHENKEL SHULTZ

Shops at Pembroke Gardens
Pembroke Gardens
Pembroke Pines, Florida

BUILDING 8000 & 9000 ELEVATIONS

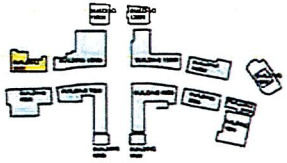
A304

25345

1 A304 EAST ELEVATION
SCALE 1/16" = 1'-0"

3 A304 NORTH ELEVATION
SCALE 1/16" = 1'-0"

4 A304 SOUTH ELEVATION
SCALE 1/16" = 1'-0"



KEY PLAN
SCALE

BUILDING 9000 ELEVATIONS

Duke

CSO SCHENKEL SHULTZ

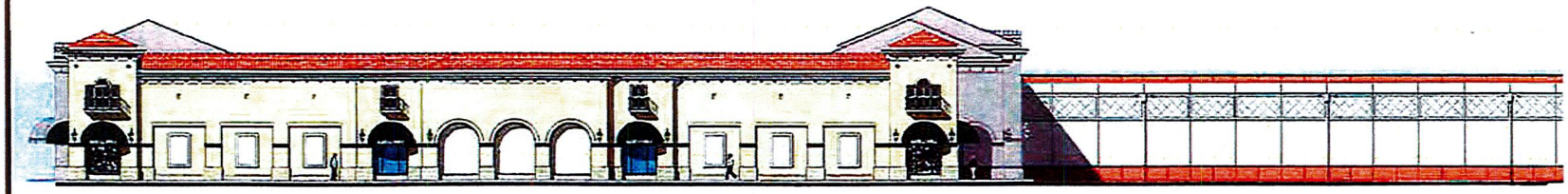
Shops at Pembroke Gardens
Pembroke Gardens
Pembroke Pines, Florida
BUILDING 8000 & 9000 ELEVATIONS

SCALE 1/16"=1'-0"
DATE 01/27/06
Drawn by —
Checked by —

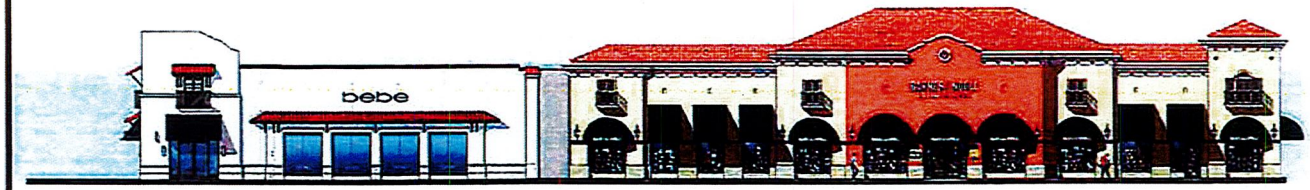
A304

25345

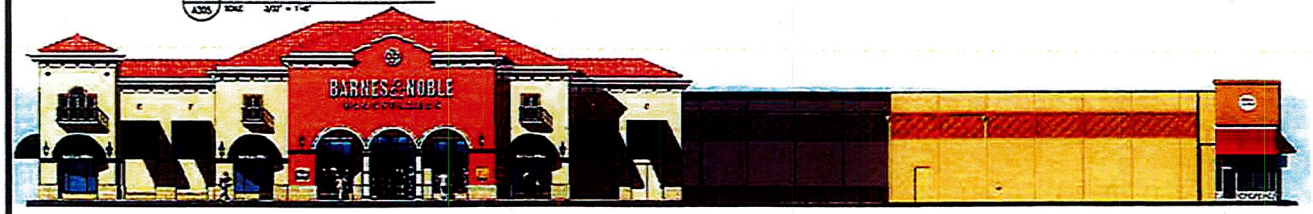
1 A305 EAST ELEVATION



2 A305 WEST ELEVATION



3 A305 NORTH ELEVATION



4 A305 SOUTH ELEVATION

BUILDING 10000 ELEVATIONS

KEY PLAN

Duke

CSO SCHENKEL SHULTZ

Shops at Pembroke Gardens

Pembroke Gardens

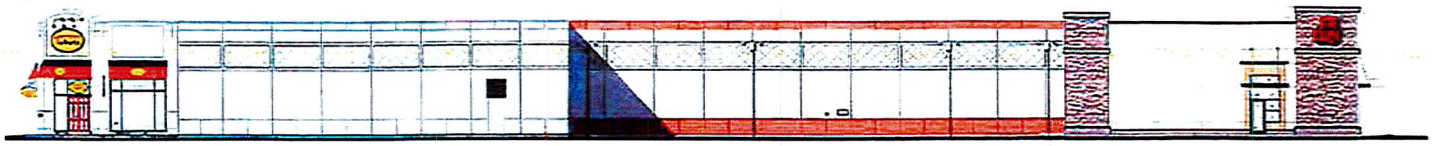
Pembroke Pines, Florida

BUILDING 10000 AREA 'A' ELEVATIONS

07/11/07

Drawing Number A305

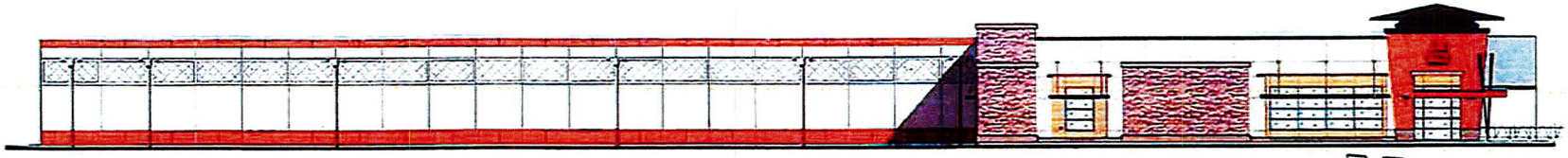
25345



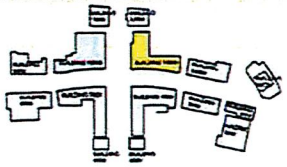
NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION



WEST ELEVATION



KEY PLAN

BUILDING 13000 ELEVATIONS

Duke

CSO SCHENKEL SHULTZ

Shops at Pembroke Gardens

Pembroke Gardens

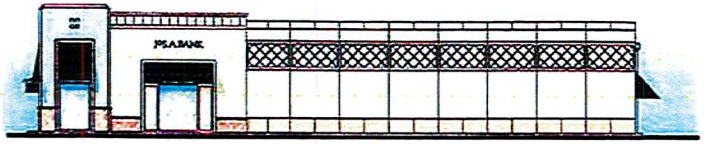
Pembroke Pines, Florida

BUILDING 13000 ELEVATIONS

07/11/07

A306

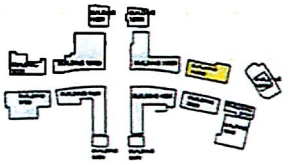
25345



1 A307 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

2 A307 EAST ELEVATION
SCALE: 3/32" = 1'-0"

3 A307 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



KEY PLAN
SCALE: NTS

BUILDING 14000 ELEVATIONS

Duke

CSO SCHENKEL SHULTZ

Shops at Pembroke Gardens

Pembroke Gardens

Pembroke Pines, Florida

BUILDING 14000 ELEVATIONS

Date: 07/11/07

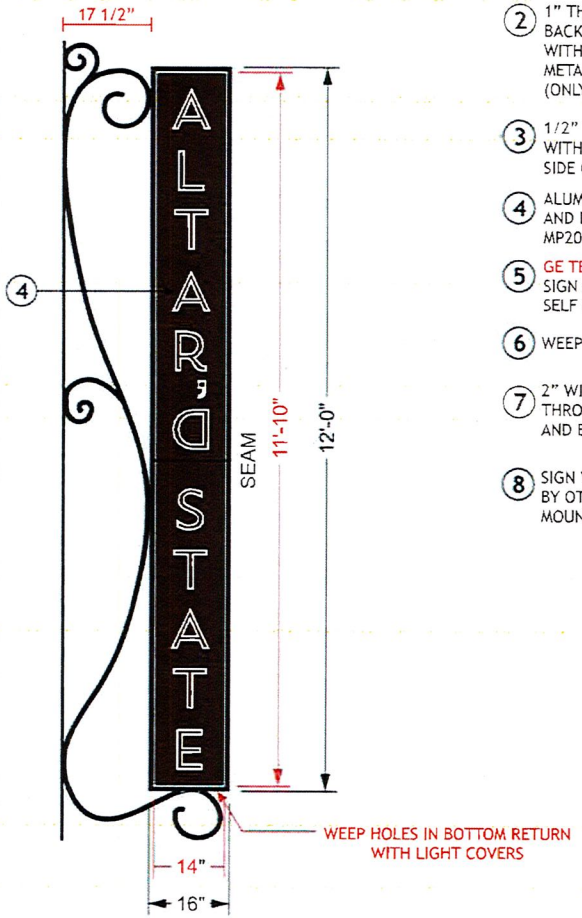
Drawing Number: A307

A/E Job Number: 25345

Exhibit 19

Projecting Sign

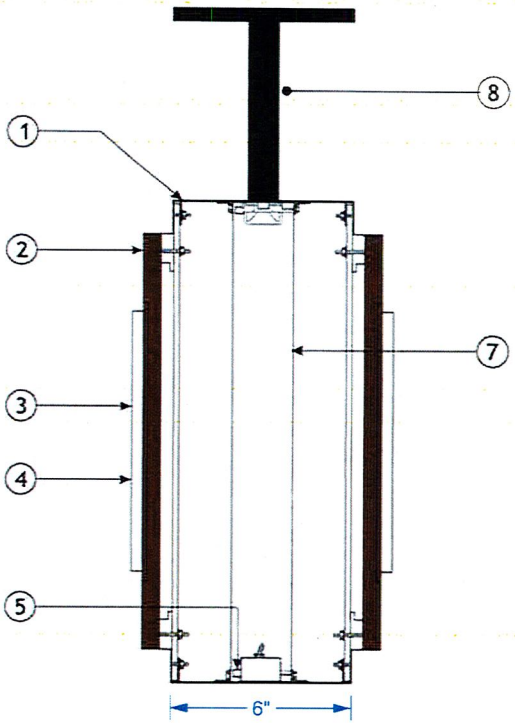
A PUSH-THRU CABINET SIGN - ELEVATION
Scale: 1/2" = 1' - 0"



SIGN - DETAILS

1. 6" DEEP ALUMINUM EXTRUSION CABINET, PAINTED "CHARCOAL GRAY" (EXACT COLOR T.B.D). INSIDE PAINTED HIGH GLOSS WHITE
2. 1" THICK CLEAR ACRYLIC PUSH THRU WITH SANDED EDGES STUDDED, BACKED WITH 1/8" POLYCARBONATE STUD MOUNTED TO EXTRUSION WITH ROUTED BROKE ALUMINUM OVERLAY PAINTED TO MATCH PANTONE METALLIC #8621C "BRONZE" Mp20156, TO "SHOEBOX" OVER ACRYLIC (ONLY 1/4" OF ACRYLIC PUSH-THRU TO SHOW AS EDGE-LIT)
3. 1/2" THICK ROUTED ACRYLIC PUSH-THRU "ALTARD STATE" LETTERS, WITH POLYCARBONATE BACKER PANEL AND STUD MOUNTED TO BACK SIDE OF ALUMINUM OVERLAY.
4. ALUMINUM OVERLAY PAINTED TO MATCH SW #7010 WHITE DUCK MP39439 AND IN-LINES PAINTED TO MATCH PANTONE METALLIC #8621C "BRONZE" MP20156.OVERLAYS WILL BE GLUED TO THE FACE OF LETTERS.
5. GE TETRA EDGE STRIP HO 3200K WHITE LED UNITS TO ILLUMINATE SIGN APPLIED ALONG INSIDE TOP AND BOTTOM OF EXTRUSION. WITH SELF CONTAINED GE GEP24-100U-NA LED DRIVERS (120-277 VOLT)
6. WEEP HOLES WITH LIGHT COVERS IN BOTH CABINETS
7. 2" WIDE SQUARE STEEL TUBE STRUCTURE, TO RUN COMPLETELY THROUGH SIGN AND ATTACH TO WELDED ANGLES WITH NUTS AND BOLTS INSIDE OF CABINETS
8. SIGN WILL ATTACH TO STOREFRONT WITH SCROLL WORK ARMATURE BY OTHERS, DETAIL AND ENGINEERING T.B.D. MUST HAVE ADEQUATE MOUNTING TO HOLD WEIGHT OF SIGN.

PUSH-THRU CABINET SIGN - DETAILS
SCALE 3" - 1' - 0"



GC TO SUPPLY A 10'-0" WHIP COMING FROM INSIDE THE STORE THROUGH THE ARMATURE AND CAPPED OFF ELECTRIC LOCATION T.B.D

OPTION 1 - EDGE LIGHTING ONLY WITH OVERLAYS

ADS PT CB144 cust BLADE

Ruggles SIGN
93 Industry Drive
PO Box 349
Versailles, KY 40383
859.879.1199

ALTAR'D STATE

Store 235
Space 7070

THE SHOPS AT PEMBROKE GARDENS
14560 SW 5TH STREET
PEMBROKE PINES, FL 33027

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

RUGGLES SIGN DOES NOT PROVIDE PRIMARY ELECTRICAL TO SIGN LOCATION!

Suitable for Wet Locations
UL label located on top of signs

Submittal Date: 04/14/21
Acct Rep: Matt Boone
Designer: Derek Couch

REVISIONS

r1: 04/16/21
r2:
r3:
r4:
r5:
r6:
r7:
r8:
r9:
r10:
r11:
r12:

Exhibit 20

Illuminated Sign

Exhibit 20

External Illumination / Mural / Super Graphic