

Master Sign Program Atlantic Crossing, Delray Beach, Fla 7/9/21



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For the Edwards Companies

Context

The program will be implemented in stages.

Phases as follows:

Phase One South West side of the site. Currently for board review.

- Building 1 - East, South, North and West elevations (North being the internal to the mall)
- Building 3 - East, West and South and Elevations (South being internal to the mall)
- Building 6 South - East elevation Parking Garage Sign

Phase Two To follow

Before the board today we are requesting the following.

Tenant signs for the east, west and south elevations, the interior mall walk way tenants and a Parking Garage entrance identification

Tenant Signs

Building 1

Naming rights for Building 1 for Bank of American or future tenant

Retail tenants on the first floor.

- Le Colonial, Chico's, Bounce and others

Building 3

Retail tenants on the first floor

- Hampton Social, ORA and others

Building 6 South

- Center use Parking sign

Program outline

Analysis

(2) site specific sign program unique for the hallmark tenants.

Le Colonial

Hampton Social

Naming rights for Building 1 to Bank of America (Or other future tenant)

External (Road Facing) Tenant signs shall comply with the sizing and placement of existing sign code.

Allowing unique tenant logo and colors

Tenants on corner locations allowed a sign on each frontage. Tenants with front and rear exposure to be allowed signs on both frontages.

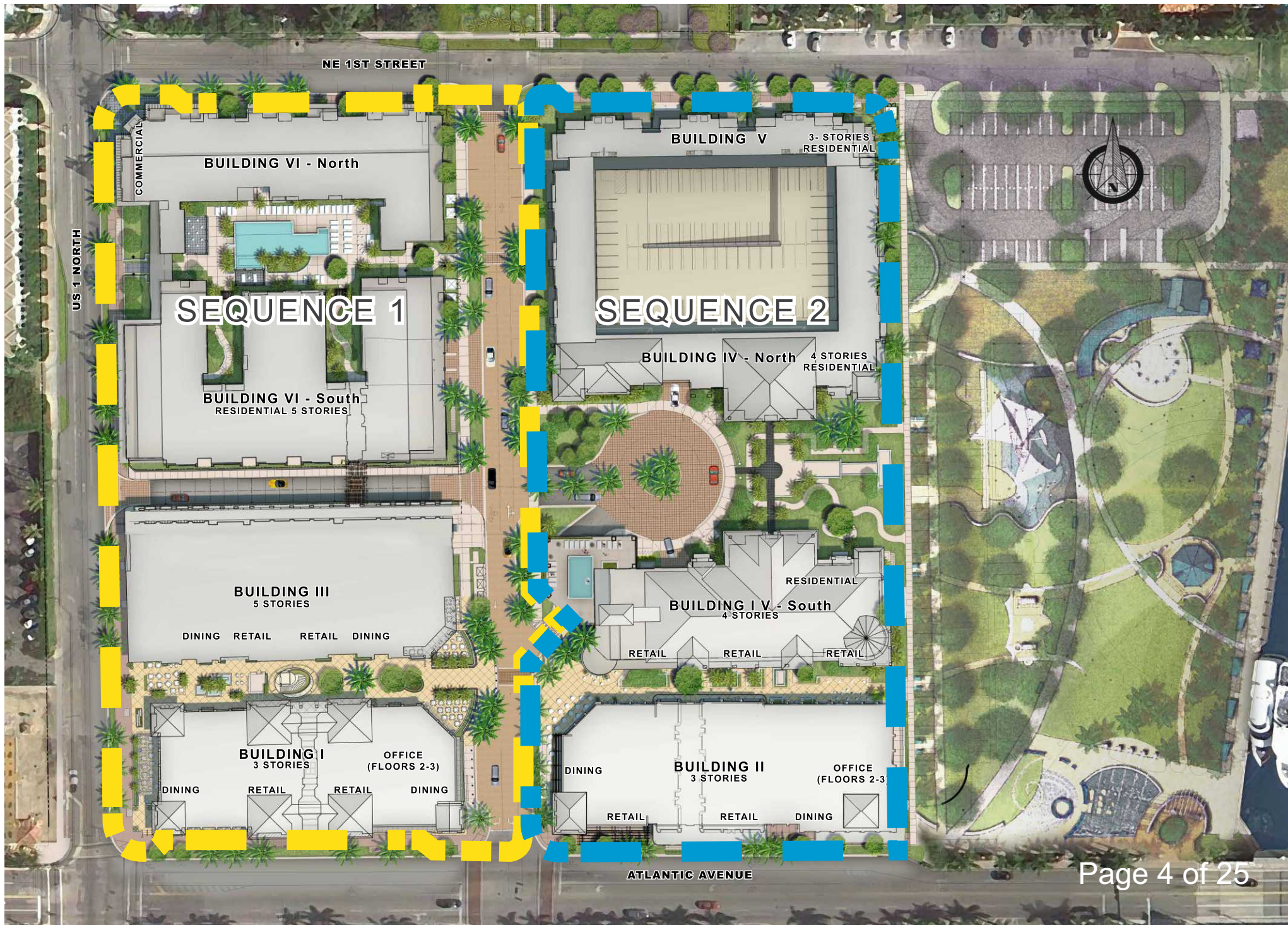
Smaller retail tenants with internal exposure to be allowed a flat wall sign or a projecting sign with window lettering.

Allowing unique shapes with tenant logo and colors

Window lettering to comply with existing city regulations

All signs require landlords approved graphic with written approval.

Illustrated Site Plan

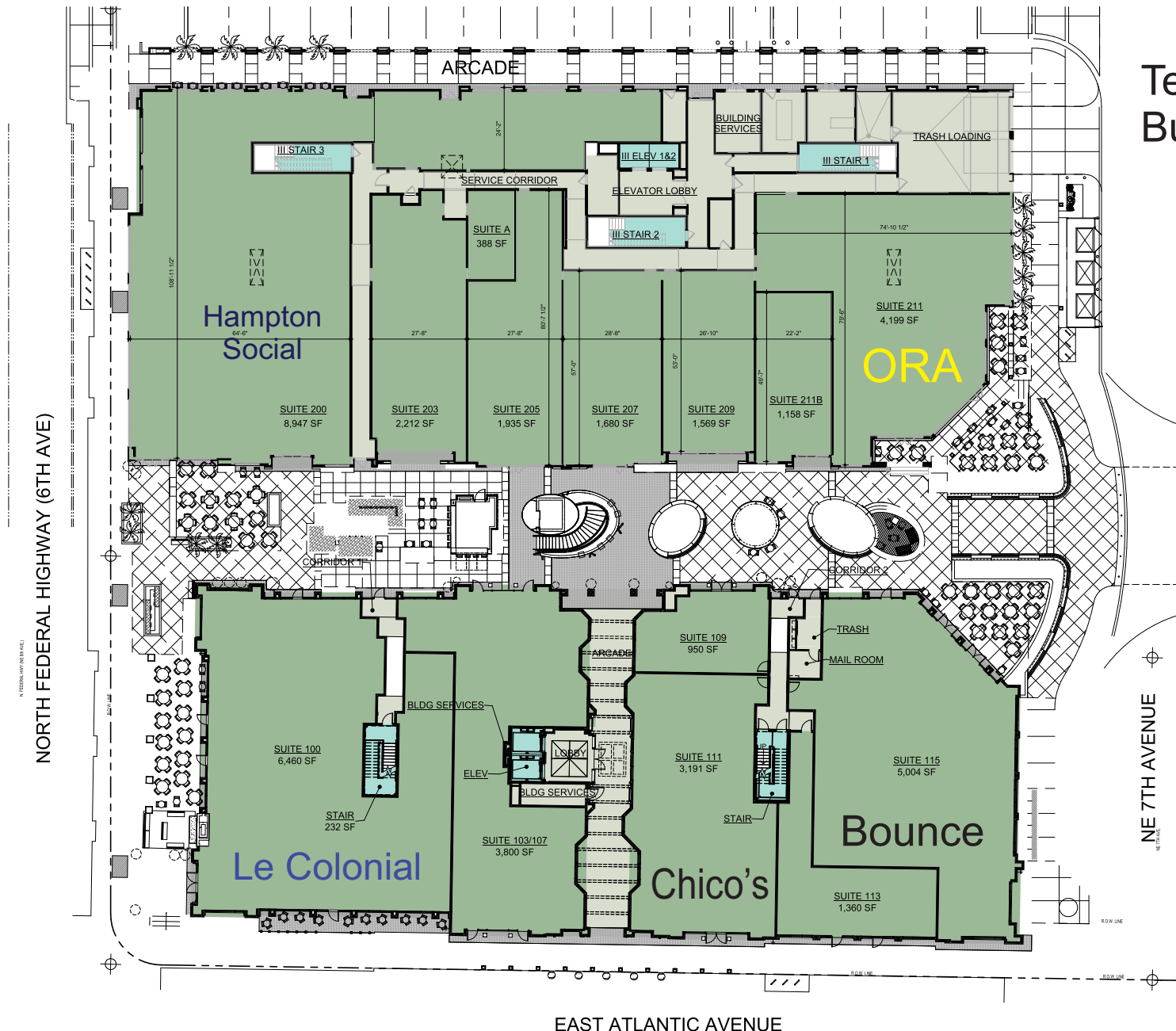


Illustrated Site Plan First Phase program area



This includes Building 1, Building 3 (for retail Tenants) and the southern part of Building 6 South (for parking garage for ID)

Tenant Placement Building One & Three



MERCHANDISING PLAN LEGEND

- BUILDING SERVICE AREAS
- MAJOR VERTICAL PENETRATIONS
- OCCUPANT AREAS

BUILDING I & BUILDING III - FIRST FLOOR
1/16" = 1'-0"

ATLANTIC CROSSING - BIII
06.11.21

217093
MERCHANDISING PLAN
A001



Illustration of building elevations





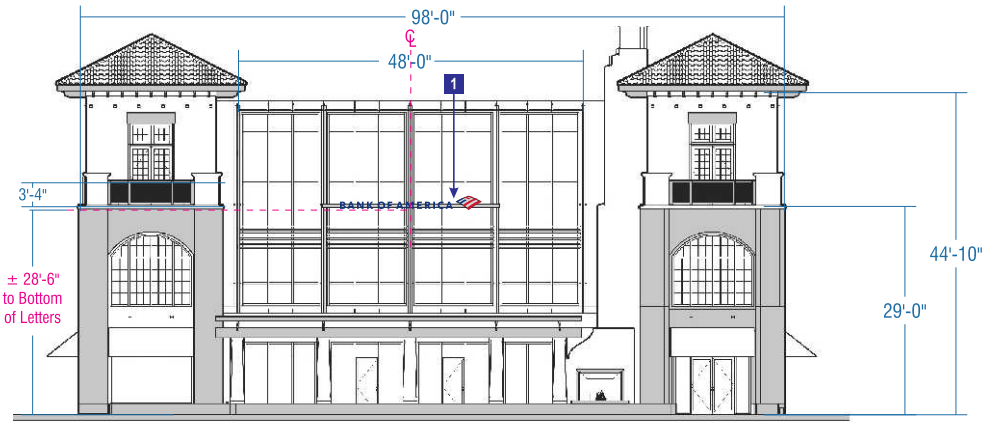
West side

South Side

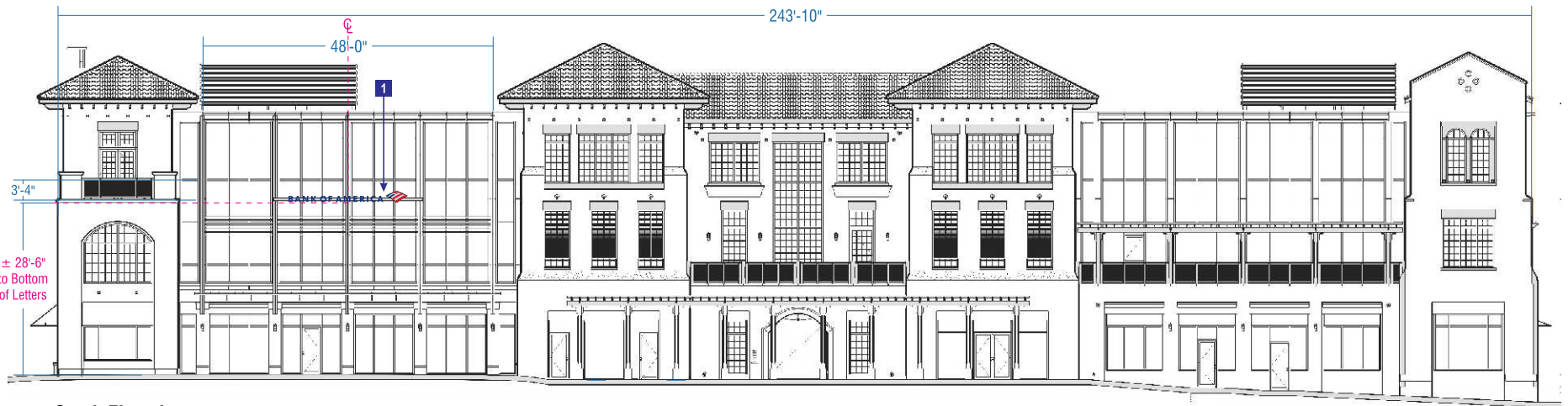


BUILDING 1 ELEVATIONS

Scale: 1/16" = 1'-0"



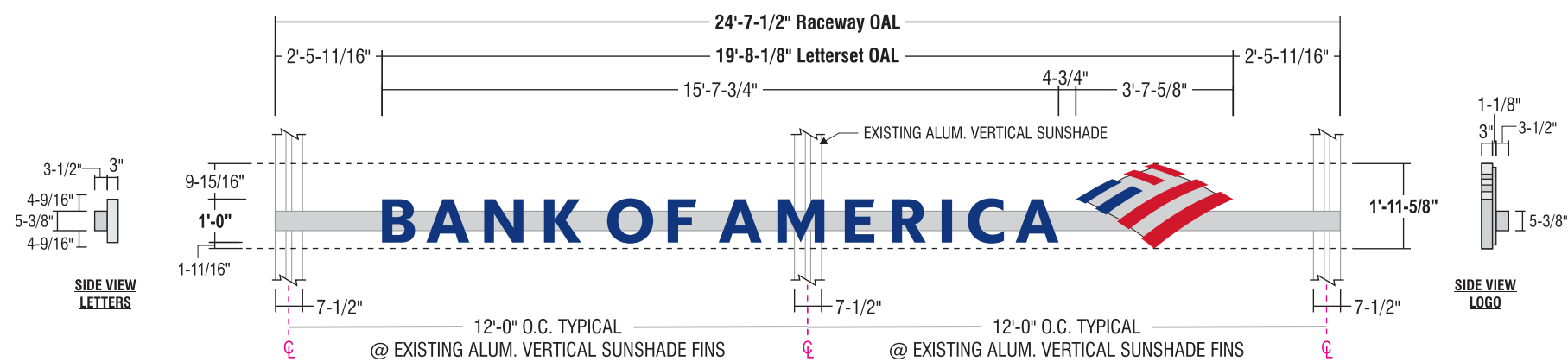
West Elevation








South Elevation



Letter construction detail



- FACES:** 1/2" thick Plaskolite 2406 LD acrylic w/ routed back 5/16" from back leaving a 3/16" thick x 5/32" flange for drop in faces secured thru returns (see detail)
Surface applied vinyl overlays to match colors shown w/ 3M overlamine
- RETURNS:** 3" deep .040 alum returns - aluminum Coil Bright Brushed Clear by Alumet Supply
- BACKS:** .090" alum. backs - insides painted w/ White Light Enhancement paint
- ILLUM.:** Agilight White LED illumination as required by manufacturer or approved equivalent
Remote power supplies
- RACEWAY:** Signcomp aluminum extrusion raceway, painted to match sunshade.
- WALL MATERIAL:** To be provided from survey
- INSTALL:** Raceway is mounted to 1/8" thick formed alum. brackets w/ 3/8"-16 hex head bolts. Formed alum. brackets are attached to the existing vertical sunshade w/ 3/8" dia. threaded rods and 1/4" thick alum. mounting plates.
(2) 3" x 3" x 1/4" Alum. structural angles 11'-2-1/2" long to span in between attachments to vertical sunshade structures.
Paint to match sunshade.
- QUANTITY:** (2) Two lettersets required

COLOR PALETTE			
	ALL FACES: Plaskolite 2406 LD		LOGO FACES: 3M 3630-2413 Red w/ Overlam 3M 3660M
	RETURNS: Brite Brushed Alum. Coil -Alumet Supply		COPY & LOGO FACES: 3M 3630-8530 Blue w/ Overlam 3M 3660M
			RACEWAY ATTACHMENTS Paint to Match Sunshade

Building 1 One First Floor



West Side



Sign on decorative canopy

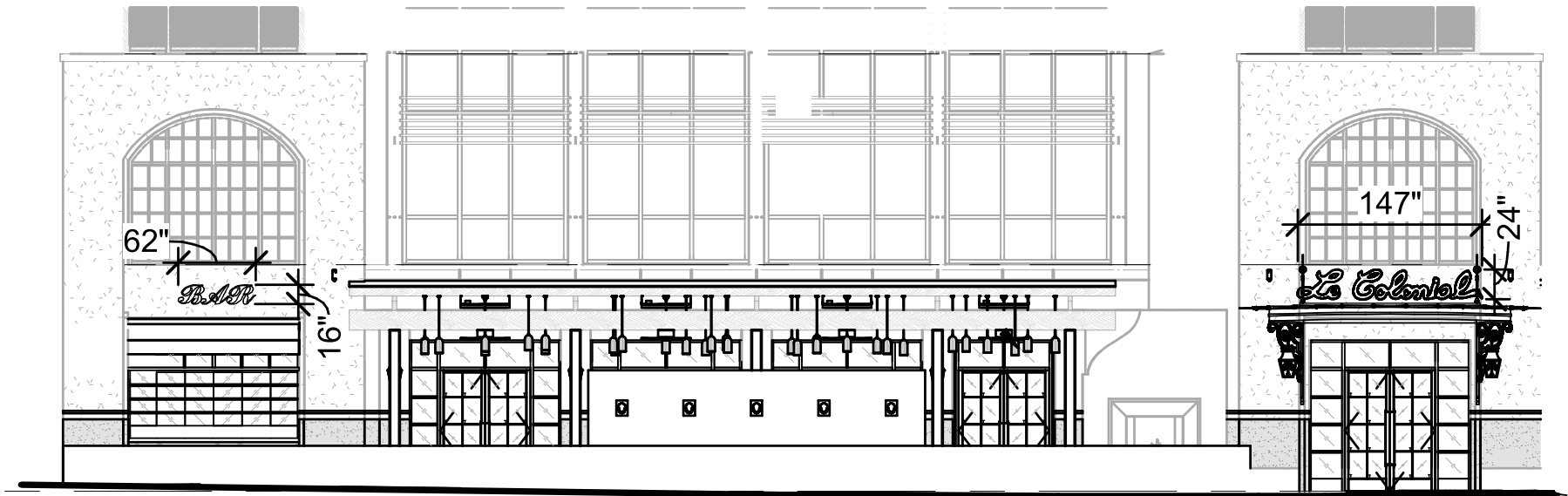
South Side



Flat wall sign interior to the mall



Sign locations

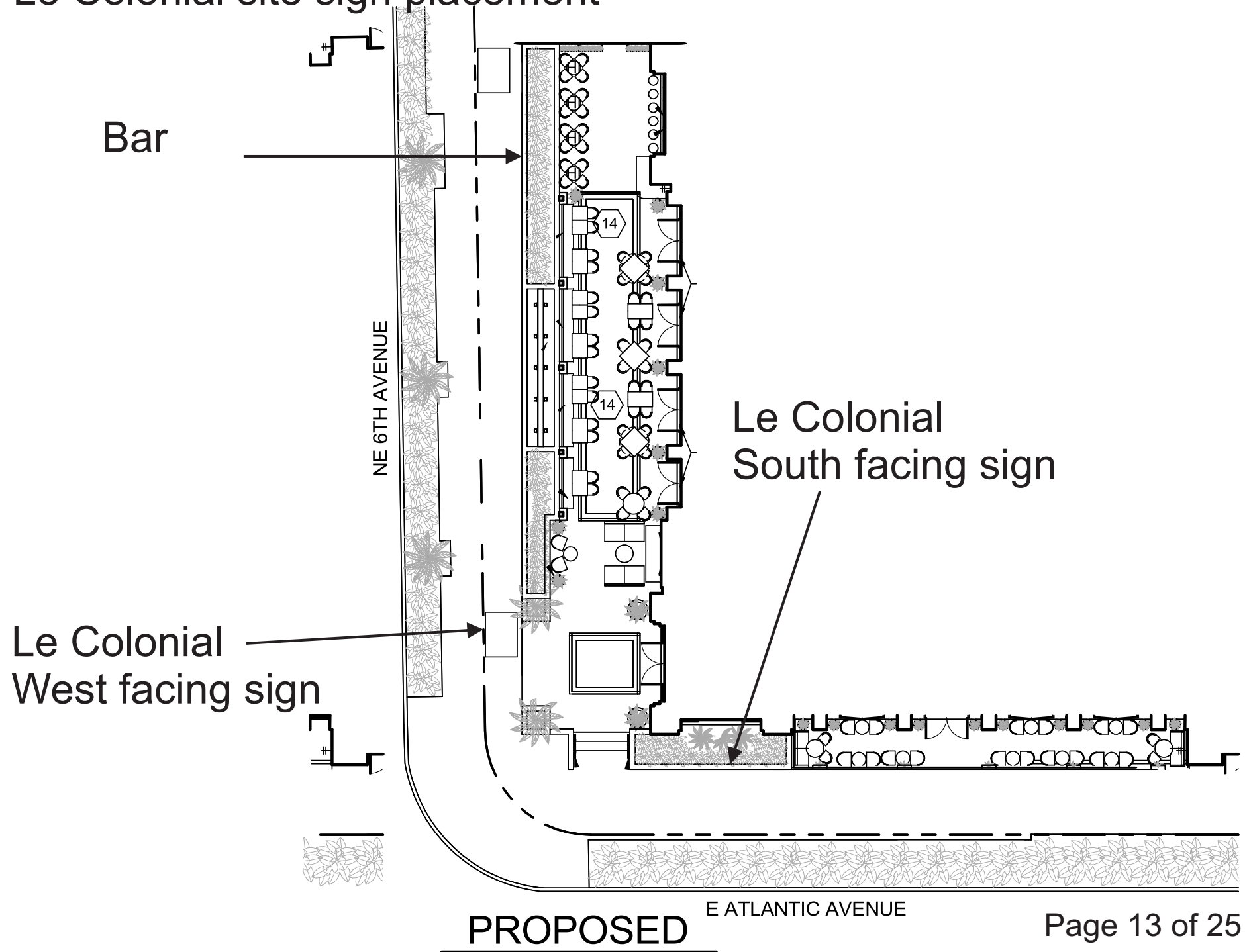


West Elevation



South Elevation

Le Colonial site sign placement

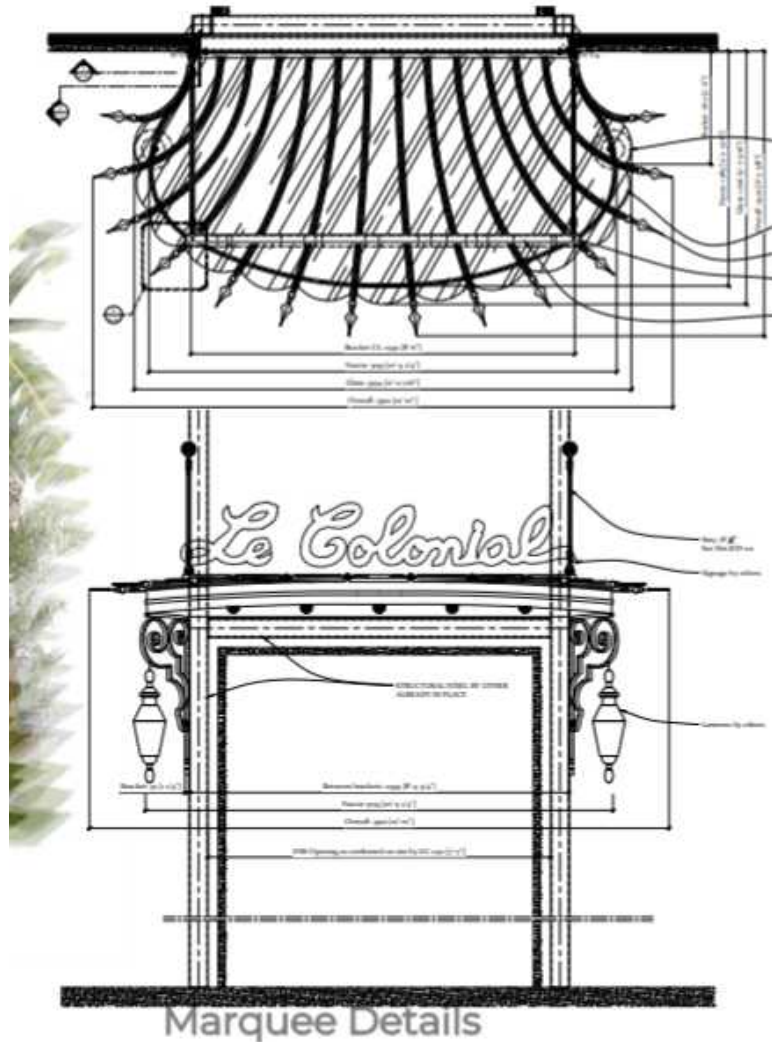


Awning monograms with outlining

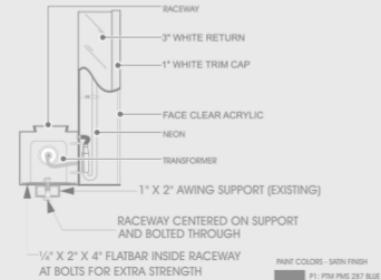


FABRICATE AND INSTALL ONE SET OF ILLUMINATED CHANNEL LETTERS ON A RACEWAY

- RETURNS: 3" DEEP .040 ALUMINUM
- BACKS: .063 ALUMINUM
- ILLUMINATION: ONE STROKE
- TRANSFORMERS: 30mA INSIDE RACEWAY
- RACEWAY: 5' X 5' RACEWAY EXTRUDED ALUMINUM
- RACEWAY MOUNTED DIRECTLY TO A CUSTOM AWNING
- INTERIOR FINISH: P1
- EXTERIOR FINISH: P2
- FINISH: P3






Front Lit Channel Letter on Raceway SECTION DETAIL




MOUNTING METHOD:
(Use appropriate method following wall inspection)
Toggle bolts w/ hollow cone - plywood backing
Expansion lag bolts & shields w/ solid concrete

PAINT COLORS - SATIN FINISH

	P1: PTM PMS 287 BLUE
	P2: PTM WHITE
	P3: PTM BLACK

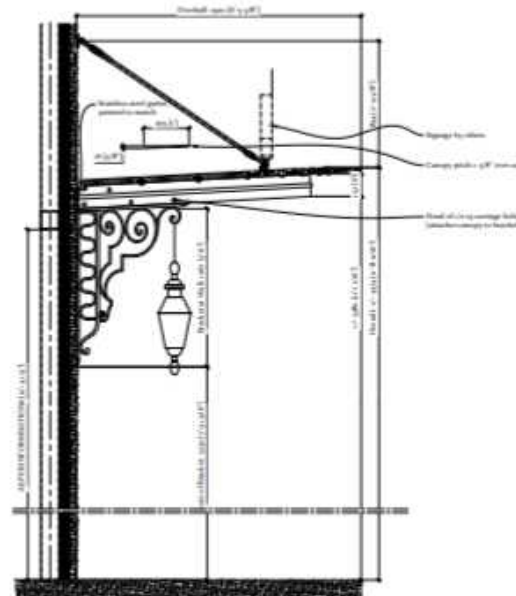
MADE IN THE U.S.A.

 AMERICAN INSTITUTE OF ARCHITECTS

Channel letter General Specifications

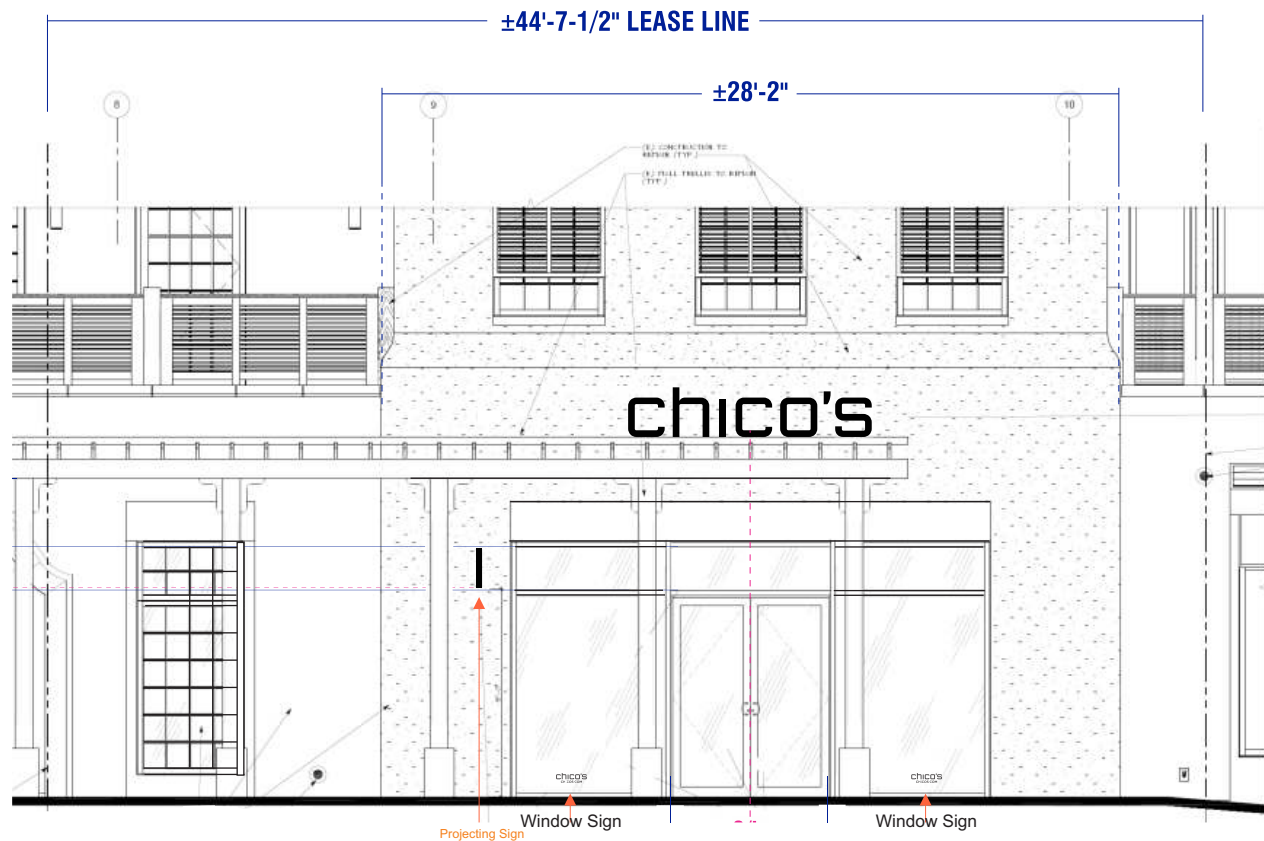
Sign Type	Front Lit Channel Letters
Illumination Type	12mm NEON
LED Color	HORIZON BLUE NEON
Face Material Gauge	3/16"
Face Color	Acrylic / Clear
Return depth Gauge/Color	3" Wide Alum.040 / White
Back Material Gauge	Aluminum .063
Tube Support Type	Glass 10T3 Standard
Transformer Type / mA /vlt	15k W / 30mA / 120V Inside Raceway
Retainer screw	#4 x 0.5" Ig Hex hd
Wire Type	UL Silicone GTO-15
Electrical Connectors	1/2" Greenfield

Sign Details

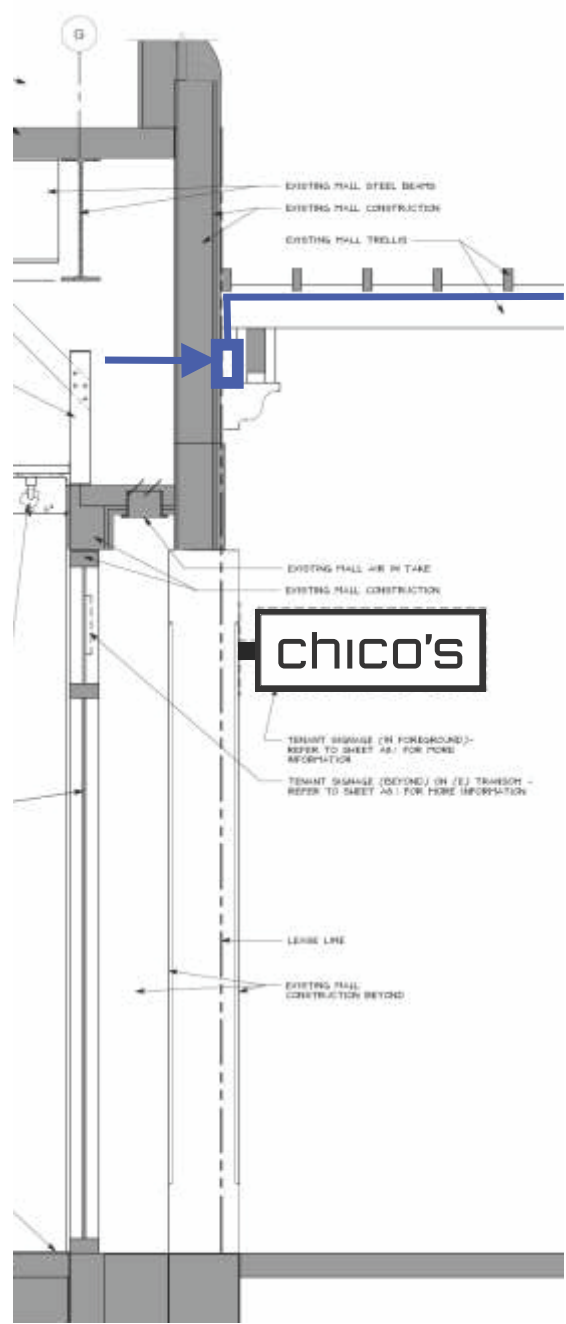


18" tall

chico's

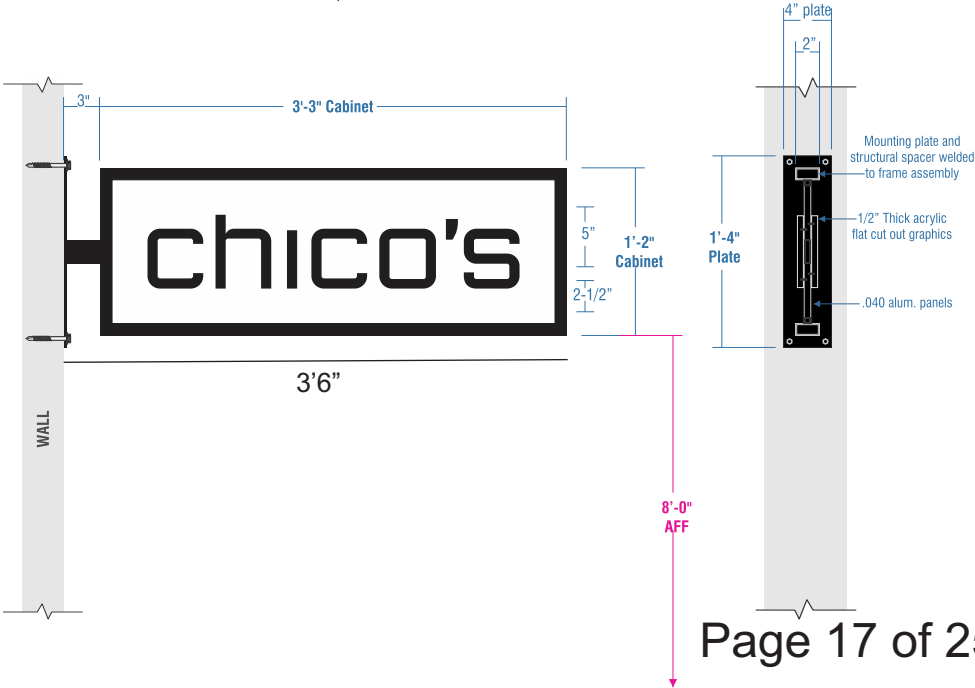


Projecting sign



D/F NON-ILLUM. BLADE SIGN

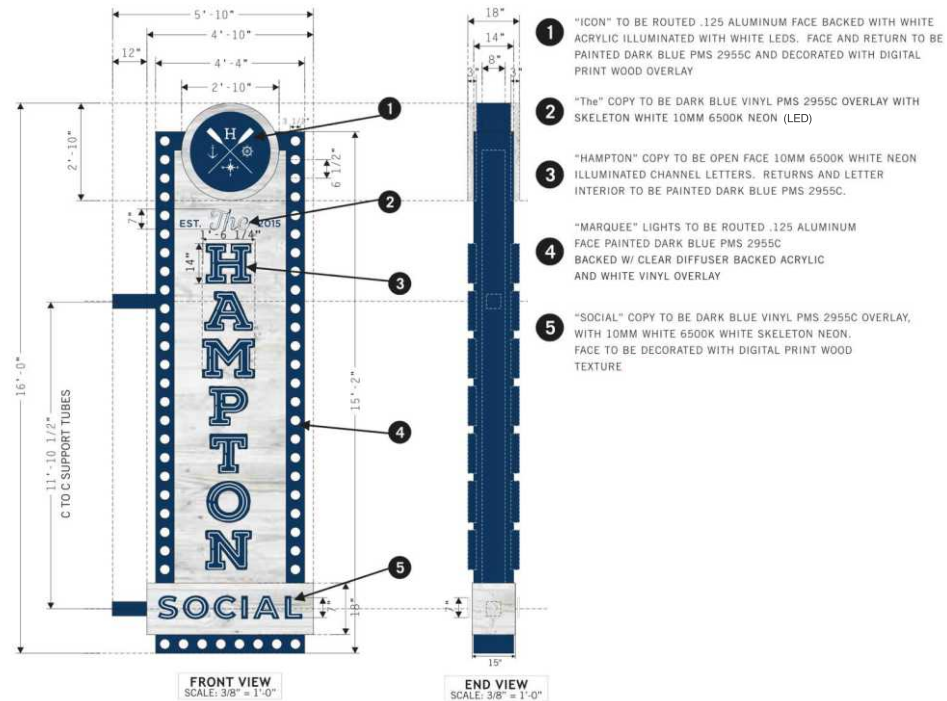
Scale: 1" = 1'-0"
3.8 square feet



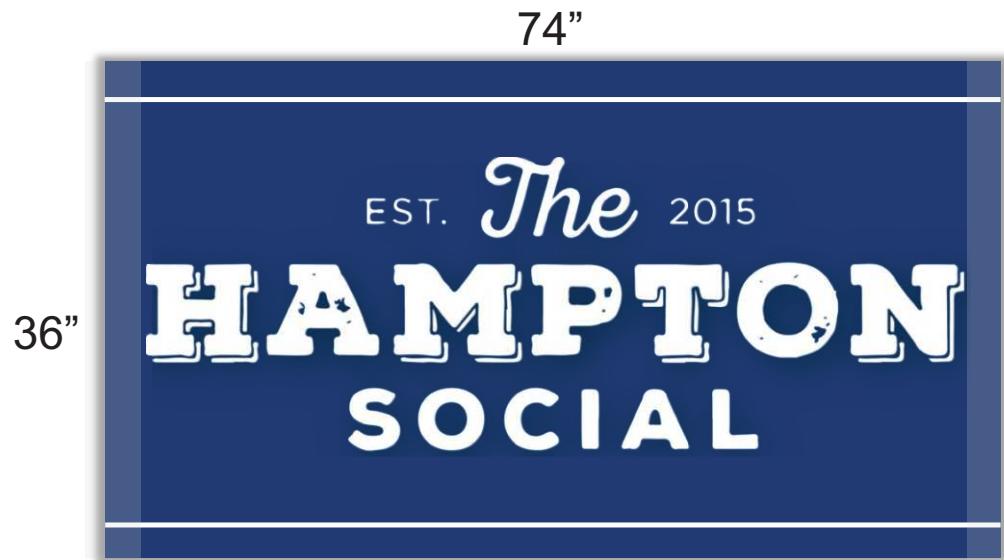
Building 3 Three The Hampton Social



Hampton Projecting sign (West Side)



Projecting sign to interior mall



Radiused End

Radiused End

INTERNALLY ILLUMINATED BOX SIGN

Left & Right Radiused Edges

White Painted Logo + Stripes

Logo + Stripes Traced in White Skeleton 10 mm 65000K Neon (LED)

Benjamin Moore | Blue | 2066-10 | PMS 2955C



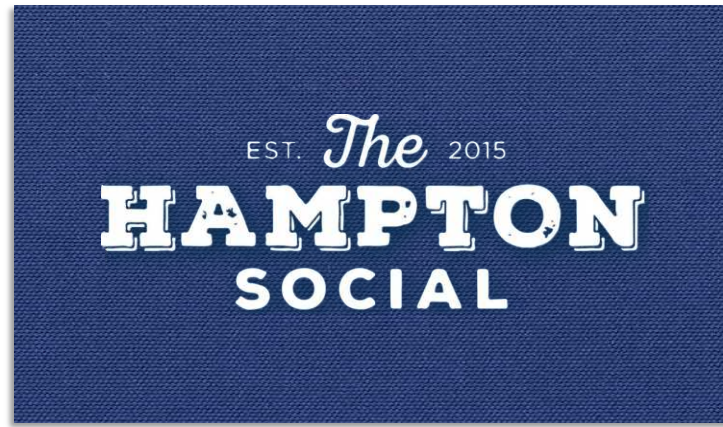
Similar Sign



96" projection from the wall face

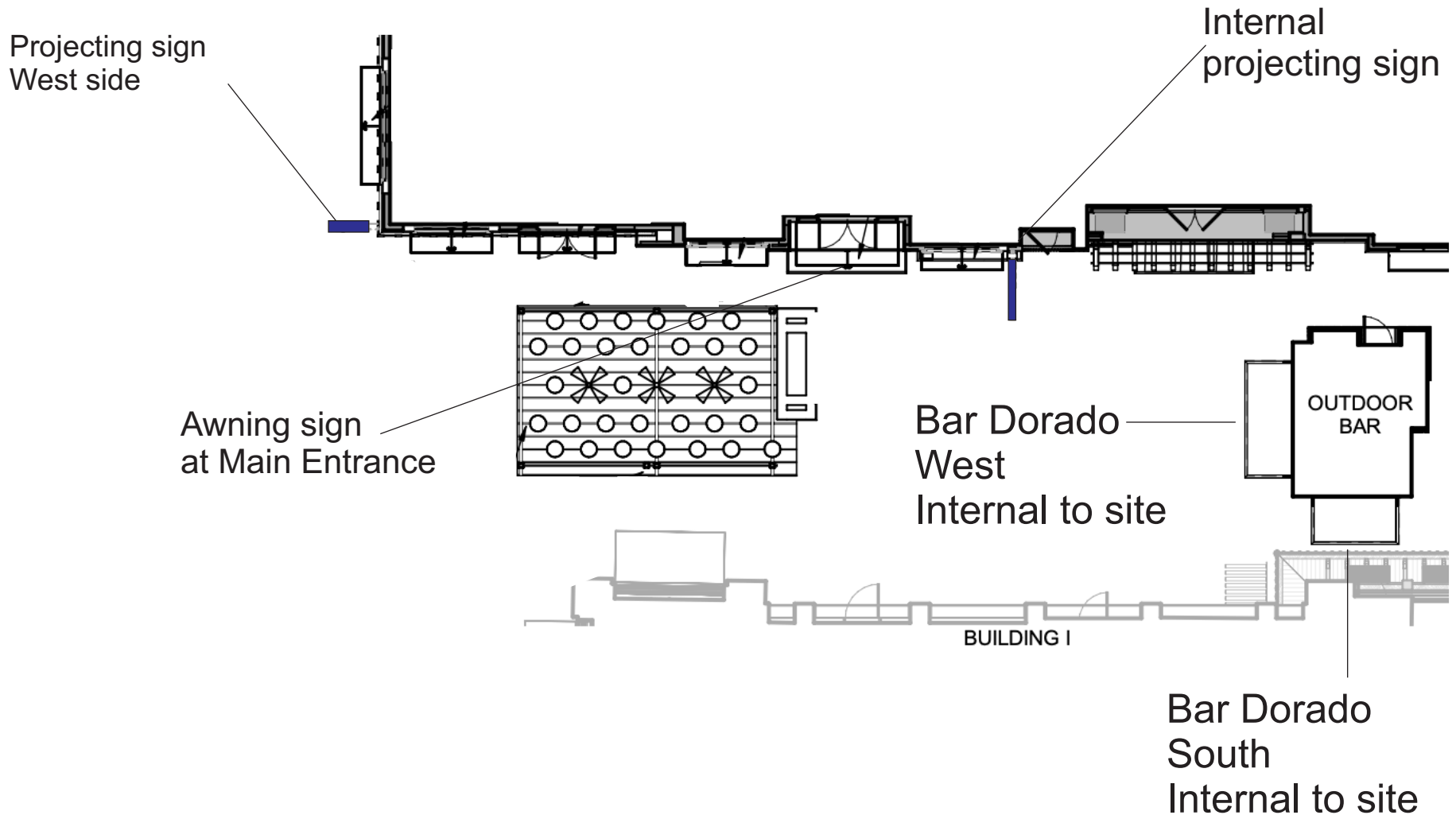


Awning lettering. Main Entrance sign interior to the mall with insignia on each white awning



Sign location map.

EST. *The* 2015
HAMPTON
SOCIAL





BAR DORADO

PIN MOUNTED BACK LIT LETTERS

WEST 1'-6"
+
SOUTH 1'-2" **BAR DORADO**
12'-0" + 9'-0"

PIN MOUNTED BACK LIT LETTERS

Rough Cut Out Steel Letters

Turquoise Powder Coated

Benjamin Moore | Mexicali Turquoise | 662 | PMS 2342C

White LED – 3000° K

Two Signs – South + West sides of existing bar structure

Bar Dorado interior to the mall
West and south side of mall kiosk



Based on a 42" projection

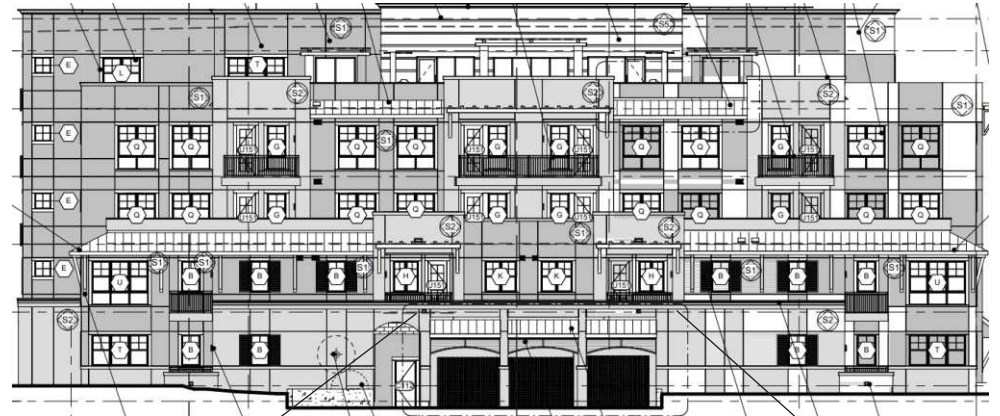


Parking Garage Sign

Projecting sign
Internally illuminated

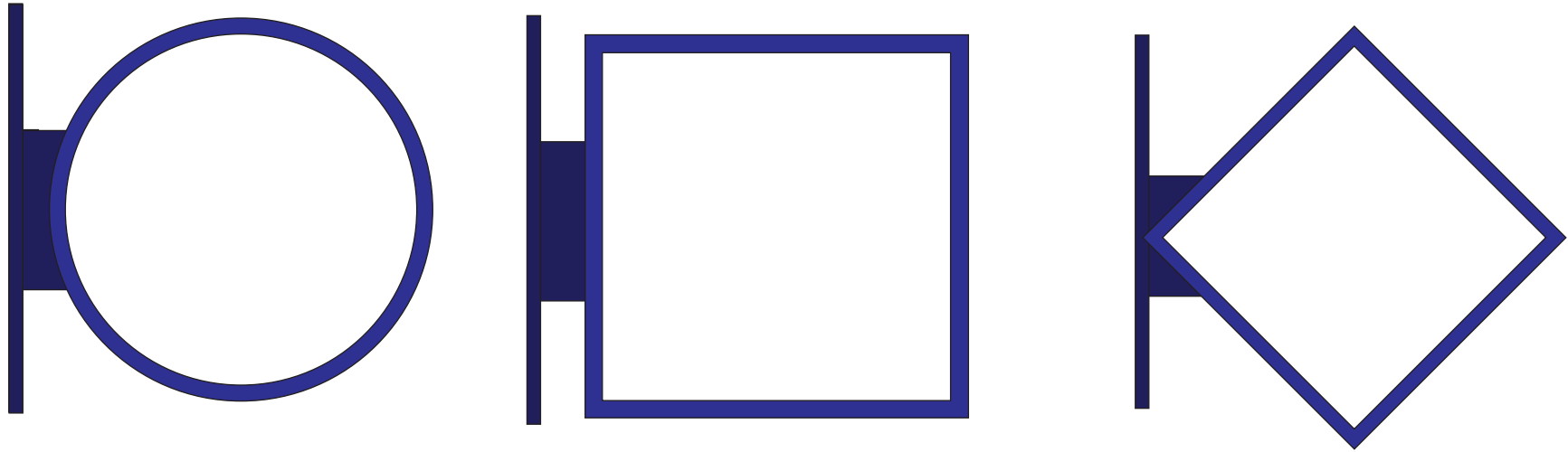
40"

BLDG 6 East Elevation



Sign placement

Typical Tenant Projecting signs Unique Shapes encouraged Up to a 42" projection from the wall surface
Face a based on a 39" x 39" or less
Unique color and graphic presentations allowed with landlords approval



Typical Tenant Projecting sign placement to be on the units demising store front center or adjacent to front entrance