

EXTERIOR IMPROVEMENTS FOR:

DOCTOR'S HEALTH GROUP

AT

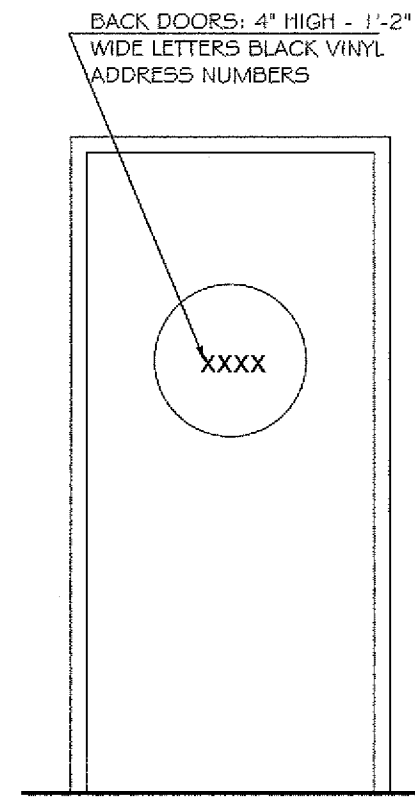
3850 COCONUT CREEK PARKWAY
COCONUT CREEK, FLORIDA 33066

TOTAL BUILDING AREA = 15,660 SQ. FT.
SIGN STRUCTURE ALLOWANCE PER STREET FRONTAGE = 75 SQ. FT.
THE PROPOSED MONUMENT SIGN IS 75 SQ. FT. PER FACE.

BUILDING DATA

SCALE: -

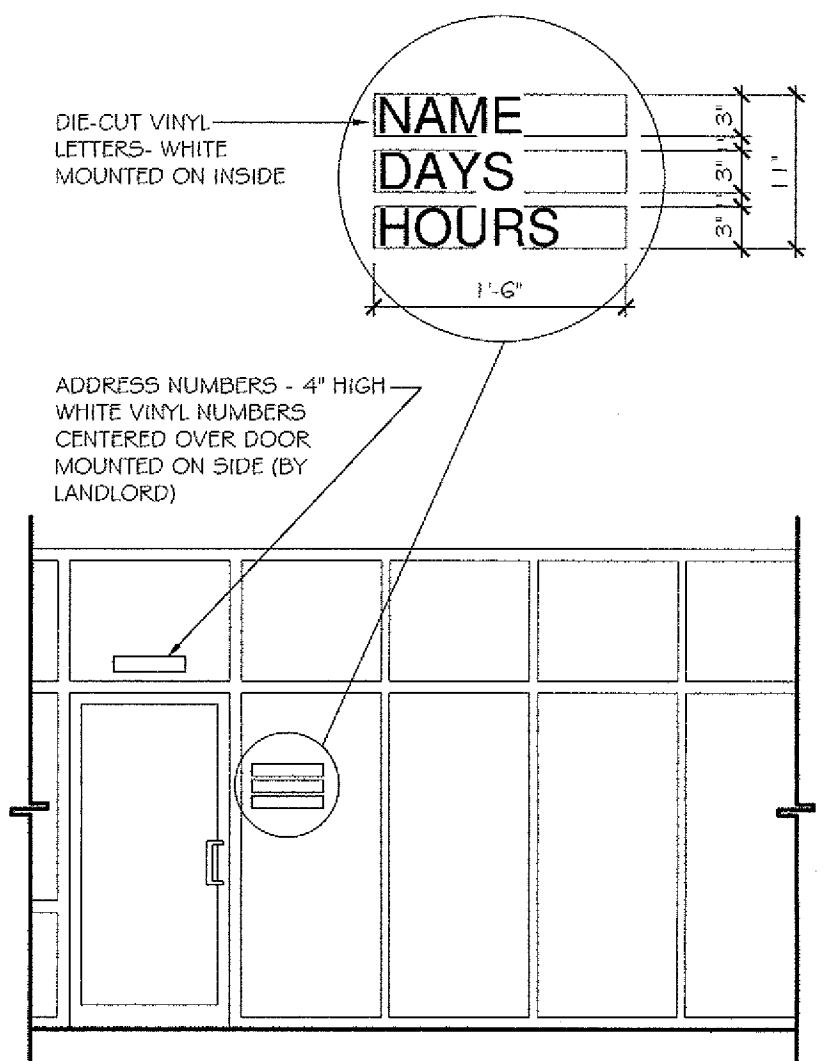
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BACK DOOR SIGN

SCALE: 1/2"=1'-0"

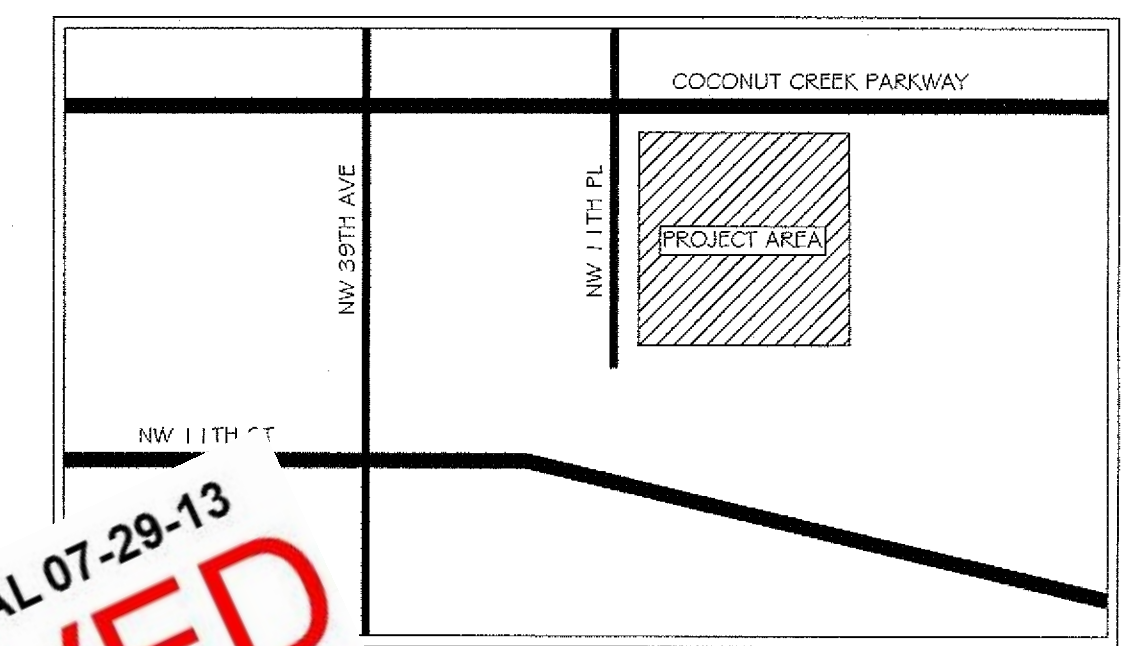
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A-001



STOREFRONT SIGN

SCALE: 1/4"=1'-0"

2
A-001



LOCATION MAP

SCALE: 1/4"=1'-0"

1
A-001

PART II - CODE OF ORDINANCES
Chapter 13 - LAND DEVELOPMENT CODE
ARTICLE III. - ZONING REGULATIONS
DIVISION 4. - ACCESSORY USES AND STRUCTURES

SUBDIVISION 5.3. GENERAL PROVISIONS FOR ALL SIGNS

Sec. 13-460. General provisions.

- (a) Interpretation. The department shall be responsible for the interpretation of the sign plan. Appeals to any interpretation shall be governed by section 13-34, Division 3, Implementation Procedures, of the City Code.
- (b) Signs in the right-of-way. Only signs installed consistent with and approved by federal, state, county and/or city standards shall be permitted in the public right-of-way.
- (c) Traffic safety.
 - (1) No sign or support shall be placed in such a position or manner as to interfere with traffic safety. It shall be unlawful for any person, firm or corporation of any kind to erect or cause to be erected any sign or advertising upon any public right-of-way in the city, except as authorized by the city commission.
 - (2) No sign or support shall be placed in such a position or manner so as to obstruct or interfere, either physically or visually, with any fire apparatus, police apparatus, traffic signal or sign or any devices maintained by or under public authority.

- (d) Aesthetic design criteria. All signs must be in conformance with the aesthetic design criteria, section 13-37 (Division 3, Implementation Procedures) of the City of Coconut Creek Land Development Code. Signs shall be integrated into the architecture and landscape of a development. Signs affixed to buildings shall not obscure architectural detailing. Planning and consideration for signage shall occur during the design of the buildings and premises of a development.
- (e) Sign design within a development to be coordinated pursuant to uniform sign plan. Section 13-471 establishes requirements for signs to be compatible in color, size, style, and format.
- (f) Designer sign bonuses. Designer signage qualifies for bonuses, pursuant to section 13-474, for institutional, civic, commercial, mixed-use, and industrial development.
- (g) Transferability between frontages. Signage that is authorized on per-frontage basis is not transferable between frontages unless otherwise authorized in this code.
- (h) Materials and construction. Materials and methods of fabrication shall comply with the following standards:
 - (1) All structural materials utilized in the construction or erection of signs shall be concealed except for vertical supports or other supporting materials which are designed and arranged so as to be an integral part of the aesthetic composition of a sign.
 - (2) All letters and symbols on permanent ground and wall identification signs must extrude from the sign face a minimum of one-half (1/2) of an inch and extrude more than nine (9) inches.
 - (3) Electrical raceways shall not be mounted to the exterior of the building or visible in any way.
 - (4) All wood used for signs shall be rot-resistant.
 - (5) Dual face signs. Ground signs with two (2) or more faces, having an interior angle of greater than fifteen (15) degrees between the opposing faces, are permitted only as designer signs.

- (i) Vertical clearance. A minimum of eight (8) feet of vertical clearance above grade is required to the bottom of any sign that extends over a sidewalk or other pedestrian way.
- (j) Colors. A maximum of three (3) colors shall be used in the design of a permanent sign. Logos are exempt from this provision. The background color of a building facade is not counted as one (1) of the three (3) permitted colors. Temporary signs are not limited in the number of colors used. For the purpose of this subsection, white shall be considered a color.
- (k) Cabinet signs.
 - (1) When used as part of a ground sign, the cabinet shall be internally illuminated to display individual letters with clear faces set within a permanently opaque background.
 - (2) When used for a logo graphic or individual letter or word, the edge of the cabinet must follow the contours of the logo graphic, letter or word. The sides, or returns, of the cabinet sign must be opaque.

- (l) Logo signage.
 - (1) Logos may be any color.
 - (2) The use of more than one (1) logo on a ground sign is allowed, on a multi-tenant ground sign which is designed to accommodate multiple tenant names, logos, or both.
- (m) Illumination. Permanent sign copy may be illuminated internally or externally unless otherwise provided in this sign code. Temporary signs shall not be illuminated unless specifically authorized in Subdivision 5.6.
 - (1) Portable signs, excluding signs permitted under section 13-469.4, shall not be illuminated.
 - (2) Permanent sign letters may be internally illuminated, backlit, or externally-lit through an overhead full-cutoff fixture integrated into the design of the sign or facade, or from the ground.
 - (3) All lighting for all signs shall be designed to prevent light spillage from sign face, and shall not be of such intensity or brilliance as to cause glare, visual distraction or nuisance.
 - (4) External light sources shall be shielded, landscaped when ground-mounted and, except for architectural fixtures as provided below, not visible from any adjacent rights-of-way or residentially zoned or developed properties, or from dwelling units on upper stories within the same building on which the illuminated sign is located. Light fixtures that are architectural elements of a building need not be hidden from view, provided that the bulbs or other light source within the fixtures are shielded from view.

- (5) The use of neon is limited to an internal light source for signs.
- (6) Strip lighting is permitted only as an integral part of a building sign or as an element of a building's architecture. Strip lighting shall not be used to border or outline a window, door, canopy or any portion thereof.

- (n) Identification.
 - (1) Additional description of services provided or attributes other than name of the primary user or business type is not permitted on identification signs unless made part of the business or user's name.
 - (2) A generic description of the business facilities as a business listing (for example: Nail Salon) is permitted. General descriptions must be at least two (2) words in length; single word descriptions are not permitted (for example: Nails).
- (o) Co-located business signage. Co-located businesses are two (2) or more businesses that share one (1) storefront.
 - (1) When a secondary entity occupies at least one hundred (100) square feet of floor area but does not satisfy the minimum criteria in subsection (2) below, the primary entity and each of up to two (2) co-located entities are permitted wall signs on each eligible frontage.
 - a. The standard wall sign allowance shall be increased by twenty-five (25) percent, or twelve (12) square feet, whichever is greater, to accommodate wall signage for up to two (2) co-located entities, regardless of whether signage for one (1) or two (2) secondary entities is erected.
 - b. Two (2) secondary entities may have independent awning signs, subject to the requirements for same in this sign code.
 - (2) The full in-line tenant signage allowance for building and ground signs is permitted for each co-located business that occupies at least seven hundred fifty (750) square feet of demarcated floor area and has its own storefront at least twenty (20) feet wide. In order to qualify for its own signage allowance, each entity's storefront must be demarcated with partial partition walls.

- (p) Digital signs. Where digital signs are permitted, they shall comply with the provisions of this subsection.
 - (1) Brightness. Each digital sign's operating system shall contain a light sensing device to adjust brightness as ambient light conditions change in order to ensure that the message meets the following brightness standards. The maximum brightness shall be three-tenths (0.3) of a foot-candle above the ambient light measured two hundred fifty (250) feet perpendicular from the face of the sign, or such less distance as may be required by paragraph (m)(3) of this section.
 - (2) Lighting control and mitigation. If a freestanding residential building is located within two hundred fifty (250) feet of the base of a sign structure, the sign permit applicant must reduce light intensity on, or shade or shield the digital sign, or direct the lighting from such digital sign away from such residential property such that the lighting from the digital sign shall not result in a light intensity greater than three-tenths (0.3) foot-candle above ambient lighting, as measured at the property line of any residential property within two hundred fifty (250) feet of the base of the sign structure. At the time of sign design review application, the sign owner applying for the sign approval shall submit a certification to the department that the sign shall not exceed this standard.
 - (3) No digital sign shall display light of such intensity that it may interfere with the effectiveness of an official traffic sign, signal or device, or driver safety.
 - (4) Each digital sign shall have a default mechanism or setting that will cause the sign to turn off or freeze in one (1) position at a brightness no brighter than normal operation if a malfunction (any unintended interruption in message sequencing) or failure occurs. The continuing operation of a malfunctioning sign that causes a glare is a traffic hazard and the department shall order such a sign to be turned off until full functionality of the sign has been restored.
 - (5) The digital sign shall not be configured to resemble a warning or danger signal, nor shall there be any configuration which may cause a driver to mistake the sign for a warning or danger sign. The sign shall not resemble or simulate any lights or official signage used to control traffic.
 - (6) Digital displays may be operated outside the hours of operation provided in this code only for the conveyance of emergency messages in the event of an emergency as declared by the city manager or chief of police.
 - (7) Replacement of an existing sign with a digital sign shall be considered a structural alteration and will require all appropriate permits pursuant to the Code and shall not be permitted except in those instances where a digital sign would otherwise be permitted under this code.

- (q) Maintenance.
 - (1) All signs shall comply with the Florida Building Code.
 - (2) All signs shall be maintained as originally permitted, constructed, and approved.
 - (3) Any sign that is in a dangerous or defective condition shall be made safe, presentable, and in good structural condition consistent with subsection (g)(2) of this section, including but not limited to, the replacement of defective parts, repainting, cleaning, and other actions required for maintenance of the sign. If the sign is not brought into compliance with these standards, the city may require its removal in accordance with subsection (r), noncompliant signs.

- (r) Noncompliant signs. Any sign installed or placed on public property, except in conformance with the provisions of this sign code, and any sign or sign structure that does not comply with the requirements of this sign code, shall be forfeited to the public and subject to confiscation. Any confiscated sign shall be retained for a period of three (3) business days while city staff makes every reasonable effort to contact the owner of the sign. In addition to other remedies, the city shall have the right to recover the full costs of its removal and disposal from the owner or person responsible for the placement of the sign. (Ord. No. 2011-029, § 2, 11-10-11)

SUBDIVISION 5.5. - IDENTIFICATION SIGN REGULATIONS
Sec. 13-466. - Nonresidential building frontages that are eligible for building-mounted identification signs.

This section applies to all identification signs on buildings.

- (a) Eligible building frontages. A building frontage is eligible for nonresidential identification signage when it:
 - (1) Fronts a major street or interior access drive; or
 - (2) Contains a storefront or equivalent public entrance to the establishment; or
 - (3) Fronts the primary public parking facility for the portion of the development where located, not including parking areas designated or reserved for employee parking on the approved site plan or by signage on the premises.
- (b) Number of eligible frontages. No more than four (4) frontages on any building may contain building identification signage.

Category	Gross Floor Area of the Development (sq. ft.)	Sign Structure Allowance per Street Frontage (sq. ft.)
Outparcel	-	50
1	Less than 10,000	50
2	10,000-18,000	75
3	18,001-40,000	100
4	40,001-80,000	130
5	80,001-120,000	150
6	Over 120,000	175

(Ord. No. 2011-029, § 2, 11-10-11)

Sec. 13-466.G. - Ground identification signs.

- (a) Standards for all ground identification signs.
 - (1) Sign structure.
 - a. Design. The sign base shall be, at a minimum, the same width as the sign structure, unless otherwise designed to take the form of an architectural enhancement that complements the design of the building(s) and plaza and coordinates with the uniform sign plan. A masonry or concrete base is not considered an architectural enhancement.
 - b. Support. All supporting members or materials utilized in the construction or erection of ground signs shall be concealed, except for supports or materials which are designed and arranged so as to be an integral part of the aesthetic composition of a sign.
 - (2) Sign face.
 - a. The sign face area shall not exceed sixty (60) percent of the sign structure area.
 - b. Address numerals, a minimum of six (6) inches in height, are required on one (1) sign per frontage. Numerals may be excluded from maximum sign face calculations.
 - c. A minimum border of six (6) inches of blank space shall surround the sign face of every sign. Border is measured from the edge of sign copy or graphics to the nearest architectural or structural detail or feature.
- (b) Required landscaping. Every ground sign shall be surrounded by accent landscaping. The landscaping is subject to site plan approval.
- (c) Minimum setbacks.
 - a. Five (5) feet from all property lines and the face of any curb bordering a vehicular use area.
 - b. Fifty (50) feet from nonresidential interior side lot lines.
 - c. One hundred (100) feet from interior lot lines abutting residentially zoned property with frontage on the same street.

- (1) Ground signs with more than two (2) faces are permitted only as designer signs.
- (a) Ground identification sign allowance for residential developments and agricultural uses.
 - (1) Ground identification signage is permitted only for a residential development that is comprised of at least fifteen (15) dwelling units that share vehicular access from a public street adjacent to the community.
 - (2) The structure of a ground sign shall not exceed sixty (60) square feet in area.
 - (3) Maximum height of a ground sign is six (6) feet.
 - (4) One (1) ground sign is permitted on each street frontage with a vehicular entrance into the development.
 - (5) One (1) additional ground sign is permitted for each additional vehicular entrance into the development, conditioned upon a minimum two hundred (200) feet of separation between any two (2) signs.
 - (6) Maximum letter height is eighteen (18) inches per line of copy. Multiple lines of copy are permitted.

- (c) Ground identification sign allowance for commercial, office, industrial, mixed-use, civic and institutional developments.
 - (1) Number of ground signs.
 - a. Permitted sign allowance can be divided into multiple ground signs.
 - b. The number of ground signs allowed on any street frontage shall not exceed the number of vehicular driveway entrances on that street frontage, excluding service entrances.
 - c. Outparcel signs do not count toward a property's maximum number of ground signs.
 - (2) Maximum height. Ground signs are permitted to a maximum height of ten (10) feet except outparcel ground signs and any sign located on minor streets, which are limited to a height of six (6) feet.
 - (3) Sign structure. Each development and outparcel is authorized to have a maximum amount of signage per street frontage, as follows. The sum of the area of all individual sign structures along each street frontage shall not exceed this total.
 - (1) Maximum sign area is three (3) square feet.
 - (2) Logo cabinets are permitted consistent with section 13-460.(k).

Category	Gross Floor Area of the Development (sq. ft.)	Sign Structure Allowance per Street Frontage (sq. ft.)
Outparcel	-	50
1	Less than 10,000	50
2	10,000-18,000	75
3	18,001-40,000	100
4	40,001-80,000	130
5	80,001-120,000	150
6	Over 120,000	175

- a. Size categories 1-3 must include the development name on ground signs to facilitate identification to vehicular traffic.
- b. Size categories 4-6 must dedicate the equivalent of at least twenty-five (25) percent of the total area sign face used toward development identification. Area required for development identification can be collectively grouped onto a single ground sign or split between multiple signs.
- c. In multi-phased projects the permitted sign structure area shall be based on the gross floor area of the first phase.
- (d) Location and spacing requirements.
 - (1) All signs must meet applicable setbacks and shall not obscure the line of sight required for traffic safety.
 - (2) A sign is permitted to be located at each of multiple entrances to a development. Alternatively, a sign location may be shifted along the same frontage but in no case be located closer than half the distance to the adjacent entrance drive or street intersection. This standard does not apply to outparcel signs.
 - (3) Properties which qualify for only one (1) ground sign on any given frontage are permitted to locate the sign at any point along that frontage in compliance with setback requirements.
 - (4) On a corner lot, a single ground sign may be placed near the intersection in lieu of one (1) of the signs authorized for a vehicular entrance but in no case may the sign be less than two hundred (200) feet from another development sign on either frontage. In no case may the sign obscure the line of sight required for traffic safety.

- (e) Standards for all multi-tenant ground signs.
 - (1) Up to six (6) tenants may be identified on each face of a multi-tenant sign.
 - (2) Minimum permitted capital letter height is eight (8) inches. Lower case letters may be smaller but not less than six (6) inches in height.
 - (3) Multiple-tenant signs shall provide blank ("white") space between rows of unrelated text (i.e. separate tenant copy).
 - a. Vertically. A minimum two-inch space is required between lines of text that contain letter heights of ten (10) inches or less. A minimum three-inch space is required between lines of text that each contain a letter greater than ten (10) inches in height.
 - b. Horizontally. A minimum six-inch space is required between tenants listings which are side by side.
 - (4) All tenant sign panels shall match in material and color.
 - (5) Stylized typefaces associated with a business identity are permitted. Reflecting business identity.
 - (6) The property owner is responsible for ensuring that new tenant sign panels match, and comply with the approved uniform sign plan and permits. Failure to do so shall be deemed in violation of this sign code.

- (Ord. No. 2011-029, § 2, 11-10-11)

- SUBDIVISION 5.7. STANDARDS FOR INCIDENTAL SIGNS
Sec. 13-469.9. - Window signs.
- (a) Window signs are permitted only on the ground floor.
- (b) The total of all window signs, both temporary and permanent, shall not cover more than twenty-five (25) percent of the total window area. Except as otherwise provided for in section 13-469.2 or through an authorized promotional event.
- (c) Permanent window signs shall not include any price information.
- (d) Maximum permitted letter height for all permanent signs is eight (8) inches.
- (e) Permanent window signs shall be comprised of individual letters, logos and graphics professionally created and installed.
- (f) No more than three (3) colors shall be used in permanent signs, except logos.
- (g) Each storefront is permitted one (1) illuminated identification sign or one (1) illuminated "open sign" on the interior side of a window. All other illuminated signs are prohibited.
 - (1) Maximum sign area is three (3) square feet.
 - (2) Logo cabinets are permitted consistent with section 13-460.(k).

- (Ord. No. 2011-029, § 2, 11-10-11)

GENERAL PROVISIONS

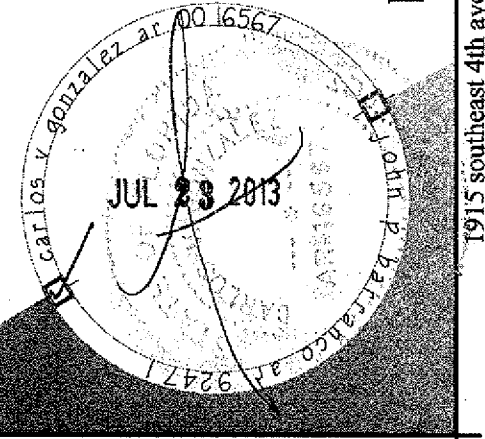
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INTERIOR RENOVATIONS FOR:
DOCTOR'S HEALTH GROUP

3850 COCONUT CREEK PARKWAY,
COCONUT CREEK, FLORIDA 33066

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DATE: 04-26-13 COMM: 120418

REVISIONS
2 07.23.13 DRC COMMENTS

SIGNAGE COVER SHEET

SIGN REVIEW SUBMITTAL

A-001



ADMINISTRATIVE APPROVAL 07-29-13
APPROVED