

# **MASTER SIGN PROGRAM**

## ***THE PLAZA AT DELRAY***

1640 S. Federal Hwy

### **OVERVIEW:**

The Plaza at Delray is a 335,000 square foot community entertainment and retail center which currently consists of six anchor tenants in excess of 20,000 square feet, five junior anchor tenants of 5,000 to 15,000 square feet, four outbuildings, and approximately 32 "shops" under 5,000 square feet. The Plaza at Delray is located on 35.40 acres and is bounded by South Federal Highway to the east, Linton Boulevard to the south and Dixie Highway to the west.

### **SIGN PROGRAM:**

#### **TENANT FLAT WALL SIGNS FOR MAIN PLAZA**

Tenants with less than 5,000 square feet shall have white faced, individual channel letters with bronze trim-caps and returns. Internally illuminated colored logos or a single color feature are also allowed. The maximum letter height allowed is 21" for 1-line of copy with a logo maximum height of 30". For 2-lines of copy, the maximum letter height is 18" for a total overall height of the sign of 40" and 4-ft maximum logo height. Corporate colors and logos are allowed with property owner and staff approval.

Anchors and Junior Anchors are allowed to have taller flat wall signs with property owner and staff approval. Corporate colors and logos are allowed. The only in-line tenants that may have two (2) flat wall signs are as follows: Wells Fargo and Applebee's located at the main "corners" of the Plaza. LA Fitness, as the largest anchor in the Plaza with frontage along South Federal Highway and Dixie Highway, is allowed a second wall sign facing Dixie Highway not to exceed 100 square feet. LA Fitness shall also be allowed to display up to five (5) individual internally illuminated murals (sports graphics panels) measuring 9' 7" x 14' 0" high facing Dixie Highway attached to the rear elevation of the LA Fitness leased space.

Under-Canopy Signs are allowed. All under canopy signs shall be two-sided, non-illuminated signs with white copy on a blue background. Corporate logos are permitted with property owner and staff approval. Maximum size of any under canopy sign is 4 square foot or the maximum size allowed per the sign code.

#### **FREE STANDING SIGNS**

Four (4) Plaza Free Standing Plaza Identification Signs with Tenant Panels: One (1) free standing tenant identification sign shall be located at the Linton Boulevard entrance to the Plaza and three (3) free standing tenant identification signs located along Federal Highway at the entrances to the Plaza. The four (4) free standing tenant identification signs shall be two-sided monument style with a maximum height of 16 feet. All panels shall be internally illuminated.

### **EXHIBIT "A"**

Each free standing sign must identify the name of the shopping center. The free standing tenant identification sign located along Linton Boulevard and located at the main entrance to the Plaza on South Federal Highway shall have no more than 12 tenant spaces per side. The remaining two free standing tenant identification signs located along Federal Highway shall have no more than 8 tenant spaces per side. All tenant panels shall have a white background; however corporate logos, colors and font style are allowed. As certain tenant panels have already been installed pursuant to the previous Master Signage Program which are nonconforming with the updated Master Signage Program outlined above, the property owner acknowledges and agrees to use commercially reasonable efforts to update the existing signage as allowed by its existing lease agreements or in connection with the replacement of the tenant or as part of the execution of a new lease.

Plaza Sign at Corner of Linton Blvd & South Federal Hwy: One Plaza Identification Sign with no tenant names shall be allowed at the corner of Linton Boulevard and South Federal Highway. This free standing sign shall be two-sided, L-shaped, with a total overall height of no more than 15 feet.

For signage relating to the out-parcel buildings located within the Plaza, please see next section.

### **OUT-PARCEL BUILDINGS**

*NOTE: No flat wall signs on the west elevation for the out-parcel buildings.*

**"DUFFY'S SPORT'S GRILL"**. 1750 S. Federal Hwy. On July 21, 2008, SPRAB approved two identical flat wall signs, one on the east elevation and the other on the south elevation: 60" high by 12' 0" in length (60 SF) illuminated, flush mounted channel letters, two lines of copy "Duffy's Sports Grill" consisting corporate colors of red for "Duffy's" with white trimcap and black copy on beige with red outline around copy for "Sports Grill".

**"CVS/PHARMACY"**. 1690 S. Federal Hwy. On Oct. 13, 2004, SPRAB approved the corporate sign colors and location to replace the (5) total "Eckerd" signs. Two flat wall signs (1) on the south and (1) on the east elevations at 6' 5" high by 14' 6" in length (93.58-SF) on 2-lines of copy. Also approved the "Food Mart" & "1-HR Photo" on the east elevation with the same stipulation that there be no window signs on the east elevation (same condition as with the Eckerd sign package) On the north elevation, "Drive-Thru/pharmacy" was also approved.

**"LONGHORN STEAKHOUSE"**. 1562 S. Federal Hwy. On February 13, 2002, SPRAB approved the corporate colors and location for two (2) flat wall signs: East elevation: 3-ft high by 15' 4" in length (45.99-SF); south elevation: 11-FT high by 14' 6" in length (159.5- SF).

**"MCDONALD'S"**. 1400 S. Federal Highway. On August 23, 2006, SPRAB approved the following signs for the McDonald's. Three free standing signs including (a) one monument style free standing sign along South Federal Highway with a total height of 8' 0" by 11' 0" in length, two sided and 30 SF of sign area each side with stucco colored to match building a limestone base; (b) one drive-thru menu board, 7' 0" high, one sided, internally illuminated with a sign area of 31.92 SF; and (c) a free standing canopy next to the menu board in illuminated corporate yellow color, 12' 6" by 8' 10 3/4" by 96" high and 8' in length over a 79" long clearance bar. The following signs were approved on the following elevations: South

elevation: "McDonalds" with the arch logo measuring 4' 5" high by 43' 10" in length (193.29 SF) with illuminated channel letters, white faces, black trim-cap and returns on a raceway to match the color of the building, the Logo "M" place on stucco measuring 3' 2" high by 3' 4" in length (10.52 SF) and a "Welcome" sign consisting of metal letters placed on a ledge over the door and illuminated by a fluorescent light bar with letters measuring 8" high by 37" in length (2.03 SF); East elevation: "McDonalds" with the arch logo measuring 2' 3" high by 37' 4" in length (83.99 SF) illuminated and the same color and style as the South elevation, the Logo "M" place on stucco measuring 3' 2" high by 3' 4" in length (10.52 SF) and a "Welcome" sign consisting of metal letters placed on a ledge over the door and illuminated by a fluorescent light bar with letters measuring 8" high by 37" in length (2.03 SF); West Elevation: the logo "M" place on the building next to the drive-thru pick up windows identical in size to the South and East elevations. No signs are proposed on the North elevation.





One (1) free standing monument style sign at entrance on South Federal Hwy, facing north & south: 2-sided, internally illuminated cabinet. Total height 8-FT 5' 6" high by 10' 3" in length.

**I-HOP.** 1560 S. Federal Highway. On February 10, 2011, SPRAB approved the corporate colors and to allow two flat wall signs for the I-Hop at the Plaza at Delray.

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**SIGNAGE LEGEND**

-  PROPOSED SIGNAGE
-  EXISTING SIGNAGE
-  EXISTING SIGNAGE TO BE RELOCATED
-  PROPOSED RELOCATED SIGNAGE



# EXHIBIT "B"

<p><b>OWNER</b> LINTON DELRAY, LLC</p>	<p><b>ARCHITECT</b> Kish Tree Associates 1111 N. W. 11th Ave., Suite 100 Fort Lauderdale, FL 33304</p>	<p><b>PROJECT</b> THE PLAZA AT DELRAY DELRAY BEACH, FLORIDA</p>	<p><b>SUBJECT</b> SITE PLAN</p>	<p><b>DATE</b> September 11, 2013 Revised: 09/26/2013</p> <p><b>DISCLAIMER</b> THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR SUITABILITY OF THIS SITE PLAN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SITE PLAN, NOR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS SITE PLAN FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED.</p>
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SITE PLAN  
SCALE: 1"= 80'-0"

Job Number: 545.01  
Scale: 1"= 80'-0"  
Sheet Number: S-1.0