

3/4/2019

MASTER SIGNAGE PLAN
The Delray Oasis Business Park, LLC
1201-1237 N Federal Highway
Delray Beach, FL 33483

“CENTER”: DELRAY OASIS BUSINESS PARK, LLC
DNA Properties Group at Berkshire Hathaway
1201-1237 N Federal Highway
Delray Beach, FL 33483

“LANDLORD”: **Howard Dean**
Howard Dean, P.C.
H. Dean Properties, LLC
<http://HDEANPROPERTIES.com>
150 White Plains Road, Suite 300
Tarrytown, New York 10591
tel. (914) 631-3000 / cell (914) 419-7166 / fax (914) 631-0363
riverogue@msn.com

“CITY”: CITY OF DELRAY BEACH, FL



GENERAL REQUIREMENTS & RESTRICTIONS

This Master Signage Program has been established for the purpose of ensuring a uniform signage program. Conformity will be strictly enforced for all new signage.

The purpose of this Master Signage Plan is to define and specify criteria for all exterior signage for all shops in the Center. These guidelines will ensure identification of the signage while producing a coordinated, complementary image for the entire Center.

All signs, including additional symbols or logos, must be submitted to Landlord and the City for approval prior to fabrication and installation. Tenant risks removal of the signage if the signage is installed without both Landlord's and City's written approval.

All signs shall be designed, constructed and located in accordance with the following "design criteria"; and shall be subject to the written approval of Landlord and/or Property Manager and the City of Delray Beach.

Each Tenant is allowed one (1) wall sign ("Sign"). Corner units may be permitted an additional sign if specifically authorized by Landlord and the City. The Tenant is to arrange for the design and fabrication of its Sign, in conformance with the restrictions listed herein and the City signage code.

The Sign content shall be limited to the Tenant's trade name only. Tenant's customary signage or logo, hallmark, insignia, or other trade identification may be permitted at Landlord's sole discretion. Nationally registered logos and/or colors that deviate from the criteria set forth may also be permitted at the Landlord's sole discretion and must comply with the City DESIGNER SIGN clause where applicable.

Each tenant shall contract with a sign company ("Company") that is fully licensed and qualified to do business in the City. The Company must have insurance coverage as required by Landlord, naming Landlord as Additional Insured, prior to or in conjunction with the submittal of drawings and specifications to Landlord. Landlord will not approve any signage without first having appropriate insurance coverage in place. Tenant shall be responsible for the operations of the sign Company.

Tenant is responsible to provide a site plan of the plaza, elevations of the façade, set back information from the property line and measurements of the right of way as required by the City. Architectural Elevations to scale, sign drawings and specifications submitted to Landlord, by the Tenant's Company, shall be *professionally drawn*, and shall indicate the location on the building, sizes and layout of all components and design elements, structure and installation method proposed, and colors of all exposed components, including all lettering and graphics, (the "Submittal").

The cost of design, engineering, the Submittal, approvals, permits, fabrication, installation and any remedial work required, of each Sign, shall be the sole responsibility of the Tenant.

The Tenant is solely responsible for maintaining the Sign in a proper working order.

ELEVATION KEY

SIGN MOUNTING LOCATIONS (EXHIBIT A, B AND C) AND SIGN STANDARDS:

Each tenant has a unique frontage at Delray Oasis Business Park and are required to use "SIGN LOCATION" indicated on each picture as shown in Master Sign Program.

Sign height standards shall fit within each area as indicated.

Signs shall be sandblasted to match aesthetics of the building and color to be used on background of signs is: Sherwin Williams - SW 6069 French Roast. Each tenant can use their custom Logo's as approved by the Landlord.

Construction: All signage must confirm to City and South Florida building codes.
All signage must be UL Listed.

Additional Sizes, colors may be permitted, at owner's sole discretion, and must comply with the City code and DESIGNER SIGN CODE requirements where applicable.



Dr. Q's Pet Vet at 1235 N Federal Highway has been approved by the City of Delray Beach and has set the sign standards.

Dr. Q Pet Vet

64 in

16 in

Existing

INSTALLATION DETAIL

8" Flat aluminum brackets. Top of bracket screwed into wood soffit, bottom of bracket screwed into rear of sign- Sealed with locktight.

wood soffit

Dr. Q's PET VET

16 in.

64 in

Proposed

STRUCTURAL NOTES:

GOVERNING CODE: THE STRUCTURAL CALCULATIONS COMPLY WITH THE PROVISIONS OF SECTION 1609.1.1 OF THE 6th EDITION (2017) OF THE FLORIDA BUILDING CODE, AND IN ACCORDANCE WITH CHAPTERS 26-30 OF ASCE 7-10 (2010 EDITION), USING THE ULTIMATE WIND SPEED OF 175 MPH FOR PALM BEACH COUNTY (170 FOR BROWARD AND 175 FOR DADE COUNTIES), AND WHERE THE WIND MAP VALUES ARE CONVERTED TO THE ASD FORMAT USING $V_{asd} = V_{ult}(\text{Sq. Root of .6})$. ELECTRICAL INFORMATION PROVIDED AS REFERENCE ONLY AND IS TO BE INSTALLED BY A LICENSED CONTRACTOR. NO ENGINEERING CERTIFICATION IS OFFERED WITH ANY ELECTRICAL INFORMATION CONTAINED HEREIN.

ALL STRUCTURAL ALUMINUM IS TO BE T6 OR BETTER.

ANCHORS: TO BE ITW BUILDDEX, ELCO TAPCON, POWERS, RAWL, OR MFR. RATED EQUAL. 10x ANCHOR DIAMETER SPACING IS REQUIRED BETWEEN ANCHORS AND EDGE OF CONC. MIN. IF UNSPECIFIED, A 24" MAX O.C. SPACING OF ANCHORS SHALL BE USED + EACH CORNER.

WOOD ANCHORS TO BE NON-CORROSIVE GRADE 2 OR GRADE 5 LAG BOLTS OR EQ. $\frac{3}{4}$ " MIN. ED. #2 SOUTHERN YELLOW PINE MINIMUM USED IN ALL WOOD CALCULATIONS.

THROUGHBOLTS SHALL BE FITTED WITH A 1" MIN. WASHER & DOUBLE NUT U.N.O. MINIMUM EMBEDMENT DEPTH DOES NOT INCLUDE STUCCO, FINISHES, OR SHIM SPACING.

STRUCTURAL BOLTS TO BE A-325, GRADE 5, A 2" MAX EXPOSED SHANK IS TO BE USED U.N.O. HOST STRUCTURE IS BY OTHERS AND SHALL BE DESIGNED TO CARRY LOADS BY PROPOSED SIGN THIS ENGINEER HAS NOT VISITED THE JOBSITE, DESIGN IS BASED ON CONTRACTOR SUPPLIED DATA. IF ANY FIELD CONDITIONS THEN SPECIFIED HEREIN, THIS ENGINEER SHALL BE NOTIFIED

ASSEMBLY PER NEC 600-3

WALL AREA CALCULATIONS

Frontage = 24'

ALLOWABLE SIGNAGE = $24 \times 12 \times 15\% = 43\text{sq ft}$

PROPOSED SIGNAGE = $64 \times 16 = 7.1\text{sq ft}$

NON ELECTRICAL SIGN

2905 S. Congress Ave. Bay E
Delray Beach, FL 33445
(561) 278-7448
www.signarama.com

STATE CERTIFIED
GENERAL CONTRACTOR
• CGC1515894 •

HOMAYOON AMIR ABTAHI
2649 NW 28TH TERRACE
BOCA RATON, FL 33434
FLORIDA P.E. #35453

VALID FOR (1) JOB ONLY
ALSO NOT VALID FOR RENEWAL

Dr.Q Pet Vet

There will be two signs allowed at 1201 N Federal Highway as there are two separate street frontages.

1201 N FEDERAL HWY

ALLOWED SIGNAGE: EXHIBIT A OR EXHIBIT B

Search by Owner, Address or Parcel

[View Property Record](#)

Owners

DELRAY OASIS BUSINESS PARK LLC

Property detail

Location 1201 N FEDERAL HWY
Municipality DELRAY BEACH
Parcel No. 12434609080010050
Subdivision KENMONT IN
Book 28230 Page 789
Sale Date MAR-2016
Mailing Address 150 WHITE PLAINS RD STE 300
TARRYTOWN NY 10591 5521
Use Type 1700 - OFFICE ONE STORY
Total Square Feet 2641

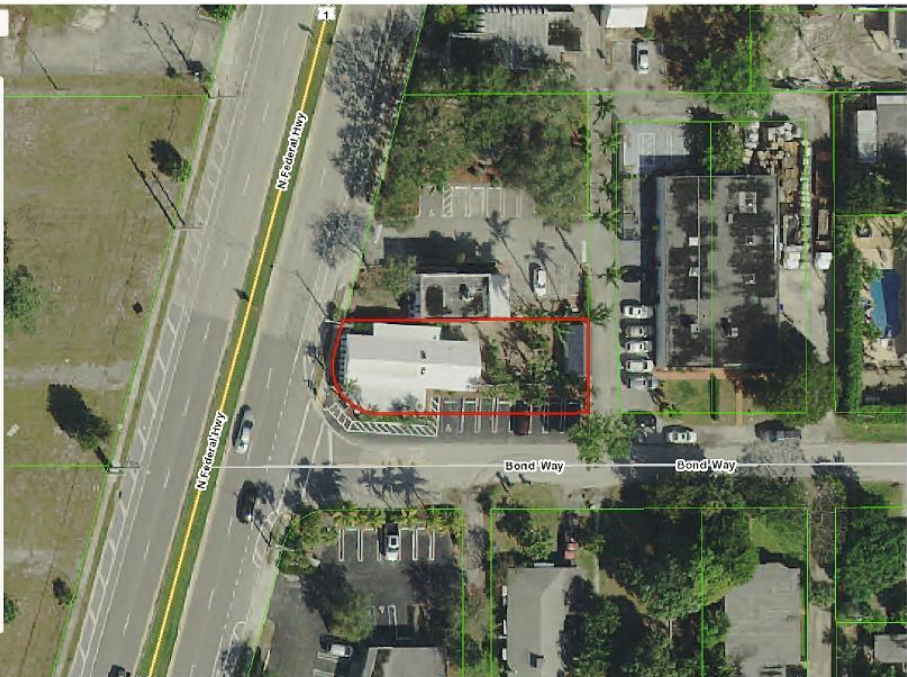
Sales Information

Sales Date	Price
MAR-2016	1590000
JUL-2013	10
SEP-2012	766250
JUN-2004	1250000
APR-1995	100

1 2

Appraisals

Tax Year	2018
Improvement Value	\$296,573
Land Value	\$169,470



EXISTING



PROPOSED SIGN LOCATION



1201 FRONT N FEDERAL HWY ALLOWED SIGNAGE: EXHIBIT A OR EXHIBIT B

Search by Owner, Address or Parcel

[View Property Record](#)

Owners

DELRAY OASIS BUSINESS PARK LLC

Property detail

Location 1201 N FEDERAL HWY
Municipality DELRAY BEACH
Parcel No. 12434609080010060
Subdivision KENMONT IN
Book 28230 Page 789
Sale Date MAR-2016
Mailing Address 150 WHITE PLAINS RD STE 300
TARRYTOWN NY 10591 5521
Use Type 1700 - OFFICE ONE STORY
Total Square Feet 2641

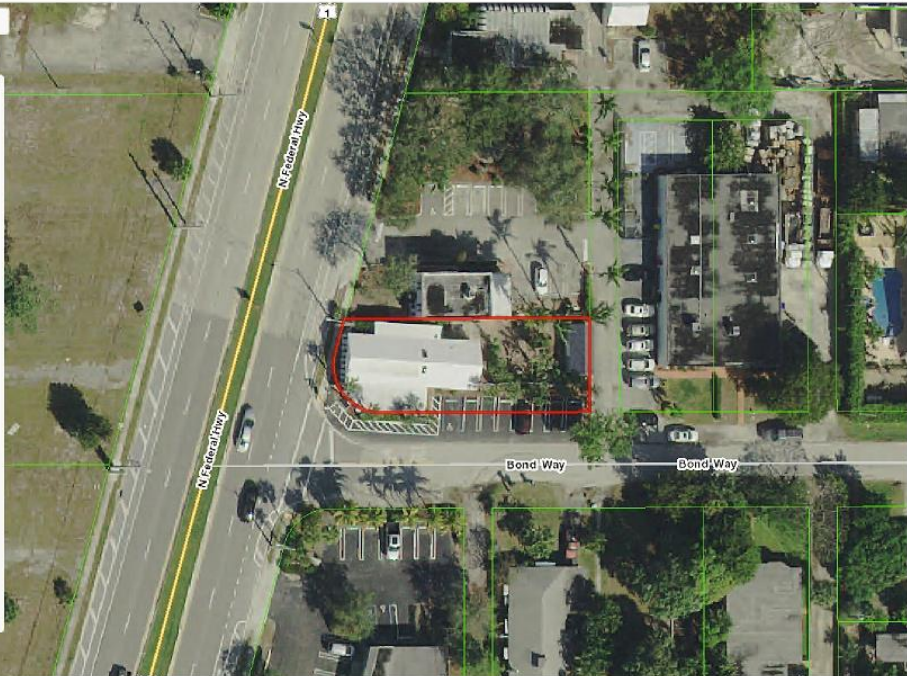
Sales Information

Sales Date	Price
MAR-2016	1590000
JUL-2013	10
SEP-2012	766250
JUN-2004	1250000
APR-1995	100

12

Appraisals

Tax Year	2018
Improvement Value	\$296,573
Land Value	\$169,470



EXISTING



PROPOSED SIGN LOCATION



1203 N FEDERAL HWY

ALLOWED SIGNAGE: EXHIBIT A OR EXHIBIT B

Search by Owner, Address or Parcel

[View Property Record](#)

Owners

DELRAY OASIS BUSINESS PARK LLC

Property detail

Location 1201 N FEDERAL HWY
Municipality DELRAY BEACH
Parcel No. 12434509080010050
Subdivision KENMONT IN
Book 28230 Page 789
Sale Date MAR-2016
Mailing Address 150 WHITE PLAINS RD STE 300
TARRYTOWN NY 10591 5521
Use Type 1700 - OFFICE ONE STORY
Total Square Feet 2641

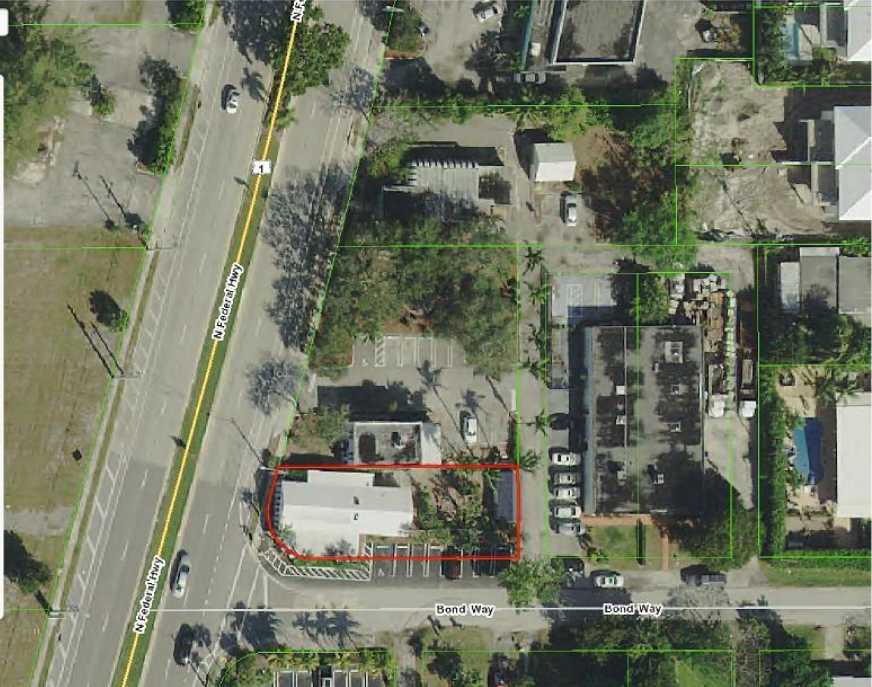
Sales Information

Sales Date	Price
MAR-2016	1590000
JUL-2013	10
SEP-2012	766250
JUN-2004	1250000
APR-1995	100

12

Appraisals

Tax Year	2018
Improvement Value	\$296,573
Land Value	\$169,470



EXISTING



PROPOSED SIGN LOCATION



1205 N FEDERAL HWY

ALLOWED SIGNAGE: EXHIBIT A

Search by Owner, Address or Parcel

[View Property Record](#)

Owners

DELRAY OASIS BUSINESS PARK LLC

Property detail

Location 1205 N FEDERAL HWY
Municipality DELRAY BEACH
Parcel No. 12434609080010010
Subdivision KENMONT IN
Book 28230 Page 789
Sale Date MAR-2016
Mailing Address 150 WHITE PLAINS RD STE 300
TARRYTOWN NY 10591 5521
Use Type 1700 - OFFICE ONE STORY
Total Square Feet 1920

Sales Information

Sales Date	Price
MAR-2016	1590000
JUL-2013	10
SEP-2012	766250
JUN-2004	1250000
JUN-2003	10

1 2

Appraisals

Tax Year	2018
Improvement Value	\$205,717
Land Value	\$352,485



EXISTING



PROPOSED SIGN LOCATION



1205 N FEDERAL HWY SUITE 200 ALLOWED SIGNAGE: EXHIBIT A OR EXHIBIT B

Search by Owner, Address or Parcel

View Property Record

Owners

DELRAY OASIS BUSINESS PARK LLC

Property detail

Location

1205 N FEDERAL HWY

Municipality

DELRAY BEACH

Parcel No.

12434609080010010

Subdivision

KENMONT IN

Book

28230

Page

789

Sale Date

MAR-2016

Mailing Address

150 WHITE PLAINS RD STE 300
TARRYTOWN NY 10591 5521

Use Type

1700 - OFFICE ONE STORY

Total Square Feet

1920

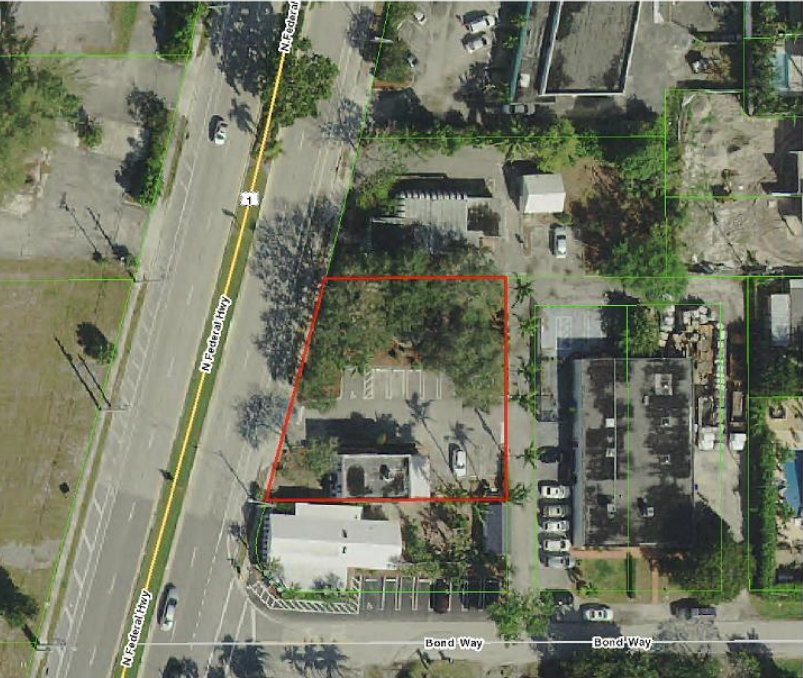
Sales Information

Sales Date	Price
MAR-2016	1590000
JUL-2013	10
SEP-2012	766250
JUN-2004	1250000
JUN-2003	10

12

Appraisals

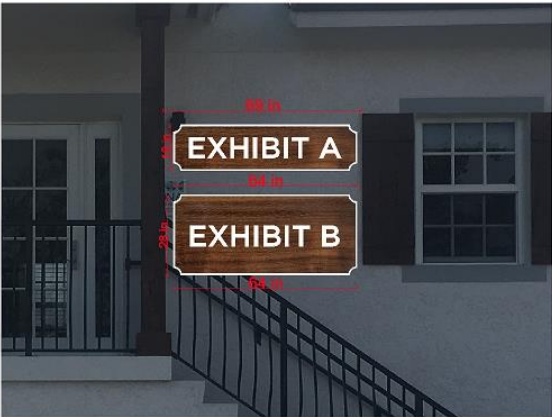
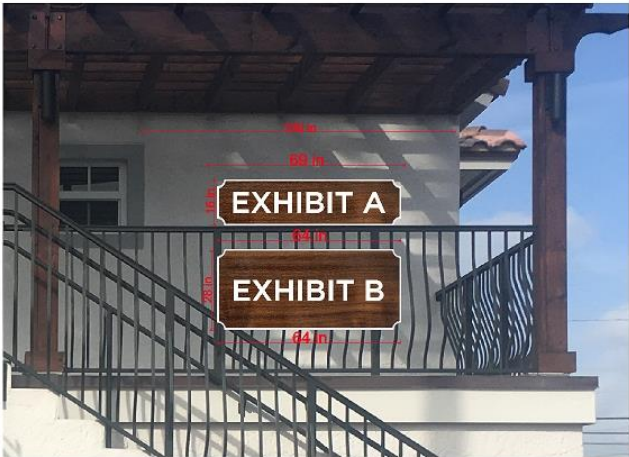
Tax Year	2018
Improvement Value	\$205,717
Land Value	\$352,485



EXISTING



PROPOSED SIGN LOCATION OPTIONS



1235 N FEDERAL HWY

ALLOWED SIGNAGE: EXHIBIT A OR EXHIBIT B

Search by Owner, Address or Parcel

[View Property Record](#)

Owners
DELRAY OASIS BUSINESS PARK LLC

Property detail
Location 1235 N FEDERAL HWY
Municipality DELRAY BEACH
Parcel No. 12434609120000051
Subdivision HARRY SEEMILLER SUB
Book 28230 Page 789
Sale Date MAR-2016
150 WHITE PLAINS RD STE 300
TARRYTOWN NY 10591 5521
Use Type 1700 - OFFICE ONE STORY
Total Square Feet 1666

Sales Information

Sales Date	Price
MAR-2016	1590000
JUL-2013	10
SEP-2012	766250
JUN-2004	1250000
JUN-2003	10

12

Appraisals

Tax Year	2018
Improvement Value	\$189,708
Land Value	\$341,591



EXISTING



PROPOSED SIGN LOCATION



1237 N FEDERAL HWY

ALLOWED SIGNAGE: EXHIBIT A, EXHIBIT B, OR EXHIBIT C

Search by Owner, Address or Parcel

[View Property Record](#)

Owners

DELRAY OASIS BUSINESS PARK LLC

Property detail

Location 1235 N FEDERAL HWY
Municipality DELRAY BEACH
Parcel No. 12434609120000051
Subdivision HARRY SEEMILLER SUB
Book 28230 Page 789
Sale Date MAR-2016
Mailing Address 150 WHITE PLAINS RD STE 300
TARRYTOWN NY 10591 5521
Use Type 1700 - OFFICE ONE STORY
Total Square Feet 1665

Sales Information

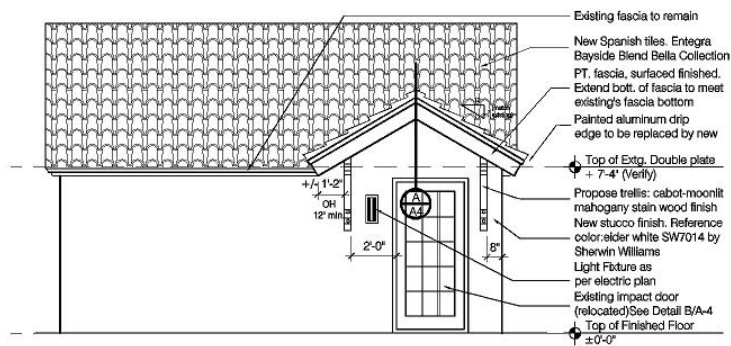
Sales Date	Price
MAR-2016	1590000
JUL-2013	10
SEP-2012	766250
JUN-2004	1250000
JUN-2003	10

Appraisals

Tax Year	2018
Improvement Value	\$189,708
Land Value	\$341,591



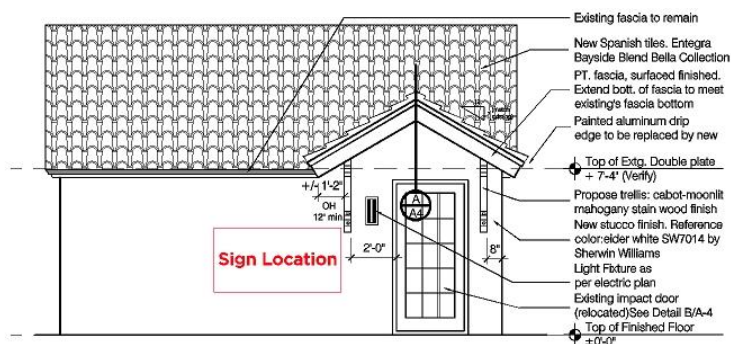
PROPOSED CONSTRUCTION



South Elevation

1/4"=1' Scale

PROPOSED SIGN LOCATION



South Elevation

1/4"=1' Scale



ELEVATION KEY FOR MONUMENT

SIGN MOUNTING LOCATION (EXHIBIT D) AND SIGN STANDARDS:

There is a unique frontage at Delray Oasis Business Park and the monument sign will be in the "SIGN LOCATION" indicated on the picture as shown in Master Sign Program.

DESCRIPTION OF DOUBLE SIDED MONUMENT SIGN:

Illuminated double sided aluminum monument with a tile wood look finish. The header will be black with 1" red push through illuminated letters and address numbers. The white acrylic faces will be illuminated and have individual horizontal faces with a retainer frame around each row and if additional dividers are required, this can be done with vinyl.

The setback will be the minimum 10' standard. Sign height standards shall be 14' maximum and the vinyl will be applied to each face and fit within each area as indicated.

Cabinet of sign shall match aesthetics of the building and the tile wood look finish color to be used on cabinet will be close to the building signs color of: Sherwin Williams - SW 6069 French Roast. Each tenant can use their custom Logo's as approved by the Landlord.

Construction: All signage must confirm to City and South Florida building codes.
All signage must be UL Listed.

Additional Sizes, colors may be permitted, at owner's sole discretion, and must comply with the City code and DESIGNER SIGN CODE requirements where applicable.

1205 N FEDERAL HWY

ALLOWED SIGNAGE: MONUMENT

Search by Owner, Address or Parcel

[View Property Record](#)

Owners

DELRAY OASIS BUSINESS PARK LLC

Property detail

Location 1205 N FEDERAL HWY
Municipality DELRAY BEACH
Parcel No. 12434609080010010
Subdivision KENMONT IN
Book 28230 Page 789
Sale Date MAR-2016
Mailing Address 150 WHITE PLAINS RD STE 300
TARRYTOWN NY 10591 5521
Use Type 1700 - OFFICE ONE STORY
Total Square Feet 1920

Sales Information

Sales Date	Price
MAR-2016	1590000
JUL-2013	10
SEP-2012	766250
JUN-2004	1250000
JUN-2003	10

12

Appraisals

Tax Year	2018
Improvement Value	\$205,717
Land Value	\$352,485



EXISTING



PROPOSED SIGN LOCATION



South Elevation

120 in

24 in

DELRAY BUSINESS PARK
1201-1237

108 in

Dr.  Q's VETERINARIAN

21 in

Tenant 2

Tenant 3

Tenant 4

Tenant 5

Tenant 6

Tenant 7

168 in

South Elevation

CONSTRUCTION / INSTALLATION REQUIREMENTS

Installation must be performed in accordance with all architecturally accepted methods and meet wind load requirements as designated by code and certified by a State of Florida engineer.

The Contractors shall install the Sign in strict accordance with the approved Submittal.

The contractors shall immediately repair any damage caused by its work within five (5) days of occurrence and shall be financially responsible for any damage caused by its work. If, within five (5) days the Contractor or Tenant has not made the necessary repairs to Landlord's satisfaction, landlord will repair the damage and Tenant shall reimburse Landlord for all expenses incurred. Contractor shall use Landlord's roofing contractor for any roof repairs.

AERIAL VIEW



PROPERTY INFORMATION

LOCATION ADDRESS:
1501 N FEDERAL HWY,
DELMAR BEACH, FL 33603
PROPERTY OWNER:
DELTA OAKS BUSINESS PARK, LLC
PRINCIPAL CONTACT NAME:
T. J. JONES
PHONE: 407-461-0011
FAX: 407-461-0011
E-MAIL: T.J.JONES@DELTAOAKS.COM
ZONING DISTRICT:
GC - GENERAL COMMERCIAL

DESCRIPTION OF WORK

This is a Class III Modification Site Plan, we are providing additional parking and new landscaping.

DRAWING LIST

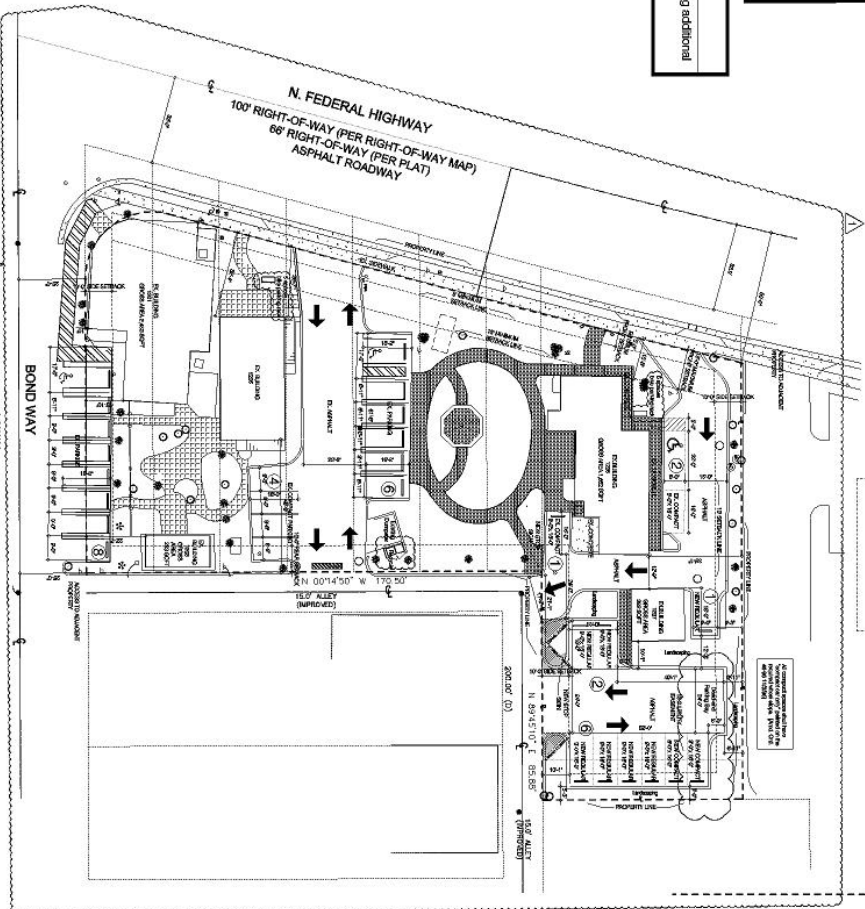
SPT Site Plan, Location Plan, Notes & Aerial View
SPT-1 Existing Floor Plan
SPT-2 Life Safety Plan
SPT-3 Photometric Plan
SPT-4 Building 1201, 1203 Photometric Plan

EXISTING & PROPOSED USES

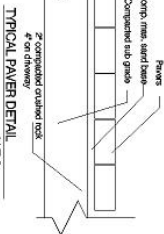
1201 Building: No change in use. The existing 2,450 sq. ft. building is approved for commercial use.
1203 Building: Change of use of a 285 sq. ft. storage unit to a commercial use.
1205 Building: First floor: No change in use. The existing 1,115 sq. ft. One-story portion of the building is approved for commercial use.
1205 Building: Second floor: Change of use of a 872 sq. ft. two-bedroom residential unit to a commercial use.
1225 Building: No change of use in the front portion of the building; it is approved for commercial use. Change of use of a 425 sq. ft. residential unit (rear portion of the building) to a veterinary clinic.
1227 Building: Change of use of a 392 sq. ft. accessory garage to a business office.

PARKING REQUIREMENT

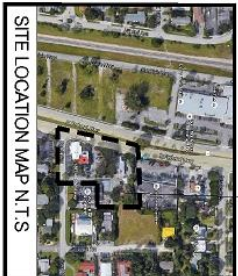
Building	Use/ Occupancy	Parking requirement:	Gross Area SQFT	Parking spaces required
Building 1201	Van/Commercial Use	4.5 spaces per 1,000 SF	2,450	11
Building 1203	Message/Commercial Use	4.5 spaces per 1,000 SF	285	1.2
Building 1205 First Floor	HRF safety/Commercial Use	4.5 spaces per 1,000 SF	1,115	4.9
Building 1205 Second Floor	Vacant/ Commercial Use	4.5 spaces per 1,000 SF	872	3.9
Building 1225	Veterinary Clinic/ Commercial Use	4.5 spaces per 1,000 SF	1,653	7.4
Building 1227	Professional office	4.0 spaces per 1,000 SF	392	1.6
Total Required Parking Spaces				30 = 30
Parking	Handicap (2 between 26 & 50)	Regular	Compact (25%)	Total
Building	3	12	6	21
Proposed	0	7	2	9
Total	3	19	8	30



Proposed Site Plan 1 = 20" Sc.



TYPICAL PAVEMENT DETAIL



SITE LOCATION MAP N.T.S.



LEVEL 2 ALTERATION
REASONING FOR:
DELTA OAKS BUSINESS PARK
1501 N FEDERAL HWY
DELMAR BEACH, FL

JOHN SHERMAN REED
ARCHITECT
FL LICENSE # AR 65817

JSR DESIGN GROUP, INC.
1 WEST CAMINO REAL, SUITE 101
BOCA RATON, FL 33432
TEL: 561-362-7203
FAX: 561-362-0333

16516
SPT