

MASTER SIGN PROGRAM

DELRAY PLACE SOUTH
1911 SOUTH FEDERAL HWY
DELRAY BEACH, FLORIDA 33483



Owner & Landlord: Delray Place, LLC
c/o Retail Property Group
Contact: Lease Administration
101 Plaza Real South, Suite 200
Boca Raton, FL 33432
Phone (561) 961 1730
EMAIL: leaseadmin@rpg123.com

Prepared by:
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REV 9/7/22

GENERAL

This exhibit outlines the sign criteria for tenant spaces. Tenants will be required to submit detailed and dimensioned drawings indicating graphic content, colors, letter style, construction methods, fastening details, and electrical requirements to: Delray Place South, Attention: Lease Administrator via email to LeaseAdmin@rpg123.com

1. "Signs" shall be defined as any message that can be read from the exterior as a building wall sign.
2. The location(s), character, design, color, and layout of all signs shall be subject to approval of Property Owner.
3. FABRICATION: All signs are to be fabricated and installed by a licensed sign contractor, approved by Property Owner, according to the requirements of local, state and national codes. All signs are to be fabricated to Underwriters Laboratories Specifications.
4. INSTALLATION: All signs are to be installed by a state and/or local certified sign contractor, approved by Property Owner and according to local, state and national codes.
Tenant shall be responsible for having any and all permits that are required for sign installation to be closeout within 30 days of sign installation, Providing the property owner via email with detailed government close out permit documentation.
5. Signs on rear service doors: User shall install one identification sign on each side and rear door with a maximum of a 3" tall, Black in color in a Helvetica Medium, all capital characters indicating the tenant business name.
Total sign area not to exceed 3 Square feet in area.
6. Signs are to be continuously illuminated from sunset to midnight or store closing whichever is later or as defined by owner or required by lease.
The sign to be operated by an astronomical time clock, or another timing mechanism, (Required by Landlord)
7. All materials used in sign fabrication are to be new and free of defects.
8. Pylon Panel material to be ACRYLITE translucent white, all panels to be consistent with color and translucent nature. Tenant shall only be allowed a substitution of pylon panel from the typical white color if approved by Landlord.

Freestanding signs

Two (2) signs with one on the corner and one with tenant panels.
 One on Federal a maximum height of 14'0" tall (existing) and One on Tropic Blvd Federal Hwy corner. Without tenants

The existing freestanding sign to have (14) tenant spaces per side.

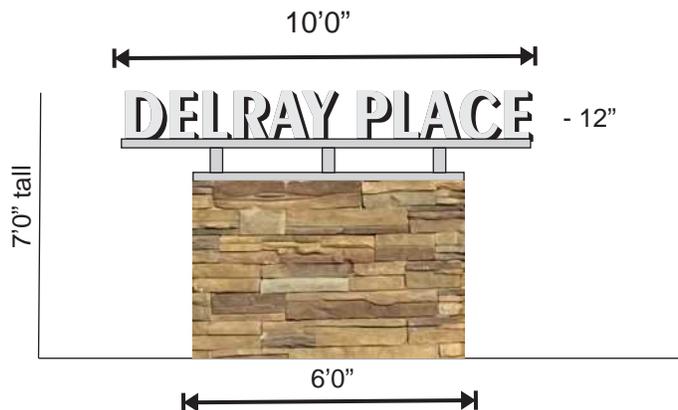
Panel backgrounds to be white with corporate logos, colors and typefaces allowed.
 Framing to be satin silver. The structure to have a printed stone veneer to match the stone work on the building.

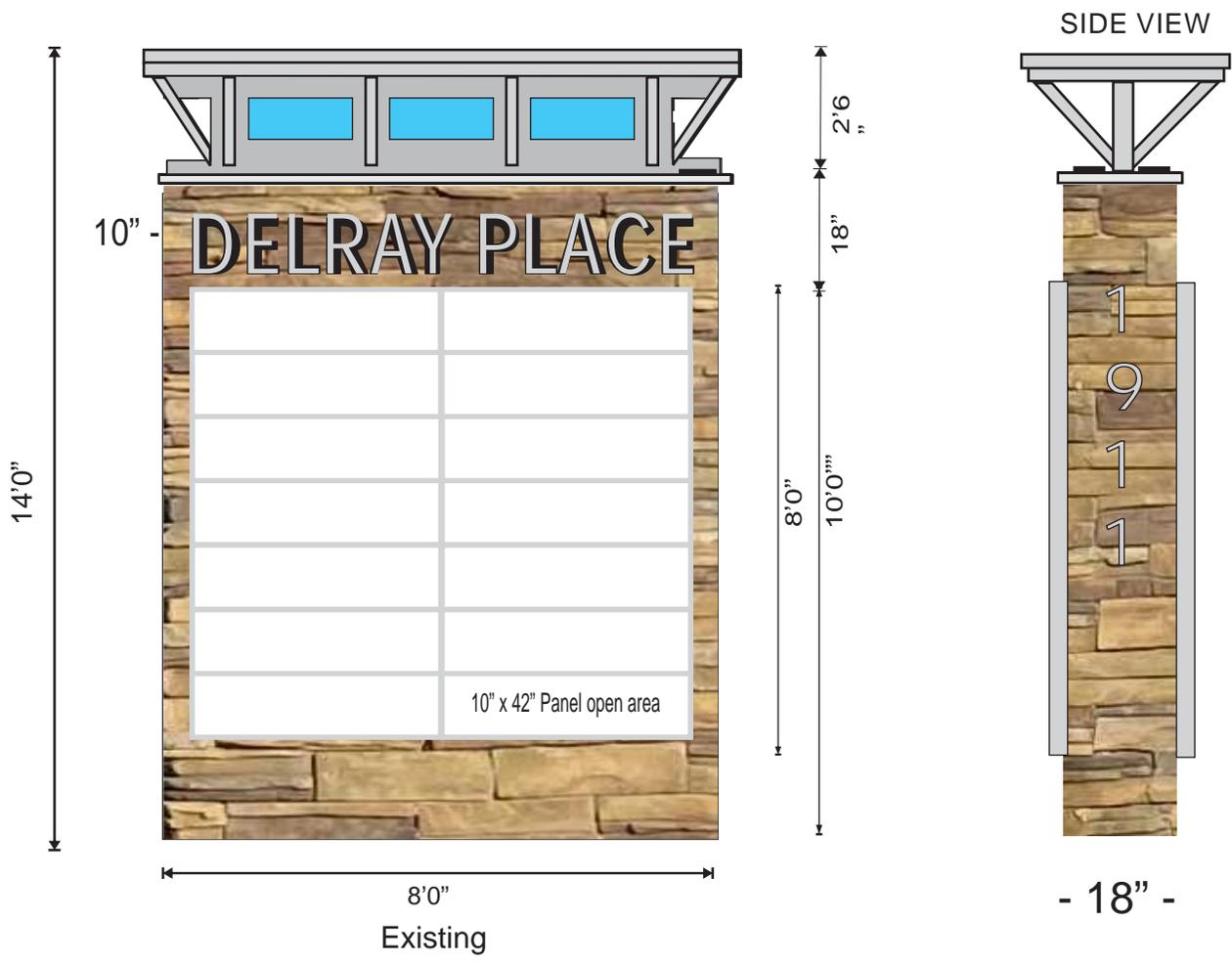
Typical ID Feature



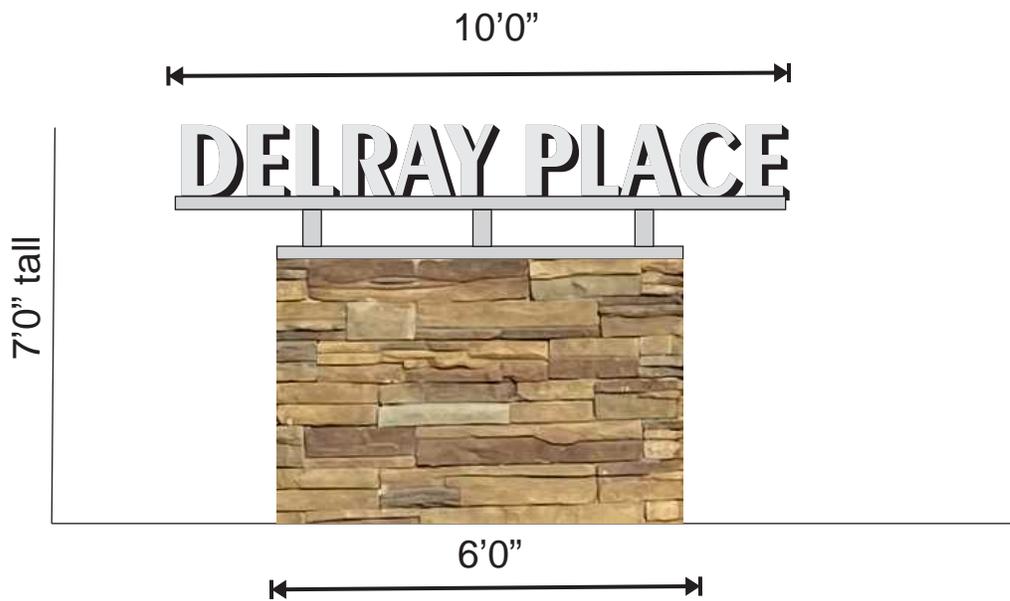
Panels can be combined to create a larger panel

Rework existing structure
 Printed stone veneer on base with free floating illuminated channel letters
 on a framing system

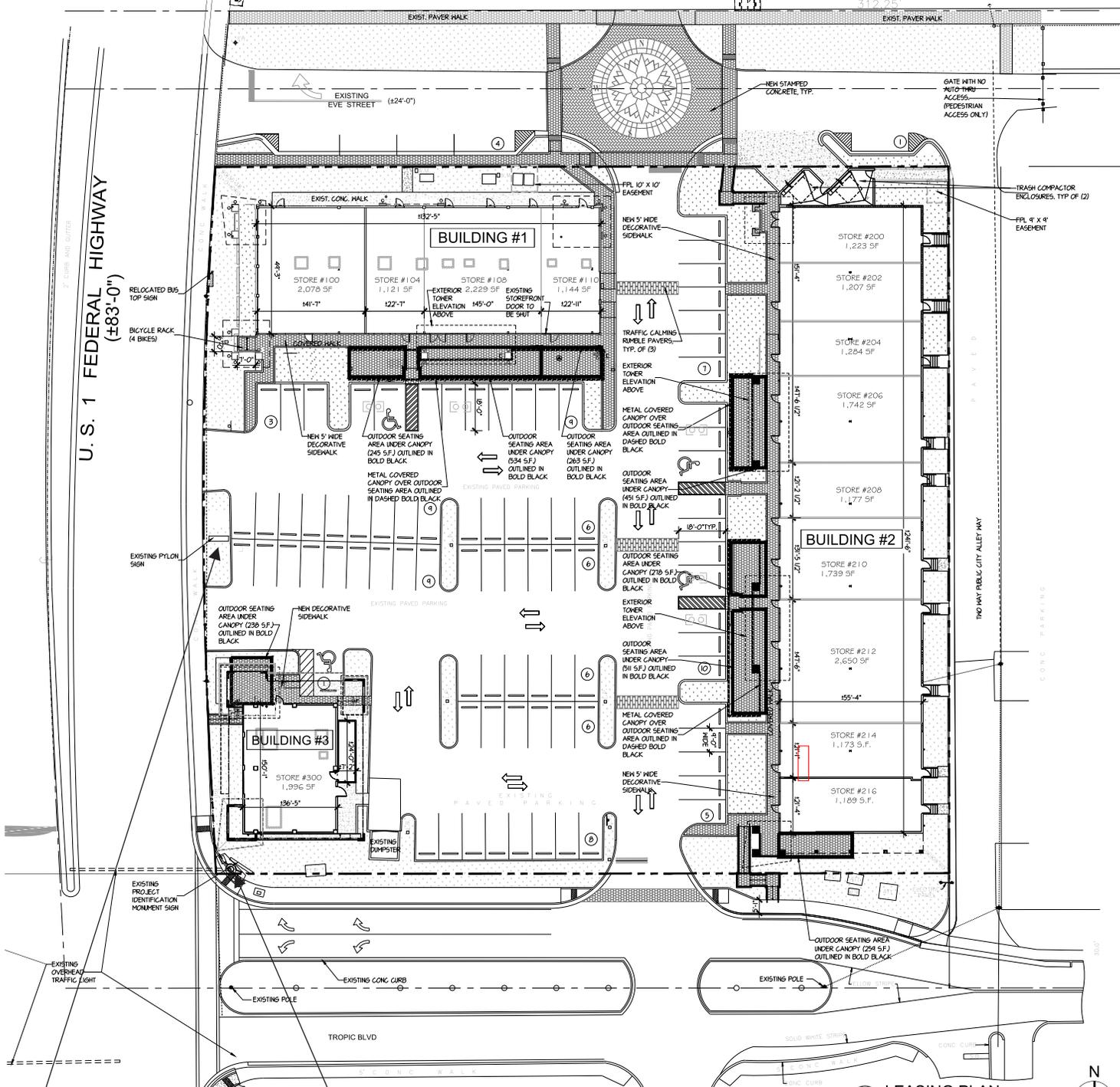




Rework existing structure
 Printed stone veneer on base with free floating illuminated channel letters
 on a framing system



U.S. 1 FEDERAL HIGHWAY
(±83'-0")



MAZDA DEALERSHIP
AC ZONING

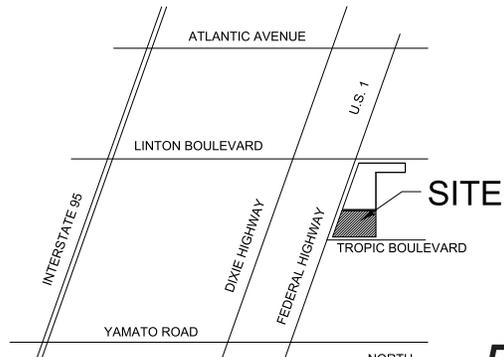
LEASING PLAN
LSP SCALE: 1" = 20'



Existing sign



Existing sign structure

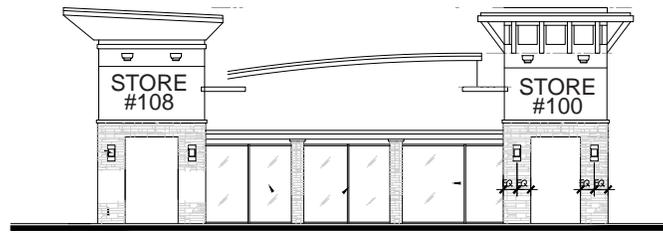


SITE LOCATION MAP

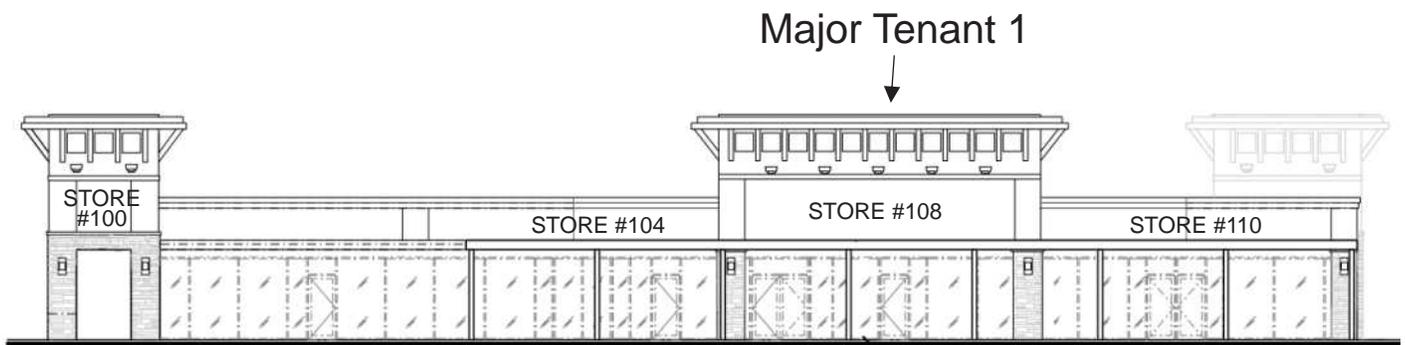


Building 1

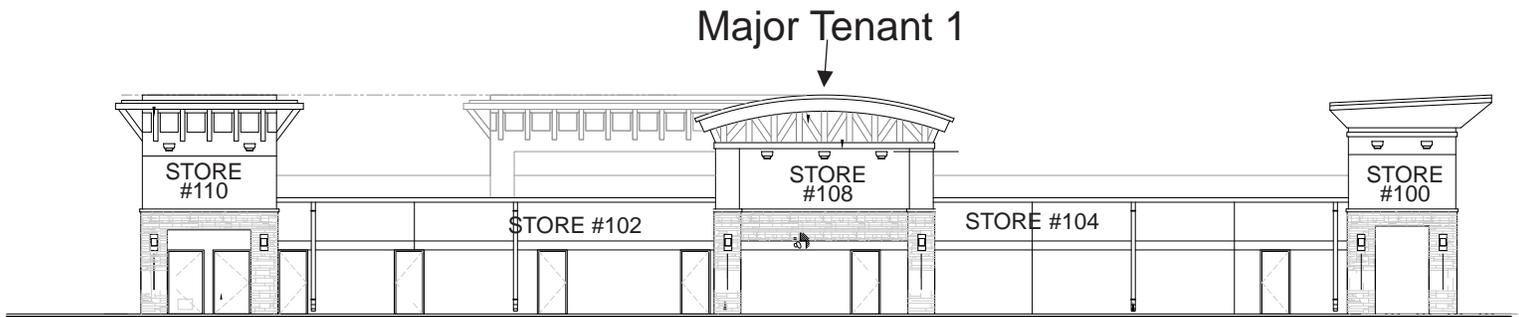
Approved tenant store # building sign locations can be adjusted



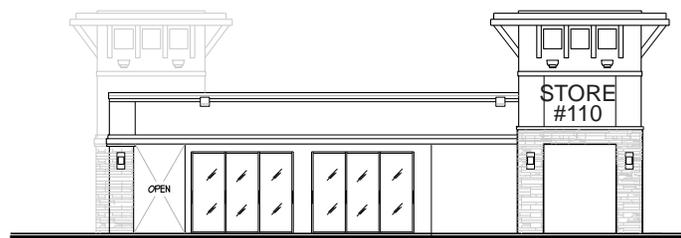
WEST ELEVATION - BLDG #1 (VIEW TOWARDS FEDERAL HIGHWAY)



2 BLDG #1 SOUTH ELEVATION
A2.0 SCALE: 1/8" = 1'-0"



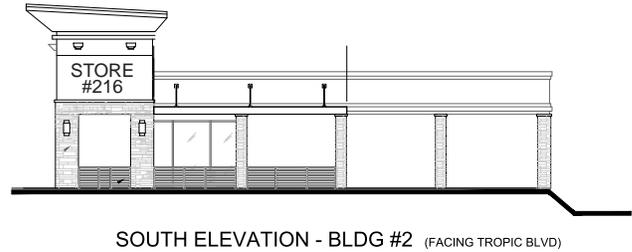
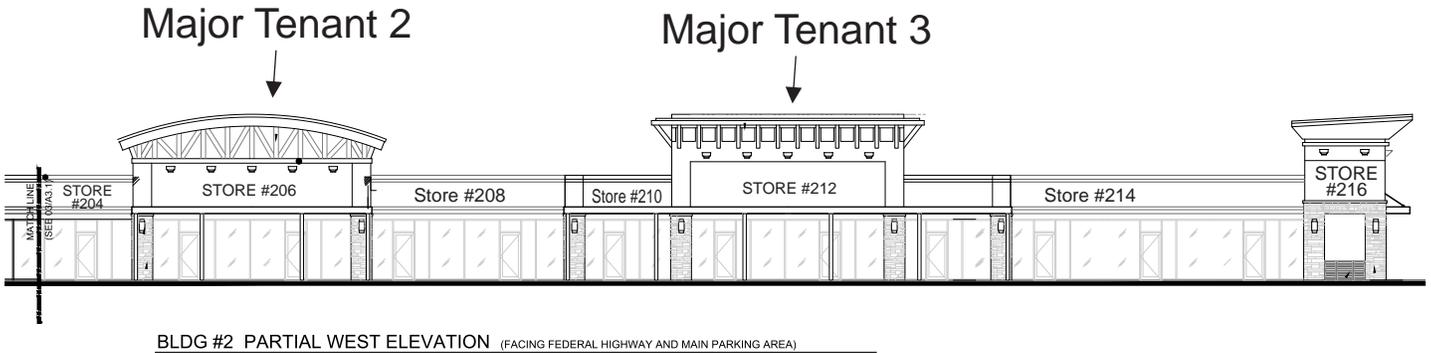
BLDG #1 NORTH ELEVATION (FACING EVE STREET)



4 BLDG #1 EAST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"

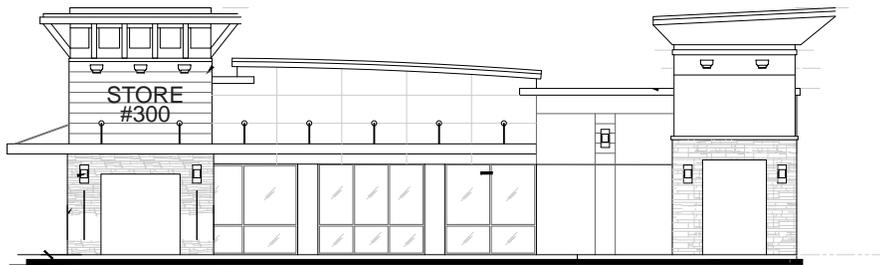
Building 2

Approved tenant store # building sign locations can be adjusted

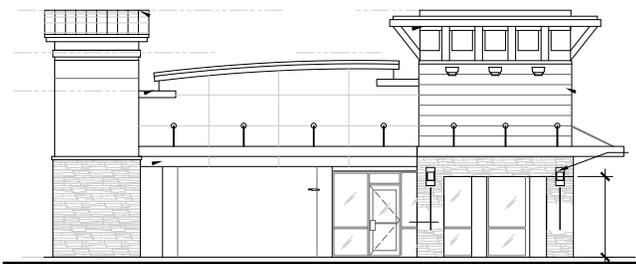


Building 3

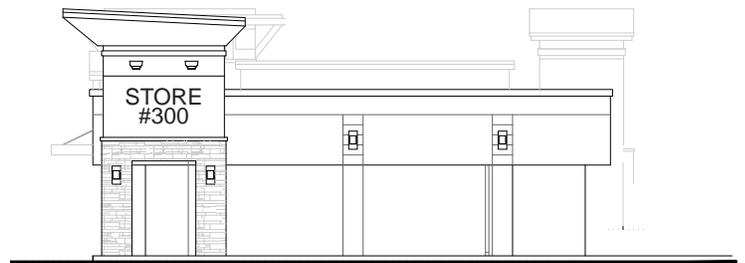
Approved tenant store# building sign locations can be adjusted



WEST ELEVATION - BLDG #3 (FACING FEDERAL HIGHWAY)

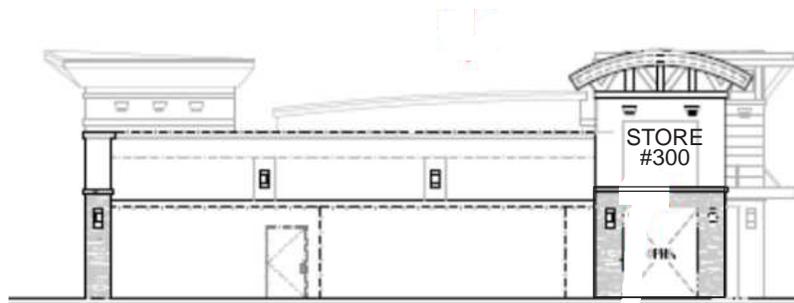


NORTH ELEVATION - BLDG #3 (FACING PARKING LOT)



PROPOSED SOUTH ELEVATION - BLDG #3 (FACING TROPIC BLVD)

SCALE: 1/8" = 1'-0"



EAST ELEVATION - BLDG #3 (FACING PARKING LOT)

Tenant Wall Signs

Letter Height: Building signs for **major tenants** in Store# 108, 206 & 212 a maximum of 48" in height for a single line of copy. Double lines signage allowed. A Maximum of 36" in height for all other secondary tenants for a single line of copy. Double lines allowed a maximum 36" of sign height. Secondary tenants may be allowed to have a logo aesthetically acceptable larger than the 36" restriction with landlord approval.

Building sign area to be calculated as lineal storefront width x height up to 12' x .15

National and state registered logos allowed. Backer board and sign panels allowed.

Location of tenant signs shall not encroach closer than 3" to the top and bottom edge with a 3" side margin. Neighboring signs to have a minimum 2'0" separation.

Signs do not need to be centered over lease lines, sign can go over other separate lease lines. Signs do not need to be above tenant facade and can be place on tower facade next to tenant.

For any discrepancies between this Master Sign Program and any other different code requirements then the items in this Master Sign Program shall prevail instead.

Font Type families allowed for small tenants

Brushed Script

abcdefghijklmnopqrstuvwxyz 1234567890
ABCDEFGHIJKLMONOPQRSTUVWXYZ

Avant Garde

abcdefghijklmnopqrstuvwxyz 1234567890
ABCDEFGHIJKLMONOPQRSTUVWXYZ

Times Roman Bold

abcdefghijklmnopqrstuvwxyz 1234567890
ABCDEFGHIJKLMONOPQRSTUVWXYZ

Fonts of a similar character and nature to be considered and allowed.

Established logos and font types to be consider and allowed. Logos may not exceed defined sign area.

Allowed colors Sign Faces: Cardinal Red  Standard White 

 (Night Day Plex Grey) Appears Black during the day and off white at night.

Alternate: Perforated black material on white plexiglass

Returns to match supporting building color.

Trim to match face color or be black.

SIGN SPECIFICATIONS

A. Tenant Lettering/Fabrication

1. All tenant signs to be internally illuminated LED reverse and open channel letters in an approved letter style
2. Letter fabrication from aluminum sheet material with a minimum thickness of .040 for the letter returns and .063 backs.
3. All lettering shall be finished in the approved standard criteria colors with Matthews Acrylic Polyurethane over a properly de-greased and primed surfaces.
4. All Sign letters to be internally illuminated using Light Emitting Diodes (LED) illumination pursuant to sign standards as set forth above. All Transformers/power supply to be located with in sign or to be remotely located within the mansard or behind the parapet and or wall facade

B. Materials:

1. Plastic faces are to complement wall color, 3/16" thickness with a 1" JEWELITE brand trim cap retainer (or approved comparable equal) to match face color or black or white.
2. Aluminum channel & returns. Returns are to be primed and painted with Matthew brand two part acrylic polyurethane (or approved equivalent substitute)
3. Hardware for fabrication and installation shall be non-corrosive type and/or zinc plated
4. Paint finishes are two part acrylic polyurethane enamels on exterior surfaces and backs with white interior for good light diffusion.
5. Face retainers are to be plastic such as Jewelite trim cap and encompass the entire perimeter of each letter. No tab mounted letter faces will be permitted
6. High quality Light Emitting Diode (LED).

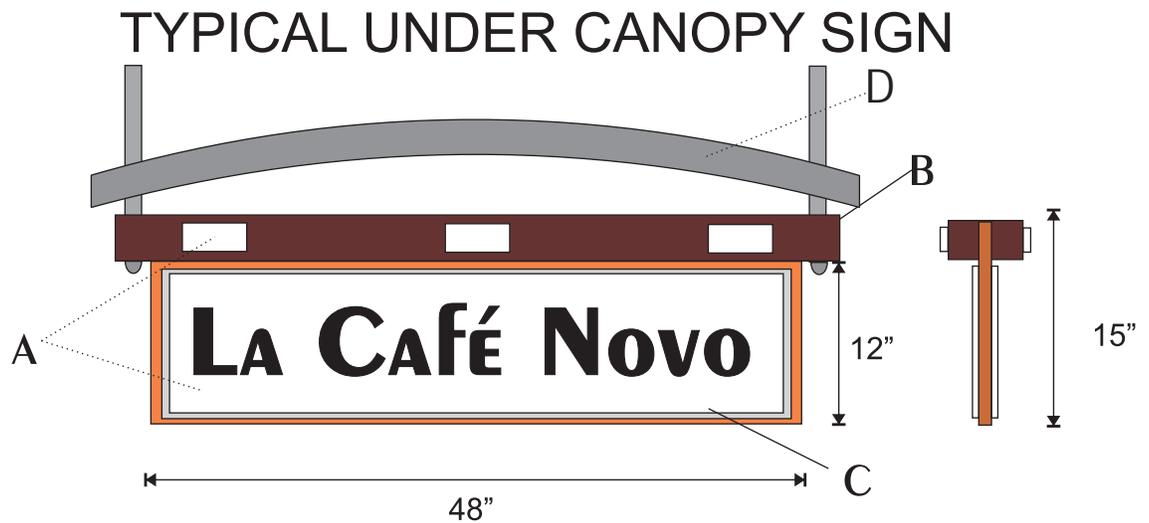
WINDOW SIGNAGE

Any window signage shall comply with the City of Delray Beach ordinance and must be approved by Owner.

UNDER CANOPY IDENTITY

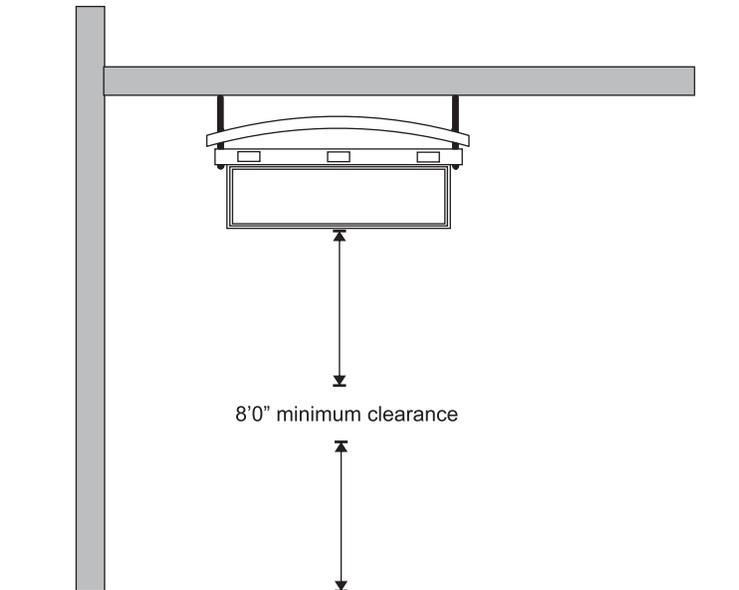
1. All tenants, where applicable, shall display one (1) Under Canopy sign to identify the business occupancy. Corner locations allowed two signs one on each walkway.
2. Under Canopy signs must follow the Uniform Sign Criteria details as specified and outlined below.
3. Color finishes, minimum size requirements and shape options for Under Canopy signs are to follow the guidelines as detailed in the drawings below.
4. Tenants are to provide, at their own expense, the Under Canopy sign, installation and maintenance

Tenants Typical Under Canopy Sign



Color Key
 A - SW 6168 Moderne White
 B - SW 7041 Van Dyke Brown
 C - SW 6628 Robust Orange
 D - Satin Aluminum
 TENANT Copy
 TRADE MARK OR REGISTERED logo
 ON A WHITE BACKGROUND

 NON REGISTERED OR NON TRADE MARKED
 TAUPE ON A WHITE BACKGROUND



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