



SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444
PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: January 9, 2019

File No.: (2019-080)

Application Type: Amendment to Master Sign Program

General Data:

Agent: Jones Signs

Applicant: Fourth and Fifth

Owner:

Location: 50 SE 5th Avenue

PCN: 12-43-46-16-N9-001-0000

Property Size: 1.59 Acres

FLUM: CC (Central Core)

Zoning: CBD (Central Business District)

Adjacent Zoning:

- CBD (North)
- CBD (West)
- CBD (South)
- CBD (East)

Existing Land Use: Former municipal library and Chamber of Commerce offices, and surface parking lot

Proposed Land Use: Movie theater and Retail



Item before the Board:

The action before the Board is for the approval of an amendment to the Master Sign Program for the IPIC and Fourth and Fifth building.

Recommendation

Move approval of the Amendment to the Master Sign Program for (2019-080) Iplic/Fourth and Fifth building located at 50 Se 5th Avenue, based upon positive findings to LDR Section 4.6.7(F)(2)(b).

Background:

The project area consists of portions of Lots 7 and 10, and all of Lots 8 & 9, and 14 through 18, Block 101 Town of Linton, together with a portion of the north/south alley (subsequently abandoned) that has been approved and is subject to conditions. The properties contain the former municipal library that was built in 1969 and the former Chamber of Commerce office that was built in 1948.

In 2015, a Class V Site Plan, Landscape Plan and Architectural elevations were approved to demolish all existing buildings on site and construct a commercial development that includes a movie theater, retail, and office space, located between SE 5th Avenue and SE 4th Avenue

At its meeting of September 26, 2018, the Site Plan Review and Appearance Board approved a Master Sign Program as presented.

Now before the board is an amendment to the Master Sign Program with the addition and removal of signs.

Attached is the proposed program.

Project Planner:

Jennifer Buce, Assistant Planner;
buce@mydelraybeach.com,
561-243-7138

Review Dates:

January 9, 2018

Attachments:

1. Sign Attachments



The current program consists of:

East Elevation

The east elevation is on SE 5th Avenue (Federal Hwy) and will function as the front of the building. Signs included on the east elevation are a building identification, 4th and 5th sign, one IPIC wall signs and two projecting signs.

West Elevation

The west elevation is on SE 4th Avenue and will function as the secondary front. Signs included on this elevation are a 4th and 5th identification sign and three tenant signs.

North Elevation

The north elevation provides access to the parking garage and retail bays. Signs included on this elevation are two tenant signs, one wall mounted wayfinding sign identifying the parking garage and one projecting sign and two wall signs identifying the movie theatre "IPIC."

The changes consists of the removal of the blade signs and the addition of a new blade sign on the north elevation that is illuminated; 32 SF aluminum cube with routed push thru IPIC logo letters, a new 33 SF parking sign on the west elevation identical to the approved north elevation parking identification sign, IPIC logo wall sign, internally illuminated in purple and red; 196 SF on the north elevation; and a 25 SF IPIC logo wall sign located internal to the site in the valet area.

Master Sign Analysis

LDR SECTION 4.6.7(F)((2)(b) Master Sign Program

A Master Sign Program is to be used when the development of a project is of such a scale or character that the normal application of the design and/or aesthetic standards of Subsections (D) and (E), respectfully, will not result in an effective sign program and signing more permissive than said standards is necessary. Approval of a Master Sign Program may include the automatic granting of waivers and or adjustments to the provisions of Subsections (D) and (E) provided the intent of the sign code is maintained and the character of the community and neighborhood is not diminished.

The Master Sign Program allows for the automatic granting of waivers and or adjustments to the provisions of Subsection (D) an (E) provided the intent of the sign code is maintained and the character of the community and neighborhood is not diminished. It was noted in the first request that the sizes of the sign exceed the size requirement and the number of allowed signs on an elevation. In addition, pursuant to LDR 4.6.7(E)(1)(b) Projecting Sign shall not have more than two faces. The proposed projecting sign is designed as a cube with four sides. Although the sign is designed as a cube the sign measures 32 SF which is proportionally small for the size of the building that it will be placed on. The changes in the signs will not diminish or affect the character of the neighborhood as less signage has been requested in size.

The Amendment to the Master Sign will be an asset to the downtown community; In the future if additional signage is incorporated, further review by the board will be required.

Given the review provided above, Staff recommends approval of the amendment to the Master Sign Program for IPIC/4th and 5th.

Alternative Actions

- A. Continue with direction
- B. Move approval of the amendment to the Master Sign Program (2019-080) for **50 SE 5th Avenue** based upon positive findings to LDR Section 4.6.7(F)(2)(b).
- C. Move denial of the amendment to the Blanket Sign Program (2019-080) for **50 SE 5th Avenue** based upon failure to make positive finding to LDR Section 4.6.7(F)(2)(b).

4th & 5th DELRAY

SITEPLAN



N.T.S.

WORKSCOPE

- B.1 D/F ILLUMINATED BLADE SIGN (Qty 1)
- L.1 S/F FACE & SIDE ILLUMINATED LETTERS (Qty 1)
- L.4 S/F FACE & SIDE ILLUMINATED RACEWAY MOUNTED LETTERS (Qty 2)
- L.5 S/F HALO LIT CHANNEL LETTERS (Qty 2)
- L.6 S/F FACE LIT/SIDE LIT CHANNEL RETAIL TENANT LETTERS (Qty TBD)
- L.7 S/F FACE LIT/SIDE LIT CHANNEL LETTERS ON DISC (QTY 2)
- L.8 S/F FACE AND SIDE LIT CHANNEL LETTERS (INSIDE VALET) (Qty 1)

CODE ALLOWANCE

CODE INFORMATION...

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JOB # 234517-R11
DATE 01.04.2018
DESIGNER A. Rocco
SALES REP K. Kay
PROJECT Mgr Jeff Castle

11	12.12.18	JP	CUSTOMER REQUESTS NEW LOGOS
1	01.04.18	JP	1. New Logo for IPIIC
2	01.04.18	JP	2. New Logo for IPIIC
3	01.04.18	JP	3. New Logo for IPIIC
4	01.04.18	JP	4. New Logo for IPIIC
5	01.04.18	JP	5. New Logo for IPIIC
6	01.04.18	JP	6. New Logo for IPIIC
7	01.04.18	JP	7. New Logo for IPIIC
8	01.04.18	JP	8. New Logo for IPIIC
9	01.04.18	JP	9. New Logo for IPIIC
10	01.04.18	JP	10. New Logo for IPIIC

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
OC	

IPIIC

iPic - 4th & 5th Delray
60 SE 5th Ave.
Delray Beach, FL 33483
DESIGN PHASE: CONCEPTUAL

SHEET NUMBER
0.0

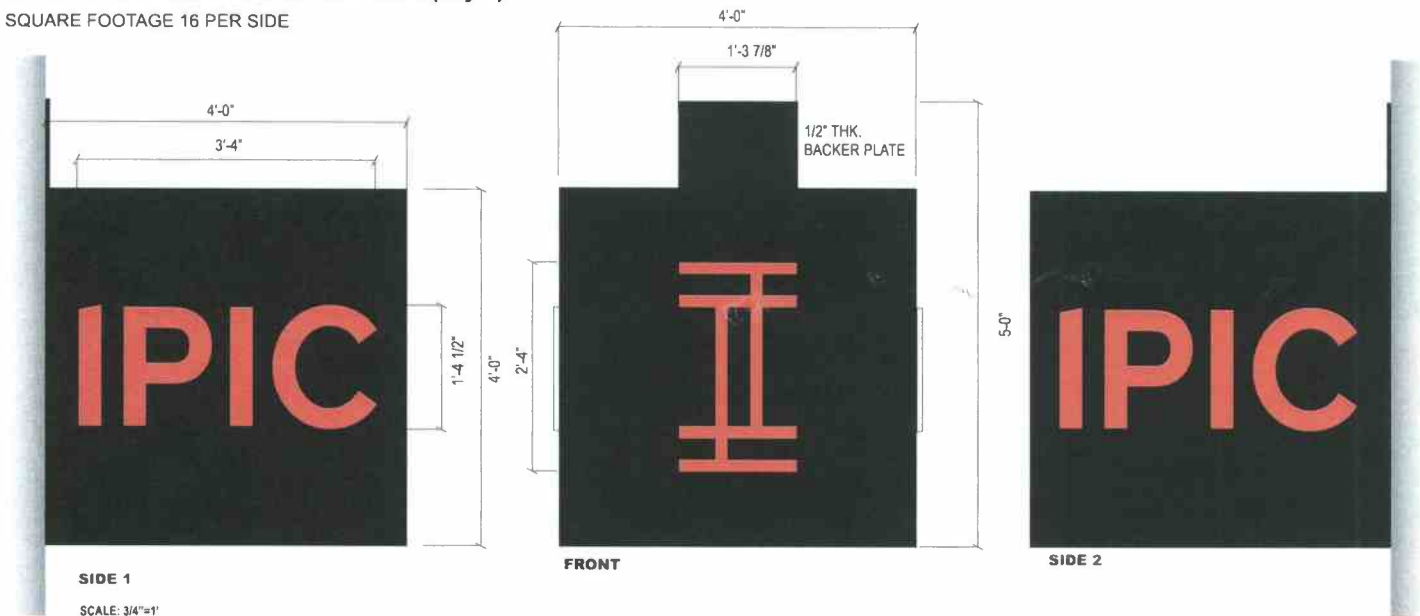
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B.1 D/F ILLUMINATED BLADE SIGN (Qty 1)

SQUARE FOOTAGE 16 PER SIDE

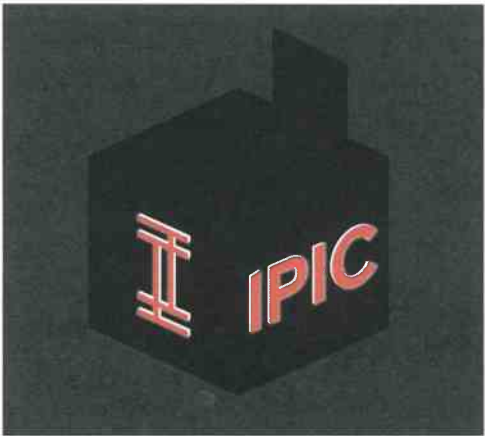


B D/F Blade Sign Detail

- 1. ALUMINUM CUBE BLADE SIGN WITH ROUTED PUSH-THRU P-1
- IPIC LOGO ON OPPOSITE SIDES WHITE ACRYLIC WITH DP-1
- APPLIED 1ST SURFACE -NEW IPIC LOGO DESIGN ON FRONT OF CUBE
- 2. 1/2" THICK BACKER PLATE

COLORS/FINISHES

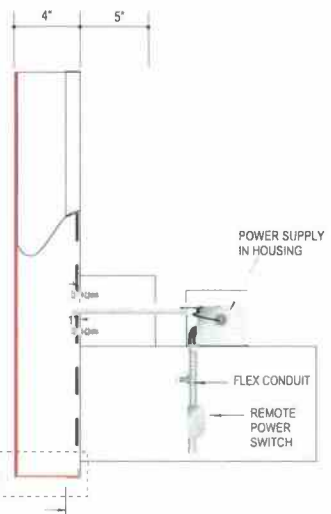
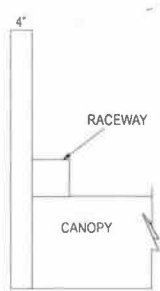
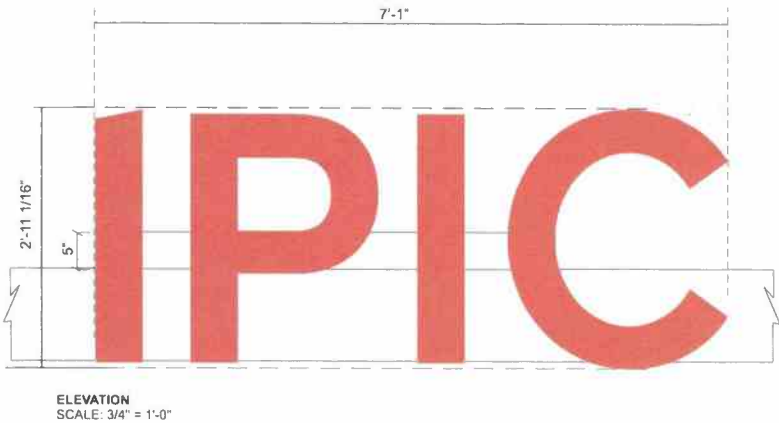
□	A-1	WHITE ACRYLIC
■	P-1	MP BLACK
■	DP-1	MATCH TO PMS 178C



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	DATE: 01.04.2018	11	12.12.18	JP	CUSTOMER REQUESTS NEW LOGOS					60 SE 5th Ave.
	DESIGNER: A. Rocco	12	01.08.19	JP	Revised design	LANDLORD APPROVAL		DATE	Delray Beach, FL 33483	1.0
	SALES REP: K. Kay	13	01.08.19	JP	Revised design				DESIGN PHASE: CONCEPTUAL	
	PROJECT MAN: Jeff Castle	14	01.08.19	JP	Revised design	OC				

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L.1 S/F FACE & SIDE ILLUMINATED LETTERS (Qty 1)
SQUARE FOOTAGE 20.7



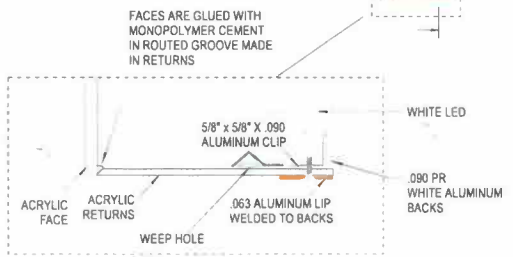
G.C. IS RESPONSIBLE FOR WATER-PROOFING ALL PENETRATIONS

SIDE VIEW
SCALE: 3/4" = 1'-0"

L Front Lit / Side Lit Letters
(2) REQUIRED - MANUFACTURE AND INSTALL

- A "IPIC"
4" DEEP SIDE LIT & FACE LIT ACRYLIC LETTERS
WHITE ACRYLIC FACES WITH VINYL APPLIED TO WHITE FACE DP-1
ALUMINUM BACKS AND WELDED TRIM CAP P-1
RACEWAY MOUNTED TO CANOPY P-1
- INTERNALLY ILLUMINATED W/ WHITE SLOAN LED'S
REMOTE LOCATED POWER SUPPLIES BEHIND WALL INSIDE GALV. METAL BOXES.

ELECTRICAL REQUIREMENTS
120 V. POWER SYSTEM - PER ELEC. CONTRACTOR
(1) ONE 20 A. CIR. REQ'D. PER SIGN.



- COLORS/FINISHES
- A-1 WHITE ACRYLIC
- DP-1 MATCH TO PMS 178C
- P-1 TO MATCH REYNOLBOND COLOR WELD 500 PURE WHITE

CHANNEL LETTER DETAIL
SCALE: NTS

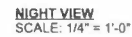
<div>JONES SIGN</div> <div>Your Vision. Accomplished.</div> <div>WWW.JONESSIGN.COM</div>	JOB # 234517-R11		11 12.12.14 JP		CUSTOMER REQUIRES NEW LOGOS		CLIENT APPROVAL		DATE		<div>I PIC</div>	iPic - 4th & 5th Delray		SHEET NUMBER
	DATE 01.04.2018						LANDLORD APPROVAL		DATE			60 SE 5th Ave.		
	DESIGNER A. Rocco											Delray Beach, FL 33483		
	SALES REP K. Kay													
	PROJECT MANAGER Jeff Castle													
								QC				DESIGN PHASE CONCEPTUAL		3.0

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SQUARE FOOTAGE 33.18



INTERNALLY ILLUMINATED W/ WHITE L.E.D.'S.
REMOTE LOCATED POWER SUPPLIES

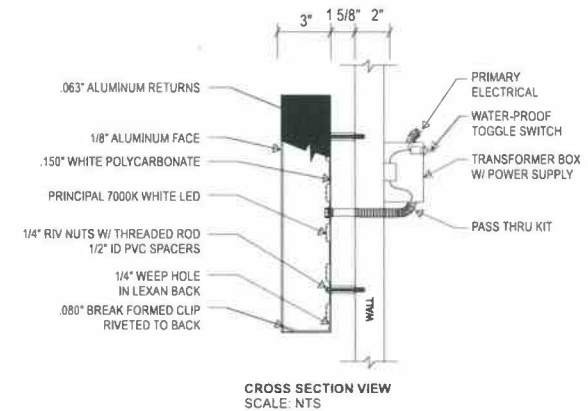
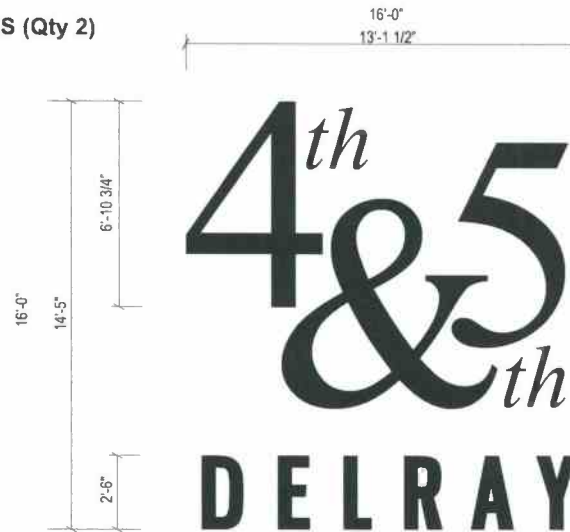


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L.5A, L.5B HALO LIT CHANNEL LETTERS (Qty 2)

SQUARE FOOTAGE: 207.53

FIELD SURVEY REQUIRED
CAD ELEVATIONS REQUIRED



L Halo Lit Letters

TWO (2) REQUIRED- MANUFACTURE AND INSTALL

FRONT VIEW
SCALE: 1/4" = 1'

A 4TH & 5TH DELRAY

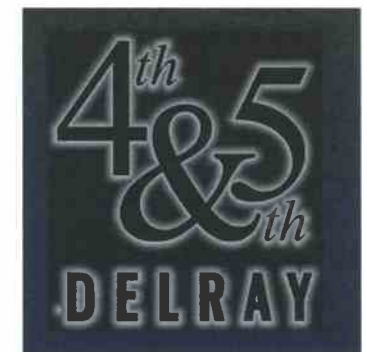
3" DEEP ALUMINUM LETTERS STOOD OFF BACKER PAN 1 5/8"

COLORS/FINISHES
P-1 MP BLACK - MATTE FINISH

1/8" ALUMINUM FACE P-1
.063" ALUMINUM RETURNS P-1
.150" WHITE POLYCARBONATE
PRINCIPAL 7000K WHITE LED
1/4" RIV NUTS W/ THREADED ROD
1/2" ID PVC SPACERS
1/4" WEEP HOLE IN LEXAN BACK
.080" BREAK FORMED CLIP RIVETED TO BACK

ELECTRICAL REQUIREMENTS

120 V. POWER SYSTEM - PER ELEC. CONTRACTOR
(1) ONE 20 A. CIR. REQ'D. PER SIGN.

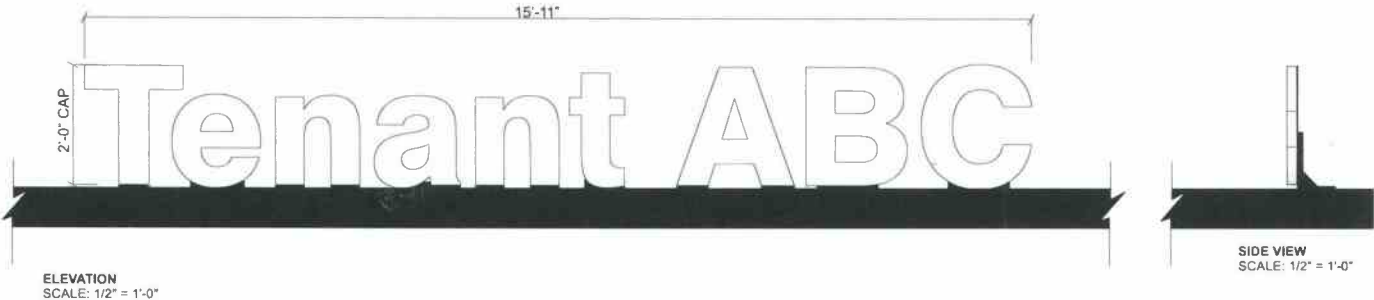


NIGHT VIEW
SCALE: NTS

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L.6 S/F FACE & SIDE ILLUMINATED CANOPY MOUNTED LETTERS (Qty TBD)
SQ. FT. 31.833 (AS SHOWN)

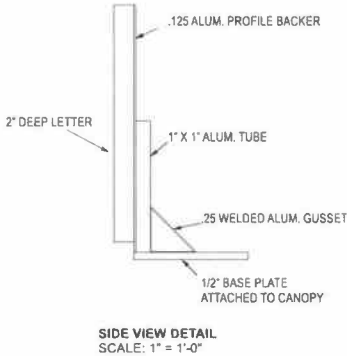


L Front Lit / Side Lit Letters
FOUR (4) REQUIRED- MANUFACTURE AND INSTALL

SCALE 1/2"=1'-0"

2" DEEP WHITE ACRYLIC FABRICATED LETTERS (RETURNS) W/
WHITE ACRYLIC FACES. A-1

INTERNALLY ILLUMINATED W/ WHITE L.E.D.'S.
REMOTE LOCATED POWER SUPPLIES
MOUNTED TO BACK OF AWNING NEAR GLASS



COLORS/FINISHES
A-1 WHITE ACRYLIC

FONTS
ARIAL BOLD

JONES SIGN
Your Vision. Accomplished.
WWW.JONESSIGN.COM

JOB #: 234517-R11
DATE: 01.04.2018
DESIGNED BY: A. Rocco
SALES REP: K. Kay
PROJECT MANAGER: Jeff Castle

ITEM	DATE	DESCRIPTION
1	12.12.18	CUSTOMER REQUIRES NEW LOGOS
2	01.04.18	REVISIONS
3	01.04.18	REVISIONS
4	01.04.18	REVISIONS
5	01.04.18	REVISIONS
6	01.04.18	REVISIONS
7	01.04.18	REVISIONS
8	01.04.18	REVISIONS
9	01.04.18	REVISIONS
10	01.04.18	REVISIONS

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

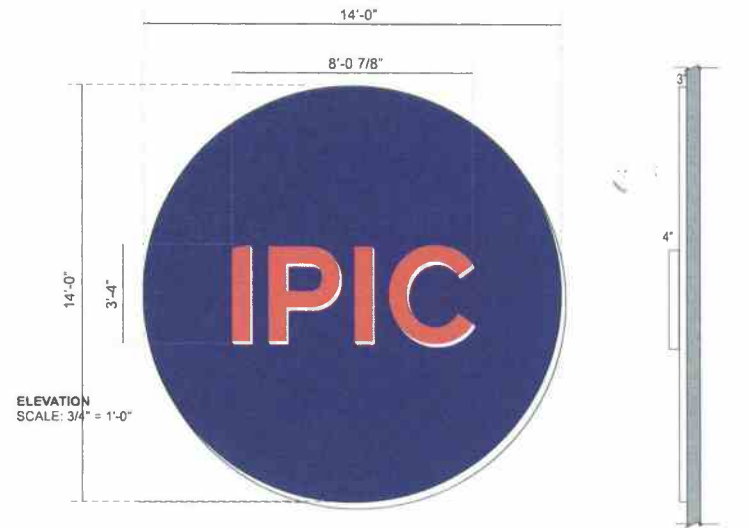


iPic - 4th & 5th Delray
60 SE 5th Ave.
Delray Beach, FL 33483
DESIGN PHASE: CONCEPTUAL

SHEET NUMBER
7.0

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L.7 S/F FACE & SIDE ILLUMINATED LETTERS ON BLACK BACKER DISC (Qty 2)
SQUARE FOOTAGE 196



ISOMETRIC NIGHT VIEWS - NOT TO SCALE

G.C. IS RESPONSIBLE FOR WATER-PROOFING ALL PENETRATIONS

SIDE VIEW
SCALE: 3/4" = 1'-0"

L Front Lit / Side Lit Letters
(2) REQUIRED - MANUFACTURE AND INSTALL

A "IPIC"
4" DEEP SIDE LIT & FACE LIT ACRYLIC LETTERS
WHITE ACRYLIC FACES WITH
VINYL APPLIED TO WHITE FACE DP-1
ALUMINUM BACKS AND WELDED TRIM CAP P-1

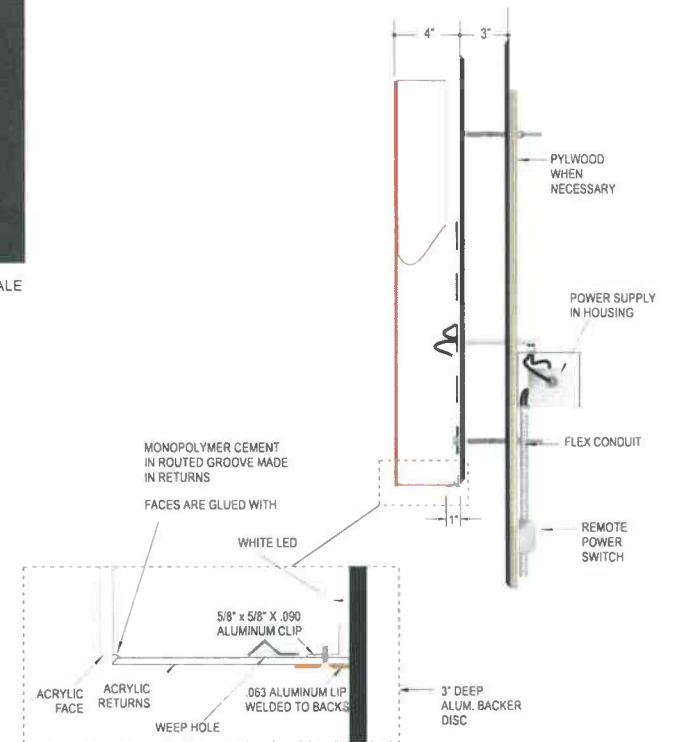
3" DEEP ALUMINUM TUBE FRAMED BACKER
PAINTED P-3 RETURNS PAINTED P-4
SEAMS ON FACES FILLED AND GROUND SMOOTH

INTERNALLY ILLUMINATED W/ WHITE SLOAN LED'S
REMOTE LOCATED POWER SUPPLIES BEHIND WALL INSIDE GALV.
METAL BOXES.

- COLORS/FINISHES
- A-1 WHITE ACRYLIC
 - P-3 MP TO MATCH PMS 2112
 - DP-1 MATCH TO PMS 178C
 - P-4 MP WHITE

ELECTRICAL REQUIREMENTS

120 V. POWER SYSTEM - PER ELEC. CONTRACTOR
(1) ONE 20 A. CIR. REQ'D. PER SIGN.



CHANNEL LETTER DETAIL
SCALE: NTS

<div>JONES SIGN</div> <div>Your Vision. Accomplished.</div> <div>WWW.JONESSIGN.COM</div>	<div>JOB # 234517-R11</div> <div>DATE: 01.04.2018</div> <div>DESIGNER: A. Rocco</div> <div>SALES REP: K. Kay</div> <div>PROJECT MGR: Jeff Castle</div>	<div>1112.15.18JP</div> <div>CUSTOMER REQUESTS NEW LOGOS</div>	<div>CLIENT APPROVAL</div> <div>DATE</div>	<div>IPIC</div>	<div>iPic - 4th & 5th Delray</div> <div>60 SE 5th Ave.</div> <div>Delray Beach, FL 33483</div>	<div>SHEET NUMBER</div> <div>8.0</div>
			<div>LANDLORD APPROVAL</div> <div>DATE</div>			
			<div>QC</div>		<div>DESIGN PHASE: CONCEPTUAL</div>	

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L.8 S/F FACE & SIDE ILLUMINATED LETTERS (Qty 1) IN VALET AREA
SQUARE FOOTAGE 84.81



SAME LETTER DETAIL AS L.7

Front Lit / Side Lit Letters
(1) REQUIRED - MANUFACTURE AND INS

(1) REQUIRED - MANUFACTURE AND INSTALL

G.C. IS RESPONSIBLE FOR WATER-PROOFING ALL PENETRATIONS

"IPIC"

4" DEEP SIDE LIT & FACE LIT ACRYLIC LETTERS
WHITE ACRYLIC FACES WITH
VINYL APPLIED TO WHITE FACE DP-1
ALUMINUM BACKS AND WELDED TRIM CAP P-1

3" DEEP ALUMINUM TUBE FRAMED BACKER
PAINTED P-3 RETURNS PAINTED P-4
SEAMS ON FACES FILLED AND GROUND SMOOTH

INTERNALLY ILLUMINATED W/ WHITE SLOAN LED'S
REMOTE LOCATED POWER SUPPLIES BEHIND WALL INSIDE GALV.
METAL BOXES.



COLORS/FINISHES

☐ A-1 WHITE ACRYLIC


P-3 MP TO MATCH PMS 2112

DP-1 MATCH TO PMS 178C

☐ P-4 MP WHITE

ELECTRICAL REQUIREMENTS

120 V. POWER SYSTEM - PER ELEC. CONTRACTOR
(1) ONE 20 A. CIR. REQ'D. PER SIGN.

JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB # 234517-R11 DATE: 01.04.2018 DESIGNER: A. Rocco SALES REP: K. Kay PROJECT MGR: Jeff Castle	<table border="1"> <thead> <tr> <th>11</th> <th>12.15.11</th> <th>28</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>2</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>3</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>4</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>5</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>6</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>7</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>8</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>9</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>10</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>11</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>12</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>13</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>14</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>15</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>16</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>17</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>18</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>19</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>20</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>21</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>22</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>23</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>24</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>25</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>26</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>27</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>28</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>29</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>30</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>31</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>32</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>33</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>34</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>35</td> <td>12.15.11</td> <td>28</td> </tr> <tr> <td>36</td> 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LABELED PHOTOMETRIC VIEW



<div>JONES SIGN</div> <div>Your Vision. Accomplished.</div> <div>WWW.JONESSIGN.COM</div>	JOB # 234517-R11		<table><tr><td>11</td><td>12.12.16</td><td>JP</td><td>CUSTOMER REQUESTS NEW LOGOS</td></tr><tr><td>12</td><td>01.04.2018</td><td>JP</td><td>REVISIONS TO LOGOS</td></tr><tr><td>13</td><td>01.04.2018</td><td>JP</td><td>REVISIONS TO LOGOS</td></tr><tr><td>14</td><td>01.04.2018</td><td>JP</td><td>REVISIONS TO LOGOS</td></tr><tr><td>15</td><td>01.04.2018</td><td>JP</td><td>REVISIONS TO LOGOS</td></tr><tr><td>16</td><td>01.04.2018</td><td>JP</td><td>REVISIONS TO LOGOS</td></tr><tr><td>17</td><td>01.04.2018</td><td>JP</td><td>REVISIONS TO LOGOS</td></tr><tr><td>18</td><td>01.04.2018</td><td>JP</td><td>REVISIONS TO LOGOS</td></tr><tr><td>19</td><td>01.04.2018</td><td>JP</td><td>REVISIONS TO LOGOS</td></tr><tr><td>20</td><td>01.04.2018</td><td>JP</td><td>REVISIONS TO LOGOS</td></tr><tr><td>21</td><td>01.04.2018</td><td>JP</td><td>REVISIONS TO LOGOS</td></tr><tr><td>22</td><td>01.04.2018</td><td>JP</td><td>REVISIONS TO LOGOS</td></tr><tr><td>23</td><td>01.04.2018</td><td>JP</td><td>REVISIONS TO LOGOS</td></tr><tr><td>24</td><td>01.04.2018</td><td>JP</td><td>REVISIONS TO LOGOS</td></tr><tr><td>25</td><td>01.04.2018</td><td>JP</td><td>REVISIONS TO LOGOS</td></tr><tr><td>26</td><td>01.04.2018</td><td>JP</td><td>REVISIONS TO LOGOS</td></tr><tr><td>27</td><td>01.04.2018</td><td>JP</td><td>REVISIONS TO LOGOS</td></tr><tr><td>28</td><td>01.04.2018</td><td>JP</td><td>REVISIONS TO LOGOS</td></tr><tr><td>29</td><td>01.04.2018</td><td>JP</td><td>REVISIONS TO LOGOS</td></tr><tr><td>30</td><td>01.04.2018</td><td>JP</td><td>REVISIONS TO LOGOS</td></tr><tr><td>31</td><td>01.04.2018</td><td>JP</td><td>REVISIONS TO LOGOS</td></tr></table>		11	12.12.16	JP	CUSTOMER REQUESTS NEW LOGOS	12	01.04.2018	JP	REVISIONS TO LOGOS	13	01.04.2018	JP	REVISIONS TO LOGOS	14	01.04.2018	JP	REVISIONS TO LOGOS	15	01.04.2018	JP	REVISIONS TO LOGOS	16	01.04.2018	JP	REVISIONS TO LOGOS	17	01.04.2018	JP	REVISIONS TO LOGOS	18	01.04.2018	JP	REVISIONS TO LOGOS	19	01.04.2018	JP	REVISIONS TO LOGOS	20	01.04.2018	JP	REVISIONS TO LOGOS	21	01.04.2018	JP	REVISIONS TO LOGOS	22	01.04.2018	JP	REVISIONS TO LOGOS	23	01.04.2018	JP	REVISIONS TO LOGOS	24	01.04.2018	JP	REVISIONS TO LOGOS	25	01.04.2018	JP	REVISIONS TO LOGOS	26	01.04.2018	JP	REVISIONS TO LOGOS	27	01.04.2018	JP	REVISIONS TO LOGOS	28	01.04.2018	JP	REVISIONS TO LOGOS	29	01.04.2018	JP	REVISIONS TO LOGOS	30	01.04.2018	JP	REVISIONS TO LOGOS	31	01.04.2018	JP	REVISIONS TO LOGOS	DATE 01.04.2018	CLIENT APPROVAL	DATE	<div>IPI C</div>	iPic - 4th & 5th Delray	SHEET NUMBER
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DESIGNER A. Rocco	LANDLORD APPROVAL	DATE	60 SE 5th Ave.	10.0																																																																																										
ENGINEER K. Kay			Delray Beach, FL 33483																																																																																											
PROJECT MANAGER Jeff Castle	QC		DESIGN PHASE CONCEPTUAL																																																																																											

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PHOTOMETRIC VIEW



<div>JONES SIGN</div> <div>Your Vision. Accomplished.</div> <div>WWW.JONESIGN.COM</div>	<div>JOB #: 234517-R11</div> <div>DATE: 01.04.2018</div> <div>DESIGNED BY: A. Rocco</div> <div>ARTWORK BY: K. Kay</div> <div>PHOTOGRAPHY: Jeff Castle</div>	<div>1112.12.18JP</div> <div>CUSTOMER REQUESTS NEW LOGOS</div>	<div>CLIENT APPROVAL</div> <div>DATE</div>	<div>I PIC</div>	<div>iPic - 4th & 5th Delray</div> <div>60 SE 5th Ave.</div> <div>Delray Beach, FL 33483</div> <div>DESIGN PHASE: CONCEPTUAL</div>	<div>SHEET NUMBER</div> <div>10.1</div>
		<div>1201.04.2018JP</div> <div>REVISION 1: NEW LOGOS AND GRAPHICS</div>	<div>LANDLORD APPROVAL</div> <div>DATE</div>			
		<div>1301.04.2018JP</div> <div>REVISION 2: NEW LOGOS AND GRAPHICS</div>	<div>QC</div>			
		<div>1401.04.2018JP</div> <div>REVISION 3: NEW LOGOS AND GRAPHICS</div>				

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SIGNAGE ON ELEVATIONS (NTS)



NORTH ELEVATION

<div>JONES SIGN</div> <div>Your Vision. Accomplished.</div> <div>WWW.JONESSIGN.COM</div>	JOB # 234517-R11	11	12.12.16	JF	CUSTOMER RESUBS NEW LOGOS	CLIENT APPROVAL	DATE	<div>IPIC</div>	iPic - 4th & 5th Delray	SHEET NUMBER
	DATE 01.04.2018	12	01.04.18	AK	REVISION: CHANGED LOGO TO WHITE	LANDLORD APPROVAL	DATE		60 SE 5th Ave.	10.2
	DESIGNED BY A. Rocco	13	01.04.18	AK	REVISION: CHANGED LOGO TO WHITE	QC			Delray Beach, FL 33483	
	DRAWN BY K. Kay	14	01.04.18	AK	REVISION: CHANGED LOGO TO WHITE				DESIGN PHASE CONCEPTUAL	
	PROJECT MANAGER Jeff Castle	15	01.04.18	AK	REVISION: CHANGED LOGO TO WHITE					

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SIGNAGE ON ELEVATIONS (NTS)



EAST ELEVATION

<div>JONES SIGN</div> <div>Your Vision. Accomplished.</div> <div>WWW.JONESSIGN.COM</div>	<div>JOB # 234517-R11</div> <div>DATE 01.04.2018</div> <div>DESIGNER A. Rocco</div> <div>Sales Rep K. Kay</div> <div>PROJECT MGR Jeff Castle</div>	<div>1112.12.18JP</div> <div>CUSTOMER REDLINES NEW LOGOS</div>	<div>CLIENT APPROVAL</div> <div>DATE</div>	<div>I PIC</div>	<div>iPic - 4th & 5th Delray</div> <div>60 SE 5th Ave.</div> <div>Delray Beach, FL 33483</div> <div>DESIGN PHASE CONCEPTUAL</div>	<div>SHEET NUMBER</div> <div>10.3</div>
		<div>LANDLORD APPROVAL</div> <div>DATE</div>				
		<div>QC</div>				

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SIGNAGE ON ELEVATIONS (NTS)



WEST ELEVATION

<div>JONES SIGN</div> <div>Your Vision. Accomplished.</div> <div>WWW.JONESSIGN.COM</div>	JOB # 234517-R11	11	12.12.14	JP	CUSTOMER REQUESTS NEW LOGOS	CLIENT APPROVAL	DATE	<div>I PIC</div> <div>iPIC - 4th & 5th Delray</div> <div>60 SE 5th Ave.</div> <div>Delray Beach, FL 33483</div> <div>DESIGN PHASE: CONCEPTUAL</div>	SHEET NUMBER	10.4
	DATE: 01.04.2018	12	01.10.15	JP	REVISED LOGOS	LANDLORD APPROVAL	DATE			
	DESIGNER: A. Rocco	13	02.10.15	JP	REVISED LOGOS	QC				
	SALES REP: K. Kay	14	03.10.15	JP	REVISED LOGOS					
	PROJECT MGR: Jeff Castle	15	04.10.15	JP	REVISED LOGOS					

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Labeled Signage on Elevations (NTS)



NORTH ELEVATION



EAST ELEVATION

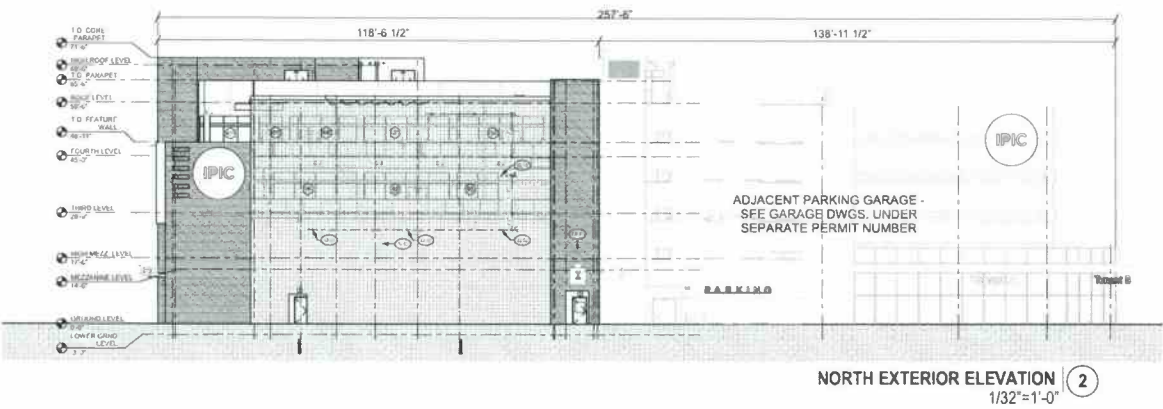


WEST ELEVATION

<div>JONES SIGN</div> <div>Your Vision. Accomplished.</div> <div>WWW.JONESIGN.COM</div>	JOB # 234517-R11																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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ELEVATIONS-SCALE: 1/32=1'-0"



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JOB #: 234517-R11
DATE: 01.04.2018
DESIGNED BY: A. Rocco
CHECKED BY: K. Kay
DRAWN BY: Jeff Castle

NO.	DATE	DESCRIPTION
11	12.12.14	JP CUSTOMER REQUESTS NEW LOGOS
1	02.18.15	JP
2	07.07.15	JP
3	08.07.15	JP
4	08.26.15	JP
5	09.01.15	JP
6	09.01.15	JP
7	09.01.15	JP
8	09.01.15	JP
9	09.01.15	JP
10	09.01.15	JP
11	09.01.15	JP
12	09.01.15	JP

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

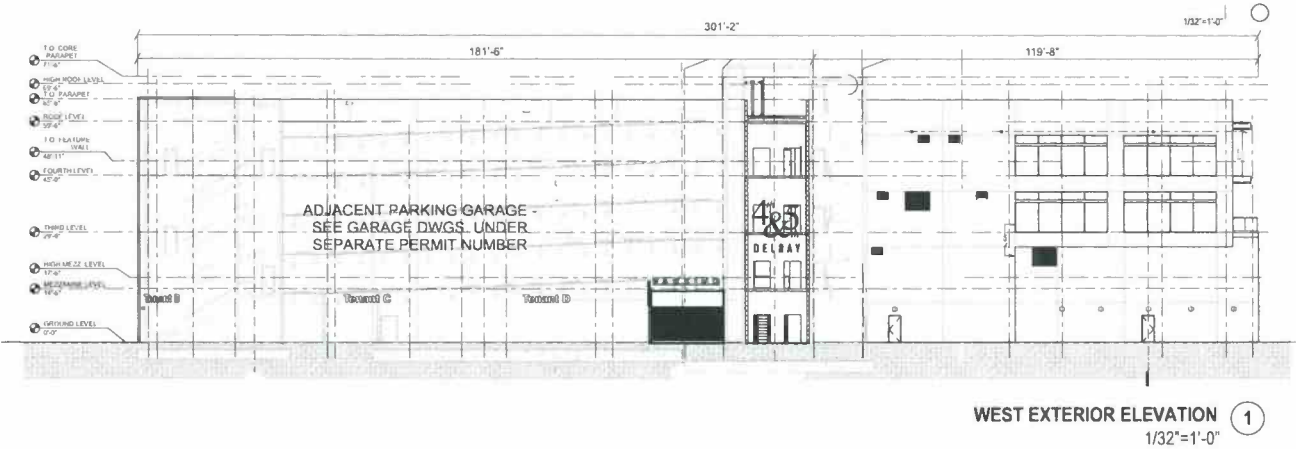
IPIC

iPic - 4th & 5th Delray
60 SE 5th Ave.
Delray Beach, FL 33483
DESIGN TYPE: CONCEPTUAL

SHEET NUMBER
11.0

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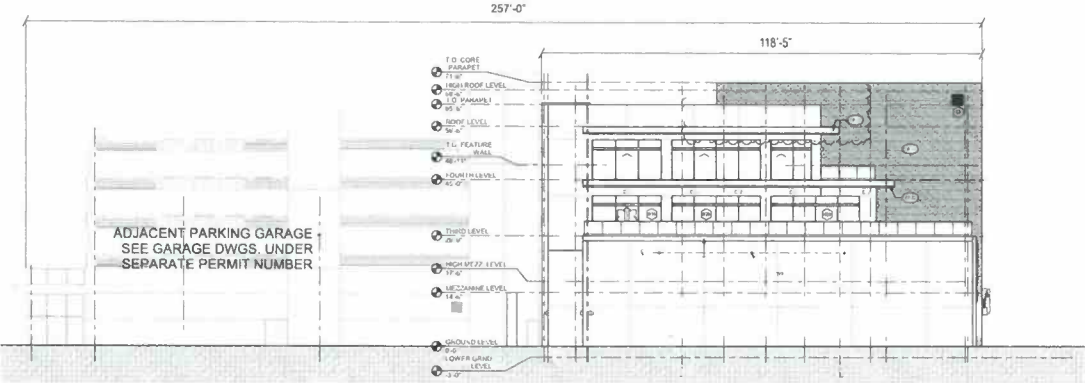
ELEVATIONS-SCALE: 1/32"=1'-0"



<div>JONES SIGN</div> <div>Your Vision. Accomplished.</div> <div>WWW.JONESSIGN.COM</div>	JOB # 234517-R11	11	12.12.18	JP	CUSTOMER REDINES NEW LOGOS	CLIENT APPROVAL	DATE	<div>I PIC</div> <div>iPIC - 4th & 5th Delray</div> <div>60 SE 5th Ave.</div> <div>Delray Beach, FL 33483</div> <div>DESIGNER: CONCEPTUAL</div>	SHEET NUMBER 11.1
	DATE: 01.04.2018	12	01.04.18	JP	REVISIONS	LANDLORD APPROVAL	DATE		
	DESIGNER: A. Rocco	13	01.04.18	JP	REVISIONS	QC			
	SALES REP: K. Kay	14	01.04.18	JP	REVISIONS				
	PROJECT MGR: Jeff Castle	15	01.04.18	JP	REVISIONS				

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ELEVATIONS-SCALE: 1/32=1'-0"

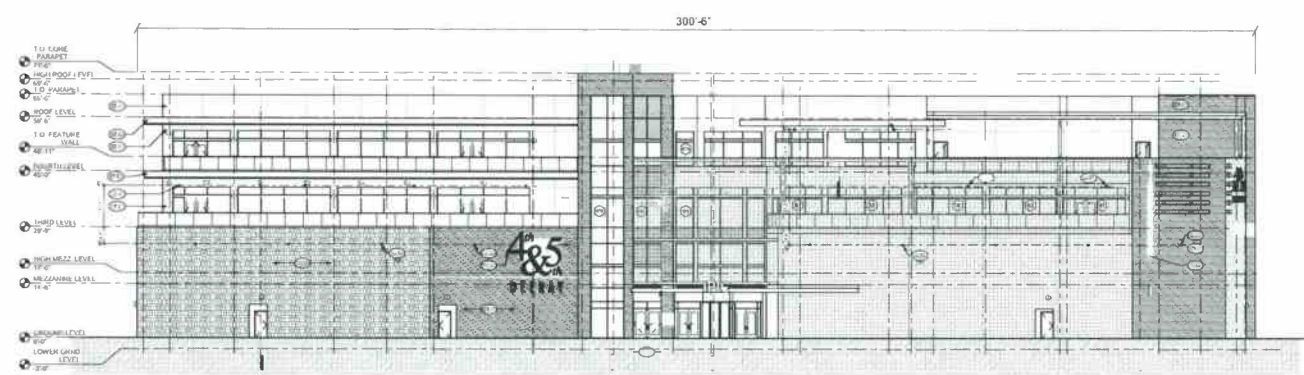


SOUTH EXTERIOR ELEVATION (2)
SCALE: 1/32" = 1'-0"

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Kay</div> <div>PROJECT: Jeff Castle</div>	<table><tr><td>11</td><td>12.12.14</td><td>JP</td><td>CUSTOMER REQUESTS NEW LOGOS</td></tr><tr><td>1</td><td>12.12.14</td><td>JP</td><td>1st Floor</td></tr><tr><td>2</td><td>12.12.14</td><td>JP</td><td>2nd Floor</td></tr><tr><td>3</td><td>12.12.14</td><td>JP</td><td>3rd Floor</td></tr><tr><td>4</td><td>12.12.14</td><td>JP</td><td>4th Floor</td></tr><tr><td>5</td><td>12.12.14</td><td>JP</td><td>5th Floor</td></tr><tr><td>6</td><td>12.12.14</td><td>JP</td><td>6th Floor</td></tr><tr><td>7</td><td>12.12.14</td><td>JP</td><td>7th Floor</td></tr><tr><td>8</td><td>12.12.14</td><td>JP</td><td>8th Floor</td></tr><tr><td>9</td><td>12.12.14</td><td>JP</td><td>9th Floor</td></tr><tr><td>10</td><td>12.12.14</td><td>JP</td><td>10th Floor</td></tr><tr><td>11</td><td>12.12.14</td><td>JP</td><td>11th Floor</td></tr><tr><td>12</td><td>12.12.14</td><td>JP</td><td>12th Floor</td></tr><tr><td>13</td><td>12.12.14</td><td>JP</td><td>13th Floor</td></tr><tr><td>14</td><td>12.12.14</td><td>JP</td><td>14th Floor</td></tr><tr><td>15</td><td>12.12.14</td><td>JP</td><td>15th Floor</td></tr><tr><td>16</td><td>12.12.14</td><td>JP</td><td>16th Floor</td></tr><tr><td>17</td><td>12.12.14</td><td>JP</td><td>17th Floor</td></tr><tr><td>18</td><td>12.12.14</td><td>JP</td><td>18th Floor</td></tr><tr><td>19</td><td>12.12.14</td><td>JP</td><td>19th Floor</td></tr><tr><td>20</td><td>12.12.14</td><td>JP</td><td>20th Floor</td></tr><tr><td>21</td><td>12.12.14</td><td>JP</td><td>21st Floor</td></tr><tr><td>22</td><td>12.12.14</td><td>JP</td><td>22nd Floor</td></tr><tr><td>23</td><td>12.12.14</td><td>JP</td><td>23rd Floor</td></tr><tr><td>24</td><td>12.12.14</td><td>JP</td><td>24th Floor</td></tr><tr><td>25</td><td>12.12.14</td><td>JP</td><td>25th Floor</td></tr><tr><td>26</td><td>12.12.14</td><td>JP</td><td>26th Floor</td></tr><tr><td>27</td><td>12.12.14</td><td>JP</td><td>27th Floor</td></tr><tr><td>28</td><td>12.12.14</td><td>JP</td><td>28th Floor</td></tr><tr><td>29</td><td>12.12.14</td><td>JP</td><td>29th Floor</td></tr><tr><td>30</td><td>12.12.14</td><td>JP</td><td>30th Floor</td></tr><tr><td>31</td><td>12.12.14</td><td>JP</td><td>31st Floor</td></tr><tr><td>32</td><td>12.12.14</td><td>JP</td><td>32nd Floor</td></tr><tr><td>33</td><td>12.12.14</td><td>JP</td><td>33rd Floor</td></tr><tr><td>34</td><td>12.12.14</td><td>JP</td><td>34th Floor</td></tr><tr><td>35</td><td>12.12.14</td><td>JP</td><td>35th Floor</td></tr><tr><td>36</td><td>12.12.14</td><td>JP</td><td>36th Floor</td></tr><tr><td>37</td><td>12.12.14</td><td>JP</td><td>37th Floor</td></tr><tr><td>38</td><td>12.12.14</td><td>JP</td><td>38th Floor</td></tr><tr><td>39</td><td>12.12.14</td><td>JP</td><td>39th Floor</td></tr><tr><td>40</td><td>12.12.14</td><td>JP</td><td>40th Floor</td></tr><tr><td>41</td><td>12.12.14</td><td>JP</td><td>41st Floor</td></tr><tr><td>42</td><td>12.12.14</td><td>JP</td><td>42nd Floor</td></tr><tr><td>43</td><td>12.12.14</td><td>JP</td><td>43rd Floor</td></tr><tr><td>44</td><td>12.12.14</td><td>JP</td><td>44th Floor</td></tr><tr><td>45</td><td>12.12.14</td><td>JP</td><td>45th Floor</td></tr><tr><td>46</td><td>12.12.14</td><td>JP</td><td>46th Floor</td></tr><tr><td>47</td><td>12.12.14</td><td>JP</td><td>47th Floor</td></tr><tr><td>48</td><td>12.12.14</td><td>JP</td><td>48th Floor</td></tr><tr><td>49</td><td>12.12.14</td><td>JP</td><td>49th Floor</td></tr><tr><td>50</td><td>12.12.14</td><td>JP</td><td>50th Floor</td></tr><tr><td>51</td><td>12.12.14</td><td>JP</td><td>51st Floor</td></tr><tr><td>52</td><td>12.12.14</td><td>JP</td><td>52nd Floor</td></tr><tr><td>53</td><td>12.12.14</td><td>JP</td><td>53rd Floor</td></tr><tr><td>54</td><td>12.12.14</td><td>JP</td><td>54th Floor</td></tr><tr><td>55</td><td>12.12.14</td><td>JP</td><td>55th Floor</td></tr><tr><td>56</td><td>12.12.14</td><td>JP</td><td>56th Floor</td></tr><tr><td>57</td><td>12.12.14</td><td>JP</td><td>57th Floor</td></tr><tr><td>58</td><td>12.12.14</td><td>JP</td><td>58th Floor</td></tr><tr><td>59</td><td>12.12.14</td><td>JP</td><td>59th Floor</td></tr><tr><td>60</td><td>12.12.14</td><td>JP</td><td>60th Floor</td></tr><tr><td>61</td><td>12.12.14</td><td>JP</td><td>61st Floor</td></tr><tr><td>62</td><td>12.12.14</td><td>JP</td><td>62nd Floor</td></tr><tr><td>63</td><td>12.12.14</td><td>JP</td><td>63rd Floor</td></tr><tr><td>64</td><td>12.12.14</td><td>JP</td><td>64th Floor</td></tr><tr><td>65</td><td>12.12.14</td><td>JP</td><td>65th Floor</td></tr><tr><td>66</td><td>12.12.14</td><td>JP</td><td>66th Floor</td></tr><tr><td>67</td><td>12.12.14</td><td>JP</td><td>67th Floor</td></tr><tr><td>68</td><td>12.12.14</td><td>JP</td><td>68th Floor</td></tr><tr><td>69</td><td>12.12.14</td><td>JP</td><td>69th Floor</td></tr><tr><td>70</td><td>12.12.14</td><td>JP</td><td>70th Floor</td></tr><tr><td>71</td><td>12.12.14</td><td>JP</td><td>71st Floor</td></tr><tr><td>72</td><td>12.12.14</td><td>JP</td><td>72nd Floor</td></tr><tr><td>73</td><td>12.12.14</td><td>JP</td><td>73rd Floor</td></tr><tr><td>74</td><td>12.12.14</td><td>JP</td><td>74th Floor</td></tr><tr><td>75</td><td>12.12.14</td><td>JP</td><td>75th Floor</td></tr><tr><td>76</td><td>12.12.14</td><td>JP</td><td>76th Floor</td></tr><tr><td>77</td><td>12.12.14</td><td>JP</td><td>77th Floor</td></tr><tr><td>78</td><td>12.12.14</td><td>JP</td><td>78th Floor</td></tr><tr><td>79</td><td>12.12.14</td><td>JP</td><td>79th Floor</td></tr><tr><td>80</td><td>12.12.14</td><td>JP</td><td>80th Floor</td></tr><tr><td>81</td><td>12.12.14</td><td>JP</td><td>81st Floor</td></tr><tr><td>82</td><td>12.12.14</td><td>JP</td><td>82nd Floor</td></tr><tr><td>83</td><td>12.12.14</td><td>JP</td><td>83rd Floor</td></tr><tr><td>84</td><td>12.12.14</td><td>JP</td><td>84th Floor</td></tr><tr><td>85</td><td>12.12.14</td><td>JP</td><td>85th Floor</td></tr><tr><td>86</td><td>12.12.14</td><td>JP</td><td>86th Floor</td></tr><tr><td>87</td><td>12.12.14</td><td>JP</td><td>87th Floor</td></tr><tr><td>88</td><td>12.12.14</td><td>JP</td><td>88th Floor</td></tr><tr><td>89</td><td>12.12.14</td><td>JP</td><td>89th Floor</td></tr><tr><td>90</td><td>12.12.14</td><td>JP</td><td>90th Floor</td></tr><tr><td>91</td><td>12.12.14</td><td>JP</td><td>91st Floor</td></tr><tr><td>92</td><td>12.12.14</td><td>JP</td><td>92nd Floor</td></tr><tr><td>93</td><td>12.12.14</td><td>JP</td><td>93rd Floor</td></tr><tr><td>94</td><td>12.12.14</td><td>JP</td><td>94th Floor</td></tr><tr><td>95</td><td>12.12.14</td><td>JP</td><td>95th Floor</td></tr><tr><td>96</td><td>12.12.14</td><td>JP</td><td>96th Floor</td></tr><tr><td>97</td><td>12.12.14</td><td>JP</td><td>97th 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Floor	30	12.12.14	JP	30th Floor	31	12.12.14	JP	31st Floor	32	12.12.14	JP	32nd Floor	33	12.12.14	JP	33rd Floor	34	12.12.14	JP	34th Floor	35	12.12.14	JP	35th Floor	36	12.12.14	JP	36th Floor	37	12.12.14	JP	37th Floor	38	12.12.14	JP	38th Floor	39	12.12.14	JP	39th Floor	40	12.12.14	JP	40th Floor	41	12.12.14	JP	41st Floor	42	12.12.14	JP	42nd Floor	43	12.12.14	JP	43rd Floor	44	12.12.14	JP	44th Floor	45	12.12.14	JP	45th Floor	46	12.12.14	JP	46th Floor	47	12.12.14	JP	47th Floor	48	12.12.14	JP	48th Floor	49	12.12.14	JP	49th Floor	50	12.12.14	JP	50th Floor	51	12.12.14	JP	51st Floor	52	12.12.14	JP	52nd Floor	53	12.12.14	JP	53rd Floor	54	12.12.14	JP	54th Floor	55	12.12.14	JP	55th Floor	56	12.12.14	JP	56th Floor	57	12.12.14	JP	57th Floor	58	12.12.14	JP	58th Floor	59	12.12.14	JP	59th Floor	60	12.12.14	JP	60th Floor	61	12.12.14	JP	61st Floor	62	12.12.14	JP	62nd Floor	63	12.12.14	JP	63rd Floor	64	12.12.14	JP	64th Floor	65	12.12.14	JP	65th Floor	66	12.12.14	JP	66th Floor	67	12.12.14	JP	67th Floor	68	12.12.14	JP	68th Floor	69	12.12.14	JP	69th Floor	70	12.12.14	JP	70th Floor	71	12.12.14	JP	71st Floor	72	12.12.14	JP	72nd Floor	73	12.12.14	JP	73rd Floor	74	12.12.14	JP	74th Floor	75	12.12.14	JP	75th Floor	76	12.12.14	JP	76th Floor	77	12.12.14	JP	77th Floor	78	12.12.14	JP	78th Floor	79	12.12.14	JP	79th Floor	80	12.12.14	JP	80th Floor	81	12.12.14	JP	81st Floor	82	12.12.14	JP	82nd Floor	83	12.12.14	JP	83rd Floor	84	12.12.14	JP	84th Floor	85	12.12.14	JP	85th Floor	86	12.12.14	JP	86th Floor	87	12.12.14	JP	87th Floor	88	12.12.14	JP	88th Floor	89	12.12.14	JP	89th Floor	90	12.12.14	JP	90th Floor	91	12.12.14	JP	91st Floor	92	12.12.14	JP	92nd Floor	93	12.12.14	JP	93rd Floor	94	12.12.14	JP	94th Floor	95	12.12.14	JP	95th Floor	96	12.12.14	JP	96th Floor	97	12.12.14	JP	97th Floor	98	12.12.14	JP	98th Floor	99	12.12.14	JP	99th Floor	100	12.12.14	JP	100th Floor	<div>CLIENT APPROVAL _____ DATE _____</div> <div>LANDLORD APPROVAL _____ DATE _____</div> <div>QC _____</div>	<div>I PIC</div>	<div>iPic - 4th & 5th Delray</div> <div>60 SE 5th Ave.</div> <div>Delray Beach, FL 33483</div> <div>DESIGN PHASE: CONCEPTUAL</div>	<div>SHEET NUMBER</div> <div>11.2</div>
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ELEVATIONS-SCALE: 1/32=1'-0"



EAST EXTERIOR ELEVATION ①
SCALE: 1/32" = 1'-0"

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Your Vision. Accomplished.
WWW.JONESSIGN.COM

JOB # 234517-R11
DATE 01.04.2018
DESIGNED BY A. Rocco
SALES REP. K. Kay
PROJECTOR: Jeff Castle

11	12.12.14	JP	CUSTOMER REQUIRES NEW LOGOS
1	12.12.14	JP	12.12.14
2	12.12.14	JP	12.12.14
3	12.12.14	JP	12.12.14
4	12.12.14	JP	12.12.14
5	12.12.14	JP	12.12.14
6	12.12.14	JP	12.12.14
7	12.12.14	JP	12.12.14
8	12.12.14	JP	12.12.14
9	12.12.14	JP	12.12.14
10	12.12.14	JP	12.12.14

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

I PIC

iPic - 4th & 5th Delray
60 SE 5th Ave.
Delray Beach, FL 33483
CONCEPTUAL

SHEET NUMBER
11.3

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