Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name:	**Delray Beach Plaza**
Project Location:	**600 Linton Blvd**
Request:	**Approval of an Amendment to the Master Sign Program**
Board:	**Site Plan Review and Appearance Board**
Meeting Date:	**March 28, 2018**

Board Action:
Approved (5-0, Fred Kaub and Linda Prado absent) to an amendment to the existing Master Sign Program for Delray Beach Plaza (fka Lavers International Plaza), located at 600 West Linton Boulevard.

Project Description:
The subject property is located on Tract "A" of the Lavers International Plaza Plat 2, which consists of approximately 9 acres. Tract "A" consists of two parcels; the parcel to the west contains 0.80 acres and is zoned General Commercial (GC), while the parcel to the east contains 7.67 acres and is zoned Planned Commercial (PC).

The subject request is for an amendment to the Master Sign Program to accommodate signage for Delray Beach Plaza which includes Building 100, where the anchor tenant (Whole Foods) is located, and new commercial tenant space for buildings 200, 300 and 900.

The current Master Sign Program for the development was approved by SPRAB in 1991.

The proposed amendment to the existing Master Sign Program is designed to accommodate the new elevations and storefronts for Delray Beach Plaza and is designed to accommodate several national corporate tenants that have already committed to signing leases. The comprehensive sign program is attached.

Staff Recommendation:
N/A

Board Comments:
none

Public Comments:
none

Associated Actions:
N/A

Next Action:
The SPRAB action is final unless appealed by the City Commission.

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: March 28, 2018

ITEM: **Delray Beach Plaza (2018-046)** – Consideration of an amendment to the existing Master Sign Program for Delray Plaza (fka Lavers International Plaza), located at 600 West Linton Boulevard.

Recommendation: Approve

GENERAL DATA:

Owners……..... LIP I, LCC; LIP II, LLC; LIP III, LLC.

Agent…… Delray Plaza, LLC

Location..... Southwest corner of West Linton Boulevard and Lavers Avenue.

Property Size..... 7.67 Acres

Future Land Use Map... GC (General Commercial)

Current Zoning..... PC (Planned Commercial)

Adjacent Zoning. North: RM (Multi-family Residential, Medium Denstiy), CF (Community Facilities), and GC
East: PC
South: SAD (Special Activities District)
West: GC

ITEM BEFORE THE BOARD

The item before the Board is an amendment to the existing Master Sign Program for Delray Beach Plaza (fka Lavers International Plaza), located at 600 West Linton Boulevard.

BACKGROUND

The subject property is located on Tract "A" of the Lavers International Plaza Plat 2, which consists of approximately 9 acres. Tract “A” consists of two parcels; the parcel to the west contains 0.80 acres and is zoned General Commercial (GC), while the parcel to the east contains 7.67 acres and is zoned Planned Commercial (PC).

In 2017, a Class IV Site Plan Modification, Landscape Plan and Architectural Elevations were approved for the redevelopment of Lavers International Plaza. The new development, Delray Beach Plaza, includes the demolition of three commercial and office buildings, and modifications to the two-story building (referred to as Building 900). The new construction includes a grocery store as the anchor tenant (referred to as Building 100) and two new retail buildings (referred to buildings 200 and 300).

PROJECT DESCRIPTION

The subject request is for an amendment to the Master Sign Program to accommodate signage for Delray Beach Plaza which includes Building 100, where the anchor tenant (Whole Foods) is located, and new commercial tenant space for buildings 200, 300 and 900.

The current Master Sign Program for the development was approved by SPRAB in 1991, which includes the following details:

- Flat wall signs: all tenants signs to have green individual letters, illuminated or not, back lit channel letters, flushed mounted, with no specific letter size or font set by the board; and,
- Two monument signs

The sign program has been amended several times throughout the years as tenants such as Lucille’s Bad to the Bone, Wachovia, and Pets Supplies Plus occupied space.

The proposed amendment to the existing Master Sign Program is designed to accommodate the new elevations and storefronts for Delray Beach Plaza and is designed to accommodate several national corporate tenants that have already committed to signing leases. The comprehensive sign program is attached; the details of the proposed sign program include:

Wall Signs:
Tenants in buildings 200, 300 and 900 will be allowed one front building sign with the exception of the corner tenants which will be allowed two signs, one on each elevation. The maximum sign height for one line of copy is 36" and 54" for two lines of copy. Signs shall not encroach within 12" of any architectural feature such as but not limited to the fascia, cornice, canopy storefront, etc. Corporate colors, trademarks and logos are allowed. The allowed colors are included in the package and additional colors may be considered by the landlord.

Whole Foods (Anchor Tenant):
Whole Foods shall be allowed to have signage on the west, north and east elevations; specifications to be determined by a separate application.

Leased Tenants
Those tenants (Burger Fi, First Watch, Tide Dry Cleaning, Zoe's Kitchen and Club Pilates) which have already signed leases with Delray Plaza are included in the attached sign package. The signage was included as a prototype of those that are commonly used throughout the United States at other locations.

Monument Signs:
Monument signs will be located in a 10 ft. setback. Exhibit A which is the Pet Supplies Plus sign is being relocated just east of the existing sign. The eastern most sign which is for the tenants of Buildings 100, 200 and 300 is a maximum height of 12' and a sign area of no more than 145 sq. ft. The western most sign for the tenant in Building 900 is a maximum of 11'. The sign area is no greater than 140 sq. ft. The applicant has added an additional wayfinding sign, which was a suggestion of the Board to help navigate patrons through the plaza, is located at the main entrance and measures 5 ft. tall with a sign area of 30 sq. ft. The signs are off white, tan silver metallic and the panels will be a white background with corporate logos, colors and typefaces.

Prohibited Signs:
Under canopy and blade signs.

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 signage proposed for Delray Beach Plaza is directed more towards accommodating nationally corporate tenants. It should be noted that the permitted colors proposed for the Master Sign Program will also be applicable to local or non-trademarked, non-corporate businesses to choose their sign colors from. Such signage would be reviewed by Staff for compatibility and harmony within the Plaza, with the discretion to require Board action if deemed to be garish or not harmonious. However, if one of those such businesses identifies with a color not within the color palette, an amendment to the program would be required.

The applicant is requesting monument signage for the anchor tenant (Whole Foods) in Building 100, as well as three walls signs which have not yet been specified. Therefore, Staff recommends that if larger wall signs are applied for than is permitted, that LDR Section 4.6.7(F)(2)(b) be applied. This Section permits the automatic granting of waivers or adjustments to the provisions of Subsection (D) and (E) provided the intent of the sign code is maintained and the character of the neighborhood is not diminished. This provision grants staff the ability to administratively approve the signage as long as the wall signs do not exceed 250 sq. ft., whereas the maximum is 160 sq. ft. The larger size is more appropriate as the elevation includes a large fascia and signage at the 160 sq. ft. maximum would not be appropriately proportionate.

The leased tenant spaces such as Burger Fi, First Watch, Tide Dry Cleaning, Zoe's Kitchen and Club Pilates all appear to appropriately fit within the confines of the proposed Master Sign Program. Upon submittal of signage, if they do not meet the requirements of the sign program, signage will need to appear before the Board or meet the criteria for approval.

The amendment to the Master Sign Program for Delray Beach Plaza will be an overall improvement to the updated elevations of the plaza and provide consistency throughout the new development. The original Master Sign Program is outdated and the new program will bring a freshness to the updated elevations.

Given the review provided above, Staff recommends approval of the amendment to the Master Sign Program for Delray Beach Plaza.

ALTERNATIVE ACTIONS

A. Postpone with direction.

B. Move approval of the amendment to the Master Sign Program (2018-046) for **Delray Beach Plaza**, located at **600 W. Linton Blvd.** based upon positive findings to LDR Section 4.6.7(F)(2)(b).

C. Move denial of the amendment to the Master Sign Program (2018-0468) for **Delray Beach Plaza** located at **600 W. Linton Blvd** based upon a failure to make positive findings to LDR Section 4.6.7(F)(2)(b).

STAFF RECOMMENDATIONS

Move approval of the request of the amendment to the existing Master Sign Program (2018-046) for **Delray Beach Plaza** located at **600 W. Linton Blvd,** based upon positive findings to LDR Section 4.6.7(F)(2)(b).

Report Prepared by: Jennifer Buce, Assistant Planner

Attachments: Sign Program

MASTER SIGN PROGRAM

DELRAY BEACH PLAZA

660/900 LINTON BLVD

DELRAY BEACH, FLORIDA 33444

Landlord: Delray Plaza, LLC

5 SW Broad St, Suite B
Fairburn, GA 30213
Phone: (404) 548-7128 Fax: (770) 692-8302
Email: cameron@sjcollinsent.com

LANDLORD'S SIGN CRITERIA

1. Storefront signs shall be limited to Tenant's trade name and logo and shall not include products.

2. Tenant is responsible for assuring that all sign manufacturing and installation complies with local building codes and is further responsible for the work performed by its sign contractor, including the sealing in a watertight manner of any building or façade penetrations. Tenant's signage provider shall be responsible for developing all structural wind load calculations and attachment details per the building code. Care should be taken to prevent damage or stress cracks to the façade during sign installation. Tenant's sign contractor shall be responsible for making the electrical connection for the sign and coordinating connection with Tenant's licensed electrical contractor. Signage is required to be UL rated.

3. Tenant agrees to maintain signage at all times in good condition and repair including but not limited to peeling paint, faded letters/lenses, burned out bulbs and/or ballasts. Upon vacating the Leased Premises, Tenant shall remove the sign and restore the fascia to its original condition at its own expense.

4. Unauthorized signs will be removed by Landlord if not removed within ten (10) days' after receipt of written notice from Landlord. Landlord reserves the right to change Landlord's sign criteria so long as the new sign criteria are uniformly and non-discriminatorily enforced by Landlord and provided Tenant shall have received a copy of said criteria prior to the effective date thereof, however, in no event shall Landlord have any specific approval rights in any sign criteria applicable to Tenant.

5. Maximum signage size will be based on local ordinances.

6. The following types of Signs are permitted:
    a. Internally illuminated channel letters flush mounted.
    b. Pin-mounted halo lit letters
    c. Pin-mounted internally illuminated letters

7. The following types of Signs are prohibited:

    a. Animated, audible or moving signs
    b. Internally-lit or lightbox/cabinet signs
    c. Signs with luminous plastic letters
    d. Neon-illuminated signs
    e. Sound-generating signs
    f. Illuminated awnings
    g. Unfinished materials cardboard, paper, plastic
    h. Signs constituting a traffic hazard
    i. Immoral or unlawful advertising
    j. Light bulb strings exposed tubes or electrical conduits
    k. Banners, pennants, and balloons used for advertising purposes
    l. Signs painted directly on buildings, walls, windows and storefronts
    m. Signs posted on street trees, utility poles or any traffic control devices
    n. Raceway signs
    o. Cling signs (except cling signs advertising store hours)
    p. Window and Door cling signs
    q. Paper or cardboard signs
    r. Monument sign panel; no colored background, white only.

MONUMENT SIGNS

Two (2) signs with Tenant Panels along Linton Blvd. One (1) existing sign, PetSupplies Plus, will be relocated . (Exhibit A)

All signs will be no less than 10' from the Property line as indicated (Exhibit A)

The easternmost most sign for the tenants in Buildings 100/200/300 will be freestanding, two sided, and maximum height of 14'. This sign shall have no more than twelve (12) tenant spaces per side. The maximum aggregate face area of the tenant panels will no greater than 85 SF (Exhibit B)

The westernmost most sign for the tenants in Buildings 900 (Executive Suites) will be freestanding, two sided, and maximum height of 11'. This sign shall have no more than twelve (9) tenant spaces per side. The maximum aggregate face area of the tenant panels will no greater than 83 SF (Exhibit B)

Panel backgrounds to be white with corporate logos, colors, and typefaces allowed.

A wayfinding sign installed at the entrance will be freestanding, one sided, and a maximum height of 5'. The sign shall include individual, uniform lettering, not panels. Lettering to be determined and installed by Landlord. The maximum aggregate face area of the tenant panels will no greater than 30 SF (Exhibit B)

SIGN AREAS FOR SHOPS TENANTS

See Exhibit C

This criteria is for those tenants in Buildings 200, 300, and 900.

Each Tenant in Shops Buildings 200, 300, and 900 shall be allowed one (1) front building sign. The two (2) end caps on buildings 200 and 300 shall be allowed two (2) signs. No rear signage will be permitted. Further, no under-canopy or blade signage shall be permitted

Established logos, colors, and font types to be allowed

Letter Height: a maximum of 36" in height on storefronts for the single line of copy. Double line of copy allowed 54"

Length: Sign structure and sign copy shall be limited to a maximum of eighty (80) percent of leased frontage

Sign Area: Shall be permitted under the maximum allowable area per the current code requirements

Location: Shall not encroach within 12" of any architectural feature, including but not limited to, facia, cornice, canopy, storefront, etc.

Fonts to be allowed for Shops Tenants

TIMES NEW ROMAN (**BOLD)**
abcdefghijklmnopqrstuvwxyz 1234567890
ABCDEFGHIJKLMNOPQRSTUVWXZY

CAMBRIA (**BOLD**)
abcdefghijklmnopqrstuvwxyz 1234567890
ABCDEFGHIJKLMNOPQRSTUVWXZY

BRUSHED SCRIPT
abcdefghijklmnopqrstuvwxyz 1234567890
ABCDEFGHIJKLMNOPQRSTUVWXZY

ARIAL (**BOLD**)
abcdefghijklmnopqrstuvwxyz 1234567890
ABCDEFGHIJKLMNOPQRSTUVWXZY

Fonts of a similar character and nature to be considered and allowed. Established logos and font types to be considered and allowed.

Allowed Color Sign Faces

Standard White

Red

Black

Grey

Blue

Green (Light)

Green

Yellow

Additional colors to be considered and allowed. Established logos, and color palates to be considered and allowed.

Window Signage: Any window signage shall comply with the City of Delray Beach ordinance and must be approved by owner prior to submission for Permit.

All tenants, including Anchor Tenant, will have a rear service door sign installed by Landlord. Sign will be white letters and numerals on a black background. Letters to be maximum height of 3” and entire sign plaque will not exceed 2 square feet

SIGN AREAS FOR MAJOR TENANT D (BUILDING 100)

See Exhibit D

Anchor, Grocer, Tenant is allowed to have Corporate logos and colors.

Tenant shall be allowed a sign on front (west) elevation, side (north), and rear (east) elevation.

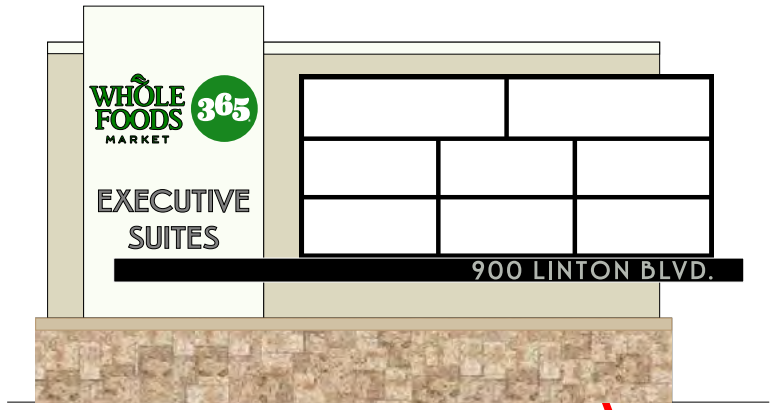
Tenant shall be allowed the maximum sign height and size as allowed by current code. A margin of 12" to be maintained from any architectural feature.

Sign may be lit internally or from up-lights installed on the building.

LEASED TENANTS - LANDLORD APPROVED SIGN EXHIBITS

1. BurgerFi
    a. Exhibit E
2. First Watch
    a. Exhibit F
3. Tide Dry Cleaning
    a. Exhibit G
4. Zoe's Kitchen
    a. Exhibit H
5. Club Pilates
    a. Exhibit I

EXHIBIT A

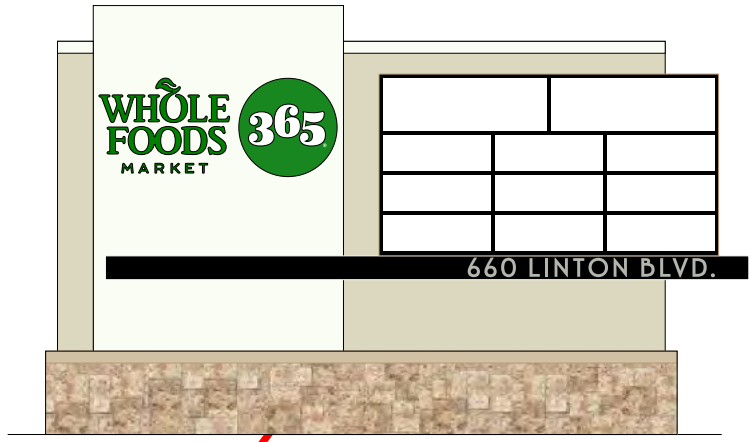


56732-b1-R3

PROPOSED BLDG 900 SIGN

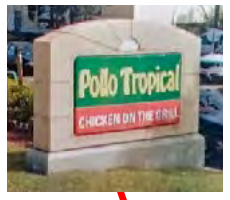
56732-c1-R5

PROPOSED WAYFINDING SIGN



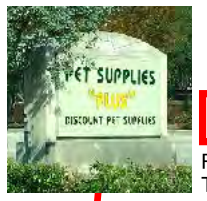
56732-a1-R3

PROPOSED MONUMENT SIGN



56732-e1-R1

EXISTING TENANT SIGN (TO REMAIN)



56732-d1-R1

RELOCATED TENANT SIGN

Signage Site Plan

S.J. COLLINS enterprises

Delray Beach Plaza

Delray Beach, FL

DATE	12-Sept-17
CUSTOMER	S. J. Collins Enterprises
PROJECT	Delray Beach Plaza
LOCATION	660 Linton Blvd.
DESCRIPTION	Signage Site Plan
SALES	D. Jenkins
DESIGNER	L. Hurley
SCALE	Not To Scale
DRAWING	56732-SP-R3

REVISIONS

REV	DATE	BY	NOTE
R1	11-Jul-17	LH	sign placement rev's
R2	12-Sept-17	LH	dwg # updates
R3	26-Feb-18	LH	revised 900 & wayfinding

CUSTOMER APPROVAL

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Myrtle Beach, SC 29579

www.tysonsign.com

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SSSA Southern States Sign Association

ISA International Sign Association

EXHIBIT A

SURVEY REQ'D

ALL DIMENSIONS MUST BE VERIFIED BY FIELD SURVEY

EXISTING SIGN
For Reference Only – NTS

NOTES

REMOVAL / RE-INSTALL:
– Qty. (1) D/F sign cabinet to be removed from exisitng location and re-installed at new location as shown
– Additional details TBD

Qty. (1) Existing Tenant Sign Relocation

S.J. COLLINS enterprises

LINTON INTERNATIONAL PLAZA
Delray Beach, FL

DATE
11-Sept-17

CUSTOMER
S. J. Collins Enterprises

PROJECT
Linton International Plaza

LOCATION
Linton Blvd.

DESCRIPTION
Tenant Sign Relocate

SALES
D. Jenkins

DESIGNER
L. Hurley

SCALE
3/4" = 1' - 0"

DRAWING
56732-d1-R1

REVISIONS

REV	DATE	BY	NOTE
R1	11-Sept-17	LH	Linton name change

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SSSA Southern States Sign Association — International Sign Association

EXHIBIT A

EXISTING SIGN
For Reference Only – NTS

✱ Existing Sign Location (To Remain)

NOTES

EXISTING RESTAURANT SIGN:
–To Remain in existing location

Qty. (1) Existing Tenant Sign

S.J. COLLINS enterprises

LINTON INTERNATIONAL PLAZA

Delray Beach, FL

DATE
11-Sept-17

CUSTOMER
S. J. Collins Enterprises

PROJECT
Linton International Plaza

LOCATION
Linton Blvd.

DESCRIPTION
Existing Restaurant Sign

SALES
D. Jenkins

DESIGNER
L. Hurley

SCALE
3/4" = 1' - 0"

DRAWING
56732-e1-R1

REVISIONS

REV	DATE	BY	NOTE
R1	*11-Sept-17*	*LH*	*Linton name change*

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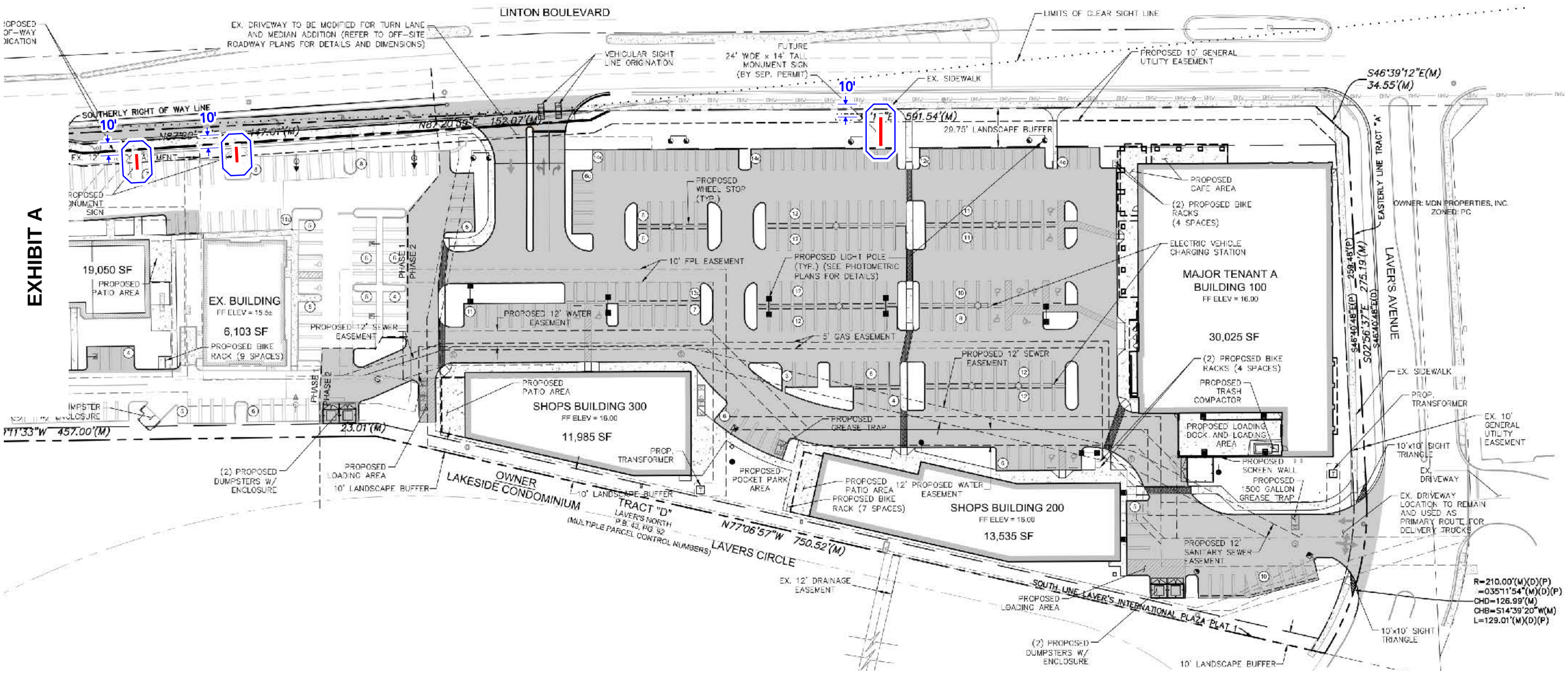
SSSA Southern States Sign Association — ISA International Sign Association

EXHIBIT A



Signage Site Plan

S.J. COLLINS enterprises

DELRAY PLAZA

Delray Beach, FL

DATE	11-July-17
CUSTOMER	S. J. Collins Enterprises
PROJECT	Delray Plaza
LOCATION	660 Linton Blvd.
DESCRIPTION	Signage Site Plan
SALES	D. Jenkins
DESIGNER	L. Hurley
SCALE	Not To Scale
DRAWING	56732-SP-R2

REVISIONS

REV	DATE	BY	NOTE
R1	11-Jul-17	LH	sign placement rev's
R2	30-Aug-17	MD	show 10' setbacks, etc.

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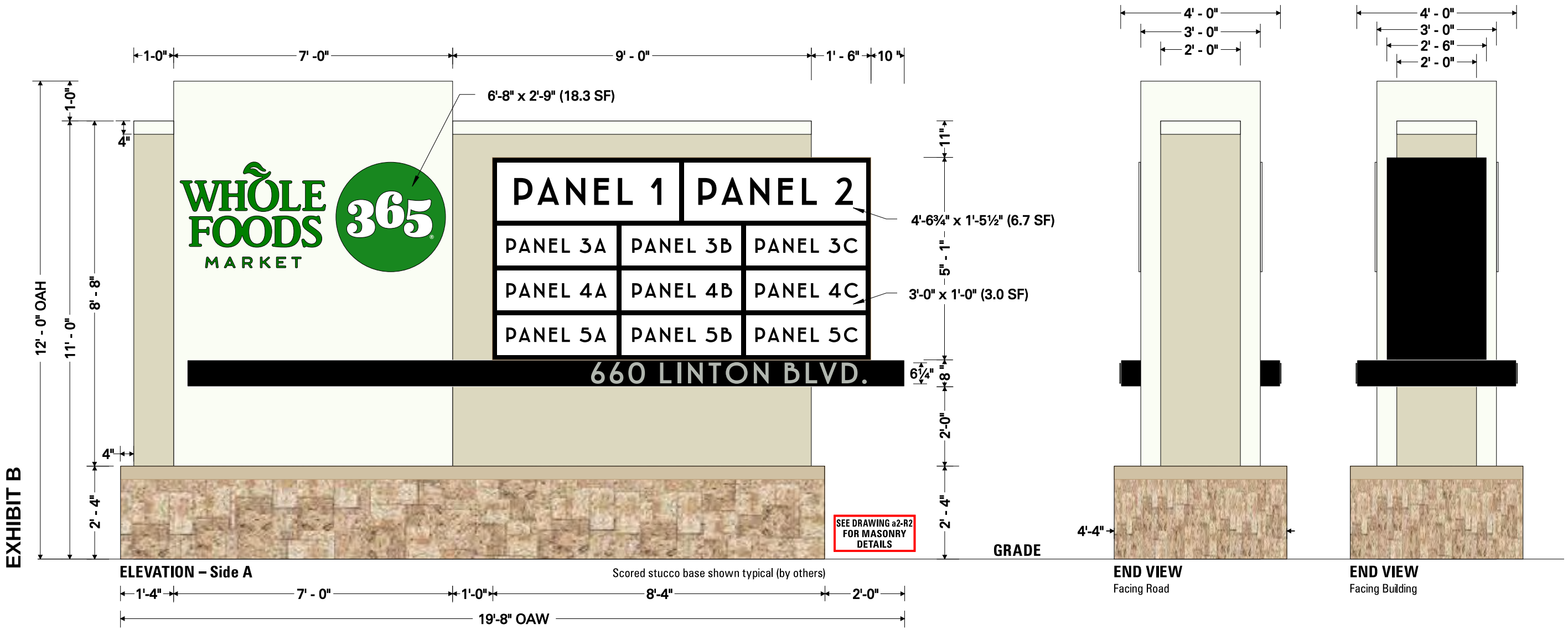
SSSA Southern States Sign Association

ISA International Sign Association

EXHIBIT B



ELEVATION – Side A

Scored stucco base shown typical (by others)

END VIEW
Facing Road

END VIEW
Facing Building

ELEVATION – Side B
NTS

COLORS

NOTE: COLORS SHOWN ARE REPRESENTATIVE ONLY; PAINTED FINISHES INCLUDE A PROTECTIVE CLEAR COAT

- *Off-white (paint, TBD)*
- *Tan (paint, TBD)*
- *Silver metallic AN #811R (paint)*
- *Black (paint)*
- *Green 3M #3630-26 (vinyl)*
- *White 3M #3630-20 (vinyl, LED internal illumination)*

NOTES

D/F MAIN SIGN STRUCTURE:
– Fabricated sign structure with steel frame and aluminum skin (typical, as req'd), with alum. cap/trim
– Built-out anchor and secondary tenant cabinet sections, and extended blade decor, as shown

ANCHOR TENANTS SECTION:
"Whole Foods Market / 365" Logos:
– Routed into face(s) with push-thru ¾" thick clear acrylic and trans. vinyl overlays
– Internal white LED illum. (as req'd)

SECONDARY TENANTS SECTION:
– Fabricated aluminum cabinet with retainer and divider bars for face layout as shown
– Flat 3/16" white acrylic faces to accept first surface vinyl graphics (not included)
– Internal white LED illum. (as req'd)

BLADE DECOR:
– Fab'd alum. blade (as req'd) projecting from main structure (extending over face of anchor section) and wrapping building end of sign as shown (non-illum.)
– Cut-out ¼" plate alum. address, painted silver metallic; flush mount to face of blade decor

MASONRY BASE – By Others:
– CMU block base (typical) with scored stucco finish to match building facade
– Masonry base to be erected around TSC steel

INSTALLATION & ELECTRICAL:
– Direct embed installation (steel column with concrete footing as required - TBD)
– Signage to be wired for 120V (unless specified otherwise)

Qty. (1) Double-face Illuminated Primary ID Sign

S.J. COLLINS enterprises

Delray Beach Plaza

Delray Beach, FL

DATE
11-Sept-17

CUSTOMER
S. J. Collins Enterprises

PROJECT
Delray Beach Plaza

LOCATION
660 Linton Blvd.

DESCRIPTION
Primary ID Sign

SALES
D. Jenkins

DESIGNER
L. Hurley

SCALE
3/8" = 1' - 0"

DRAWING
56732-a1-R3

REVISIONS

REV	DATE	BY	NOTE
R1	10-Jul-17	LH	Cust. dim's revisions
R2	15-Aug-17	MD	Sq. Ft. Calculations
R3	11-Sept-17	LH	Cust. dim's revisions

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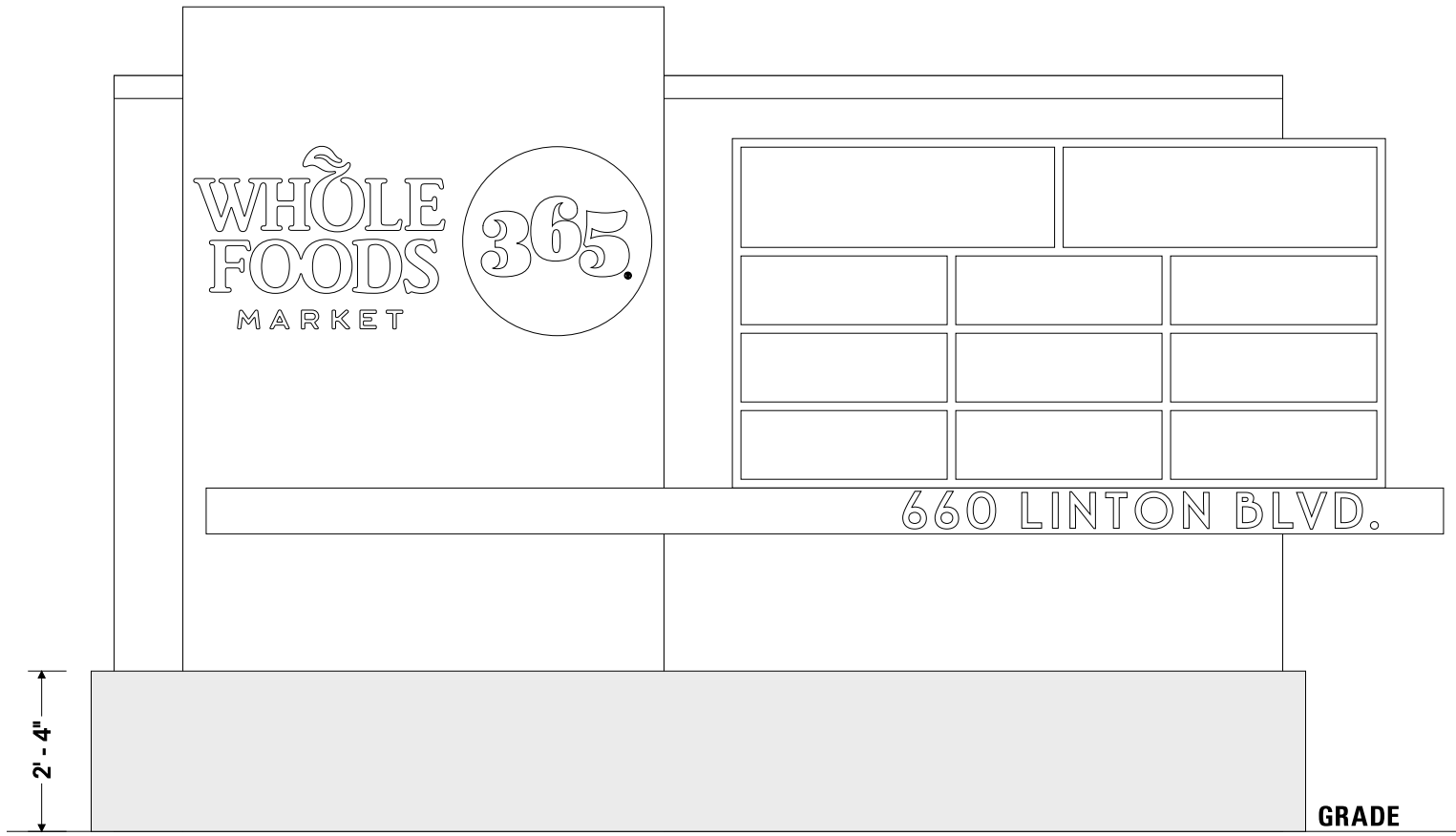
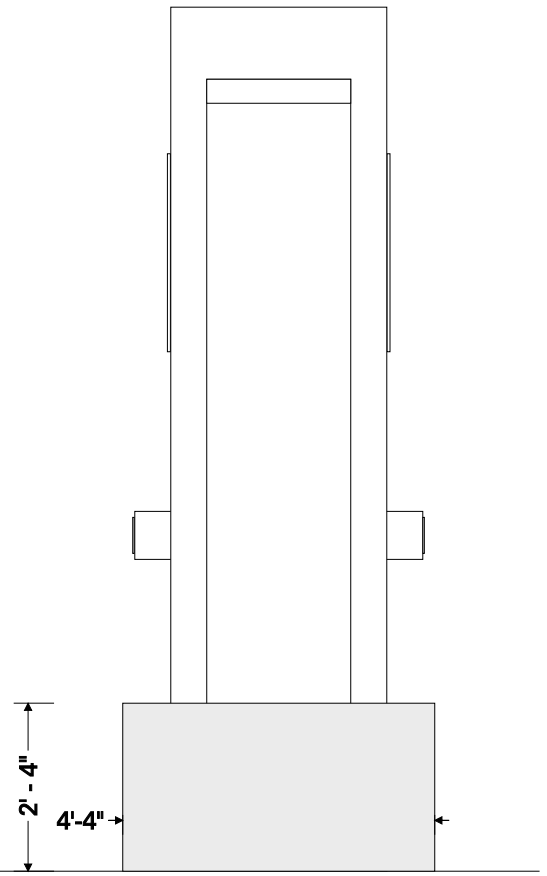
SSSA Southern States Sign Association — International Sign Association

EXHIBIT B



ELEVATION – Side A

17'-8"



END VIEW
Facing Road

PLAN VIEW – Side A

17'-8"

NOTES

MASONRY BASE:
–CMU block base (typical) with Scored stucco textured surface by others TBD

COLORS

☐ *TBD*

Masonry Details for Primary ID

S.J. COLLINS enterprises

Delray Beach Plaza

Delray Beach, FL

DATE
10-July-17

CUSTOMER
S. J. Collins Enterprises

PROJECT
Delray Beach Plaza

LOCATION
660 Linton Blvd.

DESCRIPTION
Primary ID Sign

SALES
D. Jenkins

DESIGNER
L. Hurley

SCALE
3/8" = 1' - 0"

DRAWING
56732-a2-R2

REVISIONS

REV	DATE	BY	NOTE
R1	10-Jul-17	LH	cust. dim's revisions
R2	11-Sept-17	LH	cust. dim's revisions

CUSTOMER APPROVAL

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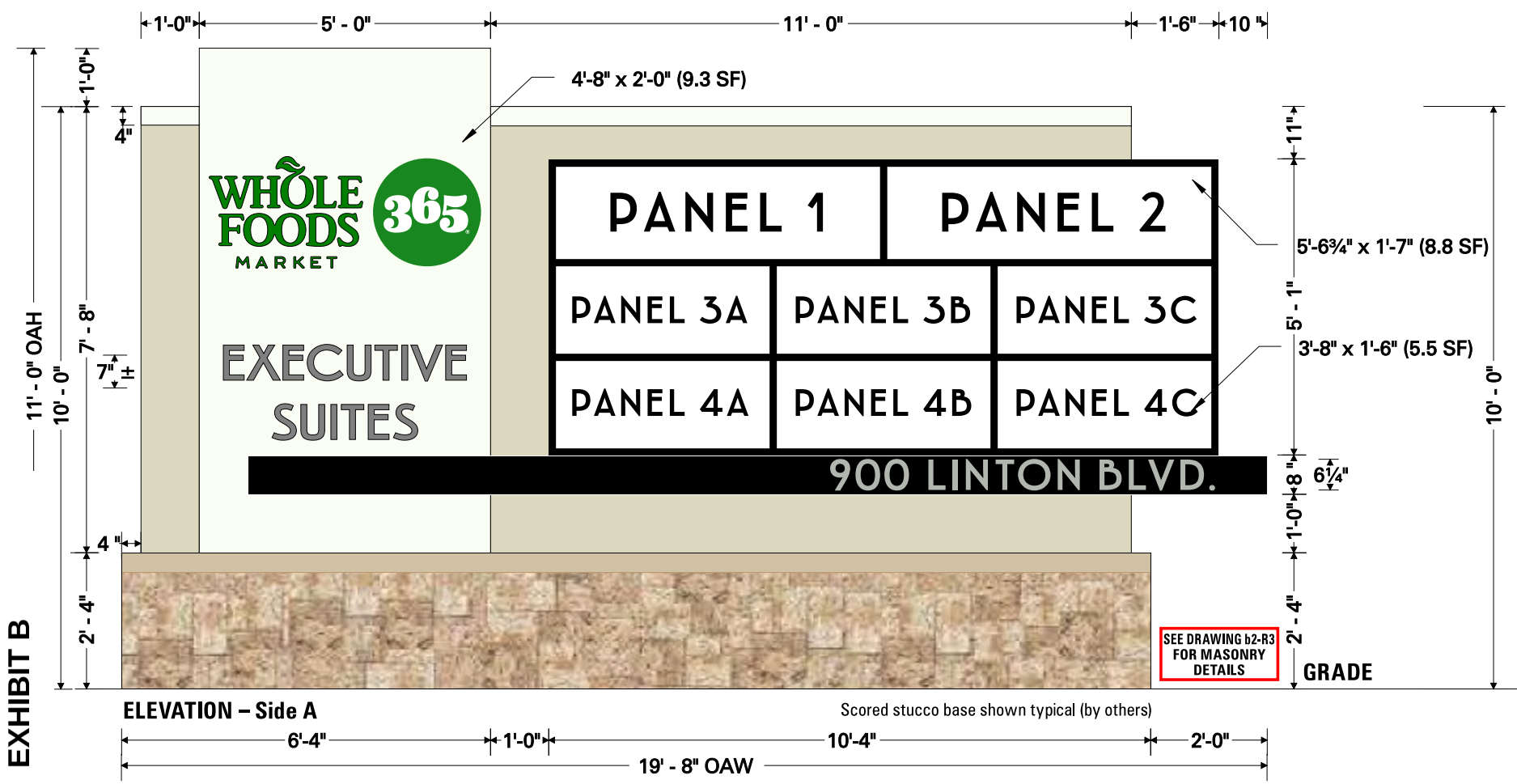
1-843-448-5168
Fax: 843-448-0535
Mail: P.O. Box 50580
Myrtle Beach, SC 29579
www.tysonsign.com

UL LISTED — ELECTRIC SIGN MUST BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NEC (NATIONAL ELECTRIC CODE)

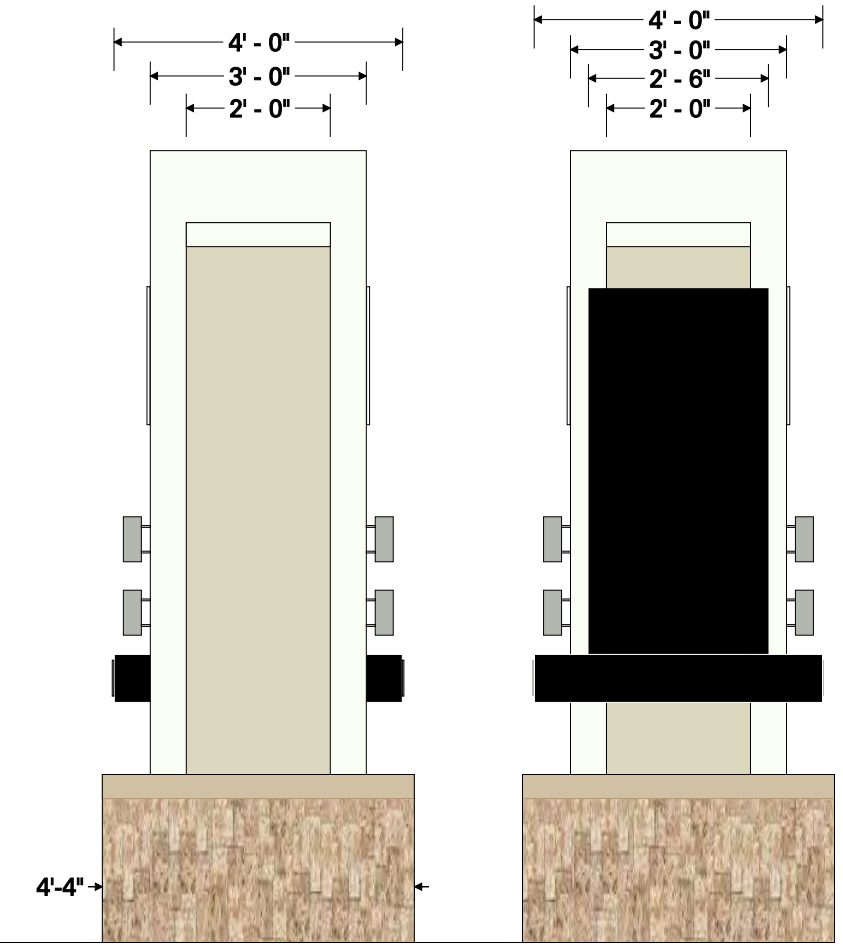
SSSA Southern States Sign Association — ISA International Sign Association

EXHIBIT B



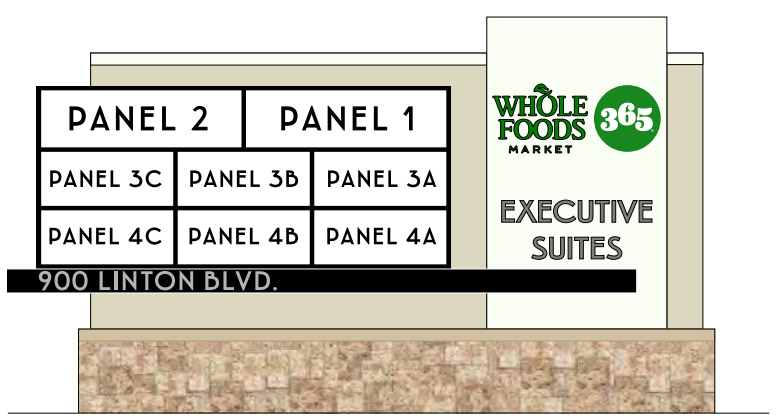
ELEVATION – Side A

Scored stucco base shown typical (by others)



END VIEW
Facing Road

END VIEW
Facing Building



ELEVATION – Side B
NTS

COLORS

NOTE: COLORS SHOWN ARE REPRESENTATIVE ONLY; PAINTED FINISHES INCLUDE A PROTECTIVE CLEAR COAT

- *Off-white (paint, TBD)*
- *Tan (paint, TBD)*
- *Silver metallic AN #811R (paint)*
- *Black (paint)*
- *Green 3M #3630-26 (vinyl)*
- *White 3M #3630-20 (vinyl, LED internal illumination)*

NOTES

D/F MAIN SIGN STRUCTURE:
– Fabricated sign structure with steel frame and aluminum skin (typical, as req'd), with alum. cap/trim
– Built-out anchor and secondary tenant cabinet sections, and extended blade decor, as shown

ANCHOR TENANTS SECTION:
"Whole Foods Market / 365" Logos:
– Routed into face(s) with push-thru ¾" thick clear acrylic and trans. vinyl overlays
– Internal white LED illum. (as req'd)
"Executive Suites" Letters:
– 2" deep fab'd reverse alum. channels with white LED halo illum. (as req'd)
– Letters mount to cabinet face(s) with 1" spacers

SECONDARY TENANTS SECTION:
– Fab'd alum. cabinet with retainer and divider bars for face layout as shown
– Flat 3/16" white acrylic faces to accept first surface vinyl graphics (not included)
– Internal white LED illum. (as req'd)

BLADE DECOR:
– Fab'd alum. blade (as req'd) projecting from main structure (extending over face of anchor section) and wrapping building end of sign as shown (non-illum.)
– Cut-out ¼" plate alum. address, painted silver metallic; flush mount to face of blade decor

MASONRY BASE – By Others:
– CMU block base (typical) with scored stucco finish to match building facade
– Masonry base to be erected around TSC steel

INSTALLATION & ELECTRICAL:
– Direct embed installation (steel column with concrete footing as required - TBD)
– Signage to be wired for 120V (unless specified otherwise)

Qty. (1) Double-face Illuminated Secondary ID Sign

S.J. COLLINS enterprises

Delray Beach Plaza

Delray Beach, FL

DATE
10-July-17

CUSTOMER
S. J. Collins Enterprises

PROJECT
Delray Beach Plaza

LOCATION
900 Linton Blvd.

DESCRIPTION
Secondary ID Sign

SALES
D. Jenkins

DESIGNER
L. Hurley

SCALE
3/8" = 1' - 0"

DRAWING
56732-b1-R3

REVISIONS

REV	DATE	BY	NOTE
R1	10-Jul-17	LH	Cust. dim's revisions
R2	11-Sept-17	LH	Cust. dim's revisions
R3	26-Feb-18	LH	WF logo moved down

CUSTOMER APPROVAL

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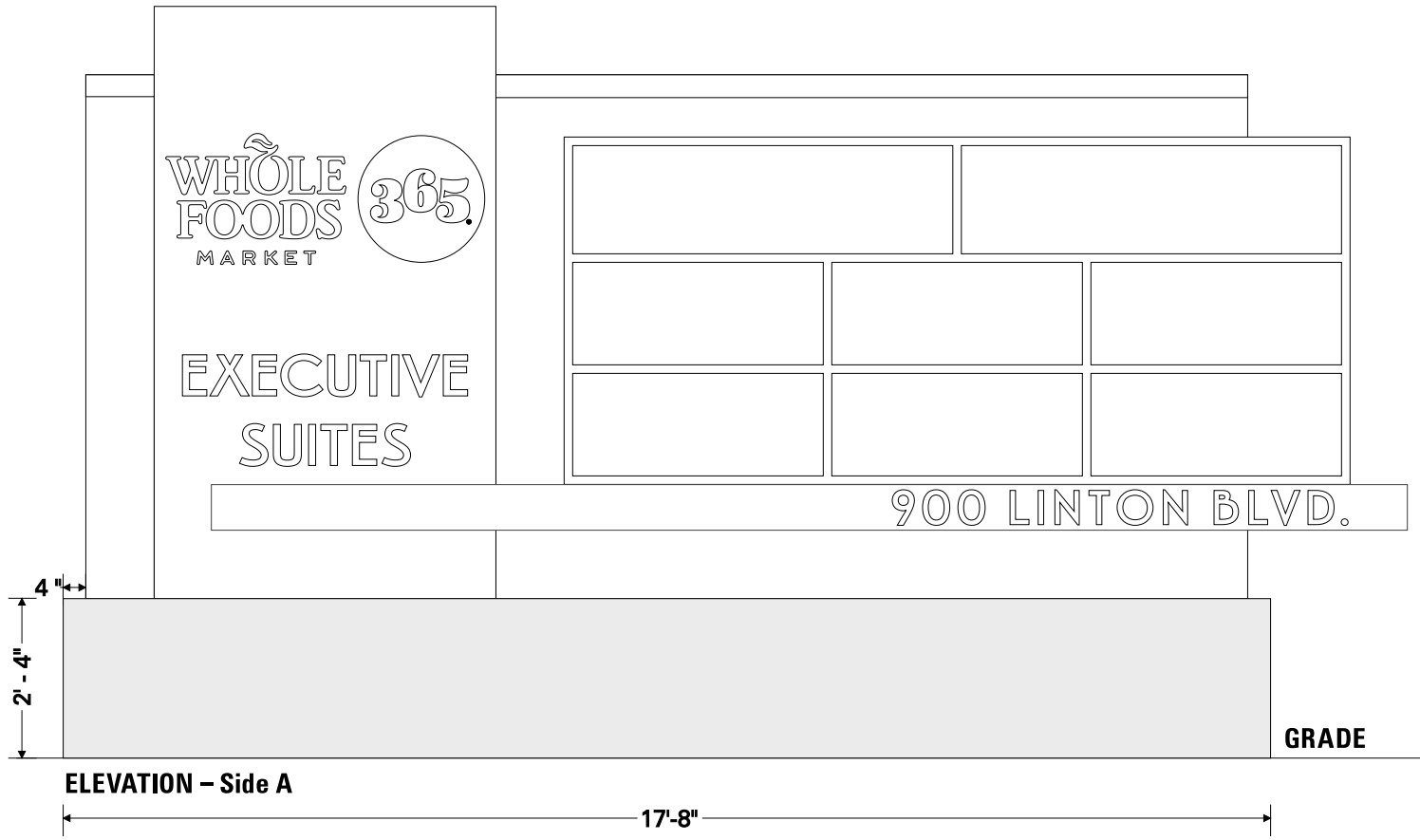
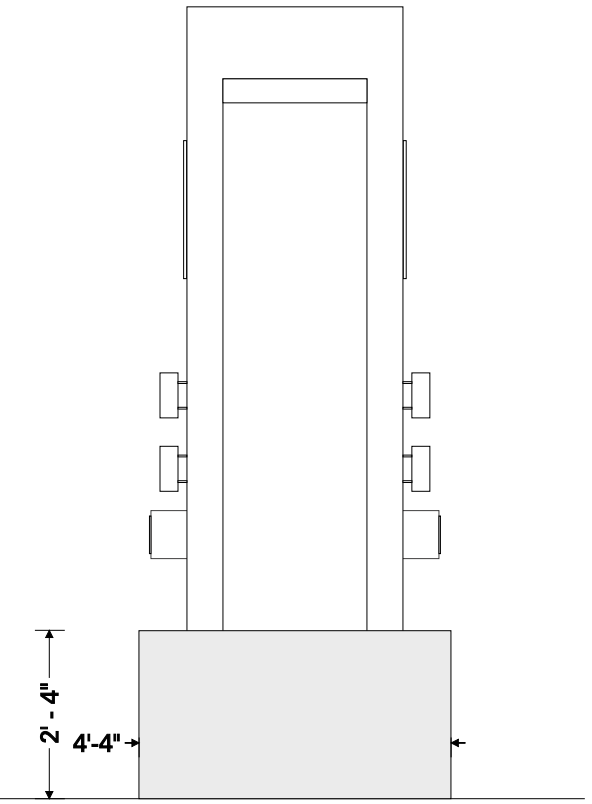
SSSA Southern States Sign Association — ISA International Sign Association

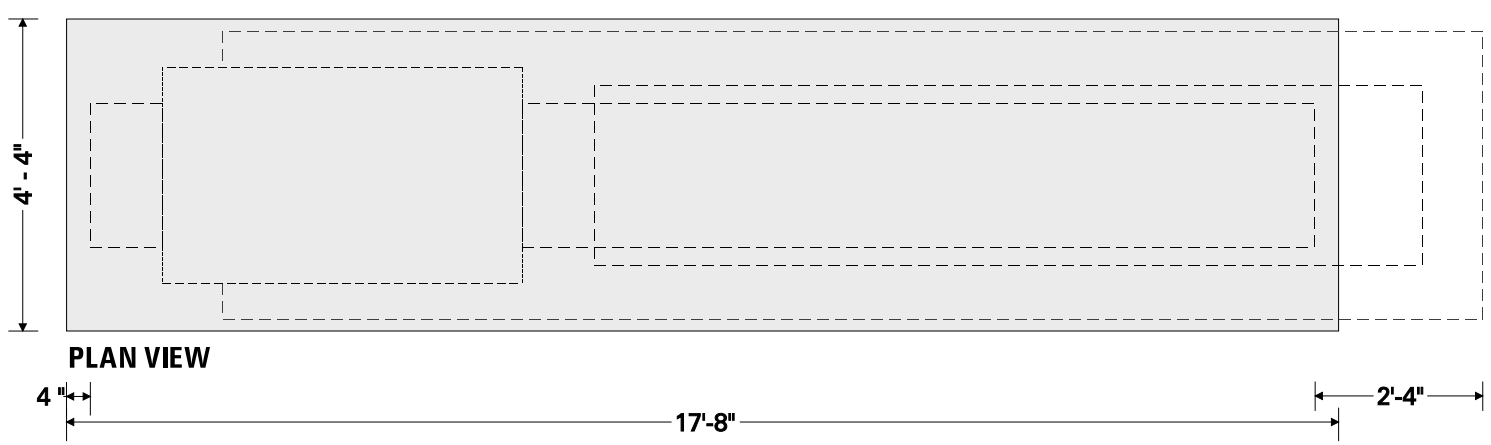
EXHIBIT B



ELEVATION – Side A



END VIEW



PLAN VIEW

NOTES

MASONRY BASE:

–CMU block base (typical) with Scored stucco textured surface by others TBD

COLORS

☐ *TBD*

Masonry Details for Secondary ID

S.J. COLLINS enterprises

Delray Beach Plaza

Delray Beach, FL

DATE
11-Sept-17

CUSTOMER
S. J. Collins Enterprises

PROJECT
Delray Beach Plaza

LOCATION
900 Linton Blvd.

DESCRIPTION
Secondary ID Sign

SALES
D. Jenkins

DESIGNER
L. Hurley

SCALE
3/8" = 1' - 0"

DRAWING
56732-b2-R3

REVISIONS

REV	DATE	BY	NOTE
R1	10-Jul-17	LH	cust. dim's revisions
R2	11-Sept-17	LH	cust. dim's revisions
R3	26-Feb-18	LH	WF logo moved down

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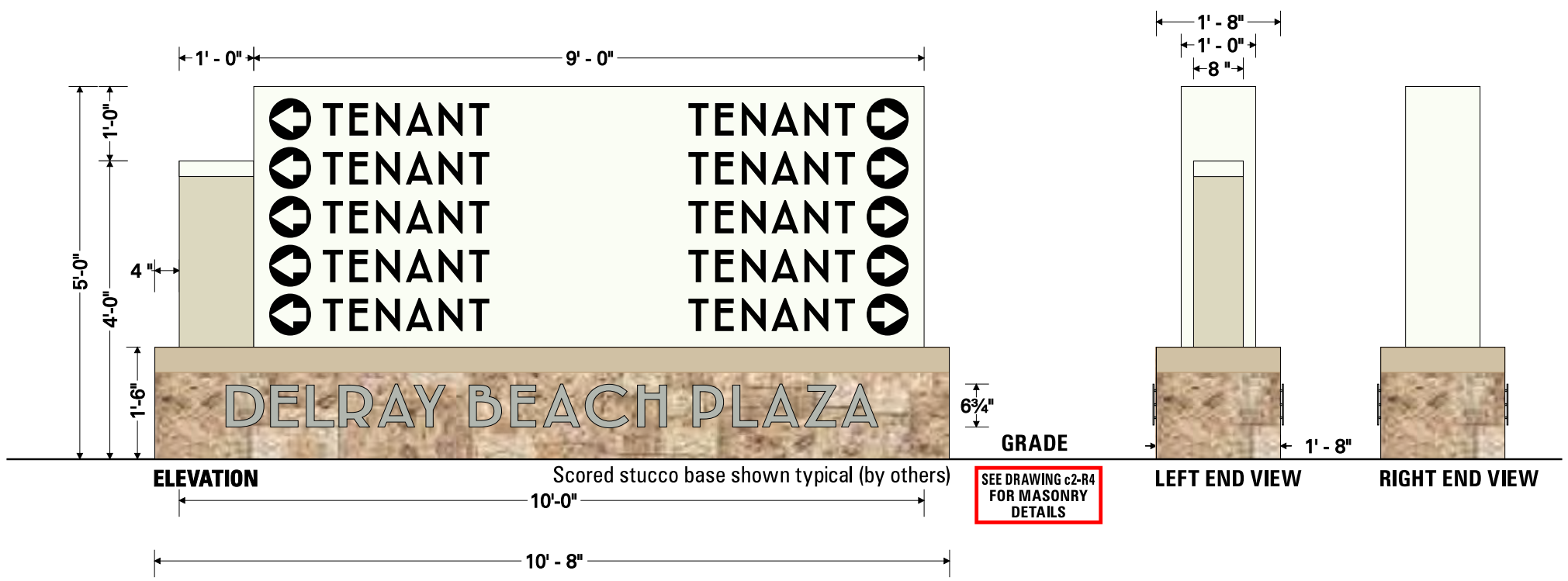
SSSA Southern States Sign Association

ISA International Sign Association

EXHIBIT B



NOTES

S/F MAIN SIGN STRUCTURE:
– Fabricated sign structure with steel frame and aluminum skin (typical, as req'd), with decorative side end with cap shown
– Main sign face to accept surface applied vinyl for tenant graphics and directional arrows (Not included)
DELRAY PLAZA LETTERS:
– Cut-out ¼" plate alum., painted silver metallic; stud mounted with 1/4" spacers to base
MASONRY BASE – By Others:
– CMU block base (typical) with scored stucco finish to match building facade
– Masonry base to be erected around TSC steel
INSTALLATION:
– Direct embed installation (steel column with concrete footing as required - TBD)

COLORS

NOTE: COLORS SHOWN ARE REPRESENTATIVE ONLY; PAINTED FINISHES INCLUDE A PROTECTIVE CLEAR COAT

- *Off-white (paint, TBD)*
- *Tan (paint, TBD)*
- *Dark Tan (paint,TBD)*
- *Silver metallic AN #811R (paint)*
- *Black (3M #7725-12 vinyl, paint)*
- *White (paint)*

Qty. (1) Single-face Non-illuminated Wayfinding Sign

S.J. COLLINS enterprises

Delray Beach Plaza

Delray Beach, FL

DATE
11-Sept-17

CUSTOMER
S. J. Collins Enterprises

PROJECT
Delray Beach Plaza

LOCATION
Linton Blvd.

DESCRIPTION
Wayfinding Sign

SALES
D. Jenkins

DESIGNER
L. Hurley

SCALE
1/2" = 1' - 0"

DRAWING
56732-c1-R5

REVISIONS

REV	DATE	BY	NOTE
R1	26-June-17	LH	simplified design
R2	05-July-17	LH	design revisions
R3	11-July-17	LH	cust. design revisions
R4	11-Sept-17	LH	cust. design revisions
R5	26-Feb-18	LH	"Delray Beach Plaza"

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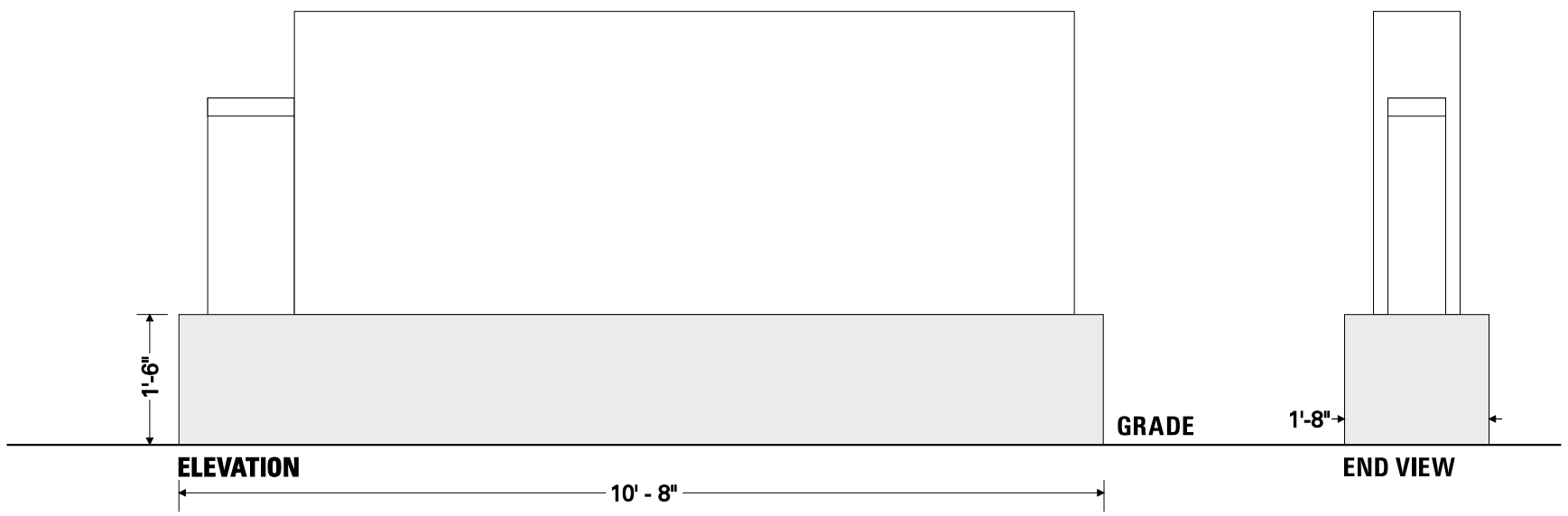
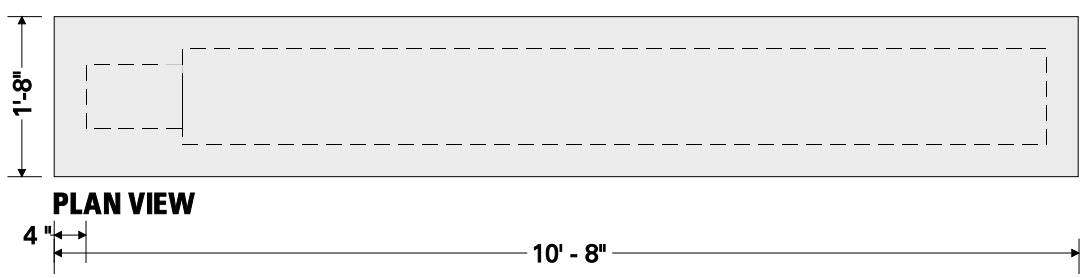
SSSA Southern States Sign Association

ISA International Sign Association

EXHIBIT B





NOTES

MASONRY BASE:
– CMU block base (typical) with Scored stucco textured surface by others

COLORS

☐ *TBD*

Masonry Details for Wayfinding Sign

S.J. COLLINS enterprises

Delray Beach Plaza

Delray Beach, FL

DATE
11-July-17

CUSTOMER
S. J. Collins Enterprises

PROJECT
Delray Beach Plaza

LOCATION
Linton Blvd.

DESCRIPTION
Wayfinding Sign

SALES
D. Jenkins

DESIGNER
L. Hurley

SCALE
1/2" = 1' - 0"

DRAWING
56732-c2-R4

REVISIONS

REV	DATE	BY	NOTE
R1	26-June-17	LH	simplified design
R2	05-July-17	LH	design revisions
R3	11-July-17	LH	cust. design revisions
R4	11-Sept-17	LH	cust. design revisions

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SSSA Southern States Sign Association — ISA International Sign Association

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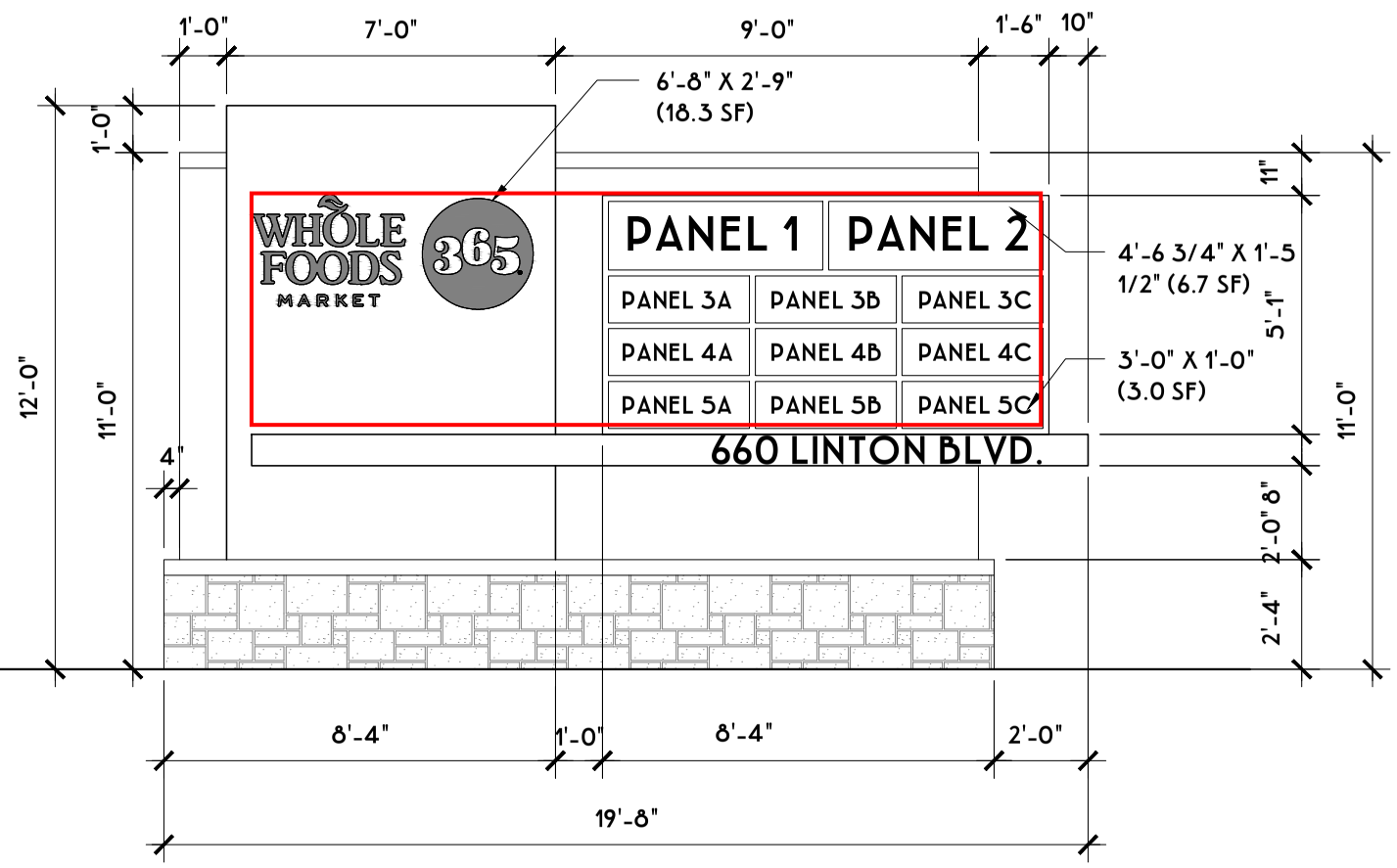
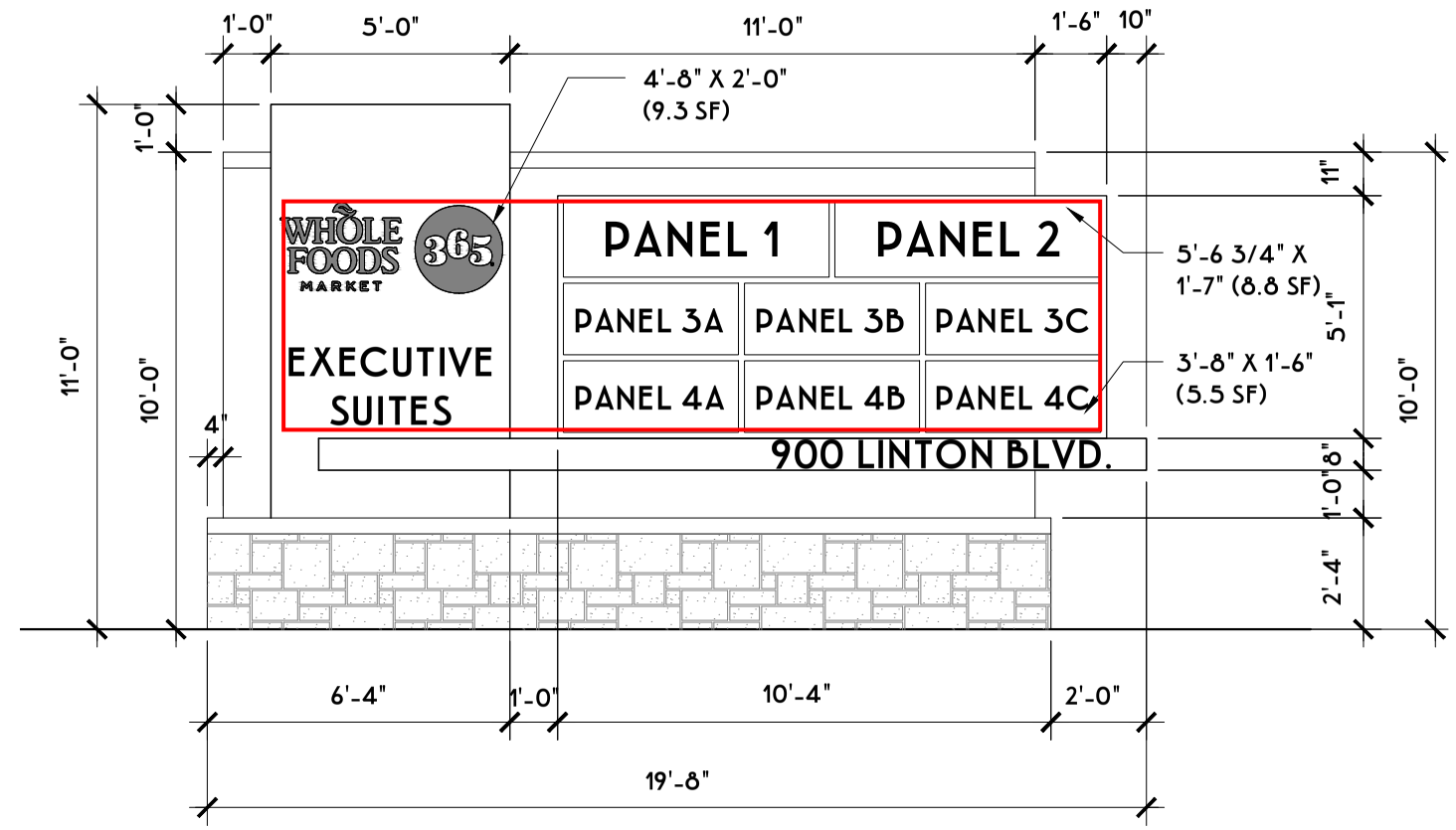


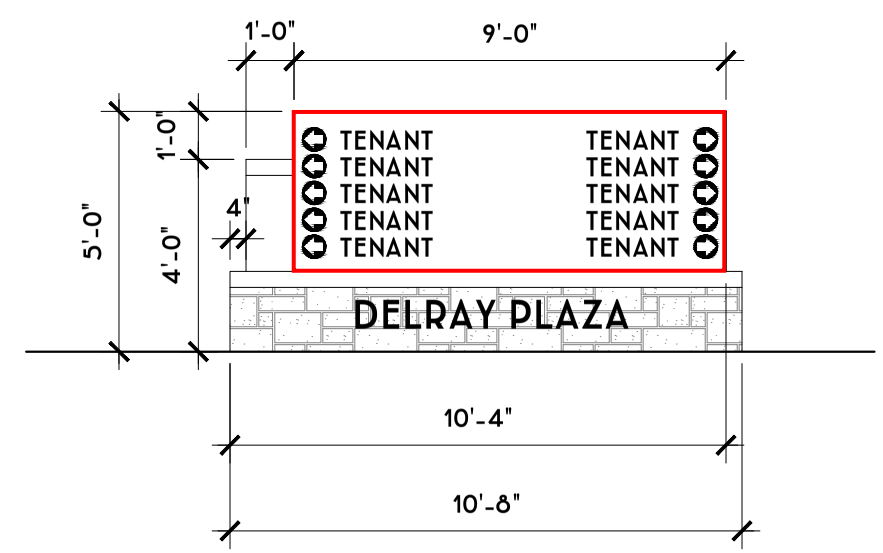
1 MONUMENT SIGN
SCALE: 1/4" = 1'-0"

MONUMENT SIGN SQ. FT. CALCS
COMBINED AREA: (58 x 202) / 144 = 81.4



2 BUILDING 900 SIGN
SCALE: 1/4" = 1'-0"

MONUMENT SIGN SQ. FT. CALCS
COMBINED AREA: (58 x 206) / 144 = 83.0



3 WAYFINDING SIGN
SCALE: 1/4" = 1'-0"

MONUMENT SIGN SQ. FT. CALCS
COMBINED AREA: (59 x 203) / 144 = 30.0

S.J. COLLINS enterprises
WWW.SJCOLLINSENT.COM
770-692-8300

PROJECT
DELRAY BEACH PLAZA
DELRAY BEACH, FL

DRAWING
SIGNAGE

DATE
09.06.17

PRELIMINARY

EXHIBIT C

NORTH ELEVATION

EAST ELEVATION

WEST ELEVATION

SOUTH ELEVATION

S.J. COLLINS enterprises

DELRAY PLAZA

DELRAY BEACH, FL
BUILDING 900 CONCEPTUAL COLORED ELEVATIONS
APRIL 11, 2017
SCALE: 1/8" = 1'-0"

EXHIBIT C

NORTH ELEVATION

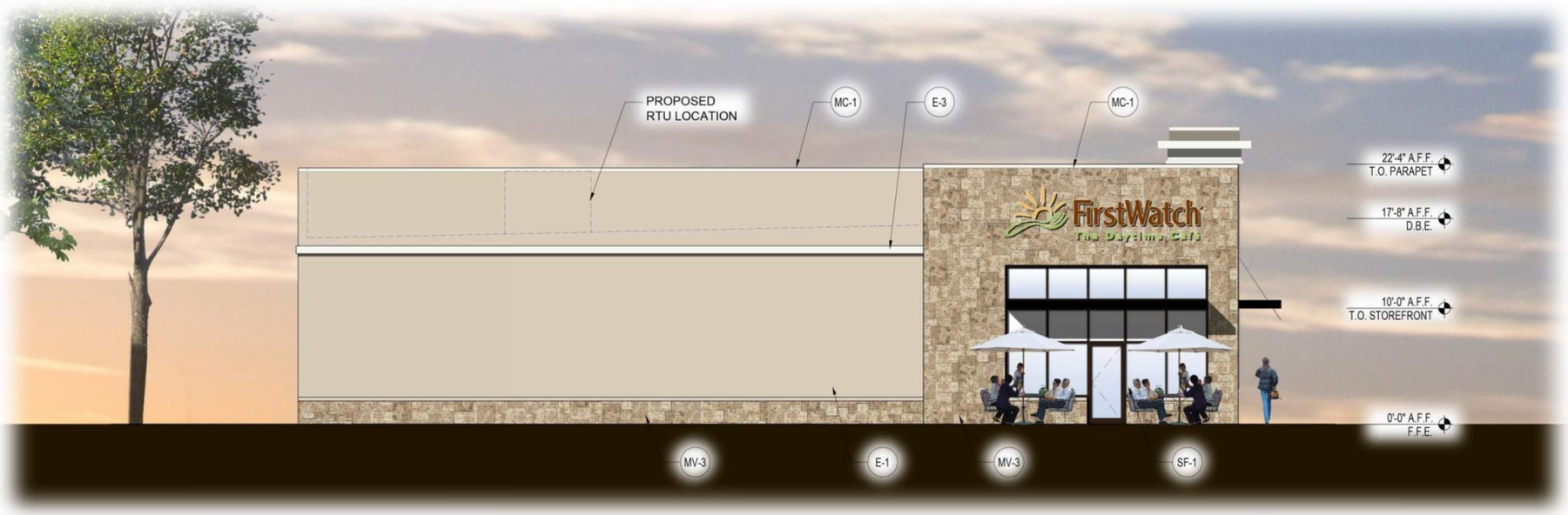
S.J. COLLINS enterprises

LINTON INTERNATIONAL PLAZA

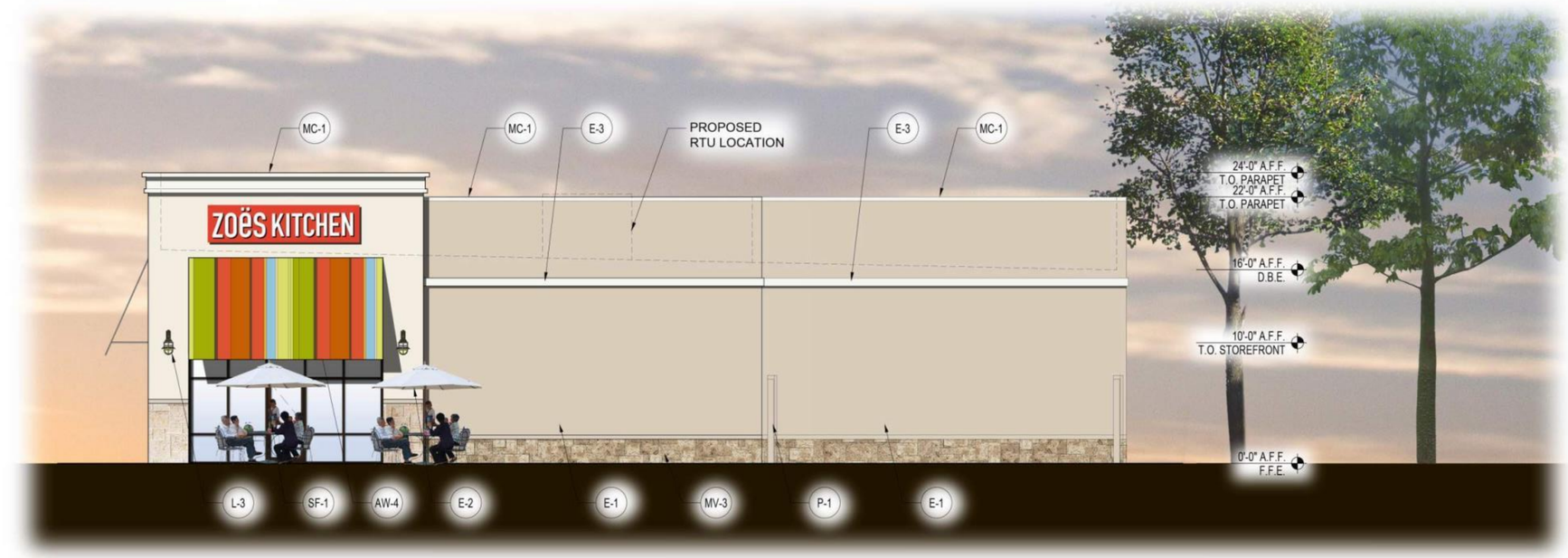
DELRAY BEACH, FL
BUILDING 200 CONCEPTUAL COLORED FRONT ELEVATION
AUGUSST 18, 2017
SCALE: 1/8" = 1'-0"

NORTH ELEVATION

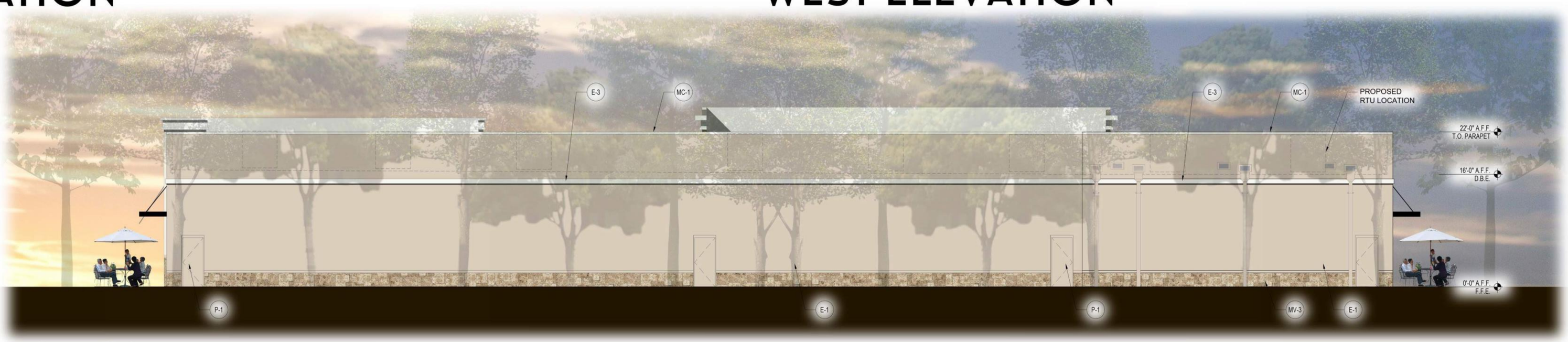
EXHIBIT C



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

S.J. COLLINS enterprises

DELRAY PLAZA

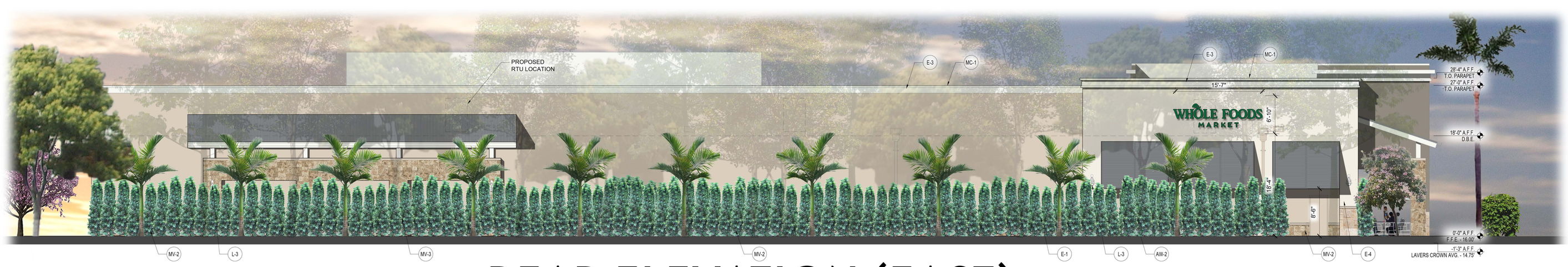
DELRAY BEACH, FL
BUILDING 300 CONCEPTUAL COLORED ELEVATIONS
APRIL 04, 2017
SCALE: 1/8" = 1'-0"

EXHIBIT D

FRONT ELEVATION (WEST)

SIDE ELEVATION (NORTH)

SIDE ELEVATION (SOUTH)



REAR ELEVATION (EAST)

DELRAY BEACH PLAZA

S.J. COLLINS enterprises

DELRAY BEACH, FL
CONCEPTUAL COLORED ELEVATIONS
FEBRUARY 12, 2018
SCALE: 3/32" = 1'-0"

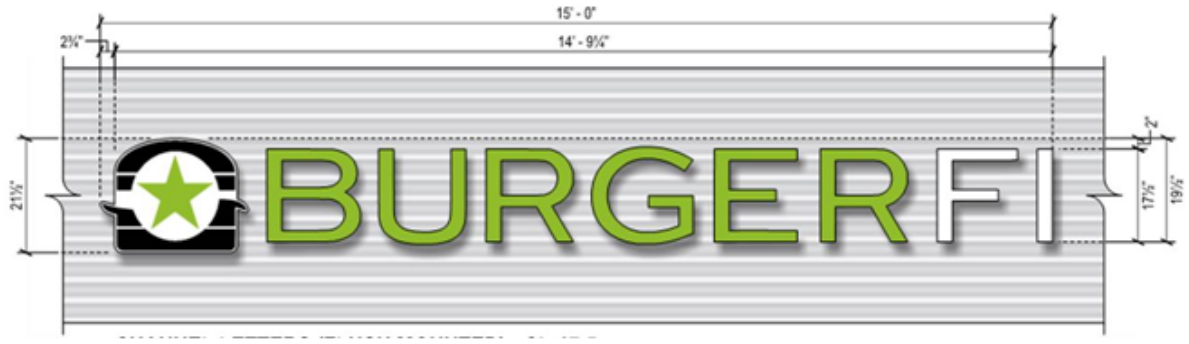
EXHIBIT E

TENANT'S SIGNAGE

Tenant may install a sign on the building façade, in accordance with all requirements of applicable law.

The specifications outlined above or the approval by Landlord of any signage does not constitute a representation that such shall meet or comply with the requirements of local authorities. It is Tenant's responsibility to obtain all approvals necessary to meet applicable conditions.

The "BURGERFI" mark consists of the stylized word "BURGERFI" in which the word "BURGER" is green and the "FI" is either Pure White or Pantone Grey 8 (depending upon the background color). To the left of the word BURGERFI is the BURGERFI logo; a stylized image of a hamburger on a bun with a green star in a circle in the middle of the hamburger. The green in the star and in the word "BURGER" is PMS 382U. Below is a rendering:



At Tenant's option, it may install below the sign the BURGERFI tagline with the words "NATURAL BURGERS • FRIES • DOGS • CUSTARD • CRAFT BEERS • WINE" separated by dots, which are also part of the federally registered trademark.

The Tenant shall be allowed to install the maximum signage allowable by Code on the building façade, but no less than the dimensions provided above. When tenant space dictates two facades, Landlord shall allow Tenant to install two signs and consider each signage as individual to each storefront and not calculate at a total square footage.

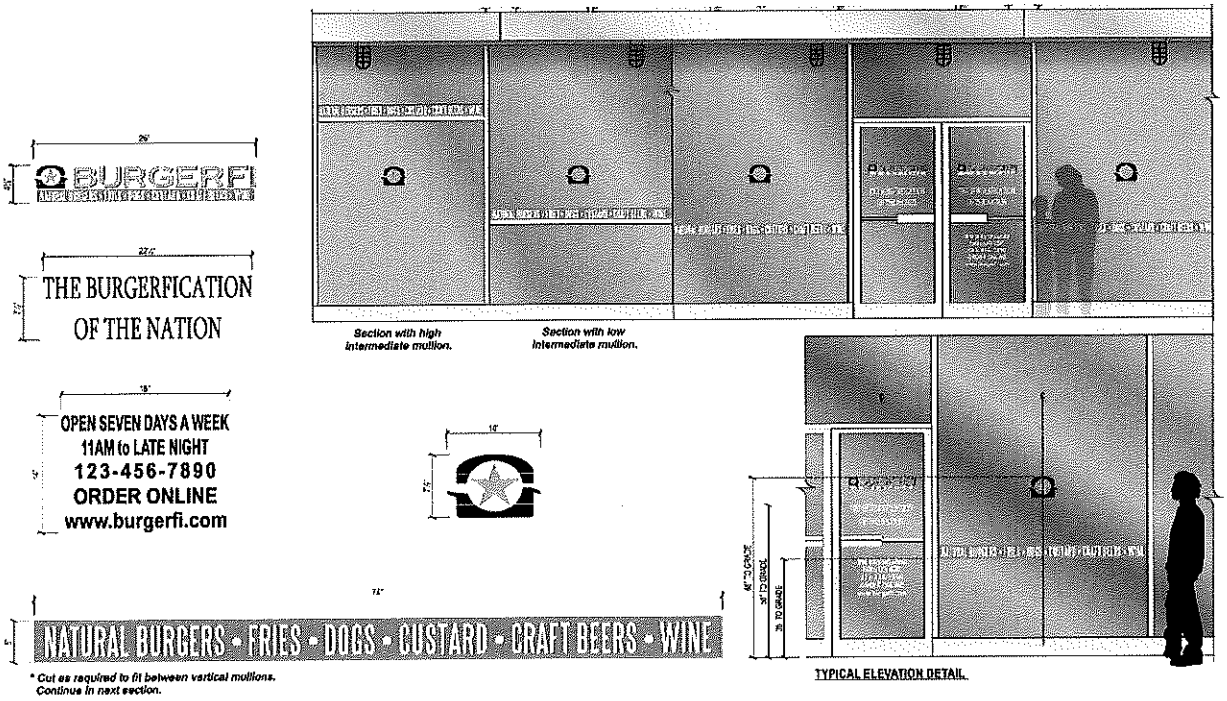
Tenant's sign shall always be illuminated whether it be by Goosenecks or internally illuminated. Landlord acknowledges that if anything in their sign criteria conflicts with the BURGERFI sign requirements, the BURGERFI signage requirements shall control.

The above dimensions are typical for a 24' wide storefront and are to be considered the minimum signage allowed. Tenant shall have the right to maximize signage so long as it meets with municipality requirements.

Tenant must also be permitted to use window vinyls with logos. On all windows the BurgerFi image of a hamburger on a bun appears on the upper portion of the windows. Below the logo, running the length of each window is a portion of the BURGERFI tagline with some of the words "NATURAL BURGERS • FRIES • DOGS • CUSTARD • CRAFT BEERS • WINE". On each door the BURGERFI mark with the BURGERFI tagline appears. Below the mark is the phrase "BURGERFICATION OF THE NATION". Near the bottom of the door the business hours, phone number and website appear. In the case of double doors, only one panel will display the business hours phone number and website. The window vinyls shall not be considered in the calculation of the total square footage of signage allowed.

EXHIBIT E

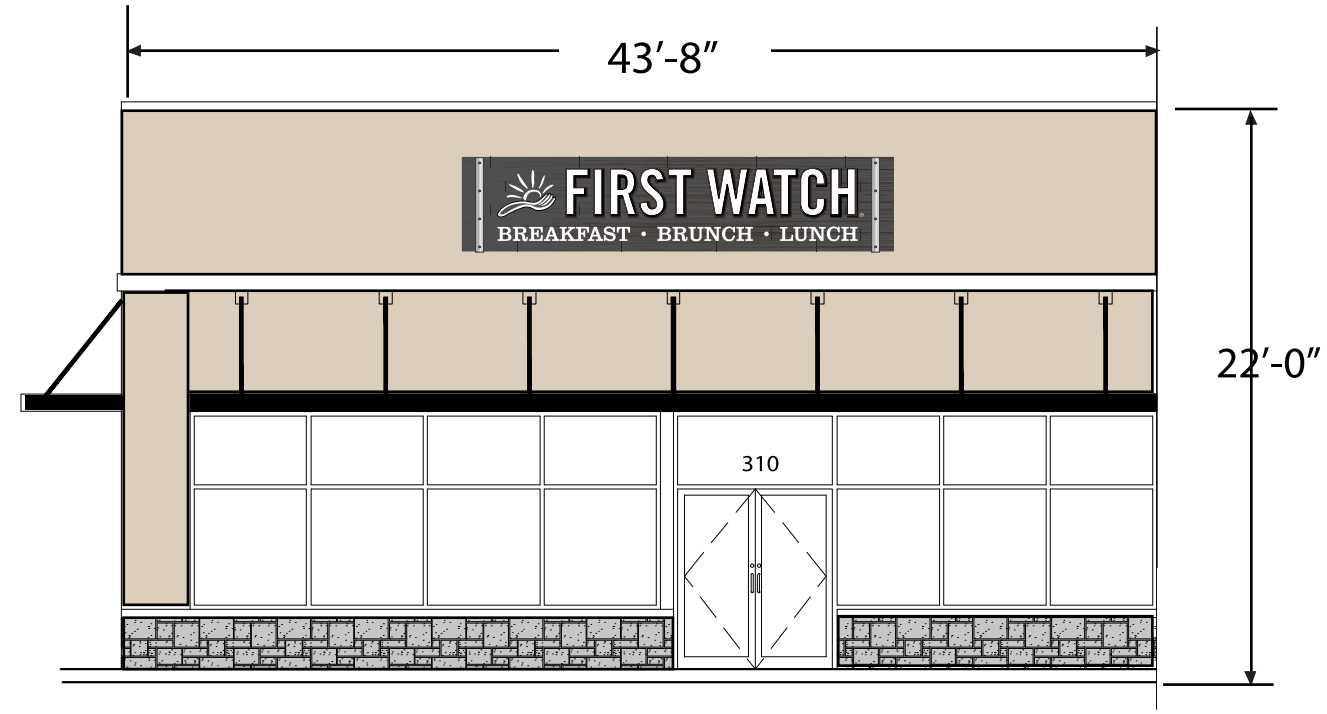
Below is a rendering of the BURGERFI window vinyls (which are subject to change based on the latest BurgerFi prototypical plans):



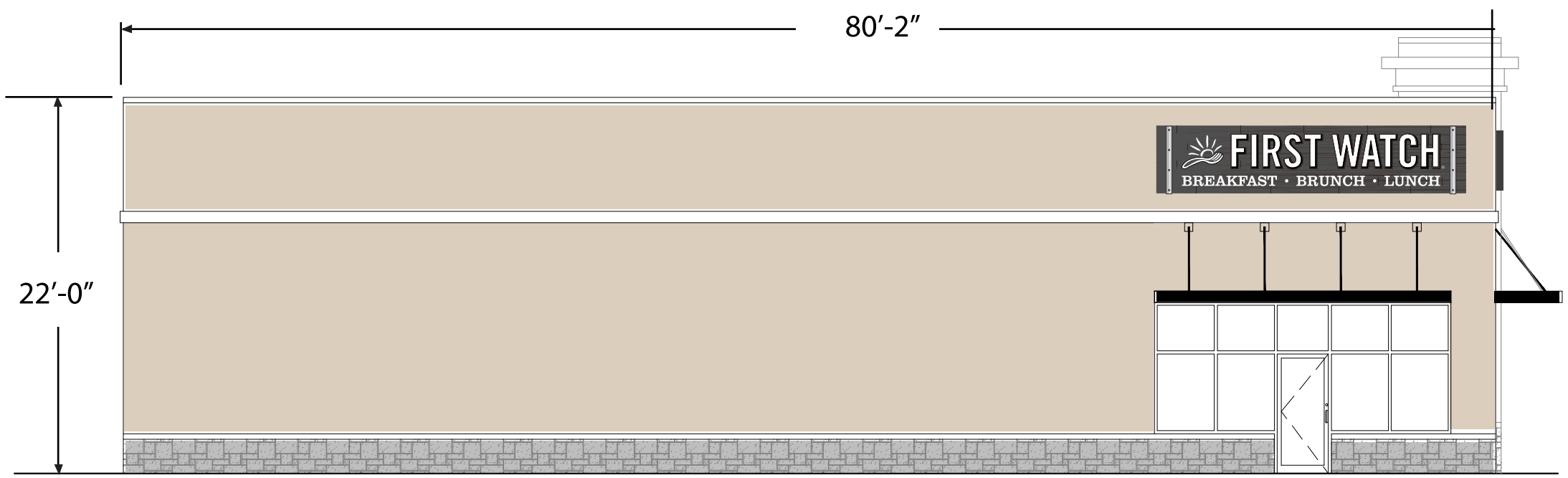
In addition, if a pylon or monument sign is available, such sign must include BURGERFI in top position, in a size equal to or greater than Tenant's proportion of square footage in the development, in the colors described above.

3285890-7 11505.0043916

EXHIBIT F



NORTH ELEVATION
Scale: 1/8'=1'



EAST ELEVATION
Scale: 1/8'=1'

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Image Manufacturing Group
5405 Buford Hwy., Ste. 270
Norcross, GA 30071
678.580.3281

FIRST WATCH

FIRST WATCH
Delray Station
Delray Beach, FL 33444

EXTERIOR SIGN PROGRAM

DWG. REVISION: xxx

SIGN TYPE: ELV
West Elevation

DWG. DETAIL LEVEL
LEVEL 1 ■
LEVEL 2 ☐
LEVEL 3 ☐

ENGINEERS STAMP DWGS
YES ☐
NO ■

SO#:	xxxxx	
SR:	EJ	
PM:	JC	
SCALE:	NOTED	
	DATE:	**DSR:**
SUBMITTED:	04/13/17	EHJ
REVISED:		

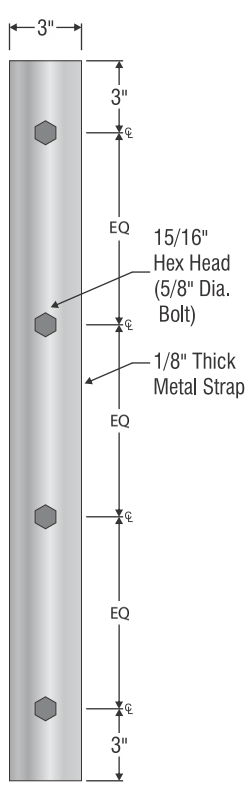
IMAGE MANUFACTURING GROUP
SURVEY REQUIRED
N · T · S

FILE LOCATION

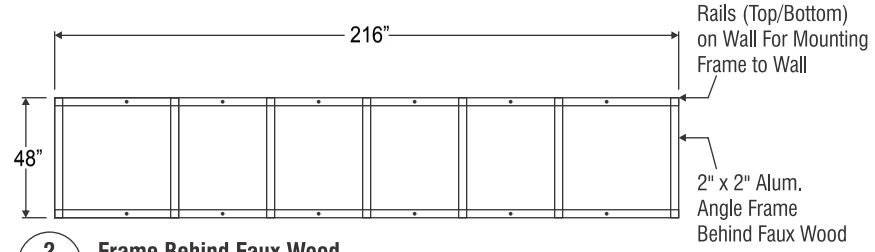
3.0

1 QTY: (1) ONE: Illuminated Channel Logo/Letters on Background **FRONT ELEVATION**
Scale: 3/8" = 1'-0"

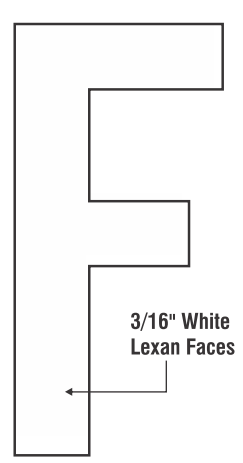
EXHIBIT F



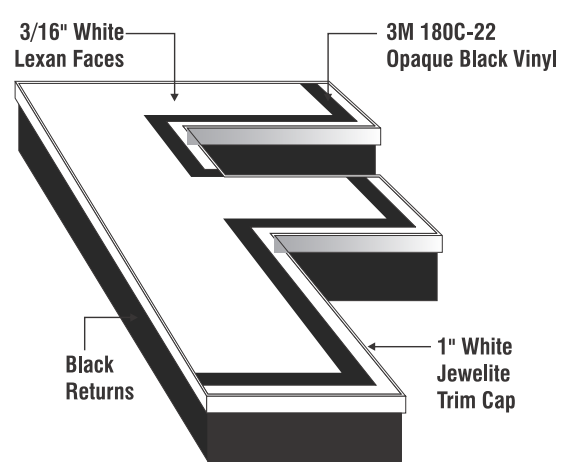
3 Metal Straps
Scale: 1 1/2" = 1'-0'



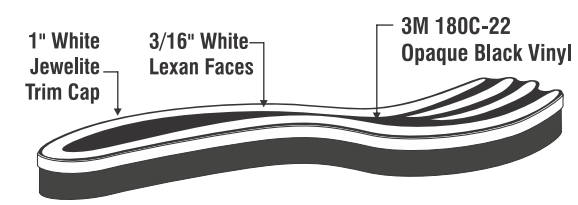
2 Frame Behind Faux Wood
NTS



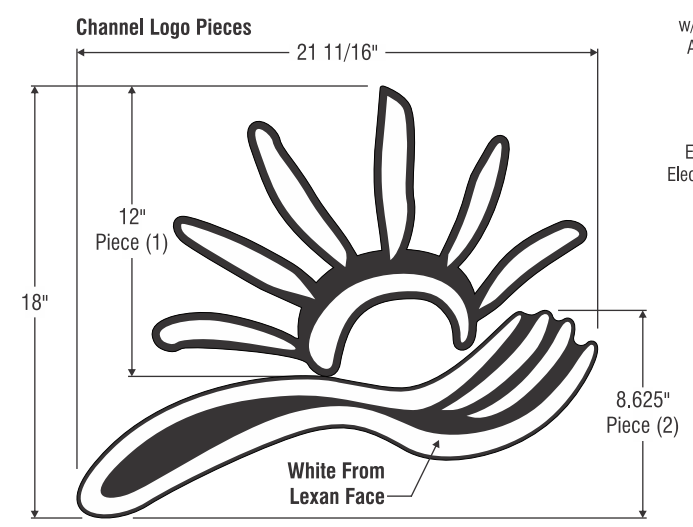
4 Channel Letters
Scale: 1 1/2" = 1'-0"



3 Example Close Up
Scale: NTS

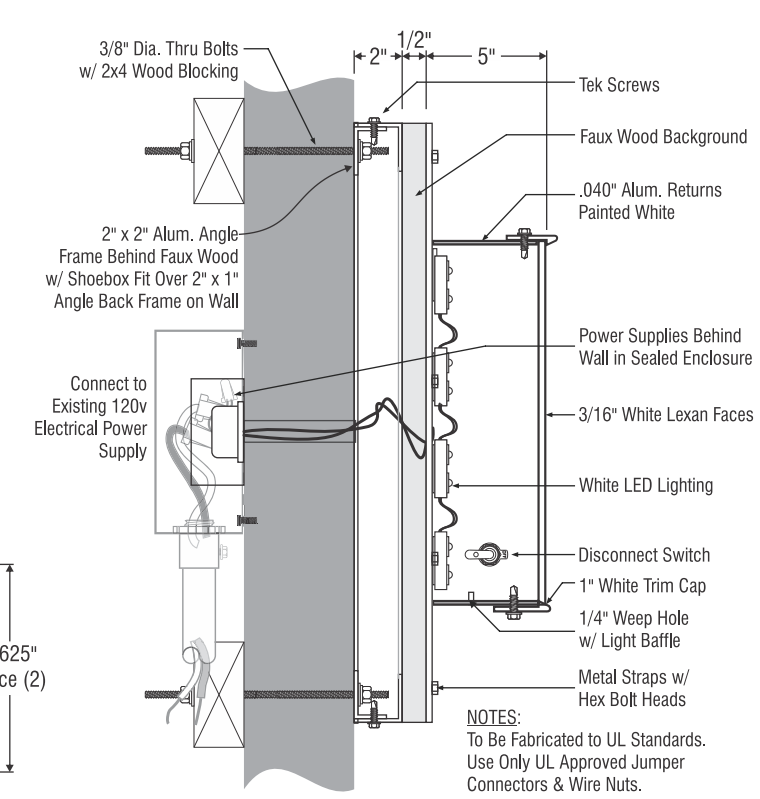


6 Example Close Up
Scale: NTS



7 Channel Logo (2 Piece Sun+Fork)
Scale: 1 1/2" = 1'-0"

PRIMARY POWER STUBBED OUT BELOW ROOF w/ SEALTITE TO SURFACE MOUNTED J-BOX



NOTES:
To Be Fabricated to UL Standards.
Use Only UL Approved Jumper Connectors & Wire Nuts.

8 Channel Letters/Logo Details
Scale: NTS

img Image Manufacturing Group
5405 Buford Hwy., Ste. 270
Norcross, GA 30071
678.580.3281

FIRST WATCH

FIRST WATCH

EXTERIOR SIGN PROGRAM
DWG. REVISION: xxx

SIGN TYPE: DETAILS
SIGN DETAILS

DWG. DETAIL LEVEL
LEVEL 1 ■
LEVEL 2 □
LEVEL 3 □

ENGINEERS STAMP DWGS
YES □
NO ■

SO#:	xxxxx	
SR:	EJ	
PM:	JC	
SCALE:	NOTED	
	DATE:	DSR:
SUBMITTED:		
REVISED:	xxx	xxx

FILE LOCATION

4.0

These drawings were produced by IMG for the sole purpose of conveying our intended manufacturing techniques in the construction of the attached product. These manufacturing techniques are the property of IMG. Permission to copy, disclose to others, or distribute this drawing can only be obtained through a written consent with IMG.

EXHIBIT G

3314293-3 11505.0043919

Tide DRY CLEANERS

Tide DRY CLEANERS

Tide DRY CLEANERS

Tide DRY CLEANERS

EXHIBIT H

Tenant's Conceptual Signage

NOTE: LANDLORD HAS PRELIMINARILY APPROVED TENANT'S CONCEPTUAL SIGNAGE SHOWN ON THIS EXHIBIT IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SECTION 18 OF THE LEASE. LANDLORD HAS NOT APPROVED THE SIZE OR DIMENSIONS OF TENANT'S CONCEPTUAL SIGNAGE BECAUSE SIZE AND DIMENSIONS WILL BE APPROVED BASED ON TENANT'S FINAL ELEVATIONS.

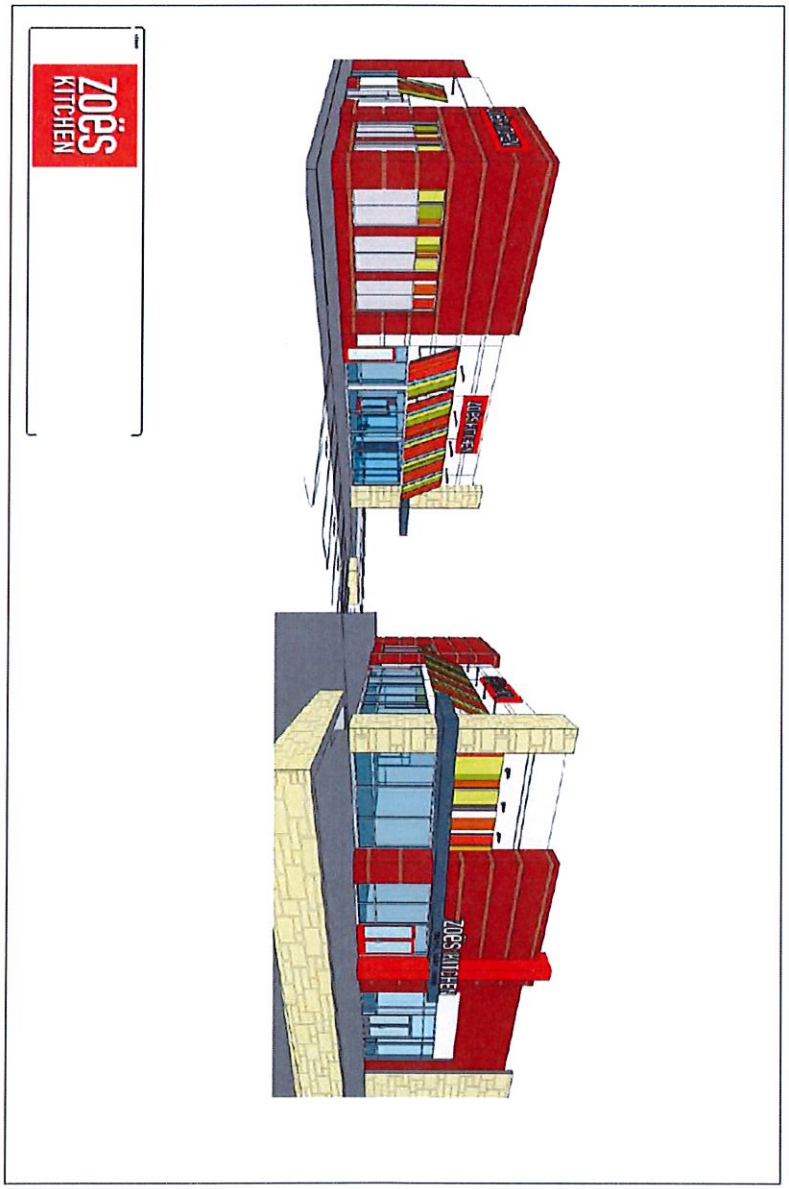
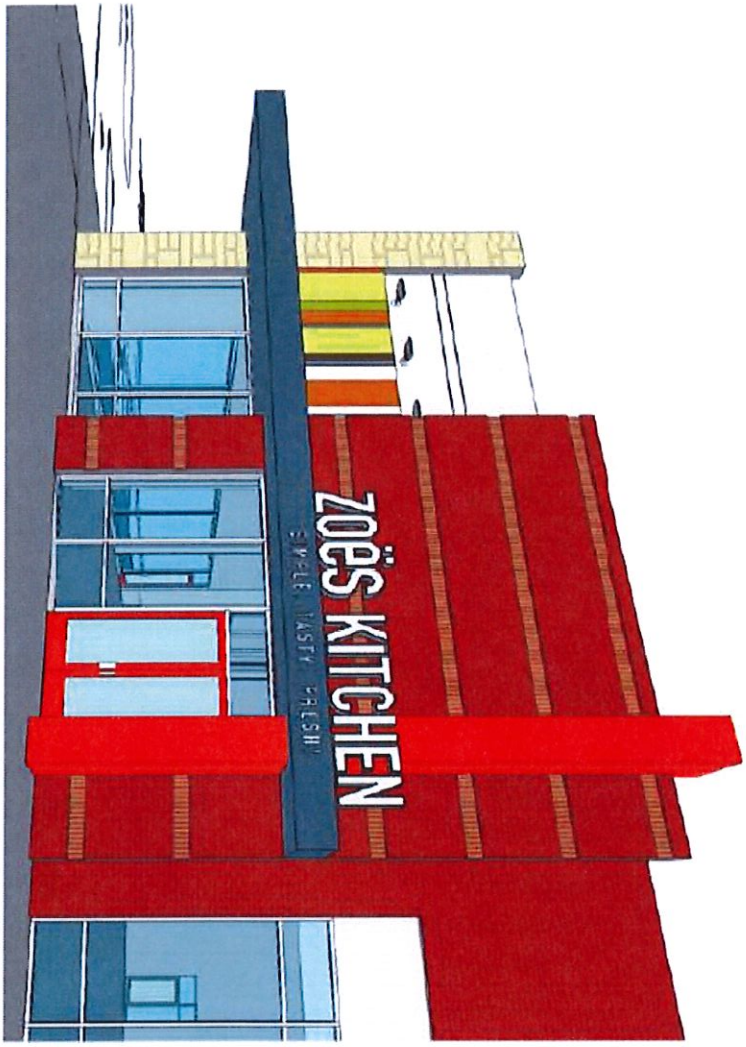


Exhibit for conceptual purposes. Tenant intends to install their brand standard signs, awnings, flat panels, and/or window vinyl. Tenant final design will be determined by final shell design,however Landlord acknowledges design may be a combination of items listed above.

EXHIBIT H



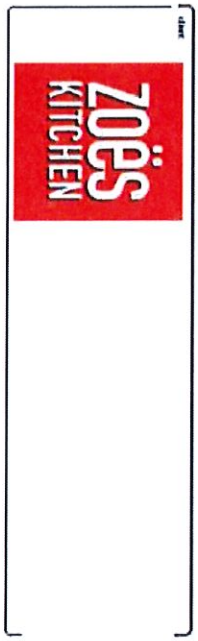
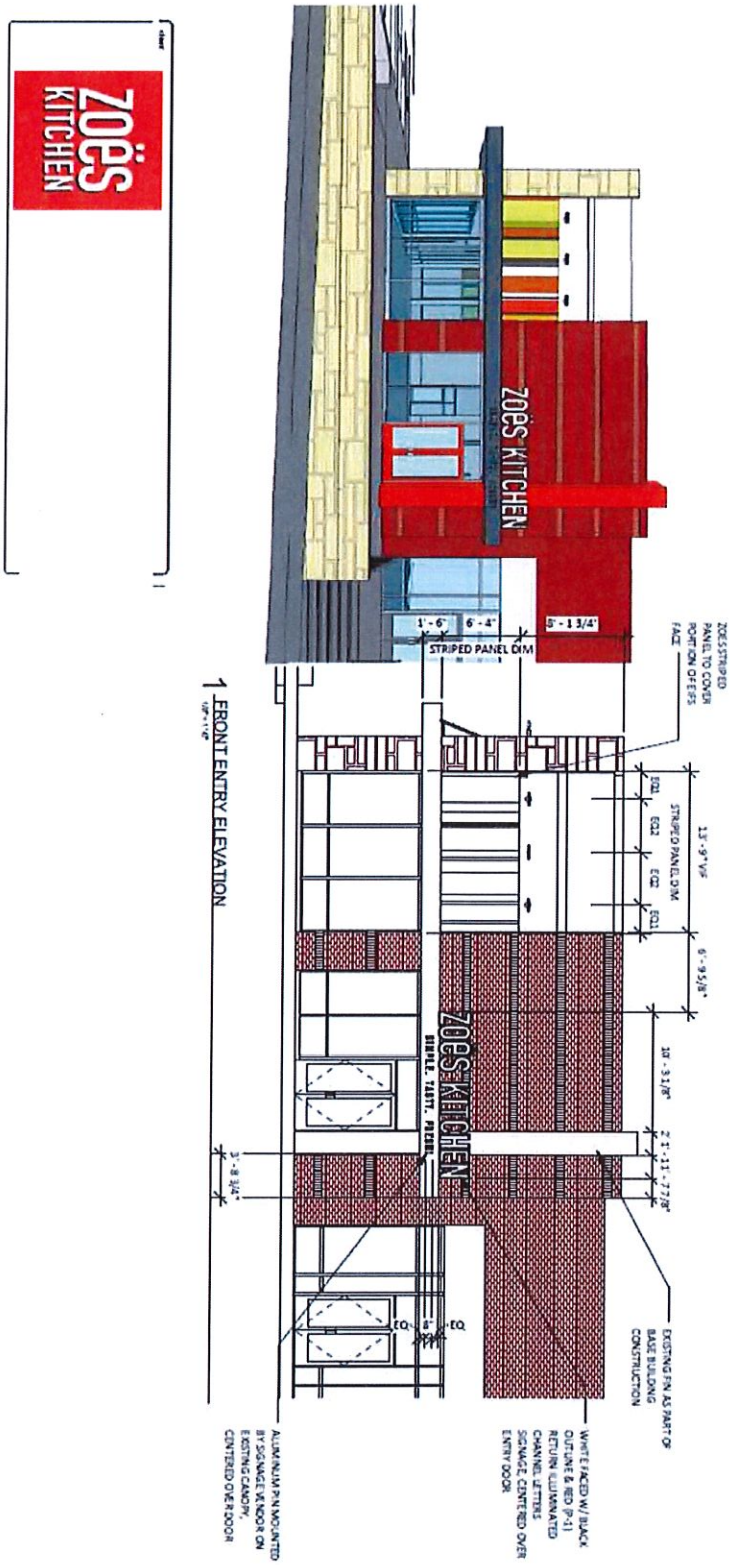
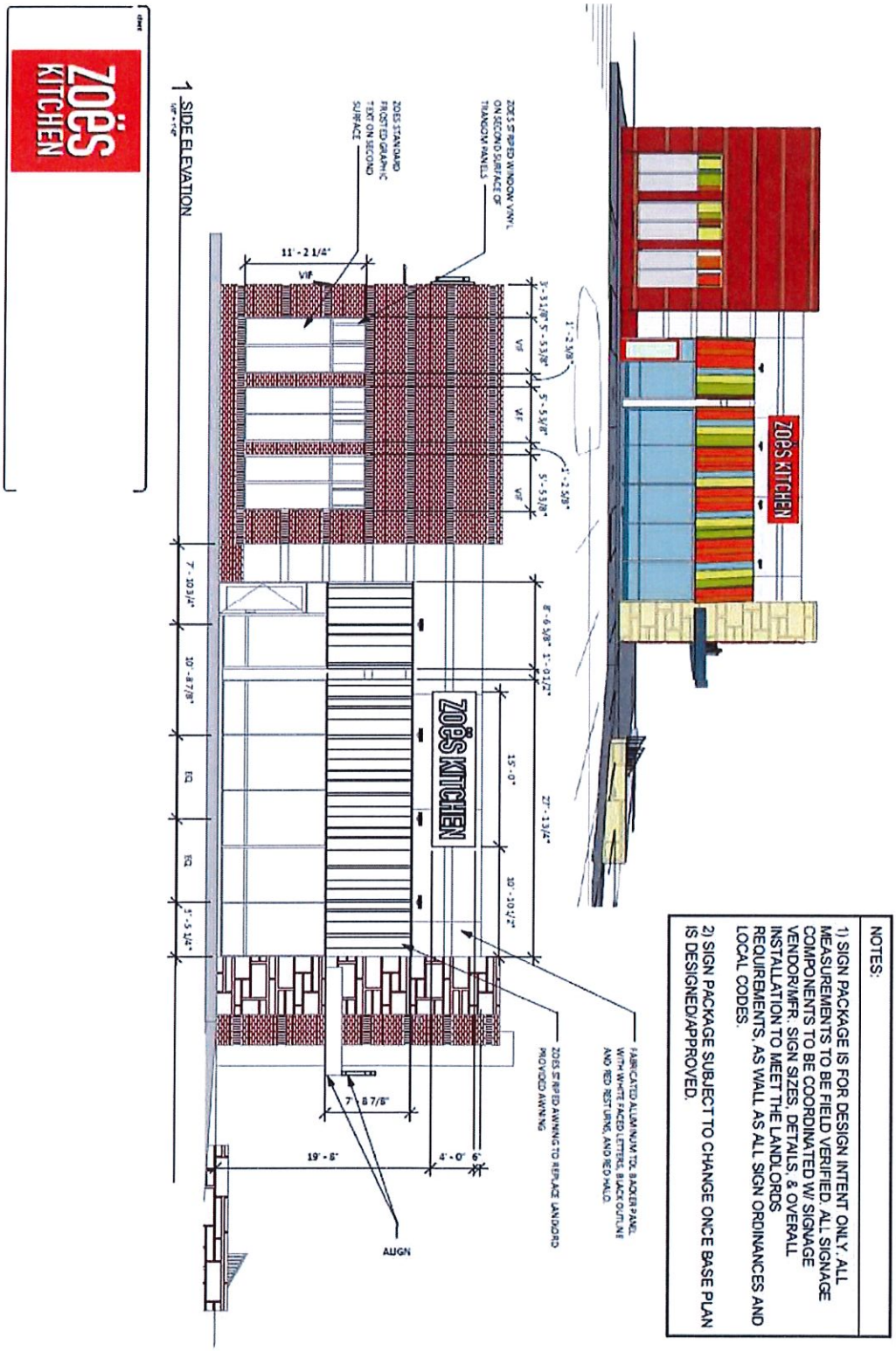


EXHIBIT H



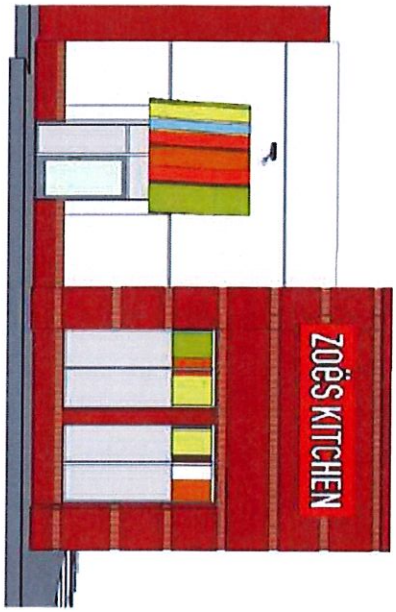
3231350-9 11505.0043905

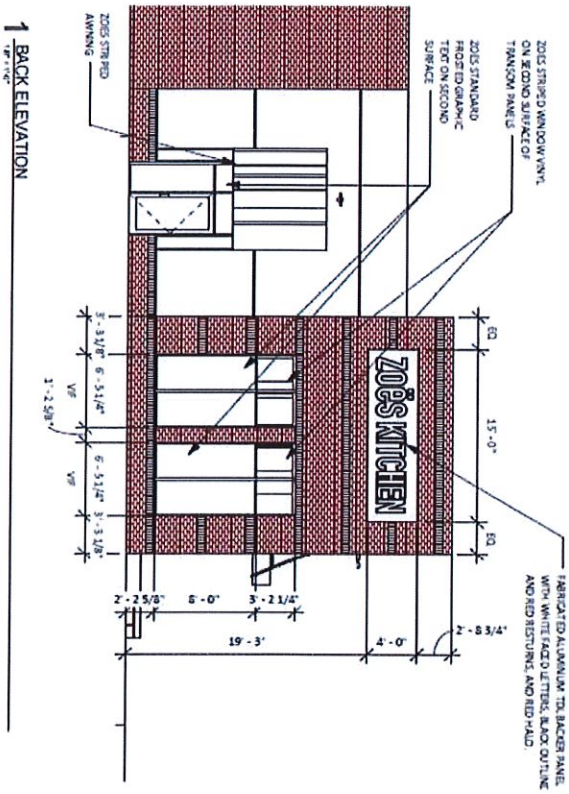
EXHIBIT H



3231350-9 11505.0043905

EXHIBIT H





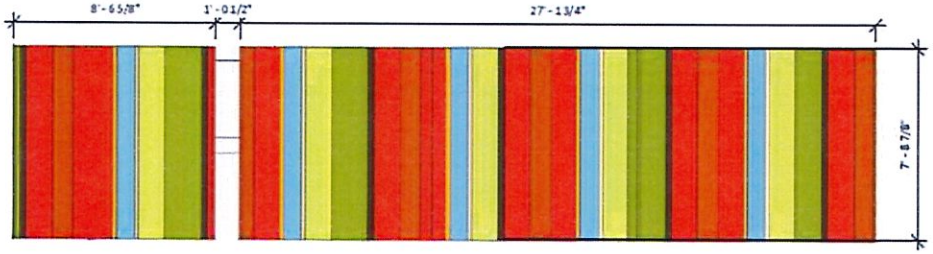
1 BACK ELEVATION

NOTES:

1) SIGN PACKAGE IS FOR DESIGN INTENT ONLY. ALL MEASUREMENTS TO BE FIELD VERIFIED. ALL SIGNAGE COMPONENTS TO BE COORDINATED W/ SIGNAGE VENDOR/MFR. SIGN SIZES, DETAILS, & OVERALL INSTALLATION TO MEET THE LANDLORDS REQUIREMENTS, AS WALL AS ALL SIGN ORDINANCES AND LOCAL CODES.

2) SIGN PACKAGE SUBJECT TO CHANGE ONCE BASE PLAN IS DESIGNED/APPROVED.

EXHIBIT H

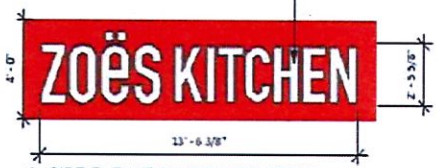


6 ZOES STRIPED AWNING SIDE ELEVATION

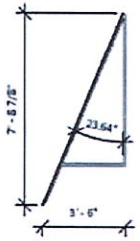
NOTES:

1) SIGN PACKAGE IS FOR DESIGN INTENT ONLY. ALL MEASUREMENTS TO BE FIELD VERIFIED. ALL SIGNAGE COMPONENTS TO BE COORDINATED W/ SIGNAGE VENDOR/MFR. SIGN SIZES, DETAILS, & OVERALL INSTALLATION TO MEET THE LANDLORDS REQUIREMENTS, AS WALL AS ALL SIGN ORDINANCES AND LOCAL CODES.

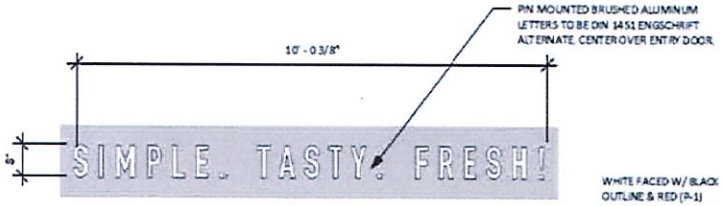
2) SIGN PACKAGE SUBJECT TO CHANGE ONCE BASE PLAN IS DESIGNED/APPROVED.



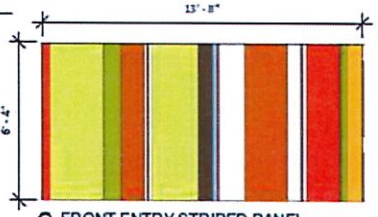
3 SIDE ELEVATION SIGNAGE DETAIL



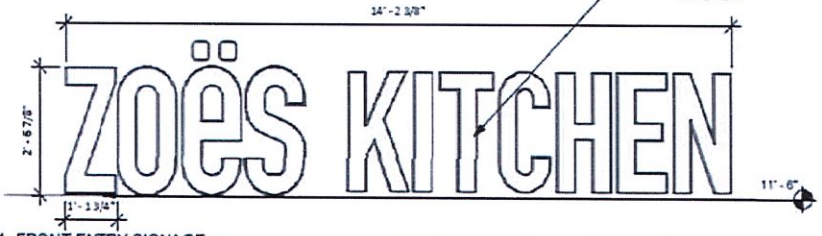
5 AWNING SECTION



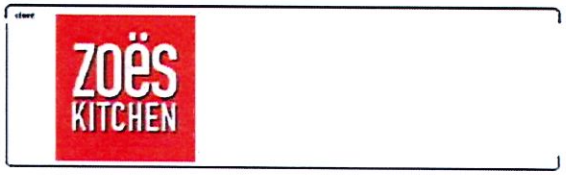
4 SIMPLE TASTY FRESH SIGNAGE DETAIL



2 FRONT ENTRY STRIPED PANEL



1 FRONT ENTRY SIGNAGE

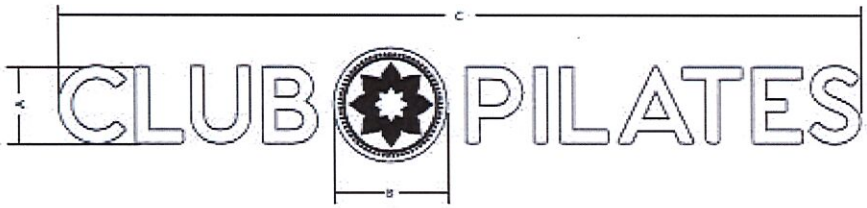


Face-Lit/ Halo Lit White Letterset > Daytime View

DO PILATES. DO LIFE.

EXHIBIT I

3203485-8 11505.0043903

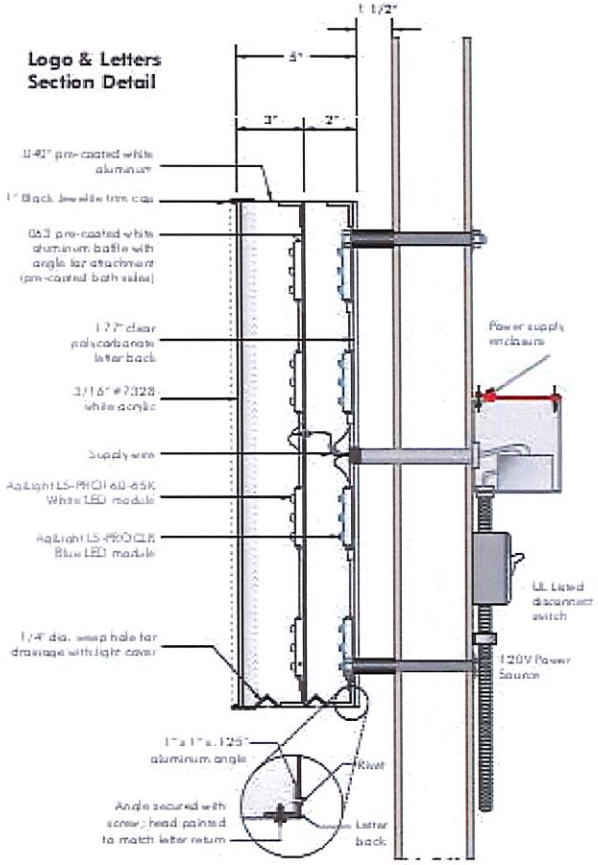


	A	B	C	Sq. Ft. (B x C)
CPFH-W-12	1'-0"	1'-6"	10'-6 15/16"	15.9
CPFH-W-14	1'-2"	1'-9"	12'-4 1/16"	21.6
CPFH-W-16	1'-4"	2'-0"	14'-1 1/4"	28.2
CPFH-W-18	1'-6"	2'-3"	15'-10 3/8"	35.7
CPFH-W-24	2'-0"	3'-0"	21'-1 7/8"	63.3
CPFH-W-30	2'-6"	3'-9"	26'-5 5/16"	99.2
CPFH-W-36	3'-0"	4'-6"	31'-8 13/16"	142.8

3M #7725-12 Black Opaque Vinyl applied 1st surface

Color Specifications

Letter Face:	3/16" #7328 white acrylic
Logo Face:	3/16" #7328 white acrylic 3M #7725-12 Black Opaque Vinyl (1st surface)
Returns:	0.40" pre-coated white aluminum coil
Trim Cap:	1" Jewelite Black
Backs:	1.77" clear polycarbonate letter back
Illumination:	AgLight LS-PRO160-65K White LED module AgLight LS-PRO160-B Blue LED module All internal surfaces to be high reflective white



Letter Back Attachment

EXHIBIT I

3203485-8 11505.0043903

3203485-8 11505.0043903

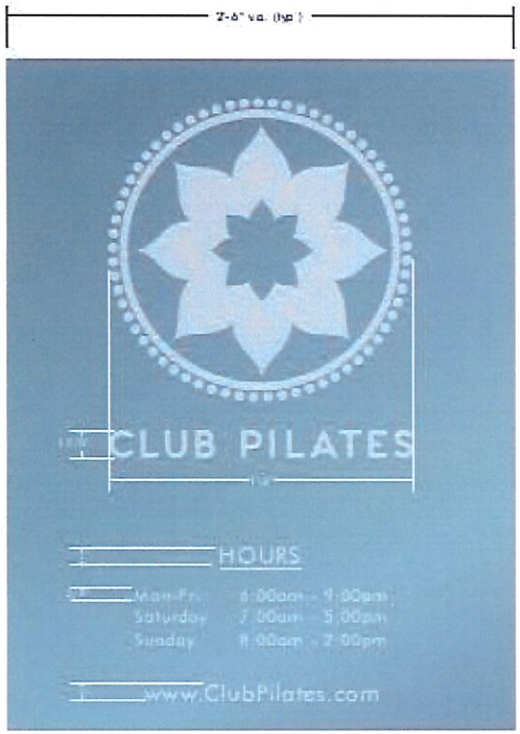
EXHIBIT I

Exterior Door Vinyl with Hours

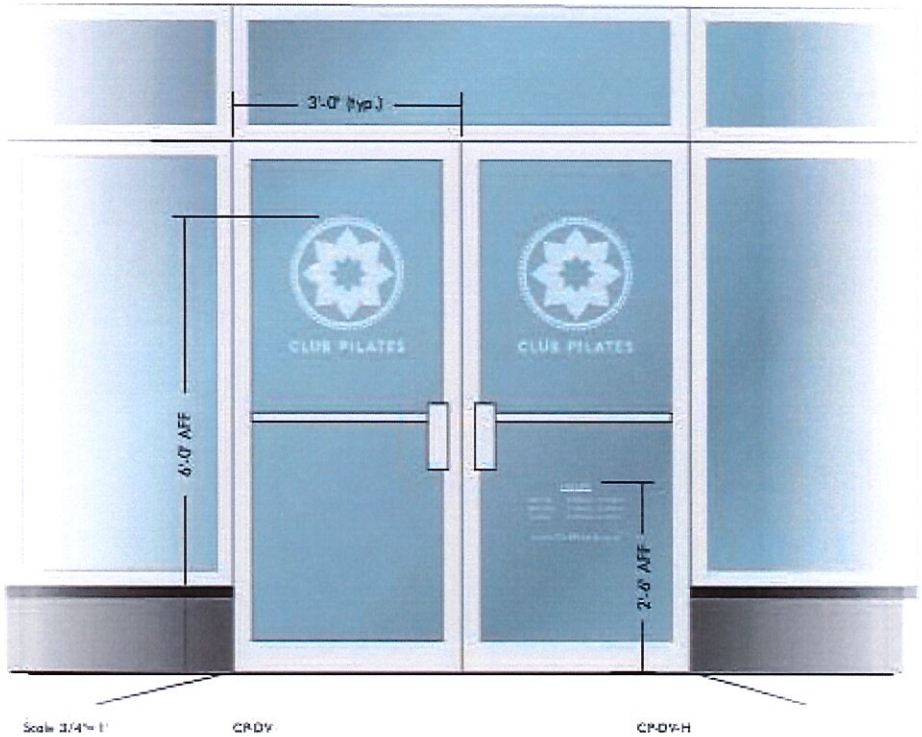
11

Door vinyl is applied to first surface of glass and centered in visual opening. Hours copy to be placed on the lower right half of double door application as shown.

3M #7725SE-324 Frosted Vinyl applied to first surface



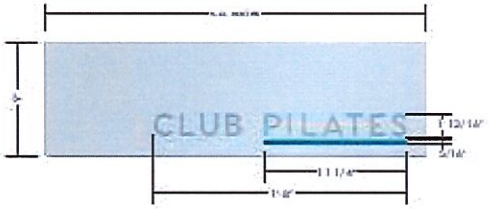
Scale 1"=6"



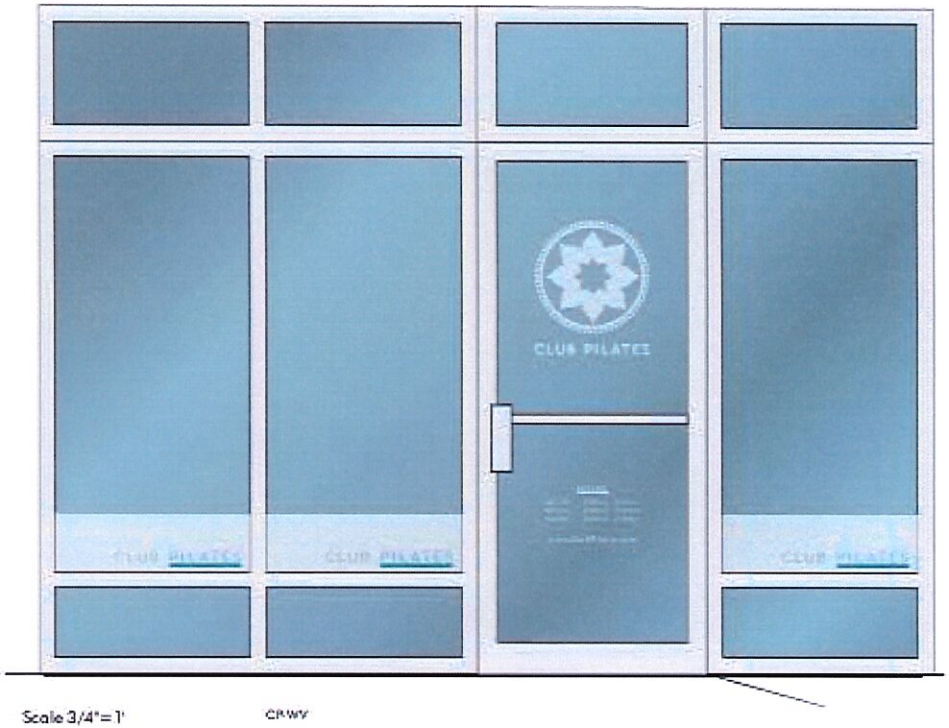
Exterior graphics applied to window applications. Copy should always be in the lower right hand corner. Frosted vinyl with copy weeded out is applied to second surface with underscore applied first surface.

3M #7725SE-324 Frosted Vinyl
applied to second surface w/ copy weeded out

3M #7725-57 Olympic Blue Vinyl
applied to first surface



Scale 1 1/2"=1'



Scale 3/4"=1'

CRWV

EXHIBIT I

3203485-8 11505.0043903