



Margate Community Redevelopment Agency

Façade Improvements for the
Margate Shopping Center (Ace Plaza)

Margate Shopping Center (ACE Plaza)

Existing Condition



Margate Shopping Center (ACE Plaza)

Building Repairs Needed

- * Bent soffits
- * Bent edging metal on mansard roof
- * Cracked concrete surfaces
- * Filling and prime paint window frames where needed



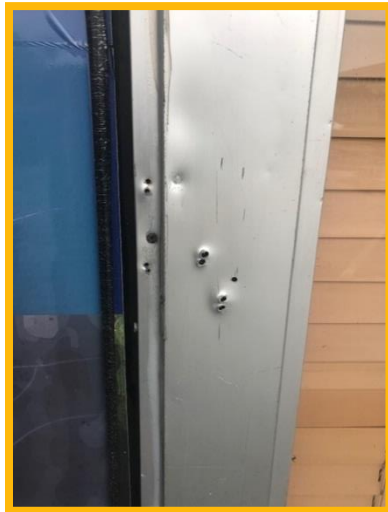
Margate Shopping Center (ACE Plaza)

Repairs Examples - Soffit



Margate Shopping Center (ACE Plaza)

Repairs Examples – Window Frames



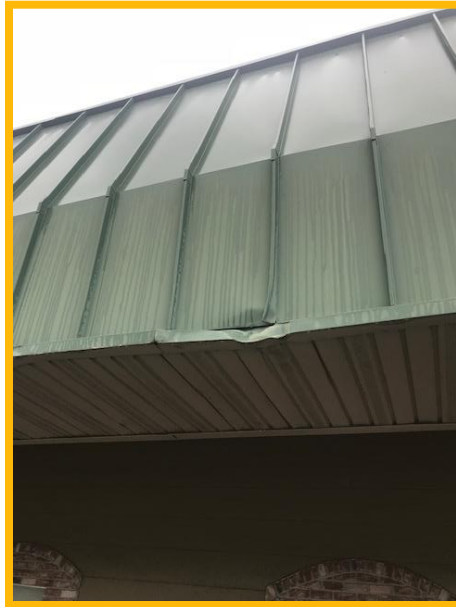
Margate Shopping Center (ACE Plaza)

Repairs Examples - Walkway



Margate Shopping Center (ACE Plaza)

Repairs Examples – Mansard Edge Metal



Margate Shopping Center (ACE Plaza)

Lighting Fixture Replacement



Proposed Color Palette

Walls

Mansard Roof
(2 Options)

Awnings

Accents, end
walls & walk
through



Example Areas of Improvements

Brick Walls

- * Outdated painted brick to be covered with porcelain tile installed horizontally.
- * Light color on larger wall and dark color below windows.



Proposed tile colors

Example Areas of Improvements



Area Above Doors & Windows

- * Existing finish of brick, wood and stucco to be covered with corrugated metal in dark brown color (to coordinate with end accent walls).



Proposed corrugated metal

Example Areas of Improvements



Angled Concrete Supports

- * To be painted the same color as mansard roof to contrast with lighter wall color.

Example Areas of Improvements

Columns Clad In Stone

- * Proposed columns clad with stacked stone.
- * New columns created in certain locations for balance.
- * Size varies with existing size of column.



Proposed stacked stone

Example Areas of Improvements

Vinyl Awning at East Restaurant Site



- * Complete replacement of existing awning with a consistent integrated new awning.
- * Two stone clad columns in the outer section of main entrance to cover steel poles.



*Proposed Color: Sommelier
(SW 7595)*

Example Areas of Improvements



Walkthrough

- * Small roof section and walls to be painted in accent color.
- * Possible fixture upgrade for improved lighting.



*Proposed Color: Dark Clove
(SW 9183)*

Example Areas of Improvements



End Walls

- * End walls to be painted in accent color.
- * Margate Shopping Center to remain (historical).



*Proposed Color: Dark Clove
(SW 9183)*

Example Areas of Improvements

Arches



- * Eliminate arches and clad faux brick with porcelain tile.
- * Existing lines inset on stucco walls above windows will be highlighted with accent color.



Proposed tile colors

Example Areas of Improvements



Sample Monument Signs

Monument Sign

- * Recommend fabrication and installation of new shopping center sign to be visible from State Road 7.
- * Use same stone as shopping center columns and relate to new wayfinding design cues.



Cost of Proposed Improvements

Façade Improvements

- * \$100,000 to \$130,000 Approx.

Monument Sign

- * TBD





Questions?