

Council

Anne Gerwig, Mayor
Tanya Siskind, Vice Mayor
John T. McGovern, Councilman
Michael Drahos, Councilman
Michael J. Napoleone, Councilman

Manager

Paul Schofield

September 30, 2020

Sent Via Email: heatherblevins@k9resorts.com

Glen Dowler and Heather Blevins
MSH Property Holdings
3381 Fairlane Farms Road
Wellington, FL 33414

Re: 2020-0001 ARB K9 Resorts Exterior Elevations, Materials, Colors, and Signage
3381 Fairlane Farms Road (Lot 44)

Dear Mr. Dowler and Ms. Blevins:

At the September 16, 2020 Architectural Review Board (ARB) meeting, your request for approval of exterior elevations, materials, colors, and signage with technical deviations for K9 Resorts located at 3381 Fairlane Farms Road was APPROVED with the following conditions of approval:

1. The exterior elevations, materials, and color palette shall be consistent with Exhibit A – Exterior Elevations and Exhibit B – Color and Material Palette:

Body:	K9 Resorts Custom Beige
Stucco and EIFS:	1015 Mocha Cream
Paint Finish:	Non-Glossy
Door/Window Frames:	Black Anodized Aluminum
Walls:	Eight (8) foot CBS walls
Awning:	Black or Cobalt Blue (to match signage) fabric
Lighting:	Black and/or bronze finish

2. The primary wall sign (Sign A) shall comply with the proposed sign shown in Exhibit C – Signage and meet the following requirements:

- a. Maximum Total Sign Area – 38.33 square feet
- b. Maximum Height – 5 feet
- c. Maximum Length – 7 feet 8 inches

3. The secondary wall sign (Sign B) shall comply with the proposed sign shown in Exhibit C – Signage and meet the following requirements:

- a. Maximum Total Sign Area – 7.94 square feet
- b. Maximum Height – 9 inches

- c. Maximum Length – 10 feet 7 inches
4. The secondary wall sign (Sign C) shall comply with the proposed sign shown in Exhibit C – Signage and meet the following requirements:
 - a. Maximum Total Sign Area – 5.94 square feet
 - b. Maximum Height – 9 inches
 - c. Maximum Length – 7 feet 11 inches
5. The monument sign shall comply with the proposed sign shown in Exhibit C –Signage and meet the following requirements:
 - a. Maximum Height – 8 feet
 - b. Maximum Length – 4 feet
 - c. Maximum Sign Copy Height – 36 inches
 - d. Maximum Lines of Copy – 3
 - e. Sign Area – 32 feet
6. The address identification/numbering height for the building shall comply with the Palm Beach County Fire Code minimum requirements and shall not exceed the LDR maximums.
7. All roof top mechanical equipment shall be screened from view on all sides as shown in Exhibit D – Roof Top Mechanical Equipment Screening. The equipment shall not be visibly seen at 10 feet above grade 200 feet from the structure.
8. Building permits required prior to construction of the building and installation of signage.
9. Any modifications to this approval during permitting and/or construction shall require ARB approval.
10. Prior to issuance of a Certificate of Occupancy, an inspection by Planning and Zoning Division is required to ensure compliance with all approvals and all equipment, etc., on the roof is completely screened from public view.

Should you have any question, please do not hesitate to contact me at 561-753-5268 or kferraiolo@wellingtonfl.gov.

Sincerely,



Kelly Ferraiolo
Senior Planner

Cc: Eli Thomasevich
Tina Grassi

Exhibit A - Exterior Elevations



Planning and Zoning Division
Certification

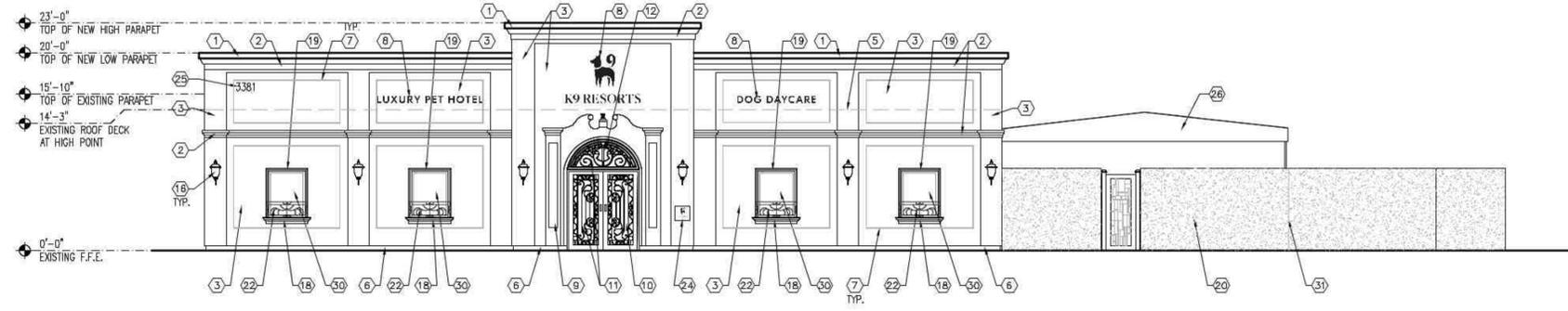
Petition No.: 2020-0001 ARB

Cert. Date: 9/21/2020 by ARB

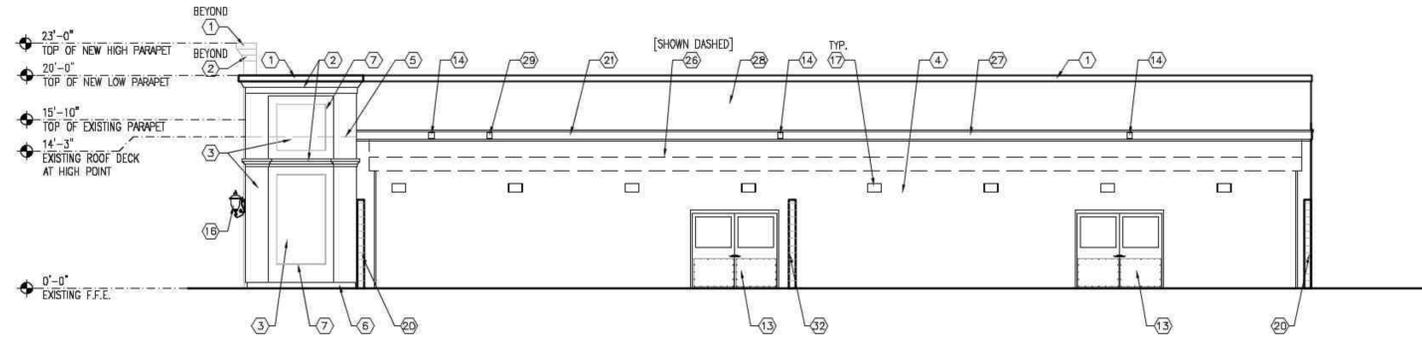
DRM: Kelly Ferraiolo

Reviewed for compliance with codes, ordinances and regulations currently in effect for the Village of Wellington.

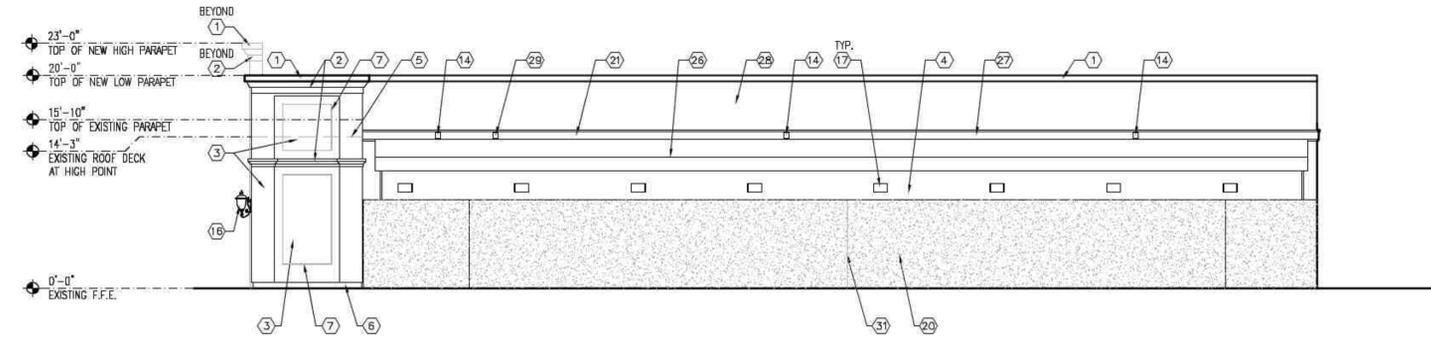
Performance of this review does not relieve the Applicant from full responsibility to comply with all codes, ordinances and regulations.



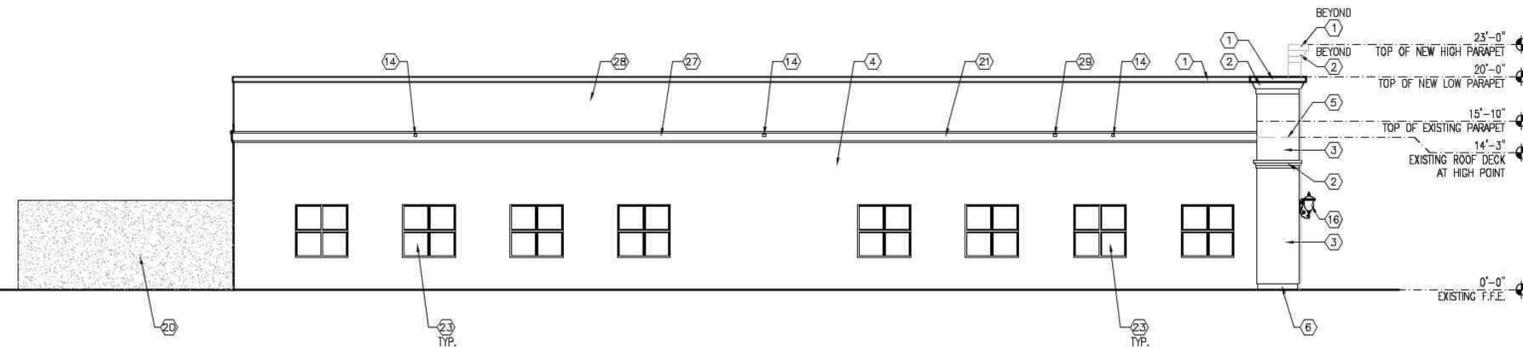
1 - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



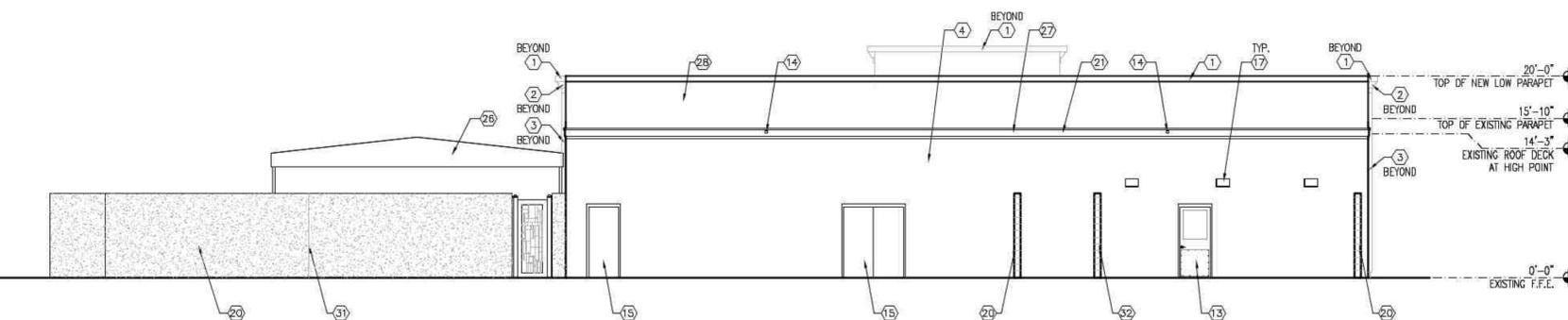
2 - INTERIOR SIDE YARD ELEVATION
SCALE: 1/8" = 1'-0"



3 - EXTERIOR SIDE YARD ELEVATION
SCALE: 1/8" = 1'-0"



4 - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



5 - REAR ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS KEYED NOTES:

1) NEW ALUMINUM COPING. PAINT TO MATCH THE "ACCENT EIFS" COLOR.	18) NEW TRIM PROFILE ALONG WINDOW SILL APPLIED DIRECTLY TO THE EIFS FINISH.
2) NEW EIFS PROFILE WITH "ACCENT EIFS" FINISH.	19) NEW TRIM PROFILE ALONG WINDOW HEAD & JAMBS APPLIED DIRECTLY TO THE EIFS FINISH.
3) NEW EIFS FINISH.	20) NEW 8'-4" TALL CMU WALL WITH CMU TOP CAP AND 3/4" STUCCO FINISH ON PUBLIC SIDE. PAINT.
4) EXISTING STUCCO FINISHED WALL SURFACE. PAINT.	21) EXISTING HORIZONTAL TRIM PROFILES AND THE WALL SURFACE IN BETWEEN THEM TO BE PAINTED TO MATCH THE "ACCENT EIFS" COLOR.
5) DASHED TO SHOW EXISTING ROOF HEIGHT BEHIND NEW PARAPETS.	22) NEW BLACK ANODIZED DECORATIVE WINDOW BOX GRILLES.
6) NEW STUCCO PARGE FINISH ON EXISTING AND NEW BLOCK COURSINGS ABOVE GRADE. COLOR TO MATCH EIFS.	23) EXISTING WINDOW SYSTEM. PAINT FRAMES BLACK ON EXTERIOR SIDE.
7) NEW V-SHAPED SCORELINE IN THE NEW EIFS FINISH.	24) NEW DECORATIVE PLAQUE.
8) NEW BACKLIT CHANNEL CUT EXTERIOR SIGNAGE.	25) RELOCATED NUMERICAL ADDRESS NUMBERS.
9) NEW CUSTOM FYPON ENTRANCE WRAP APPLIED DIRECTLY TO THE EIFS FINISH. FINISH COLOR TO MATCH EIFS.	26) NEW FABRIC CANOPY AND POST SYSTEM.
10) NEW BLACK ANODIZED ALUMINUM STOREFRONT DOORS.	27) EXISTING STUCCO AND EIFS TRIM PROFILES. PAINT.
11) NEW BLACK ANODIZED DECORATIVE GRILLE SYSTEM ATTACHED TO STOREFRONT DOORS AND TRANSOM WINDOW.	28) NEW SMALL BUILT-UP PARAPET TO SCREEN FROM VIEW ALL NEW ROOFTOP MECHANICAL EQUIPMENT.
12) NEW BLACK ANODIZED ALUMINUM TRANSOM WINDOW.	29) NEW THROUGH PARAPET SCUPPER. SIZE TO MATCH EXISTING SCUPPERS.
13) NEW ASSA ABLBY CECO MAN DOOR & FRAME.	30) NEW BLACK ANODIZED STOREFRONT WINDOWS.
14) EXISTING THROUGH PARAPET SCUPPERS.	31) MASONRY CONTROL JOINT.
15) EXISTING EXTERIOR MAN DOOR. TACK WELD SHUT. PAINT.	32) NEW 8'-4" TALL RUNNING BOND NON-SPLIT FACE CMU WALL WITH CMU TOP CAP.
16) NEW DECORATIVE SCOOCE.	
17) NEW DOWN SHINING WALL PACK LIGHT.	

PROPOSED RENOVATION FOR:
K9 RESORTS
3381 FAIRLANE FARMS ROAD
WELLINGTON, FL 33414

RHJ ASSOCIATES, PC
ARCHITECTS · PLANNERS · DESIGNERS

PHILADELPHIA, PA
215.279.5845

KING OF PRUSSIA, PA
610.337.4555

WILMINGTON, DE
302.482.2269

www.rhjassoc.com

DATE: 09.29.2020
PROJECT NO.: 2019-0534

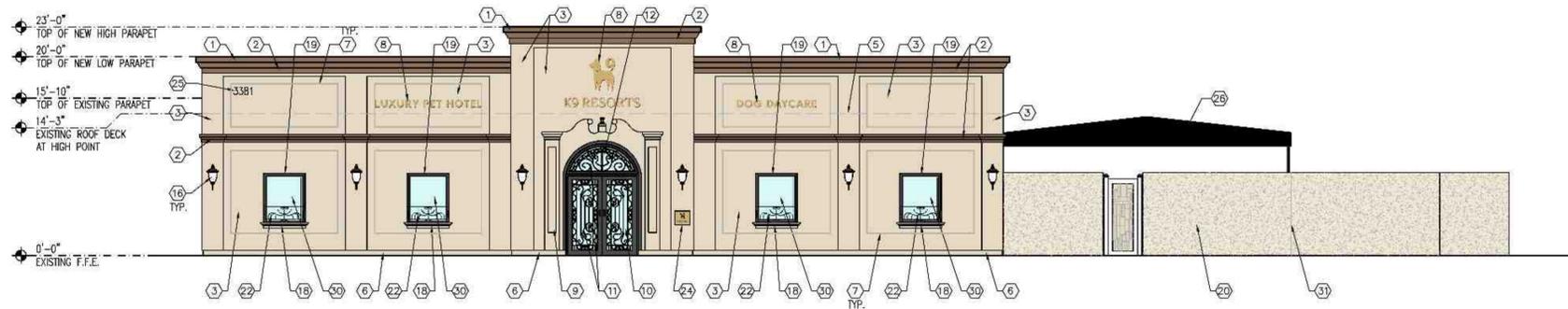
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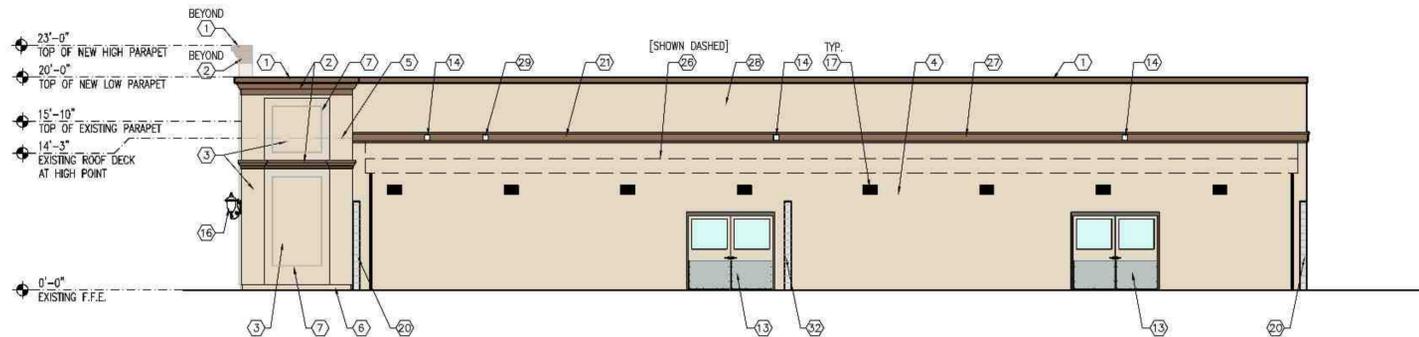
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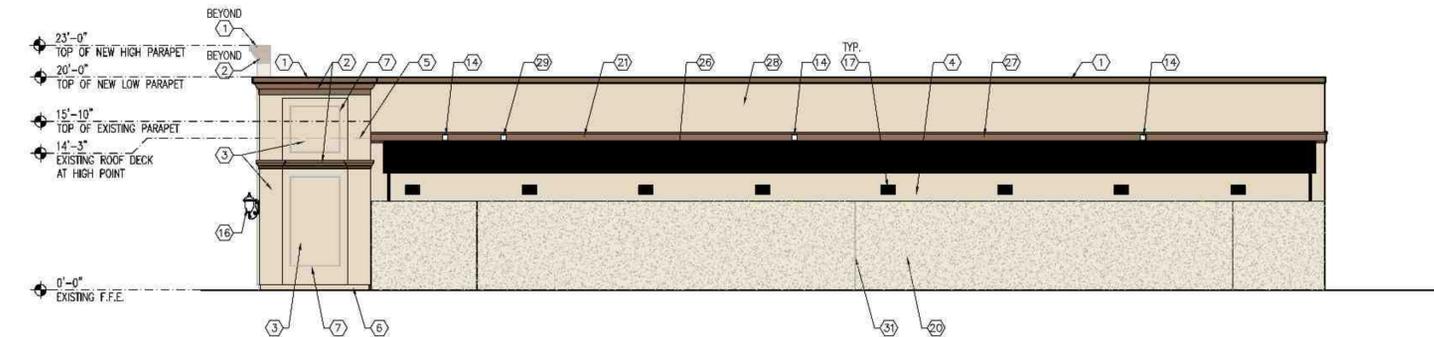
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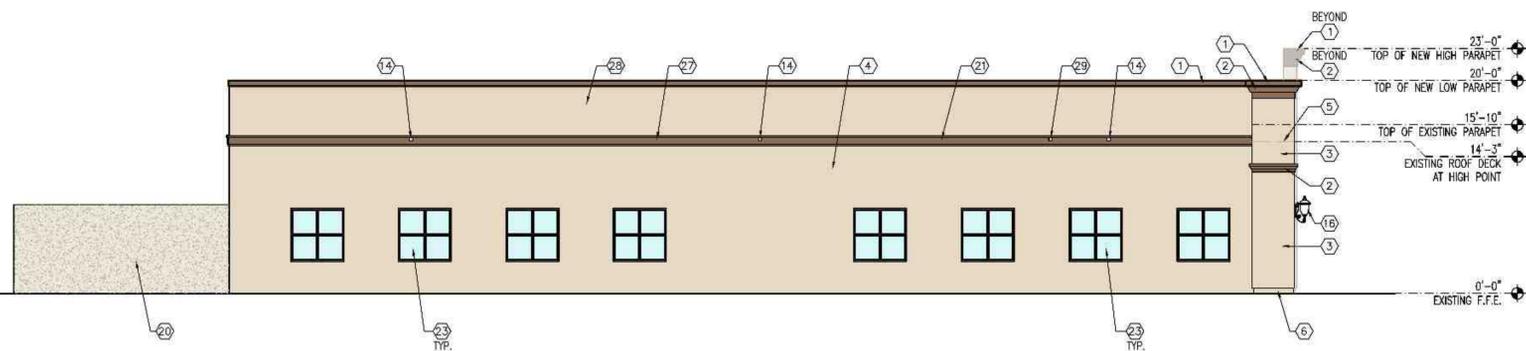
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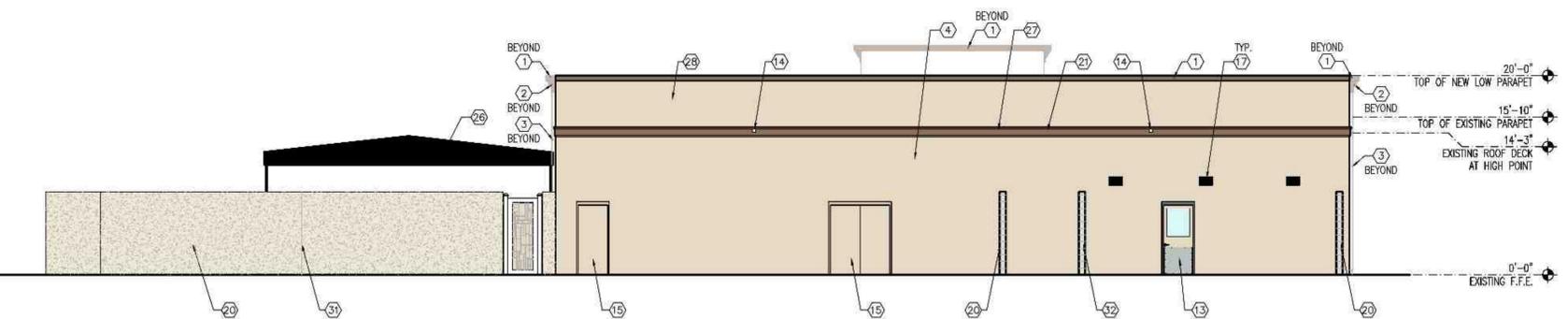
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DATE: 09.29.2020
PROJECT NO.: 2019-0534

Exhibit B - Colors and Materials Palette



Petition No.: 2020-0001 ARB

Cert. Date: 9/21/2020 by ARB

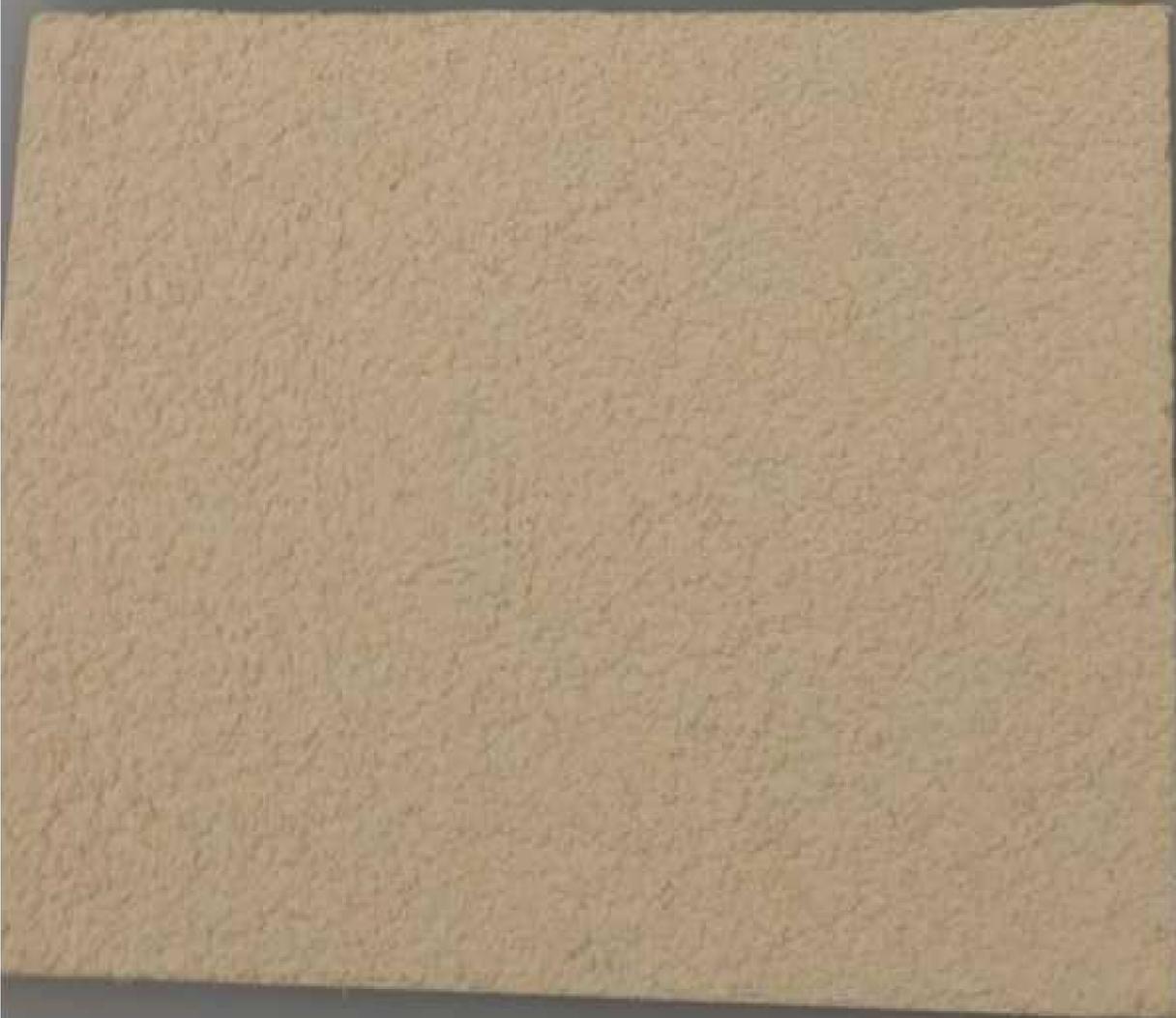
DRM: Kelly Ferraiolo

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1015 MOCHA CREAM
"ACCENT EIPS"
COLOR FOR TRIM
PROFILES
←



K9 CREAM
ALREADY APPROVED
EIPS COLOR
←

Exterior Building Finishes
3381 Fairlane Farms Road
Wellington, Florida 33414

*Awning
Option 1*



**Replaced
with Mocha
Cream**

STUCCO & EIFS (K9 RESORTS CUSTOM CREAM
COLOR WITH A SANDPEBBLE FINE FINISH TEXTURE)



EXTERIOR PAINT (K9 RESORTS CUSTOM
EXTERIOR BEIGE IN SEMI-GLOSS)



DOOR & WINDOW FRAMES
(BLACK ANODIZED ALUM.)

*Awning
Option 2*

O, A
19406


THE VILLAGE OF
WELLINGTON
Planning and Zoning Division
Certification

Petition No.: 2020-0001 ARB
Cert. Date: 9/21/2020 by ARB
DRM: Kelly Ferraiolo

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PROJECT SCHEDULE

SIGN TYPE/ DESCRIPTION:	QTY.:	PG.
A. LOGO TYPE BUILDING SIGN - REV ILLUM	ONE (1)	3 - 4
B. HOTEL BLDG SIGN - REV ILLUM	ONE (1)	5 + 7
C. DAYCARE BLDG SIGN - REV ILLUM	ONE (1)	6 - 7
D. CAST PLAQUE SIGN - BRASS	ONE (1)	8 - 9
E. RECEPTION PLATE LOGO SIGN	ONE (1)	10 - 11
F. ILLUM D/S MONUMENT SIGN	ONE (1)	12 - 13

THE VILLAGE OF WELLINGTON

Planning and Zoning Division

Certification

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PROJECT:

Exhibit C - Signage



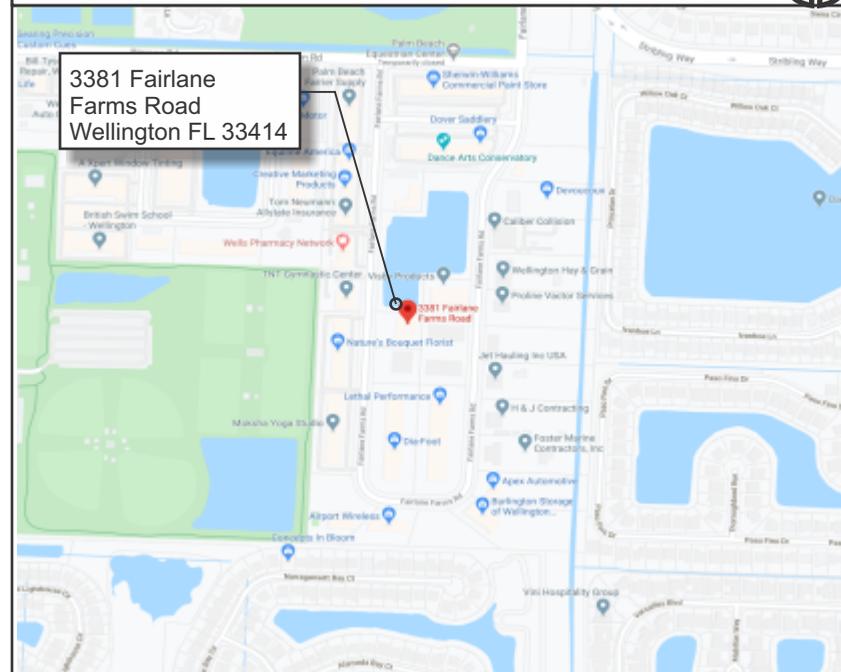
K9 RESORTS

3381 Fairlane Farms Road
Wellington FL 33414

REVISIONS

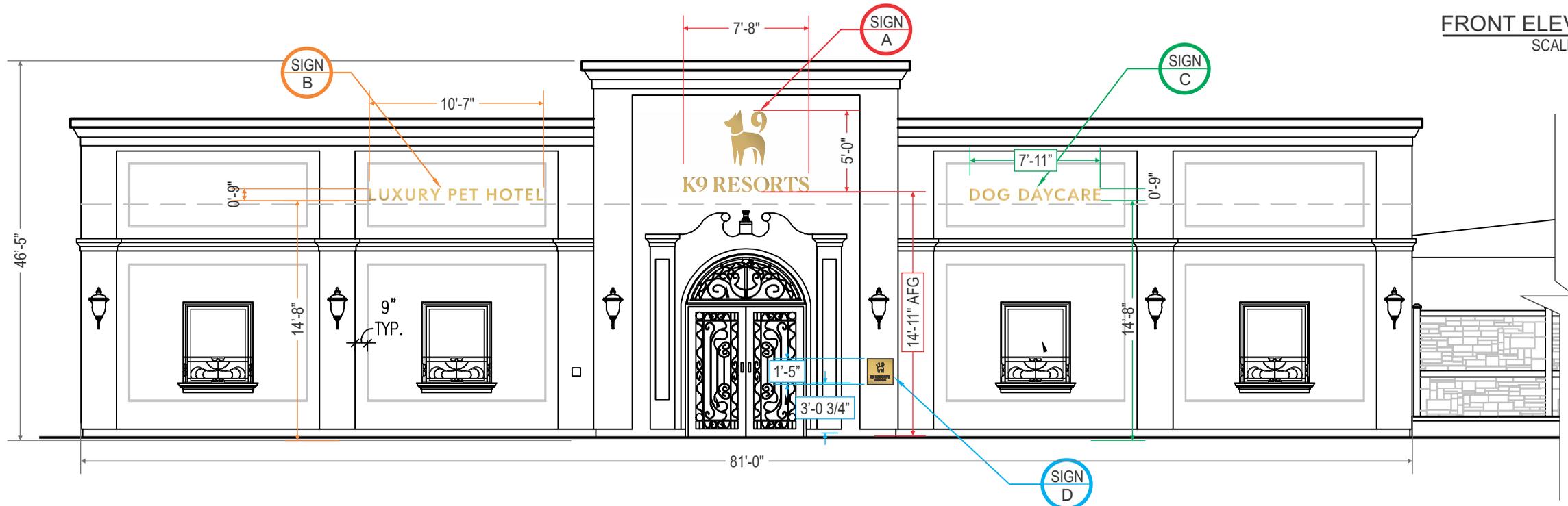
#	DATE	DB	NOTES
R1	08/19/2020	MF2	CHANGE MONUMENT SIGN SIZE AS REQUESTED

AREA MAP

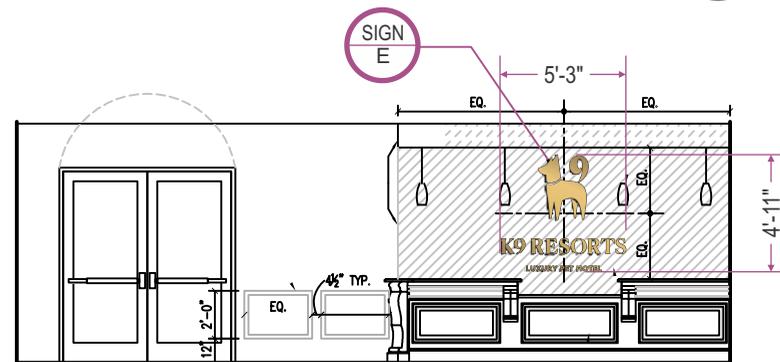


SITE MAP





INTERIOR RECEPTION DESK ELEVATION 1.2
SCALE: 1/8"=1'-0"



Petition No.: 2020-0001 ARB

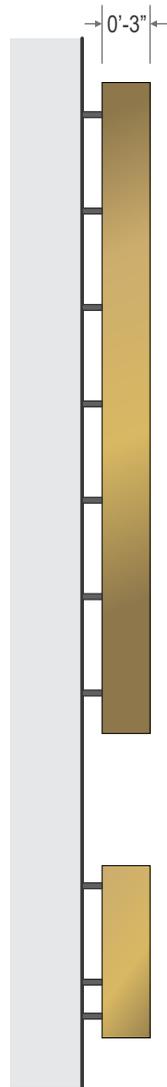
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A.2 TYP. SIDE



TYP. FRONT A.1

PIN-MNTD. HALO-LIT ILLUM. LOGO TYPE ID

A

SCALE: 1"=1'-0"

QTY.: ONE (1)



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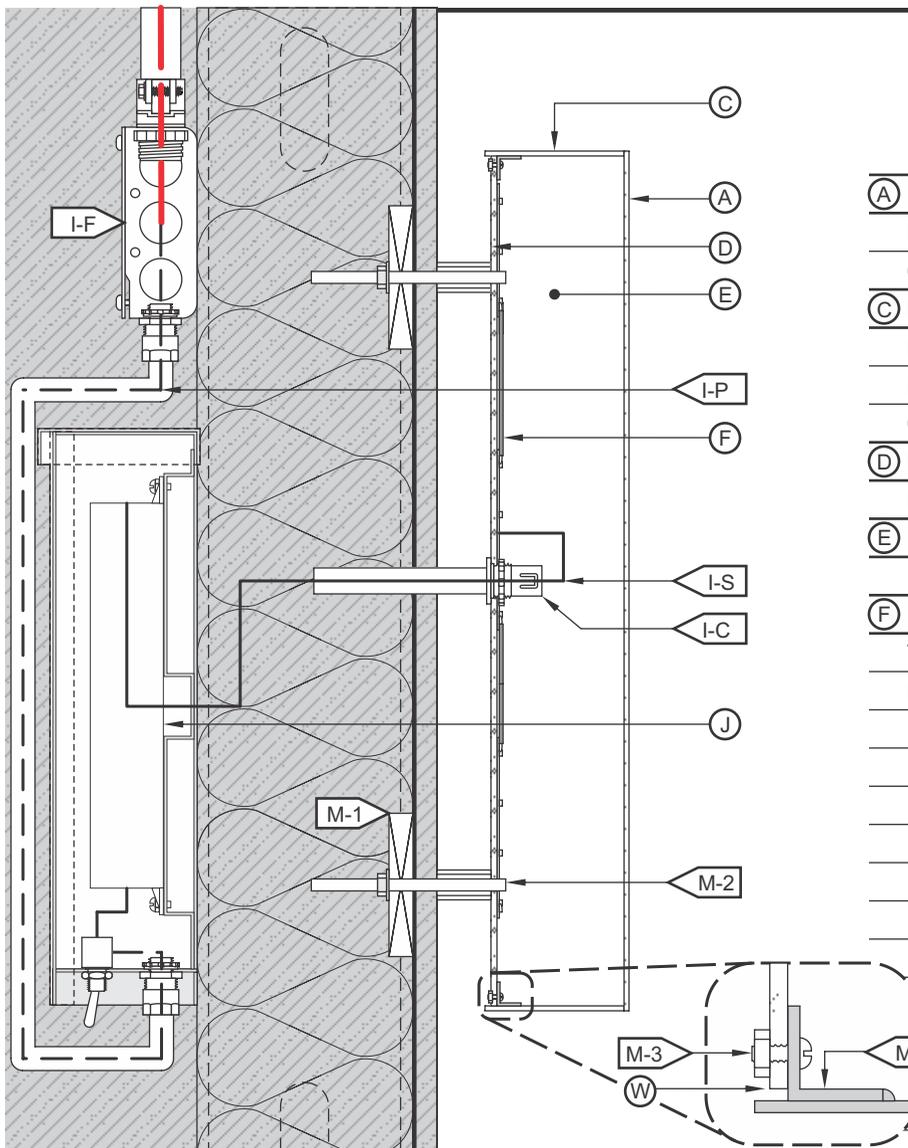
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TYP. PIN-MNTD. HALO-LIT ILLUM. LOGO TYPE SECTION DETAIL

A-1

SCALE: N.T.S.



(A) FACE	
MATERIAL:	1/8" ALUM.
COLOR/ FINISH:	BRUSHED BRASS FINISH.
(C) RETURN	
DEPTH:	3" O.A.
MATERIAL:	0.080" ALUM. RETURNS.
COLOR/ FINISH:	BRUSHED BRASS FINISH.
(D) BACK	
MATERIAL:	3/16" WHITE LEXAN.
(E) INSIDE OF CAN	
FINISH:	WHITE.
(F) ILLUMINATION	
TYPE:	5000°K WHITE LEDS. SEE FABRICATOR NOTE.
MECH. NOTE:	ALL WIRES TERMINATED w/ A U.L. LISTED MECH. FASTENER.

(I) WIRING	
I-F: FEED	SEE ELEC. NOTE. 120V PRIMARY IN J-BOX BY OTHERS.
I-P: PRIMARY	12awg FEED IN Ø1/2" SEAL-TITE w/ 1/2" CONNECTORS.
I-S: SECONDARY	U.L. APPROVED CLASS II LOW VOLTAGE WIRE.
I-C: CONNECTOR	Ø7/8" HOLE @ LEXAN w/ Ø1/2" PAIGE WALL BUSTER CONNECTOR & CONDUIT, WRAP EXPOSED CONDUIT w/ VINYL FINISHED TO MATCH FASCIA.
I-D: DISCONNECT	120V DISCONNECT SWITCH, LOCATION T.B.D.
(J) POWER SUPPLY	
TYPE:	REMOTE LED POWER SUPPLY HOUSED IN FRONT ACCESS WEATHER-PROOF LED POWER SUPPLY BOX.
	TYP. J-BOX TO HOUSE ELEC. CONNECTION TO PRIMARY.
VOLTAGE:	120V.
(M) MOUNTING	
M-1:	SEE INSTALL NOTE. REQ'D. BLOCKING BY OTHERS.
M-2:	TAP LEXAN FOR 10-24 ALLTHREAD w/ 1" L x 3/8"Ø RIGID SPACER THRU TO BLOCKING.
SPACER FINISH:	TO MATCH SIGN BAND FINISH.
M-3:	10-24 BOLT & NUT.
M-4:	1/2" x 1/2" ANGLE CLIPS.
(W) WEEP HOLE	
TYPE:	1/8" W GAP @ B/O. LEXAN BACK.

120V INSTALL

1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE

ELECTRICAL

1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

FABRICATOR

1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND. LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN


ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

TRIANGLE SIGN SERVICES

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Baltimore, Maryland 21227
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CLIENT & LOCATION

 **K9 RESORTS** 3381 Fairlane Farms Road
Wellington FL 33414

LEAD NO. 192228 R1	DATE 4/20/2020	REVIEWED BY	SHEET NO. 4 of 13
SM - PM ZF	DRAWN BY MF2	SEG. NO.	



BRUSHED
BRASS

PIN-MNTD. HALO-LIT ILLUM. HOTEL TYPE

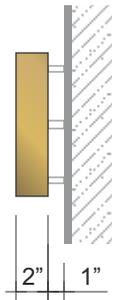
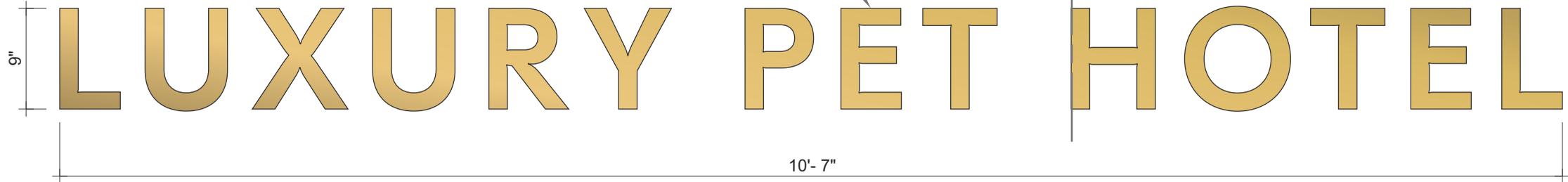
B

SCALE: 1"=1'-0"

QTY.: ONE (1)

AREA: 9" x 133.625" = 8.352' ∅

2" DEEP HALO-LIT ILLUM.
HOTEL TYPE, PIN-MOUNT 1".
SEE SECTION FOR DETAILS.



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FRONT **B.1**

SIDE **B.2**

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CLIENT & LOCATION



K9 RESORTS

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Wellington FL 33414

LEAD NO.
192228 R1

DATE
4/20/2020

REVIEWED BY

SHEET NO.

SM - PM
ZF

DRAWN BY
MF2

SEG. NO.

5 of 13



BRUSHED
BRASS

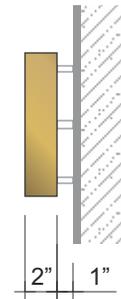
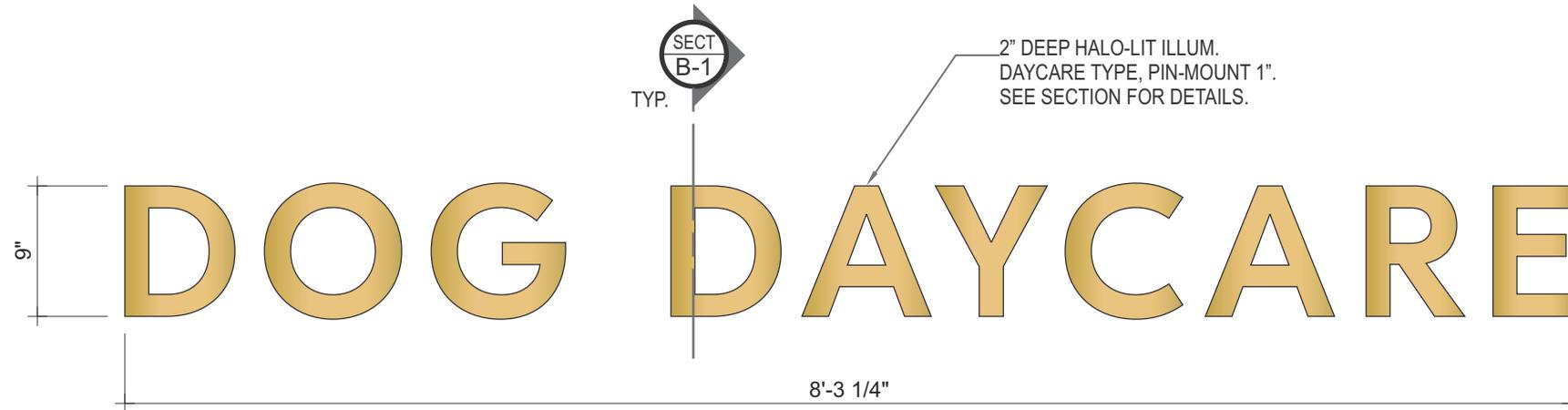
PIN-MNTD. HALO-LIT ILLUM. DAYCARE TYPE

C

SCALE: 1"=1'-0"

QTY.: ONE (1)

AREA: 9" x 99.25" = 6.203' \sphericalangle



TYP. FRONT **C.1**

TYP. SIDE **C.2**



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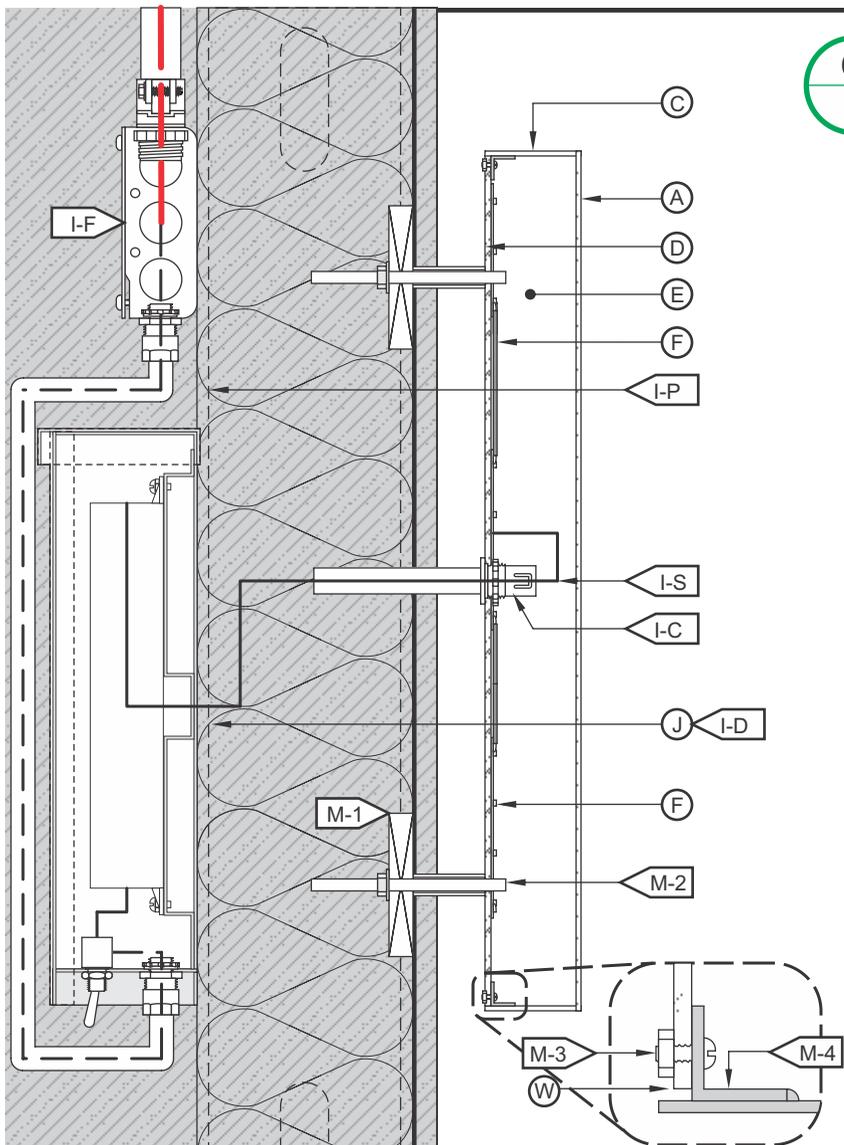
SHEET NO.

SM - PM
ZF

DRAWN BY
MF2

SEG. NO.

6 of 13



TYP. PIN-MNTD. HALO-LIT ILLUM. TYPE SECTION DETAIL

B-1

SCALE: N.T.S.

(A) FACE	
MATERIAL:	1/8" ALUM.
COLOR/ FINISH:	BRUSHED BRASS FINISH.
(C) RETURN	
DEPTH:	2" O.A.
MATERIAL:	0.080" ALUM. RETURN.
COLOR/ FINISH:	BRUSHED BRASS FINISH.
(D) BACK	
MATERIAL:	3/16" WHITE LEXAN.
(E) INSIDE OF CAN	
FINISH:	WHITE.
(F) ILLUMINATION	
TYPE:	5000°K WHITE LEDS, SEE FABRICATOR NOTE.
MECH. NOTE:	ALL WIRES TERMINATED w/ A U.L. LISTED MECH. FASTENER.

(1) WIRING	
I-F: FEED	SEE ELEC. NOTE. 120V PRIMARY IN J-BOX BY OTHERS.
I-P: PRIMARY	12awg FEED IN Ø1/2" SEAL-TITE w/ 1/2" CONNECTORS.
I-S: SECONDARY	U.L. APPROVED CLASS II LOW VOLTAGE WIRE.
I-C: CONNECTOR	Ø7/8" HOLE @ LEXAN w/ Ø1/2" PAIGE WALL BUSTER CONNECTOR & CONDUIT, WRAP EXPOSED CONDUIT w/ VINYL FINISHED TO MATCH FASCIA.
I-D: DISCONNECT	120V DISCONNECT SWITCH, LOCATION T.B.D.
(J) POWER SUPPLY	
TYPE:	REMOTE LED POWER SUPPLY HOUSED IN FRONT ACCESS WEATHER-PROOF LED POWER SUPPLY BOX.
	TYP. J-BOX TO HOUSE ELEC. CONNECTION TO PRIMARY.
VOLTAGE:	120V.
(M) MOUNTING	
M-1:	SEE INSTALL NOTE. REQ'D. BLOCKING BY OTHERS.
M-2:	TAP LEXAN FOR 10-24 ALLTHREAD w/ 1" L x Ø3/8" RIGID SPACER THRU TO BLOCKING.
SPACER FINISH:	TO MATCH SIGN BAND FINISH.
M-3:	10-24 BOLT & NUT.
M-4:	1/2" x 1/2" ANGLE CLIPS.
(W) WEEP HOLE	
TYPE:	1/8" W GAP @ B/O. LEXAN BACK.

120V INSTALL

- CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
- INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
- ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
- INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE

ELECTRICAL

- ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.
- CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
- THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

FABRICATOR

- PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
- MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND. LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN



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CLIENT & LOCATION

3381 Fairlane Farms Road
Wellington FL 33414

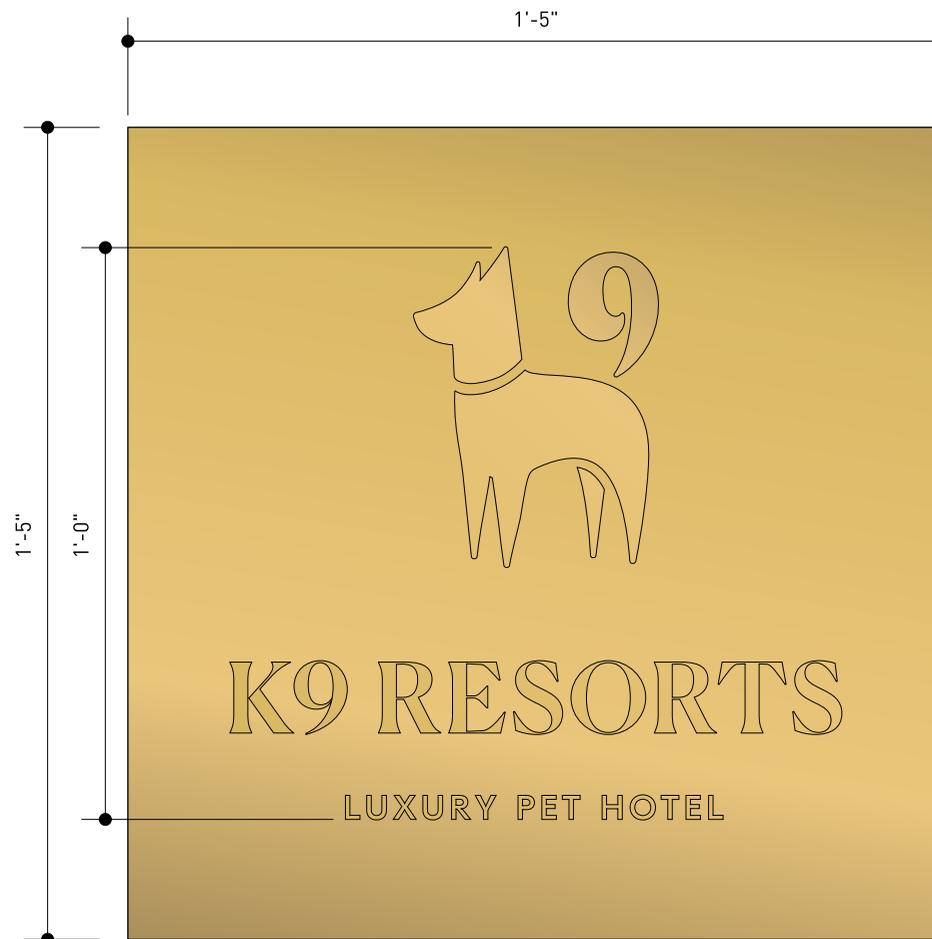
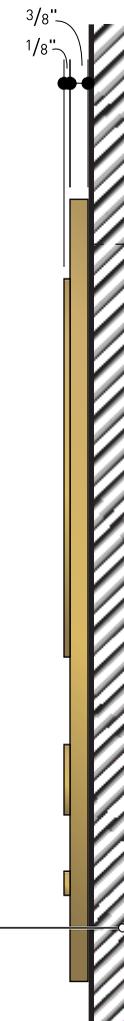
LEAD NO. 192228 R1	DATE 4/20/2020	REVIEWED BY	SHEET NO.
SM - PM ZF	DRAWN BY MF2	SEG. NO.	7 of 13

DAYCARE HOURS PANEL D

SCALE: 3"=1'-0"

QTY.: ONE (1)

AREA: 15" x 12" = 1.25' \square



FRONT D.2

SIDE D.2



Petition No.: 2020-0001 ARB

Cert. Date: 9/21/2020 by ARB

DRM: Kelly Ferraiolo

Reviewed for compliance with codes, ordinances and regulations currently in effect for the Village of Wellington.

Performance of this review does not relieve the Applicant from full responsibility to comply with all codes, ordinances and regulations.



BRUSHED
BRASS



Petition No.: 2020-0001 ARB

Cert. Date: 9/21/2020 by ARB

DRM: Kelly Ferraiolo

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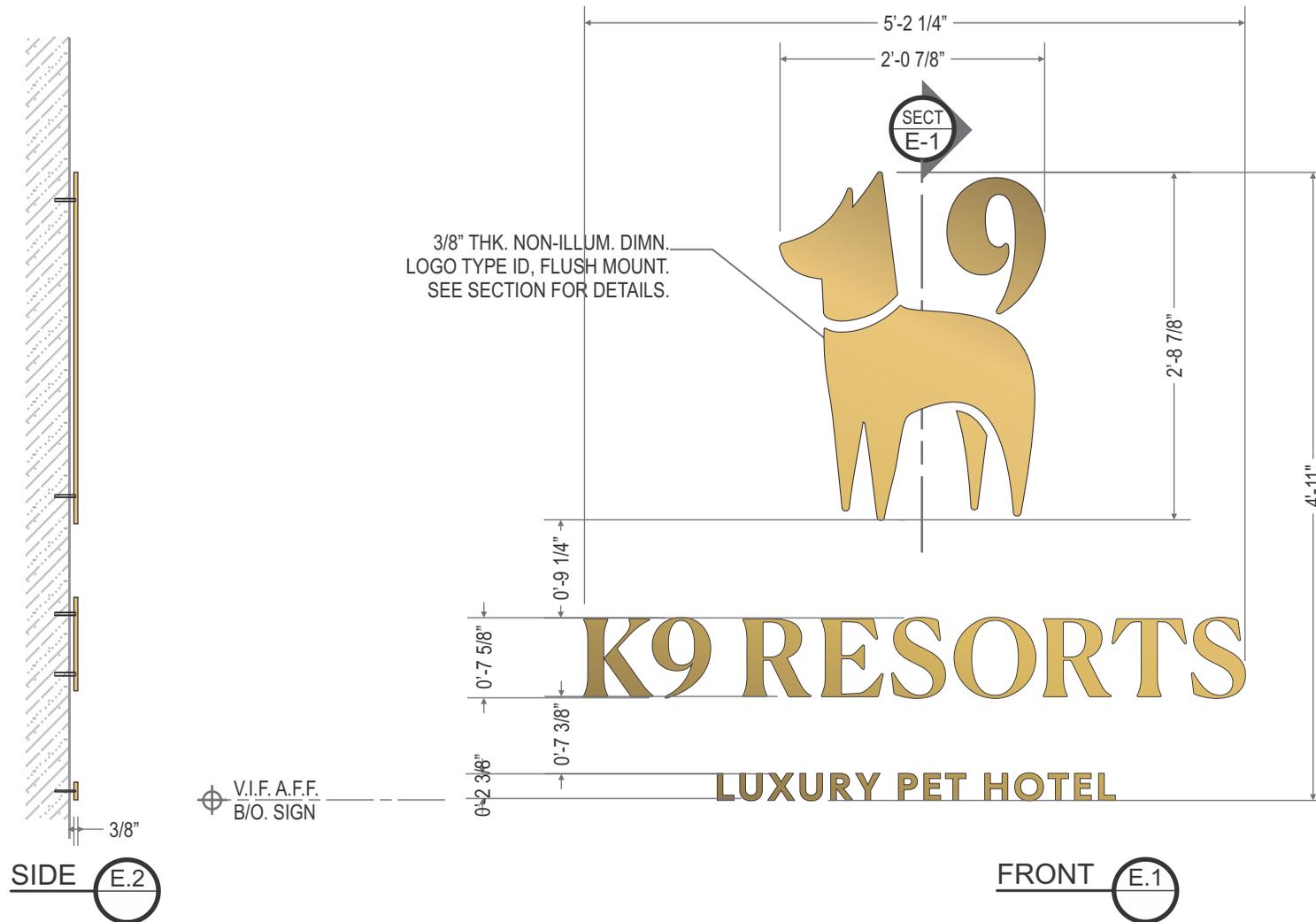
NON-ILLUM. DIMN. LOGO TYPE ID @ RECEPTION

E

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

QTY.: ONE (1)

AREA: 45" x 48" = 15' ∅



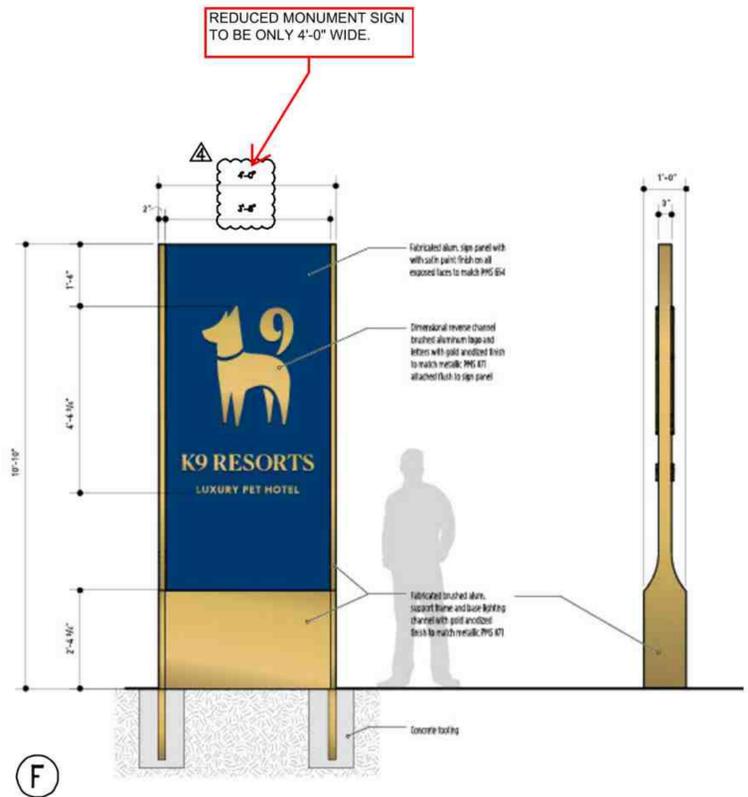
SIGNAGE SCHEDULE

TYPE	DESCRIPTION	LETTERS	COLOR	FONT	DETAILS	QUANTITY	SUPPLIED BY	INSTALLED BY
A	EXTERIOR BUILDING SIGN	DIMENSIONAL REVERSE CHANNELS	GOLD ANODIZED	PER APRIL 30, 2019 SIGN SCHEMATIC DESIGN	WHITE LED HALO ILLUMINATION.	1	TENANT'S VENDOR	G.C.
B	EXTERIOR BUILDING SIGN	DIMENSIONAL REVERSE CHANNELS	GOLD ANODIZED	PER APRIL 30, 2019 SIGN SCHEMATIC DESIGN	WHITE LED HALO ILLUMINATION.	1	TENANT'S VENDOR	G.C.
C	EXTERIOR BUILDING SIGN	DIMENSIONAL REVERSE CHANNELS	GOLD ANODIZED	PER APRIL 30, 2019 SIGN SCHEMATIC DESIGN	WHITE LED HALO ILLUMINATION.	1	TENANT'S VENDOR	G.C.
D	RECEPTION SIGN	DIMENSIONAL REVERSE CHANNELS	GOLD ANODIZED	PER APRIL 30, 2019 SIGN SCHEMATIC DESIGN	PIN MOUNT 1/2" PROUD OFF WALL SURFACE.	1	TENANT'S VENDOR	G.C.
E	EXTERIOR PLAQUE	CAST ALUMINUM PLAQUE	GOLD ANODIZED	PER APRIL 30, 2019 SIGN SCHEMATIC DESIGN	MOUNT TO WALL SURFACE.	1	TENANT'S VENDOR	G.C.
F	MONUMENT SIGN	DOUBLE SIDED MONUMENT SIGN	K9 BLUE & GOLD ANODIZED	PER APRIL 30, 2019 SIGN SCHEMATIC DESIGN	FABRICATED BRUSHED ALUMINUM BASE & FRAME. ILLUMINATED. G.C. TO INSTALL 3'-0" DEEP, 12" DIA. WIDE CONCRETE FOOTINGS.	1	TENANT'S VENDOR	G.C.

NOTE:
MANDATORY SIGN VENDOR: ZACHARY FENER WITH TRIANGLE SIGN SERVICES AT 443-297-5022 OR ZACH.FENER@TRIANGLESIGN.COM

THE TENANT & THEIR SIGN VENDOR SHALL APPLY FOR & OBTAIN ALL NECESSARY EXTERIOR SIGNAGE PERMITS FROM THE AUTHORITY HAVING JURISDICTION PRIOR TO FABRICATING & INSTALLING THE EXTERIOR SIGNAGE PACKAGE.

- NOTES:**
- COORDINATE WITH SIGN COMPANY TO CONFIRM ADEQUATE ATTACHMENT SUPPORT BEFORE FINAL INSTALLATION.
 - ALUMINUM SIGN COMPONENTS IN CONTACT WITH FERROUS METALS SHALL BE SEPARATED WITH A SHEET OF NEOPRENE.
 - ALL ACCESSORIES, ANCHORAGE, MOUNTING DEVICES AND SPACERS SHALL BE GUARANTEED NON-STAINING TO ADJACENT SIGN COMPONENTS FOR A PERIOD OF FIVE (5) YEARS FROM SIGN INSTALLATION.
 - ALL SIGNS SHALL BE DESIGNED PER THE LATEST CORPORATE ISSUED "SIGNAGE SCHEMATIC DESIGN" MANUAL. THE G.C. SHALL OBTAIN A COPY FROM THE FRANCHISEE.



Petition No.: 2020-0001 ARB
 Cert. Date: 9/21/2020 by ARB
 DRM: Kelly Ferraiolo

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PROPOSED RENOVATION FOR:
K9 RESORTS
 3381 FAIRLANE FARMS ROAD
 WELLINGTON, FLORIDA 33414

MICHAEL J. PILKO, ARCHITECT
 860 FIRST AVE., SUITE 9A
 KING OF PRUSSIA, PA 19406
 484-928-0650

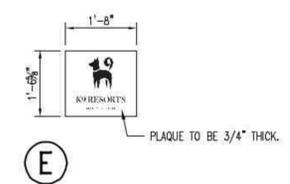
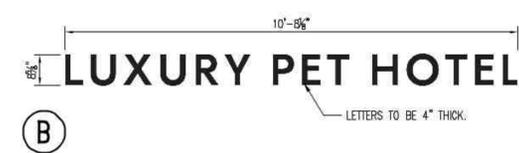
MICHAEL J. PILKO, ARCHITECT
 PROJECT MANAGEMENT
 860 1ST AVE, SUITE 9A
 KING OF PRUSSIA, PA 19406
 610-357-4555
 www.mjpilko.com



RHJ ASSOCIATES, P.C.
 PROJECT MANAGEMENT
 860 1ST AVE, SUITE 9A
 KING OF PRUSSIA, PA 19406
 610-357-4555
 www.rhjassoc.com

DATE: 04/03/2020

REVISIONS
REVISIONS
REVISIONS
REVISIONS



1 SIGN DETAILS

SCALE: 1/2" = 1'-0"

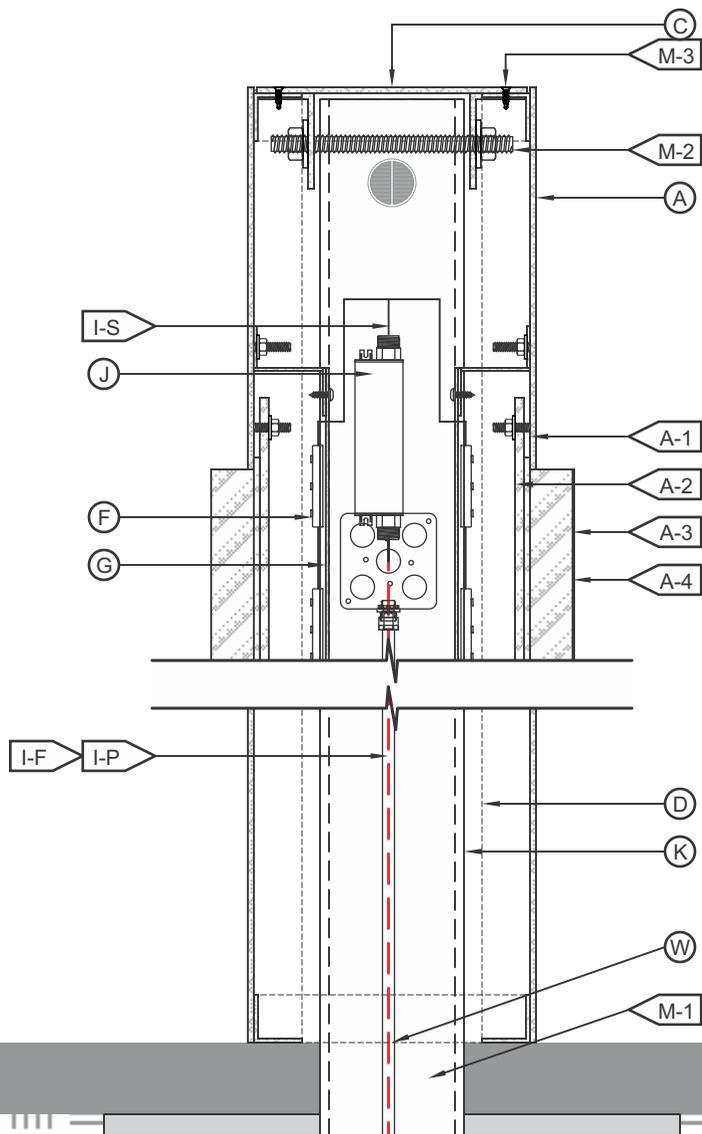
A.16

2020-0025

TYP. D/S MONUMENT SIGN w/ PUSH-THRU ILLUM. LOGO TYPE ID SECTION DETAIL

F-1

SCALE: 3"=1'-0"



(A) FACE	
MATERIAL:	1/8" ALUM. w/ CUT-OUT LOGO TYPE.
COLOR/ FINISH:	GOLD TO MATCH PMS #871 C/ METALLIC.
	BLUE AREA TO MATCH PMS #654 C/ SATIN.
A-1: MNTG.	WELDED 10-24 STUD & NUT.
A-2: BACK-UP	3/16" #2447 TRANSLUCENT WHITE ACRYLIC.
A-3: PUSH-THRU	3/4" TRANSLUCENT CLEAR ACRYLIC w/ 1/8" KERF EDGE.
A-4: VINYL	1st SURFACE ADHESIVE VINYL FILM. APPLY @ FACE.
COLOR:	3M 3630-141 GOLD NUGGET TRANSLUCENT.
(C) RETURN	
DEPTH:	6" DEEP O.A.
MATERIAL:	~0.080" ALUM., REMOVABLE TOP FOR INSTALL.
COLOR/ FINISH:	GOLD TO MATCH PMS #871 C/ METALLIC.
(D) FRAME	
MATERIAL:	1 1/2" x 1 1/2" ALUM. ANGLE FRAME.
(F) ILLUMINATION	
TYPE:	6500°K WHITE LEDS. SEE FABRICATOR NOTE.
(E) BAFFLE	
MATERIAL:	0.040" PRE-COAT WHITE ALUM.

(I) WIRING	
I-F: FEED	SEE ELEC. NOTE. 120V PRIMARY IN J-BOX BY OTHERS.
I-P: PRIMARY	12awg FEED IN Ø1/2" SEAL-TITE w/ CONNECTORS.
I-S: SECONDARY	U.L. APPROVED CLASS II LOW VOLTAGE WIRE.
I-D: DISCONNECT	120V DISCONNECT SWITCH. LOCATION T.B.D.
(J) POWER SUPPLY	
TYPE:	INTERNAL LED POWER SUPPLY HOUSED IN SIGN.
	TYP. J-BOX TO HOUSE ELEC. CONNECTION TO PRIMARY.
VOLTAGE:	120V.
(K) POLE SUPPORT	
MATERIAL:	TWO (2) 16' x Ø3" x 0.216" STEEL PIPE DIRECT SET IN
	5.15' x Ø1'-0" CONCRETE COLUMN FOOTING.
	AREA: 0.16 yds ³ EACH/ 0.32 yds ³ TOTAL.
(M) MOUNTING	
M-1:	SEE INSTALLATION NOTE.
M-2:	Ø3/8" BOLT, NUT & WASHERS THRU ALUM. ANGLE POLE POCKET.
M-3:	FLUSH FITTING Ø1/8" MECH. FASTENER. FINISH TO MATCH.
(W) WATER DRAIN'G.	
TYPE:	OPEN BOTTOM/ DRAINAGE @ B/O. SIGN TO GRADE/ EARTH.

120V INSTALL

1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE

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FABRICATOR

1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND. LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN


ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

TRIANGLE SIGN SERVICES

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 Baltimore, Maryland 21227
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CLIENT & LOCATION

 **K9 RESORTS** 3381 Fairlane Farms Road
 Wellington FL 33414

LEAD NO. 192228 R1	DATE 4/20/2020	REVIEWED BY	SHEET NO. 13 of 13
SM - PM ZF	DRAWN BY MF2	SEG. NO.	

Exhibit D - Roof Top Mechanical Equipment Screening

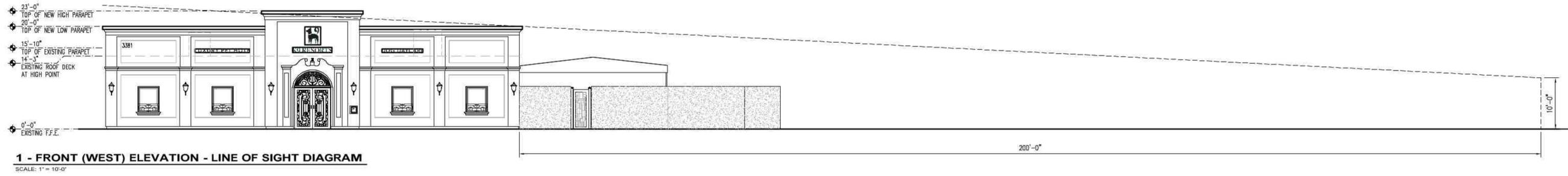
Petition No.: 2020-0001 ARB

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DRM: Kelly Ferraiolo

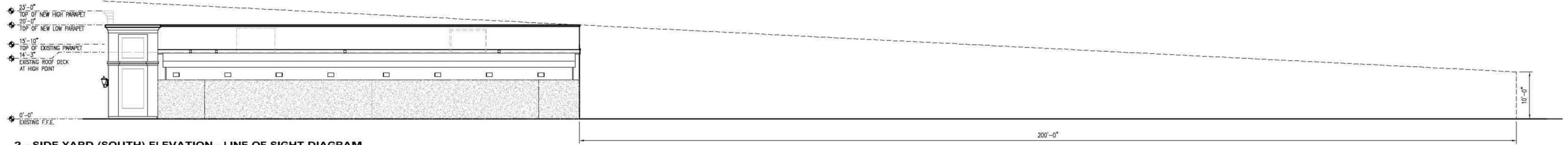
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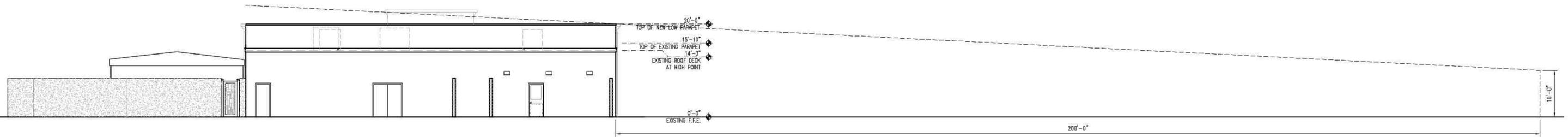
1 - FRONT (WEST) ELEVATION - LINE OF SIGHT DIAGRAM

SCALE: 1" = 10'-0"



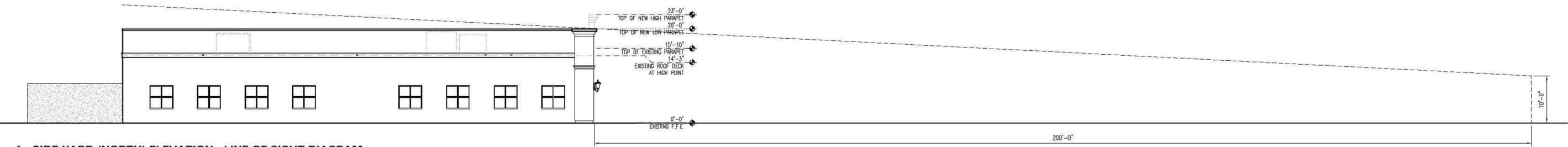
2 - SIDE YARD (SOUTH) ELEVATION - LINE OF SIGHT DIAGRAM

SCALE: 1" = 10'-0"



3 - REAR (EAST) ELEVATION - LINE OF SIGHT DIAGRAM

SCALE: 1" = 10'-0"



4 - SIDE YARD (NORTH) ELEVATION - LINE OF SIGHT DIAGRAM

SCALE: 1" = 10'-0"

PROPOSED RENOVATION FOR:
K9 RESORTS
 3381 FAIRLANE FARMS ROAD
 WELLINGTON, FL 33414

RHJ ASSOCIATES, PC
 ARCHITECTS · PLANNERS · DESIGNERS

PHILADELPHIA, PA
 215.279.5845

KING OF PRUSSIA, PA
 610.337.4555

WILMINGTON, DE
 302.482.2269

www.rhjassoc.com

DATE: 09.24.2020

PROJECT NO.: 2019-0534