

Exhibit A - Proposed Renderings and Elevations

IN STORE FIXTURES ARE NOT ATTACHED TO THE STOREFRONT. FIXTURE BACKS FACING THE GLAZING ARE TO BE PAINTED BRANDED COLORS.



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FIXTURE BACKS FACING THE GLAZING ARE TO BE PAINTED BRANDED COLORS.



KEY NOTES

- 1 LEASE LINE
- 2 EXISTING STOREFRONT GLAZING, ENTRY DOORS, AND MULLION SYSTEM TO REMAIN. EXTERIOR DOOR PULLS TO BE REPLACED WITH NEW ROCKWOOD RM3310 MEGATEK OFFSET PULLS 12"L ALUMINUM FINISH 628. BONDO / PATCH EXISTING THE BACK'S IF REQUIRED. INSPECT FOR CHIPS OR DEFECTS IN GLASS AND NOTIFY CM IMMEDIATELY IF ANY ARE FOUND. GC TO PROVIDE FOLLOWING ADD'AL'S IN BID PRICING: IF EXISTING DOORS OR HARDWARE ARE FOUND TO BE IN POOR WORKING ORDER REPLACE WITH NEW LIKE FOR LIKE.
- 3 NEW FACE-LIT STOREFRONT SIGNAGE ON YOSEMITE BLUE SIGNBAND FURNISHED AND INSTALLED BY SIGN VENDOR. SIGNAGE WORK IS TO BE FILED UNDER SEPARATE PERMIT BY SIGNAGE VENDOR. G.C. TO COORDINATE WITH VENDOR TO PROVIDE POWER AND BLOCKING REQUIREMENTS.
- 4 NEW ILLUMINATED BLADE SIGN TO BE FILED UNDER SEPARATE PERMIT BY SIGNAGE VENDOR. G.C. TO COORDINATE WITH VENDOR TO PROVIDE POWER AND BLOCKING AS REQUIRED.
- 5 EXISTING BRICK/ STONE AND STUCCO FACADE TO REMAIN AS-IS. CLEAN AND BRING TO LIKE NEW CONDITION IF NEEDED.
- 6 INTERIOR PERIMETER FIXTURES SHOWN FOR REFERENCE. FIXTURES ARE TO HAVE FINISHED BACKS AT GLAZING. FIXTURES ARE NOT ATTACHED TO THE WINDOW, AND ARE WITHIN 3'-0" OF GLAZING.
- 7 IF NOT EXISTING NEW UV FILM TO BE INSTALLED AT EXISTING STOREFRONT GLAZING. FINISH: UV-1
- 8 NEW REMOVABLE COLOR TINT WINDOW FILM TO BE INSTALLED AT INTERIOR SIDE OF EXISTING STOREFRONT GLAZING. FINISH: UV-2
- 9 EXISTING BASE BUILDING LIGHTING TO REMAIN. PROTECT THROUGHOUT CONSTRUCTION.
- 10 EXISTING METAL AWNING TO REMAIN AND RECEIVE NEW ELECTROSTATIC PAINT. FINISH: PT-13
- 11 NEW ILLUMINATED LED 'EYE EXAM' SIGN AT INSIDE OF STOREFRONT WINDOW TO BE FILED UNDER SEPARATE PERMIT BY SIGNAGE VENDOR. G.C. TO COORDINATE WITH VENDOR TO PROVIDE POWER AND BLOCKING AS REQUIRED.
- 12 DASHED LINE INDICATES AREA OF HVAC UNIT AND CURB, BASED ON UNIT DIMENSIONS AND ESTIMATED PARAPET HEIGHT UNIT WOULD NOT EXTEND PAST PARAPET HEIGHT.

GENERAL NOTES

1. ALL SIGNAGE TO BE FURNISHED AND INSTALLED BY SIGN VENDOR. SHOP DRAWINGS TO BE SUBMITTED TO ALL PARTIES FOR APPROVAL & FILED UNDER SEPARATE PERMIT.
2. G.C. TO VERIFY ATTACHMENT TO BUILDING STRUCTURE REQUIREMENTS WITH LANDLORD PRIOR TO CONSTRUCTION.
3. STOREFRONT CONSTRUCTION SHALL BE SELF SUPPORTING FROM THE FLOOR OR BRACED HORIZONTALLY/LATERALLY TO THE OVERHEAD STRUCTURE (NOT TO DECK). STOREFRONT TO BE STRUCTURALLY INDEPENDENT OF THE MALL/BUILDING FASCIA AND BULKHEAD STRUCTURE.

ELECTROSTATIC PAINT NOTES

- G.C. IS TO HIRE SUBCONTRACTOR SPECIALIZING IN ELECTROSTATIC PAINTING, PROPOSE SUBCONTRACTOR FOR OWNER APPROVAL.
- EXCISING SEALANT TO BE REMOVED. G.C. TO CLEAR SURFACES THOROUGHLY, WET SAND AND SOLVENT WIPE ALL SURFACES TO BE PAINTED. APPLY CUSTOM-MATCHED PAINTED IN 1 IL COAST. RE CAULK ENTIRE STOREFRONT TO MATCH NEW PAINT FINISH.
- REMOVE ANY DISCREPANCIES FROM ADJACENT SURFACE.

WARBY PARKER, INC

233 EAST SPRING STREET
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THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS. IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.

ENGINEER

PROJECT NUMBER 240351	DATE 09.18.2024
DRAWN BY: KL	CHECK BY: KS

THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF: **NJT**

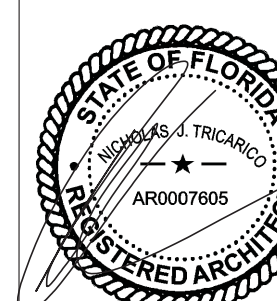
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SHOPPES AT ISLA VERDE
900-2 S. STATE ROAD 7
WELLINGTON, FL 33414

DRAWING NO.
A-202
STOREFRONT ELEVATION AND NOTES

NICHOLAS J. TRICARICO
ARCHITECT
TRICARICO ARCHITECTURE AND DESIGN PC

FIRM REGISTRATION NO. AA26000822 LICENSE NO. AR0007605



SEAL PROFESSIONAL SEAL



MATCH LINE REFER TO A-203

NOTE: ALL STOREFRONT SIGNAGE IS TO BE FILED UNDER SEPARATE PERMIT, AND SHOWN IN THIS SET FOR REFERENCE ONLY.

- INTERIOR BAY BACK FINISH: BENJAMIN MOORE OLD PICK UP
- INTERIOR MIRROR BACK FINISH: BENJAMIN MOORE YOSEMITE BLUE
- INTERIOR BAY BACK FINISH: BENJAMIN MOORE OLD NAVY
- INTERIOR MIRROR BACK FINISH: BENJAMIN MOORE OLD PICK UP
- INTERIOR BAY BACK FINISH: BENJAMIN MOORE YOSEMITE BLUE
- INTERIOR MIRROR BACK FINISH: BENJAMIN MOORE OLD NAVY
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- INTERIOR MIRROR BACK FINISH: BENJAMIN MOORE OLD PICK UP
- INTERIOR BAY BACK FINISH: BENJAMIN MOORE YOSEMITE BLUE
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- INTERIOR BAY BACK FINISH: BENJAMIN MOORE YOSEMITE BLUE
- INTERIOR MIRROR BACK FINISH: BENJAMIN MOORE OLD PICK UP

1 STOREFRONT ELEVATION SOUTH (SIDE- PRIMARY PUBLIC ENTRY)
SCALE: 1/2" = 1'-0"

DATE: 09/18/24 PROJECT NO: 240351 LOCATION: SHOPPES AT ISLA VERDE, WELLINGTON FL PLOT SCALE: 1:1

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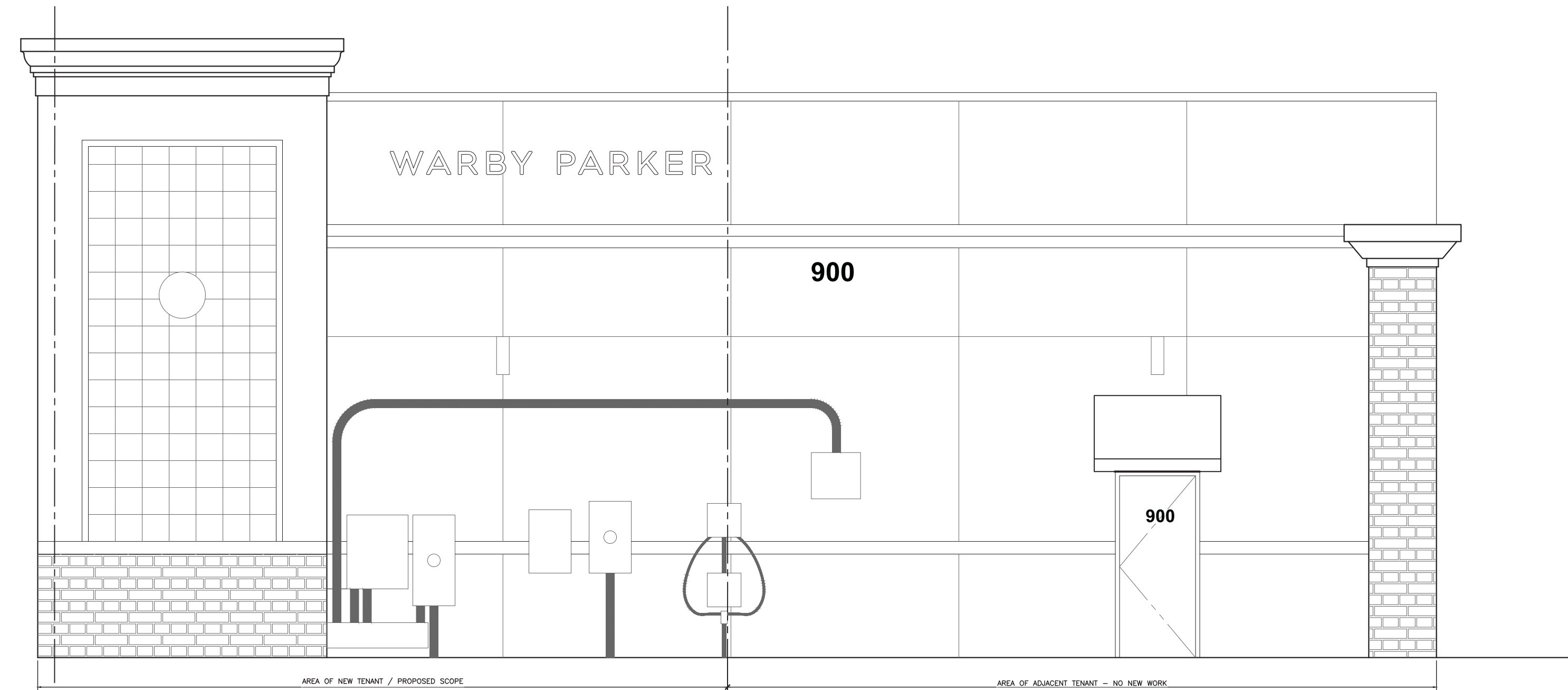
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2 OVERALL REAR STOREFRONT ELEVATION (EAST/ REAR)
 SCALE: 1/4" = 1'-0"



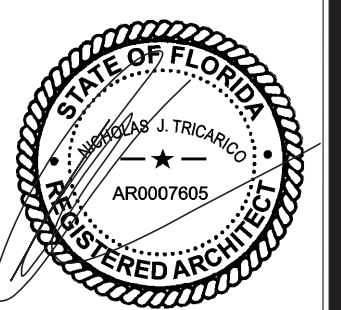
1 OVERALL STOREFRONT ELEVATION (WEST/ FRONT)
 SCALE: 1/4" = 1'-0"

SHOPPES AT ISLA VERDE
 900-2 S. STATE ROAD 7
 WELLINGTON, FL 33414

DRAWING NO.
A-204
 OVERALL BUILDING
 ELEVATION

NICHOLAS J. TRICARICO
 ARCHITECT
 TRICARICO ARCHITECTURE
 AND DESIGN PC

FIRM REGISTRATION NO. LICENSE NO.
 AA26000822 AR0007605



SEAL PROFESSIONAL SEAL

DATE: 09/18/24

PROJECT NO: 240351

LOCATION: SHOPPES AT ISLA VERDE, WELLINGTON FL

PLOT SCALE: 1/1

KEY NOTES

- 1 LEASE LINE
- 2 EXISTING STOREFRONT GLAZING, ENTRY DOORS, AND MULLION SYSTEM TO REMAIN. DOOR PULLS TO BE REPLACED WITH NEW ROCKWOOD RM3310 MEGATEK OFFSET PULLS 12" L ALUMINUM FINISH 628, BONDO / PATCH EXISTING TIE BACK'S IF REQUIRED. INSPECT FOR CHIPS OR DEFECTS IN GLASS AND NOTIFY CM IMMEDIATELY IF ANY ARE FOUND. GC TO PROVIDE FOLLOWING ADD ALTS IN BID PRICING: IF EXISTING DOORS OR HARDWARE ARE FOUND TO BE IN POOR WORKING ORDER REPLACE WITH NEW LIKE FOR LIKE.
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- 8 NEW REMOVABLE COLOR TINT WINDOW FILM TO BE INSTALLED AT INTERIOR SIDE OF EXISTING STOREFRONT GLAZING. FINISH: UV-2
- 9 EXISTING BASE BUILDING LIGHTING TO REMAIN. PROTECT THROUGHOUT CONSTRUCTION.
- 10 EXISTING METAL AWNING TO REMAIN AND RECEIVE NEW ELECTROSTATIC PAINT. FINISH: PT-13
- 11 EXISTING BUILDING ADDRESSING TO REMAIN.
- 12 DASHED LINE INDICATES AREA OF HVAC UNIT AND CURB. BASED ON UNIT DIMENSIONS AND ESTIMATED PARAPET HEIGHT UNIT WOULD NOT EXTEND PAST PARAPET HEIGHT.

GENERAL NOTES

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- 3. STOREFRONT CONSTRUCTION SHALL BE SELF SUPPORTING FROM THE FLOOR OR BRACED HORIZONTALLY/LATERALLY TO THE OVERHEAD STRUCTURE (NOT TO DECK). STOREFRONT TO BE STRUCTURALLY INDEPENDENT OF THE MALL/BUILDING FASCIA AND BULKHEAD STRUCTURE.

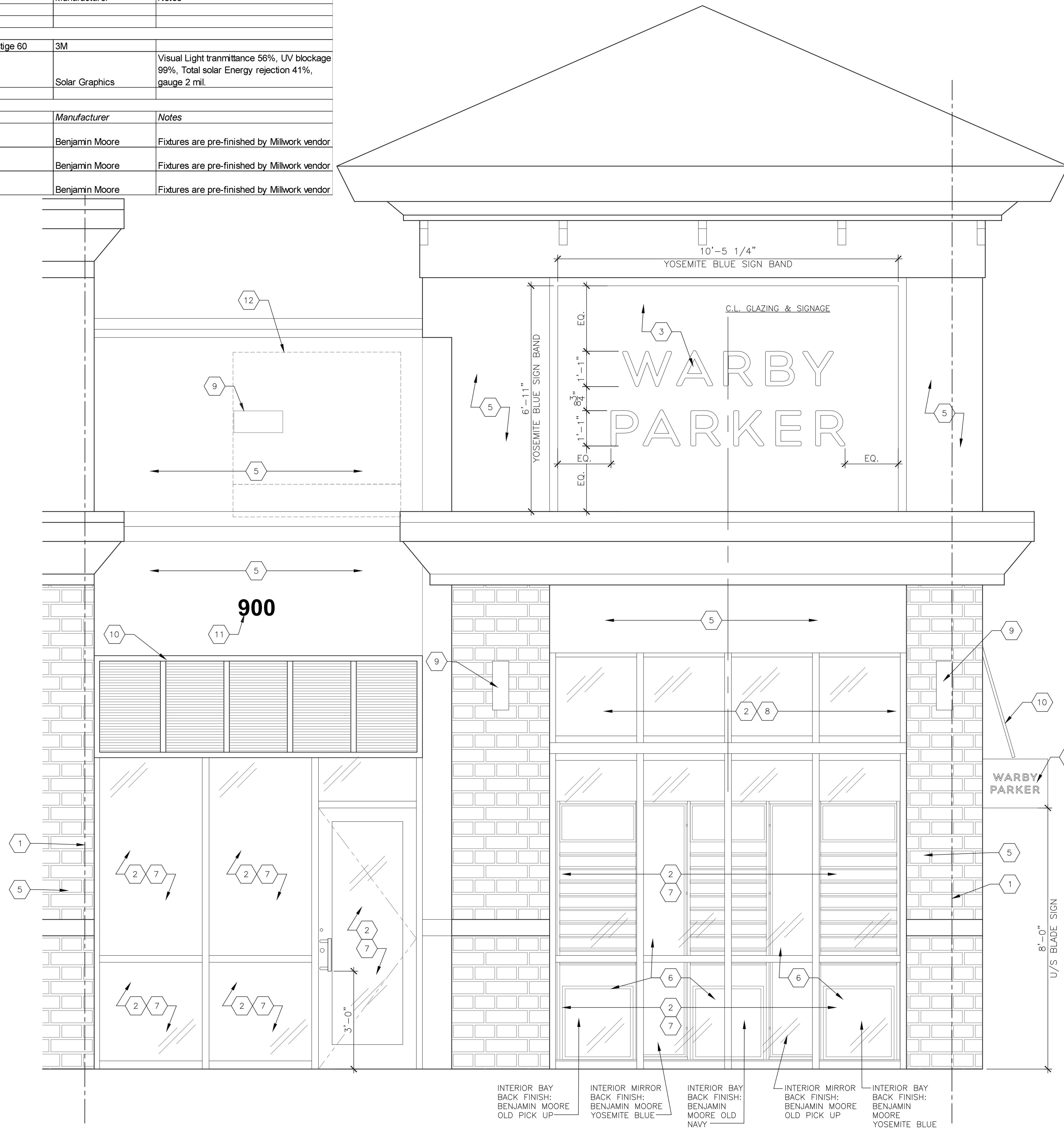
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FINISH SCHEDULE

WARBY PARKER FINISH SCHEDULE

PAINT						
Tag	Description	Location	Dimensions	Specification/Color	Manufacturer	Notes
PT-13	Electrostatic Paint	Storefront	Reference Drawings	Yosemite Blue 2058-40, Finish: Satin	Benjamin Moore	
GLASS						
Tag	Description	Location	Dimensions	Specification/Color	Manufacturer	Notes
GL-1	Storefront Glazing	Storefront	Reference Drawings	Existing Glazing to Remain		
UV FILM						
Tag	Description	Location	Dimensions	Specification/Color	Manufacturer	Notes
UV-1	UV Film	Storefront Glazing	Reference Drawings	Sun Control Window Film: Prestige 60	3M	
UV-2	Colored UV Film	Upper Glazing at Corner of Storefront	Reference Drawings	Summer Blue 5660	Solar Graphics	Visual Light transmittance 56%, UV blockage 99%, Total solar Energy rejection 41%, gauge 2 mil.
INTERIOR FIXTURE FINISHED BACK COLOR						
Tag	Description	Location	Dimensions	Specification/Color	Manufacturer	Notes
	Interior Fixture back Color	Interior Perimeter Fixture @ Glazing	Reference Drawings	Yosemite Blue 2059-40	Benjamin Moore	Fixtures are pre-finished by Millwork vendor
	Interior Fixture back Color	Interior Perimeter Fixture @ Glazing	Reference Drawings	Old Navy 2063-10	Benjamin Moore	Fixtures are pre-finished by Millwork vendor
	Interior Fixture back Color	Interior Perimeter Fixture @ Glazing	Reference Drawings	Old Pick-Up 2054-60	Benjamin Moore	Fixtures are pre-finished by Millwork vendor



REFER TO A-204 SHEET FOR OVERALL WEST STOREFRONT

1 STOREFRONT ELEVATION (WEST)
SCALE: 1/2" = 1'-0"

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WELLINGTON, FL 33414

DRAWING NO.

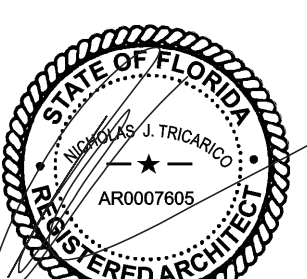
A-201

STOREFRONT ELEVATION AND NOTES

NICHOLAS J. TRICARICO
ARCHITECT

TRICARICO ARCHITECTURE AND DESIGN PC

FIRM REGISTRATION NO. AA26000822 LICENSE NO. AR0007605



SEAL

PROFESSIONAL SEAL

DATE: 09/18/24 PROJECT NO: 240351 LOCATION: SHOPPES AT ISLA VERDE, WELLINGTON FL PLOT SCALE: 1/1

The image shows the exterior of a white industrial building. The name 'WARBY PARKER' is printed in large, black, sans-serif capital letters across the upper portion of the facade. Below this, the number '900' is displayed in a smaller font. To the right, a white door is partially visible, topped with a blue awning and also featuring the number '900'. The building has a grey base section. In the foreground, there is a paved parking lot with white lines, a concrete sidewalk, and a small landscaped area with green grass and several utility boxes. Two tall palm trees are positioned on either side of the building, and the sky is blue with scattered white clouds.

WARBY PARKER

900

900

GENERAL NOTES

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KEY NOTES

- 1 LEASE LINE
- 2 EX'G STOREFRONT GLAZING, ENTRY DOORS, AND MULLION SYSTEM TO REMAIN. DOOR PUSH BAR AND DETEX AT INTERIOR SIDE TO BE REPLACED WITH DETEX ECL-230X WITH SFIC 7 PIN CYLINDER, BONDO / PATCH EXISTING STILES ARE REQUIRED TO ENSURE SMOOTH CLEAN FINISH. INSPECT FOR CHIPS OR DEFECTS IN GLASS AND NOTIFY CM IMMEDIATELY IF ANY ARE FOUND. GC TO PROVIDE FOLLOWING ADD. ALT'S IN BID PRICING: IF EXISTING DOORS OR HARDWARE ARE FOUND TO BE IN POOR WORKING ORDER REPLACE WITH NEW LIKE FOR LIKE.
- 3 NEW NON-ILLUMINATED DAY/ NIGHT STOREFRONT SIGNAGE TO BE FILED UNDER SEPARATE PERMIT BY SIGNAGE VENDOR. G.C. TO COORDINATE WITH VENDOR TO PROVIDE BLOCKING REQUIREMENTS.
- 4 EXISTING BRICK/ STONE AND STUCCO FACADE TO REMAIN AS-IS. CLEAN AND BRING TO LIKE NEW CONDITION IF NEEDED.
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- 6 EXISTING BASE BUILDING LIGHTING TO REMAIN. PROTECT THROUGHOUT CONSTRUCTION.
- 7 EXISTING METAL AWNING TO REMAIN AND RECEIVE NEW ELECTROSTATIC PAINT. FINISH: PT-13
- 8 EXISTING ELECTRICAL EQUIPMENT. PROTECT THROUGHOUT CONSTRUCTION.
- 9 EXISTING REMOTE WATER METER TO REMAIN.
- 10 DASHED LINE INDICATES AREA OF HVAC UNIT AND CURB. BASED ON UNIT DIMENSIONS AND ESTIMATED PARAPET HEIGHT UNIT WOULD NOT EXTEND PAST PARAPET HEIGHT.

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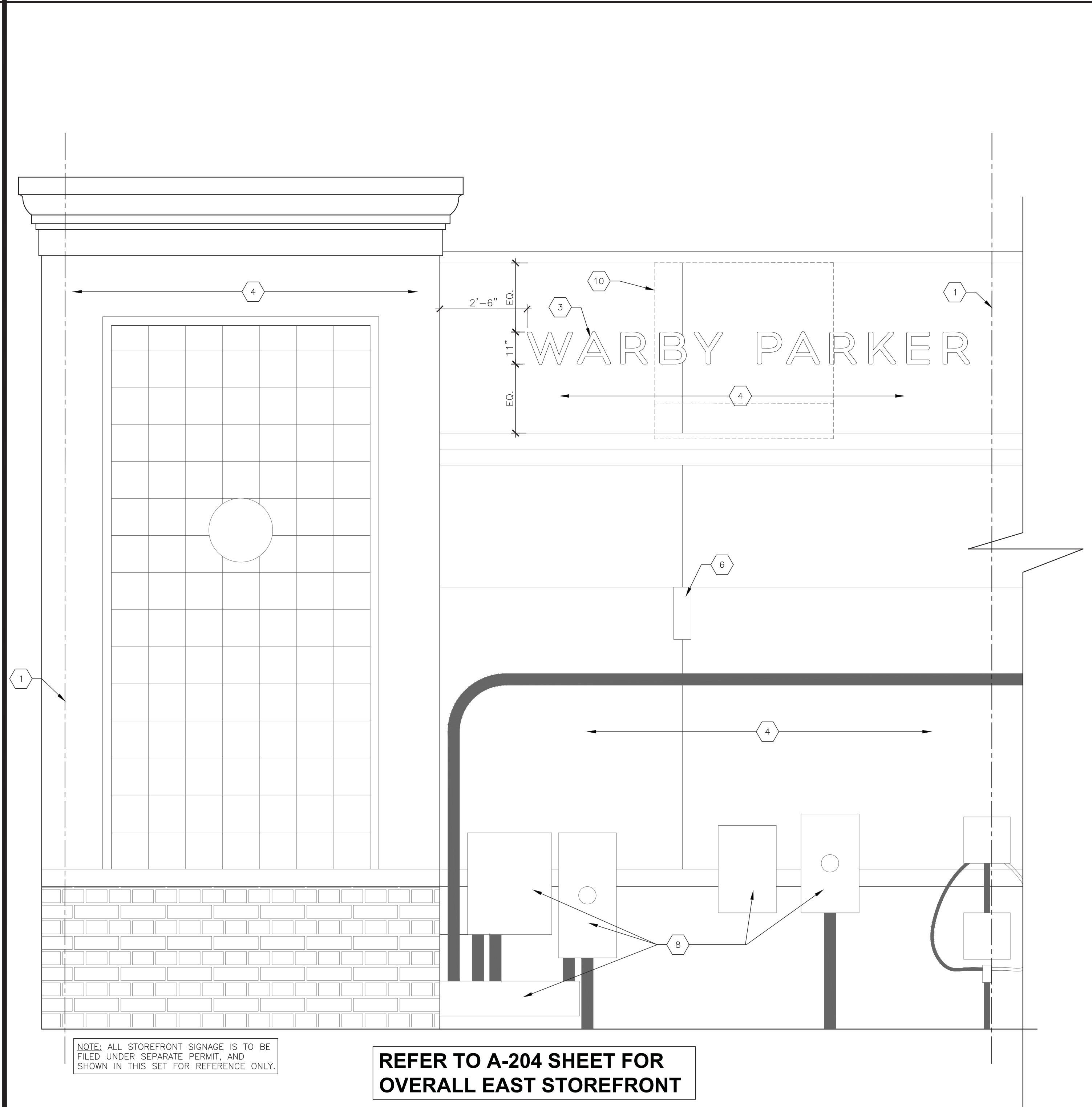
DRAWING NO.
A-203
 STOREFRONT ELEVATION
 AND NOTES

NICHOLAS J. TRICARICO
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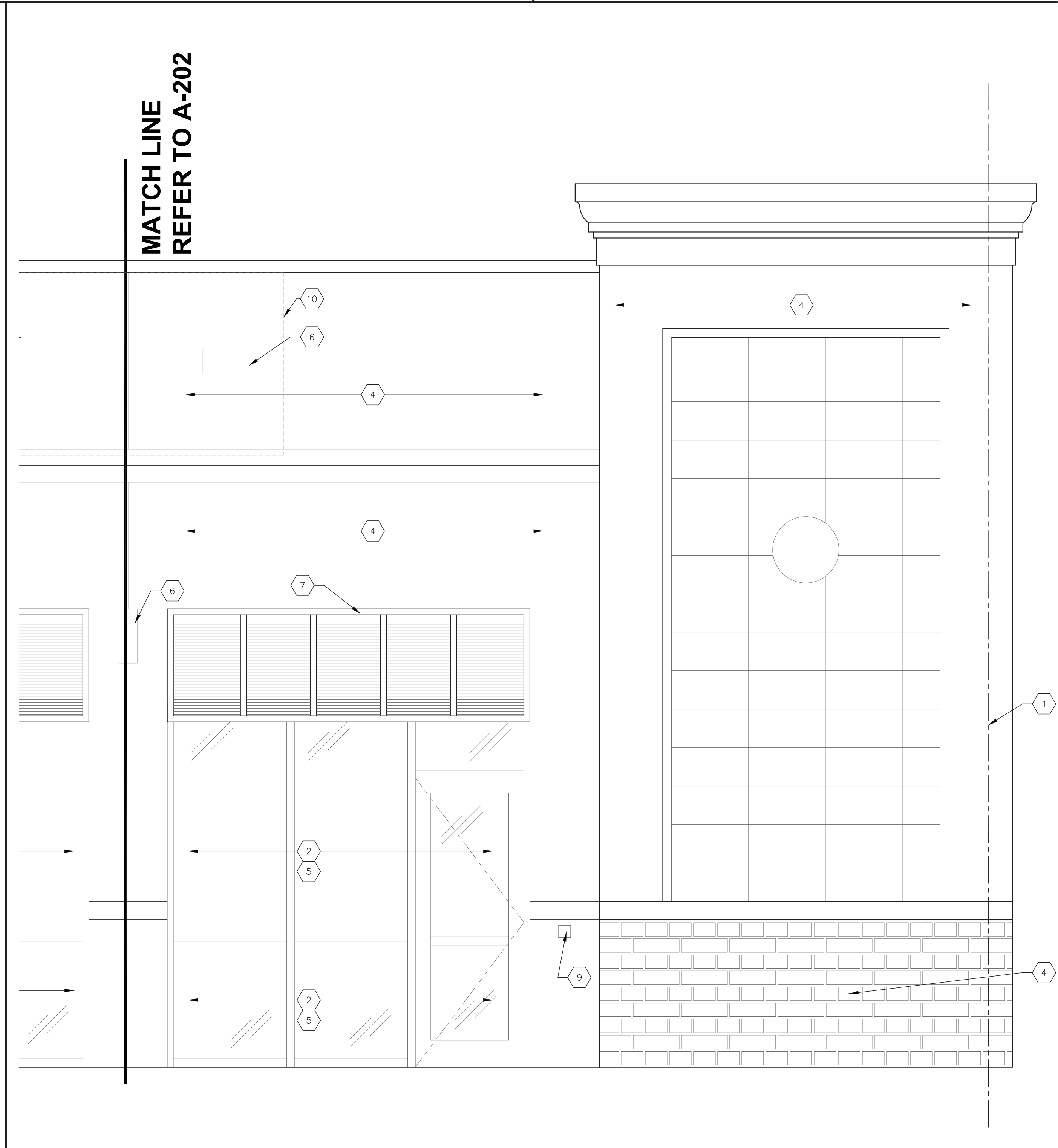
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SEAL PROFESSIONAL SEAL



2 STOREFRONT ELEVATION EAST (REAR)
 SCALE: 1/2" = 1'-0"



1 STOREFRONT ELEVATION SOUTH (SIDE)
 SCALE: 1/2" = 1'-0"

DATE: 09/18/24 PROJECT NO: 240351 LOCATION: SHOPPES AT ISLA VERDE, WELLINGTON FL PLOT SCALE: 1/1