

# Exhibit "A" Location Map

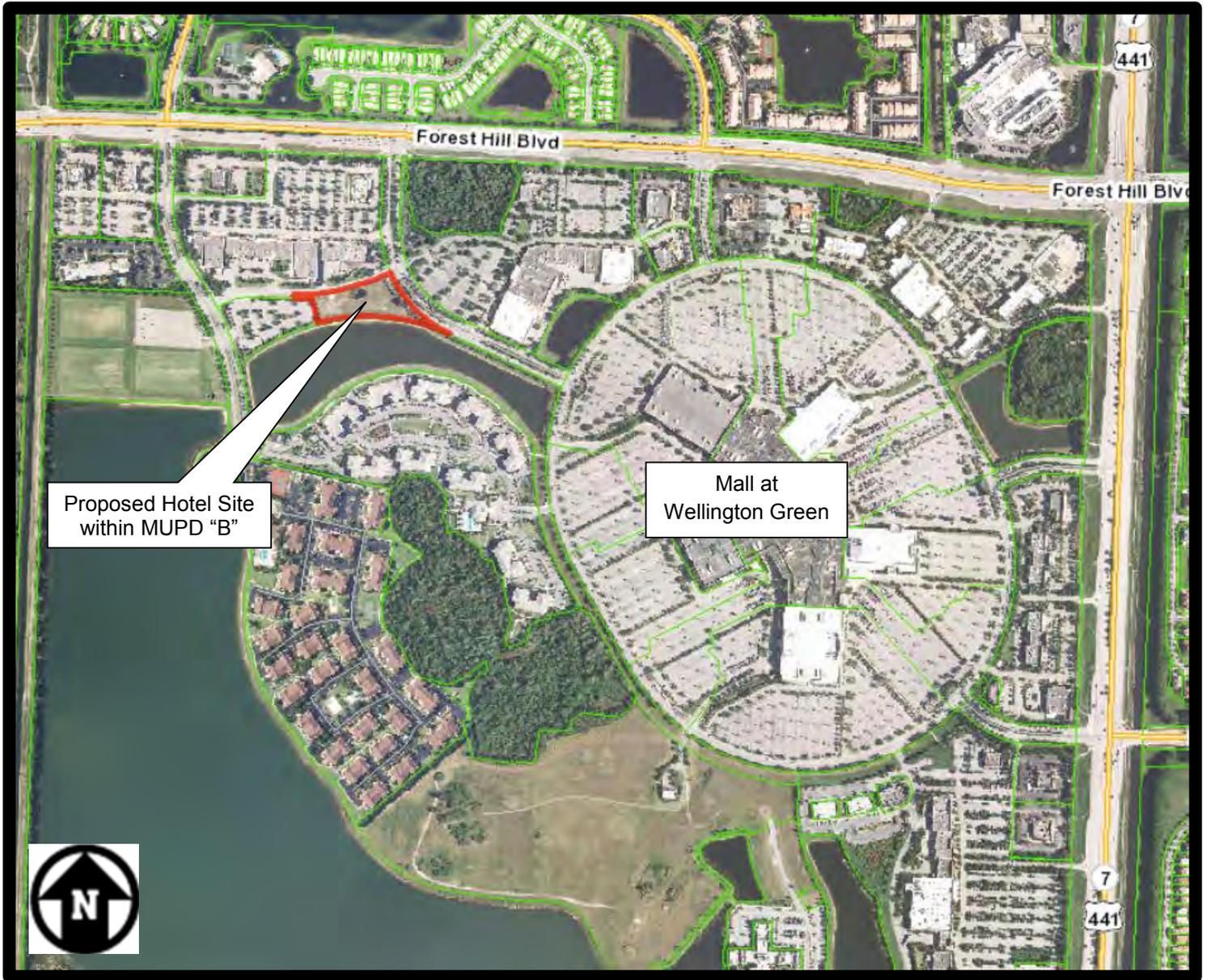
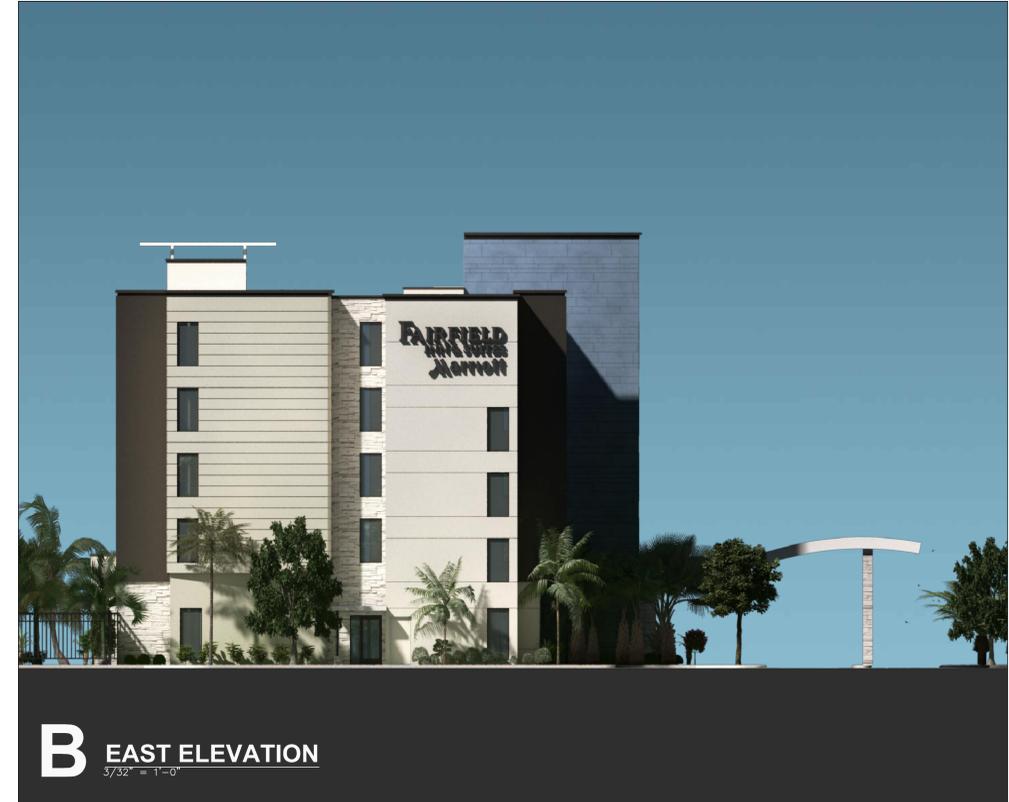


Exhibit "B"  
Elevations and Perspective Renderings



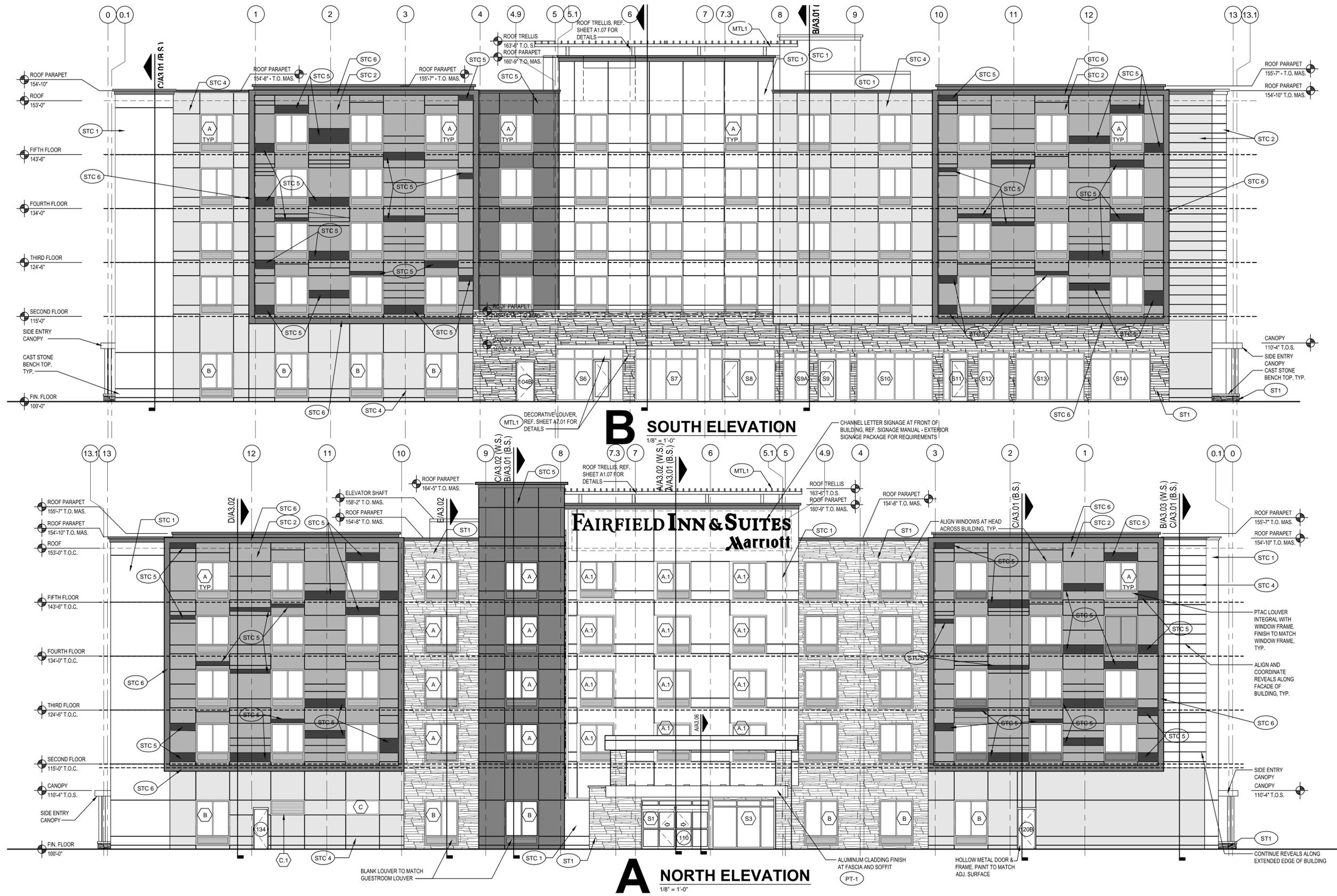


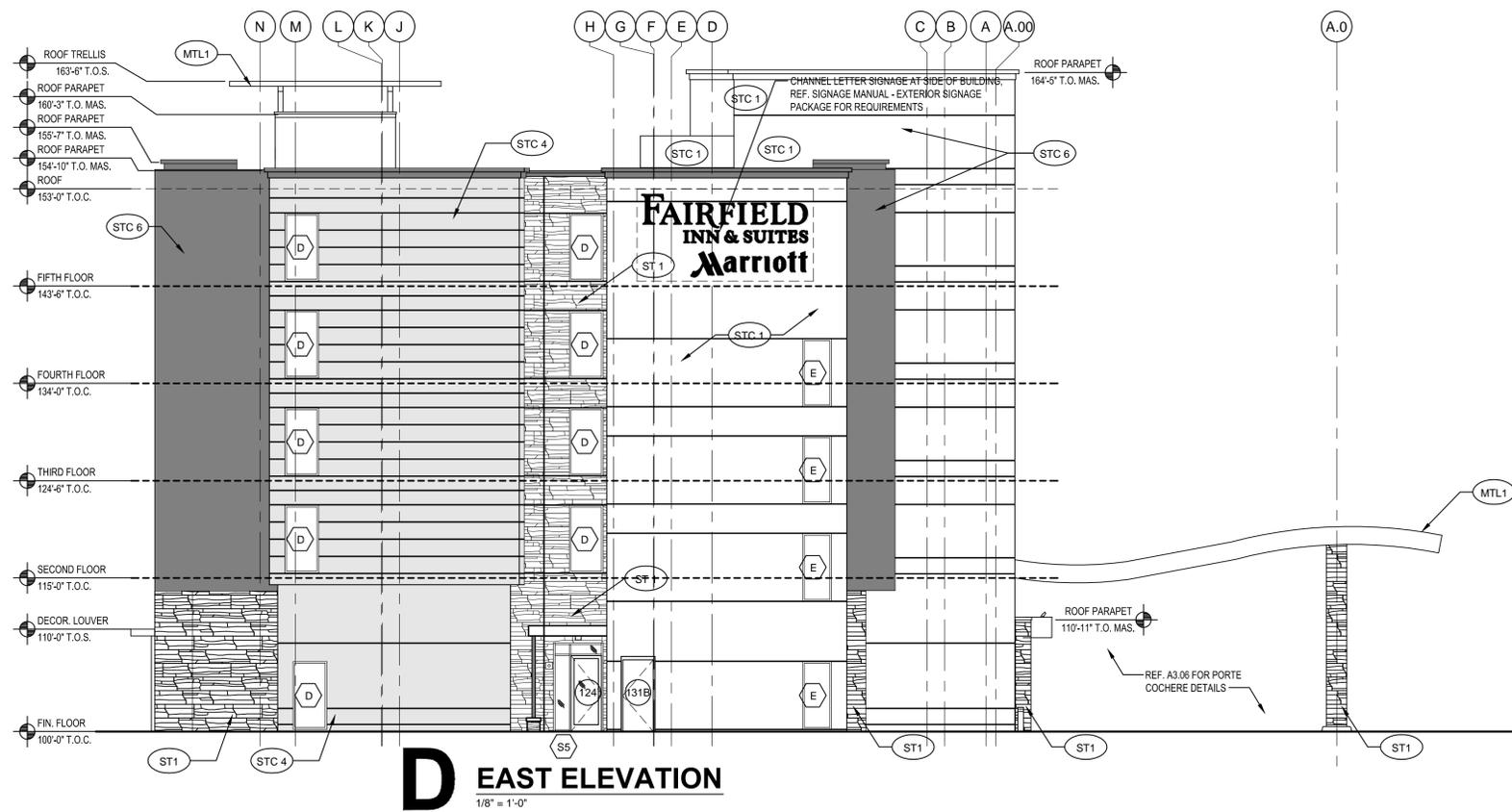
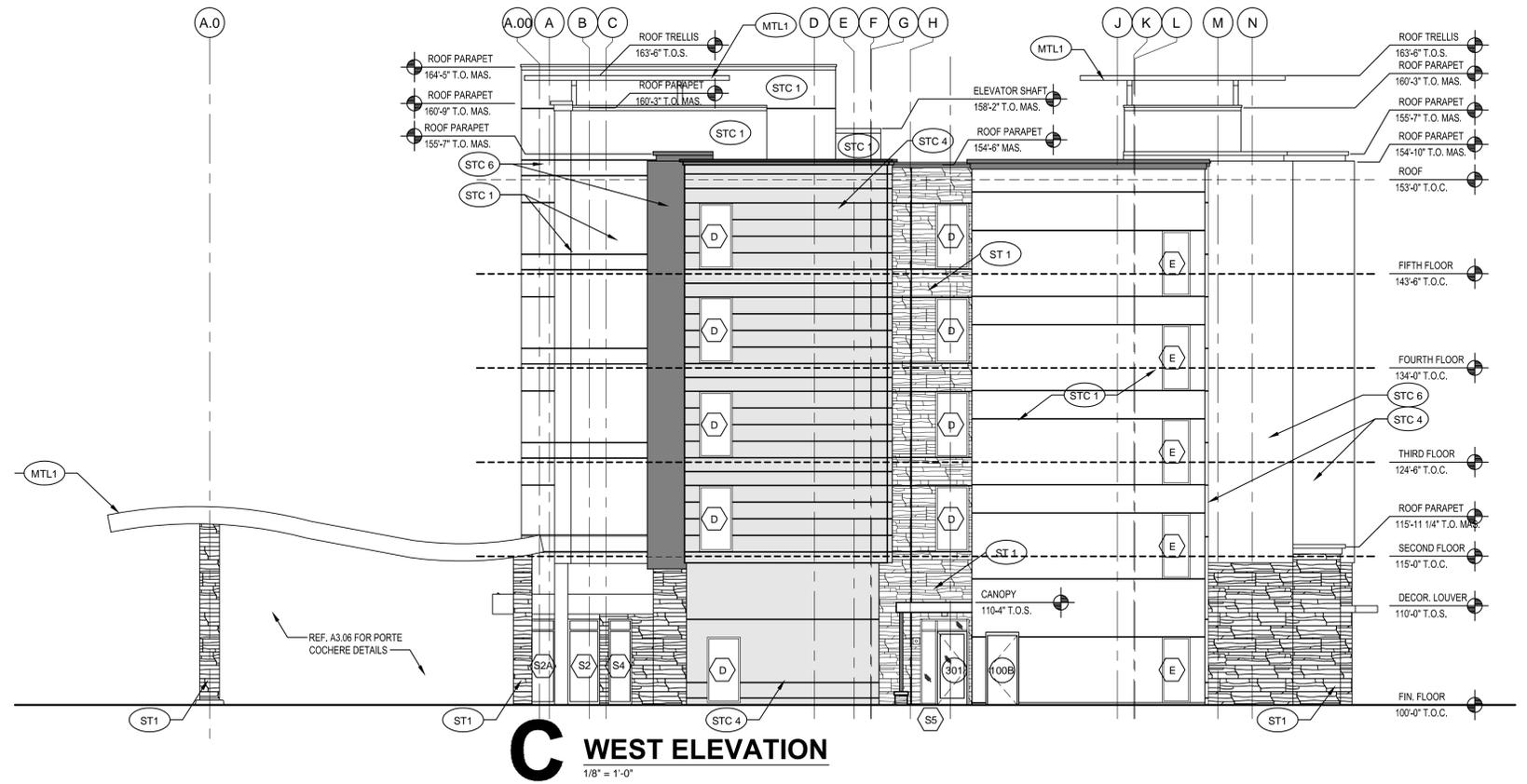










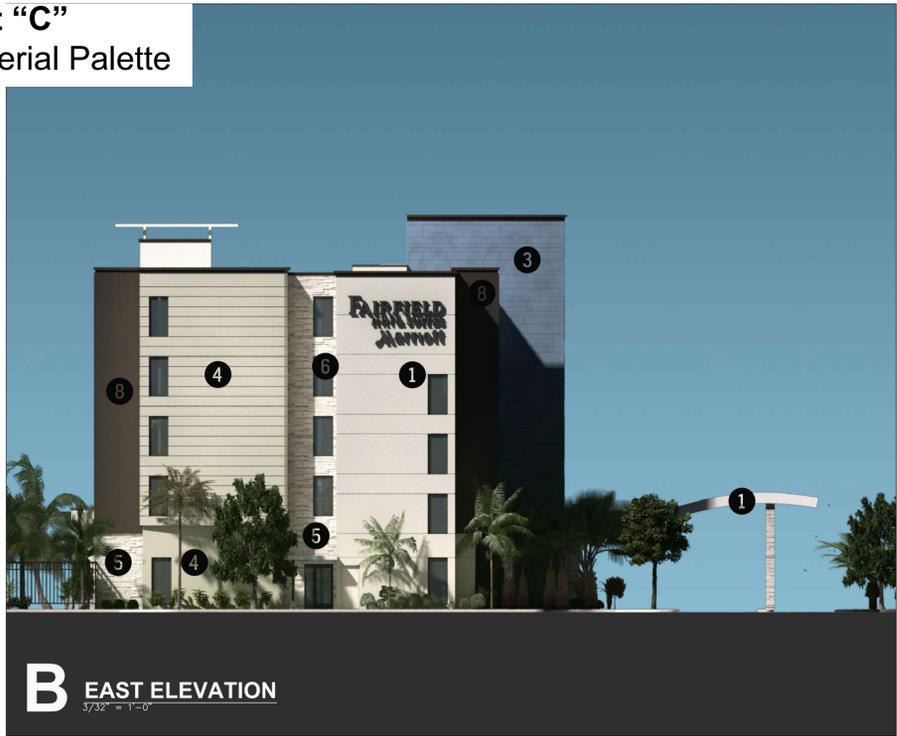


EXTERIOR FINISH KEY	
(STC 1)	STUCCO - SW 7004 SNOWBOUND
(STC 2)	STUCCO - SW 6150 UNIVERSAL KHAKI
(STC 3)	STUCCO - SW 6523 DENIM
(STC 4)	STUCCO - SW 6140 MODERATE WHITE
(STC 5)	STUCCO - SW 6521 NOTABLE HUE
(STC 6)	STUCCO - SW 7026 GRIFFIN
(ST1)	STONE VENEER - EL DORADO STONE
(CP1)	COPING - DARK BRONZE TO MATCH WINDOWS
(PT1)	PAINT COLOR - SW 7004 SNOWBOUND AT CANOPIES, FASCIAS, ETC.
(MTL 1)	ALUM. PANEL/FRAME - SW 7004 SNOWBOUND
---	FLOOR LINE
- - - -	3/4" CONTINUOUS EXPANSION JOINT
NOTE: SW - SHERWIN WILLIAMS GLASS & WINDOW FRAMES - DARK BRONZE & ANODIZED ALUM.	

**Exhibit "C"**  
Color and Material Palette



**A** NORTH ELEVATION  
3/32" = 1'-0"



**B** EAST ELEVATION  
3/32" = 1'-0"



**C** SOUTH ELEVATION  
3/32" = 1'-0"



**D** WEST ELEVATION  
3/32" = 1'-0"

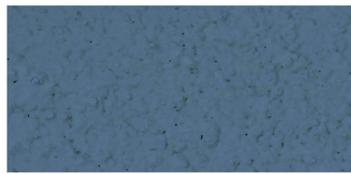
1 STUCCO/METAL COLOR 1  
TO MATCH SW7004  
SNOWBOUND



2 STUCCO COLOR 2  
TO MATCH SW6150  
UNIVERSAL KHAKI



3 STUCCO COLOR 3  
TO MATCH SW6523  
DENIM



4 STUCCO COLOR 4  
TO MATCH SW6140  
MODERATE WHITE



5 STONE VENEER  
ELDORADO STONE  
STACKED STONE  
DAYBREAK



8 STUCCO COLOR 6  
TO MATCH SW7026  
GRIFFIN



7 STUCCO COLOR 5  
TO MATCH SW6521  
NOTABLE HUE

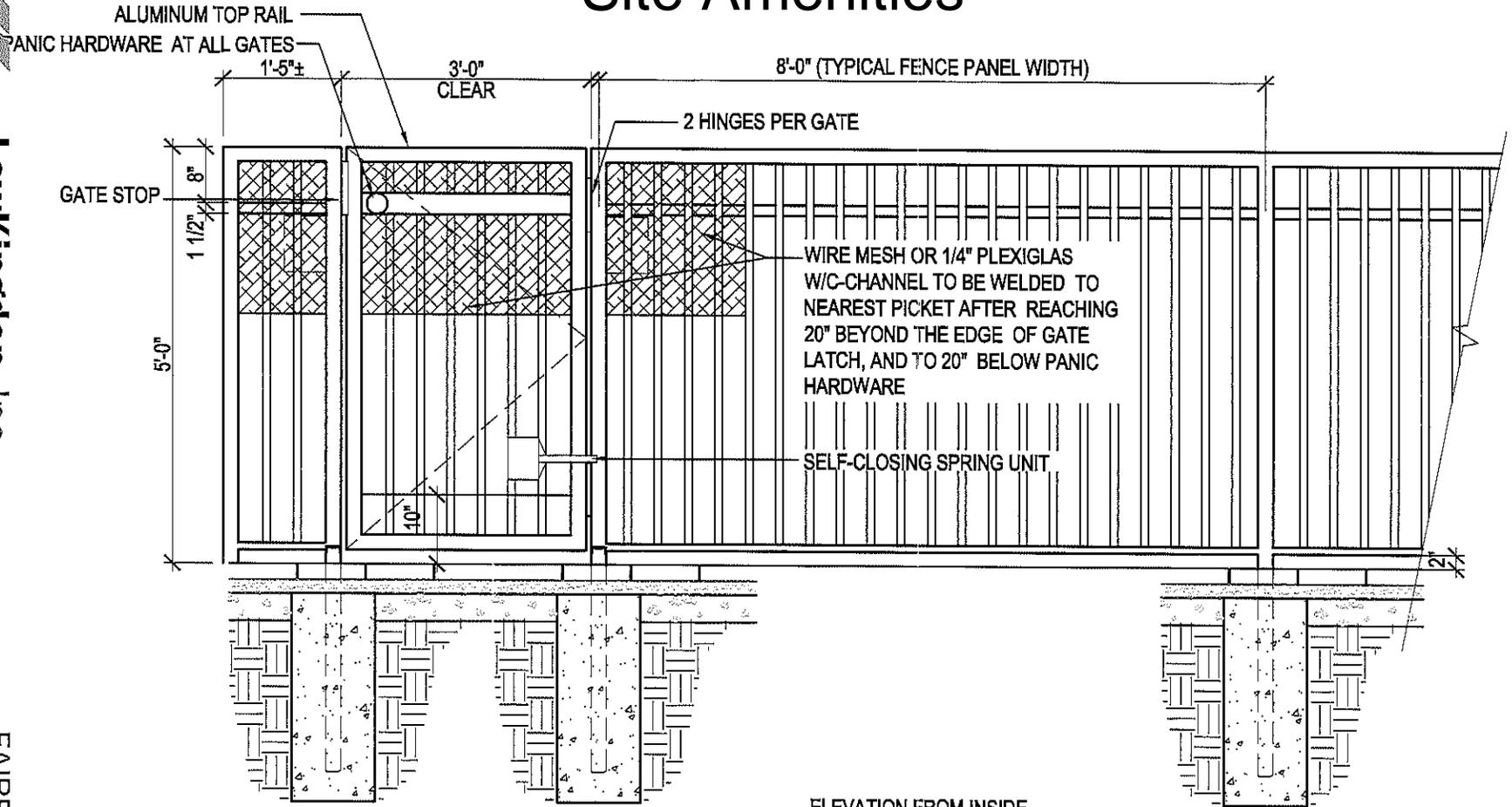


6 GLASS AND  
WINDOW FRAMES  
ANODIZED  
DARK BRONZE



# Exhibit "D"

## Site Amenities

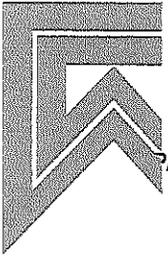


# 10 POOL FENCE AND GATE ELEVATION

1/2"=1'-0"

**FENCE NOTES:**

1. ALL EXPOSED METAL TO BE CLEANED & PAINTED PER SPECIFICATIONS.
2. ALUMINUM PAINT COLOR: BLACK.



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 Wichita, Kansas 67203  
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 Fax: 316.268.0205

PROJECT FAIRFIELD INN & SUITES  
 PROJECT NO. \_\_\_\_\_ DATE \_\_\_\_\_  
 BY \_\_\_\_\_ PAGE \_\_\_\_\_ OF \_\_\_\_\_



Exhibit "E"  
Signs

FAIRFIELD  
INN & SUITES  
Marriott

globaldesignstrategies

sign specifications

October 2016

persōna  
SIGNS | LIGHTING | IMAGE

## INTRODUCTION

The Sign Manual provides the general criteria for selection, sizing and placement of the exterior signs on the prototypical Fairfield Inn & Suites buildings. Sign selection, sizing and placement for custom, conversion, and existing buildings shall be reviewed by one of Marriott's approved exterior sign vendors and Marriott Global Design and Project Management Team.

Alternative colors and materials shall not be used on the signage shown in these guidelines. Any requests for deviations must be submitted to Marriott Global Design and Project Management Team.

The manual is a guideline for franchisees, owners, and/or their architects and contractors and includes appropriate information for rendering building elevations for the permitting process. The Sign Manual is not intended for fabrication of signs. Contact one of Marriott's approved exterior sign vendors and/or the Global Design and Project Management Team for procurement and installation information.

## OVERVIEW

There are five types of signs outlined in this manual:

- \* Channel Letters
- \* Monument Signs
- \* Mid-Rise Pylon Signs
- \* Hi-Rise Pylon Signs
- \* Directional Signs

The selection of colors, materials and formats for Fairfield Inn & Suites property signage reflect the stature associated with the brand. **Single face wall signs are not allowed in the Fairfield Inn & Suites program.**

### CHANNEL LETTERS

#### **Channel Letter Size Relative to the Space Available:**

Design intent is to ensure legibility based on site constraints for sight lines and distances.

New-build design development should include appropriate location and area for sign placement.

Raceways are not the preferred method for wiring. Raceways should only be used in cases where absolutely necessary and approval must be obtained from Marriott's Global Design and Project Management Team. If used, the raceways should be painted to match the building background color.

#### **Channel Letter Color:**

Normally the sign letters are black by day and white by night (dual-color film) when the wall background is light toned. Where the building color is dark, white faces by day and night should be used.

Alternate colors and materials should never be substituted on the illuminated channel letters shown in these guidelines.

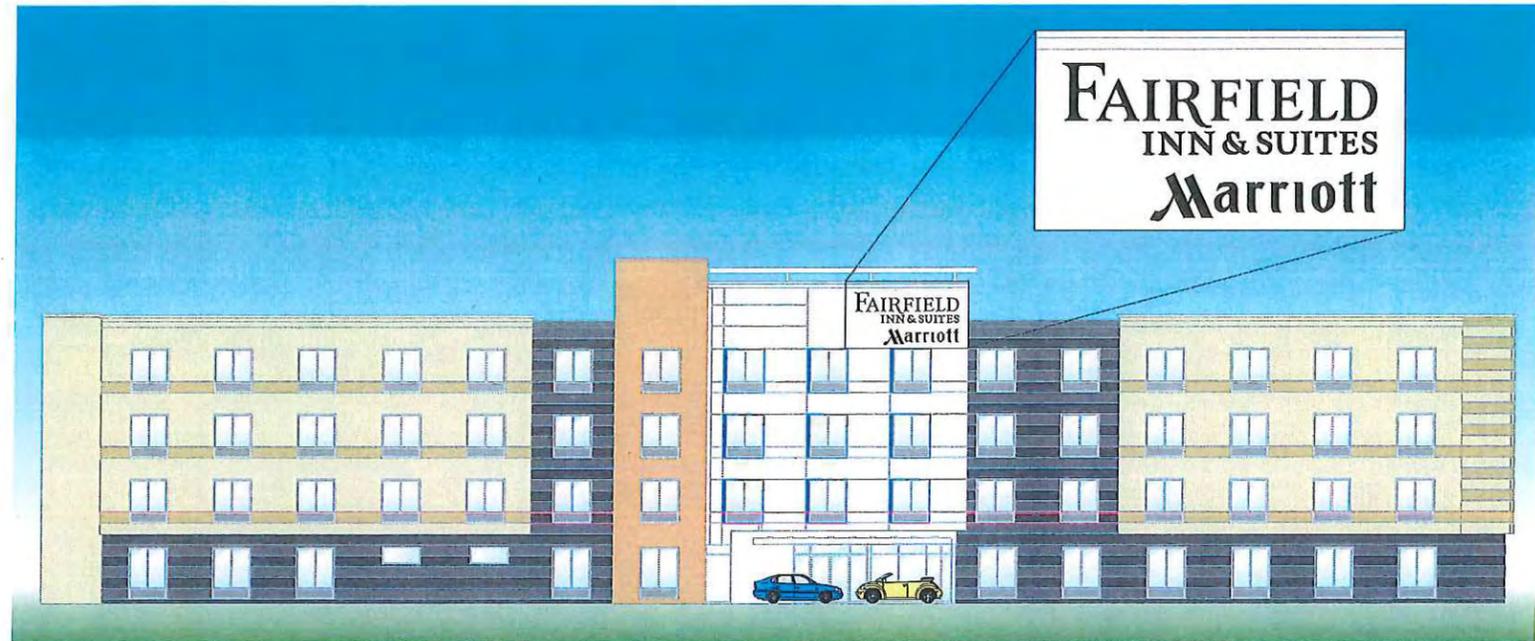
#### **Size and Placement of the Word "Marriott":**

Proportion, size, and placement is included in these guidelines. Any exceptions must be approved by Marriott Global Design and Project Management Team.

### CHANNEL LETTER APPLICATIONS

Vertical format: Black face channel letters on a light tone background. Letters will appear black during the daytime and will illuminate white at night.

Note: where channel letters are mounted on a medium to dark tone background, letters will appear white during the daytime.



Daytime View | Letters appear black during the daylight



Nighttime View | Letters illuminate white at night

**CHANNEL LETTER SPECIFICATIONS**

**Channel Letter Specifications:**

Construction: .040" aluminum channel letter with .063" aluminum backs

Face Material: 3/16" 2447 white acrylic

Trim Cap: 1" black

Illumination: White LED's as required

Exterior Finish: Pre-finished black

Interior Finish: Paint reflective white

**Channel Letter Face Specifications:**

Face Material: 3/16" 2447 white acrylic with 3M 3635-222 black dual-color film (1st surface)



	A	B	C	D	E
<b>FIS Channel 24</b>	24"	16 15/16"	20"	4'-4 1/8"	25'-7 9/16"
<b>FIS Channel 30</b>	30"	21 3/16"	25"	5'-5 3/16"	32'-0 7/16"
<b>FIS Channel 36</b>	36"	25 7/16"	30"	6'-6 3/16"	38'-5 5/16"
<b>FIS Channel 48</b>	48"	33 15/16"	40"	8'-8 5/16"	51'-3 1/8"

\* Letter height determined by the height of the letter "F".



Detail F



Daytime Appearance



Nighttime Appearance



Side Profile

For Light Tone Building Backgrounds | Letters to appear black during the day and illuminate white at night.

### CHANNEL LETTER SPECIFICATIONS

**Channel Letter Specifications:**

Construction: .040" aluminum channel letter with .063" aluminum backs

Face Material: 3/16" 2447 white acrylic

Trim Cap: 1" black

Illumination: White LED's as required

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**Channel Letter Face Specifications:**

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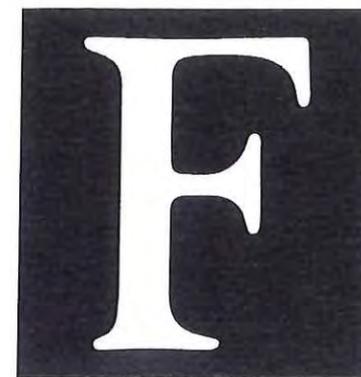


	A	B	C	D	E	F
<b>FIS Channel 24</b>	24"	16 15/16"	9 15/16"	20"	5'-5 1/8"	10'-10 1/4"
<b>FIS Channel 30</b>	30"	21 3/16"	12 7/16"	25"	6'-9 7/16"	13'-6 13/16"
<b>FIS Channel 36</b>	36"	25 7/16"	14 7/8"	30"	8'-1 11/16"	16'-3 3/8"
<b>FIS Channel 48</b>	48"	33 15/16"	19 7/8"	40"	10'-10 1/4"	21'-8 1/2"

\* Letter height determined by the height of the letter "F".



Daytime Appearance



Nighttime Appearance



Side Profile



Detail G

For Light Tone Building Backgrounds | Letters to appear black during the day and illuminate white at night.

**MONUMENTS**

The primary signage structure shall not include non-Marriott brands unless required by code or development agreement. Signs shared by multiple brands shall be reviewed and approved by Marriott Global Design & Project Management prior to jurisdictional review and/or supplier fabrication.

## MONUMENT SPECIFICATIONS

### Monument Specifications:

**Construction:** Aluminum angle frame with .125" aluminum shoe-box style faces

**Face Construction:** Routed aluminum with backer panel

**Retainer:** Bleed face

**Illumination:** White LED's

**Exterior Finish:** Paint Matthews MAP-LVS929 Carbon Black, satin finish (or Matthews MP02110 blue, satin finish for blue color option) and Pantone® 877 C Silver, satin finish

**Interior Finish:** Paint reflective white

### Monument Face Specifications:

**Face Construction:** Routed aluminum with backer panel

**Face Decoration:** Paint Matthews MAP-LVS929 Carbon Black, satin finish

\* **Optional Face Decoration:** Paint Matthews MP02110 blue, satin finish

**Backer Panel:** .118" white solar grade polycarbonate

\* "Fairfield Inn & Suites" and "Marriott" to appear white during the day and illuminate white at night

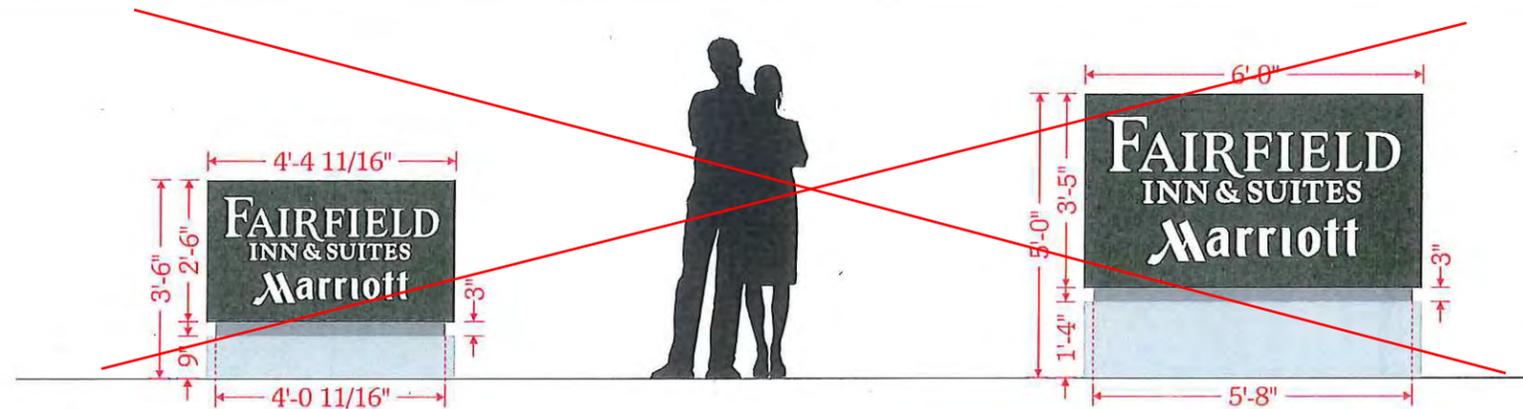
### Pole Cover Specifications:

\* Preferred method to have monument base match building hardscape (stone, brick, etc., provided by general contractor)

**Construction:** Aluminum angle frame with .080" aluminum skins

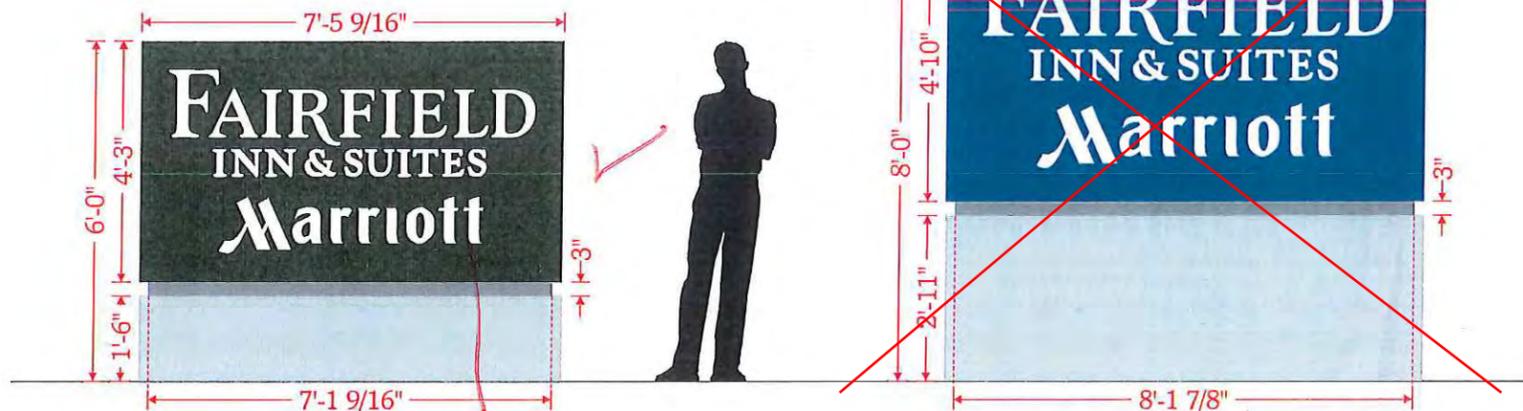
**Exterior Finish:** Paint Matthews 41342SP Brushed Aluminum, satin finish

\*\* If optional blue color is used, all other freestanding signs must be blue as well. This includes hi-rise signs, mid-rise signs and directional signs.

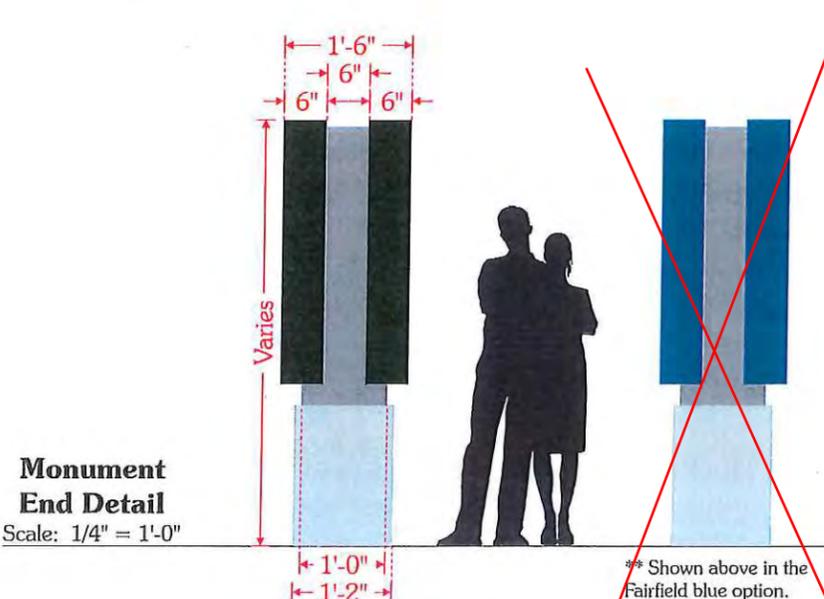


### Monument Elevations

Scale: 1/4" = 1'-0"



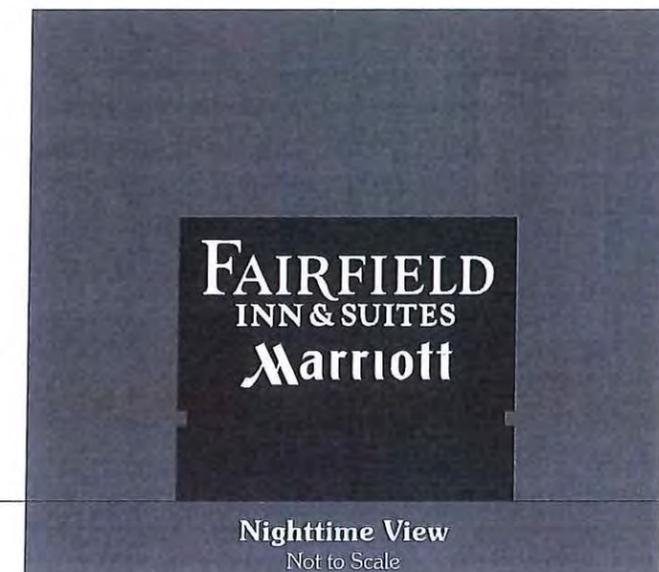
\*\* Shown above in the Fairfield blue option. Available in all sizes.



### Monument End Detail

Scale: 1/4" = 1'-0"

\*\* Shown above in the Fairfield blue option. Available in all sizes.



### **DIRECTIONAL SIGNS**

Directional signs shall be provided to guide vehicular traffic through the property.

The primary signage structure shall not include non-Marriott brands unless required by code or development agreement. Signs shared by multiple brands shall be reviewed and approved by Marriott Global Design & Project Management prior to jurisdictional review and/or supplier fabrication.

# 6 directionals

## DIRECTIONAL SPECIFICATIONS

### Cabinet Specifications:

*Construction:* Aluminum angle frame with aluminum skins

*Face Construction:* .125" routed aluminum faces

*Retainer:* Bleed face

*Illumination:* White LED's

*Exterior Finish:* Paint Matthews MAP-LVS929 Carbon Black, satin finish (or Matthews MP02110 blue, satin finish for blue option)

*Interior Finish:* Paint reflective white

### Face Specifications:

*Face Construction:* .125" routed aluminum with backer panel

*Backer Panel Construction:* .118" white solar grade polycarbonate

*Decoration:* Routed aluminum face painted Matthews MAP-LVS929 Carbon Black, satin finish (or Matthews MP02110 blue, satin finish for blue option)

### Pole Cover Specifications:

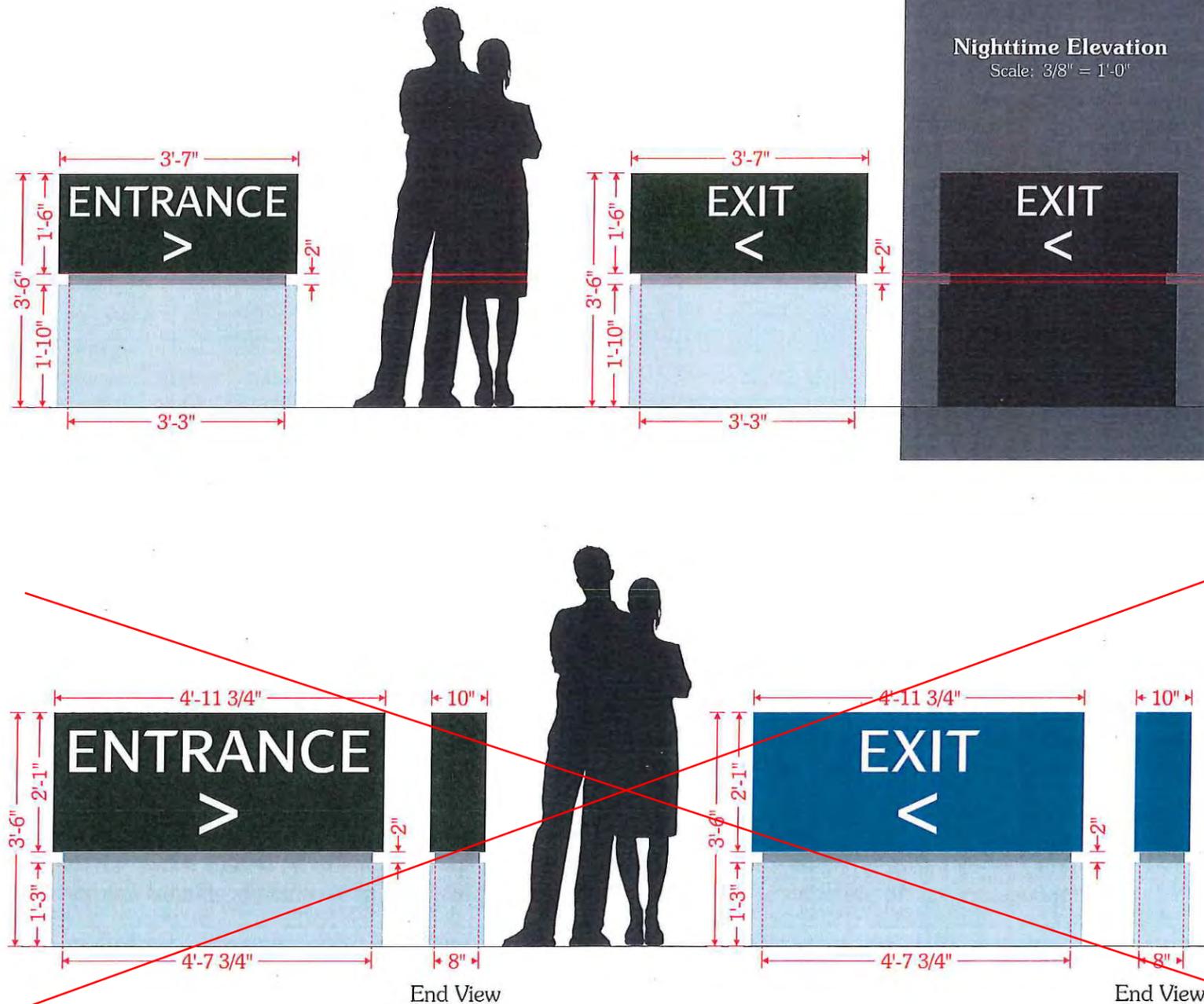
*Construction:* Aluminum angle frame with .080" aluminum skins

*Exterior Finish:* Painted Matthews 41342SP Brushed Aluminum, satin finish

*Reveal Construction:* .063" bent-up aluminum

*Reveal Finish:* Paint Pantone® 877 C silver, satin finish

\*\* If optional blue color is used, all other freestanding signs must be blue as well. This includes hi-rise signs, mid-rise signs and monument signs.



**Directional Elevations**

Scale: 3/8" = 1'-0"

\*\* Shown above in the Fairfield blue option. Available in all sizes.

## Paints (Monument & Directional Signs)

- Matthews MAP-LSV929 carbon black, satin finish
- ~~■ Matthews MP02110 blue, satin finish (for sign face field color and cabinet color option only)~~
- Matthews 41342SP brushed aluminum, satin finish
- Pantone® 877 silver, satin finish

## Scotchcal® Films (Wall Sign)

- 3M 3635-222 black dual-color film
- ~~■ 3M 7725 22 Matte Black opaque film~~
- ~~■ 3M 3630 157 Sultan Blue translucent film (for sign face field color option only)~~
- ~~■ 3M 3635-20B white block-out film~~

## Flexible Face Materials

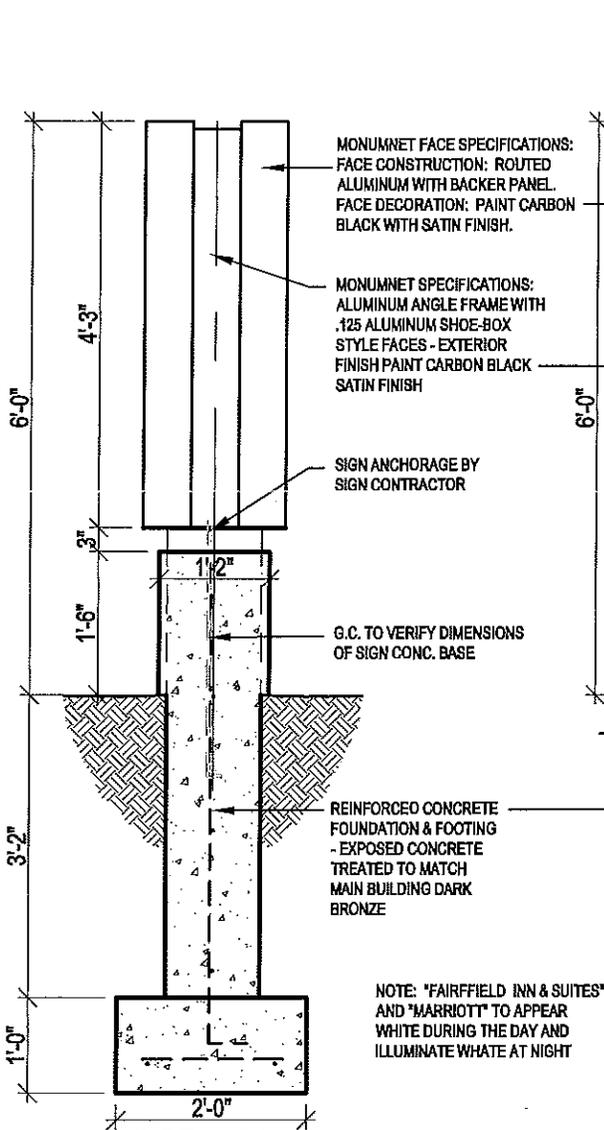
- ~~■ 3M Panagraphics III flexible face~~

## Acrylics (Wall Sign)

- 3/16" 2447 white acrylic
- ~~■ 3/16" 7328 white acrylic~~

## Polycarbonates (Monument & Directional Signs)

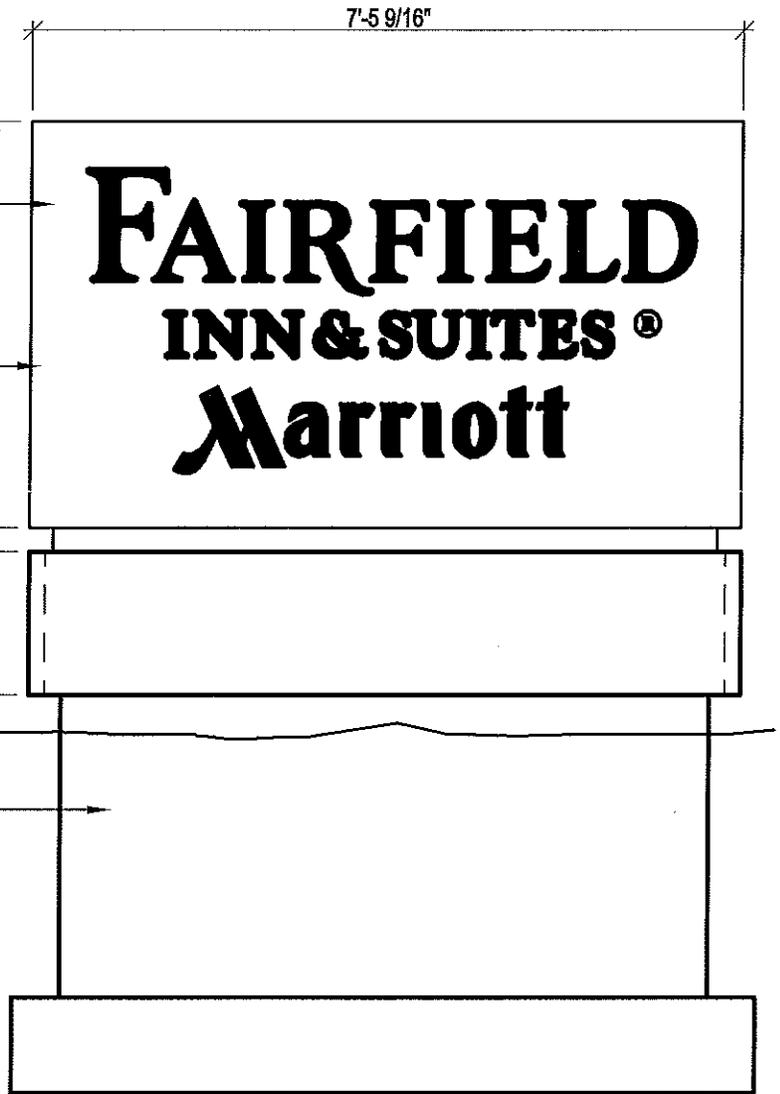
- .118" white solar grade polycarbonate



SIDE VIEW

# 11 SIDE MONUMENT SIGN

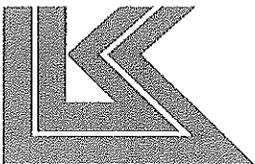
1/2"=1'-0"



FRONT VIEW

# 12 ELEVATION MONUMENT SIGN

1/2"=1'-0"



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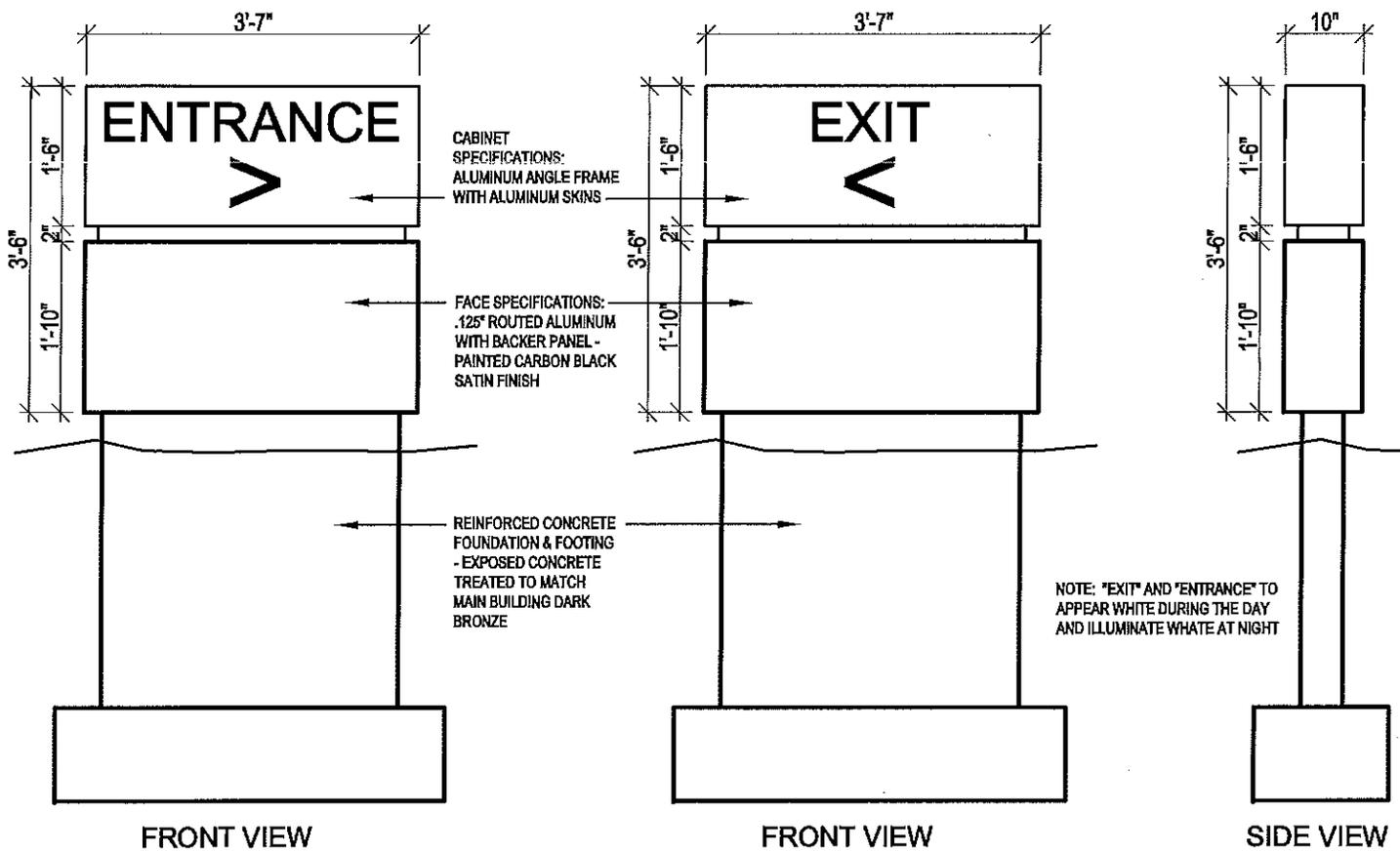
345 Riverview, Suite 200  
Wichita, Kansas 67203

Phone: 316.268.0230  
Fax: 316.268.0205

PROJECT FAIRFIELD INN & SUITES

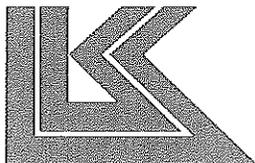
PROJECT NO. \_\_\_\_\_ DATE \_\_\_\_\_

BY \_\_\_\_\_ PAGE \_\_\_\_\_ OF \_\_\_\_\_



# 13 ELEVATION DIRECTIONAL SIGNS

1/2"=1'-0"



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345 Riverview, Suite 200  
 Wichita, Kansas 67203

Phone: 316.268.0230  
 Fax: 316.268.0205

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BY \_\_\_\_\_ PAGE \_\_\_\_ OF \_\_\_\_



**RECEIVED**

By Planning and Zoning at 3:47 pm, Jun 07, 2017

# Exhibit "F"

## JUSTIFICATION STATEMENT

**Fairfield Inn & Suites at Wellington Green MUPD B**

**Architectural Review Board Application**

*Initial Submittal: May 24, 2017*

*Revised: June 7, 2017*

### **Request**

On behalf of the Applicant, Wantman Group, Inc. (WGI) is requesting Architectural Review Board (ARB) approval of the proposed Fairfield Inn & Suites at Wellington Green MUPD B. Included with the request are five (5) Technical Deviations for the wall signage proposed on the hotel.

### **Site Characteristics**

The subject property is located within Wellington Green, on the south side of MUPD B behind the Wellington Green Square shops on the west side of Olive Drive. The site is generally rectangular in shape with a site area of 1.78 acres. There is one direct access point into the subject site from the adjacent east-west access drive along the northern property line, as well as a proposed cross connection to the existing Park-n-Ride facility located adjacent to the west side of the site. The 10.6 acre lake that is part of MUPD B is located adjacent to the south side of the hotel site.

The subject property has a FLU designation of LS/MU (CH) and a zoning classification of MUPD (Multiple Use Planned Development).

### **Site History**

While the Wellington Green Mall properties have undergone several approvals since the subject site was initially approved by Palm Beach County as a Development of Regional Impact by Resolution 99-2268 (local conditions) and Resolution 99-2267 (regional conditions), the latest approval granted by Wellington under Resolution 2017-10/ Petition 17-09 / 2017-05 MPA 6, was to allow a second hotel (Conditional Use) on MUPD B and amend certain conditions of approval.

MUPD B was last approved by the Development Review Committee (DRC) through Petition 2000-12 ASA 40 in September 2006 with additional conditions of approval implemented in October 2006. An additional administrative modification was later approved under petition 2014-43 WASA 52 on July 30, 2014 for a 15'x42' covered outdoor dining patio for the restaurant in the northeast corner of MUPD B.

### **Architectural Review Board Standards**

**A. That the proposed request is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan.**

The proposed development is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan. The proposed request for a second hotel use within the Wellington Green development is consistent with the existing LS/MU (CH) future land use designation for the subject property.

**B. That the proposed request is not in conflict with any portion of Wellington's LDR and is consistent with the purpose and intent of the LDR.**

The proposed request does not conflict with any portion of the Village’s LDR. The intent of the proposed development is to provide the construction of a Fairfield & Suites Inn at Wellington Green. The proposed structure will provide consistency with the design intent for a MUPD, which complies with standards set forth by the Village of Wellington’s Land Development Regulations. The proposed architecture provides compatible elements to the existing architecture of the MUPD as well as the surrounding residential apartments south of the hotel site.

**C. That the proposed request is compatible and consistent with existing uses and the zoning of properties surrounding the subject site the proposed request is appropriate for the site and surrounding area.**

The following chart outlines the land use, zoning, and existing uses of the surrounding areas.

	Land Use Designation	Zoning District	Existing Use
North	CH (LSMU)	MUPD	Commercial Retail
South	CH (LSMU)	MUPD	Lake
West	CH (LSMU)	MUPD	Civic (park-n-ride)
East	CH (LSMU)	MUPD	Commercial Retail

The proposed hotel has a FLU designation of LS/MU (CH) and a zoning classification of MUPD (Multiple Use Planned Development). The existing surrounding area contain the same FLU designation and zoning district; therefore, the subject property is compatible, consistent, and appropriate with the surrounding area.

The proposed 5-story hotel is located behind the existing retail shopping center and is setback approximately 660’ from the Forest Hill ROW and approximately 150’ from the rear of the existing retail building. It is also setback approximately 313’ from the southern side of the lake that is within MUPD B which separates the hotel use from the existing 4-story residential Axis apartments.

**D. That the proposed request is consistent with Wellington neighborhood aesthetics.**

The proposed hotel at Wellington Green will be architecturally compatible with the design of the existing buildings already constructed within Wellington Green. Additionally, the proposed facility will comply the requirements of the Land Development Regulations regarding setbacks, landscape, architecture, parking etc., thus minimizing any adverse impacts.

Per the LDR’s, the additional building height is mitigated through increased heights for the proposed landscape trees and palms.

**Technical Deviation Standards**

Technical Deviations (if requested) may be approved by the ARB if the following criteria have been satisfied:

**A. Describe in detail the Technical Deviation.**

There are five Technical Deviations requested for the proposed Fairfield Inn and Suites wall signage. The first request is a deviation to the maximum lines of copy. Per LDR Section 7.14.19.B, the maximum lines of copy permitted are two lines. The proposed 3 lines of copy for the east elevation match the national Fairfield Inn and Suites Marriott brand and is integral and proportional to the architecture and projections of the building

façade. The proposed 3 lines of copy on the monument sign also match the National Marriott brand and are proportional to the sign. The north façade wall sign is meeting the permitted 2 lines of copy. The second deviation requested is for the maximum sign square footage for the principal storefront (north) elevation. Per LDR Section 7.14.19.B, the maximum square footage is not to exceed 5% of the total square footage of the building, and is not to exceed 150sf. Although the proposed principal storefront sign is less than 5% of the square footage of the total building elevation, it does exceed the maximum cap of 150sf. The proposed principal storefront sign is 250.63sf, based on the “F” in “Fairfield” letter height of 36”. The additional permitted wall sign proposed on the east side of the hotel building, exceeds the allowable cap of 75sf (50% of the principal storefront) at 132.52sf, based on the “F” in “Fairfield” letter height of 36”. The fourth and fifth deviations requested are for the maximum wall sign size for a National/Regional tenant of 60” in height (5’). Both the north and the east proposed wall signs exceed the overall maximum sign heights permitted. Only the 24”, 2 copy lines wall sign per the National brand details meets the maximum sign height limitation; however, this small of a sign on the north façade is dis-proportional to the architecture of the building and the length of the smallest sign for the 2 lines of copy per the National brand details does not fit on the east elevation.

**Sec. 7.14.19. - Signs for projects within the LS/MU Land Use Overlay.**

**B. Multiple Use Planned Developments (MUPDs) Wall Signs. – Tenant Wall Signs**

	<b>Permitted by Code</b>	<b>Proposed</b>	<b>Deviation</b>
<b>Max Square Feet</b>	5% of total square footage of building elevations NTE 150sf/sign	250.63sf (north façade) 132.52sf (east façade)	100.63sf 57.52sf
<b>Max Sign Size</b>	National/Regional Tenants - 60” in ht. Other Tenants - 30” in height	6.52’ (north façade) 8.14’ (east façade)	1.52’ 3.14’
<b>Max Length</b>	70% of bay/store width with facades over 40 feet in length	38.44’ (north façade) 16.28’ (east façade)	0 0
<b>Max Lines of Copy</b>	2 lines	3 lines (east façade)	1 line copy
<b>Number of Wall Signs</b>	1 sign/principal storefront 1 addtl sign at 50% size of principal sign	1 sign (north façade) 1 sign (east façade)	0 0
<b>Rear Wall Signs</b>	Nameplate or Owner ID sign on/near rear	Nameplate/ID sign on rear door	0

**B. Multiple Use Planned Developments (MUPDs) Monument Signs. – Outparcels or Freestanding Businesses**

	<b>Permitted by Code</b>	<b>Proposed</b>	<b>Deviation</b>
<b>Max Height</b>	8’	6’	0
<b>Max Length</b>	10’	7’-5 9/16”	0
<b>Max Sign Area</b>	32sf	31.72sf	0
<b>Max Letter Size</b>	24” in ht.	12” Letter “F”	0
<b>Max Lines of Copy</b>	2 lines not to exceed 36”	3 lines 42”	1 line copy 6”

**B. No deviation may be granted which has the effect of permitting any sign which is specifically prohibited by these regulations.**

The deviation requested (max lines of copy, maximum sign square feet and maximum sign size) have no effect of permitting any sign which is specifically prohibited by the LDRs. The wall signs, monument signs

and directional signs proposed are permitted. The deviation requested are for the wall signs to exceed the maximum lines of copy, maximum areas and maximum sign height and for the monument sign to exceed the maximum lines of copy an letter size — similar deviations have been granted for the purpose of providing the recognition of national branding within the Village.

**C. The deviation must enhance the aesthetic result of the overall sign program or mitigate a unique feature of a user, structure, or location that warrants a technical deviation from the code in the opinion of the ARB.**

The deviation will enhance the aesthetic results of the overall sign program. The request is to exceed the maximum two lines of copy, the maximum sign area and the maximum sign size permitted by Sec 7.14.19.B. The requested deviations are due to the Fairfield Inn and Suite Marriott’s distinctive branding that’s universally recognized. The deviations are unique to the national brand of the hotel and the location of the proposed hotel (setback from the public ROW, setback from the adjacent 4-story residential development and located at the rear of the shopping center) mitigate for the additional sign sizes requested that will be harmonious with the 5-story building architecture and not negatively impact the surrounding tenants and buildings.

**D. Approval of the deviation must not negatively impact another tenant or building shown on the Master Sign Plan**

The proposed technical deviations for wall signage on the Fairfield Inn and Suites Marriott hotel do not negatively impact another tenant or building within the Wellington Green Mall property or within MUPD B of Wellington Green. The Village ARB has granted deviations for signage for other tenants and buildings within Wellington Green.

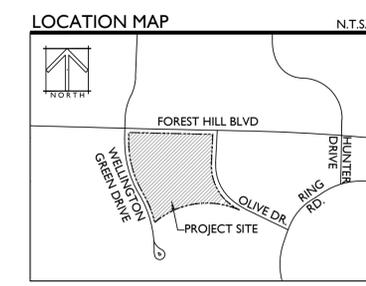
**E. The technical deviation must not cause any negative off-site impacts.**

The technical deviations requested do not cause any negative off-site impacts. The location of the proposed hotel, internal to the Wellington Green project, removes any off-site impacts. The proposed wall signage locations orient the wall signage internal to the Wellington Green project for exposure from the mall ring road and adjacent Olive Drive. The proposed monument signs assist with branding and location of the hotel site. The building is setback from the Forest Hill ROW, is located behind the existing MUPD B retail shops, is behind the existing preserve area at the corner of Forest Hill and Olive Drive, and no signage which is subject to technical deviations is oriented toward the adjacent 4-story residential apartments located south of the subject site.

***Based upon the above, attached, and referenced information, we are respectfully requesting the Architectural Review Board’s approval for the proposed hotel.***

# Exhibit "G"

## Site Plan, Landscape Plan and Conceptual Floor Plan



**SITE DATA**

PETITION NUMBER	17-10/2017-06ASAS56
FLU DESIGNATION	LS/MU(CH)
ZONING DISTRICT	MUPD
OVERLAY DISTRICT	DRI
SECTION/TOWNSHIP/RANGE	13/44/41
PROPERTY CONTROL NUMBER(S)	73-41-44-13-04-001-0000 (TRACT 1) 73-41-44-13-04-002-0000 (TRACT 2) 73-41-44-13-04-003-0000 (TRACT 3) 73-41-44-13-01-003-0020 (CIVIC TRACT) 95-0908001
CONCURRENCY CASE #	
TOTAL SITE AREA	29.76 AC. (1,296,346 S.F.)
TRACT 1	12.99 AC.
TRACT 2	1.78 AC.
TRACT 3	2.31 AC.
CIVIC TRACT	2.07 AC.
LAKE TRACT	10.61 AC.
GROSS FLOOR AREA	157,687 S.F.
TRACT 1 (RETAIL/ RESTAURANT)	89,425 S.F.
TRACT 2 (HOTEL)	63,326 S.F.
TRACT 3 (BANK)	4,936 S.F.
FAR (157,687/1,296,346)	.12
BLDG. COVERAGE (104,735/1,296,346)	.8%
PARKING REQUIRED	612
TRACT 1 (1 SPACE/200 S.F. GROSS FLOOR AREA)	447
TRACT 2 (1 SPACE/ROOM + 1 SPACE/EMPLOYEE)	140
TRACT 3 (1 SPACE/200 S.F.)	25
PARKING PROVIDED	740
TRACT 1	494
TRACT 2 (INCLUDES HOTEL PARKING ON CIVIC TRACT)	140
TRACT 3	58
PARK-N-RIDE	48

**DESCRIPTION (MUPD B)**  
 BEING A REPLAT OF TRACT B, WELLINGTON GREEN A MUPD/PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

**PROPERTY DEVELOPMENT REGULATIONS**

ZONING DISTRICT (MUPD)	LOT DIMENSIONS			MAX. HEIGHT	BLDG COVER	MIN. SETBACKS			
	SIZE	WIDTH/FRONTAGE	DEPTH			FRONT	SIDE STREET	SIDE	REAR
REQUIRED	500'	300'	300'	35'	30%	30'	C-15' R-30'	30'	C-20' R-30'

\*MAX. 72' HT. FOR HOTEL USE PER CONDITION LC.A.13.

**AMENDMENTS**

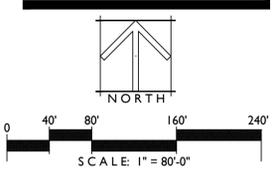
DATE	APPROVAL	NOTES
01/2017		INITIAL SUBMITTAL
02/2017		REVISIONS PER DRC COMMENTS
03/2017		REVISIONS PER DRC COMMENTS
04/2017		REVISIONS PER DRC COMMENTS
05/2017		REVISIONS PER DRC COMMENTS
05/2017		REVISIONS PER DRC COMMENTS

**ZONING STAMP**

**REVISION DATES**

DATE	APPROVAL	NOTES
01/2017		INITIAL SUBMITTAL
02/2017		REVISIONS PER DRC COMMENTS
03/2017		REVISIONS PER DRC COMMENTS
04/2017		REVISIONS PER DRC COMMENTS
05/2017		REVISIONS PER DRC COMMENTS
05/2017		REVISIONS PER DRC COMMENTS

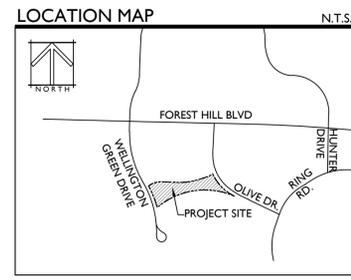
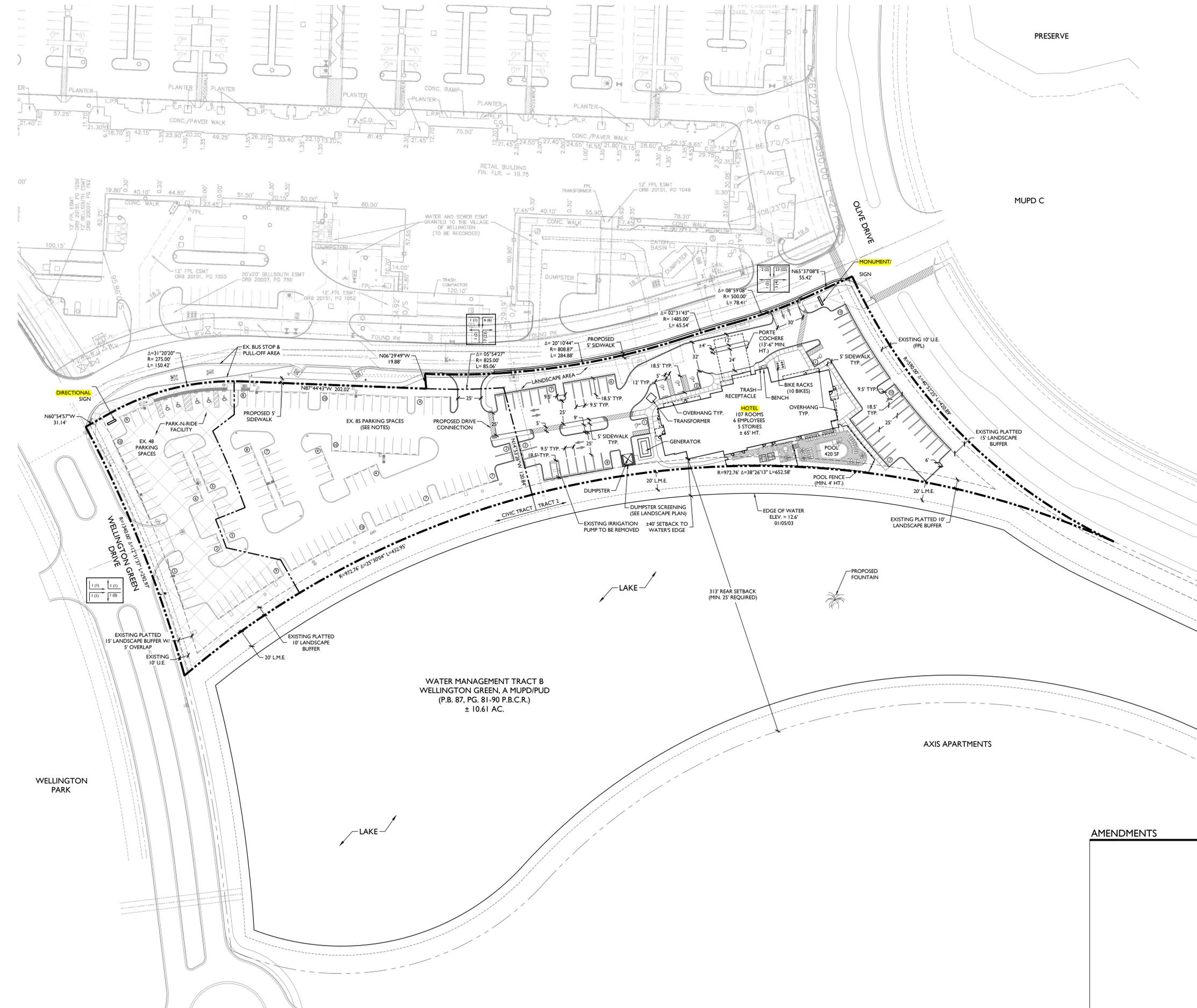
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 DRAWING #: SP\_FairField Inn.dwg  
 FILE #: 2559.00



**WELLINGTON GREEN MUPD B**  
**OVERALL SITE PLAN**  
**WELLINGTON, FLORIDA**



**SITE DATA**

APPLICATION NUMBER	17-10/2017.06 ASA56
FUTURE LAND USE DESIGNATION	LS(MU)(CH)
ZONING DISTRICT	MUPD
OVERLAY DISTRICT	DRI
SECTION/TOWNSHIP/RANGE	13/44/41
PROPERTY CONTROL NUMBER(S)	73-41-44-13-04-002-0000 73-41-44-13-01-003-0020
CONCURRENCY CASE NUMBER	95-0908001

SITE AREA	GROSS SITE AREA (INC. CIVIC TRACT/TRACT 2)	3.85 AC. (167,706 S.F.)
	NET SITE AREA (TRACT 2 ONLY)	1.78 AC. (77,536 S.F.)
	IMPERVIOUS AREA	49,035.98 S.F.
	PERVIOUS AREA	28,927.71 S.F.
GROSS FLOOR AREA (HOTEL)		63,326 S.F.
	ACCESSORY USE (MEETING ROOM)	902 S.F.
FAR		38
BUILDING LOT COVERAGE (MAX. 30%)		8%
BUILDING HEIGHT (MAX. 72')		65'
TRAFFIC ANALYSIS ZONE		736
PARKING REQUIRED (1.25 SPACES/ROOM + 1 SPACE/EMPLOYEE)		140 SP
PARKING PROVIDED**		140 SP
	HOTEL PARCEL (TRACT 2)	55 SP
	CIVIC PARCEL (PARK-N-RIDE)	85 SP
HANDICAP PARKING REQUIRED		5 SP
HANDICAP PARKING PROVIDED		10 SP
	HOTEL PARCEL (TRACT 2)	5 SP
	CIVIC PARCEL (PARK-N-RIDE)	5 SP
BICYCLE PARKING REQUIRED		10 SP
BICYCLE PARKING PROVIDED		10 SP

\*MAX. 72' HT. FOR HOTEL USE PER CONDITION L.C.A.13  
 \*\*AN ADDITIONAL 48 SPACES ARE RESERVED FOR PARK-RIDE-FACILITY, NOT INCLUDED IN 140 SPACES PROVIDED FOR HOTEL

**DEVELOPMENT TEAM**

<b>Planner:</b> WGI 2035 Vista Parkway West Palm Beach, FL 33411	<b>Civil Engineer:</b> Thomas Engineering Group 1000 Corporate Dr., Suite 250 Fort Lauderdale, FL 33334
<b>Owner:</b> Birch Development LTD 2200 Butts Rd, Suite 300 Boca Raton, FL 33431	<b>Architect:</b> LK Architecture, Inc. 345 Riverview, Suite 200 Wichita, KS 67203

**NOTES**

- PARK-N-RIDE LOT - 138 SPACES EXIST ON THE PARK-N-RIDE LOT. 90 SPACES ARE PROPOSED TO BE ALLOCATED FOR USE BY THE HOTEL WITH THE 48 REMAINING SPACES ALLOCATED FOR THE PARK-N-RIDE. AS A RESULT OF THE PROPOSED INGRESS-EGRESS TO THE PARK-N-RIDE LOT & THE PROPOSED CROSS CONNECTION TO THE HOTEL LOT, ONLY 85 SPACES ON THE PARK-N-RIDE LOT WILL REMAIN FOR THE USE OF THE HOTEL.



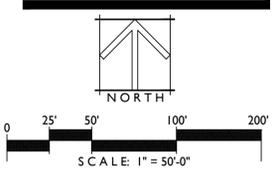
**WELLINGTON GREEN MUPD B**  
**SITE PLAN**  
 WELLINGTON, FLORIDA

REVISION DATES		
DATE	APPROVAL	NOTES
01/20/17		DRAWING SUBMITTED
02/20/17		REVISIONS PER DRC COMMENTS
03/20/17		REVISIONS PER DRC COMMENTS
04/18/17		REVISIONS PER DRC COMMENTS
05/18/17		REVISIONS PER DRC COMMENTS

AMENDMENTS

ZONING STAMP

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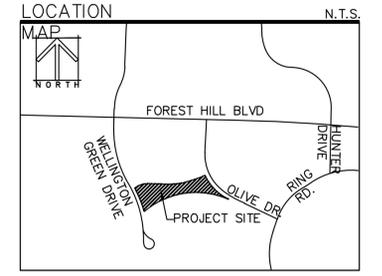


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 DRAWING #: SP\_FairField Inn.dwg  
 FILE #: 2559.00

SHEET #  
**SP.2**

Landscape Architecture Plans

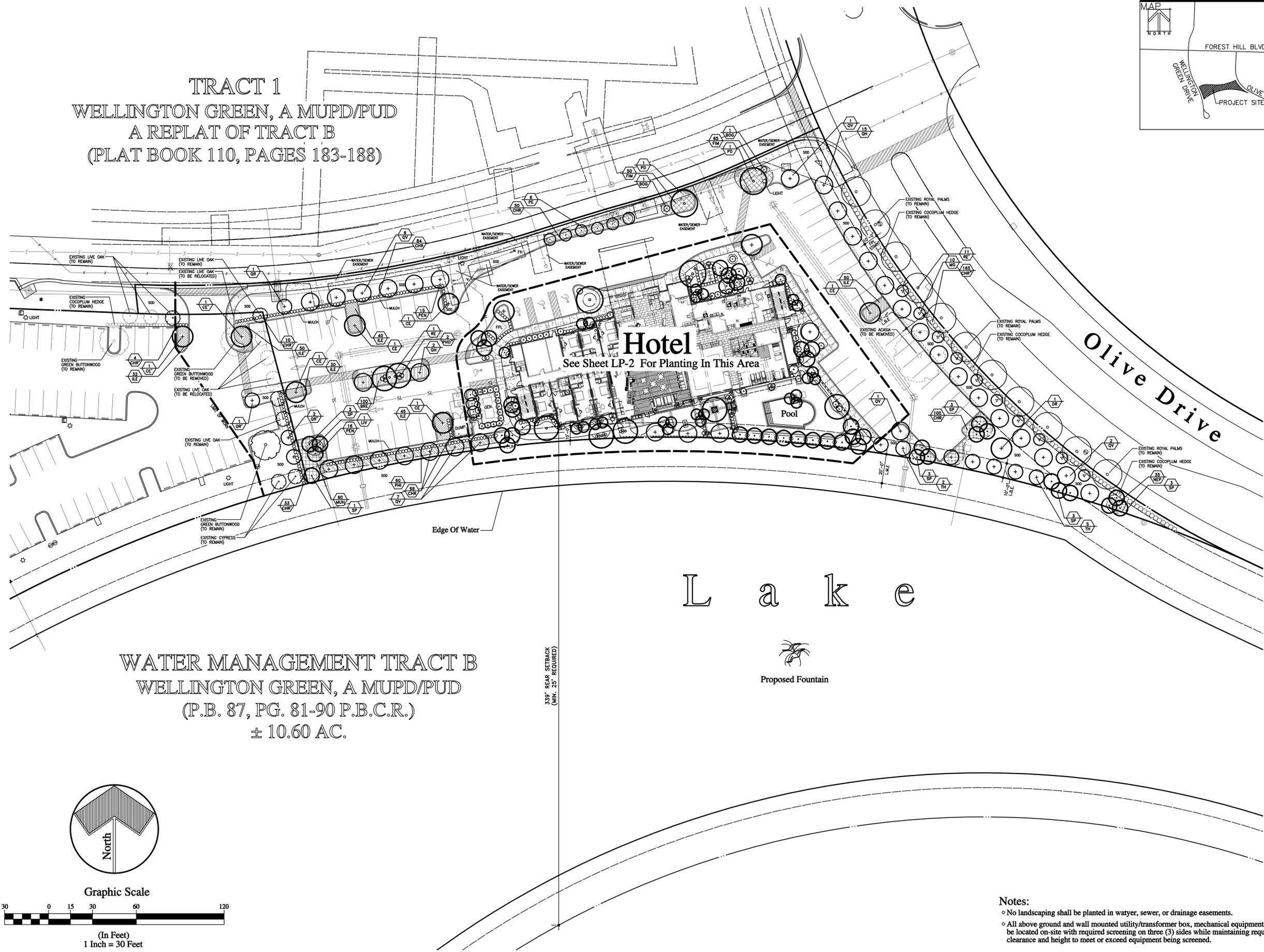
TRACT 1  
WELLINGTON GREEN, A MUPD/PUD  
A REPLAT OF TRACT B  
(PLAT BOOK 110, PAGES 183-188)



INTUITIVE  
IDG  
DESIGN GROUP  
8965 SE Bridge Road #206  
Hobe Sound, Florida 33455  
Phone: 772.220.9711  
Fax: 772.781.1040  
Email: idg@hellsouth.net  
www.intuitivedesigngroup.com

All Ideas, Designs, Arrangements  
And Plans Indicated Or Represented  
By This Drawing Are Owned By  
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Landscape Architect And Were  
Created, Evolved And Developed  
For Use On And In Connection  
With The Specified Project. None  
Of Such Ideas, Designs,  
Arrangements, Or Plans Shall Be  
Used By Or Disclosed To Any  
Person, Firm, Or Corporation For  
Any Purpose, Whatsoever Without  
The Written Permission Of The  
Landscape Architect

Michael N. Szpussek  
Cert. Number LA0000676  
License Number 2002-125-0072

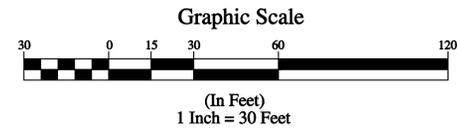
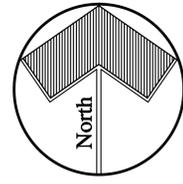


Hotel  
See Sheet LP-2 For Planting In This Area

Proposed Fountain

WATER MANAGEMENT TRACT B  
WELLINGTON GREEN, A MUPD/PUD  
(P.B. 87, PG. 81-90 P.B.C.R.)  
± 10.60 AC.

330' BEAR STRACK  
(MIN. 25' REQUIRED)



- Notes:
- o No landscaping shall be planted in water, sewer, or drainage easements.
  - o All above ground and wall mounted utility/transformer box, mechanical equipment valves, etc., shall be located on-site with required screening on three (3) sides while maintaining required three (3) feet clearance and height to meet or exceed equipment being screened.

Landscape Plan  
**Wellington Green MUPD B**  
Wellington, Florida

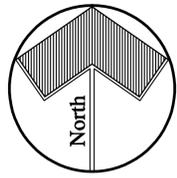
Date:  
April 17, 2017 80% COMP  
May 1, 2017 90% COMP  
May 11, 2017 DEC SUBMITTAL

Sheet:  
**LP-1**

Of: Four

Preliminary Drawing, Not To Be Used For Construction

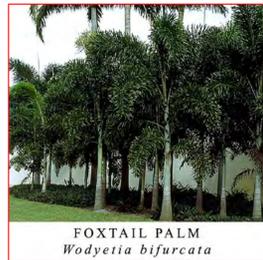
Landscape Architecture Plan



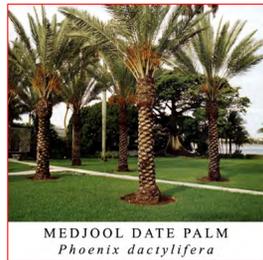
Graphic Scale



(In Feet)  
1" = 10'-0"



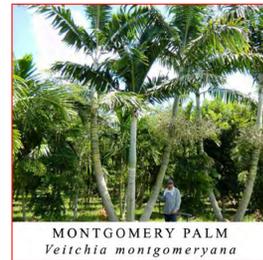
FOXTAIL PALM  
*Wodyetia bifurcata*



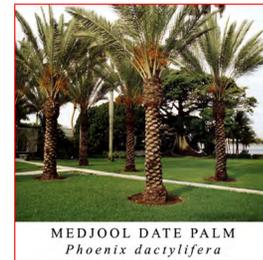
MEDJOOL DATE PALM  
*Phoenix dactylifera*



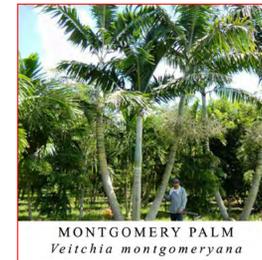
BOUGAINVILLEA VINE  
*Bougainvillea spectabilis*



MONTGOMERY PALM  
*Veitchia montgomeryana*

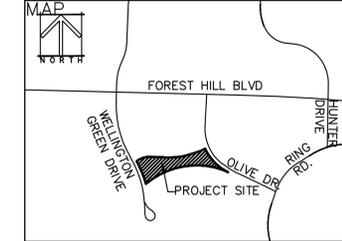


MEDJOOL DATE PALM  
*Phoenix dactylifera*



MONTGOMERY PALM  
*Veitchia montgomeryana*

LOCATION



Landscape Architecture  
Site Planning

**INTUITIVE  
IDG  
DESIGN GROUP**

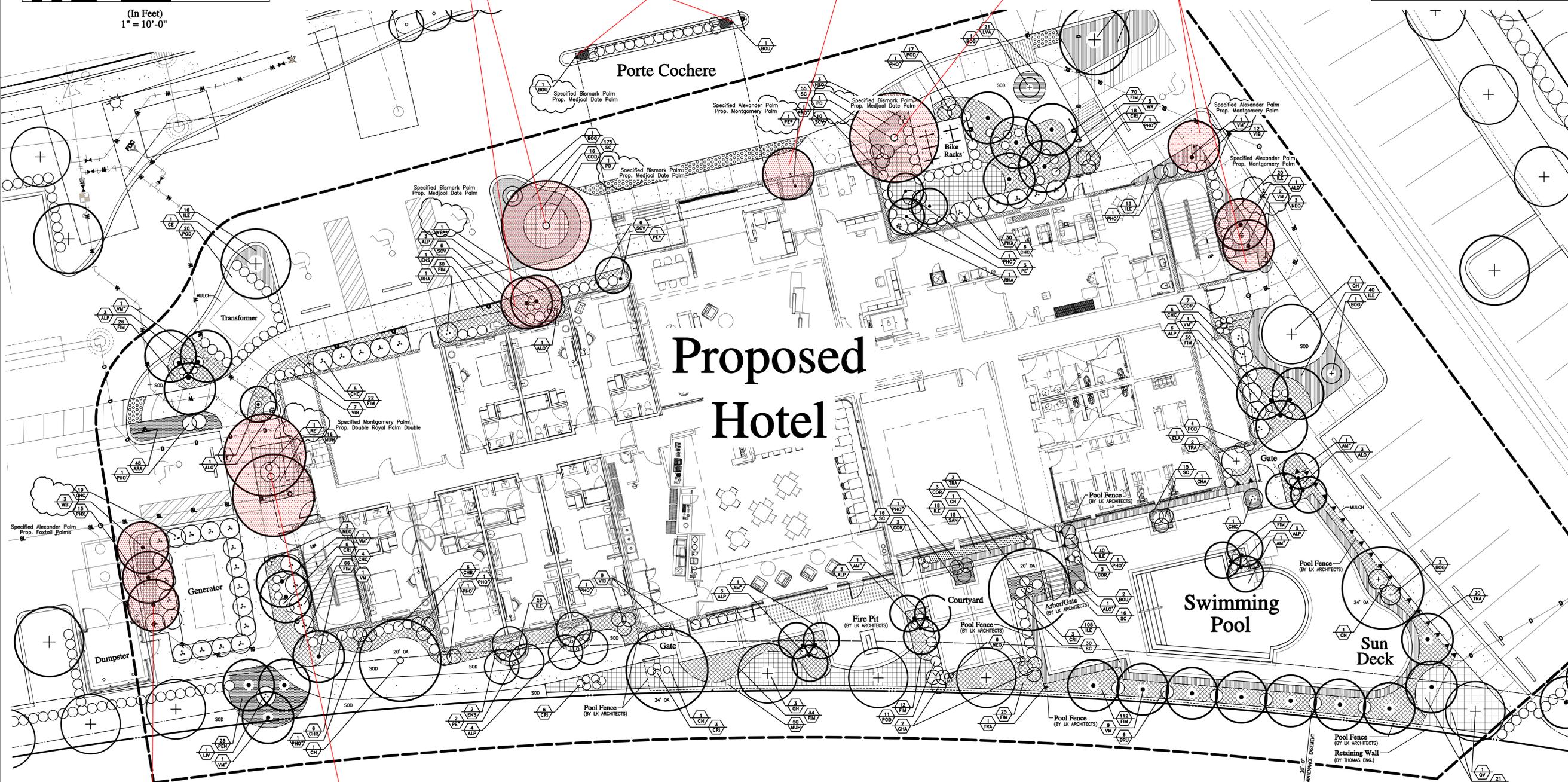
8965 SE Bridge Road #206  
Hobe Sound, Florida 33455

Phone: 772.220.9711  
Fax: 772.781.1040

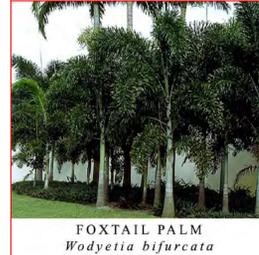
Email: idg@ellsworth.net  
www.intuitivedesigngroup.com

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With The Specified Project. None  
Of Such Ideas, Designs,  
Arrangements, Or Plans Shall Be  
Used By Or Disclosed To Any  
Person, Firm, Or Corporation For  
Any Purpose Without The Written  
Permission Of The  
Landscape Architect

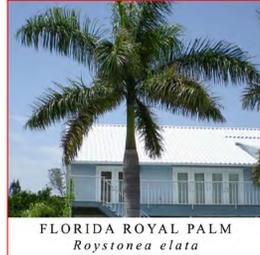
Michael N. Segments  
Cert. Number: LA0000076  
License Number: 2002-125-0072



# Proposed Hotel



FOXTAIL PALM  
*Wodyetia bifurcata*



FLORIDA ROYAL PALM  
*Roystonea elata*

**Notes:**

- No landscaping shall be planted in water, sewer, or drainage easements.
- All above ground and wall mounted utility/transformer box, mechanical equipment valves, etc., shall be located on-site with required screening on three (3) sides while maintaining required three (3) feet clearance and height to meet or exceed equipment being screened.

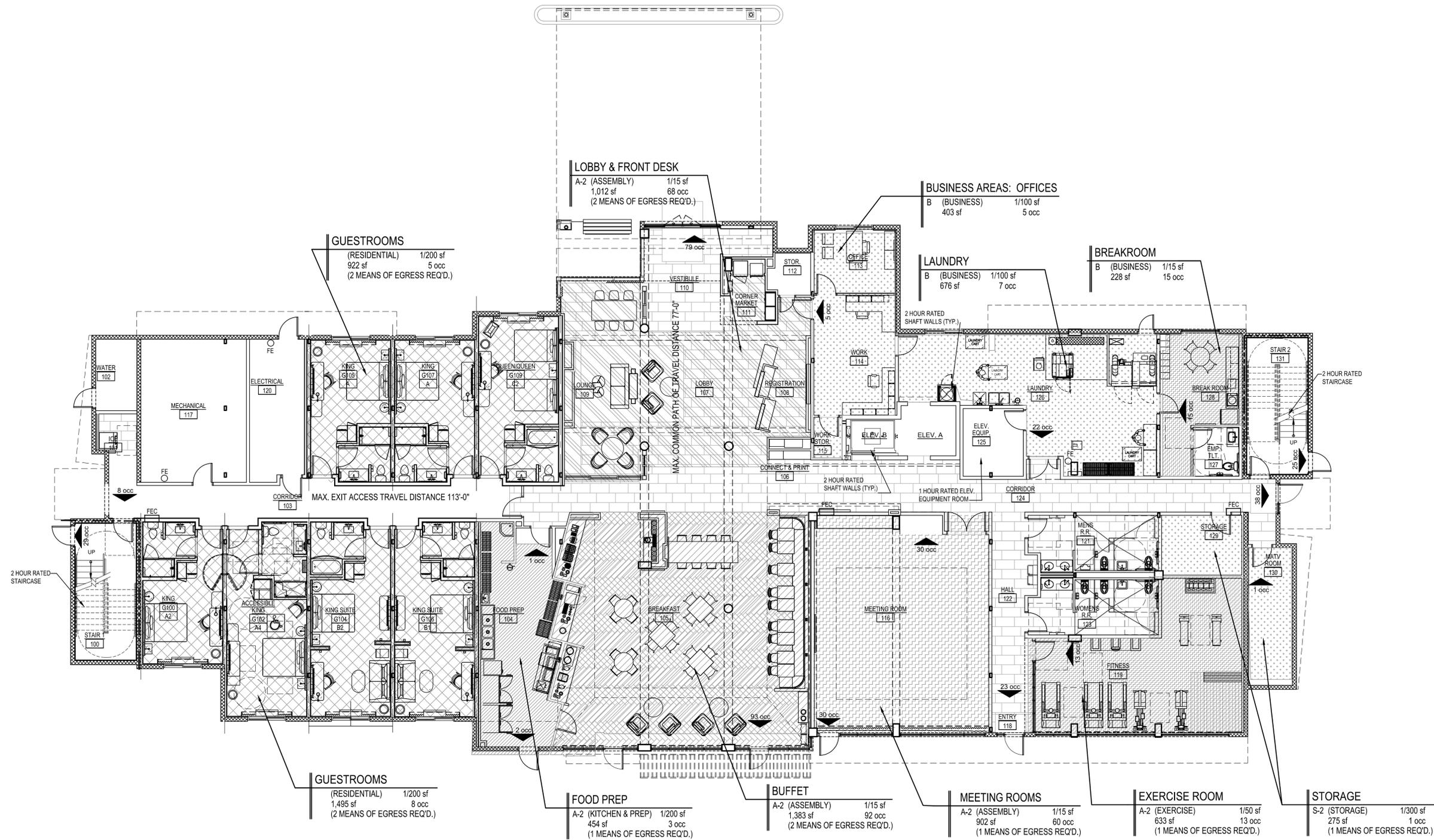
Hotel Landscape Plan  
**Wellington Green MUPD B**  
Wellington, Florida

Date:  
April 17, 2017 80% COMP  
May 1, 2017 90% COMP  
May 11, 2017 ORC SUBMITTAL  
May 30, 2017 PERMIT SET

Sheet:  
**LP-2**

Of: Four

May 10, 2017 - 5:43pm - USER: bened  
 J:\Hospitality\15668-Fairfield-Wellington, FL\15668-Consultants\15668-CSI\To\15668-LS1\_1-jennifer\alk.dwg



**A LIFE SAFETY FIRST FLOOR PLAN**  
 1/8"=1'-0" NORTH



**PRINTS ISSUED**

DATE	PURPOSE	NO.
May 11, 2017	Review	

FAIRFIELD INN & SUITES  
 VILLAGE OF WELLINGTON,  
 FLORIDA



LKArchitecture, Inc.®  
 345 Riverview Wichita, KS 67203  
 T 316.268.0230 F 316.268.0205

CONTACT:  
 DRAWN:  
 CHECKED:  
 PROJECT NUMBER:  
**1** □ □ □ □

SHEET TITLE:  
 LIFE SAFETY FIRST FLOOR PLAN

SHEET NUMBER:  
**LS.1** OF: \_\_\_\_\_