

Exhibit A - Exterior Elevations and Materials



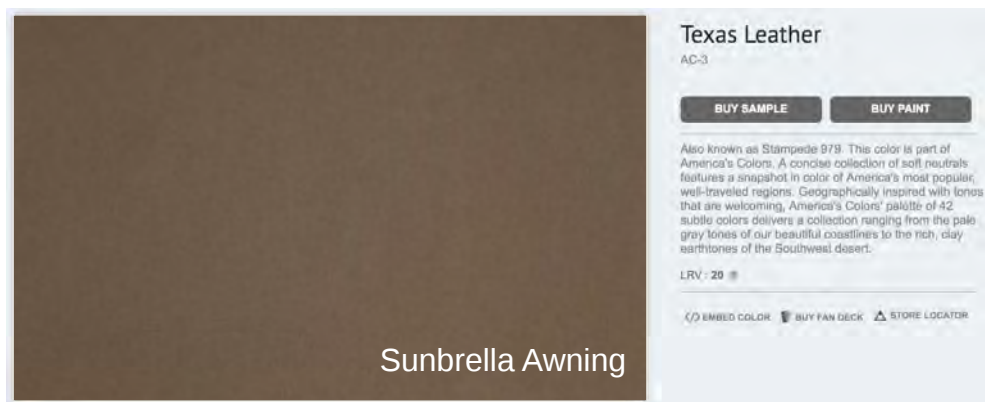




Colors/Materials



El Dorado Stone
Cliffstone Boardwalk



Sunbrella Awning



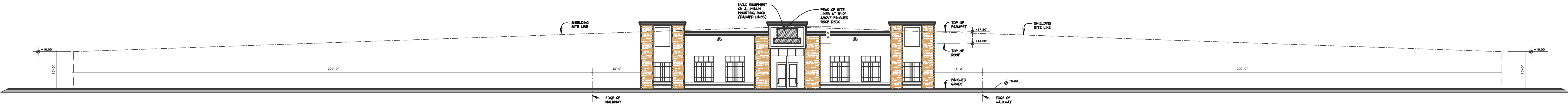
Doors and Frames

Antique Bronze Aluminum

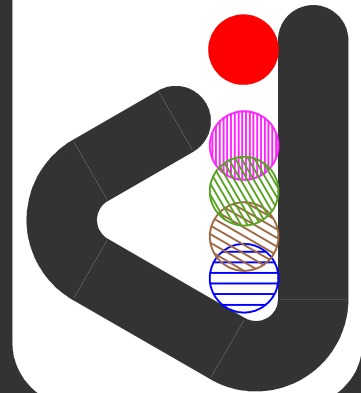
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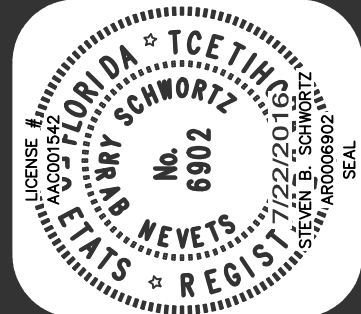
Exhibit B - Rooftop Equipment Shielding Elevations



ROOFTOP EQUIPMENT SHIELDING ELEVATION
SCALE: 1/16" = 1' - 0"



Steven B. Schwartz
ARCHITECT, P.A.
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North Miami Beach, Florida 33180
Phone (305) 932-1440



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ARCHITECT, P.A.
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STEVEN B. SCHWORTZ
ARCHITECT, P.A.
PLANS MUST BE RETURNED
UPON REQUEST.

OFFICE BUILDING
WELLINGTON OFFICE PARC
WELLINGTON PARC
VILLAGE OF WELLINGTON, FLORIDA 33449

PROJECT

COM: 2016-05

REVISIONS:



DATE: 07-22-2016

BY: S.B.S.

TOTAL NUMBER OF
DRAWINGS IN SET: 3

A-3
OF: 3

Forest Hill Blvd.

120th Ave.

North

SITE

PIERSON RD.

S.R. 7 / U.S. 441

Lake Worth Road

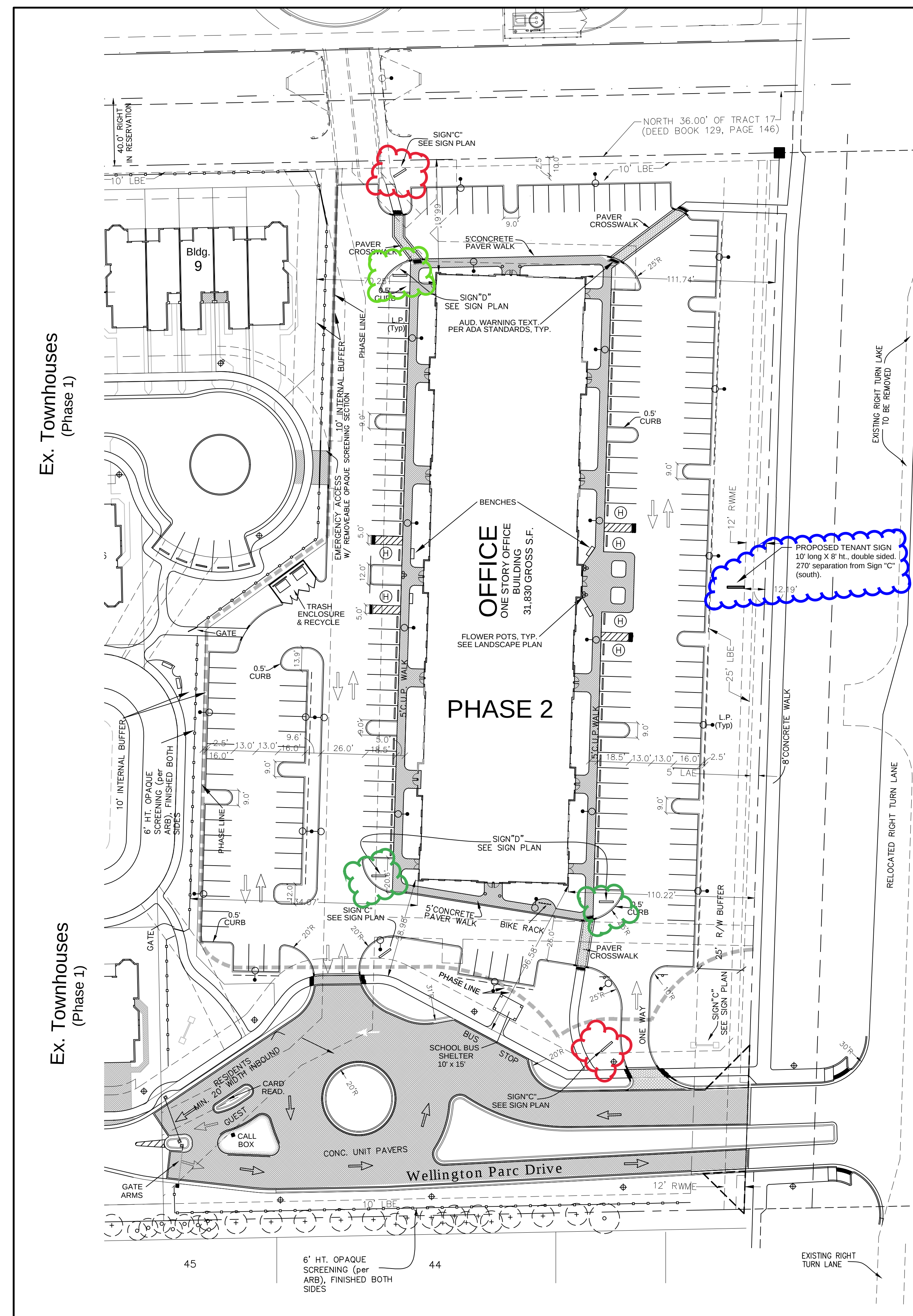
S.R. 802

Florida Turnpike

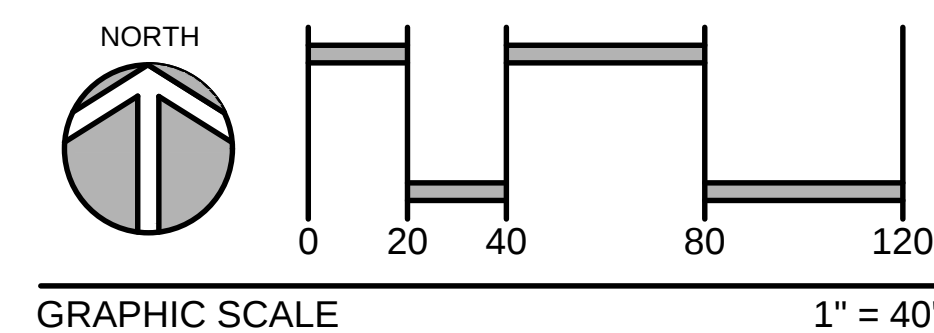
SITE LOCATION MAP

Section 24, Township 44s, Range 41e

N.T.S.



-  **Entry Feature Signs (2)**
-  **Internal Directional Signs (3)**
-  **Multiple Tenant Monument Sign (1)**



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[illegible]

**Covelli
Design
Associates Inc.**

2295 N.W. Corporate Blvd., Suite 213
Fort Lauderdale, Florida 33331
561-910-0330
covellidesign.com

LC 26000287

Urban Planning ♦ Landscape Architecture

Detail Site Plan

Wellington Parc
Village of Wellington Florida

Date	07-22-16
Scale	AS SHOWN
PN#	1005

SUBMITTED BY—

STEVEN E. TATE
LANDSCAPE ARCHITECT
No. 967
STATE OF FLORIDA
—FOR THE FIRM—

DATE

Drawing No.
SP-2
OF 3

Exhibit D - Site Amenities

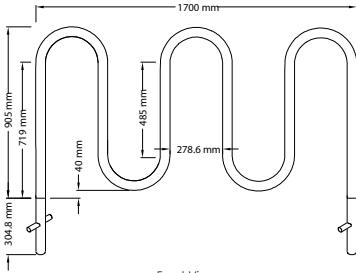
Model no: CAH-715

Material: Constructed with galvanized solid steel
Finish: Steel components are electrocoated with anti-corrosion treatment, and finished with UV resistant Canaan 5 Steps Powder Coating electrostatically
Installation: In-ground; include mounting hardware for concrete installation (surface mounted is also available)
Specification: Choice of powdercoat color

Dimensions: Length: 66.9" / 1700 mm
 Height: 35.6" / 905 mm
 Weight: 44.1 lbs / 20 kg



Top View



Front View



Side View



Seagull Lighting
 Outdoor Wall Lantern
 Lancaster 8037-12



Salsbury Cluster Box
 12 A Size Doors
 Model #3312BLK-U

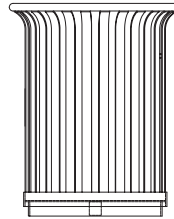


Canaan Site Furnishings
 Outdoor Street Planter
 Model CAP-105

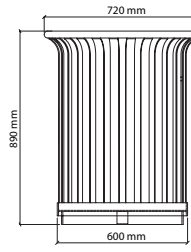
Model no: CAY-119B

Material: The frame of the trash receptacle is constructed with heavy duty galvanized steel flat bar
Finish: 33 gallon commercial grade steel liner
Finish: Steel components are electrocoated with anti-corrosion treatment, and finished with UV resistant Canaan 5 Steps Powder Coating electrostatically
Installation: Delivered pre-assembled and surface mounted; holes are pre-drilled in each foot for securing to base
Specification: Choice of powdercoat color

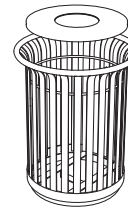
Dimensions: Height: 35" / 890 mm
 Diameter: 28.3" / 720 mm
 Weight: 63.5 kg / 140 lbs
 Capacity: 32 gallons



Front View



Side View

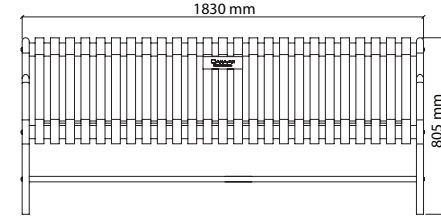
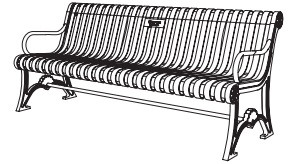


Top View

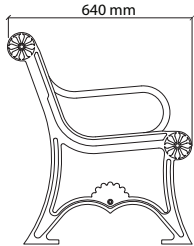
Model no: CAL-953

Material: Constructed with galvanized solid steel flat bar and H.S. steel tubing
Finish: Steel components are electrocoated with anti-corrosion treatment, and finished with UV resistant Canaan 5 Steps Powder Coating electrostatically
Installation: Surface mounted; holes are pre-drilled in each foot for securing to base
Specification: Choice of powdercoat color
Options: Stainless steel memorial plaque available

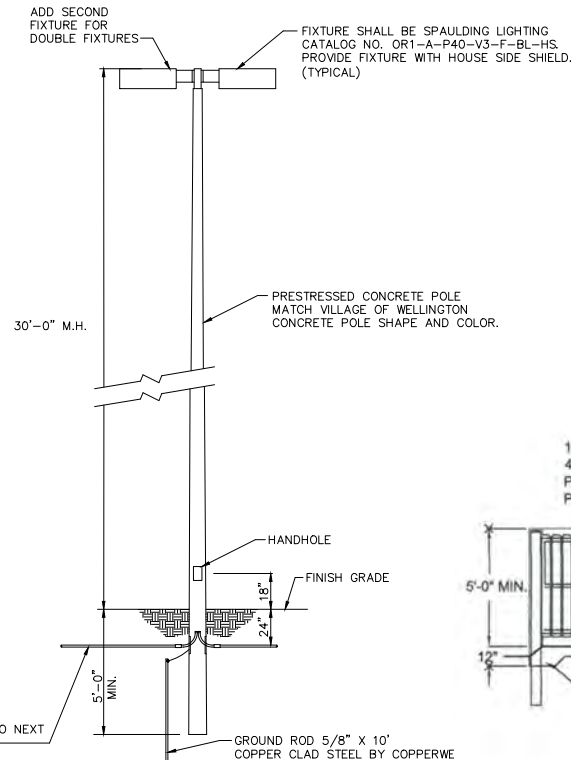
Dimensions: Height: 31.7" / 805 mm
 Width: 25.2" / 640 mm
 Length: 72" / 1830 mm
 Weight: 115 kg / 253.5 lbs



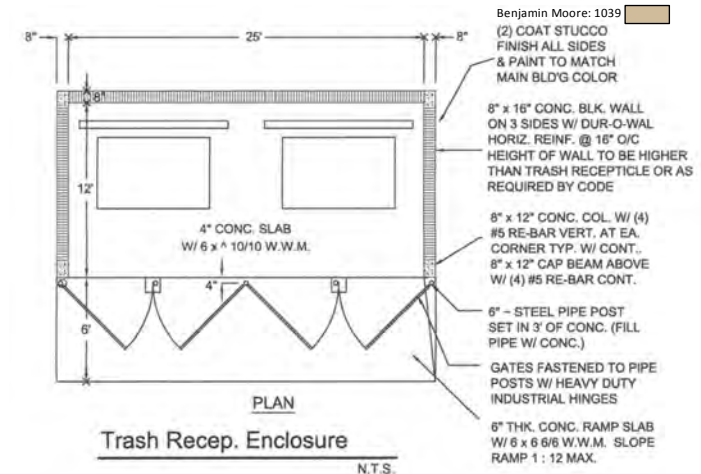
Front View



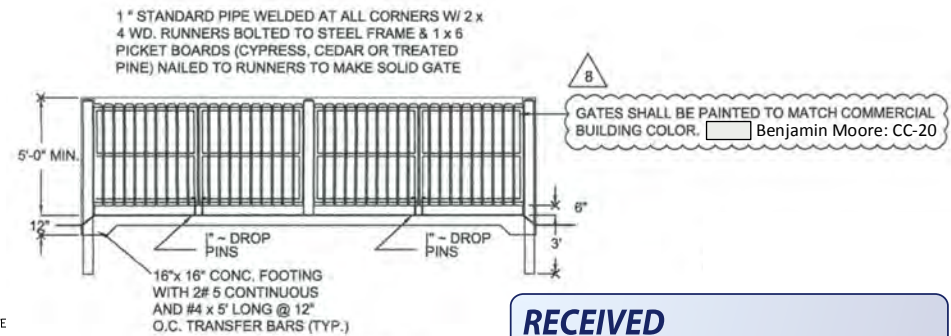
Side View



PARKING LOT LIGHTING DETAIL
 NOT TO SCALE



Trash Recept. Enclosure
 N.T.S.



FRONT ELEVATION

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GENERAL SPECIFICATIONS

Wellington Office Parc

Exhibit E - Master Sign Plan

Monument Sign

The structural elements of the Freestanding Center Identification Monument Sign are the common thread that tie the sign program together. This structure is similar in character, harmonious in color and compatible with the architectural theme of the building. This sign shall be landscaped around the base to ensure that the structure blends the overall landscape plan.

Wall Signs

All wall signs shall be individually pin mounted channel letters which are back-lit. Tenants without a logo shall use "Bell MT" font and letters shall be Antique Bronze Aluminum color.

Sign Copy and Logo Use

Tenants with nationally or regionally recognized logo or federally registered trademark are permitted to use their logo/mark for tenant identification. These logo/marks shall be designed as an integral part of the advertising copy.

Window Sign

All window signs will be placed on the door of each tenant using white window decals. First row will be the suite/unit number, and second row will be tenant name/company.

A. Freestanding Center Identification Monument Sign

The framing and other details mimic the architectural elements found on the principal structure.

	CODE	PROPOSED
Monument Sign		
Number Allowed	One (1) per detached principle building	1 sign
Maximum Size (H x L)	8' x 10'	6' x 8'
Maximum Sign Area (SF)	32 SF	13.5 SF
Letter and Logo Size	24"	24" max
Combined Letter Height	36" combined	36" max
Copy Lines	2 lines	2 lines

B. Window Signs

	CODE	PROPOSED
Local Tenant Window Sign		
Number Allowed	1 window sign per display window	1 sign
Sign Area	Shall not exceed 50% of window area	50% max
Copy Lines	2 lines maximum	2 lines
Letter Size (Height)	First row: 9" ; Second row: 3"	9" & 3"

C. Wall Signs - Local Tenant Signage

The framing and other details mimic the architectural elements found on the principal structure.

	CODE	PROPOSED
Local Tenant Wall Sign		
Number Allowed	1 wall sign per principal storefront façade of an individual bay or store	1 at each unit entry
Number of Square Feet	2 square feet per lineal foot of principal storefront façade, not to exceed one hundred fifty (150) square feet per tenant	150 SF max
Maximum Sign Sizes	24" in height for local tenants	24" max
Maximum Length	70% of bay width or 20'	10'
Copy Lines	2 lines maximum	2 lines

	CODE	PROPOSED
Local Tenant End Wall Sign		
Number Allowed	1 wall sign per end tenant (max 50% of maximum square footage allowed for principal wall sign)	1 at each corner unit
Number of Square Feet	2 square feet per lineal foot of principal storefront façade, not to exceed one hundred fifty (150) square feet per tenant (max 50% of maximum square footage allowed for principal wall sign)	75 SF max
Maximum Sign Sizes	24" in height for local tenants	24" max
Maximum Length	70% of bay width or 20' (50% of wall sign)	5'
Copy Lines	2 lines maximum	2 lines

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EXTERIOR PANIT AND FINISH SCHEDULE				
				
BENJAMIN MOORE MUSLIN 1037	BENJAMIN MOORE STONEHOUSE 1039	BENJAMIN MOORE DECORATOR'S WHITE CC-20	CANVAS AWNINGS TEXAS LEATHER AC-3	RANDOM ASHLAR VINEYARD TRAIL

Wall Signage Letter Color



Antique Aluminum
Bronze

Font: Bell MT

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

0123456789

BELL MT BOLD

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

0123456789

BELL MT

One (1) Tenant Per Principal Storefront

Tenant Signage
Description of Tenant

Example:

Dr. Steve Smith
Plastic Surgeon

Two (2) Tenants Per Principal Storefront

Tenant Signage
Tenant Signage

Example:

Dr. Mary Kay, DDM
Dr. John Smith

Window Signage

Suite #
Tenant Signage

Example:

108
Dr. Steve Smith

Window Signage Letter Color



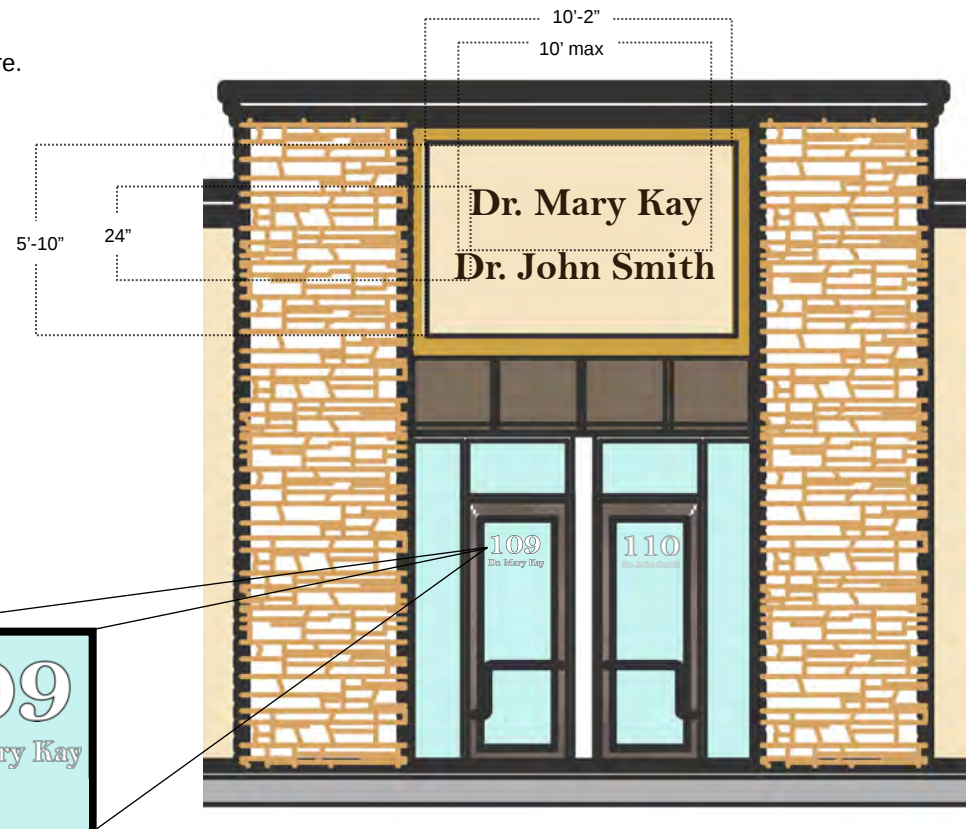
White



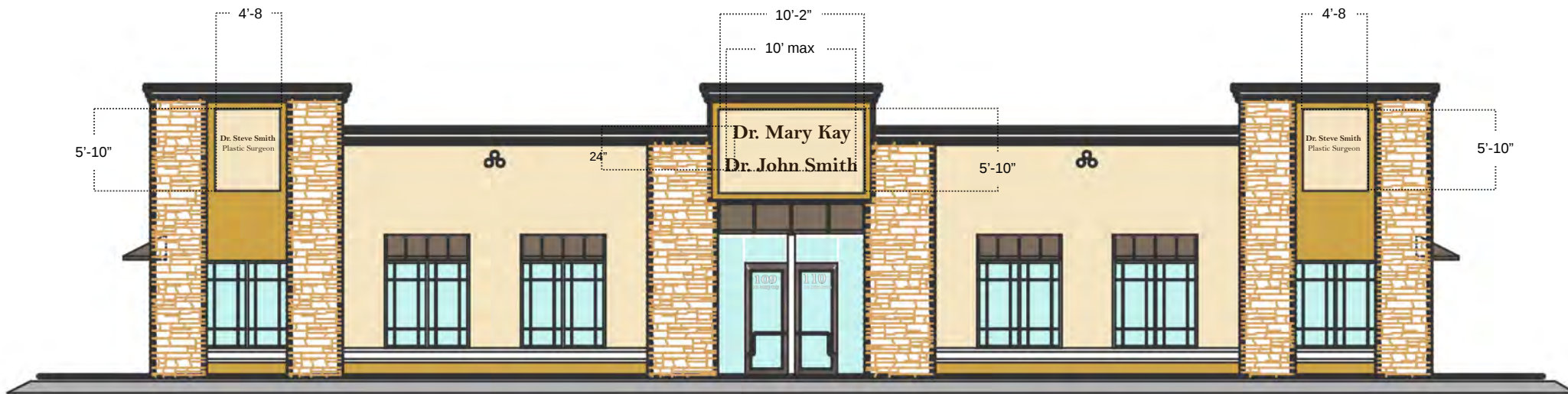
Wall Signs - Local Tenant Signage

The framing and other details mimic the architectural elements found on the principal structure.

	CODE	PROPOSED
Local Tenant Wall Sign		
Number Allowed	1 wall sign per principal storefront façade of an individual bay or store	1 wall sign per principal storefront façade of an individual bay or store
Number of Square Feet	2 square feet per lineal foot of principal storefront façade, not to exceed one hundred fifty (150) square feet per tenant	150 SF max
Maximum Sign Sizes	24" in height for local tenants	24" max
Maximum Length	70% of bay width or 20'	10'
Copy Lines	2 lines maximum	2 lines



FRONT ELEVATION (WEST) (EAST)



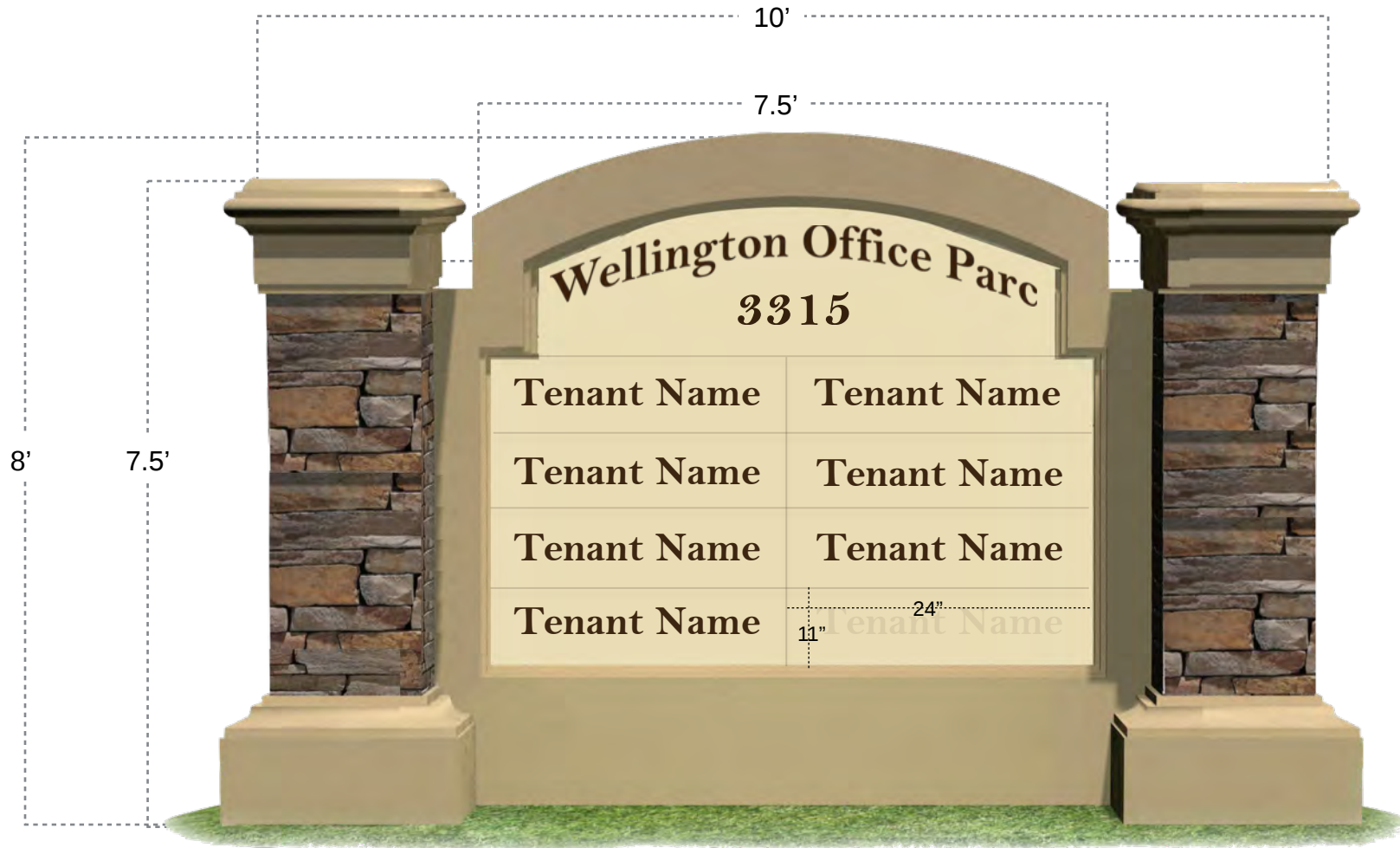
	CODE	PROPOSED
Local Tenant Wall Sign		
Number Allowed	1 wall sign per principal storefront façade of an individual bay or store	1 wall sign per principal storefront façade of an individual bay or store
Number of Square Feet	2 square feet per lineal foot of principal storefront façade, not to exceed one hundred fifty (150) square feet per tenant	150 SF max
Maximum Sign Sizes	24" in height for local tenants	24" max
Maximum Length	70% of bay width or 20'	10'
Copy Lines	2 lines maximum	2 lines

	CODE	PROPOSED
Local Tenant End Wall Sign		
Number Allowed	1 wall sign per end tenant (max 50% of maximum square footage allowed for principal wall sign)	1 wall sign per end tenant (max 50% of maximum square footage allowed for principal wall sign)
Number of Square Feet	2 square feet per lineal foot of principal storefront façade, not to exceed one hundred fifty (150) square feet per tenant (max 50% of maximum square footage allowed for principal wall sign)	75 SF max
Maximum Sign Sizes	24" in height for local tenants	24" max
Maximum Length	70% of bay width or 20' (50% of wall sign)	5' max
Copy Lines	2 lines maximum	2 lines

SIDE ELEVATION



Multi-Tenant Sign

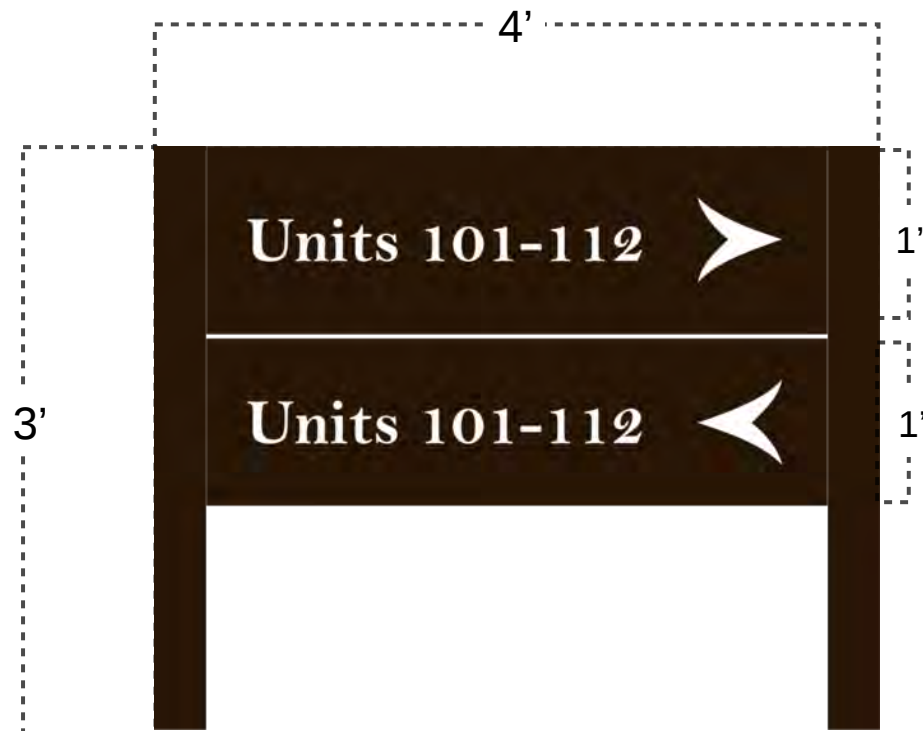


Notes:

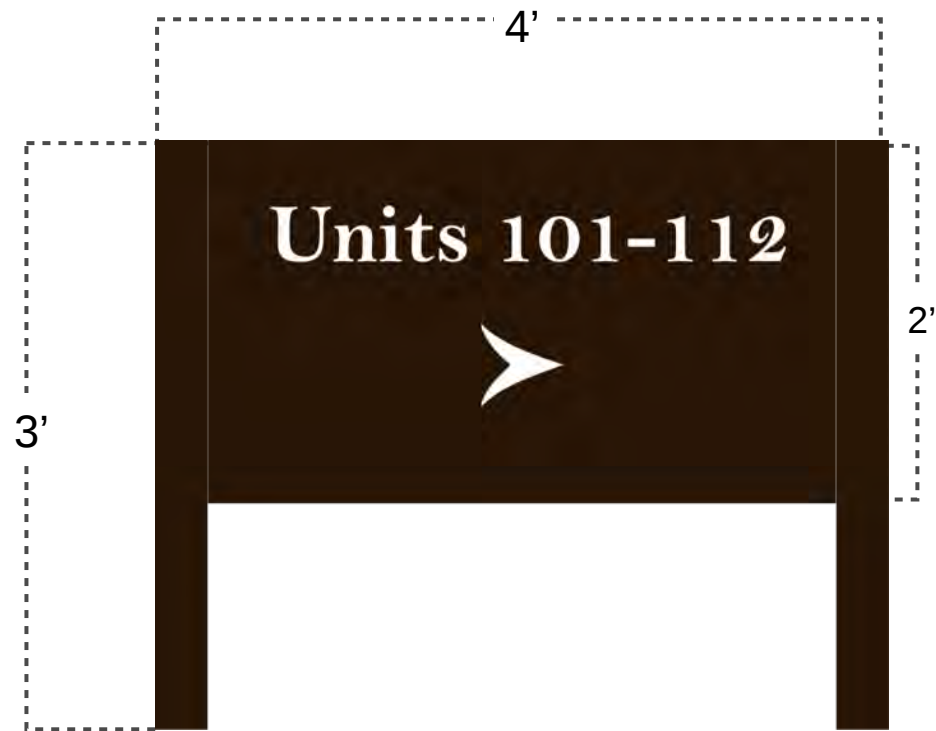
- Multi-tenant sign will be double sided
- Font for tenants, development name and building number is Bell MT

Color Sign: Dark Bronze
Color Letters: White

Directional Signs



Double Directional Sign



Single Directional Sign

*All directional signs will be printed on both sides