



PEMBROKE GARDENS RESIDENTIAL

PEMBROKE PINES, FL

SITE PLAN SUBMITTAL MAY 9, 2025



LOCATION MAP

PROJECT TEAM

CLIENT:
FEDERAL REALTY
7930 JONES BRANCH DR. #350
MCLEAN, VA 22102
PH: 703.776.9671

ARCHITECT:
ARCADIS PROFESSIONAL SERVICES (USA) INC.
7000 N. FEDERAL HIGHWAY
BOCA RATON, FL 33487
PH: 561.393.6555

LEGAL TEAM:
MISKAL BACKMAN, LLP
14 SE 4th STREET
BOCA RATON, FL 33432
PH: 561.405.3349

CIVIL:
BOHLER
1 SE 3RD AVE, #2700
MIAMI, FL 33131
PH: 786-681-0800

LANDSCAPE:
EDSA
1512 East Broward Boulevard, Suite 110
Fort Lauderdale, Florida 33301
PH: 954-524-3330

TRAFFIC ENGINEER:
TRAF TECH ENGINEERING
8400 N. University Drive, Suite 309
Tamarac, Florida 33321
PH: (954) 582-0988

DRAWING INDEX

ARCHITECTURAL	
No.	SHEET NAME
CE-01	COVER SHEET
AE-01	CONTEXT PLAN
AE-02	ARCHITECTURAL SITE PLAN
AE-03	SITE DETAILS
CE-07	PHOTOMETRIC PLAN - SITE
CE-08	PHOTOMETRIC - GARAGE L1 (TYPICAL)
CE-09	PHOTOMETRIC - GARAGE L2&3 (TYPICAL)
CE-10	PHOTOMETRIC - GARAGE L7 (TYPICAL)
CE-11	PHOTOMETRIC - CUT SHEETS
AI-01	LEVEL 1 & LEVEL 2 FLOOR PLANS
AI-02	LEVEL 3 & LEVEL 4 FLOOR PLANS
AI-03	LEVEL 5 & LEVEL 6 FLOOR PLANS
AI-04	LEVEL 7 & LEVEL 8 FLOOR PLANS
AI-10	ROOF DECK PLAN
AI-11	PARKING GARAGE L1&4
AI-12	PARKING GARAGE L5&7
CE-02	BUILDING ELEVATIONS
CE-04	RESIDENTIAL BUILDINGS - SECTIONS

CLIENT

FEDERAL REALTY

909 Rose Avenue, Suite 200,
North Bethesda, MD 20852

COPYRIGHT
This drawing has been prepared solely for the intended use, and any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

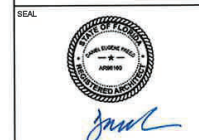
Arcadis Professional Services (USA) Inc.

ISSUES	DESCRIPTION	DATE
1	Revision 1	2024/05/06

City of Pembroke Pines
Received

JUL 30 2025

SP2024-0007
Planning & Economic Development



ARCADIS

7000 N Federal Hwy - 2nd Floor
Boca Raton, FL 33487 USA
tel 248 536 8000
www.arcadis.com

PROJECT
Pembroke Gardens Residential
Pembroke Pines, Florida

PROJECT NO:
232172

DRAWN BY:
Author

CHECKED BY:
Checker

PROJECT MGR:
Designer

APPROVED BY:
Approver

SHEET TITLE
COVER SHEET

SHEET NUMBER
CS.01

ISSUE
1

CLIENT
FEDERAL REALTY

909 Rose Avenue, Suite 200,
North Bethesda, MD 20852

COPYRIGHT
This drawing has been prepared solely for the intended use, and any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Professional Services (USA) Inc.

ISSUES	DESCRIPTION	DATE
No.	Revision	
1	Revision 1	2004/05/06



ARCADIS

7000 N. Federal Hwy - 2nd Floor
Boca Raton, FL 33437 USA
Tel 248 936 8000
www.arcadisusa.com

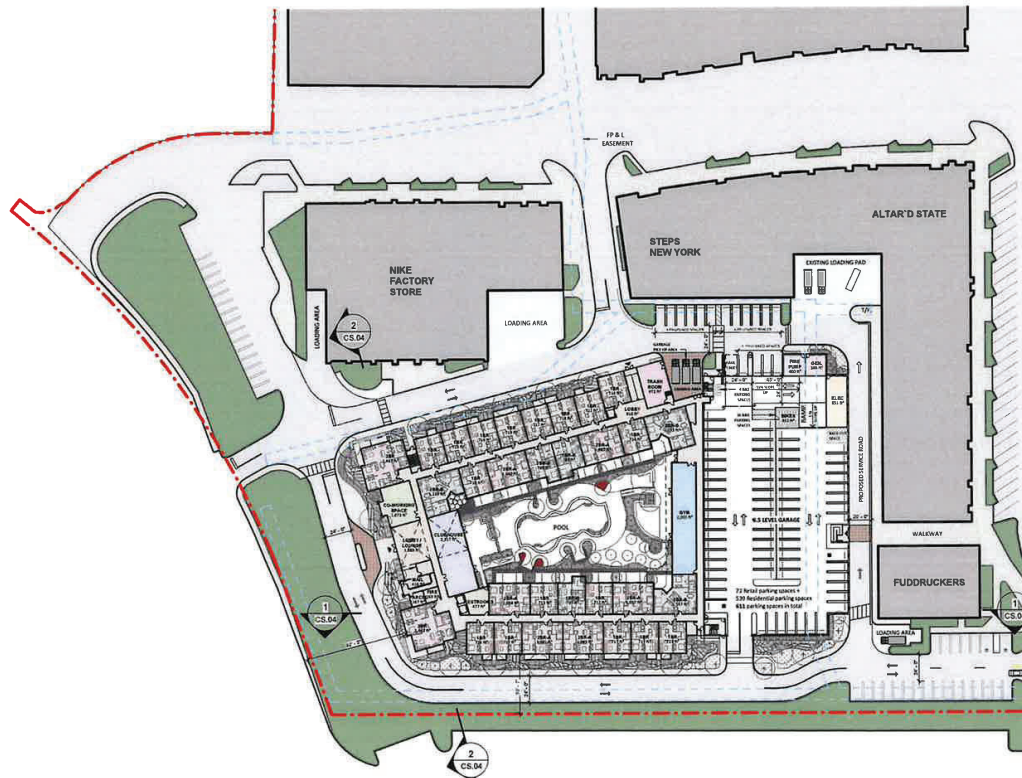
PROJECT
Pembroke Gardens Residential
Pembroke Pines, Florida

PROJECT NO: 232172	
DRAWN BY: Author	CHECKED BY: Checker
PROJECT MGR: Designer	APPROVED BY: Approver
SHEET TITLE CONTEXT PLAN	

SHEET NUMBER AS1.01	ISSUE 1
-------------------------------	-------------------



PARKING DATA TABLE				
REQUIRED				
USE	REQUIREMENT	SPACES PER TYPE		
RESIDENTIAL	1.75 SPACES PER UNIT	308 UNITS x 1.75 SPACES / UNIT = 539 SPACES		
PROPOSED				
LAND USE	STANDARD (9' x 15')	STANDARDS (8.5' x 19')	ADA (12' x 13')	TOTAL PARKING
RETAIL	86	0	2	88
RESIDENTIAL	107	421	11	539
TOTAL PROPOSED PARKING	193	421	13	627
LAND USE	PARKING RATIO	CALCULATION		
RESIDENTIAL	1.75 SPACES PER UNIT	539 SPACES / 308 = 1.75		



SHEET NUMBER	ISSUE
AS1.02	1