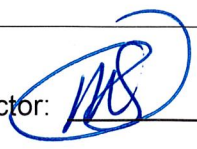




City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	May 13, 2021	Application ID:	MSC 2021-10
Project:	Altar'd State – Arula	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	JRA HHF Venture LLC	Agent:	Architectural Group International
Location:	14560 SW 145 Terrace		
Existing Zoning:	PCD (Planned Commercial Development)	Existing Land Use:	Commercial
Reference Applications:	MSC 2007-21, MSC 2007-07, ZC 2006-07, SP 2006-27, SP 2005-36, ZC 2005-03, SUB 2005-03, PH 2004-10		
Applicant Request:	Architectural and signage modifications to an existing tenant bay		
Staff Recommendation:	Approval		
Final:	☒ Planning & Zoning Board	☐ City Commission	
Reviewed for the Agenda:	Director:  Planning Administrator: 		

Project Description / Background

Architectural Group International, agent, is requesting approval for architectural and signage modifications to an existing tenant bay (Altar'd State – Arula) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue (building 7000).

On June 7, 2006, City Commission approved The Shops at Pembroke Gardens through SP 2005-36. An amendment was made to the site plan in 2006 (SP 2006-27, Architectural changes). Architectural modifications were made to the tenant bay in 2007 (MSC 2007-21, Love Culture).

The Love Culture tenant shall remain within the shopping center and relocate to the former New York and Company tenant bay.

BUILDINGS / STRUCTURES:

The applicant is proposing to subdivide the former +/- 12,265 square foot Love Culture tenant bay shall into two bays.

- Altar'd State – Arula consisting of +/- 9,785 square feet shall be located at the northwest corner of building 7000, with frontage on southwest 5 street and southwest 145 terrace.
- The remainder of the former Love Culture Tenant bay (+/- 2,480 square feet) located to the east of Altar'd State – Arula, with frontage on southwest 5 street shall be remodeled into a white box. The white box shall remain vacant until a permeant tenant is found for the space, at which time the proposed tenant shall make additional architecture modifications as required by the PCD guidelines.

The following modifications are proposed for the new Altar'd State – Arula tenant bay:

- Installation of white-wash brick on both tower features.
- Modification of the tower entryway. The entryway shall be recessed within the tower. Weathered steel gates will be added to the tower entry.
- Addition of decorative lighting in the recessed tower feature entryway.
- Reclad canopies over the existing entryway in annealed copper as well as the addition of faux canopy tie backs.
- Addition of hanging planters from the canopies on the tower feature.
- Removal and replacement of three existing awnings. The new awnings shall be Basalt Gray.
- Installation of decorative metal arches on both sides of the tenant bay. The arches located on the main tower feature shall have LED backlighting.
- Addition of black wall sconces at the ends of the metal arches.
- Paint the main body SW 7010 (White Duck).
- Infill of the existing entrance on the west elevation.
- Addition of copper clad storefront on the north and west elevation.
- Installation of art glass panels on the existing storefront and tower feature.
- Modification to the west façade to accommodate a new entry. The entry will be for the Arula product line. The new entryway will feature natural wood, a plaster finish and a weathered bronze storefront.

The following modifications are proposed for the new white box tenant bay:

- Addition of a neutral pier to delineate the new space.
- Paint the main body SW 7135 (Twinkle) and the trim SW 7674 (Peppercorn)
- Addition of a black awning over the storefront
- Installation of a new glass storefront
- Addition of 3 black wall sconces.

SIGNAGE:

The following signage is proposed for the new Altar'd State – Arula tenant bay:

- Installation of a 16 square foot projecting cabinet sign with push thru copy. The sign shall project off the edge of the tenant bay on the tower feature and read, "Altar'd State" in white copy. The sign will be fastened to the building utilizing decorative metal work.
- Installation of a 9 square foot internally illuminated channel letter wall sign located over the Arula entry. The sign shall read, "Arula" in teal copy.
- Installation of two 9.81 square foot internally illuminated channel letter canopy signs. The signs shall read, "Altar'd State" in white copy.

No signage is proposed for the white box tenant bay

Staff has reviewed the proposed changes and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.

Enclosed:

- Miscellaneous Plan Application
- Memo from Planning Division (5/3/21)
- Memo from Zoning Administrator (5/3/21)
- Memo from Engineering Division (4/26/21)
- Memo from Fire Prevention Bureau (4/26/21)
- Memo from Zoning Administrator (4/21/21)
- Memo from Planning Division (4/21/21)
- Miscellaneous Plan
- Site Aerials



City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

- | | |
|---|---|
| ☐ Appeal* | ☐ Sign Plan |
| ☐ Comprehensive Plan Amendment | ☐ Site Plan* |
| ☐ Delegation Request | ☐ Site Plan Amendment* |
| ☐ DRI* | ☐ Special Exception* |
| ☐ DRI Amendment (NOPC)* | ☐ Variance (Homeowner Residential) |
| ☐ Flexibility Allocation | ☐ Variance (Multifamily, Non-residential)* |
| ☐ Interpretation* | ☐ Zoning Change (Map or PUD)* |
| ☐ Land Use Plan Map Amendment* | ☐ Zoning Change (Text) |
| ☒ Miscellaneous | ☐ Zoning Exception* |
| ☐ Plat* | ☐ Deed Restriction |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: Cole Project #: PRJ 20____ - ____ Application #: MSC 2021-10

Date Submitted: 4/20/21 Posted Signs Required: (____) Fees: \$____

SECTION 1-PROJECT INFORMATION:Project Name: Altair d State / Arula (Suite 7070) ? White Box Tenant (Suite 7060)Project Address: 14560 SW 5th StreetLocation / Shopping Center: The Shops at Pembroke GardensAcreage of Property: 40 acres Building Square Feet: 48,045 SFFlexibility Zone: / Folio Number(s): 5140 15 05 0010Plat Name: / Traffic Analysis Zone (TAZ): 835Legal Description: /

Has this project been previously submitted? Yes No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: JRA HHF Venture LLC
Owner's Address: 527 SW 145 Terr Pembroke Pines, FL 33027
Owner's Email Address: AALVAREZ @ Pembrokegardens.com
Owner's Phone: 954-450-1580 Owner's Fax: _____
Agent: Architectural Group International
Contact Person: Nicole Henry
Agent's Address: 15 W. 7th Street Covington, KY 41011
Agent's Email Address: nhenry@agi-us.com
Agent's Phone: 859-261-5400 Agent's Fax: 859-261-5530

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: _____
Land Use / Density: _____
Use: _____
Plat Name: _____
Plat Restrictive Note: _____

PROPOSED

Zoning: _____
Land Use / Density: _____
Use: _____
Plat Name: _____
Plat Restrictive Note: _____

ADJACENT ZONING

North: _____
South: _____
East: _____
West: _____

ADJACENT LAND USE PLAN

North: _____
South: _____
East: _____
West: _____

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

Suite 7070

This is the tenant build-out of a new mercantile space (Altar'd State / Arula) in an existing shopping center (The Shops at Pembroke Gardens).

The project will include the demolition of portions of the existing storefront glazing and the installation of new storefront to align with the tenant's branding and design aesthetic.

Existing tenant (Love Culture) signage will be removed and new tenant signage will be installed. Existing awnings will be removed and replaced.

The existing wall-pack style light fixtures on the corner tower will be removed and replaced with a more decorative fixture that aligns with Altar'd State's design standards.

The corner tower will be clad with a white-washed brick veneer. The existing black tile base will be removed and replaced with the same brick veneer. The remaining areas of stucco will be repainted with the Sherwin-Williams paint color 'White Duck' (SW 7010)

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

Suite 7060

This is the storefront renovations for a white box tenant in an existing shopping center (The Shops at Pembroke Gardens).

The project is due to the redemising of the previous tenant (Love Culture) into a new tenant space for Altavida State/Arula. This white box tenant is the leftover 2,480 square feet.

One of the existing storefront windows will be removed, as it is located where the new demising wall will be. The window will be replaced with a new storefront system (3'-0" W door with windows to mimic existing mullion layout) with matching metal finish to window to remain.

A new awning will be provided, with 6" overhang on either side of glazing (see elevation). New up/down lighting sconce fixtures will also be installed.

The existing black tile base will be removed and replaced with a dark gray stacked stone thin veneer product. The upper detail at parapet will be repainted dark gray.

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Ryan D. Leidy, Treasurer of Jeffrey R. Anderson 4/6/2021
Signature of Owner Date
Real Estate, Inc., Manager of ATF Pembroke, LLC, its Manager

Sworn and Subscribed before me this 6th day
of April, 2021

\$0 Melissa Leidy 8/5/2021
Fee Paid Signature of Notary Public My Commission Expires



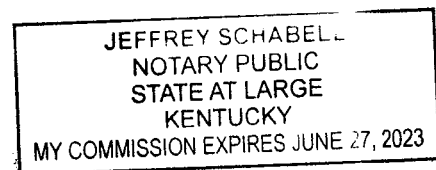
MELISSA LEIDY
Notary Public, State of Ohio
My Commission Expires 08-05-2021

AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Melissa Leidy 4/8/2021
Signature of Agent Date

Sworn and Subscribed before me this 8th day
of April, 2021



\$1040.- [Signature] 6/27/2023
Fee Paid Signature of Notary Public My Commission Expires

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Reginald M. Galt Treasurer of Jeffrey R. Anderson
Signature of Owner Date 4/6/2021
Real Estate, Inc., Manager of AHF Pembroke, LLC, its Manager

Sworn and Subscribed before me this 6th day
of April, 2021

\$0 Fee Paid
Melissa Leidy Signature of Notary Public
8/5/2021 My Commission Expires



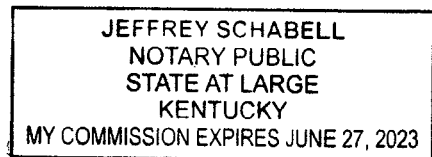
MELISSA LEIDY
Notary Public, State of Ohio
My Commission Expires 08-05-2021

AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Marc H
Signature of Agent Date 4/8/2021

Sworn and Subscribed before me this 8th day
of April, 2021



\$1040.- Fee Paid
Jeff Signature of Notary Public
6/27/2023 My Commission Expires

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 3, 2021
To: MSC 2021-10 file
From: Cole Williams, Planner / Zoning Technician
Re: SPG Altar'd State - Arula

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN ADDRESSED

MEMORANDUM

May 3, 2021

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2021-10 (SPG – Alter'd State)

All of my comments regarding the above Miscellaneous Plan have been satisfied.

**CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENVIRONMENTAL SERVICES/ENGINEERING DIVISION**

DRC REVIEW FORM



April 26, 2021

Project: *ALTAR'D STATE AT SHOPS OF PEMBROKE GARDENS*
City Reference Number: *MSC 2021-10*

To: Cole Williams, Planner/Zoning Technician
Planning and Economic Development Department

From: John L. England, P.E., Assistant City Engineer
Environmental Services/Engineering Division, Public Services Department
(954) 518-9046

RECOMMENDATION:

The Environmental Services/Engineering Division takes 'No Exception' to the proposed tenant building related improvements and the proposed project is hereby recommended for 'Consideration' by the Planning and Zoning Board.

DRC REVIEW FORM

**PEMBROKE PINES FIRE RESCUE
FIRE PREVENTION BUREAU**

FIRE PLANS EXAMINER BY: Brian Nettina Assistant Fire Marshal
(954) 499-9557 bnettina@ppines.com

PROJECT NAME: Altar'd State/ Arula

REFERENCE #: MSC 2021 - 10

DATE REVIEWED: 04/26/2021

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

YOU HAVE SATISFIED THE FIRE DEPARTMENT'S CONCERNS REGARDING THE SITE PLAN REVIEW

MEMORANDUM

April 21, 2021

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2021-10 (SPG – Alter'd State)

The following are my comments regarding the above Miscellaneous Plan:

1. Types of signs proposed for Alter'd State will require amendment to Master Sign Plan.
2. Provide details of all exterior lighting fixtures (walls, under entrance canopy, etc.).
3. Provide details of "Green Saucers"
4. Confirm signs and details shown on "Signage Criteria Matrix" match all sign details shown on Sign Pages 1 thru 5.
5. Provide note on plans showing "White Box" space that this space will not be used for temporary tenants.

Please contact me with any questions.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: April 21, 2021
To: MSC 2021-10 file
From: Cole Williams, Planner / Zoning Technician
Re: SPG Altar'd State - Arula

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

1. Signage subject to an amendment to the SPG Master sign plan.
2. Clarify the length of all canopies to determine allowable square footage.
3. Provide CCT level for all exterior lighting. CCT cannot exceed 4,000k
4. Provide letter from landlord acknowledging that a new tenant in the white box space will be required to make three architectural modifications as required by the PCD guidelines.
5. Provide letter from landlord stating that the new space will not be utilized for temporary tenants.
6. Materials are required for both spaces.
7. Contact Sherrell Jones-Ruff (sjones@cgasolutions.com) or Tomika Hester (thester@cgasolutions.com) regarding the building permit process.
8. Indicate or add note that a solid black awning over the rear door shall remain.
9. Provide an itemized response list to all comments
10. Further comments may apply based on the amendment to the MSP.

ALTAR'D
STATE

Arula



*Shops at
Pembroke Gardens*

ARB SUBMITTAL

PART 1 - ALTAR'D STATE & ARULA - SUITE 7070

PART 2 - WHITE BOX TENANT - SUITE 7060

ALTAR'D STATE

Arula

THE SHOPS AT PEMBROKE GARDENS

04/29/21

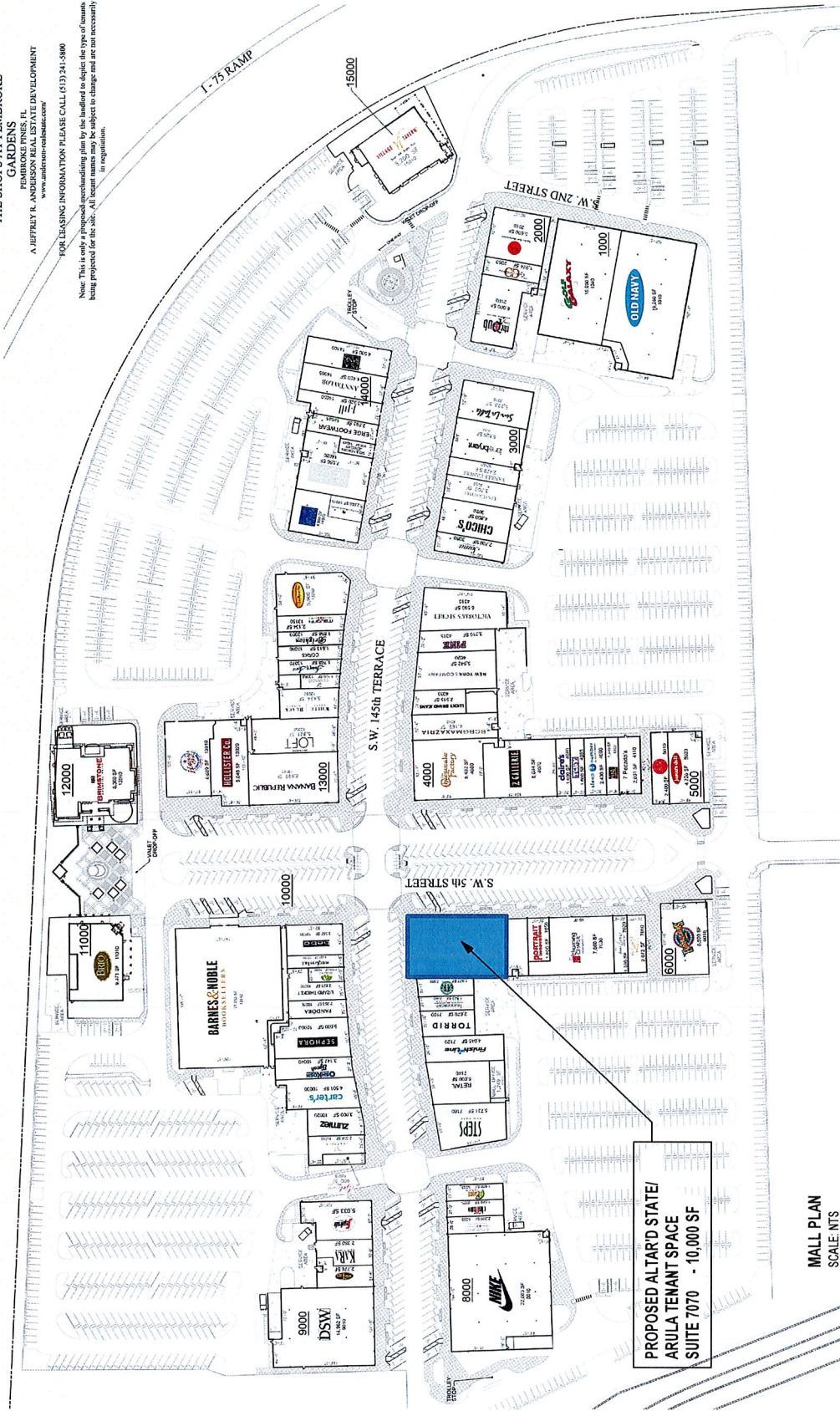
ARB SUBMITTAL - PART 1

Mall Plan
Floor Fixture Plan
West Storefront Elevation - Black & White
West Storefront Elevation - Color
North Storefront Elevation - Black & White
North Storefront Elevation - Color
Color Perspective View
Full Tenant 7060/7070 North Elevations - Color and Black & White
Sign Plan Elevations - Shop Drawings
Lighting Specifications
Greenery Saucer Details
Altar'd State Material Samples
Arula Material Samples

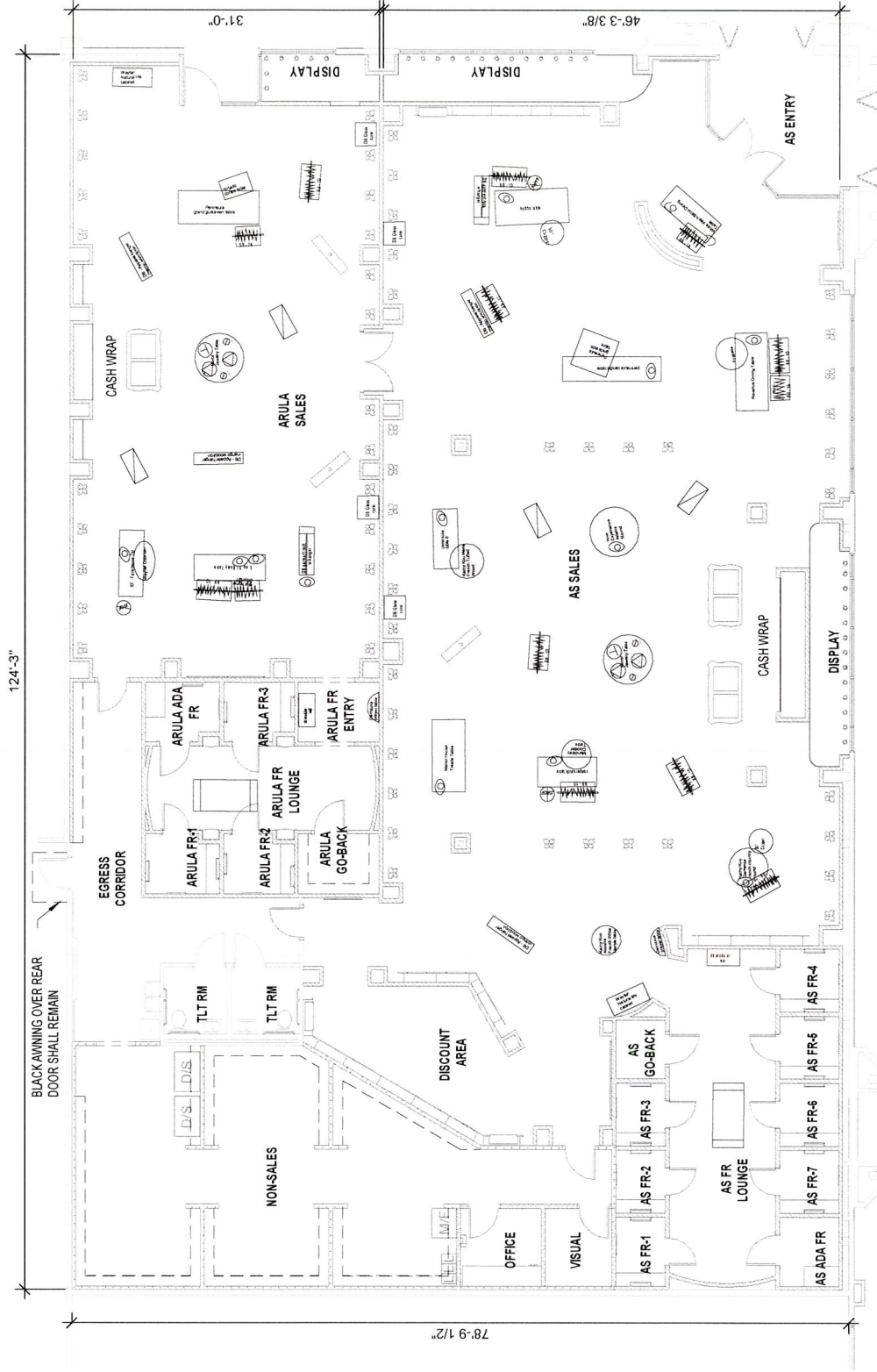
THE SHOPS AT PEMBROKE GARDENS
PEMBROKE PINES, FL
A JEFFREY K. ANDERSON REAL ESTATE DEVELOPMENT
www.anderson-realestate.com

FOR LEASING INFORMATION PLEASE CALL (313) 241-5800

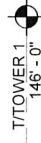
Note: This is only a proposed site plan. The location of the building is subject to change and is not necessarily being proposed for the site. All features may be subject to change and are not necessarily being proposed.

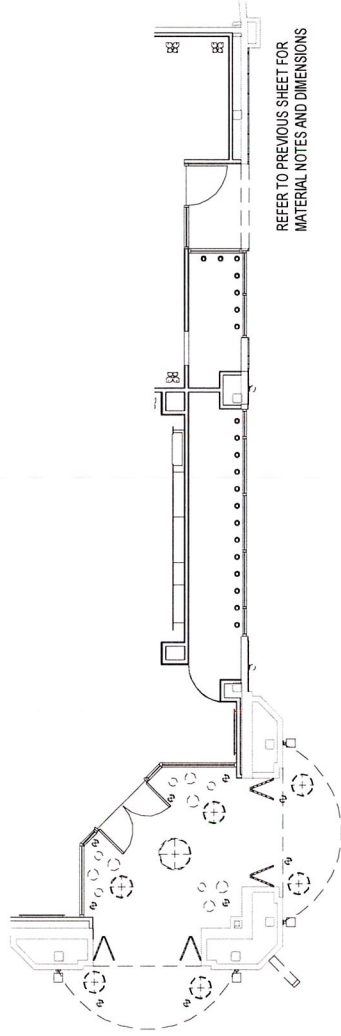


MALL PLAN
SCALE: NTS



FIXTURE PLAN
SCALE 3/32" = 1'-0"



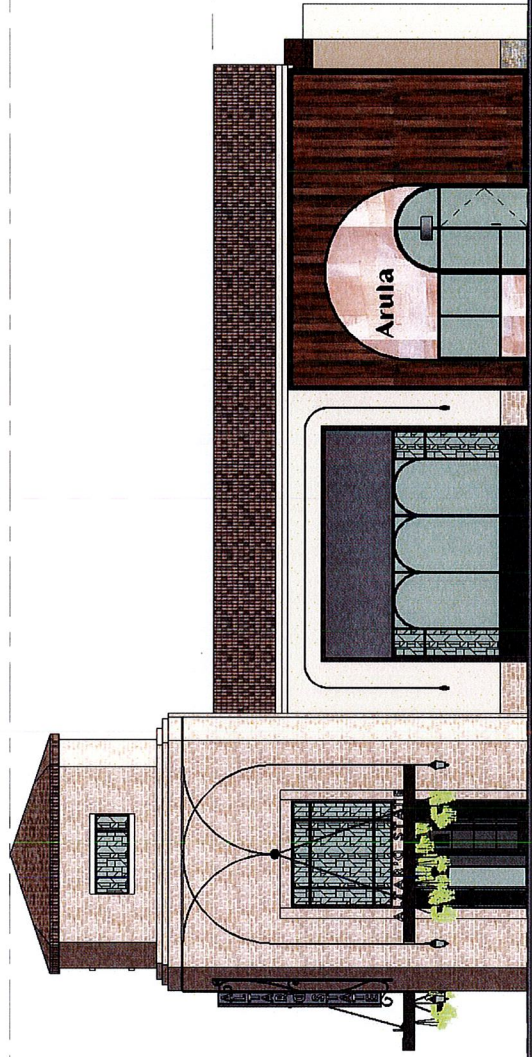


WEST STOREFRONT PLAN
SCALE: 3/32" = 1'-0"

T/TOWER 1
146' - 0"

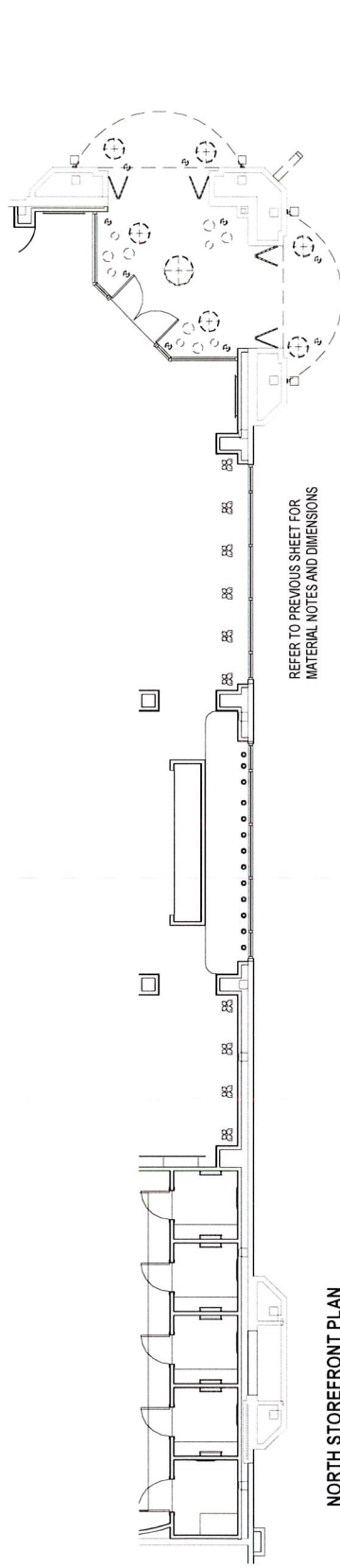
T/ PARAPET
128' - 0"

FIRST FLOOR
100' - 0"

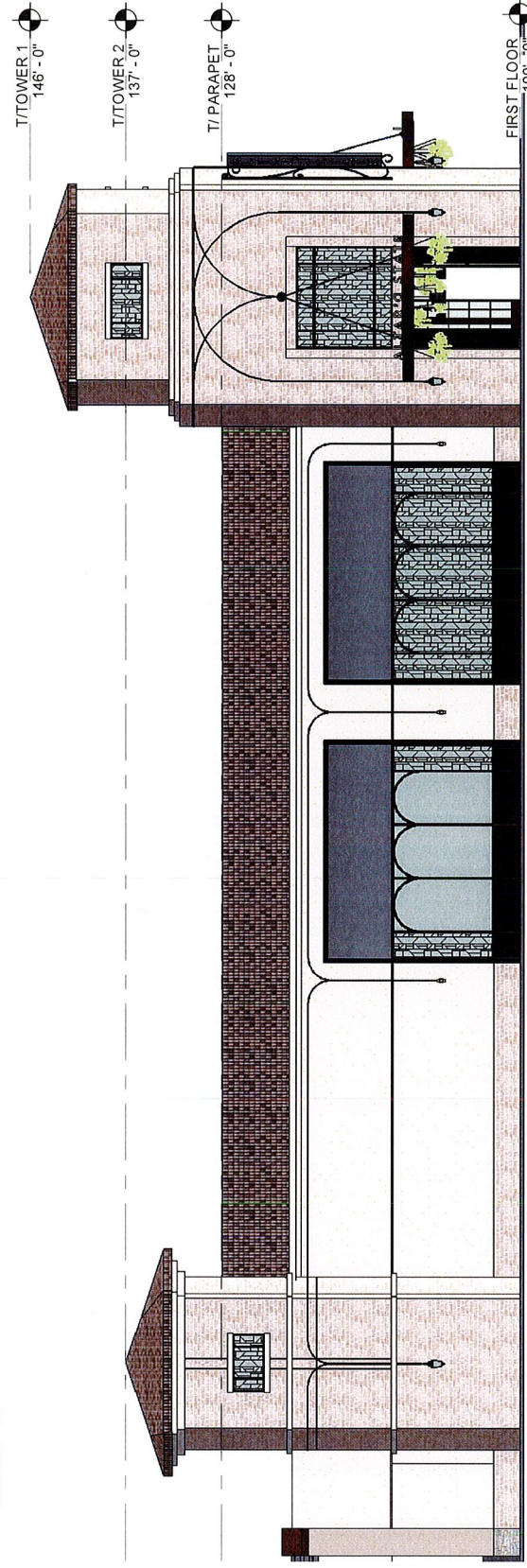


WEST STOREFRONT ELEVATION
SCALE: 3/32" = 1'-0"





NORTH STOREFRONT PLAN
SCALE: 3/32" = 1'-0"

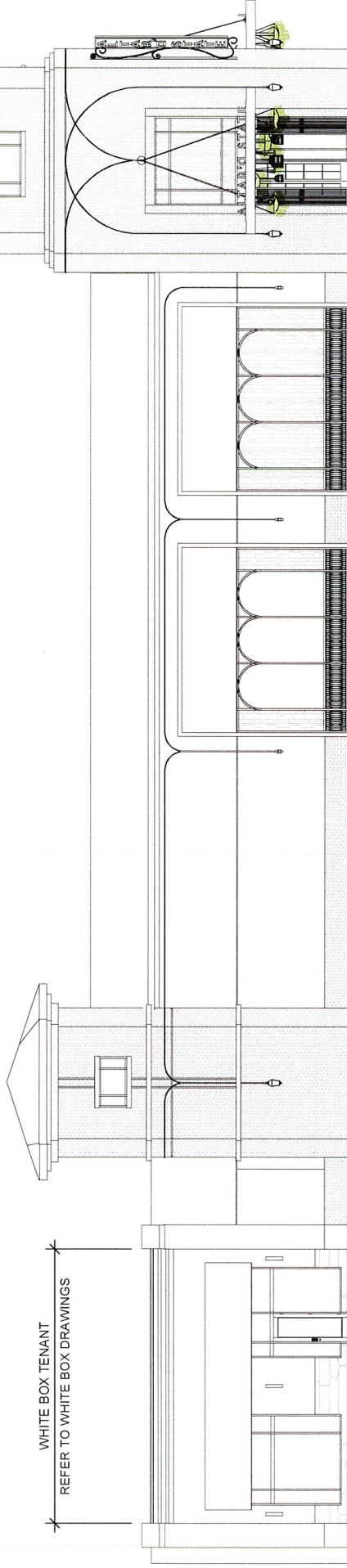


NORTH STOREFRONT ELEVATION
SCALE: 3/32" = 1'-0"



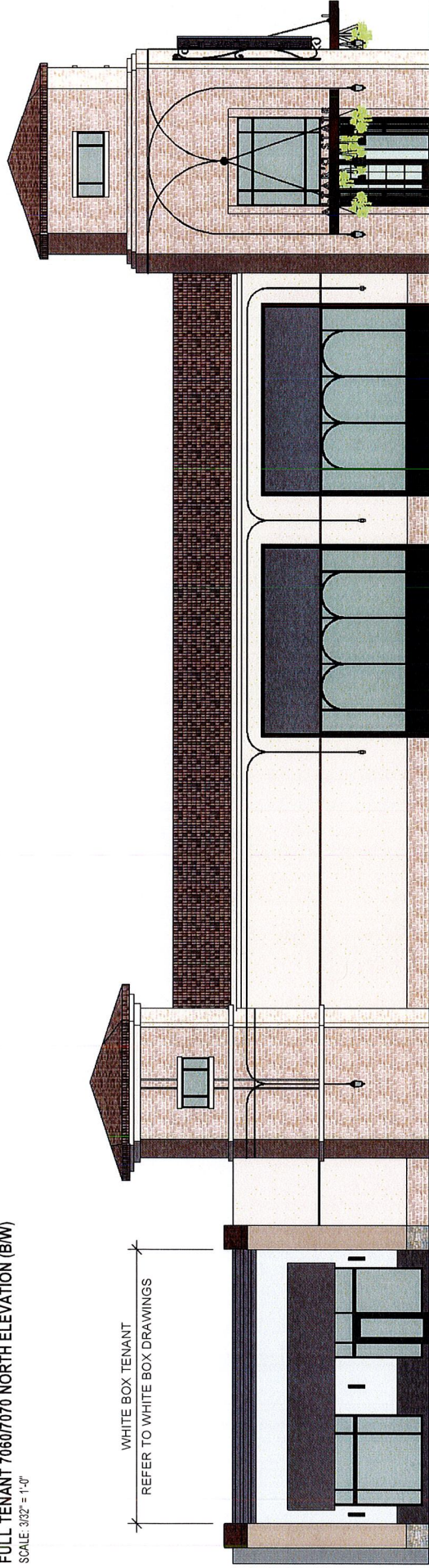
COLOR PERSPECTIVE VIEW
SCALE: NTS

WHITE BOX TENANT
REFER TO WHITE BOX DRAWINGS



FULL TENANT 7060/7070 NORTH ELEVATION (BW)
SCALE: 3/32" = 1'-0"

WHITE BOX TENANT
REFER TO WHITE BOX DRAWINGS



FULL TENANT 7060/7070 NORTH ELEVATION (COLOR)
SCALE: 3/32" = 1'-0"

STOREFRONT - ELEVATION
Scale: 1/8" = 1' - 0"

93 Industry Drive
PO Box 349
Versailles, KY 40383
859.879.1199

ALTAR'D STATE

Store 235
Space 7070

THE SHOPS AT PEMBROKE
GARDENS
14560 SW 5TH STREET
PEMBROKE PINES, FL 33027

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable codes. The sign includes proper grounding and bonding of the sign.

RUGGLES SIGN DOES NOT PROVIDE PRIMARY ELECTRICAL TO SIGN LOCATION

Submital Date: 04/14/21
Acct Rep: Matt Boone
Designer: Derek Couch

REVISIONS

r1: 04/16/21

r7:

r2:

r8:

r3:

r9:

r4:

r10:

r5:

r11:

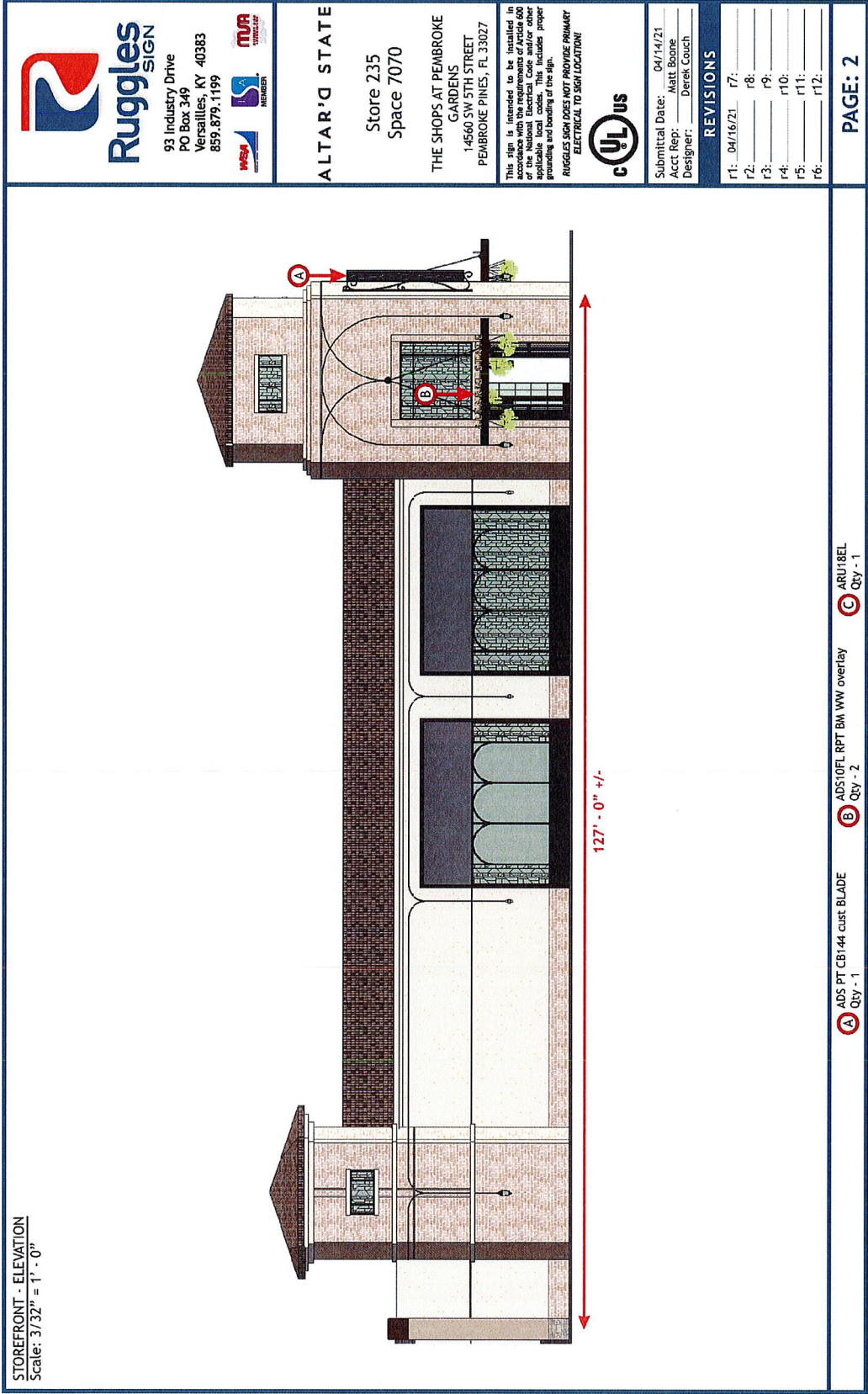
r6:

r12:

PAGE: 1

SIGNAGE SHOP DRAWINGS

ISI
INTERNATIONAL SIGNAGE INC.





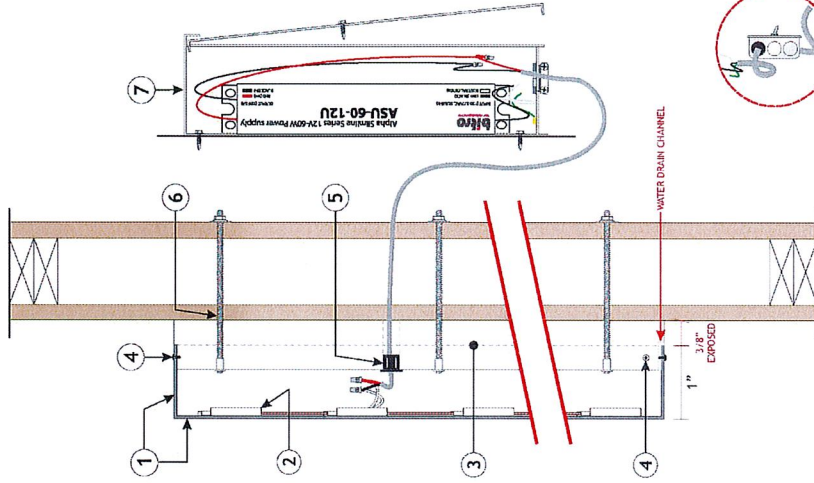
C EDGE LIT LETTERS - ELEVATION
Scale: 1" = 1' - 0"

18" 6' - 0" Arula

SIGN - DETAILS

- 1" DEEP, FABRICATED ALUMINUM LETTER RETURNS AND FACES PAINTED TO MATCH PMS #546C (DEEP TEAL)
ALL INTERIOR SURFACES PAINTED HIGH GLOSS WHITE
- GE TETRA MS 4100K WHITE LED UNITS TO ILLUMINATE LETTERS, MOUNTED TO INSIDE SURFACE OF FABRICATED LETTERS, DIRECT LIGHT TOWARD BACK OF LETTER
- 3/4" THICK, ROUTED CLEAR ACRYLIC LETTER BACKS (3/8" INSIDE, 3/8" EXPOSED) WITH SANDED FACES
AND 1 LAYER OF ORACAL 651 MATTE WHITE VINYL APPLIED TO BACK SIDE
- 2/56 x 5/32" LOW PROFILE PAN HEAD SCREWS PAINTED TO MATCH RETURNS WILL SECURE LETTER CANS TO LETTER BACKS
- HEYCO GROMMET FOR LOW VOLTAGE PASS-THRU
- BACKS MOUNT FLUSH WITH RIV NUTS, ALL THREAD AND WIZ NUT FASTENERS BEHIND WALL WITH FENDER WASHERS, G.C. TO PROVIDE ADEQUATE BLOCKING
- BITRO ASU-60-12U LED DRIVER (120-277 VOLT) CONTAINED IN PAIGE 98005-4C SNAP 2 ENCLOSURE
LOCATED REMOTELY PER FIELD CONDITIONS

C EDGE LIT CHANNEL LETTERS - SECTION
Scale: N.T.S.



DEDICATED PRIMARY SIGN
CIRCUIT AND DISCONNECT
PROVIDED BY ELECTRICIAN

Ruggles SIGN
93 Industry Drive
PO Box 349
Versailles, KY 40383
859.879.1199

MSA **USA** **INCIDENT** **MVA** **VERIFICATION**

ALTAR'D STATE

Store 235
Space 7070

THE SHOPS AT PEMBROKE
GARDENS
14560 SW 5TH STREET
PEMBROKE PINES, FL 33027

This sign is intended to be installed in accordance with the applicable provisions of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
RUGGLES SIGN DOES NOT PROVIDE PRIMARY ELECTRICAL TO SIGN LOCATION!



Submit Date: 04/14/21
Acct Rep: Matt Boone
Designer: Derek Couch

REVISIONS

r1:	04/16/21	r7:
r2:		r8:
r3:		r9:
r4:		r10:
r5:		r11:
r6:		r12:

PAGE: 5

Wall Signage Criteria

Revision Date: 4/22/2021

- Internally illuminated channel letters flush mounted
Non illuminated PVC or aluminum with other light source
Internally illuminated reverse channel letters

Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Primary Wall Sign	1	16	12'-0"H x 16"W	8"H	81'-5" x 46'-0"	12'-0"	Gray/White/ Bronze	Edge-lit push through letters (Alta'd State)
Secondary Wall Sign	1	9	18"H x 6'-0"W	18"H (max)	81'-5" x 28'-0"	12'-0"	White	Edge-lit channel letters (Arula)
Total	2	25						

- One Square Foot of graphic area per linear foot of canopied frontage
- Non Illuminated Blade sign limited to 2'-0" x 3'-0" and minimum of 7'-0" A.F.F.
- Does not contribute to non-wall signage SF
- Window signses not exceed 20% of total window area with no individual sign greater than 12 SF
- Clear band along window from 3'-0" - 6'-0" A.F.F.

Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Blade Sign(s)								
Canopy Sign	1	9.81	10"H x 12'-0 7/8"W	10"H	81'-5" x 46'-0"	11'-0"	White	Face lit channel letters mounted to canopy
Canopy Sign	1	9.81	10"H x 12'-0 7/8"W	10"H	127'-0" x 46'-0"	11'-0"	White	Face lit channel letters mounted to canopy
Total	2	19.62						

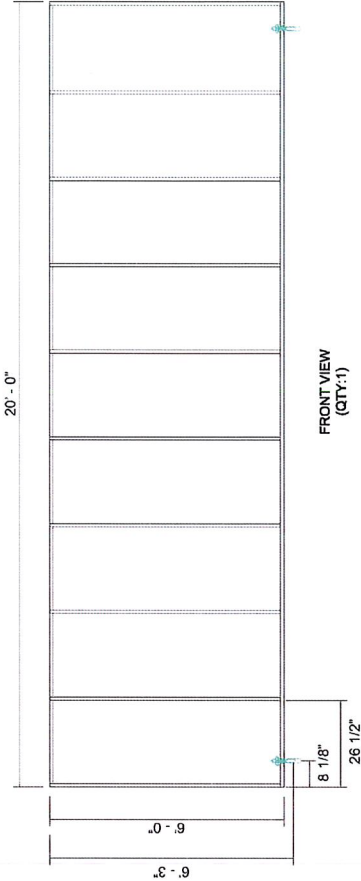
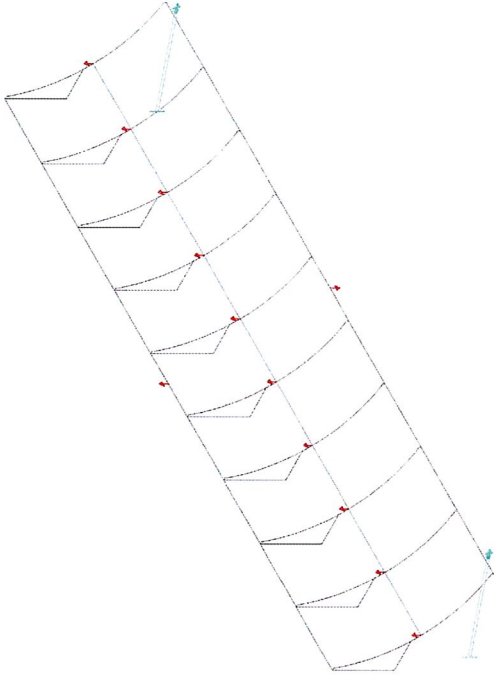
THE SHOPS AT PEMBROKE GARDENS
PEMBROKE PINES, FL 04/29/21

ALTAR'D
STATE

Arula



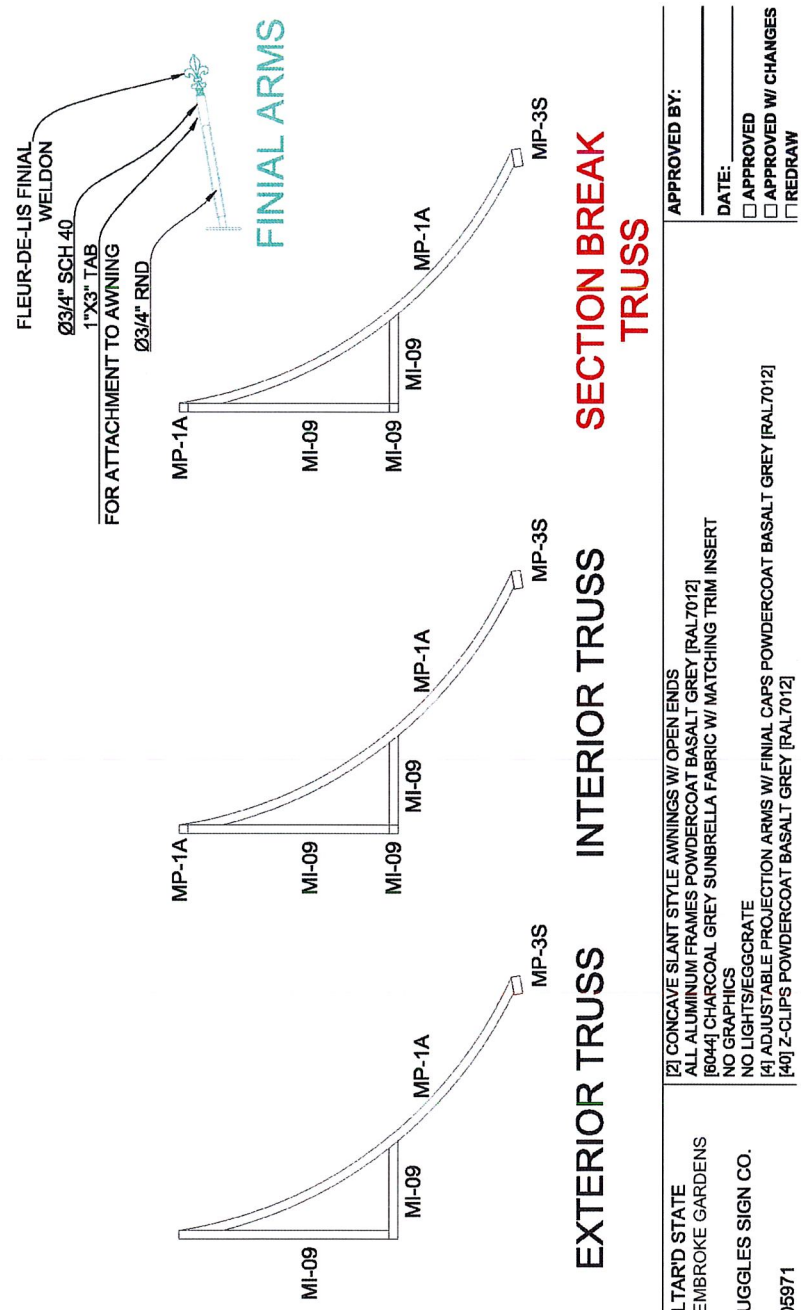
SIMILAR INSTALLATION



FRONT VIEW
(QTY:1)

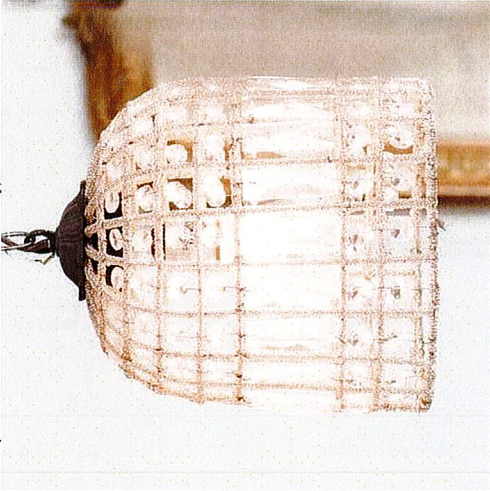
ALTAR'D STATE PEMBROKE GARDENS	[2] CONCAVE SLANT STYLE AWNINGS W/ OPEN ENDS ALL ALUMINUM FRAMES POWDERCOAT BASALT GREY [RAL7012] [8044] CHARCOAL GREY SUNBRELLA FABRIC W/ MATCHING TRIM INSERT NO GRAPHICS	APPROVED BY:
RUGGLES SIGN CO. 105971	[4] ADJUSTABLE PROJECTION ARMS W/ FINIAL CAPS POWDERCOAT BASALT GREY [RAL7012] [40] Z-CLIPS POWDERCOAT BASALT GREY [RAL7012]	DATE:
		☐ APPROVED
		☐ APPROVED W/ CHANGES
		☐ REDRAW

AWNING SHOP DRAWINGS



ALTAR'D STATE PEMBROKE GARDENS	[2] CONCAVE SLANT STYLE AWNINGS W/ OPEN ENDS ALL ALUMINUM FRAMES POWDERCOAT BASALT GREY [RAL7012]	APPROVED BY:
RUGGLES SIGN CO.	[6044] CHARCOAL GREY SUNBRELLA FABRIC W/ MATCHING TRIM INSERT	DATE:
105971	NO GRAPHICS	☐ APPROVED
	NO LIGHTS/EGGCRATE	☐ APPROVED W/ CHANGES
	[4] ADJUSTABLE PROJECTION ARMS W/ FINIAL CAPS POWDERCOAT BASALT GREY [RAL7012]	☐ REDRAW
	[40] Z-CLIPS POWDERCOAT BASALT GREY [RAL7012]	

Eloquence® Petite Birdcage Chandelier



SKU:
CHRM03p

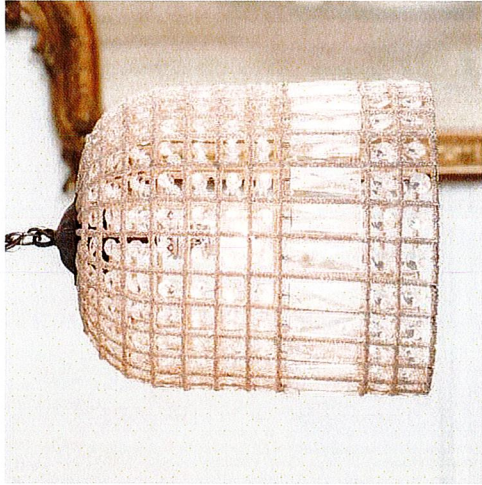
Dimensions:

Width: 9", Height: 11", Depth: 9", 5" W x 11" H x 9" D

Description: The frame is hand strung with beads and glass crystals, which present a simple elegance yet with a dazzling glow. The minimalist metal hardware allows for the simple beauty of its shape to be admired. Comes with 3' of chain, European Standard canopy, and includes US adapter kit. Additional decorative chain may be purchased separately.

- 1 E26 socket rated for 100w max
- Correlated Color Temperature (CCT) : 2500K

Eloquence® Medium Birdcage Chandelier



SKU:
CHRM03m

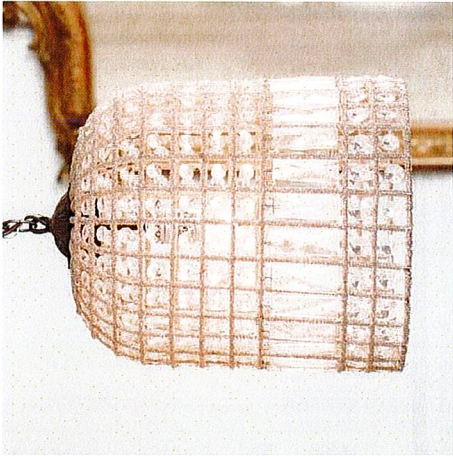
Dimensions:

Width: 12", Height: 16", Depth: 12", 12" W x 16" H x 12" D

Description: The frame is hand strung with beads and glass crystals, which present a simple elegance yet with a dazzling glow. The minimalist metal hardware allows for the simple beauty of its shape to be admired. Comes with 3' of chain, European Standard canopy, and includes US adapter kit. Additional decorative chain may be purchased separately.

- 1 E26 socket rated for 100w max
- Correlated Color Temperature (CCT) : 2500K

Eloquence® Grande Birdcage Chandelier



SKU:
CHRM03g

Dimensions:

Width: 13", Height: 18", Depth: 13", 13" W x 18" H x 13" D

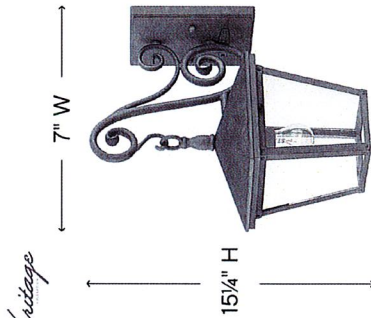
Description: The frame is hand strung with beads and glass crystals, which present a simple elegance yet with a dazzling glow. The minimalist metal hardware allows for the simple beauty of its shape to be admired. Comes with 3' of chain, European Standard canopy, and includes US adapter kit. Additional decorative chain may be purchased separately.

- 1 E26 socket rated for 100w max
- Correlated Color Temperature (CCT) : 2500K

TRELLIS

1430DZ

SMALL WALL MOUNT LANTERN
Trellis is a traditional European hanging wall lantern design in an Aged Zinc finish with clear glass or Regency Bronze with clear seeded glass. The large scroll arm detail, cast loop finial and true rivet detail create a refined elegance.



DETAILS	
FINISH:	Aged Zinc
MATERIAL:	Aluminum
GLASS:	Clear

DIMENSIONS	
WIDTH:	7"
HEIGHT:	15.3"
WEIGHT:	4 lbs.
BACK PLATE:	4.5"W X 7"H
EXTENSION:	11.3"
TOP TO OUTLET:	8"

LIGHT SOURCE	
LIGHT SOURCE:	Socket
WATTAGE:	1-100w Med.
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	13.4"
CARTON WIDTH:	10.4"
CARTON HEIGHT:	17.8"
CARTON WEIGHT:	7 lbs.

Correlated Color Temperature (CCT): 2700K

PRODUCT DETAILS:

- Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- 2 year finish warranty
- Classic lines and heritage details complement traditional architecture
- Rich gray tone
- Please refer to Hinkley's Warranty for complete product warranty details; some warranty limitations may apply.

HINKLEY
SMALL SCONCES

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com



TRELLIS

1435DZ

LARGE WALL MOUNT LANTERN
Trellis is a traditional European hanging wall lantern design in an Aged Zinc finish with clear glass or Regency Bronze with clear seeded glass. The large scroll arm detail, cast loop finial and true rivet detail create a refined elegance.

DETAILS	
FINISH:	Aged Zinc
MATERIAL:	Aluminum
GLASS:	Clear

DIMENSIONS	
WIDTH:	11"
HEIGHT:	22.3"
WEIGHT:	9 lbs.
BACK PLATE:	4.5"W X 10"H
EXTENSION:	16.3"
TOP TO OUTLET:	8"

LIGHT SOURCE	
LIGHT SOURCE:	Socket
WATTAGE:	4-60w Cand.
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	18.5"
CARTON WIDTH:	14"
CARTON HEIGHT:	26.5"
CARTON WEIGHT:	14 lbs.

Correlated Color Temperature (CCT): 2700K

PRODUCT DETAILS:

- Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- 2 year finish warranty
- Classic lines and heritage details complement traditional architecture
- Rich gray tone
- Please refer to Hinkley's Warranty for complete product warranty details; some warranty limitations may apply.

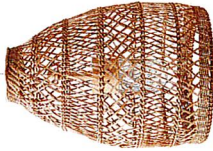
HINKLEY
LARGE SCONCES

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

SERENA & LILY



Summerland Outdoor Bell Pendant

SKU: LA-H154-02

PRICE: \$399.00

From \$36/mo with Affirm [Learn more](#)

COLOR: DUNE

Also available in (Harbor Grey)

SIZE: SMALL

Light and airy, our open-weave design brings a nice dose of artistry and texture to the mix. Woven weather-friendly resin in our exclusive finishes mimic the look of rattan, giving it that coastal air we love.

DELIVERY METHOD

- FedEx

For delivery details, visit the product page on serenaandlily.com, and see the Shipping & Delivery section.

DIMENSIONS & CARE

- All-weather resin on metal frame
- White powdercoated iron ceiling plate
- Available in our exclusive finishes.
- Uses a Type A Bulb, 60W max.
- Hardwired.
- Wet UL-listed, suitable for use in bathrooms and outdoor areas. Not marine grade.
- Do not leave junction box exposed. Ceiling plate should be flush with the roof.
- Wipe with a soft cloth. Do not use chemical cleansers as these will damage the finish.
- Imported.
- Small Bell: 14" DIAM x 19.5" H.
- Large Bell: 21" DIAM x 27" H.
- Ceiling plate: 5" DIAM.
- Adjustable cord: 12' L.
- Small is approx. 5.75 lbs and Large is approx. 16.5 lbs.
- LA-H152-03

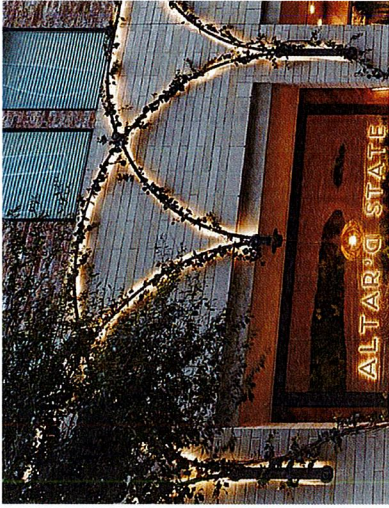
Correlated Color Temperature (CCT): 2500K



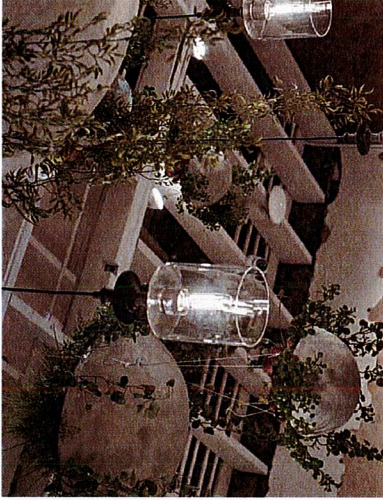
GREENERY SAUCERS:

- 3 SIZES: 8" DIAMETER, 24" DIAMETER, 33" DIAMETER
- HANDMADE BY AN ARTISAN VENDOR
- CREATED USING LIGHTWEIGHT FOAM COVERED IN WIRE THEN EXTERIOR-GRADE PLASTER
- FAUX GREENERY INSERTED INTO FOAM
- HUNG IN CLUSTERS UNDER EXISTING CANOPY AND IN ALTAR'D STATE ENTRY ALCOVE
- BOTTOM OF SAUCERS WILL RANGE FROM 7'-6" AFF TO 10'-0" AFF

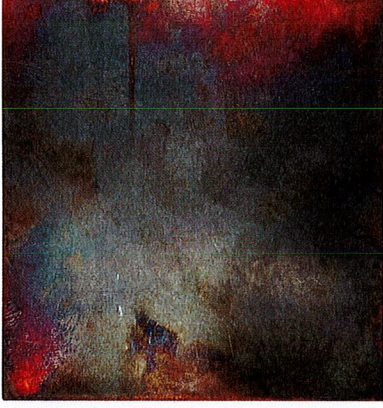
ALTAR'D STATE GREENERY SAUCER DETAILS



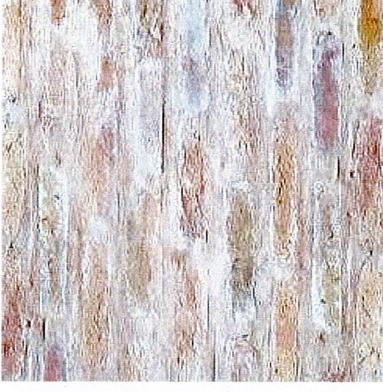
LED BACKLIT ARCHES



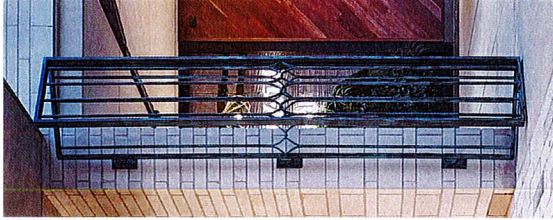
GREENERY SAUCERS



ANNEALED COPPER @ CANOPY



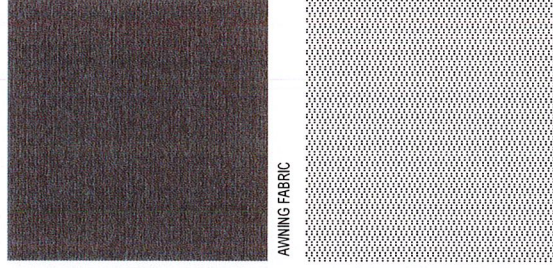
WHITEWASHED BRICK



DECORATIVE GATES

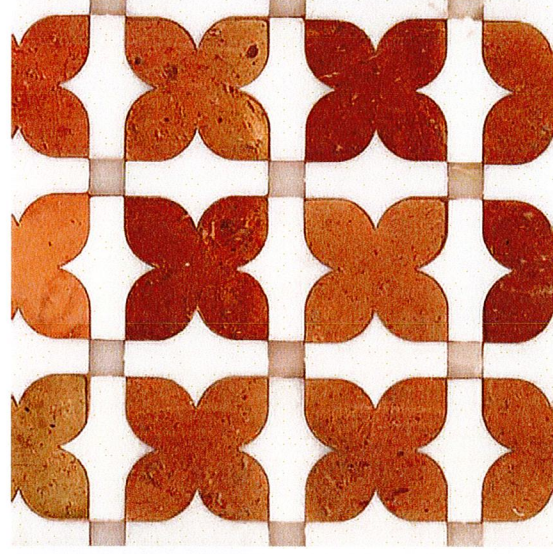


ART GLASS

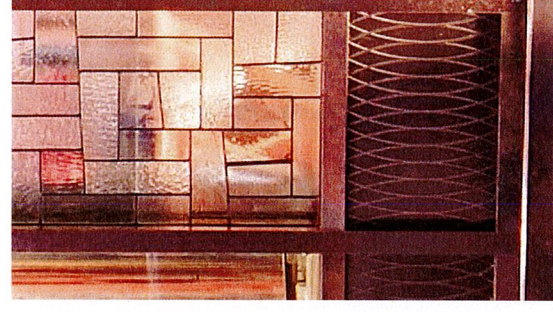


AWNING FABRIC

WHITE DUCK PAINT



ENTRY FLOORING @ TOWER COVERED ENTRY



COPPER STOREFRONT

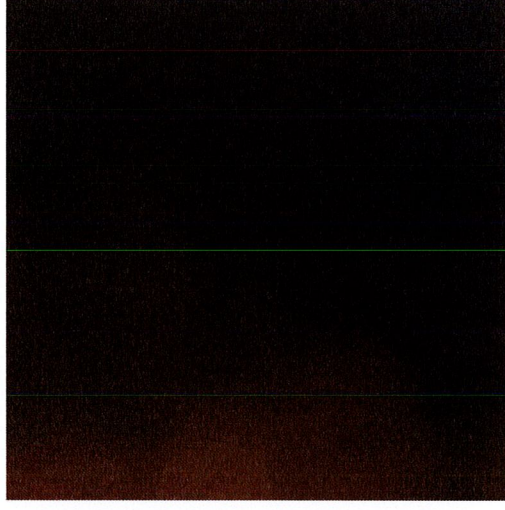
ALTAR'D STATE STOREFRONT MATERIALS



PLASTER FINISH



NATURAL WOOD SCREEN FINISH



WEATHERED BRONZE STOREFRONT

ARULA STOREFRONT MATERIALS



THE SHOPS AT PEMBROKE GARDENS

04/29/21

ARB SUBMITTAL - PART 2

Mall Plan
Floor Plan
North Storefront Elevation - Black & White
North Storefront Elevation - Color
Color Perspective View
Full Tenant 7060/7070 North Elevations - Color and Black & White
Lighting Specification
Material Samples



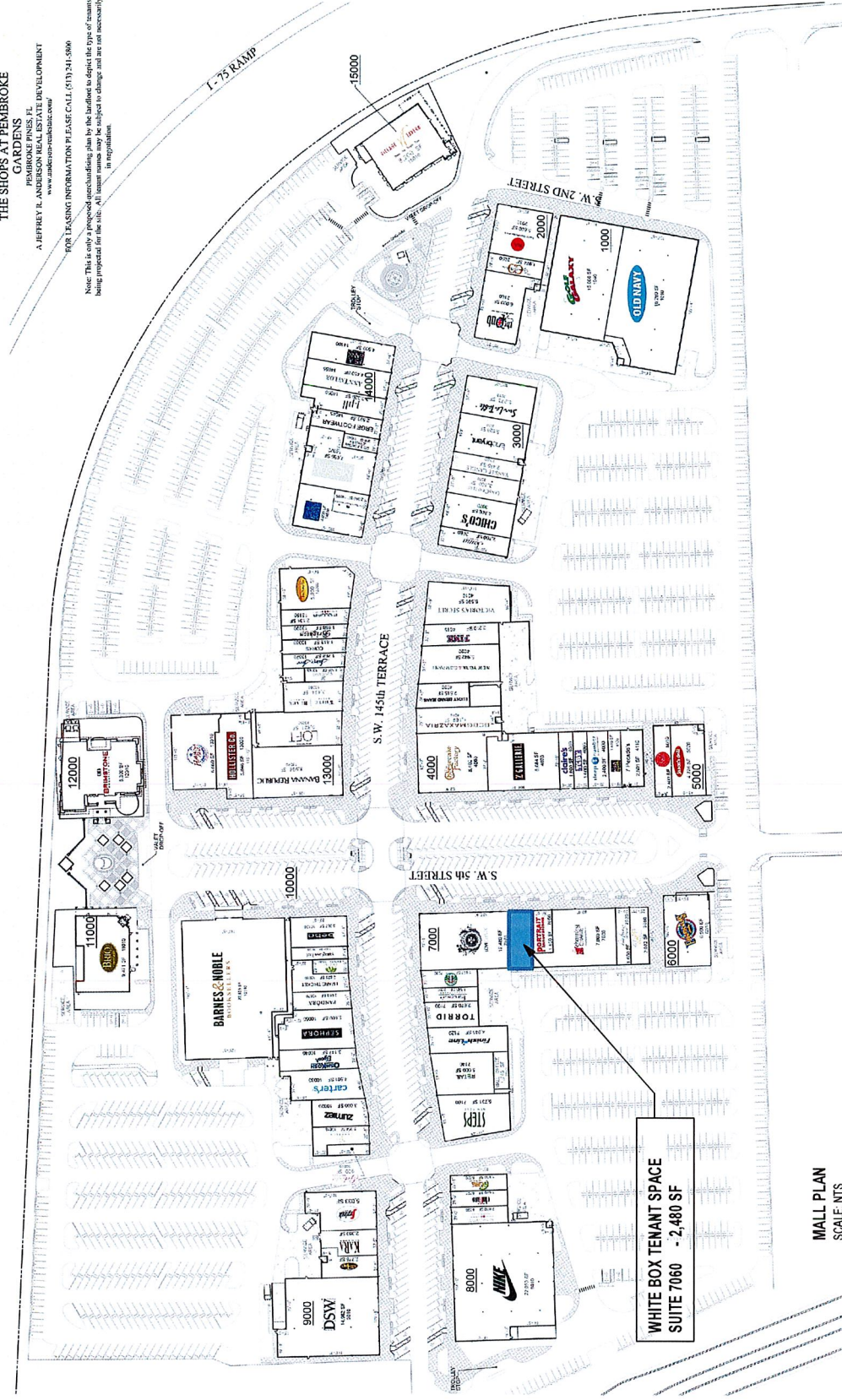
THE SHOPS AT PEMBROKE GARDENS PEMBROKE PINES, FL 04/29/21

THE SHOPS AT PEMBROKE GARDENS

GARDENS
JEFFREY R. ANDERSON REAL ESTATE DEVELOPMENT
www.andersonrealestate.com

FOR LEASING INFORMATION PLEASE CALL (571) 241-5800

Note: This is only a proposed merchandising plan by the landlord to depict the type of tenants being projected for the site. All tenant names are subject to change and are not necessarily in negotiation.

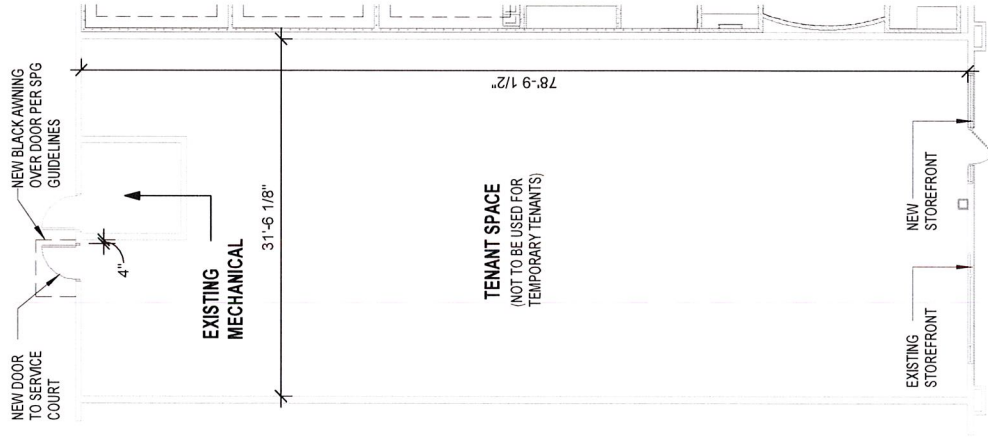


WHITE BOX TENANT SPACE
SUITE 7060 - 2,480 SF

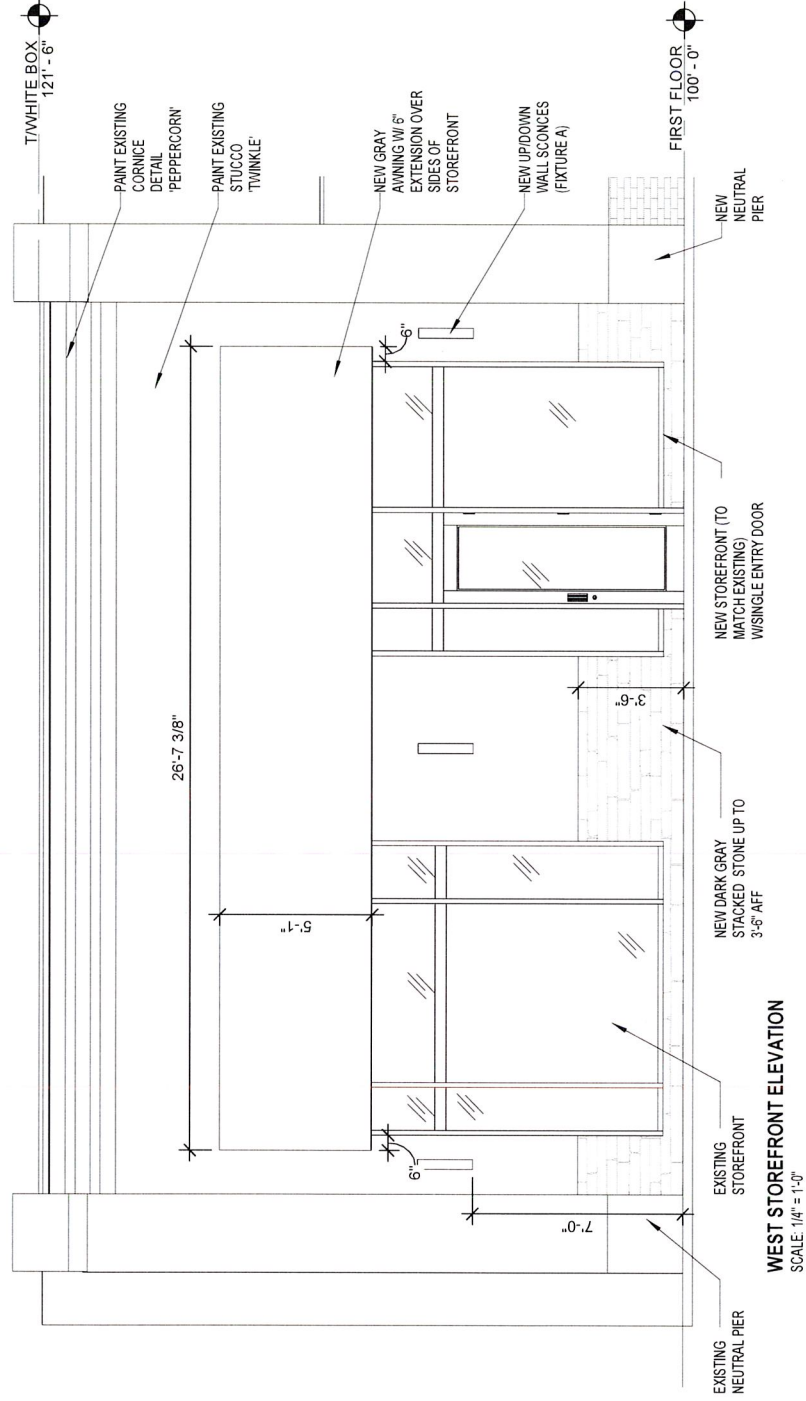
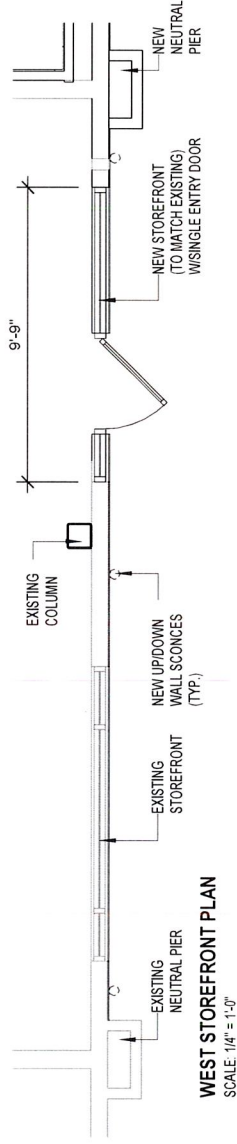
MALL PLAN
SCALE NTS

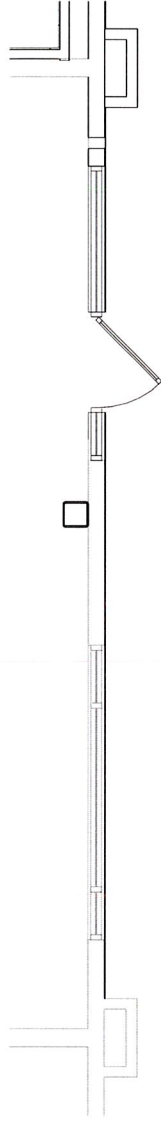


NOT TO SCALE. FOR INFORMATION ONLY.



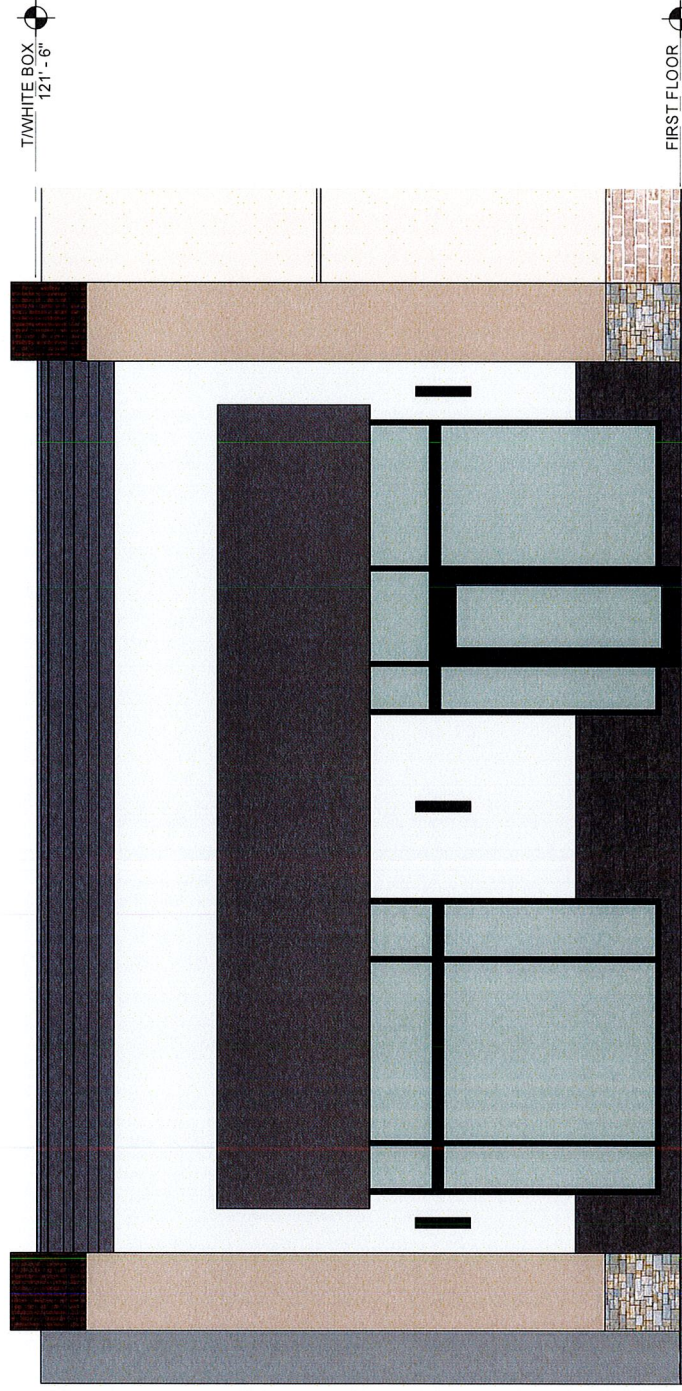
FLOOR PLAN
SCALE: 3/32" = 1'-0"





WEST STOREFRONT PLAN
SCALE: 1/4" = 1'-0"

REFER TO PREVIOUS SHEET FOR
MATERIAL NOTES AND DIMENSIONS



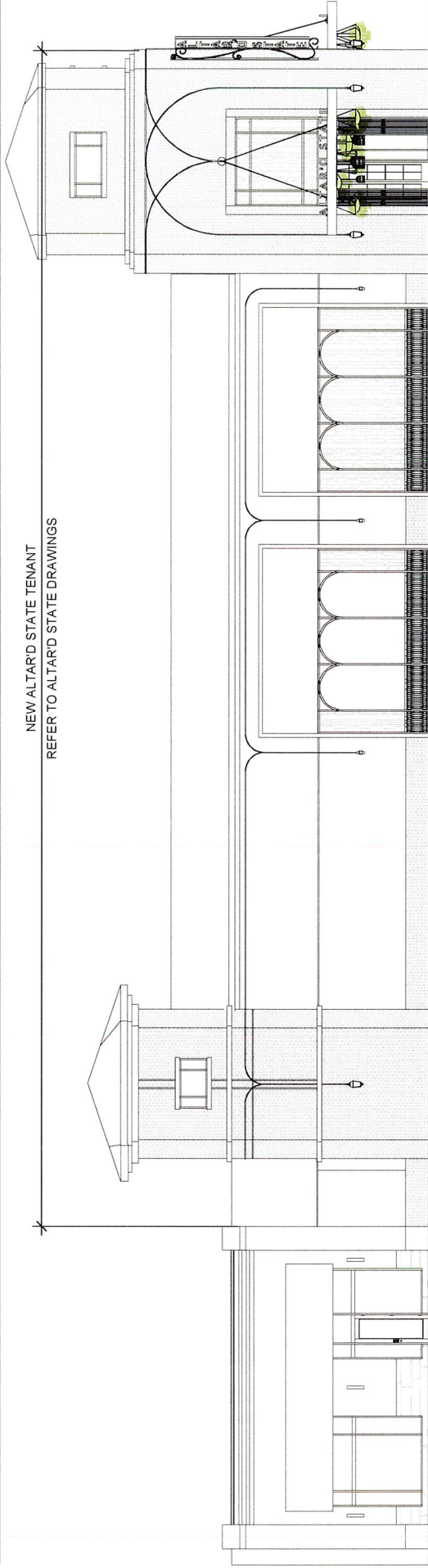
WEST STOREFRONT ELEVATION
SCALE: 1/4" = 1'-0"

REFER TO PREVIOUS SHEET FOR
MATERIAL NOTES AND DIMENSIONS



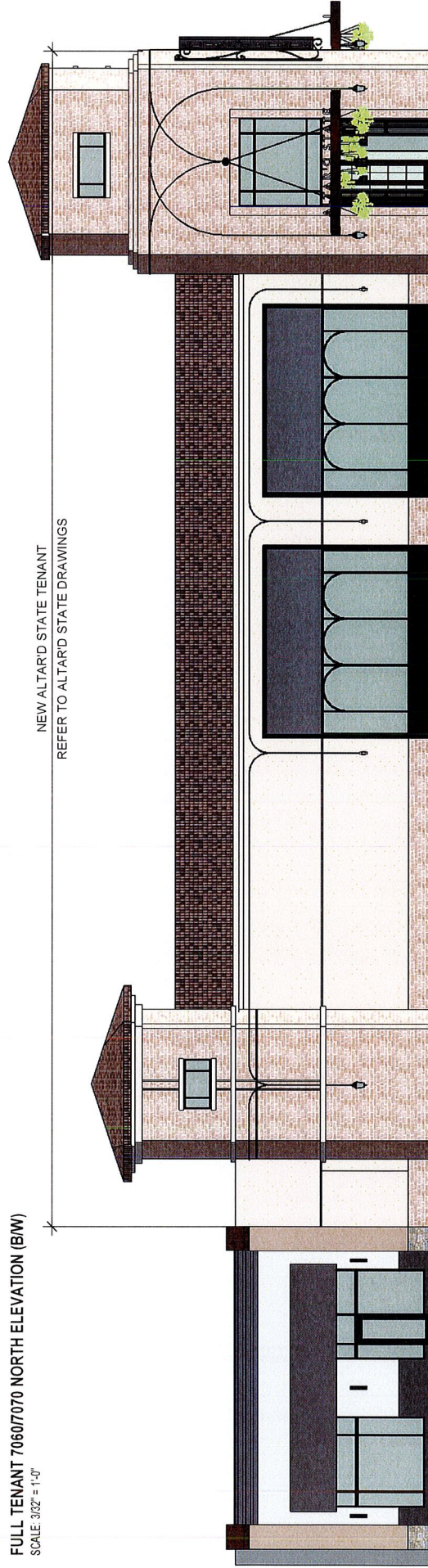
COLOR PERSPECTIVE VIEW
SCALE: NTS

NEW ALTARD STATE TENANT
REFER TO ALTARD STATE DRAWINGS



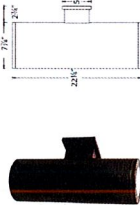
FULL TENANT 7060/7070 NORTH ELEVATION (BW)
SCALE 3/32" = 1'-0"

NEW ALTARD STATE TENANT
REFER TO ALTARD STATE DRAWINGS



FULL TENANT 7060/7070 NORTH ELEVATION (COLOR)
SCALE 3/32" = 1'-0"

TUBE ARCHITECTURAL DS-WD08
LED Wall Mounts



Fixture Type: **A**
Catalog Number: **DS-WD08-S930S-BK**
Project: **Pembroke Gardens - White Box**
Location: **Pembroke Pines, FL**

PRODUCT DESCRIPTION
The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

FEATURES

- High performance exterior rated LED wall mount light
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- 5 year warranty

SPECIFICATIONS

Input: Universal voltage 120V - 277VAC, 50/60Hz
Dimming: Electronic low voltage (ELV) 100% - 5%
0-10V; 100% - 1%
High output 3-Step Mac Adam Ellipse CCB

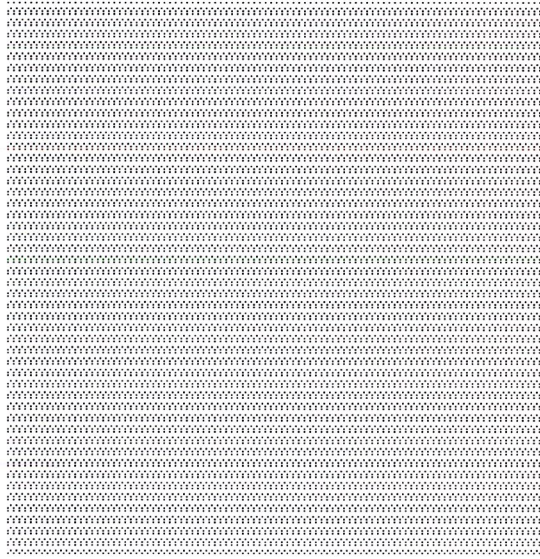
Light Source: Rated life of 60,000 hours at L70

Finish: Electrocoat finish in black, white, black, bronze and graphite

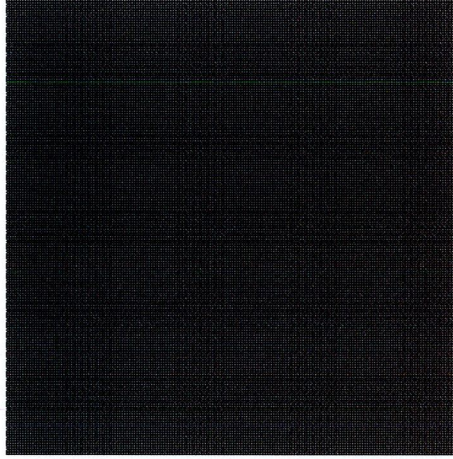
Standards: IP65 rated, ETL & ETL wall location listed

Operating Temp: -13°F to 122°F (-25°C to 50°C)
Correlated Color Temperature (CCT): 3000K

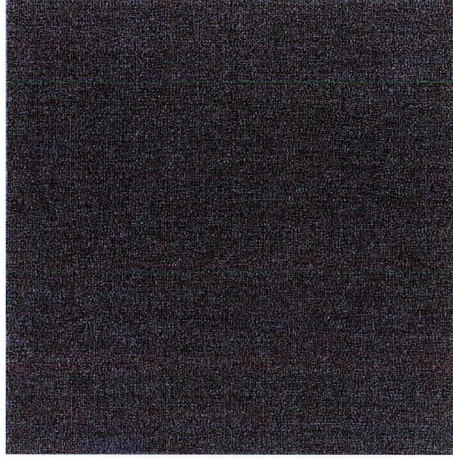
ORDERING NUMBER		Diameter	Watt	Beam	Angle	Color Temp	CRI	Reference Output	Efficacy	Light Distribution	Finish	
								LMEN	LM/W			
DS-WD08	8" 40W x 2	S	3000K	18°	up and down	9275	90	3800 x 2	15167		BK Black WT White BZ Bronze GH Graphite	
						9305	90	3800 x 2	15167			
						9350	90	3800 x 2	15167			
						9400	90	3800 x 2	15167			
						9450	90	3800 x 2	15167			
DS-WD08	8" 40W x 2	N	3000K	25°	up and down	9275	90	3800 x 2	15167			
						9305	90	3800 x 2	15167			
						9350	90	3800 x 2	15167			
						9400	90	3800 x 2	15167			
						9450	90	3800 x 2	15167			
DS-WD08	8" 40W x 2	F	3000K	35°	up and down	9275	90	3800 x 2	15167			
						9305	90	3800 x 2	15167			
						9350	90	3800 x 2	15167			
						9400	90	3800 x 2	15167			
						9450	90	3800 x 2	15167			
DS-WD08	8" 40W x 2	F	3000K	40°	up and down	9275	90	3800 x 2	15167			
						9305	90	3800 x 2	15167			
						9350	90	3800 x 2	15167			
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DS-WD08	8" 40W x 2	F	3000K	40°	up and down	9275	90	3800 x 2	15167			
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DS-WD08	8" 40W x 2	F	3000K	40°	up and down	9275	90	3800 x 2	15167			
						9305	90	3800 x 2	15167			
						9350	90	3800 x 2	15167			
						9400	90	3800 x 2	15167			
						9450	90	3800 x 2	15167			
DS-WD08	8" 40W x 2	F	3000K	40°	up and down	9275	90	3800 x 2	15167			
						9305	90	3800 x 2	15167			
						9350	90	3800 x 2	15167			
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						9450	90	3800 x 2	15167			
DS-WD08	8" 40W x 2	F	3000K	40°	up and down	9275	90	3800 x 2	15167			
						9305	90	3800 x 2	15167			
						9350	90	3800 x 2	15167			
						9400	90	3800 x 2	15167			
						9450	90	3800 x 2	15167			
DS-WD08	8" 40W x 2	F	3000K	40°	up and down	9275	90	3800 x 2	15167			
						9305	90	3800 x 2	15167			
						9350	90	3800 x 2	15167			
						9400	90	3800 x 2	15167			
						9450	90	3800 x 2	15167			
DS-WD08	8" 40W x 2	F	3000K	40°	up and down	9275	90	3800 x 2	15167			
						9305	90	3800 x 2	15167			
						9350	90	3800 x 2	15167			
						9400	90	3800 x 2	15167			
						9450	90	3800 x 2	15167			
DS-WD08	8" 40W x 2	F	3000K	40°	up and down	9275	90	3800 x 2	15167			
						9305	90	3800 x 2	15167			
						9350	90	3800 x 2	15167			
						9400	90	3800 x 2	15167			
						9450	90	3800 x 2	15167			
DS-WD08	8" 40W x 2	F	3000K	40°	up and down	9275	90	3800 x 2	15167			
						9305	90	3800 x 2	15167			
						9350	90	3800 x 2	15167			
						9400	90	3800 x 2	15167			
						9450	90	3800 x 2	15167			
DS-WD08	8" 40W x 2	F	3000K	40°	up and down	9275	90	3800 x 2	15167			
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						9400	90	3800 x 2	15167			
						9450	90	3800 x 2	15167			
DS-WD08	8" 40W x 2	F	3000K	40°	up and down	9275	90	3800 x 2	15167			
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DS-WD08	8" 40W x 2	F	3000K	40°	up and down	9275	90	3800 x 2	15167			
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						9400	90	3800 x 2	15167			
						9450	90	3800 x 2	15167			
DS-WD08	8" 40W x 2	F	3000K	40°	up and down	9275	90	3800 x 2	15167			
						9305	90	3800 x 2	15167			
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						9400	90	3800 x 2	15167			
						9450	90	3800 x 2	15167			
DS-WD08	8" 40W x 2	F	3000K	40°	up and down	9275	90	3800 x 2	15167			
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						9450	90	3800 x 2	15167			
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						9350	90	3800 x 2	15167			
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DS-WD08	8" 40W x 2	F	3000K	40°	up and down	9275	90	3800 x 2	15167			
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						9350	90	3800 x 2	15167			
						9400	90	3800 x 2	15167			
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DS-WD08	8" 40W x 2	F	3000K	40°	up and down	9275	90	3800 x 2	15167			
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DS-WD08	8" 40W x 2	F	3000K	40°	up and down	9275	90	3800 x 2	15167			
						9305	90	3800 x 2	15167			
						9350	90	3800 x 2	15167			
						9400	90	3800 x 2	15167			
						9450	90	3800 x 2	15167			
DS-WD08	8" 40W x 2	F	3000K	40°	up and down	9275	90	3800 x 2	15167			
						9305	90	3800 x 2	15167			
						9350	90	3800 x 2	15167			
						9400	90	3800 x 2	15167			
						9450	90	3800 x 2	15167			
DS-WD08	8" 40W x 2	F	3000K	40°	up and down	9275	90	3800 x 2	15167			
						9305	90	3800 x 2	15167			
						9350	90	3800 x 2	15167			
						9400	90	3800 x 2	15167			
						9450	90	3800 x 2	15167			
DS-WD08	8" 40W x 2	F	3000K	40°	up and down	9275	90	3800 x 2	15167			
						9305	90	3800 x 2	15167			
						9350	90	3800 x 2	15167			
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DS-WD08	8" 40W x 2	F	3000K	40°	up and down	9275	90	3800 x 2	15167			
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						9305	90	3800 x 2	15167			
						9350	90	3800 x 2	15167			
						9400	9					



FIELD PAINT - SHERWIN WILLIAMS 'TWINKLE'



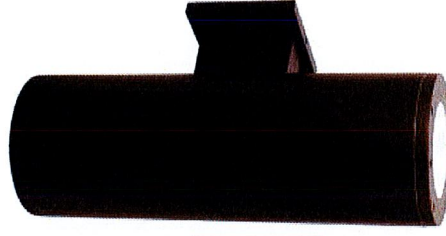
CORNICE PAINT - SHERWIN WILLIAMS 'PEPPERCORN'



AWNING FABRIC - SUNBRELLA 'SLATE'



STACKED STONE



UP/DOWN EXTERIOR WALL SCONCE

SUBJECT SITE AERIAL PHOTO

Altar'd State - Arula (MSC 2021-10)

