



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

Summary

Agenda Date:	October 9, 2025	Application ID:	MSC 2025-0025
Project:	Pura Vida Façade Changes	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	TA Pines City Center LLC/ TA Realty LLC	Agent:	Omer Horev
Location:	10590 Pines Boulevard, Unit 101	Commission District:	1
Existing Zoning:	MXD (Mixed Use Development)	Existing Land Use:	Regional Activity Center
Reference Applications:	PH 2003-05, SUB 2003-04, PH 2004-08, ZC 2004-04, ZC 2006-08, ZC 2007-04, SP 2011-15, ZV 2011-27, ZV 2011-28, ZV 2011-30, MSC 2012-01, SP 2012-17, ZC 2013-01, SP 2013-06, MSC 2013-30, PH 2015-02, ZC 2015-04, SP 2015-06, PH 2016-02, SP 2016-16, MSC 2016-21, MSC 2017-02, SP 2017-04		
Applicant Request:	Façade changes to an existing tenant bay		
Staff Recommendation:	Approval		
Final:	☒ Planning & Zoning Board ☐ City Commission		
Reviewed for the Agenda:	Director: <u></u> Assistant Director: <u></u>		

Project Description / Background

Omer Horev, agent, is requesting approval for facade modifications to the new Pura Vida Miami restaurant (formerly Burger- Fi) at City Center, generally located south of Pines Boulevard and west of Palm Avenue.

The City Commission at its November 12, 2015, meeting approved the City Center Mixed Use District (MXD) guidelines for this property. The City Commission later approved Phase 1 site plan which consisted of four shopping center buildings and several grassed areas for future perimeter buildings. Pura Vida is located in perimeter building 1 (located at the northwest corner of the shopping center) which was approved in 2017 through SP 2017-04.

The applicant was cited by the Code Compliance division for changes without approval. The following citations are on record with the Code Compliance division:

- Case #250702301 – 10590 Pines Boulevard – Architectural modifications without Planning and Zoning Board approval.

Board approval of this plan and completion of required building permits will bring this violation into compliance.

BUILDINGS / STRUCTURES:

The applicant is proposing the following colors and materials for the storefront building:

- Main Body: Stucco to mimic shiplap painted Behr Ultra Pure White with Semi-Gloss finish
- Accents: Beige/ Neutral Stone Wall Tile (existing)
- Trim: DE 6350 (Evershield Eggshell)
- Existing silver-grey aluminum storefront to remain
- Six Fresno Framed Medium sconces with Aged Iron finished on west elevation.

SIGNAGE:

Signage for this building is required to comply with the approved master sign plan for this shopping center and has been reviewed and approved via the building permitting process.

Staff has reviewed the proposed changes by the applicant and found them to follow the approved MXD guidelines.

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

Enclosed: Unified Development Application
Memo from Planning Division (9/10/25)
Memo from Planning Division (9/23/25)
Miscellaneous Plan
Subject Site Aerial Photo



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

Planning and Economic Development
City Center - Third Floor
801 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 foot 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: _____ Project #: PRJ 20____ - _____ Application #: _____

Date Submitted: ____/____/____ Posted Signs Required: (____) Fees: \$_____

SECTION 1-PROJECT INFORMATION:Project Name: Pura Vida MiamiProject Address: 10590 PINES BLVD UNIT 101Location / Shopping Center: PEMBROKE PINES CITY CENTERAcreage of Property: 3.39 AC Building Square Feet: 3,520Flexibility Zone: 514118280018

Folio Number(s): _____

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

Legal Description: PEMBROKE PINES CITY CENTER 176-86 B THAT PT OF PARCEL"A" DESC AS PARCEL 2 IN INSTR # 115485797, LESS COMM MOST NLY NW CORPAR A, E 1496,S 28 TO POB,E 46.96,N 6, E 61.18,S 85.33,W 16.79,S 30.44, W 61.86,

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
6/9/2025	AR2025-0019	Outdoor Dining	Approved	N/A	N/A

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATIONOwner's Name: TA PINES CITY CENTER LLC / TA REALTY LLCOwner's Address: 1 FEDERAL ST FL 17 BOSTON, MA 02110-2003Owner's Email Address: MICHELLE.ROSALES@STILES.COMOwner's Phone: 954-462-8633 Owner's Fax: N/AAgent: OMER HOREVContact Person: OMER HOREVAgent's Address: 1924 Alton Rd, Miami Beach, FL 33139Agent's Email Address: veronika@puravidamiami.com

Agent's Phone: _____ Agent's Fax: _____

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: Mixed Use

Land Use / Density: _____

Use: _____

Plat Name: N/APlat Restrictive Note: N/A**PROPOSED**Zoning: Mixed Use

Land Use / Density: _____

Use: RestaurantPlat Name: N/APlat Restrictive Note: N/A**ADJACENT ZONING**North: Mixed UseSouth: Mixed UseEast: Mixed UseWest: Mixed Use**ADJACENT LAND USE PLAN**North: Mixed UseSouth: Mixed UseEast: Mixed UseWest: Mixed Use

-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 Varlance, Zoning Appeal, Interpretation Request:

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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)

Aesthetic Modifications to Facade such as New Stucco, New Paint Color and New
Sign with restaurant name to East , North and West Elevation of 10590 Pines Blvd
Unit 101.

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.

Michele Rosales as agent
for TAPinos City Center, LLC August 26, 2025
Signature of Owner Date

Sworn and Subscribed before me this 26th day
of August, 2025

Susan Correa 6/6/2029
Fee Paid Signature of Notary Public My Commission Expires

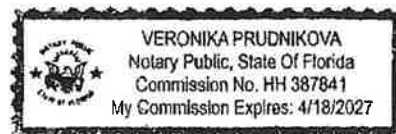


AGENT CERTIFICATION

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.

[Signature] 8/26/25
Signature of Agent Date

Sworn and Subscribed before me this 26 day
of August, 2025



Veronika Prudnikova 4/18/2027
Fee Paid Signature of Notary Public My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: PVM Pines LLC

Authorized Representative: Omer Horev

Application Number: PRE2025-0113

Application Request: Exterior Modifications to Facade

I, Omer Horev (print Applicant/Authorized Representative name), on behalf of PVM Pines LLC (Applicant), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- a. 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant;
- b. 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- c. Limitation of three (3) Staff Requests for Additional Information;
- d. Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of Incompleteness, as applicable.


Signature of Applicant or Applicant's Authorized Representative

8/25/25

Date

PVM Pines LLC / Omer Horev
Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: September 10, 2025
To: MSC 2025-0025
From: Julia Aldridge, Planner / Zoning Technician
Re: Pura Vida City Center Façade

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

1. Provide color elevations. Label all proposed colors, materials, etc. on color elevations.
2. Provide paint color details/ names.
3. Provide details/ specifications for existing finishes.
4. Provide material board of all exterior colors, finishes, materials, awning material to be used on the façade. Label all materials and colors on the material board.
5. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.
6. Resubmittal must include an itemized response to all comments made by DRC members.
7. Further comments may apply.

If you have any questions, please contact me at jaldridge@ppines.com.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: September 23, 2025
To: MSC 2025-0025
From: Julia Aldridge, Planner / Zoning Technician
Re: Pura Vida Façade Changes

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

PLANNING HAS NO COMMENTS REGARDING THIS APPLICATION.

PURA VIDA MIAMI - PEMBROKE PINES - EXTERIOR

10590 PINES BLVD UNIT 101,
PEMBROKE PINES, FL 33025

PROJECT TEAM & INDEX

OWNER:	PURA VIDA MIAMI 1924 ALTON ROAD MIAMI BEACH, FLORIDA 33139	DRAWING INDEX ARCHITECTURAL SHEET # SHEET NAME A0.1 COVER SHEET A1.1 ARCHITECTURAL SITE PLAN A2.2 EXTERIOR ELEVATIONS A0.3 EXTERIOR FINISHES & DETAILS	CODE INFORMATION GOVERNING CODE..... 2023 FLORIDA BUILDING CODE 8TH ED. - BUILDING (FBC) 2023 FLORIDA BUILDING CODE 8TH ED. - ACCESSIBILITY 2023 FLORIDA BUILDING CODE 8TH ED. - PLUMBING 2023 FLORIDA BUILDING CODE 8TH ED. - FUEL GAS 2023 FLORIDA BUILDING CODE 8TH ED. - ENERGY CONSERV. FLORIDA FIRE PREVENTION CODE, 8TH ED. BASED ON - NFPA 1, FIRE CODE & NFPA 101 LIFE SAFETY CODE 2020 NATIONAL ELECTRICAL CODE - NFPA-70 2010 ADA STANDARD FOR ACCESSIBLE DESIGN PARCEL NUMBER..... 514118280018 PROPERTY USE..... 16-02 SHOPPING CENTER - NEIGHBORHOOD MUNICIPALITY..... BROWARD COUNTY OCCUPANCY CLASSIFICATION..... ASSEMBLY GROUP A-2 EXISTING BLDG. TYPE OF CONSTR..... IIB, PROTECTED WITH SPRINKLER SYSTEM BUILDING HEIGHT..... 1 STORY (20'-0" TOP OF PARAPET) FBC-EB COMPLIANCE METHOD..... WORK AREA COMPLIANCE METHOD PER FBC, EXISTING BUILDING, (FBC-EB) SECTION 501.3.2 FBC-EB CLASSIFICATION OF WORK..... ALTERATION LEVEL 2, (FBC - EXISTING SEC. 503) PROJECT AREA OUTDOOR..... 493 SF (EXISTING COVERED AWNING) PROPOSED OCCUP. CLASSIFICATION..... FLORIDA BUILDING CODE CLASSIFICATION A-2 (ASSEMBLY)	DESCRIPTION OF WORK EXTERIOR RENOVATION FOR A TENANT IMPROVEMENT PROJECT OF AN EXISTING PREVIOUSLY OCCUPIED TENANT SPACE. SCOPE OF WORK INCLUDES AESTHETIC UPDATES TO THE EXTERIOR FACADE SUCH AS NEW STUCCO APPLICATION, UPDATED PAINT COLORS, AND NEW SIGNAGE (BY OTHERS).
GC/BUILDER:	TBD TBD			PROJECT LOCATION 
ARCHITECT:	AW ARCHITECTS, INC 7700 CONGRESS AVE, SUITE 1114 BOCA RATON, FL 33487 T: 561.997.1244 F: 561.997.1610 WWW.AWARCHS.COM			

GENERAL INFORMATION

G001. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY PUBLIC LIABILITY, PROPERTY, AND WORKMENS COMPENSATION INSURANCE. VALID CERTIFICATES OF ALL SHALL BE PROVIDED TO THE TENANT.

G002. PRIOR TO THE SUBMISSION OF ANY BIDS THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND VERIFY THE ARCHITECTS DIMENSIONS, DETAILS, AND INFORMATION PERTAINING TO THE PROJECT. IF ANY DISCREPANCIES, CONFLICTING INFORMATION, ERRORS OR OMISSIONS ARE PRESENT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE TENANT IMMEDIATELY. ANY DISCREPANCY, OR CONFLICT NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT AND TENANT PRIOR TO THE FINAL BID SUBMISSION SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE TENANT.

G003. DRAWINGS CONFORM TO BUILDING STANDARD GUIDELINES AND DECLARATION OF COVENANTS, WITH SOME APPROVED EXCEPTIONS

G004. THE CONTRACTOR SHALL INCLUDE ALL WORK NECESSARY TO ASSURE THE PROJECTS COMPLIANCE WITH THE MOST STRINGENT REQUIREMENTS OF THE FLORIDA BUILDING CODE, CURRENT LOCAL EDITION, NFPA-101, AND ALL OTHER APPLICABLE CODES AS GENERALLY DEPICTED IN THESE DRAWINGS.

G005. DIMENSIONS AS INDICATED ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALING OF THE DRAWINGS. THE DIMENSIONS INDICATED ON THE DRAWINGS ARE CALCULATED BY COMPUTER AND ROUNDED TO THE NEAREST INCH. THE LOCATION OF PARTITIONS TO THE CENTERS OF MULLIONS OR TO ALIGN WITH FINISHES SHALL TAKE PRECEDENCE OVER WRITTEN DIMENSIONS WHEN SO NOTED

G006. THE CONTRACTOR SHALL REFER TO THE BUILDING SHELL DRAWINGS FOR INFORMATION RELATIVE TO THE BUILDING SHELL AND FOR COORDINATION.

G007. THE CONTRACTOR AND ALL SUBCONTRACTORS AND ALL VENDORS SHALL FAMILIARIZE THEMSELVES WITH AND CONFORM TO ANY AND ALL REQUIREMENTS SET FORTH BY THE BUILDING TENANT OR MUNICIPALITY RELATIVE TO THE HOURS OF WORK.

G008. THE WORK SHALL BE LIMITED TO THE SCOPE REASONABLY INFERRED IN THE CONTRACT DOCUMENTS. NO ADDITIONAL WORK SHALL BE EXECUTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE TENANT AND ARCHITECT. ANY ADDITIONAL WORK DONE WITHOUT PRIOR WRITTEN APPROVAL SHALL BE AT THE SOLE EXPENSE OF THE CONTRACTOR.

G009. SHOULD THE SCOPE OF WORK FOR ANY REASON NOT BE FULLY INDICATED ON THE CONTRACT DOCUMENTS THE ARCHITECT SHOULD BE CONTACTED IMMEDIATELY.

G010. THE CONTRACTOR SHALL OBTAIN ALL PERMITS, AND SECURE ALL CERTIFICATES OF INSPECTION AND OCCUPANCY THAT ARE REQUIRED BY THE GOVERNING JURISDICTION. THE TENANT SHALL RECEIVE A COPY OF THE PERMIT UPON ISSUANCE.

G011. THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE, COORDINATING ALL SUBCONTRACTORS, SUPPLIERS AND VENDORS.

G012. THE CONTRACTOR SHALL NOT ALLOW ON THE PROJECT, ANY MATERIALS CONTAINING ASBESTOS, PETROLEUM OR PCB. ALL FIREPROOFING MUST LIKEWISE BE FREE OF THE ABOVE DESCRIBED MATERIALS.

G013. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND DISTRIBUTING ALL CURRENT DRAWINGS TO ALL SUBCONTRACTORS AND VENDORS DURING THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN ON SITE IN A CONVENIENT LOCATION, A COMPLETE SET OF THE SIGNED AND SEALED PERMIT DOCUMENTS, INCLUDING ALL THE LATEST REVISIONS, ADDENDUM, SHOP DRAWINGS, AND SUPPLEMENTAL INFORMATION AS MAY BE REQUIRED FOR PROPER EXECUTION OF THE PROJECT.

G014. THE CONTRACTOR SHALL COORDINATE ALL TENANT SUPPLIED ITEMS, AND INCORPORATE THE INSTALLATION INTO THE CONSTRUCTION SCHEDULE. VERIFY THE SCOPE OF SUCH ITEMS PRIOR TO BID SUBMITTAL.

G015. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL WORKS WITH SUBCONTRACTORS, SUPPLIERS, VENDORS AND SPECIALTY CONTRACTORS.

G016. THE CONTRACTOR SHALL MAINTAIN SUPERVISION ON SITE WHENEVER WORK IS BEING PERFORMED.

G017. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY UTILITIES INCLUDING, ELECTRICAL, WATER AND TELEPHONE REQUIRED FOR THE COMPLETION OF THE PROJECT.

G018. THE CONTRACTOR SHALL PROVIDE AT ALL TIMES PROTECTION FROM WEATHER AND EXCESSIVE DUST THAT MAY IN ANY WAY DAMAGE THE WORK, MATERIALS, FIXTURES, EQUIPMENT OR PRESENT DANGER TO PERSONNEL. ANY WORK UNDER CONTRACT BY G.C. DAMAGED BY A FAILURE TO PROVIDE ADEQUATE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK OR EQUIPMENT AT THE CONTRACTORS EXPENSE.

G019. ALL WORK DONE BY THE CONTRACTOR, SUBCONTRACTORS, VENDORS, AND SPECIALTY CONTRACTORS SHALL EXERCISE DUE CARE AND SKILL IN PERFORMING ALL WORK IN REGARDS TO THE PROJECT. ALL WORK SHALL BE DONE IN A NEAT WORKMANLIKE PROFESSIONAL MANNER AND IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND RULES.

G020. THE JOB SITE SHALL REMAIN FREE FROM RUBBISH AND DEBRIS. DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL CONFORM TO BUILDING REGULATIONS.

G021. EACH CONTRACTOR SHALL PROTECT THE WORK OF OTHER CONTRACTORS. ANY CONFLICTS ARE TO BE RESOLVED BETWEEN THE CONTRACTORS INVOLVED AND ANY WORK DAMAGED SHALL BE REPLACED BY THE CONTRACTOR CAUSING THE DAMAGE. THE ARCHITECT AND THE TENANT SHALL BE NOTIFIED OF SUCH CONFLICTS.

G022. THE CONTRACTOR SHALL EXPEDITE THE DELIVERY OF LONG LEAD TIME ITEMS TO INSURE DELIVERY CONFORMING TO THE CONSTRUCTION SCHEDULE. THE CONTRACTOR WILL PROVIDE AND INSTALL ALL EQUIPMENT, FIXTURES, APPLIANCES, FURNISHINGS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE CONTRACT DOCUMENTS. MANUFACTURERS INSTALLATION INSTRUCTIONS AND SPECIFICATIONS SHALL BE STRICTLY ADHERED TO, AND ARE CONSIDERED A PART OF THE CONTRACT DOCUMENTS.

G023. UPON COMPLETION OF THE PROJECT, ISSUANCE OF THE OCCUPANCY CERTIFICATE AND ACCEPTANCE BY THE TENANT, THE CONTRACTOR SHALL PROVIDE THE TENANT WITH ALL EQUIPMENT MAINTENANCE AND INSTRUCTION MANUALS AND WARRANTIES

G024. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH A SET OF "AS-BUILT" MARKED PLANS. THE ELECTRICAL CONTRACTORS AS BUILT DRAWINGS SHALL BE INCLUDED. THESE DRAWINGS SHALL BE TRANSMITTED TO THE TENANT.

G025. THE CONTRACTOR SHALL WARRANT AND GUARANTEE ALL WORK, EQUIPMENT, FIXTURES, DOORS, WINDOWS, HARDWARE, ETC. FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AS EVIDENCE BY THE CERTIFICATE OF OCCUPANCY UNLESS OTHERWISE REQUIRED, (5 YR. FOR A/C/ COMPRESSORS, 15 YR. FOR ROOF.)

G026. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY WORK THAT IS NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE CORRECTION OF FAULTY WORKMANSHIP OR MATERIALS WITHIN THE WARRANTY PERIOD. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE CORRECTION OF WORK THAT HAS BEEN ABUSED OR NEGLECTED BY THE TENANT OR HIS REPRESENTATIVES.

G027. THE CONTRACTOR SHALL COORDINATE ALL NEW MILLWORK WITH THE EQUIPMENT PLANS PRIOR TO FABRICATION OF MILLWORK. COORDINATE ALL ELECTRICAL, GAS AND PLUMBING DEVICE LOCATIONS WITH FIXTURE PLANS PRIOR TO ROUGHING IN THE EQUIPMENT.

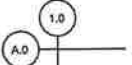
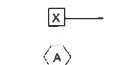
G028. VERTICAL BLOCKING NOTE: GENERAL CONTRACTOR SHALL PROVIDE VERTICAL WOOD BLOCKING (JACK STUDS) BETWEEN EACH STUD AT ALL WALL HUNG CABINETS, SHELVES, ETC. COORDINATE WITH A/C, ELECTRICAL AND DRYWALL CONTRACTOR WHERE APPLICABLE. SCRIBE ALL MILLWORK TO FIT FIELD CONDITIONS. ALL COUNTER AREAS NOT SUPPORTED BY FILE CABINETS SHALL BE ANCHORED TO CONTINUOUS WOOD OR STEEL CLEATS. MILLWORK CONTRACTOR BEFORE STARTING ANY WORK SHALL VERIFY ALL DIMENSIONS AND LEVELS GIVEN FOR WORK UNDER THIS CONTRACT. IN CONJUNCTION WITH ARCHITECTS OR INTERIOR DESIGNERS DRAWINGS AND DETAILS. ALL MATERIALS PROVIDED BY THE MILLWORK CONTRACTOR SHALL BE FREE OF CHIPPING, SPLITTING AND OR MARKING THAT WOULD RESULT IN AN UNEVEN OR DAMAGED SURFACE. MILLWORK CONTRACTOR SHALL SUBMIT TO CLIENT ALL REQUIRED SHOP DRAWINGS WITH SUCH PROMPTNESS AS TO CAUSE NO DELAY IN HIS OWN WORK OR THAT OF ANY OTHER CONTRACTOR OR SUBCONTRACTOR. PRINTS SHALL BE KEPT BY CLIENT. MILLWORK CONTRACTOR SHALL FURNISH AND INSTALL ALL CABINETWORK AND HARDWARE INCLUDING SHELF STANDARDS, PULLS HINGES, LOCKS AND ANY OTHER HARDWARE REQUIRED TO COMPLETE THE PROJECT. ALL CABINETS SHALL BE SHOP FINISHED.

G029. GLAZING NOTES: THE GLAZING CONTRACTOR SHALL SUBMIT TO CLIENT ALL REQUIRED SHOP DRAWINGS WITH SUCH PROMPTNESS AS TO CAUSE NO DELAY IN HIS OWN WORK OR THAT OF ANY OTHER CONTRACTOR OR SUBCONTRACTOR. SHOP DRAWINGS SHALL INDICATE THE MATERIALS, ARRANGEMENT, FULL SIZE PROFILES OF MOLDINGS THICKNESS, SIZE OF PARTS, CONSTRUCTION FASTENINGS, BLOCKING, CLEARANCE, ASSEMBLY AND CONSTRUCTION DETAILS, APPLIED FINISHES AND SURFACING BUILT-IN HARDWARE AND NECESSARY CONNECTIONS OF WORK OF OTHER TRADES.

ABBREVIATIONS

AB	ANCHOR BOLT	HW	HOT WATER	SECT	SECTION
A/C	AIR CONDITIONING	IN	INCH	SHLF	SHELF
AFF	ABOVE FINISH FLOOR	INCA	INCANDESCENT	SHT	SHEET
ALUM	ALUMINUM	INCL	INCLUDE	SIM	SIMILAR
APPROX	APPROXIMATE	INFO	INFORMATION	SPEC	SPECIFICATION
ARCH	ARCHITECTURAL/ARCHITECT	INSUL	INSULATE-INSULATION	SPKR	SPEAKER
BD	BOARD	INT	INTERIOR	SQ	SQUARE
BLDG	BUILDING	KIT	KITCHEN	STD	STANDARD
BLCK	BLOCK	LAM	LAMINATED	STL	STEEL
BOTT	BOTTOM	LAV	LAVATORY	STOR	STORAGE
BRG	BEARING	LB	POUND	SUB	SUBSTITUTE
BTWN	BETWEEN	LN	LINEAR	SURF	SURFACE
CAB	CABINET	LIVE	LIVE LOAD	SUSP	SUSPEND-SUSPENDED
CEIL/CLG	CEILING	LT	LIGHT	SYS	SYSTEM
CEM	CEMENT	LVR	LOUVER	T & G	TONGUE & GROOVE
CL	CLOSET	MATL	MATERIAL	TEL	TELEPHONE
CLR	CLEAR	MECH	MECHANICAL	THK	THICK-THICKNESS
COL	COLUMN	MEMB	MEMBRANE	TPH	TOILET PAPER HOLDER
CONC	CONCRETE	MTL	METAL	TRANS	TRANSFORMER
CONSTR	CONSTRUCTION	MFC	METAL FURRING CHANNEL	TYP	TYPICAL
CONT	CONTINUOUS	MFR	MANUFACTURER	UGND	UNDERGROUND
CONTR	CONTRACTOR	MIN	MINIMUM	UL	UNDERWRITERS LAB.
CTR	CENTER	MIR	MIRROR	VERT	VERTICAL
DEG	DEGREE	MISC	MISCELLANEOUS	W/ WVC	WITH WATER CLOSET
DEPT	DEPARTMENT	MO	MASONRY OPENING	WH	WATER HEATER
DET	DETAIL	MR	MOISTURE RESISTANT	WM	WIRE MESH
DF	DRINKING FOUNTAIN	NAT	NATURAL	W/O	WITHOUT
DIA	DIAMETER	NIC	NOT IN CONTRACT	WP	WATERPROOF
DM	DIMENSION	#	NUMBER	WS	WEATHER STRIPPING
DN	DOWN	NOM	NOMINAL	WWF	WELDED WIRE FABRIC
DR	DOOR	NTS	NOT TO SCALE OVERALL		
DWG	DRAWING	OA	ON CENTER		
EA	EACH	OPG	OPENING		
EL	ELEVATION	OPP	OPPOSITE		
ELEC	ELECTRICAL-ELECTRIC	ORIG	ORIGINAL		
EQ	EQUAL	PART	PARTITION		
EQUIP	EQUIPMENT	PL	PLATE		
EQUIV	EQUIVALENT	PLAS	PLASTER		
EW	EACH WAY	PLYWD	PLYWOOD		
EXH	EXHAUST	PNL	PANEL		
EXIST	EXISTING	PNT	PAIN		
EXT	EXTERIOR-EXTERNAL	POL	POLISHED		
FD	FLOOR DRAIN	PREFAB	PREFABRICATED		
FIN	FINISH	PROJ	PROJECT		
FIX	FIXTURE	PSF	POUNDS/SQUARE FOOT		
FLR	FLOOR	PSI	POUNDS/SQUARE INCH		
FLUOR	FLUORESCENT	PRTR	PRESSURE TREATED		
FTG	FOOTING	PTD	PAINTED		
FURR	FURRING	PVMT	PAVEMENT		
GA	GAGE, GAUGE	QTY	QUANTITY		
GALV	GALVANIZED	REF	REFRIGERATOR		
GLS	GLASS	REQD	REQUIRED		
GR	GRADE	REINFC	REINFORCE-REINFORCING		
GYP	GYPSPUM	RET	RETURN		
HB	HOSE BIBB	REV	REVERSE, REVISION		
HCP	HANDICAP	RGD	RIGID		
HDW	HARDWARE	RM	ROOM		
HGT	HEIGHT	RO	ROUGH OPENING		
HM	HOLLOW METAL	SCHED	SCHEDULE		
HR	HOUR	SOAP	SOAP DISPENSER		
HVAC	HEATING/VENTILATING/ AIR CONDITIONING	SEP	SEPARATE		

ARCHITECTURAL SYMBOLS

	BUILDING GRID LINES
	SECTION LINE
	DETAIL REFERENCE
	INTERIOR ELEVATION REFERENCE
	EXTERIOR ELEVATION REFERENCE
	DRAWING NAME DRAWING SCALE
	NORTH ARROW
	DOOR REFERENCE NUMBER
	ROOM NAME AND NUMBER
	WALL ASSEMBLY REFERENCE
	WINDOW TYPE
	KEYED NOTE
	EMERGENCY LIGHT FIXTURES
	EXIT LIGHT



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"PURA VIDA MIAMI"
PEMBROKE PINES

10590 PINES BLVD UNIT 101,
PEMBROKE PINES, FL 33025



PROJECT NO: 24149
DESIGNED BY: JWP/MMR
DRAWN BY: MR/PMXK
CHECKED BY: JWI/PM
SUBMITTALS:
PERMIT SET: 07/30/2025

REVISIONS:
BDC REV1: 08.28.2025
BDC REV2: 09.10.2025

COVER SHEET

A0.1



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PEMBROKE PINES

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PEMBROKE PINES, FL 33025



PROJECT NO: 24149
DESIGNED BY: JWP/PMR
DRAWN BY: MR/PMXX
CHECKED BY: JAV/PM
SUBMITTALS:
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BDC REV2: 09.10.2025

ARCHITECTURAL
SITE PLAN

A1.1



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"PURA VIDA MIAMI"
PEMBROKE PINES

10590 PINES BLVD UNIT 101,
PEMBROKE PINES, FL 33025



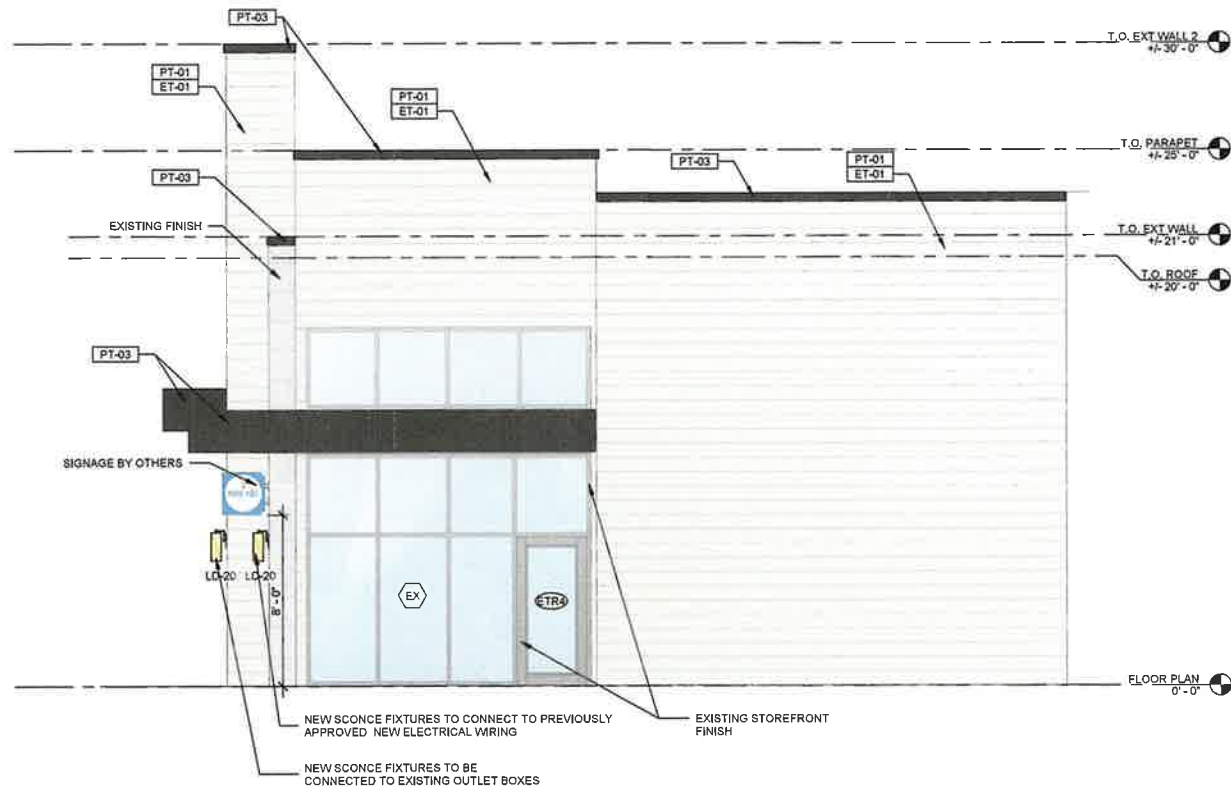
PROJECT NO: 24149
DESIGNED BY: JW/PM/WR
DRAWN BY: MR/PM/WR
CHECKED BY: JW/PM
SUBMITTALS:
PERMIT SET: 07/30/2025

REVISIONS:
BDC REV1: 08.28.2025
BDC REV2: 09.10.2025

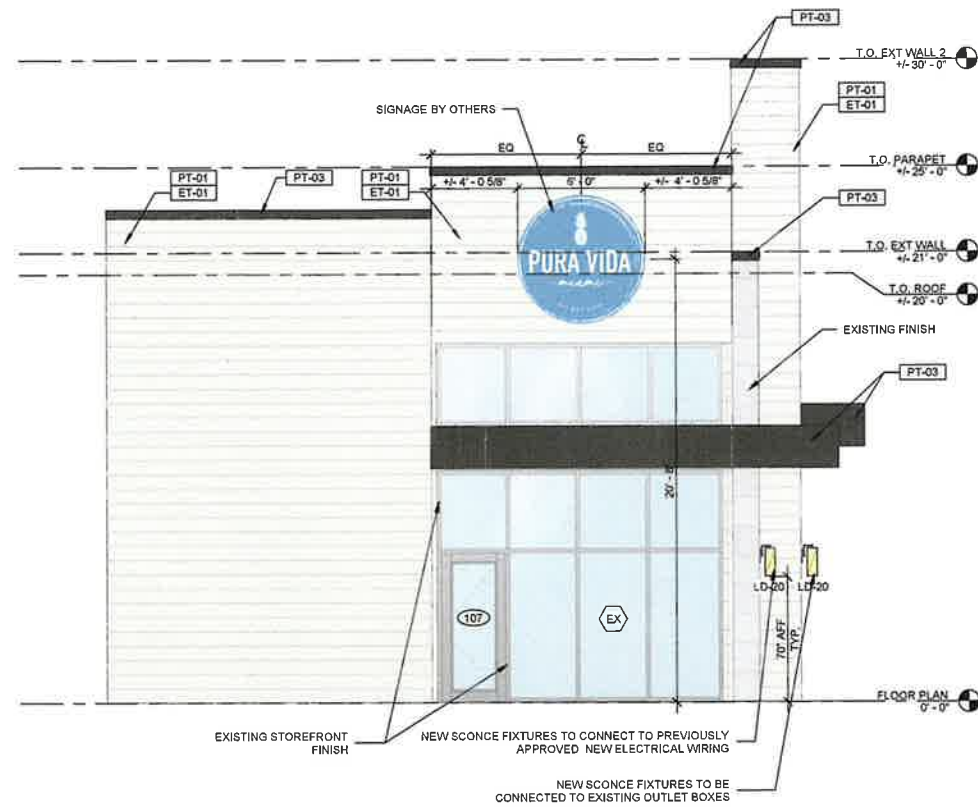
EXTERIOR
ELEVATIONS

A8.2

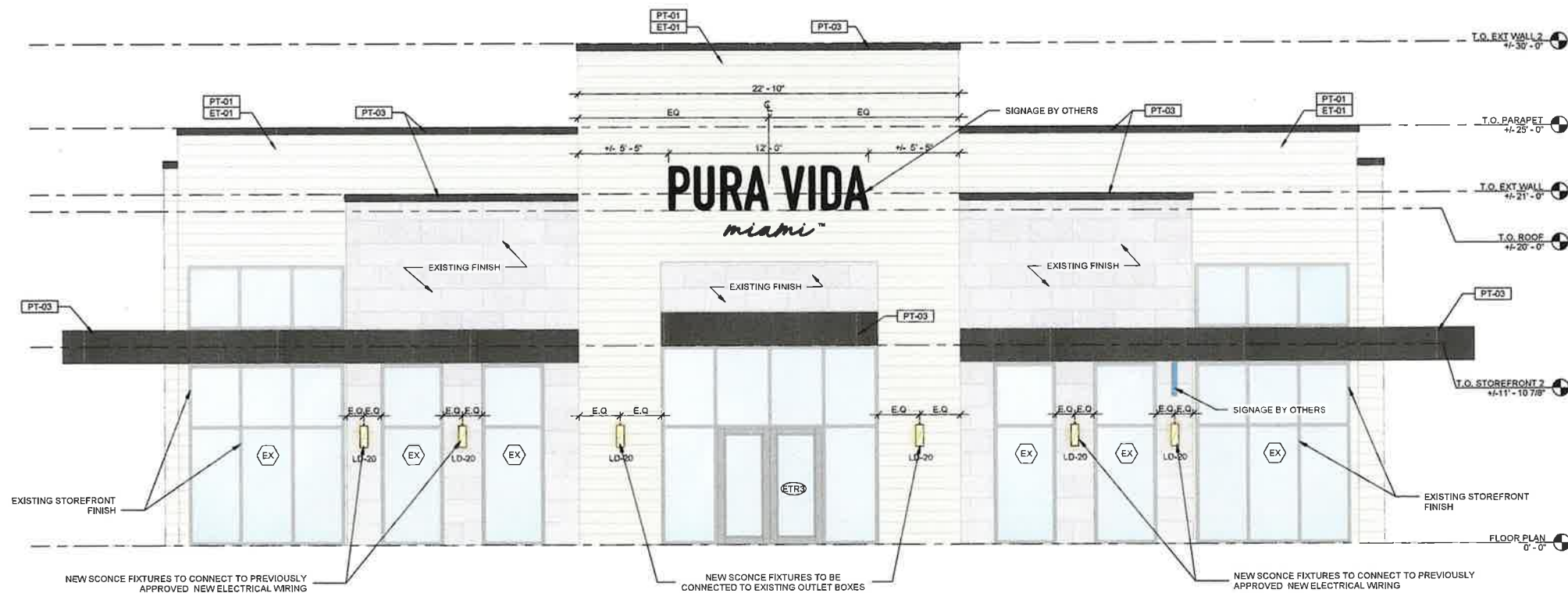
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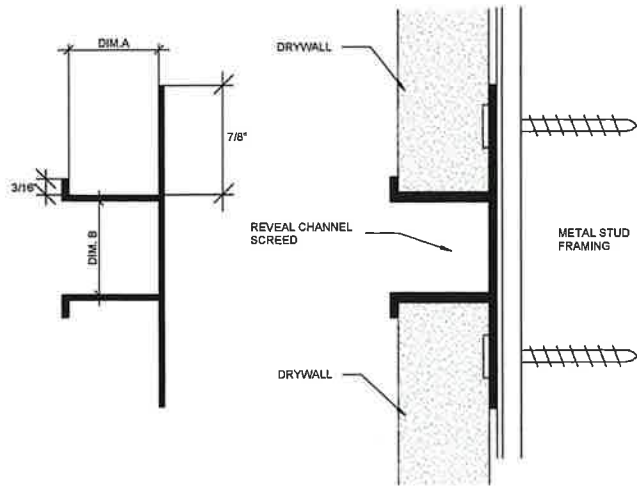
3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 STUCCO BAND REVEAL DETAIL
SCALE: 3" = 1'-0"

NEW FINISHES							
TAG	IMAGE	ITEM NAME	COLOR/FINISH	LOCATION	NOTES	MANUFACTURER / VENDOR	PURCHASE
PT-01	ULTRA PURE WHITE	BEHR ULTRA® EXTERIOR SEMI-GLOSS ENAMEL	COLOR: ULTRA PURE WHITE FINISH: SEMI GLOSS	EXTERIOR WALLS	TO BE APPLIED OVER STUCCO	BEHR	GENERAL CONTRACTOR
ET-01		STUCCO APPLICATION	COLOR: WHITE	EXTERIOR WALLS	STUCCO TO MIMIC SHIPLAP. REFER TO DETAIL 1 SHEET A8.3		GENERAL CONTRACTOR
PT-03		EXTERIOR PAINT	COLOR: DARK ENGINE DE 6350 FINISH: EVERSHIELD EGGSHELL	EXISTING BUILDING CANOPY AND EXISTING PARAPET COPING		DUNN EDWARDS	GENERAL CONTRACTOR
NEW LIGHTING FIXTURES							
LD-20		FRESNO FRAMED MEDIUM SCONCE	FINISH: AGED IRON	EXTERIOR	INSTALLATION HEIGHT 70" AFF. (DIMENSION FROM BOTTOM OF FIXTURE)	VISUAL COMFORT & CO	PURA VIDA (OWNER)
EXISTING FINISHES							
		ALUMINUM STOREFRONT	COLOR: SILVER GREY	EXTERIOR STOREFRONT	N/A	N/A	N/A
		WALL TILE	COLOR: BEIGE/NEUTRAL STONE	EXTERIOR WALLS	N/A	N/A	N/A



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EXTERIOR
FINISHES &
DETAILS

A8.3

SUBJECT SITE AREIAL PHOTO

Pura Vida Façade Change (MSC2025-0025)

