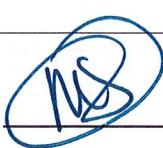




City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	June 27, 2019	Application ID:	MSC 2019-13
Project:	Häagen – Dazs	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	Magnet Partners LLC	Agent:	Tag Consulting
Location:	420 SW 145 Terrace		
Existing Zoning:	PCD (Planned Commercial Development)	Existing Land Use:	Commercial
Reference Applications:	MSC 2007-35, MSC 2007-07, ZC 2006-07, SP 2006-27, SP 2005-36, ZC 2005-03, SUB 2005-03, PH 2004-10		
Applicant Request:	Modifications to the façade, signage, and outdoor dining.		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director: 	Planning Administrator: 	

Project Description / Background

Tag Consulting, agent, is requesting approval of for architectural, color, sign, and outdoor dining modifications to the Haagen Dazs tenant (FKA: Swim N Sport) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue and will be located within building 9000.

The Shops at Pembroke Gardens was approved 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 2007-07, Swim N Sport).

BUILDINGS / STRUCTURES:

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

- Upper Façade – SD 15 Saddlebrook Walnut Creek (Tile)
- Lower Façade – YC01 Topsail (Tile)
- Accents – BM-2 White, Electrostatic Paint (Charcoal)

The applicant is proposing the replacement of the existing black awning with new identical black awnings.

The applicant is proposing a total of 163 square feet of outdoor dining divided into two sections. The first section will be placed against the building and will be enclosed by an 18" tall matte charcoal colored planter and the adjacent cheese course railing. The second outdoor dining area will be placed adjacent to the street curb. The area will be enclosed by an 18" tall matte charcoal planter along the street curb, and a 30" silver aluminum railing along two other sides. The proposed barriers will ensure that at minimum a 5' walkway is maintained.

SIGNAGE:

The applicant proposed a, 36.5 square foot edge lit wall signs reading "Häagen-Dazs" in black copy. The sign will be placed on a white background outlined in gold trim. As well, a 2.85 square foot non-illuminated blade sign, identical to the wall signage will be installed perpendicular to the stores facade.

Additionally, the applicant proposes one 7.3 square foot canopy sign to read "Häagen-Dazs" in black copy on a white background outlined in gold trim. The signage will be placed on the middle canopy.

The tenant will be bordered by two neutral pier elements (MSC 2007-07) as approved by the Planning and Zoning Board at its February 8, 2007 meeting. Staff has reviewed the proposed changes by the applicant and found them to be in compliance with the approved PCD guidelines.

Staff Recommendation: Approval.

Enclosed: Miscellaneous Plan Application
Memo from Zoning Administrator, (6/20/19)
Memo from Planning Division, (6/19/19)

Memo from Engineering Division (6/6/19)
Memo from Fire Prevention Bureau (6/4/19)
Memo from Zoning Administrator, (6/4/19)
Memo from Landscape Division (6/3/19)
Memo from Planning Division, (5/28/19)
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.ppinies.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*
- Comprehensive Plan Amendment
- Delegation Request
- DRI*
- DRI Amendment (NOPC)*
- Flexibility Allocation
- Interpretation*
- Land Use Plan Map Amendment*
- Miscellaneous
- Plat*
- Sign Plan
- Site Plan*
- Site Plan Amendment*
- Special Exception*
- Variance (Homeowner Residential)
- Variance (Multifamily, Non-residential)*
- Zoning Change (Map or PUD)*
- Zoning Change (Text)
- Zoning Exception*
- 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 N/a Application #: MSC 2019-13

Date Submitted: 05/25/19 Posted Signs Required: (yes) Fees: \$ 1,006

Acreage of Property: _____ Building Square Feet: 1768

Flexibility Zone: _____ Folio Number(s): 5140 15050010

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

Legal Description:

Shops at Pembroke Gardens 176-101
B Parcel A

Has this project been previously submitted? Yes No

No

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

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Magnet Partners LLC

Owner's Address: 7621 SW 148 Terr., Palmetto Bay, FL 33158

Owner's Email Address: marchesan.paulo@gmail.com

Owner's Phone: 786-395-9911 Owner's Fax: _____

Agent: Tag Consulting

Contact Person: Noemi Hidalgo

Agent's Address: 7120 Bamboo St. Miami Lakes FL 33014

Agent's Email Address: tagconsulting@bellsouth.net

Agent's Phone: 305-970-9617 Agent's Fax: 305-231-5399

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: _____

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)

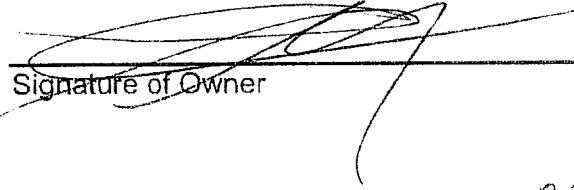
This project is for Häagen-Dazs ice cream shop.

Interior and exterior alterations

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

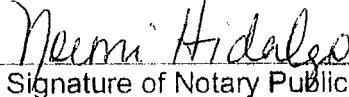
This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

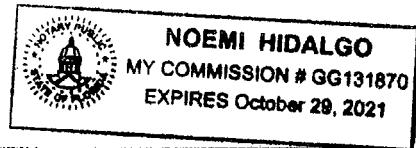

Signature of Owner

05/22/19
Date

Sworn and Subscribed before me this 22 day
of May, 20 19

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 of Agent

Date

Sworn and Subscribed before me this _____ day
of _____, 20 _____

Fee Paid

Signature of Notary Public

My Commission Expires



April 18, 2019

City of Pembroke Pines
Building/Zoning Department
601 City Center Way
Pembroke Pines, Florida

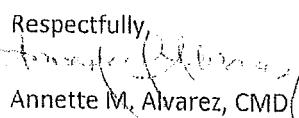
Regarding: Haagen Dazs
420 SW 145th Terrace
The Shops at Pembroke Gardens
Pembroke Pines, Florida 33027

To Whom It May Concern:

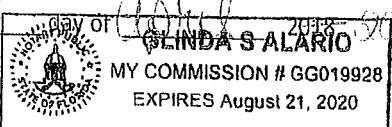
Please be advised that the Owners of The Shops at Pembroke Gardens, JRA HHF Venture, LLC have a fully executed lease with **Haagen Dazs** and they have our approval to apply for and be issued the necessary permits to complete the tenant improvement that they are filing for. The Tenant in these matters is to be considered the "OWNER" of the improvements and will be signing any and all applications as such. The space involved in this tenant improvement is: 420 SW 145 Terrace (Leasing Space #13070).

Should you have any questions please do not hesitate in contacting my office at (954) 450-1580.

Respectfully,


Annette M. Alvarez, CMD
Property Manager

cc: Lease File

NOTARIZATION:	
Sworn to and subscribed before me this 18	
 Signature of Notary Public	 Notary Seal (Required)
Personally known <input checked="" type="checkbox"/> OR, Produced Identification _____	
Type of Identification: _____	

MEMORANDUM

June 20, 2019

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2019-13 (SPG – Haagen-Dazs)

**ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN
ADDRESSED**

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: June 19, 2019
To: MSC 2019-13 file
From: Cole Williams, Planner / Zoning Technician
Re: SPG Haagen Dazs

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.

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

DRC REVIEW FORM



June 6, 2019

**PROJECT: Haagen-Dazs (SPG)
MSC 2019-13**

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

**From: Karl Kennedy, P.E.
Environmental Services/Engineering Division, Public Services Department
(954) 518-9044**

RECOMMENDATIONS:

The Environmental Services/Engineering Division takes 'No Exception' to the proposed project and we hereby recommend it for 'Consideration' by the Planning and Zoning Board.

DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE

FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY: Daniel Almaguer, Assistant Fire Marshal
(954) 499-9557

PROJECT NAME: Haagen - Dazs

REFERENCE #: MSC 2019 - 13

DATE REVIEWED: 06/04/2019

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

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

Note: Path of Egress to be maintained on Interior & Exterior of Occupancy as per NFPA 101.

MEMORANDUM

June 4, 2019

To: Cole Williams

Planning/Zoning Technician

From: Dean A. Piper

Zoning Administrator

Re: MSC 2019-13 (SPG – Haagen-Dazs)

The following are my comments regarding the above Miscellaneous Plan:

1. All outdoor dining must be contained within “barriers” provided. Recommend layout similar to Cheese Course next door as an example for barriers.
2. Provide dimensions of outdoor dining areas.
3. Provide details/cut sheets for any furniture being used in outdoor dining areas.
4. Provide elevation, with all detail(s), of proposed railing around outdoor dining.
5. Signage not allowed on umbrellas.
6. Provide all color names, color numbers, finishes, materials, etc. on elevation of store front.
7. Provide sign chart showing dimensions and square footages of all proposed signage.
8. Delineate open walkways within outdoor seating areas to show they all meet minimum of 5' wide paths.
9. Provide width of awnings to confirm square footage of awning sign meets code.
10. Blade sign must be a minimum 8' above ground.
11. As this is new restaurant space, with additional outdoor dining square footage, update all parking charts for SPG with this new data.
12. Will awning over rear door be replaced? If so, include elevation and detail with this submittal.

Please contact me with any questions.

MEMORANDUM

June 3rd, 2019

To: Cole Williams
Planner & Zoning Specialist

From: Kristen Jensen
Landscape Planner/ Designer

Re: (MSC2019-13) Haagen Daz

The City of Pembroke Pines Planning Division has conducted a landscape review for Haagen Daz as per documents provided. The following items need to be addressed prior to this project being found in compliance:

No landscape comments at this time.

Plant diversification is important for the project in order to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Please contact me with any questions.

Kristen Jensen
Landscape Planner/Designer
Planning and Economic Development Division
City of Pembroke Pines
954.392.2107 (Office) • kjensen@ppines.com
Please consider the environment before printing this email.

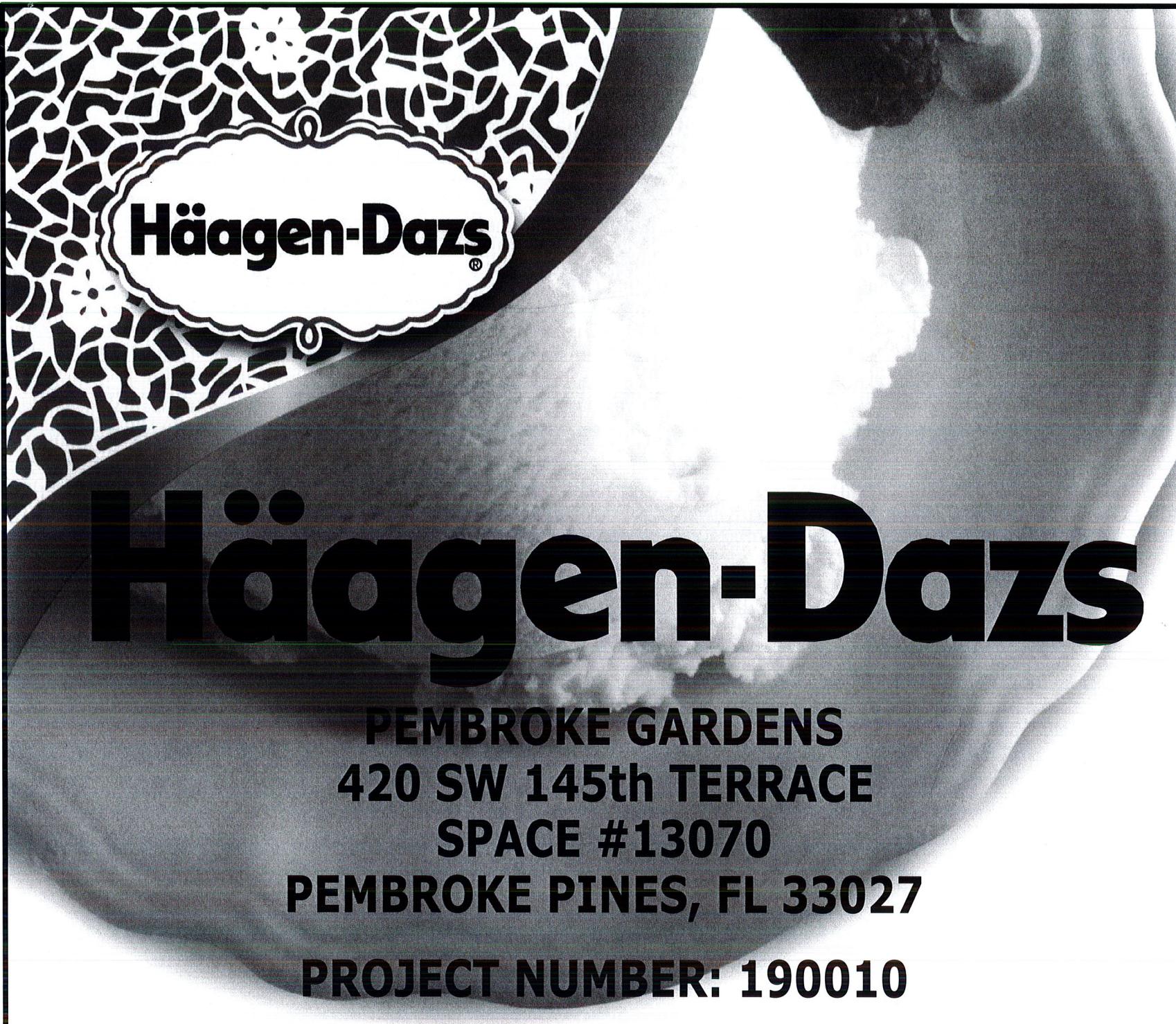
PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 28, 2019
To: MSC 2019-13 file
From: Cole Williams, Planner / Zoning Technician
Re: SPG Haagen Dazs

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

1. Provide material board of all exterior colors and materials
2. Provide sample of the awning materials.
3. Label all colors and materials to be used on the façade. **Colors and materials should be labeled with their exact names not just general terms such as black or charcoal.**
4. Provide sign matrix of all signage. Sign square footage is calculated by outlining all sign features.
5. Clarify length of the canopies. 1 square foot of canopy signage is permitted per linear foot of canopied frontage.
6. Blade sign must be a minimum of 8' above the ground.
7. Signage is not permitted on the outdoor seating umbrellas.
8. Provide a solid black awning over the rear door.
9. Outdoor dining must be enclosed so the area does not expanded call to discuss.
10. Provide dimensions and square footage of outdoor seating area.
11. Provide the height/detail of the railing.
12. Provide site plans showing a minimum of 5' clearance in front of the store.
13. Provide details of the tables and chairs to be used for the outdoor seating.
14. Will outdoor seating be brought in every night or left out?
15. Clarify if any wall lighting will be added to the façade.
16. Provide up parking count matrix for all restaurant uses to ensure that the total restaurant square footage does not exceed 35% of the total square footage on the site.
17. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.



Häagen-Dazs

Häagen-Dazs

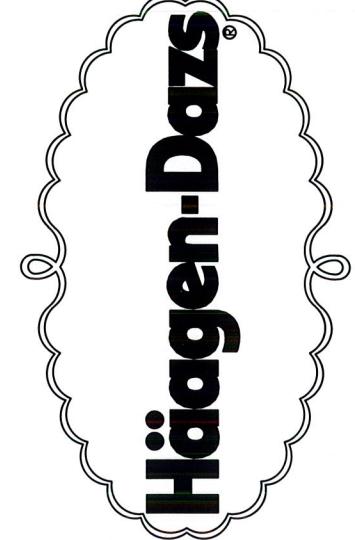
**PEMBROKE GARDENS
420 SW 145th TERRACE
SPACE #13070
PEMBROKE PINES, FL 33027**

PROJECT NUMBER: 190010

PEMBROKE GARDENS
SHOP# 1335 SPACE #13070
420 SW 145th TERRACE
PEMBROKE PINES, FL 33027

 3	CUSTOMER COMMENTS	06/19/19	Project No.	190010
 2	CITY COMMENTS	06/19/19	Scale	
 1	CITY COMMENTS	06/18/19	Drawn	CF
No.	Revisions	Date	Checked	RER

COVER	Drawing Title
CS	Drawing No.



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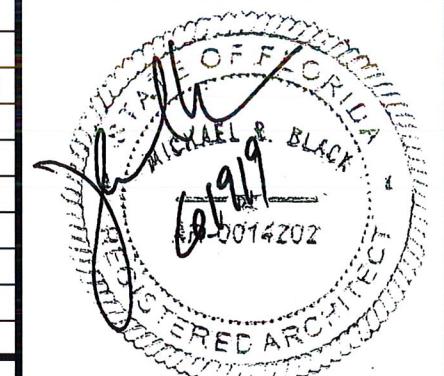
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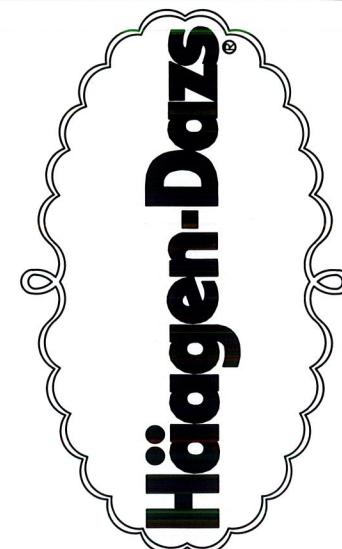
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FLORIDA REG. NO.: AR-0014202





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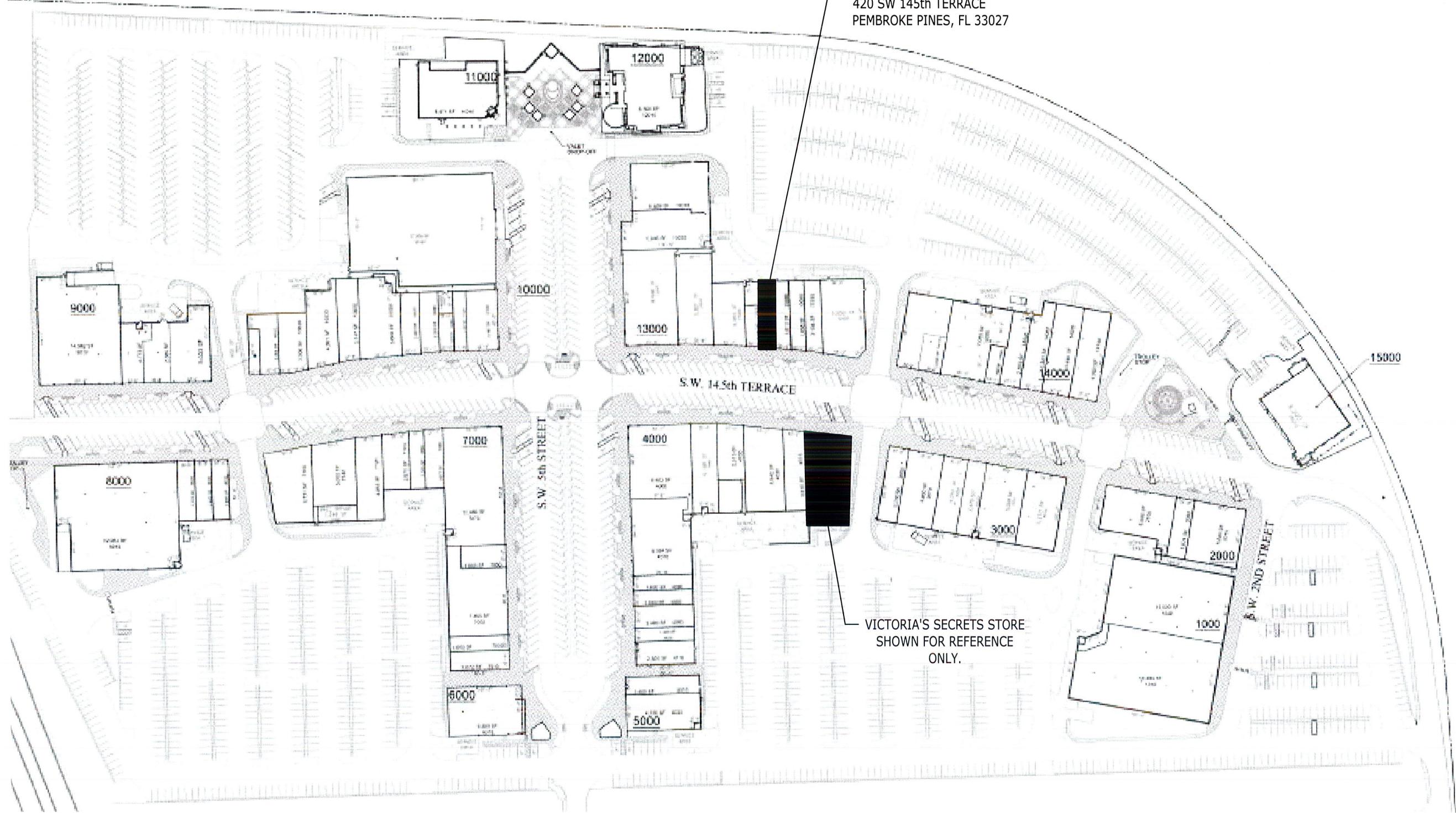
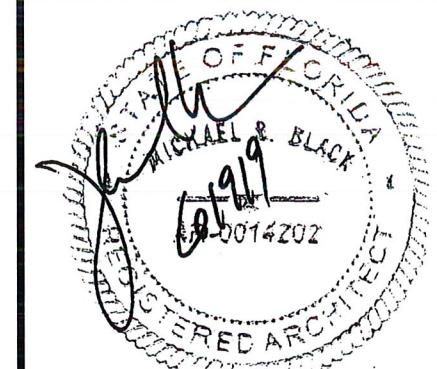
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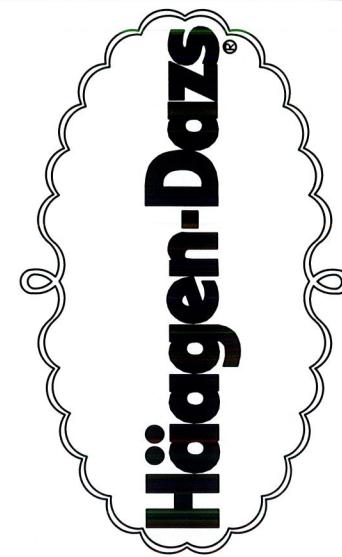
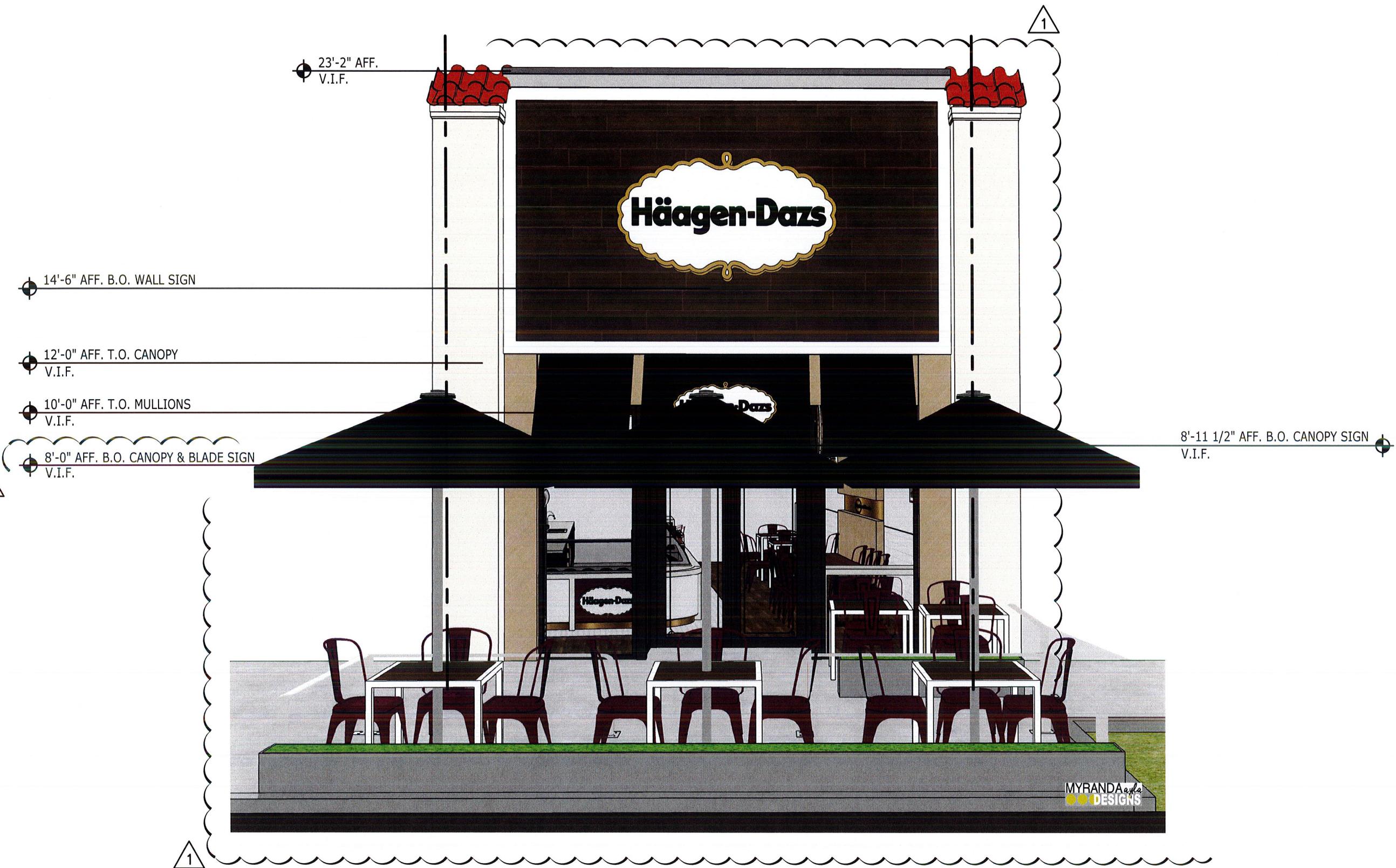
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PEMBROKE GARDENS
SHOP# 1335 SPACE #13070
420 SW 145th TERRACE
PEMBROKE PINES, FL 33027

			Project No.	190010
			Scale	
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			Checked	RER
No.	Revisions	Date	Date	5/2/19

MALL PLAN
Drawing No. A0.0



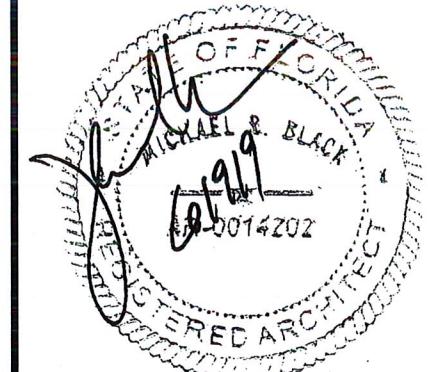
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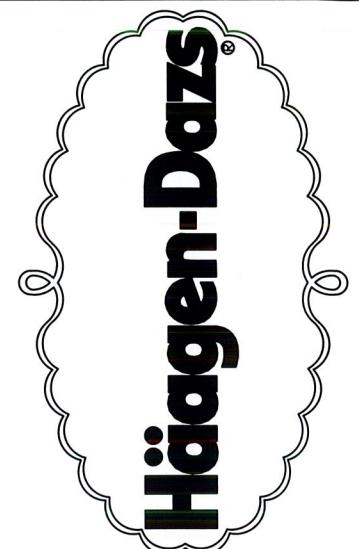
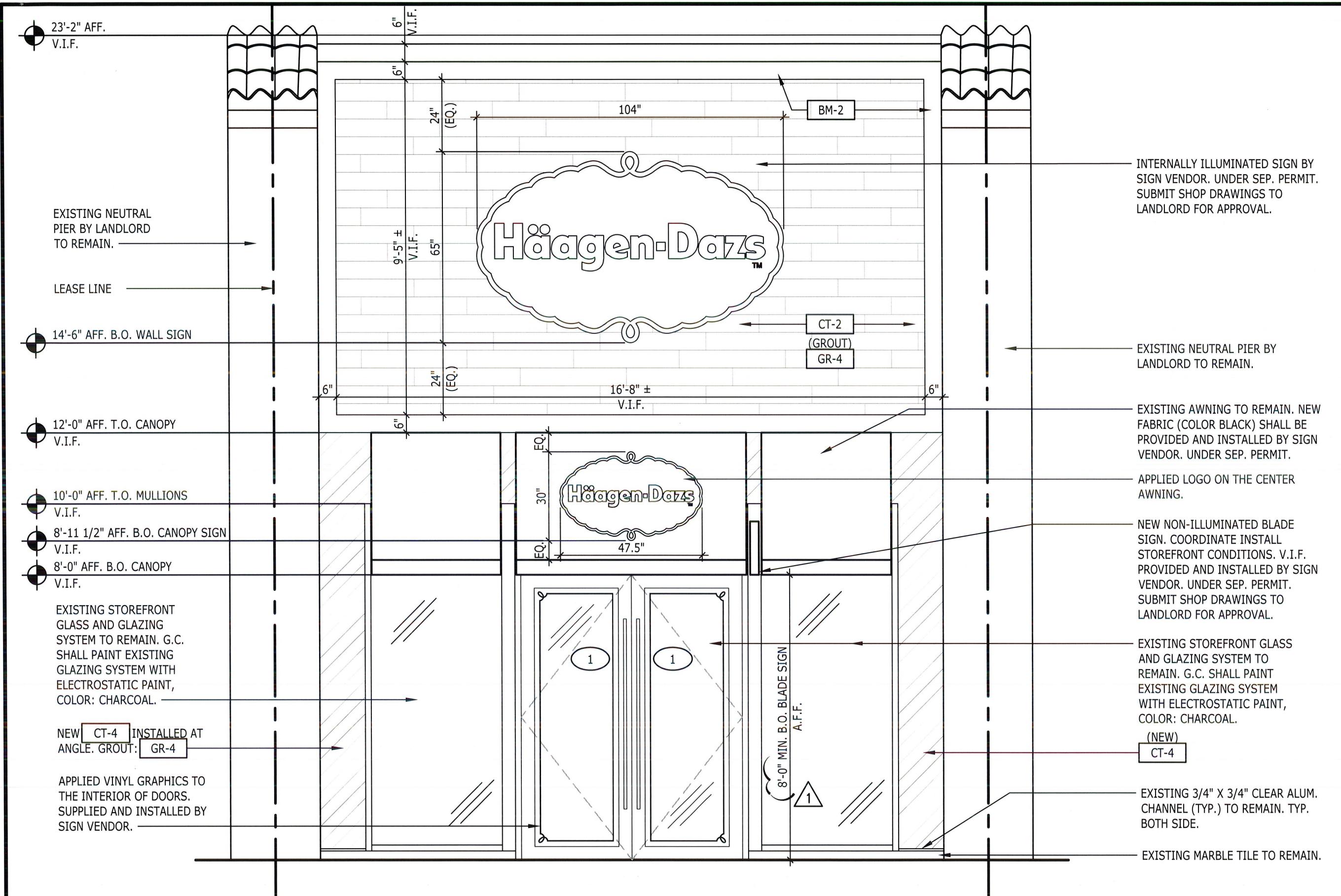
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SHOP# 1335 SPACE #13070
420 SW 145th TERRACE
PEMBROKE PINES, FL 33027

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▲	CUSTOMER COMMENTS	06/19/19	Drawn
▲	CITY COMMENTS	06/18/19	Checked
No.	Revisions	Date	Date
			5/2/19

Drawing Title **RENDERED STOREFRONT ELEVATION**
Drawing No. **A1.0**



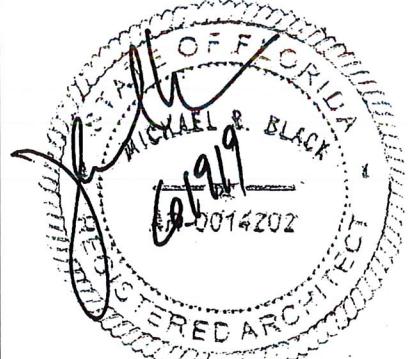
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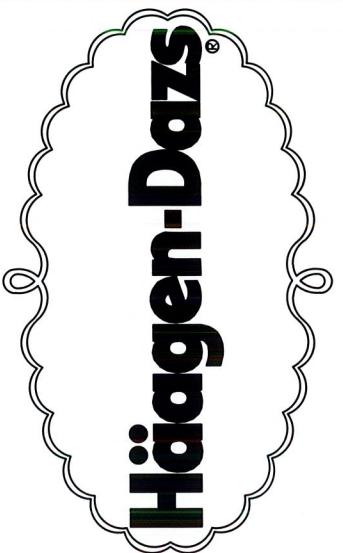
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FLORIDA REG. NO.: AR-0014202



PEMBROKE GARDENS
SHOP# 1335 SPACE #13070
420 SW 145th TERRACE
PEMBROKE PINES, FL 33027

		Project No.	190010
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		Drawn	CF
		Checked	RER
		Date	5/2/19
	CITY COMMENTS	Revisions	
No.			

Drawing Title	STOREFRONT ELEVATION DETAIL
Drawing No.	A1.1



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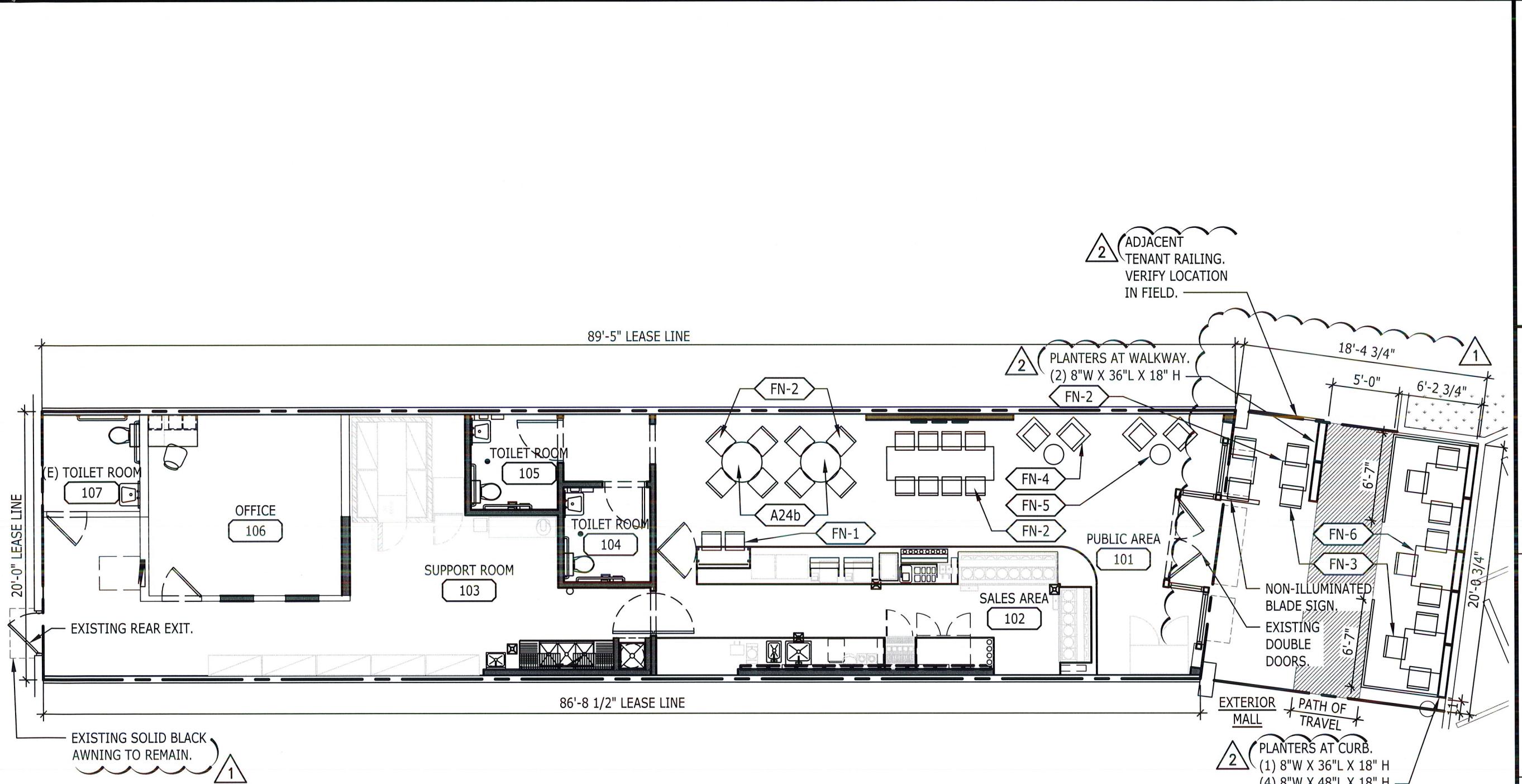
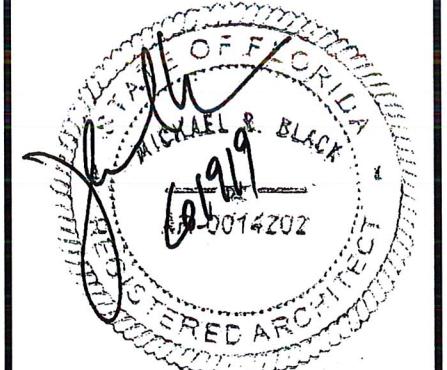
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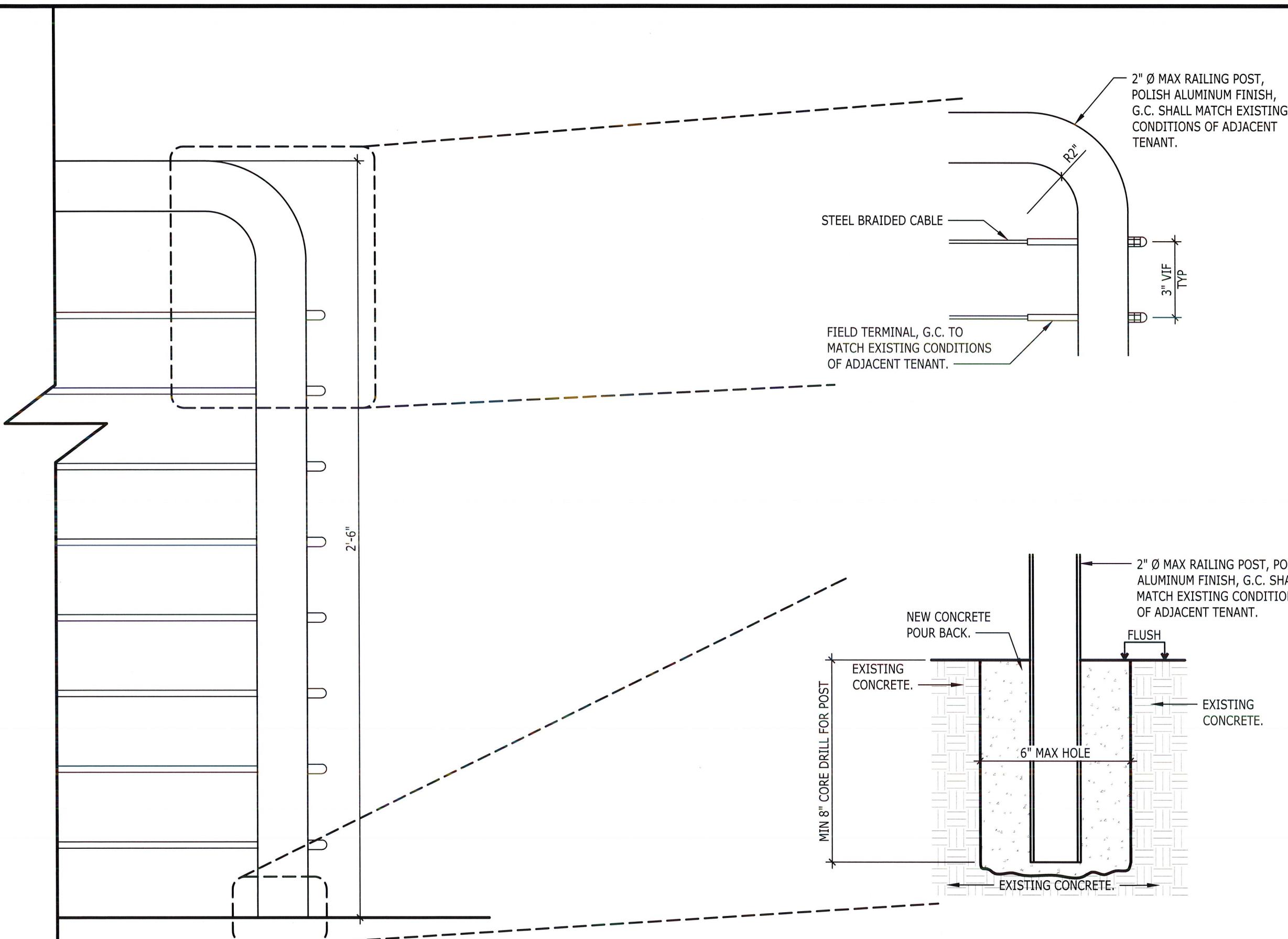
FLORIDA REG. NO.: AR-0014202



PEMBROKE GARDENS
SHOP# 1335 SPACE #13070
420 SW 145th TERRACE
PEMBROKE PINES, FL 33027

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▲	CITY COMMENTS	06/19/19	Drawn
▲	CITY COMMENTS	06/18/19	Checked
No.	Revisions	Date	Date

Drawing Title
Fixture Plan
Drawing No.
A2.0



PEMBROKE GARDENS
SHOP# 1335 SPACE #13070
420 SW 145th TERRACE
PEMBROKE PINES, FL 33027

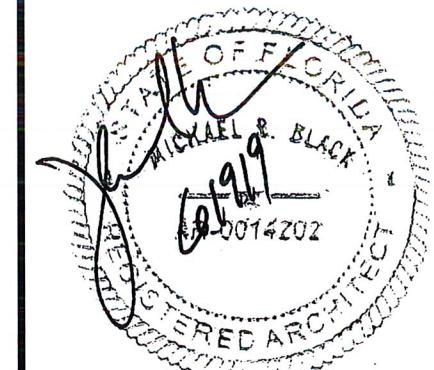
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			Date	5/2/19
	CITY COMMENTS			
No.	Revisions			

Drawing Title **RAILING DETAILS** 1
Drawing No. **A2.1**

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FLORIDA REG. NO.: AR-0014202



Häagen-Dazs

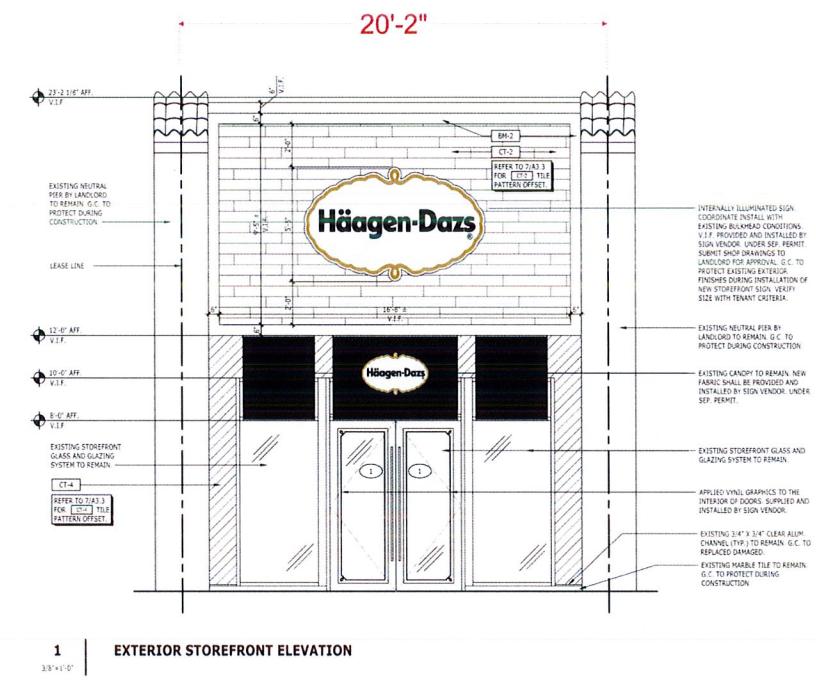
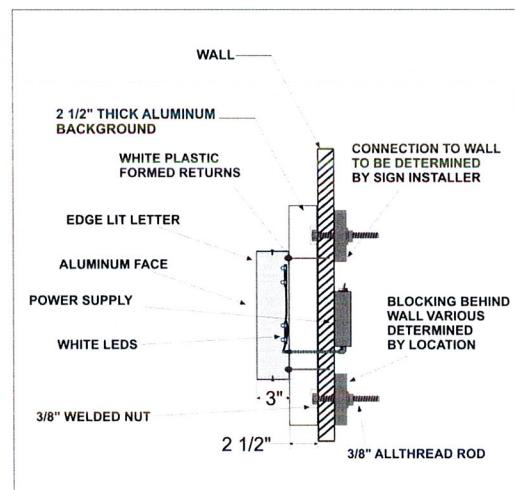
EDGE LIT LETTERS MOUNTED
TO NON-ILLUMINATED
CARTOUCHE BACKGROUND

EDGE LIT LETTER FACES
TO BE ALUMINUM
PAINTED FLAT BLACK
RETURNS TO BE WHITE
FORMED PLASTIC
ILLUMINATED WITH WHITE LEDS

BACKGROUND TO BE 2 1/2"
THICK AND CONSTRUCTED
OF ALUMINUM
PAINTED FLAT WHITE AND
GOLD PMS 872

EDGE LIT LETTERS TO BE FLUSH
MOUNTED TO NON-ILLUMINATED
BACKGROUND
BACKGROUND TO BE
FLUSH MOUNT TO STOREFRONT

WIRED TO UL SPECIFICATIONS
BEARING UL LABELS



627 Laurinburg Road
Raeford, NC 28376
(910) 875-6121
(800) 622-2431
(910) 875-7100 FAX
info@parishsigns.com
www.parishsigns.com

JOB NAME: HAAGEN DAZS
LOCATION: PEMBROKE GARDENS
LOCATION: PEMBROKE PINES, FL
SALESMAN: AMANDA WRIGHT
DRAWING #: 021919-HDPPFLE
FILENAME: HD_PEMBROKEPINESFLEXTERIOR.FS

designer: ALW
revisions:

date: 02/19/19

Customer's Approval

Signature _____ Date _____

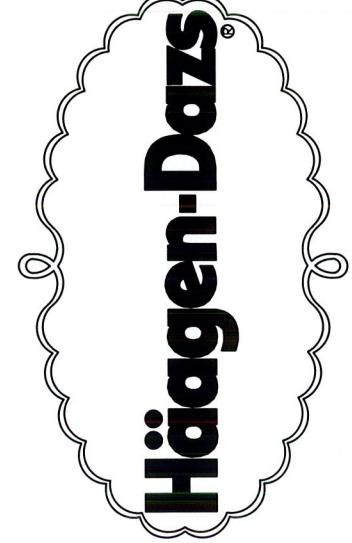
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PEMBROKE GARDENS
SHOP# 1335 SPACE #13070
420 SW 145th TERRACE
PEMBROKE PINES, FL 33027

		Project No.	190010
		Scale	
		Drawn	CF
		Checked	RER
No.	Revisions	Date	Date
			5/2/19

Drawing Title
**SIGN SHOP
DRAWINGS**
Drawing No. **A3.0**



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Arlington, Texas 76011

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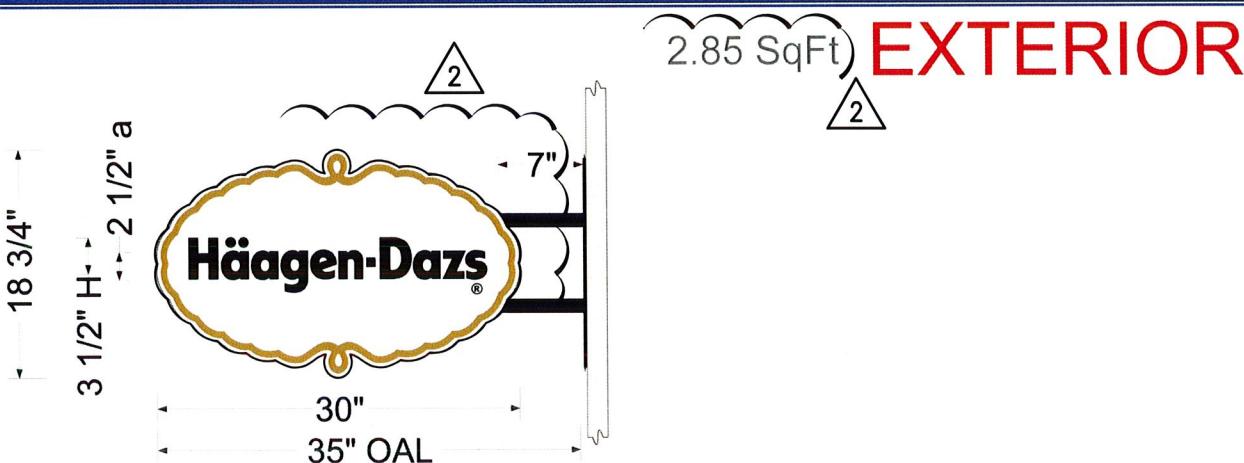
Häagen-Dazs

DOUBLE DIMENSIONAL
DOUBLE FACE
SUSPENDED BLADE SIGN

ALUMINUM BACKGROUND WITH
1 1/2" TURNBACK EDGE

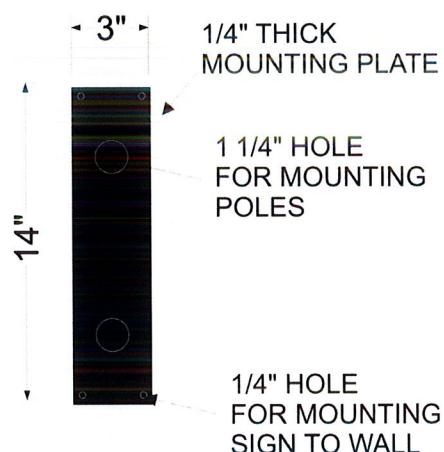
LETTERS AND RING TO
BE 1 1/4" ALUMINUM PAINTED
BLACK AND GOLD (872C)
PIN MOUNTED TO BACKGROUND

POLES AND MOUNTING PLATE
TO BE PAINTED TO MATCH WALL

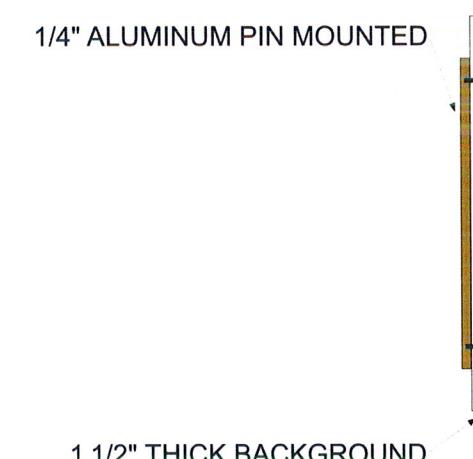


ENLARGED TO SHOW DETAIL

MOUNTING PLATE



SIDE VIEW



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(800) 622-2431
(910) 875-7100 FAX
info@parishsigns.com
www.parishsigns.com

JOB NAME: HAAGEN DAZS
designer: ALW
revisions: ALW
date: 03/01/19
03/04/19
LOCATION: PEMBROKE GARDENS
LOCATION: PEMBROKE PINES, FL
SALESMAN: AMANDA WRIGHT
DRAWING #: 021919-HDPPFLEB
FILENAME: HD_PEMBROKEPINESFLEXTERIORBLADE.FS

Customer's Approval

Signature Date

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PEMBROKE GARDENS
SHOP# 1335 SPACE #13070
420 SW 145th TERRACE
PEMBROKE PINES, FL 33027

		Project No.	190010
		Scale	
		Drawn	CF
		Checked	RER
	CITY COMMENTS	06/19/19	Date
No.	Revisions	Date	5/2/19

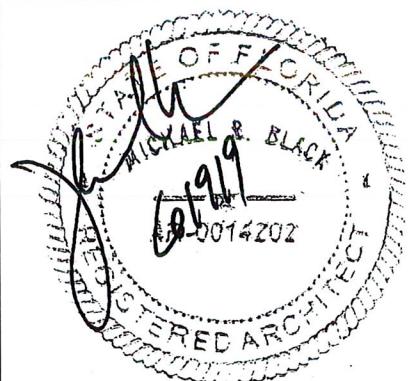
Drawing Title
**SIGN SHOP
DRAWINGS**
Drawing No. **A3.1**

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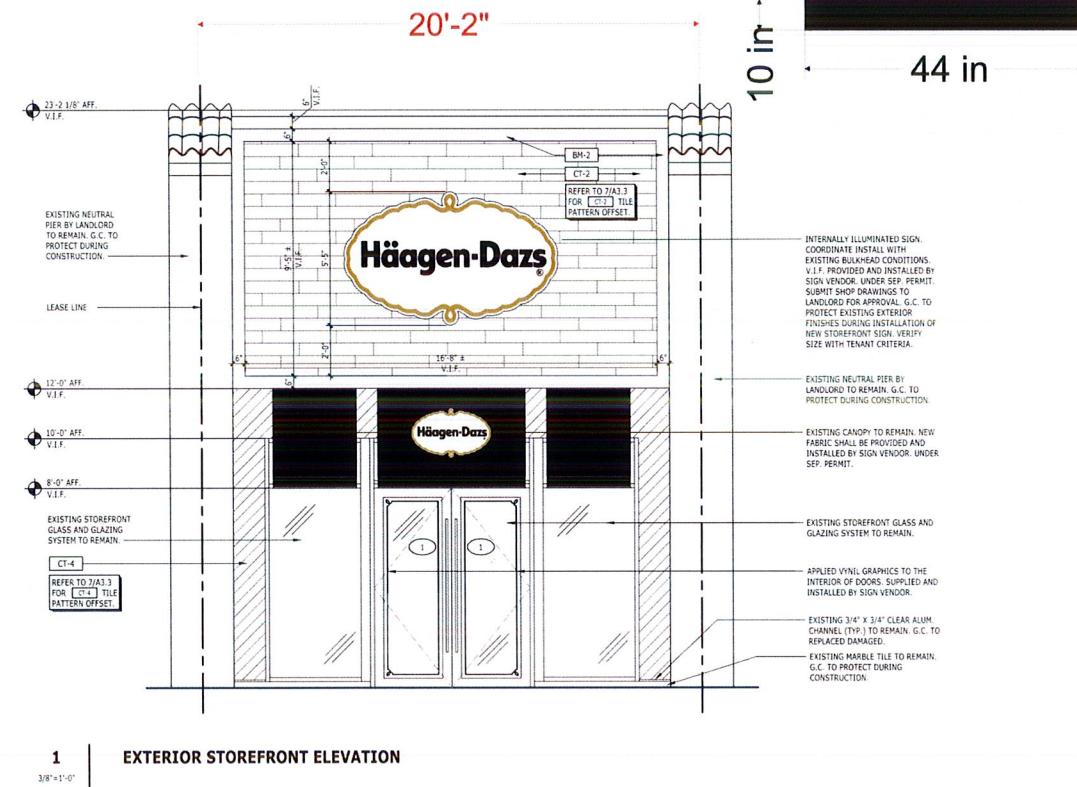


Häagen-Dazs

RECOVER EXISTING AWNINGS

AWNING MATERIAL TO BE BLACK
WITH APPLIED LOGO ON THE
CENTER AWNING

EXISTING FRAMES TO BE USED
IF APPLICABLE



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Raeford, NC 28376
(910) 875-6121
(800) 622-2431
(910) 875-7100 FAX
info@parishsigns.com
www.parishsigns.com

JOB NAME: HAAGEN DAZS
LOCATION: PEMBROKE GARDENS
LOCATION: PEMBROKE PINES, FL
SALESMAN: AMANDA WRIGHT
DRAWING #: 021919-HDPPFLAWNINGS
FILENAME: HD_PEMBROKEPINESFLAWNINGS.F6

designer: ALW date: 03/01/19
revisions: JT 03/20/19

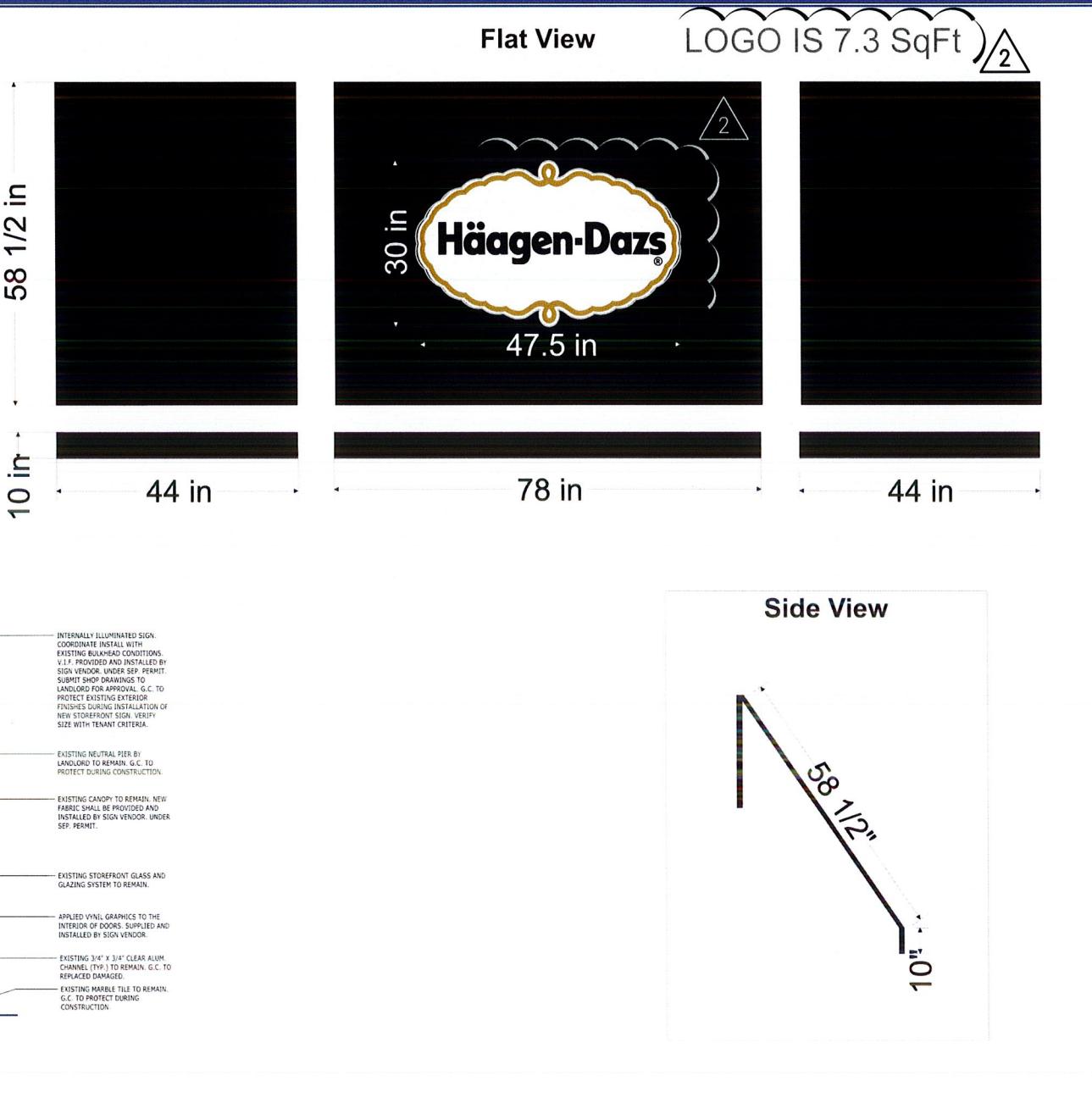
Customer's Approval

Signature Date

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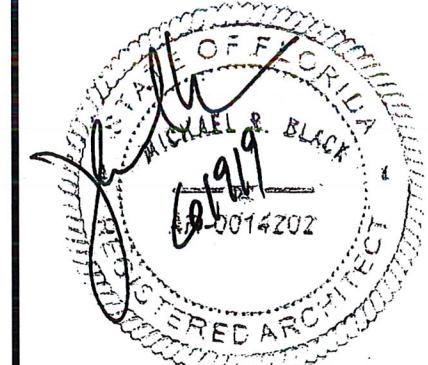
PEMBROKE GARDENS
SHOP# 1335 SPACE #13070
420 SW 145th TERRACE
PEMBROKE PINES, FL 33027



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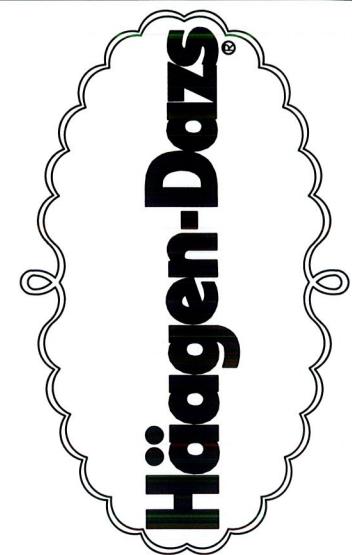
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Group



Drawing Title
**SIGN SHOP
DRAWINGS**
Drawing No. **A3.2**

		Project No.	190010
		Scale	
		Drawn	CF
		Checked	RER
	CITY COMMENTS	06/19/19	Date
No.	Revisions	5/2/19	



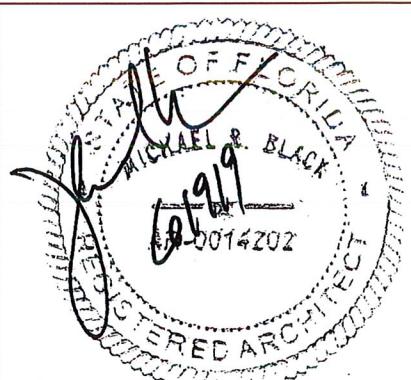
SPG – SIGNAGE CRITERIA MATRIX

Wall Signage Criteria								
<ul style="list-style-type: none"> Two Square Feet of graphic area per lineal foot of storefront for a wall sign Letters cannot exceed 36" tall for tenants less than 10,000 SF (100SF Total Signage) For end cap units, an additional 20% of the store front sign area is allowed See guidelines for "Four Corners Tenants" and Tenants over 10,000 SF Wall signs must be located between 15' and 24' (A.F.F.) for inline retailers Signs shall not exceed 80% of the sign band 3 Letter Styles permitted: <ul style="list-style-type: none"> Internally illuminated channel letters flush mounted Non illuminated PVC or aluminum with other light source Internally illuminated reverse channel letters 								
Linear Feet of Frontage: <u>20'-2 1/4"</u>								
Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Primary Wall Sign	1	36.5	65" x 104"	12 3/4"	20'-2"x23'-2"	14'-6"	Multi	Edge Lit Letters with Non-Illuminated Background
Secondary Wall Sign (Endcap)								
Total	1	36.5						
Non-Wall Signage Criteria								
<ul style="list-style-type: none"> One Square Foot of graphic area per lineal 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 signage 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. 								
Linear Feet of Frontage: <u>13'-10"</u>								
Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Blade Sign(s)	1	2.85	18 1/2" x 30"	3 1/2"	20'-2"x23'-2"	8'-0"	Multi	Non-Illuminated, Double Faced Suspended Blade Sign
Awning Sign(s)	1	2	30" x 47 1/2"	5 1/2"	20'-2"x23'-2"	8'-11 1/2"	Multi	Non-Illuminated Canopy Sign
Wall Plaques								
Total								
Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Total Window Area		Total (Sq Ft)	Color	Description-Style
Window Signs/Decals								
Total	2	14.6						

A.F.F.=At Finished Floor



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PEMBROKE GARDENS
 SHOP# 1335 SPACE #13070
 420 SW 145th TERRACE
 PEMBROKE PINES, FL 33027

		Project No.	190010
		Scale	
<input checked="" type="checkbox"/>	CITY COMMENTS	06/19/19	Drawn
<input checked="" type="checkbox"/>	CITY COMMENTS	06/18/19	Checked
No.	Revisions	Date	Date

Drawing Title **SIGNAGE MATRIX**
 Drawing No. **A3.3**

STOREFRONT FINISHES

GLAZED PROCELAIN TILE

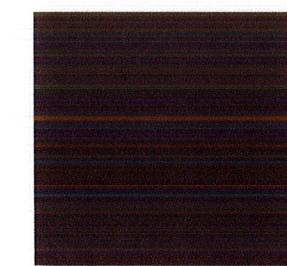


CT-2 : SD15
SADDLEBROOK WALNUT CREEK



CT-4 : YC01
TOPSAIL

GROUT



GR-2: #95
STABLE BROWN

GROUT



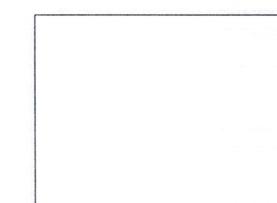
GR-2: #122
LINEN

ELECTROSTATIC PAINT



COLOR: CHARCOAL

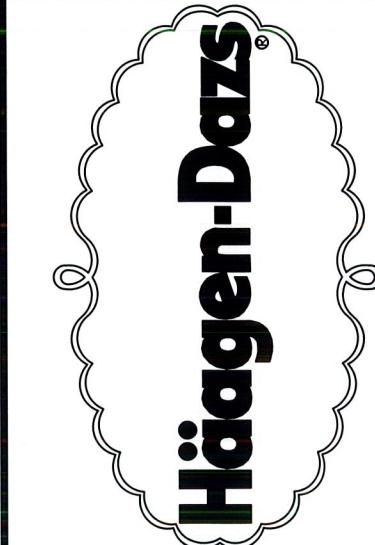
BREAK METAL



BM-2
WHITE



Interior Materials



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mrb
MICHAEL R. BLACK, AIA

2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

FLORIDA REG. NO.: AR-0014202

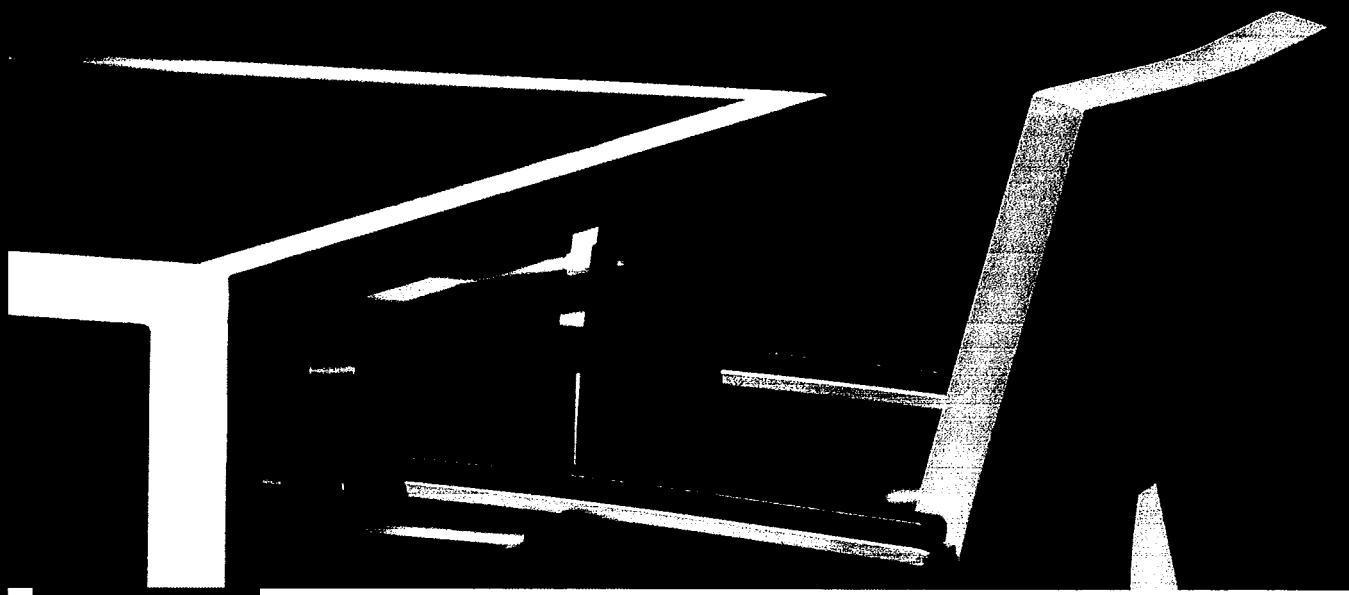


PEMBROKE GARDENS
SHOP# 1335 SPACE #13070
420 SW 145th TERRACE
PEMBROKE PINES, FL 33027

			Project No.	190010
			Scale	
			Drawn	CF
			Checked	RER
No.	Revisions	Date	Date	5/2/19

Drawing Title	MATERIAL SAMPLE BOARD
Drawing No.	A4.0

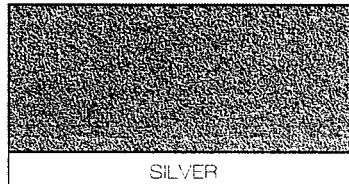
SEDONA SERIES



MATERIAL OVERVIEW

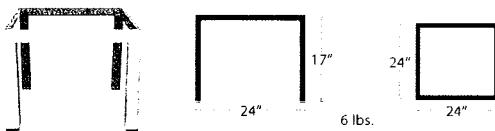
POWDER COATED ALUMINUM FRAME | ALL POWDER COATING OPTIONS AVAILABLE

STOCKED IN

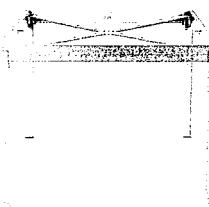


SILVER

FN-2

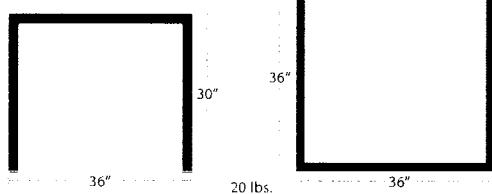


END TABLE BASE SC-1009-510
READY TO SHIP

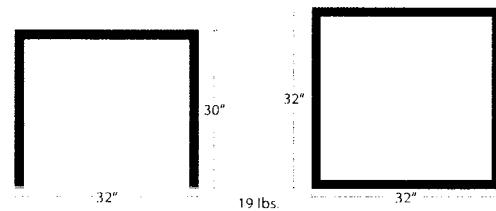


SQUARE DINING BASE SC-1009-511
READY TO SHIP

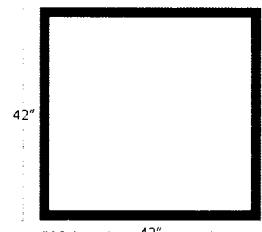
FN-6



SQUARE DINING BASE SC-1009-527
READY TO SHIP



SQUARE DINING BASE SC-1009-520
READY TO SHIP



SQUARE DINING BASE SC-1009-507
READY TO SHIP

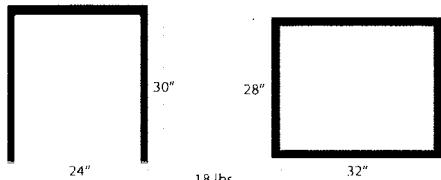


RECTANGULAR DINING BASE SC-1009-514

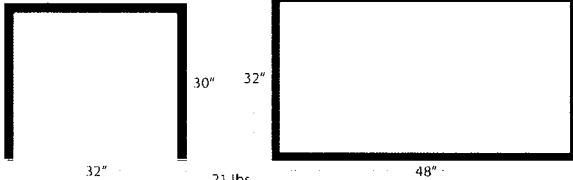


24"
30"
96"
40 lbs.

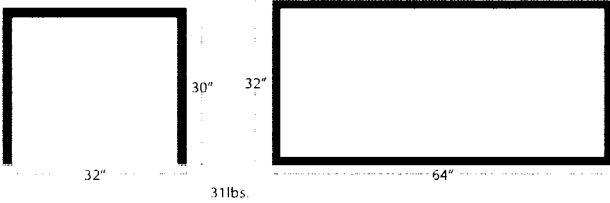
READY TO SHIP



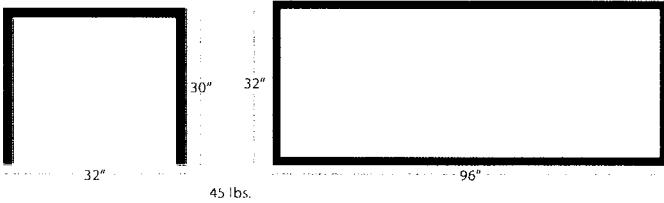
RECTANGULAR DINING BASE SC-1009-516
READY TO SHIP



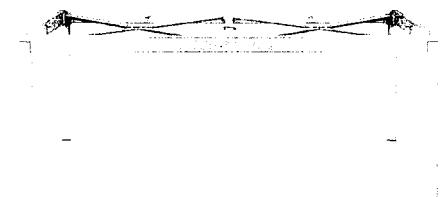
RECTANGULAR DINING BASE SC-1009-524
READY TO SHIP



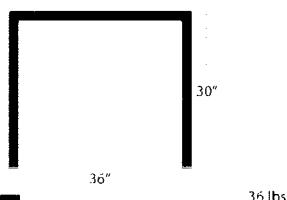
RECTANGULAR DINING BASE SC-1009-521
READY TO SHIP



RECTANGULAR DINING BASE SC-1009-528
READY TO SHIP



RECTANGULAR DINING BASE SC-1009-522
READY TO SHIP

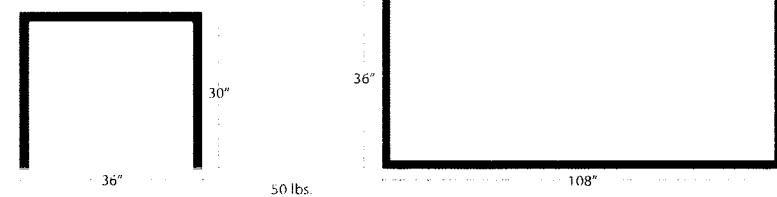


36"

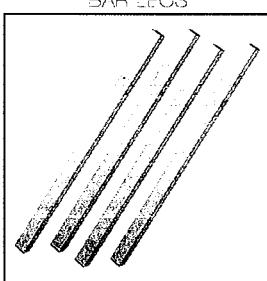


36"
36"
108"

72"



RECTANGULAR DINING BASE SC-1009-529
READY TO SHIP

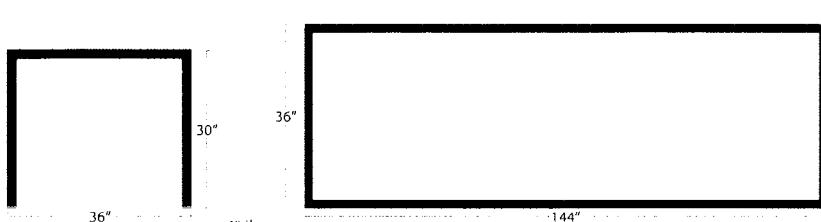


BAR LEGS

SET OF 4

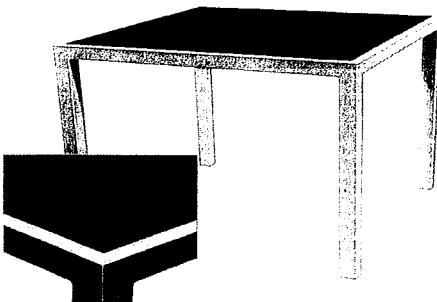
FOR TABLES 72" OR LESS IN TABLE LENGTH
SC-1009-581 Width:2" Depth:2"
Height:42" After Assembly
Weight:10 lbs.

FOR TABLES MORE THAN 72" IN TABLE LENGTH
SC-1009-581 Width:3" Depth:3"
Height:42" After Assembly
Weight:15 lbs.

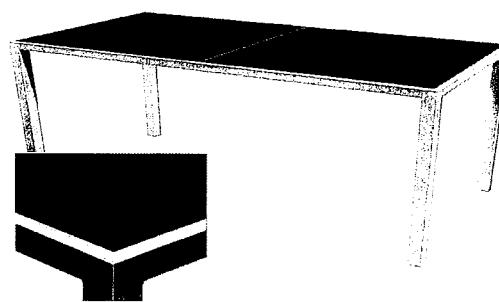


RECTANGULAR DINING BASE SC-1009-587
READY TO SHIP

SEDONA BASES COMBINATIONS



WITH CORSA TOPS

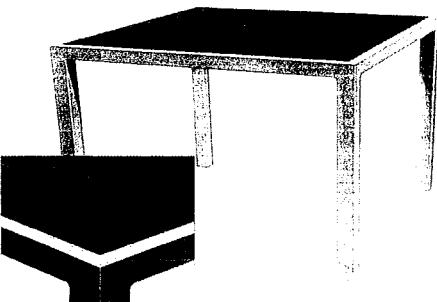


CORSA TOPS DETAILS ON PAGE 125

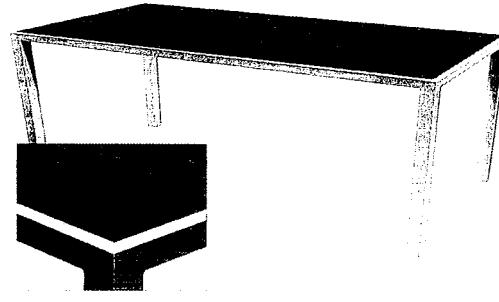
SQUARE 24"X24" SC-1009-511_SC-1014-402 25 lbs. 18 lbs.*
 SQUARE 32"X32" SC-1009-520_SC-1014-405 32 lbs. 18 lbs.*
 SQUARE 36"X36" SC-1009-527_SC-1014-406 38 lbs. 18 lbs.*

RECTANGULAR 24"X36" SC-1009-514_SC-1014-414 72 lbs.
 RECTANGULAR 32"X48" SC-1009-524_SC-1014-414 40 lbs. 18 lbs.*
 RECTANGULAR 32"X64" SC-1009-521_SC-1014-405 57 lbs. 18 lbs.*
 RECTANGULAR 32"X96" SC-1009-528_SC-1014-405 84 lbs.
 RECTANGULAR 36"X72" SC-1009-522_SC-1014-406 78 lbs.
 RECTANGULAR 36"X108" SC-1009-529_SC-1014-406 126 lbs.

*Optional Additional Weight



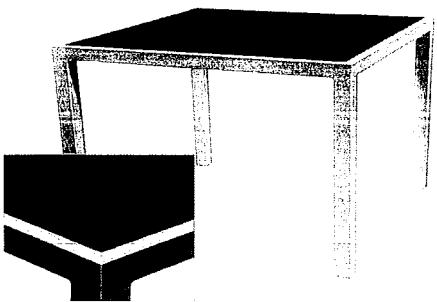
WITH PRIME TOPS



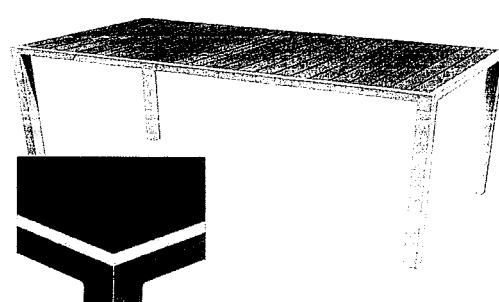
PRIME TOPS DETAILS ON PAGE 130

SQUARE 32"X32" SC-1009-520_SC-2805-406 52 lbs.
 SQUARE 36"X36" SC-1009-527_SC-2805-406 62 lbs.
 SQUARE 42"X42" SC-1009-507_SC-2805-407 77 lbs.

RECTANGULAR 24"X36" SC-1009-514_SC-2805-496 136 lbs.
 RECTANGULAR 32"X48" SC-1009-524_SC-2805-414 82 lbs.
 RECTANGULAR 32"X64" SC-1009-521_SC-2805-405 113 lbs.
 RECTANGULAR 32"X96" SC-1009-528_SC-2805-405 188 lbs.
 RECTANGULAR 36"X72" SC-1009-522_SC-2805-497 120 lbs.
 RECTANGULAR 36"X108" SC-1009-529_SC-2805-406 218 lbs.
 RECTANGULAR 36"X144" SC-1009-587_SC-2805-406 298 lbs.



WITH VIENNA TOPS



VIENNA TOPS DETAILS ON PAGE 132

SQUARE 24"X24" SC-1009-511_SC-2404-402 28 lbs. 18 lbs.*
 SQUARE 32"X32" SC-1009-520_SC-2404-406 37 lbs. 18 lbs.*
 SQUARE 36"X36" SC-1009-527_SC-2404-406 46 lbs. 18 lbs.*
 SQUARE 42"X42" SC-1009-507_SC-2404-407 60 lbs.

RECTANGULAR 24"X36" SC-1009-514_SC-2404-447 84 lbs.
 RECTANGULAR 28"X32" SC-1009-516_SC-2404-412 32 lbs. 18 lbs.*
 RECTANGULAR 32"X48" SC-1009-524_SC-2404-414 47 lbs. 18 lbs.*
 RECTANGULAR 32"X64" SC-1009-521_SC-2404-405 67 lbs.
 RECTANGULAR 32"X96" SC-1009-528_SC-2404-405 98 lbs.
 RECTANGULAR 36"X72" SC-1009-522_SC-2404-406 88 lbs.
 RECTANGULAR 36"X108" SC-1009-529_SC-2404-406 125 lbs.
 RECTANGULAR 36"X144" SC-1009-587_SC-2404-406 159 lbs.

*Optional Additional Weight

Rectangle Planters

Features

- Hand-crafted, high-quality flawless construction
- Durable and lightweight
- UV protected and frost resistant



Hudson

Camou

Comes in 36", 48" and 54" lengths

Product Description	Item Number	Dimensions (L, W, H)		
		→	←	→ ← ↓ ↑
Rectangle Planter	JSCAM-54	54"	8"	18"

Hudson

Product Description	Item Number	Dimensions (L, W, H)		
		→	←	→ ← ↓ ↑
Rectangle Planter	JSHUD	100"	18"	28"





Early-20th-century cafe chairs from France served as the inspiration for our industrial-style seating. Its classic, simple design, light weight and compact proportions make it indispensable in a host of milieus.

HIDE DETAILS -

- Polished Stainless Steel and Burnished Brass finishes are made of stainless steel; all other finishes are made of powdercoated steel
- Curved tubular back frame and a single oversized vertical slat with embossed seat
- Glides on feet prevent damage to floor
- Indoor use only; not suitable for outdoor use
- Pairs with our Remy chair
- Wipe with a soft, dry cloth

HIDE DIMENSIONS -

Overall: 16" W x 15 3/4" D x 33" H

Seat: 16" W x 15 1/2" D

Seat Crown Height: 18"

Weight: 14 lbs.

[Complete Dimensions](#)

SUBJECT SITE AERIAL PHOTO

Haagen Dazs (MSC 2019-13)

