





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 façade.

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.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:

- | | |
|---|---|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input checked="" type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> 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: (N/A) Fees: \$ 1,006

Acreage of Property: _____ Building Square Feet: 1768
Flexibility Zone: _____ Folio Number(s): 5140 15 05 0010
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 ☒

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 INFORMATIONOwner's Name: Magnet Partners LLCOwner's Address: 7621 SW 148 Terr., Palmetto Bay, FL 33158Owner's Email Address: marchesan.paulo@gmail.comOwner's Phone: 786-395-9911 Owner's Fax: _____Agent: Tag ConsultingContact Person: Noemi HidalgoAgent's Address: 7120 Bamboo 82 Miami Lakes FL 33014Agent's Email Address: tagconsulting@bellsouth.netAgent'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: _____

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)

This project is for Häagen-Dazs ice
cream shop.
Interior and exterior alterations

SECTION 7- PROJECT AUTHORIZATION

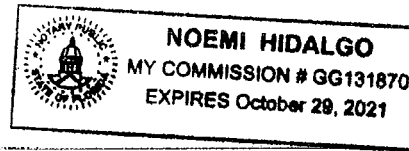
OWNER CERTIFICATION

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] _____ Date 05/22/19
Signature of Owner

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

Fee Paid Noemi Hidalgo My Commission Expires
Signature of Notary Public



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

NOTORIZATION:

Sworn to and subscribed before me this 18

day of April 2019
CLINDA S. ALARIO
MY COMMISSION # GG019928
EXPIRES August 21, 2020

[Signature]
Signature of Notary Public

Notary Seal (Required)

Personally known ☒ 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.

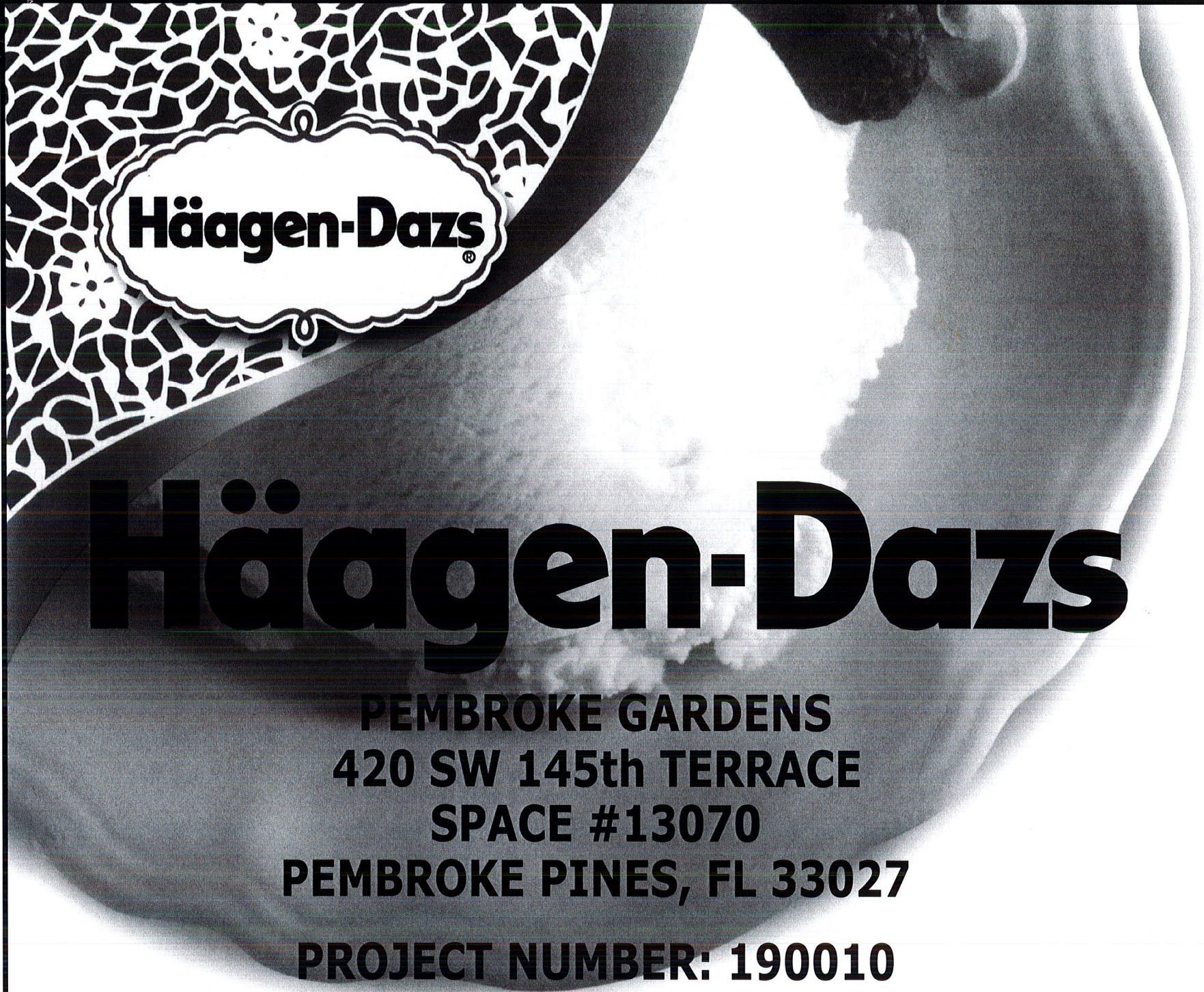
PLANNING DIVISION STAFF COMMENTS

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®

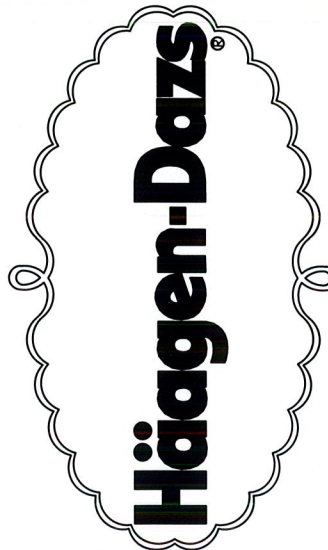
Häagen-Dazs

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

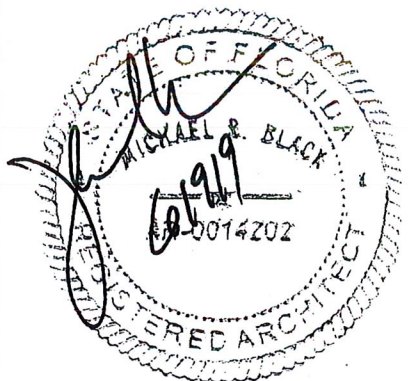
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3	CUSTOMER COMMENTS	06/19/19	Scale	
2	CITY COMMENTS	06/19/19	Drawn	CF
1	CITY COMMENTS	06/18/19	Checked	RER
No.	Revisions	Date	Date	5/2/19

DWG. #	DRAWING TITLE
	ARCHITECTURE
CS	COVER
A0.0	MALL PLAN
A1.0	RENDERED STOREFRONT ELEVATION
A1.1	STOREFRONT ELEVATION DETAIL
A2.0	FIXTURE PLAN
A3.0	SIGN SHOP DRAWINGS
A3.1	SIGN SHOP DRAWINGS
A3.2	SIGN SHOP DRAWINGS
A3.3	SIGNAGE MATRIX
A4.0	MATERIAL SMAPLE BOARD
	DRAWING INDEX

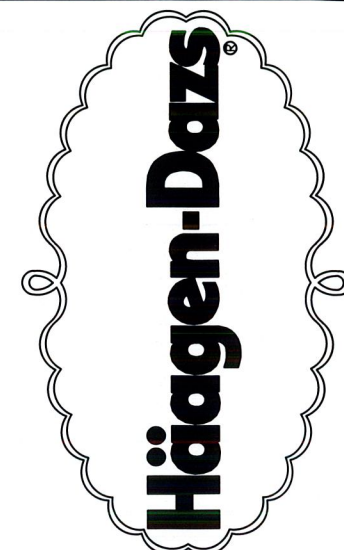
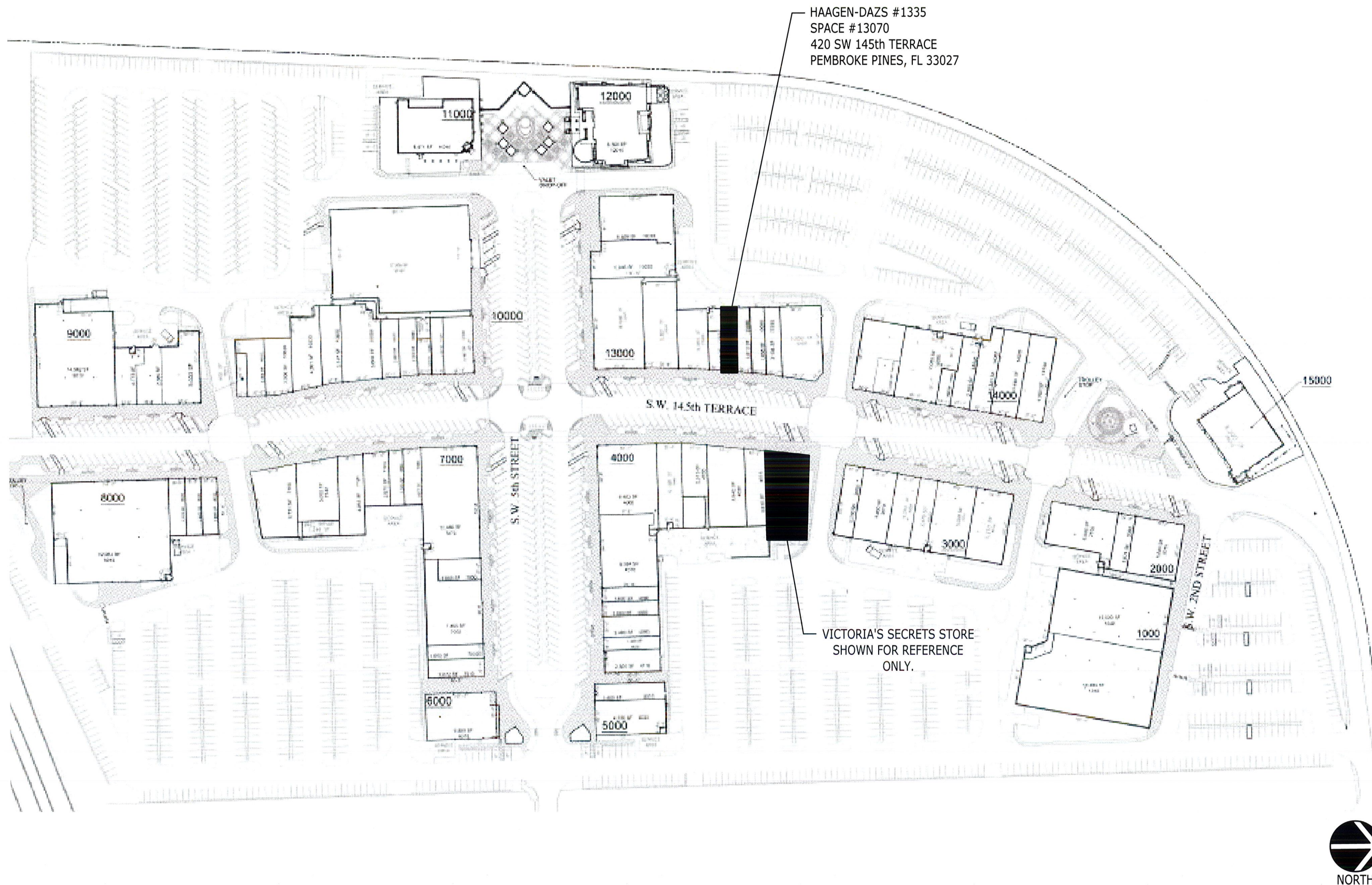


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ARLINGTON, TEXAS 76011
817.701.4819
FLORIDA REG. NO.: AR-0014202



Drawing Title
COVER
Drawing No.
CS



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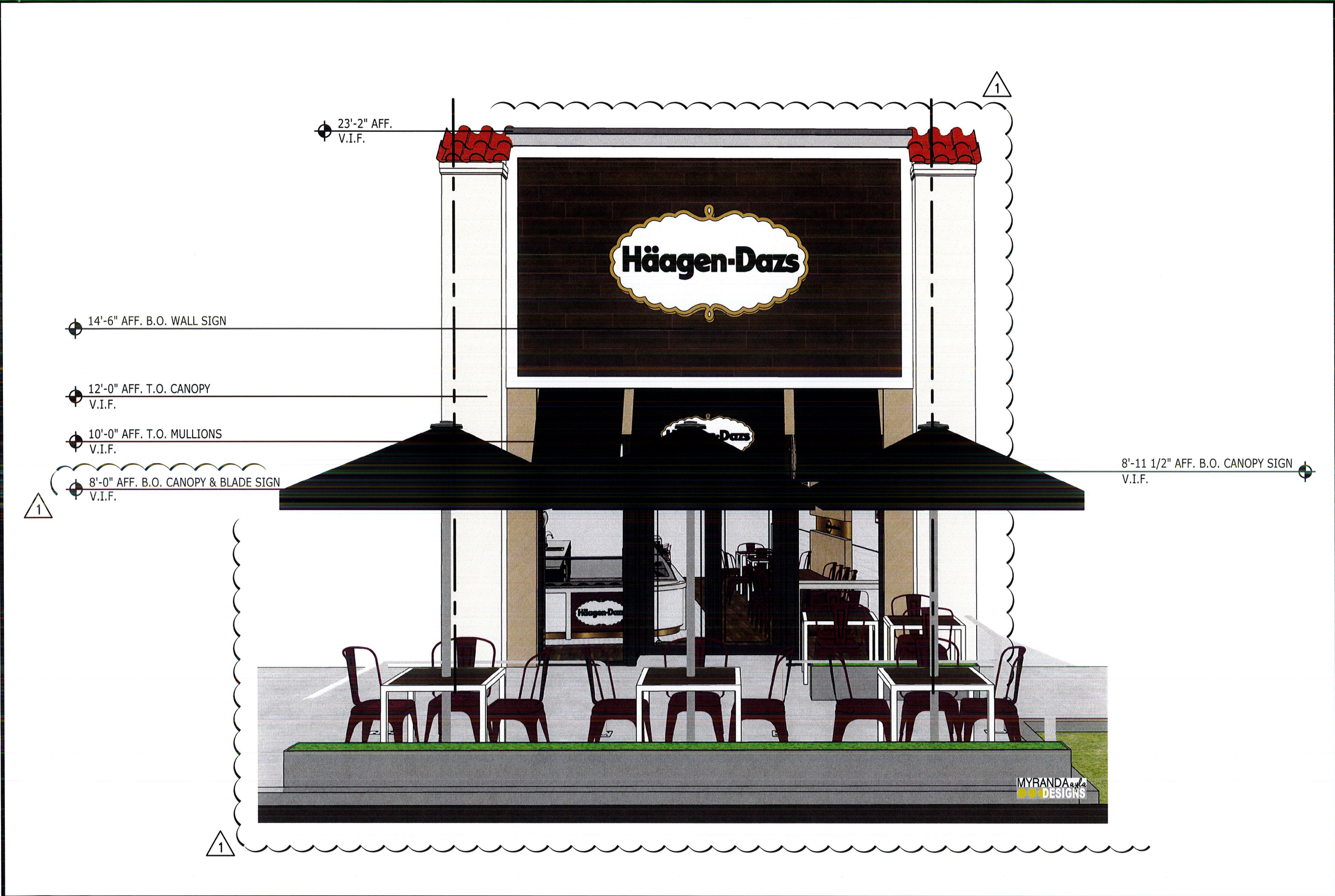
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PEMBROKE GARDENS
SHOP# 1335 SPACE #13070
420 SW 145th TERRACE
PEMBROKE PINES, FL 33027

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

Drawing Title
MALL PLAN
Drawing No.
A0.0





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Project No.		190010
Scale		1/4"=1'-0"
Drawn		CF
Checked		RER
Date		5/2/19

Drawing Title **RENDERED
STOREFRONT
ELEVATION**

Drawing No. **A1.0**

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

3	CUSTOMER COMMENTS	06/19/19	
1	CITY COMMENTS	06/18/19	
No.	Revisions	Date	Date



23'-2" AFF.
V.I.F.

EXISTING NEUTRAL
PIER BY LANDLORD
TO REMAIN.

LEASE LINE



14'-6" AFF. B.O. WALL SIGN



12'-0" AFF. T.O. CANOPY
V.I.F.



10'-0" AFF. T.O. MULLIONS
V.I.F.



8'-11 1/2" AFF. B.O. CANOPY SIGN
V.I.F.

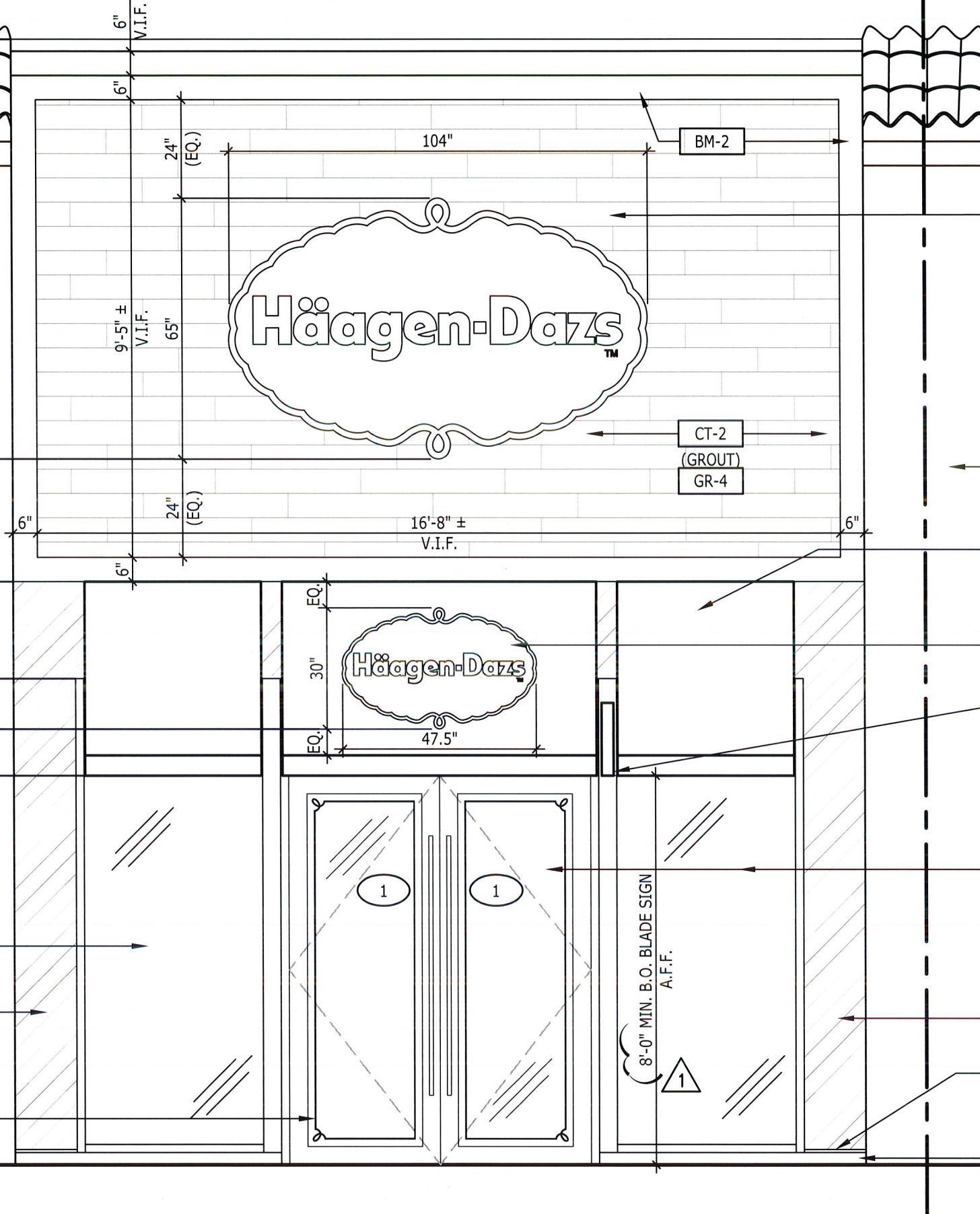


8'-0" AFF. B.O. CANOPY
V.I.F.

EXISTING STOREFRONT
GLASS AND GLAZING
SYSTEM TO REMAIN. G.C.
SHALL PAINT EXISTING
GLAZING SYSTEM WITH
ELECTROSTATIC PAINT,
COLOR: CHARCOAL.

NEW **CT-4** INSTALLED AT
ANGLE. GROUT: **GR-4**

APPLIED VINYL GRAPHICS TO
THE INTERIOR OF DOORS.
SUPPLIED AND INSTALLED BY
SIGN VENDOR.



INTERNALLY ILLUMINATED SIGN BY
SIGN VENDOR. UNDER SEP. PERMIT.
SUBMIT SHOP DRAWINGS TO
LANDLORD FOR APPROVAL.

EXISTING NEUTRAL PIER BY
LANDLORD TO REMAIN.

EXISTING AWNING TO REMAIN. NEW
FABRIC (COLOR BLACK) SHALL BE
PROVIDED AND INSTALLED BY SIGN
VENDOR. UNDER SEP. PERMIT.

APPLIED LOGO ON THE CENTER
AWNING.

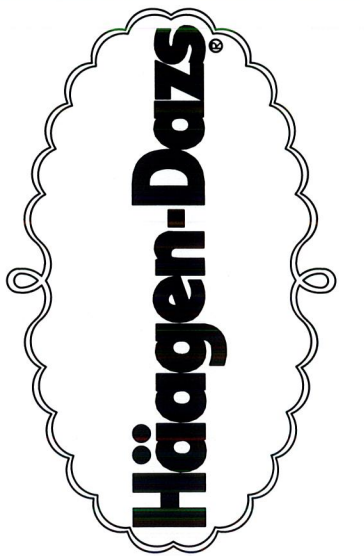
NEW NON-ILLUMINATED BLADE
SIGN. COORDINATE INSTALL
STOREFRONT CONDITIONS. V.I.F.
PROVIDED AND INSTALLED BY SIGN
VENDOR. UNDER SEP. PERMIT.
SUBMIT SHOP DRAWINGS TO
LANDLORD FOR APPROVAL.

EXISTING STOREFRONT GLASS
AND GLAZING SYSTEM TO
REMAIN. G.C. SHALL PAINT
EXISTING GLAZING SYSTEM
WITH ELECTROSTATIC PAINT,
COLOR: CHARCOAL.

(NEW)
CT-4

EXISTING 3/4" X 3/4" CLEAR ALUM.
CHANNEL (TYP.) TO REMAIN. TYP.
BOTH SIDE.

EXISTING MARBLE TILE TO REMAIN.

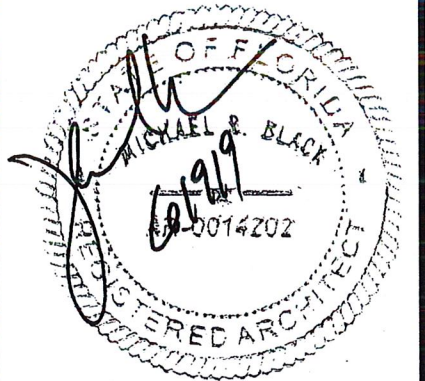


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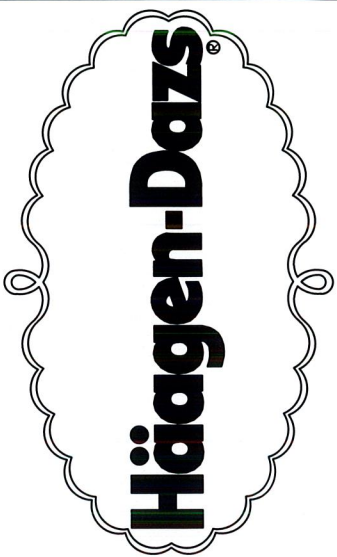
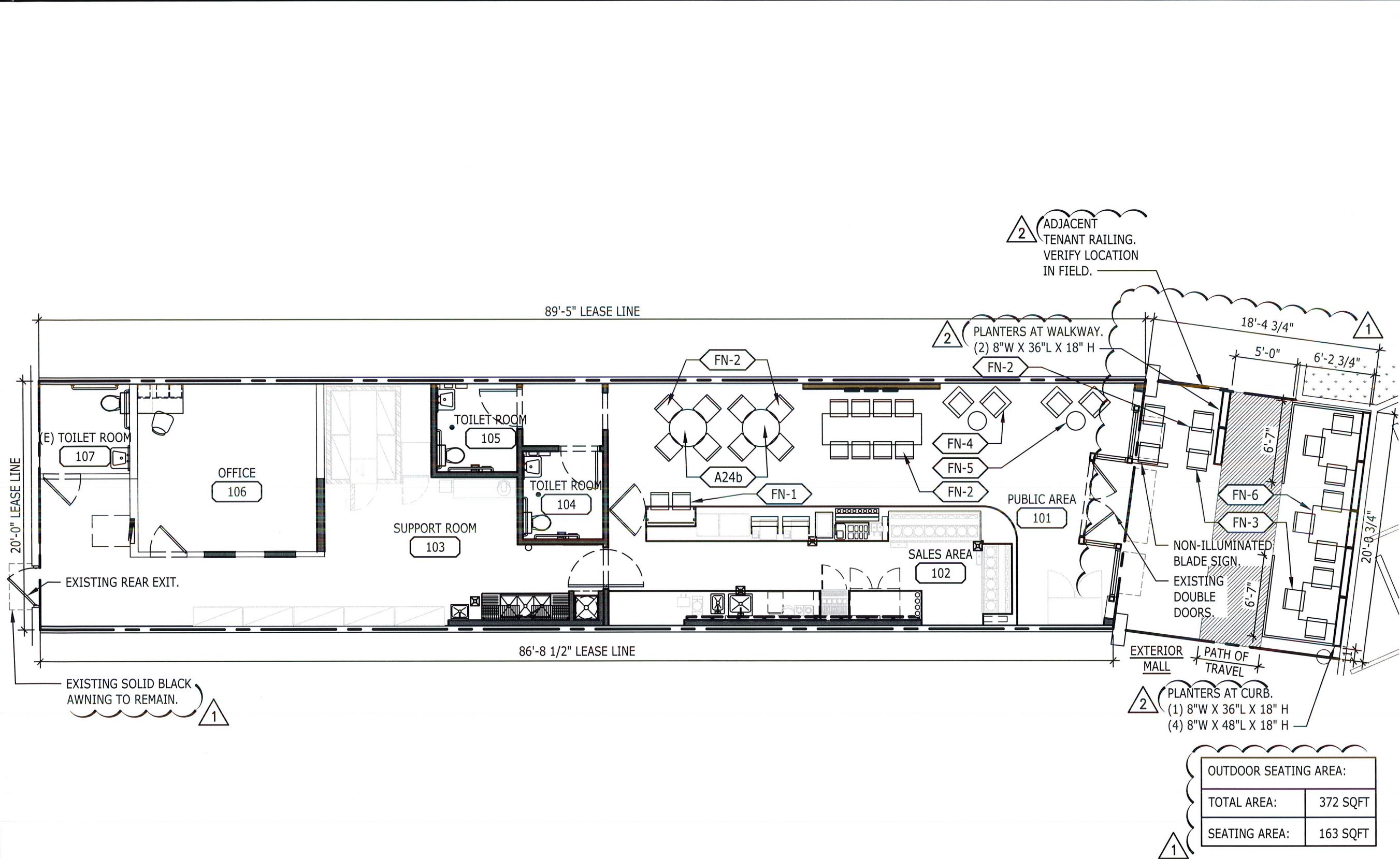
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FLORIDA REG. NO.: AR-0014202



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

		Project No.	190010
		Scale	3/8"=1'-0"
		Drawn	CF
		Checked	RER
		Date	5/2/19
1	CITY COMMENTS	06/18/19	
No.	Revisions	Date	

Drawing Title	STOREFRONT ELEVATION DETAIL
Drawing No.	A1.1



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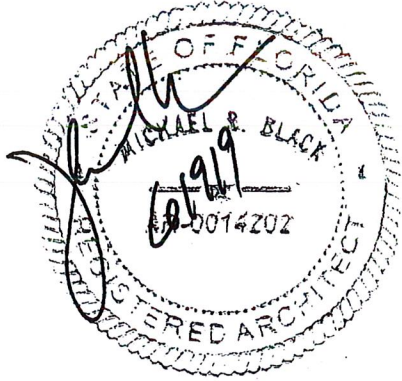
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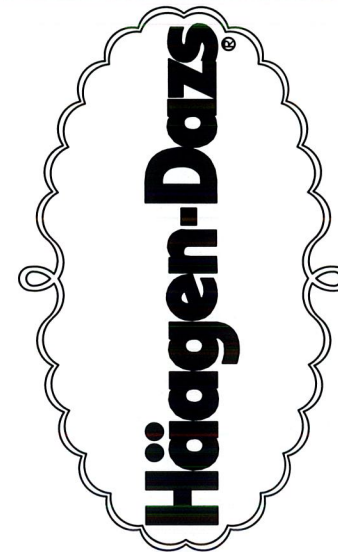
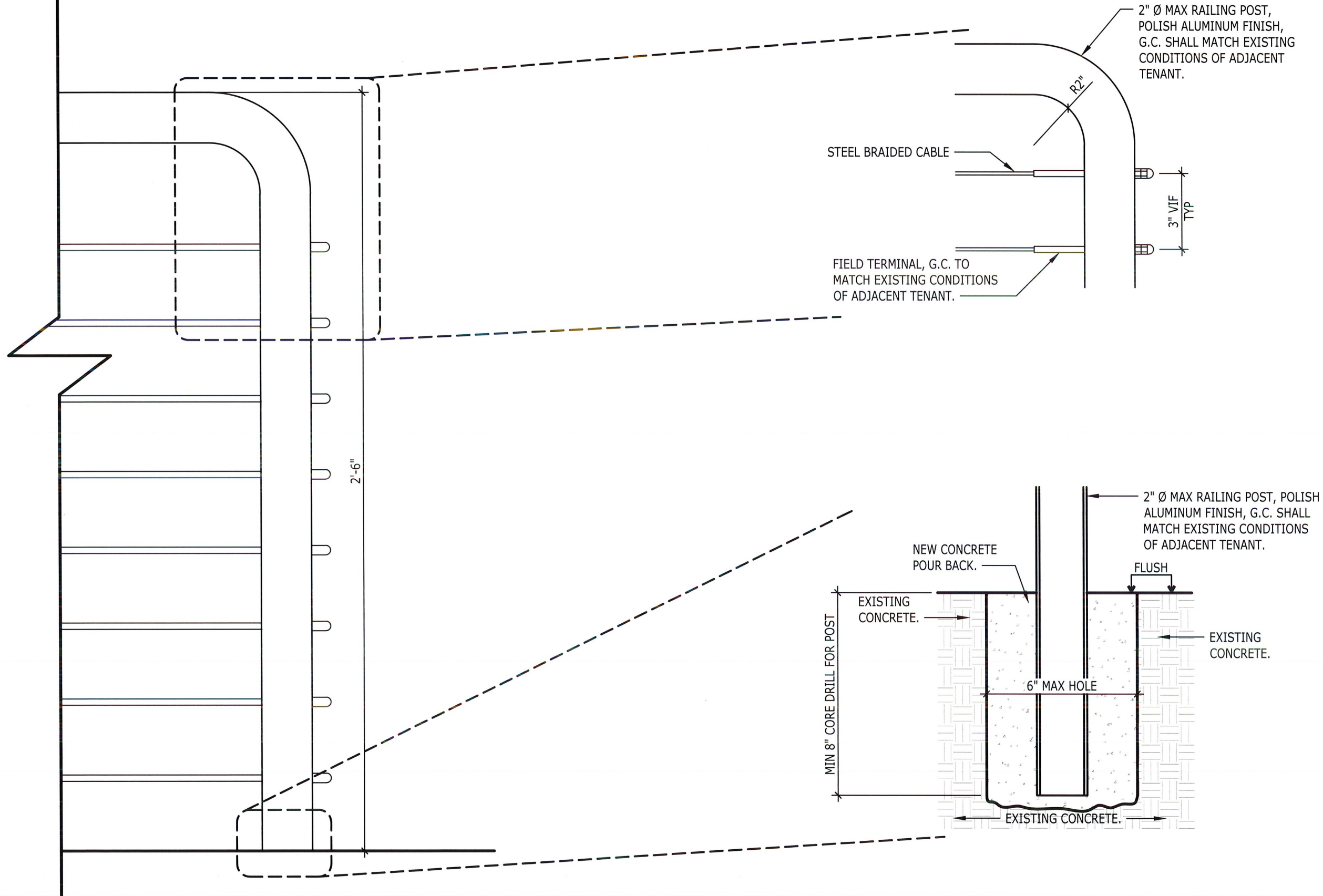


OUTDOOR SEATING AREA:	
TOTAL AREA:	372 SQFT
SEATING AREA:	163 SQFT

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

			Project No.	190010
			Scale	3/8"=1'-0"
2	CITY COMMENTS	06/19/19	Drawn	CF
1	CITY COMMENTS	06/18/19	Checked	RER
No.	Revisions	Date	Date	5/2/19

Drawing Title
FIXTURE PLAN
Drawing No.
A2.0



2225 East Randol Mill Road, Suite #300
Arlington, Texas 76011
817.633.4200 p • 817.633.4153 f

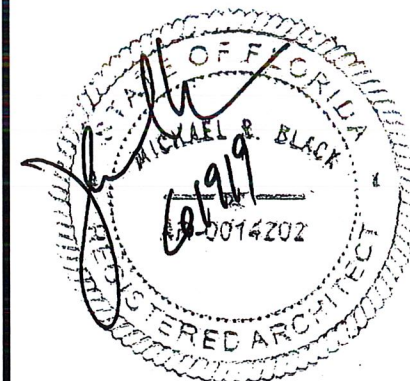
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MICHAEL R. BLACK, AIA

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

1			Project No.	190010
			Scale	3"=1'-0"
			Drawn	CF
			Checked	RER
	CITY COMMENTS		Date	06/18/19
No.	Revisions		Date	5/2/19

Drawing Title **RAILING DETAILS**

Drawing No. **A2.1**

Drawing Title	SIGN SHOP DRAWINGS
Drawing No.	A3.0

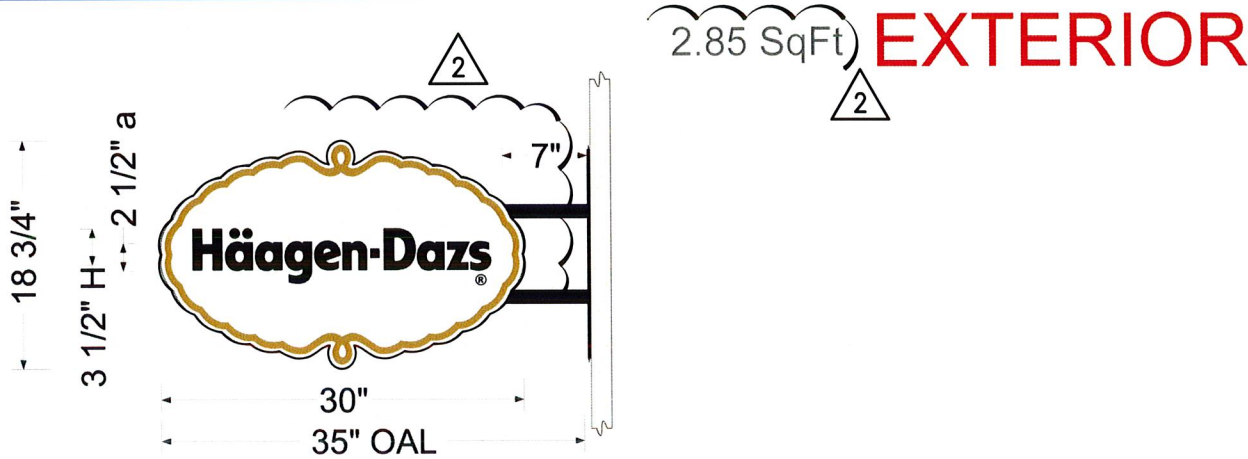
Häagen-Dazs

DOUBLE DIMENSIONAL
DOUBLE FACE
SUSPENDED BLADE SIGN

ALUMINUM BACKGROUND WITH
1 1/2" TURNBACK EDGE

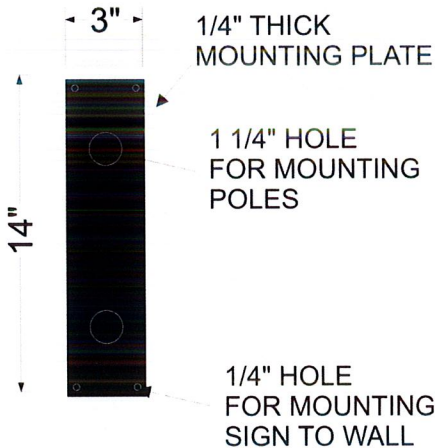
LETTERS AND RING TO
BE 1/4" ALUMINUM PAINTED
BLACK AND GOLD (872C)
PIN MOUNTED TO BACKGROUND

POLES AND MOUNTING PLATE
TO BE PAINTED TO MATCH WALL



ENLARGED TO SHOW DETAIL

MOUNTING PLATE



SIDE VIEW



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-HDPPFLEB
FILENAME: HD_PEMBROKEPINESFLEXTERIORBLADE.F5

designer: ALW
revisions: ALW

date: 03/01/19
03/04/19

Customer's Approval

Signature _____ Date _____

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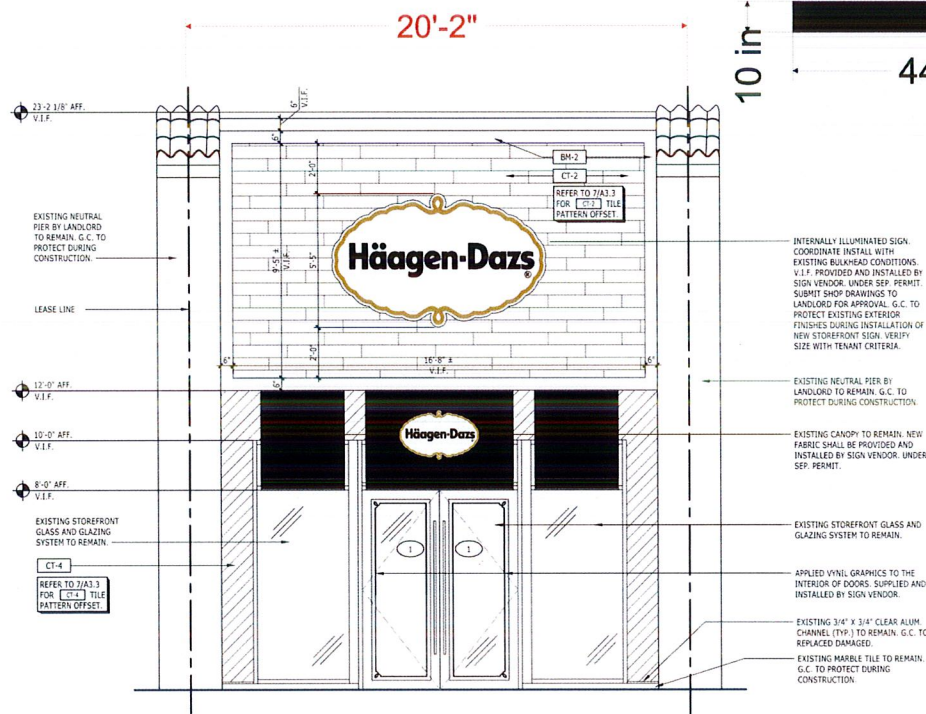
PEMBROKE GARDENS SHOP# 1335 SPACE #13070 420 SW 145th TERRACE PEMBROKE PINES, FL 33027			Project No.	190010	Drawing Title SIGN SHOP DRAWINGS
			Scale		
			Drawn	CF	
			Checked	RER	
	No.	Revisions	Date	Date	Drawing No. A3.1
	2	CITY COMMENTS	06/19/19		

Häagen-Dazs

RECOVER EXISTING AWNINGS

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

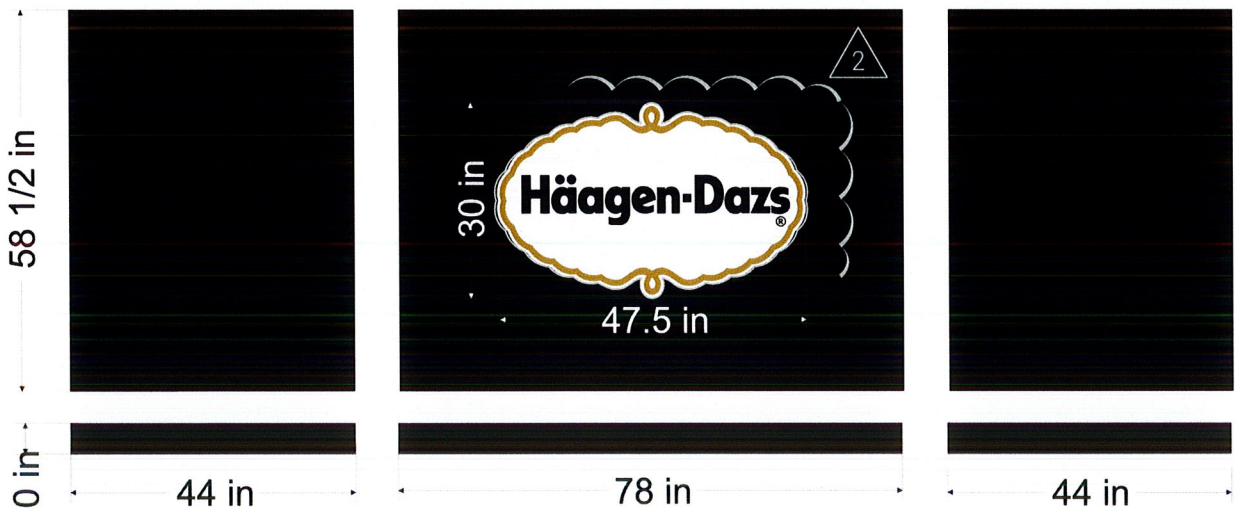
EXISTING FRAMES TO BE USED
IF APPLICABLE



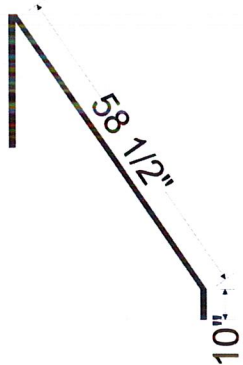
1 EXTERIOR STOREFRONT ELEVATION

Flat View

LOGO IS 7.3 SqFt



Side View



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-HDPPFLAWNINGS
FILENAME: HD_PEMBROKEPINESFLAWNINGS.FG

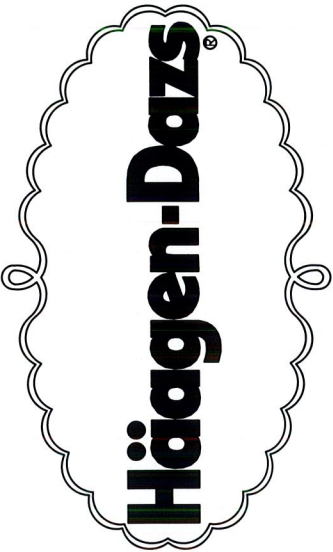
designer: ALW date: 03/01/19
revisions: JT 03/20/19

Customer's Approval

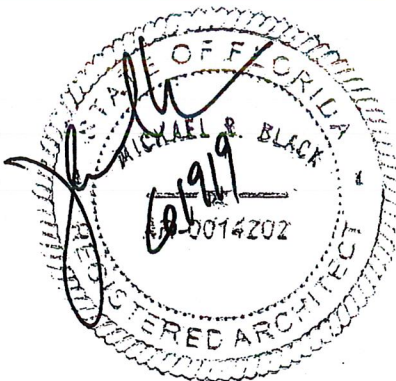
Signature Date

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

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

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

SPG – SIGNAGE CRITERIA MATRIX

Wall Signage Criteria

Tenant Name: Haagen Dazs

Revision Date: 4-29-19

• 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:

Internally illuminated channel letters flush mounted

Non illuminated PVC or aluminum with other light source

Internally illuminated reverse channel letters

Linear Feet of Frontage: 20'-2 1/4"

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

• 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: 13'-10"

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	7.3	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

pdms

design group

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mb

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	Drawing Title SIGNAGE MATRIX	
			Scale			
		2	CITY COMMENTS	06/19/19	Drawn	CF
		1	CITY COMMENTS	06/18/19	Checked	RER
	No.		Revisions	Date	Date	5/2/19

Drawing No. **A3.3**

STOREFRONT FINISHES

GLAZED PROCELAIN TILE

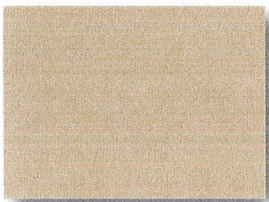


CT-2 : SD15
SADDLEBROOK WALNUT CREEK



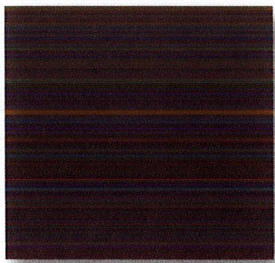
CT-4 : YC01
TOPSAIL

GROUT



GR-2: #122
LINEN

GROUT

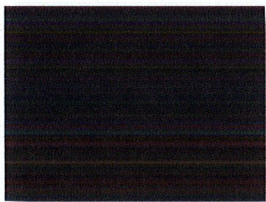


GR-2: #95
STABLE BROWN



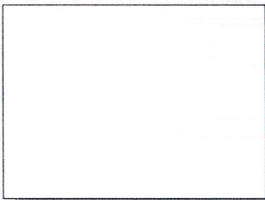
Interior Materials

ELECTROSTATIC PAINT

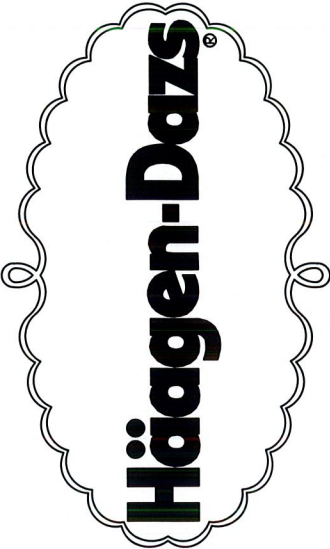


COLOR: CHARCOAL

BREAK METAL

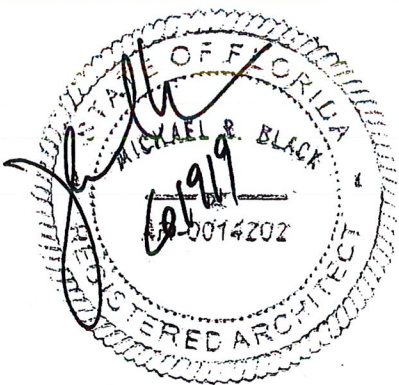


BM-2
WHITE



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mb
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2225 E. RANDOL MILL RD., SUITE 300
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817.701.4819
FLORIDA REG. NO.: AR-0014202

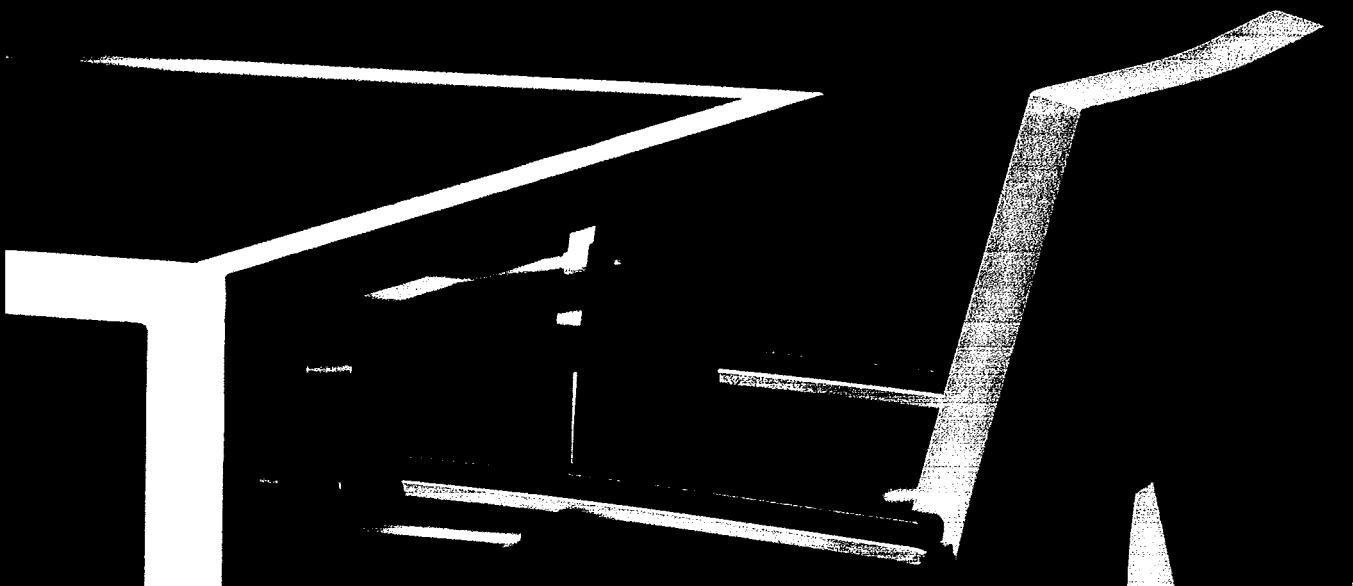


PEMBROKE GARDENS
SHOP# 1335 SPACE #13070
420 SW 145th TERRACE
PEMBROKE PINES, FL 33027

		Project No.	190010
		Scale	
		Drawn	CF
		Checked	RER
No.	Revisions	Date	Date

Drawing Title
**MATERIAL
SAMPLE BOARD**
Drawing No.
A4.0

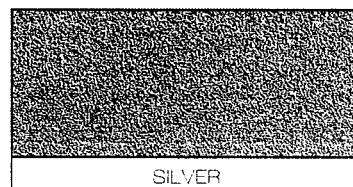
SEDONA SERIES



MATERIAL OVERVIEW

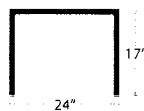
POWDER COATED ALUMINUM FRAME | ALL POWDER COATING OPTIONS AVAILABLE

STOCKED IN

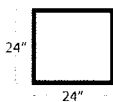


SILVER

FN-2

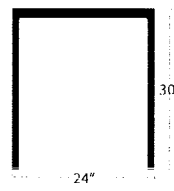
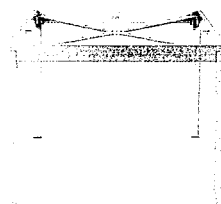


6 lbs.

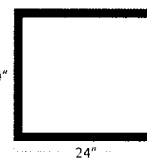


END TABLE BASE SC-1009-510

READY TO SHIP

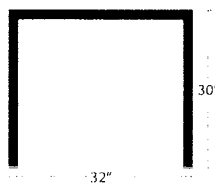


17 lbs.

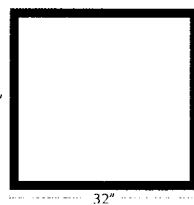


SQUARE DINING BASE SC-1009-511

READY TO SHIP



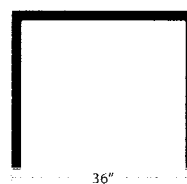
19 lbs.



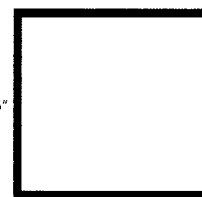
SQUARE DINING BASE SC-1009-520

READY TO SHIP

FN-6



20 lbs.

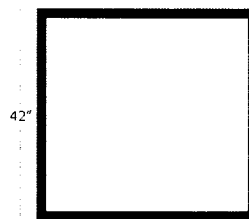


SQUARE DINING BASE SC-1009-527

READY TO SHIP

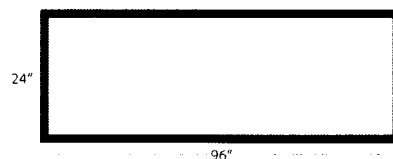
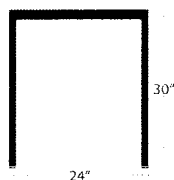
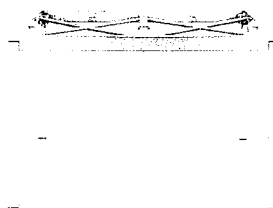


22 lbs.



SQUARE DINING BASE SC-1009-507

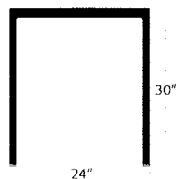
READY TO SHIP



40 lbs.

RECTANGULAR DINING BASE SC-1009-514

READY TO SHIP



24"

30"

18 lbs.



32"

RECTANGULAR DINING BASE SC-1009-516

READY TO SHIP



32"

30"

21 lbs.



48"

RECTANGULAR DINING BASE SC-1009-524

READY TO SHIP



32"

30"

31 lbs.



64"

RECTANGULAR DINING BASE SC-1009-521

READY TO SHIP



32"

30"

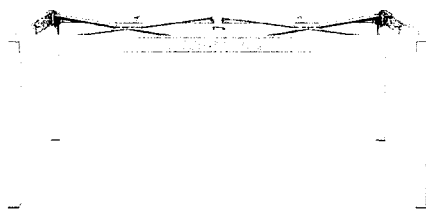
45 lbs.



96"

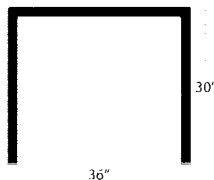
RECTANGULAR DINING BASE SC-1009-528

READY TO SHIP



RECTANGULAR DINING BASE SC-1009-522

READY TO SHIP



36"

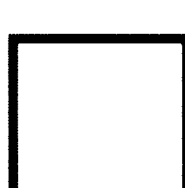
30"

36 lbs.



36"

72"



36"

30"

50 lbs.

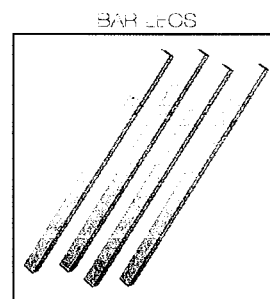


36"

108"

RECTANGULAR DINING BASE SC-1009-529

READY TO SHIP

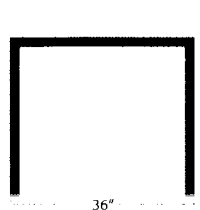


BAR LEGS

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.

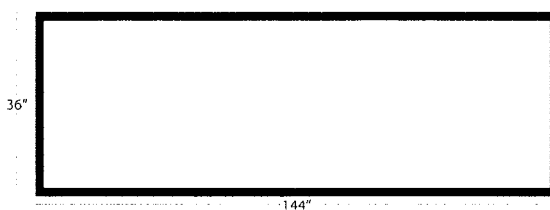
FOR TABLES MORE THAN 72" IN TABLE LENGTH
SC-1009-587 Width:3" Depth:3"
Height:42" After Assembly
Weight:15 lbs.



36"

30"

75 lbs.



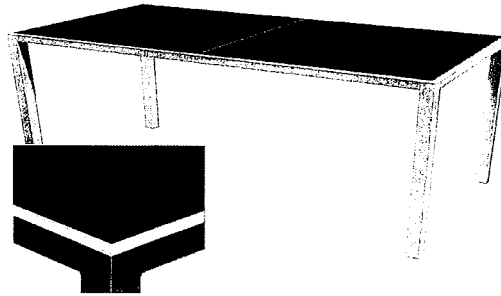
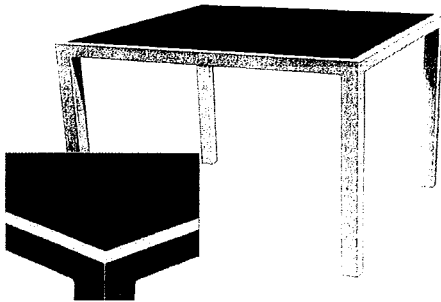
36"

144"

RECTANGULAR DINING BASE SC-1009-587

READY TO SHIP

SEDONA BASES COMBINATIONS



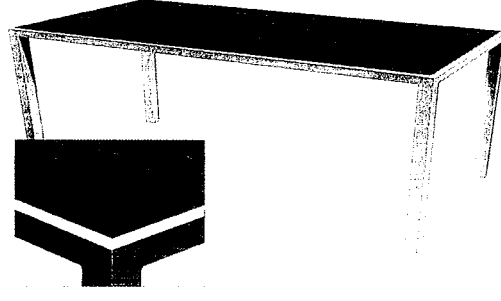
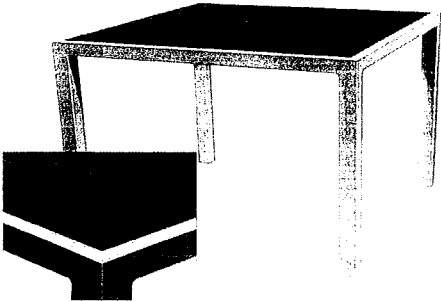
WITH CORSA TOPS

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"X96"	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	125 lbs.	

*Optional Additional Weight

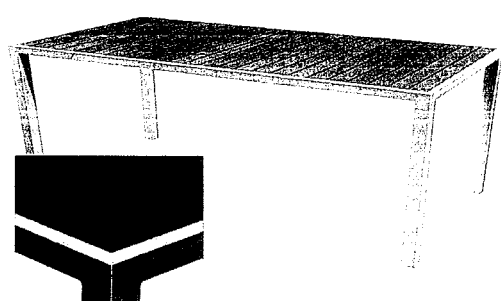
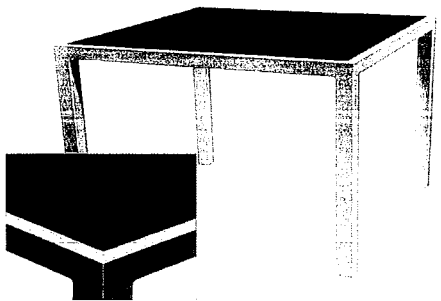


WITH PRIME TOPS

PRIME TOPS DETAILS ON PAGE 130

SQUARE 32"X32"	SC-1009-520_SC-2605-405	52 lbs.	
SQUARE 36"X36"	SC-1009-527_SC-2605-406	62 lbs.	
SQUARE 42"X42"	SC-1009-507_SC-2605-407	77 lbs.	

RECTANGULAR 24"X96"	SC-1009-514_SC-2605-496	136 lbs.	
RECTANGULAR 32"X48"	SC-1009-524_SC-2605-414	62 lbs.	
RECTANGULAR 32"X64"	SC-1009-521_SC-2605-405	113 lbs.	
RECTANGULAR 32"X96"	SC-1009-528_SC-2605-405	168 lbs.	
RECTANGULAR 36"X72"	SC-1009-522_SC-2605-497	120 lbs.	
RECTANGULAR 36"X108"	SC-1009-529_SC-2605-406	218 lbs.	
RECTANGULAR 36"X144"	SC-1009-587_SC-2605-406	299 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-2404-405	37 lbs.	18 lbs.*
SQUARE 36"X36"	SC-1009-527_SC-2404-406	45 lbs.	18 lbs.*
SQUARE 42"X42"	SC-1009-507_SC-2404-407	60 lbs.	

RECTANGULAR 24"X96"	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	86 lbs.	
RECTANGULAR 36"X108"	SC-1009-529_SC-2404-406	125 lbs.	
RECTANGULAR 36"X144"	SC-1009-587_SC-2404-406	159 lbs.	

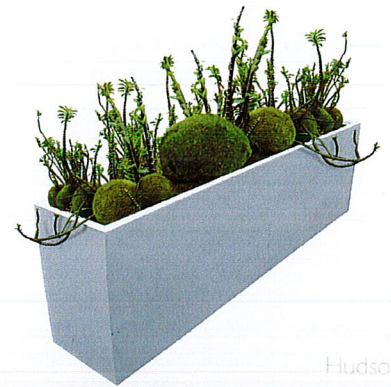
*Optional Additional Weight

Rectangle Planters



Features




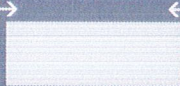

- Hand-crafted, high-quality flawless construction
- Durable and lightweight
- UV protected and frost resistant



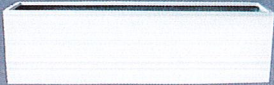

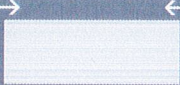
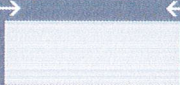
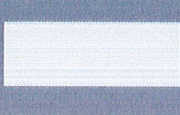
Hudson

Camoux

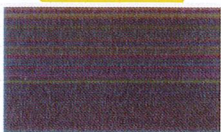
Comes in 36", 48" and 54" lengths

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

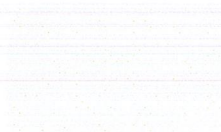
Hudson

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

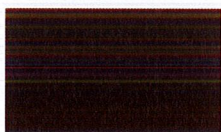
Matte Charcoal



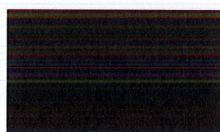
Matte White



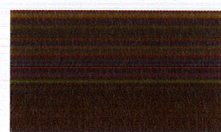
Matte Dark Brown



Matte Black



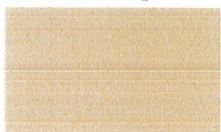
Matte Bronze



Matte Colbalt Blue



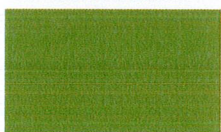
Satin Beige



Satin Sea Foam



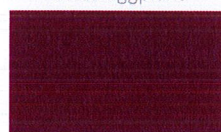
Satin Green



Gloss White



Gloss Eggplant



Gloss Red



Gloss Tangerine



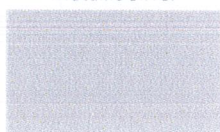
Gloss Saffron

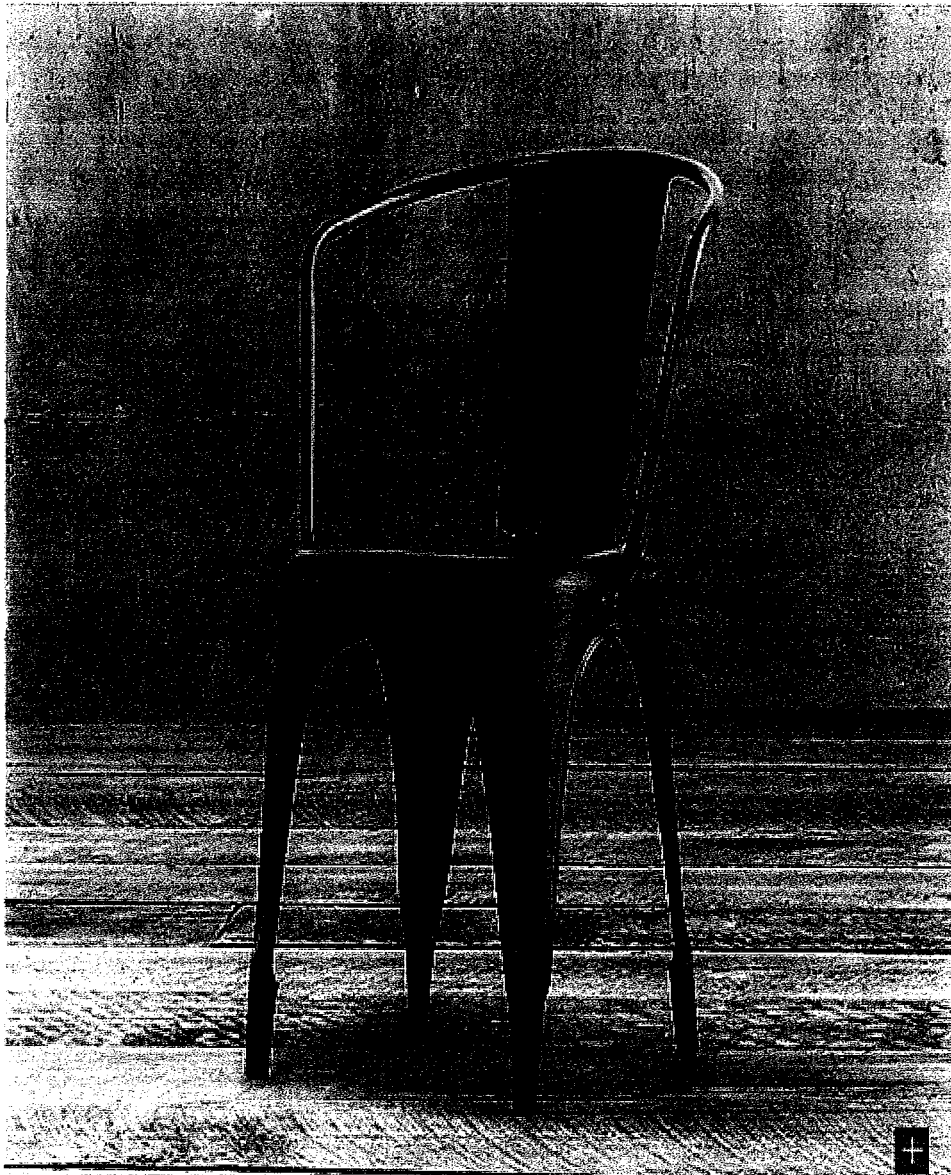


Metallic Bronze



Metallic Silver





Early-20th-century café 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 chairs
- 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)

