





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

Summary

Agenda Date:	June 26, 2025	Application ID:	MSC 2025-0009
Project:	SPG – Aerie	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	FR Pembroke Gardens LLC	Agent:	Jill Yaeger
Location:	417 SW 145 th Terrace	Commission District:	4
Existing Zoning:	PCD (Planned Commercial Development)	Existing Land Use:	Commercial
Reference Applications:	ZC 2005-04, PH 2004-10, SUB 2005-03, SP 2005-36, SP 2006-27, ZC 2006-07, MSC 2007-07, MSC 2007-55		
Applicant Request:	Architectural and signage modifications to an existing tenant bay		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board <input type="checkbox"/> City Commission		
Reviewed for the Agenda:	Director:  Assistant Director: 		

Project Description / Background

Jill Yaeger, agent, is requesting approval for facade and sign modifications to the new Aerie retail store (formerly New York & Co) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Aerie will be located within building 4000.

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 last made to the tenant bay in 2007 (MSC 2007-55). The tenant bay is now being divided into two separate bays 415 and 417. Aerie is taking over Bay 417. A separate application will be processed for Bay 415 once a tenant is determined.

BUILDINGS / STRUCTURES:

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

- Main Body: SW 7003 (Toque White).
- Accents and Trim: SW 6439 (Greenfield).
- Glass Block arch.
- Bulkhead "Ultra White" Gloss Tile accent.
- All aluminum storefront elements to be white.

SIGNAGE:

The following signage is proposed for the tenant bay:

- One, 22.15 square foot halo lit individual channel letter sign reading, "Aerie" in green copy.
- One, 3.10 square foot illuminated blade sign. The proposed sign will be white with a green border and green copy reading "Aerie".

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 follow the approved PCD 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 (6/5/25)
Memo from Planning Division (5/15/25)
Memo from Planning Division (3/26/24)
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
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: _____ Project #: PRJ 20____ - _____ Application #: _____

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

SECTION 1-PROJECT INFORMATION:Project Name: Aerie (#3825)Project Address: 417 SW 145th Terrace, Unit 4025Location / Shopping Center: Shops at Pembroke GardensAcreage of Property: N/A Building Square Feet: 4,465Flexibility Zone: _____ Folio Number(s): 5140 15 05 0010

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

Legal Description:

Shops at Pembroke Gardens 176-101 B Parcel AHas this project been previously submitted? ☐ Yes ☒ No

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

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: FR Pembroke Gardens LLC

Owner's Address: 909 Rose Ave, Suite 200, North Bethesda, MD 20852

Owner's Email Address: awhitacre@federalrealty.com

Owner's Phone: (202) 494-4157 Owner's Fax: _____

Agent: _____

Contact Person: _____

Agent's Address: _____

Agent's Email Address: _____

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: N/A

Land Use / Density: N/A

Use: N/A

Plat Name: N/A

Plat Restrictive Note: N/A

PROPOSED

Zoning: N/A

Land Use / Density: N/A

Use: N/A

Plat Name: N/A

Plat Restrictive Note: N/A

ADJACENT ZONING

North: N/A

South: _____

East: _____

West: _____

ADJACENT LAND USE PLAN

North: N/A

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: N/A

Code Section: N/A

Required: N/A

Request: N/A

Details of Variance, Zoning Appeal, Interpretation Request:

N/A

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: N/A

Requested City Land Use: N/A

Existing County Land Use: N/A

Requested County Land Use: N/A

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

Interior alteration of an existing tenant space at Shops at Pembroke Gardens

We will be building out a new storefront with all new finishes as part of this build

Storefront will include all new signage

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.

Kennedy, Bob

Digitally signed by Kennedy, Bob
Date: 2025.03.14 10:30:33
+0400

3/14/2025

Signature of Owner

Date

Sworn and Subscribed before me this 14th day

of March, 20 25

0
Fee Paid

[Signature]
Signature of Notary Public

February 18, 2026
My Commission Expires

Commonwealth of Pennsylvania - Notary Seal
Casey J. Purcell, Notary Public
Allegheny County
My commission expires February 18, 2026
Commission number 1411570
Member, Pennsylvania Association of Notaries

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

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: aerie

Authorized Representative: Bob Kennedy

Application Number: _____

Application Request: _____

I, Bob Kennedy (print Applicant/Authorized Representative name), on behalf of aerie (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.

**Kennedy,
Bob**

Digitally signed by
Kennedy, Bob
Date: 2025.03.20
15:04:10 -04'00'

3/20/25

Signature of Applicant or Applicant's
Authorized Representative

Date

Bob Kennedy

Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: June 5, 2025
To: MSC 2025-0009
From: Julia Aldridge, Planner / Zoning Technician
Re: Aerie @ 417 SW 145th Terrace

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

- ~~1. Provide a site map showing the location of tenant bay.~~
- ~~2. Three significant architectural changes to elevation of store front need to be done with new tenant buildouts. Signage does not count as one of these.~~
- ~~3. Provide color elevations. Provide all color names, color number, finishes, materials, etc. on both color and black and white elevations of store front.~~
4. Show the height of building (highest point and along the roofline) and height of all attached building signs on building.
5/15/25- Not provided. Wall Signs must be located no less than 12' above grade (no higher than 25' above grade).
6/5/25- Not provided.
- ~~5. Provide tenant bay frontage measurement on plans.~~
6. Provide SPG Sign Chart showing details of all proposed signs. **5/15/25- Sign Criteria Matrix not provided. Vinyl on flat surface is prohibited. Stickers, decals on exterior surfaces are prohibited.**
6/5/25- Not provided.
- ~~7. Existing neutral piers and black awnings over rear doors must remain unchanged. Provide notes confirming such.~~
- ~~8. Provide note on plans that storefront doors cannot swing outward as to break the plane of the lease line.~~
- ~~9. Will there be any wall lighting provided? If so, provide all details of fixtures.~~
- ~~10. 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.~~
- ~~11. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.~~
12. Resubmittal must include an itemized response to all comments made by DRC members.
13. Further comments may apply.

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 15, 2025
To: MSC 2025-0009
From: Julia Aldridge, Planner / Zoning Technician
Re: Aerie @ 417 SW 145th Terrace

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13. Further comments may apply.

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: March 26, 2025
To: MSC 2025-0009
From: Julia Aldridge, Planner / Zoning Technician
Re: Aerie @ 417 SW 145th Terrace

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

SPG – SIGNAGE CRITERIA MATRIX

AERIE - Store # 3825

Tenant Name: (Shops at Pembroke Space #4025)

Revision Date: 06 - 06 - 2025

Wall Signage Criteria

- Two Square Feet of graphic area per linear 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: 30' - 5 5/8" (35,469 Lin. Ft. x 2 S.F. = 70,938 S.F. allowable)

Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Primary Wall Sign	1	22.15	7'-4 5/8" x 3'-0"	3'-0" max.	b/o sign 17'-6"	b/o sign 17'-6"	Green	Reverse Channel Letters, Internally Lit. Face and returns painted to match SW#6439 Greenfield
Secondary Wall Sign (Endcap)	N/A							
Total	1	22.15 (10,938 Allowable)	7'-4 5/8" x 3'-0"	3'-0" max.	b/o sign 17'-6"	b/o sign 17'-6"	Green	Reverse Channel Letters, Internally Lit. Face and returns painted to match SW#6439 Greenfield

Non-Wall Signage Criteria

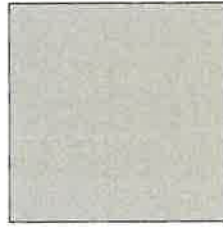
- One Square Foot of graphic area per linear foot of canopied frontage
- Non illuminated Blade sign limited to 2'-0" x 3'-0" and minimum of 7'-0" A.F.F.
- Does not contribute to non-wall signage SF
- Window signage not exceed 20% of total window area with no individual sign greater than 12 SF
- Clear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

Linear Feet of Frontage: 30' - 5 5/8" (35,469 Lin. Ft. x 1 S.F. = 35,469 S.F. allowable)

Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Blade Sign(s)	1	3.10	2'-7 7/8" x 1'-2"	8 1/8"	b/o sign 8'-0"	b/o sign 8'-0"	Green Letters White Background	Aluminum Box, Illuminated Acrylic Background & Logo Letters
Awning Sign(s)	N/A							
Wall Plaques	N/A							
Total	1	3.10 (35,469 Allowable)	2'-7 7/8" x 1'-2"	8 1/8"	b/o sign 8'-0"	b/o sign 8'-0"	Green Letters White Background	Aluminum Box, Illuminated Acrylic Background & Logo Letters
Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Total Window Area	Total (Sq Ft)		Color	Description-Style
Window Signs/Details	N/A							
Total	N/A							

A.F.F. = All Finished Floor

avrie



STOREFRONT FINISH
STO "WINTER WHITE"
[PL-1a]



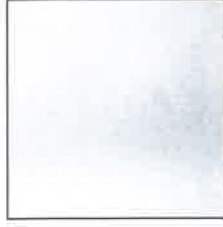
STOREFRONT FINISH
"GREENFIELD"
[P-3a] [P-4a]



STOREFRONT
GLASS BLOCK
[GL-1a]



STOREFRONT GLAZING
SYSTEM & BASE
WHITE ALUMINUM



BULKHEAD
"ULTRA WHITE"
GLOSS TILE [T-1a]



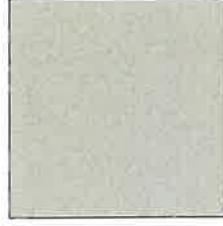
ENTRY FLOOR
OVAL PORCELAIN
TILE [FC-2a]



SIGNAGE
METALLIC
"DUCKWEED" GREEN



WOOD FLOORING
"LIGHTEST" OAK
[FC-1a]



SALES AREA WALLS
& CEILING
"TOQUE WHITE"
[P-1a]



INTERIOR TRIM
"BIRCH"
[WD-1a]

AERIE #3825 - SHOPS AT PENBROKE GARDEN | EXISTING EXTERIOR



AERIE #3825 - SHOPS AT PENBROKE GARDEN | EXTERIOR RENDERING



AERIE #3825 - SHOPS AT PENBROKE GARDEN | EXTERIOR RENDERING



TENANT

AMERICAN EAGLE OUTFITTERS, INC.
77 HOT METAL STREET
PITTSBURGH, PA 15203
PHONE: 412-432-3300

FIELD REPRESENTATIVE
JENN THOMPSON-ITTER
OFFICE: 412-432-0944
RITTERJ@AE.COM

RETAIL DESIGN MANAGER
CYNTHIA SROUR
PHONE: 201-428-8734
SROURC@AE.COM

LANDLORD

FEDERAL REALTY INVESTMENT TRUST
909 ROSE AVE SUITE 200,
NORTH BETHESDA, MD 20852

TENANT COORDINATOR
AMY WHITACRE
PHONE: 202-494-4157
AWHITACRE@FEDERALREALTY.COM

A/V CONSULTANT

PRO-MOTION TECHNOLOGY
PHONE: 248-668-3100
AEO@PROMOTION.TECH

PAGING SYSTEM CONSULTANT

ALERT TECH
EMAIL: service@alerttech.net

SECURITY CONSULTANT

ALARM SYSTEM
SECURITAS
EMAIL: VICTOR.MAHON@SECURITAS.COM
Phone-513-258-1208

ANTI-THEFT SYSTEM
NEDAP INC.
EMAIL: projects@ppstg.com

CAMERA SYSTEM
RETAILNEXT
EMAIL: ae@retailnext.net

SIGN CONSULTANT

 SIGN INNOVATION
50 HALSTEAD BLVD. SUITE 17
ZELIENOPLE, PA 16063
PHONE: 724-452-8699
EMAIL: AEO@signinnovation.com

ARCHITECT

JAN BRIMMEIER
- ARCHITECT -
105 WARREN ROAD
WARRENDALE, PA 15086
PH: (412) 580-0005

PROJECT COORDINATOR

- A I, L L C -
1003 MCKNIGHT PARK DRIVE
PITTSBURGH, PA 15237
PH: (412) 364-4966

ENGINEER

 WNA Engineering
1257 Perry Highway, Suite 100
Portersville, PA 16051
(724) 368-8133

INTERIOR TENANT FINISH

SHOPS AT PEMBROKE GARDENS
SW 145TH TERRACE,
PEMBROKE PINES, FL 33027

STORE NUMBER: 3825
SPACE NUMBER: 4025

City of Pembroke Pines
Received

JUN 9 2025

MSC2025-0009

Planning & Economic Development

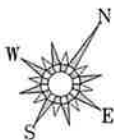
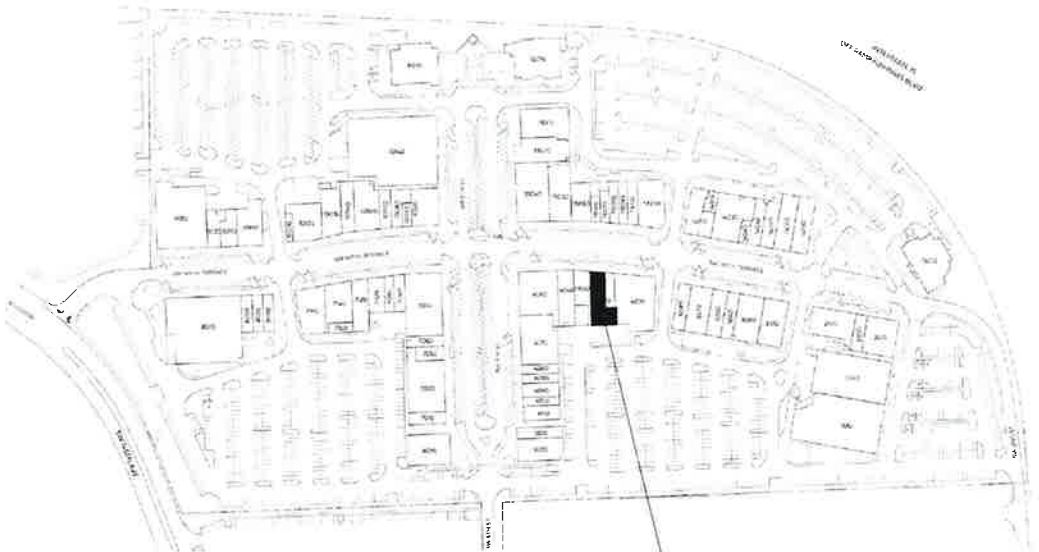
aerie

PROJECT INFORMATION

PROJECT DESCRIPTION : TENANT IMPROVEMENT - CLOTHING STORE
OCCUPANCY CLASSIFICATION: M - MERCANTILE
NO REQUIRED SEPARATION BETWEEN SALES AREA AND STOCK ROOM PER IBC SECTION 508.2.4 AND TABLE 508.4
MEANS OF EGRESS OCCUPANT LOAD: (TABLE 7.3.1.2 - 2021 LIFESAFETY)
SALES AREA (3,396) x 1 PERSON/30 SF = 114 PERSONS
STOCKROOM (1,067) x 1 PERSON/300 SF = 4 PERSONS
TOTAL OCCUPANCY LOAD = 118 PERSONS
NUMBER OF TOILET FACILITIES REQUIRED: 1 MALE / 1 FEMALE
NUMBER OF TOILET FACILITIES PROVIDED: 2 UNISEX / ALL GENDER
FIRE SUPPRESSION SYSTEM: FULLY SPRINKLERED
(CONNECTED TO MALL'S MAIN - SPRINKLER DRAWINGS TO BE SUBMITTED FOR PERMIT BY SPRINKLER CONTRACTOR.)
CONSTRUCTION TYPE: TYPE IIB SPRINKLERED
APPLICABLE CODES:
2023 FBC - BUILDING, 8TH EDITION
2023 FBC - EXISTING BUILDING, 8TH EDITION
2023 FBC - MECHANICAL, 8TH EDITION
2023 FBC - PLUMBING, 8TH EDITION
2023 FBC - ENERGY CONSERVATION, 8TH EDITION
2020 FLORIDA ELECTRIC CODE (NFPA 70-2020)
2021 FLORIDA LIFE SAFETY CODE
2023 FLORIDA FIRE PREVENTION CODE, 8TH EDITION
(2021 NFPA 101, 2021 NFPA 1)
2023 FLORIDA ACCESSIBILITY CODE

FIRE RESISTANCE RATING REQUIREMENTS (TABLE 601) :
PRIMARY STRUCTURE: 0 HOURS
BEARING WALLS (EXTERIOR AND INTERIOR): 0 HOURS
NON-BEARING PARTITIONS (EXTERIOR): 0 HOURS
NON-BEARING PARTITIONS (INTERIOR): 0 HOURS
FLOOR CONSTRUCTION: 0 HOURS
ROOF CONSTRUCTION: 0 HOURS

SITE PLAN



LEVEL 1 OF 1

AREA ANALYSIS

AREA	m ²	FT ²	%
AERIE SALES AREA	250.8	2,700	60%
AERIE FITTING ROOMS	64.6	698	16%
STOCK ROOM	57.9	623	14%
TOILET ROOM(S)	11	118	3%
BREAK ROOM	8.7	94	2%
EGRESS CORRIDOR	21.6	233	5%
OTHER	0	0	0%
TOTAL	414.8	4,465	100%

IMPORTANT NOTE:
ALL CONTRACTORS & SUB-CONTRACTORS SHALL BE RESPONSIBLE TO REVIEW ENTIRE DOCUMENT SET, INCLUDING ALL DISCIPLINES (ARCH, MECH, ELEC, PLUMB, ETC.) REGARDLESS OF BASE TRADE, TO ENSURE THAT ALL COMPONENTS ARE PROPERLY CONSTRUCTED. THE MAXIMUM PENALTY ALLOWED BY LAW WILL BE ENFORCED UPON FINGER-POINTING FOR MISSED CONSTRUCTION DETAILS.
IF CONFLICTING DETAILS OR CONDITIONS ARE FOUND WITHIN THIS DRAWING SET, G.C. SHALL BE RESPONSIBLE TO NOTIFY TENANT REF. IMMEDIATELY. G.C. SHALL NOT PROCEED WITH FURTHER WORK UNTIL RECEIVING PROPER DIRECTION FROM TENANT REF.

IMPORTANT NOTE:
JOB SUPERINTENDENT SHALL, UPON COMPLETION OF THE PROJECT, PROVIDE TENANT WITH NO LESS THAN THE FOLLOWING: DIGITAL PHOTOGRAPHS, MINIMUM OF THREE (3) PICTURES OF EACH STOREFRONT FACADE, ONE (1) READ ON SHOT AND ONE (1) FROM EACH CONCOURSE APPROACH; MINIMUM OF ONE (1) PICTURE OF EACH SALES AREA ELEVATION, FOUR (4) MINIMUM PER ROOM; TWELVE (12) MINIMUM FOR ENTIRE SALES AREA; MINIMUM OF ONE (1) PICTURE OF EACH INTERIOR FITTING ROOM ELEVATION, INCLUDING VESTIBULE, PASSAGE, AND SEATING AREA IF APPLICABLE; MINIMUM OF FOUR (4) PICTURES OF THE STOCKROOM ELEVATIONS SHOWING SHELVING, ALL EQUIPMENT, LADDER SYSTEM IF PROVIDED; BREAK ROOM IF PROVIDED; AND TOILET ROOM(S); MINIMUM FOUR (4) INTERIOR PICTURES OF PUBLICLY ACCESSIBLE TOILET ROOMS IF APPLICABLE; PICTURES OF EGRESS CORRIDOR AND ELECTRICAL PANELS; MINIMUM REQUIRED PICTURES FOR SPECIAL DETAILS AND ELEMENTS AS SO SPECIFIED THROUGHOUT THE PLANS NOTED WITH 'S.S.'; JOB SUPERINTENDENT IS NOT PERMITTED TO VACATE THE SITE UNTIL SUCH PICTURES ARE PROVIDED TO TENANT VIA PROCDRE.

IMPORTANT NOTE:
WHERE APPLICABLE, ALL PREVIOUS TENANT SURVEY DATA HAS BEEN POSTED TO THIS TENANT'S PROCDRE SET. G.C. SHALL REVIEW PREVIOUS TENANT SURVEY DATA AS REQUIRED TO ENSURE ALL ASPECTS OF CONSTRUCTION ARE ACCOUNTED FOR, REGARDLESS OF INFORMATION CONTAINED WITHIN THESE DOCUMENTS.

IMPORTANT NOTE:
UPON PROJECT COMPLETION, G.C. SHALL PLACE A COMPLETE SET OF FINAL AS-BUILT DRAWINGS INTO PLAN HOLDER AS INDICATED BY DETAIL TYP 0.300.

DRAWING INDEX

ARCHITECTURAL

A.0.001 COVER SHEET & PROJECT INFORMATION
A.0.010 GENERAL NOTES & RESPONSIBILITY SCHEDULE
A.0.020 GENERAL FINISH & MATERIAL SCHEDULES
A.0.022 AERIE FINISH & MATERIAL SCHEDULES
A.0.030 ARCHITECTURAL SPECIFICATIONS
A.0.052 BARICADE DETAILS
A.0.090 DEMOLITION FLOOR PLAN
A.0.100 FINISHING PLAN, NOTES & SCHEDULES
A.0.140 FUTURE PLAN
A.0.200 REFLECTED CEILING PLAN
A.0.200 REFLECTED CEILING PLAN DETAILS & SCHEDULES
A.2.300 STOREFRONT ELEVATIONS
A.2.301 PREFAB. STOREFRONT ARCH ASSEMBLY
A.2.400 STOREFRONT PLAN SECTIONS
A.2.401 STOREFRONT PLAN SECTIONS
A.2.500 STOREFRONT VERTICAL SECTIONS
A.2.501 STOREFRONT VERTICAL SECTIONS
A.2.502 STOREFRONT DETAILS
A.2.510 STOREFRONT DETAILS
A.2.600 SIGN SHOP DRAWINGS
A.2.601 SIGN SHOP DRAWINGS

CIVIL / SITE / ZONING
(FOR INFO & REFERENCE ONLY)

C.0.100 LANDLORED SITE SURVEY INFORMATION
C.0.101 LANDLORED SITE SURVEY PLAN
C.0.102 LANDLORED SITE SURVEY PLAN - BLDG #4000

aerie

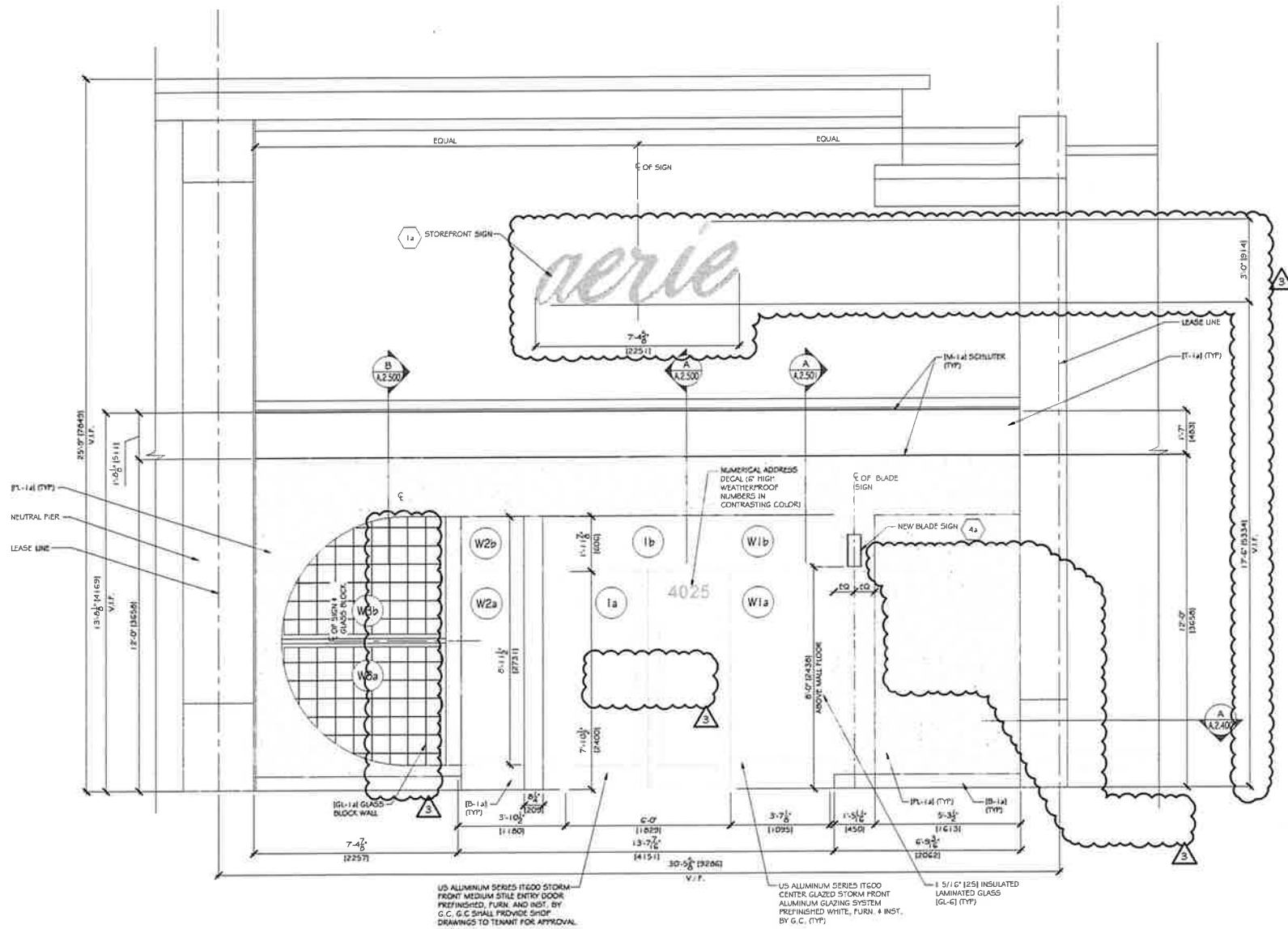
JAN BRIMMEIER PROJECT COORDINATOR
ARCHITECT A I, L L C
105 WARREN ROAD
WARRENDALE, PA 15086
PH: (412) 580-0005
AMERICAN EAGLE OUTFITTERS, INC.
77 Hot Metal Street
Pittsburgh, PA 15203
(412) 432-3300



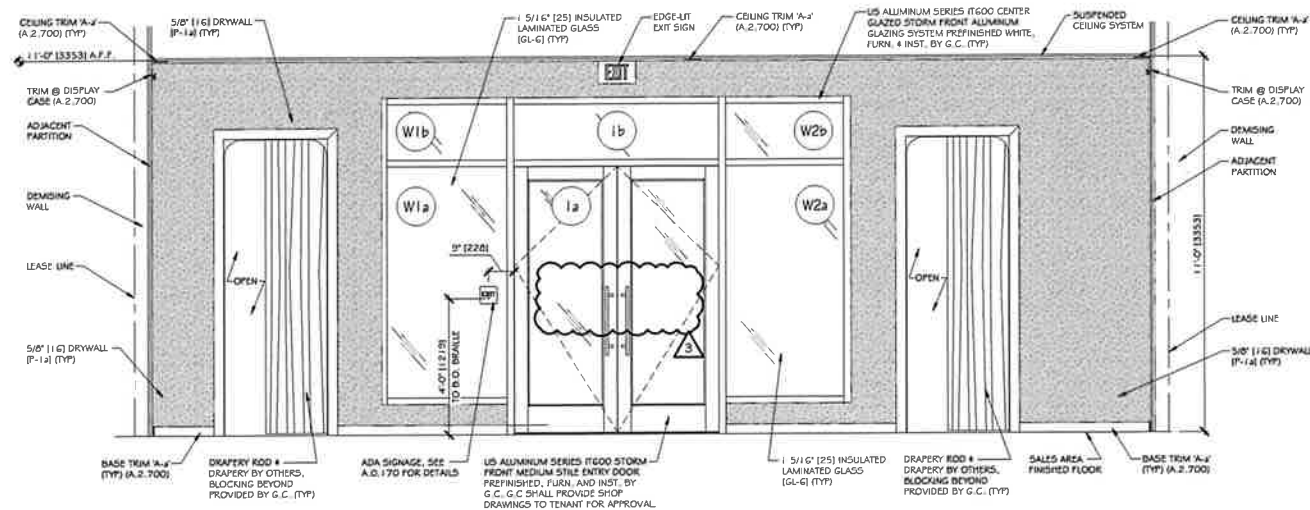
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REV/DATE TYPE

LANDLORD SITE SURVEY
INFO
AERIE
Shops at Pembroke Pines
Pembroke Pines, Florida
Space # 4025

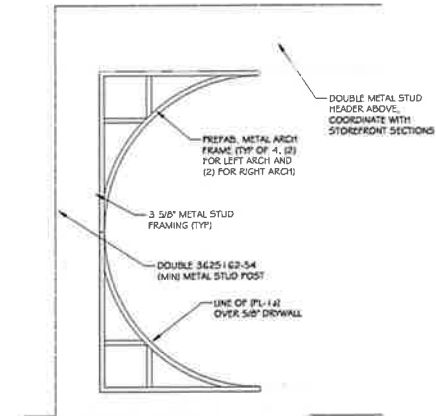
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3825
Drawn by:
Drawing No.
A.0.100



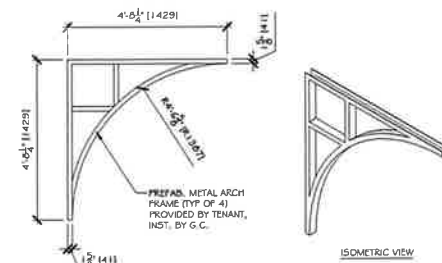
A STOREFRONT ELEVATION
SCALE: 1/2" = 1'-0" (1:25)



B INTERIOR STOREFRONT ELEVATION
SCALE: 1/2" = 1'-0" (1:25)



AA PARTIAL FRAMING DETAIL
SCALE: 1/2" = 1'-0" (1:25)



BB PREFAB. ARCH ASSEMBLY
SCALE: 1/2" = 1'-0" (1:25)

- NOTES:**
- 44 SIGN - FURNISHED BY SIGN CONSULTANT, INSTALLED BY G.C. - SEE SHEET A.2.300 FOR MORE INFORMATION.
 - 14 NOTE: DETAILS, NOTES, AND/OR SPECIFICATIONS ON THIS SHEET NOT LISTED ALPHABETICALLY OR NUMERICALLY HAVE BEEN PURPOSELY OMITTED AND DO NOT PERTAIN TO THIS PROJECT.
 - NOTE: PAINTING CONTRACTOR SHALL CAULK ALL INSIDE WOOD CORNERS AND JOINTS BETWEEN TRIM AND WALL PRIOR TO PAINTING.
 - NOTE: EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT.
 - LANDLORD GENERAL NOTE: SIGNAGE TO BE SUBMITTED FOR REVIEW SEPARATELY BY THE SIGN VENDOR.

aerie

JAN BRIMMER PROJECT COORDINATOR
ARCHITECT: A.I., LLC
AMERICAN EAGLE OUTFITTERS, INC.
77 Hot Metal Street
Pittsburgh, PA 15203
(412) 437-3300



REVISION	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
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9		
10		

STOREFRONT ELEVATIONS
AERIE
Shops at Pembroke Pines
Pembroke Pines, Florida
Store # 4025

Store No.
3825
Drawn by:
Drawing No.
A.2.300
6/6/2025 4:40:51 PM V 1.0

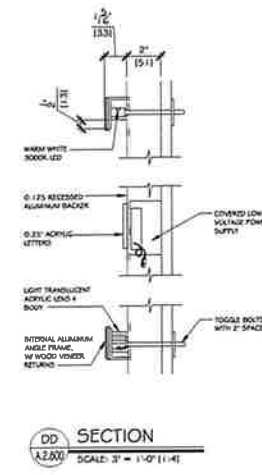
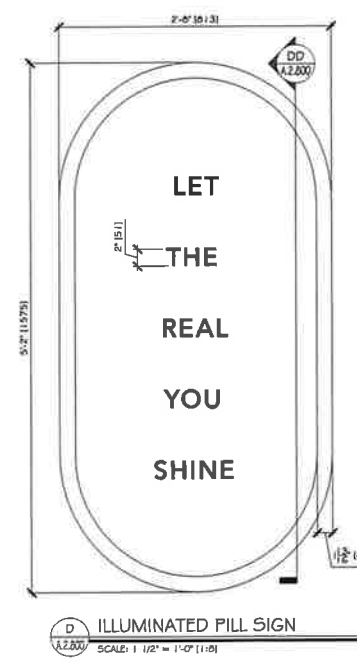
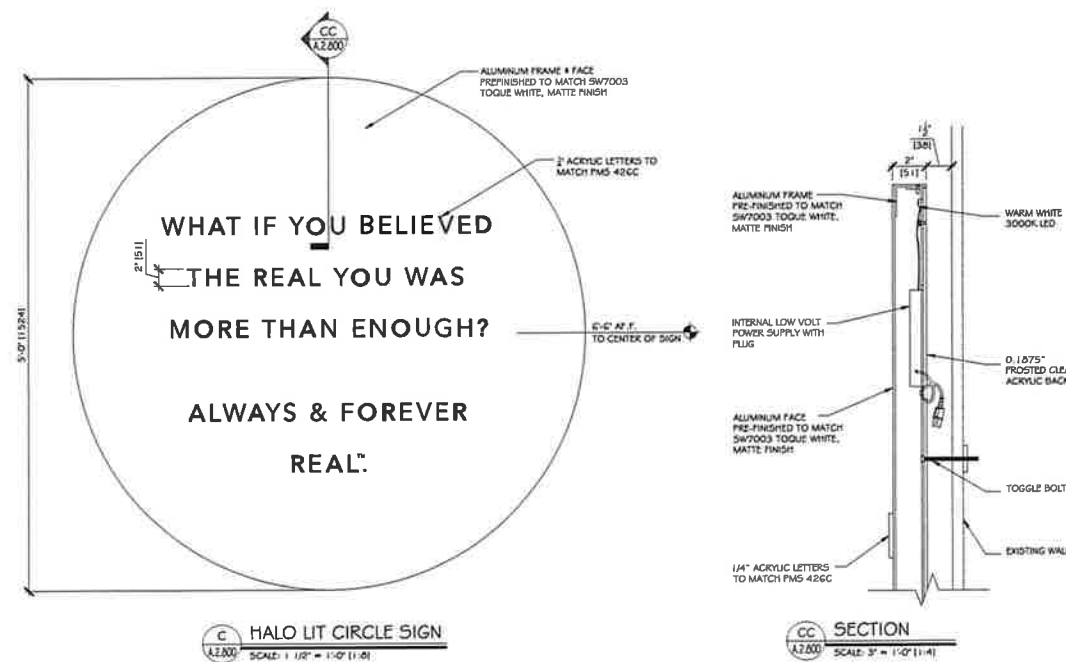
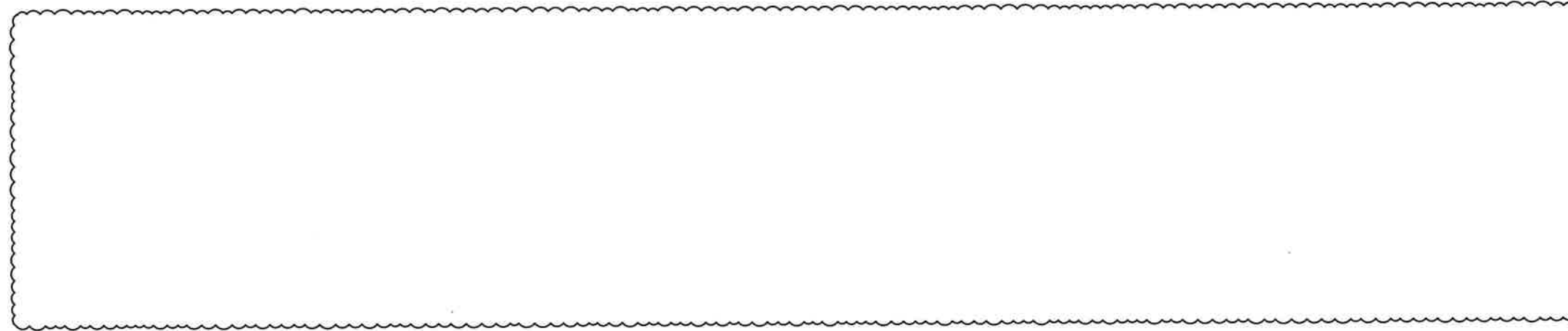
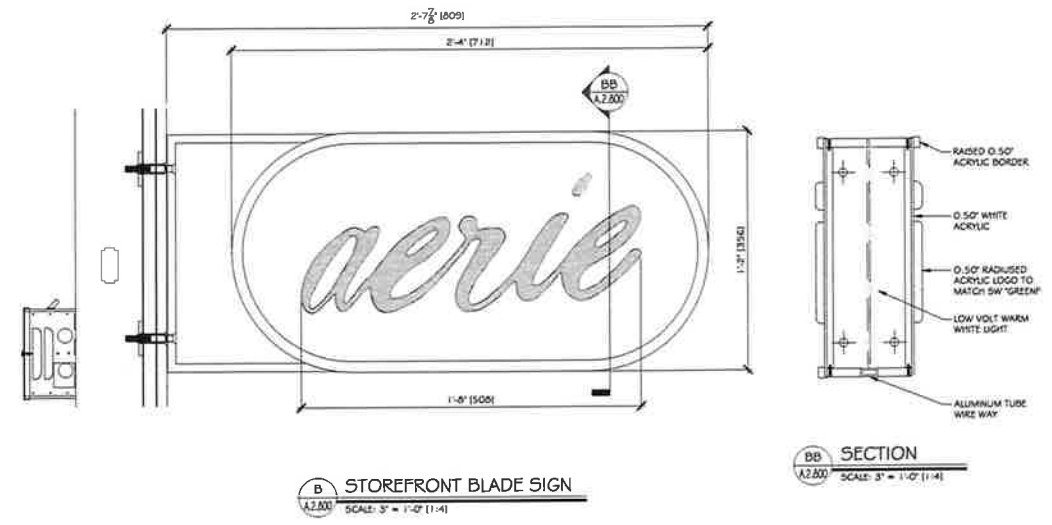
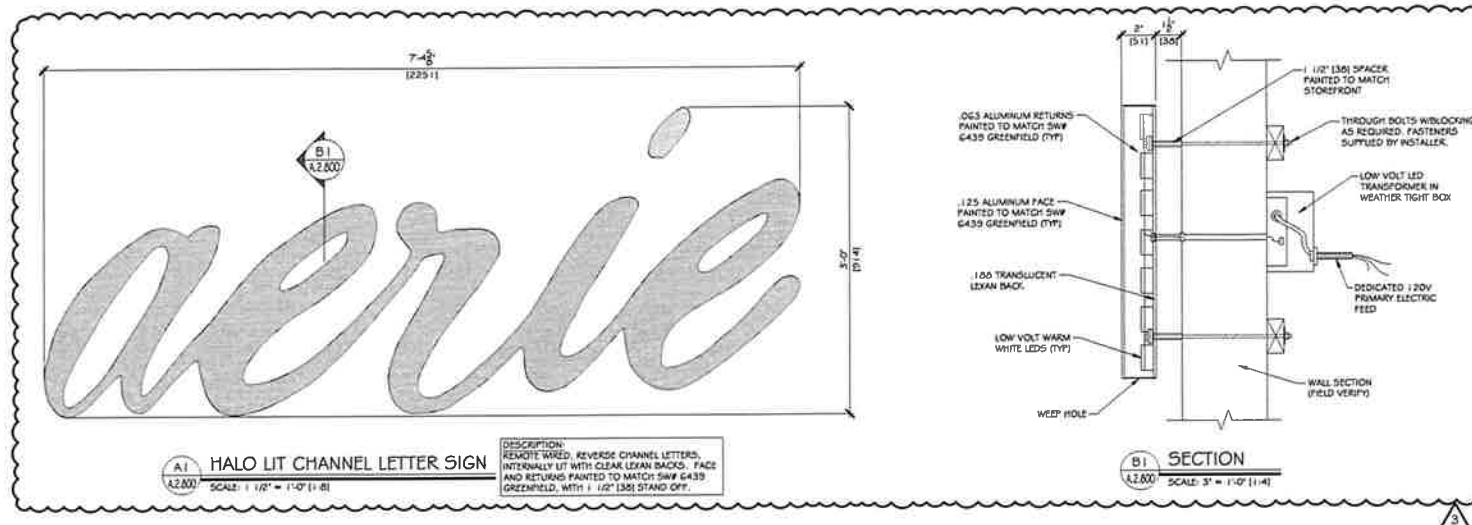


Store No.	Drawing No.	DRAWN BY	CHECKED BY	DATE	SALE DATE TYPE		DESCRIPTION		INIT
3825		AERIE	Shops at Pembroke Pines Pembroke Pines, Florida	Since # 4025	PREFAB. STOREFRONT ARCH ASSEMBLY				

verie

JAN BRIMMEIER PROJECT COORDINATOR
A R C H I T E C T - A I , I L C -
 135 WARREN ROAD
 WAREHOULE, PA 15086
 TEL. (412) 310-2800





(LANDLORD GENERAL NOTES)
EXTERIOR SIGNAGE TO BE SUBMITTED FOR REVIEW
SEPARATELY BY THE SIGN VENDOR.

NOTE:
DETAILS, NOTES, AND/OR SPECIFICATIONS ON
THIS SHEET NOT LISTED ALPHABETICALLY OR
NUMERICALLY HAVE BEEN PURPOSELY OMITTED
AND DO NOT PERTAIN TO THIS PROJECT.

PROJECT COORDINATOR
JAN BRIMMER
ARCHITECT
1711 WOODBURN PARK, SUITE 200
PITTSBURGH, PA 15206
(412) 324-4400

AMERICAN EAGLE OUTFITTERS, INC.
1711 Woodburn Street
Pittsburgh, PA 15203
(412) 452-3900

REVISIONS

NO.	DATE	DESCRIPTION
1	06/25/25	DD REVISED SIGNAGE PER ZONING COMMENTS
2	06/25/25	GS REVISED BLADE SIGN COLORS

SIGN SHOP DETAILS

AERIE
Shops at Pembroke Pines
Pembroke Pines, Florida

Store No.
3825

Space # 4025

Drawn by:
A.2.800

Drawing No.

