

LAS CLINICA MERCEDES



CENTURY CENTER, PEMBROKE PINES - BUILDING 1 EAST ELEVATION

SCALE : 1/8" = 1'0"

SHEET: A 1

PROJECT : LAS CLINICA MERCEDES - SIGNAGE SUBMITTAL

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

PROJECT ADDRESS: 450 SW 136TH AVE.
CENTURY CENTER
PEMBROKE PINES, FL.

ISSUE DATE: 12/1/21

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37 N. Orange Avenue, Suite 500 | Orlando, Florida 32801
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AA26004049

LAS CLINICA MERCEDES



CENTURY CENTER, PEMBROKE PINES - BUILDING 2 SOUTH ELEVATION

SCALE: 1/8" = 1"

SHEET: A 3

PROJECT : LAS CLINICA MERCEDES - SIGNAGE SUBMITTAL

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

PROJECT ADDRESS: 450 SW 13TH AVE.
CENTURY CENTER
PEMBROKE PINES, FL

ISSUE DATE: 9/3/21

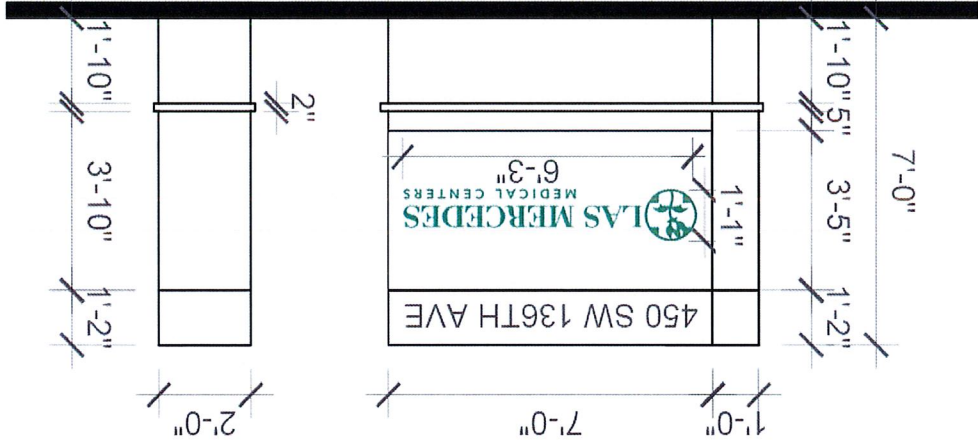
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LAS CLINICA MERCEDES
CENTURY CENTER - PEMBROKE PINES, FLORIDA

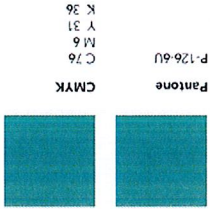
NEW MONUMENT SIGN 6.77 SF (1'1" x 6'3") @ side
SCALE: 1/4"=1'-0" 13.54 SF TOTAL BOTH SIDES



NOTES:

- MONUMENT SIGNS LOCATED AT BUILDINGS 1 & 2
- ROUTED LETTERING ON VINYL BACKGROUND
- PUSH THROUGH LETTERS, INTERNALLY ILLUMINATED

COLOR: - P-126-6U blue/green



BASE COLOR: SHERWIN WILLIAMS 'PURE WHITE' #SW7005

LOGO & CHANNEL LETTERS IN P-126-6U blue/green



BUILDING ONE - EAST ELEVATION (52.6 SQ. FT.)



BUILDING TWO - WEST ELEVATION (40.72 SQ. FT.)



BUILDING ONE - SOUTH ELEVATION (21.7 SQ. FT.)



BUILDING TWO - SOUTH ELEVATION (35 SQ. FT.)

SHEET: A 5

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

ISSUE DATE: 12/1/21

PROJECT : LAS CLINICA MERCEDES - SIGNAGE SUBMITTAL

PROJECT ADDRESS : 450 SW 136TH AVE.

CENTURY CENTER

PEMBROKE PINES, FL.

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LAS CLINICA MERCEDES



CENTURY CENTER, PEMBROKE PINES FLORIDA - MONUMENT SIGN

SHEET: A 6

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

ISSUE DATE: 10/7/21

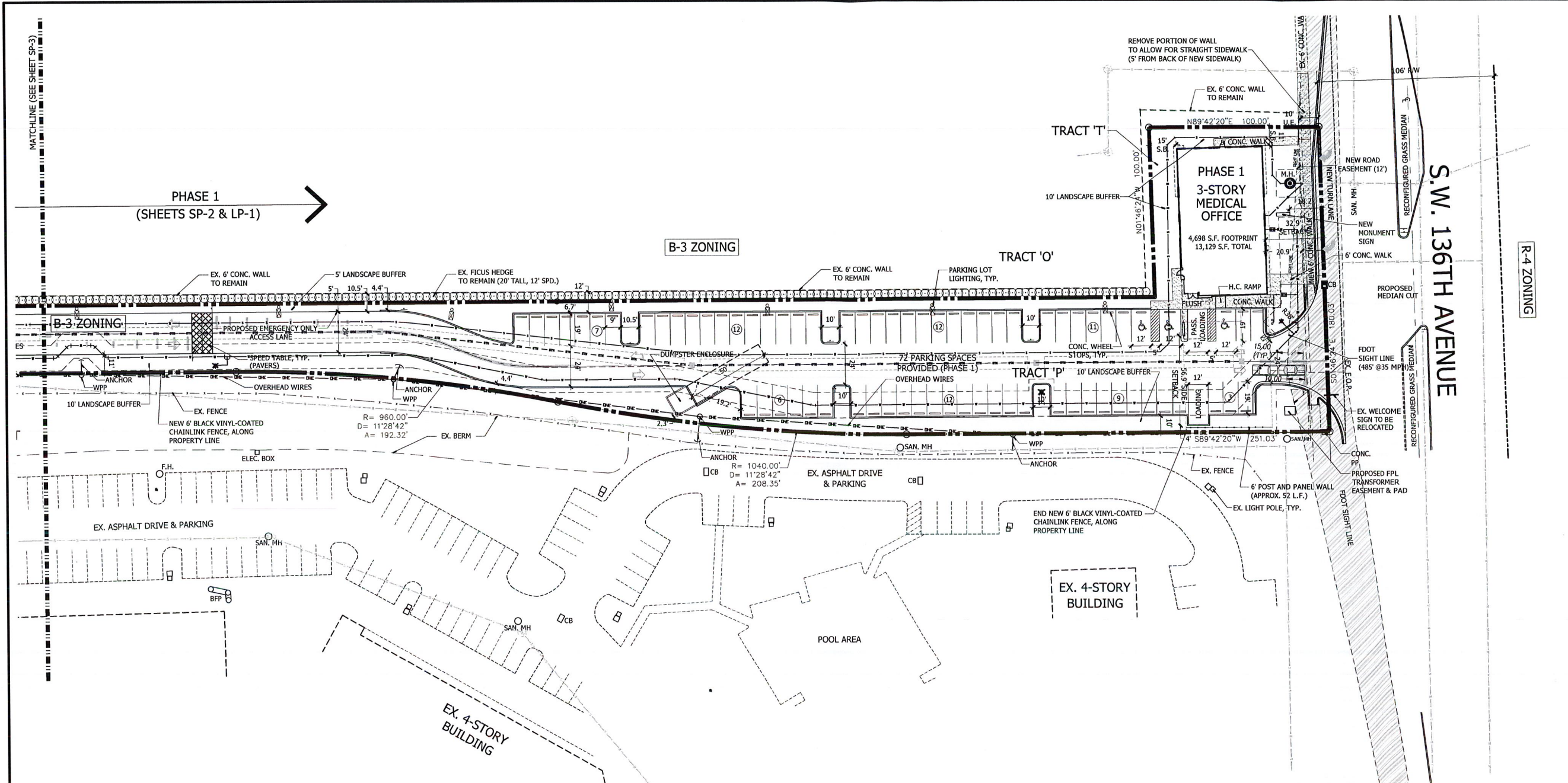
PROJECT : LAS CLINICA MERCEDES - SIGNAGE SUBMITTAL

PROJECT ADDRESS: 450 SW 136TH AVE.
CENTURY CENTER
PEMBROKE PINES, FL.

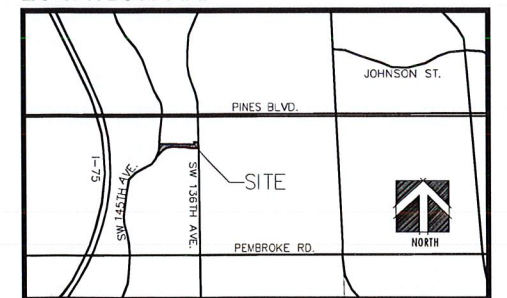
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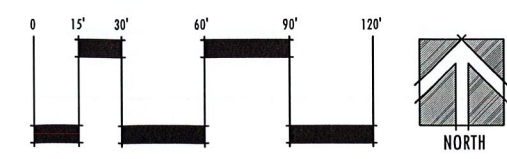
JOHNSTON GROUP DEVELOPMENT & DESIGN
224 Chimney Corner Lane, Suite 3032 | Jupiter, Florida 33458
37 N. Orange Avenue, Suite 500 | Orlando, Florida 32801
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LOCATION MAP



Phase 1 Site Plan



Litterick Landscape Architecture
2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3876
JasonLA1677@yahoo.com

JOHNSTON GROUP
DEVELOPMENT & CONSTRUCTION
224 Chimney Corner Lane, Suite 3032
Jupiter, Florida 33458
561-691-4532

Project Name

Century Center
Pembroke Pines, Florida

Landscape Architect of Record

Jason Litterick
ck

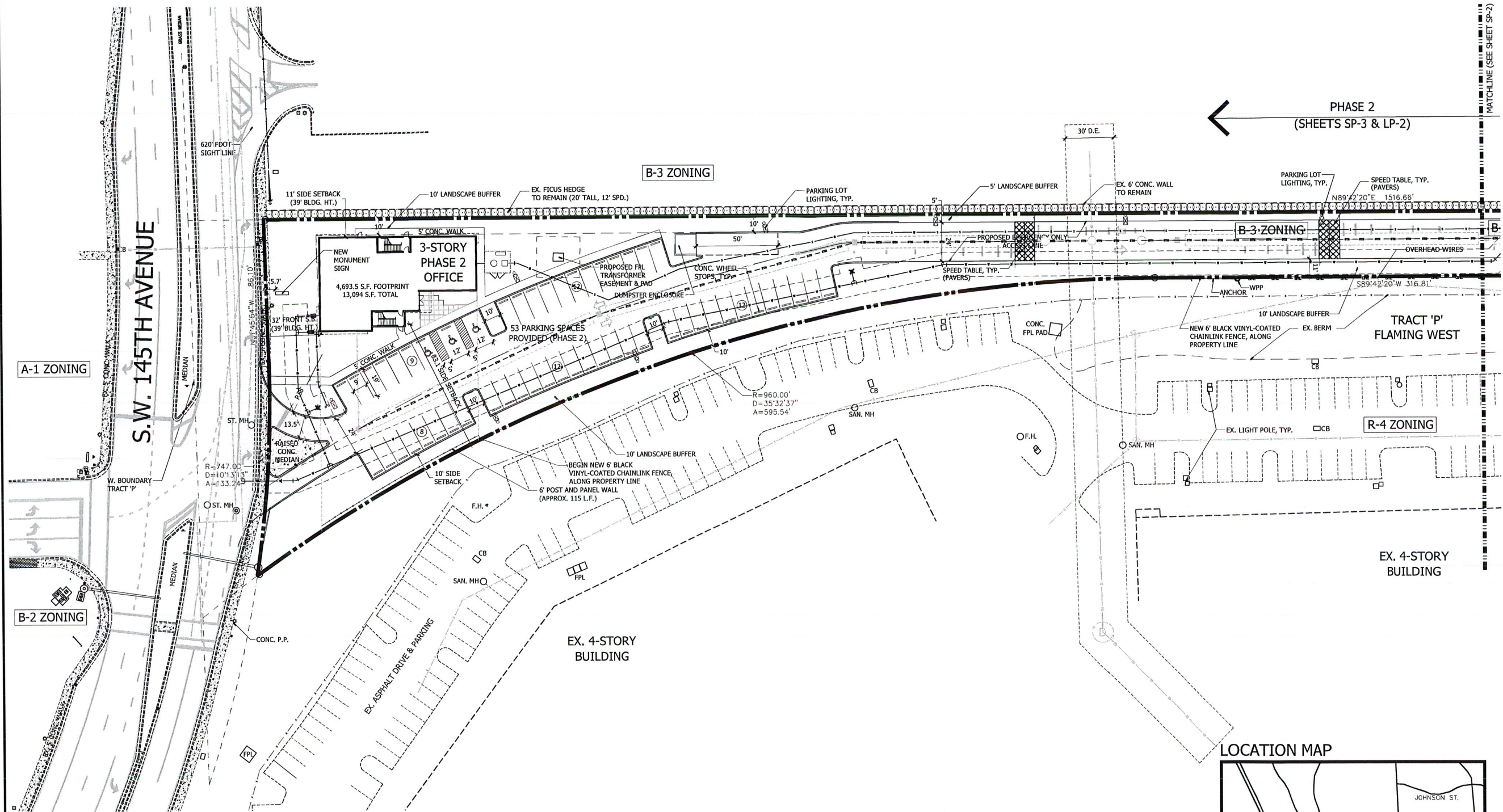
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Scale: 1" = 30'-0"

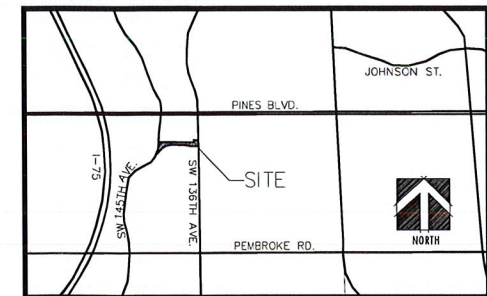
Designed:	JML
Drawn:	JML
Approved:	JML
Date:	9/22/16
Job no.	
Revisions:	2/8/17
9/18/19	2/22/18
5/18/21	3/30/18
9/2/21	5/24/18
	5/9/19
	4/20/19

Sheet No.

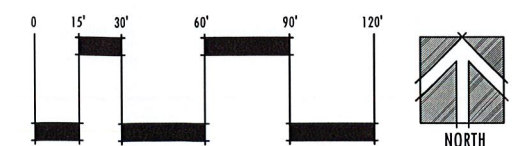
SP-2



LOCATION MAP



Phase 2 Site Plan



**Litterick
Landscape
Architecture**

2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
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**Cenvill Professional
Office Buildings**
Pembroke Pines, Florida

Landscape Architect of Record

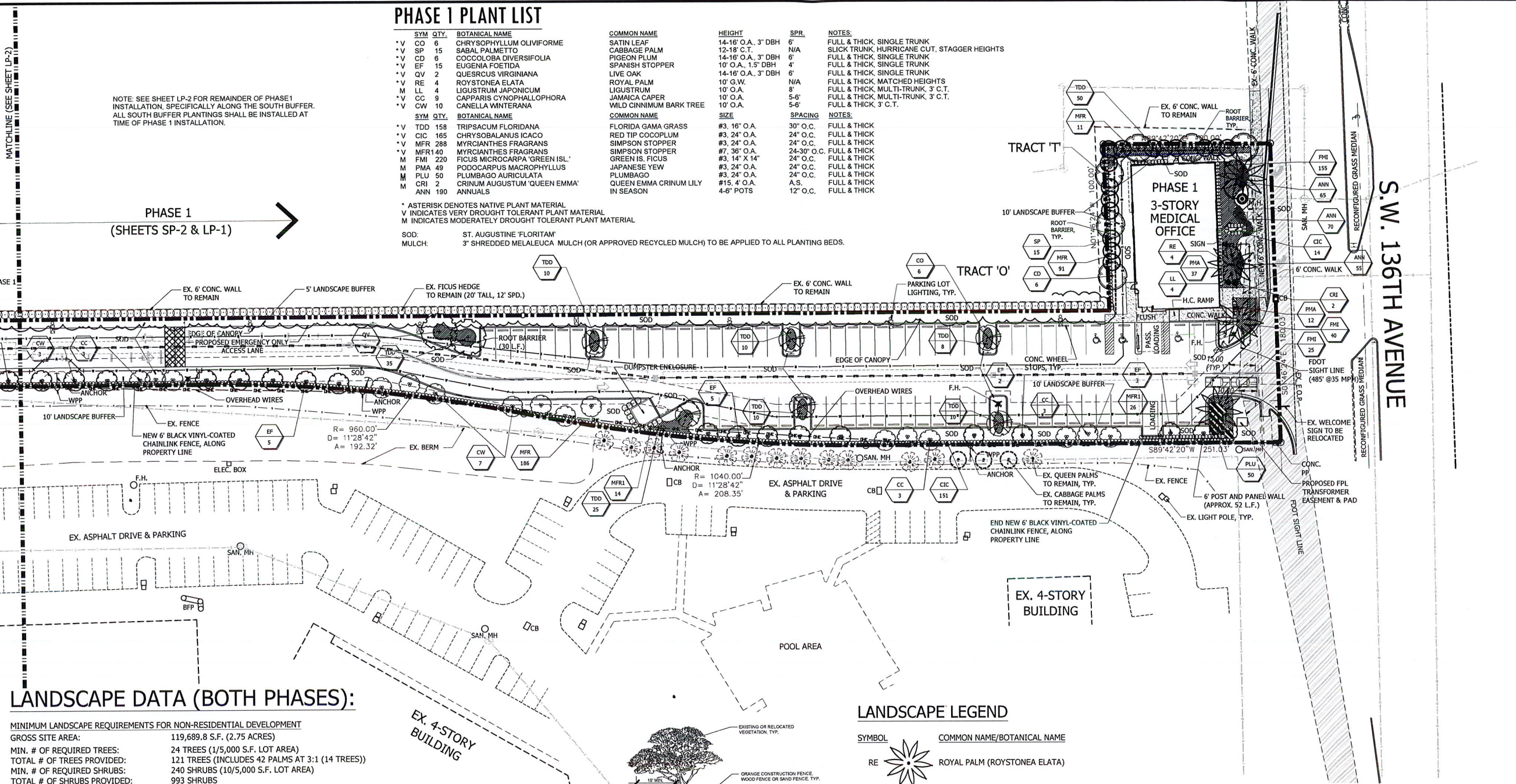
Jason Litterick
ck
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Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 30'-0"

Designed: JML
Drawn: JML
Approved: JML
Date: 9/22/16
Job no.
Revisions: 2/8/17
9/18/19 2/22/18
9/21/20 3/30/18
5/18/21 5/24/18
9/2/21 5/9/19 6/20/19

Sheet No.
SP-3



LANDSCAPE DATA (BOTH PHASES):

MINIMUM LANDSCAPE REQUIREMENTS FOR NON-RESIDENTIAL DEVELOPMENT	
GROSS SITE AREA:	119,689.8 S.F. (2.75 ACRES)
MIN. # OF REQUIRED TREES:	24 TREES (1/5,000 S.F. LOT AREA)
TOTAL # OF TREES PROVIDED:	121 TREES (INCLUDES 42 PALMS AT 3:1 (14 TREES))
MIN. # OF REQUIRED SHRUBS:	240 SHRUBS (10/5,000 S.F. LOT AREA)
TOTAL # OF SHRUBS PROVIDED:	993 SHRUBS

INTERIOR PARKING AREA LANDSCAPE REQUIREMENTS:	
PARKING SPACES PROVIDED:	125 SPACES
INT. TREES REQUIRED:	25 TREES (ONE PER 5 PARKING SPACES)
INT. TREES PROVIDED:	25 TREES
INT. LANDSCAPE AREA REQ'D.:	500 S.F. (10 S.F. PER PARKING SPACE UP TO 50 SPACES)
TOTAL INT. LANDSCAPE AREA REQ'D.:	7,500 S.F. (100 S.F. PER PARKING SPACE ABOVE 50 SPACES)
INT. LANDSCAPE AREA PROVIDED:	±20,000 S.F.

LANDSCAPING ADJACENT TO PUBLIC R/W:					
BUFFER	REQ'D WIDTH	PROVIDED WIDTH	LENGTH	REQ'D TREES	PROVIDED TREES
EAST (SW 136TH AVE.)	10'	10'	±180'	4 (1/50 L.F.)	4
WEST (SW 145TH AVE.)	10'	10'	±220'	5 (1/50 L.F.)	5

BUFFER REQUIREMENTS ADJUTING ADJACENT PROPERTY:					
BUFFER	REQ'D WIDTH	PROVIDED WIDTH	LENGTH	REQ'D TREES	PROVIDED TREES
NORTH	5'	5'	1,716.66'	35 (1/50 L.F.)	EXISTING
SOUTH	5'	5'	1,564.05'	32 (1/50 L.F.)	77

TOTAL TREES REQUIRED PER CODE: 101 TREES
TOTAL TREES PROVIDED: 121 TREES (INCLUDES 42 PALMS AT 3:1 (14 TREES))

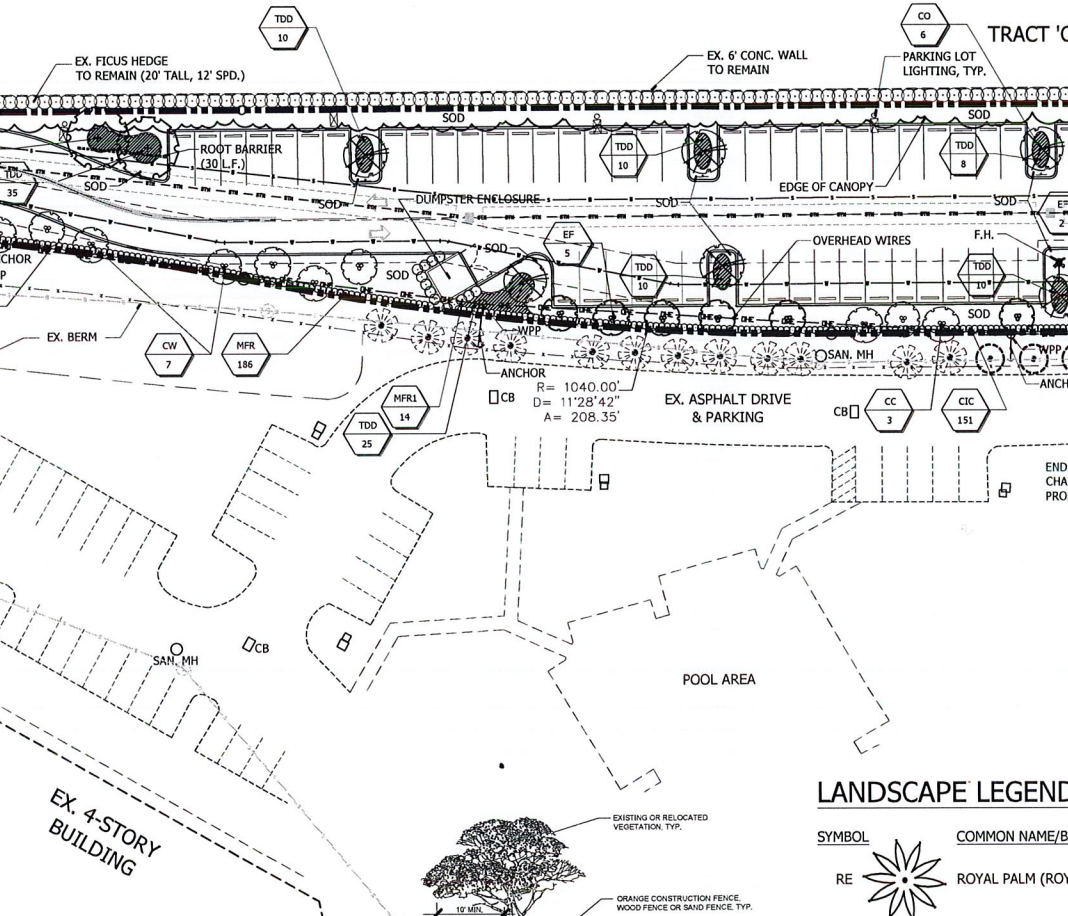
PERCENTAGE OF NATIVE VEGETATION REQUIRED: 50%
PERCENTAGE OF NATIVE TREES AND PALMS PROVIDED: 64.8%
PERCENTAGE OF NATIVE SHRUBS & GROUNDCOVERS PROVIDED: 50.5%
TOTAL PERCENTAGE OF NATIVE VEGETATION PROVIDED: 51.4%

PHASE 1 PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR	NOTES
*V	CO	6	CHRYSOPHYLLUM OLIVIFORME	14-18' O.A. 3" DBH	6'	FULL & THICK, SINGLE TRUNK
*V	SP	15	SABAL PALMETTO	12-18' C.T.	N/A	SLICK TRUNK, HURRICANE CUT, STAGGER HEIGHTS
*V	CD	6	COCCOLOBA DIVERSIFOLIA	14-18' O.A. 3" DBH	6'	FULL & THICK, SINGLE TRUNK
*V	EF	15	EUGENIA FOETIDA	10' O.A. 1.5" DBH	4'	FULL & THICK, SINGLE TRUNK
*V	QV	2	QUERCUS VIRGINIANA	14-18' O.A. 3" DBH	6'	FULL & THICK, SINGLE TRUNK
*V	RE	4	ROYSTONIA ELATA	10' G.W.	N/A	FULL & THICK, MATCHED HEIGHTS
*M	LL	4	LIGUSTRUM JAPONICUM	10' O.A.	8'	FULL & THICK, MULTI-TRUNK, 3' C.T.
*M	CC	9	CAPPARIS CYNOPHALOPHORA	10' O.A.	5-6'	FULL & THICK, MULTI-TRUNK, 3' C.T.
*V	CW	10	CANELLA WINTERANA	10' O.A.	5-6'	FULL & THICK, 3' C.T.
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
*V	TDD	158	TRIPSACUM FLORIDANA	#3, 16" O.A.	30" O.C.	FULL & THICK
*V	CIC	165	CHRYSOBALANUS ICACO	#3, 24" O.A.	24" O.C.	FULL & THICK
*V	MFR	288	MYRCIANTHES FRAGRANS	#3, 24" O.A.	24" O.C.	FULL & THICK
*V	MFR1	40	MYRCIANTHES FRAGRANS	#7, 36" O.A.	24-30" O.C.	FULL & THICK
*M	FMI	220	FICUS MICROCARPA 'GREEN ISL'	#3, 14" X 14"	24" O.C.	FULL & THICK
*M	PMA	49	PODOCARPUS MACROPHYLLUS	#3, 24" O.A.	24" O.C.	FULL & THICK
*M	PLU	50	PLUMBAGO AURICULATA	#3, 24" O.A.	24" O.C.	FULL & THICK
*M	CRI	2	CRINUM AUGUSTUM 'QUEEN EMMA'	#15, 4" O.A.	A.S.	FULL & THICK
*M	ANN	190	ANNUALS	4-6" POTS	12" O.C.	FULL & THICK

* ASTERISK DENOTES NATIVE PLANT MATERIAL
V INDICATES VERY DROUGHT TOLERANT PLANT MATERIAL
M INDICATES MODERATELY DROUGHT TOLERANT PLANT MATERIAL

SOD: ST. AUGUSTINE 'FLORITAM'
MULCH: 3" SHREDDED MELALEUCA MULCH (OR APPROVED RECYCLED MULCH) TO BE APPLIED TO ALL PLANTING BEDS.



HARDWOOD SPECIES MIX	
NO. OF HARDWOOD TREES PROPOSED:	107 TREES
NO. OF HARDWOOD SPECIES PROVIDED:	9
MAX. NO. OF SINGLE SPECIES REQ'D.:	22 TREES (20%)
MAX. NO. OF SINGLE SPECIES PROVIDED:	22 TREES (20%)

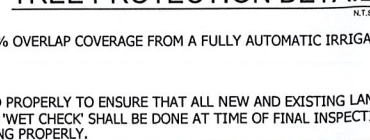
TREE SIZES:	
TOTAL TREES PROVIDED:	*121 TREES
14-16' TALL TREES REQUIRED:	24 TREES (20%)
14-16' TALL TREES PROVIDED:	24 TREES (20%)
12' TALL TREES REQUIRED:	24 TREES (20%)
12' TALL TREES PROVIDED:	*24 TREES (20%)
10' TALL TREES REQUIRED:	73 TREES (60%)
10' TALL TREES PROVIDED:	73 TREES (60%)

*INCLUDES PALM TREES @ 3:1

IRRIGATION NOTES:

- POTABLE WATER WILL NOT BE USED
- ALL LANDSCAPE AREAS SHALL RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.
- IRRIGATION WATER SOURCE: WELL
- IRRIGATION MUST BE REPAIRED/INSTALLED PROPERLY TO ENSURE THAT ALL NEW AND EXISTING LANDSCAPE MATERIAL IS PROPERLY BEING IRRIGATED. A 'WET CHECK' SHALL BE DONE AT TIME OF FINAL INSPECTION TO ENSURE ALL IRRIGATION HEADS ARE WORKING PROPERLY.

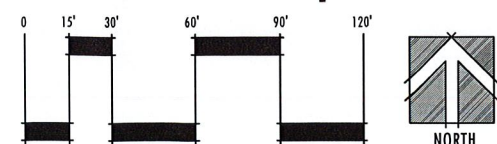
TREE PROTECTION DETAIL



LANDSCAPE LEGEND

SYMBOL	COMMON NAME/BOTANICAL NAME
RE	ROYAL PALM (ROYSTONIA ELATA)
QV	LIVE OAK (QUERCUS VIRGINIANA)
CD	PIDGION PLUM (COCCOLOBA DIVERSIFOLIA)
CO	SATIN LEAF (CHRYSOPHYLLUM OLIVIFORME)
CP	DWF. POINCIANA (CAESALPINIA PULCHERRIMA)
LI	CRABE MYRTLE (LAGERSTROEMIA INDICA)
CS	SILVER BUTTWOOD (CONOCARPUS ERECTUS 'SERICEUS')
LL	LIGUSTRUM TREE (LIGUSTRUM JAPONICUM)
SP	CABBAGE PALM (SABAL PALMETTO)
	ACCENT PLANT
	HEDGE MATERIAL
	SHRUB & GROUND COVER MATERIAL

Phase 1 Landscape Plan



Litterick
Landscape
Architecture

2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3876
JasonL1677@yahoo.com

JOHNSTON GROUP
DEVELOPMENT & DESIGN
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Palm Beach Gardens, Florida 33418
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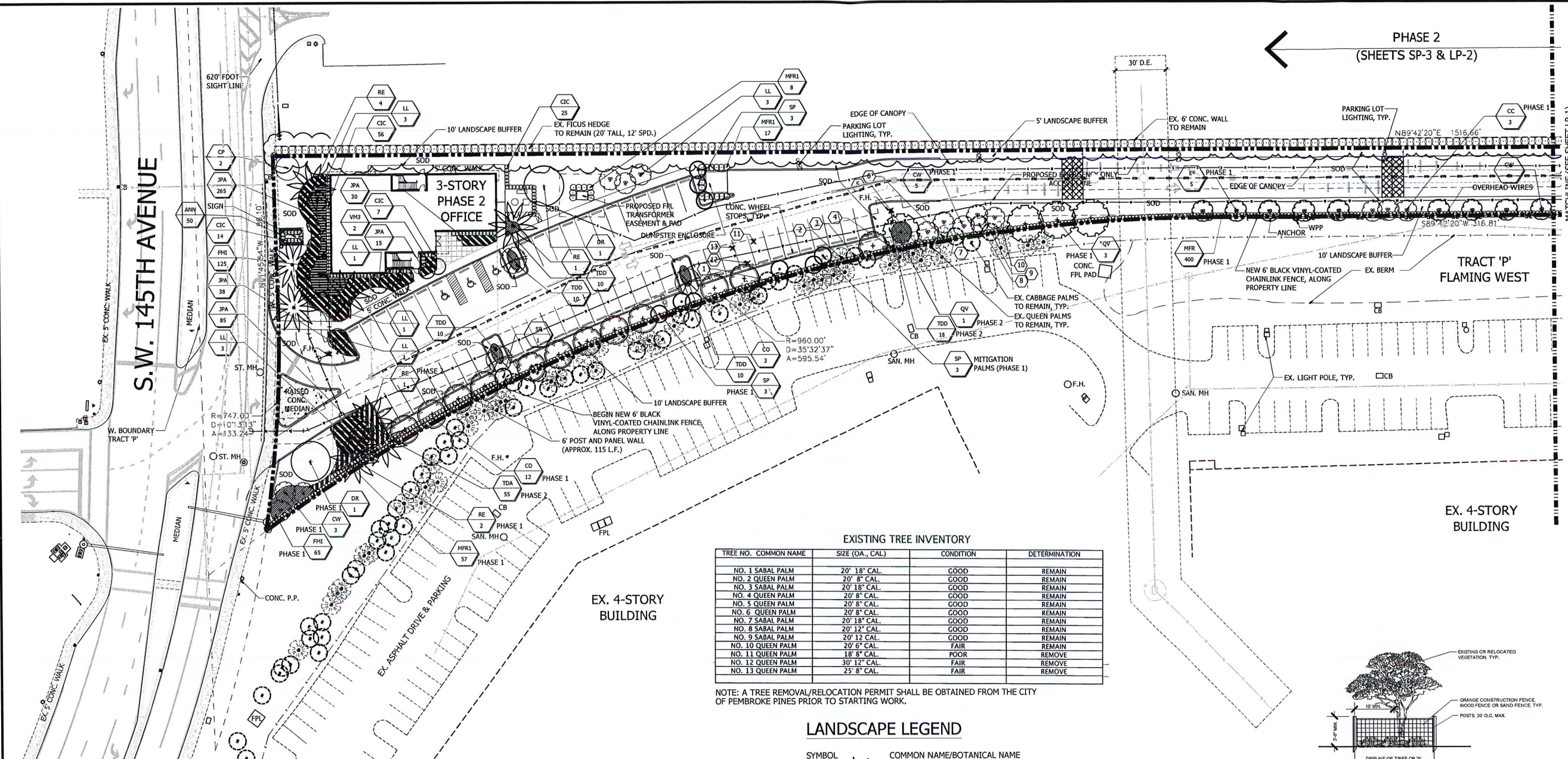
Century Center
Pembroke Pines, Florida

Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 30'-0"

Designed: JML
Drawn: JML
Approved: JML
Date: 9/22/16
Revisions: 2/8/17
7/15/19 2/22/18
3/30/20 3/30/18
6/16/21 5/24/18
9/2/21 5/9/19
6/20/19

Sheet No.
LP-1



PHASE 1 PLANT LIST (SOUTH BUFFER ONLY)

SYM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	NOTES:
*V	SP	SABAL PALMETTO	CABBAGE PALM	12-18' C.T.	N/A	SLICK TRUNK, HURRICANE CUT, STAGGER HEIGHTS
*V	CD	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	14-16' O.A., 3" DBH	6'	FULL & THICK, SINGLE TRUNK
*V	EF	EUGENIA FOETIDA	SPANISH STOPPER	10' O.A., 1.5" DBH	4'	FULL & THICK, SINGLE TRUNK
*V	QV	QUERCUS VIRGINIANA	LIVE OAK	14-16' O.A., 3" DBH	6'	FULL & THICK, SINGLE TRUNK
*M	DR	DELONIX REGIA	POINCIANA	14-16' O.A., 3" DBH	6'	FULL & THICK, SINGLE TRUNK
*V	RE	ROYSTONIA ELATA	ROYAL PALM	10' G.W.	N/A	FULL & THICK, MATCHED HEIGHTS
*V	CC	CAPPARIS CYNOPHALLOPHORA	JAMAICA CAPER	10' O.A.	5-6'	FULL & THICK, MULTI-TRUNK, 3' C.T.
*V	CW	CANELLA WINTERANA	WLD CINNAMUM BARK TREE	10' O.A.	5-6'	FULL & THICK, 3' C.T.
*V	MFR	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	#3, 24" O.A.	24" O.C.	FULL & THICK
*V	MFR	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	#7, 36" O.A.	24" O.C.	FULL & THICK
*M	FMI	FICUS MICROCARPA 'GREEN ISL.'	GREEN ISLAND FICUS	#3, 14" X 14"	24" O.C.	FULL & THICK

PHASE 2 PLANT LIST

SYM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	NOTES:
*V	CO	CHRYSOPHYLLUM OLIVIFORME	SATIN LEAF	14-16' O.A., 3" DBH	6'	FULL & THICK, SINGLE TRUNK
*V	SP	SABAL PALMETTO	CABBAGE PALM	12-18' C.T.	N/A	SLICK TRUNK, HURRICANE CUT, STAGGER HEIGHTS
*V	QV	QUERCUS VIRGINIANA	LIVE OAK	14-16' O.A., 3" DBH	6'	FULL & THICK, SINGLE TRUNK
*V	RE	ROYSTONIA ELATA	ROYAL PALM	10' G.W.	N/A	FULL & THICK, MATCHED HEIGHTS
*M	LL	LIGUSTRUM JAPONICUM	LIGUSTRUM	10' O.A.	8'	FULL & THICK, MULTI-TRUNK, 3' C.T.
*M	CP	CAESALPHINIA PULCHERRIMA	DWF. POINCIANA	10' O.A., 1.5" DBH	4'	FULL & THICK, SINGLE TRUNK
*M	DR	DELONIX REGIA	POINCIANA	14-16' O.A., 3" DBH	6'	FULL & THICK, SINGLE TRUNK
*M	VM3	VIETCHIA MONTGOMERYANA	MONTGOMERY PALM	12-16' O.A.	N/A	FULL & THICK, TRIPLE TRUNK
SYM	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES:
*V	TDD	TRIPSACUM FLORIDANA	FLORIDA GAMA GRASS	#3, 16" O.A.	30" O.C.	FULL & THICK
*V	CIC	CHRYSOBALANUS ICACO	RED TIP COCOPLUM	#3, 24" O.A.	24" O.C.	FULL & THICK
*V	MFR	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	#7, 36" O.A.	30" O.C.	FULL & THICK
*M	FMI	FICUS MICROCARPA 'GREEN ISL.'	GREEN ISLAND FICUS	#3, 14" X 14"	24" O.C.	FULL & THICK
*M	JPA	JUNIPERUS CHINENSIS 'PARSONII'	PARSON'S JUNIPER	#3, 16" SPD.	24" O.C.	FULL & THICK
*V	TDA	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	#3, 20" O.A.	36" O.C.	FULL & THICK
*M	ANN	ANNUALS	IN SEASON	4-6" POSTS	12" O.C.	FULL & THICK

* ASTERISK DENOTES NATIVE PLANT MATERIAL
V INDICATES VERY DROUGHT TOLERANT PLANT MATERIAL
M INDICATES MODERATELY DROUGHT TOLERANT PLANT MATERIAL
SOD: ST. AUGUSTINE 'FLORITAM'
MULCH: 3" SHREDDED MELALEUCA MULCH (OR APPROVED RECYCLED MULCH) TO BE APPLIED TO ALL PLANTING BEDS.

EXISTING TREE INVENTORY			
TREE NO.	COMMON NAME	SIZE (O.A., CAL.)	CONDITION
NO. 1	SABAL PALM	20' 18" CAL.	GOOD
NO. 2	QUEEN PALM	20' 8" CAL.	GOOD
NO. 3	SABAL PALM	20' 18" CAL.	GOOD
NO. 4	QUEEN PALM	20' 8" CAL.	GOOD
NO. 5	QUEEN PALM	20' 8" CAL.	GOOD
NO. 6	QUEEN PALM	20' 8" CAL.	GOOD
NO. 7	SABAL PALM	20' 18" CAL.	GOOD
NO. 8	SABAL PALM	20' 12" CAL.	GOOD
NO. 9	SABAL PALM	20' 12" CAL.	GOOD
NO. 10	QUEEN PALM	20' 6" CAL.	FAIR
NO. 11	QUEEN PALM	18' 8" CAL.	POOR
NO. 12	QUEEN PALM	30' 12" CAL.	FAIR
NO. 13	QUEEN PALM	25' 8" CAL.	FAIR

NOTE: A TREE REMOVAL/RELOCATION PERMIT SHALL BE OBTAINED FROM THE CITY OF PEMBROKE PINES PRIOR TO STARTING WORK.

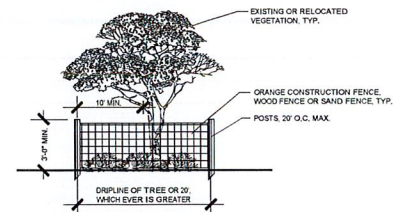
LANDSCAPE LEGEND

SYMBOL	COMMON NAME/BOTANICAL NAME
RE	ROYAL PALM (ROYSTONIA ELATA)
QV	LIVE OAK (QUERCUS VIRGINIANA)
CD	PIGEON PLUM (COCCOLOBA DIVERSIFOLIA)
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CP	DWF. POINCIANA (CAESALPHINIA PULCHERRIMA)
LI	CRAPE MYRTLE (LAGERSTROEMIA INDICA)
CS	SILVER BUTTONWOOD (CONOCARPUS ERECTUS 'SERICEUS')
LL	LIGUSTRUM TREE (LIGUSTRUM JAPONICUM)
SP	CABBAGE PALM (SABAL PALMETTO)
	ACCENT PLANT
	HEDGE MATERIAL
	SHRUB & GROUND COVER MATERIAL

PHASING NOTE:
- ENTIRE SOUTH BUFFER LANDSCAPING SHALL BE INSTALLED AT TIME OF PHASE 1 INSTALLATION.

IRRIGATION NOTES:
- POTABLE WATER WILL NOT BE USED

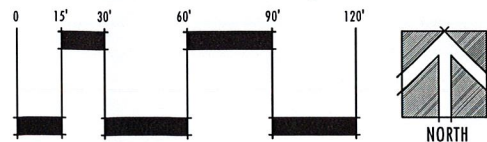
- ALL LANDSCAPE AREAS SHALL RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.
- IRRIGATION WATER SOURCE: WELL
- IRRIGATION MUST BE REPAIRED/INSTALLED PROPERLY TO ENSURE THAT ALL NEW AND EXISTING LANDSCAPE MATERIAL IS PROPERLY BEING IRRIGATED. A 'WET CHECK' SHALL BE DONE AT TIME OF FINAL INSPECTION TO ENSURE ALL IRRIGATION HEADS ARE WORKING PROPERLY.

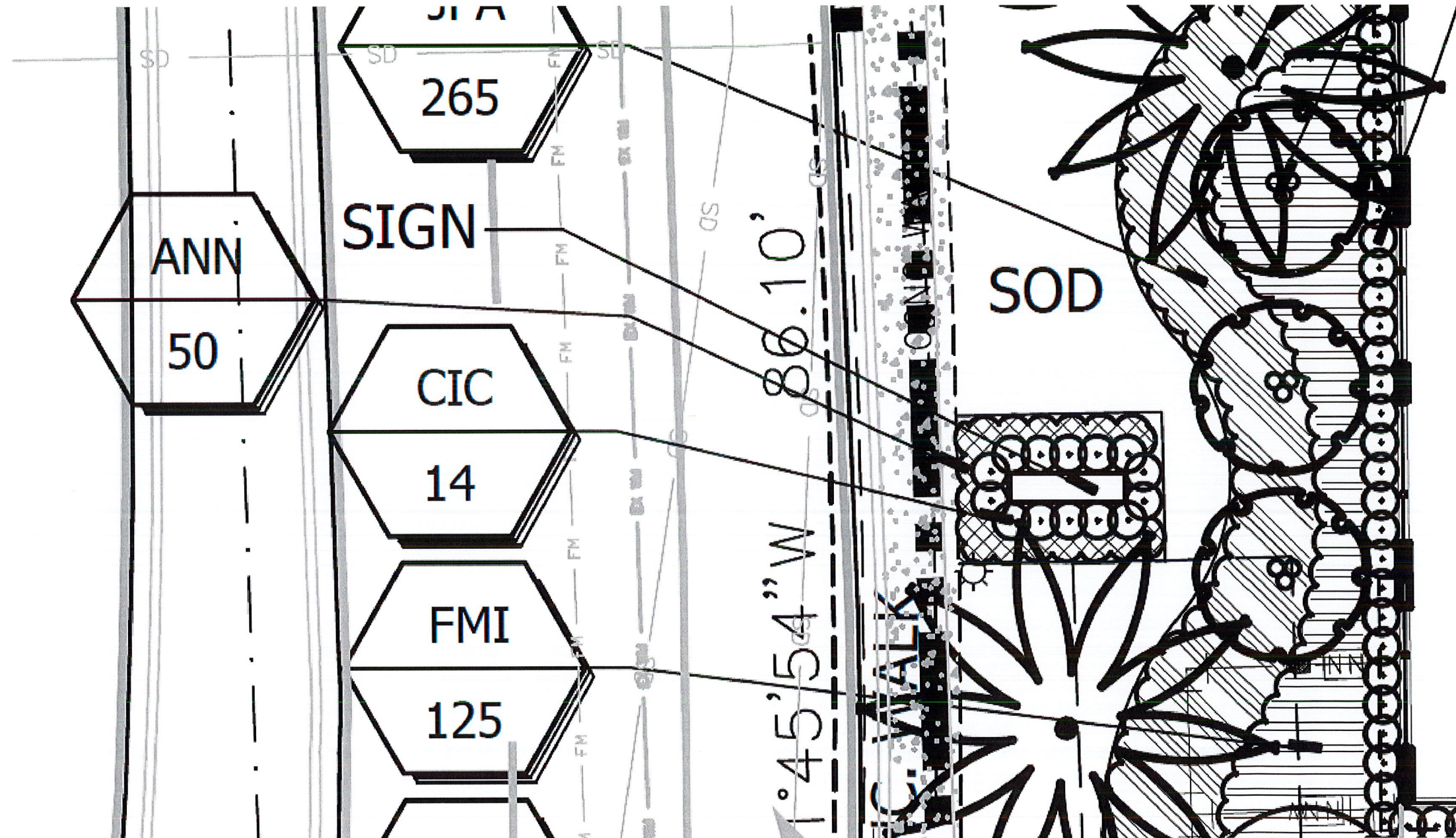


FENCING OF UNDISTURBED AREAS AND/OR EXISTING TREES
PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL ENCLOSE THE ENTIRE UNDISTURBED AREA OR TREE, WITHIN A FENCE OR SIMILAR BARRIER AS SHOWN. WOODEN (OR EQUIVALENT) POSTS AT LEAST 2 X 2 INCHES SHALL BE IMPLANTED IN THE GROUND DEEP ENOUGH TO BE STABLE AND WITH AT LEAST 3 FEET VISIBLE ABOVE THE GROUND. THE PROTECTIVE POSTS SHALL BE PLACED NOT MORE THAN 20 FEET APART, AND SHALL BE LINKED TOGETHER BY ORANGE NET FENCE FABRIC, OR OTHER, NO HEAVY EQUIPMENT, VEHICLES, STORAGE OF MATERIALS, ETC., SHALL OCCUR WITHIN THE VEG. PROTECTION ZONE. EXTREME CARE SHALL BE TAKEN WHEN WORKING NEAR THE BASE OF TREES. NO FINISH GRADE FILL SHALL BE PLACED WITHIN A ZONE OF 2/3 THE DIAMETER OF THE TREE CANOPY.
CONSTRUCTION WITHIN CANOPY & TREE BARRICADE SHALL BE DONE WITH EXTREME CARE TO MINIMIZE DISTURBANCE TO THE ROOTS BY EXCAVATING, COMPACTING OR ADDING FILL.
UTILITY WORK (TRENCHING) WITHIN THE CANOPY & TREE BARRICADE SHALL BE DONE WITH EXTREME CARE TO MINIMIZE DISTURBANCE TO THE ROOTS BY EXCAVATING, COMPACTING OR ADDING FILL. THE TREE BARRICADE WILL BE MODIFIED TEMPORARILY TO ALLOW ONLY THE MINIMUM WORK ZONE TRESPASS INTO THE CANOPY AREA, CONTINUING TO PROTECT THE REST OF THE CANOPY AREA WITH BARRICADES. NO FILL, EVEN TEMPORARY, SHALL BE PLACED IN ANY PROTECTED ZONE. AT THE CONCLUSION OF SAID ACTIVITY, THE WORKZONE SHALL BE CLEANED UP & TREE BARRICADES REPLACED TO THEIR ORIGINAL CONFIGURATION.

TREE PROTECTION DETAIL

Phase 2 Landscape Plan





HASE 1 -STORY EDICAL OFFICE

