



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

Summary

Agenda Date:	March 12, 2026	Application ID:	MSC 2026-0002
Project:	SPG – Pottery Barn	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	FR Pembroke Gardens LLC	Agent:	Connie Habermehl
Location:	14572 SW 5 th Street	Commission District:	4
Existing Zoning:	MXD (Mixed Use 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 2007-53, ZC 2024-0002, ZC 2024-0003		
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

Connie Habermehl, agent, is requesting approval for facade and sign modifications to the new Pottery Barn retail store (formerly Barnes & Noble) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Pottery Barn will be located within building 10,000.

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). On August 6, 2025, the City Commission approved ZC2024-0002, amending the zoning designation from PCD (Planned Commercial Development) to MXD (Mixed Use Development). At the same hearing, the Commission also approved ZC2024-0003, amending the Planned District Guidelines.

Architectural modifications were last made to the tenant bay in 2007 (MSC 2007-53). The tenant bay is now being divided into two separate bays 14570 and 14572. Pottery Barn is taking over Bay 14572. West Elm is taking over 14570 and will be processed under a separate application.

BUILDINGS / STRUCTURES:

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

- Main Body: Wood siding and trim Benjamin Moore Alabaster (BM 876)
- Aluminum storefront: Kawneer Royal Black
- Standing seam metal roofing and flashing to match Kawneer Royal Black
- Storefront Base: Stone Base Washington Basalt with flamed finish
- Wood cornice: Benjamin Moore Alabaster (BM 876)
- Metal coping: Benjamin Moore Alabaster (BM 876)
- Wood trellis over storefront windows: Benjamin Moore Alabaster (BM 876)
- Metal canopy over storefront doors to match Kawneer Royal Black
- Two black Rejuvenation Rawley LED sconces

SIGNAGE:

The following signage is proposed for the tenant bay:

- One, 101.9 square foot halo illuminated reverse channel letter sign reading "Pottery Barn" in Matthews Flat Black.
- One, 8.6 square foot internally illuminated blade sign. The proposed sign will be Matthews Flat Black with white copy reading "Pottery Barn".
- Two, 0.9 square foot window signs reading "Pottery Barn" in matte black copy.

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 MXD guidelines.

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

Enclosed: Unified Development Application
Memo from Planning Division (03/02/26)
Memo from Planning Division (02/09/26)
Miscellaneous Plan
Subject Site Aerial Photo



Patty Bam

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:

- All questions must be completed on this application. If not applicable, mark *N/A*.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- 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 *).
- 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.
- 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: \$_____

Pottery Barn

SECTION 1-PROJECT INFORMATION:

Project Name: Pottery Barn Pembroke

Project Address: 14572 SW 5th St Pembroke Pines, FL

Location / Shopping Center: Pembroke Gardens (527 SW 145th Terrace)

Acreage of Property: 39.92 (shopping ctr) Building Square Feet: 15,383 (project area)

Flexibility Zone: _____ Folio Number(s): 5140 15 05 0010

Plat Name: SHOPS AT PEMBROKE GARDENS 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. **N/A- Tenant space**

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: 900 ROSE AVENUE, SUITE 200, N. BETHESDA, MD 20852

Owner's Email Address: _____

Owner's Phone: 301-802-9217 Owner's Fax: _____

Agent: Connie Habermehl, Permitting Specialist

Contact Person: Connie Habermehl (agent for

Agent's Address: 1805 N. 2nd Street, Rogers, AR 72756

Agent's Email Address: _____

Agent's Phone: 479-278-7338 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

PROPOSED

Zoning: N/A

Zoning: N/A

Land Use / Density: N/A

Land Use / Density: N/A

Use: N/A

Use: N/A

Plat Name: N/A

Plat Name: N/A

Plat Restrictive Note: N/A

Plat Restrictive Note: N/A

ADJACENT ZONING

ADJACENT LAND USE PLAN

North: N/A

North: N/A

South: _____

South: _____

East: _____

East: _____

West: _____

West: _____

Section not required for Misc. application.

Pottery Barn

-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 not required for Misc. application.

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 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.

Allynn 1/21/2016
Signature of Owner Date

Sworn and Subscribed before me this 21st day

of January, 2016

Serra Scott
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

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

TENANT IMPROVEMENT OF AN EXISTING RETAIL SPACE. SCOPE OF WORK
INCLUDES EXTERIOR MODIFICATION, INCLUDING BUT NOT LIMITED TO,
REPLACEMENT OF STOREFRONT FINISHES, STOREFRONT SYSTEM, GLAZING
AND NEW SIGNAGE.

- new metal roof detail
- new paint on facade
- new lights on sides of new storefront
- new stone base
- new storefront system/doors / door pulls

Pottery Barn

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: FR Pembroke Gardens LLC / Pottery Barn

Authorized Representative: Alexandra Miles

Application Number: _____

Application Request: _____

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

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



Serra Scott

Alex Miles 1/21/2026

Signature of Applicant or Applicant's
Authorized Representative

Date

Alexandra Miles

Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: March 2, 2026

To: MSC

From: Julia Aldridge, Planner / Zoning Technician

Re: MSC 2026-0002 (SPG- Pottery Barn)

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

PLANNING HAS NO COMMENTS REGARDING THIS APPLICATION.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: February 9, 2026
To: MSC 2026-0002
From: Julia Aldridge, Planner / Zoning Technician
Re: Pottery Barn @ 14572 SW 5th Street

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

1. Provide details of all façade lighting. Provide a cut sheet of any fixtures on the exterior of the building. Attached building lighting must be of the wall wash type.
2. Show height of building (highest point).
3. Neutral pier must be provided between new tenant spaces. Provide details.
4. Provide elevations of the rear of the building.
5. Please clarify whether customers will be accessing the rear entrance. Signage is permitted on the back side of the building where an active entrance exists. This signage would be considered as the Secondary Sign.
6. Blade sign location on colored rendering is inconsistent with black and white elevations. Please clarify location.
7. Reserved parking is not permitted per PCD guidelines. Please remove signage from plans.
8. Provide note on plans that storefront doors cannot swing outward as to break the plane of the lease line. Doors on facades can swing outward as long as the doors are sufficiently recessed into the façade.
9. 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.
10. Resubmittal must include an itemized response to all comments made by DRC members.
11. Further comments may apply.

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: February 9, 2026
To: MSC 2026-0002
From: Julia Aldridge, Planner / Zoning Technician
Re: Pottery Barn @ 14572 SW 5th Street

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

1. Provide details of all façade lighting. Provide a cut sheet of any fixtures on the exterior of the building. Attached building lighting must be of the wall wash type.
Light fixture will be Rejuvenation, Rawley LED Sconce. The cutsheet information has been provided at the end of this letter.
2. Show height of building (highest point).
Highest point of proposed façade added to DR-200.
3. Neutral pier must be provided between new tenant spaces. Provide details.
Additional clarity and an additional detail added to DR-200.
4. Provide elevations of the rear of the building.
Elevations of the side and rear of the building are provided on sheet DR-201.
5. Please clarify whether customers will be accessing the rear entrance. Signage is permitted on the back side of the building where an active entrance exists. This signage would be considered as the Secondary Sign.
Back entrance will have customer service access. Signage will be added to signage matrix.
6. Blade sign location on colored rendering is inconsistent with black and white elevations. Please clarify location.
Blade sign has been relocated on sheet DR-200 to match rendering.
7. Reserved parking is not permitted per PCD guidelines. Please remove signage from plans.
Detail removed from plans and signage submittal.

8. Provide note on plans that storefront doors cannot swing outward as to break the plane of the lease line. Doors on facades can swing outward as long as the doors are sufficiently recessed into the façade.
Doors have been modified to meet requirement. Please see revision on sheet DR-200.

9. 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.
Digital materials board provided on page DR-300. Physical material board will be presented at the review meeting.

10. Resubmittal must include an itemized response to all comments made by DRC members.
Provided

11. Further comments may apply.
Acknowledged

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

P O T T E R Y B A R N

PB PEMBROKE

14572 SW 5TH STREET,
PEMBROKE PINES, FL 33027

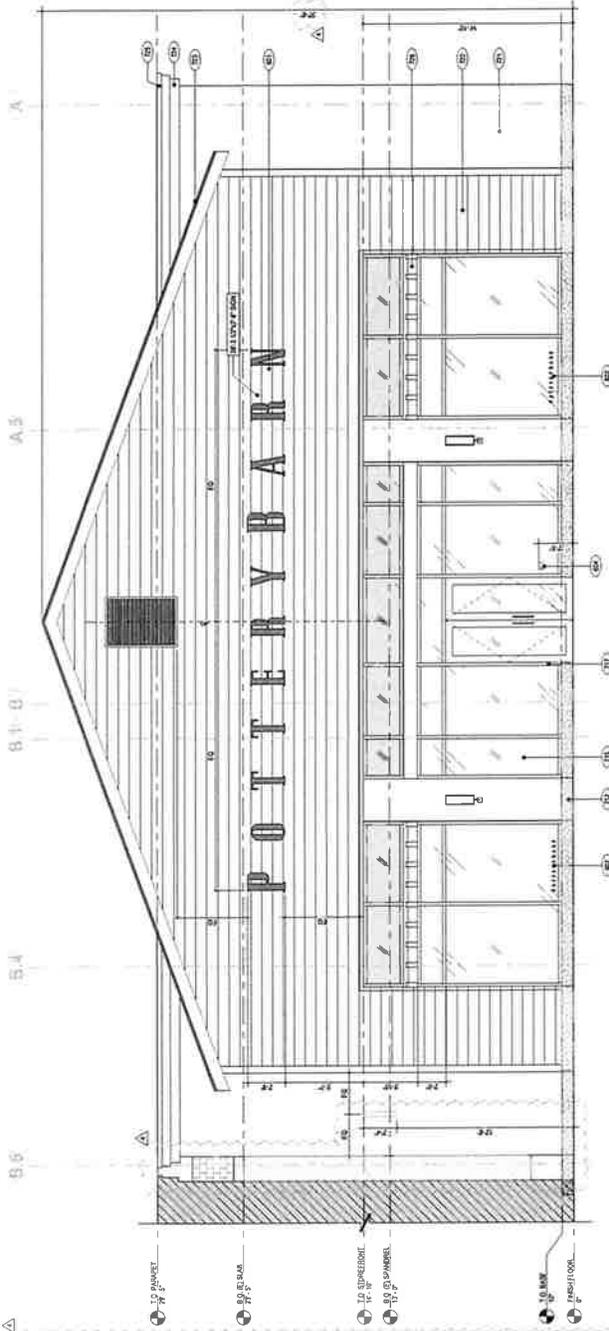
PLANNING COMMENTS
10/17/2025
PRELIM SET
08/07/2025
DATE

IA INTERIOR ARCHITECTS

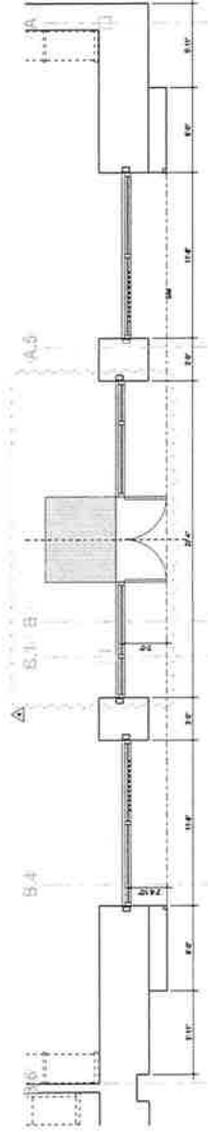
MIAMI
150 ALHAMBRA CIRCLE SUITE 600
CORAL GABLES, FL 33134
TEL 786-405-0230

DATE: 10/17/2025
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"

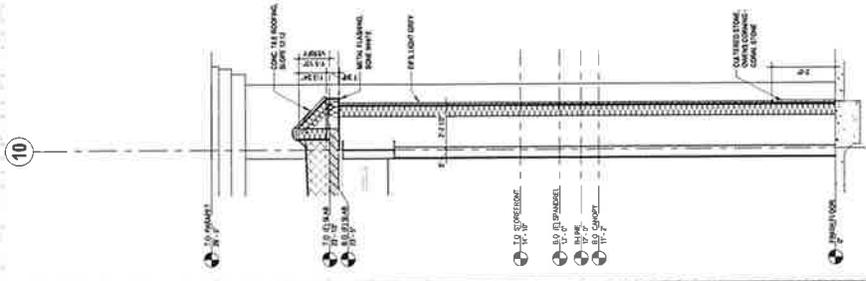
ENLARGED EXTERIOR STOREFRONT
DR-200



10 EXTERIOR ELEVATION - WEST



11 ENLARGED STOREFRONT PLAN



12 INTERIOR VIEW SECTION

KEYNOTES

NO.	DESCRIPTION
101	EXTERIOR STOREFRONT FINISH: 1/2\"/>
102	EXTERIOR STOREFRONT FINISH: 1/2\"/>
103	EXTERIOR STOREFRONT FINISH: 1/2\"/>
104	EXTERIOR STOREFRONT FINISH: 1/2\"/>
105	EXTERIOR STOREFRONT FINISH: 1/2\"/>
106	EXTERIOR STOREFRONT FINISH: 1/2\"/>
107	EXTERIOR STOREFRONT FINISH: 1/2\"/>
108	EXTERIOR STOREFRONT FINISH: 1/2\"/>
109	EXTERIOR STOREFRONT FINISH: 1/2\"/>
110	EXTERIOR STOREFRONT FINISH: 1/2\"/>
111	EXTERIOR STOREFRONT FINISH: 1/2\"/>
112	EXTERIOR STOREFRONT FINISH: 1/2\"/>
113	EXTERIOR STOREFRONT FINISH: 1/2\"/>
114	EXTERIOR STOREFRONT FINISH: 1/2\"/>
115	EXTERIOR STOREFRONT FINISH: 1/2\"/>
116	EXTERIOR STOREFRONT FINISH: 1/2\"/>
117	EXTERIOR STOREFRONT FINISH: 1/2\"/>
118	EXTERIOR STOREFRONT FINISH: 1/2\"/>
119	EXTERIOR STOREFRONT FINISH: 1/2\"/>
120	EXTERIOR STOREFRONT FINISH: 1/2\"/>

NOTE: ALL FINISHES TO MATCH TO EXISTING DESIGN
DATE: 10/17/2025
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8\"/>

P O T T E R B A R N

PB PEMBROKE

14572 SW 5TH STREET,
PEMBROKE PINES, FL 33027

REVISION
PROJECT SET
FIELD SET
DATE: 05/20/2014

10/17/2015
06/01/2015
04/07/2015
DATE

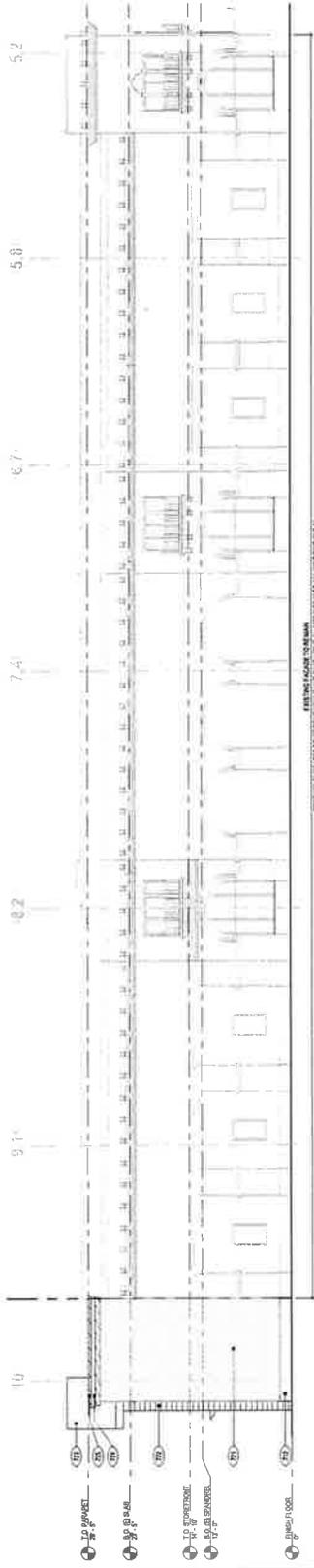
IA INTERIOR ARCHITECTS

MIAMI
150 ALHAMBRA CIRCLE, SUITE 800
CORAL GABLES, FL 33134
TEL 788-405-0230

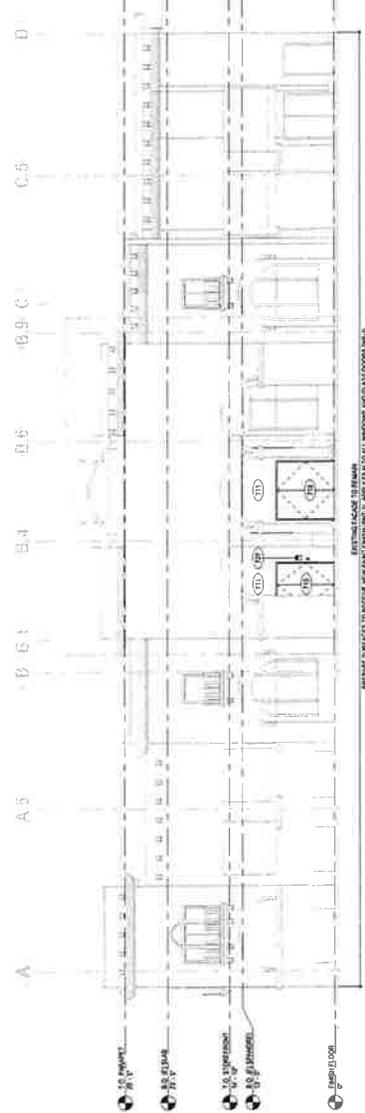
THIS ARCHITECTURAL SET IS THE PROPERTY OF INTERIOR ARCHITECTS, P.A. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS SET WITHOUT THE WRITTEN CONSENT OF INTERIOR ARCHITECTS, P.A. IS STRICTLY PROHIBITED.

DATE: 05/20/2014
SCALE: 1/8" = 1'-0"
SHEET: DR-201

ENLARGED EXTERIOR
STOREFRONT
DR-201



1. STOREFRONT ELEVATION - SOUTH
1/8" = 1'-0"

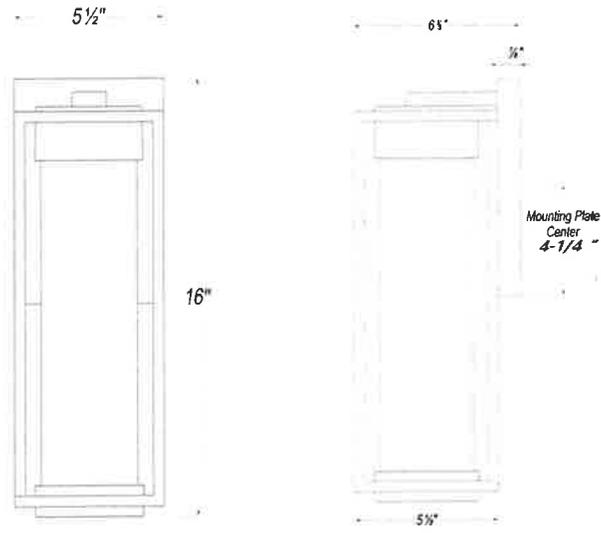


2. STOREFRONT ELEVATION - WEST
1/8" = 1'-0"

KEYNOTES

NO.	DESCRIPTION
101	1/2" POLYURETHANE FOAM INSULATION
102	1/2" POLYURETHANE FOAM INSULATION
103	1/2" POLYURETHANE FOAM INSULATION
104	1/2" POLYURETHANE FOAM INSULATION
105	1/2" POLYURETHANE FOAM INSULATION
106	1/2" POLYURETHANE FOAM INSULATION
107	1/2" POLYURETHANE FOAM INSULATION
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117	1/2" POLYURETHANE FOAM INSULATION
118	1/2" POLYURETHANE FOAM INSULATION
119	1/2" POLYURETHANE FOAM INSULATION
120	1/2" POLYURETHANE FOAM INSULATION

Rawley Sconce
SKU 6702888



Light Fixture Cutsheet Information:

“Rejuvenation, Rawley LED Sconce”

Overview:

Details You'll Appreciate

- Designed by our team at our Portland, Oregon studio
- Minimal modern frame
- Energy-saving LED

Product Specifications

- Aluminum fixture
- Clear glass
- Conforms to UL standards—this product is rated for use in wet environments
- Suitable for indoor and outdoor use
- Hardwired; professional installation recommended
- Socket Type: Integrated LED
- Number of Sockets: 1
- Max Bulb Wattage: 6W
- **WARNING:** This product can expose you to chemicals including lead, which are known to the State of California to cause cancer and birth defects or other reproductive harm. For more information go to www.P65warnings.ca.gov

Care Instructions

- Dust often using a clean, soft, dry, and lint-free cloth
- We do not recommend the use of chemical cleansers or abrasives

Dimensions:

- Length/Height with Shade: 5-1/2" x 16"
- Canopy/Base Diameter: 5-1/2" x 8-1/4" x 7/8"
- Projection: 6-3/8"
- Socket Type: Integrated LED
- Number of Sockets: 1
- Dimmable: N
- Voltage: 120
- Max. Wattage Per Socket: 6W
- Lumens: 500lm
- Kelvins: 3000k
- CRI: 90
- Lifespan: 30,000H
- Power Source: Hardwired
- Cord Length: extend Min 6" from canopy

P O T T E R Y B A R N

The Shops At Pembroke Garden | 14572 SW 5th Street, Suite 10140 | Pembroke Pines, FL 33027



Signtech™

4444 Federal Blvd. San Diego CA 92102
 Phone: (619) 527-6100 / Fax: (619) 527-6111
 www.signtechUSA.com



P O T T E R Y B A R N

The Shops At Pembroke Garden
 14572 SW 5th Street
 Suite 10140
 Pembroke Pines, FL 33027

Initial Date: 10/17/25
 Salesperson: Melissa Saltsgraver
 Coordinator: Emily Blaisdell
 Designer: kendra.murray
 Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY COLORS & SIZES

Signtech does NOT provide primary electrical to sign location -

RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____

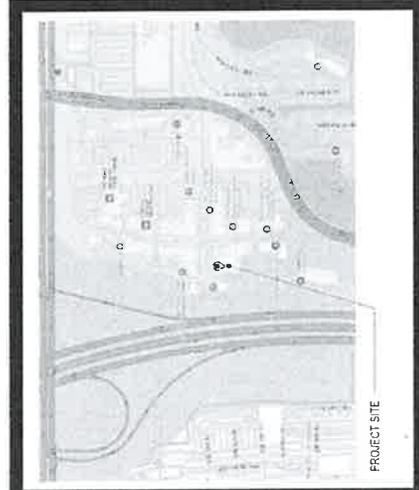
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Drawing Number: ZS-02246

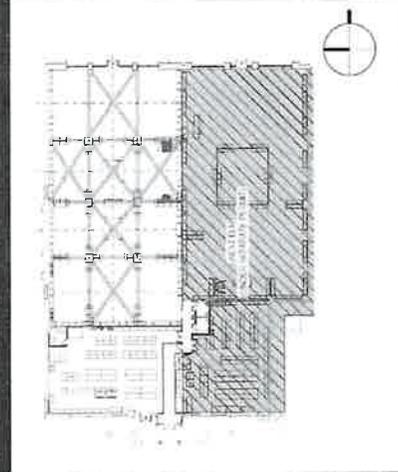
Project ID: POTTERY BARN_145_1

Page No. 1

R1 - 11.18.25



PROJECT SITE



TENANT

WILLIAMS - SONOMA, INC.
 CONTACT: SEAN MCELROUS-LIN
 777 DAVIS ST.
 SAN FRANCISCO, CA 94111
 TEL: 415.633.2600
 SMCLOUSLIN@WS2C.COM

LANDLORD

FEDERAL REALTY
 CONTACT: AIN WHITACRE
 503 ROSE AVENUE, SUITE 200
 NORTH BETHESDA, MD 20852
 (301) 494-1418
 AWHITACRE@FEDERALREALTY.COM

ARCHITECT OF RECORD

INTERIOR ARCHITECTS PC
 STEPHEN FURNSTAHL
 100 BROADWAY, 12th FLOOR
 NEW YORK CITY, NY 10005
 212.682.0039
 SFURNSTAHL@INTERIORARCHITECTS.COM



Signtech™
 4444 Federal Blvd., San Diego CA 92102
 Phone: (619) 527-6100 / Fax: (619) 527-6111
 www.signtechUSA.com



POTTERY BARN
 The Shops At Pembroke Garden
 14572 SW 5th Street
 Suite 10140
 Pembroke Pines, FL 33027

Initial Date: 10/17/25
 Salesperson: Melissa Salsgaver
 Coordinator: Emily Blaisdell
 Designer: Kendra Murray
 Scale: As noted

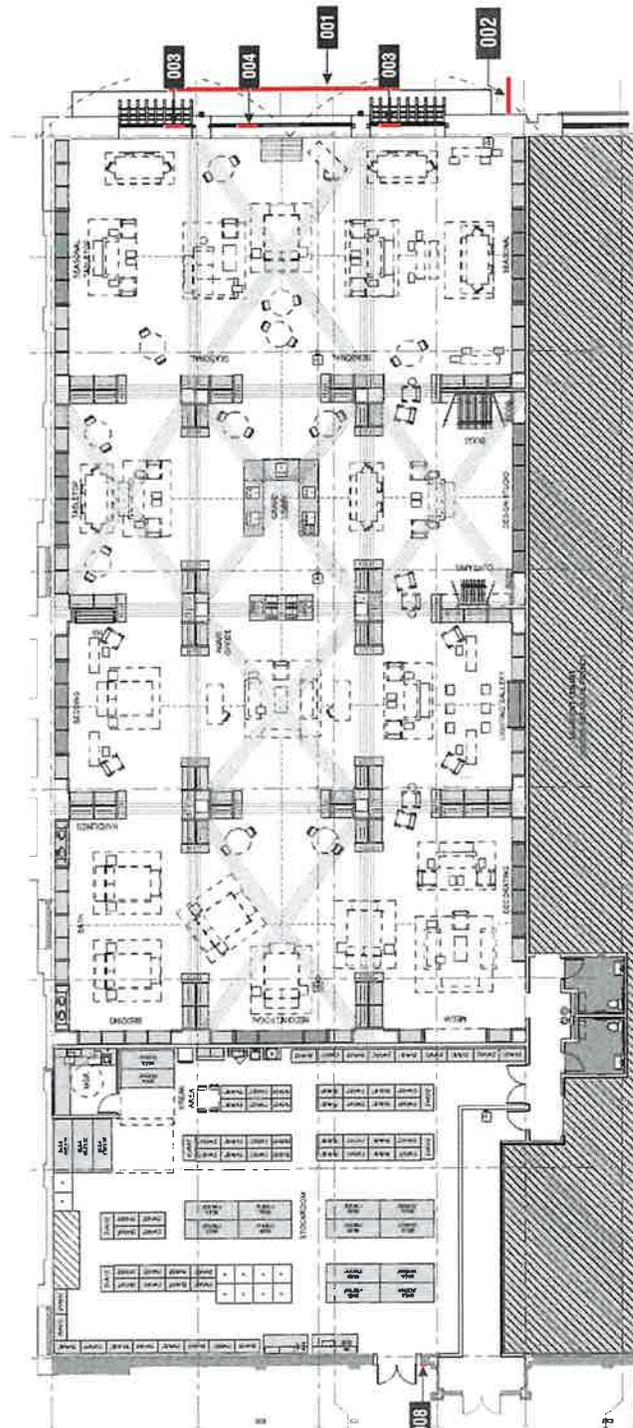
CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature _____ Date _____
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Drawing Number: 25-02246
 Project ID: POTTERY BARN_145_1



SITE PLAN NOT TO SCALE

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Signtech

4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com



P O T T E R Y B A R N

The Shops At Pembroke Garden
14572 SW 5th Street
Suite 10140
Pembroke Pines, FL 33027

Initial Date: 10/17/25
Salesperson: Melissa Saltsgraver
Coordinator: Emily Blaisdell
Designer: Kendra Murray
Scale: As noted

CUSTOMER APPROVAL

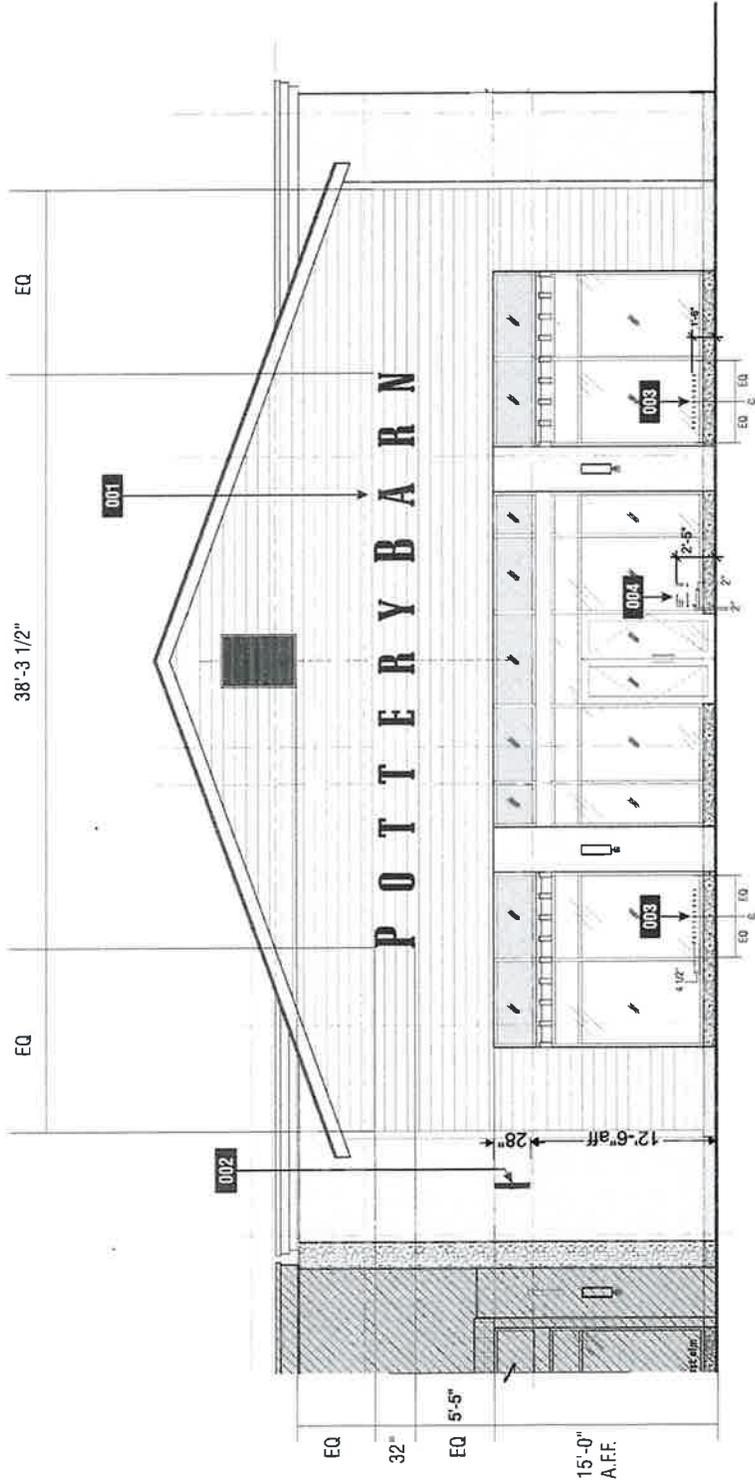
Customer Signature _____ Date _____
COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location -
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____
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Drawing Number: 25-02246
Project ID: POTTERY BARN_145_1

Page No. 3 R1 - 11.18.25



STOREFRONT ELEVATION SCALE: 1/8" = 1'-0"

© 2025 Signtech USA, Inc. All rights reserved. 11/18/25

38'-3 1/2"

POTTERY BARN

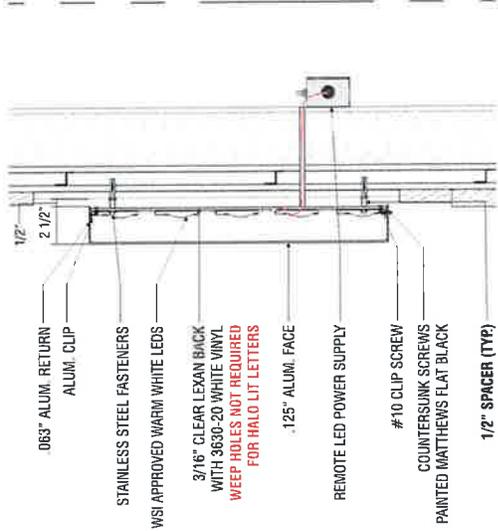
SCALE: 1/4" = 1'-0"

001

MANUFACTURE AND INSTALL ONE (1) SET OF LED HALO LIT REVERSE CHANNEL LETTERS
POTTERY BARN: 2 1/2" DEEP OF ALUMINUM CONSTRUCTION.

FACES: TO BE .125" ALUMINUM PAINTED MATTHEWS FLAT BLACK.
RETURNS: TO BE .063" ALUMINUM RETURNS PAINTED MATTHEWS FLAT BLACK.
BACKS: TO BE 3/16" CLEAR LEXAN WITH 3M #3630-20 WHITE TRANSLUCENT VINYL OVERLAY
ILLUMINATION: WSI APPROVED WARM WHITE LEDS
STANDOFF: PEG LETTER 1/2" OFF WALL W/ 3/8"Ø x 1/2" LONG ALUMINUM SPACER TUBES.
PAINT SPACERS MATTHEWS FLAT BLACK.

GC TO PROVIDE ACCESS FOR ELECTRICAL AND POWER SUPPLIES



SECTION DETAIL SCALE: 1 1/2" = 1'-0"



Signtech

4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com



P O T T E R Y B A R N

The Shops At Pembroke Garden
14572 SW 5th Street
Suite 10140
Pembroke Pines, FL 33027

Initial Date: 10/7/25

Salesperson: Melissa Salsgraver

Coordinator: Emily Blaisdell

Designer: Kendra Murray

Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY COLORS & SIZES

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RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____

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14572 SW 5th Street
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Designer: Kendra Murray

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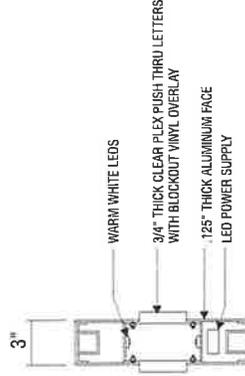
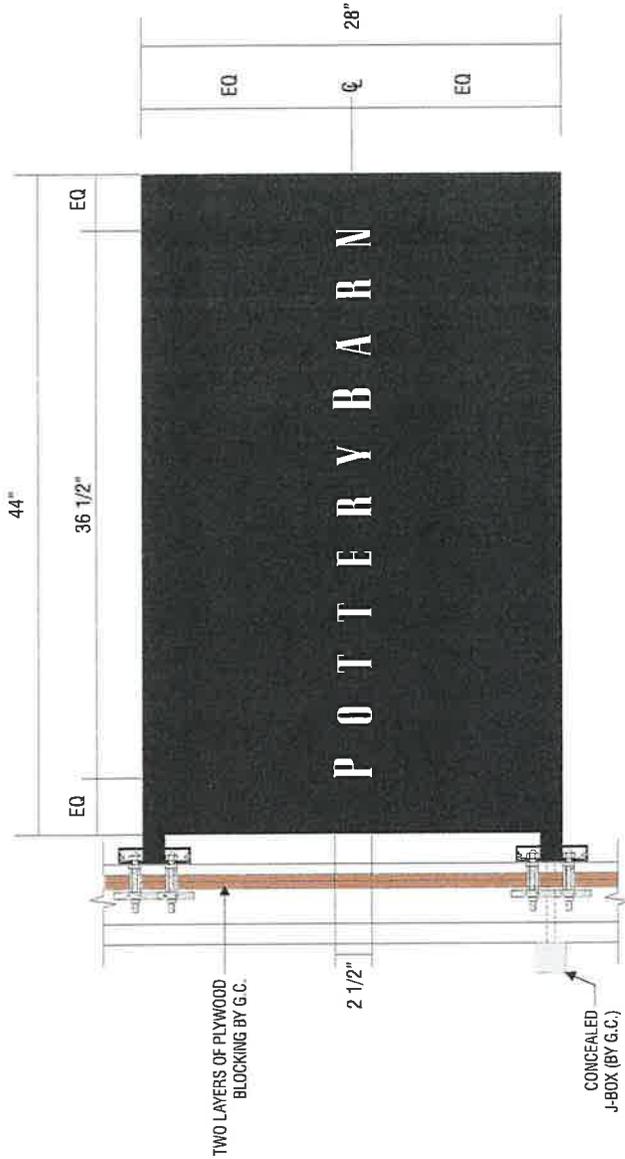
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END VIEW SCALE: 1 1/2" = 1'-0"

002

- MANUFACTURE AND INSTALL ONE (1) INTERNALLY ILLUMINATED D/F BLADE SIGN
- BLADE SIGN: 3" DEEP ALUMINUM FABRICATED BLADE SIGN PAINTED MATTHEWS FLAT BLACK.
- POTTERY BARN: 3/4" THICK CLEAR PLEX PUSH THRU AND PUSHED THRU FACE. TO HAVE FROSTED EDGES AND FIRST SURFACE TRANSLUCENT WHITE VINYL OVERLAY.
- ILLUMINATION: WSI APPROVED WARM WHITE LEDS
- SUPPORTS: 1 1/2" X 1 1/2" ALUMINUM SQUARE TUBE SUPPORTS PAINTED MATTHEWS FLAT BLACK.
- MOUNTING PLATE: 1/4" THICK ALUMINUM MOUNTING PLATE.
- COVER PLATE: ALUMINUM FABRICATED COVER PLATE PAINTED MATTHEWS FLAT BLACK.

GC TO PROVIDE TWO LAYERS OF 3/4" PLYWOOD BLOCKING AS REQUIRED



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Initial Date: 10/17/25
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Coordinator: Emily Blaisdell
Designer: Kendra Murray
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

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43 1/2"

P O T T E R Y B A R N

SCALE: 1 1/2" = 1'-0"
SQ FT: 0.9

003

MANUFACTURE AND INSTALL TWO (2) SETS OF WINDOW VINYL

COPY: ARLON 2100-40 MATTE BLACK VINYL.

INSTALL: APPLY TO SECOND SURFACE (BACK SIDE) OF GLASS

AT 4 1/2" ABOVE MULLION TO C/L OF LETTERS



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14572 SW 5th Street
Suite 10140
Pembroke Pines, FL 33027

Initial Date: 10/17/25
Salesperson: Melissa Saltgaver
Coordinator: Emily Blaisdell
Designer: kendra murray
Scale: As noted

CUSTOMER APPROVAL

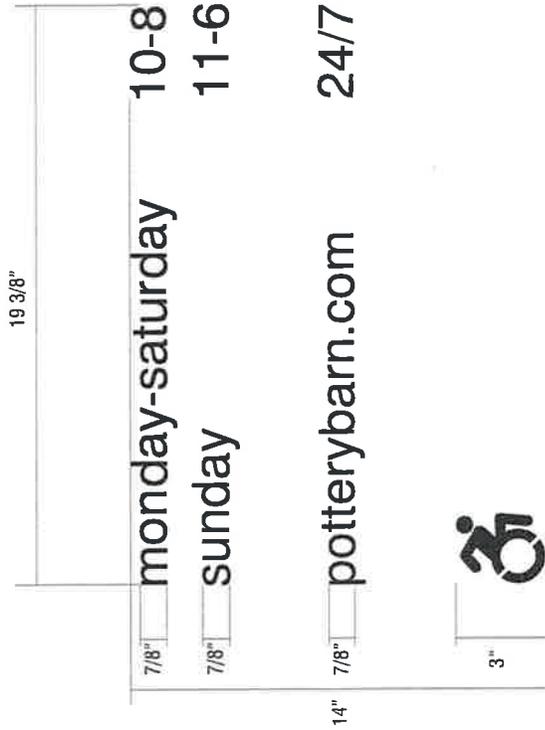
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SQ FT: 1.8

004

MANUFACTURE AND INSTALL ONE (1) SET OF DOOR VINYL HOURS SCALE: 3" = 1'-0"
HOURS AND SYMBOL: SECOND SURFACE APPLIED ARLON 2100-40 MATTE BLACK VINYL

Shops at Pembroke Gardens - Signage Criteria Matrix



Tenant Name: Pottery Barn
 Revision Date: 12/18/25

Wall Signage Criteria

- 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

76'-6"

Linear Feet of Frontage:

Type of Sign	QTY	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Primary Wall Sign	1	101.9	38'-3 1/2" x 2'-8"	2'-8"	22'-11"	20'-5"	Black	LED Halo illuminated reverse channel letters
Secondary Wall Sign (Endcap)	1	0.56	8" x 10"	5/8"	5'-8"	4'-10"	Black	Non-illuminated single face wall plaque
Total	1	101.9						

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.

46'-4" canopied frontage

Linear Feet of Frontage:

Type of Sign	QTY	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Blade Sign(s)	1	8.6	3'-8" x 2'-4"	2 1/2"	14'-10"	12'-6"	Black/White	Internally illuminated D/F Blade sign
Awnings Sign(s)								
Wall Plaques								
Total	1	8.6						
Window Signs/Decals	2 / 1	.9/1.9	(2)43.5"x3", (1)19.4"x14"	3"/3/8"	1'-6"/2'-5"	1'-2"/1'-2"	Color Black	Description-Style Window applied vinyl
Total	3	3.7						

A.F.F. = At Finished Floor

