





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

## Summary

<b>Agenda Date:</b>	February 28, 2019	<b>Application ID:</b>	MSC 2019-02
<b>Project:</b>	Pine Hill Plaza/Apts	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Cole Williams, Planner / Zoning Technician		
<b>Owner:</b>	Kottayam Corp	<b>Agent:</b>	Jose Thomas
<b>Location:</b>	7947, 7957 and 7991 Johnson Street		
<b>Existing Zoning:</b>	R-3 (Low Density Multiple) / B-2 (Community Business)	<b>Existing Land Use:</b>	Low Medium Residential/Commercial
<b>Reference Applications:</b>	MSC 2014-08, MSC 2010-26, MSC 2007-09, SP 97-10		
<b>Applicant Request:</b>	<ul style="list-style-type: none"> <li>• Replacement of building canopy</li> <li>• Color change to the existing buildings.</li> </ul>		
<b>Staff Recommendation:</b>	Approval		
<b>Final:</b>	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
<b>Reviewed for the Agenda:</b>	Director: <u></u> Planning Administrator: <u></u>		

## Project Description / Background

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Jose Thomas, agent, is requesting approval to replace the existing fabric awning and change the color of the existing mixed use buildings located at 7947, 7957 and 7991 Johnson street. The applicant also is proposing an update to the Uniform Sign Plan.

The existing mixed use buildings were constructed in the early 1970s. Modifications were made to the site in 1997 (enclosure of open walkways and created an office), 2007 (addition of the fabric awning), 2010 (addition of a monument sign) and 2014 (building color change).

The applicant began to paint the buildings without approval, nonetheless he was informed of the process and submitted an application to rectify the matter.

### **BUILDINGS / STRUCTURES:**

The existing fabric awnings will be removed and replaced with a hard roof canopy and sign band for future tenant signage.

The buildings have already been painted without approval. This application is seeking approval for the color change. The following colors are being proposed:

- Main Body and New Canopy– Jersey Cream (SW 6379)
- Trim – Black Bean (SW 6006)
- Front Walkway – Foggy Day (SW 6235)

### **SIGNAGE:**

As a result of the new sign band, the applicant is proposing the following update to the uniform sign plan. The criteria is as follows:

- Type: Individual Channel Letters Raceway (to match the wall color)
- Font: Helvetica
- Face Color: Red
- Trim Cap/Return: Black

No other site modifications are being proposed at this time.

**Staff has reviewed the proposed changes and find that the proposed changes meet code requirements. Staff therefore recommends approval of this application.**

**Enclosed:**

Miscellaneous Plan Application  
Memo from Planning Division, (2/20/19)  
Memo from Zoning Administrator, (2/20/19)  
Memo from Fire Prevention Bureau (2/7/19)  
Memo from Planning Division, (2/5/19)  
Memo from Zoning Administrator, (2/4/19)  
Miscellaneous Plan  
Uniform Sign Plan  
Site Aerials









## City of Pembroke Pines Planning and Economic Development Division Unified Development Application

Planning and Economic Development  
Building -B, Third Floor  
10100 Pines Boulevard  
Pembroke Pines, FL 33026  
Phone: (954) 435-6513  
Fax: (954) 435-6546  
<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 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: Christian Project Number: MSC 2019-01  
Date Submitted: 01/24/19 # Posted Signs Required: n/a Fees: \$ 1,006



**SECTION 1-PROJECT INFORMATION:**Project Name: PINK HILL PLAZAProject Address: 7991 JOHNSON ST ANN EMBROKE PINES.  
7947 & 7857Location / Shopping Center: ))

Acreage of Property: \_\_\_\_\_ Building Square Feet: \_\_\_\_\_

Flexibility Zone: \_\_\_\_\_ Folio Number(s): 514110030124.Plat Name: \_\_\_\_\_ Traffic Analysis Zone (TAZ): 514110030011Legal Description:  
BOULEVARD HEIGHTS SEC. 8 57-9B TRBE 150 OF W  
BOULEVARD Hght Sec. 8 57-9B TRACT B W 120 BLK. 27. 270 BLK

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 INFORMATION**

Owner's Name: KOTAYAM Bldg. - JOCK THOMAS.

Owner's Address: 9710 Stirling Rd, Cooper City FL 33024.

Owner's Email Address: JOCKCPA@JCCCPA.COM

Owner's Phone: 954 270 7849 Owner's Fax: 954 435 5558.

Agent: -

Contact Person: JOCK THOMAS.

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: -

Land Use / Density: -

Use: -

Plat Name: -

Plat Restrictive Note: -

**ADJACENT ZONING**

North: -

South: -

East: -

West: -

**PROPOSED**

Zoning: -

Land Use / Density: -

Use: -

Plat Name: -

Plat Restrictive Note: -

**ADJACENT LAND USE PLAN**

North: -

South: -

East: -

West: -

*WE NEED TO SIMPLY  
CHANGE THE OLD  
RIPPED OWNING TO  
A STORE FRONT  
STRUCTURE  
AS PER  
ARCHITECT PLAN*

*PLEASE NOTE  
THAT THE  
PROPERTY*

*HAD SIMILAR  
STRUCTURE  
BEFORE  
2015.*



-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

**SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY**

N/A

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**

N/A

☐ 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)

WE NEED TO CHANGE THE EXISTING  
ONLY LOOKING WORN OUT ~~AND~~ AND RIPPED  
CLOTHING OWNING TO A PROPER BEAUTIFUL  
LOOKING STORE FRONT STRUCTURE AS PER  
ATTACHED ARCHITECT PLANNING.

PLEASE NOTE THE THIS PROPERTY HAD  
SIMILAR STRUCTURE PRIOR TO 2005  
HURRICANE.

WE WANT FACE LIFT & BEAUTIFY THE  
AREA AND STORE FRONT.

- 'WE ARE NOT DOING ANY SIGN AT  
THIS TIME BUT DOING ONLY THE  
PROVISION FOR UNIFORM SIGNAGE.'  
AS PER DISCUSSION WITH MR. PIPER.

## SECTION 7- PROJECT AUTHORIZATION

### OWNER CERTIFICATION

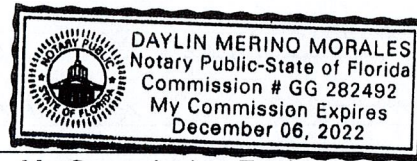
This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature]  
Signature of Owner

1/24/19.  
Date

Sworn and Subscribed before me this 24 day

of January, 2019



Fee Paid

[Signature]  
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



## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** February 20, 2019  
**To:** MSC 2019-02 file  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** Pine Hill Plaza and Apartments

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

ALL COMMENTS HAVE BEEN ADDRESSED.

MEMORANDUM

February 20, 2019

To: Christian Zamora  
Planning/Zoning Specialist

From: Dean A. Piper  
Zoning Administrator

Re: MSC 2019-01 (Pine Hill Plaza and Apartments)

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All of my comments regarding the above Miscellaneous Plan are satisfied.



## **DRC REVIEW FORM**

**PEMBROKE PINES FIRE RESCUE**

**FIRE PREVENTION BUREAU**

**FIRE PLANS EXAMINER BY:** Michael Testagrossa, Prevention Captain  
(954) 499-9560

**PROJECT NAME:** MSC 2019 - 02

**REFERENCE #:** Pine Hill Plaza and Apartments

**DATE REVIEWED:** 02/07/2019

**CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT  
STANDARDS**

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

NOTE: Replacing existing storefront canopy

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** February 5, 2019  
**To:** MSC 2019-02  
**From:** Christian Zamora, Planner / Zoning Specialist  
**Re:** (Pine Hill Plaza/Apartments)  
**DRC:** 1

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### **Items which do not conform with the City of Pembroke Pines**

1. Need to clarify full scope of work. For instance (signage, awnings, exterior colors, etc)
2. Provide color for downspouts to the sides of the (3) buildings
3. Need to provide material, color/finish schedule
4. Need to allocate sign band on each tenant space. Signs need to vertically and horizontally centered within such sign band directly above the leased store front
5. Need to show Monument Sign (See attached City Code 155.324)
6. Tenant signs need to comply with Uniform Sign Plan Criteria. Need to complete Uniform Sign Plan (USP) accordingly
7. Per City Code, Monument/Box Signs need to be properly landscaped (See attached City Code 153.19 below)
8. Need to provide 11"x17" material sample board
9. Need to address one by one ALL comments by all DRC Disciplines in an 8.5x11 response sheet.
10. After corrections are received, further comments may apply.

If any questions call me at (954) 392-2110 or to [czamora@ppines.com](mailto:czamora@ppines.com)

### **153.19 MINIMUM LANDSCAPE REQUIREMENTS FOR GROUND SIGN**

(A) The base of all ground signs must be adequately landscaped. Permit applications for ground signs must be accompanied by a landscape plan compliant with the following standards:

(1) Landscape area must consist of shrubs, groundcover, annual or perennial flowers, or some combination of live plants to complement and enhance the sign. Sod may not be used to meet this requirement.

(2) Sign landscaping is subject to landscape provision of chapter 153.



MEMORANDUM

February 4, 2019

To: Christian Zamora  
Planning/Zoning Specialist

From: Dean A. Piper  
Zoning Administrator

Re: MSC 2019-01 (Pine Hill Plaza and Apartments)

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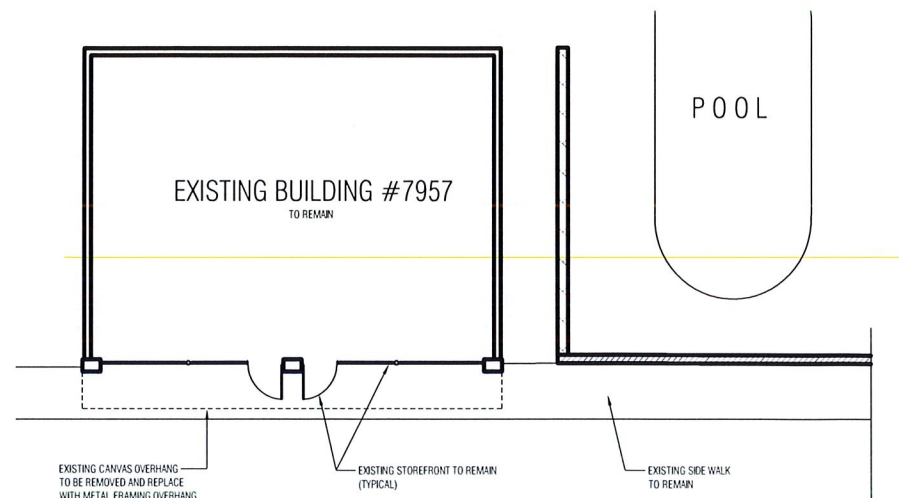
The following are my comments regarding the above Miscellaneous Plan:

1. Provide all color names and color numbers on elevations/canopies of buildings.
2. In addition to new proposed canopy, will there be any other changes to buildings/site (i.e. existing monument sign, building colors/features, etc.)? If so, provide all details.
3. As new canopy provides location(s) for tenant signs, a Uniform Sign Plan (USP) must be submitted as part of this project. A copy of the current format being used can be provided to assist in developing a USP for these buildings that will control sign type, letter font, general letter colors, etc.
4. Clarify locations of "tenant" signs to show they are centered between tenant leasing walls and centered top to bottom on new canopy.

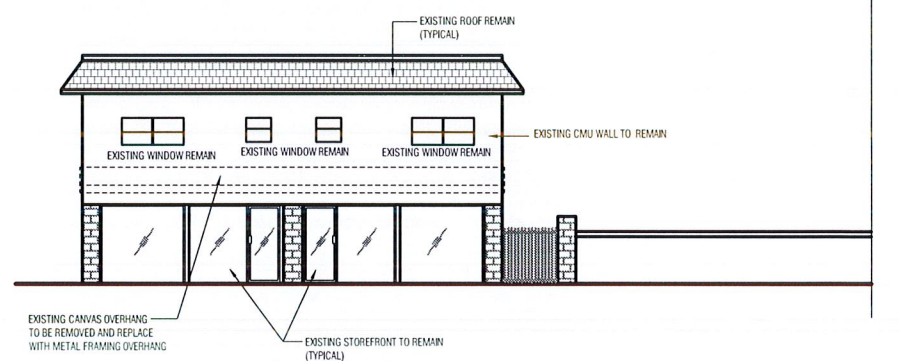
Please contact me with any questions.



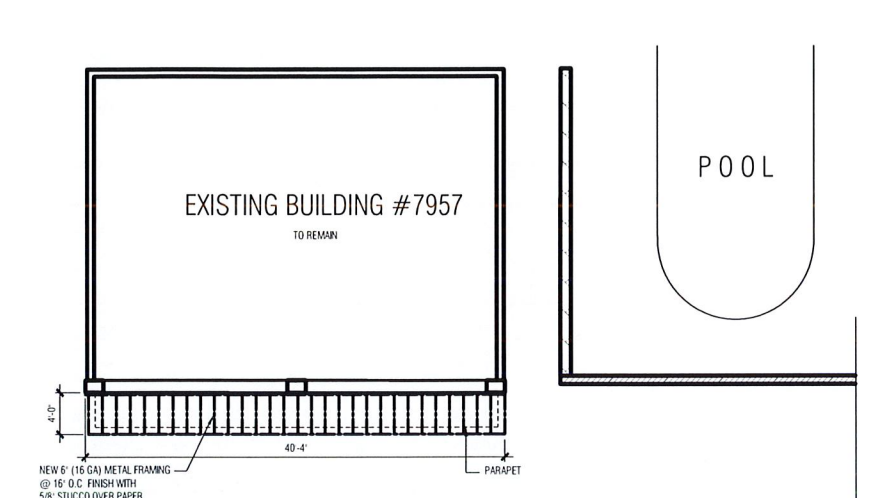




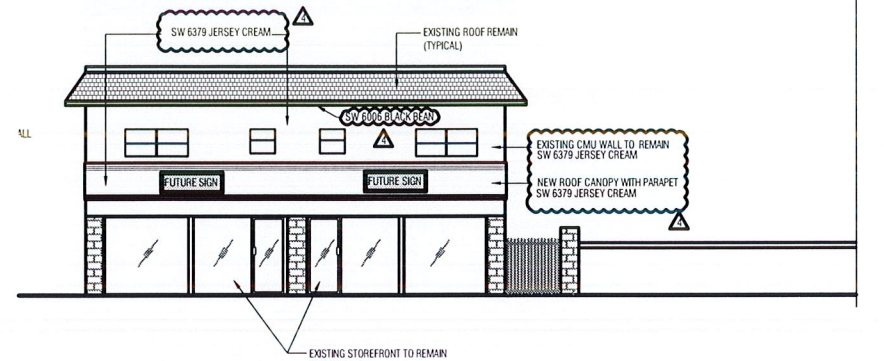
EXISTING FLOOR PLAN  
SCALE: 1/8" = 1'-0"



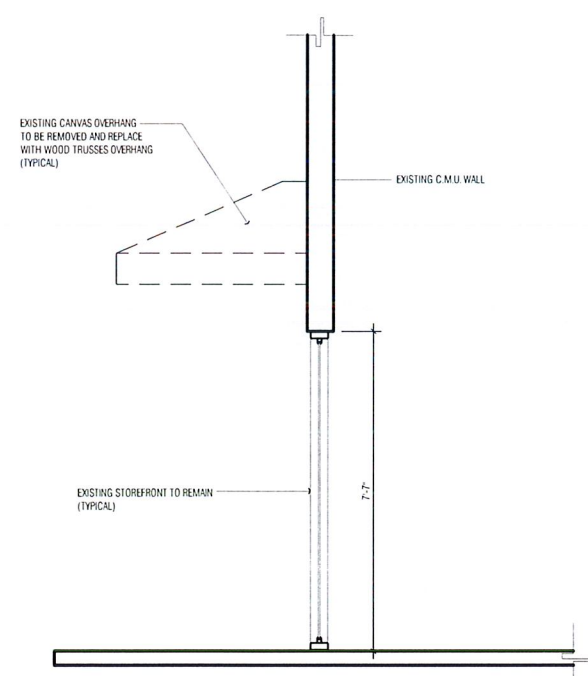
EXISTING FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



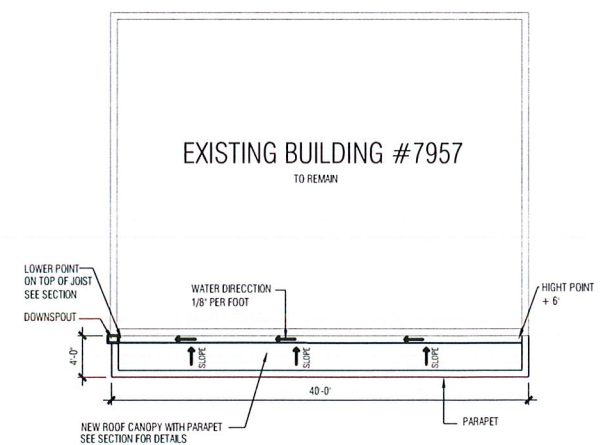
PROPOSED CANOPY ROOF FRAMING PLAN  
SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

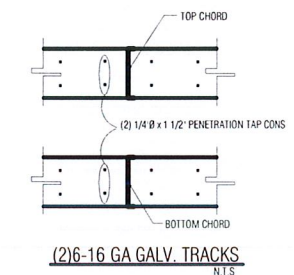


SECTION (EXISTING CANOPY)  
SCALE: 1/2" = 1'-0"

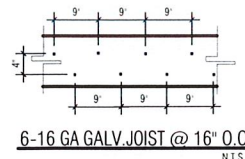


PROPOSED CANOPY ROOF PLAN  
SCALE: 1/8" = 1'-0"

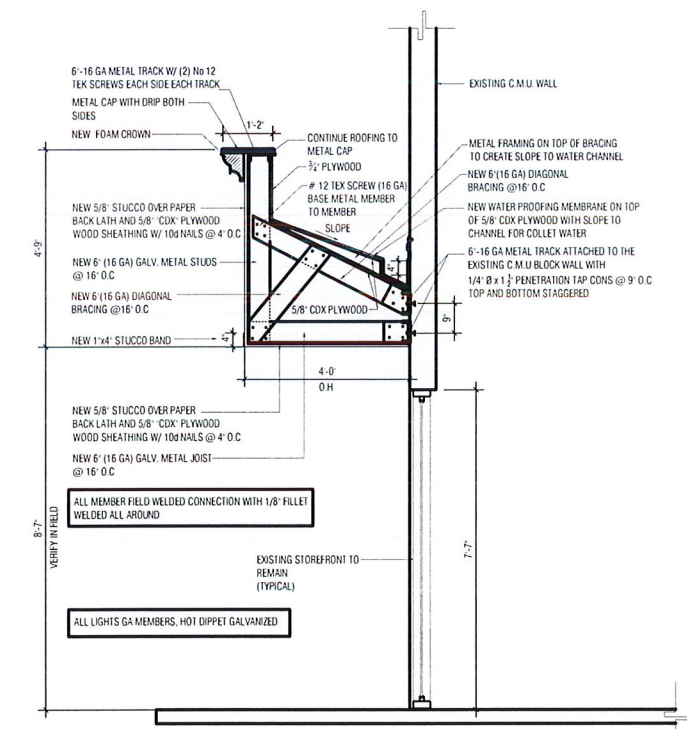
<b>DESIGN CRITERIA</b> 170 MPH WIND VELOCITY CATEGORY II EXPOSURE C COEF. OF INTERNAL PRESSURE 0.18 K <sub>0</sub> = 0.85 FLORIDA BUILDING CODE 2017, 6TH EDITION ASCE 7-10	<b>SCOPE OF WORK</b> EXISTING CANVAS OVERHANG TO BE REMOVED AND REPLACE WITH METAL FRAMING OVERHANG
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(2) 16 GA GALV. TRACKS  
N.T.S.



6-16 GA GALV. JOIST @ 16" O.C  
N.T.S.



SECTION (NEW CANOPY)  
SCALE: 1/2" = 1'-0"

**TALLY ENGINEERING, INC.**  
 1806 N. FLAMINGO ROAD SUITE 300  
 P. PINES, FLORIDA 33028  
 (904) 440-4541 FAX (904) 440-4541  
 PROOZ BOROKER P.E. 43220  
 SPECIAL INSPECTOR No. 1096  
 CERT. OF AUTH. : 7535



NEW CANOPY FOR EXISTING BUILDING # 7957

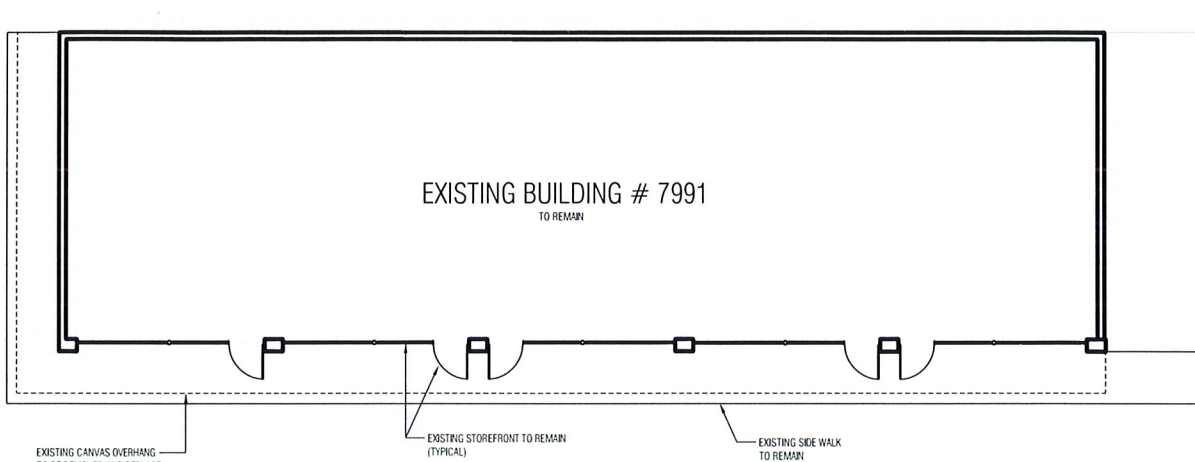
COMMERCIAL BUILDING  
 7957 JOHNSON ST.  
 PEMBROKE PINES, FLORIDA 33024

11-18-2018	REVISION
12-13-2018	REVISION
1-10-2019	REVISION
2-18-2019	REVISION

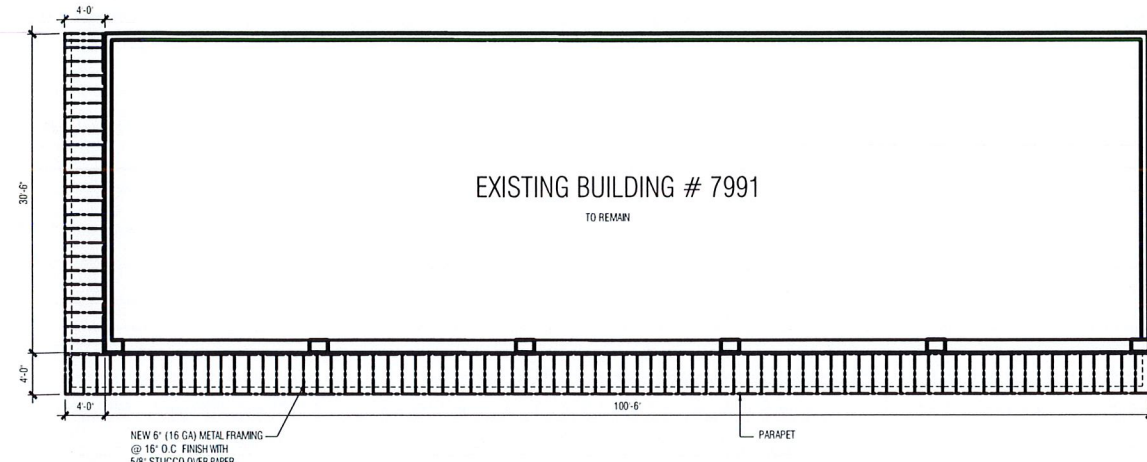
DRAWN	CHECKED
SCALE	
DATE	11-13-2018

A-1

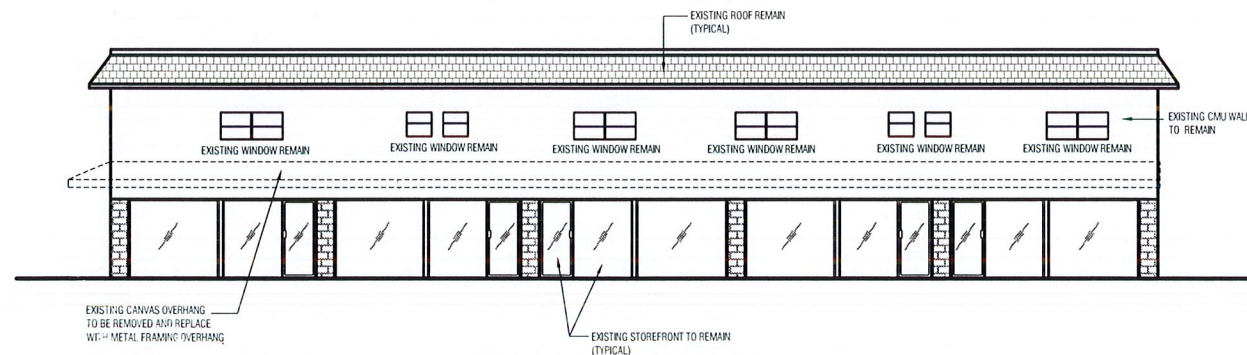




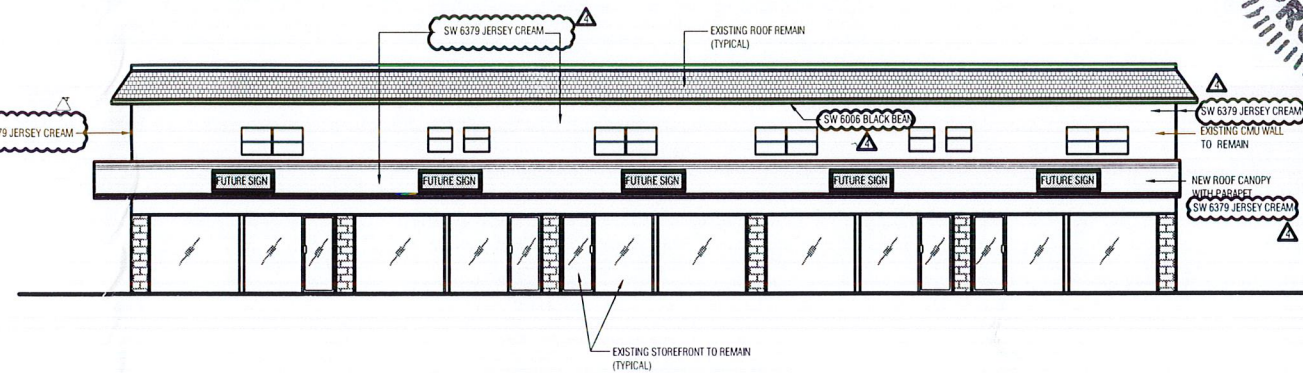
EXISTING FLOOR PLAN  
SCALE: 1/8" = 1'-0"



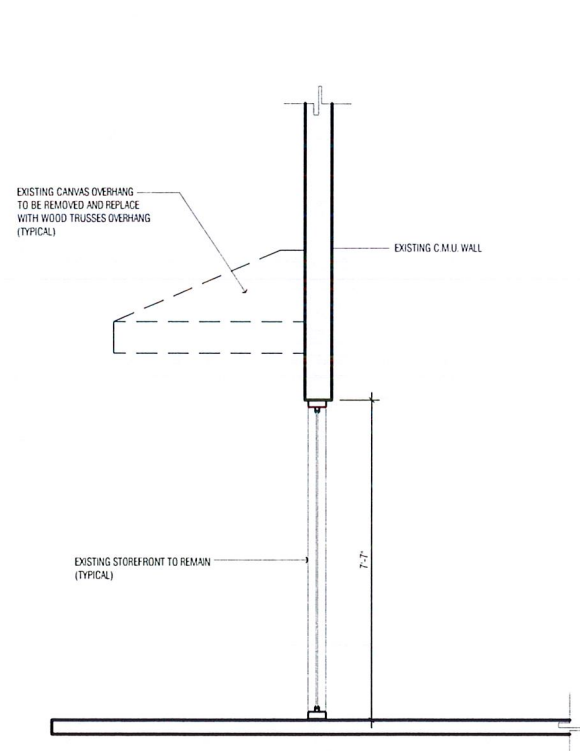
PROPOSED CANOPY ROOF FRAMING PLAN  
SCALE: 1/8" = 1'-0"



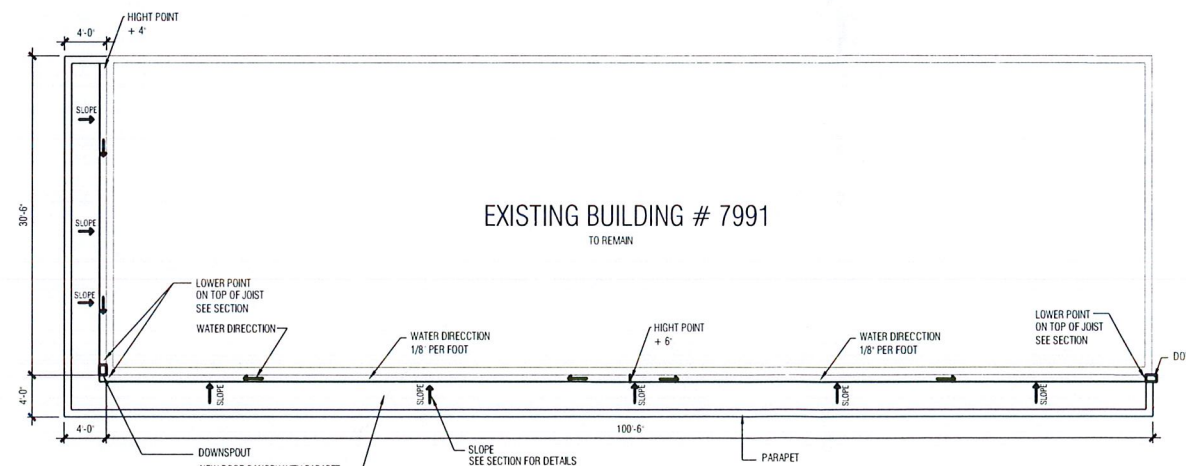
EXISTING FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



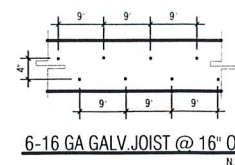
SECTION (EXISTING CANOPY)  
SCALE: 1/2" = 1'-0"



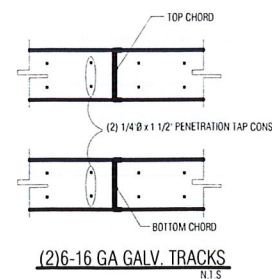
PROPOSED CANOPY ROOF PLAN  
SCALE: 1/8" = 1'-0"

**DESIGN CRITERIA**  
170 MPH WIND VELOCITY  
CATEGORY 3  
EXPOSURE C  
COEF. OF INTERNAL PRESSURE 0.18  
K<sub>z</sub> = 0.85  
FLORIDA BUILDING CODE 2017, 6TH EDITION  
ASCE 7-10

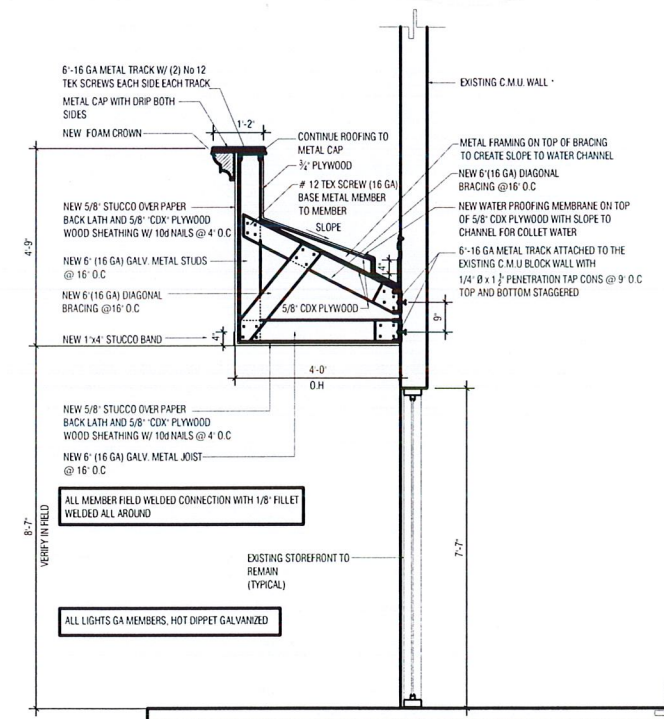
**SCOPE OF WORK**  
EXISTING CANVAS OVERHANG  
TO BE REMOVED AND REPLACE  
WITH METAL FRAMING OVERHANG



6-16 GA GALV. JOIST @ 16" O.C  
N.T.S.



(2) 16 GA GALV. TRACKS  
N.T.S.

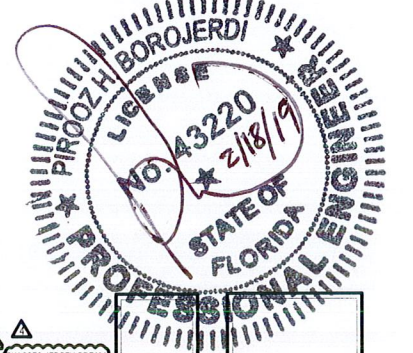


SECTION (NEW CANOPY)  
SCALE: 1/2" = 1'-0"

NEW CANOPY FOR EXISTING BUILDING # 7991

COMMERCIAL BUILDING  
7991 JOHNSON ST.  
PEMBROKE PINES, FLORIDA 33024

**TALLY ENGINEERING, INC.**  
1806 N. FLAMINGO ROAD SUITE 300  
P. PINES, FLORIDA 33028  
BROWARD 05640-0201 FAX 05640-0204  
PROOZ BOROJERD P.E. 43220  
SPECIAL INSPECTOR No. 1096  
CERT. OF AUTH. : 7335



11-18-2018	REVISION
12-12-2018	REVISION
1-10-2019	REVISION
2-18-2019	REVISION

DRAWN	CHECKED
SCALE	
DATE 11-13-2018	

A-1



# SIGN CRITERIA/UNIFORM SIGN PLAN

**PINE HILL PLAZA AND APARTMENTS**  
**7991, 7947, 7957 - JOHNSON STREET**  
**Pembroke Pines, FL 33024**  
**LANDLORD: KOTTAYAM CORP.**

Owner: KOTTAYAM CORP  
Contact: JOSE THOMAS 954 270 7849  
9710 STIRLING RD 101, COOPER CITY, FL 33024  
Contact: 954 270 7849 / <josecpa@jttdcpa.com>

City of Pembroke Pines  
Received

FEB 19 2019

MSC 2019-02

Planning & Economic Development



## USP Summary

**Font:** Helvetica

**Face Color:** Red

**Trim Cap/Return:** Black

**Type:** Individual Channel Letters Raceway (to match the wall color)

**Submitted:** By Jose Thomas for Kottayam Corp, DBA Pinehill Plaza and apartments

## ***Pinehill Plaza and Apartments Inc***

**7991, 7957, 7947 – Johnson Street Pembroke Pines, FL 33024**

### **GENERAL**

This exhibit outlines the sign criteria for the Pinehill Plaza. Tenants will be required to submit detailed and dimensioned drawings indicating graphic content, colors, letter style, construction methods, fastening details, and electrical requirements to: Kottayam Corp. These documents must be reviewed and approved by Kottayam Corp and the City of Pembroke Pines prior to fabrication and installation of any sign.

1. "Signs" shall be defined as any message that can be read from the exterior as a building wall sign.
2. The location(s), character, design, color, and layout of all signs shall be subject to approval of Kottayam Corp and the City of Pembroke Pines. Signs shall be centered, both, horizontally and vertically, on the sign band above the demised premises.
3. **FABRICATION:** All signs are to be fabricated by a licensed sign contractor, approved by Kottayam Corp, according to the requirements of local, state and national codes. All signs are to be fabricated to Underwriters Laboratories Specifications.
4. **INSTALLATION:** All signs are to be installed by a state and/or local certified sign contractor, approved by Kottayam Corp and according to local, state and national codes.
5. **Signs on rear service doors:** User may install one identification sign on service doors with a maximum of 3 inch high, Black or, Helvetica Medium, all capital characters indicating the use as on the sign band. All other signs on rear or service side of leased areas are prohibited. Total area limited to 3 square feet.
6. Signs are to be continuously illuminated from sunset (operated by photoelectric cell) until 11:00 p.m. or store closing whichever is later or as otherwise defined by Kottayam Corp and required by the lease. Signs shall have a 24-hour time clock.
7. All materials used in sign fabrication are to be new.



## STOREFRONT SIGN STANDARDS

1. Height: All letters are to be a maximum of 48" in height on storefronts.
2. Length: Length (sign structure and sign copy). Sign copy/cabinet shall be limited to a maximum of seventy-five (75) percent of leased frontage.
3. Sign Area: Signs area based on 1.5 square feet per linear foot of tenant bay width. If store front width allows to maximize sign area such area shall not to exceed 120 square feet.
4. Brightness: Illuminated and other lighting effects shall not create a nuisance to adjacent property or create a traffic hazard.
5. Number of Signs: Users are allowed one sign on each bay primary frontage. Tenants occupying a corner bay within a shopping center shall be allowed an additional sign on the store's secondary frontage-which shall not exceed the size of the sign allowed on the primary frontage. Sign area for both signs shall not exceed a maximum area of 120 square feet.
6. Location: Signs shall not extend closer than 6" from the top of the center's painted fascia band. Signs shall be centered horizontally and vertically within the sign band of demised premises.

## SIGN SPECIFICATIONS

1. All signs are to be HELVETICA RED in the form of individual channel letters on a raceway, illuminated by interior mounted white LEDs. Letters shall have a translucent Plexiglas or acrylic faces. These faces shall be secured to the letter with a trim molding. Individual letters will be attached to the raceway and directly to the center's fascia band.

Faces of the channel letters shall be RED Color.

**Trim Cap/Return:** Black

2. Materials: (All materials must be new.)
  - a. Aluminum (.40)
  - b. Acrylic (1/8")
3. Signs utilizing legally registered and recognized logos, trademarks, or letter style shall be considered and may be permitted with approval of both Kottayam Corp and the City of Pembroke Pines.

4. Note: If a tenant was to use a trademark the trim caps and returns must be the plazas color or the same color as the face of the trademarked sign.

## WINDOW SIGNAGE

Any window signage shall comply with the City of Pembroke Pines Ordinances and therefore approved by Kottayam Corp.

## ILLUSTRATIONS

### A. Typical Store Front Elevations

- Please see the attached Elevation (electronic copy of the plan)

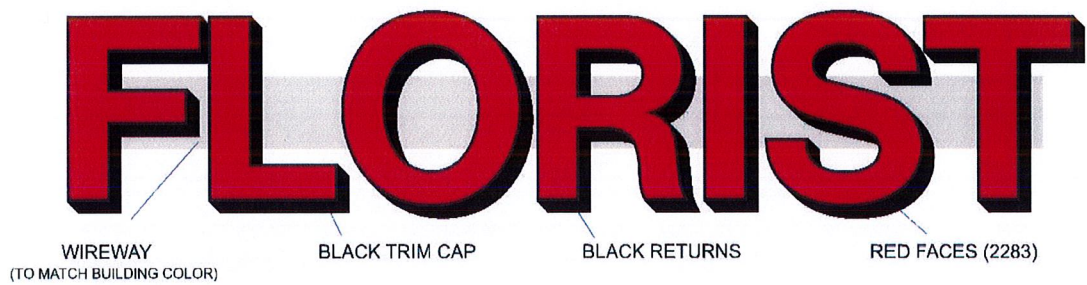
### B. Letter Sample

Helvetica – Red

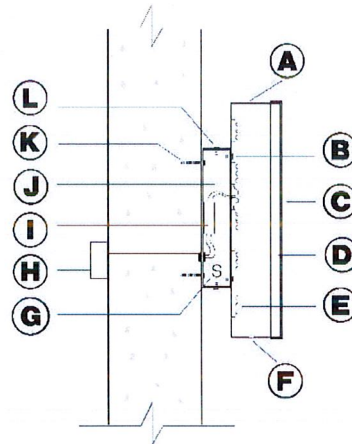
1234567890!@#\$%^&\*()-=\_+[]\{}|;':",./<>?  
1234567890!@#\$%^&\*()-=\_+[]\{}|;':",./<>?  
ABCDEFGHIJKLMNOPQRSTUVWXYZ  
ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz  
abcdefghijklmnopqrstuvwxyz



## TYPICAL CHANNEL LETTER SIGN INSTALLATION



<b>A</b>	5" DEEP .040 ALUMINUM RETURNS w/ .063 BACKS
<b>B</b>	#8x1/2" SELF DRILLING SCREWS (4 PER LETTER)
<b>C</b>	3/16" ACRYLIC FACE
<b>D</b>	1" JEWELITE TRIM CAP
<b>E</b>	LED LIGHTING
<b>F</b>	DRAIN HOLE
<b>G</b>	20 AMP WATERPROOF DISCONNECT
<b>H</b>	EXISTING DEDICATED 20 AMP CIRCUIT w/ TIMER
<b>I</b>	60 WATT POWER SUPPLY INPUT: 120V AC 60HZ 0.7Amax OUTPUT: 60.0 Wmax 12.0Vdc
<b>J</b>	.063 ALUMINUM WIREWAY (FRONT & BACK)
<b>K</b>	#10x2" SCREWS INTO PLYWOOD & STUCCO (4' O/C TOP & BOTTOM)
<b>K</b>	REPLACE with 2"x3/16" TAPCONS FOR CONCRETE
<b>L</b>	#8x3/4" SELF DRILLING SCREWS (4' O/C TOP & BOTTOM)



### C. Site Plan

Please see the attached Electronic copy of the Plan

### D. Tenant List/Bay Square Footage

#### 7991 Johnson Street Pembroke Pines

7991-A	PINUPDOLLZ WIGS	RETAIL	600.
7991-B	VACANT	RETAIL	600
7991-C	At Risk Insurance & Tags INC	OFFICE	600
7991-D	CRISTINA HAIR AND SPA	PERSONAL SRVCS	600
7991-E	Timeless Barbering, LLC.	PERSONAL SRVCS	600

#### 7957 – Johnson Street Pembroke Pines

7957-A	EMUNAH FOUNDATION	OFFICE	600
7957-B	CIGAR STATE	RETAIL	600

#### 7947 Johnson Street Hollywood Florida

7947-A	AWARE ENGINEERING	OFFICE	600.0
7947-B	NAIL ADDICTION	PERSONAL SRVCS	600.0

**Number of Dwelling Units**

**Building 7991 - 11 - one Bed Room one Bath**

**Building 7957 – 4 – 2 BR One Bath & 2 One BR 1 Bath**

**Building 7947 – 4 – 2 BR One Bath & 2 One BR 1 Bath**