





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

Summary

Agenda Date:	September 12, 2019	Application ID:	MSC 2019-21
Project:	Shoe Carnival	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	CP Pembroke Pines	Agent:	Select Strategies – FL Division
Location:	11136 Pines Boulevard		
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	MSC 2004-50, SP 2002-21, MSC 2002-07, SP 2000-47, SP 2000-34, SP 99-63, SP 99-57, SP 99-14		
Applicant Request:	Façade modification and parapet extension		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board <input type="checkbox"/> City Commission		
Reviewed for the Agenda:	Director:  _____ Planning Administrator:  _____		

Project Description / Background

Select Strategies – FL Division, agent, is requesting approval of a façade modification to the existing tenant bay 11136 in the Boulevard Square shopping center, generally located east of Hiatus Road and south of Pines Boulevard. The proposed changes are the result of a change in tenant. The subject tenant bay had been previously occupied by Sports Authority. The bay will be subdivided into Michaels and Shoe Carnival, which will occupy the easternmost side of the bay. The proposed modifications are for Shoe Carnival's bay.

Boulevard Square was approved through site plan SP 99-14. Modifications were made to the tenant bay in 2000 (addition of a retail building), 2002 (addition of self-storage facility), and in 2004 (adoption of a uniform sign plan).

BUILDINGS / STRUCTURES:

The applicant is proposing to extend the parapet to 33'-8" to be match the adjacent tenant bay to the west. Additionally, the applicant proposes to install windows and canopies (#6031 Sunbrella Burgundy) on the store front to be consistent with the shopping center.

The main body (SW 7100, Arcade White), columns (SW 6625, Certain Peach), and accents (SW 7757, High Reflective White) will be repainted to match the previously approved colors.

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, (9/4/19)
Memo from Zoning Administrator, (9/4/19)
Memo from Planning Division, (8/27/19)
Memo from Zoning Administrator, (8/26/19)
Miscellaneous 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 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.

<i>Staff Use Only</i>	
Project Planner: <u>Cole</u>	Project Number: <u>MSC 2019-21</u>
Date Submitted: <u>09/19/19</u>	# Posted Signs Required: <u>N/A</u> Fees: \$ <u>1,007.00</u>

SECTION 1-PROJECT INFORMATION:

Project Name: FACADE REMODELING / PARAPET EXTENSION
FOR THE PROPOSED SHOE CARNAVAL

Project Address: 11136 PINES BLVD.

Location / Shopping Center: BOULEVARD SQUARE

Acreage of Property: 22.52 Building Square Feet: 198,618

Flexibility Zone: _____ Folio Number(s): 51411822010

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

Legal Description: see attached

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

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: CP PEMBROKE PINES, LLC
Owner's Address: 3850 HOLLYWOOD BLVD SUITE 400, HOLLYWOOD, FL 33021
Owner's Email Address: jeff@cornfeldgroup.com
Owner's Phone: 954-969-2200 Owner's Fax: N/A
Agent: SELECT STRATEGIES - FL DIVISION
Contact Person: MARY LOU DAVIS
Agent's Address: 5770 HOFFNER AVE, SUITE 102, ORLANDO, FL 32823
Agent's Email Address: mdavis@selectstrat.com
Agent's Phone: 407-509-1552 Agent's Fax: 321-558-3867

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: _____
Land Use / Density: _____
Use: _____
Plat Name: _____
Plat Restrictive Note: _____

PROPOSED

Zoning: _____
Land Use / Density: _____
Use: _____
Plat Name: _____
Plat Restrictive Note: _____

ADJACENT ZONING

North: _____
South: _____
East: _____
West: _____

ADJACENT LAND USE PLAN

North: _____
South: _____
East: _____
West: _____

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

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

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

EXTENSION OF EXISTING PARAPET
WALL TO MATCH ADJACENT
BUILDING PARAPET HEIGHT.

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 of Owner Date

Sworn and Subscribed before me this _____ day
of _____, 20_____

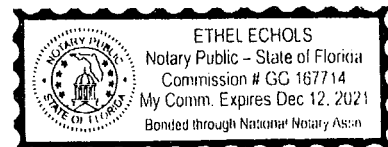
Fee Paid Signature of Notary Public My Commission Expires

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.

Mary Lou Davis 8/14/19
Signature of Agent Date

Sworn and Subscribed before me this 14th day
of August, 2019



Ethel Echols 12/12/2021
Fee Paid Signature of Notary Public My Commission Expires

THE CORNFELD GROUP

December 21, 2016

City of Pembroke Pines
Permitting Department

RE: CP PEMBROKE PINES, LLC
Boulevard Square Shopping Center
10800 and 10810-11150 Pines Boulevard
Pembroke Pines, FL 33026

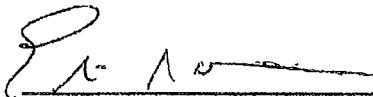
Robert M. Cornfeld, D.M.D.
Jeffrey D. Cornfeld
Steven D. Hurowitz
Agnes Arcia
Eddie Arencibia
Lourdes Capote
Marines Caraballo
Robert I. Cozzi
Steven Horner
Leslie J. Loring
Marc Metz
Paul Swanson
Doug Thompson

Dear Sir or Madam,

This letter shall confirm the following company and personnel is authorized to act as our Agent for purpose of approvals, permitting and execution of permitting documents and all matters entailed in this process concerning CP Pembroke Pines, LLC: Mary Lou Davis, Select Strategies Brokerage – FL Division, as our agent.

Universal Realty Management Corp is the Manager of CP Pembroke Pines LLC. I am the Vice President of Universal Realty Management Corp. Please contact me if you have any questions or concerns.

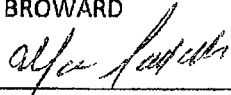
Thank you



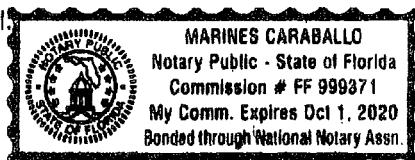
Eladio Arencibia as Vice President, of Universal Realty Management Corp

SWORN TO AND SUSBRIBED before on this 16th day of November, 2015

STATE OF: FLORIDA
COUNTY: BROWARD

NOTARY: 
Name Printed: Marines Caraballo

Notary Seal:



DESCRIPTION : **Boulevard Square**

A PORTION OF PARCEL 'A', "PINES LAKE COMMERCIAL CENTER", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 161, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID PARCEL 'A'; THENCE, ALONG THE NORTH BOUNDARY OF SAID PARCEL 'A', NORTH 87°49'48" EAST (PLAT BEARING) 237.86 FEET; THENCE, DEPARTING SAID NORTH BOUNDARY, SOUTH 02°10'10" EAST 234.49 FEET TO A POINT OF CURVATURE OF A 5.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'02" AN ARC DISTANCE OF 7.85 FEET TO A POINT OF TANGENCY ON A POINT ON A LINE 239.49 FEET SOUTH OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO SAID NORTH BOUNDARY; THENCE, ALONG SAID PARALLEL LINE, NORTH 87°49'48" EAST 251.17 FEET TO A POINT ON A 35.02 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT BEARS NORTH 01°19'13" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°25'33" AN ARC DISTANCE OF 28.38 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 02°10'10" WEST 228.96 FEET TO A POINT ON SAID NORTH BOUNDARY; THENCE, ALONG SAID NORTH BOUNDARY, NORTH 87°49'48" EAST 69.00 FEET; THENCE, DEPARTING SAID NORTH BOUNDARY, SOUTH 02°10'10" EAST 209.49 FEET TO A POINT ON A 29.07 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHEAST WHOSE RADIUS POINT BEARS NORTH 89°42'15" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°30'32" AN ARC DISTANCE OF 47.44 FEET TO A POINT OF NON-TANGENCY LYING 239.49 FEET SOUTH OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO SAID NORTH BOUNDARY; THENCE, ALONG SAID PARALLEL LINE, NORTH 87°49'48" EAST 433.42 FEET; THENCE NORTH 02°10'10" WEST 239.49 FEET TO A POINT ON SAID NORTH BOUNDARY; THENCE, ALONG SAID NORTH BOUNDARY, NORTH 87°49'48" EAST 330.00 FEET; THENCE, DEPARTING SAID NORTH BOUNDARY, SOUTH 02°10'10" EAST 174.50 FEET TO A POINT OF CURVATURE OF A 33.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'02" AN ARC DISTANCE OF 51.84 FEET TO A POINT OF TANGENCY ON A LINE 207.50 FEET SOUTH OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE NORTH BOUNDARY OF SAID PARCEL 'A'; THENCE, ALONG SAID PARALLEL LINE, NORTH 87°49'48" EAST 245.42 FEET TO A POINT OF CURVATURE OF A 33.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'58" AN ARC DISTANCE OF 51.84 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°10'10" WEST 174.50 FEET TO A POINT ON SAID NORTH BOUNDARY; THENCE, ALONG SAID NORTH BOUNDARY, NORTH 87°49'48" EAST 55.33 FEET; THENCE, DEPARTING SAID NORTH BOUNDARY, SOUTH 02°10'10" EAST 128.08 FEET; THENCE SOUTH 11°19'35" WEST 51.42 FEET TO A POINT ON A 62.67 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS SOUTH 87°54'10" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°53'47" AN ARC DISTANCE OF 49.11 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 02°10'12" EAST 27.71 FEET TO A POINT ON THE BOUNDARY OF SAID PARCEL 'A'; THENCE, ALONG SAID PARCEL 'A' BOUNDARY THE FOLLOWING ELEVEN (11) COURSES (1) SOUTH 87°49'48" WEST 252.42 FEET; (2) SOUTH 02°10'12" EAST 668.04 FEET; (3) SOUTH 87°49'48" WEST 423.89 FEET; (4) NORTH 01°46'39" WEST 110.00 FEET; (5) SOUTH 88°13'21" WEST 1089.20 FEET; (6) NORTH 05°03'45" EAST 10.07 FEET; (7) NORTH 01°46'39" WEST 265.00 FEET; (8) SOUTH 88°02'05" WEST 11.23 FEET; (9) NORTH 03°04'51" EAST 191.61 FEET; (10) NORTH 01°46'39" WEST 300.00 FEET; (11) NORTH 43°01'35" EAST 49.33 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAINING 1086165 SQUARE FEET (24.935 ACRES) MORE OR LESS.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: September 4, 2019
To: MSC 2019-21 file
From: Cole Williams, Planner / Zoning Technician
Re: Shoe Carnival

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

ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN ADDRESSED

MEMORANDUM

September 4, 2019

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2019-21 (Shoe Carnival @ Boulevard Square)

All of my comments regarding the above Miscellaneous Plan have been satisfied.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 27, 2019
To: MSC 2019-21 file
From: Cole Williams, Planner / Zoning Technician
Re: Shoe Carnival

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

1. Sheet A1.0 and A2.0 show the storefront windows to be existing. Revise the drawings to be accurate of what is currently there.
2. Provide material board with paint chips and materials used.
3. Are any other exterior modifications being made, for example lighting?
4. Label the color of the awning on the plans and provide a sample of the material.
5. Try to delineate the area of work better to avoid confusion.
6. Provide a response sheet addressing each of the items
7. For resubmittal, please submit 3 sets of plans 11x17.

MEMORANDUM

August 26, 2019

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2019-21 (Shoe Carnival @ Boulevard Square)

The following are my comments regarding the above Miscellaneous Plan:

1. Sheet A2.0 has the wrong elevation as "Existing/Demolition". This elevation shows the PROPOSED storefront windows and doors. Provide/correct elevation to show all existing conditions.
2. Provide sign band location on new proposed store front.
3. Provide color name, and color number, of awnings being added and confirm this is same color/material, and structure, as existing awnings in the center.
4. Provide Sample Board with color swatches and sample of awning fabric.

Please contact me with any questions.

SUBJECT SITE AERIAL PHOTO

Shoe Carnival (MSC 2019-21)



PLANNING & ZONING SUBMITTAL FOR PROPOSED PARAPET EXTENSION

AT BOULEVARD SQUARE
11136 PINES BOULEVARD
PEMBROKE PINES, FL 33025

**City of Pembroke Pines
Received**

SEP 5 2019

Planning & Economic Development

**PROPOSED PARAPET EXTENSION
AT BOULEVARD SQUARE
III6 FINES BLVD
PEMBROKE PINES, FL 33025**

SALTZ MICHELSON
ARCHITECTS

3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx: (954) 266-2701
sma@saltzmichelson.com

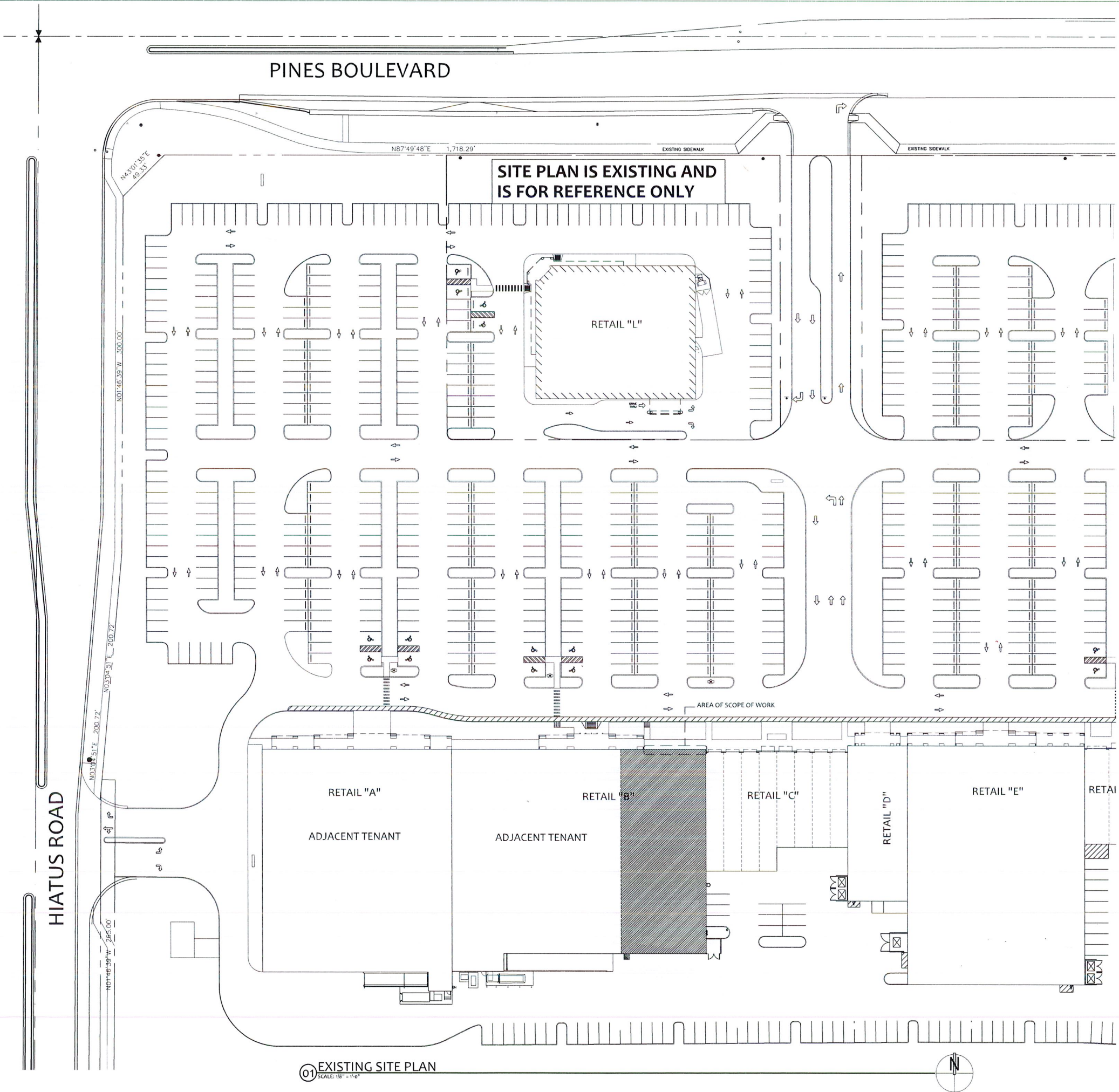
AA-0002897



Charles Michelson AR0009976

<div data-bbox="226 1253 428 1284">SHEET INDEX</div> <div data-bbox="226 1322 419 1391"> <div>ARCHITECTURE</div> <div> <div>A0.0COVER SHEET</div> <div>SP1.0SITE PLAN</div> <div>A1.0FLOOR PLAN</div> <div>A2.0EXTERIOR ELEVATIONS</div> </div> </div>	<div data-bbox="932 1249 1159 1276">PROJECT TEAM</div> <div data-bbox="938 1310 1345 1370"> <div>OWNER/ DEVELOPER:</div> <div> <div>HB CAPITAL GROUP</div> <div>16701 COLLINS AVENUE</div> <div>SUNNY ISLES BEACH, FL 33160</div> <div>TELEPHONE: (305) 602-3064</div> </div> </div> <div data-bbox="1044 1425 1358 1485"> <div>ARCHITECT:</div> <div> <div>SALTZ MICHELSON ARCHITECTS</div> <div>3501 GRIFFIN ROAD</div> <div>FT. LAUDERDALE, FL 33312</div> <div>TELEPHONE: (954) 266-2700</div> </div> </div>	<div data-bbox="1684 1249 1954 1276">SITE VICINITY MAP</div> <div data-bbox="1650 1292 2834 1995"> </div>	<div data-bbox="2850 1272 2921 1296">Project No.:</div> <div data-bbox="2868 1284 2921 1296">2019-156</div> <div data-bbox="2850 1310 2912 1322">Drawn By:</div> <div data-bbox="2868 1326 2881 1336">ER</div> <div data-bbox="2850 1348 2927 1360">Checked By:</div> <div data-bbox="2850 1364 2899 1374">MA / ER</div> <div data-bbox="2850 1387 2881 1399">Date:</div> <div data-bbox="2868 1403 2940 1413">August 29, 2019</div> <div data-bbox="2840 1433 2912 1443">REVISIONS</div> <div data-bbox="2881 1899 2933 1911">COVER</div> <div data-bbox="2881 1945 2977 1979">A0.0</div>
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01 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

PROPOSED PARAPET EXTENSION
AT BOULEVARD SQUARE
11136 PINES BLVD
PEMBROKE PINES, FL 33025

SALTZ MICHELSON
ARCHITECTS

3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx: (954) 266-2701
sma@saltzmichelson.com

AA-0002897

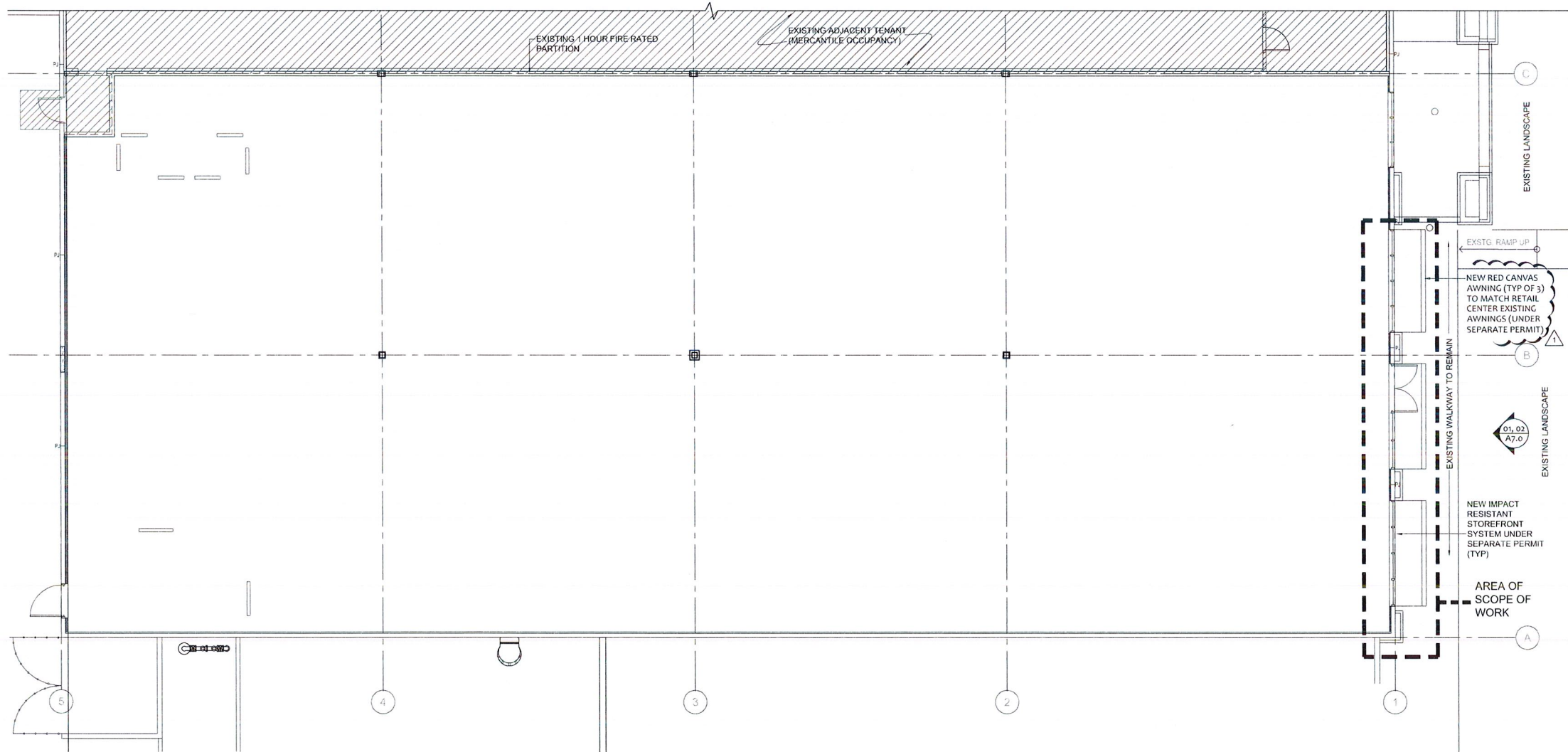


Charles Michelson AR0009976

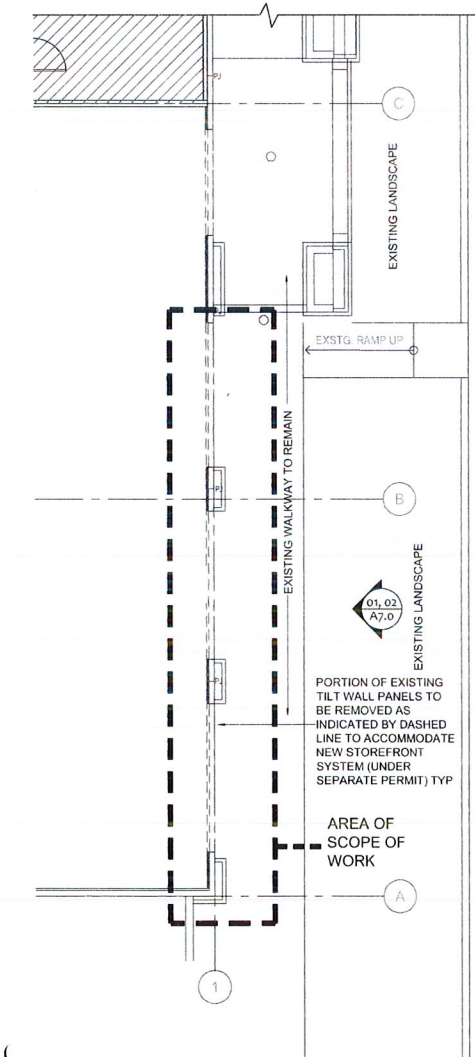
Project No.:
2019-156
Drawn By:
ER
Checked By:
MA / ER
Date:
August 28, 2019

REVISIONS

Aug 28, 2019 - 2:26pm
Plotted on: Aug 28, 2019 - 2:26pm
Printed by: eric
Layed Name: A1.0
S:\Projects\2019\2019-156\Drawings\A1.0.dwg
User: eric



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



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

SALTZ MICHELSON
ARCHITECTS

3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fax: (954) 266-2701
sma@saltzmichelson.com

AA-0002897



Charles Michelson AR0009976

Project No.:
2019-156
Drawn By:
ER
Checked By:
MA / ER
Date:
August 28, 2019

REVISIONS
1 P & Z COMMENTS
08.30.19

FLOOR PLAN

A1.0

PROPOSED PARAPET EXTENSION
AT BOULEVARD SQUARE
11136 PINES BLVD
PEMBROKE PINES, FL 33025

PROPOSED PARAPET EXTENSION
AT BOULEVARD SQUARE
1136 PINES BLVD
PEMBROKE PINES, FL 33025

SALTZ MICHELSON
ARCHITECTS

3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx (954) 266-2701
sma@saltzmichelson.com

AA-0002897



Charles Michelson AR0009976

Project No.:
2019-156

Drawn By:
ER

Checked By:
MA / ER

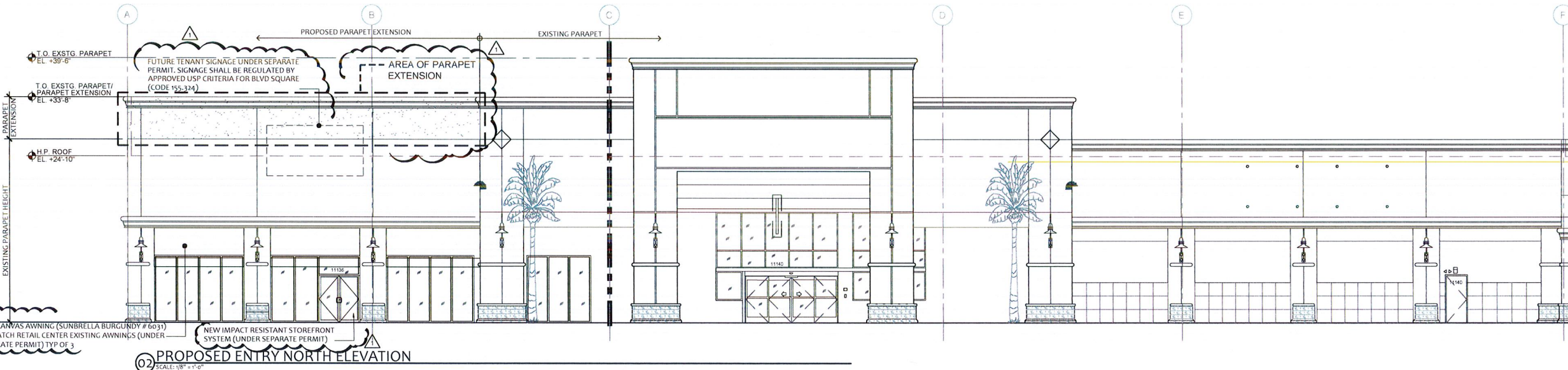
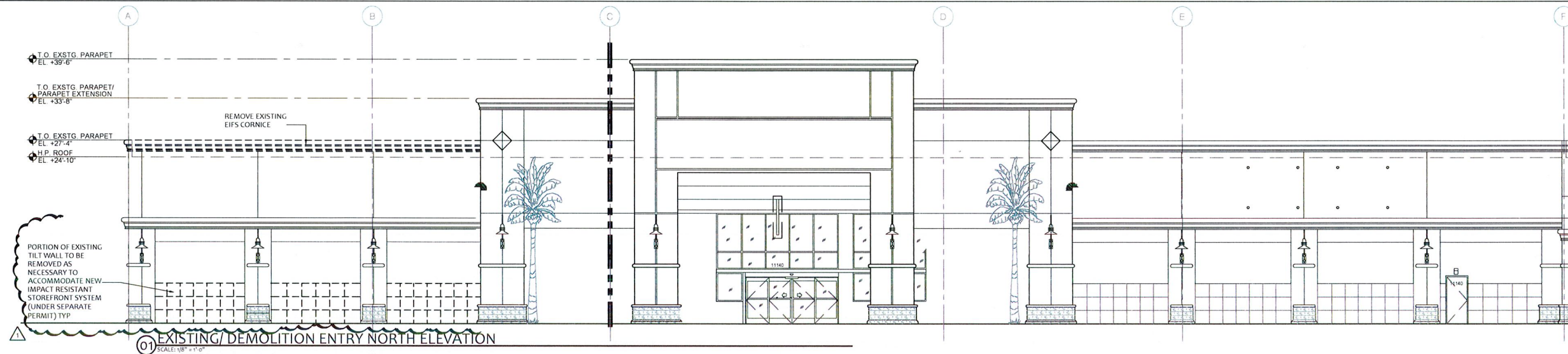
Date:
September 3, 2019

REVISIONS

P & Z COMMENTS
08.30.19

STOREFRONT
ELEVATION / SIGNAGE

A2.0



NOTE:
EXTERIOR PAINT COLORS ARE EXISTING.
CONTRACTOR TO MATCH EXISTING COLORS
IN FIELD FOR ANY AND ALL AREAS THAT ARE
IN THE SCOPE OF WORK

FINISH LEGEND					
MARK	DESCRIPTION	CATALOG NO.	COLOR	MFR	REMARKS
EXTERIOR PAINTS					
P8	EXTERIOR DOORS	EXISTING PAINT COLOR	SW7100 "ARCADE WHITE"	SHERWIN WILLIAMS	EXISTING APPROXIMATE COLOR
P13	EXTERIOR WALL PAINT	EXISTING PAINT COLOR	SW6625 "CERTAIN PEACH"	SHERWIN WILLIAMS	EXISTING APPROXIMATE COLOR
P14	EXTERIOR WALL PAINT	EXISTING PAINT COLOR	SW7100 "ARCADE WHITE"	SHERWIN WILLIAMS	EXISTING APPROXIMATE COLOR
CONCRETE BLOCK					
BL1	EXISTING CMU	EXISTING SPLITFACE BLOCK VENEER	EXISTING		
STUCCO					
ST1	SYNTHETIC STUCCO	EXISTING EIFS CORNICE/ MOULDING	SW7757 "HIGH REFLECTIVE WHITE"	SHERWIN WILLIAMS	EXISTING APPROXIMATE COLOR
ST3	STUCCO	MATCH EXISTING			100% ACRYLIC BASED POLYMER FINISH COAT w/ INTEGRAL COLOR. MATCH EXISTING COLOR & TEXTURE

