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

Summary

Agenda Date:	February 13, 2020	**Application ID:**	SN 2019-02
Project:	The Landing at Pembroke Lakes South	**Project Number:**	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	SCG Atlas Pembroke LLC	**Agent:**	Oakhurst Signs
Location:	10650 Washington Street, Pembroke Pines FL 33025		
Existing Zoning:	R-4 (Apartment)	**Existing Land Use:**	Irregular Residential (9.0 du/acre)
Reference Applications:	MSC 2007-92, MSC 2006-14, SP 87-22		
Applicant Request:	One double-sided residential subdivision sign		
Staff Recommendation:	Approval		
Final:	☒Planning & Zoning Board	☐City Commission	
Reviewed for the Agenda:	Director: MB	Planning Administrator: JY	

Project Description / Background

The Landings at Pembroke Lakes South, formally known as Pembroke Bay, was approved in 1987 (SP 87-22). Site modifications were made in 2007 (new awning and vinyl fence) and 2006 (Color change).

Oakhurst Signs, agent, is requesting to remove and replace a residential subdivision sign in the main entryway median of The Landings at Pembroke Lakes South, generally located at 10650 Washington Street. The 8 3/4' tall sign will include 31.5 square feet of copy reading, "THE LANDINGS AT PEMBROKE LAKES SOUTH APARTMENTS". The routed letters will be internally illuminated. The landscaping around the existing sign meets code requirements and will be restored to its original condition if damaged during construction.

The following colors are being proposed for the sign:

- Main Body (MP Silver Brushed Aluminum, SW 6258 Tricorn Black)
- Accent (Beige, Faux wood burgundy)
- Text (SW 6258 Tricorn Black)
- Address (SW 7006 Extra White)

No other site modifications are being proposed at this time.

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 Zoning Administrator (1/27/20)
Memo from Planning Division (1/27/20)
Memo from Fire Prevention (2/19/19)
Memo from Zoning Administrator (2/19/19)
Memo from Landscape Division (2/19/19)
Memo from Planning Division (2/19/19)
Memo from Engineering Division (2/19/19)
Sign Plan
Subject Site Aerial Photo

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:

- ☐ Appeal*
- ☐ Comprehensive Plan Amendment
- ☐ Delegation Request
- ☐ DRI*
- ☐ DRI Amendment (NOPC)*
- ☐ Flexibility Allocation
- ☐ Interpretation*
- ☐ Land Use Plan Map Amendment*
- ☐ Miscellaneous
- ☐ Plat*
- ☑ Sign Plan
- ☐ Site Plan*
- ☐ Site Plan Amendment*
- ☐ Special Exception*
- ☐ Variance (Homeowner Residential)
- ☐ Variance (Multifamily, Non-residential)*
- ☐ Zoning Change (Map or PUD)*
- ☐ Zoning Change (Text)
- ☐ Zoning Exception*
- ☐ 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: Cole **Project Number:** SN 2019-02

Date Submitted: 02/11/19 **# Posted Signs Required:** n/a **Fees: $** 743

SECTION 1-PROJECT INFORMATION:

Project Name: The Landings at Pembroke Lakes

Project Address: 10650 Washington Street

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: 282,107

Flexibility Zone: _____ Folio Number(s): 5140 24 02 0210

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

Legal Description:
Pembroke Lakes South 119-1 B Tract R-8 (located in NW 1/4 of 19-51-41)
(property appraiser 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.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: SCG Atlas Pembroke LLC

Owner's Address: 591 West Putnam Ave Greenwich CT 06830

Owner's Email Address: N/A

Owner's Phone: N/A Owner's Fax: _____

Agent: Auchnanna Seitz / Rich Banten (contractor)

Contact Person: Auchnanna Seitz

Agent's Address: 12445 62nd St N. #305 Largo FL 33773

Agent's Email Address: Auchnanna.Seitz@carhurstsigns.com

Agent's Phone: 727-532-8255 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: _____	Zoning: _____
Land Use / Density: _____	Land Use / Density: _____
Use: _____	Use: _____
Plat Name: _____	Plat Name: _____
Plat Restrictive Note: _____	Plat Restrictive Note: _____
_____	_____

ADJACENT ZONING	ADJACENT LAND USE PLAN
North: _____	North: _____
South: _____	South: _____
East: _____	East: _____
West: _____	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:

Sign - monument - Illuminated - colors OK.

See packets for paint info.

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only ☐ City and County Amendment

Existing City Land Use: Apartments

Requested City Land Use: Apartments

Existing County Land Use: _____

Requested County Land Use: _____

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

Illuminated monument sign.

all information supplied herein is true and correct to the best of my knowledge.

Giuliana M. Seitz 2/7/19

Signature of Owner Date

Sworn and Subscribed before me this 7th day

of February, 2019

Leslie Ryder 1/8/2022

Fee Paid Signature of Notary Public My Commission Expires

Leslie Ryder
Commission # GG170170
Expires: January 8, 2022
Bonded thru Aaron Notary

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.

Giuliana M. Seitz 2/7/19

Signature of Agent Date

Sworn and Subscribed before me this 7th day

of February, 2019

Leslie Ryder
Commission # GG170170
Expires: January 8, 2022
Bonded thru Aaron Notary

Leslie Ryder 1/8/2022

Fee Paid Signature of Notary Public My Commission Expires

STARWOOD
ASSET MANAGEMENT

AFFIDAVIT OF PERMIT AUTHORIZATION

This affidavit certifies that the party listed, who is not a lessee, licensed architect, or engineer, has been granted authorization to obtain a permit(s) on behalf of a property owner. It must be filled out completely by the property owner if another party is submitting an application(s) on the owner's behalf.

I, James Kane / SCG Atlas Pembroke, LLC, owner of the property listed below certify that I have granted, Oakhurst Signs, and their authorized agent(s), including, but not limited to Richard Gifford, Michael Winton, Joseph Centrone, Michael Scotkovsky, Suzanne Sidler, Jennifer Gianfrancesco, and Audrianna Seitz, as my duly authorized agent(s), permission to obtain the sign permits and related documents necessary for the construction (or installation) of signs at the following address:

The Landings at Pembroke Lakes 10650 Washington St Pembroke Pines FL 33025
Address of permit location

I understand that I am authorizing them to apply for necessary permit and related permit documents. This is limited to what is necessary for sign permit projects to be completed.

Signature of Property Owner

1/11/2019
Date

Notary

STATE OF GEORGIA

COUNTY OF COBB

I, Mellany Williamson, Notary Public in and for the aforesaid State hereby certify that James Kane appeared before me in the State and County aforesaid and executed this affidavit on this 11th day of January 2019.

Notary Public

My Commission Expires: March 18, 2020

Seal

MELLANY WILLIAMSON
NOTARY PUBLIC
COBB COUNTY, GEORGIA
Commission Expires
MARCH 18, 2020

400 Galleria Parkway
Suite 1450
Atlanta, GA 30339

Telephone 770.563.1100
Facsimile 770.541.7341

AFTER RECORDING – RETURN TO:

PERMIT NUMBER:

NOTICE OF COMMENCEMENT

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statues the following information is provided in the Notice of Commencement.

1. **DESCRIPTION OF PROPERTY** (Legal description & street address, if available) **TAX FOLIO NO.:** _____

SUBDIVISION _____ **BLOCK** _____ **TRACT** _____ **LOT** _____ **BLDG** _____ **UNIT** _____

SCG Atlas Pembroke, LLC - The Landings at Pembroke Lakes 10650 Washington St Pembroke Pines FL 33025

2. **GENERAL DESCRIPTION OF IMPROVEMENT:**
New Entry Signage

3. **OWNER INFORMATION:** a. Name _____

b. Address _____ c. Interest in property _____

d. Name and address of fee simple titleholder (if other than Owner) _____

4. **CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:**
Oakhurst Signs 12445 62nd St Ste 305 Largo FL 33773 (727) 532-8255

5. **SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT:**

6. **LENDER'S NAME, ADDRESS AND PHONE NUMBER:**

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:
NAME, ADDRESS AND PHONE NUMBER:

8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes:
NAME, ADDRESS AND PHONE NUMBER:

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): January 10, 2020

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

_____
Signature of Owner or Owner's Authorized Officer/Director/Partner/Manager

James Kane
Print Name and Provide Signatory's Title/Office

State of ~~Florida~~ Georgia
County of ~~Broward~~ Cobb

The foregoing instrument was acknowledged before me this 11 day of January, 2019

By James Kane (name of person), as Authorized Signatory (type of authority,.. e.g. officer, trustee, attorney in fact)

For SCG Atlas Pembroke, LLC (name of party on behalf of whom instrument was executed)

✓ Personally known or _____ produced the following type of identification: _____

Notary

(Signature of Notary Public)

Under Penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).

Signature(s) of Owner(s) or Owner(s)' Authorized Officer/ Director / Partner/Manager who signed above:

By _____ By _____

Rev .08-09-07 (S. Recording)

MEMORANDUM

January 27, 2020

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SN 2019-02 (The Landings at Pembroke Lakes)

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: January 27, 2020

To: SN 2019-02 file

From: Cole Williams, Planner / Zoning Technician

Re: The Landings at Pembroke Lakes South

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

DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE
FIRE PREVENTION BUREAU
FIRE PLANS EXAMINER BY: Michael Testagrossa, Prevention Captain
(954) 499-9560

PROJECT NAME: The Landings at Pembroke Lakes

REFERENCE #: SN 2019 - 02

DATE REVIEWED: 02/19/2019

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

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

NOTE: This review is for a new monument sign.

MEMORANDUM

February 19, 2019

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SN 2019-02 (The Landings at Pembroke Lakes)

The following are my comments regarding the above Sign Plan:

1. Name should be The Landings at Pembroke Lakes South as this project is not located with the Pembroke Lakes area.
2. Will there be any other changes to site (e.g. color change, other sign upgrades on site, etc.) If so, provide all details.

Please contact me with any questions.

MEMORANDUM

February 19, 2019

To: Cole Williams
Planner & Zoning Specialist

From: Kristen Jensen
Landscape Planner/ Designer

Re: (SN 2019-02) The Landings are Pembroke Lakes

The City of Pembroke Pines Planning Division has conducted a landscape review for The Landing at Pembroke Lakes as per documents provided. The following items need to be addressed prior to this project being found in compliance:

No Comments at this moment.

Note: Please make sure that any landscape damaged during construction be replaced to make sure the sign meets landscape ordinance 153.19, "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: (A) Landscape area must consist of shrubs, groundcover, or perennial flowers, or some combination of live plants to complement and enhance the sign. Sod may not be used to meet this requirement."

Plant diversification is important for the project in order to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Please contact me with any questions.

Kristen Jensen
Landscape Planner/Designer
Planning and Economic Development Division
City of Pembroke Pines
954.392.2107 (Office) · kjensen@ppines.com
Please consider the environment before printing this email.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: February 19, 2019

To: SN 2019-02 file

From: Cole Williams, Planner / Zoning Technician

Re: The Landings at Pembroke Lakes South

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

1. Clarify is any landscaping is being removed/ modified.
2. Clarify if any other work is being done to the site. For example painting of buildings.
3. Minimum height of the address letters to be 6".

CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENVIRONMENTAL SERVICES/ENGINEERING DIVISION

DRC REVIEW FORM

February 19, 2019

THE LANDINGS ENTRY MONUMENT SIGN
SN 2019-02

To: Cole Williams, Planning/Zoning Technician
Planning and Economic Development Department

From: John L. England, P.E., Assistant City Engineer
Environmental Services/Engineering Division, Public Services Department
(954) 518-9046

RECOMMENDATION:

The Environmental Services/Engineering Division takes 'No Exception' to the proposed Entry Monument Sign for the project and hereby recommend the project for 'Consideration' by the Planning and Zoning Board.

OAKHURST
SIGNS AND GRAPHICS

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HIGHMARK RESIDENTIAL

SIDE B

PREVIEW

MAIN ENTRY MONUMENT - 105" X 108" - QTY: 1
PLANES: 3
SINGLE-SIDED, ALUMINUM CABINET, PUSH THROUGH LETTERS

PERMITTING DISCLAIMERS

CITY OF PEMBROOK PINES, FL
MAX HEIGHT: 8'-9" of 15'
MAX FACE: 31.5 SQFT of 32 SQFT

OAKHURST
SIGNS AND GRAPHICS

COMPANY:	HIGHMARK RESIDENTIAL	AM:	SB	DATE:	01/16/2020
PROPERTY:	THE LANDINGS AT PEMBROKE LAKES	DESIGN:	JH	SCALE:	3/8" = 1'
PROJECT:	MONUMENT MAIN ID	PM:	SB		

727.532.8255
WWW.OAKHURSTSIGNS.COM

PREVIEW
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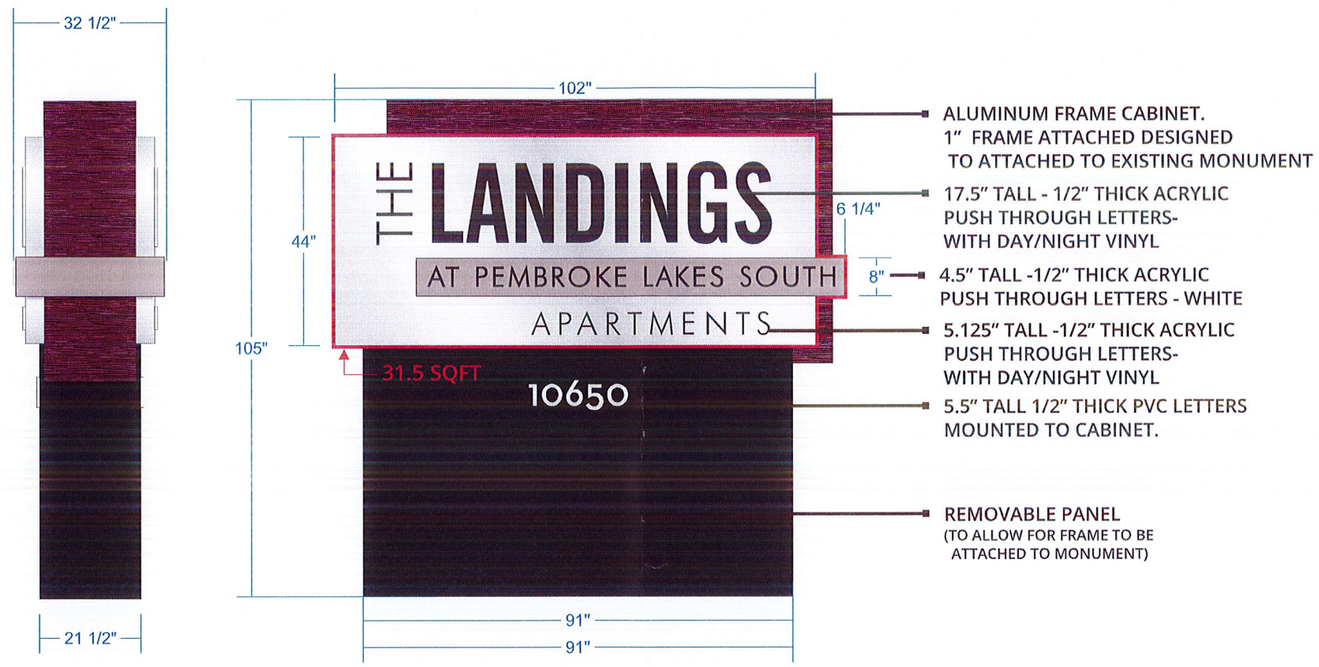
MP
SILVER BRUSHED ALUMINUM

SW 7006
EXTRA WHITE

SW 6258
TRICORN BLACK

see SW custom color mix
provided by customer (p5)

see SW custom color mix
provided by customer (p5)



SPECIFICATIONS

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727.532.8255
WWW.OAKHURSTSIGNS.COM

OAKHURST
BUILDING BRANDS

Design Approval

PLEASE check the designs carefully for errors or omissions. Your signature below constitutes acceptance of full responsibility for all typographical, spelling, grammatical errors, omissions or mistakes in the layout, as well as legal, and ethical compliance. Oakhurst will not accept liability for errors overlooked at this stage of proofing. Any changes from your previously approved copy may require an additional charge according to both time and materials.

Company Name: HIGHMARK RESIDENTIAL

Property Name: THE LANDINGS AT PEMBROKE LAKES

Account Manager: SCOTT BOYCE

Project: MONUMENT MAIN ID

Signature of Approval: _____ Date: _____

Print Name: _____

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12445 62nd Street North, Suite 305
Largo, FL 33773

727.532.8255
oakhurstsigns.com

THE LANDINGS
AT PEMBROKE LAKES SOUTH
APARTMENTS
10650

SIDE B

CHRISTIAN LANGLEY
LICENSE
No. 67382
STATE OF FLORIDA
PROFESSIONAL ENGINEER
JAN 28 2020
ENGINEER'S SIGNATURE

Christian Langley
Florida PE #67382
Cert of Auth #31124

1200 N Federal Hwy #200
Boca Raton, FL 33432
1-888-371-3113

ASCE 7-10 WIND LOADS: • V=156 mph • Exposure 'C' • Risk Category 1 Struct. • ASD Load Coeff = 0.6 • Sign Height = 15 ft max • Kzt=1.0, Kd=0.85, G=0.85 Solid freestanding sign at grade: • Cf=1.55 (w/h ratio ≥ 1/2) **± 35.5 psf**

PREVIEW

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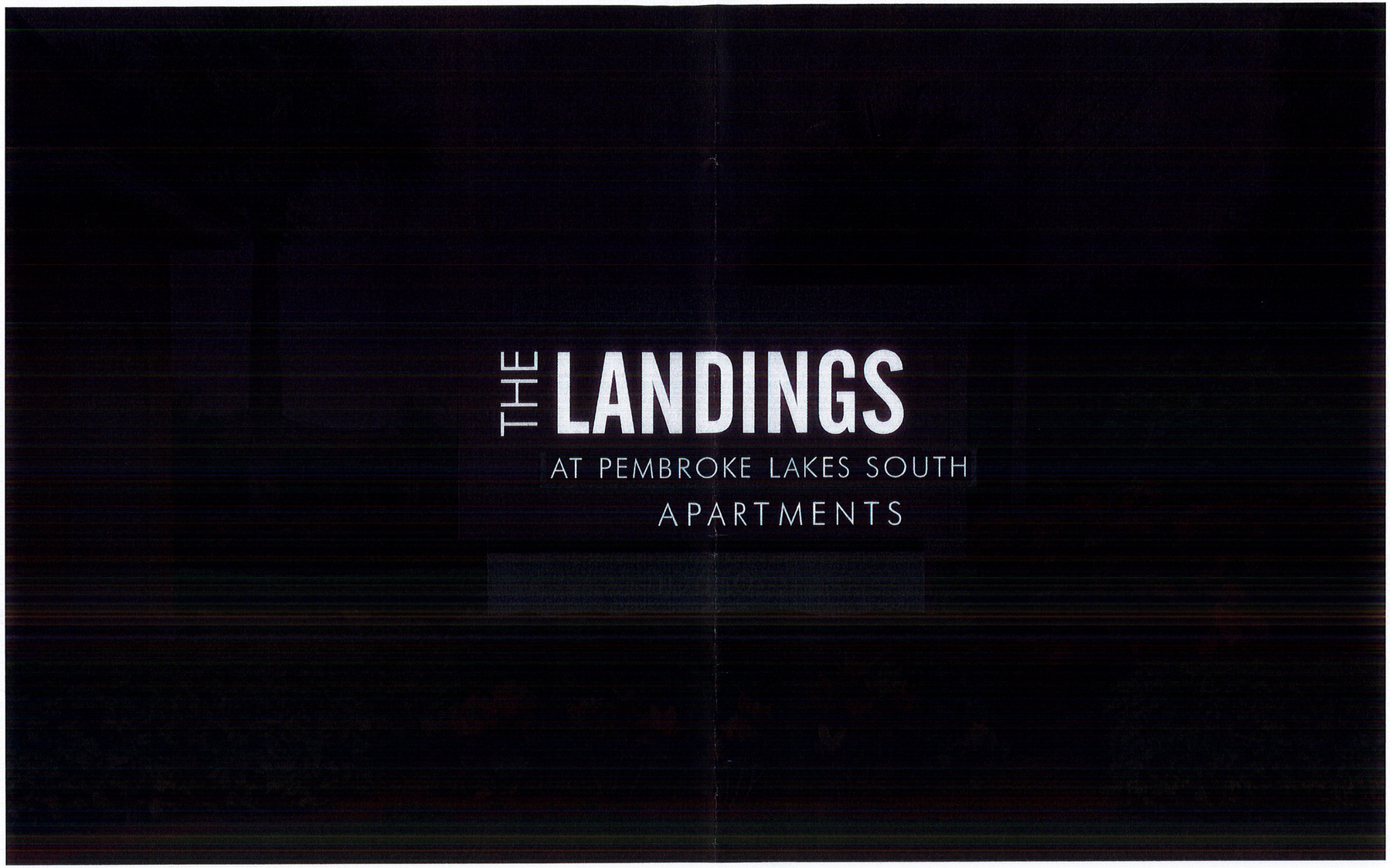
727.532.8255
WWW.OAKHURSTSIGNS.COM

PAGE 2

General Notes: • Design is in accordance with the requirements of the **Fla Bldg Code 6th Ed (2017)** for use within & outside the High Velocity Hurricane Zone (HVHZ). • This engineering certifies only the structural integrity of those systems, components, and/or other construction explicitly specified herein. • Electrical notes, details, & specifications are provided by and are the sole responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. • Structural design meets requirements of ACI 318-14, AISC 360-10, ADM1-15, & NDS-15, as applicable. • Steel components shall be coated, painted, or otherwise protected against corrosion per FBC Sec 2203.2/2222.6. • Alum components in contact with steel or embedded in concrete shall be painted or protected as prescribed in ADM1-15(1a), or plastic/neoprene spacers provided. • All exposed fasteners shall be S.S. or have a protective coating for corrosion protection. • All welding shall comply with AWS requirements. • Steel welds: E70xx electrodes. • Aluminum welds: 4043 filler alloy. • Alum extrusions: 6063-T6 or stronger, U.N.O.



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SINGLE-SIDED, ALUMINUM CABINET, PUSH THROUGH LETTERS

PERMITTING DISCLAIMERS

CITY OF PEMBROOK PINES, FL
MAX HEIGHT: 8'-9" of 15'
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OAKHURST SIGNS AND GRAPHICS

COMPANY:	HIGHMARK RESIDENTIAL	AM:	SB	DATE:	01/16/2020
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PAGE 3

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ASCE 7-10 WIND LOADS: • V=156 mph • Exposure 'C' • Risk Category 1 Struct. • ASD Load Coeff = 0.6 • Sign Height = 15 ft max • Kzt=1.0, Kd=0.85, G=0.85 Solid freestanding sign at grade: • Cf=1.55 (w/h ratio ≥ 1/2) **± 35.5 psf**

Christian Langley
Florida PE #67382
Cert of Auth #
1200 N Federal Hwy, #200
Boca Raton, FL 33432
1-888-371-3113

CHRISTIAN LANGLEY LICENSE No. 67382 STATE OF FLORIDA PROFESSIONAL ENGINEER
JAN 28 2020
ENGINEER SIGNATURE

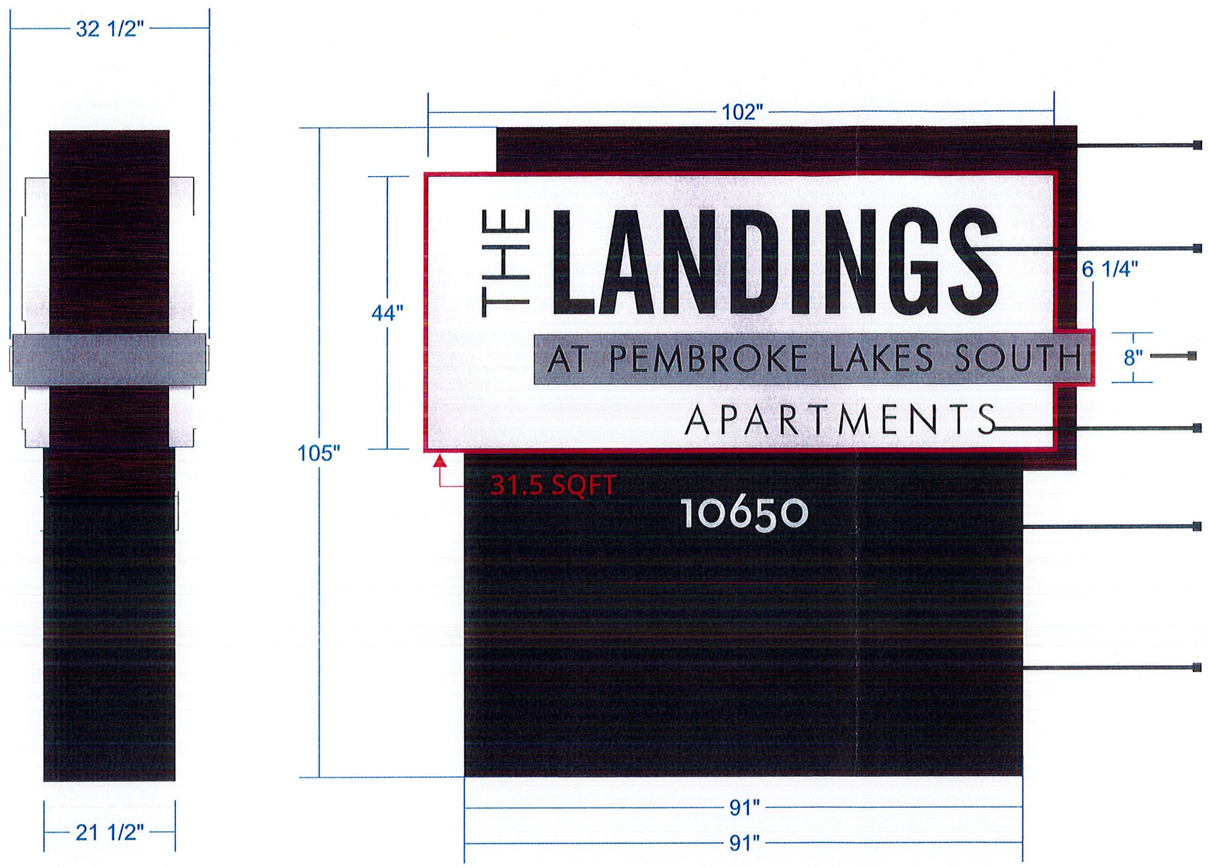
MP
SILVER BRUSHED ALUMINUM

SW 7006
EXTRA WHITE

SW 6258
TRICORN BLACK

see SW custom color mix provided by customer (p5)

see SW custom color mix provided by customer (p5)



ALUMINUM FRAME CABINET.
fasten to monument face with 1/4" Tapcons x 1.25" embed to CBS: min (14) total, balanced

17.5" TALL - 1/2" THICK ACRYLIC PUSH THROUGH LETTERS- WITH DAY/NIGHT VINYL

4.5" TALL -1/2" THICK ACRYLIC PUSH THROUGH LETTERS - WHITE

5.125" TALL -1/2" THICK ACRYLIC PUSH THROUGH LETTERS- WITH DAY/NIGHT VINYL

5.5" TALL 1/2" THICK PVC LETTERS MOUNTED TO CABINET.

REMOVABLE PANEL
(TO ALLOW FOR FRAME TO BE ATTACHED TO MONUMENT)

REPLACEMENT FACE(S)/CABINET(S) SHALL NOT EXCEED EXISTING SIGNAGE OVERALL DIMENSIONS OR HEIGHT ABOVE GRADE. REACTIONS ON EXISTING SUPPORT STRUCTURE & FOOTING(S) UNDER REPLACEMENT SIGN FACE(S)/ CABINET(S) ARE EQUAL TO REACTIONS UNDER EXISTING FACE(S)/CABINET(S).

EXISTING FOOTING(S) & SUPPORT STRUCTURE MAY REMAIN. REPLACEMENT FACE(S) SHALL BE INSTALLED USING EXISTING CLIPS OR RETAINER SYSTEM.

SPECIFICATIONS

MAIN ENTRY MONUMENT - 105" X 108" - QTY: 1
PLANES: 3
SINGLE-SIDED, ALUMINUM CABINET, PUSH THROUGH LETTERS

PERMITTING DISCLAIMERS

CITY OF PEMBROOK PINES, FL
MAX HEIGHT: 8'-9" of 15'
MAX FACE: 31.5 SQFT of 32 SQFT

OAKHURST
SIGNS AND GRAPHICS

COMPANY:	HIGHMARK RESIDENTIAL	AM:	SB	DATE:	01/16/2020
PROPERTY:	THE LANDINGS AT PEMBROKE LAKES	DESIGN:	JH	SCALE:	3/8" = 1'
PROJECT:	MONUMENT MAIN ID	PM:	SB		

727.532.8255
WWW.OAKHURSTSIGNS.COM

PAGE 4

Christian Langley
Florida PE #67382
Cert of Auth #31321
1200 N Federal Hwy, #200
Boca Raton, FL 33432
1-888-371-3113

CHRISTIAN LANGLEY LICENSE No. 67382 STATE OF FLORIDA PROFESSIONAL ENGINEER

JAN 28 2020 ENGINEER SIGNATURE

Solid freestanding sign at grade:
• Cf=1.55 (w/h ratio ≥ 1/2) ± 35.5 psf

• Sign Height = 15 ft max
• Kzt=1.0, Kd=0.85, G=0.85

• Risk Category I Struct.
• ASD Load Coeff = 0.6

ASCE 7-10 WIND LOADS:
• V=156 mph
• Exposure 'C'

General Notes: • Design is in accordance with the requirements of the **Fla Bldg Code 6th Ed (2017)** for use within & outside the High Velocity Hurricane Zone (HVHZ). • This engineering certifies only the structural integrity of those systems, components, and/or other construction explicitly specified herein. • Electrical notes, details, & specifications are provided by and are the sole responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. • Structural design meets requirements of ACI 318-14, AISC 360-10, ADM1-15, & NDS-15, as applicable. • Steel components shall be coated, painted, or otherwise protected against corrosion per FBC Sec 2203.2/2222.6. • Alum components in contact with steel or embedded in concrete shall be painted or protected as prescribed in ADM1-15(1a), or plastic/neoprene spacers provided. • All exposed fasteners shall be S.S. or have a protective coating for corrosion protection. • All welding shall comply with AWS requirements. • Steel welds: E70xx electrodes. • Aluminum welds: 4043 filler alloy. • Alum extrusions: 6063-T6 or stronger, U.N.O.

Easy Seals
easyseals.com

DESIGN CALCULATIONS

FOR

THE LANDINGS
FREESTANDING SIGNS

Pembroke Pines, FL

GENERAL NOTES:

1. Design is in accordance with the Florida Building Code 6th Edition (2017) for use within and outside the High Velocity Hurricane Zone (HVHZ).
2. Wind loads have been calculated per the requirements of ASCE 7-10 as shown herein, except where noted otherwise.
3. These engineering calculations pertain only to the structural integrity of those systems, components, and/or other construction explicitly specified herein and/or in accompanying engineering drawings. The existing host structure (if any) is assumed to be in good condition, capable of supporting the loaded system, subject to building department approval. No warranty, either expressed or implied, is contained herein.
4. System components shall be as noted herein. All references to named components and installation shall conform to manufacturer's or industry specifications as summarized herein.
5. Where site conditions deviate from those noted herein, revisions may be required or a separate site-specific engineering evaluation performed.
6. Aluminum components in contact with steel or embedded in concrete shall be protected as prescribed in the 2015 Aluminum Design Manual, Part 1-A. Steel components in contact with, but not encased in, concrete shall be coated, painted, or otherwise protected against corrosion.
7. Engineer seal affixed hereto validates structural design as shown only. Use of this specification by contractor, et. Al, indemnifies and saves harmless this engineer for all costs & damages including legal fees & apellate fees resulting from deviation from this design.

Index:

Pg 1	Cover
Pg 2	Wind Loads
Pg 3	Exist. Structure Check
Pg 4	Cabinet Fasteners

Engineer's signature and seal valid for pages 1 through 4

CHRISTIAN LANGLEY
LICENSE
No. 67382
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Jan 28 2020

Christian Langley, PE # 67382
Easy Seals, Cert Auth # 31124

ASCE 7-10 Design Wind Loads

FREESTANDING SOLID SIGNS AND WALLS (AT GRADE)

Building Specs

V = 156 mph *Basic wind speed*

Exposure C

Risk Category 1 Structure

ASD Load Combo Coeff: 0.6

Calculations

α = 9.5 *3-sec gust speed power law exponent*

z_g = 900' *Nominal ht. of atmos. boundary layer*

G = 0.85

Kd = 0.85 *Directionality factor*

Kzt = 1.0 *Topographic factor*

Cf = 1.55 *Force Coefficient*

...Width / Height ratio ≥ 0.5

156 mph - Exp "C"

Monuments at grade

W/Ht Ratio ≤ 0.5

SIGN HEIGHT	DESIGN WIND PRESSURES	Kh = Kz	q_z
15 ft	± **35.5 psf**	0.85	27.0
18 ft	± **36.9 psf**	0.88	28.0
20 ft	± **37.8 psf**	0.90	28.7
30 ft	± **41.1 psf**	0.98	31.2
35 ft	± **42.5 psf**	1.01	32.2
40 ft	± **43.7 psf**	1.04	33.2
45 ft	± **44.8 psf**	1.07	34.0
50 ft	± **45.8 psf**	1.09	34.8
55 ft	± **46.7 psf**	1.12	35.5
60 ft	± **47.6 psf**	1.14	36.1
70 ft	± **49.1 psf**	1.17	37.3
80 ft	± **50.5 psf**	1.21	38.4
90 ft	± **51.8 psf**	1.24	39.3
100 ft	± **53.0 psf**	1.27	40.2
110 ft	± **54.1 psf**	1.29	41.0
120 ft	± **55.1 psf**	1.32	41.8
130 ft	± **56.0 psf**	1.34	42.5
140 ft	± **56.9 psf**	1.36	43.2
150 ft	± **57.7 psf**	1.38	43.8
175 ft	± **59.6 psf**	1.42	45.2
200 ft	± **61.3 psf**	1.46	46.5
250 ft	± **64.3 psf**	1.53	48.8

Foundation Design Check (Existing Structure)

Comparison of Reactions Under Proposed Signage vs Existing Signage

Structure Dimensions & Loading

Design wind pressure:	P =	35.5	psf	
Overturning Safety Factor:	Ω =	1.5		... FBC 1807.2.3

Existing Signage

Sign area 1:	A1 =	74.4	sq ft	... tributary area 1 for each footer (e.g. sign)
Height of applied force above grade:	h1 =	4.4	ft	... height of area 1 centroid
Sign area 2:	A2 =	0.0	sq ft	... tributary area 2 for each footer (e.g. post)
Height of applied force above grade:	h2 =	0.0	ft	... height of area 2 centroid

Overturning Moment:

Mne = P*(A1*h1+A2*h2)

Mne = 11.6 kip-ft

Proposed Signage

Sign area 1:	A1 =	74.4	sq ft	... tributary area 1 for each footer (e.g. sign)
Height of applied force above grade:	h1 =	4.4	ft	... height of area 1 centroid
Sign area 2:	A2 =	0.0	sq ft	... tributary area 2 for each footer (e.g. post)
Height of applied force above grade:	h2 =	0.0	ft	... height of area 2 centroid

Overturning Moment:

Mnp = P*(A1*h1+A2*h2)

Mnp = 11.6 kip-ft **Mnp < Mne** **OK**

Sign Anchor Design

Structure Dimensions & Loading

Design wind pressure: **P = 35.5 psf**

Sign type: Cabinet
Sign size: A = 74.4 sqft (entire cabinet)

Wall material: Masonry (ASTM C90, 1,500 psi min)
Anchor type/size: 1/4" Tapcon
Ref: ITW Tapcon, NOA 07-1126.10
Min Embedment: 1.25"
Min edge dist: 2.5" Min Spacing: 3"

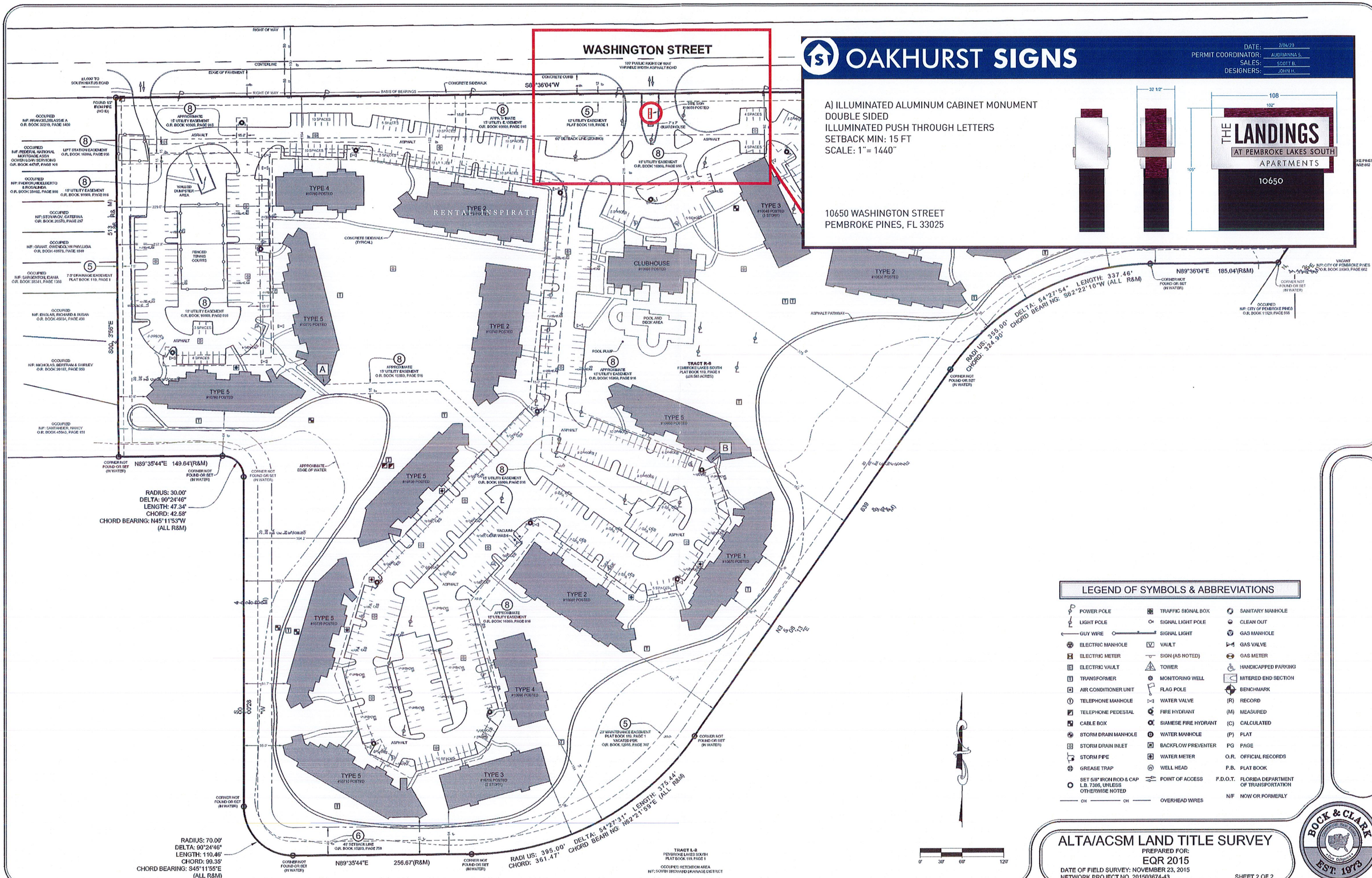
Anchor tensile capacity: **Tcap = 195.0 lb** (per anchor)

Check Anchors for Pullout

Total Reaction: Rt = 2643 lb ... = P*A (entire cabinet)
No. of anchors req'd: n = 13.6 total anchors ... = Rt/cap

Total anchors required: 14 total anchors balanced over cabinet

OK, use min (14) anchors total, spaced evenly.



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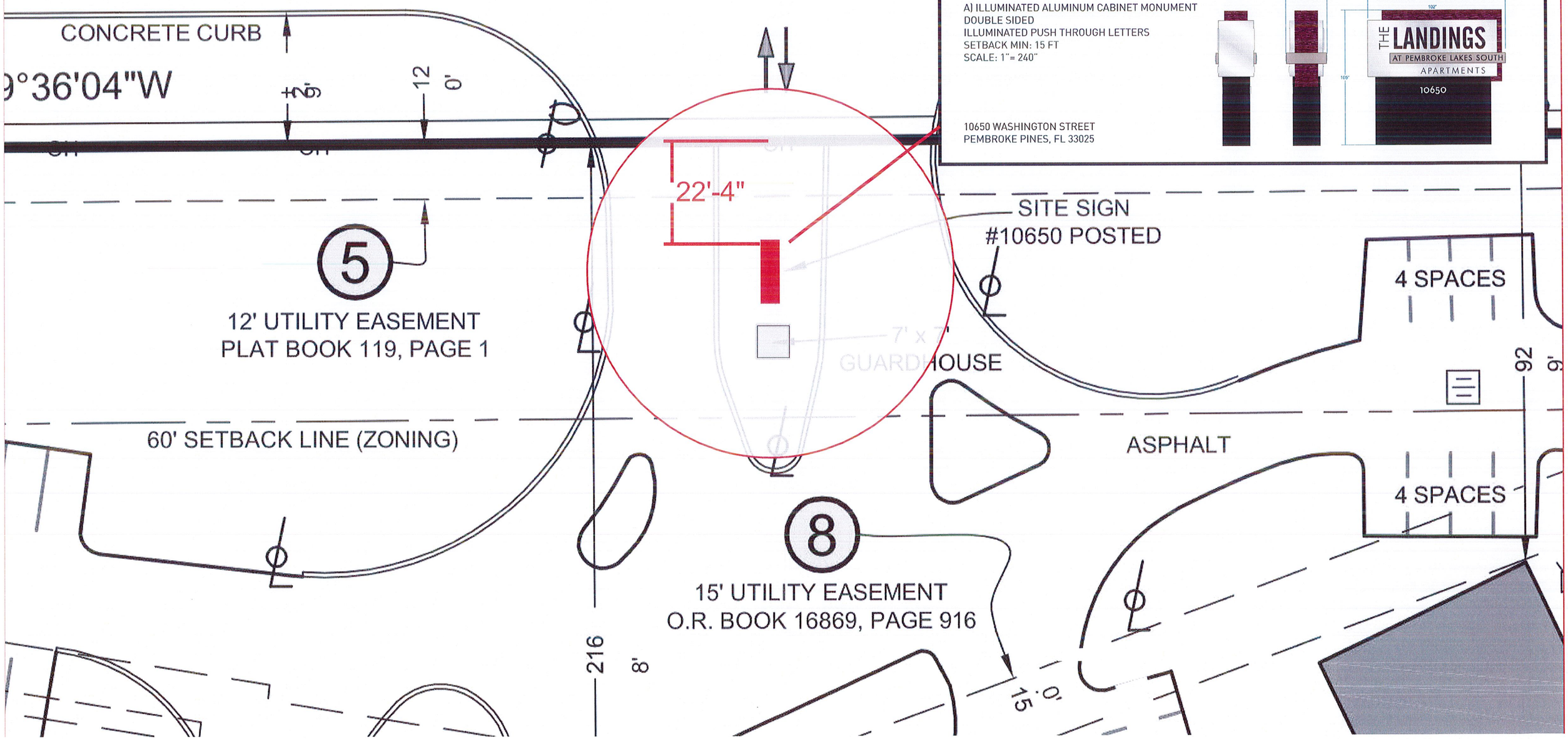
WASHINGTON STREET

100' PUBLIC RIGHT OF WAY
VARIABLE WIDTH ASPHALT ROAD



SUBJECT SITE AERIAL PHOTO

The Landings at Pembroke Lakes South (SN 2019-02)