



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

Summary

Agenda Date:	March 12, 2020	Application ID:	MSC 2019-20
Project:	Casa Espana	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	Pedro Orihuela	Agent:	Pedro Orihuela
Location:	14537 SW 5 th Street		
Existing Zoning:	PCD (Planned Commercial Development)	Existing Land Use:	Commercial
Reference Applications:	MSC 2016-14 ,SN 2013-05, MSC 2007-07, SP 2006-27, ZC 2005-04, ZC 2006-07, SP 2005-36, SUB 2005-03, PH 2004-10		
Applicant Request:	Modifications to the façade and signage.		
Staff Recommendation:	Approval ,		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director: <u></u> Planning Administrator: <u></u>		

Project Description / Background

Pedro Orihuela, agent is requesting approval of for architectural and signage modifications to the Casa Espana tenant bay (formerly 7 Pecados) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue (Building 4000)

The Shops at Pembroke Gardens was approved through SP 2005-36. Modifications were made to tenant signage in 2013 (SN 2013-05), and in 2016 (MSC 2016-14) changes were made to the outdoor dining area and canopies.

The owner took over the 7 Pecados space and began operating without making required architectural changes per the PCD guidelines. Currently, code case 19050100 is active for the site for installing signage without approval. If this application is approved, building permits are still required to resolve the case.

BUILDINGS / STRUCTURES:

The applicant is proposing the following exterior modifications as a result of the new tenant:

- Fill in the existing scoring on the storefront to create a smooth finish, painted to match the existing SW 7757 (High Reflective White)
- Extension of existing red brick material on the both south and east elevation.
- Addition of black accent lighting fixtures on the south elevation.

The main body and accents on the building will remain the same color.

SIGNAGE:

The applicant a 45.43 square foot internally illuminated channel letter sign reading "Casa Espana Tapas Y Vinos" in white and black copy. In addition to the copy, a multicolor logo will be adjacent to the text.

Additionally, two canopy signs are proposed. A sign will be located on the south elevation (1.9 square feet) and the west elevation (12 square feet). Both canopy signs will be display the same copy as the wall signage.

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 be in compliance with the approved PCD guidelines.

Enclosed:

Miscellaneous Plan Application
Memo from Planning Division, (3/3/20)
Memo from Zoning Administrator, (3/3/20)
Memo from Planning Division, (2/24/20)
Memo from Zoning Administrator, (2/24/20)
Memo from Planning Division, (11/5/19)
Memo from Zoning Administrator, (11/4/19)
Memo from Engineering Division, (9/4/19)

Memo from Planning Division, (11/5/19)
Memo from Zoning Administrator, (11/4/19)
Memo from Environmental Services / Engineering, (9/4/19)
Memo from Fire Prevention Bureau, (8/21/19)
Memo from Landscape Division, (8/20/19)
Memo from Zoning Administrator, (8/20/19)
Memo from Planning Division, (8/20/19)
Notice of Violation, Case #19050100
Miscellaneous Plan
Site Aerials



Cora Espinoza
Spec.

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

Planning
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.

Staff Use Only

Project Planner: Cole Project Number: MSC 2019-20
Date Submitted: 08/08/19 # Posted Signs Required: n/a Fees: \$ 1,006

Acreage of Property: _____ Building Square Feet: 2501

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

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

Legal Description:

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: JRA HMF Venture, LLC

Owner's Address: 527 SW 145 Terr

Owner's Email Address: annette.gilvarez@anderson-realestate.com

Owner's Phone: 954.450.1580 Owner's Fax: _____

Agent: _____

Contact Person: Pedro Orihuela

Agent's Address: _____

Agent's Email Address: Pedro.orihuela@level29.com

Agent's Phone: 954-444-5411 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: _____

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)

Change of Name 7 Pecados to Casa Espana

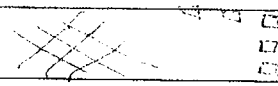
Store Ownership

Casa Espana will serve authentic &

traditional Spanish Cuisine of Spain

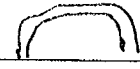
Store front changes

✓ Stucco detail removed

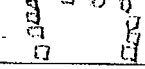


✓ Stucco detail Added continuous framed

storefront



vs.



✓ Lighting Accent

✓ Change of Brick Color (187 Pantone)

✓ Paint Color change SW 7757 High Reflective

✓ Lower size of door Awning white

✓ Add TV 50"

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

Pedro O. Orhuela

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.

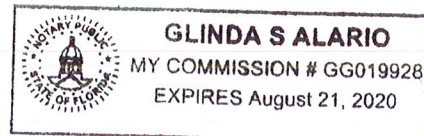
Pedro E. Orhuela

Signature of Agent

Date

Sworn and Subscribed before me this 13th day

of August, 2019



WSD
Fee Paid

\$1,006.00

Signature of Notary Public

My Commission Expires

May 8, 2019



City of Pembroke Pines
Building/Zoning Department
601 City Center Way
Pembroke Pines, Florida

Regarding: **Casa Espana**
14537 SW 5th Street
The Shops at Pembroke Gardens
Pembroke Pines, Florida 33027

To Whom It May Concern:

Please be advised that the Owners of The Shops at Pembroke Gardens, JRA HHF Venture LLC have a fully executed lease with Auyan Tepuy Food Services LLC dba **Casa Espana** and they have our approval to apply for and be issued the necessary permits to complete the tenant improvements (Signage) that they are filing for at 14537 SW 5th Street (Leasing Space #4110). The Tenant in these matters is to be considered the "OWNER" of the improvements and may assign an Agent to sign any and all applications as such.

Owner: Pedro Orihuela

Agent: Donate Electrical Services: Juan Mendez

Should you have any questions please do not hesitate in contacting my office at (954) 450-1580.

Respectfully,

Annette Alvarez
Property Manager

cc: Lease File

NOTORIZATION:

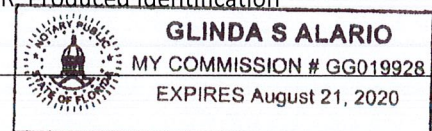
Sworn to and subscribed before me this 13 day of August, 2019


Signature of Notary Public

Notary Seal (Required)

Personally known ☒ OR Produced Identification

Type of Identification: _____



PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: March 3, 2020
To: MSC 2019-20 file
From: Cole Williams, Planner / Zoning Technician
Re: SPG Casa Espana

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

ALL COMMENTS HAVE BEEN ADDRESSED

MEMORANDUM

March 3, 2020

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2019-20 (SPG – Casa Espana)

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: February 24, 2020
To: MSC 2019-20 file
From: Cole Williams, Planner / Zoning Technician
Re: SPG Casa Espana

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

- ~~1. 3 architectural changes need to be made.~~
2. Provide material board of all exterior colors and materials. **Please Provide a sample of the brick material/ color**
3. Provide sample of the awning material. **Not Provided**
- ~~4. Many items are labeled on the proposed sheet but are not depicted. If not depicted please remove the label.~~
- ~~5. Clarify square footage of the sign. Signage is calculated by drawing an outline around the sign. **Sign area is not calculated properly. Signage is calculated by drawing an outline around all features not individually** Clarify the size of the "E" letters cannot exceed 36" in height.~~
- ~~6. Provide height of sign at the top and bottom.~~
- ~~7. Clarify is a blade sign will be installed.~~
8. Clarify if there will be any canopy signage. **Canopy signage is listed as existing however it was not approved. Please provide details. 1 square foot per linear foot of canopy frontage is permitted.**
9. If installing multiple signs please provide a sign matrix. **Provide sign matrix for the signage.**
- ~~10. Signage is not permitted on the outdoor seating umbrellas.~~
11. Application states that accent lighting will be added. Please provide details. Lighting cannot exceed 4,000K. **Somewhat addressed the spec sheet needs to be provided.**
- ~~12. Show neutral pier on the west side of the bay.~~
13. Additional comments may apply once more details are provided.
14. For resubmittal please provide 5 sets of 11x17 plans.
15. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.

*****NO COMMENTS ADDRESSED*****

MEMORANDUM

February 24, 2020

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2019-20 (SPG – Casa Espana)

The following are my remaining comments regarding the above Miscellaneous Plan:

1. Provide sign chart showing dimensions and square footage of all signs, includes wall sign(s), blade sign, canopy sign, etc. Note: Square footage of wall sign can be calculated by tracing around perimeter of letters and logo, not a rectangle around highest, lowest, left and right sides.
Square footage of wall sign provided, however calculation is incorrect. Calculation is a box around all words/logo, NOT individual words. In addition, canopy sign details are not provided and not shown on all elevations/drawings where it would be visible.
- ~~2. Provide height to bottom and top of sign.~~
- ~~3. Proposed elevations do not include enough changes to the existing to meet the PCD Guideline requirement of 3 changes.~~
4. Provide detail(s) of "Lighting Accent" listed in Description.
Not addressed
5. Additional comments may be added after review of resubmittal with more changes to the elevations.
Remains until all comments addressed.

Please contact me with any questions.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: November 5, 2019
To: MSC 2019-20 file
From: Cole Williams, Planner / Zoning Technician
Re: SPG Casa Espana

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

1. 3 architectural changes need to be made.
2. Provide material board of all exterior colors and materials
3. Provide sample of the awning material.
4. Many items are labeled on the proposed sheet but are not depicted. If not depicted please remove the label.
5. Clarify square footage of the sign. Signage is calculated by drawing an outline around the sign.
6. Provide height of sign at the top and bottom.
7. Clarify if a blade sign will be installed.
8. Clarify if there will be any canopy signage
9. If installing multiple signs please provide a sign matrix.
10. Signage is not permitted on the outdoor seating umbrellas.
11. Application states that accent lighting will be added. Please provide details. Lighting must be full cutoff and cannot exceed 4,000K.
12. Show neutral pier on the west side of the bay.
13. Additional comments may apply once more details are provided.
14. For resubmittal please provide 5 sets of 11x17 plans.
15. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.

*****NO COMMENTS ADDRESSED*****

MEMORANDUM

November 4, 2019

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2019-20 (SPG – Casa Espana)

The following are my remaining comments regarding the above Miscellaneous Plan:

1. Provide sign chart showing dimensions and square footage of all signs, includes wall sign(s), blade sign, canopy sign, etc. Note: Square footage of wall sign can be calculated by tracing around perimeter of letters and logo, not a rectangle around highest, lowest, left and right sides.
2. Provide height to bottom and top of sign.
3. Proposed elevations do not include enough changes to the existing to meet the PCD Guideline requirement of 3 changes.
4. Provide detail(s) of "Lighting Accent" listed in Description.
5. Additional comments may be added after review of resubmittal with more changes to the elevations.

NONE OF THE ABOVE COMMENTS ADDRESSED.

Please contact me with any questions.

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

DRC REVIEW FORM



September 4, 2019

**PROJECT: *SPG CASA ESPANA*
*MSC 2019-20***

**To: Cole Williams, Planner & 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 project and the proposed project is hereby recommended for 'Consideration' by the Planning and Zoning Board.

NOTE that an Engineering Construction Permit is not required for proposed project related improvements.

DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE

FIRE PREVENTION BUREAU

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

PROJECT NAME: Casa Espana

REFERENCE #: MSC 2019 - 20

DATE REVIEWED: 08/21/2019

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

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

New restaurant façade changes.

NOTE: Awning covered outdoor seating may require “**fire sprinkler coverage.**” This
will be determined during Building Permit plan reviews.

MEMORANDUM

August 20, 2019

To: Cole Williams
Planner & Zoning Specialist

From: Kristen Jensen
Landscape Planner/ Designer

Re: (MSC2019-20) SPG/Casa Espana

The City of Pembroke Pines Planning Division has conducted a landscape review for SPG/ Casa Espana as per documents provide. The following items need to be addressed prior to this project being found in compliance:

No landscape comments.

Note: Any landscape areas damaged during construction need to be replaced as per previously approved plans.

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.

MEMORANDUM

August 20, 2019

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2019-20 (SPG – Casa Espana)

The following are my comments regarding the above Miscellaneous Plan:

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2. Provide height to bottom and top of sign.
3. Proposed elevations do not include enough changes to the existing to meet the PCD Guideline requirement of 3 changes.
4. Provide detail(s) of "Lighting Accent" listed in Description.
5. Additional comments may be added after review of resubmittal with more changes to the elevations.

Please contact me with any questions.

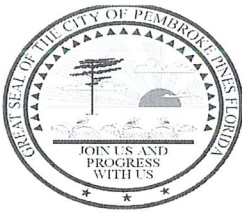
PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 20, 2019
To: MSC 2019-20 file
From: Cole Williams, Planner / Zoning Technician
Re: SPG Casa Espana

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

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City of Pembroke Pines
Police Department, Code Compliance Division
18400 Johnson Street, Pembroke Pines, FL 33029
954-431-4466

AFFIDAVIT OF SERVICE

CASE #: 19050100
DOCUMENT DELIVERED: NOTICE OF VIOLATION
DELIVERY METHOD: Posted to Property
PROPERTY OWNER: JRA HHF VENTURE LLC
PROPERTY ADDRESS: 527 SW 145 TER, PEMBROKE PINES, FL 33027 #BDP -
14537 Sw 5th St. - Casa Espana

 Trevor Prescott Code Compliance Officer City of Pembroke Pines	HAND DELIVERY TO: back door 7/8/2019 9:20:00 AM
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*** REQUIRED OFFPROPERTY POSTED ***

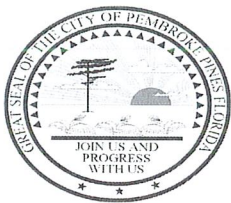
STATE OF FLORIDA
COUNTY OF BROWARD

Before me this day personally appeared Officer Trevor Prescott who, deposes and says of his/her own personal knowledge that the document described above was POSTED at the above property on the above date.


CODE COMPLIANCE OFFICER

Sworn to (or affirmed) and subscribed before me this ____ day of _____, 2020, by the Officer
_____. Personally known _____.

Notary Public



City of Pembroke Pines
Police Department, Code Compliance Division
18400 Johnson Street, Pembroke Pines, FL 33029
954-431-4466

NOTICE OF VIOLATION

Case #:	19050100
Date:	05/21/2019
Folio:	514015050010
Recipient:	JRA HHF VENTURE LLC
Address:	3825 EDWARDS RD STE 200 CINCINNATI, OH 45209

A physical inspection at 527 SW 145 TER, PEMBROKE PINES, FL 33027 #BDP - 14537 Sw 5th St. - Casa Espana disclosed the following violation(s) of the City of Pembroke Pines Code:


Chapter	Section	Description	Days Comply
CHAPTER 155: ZONING CODE	155.388 WHEN BUILDING PERMIT REQUIRED; ISSUANCE	Complaint received of signage installed without a permit.	21

Notes/Mean of Correction:

Must obtain a valid Building Department permit for the unpermitted signage. Contact the City of Pembroke Pines Planning and Zoning at (954) 392-2100 for unpermitted signage information. Contact the City of Pembroke Pines Building Department at (954) 435-6502 to obtain a permit for signage.

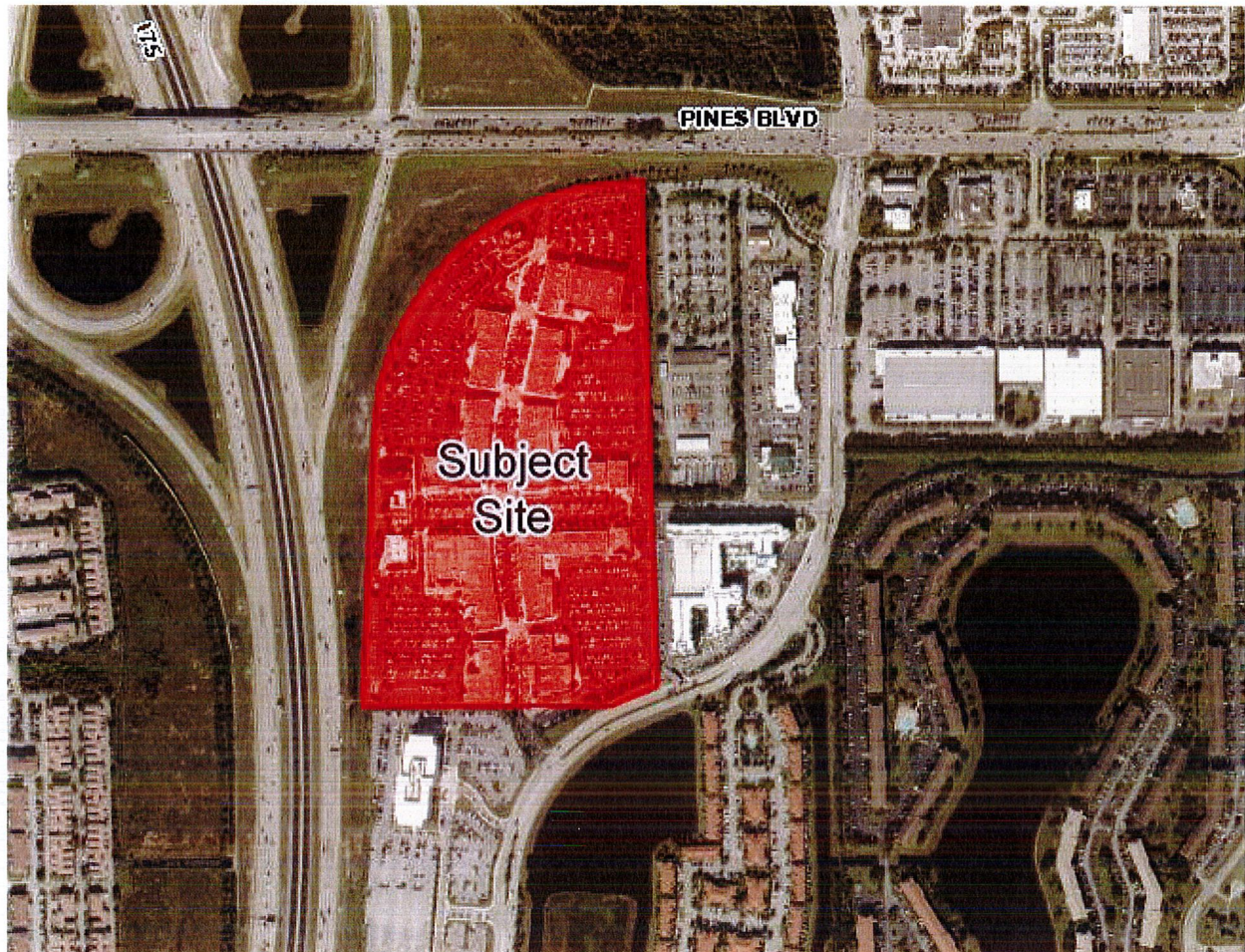
YOUR ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE WITHIN 21 DAYS

FROM THE DATE OF SERVICE OF THIS NOTICE OR SHOW CAUSE WHY YOU SHOULD NOT BE REQUIRED TO DO SO. IF, AT THE EXPIRATION OF THIS TIME THE VIOLATION REMAINS, / CITATION FOR SPECIAL MAGISTRATE APPEARANCE WILL BE ISSUED AND YOU MAY BE LIABLE FOR A FINE AND ADMINISTRATIVE HEARING COST.

 Trevor Prescott Code Compliance Officer	HAND DELIVERY TO: back door 7/8/2019 9:20:00 AM signature is not an admission of guilt but verification of receipt of this notice.
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SUBJECT SITE AERIAL PHOTO

Casa Espana (MSC 2019-20)

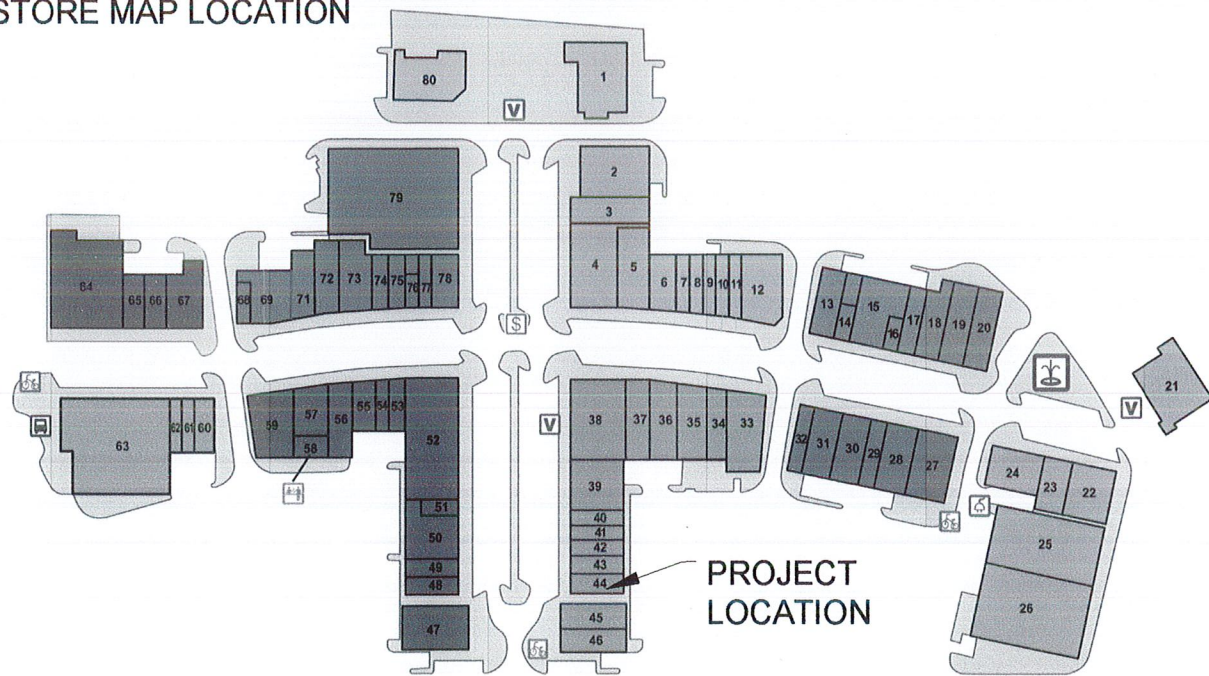


CASA ESPAÑA AT THE SHOP OF PEMBROKE PINES



ARB REVIEW PACKAGE - JULY31

STORE MAP LOCATION



CASA ESPAÑA AT THE SHOPS OF PREMBROKE PINES BUILDING 9000 SPACE 44

PROJECT NAME:



MIAMI • BARCELONA
FERNANDEZ
ARCHITECTURE
fernandezarchitecture.com
25 SE 2nd Ave, Suite 712
Miami, FL 33131
786-442-5423

OFFICE REGISTRATION:
AA2003496

PROPERTY ADDRESS:
14537 SW 5TH ST
PEMBROKE PINE
FLORIDA 33027

FILE NUMBER:
099-19

14537 SW 5TH ST
PEMBROKE PINES
FL 33027

REVISION - SUBMISSION

01	08/09/2019
02	08/29/2019
03	02/18/2020
...	...
...	...
...	...
...	...

Architect of Record:
JOAQUIN FERNANDEZ BANCHEZ
AR98781

DESCRIPTION:

COVER SHEET
MISCELLANEOUS
APPLICATION

Sheet No.

A-1

14537 SW 5TH ST
PEMBROKE PINES
FL 33027

REVISION - SUBMISSION

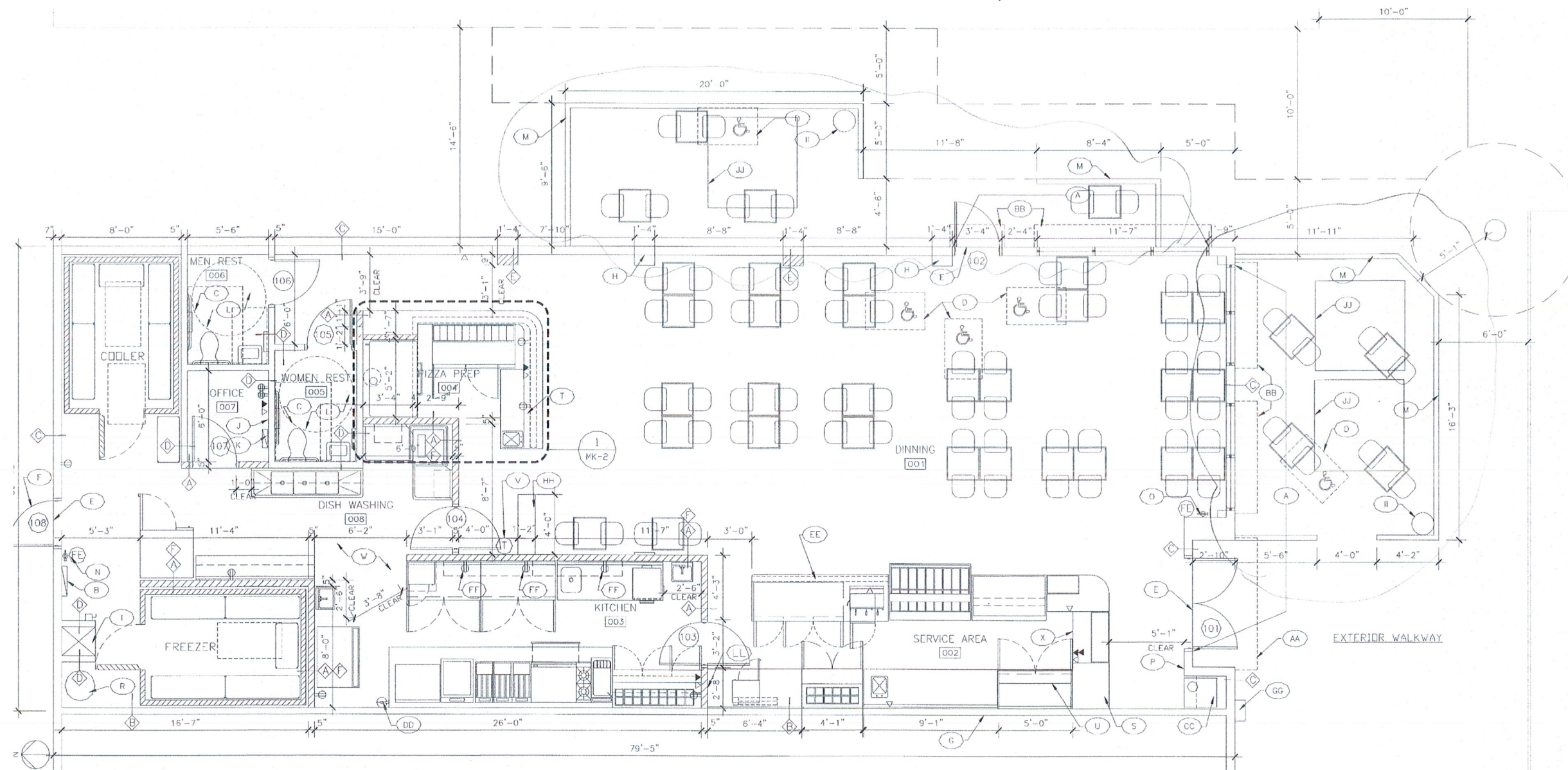
01	08/08/2019
02	08/29/2019
...	...
...	...
...	...
...	...
...	...

Architect of Record:
JOAQUIN FERNANDEZ SANCHEZ
AR98751

DESCRIPTION:
EXISTING FLOOR PLAN

Sheet No.

A-2



TOTAL OCCUPANT LOAD -55

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





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AA32003436

PROPERTY ADDRESS:

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PEMBROKE PINES
FLORIDA 33027

FILE NUMBER:

099-19

**14537 SW 5TH ST
PEMBROKE PINES
FL 33027**

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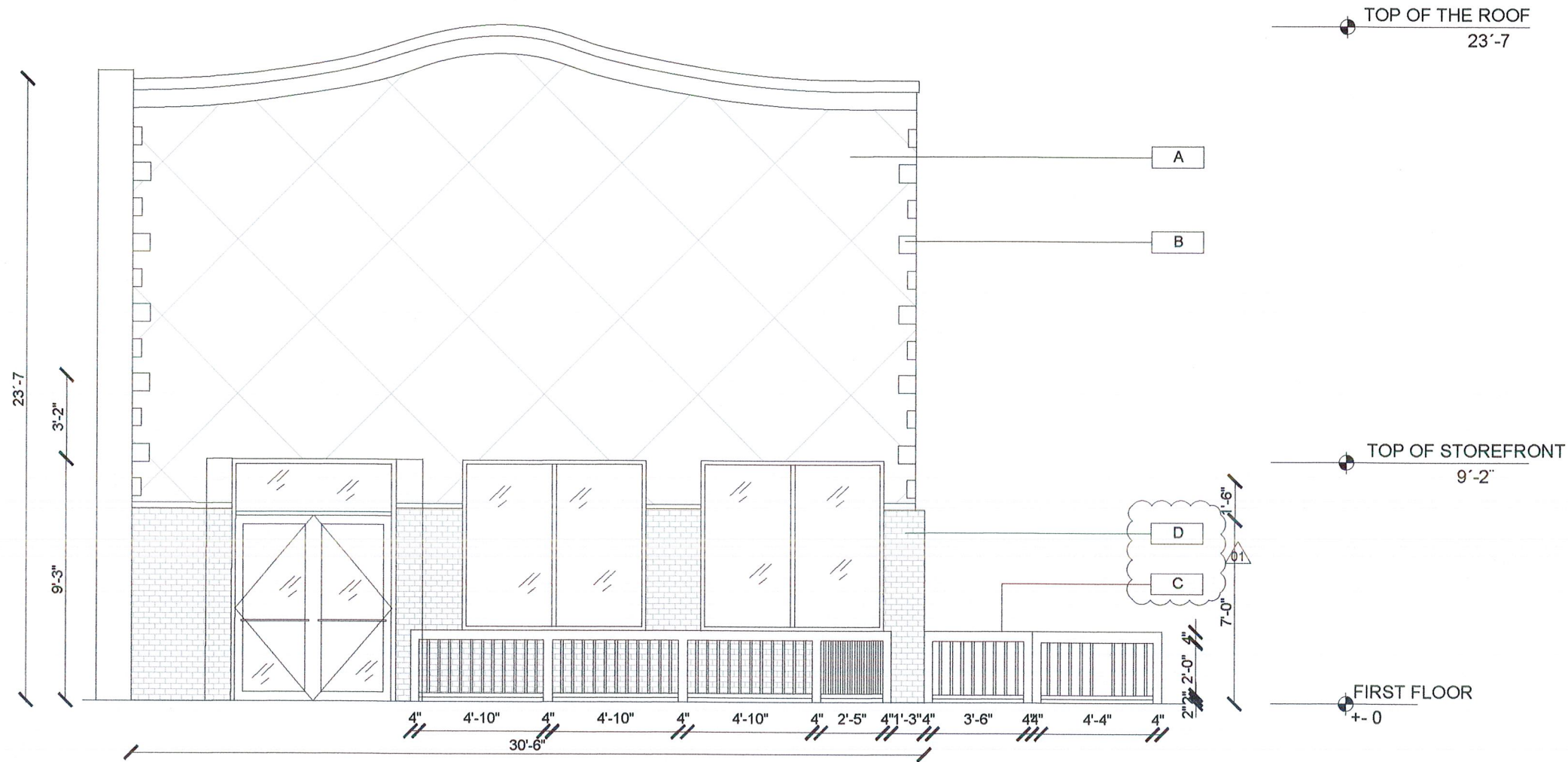
Architect of Record:
JOAQUIN FERNANDEZ SANCHEZ
AR95781

DESCRIPTION:

EXISTING FRONT
ELEVATION PLAN

Sheet No.

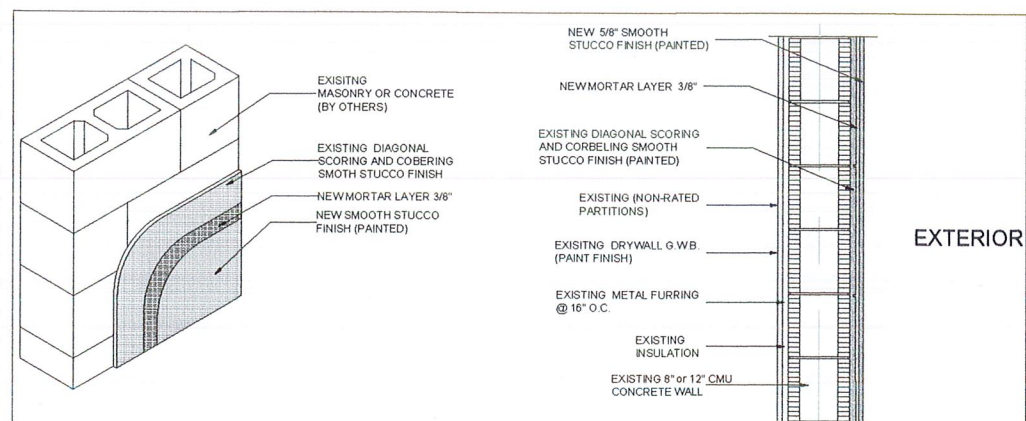
A-3



EXISTING FRONT ELEVATION

SCALE: 3/16" = 1'-0"

01- EXTERIOR FINISH DETAIL



EXTERIOR MATERIAL & FINISH LEGEND

- | | | |
|----|---|---|
| 01 | A | COVER EXISTING DIAGONAL SCORING AND CORBELING WITH MORTAR AND CHANGE COLOR OF FRONT AND SIDE WALL. REFERENCE 01 EXTERIOR FINISH DETAIL. |
| | B | CHANGE EXISTING SEGMENTED CONCRETE COVING PAINT IN RED TO A CONTINUOUS COVING FRAME. |
| | C | EXISTING BLACK FENCING WITH STEEL POST AND RAILS. |
| 01 | D | EXISTING TO REMAIN RED COLOR BRICKS. |



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AA3803496

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FILE NUMBER:

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02 08/29/2019

01 10-25-2019

Architect of Record:

JOAQUIN FERNANDEZ SANCHEZ

AR99781

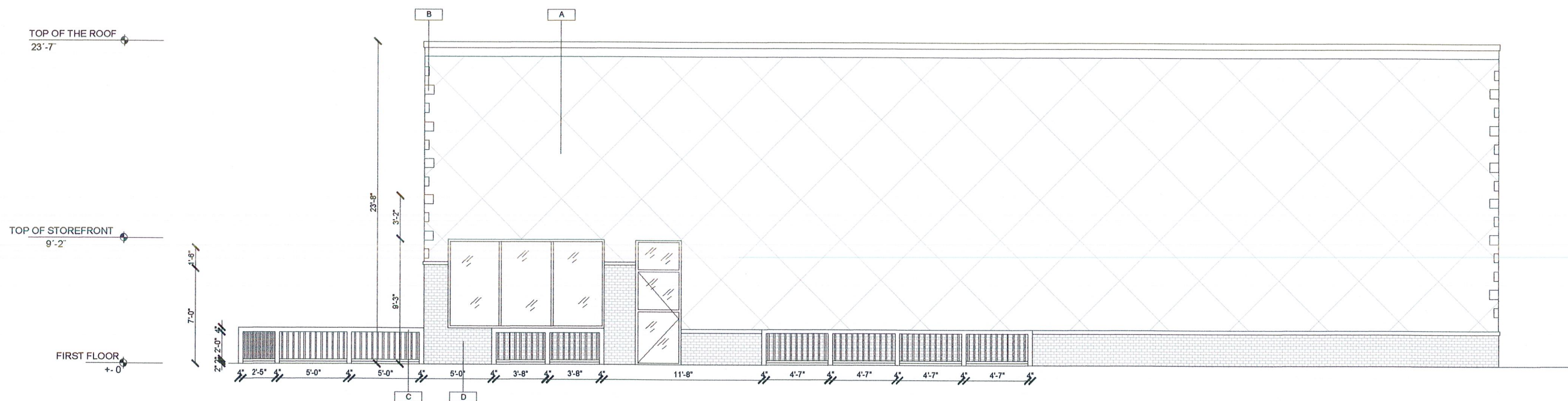
DESCRIPTION:

EXISTING SIDE ELEVATION

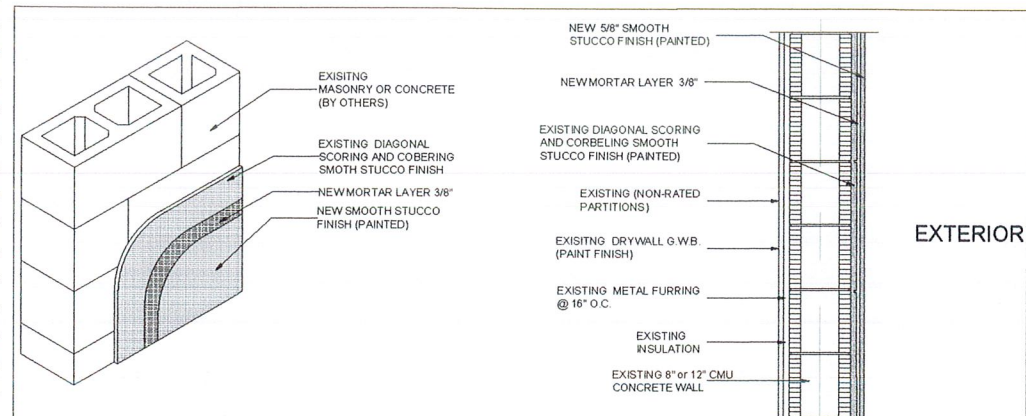
PLAN

Sheet No.

A-4



01- EXTERIOR FINISH DETAIL



EXISTING SIDE ELEVATION

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

EXTERIOR MATERIAL & FINISH LEGEND

- 01
- A** COVER EXISTING DIAGONAL SCORING AND CORBELING WITH MORTAR AND CHANGE COLOR OF FRONT AND SIDE WALL. REFERENCE 01 EXTERIOR FINISH DETAIL.
- B** CHANGE EXISTING SEGMENTED CONCRETE COVING PAINT IN RED TO A CONTINUOUS COVING FRAME.
- 01
- C** EXISTING BLACK FENCING WITH STEEL POST AND RAILS.
- D** EXISTING TO REMAIN RED COLOR BRICKS.

PROJECT NAME:



14537 SW 5TH STREET PEMBROKE PINES, FL 33131



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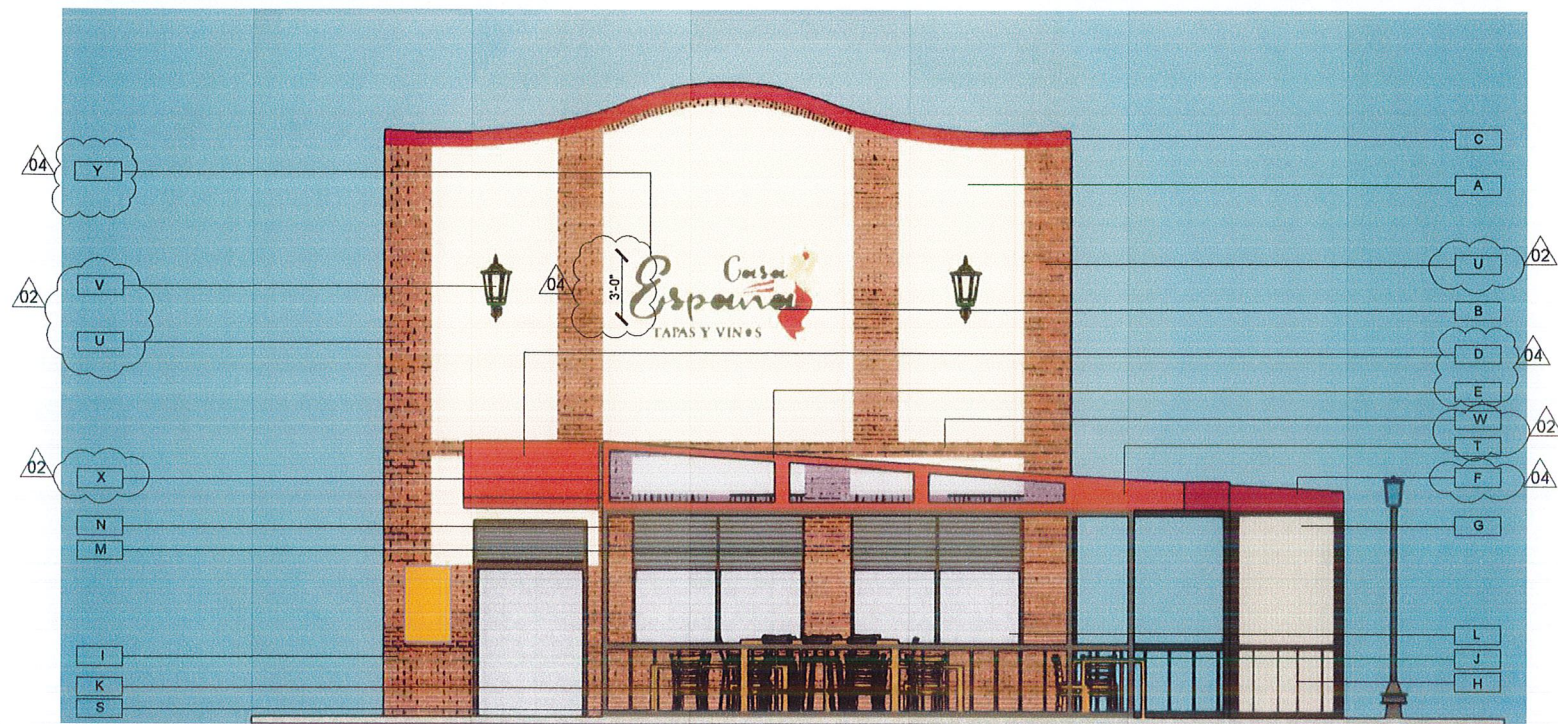
PROPERTY ADDRESS:

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FLORIDA 33027

FILE NUMBER:

099-19

14537 SW 5TH ST
PEMBROKE PINES
FL 33027



PROPOSAL FRONT ELEVATION

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

EXTERIOR MATERIAL & FINISH LEGEND

A EXTERIOR PAINT FOR WALL - SHERWIN -SW 7757 HIGH REFLECTIVE WHITE AND SMOOTH FINISH FRONT WALL.

B CORPORATE COLOR IN LED AND CHANNEL LETTER 102"X 62"

C CONTINUOUS CONCRETE COVING PAINT IN RED

D LOWER SIZE PROTECTOR RED AWNING

E PROTECTIVE RED AWNING , EXTERNAL AREA

F PROTECTIVE RED AWNING OF WAITING AREA

G PROTECTIVE CURTAIN WAITING AREA

H BLACK FENCING WITH STEEL POST AND RAILS

I EXISTING TO REMAIN RED COLOR BRICKS

J WOOD CHAIR DINING

K HIGHT TOP CHAIR DINING

L ROSE POT STAND

M 50" TV MOUNTED

N OUTDOOR SPEAKERS

O BOOTH POPRTABLE STAND

P 3 BLADE OUTDOOR CEILING FANS

Q SECURITY CAMERAS

R HIGH TOP TABLE DINING

S WOOD TABLE DINING

T EXISTING CANOPY SIGNAGE

U NEW BRICK , MATCH COLOR TO EXISTING BRICK FACADE

V HIGH OUTDOOR WALL LIGHT

W NEW BRICK CORNICE, MATCH COLOR TO EXISTING BRICK

Y LETTER MAX HEIGHT 36"

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04 02/18/2020

05 03/03/2020

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40

**CASA ESPAÑA AT THE SHOPS OF PREMBROKE
PINES BUILDING 9000 SPACE 44**

Sheet No.

A-5



PROJECT NAME:



14537 SW 5TH STREET PEMBROKE PINES, FL 33131



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14537 SW 5TH ST
PEMBROKE PINES
FL 33027

PROPOSAL SIDE ELEVATION

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

EXTERIOR MATERIAL & FINISH LEGEND

- A** EXTERIOR PAINT FOR WALL - SHERWIN -SW 7757 HIGH REFLECTIVE WHITE AND SMOOTH FINISH FRONT WALL.
- B** CORPORATE COLOR IN LED AND CHANNEL LETTER 102"X 62"
- C** CONTINUOUS CONCRETE COVING PAINT IN RED
- D** LOWER SIZE PROTECTOR RED AWNING
- E** PROTECTIVE RED AWNING , EXTERNAL AREA
- F** PROTECTIVE RED AWNING OF WAITING AREA

- G** PROTECTIVE CURTAIN WAITING AREA
- H** BLACK FENCING WITH STEEL POST AND RAILS
- I** EXISTING TO REMAIN RED COLOR BRICKS
- J** WOOD CHAIR DINING
- K** HIGHT TOP CHAIR DINING
- L** ROSE POT STAND
- M** 50" TV MOUNTED

- N** OUTDOOR SPEAKERS
- O** BOOTH POPRTABLE STAND
- P** 3 BLADE OUTDOOR CEILING FANS
- Q** SECURITY CAMERAS
- R** HIGH TOP TABLE DINING
- S** WOOD TABLE DINING
- T** EXISTING CANOPY SIGNAGE

- U** NEW BRICK , MATCH COLOR TO EXISTING BRICK FACADE
- V** HIGH OUTDOOR WALL LIGHT
- W** NEW BRICK CORNICE, MATCH COLOR TO EXISTING BRICK
- Y** LETTER MAX HEIGHT 36"

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05	03/03/2020

Architect of Record:
JOSEPH FERNANDEZ SANCHEZ
ARCHITECT

DESCRIPTION

PROPOSAL SIDE
ELEVATION RENDER

Sheet No.

A-6

**CASA ESPAÑA AT THE SHOPS OF PREMBROKE
PINES BUILDING 9000 SPACE 44**



PROPOSAL FRONT ELEVATION SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL & FINISH LEGEND

A	EXTERIOR PAINT FOR WALL - SHERWIN -SW 7757 HIGH REFLECTIVE WHITE AND SMOOTH FINISH FRONT WALL	G	PROTECTIVE CURTAIN WAITING AREA	N	OUTDOOR SPEAKERS	U	NEW BRICK, MATCH COLOR TO EXISTING BRICK FACADE
B	CORPORATE COLOR IN LED AND CHANNEL LETTER 102"X 62"	H	BLACK FENCING WITH STEEL POST AND RAILS	O	BOOTH POPRTABLE STAND	V	HIGH OUTDOOR WALL LIGHT 3000K
C	CONTINUOUS CONCRETE COVING PAINT IN RED	I	EXISTING TO REMAIN RED COLOR BRICKS	P	3 BLADE OUTDOOR CEILING FANS	W	NEW BRICK CORNICE, MATCH COLOR TO EXISTING BRICK
D	LOWER SIZE PROTECTOR RED AWNING	J	WOOD CHAIR DANING	Q	SECURITY CAMERAS	X	EXISTING CANOPY 1 SIGNAGE
E	PROTECTIVE RED AWNING, EXTERNAL AREA	K	HIGHT TOP CHAIR DINING	R	HIGH TOP TABLE DINING	Y	LETTER MAX HEIGHT 36"
F	PROTECTIVE RED AWNING OF WAITING AREA	L	ROSE POT STAND	S	WOOD TABLE DINING		
		M	50" TV MOUNTED	T	EXISTING CANOPY 2 SIGNAGE		



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05	02-28-2020
06	03-03-2020
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...	...

Architect of Record:
JOAQUIN FERNANDEZ SANCHEZ
AP#8781

DESCRIPTION:

PROPOSAL FRONT
ELEVATION PLAN

Sheet No.

A-7



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06	03/03/2020

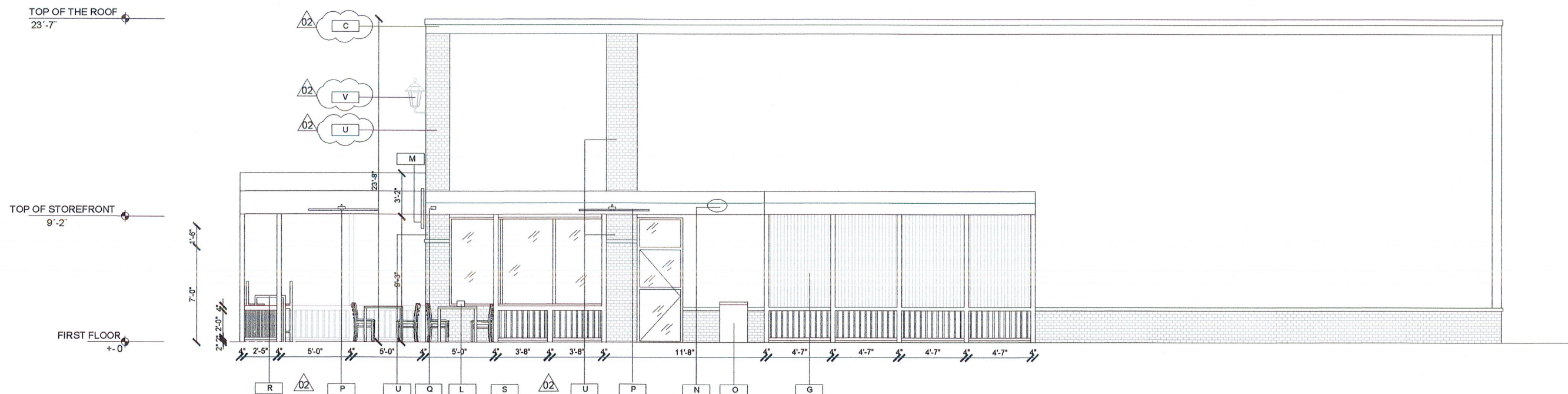
Architect of Record:
JOAQUIN FERNANDEZ SANCHEZ
AR99761

DESCRIPTION:

PROPOSAL SIDE
ELEVATION PLAN

Sheet No.

A-8



PROPOSAL SIDE ELEVATION

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

EXTERIOR MATERIAL & FINISH LEGEND

A EXTERIOR PAINT FOR WALL - SHERWIN - SW 7757 HIGH REFLECTIVE WHITE AND SMOOTH FINISH FRONT WALL

B CORPORATE COLOR IN LED AND CHANNEL LETTER 102"X 62"

C CONTINUOUS CONCRETE COVING PAINT IN RED

D LOWER SIZE PROTECTOR RED AWNING

E PROTECTIVE RED AWNING, EXTERNAL AREA

F PROTECTIVE RED AWNING OF WAITING AREA

G PROTECTIVE CURTAIN WAITING AREA

H BLACK FENCING WITH STEEL POST AND RAILS

I EXISTING TO REMAIN RED COLOR BRICKS

J WOOD CHAIR DINING

K HIGH TOP CHAIR DINING

L ROSE POT STAND

M 50" TV MOUNTED

N OUTDOOR SPEAKERS

O BOOTH POPRTABLE STAND

P 3 BLADE OUTDOOR CEILING FANS

Q SECURITY CAMERAS

R HIGH TOP TABLE DINING

S WOOD TABLE DINING

T EXISTING CANOPY 2 SIGNAGE

U NEW BRICK, MATCH COLOR TO EXISTING BRICK FACADE

V HIGH OUTDOOR WALL LIGHT 3000K

W NEW BRICK CORNICE, MATCH COLOR TO EXISTING BRICK

X EXISTING CANOPY 1 SIGNAGE

Y LETTER MAX HEIGHT 36"



SIGN

(FINAL DEMENSION BY SIGNAGE VENDOR)

SIGNAGE RESTRICTION

ALLOWABLE SIGNAGE AREA

PRIMARY SIGN = 2 SF / LINEAR FT OF STOREFRONT

ALLOWABLE PRIMARY SIGN WIDTH

80% WIDTH OF STOREFRONT

LETTER HEIGHT LIMIT

36" HIGH MAXIMUM

SIGNAGE PROVIDED

SIGN AREA

45.46 Sq. Ft PROVIDED

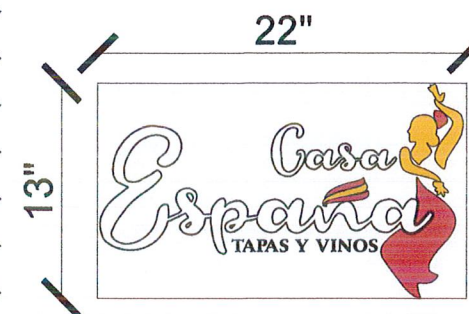
PRIMARY SIGN WIDTH

106" WIDE PROVIDED

LETTER HEIGHT

62" HEIGHT PROVIDED

CANOPY SIGNAGE 2



SIGNAGE PROVIDED

SIGN AREA

1.9 Sq. Ft PROVIDED

PRIMARY SIGN WIDTH

22" WIDE PROVIDED

LETTER HEIGHT

13" HEIGHT PROVIDED

CANOPY SIGNAGE 1



SIGNAGE PROVIDED

SIGN AREA

12 Sq. Ft PROVIDED

PRIMARY SIGN WIDTH

55" WIDE PROVIDED

LETTER HEIGHT

32" HEIGHT PROVIDED

CANOPY SIGNAGES RESTRICTION

TOTAL FT LINEAR OF CANOPY=96 SQ.FT
MAX ALLOWABLE= 96 SQ.FT OF TOTAL SIGNS
PROVIDED SUM OF TWO SIGN= 13.9 SQ.FT

Note:

- See shop drawing details
reference from :
Florida Construction Expert

**CASA ESPAÑA AT THE SHOPS OF PREMBROKE
PINES BUILDING 9000 SPACE 44**

PROJECT NAME:



MIAMI • BARCELONA
**FERNANDEZ
ARCHITECTURE**

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Architect of Record:
JOAQUIN FERNANDEZ SANCHEZ
AR99781

DESCRIPTION:
LOGO RESTRICTION

Sheet No.

A-9



H

BLACK FENCING WITH STEEL POST AND RAILS



J

WOOD CHAIR DINING



K

HIGHT TOP CHAIR DINING



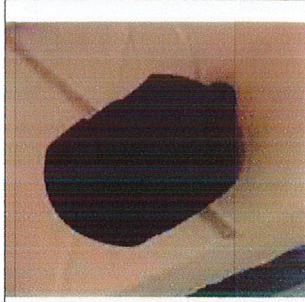
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ROSE POT TERRACOTTA



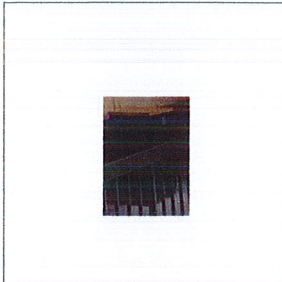
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50" TV MOUNTED



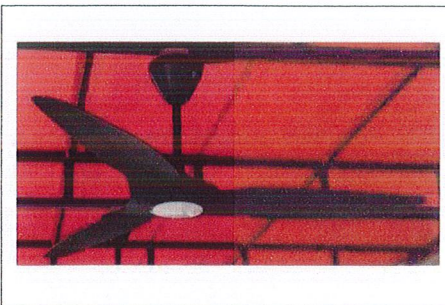
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OUTDOOR SPEAKERS



O

BOOTH POPRTABLE STAND



P

3 BLADE OUTDOOR CEILING FANS



Q

SECURITY CAMERAS



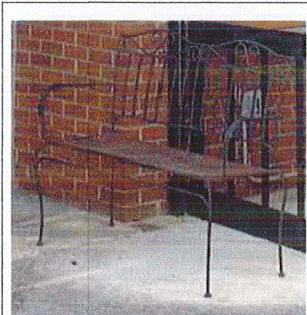
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HIGH TOP TABLE DINING



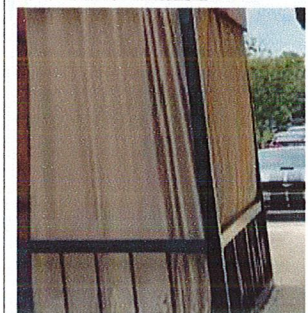
S

WOOD TABLE DINING



T

WATING CHAIR



G

PROTECTIVE CURTAIN WAITING AREA

EXISTING FURNITURE

CASA ESPAÑA AT THE SHOPS OF PREMBROKE
PINES BUILDING 9000 SPACE 44



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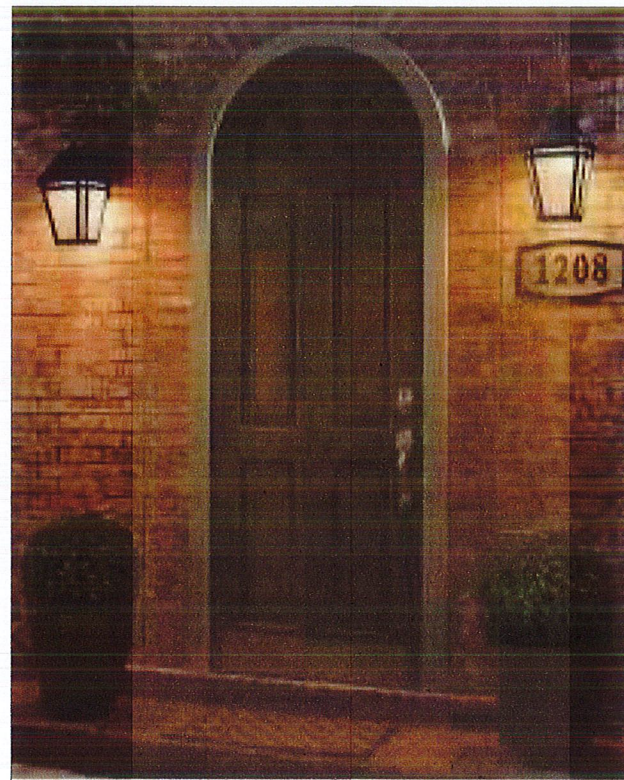
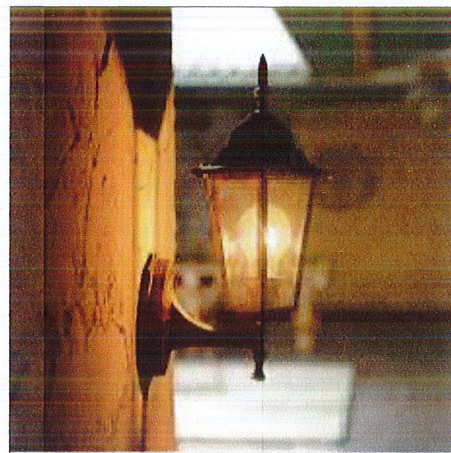
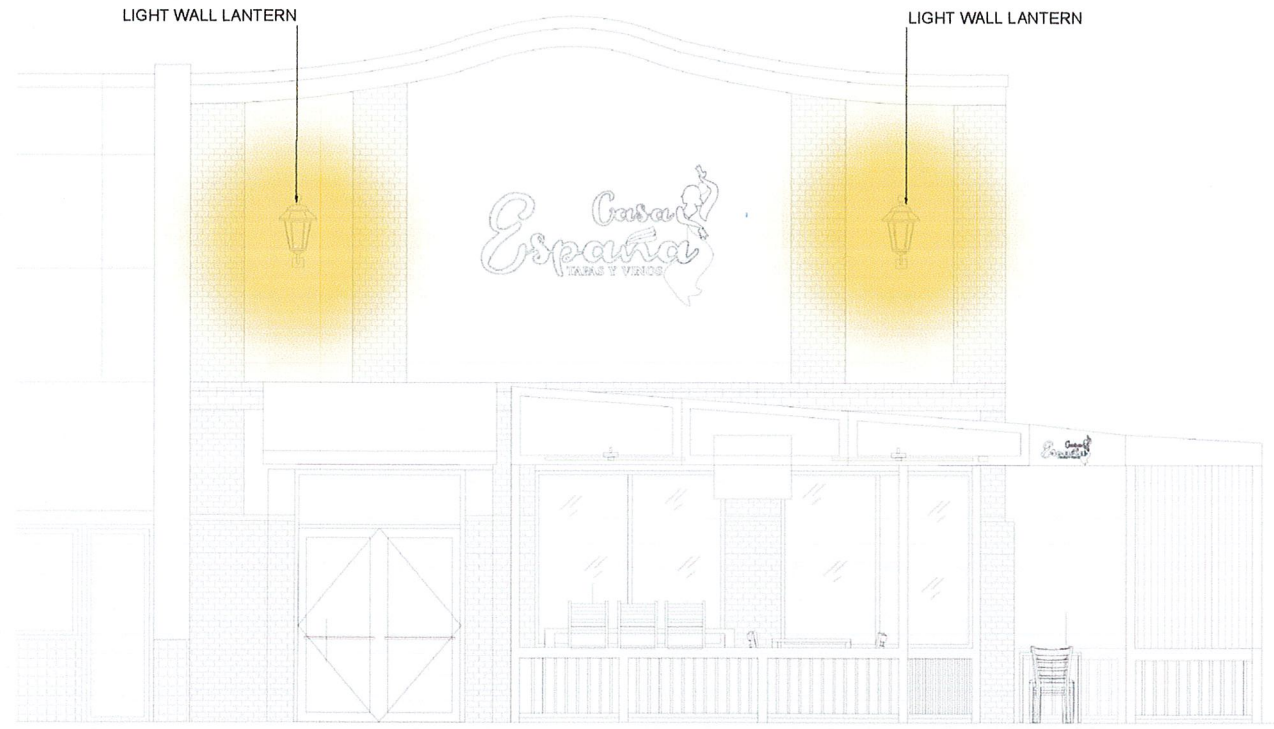
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...	...

Architect of Record:
Joaquin Fernandez Sanchez
#98781

DESCRIPTION:
EXISTING FIXTURE

Sheet No.

A-10



LIGHTING SIMILAR PROPOSAL

FEISS
1849 1845

OL5405BK: 4 - Light Wall Lantern



Dimensions:

Width: 13 5/8" Extends: 17 7/8"
Height: 36 1/4" Wire: 8"
Weight: 17 lbs.

Bulbs:

4 - Candelabra Torpedo 60w Max. 120v - Not included

Material List:

1 Body - Aluminum - Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (COTSWOLDLANE-WALL)

Collection: Cotswold Lane

UPC #: 014817580747

Finish: Black (BK)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Glass Plate	Glass	Clear	1									

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	17 3/8	5 1/8	1 1/4		12	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	OL5404BK	1	014817580747	39	17.5	21	8.294	28.1	250	Yes
NV Pallet		8		48	40	75	83.333	224.8		No



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Architect of Record:
JOSE LUIS FERNANDEZ SANCHEZ
A188771

DESCRIPTION:

LIGHTING SPECIFICATION

Sheet No.

A-11

**CASA ESPAÑA AT THE SHOPS OF PREMBROKE
PINES BUILDING 9000 SPACE 44**