



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

Summary

Agenda Date:	September 9, 2021	Application ID:	MSC 2021-25
Project:	David's Bridal	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	JRA HHF Venture LLC	Agent:	Kristin Ionata
Location:	14546 SW 5 Street		
Existing Zoning:	PCD (Planned Commercial Development)	Existing Land Use:	Commercial
Reference Applications:	MSC 2010-06, MSC 2008-37, 2007-58, MSC 2007-41, ZC 2006-07, ZC 2005-04, SUB 2005-03, SP 2005-36, PH 2004-10		
Applicant Request:	Architectural and signage modifications to two existing tenant bays		
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

Kristin Ionata, agent is requesting approval of Architectural and signage modifications to the David's Bridal tenant (formerly Hair Frenzy and Charming Charlie) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. David's Bridal will be located within building 7000. Building permit will be obtained to internally join the two former tenant bays together.

The Shops at Pembroke Gardens was approved through SP 2005-36. An amendment was made to the site plan in 2006 (SP 2006-27, Architectural changes). Modifications were last made to the tenant bays in 2010 (MSC 2010-06, Charming Charlie) and 2008 (MSC 2008-37, Hair Frenzy).

BUILDINGS / STRUCTURES:

The following modifications to the two former tenant bays (Hair Frenzy and Charming Charlie) to create a cohesive look for David's Bridal. A majority of the modifications will take place on the existing Hair Frenzy façade to match Charming Charlie façade.

- Paint the former Hair Frenzy, dryvit 625 (Mercedes) to match the former Charming Charlie bay.
- Removal of the all existing awnings to be replaced with 6 black awnings.
- Remove and replace the western entrance of the former Charming Charlie and the Hair Frenzy with storefront to match the existing.
- Removal and replacement of the Hair Frenzy cornice to match former Charming Charlie bay.
- Removal of the Hair Frenzy rounded entry feature.
- Removal of the tile cornice and stone base of the neutral pier between the two tenants. The cornice and stone will be replaced to match the adjacent eifs and dark grey tile.
- Removal and replacement of the Hair Frenzy stone base with dark grey tile to match.

SIGNAGE:

The applicant proposes the following signage:

- One 68.13 square foot internally illuminated channel letter wall sign to read, "David's Bridal" in white copy.
- 1.25 square feet of signage reading, "David's Bridal" in white copy on each of the 6 new black awnings. In total, 7.5 square feet of canopy signage is proposed for the storefront. The Shops at Pembroke Gardens Master Sign Plan allows 1 square foot of signage per linear foot of awning footage. Based on the proposed awnings. 76.5 square feet of awning signage is allowed.

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.

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

Enclosed:

Miscellaneous Plan Application
Memo from Planning Division (8/31/2021)
Memo from Zoning Administrator (8/31/2021)
Memo from Zoning Administrator (8/25/21)
Memo from Landscape Division (8/24/21)
Memo from Fire Prevention (8/18/21)
Memo from Planning Division (8/17/21)
Miscellaneous Plan
Site Aerials



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

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppinet.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 foot 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 #: PRJ 20 n/a Application #: MSC 2021-25
Date Submitted: 08/16/21 Posted Signs Required: (n/a) Fees: \$ 1,040

SECTION 1-PROJECT INFORMATION:

Project Name: DAVID'S BRIDAL

Project Address: PINES BLVD & I-75, UNIT #15, PEMBROKE PINES, FL 33019

Location / Shopping Center: SHOPS AT PEMBROKE GARDENS

Acreage of Property: N/A Building Square Feet: 9,400 SF

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 HHF VENTURE LLC
Owner's Address: 527 SW 145 TERR PPINES, FL 33027
Owner's Email Address: AALVAREZ@PEMBROKEGARDENS.COM
Owner's Phone: 954.450.1580 Owner's Fax: _____
Agent: SARGENTI ARCHITECTS
Contact Person: KRISTIN IONATA
Agent's Address: 1628 JFK BLVD, SUITE 1810, PHILADELPHIA, PA 19103
Agent's Email Address: KIONATA@SARGARCH.COM
Agent's Phone: 215-482-1950 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:

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)

PROJECT IS A NEW TENANT FITOUT OF (2) EXISTING TENANT SPACES: CHARMING CHARLIE'S AND HAIR FRENZY SALON. THE COMBINED 9,400 SF SPACE IS A NEW DAVID'S BRIDAL STORE.

THE EXISTING FACADE IS REDESIGNED IN ORDER TO CREATE A COHESIVE LOOK SPECIFIC TO DAVID'S BRIDAL. THE CHANGES INCLUDE THE FOLLOWING:

- REMOVAL OF EXISTING CHARMING CHARLIE'S AWNINGS AND HAIR FRENZY ROUND AWNINGS.
- REMOVAL OF EXISTING HAIR FRENZY STOREFRONT ENTRY, WALLS, AND ROUNDED ENTRY. INSTALLATION OF STOREFRONT WITH SQUARE HEADER FLUSH WITH FACADE, TO MATCH EXISTING STOREFRONT AT CHARMING CHARLIE'S.
- REMOVAL OF (1) CHARMING CHARLIE'S STOREFRONT ENTRY. INSTALLATION OF MATCHING STOREFRONT FLUSH WITH FACADE.
- INSTALLATION OF NEW DAVID'S BRIDAL AWNINGS OVER ALL STOREFRONT SECTIONS.
- REMOVAL OF TILE CORNICE AND STONE BASE AT NEUTRAL PIER BETWEEN FORMER TENANTS TO SIGNIFY ONE TENANT SPACE. FINISHES TO BE REPLACED TO MATCH ADJACENT EIFS CORNICE AND BLACK TILE BASE.
- NEW CORNICE PROFILE AT HAIR FRENZY FACADE TO MATCH PROFILE OF CHARMING CHARLIE'S FACADE.
- PAINT AT HAIR FRENZY FACADE TO MATCH DARK GREY OF ADJACENT CHARMING CHARLIE'S FACADE.

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.

SEE LETTER OF AUTHORIZATION

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.

Kate Tash

08.11.2021

Signature of Agent

Date

Sworn and Subscribed before me this _____ day

of _____, 20_____

Fee Paid

Signature of Notary Public

My Commission Expires



Shops at
Pembroke Gardens

July 12, 2021

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

Regarding: David's Bridal
14540 SW 5th Street
The Shops at Pembroke Gardens
Pembroke Pines, Florida 33027

To Whom It May Concern:

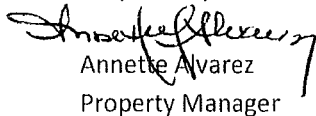
Please be advised that the Owners of The Shops at Pembroke Gardens, JRA HHF Venture, LLC has a fully executed lease with David's Bridal and they have our approval to apply for and be issued the necessary permits to complete the tenant improvement that they are filing for. The Tenant in these matters is to be considered the "OWNER" of the improvements and will be signing any and all applications or may assign and "AGENT" to sign on their behalf. The spaces involved in this tenant improvement is: 14540 SW 5 Street (Leasing Space #7020) and 14542/46 SW 5th Street (Space # 7030).

OWNER: David's Bridal

AGENT:

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

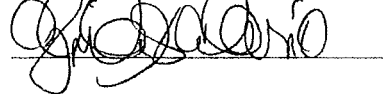
Respectfully,


Annette Alvarez
Property Manager

cc: Lease File

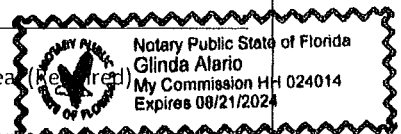
NOTORIZATION:

Sworn to and subscribed before me this 12th day of July, 2021



Signature of Notary Public

Notary Seal (Required)



Personally known ✓, OR, Produced Identification _____

Type of Identification: _____

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 31, 2021
To: MSC 2021-25 file
From: Cole Williams, Planner / Zoning Technician
Re: David's Bridal

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

August 31, 2021

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2021-25 (SPG – David's Bridal)

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

MEMORANDUM

August 25, 2021

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2021-25 (SPG – David's Bridal)

The following are my comments regarding the above Miscellaneous Plan:

1. Provide Sign Chart showing dimension and details of all proposed wall and canopy signage.
2. Maximum letter height is 36".
3. Canopy sign square footage should be shown as a total amount calculated by total lineal feet of awnings.
4. Correct Sheet Showing sign locations to be on north side as it incorrectly shows signage going on the south side of bay.
5. Provide notes on elevations that existing store front will be repainted and clean/repair existing wall lights as they are in poor condition.

Please contact me with any questions.

August 24, 2021

To: Cole Williams
Planner & Zoning Specialist

From: Christian Zamora
Planner/ Zoning Specialist

Re: (MSC 2021-25) David's Bridal @ SPG

DRC: 1

No Landscape work being proposed for the tenant

CHRISTIAN ZAMORA

Planner/ Zoning Specialist, Planning and Economic Development Department
City of Pembroke Pines
601 City Center Way, 3rd Floor
Pembroke Pines, FL 33025

DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE

FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY: Brian Nettina Assistant Fire Marshal
(954) 499-9557 bnettina@ppines.com

PROJECT NAME: David's Bridal

REFERENCE #: MSC 2021 - 25

DATE REVIEWED: 08/18/2021

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

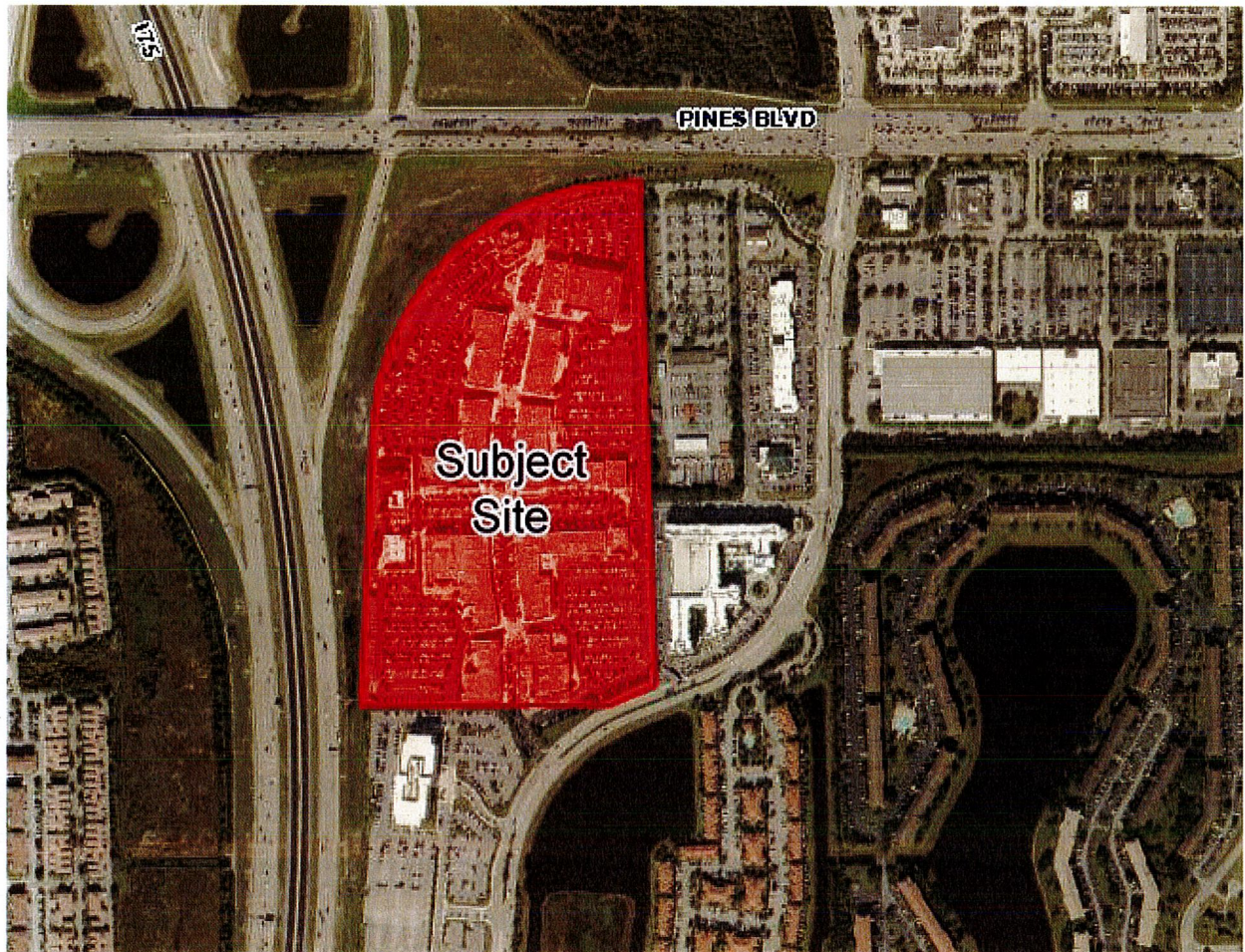
Date: August 17, 2021
To: MSC 2021-25 file
From: Cole Williams, Planner / Zoning Technician
Re: David's Bridal

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

1. The former Charming Charlie portion of the storefront needs to be repainted and refreshed even if it's the same color. Provide letter committing to the repainting of the entire façade. As well, the existing lighting will need to be refreshed as there is noticeable wear on the existing fixtures.
2. Provide material board of with physical samples of all paint chips and materials to be used.
3. Sign map indicates the signage and awnings will go on the South elevation. Please correct this to be the North elevation.
4. Clarify that all letters of the sign are illuminated
5. Signage letter height cannot exceed 36"
6. Provide height to the top and bottom of the sign.
7. Update proposed square footage on the awning signage page for only the total size of the text.
8. Add note to the plan that the existing neutral piers and the black awnings over the rear doors shall remain.
9. Further comments may apply
10. Contact me prior to resubmittal 954-392-2100.

SUBJECT SITE AERIAL PHOTO

David's Bridal (MSC 2021-25)



ARCHITECTURAL REVIEW APPLICATION

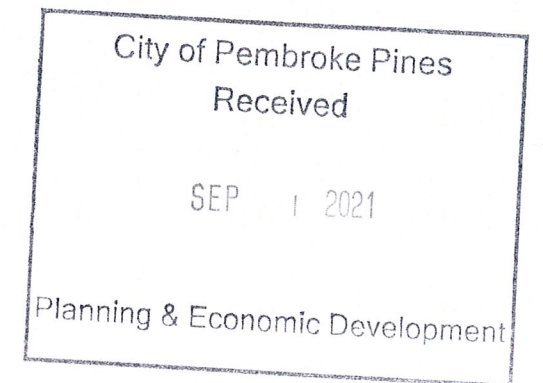
DAVID'S BRIDAL

THE SHOPS AT PEMBROKE GARDENS

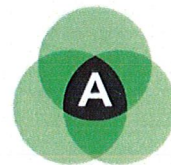
PINES BLVD AND I-75

UNIT #15

PEMBROKE PINES, FL 33019



BUILDING OWNER



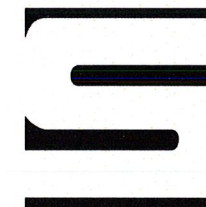
JEFFERY R ANDERSON
REAL ESTATE, INC.
THE ROOKWOOD EXCHANGE
3825 EDWARDS ROAD
SUITE 200
CINCINNATI, OH
(513) 241-5800

TENANT



DAVID'S BRIDAL
1001 WASHINGTON AVE
CONSHOHOCKEN, PA
(610) 943-9049

ARCHITECT



SARGENTI ARCHITECTS
1628 JFK BOULEVARD
SUITE 1810
PHILADELPHIA, PA
(215) 482-1950

08.31.2021

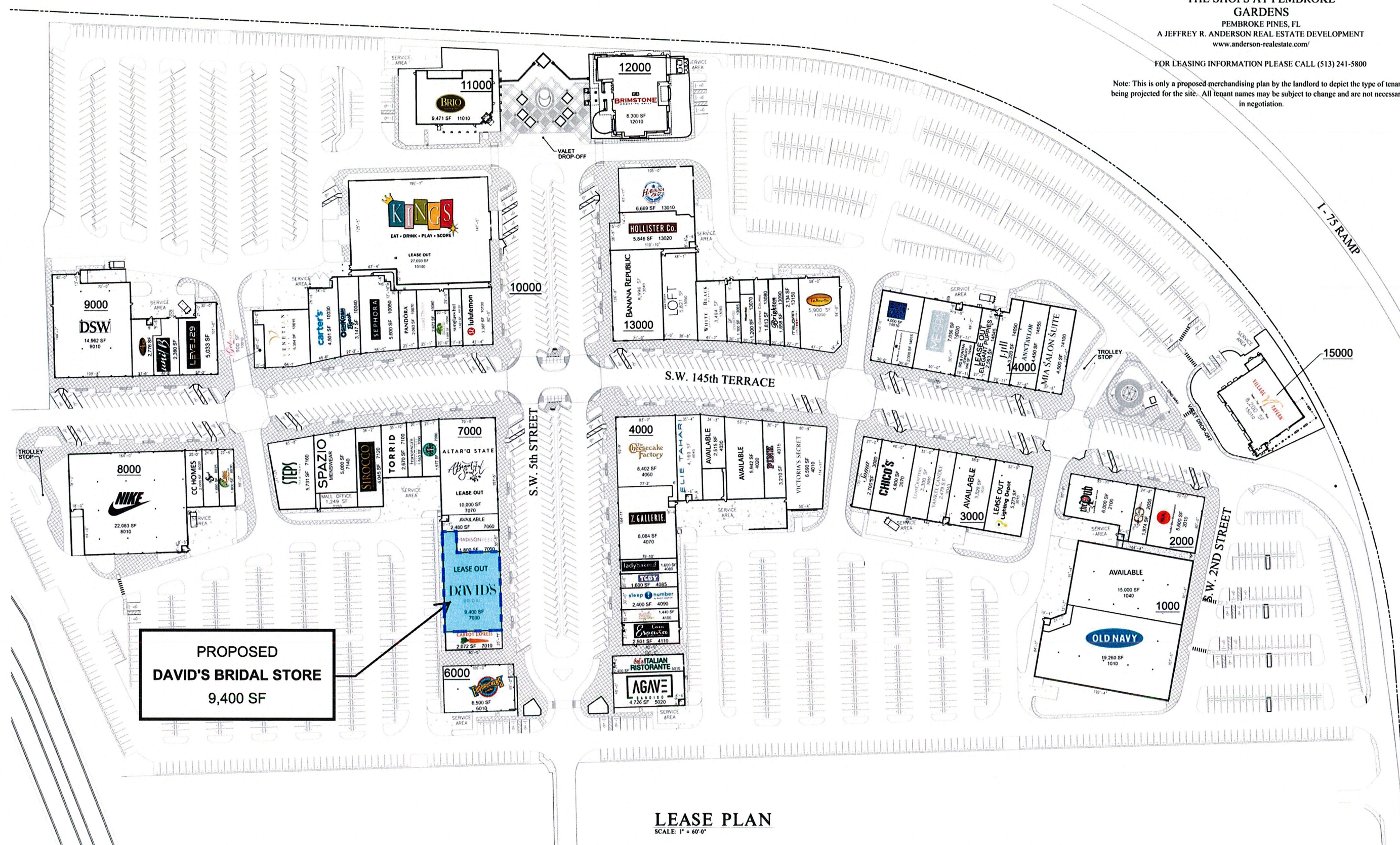
CONTENTS

PROPOSED SITE PLAN
PROPOSED FIXTURE PLAN
PROPOSED STOREFRONT ELEVATION
PROPOSED STOREFRONT COLORED ELEVATION
EXISTING FACADE IMAGES
PROPOSED LIGHT FIXTURES
PROPOSED SIGNAGE DETAILS
PROPOSED MATERIAL BOARD

PEMBROKE PINES, FL
A JEFFREY R. ANDERSON REAL ESTATE DEVELOPMENT
www.anderson-realestate.com/

FOR LEASING INFORMATION PLEASE CALL (513) 241-5800

Note: This is only a proposed merchandising plan by the landlord to depict the type of tenants being projected for the site. All tenant names may be subject to change and are not necessarily in negotiation.

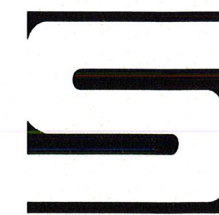


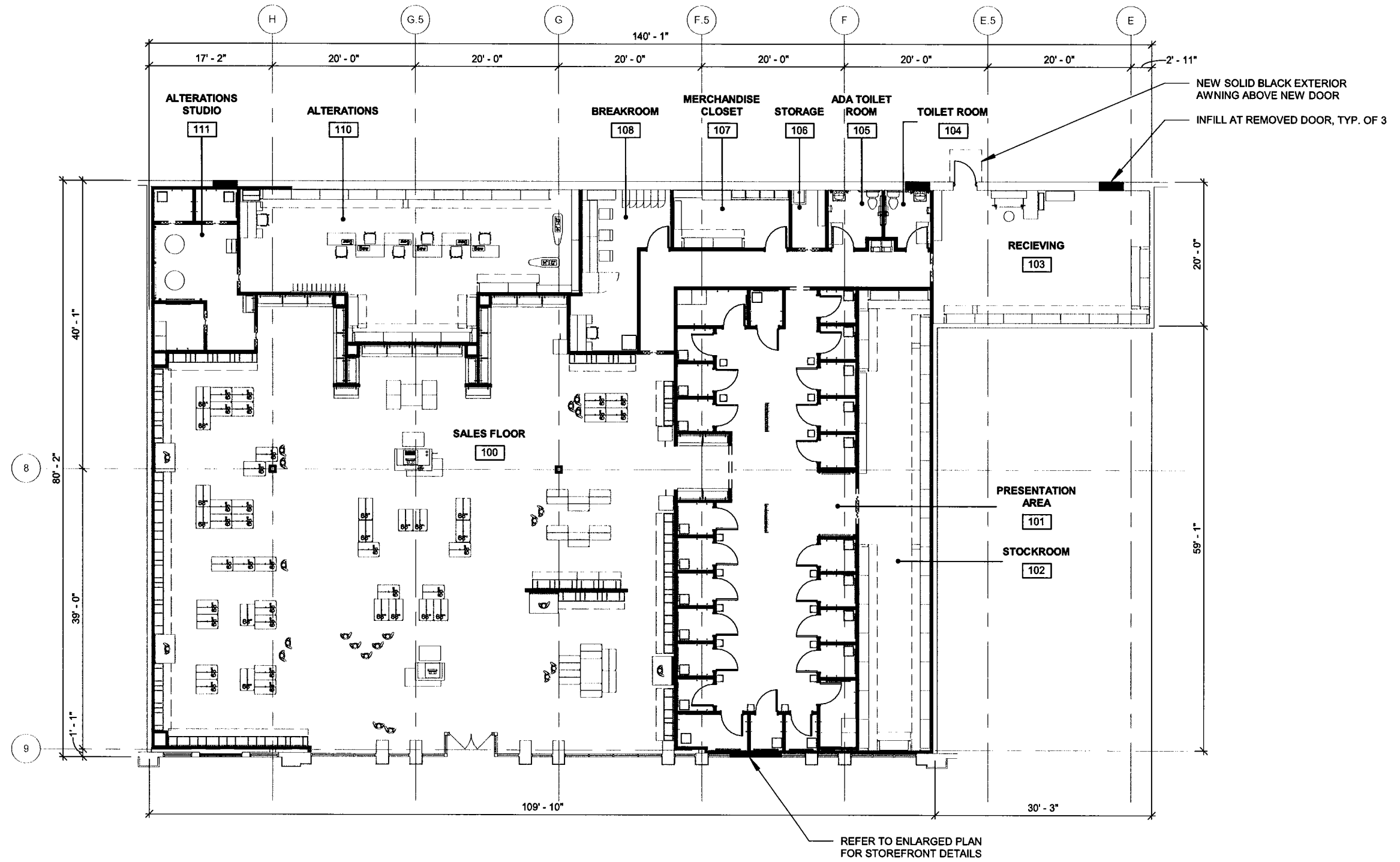
DAVID'S BRIDAL AT THE SHOPS AT PEMBROKE GARDENS

PINES BLVD AND I-75, UNIT #15
PEMBROKE PINES, FL 33019

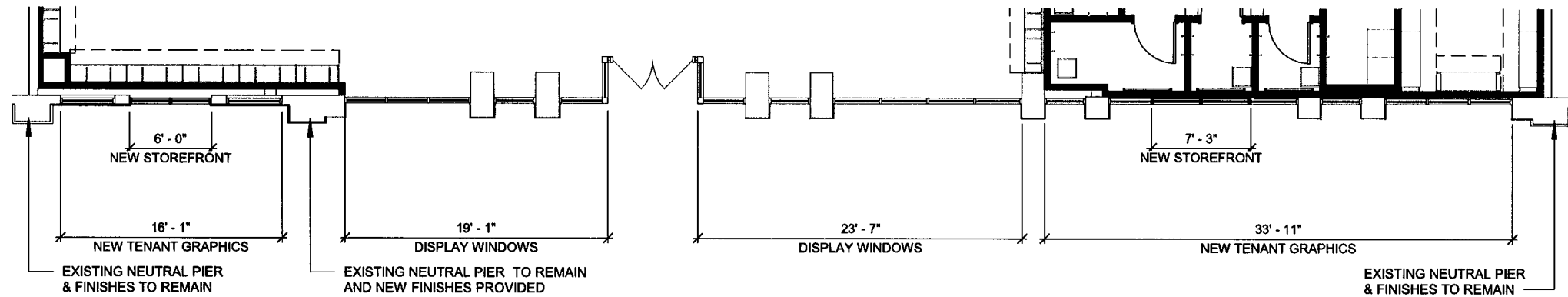
DAVID'S™

BRIDAL

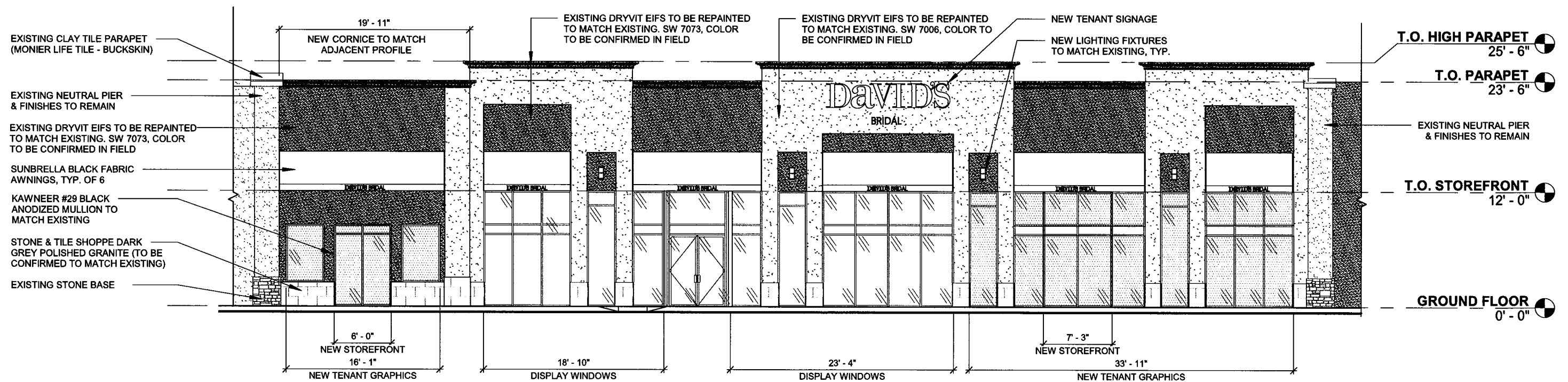




1 FURNITURE / EQUIPMENT PLAN - ZONING
1/16" = 1'-0"



② STOREFRONT PLAN - ZONING
3/32" = 1'-0"



① FRONT ELEVATION - ZONING
3/32" = 1'-0"

DAVID'S
BRIDAL

PROPOSED FACADE
DAVID'S BRIDAL AT THE SHOPS AT PEMBROKE GARDENS

PINES BLVD AND I-75, UNIT #15
PEMBROKE PINES, FL 33019





DAVID'S
BRIDAL

PROPOSED FACADE
DAVID'S BRIDAL AT THE SHOPS AT PEMBROKE GARDENS

PINES BLVD AND I-75, UNIT #15
PEMBROKE PINES, FL 33019



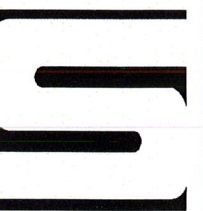


DAVID'S
BRIDAL

EXISTING FACADE PHOTOS

DAVID'S BRIDAL AT THE SHOPS AT PEMBROKE GARDENS

PINES BLVD AND I-75, UNIT #15
PEMBROKE PINES, FL 33019



Nevis LED Tall Outdoor Wall Sconce

By Access Lighting

Nevis LED Tall Outdoor Wall Sconce
By Access Lighting

Product Options

Finish: Bronze , Satin
Color Temperature: 3000

Details

- Energy Efficient LED Light Source
- Ribbed Frosted Shade
- Material: Aluminum
- Shade Material: Glass
- Dimmable when used with a Electronic low voltage (ELV) Dimmer (Not Included)
- Title 24 compliant
- Energy Star Qualified
- UL Listed Wet
- Marine Grade
- Warranty: 5 Year Limited
- Made In China

Dimensions

Backplate: Width 4.5", Height 7", Depth 0.5"
Fixture: Width 6", Height 16.75", Depth 5.3", Weight 6Lbs

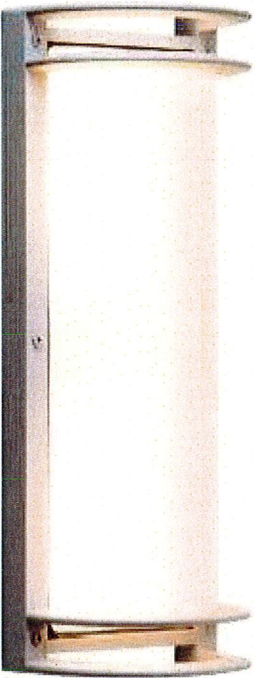
Lighting

- 15 Watt (1500 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K

Additional Details

Product URL:
<https://www.lumens.com/nevis-led-tall-outdoor-wall-sconce-by-access-lighting-ACCP266407.html>
Rating: UL Listed Wet

Product ID: ACCP266407



Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:



Project No. 4460

Customer Signage Package

Pines Blvd. & I-75
Pembroke Pines, FL

DAVID'S[®]
BRIDAL



LEGEND

- Front Elevation (North)S1
- AwningA1



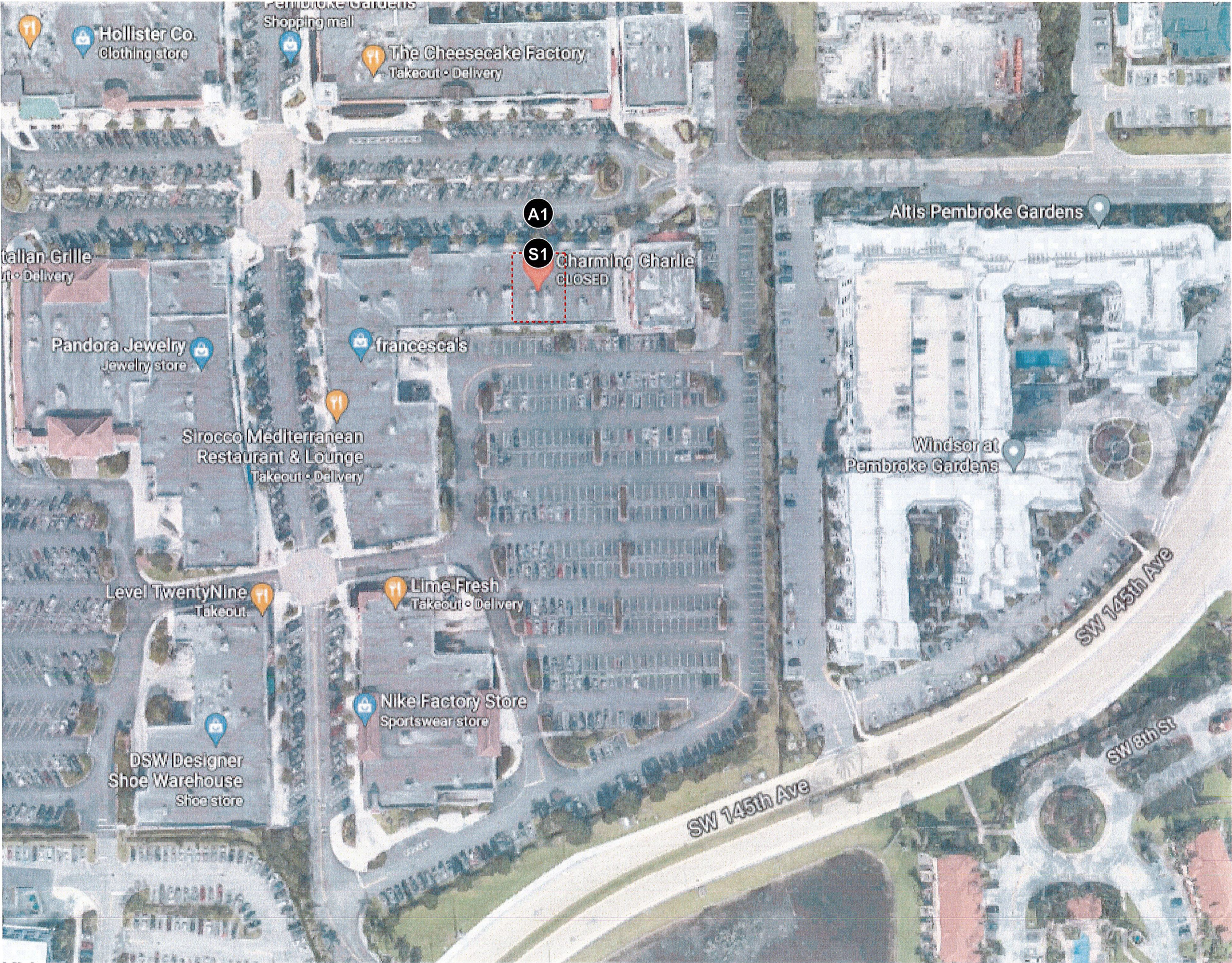
Site Plan - Overview

Project No.	4460
Project	Signage Package
Location	Pines Blvd. & I-75 Pembroke Pines, FL
Orig. Draft	07.29.2021
Project Mgr.	Caleb Little
Designer	Stephanie Chan
Rev. Art	Stephanie Chan
Rev. Date	08.26.2021
Page Rev.	004
Rev. Details	Revised placement

This sign design is exclusive property of Identiti Resources, LTD., and is the result of the original and creative work of it's employees. This drawing is submitted to the customer for the sole purpose of purchase of the design or signage manufactured to this design, by Identiti Resources, LTD. Distribution to or use of this sign design by anyone outside of the customer's organization, without expressed, written authorization by Identiti Resources, LTD. is prohibited.



425 N Martingale Rd
18th Floor
Schaumburg, IL 60173
Office 847.301.0510
identiti.net



Front (North) Store Elevation

S1-1

Proposed Signage = 68.13 SF

Relevant Signage Code
2 SF for each linear foot of store frontage NTE 80% of storefront width. Max letter height is 36".
88.42 x 2 = 17176.84 SF
88.42 x 80% = 70.7 ft

Sign Type
LED Channel Letters
Front Lit: "David's"
Front Lit: "Bridal"

Mounting
Flush Mounted

Color Palette

- Face: White Acrylic
- 3M Dual Color Overlay Painted Akzo Nobel 436-H-5 Gray
- Trims & Returns: Black, Satin Finish
- N/A
- N/A

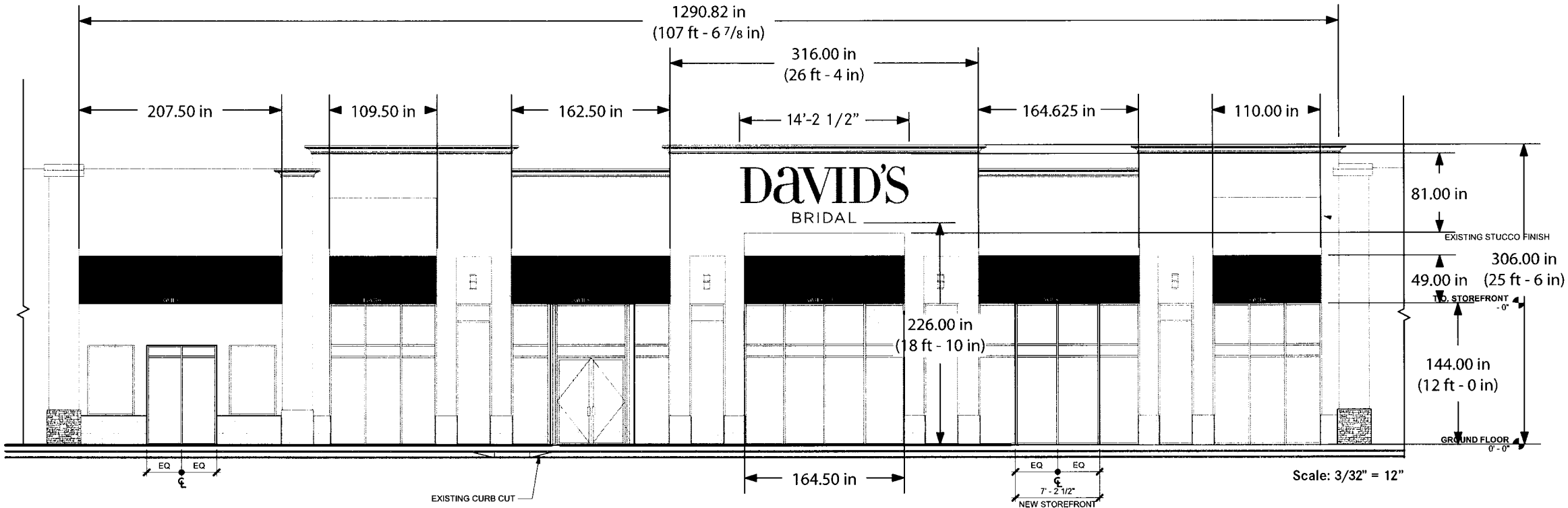
Project No. 4460
Project Signage Package
Location Pines Blvd. & I-75
Pembroke Pines, FL

Orig. Draft 07.29.2021
Project Mgr. Caleb Little
Designer Stephanie Chan
Rev. Art Stephanie Chan
Rev. Date 08.27.2021
Page Rev. 004
Rev. Details Revised size

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IDENTITI

425 N Martingale Rd
18th Floor
Schaumburg, IL 60173
Office 847.301.0510
identiti.net



▲ PROPOSED

Existing store front will be repainted and clean/repair existing wall lights as they are in poor condition



Scale: 1/2" = 12"

Sign Specifications

SPEC

Proposed Signage = N/A

Relevant Signage Code
N/A

Sign Type
LED Channel Letters
Front Lit: "David's"
Front Lit: "Bridal"

Mounting
Flush Mounted

Color Palette

Face: White Acrylic

3M Dual Color Overlay Painted Akzo Nobel 436-H-5 Gray

Trims & Returns: Black, Satin Finish

N/A

N/A

Project No. 4460
Project Signage Package
Location Pines Blvd. & I-75
Pembroke Pines, FL

Orig. Draft 07.29.2021
Project Mgr. Caleb Little
Designer Stephanie Chan
Rev. Art Stephanie Chan
Rev. Date 08.27.2021
Page Rev. 004
Rev. Details Added spec

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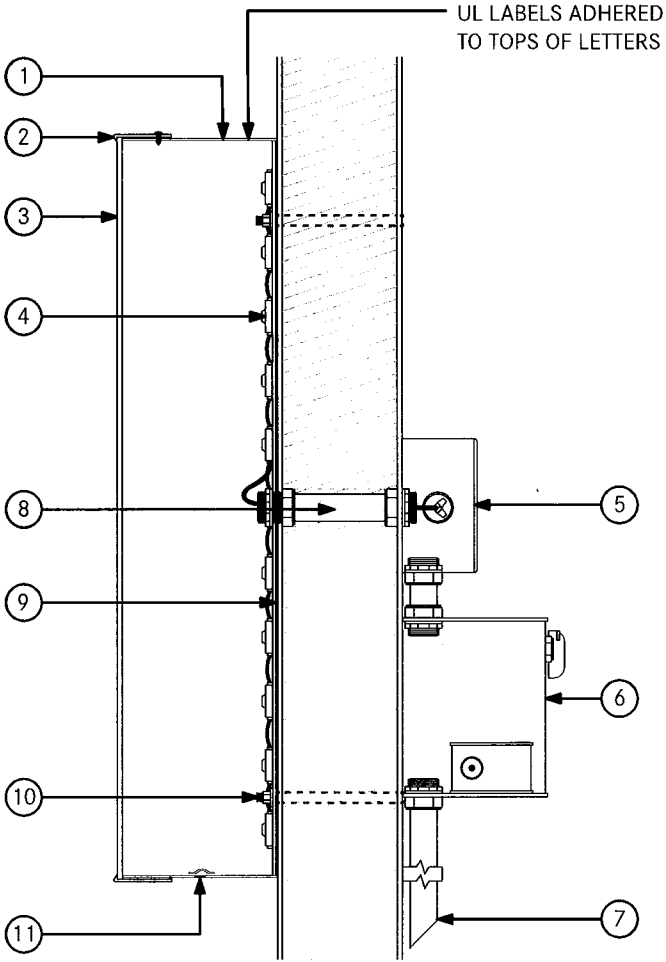
IDENTITI

425 N Martingale Rd
18th Floor
Schaumburg, IL 60173
Office 847.301.0510
identiti.net



Sign Size Table (Nearest 1/8" Fabrication Size)					
36"	11.25"	66.125"	170.548 "	57.5"	68.13 SF

LETTERSET SPECIFICATIONS	
1	0.040 ALUMINUM RETURNS (4" DEPTH): PAINTED BLACK, SATIN FINISHT
2	1" TRIM CAP: (WITH JEWELITE WASHER HEAD PHILLIPS SCREWS) PAINTED BLACK, SATIN FINISH
3	3/16" ACRYLIC FACE: PLEXIGLAS 2447 WHITE WITH 3M DUAL COLOR OVERLAY PAINTED AZKO NOBEL 436-H-5 GRAY
4	LED UNITS (WHITE): ALL LEDS TERMINATED WITH WIRENUTS
5	UL LISTED HOUSING: SECONDARY WIRING SPLICE POINT (WHEN NEEDED)
6	UL HOUSING W/ PWR SUPPLY (QTY VARIES) DISCONNECT SWITCH FOR DEDICATED PRIMARY POWER CIRCUIT
7	PRIMARY POWER CIRCUIT (PROVIDED/PERMITTED BY OTHERS) TO BE PLACED WITHIN 5 FEET OF CENTER OF SIGN
8	CONDUIT: SECONDARY ELECTRICAL RUN (WHEN NEEDED)
9	0.063 ALUMINUM BACK: PRECOAT WHITE FINISH
10	MOUNTING HARDWARE: VARIES ON FACADE TYPE AND SUPPORT STRUCTURE
11	WEEP HOLES WITH LIGHT BAFFLES



A3 LETTER SECTION
SCALE: N.T.S.

Scale: 1/2" = 12"

A1-1

Proposed Signage = 7.5 SF

Relevant Signage Code

1 SF of graphic area permitted per lineal foot of awning footage
Canopy sign square footage should be shown as a total amount calculated by total lineal feet of awnings.

Sign Type

Black Sunbrella Awning with Painted Graphics

Mounting

Flush Mounted

Color Palette

■ Sunbrella Black Awning

White

N/A

N/A

N/A

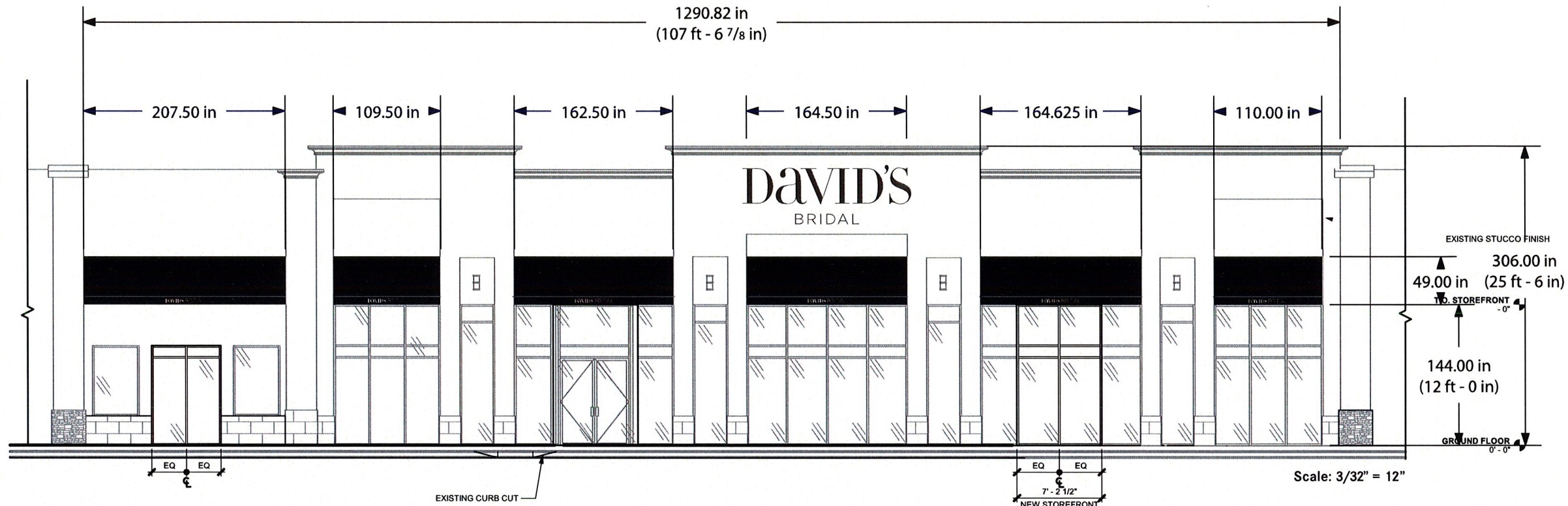
Project No. 4460
Project Signage Package
Location Pines Blvd. & I-75
Pembroke Pines, FL

Orig. Draft 07.29.2021
Project Mgr. Caleb Little
Designer Stephanie Chan
Rev. Art Stephanie Chan
Rev. Date 08.27.2021
Page Rev. 004
Rev. Details Revised SF callout

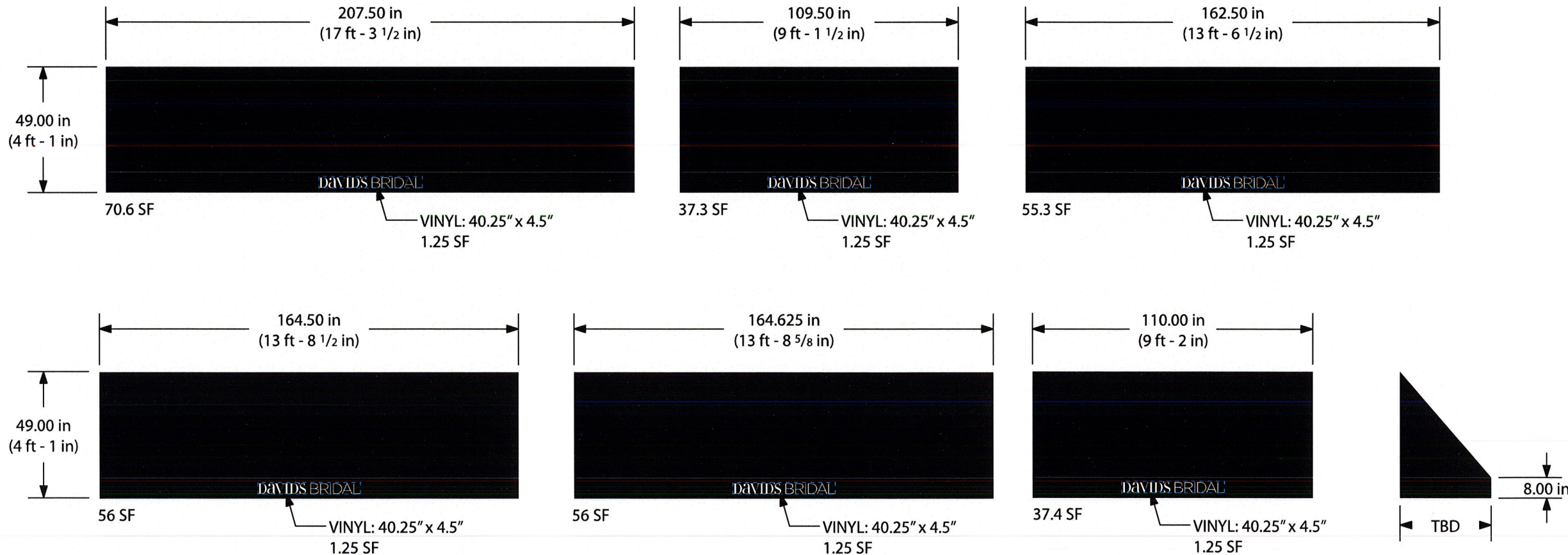
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▲ PROPOSED



Sign Specifications

SPEC (A1-1)

Proposed Signage = N/A

Relevant Signage Code
N/A

Sign Type
Black Sunbrella Awning with Painted Graphics

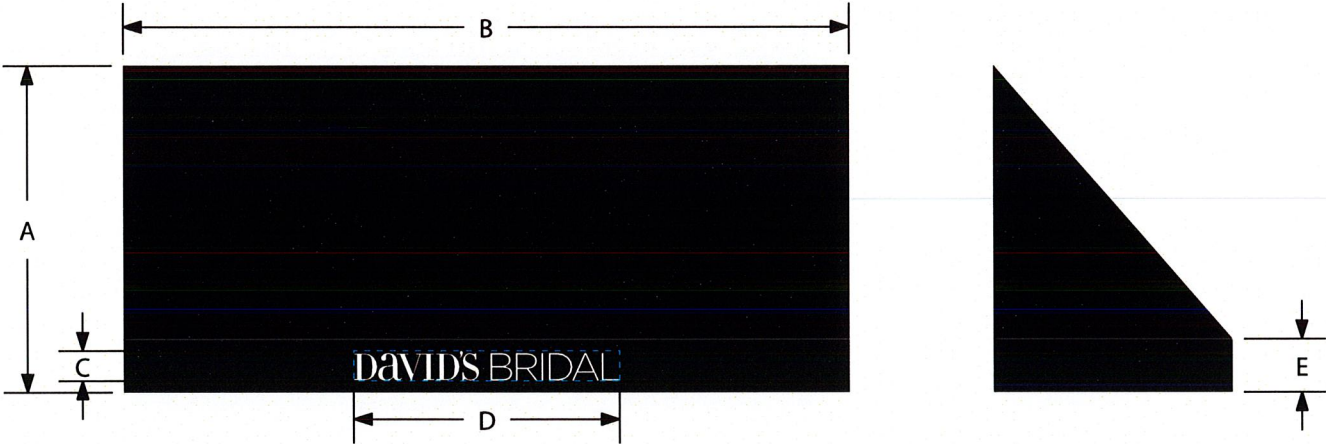
Mounting
Flush Mounted

- Color Palette
- Sunbrella Black Awning
 - White
 - N/A
 - N/A
 - N/A

Project No. 4460
Project Signage Package
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Awning Size Table (Nearest 1/8” Fabrication Size)					
Awning # (Left to Right)	Awning Height (A)	Awning Width (B)	Vinyl Height (C)	Vinyl Width (D)	Valance Height (E)
1	49 in	207.50 in	4.50 in	40.25 in	8 in
2	49 in	109.50 in	4.50 in	40.25 in	8 in
3	49 in	162.50 in	4.50 in	40.25 in	8 in
4	49 in	164.50 in	4.50 in	40.25 in	8 in
5	49 in	164.625 in	4.50 in	40.25 in	8 in
6	49 in	110 in	4.50 in	40.25 in	8 in