

LOCATION MAP
NTS

INDEX

A-100; FLOOR PLAN AND LOCATION MAP
A-200; ELEVATION AND FACADE DETAIL

SCOPE OF WORK

SUMMARY OF WORK

1. PROJECT DESCRIPTION: OUTSIDE SITING
2. TENANT INTERIOR IMPROVEMENT AT EXISTING BUILDING
3. WORK INVOLVED: ARCHITECTURAL
4. WORK COMPLETED SHALL MEET ALL LOCAL AND STATES BUILDING CODE REQUIREMENTS.

SCOPE OF WORK

THE WORK WILL CONSIST OF NEW EXTERIOR COLOR CHANGE, BUILDING AND NEW OUTSIDE SITING, FURNISHING, UMBRELLAS ON THE CORRIDOR AND AWNING ENTRANCE

LEGAL DESCRIPTION

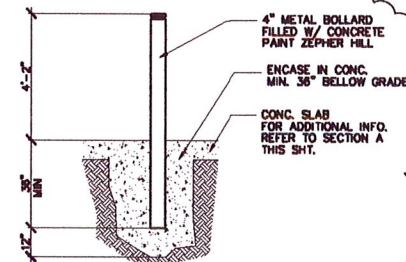
PROPERTY ADDRESS:
14538 SW 5th St Pembroke Pines, FL 33027
FOLD NUMBER:
30-5914-127-0010
LEGAL DESCRIPTION:
LONDON SQUARE
P.B. 166-072 T-22583
TR A LESS COMM NE COR TR A TH
S 87 DEG W 195.01FT S 49 DEG W
20.46FT S 87 DEG W 298.60FT S 02
DEG E 16.06FT FOR POS N 87 DEG E
24.41FT S 02 DEG E 1.44FT N 87
DEG E 135.01FT S 02 DEG E 15.63FT
SELY AD 3.17FT SELY AD 42.43FT
SELY AD 3FT S 87 DEG E 17.43FT

SQ. FT. AREA CARROT EXPRESS	
INDOOR DINING AREA	776.41 SQ. FT.
OUTDOOR DINING AREA	908.25 SQ. FT.
INDOOR TABLES	14 (46 SEATING)
OUTDOOR TABLES	12 (24 SEATING)

OUTDOOR
SCHEDULE

	SIZE	MATERIAL	QTY
UMBRELLAS 1	11'-6"x11'-6"	AL/OWNING	5
UMBRELLAS 2	13'-0"x10'-0"	AL/OWNING	1
PLANTS	11'-6"x11'-6"	WOOD	27
TABLES	30"x48"	ALUMINUM	12
CHAIRS		ALUMINUM	24

NOTE: EXISTING NEUTRAL PIERS SHALL REMAIN



FLOOR PLAN OUTSIDE SITING

3/8" = 1'-0"



REVISIONS	
No.	
9/24/2021	
10/11/2021	

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PROJECT: OUTSIDE SITING
CARROT EXPRESS PEMBROKE MALL
OWNER: JRA HHR VENTURE LLC
DRAWN BY: M. GUILLEN
CHECKED BY: FG
SCALE: AS SHOWN

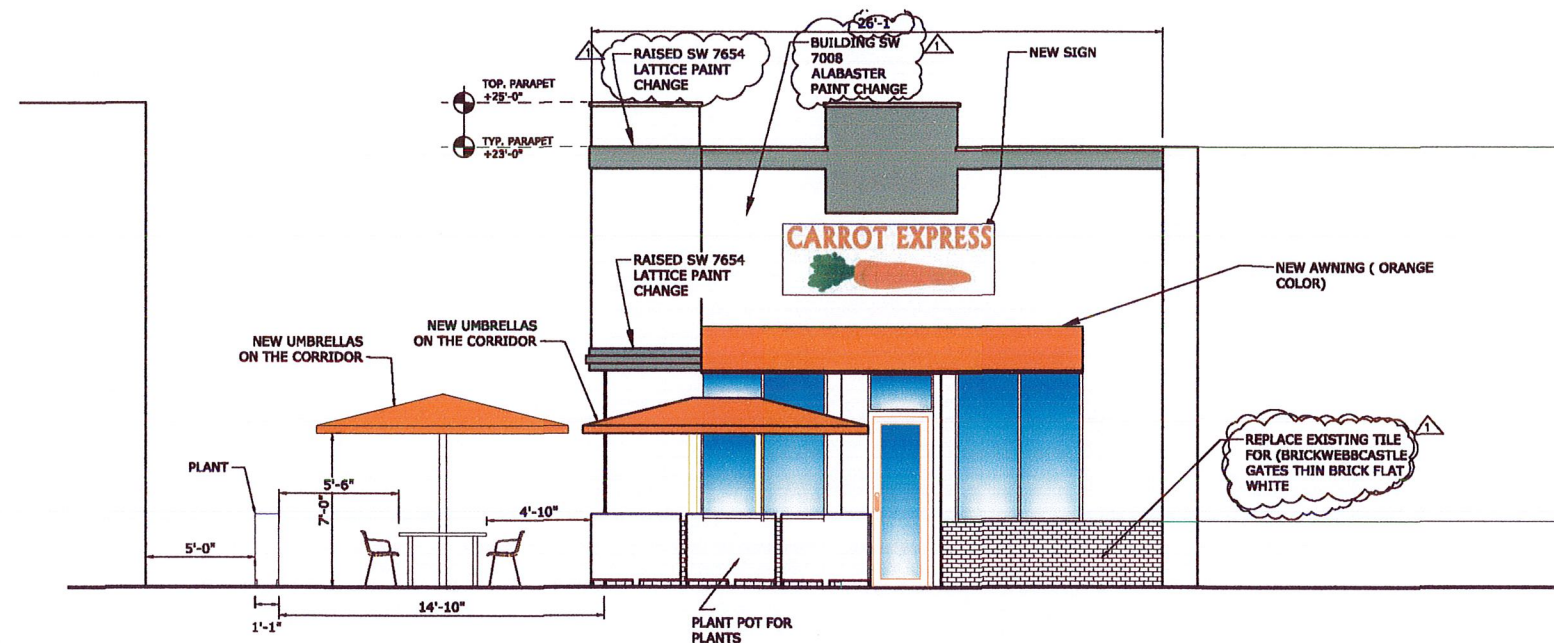
FLOOR PLAN AND GENERAL NOTES

FAUSTO GUERRERO, P.E.
PROFESSIONAL ENGINEER
195521 SW 188th Ave.
MIAMI, FL 33177
(786) 443-1685

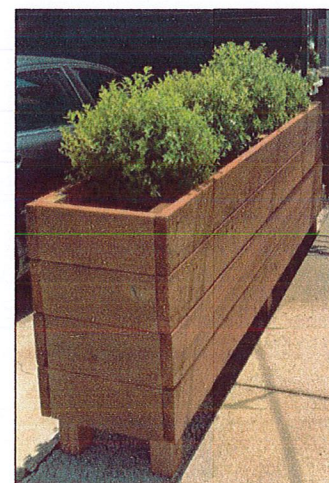
DATE: 6/4/2021
DRAWN BY: M. GUILLEN
CHECKED BY: FG
SCALE: AS SHOWN

A-100

SHEET NUMBER: 1 of 2 1231



NORTH FACADE
1/4" = 1'-0"



PLANT -VIEW
N.T.S.

OUTDOOR SCHEDULE	SIZE	MATERIAL	QTY
UMBRELLAS 1	11'-6"x11'-6"	AL/OWNING	5
UMBRELLAS 2	13'-0"x10'-0"	AL/OWNING	1
PLANTS	11'-6"x11'-6"	WOOD	27
TABLES	30"x48"	ALUMINUM	12
CHAIRS		ALUMINUM	24

NOTE: EXISTING NEUTRAL PIERS SHALL REMAIN

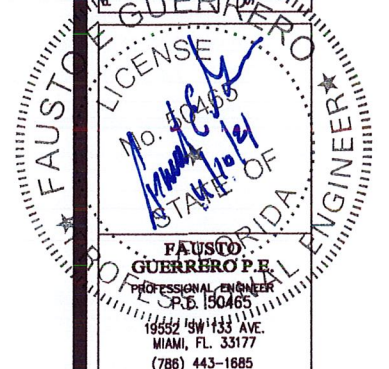
REVISIONS

No.	
1	9/24/2021

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PROJECT: OUTSIDE SITING
CARROT EXPRESS PEMBROKE MALL
OWNER INFORMATION: 14533 SW 5th St Pembroke Pines, FL 33027
OWNER: JRA HHR VENTURE LLC

ELEVATION AND VIEW FIXTURE DETAIL

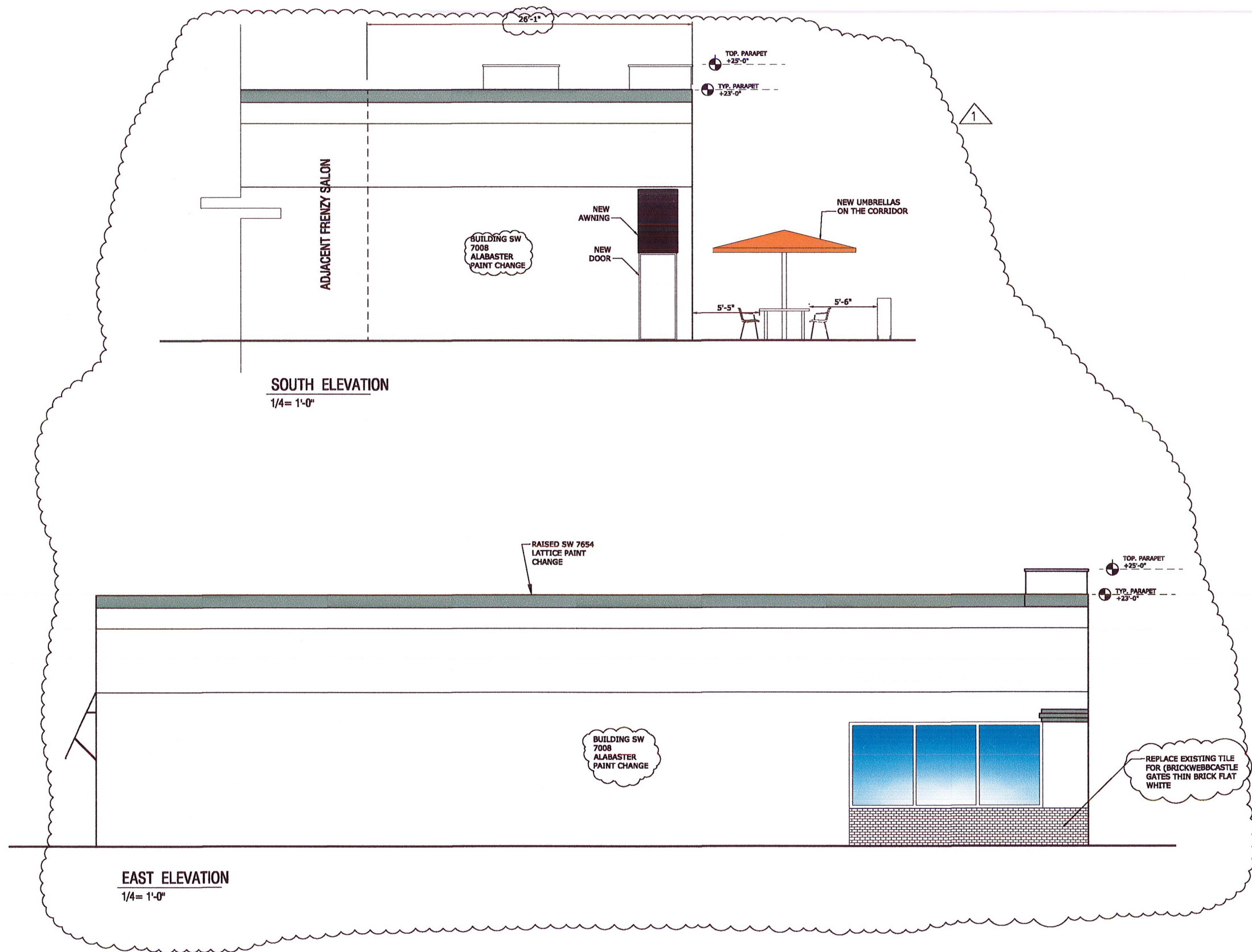


DATE: 5/4/2021
DRAWN BY: M. GUILLEN
CHECKED BY: FG
SCALE: AS SHOWN



A-200

SHEET NUMBER: 2 of 2 1231



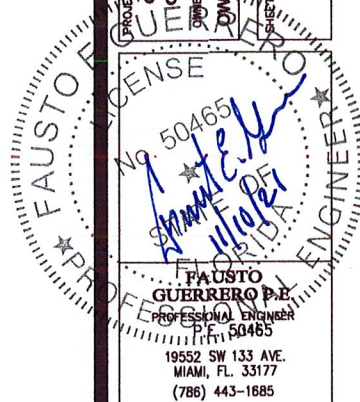
REVISIONS

No.	
1	9/24/2021

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PROJECT: OUTSIDE SITTING
 14538 SW 5th St Pembroke Pines, FL 33027
 OWNER: JRA HHR VENTURE LLC

SOUTH AND EAST ELEVATIONS

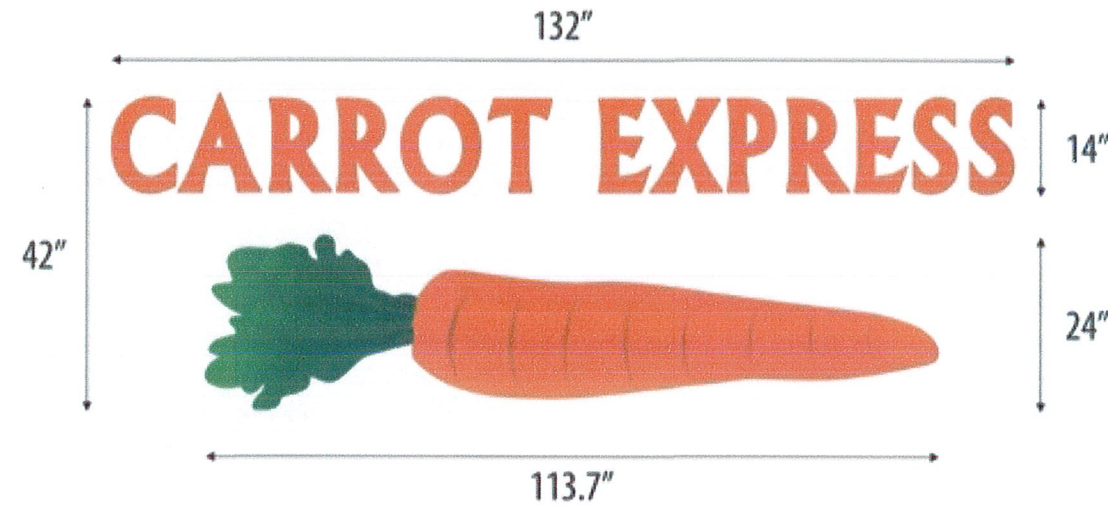


DATE 6/4/2021
 DRAWN BY: M. GUILLEN
 CHECKED BY: FG
 SCALE: AS SHOWN

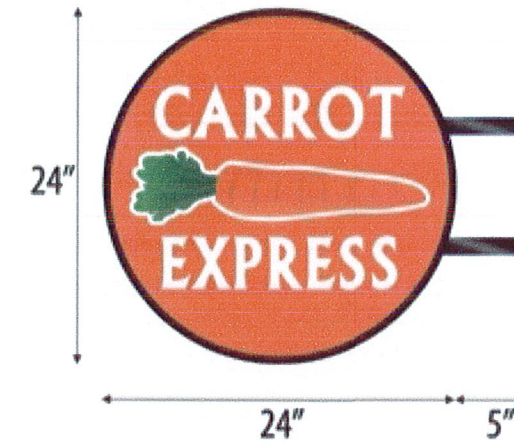


A-201

SHEET NUMBER: 2 of 2 1231



Total Sign Area
38.5 sqft



Total Sign Area
4 sqft



Project: Carrot Express

info@foreversignsusa.net

Sales Rep: Robin Perez

Date: 10/17/2021

Scale: N/A

Sheet: 1/2

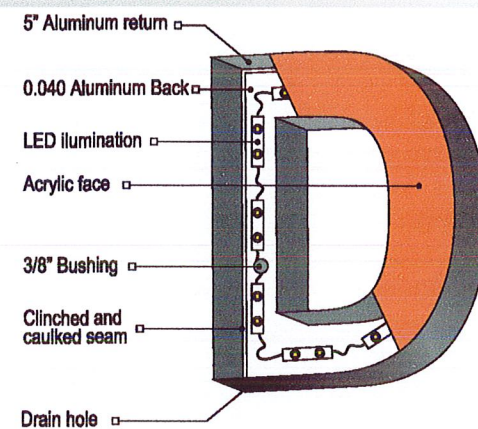
Add: 14538 S St, Pembroke Pines, FL

www.foreversignsusa.net

305.885.3411

The customer is fully responsible for final proof and layout approval prior to the sign manufacturing or printing. Forever Signs shall NOT be liable for errors in a final product caused by misspelling or low resolution images send it by costumers

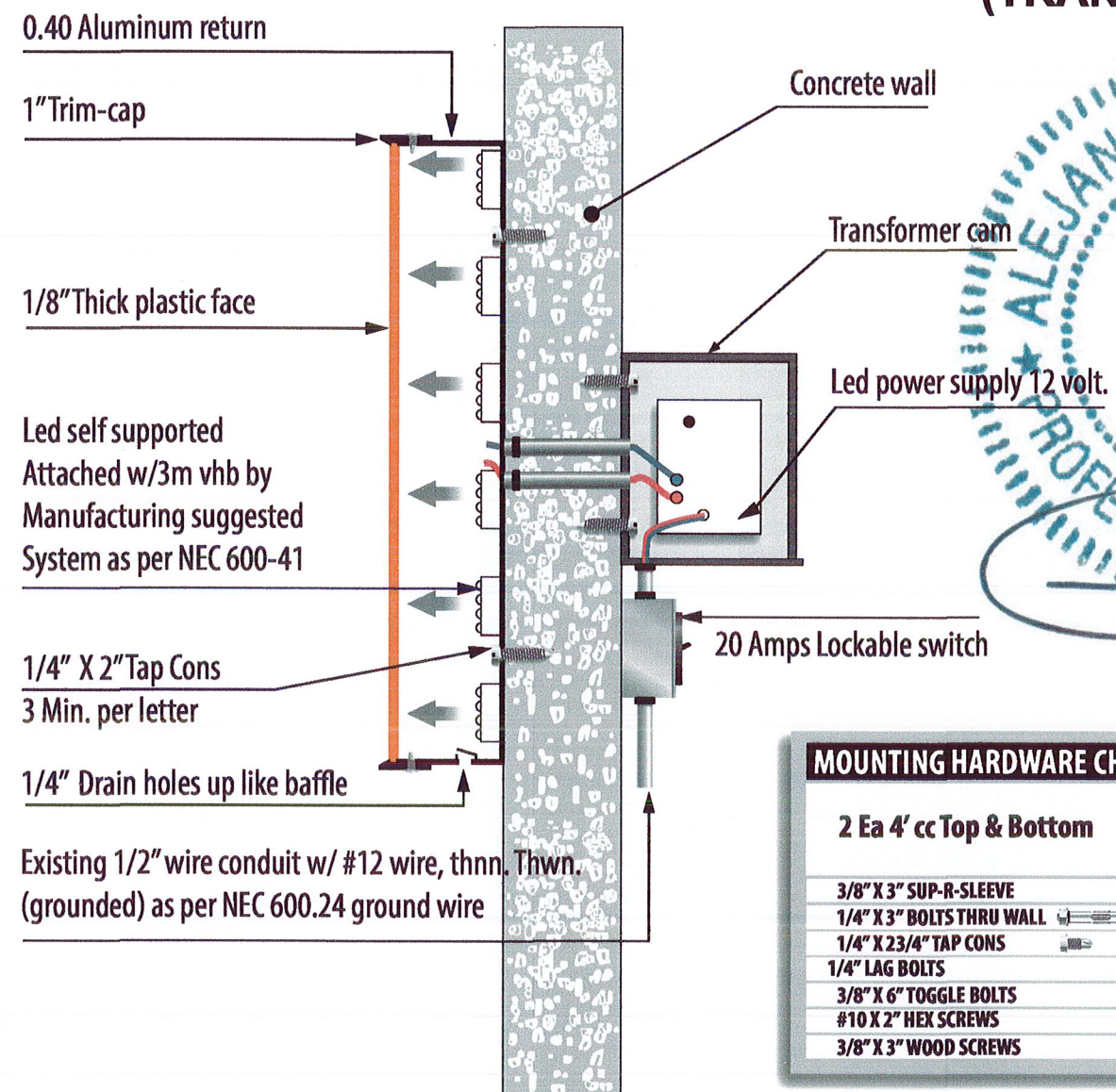
2400 W 3rd Ct, Hialeah, FL 33010



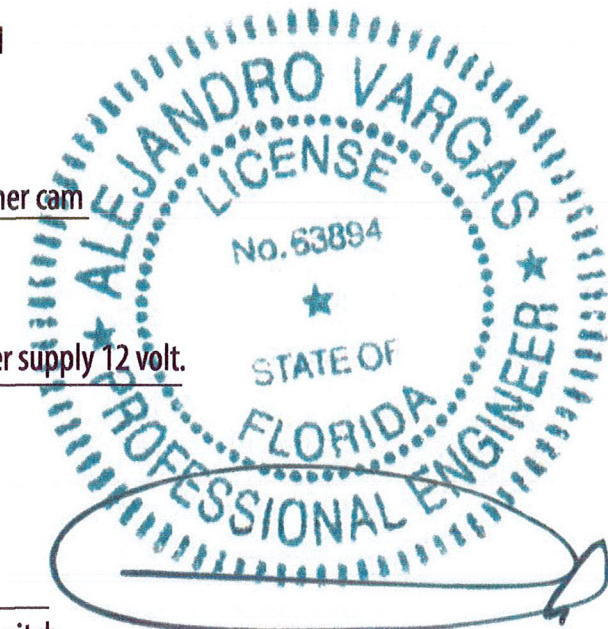
- 701351 24.0 VDC power supply for up to 2.50 amps.
- AWG # 18,2 conductor, PVC jacketed, NEC type power limited tray cable. (PLTC) with UL Listing. Used for letter to letter jumpers or extension of Power supply lead up to 15'.
- AWG #14,2 conductor, PVC jacketed, NEC type power limited tray cable (PLTC) with UL Listing. Used for extension of power supply lead up to 50'.
- UL Listed for wet location or NEMA 3R box, min. dimensions 12"x12"x16", vented (if power supply is to be mounted in a location exposed to weather).
- Cable tie downs (plastic with double sided tape for mounting).
- 4" nylon zip ties.
- Wire nuts (ideal P/N #30-072 blue).
- Sheet metal screws (#8 or #10) or rivets (1/8" or 3/16") for mounting frames.
- Rags or shop towels.
- Silicone sealant
- 1/2" conduct connectors for power supply primary (water tight if mounting power Supply in a box outdoors).
- Disconnect switch for primary power shutoff (see figure 13) Red Dot S323E, Leviton 1451-ICP or equivalent. The location of the disconnect switch after installation shall comply with Article 600.6(A) (1) of the National Electrical Code.
- ALL ELECTRICAL COMPONENTS ARE U.L. LISTED AS PER NEC 600.3
- PRIMARY 120 VOLTS #12 WIRES BY OTHERS
- SIGN GROUNDED ACCORDING TO NEC 600.24 AND 600.7
- CODES IN EFFECT ARE NEC 2017/FBC2020, 7TH EDITION
- THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE



EXISTING PRIMARY ELECTRICAL SOURCE
(1/2" CONDUIT METAL SHOWN, WIRE #12
120 VOLTS NEC 600-6 & 600-21

NOTE: Time Clock and Photo Cell Required




(TRANSVERSAL VIEW)



MOUNTING HARDWARE CHART		WALL			
		Masonry	Wood	Metal	Concrete
2 Ea 4' cc Top & Bottom					
3/8" X 3" SUP-R-SLEEVE		•			•
1/4" X 3" BOLTS THRU WALL		•	•	•	•
1/4" X 23/4" TAP CONS		•			•
1/4" LAG BOLTS			•		
3/8" X 6" TOGGLE BOLTS			•	•	
#10 X 2" HEX SCREWS				•	
3/8" X 3" WOOD SCREWS			•		

[illegible]



**Underwriters
Laboratories**

LISTING MARK SIGN SECTION LABEL
SHOWN ON EACH LETTER AS PER DRAWING
ELECTRIC SIGN No. BK (6 DIGITS)
ONE BOX OF ONE BOX

LED SPECIFICATIONS

Input Voltage: 12V (DC)
Module Level Power: 2.0W/ft
System Level Power: 2.25 W/ft
Delivered Lumens: 150 Lm/ ft
System Efficacy: 66Lm/W
Viewing Angle: 120°
Correlated Color Temp: 4000K
L70 Calculate Live: 99,000
Operating Temperature: -40 to 140°



Project: Carrot Express

 info@foreversignsusa.net**Sales Rep: Robin Perez**

Date: 10/17/2021

Scale : N/A

Sheet : 2/2

Add: 14538 5 St, Pembroke Pines, Fl

www.foreversignsusa.net

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 2400 W 3rd Ct, Hialeah, FL 33010

SPG – SIGNAGE CRITERIA MATRIX

Wall Signage Criteria

Tenant Name: CARROT EXPRESS

Revision Date: _____

- Two Square Feet of graphic area per lineal foot of storefront for a wall sign
- Letters cannot exceed 36" tall for tenants less than 10,000 SF (100SF Total Signage)
- For end cap units, an additional 20% of the store front sign area is allowed
- See guidelines for "Four Corners Tenants" and Tenants over 10,000 SF
- Wall signs must be located between 15' and 24' (A.F.F.) for inline retailers
- Signs shall not exceed 80% of the sign band
- 3 Letter Styles permitted:
 - Internally illuminated channel letters flush mounted
 - Non illuminated PVC or aluminum with other light source
 - Internally illuminated reverse channel letters

Linear Feet of Frontage: _____

Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Primary Wall Sign	1	38.5	42" x 132"	14"	North		Orange	Channel Letter
Secondary Wall Sign (Endcap)								
Total								

Non-Wall Signage Criteria

- One Square Foot of graphic area per lineal foot of canopied frontage
- Non Illuminated Blade sign limited to 2'-0" x 3'-0" and minimum of 7'-0" A.F.F.
- Does not contribute to non-wall signage SF
- Window signage not exceed 20% of total window area with no individual sign greater than 12 SF
- Clear band along window from 3'-0" – 6'-0" A.F.F.

Linear Feet of Frontage: _____

Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Blade Sign(s)	1	4	24" x 24"		North		Orange	Round Blade Sign
Awning Sign(s)								
Wall Plaques								
Total								
Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Total Window Area		Total (Sq Ft)	Color	Description-Style
Window Signs/Decals								
Total								

A.F.F.=At Finished Floor