



CAYMARES MARTIN

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Date: November 19th, 2025

Development Review Committee City of Hallandale Beach 400 South Federal Highway Hallandale Beach, FL 33009

Project Name: Pembroke Plaza

Property Address: 837 W. Pembroke Road, Hallandale Beach, FL

Subject: Cover letter

Development Review Committee City of Hallandale Beach

Dear Members of the Development Review Committee,

On behalf of our team, we are pleased to present this project proposal, which is designed to bring long-term benefits to both the neighborhood and the City of Hallandale Beach.

The development introduces a **7,500 sq.ft. net area contemporary architectural design** that not only fulfills its retail function but also strengthens the identity of Pembroke Road as a modern, vibrant urban corridor. The building has been conceived with **clean lines, expansive transparent façades, and pedestrian-friendly frontage**, contributing to an active streetscape and promoting a sense of place. **High-quality materials, integrated signage, and thoughtfully designed landscaping** ensure that the project enhances the visual character of the community while creating an inviting environment for residents and visitors alike.

The integration of a **2,305 sq.ft. commercial space** featuring a **drive-through component** responds to current public needs by providing a **safe, efficient, and convenient service option**, all while maintaining harmony with the building's architecture and the surrounding neighborhood. Unlike traditional drive-through models, the design ensures that this feature **blends seamlessly with the urban form**, supporting both vehicular accessibility and pedestrian connectivity. Circulation, and access points have been carefully designed to avoid spillback, reduce congestion, and prioritize public safety.

From an **urban design perspective**, the project reinforces the City's vision of creating **mixed-use, people-centered corridors**. It promotes walkability, integrates green and open spaces, and creates a welcoming environment that encourages community interaction. Architectural features, pedestrian connections, and open spaces have been intentionally designed to complement the evolving character of Hallandale Beach—**forward-looking, contemporary, and economically vibrant**.

Beyond aesthetics and functionality, this development represents a **strategic investment in the future of Pembroke Road**. It is anticipated to **revitalize the site**, attract additional investment, and generate new opportunities for local businesses and residents. By combining architectural excellence, functional convenience, and clear public benefits, the project positions itself as a **landmark development** that reflects the City's commitment to sustainable growth and a high-quality urban experience.

We are confident that this proposal aligns fully with the City's goals of enhancing its urban corridors, supporting economic vitality community identity. We look forward to working collaboratively with the City and its



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stakeholders to bring this vision to life and deliver a project that will serve as a **model for thoughtful, high-quality urban development.**

Respectfully,



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Date: November 19th, 2025

Development Review Committee City of Hallandale Beach 400 South Federal Highway Hallandale Beach, FL 33009

Project Name: Pembroke Plaza

Property Address: 837 W. Pembroke Road, Hallandale Beach, FL

Subject: Letter of Intent – Mayor Development

Development Review Committee City of Hallandale Beach

On behalf of Eco Group, we are pleased to submit this **Letter of Intent** in support of the application for Conditional Use approval of a drive-through facility associated with a 2,305 sq. ft. retail establishment at **837 W. Pembroke Road**, located within the West RAC District (Section 32-160). This proposal has been designed to bring long-term benefits to both the neighborhood and the City of Hallandale Beach, while fully complying with the City's Zoning and Land Development Code.

Project Overview

The development introduces a **7,500 net area sq. ft. contemporary architectural design** that serves its retail function and strengthens the identity of Pembroke Road as a modern, vibrant urban corridor. The building features **clean lines, large transparent façades, and a pedestrian-friendly frontage**, creating an active streetscape and fostering community engagement. **High-quality materials and thoughtful landscaping** further enhance the visual character of the area, providing a welcoming and attractive environment for residents, employees, and visitors.

The integrated **drive-through component** offers a **safe, efficient, and convenient service option** while maintaining harmony with the building's architecture and surrounding neighborhood. Unlike traditional drive-through designs, this feature blends seamlessly with the urban form, balancing vehicular accessibility with pedestrian connectivity.

From an **urban design perspective**, the project promotes walkability, integrates greenery, and encourages public interaction. The architectural character reflects Hallandale Beach's evolving image: **forward-looking, contemporary, and economically vibrant**. Additionally:

A. A description of the number of anticipated future residents, users, and employees of the proposed development

The proposed development is designed to accommodate a **total occupancy of 251 individuals**, including employees, visitors, and users. The design ensures proper circulation, parking, and public amenities to provide safety, comfort, and convenience for all occupants.

B. A description of the architectural harmony and compatibility of proposed buildings and other structures, and the relationship of said structures to each other, adjacent development, and the overall community,



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including such items as height bulk, construction materials, and façade treatment. A description of maximum shadows to be cast by proposed structures shall also be included.

The proposed buildings demonstrate **architectural harmony with the surrounding community** through proportional massing, complementary materials, and façade treatments that enhance the Pembroke Road corridor. Large transparent panels, decorative architectural elements, and high-quality finishes provide visual interest while maintaining neighborhood cohesion.

Setbacks, building orientation, and landscaped buffers have been incorporated to minimize shadowing and preserve daylight access for adjacent properties. *(Supporting photo attached to illustrate building scale, façade treatment, and shadow analysis.)*

C. A description of anticipated energy demands of the proposed development and what measures are to be taken to reduce energy consumption, both through project design and permanent operational techniques.

The development incorporates strategies to **optimize energy efficiency**, including:

- Maximizing **natural daylight** through façade design.
- **High-performance insulation and climate-appropriate materials** to reduce heating and cooling demands.
- **Energy-efficient lighting and HVAC systems** for operational savings.

These measures reduce energy consumption and contribute to sustainable, environmentally responsible development.

D. A description of public mass transportation routes and schedules as related to the proposed development

The site is **well-connected to multiple public transportation routes**, providing easy access for employees, visitors, and residents. The project **enhances pedestrian circulation** and connectivity without disrupting existing traffic patterns, supporting multimodal transportation goals and promoting a walkable urban environment.

E. A description of how the proposed development is in conformity with, where applicable, the *Broward County Land Use Plan, and the City Comprehensive Plan.*

The proposed development is **fully consistent** with the Broward County Land Use Plan and the City of Hallandale Beach Comprehensive Plan. It supports the vision for a **vibrant, mixed-use urban corridor**, enhances streetscape character, encourages pedestrian activity, and strengthens local economic vitality. The project aligns with long-term community growth and livability goals.

Conclusion

The proposed Pembroke Plaza meets all Conditional Use review standards of Section 32-964 and advances the goals of the West RAC District. By combining **architectural quality, functional convenience, sustainability, and public benefit**, this project positions itself as a **landmark development** that will revitalize the site, support local businesses, and contribute positively to the Pembroke Road corridor.



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We respectfully request the Committee's favorable consideration of this Conditional Use Application and look forward to working collaboratively with City staff to bring this vision to life.

Respectfully,



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Date: November 19th, 2025

Development Review Committee City of Hallandale Beach 400 South Federal Highway Hallandale Beach, FL 33009

Project Name: Pembroke Plaza

Property Address: 837 W. Pembroke Road, Hallandale Beach, FL

Subject: Letter of Intent – Conditional Use Application for Drive-Through Facility

Development Review Committee City of Hallandale Beach

On behalf of Eco Group, we respectfully submit this Letter of Intent in support of the application for Conditional Use approval of a drive-through facility associated with a 2,305sq. ft. retail establishment at **837 W. Pembroke Road**, located within the West RAC District (Section 32-160).

This application addresses the Conditional Use criteria established in Section 32-964 of the City's Zoning and Land Development Code, as detailed below:

- 1. That the use is compatible with the existing natural environment and other properties within the neighborhood.**

The proposed drive-through has been fully integrated into the overall site and building design. Active façades, high-quality materials, landscaping, and pedestrian connections ensure compatibility with surrounding properties and enhance the urban corridor along Pembroke Road.

By integrating the drive-through seamlessly with building architecture and providing landscaping and pedestrian pathways, the project maintains the aesthetic and functional character of the neighborhood, preventing any visual or operational disruption.

- 2. That the use will create no substantial detrimental effects on property values in the neighborhood.**

The project will not adversely affect surrounding property values. On the contrary, it is expected to act as a catalyst for reinvestment, contributing positively to the economic vitality and attractiveness of the area.

High-quality design, enhanced landscaping, and improved traffic circulation increase the appeal of the area, which can encourage nearby property owners to invest and maintain property standards.

- 3. That there are adequate public facilities such as schools, roads, parks, and utilities within the service areas involved.**

The site is supported by adequate public facilities and infrastructure, including utilities, schools, parks, and road networks. The project will not place additional burdens on existing public resources.

Existing infrastructure can accommodate the projected increase in usage, meaning there is no anticipated strain on city services or facilities.

4. That there will be adequate provisions for traffic movement, both vehicular and pedestrian, both internal to the use and the area which will serve the use.

The design provides dedicated queuing for the drive-through, preventing spillback onto Pembroke Road. Safe and efficient vehicular circulation is complemented by enhanced pedestrian access and connectivity, consistent with the City's multimodal goals.

By carefully planning vehicle and pedestrian movement, the project reduces congestion, improves safety, and aligns with the City's vision for walkable, accessible corridors.

5. That there will be adequate drainage systems to service the use with particular attention to the necessity for on-site retention systems to alleviate drainage and pollution problems

The project will implement on-site stormwater management and retention systems in compliance with all drainage requirements. These measures ensure no negative impacts on adjacent properties and mitigate potential flooding or pollution concerns.

Incorporating retention and filtration systems prevents runoff onto neighboring properties, protecting both the environment and surrounding community infrastructure.

6. That there are adequate setbacks, buffering, and general amenities to control any adverse effects of noise, light, dust, and other nuisances.

Adequate setbacks, landscaped buffers, and architectural screening elements—including an 8'-0" green wall perimeter—will minimize potential impacts from lighting, noise, or activity. The design strengthens neighborhood character while proactively addressing nuisances.

Buffers and screening act as a visual and acoustic barrier, ensuring that the drive-through does not create disturbances for neighboring properties.

7. That the land area is sufficient, appropriate, and adequate for the use and any reasonably anticipated expansion of the use.

The subject property provides sufficient land area for the proposed retail use and drive-through, ensuring proper circulation, parking, and open space. The site layout also accommodates reasonable potential expansion without compromising function or design.

The lot size allows for safe vehicle movements, adequate parking, and future expansion if needed, maintaining operational efficiency and design integrity.



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8. 8. Any other conditions as may be stipulated and made a requirement in grating any application for a conditional use, when it is considered necessary to further the intent and general welfare, including, but not limit to:

- a. Limitations on the hours of business operations.
- b. Limitations on the number of occupants of any building at any one time.

The applicant acknowledges the City's ability to impose reasonable conditions to further public interest, including: Limitations on hours of operation, where necessary, Restrictions on occupancy levels consistent with building and fire codes.

Compliance with operational and safety conditions ensures that the project aligns with community expectations and regulatory standards.

Conclusion

The proposed 7,500 sq. ft. net area Pembroke Plaza meets the Conditional Use review standards of Section 32-964 and advances the goals of the West RAC District by delivering a high-quality, contemporary retail development that enhances the Pembroke Road corridor, supports local businesses, and provides meaningful community benefits.

Please find attached the site plan (Exhibit A) as supporting documentation. We respectfully request the Committee's favorable consideration of this Conditional Use Application and look forward to continued collaboration with staff throughout the review process.

Sincerely,



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Date: JANUARY 27TH , 2026

Development Review Committee City of Hallandale Beach 400 South Federal Highway Hallandale Beach, FL 33009

Project Name: Pembroke Plaza

Property Address: 837 W. Pembroke Road, Hallandale Beach, FL

Application No:

Subject: Letter of Intent – Variance Application

Development Review Committee City of Hallandale Beach

Dear Members of the Development Review Committee,

On behalf of Eco Group, we respectfully submit this Letter of Intent in support of our request for a variance at 837 W. Pembroke Road, within the West RAC District.

We are requesting a variance from the landscaped island requirements outlined in Chapter 32, Division 8, Section 32-384(f)(1) and (2) of the City of Hallandale Beach Zoning and Land Development Code. The proposed site design includes landscaped islands that are slightly below the minimum width requirements, with one island measuring 4 feet and another 5 feet. This deviation results from unique site constraints and does not compromise the intent of the Code.

Additionally, we are requesting a variance from Section 32-384, which requires a minimum 5-foot landscaped buffer where vehicular use areas abut a rear or side property line. Due to site-specific constraints, including the required drive-through configuration, right-of-way dedication, and parking circulation, the full buffer width along the south property line cannot be accommodated without adversely impacting required parking and safe vehicular circulation. This request represents the minimum relief necessary and remains consistent with the spirit and intent of the Code.

Findings in Support of Variance Request

- 1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not generally applicable to other lands, structures, or buildings in the same zoning district. (Describe what special conditions or circumstances affect your property and/or building and how these conditions and circumstances are different from those of neighboring properties).**

The placement of the drive-thru, the required lot dedication, and the parking layout create conditions that are unique to this property. These constraints are not generally applicable to other properties within the same zoning district and directly affect the ability to provide full-width landscaped islands.

- 2. That the special conditions and circumstances do not result from the action of the applicant. (State whether the need for a variance was caused by something you did on the property, or is the situation caused by the actions of others).**

The need for the variance does not result from any action taken by the applicant. The site-specific



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constraints arise from existing dedication requirements and circulation patterns dictated by the property's configuration and intended use.

- 3. Granting the variance requested will not confer on the applicant any special privilege that is denied by the Code to other lands, buildings, or structures in the same district. (Will the variance allow you to do something that owners of neighboring properties are not allowed to do? If not, explain why not).**

Approval of this variance will not confer any special privilege that is denied to other properties in the same district. The request is limited to minor reductions in island widths due to exceptional site circumstances and does not create an unfair advantage.

- 4. The literal interpretation of the provisions of the Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Code and would work unnecessary and undue hardship on the applicant. (What are the rights you believe are being taken away from you by your having to comply with the requirements of the zoning district?)**

The combined impact of driveway placement, lot dedication, and parking requirements creates an exceptional circumstance under the Code. These are site-specific constraints beyond ordinary design choices. A strict application of the Code would make it impossible to comply simultaneously with parking, landscaping, and overall project feasibility. This situation creates an undue hardship, as it prevents a balanced design that allows the property to remain functional, compliant, and economically viable.

- 5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure. (Describe what alternatives or options you have considered in order to minimize your variance request and still have reasonable use of your property.)**

The request represents the minimum relief necessary to achieve reasonable use of the property. The design preserves the landscaped islands and their functionality, while slightly reducing their widths in order to maintain compliance with parking requirements. No greater variance is being sought.

- 6. That the granting of the variance will be in harmony with the general intent and purpose of the Code. (State how your request is in harmony with the City regulations to promote, protect and improve the public's health, safety, comfort, good order, appearance, etc.)**

The variance is in harmony with the intent of the Code, as the landscaped islands will remain fully functional, include the required 6-inch curbing, and continue to provide vehicle safety, circulation, and aesthetic value. The proposal upholds the purpose of the regulations to protect health, safety, and appearance.

- 7. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. (Describe how the granting of the variance will not adversely affect neighboring properties and the City overall.)**

The proposed variance will not be injurious to the surrounding area or detrimental to the public welfare. Parking requirements are maintained, circulation is safe, and landscaping remains visually appealing. Neighboring properties and the community will not be negatively impacted.



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Conclusion

For the reasons described above, we respectfully request approval of this variance. The proposed island dimensions uphold the intent and spirit of the Code while accommodating unique site conditions. Approval would represent a reasonable and balanced solution that ensures both functional and aesthetic compliance. Thank you for your time and consideration. We remain at your disposal for any additional information or clarification.

Sincerely,



GENERAL NOTES:

1. SEE STRUCTURAL PLANS FOR DROP CONCRETE BEAMS AT DOOR AND WINDOW OPENINGS WITH 2 # BOTTOM ADDITIONAL (EXTENDED 6" EACH END OF OPENING) AND #3 TIES A FOR SPANS GREATER THAN 3'-0". FILL SOLID WITH CONCRETE. CONCRETE BLOCK CELLS AT DOOR AND WINDOW OPENINGS OR OTHERS
2. GYPSUM WALLBOARD: MANUFACTURED BY UNITED STATES GYPSUM COMPANY, USG INTERIORS, GEORGIA PACIFIC BEST WALL, NATIONAL GYPSUM COMPANY OR APPROVED EQUIVALENT.
- A. 1/2 INCH OR 3/4 THICK x 48 INCH WIDE BY HEIGHT REQUIRED APPLIED VERTICALLY ON FURRING STRIPS AT INSIDE OF EXTERIOR MASONRY WALLS AND AT CEILING AS INDICATED.
- B. GYPSUM BOARD PARTITIONS SHALL BE ERECTED AS SHOWN ON THE PLANS OR CALLED FOR IN THE PARTITION SCHEDULE. ALL JOINTS SHALL BE LOCATED SO THAT PANELS OPPOSITE ONE ANOTHER SHALL FALL ON ALTERNATE STUDS. ALL JOINTS SHALL BE TAPED, SPACKLED AND FINISHED SMOOTH.
- C. ALL GYPSUM BOARD CONSTRUCTION SHALL BE ERECTED PLUMB, LEVEL, SQUARE, STRAIGHT AND SECURELY INSTALLED WITH ALL SEAMS TO BE VERTICAL. ALL JOINTS ON EXPOSED SURFACES SHALL BE FLUSH, TIGHT, AND NEATLY CUT AND CLOSELY FIT AT OPENINGS FOR THE WORK OF OTHER TRADES AND AT INTERSECTIONS OF GYPSUM BOARD AND OTHER MATERIALS.
- D. CORNER BEADS SHALL BE USED AT ALL EXPOSED GYPSUM BOARD CORNERS AND ENDS.
- E. ALL BATHROOMS SHALL HAVE MOISTURE RESISTANT GYPSUM WALLBOARD. CEMENT / FIBER BOARD SHALL BE PROVIDED AT TUB AND SHOWER AREAS.
- F. APPLY AS PER MANUFACTURER'S RECOMMENDATIONS.
3. PROVIDE GALVANIC INSULATION BETWEEN ALL DISSIMILAR METALS.
4. ALL NEW CONSTRUCTION ADJACENT TO EXISTING CONSTRUCTION SHALL BLEND TO MEET THE EXISTING CONDITIONS, AND THERE SHALL NOT BE ANY ABRUPT CHANGES IN SURFACES OR UNFINISHED SURFACES.
5. COMPACTION: BUILDING SITE SHALL BE CLEARED OF ALL ORGANIC TOP SOIL AND FILL FOR SLAB ON FILL SHALL BE CLEAN SAND OR SAND LIMEROCK MECHANICAL COMPACTED IN 6" MAXIMUM LAYERS AT 95% DENSITY WITH A HEAVY VIBRATORY ROLLER WITHIN A DISTANCE OF 4" BEYOND ALL FOOTING AND SLAB EDGES. VERIFY BY FIELD DENSITY TEST.
6. SOIL INVESTIGATION:
THE FOUNDATIONS FOR THIS PROJECT HAVE BEEN DESIGNED BASED ON THE REFERENCE SUB SURFACE EXPLORATION REPORT FOR STRUCTURAL DETAILS, NOTES AND SPECIFICATIONS SEE STRUCTURAL DRAWINGS.
7. PROVIDE 1" P.V.C. WEEP HOLES AT 36" O.C. MAXIMUM (TYPICAL AT ALL PLANTERS AND AT ALL CONCRETE BLOCK RAILINGS).
8. PROVIDE WATERPROOFING MEMBRANE OVER PROTECTIVE BOARD AND 12" GRAVEL BED WITH "WEED CHECK" FIBERGLASS FILTER BETWEEN TOP SOIL AND GRAVEL BED (TYPICAL AT ALL PLANTERS).
9. PROVIDE WATERPROFFING MEMBRANE OVER PROTECTIVE BOARD AT ALL WALLS EXPOSED TO EARTH.
10. SEE STRUCTURAL DRAWINGS FOR SIZES AND REINFORCING OF SLABS AND STRUCTURAL BEAMS.
11. MASONRY: ALL BLOCK UNITS SHALL CONFORM TO ASTM C-90 STANDARD SPECIFICATION FOT HOLLOW LOAD BEARING CONCRETE MASONRY UNITS. MORTAR CONFORMING TO ASTM C-270, TYPE M.
- A. SUBMITTALS & PRODUCTS:
MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL REQUIREMENTS OF THE "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1/ASCE 6 /TMS 602-02), AS PUBLISHED BY THE MASONRY STANDARDS JOINT COMMITTEE.
14. BID TO INCLUDE ALL NECESSARY AND REQUIRED PERMITS, LICENSES, FEES AND INSURANCE - EVIDENCE OF WHICH MUST BE SUBMITTED TO OWNER PRIOR TO ANY CONSTRUCTION.
15. ALL UNDERGROUND UTILITIES MUST BE VERIFIED AS TO EXACT LOCATIONS SO AS NO INTERFERENCE BY DISRUPTION WILL BE CAUSED.
16. PROVIDE A PROTECTIVE BOARD OVER ALL WATERPROOFING MEMBRANE AT ALL WALLS AND CONCRETE SLABS EXPOSED TO EARTH.
17. ALL METAL INTERIOR PARTITIONS SHALL BE 25 GAUGE GALVANIZED METAL STUDS MINIMUM EXCEPT THAT STEEL STUDS SUPPORTING HANGING (FIXTURES, CABINETS, GRAB BARS, MONITORS OR EQUIPMENTS) SHALL BE 20 GAUGE GALVANIZED METAL STEEL STUDS AT 16" O.C. MAX. AND IN COMPLIANCE WITH FLORIDA BUILDING CODE 2023.
18. NO SUBSTITUTIONS ARE ALLOWED FOR MATERIALS WHERE SPECIFIC MANUFACTURERS ARE INDICATED, UNLESS APPROVED BY THE OWNER / ARCHITECT. WHERE APPROVED EQUAL IS USED, IT SHALL BE UNDERSTOOD THAT THE SUBSTITUTE SHALL BE JUDGEMENT AND APPROVAL OF THE ARCHITECT, AND REQUESTS FOR SUBSTITUTIONS SHALL BE MADE IN WRITING PRIOR TO ORDERING MATERIALS OR COMMENCING WORK. SUCH REQUESTS SHALL INCLUDE THE DATE, SCOPE OF WORK, ANY ADDITIONAL COSTS TO THE OWNER, AND ANY ANTICIPATED DELAYS CAUSED BY SUCH CHANGES.
19. NO EXTRA WORK OR CHANGE SHALL BE MADE UNLESS A WRITING CHANGE ORDER IS SUBMITTED AND SIGNED BY THE OWNER AND ARCHITECT. THE ORDER SHALL STATE THAT THE OWNER HAS AUTHORIZED THE EXTRA WORK OR CHANGE, AND NO CLAIM FOR AN ADDITIONAL SUM SHALL BE VALID UNLESS SO OFFERED AS DESCRIBED ABOVE.
20. PENETRATIONS THROUGH RATED WALLS AND FLOORS SHALL BE SEALED WITH A MATERIAL ACCEPTABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASSES WHEN SUBJECTED TO THE REQUIREMENTS OF THE TEST STANDARD SPECIFIC FOR FIRE STOPS ASTM E-814/UL 1479.
INSTALLATION SHALL BE OF GOOD WORKMANSHIP AND AS PER MANUFACTURER'S RECOMMENDATIONS.
21. UNLESS OTHERWISE NOTED, PROVIDE ALL MISCELANEOUS FASTENERS, FASTENERS HARDWARE AND ACCESORRIES AS REQUIRED FOR COMPLETE INSTALLATION. EVEN THOUGH SUCH ITEMS MAY NOT HAVE BEEN SPECIFICALLY MENTIONED IN THE DRAWINGS AND SPECIFICATIONS NOTIFY THE ARCHITECT OF ANY REVISIONS OR ADDITIONAL INFORMATION OBTAINED FROM THE MANUFACTURER OR SPECIFIED MATERIALS OR EQUIPMENT WICH MAY AFFECT YTHE CONTRACT TIME, COST OR QUALITY OF WORK.
22. AIR CONDITIONING: SHALL BE ENGINEERED BY AN APPROVED CONTRACTOR AND SHALL COORDINATE SIZE AND LOCATION OF ALL AIR CONDITIONING, VENTILATION EQUIPMENT AND DUCT WORK PRIOR TO CONSTRUCTION.
23. ALL PIPING AND CONDUIT UNDER SLAB SHALL BE A MINIMUM OF 2'-0" CLEAR OF UNDERSIDE OF FOOTING.
24. THE MECHANICAL AND ELECTRICAL CONTRACTOR SHALL FULLY COORDINATED ALL EQUIPMENT WITH THE OTHER TRADES. THESE CONTRACTORS SHALL BE RESPONSIBLE FOR THE FINAL HOOK-UP OF ALL EQUIPMENT NOT FURNISHED BY THEM, BUT REQUIRING THE SAME FOR FINAL COMPLETION.
25. ALL FINAL SURFACE GRADING SHALL BE COMPLETED TO FACILITATE POSITIVE DRAINAGE AWAY FROM THE BUILDING, REFER TO PAVING AND DRAINAGE PLANS.
26. STUCCO FINISH APPLIED TO EXTERIOR MASONRY AND CONCRETE SURFACES, SCRATCHED AND FLOATED IN TWO COATS STANDARD OPERATION IN THICKNESS AND FINISH AS SHOWN ON PLANS, UNLESS OTHERWISE NOTED.
- A. MASONRY CEMENT: DOMESTIC ASTM C 91 - 91.
- B. PORTLAND CEMENT: ASTM C 150 - 94, TYPE 1.
- C. WATERREPELLENT AGENT: OMICRON OR EQUAL.
- D. STUCCO: 1 PART PORTLAND CEMENT, 1 PART MASONRY CEMENT, 4-5 PARTS FINE SAND, ADD WATER-REPELLENT IN FINAL COAT OR APROVED EQUAL
- E. AGGREGATE: ASTM C 33 - 62.
- F. WATER: POTABLE.
27. PAINTING: (MANUFACTURED BY SHERWIN WILLIAMS, OR APPROVED EQUIVALENT).
(1) EXTERIOR: (SELECTED BY OWNER / ARCHITECT)
STUCCO: 1 COAT MASONRY PRIMER, 2 COATS EXTERIOR LATEX.
INTERIOR: (SELECTED BY OWNER / ARCHITECT).
DRYWALL SURFACES: 1 COAT PRIMER-SEALER, 2 COATS FINISH LATEX.
WOOD SURFACES: 1 COAT PRIMER, 2 COATS ENAMEL, OR STAINED AND SEALED.
- (2) APPLY AS PER MANUFACTURERS RECOMMENDATIONS.
28. CAULKING AND SEALANTS: INSTALLED SHALL BE GUARANTEED WATER TIGHT, EXTERIOR METAL WORK, INCLUDING WINDOWS AND DOOR FRAMES AND ALL JUNTIONS BETWEEN MASONRY, CONCRETE AND METAL SHALL BE SEALED WITH NEOPRENE OR POLYURETHANE FILLER AND APPROVED SEALANT COMPOUNDS.
- A. INTERIOR WORK: SONNEBORNN, INC. "KAULKIT" OR APPROVED EQUIVALENT.
- B. EXTERIOR WORK: POLYSULFIDE BASE SEALANT (ONE PART) COMPOUND "THIOKOL CHEMICAL CORP." OR APPROVED EQUIVALENT.
- C. APPLY AS PER MANUFACTURER'S RECOMMENDATIONS.
29. WATERPROOFING AT EXPOSED CONCRETE SURFACES:
GC SHALL WATERPROOF ALL EXTERIOR SURFACES OF THE BUILDINDG INCLUDING ALL BALCONIES, ROOFTOP DECKS, TERRACES AND ANY CONCRETE SURFACE EXPOSED AREAS WITH TREMCO VULKEM WATERPROOFING SYSTEM OR APPROVED EQUAL. APPLY AS PER MANUFACTURERS RECOMMENDATIONS.
30. GC SHALL PROVIDE R VALUES FOR BUILDING FEATURES AS FOLLOW:
R-5 EXTERIOR WALLS, R-19 ROOFS

BUILDING TYPE / OCCUPANCY / AREAS / HEIGHT			
COMMERCIAL BUILDING	REQUIRED	PROVIDED	
OCCUPANCY:	MERCANTILE GROUP (M)	FBC CHAPTER 3	
CONSTRUCTION TYPE:	TYPE II-B	FBC TABLE 503	
AREA:	50,000 SF MAX.	PROVIDED - 7,500 SF.	
HEIGHT:	3 STORIES MAX.	PROVIDED - 1 STORIES	

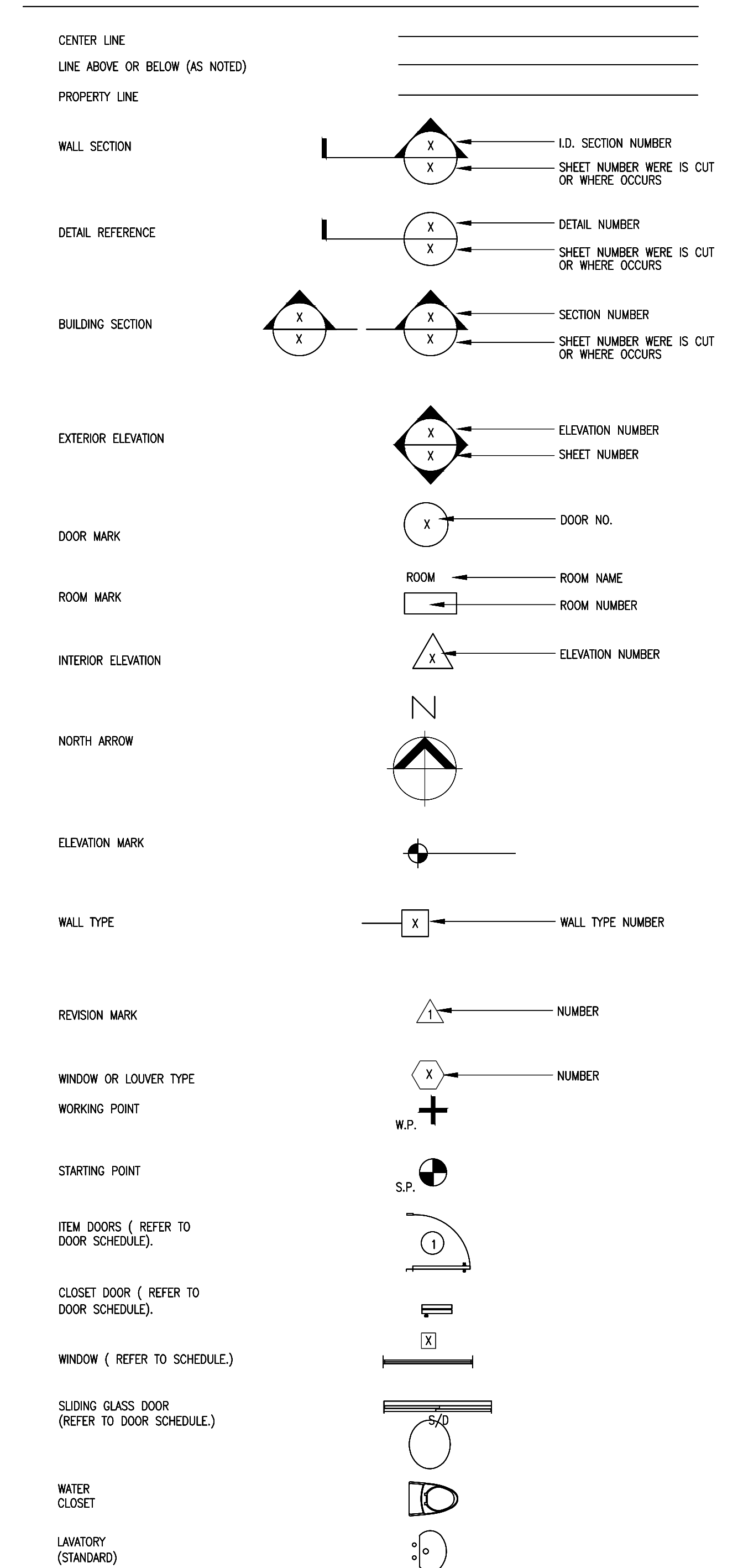
FIRE RESISTANCE RATING OF BUILDING ELEMENTS FBC, 2023 TABLE 601 TYPE II-B:

BUILDING ELEMENT:	F.R. REQUIRED:	F.R. PROVIDED:
PRIMARY STRUCTURAL FRAME (COLUMNS)	0HR	2HR
BEARING WALLS EXTERIOR & INT.	0HR	1HR
NONBEARING WALLS AND PARTITIONS EXTERIOR	TABLE 602 (SEE CHART ABOVE FOR NONBEARING WALLS EXTERIOR)	
NONBEARING WALLS AND PARTITIONS INTERIOR	AS PER FBC OTHER SECTIONS	
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0 HR	2HR
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0 HR	2 HR

TREATMENT PROTECTION:

1. **TERMITE PROTECTION:**
ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER F.B.C. 1816.1.7 A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DPT. BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: " THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
2. **TERMITE TREATMENT:**
TREAT ALL SOIL UNDER SLAB AND WITHIN A DISTANCE OF 4'-0" BEYOND ALL FOOTINGS AND SLAB EDGES AS PER REQUIREMENTS OF THE FLORIDA STATE BOARD OF HEALTH, MEMORANDUM 173, JULY 31, 1978.
3. **WOOD:** ALL WOOD IN CONTACT WITH MANSORY OR CONCRETE SHALL BE PRESSURE TREATED, LUMBER SHALL BE SOUTHERN PINE OR DOUGLAS FIR, GRADE #2 U.O.N.

SYMBOLS:



BUILDING TYPES AND SYMBOLS

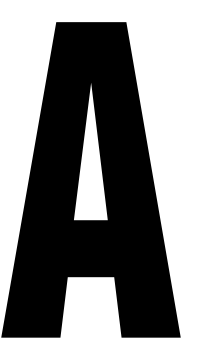
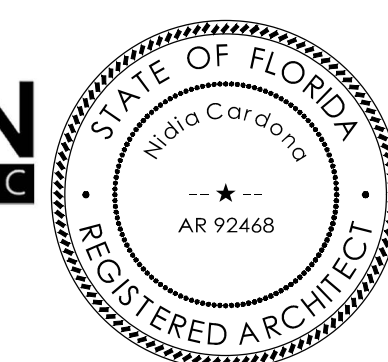
PROJECT NO.	REV. #	DATE:
DESIGNED BY	O.M.	01/19/2026 COMMENTS DRC
DRAWN BY		
CHECKED BY	O.M.	
ISSUE DATE		
DRAWING SCALE	AS SHOWN	10

PEMBROKE PLAZA

837 W PEMBROKE ROAD, HALLANDALE BEACH, FLORIDA 33009



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ZONING ORDINANCE	REQUIRED	PROPOSED
	WEST RACK PEMBROKE ROAD SUBDISTRICT 32-160d	
MUNICIPALITY/ JURISDICTION	CITY OF HALLANDALE BEACH	
PROPOSED ZONING DESIGNATION	WEST RACK DISTRICT/ PEMBROKE ROAD SUBDISTRICT (WRAC-PR)	
USE(S) PERMITTED	COMERCIAL STORE CULTURAL INSTITUTIONAL OFFICE RESIDENTIAL	DRIVE-THROUGH FACILITIES FOR RETAIL USE (BY CONDITIONAL USE)
GROSS SITE AREA	25,644 SQ. FT OR 0.59 ACRES	
NET SITE AREA	25,098 SQ. FT	
OPEN SPACE	17,524 SQ. FT 68.35%	
LOT COVERAGE	8120 SQ. FT 31.65%	<div style="border: 1px dashed black; padding: 2px;"> RETAIL AREA - 5,195 SF. DRIVE-THROUGH AREA - 2,305 SF. </div>
MINIMUM LOT WIDTH	50FT	112'-8"
MINIMUM LOT AREA	5000 SF	25,593.75 SF, 0.588 ACRES, PER SURVEY
MINIMUM LOT FRONTAGE	60%	78.8%
BUILDING SETBACKS	FRONT (N) SETBACK SHALL BE A MIN. OF 10'	10'-0"
	SIDE INTERIOR SETBACK SHALL BE A MIN. OF 0'	10'-0"/40'-11"
	SIDE STREET SETBACK SHALL BE 10'	10'-0"
	THE SETBACK BETWEEN BUILDINGS SHALL BE 0'-0" (MIN)	-
MIN HEIGHT PERMITTED	1 STORY OR 20'	1 STORY 24'-1"
LOT SIZE BASE BUILDING HEIGHT	3 STORIES	1 STORY
MAX HEIGHT PERMITTED	10 STORIES	1 STORY
LANDSCAPING AREA	10% (2,509.8 SF)	10.2% (2,581 SF)
FACADE TRANSPARENCY	50%	PEMBROKE ROAD FACADE - 54% 9TH AVE. FACADE - 52%
Sec. 32-453		
STANDARD SURFACE PARKING SPACE SIZE PER Sec. 32-453	9'-0" X 19'-0"	9'-0" X 19'-0" (20 SPACES)
VEHICULAR AREA		16,660 SF (42.5%)
Sec. 32-214		
MIN. BICYCLE PS	5% OF PROVIDED VEHICULAR PS 2 SPACES	7 EXTERIOR SPACES / 1 INTERIOR SPACE TOTAL: 8 SPACES

- PARKING CALCULATION -				
UNITS	TOTAL FOOTAGE	RATIO: 1/SF	REQUIRED	PROPOSED
RETAIL (GFA)	7,500 SF	300	25	22
Cumulative Max. Criteria		25 %		
Reduction Criteria (Sec. 32-458)				
Proximity to Transit Stops or Hub	5.00%	Yes	1.25	
Administrative Waiver	10.00%	10% Max.	2.50	
Total Reduction			3.75	
Total			22	22
ADA Parking, Table 208 ADA P. Spaces=1			1	1
Total Parking Provided				
	EV Ready	5% of required vehicle parking (820) spaces=25=1.25	1	1
EV CHARGING SPACES	EV Universally Designed 17' including 5' isle	15% of 2 EV ready required vehicle parking spaces	1	1
	EV Capable	10% of required vehicle parking spaces	2	2
Short-term bicycle parking		5% of required vehicle parking spaces=25 proportionately split between long/short term bicycle parking	2	7
Long-term bicycle parking			1	1

ZONING DATA
SCALE 1/8" = 1'-0"

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LOCATION MAP

N.T.S.



ZONING MAP

N.T.S.

LEGAL DESCRIPTION:

LOTS 9 THROUGH 12 LESS NORTH 10 FEET, BLOCK 1, CAVER HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

DESIGN DEVIATIONS

- PER SEC. 311-20, "SHOPFRONT STORE ENTRANCES SHOULD BE RECESSED, NOT FLUSH, WITH THE EDGE OF THE BUILDING FAÇADE, TO PROVIDE SHELTER FOR PERSONS ENTERING AND EXITING, TO ARTICULATE THE FAÇADE, AND TO PROVIDE MAXIMUM WINDOW DISPLAY AREA AT THE ENTRANCE (THE RECESS ALLOWS THE ANGLING OF THE SHOP WINDOWS AT A FORTY-FIVE-DEGREE ANGLE FROM THE FAÇADE TO THE ENTRY)." LIVE-WORK ENTRANCES AND THE FRONTAGE TYPE PROPOSED WILL BE IN UNIFORM FROM THE DESIGN CONCEPT APPROVED ON PHASE I OF THE PROJECT.
- PER SEC. 311-20.E.4. GALLERY ROOF DOES NOT EXTEND TO WITHIN 3' OF CURB DUE TO EXISTING ROW DESIGN, FRONTAGE DESIGN AND THE MODIFIED GALLERY ROOF PROPOSED AS A CONTINUATION OF A DESIGN CONCEPT APPROVED FROM PHASE I OF THE PROJECT BY DESIGN VARIATION REQUESTED ON THE SITE PLAN.
- PER SEC. 303-40.L, SETBACK ON FRONT STREET FOR SHOPFRONT FRONTAGE IS 0'-5". FIRST THREE LEVELS MUST BE ON BUILD TO LINE PER SEC. 303-30.A.2. SETBACKS AND FRONTAGE TYPE PROPOSED ARE THE CONTINUATION OF A DESIGN CONCEPT APPROVED FROM PHASE I OF THE PROJECT BY DESIGN VARIATION REQUESTED ON THE SITE PLAN.
- PER SEC. 303-40.L, SETBACK ON SOUTH STREET FOR SHOPFRONT FRONTAGE IS 0'-5". FIRST THREE LEVELS MUST BE ON BUILD TO LINE PER SEC. 303-30.A.2. SETBACKS AND FRONTAGE TYPE PROPOSED ARE THE CONTINUATION OF A DESIGN CONCEPT APPROVED FROM PHASE I OF THE PROJECT BY DESIGN VARIATION REQUESTED ON THE SITE PLAN.
- PER SEC. 311-20.E.A.C. PROPOSED FRONTAGE IS A SHOPFRONT WITH MODIFIED GALLERY ROOF. PLANS AND ZONING DATA PROPOSED REFERENCE "ARCADE" AS A CONTINUATION OF A DESIGN CONCEPT APPROVED FROM PHASE I OF THE PROJECT BY DESIGN VARIATION REQUESTED ON SITE PLAN.
- SETBACKS AND FRONTAGE TYPE PROPOSED ARE THE CONTINUATION OF A DESIGN CONCEPT APPROVED FROM PHASE I OF THE PROJECT. PARKING TO BE LOCATED WITHIN FIRST 30' MEASURED FROM PROPERTY LINE BY DESIGN VARIATION REQUESTED ON SITE PLAN.

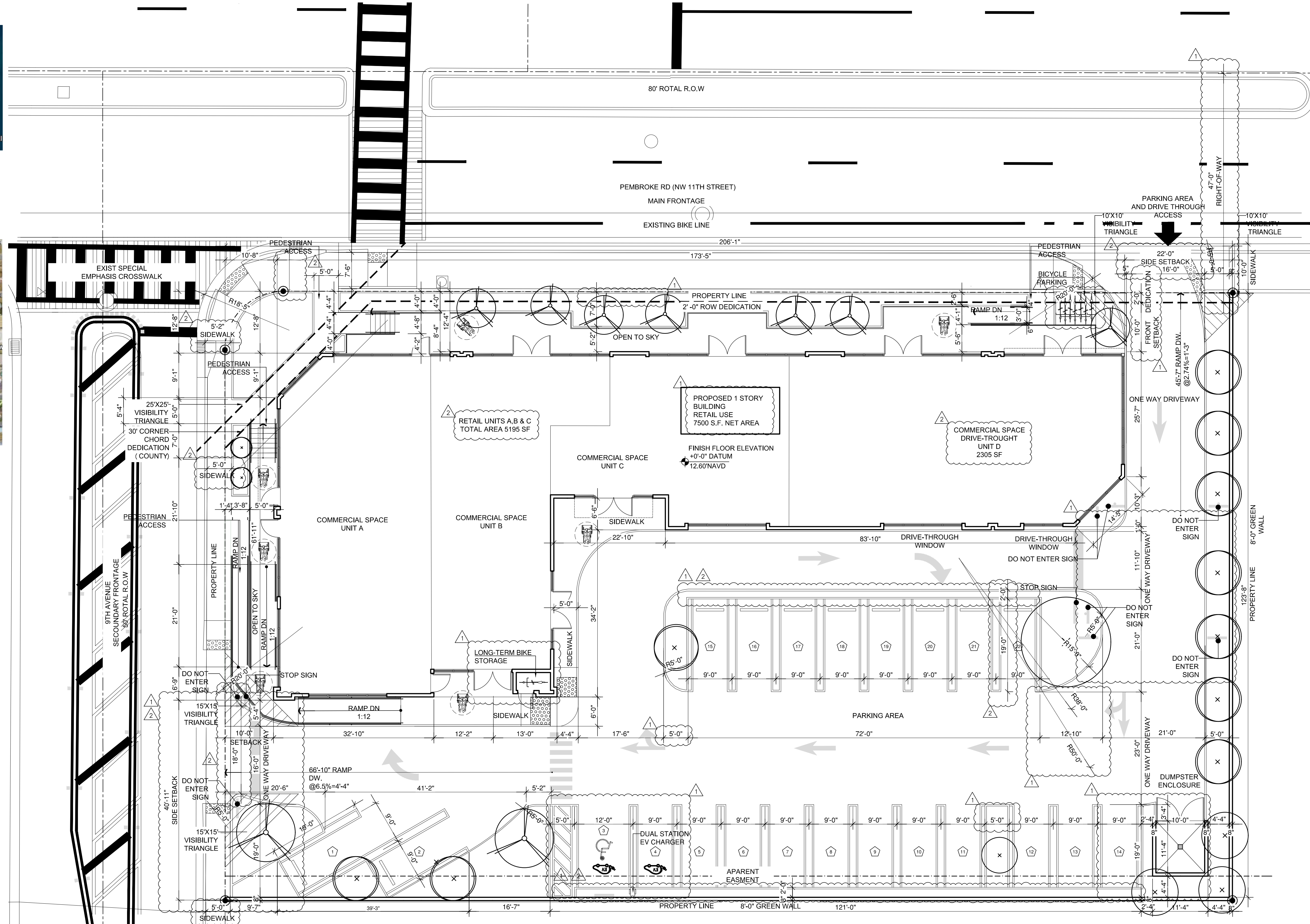
NOTE ON LEVELS:

UNLESS SPECIFIED, LEVELS ARE SHOWN D.A.T.U.M.

± 0'-0" D.A.T.U.M. = 12.60' N.A.V.D.

BUILDING PLACEMENT CALCULATION

PEMBROKE ROAD FRONTAGE
 162'-5" 83.65% OF 194'-2"(100%)
 9TH AVE. FRONTAGE
 62'-0" (55%) OF 112'-8"(100%)



IN BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEM

NEW BUILDINGS SHALL COMPLY WITH "IN BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEM" IN ACCORDANCE WITH FPCC 1.11.10. THIS BUILDING IS EQUIPPED WITH A ROOM, 2-HR. FIRE PROTECTED WITH EMERGENCY POWER & AIR CONDITIONING FOR EQUIPMENT INSTALLATION AT TOP LEVEL (ROOF) AND A 2-HOUR FIRE RATED VERTICAL SHAFT ALL THE WAY DOWN TO GROUND LEVEL WITH ACCESS PANEL AT EVERY LEVEL FOR FUTURE USE.

THE PROPOSED BUILDING DESIGN WILL PROVIDE 99% FLOOR AREA RADIO COVERAGE IN CRITICAL AREAS AS DESCRIBED IN NFPA 72 - 24.5.2.2.1 AND 90% FLOOR AREA RADIO COVERAGE IN GENERAL BUILDINGS AREAS AS DESCRIBED IN NFPA 72 - 24.5.2.2.2 OR A TWO-WAY RADIO COMMUNICATION ENHANCEMENT SYSTEM SHALL BE INSTALLED AS REQUIRED BY FLORIDA FIRE PREVENTION CODE (SEVENTH EDITION) NFPA 1, 11.10.

PROFESSIONAL ENGINEER IN RADIO COVERAGE AND RADIO ENHANCEMENTS SYSTEMS WILL PROVIDE SEPARATE PERMIT WITH THE REQUIRED RADIO SIGNAL LEVEL TESTING GRID FOR EACH FLOOR LEVEL THAT CONTAINS A GRID AS DESCRIBED IN NFPA 72 A.14.4.12.1.3 FOR THE NECESSARY TESTING THAT WILL BE REQUIRED PRIOR TO ISSUANCE OF A C.O. OR FOR THE TWO WAY COMMUNICATION ENHANCEMENT SYSTEM

ACCESSIBLE ROUTES AND CHANGES IN ELEVATION

BUILDING ENTRANCES AND WALKING SURFACES IN MEANS OF EGRESS SHALL BE ON AN ACCESSIBLE ROUTE WITH CHANGES IN ELEVATION NOT EXCEEDING 1/4". CHANGES IN ELEVATION GREATER THAN 1/4" BUT NOT EXCEEDING 1/2" SHALL BE BEVELED WITH A SLOPE OF 1 IN 2 AS PER FPCC 101 7.1.6.2

THE SLOPE OF A WALKING SURFACE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 1 IN 20, UNLESS THE RAMP REQUIREMENTS ARE MET AS PER FPCC 101 7.1.6.3

THE SLOPE PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL NOT EXCEED 1 IN 48 AS PER FPCC 101 7.1.6.3

ALL ACCESSIBLE MEANS OF EGRESS REQUIRE A HARD SURFACE THAT IS MINIMUM OF 36" WIDE OR 44" IF THE OCCUPANT LOAD IS GREATER THAN 50 PERSONS.

REFER TO FLOOR PLANS FOR SPECIFIC GRADES AT ALL PUBLIC WAY CONNECTIONS WITH BUILDING AND ACCESSIBLE PARKING SPOTS AT PARKING GARAGE.

FIRE PUMP:

STANDARD INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION SHALL BE IN COMPLIANCE WITH NFPA 20 LATEST EDITION
 FIRE PUMP F.F.E. IS IN COMPLIANCE WITH REQUIREMENT TO BE ABOVE THE 100 YEAR FLOOR LEVEL

NOTES:

THE PROPERTY OWNER WILL MAINTAIN ALL ON-SITE TRAFFIC CONTROL DEVICES IN GOOD CONDITION AND PROMPTLY RESTORE ANY FADED MARKINGS OR DAMAGED SIGNS.
 CITY OF HALLANDALE BEACH APPROVAL IS CONTINGENT UPON OBTAINING FDOT ACCESS CONNECTION PERMIT FOR THE PROPOSED DRIVEWAY.

SITE PLAN

SCALE 3/32" = 1'-0"

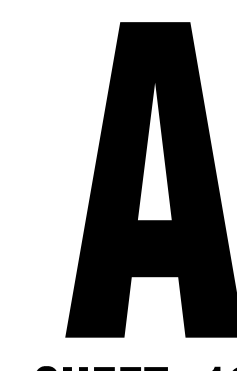
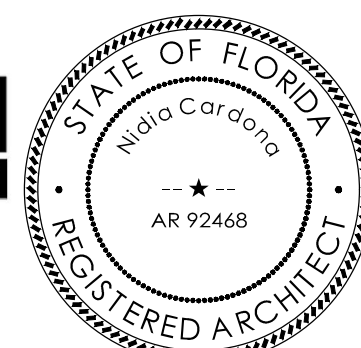
PROJECT NO.	REV. #	DATE
	1	11/19/2025 COMMENTS
	2	01/19/2026 COMMENTS DRC
DESIGNED BY	O.M.	3
DRAWN BY		4
CHECKED BY	O.M.	5
ISSUE DATE		7
		8
		9
DRAWING SCALE	AS SHOWN	10

PEMBROKE PLAZA

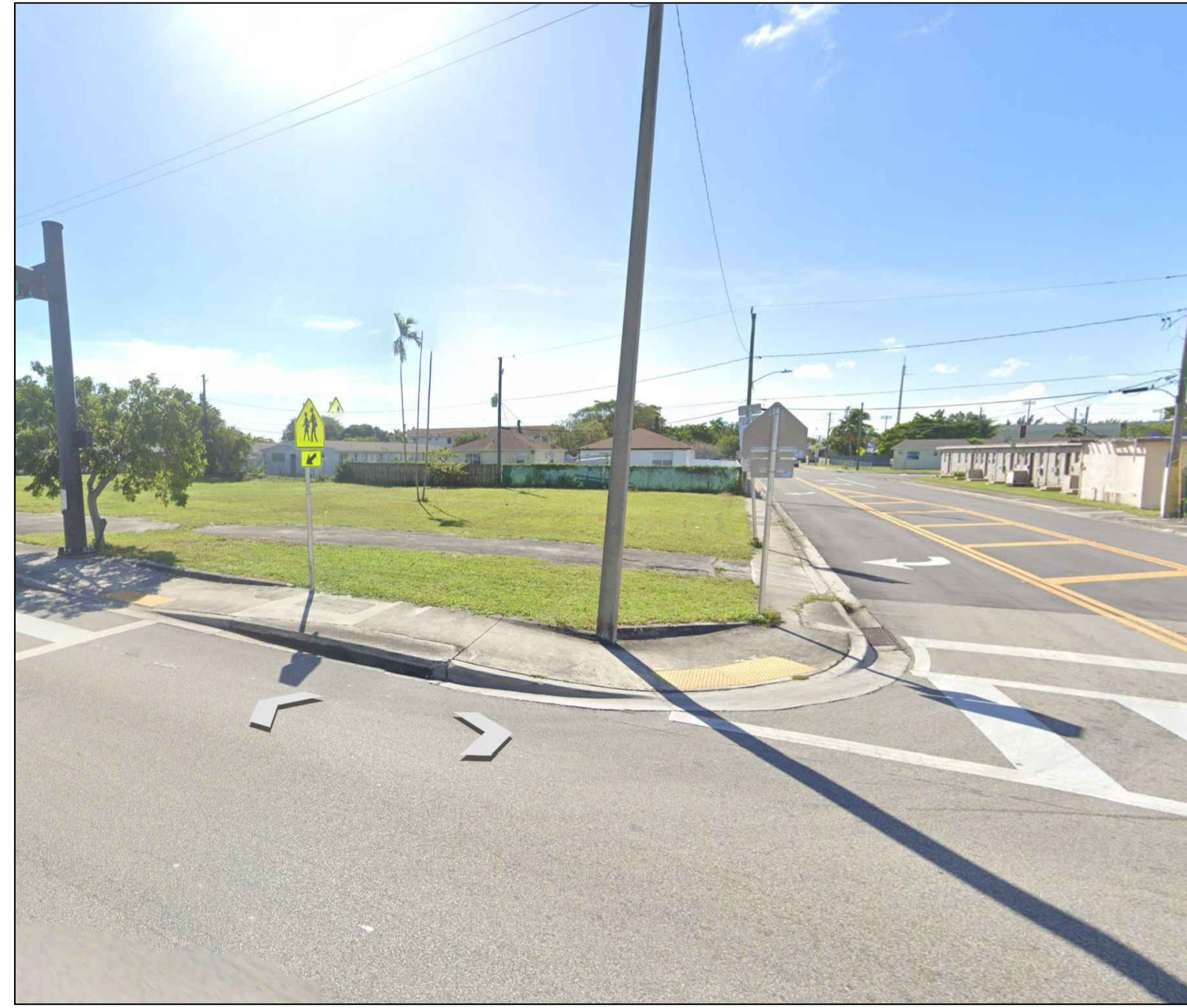
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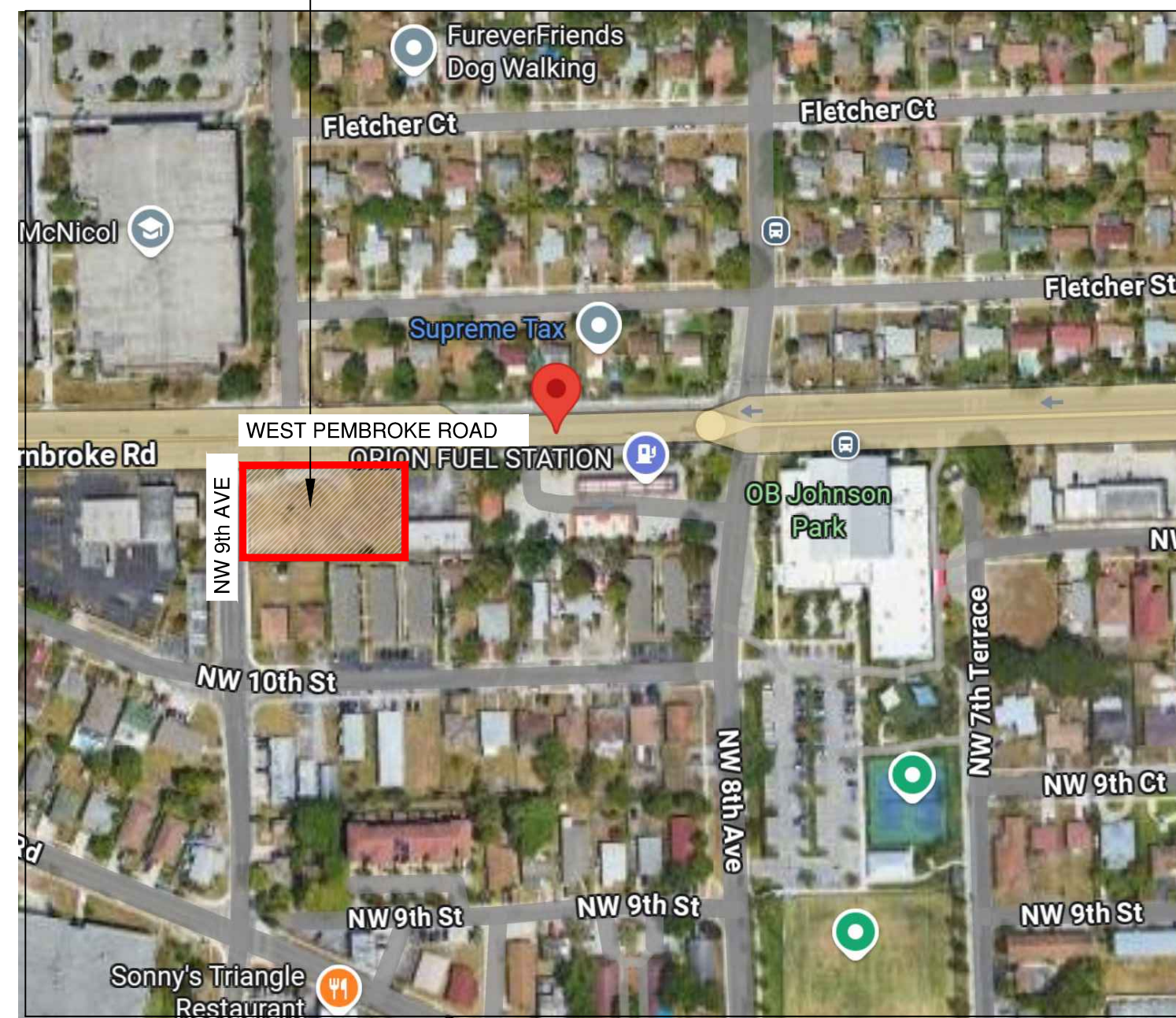


SHEET 101



STREET VIEW
N.T.S.

PROJECT SITE
ZONING: O-3/CC

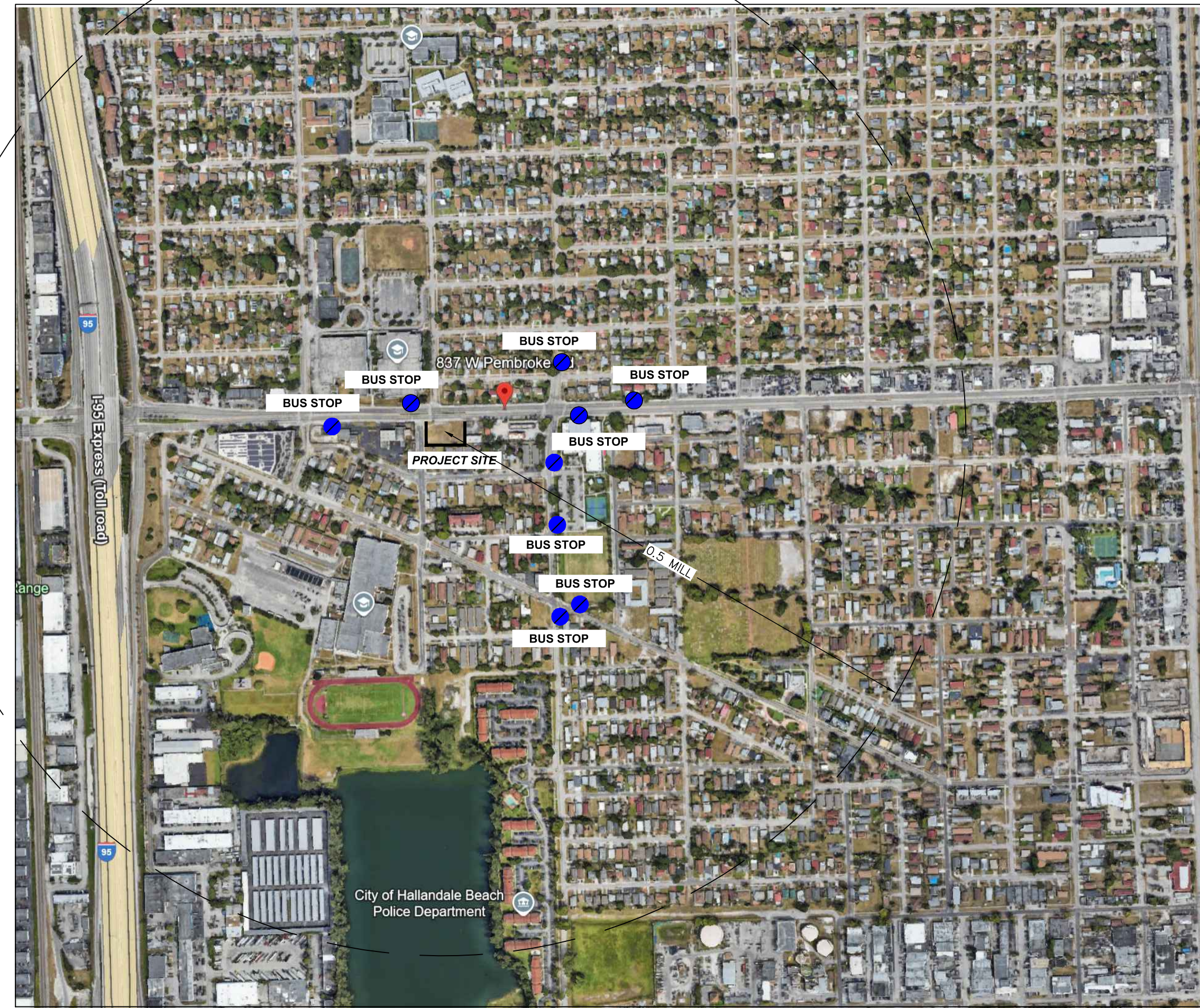


ZONING MAP

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LEGAL DESCRIPTION:

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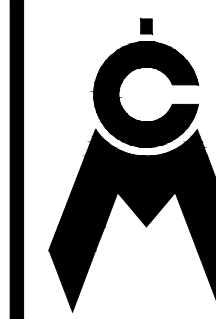
AERIAL PHOTOGRAPH

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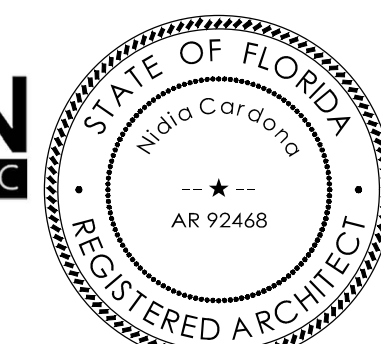
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DESIGNED BY	O.M.	2/01/19/2026 COMMENTS DRC
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DRAWN BY	4	
	5	
CHECKED BY	O.M.	6
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ISSUE DATE	8	
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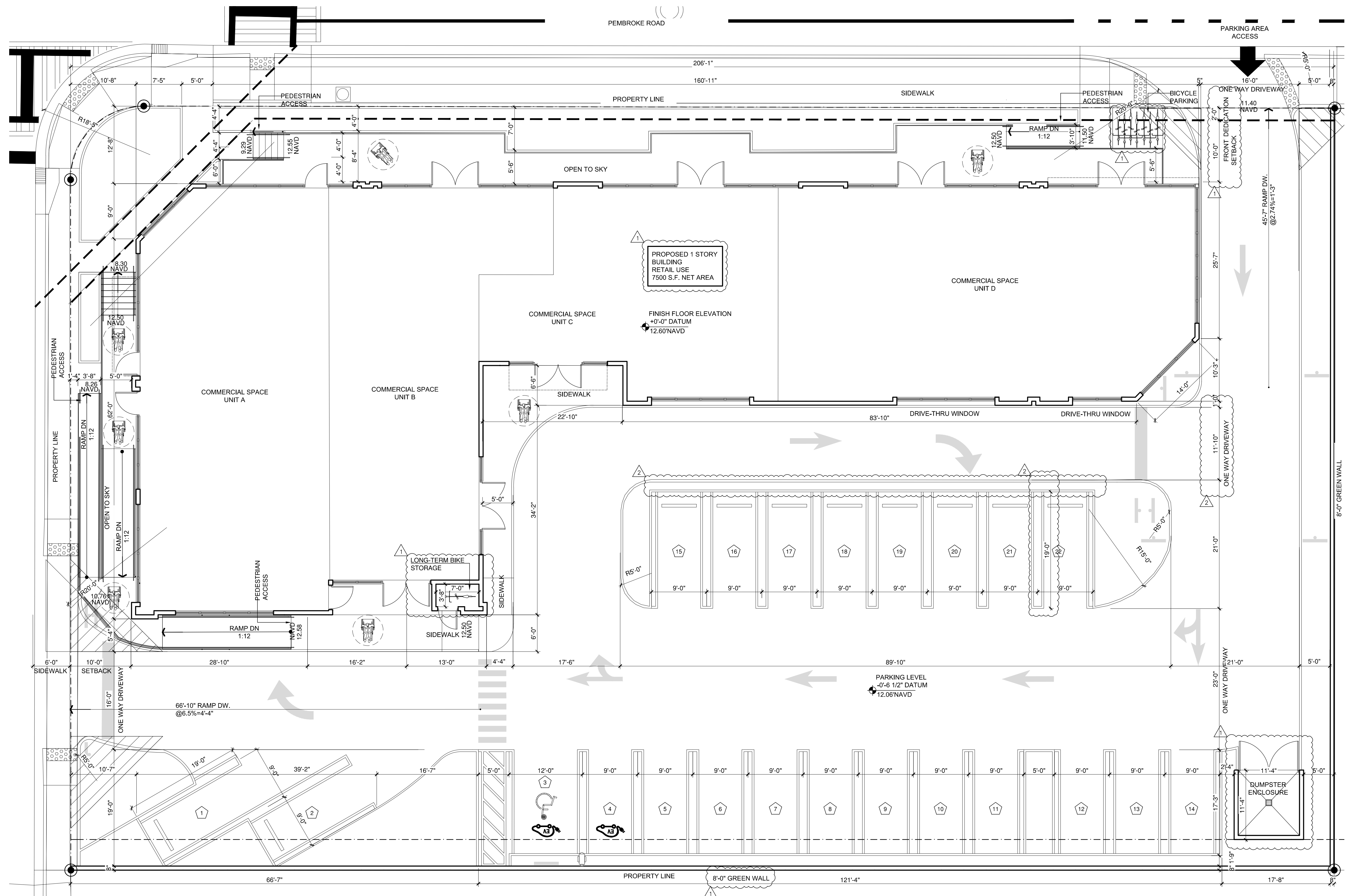
PEMBROKE PLAZA

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PROPOSED 1 STORY BUILDING RETAIL USE 7500 S.F. NET AREA

FINISH FLOOR ELEVATION +0'-0" DATUM 12.60'NAVD

PARKING LEVEL -0'-6 1/2" DATUM 12.06'NAVD

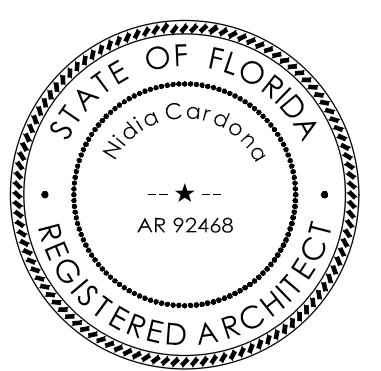
GROUND FLOOR
SCALE 1/8" = 1'-0"

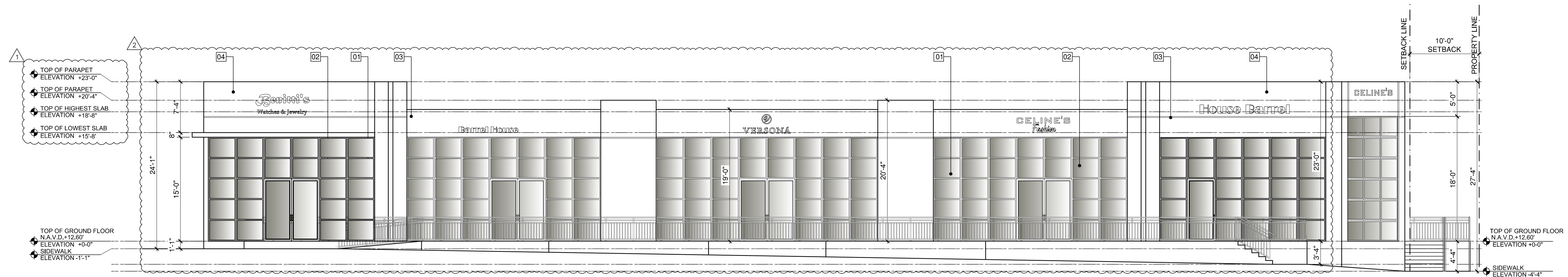
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DRAWING SCALE	AS SHOWN	10

PEMBROKE PLAZA

837 W PEMBROKE ROAD, HALLANDALE BEACH, FLORIDA 33009

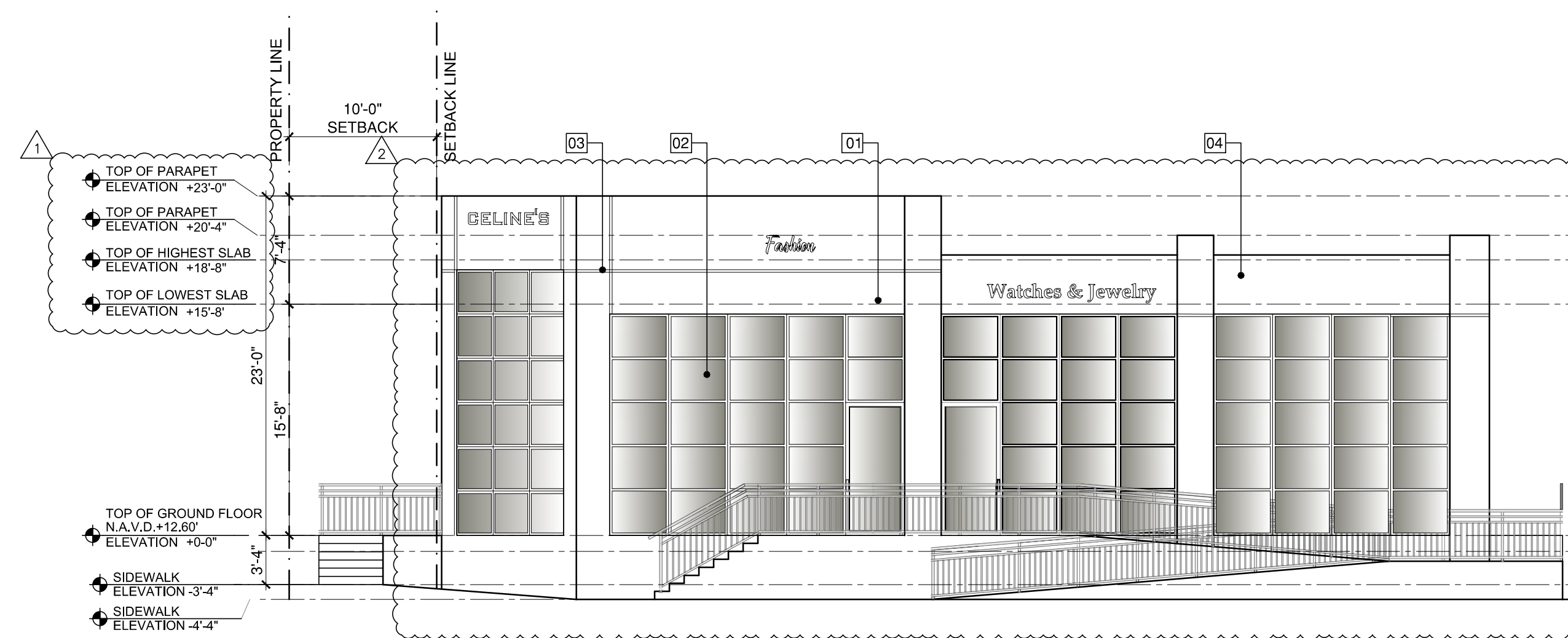
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PEMBROKE ROAD FRONT. NORTH ELEVATION
SCALE 1/8" = 1'-0"

MATERIAL LEGEND	
KEY VALUE	KEYNOTE DESCRIPTION
01	MASONRY: CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH, HIGH BUILD, ACRYLIC WATERPROOFING COATING (THOROCOAT BY BASF BUILDING SYSTEMS, OR ACCEPTABLE EQUIVALENT). COLOR PAINT TO BE SELECTED BY ARCHITECT.
02	ALUMINUM STOREFRONT ASSEMBLY . LAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING; TO MEET WIND LOAD REQUIREMENTS.
03	CONCRETE SCORE LINES AT FACADE WALLS
04	PARAPET

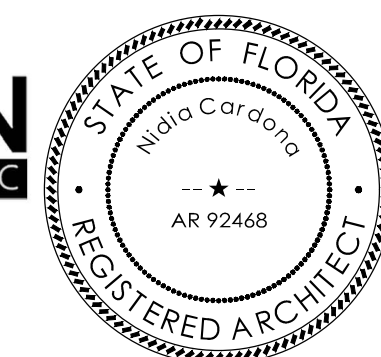


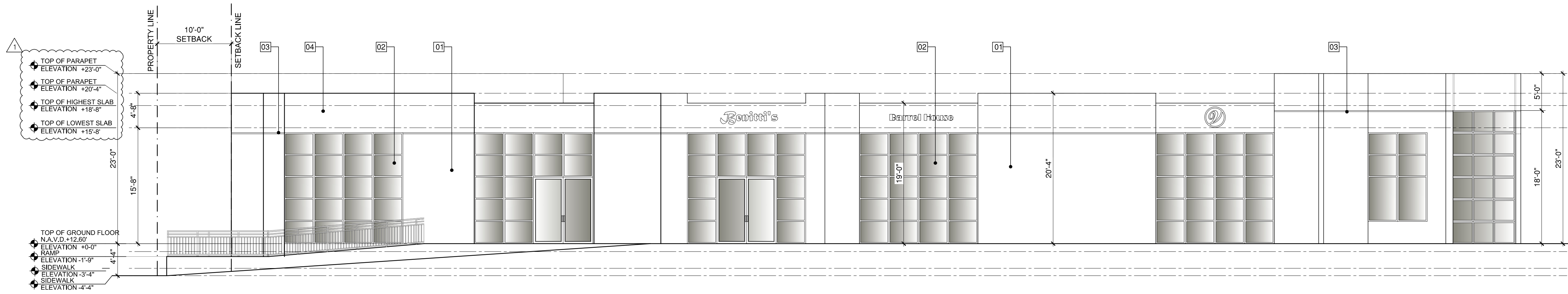
9th AVE. WEST ELEVATION
SCALE 1/8" = 1'-0"

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PEMBROKE PLAZA
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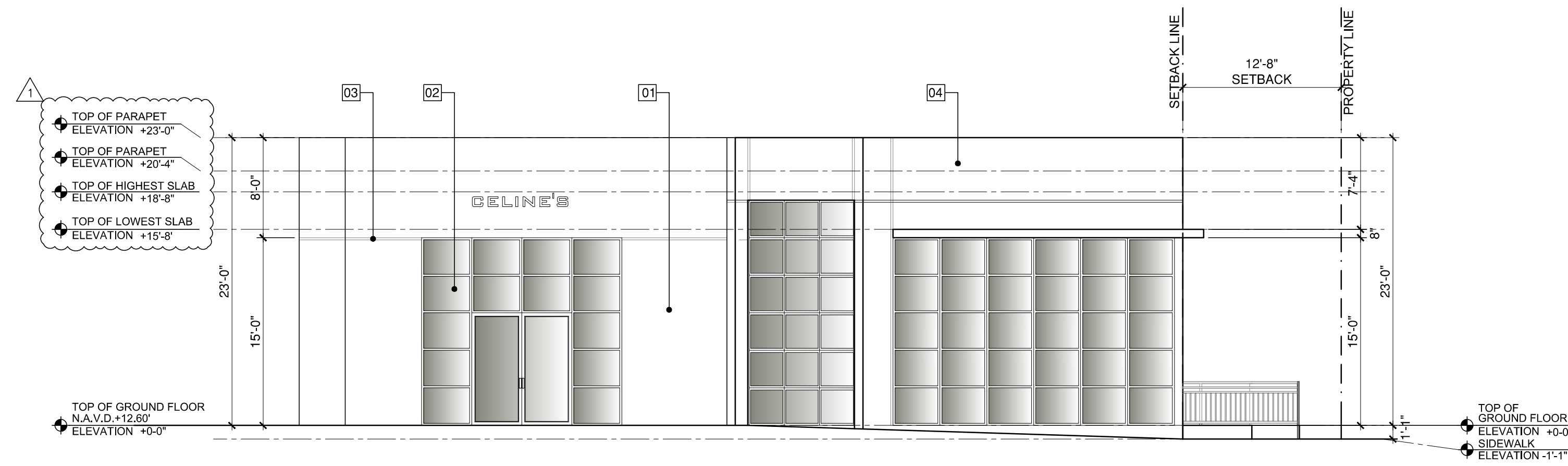
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SOUTH ELEVATION
SCALE 1/8" = 1'-0"

MATERIAL LEGEND	
KEY VALUE	KEYNOTE DESCRIPTION
01	MASONRY; CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH, HIGH BUILD, ACRYLIC WATERPROOFING COATING (THOROCOAT BY BASF BUILDING SYSTEMS, OR ACCEPTABLE EQUIVALENT). COLOR PAINT TO BE SELECTED BY ARCHITECT.
02	ALUMINUM STOREFRONT ASSEMBLY . LAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING; TO MEET WIND LOAD REQUIREMENTS.
03	CONCRETE SCORE LINES AT FACADE WALLS
04	PARAPET



EAST ELEVATION
SCALE 1/8" = 1'-0"

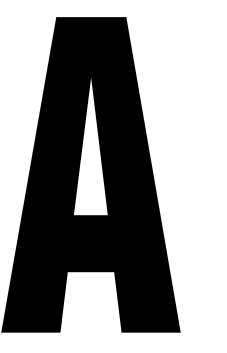
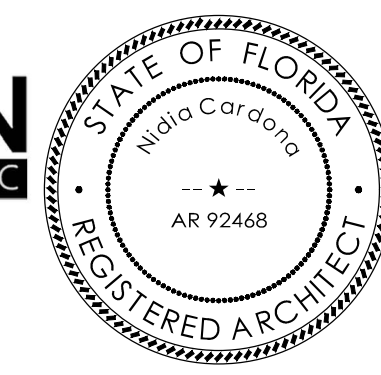
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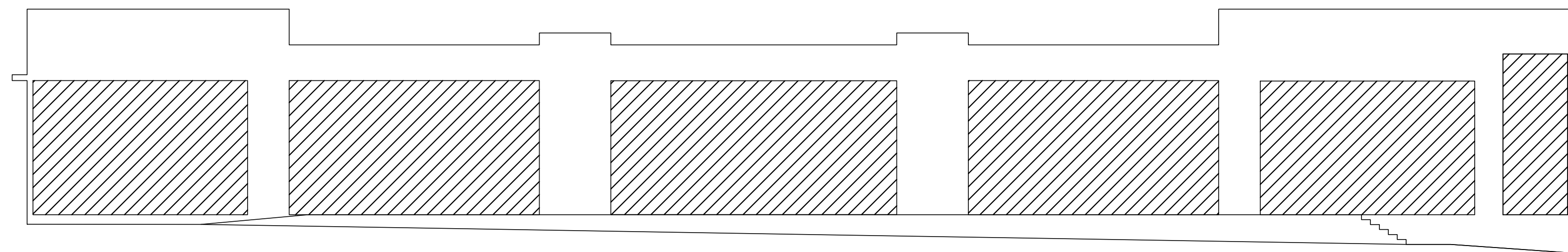
PEMBROKE PLAZA

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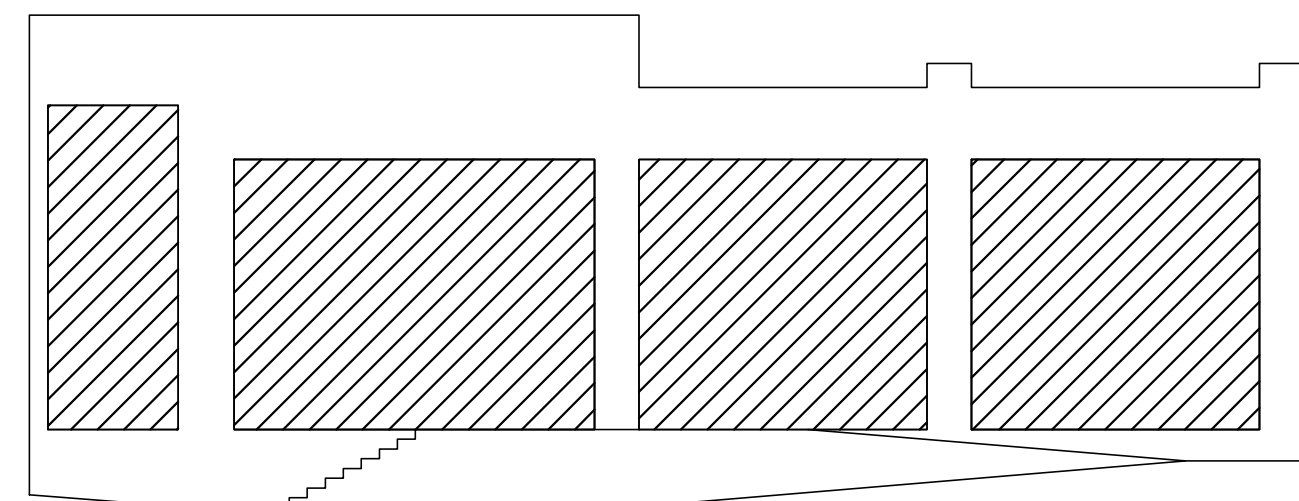


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PEMBROKE ROAD FRONT. NORTH ELEVATION
SCALE 3/32" = 1'-0"



9th AVE. WEST ELEVATION
SCALE 1/8" = 1'-0"

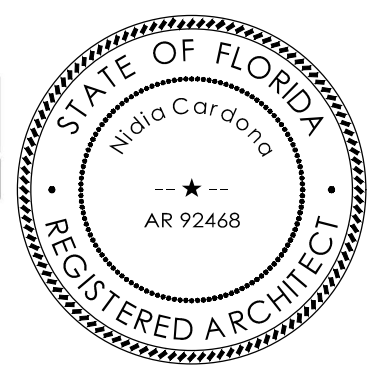
GLAZING CALCULATION FOR STREET - FRONT ELEVATION -		
NAME	AREA	PERCENTAGE
WALL	1,814	46 %
GLAZING/ FENESTRATION	2,170	54 %
TOTAL	3984	100 %

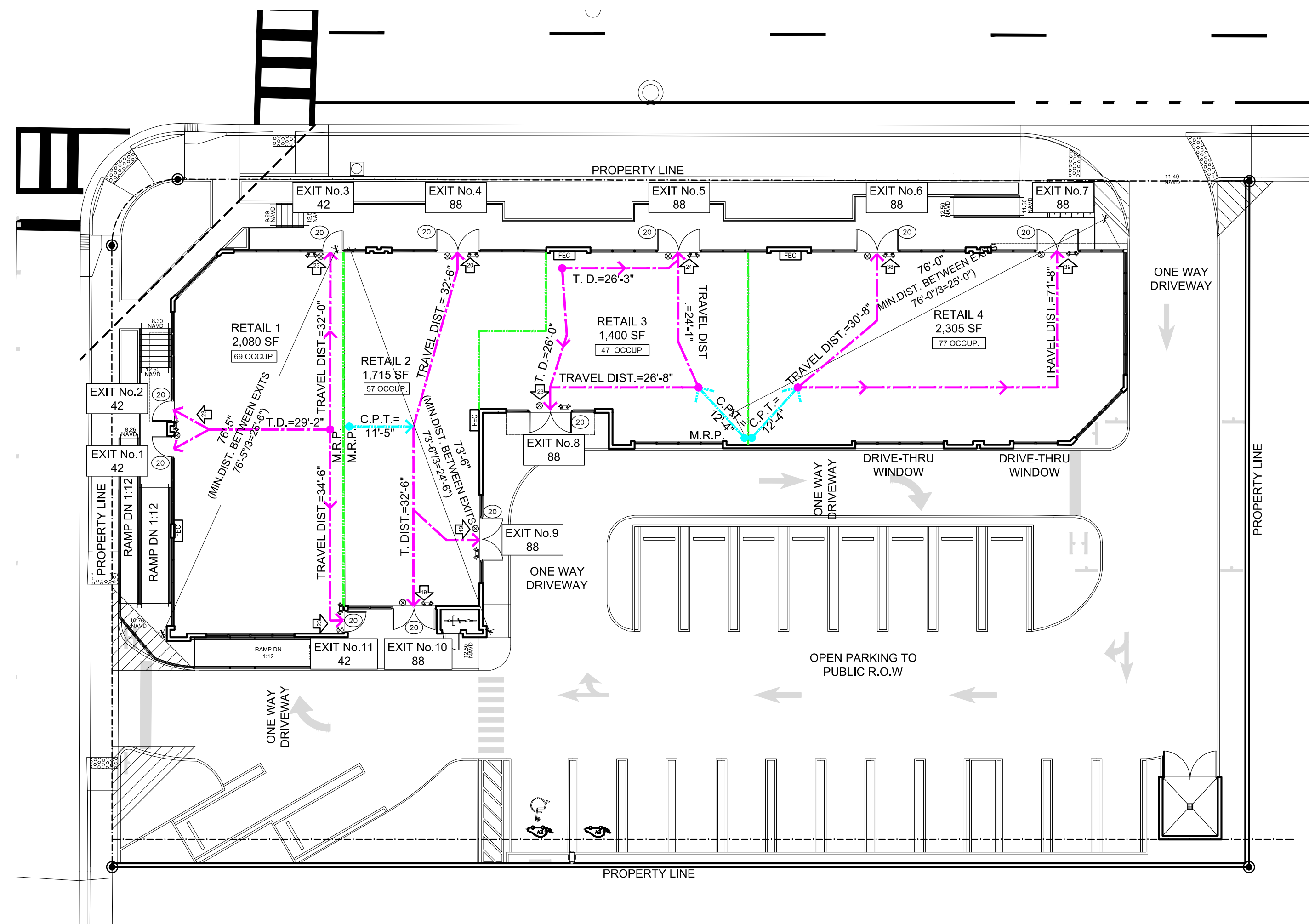
GLAZING CALCULATION FOR STREET - FRONT ELEVATION -		
NAME	AREA	PERCENTAGE
WALL	828	48 %
GLAZING/ FENESTRATION	910	52 %
TOTAL	1738	100 %

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LIFE SAFETY PLAN
SCALE 1/16" = 1'-0"

GENERAL NOTES:

- THIS PROJECT IS IN COMPLIANCE WITH CHAPTER 69A-60 FLORIDA FIRE PREVENTION CODE (FFPC) 8TH EDITION.
 - NFPA 1, 2021 EDITION, "FIRE CODE".
 - NFPA 101, 2021 EDITION, "LIFE SAFETY CODE".
 - NFPA 13, 2019 EDITION, "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEM".
 - NFPA 72, 2019 EDITION, "NATIONAL FIRE ALARM CODE" AND
 - NFPA 70, 2020 EDITION, "NATIONAL ELECTRICAL CODE".
- CARBON MONOXIDE DETECTORS ARE REQUIRED IN BUILDINGS HAVING FUEL BURNING APPLIANCES, FIREPLACES, ATTACHED GARAGE, OR OTHER ELEMENT THAT EMITS CARBON MONOXIDE AS A BY PRODUCT OF COMBUSTION. CARBON MONOXIDE ALARMS SHALL BE LOCATED WITHIN 10 FT. OF SLEEPING ROOMS.
- KEY LOCK BOXES (KNOX BOX) WILL BE PROVIDED IN COMPLIANCE WITH MDR FPO BULLETIN 2022-002. THE KNOX BOX SHALL BE OF A TYPE APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).
- A TWO-WAY RADIO COMMUNICATION ENHANCEMENT SYSTEM SHALL BE INSTALLED AS REQUIRED BY FLORIDA FIRE PREVENTION CODE (EIGHT EDITION) NFPA 101.9.15.
- THE PROPOSED BUILDING DESIGN WILL PROVIDE 99% FLOOR AREA RADIO COVERAGE IN GENERAL BUILDINGS AS DESCRIBED IN 72 (2010) 24.5.2.2.1 AND 90% FLOOR AREA RADIO COVERAGE IN GENERAL BUILDINGS AS DESCRIBED IN NFPA 1.11.10.
- THE PROPOSED PARKING GARAGE IS OPEN.

* RETAIL SPACE: SHELL ONLY. FUTURE RETAIL SPACES ON THE GROUND FLOOR SHALL BE SUBMITTED UNDER SEPARATE PLANS AND PERMIT FOR TENANT IMPROVEMENT.

**LIFESAFETY NOTES
(AS PER FFPC 8TH EDITION)**

- THIS IS A FULLY SPRINKLERED BUILDING. ALL SPACES, ROOMS, AND AREAS SHALL BE PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. THE BUILDING IS EQUIPPED THROUGHOUT WITH A FIRE ALARM SYSTEM.
- CORRIDORS SHALL NOT BE LESS THAN 44"
- MERCANTILE OCCUPANCIES WITH SPRINKLER SYSTEM (FFPC NFPA 101 CHAPTER 36)
 - MAXIMUM DEAD END AT CORRIDORS = 15'-0"
 - MAXIMUM TRAVEL DISTANCE ALLOWED = 250'
 - MAXIMUM COMMON PATH = 100'
- STORAGE OCCUPANCIES WITH SPRINKLER SYSTEM
 - MAXIMUM COMMON PATH = 100'
 - MAXIMUM DEAD END = 100'
 - MAXIMUM TRAVEL DISTANCE = 200'

RATED DOORS LEGEND		SYMBOLS LEGEND	
90	90 MINUTE "B" LABEL DOOR WITH CLOSER	1	1 HOUR FIRE RATING REQUIRED
45	45 MINUTE "C" LABEL DOOR WITH CLOSER	2	2-HOUR FIRE RATING REQUIRED
20	20 MINUTE DOOR WITH CLOSER	3	3-HOUR FIRE RATING REQUIRED
		4	4-HOUR FIRE RATING REQUIRED
		FE	FIRE EXTINGUISHER, BRACKET MOUNTED
		REC (S-R)	SEMI-RECESS FIRE EXTINGUISHER CABINET
		EXIT LIGHT	EXIT LIGHT FIXTURE - CEILING MOUNTED (DARKENED AREA INDICATES FACE, ARROW INDICATES DIRECTION OF EGRESS)
		WALL MOUNTED	WALL MOUNTED EXIT LIGHT FIXTURE
		ELU	EMERGENCY LIGHTING UNIT SET WITH SELF-CONTAINED BATTERIES - CONNECT AHEAD OF LIGHT SWITCH
		FS	FIRE ALARM SYSTEM MANUAL PULL STATION
		SA	FIRE ALARM SPEAKER / HORN WITH STROBE - WALL MOUNTED
			1 HR FIRE RATED
			2 HR FIRE RATED

- FLOOR AREAS / OCCUPANT LOAD -

SPACE/ROOM	FLOOR AREA	SF PER PERSON		OCCUP. LOAD	
		NFPA 7.3.1.2	NFPA 7.3.1.2	FBC 1004.5	FBC 1004.5
RETAIL 1	2,080 SF	30	69 (occ.)	60	35 (occ.)
RETAIL 2	1,715 SF	30	57 (occ.)	60	29 (occ.)
RETAIL 3	1,400 SF	30	47 (occ.)	60	23 (occ.)
RETAIL 4	2,305 SF	30	77 (occ.)	60	38 (occ.)
TOTAL OCCUPANCY	7,500 SF		250 (occ.)		125 (occ.)

* RETAIL SPACE: SHELL ONLY. FUTURE RETAIL SPACES ON THE GROUND FLOOR SHALL BE SUBMITTED UNDER SEPARATE PLANS AND PERMIT FOR TENANT IMPROVEMENT.

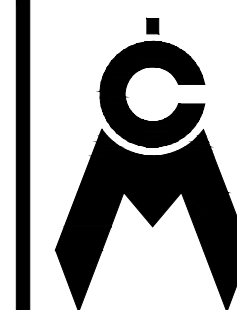
- EGRESS CAPACITY - GROUND FLOOR-

STAIR No.	CLEAR DOOR WIDTH	DOOR EC (FBC 1005.3.2.1)		DOOR EC (FFPC 7.3.3)		LIMITING FACTOR
		DOOR EC	DOOR EC	DOOR EC	DOOR EC	
EXIT No.1	42 IN.	0.15	280 OCC.	0.2	210 OCC.	210 OCC.
EXIT No.2	42 IN.	0.15	280 OCC.	0.2	210 OCC.	210 OCC.
EXIT No.3	42 IN.	0.15	280 OCC.	0.2	210 OCC.	210 OCC.
EXIT No.4	88 IN.	0.15	587 OCC.	0.2	440 OCC.	440 OCC.
EXIT No.5	88 IN.	0.15	587 OCC.	0.2	440 OCC.	440 OCC.
EXIT No.6	88 IN.	0.15	587 OCC.	0.2	440 OCC.	440 OCC.
EXIT No.7	88 IN.	0.15	587 OCC.	0.2	440 OCC.	440 OCC.
EXIT No.8	88 IN.	0.15	587 OCC.	0.2	440 OCC.	440 OCC.
EXIT No.9	88 IN.	0.15	587 OCC.	0.2	440 OCC.	440 OCC.
EXIT No.10	88 IN.	0.15	587 OCC.	0.2	440 OCC.	440 OCC.
EXIT No.11	42 IN.	0.15	280 OCC.	0.2	210 OCC.	210 OCC.
TOTAL						3,920 OCC.

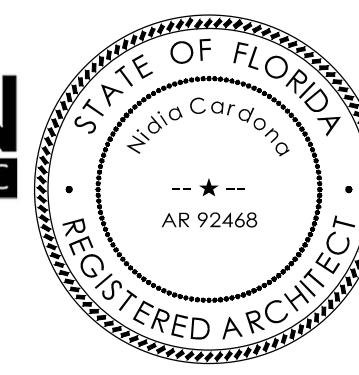
PROJECT NO.	REV. #	DATE:
	1	11/19/2025 COMMENTS
DESIGNED BY	O.M.	01/19/2026 COMMENTS DRC
	3	
DRAWN BY	4	
	5	
CHECKED BY	O.M.	6
	7	
ISSUE DATE	8	
	9	
DRAWING SCALE	AS SHOWN	10

PEMBROKE PLAZA

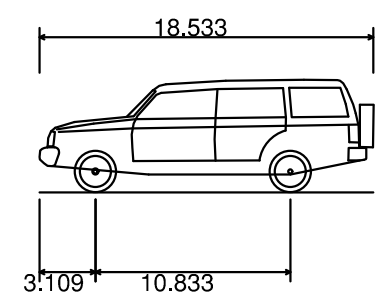
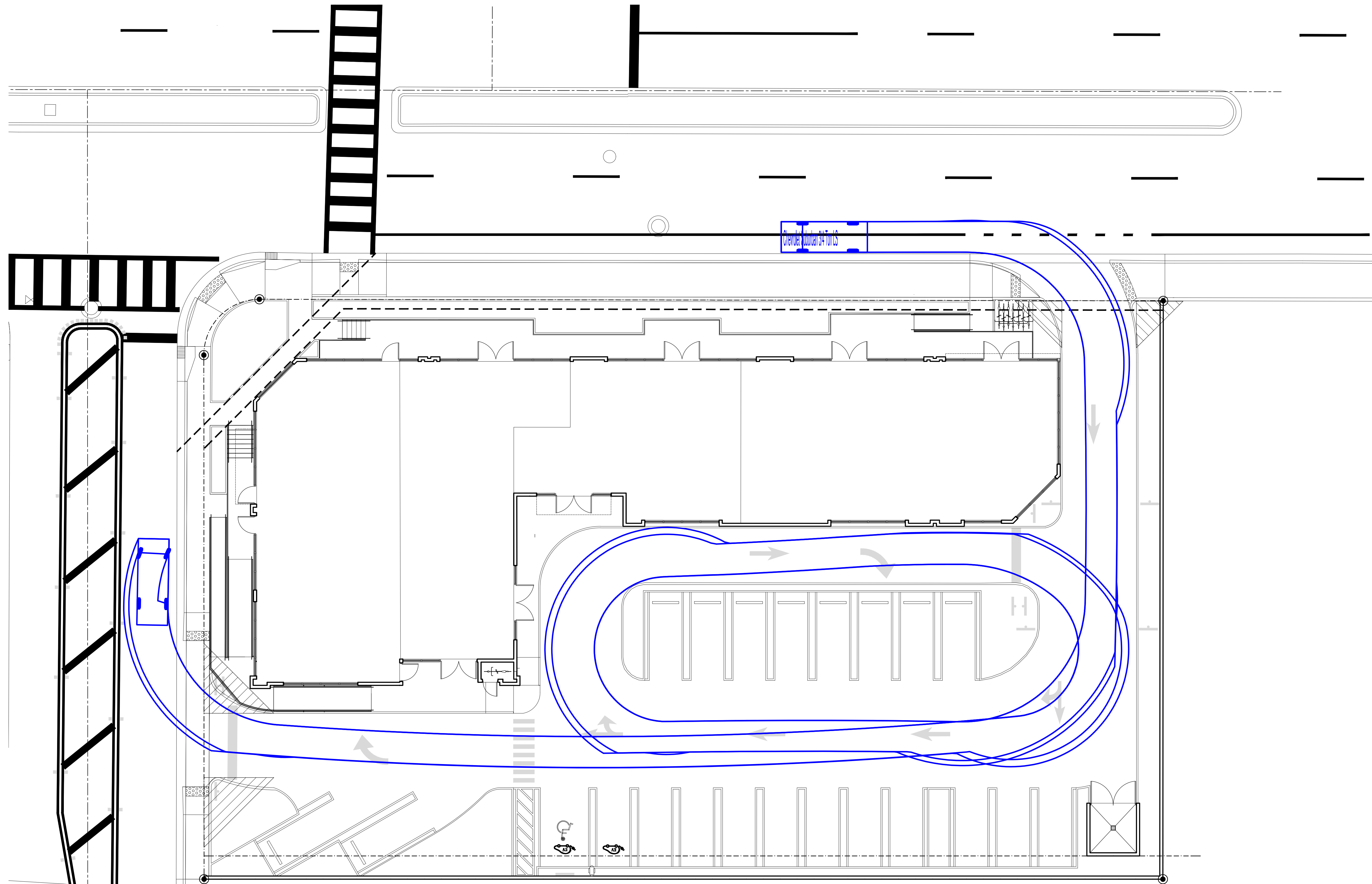
837 W PEMBROKE ROAD, HALLANDALE BEACH, FLORIDA 33009



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5001 SW 74th Ct # 100, Miami, FL 33155
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305 669 5040

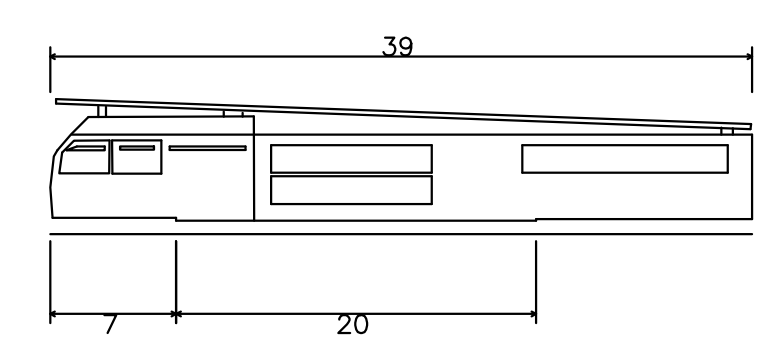
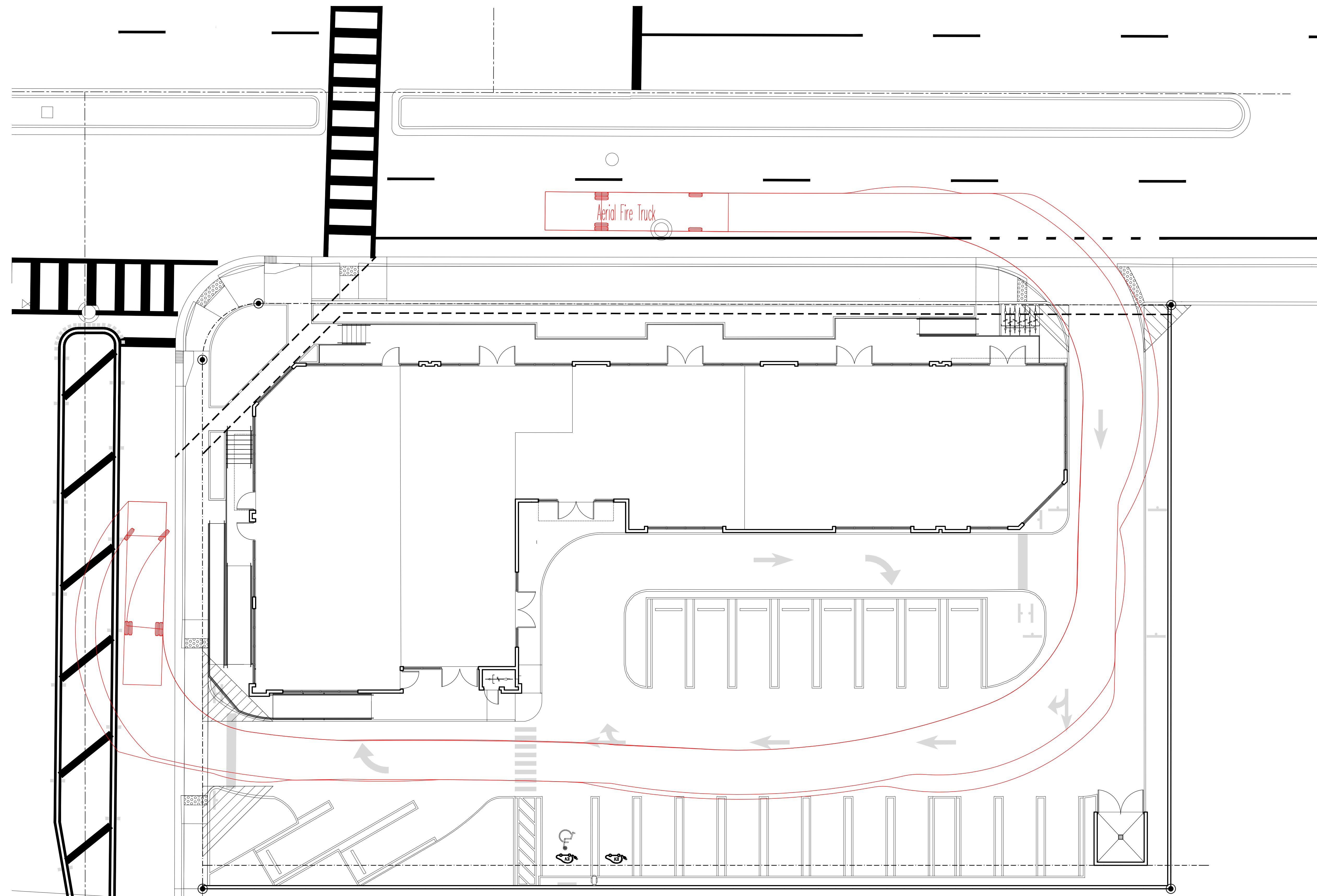


LS
SHEET 01



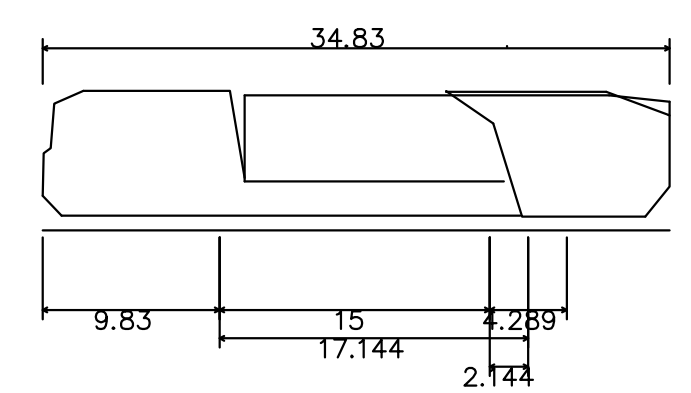
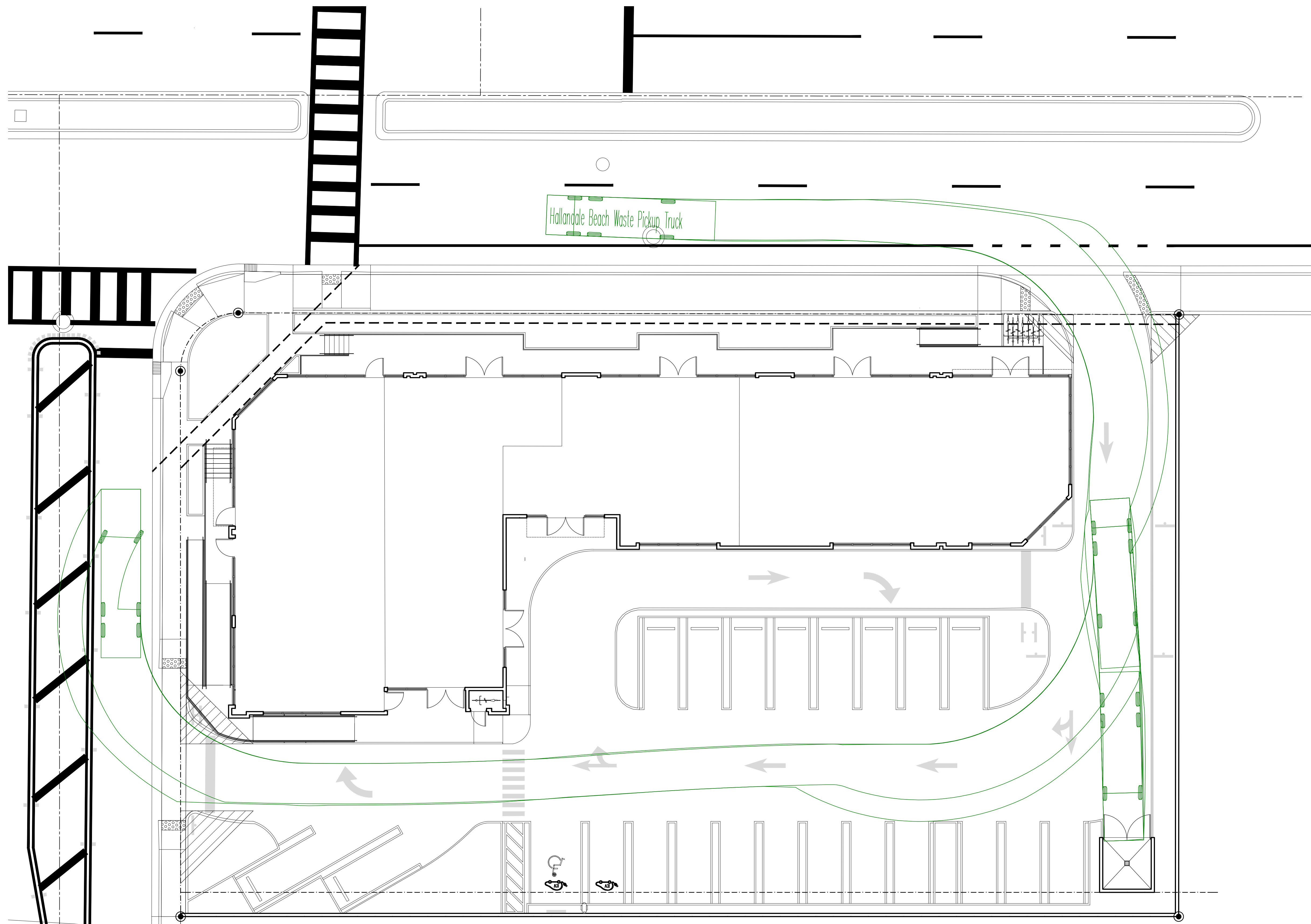
Chevrolet Suburban 3/4 Ton LS	
Overall Length	18.533ft
Overall Width	6.592ft
Overall Body Height	6.258ft
Min Body Ground Clearance	0.990ft
Track Width	6.592ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	22.650ft

EXHIBIT "A"
AUTO-TURN FOR A VEHICULE



Aerial Fire Truck	39.000ft
Overall Length	8.167ft
Overall Width	7.500ft
Overall Body Height	0.750ft
Min Body Ground Clearance	8.167ft
Track Width	5.00s
Lock-to-lock time	45.00°
Max Wheel Angle	

EXHIBIT "B"
AUTO-TURN FOR A FIRE TRUCK

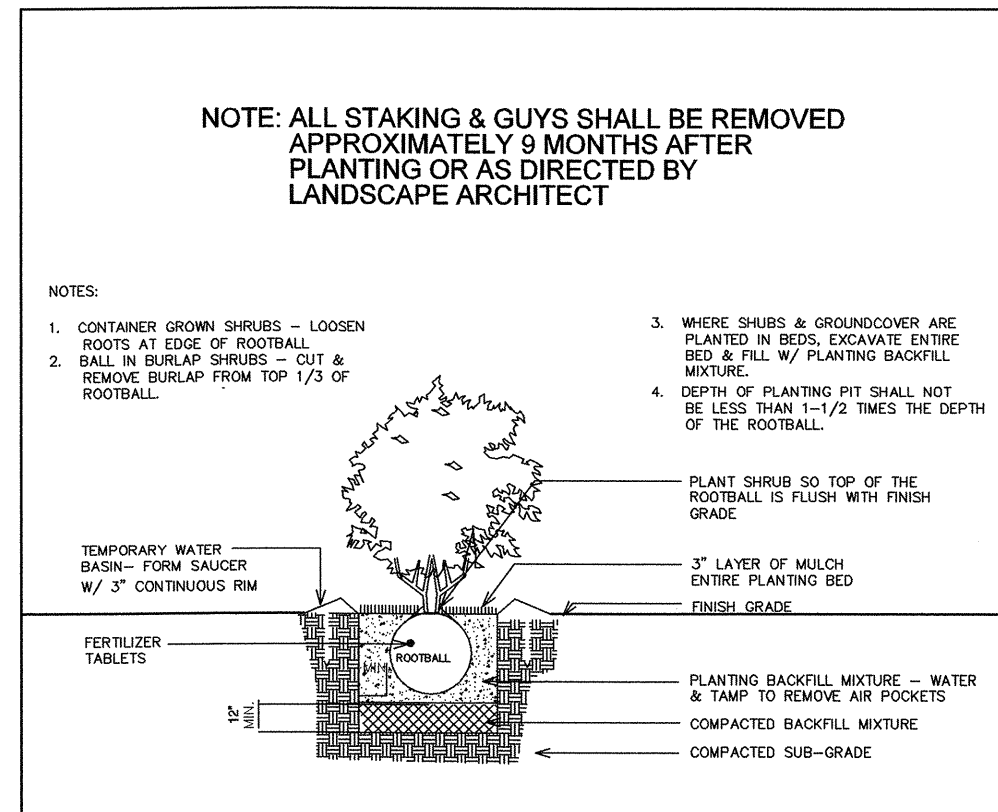


Hallandale Beach Waste Pickup Truck	34.830ft
Overall Length	34.830ft
Overall Width	8.169ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.750ft
Track Width	8.169ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	38.000ft

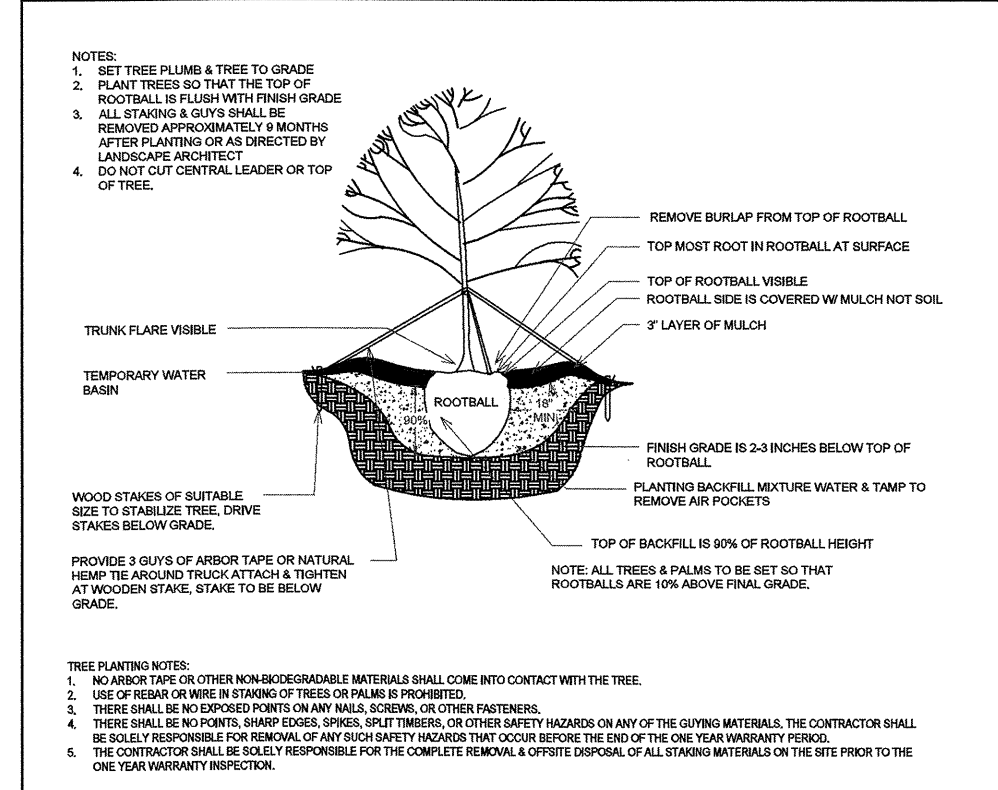
EXHIBIT "C"
AUTO-TURN FOR A WASTE
PICKUP TRUCK

General Notes:

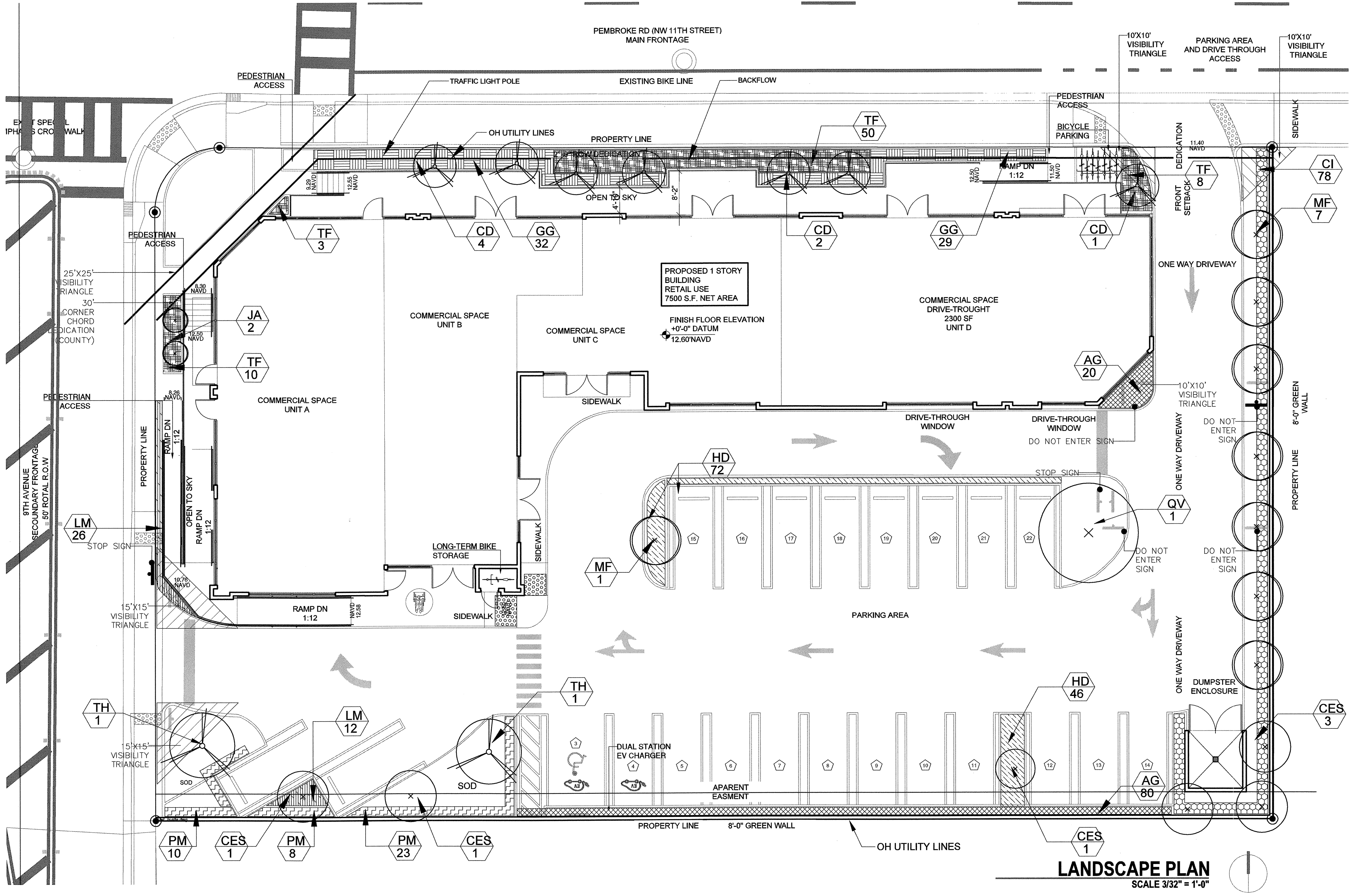
- All plant material shall be Florida No. 1 or better as given in the current Florida Grades and Standards for Nursery Plants, 2015, Florida Department of Agriculture and Consumer Services.
- All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
- All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
- All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
- Contractor shall notify Sunshine 811 (call 811) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
- Grade B+ shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'-4" around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
- Sod shall be St Augustine and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
- All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
- All sodded areas to have a minimum of 2" of planting soil as described in note #8.
- All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
- All shrubs, groundcovers, vines and sod shall be fully warranted for one year under same condition as above.
- All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
- All trees and palms shall be planted with the top of their rootballs 1'-2" above finished grade. All other plants shall be planted with top of their rootballs no deeper than the final grade surrounding the planting area.
- In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
- All planting shall be installed with fertilizer at time of planting.
- All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
- All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainswitch device.
- All landscape and irrigation shall be installed in compliance with all local codes.
- The plan shall take precedence over the plant list, should there be any discrepancy between the two.



SHRUB PLANTING DETAIL



TREE STAKING DETAIL



LANDSCAPE PLAN
SCALE 3/32" = 1'-0"

LANDSCAPE REQUIREMENTS

Zoning: West RAC District
Site: 25,993.75 SF

Description	Application	Qty Required	Qty Provided
Landscape Area	10%	2599 sf (10%)	2239.5 sf (8.75%)
Site Trees	1 tree / 1500 SF	18	24
Street Trees	1 tree / 30 LF	6	0
Total Trees (Site + Street)		24	24
Tree Diversity		5	5 tree species
Drought Tolerant Trees	50%	24 (50) = 12	22
Native Trees	50%	24 (50) = 12	22
Turf	50% max	2239.5 sf (50) = 1120 sf	850 sf
Hedges/ Plants Drought Tolerant	30%	923 (30) = 157	444

Plant List

Symbol	Qty	Botanical Name	Common Name	Cultivar	Height at Planting	Spread at Planting	Native	Drought Tolerance	Notes	Number of Tree Credits
ES	6	Conocarpus erectus var. serotinus	Silver Buttonwood		3'	15'	Yes	High	Single trunk	6
QV	1	Quercus virginiana	Live Oak		6'	15'	Yes	High		1
MF	8	Myrsine fragrans	Simpson's Stopper		3'	15'	Yes	High	Single trunk	8
CD	7	Coccoloba diversifolia	Pigeon Plum		3'	15'	Yes	High	Single trunk	7
TH	2	Thespesia bainesii	Red Tabebuia		3'	15'	No	High		2
CI	78	Chrysobalanus icaco	Cocoplum		24"	24"	Yes	Medium	24" O.C.	
PM	41	Podocarpus macrophyllus	Podocarpaceae		24"	24"	No	Medium	24" O.C.	
GG	61	Galpalmia gracilis	Thyrsalis		24"	24"	No	High	24" O.C.	
TF	71	Tillandsia floridana	Florida Gamma Grass		24"	24"	Yes	High	24" O.C.	
JA	2	Jatropha integrifolia 'Compacta'	Jatropha							
HD	118	Helianthus decolus	Dune Sunflower		6"	13"	Yes	High	18" O.C.	
LM	38	Liriodendron muscari 'Evergreen Giant'	Giant Lily Turf		10"	10"	No	Medium	18" O.C.	
AG	100	Arachis glabrata	Peanut		4"	12"	No	High	18" O.C.	
Scd		St. Augustine	St. Augustine							
Mulch		Shredded Melaleuca or Eucalyptus								

Tree No.	Scientific name	Common name	DBH (Inches)	Ht/Ct (Ft)	Canopy(Ft)	Condition	Disposition
1	Burseria simaruba	Gumbo Limbo	5	15	12	Moderate	REMOVE
2	Ptychosperma elegans	Solitaire Palm	3	30 OA		1 trunk dead other poor	REMOVE
3	Sabal palmetto	Sabal Palm w/ Strangler fig and Brazilian pepper cluster	12	20 OA		Moderate	REMOVE

Note: A tree removal permit is required prior to removal of any trees on site.

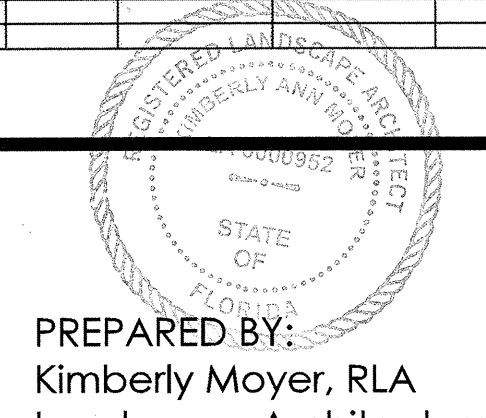
LANDSCAPE

PROJECT NO.	REV. #	DATE: 02/16/2026
DESIGNED BY	K.M.	2
DRAWN BY	L.R.	4
CHECKED BY	K.M.	6
ISSUE DATE		7
DRAWING SCALE	AS SHOWN	10

PEMBROKE PLAZA

837 W PEMBROKE ROAD, HALLANDALE BEACH, FLORIDA 33009

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305 669 5040



PREPARED BY:
Kimberly Moyer, RLA
Landscape Architecture
(954) 592-3695
k.moyerla@gmail.com
Lic. No #LA0000952

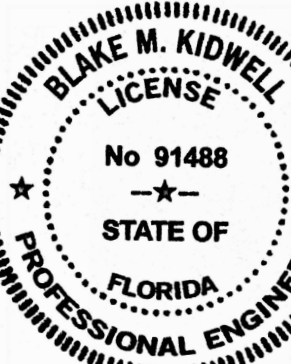
SHEET L-1

Kimberly Moyer
2-20-2026

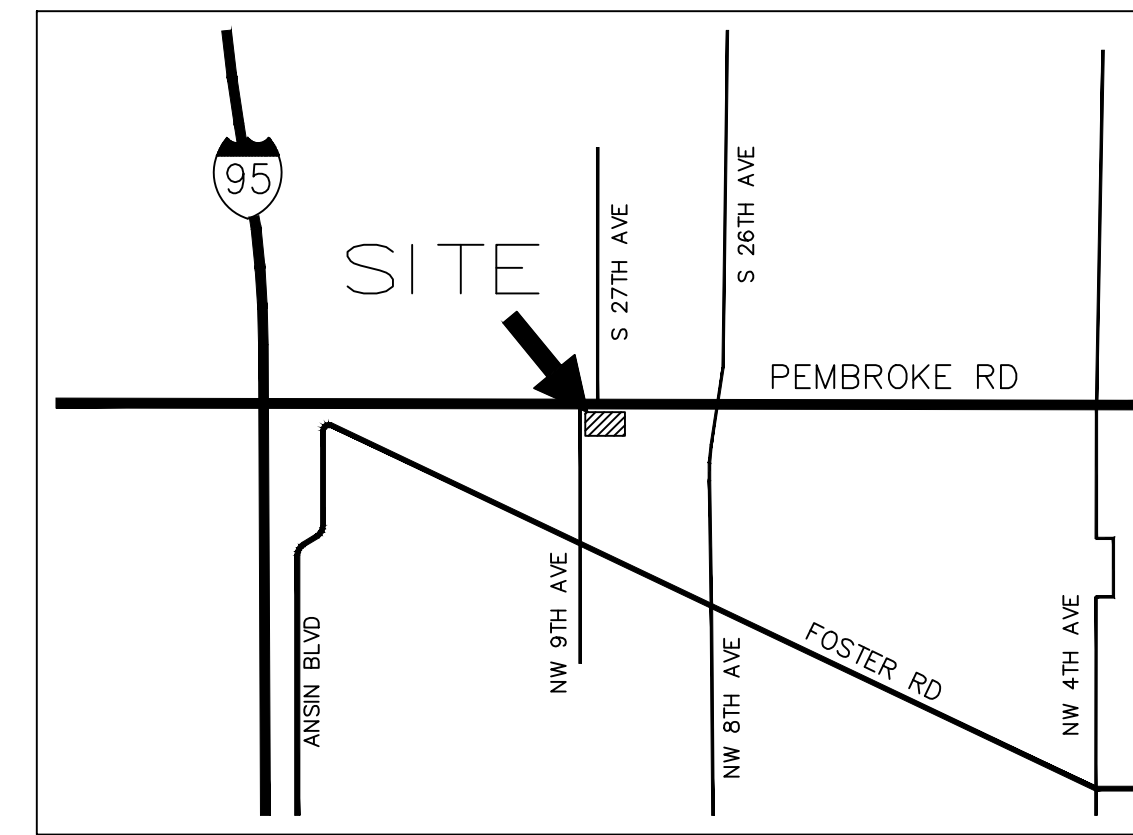


Revisions

Phase:
 DRC
 DOCUMENTS



Scale:	Date
1"=20'	07/28/25
Job No.	Plot Date
25-1898.00	02/18/26
Drawn by	Sheet No.
AUS	C1
Proj. Mgr.	AUS
Appr. by	BMK

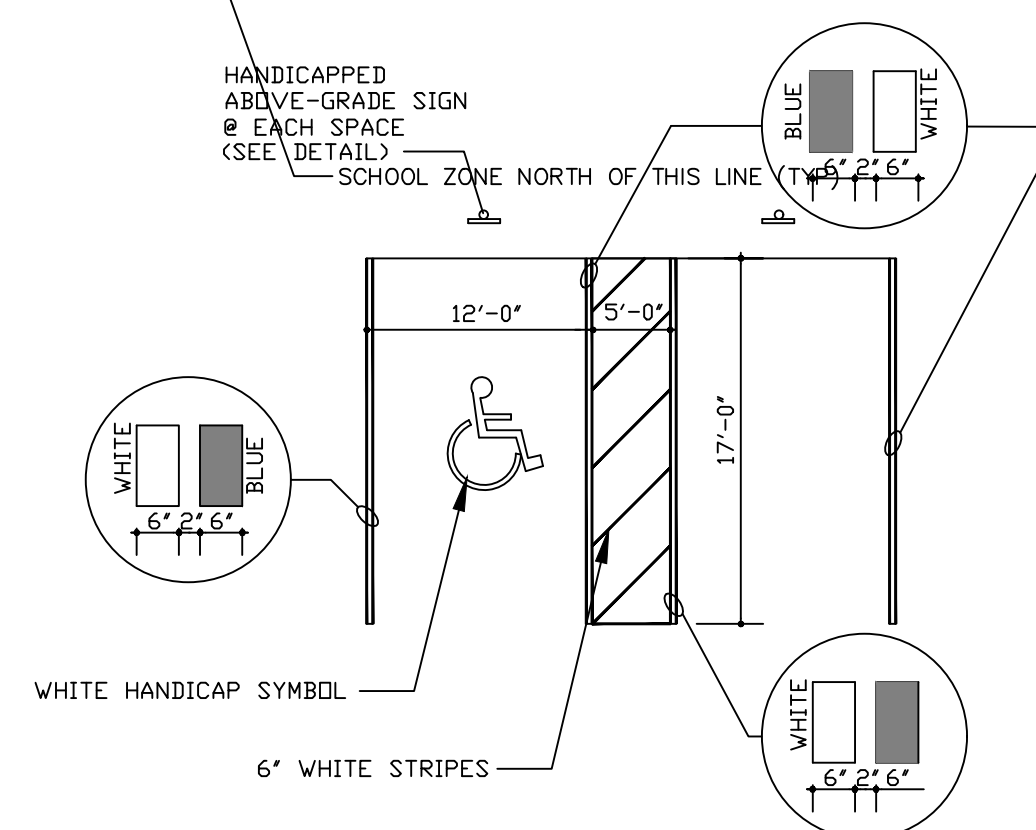
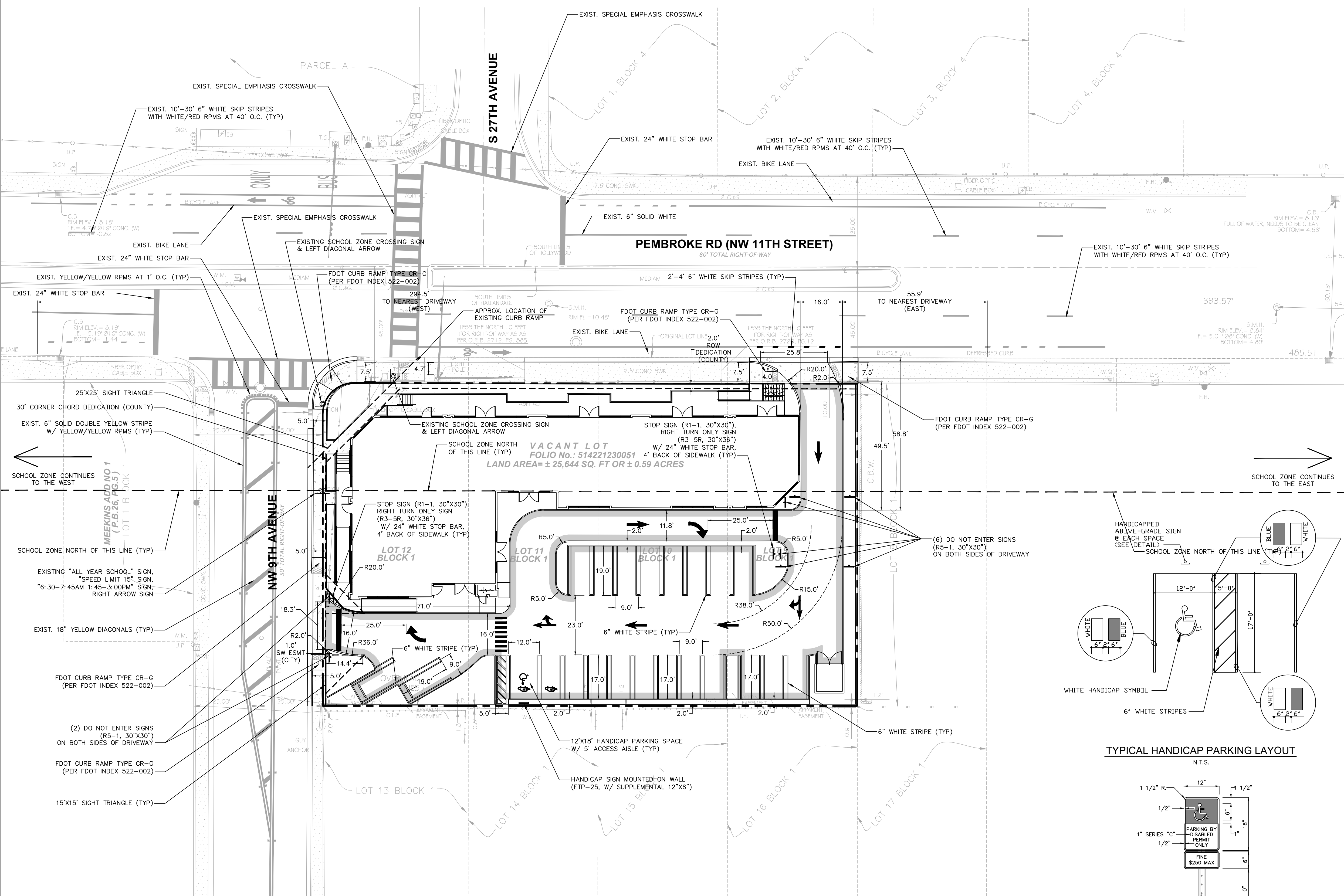


LOCATION MAP

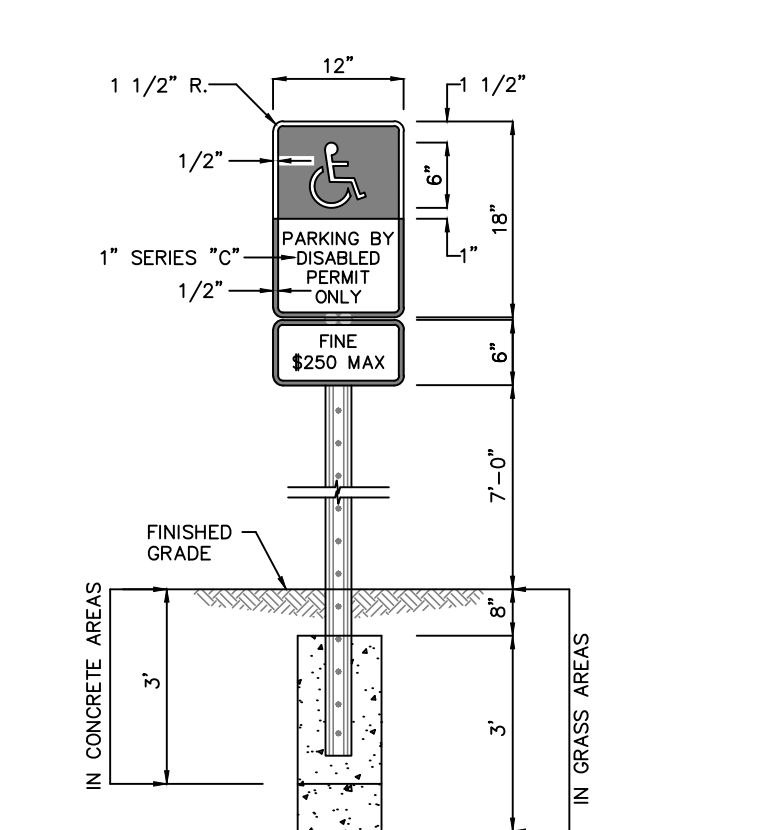
- NTS
- LEGEND:**
- (0.00) PROPOSED ELEVATION (NAVD)
 - 5.32 EXISTING ELEVATION (NAVD)
 - PROPOSED CATCH BASIN
 - PROPOSED PLUG
 - TEE
 - WATER METER
 - DOUBLE DETECTOR CHECK W/ WAFFER CHECK VALVE ON DOWNSTREAM SIDE
 - REDUCED PRESSURE BACKFLOW PREVENTOR
 - DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
 - PROPOSED MANHOLE
 - WATER MAIN
 - SANITARY FORCE MAIN
 - VALVE
 - FIRE HYDRANT
 - SIAMSE CONNECTION
 - CLEANOUT
 - EDGE OF PROPOSED PAVEMENT (ASPHALT)
 - DIRECTION OF SURFACE DRAINAGE
 - SAMPLE POINT
 - EXIST. WATER MAIN
 - EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

SIGNAGE AND MARKING NOTES:

- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) AND B.C.T.E.D. STANDARDS (CURRENT EDITION).
- ALL PAVEMENT MARKING AND SIGNAGE DAMAGED DURING CONSTRUCTION, SHALL BE RESTORED TO BROWARD COUNTY TRAFFIC ENGINEERING STANDARD (CURRENT EDITION).
- REMOVAL OF PAVEMENT MARKINGS SHALL BE BY SAND OR HYDROBLASTING AS REQUIRED BY B.C.T.E.D.
- ALL PAVEMENT MARKINGS ON ASPHALT SHALL BE THERMOPLASTIC WITH THE EXCEPTION OF PARKING STALL STRIPING WHICH SHALL BE REGULAR PAINT.
- CITY OF HALLANDALE BEACH APPROVAL IS CONTINGENT UPON OBTAINING FDOT ACCESS CONNECTION PERMIT FOR THE PROPOSED DRIVEWAY.
- PROPERTY OWNER WILL MAINTAIN ALL ON-SITE TRAFFIC CONTROL DEVICES IN GOOD CONDITION AND PROMPTLY RESTORE ANY FADED MARKINGS OR DAMAGED SIGNS.



TYPICAL HANDICAP PARKING LAYOUT



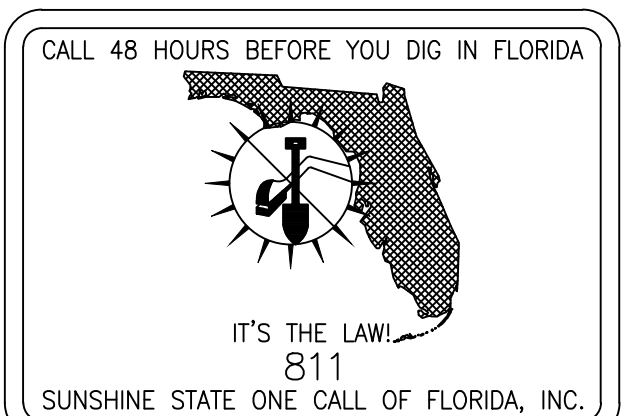
TYPICAL PARKING LAYOUT

THE FOLLOWING ITEMS ARE NOT REVIEWED OR ACCEPTED BY BROWARD COUNTY:

- BROWARD COUNTY TRAFFIC ENGINEERING DIVISION'S REVIEW DOES NOT INCLUDE A REVIEW AND ACCEPTANCE OF THE PROJECT'S DESIGN OR OPERATION. THESE ITEMS ARE TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER.
- BROWARD COUNTY TRAFFIC ENGINEERING DIVISION DOES NOT REVIEW AND APPROVE, OR INSPECT AND ACCEPT THE FOLLOWING ITEMS FOR MAINTENANCE: PAVEMENT MARKINGS ON OR ADJACENT TO PAVER BRICKS, PAINTED ASPHALT, STAMPED ASPHALT OR PAVEMENT MARKINGS MADE OF PAVER BRICKS, RAISED INTERSECTIONS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED MID-BLOCK CROSSWALKS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED MID-BLOCK CROSSWALKS AND RELATED MARKINGS AND SIGNING, PAINTED/DECORATIVE CROSSWALKS, RAISED CROSSWALKS AND RELATED MARKINGS AND SIGNING, BLINKER SIGNS, RECTANGULAR RAPID FLASHING BEACONS AND RELATED MARKINGS AND SIGNING, ON-STREET PARKING AND RELATED MARKINGS AND SIGNING, IN-ROAD LIGHTING AND RELATED MARKINGS AND SIGNING, GREEN BIKE LANES, FLEXIBLE DELINEATORS, DECORATIVE SIGNS AND DECORATIVE SIGN POSTS, PLANTERS, ON-SITE PAVEMENT MARKINGS AND SIGNING, OFF-SITE PAVEMENT MARKINGS AND SIGNING IN RIGHT-OF-WAY THAT IS NOT DEDICATED FOR PUBLIC USE, SIDEWALK WORK OR ASPHALT WORK.
- THE CITY ENGINEER IS RESPONSIBLE FOR THE REVIEW AND APPROVAL OF THE DESIGN AND OPERATION OF THE PROJECT AND FOR THE INSPECTION AND ACCEPTANCE OF THE FOLLOWING ITEMS THAT WILL BE MAINTAINED BY THE CITY: PAVEMENT MARKINGS ON OR ADJACENT TO PAVER BRICKS, PAINTED ASPHALT, STAMPED ASPHALT OR PAVEMENT MARKINGS MADE OF PAVER BRICKS, PAINTED ASPHALT, STAMPED ASPHALT OR PAVEMENT MARKINGS MADE OF PAVER BRICKS, RAISED INTERSECTIONS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED MID-BLOCK CROSSWALKS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED MID-BLOCK CROSSWALKS AND RELATED MARKINGS AND SIGNING, PAINTED/DECORATIVE CROSSWALKS, RAISED CROSSWALKS AND RELATED MARKINGS AND SIGNING, BLINKER SIGNS, RECTANGULAR RAPID FLASHING BEACONS AND RELATED MARKINGS AND SIGNING, ON-STREET PARKING AND RELATED MARKINGS AND SIGNING, IN-ROAD LIGHTING AND RELATED MARKINGS AND SIGNING, GREEN BIKE LANES, FLEXIBLE DELINEATORS, DECORATIVE SIGNS AND DECORATIVE SIGN POSTS, PLANTERS, ON-SITE PAVEMENT MARKINGS AND SIGNING, OFF-SITE PAVEMENT MARKINGS AND SIGNING IN RIGHT-OF-WAY THAT IS NOT DEDICATED FOR PUBLIC USE, SIDEWALK WORK OR ASPHALT WORK.
- ALL TRAFFIC CONTROL DEVICES THAT ARE MAINTAINED BY BROWARD COUNTY, THAT ARE REMOVED OR DAMAGED BY CONSTRUCTION, SHALL BE REPLACED BY CONTRACTOR USING CURRENT BROWARD COUNTY TRAFFIC ENGINEERING DESIGN STANDARDS.

NOTES:
 1) SIGN MUST BE POSTED AND THE BOTTOM OF THE SIGN MUST BE AT LEAST 7'-0" ABOVE FINISHED GRADE.
 2) LOCATE SIGN @ CENTERLINE AND HEAD OF EACH HANDICAP STALL WHERE APPLICABLE.
 3) SIGNS IN CONCRETE AREAS ARE TO BE EMBEDDED FOR A DEPTH OF 3"

HANDICAPPED PARKING SIGN
 FTP-25 W/ SUPPLEMENTAL
 12"x6" FINE \$250 MAX' SIGN



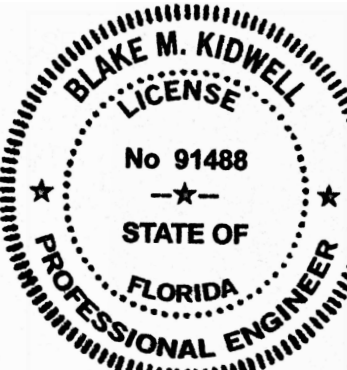
VERTICAL DATUM CONVERSION
 GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29
 N.A.V.D. 88
 N.A.V.D. 88 = N.G.V.D. 29 - 1.51'
 N.G.V.D. 29 = N.A.V.D. 88 + 1.51'

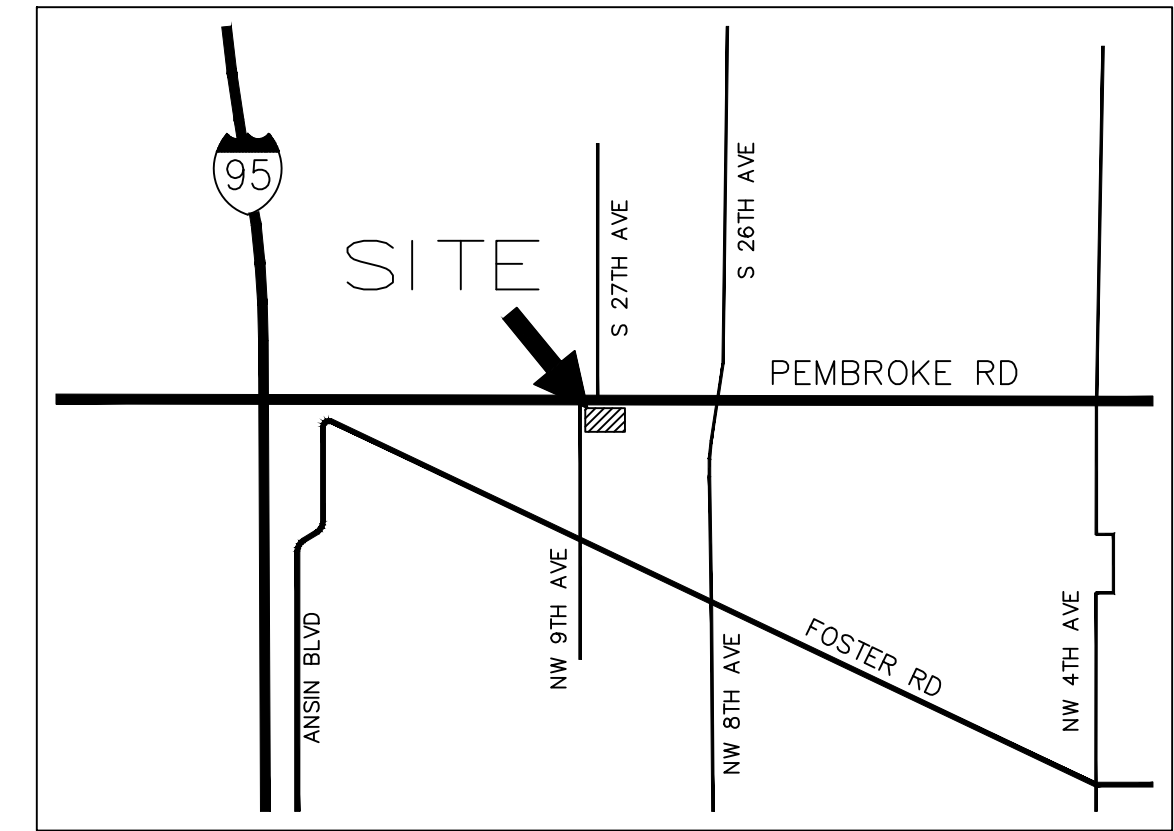


Revisions

Phase:
 DRC DOCUMENTS



Scale:	Date
1"=20'	07/28/25
Job No.	Plot Date
25-1898.00	02/18/26
Drawn by	Sheet No.
AJS	C2
Proj. Mgr.	AJS
Appr. by	BMK
	- of -



LOCATION MAP
 NTS

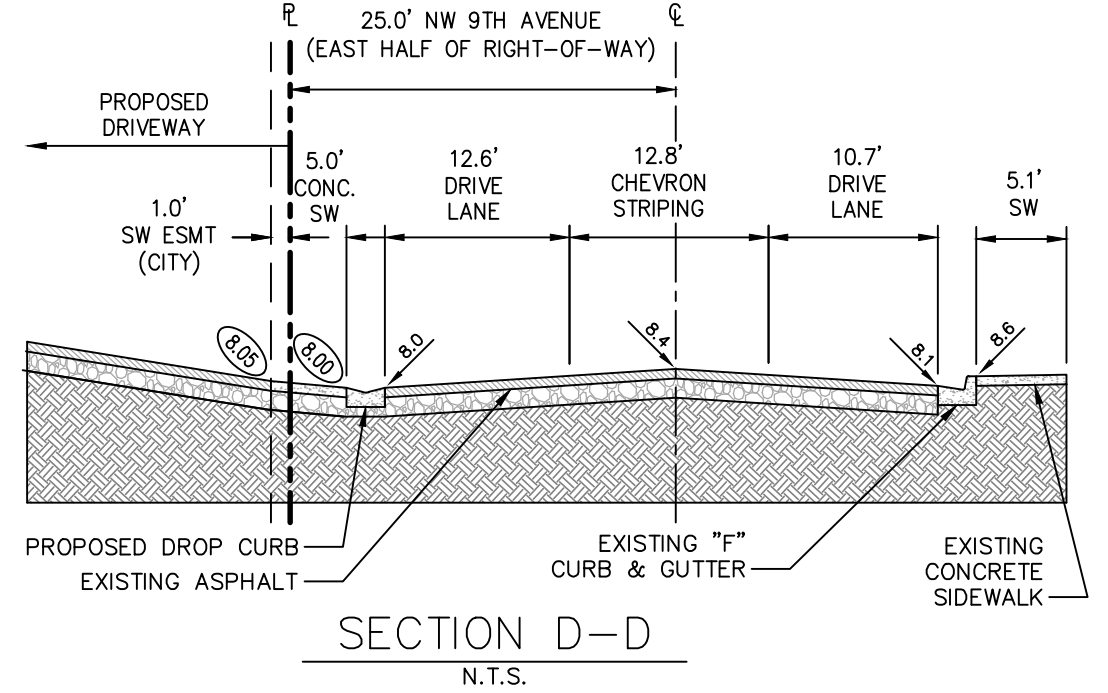
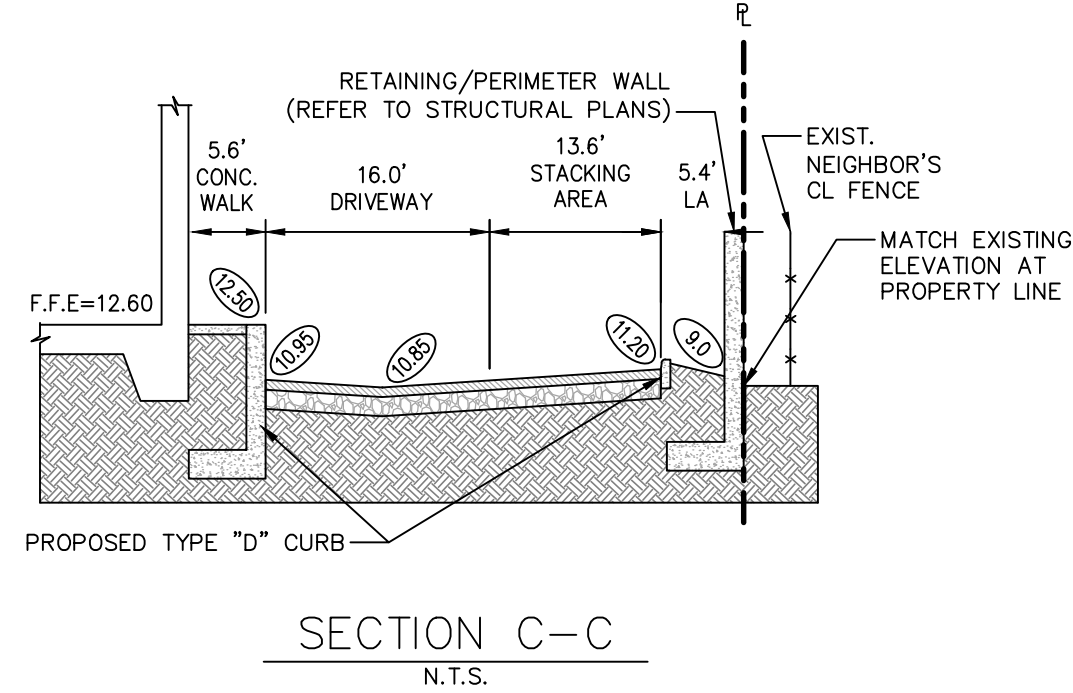
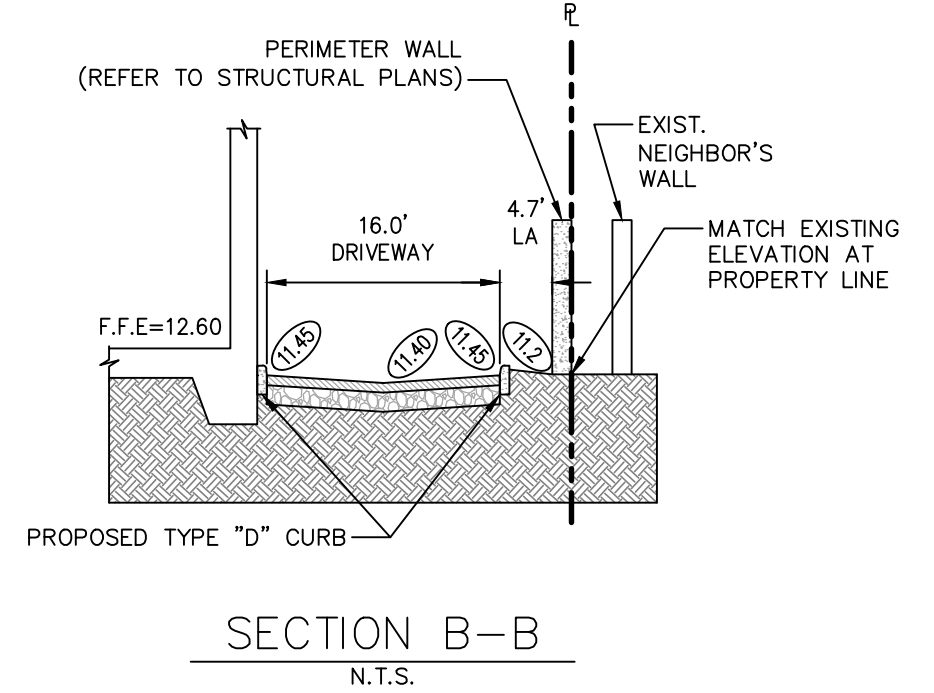
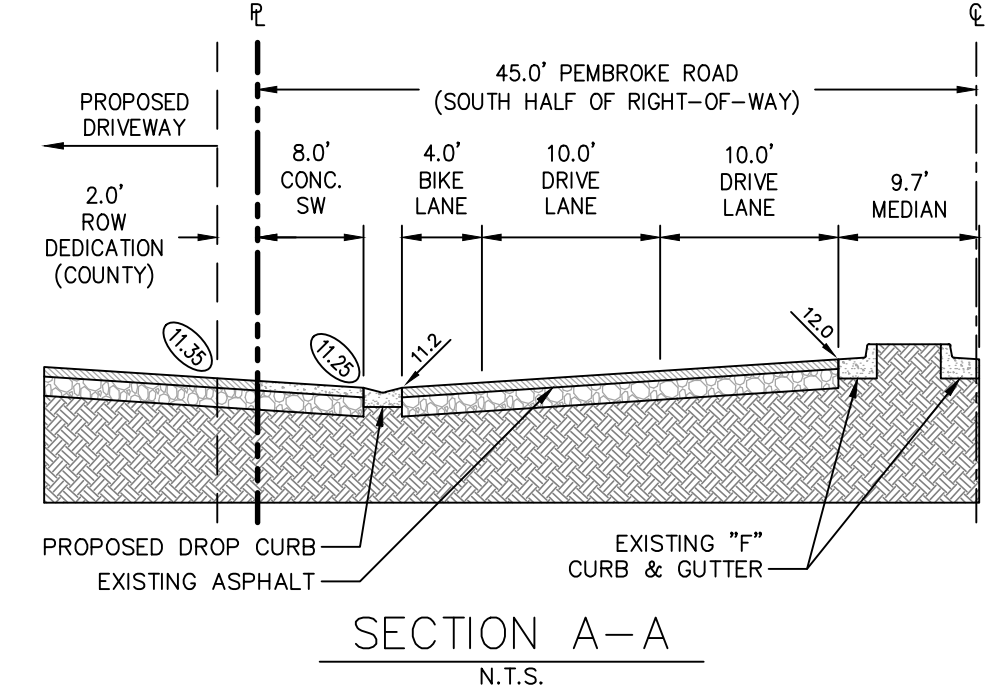
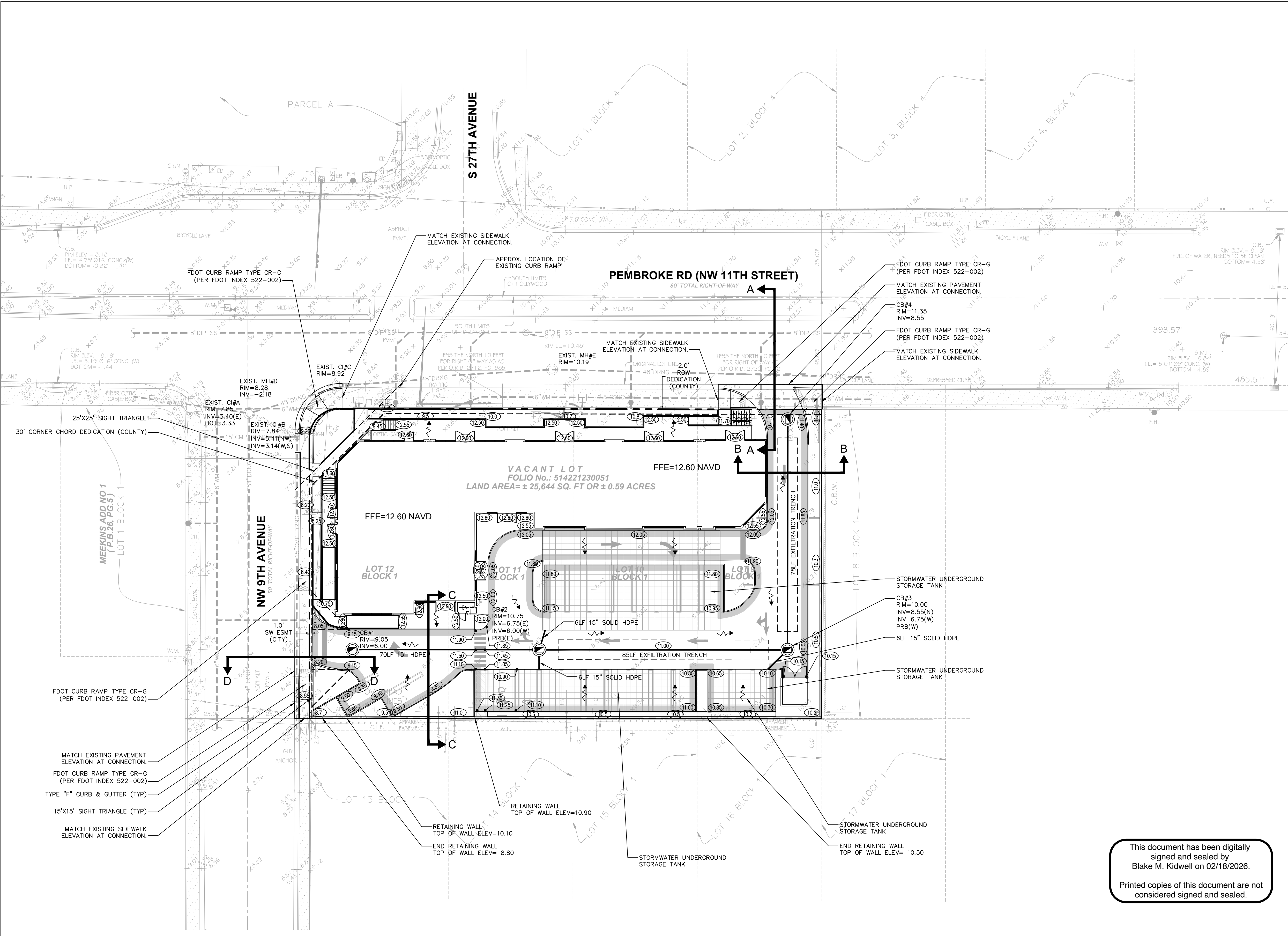
LEGEND:

- PROPOSED ELEVATION (NAVD)
- EXISTING ELEVATION (NAVD)
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- WATER METER
- DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
- REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MANHOLE
- WATER MAIN
- SANITARY FORCE MAIN
- VALVE
- FIRE HYDRANT
- SIAMISE CONNECTION
- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- EXIST. WATER MAIN
- EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

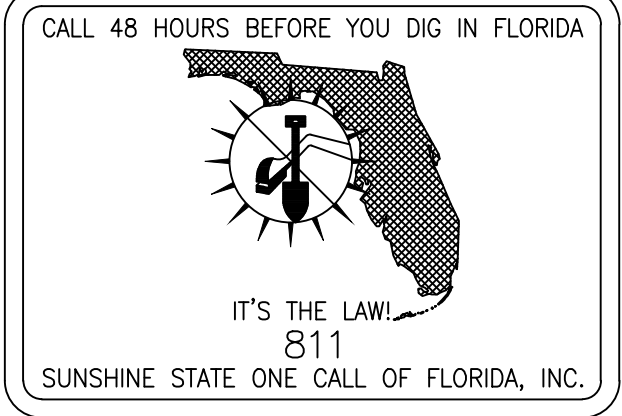
FLOOD ZONE "X" ELEV (N/A) NAVD ON FIRM MAP #12011C0731 J, DATED JULY 31, 2024
 BROWARD COUNTY FUTURE 100 YEAR 3 DAY CONTOUR= ELEV. (12.0) NAVD
 DESIGN FLOOD ELEVATION 100 YEAR 3 DAY STORM= ELEV. (12.60) NAVD
 AVERAGE WET SEASON WATER LEVEL= ELEV. (2.5) NAVD
 CROWN OF ROAD CRITERIA= ELEV (12.60) NAVD (MIN. 6" HIGHER THAN HIGHEST ADJACENT CROWN OR ROAD TO SITE)

- GRADING AND DRAINAGE NOTES:**
- ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF HALLANDALE BEACH.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
 - ALL STORM DRAINAGE LINE FROM THE BLDG SHALL BE LAID @ 1.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS.
 - CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH W/FINISHED GRADE.
 - CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
 - LANDSCAPED AREAS SHALL BE GRADED TO DRAIN TO THE CATCH BASIN INLETS. FIELD ADJUST GRADING AS REQUIRED.
 - SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
 - RECTANGULAR CATCH BASIN AND YARD DRAIN GRATES SHALL BE INSTALLED SUCH THAT THE LONG AXIS OF GRATE PARALLELS THE CLOSEST ADJACENT WALK, BLDG., DRIVE WAY, PROPERTY LINE, OR ROADWAY.
 - COORDINATE LOCATION IN FIELD OF ALL CATCH BASINS & YARD DRAINS WITH LANDSCAPE CONTRACTOR TO AVOID CONFLICTS.
 - CENTERLINE OF YARD DRAINS @ BASE OF DOWN SPOUTS MUST ALIGN WITH CENTERLINE OF DOWN SPOUT PRIOR TO FINAL ACCEPTANCE BY OWNER. REFERENCE ARCH. PLANS FOR EXACT LOCATION OF DOWN SPOUTS.
 - SLOPE ON SIDEWALKS SHALL NOT EXCEED 5% SLOPE IN DIRECTION OF TRAVEL OR 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
 - SLOPE IN HANDICAP PARKING AND ACCESS AISLES SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
 - SLOPE IN CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
 - SURVEY INFORMATION BASED ON SURVEY PROVIDED BY JOHN IBARRA & ASSOCIATES, INC. DATED APRIL 24, 2025.
 - ELEVATIONS SHOWN ARE NAVD88.
 - FINAL RIM ELEVATIONS SHALL BE FIELD ADJUSTED TO MATCH SLOPE OF PROPOSED PAVEMENT.
 - ASPHALT PAVEMENT RESTORATION ON CITY RIGHT-OF-WAY MUST BE PERFORMED BY A LICENSED ENGINEERING CONTRACTOR OR PAVING CONTRACTOR IN BROWARD COUNTY.
 - CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION FOR INSTALLED EXFILTRATION TRENCH (DEPTH, WIDTH, AND LENGTH) ON PAVING, GRADING & DRAINAGE AS-BUILT.

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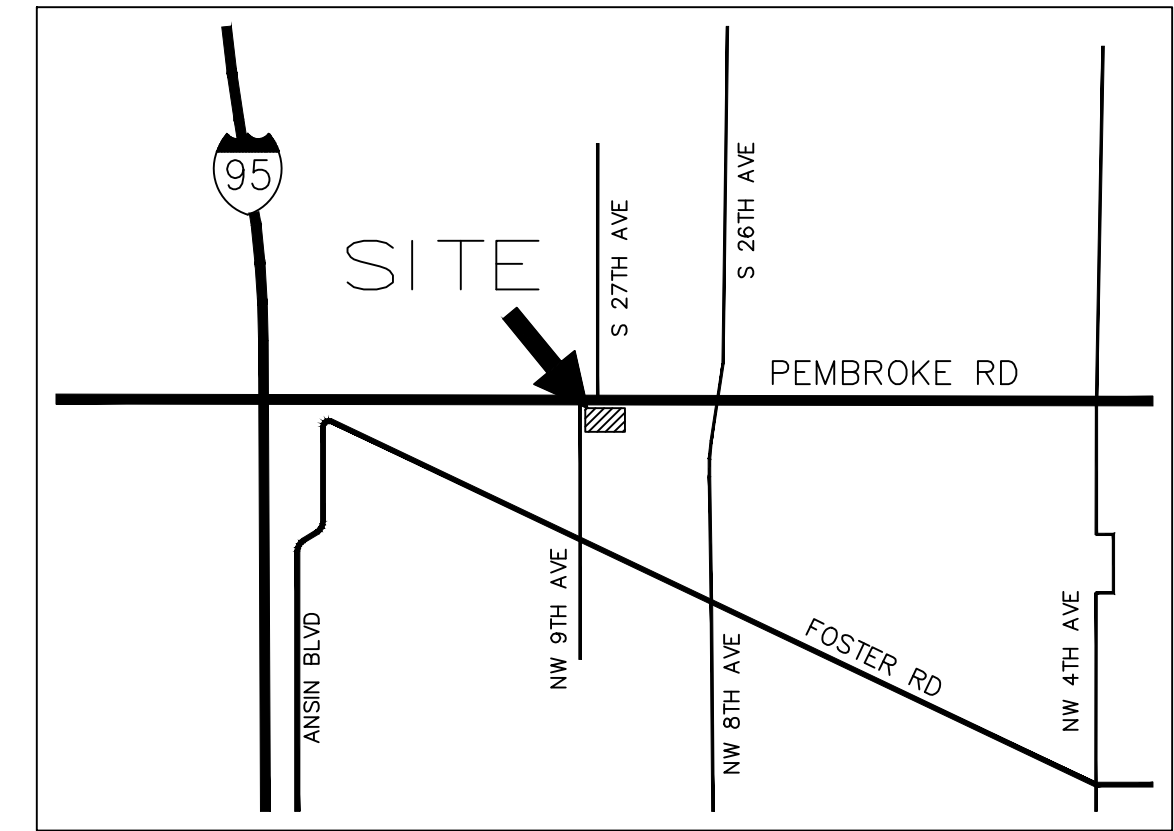
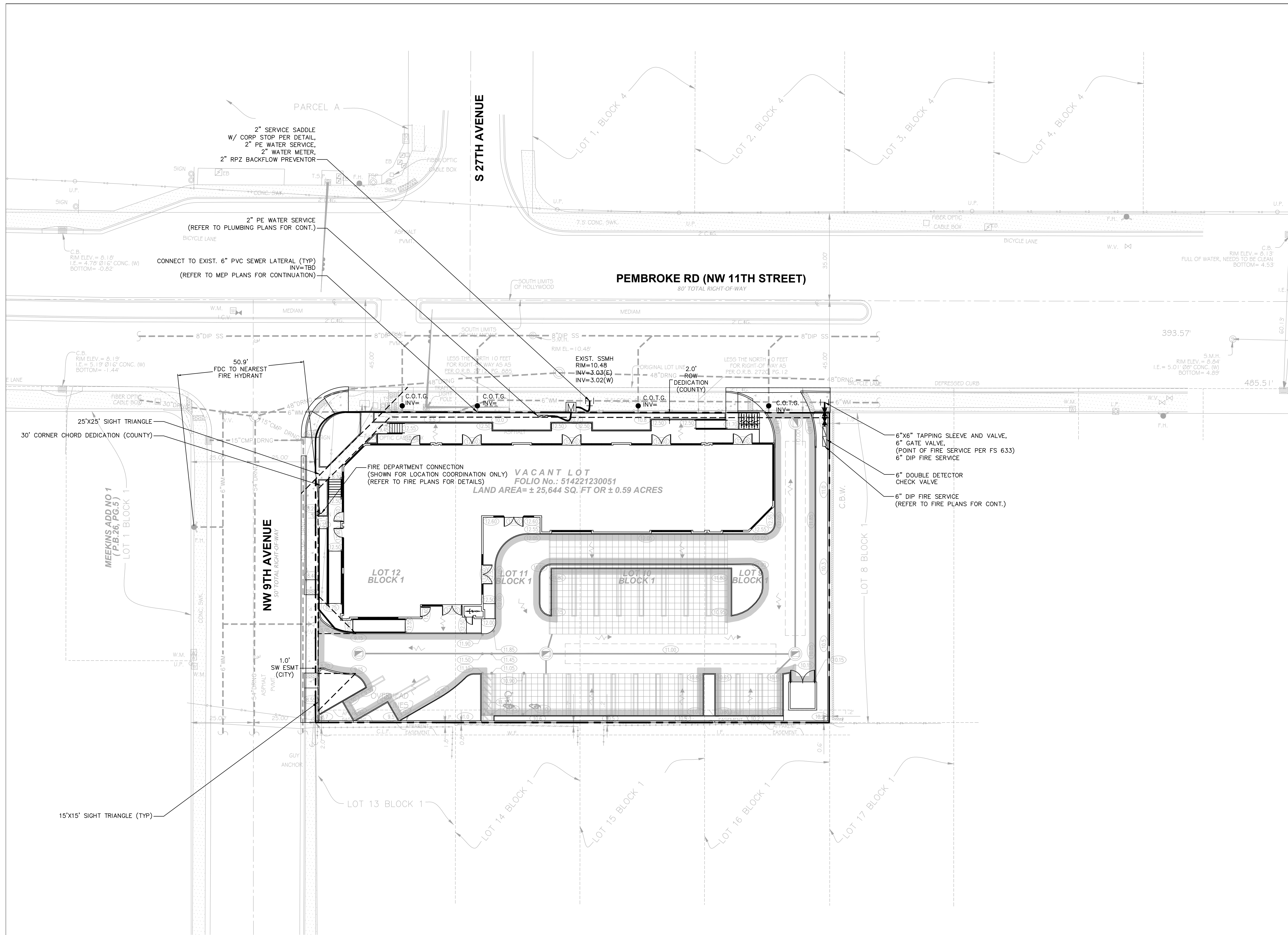
DRAINAGE LAMPING TO BE PERFORMED AND WITNESSED BY CITY INSPECTOR AND ENGINEER OF RECORD.



VERTICAL DATUM CONVERSION
 GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29
 N.A.V.D. 88

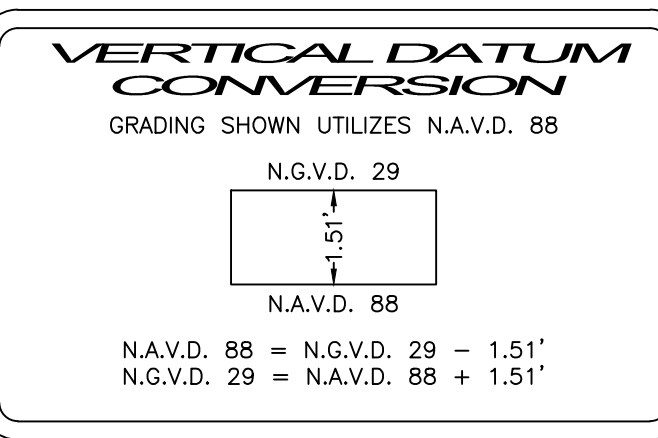
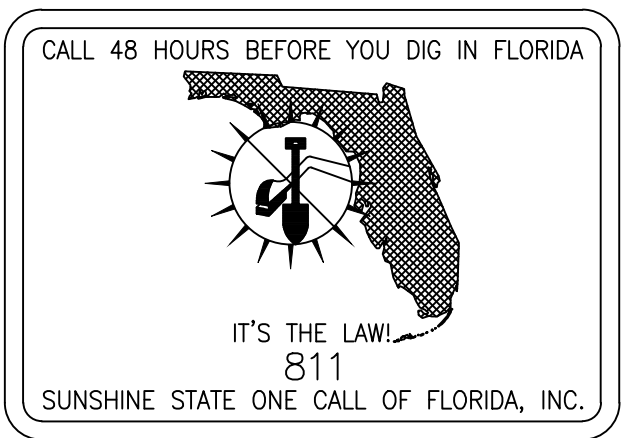
N.A.V.D. 88 = N.G.V.D. 29 - 1.51'
 N.G.V.D. 29 = N.A.V.D. 88 + 1.51'



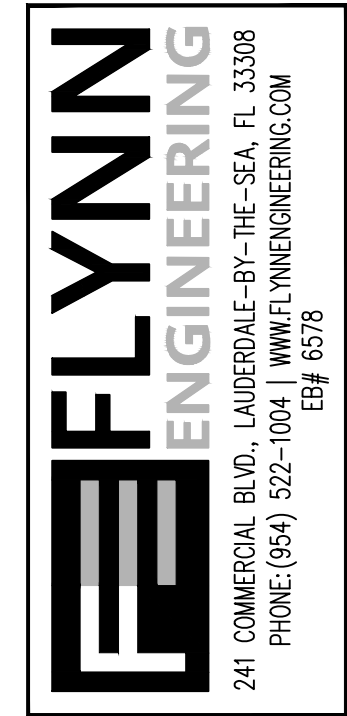
- LEGEND:**
- PROPOSED ELEVATION (NAVD)
 - EXISTING ELEVATION (NAVD)
 - ▭ PROPOSED CATCH BASIN
 - PROPOSED PLUG
 - ⊕ TEE
 - ⊗ WATER METER
 - ⊗ DOUBLE DETECTOR CHECK W/ WATER CHECK VALVE ON DOWNSTREAM SIDE
 - ⊗ REDUCED PRESSURE BACKFLOW PREVENTOR
 - DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
 - PROPOSED MANHOLE
 - W - WATER MAIN
 - FM - SANITARY FORCE MAIN
 - ⊕ VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ SIAMESE CONNECTION
 - CLEANOUT
 - ▭ EDGE OF PROPOSED PAVEMENT (ASPHALT)
 - DIRECTION OF SURFACE DRAINAGE
 - SAMPLE POINT
 - W - EXIST. WATER MAIN
 - ⊗ EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

- WATER AND SEWER NOTES:**
- CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
 - CONTRACTOR SHALL PROVIDE ANY EASEMENT DOCUMENTATION AROUND MH'S, BACKFLOW PREVENTORS, MAINLINES, METERS, ETC. AS REQUIRED BY THE CITY SO THAT THE OWNER MAY RECORD ANY EASEMENTS WITH THE CITY. CONTRACTOR'S SURVEYOR MUST COORDINATE WITH THE CITY AND PROVIDE ALL NECESSARY EASEMENT DOCUMENTATION TO THE OWNER. THE OWNER MUST THEN PROVIDE ALL RECORDED UTILITY EASEMENT DOCUMENTS TO THE CITY PRIOR TO FINAL ACCEPTANCE.
 - CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE CITY UTILITY DEPT. ANY WATER MAIN CONNECTIONS, UTILITY CONNECTIONS AND SCHEDULE MUST BE APPROVED BY THE CITY PRIOR TO IMPLEMENTATION. THE CONTRACTOR IS REQUIRED TO PAY FOR ALL COSTS ASSOCIATED WITH THIS WORK REGARDLESS OF WHETHER OR NOT THE UTILITY OR THE CONTRACTOR PERFORMS THE WORK.
 - SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
 - W.M./S.S. MAINS TO BE LOCATED 5' CLEAR OF ALL OBSTRUCTIONS, POLES, BOXES, CULVERTS, ETC. W.M./S.S. MAINS MUST BE LOCATED 5' FROM TREES. F.H.'S MUST HAVE A 7.5' CLEAR RADIUS FROM ALL OBSTRUCTIONS.
 - PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW THE FDEP, CITY OF FORT HALLANDALE BEACH PUBLIC WORKS DEPARTMENT, AND FLYNN ENGINEERING SERVICES STANDARDS.
 - 18" VERTICAL CLEARANCE PREFERRED FOR ALL UTILITY CROSSINGS. MINIMUM OF 12" REQUIRED FOR WM-WM CROSSING AND WM-FM CROSSING. CONTRACTOR SHALL CALL 811 AND LOCATE UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. ALL SANITARY SEWER LATERALS SHALL CROSS UNDER WATER MAINS WHERE APPLICABLE. IF THE WATER MAIN MUST CROSS BELOW THE SEWER, A MINIMUM OF 12' SEPARATION SHALL BE PROVIDED. A 20 FOOT SECTION OF DUCTILE IRON PIPE WATER MAIN CENTERED CROSSING IS REQUIRED IF LESS THAN 18" VERTICAL SEPARATION OCCURS BETWEEN SEWER AND WATER MAIN.
 - ALL UNDERGROUND UTILITIES TO BE REMOVED SHALL BE CAPPED OFF AT THE POINT NEAREST TO THE UTILITIES OR DRAINAGE LINES THAT WILL REMAIN IN SERVICE. NOTIFY THE ENGINEER OF RECORD BEFORE REMOVING ANY UTILITIES THAT ARE CURRENTLY IN SERVICE. THE CONTRACTOR SHALL NOT REMOVE ANY UTILITY SERVICE TO ANY EXISTING BUILDING THAT WILL REMAIN AND SHALL DIG UP AND COMPLETELY REMOVE AND/OR ABANDON ANY UTILITY SERVICE THAT IS NO LONGER REQUIRED. THE CONTRACTOR SHALL INFORM AND CONSULT THE ENGINEER OF RECORD PRIOR TO REMOVING ANY LINES.
 - CONTRACTOR SHALL VERIFY EXISTING WATER MAIN LOCATION AND ELEVATION AND NOTIFY THE ENGINEER OF ANY DIFFERENCE FROM THE DESIGN PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
 - CLEANOUTS AND MANHOLES ON SANITARY LINES ARE TO BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.
 - PROPOSED FIRE LINES (I.E. MAINS, SERVICES, SIAMESE CONNECTION LINES, ETC.) TO BE INSTALLED BY A STATE LICENSED FIRE LINE CONTRACTOR PER F.S. 633.
 - FIRE LINES TO BE INSPECTED BY A CERTIFIED FIRE LINE INSPECTOR.
 - STATE LICENSED FIRE LINE CONTRACTOR, UPON COMPLETION OF REQUIRED TESTING, SHALL ISSUE A "LICENSED UNDERGROUND TEST CERTIFICATE" PRIOR TO ACCEPTANCE FOR PLACING FIRE LINE INTO SERVICE.
 - CORING INTO EXISTING MANHOLE MAY RESULT IN COMPLETE RECONSTRUCTION OF EXISTING MANHOLE AT CONTRACTOR'S EXPENSE IF MANHOLE IS IN A DETERIORATED CONDITION.
 - ON-SITE MANHOLES TO HAVE STANDARD SANITARY SEWER USF 420 COVER.
 - THE MINIMUM COVER DEPTHS FOR PVC AND DIP SEWER MAINS ARE RESPECTIVELY 36 INCHES AND 30 INCHES.
 - EXFILTRATION TESTING AND LAMPING OF THE GRAVITY SEWER SHALL BE COORDINATED BY THE CONTRACTOR PRIOR TO THE COMPLETION OF THE PROJECT.
 - ALL WATER AND SEWER WORK IN THE PUBLIC RIGHT-OF-WAY, PRIVATE THOROUGHFARES OR UTILITY EASEMENT MUST BE PERFORMED BY A LICENSED ENGINEERING CONTRACTOR OR CERTIFIED UNDERGROUND UTILITY AND EXCAVATION CONTRACTOR IN BROWARD COUNTY.
 - FINAL SEWER MANHOLE RIM ELEVATIONS SHALL BE ADJUSTED TO MATCH FINAL PAVEMENT ELEVATIONS AND MATCH PAVEMENT SLOPE AS APPLICABLE.

PUMP STATION START UP, EXFILTRATION TESTING, LAMPING, AND VIDEO SURVEY OF SANITARY SEWER TO BE PERFORMED AND WITNESSED BY CITY INSPECTOR. PRESSURE TESTING AND CANNON FLUSH OF WATER MAIN TO BE PERFORMED AND WITNESSED BY CITY INSPECTOR.



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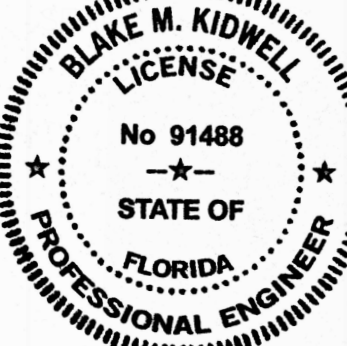
Sheet Title
CONCEPTUAL WATER & SEWER PLAN

Job Title
PEMBROKE PLAZA
837 W PEMBROKE ROAD
HALLANDALE BEACH, FLORIDA 33009

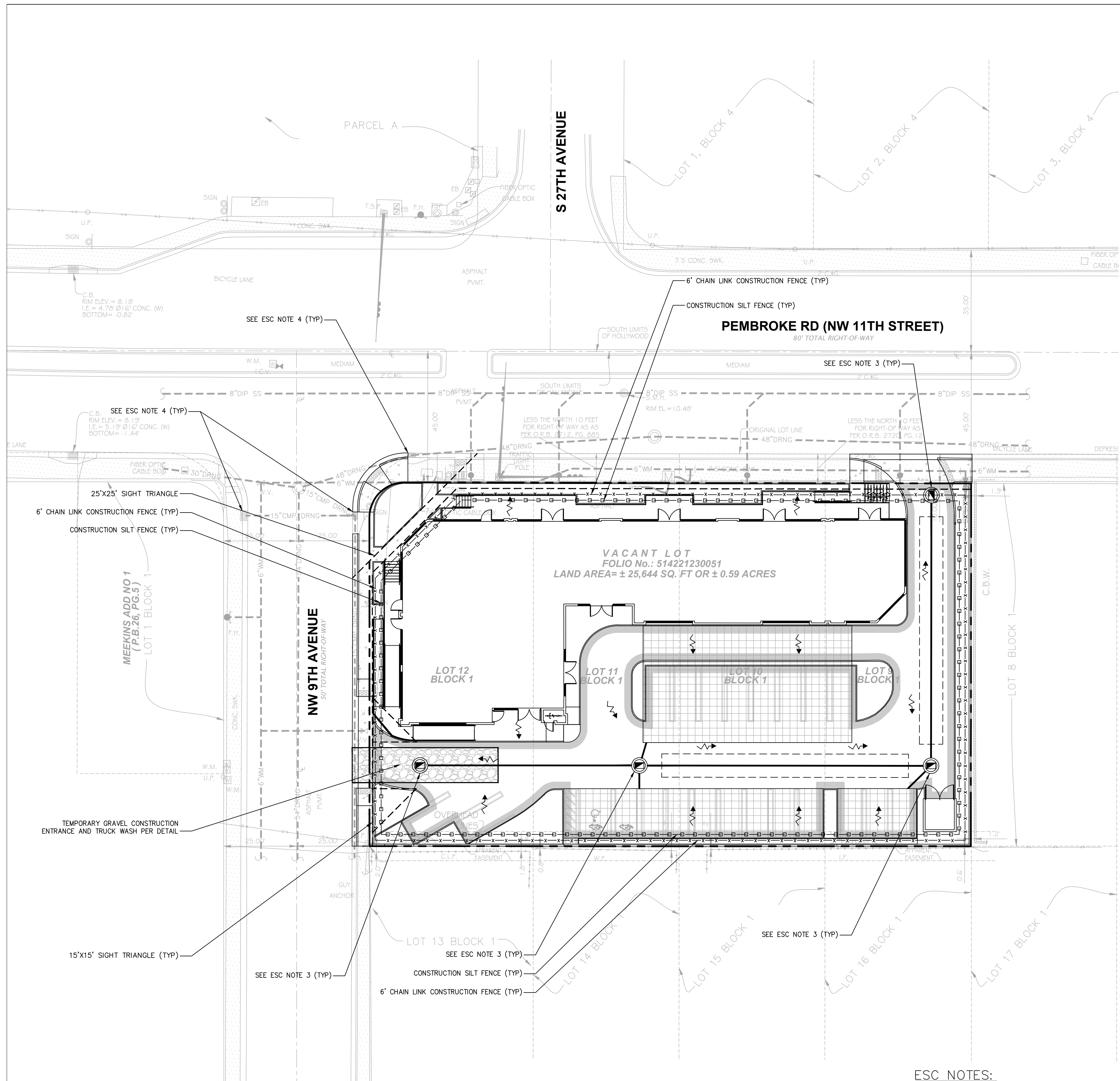


Revisions

Phase:
DRG
DOCUMENTS



Scale:	Date
1"=20'	07/28/25
Job No.	Plot Date
25-1898.00	02/18/26
Drawn by	Sheet No.
AJS	C3
Proj. Mgr.	
AJS	
Appr. by	- of -
BMK	



CLOSED CIRCUIT TV INSPECTION (CCTV) NOTES:

- CONTRACTOR SHALL PROVIDE CCTV VIDEOTAPES TO CITY STW OPS OF THE EXISTING STORMWATER SYSTEM TO THE LIMITS SHOWN WITH GREEN LINE WORK IN THE STORM MAP PROVIDED AT THE END OF THIS REPORT IN ORDER TO DOCUMENT THE PRE AND POST CONSTRUCTION CONDITIONS OF THE CITY'S STORM SYSTEM.
- CONTRACTOR SHALL PROVIDE THE PRE CONSTRUCTION CCTV TO CITY STW OPS WHEN APPLYING FOR A DEMOLITION PERMIT AT THE CITY'S BUILDING DEPARTMENT.
 - IF DEBRIS IS FOUND IN THE CITY'S STORMWATER SYSTEM PRIOR TO DEMOLITION OR CONSTRUCTION, THE APPLICANT, CONTRACTOR, DEVELOPER OR DESIGNER (AS APPLICABLE) SHALL INFORM THE CITY'S STORMWATER OPERATIONS DEPARTMENT FOR PROPER REMOVAL.
- CONTRACTOR SHALL PROVIDE THE POST CONSTRUCTION VIDEOTAPE TO CITY STW OPS WHEN REQUESTING THE CERTIFICATE OF OCCUPANCY (CO) TO VERIFY THAT THE CITY'S STORMWATER SYSTEMS HAVE NOT BEEN NEGATIVELY IMPACTED BY THE DEMOLITION AND CONSTRUCTION ACTIVITIES.
 - IF DEBRIS IS FOUND IN THE CITY'S STORM SYSTEMS AS A RESULT OF DEMOLITION OR CONSTRUCTION ACTIVITIES, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VACUUM CLEAN THE CITY'S STORMWATER SYSTEM (OR MAKE REPAIRS AS REQUESTED BY CITY'S STORMWATER OPERATIONS GROUP) PRIOR TO ISSUANCE OF FINAL CO.
 - IF SURFACE WATER RUNOFF OR DEBRIS FROM DEMOLITION OR CONSTRUCTION ACTIVITIES IS FOUND TO HAVE NEGATIVELY IMPACTED THE CONDITION OF THE CITY'S STORMWATER ASSETS, IT WILL BE THE RESPONSIBILITY OF THE APPLICANT (CONTRACTOR, DEVELOPER, AND OWNER) TO RECTIFY THE INFRACTION(S) AS REQUESTED BY CITY.

ESC NOTES:

- THIS PLAN REFLECTS THE ENGINEER'S SUGGESTION FOR EROSION AND SEDIMENT CONTROL, SITE OPERATOR TO MODIFY PLAN AS NEEDED TO MAINTAIN "BEST MANAGEMENT PRACTICES" DURING CONSTRUCTION.
- AT ALL TIMES DURING CONSTRUCTION, ALL STORMWATER MUST REMAIN ON-SITE. NO DISCHARGE INTO THE PUBLIC RIGHT OF WAY OR ADJOINING PROPERTIES IS ALLOWED.
- DRAINAGE STRUCTURES INSTALLED TO BE PROTECTED WITH FILTER FABRIC AND/OR PERIMETER SILT FENCE.
- PROVIDE FILTER FABRIC OR OTHER METHOD OF SEDIMENT PROTECTION FOR ANY EXISTING CATCH BASIN/INLET WITHIN 100 FEET OF THE PROJECT AREA.
- ANY SEDIMENT THAT IS TRACKED ONTO ROADS MUST BE SWEEPED UP IMMEDIATELY.
- SEDIMENT SHALL NOT BE REMOVED BY WASHING/FLUSHING WITH WATER AT THE RIGHT OF WAY.
- PRIOR TO START OF CONSTRUCTION, AN ENGINEERING ROUGH INSPECTION MUST BE SCHEDULED TO VERIFY EROSION AND SEDIMENTATION CONTROL IS SETUP PROPERLY AND SO INSPECTOR CAN MONITOR SITE FOR CONSTRUCTION MITIGATION. TO REQUEST AN INSPECTION, PLEASE CALL (954) 828-5191.

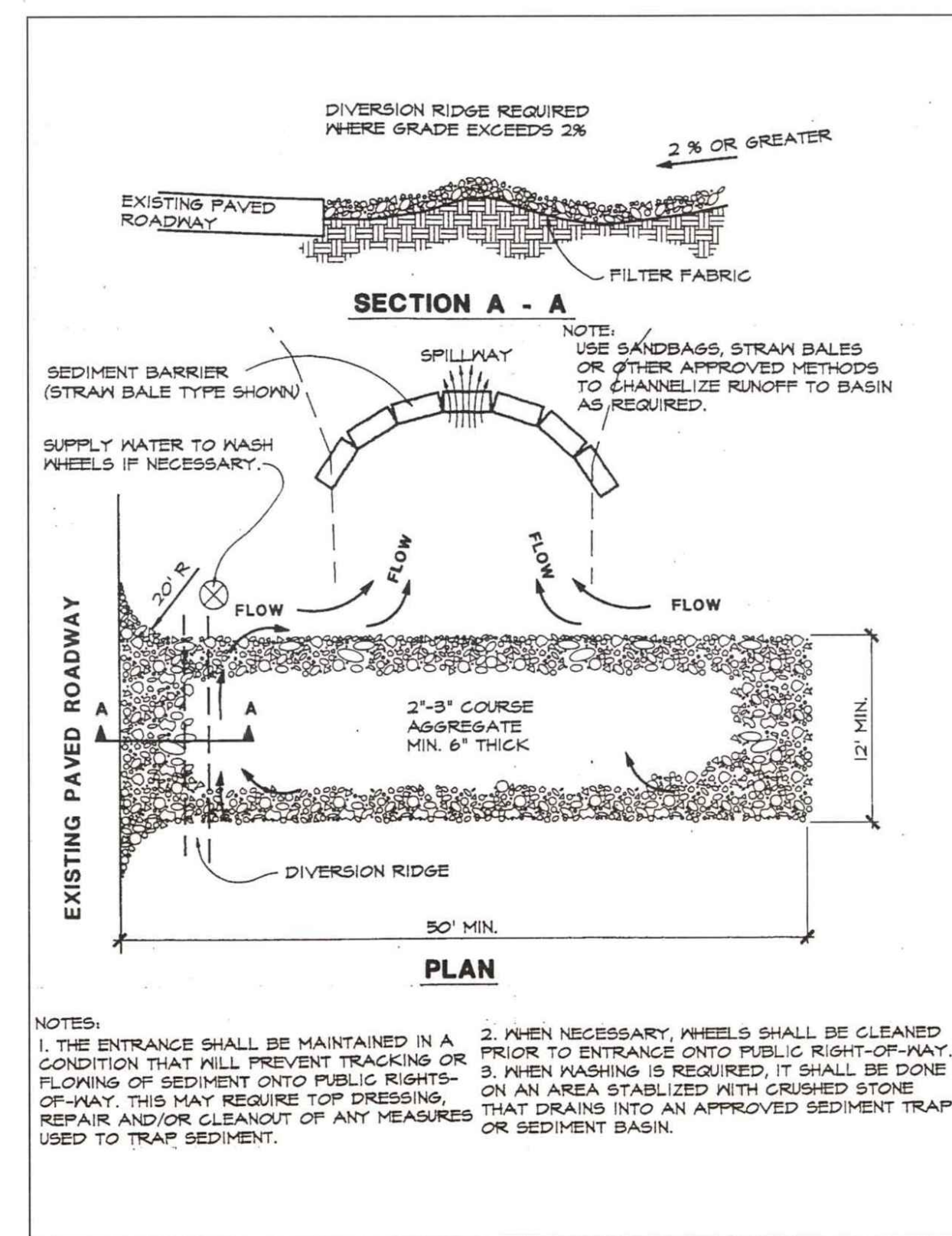


Plate 4.03a Temporary Gravel Construction Entrance
Source: Erosion Draw

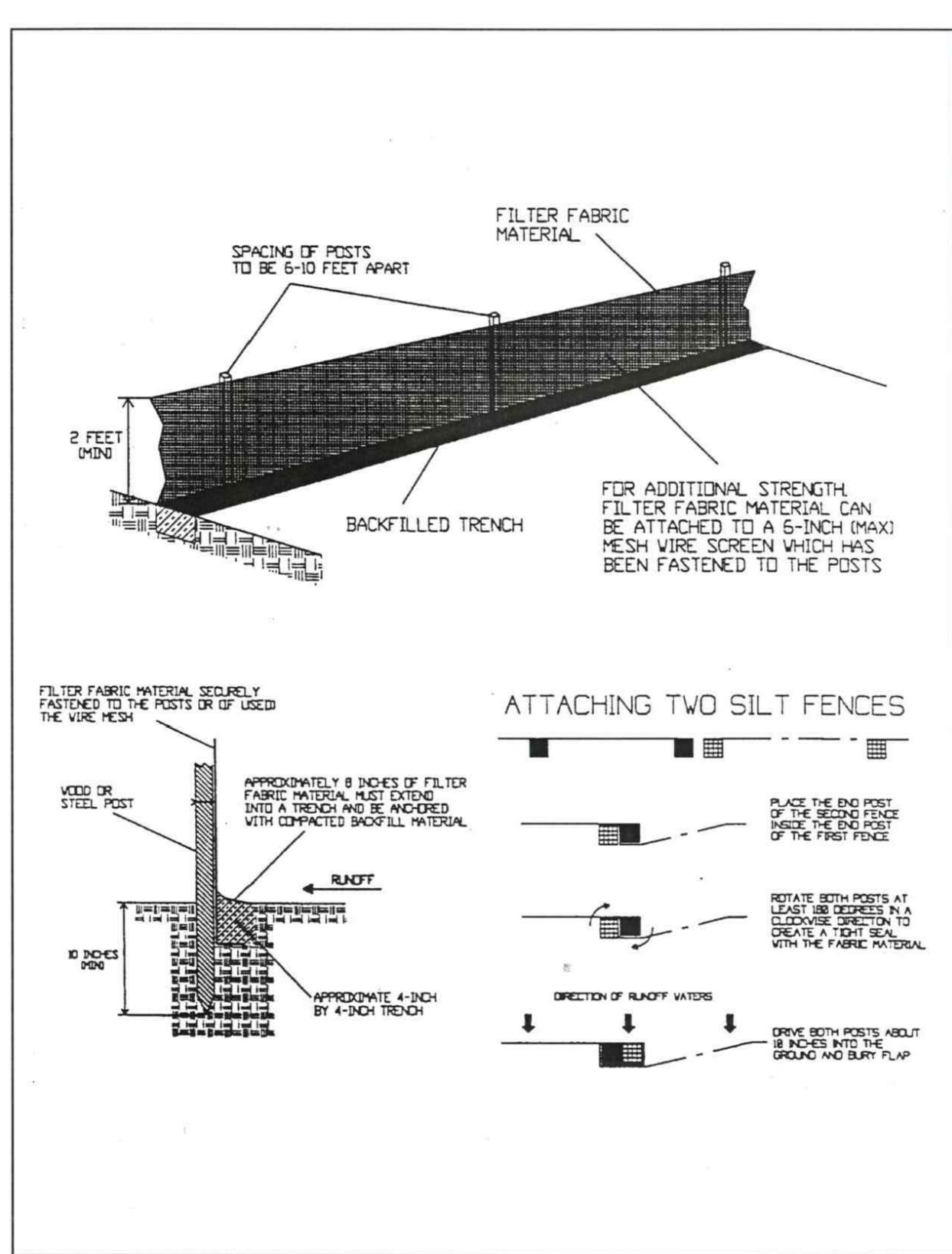
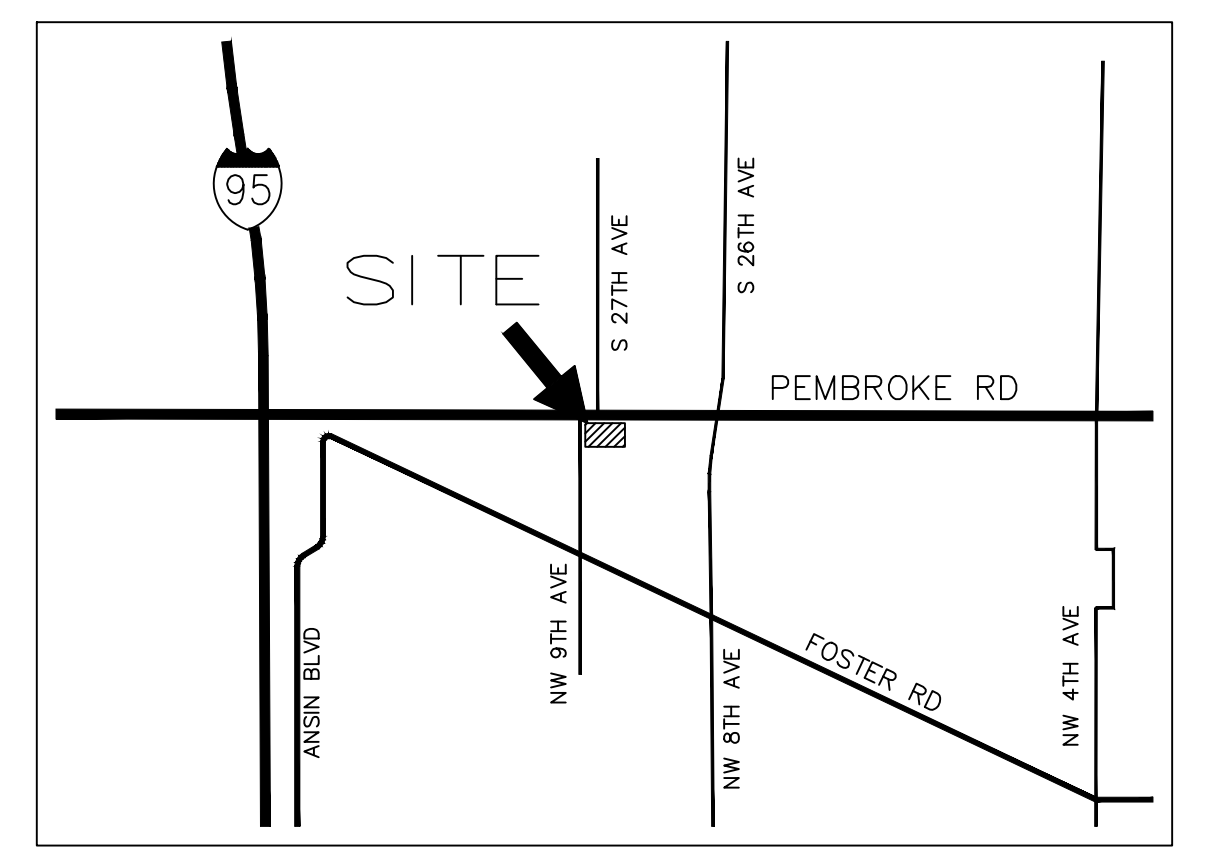


Plate 4.06d Installing a Filter Fabric Silt Fence
Source: HydroDynamics, Inc.



LEGEND:

- PROPOSED ELEVATION (NAVD)
- EXISTING ELEVATION (NAVD)
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- WATER METER
- DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
- REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
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- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- EXIST. WATER MAIN
- EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

POLLUTION PREVENTION NOTES:

- CONTRACTOR SHALL ADHERE TO OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS. THE CONTRACTOR SHALL INSTITUTE BEST MANAGEMENT PRACTICES (BMPs) TO ENSURE COMPLIANCE WITH THE NPDES PROGRAM AND TO MINIMIZE THE IMPACT TO PUBLIC STORMWATER FACILITIES. A NOTICE OF INTENT (NOI) SHALL BE FILED PRIOR TO START CONSTRUCTION ACTIVITIES.
- PRIOR TO DEMOLITION ACTIVITIES, CONTRACTOR SHALL INSTALL POLLUTION PREVENTION CONTROL DEVICES (I.E., SILT BARRIERS, SEDIMENT BASINS, TURBIDITY BARRIERS AROUND STORMWATER OUTFALLS ON THE WATERSIDE OF LAKES, PONDS, CANALS, OR WATERWAYS, SILT SCREENS, ETC. ACCORDING TO THE APPROVED SWPPP AND AS RECOMMENDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) LATEST GUIDELINES AND PERMITTING REQUIREMENTS.
- PRIOR TO DEMOLITION ACTIVITIES, A SILT FENCE IN ACCORDANCE WITH THE APPROVED SWPPP DETAILS AND LATEST DEP STANDARDS SHALL BE ERRECTED AROUND THE SITE PROPERTY LINES. ALL PUBLIC INLETS SURROUNDING THE SITE SHALL BE PROTECTED BY THE INSTALLATION OF FILTER FABRIC INTO THE FRAME AND GRATE OR OTHER APPROVED BMPs TO PROTECT AGAINST STORM RUNOFF.
- POLLUTION CONTROL INSTALLATIONS, AS APPROVED AND SHOWN IN THE SWPPP, SHALL BE MAINTAINED THROUGHOUT DEMOLITION AND CONSTRUCTION PERIODS UNTIL THE PROJECT HAS BEEN COMPLETED AND APPROVED BY CITY ENGINEERING INSPECTOR OR PROJECT ENGINEER.
- CONTRACTOR SHALL INSPECT THE POLLUTION CONTROL DEVICES DAILY FOR SIGNS OF MALFUNCTION, FAILURE, OR NEEDED REPAIRS, AND SHALL MAKE REMEDIAL ACTIONS IMMEDIATELY UPON DISCOVERY.
- EXISTING STORMWATER INLETS, CATCH BASINS, OR MANHOLES, ON-SITE AND OFF-SITE, SHALL BE PROTECTED FROM SEDIMENT STORM RUNOFF FROM THE PROPOSED DEMOLITIONS AND CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL IMMEDIATELY REMOVE ALL MUD, DIRT, OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING ROADS AND FACILITIES DUE TO DEMOLITION OR CONSTRUCTION ACTIVITIES FROM THE PROPOSED DEVELOPMENT.
- IN ORDER TO MINIMIZE THE AMOUNT OF SEDIMENTS, MUD, AND DUST TRANSPORTED ONTO PUBLIC ROADWAYS BY THE CONSTRUCTION VEHICLES OR RUNOFF, THE CONTRACTOR SHALL INSTALL STABILIZED TEMPORARY CONSTRUCTION ENTRANCE(S) FROM THE CONSTRUCTION SITE AS RECOMMENDED BY DEP. EACH TEMPORAL CONSTRUCTION ENTRANCE IS A STABILIZED 6 INCH THICK LAYER OF 2 TO 3 INCH COURSE AGGREGATE STONE, 12" MINIMUM WIDTH, AND LENGTH TO ACCOMMODATE A MINIMUM OF ONE TRUCKING VEHICLE.
 - THE ENTRANCE SHALL BE MAINTAINED PERIODICALLY AS CONDITIONS DEMAND IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENTS ONTO PUBLIC RIGHTS-OF-WAY. SEDIMENT SHALL BE TRAPPED IN CLEANOUT AREAS AND PROPERLY HANDLED AS ON-SITE DEBRIS PER APPLICABLE STATE REGULATIONS.
 - WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
 - ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO PUBLIC STORM DRAINS MUST BE REMOVED BY THE CONTRACTOR IMMEDIATELY.
 - TRUCKS SHALL NOT "CUT CORNERS" WHERE THE CONSTRUCTION EXIT MEETS THE ROADWAYS.
 - SWEEPING OF PUBLIC ROADWAYS SHALL BE DONE PERIODICALLY AS CONDITION DEMAND.
- DUST GENERATED FROM CONSTRUCTION SHALL BE MINIMIZED BY DAILY WATERING OF THE SITE.
- CONTRACTOR SHALL PROVIDE AN EROSION AND SEDIMENTATION CONTROL INSPECTOR TO INSPECT ALL POINTS OF DISCHARGE INTO NEARBY WATER BODIES TO RECORD THE CONDITION OF DISCHARGE POINTS, INTEGRITY OF SILT FENCE AND POLLUTION CONTROL DEVICES, DUST CONTROL MEASURES, VEHICULAR TRAFFIC AND CONSTRUCTION MATERIAL STORAGE AND DISPOSAL. WRITTEN RECORD OF ALL INSPECTIONS SHALL BE STORED BY THE CONTRACTOR DURING DEMOLITION AND CONSTRUCTION PERIODS AND SHALL BE SUBMITTED TO CITY INSPECTORS UPON REQUEST. THE INSPECTION REPORT SHALL INCLUDE AT A MINIMUM THE FOLLOWING INFORMATION:
 - NAME OF INSPECTOR AND HIS/HER QUALIFICATIONS IN EROSION AND SEDIMENTATION CONTROL
 - DATE OF THE INSPECTION
 - RAINFALL RATE
 - OBSERVATIONS ABOUT THE SWPP
 - ACTIONS TAKEN BY CONTRACTOR FOR ALL INCIDENTS OF NONCOMPLIANCE WITH PERMIT(S)
 - CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE SWPPP REQUIREMENTS.

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NPDES
ALL PROJECTS THAT WILL RESULT IN THE DISTURBANCE OF 1 OR MORE ACRES OF LAND CONTRACTORS ARE REQUIRED TO SUBMIT A STORM WATER NOTICE OF INTENT (DEP FORM 62-621.300(4)(b)) 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NPDES STORMWATER PROGRAM, 2600 BLAIR STONE ROAD MAIL STATION 2510, TALLAHASSEE, FL 32399-2400. ADDITIONAL DETAILS ARE AVAILABLE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA
IT'S THE LAW
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM CONVERSION
GRADING SHOWN UTILIZES N.A.V.D. 88
N.G.V.D. 29
N.A.V.D. 88
N.A.V.D. 88 = N.G.V.D. 29 - 1.51'
N.G.V.D. 29 = N.A.V.D. 88 + 1.51'

FLYNN ENGINEERING
241 COMMERCIAL BLD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM
EFL 6578

EROSION & SEDIMENT CONTROL PLAN

PEMBROKE PLAZA
837 W PEMBROKE ROAD
HALLANDALE BEACH, FLORIDA 33009

NORTH

Revisions

Phase:
DRC
DOCUMENTS

BLAKE M. KIDWELL
LICENSE
No. 91488
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Scale:	Date
1"=20'	07/28/25
Job No.	Plot Date
25-1898.00	02/18/26
Drawn by	Sheet No.
AJS	ESC
Proj. Mgr.	AJS
Appr. by	BMK