CITY OF COCONUT CREEK
DEVELOPMENT REVIEW COMMITTEE REVIEW #1
2-14-13

Project Name:	Infiniti of Coconut Creek
Project Number:	PZ-13020001
Location:	5501 West Sample Road
Applicant/Agent:	Chris Hair
Review/Application	Administrative Approval

DEPARTMENTAL COMMENTS

BUILDING

The Building Dept. Approves this application.
This approval shall not imply full compliance with the Florida building code. Submittal of a building application and permit plans are required for review for a building permit.

ENGINEERING

Conditions of Approval:

1. Proposed new construction (exterior wall, its footer and storefront glazing between columns at existing service drive) shall have a minimum of 6 feet horizontal separation from all existing City Utility including but not limited to water lines, water line fittings, sewer lines, sanitary clean outs, sanitary manholes, water and sewer service lines, etc.
2. Proposed exterior wall, its footer and store front glazing between columns etc., shall not encroach Utility Easements.

GREEN REVIEW

Contractor is responsible for any landscape that is damaged during construction and shall be restored to like or better condition.

LANDSCAPE ARCHITECTURE

Condition: contractor is responsible for any landscape that is damaged during construction and shall be restored to like or better condition.

PLANNING AND ZONING

Passed Comments

1. Be advised any Administrative Application continued or inactive for more than 6 months will be considered null and void and any application submitted after 6 months of inactivity will be treated as a new application with applicable fees.
2. Be advised that only those items requested by applicant in this Administrative Approval application shall be reviewed and approved at this time.
3. Be advised that any building expansion beyond existing building footprints or new site improvements/construction will require the applicant to file new development applications
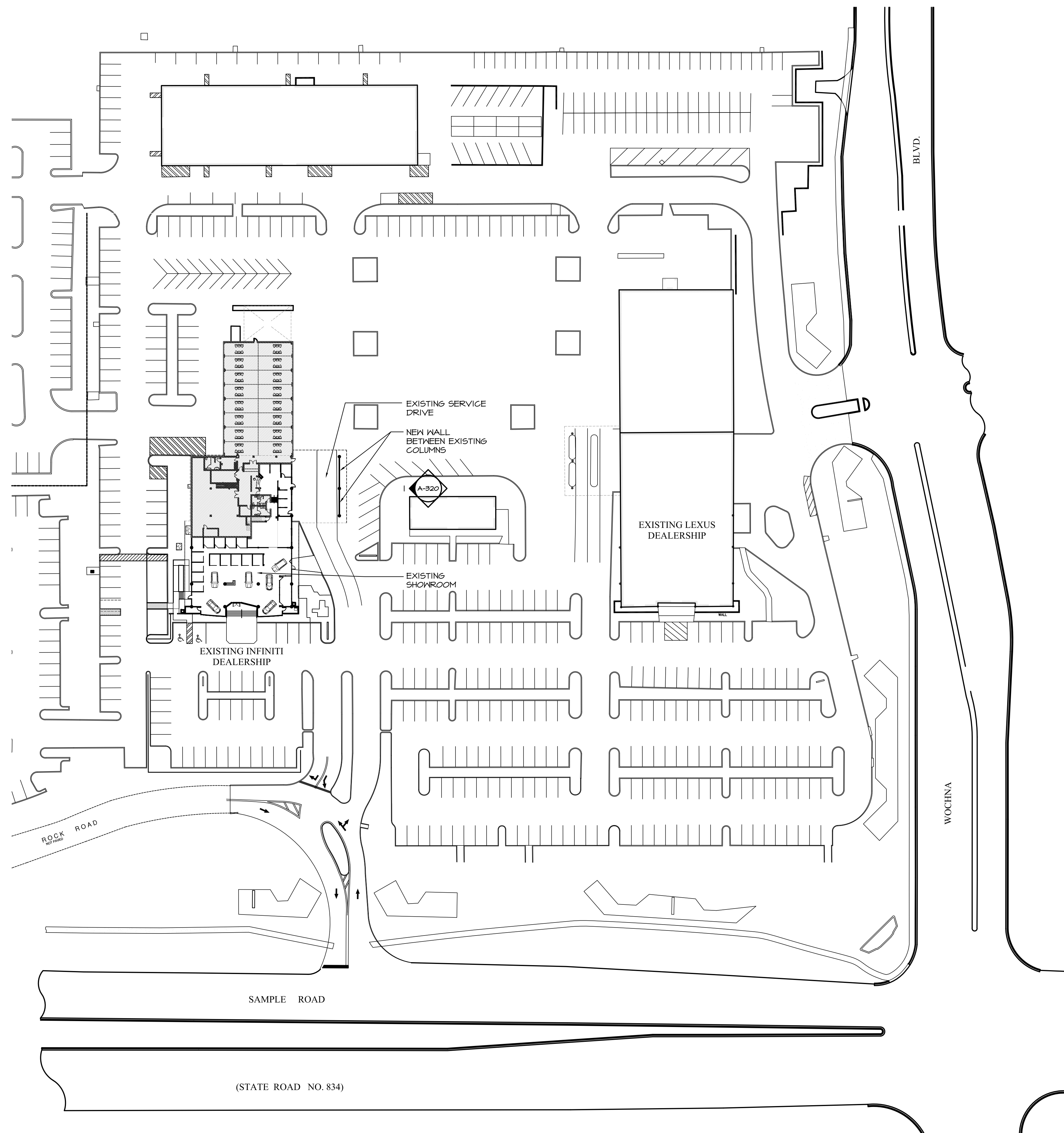
and depending on the nature of new development, a PMDD rezoning and PMDD site plan may be required.

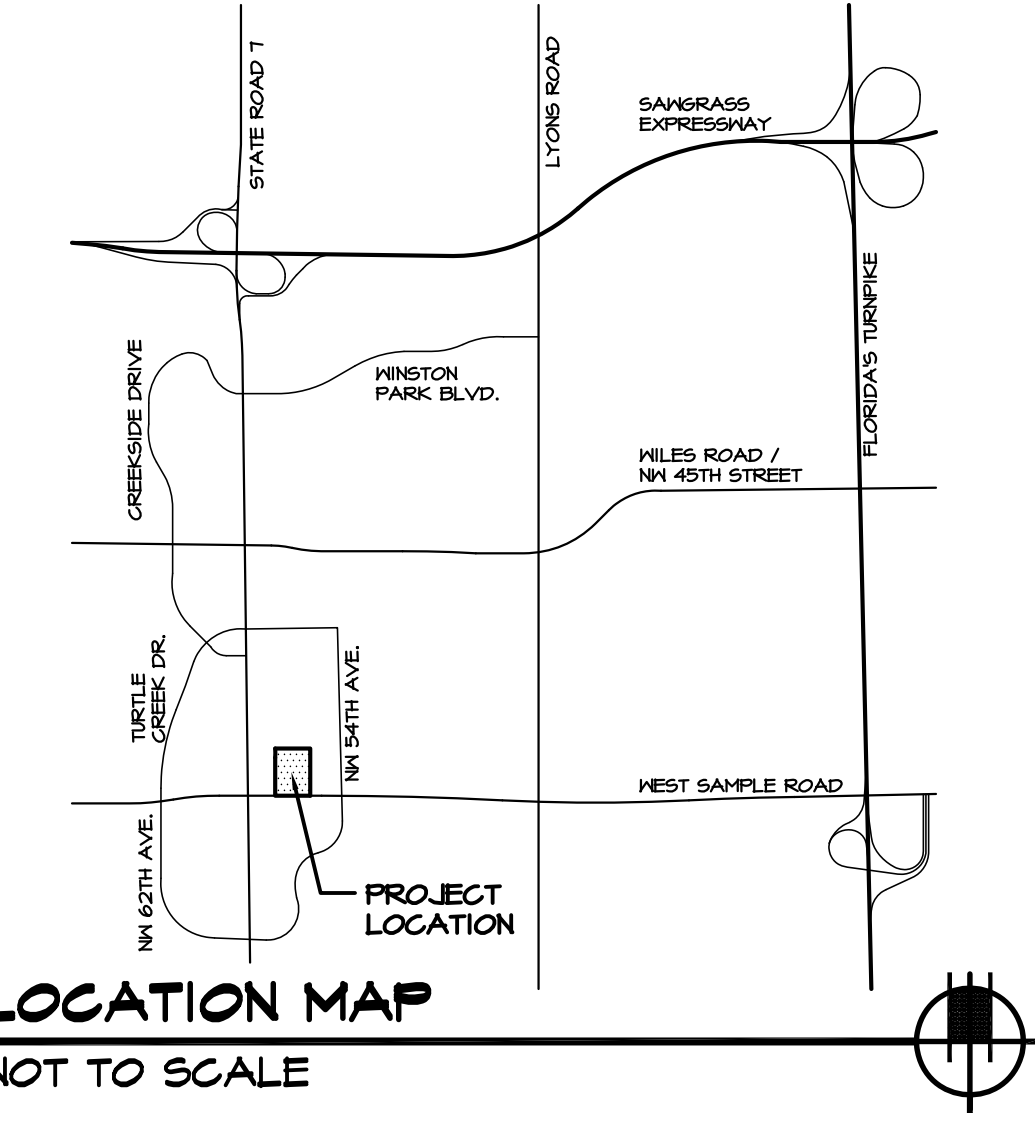4. Please respond to the comments above.

POLICE

Approved

A written response for _each_ comment must be provided and revise plans accordingly. Acknowledgements, generally, are not considered corrections. The re-submittal must be in digital format. Provide one (1) CD containing separate pdf files for the responses to comments and revised plans. <u>THE PLANS ON THE CD ARE REQUIRED TO BE SIGNED/SEALED.</u> Additionally, provide two (2) hard copies of plan sheets _ONLY_. Be advised, additional comments may be provided at DRC meeting and/or required upon review of any revised plans.

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consultant:

LOCATION MAP
NOT TO SCALE

PROJECT SCOPE:

THE PROJECT INCLUDES INSTALLATION OF A WALL AND STOREFRONT GLAZING BETWEEN EXISTING COLUMNS AT THE SERVICE DRIVE. THE WALL SHALL BE FINISHED WITH SMOOTH STUCCO AND PAINTED TO MATCH THE EXISTING SHOWROOM BUILDING. THE NEW STOREFRONT GLAZING SHALL ALSO MATCH THE EXISTING SHOWROOM BUILDING IN FRAME COLOR AND WINDOW TINT.

SHEET INDEX :

ARCHITECTURAL:

A000   OVERALL SITE PLAN

A320   EXTERIOR ELEVATIONS & DETAILS

LEGAL DESCRIPTION:

COMMERCE CENTER OF COCONUT CREEK 131-30 B POR TR B DESC AS:COMM NE COR TR B,S 16.56,SW 100.72,SE 0.42,SELY 255.82,SE 16.54,SELY 78.89,SELY 51.25,S 100,SLY 27.39,S 162.62, SW 49.91,W 84.81,NW 180.40,W 150 NW 42.43,W 15 TO POB,N 324.62,E 29,N 298.37,W 261.52,S 246.01,W 293,S 316.58,E 133.44,NE 146.97 NE 17.93,S 131.88,E 186.85,NE 42.43,N 12,E 15 TO POB PER OR 35957/311

SITE DATA:

CURRENT ZONING	PCD
ACREAGE	5.81 ACRES
FOLIO NUMBER	484218030022

EXISTING SERVICE DRIVE

NEW WALL BETWEEN EXISTING COLUMNS

A-320

EXISTING LEXUS DEALERSHIP

EXISTING SHOWROOM

EXISTING INFINITI DEALERSHIP

BLVD.

WOCHNA

ROCK ROAD

SAMPLE   ROAD

(STATE ROAD NO. 834)

OVERALL SITE KEY PLAN
SCALE = 1" =50'-0"

AA C001997

A New Wall Installation for:
INFINITI OF COCONUT CREEK

5501 West Sample Road
Coconut Creek, Florida 33073

STOREFRONT WINDOW SYSTEM

EQUAL

EQUAL

4'-0"

NEW WALL STRUCTURE

SMOOTH SAND TEXTURE STUCCO FINISH

REVEAL
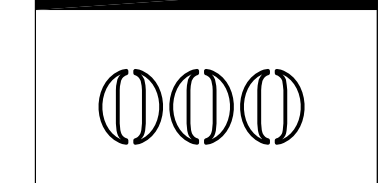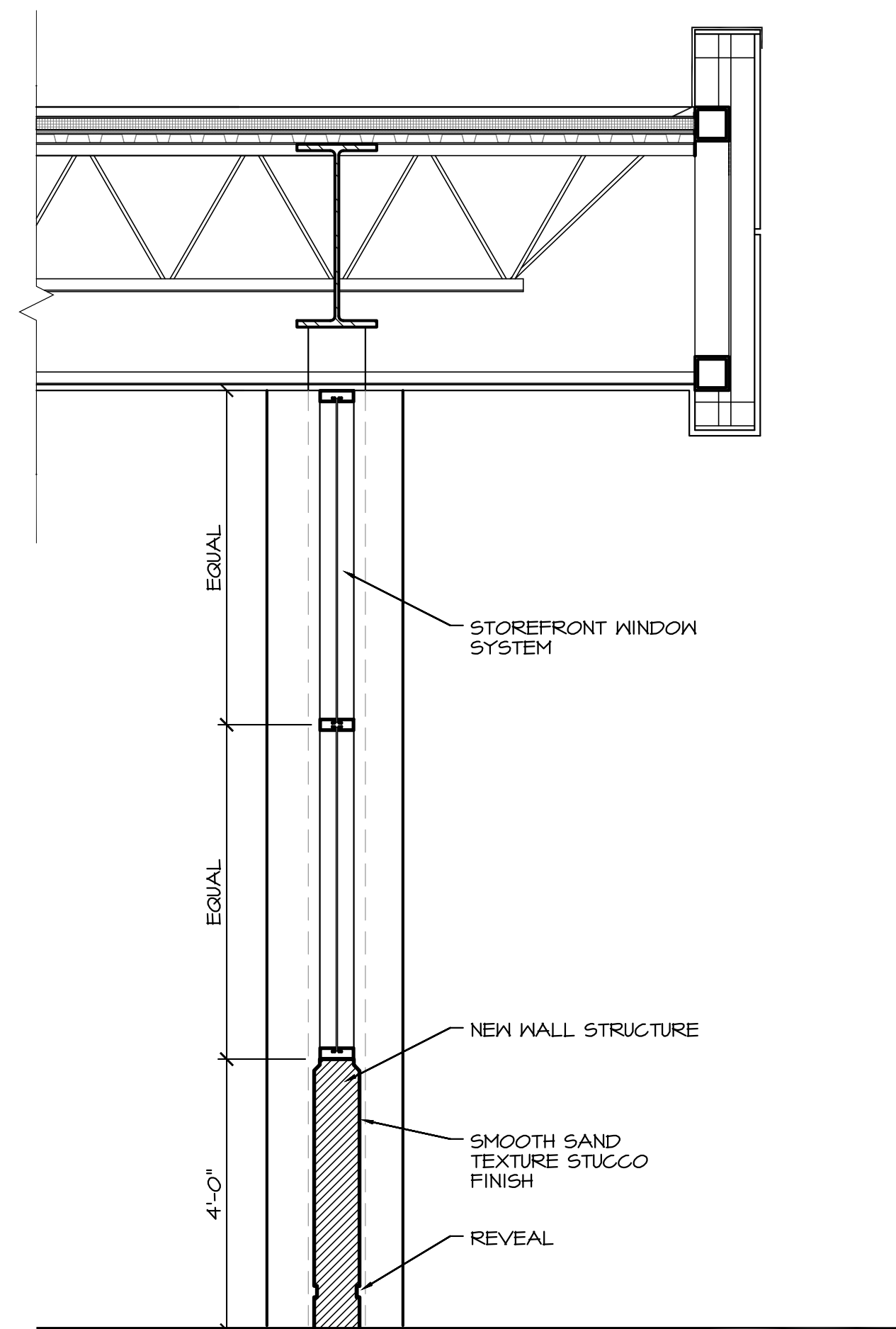
SCREEN WALL SECTION
1/2" = 1'-0"

A / A320

HATCH INDICATES BUILDING BEYOND

HATCH INDICATES EXISTING SERVICE DRIVE CANOPY STRUCTURE TO REMAIN

A / A320

NEW WALL

OPENINGS IN WALL AT RAIN WATER LEADER DISCHARGE, TYPICAL

PAINTED SMOOTH SAND TEXTURE STUCCO FINISH – MATCH EXISTING ADJACENT BUILDING

NEW STOREFRONT GLAZING IN ALUMINUM FRAMES – MATCH EXITING STOREFRONT ON EXISTING SHOWROOM BUILDING
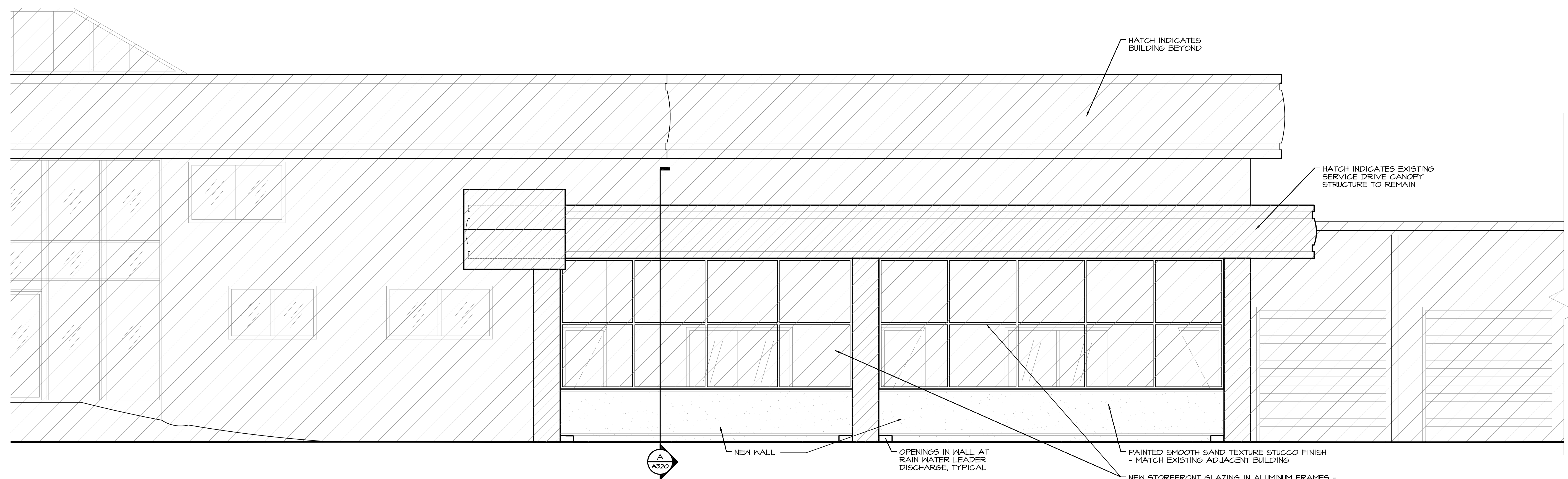
SERVICE DRIVE SCREEN WALL ELEVATION
1/4" = 1'-0"

1 / A320