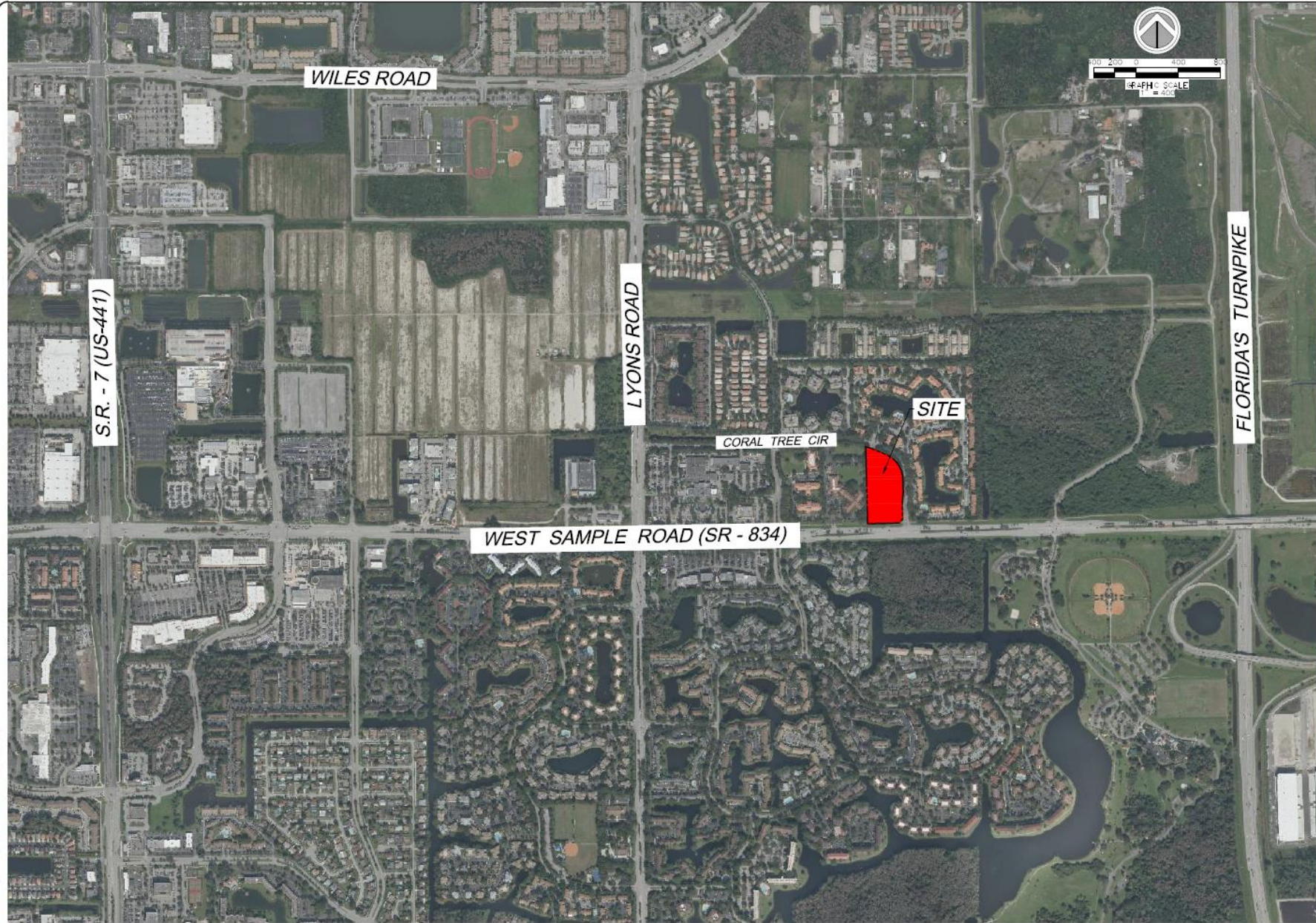


COCONUT CREEK MAZDA

CITY OF COCONUT CREEK, FL





4777 Hollis Rd., Suite 207
 www.sun-tech.com
 Sun-Tech Engineering, Inc.
 407.773.8333
 407.773.8333
 407.773.8333

REVISIONS	
NO.	DATE

COCONUT CREEK MAZDA
 CITY OF COCONUT CREEK
 FLORIDA
 LOCATION MAP

DATE: 10/15/2020
 SCALE: 1"=400'
 DESIGNED BY: M.G.
 DRAWN BY: M.A.S.
 JOB #: 20-435



This has been electronically signed
 and recorded by
 CLIFFORD L. FORD, P.E.
 on the date adjacent to the seal.
 Printed copies of this document are
 not considered signed and recorded and
 the signature must be verified on any
 electronic copies.

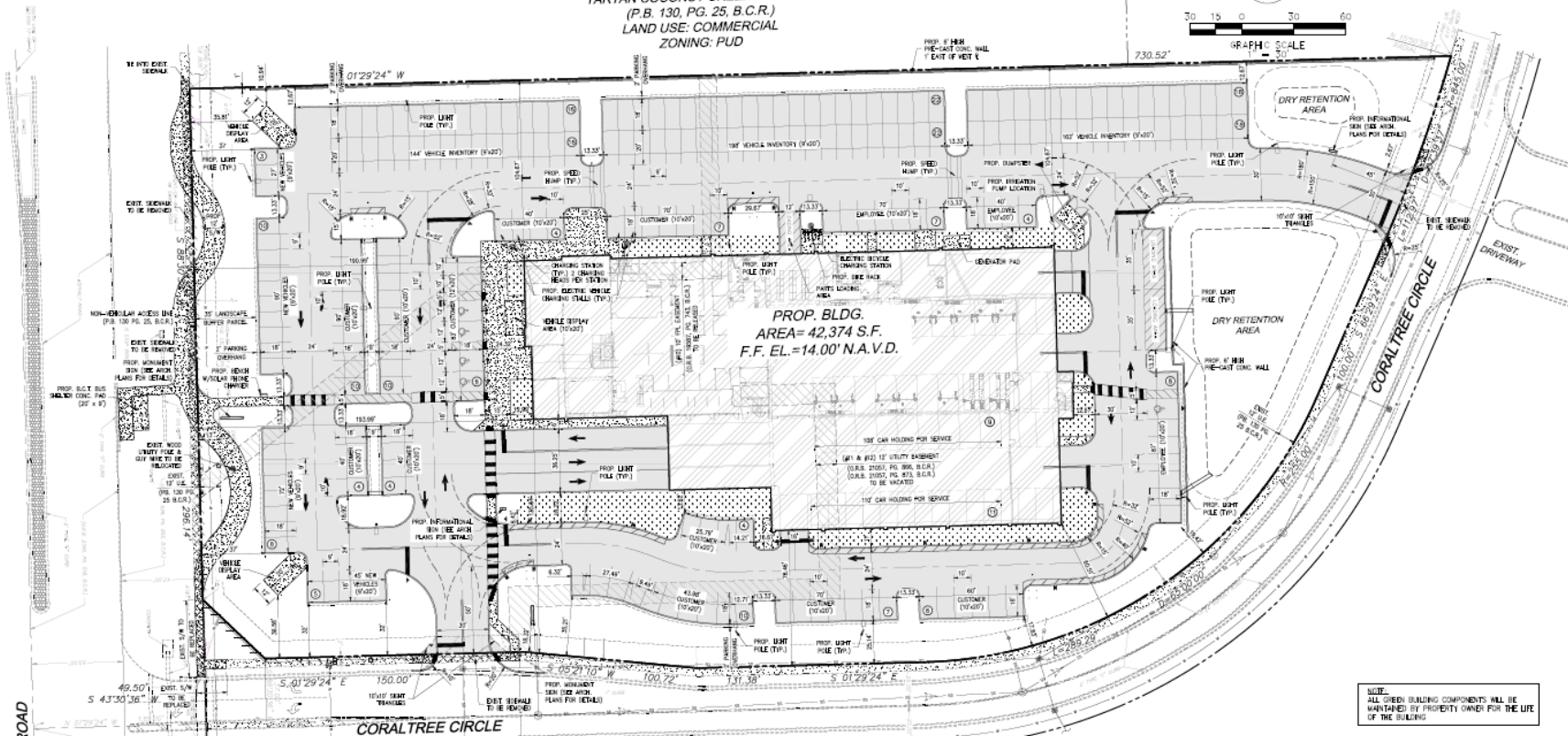
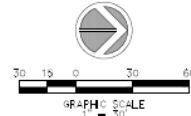
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\P\PROJECTS\2020\20-435\20-435-LOC.MXD (11/15/2020 11:14:58 AM)

FILE: I:\PROJECTS\2020\20-435\20-435-LOC.MXD
 TITLE: 20-435-LOC.MXD
 USER: M.A.S.
 C:\Users\mas\Documents\20-435-LOC.MXD

Aerial Location Map

TRACT B-1
TARTAN COCONUT CREEK PHASE IV
(P.B. 130, PG. 25, B.C.R.)
LAND USE: COMMERCIAL
ZONING: PUD



PROP. BLDG.
AREA = 42,374 S.F.
F.F. EL. = 14.00' N.A.V.D.

NOTE:
ALL SHOWN BUILDING COMPONENTS WILL BE
MAINTAINED BY PROPERTY OWNER FOR THE LIFE
OF THE BUILDING.

• TOTAL FOUNDATION PLANTING AREA REQUIRED: 107,498' (BLDG.
HEIGHT) = 8,610 S.F. (-) 1,506 S.F. (OPENING) = 8,104 S.F.
• TOTAL FOUNDATION PLANTING PROVIDED: 8,630 S.F.

AREAS LEGEND

- GREEN SPACE AREA
- PAVEMENT AREA
- CONCRETE AREA
- PROP. BUILDING

BUILDING AREA BREAKDOWN						
FLOOR LEVEL	SHOWROOM	OFFICES	PARTS, EQUIP. & STORAGE	SERVICE BAYS	OTHER AREAS NON ASSOCIATED W/PARKING SPACES	TOTAL FLOOR AREA
1ST FLOOR	7,095	4,881	3,151	8,898	18,349	42,374
2ND FLOOR	2,281	1,857	0	0	30,098	34,216
3RD FLOOR	0	0	0	0	30,098	30,098
TOTAL AREA	9,376	6,738	3,151	8,898	78,533	106,676
FLOOR AREA RATIO						0.489

SITE PLAN DATA			
AREA	SF	AC.	%
GREEN SPACE AREA	69,805	1.60	32.05%
PAVEMENT AREA	97,540	2.24	44.78%
CONCRETE AREA	8,082	0.19	3.71%
PROP. BUILDING	42,374	0.97	19.46%
TOTAL AREA	217,801	5.00	100.00%

PERVIOUS CALCULATIONS			
PERVIOUS	SF	AC.	%
PERVIOUS	69,805	1.60	32.05%
IMPERVIOUS	147,996	3.40	67.95%

PARKING TABULATION	
TOTAL REQUIRED PARKING (SERVICE)	45 SPACES
6,896 S.F. @ 1 SPACE/200 S.F.	
TOTAL REQUIRED PARKING (PARTS)	7 SPACES
3,151 S.F. @ 1 SPACE/200 S.F.	
TOTAL REQUIRED PARKING (OFFICE)	23 SPACES
6,738 S.F. @ 1 SPACE/200 S.F.	
TOTAL REQUIRED PARKING (SHOWROOM)	47 SPACES
9,376 S.F. @ 1 SPACE/200 S.F.	
TOTAL PARKING REQUIRED	122 SPACES
PARKING PROVIDED	
107,407 CUSTOMER/EMPLOYEES SPACES AT GRADE	86 SPACES
17,420 HANDICAP SPACES AT GRADE	5 SPACES
107,420 EMPLOYEES/HOLDING SPACES AT GARAGE	46 SPACES
TOTAL PARKING PROVIDED	137 SPACES
17,420 INVENTORY SPACES	318 SPACES
GRAND TOTAL	455 SPACES

B-3 COMPARISON TABLE		
ITEM	REQUIRED	PROVIDED
MAX. BLDG. HEIGHT	36'-0"	48'-0"
F.A.R.	0.50	0.49
BUILDING COVERAGE	30%	19.44%
MAX. LOT AREA	25 AC.	5 AC.
MIN. LOT AREA	5 AC.	5 AC.
MIN. LOT WIDTH	25'	330.13'
MIN. LOT DEPTH	475'	730.52'
MIN. FRONT SETBACK	25'	190.99'
MIN. SIDE SETBACK	20'	78.46'
MIN. REAR SETBACK	20'	60.51'
MIN. OPEN SPACE	10%	32.06%

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Commercial/Industrial/Professional
Phone (817) 773-9233
Fax (817) 773-9114



REVISIONS	
NO.	DATE

COCONUT CREEK MAZDA
CITY OF COCONUT CREEK, FLORIDA
SITE PLAN

DATE: 10/16/2020
SCALE: 1"=40'
DESIGNED BY: M.G.
DRAWN BY: M.A.L.
JOB #: 20-0855



Date: August 16, 2021
This plan has been digitally signed and verified by
CLYDE R. LOGGINS, P.E.
on the date adjacent to the seal.
This is a true and correct copy of the original and
no alterations or changes have been made and
the signature must be used for any
electronic copy.

SHEET No.
SP-1

Site Plan

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PLOT DATE: 10/16/2020 9:45 AM
PLOT BY: M.A.L.
C:\Users\mala\OneDrive\Documents\20-0855.dwg



REAR/LEFT VIEW



AERIAL VIEW



FRONT/LEFT VIEW



FRONT/RIGHT VIEW



 COCONUT CREEK, FL.

DATE OF LAST REVISION: 07/22/2021



EXTERIOR VIEWS

FOR THE PROJECT


 3757 CORAL TREE CIRCLE, COCONUT CREEK, FLORIDA

CONTENTS

1. EXTERIOR VIEWS

2. INTERIOR VIEWS

3. ELEVATIONS

4. SECTION

5. DETAIL

6. SIGNAGE

7. LANDSCAPE

8. PAVING

9. FURNITURE

10. LIGHTING

11. OTHER

J.A.O.

ARCHITECTS

&

PLANNERS

300 N.W. 21ST AVE

 SUITE 101

 BOCA RATON, FL. 33431

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 E-MAIL: JAO@JAO-FL.COM



DATE DRAWN: 07/22/2021

DRAWN BY: AH

CHECKED BY: J.A.O.

REVISIONS

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2. _____

3. _____

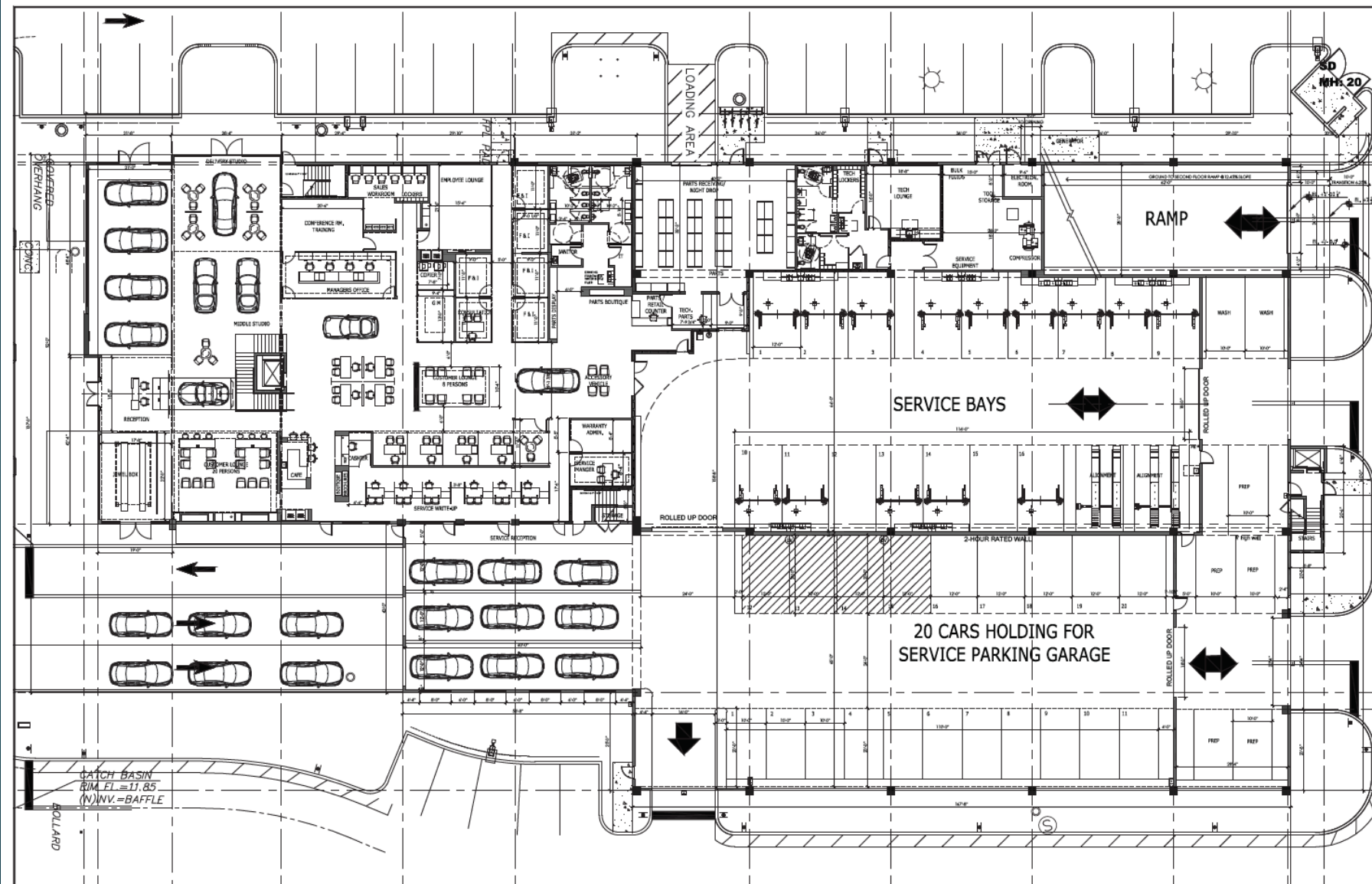
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JOB NUMBER: 20-094

SHEET NO

A0.1

Rendered Elevations



ITRACOR
COCONUT CREEK, FL.
DATE OF LAST REVISION: 07/22/2021



CONTINUED
1ST FLOOR PLAN
FOR THE PROJECT: **ITRACOR**
3757 CORAL TREE CIRCLE, COCONUT CREEK, FLORIDA
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JAO ARCHITECTS & PLANNERS
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BOCA RATON, FL 33488
TEL (561) 391-4115
FAX (561) 391-4172
EMAIL: JAOARCH@JAO.COM



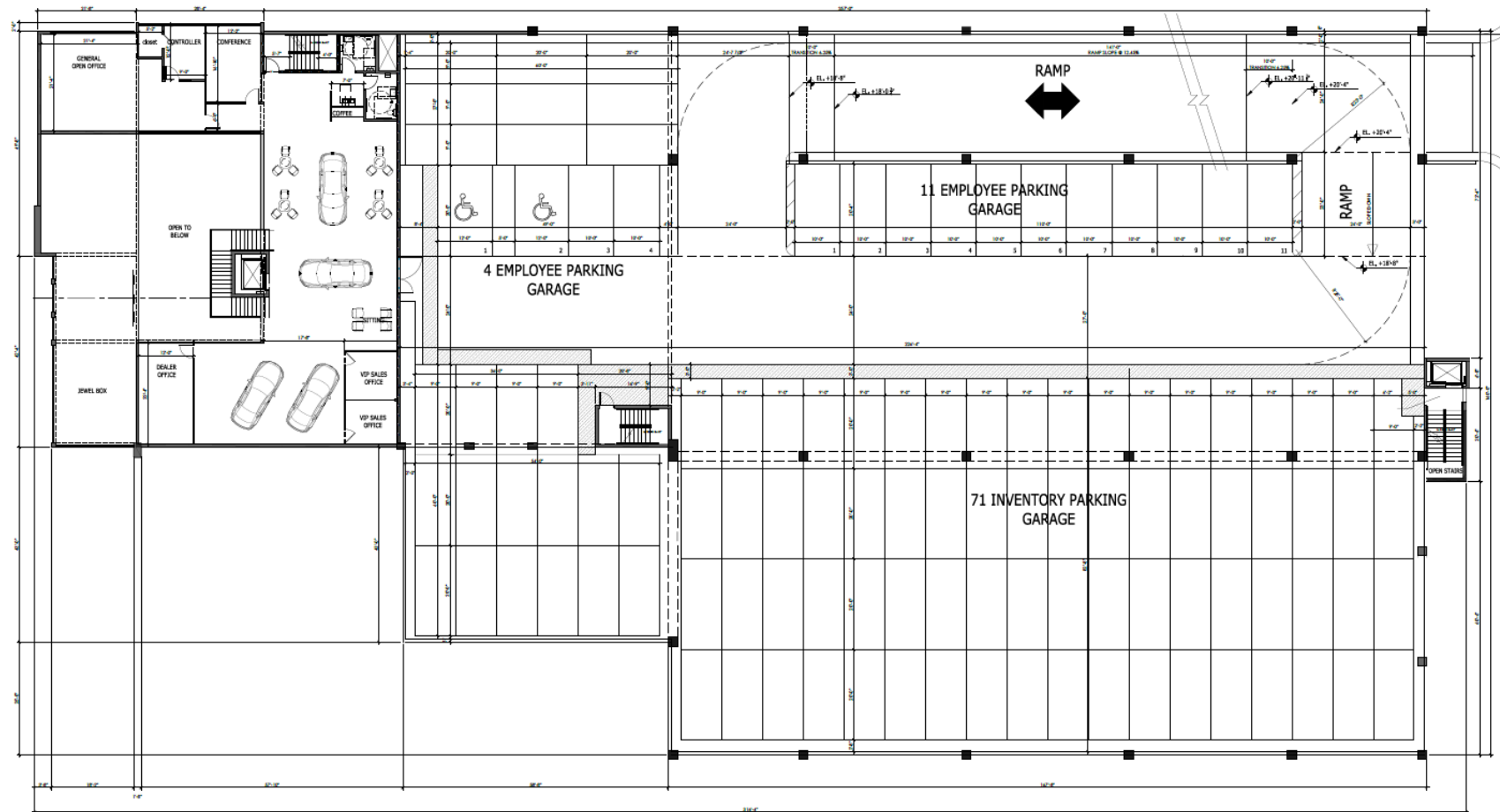
DATE DRAWN: 07/22/2021
DRAWN BY: AH
CHECKED BY: J.A.O.
REVISIONS:
1. _____
2. _____
3. _____
4. _____
JOB NUMBER: 20-094

SHEET NO:
A1.0

A grade difference of 8% or more requires transition slopes so vehicles do not "bottom out". Recommended are minimum 10'-0" transition slopes at the top and bottom of the ramp that are one-half of the differential slope. For instance, two 10'-0" transition ramps sloped at 6.25% would be required at the bottom and the top of a ramp sloped at 12.5%.

1ST FLOOR PLAN
SCALE: 3/32" = 1'-0"

First Floor Plan



COCONUT CREEK, FL.

DATE OF LAST REVISION: 07/22/2021



CONTENTS
2ND FLOOR PLAN



FOR THE PROJECT
3757 CORAL TREE CIRCLE, COCONUT CREEK, FLORIDA

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ARCHITECTS
&
PLANNERS
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E-MAIL: JAOARCH@AOL.COM



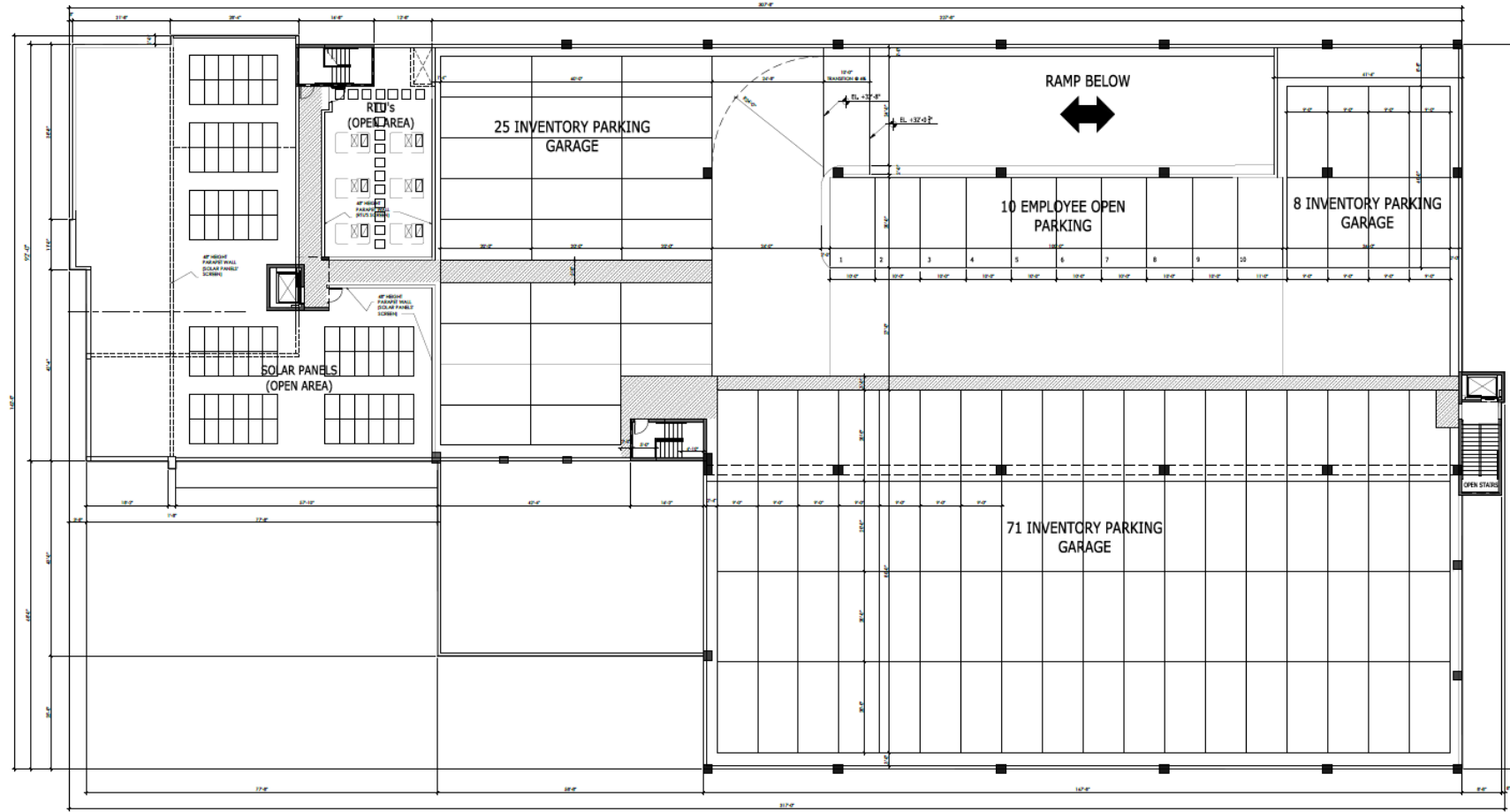
DATE DRAWN: 07/22/2021
DRAWN BY: AH
CHECKED BY: J.A.O.
REVISIONS:
1. _____
2. _____
3. _____
4. _____
JOB NUMBER: 20-094


SHEET NO:

A1.1

2ND FLOOR PLAN
SCALE: 3/32" = 1'-0"

Second Floor Plan




 COCONUT CREEK, FL.
 DATE OF LAST REVISION: 07/22/2021

3RD FLOOR PLAN
 FOR THE PROJECT:  3757 CORAL TREE CIRCLE, COCONUT CREEK, FLORIDA
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 FAX: (561) 394-4172
 E-MAIL: JAOARCH@GOL.COM



DATE DRAWN: 07/22/2021
 DRAWN BY: AH
 CHECKED BY: J.A.O.
 REVISIONS:
 1. _____
 2. _____
 3. _____
 4. _____
 JOB NUMBER: 20-094
 SHEET NO:

A1.2

3RD FLOOR PLAN
 SCALE: 3/32" = 1'-0"

Third Floor Plan