

COCONUT CREEK

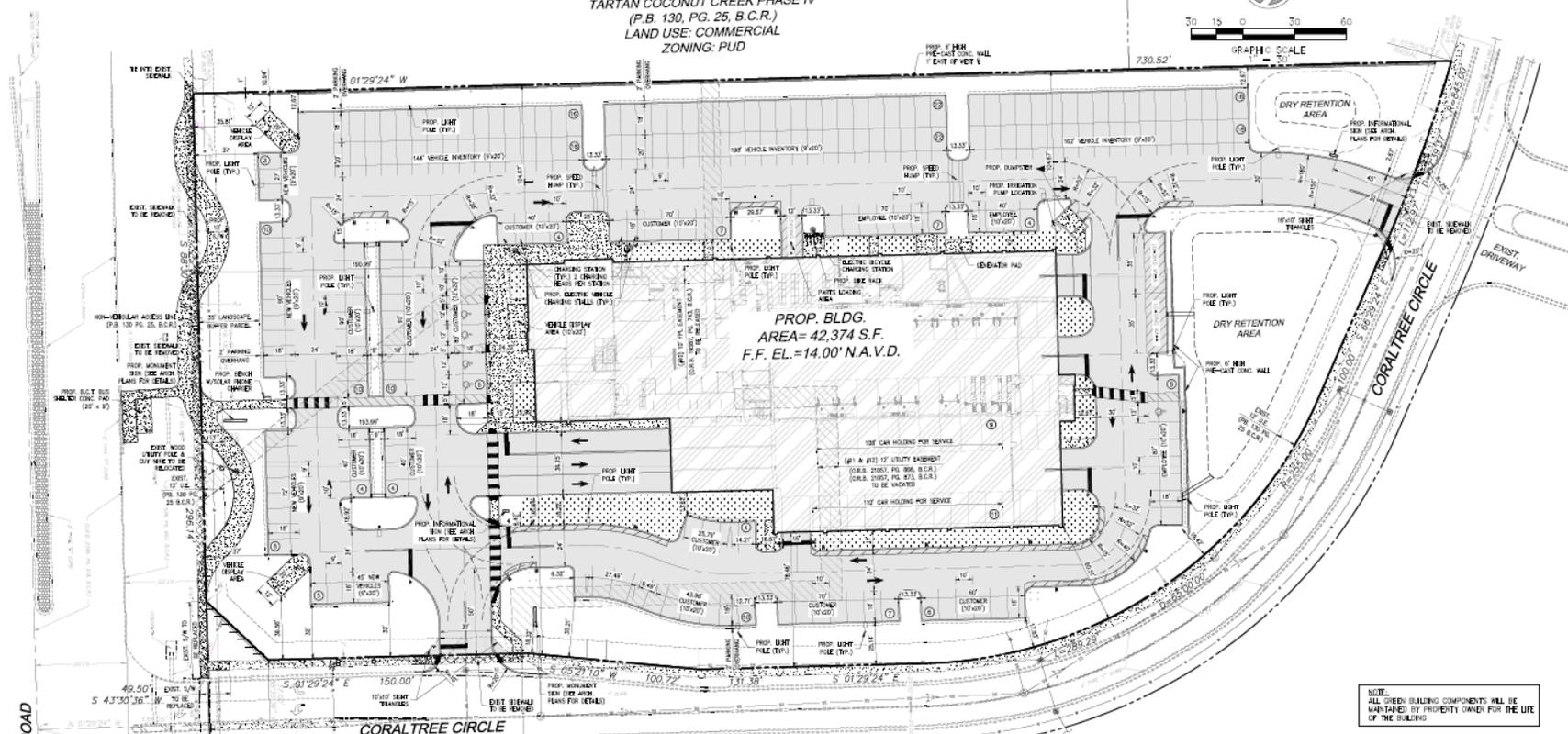
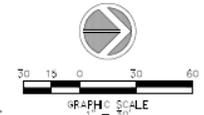
MAZDA

CITY OF COCONUT CREEK, FL





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: 107,498'² (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'-8"
F.A.R.	0.50	0.48
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%

DATE: 10/16/2020  
SCALE: 1"=40'  
DESIGNED BY: M.G.  
DRAWN BY: M.A.L.  
JOB #: 20-085



Date: August 16, 2021  
This plan has been digitally signed and verified by the State of Florida.  
The digital signature of this document was not considered for legal or financial purposes and the signature must be verified on any electronic copy.

SHEET No.  
SP-1

STE Sun-Tech Engineering, Inc.  
11111 W. US HWY 1  
SUITE 100  
FORT LAUDERDALE, FL 33304  
TEL: (954) 773-9333  
FAX: (954) 773-9314

REVISIONS	
NO.	DATE

COCONUT CREEK MAZDA  
CITY OF COCONUT CREEK, FLORIDA  
SITE PLAN

# Site Plan





REAR/LEFT VIEW



AERIAL VIEW



FRONT/LEFT VIEW



FRONT/RIGHT VIEW

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



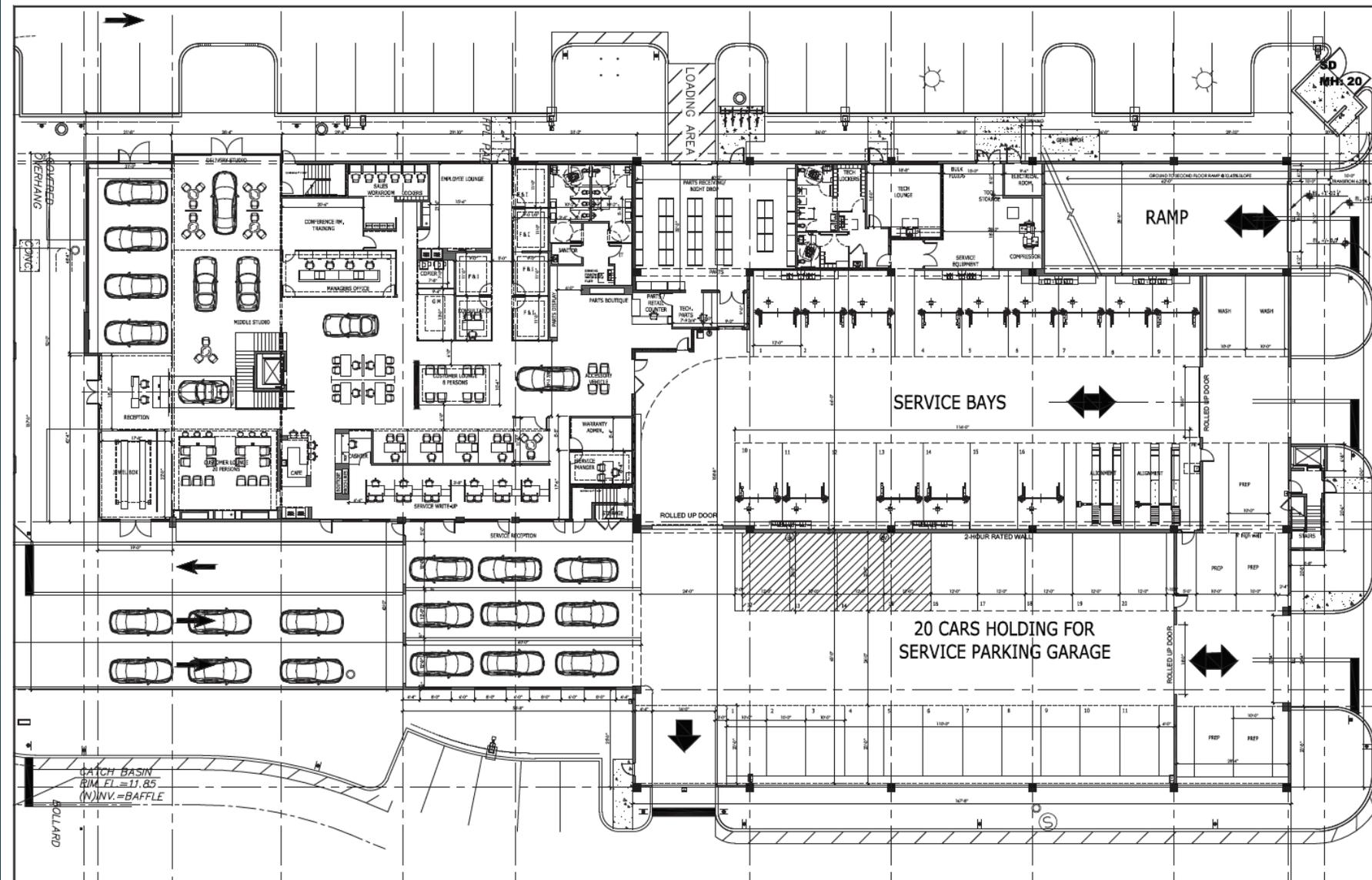
**EXTERIOR VIEWS**  
  
 3757 CORAL TREE CIRCLE, COCONUT CREEK, FLORIDA  
 FOR THE PROJECT  
 CONTENTS  
 1. EXTERIOR VIEWS  
 2. INTERIOR VIEWS  
 3. SECTION  
 4. ELEVATION  
 5. FLOOR PLAN  
 6. SITE PLAN  
 7. PAVING PLAN  
 8. LANDSCAPE PLAN  
 9. SIGNAGE  
 10. LIGHTING PLAN  
 11. MECHANICAL PLAN  
 12. ELECTRICAL PLAN  
 13. PLUMBING PLAN  
 14. FIRE ALARM PLAN  
 15. SECURITY PLAN  
 16. ACCESSIBILITY PLAN  
 17. OTHER

**J.A.O. ARCHITECTS & PLANNERS**  
 300 N.W. 21st AVE  
 SUITE 101  
 BOCA RATON, FL 33431  
 TEL: (561) 381-4115  
 FAX: (561) 381-4173  
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DATE DRAWN: 07/22/2021  
 DRAWN BY: AH  
 CHECKED BY: J.A.O.  
 REVISIONS:  
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 3. \_\_\_\_\_  
 4. \_\_\_\_\_  
 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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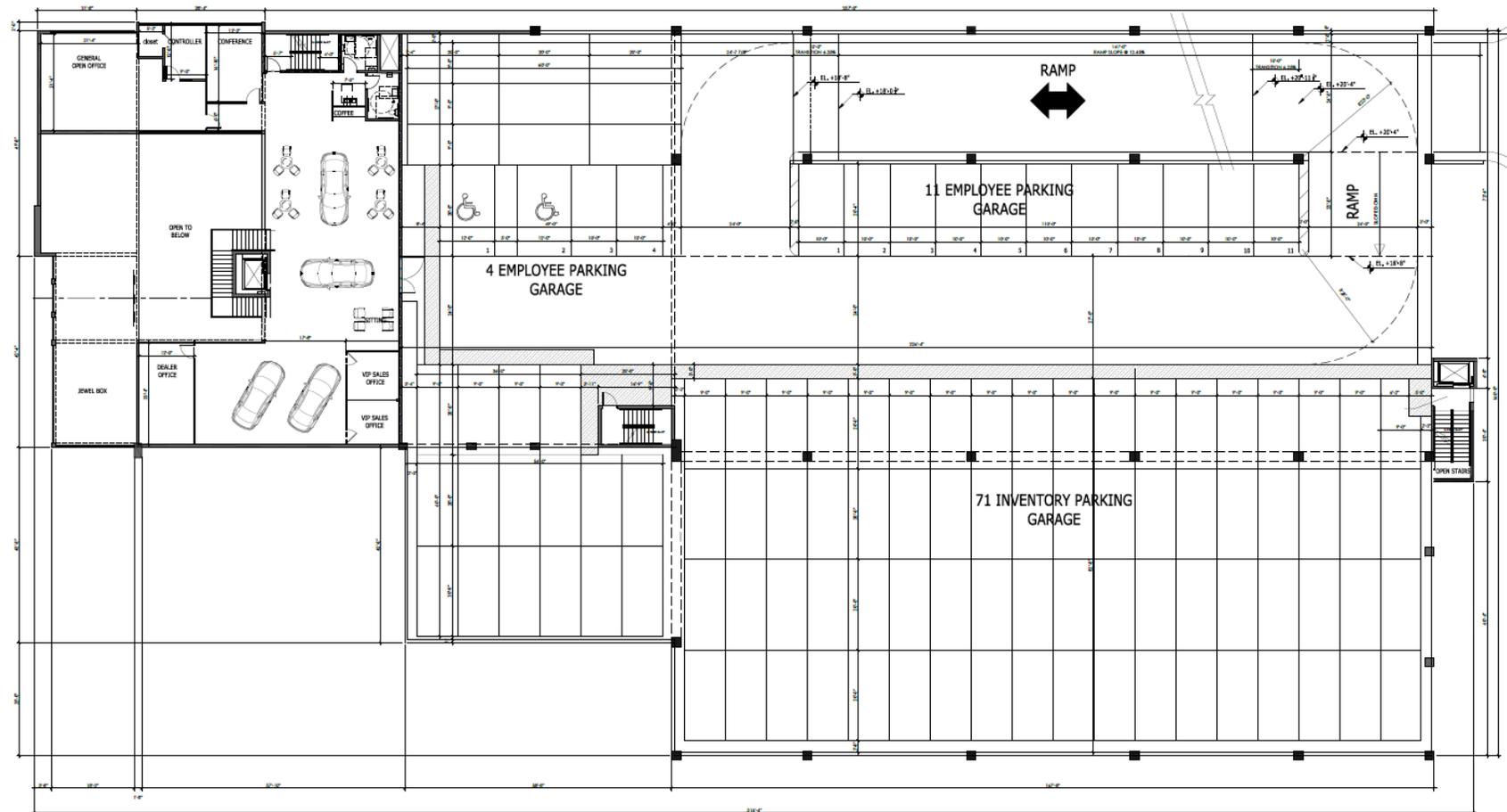
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SHEET NO:  
**A1.0**

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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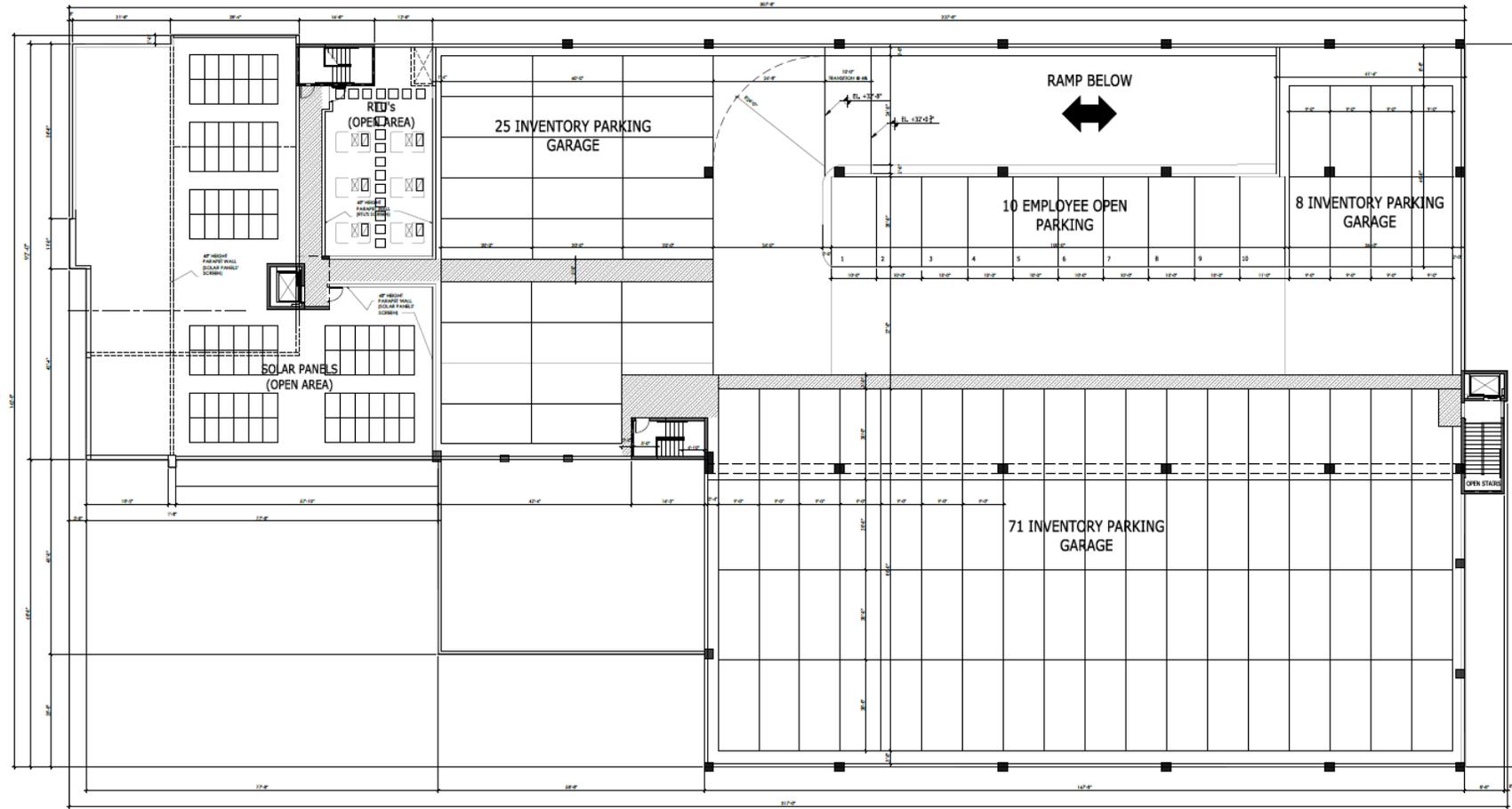
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JOB NUMBER: 20-094

SHEET NO:

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

# Second Floor Plan



COCONUT CREEK, FL.

DATE OF LAST REVISION: 07.22.2021



CONTENTS  
3RD FLOOR PLAN

FOR THE PROJECT:



3757 CORAL TREE CIRCLE, COCONUT CREEK, FLORIDA

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DATE DRAWN: 07/22/2021

DRAWN BY: AH

CHECKED BY: J.A.O.

REVISIONS  
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JOB NUMBER: 20-094

SHEET NO:

**A1.2**

**3RD FLOOR PLAN**

SCALE: 3/32" = 1'-0"

# Third Floor Plan