

PLANS FOR
CONSTRUCTION

N. COLLIER BOULEVARD 100' R/W

ALLEY 30' R/W

EXISTING BUILDING

LP



CLIENT NAME
OLIVERIO INVESTMENT
AND CONSULTING, INC.

PROJECT NAME
287 N. COLLIER
INSUBSTANTIAL CHANGE PLANS

DRAWING TITLE
AERIAL

DESIGNED BY: M.W.D.
DRAWN BY: K.A.M.
CHECKED BY: M.W.D.
REVIEWED BY: B.J.P.
HORIZ. SCALE (GRAPHIC) = 1" = 10'
VERT. SCALE (GRAPHIC) = 1" = 20'

DATE	REVISIONS



ENGINEER'S SEAL STAMPS

SHEET 2
OF 3

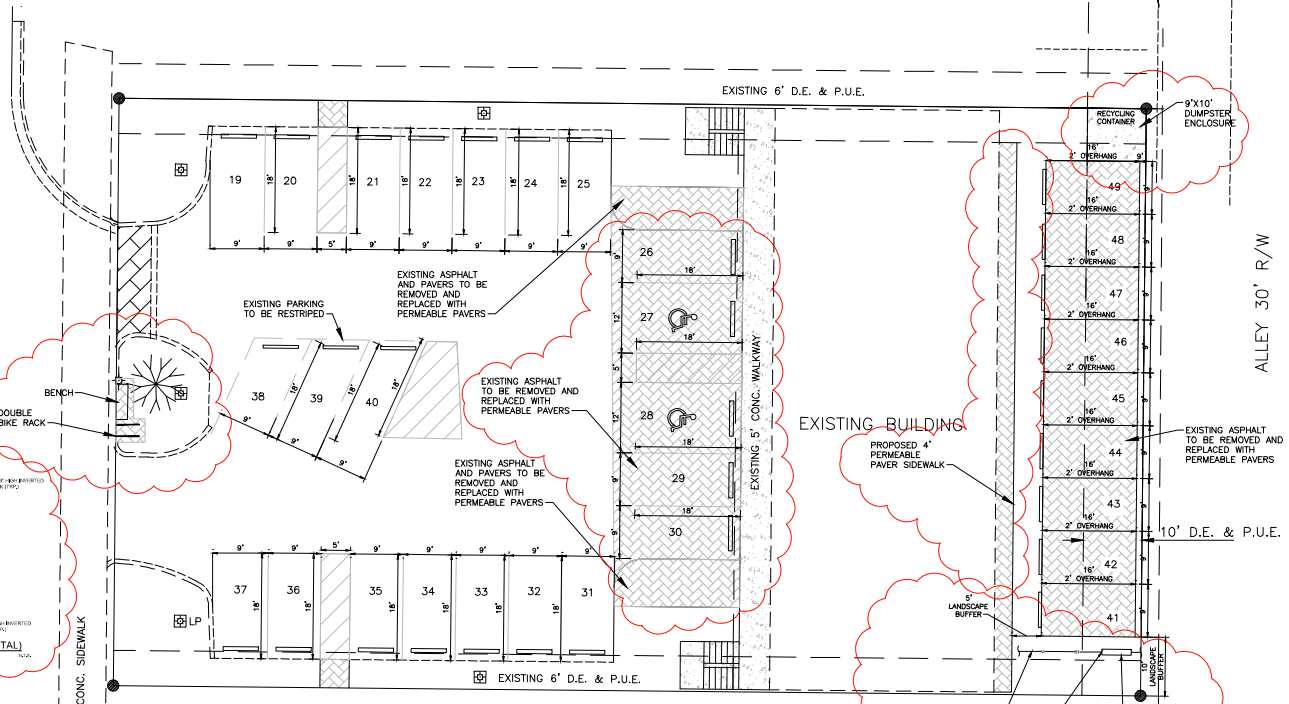
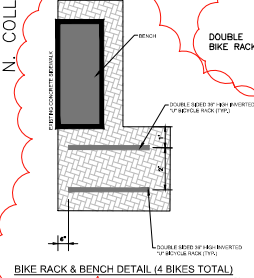
N. COLLIER BOULEVARD 100' R/W

ALLEY 50' R/W

EXISTING 6" D.E. & P.U.E.

EXISTING 6" D.E. & P.U.E.

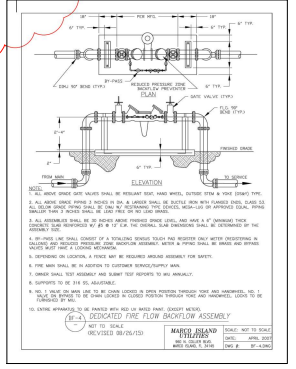
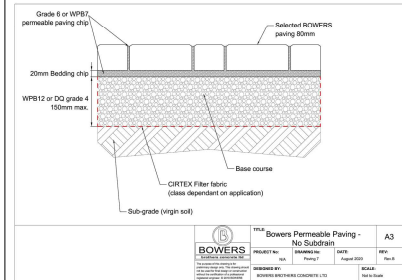
10' D.E. & P.U.E.



PLANS FOR CONSTRUCTION

USE AND QUANTITY	REQUIRED PARKING RATIO	SPACES REQUIRED
287 N. Collier Building Outside Parking		
Unit 1-2 First Floor La Mirandas	12 Technicians	18
Upstairs 3 Bedroom Apartments	2 Parking Spots Per Unit	6
	Sub-Total	24
287 N. Collier Building Onsite Parking (N/A/HT)		
Single Use Restaurant (120 Seats)	1 Parking Spot/4 Seats	30
	Sub-Total	30
Total Parking Required (before credits)		54
CREDITS	SPACES REQUIRED	
Pedestrian Walkway (3)	3	-3
Bicycle Rack 287 (1)	1	-1
Bicycle Rack 287 (1)	1	-1
Recycling Container 287 (1)	1	-1
Recycling Container 287 (1)	1	-1
Total Credits (shall not exceed 20% of required parking)		-5
Total Parking Provided		49

287 Pervious/Impervious		Acres
Existing Impervious		0.22
Asphalt and Curb		0.03
Concrete Sidewalk, Stairs, and Existing Pavers		0.09
Building		0.34
Total Existing Impervious		0.68
Existing Pervious		0.06
Total Site Acreage		0.74
Proposed Impervious		Acres
Asphalt and Curb		0.19
Concrete Sidewalk, Stairs, and Existing Pavers		0.02
Building		0.09
Total Proposed Impervious		0.30
Proposed Pervious		0.10
Total Site Acreage		0.40



11/14/2024 2:50:41 PM 004-00-010 Job's La Mesa Parcel Combination\287_287_Construction Plans\DC PLANS\287\0110004023_MSP_Sys_Plan_Site

Designs for Human Habitation and Environmental Conservation

0970 November Drive, Dunbar, FL 32114, Suite 2, Robau - P&L #14 45710

Robau a Bowman Company, Florida Certificate of Authorization No:06082

CLIENT NAME
OLIVERIO INVESTMENT AND CONSULTING, INC.

PROJECT NAME
287 N. COLLIER INSUBSTANTIAL CHANGE PLANS

DRAWING TITLE
MASTER SITE PLAN

DESIGNED BY: M.W.D.
DRAWN BY: P.M.B.
CHECKED BY: M.W.D.
REVIEWED BY: M.W.D.

DATE: 10/24/24
10/24/24

SCALE: (GRAPHIC) 1" = 10'
SCALE: (TEXT) 1/8" = 10'

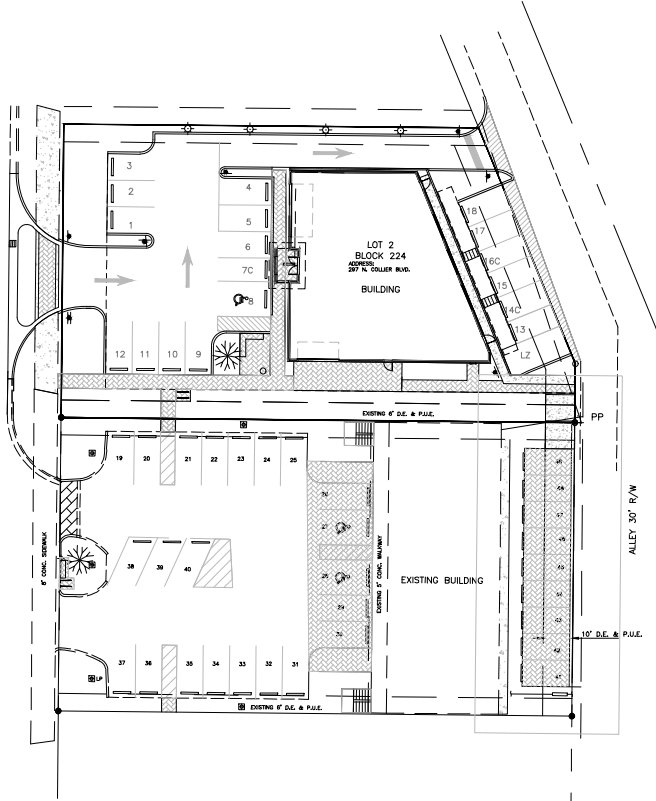


Emilio J Robau
Digitally signed by Emilio J Robau
Date: 2024.11.14 13:34:55 -0500

SHEET 3 OF 3



PERMIT
APPLICATION
SET - NOT FOR
CONSTRUCTION



CLIENT NAME
DORENO LLC

PROJECT NAME
287 AND 297 NORTH COLLIER

DRAWING TITLE
PARKING AGREEMENT EXHIBIT

DESIGNED BY: E.J.R.
DRAWN BY: P.F.B.
CHECKED BY: E.J.R.
REVIEWED BY: E.J.R.

HORIZ. SCALE (ARCH) 1" = 20'
VERT. SCALE (L.S.) 1" = 40'

DATE

REVISIONS



ENGINEER'S SEAL STAMPS

SHEET 1
OF 1