PROPOSED MIXED-USE DEVELOPMENT 711-731 S. COLLIER BOULEVARD MARCO ISLAND, FL Block 348, Lots 1, #2, #3



EAN REDUCY		87 980 970 980 498 1000 1008 1024 1032 1046 1056	0.001
JE REGENCY JB REGENCY MARCO ISLAND	500	102 1032 1046 1056	DENS
MARCO ISL.		965 973 983 993 1001 rece	12 UN
			12 UN
	520	531 510 510 512 510	* MARCO ISI
CHALET OF		JAVA CT 640 630 620 610 520 1111	MARCO ISL
CHALET OF SAN MARCO		600 571 981	
	530	960 970 980 BMF-12 590	
DUNNFOIRE		670 OLUD 510	
DUNNFOIRE A CONDOMINIUM			
ACOND	540	961 971 981 690	
		581 500 570 581 500 500 500 500 500 581	
SURF CLUB OF MARCO		- 530 540 - 580	GROUP HEI
OF MAIL	500	SIO 520 CCC TAX 590 59	S-2
	560	DISTRICT	R-2
			A-3
- NCH		TWO - b. 1988	TOTAL
MARCO BEACH		501 1041	
HILTON			
		971 981 989 COMMUNER RSF-4 951 961	
		971 981 000 RSF-4 9641 568 560 552	f = AREA FA
	coo		
CRYSTAL	600		OPEN SPAC
SHORES		648 cc1 650 651	P = PERIME
		665 001 001	W = WIDTH
	RT	670 671 672 675 677 ⁶⁷⁹ ⁶⁸¹ ⁶⁴²	
	700	063 600	
CHARTER CLUB OF MARCO ISLAND	70.0	691 691 690 739	
OF WARCO ISLAND	700	699 701 688 743	SECTIO
		$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	N
		708 /10 746	
SANDCASTLE II	720	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	EQUA
		731 732 1001 757 762	
		9/1 301 001 1011	Aa
SANDCASTLE I	730	1040 707 770	A _t = TABU
		740 970 980 990 1010 1020 730 767 744 774 <td>, , , , , , , , , , , , , , , , , , ,</td>	, , , , , , , , , , , , , , , , , , ,
		744 741 749 961 971 981 991 1011 775	
		(48)	
OCHEDOLET		GRANDVIEW 756 H 960 070 000 cm 1010 1050 779	NS = TABU
SOMERSET OF MARCO	780		FOR N
			I _f = ARE
		800 712 0 840 836 832 828 824 820 812 000 791	
			BUILDIN
			FRONTAG

NTS

PROPOSED AI BLOCKS: LOT: EXISTING US LOT AREA: ZONING:

REPLACE EXISTING SURFACE PARKING LOT WITH NEW CONSTRUCTION 4- STORY MIXED USE BUILDING INCLUDING PUBLIC COMMERCIAL PARKING, 14 RESIDENTIAL APARTMENTS WITH PARKING, & COMMERCIAL RESTAURANT SPACE.

NOTE À: ING NOTE B: INC NOTE C: COM NOTE D: INCL

HEIGHT 85' +29'-0" 85' +40' +51' 85' FRONTAGE INCREASE (SEC. 506.3) EQUATION 5-5: I_f = [F/P - .25] W/30 l_f = [390/780 - .25] 1 FACTOR INCREASE DUE TO FRONTAGE NO FRONTAGE INCREASE DING PERIMETER THAT FRONTS ON A PUBLIC WAY OR 390' ACE HAVING MINIMUM DISTANCE OF 20' METER OF ENTIRE BUILDING (FEET) 780 Р TH OF PUBLIC WAY OR OPEN SPACE (FEET) 30'-0" W AREA CALCULATIONS SECTION 506 ION 506.2.4 MIXED-OCCUPANCY, 1ST FL. 2ND FL. 3RD FL. 4TH FL. TOTAL MULTISTORY BUILDINGS CONSTRUCTION IIA SPRINKLERED TYPE UATION 5-3: $A_a = [A_t + (NS \times I_f)]$ USE GROUP S-2 S-2 R-2 A-2 ALLOWABLE AREA $A_a = ALLOWABLE AREA (SF)$ 117,000 | 117,000 | 72,000 | 48,500 354,500 SF (SM) BULAR ALLOWABLE AREA FACTOR 32,845 27,625 25,356 20,522 106,348 SF GROSS AREA (TABLE 506.2) VOLUME 295,605 248,625 253,560 184,698 982,468 SF BULAR ALLOWABLE AREA FACTOR RATIO •28 •24 •35 •30 •42 R NON-SPRINKLERED BUILDING REA FACTOR INCREASE DUE TO BUILDING WILL BE FULLY PROTECTED BY AN NFPA .13 COMPLIANT FIRE PROTECTION AND DIRE ALARM FRONTAGE (PERCENT) THE FIRE PROTECTION DESIGN WILL COMPLY WITH OR EXCEED THE STANDARDS FOR THE FOLLOWING HAZARD CLASSIFICATIONS: DING DOES NOT QUALIFY FOR A FRONTAGE INCREASE PER SECTION 506.3. RESTAURANT: MODERATE HAZARD ALL ALLOWABLE AREAS WILL EQUAL CAR PARKING GARAGE: LOW HAZARD APARTMENT UNITS: LIGHT HAZARD TABULAR AREAS.

ZONING MAP SNAPSHOT 3

PROJECT INFORMATION

ADDRESS:	717 S. COLLIER BLVD.
	348
	1,2,3
E:	COMMERCIAL PARKING LOT
	51,000 SQ FT

C.3 - OVERLAY DISTRICT 2b

PROJECT NARRRATIVE

SUMM	ARY								THESE PLANS ARE AN INSTRUMENT OF SERV		
LEVEL USE		AREA			PARKING		G	AND ARE THE PROPERTY OF THE ARCHITECT. THE PLANS MAY NOT BE USED FOR ANY OTHER PROJECT, NOR BY ANOTHER ARCHITECT FOR THE			
	- Ut	5E	COMMERCIAL	RESIDENTIAL	ADA	CMPCT.	STD.	TOTAL	CONTINUATION OF THE PROJECT, NOR SOLD		
G		G ACCESS KING	293 SF	292 SF NOTE H	7	10	67	84	AUTHORIZATION. APPLICANT:		
1	PAR	RKING	32,467 SF	378 SF	0	8	85	93	MI DEVELOPERS LLC. 428 PERSIAN COURT MARCO ISLAND, FL 34145		
2	PAR	RKING	19,785 SF	7,840 SF	0	8	66	74	DESIGN ARCHITECT: BASELINE ARCHITECTURE, P.C.		
					7	26	218	251	6701 JF KENNEDY BLVD.		
3 RESIDENTIAL		-	25,356 SF				NOTE: D,E,F & G	NORTH BERGEN, NJ 07047 LANDSCAPE ARCHITECT:			
4	COMM	ENTIAL ERCIAL URANT)	13,943 SF	6,579 SF					JEFFREY CURL eMERGE design LLC 4010 8TH AVENUE SE NAPLES, FL 34117		
			66,488 SF	40,445 SF							
			62%	38%	NOTE	EC					
			106,9) 33 SF					AMERICAN ENGINEERING CONSUL	LTING	
NOTE A: INCLUDES 28 PARKING SPACES REQUIRED FOR 14 APARTMENTS PLUS 50% OF ELEVATOR LOBBY SF. NOTE B: INCLUDES 600 SF. FOR PUBLIC TOILET ROOMS NOTE C: COMPLIES WITH OVERLAY DISTRICT 2-b ITEM #1-C (50-50 RULE) NOTE D: INCLUDES 81 PARKING SPACES REQUIRED TO SUPPORT 324 RESTAURANT SEATS (1 SPACE PER 4 SEATS) NOTE E: ONE SPOT DEDICATED FOR MIPD ON FIRST LEVEL					573 BALD EAGLE DRIVE 7 MARCO ISLAND, FL 34135						
NOTE F: 30 COMPACT SPACE ALLOWED: 28 RESIDENTIAL X .35 = 10 SPACES 81 RESTAURANT X .25 = 20.25 NOTE G: TOTAL OF 141 PARKING SPACES ARE OPEN TO THE PUBLIC (56%)											
	251-81-28-1-	₹141 <u> </u>			\sim		$\sim \sqrt{2}$	7			
	PRESENTS 50%						JSE.	/			
APART		T MIX	2BR	3BR		Т	OTAL		DRAWING INDEX		
3R		2	-	14			14		ARCHITECTURAL DRAWING		
4T	H FLOOF	2	-	-			-				
		-	14			14		A-100 GROUND FLOOR PLAN			
ZONIN	G NOTES	5							A-101 ST & 2ND FLOOR PARKING PLANS A-102 3RD & 4TH RESIDENTIAL FLOOR P A-103 ROOF PLAN		
			REQUIRED	PROVIDED					A-104 4TH FL CONCEPT RESTAURANT LA A-200 WEST & EAST ELEVATION	AYOUT	
SETBAC			25'	25'			NPLIES		A-201 SOUTH & NORTH ELEVATION		
30-225			25'	25'			NPLIES	_	_		
		H SIDE	15'	15'			NPLIES		-		
		SIDE	15'	15'		CON	NPLIE	5	-		
	BUILDING HEIGHT 2-b ITEM #1G,H		50' ABOVE BFE MAX.	50' ABOVE BFE MAX.		CON	MPLIE	5			
MIXED USE OPEN SPACE 2-b ITEM #1E		24%	25%	COMPLIES		5					
LANDSCAPE BUFFER@		15'	15' 25' COMPLIES		5	No. REVISION	Date				
S. COLLIER BLVD									02/07/2023		
DENSITY - RESIDENTIAL 12 UNITS/ACRES MAX*		14	14	COMPLIES		S	2 PLANNING BOARD REVIEW COMMENTS	03/28/2023			
* MARCO ISLAN	ND COMPREHENSIVE PL/	AN, GOAL 3-FUT	URE LAND USE, POLICY 3.2.4 PERTA	AINING TO THE COMMUNITY COM	IMERCIAL	CATEGORY					
			FLORIDA BUILDING	G CODE 2020					ARCHITECT OF RECOF		
BUILDING HEIGHT - NUMBER OF STORIES (SEC.504, 504.2) ALLOWABLE PROPOSED					ALAN J. HORWITZ, AIA, LEED AP E	BD C					
TYPE IIA SPRINKLERED		TYPE IIA SPRINKLERED			L L		SPRINKLERED	6701 JF KENNEDY BLVD			
USE GROUP HEIGI	HT IN FEET ST	TORIES	HEIGHT IN STORIES FEET	HEIGHT IN FEET	STORIES	RIZONT#	HEIGHT IN FEE	T STORIES	NORTH BERGEN, NJ 07047 908-331-1948		

AF	ARCHITECT OF RECORD					
ALAN J. HORWITZ, AIA, LEED AP BD C FL LICENSE AR101841 6701 JF KENNEDY BLVD NORTH BERGEN, NJ 07047 908-331-1948						
No.	No. Issue					
1	PLANNING BOARD REVIEW 9/13/22					
2	PLANNING BOARD SUBMISSION - UPDATED 12/9/22					
PROJECT						
E -Residences Marco Island						
717 South Collier Blvd. Marco Island, FL						
DRAWING TITLE						
TITLE SHEET						
PROJECT NO. SHEET NO.						
22003 T-001						

BASELINE

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