Coconut Retail Center

SITE DATA:

PARCEL ID / STRAP NUMBER	04-47-25-E3-01000.0000
SITE ADDRESS	NORTHEAST CORER OF LYDEN DRIVE & BULB LANE ESTERO, FL 33928
TOTAL SITE AREA	58,580 SF (1.34 AC)
EXISTING BUILDING AREA	0 SF
EXISTING VUA	0 SF
EXISTING GREEN SPACE	58,253 SF (1.39 AC)
EXISTING IMPERVIOUS AREA	2,348 SF (0.05 AC)
PROPOSED BUILDING AREA	12,187 SF (0.28 AC)
PROPOSED VUA	35,374 SF (0.58 AC)
PROPOSED GREEN SPACE	26,257 SF (0.60 AC) - 45.5%
PROPOSED IMPERVIOUS AREA	32,323 SF (0.69 AC) - 51.9%
OPEN WATER	0 SF
REQUIRED PARKING SPACES	RESTAURANT: 5,174 S.F. + 48 S.F. PATIO (12.5 SPACES / 1,000 S.F.) = 66 SPACES RETAIL: 4,013 S.F. (1 SPACE / 350 S.F.) = 12 SPACES RETAIL: (HOUSEHOLD/OFFICE FURNISHINGS): 3,000 S.F. (1 SPACE / 700 S.F.) = 4 SPACES
TOTAL:	81 SPACES (APPROVED PARKING VARIANCE REDUCED TOTAL NUMBER OF STALLS BY 10%, REDUCING REQUIRED SPACES TO 73)
PROVIDED TYPICAL PARKING SPACES	70 SPACES
PROVIDED ADA SPACES	3 SPACES
TOTAL PROVIDED PARKING SPACES	73 SPACES
REQUIRED BICYCLE PARKING	(5% OF REQUIRED PARKING) = 4 SPACES
PROVIDED BICYCLE PARKING	6 SPACES
TYPICAL PARKING STALL SIZE	9' X 18' (12' X 18' ADA)
JURISDICTION	LEE COUNTY
EXISTING ZONING	CPD - COMMERCIAL PLANNED
EXISTING LAND USE	VACANT
PROPOSED LAND USE	COMMERCIAL
BUILDING SETBACK REQUIREMENTS	
NORTH	15 FT
EAST (US 41)	25 FT
SOUTH (BULB LANE)	15 FT
WEST (LYDEN DRIVE)	25 FT
LANDSCAPE BUFFER REQUIREMENTS	
NORTH	5 FT
EAST (US 41)	15 FT
SOUTH (BULB LANE)	5 FT
WEST (LYDEN DRIVE)	15 FT
REQUIRED FOUNDATION LANDSCAPING	10% OF GROSS BUILDING AREA = (0.10 X 12,153 SF) = 1,217 SF
PROPOSED FOUNDATION LANDSCAPING	1,770 SF
REQUIRED INTERIOR LANDSCAPING	2,408 SF
PROVIDED INTERIOR LANDSCAPING	2,605 SF
MAXIMUM BUILDING HEIGHT	45 FEET
PROPOSED BUILDING HEIGHT	39.5 FEET

SITE NOTES:

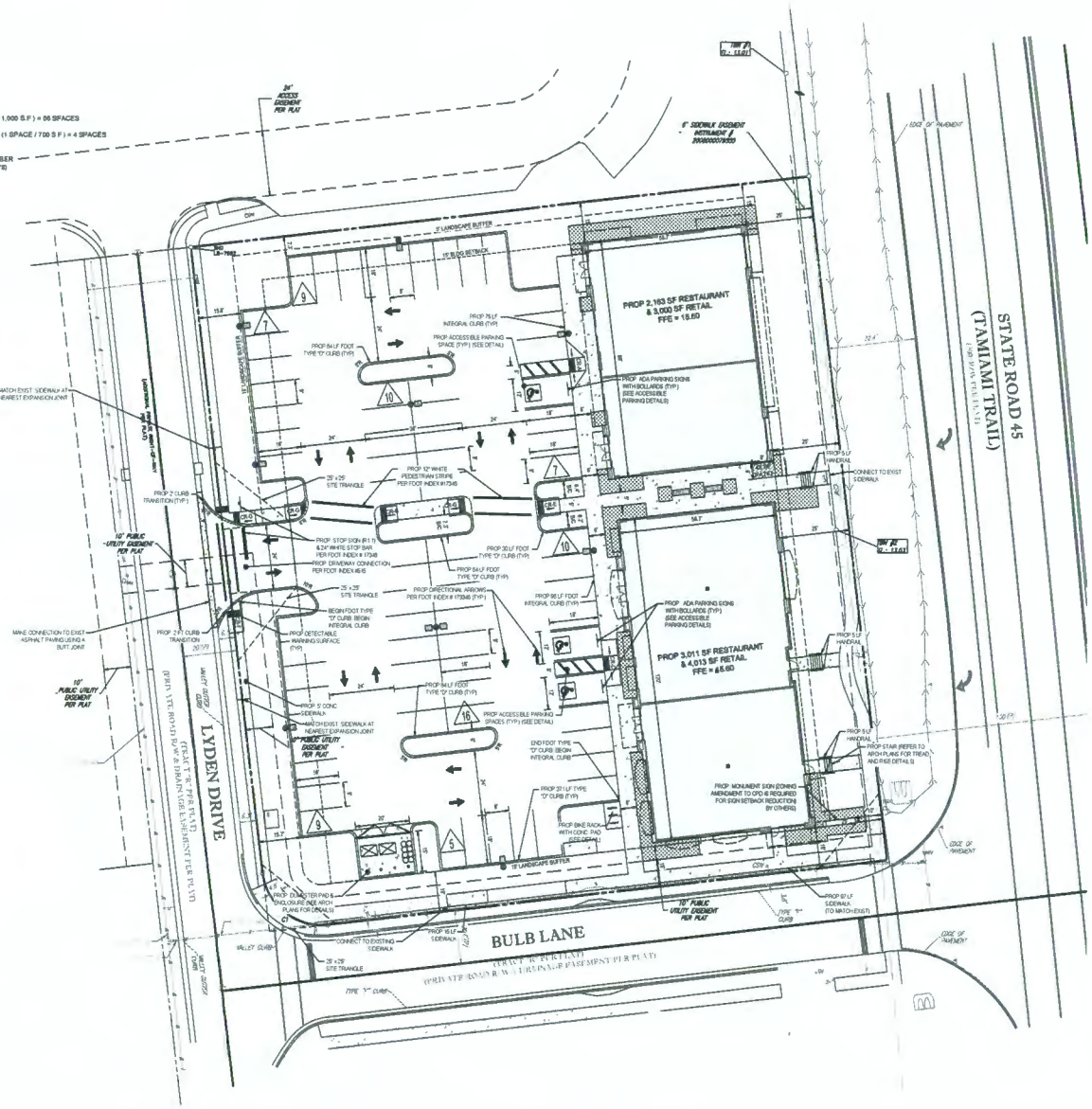
1. ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
2. ALL RADII DIMENSIONS ARE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED
3. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION.
4. THE SITE APPEARS TO BE IN FLOOD ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP,COMMUNITY NUMBER 125124, PANEL NUMBER 0591, EFFECTIVE DATE 8-28-2008.
5. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.

ADA ACCESSIBILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS) NO RAMP SHALL EXCEED AN 1:12 RUNNING SLOPE OR 2% CROSS SLOPE.
4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE ROW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTOR'S COST.

SOLID WASTE DISPOSAL:

BUILDINGS 10,001 - 25,000 SF
REQUIRED: 120 SF (GARBAGE COLLECTION)
REQUIRED: 90 SF (RECYCLABLE COLLECTION)
PROVIDED: 300 SF



LEGEND:

- EXIST. PROPERTY LINE
- EXIST. EASEMENT LINE
- PROP. LANDSCAPE BUFFER LINE
- PROP. BUILDING SETBACK
- PROP. BUILDING
- PROP. CONCRETE PAVEMENT
- PROP. BUILDING FOUNDATION LANDSCAPING
- PROP. PARKING SPACE COUNT
- PROP. SITE LIGHTING
- CRA — CURB RAMP PER FDOT INDEX #304

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
LAND SURVEYING
PROJECT MANAGEMENT
CONSTRUCTION MANAGEMENT
PHILADELPHIA, PA
WASHINGTON, DC
WORCESTER, MA
BOSTON, MA
NEW YORK, NY
SYRACUSE, NY
BUFFALO, NY
ROCHESTER, NY
ALBANY, NY
NORTHERN VIRGINIA
RICHMOND, VA
RALEIGH, NC
CHARLOTTE, NC
TAMPA, FL
BOCA RATON, FL
ORLANDO, FL
SOUTH CAROLINA
NEW JERSEY
NEW YORK, NY
NEW JERSEY
NEW JERSEY

REVISIONS

REV	DATE	COMMENT	BY
1	12-30-15	PER COUNTY COMMENTS	DR
2	02-02-16	PER BSU COMMENTS	DR
A1	03-31-16	REV PER FDEP & BSU COMMENTS	JP
A2	04-13-16	PER CLIENT COMMENTS	EB

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PERMIT SET

PROJECT No:	FLT150041
DRAWN BY	DR
CHECKED BY	GRR
DATE	1/20/15
SCALE	1" = 20'
CAD I.D.	EX1

PROJECT
SITE CONSTRUCTION DRAWINGS
FOR
BRIGHTWORK REAL ESTATE

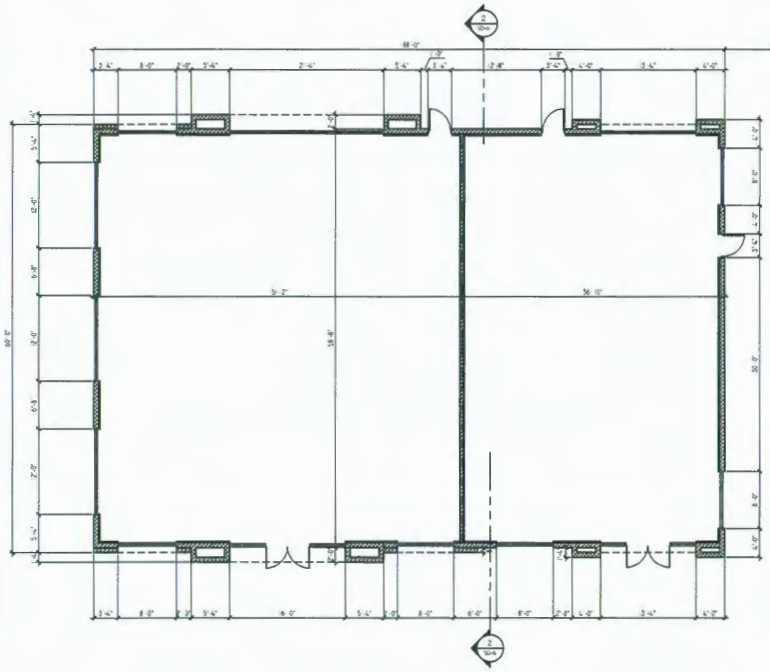
LOCATION OF SITE
NWC OF US 41 & BULB LANE
LEE COUNTY
ESTERO, FL 33928

BOHLER ENGINEERING
3820 NORTHDALE BLVD., SUITE 300B
TAMPA, FLORIDA 33624
Phone (813) 812-4100
Fax (813) 512-4101
FLORIDA BUSINESS CERT OF AUTH No. 30780

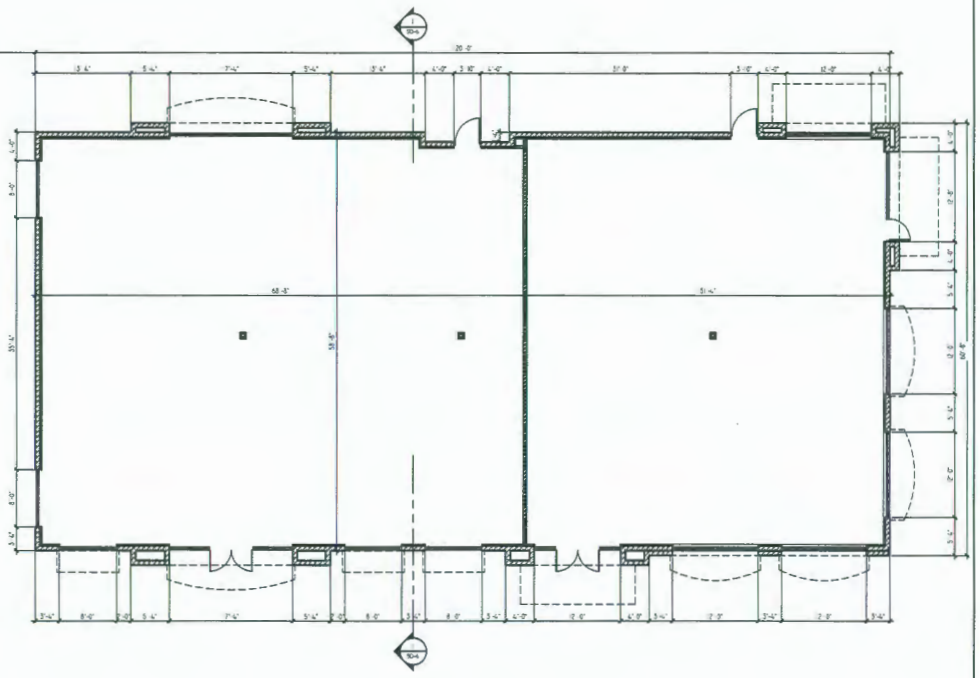
3/31/2016

SHEET TITLE
SITE LAYOUT EXHIBIT

SHEET NUMBER:
EX-2



FLOOR PLAN BUILDING 2
SCALE: 1/8" = 1'-0"
5,163 GROSS S.F.



FLOOR PLAN BUILDING 1
SCALE: 1/8" = 1'-0"
7,024 GROSS S.F.

1 PROPOSED FLOOR PLANS
SCALE: 1/8" = 1'-0"

AUDE SMITH AIA
ARCHITECTURE
PLANNING
INTERIOR DESIGN

748 BROADWAY, SUITE 202
DUNEDIN, FLORIDA 34698
PHONE: 727-785-4441
FL CORP. AA0002587
WWW.AUDESMITH.COM

Robert J. Aude, AIA

BRIGHTWORK REAL ESTATE
3708 W. SWANN AVENUE,
SUITE 200
TAMPA, FLORIDA 33609
PH: (813) 874-1700

ISSUED FOR:	DATE:
PUBLIC MEETING	9.15.15
D.R.C. REVIEW	10.14.15
D.R.C. SUBMITTAL	10.28.15
D.R.C. MODIFICATION	4.16.16

PROPOSED RETAIL CENTER:
COCONUT POINT RETAIL CENTER
FOR BRIGHTWORK REAL ESTATE
ESTERO, FLORIDA

SCALE:	AS NOTED
DRAWN BY:	JS
CHECKED BY:	MTL
PROJECT NUMBER:	15-139

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FLOOR PLANS

SD-1

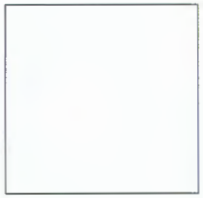
ROOF TILE
COFFEE RAIN
BY ALTUSA

WALL TILE
YELLOWBRICK ROAD A1105
BY CROSSVILLE

CANVAS AWNINGS
LIME MARINE FABRIC
BY WAKEFIELD

SAND FINISH STUCCO
MEDIUM GRAY

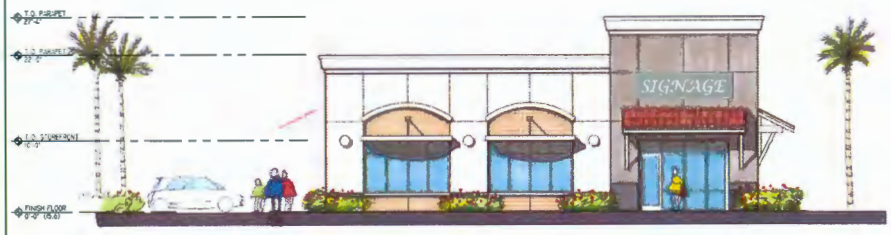
SAND FINISH STUCCO
DARK GRAY



SAND FINISH STUCCO
WHITE

4 EXTERIOR FINISHES

3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH BUILDING, SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

1 NORTH BUILDING, NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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D.R.C. MODIFICATION	5.03.16

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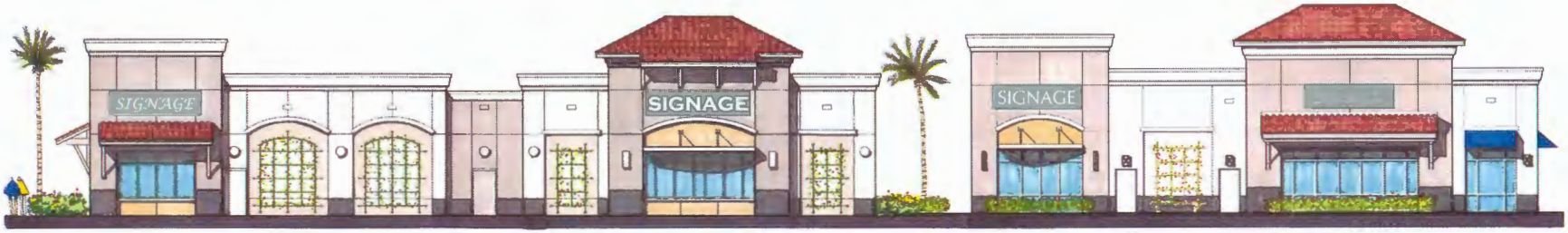
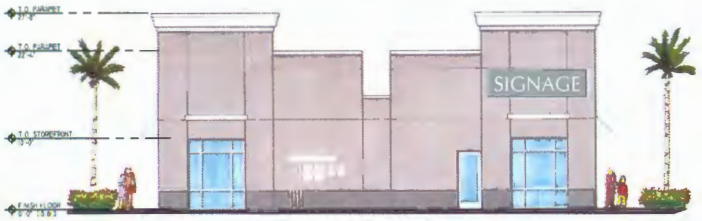
BLDG
ELEVATIONS

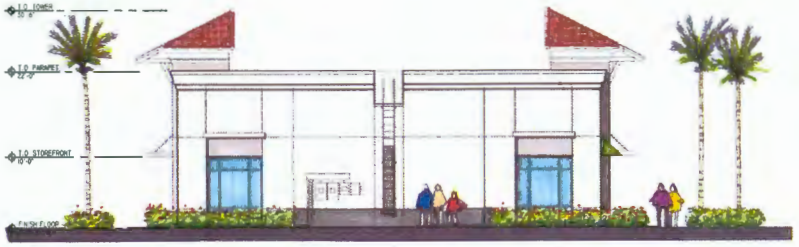
SD-2



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH BUILDING, SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH BUILDING, NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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ESTERO, FLORIDA

SCALE:	AS NOTED
DRAWN BY:	JB
CHECKED BY:	MTL
PROJECT NUMBER:	15-139

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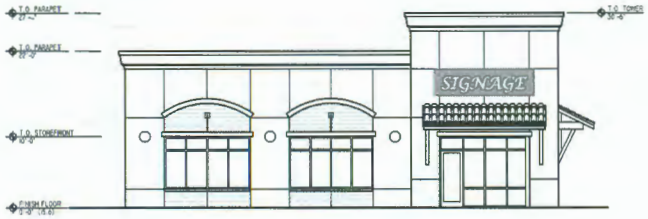
BLDG ELEVATIONS

SD-3

3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH BUILDING, SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

1 NORTH BUILDING, NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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D.R.C. SUBMITTAL	10.28.15
D.R.C. MODIFICATION	4.18.16
D.R.C. MODIFICATION	5.03.16

PROPOSED RETAIL CENTER:
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ESTERO, FLORIDA

SCALE:	AS NOTED
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CHECKED BY:	MTL
PROJECT NUMBER:	15-139

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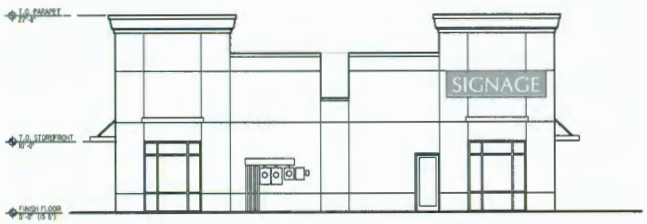
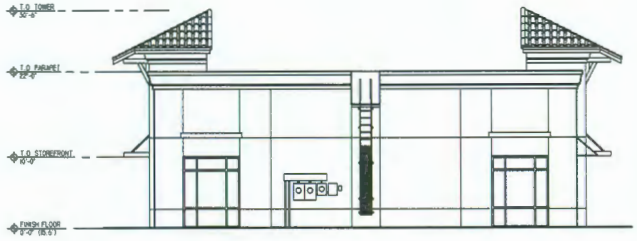
BLDG ELEVATIONS

SD-4

3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH BUILDING, SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH BUILDING, NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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D.R.C. MODIFICATION	4.16.16

PROPOSED RETAIL CENTER:
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FOR BRIGHTWORK REAL ESTATE
ESTERO, FLORIDA

SCALE:	AS NOTED
DRAWN BY:	JB
CHECKED BY:	MTL
PROJECT NUMBER:	15-130

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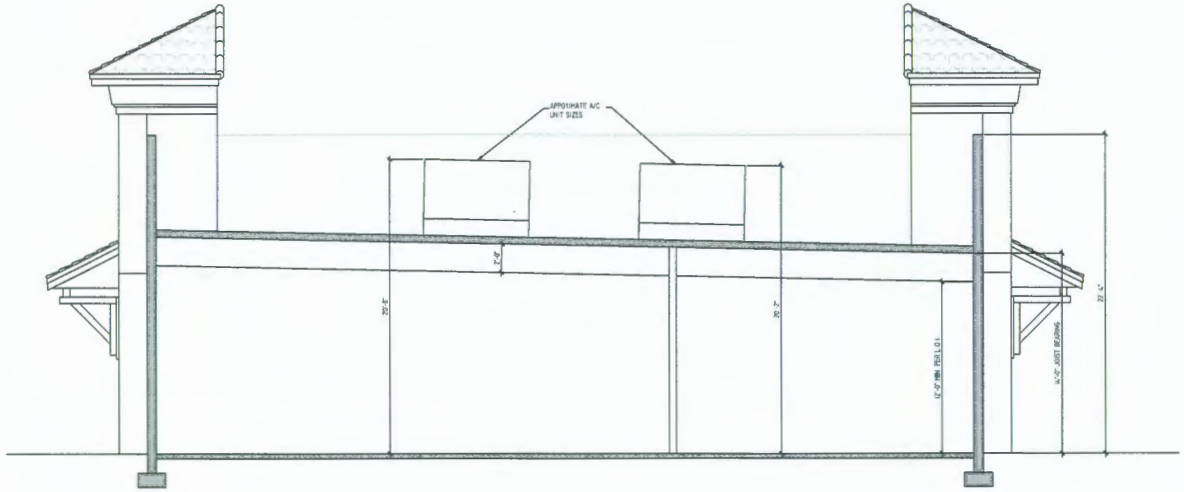
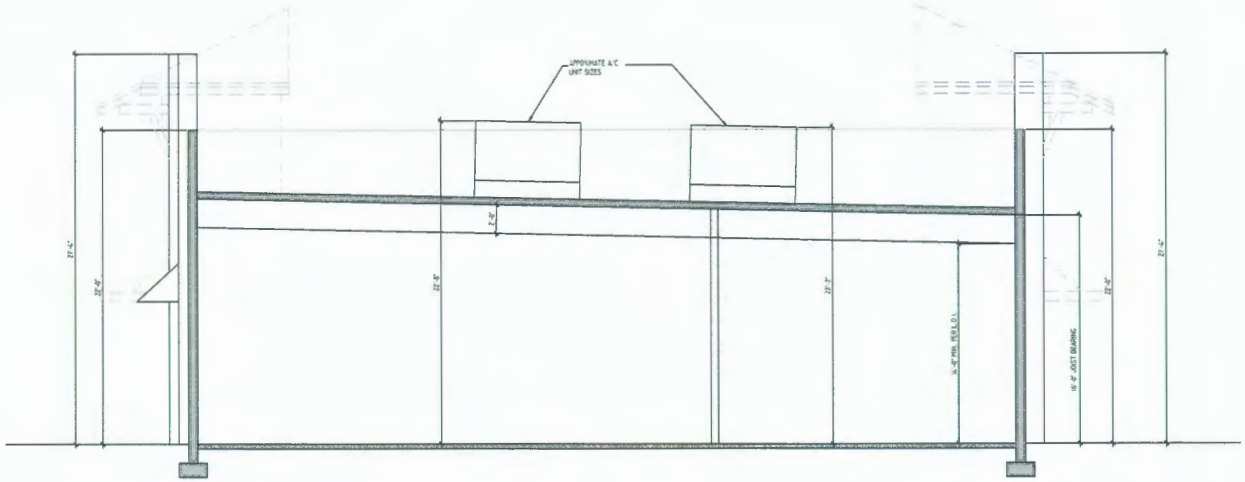
BLDG ELEVATIONS

SD-5



2 BUILDING 2, SCHEMATIC CROSS SECTION FOR A/C SCREENING
SCALE: 1/4" = 1'-0"



1 BUILDING 1, SCHEMATIC CROSS SECTION FOR A/C SCREENING
SCALE: 1/4" = 1'-0"

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FOR BRIGHTWORK REAL ESTATE
ESTERO, FLORIDA

SCALE:	AS NOTED
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CHECKED BY:	MTL
PROJECT NUMBER:	15-139

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A/C SCREENING DIAGRAM

SD-6