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1 MCP FAR BREAKDOWN - GRADE FLOOR
1" = 30'-0"

MASTER CONCEPT PLAN - SQUARE FOOTAGE

SQUARE FOOTAGE PER USE

NORTH OF ESTERO (RIVERSIDE)	USE	GRADE	FIRST FLOOR	SECOND FLOOR	3RD FLOOR / ROOF	TOTAL
	GUEST UNIT	0 S.F.	27,826 S.F.	39,858 S.F.	40,519 S.F.	108,203 S.F.
	GUEST UNIT ACCESSORY	1,241 S.F.	27,590 S.F.	20,328 S.F.	20,169 S.F.	69,328 S.F.
	ANCILLARY COMMERCIAL	2,301 S.F.	4,566 S.F.	5,002 S.F.	0 S.F.	11,869 S.F.
PEDESTRIAN OVERPASS						
	PEDESTRIAN BRIDGE	611 S.F.	3,505 S.F.	0 S.F.	0 S.F.	4,116 S.F.
SOUTH OF ESTERO (BEACHSIDE)						
	RESTAURANT	8,364 S.F.	10,378 S.F.	1,268 S.F.	0 S.F.	20,010 S.F.
	INDOOR STORAGE	1,221 S.F.	0 S.F.	0 S.F.	0 S.F.	1,221 S.F.
	OUTDOOR REC. RESTROOMS	2,534 S.F.	0 S.F.	0 S.F.	0 S.F.	2,534 S.F.
	RESTAURANT - PRIVATE REST.	2,051 S.F.	1,774 S.F.	0 S.F.	0 S.F.	3,825 S.F.
	ADMIN OFFICES	0 S.F.	0 S.F.	1,818 S.F.	0 S.F.	1,818 S.F.
	TOTALS	18,323 S.F.	75,639 S.F.	68,274 S.F.	60,688 S.F.	222,924 S.F.

CITIES EDGE ARCHITECTS
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Certification & Seal:

Revision	Date
DATE ISSUED	-
ISSUE PHASE	CPD APPLICATION

PROJECT TITLE:
TPI-FMB

PROJECT OWNER:
TPI-FMB

PROJECT LOCATION:
FORT MYERS BEACH, FLORIDA

SHEET TITLE:
MCP S.F. - GRADE

PROJECT NUMBER: 30479
SHEET NUMBER: ~~MCP~~ FAR-00

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Town of Fort Myers Beach
MAR 30 2017
Received Community Devel

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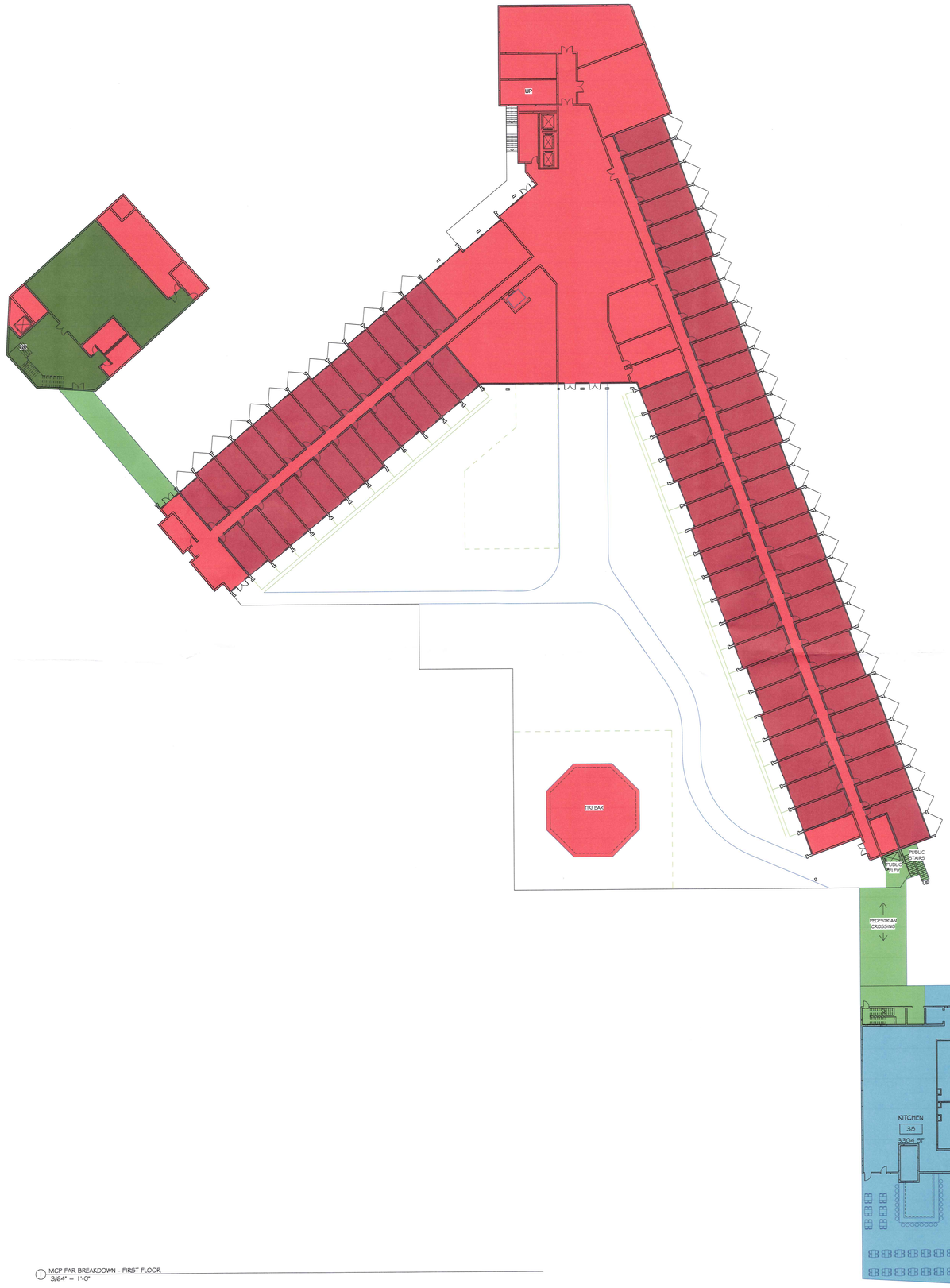

1 MCP FAR BREAKDOWN - FIRST FLOOR
3/64" = 1'-0"

MASTER CONCEPT PLAN - SQUARE FOOTAGE

SQUARE FOOTAGE PER USE

NORTH OF ESTERO (BAYSIDE)	USE	GRADE	FIRST FLOOR	SECOND FLOOR	3RD FLOOR / ROOF	TOTAL
	GUEST UNIT	0 S.F.	27,826 S.F.	39,858 S.F.	40,519 S.F.	108,203 S.F.
	GUEST UNIT ACCESSORY	1,241 S.F.	27,590 S.F.	20,328 S.F.	20,169 S.F.	69,328 S.F.
	ANCILLARY COMMERCIAL	2,301 S.F.	4,566 S.F.	5,002 S.F.	0 S.F.	11,869 S.F.
PEDESTRIAN OVERPASS						
	PEDESTRIAN BRIDGE	611 S.F.	3,505 S.F.	0 S.F.	0 S.F.	4,116 S.F.
SOUTH OF ESTERO (BEACHSIDE)						
	RESTAURANT	6,364 S.F.	10,376 S.F.	1,268 S.F.	0 S.F.	20,010 S.F.
	INDOOR STORAGE	1,221 S.F.	0 S.F.	0 S.F.	0 S.F.	1,221 S.F.
	OUTDOOR REC. RESTROOMS	2,534 S.F.	0 S.F.	0 S.F.	0 S.F.	2,534 S.F.
	RESTAURANT - PRIVATE REST.	2,051 S.F.	1,774 S.F.	0 S.F.	0 S.F.	3,825 S.F.
	ADMIN OFFICES	0 S.F.	0 S.F.	1,818 S.F.	0 S.F.	1,818 S.F.
	TOTALS	18,323 S.F.	75,639 S.F.	68,274 S.F.	60,688 S.F.	222,924 S.F.

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Certification & Seal:

Revision	Date
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PROJECT TITLE:
TPI-FMB

PROJECT OWNER:
TPI-FMB

PROJECT LOCATION:
FORT MYERS BEACH, FLORIDA

SHEET TITLE:
MCP S.F. - 1ST FLOOR

PROJECT NUMBER: 30479 _MCP
SHEET NUMBER: FAR-01

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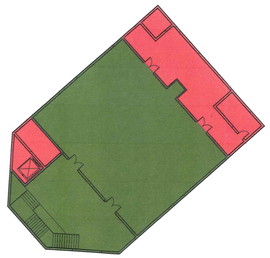
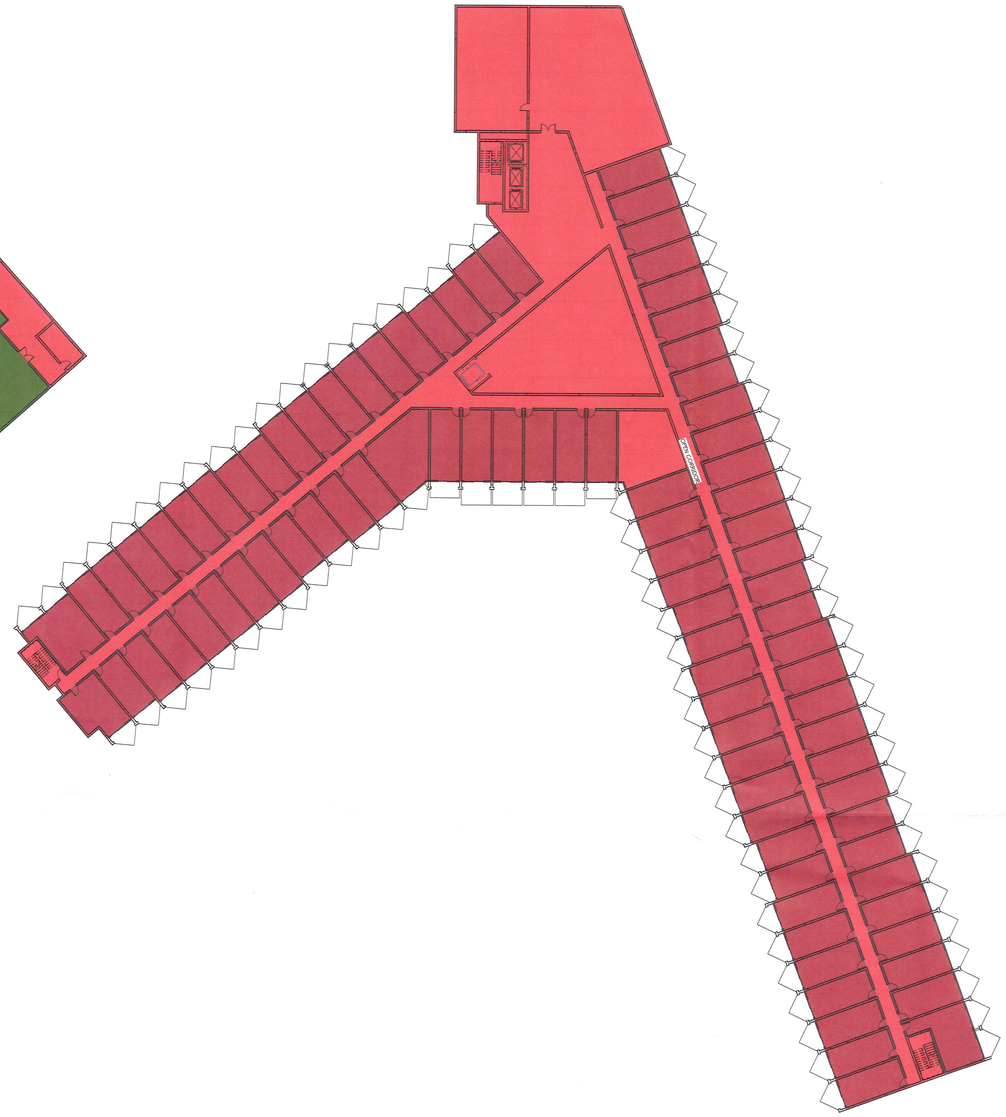
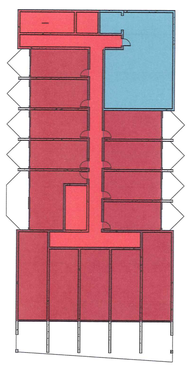


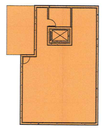


MASTER CONCEPT PLAN - SQUARE FOOTAGE

SQUARE FOOTAGE PER USE

NORTH OF ESTERO (BAYSIDE)	USE	GRADE	FIRST FLOOR	SECOND FLOOR	3RD FLOOR / ROOF	TOTAL
	GUEST UNIT	0 S.F.	27,626 S.F.	39,656 S.F.	40,519 S.F.	106,203 S.F.
	GUEST UNIT ACCESSORY	1,241 S.F.	27,590 S.F.	20,326 S.F.	20,169 S.F.	69,326 S.F.
	ANCILLARY COMMERCIAL	2,301 S.F.	4,566 S.F.	5,002 S.F.	0 S.F.	11,869 S.F.
PEDESTRIAN OVERPASS						
	PEDESTRIAN BRIDGE	611 S.F.	3,505 S.F.	0 S.F.	0 S.F.	4,116 S.F.
SOUTH OF ESTERO (BEACHSIDE)						
	RESTAURANT	8,364 S.F.	10,376 S.F.	1,268 S.F.	0 S.F.	20,010 S.F.
	INDOOR STORAGE	1,221 S.F.	0 S.F.	0 S.F.	0 S.F.	1,221 S.F.
	OUTDOOR REC. RESTROOMS	2,534 S.F.	0 S.F.	0 S.F.	0 S.F.	2,534 S.F.
	RESTAURANT - PRIVATE REST.	2,051 S.F.	1,774 S.F.	0 S.F.	0 S.F.	3,825 S.F.
	ADMIN OFFICES	0 S.F.	0 S.F.	1,518 S.F.	0 S.F.	1,518 S.F.
	TOTALS	16,323 S.F.	75,639 S.F.	68,274 S.F.	60,688 S.F.	222,924 S.F.





1 MCP FAR BREAKDOWN - SECOND FLOOR
3/64" = 1'-0"

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DATE ISSUED	-
ISSUE PHASE	CPD APPLICATION

PROJECT TITLE:
TPI-FMB

PROJECT OWNER:
TPI-FMB

PROJECT LOCATION:
FORT MYERS BEACH, FLORIDA

SHEET TITLE:
MCP S.F. - 2ND FLOOR

PROJECT NUMBER: 30479
SHEET NUMBER: ~~FAR-02~~ -MCP

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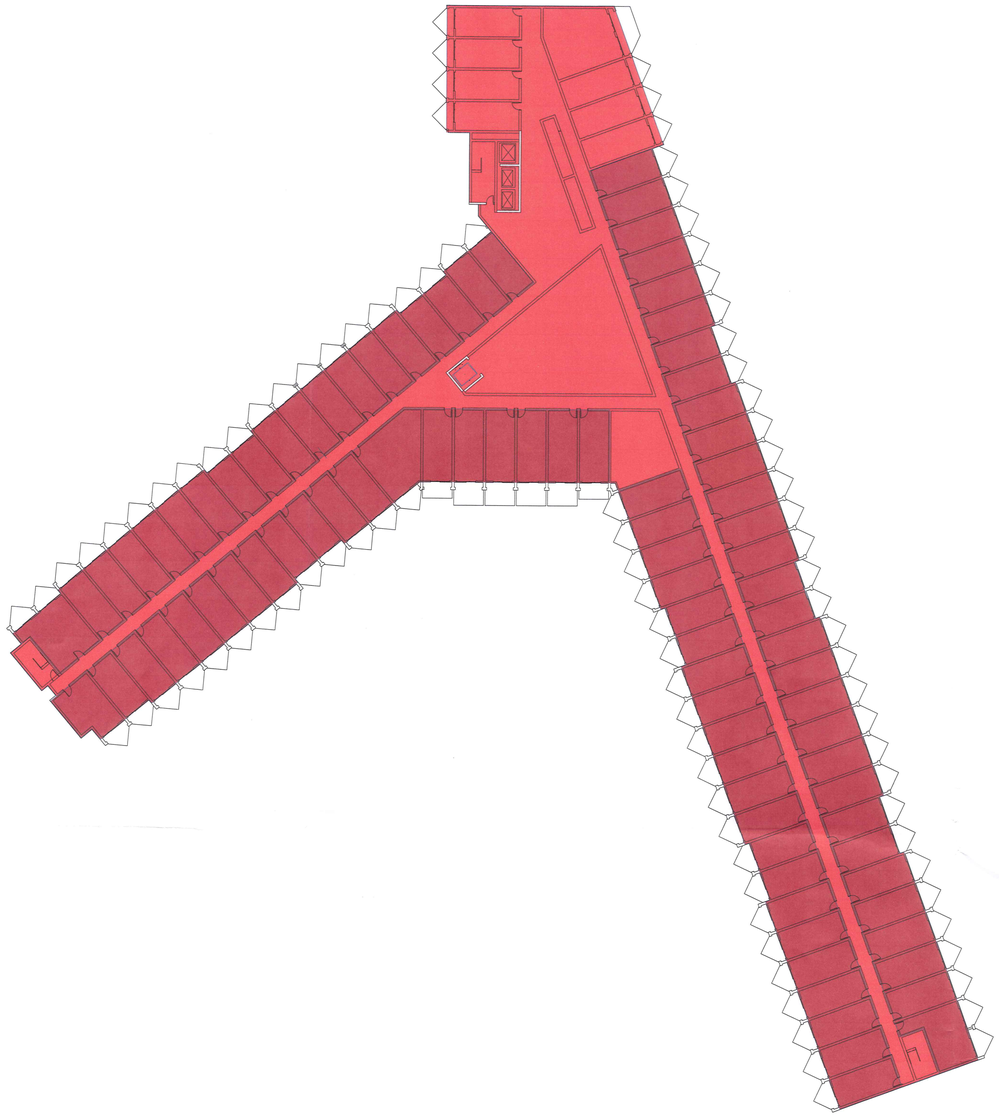
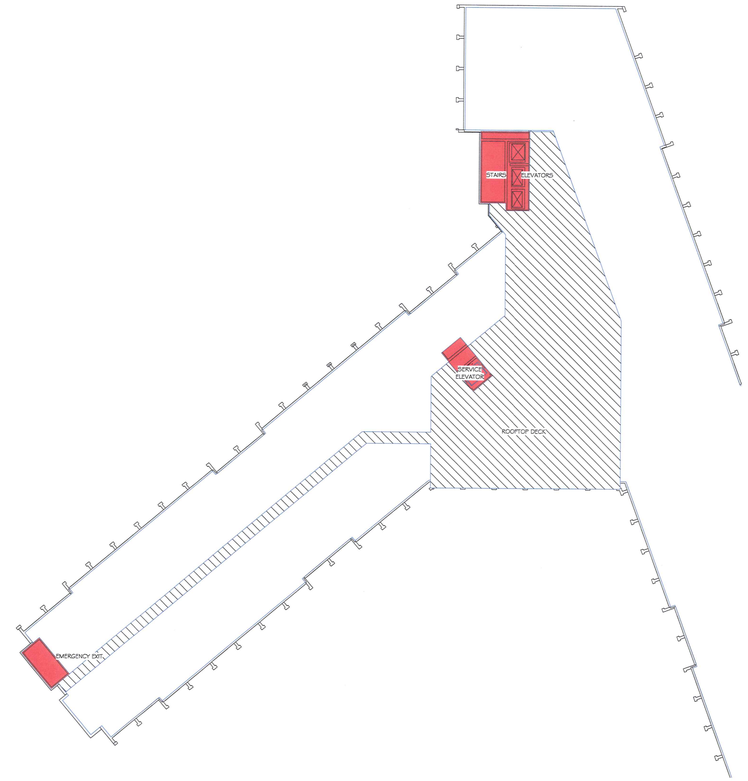
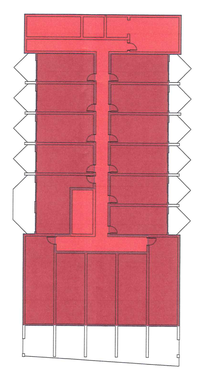


1 MCP FAR BREAKDOWN - THIRD FLOOR
3/64" = 1'-0"



2 MCP FAR BREAKDOWN - ROOF PLAN
3/64" = 1'-0"



MASTER CONCEPT PLAN - SQUARE FOOTAGE

SQUARE FOOTAGE PER USE

NORTH OF ESTERO (BAYSIDE)	USE	GRADE	FIRST FLOOR	SECOND FLOOR	3RD FLOOR / ROOF	TOTAL
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	ANCILLARY COMMERCIAL	2,301 S.F.	4,566 S.F.	5,002 S.F.	0 S.F.	11,869 S.F.
PEDESTRIAN OVERPASS						
	PEDESTRIAN BRIDGE	611 S.F.	3,505 S.F.	0 S.F.	0 S.F.	4,116 S.F.
SOUTH OF ESTERO (BEACHSIDE)						
	RESTAURANT	8,364 S.F.	10,378 S.F.	1,268 S.F.	0 S.F.	20,010 S.F.
	INDOOR STORAGE	1,221 S.F.	0 S.F.	0 S.F.	0 S.F.	1,221 S.F.
	OUTDOOR REC. RESTROOMS	2,534 S.F.	0 S.F.	0 S.F.	0 S.F.	2,534 S.F.
	RESTAURANT - PRIVATE REST.	2,051 S.F.	1,774 S.F.	0 S.F.	0 S.F.	3,825 S.F.
	ADMIN OFFICES	0 S.F.	0 S.F.	1,818 S.F.	0 S.F.	1,818 S.F.
	TOTALS	18,323 S.F.	75,639 S.F.	68,274 S.F.	60,688 S.F.	222,924 S.F.

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TPI-FMB

PROJECT LOCATION:
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SHEET TITLE:
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SHEET NUMBER: MCP FAR-03

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