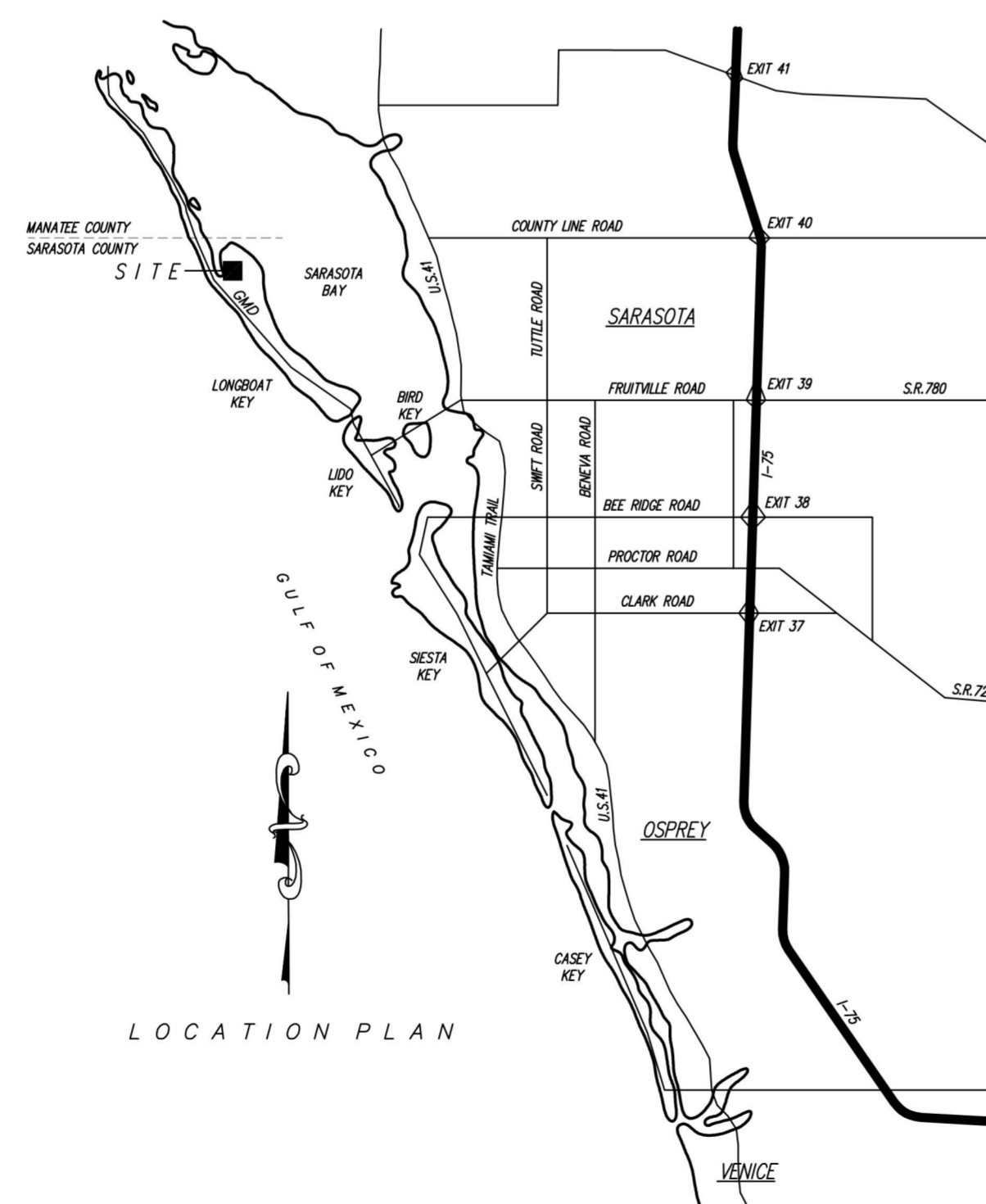


REVISED DRAWINGS  
FOR BID 09-0209  
ADDENDUM #3

# Additions and Alterations to the LONGBOAT KEY PUBLIC TENNIS CENTER

590 Bay Isles Road, Longboat Key, Florida Parcel 0006-13-0014  
ISSUED: 02/16/09 REVISED: 03/11/09  
AS-BUILT 01/18/10

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#### FIRE PROTECTION

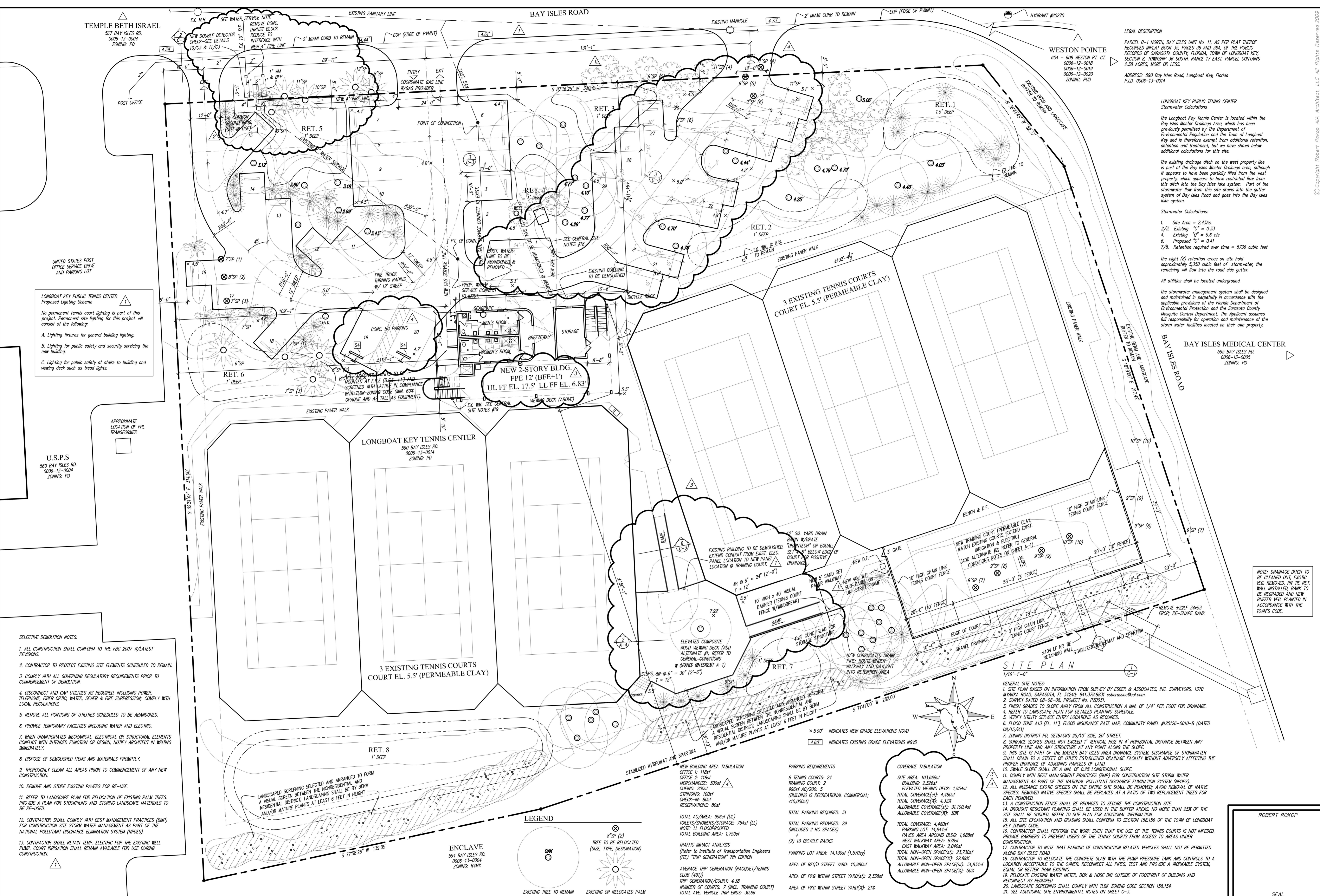
- FA1.0 FIRE ALARM SPECS
- FA2.0 FIRE ALARM PLAN & RISER DETAIL
- FP1.0 FIRE SPRINKLER SPECS & DETAILS
- FP2.0 FIRE SPRINKLER NOTES & DETAILS

## ROBERT ROKOP AIA ARCHITECT LLC

5350 GULF OF MEXICO DRIVE, SUITE 204, LONGBOAT KEY, FLORIDA 34228 941.387.4327 FL LIC AR:0011049 ID:0003618

STRUCTURAL ENGINEER: BILL M. GRAY, P.E., 542 RANGER LANE, LONGBOAT KEY, FL 34228 941.383.2613 FL PE:46172





TEMPLE BETH ISRAEL  
567 BAY ISLES RD.  
0006-13-0004  
ZONING: PD

WESTON POINTE  
604 - 608 WESTON PT. CT.  
0006-12-0019  
0006-12-0019  
0006-12-0020  
ZONING: PUD

LEGAL DESCRIPTION  
PARCEL B-1 NORTH, BAY ISLES UNIT NO. 11, AS PER PLAT THEREOF  
RECORDED IN PLAT BOOK 35, PAGES 36 AND 36A, OF THE PUBLIC  
RECORDS OF SARASOTA COUNTY, FLORIDA, TOWN OF LONGBOAT KEY,  
SECTION 8, TOWNSHIP 36 SOUTH, RANGE 17 EAST, PARCEL CONTAINS  
2.38 ACRES, MORE OR LESS.  
ADDRESS: 590 Bay Isles Road, Longboat Key, Florida  
P.L.D. 0006-13-0014

LONGBOAT KEY PUBLIC TENNIS CENTER  
Stormwater Calculations  
The Longboat Key Tennis Center is located within the Bay Isles Master Drainage Area, which has been previously permitted by the Department of Environmental Regulation and the Town of Longboat Key and is therefore exempt from additional retention, detention and treatment, but we have shown below additional calculations for this site.  
The existing drainage ditch on the west property line is part of the Bay Isles Master Drainage Area, although it appears to have been partially filled from the west property, which appears to have restricted flow from this ditch into the Bay Isles lake system. Part of the stormwater flow from this site drains into the gutter system of Bay Isles Road and goes into the Bay Isles lake system.

Stormwater Calculations:  
1. Site Area = 2.43ac  
2/3 Existing "C" = 0.33  
4. Existing "C" = 9.6 cfs  
6. Proposed "C" = 0.41  
7/8. Retention required over time = 5736 cubic feet

The eight (8) retention areas on site hold approximately 5,350 cubic feet of stormwater, the remaining will flow into the road side gutter.  
All utilities shall be located underground.  
The stormwater management system shall be designed and maintained in perpetuity in accordance with the applicable provisions of the Florida Department of Environmental Protection and the Sarasota County Mosquito Control Department. The Applicant assumes full responsibility for operation and maintenance of the storm water facilities located on their own property.

BAY ISLES MEDICAL CENTER  
595 BAY ISLES RD.  
0006-13-0005  
ZONING: PD

LONGBOAT KEY PUBLIC TENNIS CENTER  
Proposed Lighting Scheme  
No permanent tennis court lighting is part of this project. Permanent site lighting for this project will consist of the following:  
A. Lighting fixtures for general building lighting.  
B. Lighting for public safety and security servicing the new building.  
C. Lighting for public safety of stairs to building and viewing deck such as tread lights.

U.S.P.S.  
560 BAY ISLES RD.  
0006-13-0004  
ZONING: PD

- SELECTIVE DEMOLITION NOTES:
- ALL CONSTRUCTION SHALL CONFORM TO THE FBC 2007 W/LATEST REVISIONS.
  - CONTRACTOR TO PROTECT EXISTING SITE ELEMENTS SCHEDULED TO REMAIN.
  - COMPLY WITH ALL GOVERNING REGULATORY REQUIREMENTS PRIOR TO COMMENCEMENT OF DEMOLITION.
  - DISCONNECT AND CAP UTILITIES AS REQUIRED, INCLUDING POWER, TELEPHONE, FIBER OPTIC, WATER, SEWER & FIRE SUPPRESSION; COMPLY WITH LOCAL REGULATIONS.
  - REMOVE ALL PORTIONS OF UTILITIES SCHEDULED TO BE ABANDONED.
  - PROVIDE TEMPORARY FACILITIES INCLUDING WATER AND ELECTRIC.
  - WHEN UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS CONFLICT WITH INTENDED FUNCTION OR DESIGN, NOTIFY ARCHITECT IN WRITING IMMEDIATELY.
  - DISPOSE OF DEMOLISHED ITEMS AND MATERIALS PROMPTLY.
  - THOROUGHLY CLEAN ALL AREAS PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION.
  - REMOVE AND STORE EXISTING PAVERS FOR RE-USE.
  - REFER TO LANDSCAPE PLAN FOR RELOCATION OF EXISTING PALM TREES. PROVIDE A PLAN FOR STOCKPILING AND STORING LANDSCAPE MATERIALS TO BE RE-USED.
  - CONTRACTOR SHALL COMPLY WITH BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE STORM WATER MANAGEMENT AS PART OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES).
  - CONTRACTOR SHALL RETAIN TEMP. ELECTRIC FOR THE EXISTING WELL PUMP. COURT IRRIGATION SHALL REMAIN AVAILABLE FOR USE DURING CONSTRUCTION.

LANDSCAPED SCREENING SELECTED AND ARRANGED TO FORM A VISUAL SCREEN BETWEEN THE NONRESIDENTIAL AND RESIDENTIAL DISTRICT; LANDSCAPING SHALL BE BY BERM AND/OR MATURE PLANTS AT LEAST 6 FEET IN HEIGHT

ENCLAVE  
594 BAY ISLES RD.  
0006-13-0004  
ZONING: RMX

LEGEND  
OAK  
TREE TO BE RELOCATED (SIZE, TYPE, DESIGNATION)  
EXISTING TREE TO REMAIN  
EXISTING OR RELOCATED PALM

NEW BUILDING AREA TABULATION  
OFFICE 1: 116sf  
OFFICE 2: 116sf  
MERCHANDISE: 300sf  
CLEANING: 200sf  
STORAGE: 100sf  
CHECK-IN: 80sf  
RESERVATIONS: 80sf  
TOTAL AC/AREA: 996sf (UL)  
TOILETS/SHOWERS/STORAGE: 754sf (LL)  
NOTE: LL FLOODPROOFED  
TOTAL BUILDING AREA: 1,750sf  
TRAFFIC IMPACT ANALYSIS  
(Refer to Institute of Transportation Engineers (ITE) "TRIP GENERATION" 7th EDITION  
AVERAGE TRIP GENERATION (RACQUET/TENNIS CLUB (491)  
TRIP GENERATION/COURT: 4.38  
NUMBER OF COURTS: 7 (INCL. TRAINING COURT)  
TOTAL AVE. VEHICLE TRIP ENDS: 30.66

PARKING REQUIREMENTS  
6 TENNIS COURTS: 24  
TRAINING COURT: 2  
996sf AC/200: 5  
(BUILDING IS RECREATIONAL COMMERCIAL: <10,000sf)  
TOTAL PARKING REQUIRED: 31  
TOTAL PARKING PROVIDED: 29 (INCLUDES 2 HC SPACES)  
+  
(2) TO BICYCLE RACKS  
PARKING LOT AREA: 14,130sf (1,570sq)  
AREA OF RECD STREET YARD: 10,980sf  
AREA OF PKG WITHIN STREET YARD(SF): 2,336sf  
AREA OF PKG WITHIN STREET YARD(SF): 21X

COVERAGE TABULATION  
SITE AREA: 103,668sf  
BUILDING: 2,526sf  
ELEVATED VIEWING DECK: 1,954sf  
TOTAL COVERAGE(SF): 4,480sf  
TOTAL COVERAGE(%): 4.32X  
ALLOWABLE COVERAGE(SF): 31,100.4sf  
ALLOWABLE COVERAGE(%): 30X  
TOTAL COVERAGE: 4,480sf  
PARKING LOT: 14,644sf  
PAVED AREA AROUND BLDG: 1,688sf  
WEST WALKWAY AREA: 878sf  
EAST WALKWAY AREA: 2,040sf  
TOTAL NON-OPEN SPACE(SF): 23,730sf  
TOTAL NON-OPEN SPACE(%): 22.82X  
ALLOWABLE NON-OPEN SPACE(SF): 51,834sf  
ALLOWABLE NON-OPEN SPACE(%): 50X

SITE PLAN  
1/16"=1'-0"

- GENERAL SITE NOTES:
- SITE PLAN BASED ON INFORMATION FROM SURVEY BY ESSER & ASSOCIATES, INC. SURVEYORS, 1370 MYAKKA ROAD, SARASOTA, FL 34240; 941.379.8831 esserassoc@aol.com.
  - SURVEY DATED 08-08-08 PROJECT NO. 220031.
  - FINISH GRADES TO SLOPE AWAY FROM ALL CONSTRUCTION A MIN. OF 1/4" PER FOOT FOR DRAINAGE.
  - REFER TO LANDSCAPE PLAN FOR DETAILED PLANTING SCHEDULE.
  - VERIFY UTILITY SERVICE ENTRY LOCATIONS AS REQUIRED.
  - FLOOD ZONE A13 (EL. 11'), FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #125126-0010-B (DATED 08/15/83)
  - ZONING DISTRICT PD, SETBACKS 25'/10' SIDE, 20' STREET.
  - SURFACE SLOPES SHALL NOT EXCEED 1" VERTICAL RISE IN 4' HORIZONTAL DISTANCE BETWEEN ANY PROPERTY LINE AND ANY STRUCTURE AT ANY POINT ALONG THE SLOPE.
  - THIS SITE IS PART OF THE MASTER BAY ISLES AREA DRAINAGE SYSTEM. DISCHARGE OF STORMWATER SHALL DRAIN TO A STREET OR OTHER ESTABLISHED DRAINAGE FACILITY WITHOUT ADVERSELY AFFECTING THE PROPER DRAINAGE OF ADJOINING PARCELS OF LAND.
  - SWALE SLOPE SHALL BE A MIN. OF 0.2% LONGITUDINAL SLOPE.
  - COMPLY WITH BEST MANAGEMENT PRACTICES (BMP) FOR CONSTRUCTION SITE STORM WATER MANAGEMENT AS PART OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES).
  - ALL NUISANCE EXOTIC SPECIES ON THE ENTIRE SITE SHALL BE REMOVED; AVOID REMOVAL OF NATIVE SPECIES. REMOVED NATIVE SPECIES SHALL BE REPLACED AT A RATIO OF TWO REPLACEMENT TREES FOR EACH REMOVED.
  - A CONSTRUCTION FENCE SHALL BE PROVIDED TO SECURE THE CONSTRUCTION SITE.
  - DROUGHT RESISTANT PLANTING SHALL BE USED IN THE BUFFER AREAS. NO MORE THAN 25% OF THE SITE SHALL BE SODED. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION.
  - ALL SITE EXCAVATION AND GRADING SHALL CONFORM TO SECTION 158.156 OF THE TOWN OF LONGBOAT KEY ZONING CODE.
  - CONTRACTOR SHALL PERFORM THE WORK SUCH THAT THE USE OF THE TENNIS COURTS IS NOT IMPEDED. PROVIDE BARRIERS TO PREVENT USERS OF THE TENNIS COURTS FROM ACCESS TO AREAS UNDER CONSTRUCTION.
  - CONTRACTOR TO NOTE THAT PARKING OF CONSTRUCTION RELATED VEHICLES SHALL NOT BE PERMITTED ALONG BAY ISLES ROAD.
  - CONTRACTOR TO RELOCATE THE CONCRETE SLAB WITH THE PUMP PRESSURE TANK AND CONTROLS TO A LOCATION ACCEPTABLE TO THE OWNER. RECONNECT ALL PIPES, TEST AND PROVIDE A WORKABLE AREA EQUAL OR BETTER THAN EXISTING.
  - RELOCATE EXISTING WATER METER, BOX & HOSE BIG OUTSIDE OF FOOTPRINT OF BUILDING AND RECONNECT AS REQUIRED.
  - LANDSCAPE SCREENING SHALL COMPLY WITH TLK ZONING CODE SECTION 158.154.
  - SEE ADDITIONAL SITE ENVIRONMENTAL NOTES ON SHEET C-2.

REVISIONS

1	03/11/09
2	04/29/09
3	07/15/09
4	01/18/10

REVISED DRAWINGS FOR BID 09-009, ADDENDUM #3

tel 941.387.4327  
fax 941.387.0570

FLORIDA LICENSURE  
AR: 001049 ID: 0003618

CLIENT APPROVAL  
INITIALS:  
DATE:

ISSUED  
02/16/09

SHEET No.  
C-1

1 OF 20

LONGBOAT KEY PUBLIC TENNIS CENTER  
ROBERT ROKOP AIA ARCHITECT LLC 5350 Gulf of Mexico Drive Suite 204 Longboat Key FL 34228

Revisions and Alterations to the

SEAL



