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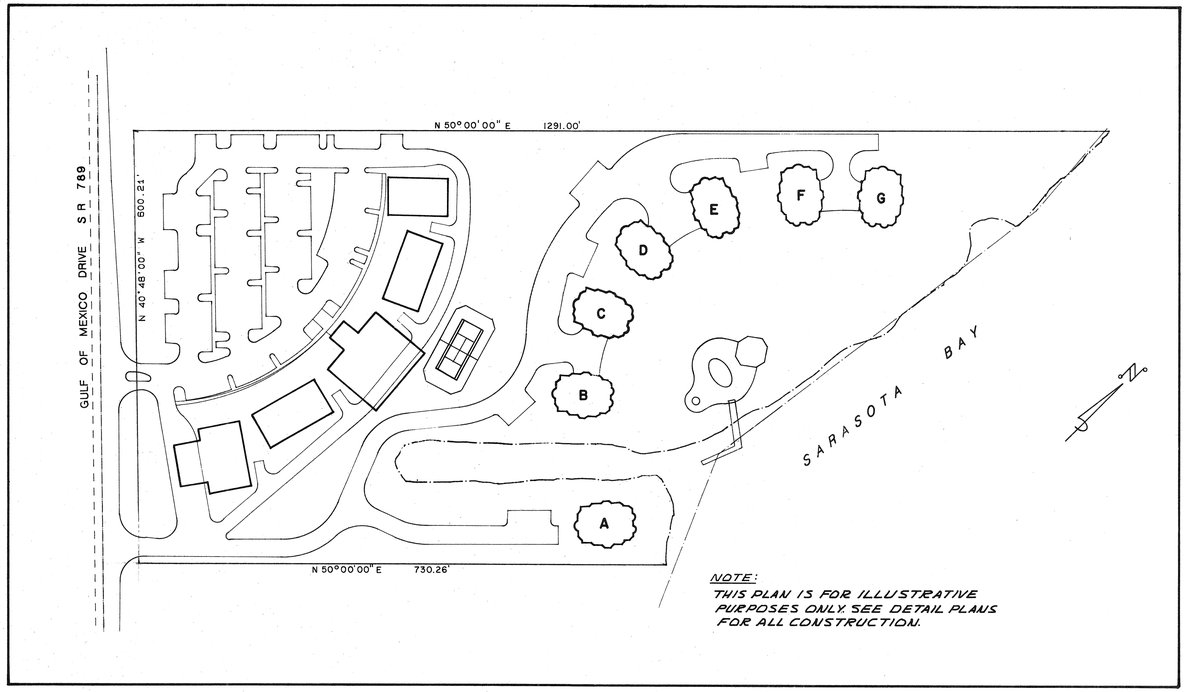

October 24, 1983

GENERAL DATA

1. NAME: Sandhamn

2. OWNER: P. Wallenberg Dev. Co., Inc.
6202 S. Tamiami Trail
Sarasota, Fl. 33581
Telephone 813/922-2909

3. ENGINEER: Bennett & Bishop, Inc.
4509 Bee Ridge Road
Sarasota, Fl. 33583
Telephone 813/371-6362

4. ARCHITECT: Tichenor & Lindner
1510 S. Tuttle Ave.
Sarasota, Fl. 33579
Telephone 813/366-3777

5. LANDSCAPE ARCHITECT: David L. Johnston, AIA
2055 Wood St. - Suite 206
Sarasota, Fl. 33577
Telephone 813/366-3159

6. WASTEWATER COLLECTION: Town of Longboat Key
Approval #CS58-12540
Longboat Utilities

7. WATER DISTRIBUTION: Town of Longboat Key
Approval #58-12540
Longboat Utilities

8. DRAINAGE SYSTEM: Surface runoff from commercial area to grated inlets, closed drainage system to a retention pond.
Runoff coefficient commercial area, 0.80.

9. All construction in accordance with applicable provisions of Town of Longboat Key Ordinances.

10. Provisions of Town of Longboat Key Tree Ordinance to be complied with.

11. Zoning - PD-Number of Units Per Acre (U/A)
Commercial - Approved in Outline Development Plan 40,000 S.F.
Residental - Approved in Outline Development Plan 24 Units.

LAND USE DATA

Area of Site - 13.11 acres, 571,071.6 square feet
Maximum Building Height - 35 feet
Residental Area - 8.54 acres
Open Space Area - 26,863 s.f.
Living Space Area - 59,010 s.f.

Density

Commercial - Maximum Allowed		40,000 s.f.
	Actual	40,000 s.f.
	Total Units Allowed	24 d.u.
	Total Units Proposed	24 d.u.

Floor Area Ratio

Residental - Maximum Allowed		0.22
	Actual	53,550/8.54(43,560)=0.144

Open Space Ratio

Residental - Minimum Allowed		3.2
	Actual	(8.54(43,560)-26,863)/53,550=6.45

Living Space Ratio

Residental - Minimum Allowed		2.2
	Actual	(8.54(43,560)-59,010)/53,550=5.84

Recreation Space Ratio

Residental - Minimum Allowed		0.17
	Actual	14,220/53,550=0.27

Active Recreation Space: Community Pool = 7,020 s.f.
Tennis Courts = 7,200 s.f.
14,220 s.f.

Parking Requirements

Commercial
Minimum Required - 165 (as specified by the Outline Development Plan)
Provided - 165

Landscape Area
Minimum Required - 83000 (0.10) = 8300 s.f.
Provided - 11910 s.f.

Residential
Minimum Required - 2 spaces per unit
- 2 (24) = 48
Provided - 24 (under building)
- 32 (external)
Total 56

Landscape Area
Minimum Required - 1170 s.f.
Provided - 1320 s.f.

PROPOSED BUILDING DATA

COMMERCIAL

BUILDING NO.	OUTSIDE DIMENSIONS	COVERAGE	HEIGHT/STORYS	FLOOR AREA	1ST FLOOR ELEVATION
1	88x104	5,490	38/2	10,280	8.5
2	100x71.5	5,400	27/1	5,400	8.5
3	105.6x118	6,718	40/2	14,690	9.5
4	100x71.5	5,400	27/1	5,400	8.5
5	55x94	4,230	27/1	4,230	8.5
	Total	27,238	Total	40,000	
RESIDENTIAL					
A - G	73.8x52	3837.6	33/2	7,650	6.5
	Total	26863.2	Total	53,550	
CLUBHOUSE	35x35	1225.0	18/1	520	

Total Coverage Commercial & Residential (s.f.) 27,238+26,863=54,101

Total Floor Area Commercial & Residential (s.f.) 40,000+53,550=93,550

RESIDENTAL

UNIT TYPE	Area (s.f.)	NO. OF UNITS
A	3266.67	4
B	2191.67	8
C	1650.00	6
D	2175.00	6
TOTAL	53,550	24

BENNETT & BISHOP
CONSULTING ENGINEERS & SURVEYORS SARASOTA FLORIDA
APPROVED BY

BY	DESCRIPTION	DATE
	REVISED	

DATE	10/6/83
SCALE	1"=100'
DESIGN	R.F.
DRAWN	
CHECK	
APPROVED	

P. WALLENBERG DEVELOPMENT CO. INC.
SANDHAMN
LONGBOAT KEY SARASOTA, FLA.

GENERAL SITE PLAN

DWRG. No
297-003