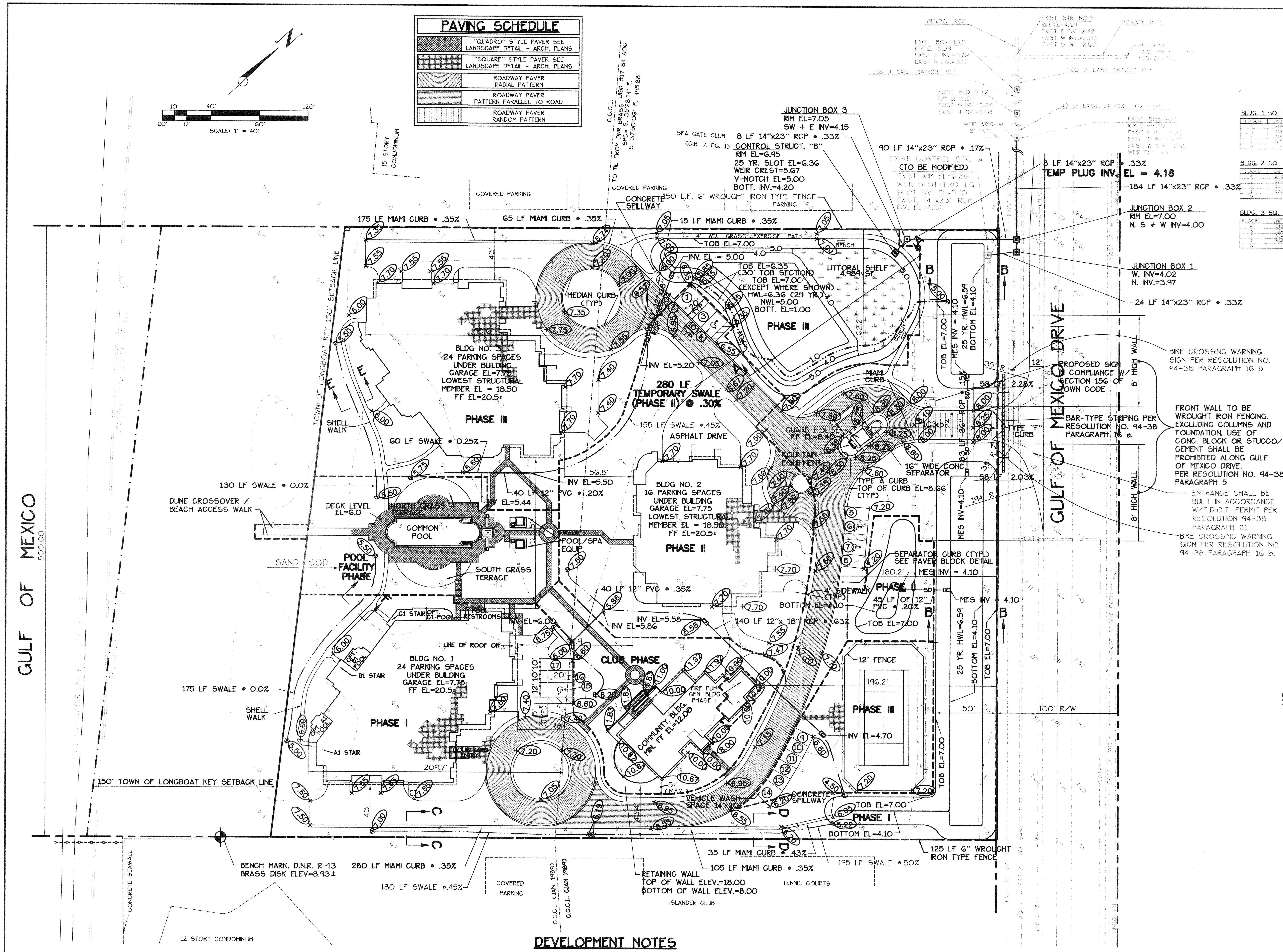

GENERAL DATA REQUIREMENTS

1). MAXIMUM DENSITY PER TOWN OF LONGBOAT KEY ZONING CODE (R-6MX).

PROJECT AREA = 8.25 ACRES
PERMITTED DENSITY = 6 UNITS/ACRE
PROPOSED DENSITY = 4.0 UNITS/ACRE (33 UNITS)

2). MAXIMUM FLOOR AREA RATIO PER 158.102 (C) (1) ZONING CODE.

PROJECT AREA = 359,370.0
FLOOR AREA RATIO = FLOOR AREA/PROJECT AREA
FLOOR AREA RATIO = 114,773/359,370 = 0.32

MAXIMUM ALLOWABLE FLOOR AREA RATIO = 0.32

BLDG. 1 SQ. FOOTAGE

FLOORS	UNIT A	UNIT B	UNIT C	SUBTOTAL	STAIR 1	STAIR 2	STAIR 3	ELEV 1+2	ELEV 3	LOBBIES	SUBTOTAL	TOTAL
4	2890	2499	3530	8919	112	145	141	171	63		632	9551
3	3060	2961	3895	9916	112	149	144	171	63		639	10555
2	3060	2961	3806	9827	112	149	144	171	63		639	10466
1	3349	3238	4018	10605	112	148	144	171	63		638	11243
G	-		-	-	147	148	133	184	85	514	1211	1211
				39267							3759	43026

BLDG. 2 SQ. FOOTAGE

FLOORS	UNIT D	UNIT E		SUBTOTAL	STAIR 1	STAIR 2	STAIR 3	ELEV 1+2	ELEV 3	LOBBIES	SUBTOTAL	TOTAL
4	2920	2920		5840	124	156		166			446	6286
3	3333	3124		6457	124	156		166			446	6903
2	3333	3124		6457	124	156		166			446	6903
1	3333	3124		6457	124	156		166			446	6903
G	-	-		-	146	162		184		173	665	665
				25211							2449	27660

BLDG. 3 SQ. FOOTAGE

FLOORS	UNIT A	UNIT B	UNIT C	SUBTOTAL	STAIR 1	STAIR 2	STAIR 3	ELEV 1+2	ELEV 3	LOBBIES	SUBTOTAL	TOTAL
4	3182	2116	3224	8522	122	182	144	171	63		682	9204
3	3247	2926	3806	9979	122	182	144	171	63		682	10661
2	3247	2926	3806	9979	122	182	144	171	63		682	10661
1	3687	3055	3969	10711	122	182	144	171	63		682	11393
G	-		-	-	175	162	117	184	85	514	1237	1237
				39191							3965	43156
											TOTAL	113747
										A/C RESIDENT MANAGER		1026
										GRAND TOTAL		114773

3). MINIMUM OPEN SPACE RATIO PER 158.102 (C) (2) ZONING CODE.

OPEN SPACE RATIO = (PROJECT AREA - BUILDING COVERAGE)/FLOOR AREA
PROJECT AREA = 359,370.0
FLOOR AREA = 114,773.0
BUILDING COVERAGE = 53,880.54
OPEN SPACE RATIO = (359,370 - 53,880.54) / 114,773 = 2.66
MINIMUM REQUIRED OPEN SPACE RATIO = 2.2

4). MINIMUM LIVING SPACE RATIO PER 158.102 (C) (2) ZONING CODE.

LIVING SPACE RATIO = (PROJECT AREA - BUILDING COVERAGE - VEHICULAR COVERAGE)/FLOOR AREA
PROJECT AREA = 359,370.0
BUILDING COVERAGE = 53,880.54
VEHICULAR COVERAGE = 54,282.56
FLOOR AREA = 114,773.0
LIVING SPACE RATIO = (359,370 - 53,880.54 - 54,282.56) / 114,773 = 2.18
MINIMUM REQUIRED LIVING SPACE RATIO = 1.5

5). MINIMUM RECREATION SPACE RATIO PER 158.102 (C) (2) ZONING CODE.

RECREATION SPACE RATIO = RECREATION SPACE/FLOOR AREA
POOL/SPA/DECK = 7,286.63*
GRASS EXERCISE PATH = 1,489.69
TENNIS COURT = 7,600
CLUB HOUSE = 5,134.97
TOTAL RECREATION SPACE = 21,511.29
FLOOR AREA = 114,773.0
RECREATION SPACE RATIO = 21,511.29 / 114,773.0 = 0.19
MINIMUM REQUIRED RECREATION SPACE RATIO = 0.15
*THE POOL DECK AREA IS EXANDED BY A GRASSED TERRACE OF 1557.48 SF. THIS AREA HAS NOT BEEN INCLUDED IN THE RECREATION CALCULATION.

6). MINIMUM OPEN SPACE REQUIREMENT PER 158.102 (F) (1) ZONING CODE.

PROJECT OPEN SPACE = [(PROJECT AREA - BUILDING COVERAGE - DRIVEWAYS)/PROJECT AREA] x 100
PROJECT AREA = 359,370.0
BUILDING COVERAGE = 53,880.54
DRIVEWAYS = 54,282.56
PROJECT OPEN SPACE = [(359,370.0 - 53,880.54 - 54,282.56 / 359,370.0] x 100 = 69.9%
MINIMUM REQUIRED PROJECT OPEN SPACE = 50%

7). MAXIMUM BUILDING COVERAGE PER 158.145 ZONING CODE.

BUILDING COVERAGE = (BUILDING COVERAGE/PROJECT AREA) x 100
BUILDING COVERAGE = 53,880.54
PROJECT AREA = 359,370.0
BUILDING COVERAGE = (53,880.54 / 359,370.0) x 100 = 14.9%
MAXIMUM BUILDING COVERAGE ALLOWED = 30%

8). OFF-STREET PARKING REQUIREMENTS PER 158.128 (D)(2) ZONING CODE.

SPACES REQUIRED: 1.5 SPACES PER DWELLING UNIT PLUS 1 SPACE PER 5 UNITS OR PORTION THERE OF OR 57 SPACES
(33 UNITS x 1.5) + (33/5) = 56.5 = 57 SPACES REQUIRED

PROPOSED INTERIOR PARKING PROVIDED = 64
PROPOSED EXTERIOR PARKING PROVIDED = 17
PROPOSED TOTAL = 81

SUMMARY OF ZONING CODE REQUIREMENTS

CRITERIA	PROPOSED	ALLOWED/REQUIRED
DENSITY	4.0 D.U./AC.	6.0 D.U./AC.
FLOOR AREA RATIO	0.32	0.32 (MAX.)
OPEN SPACE RATIO	2.66	2.2 (MIN.)
LIVING SPACE RATIO	2.18	1.5 (MIN.)
RECREATION SPACE RATIO	0.19	0.15 (MIN.)
OPEN SPACE REQUIREMENT	69.9%	50% (MIN.)
BUILDING COVERAGE	14.9%	30% (MAX.)
MAXIMUM BUILDING HEIGHT	50'	50' (MAX.)

THE PROVISION AND MAINTENANCE OF THE COMMON ELEMENTS OF THE PROJECT WILL BE DEFINED IN THE CONDOMINIUM DOCUMENTS, ARTICLES OF INCORPORATION AND BY-LAWS.

EXHIBIT A-1

GENERAL INFORMATION

1). NAME: VIZCAYA AT LONGBOAT KEY
2). OWNER: ECOVENTURE LBK, LTD. 601 BAYSHORE BLVD. TAMPA, FLORIDA 33606 (813) 251-4868
3). ENGINEER: BISHOP + ASSOCIATES 78 SARASOTA CENTER BLVD. SARASOTA, FLORIDA 34240 (941) 371-6362
4). ARCHITECT: **CURTS GAINES HALL 1213 EAST 6TH AVE. YBOR CITY/TAMPA, FLORIDA 33605 (813) 228-8000**
5). LANDSCAPE ARCHITECT: **CORRAL-HOWARD COLLABORATIVE 2801 PONCE DE LEON BLVD. STE. 200 CORAL GABLES, FLORIDA 33134 (305) 446-1544**
6). WASTEWATER SYSTEM: TOWN OF LONGBOAT KEY AND SARASOTA COUNTY UTILITY SYSTEMS
7). WATER SYSTEM: TOWN OF LONGBOAT KEY AND SARASOTA COUNTY UTILITY SYSTEMS
8). DRAINAGE SYSTEM: SURFACE RUNOFF TO RETENTION AREA FOR WATER TREATMENT. NO ATTENUATION IS REQUIRED.
9). ALL CONSTRUCTION IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE TOWN OF LONGBOAT KEY TREE ORDINANCE.
10). ZONING: T-6 (6 UNITS PER ACRE)
11). PROPOSED USE: 33 RESIDENTAL UNITS WITH ON-SITE RECREATION AMENITIES

DEVELOPMENT NOTES

1. THE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED AND MAINTAINED IN PERPETUITY IN ACCORDANCE WITH THE PROVISIONS OF THE SWFWMD AND THE SARASOTA COUNTY MOSQUITO CONTROL DEPARTMENT PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY. PER RESOLUTION 94-38, PARAGRAPH 6

2. ALL UTILITIES SHALL BE LOCATED UNDERGROUND. PER RESOLUTION 94-38, PARAGRAPH 7

3. A CONSTRUCTION FENCE SHALL BE PROVIDED TO SECURE THE CONSTRUCTION SITE. PER RESOLUTION 94-38, PARAGRAPH 8

4. THE SLOPE OF ALL GRADED AREAS ON THE SITE SHALL NOT EXCEED A RATIO OF 4:1 (FOUR (4) FEET HORIZONTAL FOR EVERY ON (1) FOOT VERTICAL). PER RESOLUTION 94-38, PARAGRAPH 15

5. FIRE HYDRANTS PROVIDED ON SITE. THE NUMBER AND LOCATION OF FIRE HYDRANTS SHALL BE DETERMINED BY THE TOWN FIRE MARSHAL, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT. PER RESOLUTION 94-38, PARAGRAPH 19

6. THE ELEVATION OF POOL AND SPA DECK SHALL NOT BE GREATER THAN SIX (6) INCHES ABOVE FINISHED GRADE PER RESOLUTION 94-38, PARAGRAPH 22

7. AN IRRIGATION WELL SHALL BE INSTALLED ON-SITE FOR NON-POTABLE USE. PER RESOLUTION 94-38, PARAGRAPH 23

8. ANY AND ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW SO AS NOT TO BE VISIBLE FROM GULF OF MEXICO DRIVE OR ADJACENT PROPERTIES. PER RESOLUTION 94-38, PARAGRAPH 25

9. UTILIZING BEST MANAGEMENT PRACTICES, THE APPLICANT SHALL COMPLY WITH THE FOLLOWING CONSTRUCTION MANAGEMENT CONDITIONS THROUGH THE LIFE OF CONSTRUCTION: PER RESOLUTION 94-38, PARAGRAPH 26, ITEMS a), b) and c)
   A) PARKING OF CONSTRUCTION-RELATED VEHICLES SHALL BE PROHIBITED ALONG GULF OF MEXICO DRIVE.
   B) PILE-DRIVING SHALL BE PROHIBITED FROM DECEMBER 15 THROUGH APRIL 15.
   C) PERMITS TO DRIVE PILINGS ONLY ON EACH BUILDING MAY BE ISSUED WITHOUT HAVING TO PULL THE PERMITS OR PAY THE APPLICABLE FEES FOR THE ENTIRE BUILDING.

10. THE APPLICANT/DEVELOPER WILL CONSULT WITH THE TOWN PUBLIC WORKS DEPT. OR SUBCONTRACTOR RETAINED BY THE TOWN PUBLIC WORKS DEPT. ON THE DESIGN AND SPECIFICATIONS OF THE IMPROVEMENTS ASSOCIATED WITH THE ENTRANCE AND SIDEWALKS ALONG GULF OF MEXICO DRIVE. PER RESOLUTION 94-36 PARAGRAPH

11. A BENCHMARK SHALL BE MARKED ON CONTROL STRUCTURE "A" AFTER IT IS CONSTRUCTED.

BISHOP & ASSOCIATES
Engineers - Surveyors - Planners
AN EMPLOYEE OWNED COMPANY
1101 6TH. AVE. WEST, SUITE 108, BRADENTON FLORIDA 34205
PHONE (941)-746-7446 · FAX (941)-746-7809

REVISED

BY	DATE	Q.C.	DATE	DESCRIPTION
RPA	4-26-96	MMH	4-26-96	POOL/SPA EQUIPMENT ROOM; ENLARGED EQUIPMENT WALL · COMMUNITY BUILDING, ROADWAY PAVER SCHEDULE FOUNTAIN EQUIP WALLS; REV. GRADES; S/W MOD'S; CNTRL STR 'A' REVS (ARCHITECT DISK REC'D 4-9-96)
RPA	5-16-96	MMH	5-16-96	COMMUNITY BUILDING MODIFICATIONS PER ARCHITECT REVISIONS
RPA	5-16-96	MMH	5-16-96	COMMUNITY BUILDING MODIFICATIONS PER ARCHITECT REVISIONS
RPA	6-12-96	MMH	6-12-96	DRAINAGE PHASING MODIFICATIONS (BCB)
RPA	7-1-96	MMH	7-1-96	CLUBHOUSE GRADES WEST, SOUTH AND EAST (ARCHITECT)
RPA	8-5-96	MMH	8-5-96	SWALE / PIPE MOD'S. TO ACCOMIDATE H/C S/W GRADES (HOWARD)

BY	DATE	Q.C.	DATE	DESCRIPTION
RPA	12-07-94	MMH	12-07-94	BUILDING NO. 2 SETBACK DISTANCE; BUILDING SEPERATION CLARIFICATION
RPA	12-15-94	MMH	12-15-94	HIGH WATER LEVEL CONTROL STRUCTURE 'A', GRADING MODIFICATIONS (MOUNDING)
RPA	2-17-94	MMH	2-17-94	MODIFICATIONS PER TOWN OF LONGBOAT KEYS RESOLUTION 94-38
RPA	5-23-95	MMH	5-23-95	REV. POOL/SPA, BLDG. 1, GUARDHOUSE,PUMP/GEN. BLDG., FENCES
RPA	9-28-95	MMH	9-28-95	REV. BLDG. 2/REM. BEACH PAVILLION/BLDG. 1 MOD'S./DEL S/W WEST BLDG. 2
RPA	2-12-96	MMH	2-12-96	SHORTEN SOUTH SWALE TO SAVE TREES
BC	3-29-96	CCK	3-29-96	CONVERT DRY POND TO WET POND / ASSOCIATED MODIFICATIONS

TASK	INITIALS	DATE
DESIGN	MMH\CCK	3/28/96
DRAWN	B.C.	3/28/96
CHECKED	C.C.K.	3/29/96
QUALITY CHK.	M.A.A.	3/29/96
HORZ. SCALE: VERT. SCALE:	1" = 40'	

SEAL ENGINEER OR SURVEYOR OF RECORD AUG 15 1996 DATE

VIZCAYA at LONGBOAT KEY
ECOVENTURE LBK, LTD.
PAVING, GRADING & DRAINAGE PLAN

PROJECT No. ECG-01
SHEET No. 3