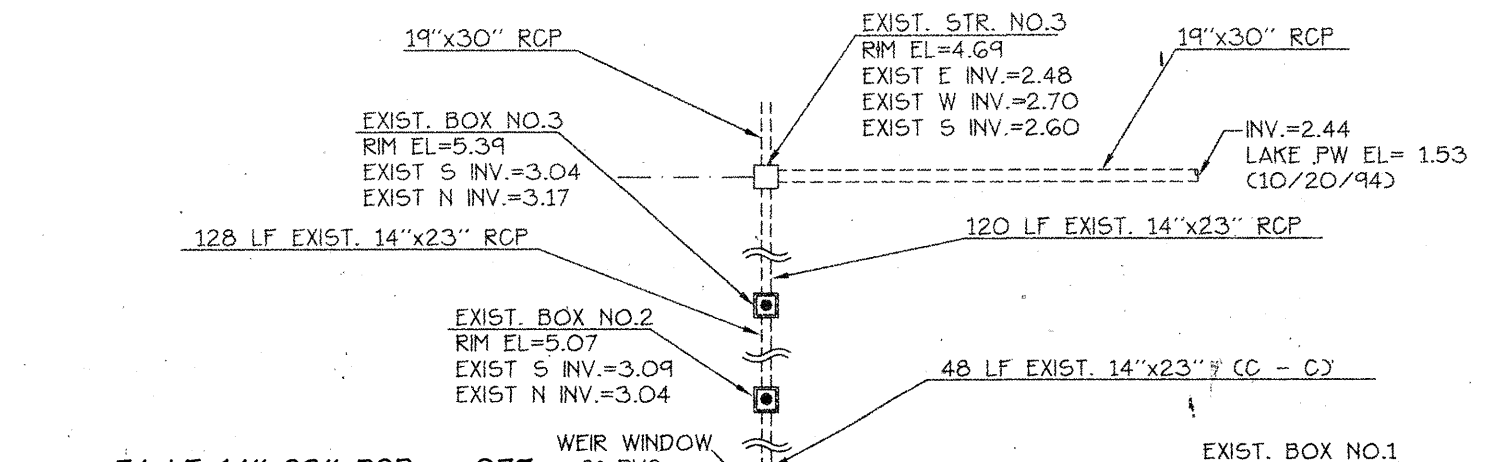
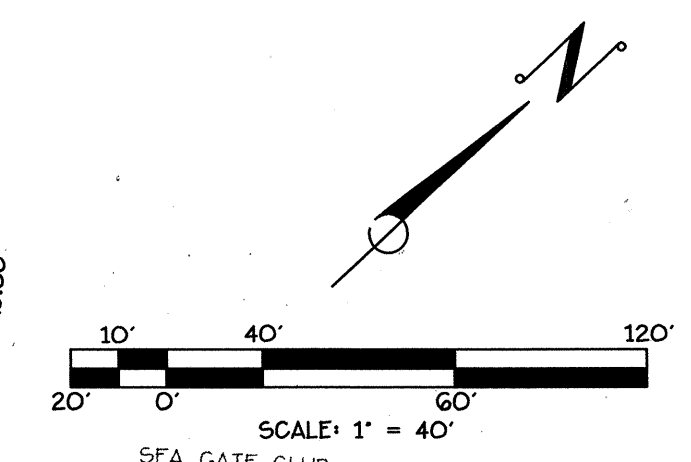


NOTE:
WHEEL STOP DETAIL PERTAINS TO ALL PARKING SPACES.

NOTE
(4) ADDITIONAL PARKING SPACES HAVE BEEN ADDED TO THIS SITE PLAN AND ARE DESIGNATED BY THIS TYPE OF SYMBOL (4X). REGRADE PAVE AND STRIPE PARKING AREAS FOR NEW LAYOUT PER ORIGINAL SPECIFICATIONS.



GENERAL DATA REQUIREMENTS

1. MAXIMUM DENSITY PER TOWN OF LONGBOAT KEY ZONING CODE (R-GMD).
PROJECT AREA = 8.25 ACRES
PERMITTED DENSITY = 6 UNITS/ACRE
CONSTRUCTED DENSITY = 3.88 UNITS/ACRE (32 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

FLOOR	UNIT A	UNIT B	UNIT C	SUBTOTAL	STAR 1	STAR 2	STAR 3	ELEV. 122	ELEV. 3	LOBBIES	SUBTOTAL	TOTAL
1	2,850	2,491	3,500	8,841	112	145	141	171	63		630	9,471
2	2,850	2,491	3,500	8,841	112	145	141	171	63		630	9,471
3	2,850	2,491	3,500	8,841	112	145	141	171	63		630	9,471
4	2,850	2,491	3,500	8,841	112	145	141	171	63		630	9,471
5	2,850	2,491	3,500	8,841	112	145	141	171	63		630	9,471
6	2,850	2,491	3,500	8,841	112	145	141	171	63		630	9,471
TOTAL	17,100	14,946	21,000	53,046	672	870	846	1,026	378		3,780	60,000

BLDG. 2 SQ. FOOTAGE

FLOOR	UNIT A	UNIT B	UNIT C	SUBTOTAL	STAR 1	STAR 2	STAR 3	ELEV. 122	ELEV. 3	LOBBIES	SUBTOTAL	TOTAL
1	2,850	2,491	3,500	8,841	112	145	141	171	63		630	9,471
2	2,850	2,491	3,500	8,841	112	145	141	171	63		630	9,471
3	2,850	2,491	3,500	8,841	112	145	141	171	63		630	9,471
4	2,850	2,491	3,500	8,841	112	145	141	171	63		630	9,471
5	2,850	2,491	3,500	8,841	112	145	141	171	63		630	9,471
6	2,850	2,491	3,500	8,841	112	145	141	171	63		630	9,471
TOTAL	17,100	14,946	21,000	53,046	672	870	846	1,026	378		3,780	60,000

BLDG. 3 SQ. FOOTAGE

FLOOR	UNIT A	UNIT B	UNIT C	SUBTOTAL	STAR 1	STAR 2	STAR 3	ELEV. 122	ELEV. 3	LOBBIES	SUBTOTAL	TOTAL
1	2,850	2,491	3,500	8,841	112	145	141	171	63		630	9,471
2	2,850	2,491	3,500	8,841	112	145	141	171	63		630	9,471
3	2,850	2,491	3,500	8,841	112	145	141	171	63		630	9,471
4	2,850	2,491	3,500	8,841	112	145	141	171	63		630	9,471
5	2,850	2,491	3,500	8,841	112	145	141	171	63		630	9,471
6	2,850	2,491	3,500	8,841	112	145	141	171	63		630	9,471
TOTAL	17,100	14,946	21,000	53,046	672	870	846	1,026	378		3,780	60,000

A/C RESIDENT TOTAL: 114,773
GRAND TOTAL: 114,773

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 = 55,671.66
FLOOR AREA = 114,773.0
LIVING SPACE RATIO = (359,370 - 53,880.54 - 55,671.66) / 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 = 1,484.64
TENNIS COURT = 7,600
CLUB HOUSE = 5,134.97
TOTAL RECREATION SPACE = 21,511.24
FLOOR AREA = 114,773.0
RECREATION SPACE RATIO = 21,511.24 / 114,773.0 = 0.19
MINIMUM REQUIRED RECREATION SPACE RATIO = 0.15
*THE POOL DECK AREA IS EXTENDED BY A GRASSED TERRACE OF 1557.48 SF. THIS AREA HAS NOT BEEN INCLUDED IN THE RECREATION CALCULATION.
6. MINIMUM OPEN SPACE RATIO PER 158.102 (C) (3) 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 = 55,671.66
PROJECT OPEN SPACE = [(359,370.0 - 53,880.54 - 55,671.66) / 359,370.0] x 100 = 64.5%
MINIMUM REQUIRED PROJECT OPEN SPACE = 50%
7. MAXIMUM BUILDING COVERAGE PER 158.102 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 (C)(2) ZONING CODE.
SPACES REQUIRED: 1.5 SPACES PER DWELLING UNIT PLUS 1 SPACE PER 5 UNITS OR PORTION THERE OF OR 57 SPACES (32 UNITS x 1.5) + (32/5) = 54.4 = 55 SPACES REQUIRED
- PROPOSED INTERIOR PARKING PROVIDED = 64
- PROPOSED EXTERIOR PARKING PROVIDED = 21
- PROPOSED TOTAL = 86

SUMMARY OF ZONING CODE REQUIREMENTS

CRITERIA	CONSTRUCTED	ALLOWED/REQUIRED
DENSITY	3.88 DU/AC.	6.0 DU/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	64.5%	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 IS 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.
3. ENGINEER: BISHOP & ASSOCIATES
4. ARCHITECT: CURTIS GAMES HALL
5. LANDSCAPE ARCHITECT: CORRAL-HOWARD COLLABORATIVE
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: 32 RESIDENTIAL UNITS WITH ON-SITE RECREATION AMENITIES. THE TOTAL NUMBER OF UNITS HAS BEEN REDUCED FROM 33 TO 32 BY CORRECTING UNITS 3A3 AND 3B3.

RECORD DRAWINGS

WE HEREBY CERTIFY THAT THE BUILDING LINES SHOWN ON THE SITE PLAN REPRESENT THE BUILDING FOOTPRINT

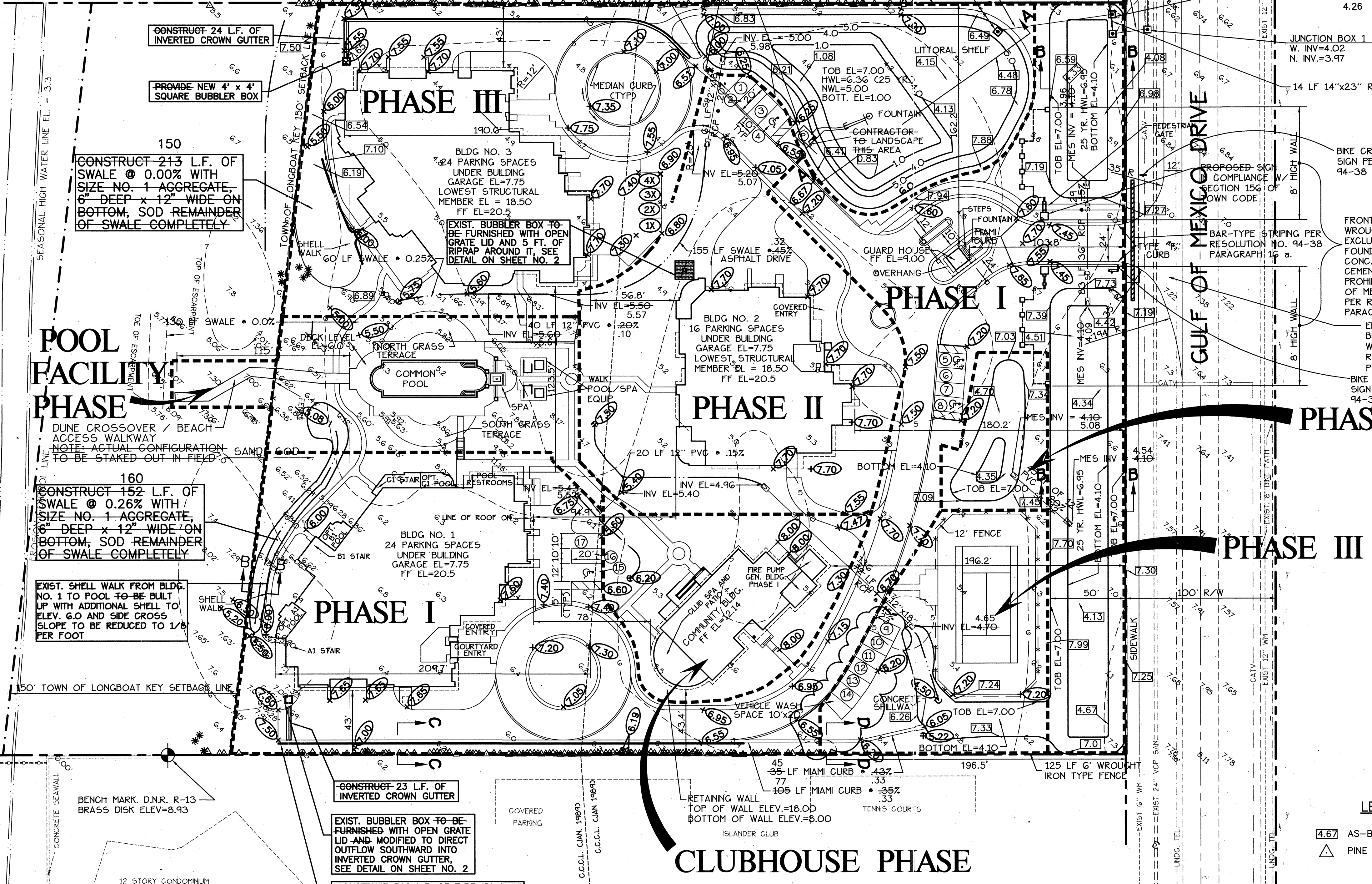
TASK	INITIALS	DATE
DESIGN	M.M.H.	9/30/94
DRAWN	R.P.A.	9/30/94
CHECKED		
QUALITY CHK		
DATE		

SCALE: 1" = 40'

SEAL: ENGINEER OR SURVEYOR OF RECORD

**VIZCAYA at LONGBOAT KEY
ECOVENTURE LBK, LTD.
GENERAL SITE DEVELOPMENT, GRADING & DRAINAGE PLAN**

PROJECT NO. ECG-01
SHEET NO. 3



DEVELOPMENT NOTES

- THE STORMWATER MANAGEMENT SYSTEM IS DESIGNED AND MAINTAINED IN PERPETUITY IN ACCORDANCE WITH THE PROVISIONS OF THE SWFWMD AND THE SARASOTA COUNTY NURSULTO CONTROL DEPARTMENT PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY. PER RESOLUTION 94-38, PARAGRAPH 6
- ALL UTILITIES SHALL BE LOCATED UNDERGROUND. PER RESOLUTION 94-38, PARAGRAPH 7
- A CONSTRUCTION FENCE SHALL BE PROVIDED TO SECURE THE CONSTRUCTION SITE. PER RESOLUTION 94-38, PARAGRAPH 8
- THE SLOPE OF ALL GRADED AREAS ON THE SITE DOES NOT EXCEED A RATIO OF 4:1 (FOUR (4) FEET HORIZONTAL FOR EVERY ON (1) FOOT VERTICAL). PER RESOLUTION 94-38, PARAGRAPH 15
- 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
- THE ELEVATION OF POOL AND SPA DECK IS NOT BE GREATER THAN SIX (6) INCHES ABOVE FINISHED GRADE PER RESOLUTION 94-38, PARAGRAPH 22
- AN IRRIGATION WELL SHALL BE INSTALLED ON-SITE FOR NON-POTABLE USE. PER RESOLUTION 94-38, PARAGRAPH 23
- ANY AND ALL MECHANICAL EQUIPMENT ARE SCREENED FROM VIEW SO AS NOT TO BE VISIBLE FROM GULF OF MEXICO DRIVE OR ADJACENT PROPERTIES. PER RESOLUTION 94-38, PARAGRAPH 25
- UTILIZING BEST MANAGEMENT PRACTICES, THE APPLICANT COMPLIED 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) FILE-DRIVING SHALL BE PROHIBITED FROM DECEMBER 15 THROUGH APRIL 15.
c) PERMITS TO DRIVE TRUCKS ONLY ON EACH BUILDING MAY BE ISSUED WITHOUT HAVING TO PULL THE PERMITS OR PAY THE APPLICABLE FEES FOR THE ENTIRE BUILDING.
- 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
78 SARASOTA CENTER BOULEVARD SARASOTA, FLORIDA 34240
PHONE (941)-371-6362 • FAX (941)-378-3215

BY	DATE	Q.C.	DATE	DESCRIPTION
RPA	2-12-96	MMH	2-12-96	SHORTEN SOUTH SWALE TO SAVE TREES
B.C.	3/19/96	J.J.F.	3/19/96	GENERAL REVISION DUE TO RE-DESIGN
B.H.S.	4/17/96	J.J.F.	4/17/96	IDENTIFIED, DRIVEWAY LANE DIMENSIONED AND CLUBHOUSE "HALF MOON" IDENTIFIED.
B.C.	4/29/96	C.C.K.	4/29/96	LITTORAL SHELF/CONTOURS ADDED TO POND
D.W.H.	2/19/98	T.S.K.	3/3/98	ADD PARKING SPACES & DRAIN. IMPROVE AREA CALCS.
T.S.K.	3/3/98			ADD PARKING SPACES & DRAIN. IMPROVE AREA CALCS.
D.B.	4-7-98			REV. SIDEWALKS & DUNE WALKOVER
D.B.	4-20-98			ADD AS-BUILT ELEVATIONS
D.B.	5-14-98			ADD AS-BUILT INFO