

HARBOUR OAKS
3 August 1982

GENERAL DATA

1. NAME: Harbour Oaks
2. OWNER: Neal & Bowyer, Inc.
P.O. Box 500
Longboat Key, Florida 33548
Telephone: 813/756-0677
3. ENGINEER: Bennett & Bishop, Inc.
4509 Bee Ridge Road
Sarasota, Florida 33583
Telephone: 813/371-6362
4. ARCHITECT: Richard Gillett, AIA
Architects Diversified, Inc.
3701 Cortez Road, West
Bradenton, Florida 33507
Telephone: 813/756-9524
5. LANDSCAPE ARCHITECT: Planner & Land Architect
Land Resource Strategies, Inc.
1642 Main Street
Sarasota, Florida 33577
Telephone: 813/365-5698
6. SEWAGE COLLECTION SYSTEM: 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 to grated inlets.
Underground pipes to retention
ponds via existing or under
construction, systems in Bay
Isles Boulevard
Runoff coefficient 0.70
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 com-
plied with.
11. Zoning - G.P.U.D. 15.7 units/Ac approved in Land Intensity Plan
5.00 units/Ac proposed

LAND USE DATA

Area of Site: 11.191 acres = 487,289 sf
Maximum Building Height = 22'0"
Density
Maximum Allowed 15.7 u/a
Actual 5.0 u/a
Total Units Allowed 176 d.u.
Total Units Proposed 56 d.u.

Total Floor Area

Maximum Allowed 389,949.0 sf
Actual 124,574.4 sf

Floor Area Ratio

Maximum Allowed 0.80
Actual 0.25

Open Space Ratio

Minimum Allowed 0.90
Actual 3.16

Living Space Ratio

Minimum Allowed 0.5
Actual 2.8

RECREATION SPACE RATIO

Minimum Allowed at 5 Units Per Acre 0.16
1/2 Requirement Furnished by Arvida Golf
Course Recreation Facilities per Agreement
with Town of Longboat Key.
Required On-Site = 0.16 x 1/2 = 0.08
Provided On-Site = 9985 = 0.08
124,574
Active Recreation Space: Bike Path and
Community Pool, 9985 sf

Building Coverage

Excluding auxiliary bldgs. 93,647.2 sf
Including auxiliary bldgs. 97,805.2 sf

Parking Requirements

Minimum Allowed 2 spaces/unit x 56 units = 112 spaces
Actual:
94 spaces - under building garages
18 spaces - separate garages
9 spaces - on-site
TOTAL 121 spaces

PARKING LOT LANDSCAPING NOTE

The Maximum Number of Exterior Parking
Spaces in One Bay is Four:
Parking Area = 4x(20'+25')x10'=1800 sf
Landscaping Area Required = 180 sf
Landscaping Area Provided = 200 sf
(100 sf at each end of bay)

MAXIMUM BUILDING DIMENSIONS

Building No.'s	Dimensions, Each	Height/ Story	Use
Type I	151'-4"x92'-8"	22'/2	Residential
Type II	109'-4"x92'-8"	22'/2	Residential
Type III	78'-0"x70'-0"	22'/2	Residential
Type IV	116'-0"x87'-0"	15'/1	Residential
Free Standing Garages	21'-0"x22'-0"	12'6"/1	Garage
Pool Building	15'-0"x10'-0"	10'/1	Pool Ancillary

SITE COVERAGE DATA

ITEM	COVERAGE, ACRES	COVERAGE, S.F.	PERCENT OF TOTAL
1. All Buildings	2.245	97,805	20.07
2. Exterior Parking, Drives, & Access	1.752	76,338	15.67
3. Bike Paths & Community Active Recreation (Pool)	0.229	9,985	2.05
4. Individual Lead Walks & Pool/Patio Areas	1.136	49,503	10.16
5. Landscaping, Open Space, Passive Recreation	5.828	253,658	52.05
TOTALS	11.19	487,289	100.00

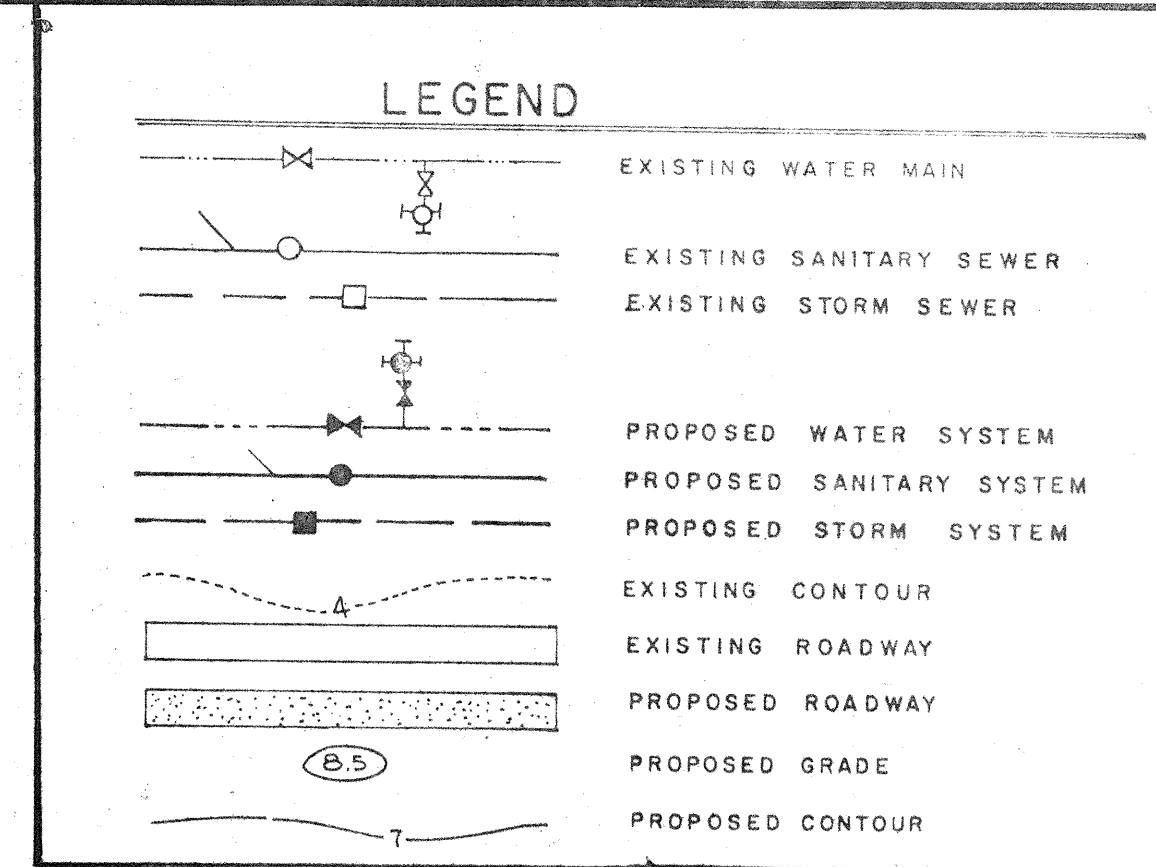
FLOOR AREA TABULATION - 56 units

UNIT TYPE	BUILDINGS	SQUARE FOOTAGE	S.F. TOTAL OF EACH PER BUILDING
Bldg. Type I: B-C-D-E-F-G-H			
2 type A (end flats)		2428.7 sf ea	4857.4 sf
2 type B (stacked flats)		1839.0 sf ea	3678.0 sf
1 type C (townhouse)			2458.8 sf
Bldg Type I sf = 10,994.2 sf x 7 bldgs = 76,959.4 sf			
Bldg. Type II: I-L-M			
2 type A (end flats)		2428.7 sf ea	4857.4 sf
1 type C (townhouse)			2458.8 sf
Bldg Type II sf = 7316.2 sf x 3 bldgs = 21,948.6 sf			
Bldg. Type III: J-K			
2 type B (stacked flats)		1839.0 sf ea	3678.0 sf
1 type C (townhouse)			2458.8 sf
Bldg Type III sf = 6136.8 sf x 2 bldgs = 12,273.6 sf			
Bldg. Type IV: A-N			
2 type A (end flats)		2428.7 sf ea	4857.4 sf
1 type B (flat)			1839.0 sf
Bldg Type IV sf = 6696.4 sf x 2 bldgs = 13,392.8 sf			
TOTAL FLOOR AREA = 124,574.4 sf*			

UNIT MIX

UNIT TYPE	NUMBER	PERCENTAGE
type A (end flats)	24	42.86
type B (stacked flats)	20	35.71
type C (townhouse)	12	21.43
	56	100 %

* Air conditioned space only - does not include
exterior corridors, stairs and balconies.



BENNETT & BISHOP
CONSULTING ENGINEERS & SURVEYORS
SARASOTA, FLORIDA

NEAL & BOWYER, INC.
HARBOUR OAKS
GENERAL SITE PLAN