SITE PLAN AMENDEMENT

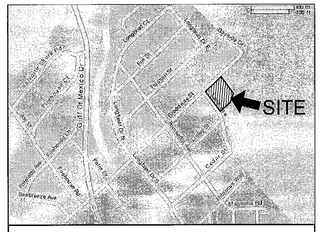
FOR

Mar Vista Restaurant Renovation

Town of Longboat Key, Florida

SECTION 15, TOWNSHIP 35S, RANGE 16E

MANATEE COUNTY, FLORIDA



LOCATION MAP

SHEET INDEX

SHT. NO.	CONTENTS
0	COVER SHEET
1	EXISTING CONDITIONS PLAN W/ AERIAL OVERLAY
2	SITE PLAN
3	LANDSCAPE, BUFFER & SCREENING PLAN
4	STORMWATER, SOIL EROSION & SEDIMENTATION PLAN
ESL-1	LIGHTING PLAN
ESL-2	PROPOSED FIXTURE SECTIONS

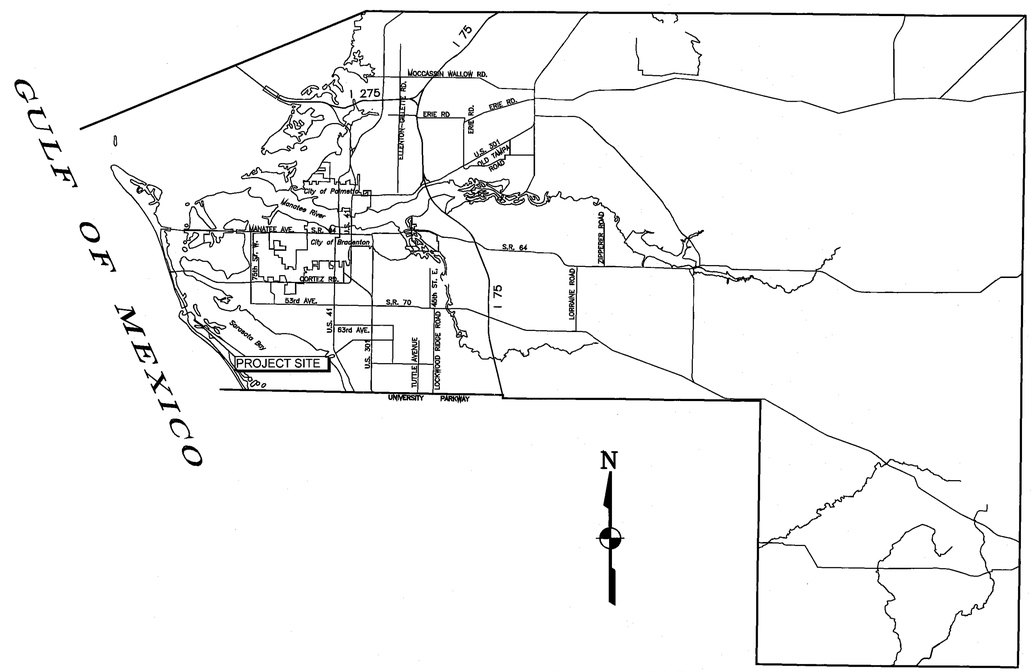
DESCRIPTION:

(ORB 1288, PAGE 3343)

THE SOUTHWEST 1/2 OF LOT 4, LOTS 5, 6, 7 AND 8, BLOCK 1, LONGBEACH SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 306, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND THAT PORTION OF BAYSIDE DRIVE LYING EASTERLY OF SAID LOT 8, AND THE SAID SOUTHWEST 1/2 OF LOT 4, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERNMOST CORNER OF SAID LOT 7, AND RUN N50°00'00"E, ALONG THE NORTHWEST LINE OF SAID BLOCK 1, A DISTANCE OF 174.63 FEET; THENCE S39°50'42"E, ALONG THE NORTHEAST LINE OF SAID SOUTHWEST 1/2 OF LOT 4, A DISTANCE OF 184.8 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF SARASOTA BAY; THENCE MEANDERING ALONG SAID MEAN HIGH WATER LINE IN SOUTHERLY DIRECTION, A DISTANCE OF 144 FEET, MORE OR LESS, TO INTERSECT THE NORTHEASTERLY EXTENSION OF THE NORTHWEST RIGHT-OF-WAY LINE OF LINLEY STREET; THENCE S50°00'00"W, ALONG SAID NORTHEASTERLY EXTENSION, A DISTANCE OF 55 FEET, MORE OR LESS, TO THE SOUTHEASTERLY EXTENSION OF THE NORTHEAST RIGHT-OF-WAY LINE OF LOIS STREET; THENCE N39°46'54"W, ALONG SAID SOUTHEASTERLY EXTENSION AND SAID NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 256.70 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA.

NOTE:
EXISTING INFORMATION TAKEN FROM A SURVEY
PREPARED BY LEO MILLS & ASSOCIATES, INC.
AND UPDATED ON 8-29-2012



VICINITY MAP

DESIGN TEAM:

APPLICANT
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660 Broadway Street
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ANNA MARIA, FL 34216
(941) 779-1696

ARCHITECT
Allison Kaffka
5303 4th Avenue West
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STRUCTURAL ENGINEER
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JULY 2012

REVISED SEPTEMBER 2012

LTA Engineers, LLC

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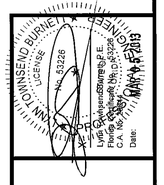

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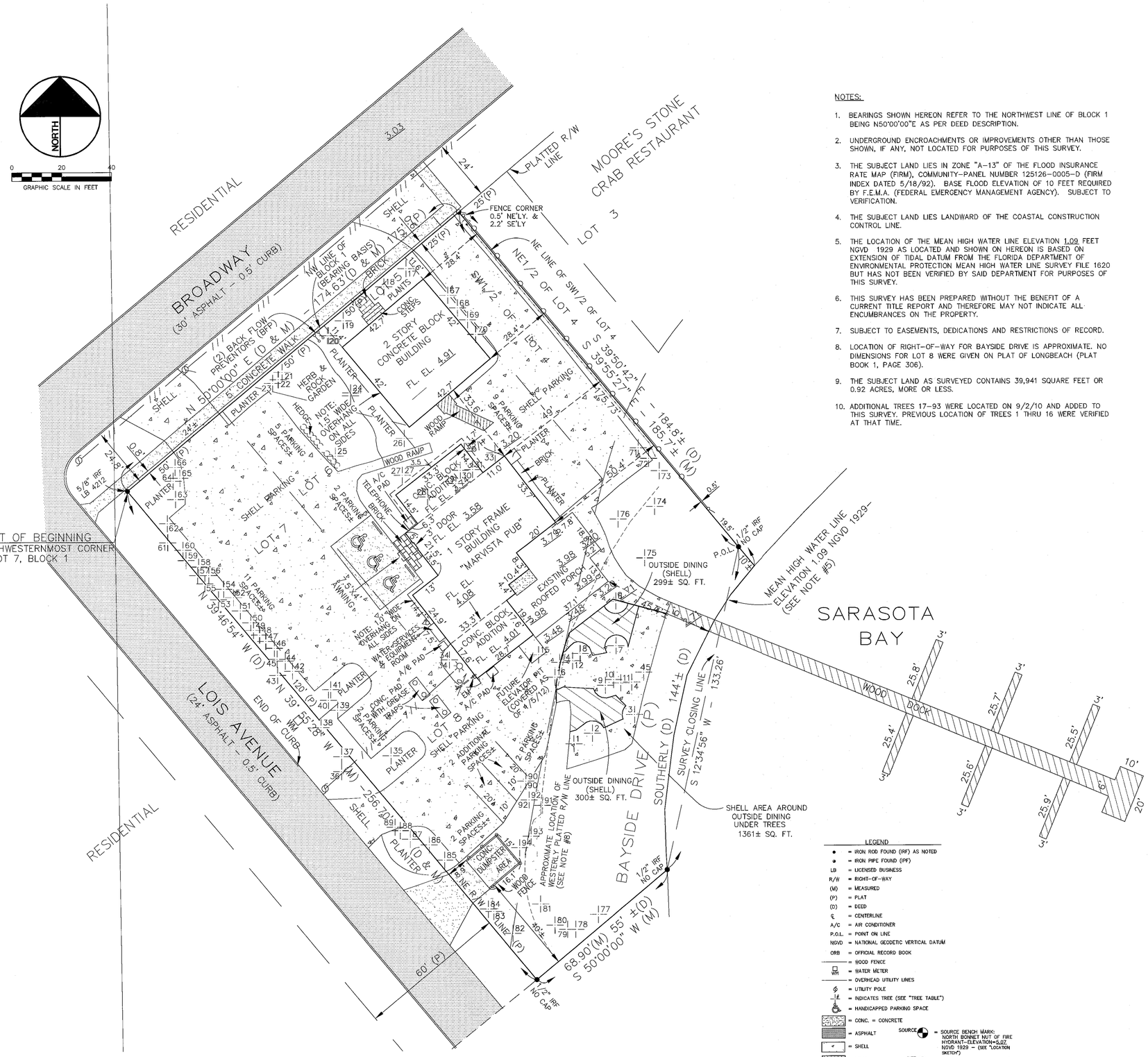
OF: 4



NOTES:

1. BEARINGS SHOWN HEREON REFER TO THE NORTHWEST LINE OF BLOCK 1 BEING N50°00'00"E AS PER DEED DESCRIPTION.
2. UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS OTHER THAN THOSE SHOWN, IF ANY, NOT LOCATED FOR PURPOSES OF THIS SURVEY.
3. THE SUBJECT LAND LIES IN ZONE "A-13" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 125126-0005-D (FIRM INDEX DATED 5/18/92). BASE FLOOD ELEVATION OF 10 FEET REQUIRED BY F.E.M.A. (FEDERAL EMERGENCY MANAGEMENT AGENCY). SUBJECT TO VERIFICATION.
4. THE SUBJECT LAND LIES LANDWARD OF THE COASTAL CONSTRUCTION CONTROL LINE.
5. THE LOCATION OF THE MEAN HIGH WATER LINE ELEVATION 1.09 FEET NGVD 1929 AS LOCATED AND SHOWN ON HEREON IS BASED ON EXTENSION OF TIDAL DATUM FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION MEAN HIGH WATER LINE SURVEY FILE 1620 BUT HAS NOT BEEN VERIFIED BY SAID DEPARTMENT FOR PURPOSES OF THIS SURVEY.
6. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
7. SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
8. LOCATION OF RIGHT-OF-WAY FOR BAYSIDE DRIVE IS APPROXIMATE. NO DIMENSIONS FOR LOT 8 WERE GIVEN ON PLAT OF LONGBEACH (PLAT BOOK 1, PAGE 306).
9. THE SUBJECT LAND AS SURVEYED CONTAINS 39,941 SQUARE FEET OR 0.92 ACRES, MORE OR LESS.
10. ADDITIONAL TREES 17-93 WERE LOCATED ON 9/2/10 AND ADDED TO THIS SURVEY. PREVIOUS LOCATION OF TREES 1 THRU 16 WERE VERIFIED AT THAT TIME.

LEGEND

- ● = IRON ROD FOUND (IRF) AS NOTED
- ◉ = IRON PIPE FOUND (IPF)
- LB = LICENSED BUSINESS
- R/W = RIGHT-OF-WAY
- (M) = MEASURED
- (P) = PLAT
- (D) = DEED
- ℄ = CENTERLINE
- A/C = AIR CONDITIONER
- P.O.L. = POINT ON LINE
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- ORB = OFFICIAL RECORD BOOK
- = WOOD FENCE
- WM = WATER METER
- = OVERHEAD UTILITY LINES
- = UTILITY POLE
- = INDICATES TREE (SEE "TREE TABLE")
- = HANDICAPPED PARKING SPACE
- = CONC. = CONCRETE
- = ASPHALT
- = SHELL
- = WOOD
- = BRICK
- SQ. FT. = SQUARE FEET
- = REVISIONS OF 10/15/09
- EM = ELECTRIC METER
- SOURCE = SOURCE BENCH MARK: NORTH BONNET NUT OF FIRE HYDRANT-ELEVATION=5.07 NGVD 1929 - (SEE "LOCATION SKETCH")
- SITE = SITE BENCHMARK: NAIL IN UTILITY POLE AT SW CORNER OF "FRAME" BUILDING AS SHOWN - ELEVATION = 4.98 FEET N.G.V.D. 1929 OUT 1/05/12

TREE TABLE

TREE #	TYPE	DIAMETER±	HEIGHT±	LIMB SPAN±	
1	BUTTONWOOD	18"	35'±	50'±	
2	BUTTONWOOD	24"	30'±	50'±	
3	CABBAGE PALM	15"	15'±	10'±	
4	BUTTONWOOD	24"	25'±	60'±	
5	CABBAGE PALM (DEAD)	15"	20'±	10'±	
6	BUTTONWOOD	20"	25'±	30'±	
7	BUTTONWOOD	20"	25'±	50'±	
8	BUTTONWOOD	20"	25'±	50'±	
9	CABBAGE PALM	12"	20'±	10'±	
10	CABBAGE PALM	12"	20'±	10'±	
11	CABBAGE PALM	12"	20'±	10'±	
12	BUTTONWOOD	18"	20'±	40'±	
13	REMOVED				
14	FICUS	6"	12'±	10'±	
~~15~~	~~FICUS~~	~~8" BASE~~	~~15'±~~	~~12'±~~	REMOVED 1/05/12
16	FICUS	6"	20'±	12'±	
17	CABBAGE PALM	12"	25'±	10'±	
18	ORNAMENTAL PALM	8"	15'±	12'±	
19	ORNAMENTAL PALM	8"	15'±	12'±	
20	CABBAGE PALM	12"	15'±	12'±	
21	CABBAGE PALM	12"	15'±	12'±	
22	ORNAMENTAL PALM	8"	15'±	24'±	
23	CABBAGE PALM	14"	25'±	12'±	
24	CABBAGE PALM	10"	25'±	12'±	
25	DATE PALM	6"	8'±	14'±	
26	DATE PALM	14"	30'±	24'±	
27	ORNAMENTAL PALM	20"	30'±	24'±	
~~28~~	~~FICUS~~	~~36"~~	~~45'±~~	~~50'±~~	REMOVED 1/05/12
~~29~~	~~CABBAGE PALM~~	~~14"~~	~~20'±~~	~~14'±~~	RE-LOCATED 1/05/12
~~30~~	~~CABBAGE PALM~~	~~14"~~	~~20'±~~	~~14'±~~	RE-LOCATED 1/05/12
~~31~~	~~CABBAGE PALM~~	~~14"~~	~~20'±~~	~~14'±~~	RE-LOCATED 1/05/12
~~32~~	~~CABBAGE PALM~~	~~12"~~	~~25'±~~	~~14'±~~	RE-LOCATED 1/05/12
~~33~~	~~UMBRELLA TREE~~	~~4"-8"~~	~~25'±~~	~~24'±~~	REMOVED 1/05/12
34	FICUS	4"-6"	12'±	20'±	
35	CEDAR CLUSTER (5)	ALL 16"	30'±	30'±	
36	BANYAN	18"	35'±	30'±	
37	SEAGRAPE CLUSTER	4"-6"	15'±	30'±	
38	CABBAGE PALM	10"	15'±	12'±	
39	AUSTRALIAN PINE	12"	30'±	20'±	
40	CABBAGE PALM	6"	15'±	12'±	
41	CEDAR CLUSTER (5)	6"-14"	35'±	30'±	
42	CABBAGE PALM	10"	15'±	12'±	
43	CABBAGE PALM	10"	15'±	12'±	
44	CABBAGE PALM	12"	12'±	12'±	
45	CABBAGE PALM	14"	20'±	14'±	
46	CABBAGE PALM	8"	10'±	12'±	
47	CABBAGE PALM	10"	15'±	14'±	
48	CABBAGE PALM	12"	12'±	14'±	
49	CABBAGE PALM	12"	12'±	12'±	
50	CABBAGE PALM	10"	20'±	14'±	
51	CABBAGE PALM	10"	10'±	12'±	
52	CABBAGE PALM	12"	15'±	16'±	
53	CABBAGE PALM	12"	20'±	14'±	
54	CABBAGE PALM	12"	15'±	14'±	
55	CABBAGE PALM	12"	20'±	14'±	
56	CABBAGE PALM	12"	12'±	14'±	
57	CABBAGE PALM	12"	15'±	14'±	
58	CABBAGE PALM	12"	15'±	14'±	
59	CABBAGE PALM	12"	12'±	12'±	
60	CABBAGE PALM	12"	20'±	12'±	
61	CABBAGE PALM	10"	15'±	14'±	
62	CABBAGE PALM	8"	12'±	12'±	
63	CABBAGE PALM	12"	10'±	12'±	
64	CABBAGE PALM	12"	12'±	12'±	
65	CABBAGE PALM	12"	12'±	12'±	
66	CABBAGE PALM	10"	10'±	12'±	
67	CABBAGE PALM	8"	10'±	12'±	
68	CABBAGE PALM	16"	15'±	16'±	
69	CABBAGE PALM	12"	18'±	12'±	
70	CABBAGE PALM	10"	12'±	14'±	
71	CABBAGE PALM	12"	12'±	12'±	
72	CABBAGE PALM	10"	15'±	12'±	
73	CABBAGE PALM	14"	12'±	14'±	
74	COCONUT PALM	8"	20'±	16'±	
75	COCONUT PALM	8"	15'±	16'±	
76	COCONUT PALM	10"	20'±	16'±	
77	CABBAGE PALM	12"	15'±	12'±	
78	CABBAGE PALM	12"	15'±	12'±	
79	CABBAGE PALM	8"	12'±	12'±	
80	CABBAGE PALM	10"	10'±	16'±	
81	CABBAGE PALM	12"	10'±	14'±	
82	SEAGRAPE CLUSTER	4"-6"	12'±	20'±	
83	CEDAR	14"	25'±	24'±	
84	CEDAR	14"	20'±	24'±	
85	BANYAN	40"	15'±	40'±	
86	CEDAR	24"	30'±	30'±	
87	CEDAR	12"	25'±	30'±	
88	CEDAR	10"	25'±	20'±	
89	CEDAR	10"	25'±	20'±	
90	CEDAR	10"	25'±	20'±	
91	SEAGRAPE CLUSTER	6"-8"	15'±	30'±	
92	CABBAGE PALM	12"	20'±	14'±	
93	CABBAGE PALM	14"	15'±	14'±	
94	CABBAGE PALM	10"	20'±	14'±	

NOTE:
EXISTING INFORMATION TAKEN FROM A SURVEY PREPARED BY LEO MILLS & ASSOCIATES, INC. UPDATED 8-29-12

CADD File: 417-10-SITE PLAN 2013.dwg
Date: 4/27/10
SCALE: SEE SCALE
Design By: KAT
Drawn By: KAT
Checked By: LTB
Project No.: 417-01-01-10

1920 53rd Avenue East
Bradenton, FL 34203
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LTA ENGINEERS, LLC
Civil Engineers & Land Planners

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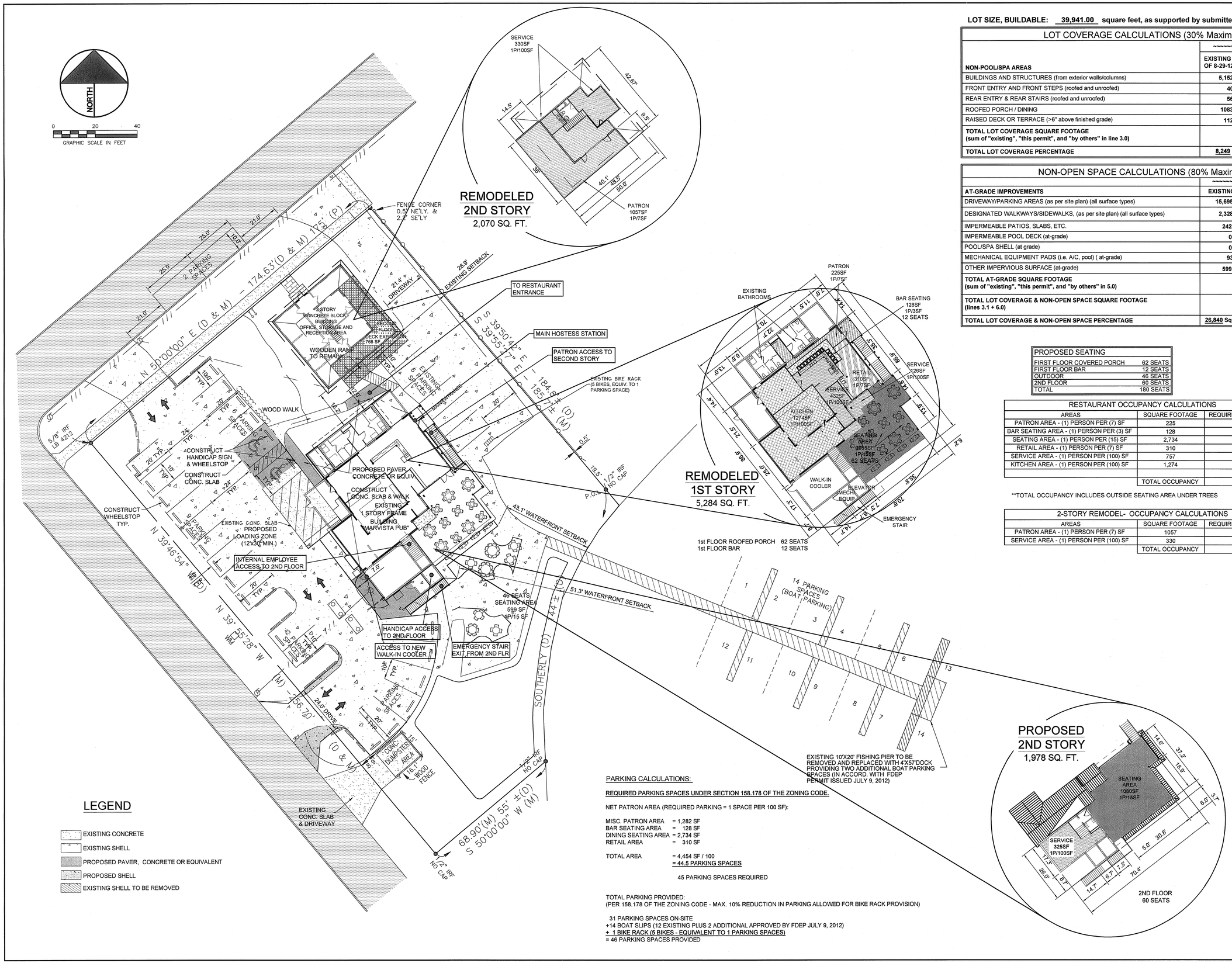
NO.	REVISION	DATE	BY
1	REVISED PER STAFF COMMENTS	7/26/10	DS
2	REVISED PER STAFF COMMENTS	9/1/10	DS
3	REVISED PER TOWN COMMENTS	8/29/12	DS
4	REVISED PER TOWN COMMENTS	3/2/13	LB

MAR VISTA RESTAURANT RENOVATION
Town of Longboat Key, FL
Sec. 15, Twp. 35 S., Rge 16 E. Manatee County, Florida

EXISTING CONDITIONS PLAN W/ AERIAL OVERLAY

LYNNSEND BURNETT LICENSE 67275 STATE OF FLORIDA
Lynnsend Burnett, P.E.
Lic. No. 67275
Cert. No. 5904 (Civil)
Date: 3/2/13



LOT SIZE, BUILDABLE: 39,941.00 square feet, as supported by submitted signed/sealed survey.

LOT COVERAGE CALCULATIONS (30% Maximum)	~~~~~~~~ IN SQUARE FEET ~~~~~~~~		
NON-POOL/SPA AREAS	EXISTING AS OF 8-29-12	THIS PERMIT	BY OTHERS
BUILDINGS AND STRUCTURES (from exterior walls/columns)	5,152	1,696	
FRONT ENTRY AND FRONT STEPS (roofed and unroofed)	40	0	
REAR ENTRY & REAR STAIRS (roofed and unroofed)	56	160	
ROOFED PORCH / DINING	1083	0	
RAISED DECK OR TERRACE (>6" above finished grade)	112	-50	
TOTAL LOT COVERAGE SQUARE FOOTAGE (sum of "existing", "this permit", and "by others" in line 3.0)	8,249 Sq. Ft.		
TOTAL LOT COVERAGE PERCENTAGE	8,249 Sq. Ft. / Lot Size = 20.65 %		

NON-OPEN SPACE CALCULATIONS (80% Maximum)	~~~~~~~~ IN SQUARE FEET ~~~~~~~~		
AT-GRADE IMPROVEMENTS	EXISTING	THIS PERMIT	BY OTHERS
DRIVEWAY/PARKING AREAS (as per site plan) (all surface types)	15,695	-776	
DESIGNATED WALKWAYS/SIDEWALKS, (as per site plan) (all surface types)	2,328	99	
IMPERMEABLE PATIOS, SLABS, ETC.	242	311	
IMPERMEABLE POOL DECK (at-grade)	0	0	
POOL/SPA SHELL (at grade)	0	0	
MECHANICAL EQUIPMENT PADS (i.e. A/C, pool) (at-grade)	93	0	
OTHER IMPERVIOUS SURFACE (at-grade)	599	0	
TOTAL AT-GRADE SQUARE FOOTAGE (sum of "existing", "this permit", and "by others" in 5.0)	18,591 Sq. Ft.		
TOTAL LOT COVERAGE & NON-OPEN SPACE SQUARE FOOTAGE (lines 3.1 + 6.0)	26,840 Sq. Ft.		
TOTAL LOT COVERAGE & NON-OPEN SPACE PERCENTAGE	26,840 Sq. Ft. (line 7.0) / Lot Size = 67.20%		

PROPOSED SEATING	
FIRST FLOOR COVERED PORCH	62 SEATS
FIRST FLOOR BAR	12 SEATS
OUTDOOR	46 SEATS
2ND FLOOR	60 SEATS
TOTAL	180 SEATS

RESTAURANT OCCUPANCY CALCULATIONS		
AREAS	SQUARE FOOTAGE	REQUIRED OCCUPANCY
PATRON AREA - (1) PERSON PER (7) SF	225	32
BAR SEATING AREA - (1) PERSON PER (3) SF	128	43
SEATING AREA - (1) PERSON PER (15) SF	2,734	182
RETAIL AREA - (1) PERSON PER (7) SF	310	44
SERVICE AREA - (1) PERSON PER (100) SF	757	8
KITCHEN AREA - (1) PERSON PER (100) SF	1,274	13
	TOTAL OCCUPANCY	322**

**TOTAL OCCUPANCY INCLUDES OUTSIDE SEATING AREA UNDER TREES

2-STORY REMODEL- OCCUPANCY CALCULATIONS		
AREAS	SQUARE FOOTAGE	REQUIRED OCCUPANCY
PATRON AREA - (1) PERSON PER (7) SF	1057	151
SERVICE AREA - (1) PERSON PER (100) SF	330	4
	TOTAL OCCUPANCY	155

PARKING CALCULATIONS:

REQUIRED PARKING SPACES UNDER SECTION 158.178 OF THE ZONING CODE.

NET PATRON AREA (REQUIRED PARKING = 1 SPACE PER 100 SF):

MISC. PATRON AREA = 1,282 SF
BAR SEATING AREA = 128 SF
DINING SEATING AREA = 2,734 SF
RETAIL AREA = 310 SF

TOTAL AREA = 4,454 SF / 100
= 44.5 PARKING SPACES

45 PARKING SPACES REQUIRED

TOTAL PARKING PROVIDED:
(PER 158.178 OF THE ZONING CODE - MAX. 10% REDUCTION IN PARKING ALLOWED FOR BIKE RACK PROVISION)

31 PARKING SPACES ON-SITE
+14 BOAT SLIPS (12 EXISTING PLUS 2 ADDITIONAL APPROVED BY FDEP JULY 9, 2012)
+ 1 BIKE RACK (5 BIKES - EQUIVALENT TO 1 PARKING SPACES)
= 46 PARKING SPACES PROVIDED

CADD File: 417-10-SITE PLAN 2013.dwg
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Drawn By: KAT
Checked By: LTB
Project No.: 417-01-10

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LTA ENGINEERS, LLC
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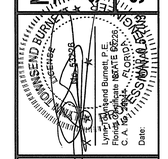
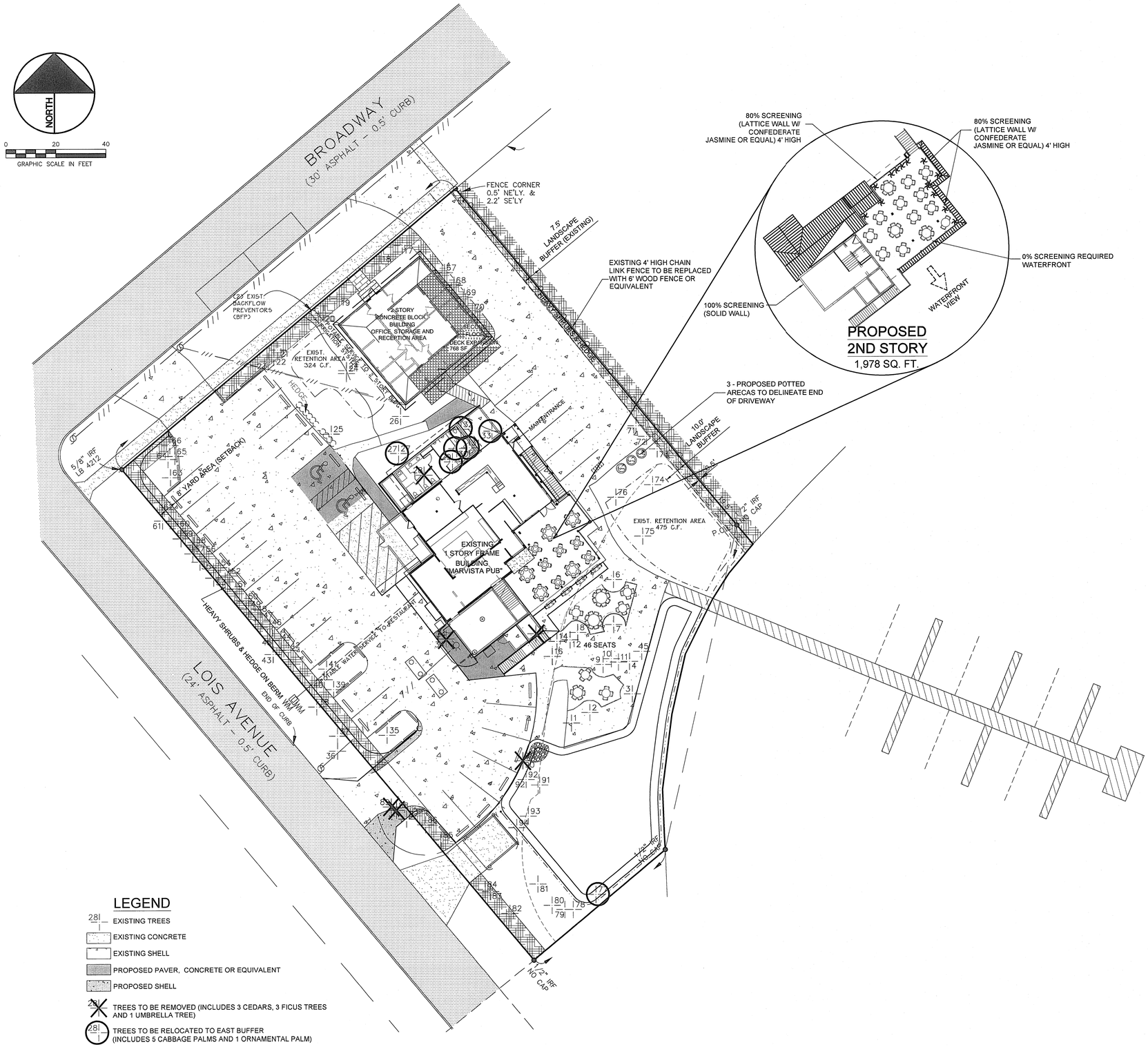
NO.	REVISION	DATE	BY
1	REVISED PER STAFF COMMENTS	7/28/10	DS
2	REVISED PER STAFF COMMENTS	9/1/10	DS
3	REVISED PER STAFF COMMENTS	10/14/10	DS
4	REVISED PER STAFF COMMENTS	12/14/10	DS
5	REVISED OUTDOOR DINING AREA / RENOVATION	8/12/11	DS
6	REVISED DOWNSTAIR RENOVATION	9/20/11	LB
7	REVISED PER TOWN COMMENTS - ADD DUMPSTER TRAPS	10/28/11	DS
8	ADD DUMPSTER PAD DETAIL	1/23/12	ET
9	REV. DUMPSTER/COMPACTOR PAD AND ADDED DETAILS	5/21/12	LTB
10	REV. UPSTAIRS OUTDOOR DINING PLAN & 2ND STORY DECK	7/20/12	LTB
11	REVISED PER TOWN COMMENTS	10/09/12	LTB
12	REVISED PER TOWN COMMENTS	3/20/13	LTB

MAR VISTA RESTAURANT RENOVATION
Town of Longboat Key, FL
Sec. 15, Twp. 35 S., Rge 16 E. Manatee County, Florida

SITE PLAN



Lynn Toland Burnett, P.E.
Professional Engineer No. 38358
C.A. No. 9168 - FL Corp.
Date:



LEGEND

- 281 EXISTING TREES
- EXISTING CONCRETE
- EXISTING SHELL
- PROPOSED PAVER, CONCRETE OR EQUIVALENT
- PROPOSED SHELL
- 281 TREES TO BE REMOVED (INCLUDES 3 CEDARS, 3 FICUS TREES AND 1 UMBRELLA TREE)
- 281 TREES TO BE RELOCATED TO EAST BUFFER (INCLUDES 5 CABBAGE PALMS AND 1 ORNAMENTAL PALM)

TREE TABLE

TREE #	TYPE	DIAMETER±	HEIGHT±	LIMB SPAN±	
1	BUTTONWOOD	18"	35'±	50'±	
2	BUTTONWOOD	24"	30'±	50'±	
3	CABBAGE PALM	15"	15'±	10'±	
4	BUTTONWOOD	24"	25'±	60'±	
5	CABBAGE PALM (DEAD)	15"	20'±	10'±	
6	BUTTONWOOD	20"	25'±	30'±	
7	BUTTONWOOD	20"	25'±	50'±	
8	BUTTONWOOD	20"	25'±	50'±	
9	CABBAGE PALM	12"	20'±	10'±	
10	CABBAGE PALM	12"	20'±	10'±	
11	CABBAGE PALM	12"	20'±	10'±	
12	BUTTONWOOD	18"	20'±	40'±	
13	REMOVED				
14	FICUS	6"	12'±	10'±	
~~15~~	~~FICUS~~	~~8" BASE~~	~~15'±~~	~~12'±~~	REMOVED 1/05/12
16	FICUS	6"	20'±	12'±	
17	CABBAGE PALM	12"	25'±	10'±	
18	ORNAMENTAL PALM	8"	15'±	12'±	
19	ORNAMENTAL PALM	8"	15'±	12'±	
20	CABBAGE PALM	12"	15±	12'±	
21	CABBAGE PALM	12"	15'±	12'±	
22	ORNAMENTAL PALM	8"	15'±	24'±	
23	CABBAGE PALM	14"	25'±	12'±	
24	CABBAGE PALM	10"	25'±	12'±	
25	DATE PALM	6"	8'±	14'±	
26	DATE PALM	14"	30'±	24'±	
27	ORNAMENTAL PALM	20"	30'±	24'±	
~~28~~	~~FICUS~~	~~36"~~	~~45'±~~	~~50'±~~	REMOVED 1/05/12
~~29~~	~~CABBAGE PALM~~	~~14"~~	~~20'±~~	~~14'±~~	RE-LOCATED 1/05/12
~~30~~	~~CABBAGE PALM~~	~~14"~~	~~20'±~~	~~14'±~~	RE-LOCATED 1/05/12
~~31~~	~~CABBAGE PALM~~	~~14"~~	~~20'±~~	~~14'±~~	RE-LOCATED 1/05/12
~~32~~	~~CABBAGE PALM~~	~~12"~~	~~25'±~~	~~14'±~~	RE-LOCATED 1/05/12
~~33~~	~~UMBRELLA TREE~~	~~4"-8"~~	~~25'±~~	~~24'±~~	REMOVED 1/05/12
34	FICUS	4"-6"	12'±	20'±	
35	CEDAR CLUSTER (5)	ALL 16"	30'±	30'±	
36	BANYAN	18"	35'±	30'±	
37	SEAGRAPE CLUSTER	4"-6"	15'±	30'±	
38	CABBAGE PALM	10"	15'±	12'±	
39	AUSTRALIAN PINE	12"	30'±	20'±	
40	CABBAGE PALM	6"	15'±	12'±	
41	CEDAR CLUSTER (5)	6"-14"	35'±	30'±	
42	CABBAGE PALM	10"	15'±	12'±	
43	CABBAGE PALM	10"	15'±	12'±	
44	CABBAGE PALM	12"	12'±	12'±	
45	CABBAGE PALM	14"	20'±	14'±	
46	CABBAGE PALM	8"	10'±	12'±	
47	CABBAGE PALM	10"	15'±	14'±	
48	CABBAGE PALM	12"	12'±	14'±	
49	CABBAGE PALM	12"	12'±	12'±	
50	CABBAGE PALM	10"	20'±	14'±	
51	CABBAGE PALM	10"	10'±	12'±	
52	CABBAGE PALM	12"	15'±	16'±	
53	CABBAGE PALM	12"	20'±	14'±	
54	CABBAGE PALM	12"	15'±	14'±	
55	CABBAGE PALM	12"	20'±	14'±	
56	CABBAGE PALM	12"	12'±	14'±	
57	CABBAGE PALM	12"	15'±	14'±	
58	CABBAGE PALM	12"	15'±	14'±	
59	CABBAGE PALM	12"	12'±	12'±	
60	CABBAGE PALM	12"	20'±	12'±	
61	CABBAGE PALM	10"	15'±	14'±	
62	CABBAGE PALM	8"	12'±	12'±	
63	CABBAGE PALM	12"	10'±	12'±	
64	CABBAGE PALM	12"	12'±	12'±	
65	CABBAGE PALM	12"	12'±	12'±	
66	CABBAGE PALM	10"	10'±	12'±	
67	CABBAGE PALM	8"	10'±	12'±	
68	CABBAGE PALM	16"	15'±	16'±	
69	CABBAGE PALM	12"	18'±	12'±	
70	CABBAGE PALM	10"	12'±	14'±	
71	CABBAGE PALM	12"	12'±	12'±	
72	CABBAGE PALM	10"	15'±	12'±	
73	CABBAGE PALM	14"	12'±	14'±	
74	COCONUT PALM	8"	20'±	16'±	
75	COCONUT PALM	8"	15'±	16'±	
76	COCONUT PALM	10"	20'±	16'±	
77	CABBAGE PALM	12"	15'±	12'±	
78	CABBAGE PALM	12"	15'±	12'±	
79	CABBAGE PALM	8"	12'±	12'±	
80	CABBAGE PALM	10"	10'±	16'±	
81	CABBAGE PALM	12"	10'±	14'±	
82	SEAGRAPE CLUSTER	4"-6"	12'±	20'±	
83	CEDAR	14"	25'±	24'±	
84	CEDAR	14"	20'±	24'±	
85	BANYAN	40"	15'±	40'±	
86	CEDAR	24"	30'±	30'±	
87	CEDAR	12"	25'±	30'±	
88	CEDAR	10"	25'±	20'±	
89	CEDAR	10"	25'±	20'±	
90	CEDAR	10"	25'±	20'±	
91	SEAGRAPE CLUSTER	6"-8"	15'±	30'±	
92	CABBAGE PALM	12"	20'±	14'±	
93	CABBAGE PALM	14"	15'±	14'±	
94	CABBAGE PALM	10"	20'±	14'±	

PROPOSED POTTED 'ARECA' PALMS W/ DRIP IRRIGATION TO COMPLY WITH THE OUTDOOR DINING SCREENING ORDINANCE (SEC. 158.136(A)(12)). TO BE PLACED ON THE PERIMETER OF THE UPSTAIRS DINING ROOM.

OPEN SPACE CALC.

TOTAL OPEN SPACE REQUIRED = 20% MINIMUM
TOTAL OPEN SPACE PROVIDED = 32.8%

NOTE:
EXISTING INFORMATION TAKEN FROM A SURVEY PREPARED BY LEO MILLS & ASSOCIATES, INC.

CADD File: 417-10-SITE PLAN 2013.dwg
Date: 4/27/10
SCALE: SEE SCALE
Design By: KAT
Drawn By: KAT
Checked By: LTB
Project No.: 417-01-01-10

1922 53rd Avenue East
Bradenton, FL 34203
Phone 941.756.9100
Fax 941.756.9119
LTA ENGINEERS, LLC
Civil Engineers & Land Planners

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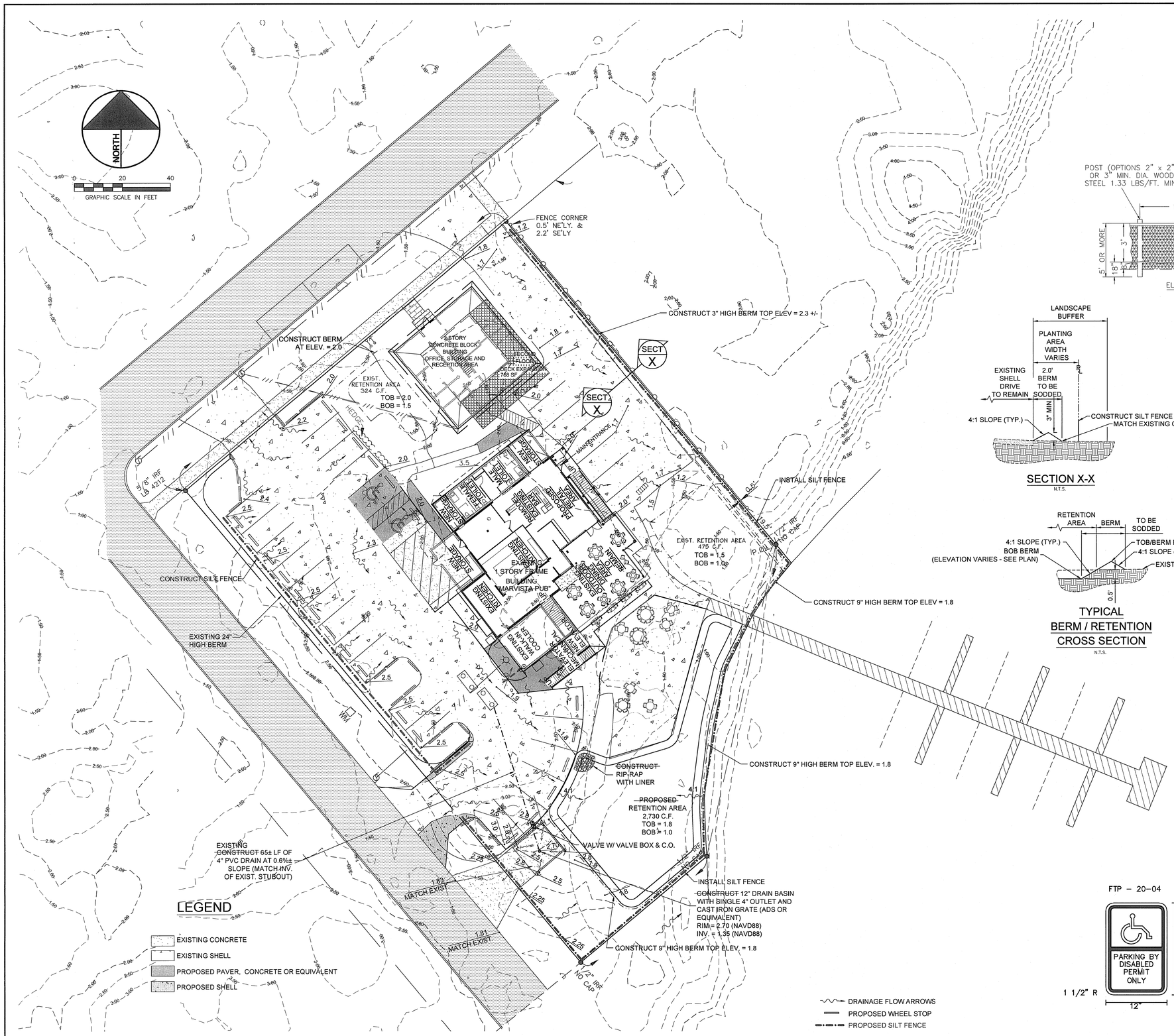
NO.	REVISION	DATE	BY
1	REVISED PER STAFF COMMENTS	7/28/10	DS
2	REVISED PER STAFF COMMENTS	9/1/10	DS
3	REVISED PER STAFF COMMENTS	10/14/10	DS
4	REV. FLOOR PLAN FOR UPSTAIRS, REV. BUFFER EAST PROPERTY	7/2/012	LB
5	REVISED PER TOWN COMMENTS	10/9/012	LB
6	REVISED PER TOWN COMMENTS	2/5/2013	LB

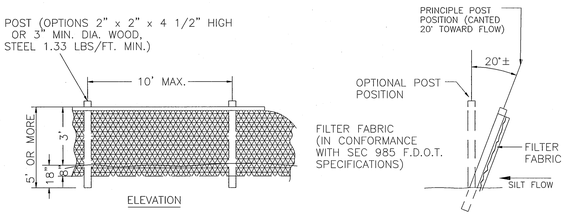
MAR VISTA RESTAURANT RENOVATION
Town of Longboat Key, FL
Sec. 15, Twp. 35 S, Rge 16 E. Manatee County, Florida

LANDSCAPE, BUFFER & SCREENING PLAN

KEITH A. TOWNSEND BURNETT
Keith Townsend Burnett, P.E. on behalf of LTA Engineers, LLC
Florida Certificate No. 34926
STATE OF FLORIDA
FEBRUARY 5, 2013

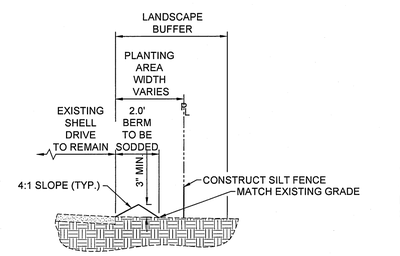


NOTES:
1. EXISTING INFORMATION TAKEN FROM A SURVEY PREPARED BY LEO MILLS & ASSOCIATES, INC.
2. ALL EXISTING CONTOUR DATA AND PROPOSED SPOT ELEVATIONS SHOWN HEREON ARE BASED LIDAR DATUM NAVD88.



TYPICAL SILT FENCE

N.T.S.



SECTION X-X

N.T.S.

TYPICAL BERM / RETENTION CROSS SECTION

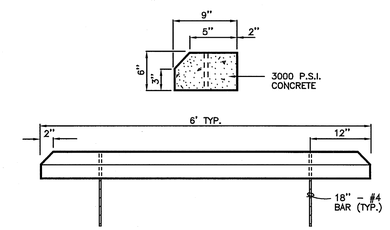
N.T.S.

WATER QUALITY CALCULATIONS:

REQUIRED VOLUME = 0.75" x SITE AREA
0.75" x 39,941 = 2,496 C.F.
PROVIDED VOLUME = 3,529 C.F.

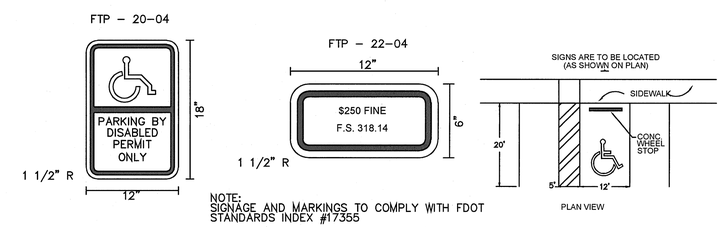
GENERAL NOTES:

1. a) WHEEL STOPS SHALL BE PROVIDED FOR EACH PARKING SPACE. THE STOPPING EDGE OF THE WHEEL STOP SHALL BE PLACED NO CLOSER THAN TWO FEET FROM THE EDGES OF THE REQUIRED SIDEWALKS, PLANTER OR LANDSCAPE AREAS AND FROM BUILDING.
   b) THE TWO FEET BEYOND THE WHEEL STOP MAY BE PAVED, SHELL OR LANDSCAPED WITH GROUND COVER.
   c) THE WHEEL STOP SHALL BE SECURED TO THE GROUND OR PARKING AREA SURFACE.
   d) THE WHEEL STOP SHALL BE COLOR DISTINCTIVE FROM THE PARKING SURFACE.
2. UTILITY PROVIDERS AND CONTRACTORS SHALL UPGRADE EXISTING WATER METERS AND SERVICE TO RESTAURANT AS NEEDED TO PROVIDE SUFFICIENT SERVICE TO 2nd FLOOR DINING AREA AND ADDITIONAL RESTROOMS.
3. UTILITY PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. ELECTRICAL SERVICE SHALL BE UPGRADED AS NEEDED TO ACCOMODATE ADDITIONS TO MECHANICAL / EQUIPMENT ROOM AND ELEVATOR.



WHEEL STOP DETAIL

N.T.S.



NOTE:
SIGNAGE AND MARKINGS TO COMPLY WITH FDOT STANDARDS INDEX #17355

HANDICAP SIGN DETAIL

N.T.S.

CADD File: 417-10-SITE PLAN 2013.dwg
Date: 4/27/10
SCALE: SEE SCALE
Design By: KAT
Drawn By: KAT
Checked By: LTB
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NO.	REVISION	DATE	BY
1	REVISED PER STAFF COMMENTS	7/26/10	DS
2	REVISED PER STAFF COMMENTS	9/7/10	DS
3	REVISED PER STAFF COMMENTS	10/14/10	DS
4	REVISED DUMPSTER PAD & ELEVATIONS	11/28/11	DS
5	REV. COMPACTOR PAD & MAIN ENTRANCE AND C.O.	1/13/12	LTB
6	REV. CROSS SECTION X-X	7-30-12	LTB
7	REVISED DUMPSTER DRAIN INLET AND INVERT	8-8-12	LTB
8	REVISED PER TOWN COMMENTS	9/2/12	LTB
9	REVISED PER TOWN COMMENTS	2/5/13	LTB

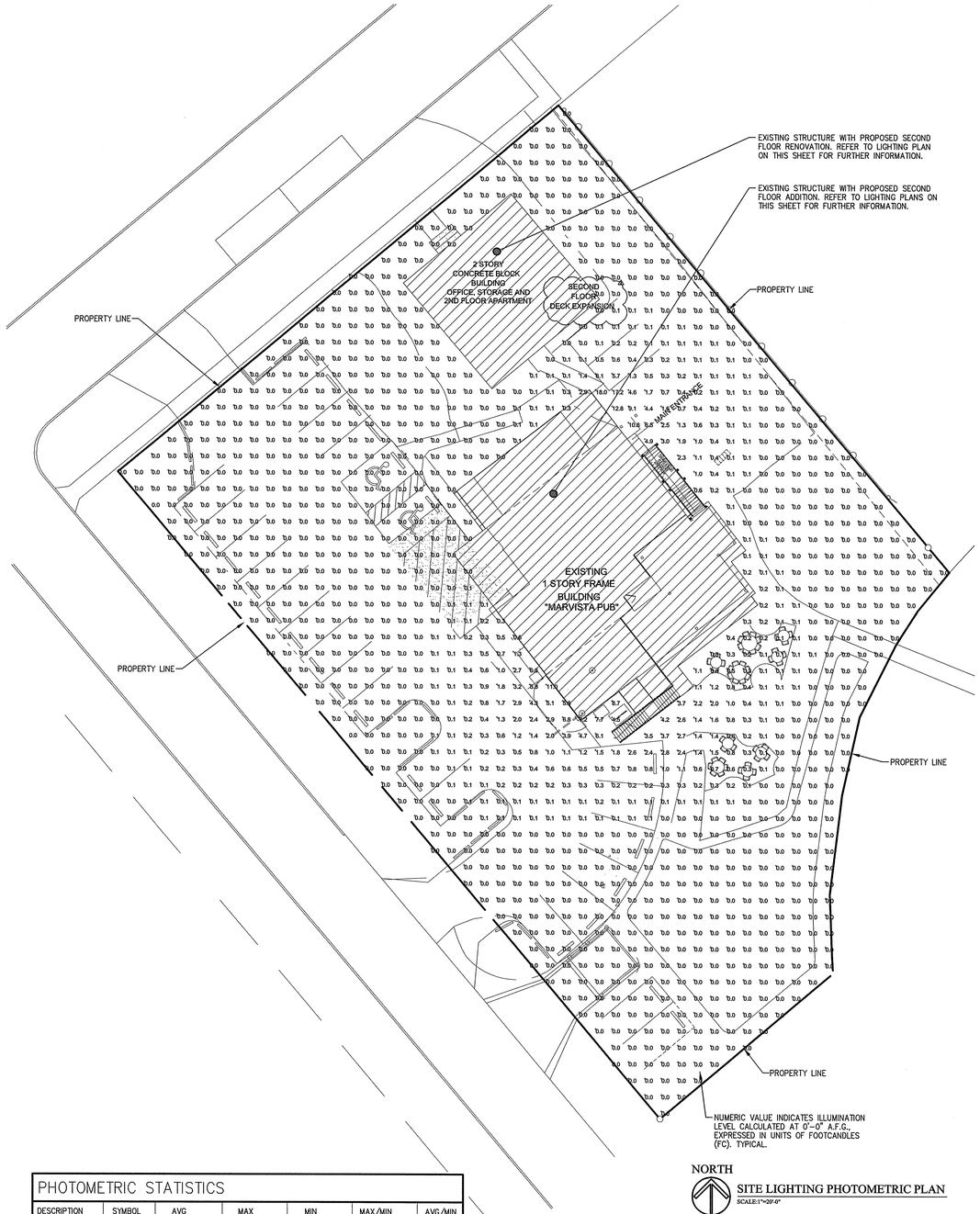
MAR VISTA RESTAURANT RENOVATION
Town of Longboat Key, FL
Sec. 15, Twp. 35 S., Rge 16 E. Manatee County, Florida

STORMWATER, SOIL EROSION & SEDIMENTATION PLAN

LYNN TOWNSEND BURNETT LICENSE No. 52226 STATE OF FLORIDA PROFESSIONAL ENGINEER
Lynn Townsend Burnett, P.E.
Florida Registration No. 52226
C.A. No. 4611
Date: MAR 05 2013

4

OF: 4



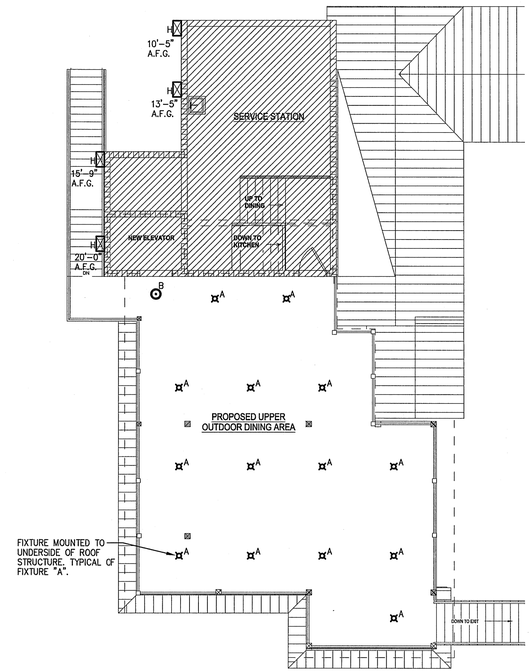
NORTH

SITE LIGHTING PHOTOMETRIC PLAN

SCALE: 1"=20'-0"

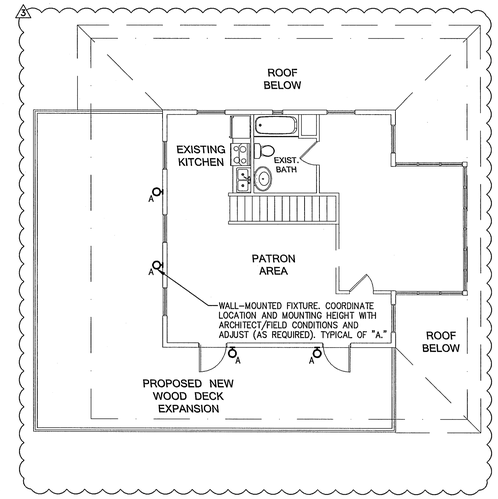
PHOTOMETRIC STATISTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
SITE		0.2 FC	18.0 FC	0.0 FC	N/A	N/A
PROPERTY LINE		0.0 FC	0.0 FC	0.0 FC	N/A	N/A

ALL FOOTCANDLE LEVELS CALCULATED AT GRADE.



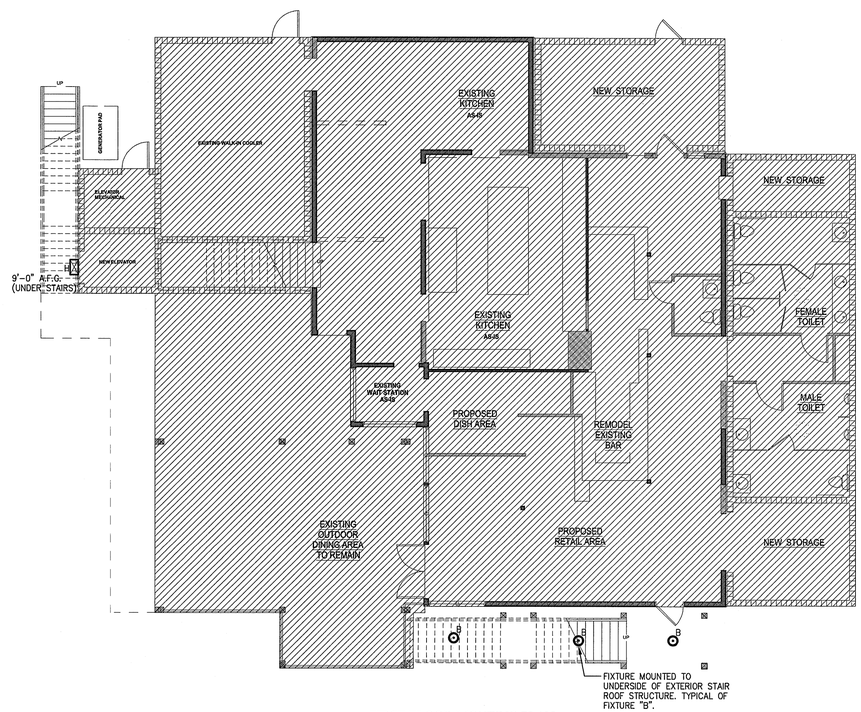
SECOND FLOOR LIGHTING PLAN

SCALE: 1"=1'-0"



SECOND FLOOR DECK EXPANSION LIGHTING PLAN

SCALE: 1"=1'-0"



FIRST FLOOR LIGHTING PLAN

SCALE: 1"=1'-0"

Special Exception for Outdoor Dining
and
Site Plan Amendment for
Outdoor Dining

MAR VISTA RESTAURANT

760 BROADWAY STREET
LONGBOAT KEY, FL 34228

STEWART Engineering CONSULTANTS
EB0006107

Stewart Engineering Consultants, Inc.
1859 Northgate Boulevard, Suite #1
Sarasota, Florida 34234
Phone: (941) 351-9996
FAX: (941) 351-9655
E-Mail: stewartengineering@usa.net
William J. Stewart P.E. 0037457
Robert L. Cave P.E. 0048329

CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. WHERE NOT CLEARLY SHOWN OBTAIN EXACT INFORMATION FROM ENGINEER. DO NOT SCALE DRAWINGS. USE ONLY MOST RECENTLY DATED DRAWINGS. NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. ENGINEER RESERVES THE RIGHT TO MAKE CHANGES AS DEEMED NECESSARY TO ACCOMMODATE FIELD CONDITIONS ENCOUNTERED DURING CONSTRUCTION NOT CARRIED OUT IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS. THESE PLANS SHALL NOT BE REPRODUCED OR COPIED IN PART OR WHOLE WITHOUT EXPRESSED WRITTEN PERMISSION FROM STEWART ENGINEERING CONSULTANTS, INC. © COPYRIGHT 2010

TO THE BEST OF THE ARCHITECTS OR ENGINEERS KNOWLEDGE, THAT PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553, AND 633, FLORIDA STATUTES AND LOCAL ORDINANCES.

Project Number:	3666
File Name:	3666 ESL-1.dwg
Designed:	JMB
Checked:	WJS
Date:	07-09-10

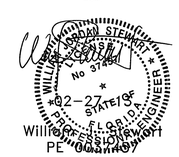
Revisions:

No.	Description	Date
1	FLOOR PLAN REVISION	10-08-12
2	DECK EXP. REVISION	01-02-13
3	DECK EXP. REVISION	02-26-13

Drawing Title

LIGHTING PLANS

Seal



Sheet Number

ESL-1

Of 2

DESCRIPTION
Cylinder downlight luminaire with 6" diameter, designed for a PAR30 or a PAR38 lamp. Optical assembly consists of either a black baffle or low brightness parabolic cone.

FEATURES
- Luminaire uses a PAR 30 – 75 Watt maximum – or PAR38 lamp – 150 Watt maximum.
- Low brightness spun clear Alzak® aluminum cone, .06" thick with polished radius and continuous self-flange.
- All interior surfaces painted optical matte black to eliminate stray light.
- Formed aluminum housing, .06" thick.
- White polyester powdercoat exterior finish.
- Surface, pendant, or wall bracket mounted.
- UL/CUL listed for damp location.

OPTIONS
B	Black Exterior Finish
BR	Bronze Exterior Finish
SV	Metallic Powdercoat Aluminum Exterior Finish
XX	Exterior Finish Color as Specified
WL	Wet Location *(Pendant & Surface)*

COMPANION LUMINAIRES
Recessed Downlight

KL6150PAR38CFF	I.13
KL675PAR30CFF	I.12

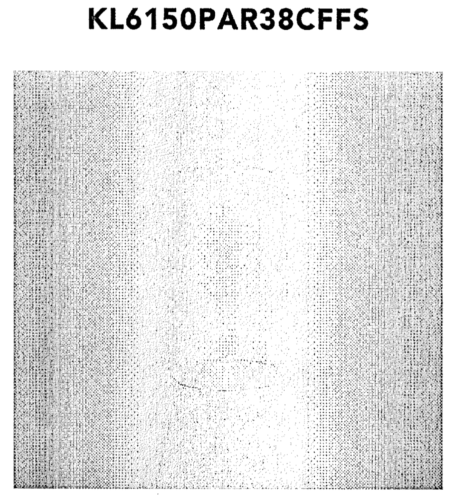
Notes:
Mar Vista - Fixture "A"

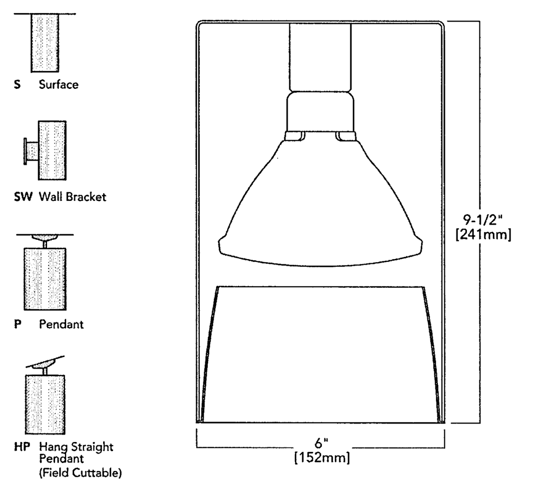
Kramer Lighting reserves the right to change specifications or materials that will not affect product function. Rev. 12/20/10 Copyright © 2010 Kramer Lighting

SURFACE

PAR CYLINDER DOWNLIGHT

6" Diameter
KL6150PAR38CFFS





SURFACE

HOW TO SPECIFY

	Lamp (By Others)	Cone Finish	Mounting	Voltage	Options
Select: KL6	150PAR38	CFF	S	120	WL
	150PAR38 150 Watt PAR38 – max. 75PAR30 75 Watt PAR30 – max.	CFF Clear Flat Flange BB Black Baffle BRFF Bronze Flat Flange CGFF Champagne Gold Flat Flange PEFF Pewter Flat Flange WHFF Wheat Flat Flange WFF White Flat Flange SSG Soft Satin Glow *(Add as prefix)*	S Surface P Pendant *(24" standard)* SW Wall Bracket HP Hang Straight Pendant *(45° max. slope)* *(Field Cuttable)*	120 120V	*Select from Options above left.*
Example: KL6	150PAR38	CFF	S	120	

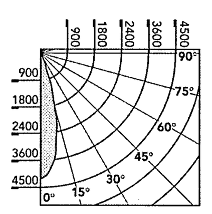
SURFACE

PAR CYLINDER DOWNLIGHT

6" Diameter
KL6150PAR38CFFS

Wide Distribution
KL6150PAR38CFFS
Lamp: **150 Watt PAR38 Flood**
Efficiency: **52.8%** S/M: **.4**
Test No.: **ITL41285.IES**

CANDELA DISTRIBUTION



degrees	cd
0°	4237
5°	3877
15°	1702
25°	128
35°	7
45°	10
55°	0
65°	0
75°	0
85°	0
90°	0

LUMINANCE DATA
candela/meter²

VERTICAL ANGLE	AVERAGE
45°	693
55°	0
65°	0
75°	0
85°	0

CONE OF LIGHT

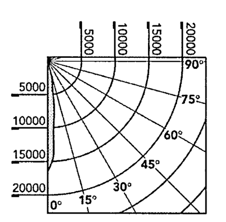
DISTANCE FROM WORKPLANE	FOOTCANDLES	BEAM DIAMETER
6'	118	2.8'
8'	66	3.7'
10'	42	4.6'
12'	29	5.5'
14'	22	6.5'

CO-EFFICIENT OF UTILIZATION

FLOOR	20													
RC	80				70				50		30		0
RW	70	50	30	10	70	50	30	10	50	10	50	10	0
RCR													
0	.62	.62	.62	.62	.61	.61	.61	.61	.58	.58	.56	.56	.52
1	.60	.59	.58	.58	.59	.58	.57	.57	.56	.55	.54	.53	.51
2	.59	.57	.55	.54	.58	.56	.55	.54	.54	.52	.53	.51	.50
3	.57	.55	.53	.52	.56	.54	.52	.51	.53	.50	.52	.50	.48
4	.55	.53	.51	.49	.55	.52	.51	.49	.51	.49	.50	.48	.47
5	.54	.51	.49	.48	.53	.51	.49	.48	.50	.47	.49	.47	.46
6	.53	.50	.48	.46	.52	.49	.47	.46	.49	.46	.48	.45	.45
7	.51	.48	.46	.45	.51	.48	.46	.45	.47	.45	.47	.44	.44
8	.50	.47	.45	.44	.50	.47	.45	.44	.46	.43	.46	.43	.43
9	.49	.46	.44	.43	.49	.46	.44	.42	.45	.42	.45	.42	.42
10	.48	.45	.43	.42	.48	.45	.43	.41	.44	.41	.44	.41	.41

Narrow Distribution
KL6150PAR38CFFS
Lamp: **150 Watt PAR38 Spot**
Efficiency: **72.5%** S/M: **.2**
Test No.: **ITL41284.IES**

CANDELA DISTRIBUTION



degrees	cd
0°	16577
5°	10390
15°	1548
25°	44
35°	0
45°	0
55°	0
65°	0
75°	0
85°	0
90°	0

LUMINANCE DATA
candela/meter²

VERTICAL ANGLE	AVERAGE
45°	0
55°	0
65°	0
75°	0
85°	0

CONE OF LIGHT

DISTANCE FROM WORKPLANE	FOOTCANDLES	BEAM DIAMETER
6'	460	1.3'
8'	259	1.8'
10'	166	2.2'
12'	115	2.7'
14'	85	3.1'

CO-EFFICIENT OF UTILIZATION

FLOOR	20												
RC	80				70				50		30		0
RW	70	50	30	10	70	50	30	10	50	10	50	10	0
RCR													
0	.86	.86	.86	.86	.84	.84	.84	.84	.80	.80	.77	.77	.72
1	.84	.83	.81	.80	.82	.81	.80	.79	.78	.77	.76	.74	.71
2	.82	.80	.78	.77	.80	.79	.77	.76	.76	.74	.74	.73	.70
3	.80	.78	.76	.74	.79	.77	.75	.73	.75	.72	.73	.71	.69
4	.79	.76	.74	.72	.78	.75	.73	.72	.74	.71	.72	.70	.69
5	.77	.74	.72	.70	.76	.74	.72	.70	.73	.70	.72	.69	.68
6	.76	.73	.71	.69	.75	.72	.70	.69	.71	.68	.71	.68	.67
7	.75	.72	.69	.68	.74	.71	.69	.68	.70	.67	.70	.67	.66
8	.74	.70	.68	.67	.73	.70	.68	.67	.70	.67	.69	.66	.66
9	.73	.69	.67	.66	.72	.69	.67	.66	.69	.66	.68	.66	.65
10	.72	.69	.67	.65	.71	.68	.66	.65	.68	.65	.68	.65	.64

All photometric files available for your convenience at our web site: www.kramerlighting.com

SURFACE

DESCRIPTION
Cylinder cross baffle luminaire with 12" diameter, designed for two triple tube or PL Quad lamps. Optical system incorporates an upper reflector with a four-cell parabolic cross baffle cone that provides a wide distribution with low brightness.

FEATURES
- Luminaire uses two triple tube or PL Quad lamps – 32 Watt triple tube maximum.
- Four-cell parabolic cross baffle specular clear low-iridescent finish.
- Low brightness non-iridescent spun clear Alzak® aluminum reflector and cone, .06" thick with polished radius and continuous self-flange.
- Precision nickel-plated cone retainers guaranteed to hold cone in proper position.
- 16-gauge steel housing, seam welded, ground, and sanded.
- 120, 277, or 347 volt two-lamp electronic high-power factor ballast.
- White polyester powdercoat exterior finish.
- Surface, pendant, or wall bracket mounted.
- UL/CUL listed for damp location.

OPTIONS
B	Black Exterior Finish
BR	Bronze Exterior Finish
SV	Metallic Powdercoat Aluminum Exterior Finish
XX	Exterior Finish Color as Specified
EM	Emergency Battery Pack *(Consult factory on dimension change)*
DL	Dimming 3 Wire *(Lutron Compact SE)* *(Consult factory)*
DM	Dimming Ballast *(Power Line)* *(Consult factory)*

COMPANION LUMINAIRES
Cross Baffle Downlight

KL82X32PLTXBCFF	F.23
KL82X26QPLXBCFF	F.22

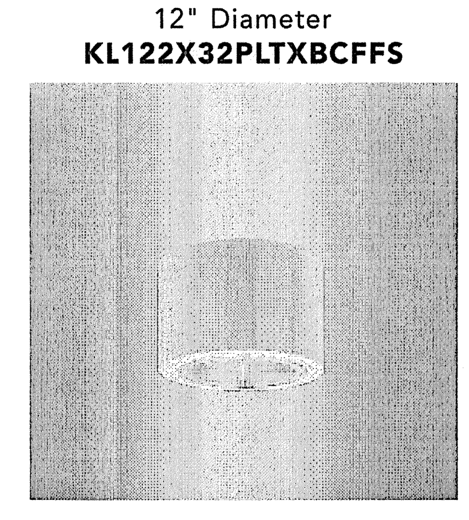
Notes:
Mar Vista - Fixture "B"

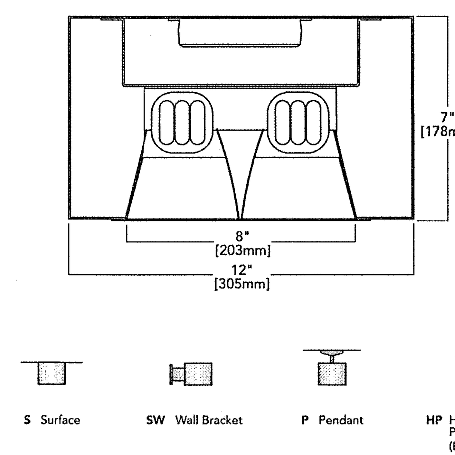
Kramer Lighting reserves the right to change specifications or materials that will not affect product function. Rev. 11/06/09 Copyright © 2009 Kramer Lighting

SURFACE

CROSS BAFFLE
COMPACT FLUORESCENT CYLINDER

12" Diameter
KL122X32PLTXBCFFS





SURFACE

HOW TO SPECIFY

	Lamps/Position	Lamp (By Others)	Cross Baffle Type	Cross Baffle/Cone Finish	Mounting	Voltage	Options
Select: KL12	2X	32	XB	CFF	S	120	WL-EM
	2X 2 Horizontal Mounted	32PLT 32 Watt PL Triple 26PLT 26 Watt PL Triple 26QPL 26 Watt PL Quad 18QPL 18 Watt PL Quad	XB 4 Cell Parabolic	CFF Clear Flat Flange BRFF Bronze Flat Flange CGFF Champagne Gold Flat Flange PEFF Pewter Flat Flange WHFF Wheat Flat Flange WFF White Flat Flange SG Satin Glow *(Add as prefix)*	S Surface P Pendant *(24" standard)* SW Wall Bracket HP Hang Straight Pendant *(45° max. slope)* *(Field Cuttable)*	120 120V 277 277V 347 347V	*Select from Options above left.*
Example: KL12	2X	32PLT	XB	CFF	S	120	

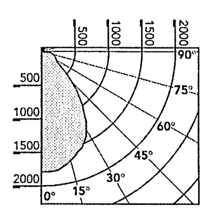
SURFACE

CROSS BAFFLE
COMPACT FLUORESCENT CYLINDER

12" Diameter
KL122X32PLTXBCFFS

KL122X32PLTXBCFFS
Lamp: (2) **32 Watt PLT**
Efficiency: **53.7%** S/M: **1.3**
Test No.: **T13893T.IES**

CANDELA DISTRIBUTION



degrees	cd
0°	1790
5°	1795
15°	1678
25°	1490
35°	1123
45°	654
55°	319
65°	234
75°	189
85°	128
90°	1

LUMINANCE DATA
candela/meter²

VERTICAL ANGLE	AVERAGE
45°	22164
55°	13319
65°	13277
75°	17538
85°	35289

CONE OF LIGHT

DISTANCE FROM WORKPLANE	FOOTCANDLES	BEAM DIAMETER
6'	50	7.0'
8'	28	9.3'
10'	18	11.6'
12'	12	14.0'
14'	9	16.3'

CO-EFFICIENT OF UTILIZATION

FLOOR	20												
RC	80				70				50		30		0
RW	70	50	30	10	70	50	30	10	50	10	50	10	0
RCR													
0	.63	.63	.63	.63	.62	.62	.62	.62	.59	.59	.57	.57	.53
1	.59	.57	.55	.53	.58	.56	.54	.52	.54	.51	.51	.49	.47
2	.55	.51	.48	.46	.54	.50	.48	.45	.48	.44	.47	.43	.41
3	.51	.46	.43	.40	.50	.46	.42	.40	.44	.39	.43	.38	.37
4	.48	.42	.38	.35	.46	.42	.38	.35	.40	.35	.39	.34	.33
5	.44	.39	.34	.31	.43	.38	.34	.31	.37	.31	.36	.31	.29
6	.41	.35	.31	.28	.41	.35	.31	.28	.34	.28	.33	.28	.26
7	.39	.32	.28	.26	.38	.32	.28	.25	.31	.25	.31	.25	.24
8	.36	.30	.26	.23	.36	.30	.26	.23	.29	.23	.28	.23	.22
9	.34	.28	.24	.21	.34	.28	.24	.21	.27	.21	.26	.21	.20
10	.32	.26	.22	.20	.32	.26	.22	.19	.25	.19	.25	.19	.18

All photometric files available for your convenience at our web site: www.kramerlighting.com

SURFACE

CHLORIDE SYSTEMS

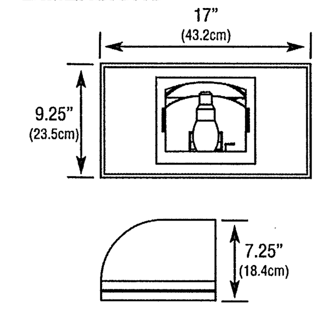
TYPE: Mar Vista-Fixture "H"
CATALOG NO.:

GENERAL DESCRIPTION
Solaray combines an industry recognized outdoor luminaire with a custom fitted emergency lamp. The result is a single fixture for normal and outdoor egress lighting. Solaray meets the Buy American requirements.

ILLUMINATION
Normal illumination is provided by one 100-watt, high-pressure sodium lamp or one 100-watt, metal halide lamp, combined with a polished specular aluminum reflector with type 4 distribution. Normally on illumination may be switched or photocell controlled. Emergency illumination is accomplished with a 35-watt, instant strike Xenarc® lamp, powered from a remote emergency battery unit (sold separately).

INSTALLATION
Solaray is designed with a pre-mountable wall box with integral splice chamber for easy, hands-free wall positioning and wiring. A built-in bubble level aids in accuracy. A polarized, low-voltage, emergency power connector is supplied with a 10 foot interconnect.

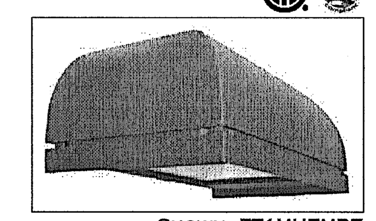
DIMENSIONS



Dimensions are approximate and subject to change.

Solaray
Forward Throw Cutoff Luminaire
Type 4 Distribution
Integral 35-Watt Emergency Xenarc® Lamp*

Define for yourself the outdoor egress lighting requirement to the "public way" and use traditional emergency lighting fixtures with uncertainty. Design and install Chloride's Solaray outdoor wall pack and remove all doubts. Solaray allows the lighting professional to meet normal and emergency outdoor lighting requirements in one attractive package.



SHOWN: FT1MHEMBZ

HOUSING
All housing components are of premium die-cast aluminum construction with a durable bronze powder coat finish. Stainless steel torx head T25 tamperproof hardware included.

ELECTRONICS
AC Only - HX/HPF core/coil HID ballast, spring loaded 4KV pulse rated HID socket, medium base

Emergency Operation - 35-watt, instant strike Xenarc® lamp (requires a remote emergency power source of 12 VDC, 35-watts minimum)

OPERATING TEMPERATURE RANGE
Wet location: -40°F (-40°C) to 104°F (40°C)

RECOMMENDED EMERGENCY BATTERY UNITS (SOLD SEPARATELY)
Indoor/Outdoor** Recessed Ceiling Mount
CPM50LWDLTD
Indoor Surface Mount
TMF50ICTD

CODE COMPLIANCE
Wet location listed
ETL listed to UL 924 standards
ETL listed to UL 1598 standards
ETL listed to CSA C22.2 No 141-02 standards
ETL listed to CSA C22.2 No 250.0-04 standards
NFPA 101, NEC, BOCA, OSHA and IBC illumination standards

ELECTRICAL SPECIFICATIONS
120/208/240/277 VAC, 60 HZ, multi-tap input wiring
130-watts power consumption

WARRANTY (EXCLUDES LAMPS)
Five year warranty

* The Solaray emergency lamp requires a remote 12 VDC power source.
** The CPM50LWDLTD may be used outdoors in locations where the product is not directly exposed to the elements.

ORDERING INFORMATION (EXAMPLE: FT1MHEMBZ)

FT	1MH	EM	BZ
SERIES	**AC LAMP TYPE**	**EMERGENCY FUNCTION**[1]	**HOUSING COLOR**
FT = Forward Throw Cutoff Luminaire	1HPS = 100-Watt, High-Pressure Sodium Lamp 1MH = 100-Watt, Metal Halide Lamp	Blank = AC Fixture, No Emergency Lamp EM = 35-Watt, Instant Strike Xenarc® Lamp	BZ = Bronze

NOTES:
1) Requires a remote emergency power source of 12 VDC and at least 35-watts and TD to cover re-strike period.

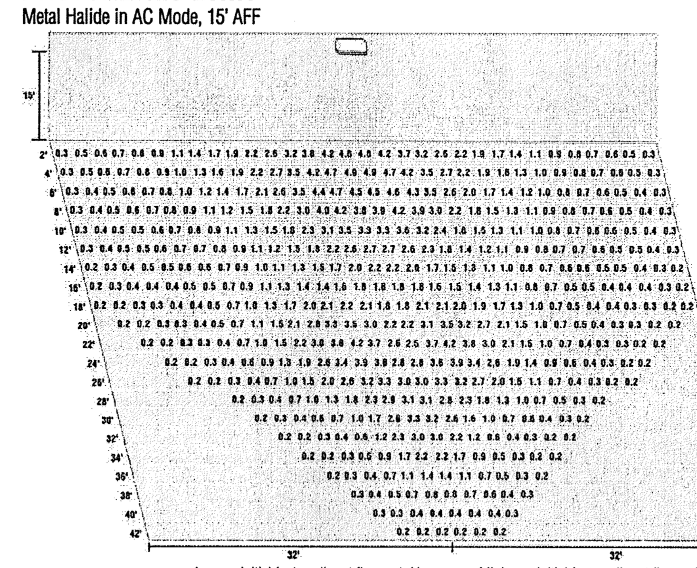
Chloride Systems is a Philips group brand

PHILIPS

Specification Data for Solaray

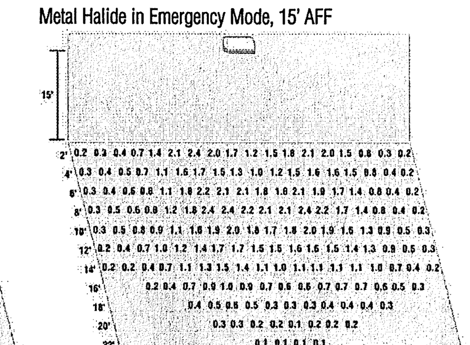
ILLUMINATION
I.E.S. format photometric data files are available for use with most lighting layout application software.

PHOTOMETRIC DATA*
Metal Halide in AC Mode, 15' AFF



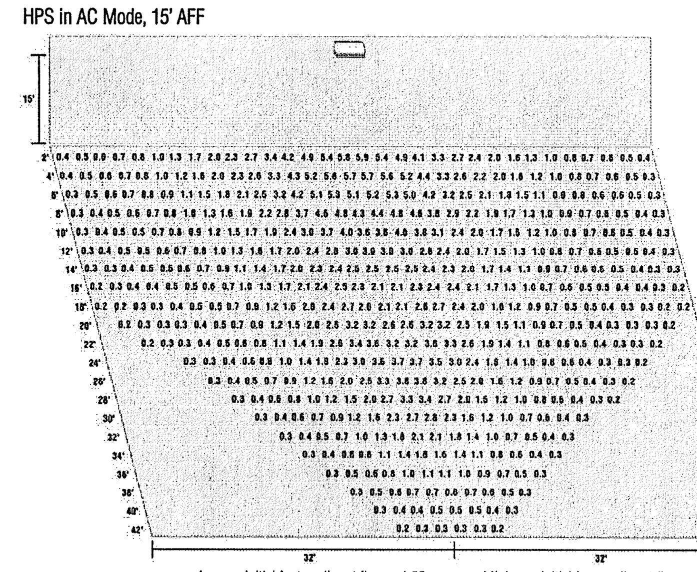
Average initial footcandles at floor = 1.41
Maximum initial footcandles at floor = 4.9
Minimum initial footcandles at floor = 0.2
Maximum to minimum ratio = 24.50

Metal Halide in Emergency Mode, 15' AFF



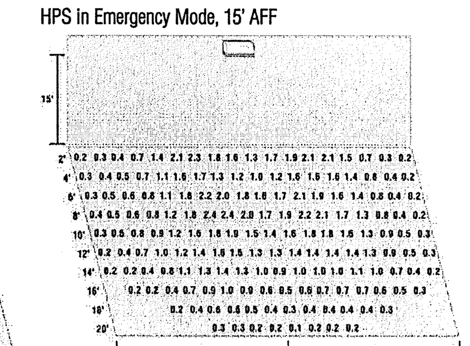
Average initial footcandles at floor = 1.03
Maximum initial footcandles at floor = 2.4
Minimum initial footcandles at floor = 0.1
Maximum to minimum ratio = 24.00

HPS in AC Mode, 15' AFF



Average initial footcandles at floor = 1.55
Maximum initial footcandles at floor = 5.9
Minimum initial footcandles at floor = 0.2
Maximum to minimum ratio = 29.50

HPS in Emergency Mode, 15' AFF



Average initial footcandles at floor = 1.06
Maximum initial footcandles at floor = 2.4
Minimum initial footcandles at floor = 0.1
Maximum to minimum ratio = 24.00

*The optics layout is intended to be used as reference only. Standard reflectances used were 0/50/20. Chloride is not responsible for site specific conditions that may alter the results.
Xenarc® is a registered trademark of Osram Sylvania

Special Exception for Outdoor Dining and Site Plan Amendment for Outdoor Dining

MAR VISTA RESTAURANT

760 BROADWAY STREET
LONGBOAT KEY, FL 34228

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1859 Northgate Boulevard, Suite #1
Sarasota, Florida 34234
Phone: (941) 351-9996
FAX: (941) 351-9655
E-Mail: stewartengineering@usa.net
William J. Stewart P.E. 0037457
Robert L. Cave P.E. 0048329

CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. WHERE NOT CLEARLY SHOWN OBTAIN EXACT INFORMATION FROM ENGINEER. DO NOT SCALE DRAWINGS. USE ONLY MOST RECENTLY DATED DRAWINGS. NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. ENGINEER RESERVES THE RIGHT TO MAKE CHANGES AS REQUIRED DUE TO JOB CONDITIONS. ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION NOT CARRIED OUT IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS. THESE PLANS SHALL NOT BE REPRODUCED OR COPIED IN PART OR WHOLE WITHOUT EXPRESSED WRITTEN PERMISSION FROM STEWART ENGINEERING CONSULTANTS, INC. © COPYRIGHT 2010

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553, AND 633, FLORIDA STATUTES AND LOCAL ORDINANCES.

Project Number:	3666
File Name:	3666 ESL-2.dwg
Designed:	JMB
Checked:	WJS
Date:	07-09-10

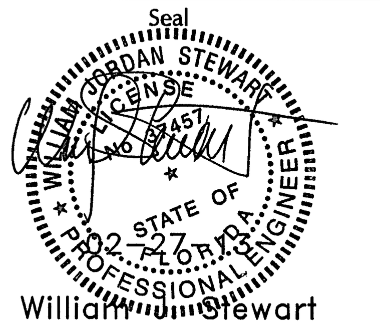
Revisions:

No.	Description	Date
1	FLOOR PLAN REVISION	10-08-12

Drawing Title

PROPOSED FIXTURE SELECTIONS

Seal

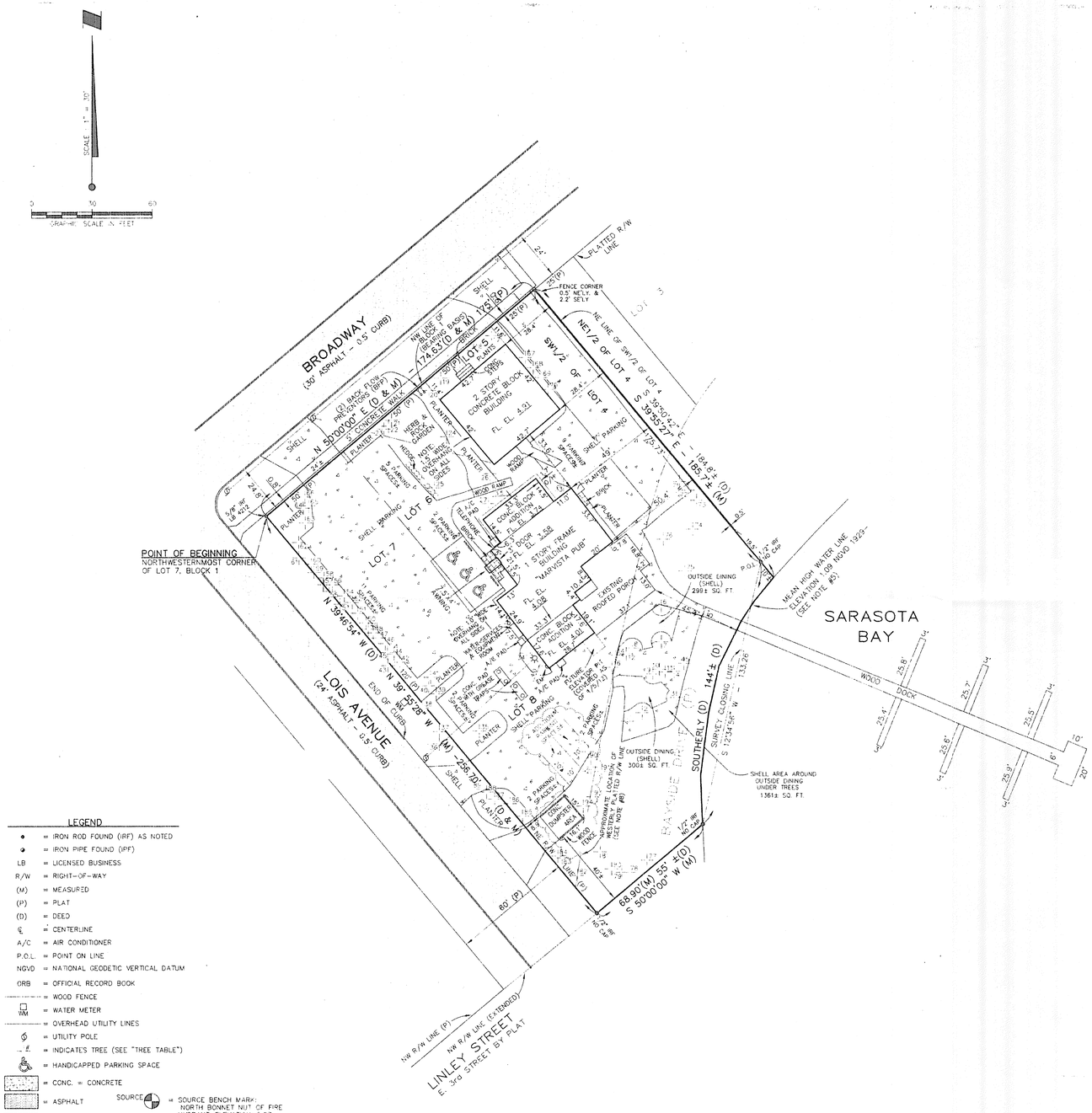


William J. Stewart
PE 0037457

Sheet Number

ESL-2

Of 2

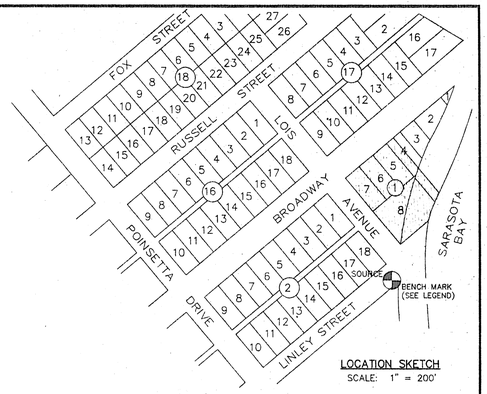


LEGEND

- ● = IRON ROD FOUND (IRF) AS NOTED
- ◉ = IRON PIPE FOUND (IPF)
- LB = LICENSED BUSINESS
- R/W = RIGHT-OF-WAY
- (M) = MEASURED
- (P) = PLAT
- (D) = DEED
- ℄ = CENTERLINE
- A/C = AIR CONDITIONER
- P.O.L. = POINT ON LINE
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- ORB = OFFICIAL RECORD BOOK
- = WOOD FENCE
- WM = WATER METER
- = OVERHEAD UTILITY LINES
- = UTILITY POLE
- = INDICATES TREE (SEE "TREE TABLE")
- = HANDICAPPED PARKING SPACE
- = CONC. = CONCRETE
- = ASPHALT
- = SHELL
- = WOOD
- = BRICK
- SQ. FT. = SQUARE FEET
- = REVISIONS OF 10/15/09
- EM = ELECTRIC METER
- SOURCE = SOURCE BENCH MARK: NORTH BONNET NUT OF FIRE HYDRANT-ELEVATION=5.07 NGVD 1929 - (SEE "LOCATION SKETCH")
- SITE = SITE BENCHMARK: NAIL IN UTILITY POLE-AT SW CORNER OF FRAME BUILDING AS SHOWN - ELEVATION = 4.98 FEET N.G.V.D. 1929 OUT 1/05/12

TREE TABLE

TREE #	TYPE	DIAMETER±	HEIGHT±	LIMB SPAN±	
1	BUTTONWOOD	18"	35'±	50'±	
2	BUTTONWOOD	24"	30'±	50'±	
3	CABBAGE PALM	15"	15'±	10'±	
4	BUTTONWOOD	24"	25'±	60'±	
5	CABBAGE PALM (DEAD)	15"	20'±	10'±	
6	BUTTONWOOD	20"	25'±	30'±	
7	BUTTONWOOD	20"	25'±	50'±	
8	BUTTONWOOD	20"	25'±	50'±	
9	CABBAGE PALM	12"	20'±	10'±	
10	CABBAGE PALM	12"	20'±	10'±	
11	CABBAGE PALM	12"	20'±	10'±	
12	BUTTONWOOD	18"	20'±	40'±	
13	REMOVED				
14	FICUS	6"	12'±	10'±	
~~15~~	~~FICUS~~	~~8" BASE~~	~~15'±~~	~~12'±~~	REMOVED 1/05/12
16	FICUS	6"	20'±	12'±	
17	CABBAGE PALM	12"	25'±	10'±	
18	ORNAMENTAL PALM	8"	15'±	12'±	
19	ORNAMENTAL PALM	8"	15'±	12'±	
20	CABBAGE PALM	12"	15'±	12'±	
21	CABBAGE PALM	12"	15'±	12'±	
22	ORNAMENTAL PALM	8"	15'±	24'±	
23	CABBAGE PALM	14"	25'±	12'±	
24	CABBAGE PALM	10"	25'±	12'±	
25	DATE PALM	6"	8'±	14'±	
26	DATE PALM	14"	30'±	24'±	
27	ORNAMENTAL PALM	20"	30'±	24'±	
~~28~~	~~FICUS~~	~~36"~~	~~45'±~~	~~50'±~~	REMOVED 1/05/12
~~29~~	~~CABBAGE PALM~~	~~14"~~	~~20'±~~	~~14'±~~	RE-LOCATED 1/05/12
~~30~~	~~CABBAGE PALM~~	~~14"~~	~~20'±~~	~~14'±~~	RE-LOCATED 1/05/12
~~31~~	~~CABBAGE PALM~~	~~14"~~	~~20'±~~	~~14'±~~	RE-LOCATED 1/05/12
~~32~~	~~CABBAGE PALM~~	~~12"~~	~~25'±~~	~~14'±~~	RE-LOCATED 1/05/12
~~33~~	~~UMBRELLA TREE~~	~~4"-8"~~	~~25'±~~	~~24'±~~	REMOVED 1/05/12
34	FICUS	4"-6"	12'±	20'±	
35	CEDAR CLUSTER (5)	ALL 16"	30'±	30'±	
36	BANYAN	18"	35'±	30'±	
37	SEAGRAPE CLUSTER	4"-6"	15'±	30'±	
38	CABBAGE PALM	10"	15'±	12'±	
39	AUSTRALIAN PINE	12"	30'±	20'±	
40	CABBAGE PALM	6"	15'±	12'±	
41	CEDAR CLUSTER (5)	6"-14"	35'±	30'±	
42	CABBAGE PALM	10"	15'±	12'±	
43	CABBAGE PALM	10"	15'±	12'±	
44	CABBAGE PALM	12"	12'±	12'±	
45	CABBAGE PALM	14"	20'±	14'±	
46	CABBAGE PALM	8"	10'±	12'±	
47	CABBAGE PALM	10"	15'±	14'±	
48	CABBAGE PALM	12"	12'±	14'±	
49	CABBAGE PALM	12"	12'±	12'±	
50	CABBAGE PALM	10"	20'±	14'±	
51	CABBAGE PALM	10"	10'±	12'±	
52	CABBAGE PALM	12"	15'±	16'±	
53	CABBAGE PALM	12"	20'±	14'±	
54	CABBAGE PALM	12"	15'±	14'±	
55	CABBAGE PALM	12"	20'±	14'±	
56	CABBAGE PALM	12"	12'±	14'±	
57	CABBAGE PALM	12"	15'±	14'±	
58	CABBAGE PALM	12"	15'±	14'±	
59	CABBAGE PALM	12"	12'±	12'±	
60	CABBAGE PALM	12"	20'±	12'±	
61	CABBAGE PALM	10"	15'±	14'±	
62	CABBAGE PALM	8"	12'±	12'±	
63	CABBAGE PALM	12"	10'±	12'±	
64	CABBAGE PALM	12"	12'±	12'±	
65	CABBAGE PALM	12"	12'±	12'±	
66	CABBAGE PALM	10"	10'±	12'±	
67	CABBAGE PALM	8"	10'±	12'±	
68	CABBAGE PALM	16"	15'±	16'±	
69	CABBAGE PALM	12"	18'±	12'±	
70	CABBAGE PALM	10"	12'±	14'±	
71	CABBAGE PALM	12"	12'±	12'±	
72	CABBAGE PALM	10"	15'±	12'±	
73	CABBAGE PALM	14"	12'±	14'±	
74	COCONUT PALM	8"	20'±	16'±	
75	COCONUT PALM	8"	15'±	16'±	
76	COCONUT PALM	10"	20'±	16'±	
77	CABBAGE PALM	12"	15'±	12'±	
78	CABBAGE PALM	12"	15'±	12'±	
79	CABBAGE PALM	8"	12'±	12'±	
80	CABBAGE PALM	10"	10'±	16'±	
81	CABBAGE PALM	12"	10'±	14'±	
82	SEAGRAPE CLUSTER	4"-6"	12'±	20'±	
83	CEDAR	14"	25'±	24'±	
84	CEDAR	14"	20'±	24'±	
85	BANYAN	40"	15'±	40'±	
86	CEDAR	24"	30'±	30'±	
87	CEDAR	12"	25'±	30'±	
88	CEDAR	10"	25'±	20'±	
89	CEDAR	10"	25'±	20'±	
90	CEDAR	10"	25'±	20'±	
91	SEAGRAPE CLUSTER	6"-8"	15'±	30'±	
92	CABBAGE PALM	12"	20'±	14'±	
93	CABBAGE PALM	14"	15'±	14'±	
94	CABBAGE PALM	10"	20'±	14'±	



LOCATION SKETCH
SCALE: 1" = 200'

DESCRIPTION: (ORB 1288, PAGE 3343)

THE SOUTHWEST 1/2 OF LOT 4, LOTS 5, 6, 7 AND 8, BLOCK 1, LONGBEACH SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 306, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND THAT PORTION OF BAYSIDE DRIVE LYING EASTERLY OF SAID LOT 8, AND THE SAID SOUTHWEST 1/2 OF LOT 4, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERNMOST CORNER OF SAID LOT 7, AND RUN N50°00'00"E, ALONG THE NORTHWEST LINE OF SAID BLOCK 1, A DISTANCE OF 174.63 FEET; THENCE S39°50'42"E, ALONG THE NORTHEAST LINE OF SAID SOUTHWEST 1/2 OF LOT 4, A DISTANCE OF 184.8 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF SARASOTA BAY; THENCE MEANDERING ALONG SAID MEAN HIGH WATER LINE IN SOUTHERLY DIRECTION, A DISTANCE OF 144 FEET, MORE OR LESS, TO INTERSECT THE NORTHEASTERLY EXTENSION OF THE NORTHWEST RIGHT-OF-WAY LINE OF LINLEY STREET; THENCE S50°00'00"W, ALONG SAID NORTHEASTERLY EXTENSION, A DISTANCE OF 55 FEET, MORE OR LESS, TO THE SOUTHEASTERLY EXTENSION OF THE NORTHEAST RIGHT-OF-WAY LINE OF LOIS STREET; THENCE N39°46'54"W, ALONG SAID SOUTHEASTERLY EXTENSION AND SAID NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 256.70 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA.

NOTES:

1. BEARINGS SHOWN HEREON REFER TO THE NORTHWEST LINE OF BLOCK 1 BEING N50°00'00"E AS PER DEED DESCRIPTION.
2. UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS OTHER THAN THOSE SHOWN, IF ANY, NOT LOCATED FOR PURPOSES OF THIS SURVEY.
3. THE SUBJECT LAND LIES IN ZONE "A-13" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 125126-0005-D (FIRM INDEX DATED 5/18/92). BASE FLOOD ELEVATION OF 10 FEET REQUIRED BY F.E.M.A. (FEDERAL EMERGENCY MANAGEMENT AGENCY). SUBJECT TO VERIFICATION.
4. THE SUBJECT LAND LIES LANDWARD OF THE COASTAL CONSTRUCTION CONTROL LINE.
5. THE LOCATION OF THE MEAN HIGH WATER LINE ELEVATION 1.09 FEET NGVD 1929 AS LOCATED AND SHOWN ON HEREON IS BASED ON EXTENSION OF TIDAL DATUM FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION MEAN HIGH WATER LINE SURVEY FILE 1620 BUT HAS NOT BEEN VERIFIED BY SAID DEPARTMENT FOR PURPOSES OF THIS SURVEY.
6. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
7. SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
8. LOCATION OF RIGHT-OF-WAY FOR BAYSIDE DRIVE IS APPROXIMATE. NO DIMENSIONS FOR LOT 8 WERE GIVEN ON PLAT OF LONGBEACH (PLAT BOOK 1, PAGE 306).
9. THE SUBJECT LAND AS SURVEYED CONTAINS 39,941 SQUARE FEET OR 0.92 ACRES, MORE OR LESS.
10. ADDITIONAL TREES 17-93 WERE LOCATED ON 9/2/10 AND ADDED TO THIS SURVEY. PREVIOUS LOCATION OF TREES 1 THRU 16 WERE VERIFIED AT THAT TIME.

NOTICE:

ALL ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929. TO CONVERT ELEVATIONS TO NORTH AMERICAN VERTICAL DATUM 1988, SUBTRACT 0.99 FROM THESE ELEVATIONS.

REVISIONS CONTINUED	DATE:	INIT
RPR GREASE TRAPS, INV. EL, LOC. DETAIL	7/18/11	GHC
FL. EL'S ADDED FROM 7/18/11	8/3/11	GHC
ADD'L EL. SEE "NOTE" PAD STAKED	10/12/11	GHC
LOC. OF NEW KOITS GREASE TRAPS	1/12/12	GHC
REVISED LOT COVERAGE CALCS	1/24/12	GHC
AS BUILT OF DUMP PAD CALCS REMOVED	8/29/12	GHC
TREE TYPES REVISED	2/14/13	GHC

BOUNDARY SURVEY

LYING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA

FOR: THE MARVISTA GROUP, INC.

ADDRESS: 760 BROADWAY STREET LONGBOAT KEY, FLORIDA

BY: _____

LEO MILLS, JR. REGISTERED STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 3513

DATE OF SURVEY: 8/17/09

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NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Leo Mills & Associates, Inc.

LICENSED BUSINESS NO. 613 • SURVEYING • LAND PLANNING

620 8th AVENUE WEST, PALMETTO, FL 34221 PHONE (941)722-2460 FAX (941)722-9640

22 NORTH POLK AVENUE, ARCADIA, FL 34266 PHONE: (863)993-4141 FAX: (863)993-2646

CERTIFIED TO:
THE MARVISTA GROUP, INC.

JOB NO.	C 6482	REVISIONS:		DATE:	INIT.
DRAWN BY:	GHC/LKC CHECKED BY: MLM	ADD'L PKG SPACES/DUMPSTER PAD MOVED		10/15/09	GHC
FILE:	C6482.DWG GHC	DUMPSTER PAD MOVED & REV. CALCS REV		12/30/09	GHC
COGO FILE:	C6482.CGO BES	ALL TREES LOCATED 9/2/10 GHC			
SCALE:	1" = 30' (SEE GRAPHIC SCALE)	TREE #28 ADDED 5/14/10 GHC		Dr. 27 # 178	