



Palme d'Or at The Biltmore Hotel

William H. Kerdyk, Sr. Biltmore Tennis Center



William H. Kerdyk, Sr. Biltmore Tennis Center

DRAFT

Jim Cason, Mayor
Frank C. Quesada, Vice Mayor
Patricia Keon, Commissioner
Vince Lago, Commissioner
Jeannett Slesnick, Commissioner



February 23, 2016

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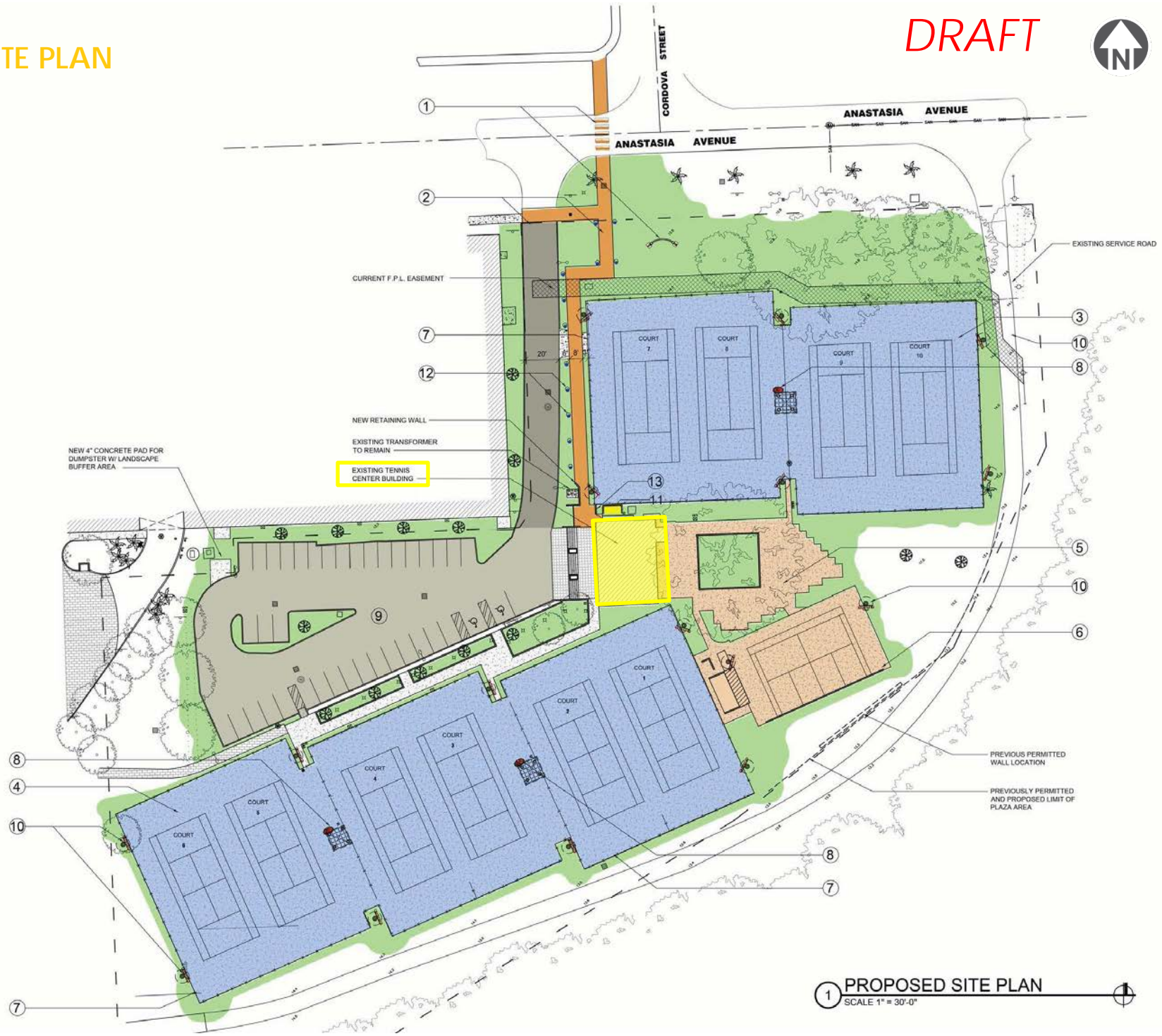
OVERALL SITE PLAN

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- KEY NOTES: REVISED SCOPE OF WORK**
- ① REMOVE EXISTING SIGN AND PROVIDE NEW TWO SIDED ENTRANCE MONUMENT SIGN AND CROSS WALK ACROSS ANASTASIA AVENUE
 - ② EXISTING ENTRANCE DRIVEWAY TO BE REDUCED TO 20' TO PROVIDE NEW ENTRANCE WALKWAY ON WEST SIDE OF COURT 7 FOR DIRECT ACCESS TO TENNIS CENTER BUILDING
 - ③ TENNIS COURTS 7 THROUGH 10 TO REMAIN AT PRESENT LOCATIONS, EXISTING SHELTERS TO REMAIN
 - ④ COURTS 1 THROUGH 10 TO BE MILLED AND RESURFACED WITH 4 COATS OF LAYKOLD CUSHION SYSTEM, RE-STRIPED AND PROVIDE NEW NETS AND ACCESSORIES
 - ⑤ EXISTING PLAZA GEOMETRY TO REMAIN. CONCRETE SLABS TO BE REPAIRED AND NEW CEMENTITIOUS COATING TO BE APPLIED TO SURFACE. BUILT IN PICNIC TABLES AND SEATING TO BE REMOVED. ADDITIONAL MODIFICATION OF THE SEAT WALL SURROUNDING THE TREE WILL BE CONSIDERED.
 - ⑥ EXISTING PRACTICE WALL TO REMAIN. REPAIR CRACKS AND PAINT. LAYKOLD PAINT FINISH TO BE APPLIED TO PRACTICE SIDE OF WALL.
 - ⑦ EXISTING VERTICAL FENCE POST WILL REMAIN AND RECEIVE AN ELECTROSTATIC PAINT FINISH; DAMAGED OR BENT FENCE SUPPORT MEMBERS AND ALL MESH AND WINDSCREENS WILL BE REPLACED
 - ⑧ PROVIDE 3 NEW DRINKING FOUNTAINS WITH CHILLERS. SEE SITE PLAN FOR LOCATION.
 - ⑨ EXISTING PARKING LOT CURB TO BE REPLACED WITH NEW CURB. PARKING LOT SURFACE TO BE MILLED AND RESURFACED WITH 1" ASPHALT. PROVIDE NEW SIGNAGE, WHEEL STOPS AND NEW PAVEMENT MARKINGS
 - ⑩ RECREATIONAL LEVEL LIGHTING TO BE PROVIDED AT ALL COURTS. COURTS #1, #2, #9, AND #10 TO BE BROUGHT DOWN TO ILLUMINATION LEVELS OF OTHER COURTS
 - ⑪ PROVIDE NEW ELECTRICAL YARD AT THIS LOCATION
 - ⑫ BOLLARD LED LIGHTS FOR NEW WALKWAY AND PLAZA
 - ⑬ NEW SCREEN WALL AND GATE

- LEGEND:**
- TENNIS COURTS
 - NEW LANDSCAPING
 - REDUCED EXISTING DRIVEWAY
 - NEW ENTRANCE WALKWAY
 - NEW LIGHTING
 - NEW DRINKING FOUNTAINS
 - PLAZA AREA
 - PARKING LOT
 - BOLLARD LED LIGHT
 - NEW ELECTRICAL ENCLOSURE



1 PROPOSED SITE PLAN
SCALE 1" = 30'-0"

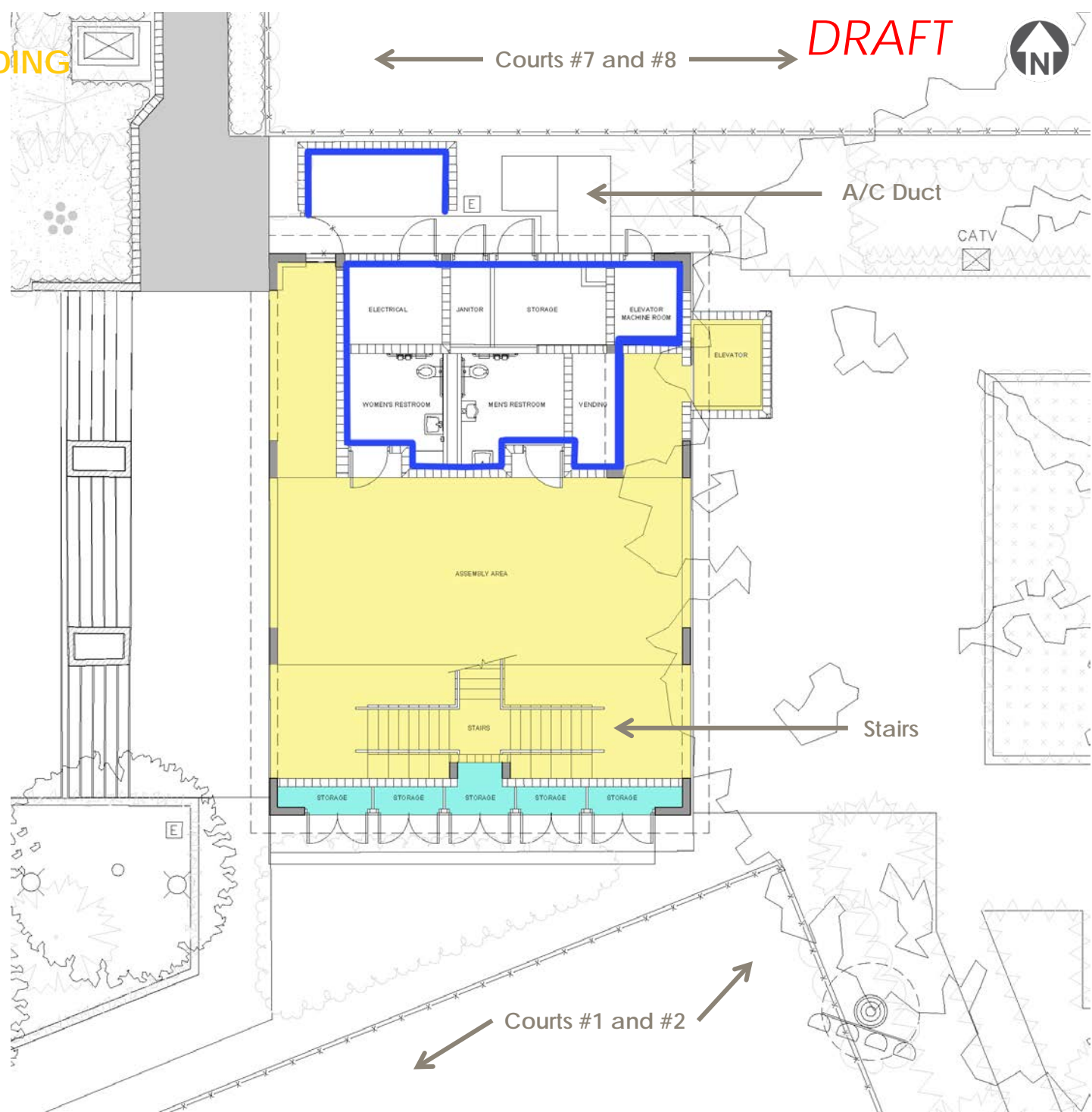


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EXISTING TENNIS BUILDING Ground Floor Plan

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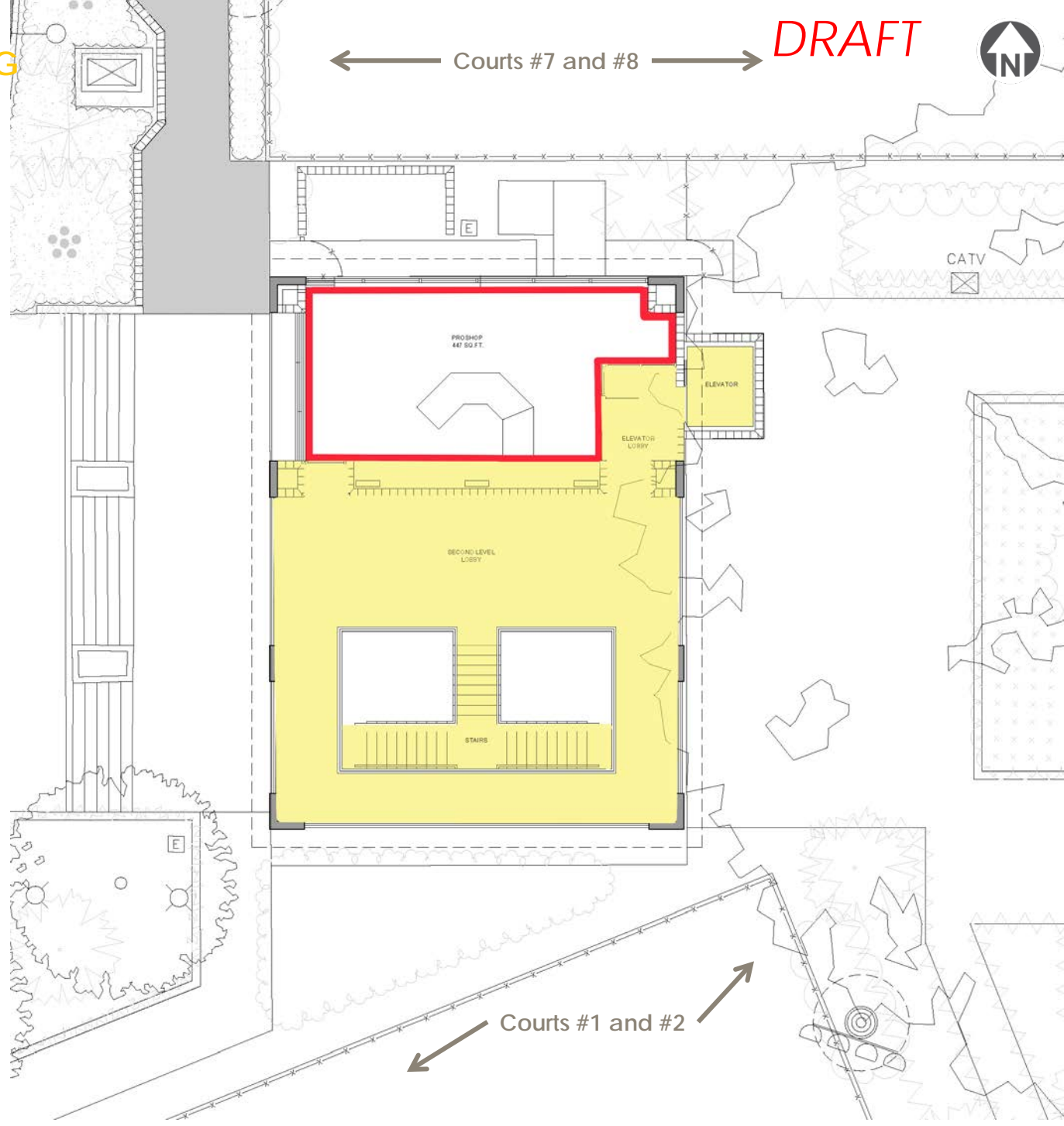
Legend

- Back of House – Support Spaces (Bathrooms / Electrical / Janitor / Elevator Machine Room)
- Storage
- Circulation (Stairs / Elevators / Corridors)



EXISTING TENNIS BUILDING Second Floor Plan

← Courts #7 and #8 → **DRAFT**



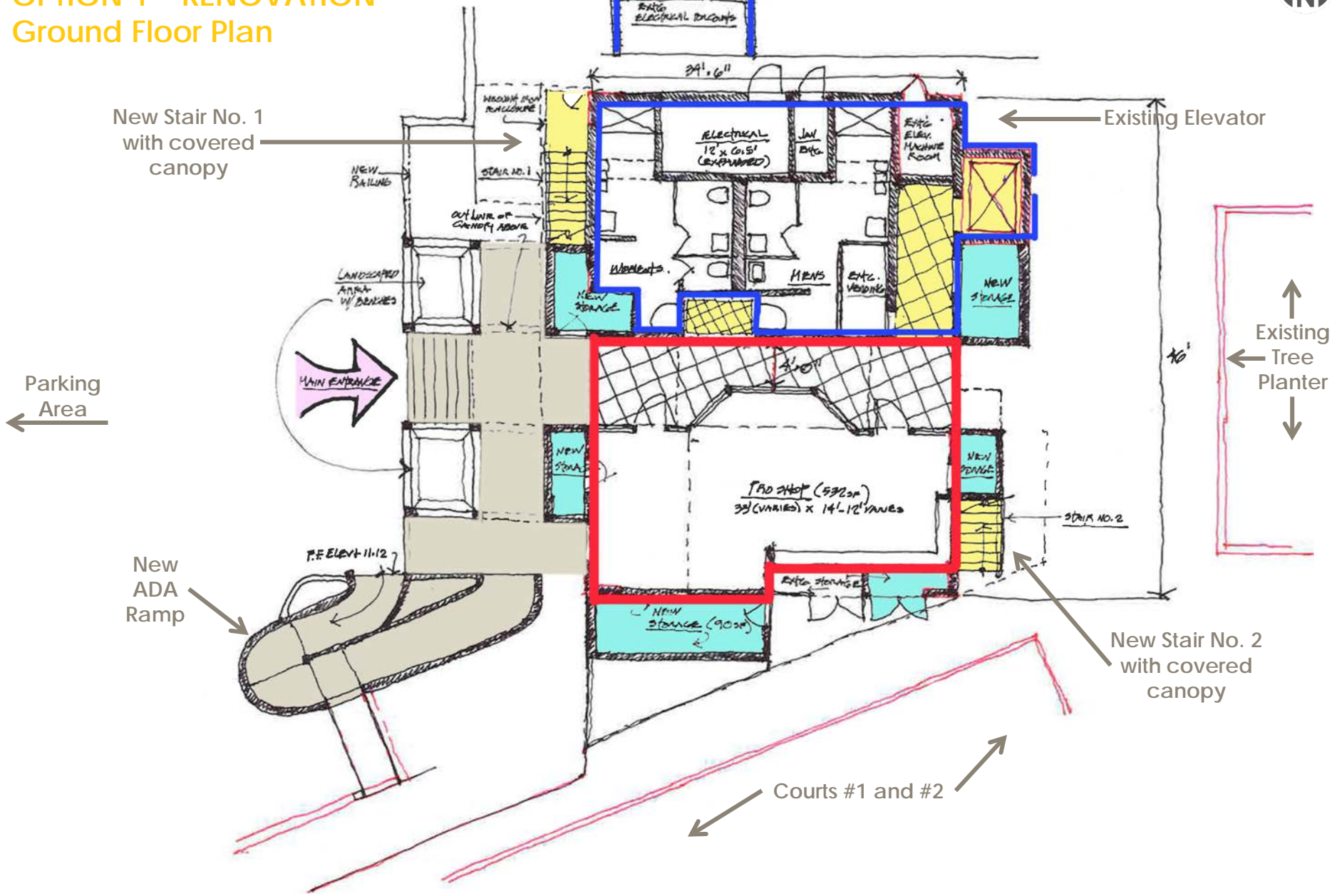
Legend

-  Pro-Shop
-  Circulation (Stairs / Elevators / Corridors)

OPTION 1 – RENOVATION Ground Floor Plan

Courts #7 and #8

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Legend

- █ Back of House – Support Spaces (Bathrooms / Electrical / Janitor / Elevator Machine Room)
- █ Storage
- █ Pro-Shop
- █ Circulation (Stairs / Elevators / Corridors)
- █ New ADA Ramp
- █ Main Entrance

OPTION 1 - RENOVATION

Second Floor Plan

← Courts #7 and #8 →

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New Stair No. 1
with covered
canopy

Canopy Above

Existing Elevator

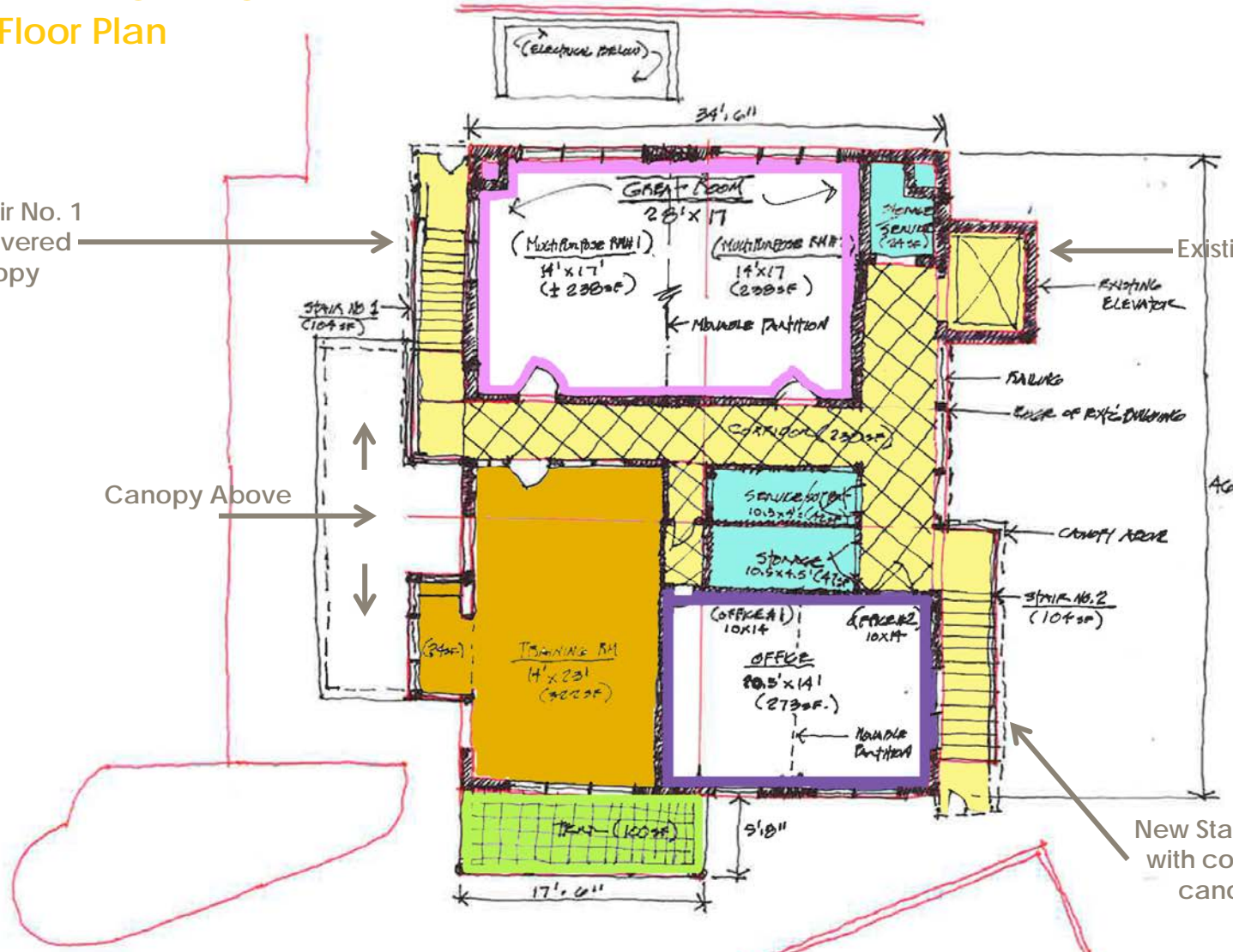
Existing
Tree
Planter

New Stair No. 2
with covered
canopy

Courts #1 and #2

Legend

- Storage
- Meeting Rooms
- Offices
- Training Rooms
- Viewing Terrace
- Circulation (Stairs / Elevators / Corridors)



OPTION 2 – NEW CONSTRUCTION

Ground Floor Plan

← Courts #7 and #8 →

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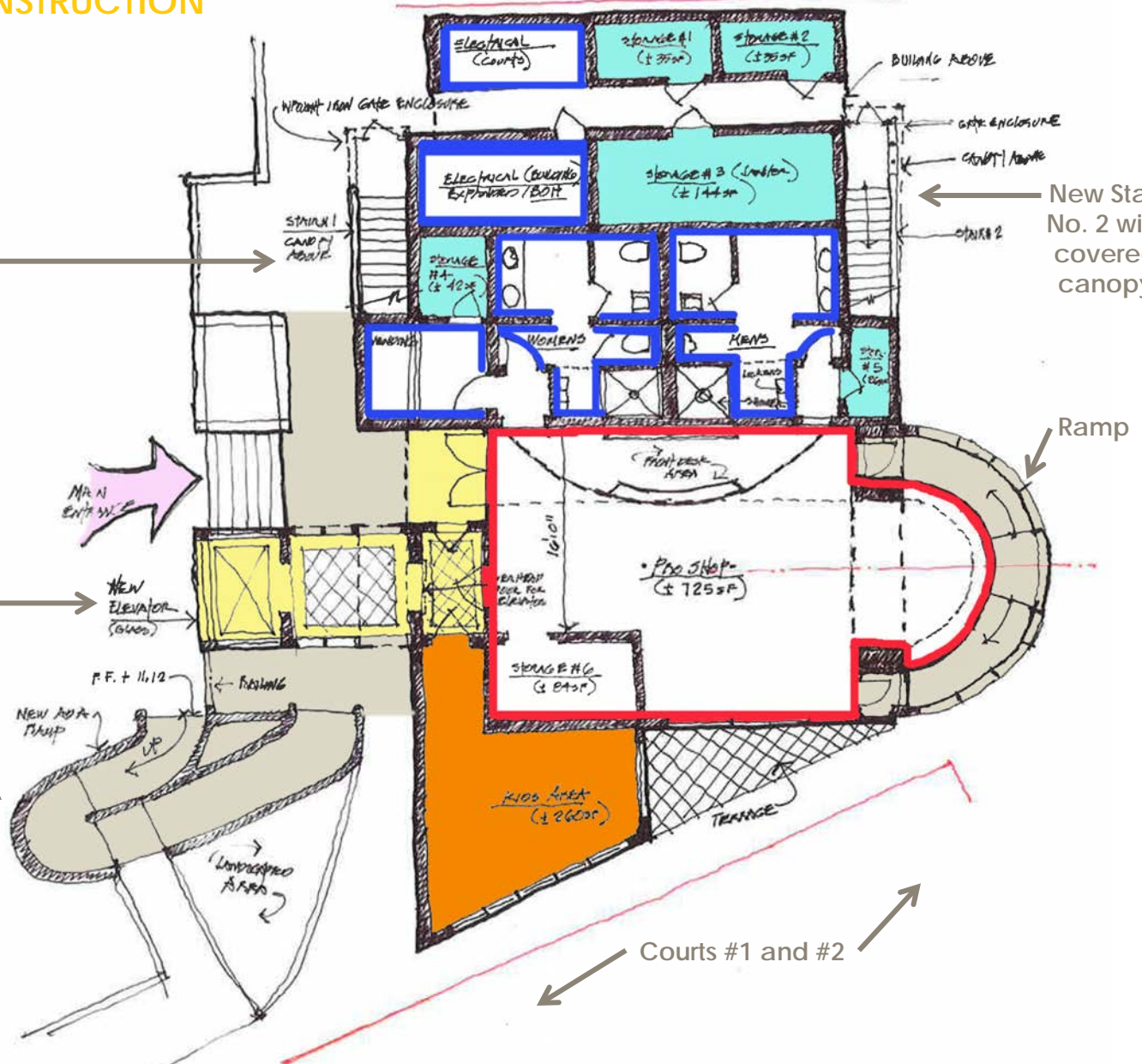


New Stair No. 1
with covered
canopy

New Stair
No. 2 with
covered
canopy

New Elevator

New
ADA
Ramp



Legend

- Back of House – Support Spaces (Bathrooms / Electrical / Janitor / Elevator Machine Room)
- Storage
- Pro-Shop
- Circulation (Stairs / Elevators / Corridors)
- Kids Area
- New ADA Ramp
- Main Entrance

OPTION 2 - NEW CONSTRUCTION

Second Floor Plan

Courts #7 and #8

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New Stair No. 1
with covered
canopy

New Stair No. 2

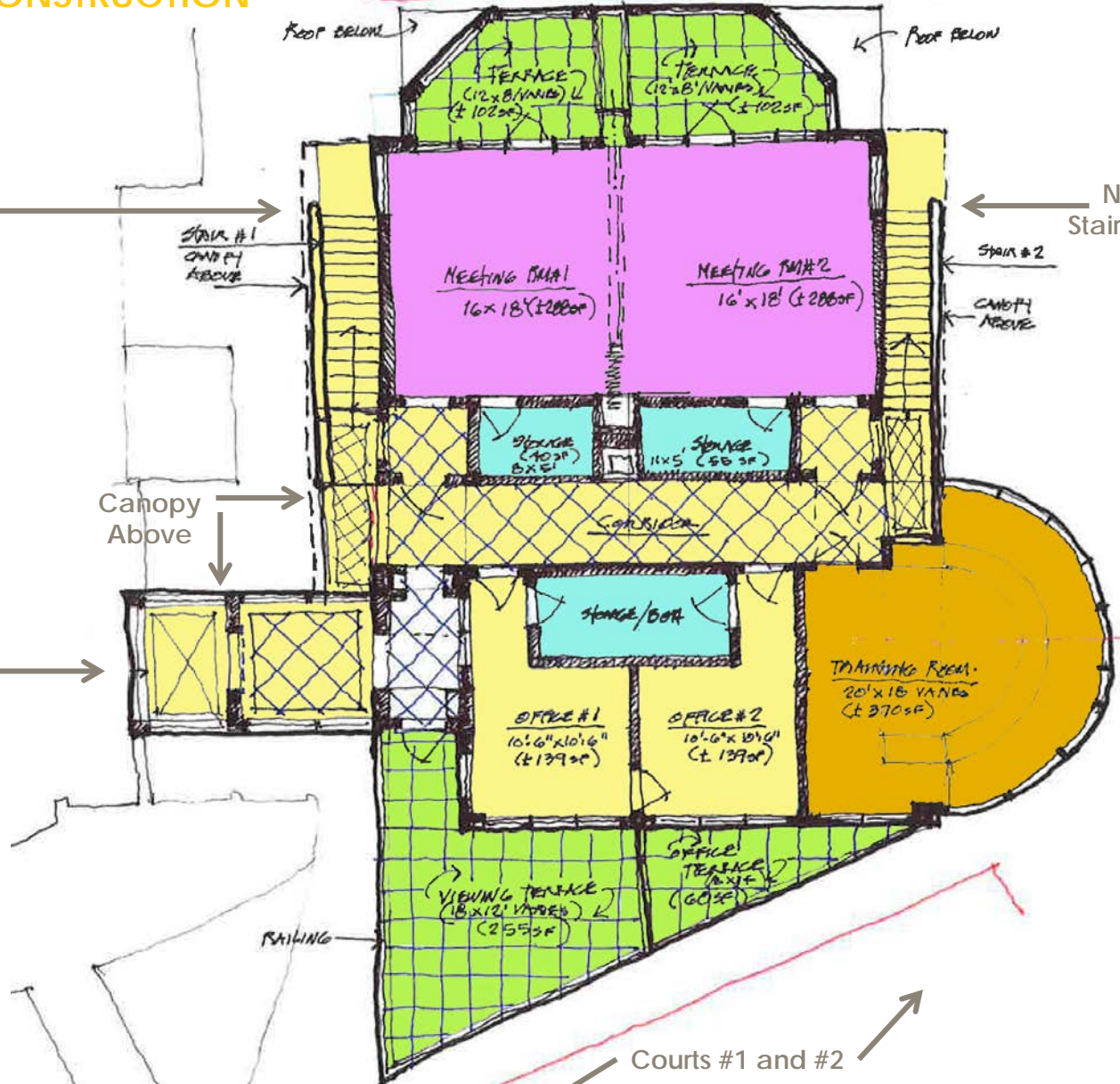
New Elevator

Canopy
Above

RAILING

Courts #1 and #2

ROOF BELOW



Legend

- Storage
- Meeting Rooms
- Training Room
- Viewing Terrace
- Circulation (Stairs / Elevators / Corridors)

TOTAL BUILDING AREAS AND ORDER OF MAGNITUDE COSTS

Areas	Usable Area	Preliminary Cost (Building Only)
Existing = 3,522 SF	35%	N/A
Option 1 Renovation = 4,222 SF (+720 SF)	75%	\$985,700
Option 2 New = 4,906 SF (+1,384 SF)	78%	\$1,380,000



