# SONESTA REDEVELOPMENT

## Key Biscayne, Florida

## SBR-Fortune Associates, LLLP

*1300 Brickell Avenue Miami, Florida*

### Leiter, Perez & Associates, Inc.
Land Development Consultants
*Miami, Florida*

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*Miami, Florida*

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Landscape Architects
*Miami, Florida*

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Architecture & Planning
*Oklahoma City, Oklahoma*

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Sonesta

SONESTA RESORT
Key Biscayne, Florida

OWNER
SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

ARCHITECT
Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9549
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.858.6777
F 305.858.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
8550 W. Flagler St. Suite 113
Miami, Florida 33144
T 305.551.6267
F 305.551.4542

Issue/Date

REVISION TO SUBMISSION
15 March 2007

REVISION TO SUBMISSION
12 January 2007

REVISION TO SUBMISSION
27 October 2006

REVISION TO SUBMISSION
29 August 2006

ORIGINAL
SITE PLAN SUBMISSION
24 January 2006

NOT FOR CONSTRUCTION

GSB Project Number: 060853

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Drawing Title
COVER SHEET & INDEX OF DRAWINGS

Sheet Number
G1.0

## LEGAL DESCRIPTION:

Parcel 1

All that piece, parcel or lot of land situate, lying and being in the SW 1/4, Section 32 and Fractional Section 33, Township 54 South, Range 42 East, in the City of Key Biscayne, County of Miami-Dade, State of Florida, and being more particularly described as follows:

Commence at the S.W. corner of Tract 6, SUBDIVISION OF A PORTION OF MATHESON ESTATE according to the plat thereof as recorded in Plat Book 46 at Page 96 of the Public Records of Miami-Dade County, Florida; thence run along the South line of Tract 6, East for a distance of 1200.00 feet to the POINT OF BEGINNING of the following described parcel of land, said POINT OF BEGINNING also being the S.E. corner of the Plat of HOLIDAY COLONY as recorded in Plat Book 50 at Page 87, of the Public Records of Miami-Dade County, Florida; thence continue East for a distance of 761.0 feet more or less to the mean high water line of the Atlantic Ocean; thence meander Northwesterly, Northerly and Northeasterly along the mean high water line of the Atlantic Ocean for a distance of 518.3 feet more or less to a point lying 500.00 feet North of the South line of Tract 6 extended East as measured at right angles; thence run West along a line 500.00 feet North of, and parallel to, the South line of said Tract 6, as measured at right angles, for a distance of 631.9 feet more or less to a point; thence run South 0°38'55" West for a distance of 327.79 feet to a point; thence run North 89°24'30" West for a distance of 157.55 feet to a point of non-tangency with a circular curve concave to the West, the center of which bears North 89°31'26" West from the aforementioned point of non-tangency, said point also being a point on the Easterly line of Block 5 of the Plat of HOLIDAY COLONY, as recorded in Plat Book 50, Page 87 of the Public Records of Miami-Dade County, Florida; thence run Southerly along the arc of said circular curve having for its elements a central angle of 3°14'04" and a radius of 3081.59 feet for a distance of 173.96 feet to the POINT OF BEGINNING.

and

Parcel 2

All that piece parcel of lot of land situate, lying and being in the SW 1/4, Section 32, Township 54 South, Range 42 East, in City of Key Biscayne, County of Miami-Dade, State of Florida, and being more particularly described as follows:

Commence at the S.W. corner of Tract 6, SUBDIVISION OF A PORTION OF MATHESON ESTATE according to the plat thereof as recorded in Plat Book 46 at Page 96 of the Public Records of Miami-Dade County, Florida; thence run along the South line of Tract 6, East for a distance of 1200.00 feet to a point of non-tangency with a circular curve concave to the West, the center of which bears North 86°37'22" West from the aforementioned point of non-tangency, said point also being the SE corner of the Plat of HOLIDAY COLONY, as recorded in Plat Book 50, Page 87 of the Public Records of Miami-Dade County, Florida; thence run Northerly along the arc of said circular curve, having for its elements a central angle of 3°14'04" and a radius of 3081.59 feet for a distance of 173.96 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue Northerly and Northwesterly along the arc of said circular curve having for its elements a central angle of 10°46'23" and a radius of 3081.59 feet for a distance of 579.42 feet to a point; said point also being a point on the Southerly right of way line of East Drive; thence run along the said right of way line, East for a distance of 160.62 feet to a point of curvature with a curve concave to the Southwest; thence run along the arc of said curve having for its elements a central angle of 80°19'47" and a radius of 25.00 feet for a distance of 35.05 feet to a point of compound curvature with a circular curve concave to the West, said point also being a point on the Westerly right of way line of Ocean Boulevard; thence run Southerly along the said Westerly right of way line on the arc of the circular curve having for its elements a central angle of 4°03'53" and a radius of 3260.29 feet for a distance of 231.29 feet to a point; thence leaving the said right of way line, run West 1.57 feet to a point; thence run South 0°38'55" West for a distance of 327.79 feet to a point; thence run North 89°24'30" West for a distance of 157.55 feet to the POINT OF BEGINNING.

## TITLE COMMITMENT REVIEW:

We have reviewed the Title Commitment issued by First American Title Insurance Company, File No. 1062-725487 Agent File No. 22281, dated February 17, 2005. The Legal Description in Schedule "A", Item 4 of said Title Commitment is the same as the Legal Description in the Survey hereon. We have identified the following items from the list of Exceptions in Schedule B - Section 2 of said Commitment affecting the subject property as matters of survey containing legal descriptions which can be delineated, and these are as follows:

9. Easement to Florida Power and Light Company recorded in O.R.B. 6158, Page 36 is shown on the Survey. The location shown is based on a rough sketch in said instrument, and is approximate.

10. Easement to Key Biscayne Water Company recorded in O.R.B. 6468, Page 579 is shown on the Survey. The location shown is based on a rough sketch in said instrument, and is approximate.

11. Right-of-Way Easement to Southern Bell Telephone and Telegraph Company recorded in O.R.B. 10999, Page 1013 is shown on the Survey. A typographical error is noted in the Commitment, in that the correct O.R.B. number is 10999, not 10099.

12. Restrictive Covenants and Unity of Title, recorded in O.R.B. 11432, Page 1144, covers approximately the same land as described in the subject survey, and contains restrictions pertaining to Unity of Title, parking space count, and beach access from the Holiday Colony plat abutting the subject property on the West (P.B. 50, Page 87).

14. The Covenant recorded in O.R.B. 12664, Page 1022, covers land the legal description for which is partly illegible but appears to cover approximately the subject property. However, the instrument, which concerns the provision of sewer service, contains no specific easements to plot.

15. The Unity of Title recorded in O.R.B. 12664, Page 1027, covers land the legal description for which is partly illegible but appears to cover approximately the subject property. However, the instrument contains no specific easements to plot.

16. The Agreement for the Construction of Water and Sanitary Sewage Facilities, recorded in O.R.B. 12664, Page 1031, covers approximately the subject property (but to the "High-Tide (High-Water) line of the Atlantic Ocean" on the East). The instrument contains no specific easements to plot.

17. Easement to Florida Power and Light Company, recorded in O.R.B. 13314, Page 1687 is shown on the Survey.

21. The Erosion Control Line, as established by Plat Book 74, Page 26, is shown on the Survey and used as the Easterly limit of the subject property. Said Erosion Control Line was tied to found monuments as shown on the "Geodetic Control" sketch on the survey.

## SETBACK REQUIREMENTS

Based on the Code of Key Biscayne, Florida, codified through Ordinance No. 2004-10, adopted August 31, 2004 (Supplement No. 20), the subject property has the following current setback requirements per Section 30-103 - Hotel Resort District:

FRONT: 25' + 5' per floor above the first floor but not to exceed 50'.

SIDE: 25' minimum (however no portion of Building may extend beyond a "building envelope" formed by a prism the base of which is formed by the Lot boundaries and whose height is defined by two base angles of 63 degrees each). Side Setbacks shall be measured from the dedicated Easement (7.5' on each side of the property from the Street to the beach, if there is any such Easement).

REAR: 25' + 5' per floor above the first floor but not to exceed 50'

## NOTES:

1. This is a Boundary Survey of the land described hereon. The Coastal Construction Control Line per Plat Book 74 Page 25 and the Erosion Control Line per Plat Book 74 Page 26 (both of the Public Records of Miami-Dade County, Florida) were also established. In addition, improvements in the subject property and near the boundary thereof have been located by field survey and plotted hereon. The survey revision dated 05/18/06 reflects the following additional work, offsite from the subject property, as further described in Note 11 below: (1) location of improvements and landscaping, and measurement of elevations along East Drive (Sonesta Drive) from Crandon Boulevard to the Sonesta Hotel for the Landscape Architect; (2) preparation of a photograph sheet (Sheet 5) referenced to the Survey to aid the Landscape Architect; (3) location of improvements, utilities and trees, and measurement of elevations within the right-of-way of Atlantic Road from East Drive (Sonesta Drive) to East Heather Drive and a portion of East Heather Drive to the Sonesta Hotel for the Civil Engineer.

2. Bearings and coordinates shown hereon are based upon the "FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE" (1927 Datum) as referenced in the "COASTAL CONSTRUCTION CONTROL LINE" map, as recorded in Plat Book 74, Page 25 of the Public Records of Miami-Dade County, Florida, dated 02-10-82. Station 87-78-A-20 as shown on Plat Book 74, Page 25, D.E.P. Monuments R-105 and R-109 were recovered. Their values were confirmed by G.P.S. survey methods (Static), using Ashtech Office Suite v 1.5 equipment with the following procedure:

A) Station 87-78-A-20 was used as the Base Station.
B) Station 87-17-A-19 and 87-17-A-18 were not found.
C) D.E.P. Monuments R-105 and R-109 were found and their published values checked very close by G.P.S. observation (refer to the Geodetic Control Sketch on the drawing).
D) The monuments at the Northeast and Southeast corners of the property were observed, their values are shown on the Survey.
E) The position of the C.C.C.L. was calculated from the data in Plat Book 74, Page 25.
F) No vertical data were determined by G.P.S. method.

NORTH AMERICAN DATUM (1927)
FLORIDA MERCATOR EAST ZONE
CONVERGENCE ANGLE 0°21'54.7", at the Project
SCALE FACTOR 1.0000294, at the Project
VALUES EXPRESSED IN FEET

| STATION | Y | X | Latitude | Longitude |
|---|---|---|---|---|
| 87-78-A-20 | 490,126.287 | 778,215.107 | 25°40'46.73" | 80°09'18.93" |
| R-105 | 493,932.336 | 777,596.047 | 25°41'24.47" | 80°09'25.43" |
| R-109 | 490,067.476 | 778,225.340 | 25°40'46.15" | 80°09'18.82" |
| N.E. Property Corner | 495,617.138 | 777,687.886 | 25°41'41.15" | 80°09'24.31" |
| S.E. Property Corner | 495,116.936 | 777,668.300 | 25°41'36.19" | 80°09'24.56" |

3. The procedures used meet the Geodetic Accuracy Standards and Specifications for Using G.P.S. Related Positioning as set forth by the Federal Geodetic Control Committee in their most current publication for 3rd order class I horizontal control surveys.

4. The Deed bearings shown hereon are based on the description obtained in Official Records Book 18174 Page 0379 of the Public Records of Miami-Dade County, Florida and the description in the Title Commitment issued by First American Title Insurance Company, File No. 1062-725487 issued February 17, 2005. These bearings were based on an assumed datum and although they do not agree with the True Bearings for the Coastal Construction Control Line per Plat Book 74 Page 25 as shown on this Survey, the angular relationships of the boundary lines as described in the Deed calls are in complete agreement with those established by true bearings, and the boundary lines established by this Survey are in compliance with the deed calls, with the exception of the Easterly boundary line which was called to the Mean High Water Line of the Atlantic Ocean by Deed. This boundary line was established at the Erosion Control Line as recorded in Plat Book 74 Page 26 by this Survey.

5. The Key Biscayne Erosion Control Line was field established using the legal description shown on the Plat thereof as recorded in Plat Book 74 Page 26 of the Public Records of Miami-Dade County, Florida. The monument at the Point of Commencement and the South line of the North 1790 feet of Tract 1, "MATHESON ESTATE" according to the Plat thereof as recorded in Plat Book 34 Page 34 were found and re-established. The Erosion Control Line was established by holding this line in conjunction with the bearing and distance calls in the Plat legal description for the Erosion Control Line. The coordinates listed in said legal description did not agree with the coordinates determined by this Survey and they were disregarded.

6. BENCHMARK: Elevations shown hereon are based on U.S. Coast & Geodetic Survey monument V-313, a brass disc in the concrete rim of a catch basin on the West side of Crandon Boulevard just North of East Drive, Elevation = +4.94 (N.G.V.D. 1929), converted to N.A.V.D., 1988 by subtracting 1.56' from the N.G.V.D. value, yielding Elevation = +3.38 (N.A.V.D., 1988). All elevations given hereon are in feet and decimal parts thereof expressed in N.A.V.D. 1988, unless otherwise specified. To convert to N.G.V.D. 1929, add 1.56 feet to the N.A.V.D. value.

7. The AREA of Parcel 1 is 8.058 Acres (more or less) as bounded on the East by the Erosion Control Line. The AREA of Parcel 2 is 2.271 Acres (more or less). TOTAL AREA for this survey is 10.329 Acres, more or less.

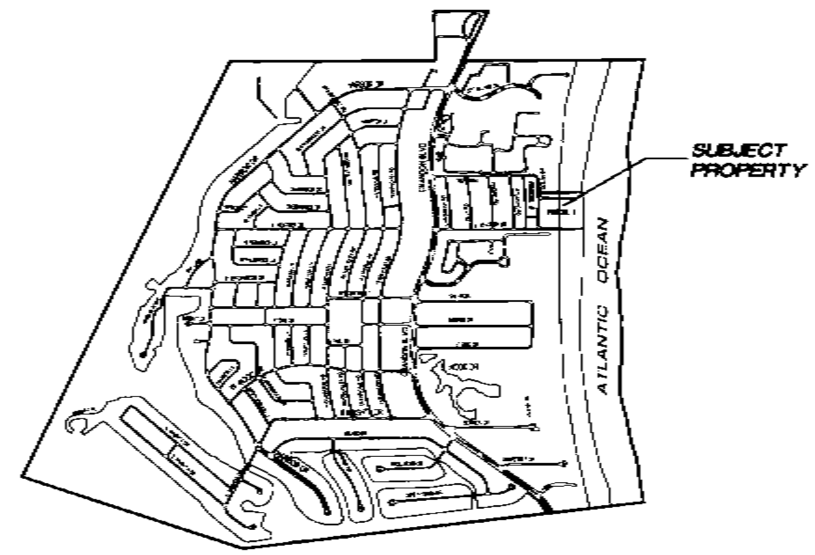
8. FLOOD ZONES: This property is in Community Number 120648, Panel 0281, Suffix B of the Federal Emergency Management Agency Flood Insurance Rate Map dated March 2, 1994. It lies within three different Flood Zones, i.e. Zone VE (Elevation 11); Zone AE (Elevation 8); and Zone AE (Elevation 9). (These Base Flood Elevations are based on N.G.V.D. 1929 Datum).

9. Visible indicators of utilities have been shown hereon but no attempt has been made by this office to locate buried utilities. Contractor must verify the size, depth, location and character of all utilities prior to construction and call Sunshine State One Call of Florida at 1-800-432-4770. The drainage structures along Atlantic Road were all filled with water at the date of this survey, and the data shown hereon as to pipe sizes, materials, and invert elevations are approximate.

10. See "Title Commitment Review" on this sheet for easements listed in the title commitment referenced therein, and plotted on this drawing.

11. An additional topographic survey for informational purposes has been performed by this office in public road right-of-way not included in the subject property. This right-of-way includes East Drive from Crandon Boulevard Eastward to the West boundary of the subject property; East Heather Drive from Atlantic Road Eastward to the subject property; and Atlantic Road between East Drive and East Heather Drive. Also, portions of the lots abutting these rights-of-way have been surveyed for improvements and landscaping. All these rights-of-way mentioned are shown on the plat of HOLIDAY COLONY, as recorded in Plat Book 50, Page 87 of the Public Records of Miami-Dade County, Florida, from which the right-of-way alignments and lot layout information was obtained. The drawing for this offsite area is shown on Sheet 3 of 5 of this survey.

12. TREES have been located and referenced with an identification number shown next to the tree in the drawing. These numbers are used to identify the trees as tabulated on Sheet 4 of 5. This tabulation includes the tree type and approximate trunk diameter, height and spread, all expressed in feet. Trees numbered 2-161 were surveyed on 2-22-05, 3-08-05 and 3-24-05 and lie in the subject property; trees numbered 162-433 were located in connection with the present survey for the roads lying West of the subject property, with a few additional trees located along the South side of the subject property. Classification of tree species was annotated per "Florida, My Eden" and other landscape books, and not by a botanist.




**LOCATION SKETCH**
CITY OF KEY BISCAYNE, MIAMI-DADE COUNTY, FLORIDA
SECTIONS 32 & 33 TOWNSHIP 54 SOUTH, RANGE 42 EAST

## CERTIFIED TO:

SBR-Fortune Associates, LLLP, a Florida Limited Liability Limited Partnership
HSBC Realty Credit Corporation (USA), its successors and/or assigns as their interests may appear;
Bilzin Sumberg Baena Price & Axelrod LLP; and
First American Title Insurance Company

## OWNER:

SBR-Fortune Associates, LLLP, a Florida Limited Liability Limited Partnership

# SONESTA BEACH HOTEL & TENNIS CLUB

BOUNDARY SURVEY

TYPE OF DRAWING: BOUNDARY SURVEY
PREPARED FOR: FORTUNE INTERNATIONAL

LEITER PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL

SURVEY DATE: 02/22/05
JOB ORDER: 05-123
F.B. 242, 243, PRINT — PG. 5-30, 2-10

REVISIONS:

| DATE: | JOB ORDER | DESCRIPTION | F.B. | PG. |
|---|---|---|---|---|
| 03/08/05 | 05-123 | LOCATE IMPROVEMENTS E. OF C.C.C.L., TITLE REVIEW | | |
| 03/24/05 | 05-123 | IMPROVEMENTS LOCATED WEST OF THE PROPERTY | 243 | 5-30 |
| 04/08/05 | 05-123 | MISC. REVISIONS WITH NEW CERTIFICATION, ADD "CERTIFIED TO", UPDATE TITLE COMMITMENT | SURVEY PRINT | |
| 08/01/05 | 05-164 | UPDATE TO C.C.C.L. REQUIREMENTS | 243 | |
| 12/21/05 | 05-164 | UPDATE BEACH TOPOGRAPHY | 243 | |
| 01/17/06 | 05-164 | REVISE NOTES RE ELEVATION CONVERSION TO NAVD 1988 | | |
| 05/18/06 | 06-130 | ADDITIONAL SURVEY AREA IN ROADS WEST OF PROPERTY | | |

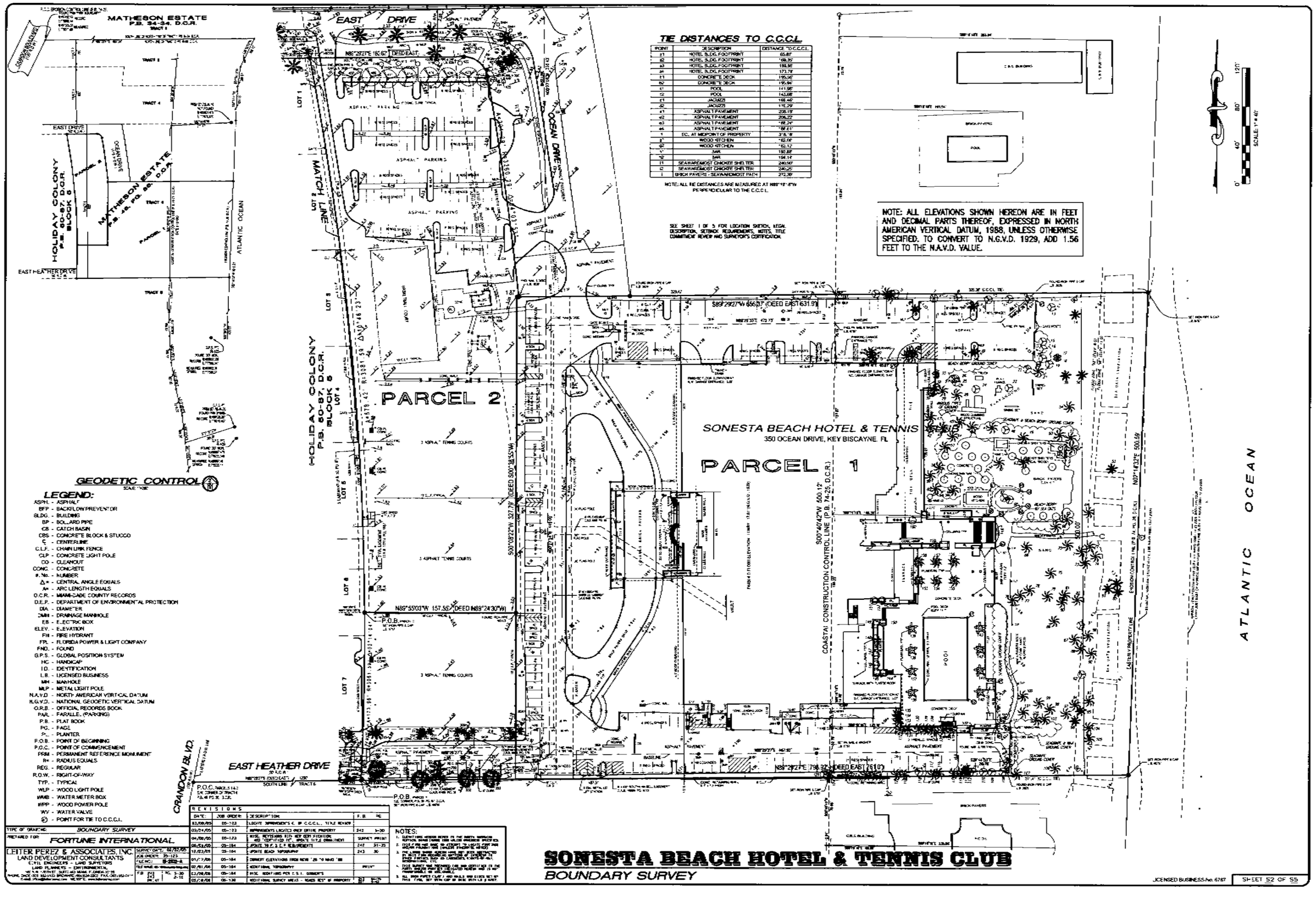
NOTES:

SURVEYOR'S CERTIFICATE: WE HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER OUR DIRECTION, AND THAT THIS SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
Leiter, Perez & Associates, Inc.
BY:
STATE OF FLORIDA

LICENSED BUSINESS No. 6797

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

SHEET S1 OF S5




## TIE DISTANCES TO C.C.C.L.

| POINT | DESCRIPTION | DISTANCE TO C.C.C.L. |
|---|---|---|
| s1 | HOTEL BLDG. FOOTPRINT | 65.87' |
| s2 | HOTEL BLDG. FOOTPRINT | *68.35' |
| s3 | HOTEL BLDG. FOOTPRINT | 198.56' |
| s4 | HOTEL BLDG. FOOTPRINT | 173.74' |
| t1 | CONCRETE DECK | 195.56' |
| t2 | CONCRETE DECK | 195.94' |
| c1 | POOL | 141.98' |
| c2 | POOL | 143.68' |
| j1 | JACUZZI | 166.46' |
| j2 | JACUZZI | 171.29' |
| a1 | ASPHALT PAVEMENT | 238.19' |
| a2 | ASPHALT PAVEMENT | 206.22' |
| a3 | ASPHALT PAVEMENT | *88.24' |
| a4 | ASPHALT PAVEMENT | *88.21' |
| 1 | EC. AT MIDPOINT OF PROPERTY | 3'6.18' |
| s' | WOOD KITCHEN | *62.06' |
| s2' | WOOD KITCHEN | *50.12' |
| s' | BAR | 192.88' |
| s2' | BAR | 194.14' |
| t1 | SEAWARDMOST CHICKEE SHELTER | 240.98' |
| t2 | SEAWARDMOST CHICKEE SHELTER | 240.25' |
| 1 | BRICK PAVERS - SEAWARDMOST PATH | 212.38' |

NOTE: ALL TIE DISTANCES ARE MEASURED AT N88°19'45"W PERPENDICULAR TO THE C.C.C.L.

SEE SHEET 1 OF 5 FOR LOCATION SKETCH, LEGAL DESCRIPTION, SETBACK REQUIREMENTS, NOTES, TITLE COMMITMENT REVIEW AND SURVEYOR'S CERTIFICATION.

NOTE: ALL ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF, EXPRESSED IN NORTH AMERICAN VERTICAL DATUM, 1988, UNLESS OTHERWISE SPECIFIED. TO CONVERT TO N.G.V.D. 1929, ADD 1.56 FEET TO THE N.A.V.D. VALUE.

## LEGEND:

ASPH. - ASPHALT
BFP - BACKFLOW PREVENTOR
BLDG. - BUILDING
BP - BOLLARD PIPE
CB - CATCH BASIN
CBS - CONCRETE BLOCK & STUCCO
℄ - CENTERLINE
C.L.F. - CHAIN LINK FENCE
CLP - CONCRETE LIGHT POLE
CO - CLEANOUT
CONC. - CONCRETE
#, No. - NUMBER
Δ = - CENTRAL ANGLE EQUALS
A= - ARC LENGTH EQUALS
D.C.R. - MIAMI-DADE COUNTY RECORDS
D.E.P. - DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIA. - DIAMETER
DMH - DRAINAGE MANHOLE
EB - ELECTRIC BOX
ELEV. - ELEVATION
FH - FIRE HYDRANT
FPL - FLORIDA POWER & LIGHT COMPANY
FND. - FOUND
G.P.S. - GLOBAL POSITION SYSTEM
HC - HANDICAP
I.D. - IDENTIFICATION
L.B. - LICENSED BUSINESS
MH - MANHOLE
MLP - METAL LIGHT POLE
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM
N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM
O.R.B. - OFFICIAL RECORDS BOOK
PAR. - PARALLEL, (PARKING)
P.B. - PLAT BOOK
PG. - PAGE
P. - PLANTER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
PRM - PERMANENT REFERENCE MONUMENT
R= - RADIUS EQUALS
REG. - REGULAR
R.O.W. - RIGHT-OF-WAY
TYP. - TYPICAL
WLP - WOOD LIGHT POLE
WMB - WATER METER BOX
WPP - WOOD POWER POLE
WV - WATER VALVE
⊗ - POINT FOR TIE TO C.C.C.L.

| REVISIONS | | | | |
|---|---|---|---|---|
| DATE: | JOB ORDER: | DESCRIPTION: | F.B. | PG. |
| 03/08/05 | 05-123 | LEGAL IMPROVEMENTS & TIE C.C.C.L., TITLE REVIEW | | |
| 03/24/05 | 05-123 | IMPROVEMENTS LOCATED WITHIN ENTIRE PROPERTY | 242 | 3-30 |
| 04/08/05 | 05-123 | NOTE, REVISIONS WITH NEW GEOD POSITION, ADD CERTIFICATION, UPDATE TITLE COMMITMENT | SURVEY PRINT | |
| 06/30/05 | 05-184 | UPDATE TIE TO S.E.P. BUILDINGS | 242 | 31-35 |
| 10/03/05 | 05-184 | UPDATE BEACH IMPROVEMENT | 243 | 30 |
| 01/17/06 | 05-184 | CORRECT ELEVATIONS FROM NGVD '29 TO NAVD '88 | | |
| 02/01/06 | 05-184 | ADDITIONAL IMPROVEMENT | PRINT | |
| 03/08/06 | 05-184 | MISC. ADDITIONS PER C.S.I. COMMENTS | | |
| 05/08/06 | 06-130 | ADDITIONAL SURVEY AREAS - ROADS REST OF PROPERTY | 247 | 3-25 |

NOTES:
1. ELEVATIONS HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988 UNLESS OTHERWISE SPECIFIED.
2. TITLE OF PROPERTY WAS NOT EXAMINED BY SURVEYOR. THERE MAY BE RECORD RIGHTS NOT SHOWN HEREON.
3. THE SURVEY WORK HEREON WAS NOT PERFORMED UNDER THE SUPERVISION OF A LICENSED SURVEYOR. THE SURVEYOR CERTIFIES TO THE ACCURACY OF ALL INFORMATION, ETC.
4. THIS SURVEY WAS PREPARED FOR THE CLIENT LISTED HEREON AND CERTIFIED TO THE PARTY LISTED HEREON. NO OTHER PERSON OR PARTY IS NOT TRANSFERABLE OR ASSIGNABLE.
5. ALL IRON PIPES FOUND AND ALL IRON RODS AND CAPS SET BY THIS FIRM, BEAR YELLOW CAP OR DISC WITH L.B. # NUMBER.

TYPE OF DRAWING: BOUNDARY SURVEY
PREPARED FOR: FORTUNE INTERNATIONAL

LEITER PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
MIAMI, FLORIDA 33138
PHONE (305) 751-6351 FAX (305) 754-0117

SURVEY DATE: 02/22/05
JOB ORDER: 05-123
FILE NO.: 05-123-A
FB 242 PG. 3-30
FB 243 PG. 31-35
FB 247 PG. 3-25

# SONESTA BEACH HOTEL & TENNIS CLUB

## BOUNDARY SURVEY

LICENSED BUSINESS No. 6787

SHEET 52 OF 55

TRACT 4, MATHESON ESTATE, P.B. 46, PG. 86, D.C.R.

EAST DRIVE (SONESTA DRIVE)

CARIBBEAN ROAD

GULF ROAD

PACIFIC ROAD

ATLANTIC ROAD

HOLIDAY COLONY
P.B. 50, PG. 87, D.C.R.

HOLIDAY COLONY
P.B. 50, PG. 87, D.C.R.
BLOCK 5

BLOCK 1

BLOCK 2

BLOCK 3

BLOCK 4

MATCH LINE (PLAT LIMITS)

CRANDON BOULEVARD

EAST HEATHER DRIVE

TRACT 8, MATHESON ESTATE, P.B. 46, PG. 86, D.C.R.

SCALE: 1" = 40'

0' 40' 80' 120'

## LEGEND:

ANC. - ANCHOR FOR GUY WIRES
ASPH. - ASPHALT
BFP - BACKFLOW PREVENTOR
BLDG. - BUILDING
BP - BOLLARD PIPE
BST - BELLSOUTH TELEPHONE
CB - CATCHBASIN
CBS - CONCRETE BLOCK & STUCCO
℄ - CENTERLINE
CLF - CHAINLINK FENCE
CLP - CONCRETE LIGHT POLE
CO - CLEANOUT
CONC. - CONCRETE
# NO. - NUMBER
Δ= - CENTRAL ANGLE EQUALS
A= - ARC LENGTH EQUALS
D.C.R. - MIAMI-DADE COUNTY RECORDS
D.E.P. - DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIA. - DIAMETER
DMH - DRAINAGE MANHOLE
EB - ELECTRIC BOX
ELEC. - ELECTRIC
ELEV. - ELEVATION
EP - ELECTRIC PANEL
FH - FIRE HYDRANT
FPL - FLORIDA POWER & LIGHT COMPANY
FND. - FOUND
G.P.S. - GLOBAL POSITION SYSTEM
HC - HANDICAP
ID. - IDENTIFICATION
INV. - INVERT
I.P. - IRON PIPE
I.V. - IRRIGATION VALVE
L.B. - LICENSED BUSINESS
LE - LANDSCAPING ELECTRIC BOX
LLT - LANDSCAPE LIGHT
MB - MAILBOX
MH - MANHOLE
MLP - METAL LIGHT POLE
N & D - NAIL AND DISC
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM
N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM
OHW - OVERHEAD WIRES
O.R.B. - OFFICIAL RECORDS BOOK
PARL. - PARALLEL (PARKING)
P.B. - PLAT BOOK
PG. - PAGE
PL. - PLANTER
P.M. - PAINT MARK
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
PRM - PERMANENT REFERENCE MONUMENT
PVMT. - PAVEMENT
R= - RADIUS EQUALS
RCP - REINFORCED CONCRETE PIPE
R.E. - RIM ELEVATION
REG. - REGULAR
R.O.W. - R/W - RIGHT-OF-WAY
STA. - STATION
TSP - TRAFFIC SIGNAL POLE
TYP. - TYPICAL
W.F. - WOOD FENCE
WLP - WOOD LIGHT POLE
WMB - WATER METER BOX
WPP - WOOD POWER POLE
WV - WATER VALVE
@ - POINT FOR TIE TO C.C.C.L.
# - TREE NUMBER
@ - PHOTO NUMBER

NOTE: ALL ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF, EXPRESSED IN NORTH AMERICAN VERTICAL DATUM, 1988, UNLESS OTHERWISE SPECIFIED. TO CONVERT TO N.G.V.D. 1929, ADD 1.56 FEET TO THE N.A.V.D. VALUE.

TYPE OF DRAWING: BOUNDARY SURVEY
PREPARED FOR: FORTUNE INTERNATIONAL


LEITER, PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LMC SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
[illegible]
PHONE: [illegible] FAX: [illegible]
E-MAIL: [illegible] WEBSITE: [illegible]


SURVEY DATE: 07/22/05
JOB ORDER: 05-133
FILE NO.: B-8506
FILE NAME: [illegible]
F.B. [illegible] PG. [illegible]

NOTES:
1. ELEVATIONS HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM 1988 UNLESS OTHERWISE SPECIFIED.
2. NO FENCE WAS INSPECTED TO DETERMINE THE OWNERSHIP OF THE FENCE.
3. NO LAND BOUNDARY WAS SET BY THIS DEPARTMENT BY ORDER OF THE OWNER OF THE PROPERTY, TO ESTABLISH OR ASCERTAIN RIGHTS-OF-WAY, EASEMENTS, ETC.
4. THIS MAPPING IS COMPOSED FOR AND MADE FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN. REPRODUCTION OR REUSE NOT TO BE MADE WITHOUT WRITTEN AUTHORIZATION.
5. ALL IRON PIPES (I.P.) AND NAILS AND DISCS SET BY THIS FIRM, BEARS THE CAP OR NAIL & DISC STAMPED L.B. 6787.

| REVISIONS | | | | |
|---|---|---|---|---|
| DATE: | JOB ORDER: | DESCRIPTION: | F.B. | PG. |
| 02/13/06 | 05-133 | ADDITIONAL SURVEY AREAS - ROADS ON WEST | [illegible] | [illegible] |

# SONESTA BEACH HOTEL & TENNIS CLUB
## BOUNDARY SURVEY

LICENSED BUSINESS No. 6787

SHEET 53 OF 55

# TABLE OF TREES AND LARGE PLANTS

| TREE NO. | TREE TYPE | DIAMETER | HEIGHT | SPREAD |
|---|---|---|---|---|
| 2 | SEA GRAPE | 1.5' | 40'-45' | 40' |
| 3 | COCONUT PALM | 1.3' | 20' | 15' |
| 4 | COCONUT PALM | 1.3' | 40' | 20' |
| 5 | SEA GRAPE | 1.3' | 30' | 25' |
| 6 | SABEL PALM | 0.9' | 15' | 10' |
| 7 | SEA GRAPE | 0.8' | 20'-25' | 20' |
| 8 | SEA GRAPE | 0.8' | 20'-25' | 30' |
| 9 | SABEL PALM | 0.9' | 25'-30' | 10' |
| 10 | SEA GRAPE | 0.9' | 15'-20' | 35' |
| 11 | SEA GRAPE | 0.5' | 15' | 10' |
| 12 | SEA GRAPE | 0.5' | 15' | 8' |
| 13 | SEA GRAPE | 5' | 25' | 45' |
| 14 | SABEL PALM | 1' | 15' | 8' |
| 15 | SEA GRAPE | 1.3' | 15' | 15' |
| 16 | SEA GRAPE | 1.5' | 15' | 20' |
| 17 | QUEEN PALM | 0.5' | 18' | 5' |
| 18 | QUEEN PALM | 0.7' | 18' | 5' |
| 19 | SEA GRAPE | 0.5' | 15' | 10' |
| 20 | SEA GRAPE | 0.5' | 12' | 12' |
| 21 | COCONUT PALM | 0.8' | 18' | 20' |
| 22 | SEA GRAPE | 0.8' | 18' | 18' |
| 23 | SEA GRAPE | 3.7' | 25'-30' | 40' |
| 24 | SEA GRAPE | 1.0' | 25'-30' | 25' |
| 25 | SEA GRAPE | 1.2' | 30' | 30' |
| 26 | SEA GRAPE | 1.0' | 20' | 20' |
| 27 | SEA GRAPE | 1.2' | 35' | 35' |
| 28 | COCONUT PALM | 0.8' | 25' | 20' |
| 29 | COCONUT PALM | 0.8' | 25' | 20' |
| 30 | MYRTLE WAX | 0.7' | 15' | 25' |
| 31 | MYRTLE WAX | 0.7' | 15' | 5' |
| 32 | MYRTLE WAX | 0.5' | 15' | 8' |
| 33 | MYRTLE WAX | 0.5' | 15' | 10' |
| 34 | SABEL PALM | 0.9' | 25' | 10' |
| 35 | SABEL PALM | 0.9' | 30' | 12' |
| 36 | SABEL PALM | 0.8' | 25' | 12' |
| 37 | SABEL PALM | 0.9' | 25' | 12' |
| 38 | SABEL PALM | 0.8' | 25' | 12' |
| 39 | SABEL PALM | 0.8' | 30' | 12' |
| 40 | SABEL PALM | 0.8' | 25' | 12' |
| 41 | COCONUT PALM | 1.0' | 25' | 20' |
| 42 | COCONUT PALM | 1.2' | 25' | 20' |
| 43 | COCONUT PALM | 1.0' | 60' | 20' |
| 44 | COCONUT PALM | 1.0' | 35'-40' | 20' |
| 45 | COCONUT PALM | 0.8' | 30'-35' | 20' |
| 46 | COCONUT PALM | 0.8' | 25'-30' | 20' |
| 47 | COCONUT PALM | 0.8' | 22' | 20' |
| 48 | SEA GRAPE | 3.0' | 30' | 35' |
| 49 | COCONUT PALM | 0.8' | 25'-30' | 20' |
| 50 | COCONUT PALM | 0.8' | 18' | 20' |
| 51 | COCONUT PALM | 0.8' | 18' | 20' |
| 52 | COCONUT PALM | 0.8' | 18' | 20' |
| 53 | SABEL PALM | 1.0' | 15' | 12' |
| 54 | COCONUT PALM | 1.0' | 18' | 20' |
| 55 | SABEL PALM | 0.7' | 20' | 10' |
| 56 | SABEL PALM | 0.8' | 12' | 10' |
| 57 | COCONUT PALM | 1.0' | 20' | 20' |
| 58 | COCONUT PALM | 1.0' | 25'-30' | 20' |
| 59 | COCONUT PALM | 1.0' | 25'-30' | 20' |
| 60 | COCONUT PALM | 1.0' | 25'-30' | 20' |
| 61 | COCONUT PALM | 0.9' | 35' | 15' |
| 62 | COCONUT PALM | 0.8' | 22' | 15' |
| 63 | COCONUT PALM | 0.8' | 22' | 15' |
| 64 | COCONUT PALM | 0.8' | 25' | 15' |
| 65 | COCONUT PALM | 0.5' | 15' | 15' |
| 66 | COCONUT PALM | 0.8' | 18' | 15' |
| 67 | SEA GRAPE | | | |
| 68 | SEA GRAPE | | | |
| 69 | COCONUT PALM | 0.8' | 15' | 15' |
| 70 | COCONUT PALM | 1.0' | 18' | 15' |
| 71 | COCONUT PALM | 0.5' | 15' | 15' |
| 72 | COCONUT PALM | 0.5' | 15' | 15' |
| 73 | COCONUT PALM | 0.5' | 18' | 15' |
| 74 | COCONUT PALM | 0.5' | 15' | 15' |
| 75 | COCONUT PALM | 0.9' | 15' | 15' |
| 76 | COCONUT PALM | 0.8' | 15'-18' | 15' |
| 77 | COCONUT PALM | 0.5' | 15'-18' | 15' |
| 78 | COCONUT PALM | 0.5' | 15'-22' | 15' |
| 79 | COCONUT PALM | 0.5' | 15' | 20' |
| 80 | COCONUT PALM | 1.0' | 18' | 20' |

| TREE NO. | TREE TYPE | DIAMETER | HEIGHT | SPREAD |
|---|---|---|---|---|
| 81 | COCONUT PALM | 0.9' | 18' | 20' |
| 82 | COCONUT PALM | 0.9' | 15' | 18' |
| 83 | SABEL PALM | 0.8' | 8' | 5'-10' |
| 84 | SABEL PALM | 0.8' | 12'-15' | 10' |
| 85 | SABEL PALM | 0.8' | 12' | 10' |
| 86 | COCONUT PALM | 0.9' | 35' | 18' |
| 87 | COCONUT PALM | 0.8' | 15' | 15' |
| 88 | COCONUT PALM | 0.8' | 15' | 15' |
| 89 | COCONUT PALM | 0.6' | 18' | 15' |
| 90 | COCONUT PALM | 0.8' | 18' | 15' |
| 91 | SEA GRAPE | 0.5 | 10' | 15' |
| 92 | SEA GRAPE | 0.6 | 10' | 10' |
| 93 | COCONUT PALM | 0.9' | 15' | 15' |
| 94 | COCONUT PALM | 0.8' | 18' | 15' |
| 95 | SABEL PALM | 0.8' | 12' | 8' |
| 96 | SABEL PALM | 0.8' | 15' | 8' |
| 97 | COCONUT PALM | 0.8' | 15'-18' | 12' |
| 98 | COCONUT PALM | 0.8' | 12' | 12' |
| 99 | COCONUT PALM | 0.9' | 15' | 15' |
| 100 | COCONUT PALM | 0.9' | 15' | 12' |
| 101 | COCONUT PALM | 0.9' | 15' | 15' |
| 102 | COCONUT PALM | 0.9' | 18' | 15' |
| 103 | COCONUT PALM | 0.9' | 18' | 15' |
| 104 | COCONUT PALM | 0.8' | 18' | 15' |
| 105 | COCONUT PALM | 0.8' | 15' | 15' |
| 106 | COCONUT PALM | 1.2' | 10' | 25' |
| 107 | COCONUT PALM | 1.2' | 10' | 25' |
| 108 | SEA GRAPE | 0.9' | 22'-25' | 25' |
| 109 | SEA GRAPE | 0.4' | 15' | 15' |
| 110 | SEA GRAPE | 2x0.7' | 22'-25' | 30' |
| 111 | SEA GRAPE | 2x0.65' | 22'-25' | 30' |
| 112 | SABEL PALM | 1.0' | 15'-20' | 10' |
| 113 | SABEL PALM | 1.0' | 18'-20' | 10' |
| 114 | SABEL PALM | 1.0' | 15'-18' | 10' |
| 115 | SABEL PALM | 1.0' | 15'-18' | 10' |
| 116 | SABEL PALM | 1.0' | 20'-22' | 10' |
| 117 | SABEL PALM | 1.0' | 20'-25' | 10' |
| 118 | SEA GRAPE | 0.5' | 12'-15' | 20' |
| 119 | SABEL PALM | 1.0' | 25'-35' | 10' |
| 120 | SABEL PALM | 1.0' | 20'-22' | 10' |
| 121 | SABEL PALM | 1.0' | 25'-30' | 10' |
| 122 | SABEL PALM | 1.0' | 25'-30' | 10' |
| 123 | SABEL PALM | 1.1' | 20'-25' | 10' |
| 124 | SABEL PALM | 1.0' | 12'-15' | 10' |
| 125 | SEA GRAPE | 0.3' | 10'-13' | 15' |
| 126 | SABEL PALM | 1.2' | 15'-18' | 10' |
| 127 | SABEL PALM | 1.2' | 15'-18' | 10' |
| 128 | SABEL PALM | 1.2' | 15'-18' | 10' |
| 129 | SABEL PALM | 1.2' | 15'-18' | 10' |
| 130 | SABEL PALM | 1.2' | 15'-18' | 10' |
| 131 | SABEL PALM | 1.2' | 15'-18' | 10' |
| 132 | SABEL PALM | 1.2' | 15'-18' | 10' |
| 133 | SABEL PALM | 1.2' | 15'-18' | 10' |
| 134 | SABEL PALM | 1.2' | 15'-18' | 10' |
| 135 | ROYAL PALM | 2.0' | 18'-20' | 20' |
| 136 | ROYAL PALM | 2.0' | 18'-20' | 20' |
| 137 | ROYAL PALM | 2.0' | 18'-20' | 20' |
| 138 | ROYAL PALM | 2.0' | 18'-20' | 20' |
| 139 | ROYAL PALM | 2.0' | 18'-20' | 20' |
| 140 | ROYAL PALM | 2.0' | 18'-20' | 20' |
| 141 | ROYAL PALM | 2.0' | 18'-20' | 20' |
| 142 | ROYAL PALM | 2.0' | 18'-20' | 20' |
| 143 | ROYAL PALM | 2.0' | 18'-20' | 20' |
| 144 | FICUS | 1.0' | 15'-22' | 15'-25' |
| 145 | FICUS | 1.0' | 15'-22' | 15'-25' |
| 146 | FICUS | 1.0' | 15'-22' | 15'-25' |
| 147 | FICUS | 1.0' | 15'-22' | 15'-25' |
| 148 | FICUS | 1.0' | 15'-22' | 15'-25' |
| 149 | FICUS | 1.0' | 15'-22' | 15'-25' |
| 150 | FICUS | 1.0' | 15'-22' | 15'-25' |
| 151 | FICUS | 1.0' | 18 | 25' |
| 152 | FICUS | 1.0' | 18' | 25' |
| 153 | COCONUT PALM | 0.8' | 18' | 15' |
| 154 | COCONUT PALM | 0.8' | 18' | 15' |
| 155 | COCONUT PALM | 0.8' | 18' | 15' |
| 156 | COCONUT PALM | 0.8' | 18' | 15' |
| 157 | COCONUT PALM | 0.8' | 18' | 15' |
| 158 | COCONUT PALM | 0.8' | 18' | 15' |
| 159 | QUEEN PALM | 1.2' | 12' | 8' |
| 160 | FICUS | 1.5' | 20' | 30' |
| 161 | UNKNOWN | 3' | 40'-45' | 45' |

[redacted]

| | | | | |
|---|---|---|---|---|
| 162 | Coconut Palm | 1.3' | 30' | 16' |
| 163 | Royal Palm | 0.5' | 15' | 12' |
| 164 | Coconut Palm | 1.0' | 20' | 12' |
| 165 | Coconut Palm | 1.0' | 35' | 12' |
| 166 | Coconut Palm | 1.3' | 35' | 15' |
| 167 | Coconut Palm | 0.6' | 20' | 12' |
| 168 | Unknown | | | |
| 169 | Pigmy Date Palm | 0.5' | 8' | 5' |
| 170 | Pigmy Date Palm | 0.5' | 8' | 5' |
| 171 | Pigmy Date Palm | 0.5' | 8' | 5' |
| 172 | Cabbage Palm | 0.5' | 12' | 6' |
| 173 | Saw Palmetto Bush | | | |
| 174 | Coconut Palm | 0.8' | 35' | 17' |
| 175 | Bougainvillea | | | |
| 176 | Sea Grape | 1.0' | 30' | 30' |
| 177 | Sea Grape | 1.0' | 30' | 30' |
| 178 | Norfolk Island Pine | 1.2' | 20' | 15' |
| 179 | Philodendron | | | |
| 180 | Queen Palm | 0.8' | 20' | 20' |
| 181 | Hibiscus | 0.5' | 8' | 4' |
| 182 | Coconut Palm | 0.7' | 20' | 20' |
| 183 | Coconut Palm | 0.7' | 20' | 20' |
| 184 | Coconut Palm | 0.7' | 20' | 20' |
| 185 | Queen Palm | 0.8' | 20' | 20' |
| 186 | Queen Palm | 0.8' | 20' | 20' |
| 187 | Queen Palm | 0.8' | 20' | 20' |
| 188 | Coconut Palm | 0.7' | 20' | 20' |
| 189 | Coconut Palm | 0.7' | 20' | 20' |
| 190 | Coconut Palm | 0.7' | 20' | 20' |
| 191 | Fish Tail Palm | 0.5' | 20' | 20' |
| 192 | Bougainvillea | | | |
| 193 | Bougainvillea | | | |
| 194 | Coconut Palm | 0.7' | 15' | 15' |
| 195 | Coconut Palm | 0.7' | 20' | 15' |
| 196 | Coconut Palm | 0.7' | 15' | 15' |
| 197 | Coconut Palm | 0.7' | 20' | 20' |
| 198 | Coconut Palm | 0.7' | 20' | 20' |
| 199 | Palm | | | |
| 200 | Palm | | | |
| 201 | Coconut Palm | 0.7' | 20' | 20' |
| 202 | Black Olive | 1.0' | 30' | 20' |
| 203 | Coconut Palm | 0.7' | 20' | 20' |
| 204 | Coconut Palm | 0.7' | 20' | 20' |
| 205 | Powder Puff | 0.7' | 20' | 20' |
| 206 | Unknown | 0.8' | 30' | 30' |
| 207 | Powder Puff | 0.7' | 20' | 20' |
| 208 | Coconut Palm | 0.7' | 25' | 20' |
| 209 | Mango | 0.3' | 8' | 8' |
| 210 | Coconut Tree | 0.7' | 20' | 20' |
| 211 | Coconut Tree | 0.7' | 20' | 20' |
| 212 | Queen Palm | 0.7' | 15' | 15' |
| 213 | Citrus | 0.3' | 10' | 10' |
| 214 | Peregrina | 0.3' | 8' | 8' |
| 215 | Queen Palm | 0.7' | 20' | 15' |
| 216 | Queen Palm | 0.7' | 20' | 15' |
| 217 | Cabbage Palm | 0.7' | 15' | 15' |
| 218 | Sea Grape | 0.7' | 20' | 20' |
| 219 | Rosewood | 0.5' | 20' | 15' |
| 220 | Jacaranda | 0.5' | 30' | 15' |
| 221 | Coconut Tree | 0.7' | 20' | 20' |
| 222 | Peregrina | 0.3' | 8' | 8' |
| 223 | Orchid (Damaged) | 0.8' | 5' | 4' |
| 224 | Areca Palm Cluster | 0.5' | 20' | 20' |
| 225 | Coconut Palm | 0.7' | 15' | 20' |
| 226 | Oak | 0.5' | 15' | 15' |
| 227 | Oak | 0.8' | 20' | 20' |
| 228 | Coconut Palm | 0.7' | 15' | 20' |
| 229 | Oak | 0.8' | 20' | 20' |
| 230 | Coconut Palm | 0.8' | 25' | 20' |
| 231 | Oak | 0.8' | 20' | 20' |
| 232 | Coconut Palm | 0.7' | 20' | 20' |
| 233 | Oleander | | | |
| 234 | Bougainvillea | | 5' | 8' |
| 235 | Bougainvillea | | 6' | 8' |
| 236 | Coconut Palm | 0.7' | 20' | 20' |
| 237 | Coconut Palm | 0.7' | 20' | 20' |
| 238 | Paradise | 0.7' | 20' | 20' |
| 239 | Coconut Palm | 0.7' | 20' | 20' |
| 240 | Queen Palm | 0.7' | 15' | 15' |
| 241 | Citrus | 0.5' | 20' | 15' |
| 242 | Royal Palm | 1.2' | 20' | 20' |
| 243 | Thatching Palm | 0.5' | 12' | 12' |
| 244 | Thatching Palm | 0.5' | 12' | 12' |
| 245 | Thatching Palm | 0.5' | 12' | 12' |
| 246 | Poinciana | 0.7' | 20' | 15' |
| 247 | Thatching Palm | 0.5' | 12' | 12' |
| 248 | Thatching Palm | 0.5' | 12' | 12' |
| 249 | Royal Poinciana | 1.0' | 30' | 40' |
| 250 | Royal Palm | 0.8' | 20' | 20' |
| 251 | Royal Palm | 0.8' | 20' | 20' |
| 252 | Coconut Palm | 0.8 | 25' | 20' |

[redacted]

| | | | | |
|---|---|---|---|---|
| 253 | Black Olive | 2.3' | 30' | 50' |
| 254 | Coconut Palm | 0.7' | 20' | 16' |
| 255 | Coconut Palm | 0.7' | 20' | 16' |
| 256 | Coconut Palm | 0.7' | 20' | 16' |
| 257 | Coconut Palm | 0.7' | 10' | 15' |
| 258 | Coconut Palm | 0.7' | 4' | 6' |
| 259 | Coconut Palm | 0.8' | 25' | 20' |
| 260 | Coconut Palm | 0.8 | 25' | 20' |
| 261 | Ponytail Palm | 0.7' | 5' | 6' |
| 262 | Bamboo Palm | 0.3' | 15' | 8' |
| 263 | Bamboo Palm | 0.3 | 10' | 8' |
| 264 | Coconut Palm | 0.7' | 20' | 16' |
| 265 | Date Palm | 0.3' | 5' | 8' |
| 266 | Date Palm | 0.3' | 5' | 8' |
| 267 | Coconut Palm | 0.7' | 20' | 16' |
| 268 | Areca Palm Cluster | 0.3 | 15' | 8' |
| 269 | Thatching Palm | 1.2' | 10' | 10' |
| 270 | Thatching Palm | 0.8' | 10' | 10' |
| 271 | Coconut Palm | 0.7' | 20' | 15' |
| 272 | Coconut Palm | 0.7' | 20' | 15' |
| 273 | Date Palm | 1.2' | 10' | 20' |
| 274 | Coconut Palm | 0.7' | 20' | 16' |
| 275 | Coconut Palm | 0.7' | 20' | 16' |
| 276 | Coconut Palm | 0.7' | 20' | 16' |
| 277 | Coconut Palm | 0.7' | 20' | 16' |
| 278 | Coconut Palm | 0.7' | 15' | 15' |
| 279 | Royal Palm | 0.7' | 15' | 15' |
| 280 | Palm | 0.3' | 3' | 3' |
| 281 | Palm | 0.3' | 3' | 3' |
| 282 | Palm | 0.3' | 3' | 3' |
| 283 | Palm | 0.3' | 3' | 3' |
| 284 | Cabbage Palm | 1.2' | 15' | 15' |
| 285 | Cabbage Palm | 1.2' | 15' | 15' |
| 286 | Cabbage Palm | 1.0' | 15' | 10' |
| 287 | Cabbage Palm | 1.0' | 15' | 10' |
| 288 | Cabbage Palm | 1.0' | 15' | 10' |
| 289 | Cabbage Palm | 1.0' | 15' | 10' |
| 290 | Cabbage Palm | 1.0' | 15' | 10' |
| 291 | Cabbage Palm | 1.0' | 15' | 10' |
| 292 | Cabbage Palm | 1.0' | 15' | 10' |
| 293 | Cabbage Palm | 1.0' | 15' | 10 |
| 294 | Cabbage Palm | 1.0' | 15' | 10 |
| 295 | Cabbage Palm | 1.0' | 15' | 10' |
| 296 | Sea Grape | 0.5 | 20' | 25' |
| 297 | Sea Grape | 0.5 | 20' | 25' |
| 298 | Cabbage Palm | 1.0' | 15' | 10' |
| 299 | Cabbage Palm | 1.0' | 15' | 10' |
| 300 | Coconut Palm | 1.0' | 20' | 20' |
| 301 | Cabbage Palm | 1.0' | 15' | 10' |
| 302 | Sea Grape | 0.5' | 20' | 25' |
| 303 | Sea Grape | 0.5' | 20' | 25' |
| 304 | Cabbage Palm | 1.0' | 15' | 10' |
| 305 | Cabbage Palm | 1.0' | 15' | 10' |
| 306 | Cabbage Palm | 1.0' | 15' | 10' |
| 307 | Cabbage Palm | 1.0' | 15' | 10' |
| 308 | Cabbage Palm | 1.0' | 15' | 10' |
| 309 | Cabbage Palm | 1.0' | 15' | 10' |
| 310 | Cabbage Palm | 1.0' | 15' | 10' |
| 311 | Cabbage Palm | 1.0' | 15' | 10' |
| 312 | Cabbage Palm | 1.0' | 15' | 10' |
| 313 | Cabbage Palm | 1.0' | 15' | 10' |
| 314 | Cabbage Palm | 1.0' | 15' | 10' |
| 315 | Date Palm | 0.7' | 25' | 15' |
| 316 | Date Palm | 0.7' | 25' | 15' |
| 317 | Royal Palm | 0.5' | 10' | 12' |
| 318 | Unknown | 1.0' | 25' | 25' |
| 319 | Royal Palm | 0.3' | 6' | 5' |
| 320 | Royal Palm | 0.5' | 10' | 12' |
| 321 | Mahogany | 0.7' | 20' | 15' |
| 322 | Unknown | 0.3' | 15' | 10' |
| 323 | Royal Palm | 0.3' | 8' | 5' |
| 324 | Royal Palm | 0.3' | 8' | 5' |
| 325 | Unknown | 0.3' | 15' | 10' |
| 326 | Mahogany | 0.7' | 20' | 15' |
| 327 | Unknown | 0.3' | 15' | 10' |
| 328 | Royal Palm | 0.4 | 6' | 4' |
| 329 | Royal Palm | 0.4 | 6' | 4' |
| 330 | Royal Palm | 0.4 | 6' | 4' |
| 331 | Royal Palm | 0.5 | 8' | 5' |
| 332 | Spindle Palm | 0.7 | 12' | 4' |
| 333 | Coconut Palm | 0.7 | 20' | 16' |
| 334 | Royal Palm | 0.3 | 6' | 5' |
| 335 | Royal Palm | 0.3 | 6' | 5' |
| 336 | Royal Palm | 0.3 | 6' | 5' |
| 337 | Christmas Palm | 0.5 | 15' | 12' |
| 338 | Christmas Palm | 0.5 | 15' | 12' |
| 339 | Christmas Palm | 0.5 | 15' | 12' |
| 340 | Christmas Palm | 0.5 | 15' | 12' |
| 341 | Coconut Palm | 0.7 | 20' | 16' |
| 342 | Coconut Palm | 0.7 | 20' | 16' |
| 343 | Bamboo Palm | 0.3 | 20' | 5' |

[redacted]

| | | | | |
|---|---|---|---|---|
| 344 | Coconut Palm | 0.7' | 20' | 16' |
| 345 | Christmas Palm | 0.5 | 12' | 12' |
| 346 | Coconut Palm | 0.8 | 25' | 20' |
| 347 | Christmas Palm | 0.5' | 12' | 12' |
| 348 | Christmas Palm | 0.5' | 12' | 12' |
| 349 | Coconut Palm | 0.7' | 20' | 16' |
| 350 | Coconut Palm | 0.7' | 20 | 15' |
| 351 | Date Palm | 0.3' | 5' | 5' |
| 352 | Queen Palm | 0.7' | 20 | 15' |
| 353 | Cabbage Palm | 0.7 | 20 | 15' |
| 354 | Date Palm | 0.3' | 5' | 5' |
| 355 | Date Palm | 0.3' | 5' | 5' |
| 356 | Cabbage Palm | 0.7' | 20 | 15' |
| 357 | Date Palm | 0.3' | 5' | 5' |
| 358 | Date Palm | 0.3' | 5' | 5' |
| 359 | Date Palm | 0.3' | 5' | 6 |
| 360 | Cabbage Palm | 0.7' | 20 | 15' |
| 361 | Date Palm | 0.3' | 5' | 5' |
| 362 | Unknown | 0.5 | 12' | 12' |
| 363 | Date Palm | 0.3' | 5' | 5' |
| 364 | Coconut Palm | 0.7' | 20' | 15' |
| 365 | Oak | 0.3' | 15' | 5' |
| 366 | Royal Palm | 1.0' | 20' | 24' |
| 367 | Coconut Palm | 0.7' | 20' | 15' |
| 368 | Royal Palm | 1.0' | 20' | 24' |
| 369 | Coconut Palm | 0.7' | 20' | 15' |
| 370 | Coconut Palm | 0.7' | 20' | 15' |
| 371 | Royal Palm | 1.0' | 20' | 24' |
| 372 | Gumbo Limbo | 0.4' | 10' | 12' |
| 373 | Royal Palm | 0.7' | 15' | 15' |
| 374 | Royal Palm | 1.5' | 25' | 20' |
| 375 | Royal Palm | 1.5' | 20' | 20' |
| 376 | Royal Palm | 1.5' | 25' | 22' |
| 377 | Royal Palm | 1.5' | 30' | 20' |
| 378 | Coconut Palm | 0.8' | 25' | 20' |
| 379 | Date Palm | 0.3' | 6' | 8' |
| 380 | Date Palm | 0.3' | 6' | 6' |
| 381 | Spindle Palm | 1.0' | 15 | 6' |
| 382 | Date Palm | 0.3' | 6' | 6' |
| 383 | Bismarkia Palm | 1.2' | 15' | 20' |
| 384 | Bismarkia Palm | 1.2' | 15' | 20' |
| 385 | Spindle Palm | 0.8' | 6' | 4' |
| 386 | Royal Poinciana | 1.3 | 20' | 40' |
| 387 | Gumbo Limbo | 0.8' | 20' | 20' |
| 388 | Hyophorbe | 1.2' | 10' | 10' |
| 389 | Hyophorbe | 1.2' | 10' | 10' |
| 390 | Hyophorbe | 0.8' | 10' | 10' |
| 391 | Coconut Palm | 0.7' | 15' | 20' |
| 392 | Poinciana | 0.2' | 6' | 6' |
| 393 | Trumpet Vine | | | |
| 394 | Coconut Palm | 0.7' | 10' | 20' |
| 395 | Coconut Palm | 0.7' | 20' | 20' |
| 396 | Coconut Palm | 0.7' | 20' | 20' |
| 397 | Coconut Palm | 0.7' | 20' | 20' |
| 398 | Trumpet Vine | | | |
| 399 | Philodendron | | | |
| 400 | Coconut Palm | 0.7' | 20' | 20' |
| 401 | Trumpet Vine | | | |
| 402 | Coconut Palm | 0.7' | 15 | 20' |
| 403 | Coconut Palm | 0.7' | 20' | 20' |
| 404 | Trumpet Vine | | | |
| 405 | Cabbage Palm | 0.8 | 5' | 5' |
| 406 | Coconut Palm | 0.7' | 25' | 20' |
| 407 | Unknown | 0.8 | 10' | 10' |
| 408 | Pondana | 0.2' | 5' | 5' |
| 409 | Unknown | 0.8 | 20' | 20' |
| 410 | Pondana | 0.2 | 5' | 5' |
| 411 | Unknown | 0.8 | 20' | 20' |
| 412 | Coconut Palm | 0.7 | 15 | 20' |
| 413 | Pondana | 0.2 | 5' | 5' |
| 414 | Unknown | 0.8 | 20' | 20' |
| 415 | Pondana | 0.2' | 5' | 5' |
| 416 | Unknown | 0.8 | 20' | 20' |
| 417 | Coconut Palm | 0.7' | 20' | 20' |
| 418 | Coconut Palm | 0.7' | 20' | 20' |
| 419 | Pondana | 0.2 | 5' | 5' |
| 420 | Unknown | 0.8 | 20' | 20' |
| 421 | Coconut Palm | 0.7' | 10' | 20' |
| 422 | Pondana | 0.2' | 5' | 5' |
| 423 | Unknown | 0.8 | 20' | 20' |
| 424 | Unknown | 0.8 | 20' | 20' |
| 425 | Oleander | | | |
| 426 | Pigmy Date Palm | 0.3 | 5' | 5' |
| 427 | Pigmy Date Palm | 0.3 | 5' | 5' |
| 428 | Pigmy Date Palm | 0.3 | 5' | 5' |
| 429 | Pigmy Date Palm | 0.3 | 5' | 5' |
| 430 | Pigmy Date Palm | 0.3 | 5' | 5' |
| 431 | Coconut Palm | 0.7 | 25' | 20' |
| 432 | Pigmy Date Palm | 0.3 | 5' | 5' |
| 433 | Coconut Palm | 0.7' | 20' | 20' |

# SONESTA BEACH HOTEL & TENNIS CLUB

BOUNDARY SURVEY

TYPE OF DRAWING: BOUNDARY SURVEY

PREPARED FOR: FORTUNE INTERNATIONAL


LEITER, PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS – LAND SURVEYORS
LAND PLANNERS – ENVIRONMENTAL


REVISIONS:

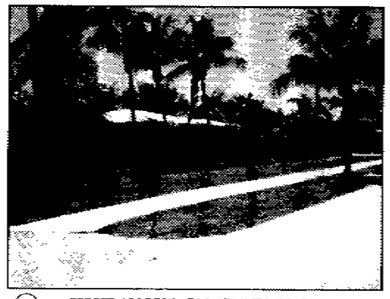
NOTES:

SURVEYOR'S CERTIFICATE:

Leiter, Perez & Associates, Inc.

LICENSED BUSINESS No. 6787

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

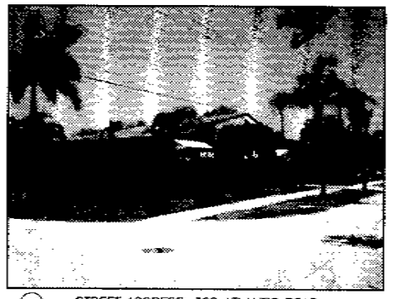


#1 STREET ADDRESS: 301 ATLANTIC ROAD
LOOKING SOUTHWEST

#2 STREET ADDRESS: 301 ATLANTIC ROAD
LOOKING SOUTHEAST

#3 STREET ADDRESS: 301 ATLANTIC ROAD
LOOKING SOUTHWEST

#4 STREET ADDRESS: 301 ATLANTIC ROAD
LOOKING SOUTHEAST

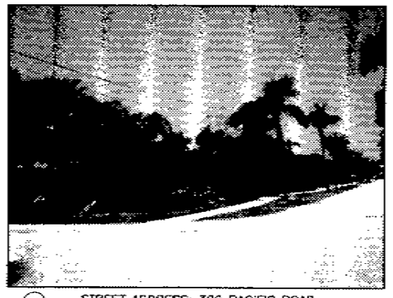


#5 STREET ADDRESS: 300 ATLANTIC ROAD
LOOKING SOUTHWEST

#6 STREET ADDRESS: 300 ATLANTIC ROAD
LOOKING SOUTHEAST

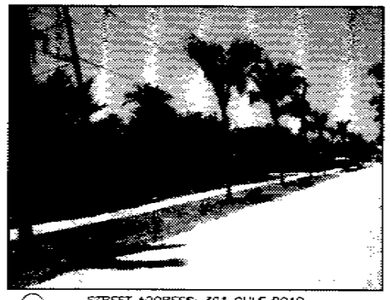
#7 STREET ADDRESS: 301 PACIFIC ROAD
LOOKING SOUTHWEST

#8 STREET ADDRESS: 301 PACIFIC ROAD
LOOKING SOUTHEAST



#9 STREET ADDRESS: 300 PACIFIC ROAD
LOOKING SOUTHWEST

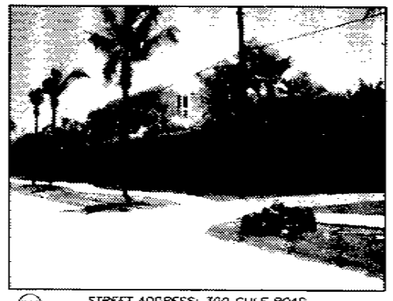
#10 STREET ADDRESS: 300 PACIFIC ROAD
LOOKING SOUTHEAST



#11 STREET ADDRESS: 301 GULF ROAD
LOOKING SOUTHWEST

#12 STREET ADDRESS: 301 GULF ROAD
LOOKING SOUTHEAST

#13 STREET ADDRESS: 300 GULF ROAD
LOOKING SOUTHWEST



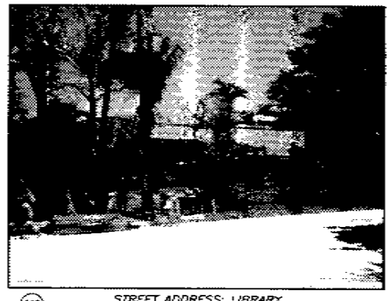
#14 STREET ADDRESS: 300 GULF ROAD
LOOKING SOUTHEAST

#15 STREET ADDRESS: 301 CARIBBEAN ROAD
LOOKING SOUTHWEST

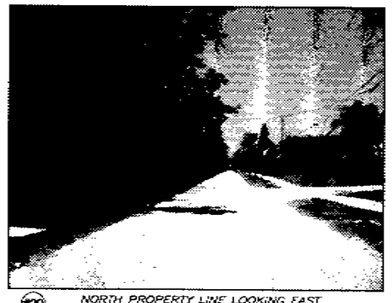
#16 STREET ADDRESS: 301 CARIBBEAN ROAD
LOOKING SOUTHEAST

#17 STREET ADDRESS: 300 CARIBBEAN ROAD
LOOKING SOUTHWEST

#18 STREET ADDRESS: 300 CARIBBEAN ROAD
LOOKING SOUTHEAST



#19 STREET ADDRESS: LIBRARY
LOOKING NORTH



#20 NORTH PROPERTY LINE LOOKING EAST

# SONESTA BEACH HOTEL & TENNIS CLUB

## BOUNDARY SURVEY

TYPE OF DRAWING: BOUNDARY SURVEY

PREPARED FOR: FORTUNE INTERNATIONAL

LEITER PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL

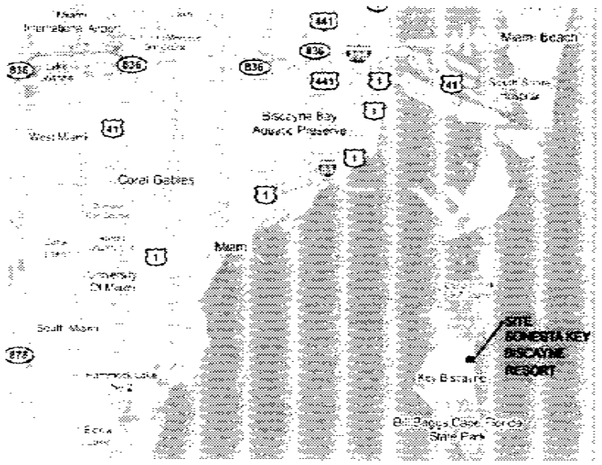
SURVEY DATE: 02/22/05
JOB ORDER: 05-123
FILE NO.: B-2202
FILE NAME: B-12sonesta
F.B. 242 PG. 5-30
ZG.3 2-10
PRINT: 1

REVISIONS:

| DATE | JOB ORDER | DESCRIPTION | F.B. | PG. |
|---|---|---|---|---|
| 03/08/05 | 05-123 | UPDATE IMPROVEMENTS E. OF C.C.C.L.; TITLE REVISION | | |
| 03/24/05 | 05-123 | IMPROVEMENTS LOCATED OVER ENTIRE PROPERTY | 242 | 5-30 |
| 04/08/05 | 05-123 | REVISE RESTRICTIONS WITH NEW CERTIFICATION; ADD CERTIFICATION; UPDATE TITLE COMMITMENT | SURVEY PRINT | |
| 08/01/05 | 05-164 | UPDATE TO F.L.D.F. REQUIREMENTS | 242 | |
| 12/21/05 | 05-164 | UPDATE BEACH TOPOGRAPHY | 243 | |
| 01/17/06 | 05-164 | REVISE NOTES RE ELEVATION CONVERSION TO NAVD 1988 | | |
| 05/16/06 | 06-129 | ADDITIONAL SURVEY AREA IN BEACH WEST OF PROPERTY | 242<br>243 | 30-35<br>5-10 |

LICENSED BUSINESS No. 6787

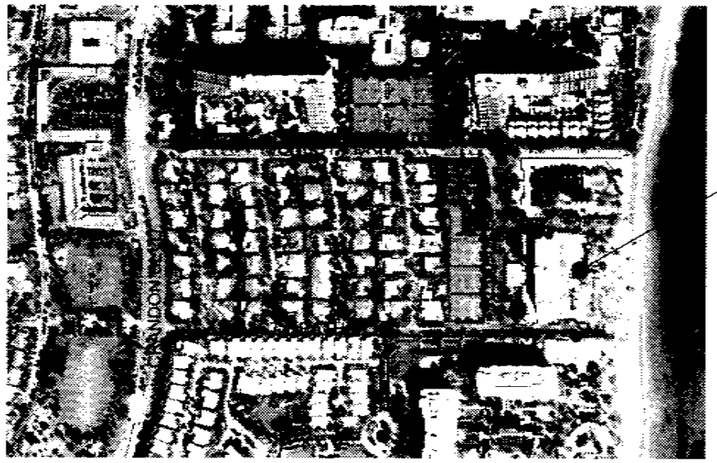
SHEET 55 OF 55




AREA MAP

NO SCALE

NORTH




AERIAL IMAGE

NO SCALE

NORTH

## LEGAL DESCRIPTION:

Parcel I

Sec Township 53, Section Fractional line 30, Section 14 - 54N the in being and lying situate land of lot or parcel piece that 48 described particulate more being and Florida, of State Miami-Dade, of County Biscayne, Key of City the in, East, 42 Range South, as follows:

hence dist the to according ESTATE MAP-ESCN OF PORTION A OF SUBDIVISION E Tract of corner S-N, the to Commence of line South the along run hence Florida, County, Miami-Dade of Records Public the of 38 Page to 46 Book Plat in recorded as POINT sac land of parcel described following the of BEGINNING OF POINT the to feet 1304.00' of distance a for East 5 Tract the of 57, Page to 58 Book Plat in recorded as COUONY HOULEA of Plat the in corner S-E, the along was BEGINNING OF high mean the to less or more feet 51.0' of distance a for East continue hence Florida, County, Miami-Dade of Records Public of line water high mean the along Northeasterly and Northerly Northwesterly meander hence Ocean Atlantic the of line water to ordinate a Tract of line South the of North feet 57.00' lying point to less or more feet 51.0' of distance a for Tower Atlantic the 5, Tract sac of line South the to, parallel and of North feet 90.00 line a along West run hence angles right measured as East of distance a for West 70.00' South run hence point to less or more feet 57.0' to cove was a for angles right measured as circular a with non-tangency of point a to feet 157.00' of distance a for West 89°00'00" North run hence point, at feet 30.75' sac non-tangency point dimensions the inner Arcs 90°00'00" North beam arcs of circular the West, the to concave curve of 57 Page 90, Book Plat in recorded as COUONY HOULEA of Plat the of 57 Book of line Easterly the on point street also point to for having curve circular sac of arc the along South every run hence Florida, County, Miami-Dade of Records Public the elements a central angle of 37°42'4" and a radius of 30.0' 59 feet for a distance of 1 75.00' feet to the POINT OF BEGINNING.

and

Parcel II

City in East, 42 Range South, 54 Township 53, Section 14 - 54N the in being and lying situate land of lot or parcel piece that All of Key Biscayne, County of Miami-Dade State of Florida, and being more particularly described as follows:

hence dist the to according ESTATE MAP-ESCN OF PORTION A OF SUBDIVISION E Tract of corner S-N, the to Commence of line South the along run hence Florida, County, Miami-Dade of Records Public the of 38 Page to 46 Book Plat in recorded to of center the West, the to concave curve circular with non-tangency of point a to feet 1200.00' of distance a for East E Tract Plat the of corner SE the being also point section-tangency to point dimensions the from West 90°00'00" North beam west run hence Florida, County, Miami-Dade of Records Public the of 57 Page 90, Book Plat in recorded as COUONY HOULEA of line feet 308.00' SE of radius a and 37°45'47" of angle central elements to for having curve circular sac of arc the along Northerly and Northeasterly continue hence land of parcel described following the of BEGINNING OF POINT there feet 173.00' of distance feet 308.00' 59 in radius a and 17°46'23" of angle central elements to for having curve circular sac of arc the along Northeasterly run hence Drive, East of line way of right Southerly the on point a being also point said point a to feet 575.40' of distance a for Southwest, the to concave curve with curvature of point a to feet 1525.00' of distance a for baseline a in of right said the along after feet 25.00' of radius a arc 87°19'47" of angle central elements to for having curve sac of arc the along run hence on point having also point sac West, the to concave curve circular a with curvature composed of point a to feet 30.00' of distance the of on the or line way of right Already said the along Southerly run hence Southwest Ocean of line way of right Western, the to feet 251.25' of distance a for feet 3250.26' in radius a and 4°12'52" of angle central elements to for having curve circular of distance a for West 0°00'00" South run hence point a to feet 1.87' West run line way of right said the having hence point 30.78' line to a point, it once run North 85°24'30" West for a distance of 157.35 feet to the POINT OF BEGINNING

## UNIT INFORMATION

### *Residential Units*

| Tower One | Unit Type | Unit Area (SF) | No.of Units |
|---|---|---|---|
| | A | 5050 | 13 |
| | B | 5250 | 1 |
| | C | 5650 | 8 |
| | D | 8400 | 1 |
| Subtotal | | | 23 |

| Tower Two | Unit Type | Unit Area (SF) | No.of Units |
|---|---|---|---|
| | E | 4400 | 12 |
| | F | 5050 | 12 |
| Subtotal | | | 24 |

| Tower Three | Unit Type | Unit Area (SF) | No.of Units |
|---|---|---|---|
| | G | 2500 | 12 |
| | H | 2500 | 24 |
| | J | 3000 | 24 |
| | K | 5000 | 6 |
| Subtotal | | | 66 |

| Tower Four | Unit Type | Unit Area (SF) | No.of Units |
|---|---|---|---|
| | L | 3000 | 3 |
| | M | 3400 | 24 |
| | N | 3700 | 21 |
| Subtotal | | | 48 |

| Villas | Unit Type | Unit Area (SF) | No.of Units |
|---|---|---|---|
| | V1 | 6200 | 3 |
| | V2 | 8200 | 1 |
| Subtotal | | | 4 |

| Total | | | 165 |
|---|---|---|---|

| Zoning District Designation: Hotel Resort District as per Sec. 30-103 | | | |
|---|---|---|---|
| Item | Required | Allowable / Required | Proposed |
| 1. Lot Area | 449 931 SF (10.329 AC)<br>Buildable Area 236 115 SF (5.42 AC) | | |
| 2. FAR (Section 30-103b) | Lot Area x 2 | 899,863 SF | 775,000 SF |
| 3. Maximum Lot Coverage (Section 30-103b) | Maximum 40% of Lot Area Permitted Above Base Flood Elevation | 179 972 SF | 179 500 SF (39.9%) |
| 4. Building Height (Section 30-103b) | Measured from Base Flood Elevation | 150'-0" | 150'-0" |
| 5. Building Setbacks (Section 30-103b) | Front (West) | 25 ft + 5' per floor above the first floor but not to exceed 50 ft. | All setbacks conform to the zoning code requirements. See site plan and sections for dimensions. |
| | Sides (North & South) | 25 ft min. However no portion of Building may extend beyong a "building envelope" formed by a prism the base of which is formed by the Lot boundaries and whose height is defined by two base angles of 63 degrees each. | All setbacks conform to the zoning code requirements. See site plan and sections for dimensions. |
| | Rear (Ocean) | 25 ft + 5' per floor above the first floor but not to exceed 50 ft | 25'-0" |
| 6. Flood Criteria | AE 8 & 9 | 8'-0" NGVD | Ground Level Elev. @ 9'-0" NGVD |
| 7. Scale and Density (Section 30-132) | Residential (16 Units per Acre) | 165 | 165 |
| 8. Parking (Section 30-184a) | Apartment Building - Residents<br>1.75 spaces per Unit x 165 Units | 288.8 | |
| | Apartment Building - Guests<br>0.2 spaces per Unit x 165 Units | 33 | |
| | **Accessory Uses** | | |
| | Specialty Restaurant<br>1/4 Seats x 100 Seats | 25 | |
| | Assembly Areas<br>1/60 S.F. x 2000 | 33.3 | |
| | Spa<br>1/250 S.F. x 16 000 S.F. | 64 | |
| | **Accessory Total** | **122.3 Spaces** | |
| | **Total** | **445 Spaces** | **515 Spaces*** |
| 9. Accessible Parking | 2% of parking | 8 1 | 10 |
| | Accessible Van Spaces<br>(included in accessible parking count) | 2 | 2 |
| | **Total** | 9 Spaces | 10 Spaces |
| 10. Loading (Section 30-184c) | Residential<br>1 per 50 units | 3.3 | |
| | **Total** | 4 | 4 |

(*) Parking is provided in a 255,000 square foot structure below grade.

Sonesta

SONESTA RESORT
Key Biscayne, Florida

OWNER
SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2945

gsb

ARCHITECT
Glover Smith Bode, Inc.
1143 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9649
F 405.848.9753
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 1st Street
Miami, Florida 33751
T 305.858.6777
F 305.858.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
3650 N. Flagler St, Suite 113
Miami, Florida 33144
T 305.551.5267
F 305.551.4542

Issue/Date
REVISION TO SUBMISSION
12 March 2007
REVISION TO SUBMISSION
12 January 2007
REVISION TO SUBMISSION
27 October 2006
REVISION TO SUBMISSION
25 August 2006
ORIGINAL SITE PLAN SUBMISSION
24 January 2006

NOT FOR CONSTRUCTION
GSB Project Number: 060853
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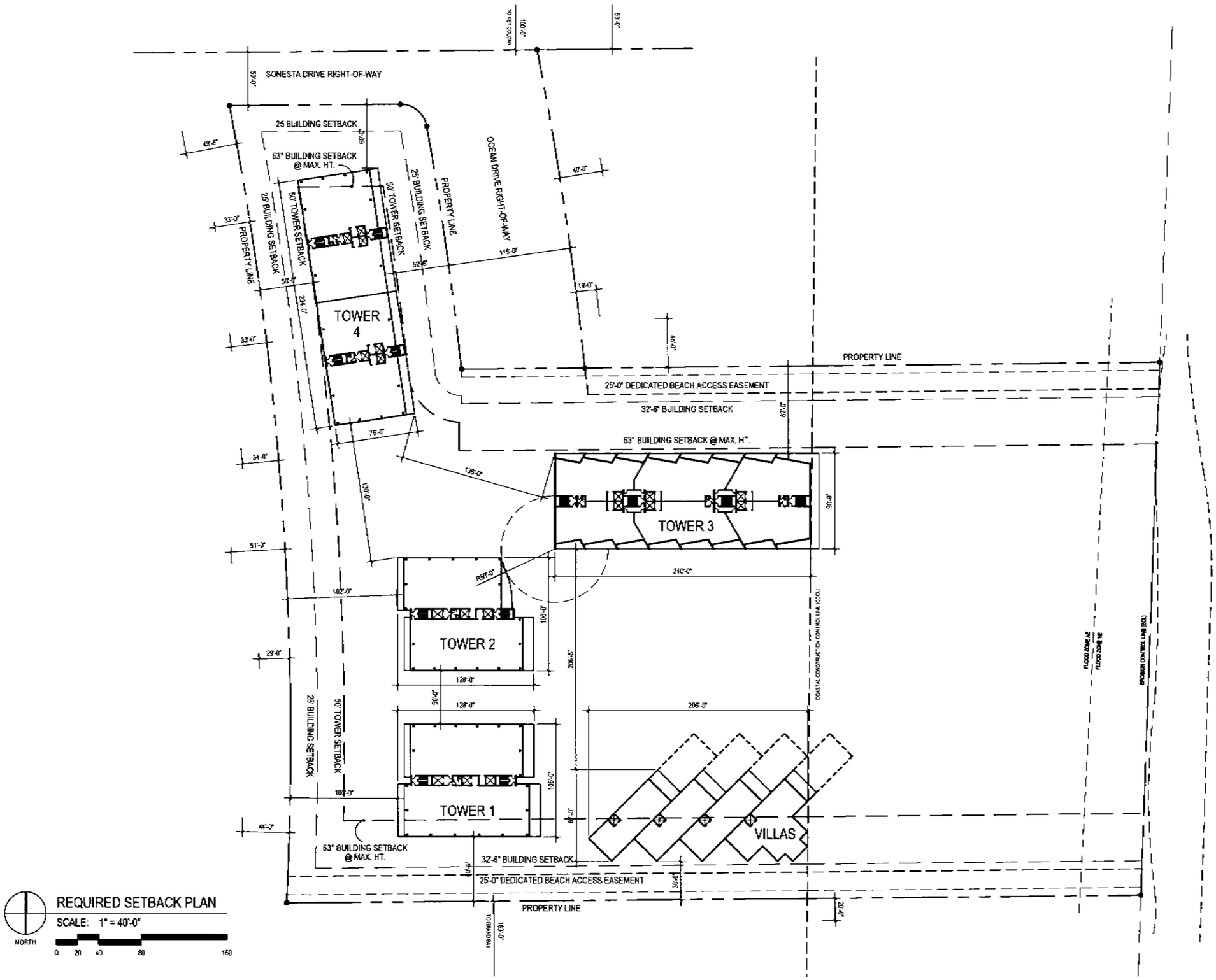
Drawing Title
SITE & ZONING INFORMATION

Sheet Number
A1.0




## REQUIRED SETBACK PLAN

SCALE: 1" = 40'-0"

Sonesta

SONESTA RESORT
Key Biscayne, Florida

OWNER
SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

ARCHITECT
Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9549
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.858.6777
F 305.858.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
8550 W. Flagler St. Suite 113
Miami, Florida 33144
T 305.551.6267
F 305.551.4542

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REVISION TO SUBMISSION
14 March 2007
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12 January 2007
REVISION TO SUBMISSION
27 October 2006
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29 August 2006
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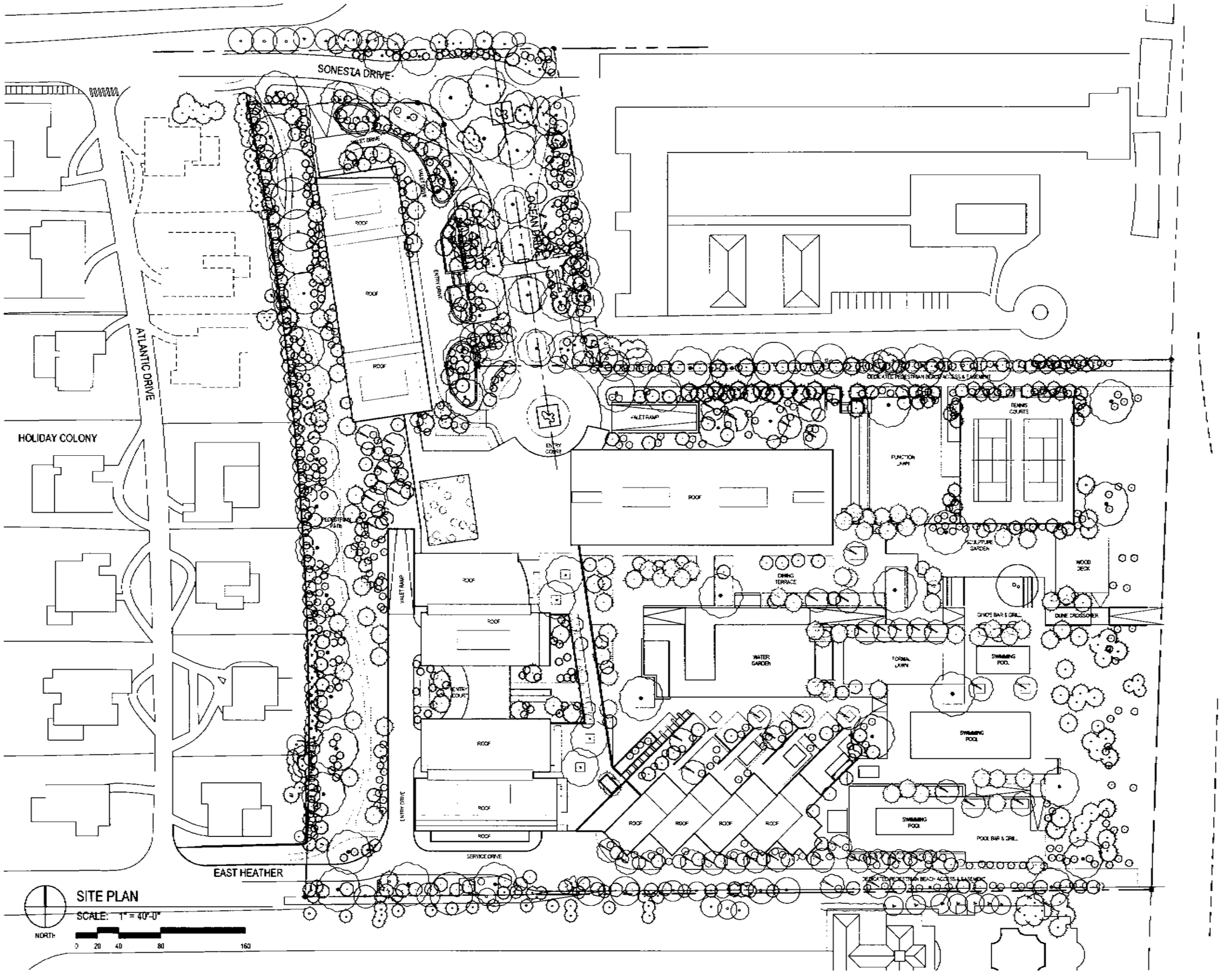
Drawing Title
REQUIRED SETBACK PLAN

Sheet Number
A1.1




SITE PLAN

SCALE: 1" = 40'-0"

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Key Biscayne, Florida

OWNER
SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

ARCHITECT
Glover Smith Bode, Inc.
11 43 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9649
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.858.6777
F 305.856.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
9550 W. Flagler St., Suite 113
Miami, Florida 33144
T 305.551.5257
F 305.551.4542

Issue/Date
REVISION TO SUBMISSION
19 March 2007
REVISION TO SUBMISSION
12 January 2007
REVISION TO SUBMISSION
27 October 2006
REVISION TO SUBMISSION
23 August 2006
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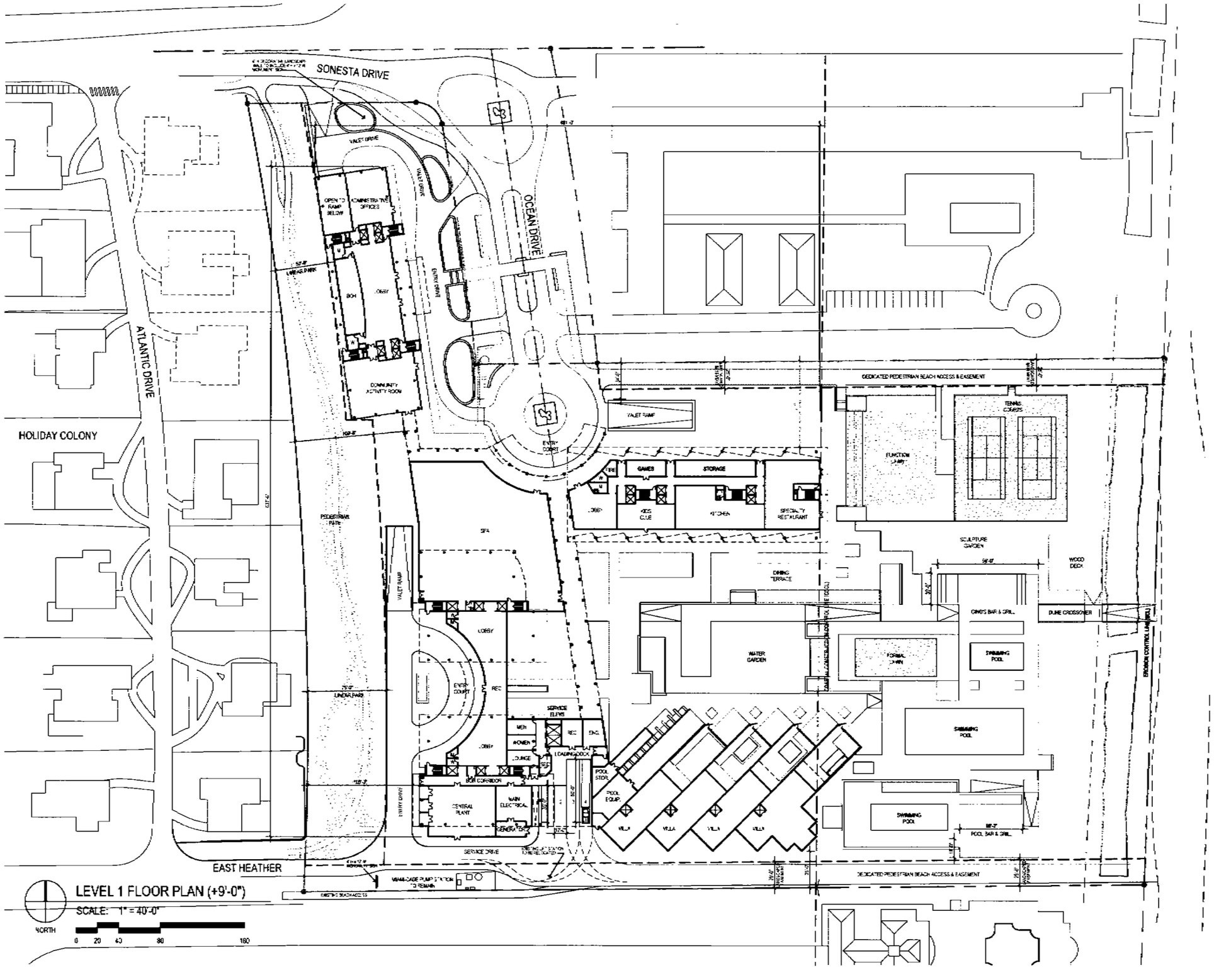
Drawing Title
SITE PLAN

Sheet Number
A2.0




LEVEL 1 FLOOR PLAN (+9'-0")

SCALE: 1" = 40'-0"

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Key Biscayne, Florida

OWNER
SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

ARCHITECT
Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73118
T 405.848.9649
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 Sw 5th Street
Miami, Florida 33751
T 305.858.6777
F 305.856.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
8550 W. Flagler St., Suite 113
Miami, Florida 33144
T 305.551.5267
F 305.551.4542

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15 March 2007
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12 January 2007
REVISION TO SUBMISSION
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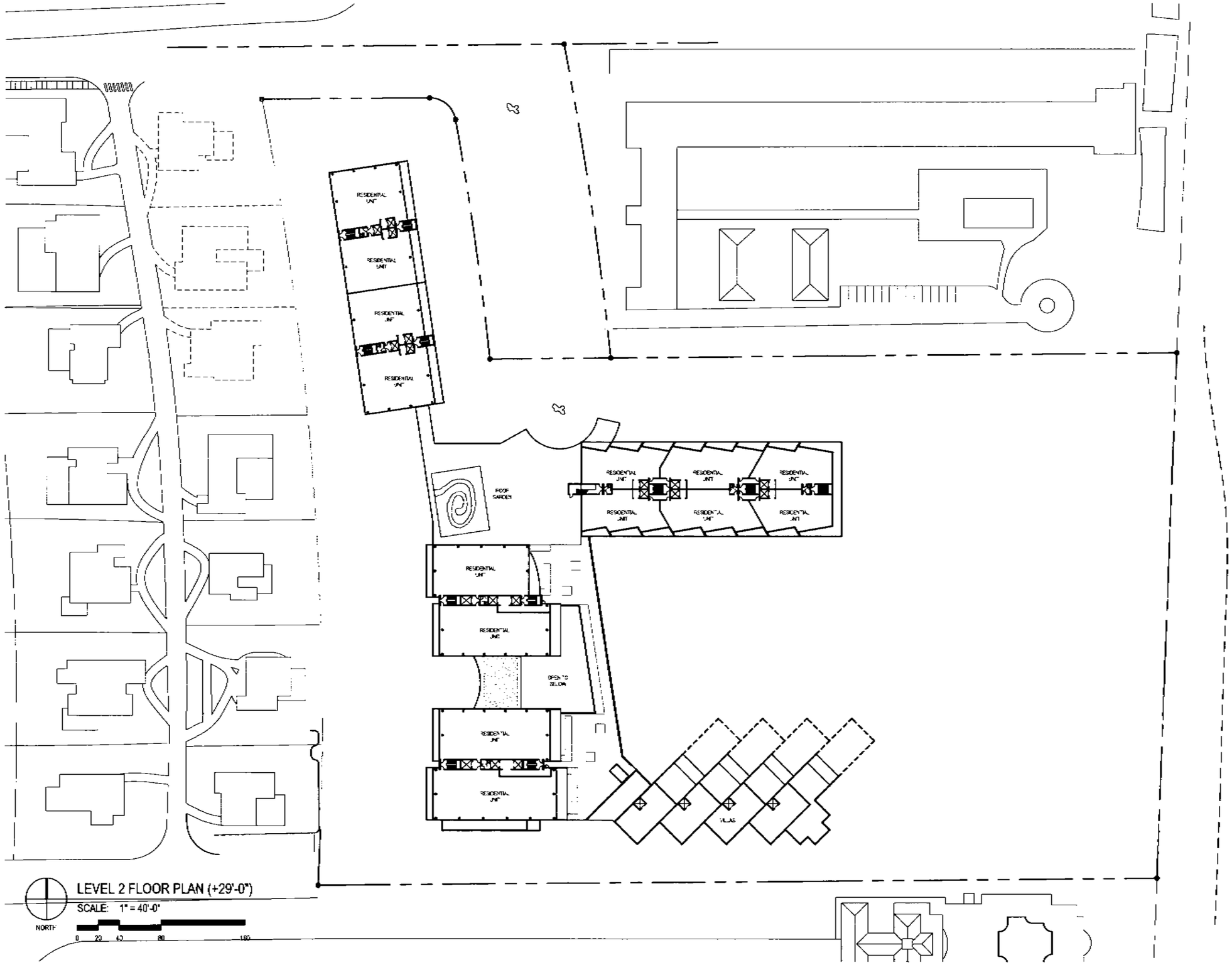
Drawing Title
LEVEL 1 (GROUND) FLOOR PLAN

Sheet Number
A2.1




LEVEL 2 FLOOR PLAN (+29'-0")

SCALE: 1" = 40'-0"

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OWNER
SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

ARCHITECT
Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9543
F 405.848.9782
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.858.6777
F 305.856.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
8550 W. Flagler St., Suite 113
Miami, Florida 33144
T 305.551.6267
F 305.551.4542

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REVISION TO SUBMISSION
15 March 2007
REVISION TO SUBMISSION
12 January 2007
REVISION TO SUBMISSION
27 October 2006
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25 August 2006
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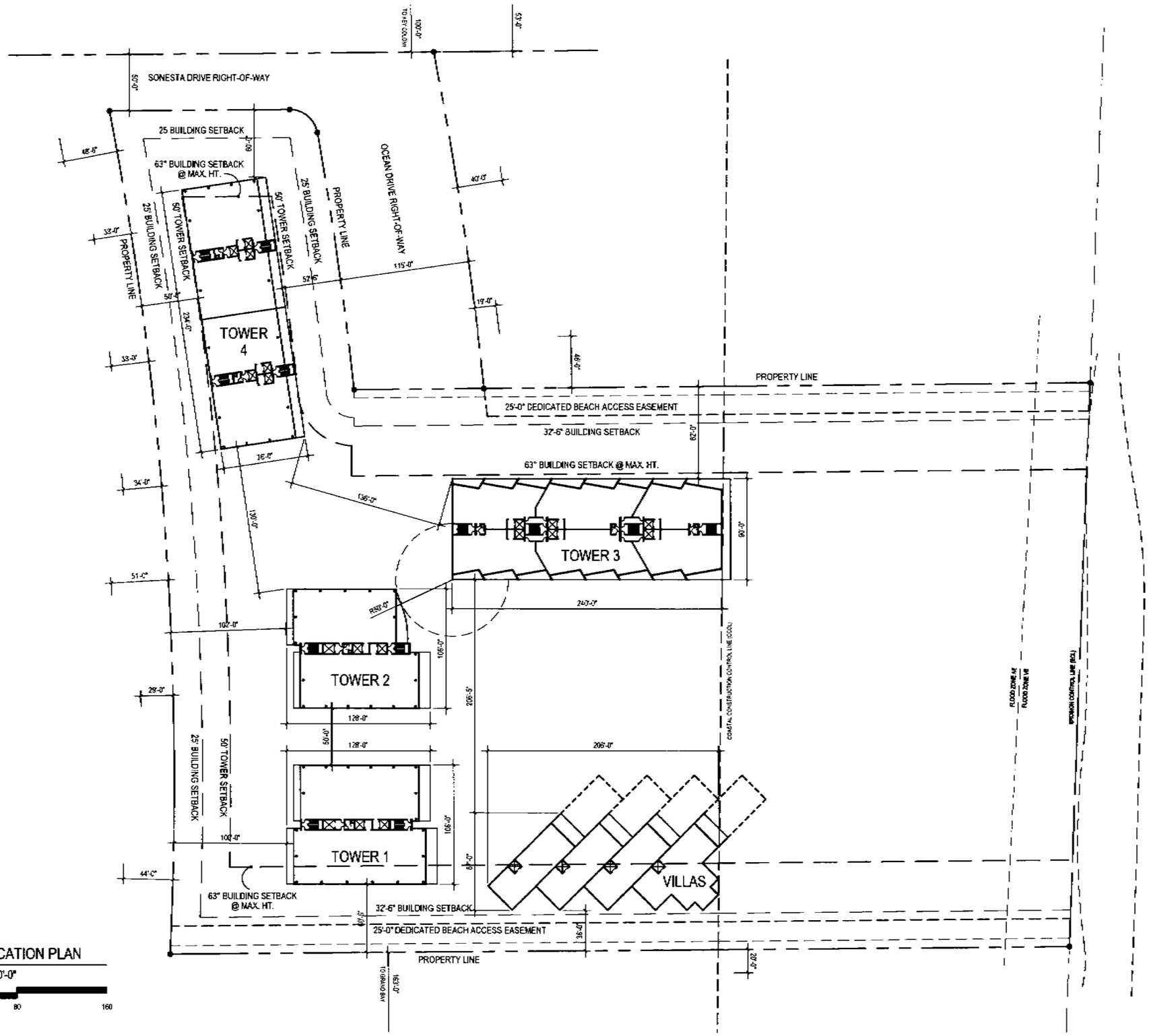
Drawing Title
LEVEL 2 (PODIUM) OVERALL FLOOR PLAN

Sheet Number
A2.2




TOWER LOCATION PLAN

SCALE: 1" = 40'-0"

NORTH

0 20 40 80 160

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Key Biscayne, Florida

OWNER
SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.961.2021
F 305.365.2045

ARCHITECT
Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.843.3549
F 405.843.3793
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.856.6777
F 305.856.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
8550 W. Flagler St., Suite 113
Miami, Florida 33144
T 305.551.6267
F 305.551.4542

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REVISION TO SUBMISSION
18 March 2007
REVISION TO SUBMISSION
12 January 2007
REVISION TO SUBMISSION
27 October 2006
REVISION TO SUBMISSION
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ORIGINAL
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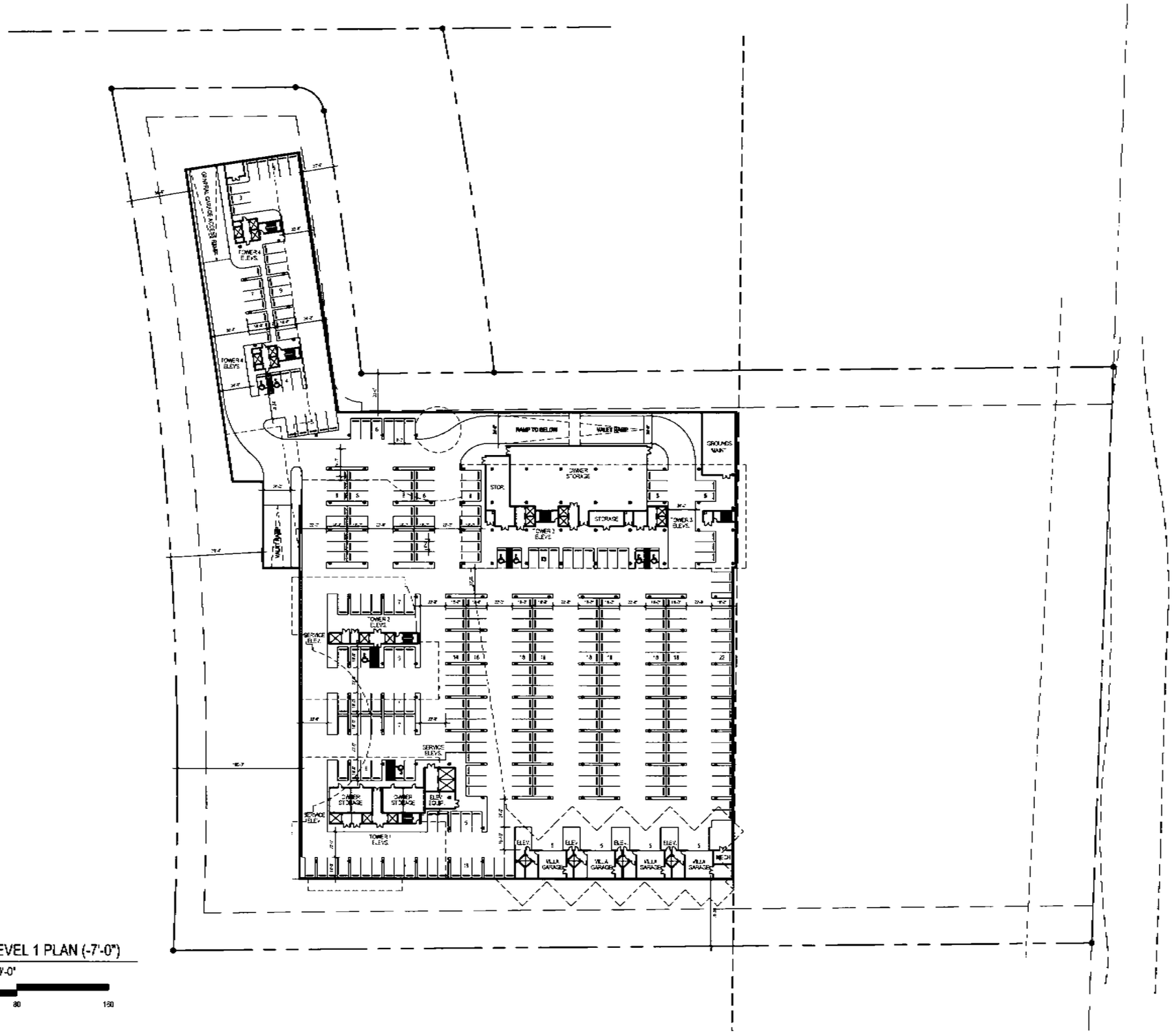
Drawing Title
OVERALL TOWER LOCATION PLAN

Sheet Number
A2.3




PARKING LEVEL 1 PLAN (-7'-0")

SCALE: 1" = 40'-0"

NORTH

0 20 40 80 160

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Key Biscayne, Florida

OWNER

SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.364.2021
F 305.365.2045

ARCHITECT

Glover Smith Bodie, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9649
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT

Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.858.6777
F 305.858.0742
www.raymondjungles.com

CIVIL ENGINEER

VSN Engineering, Inc.
8550 W. Flagler St., Suite 113
Miami, Florida 33144
T 305.551.6267
F 305.551.4542

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12 January 2007

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27 October 2006

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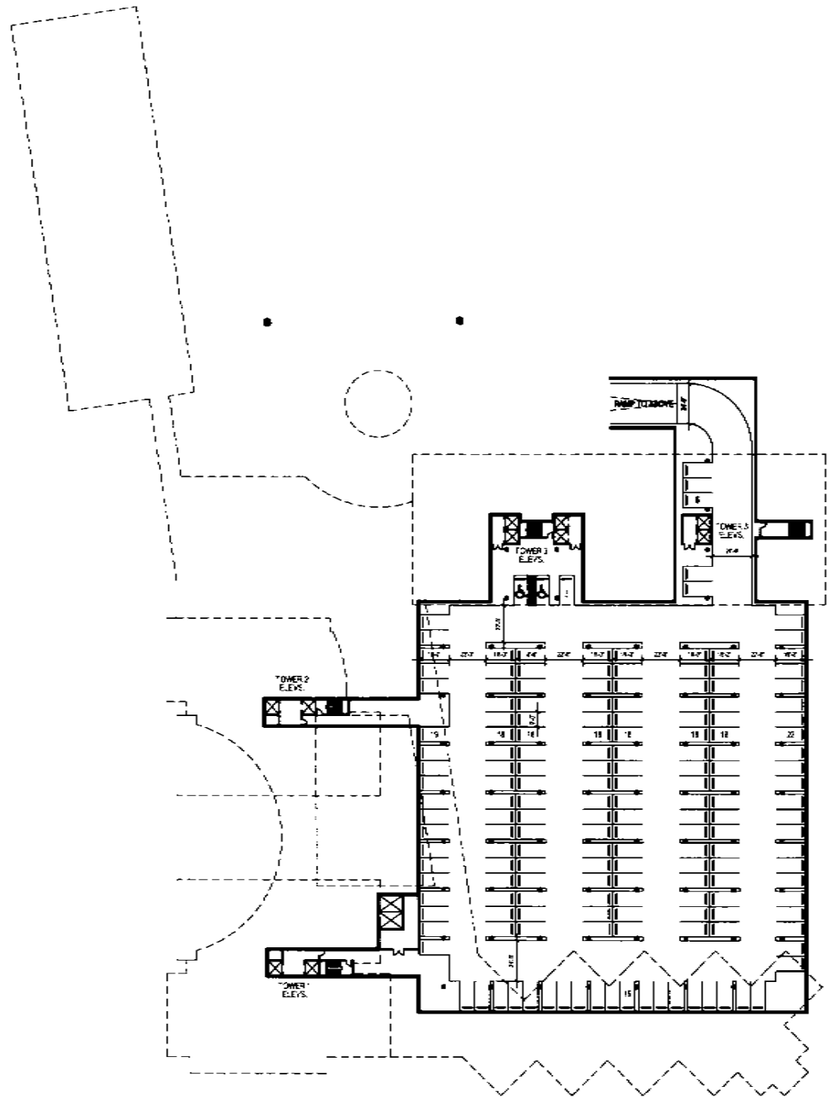
Drawing Title

PARKING LEVEL 1
OVERALL FLOOR PLAN

Sheet Number

A3.0




PARKING LEVEL 2 PLAN (-17'-0")

SCALE: 1" = 40'-0"

NORTH

0 20 40 80 160

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Key Biscayne, Florida

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SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

ARCHITECT

Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9549
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT

Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.858.6777
F 305.856.0742
www.raymondjungles.com

CIVIL ENGINEER

VSN Engineering, Inc.
8550 W. Flagler St. Suite 113
Miami, Florida 33144
T 305.551.6267
F 305.551.4542

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13 March 2007

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12 January 2007

REVISION TO SUBMISSION
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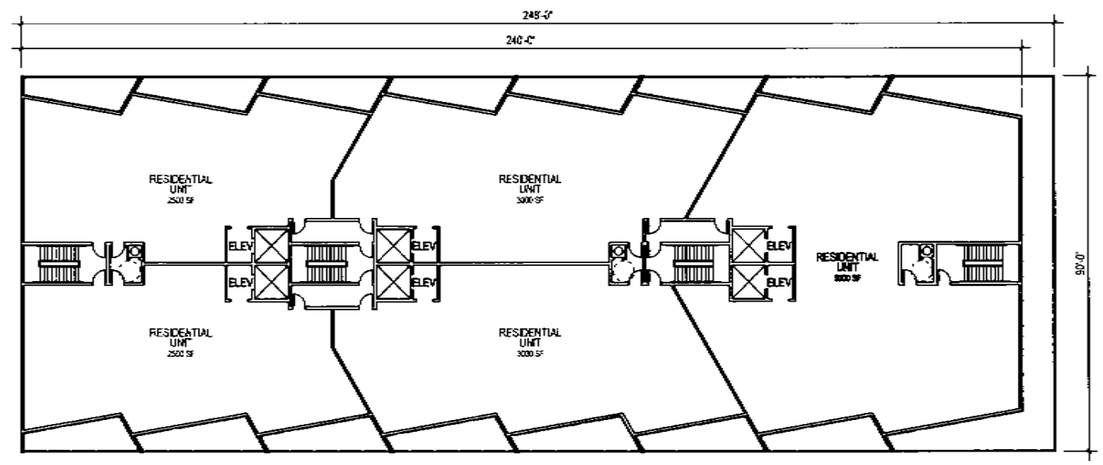
Drawing Title

PARKING LEVEL 2
OVERALL FLOOR PLAN

Sheet number

A3.1

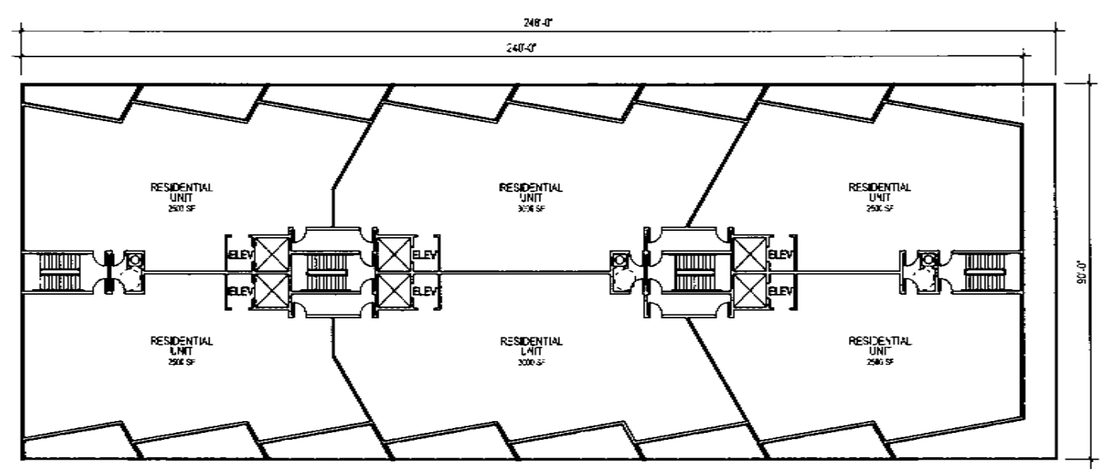



TOWER PLAN: LEVELS 8-13

SCALE: 1/16" = 1'-0"

NORTH

0 8 16 32 64




TOWER PLAN: LEVEL 2-7

SCALE: 1/16" = 1'-0"

NORTH

0 8 16 32 64

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Key Biscayne, Florida

OWNER
SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

ARCHITECT
Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73118
T 405.843.3549
F 405.843.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.858.6777
F 305.856.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering Inc.
3550 W. Flagler St. Suite 113
Miami, Florida 33144
T 305.551.6267
F 305.551.4542

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REVISION TO SUBMISSION
16 March 2007

REVISION TO SUBMISSION
12 January 2007

REVISION TO SUBMISSION
21 October 2006

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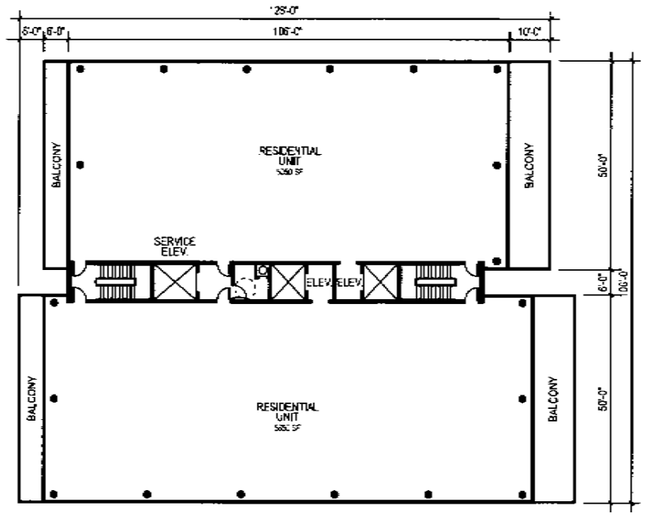
Drawing Title
TOWER 3
TYPICAL FLOOR PLANS

Sheet Number
A4.0

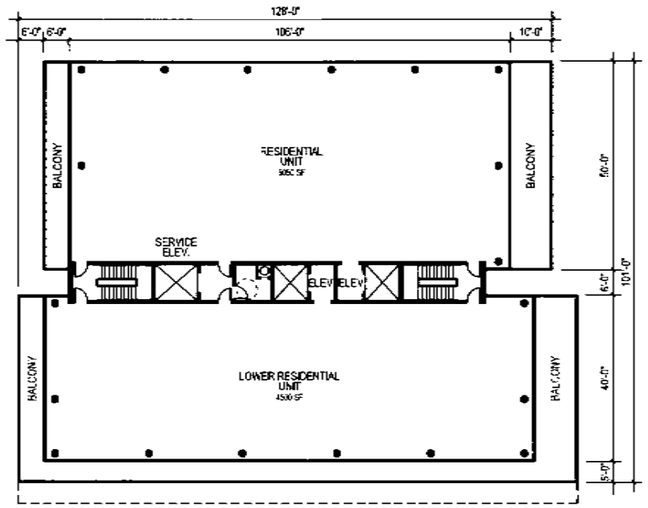



TOWER PLAN: LEVELS 3-10

SCALE: 1/16" = 1'-0"

NORTH

0 8 16 32 64

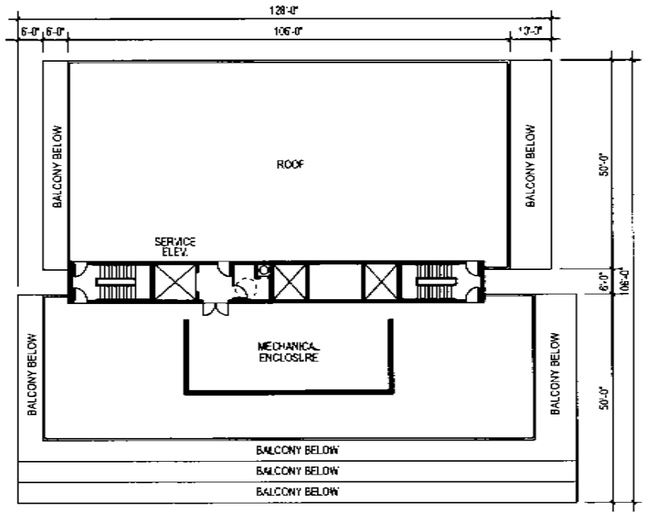



TOWER PLAN: LEVEL 12

SCALE: 1/16" = 1'-0"

NORTH

0 8 16 32 64

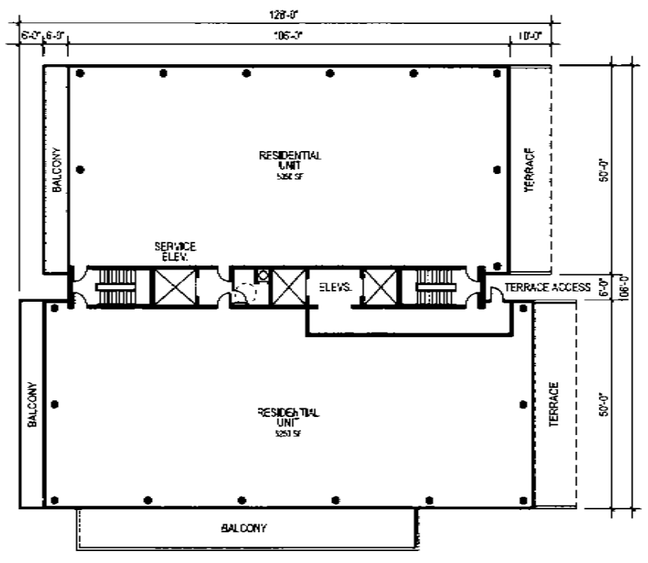



TOWER PLAN: ROOF LEVEL

SCALE: 1/16" = 1'-0"

NORTH

0 8 16 32 64

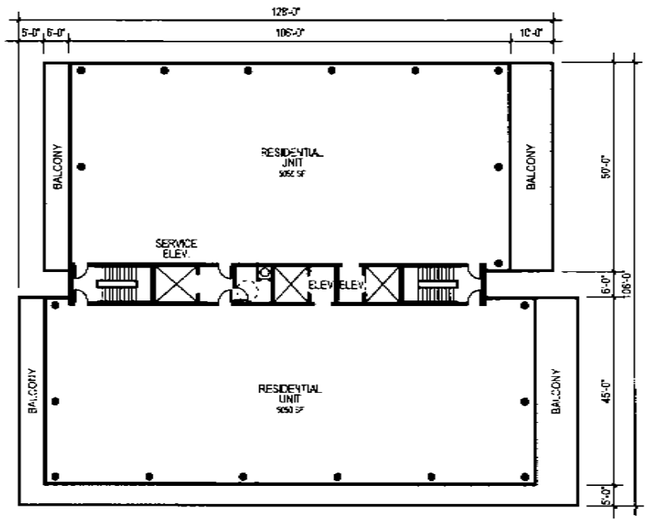



TOWER PLAN: LEVEL 2 (+29'-0")

SCALE: 1/16" = 1'-0"

NORTH

0 8 16 32 64

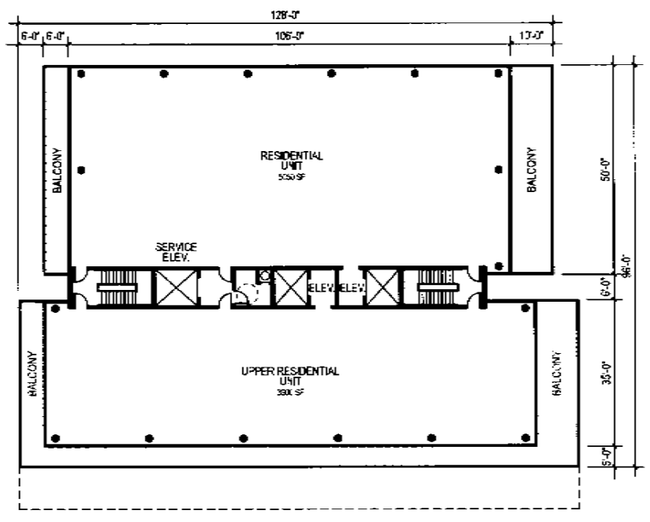



TOWER PLAN: LEVEL 11

SCALE: 1/16" = 1'-0"

NORTH

0 8 16 32 64




TOWER PLAN: LEVEL 13

SCALE: 1/16" = 1'-0"

NORTH

0 8 16 32 64

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Key Biscayne, Florida

OWNER
SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

ARCHITECT
Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9649
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.858.6777
F 305.858.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering Inc.
8550 W. Flagler St. Suite 113
Miami, Florida 33144
T 305.551.6267
F 305.551.4542

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16 March 2007

REVISION TO SUBMISSION
12 January 2007

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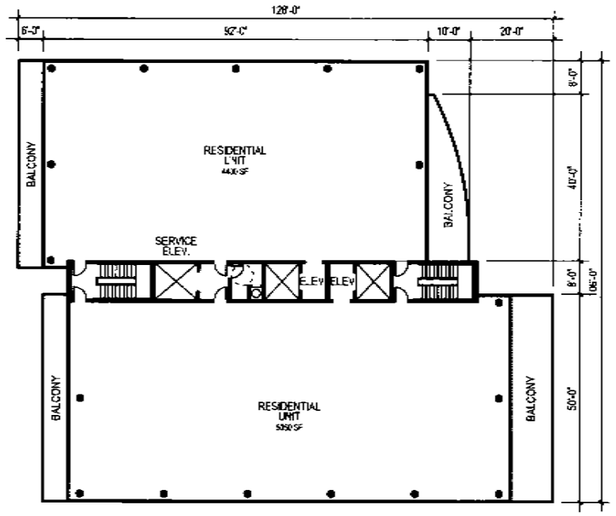
Drawing Title
TOWER 1
TYPICAL FLOOR PLANS

Sheet Number
A5.0

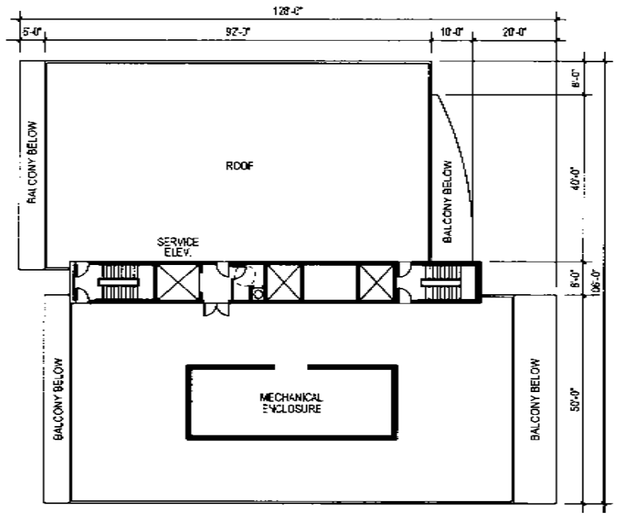



TOWER PLAN: LEVEL 3-13

SCALE: 1/16" = 1'-0"

NORTH

0 8 16 32 64

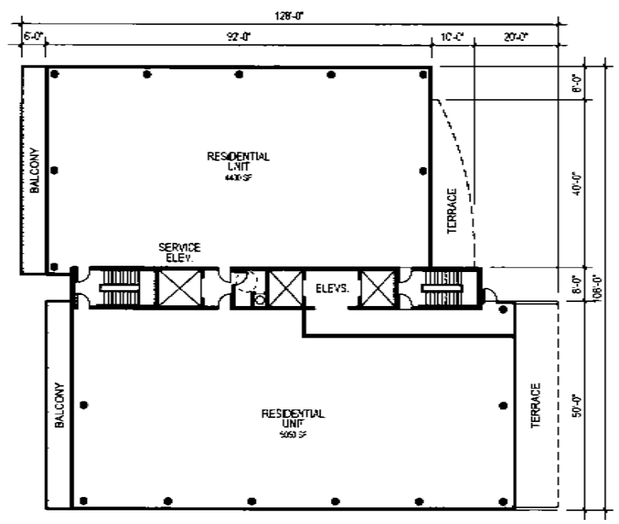



TOWER PLAN: ROOF LEVEL

SCALE: 1/16" = 1'-0"

NORTH

0 8 16 32 64




TOWER PLAN: LEVEL 2 (+29'-0")

SCALE: 1/16" = 1'-0"

NORTH

0 8 16 32 64

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Key Biscayne, Florida

OWNER
SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

ARCHITECT
Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9545
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.856.6777
F 305.856.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
8550 W. Flagler St., Suite 113
Miami, Florida 33144
T 305.551.5267
F 305.551.4542

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Drawing Title
TOWER 2
TYPICAL FLOOR PLANS

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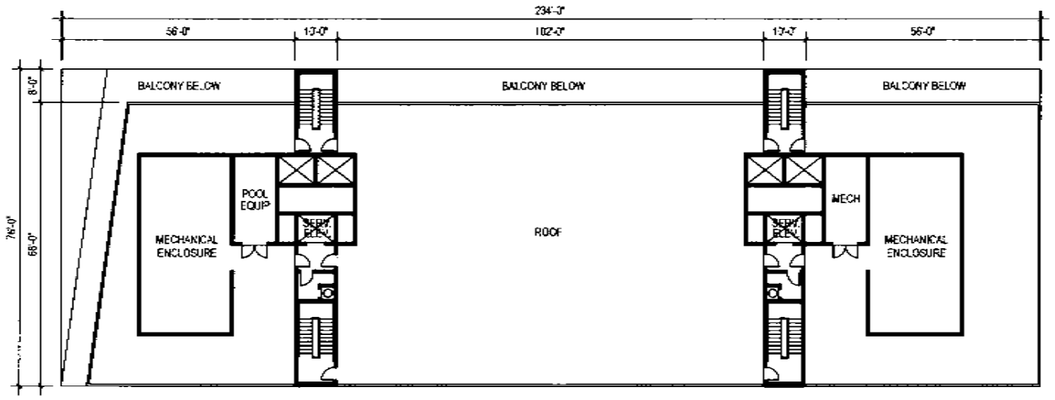
A5.1

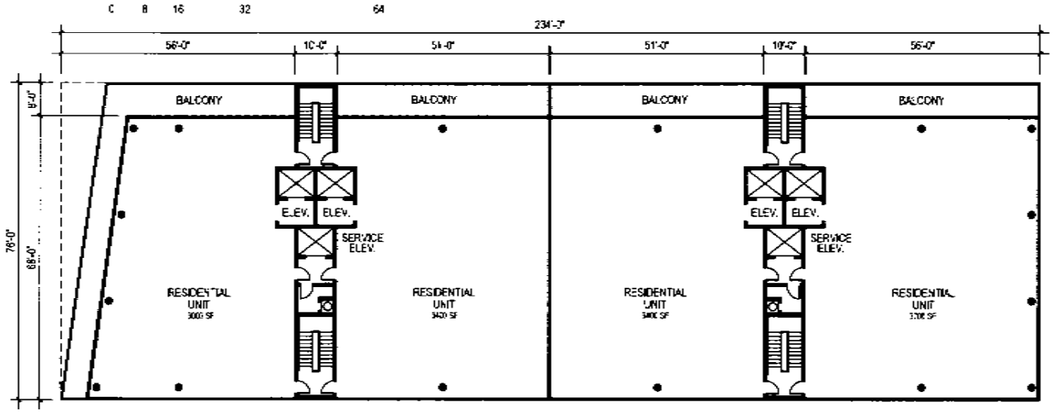



TOWER PLAN: ROOF LEVEL

SCALE: 1/16" = 1'-0"

NORTH

0 8 16 32 64

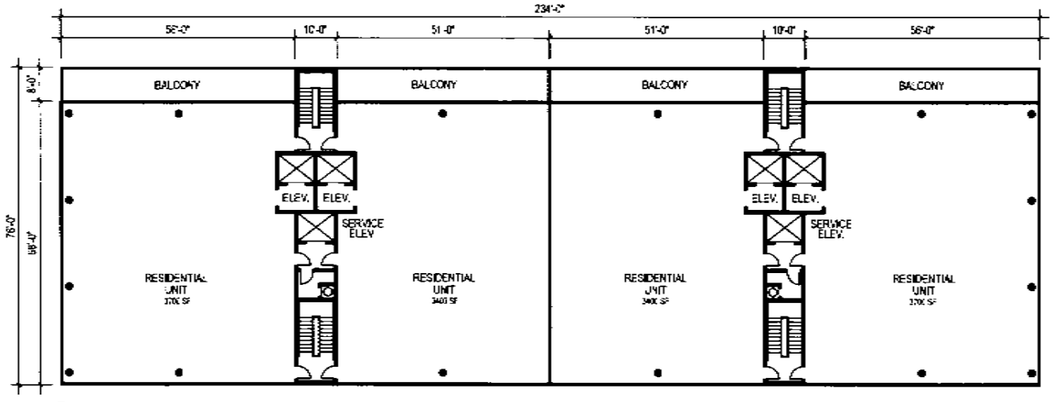



TOWER PLAN: LEVELS 11-13

SCALE: 1/16" = 1'-0"

NORTH

0 8 16 32 64




TOWER PLAN: LEVELS 2-10

SCALE: 1/16" = 1'-0"

NORTH

0 8 16 32 64

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SONESTA RESORT
Key Biscayne, Florida

OWNER
SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

ARCHITECT
Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9549
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.858.6777
F 305.858.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
8550 W. Flagler St, Suite 113
Miami, Florida 33144
T 305.551.6267
F 305.551.4542

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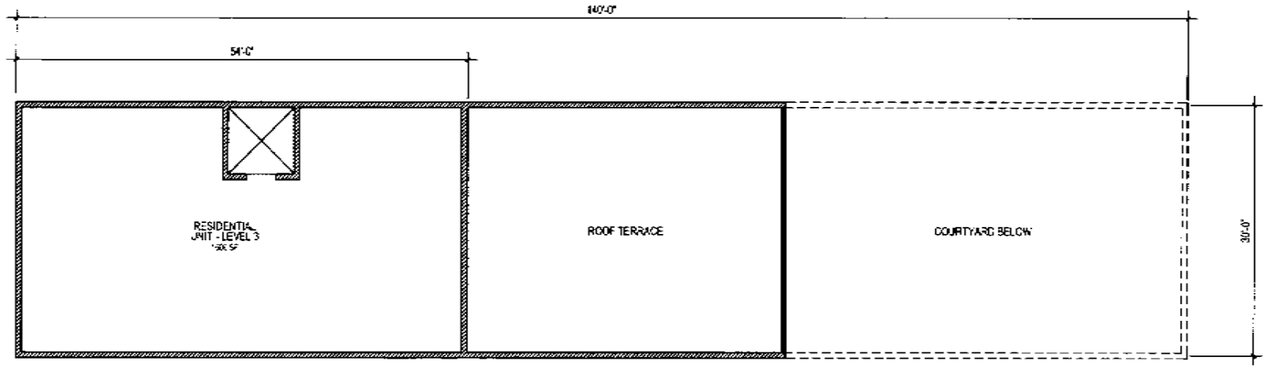
Drawing Title
TOWER 4
TYPICAL FLOOR PLANS

Sheet Number
A5.2

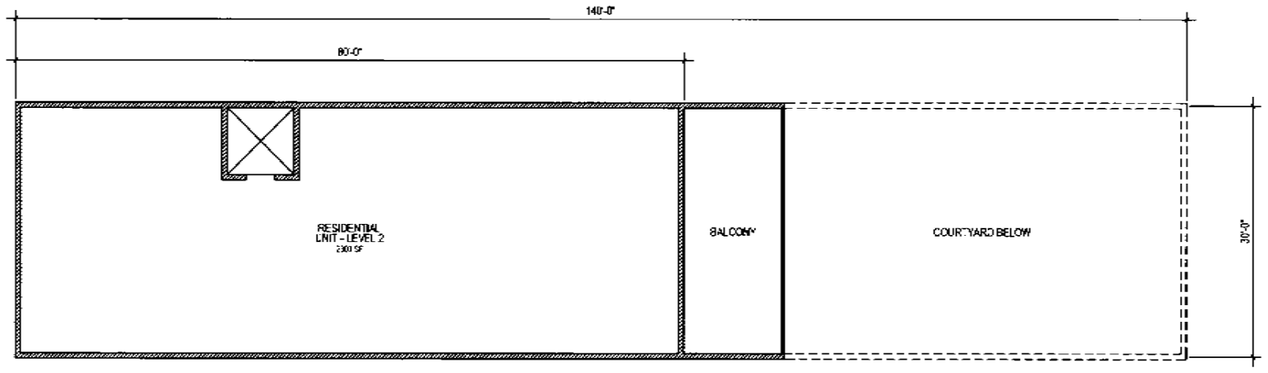



THIRD LEVEL FLOOR PLAN (+29'-0")

SCALE: 1/8" = 1'-0"

NORTH

0 4 8 16 32

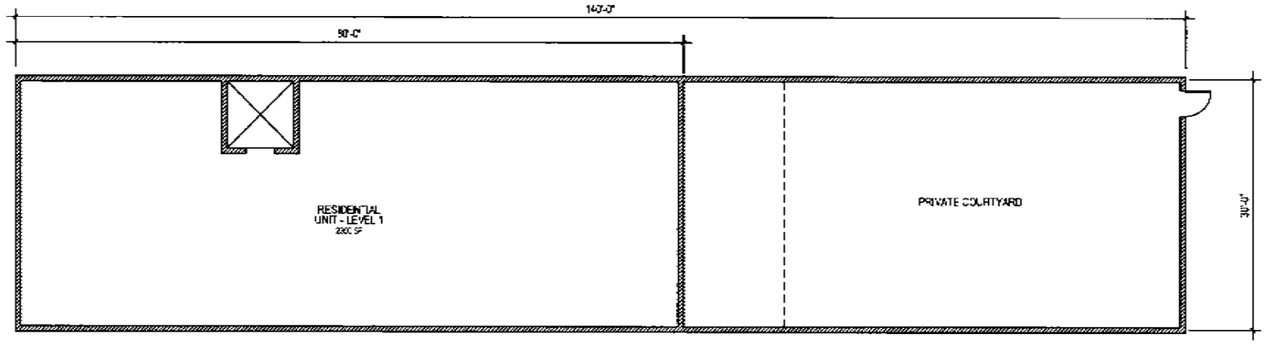



SECOND LEVEL FLOOR PLAN (+19'-0")

SCALE: 1/8" = 1'-0"

NORTH

0 4 8 16 32




FIRST LEVEL FLOOR PLAN (+9'-0")

SCALE: 1/8" = 1'-0"

NORTH

0 4 8 16 32

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SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

ARCHITECT

Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9549
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT

Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.856.6777
F 305.856.0742
www.raymondjungles.com

CIVIL ENGINEER

VSN Engineering, Inc.
8550 W. Flagler St., Suite 113
Miami, Florida 33144
T 305.551.5257
F 305.551.4542

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GSB Project Number: 080963

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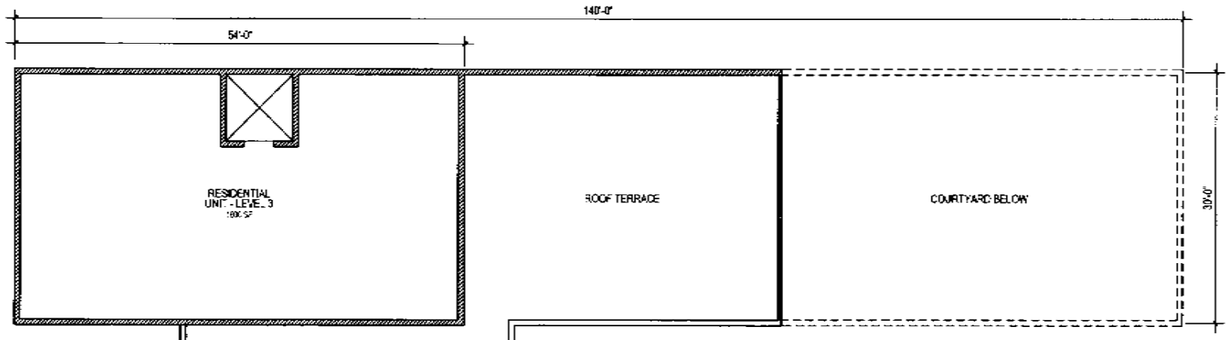
Drawing Title

VILLA
TYPICAL FLOOR PLANS

Sheet Number

A5.3

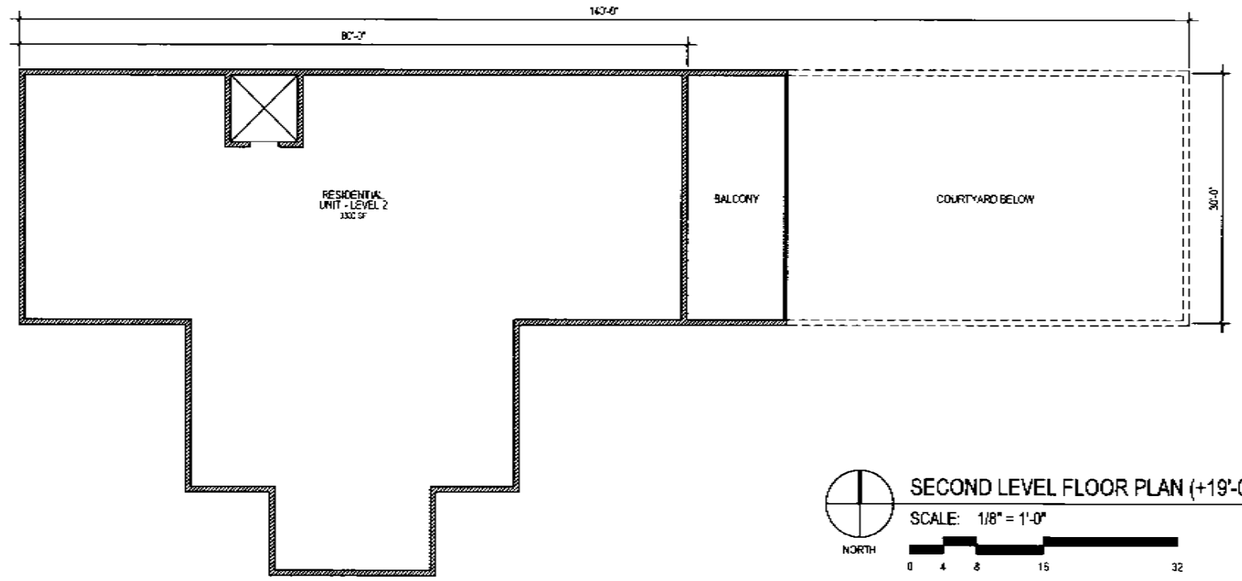



THIRD LEVEL FLOOR PLAN (+29'-0")

SCALE: 1/8" = 1'-0"

NORTH

0 4 8 16 32

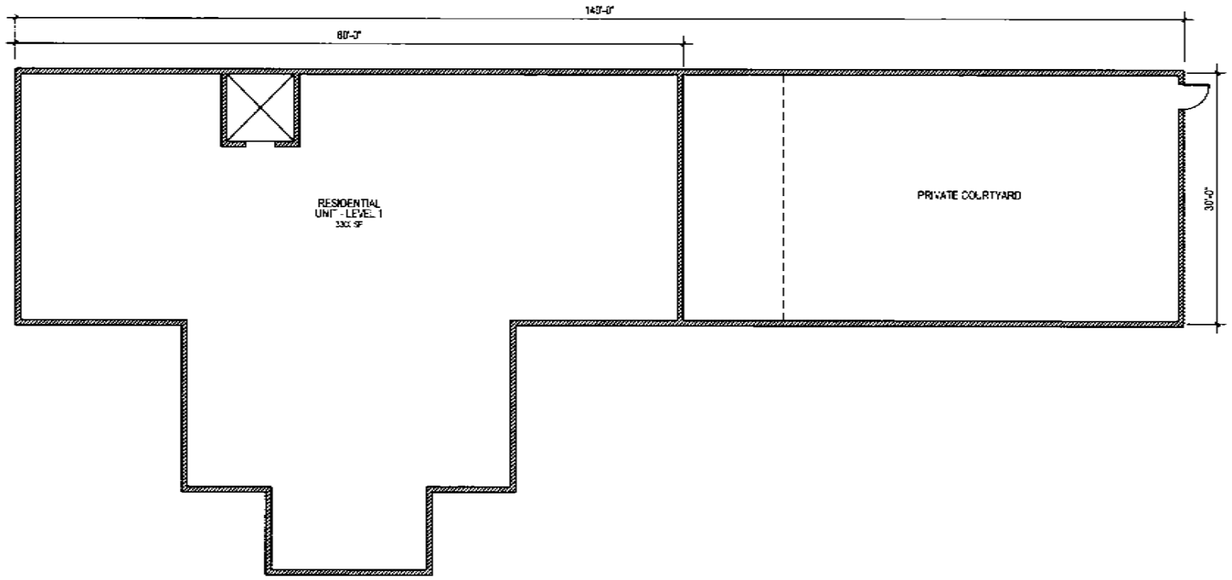



SECOND LEVEL FLOOR PLAN (+19'-0")

SCALE: 1/8" = 1'-0"

NORTH

0 4 8 16 32




FIRST LEVEL FLOOR PLAN (+9'-0")

SCALE: 1/8" = 1'-0"

NORTH

0 4 8 16 32

Sonesta

SONESTA RESORT
Key Biscayne, Florida

OWNER
SBR-Fortune Associates LLLP
1390 Brickell Avenue
Miami Florida 33131
T 305.381.2021
F 305.385.2045

ARCHITECT
Glover Smith Bode, Inc.
1143 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9649
F 405.848.9733
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.858.6777
F 305.856.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
8550 W. Flagler St. Suite 113
Miami, Florida 33144
T 305.551.6267
F 305.551.4542

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REVISION TO SUBMISSION
12 March 2007

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12 January 2007

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28 August 2006

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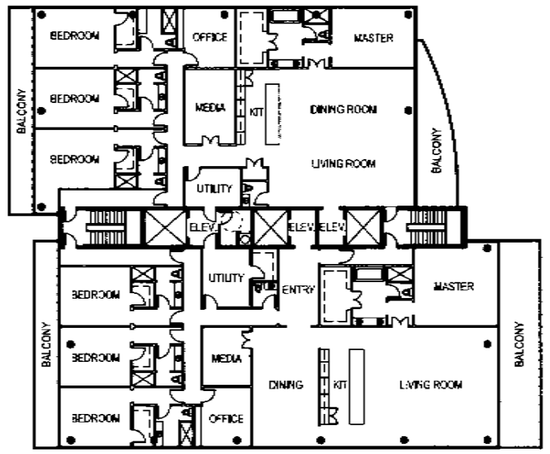
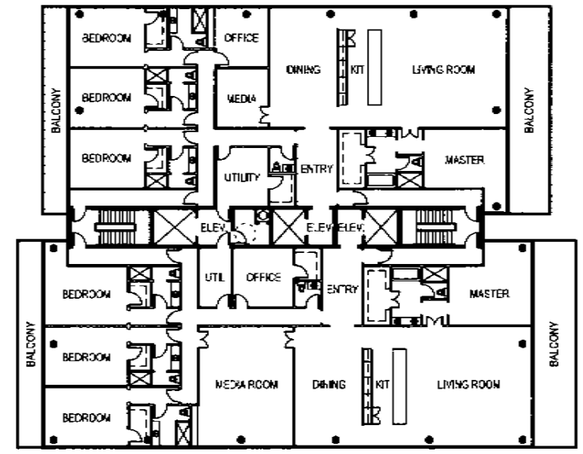
Drawing Title
GRAND VILLA
TYPICAL FLOOR PLANS

Sheet Number
A5.4



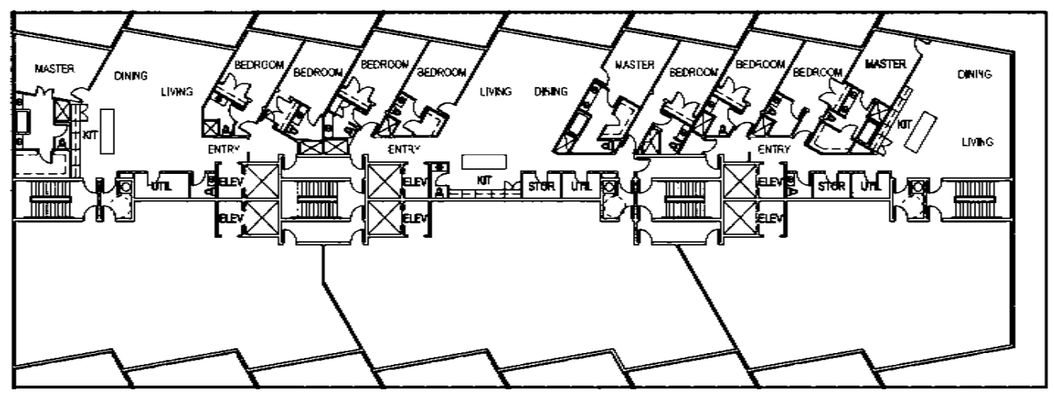




TYPICAL UNIT PLANS: TOWERS 1 & 2

SCALE: 1/16" = 1'-0"

NORTH

0 8 16 32 64

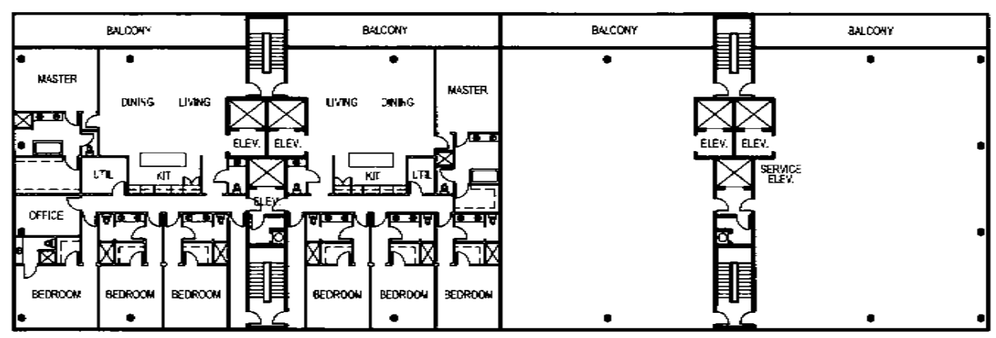



TYPICAL UNIT PLANS: TOWER 3

SCALE: 1/16" = 1'-0"

NORTH

0 8 16 32 64




TYPICAL UNIT PLANS: TOWER 4

SCALE: 1/16" = 1'-0"

NORTH

0 8 16 32 64

Sonesta

SONESTA RESORT
Key Biscayne, Florida

OWNER
SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

ARCHITECT
Glover Smith Bode, Inc.
6140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9549
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.858.6777
F 305.856.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
8550 W. Flagler St. Suite #13
Miami, Florida 33144
T 305.551.6267
F 305.551.4542

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REVISION TO SUBMISSION
16 March 2007

REVISION TO SUBMISSION
12 January 2007

REVISION TO SUBMISSION
21 October 2006

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29 August 2006

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24 January 2006

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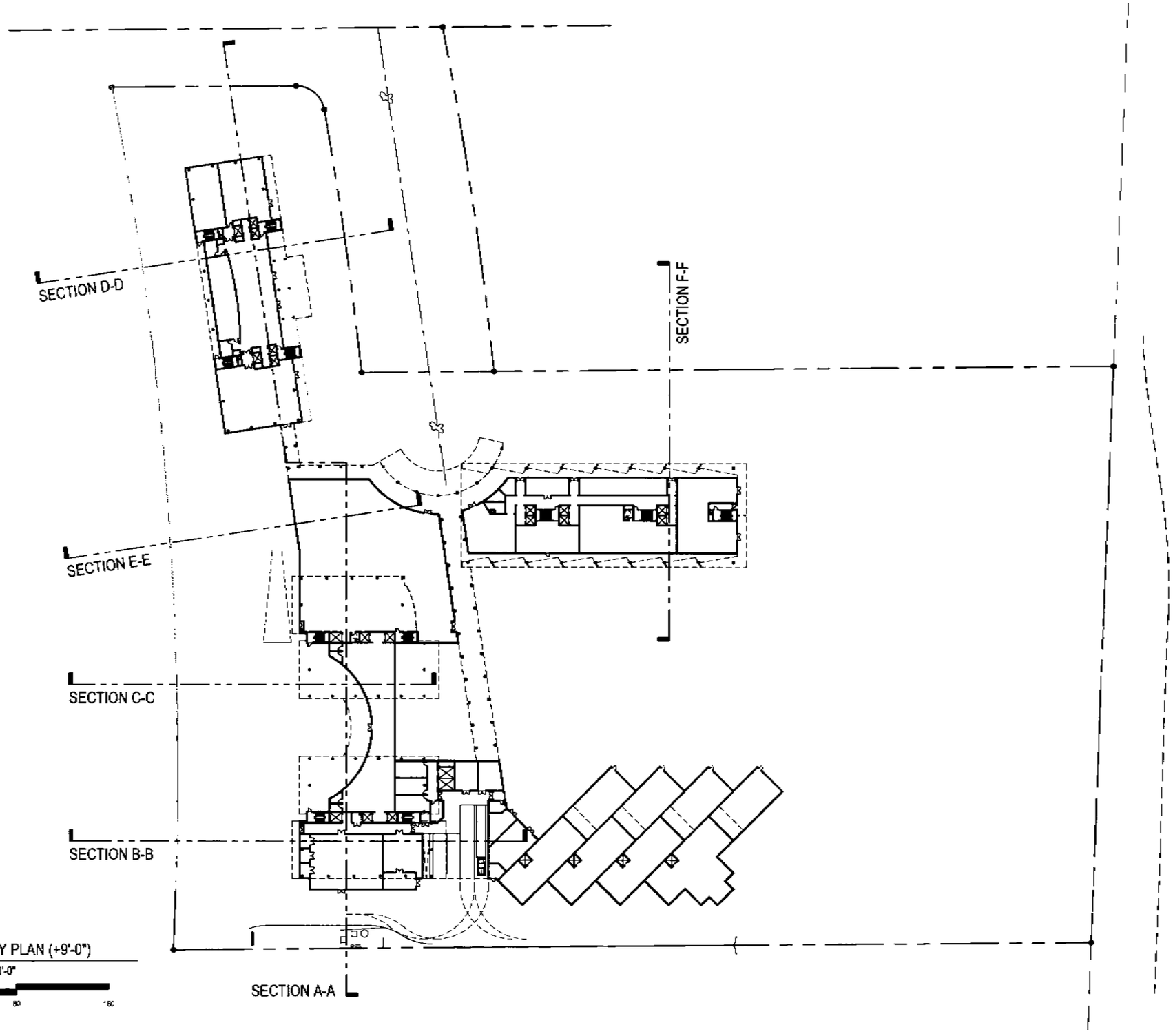
Drawing Title
TYPICAL UNIT PLANS

Sheet Number
A5.5




LEVEL 1 KEY PLAN (+9'-0")

SCALE: 1" = 40'-0"

NORTH

0 20 40 80 160

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SONESTA RESORT
Key Biscayne, Florida

OWNER
SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

ARCHITECT
Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9549
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.858.6777
F 305.856.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
8550 W. Flagler St., Suite 113
Miami, Florida 33144
T 305.551.6267
F 305.551.4542

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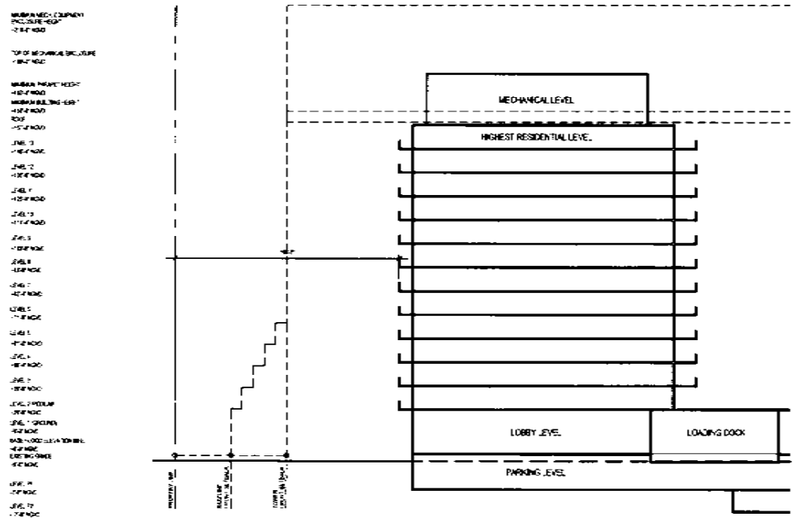
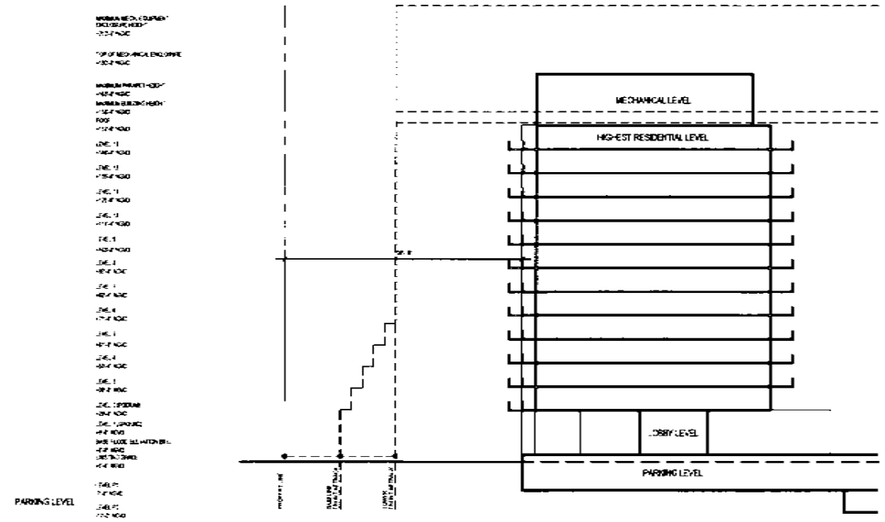
BUILDING SECTION
KEY FLOOR PLAN

Sheet Number
A6.0




SECTION B-B




SECTION C-C

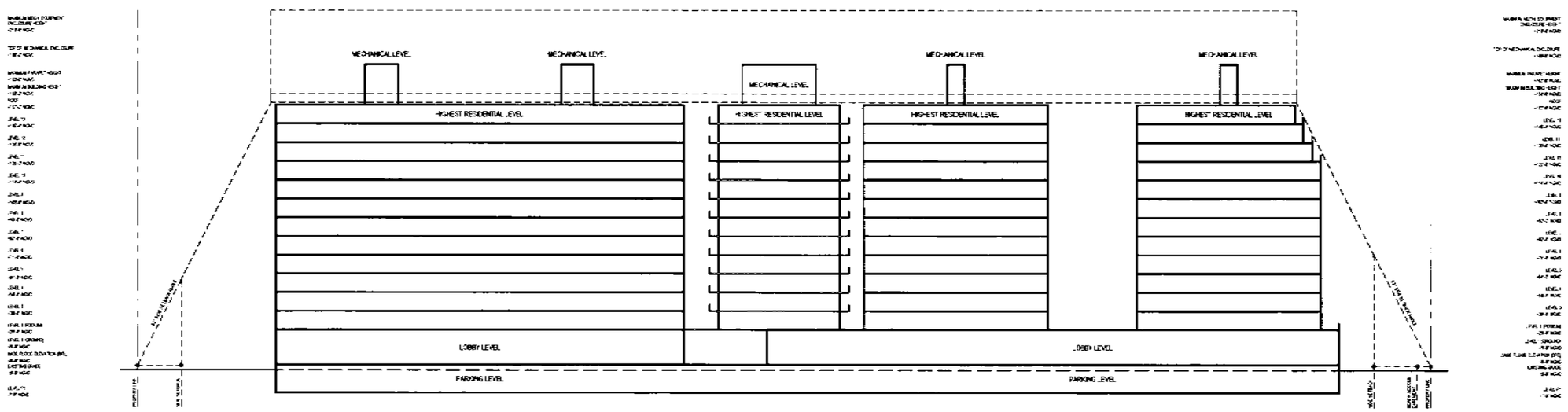
## BUILDING SECTIONS

SCALE: 1" = 30'-0"

0 15 30 60 120

**NOTE:**

BASE FLOOD ELEVATION IS + 8'-0" NGVD
ALL ZONING HEIGHT LIMITATIONS ARE
MEASURED FROM BASE FLOOD ELEVATION




SECTION A-A

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SONESTA RESORT
Key Biscayne, Florida

OWNER
SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

ARCHITECT
Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9549
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.858.6777
F 305.858.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
8550 W. Flagler St., Suite 113
Miami, Florida 33144
T 305.551.6267
F 305.551.4542

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Drawing Title
ZONING ENVELOPE
BUILDING SECTIONS

Sheet Number
A6.1

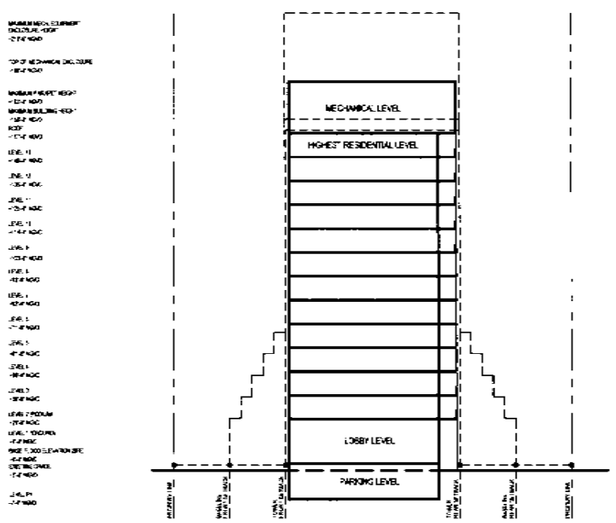
## BUILDING SECTIONS

SCALE: 1" = 30'-0"

0 15 30 60 120

NOTE:

BASE FLOOD ELEVATION IS + 8'-0" NGVD
ALL ZONING HEIGHT LIMITATIONS ARE
MEASURED FROM BASE FLOOD ELEVATION

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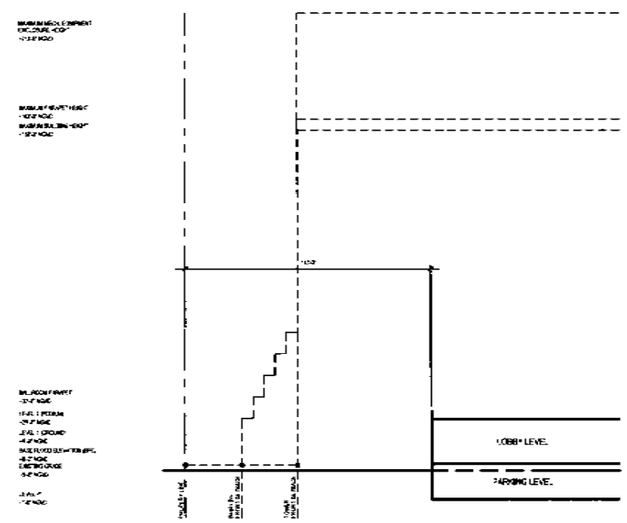
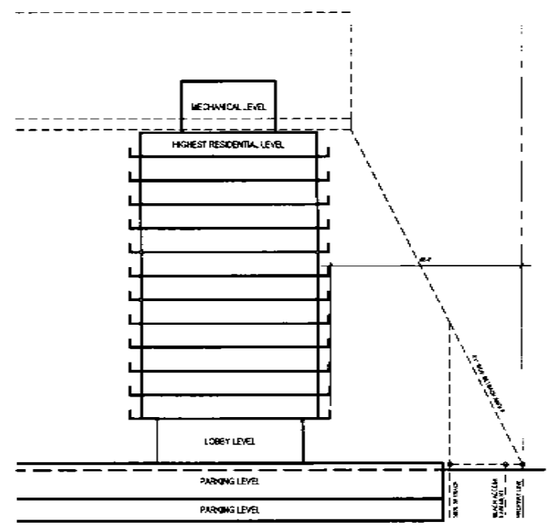



SECTION E-E




SECTION F-F

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Key Biscayne, Florida

OWNER

SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

ARCHITECT

Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.3549
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT

Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.856.5777
F 305.856.0742
www.raymondjungles.com

CIVIL ENGINEER

VSN Engineering, Inc.
8550 W. Flagler St. Suite 113
Miami, Florida 33144
T 305.551.6267
F 305.551.4542

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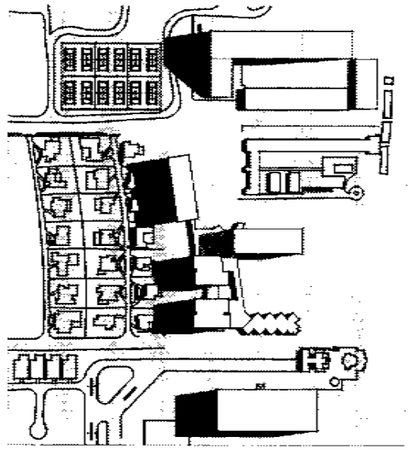
ZONING ENVELOPE
BUILDING SECTIONS

Sheet Number

A6.2



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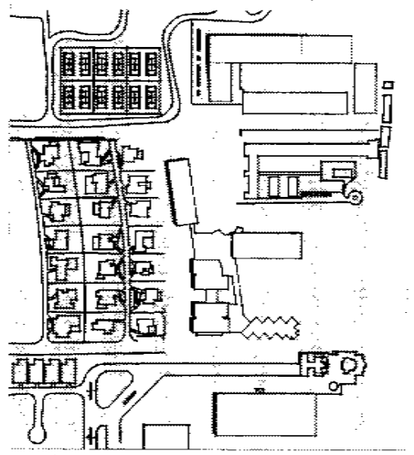

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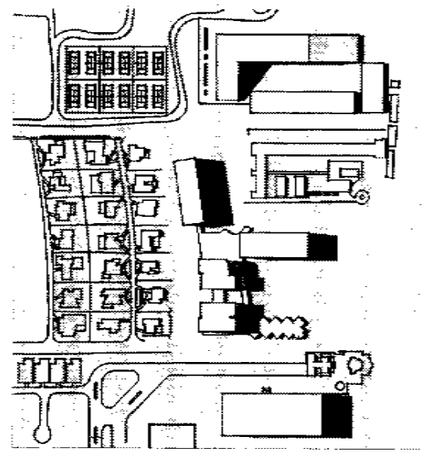

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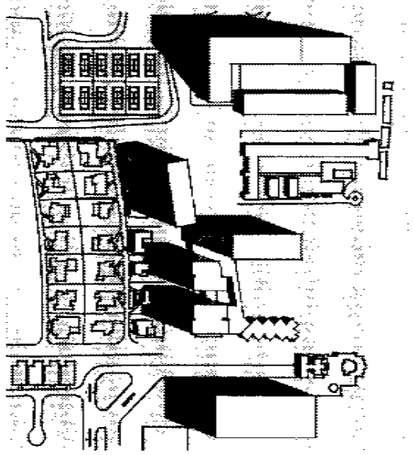

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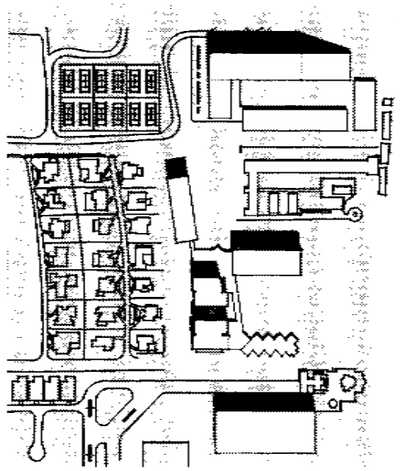

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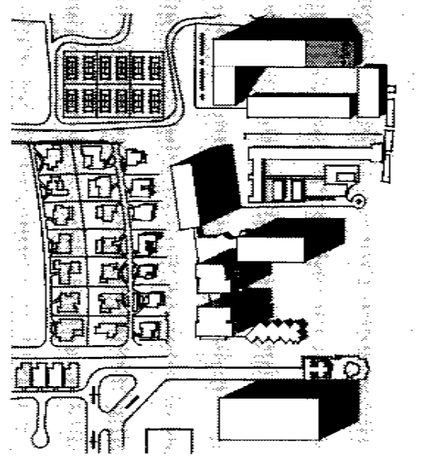

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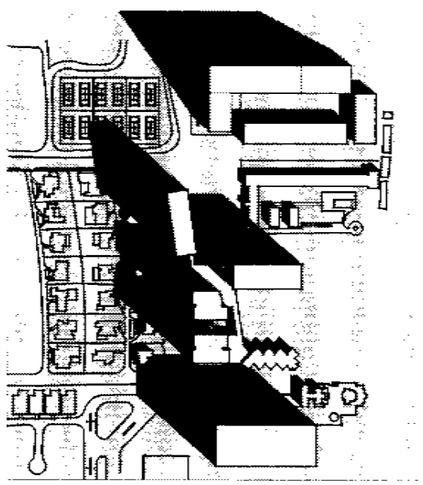

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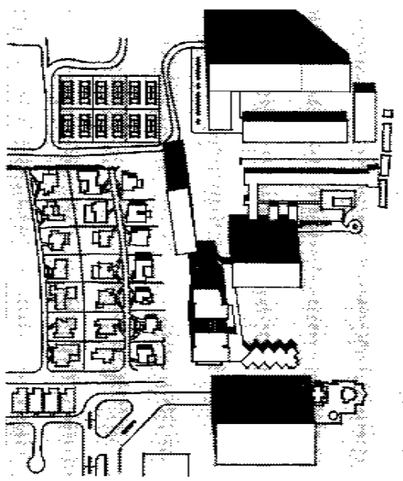

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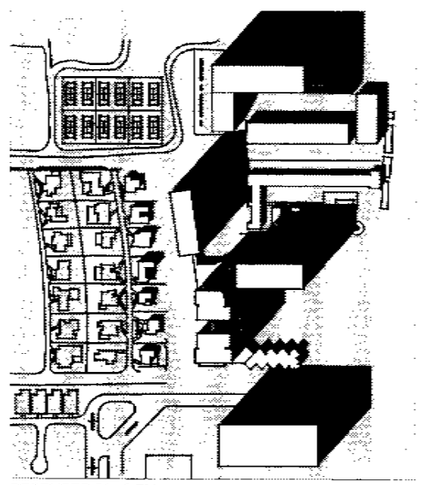

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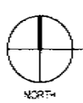


SHADOW STUDIES

NO SCALE

Sonesta

SONESTA RESORT
Key Biscayne, Florida

OWNER

SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

gsb

ARCHITECT

Glover Smith Bode, Inc.
1142 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9649
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT

Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.858.6777
F 305.856.0742
www.raymondjungles.com

CIVIL ENGINEER

VSN Engineering, Inc.
8350 W. Flagler St., Suite 113
Miami, Florida 33144
T 305.551.6267
F 305.551.4542

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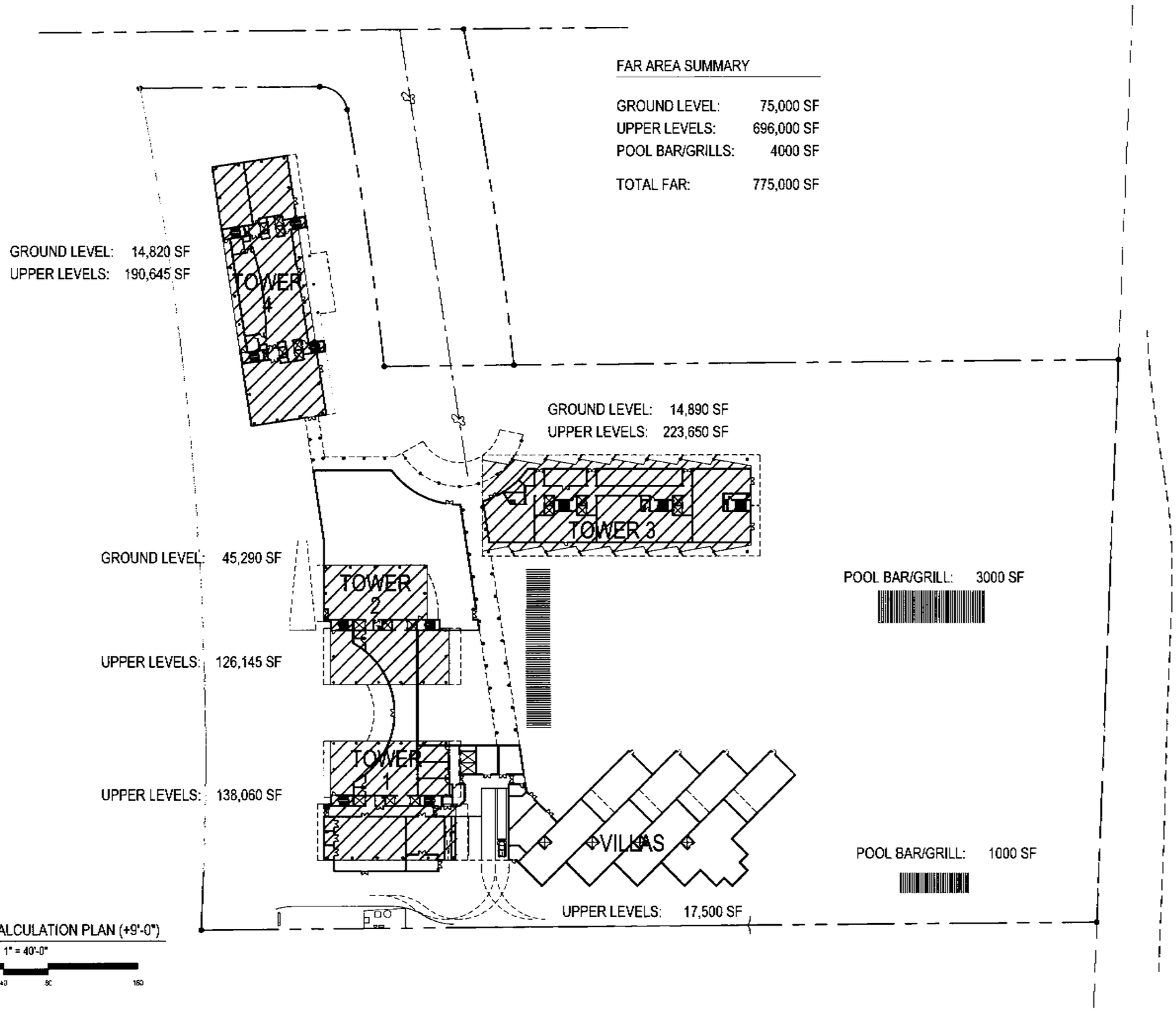
Drawing Title

SHADOW STUDIES

Sheet Number

A6.3




FAR CALCULATION PLAN (+9'-0")

SCALE: 1" = 40'-0"

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SONESTA RESORT
Key Biscayne, Florida

OWNER
SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

gsb

ARCHITECT
Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9649
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.858.6777
F 305.858.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
8550 W. Flagler St., Suite 113
Miami, Florida 33144
T 305.551.6257
F 305.551.4542

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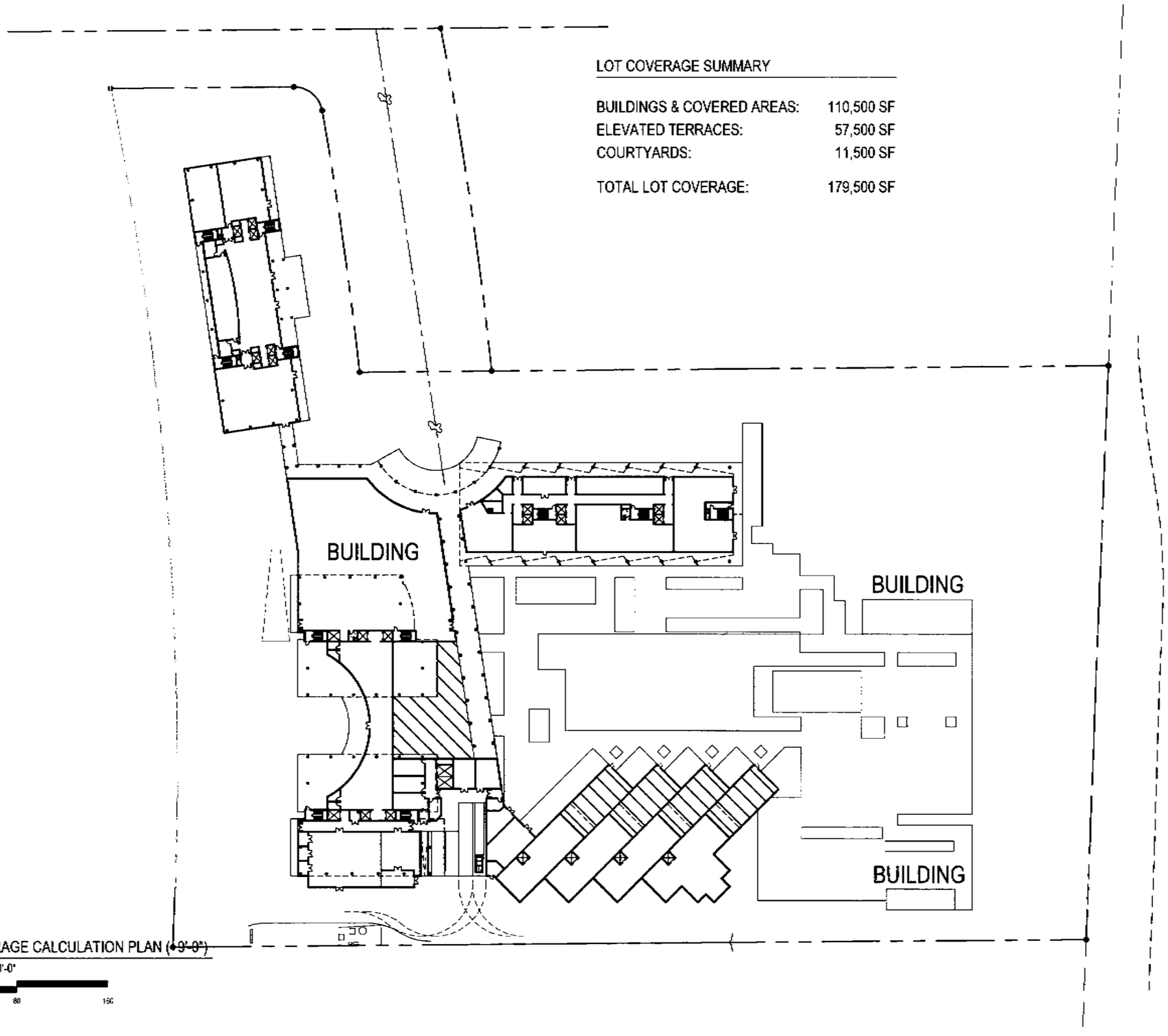
Drawing Title
FAR CALCULATION PLAN

Sheet Number
A6.4




LOT COVERAGE SUMMARY

| | |
|---|---|
| BUILDINGS & COVERED AREAS: | 110,500 SF |
| ELEVATED TERRACES: | 57,500 SF |
| COURTYARDS: | 11,500 SF |
| TOTAL LOT COVERAGE: | 179,500 SF |

LOT COVERAGE CALCULATION PLAN (+9'-0")

SCALE: 1" = 40'-0"

NORTH

0 20 40 80 160

Sonesta

SONESTA RESORT
Key Biscayne, Florida

OWNER
SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.561.2021
F 305.565.2045

gsb

ARCHITECT
Glover Smith Bode, Inc.
8140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9543
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.358.6777
F 305.556.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering Inc.
8550 W. Flagler St., Suite 113
Miami, Florida 33144
T 305.551.6267
F 305.551.4542

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REVISION TO SUBMISSION
18 March 2007

REVISION TO SUBMISSION
12 January 2007

REVISION TO SUBMISSION
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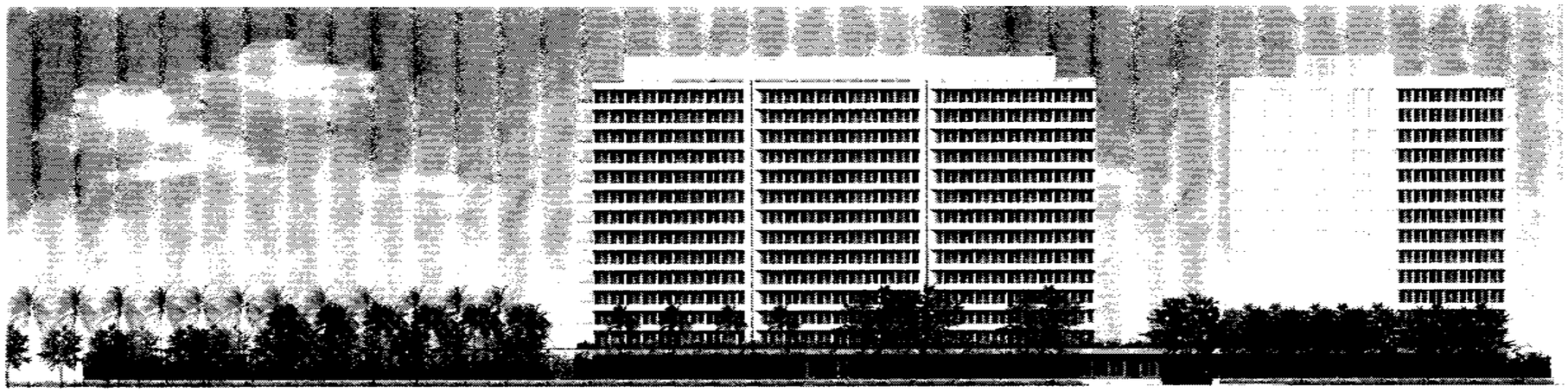
Drawing Title
LOT COVERAGE CALCULATION PLAN

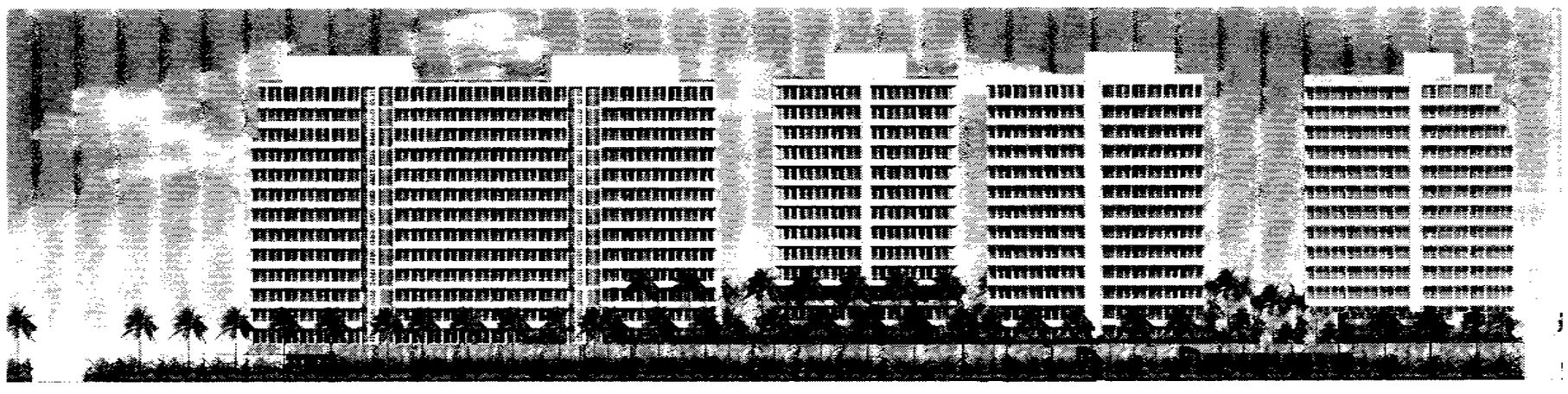
Sheet Number
A6.5



OVERALL NORTH ELEVATION

SCALE: 1" = 30'-0"

0 15 30 60 120



OVERALL WEST ELEVATION

SCALE: 1" = 30'-0"

0 15 30 60 120

Sonesta

SONESTA RESORT
Key Biscayne, Florida

OWNER
SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.381.2222
F 305.365.2045

gsb

ARCHITECT
Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9649
F 405.848.9782
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.858.6777
F 305.858.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
8650 W. Flagler St, Suite 113
Miami, Florida 33144
T 305.551.5267
F 305.551.4542

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SITE PLAN SUBMISSION
24 January 2006

VERSION A
NOT FOR CONSTRUCTION

GSB Project Number: 050953

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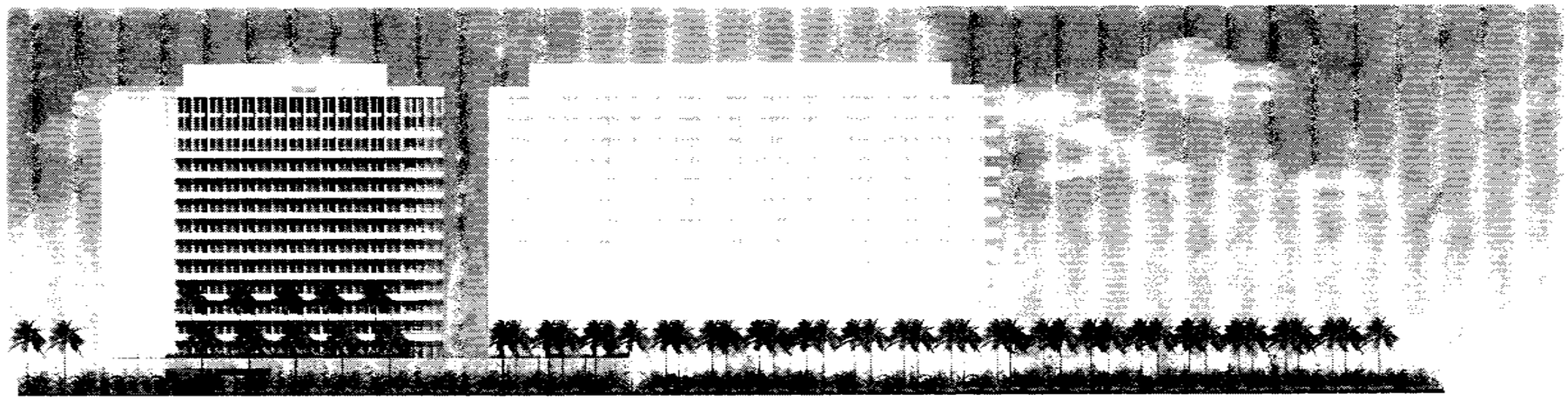
Drawing Title
OVERALL NORTH & WEST ELEVATIONS

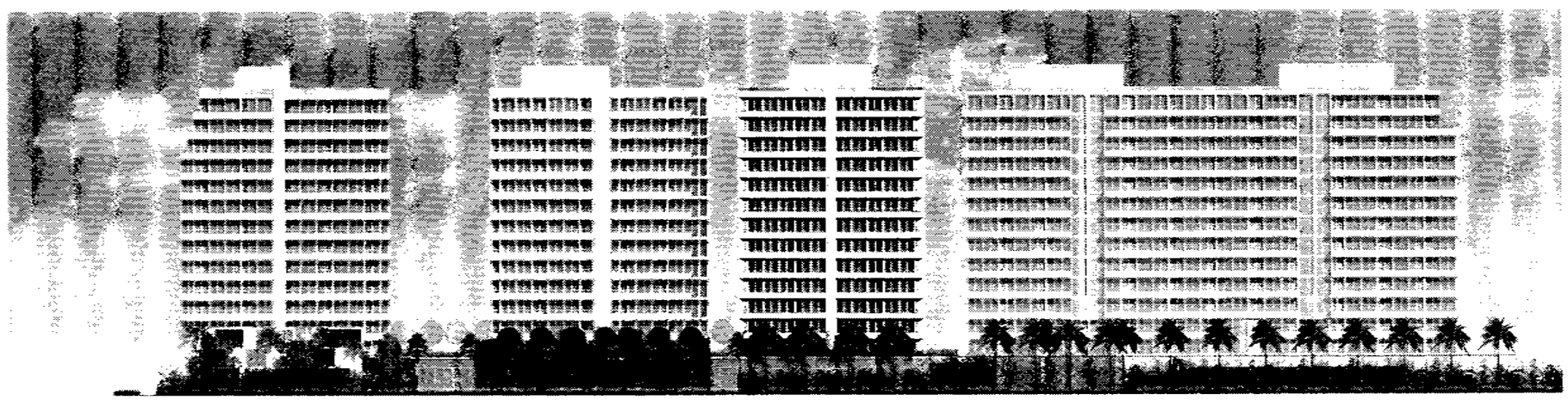
Sheet Number
A7.0



OVERALL SOUTH ELEVATION

SCALE: 1" = 30'-0"

0 15 30 60 120



OVERALL EAST ELEVATION

SCALE: 1" = 30'-0"

0 15 30 60 120

Sonesta

SONESTA RESORT
Key Biscayne, Florida

OWNER
SBR-Fortune Associates, LLLP
1500 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

gsb

ARCHITECT
Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9649
F 405.848.9753
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.858.6777
F 305.856.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
555C W. Flagler St., Suite 113
Miami, Florida 33144
T 305.551.5267
F 305.551.4542

Issue/Date

REVISION TO SUBMISSION
13 March 2007

REVISION TO SUBMISSION
12 January 2007

REVISION TO SUBMISSION
27 October 2006

REVISION TO SUBMISSION
29 August 2006

ORIGINAL
SITE PLAN SUBMISSION
24 January 2006

VERSION A
NOT FOR CONSTRUCTION

GSB Project Number: 060953

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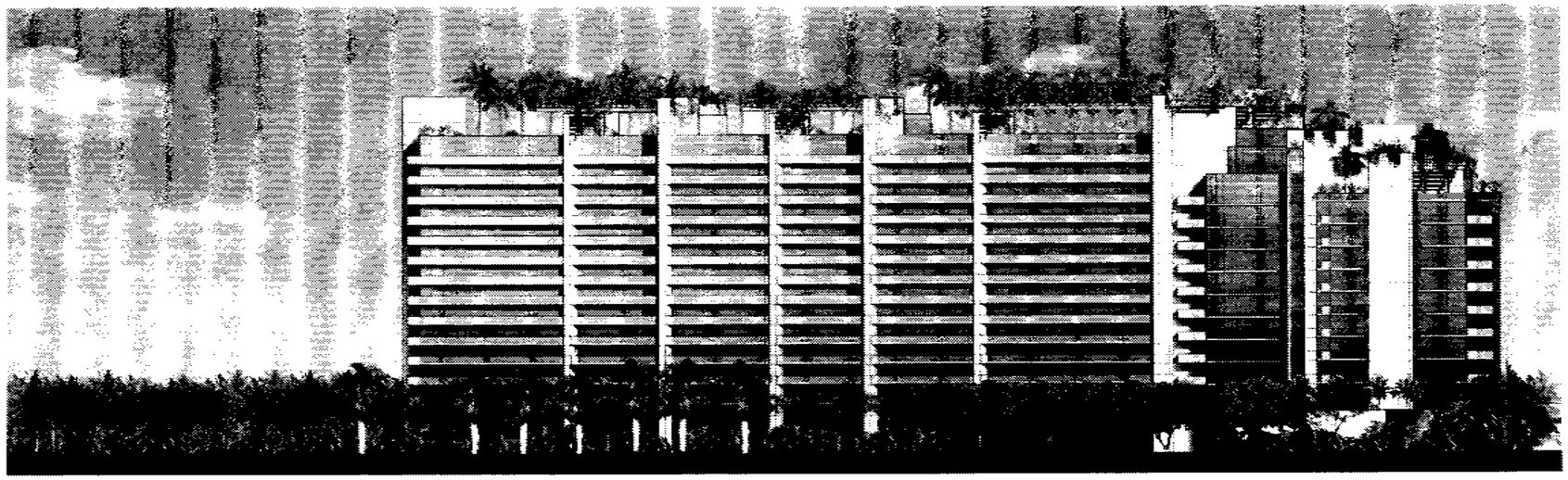
Drawing Title
OVERALL SOUTH & EAST ELEVATIONS

Sheet Number
A7.1



OVERALL NORTH CONCEPTUAL ELEVATION

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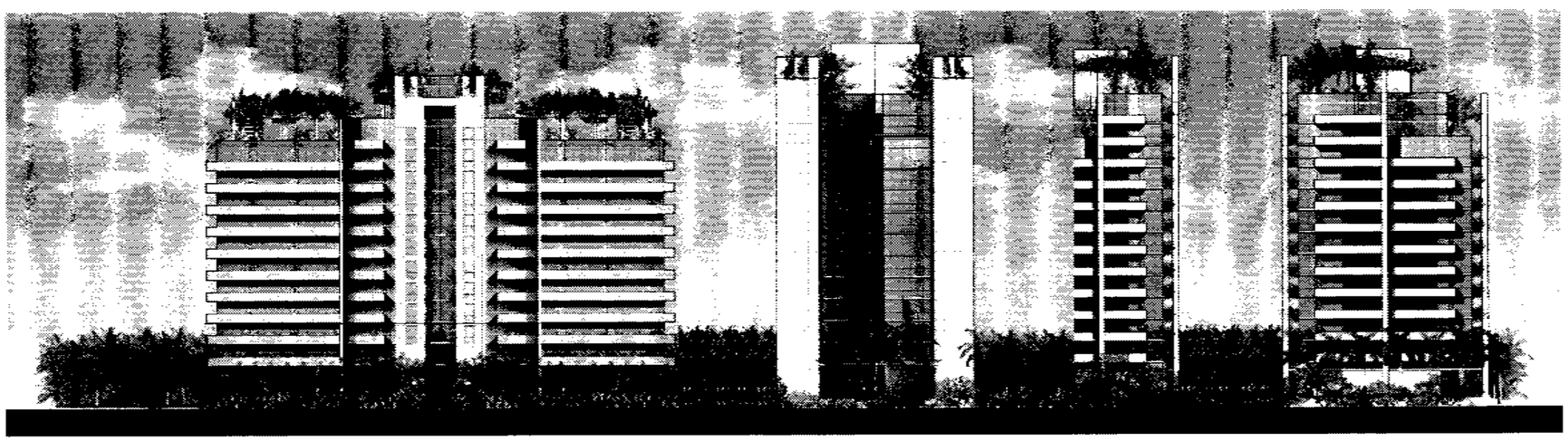

OVERALL WEST CONCEPTUAL ELEVATION

NOT TO SCALE:

Sonesta

SONESTA RESORT
Key Biscayne, Florida

OWNER

SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.961.2021
F 305.365.2045

gsb

ARCHITECT

Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9649
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT

Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.858.6777
F 305.858.0742
www.raymondjungles.com

CIVIL ENGINEER

VSN Engineering, Inc.
8550 W. Flagler St. Suite 113
Miami Florida 33144
T 305.551.6267
F 305.551.4542

Issue/Date

REVISION TO SUBMISSION
14 March 2007

REVISION TO SUBMISSION
12 January 2007

REVISION TO SUBMISSION
27 October 2006

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25 August 2006

VERSION B
NOT FOR CONSTRUCTION

GSB Project Number: 050953

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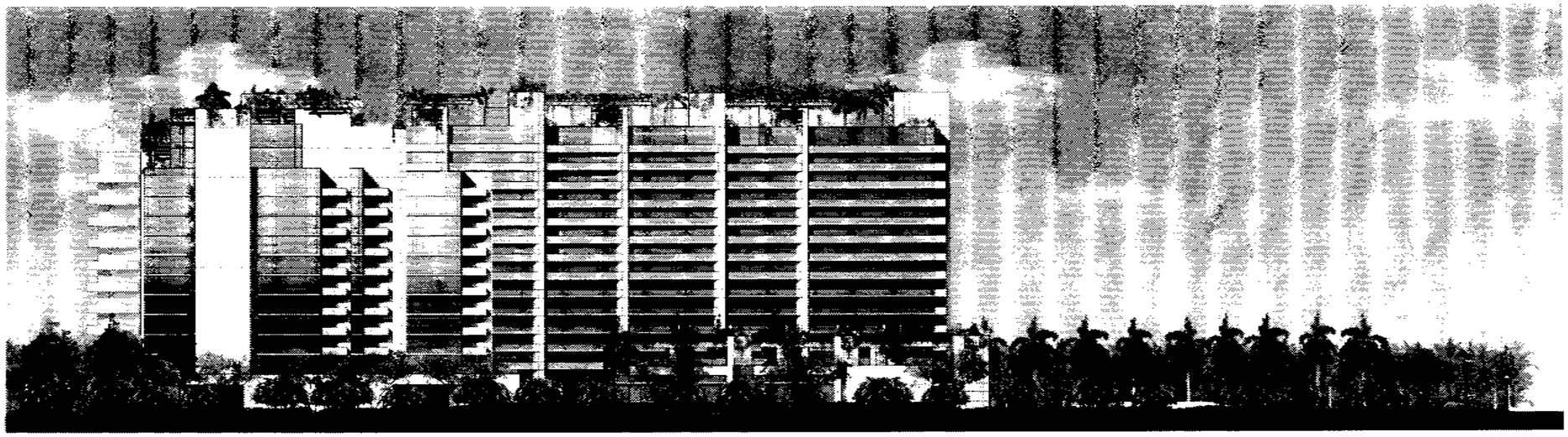
Drawing Title

OVERALL NORTH & WEST CONCEPT ELEVATIONS

Sheet Number

A7.2



OVERALL SOUTH CONCEPTUAL ELEVATION

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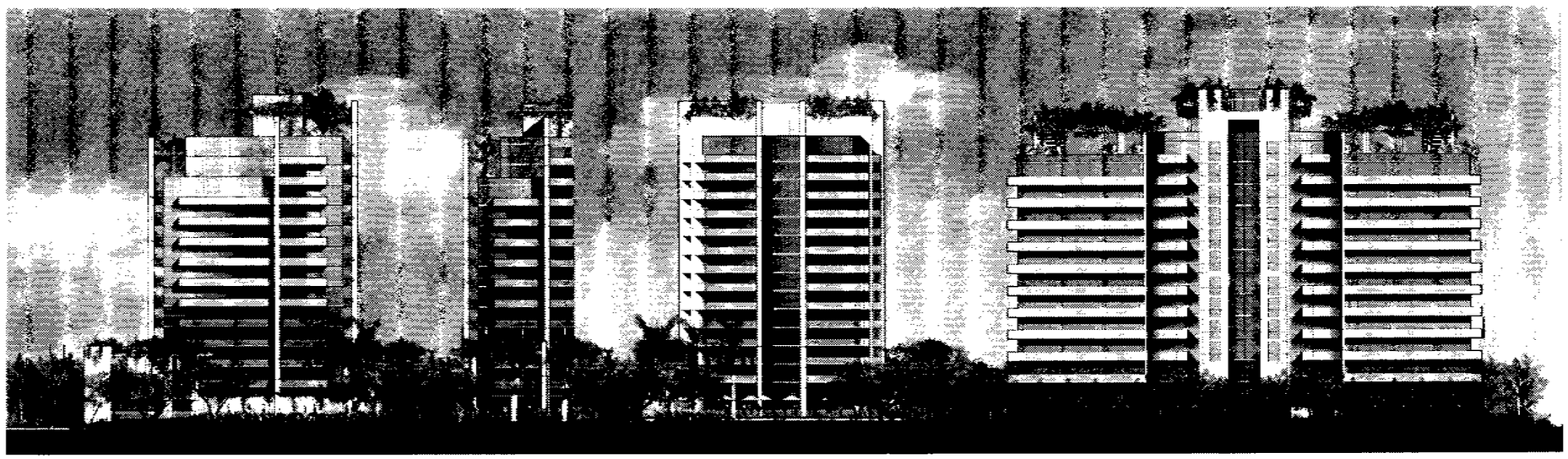

OVERALL EAST CONCEPTUAL ELEVATION

NOT TO SCALE:

Sonesta

SONESTA RESORT
Key Biscayne, Florida

OWNER
SBR-Fortune Associates LLLP
1320 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

gsb

ARCHITECT
Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9549
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33130
T 305.858.5777
F 305.858.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
8550 W. Flagler St. Suite 113
Miami, Florida 33144
T 305.551.6267
F 305.551.6542

Issue/Date
REVISION TO SUBMISSION
15 March 2007
REVISION TO SUBMISSION
15 January 2007
REVISION TO SUBMISSION
27 October 2006
REVISION TO SUBMISSION
25 August 2006

VERSION B
NOT FOR CONSTRUCTION

GSB Project Number: 060953

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Drawing Title
OVERALL SOUTH & EAST CONCEPT ELEVATIONS

Sheet Number
A7.3

OVERALL SOUTH CONCEPTUAL ELEVATION

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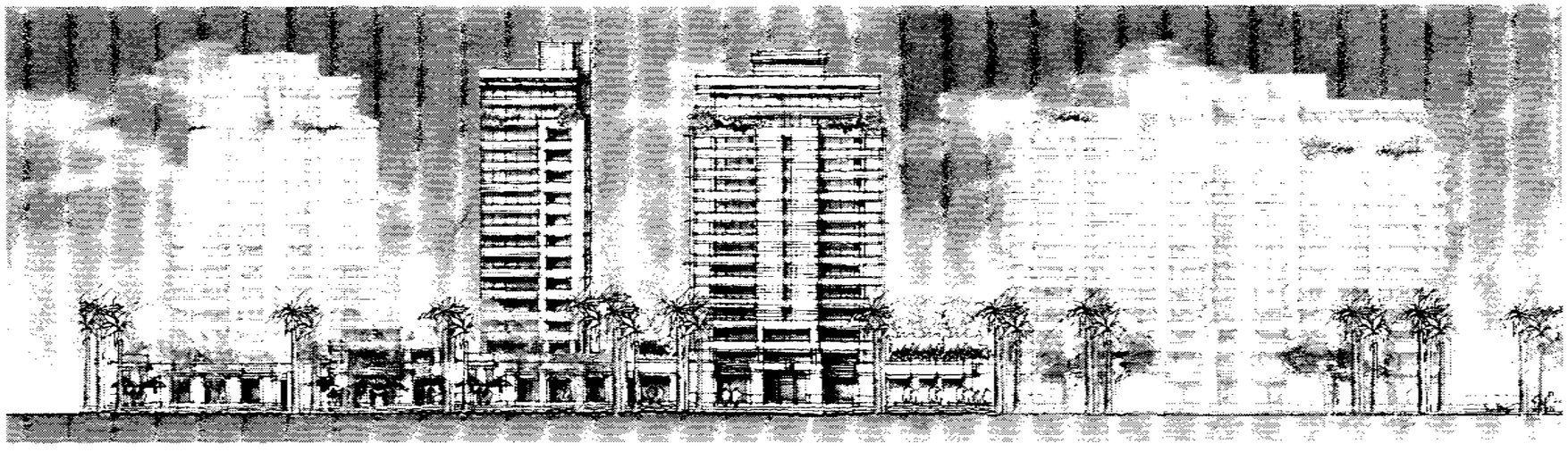

OVERALL EAST CONCEPTUAL ELEVATION

NOT TO SCALE:

Sonesta

SONESTA RESORT
Key Biscayne, Florida

OWNER
SBR-Fortune Associates, LLLP
3000 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

gsb

ARCHITECT
Glover Smith Bede, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9649
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33755
T 305.858.5777
F 305.858.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering Inc.
6550 W. Flagler St. Suite 113
Miami, Florida 33144
T 305.551.6267
F 305.551.4542

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12 March 2007
REVISION TO SUBMISSION
12 January 2007
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21 October 2006
REVISION TO SUBMISSION
25 August 2006

VERSION C
NOT FOR CONSTRUCTION

GSB Project Number: 060953

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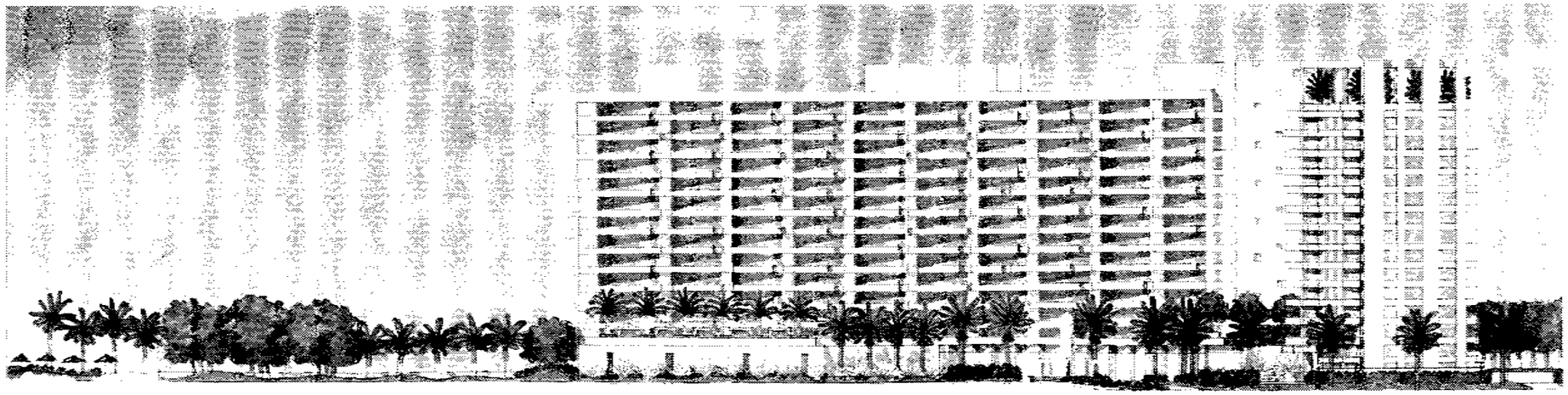
Drawing Title
OVERALL SOUTH & EAST CONCEPT ELEVATIONS

Sheet Number
A7.4



OVERALL NORTH CONCEPTUAL ELEVATION

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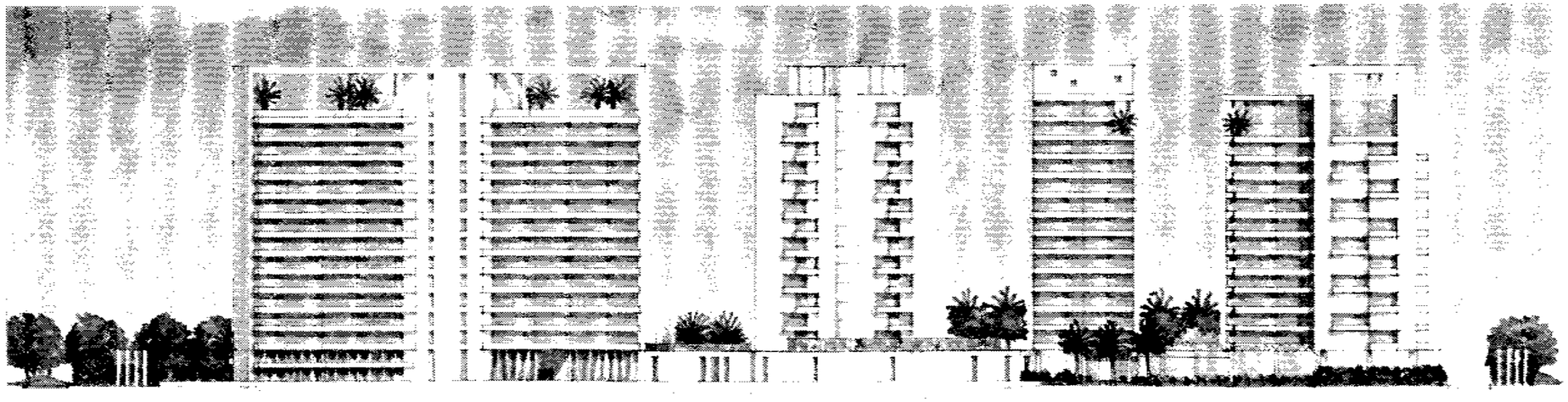

OVERALL WEST CONCEPTUAL ELEVATION

NOT TO SCALE:

Sonesta

SONESTA RESORT
Key Biscayne, Florida

OWNER
SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

gsb

ARCHITECT
Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9549
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33131
T 305.858.6777
F 305.858.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
8550 W. Flagler St. Suite 113
Miami, Florida 33144
T 305.551.6267
F 305.551.4542

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14 March 2007
REVISION TO SUBMISSION
12 January 2007
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31 October 2006
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VERSION D
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GSB Project Number: 060953
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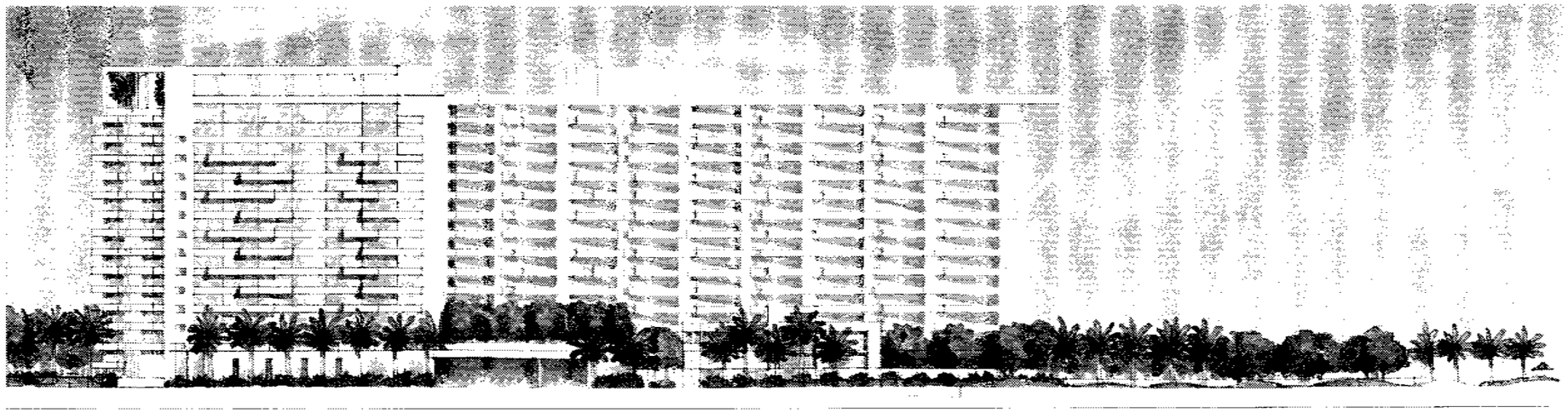
Drawing Title
OVERALL NORTH & WEST CONCEPT ELEVATIONS

Sheet Number
A7.5



OVERALL SOUTH CONCEPTUAL ELEVATION

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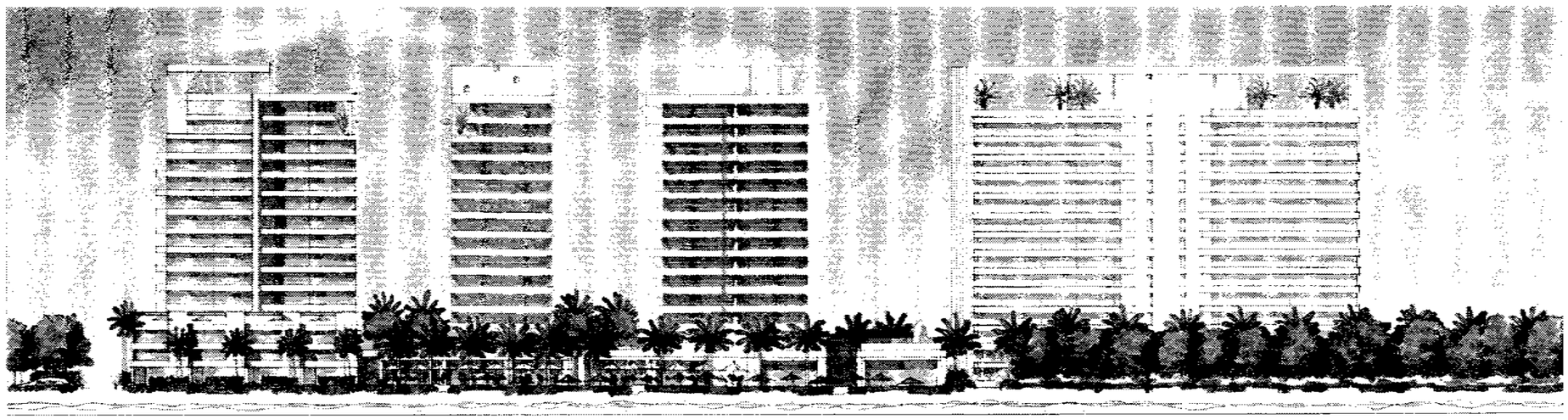

OVERALL EAST CONCEPTUAL ELEVATION

NOT TO SCALE:

Sonesta

SONESTA RESORT
Key Biscayne, Florida

OWNER
SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

gsb

ARCHITECT
Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9649
F 405.843.9753
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.858.6777
F 305.858.6742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
8650 W. Flagler St. Suite 113
Miami, Florida 33144
T 305.551.6267
F 305.551.4542

Issue/Date
REVISION TO SUBMISSION
11 March 2007
REVISION TO SUBMISSION
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25 August 2006

VERSION D
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Drawing Title
OVERALL SOUTH & EAST CONCEPT ELEVATIONS

Sheet Number
A7.6

OVERALL SOUTH CONCEPTUAL ELEVATION

NOT TO SCALE:

OVERALL EAST CONCEPTUAL ELEVATION

NOT TO SCALE:

Sonesta

SONESTA RESORT
Key Biscayne, Florida

OWNER
SBR-Fortaire Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

gsb

ARCHITECT
Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9543
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33130
T 305.858.6777
F 305.858.6742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
8550 W. Flagler St., Suite 113
Miami, Florida 33144
T 305.551.6257
F 305.551.4542

Issue/Date

REVISION TO SUBMISSION
15 March 2007

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12 January 2007

REVISION TO SUBMISSION
27 October 2006

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25 August 2006

VERSION E
NOT FOR CONSTRUCTION

GSB Project Number: 080953

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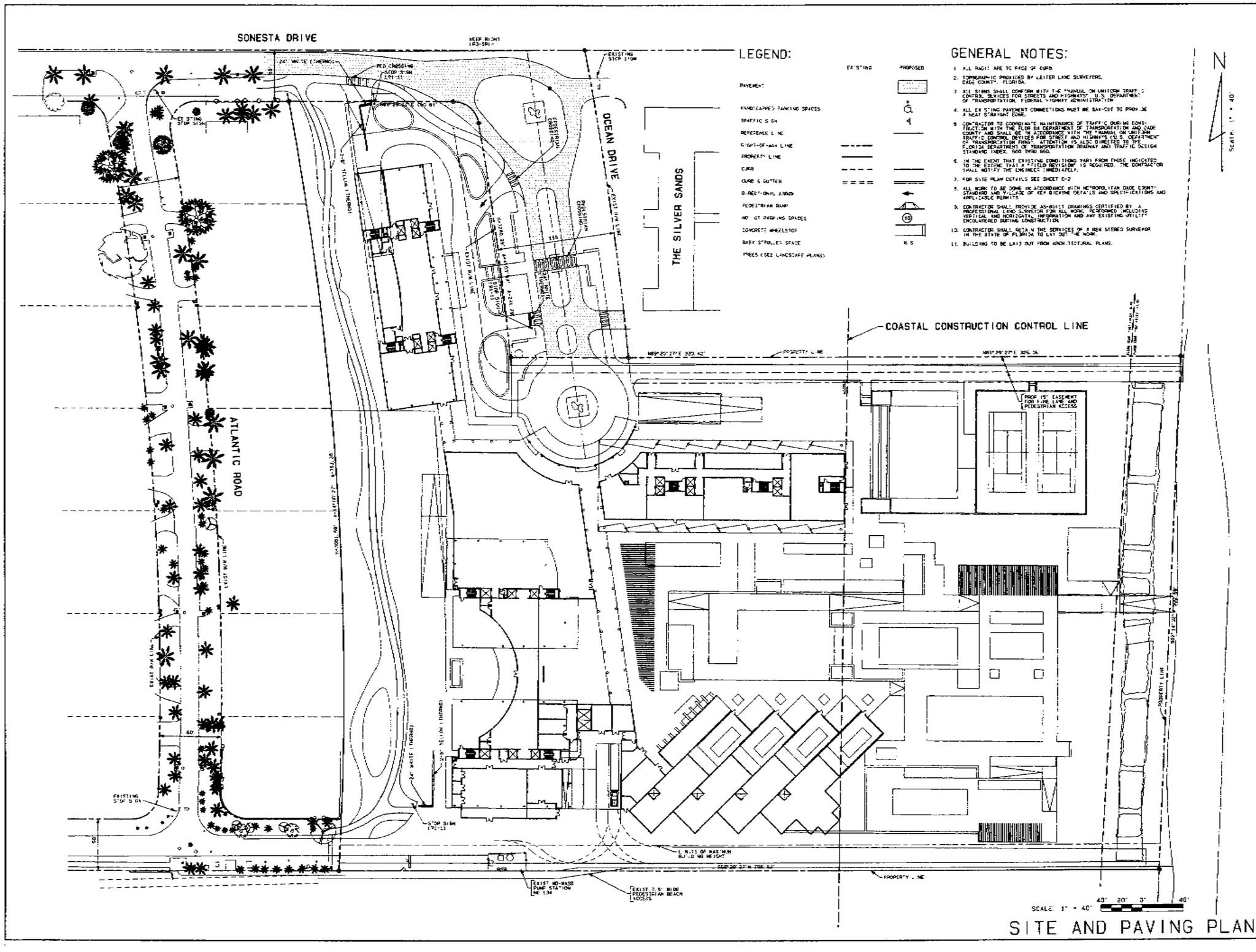
Drawing Title
OVERALL SOUTH & EAST CONCEPT ELEVATIONS

Sheet Number
A7.7





VSE
engineering
CERTIFICATE OF AUTH #5820
• CIVIL
• LAND DEVELOPMENT
• TRAFFIC AND TRANSPORTATION
8950 N. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)261-0267 FAX (305)551-4542
e-mail: vanbvsinc@aol.com


# SONESTA KEY BISCAYNE

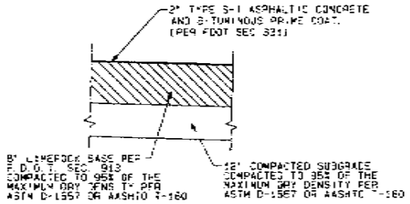
350 OCEAN DRIVE
KEY BISCAYNE, FLORIDA

| no | date | revision/issue |
|---|---|---|
| | | |

| | |
|---|---|
| designed | L. SERRATE |
| drawn | N. SERRATE |
| checked | R. VARGAS |
| approved | R. VARGAS |
| proj no | 26001-01 |
| scale | 1" = 40' |
| date | MARCH 1, 2007 |
| cad ref | 26001-41 |

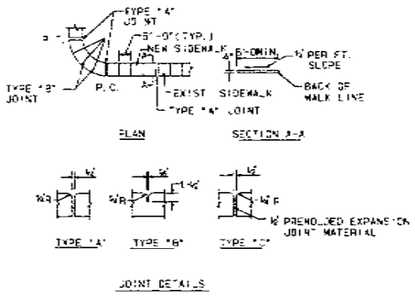
RODOLFO J. VARGAS
PE # 35248

drawing
C-1



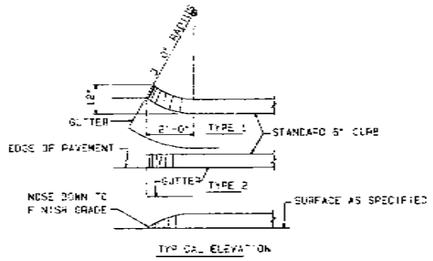

TYPICAL HEAVY DUTY PAVEMENT SECTION

N. T. S.



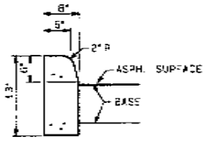

CONCRETE SIDEWALK

N. T. S.




STANDARD CURB NOSING

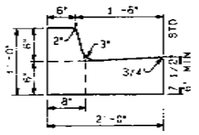
N. T. S.




TYPE "D" CURB

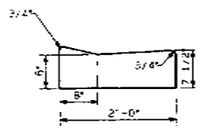
N. T. S.

TO BE USED 6" CURB RADIUS RETURN




TYPE "F" CONCRETE CURB & GUTTER

N. T. S.




VALLEY GUTTER

N. T. S.

SITE AND PAVING DETAILS


VSNE engineering
CERTIFICATE OF AUTH #5529
• CIVIL
• LAND DEVELOPMENT
• TRAFFIC AND TRANSPORTATION
8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542
E-MAIL: vsne@vsne.com


# SONESTA KEY BISCAYNE

350 OCEAN DRIVE

KEY BISCAYNE, FLORIDA

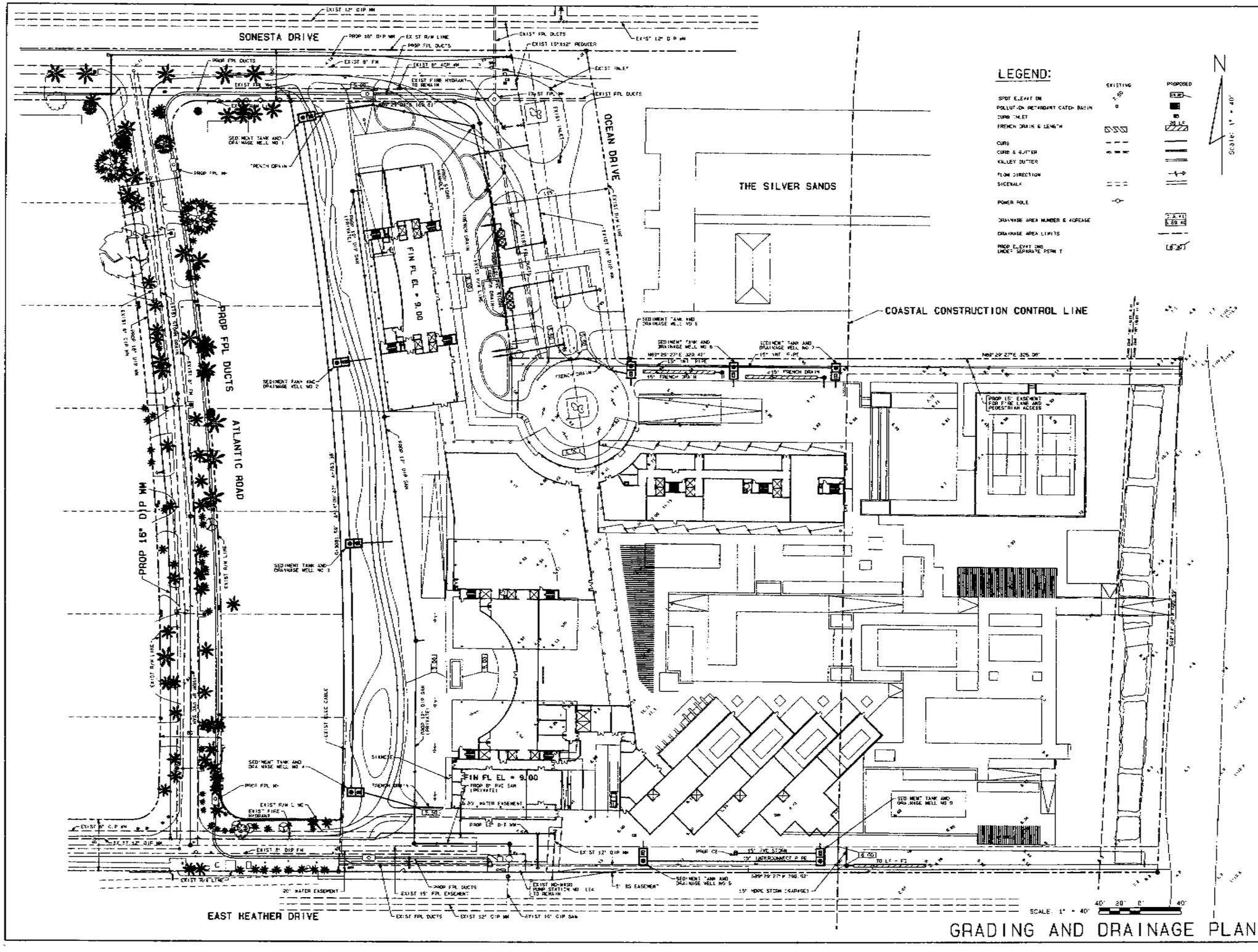
| no | date | revision/issue |
|---|---|---|
| | | |

| | |
|---|---|
| designed | R. VARGAS |
| drawn | N. SERRATE |
| checked | L. SERRATE |
| approved | R. VARGAS |
| proj no | 26001-01 |
| scale | AS SHOWN |
| date | JAN 20, 2006 |
| cad ref | 26001-12 |

RODOLFO J. VARGAS
PE # 35648

drawing

C-2




GRADING AND DRAINAGE PLAN

CERTIFICATE OF AUTH #6629
• CIVIL
• LAND DEVELOPMENT
TRAFFIC AND TRANSPORTATION
1050 W. FLAGLER ST. SUITE 113 - MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542
e-mail: vandvanand.com

# SONESTA KEY BISCAYNE

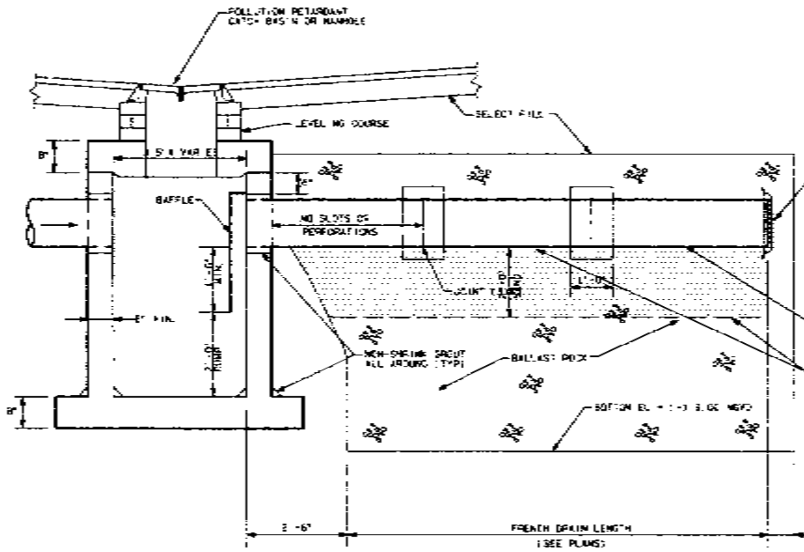
350 OCEAN DRIVE
KEY BISCAYNE, FLORIDA

| no | date | revision/issue |
|---|---|---|

designed L. SERRATE
drawn N. SERRATE
checked R. VARGAS
approved R. VARGAS
proj no 26001-01
scale 1" = 40'
date MARCH 26, 2007
cad ref 26001-43

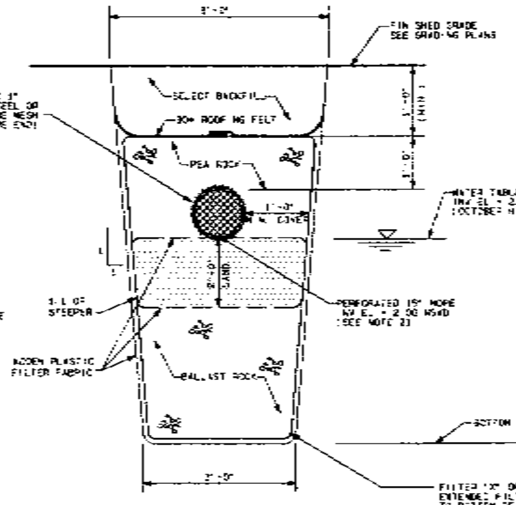
RODOLFO J. VARGAS
PE # 35648

drawing
C-3

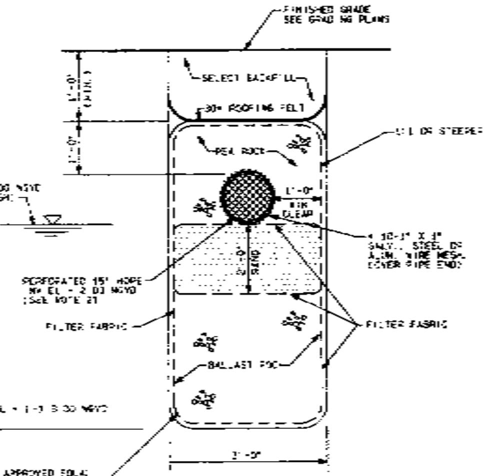


## LONGITUDINAL SECTION
N.T.S.

NOTE
1. FRENCH DRAIN TO BE IN ACCORDANCE WITH DADE COUNTY STANDARD DETAILS SD-1 5 LATEST REVISION MARCH 12, 1992
2. WOVEN PLASTIC FILTER FABRIC AT EACH SIDE, TOP AND BOTTOM SHALL BE USED IN SANDY OR FILLED AREAS.
3. WASH DOWN THE BALLAST ROCK WITH CLEAN WATER AFTER ROCK HAS BEEN PLACED TO THE PROPER ELEVATION TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. ADD ADDITIONAL BALLAST ROCK TO RESTORE ROCK TO THE PROPER ELEVATION IN ACCORDANCE WITH THE DETAILS
4. FOR PERFORATED CMP PIPE JOINT ARE TO BE SANDED, BUT NOT GASKETED.
5. FOR BAFFLE DETAILS SEE THIS SHEET



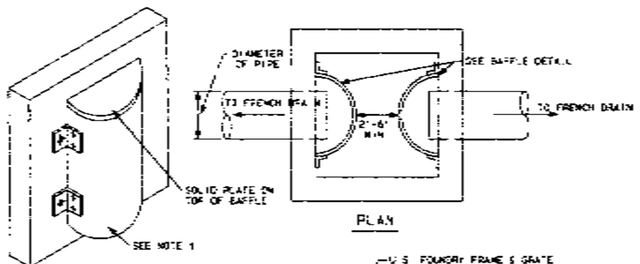
## ALTERNATE CROSS-SECTION DETAIL FOR SANDY SOIL CONDITION
N.T.S.



## TRANSVERSE SECTION DETAIL
N.T.S.

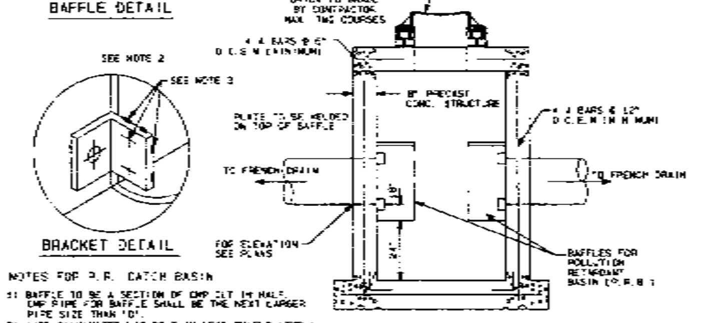
## DRAINAGE NOTES:

1. These plans have been prepared with the best information available to the Engineer. Contractor must verify all existing underground utilities prior to beginning of construction. If any discrepancies are encountered to the extent that a "field revision" is required, Engineer must be notified immediately.
2. It is the responsibility of the Contractor to protect all existing improvements during construction. If any damage occurs as a result of the construction activities, Contractor shall restore such improvements to identical line, grade, esthetical and structural conditions as they were prior to beginning of construction.
3. All elevations refer to National Geodetic Vertical Datum (N.G.V.D.), 1929
4. Dade County Flood Criteria for this project is 5.00 ( N.G.V.D. )
5. October High Water Elevation is 2.00 (N.G.V.D.)
6. All proposed elevations are to edge of pavement or driveway center line.
7. All French Drain perforated pipe shall be 15" diameter and shall have a minimum invert elevation of 2.00 ( N.G.V.D. ) (unless otherwise noted)
8. French Drain bottom elevation shall be (-) 5.00 (N.G.V.D.)
9. The following items shall be constructed in accordance with the referenced details from the Dade County Public Works Manual
   - a. French Drain .......... S.D. 1.1
   - b. Catch Basin .......... S.D. 2.6
   - c. Catch Basin Frame and Grate .......... S.D. 2.3
   - d. 2' Valley Gutter .......... R. 14.5
   - e. F-5 Inlet .......... SD 3.4
   - f. Swale Inlet .......... SD 3.1
10. Contractor must observe extreme care to prevent debris, silts and fines from entering French Drain. Inlet Grates shall remain covered with filter fabric during construction until the system is ready to enter in operation.
11. Contractor to verify soil conditions at site. If muck is encountered, contractor shall demuck area and fill to grade with min 98% density.
12. All areas not paved must be sodded.
13. All work to be done in accordance with Miami-Dade County Public Works Standard Details and Specifications.
14. All topographic and survey information is based on Sketches of Survey prepared by Leiter Land Surveyors.
15. Pipe requirements:
    French drain pipes shall be ADS Corrugated Polyethylene (Perforated). All other pipes shall be ADS N-12 Polyethylene Non-Perforated. (or approved equal)
16. Contractor shall provide a Paving and Drainage "AS-BUILT" PLAN certified by a Professional Registered Land Surveyor in the State of Florida reflecting all the features of the Stormwater System and should include: existing pavement and swale area graded, catch basin rim and invert elevations, french drain length and bottom elevation, etc
17. a. Drainage Trenches to be ZURN Z-882 12" Perma-Trench as per ZURN FLO-DRAIN COMPANY (813) 754-7568 or approved equal.
    b. Trench Drains shall be capable of conveying a minimum flow of 1,705 gpm at the last down stream section
    c. Contractor shall submit Shop Drawings and documentation for review and approval prior to ordering and shall strictly follow manufacturer's Specifications and Installation Instructions
    d. Contractor to install Class E Grates Type Z-882-HDP, heel proof, capable of supporting H-20 loading.



BAFFLE DETAIL

PLAN



BRACKET DETAIL

NOTES FOR P.R. CATCH BASIN
1) BAFFLE TO BE A SECTION OF CMP CUT IN HALF. CMP PIPE FOR BAFFLE SHALL BE THE NEXT LARGER PIPE SIZE THAN 'D'.
2) 1/2" GALVANIZED LAG BOLT IN LEAD SHIELD (TYP.)
3) WELD OF 2-1/2" THRU BOLTS (S.S.)
4) GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.
5) MINIMUM SIZE OF CATCH BASIN PER SD 2.5 OR LARGER ONE BAFFLE (42"X42") TWO BAFFLES (54"X54") SQUARE

## POLLUTION RETARDANT CATCH BASING DETAIL
N.T.S.

## Flood Legend
Commercial, Industrial

Folio #: 24-4232-002-0150 Address: 350 OCEAN DRIVE

Lot #: ---- Block #: ---- Subdivision: MATHESON ESTATE HOLIDAY COLONY

Plat Book ---- Page: ---- Meets & Bounds

SEE ATTACHED SURVEY

Crown of Road Elev: ---- (NVD) FT. NGVD Crown of Road Elevation was taken from a Certified Survey prepared by: GEOFFREY LEITER (Surveyor's Name) PLS LIC#: 5395

DRAINAGE PLANS SHALL BE ATTACHED (If 52 acres impervious plans shall be stamped with the DERM/WATER CONTROL Section Approval).

DERM/WC- Surface Water Management Stormwater Permit (Copy attached) N/A

SFWMD- Environmental Resources Permit N/A

Total Impervious Area: ---- UNDERGROUND PARKING YES / (NO) (circle one) If yes, floodproofing plans and certificate shall be attached
BASEMENT YES / (NO) (circle one)

HAS THIS SITE OR OTHER PORTIONS OF THIS PROPERTY BEEN GRANTED A CLOMR OR FINAL LOMR? (Circle one) Yes LOMR #: ____ (NO)

| | Lowest Floor Elev. (including basement/garage area) | Adjacent Grade Elev. (next to the wall of the structure) | Catch Basin Elev. |
|---|---|---|---|
| PROPOSED | 9.00 FT. NGVD | 3.35 FT. NGVD | NA FT. NGVD |
| REQUIRED | --- FT. NGVD | --- FT. NGVD | --- FT. NGVD |
| | | | |

D+CP = 9.00 NGVD

## STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NOTES

A. GENERAL NOTES
1. ENVIRONMENTAL CONTROL FEATURES AS PROVIDED IN PLANS ARE TO BE INSTALLED AT ALL AREAS OF EXCAVATION OR FILL FOR DRAINAGE SYSTEM OR STRUCTURES CONSTRUCTION PRIOR TO EXCAVATION OR FILL. INLET ENTRANCES ARE ALSO TO BE PROTECTED FROM SILTATION AS DETAILED IN THE FDOT STANDARDS.
2. ALL ENVIRONMENTAL CONTROL FEATURES ARE TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN ACCORDANCE WITH FDEP NPDES REQUIREMENTS. THE CONTRACTOR MUST ENSURE THAT ALL EROSION CONTROL FEATURES FUNCTION PROPERLY AT ALL TIMES.
3. ALL EROSION AND MATERIAL DEPOSITS MUST BE CONTAINED WITHIN THE PROJECT LIMITS
4. NO SOIL DISTURBING ACTIVITIES CAN BE CONDUCTED UNTIL THE COMPLETE NPDES PACKAGE HAS BEEN MAILED TO THE FDEP
5. ANY DAMAGED OR INEFFECTIVE ROCK BAGS ARE TO BE REPLACED WITH NEW ONES. THE LOCATION OF ROCK BAG INSTALLATION IS AS MENTIONED IN EROSION CONTROL PLANS. THE PROJECT ENGINEER MAY SPECIFY OTHER AREAS AS NECESSARY
6. DITCH BOTTOM INLETS SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL PROJECT IS COMPLETE. ELEVATION OF GROUND OUTSIDE INLET TOP SHALL NOT BE HIGHER THAN INLET TOP. ROCK BAGS SHALL BE INSTALLED AROUND INLET TOP.
7. COMPLETED INLETS IN PAVED AREAS SHALL ALSO BE PROTECTED WITH ROCK BAGS TO PREVENT SEDIMENT INTAKE FROM OTHER AREAS
8. CURB INLETS ALSO SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL THE PROJECT IS COMPLETE. ALL FILL, EMBANKMENT AND GRADED AREAS SHALL BE PROTECTED AGAINST EROSION.
9. STOCKPILED MATERIALS SHALL NOT BE LEFT IN EROSION PRONE AREAS UNLESS PROTECTED BY COVER AND/OR OTHER APPROPRIATE EROSION CONTROL MEASURES
10. INSPECTION OF EROSION CONTROL MEASURES AND CONDITION OF ADJACENT PROPERTIES SHALL BE PERFORMED DAILY BY THE CONTRACTOR'S REPRESENTATIVE AND THE PROJECT ENGINEER. DEFICIENCIES SHALL BE NOTED AND CORRECTED.
11. ANY OFFSITE SEDIMENT DISCHARGE TO A MUNICIPALITY SEPARATE STORM SEWER SYSTEM ARISING FROM THE CONSTRUCTOR'S ACTIVITIES SHALL HAVE EROSION CONTROLS PROVIDE FOR THOSE INLETS.
12. THE AGGREGATE LAYER OF ALL CONSTRUCTION ENTRANCE GRAVEL BEDS MUST BE AT LEAST 6 INCHES THICK. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EG AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 50 FEET. THE ENTRANCE MUST WIDEN AT ITS CONNECTION TO THE ROADWAY IN ORDER TO ACCOMMODATE THE TURNING RADIUS OF LARGE TRUCKS.

# STORM DRAINAGE DETAILS


VSN engineering inc
CERTIFICATE OF AUTH #5529
- CIVIL
- LAND DEVELOPMENT
- TRAFFIC AND TRANSPORTATION
8550 W. FLAGLER ST SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4542
e-mail: vsn@vsneng.com

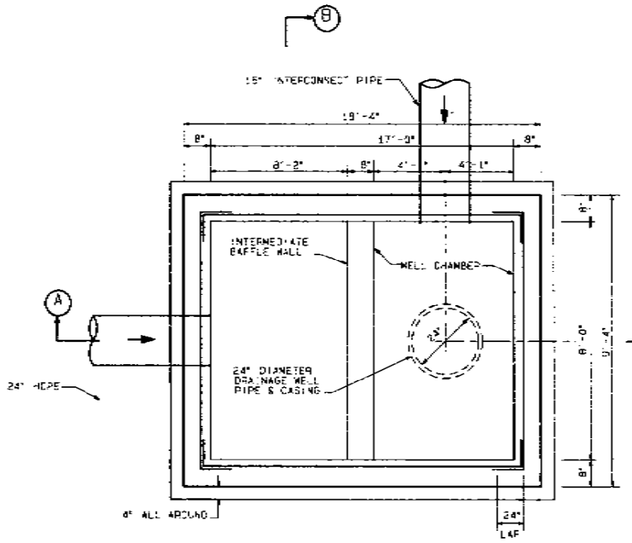

# SONESTA KEY BISCAYNE
350 OCEAN DRIVE
KEY BISCAYNE, FLORIDA

| no | date | revision/issue |
|---|---|---|

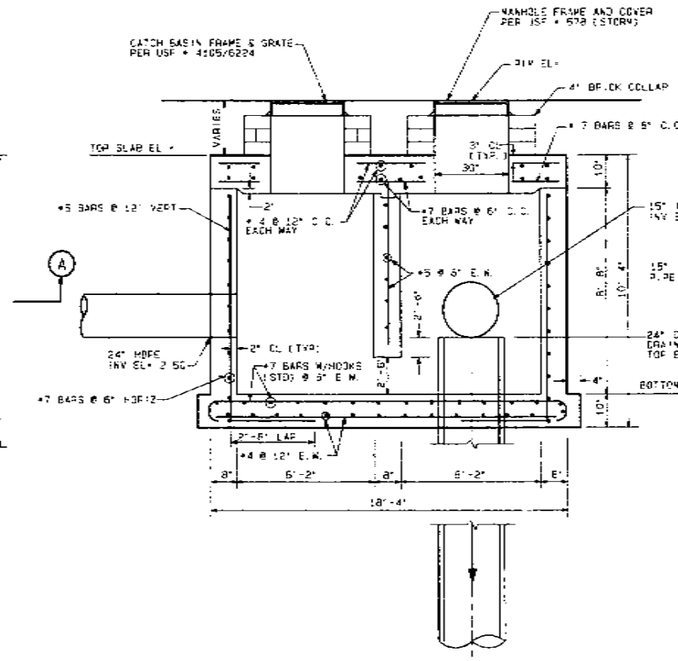
| | |
|---|---|
| designed | L. SERRATE |
| drawn | N. SERRATE |
| checked | L. SERRATE |
| approved | R. VARGAS |
| proj no | 26001-C1 |
| scale | AS SHOWN |
| date | JUNE 14, 2006 |
| cad ref | 25001-15 |

RODOLFO J. VARGAS
PE # 35646

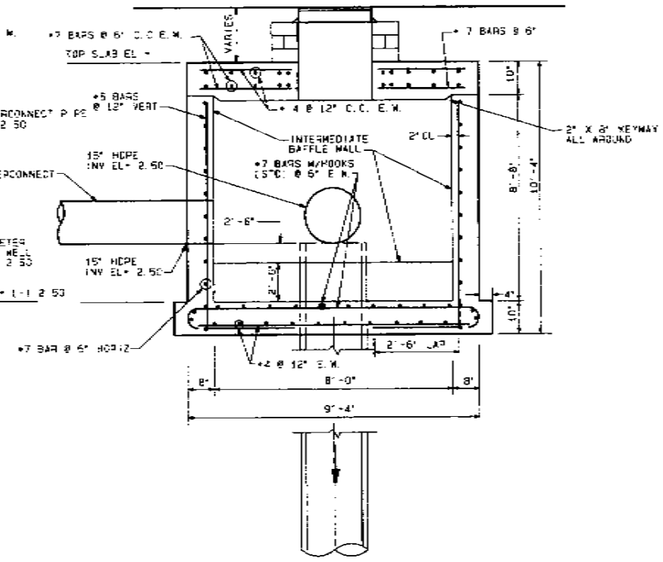
drawing
C-4




PLAN VIEW
N.T.S.




SECTION A-A
N.T.S.




SECTION B-B
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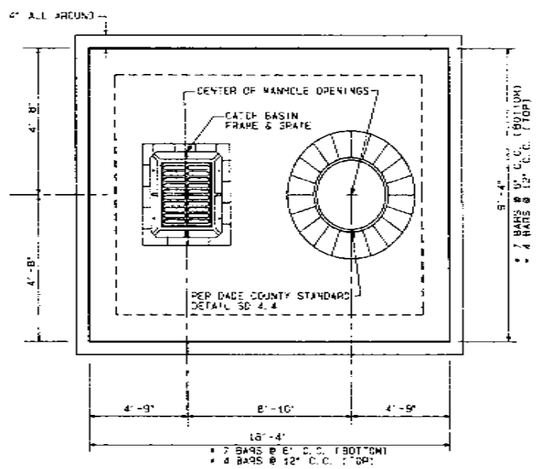
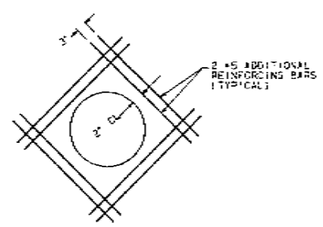



TOP SLAB REINFORCING DETAIL
N.T.S.




TYPICAL OPENING REINFORCING DETAIL
N.T.S.

NOTES:

1. CLASS I CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI. NO CHLORIDES ARE PERMITTED IN CONCRETE.
2. STEEL TO BE NEW BARS IN ACCORDANCE WITH ASTM A-615, GRADE 60.
3. NO INFLUENT PIPES SHALL BE CONNECTED TO WELL CHAMBER.
4. PROVIDE SHOP DRAWINGS OF SEDIMENT TANK FOR APPROVAL BEFORE FABRICATION. THIS SHALL INCLUDE MANHOLE FRAME AND COVER.
5. PRECAST OPTION IS ACCEPTABLE. CONTRACTOR MUST SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY A STRUCTURAL ENGINEER TO PROJECT MANAGER FOR APPROVAL BY ENGINEER.
6. SEDIMENT TANK SHALL BE DESIGNED TO WITHSTAND H-20 LOADING
7. CONTRACTOR SHALL PROVIDE DOCUMENTATION FROM THE WELL DRILLER INSURING THAT THE DISPOSAL WELL ATTAINED A MINIMUM DISCHARGE CAPACITY OF 3,000 GPM AT 3.00 FEET OF HEAD (MINIMUM). IF THESE WELL DISCHARGE CAPACITIES ARE NOT OBTAINED, THE ENGINEER MUST BE NOTIFIED IMMEDIATELY.

# TYPICAL SEDIMENT TANK AND DRAINAGE WELL DETAILS


VSE engineering inc
CERTIFICATE OF AUTH #5599
• CIVIL
• LAND DEVELOPMENT
• TRAFFIC AND TRANSPORTATION
8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)551-6367 FAX (305)551-4942
e-mail: vse@vseeng.com

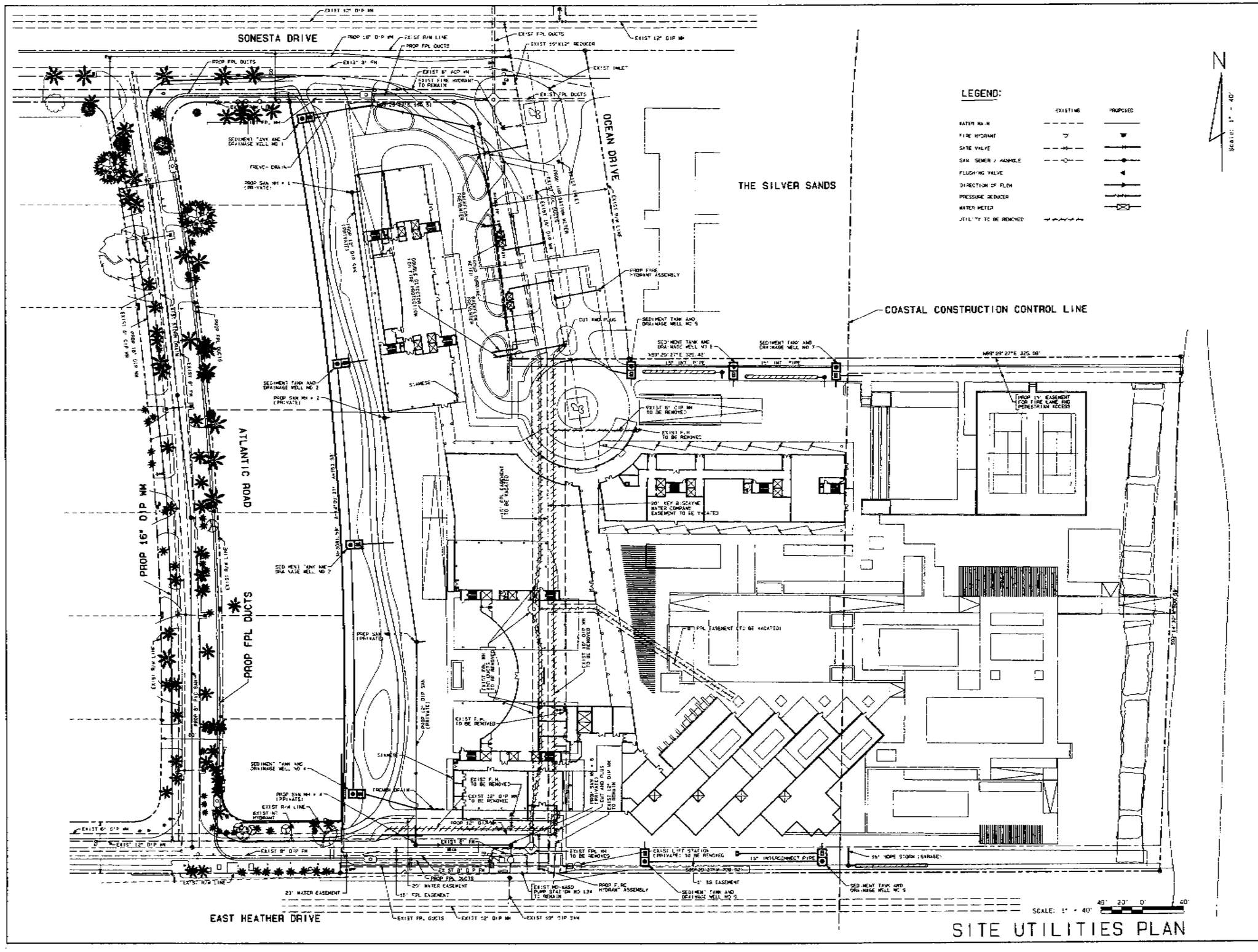

SONESTA KEY BISCAYNE
350 OCEAN DRIVE
KEY BISCAYNE, FLORIDA

| no | date | revision/issue |
|---|---|---|
| | | |

| | |
|---|---|
| des-grec | L. SERRATE |
| drawn | N. SERRATE |
| checked | L. SERRATE |
| approved | R. VARGAS |
| proj no | 25001-01 |
| scale | AS SHOWN |
| date | JUNE 15, 2005 |
| cad ref | 25001-19 |

REGISTERED J. VARGAS
PE # 35848

drawing
C-5




VSN

CERTIFICATE OF AUTH #5529

- CIVIL
- LAND DEVELOPMENT
- TRAFFIC AND TRANSPORTATION

0550 W. FLAGLER ST. SUITE 112, MIAMI, FLORIDA 33144
TEL. (305)551-6267 FAX (305)551-4642
e-mail: vanvalenzuela.com

# SONESTA KEY BISCAYNE

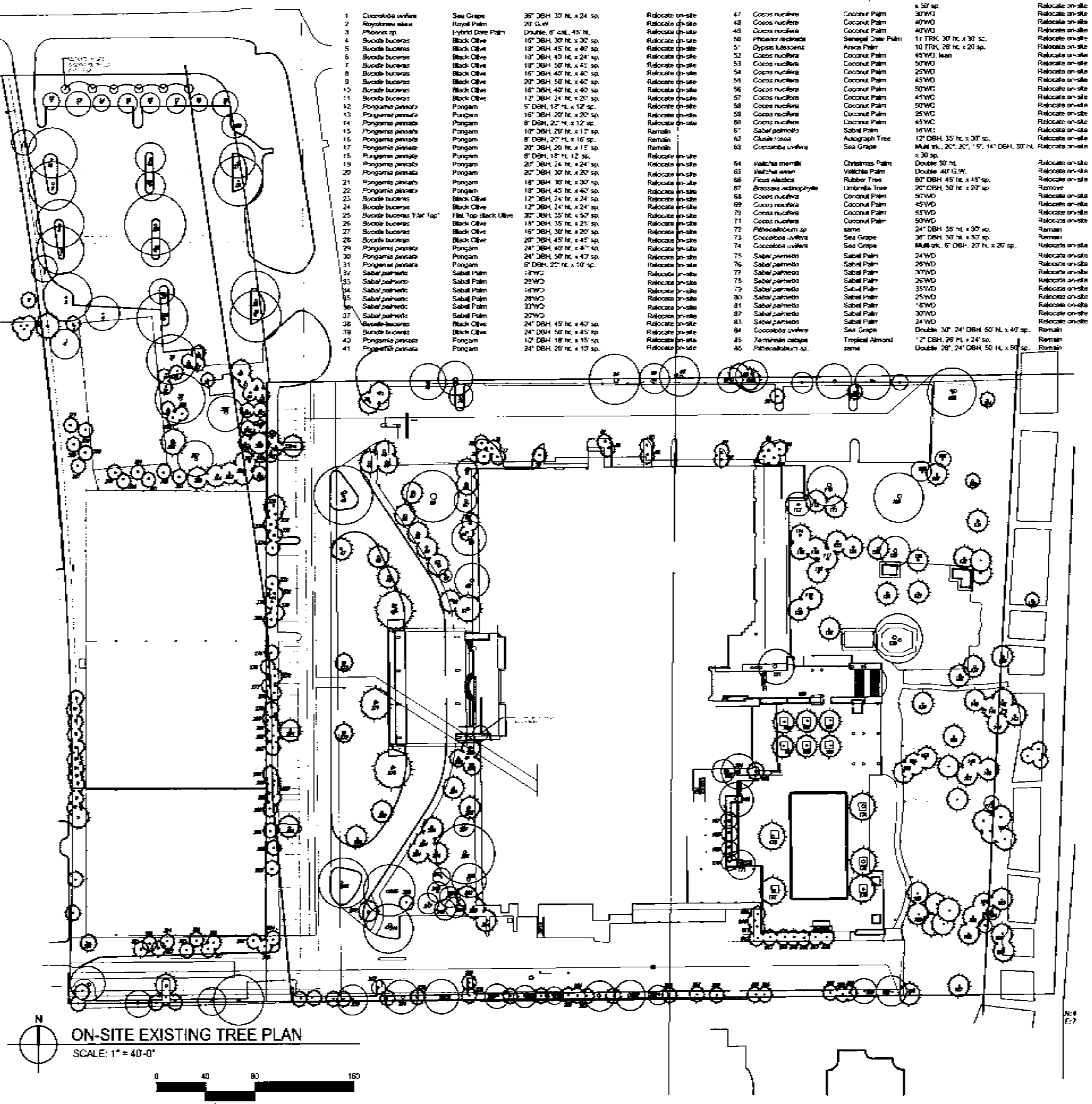
350 OCEAN DRIVE
KEY BISCAYNE, FLORIDA

| no | date | revision/issue |
|---|---|---|
| | | |

designed L. SERRATE
drawn K. SERRATE
checked R. VARGAS
approved R. VARGAS
proj no 28001-01
scale 1" = 40'
date MARCH 1, 2007
cad ref 28001-44

RODOLFO J. VARGAS
PE # 35646

drawing
C-6



## ON-SITE EXISTING TREE PLAN

SCALE: 1" = 40'-0"

0 40 80 160

SCALE: 1" = 40'-0"

### EXISTING TREE LEGEND
ON-PROPERTY

| KEY | BOTANICAL NAME | COMMON NAME | DESCRIPTION | TASK |
|---|---|---|---|---|
| 1 | Coccoloba uvifera | Sea Grape | 36" DBH, 30' ht. x 24' sp. | Relocate on-site |
| 2 | Roystonea elata | Royal Palm | 20' G.W. | Relocate on-site |
| 3 | Phoenix sp. | Hybrid Date Palm | Double, 6" cal., 45' ht. | Relocate on-site |
| 4 | Bucida buceras | Black Olive | 16" DBH, 30' ht. x 30' sp. | Relocate on-site |
| 5 | Bucida buceras | Black Olive | 18" DBH, 45' ht. x 40' sp. | Relocate on-site |
| 6 | Bucida buceras | Black Olive | 10" DBH, 40' ht. x 24' sp. | Relocate on-site |
| 7 | Bucida buceras | Black Olive | 18" DBH, 50' ht. x 45' sp. | Relocate on-site |
| 8 | Bucida buceras | Black Olive | 16" DBH, 40' ht. x 40' sp. | Relocate on-site |
| 9 | Bucida buceras | Black Olive | 20" DBH, 50' ht. x 40' sp. | Relocate on-site |
| 10 | Bucida buceras | Black Olive | 16" DBH, 40' ht. x 40' sp. | Relocate on-site |
| 11 | Bucida buceras | Black Olive | 12" DBH, 24' ht. x 20' sp. | Relocate on-site |
| 12 | Pongamia pinnata | Pongam | 5" DBH, 18' ht. x 12' sp. | Relocate on-site |
| 13 | Pongamia pinnata | Pongam | 16" DBH, 20' ht. x 20' sp. | Relocate on-site |
| 14 | Pongamia pinnata | Pongam | 8" DBH, 20' ht. x 12' sp. | Relocate on-site |
| 15 | Pongamia pinnata | Pongam | 10" DBH, 20' ht. x 15' sp. | Remain |
| 16 | Pongamia pinnata | Pongam | 8" DBH, 20' ht. x 16' sp. | Remain |
| 17 | Pongamia pinnata | Pongam | 20" DBH, 20' ht. x 15' sp. | Remain |
| 18 | Pongamia pinnata | Pongam | 8" DBH, 18' ht. 12' sp. | Relocate on-site |
| 19 | Pongamia pinnata | Pongam | 20" DBH, 24' ht. x 24' sp. | Relocate on-site |
| 20 | Pongamia pinnata | Pongam | 20" DBH, 30' ht. x 20' sp. | Relocate on-site |
| 21 | Pongamia pinnata | Pongam | 18" DBH, 30' ht. x 30' sp. | Relocate on-site |
| 22 | Pongamia pinnata | Pongam | 18" DBH, 45' ht. x 40' sp. | Relocate on-site |
| 23 | Bucida buceras | Black Olive | 12" DBH, 24' ht. x 24' sp. | Relocate on-site |
| 24 | Bucida buceras | Black Olive | 12" DBH, 24' ht. x 24' sp. | Relocate on-site |
| 25 | Bucida buceras 'Flat Top' | Flat Top Black Olive | 30" DBH, 35' ht. x 57' sp. | Relocate on-site |
| 26 | Bucida buceras | Black Olive | 18" DBH, 35' ht. x 25' sp. | Relocate on-site |
| 27 | Bucida buceras | Black Olive | 16" DBH, 30' ht. x 20' sp. | Relocate on-site |
| 28 | Bucida buceras | Black Olive | 20" DBH, 45' ht. x 45' sp. | Relocate on-site |
| 29 | Pongamia pinnata | Pongam | 24" DBH, 40' ht. x 40' sp. | Relocate on-site |
| 30 | Pongamia pinnata | Pongam | 24" DBH, 50' ht. x 40' sp. | Relocate on-site |
| 31 | Pongamia pinnata | Pongam | 6" DBH, 20' ht. x 10' sp. | Relocate on-site |
| 32 | Sabal palmetto | Sabal Palm | 18'WD | Relocate on-site |
| 33 | Sabal palmetto | Sabal Palm | 22'WD | Relocate on-site |
| 34 | Sabal palmetto | Sabal Palm | 16'WD | Relocate on-site |
| 35 | Sabal palmetto | Sabal Palm | 28'WD | Relocate on-site |
| 36 | Sabal palmetto | Sabal Palm | 33'WD | Relocate on-site |
| 37 | Sabal palmetto | Sabal Palm | 20'WD | Relocate on-site |
| 38 | Bucida buceras | Black Olive | 24" DBH, 45' ht. x 40' sp. | Relocate on-site |
| 39 | Bucida buceras | Black Olive | 24" DBH, 50' ht. x 45' sp. | Relocate on-site |
| 40 | Pongamia pinnata | Pongam | 10" DBH, 18' ht. x 15' sp. | Relocate on-site |
| 41 | Pongamia pinnata | Pongam | 24" DBH, 20' ht. x 15' sp. | Relocate on-site |
| 42 | Sabal palmetto | Sabal Palm | 35'WD | Relocate on-site |
| 43 | Sabal palmetto | Sabal Palm | 24'WD | Relocate on-site |
| 44 | Sabal palmetto | Sabal Palm | 30'WD | Relocate on-site |
| 45 | Dypsis lutescens | Areca Palm | 17 TRK, 20' ht. x 18' sp. | Remain |
| 46 | Coccoloba uvifera | Sea Grape | Multi trk, 35", 30", 20", 24" DBH, 40' ht. x 50' sp. | Relocate on-site |
| | | | | Relocate on-site |
| 47 | Cocos nucifera | Coconut Palm | 30'WD | Relocate on-site |
| 48 | Cocos nucifera | Coconut Palm | 40'WD | Relocate on-site |
| 49 | Cocos nucifera | Coconut Palm | 40'WD | Relocate on-site |
| 50 | Phoenix reclinata | Senegal Date Palm | 11 TRK, 30' ht. x 30' sp. | Relocate on-site |
| 51 | Dypsis lutescens | Areca Palm | 10 TRK, 26' ht. x 20' sp. | Relocate on-site |
| 52 | Cocos nucifera | Coconut Palm | 45'WD, lean | Relocate on-site |
| 53 | Cocos nucifera | Coconut Palm | 50'WD | Relocate on-site |
| 54 | Cocos nucifera | Coconut Palm | 25'WD | Relocate on-site |
| 55 | Cocos nucifera | Coconut Palm | 45'WD | Relocate on-site |
| 56 | Cocos nucifera | Coconut Palm | 50'WD | Relocate on-site |
| 57 | Cocos nucifera | Coconut Palm | 45'WD | Relocate on-site |
| 58 | Cocos nucifera | Coconut Palm | 50'WD | Relocate on-site |
| 59 | Cocos nucifera | Coconut Palm | 25'WD | Relocate on-site |
| 60 | Cocos nucifera | Coconut Palm | 45'WD | Relocate on-site |
| 61 | Sabal palmetto | Sabal Palm | 16'WD | Relocate on-site |
| 62 | Clusia rosea | Autograph Tree | 12" DBH, 35' ht. x 30' sp. | Relocate on-site |
| 63 | Coccoloba uvifera | Sea Grape | Multi trk., 20", 20", 15", 14" DBH, 30' ht. x 30' sp. | Relocate on-site |
| 64 | Veitchia merrillii | Christmas Palm | Double 30' ht. | Relocate on-site |
| 65 | Veitchia arecina | Veitchia Palm | Double 40' G.W. | Relocate on-site |
| 66 | Ficus elastica | Rubber Tree | 60" DBH 45' ht. x 45' sp. | Relocate on-site |
| 67 | Brassaia actinophylla | Umbrella Tree | 20" DBH, 30' ht. x 20' sp. | Remove |
| 68 | Cocos nucifera | Coconut Palm | 50'WD | Relocate on-site |
| 69 | Cocos nucifera | Coconut Palm | 45'WD | Relocate on-site |
| 70 | Cocos nucifera | Coconut Palm | 55'WD | Relocate on-site |
| 71 | Cocos nucifera | Coconut Palm | 50'WD | Relocate on-site |
| 72 | Pithecellobium sp. | same | 24" DBH, 35' ht. x 30' sp. | Remain |
| 73 | Coccoloba uvifera | Sea Grape | 36" DBH, 30' ht. x 30' sp. | Remain |
| 74 | Coccoloba uvifera | Sea Grape | Multi-trk., 6" DBH, 20' ht. x 20' sp. | Relocate on-site |
| 75 | Sabal palmetto | Sabal Palm | 24'WD | Relocate on-site |
| 76 | Sabal palmetto | Sabal Palm | 26'WD | Relocate on-site |
| 77 | Sabal palmetto | Sabal Palm | 30'WD | Relocate on-site |
| 78 | Sabal palmetto | Sabal Palm | 26'WD | Relocate on-site |
| 79 | Sabal palmetto | Sabal Palm | 35'WD | Relocate on-site |
| 80 | Sabal palmetto | Sabal Palm | 25'WD | Relocate on-site |
| 81 | Sabal palmetto | Sabal Palm | 15'WD | Relocate on-site |
| 82 | Sabal palmetto | Sabal Palm | 30'WD | Relocate on-site |
| 83 | Sabal palmetto | Sabal Palm | 24'WD | Relocate on-site |
| 84 | Coccoloba uvifera | Sea Grape | Double 30", 24" DBH, 50' ht. x 40' sp. | Remain |
| 85 | Terminalia catappa | Tropical Almond | 12" DBH, 26' ht. x 24' sp. | Remain |
| 86 | Pithecellobium sp. | same | Double 28", 24" DBH, 50' ht. x 50' sp. | Remain |
| 87 | Coccoloba uvifera | Sea Grape | Multi-trk, 20" DBH, 30' ht. x 20' sp. | Remain |
| 88 | Cocos nucifera | Coconut Palm | 30'WD | Remain |
| 89 | Cocos nucifera | Coconut Palm | 55'WD | Remain |
| 90 | Sabal palmetto | Sabal Palm | 16'WD | Relocate on-site |
| 91 | Sabal palmetto | Sabal Palm | 30'WD | Relocate on-site |
| 92 | Sabal palmetto | Sabal Palm | 35'WD | Relocate on-site |
| 93 | Sabal palmetto | Sabal Palm | 28'WD | Relocate on-site |
| 94 | Sabal palmetto | Sabal Palm | 28'WD | Relocate on-site |
| 95 | Sabal palmetto | Sabal Palm | 40'WD | Relocate on-site |
| 96 | Sabal palmetto | Sabal Palm | 26'WD | Relocate on-site |
| 97 | Coccoloba uvifera | Sea Grape | Multi-trk, 20, 16, 16, DBH, 30' ht. x 30' sp. | Remain |
| 98 | Coccoloba uvifera | Sea Grape | 8" DBH, 20' ht. x 15' sp. | Remain |
| 99 | Coccoloba uvifera | Sea Grape | 16" DBH, 24' ht. x 30' sp. | Remain |
| 100 | Coccoloba uvifera | Sea Grape | Double 9", 12" DBH, 24' ht. x 30' sp. | Remain |
| 101 | Coccoloba uvifera | Sea Grape | 5" DBH, 16' ht. x 12' sp. | Remain |
| 102 | Sabal palmetto | Sabal Palm | 40'WD | Relocate on-site |
| 103 | Coccoloba uvifera | Sea Grape | Multi-trk, 30", 24", 20", 20" DBH, 25' ht. x 40' sp. | Remain |
| 104 | Sabal palmetto | Sabal Palm | 14'WD | Relocate on-site |
| 105 | Coccoloba uvifera | Sea Grape | 4" DBH, 12' ht. x 12' sp. | Relocate on-site |
| 106 | Sabal palmetto | Sabal Palm | 26'WD | Relocate on-site |
| 107 | Cocos nucifera | Coconut Palm | 24'WD | Relocate on-site |
| 108 | Coccoloba uvifera | Sea Grape | 9" DBH, 16' ht. x 16' sp. | Relocate on-site |
| 109 | Coccoloba uvifera | Sea Grape | Multi-trk., 20", 20", 16" DBH, 24' ht. x 40' sp. | Remain |
| 110 | Coccoloba uvifera | Sea Grape | Multi-trk., 18", 18", 16" DBH, 24' ht. x 35' sp. | Relocate on-site |
| 111 | Cocos nucifera | Coconut Palm | 35'WD | Relocate on-site |
| 112 | Cocos nucifera | Coconut Palm | 35'WD | Relocate on-site |
| 113 | Conocarpus erectus sericeus | Silver Buttonwood | Multi-trk, 4" DBH, 16' ht. x 15' sp. | Relocate on-site |
| 114 | Cocos nucifera | Coconut Palm | 30'WD | Relocate on-site |
| 115 | Cocos nucifera | Coconut Palm | 50'WD | Relocate on-site |
| 115 | Cocos nucifera | Coconut Palm | 45'WD | Relocate on-site |
| 117 | Cocos nucifera | Coconut Palm | 60'WD | Relocate on-site |
| 118 | Cocos nucifera | Coconut Palm | 35'WD | Relocate on-site |
| 119 | Cocos nucifera | Coconut Palm | 40'WD | Relocate on-site |
| 120 | Cocos nucifera | Coconut Palm | 45'WD | Relocate on-site |
| 121 | Clusia rosea | Autograph Tree | 24' ht. x 30' sp., specimen | Relocate on-site |
| 122 | Cocos nucifera | Coconut Palm | 50'WD | Relocate on-site |
| 123 | Cocos nucifera | Coconut Palm | 35'WD | Relocate on-site |
| 124 | Cocos nucifera | Coconut Palm | 30'WD | Relocate on-site |
| 125 | Cocos nucifera | Coconut Palm | 24'WD | Relocate on-site |
| 126 | Cocos nucifera | Coconut Palm | 24'WD | Relocate on-site |
| 127 | Cocos nucifera | Coconut Palm | 24'WD | Relocate on-site |
| 128 | Cocos nucifera | Coconut Palm | 50'WD | Relocate on-site |
| 129 | Coccoloba uvifera | Sea Grape | Multi-trk., 16", 10", 10" DBH, 20' ht. x 25' sp. | Relocate on-site |
| 130 | Coccoloba uvifera | Sea Grape | Double, 20", 16", DBH, 30' ht. x 40' sp. | Remain |
| 131 | Cocos nucifera | Coconut Palm | 24'WD | Remain |
| 132 | Cocos nucifera | Coconut Palm | 24'WD | Remain |
| 133 | Cocos nucifera | Coconut Palm | 24'WD | Relocate on-site |
| 134 | Cocos nucifera | Coconut Palm | 26'WD | Remain |
| 135 | Cocos nucifera | Coconut Palm | 30'WD | Remain |
| 136 | Sabal palmetto | Sabal Palm | 14'WD | Remain |
| 137 | Cocos nucifera | Coconut Palm | 20'WD | Relocate on-site |
| 138 | Cocos nucifera | Coconut Palm | 20'WD | Relocate on-site |
| 139 | Cocos nucifera | Coconut Palm | 22'WD | Relocate on-site |
| 140 | Cocos nucifera | Coconut Palm | 22'WD | Relocate on-site |
| 141 | Cocos nucifera | Coconut Palm | 15'WD | Relocate on-site |
| 142 | Cocos nucifera | Coconut Palm | 22'WD | Remain |
| 143 | Cocos nucifera | Coconut Palm | 24'WD | Remain |
| 144 | Cocos nucifera | Coconut Palm | 35'WD | Remain |
| 145 | Sabal palmetto | Sabal Palm | 15'WD | Remain |
| 146 | Sabal palmetto | Sabal Palm | 10'WD | Remain |
| 147 | Sabal palmetto | Sabal Palm | 12'WD | Remain |
| 148 | Cocos nucifera | Coconut Palm | 16'WD | Remain |
| 149 | Cocos nucifera | Coconut Palm | 22'WD | Remain |
| 150 | Cocos nucifera | Coconut Palm | 16'WD | Remain |
| 151 | Cocos nucifera | Coconut Palm | 25'WD | Remain |
| 152 | Cocos nucifera | Coconut Palm | 16'WD | Remain |
| 153 | Cocos nucifera | Coconut Palm | 24'WD | Relocate on-site |
| 154 | Cocos nucifera | Coconut Palm | 22'WD | Relocate on-site |
| 155 | Cocos nucifera | Coconut Palm | 20'WD | Relocate on-site |
| 156-161 | Cocos nucifera | Coconut Palm | 6 @ 20'WD | Relocate on-site |
| 162 | Hyophorbe verschaffeltii | Spindle Palm | 8' G.W. | Relocate on-site |
| 163 | Hyophorbe verschaffeltii | Spindle Palm | 8' G.W. | Relocate on-site |
| 164 | Clusia rosea | Autograph Tree | 20' ht. x 30' sp., specimen | Relocate on-site |
| 165 | Clusia rosea | Autograph Tree | 18' ht. x 20' sp., specimen | Relocate on-site |
| 166 | Clusia rosea | Autograph Tree | 20' ht. x 40' sp., specimen | Relocate on-site |
| 167-170 | Clusia rosea | Autograph Tree | 12-16' ht. x 8'-12' sp. | Relocate on-site |
| 171 | Clusia rosea | Autograph Tree | 20' ht. x 30' sp., specimen | Relocate on-site |
| 172 | Phoenix dactylifera | Wild Date Palm | 26'WD | Relocate on-site |
| 173 | Phoenix dactylifera | Wild Date Palm | 28'WD | Relocate on-site |
| 174 | Phoenix dactylifera | Wild Date Palm | 30'WD | Relocate on-site |
| 175 | Phoenix dactylifera | Wild Date Palm | 34'WD | Relocate on-site |
| 176 | Phoenix dactylifera | Wild Date Palm | 28'WD | Relocate on-site |
| 177 | Coccoloba uvifera | Sea Grape | 6" DBH, 12' ht. x 10' sp. | Remain |
| 178 | Cocos nucifera | Coconut Palm | 35'WD | Remain |
| 179 | Cocos nucifera | Coconut Palm | 18'WD | Remain |
| 180 | Cocos nucifera | Coconut Palm | 18'WD | Remain |
| 181 | Cocos nucifera | Coconut Palm | 22'WD | Remain |
| 182 | Cocos nucifera | Coconut Palm | 18'WD | Remain |
| 182 | Cocos nucifera | Coconut Palm | 18'WD | Remain |
| 183 | Cocos nucifera | Coconut Palm | 20'WD | Remain |
| 184 | Cocos nucifera | Coconut Palm | 24'WD | Remain |
| 185 | Cocos nucifera | Coconut Palm | 14'WD | Remain |
| 186 | Cocos nucifera | Coconut Palm | 20'WD | Remain |
| 187 | Cocos nucifera | Coconut Palm | 16'WD | Remain |
| 188 | Cocos nucifera | Coconut Palm | 18'WD | Relocate on-site |
| 189 | Cocos nucifera | Coconut Palm | 16'WD | Relocate on-site |
| 190 | Cocos nucifera | Coconut Palm | 24'WD | Remain |
| 191 | Cocos nucifera | Coconut Palm | 20'WD | Remain |
| 192 | Cocos nucifera | Coconut Palm | 15'WD | Remain |
| 193 | Sabal palmetto | Sabal Palm | 15'WD | Remain |
| 194 | Sabal palmetto | Sabal Palm | 14'WD | Relocate on-site |
| 195 | Cocos nucifera | Coconut Palm | 25'WD | Relocate on-site |
| 196 | Cocos nucifera | Coconut Palm | 16'WD | Remain |
| 197 | Cocos nucifera | Coconut Palm | 10'WD | Remain |
| 198 | Cocos nucifera | Coconut Palm | 12'WD | Remain |
| 199 | Coccoloba uvifera | Sea Grape | 5" DBH, 20' ht. x 20' sp. | Remain |
| 200 | Coccoloba uvifera | Sea Grape | 5" DBH, 20' ht. x 20' sp. | Remain |
| 201 | Sabal palmetto | Sabal Palm | 22'WD | Remain |
| 202 | Sabal palmetto | Sabal Palm | 20'WD | Remain |
| 203 | Sabal palmetto | Sabal Palm | 26'WD | Remain |
| 204 | Sabal palmetto | Sabal Palm | 26'WD | Remain |
| 205 | Sabal palmetto | Sabal Palm | 34'WD | |
| 206 | Sabal palmetto | Sabal Palm | 30'WD | |
| 207 | Sabal palmetto | Sabal Palm | 26'WD | |
| 208 | Sabal palmetto | Sabal Palm | 26'WD | Remain |
| 209 | Coccoloba uvifera | Sea Grape | Multi-trk., 3" DBH, 16' ht. x 16' sp. | Remain |
| 210-218 | Sabal palmetto | Sabal Palm | 9 @ 16'WD | Relocate on-site |
| 219 | Hyophorbe verschaffeltii | Spindle Palm | 8' WD | Relocate on-site |
| 220 | Coccoloba uvifera | Sea Grape | 8" DBH, 24' ht. x 24' sp. | Remain |
| 221 | Coccoloba uvifera | Sea Grape | 10" DBH, 24' ht. x 24' sp. | Remain |
| 222 | Sabal palmetto | Sabal Palm | 18'WD | Remain |
| 223 | Sabal palmetto | Sabal Palm | 14'WD | Remain |
| 224 | Sabal palmetto | Sabal Palm | 28'WD | Remain |
| 225 | Sabal palmetto | Sabal Palm | 30'WD | Remain |
| 226 | Coccoloba uvifera | Sea Grape | 4" DBH, 16' ht. x 12' sp. | Remain |
| 227 | Sabal palmetto | Sabal Palm | 16'WD | Remain |
| 228 | Coccoloba uvifera | Sea Grape | 8" DBH, 20' ht. x 20' sp. | Remain |
| 229 | Coccoloba uvifera | Sea Grape | Double, 5",5" DBH, 24' ht. x 24' sp. | Remain |
| 230 | Sabal palmetto | Sabal Palm | 18'WD | Remain |
| 231 | Sabal palmetto | Sabal Palm | 15'WD | Relocate on-site |
| 232 | Sabal palmetto | Sabal Palm | 20'WD | Remain |
| 233 | Coccoloba uvifera | Sea Grape | 10" DBH, 24' ht. x 30' sp. | Remain |

Sonesta

SONESTA RESORT
Key Biscayne, Florida


OWNER
SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

ARCHITECT
Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9549
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 32751
T 305.858.6777
F 305.858.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
8550 W. Flagler St. Suite 113
Miami, Florida 33144
T 305.551.5267
F 305.551.4542


KEY PLAN

Issue/Date

REVISION TO SITE PLAN APPLICATION
07 March 2007

ORIGINAL SITE PLAN APPLICATION
29 August 2006

NOT FOR CONSTRUCTION

GSB Project Number: 060953

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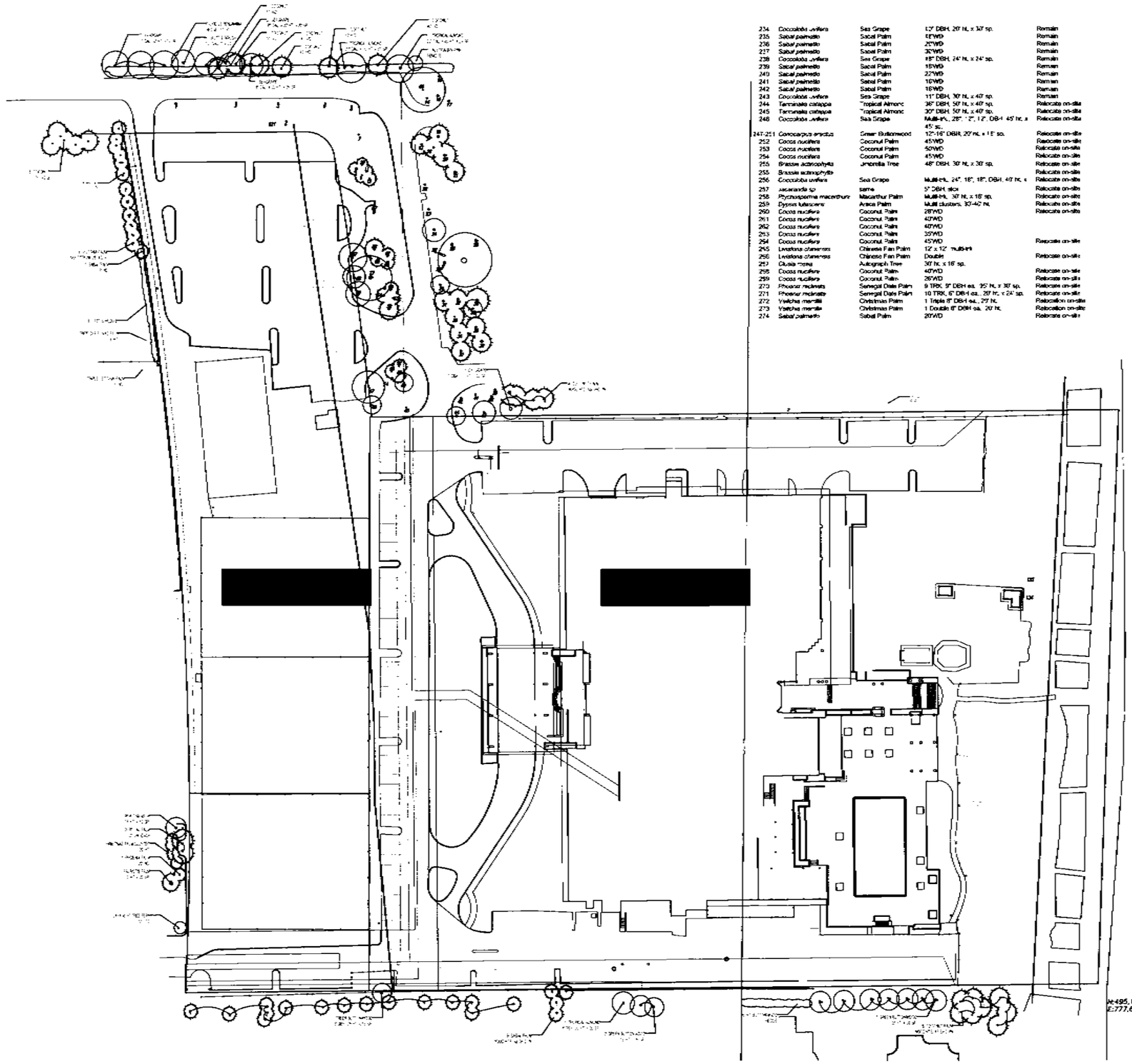
Drawing Title

**On-Site Existing Tree Plan**

Sheet Number

**L 0.0**




| | | | | |
|---|---|---|---|---|
| 234 | Coccoloba uvifera | Sea Grape | 12" DBH, 20' ht. x 30' sp. | Remain |
| 235 | Sabal palmetto | Sabal Palm | 18'WD | Remain |
| 236 | Sabal palmetto | Sabal Palm | 20'WD | Remain |
| 237 | Sabal palmetto | Sabal Palm | 30'WD | Remain |
| 238 | Coccoloba uvifera | Sea Grape | #8" DBH, 24' ht. x 24' sp. | Remain |
| 239 | Sabal palmetto | Sabal Palm | 18'WD | Remain |
| 240 | Sabal palmetto | Sabal Palm | 22'WD | Remain |
| 241 | Sabal palmetto | Sabal Palm | 16'WD | Remain |
| 242 | Sabal palmetto | Sabal Palm | 16'WD | Remain |
| 243 | Coccoloba uvifera | Sea Grape | 11" DBH, 30' ht. x 40' sp. | Remain |
| 244 | Terminalia catappa | Tropical Almond | 36" DBH, 50' ht. x 40' sp. | Relocate on-site |
| 245 | Terminalia catappa | Tropical Almond | 30" DBH, 50' ht. x 40' sp. | Relocate on-site |
| 246 | Coccoloba uvifera | Sea Grape | Multi-trk., 28", 12", 12", DBH, 45' ht. x 45' sp. | Relocate on-site |
| 247-251 | Conocarpus erectus | Green Buttonwood | 12"-16" DBH, 20' ht. x 15' sp. | Relocate on-site |
| 252 | Cocos nucifera | Coconut Palm | 45'WD | Relocate on-site |
| 253 | Cocos nucifera | Coconut Palm | 50'WD | Relocate on-site |
| 254 | Cocos nucifera | Coconut Palm | 45'WD | Relocate on-site |
| 255 | Brassia actinophylla | Umbrella Tree | 48" DBH, 30' ht. x 30' sp. | Relocate on-site |
| 256 | Brassia actinophylla | | | Relocate on-site |
| 256 | Coccoloba uvifera | Sea Grape | Multi-trk., 24", 18", 18", DBH, 40' ht. x | Relocate on-site |
| 257 | Jacaranda sp | same | 5" DBH, slice | Relocate on-site |
| 258 | Ptychosperma macarthuri | Macarthur Palm | Multi-trk., 30' ht. x 18' sp. | Relocate on-site |
| 259 | Dypsis lutescens | Areca Palm | Multi clusters, 30'-40' ht. | Relocate on-site |
| 260 | Cocos nucifera | Coconut Palm | 28'WD | Relocate on-site |
| 261 | Cocos nucifera | Coconut Palm | 40'WD | |
| 262 | Cocos nucifera | Coconut Palm | 40'WD | |
| 263 | Cocos nucifera | Coconut Palm | 35'WD | |
| 264 | Cocos nucifera | Coconut Palm | 45'WD | Relocate on-site |
| 265 | Livistona chinensis | Chinese Fan Palm | 12' x 12' multi-trk | |
| 266 | Livistona chinensis | Chinese Fan Palm | Double | Relocate on-site |
| 267 | Ficus rubiginosa | Autograph Tree | 30' ht. x 16' sp. | |
| 268 | Cocos nucifera | Coconut Palm | 40'WD | Relocate on-site |
| 269 | Cocos nucifera | Coconut Palm | 26'WD | Relocate on-site |
| 270 | Phoenix reclinata | Senegal Date Palm | 9 TRK, 9" DBH ea., 35' ht. x 30' sp. | Relocate on-site |
| 271 | Phoenix reclinata | Senegal Date Palm | 10 TRK, 6" DBH ea., 20' ht. x 24' sp. | Relocate on-site |
| 272 | Veitchia merrillii | Christmas Palm | 1 Triple 8" DBH ea., 29' ht. | Relocation on-site |
| 273 | Veitchia merrillii | Christmas Palm | 1 Double 8" DBH ea., 20' ht. | Relocation on-site |
| 274 | Sabal palmetto | Sabal Palm | 20'WD | Relocate on-site |
| 275 | Sabal palmetto | Sabal Palm | 34'WD | Relocate on-site |
| 276 | Sabal palmetto | Sabal Palm | 20'WD | Relocate on-site |
| 277 | Sabal palmetto | Sabal Palm | 26'WD | Relocate on-site |
| 278 | Sabal palmetto | Sabal Palm | 12'WD | Relocate on-site |
| 279 | Sabal palmetto | Sabal Palm | 20'WD | Relocate on-site |
| 280 | Sabal palmetto | Sabal Palm | 20'WD | Relocate on-site |
| 281 | Sabal palmetto | Sabal Palm | 20'WD | Relocate on-site |
| 282 | Sabal palmetto | Sabal Palm | 20'WD | Relocate on-site |
| 283 | Sabal palmetto | Sabal Palm | 18'WD | Relocate on-site |
| 284 | Cocos nucifera | Coconut Palm | 43'WD | Relocate on-site |
| 285 | Sabal palmetto | Sabal Palm | 28'WD | Relocate on-site |
| 286 | Sabal palmetto | Sabal Palm | 20'WD | Relocate on-site |
| 287 | Sabal palmetto | Sabal Palm | 20'WD | Relocate on-site |
| 288 | Sabal palmetto | Sabal Palm | 34'WD | Relocate on-site |
| 289 | Sabal palmetto | Sabal Palm | 28'WD | Relocate on-site |
| 290 | Sabal palmetto | Sabal Palm | 24'WD | Relocate on-site |
| 291 | Cocos nucifera | Coconut Palm | 40'WD | Relocate on-site |
| 292 | Sabal palmetto | Sabal Palm | 24'WD | Relocate on-site |
| 293 | Sabal palmetto | Sabal Palm | 32'WD | Relocate on-site |
| 294 | Sabal palmetto | Sabal Palm | 32'WD | Relocate on-site |
| 295 | Sabal palmetto | Sabal Palm | 20'WD | Relocate on-site |
| 296 | Sabal palmetto | Sabal Palm | 26'WD | Relocate on-site |
| 297 | Coccoloba uvifera | Sea Grape | Multi-trk., 11", 8", DBH, 30' ht. x 40' sp. | Remain |
| 298 | Sabal palmetto | Sabal Palm | 20'WD | Remain |
| 299 | Sabal palmetto | Sabal Palm | 24'WD | Remain |
| 300 | Sabal palmetto | Sabal Palm | 20'WD | Remain |
| 301 | Cocos nucifera | Coconut Palm | 24'WD | Remain |
| 302 | Coccoloba uvifera | Sea Grape | Multi-trk., 5" DBH, 24' ht. x 20' sp. | Remain |
| 303 | Coccoloba uvifera | Sea Grape | Multi-trk, 6" DBH, 35' ht. x 30' sp. | Relocate on-site |
| 304 | Sabal palmetto | Sabal Palm | 20'WD | Remain |
| 305 | Sabal palmetto | Sabal Palm | 22'WD | Remain |
| 306 | Phoenix reclinata | Senegal Date Palm | Double, 8" DBH ea., 35' WD ea. | Remain |
| 307 | Sabal palmetto | Sabal Palm | 15'WD | Remain |
| 308 | Sabal palmetto | Sabal Palm | 14'WD | Remain |
| 309 | Dypsis lutescens | Areca Palm | 9 TRK, 15' ht. x 16' sp. | Remain |
| 310-320 | Caryota mitis | Fishtail Palm | 15' ht. x 12' sp. ea. | Remain |
| 321 | Sabal palmetto | Sabal Palm | 30'WD | Relocate on-site |
| 322 | Sabal palmetto | Sabal Palm | 22'WD | Relocate on-site |
| 323 | Sabal palmetto | Sabal Palm | 30'WD | Relocate on-site |
| 324 | Sabal palmetto | Sabal Palm | 26'WD | Relocate on-site |
| 325 | Sabal palmetto | Sabal Palm | 24'WD | Relocate on-site |
| 326 | Sabal palmetto | Sabal Palm | 30'WD | Relocate on-site |
| 327 | Sabal palmetto | Sabal Palm | 32'WD | Relocate on-site |
| 328 | Sabal palmetto | Sabal Palm | 24'WD | Relocate on-site |
| 329 | Sabal palmetto | Sabal Palm | 20'WD | Relocate on-site |
| 330 | Sabal palmetto | Sabal Palm | 22'WD | Relocate on-site |
| 331 | Sabal palmetto | Sabal Palm | 42'WD | Relocate on-site |
| 332 | Sabal palmetto | Sabal Palm | 30'WD | Relocate on-site |
| 333 | Sabal palmetto | Sabal Palm | 28'WD | Relocate on-site |
| 334 | Sabal palmetto | Sabal Palm | 26'WD | Relocate on-site |
| 335 | Sabal palmetto | Sabal Palm | 32'WD | Relocate on-site |
| 336 | Sabal palmetto | Sabal Palm | 40'WD | Relocate on-site |
| 337 | Sabal palmetto | Sabal Palm | 35'WD | Relocate on-site |
| 338 | Cocos nucifera | Coconut Palm | 42'WD | Relocate on-site |
| 339 | Cocos nucifera | Coconut Palm | 45'WD | Relocate on-site |
| 340 | Sabal palmetto | Sabal Palm | 32'WD | Relocate on-site |
| 341 | Sabal palmetto | Sabal Palm | 24'WD | Relocate on-site |
| 342 | Sabal palmetto | Sabal Palm | 26'WD | Relocate on-site |
| 343 | Sabal palmetto | Sabal Palm | 20'WD | Relocate on-site |
| 344 | Sabal palmetto | Sabal Palm | 22'WD | Relocate on-site |
| 345 | Sabal palmetto | Sabal Palm | 18'WD | Relocate on-site |
| 346 | Sabal palmetto | Sabal Palm | 30'WD | Relocate on-site |
| 347 | Sabal palmetto | Sabal Palm | 18'WD | Relocate on-site |
| 348 | Sabal palmetto | Sabal Palm | 24'WD | Relocate on-site |
| 349 | | | | Relocate on-site |
| 350-355 | Cocos nucifera | Coconut Palm | 40-45'WD leaners | Relocate on-site |
| 356 | Coccoloba uvifera | Sea Grape | Triple, 24" DBH ea., 40' ht. x 40' sp. | Relocation on-site |
| 357 | Terminalia catappa | Tropical Almond | 36" DBH, 60' ht. x 30' sp. | Relocate on-site |
| 358 | Dypsis lutescens | Areca Palm | 18 TRK, 18' ht. x 15' sp. | Relocate on-site |
| 359 | Sabal palmetto | Sabal Palm | 14'WD | Relocate on-site |
| 360 | Sabal palmetto | Sabal Palm | 35'WD | Relocate on-site |
| 361 | Sabal palmetto | Sabal Palm | 18'WD | Relocate on-site |
| 362 | Sabal palmetto | Sabal Palm | 20'WD | Relocate on-site |
| 363 | Sabal palmetto | Sabal Palm | 20'WD | Relocate on-site |
| 364 | Sabal palmetto | Sabal Palm | 20'WD | Relocate on-site |
| 365 | Sabal palmetto | Sabal Palm | 22'WD | Relocate on-site |
| 366 | Sabal palmetto | Sabal Palm | 18'WD | Relocate on-site |
| 367 | Sabal palmetto | Sabal Palm | 22'WD | Remain |
| 368 | Sabal palmetto | Sabal Palm | 25'WD | Remain |
| 369 | Sabal palmetto | Sabal Palm | 20'WD | Remain |
| 370 | Sabal palmetto | Sabal Palm | 20'WD | Remain |
| 371 | Sabal palmetto | Sabal Palm | 26'WD | Remain |

## OFF-SITE EXISTING TREE PLAN

SCALE: 1" = 40'-0"

0 40 80 160

SCALE: 1" = 40' - 0"

Sonesta

SONESTA RESORT
Key Biscayne, Florida

OWNER
SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2027
F 305.365.2045

gsb

ARCHITECT
Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9549
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.858.6777
F 305.858.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
8550 W. Flagler St. Suite 113
Miami, Florida 33144
T 305.551.5257
F 305.551.4542

KEY PLAN

Issue/Date

REVISION TO SITE PLAN APPLICATION
07 March 2007

ORIGINAL SITE PLAN APPLICATION
29 August 2006

NOT FOR CONSTRUCTION

GSB Project Number: 060953

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Drawing Title
Off-Site Existing Tree Plan

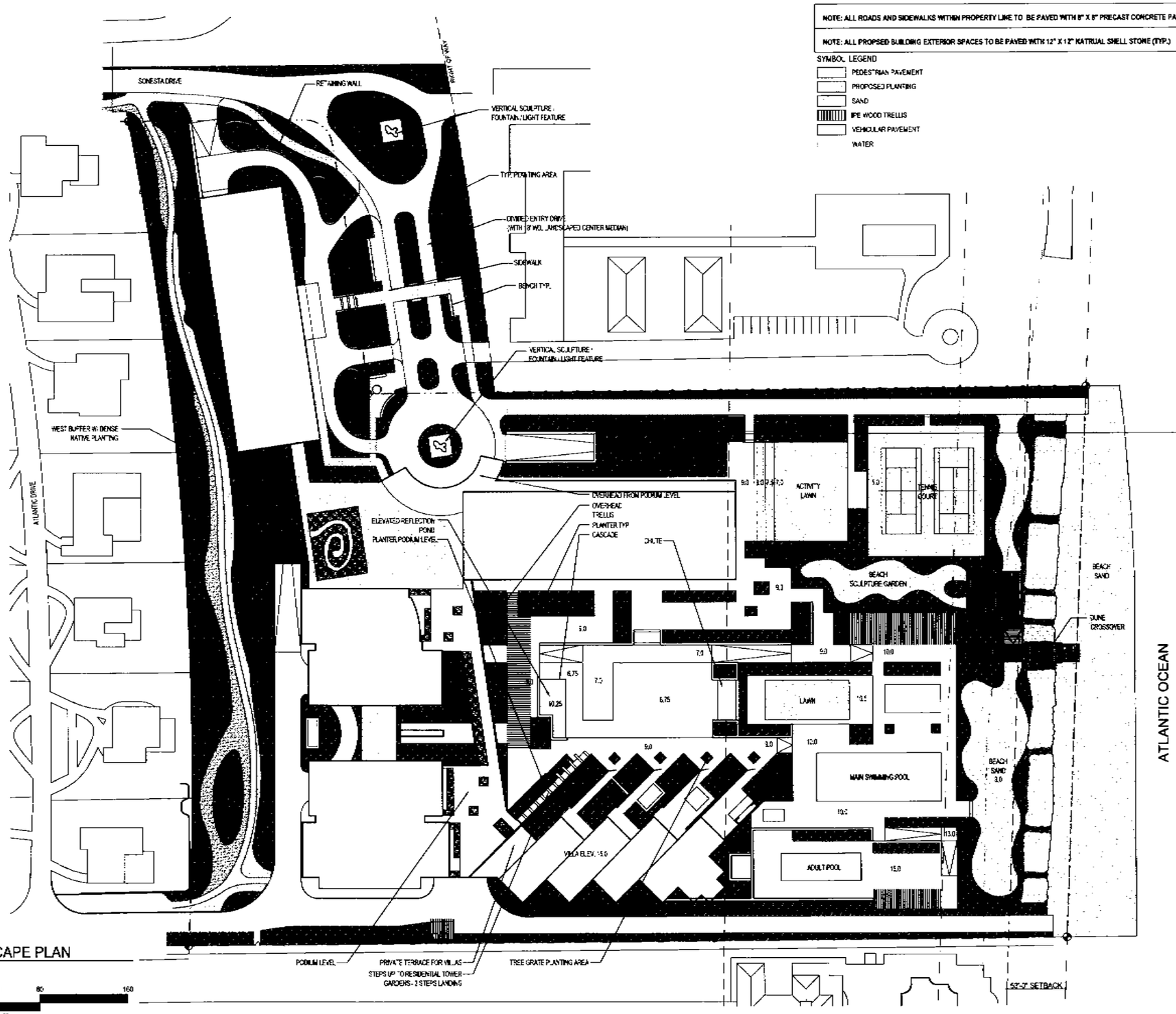
Sheet Number
L 0.01

NOTE: ALL ROADS AND SIDEWALKS WITHIN PROPERTY LINE TO BE PAVED WITH 8" X 8" PRECAST CONCRETE PAVERS (TYP.)

NOTE: ALL PROPSED BUILDING EXTERIOR SPACES TO BE PAVED WITH 12" X 12" KATRUAL SHELL STONE (TYP.)

SYMBOL LEGEND

- PEDESTRIAN PAVEMENT
- PROPOSED PLANTING
- SAND
- IPE WOOD TRELLIS
- VEHICULAR PAVEMENT
- WATER




N

OVERALL HARDSCAPE PLAN

SCALE: 1" = 40'-0"

0 40 80 160

SCALE: 1" = 40' - 0"

Sonesta

SONESTA RESORT
Key Biscayne, Florida

OWNER
SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

gsb

ARCHITECT
Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9549
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33135
T 305.858.6777
F 305.856.5742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
8550 W. Flagler St., Suite 113
Miami, Florida 33144
T 305.551.6267
F 305.551.4542

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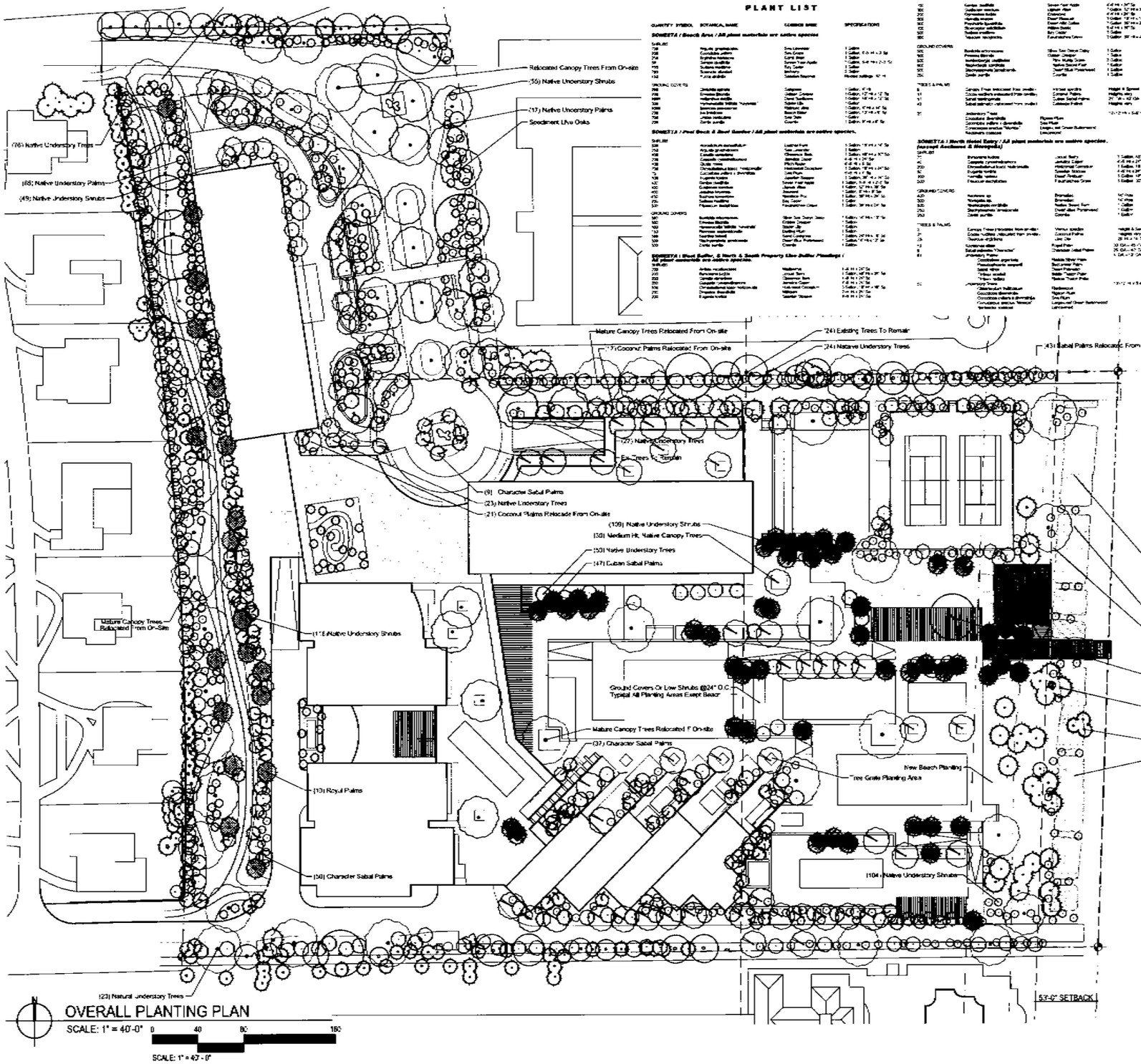
Drawing Title
Overall Hardscape Plan

Sheet Number
L 1.00




# OVERALL PLANTING PLAN

## PLANT LIST

| QUANTITY | SYMBOL | BOTANICAL NAME | COMMON NAME | SPECIFICATIONS |
|---|---|---|---|---|
| **SONESTA / Beach Area / All plant materials are native species.** | | | | |
| SHRUBS | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| GROUND COVERS | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| TREES & PALMS | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| **SONESTA / Pool Deck & Bowl Garden / All plant materials are native species.** | | | | |
| SHRUBS | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| GROUND COVERS | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| TREES & PALMS | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| **SONESTA / Bluff Buffer, & North & South Property Line Buffer Plantings / All plant materials are native species.** | | | | |
| SHRUBS | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| GROUND COVERS | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| TREES & PALMS | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| **SONESTA / North Hotel Entry / All plant materials are native species. (except Buckthorn & Mangrove)** | | | | |
| SHRUBS | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| GROUND COVERS | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| TREES & PALMS | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| **SONESTA / Great Lawn & Tennis Courts / All plant materials are native species.** | | | | |
| **Open Area** | | | | |
| SHRUBS | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| GROUND COVERS | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| **Wooded Area** | | | | |
| SHRUBS | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| GROUND COVERS | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| TREES & PALMS | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| **SONESTA / Recreation Amenities & Pool Areas / All plant materials are native species.** | | | | |
| SHRUBS | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| GROUND COVERS | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| TREES & PALMS | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| **SONESTA / Villas / All plant materials are native species.** | | | | |
| **Open Area** | | | | |
| SHRUBS | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| GROUND COVERS | | | | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |

See "Bluff Buffer, & North & South Property Line Buffer Plantings" for proposed plantings along South Property

**PLANT SYMBOLS**

EXISTING PALM TO REMAIN
RELOCATED PALM
NATIVE UNDERSTORY PALM
ROYAL PALM
CUBAN SABAL PALM
CHARACTER SABAL PALM
MEDIUM HT. NATIVE CANOPY TREE
EXISTING TREE TO REMAIN
RELOCATED TREE
NATIVE UNDERSTORY TREE
NATIVE UNDERSTORY SHRUB
PLANTING AREA

**GENERAL IRRIGATION NOTE:**
Landscaped areas will be watered with an electro mechanical irrigation system using drip, bubbler & spray irrigation heads. The system will be operational with electro-mechanical valves connected to a controller, with soil moisture monitored by electro-mechanical sensors.
Viability of utilizing captured rainwater runoff for irrigation is currently being evaluated.


Sonesta
SONESTA RESORT
Key Biscayne, Florida

OWNER
SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.955.2045

gsb

ARCHITECT
Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9549
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.858.8777
F 305.858.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
8550 W. Flagler St., Suite 113
Miami, Florida 33144
T 305.551.6267
F 305.551.4542


KEY PLAN

Issue/Date
REVISION TO SITE PLAN APPLICATION
07 March 2007
ORIGINAL SITE PLAN APPLICATION
29 August 2006

NOT FOR CONSTRUCTION

GSB Project Number: 060953

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Drawing Title
**Overall Planting Plan**

Sheet Number
**L 2.00**

# Traffic Impact Analysis Report
for
Proposed Sonesta Key Biscayne Resort

Prepared By:
THE CORRADINO GROUP
4055 NW 97th Ave
Doral, FL 33178

# TRAFFIC IMPACT ANALYSIS REPORT

**For**

## Proposed Sonesta Key Biscayne Resort

**(165 Residential Units with Accessory Uses)**

***Prepared By:***

THE CORRADINO GROUP
**4055 NW 97th Avenue**
**Miami, FL 33178**

**January, 2007**

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| Concurrency | 7 |
| Proposed Project Traffic | 8 |
| Findings and Recommendations | 11 |

Appendices

A – Existing Traffic Count Data Sheets / Traffic Signal Data

B – HCM Level of Service (LOS) Methodology

C – Intersection Analyses - Existing Conditions

D – Arterial Analyses

E – Traffic Impact Study Methodology

# Introduction and Summary



## Purpose of Report and Study Objectives

The purpose of this study was to evaluate traffic-related impacts of the proposed Sonesta Key Biscayne Resort on the adjacent roadway network in Key Biscayne, Florida. The study methodology was reviewed and accepted by the Village of Key Biscayne. Please refer to appendix E for details on the methodology.

The study objectives are: documentation of existing traffic conditions in the vicinity of the site; evaluation of traffic conditions for the proposed resort; and determination of off-site improvements, if needed, to achieve acceptable Level of Service (LOS).

## Site Location and Study Area

The project site is located on Ocean Drive and Sonesta-East Drive off Crandon Boulevard in Key Biscayne, Florida. Figure 1-1 shows the site location and traffic analysis study area. This figure is complimented by an aerial photograph on the following page.

The traffic impact study area includes the following intersections:

- Crandon Boulevard and Harbor Drive
- Crandon Boulevard and Key Colony
- Crandon Boulevard and Sonesta-East Drive
- Crandon Boulevard and Heather Drive
- Crandon Boulevard and McIntyre-Galen Drive

## Proposed Development

### *Existing Land Use*

Currently the site is being used for the Sonesta Beach Hotel and Tennis Club which houses 292 units, tennis courts, spa, meeting rooms, retail shops, bars/lounges and restaurants.

### *Proposed Land Use*

The proposed project will consist of 165 residential units, plus accessory meeting rooms, spa, bar/lounge, restaurants and retail uses. Tables 2-1 and 2-2 depict information on the trip generation for both the AM and PM peak hours.

### *Proposed Project Phasing*

As indicated above, this project consists of 165 residential condominiums plus accessory uses which will be constructed in one phase.

*Traffic Impact Analysis Sphere of Influence*

The five intersections indicated above will serve as the traffic impact analysis area.

## Summary of Findings

The results of this study demonstrate that the proposed project will not have an adverse impact on the affected roadway network. **In fact, there will be an overall trip reduction for both the AM and PM peak hours.** During the AM peak hour total trips will be reduced by 152 vehicles per hour (vph) or a reduction of approximately 67% of the existing trips from the Sonesta Beach Hotel and Tennis Club. During the PM peak hour the total trip reduction will be 180 vph with a reduction of approximately 60% over the existing trips. For more details please refer to Tables 2-1 and 2-2 on pages 9 & 10.

With regards to **Concurrency**, the site's generated traffic will meet the Concurrency requirements.

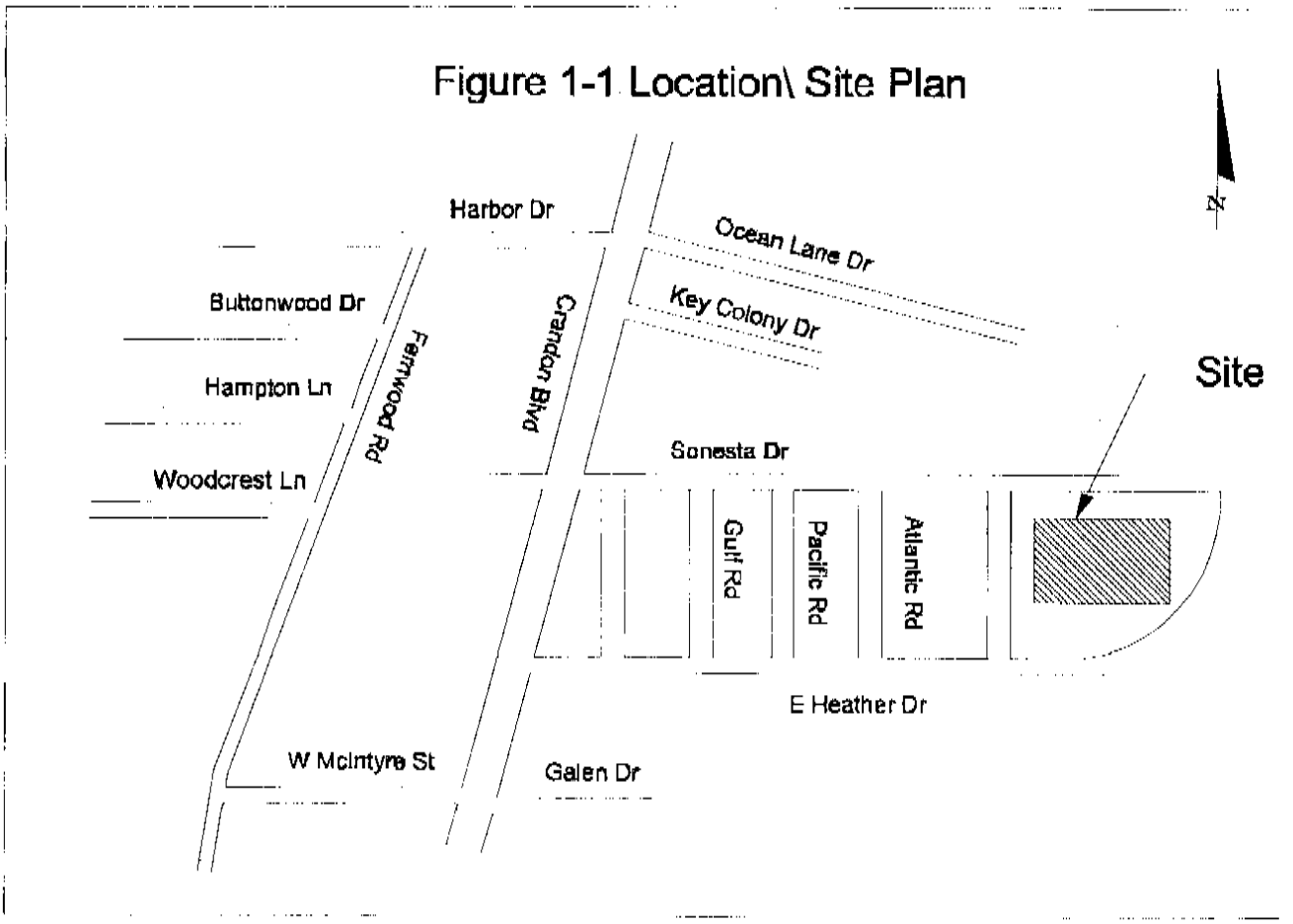


Figure 1-1 Location\ Site Plan
N
Harbor Dr
Ocean Lane Dr
Key Colony Dr
Buttonwood Dr
Hampton Ln
Woodcrest Ln
Fernwood Rd
Crandon Blvd
Sonesta Dr
Site
Gulf Rd
Pacific Rd
Atlantic Rd
E Heather Dr
W McIntyre St
Galen Dr

Figure 1 Location – Site Plan

# Area Traffic Conditions



## Study Area and Intersections

The following intersections were studied. These intersections would be the most impacted by the proposed site's generated traffic volumes.

1. Crandon Boulevard and Harbor Drive
2. Crandon Boulevard and Key Colony
3. Crandon Boulevard and Sonesta-East Drive
4. Crandon Boulevard and Heather Drive
5. Crandon Boulevard and McIntyre-Galen Drive

Crandon Blvd is a four-lane divided non-State principal arterial serving both local and longer regional trip purposes. The other five intersecting roadways are functionally classified as local roads. It is also designated as a historic roadway.

## Existing Traffic Control

Existing intersection numbers of lanes for the project study area are indicated in Figure 2-1. It also depicts their traffic movement designation. All intersections are controlled by a traffic signal, except Crandon Blvd and Heather Drive, which is controlled by stop signs on Heather Dr.

## Current Traffic Volumes (Refer to figure 2-1. It reflects both AM & PM peak hour traffic volumes.)

## Existing Roadway Level of Service (LOS)

Traffic analyses for all scenarios were performed in accordance with the methodology agreed upon with the Village's engineer; and using HCS 2000 software, which is based on the methodologies of the Highway Capacity Manual (HCM) 2000 as explained in detail in Appendix B. Existing AM and PM peak hour operations have been evaluated for the study area intersections. The results of the analyses are summarized in Table 1. Existing intersection LOS calculations are based upon currently available peak hour turning movement counts.

For the existing traffic conditions, the study area intersections, according to the analyses, are currently operating at LOS "D" or better during both peak hours with the exception of the intersection at Crandon Blvd and Galen-McIntyre Dr, which operates at a LOS "F" in the AM and LOS "E" in the PM hours. Field observations actually showed a much better LOS for the intersection with Galen-McIntyre. Furthermore according to field reviews, with the exception of construction related delays, Crandon Blvd is currently operating relatively well with no major vehicular delays during both the morning and afternoon typical commuting periods. Field observations made during the AM peak noted that northbound (NB) vehicles experienced more than one signal cycle delay at the intersection with Harbor Dr/Ocean Lane Dr.; however these delays were not continuous and occurred only sporadically between 8:00 and 8:30 am. Overall, both NB and SB vehicular traffic moved well during both the AM and PM peaks with speeds and delays typically reflective of LOS D.

Figure 2-1 Existing Instersection Geometrics and Peak Hour Traffic

Legend: (AM/ PM)

**Table 1 - - Intersection Analysis for Existing Current Conditions**

| Intersection | Traffic Control | DELAY (SEC) | LEVEL OF SERVICE |
|---|---|---|---|
| | | AM/ PM | AM/ PM |
| Crandon Boulevard Harbor Drive | *SIG* | 51.1 / 41.0 | D / D |
| Crandon Boulevard Key Colony Drive | *SIG* | 18.5 / 13.2 | B / B |
| Crandon Boulevard Sonesta-East Drive | *SIG* | 12.3 / 13.0 | B / B |
| Crandon Boulevard Heather Drive | *UNSIG* | WB 19.0 / 18.1 | C / C |
| Crandon Boulevard Mc Intyre-Galen Drive | *SIG* | 105.8 / 57.3 | F / E |

## Concurrency

The Level-of-Service (LOS) standard adopted by the Village of Key Biscayne is LOS D for Crandon Blvd and all the intersections contained in this study. All the intersections are operating at LOS D or better, except the intersection of Crandon Blvd with McIntyre-Galen. However, the following observations and analyses are offered to demonstrate that operating conditions at this intersection are better than what is shown in the analyses and furthermore with signal timing modifications the LOS can be improved to meet the LOS D standard.

Crandon Blvd / McIntyre-Galen Intersection.

1 - Field observations indicated that vehicular traffic moved at better LOS than reflected by the intersection capacity/level-of-service analysis. This could be attributed in part to the presence of an exclusive pedestrian signal phase which is not continuously used. The capacity/LOS analysis take into account the exclusive pedestrian phase on a theoretical continuous basis. Field observations confirmed that the exclusive pedestrian phase is only randomly activated by occasional pedestrian. This is evidenced by the fact that when the analyses were performed assuming no exclusive pedestrian phase, the resulting intersection LOS were C in the AM peak and LOS D in the PM peak hour. Obviously, this study would not recommend this pedestrian phase be eliminated.

2 – It should be noted that although the intersection is operating at LOS F in the AM and LOS E in the PM, all the approaches on Crandon Blvd operate at LOS D (according to LOS standards) except the southbound (SB) approach which operates at LOS E in the PM peak. With relatively minor changes to the traffic signal timing, the LOS for this SB approach improved to LOS D and the NB approach improved to LOS C. In fact, the whole intersection LOS improved to "D" for the PM period. Also modifications to the signal timing improved the intersection LOS to "E" for the AM peak hour. Changing the signal cycle length along with timing changes will result in the intersection operating at LOS D during the AM period. This however, would require further detailed arterial studies to determine if overall arterial signal progression will not be adversely affected.

3 -- A planning level arterial LOS analysis was performed on Crandon Blvd and the results indicated that the facility would operate at LOS D, thus conforming to Concurrency LOS standards. Please refer to appendix D for details.

# Proposed Project Traffic

### *Trip Generation*

Trip generation rates were obtained from the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 7th Edition. Based on these rates, AM and PM peak hour traffic volumes were calculated for both the existing Sonesta Beach Hotel and Tennis Club and the proposed Sonesta Key Biscayne Resort. The existing and proposed land uses are as follows:

| Existing Sonesta Beach Hotel and Tennis Club | Proposed Sonesta Key Biscayne Resort |
|---|---|
| • Hotel units = 292 | Residential Units = 165 |
| • Retail = 1,613 square feet (sf) | Retail = 1,613 sf |
| • Restaurants = 5,730 sf | Restaurants = 3,000 sf |
| • Bars/Lounges = 3,820 sf | Bar/Lounge = 1,342 sf |
| • Spa-Health-Fitness = 8,500 sf | Spa-Health-Fitness = 15,406 sf |
| • Tennis Courts = 10 | Meeting Rooms = 4,000 sf |
| • Meeting Rooms = 16,280 sf | Tennis Courts = 2 |

Tables 2-1 and 2-2 on next pages depicts the ITE's trip generation rates, the resulting generated trips (traffic volumes) for both the existing and proposed uses, as well as the net trip difference between the two.

The above typical accessory facilities such as the meeting rooms, retail, restaurants, bars/lounges, spas health - fitness rooms and tennis courts for the proposed project are intended for the use of its residents. However, Tables 2-1 and 2-2 do reflect trip generation rates for these as separate uses for informational purposes and even if their individual trip generation were to be used (a very conservative approach) as also reflected by Tables 2-1 and 2-2, it can be observed that the proposed project will not generate additional trips. In fact, even including these uses as separate generators results in an overall trip reduction for both the AM and PM peak hours.

## Table 2-1 Project Trip Generation

**Project Description** Sonesta KeyBiscayne Resort AM Peak Hour

**TRIP GENERATION RATES - - Existing and Proposed Land Uses**

### EXISTING - - AM

| ITE Land Use | ITE LU Code | # of Units OR 1000 Sq Ft | AM Trip Rate | In % | Out % | Total AM Trips Vph | IN - AM Vph | Out - AM Vph |
|---|---|---|---|---|---|---|---|---|
| Hotel | 310 | 292.000 | 0.67 | 0.58 | 0.42 | 196 | 114 | 82 |
| Retail (1) | 814 | 1.613 | 0.93 | 0.44 | 0.56 | 2 | 1 | 1 |
| Restaurant (2) | 931 | 5.730 | 0.41 | 0.67 | 0.33 | 2 | 1 | 1 |
| Bar - Lounges (3) | 936 | 3.820 | 0.00 | 0.00 | 0.00 | 0 | 0 | 0 |
| Spa - Health - Fitness (4) | 492 | 8.500 | 0.61 | 0.42 | 0.58 | 5 | 2 | 3 |
| Tennis Courts (4) | 490 | 10.000 | 0.84 | 0.50 | 0.50 | 8 | 4 | 4 |
| Meeting Rooms (5) | 710 | 16.280 | 0.78 | 0.88 | 0.12 | 13 | 11 | 2 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | **Total Trips** | | **226** | **133** | **93** |

### PROPOSED - - AM

| ITE Land Use | ITE LU Code | # of Units OR 1000 Sq Ft | AM Trip Rate | In % | Out % | Total AM Trips Vph | IN - AM Vph | Out - AM Vph |
|---|---|---|---|---|---|---|---|---|
| Residential Condos | 232 | 165.000 | 0.34 | 0.19 | 0.81 | 56 | 11 | 45 |
| Retail (1) | 814 | 1.613 | 0.93 | 0.44 | 0.56 | 2 | 1 | 1 |
| Restaurant (2) | 931 | 3.000 | 0.41 | 0.67 | 0.33 | 2 | 1 | 1 |
| Bar - Lounges (3) | 936 | 1.342 | 0.00 | 0.00 | 0.00 | 0 | 0 | 0 |
| Spa - Health - Fitness (4) | 492 | 15.406 | 0.61 | 0.42 | 0.58 | 9 | 4 | 5 |
| Tennis Courts (4) | 490 | 2.000 | 0.84 | 0.50 | 0.50 | 2 | 1 | 1 |
| Meeting Rooms (5) | 710 | 4.000 | 0.78 | 0.88 | 0.12 | 3 | 2 | 1 |
| | | | | | | 0 | 0 | 0 |
| | | | | | | 0 | 0 | 0 |
| | | | | **Total Trips** | | 74 | 19 | 55 |

**Difference between Existing and Proposed Land Uses - - AM**

| | Total AM | IN - AM | Out - AM |
|---|---|---|---|
| Existing | 226 | 133 | 93 |
| Proposed | 74 | 19 | 55 |
| DIFFERENCE | **-152** | **-114** | **-38** |
| % Reduction from existing | 67% | 86% | 41% |

## Table 2-2 Project Trip Generation

**Project Description** **Sonesta KeyBiscayne Resort** **PM** **Peak Hour**

**TRIP GENERATION RATES - - Existing and Proposed Land Uses**

### EXISTING - - PM

| ITE Land Use | ITE LU Code | # of Units OR 1000 Sq Ft | PM Trip Rate | In % | Out % | Total PM Trips Vph | IN - PM Vph | Out - PM Vph |
|---|---|---|---|---|---|---|---|---|
| Hotel | 310 | 292.000 | 0.70 | 0.49 | 0.51 | 204 | 100 | 104 |
| Retail (1) | 814 | 1.613 | 0.93 | 0.44 | 0.56 | 2 | 1 | 1 |
| Restaurant (2) | 931 | 5.730 | 3.80 | 0.67 | 0.33 | 22 | 15 | 7 |
| Bar - Lounges (3) | 936 | 3.820 | 5.67 | 0.66 | 0.34 | 22 | 15 | 7 |
| Spa - Health - Fitness (4) | 492 | 8.500 | 2.03 | 0.51 | 0.49 | 17 | 9 | 8 |
| Tennis Courts (4) | 490 | 10.000 | 1.94 | 0.50 | 0.50 | 19 | 10 | 9 |
| Meeting Rooms (5) | 710 | 16.280 | 0.75 | 0.17 | 0.83 | 12 | 2 | 10 |
| | | | | | | 0 | 0 | 0 |
| | | | | | | 0 | 0 | 0 |
| | | | | | **Total Trips** | **298** | **152** | **146** |

### PROPOSED - - PM

| ITE Land Use | ITE LU Code | # of Units OR 1000 Sq Ft | PM Trip Rate | In % | Out % | Total PM Trips Vph | IN - PM Vph | Out - PM Vph |
|---|---|---|---|---|---|---|---|---|
| Residential Condos | 232 | 165.000 | 0.36 | 0.62 | 0.38 | 59 | 37 | 22 |
| Retail | 814 | 1.613 | 0.93 | 0.44 | 0.56 | 2 | 1 | 1 |
| Restaurant (2) | 931 | 3.000 | 3.80 | 0.67 | 0.33 | 11 | 7 | 4 |
| Bar - Lounges | 936 | 1.342 | 5.67 | 0.66 | 0.34 | 8 | 5 | 3 |
| Spa - Health - Fitness (4) | 492 | 15.406 | 2.03 | 0.51 | 0.49 | 31 | 16 | 15 |
| Tennis Courts (4) | 490 | 2.000 | 1.94 | 0.50 | 0.50 | 4 | 2 | 2 |
| Meeting Rooms (5) | 710 | 4.000 | 0.75 | 0.17 | 0.83 | 3 | 1 | 2 |
| | | | | | | 0 | 0 | 0 |
| | | | | | | 0 | 0 | 0 |
| | | | | | **Total Trips** | 118 | 68 | 50 |

**Difference between Existing and Proposed Land Uses - - PM**

| | Total PM | IN - PM | Out - PM |
|---|---|---|---|
| Existing | 298 | 152 | 146 |
| Proposed | 118 | 68 | 50 |
| DIFFERENCE | **-180** | **-84** | **-96** |
| % Reduction from existing | 60% | 55% | 66% |

**Notes applicable to Tables 3-1 and 3-2**

(1) = AM trip rates for peak hour of adjacent street were not available. Assume same rate as for PM (peak hr of adjacent street traffic). Trips reduced by 70% to account for passer-by and the fact that ancillary uses such as restaurants, lounges, retail, meeting rooms, tennis courts, fitness rooms, are intended for the residents. Therefore a conservative approach.
(2) = ITE 2nd edition Handbook, Table 5.21 average pass-by = 44%, with high = 62%. Used 50% trip reduction. Also see note (1)
(3) = No trip data available for AM. Same trip reduction as in restaurant. See note (2) above.
(4) = No data available for pass-by trips. However, assumed 50% trip reduction for consistency
(5) = ITE Trip Generation does not contain trip rates for meeting rooms. Therefore assumed trip rates from LUC 710, General office facilities. Also used a 50% trip reduction as in the other computations above.

### *Net Project Traffic*

As reflected by Tables 3-1 and 3-2 above, there is an overall trip reduction from the proposed project when compared with currently generated traffic volumes from the existing Sonesta Beach Hotel and Tennis Club. Technically, it will result in a negative trip distribution and assignment since there are no additional trips resulting from the proposed project.

## Total Traffic Including Proposed Project.

Even though there are no additional trips resulting from the proposed project, a **conservative assumption** was made to use currently available traffic volumes as depicted by figure 2-1, even though there would be an actual overall trip reduction from the proposed project.

# Findings and Recommendations

## Findings / Conclusion

The results of this study demonstrate that the proposed project **will not have an adverse impact** on the affected roadway network. No additional trips would be generated. **In fact, there will be a substantial overall trip reduction for both the AM and PM peak hours.**

During the AM peak hour total trips will be reduced by 152 vehicles per hour (vph) or a reduction of approximately 67% of the existing trips from the Sonesta Beach Hotel and Tennis Club. During the PM peak hour the total trip reduction will be 180 vph with a reduction of approximately 60% over the existing trips. For more details please refer to Tables 2-1 and 2-2 on pages 9 & 10.

With regards to Concurrency, the site's generated traffic **will meet the Concurrency requirements** as recommended by this study, since there are no additional trips assigned to the roadway network.

### Recommendations / Proposed Improvements

It is recommended that the Village of Key Biscayne pursue, in conjunction with Miami Dade County Public Works Department, the potential traffic signal modifications reflected by this report for the intersection of Crandon Blvd with McIntyre-Galen. This modification consists of revising the traffic signal timings for both the AM and PM peak operations period, as well as increasing the signal cycle length for the AM peak. Please refer to appendix C for details.

## Appendix A Existing Traffic Count Data Sheets / Traffic Signal Data

## Appendix B HCM Level of Service (LOS) Methodology

## HCM Level of Service (LOS) Methodology

Urban street level of service (LOS) is based on average through-vehicle travel speed for the segment, section, or entire urban street under consideration. The following general statements taken from the Year 2000 Highway Capacity Manual (HCM 2000, Transportation Research Board) characterize LOS along urban streets. Refer to Exhibit 15-2 of the HCM 2000 (copied on next page) for speed ranges for each LOS.

- **LOS A**—describes primarily free-flow operations at average travel speeds, usually about 90 percent of the Free Flow Speed (FFS) for the given street class. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Control delay at signalized intersections is minimal.
- **LOS B**—describes reasonably unimpeded operations at average travel speeds, usually about 70 percent of the FFS for the street class. The ability to maneuver within the traffic stream is only slightly restricted, and control delays at signalized intersections are not significant.

- **LOS C**—describes stable operations; however, ability to maneuver and change lanes in mid-block locations may be more restricted than at LOS B, and longer queues, adverse signal coordination, or both may contribute to lower average travel speeds of about 50 percent of the FFS for the street class.

- **LOS D**—borders on a range in which small increases in flow may cause substantial increases in delay and decreases in travel speeds. LOS D may be due to adverse signal progression, inappropriate signal timing, high volumes, or a combination of these factors. Average travel speeds are about 40 percent of FFS.

- **LOS E**—is characterized by significant delays and average travel speeds of 33 percent or less of the FFS. Such operations are caused by a combination of adverse progression, high signal density, high volumes, extensive delays at critical intersections, and inappropriate signal timing.

- **LOS F**—is characterized by urban street flow at extremely low speeds, typically one-third to one-fourth of the FFS. Intersection congestion is likely at critical signalized locations, with high delays, high volumes, and extensive queuing.

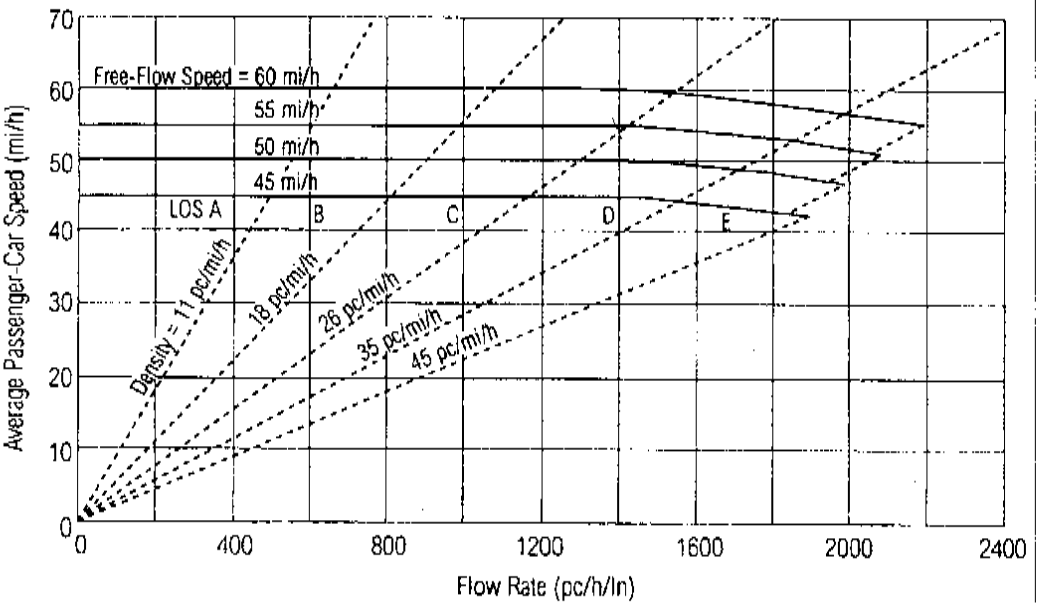
EXHIBIT 15-2. URBAN STREET LOS BY CLASS

| Urban Street Class | I | II | III | IV |
|---|---|---|---|---|
| Range of free-flow speeds (FFS) | 55 to 45 mi/h | 45 to 35 mi/h | 35 to 30 mi/h | 35 to 25 mi/h |
| Typical FFS | 50 mi/h | 40 mi/h | 35 mi/h | 30 mi/h |
| LOS | Average Travel Speed (mi/h) | | | |
| A | > 42 | > 35 | > 30 | > 25 |
| B | > 34–42 | > 28–35 | > 24–30 | > 19–25 |
| C | > 27–34 | > 22–28 | > 18–24 | > 13–19 |
| D | > 21–27 | > 17–22 | > 14–18 | > 9–13 |
| E | > 16–21 | > 13–17 | > 10–14 | > 7–9 |
| F | ≤ 16 | ≤ 13 | ≤ 10 | ≤ 7 |

The Year 2000 Highway Capacity Manual (HCM 2000, Transportation Research Board) also serves as a technical guide for the evaluation of "free-flow" and intersection traffic operations. The HCM defines Level of Service (LOS) as a qualitative measure which describes operational conditions within a traffic stream—generally in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety. The criteria used to evaluate LOS conditions vary, based on the type of roadway and whether the traffic flow is considered interrupted or uninterrupted.

The definitions of LOS for uninterrupted flow (flow unrestrained by the existence of traffic control devices) are given in Exhibit 21-3 of the HCM 2000 as copied below:

EXHIBIT 21-3. SPEED-FLOW CURVES WITH LOS CRITERIA



The definitions of LOS for interrupted traffic flow (flow restrained by the existence of traffic signals and other traffic control devices) differ depending on the type of traffic control.

The LOS are typically dependent on the quality of traffic flow at the intersections along a roadway. The HCM methodology expresses the LOS at an intersection in terms of delay time for the various intersection approaches. The HCM uses different procedures depending on the type of intersection control. The LOS determined in this study are determined using the HCM methodology.

For signalized intersections, average total control delay per vehicle for the overall intersection is used to determine LOS. LOS at the signalized study area intersection have been evaluated using the "HCS" intersection analysis program.

For stop-sign controlled intersections with stop control on the minor street only the calculation of LOS is dependent on the occurrence of gaps occurring in the traffic flow of the main street. The LOS criteria for this type of intersection analysis is based on average total delay per vehicle for the worst minor street movement(s).

For all-way stop- (AWS) controlled intersections, the ability of vehicles to enter the intersection is not controlled by the occurrence of gaps in the flow of the main street. The LOS criteria for AWS-controlled intersections is based on average total delay per vehicle for the overall intersection.
The Levels of Service (LOS) are defined for the various analysis methodologies as follows:

**Level of Service (LOS) Standards**

| LEVEL OF SERVICE | AVERAGE TOTAL DELAY PER VEHICLE (SECONDS) | |
|---|---|---|
| | SIGNALIZED | UNSIGNALIZED |
| A | 0 to 10.00 | 0 to 10.00 |
| B | 10.01 to 20.00 | 10.01 to 15.00 |
| C | 20.01 to 35.00 | 15.01 to 25.00 |
| D | 35.01 to 55.00 | 25.01 to 35.00 |
| E | 55.01 to 80.00 | 35.01 to 50.00 |
| F | 80.01 and up | 50.01 and up |

## Appendix C Intersection Analyses - Existing Conditions

## Appendix D Arterial Analyses

## Appendix E Traffic Impact Study Methodology

## SCOPE OF SERVICES / METHODOLOGY
### Sonesta Key Biscayne Resort Proposed Project

**Task 1** **Map / Graphics**

- Project Location
- Trip Generation/Distribution/Assignments
- Capacity/Levels of Service (LOS)

**Task 2** **Existing Conditions**

- Examination of roadway conditions and traffic operations.
- Capacity and LOS analyses for 5 intersections

**Intersections: Crandon Blvd / Harbor Dr; Crandon Blvd / Key Colony; Crandon Blvd / Sonesta-East Dr; Crandon Blvd / Heather Drive and Crandon Blvd / McIntyre-Galan Dr. Analyses using HCM 2000 methodology (HCS) for AM & PM Peak hour of adjacent street traffic (Crandon Blvd) Using May 2003 traffic counts, supplied by the Village Consultant, for all intersections except Crandon/McIntyre. For this one, year 2002 traffic data will be utilized. For Crandon / Heather new counts will be collected.**

**Task 3** **Trip Generation**

- Using the Institute of Transportation Engineers Trip Generation Manual-7th Edition, identify trip generation from proposed site.
- Trip distribution and assignment to adjacent roads.

**Trip Generation credits for existing Sonesta Beach Hotel and Tennis Club – 292 hotel units, tennis courts, spa, retail shops, bar and restaurants.**
**Trip Generation for proposed development: 191 hotel units, 63 condos, plus ball rooms, spas, bars, restaurants and retail use.**
**Trip Distribution/Assignments using M-Dade MPO 2030 LRTP traffic zones trip distribution data.**

**Task 4** **Future Conditions**

- Capacity and LOS analyses for same 5 intersections, as indicated in Task 2, to include traffic from the proposed site

**Analyses using HCM 2000 methodology (HCS) for AM & PM Peak hour of adjacent street traffic (Crandon Blvd)**

**Task 5** **Recommendations / Conclusions**

**Task 6** **Report**

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# SONESTA

# KEY BISCAYNE

## CONCURRENCY STUDY

## FOR

## WATER-SEWER-SOLID WASTE

**MARCH 2007**

Prepared by: _____
Rodolfo J Vargas, PE # 35648

8550 W. FLAGLER STREET, SUITE 113, MIAMI, FLORIDA 33144
TEL: (305) 554-6067 • FAX: (305) 551-4542

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1. **Water Distribution System**

A. Existing Water System Facilities:

Miami-Dade Water & Sewer Department (MD-WASD) owns and operates the following domestic water facilities in the vicinity of this project:

- An existing 12-inch water main on East Drive that run along the entire north side of the project.
- An existing 16-inch water main on Ocean Drive that runs along the entire of east side project.
- An existing 8-inch water main on Ocean Drive that runs along entire the east side of the project.

These existing 8 and 16-inch water mains will be in conflict with the proposed structures and will be relocated.

B. Required Water System Improvements:

The existing 8-inch water main will be abandoned and the existing 16-inch water main will be recoated along Atlantic Road to be able to maintain the existing loops in the system.
The proposed project will be served from the remaining portion of the 16-inch main on Ocean Drive.
Based on meetings with Miami-Dade Water and Sewer Department, the existing system is adequate to provide domestic water and fire protection for the proposed project.

C. Anticipated water use:

The water use requirements for this project are calculated based on the build-out information previously described.
A decrease in flow demand of **6,587** GPD is expected from this project.
For determination of anticipated flows see attached Water Use Calculations.

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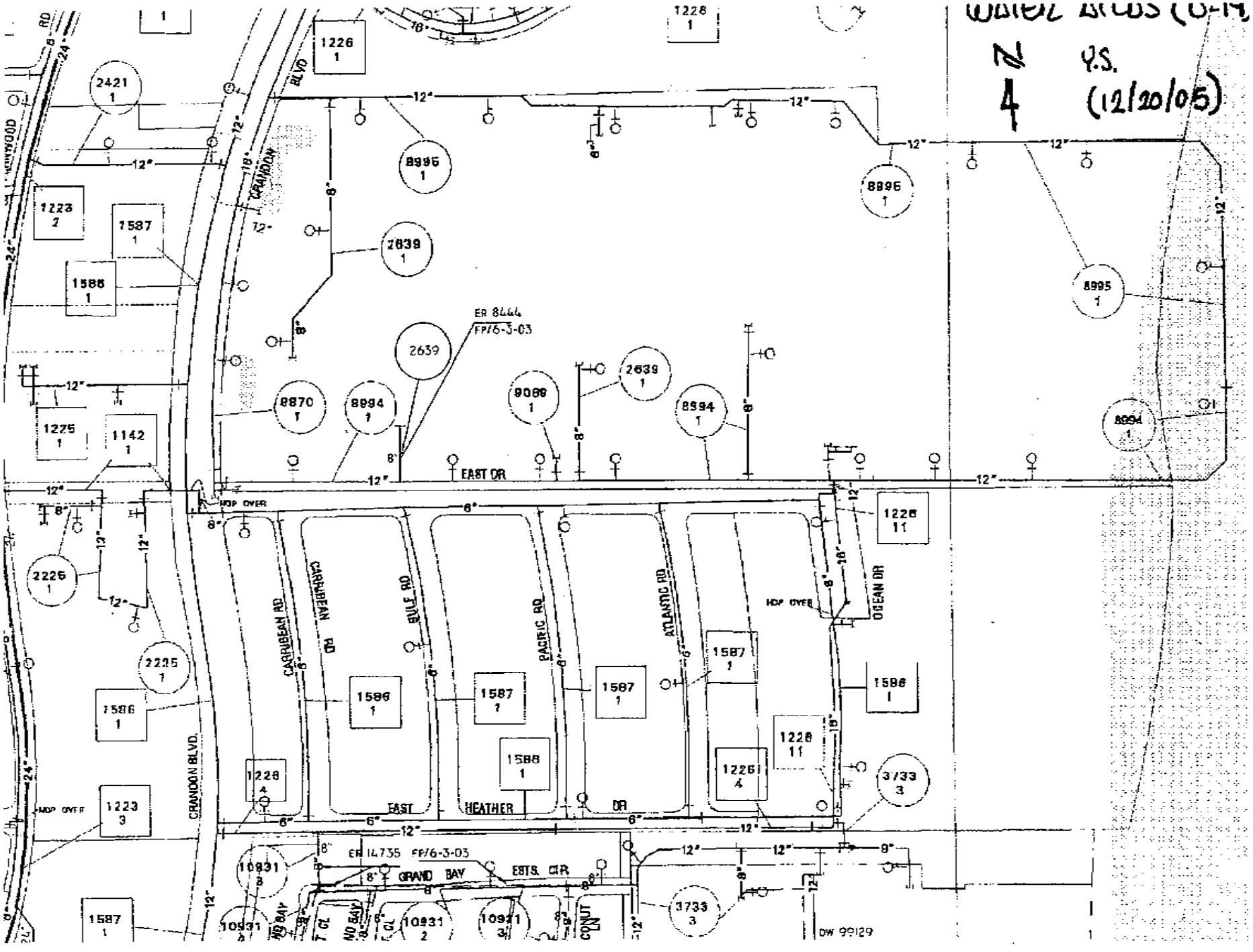
## PROPOSED WATER USE CALCULATIONS

PROJECT: SONESTA
DATE: 20-Mar-07

| TYPE OF BUILDING USE | AREA [sf] [#seats] | RATE [gpd/sf] [gpd/seat] | ADF [gpd] |
|---|---|---|---|
| **PROPOSED FLOWS:** | | | |
| Residential Apartments | 161 | 200 | 32,200 |
| Restaurant (3,000 sf) | 100 | 50 | 5,000 |
| Meeting Room (2,000 sf) | 133 | 3 | 399 |
| Townhomes | 4 | 250 | 1,000 |
| Spa | 16,000 | 0.35 | 5,600 |
| SUB-TOTAL | | | 44,199 |
| **PREVIOUS FLOWS:** | | | |
| Hotel | 292 | 100 | 29,200 |
| Retail | 1,613 | 0 | 81 |
| Restaurant (5,730 sf) | 229 | 50 | 11,450 |
| Bar and Lounges (3,820 sf) | 255 | 15 | 3,825 |
| Spa | 8,500 | 0.35 | 2,975 |
| Meeting Rooms (16,280 sf) | 1,085 | 3 | 3,255 |
| SUB-TOTAL | | | 50,786 |
| NET INCREASE: | | | -6,587 |

8550 W. FLAGLER STREET, SUITE 113, MIAMI, FLORIDA 33144
TEL: (305) 551-6267 • FAX: (305) 551-4542

WATER MAINS (O-M)
N 4 Y.S. (12/20/05)



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4. **Sewer Collection System**

A. Existing Sanitary Sewer System Facilities:

- Existing Sanitary Miami-Dade Water and Sewer Pump Station # 30-0134 that is located within the site of the proposed development. This Pump Station directs the flow to MD-WASD Pump Station # 30-0095.

- An existing private sanitary sewer pumps station that serves the existing hotel. This Pump will be removed as part of the development of this project.

B. Required Sanitary Sewer System Improvements:

The proposed project will collect all the sanitary flows by gravity and will direct them to the existing Pump Station 30-0134 that will remain in operation within the project site.

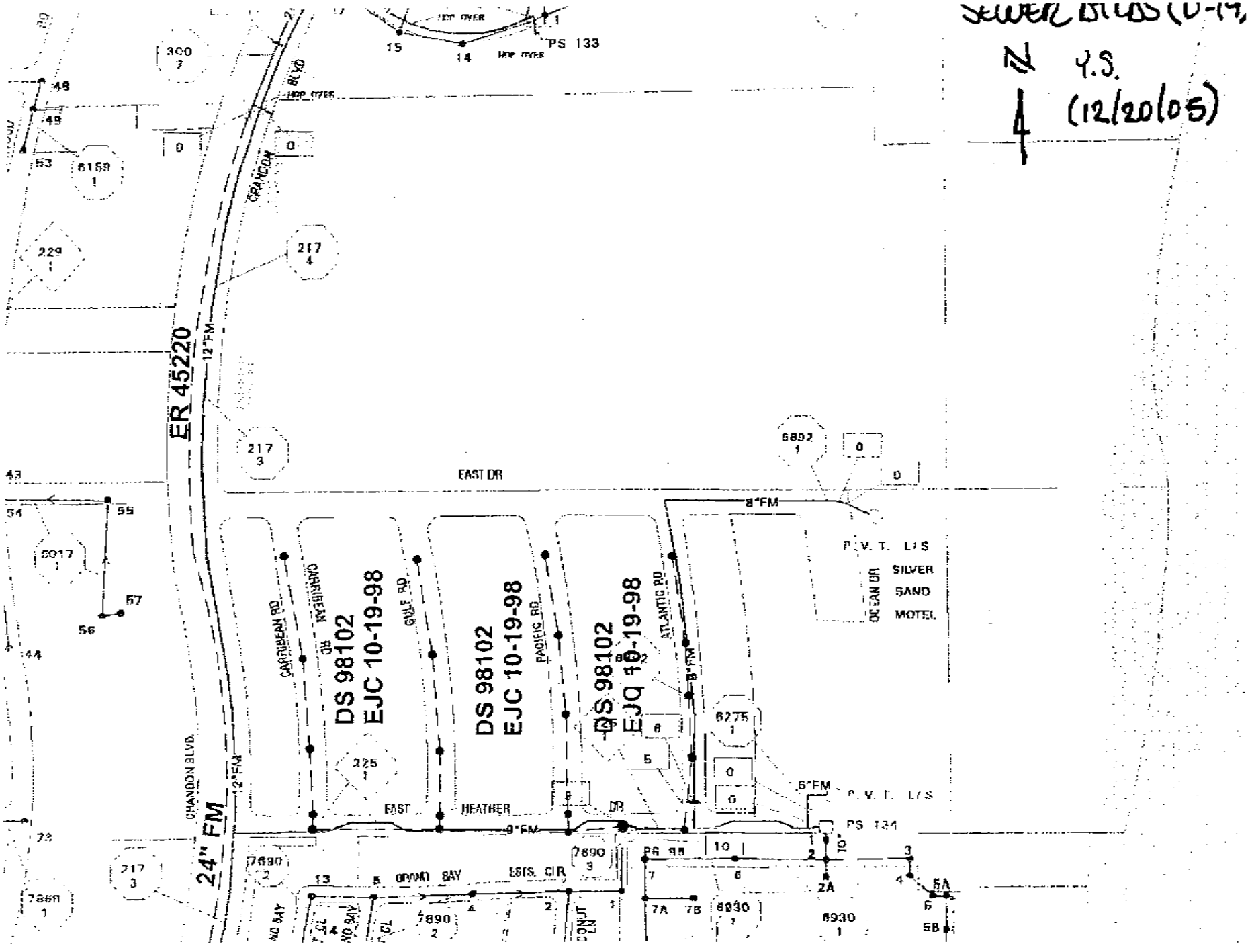
C. Transmission Capacity Requirements

Pump Station No. 30-014 currently runs at approximately 3.40 hours or 34% capacity. It is expected that this pump station will be adequate to serve this project.

The downstream pump station for PS 30-0134 is MD-WASD Pump Station No. 30-0095. This pump station currently runs at approximately 0.62 hours or 6.2% capacity. It is expected that this pump station will be adequate to serve this project.

Flows form this Pump Station are transmitted to the MD-WASD Treatment Plant at Virginia Key.

See attached DERM Pump Station Reports


SEWER DISTRICT (V-19)
N
Y.S.
(12/20/05)
ER 45220
24" FM
12"FM
CHANDON BLVD.
EAST DR
8"FM
DS 98102
EJC 10-19-98
CARIBBEAN RD
GULF RD
PACIFIC RD
ATLANTIC RD
P.V.T. L/S
SILVER
SAND
MOTEL
OCEAN DR
EAST HEATHER DR
6"FM
PS 134
PS 133
GRAND BAY
LOIS CIR
CONUT LN
NO BAY

```
*20060104112733 81*CABALP                          * This is not an official docum
ent. *
M Stat  Station Station                          Current        Delta      Projected
R Type  Owner   Number                          ET (Hrs)      ET (Hrs)      ET (Hrs)
Proposed Number of gallons (gpd): 17550

****************************** Downstream Stations ******************************
OK NORMA 30      0093                                0.62          2.61          3.23
AC       30       CD                              1002.09          0.00       1002.09
```

```
*20060104112712 91*CABALP                          * This is not an official docum
ent. *
M Stat  Station Station                          Current        Delta      Projected
R Type  Owner   Number                          ET (Hrs)      ET (Hrs)      ET (Hrs)
Proposed Number of gallons (gpd): 17550

****************************** Downstream Stations ******************************
OK B21L- 30      0134                                3.40          0.43          3.83
AC       30       CD                              1002.09          0.00       1002.09
```

Pump Station Monthly Information

<Plan Review>

Station..30 -0134 las Pg..D19

Moratorium..OK

MIAMI DADE WATER & SEWER DEPARTMENT

Addr..340 OCEAN DR

Moratorium effective since 04/30/1999

Sec-Township-Range.....32-54-42

Genr.U ET clock.Y Telm.N #Pumps. 2

Pump Type.B Stn Class.L Speed.1 Hrspwr.-

| | Res flow(gpd) | Proj Napot | % Cap |
|---|---|---|---|
| Plans.. | 350 | 3.40 hrs | 34.00 |

| | |
|---|---|
| Yearly NAPOT (hrs)..... | 3.39 |
| Stn Gross Capacity(gpd).. | 972,000 |
| Station Reduction Factor..... | 1.00 |
| Stn Net Cap Certif(gpd).. | 0 |
| Stn Net Capacity(gpd).... | 972,000 |
| Indicated Flows(gpd) | 137,295 |

| Date | Mo.NAPOT | Avg Daily | Regard Reading | Number of pumps | Comments |
|---|---|---|---|---|---|
| 11/16/2005 | 2.85 | 2.85 | Y | 2 | |
| 10/12/2005 | 2.92 | 2.92 | Y | 2 | |
| 09/14/2005 | 3.86 | 3.86 | Y | 2 | |
| 08/10/2005 | 3.68 | 3.68 | Y | 2 | |
| 07/13/2005 | 3.91 | 3.91 | Y | 2 | |
| 06/08/2005 | 3.45 | 3.45 | Y | 2 | |
| 05/11/2005 | 3.28 | 3.28 | Y | 2 | |

Signature..LEVINSON_M Sign Date..12/11/1996 10:05:47.17

GOLD/M Station I<m>provement GOLD/S <S>tation Inform. GOLD/U <U>pstream Station

GOLD/D <D>ownstream Station GOLD/P <P>ump Information

GOLD/G Codes & Cata<g>ories GOLD/T Sewer Cer<t>ification

Pump Station Monthly Information

<Plan Review>
Moratorium..OK

Station..30 -0095
las Pg..

MIAMI DADE WATER & SEWER DEPARTMENT
Addr..455 CRANDON BLVD
Sec-Township-Range.....32-54-42
Genr.N ET clock.Y Telm.N #Pumps. 2
Pump Type.C Stn Class.L Speed.1 Hrspwr.-

Moratorium effective since / /

| | Res flow(gpd) | Proj Napot | % Cap |
|---|---|---|---|
| Plans.. | 0 | 0.62 hrs | 6.20 |

| | |
|---|---|
| Yearly NAPOT (hrs)..... | 0.62 |
| Stn Gross Capacity(gpd).. | 161,280 |
| Station Reduction Factor..... | 1.00 |
| Stn Net Cap Certif(gpd).. | 0 |
| Stn Net Capacity(gpd).... | 161,280 |
| Indicated Flows(gpd) | 4,166 |

| Date | Mo.NAPOT | Avg Daily | Regard Reading | Number of pumps | Comments |
|---|---|---|---|---|---|
| 11/16/2005 | 0.57 | 0.57 | Y | 2 | |
| 10/12/2005 | 0.54 | 0.54 | Y | 2 | |
| 09/14/2005 | 0.62 | 0.62 | Y | 2 | |
| 08/10/2005 | 0.63 | 0.63 | Y | 2 | |
| 07/13/2005 | 0.70 | 0.70 | Y | 2 | |
| 06/08/2005 | 0.62 | 0.62 | Y | 2 | |
| 05/11/2005 | 0.60 | 0.60 | Y | 2 | |

Signature..ROQUER Sign Date..06/25/1999 16:07:22.98

GOLD/M Station I<m>provement GOLD/S <S>tation Inform. GOLD/U <U>pstream Station
GOLD/D <D>ownstream Station GOLD/P <P>ump Information
GOLD/G Codes & Cata<g>ories GOLD/T Sewer Cer<t>ification

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5. **Solid Waste Generation**

A. Solid Waste Generated by this project will be collected in standardized on-site containers for refuse and re-cyclables. Either hauling companies and/or the Miami-Dade County Solid Waste Department will provide regular pick-up services.

The anticipated daily solid waste generation for this project is **8 CY per day**. (See attached Proposed Solid Waste Calculations).

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## PROPOSED SOLID WASTE CALCULATIONS

PROJEC SONESTA
DATE: 28-Mar-07

| TYPE OF BUILDING USE | AREA/UNITS [sf] [seats] | RATE [lb/sf] [lb/seat] | SOLID WASTE GENERATED [lb] | SOLID WASTE GENERATED [tons] |
|---|---|---|---|---|
| RESTAURANT (3,000 sf) | 100 | 5 | 500 | 0.25 |
| TOWNHOMES | 4 | 10 | 40 | 0.02 |
| RESIDENTIAL APARTMENTS | 161 | 8 | 1,288 | 0.64 |
| MEETING ROOMS (2,000 sf) | 133 | 2 | 266 | 0.13 |
| SPA | 16,000 | 0.005 | 80 | 0.04 |
| SUB-TOTAL | | | **2,174** | **1.09** |
| NET INCREASE: | | | **2,174** | **1.09** |

ANTICIPATED SOLID WASTE VOLUME AT 7 CY PER TON: 8 CY / DAY

8550 W. FLAGLER STREET, SUITE 113, MIAMI, FLORIDA 33144
TEL : (305) 551-6267 • FAX: (305) 551-4542

# SONESTA RESORT

## Key Biscayne, Florida

## SBR-Fortune Associates, LLLP

*1300 Brickell Avenue Miami, Florida*

## ALTERNATE SITE PLAN

**Leiter, Perez & Associates, Inc.**
Land Development Consultants
*Miami, Florida*

LIST OF DRAWINGS - SURVEY

**VSN Engineering, Inc**
Civil Engineers
*Miami, Florida*

LIST OF DRAWINGS - CIVIL

**Raymond Jungles, Inc.**
Landscape Architects
*Miami, Florida*

LIST OF DRAWINGS - LANDSCAPE

**GSB, Inc.**
Architecture & Planning
*Oklahoma City, Oklahoma*

LIST OF DRAWINGS - ARCHITECTURAL


| | |
|---|---|
| A1.0* | MAPS AND ZONING INFORMATION |
| A2.1* | GROUND LEVEL PLAN |
| A2.2* | TOWER LOCATION PLAN |
| A5.2* | TYPICAL TOWER 4 & TOWER 5 PLANS |
| A6.3* | SHADOW STUDIES |


Sonesta

SONESTA RESORT
Key Biscayne, Florida


OWNER
SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

gsb

ARCHITECT
Glover Smith Bode, Inc.
1143 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.843.9549
F 405.843.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.858.6777
F 305.858.6742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
8650 W. Flagler St., Suite 113
Miami, Florida 33144
T 305.551.6267
F 305.551.4542


Issue/Date

REVISION TO SUBMISSION
27 March 2007

REVISION TO SUBMISSION
12 January 2007

REVISION TO SUBMISSION
21 October 2006

REVISION TO SUBMISSION
29 August 2006

ORIGINAL
SITE PLAN SUBMISSION
24 January 2006

NOT FOR CONSTRUCTION

GSB Project Number: 060953


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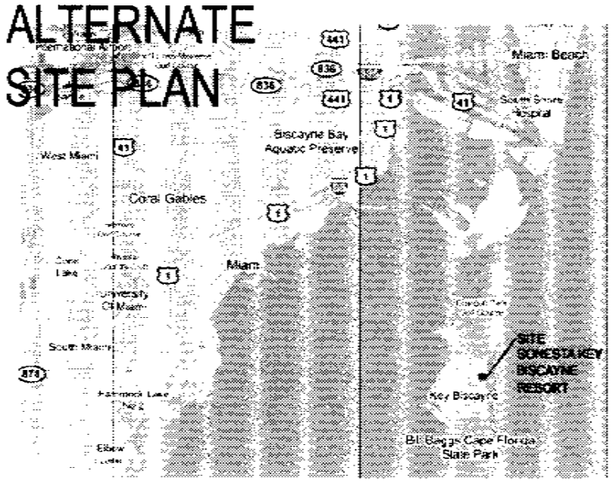
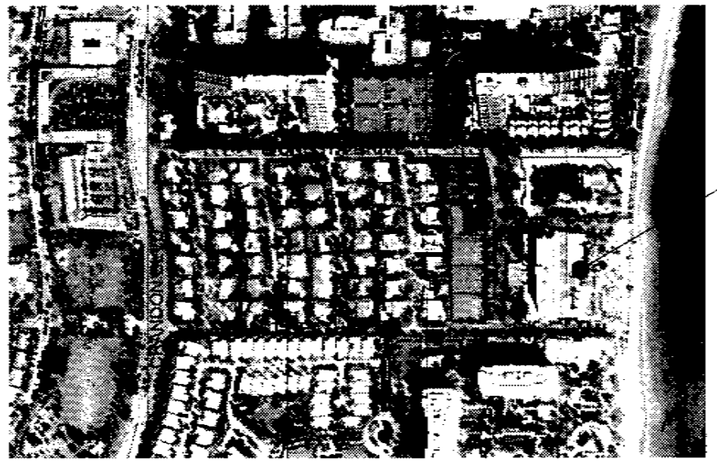
Drawing Title
COVER SHEET & INDEX OF DRAWINGS

Sheet Number
G1.0*

# ALTERNATE SITE PLAN




AREA MAP
NO SCALE
NORTH




AERIAL IMAGE
NO SCALE
NORTH

## LEGAL DESCRIPTION:

Parcel 1

Sections 33, Section Fractional and 23 Section 14, SW the in being and lying situate land of lot or parcel piece that All described particularly more being and Florida, of State Miami-Dade, of County Biscayne, Key of City the in East 42 Range South, as follows:

thereof plat the in according ESTATE MAP HESON OF PORTION 4 OF SUBDIVISION 6 Tract of corner S.W. the at Commence of line South the along for thence Florida, County Miami-Dade of Records Public the of 38 Page at 46 Book Plat in recorded as POINT said arc of parcel described following the of BEGINNING OF POINT the in feet N20°00'30" of distance a for East 6 Tract Plat the of 81 Page at 52 Book Plat in recorded as COLONY HOLIDAY of Plat the of corner S.E. the along line BEGINNING of high mean line closes or more feet "E" of distance a for East corner a thence Florida, County Miami-Dade of Records Public of line water high mean the along Northeasterly and Northerly Northwesterly meander thence South Atlantic the of line water exceeded 1 Tract of line South the of horizontal 50.00 feet point is less or more feet 318.3 of distance a for Ocean Atlantic the 6 Tract side of line South the to parallel and of North feet 300.00 line a along Avenue run thence degree right at measured as East of distance a for West 179.95" South run thence point, a 0 less or more feet 670.3 of distance a for angles right at measured as circular a with non-tangency of point a to feet 159.56 of distance a for West 88°24'30" North run thence point, a to feet 327.79 said non-tangency of point aforementioned line from West 88°0' 28" North bears which of center the West, the to concave curve of 57 Page 50, Book Plat in recorded as COLONY HOLIDAY of Plat the of 5 Block of line Easterly the to point a being also point is for having curve circular said of arc the along Southerly run thence Florida, County Miami-Dade of Records Public the elements a central angle of 3°14'54" and a radius of 308" 59 feet for a distance of 173.96 feet to the POINT OF BEGINNING.

and

Parcel 2

City in East, 42 Range South, 54 Township 32 Section 14, SW the in being and lying situate land of lot or parcel piece that All of Key Biscayne, County of Miami-Dade State of Florida, and being more particularly described as follows:

thereof plat the in according ESTATE MAP HESON OF PORTION 4 OF SUBDIVISION 6 Tract of corner S.W. the at Commence of line South the along for thence Florida, County Miami-Dade of Records Public the of 38 Page at 46 Book Plat in recorded as of center the West the to concave curve circular is with non-tangency of point a to feet 1200.30 of distance a for East 6 Tract Plat the of corner SE the being also point said non-tangency of point aforementioned the from West 54°37'22" North bears which run thence Florida, County Miami-Dade of Records Public the of 81 Page 52, Book Plat in recorded as COLONY HOLIDAY of plat feet 306.52 of radius and 37°14'54" of angle central elements for having curve circular said of arc the along Northerly and Northerly Northwest thence land of parcel described following the of BEGINNING OF POINT the in feet 173.96 of distance feet 308" 59 of radius and 17°45'13" of angle central elements for having curve circular said of arc the along Northeasterly run thence Drive, East of line way of right Southerly the of point a being also point said point, a to feet 379.46 of distance a for Southwest, the to concave curve of arm curvature of point a to feet 159.62 of distance a for East line, way of right said the along of for feet 253.00 of radius and 30°16'47" of angle central elements for having curve said of arc the along run thence or point a being also point said West, the to concave curve circular a with curvature compound of point a to feet 75.00 of distance the of arc the on line way of right Westerly said the along Southerly run thence Boulevard Ocean on line way of right Westerly the a to feet 221.29 of distance a for feet 325.28 of radius and 47°25'31" of angle central elements for having curve circular of distance a for West 256.55" South run thence point, a to feet 1.87 West run line way of right said the leaving thence point 323.79 feet to a point thence run North 89°24'30" West for a distance of 15.38 feet to the POINT OF BEGINNING.

## UNIT INFORMATION

### *Residential Units*

| Tower One | Unit Type | Unit Area (SF) | No.of Units |
|---|---|---|---|
| | A | 5050 | 13 |
| | B | 5250 | 1 |
| | C | 5650 | 8 |
| | D | 8400 | 1 |
| Subtotal | | | 23 |

| Tower Two | Unit Type | Unit Area (SF) | No.of Units |
|---|---|---|---|
| | E | 4400 | 12 |
| | F | 5050 | 12 |
| Subtotal | | | 24 |

| Tower Three | Unit Type | Unit Area (SF) | No.of Units |
|---|---|---|---|
| | G | 2500 | 12 |
| | H | 2500 | 24 |
| | J | 3000 | 24 |
| | K | 5000 | 6 |
| Subtotal | | | 66 |

| Tower Four | Unit Type | Unit Area (SF) | No.of Units |
|---|---|---|---|
| | L | 3500 | 12 |
| | M | 3800 | 12 |
| Subtotal | | | 24 |

| Tower Four | Unit Type | Unit Area (SF) | No.of Units |
|---|---|---|---|
| | N | 3500 | 12 |
| | P | 4100 | 12 |
| Subtotal | | | 24 |

| Villas | Unit Type | Unit Area (SF) | No.of Units |
|---|---|---|---|
| | V1 | 6200 | 3 |
| | V2 | 8200 | 1 |
| Subtotal | | | 4 |

| Total | | | 165 |
|---|---|---|---|

| Zoning District Designation: Hotel Resort District as per Sec. 30-103 | | | |
|---|---|---|---|
| Item | Required | Allowable / Required | Proposed |
| 1. Lot Area | 449,931 SF (10.329 AC)<br>Buildable Area: 236,115 SF (5.42 AC) | | |
| 2. FAR (Section 30-103b) | Lot Area x 2 | 899,863 SF | 775,000 SF |
| 3. Maximum Lot Coverage (Section 30-103b) | Maximum 40% of Lot Area Permitted Above Base Flood Elevation | 179,972 SF | 179,500 SF (39.9%) |
| 4. Building Height (Section 30-103b) | Measured from Base Flood Elevation | 150'-0" | 150'-0" |
| 5. Building Setbacks (Section 30-103b) | Front (West) | 25 ft + 5' per floor above the first floor but not to exceed 50 ft | All setbacks conform to the zoning code requirements. See site plan and sections for dimensions |
| | Sides (North & South) | 25 ft min. However no portion of Building may extend beyong a "building envelope" formed by a prism the base of which is formed by the Lot boundaries and whose height is defined by two base angles of 63 degrees each. | All setbacks conform to the zoning code requirements. See site plan and sections for dimensions. |
| | Rear (Ocean) | 25 ft + 5' per floor above the first floor but not to exceed 50 ft. | 25'-0" |
| 6. Flood Criteria | AE 8 & 9 | 8'-0" NGVD | Ground Level Elev. @ 9'-0" NGVD |
| 7. Scale and Density (Section 30-130) | Residential (16 Units per Acre) | 165 | 165 |
| 8. Parking (Section 30-184a) | Apartment Building - Residents<br>1.75 per Unit x 165 Units | 288.8 | |
| | Apartment Building - Guests<br>0.2 per Unit x 165 Units | 33 | |
| | Accessory Uses | | |
| | Specialty Restaurant<br>1/4 Seats x 100 Seats | 25 | |
| | Assembly Areas<br>1/60 S.F. x 2000 | 33.3 | |
| | Spa<br>1/250 S.F. x 16,000 S.F. | 64 | |
| | Accessory Total | 122.3 | |
| | Total | 445 | 515 |
| 9. Accessible Parking | 2% of parking | 8.1 | 10 |
| | Accessible Van Spaces<br>(Included in accessible parking count) | 2 | 2 |
| | Total | 9 | 10 |
| 10. Loading (Section 30-184c) | Residential<br>1 per 50 units | 3.3 | |
| | Total | 4 | 4 |

Sonesta

SONESTA RESORT
Key Biscayne, Florida

OWNER
SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

gsb

ARCHITECT
Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9549
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 S.W. 5th Street
Miami, Florida 33131
T 305.858.6777
F 305.858.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
3550 W. Flagler St., Suite 113
Miami, Florida 33144
T 305.551.8267
F 305.551.4542

Issue/Date
REVISION TO SUBMISSION
07 March 2007
REVISION TO SUBMISSION
12 January 2007
REVISION TO SUBMISSION
27 October 2006
REVISION TO SUBMISSION
25 August 2006
ORIGINAL SITE PLAN SUBMISSION
04 January 2006

NOT FOR CONSTRUCTION
GSB Project Number: 060953
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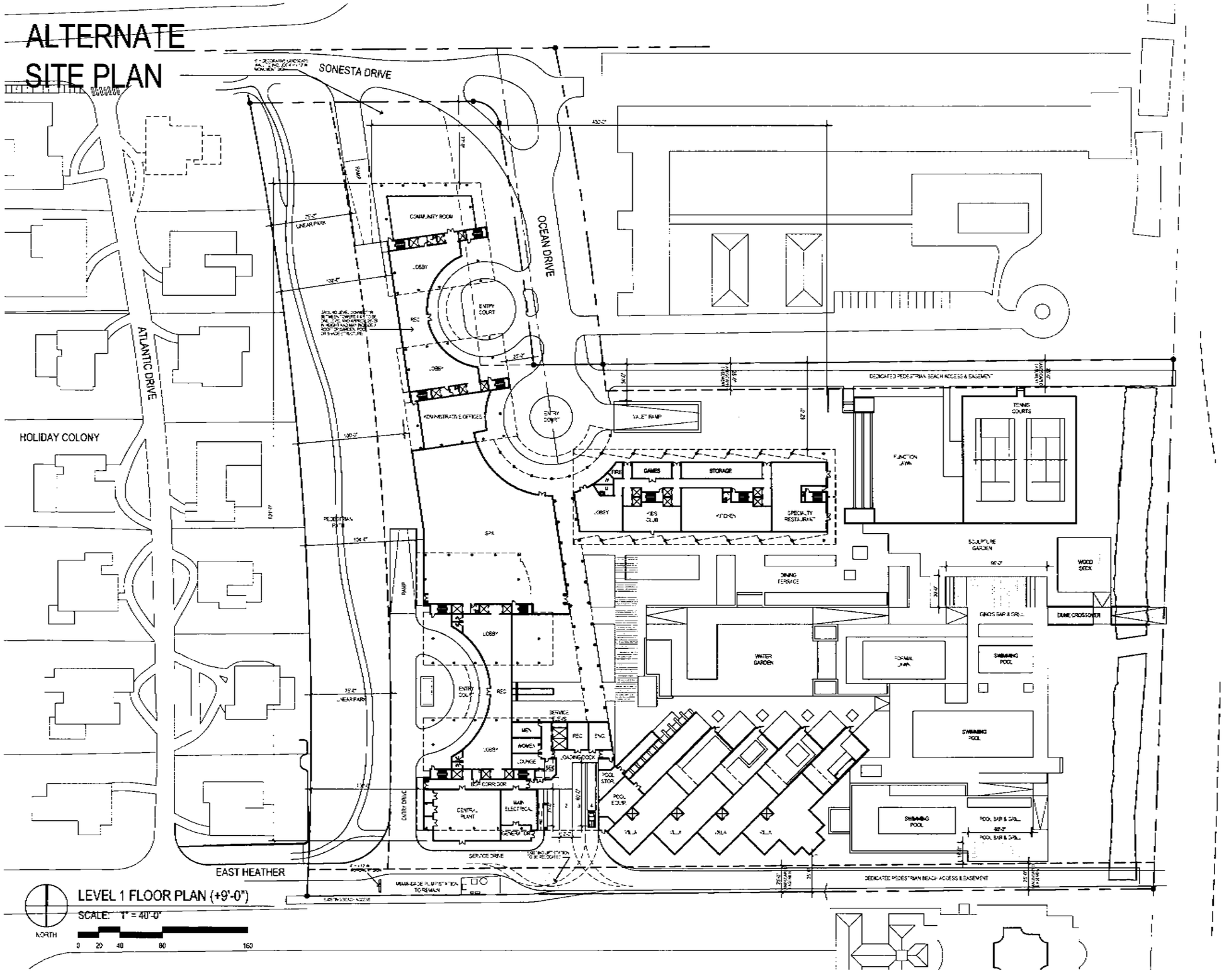
Drawing Title
SITE & ZONING INFORMATION

Sheet Number
A1.0*

# ALTERNATE SITE PLAN




LEVEL 1 FLOOR PLAN (+9'-0")

SCALE: 1" = 40'-0"

Sonesta

SONESTA RESORT
Key Biscayne, Florida

OWNER
SBR-Fortune Associates LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

gsb

ARCHITECT
Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9649
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.856.6777
F 305.856.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
8550 W. Flagler St., Suite 113
Miami, Florida 33144
T 305.551.6267
F 305.551.4542

Issue/Date

**REVISION TO SUBMISSION**
13 April 2007

**REVISION TO SUBMISSION**
16 March 2007

**REVISION TO SUBMISSION**
12 January 2007

**REVISION TO SUBMISSION**
23 October 2006

**REVISION TO SUBMISSION**
28 August 2006

**ORIGINAL SITE PLAN SUBMISSION**
24 January 2006

4/13/07

**NOT FOR CONSTRUCTION**

GSB Project Number: 060953

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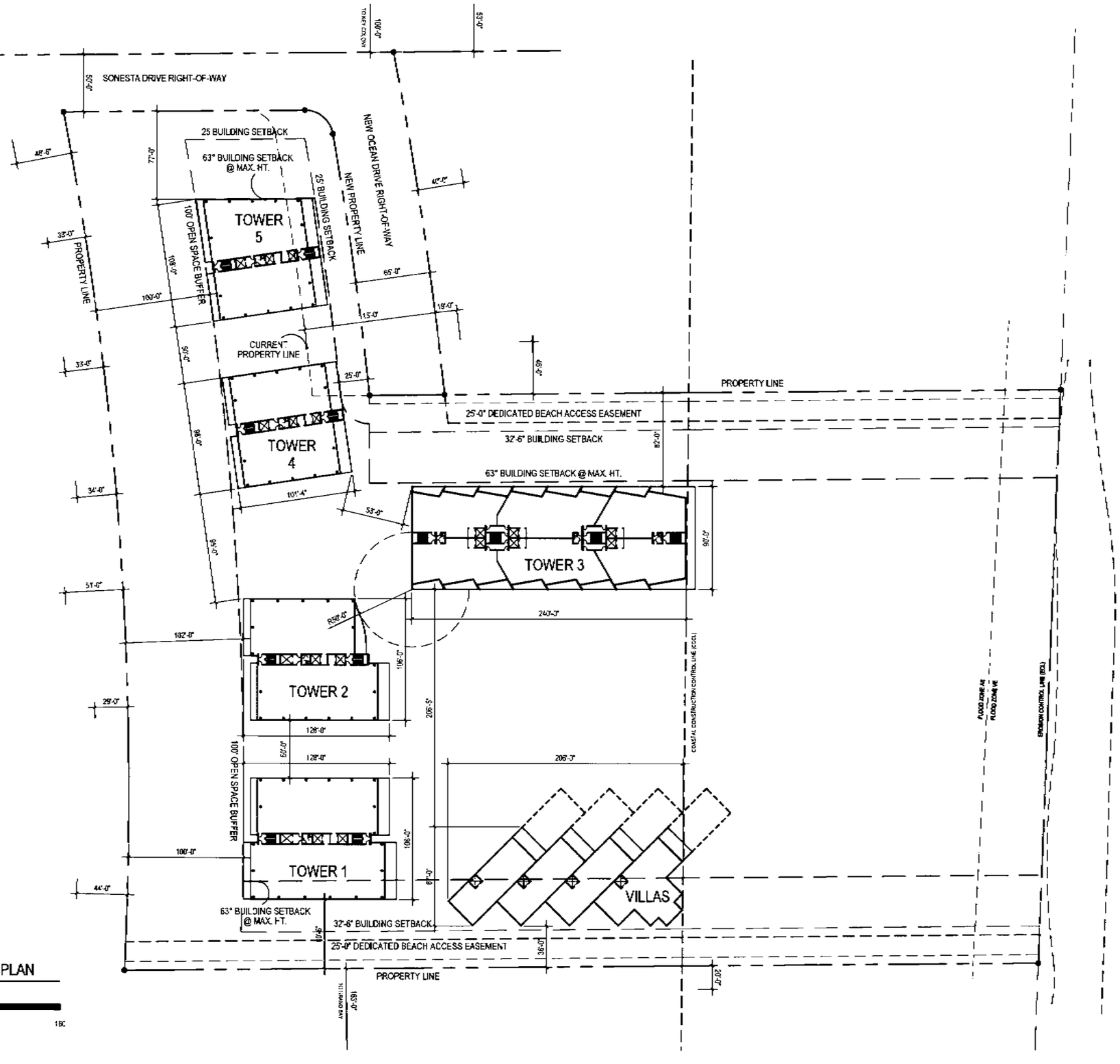
Drawing Title
LEVEL 1 (GROUND) FLOOR PLAN

Sheet Number
A2.1*

# ALTERNATE SITE PLAN




TOWER LOCATION PLAN

SCALE: 1" = 40'-0"

NORTH

0 20 40 80 160

Sonesta

SONESTA RESORT
Key Biscayne, Florida

OWNER
SBR-Fortune Associates LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

gsb

ARCHITECT
Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9549
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.858.6777
F 305.856.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
8550 W. Flagler St., Suite 113
Miami, Florida 33144
T 305.551.6267
F 305.551.4542

Issue/Date

REVISION TO SUBMISSION
17 March 2007

REVISION TO SUBMISSION
12 January 2007

REVISION TO SUBMISSION
27 October 2006

REVISION TO SUBMISSION
29 August 2006

ORIGINAL SITE PLAN SUBMISSION
24 January 2006

NOT FOR CONSTRUCTION

GSB Project Number: 060863

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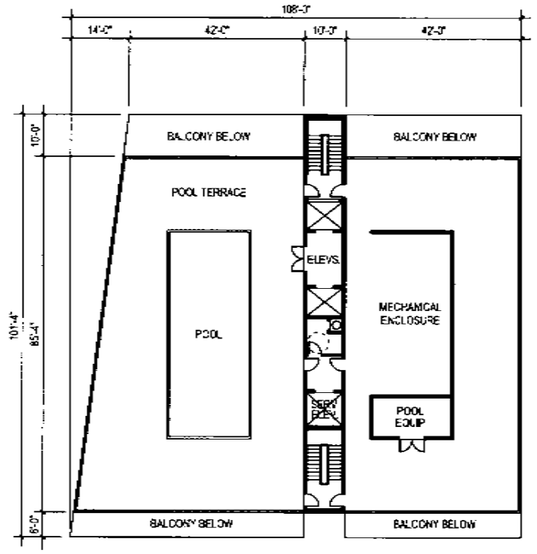
Drawing Title
OVERALL TOWER LOCATION PLAN

Sheet Number
A2.3*

# ALTERNATE SITE PLAN

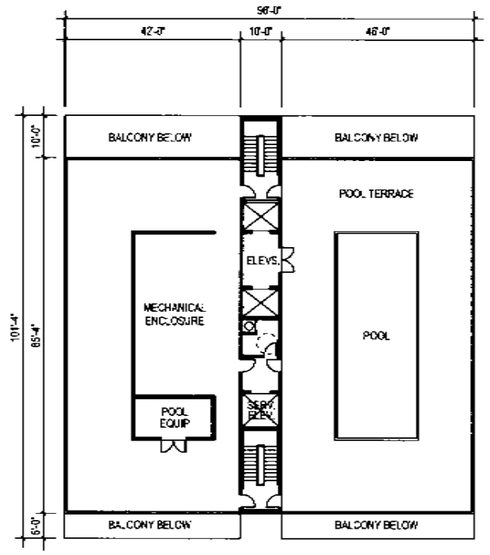



TOWER 5 PLAN: ROOF LEVEL

SCALE: 1/16" = 1'-0"

NORTH

0 8 16 32 64

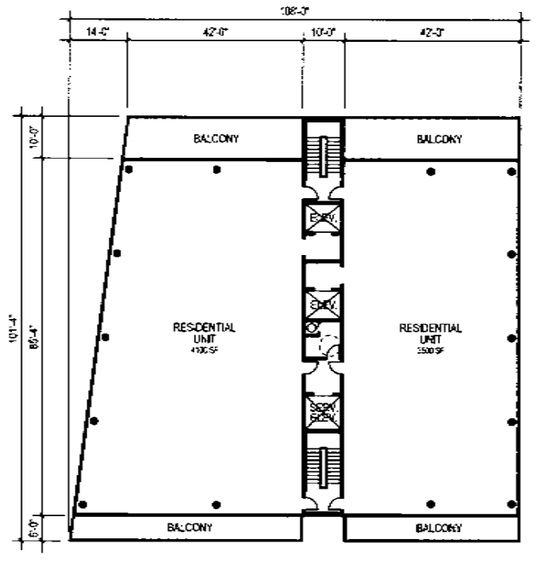



TOWER 4 PLAN: ROOF LEVEL

SCALE: 1/16" = 1'-0"

NORTH

0 8 16 32 64

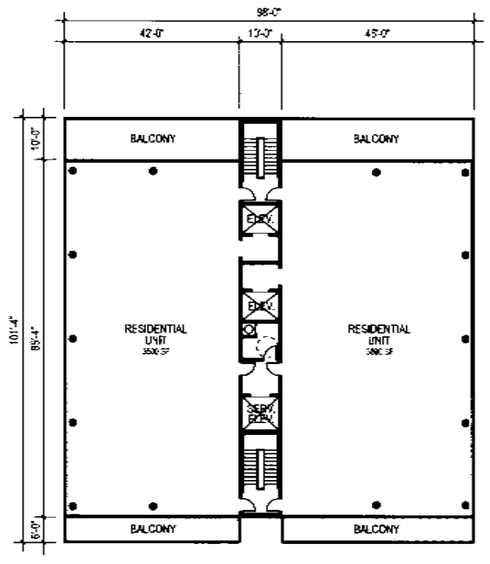



TOWER 5 PLAN: LEVELS 2-13

SCALE: 1/16" = 1'-0"

NORTH

0 8 16 32 64




TOWER 4 PLAN: LEVELS 2-13

SCALE: 1/16" = 1'-0"

NORTH

0 8 16 32 64

Sonesta

SONESTA RESORT
Key Biscayne, Florida

OWNER
SBR-Fortune Associates, LLLP
8300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2945

gsb

ARCHITECT
Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9549
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT
Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33751
T 305.558.6777
F 305.558.0742
www.raymondjungles.com

CIVIL ENGINEER
VSN Engineering, Inc.
8550 W. Flagler St., Suite 113
Miami, Florida 33144
T 305.551.6267
F 305.551.4542

Issue/Date

REVISION TO SUBMISSION
07 March 2007

REVISION TO SUBMISSION
12 January 2007

REVISION TO SUBMISSION
27 October 2006

REVISION TO SUBMISSION
25 August 2006

ORIGINAL
SITE PLAN SUBMISSION
24 January 2006

NOT FOR CONSTRUCTION

GSB Project Number: 060963

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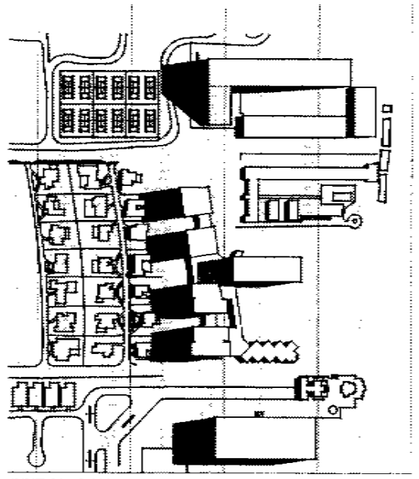
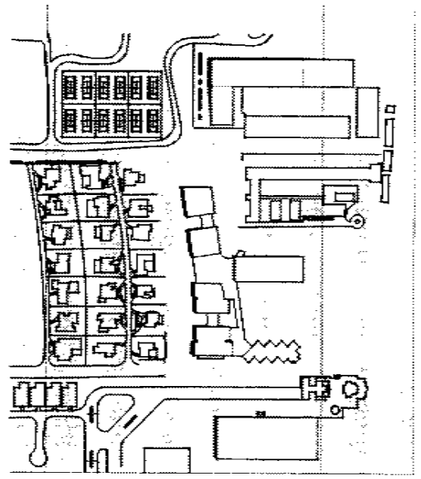
Drawing Title
TOWER 4 & TOWER 5
TYPICAL FLOOR PLANS

Sheet Number
A5.2*

# ALTERNATE SITE PLAN



JUNE 21 - 9 AM



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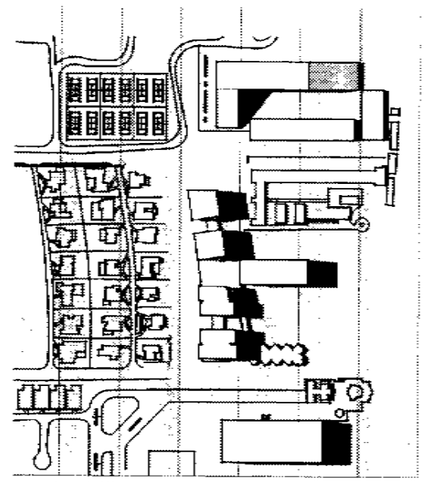

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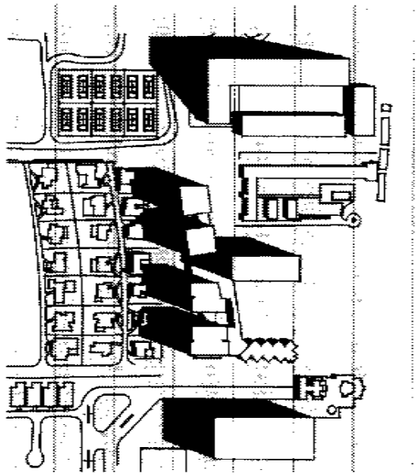
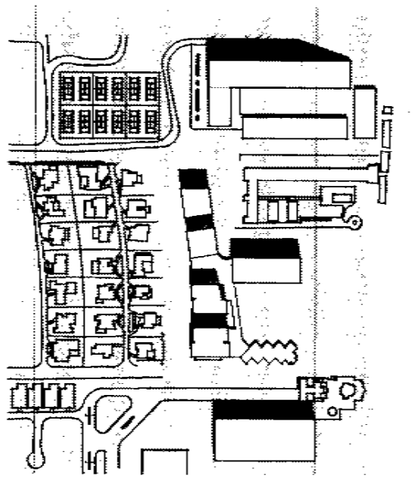


SEPTEMBER 21 - 9 AM



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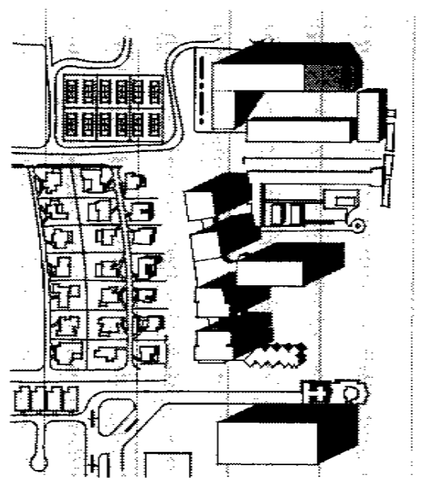

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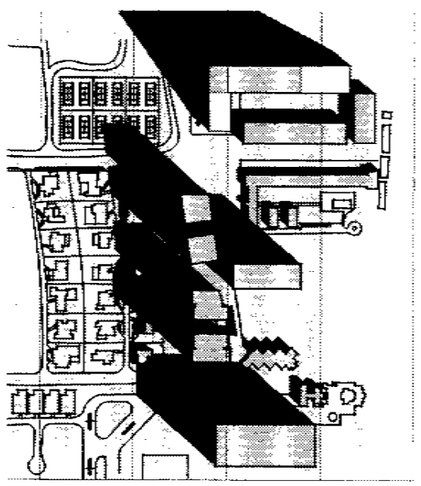

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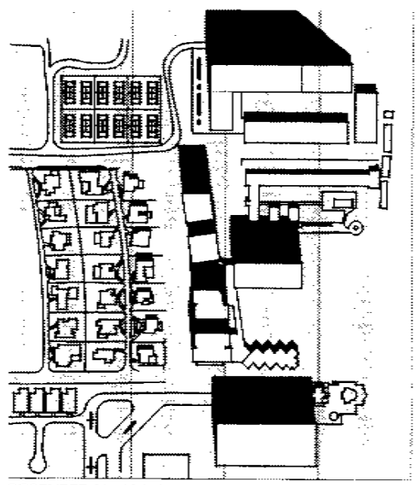

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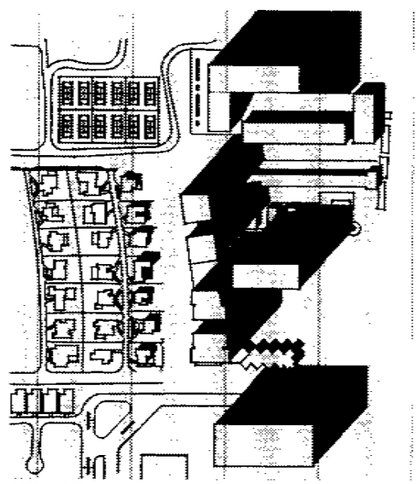

DECEMBER 21 - 3 PM

NORTH

SHADOW STUDIES

NO SCALE

Sonesta

SONESTA RESORT
Key Biscayne, Florida

OWNER

SBR-Fortune Associates, LLLP
1300 Brickell Avenue
Miami, Florida 33131
T 305.361.2021
F 305.365.2045

gsb

ARCHITECT

Glover Smith Bode, Inc.
1140 NW 63rd Street, Suite 500
Oklahoma City, Oklahoma 73116
T 405.848.9549
F 405.848.9783
www.gsb-inc.com

LANDSCAPE ARCHITECT

Raymond Jungles, Inc.
242 SW 5th Street
Miami, Florida 33151
T 305.856.5777
F 305.856.0742
www.raymondjungles.com

CIVIL ENGINEER

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8550 W. Flagler St., Suite 113
Miami, Florida 33144
T 305.551.6267
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Drawing Title

SHADOW STUDIES

Sheet Number

A6.3*