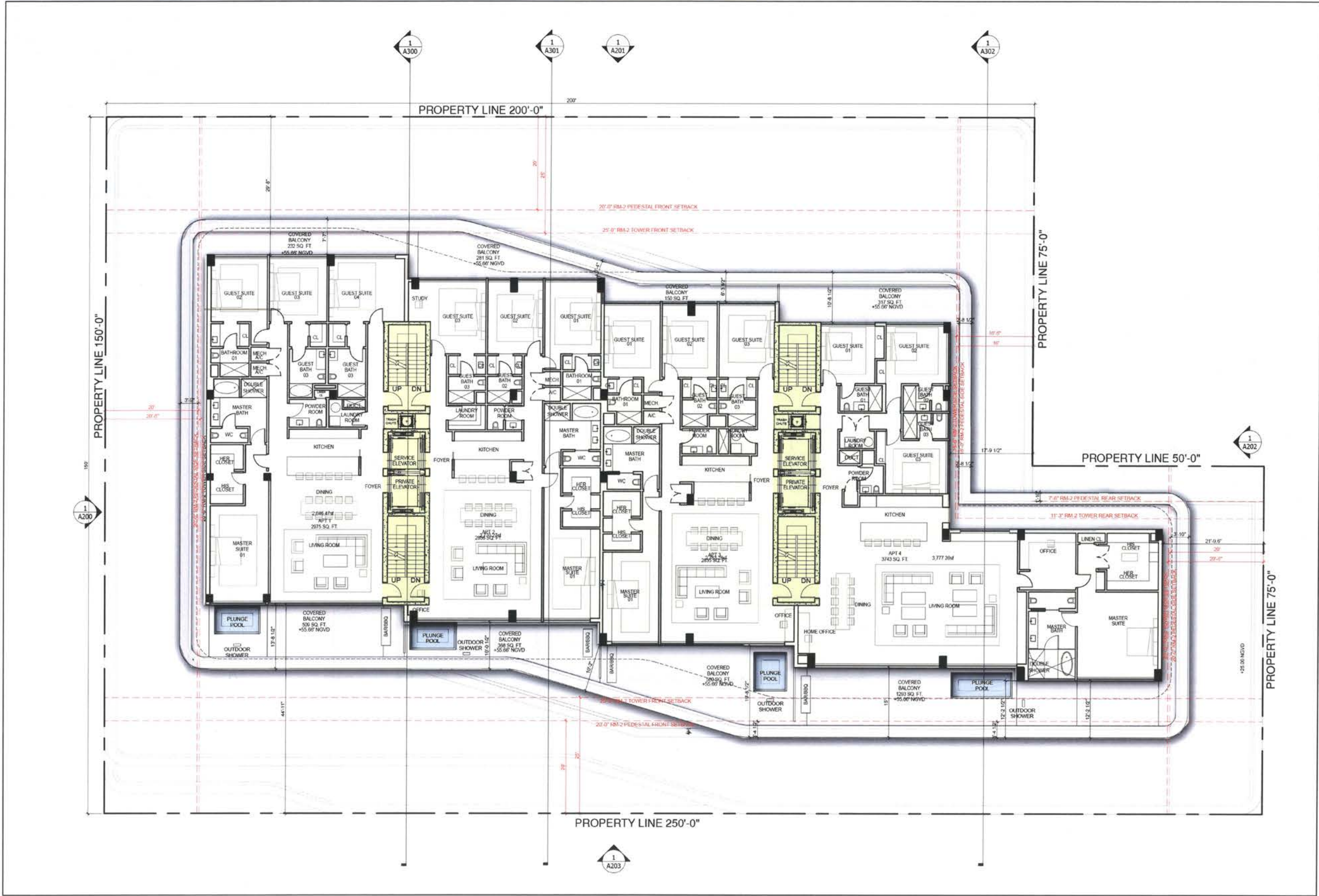
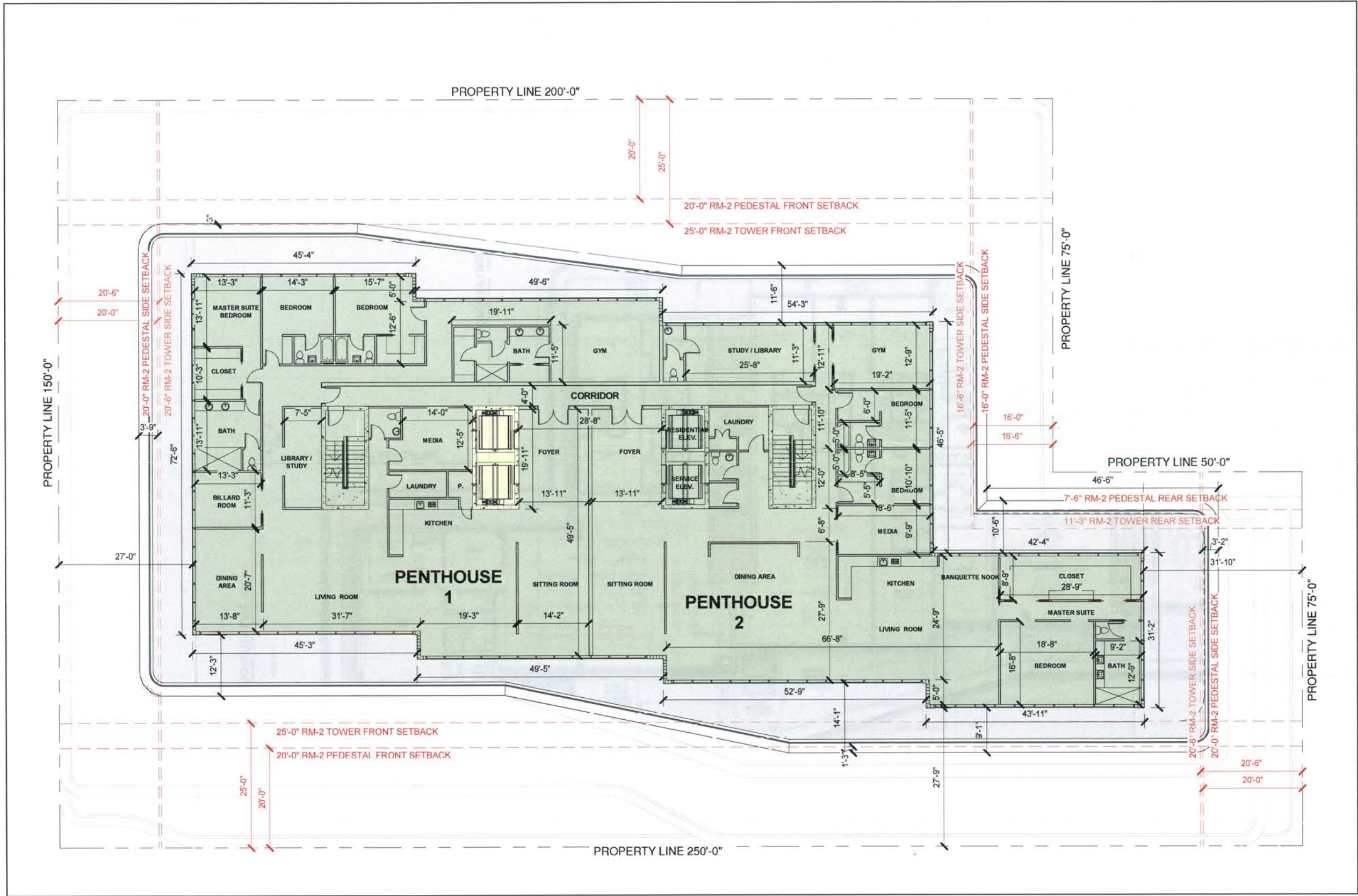


FIFTH FLOOR PLAN *APPROVED (FOR REFERENCE ONLY)*



FIFTH FLOOR AREAS	
INTERIOR	
ROOM	AREA
RESIDENCE 1	2975 SQ. FT.
RESIDENCE 2	2858 SQ. FT.
RESIDENCE 3	2835 SQ. FT.
RESIDENCE 4	3651.0 SQ. FT.
CORE	1090 SQ. FT.
TOTAL (FAR)	13409.0 SQ. FT.
EXTERIOR	
TERRACES	5605 SQ. FT.
TOTAL: 19014 SQ. FT.	

FIFTH FLOOR PLAN PROPOSED



Area	FAR sq.ft	NON FAR sq.ft
Penthouse 1	5,388	
Penthouse 2	5,452	
Corridor	495	
N. Stair Core	197	
S. Stair Core	197	
N. Elevator Core	197	
S. Elevator Core	197	
Terrace		4,747
Total Floor FAR	12,123	
Total Floor Non FAR		4,747
Total Floor R-2 (25%)	11,926	

SCALE: 1"=20'-0"

EIGHTEEN SUNSET
1759 PURDY AVE
MIAMI BEACH, FLORIDA
07/16/18

ROOF DECK PLAN *APPROVED (FOR REFERENCE ONLY)*

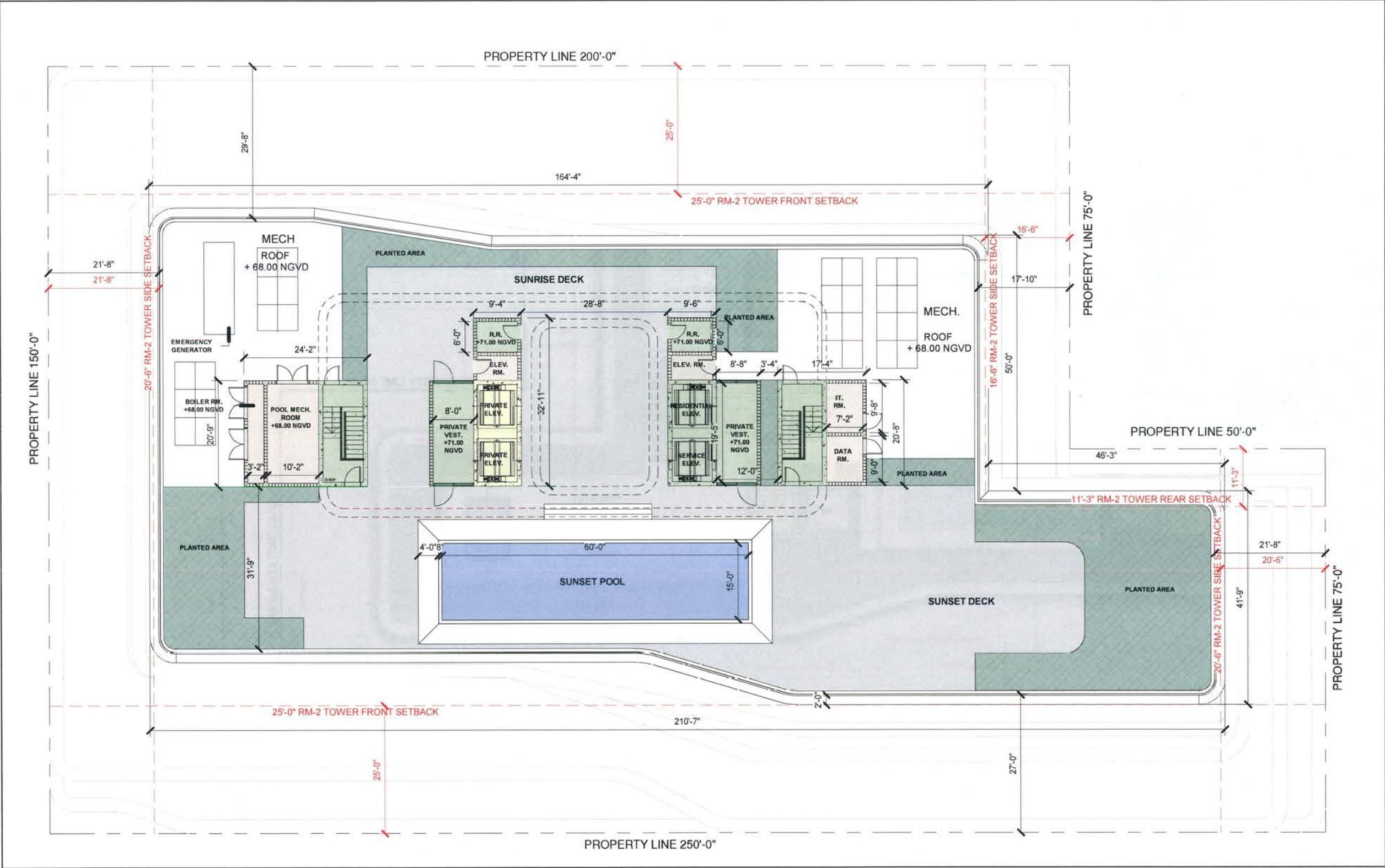


ROOF AREAS	
INTERIOR	
ROOM	AREA
CORE/BOH (FAR)	1387.0 SQ. FT.
EXTERIOR	
TERRACES	6002.8 SQ. FT.
TOTAL: 7390 SQ. FT.	

 KITCHEN EXHAUST

 GREENROOF/PLANTERS
5,570.57SF

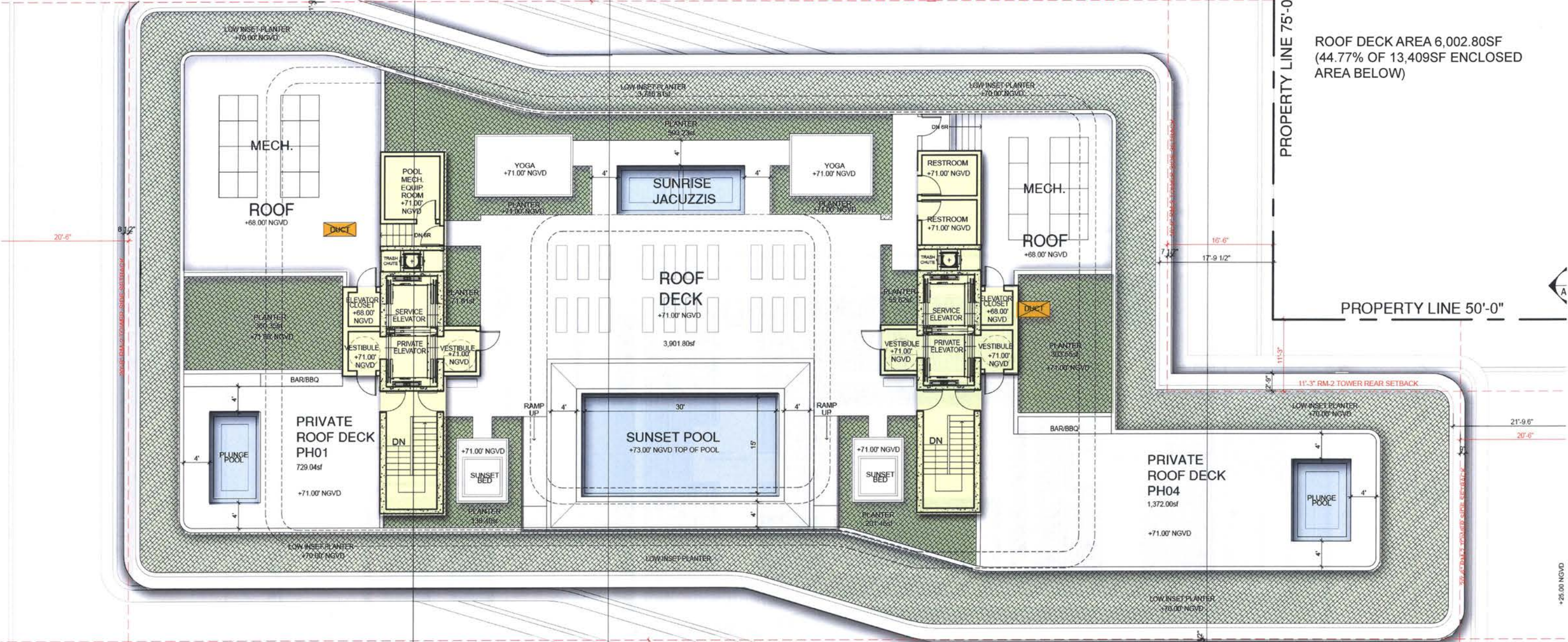
ROOF DECK PLAN PROPOSED



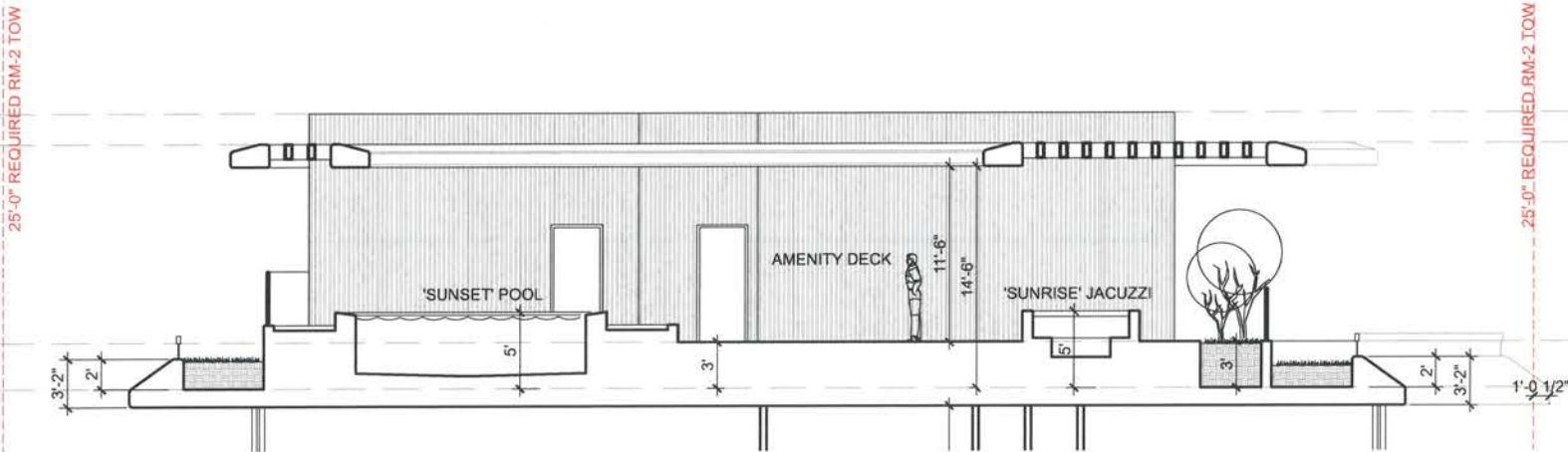
	Area	FAR sq.ft	NON FAR sq.ft
ROOF DECK	MEP		TBD
	Elev Vest.	180	
	Elev Vest.	180	
	Restroom	66	
	Restroom	66	
	N. Stair Core	197	
	S. Stair Core	197	
	N. Elevator Core	197	
	S. Elevator Core	197	
	Roof Terrace		7,094
	Total Floor FAR	1,280	
	Total Floor Non FAR		7,094
	Total Floor R-2 (25%)	1,083	
	Grand Total FAR	66,696	
	Total Floor Non FAR		64,575
	Total Floor R-2 (25%)	16,823	

ROOF DECK - ENLARGEMENT + PROJECTIONS

APPROVED (FOR REFERENCE ONLY)
SEE SHEET 2.6A_P FOR MINOR CHANGES

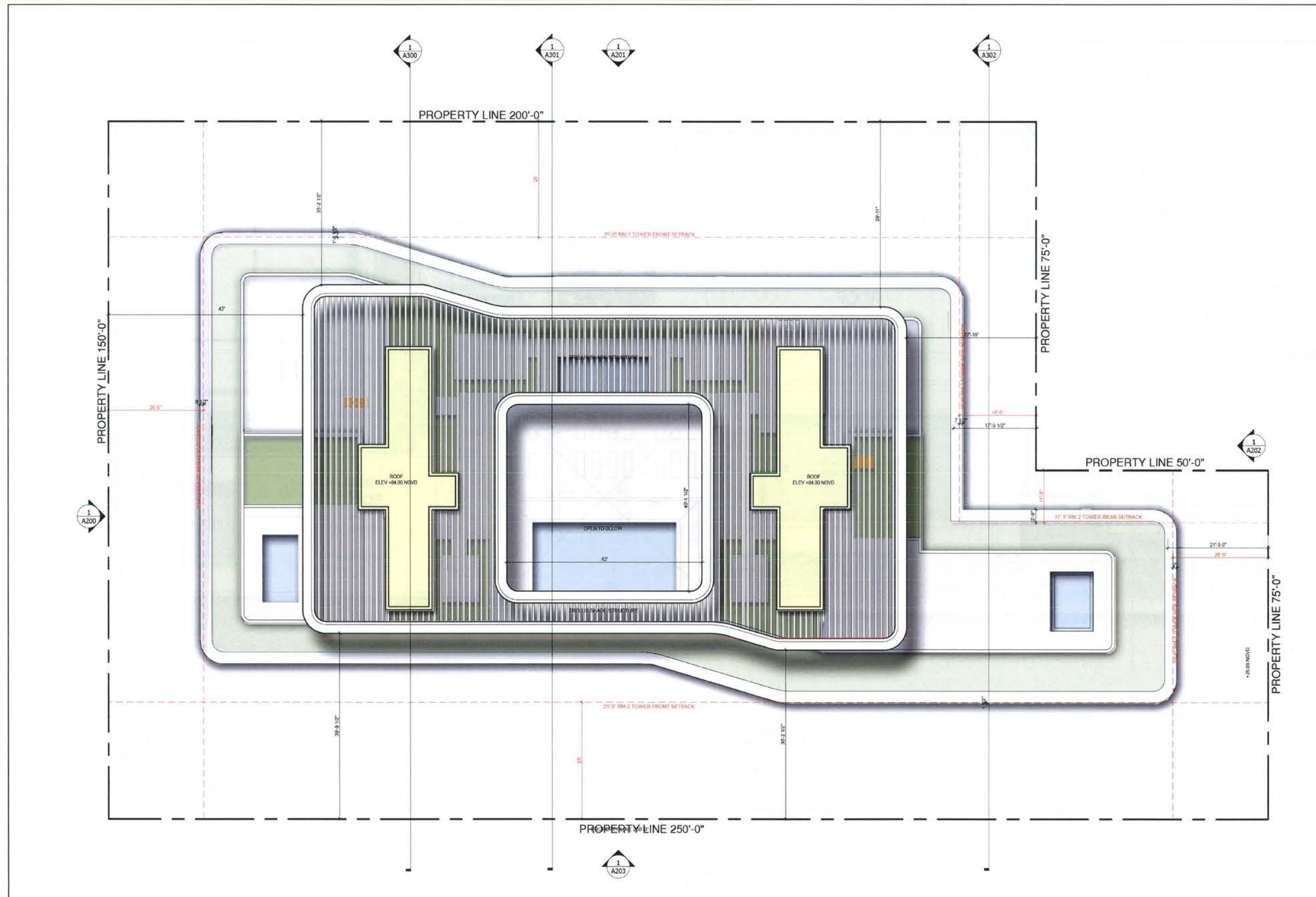


ROOF DECK AREA 6,002.80SF
(44.77% OF 13,409SF ENCLOSED
AREA BELOW)



- TOP OF ELEVATOR OVER RIDE
EL. = 86.00' NGVD
- TOP OF TRELLIS
EL. = 84.00' NGVD
- ROOF DECK
EL. = 71.00' NGVD
- ROOF
EL. = 68.00' NGVD

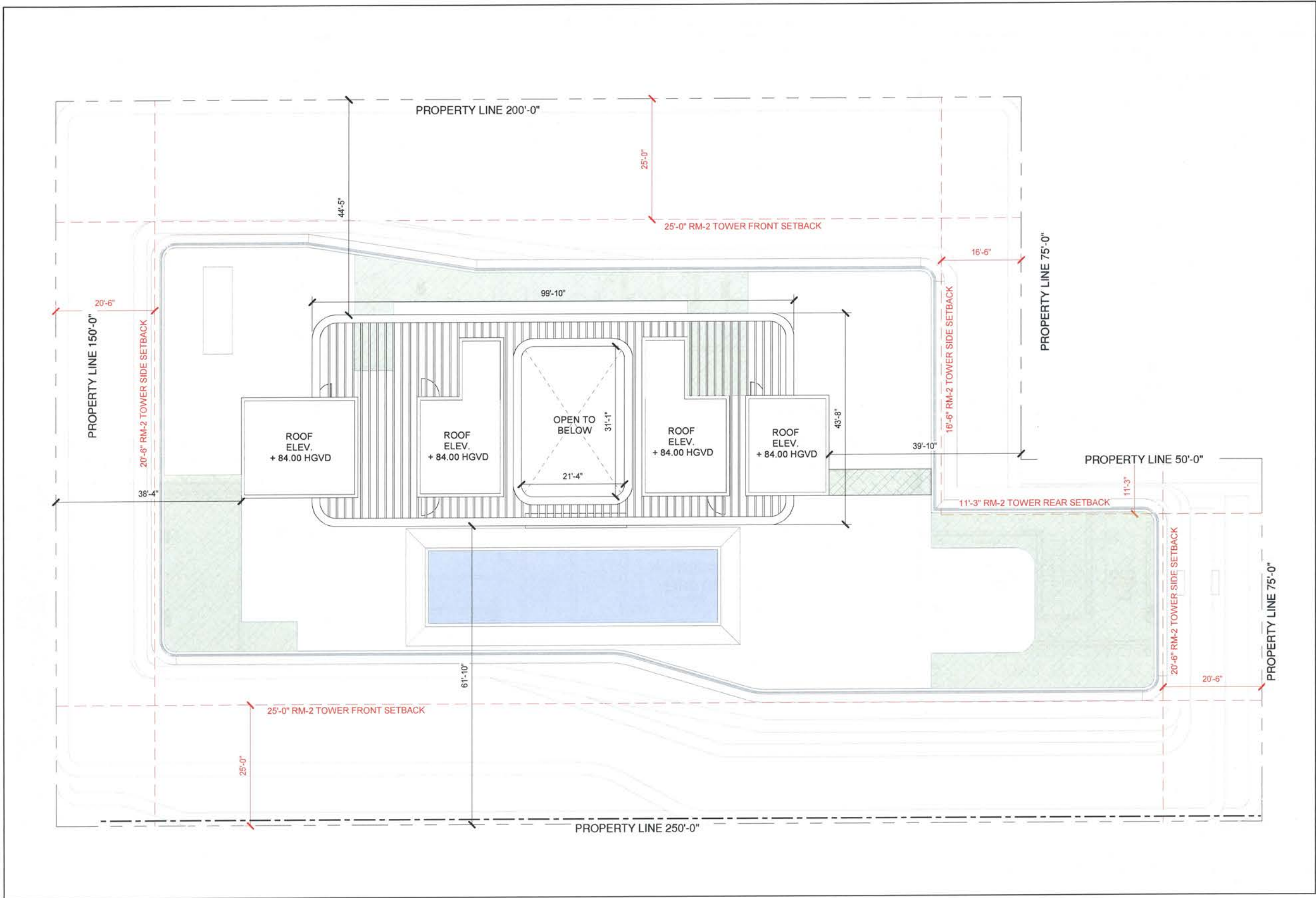
ROOF TRELLIS PLAN *APPROVED (FOR REFERENCE ONLY)*



SUNSET PARK
1759 PURDY AVE
MIAMI BEACH, FLORIDA
07/16/18

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

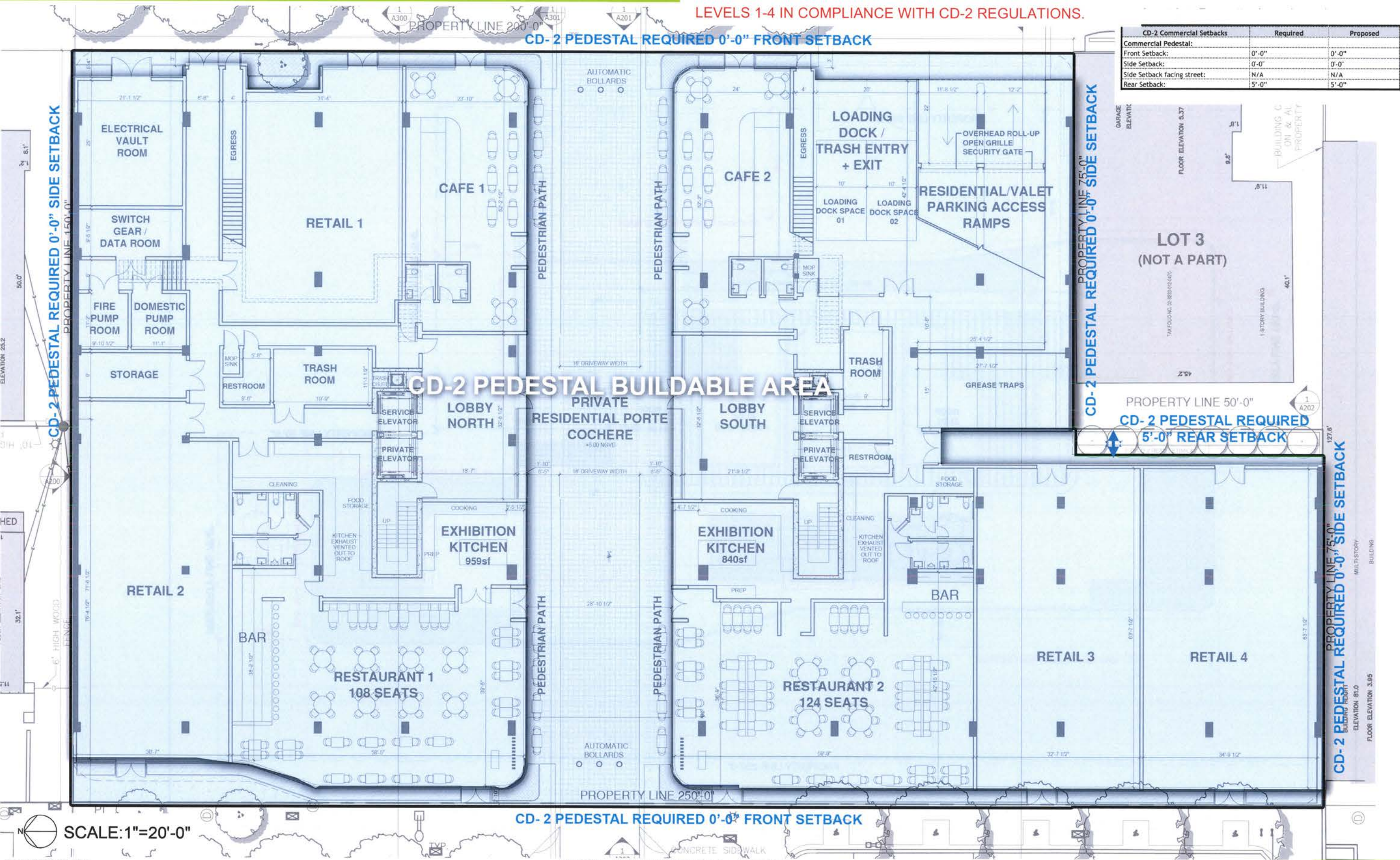
ROOF TRELLIS PLAN PROPOSED



CD-2 COMMERCIAL PEDESTAL SETBACK DIAGRAM

APPROVED (FOR REFERENCE ONLY - NO CHANGES PROPOSED)

LEVELS 1-4 IN COMPLIANCE WITH CD-2 REGULATIONS.

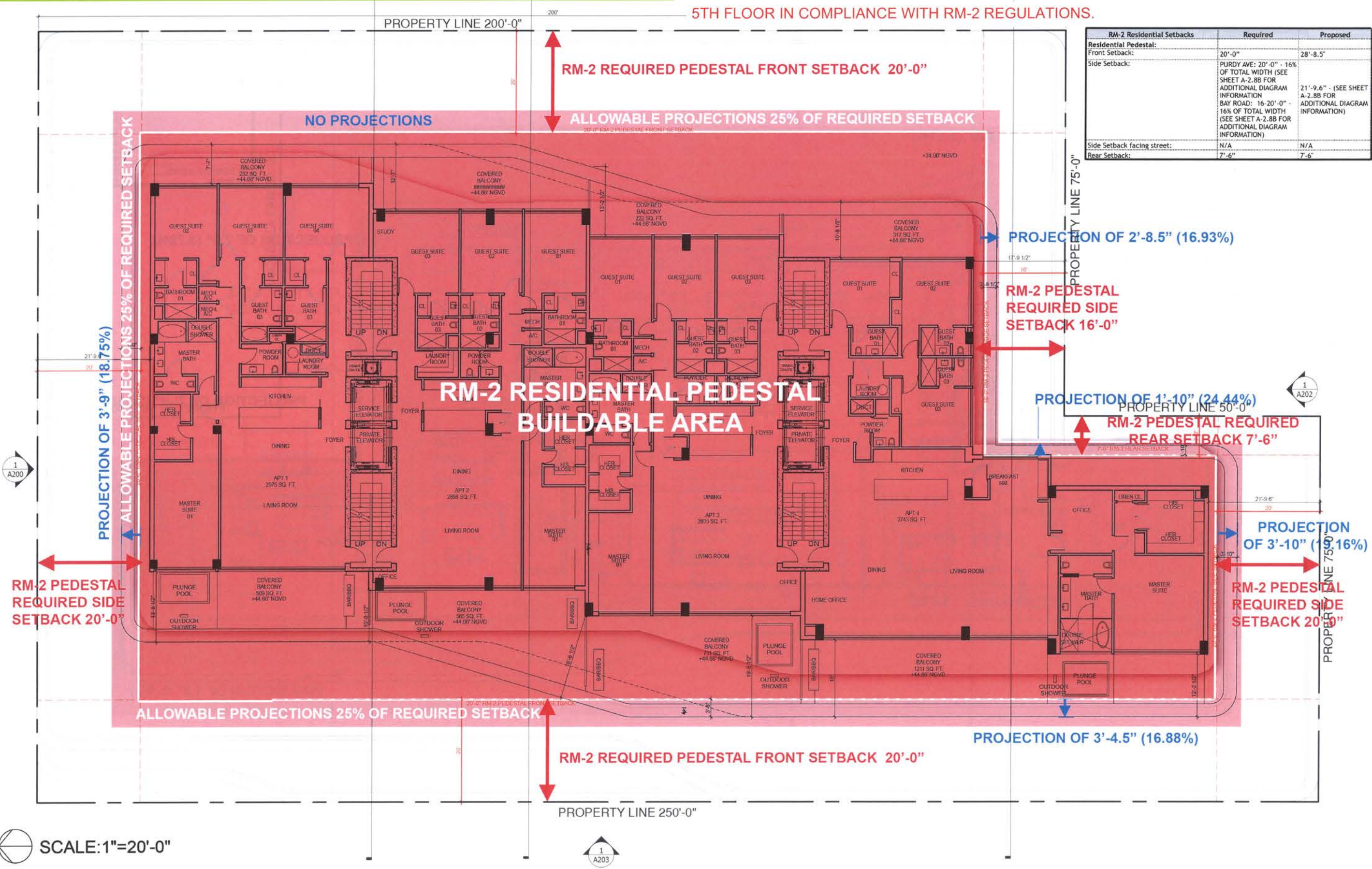


RM-2 RESIDENTIAL PEDESTAL SETBACK DIAGRAM

APPROVED (FOR REFERENCE ONLY - NO CHANGES PROPOSED)

5TH FLOOR IN COMPLIANCE WITH RM-2 REGULATIONS.

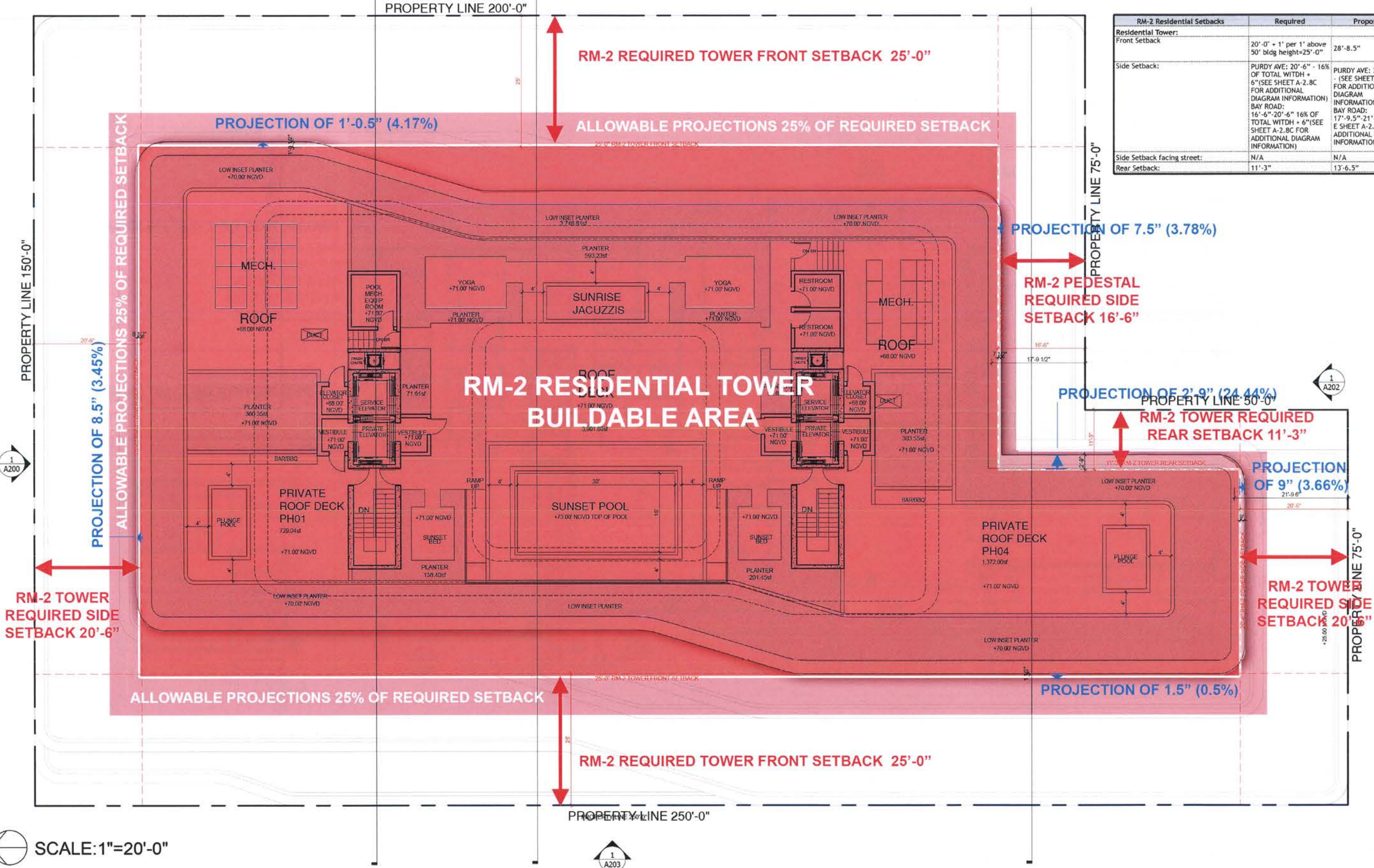
RM-2 Residential Setbacks	Required	Proposed
Residential Pedestal:		
Front Setback:	20'-0"	28'-8.5"
Side Setback:	PURDY AVE: 20'-0" - 16% OF TOTAL WIDTH (SEE SHEET A-2.8B FOR ADDITIONAL DIAGRAM INFORMATION) BAY ROAD: 16'-20'-0" - 16% OF TOTAL WIDTH (SEE SHEET A-2.8B FOR ADDITIONAL DIAGRAM INFORMATION)	21'-9.6" - (SEE SHEET A-2.8B FOR ADDITIONAL DIAGRAM INFORMATION)
Side Setback facing street:	N/A	N/A
Rear Setback:	7'-6"	7'-6"



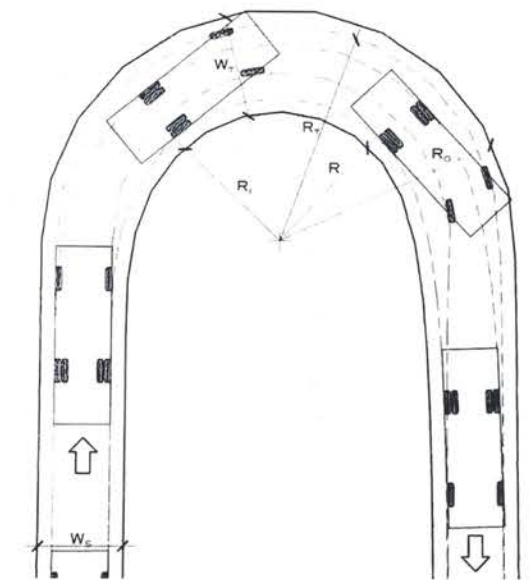
RM-2 RESIDENTIAL TOWER SETBACK DIAGRAM

APPROVED (FOR REFERENCE ONLY - NO CHANGES PROPOSED)
5TH FLOOR IN COMPLIANCE WITH RM-2 REGULATIONS.

RM-2 Residential Setbacks	Required	Proposed
Residential Tower:		
Front Setback:	20'-0" + 1' per 1' above 50' bldg height=25'-0"	28'-8.5"
Side Setback:	PURDY AVE: 20'-6" - 16% OF TOTAL WIDTH + 6" (SEE SHEET A-2.8C FOR ADDITIONAL DIAGRAM INFORMATION) BAY ROAD: 16'-6"-20'-6" 16% OF TOTAL WIDTH + 6" (SEE SHEET A-2.8C FOR ADDITIONAL DIAGRAM INFORMATION)	PURDY AVE: 21'-9.6" - (SEE SHEET A-2.8C FOR ADDITIONAL DIAGRAM INFORMATION) BAY ROAD: 17'-9.5"-21'-9.6" (SEE SHEET A-2.8C FOR ADDITIONAL DIAGRAM INFORMATION)
Side Setback facing street:	N/A	N/A
Rear Setback:	11'-3"	13'-6.5"



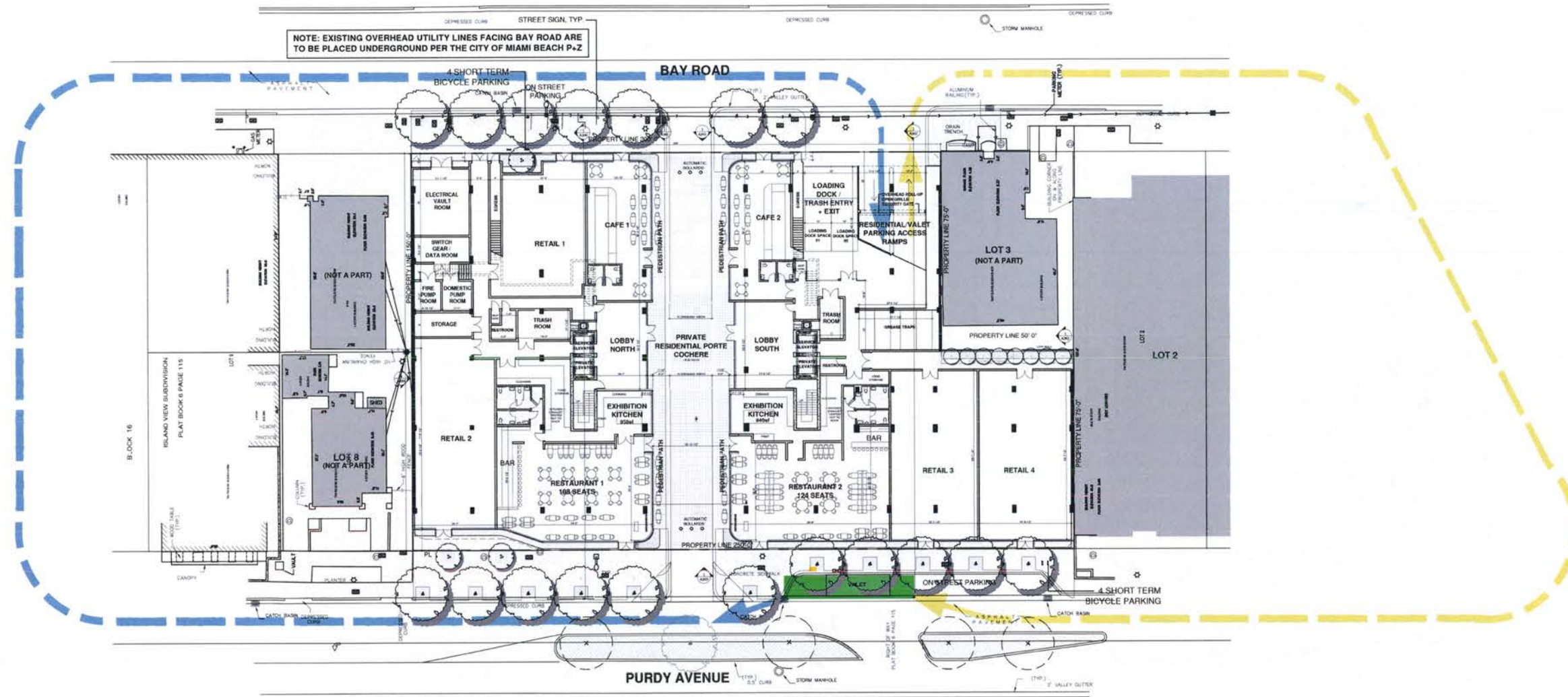
SEE TRAFFIC STUDY FOR MINOR CHANGES IN TRASH LOADING OPERATIONS.

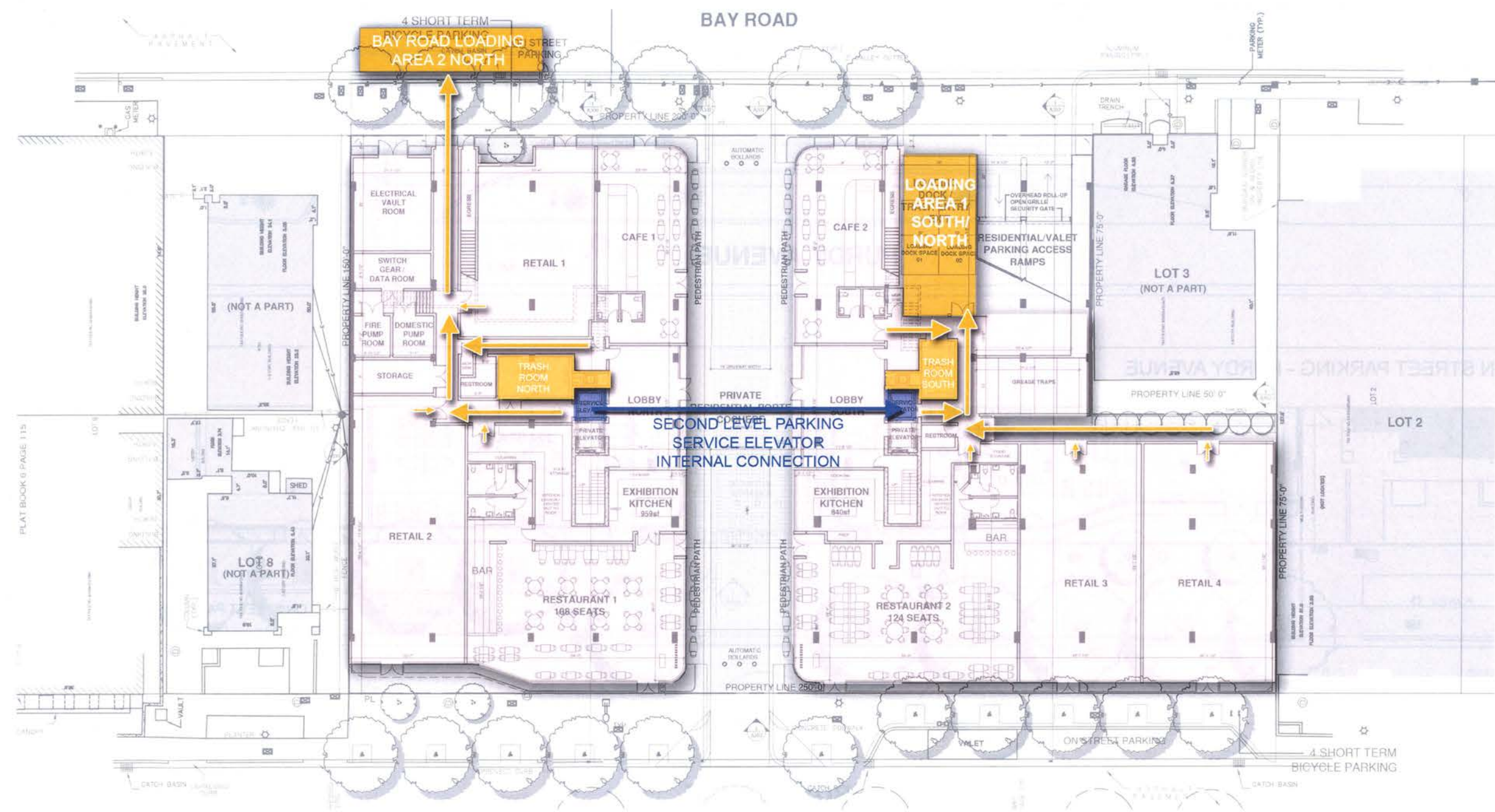


MIN. TURNING RADIUS (R_T)	31'-0"
OUTSIDE FRONT RADIUS (R_O)	33'-4"
INSIDE REAR RADIUS (R_I)	20'-8"
STRAIGHT LANE WIDTH (W_S)	12'-0"
CURVED LANE WIDTH (W_T)	14'-6"
INSIDE CURB RADIUS (R)	18'-6"
TANGENT LENGTH (T)	38'-0"
TYPICAL TRUCK LENGTHS:	19'-29'

NO VALET NEEDED PER NEW PROPOSED DEVELOPMENT PROGRAM.

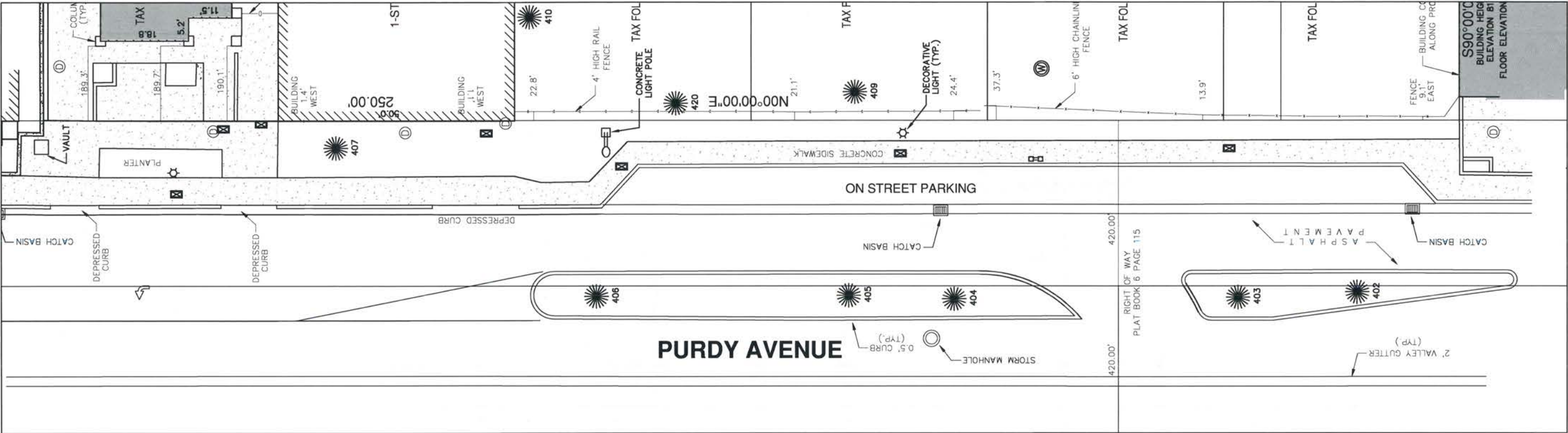
VALET DIAGRAM



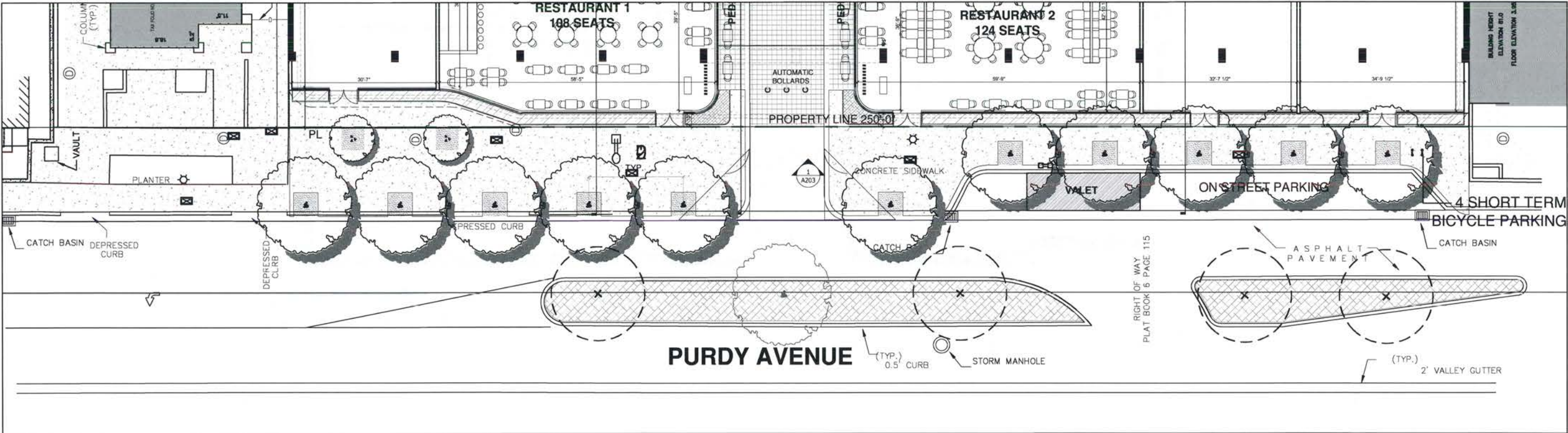


STREETSCAPE - PURDY AVENUE

APPROVED (FOR REFERENCE ONLY)



EXISTING ON STREET PARKING - PURDY AVENUE

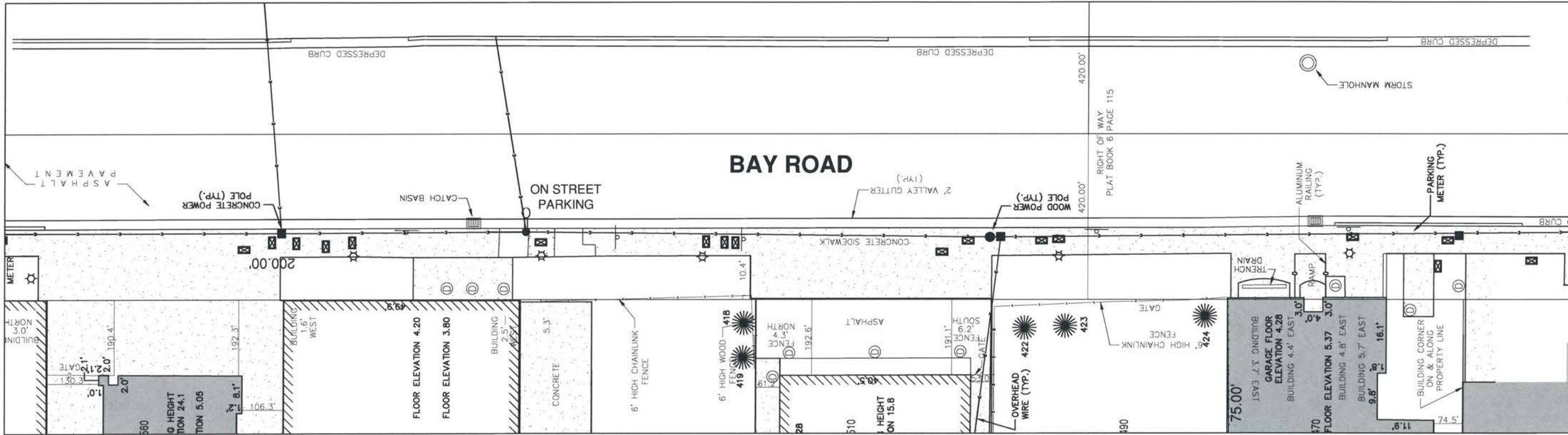


PROPOSED ON STREET PARKING - PURDY AVENUE

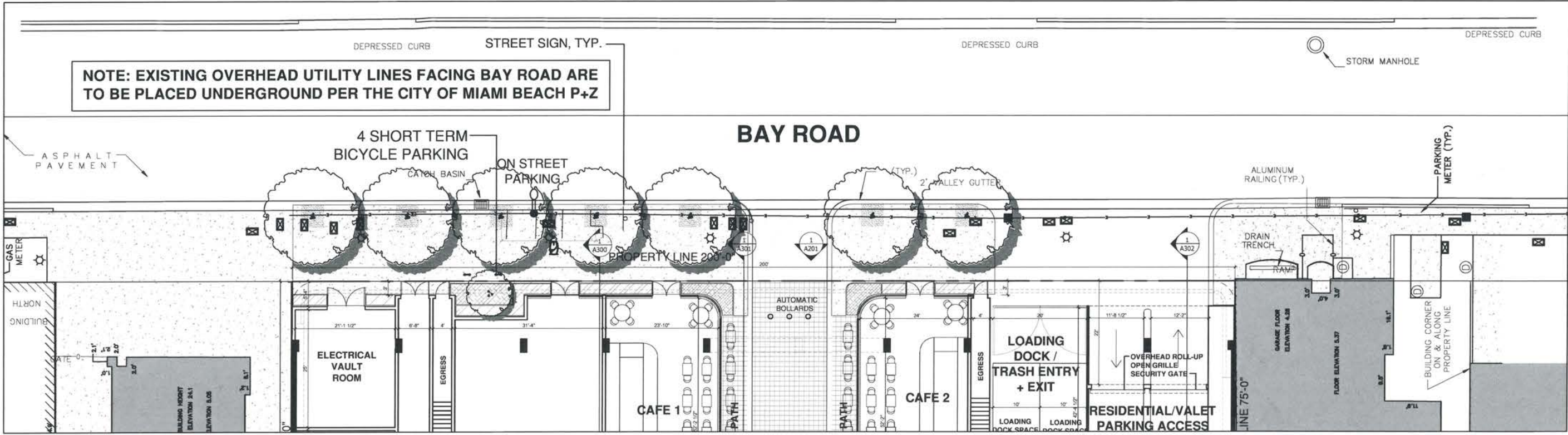
SCALE: 1"=20'-0"

SUNSET PARK
1759 PURDY AVE
MIAMI BEACH, FLORIDA
07/16/18

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

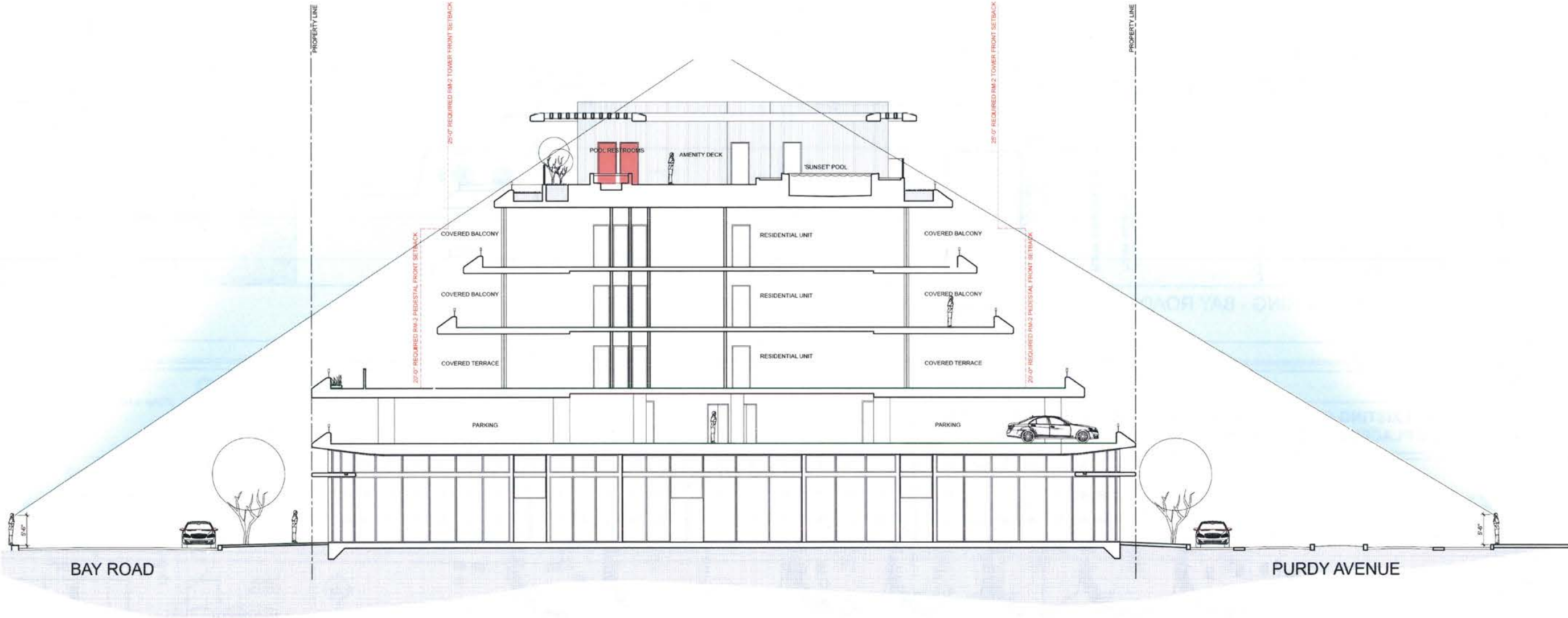


EXISTING ON STREET PARKING - BAY ROAD

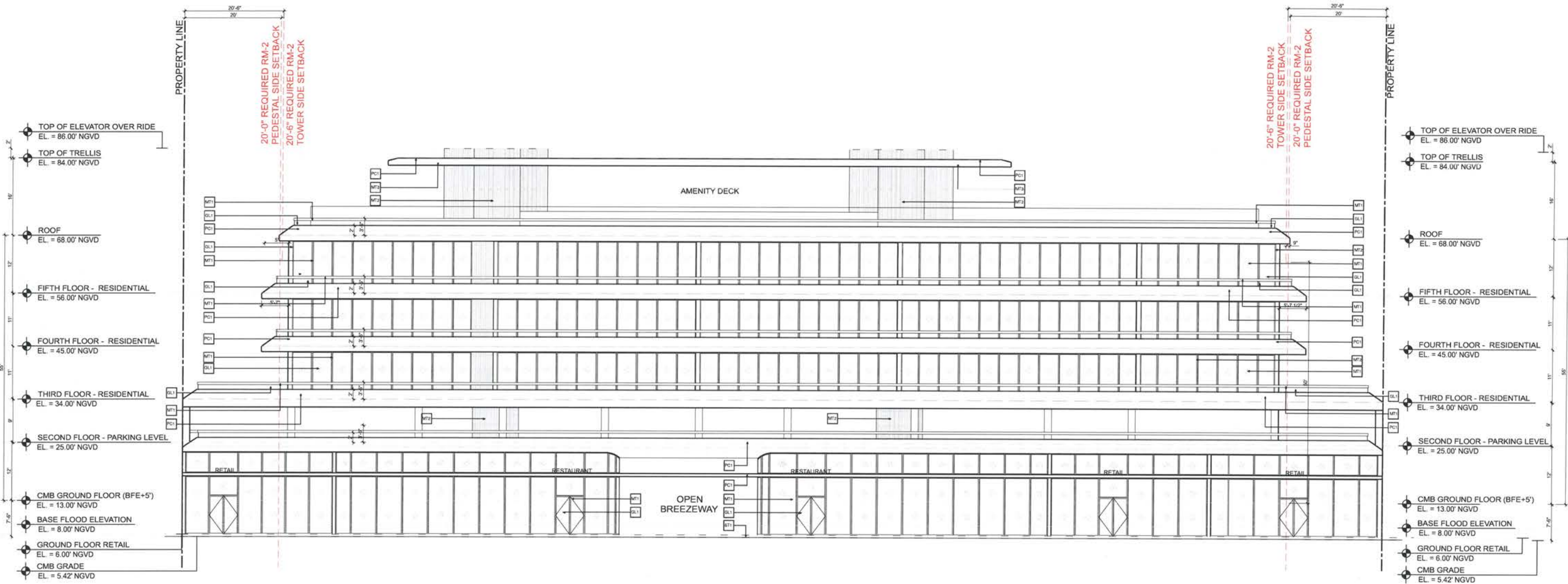


PROPOSED ON STREET PARKING - BAY ROAD

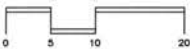
SCALE: 1"=20'-0"



WEST ELEVATIONS (PURDY) *APPROVED (FOR REFERENCE ONLY)*



WEST ELEVATION - PURDY AVENUE



MT1
ALUMINUM MULLIONS
- BRONZE FINISH



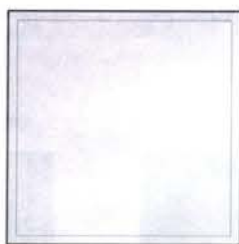
MT2
ALUMINUM WALL
CLADDING- WOOD FINISH



MT3
ALUMINUM TRELLIS
- WOOD FINISH



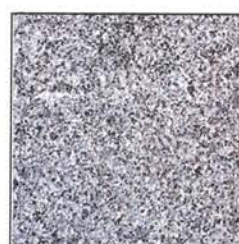
PC1
PRECAST POLISHED
CONCRETE FINISH



PS1
PAINTED STUCCO
FINISH

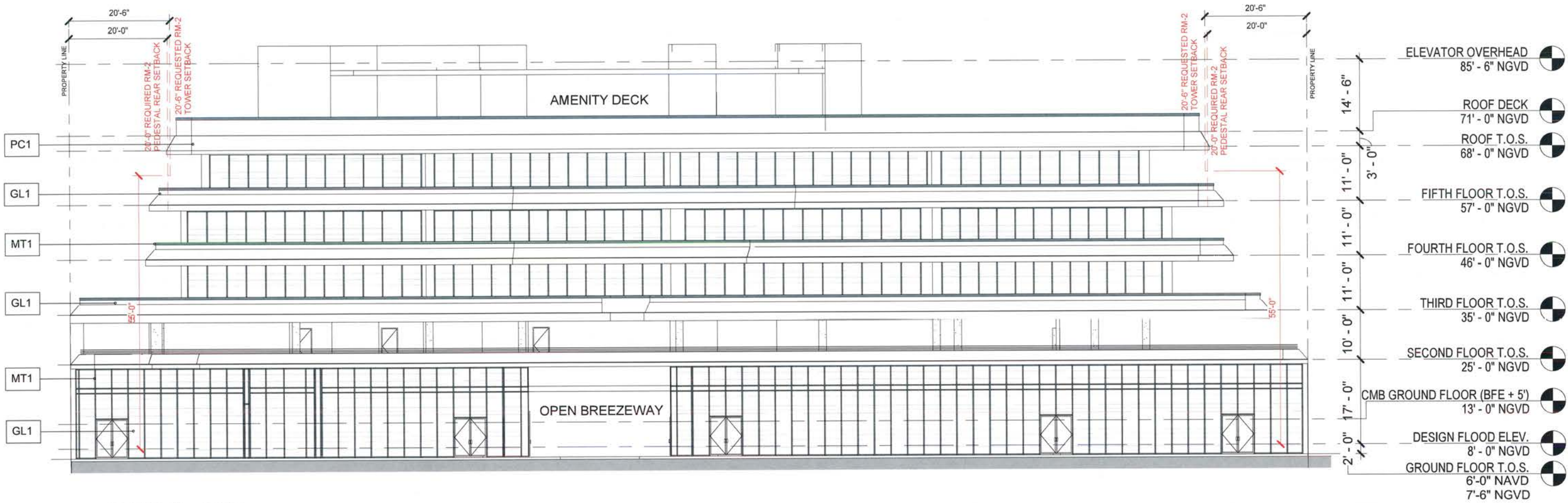


GL1
CLEAR IMPACT GLASS



ST1
STONE PAVERS

WEST ELEVATION (PURDY) PROPOSED



MT1
ALUMINUM MULLIONS
- BRONZE FINISH



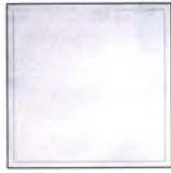
MT2
ALUMINUM WALL
CLADDING- WOOD FINISH



MT3
ALUMINUM TRELLIS
- WOOD FINISH



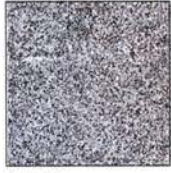
PC1
PRECAST POLISHED
CONCRETE FINISH



PS1
PAINTED STUCCO
FINISH



GL1
CLEAR IMPACT GLASS



ST1
STONE PAVERS

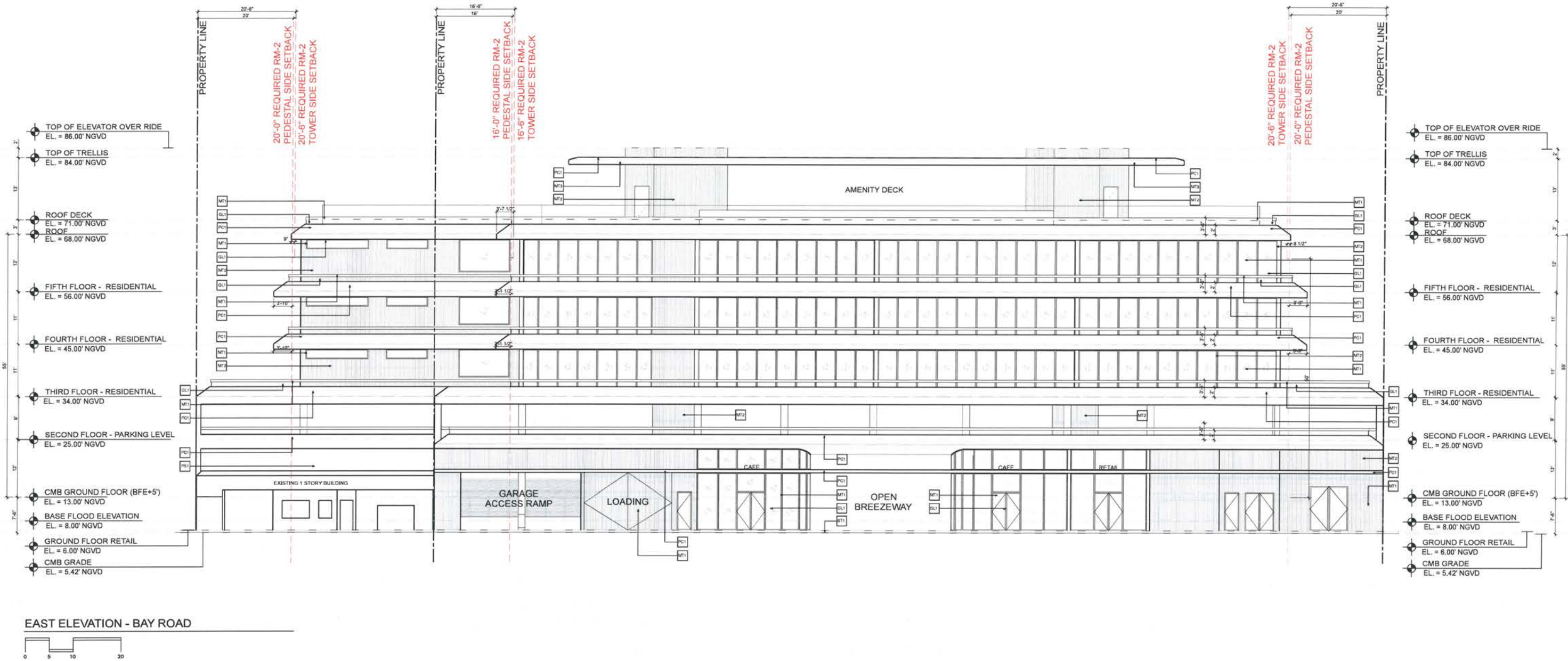
SEE SHEET A-3.5_P FOR MINOR CHANGES



This micrograph shows a dense, granular texture of a polymer matrix with numerous small, dark, irregularly shaped carbon nanotubes dispersed throughout. The overall appearance is a fine, speckled pattern.

A-3.5A

EAST ELEVATION (BAY) *APPROVED (FOR REFERENCE ONLY)*



MT1
ALUMINUM MULLIONS
- BRONZE FINISH



MT2
ALUMINUM WALL
CLADDING- WOOD FINISH



MT3
ALUMINUM TRELLIS
- WOOD FINISH



PC1
PRECAST POLISHED
CONCRETE FINISH



PS1
PAINTED STUCCO
FINISH

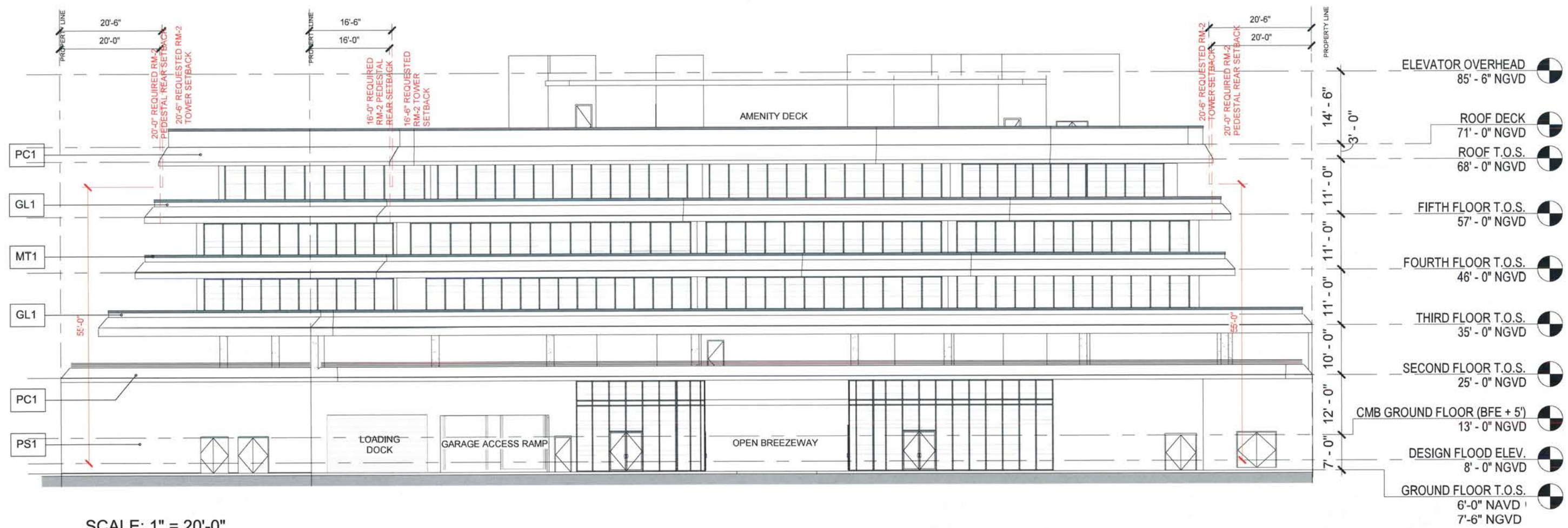


GL1
CLEAR IMPACT GLASS



ST1
STONE PAVERS

EAST ELEVATION (BAY) PROPOSED



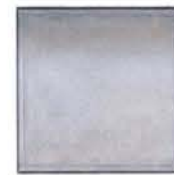
MT1
ALUMINUM MULLIONS
- BRONZE FINISH



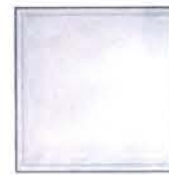
MT2
ALUMINUM WALL
CLADDING- WOOD FINISH



MT3
ALUMINUM TRELLIS
- WOOD FINISH



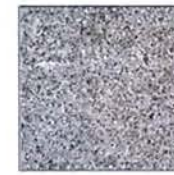
PC1
PRECAST POLISHED
CONCRETE FINISH



PS1
PAINTED STUCCO
FINISH



GL1
CLEAR IMPACT GLASS

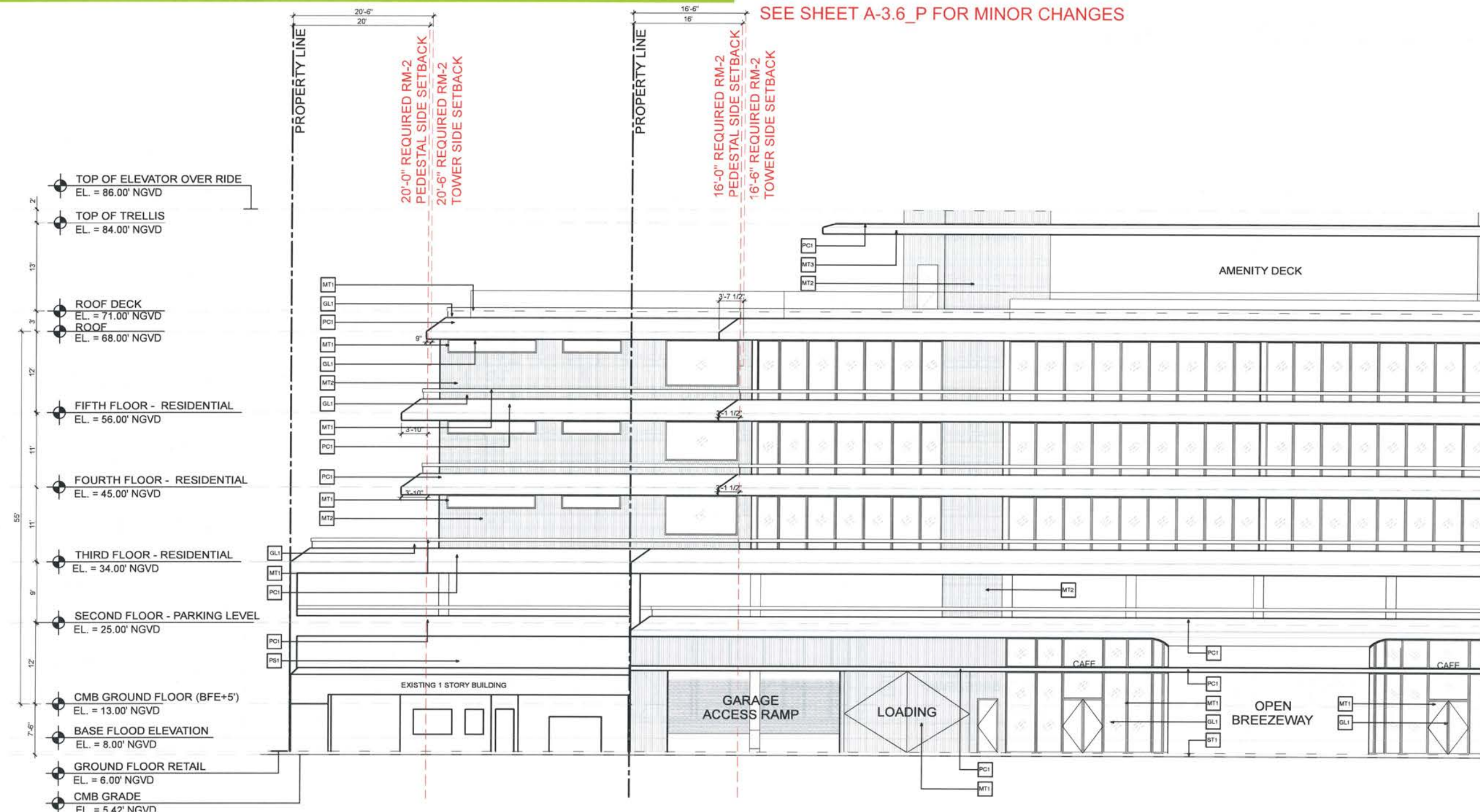


ST1
STONE PAVERS

EAST ELEVATION (BAY) ENLARGED 1

APPROVED (FOR REFERENCE ONLY)

SEE SHEET A-3.6_P FOR MINOR CHANGES



MT1
ALUMINUM MULLIONS
- BRONZE FINISH



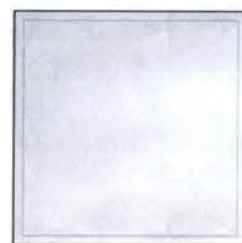
MT2
ALUMINUM WALL
CLADDING- WOOD FINISH



MT3
ALUMINUM TRELLIS
- WOOD FINISH



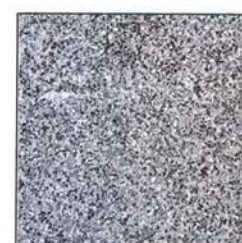
PC1
PRECAST POLISHED
CONCRETE FINISH



PS1
PAINTED STUCCO
FINISH



GL1
CLEAR IMPACT GLASS

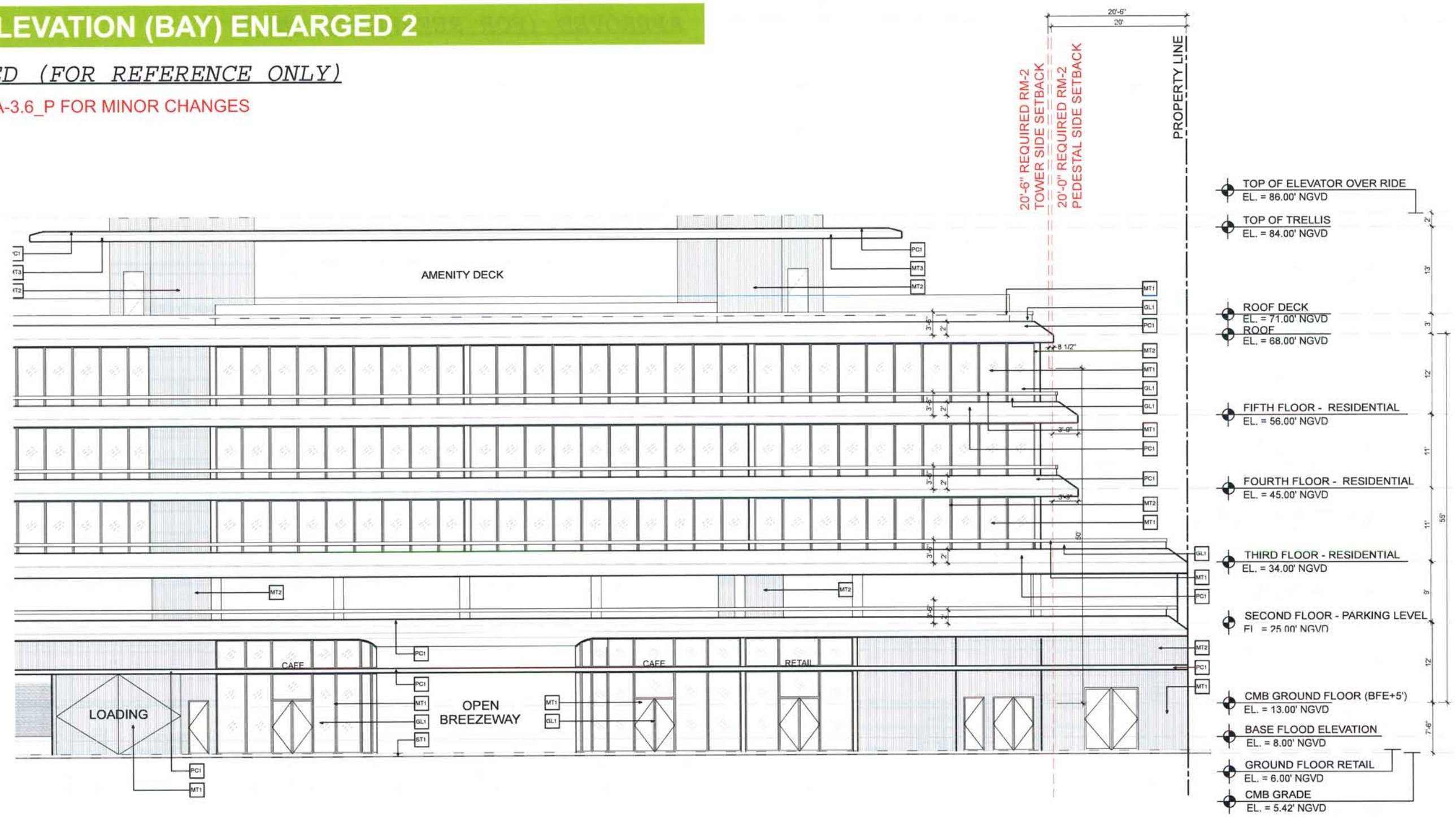


ST1
STONE PAVERS

EAST ELEVATION (BAY) ENLARGED 2

APPROVED (FOR REFERENCE ONLY)

SEE SHEET A-3.6_P FOR MINOR CHANGES



MT1
ALUMINUM MULLIONS
- BRONZE FINISH



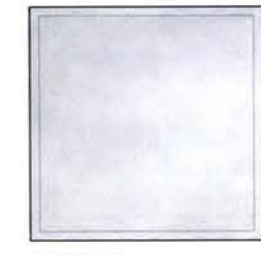
MT2
ALUMINUM WALL
CLADDING- WOOD FINISH



MT3
ALUMINUM TRELLIS
- WOOD FINISH



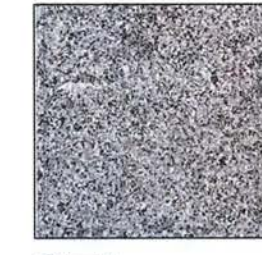
PC1
PRECAST POLISHED
CONCRETE FINISH



PS1
PAINTED STUCCO
FINISH

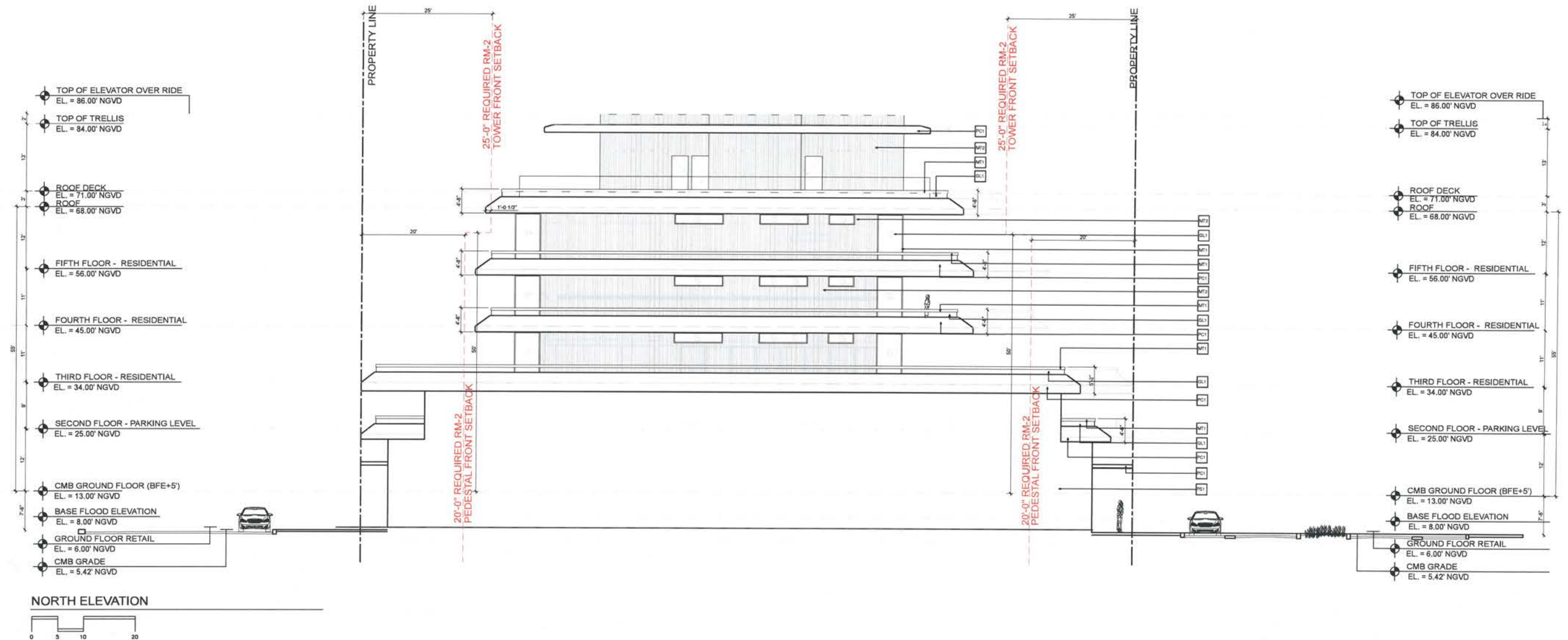


GL1
CLEAR IMPACT GLASS



ST1
STONE PAVERS

NORTH ELEVATION *APPROVED (FOR REFERENCE ONLY)*



MT1
ALUMINUM MULLIONS
- BRONZE FINISH



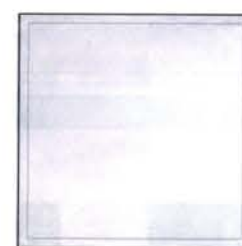
MT2
ALUMINUM WALL
CLADDING- WOOD FINISH



MT3
ALUMINUM TRELLIS
- WOOD FINISH



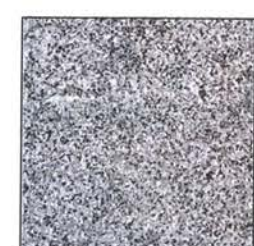
PC1
PRECAST POLISHED
CONCRETE FINISH



PS1
PAINTED STUCCO
FINISH

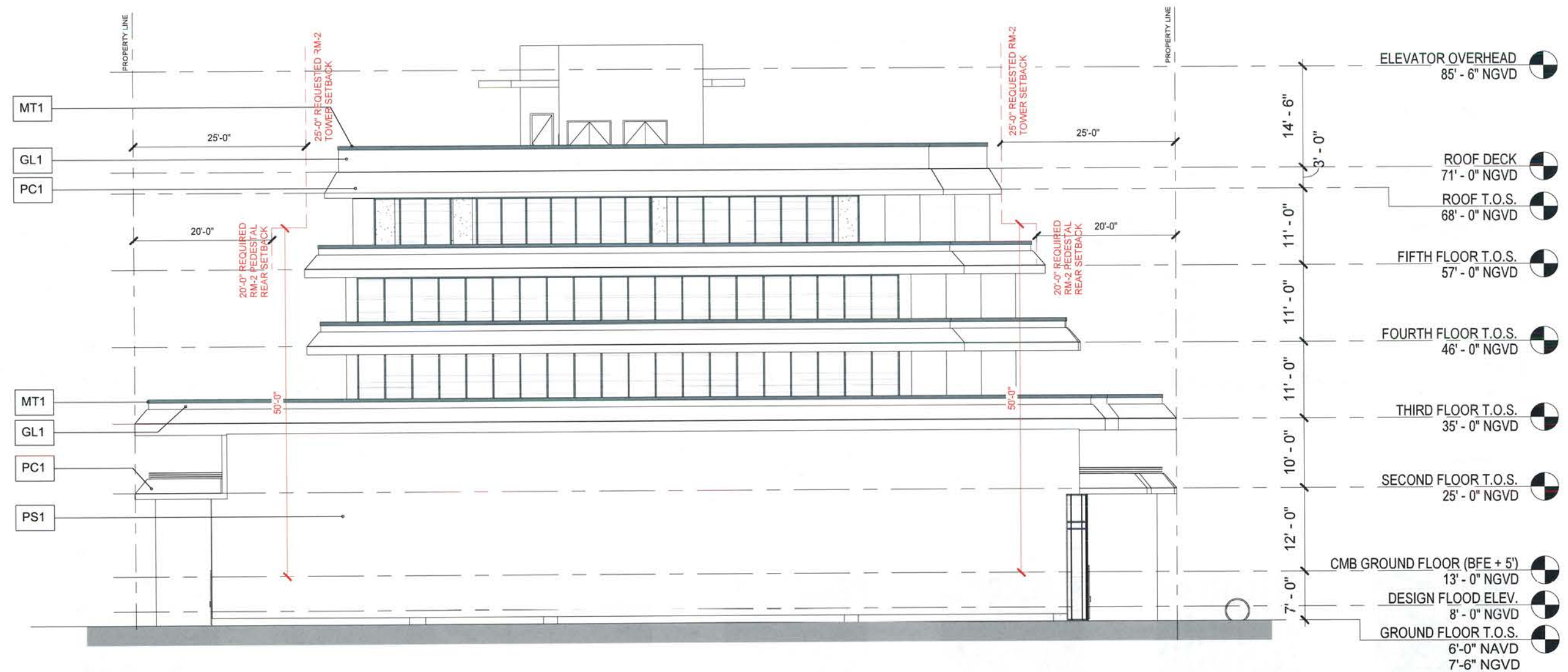


GL1
CLEAR IMPACT GLASS



ST1
STONE PAVERS

NORTH ELEVATION PROPOSED



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



MT1
ALUMINUM MULLIONS
- BRONZE FINISH



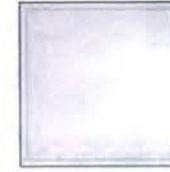
MT2
ALUMINUM WALL
CLADDING - WOOD FINISH



MT3
ALUMINUM TRELLIS
- WOOD FINISH



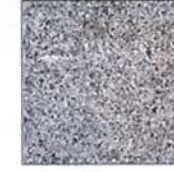
PC1
PRECAST POLISHED
CONCRETE FINISH



PS1
PAINTED STUCCO
FINISH



GL1
CLEAR IMPACT GLASS

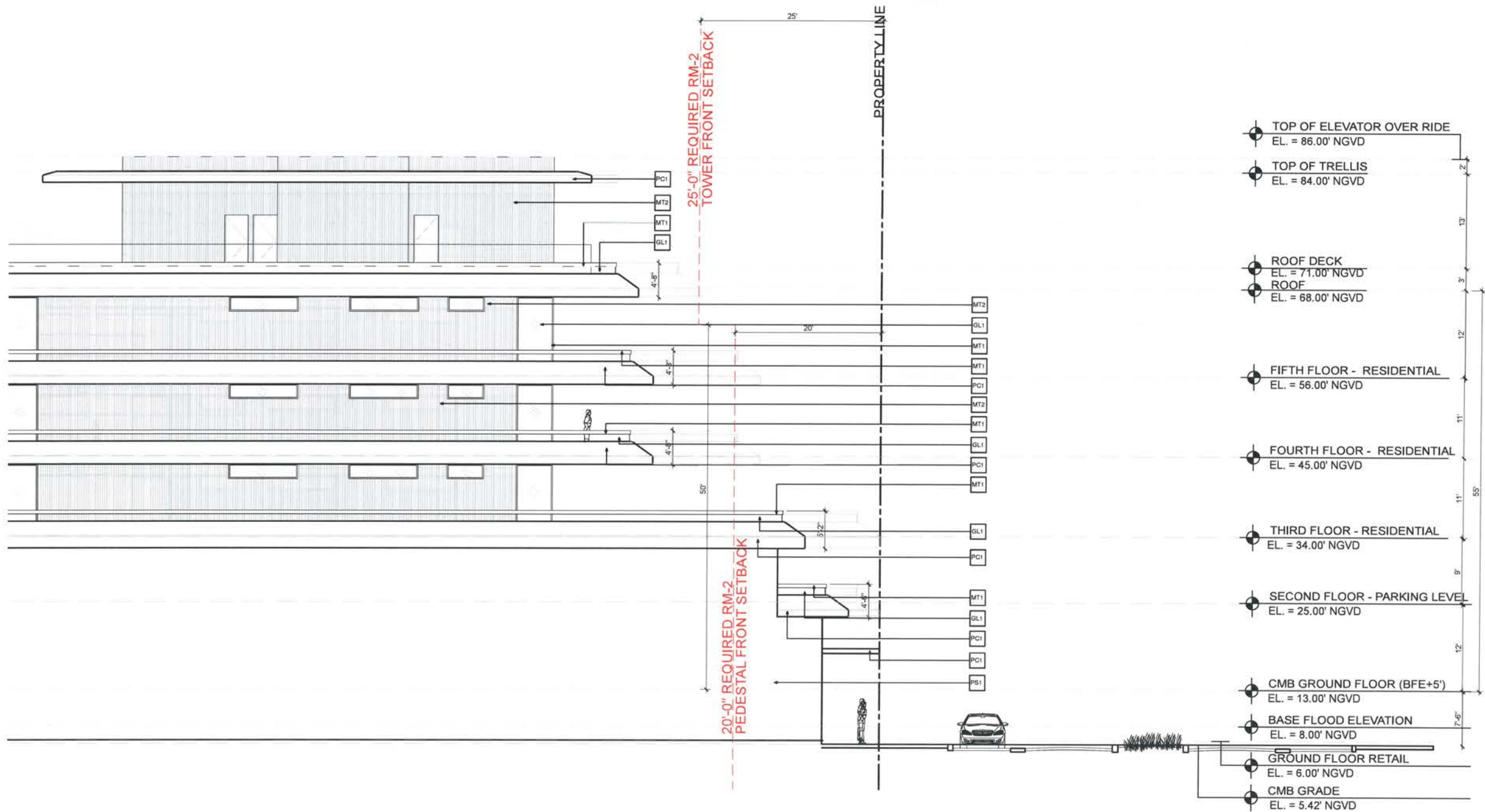


ST1
STONE PAVERS

NORTH ELEVATION

APPROVED (FOR REFERENCE ONLY)

SEE SHEET A-3.7_P FOR MINOR CHANGES



MT1
ALUMINUM MULLIONS
- BRONZE FINISH



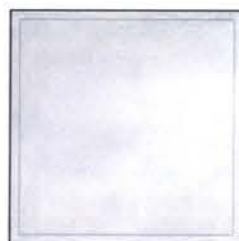
MT2
ALUMINUM WALL
CLADDING- WOOD FINISH



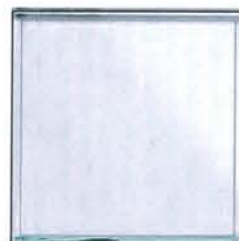
MT3
ALUMINUM TRELLIS
- WOOD FINISH



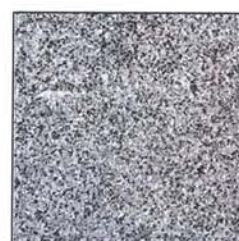
PC1
PRECAST POLISHED
CONCRETE FINISH



PS1
PAINTED STUCCO
FINISH



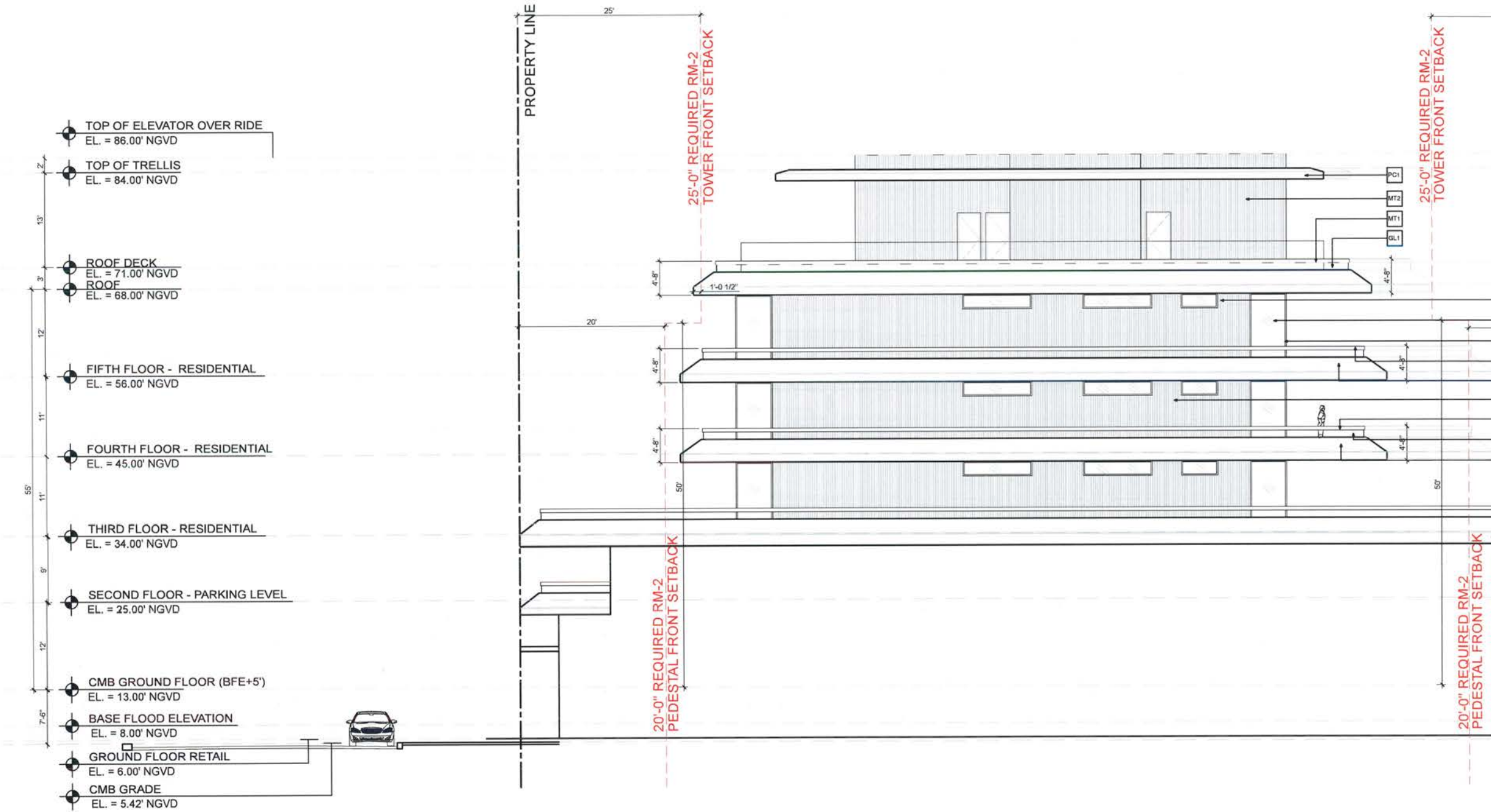
GL1
CLEAR IMPACT GLASS



ST1
STONE PAVERS

NORTH ELEVATION

APPROVED (FOR REFERENCE ONLY)
SEE SHEET A-3.7_P FOR MINOR CHANGES



MT1
ALUMINUM MULLIONS
- BRONZE FINISH



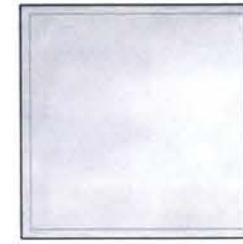
MT2
ALUMINUM WALL
CLADDING- WOOD FINISH



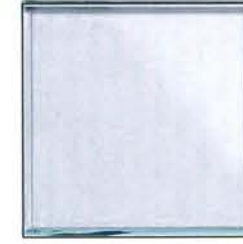
MT3
ALUMINUM TRELLIS
- WOOD FINISH



PC1
PRECAST POLISHED
CONCRETE FINISH



PS1
PAINTED STUCCO
FINISH

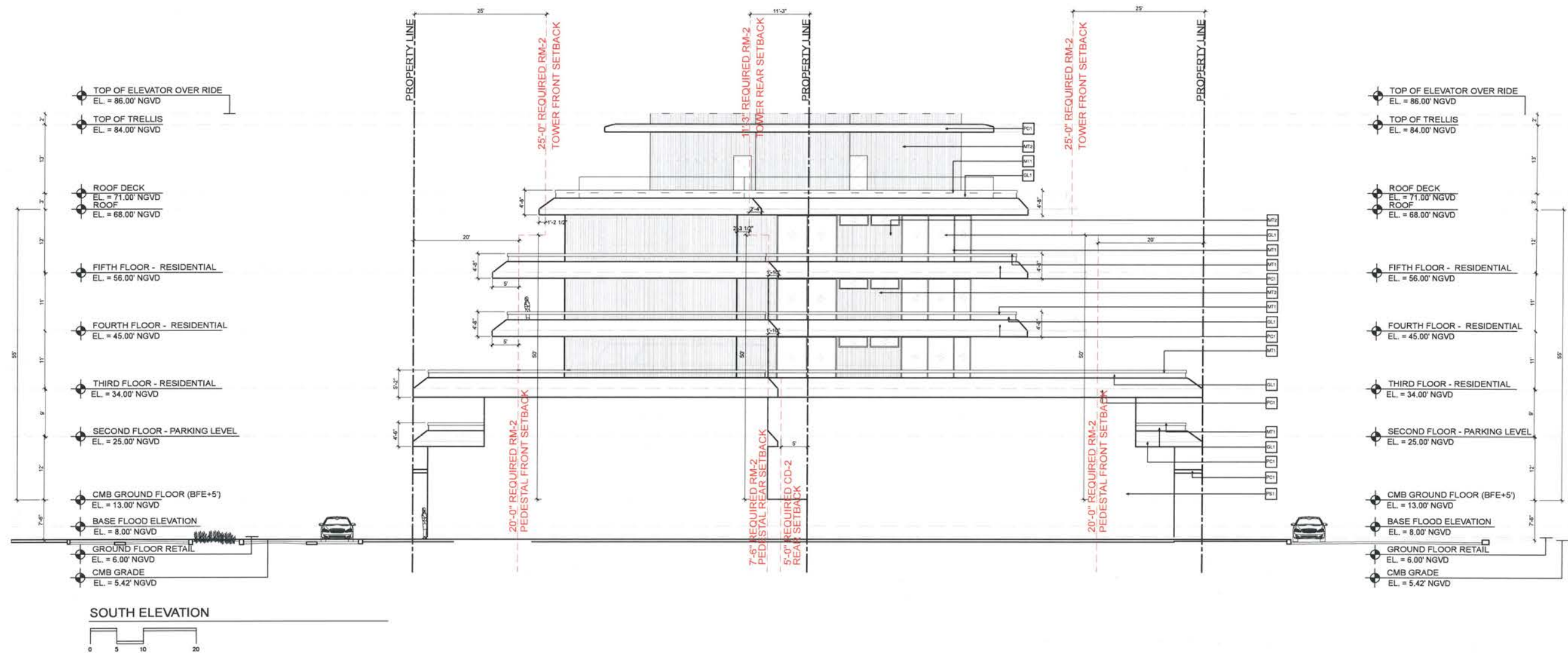


GL1
CLEAR IMPACT GLASS



ST1
STONE PAVERS

SOUTH ELEVATION *APPROVED (FOR REFERENCE ONLY)*



MT1
ALUMINUM MULLIONS
- BRONZE FINISH



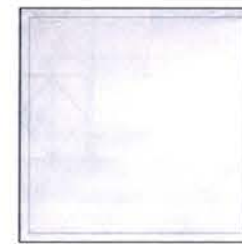
MT2
ALUMINUM WALL
CLADDING- WOOD FINISH



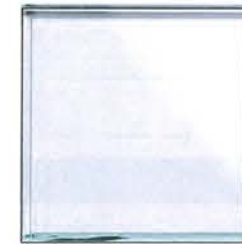
MT3
ALUMINUM TRELLIS
- WOOD FINISH



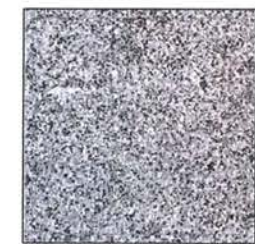
PC1
PRECAST POLISHED
CONCRETE FINISH



PS1
PAINTED STUCCO
FINISH

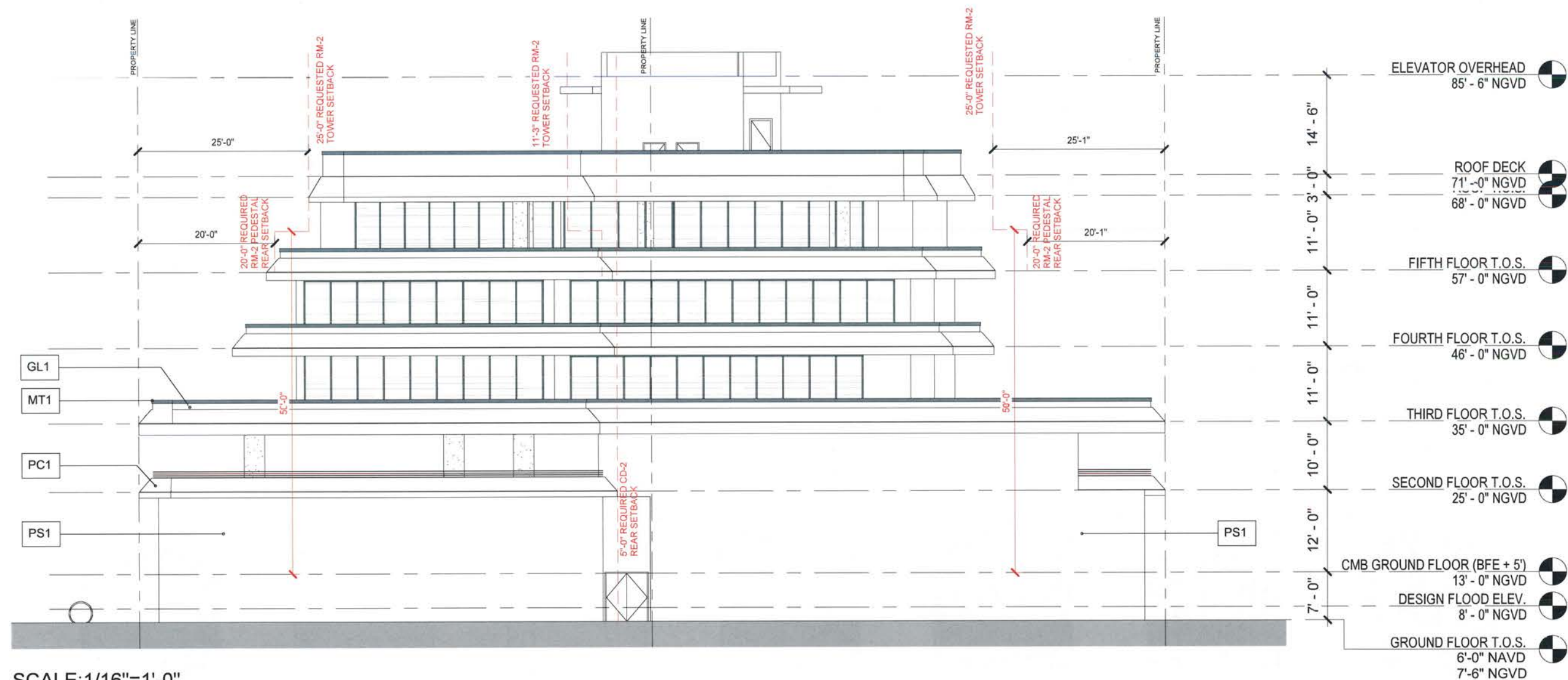


GL1
CLEAR IMPACT GLASS



ST1
STONE PAVERS

SOUTH ELEVATION PROPOSED



MT1
ALUMINUM MULLIONS
- BRONZE FINISH



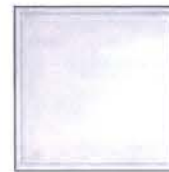
MT2
ALUMINUM WALL
CLADDING - WOOD FINISH



MT3
ALUMINUM TRELLIS
- WOOD FINISH



PC1
PRECAST POLISHED
CONCRETE FINISH



PS1
PAINTED STUCCO
FINISH



GL1
CLEAR IMPACT GLASS



ST1
STONE PAVERS

APPROVED (FOR REFERENCE ONLY)
SEE SHEET A-3.8_P FOR MINOR CHANGES



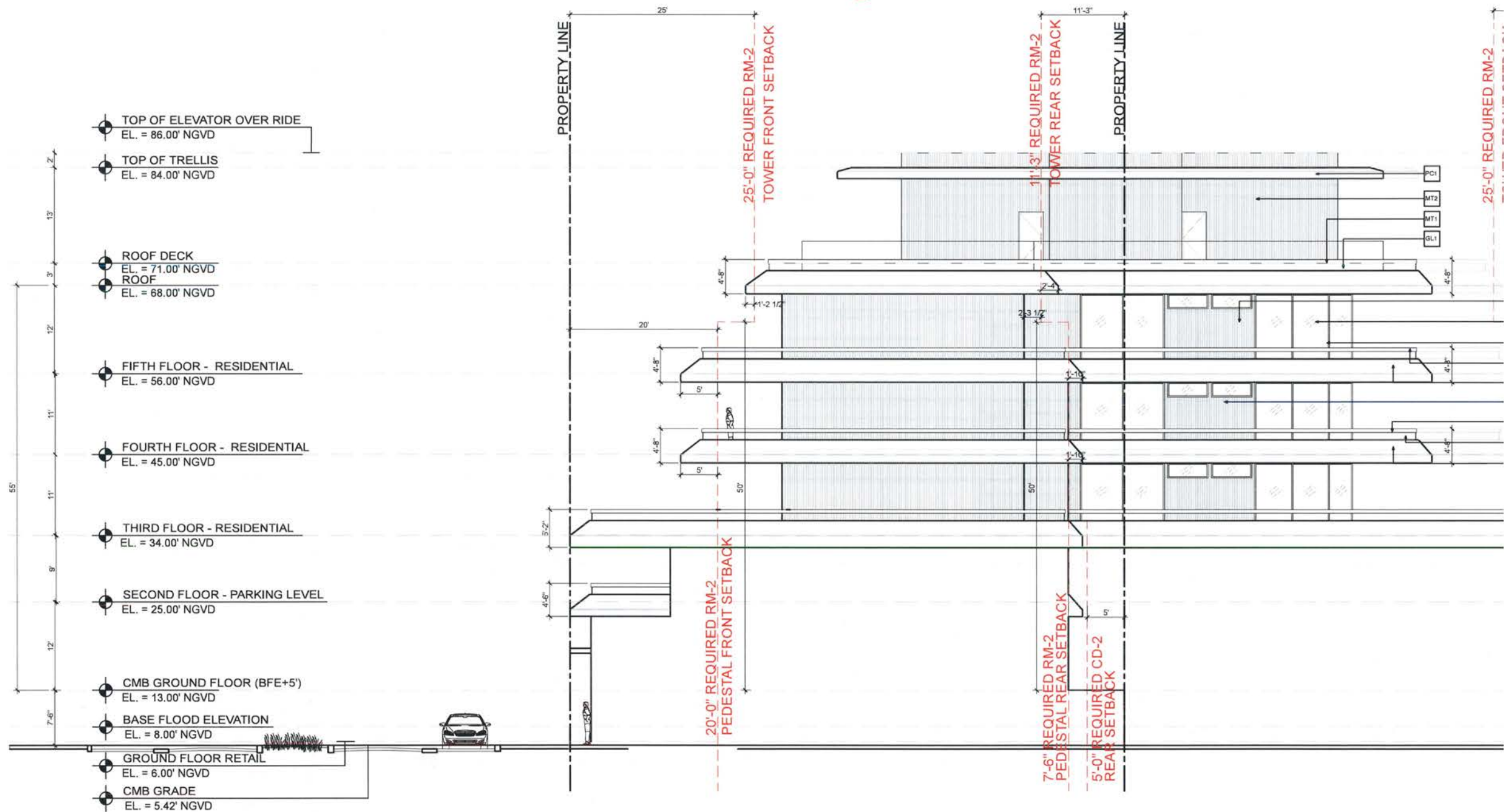
A photograph of a blank whiteboard with a dark border, showing no writing or markings.



A-3.8A

SOUTH ELEVATION

APPROVED (FOR REFERENCE ONLY)
SEE SHEET A-3.8_P FOR MINOR CHANGES



MT1
ALUMINUM MULLIONS
- BRONZE FINISH



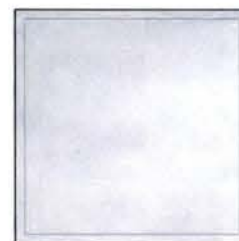
MT2
ALUMINUM WALL
CLADDING- WOOD FINISH



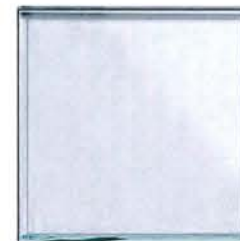
MT3
ALUMINUM TRELLIS
- WOOD FINISH



PC1
PRECAST POLISHED
CONCRETE FINISH



PS1
PAINTED STUCCO
FINISH



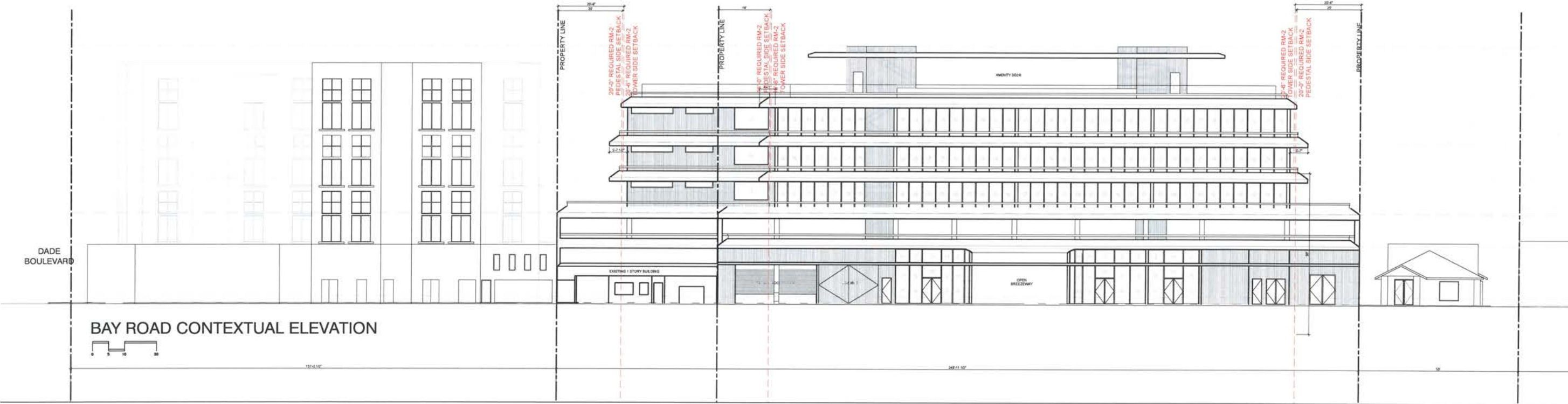
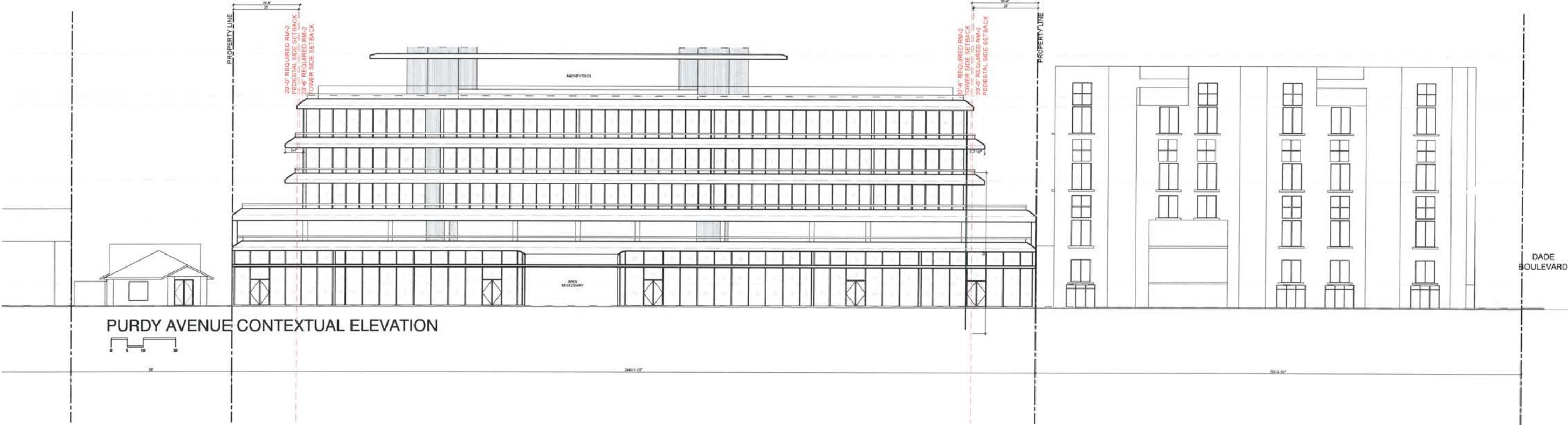
GL1
CLEAR IMPACT GLASS



ST1
STONE PAVERS

CONTEXTUAL ELEVATION

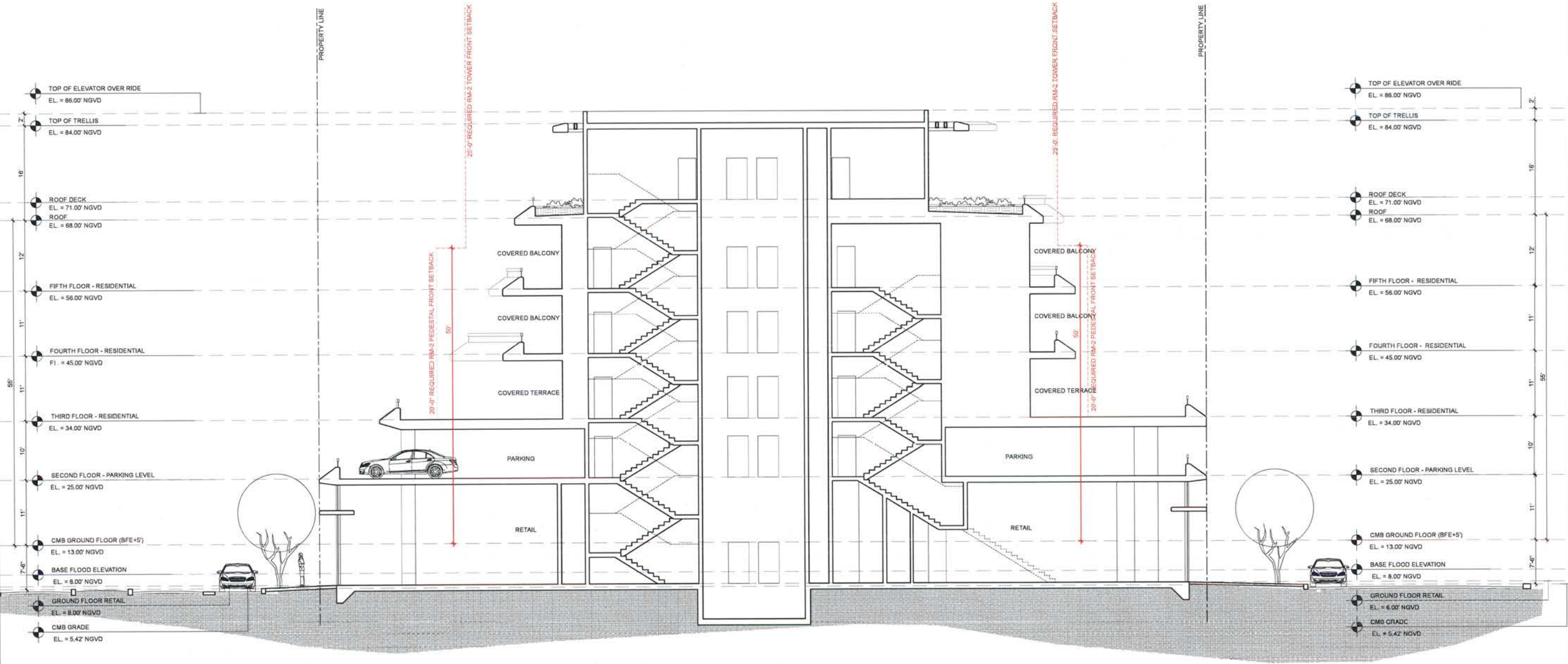
APPROVED (FOR REFERENCE ONLY)
NO CHANGES IN SIZE, SCALE OR CONTEXTUAL
RELATIONSHIP.



SCALE: 1"=30'-0"

TRANSVERSE SECTION

APPROVED (FOR REFERENCE ONLY)
NO CHANGE IN ELEVATION HEIGHTS



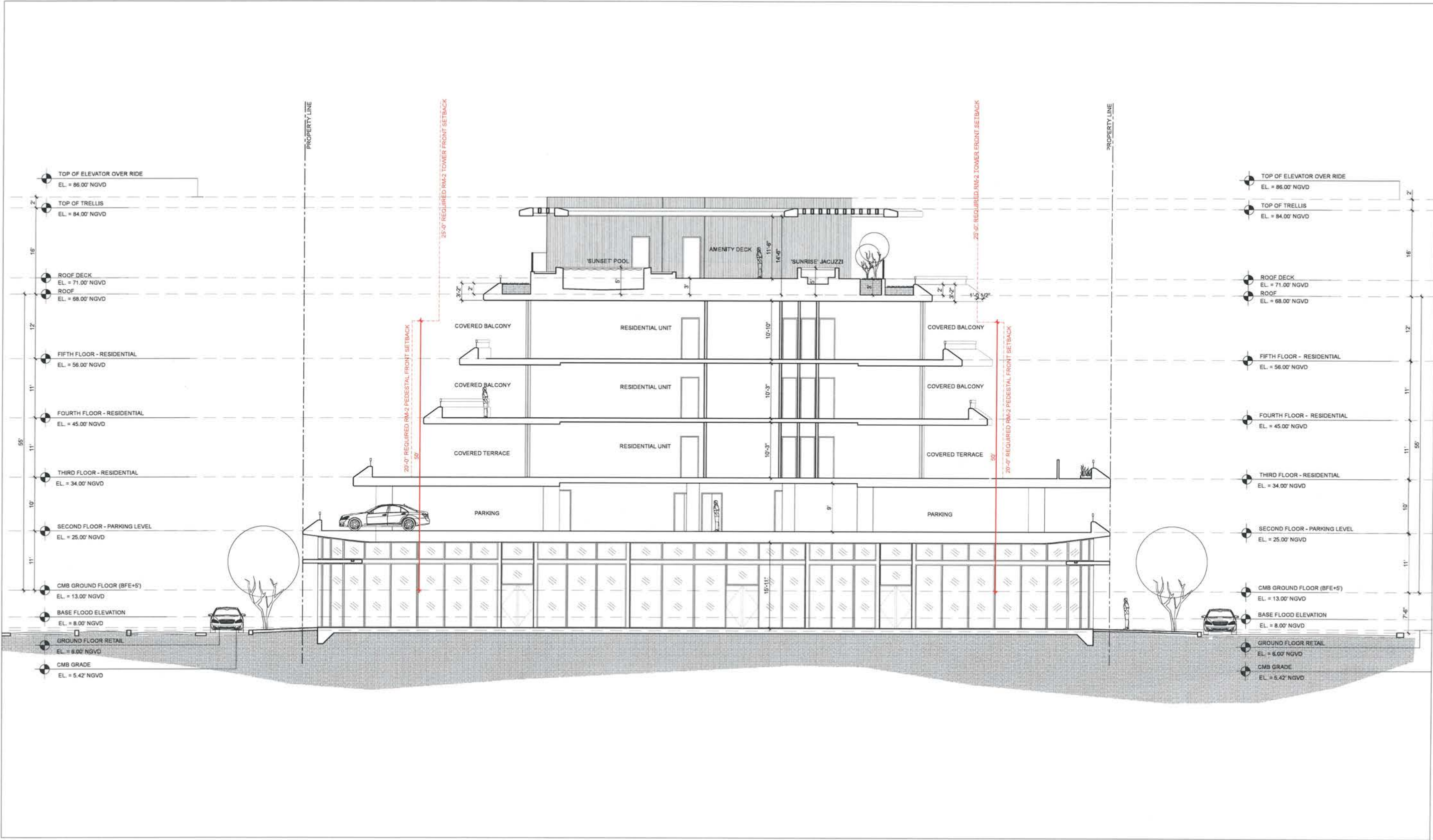
SCALE: 1/16"=1'-0"

SUNSET PARK
1759 PURDY AVE
MIAMI BEACH, FLORIDA
07/16/18

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

TRANSVERSE SECTION

APPROVED (FOR REFERENCE ONLY)
NO CHANGE IN ELEVATION HEIGHTS



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

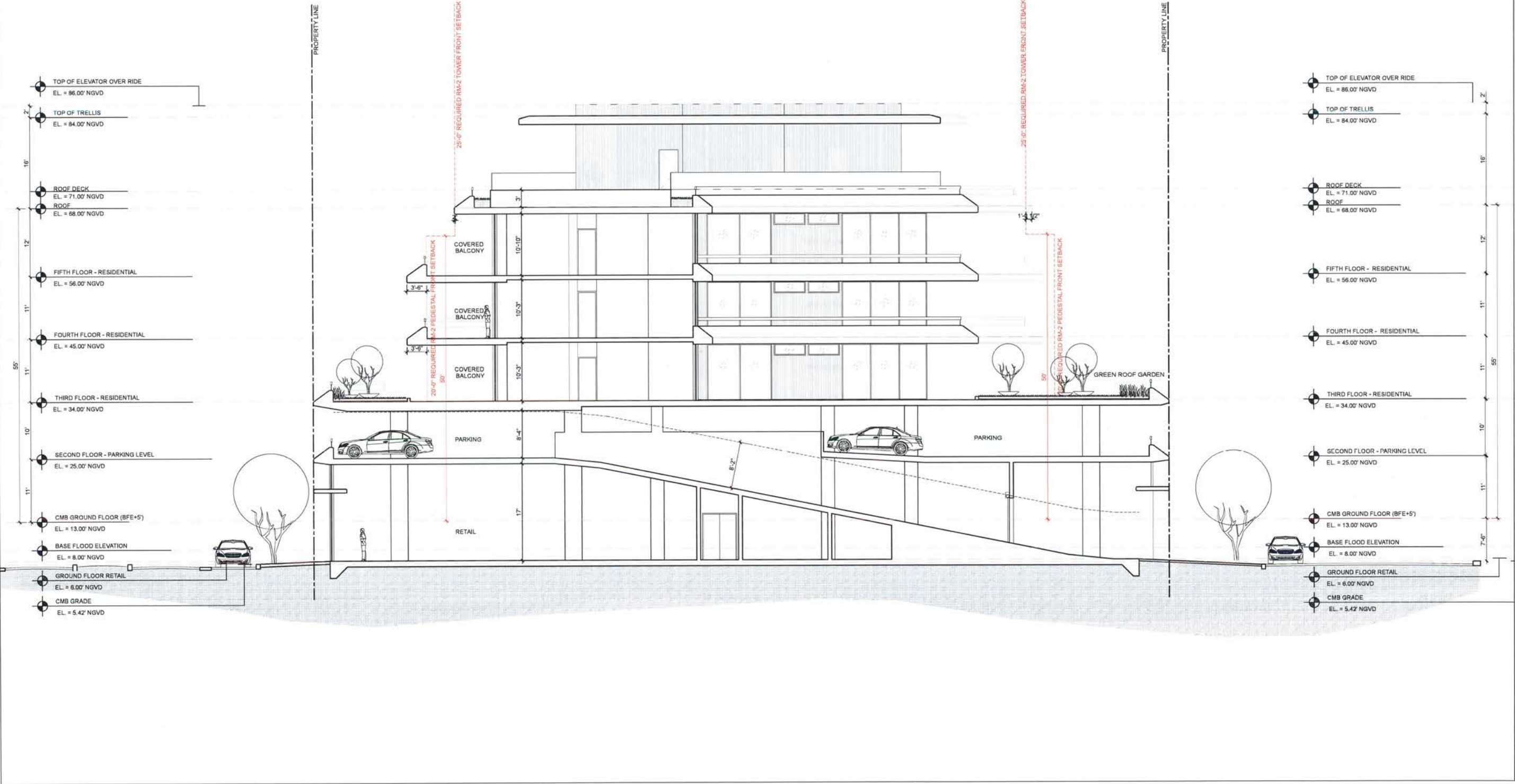
SUNSET PARK
1759 PURDY AVE
MIAMI BEACH, FLORIDA
07/16/18

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

TRANSVERSE SECTION

APPROVED (FOR REFERENCE ONLY)

NO CHANGE IN ELEVATION HEIGHTS



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

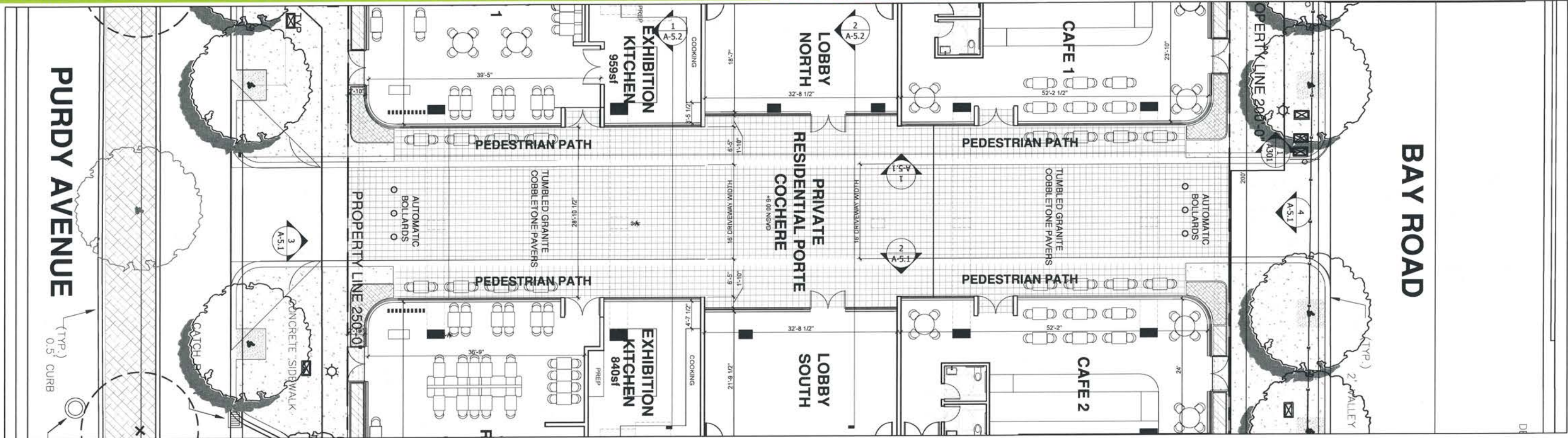
SUNSET PARK
1759 PURDY AVE
MIAMI BEACH, FLORIDA
07/16/18

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

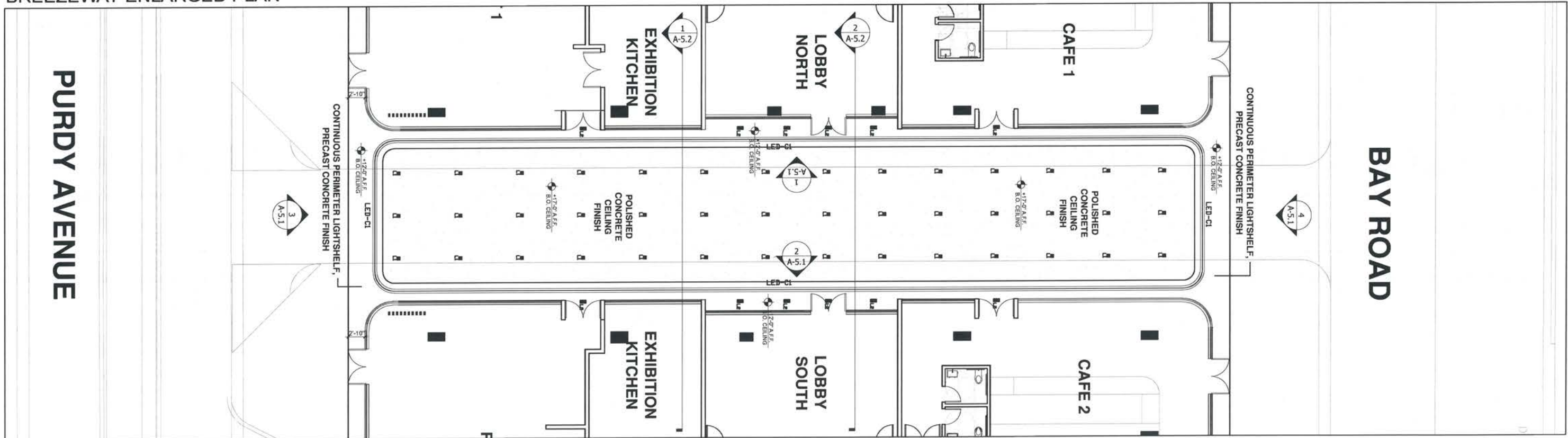
APPROVED (FOR REFERENCE ONLY)

NO PROPOSED CHANGES TO LIGHTING OR MATERIALS IN BREEZEWAY

BREEZEWAY- ENLARGED PLAN AND RCP



BREEZEWAY ENLARGED PLAN

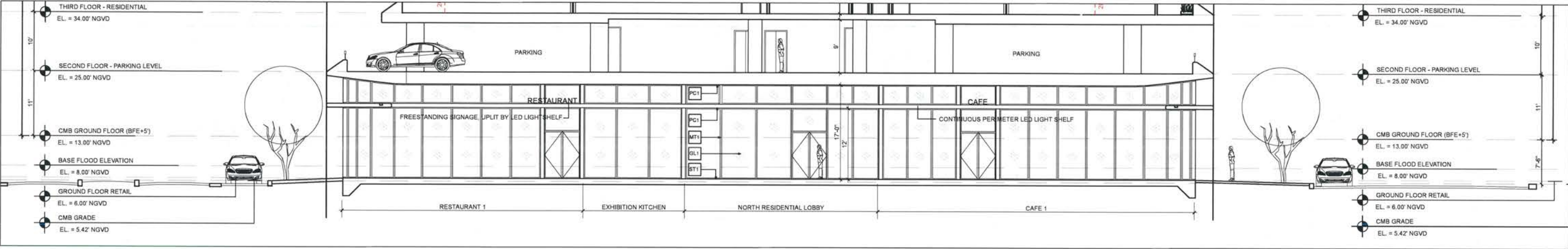


BREEZEWAY REFLECTED CEILING PLAN

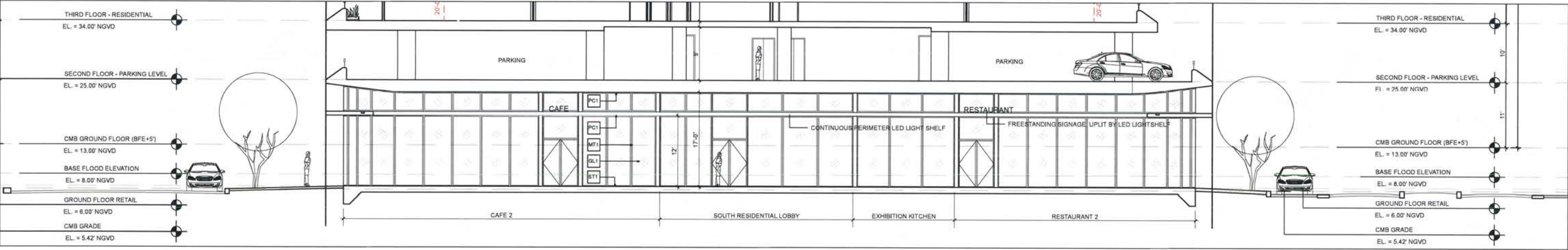
SCALE: 1/16"=1'-0"

BREEZEWAY- ENLARGED ELEVATIONS

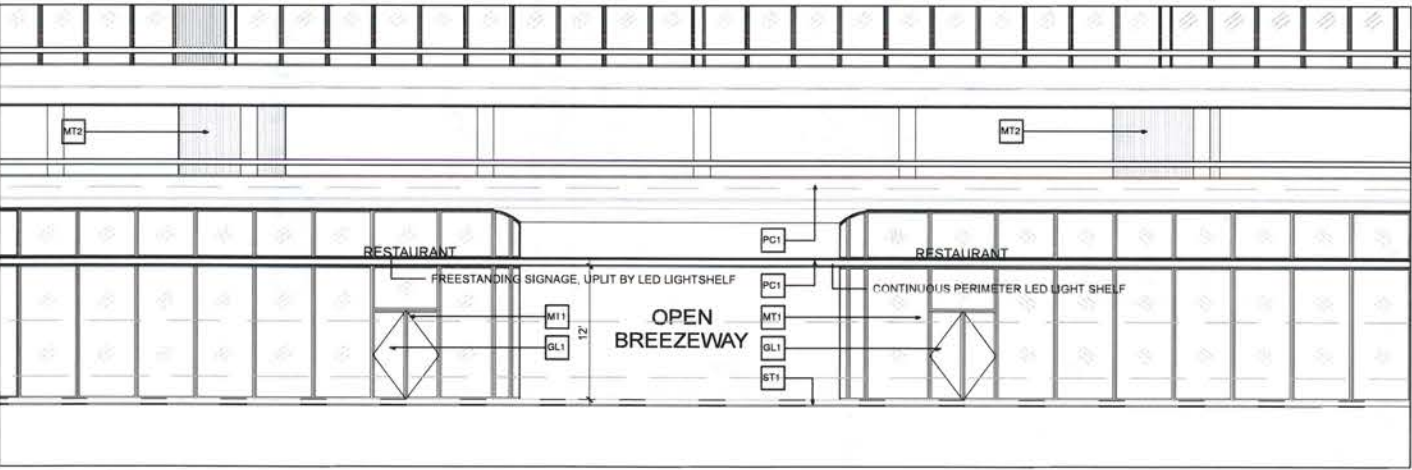
APPROVED (FOR REFERENCE ONLY)
NO CHANGE IN BREEZEWAY ELEVATIONS



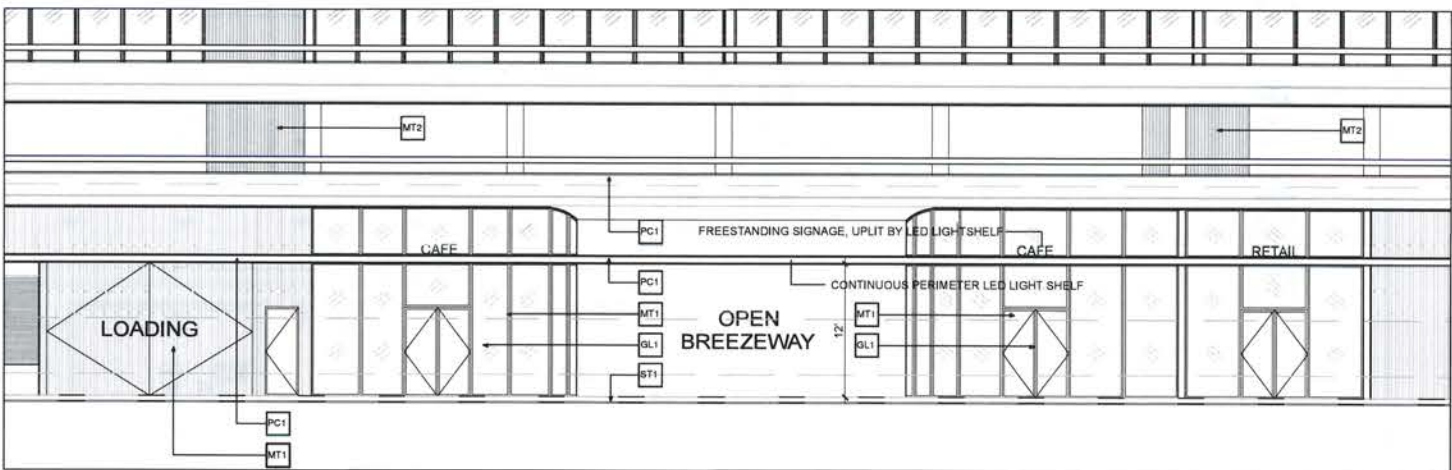
1 BREEZEWAY NORTH ELEVATION



2 BREEZEWAY SOUTH ELEVATION



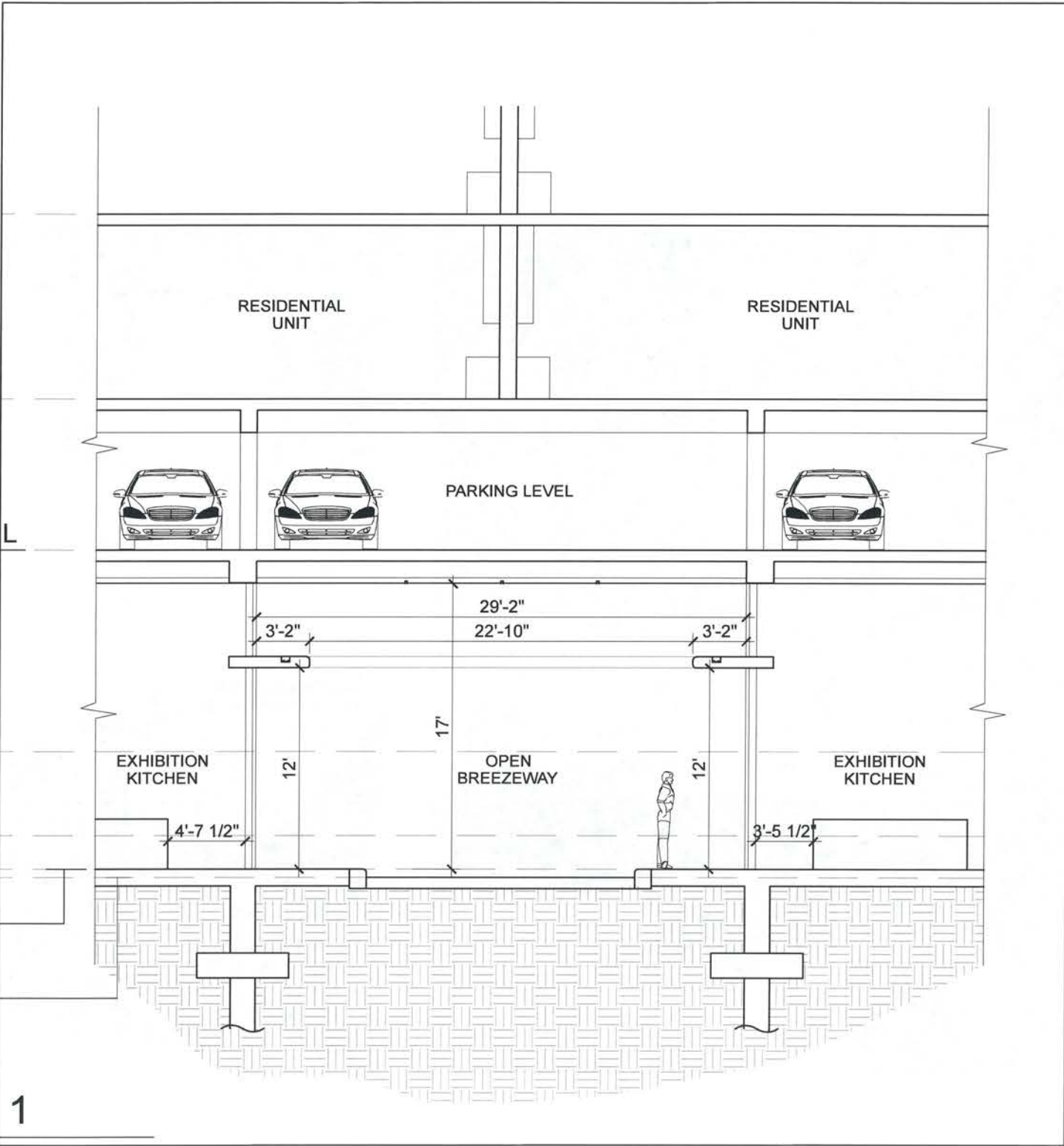
3 BREEZEWAY WEST ELEVATION
MAIN ENTRY VIEW



4 BREEZEWAY EAST ELEVATION

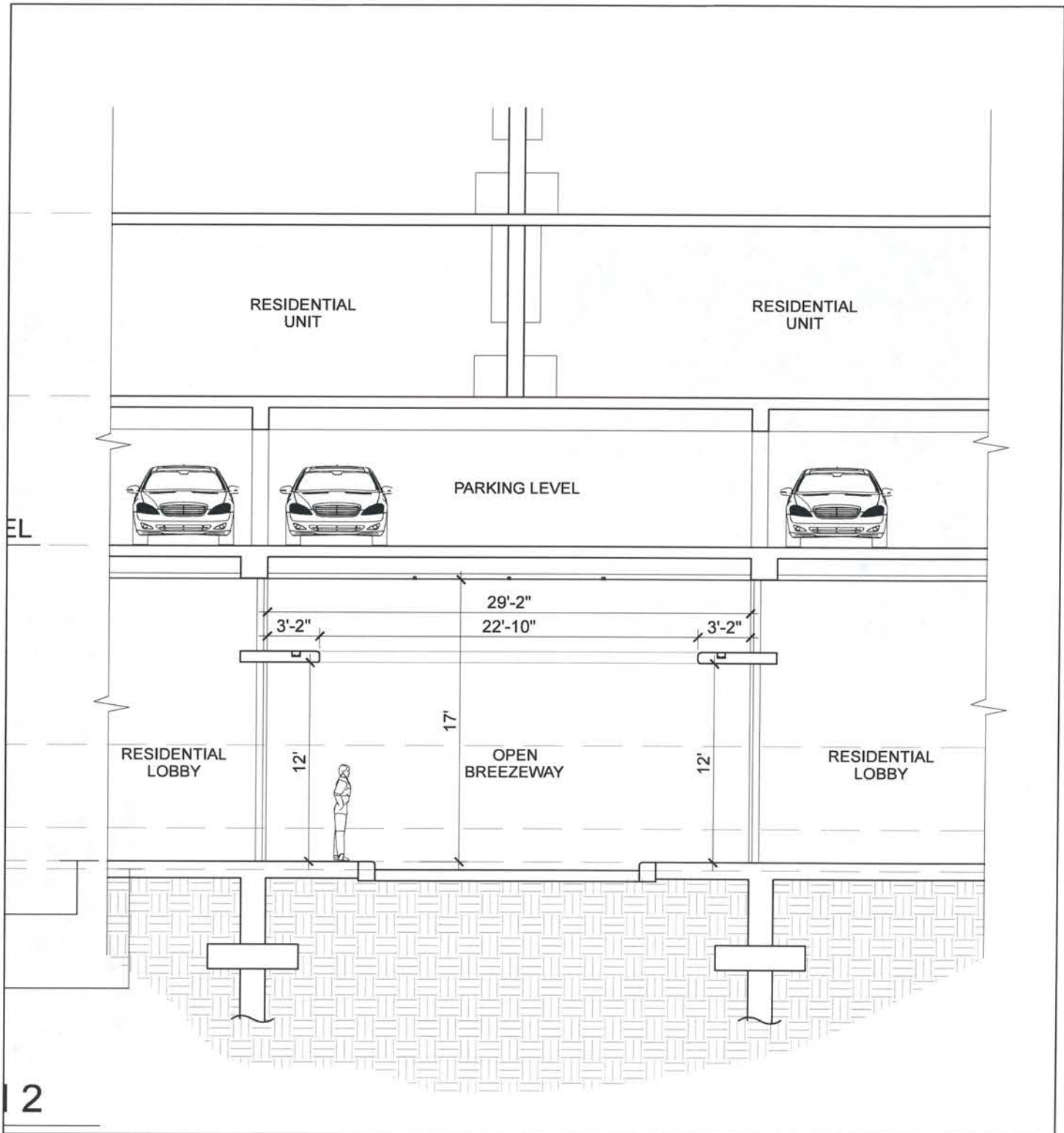
BREEZEWAY- ENLARGED SECTIONS

APPROVED (FOR REFERENCE ONLY)
NO CHANGE IN BREEZEWAY SECTIONS



1 BREEZEWAY SECTION AT EXHIBITION KITCHENS

MAIN ENTRY VIEW



2 BREEZEWAY SECTION AT RESIDENTIAL LOBBIES

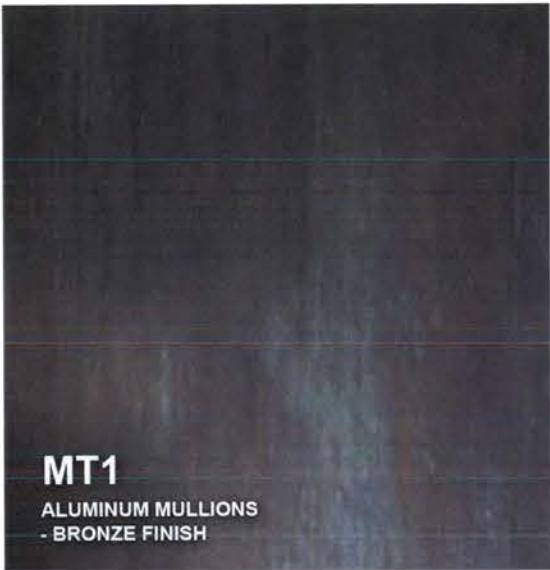
SCALE: 1/8"=1'-0"

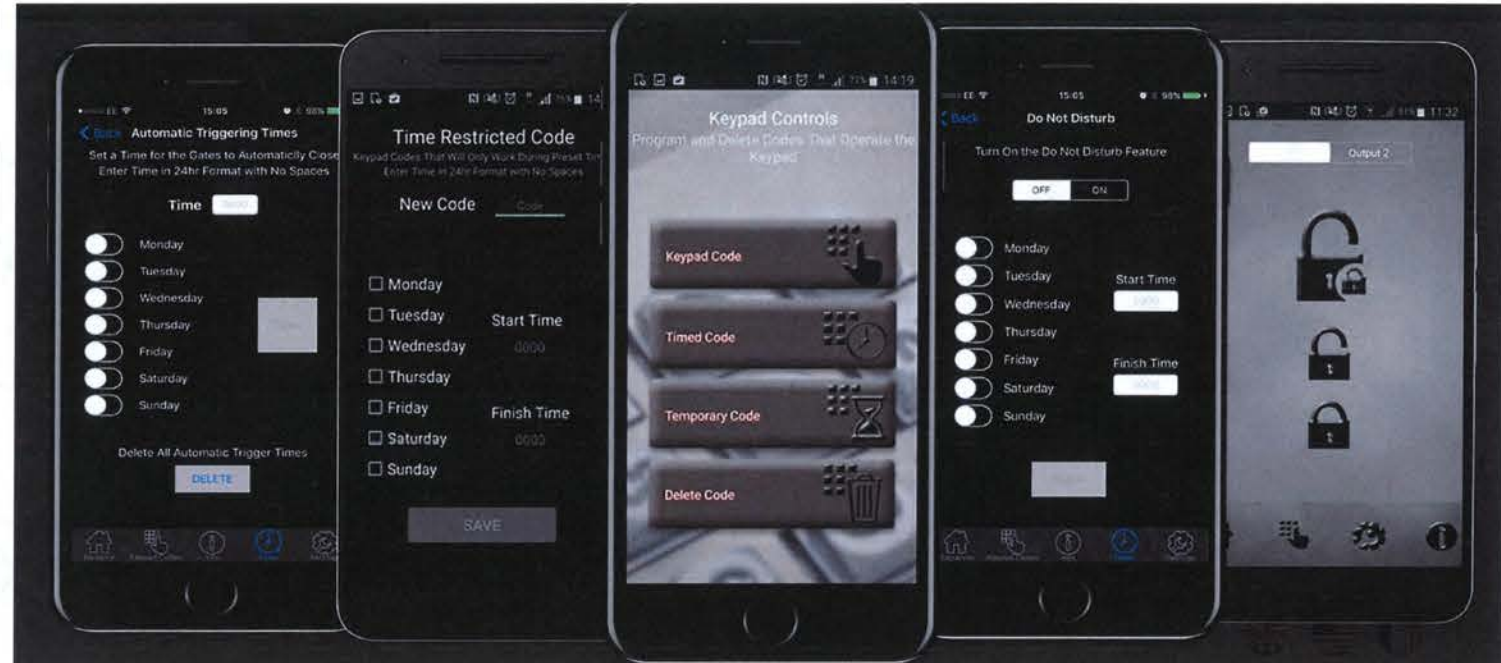
SUNSET PARK
1759 PURDY AVE
MIAMI BEACH, FLORIDA
07/16/18

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

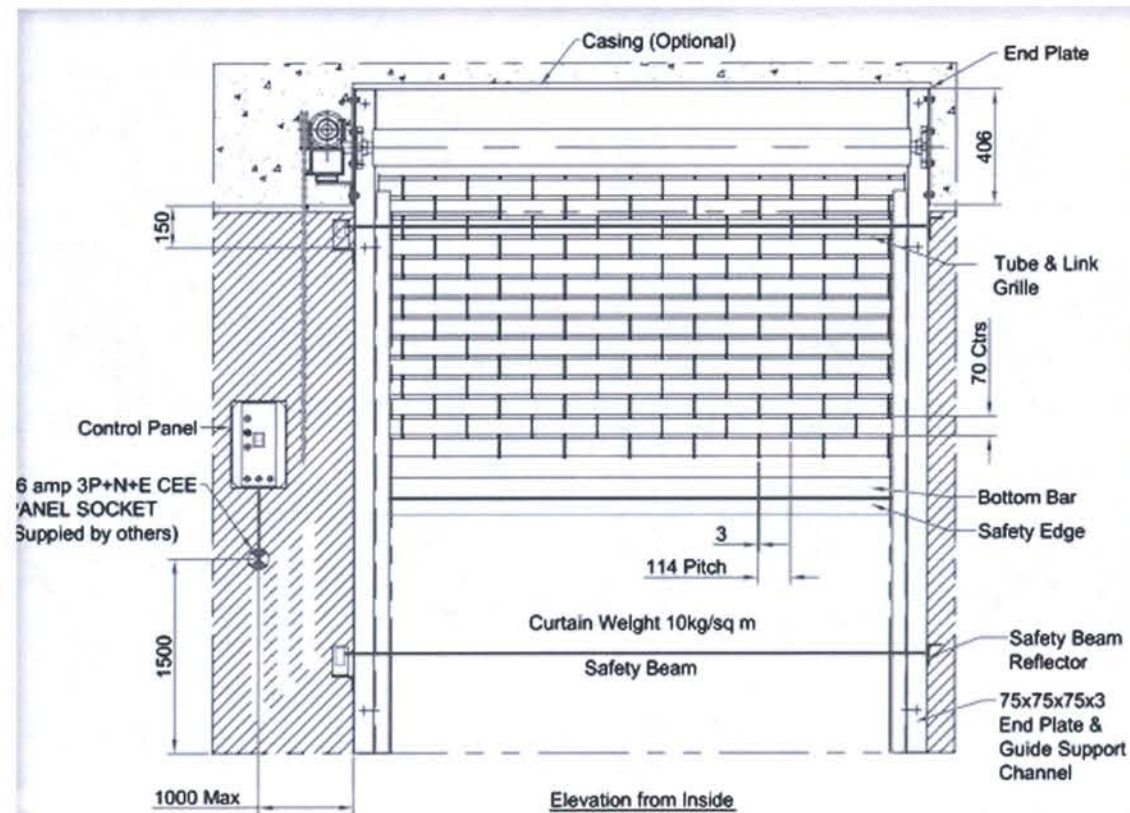
BREEZEWAY- MATERIALS AND FURNISHINGS

APPROVED (FOR REFERENCE ONLY - NO CHANGES PROPOSED)





BREEZEWAY VEHICULAR AUTOMATIC BOLLARDS

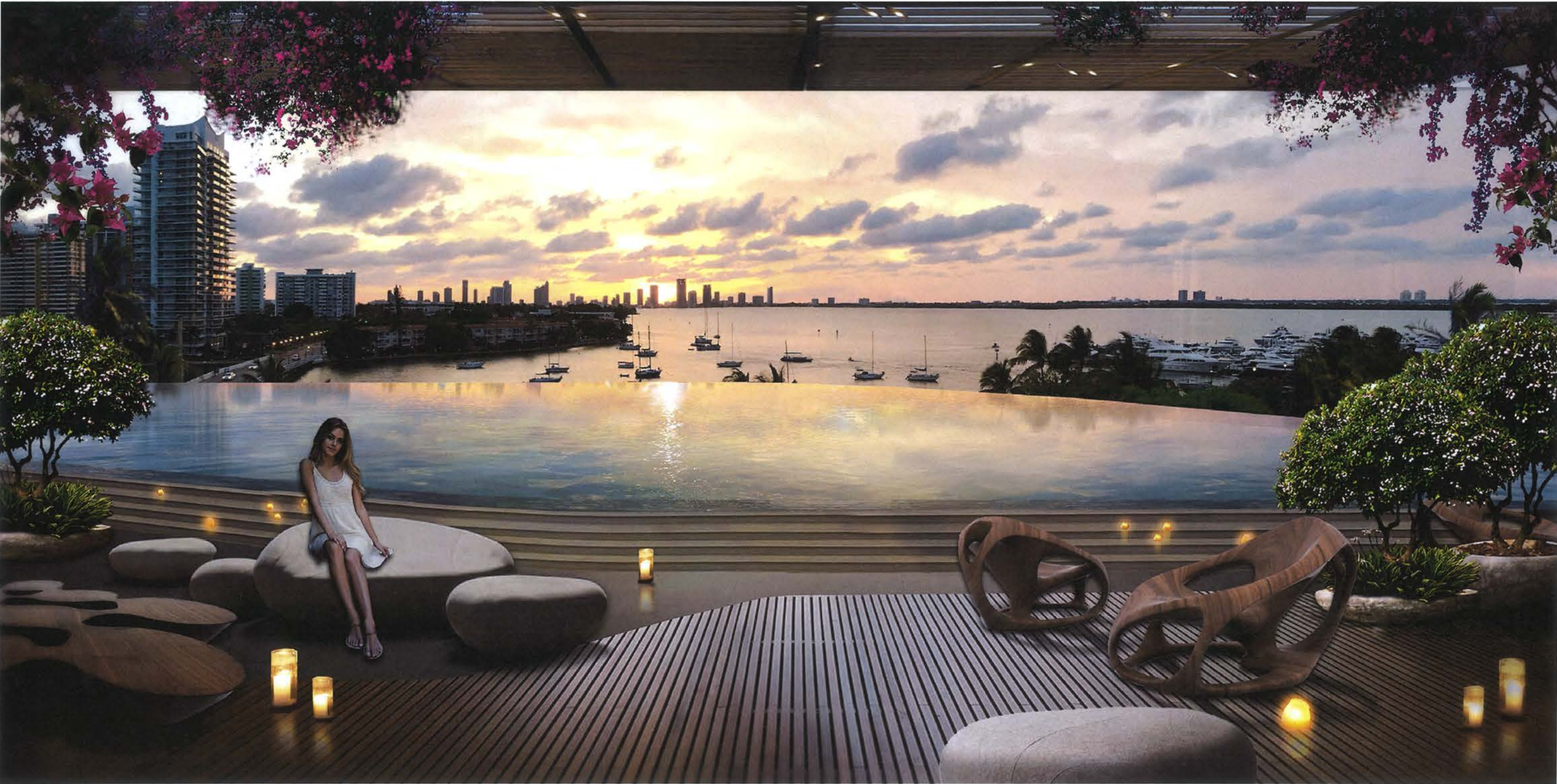


BRONZE FINISH SECURITY GATE





MAIN ENTRY VIEW



ROOFTOP VIEW



ROOFTOP VIEW



BREEZEWAY VIEW