



EIGHTEEN SUNSET

1733-1759 PURDY AVENUE & 1724-1752 BAY ROAD
MIAMI BEACH, FLORIDA
DESIGN REVIEW BOARD MEETING
MAY 4, 2021



DESIGN CHANGES ADDRESSED

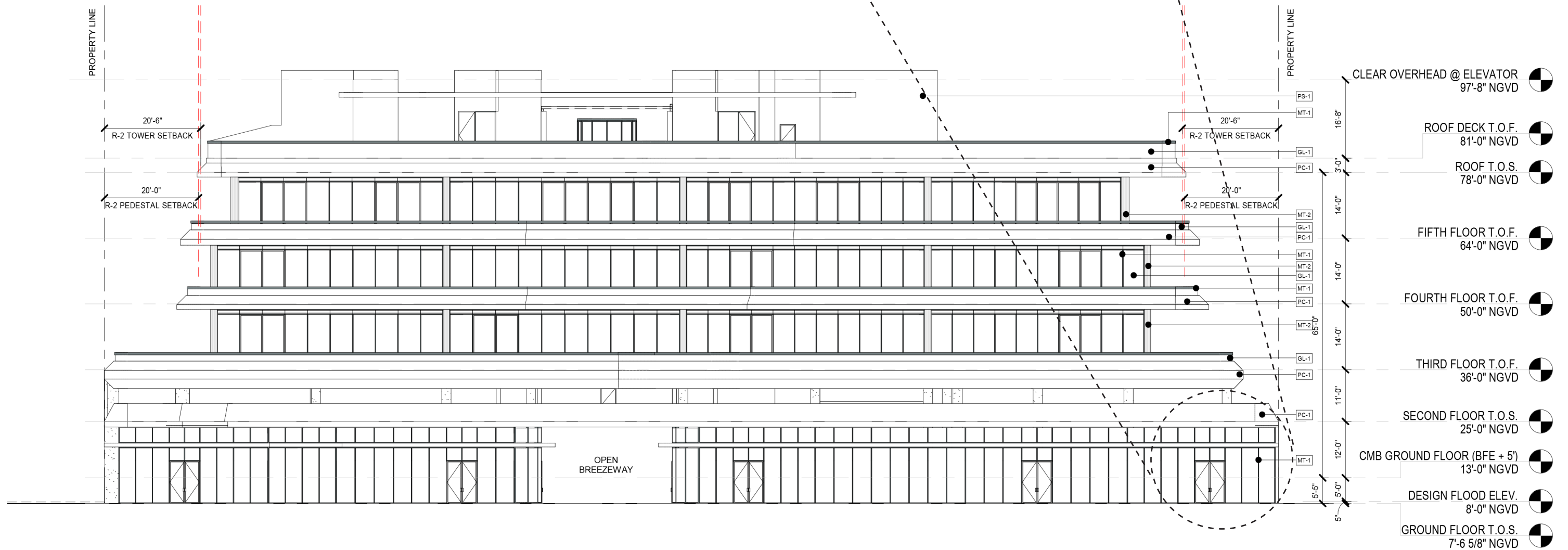
- ◇ Ground and Upper floor mullion spacing
- ◇ Cantilevered slab finish
- ◇ Change of column and roof wall finish
- ◇ Redesign of Garage level bulkhead
- ◇ New Landscaping added
- ◇ Breezeway ceiling

ITEM 1

Mullion spacing was increased to a 4' spacing on the Ground floor and 5' spacing on Upper floors 3, 4 and 5.

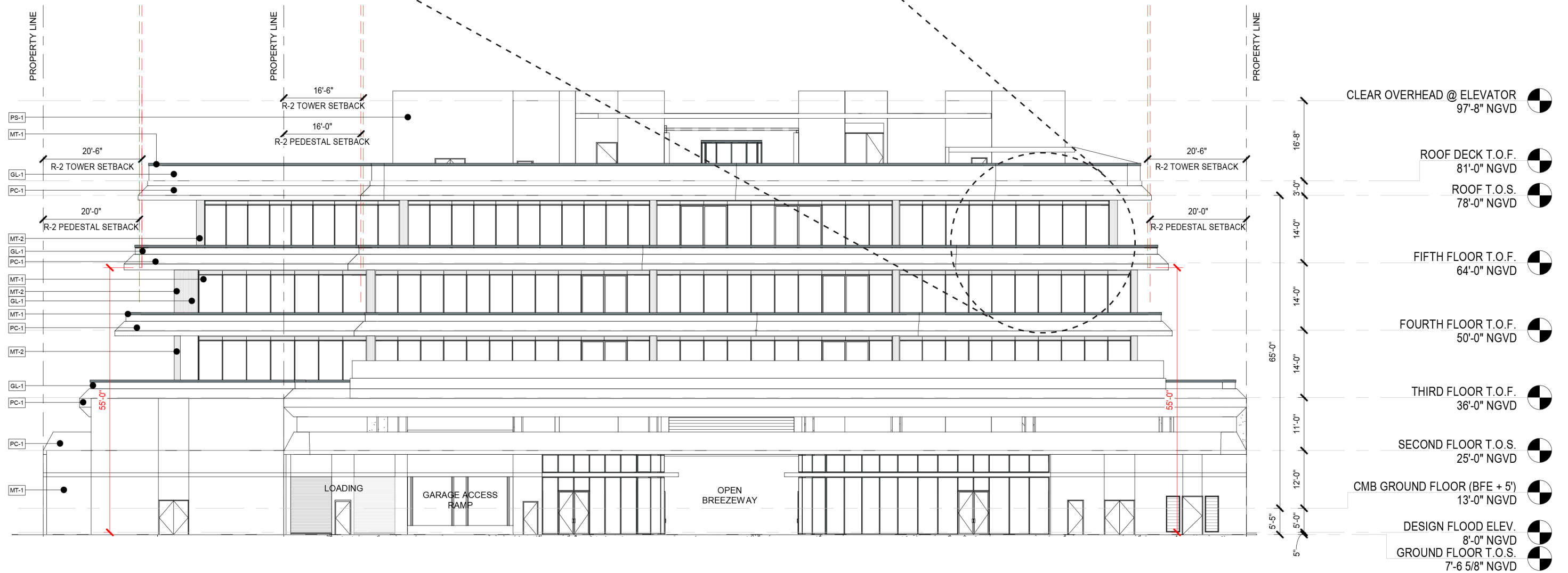


ELEVATION - PURDY ROAD





ELEVATION - BAY ROAD



RENDERING



4'-0" MULLION SPACING AT COMMERCIAL GLAZING STOREFRONT



STREET VIEW

RENDERING



5'-0" MULLION SPACING AT UPPER LEVEL GLAZING

ITEM 2

Cantilevered slab with plaster finish.



PREVIOUS DESIGN - POLISHED CONCRETE



REVISED DESIGN - PLASTER FINISH

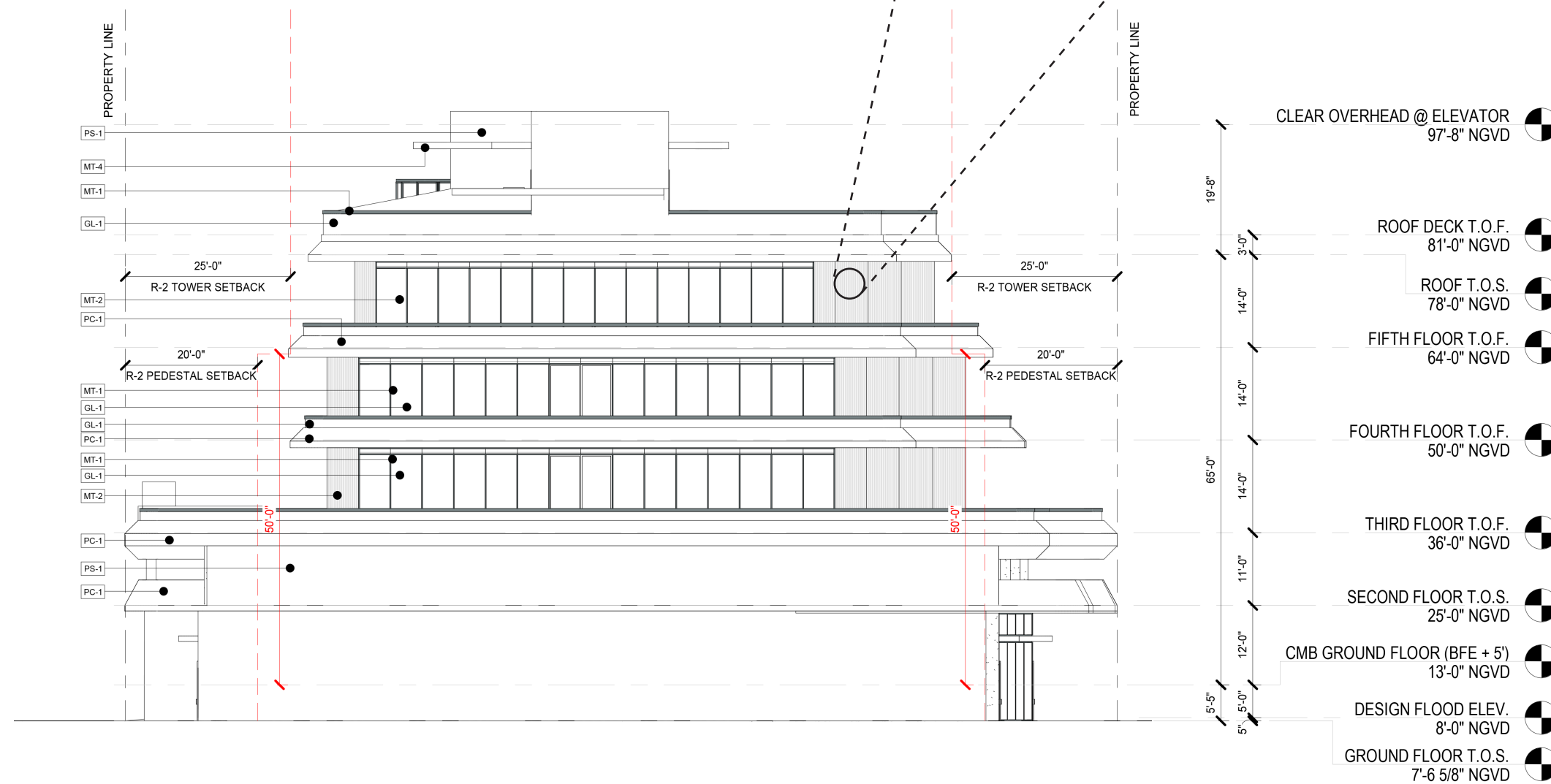
ITEM 3

All exposed concrete columns on Upper floors 3, 4 and 5, as well as all roof level walls enclosing the elevator core and service rooms, will be clad in IPE wood.

ELEVATION - NORTH



HORIZONTAL WOOD CLADDING

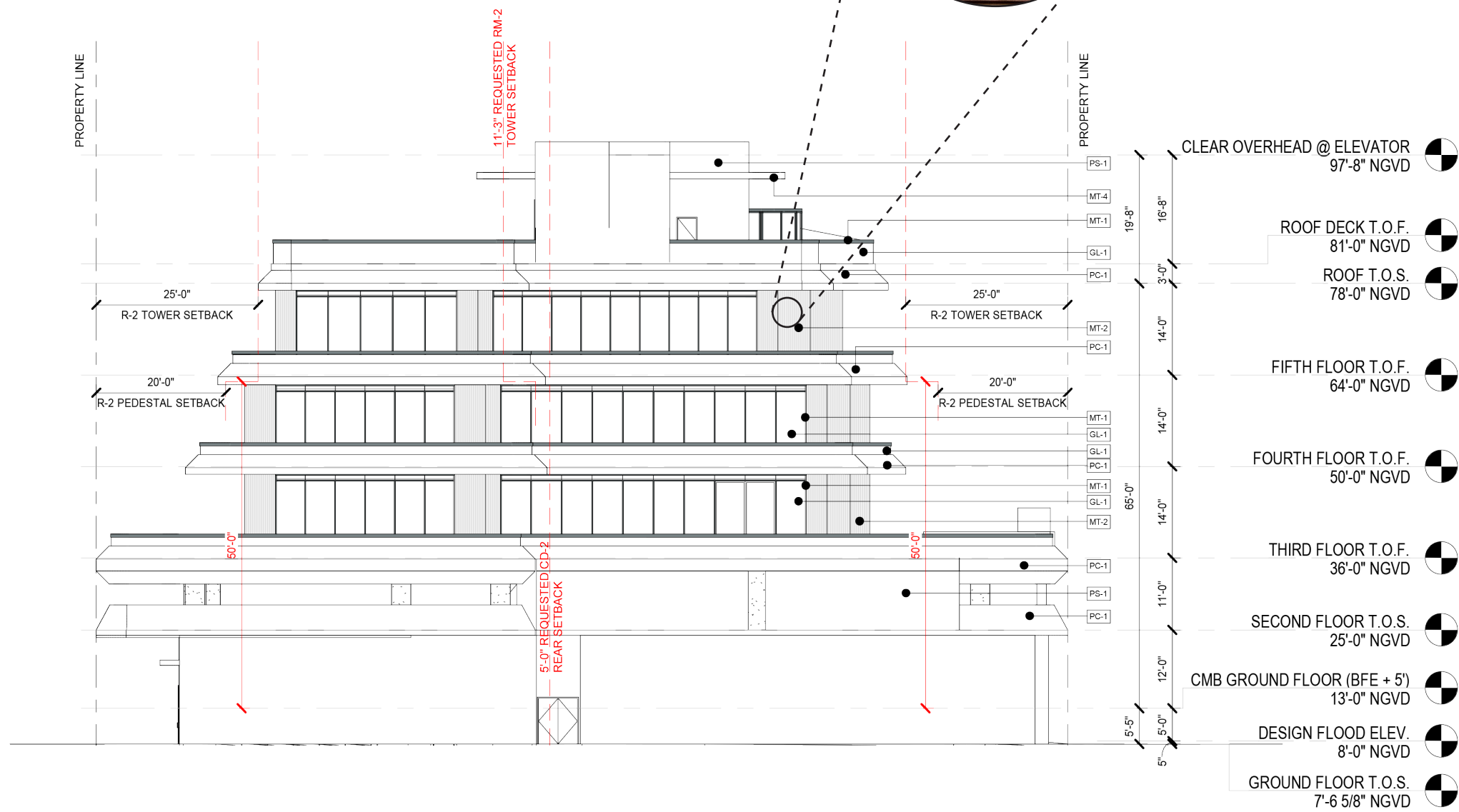




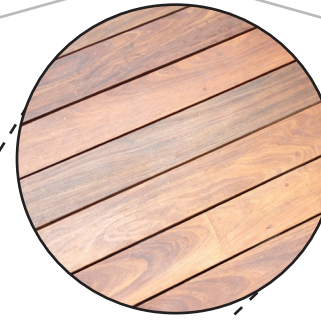
ELEVATION - SOUTH



HORIZONTAL WOOD CLADDING



RENDERING



IPE WOOD DECK

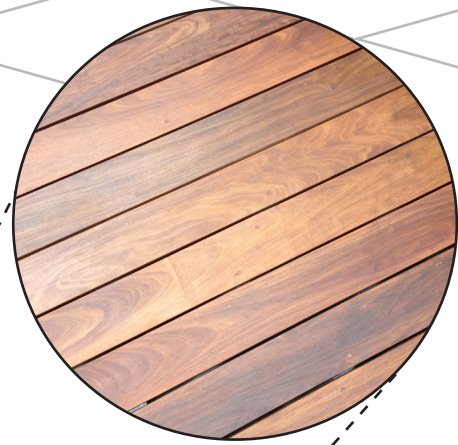


BIRDS-EYE VIEW



HORIZONTAL WOOD CLADDING

RENDERING



IPE WOOD DECK

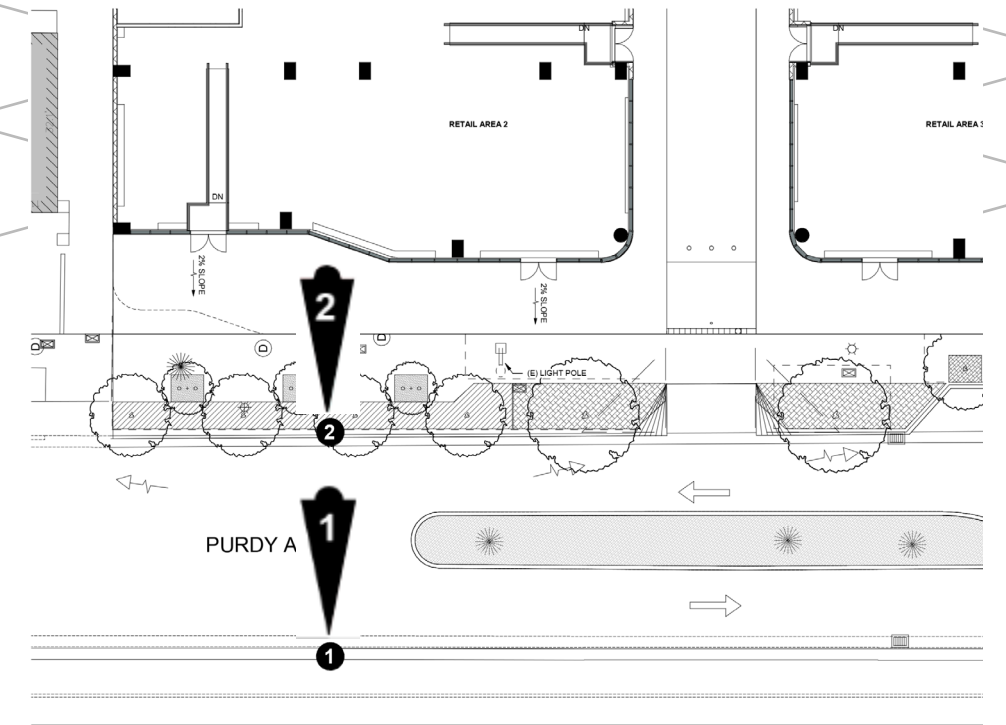


HORIZONTAL WOOD CLADDING

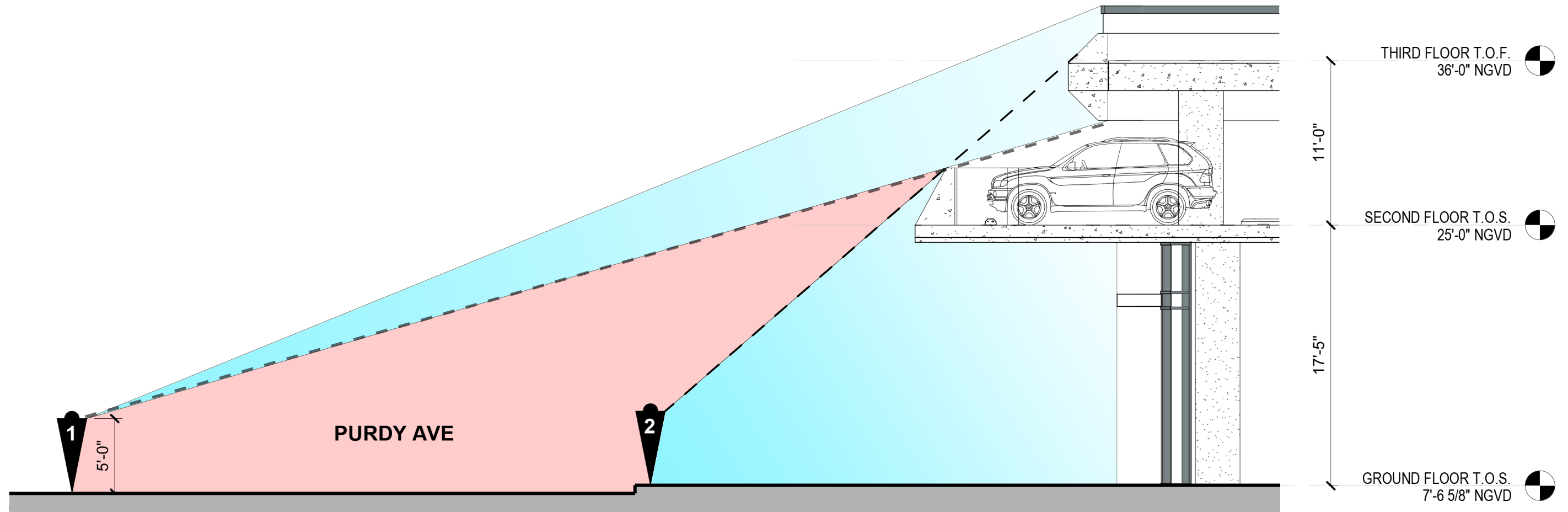
ROOF TOP

ITEM 4

Garage level bulkhead was increased to 3'-6" above the finished floor in order to block vehicles lights and also block any exposed pipes in the garage, which could be seen from the pedestrian sidewalks below.



GROUND FLOOR KEYPLAN



SITE DIAGRAM

RENDERING



REVISED BULKHEAD DESIGN



STREET VIEW

ITEM 5

Additional landscaping has been added to the different levels of the building in order to soften the mass of the building and bulkhead railings.

3RD FLOOR LANDSCAPE



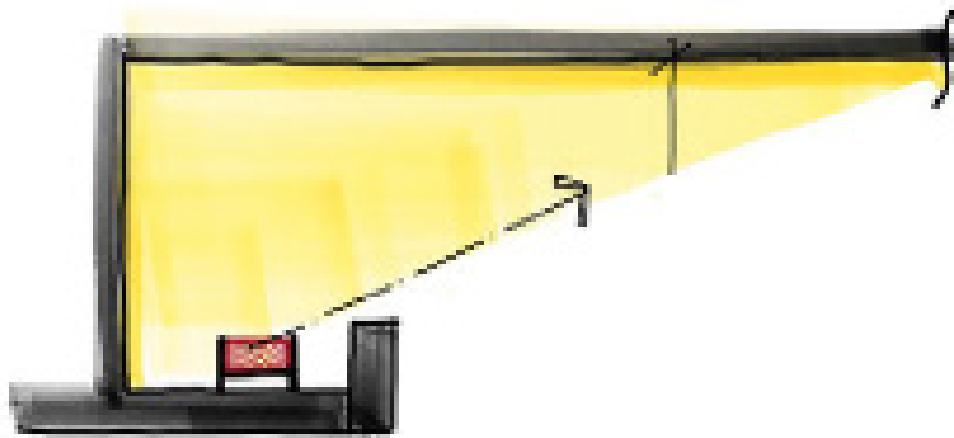
BIRDS-EYE RENDERING



ROOF LANDSCAPE

ITEM 6

A coffer ceiling with perimeter lighting has been added in the vehicular breezeway.



COVE LIGHTING DESIGN SKETCH



BREEZEWAY

ROOF TOP RENDERING



BIRDS-EYE RENDERING





EIGHTEEN SUNSET