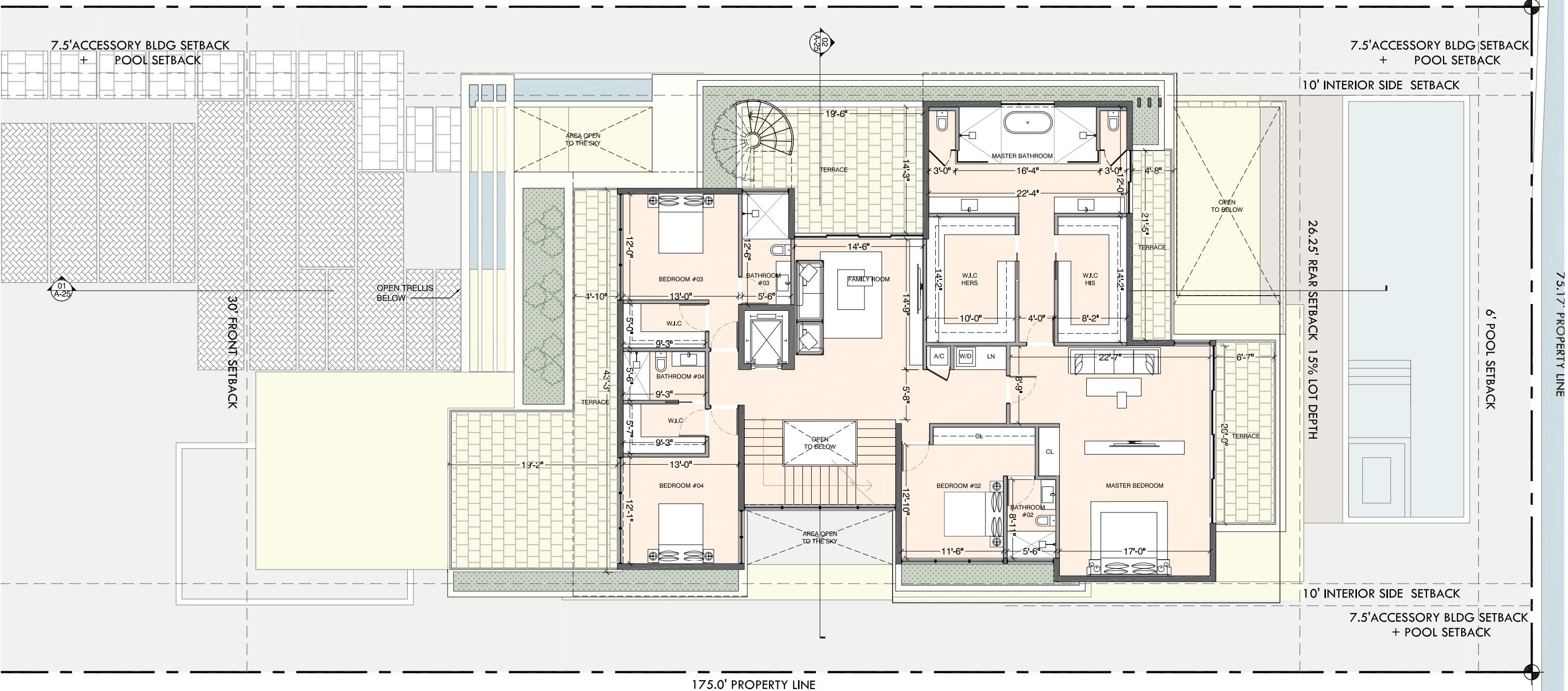


175.0' PROPERTY LINE



175.0' PROPERTY LINE



SECOND FLOOR PLAN

SUNSET ISLAND RESIDENCE  
1745 W 24 ST, MIAMI BEACH, FL 33140  
DATE: 12.06.2021

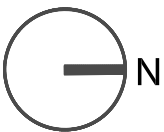


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STUDIO

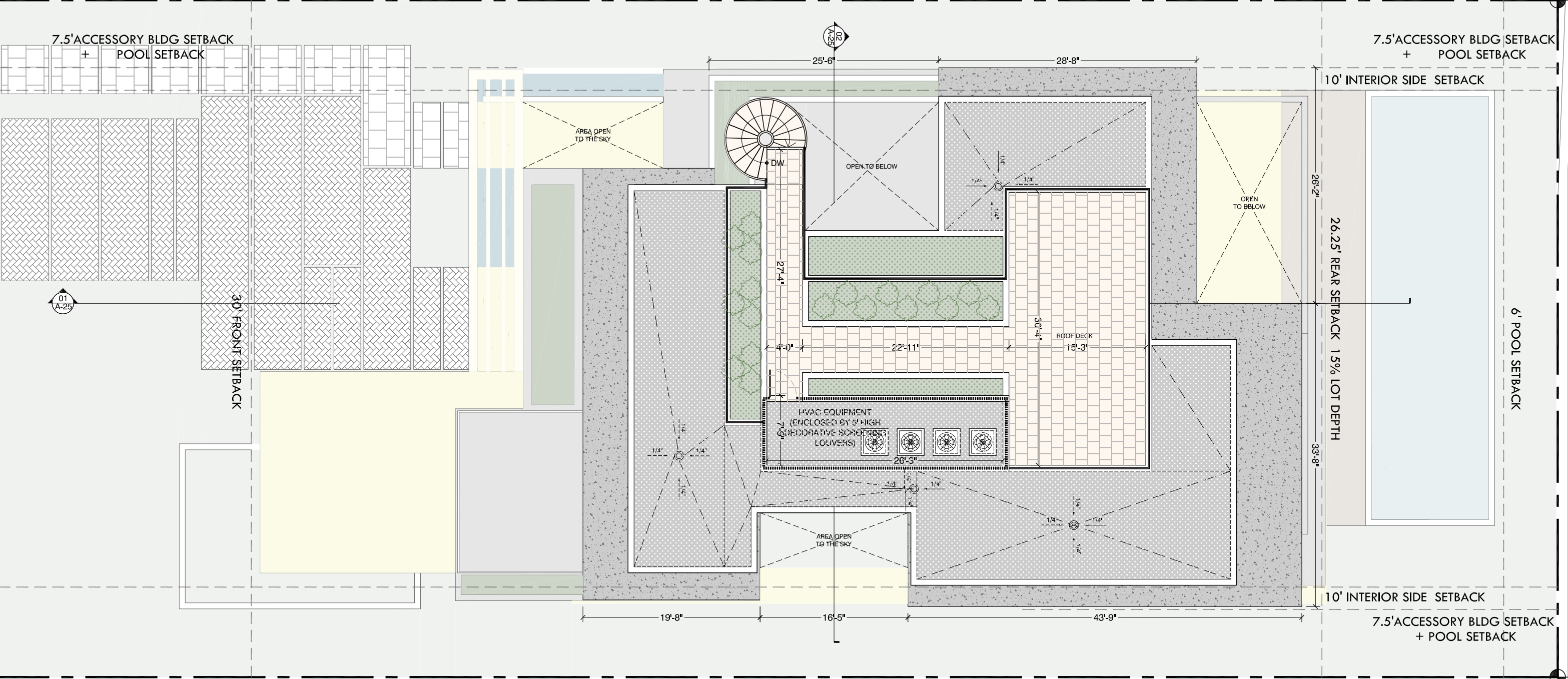
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INFO@PRESCHERBASSAN.COM

SCALE: 3/32" = 1'-0"

A-17



175.0' PROPERTY LINE



175.0' PROPERTY LINE



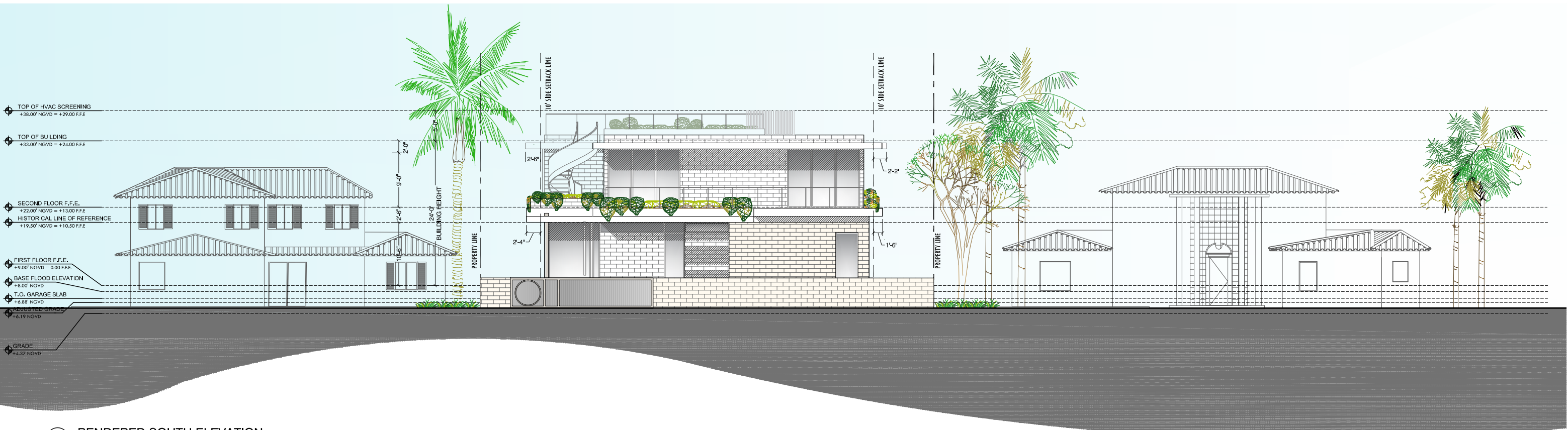
ROOF PLAN

SUNSET ISLAND RESIDENCE  
1745 W 24 ST, MIAMI BEACH, FL 33140  
DATE: 12.06.2021

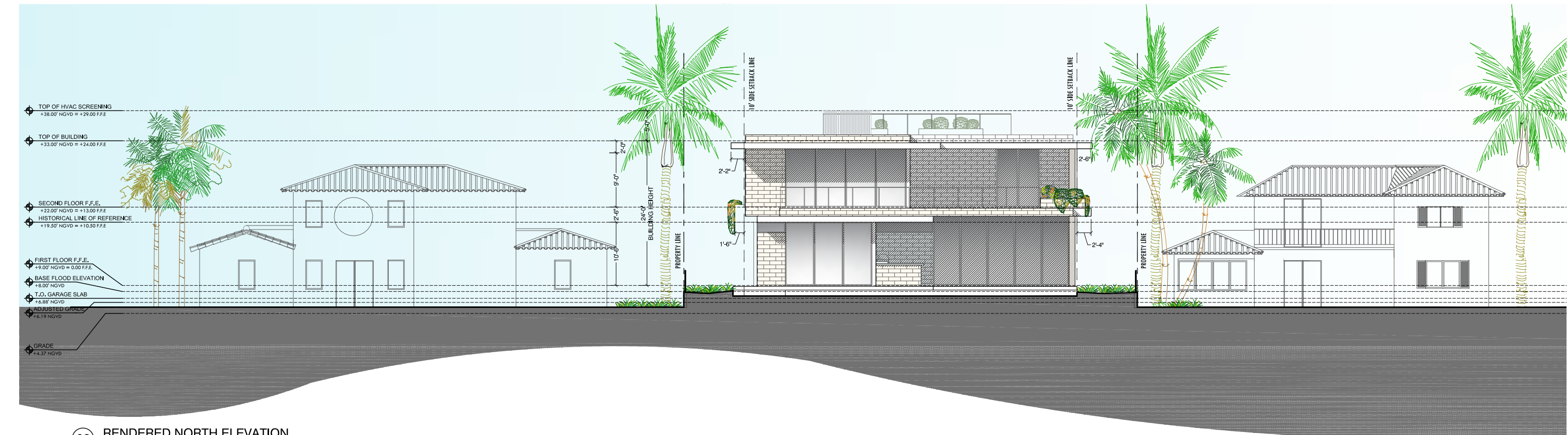
SCALE: 3/32" = 1'-0"

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STUDIO  
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NORTH MIAMI BEACH, FLORIDA 33160  
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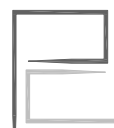




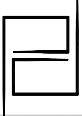
01 RENDERED SOUTH ELEVATION  
SCALE 1/16" = 1'-0"



02 RENDERED NORTH ELEVATION  
SCALE 1/16" = 1'-0"



NORTH / SOUTH ELEVATIONS  
SUNSET ISLAND RESIDENCE  
1745 W 24 ST, MIAMI BEACH, FL 33140  
DATE: 12.06.2021

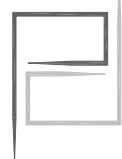
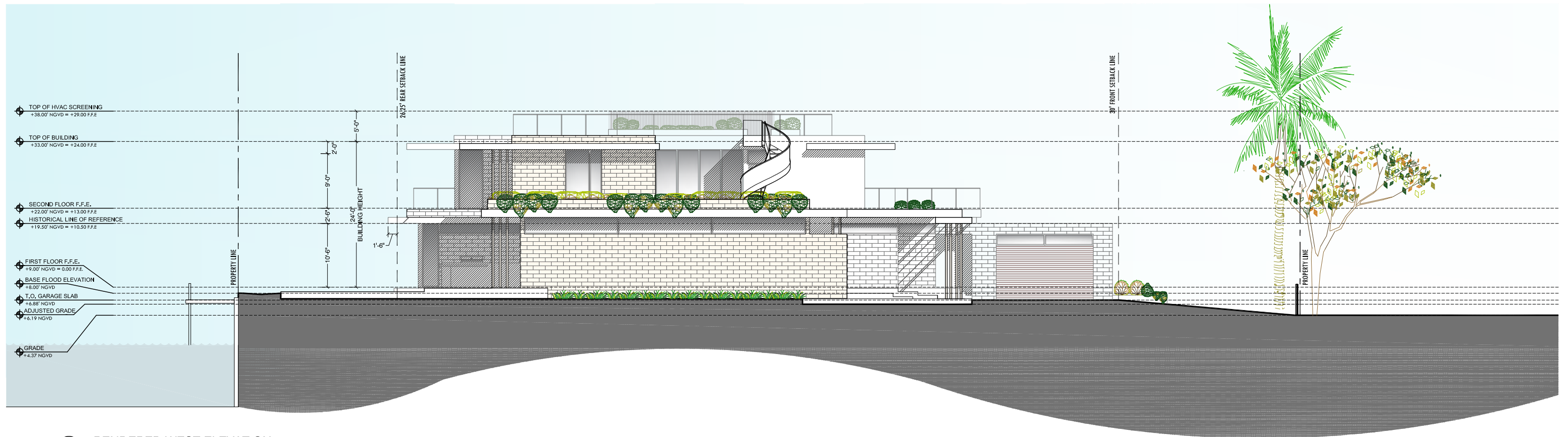
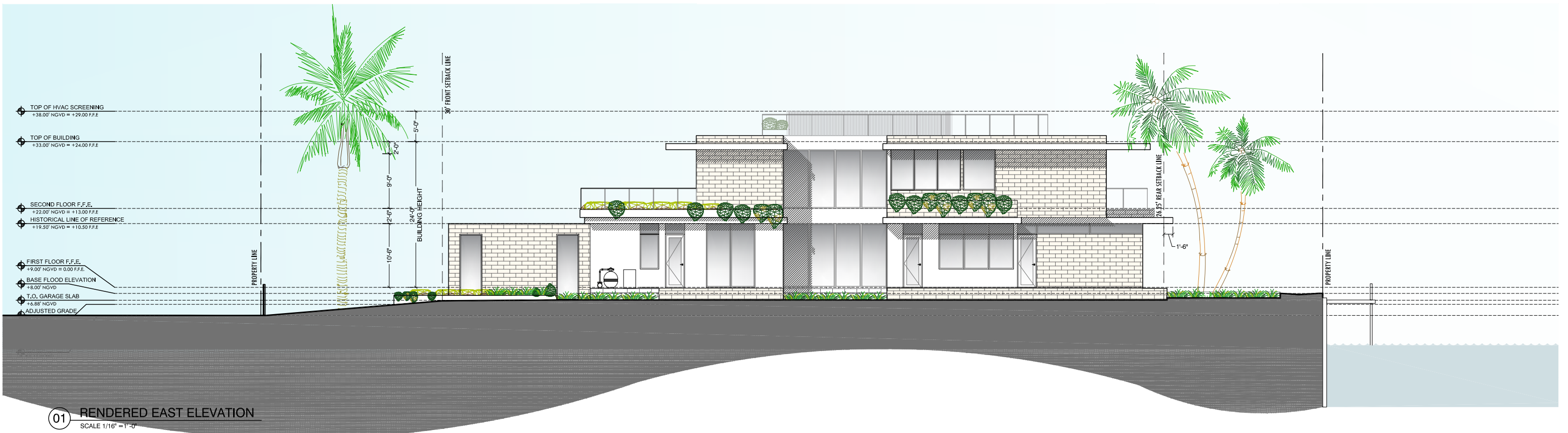


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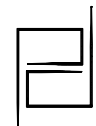
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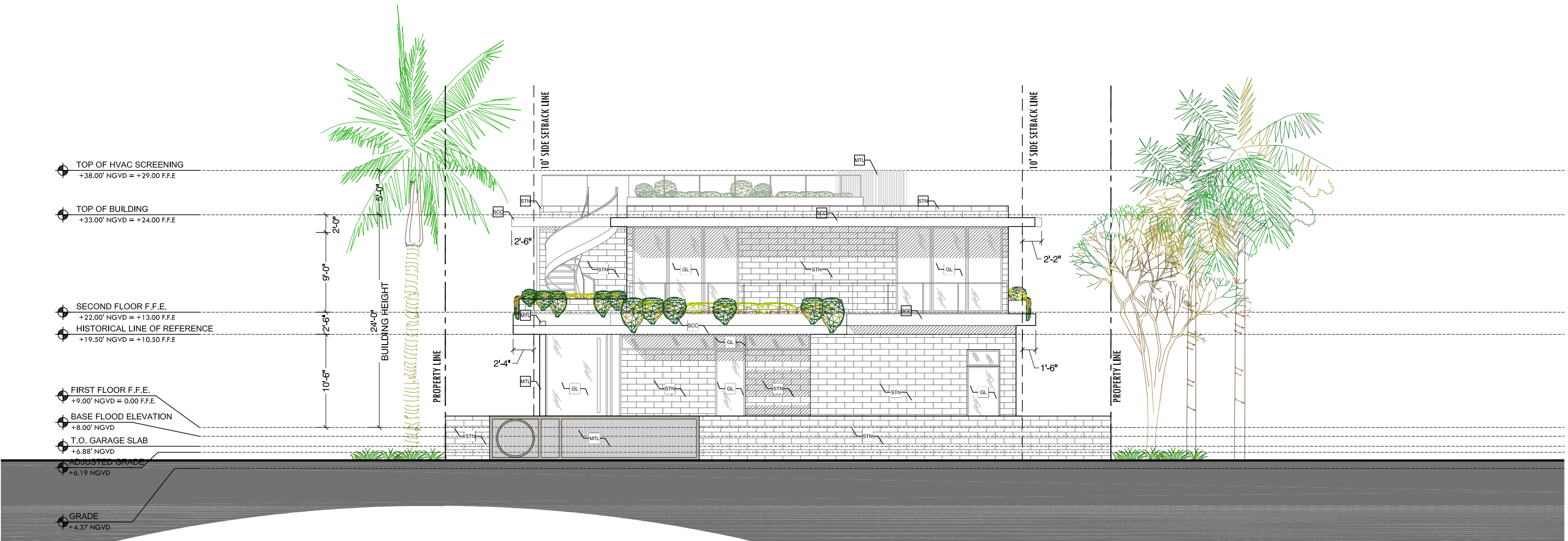
EAST / WEST ELEVATIONS  
 SUNSET ISLAND RESIDENCE  
 1745 W 24 ST, MIAMI BEACH, FL 33140  
 DATE: 12.06.2021



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A-20



01 NON RENDERED SOUTH ELEVATION  
SCALE 3/16" = 1'-0"

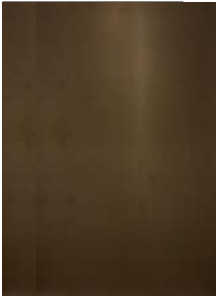
SPEC.	SPEC. TYPE
SCC	5/8" SMOOTH STUCCO FINISH. PAINTED WHITE OR SELECTED. PROVIDE MOCK-UP PANEL FOR APPROVAL . PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL
STN	SAND LIMESTONE FINISH TILE. MANUFACTURER TBD. ALL EDGES TO BE MITERED IN EXPOSED CORNERS
WT	WOOD COMPOSITE TILE
MTL	ALUM FAUX WOOD FINISH, COLOR TO MATCH WOOD COMPOSITE. TO BE COORDINATED WITH ARCHITECT
GL	NOA. APPROVED GLAZING SYSTEM . BRONZE KYNAR FINISH . REFER TO ENERGY CALCULATIONS FOR SHADING



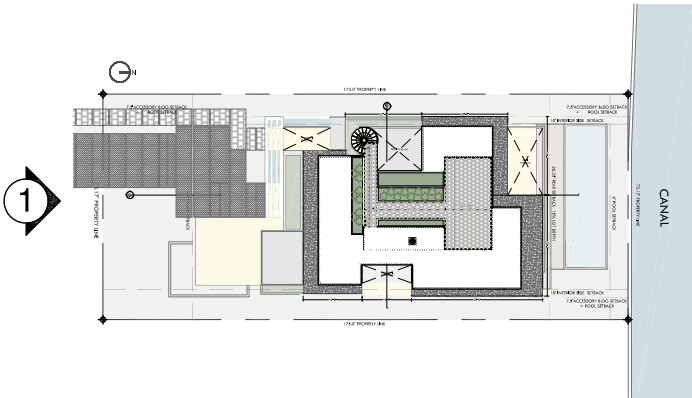
STN



WT



GL/MTL  
BRONZE  
FINISH



02 ELEVATION KEY PLAN



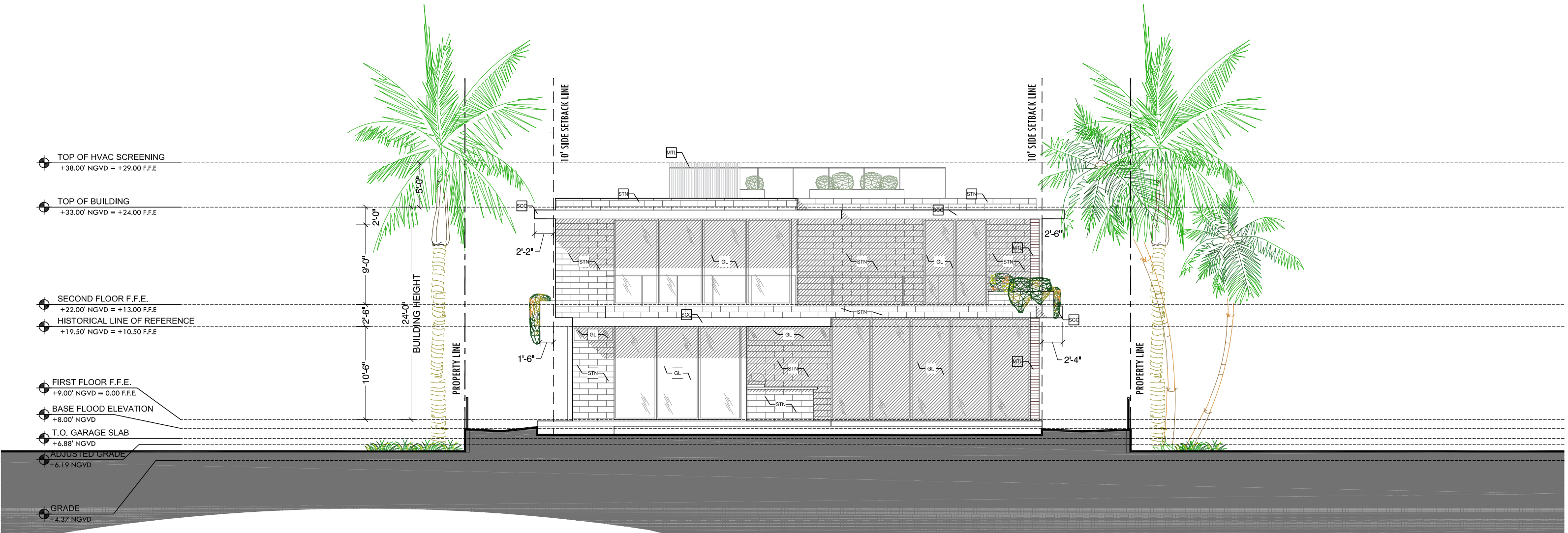
NON RENDERED FRONT/ SOUTH ELEVATION

SUNSET ISLAND RESIDENCE  
1745 W 24 ST, MIAMI BEACH, FL 33140  
DATE: 12.06.2021

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

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01 NON RENDERED NORTH ELEVATION  
SCALE 3/16" = 1'-0"

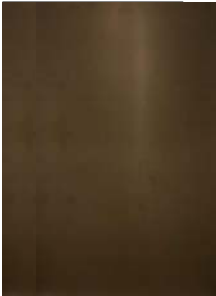
SPEC.	SPEC. TYPE
SCC	5/8" SMOOTH STUCCO FINISH. PAINTED WHITE OR SELECTED. PROVIDE MOCK-UP PANEL FOR APPROVAL . PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL
STN	SAND LIMESTONE FINISH TILE. MANUFACTURER TBD. ALL EDGES TO BE MITERED IN EXPOSED CORNERS
WT	WOOD COMPOSITE TILE
MTL	ALUM FAUX WOOD FINISH, COLOR TO MATCH WOOD COMPOSITE. TO BE COORDINATED WITH ARCHITECT
GL	NOA. APPROVED GLAZING SYSTEM . BRONZE KYNAR FINISH . REFER TO ENERGY CALCULATIONS FOR SHADING



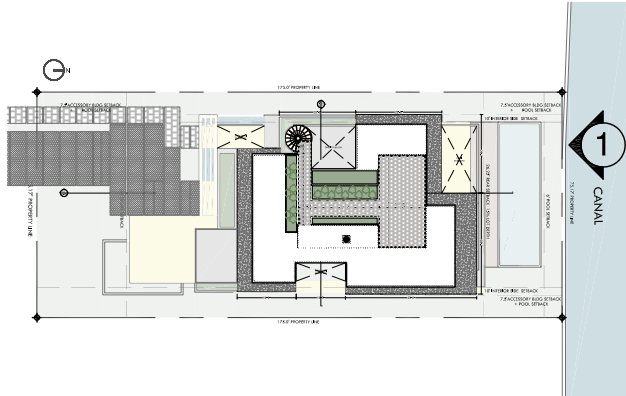
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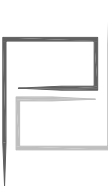
WT



GL/MTL  
BRONZE  
FINISH



02 ELEVATION KEY PLAN

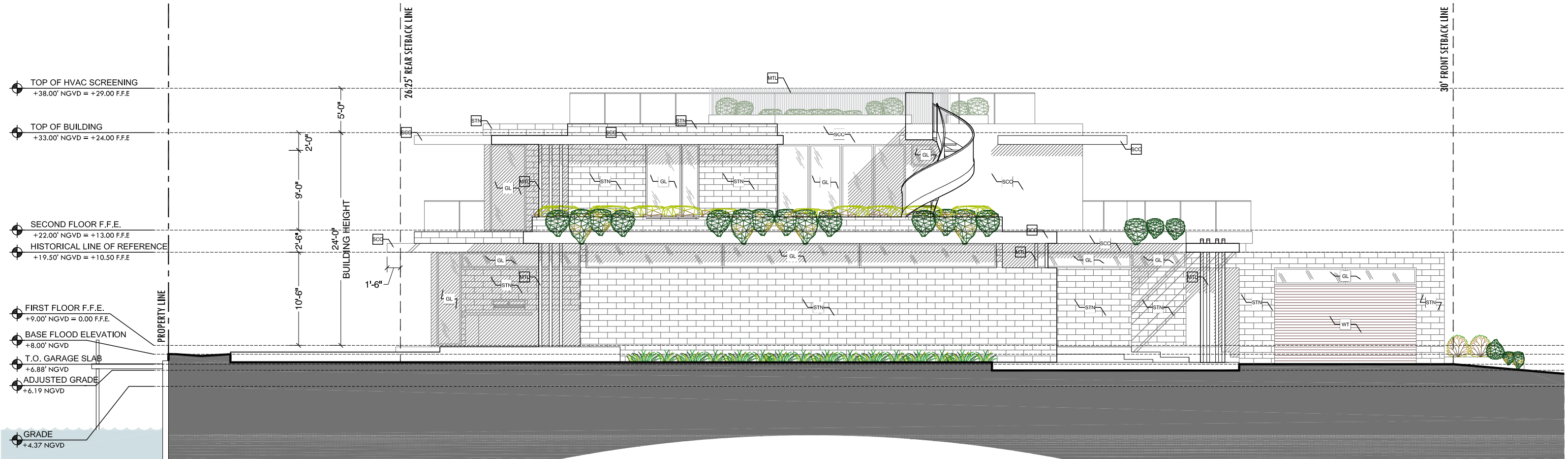


NON RENDERED BACK / NORTH ELEVATION

SUNSET ISLAND RESIDENCE  
1745 W 24 ST, MIAMI BEACH, FL 33140  
DATE: 12.06.2021

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A-22



01 NON RENDERED WEST ELEVATION  
SCALE 3/16" = 1'-0"

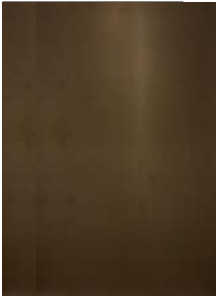
SPEC.	SPEC. TYPE
SCC	5/8" SMOOTH STUCCO FINISH. PAINTED WHITE OR SELECTED. PROVIDE MOCK-UP PANEL FOR APPROVAL . PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL
STN	SAND LIMESTONE FINISH TILE. MANUFACTURER TBD. ALL EDGES TO BE MITERED IN EXPOSED CORNERS
WT	WOOD COMPOSITE TILE
MTL	ALUM FAUX WOOD FINISH, COLOR TO MATCH WOOD COMPOSITE. TO BE COORDINATED WITH ARCHITECT
GL	NOA. APPROVED GLAZING SYSTEM . BRONZE KYNAR FINISH . REFER TO ENERGY CALCULATIONS FOR SHADING



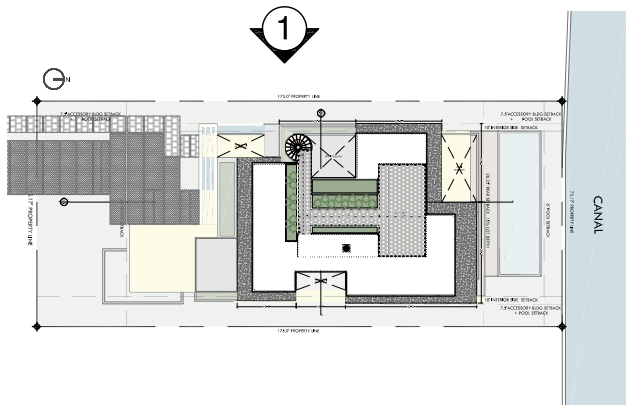
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WT



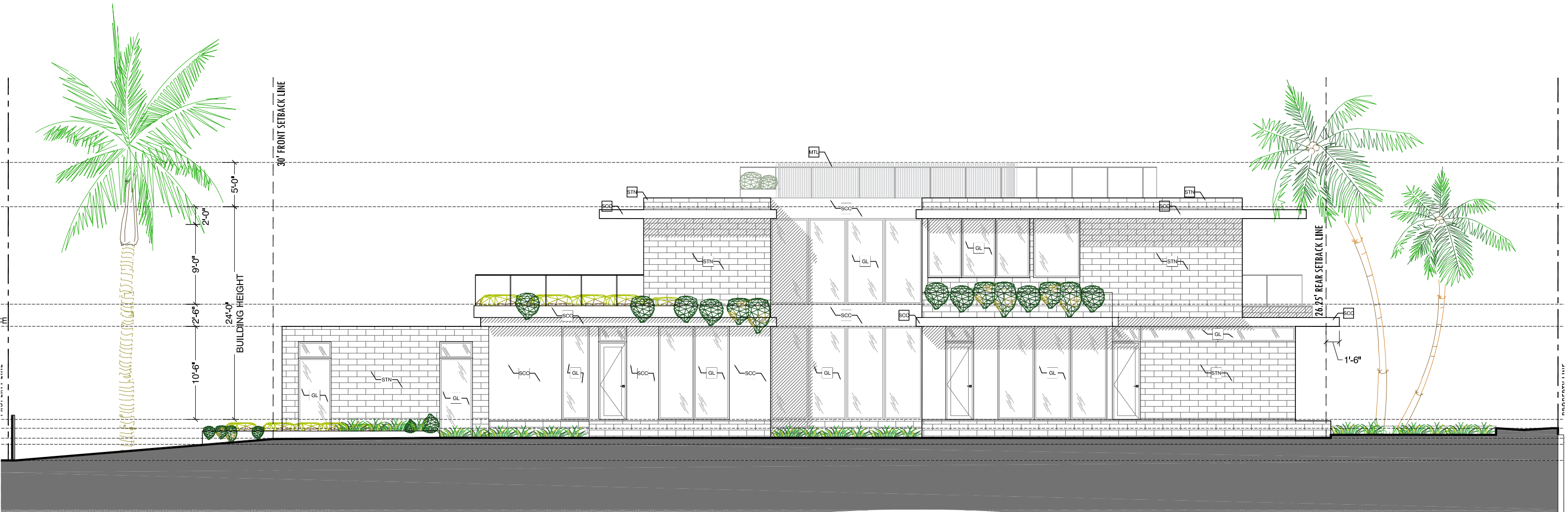
GL/MTL  
BRONZE  
FINISH



02 ELEVATION KEY PLAN







01 NON RENDERED EAST ELEVATION  
SCALE 3/16" = 1'-0"

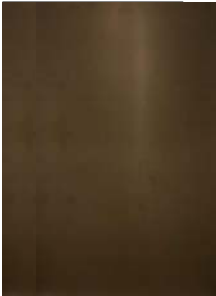
SPEC.	SPEC. TYPE
SCC	5/8" SMOOTH STUCCO FINISH. PAINTED WHITE OR SELECTED. PROVIDE MOCK-UP PANEL FOR APPROVAL . PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL
STN	SAND LIMESTONE FINISH TILE. MANUFACTURER TBD. ALL EDGES TO BE MITERED IN EXPOSED CORNERS
WT	WOOD COMPOSITE TILE
MTL	ALUM FAUX WOOD FINISH, COLOR TO MATCH WOOD COMPOSITE. TO BE COORDINATED WITH ARCHITECT
GL	NOA. APPROVED GLAZING SYSTEM . BRONZE KYNAR FINISH . REFER TO ENERGY CALCULATIONS FOR SHADING



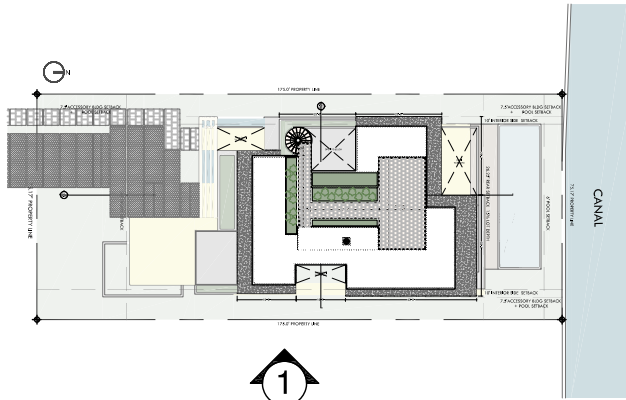
STN



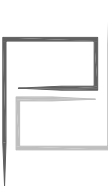
WT



GL/MTL  
BRONZE  
FINISH

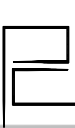


02 ELEVATION KEY PLAN



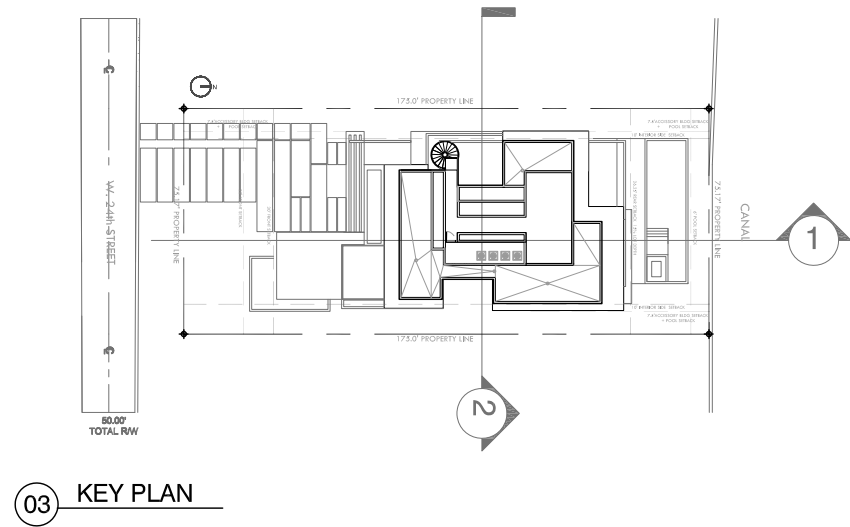
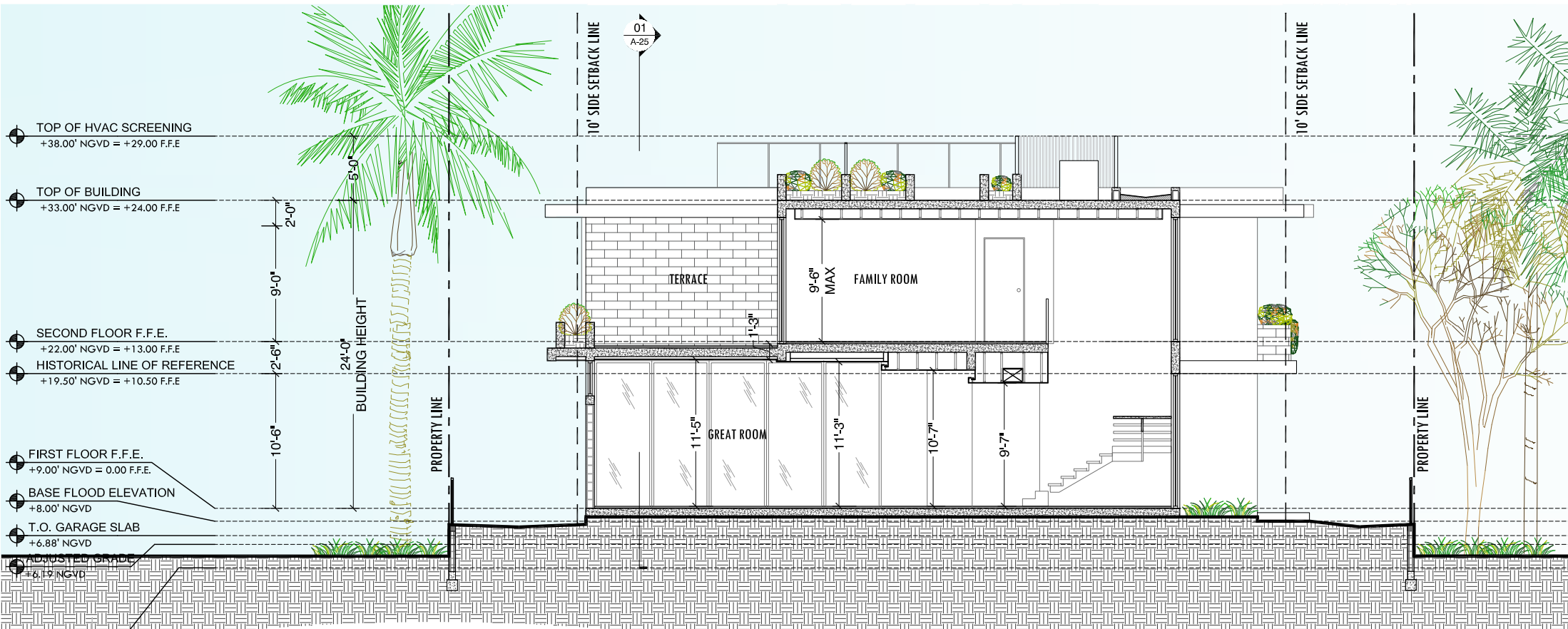
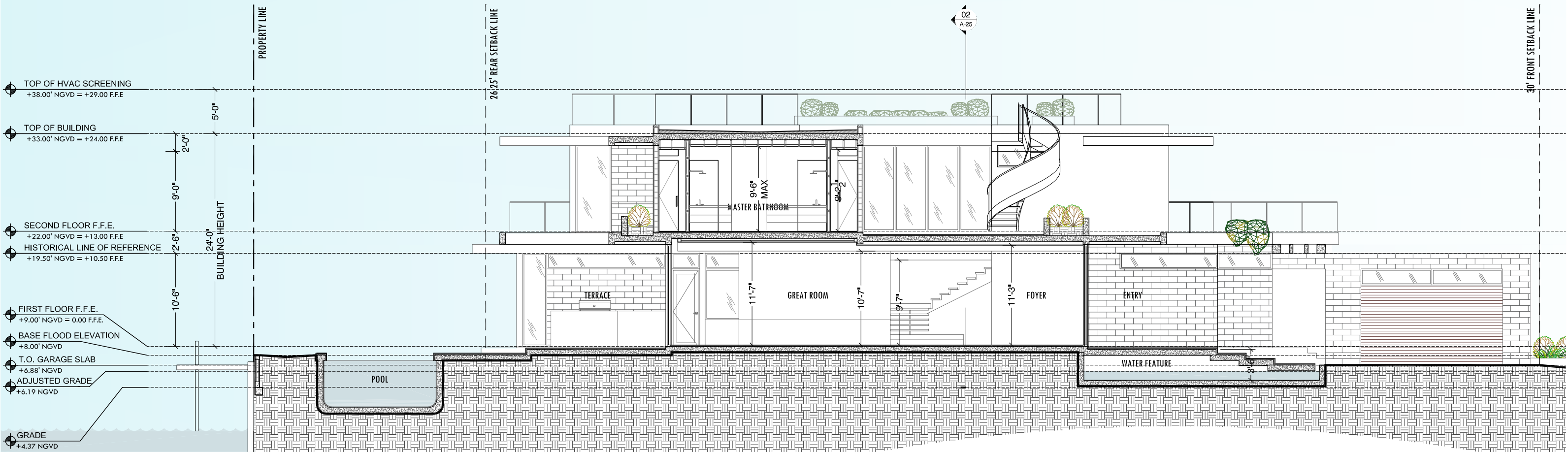
NON RENDERED EAST ELEVATION  
SUNSET ISLAND RESIDENCE  
1745 W 24 ST, MIAMI BEACH, FL 33140  
DATE: 12.06.2021

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



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## DIAGRAMMATIC SECTIONS

### SUNSET ISLAND RESIDENCE

1745 W 24 ST, MIAMI BEACH, FL 33140

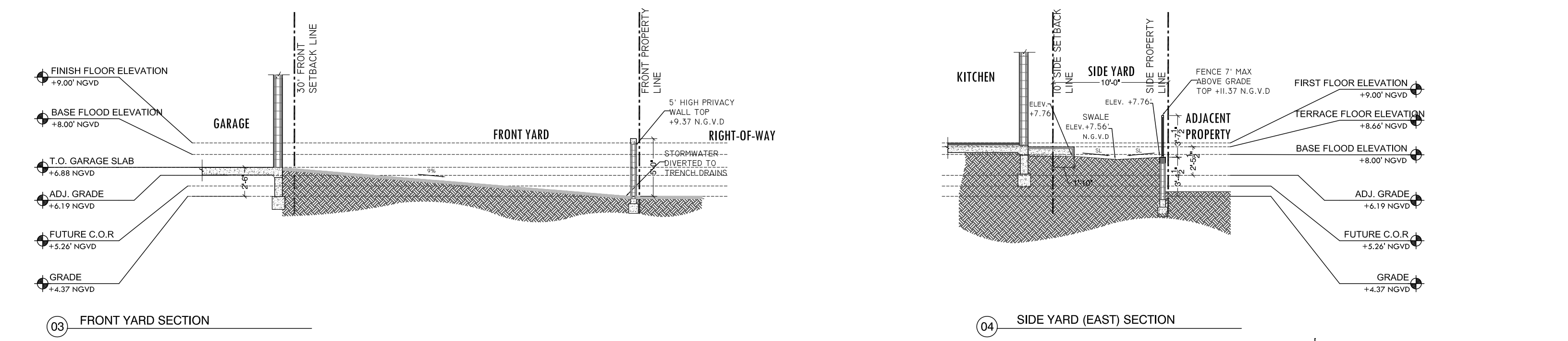
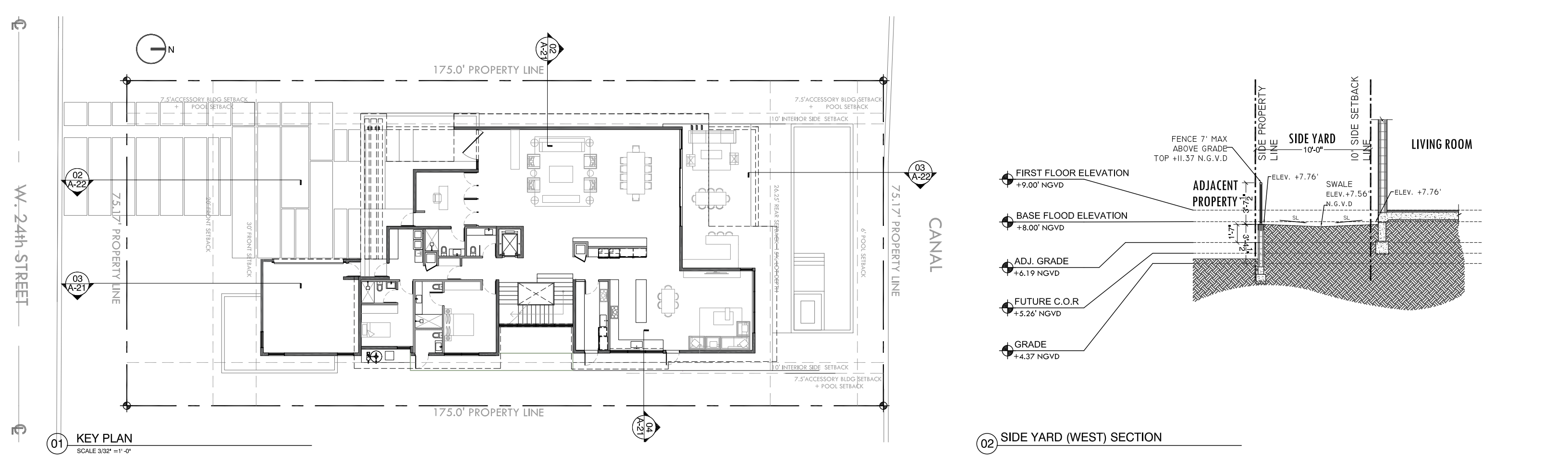
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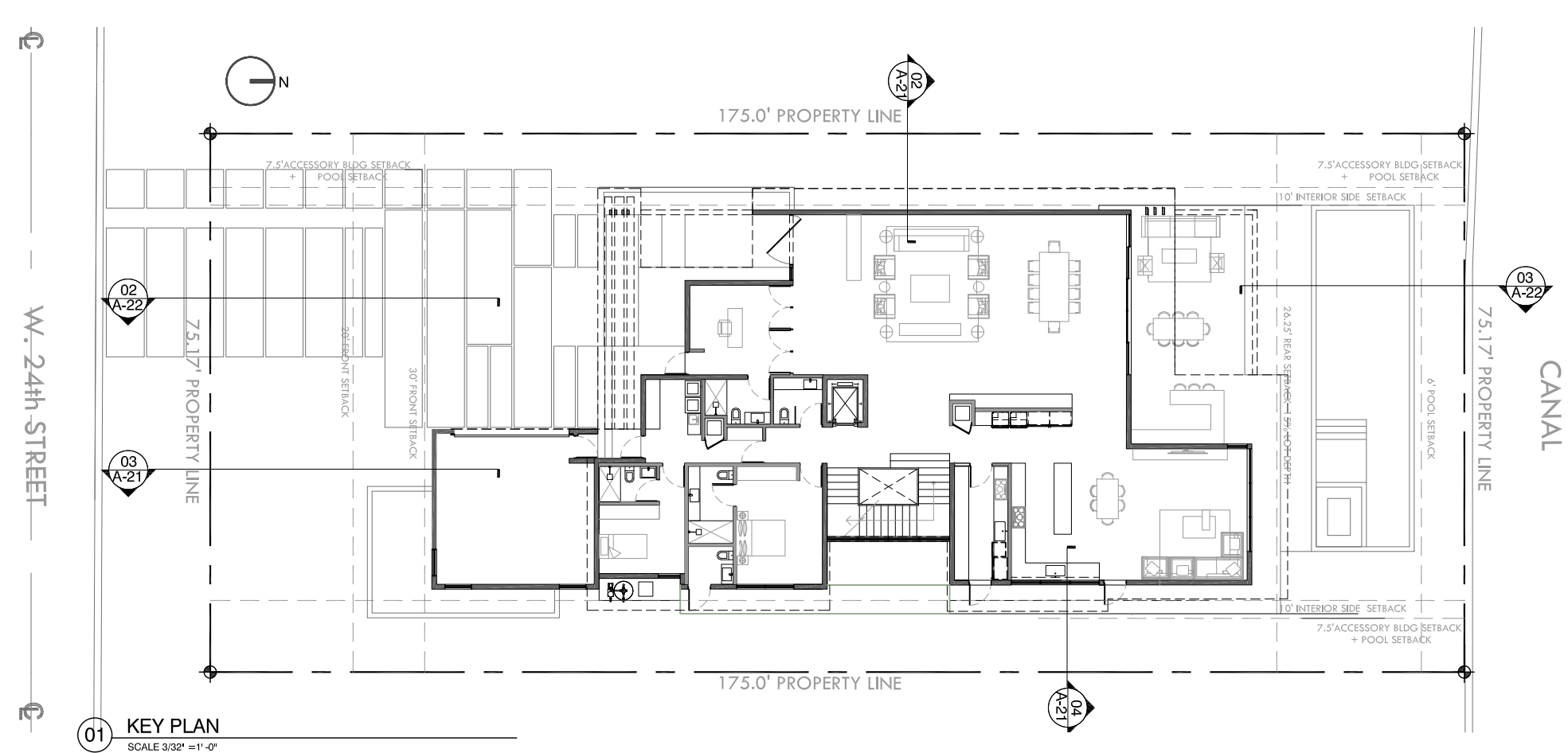
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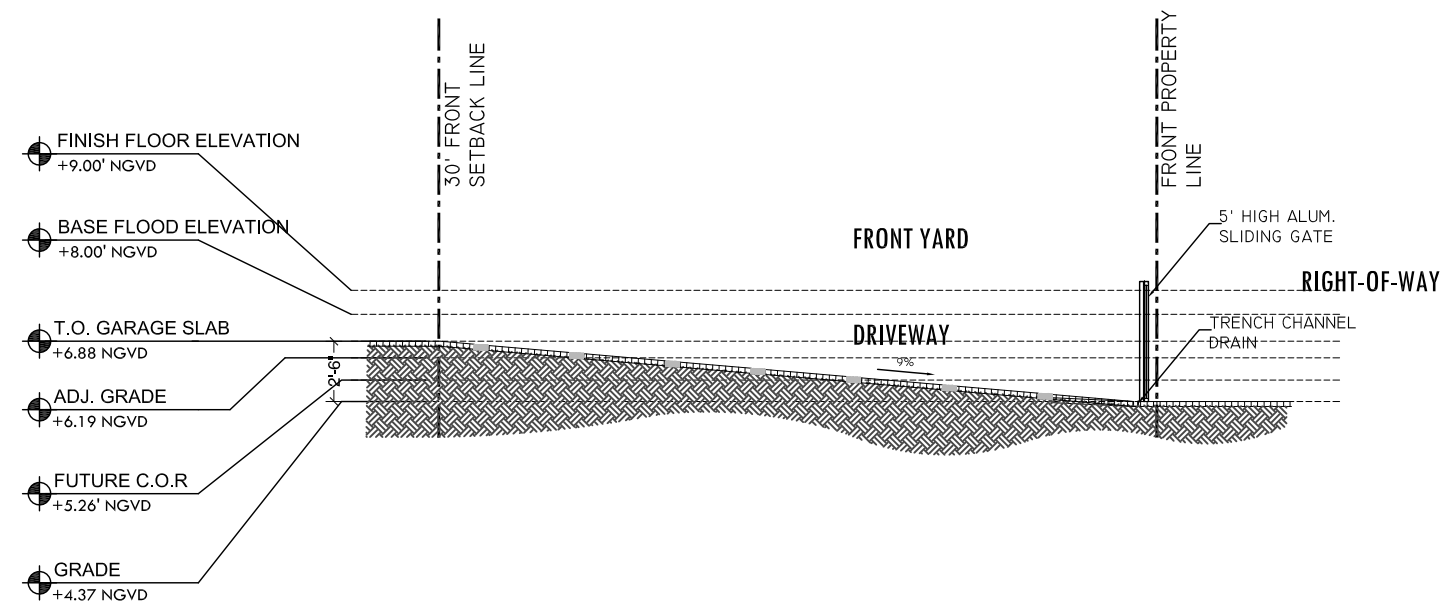
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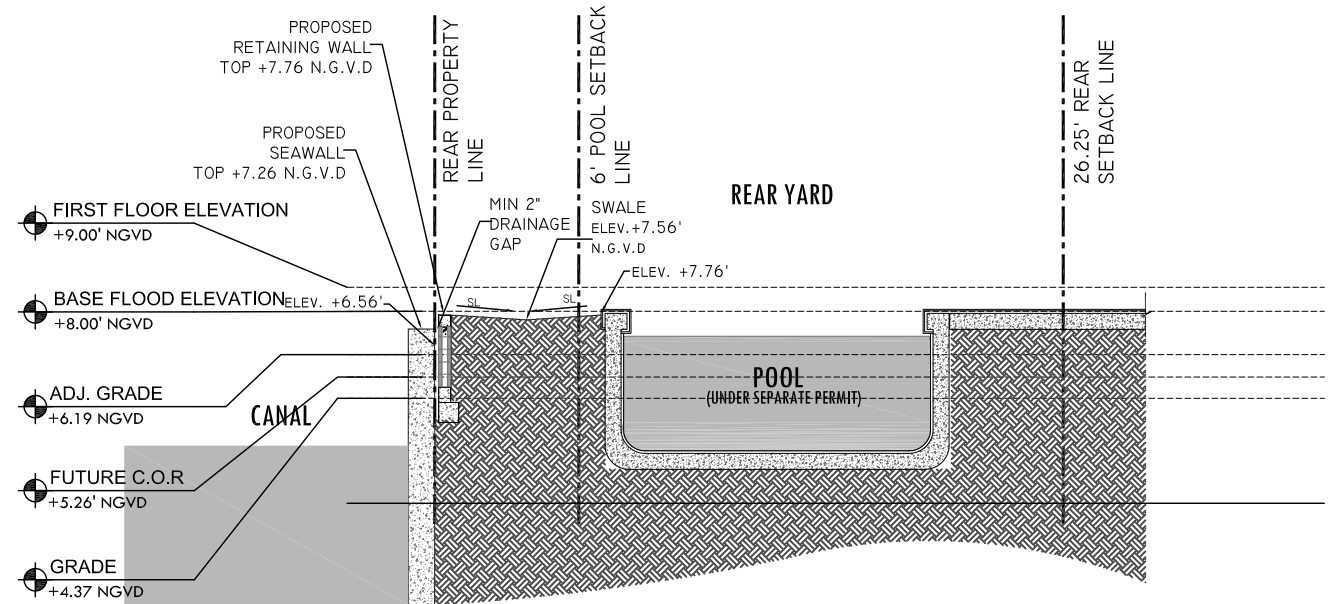




01 KEY PLAN  
SCALE 3/32" = 1'-0"



02 FRONT YARD SECTION



03 REAR YARD SECTION



YARD ELEVATION SECTIONS  
SUNSET ISLAND RESIDENCE  
1745 W 24 ST, MIAMI BEACH, FL 33140  
DATE: 12.06.2021

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

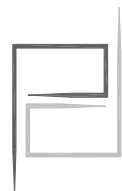


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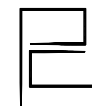
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AXONOMETRIC VIEW - WEST  
 SUNSET ISLAND RESIDENCE  
 1745 W 24 ST, MIAMI BEACH, FL 33140  
 DATE: 12.06.2021



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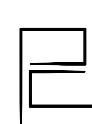
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 NORTH MIAMI BEACH, FLORIDA 33160  
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AXONOMETRIC VIEW - EAST  
 SUNSET ISLAND RESIDENCE  
 1745 W 24 ST, MIAMI BEACH, FL 33140  
 DATE: 12.06.2021



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01 FRONT VOLUMETRIC B/W RENDERING (WITHOUT FRONT FENCE )



02 WEST SIDE VOLUMETRIC B/W RENDERING



03 EAST SIDE VOLUMETRIC B/W RENDERING (WITHOUT PERIMETER FENCE )

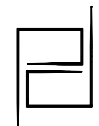


04 BACK VOLUMETRIC B/W RENDERING



## BLACK AND WHITE VOLUMETRIC VIEWS

SUNSET ISLAND RESIDENCE  
1745 W 24 ST, MIAMI BEACH, FL 33140  
DATE: 12.06.2021

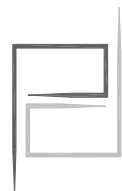


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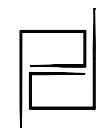
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A-30





RENDER - FRONT VIEW  
SUNSET ISLAND RESIDENCE  
1745 W 24 ST, MIAMI BEACH, FL 33140  
DATE: 12.06.2021

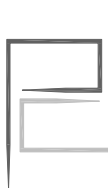


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NORTH MIAMI BEACH, FLORIDA 33160  
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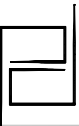
A-31





RENDER - FRONT VIEW

SUNSET ISLAND RESIDENCE  
1745 W 24 ST, MIAMI BEACH, FL 33140  
DATE: 12.06.2021

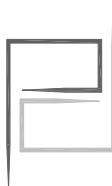


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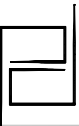
A-32





RENDER - BACK VIEW

SUNSET ISLAND RESIDENCE  
1745 W 24 ST, MIAMI BEACH, FL 33140  
DATE: 12.06.2021

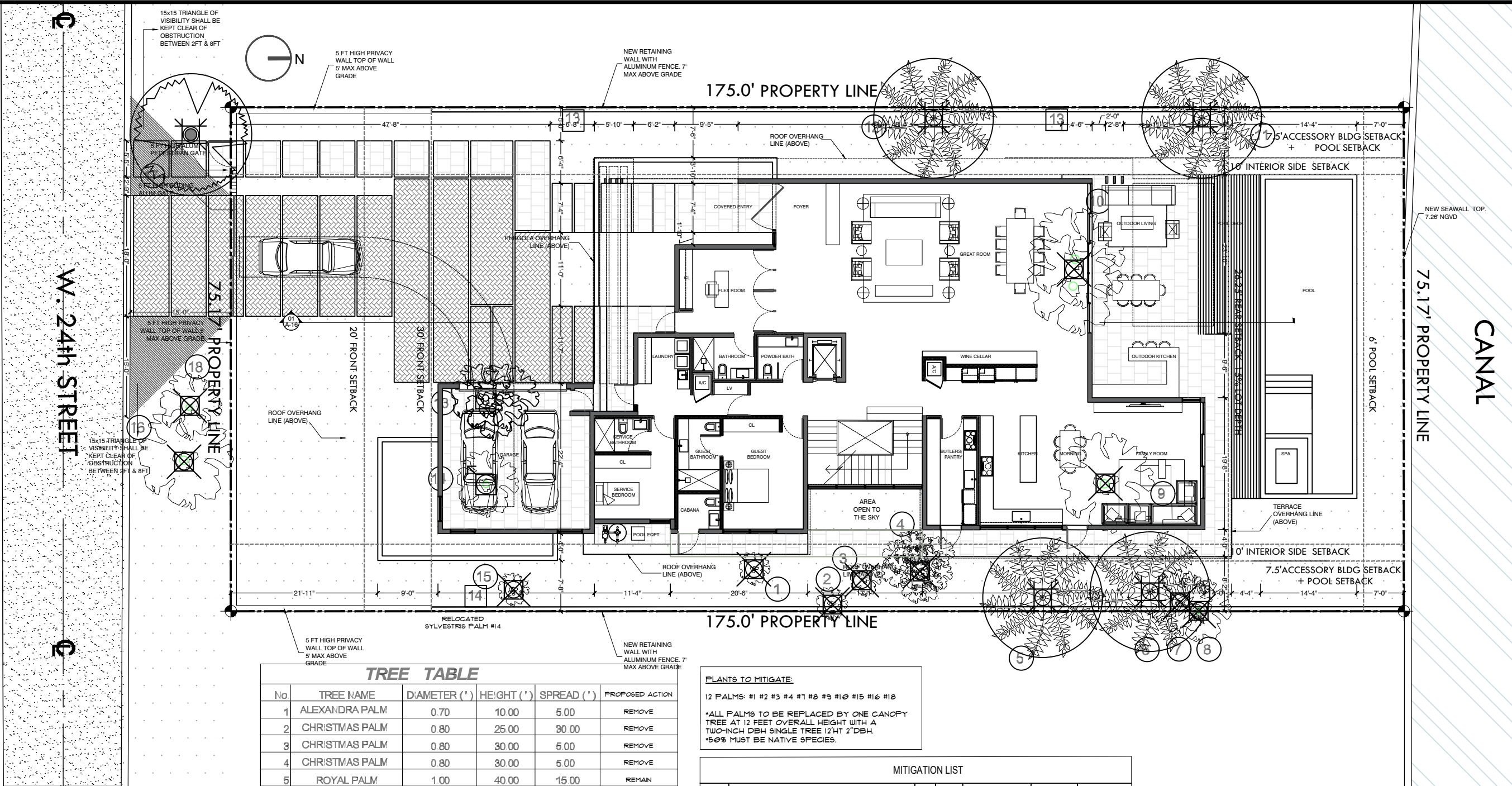


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50.00'  
TOTAL R/W

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO RELOCATE
	EXISTING TO REMOVE
	RELOCATED LOCATION

TREE TABLE					
No.	TREE NAME	DIAMETER (")	HEIGHT (')	SPREAD (')	PROPOSED ACTION
1	ALEXANDRA PALM	0.70	10.00	5.00	REMOVE
2	CHRISTMAS PALM	0.80	25.00	30.00	REMOVE
3	CHRISTMAS PALM	0.80	30.00	5.00	REMOVE
4	CHRISTMAS PALM	0.80	30.00	5.00	REMOVE
5	ROYAL PALM	1.00	40.00	15.00	REMAIN
6	ROYAL PALM	1.00	12.00	10.00	REMAIN
7	CHRISTMAS PALM	0.70	40.00	10.00	REMOVE
8	CHRISTMAS PALM	0.70	30.00	30.00	REMOVE
9	ROYAL PALM	1.50	45.00	15.00	REMOVE
10	ROYAL PALM	1.50	25.00	15.00	REMOVE
11	ROYAL PALM	1.50	40.00	15.00	REMAIN
12	ROYAL PALM	1.50	55.00	15.00	REMAIN
13	Hurricane palm	0.70	12.00	10.00	RELOCATE
14	DATE PALM	1.00	12.00	10.00	RELOCATE
15	ALEXANDER PALM	0.50	12.00	5.00	REMOVE
16	ROYAL PALM	1.10	55.00	15.00	REMOVE
17	CANARY ISLAND PALM	1.50	16.00	11.00	REMAIN
18	ALEXANDRA PALM	0.20	15.00	5.00	REMOVE

PLANTS TO MITIGATE:  
12 PALMS: #1 #2 #3 #4 #7 #8 #9 #10 #15 #16 #18  
\*ALL PALMS TO BE REPLACED BY ONE CANOPY TREE AT 12 FEET OVERALL HEIGHT WITH A TWO-INCH DBH SINGLE TREE 12HT 2"DBH.  
\*50% MUST BE NATIVE SPECIES.

MITIGATION LIST						
PALMS AND TREES			QTY	DBH	HEIGHT	SPREAD
BS	Bursera simaruba	Gumbo limbo	5	4"	14'	10'
FD	Filicium decipiens	Japanese fern trees	2	3"	12'	6'
SF	Ceiba speciosa	Silkfloss ceiba	1	5"	16'	8'
SBU	Conocarpus erectus	Silver buttonwood	4	2"	14' oa	10'

Sec. 46-61. - Tree replacement.  
1(c)The removal of a palm shall be replaced with one canopy tree at 12 feet overall height with a two-inch DBH.

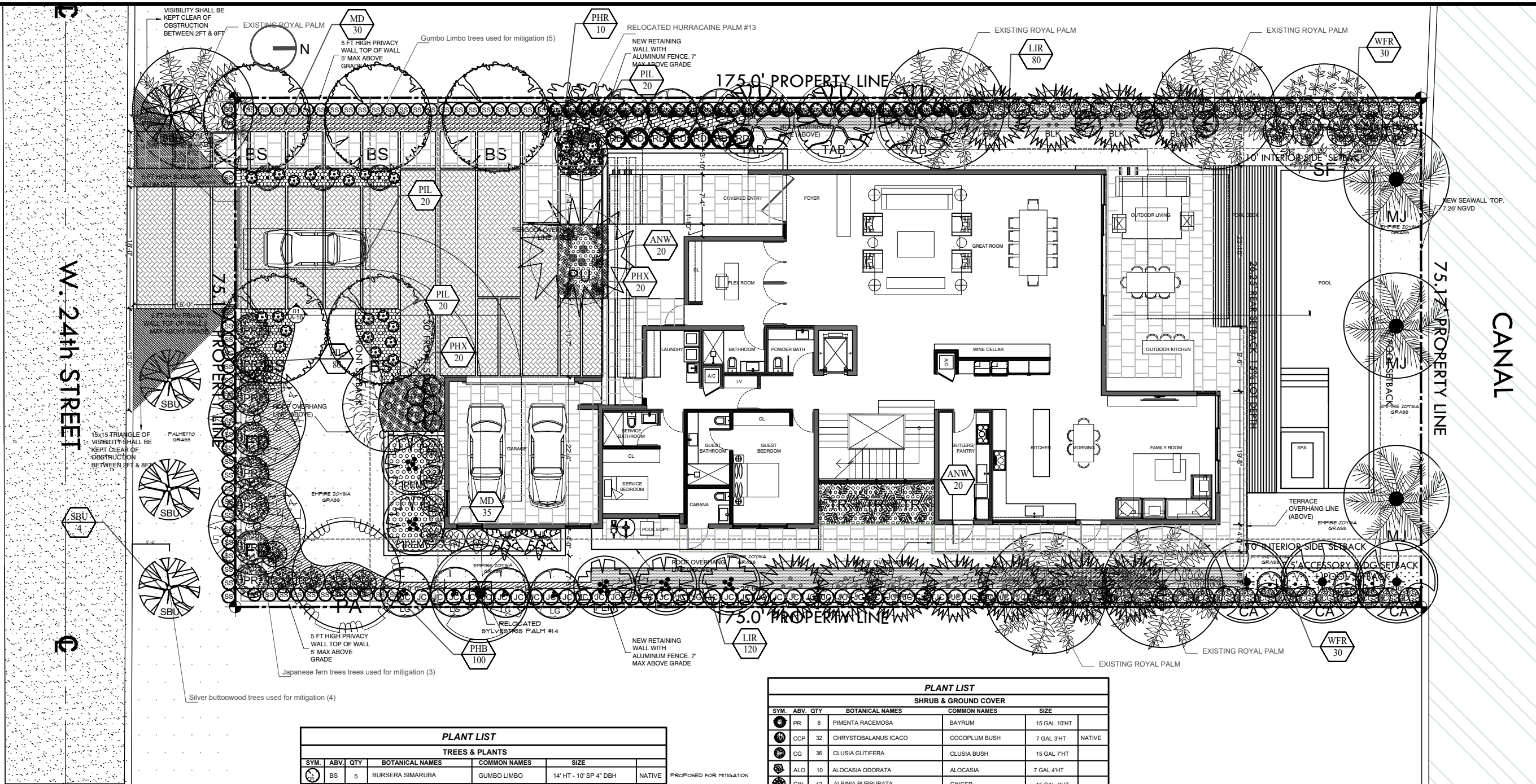
\*Only palms are proposed for removal and only palms are being mitigated using trees.

EXOTICSCAPE & ASSOCIATES  
LANDSCAPE ARCHITECTURE  
181 Harbor Dr. Key Biscayne, FL 33149  
(305)785-8256  
LA Theresa Wymer LA6667363  
Mercedes B. Porcari

Sunset Island Residence  
1745 W 24th Miami Beach 33140

SHEET TITLE  
TREE DISPOSITION  
PLAN  
ISSUE DATE  
11/08/2021  
REVISION  
12/14/2021  
DESIGN  
MERCEDES PORCARI  
DRAWN  
ROBERTO CARMONA  
SCALE  
1 / 16" = 1" - 0  
SEAL  
  
THERESA WYMER  
LA6667363  
SHEET NUMBER  
LA.00





50.00'  
TOTAL R/W

PLANT LIST					
TREES & PLANTS					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
BS	5		BURSERIA SIMARUBA	GUMBO LIMBO	14' HT - 10' SP 4" DBH
SBU	4		CONOCARPUS ERECTUS	SILVER BUTTWOOD	12' HT 2"DBH SINGLE TRUNK
PEM	5		DYPsis PEMBANA	PEMBANA PALM	18' HT. MULTI
PA	1		PACHIRA AQUATICA	MONEY TREE	18' HT 5"DBH 10"SP
CH	1		CALLIANDRA HEMATOCEPHALLA	POWDER PUFF TREE	14' HT 2"DBH
CA	3		COPERNICIA ALBA	CARANDAY PALM	8' CT
PU	1		PANDANUS UTILIS	PANDANO	14'HT x 14' SP
BLK	11		BAMBUSA CHUNGII	BLUE BAMBOO	18' HT MULTI
FD	2		FILICUM DECIPENS	JAPANESE FERN TREE	16' HT 3"DBH
LG	6		LIGUSTRUM VULGARE	LIGUSTRUM	12' HT 3"DBH
SF	1		CEIBA SPECIOSA	SILK FLOSS CEIBA	16' HT 5"DBH 10' SP
LUC	7		LICUALA RAMSAII	LICUALA PALM	8' HT
TAB	3		TABEBUIA ALBA	WHITE TABEBUIA	16' HT 3"DBH
FR	1		PLUMERIA RUBRA	FRANGIPANI	12' HT 2"DBH 6"SP
MJ	3		PHOENIX MEDJOL	MEDJOL PALM	14' CT

PROPOSED FOR MITIGATION

PROPOSED FOR MITIGATION

PROPOSED FOR MITIGATION

PROPOSED FOR MITIGATION

PLANT LIST					
SHRUB & GROUND COVER					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
PR	8		PIMENTA RACEMOSA	BAYRUM	15 GAL 10'HT
CCP	32		CHRYSOBALANUS ICACO	COCOPLUM BUSH	7 GAL 3'HT
CG	36		CLUSIA GUTIFERA	CLUSIA BUSH	15 GAL 7'HT
ALO	10		ALOCASIA ODORATA	ALOCASIA	7 GAL 4'HT
GIN	12		ALPINIA PURPURATA	GINGER	15 GAL 4'HT
ANT	5		ANTHURIUM HOOKERII	ANTURIO	15 GAL 4'HT
SS	51		EUGENIA FOETIDA	SPANISH STOPPER BUSH	7 GAL 6'HT
STR	7		STRELITZIA REGINEA	ORANGE BIRD	7 GAL 3'HT
TR	3		CYATHEA COOPERI	TREE FERN	15 GAL 4'HT
JC	51		CAPPARIS CYNOPHALLOPHORA	JAMAICAN CAPER	15 GAL 6'HT x 3'
BIM	24		ALCANTAREA IMPERIALIS	IMPERIAL BROMELIAD	7 GAL
RD	7		RADERMANCHERA SINICA	RADERMANCHERA WHITE	15 GAL 8'HT
HEL	3		HELICONIA CARIBAEA	HELICONIA	45 GAL 8'HT
LIR	200		LIRIOPE MUSCARI	LIRIOPE	1 GAL FULL
ANW	40		ANTHURIUM ANDRAEANUM	WHITE ANTHURIUM	3 GAL FULL
PHX	72		PHILLODENDRON XANADU	XANADU	3 GAL FULL
PIL	50		PILEA MICROPHYLLA	PILEA	7 GAL FULL
MD	45		MONSTERA DELICIOSA	MONSTERA	7 GAL FULL
PHR	40		PHILLODENDRON RED CONGO	RED CONGO	3 GAL 18"
PHB	100		PHILLODENDRON BURLE MARX	BURLE MARX	3 GAL 12"
WFR	60		PHYMATOSOURUS SCOLOPENDRIA	WART FERN	3 GAL 12"

EXOTICSCAPE & ASSOCIATES  
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, Fl. 33149  
(305)785-8256  
LA Theresa Wymer LA6667363  
Mercedes B. Porcari

Sunset Island Residence

1745 W 24st Miami Beach 33140

SHEET TITLE

LANDSCAPE  
PLAN 1ST FLOOR

ISSUE DATE

11/08/2021

REVISION

11/29/2021

DESIGN

MERCEDES PORCARI

DRAWN

ROBERTO CARMONA

SCALE

1 / 16" = 1" - 0

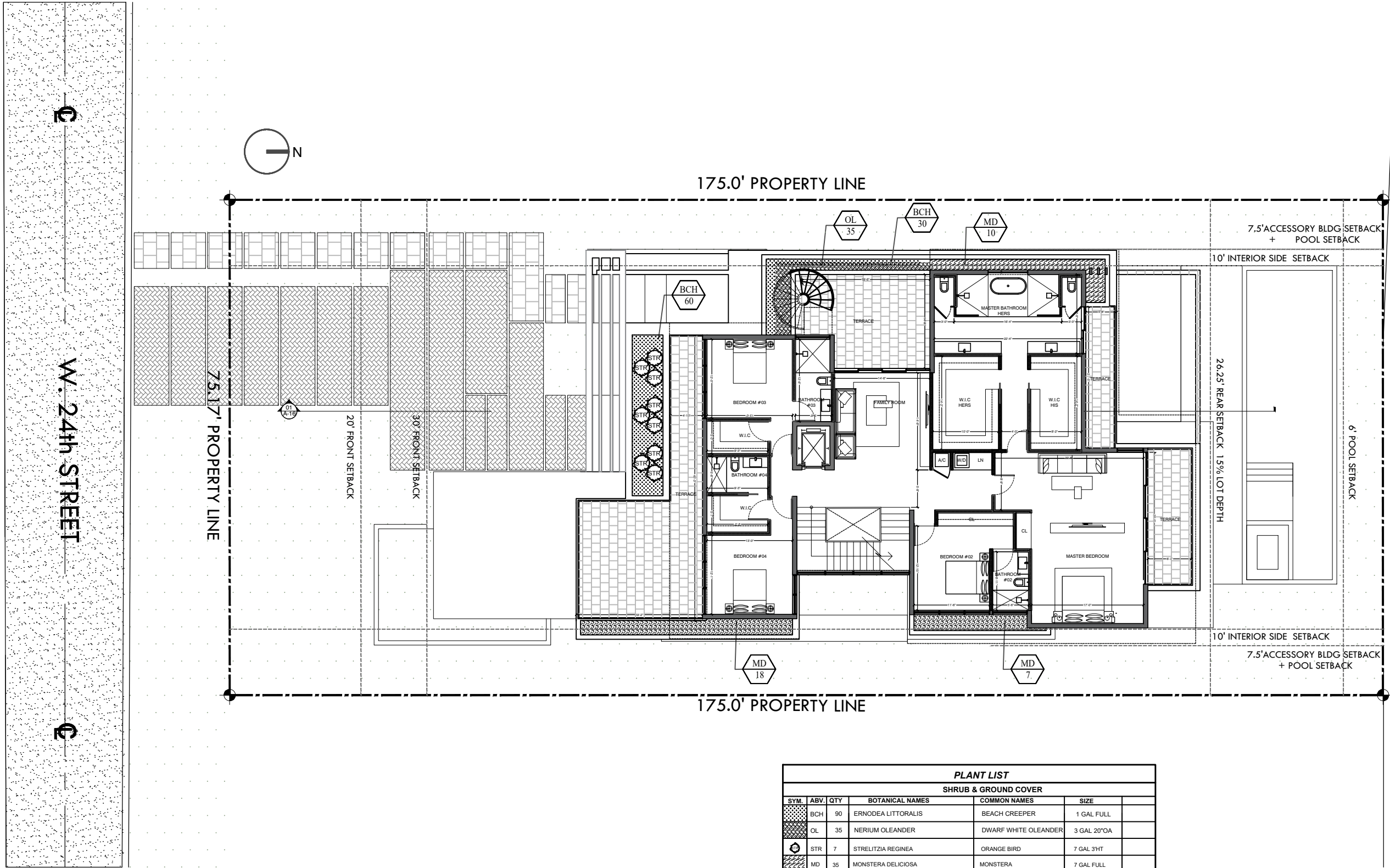
SEAL

TERESA WYMER  
LA6667363

SHEET NUMBER

LA.01





PLANT LIST					
SHRUB & GROUND COVER					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
BCH		90	ERNODEA LITTORALIS	BEACH CREEPER	1 GAL FULL
OL		35	NERIUM OLEANDER	DWARF WHITE OLEANDER	3 GAL 20"OA
STR		7	STRELITZIA REGINEA	ORANGE BIRD	7 GAL 3HT
MD		35	MONSTERA DELICIOSA	MONSTERA	7 GAL FULL

EXOTICSCAPE & ASSOCIATES  
LANDSCAPE ARCHITECTURE  
181 Harbor Dr. Key Biscayne, FL 33149  
(305)785-8256  
LA Theresa Wymer LA0667363  
Mercedes B. Porcari

Sunset Island Residence  
1745 W 24th Miami Beach 33140

SHEET TITLE  
LANDSCAPE PLAN  
2ND FLOOR

ISSUE DATE  
11/08/2021

REVISION  
11/29/2021

DESIGN  
MERCEDES PORCARI

DRAWN  
ROBERTO CARMONA

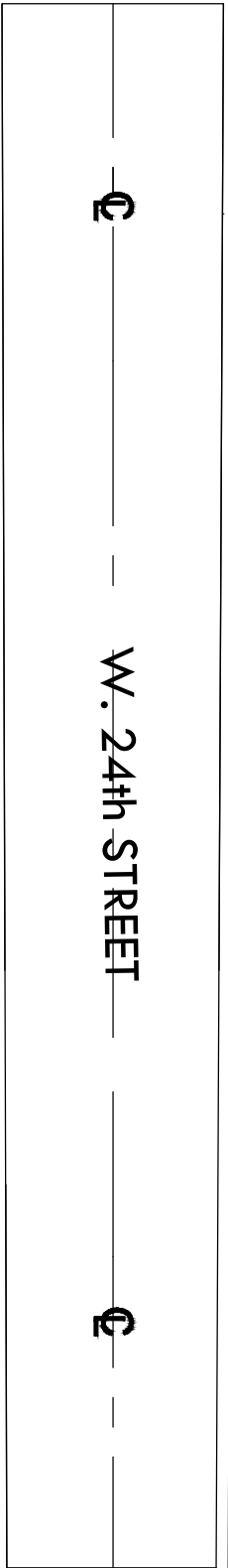
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SEAL

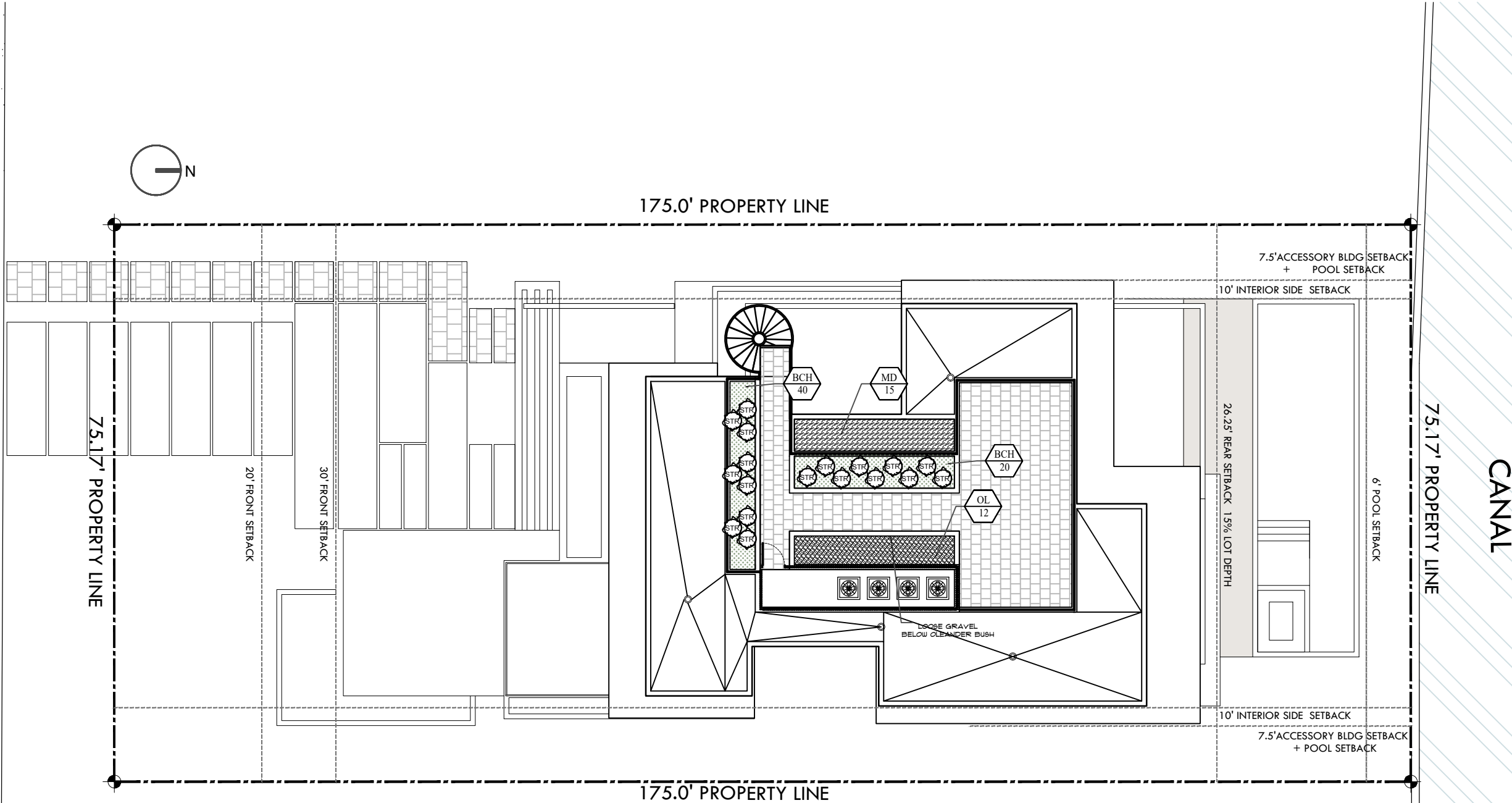
THERESA WYMER  
LA0667363

SHEET NUMBER

LA.02



50.00'  
TOTAL RW



PLANT LIST						
SHRUB & GROUND COVER						
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
	BCH	60	ERNODEA LITTORALIS	BEACH CREEPER	1 GAL FULL	
	OL	12	NERIUM OLEANDER	DWARF WHITE OLEANDER	3 GAL 20"OA	
	STR	18	STRELITZIA REGINEA	ORANGE BIRD	7 GAL 3HT	
	MD	15	MONSTERA DELICIOSA	MONSTERA	7 GAL FULL	

EXOTICSCAPE & ASSOCIATES  
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149  
(305)785-8256  
LA Theresa Wymer LA6667363  
Mercedes B. Porcari

Sunset Island Residence  
1745 W 24th Miami Beach 33140

SHEET TITLE  
LANDSCAPE PLAN  
ROOF DECK

ISSUE DATE  
11/08/2021

REVISION  
11/29/2021

DESIGN  
MERCEDES PORCARI

DRAWN  
ROBERTO CARMONA

SCALE  
1 / 16" = 1" - 0

SEAL

THERESA WYMER  
LA6667363

SHEET NUMBER  
LA.02.1



§ 18A-11

Landscape maintenance.

(A) An owner is responsible to ensure that landscaping required to be planted pursuant to this chapter, or the ordinances which were in effect prior to the effective date of this chapter, is:

- (1) Installed in compliance with the Landscape requirements;
- (2) Maintained as to present a healthy, vigorous, and neat appearance free from refuse and debris; and
- (3) Sufficiently fertilized and watered to maintain the plant material in a healthy condition.

(B) If any tree or plant dies which is being used to satisfy current landscape code requirements, such tree or plant shall be replaced with the same landscape material or an approved substitute.

(C) Trees shall be pruned in the following manner:

- (1) All cuts shall be clean, flush and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub.
- (2) Removal of dead wood, crossing branches, weak or insignificant branches, and sucker shall be accomplished simultaneously with any reduction in crown.

(3) Cutting of lateral branches that results in the removal of more than one-third (1) of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning.

- (4) Lifting of branches or tree thinning shall be designed to distribute over half of the tree mass in the lower two-thirds (1) of the tree.
- (5) No more than one-third (1) of a tree's living canopy shall be removed within a one (1) year period.

(6) Trees shall be pruned according to the current ANSI A300 Standards and the Landscape Manual.

- (7) All newly installen planting material will be maintained in a condition that meets or exceeds Florida Grade #01 and has (01) one year replacement guarantee

LANDSCAPE NOTES

01. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth.

02. All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.

03. All shrubs to be planted a minimum of 24", and ground covers a minimum of 12" from the edge of walks, building walls, pond's edge, etc... Ixora Nora Grant and Raphiolepis Indica to be planted 30" form edge of walkways.

04. All trees and palms over 8" in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal strips or wires are to be used directly against the trees or palms trunks.

05. All palms except for species such as Cocos, Acoelorrhaphis, Raphis, and other multitrunk palms, shall have straight trunks, free of scars, decay or any damage caused by digging, transport or planting handling of the same.

06. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.

07. Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions, etc.. Landscape Architect assumes no responsibility for the actual plant count necessary for the successful completion of the work.

08. Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, country, state or any other governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.

09. All work shall conform to Miami-Dade County's landscape ordinance Chapter 18-A, ordinance # 98-13, and any other municipal landscape ordinance in effect at the projects location, including streets-trees.

10. Landscape Contractor is required to procure and obtain any necessary permits applicable for the successful completion of this project, if applicable.

11. Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighbors, so as to materially impede vision between a height of 3 feet and 8 feet.

12. Landscape Contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.

13. Landscape Contractor is responsible for inspecting the site and physically observing all the site conditions prior to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allowed for a speedy and orderly completion of all work on the site.

14. Any excess soil, landscape materials and debris from the landscape Contractor's work shall be removed from the site immediately upon completion of his work.

15. Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work required in recolating and removal of trees in sheet L-1 (Existing Trees).

16. One year guarantee on plan material

Sec. 30-242 - Artificial turf.

(a)Definitions . The following words, terms and phrases when used in this section, shall have the meanings ascribed to them in this section:

(1)Corner Lot. A Lot located at the intersection of two streets and abutting such streets on two adjacent sides.

(2)Artificial Turf. An artificial product manufactured from synthetic materials that simulates the appearance of natural turf, grass, sod or lawn.

(b)Installation.

(1)Single Family and Two-Family Districts. Within the VR, VE, IR and PS Districts, Artificial Turf shall not be permitted to be installed within a Front Yard of any Lot, or within a Street Side Yard of a Corner Lot.

(2)Other Districts. Within all other zoning districts with the exception of the PROS Public Recreation and Open Space Use District and the GU Government Use District, Artificial Turf shall not be permitted to be installed within a Front Yard, or within a Side Yard facing a Street.

(c)Installation, Maintenance and Repair.

(1)No person shall install Artificial Turf without first obtaining a permit from the Village Planning, Building and Zoning Department.

(2)All Artificial Turf shall, at a minimum, be installed according to the manufacturer's specifications.

(4)All seams shall be nailed and glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.

(5)If Artificial Turf is planned to be installed immediately adjacent to a seawall, the Artificial Turf shall be pinned or staked behind the seawall. No Artificial Turf or installation mechanism shall be attached directly to or placed on a seawall or seawall cap.

(6)Artificial Turf shall be visually level, with the grain pointing in a single direction.

(7)An appropriate solid barrier device (e.g., concrete mow strip, bumper board) is required to separate Artificial Turf from soil and live vegetation.

(8)Precautions for installation around existing trees, including a proper radius, shall be provided to ensure that tree roots are not damaged with the installation of the base material and that the overall health of the tree will not be compromised.

(9)All Artificial Turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, animal waste, mud, stains, weeds, debris, tears, holes, and impressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal, repairing of depressions and ruts to maintain a visually-level surface, elimination of any odors, flat or matted areas, weeds, and evasive roots; and all edges of the Artificial Turf shall not be loose and must be maintained with appropriate edging or stakes.

(10)All Artificial Turf must be replaced if it fails into disrepair with fading or holes or loose areas. Replacement and repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing Artificial Turf, without any matting.

(11)All Artificial Turf shall be installed on a permeable backing in order to ensure proper drainage. (12)All Artificial Turf shall be of the highest quality available from a list of Village-approved manufacturers, and shall be a natural green color selected from a palette of colors approved by the Village.

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District \_\_\_\_\_ RS-3 Residential \_\_\_\_\_ Lot Area \_\_\_\_\_ 13 154 sqft \_\_\_\_\_

OPEN SPACE

A. Square feet of required Open Space as indicated on site plan:

Lot Area = \_\_\_\_\_ 13154 \_\_\_\_\_ s.f. x \_\_\_\_\_ 30 \_\_\_\_\_ % = \_\_\_\_\_ 3946 \_\_\_\_\_ s.f.

B. Square feet of parking lot open space required as indicated on site plan:

Number of parking spaces \_\_\_\_\_ x 10 s.f. parking space = \_\_\_\_\_

C. Total square feet of landscaped open space required: A+B= \_\_\_\_\_

LAWN AREA CALCULATION

A. Square feet of landscaped open space required

B. Maximum lawn area (sod) permitted= \_\_\_\_\_ 50 \_\_\_\_\_ % x \_\_\_\_\_ 3250 \_\_\_\_\_ s.f.

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements:

\_\_\_\_\_ trees x \_\_\_\_\_ net lot acres - number of existing trees= \_\_\_\_\_

B. % Natives required: Number of trees provided x 30% = \_\_\_\_\_

C. % Low maintenance / drought and salt tolerant required: \_\_\_\_\_

Number of trees provided x 50% = \_\_\_\_\_

D. Street Trees (maximum average spacing of 20' o.c.): \_\_\_\_\_

\_\_\_\_\_ 75 \_\_\_\_\_ linear feet along street divided by 20' = \_\_\_\_\_

E. Street tree species allowed directly beneath power lines: \_\_\_\_\_

(maximum average spacing of 20' o.c.): \_\_\_\_\_

\_\_\_\_\_ linear feet along street divided by 20' = \_\_\_\_\_

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12= \_\_\_\_\_

B. % Native shrubs required: Number of shrubs provided x 50%= \_\_\_\_\_

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required shrubs x 10%= \_\_\_\_\_

B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%= \_\_\_\_\_

\*PROPOSED TREES (14)

5 GUMBO LIMBOS

+1 CALLIANDRA

+2 JAPANESE FERN TREES

+1 SILKFLOSS CEIBA

+1 PACHIRA

+1 PLUMERIA

+3 WHITE TABERUA

\*\*PROPOSED SHRUBS (205)

+51 JAMAICAN CAPER

+51 SPANISH STOPPER

+30 CLUSIA GUTIFERA

+32 COCOPLUM

+35 DWARF OLEANDER (2nd floor)

\*\*\*PROPOSED LARGE SHRUBS/SMALL TREES (21)

+7 LIGUSTRUMS + 2 RADERMANCHERA

+8 BAYRUM + 4 SILVER BUTTWOOD

\*\*\*PROPOSED STREET TREES (4)

+4 SILVER BUTTWOOD TREES



ABBREVIATIONS:

g.t.=Gray Trunk.

c.t.=Clear Trunk.

o.c.=On Center.

B&B=Balled and Burlaped.

o.a.=Overall Height.

SPD=Spread.

NAT.=Native specie.

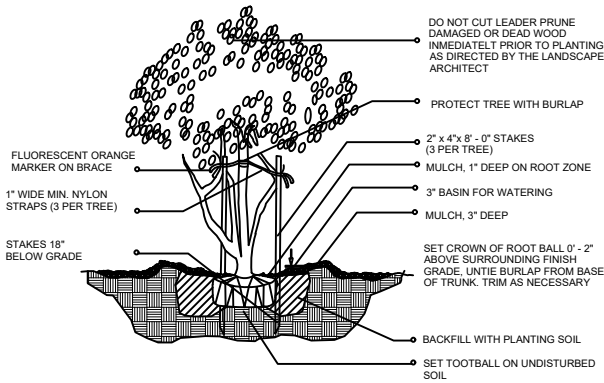
g.w.=Gray Wood

min.=minimum

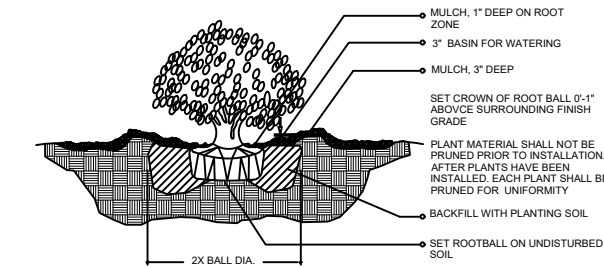
\*SC= Shrubs counted toward shrubs requirement.

\*TC= Tress/Palm counted toward Tree requirement.

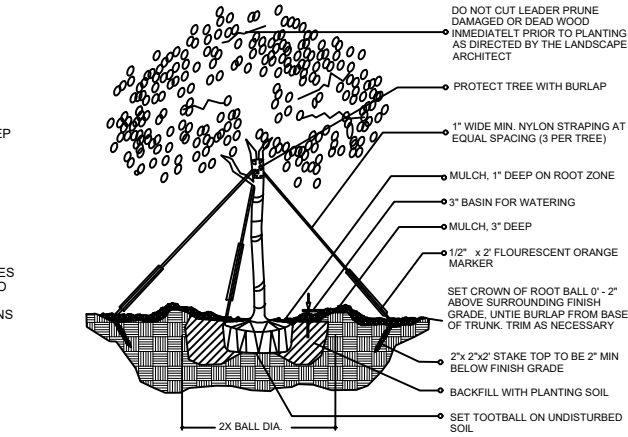
EC= Energy Conservation Zone



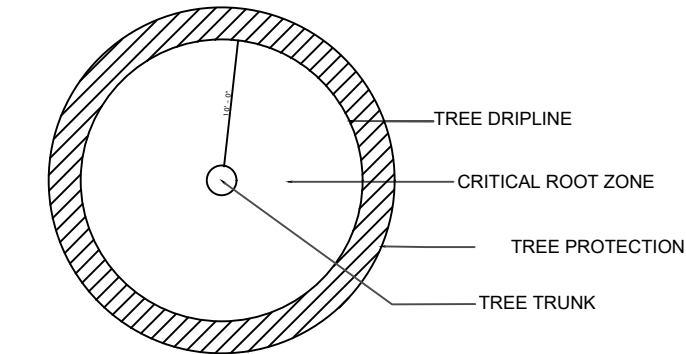
MULTI-TRUNK AND SMALL TREE (2' cal. and under) / PLANTING DETAIL



SHRUB / PLANTING DETAIL

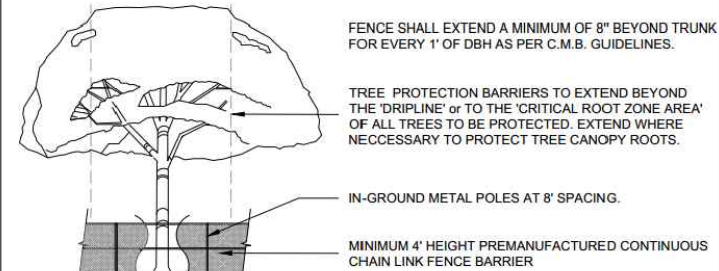


(2" cal. and over)  
LARGE TREE / PLANTING DETAIL



TREE PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES / PALMS THAT ARE TO REMAIN, BE PROTECTED, or BE RELOCATED\*

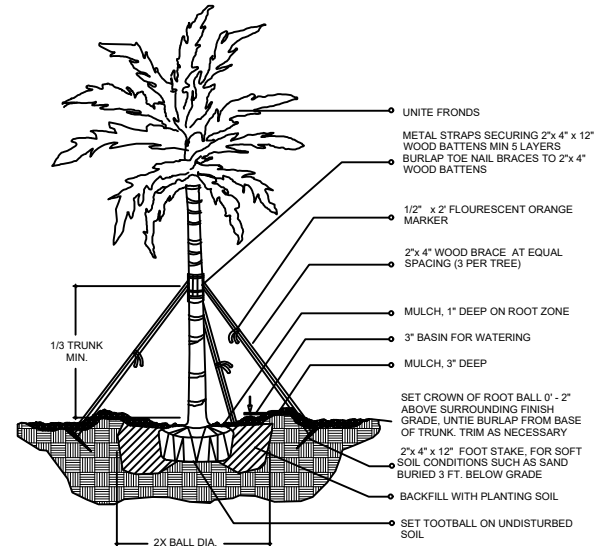
NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.



PROTECTION DETAIL NOTE  
CONTRACTOR TO INSTALL 'TREE PROTECTION FENCE BARRIERS' AROUND ALL EXISTING TREES OR PALMS AT THE START OF THE PROJECT. BARRIERS TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY OF MIAMI BEACH URBAN FORESTER + PLANNING + ZONING DEPARTMENT

C.M.B. TREE PROTECTION. DETAIL (CHAINLINK)

N.T.S.



LARGE PALM / PLANTING DETAIL

EXOTICSCAPE & ASSOCIATES  
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, Fl. 33149

(305)785-8256

LA Theresa Wymer LA6667363

Mercedes B. Porcari

Sunset Island Residence

1745 W 24st Miami Beach 33140

SHEET TITLE

LANDSCAPE  
DETAILS

ISSUE DATE

11/08/2021

REVISION

11/29/2021

DESIGN

MERCEDES PORCARI

DRAWN

ROBERTO CARMONA

SCALE

1 / 16" = 1" - 0

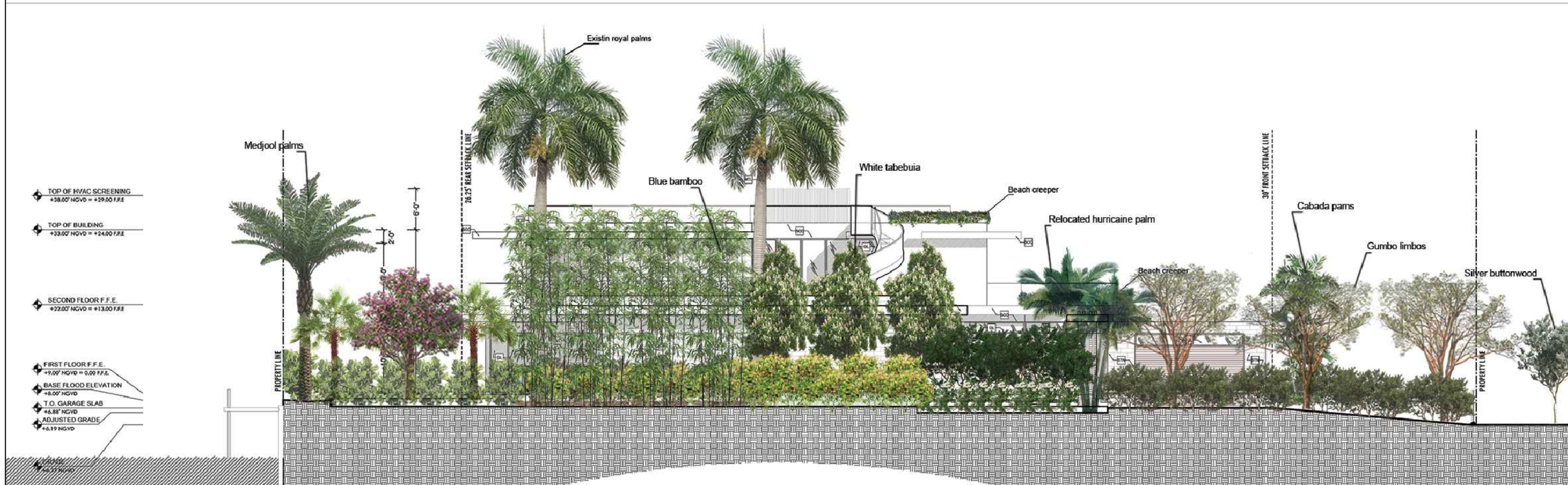
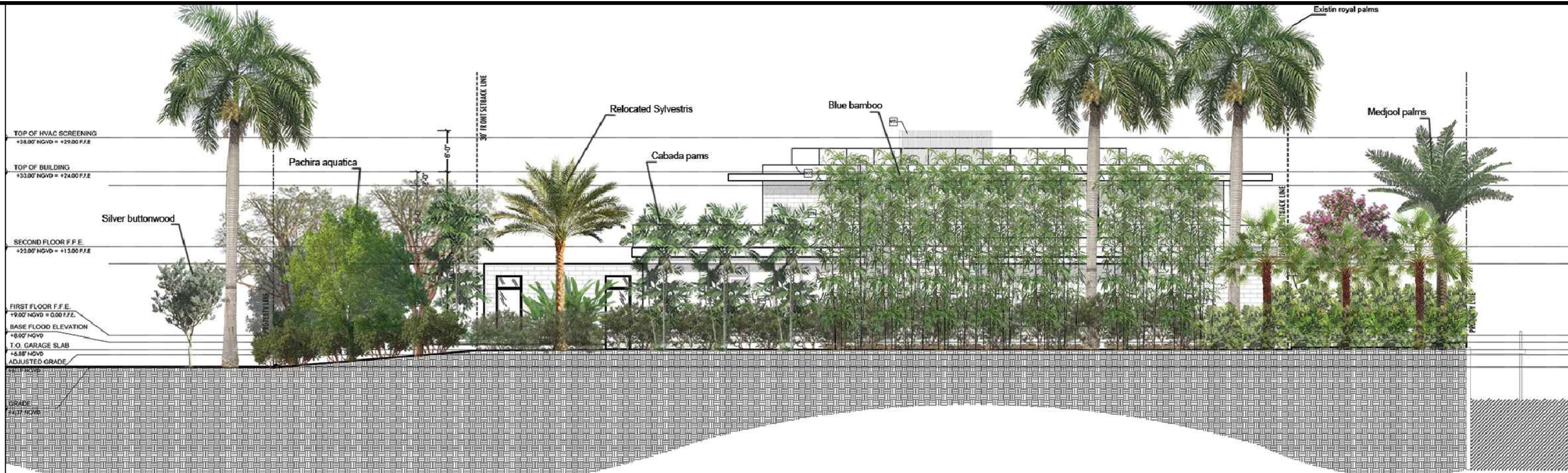
SEAL

THERESA WYMER  
LA6667363

SHEET NUMBER

LA.03





EXOTICSCAPE & ASSOCIATES  
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149  
(305) 785-8256  
LA Theresa Wymer LA6667363  
Mercedes B. Porcari

Sunset Island Residence  
1745 W 24th Miami Beach 33140

SHEET TITLE

LANDSCAPE  
ELEVATIONS 1

ISSUE DATE

11/08/2021

REVISION

11/29/2021

DESIGN

MERCEDES PORCARI

DRAWN

ROBERTO CARMONA

SCALE

1 / 16" = 1' - 0

SEAL

THERESA WYMER  
LA6667363

SHEET NUMBER

LA.04





EXOTICSCAPE & ASSOCIATES  
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149  
(305)785-8256  
LA Theresa Wymer LA6667363  
Mercedes B. Porcari

Sunset Island Residence  
1745 W 24th Miami Beach 33140

SHEET TITLE	LANDSCAPE ELEVATIONS 2
ISSUE DATE	11/08/2021
REVISION	11/29/2021
DESIGN	MERCEDES PORCARI
DRAWN	ROBERTO CARMONA
SCALE	1 / 16" = 1" - 0
SEAL	
THERESA WYMER LA6667363	
SHEET NUMBER	LA.05

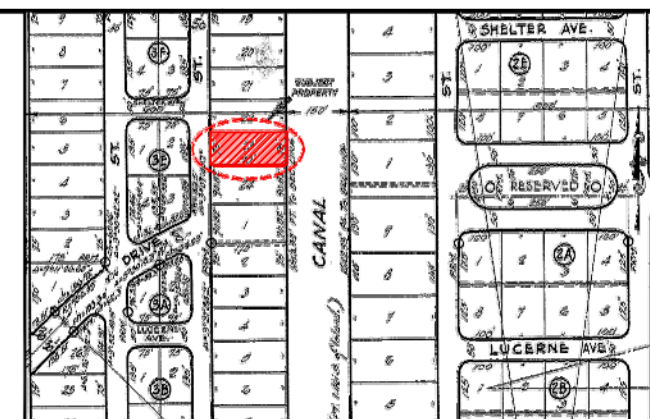
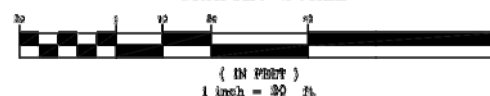


DRAWN BY: AL

**SURVEY No.** 20-0000881-2

SHEET No. 1 OF 1

GRAPHIC SCALE



LOCATION SKETCH N.T.S.

**LEGAL DESCRIPTION:**

SURVEY OF THE EAST 2 INCHES OF LOT 22, AND ALL OF LOT 23, BLOCK 3H, OF THIRD REVISED PLAT OF SUNSET ISLANDS ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 40, PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## PROPERTY ADDRESS

1745 WY 24 ST  
MIAMI BEACH, FL 33140

**CERTIFICATIONS:**

SUNSET ISLANDS DEVELOPMENT, LLC c/o ERIC J. GRABOIS, P.L.

**SURVEYOR'S NOTES:**

- 1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.  
NORTH ARROW BASED ON PLAT
- 2). ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1989  
MIAMI-DADE COUNTY BENCH MARK # D-156 LOCATOR NO. 3335 SW  
ELEVATION 7.27 FEET OF N.G. V.D. OF 1929
- 3). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF LAND SURVEYORS IN THE LAND SURVEYING CHAPTER 2019.17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 475.261, FLORIDA STATUTES.

TREE TABLE				
No.	TREE NAME	DIAMETER (")	HEIGHT (')	SPREAD (')
1	ALEXANDRA PALM	0.70	10.00	5.00
2	CHRISTMAS PALM	0.80	25.00	30.00
3	CHRISTMAS PALM	0.80	30.00	5.00
4	CHRISTMAS PALM	0.80	30.00	5.00
5	ROYAL PALM	1.00	40.00	15.00
6	ROYAL PALM	1.00	12.00	10.00
7	CHRISTMAS PALM	0.70	40.00	10.00
8	CHRISTMAS PALM	0.70	30.00	30.00
9	ROYAL PALM	1.50	45.00	15.00
10	ROYAL PALM	1.50	25.00	15.00
11	ROYAL PALM	1.50	40.00	15.00
12	ROYAL PALM	1.50	55.00	15.00
13	COCONUT PALM	0.70	12.00	10.00
14	DATE PALM	1.00	12.00	10.00
15	ALEXANDER PALM	0.50	12.00	5.00
16	ROYAL PALM	1.10	55.00	15.00
17	CHRISTMAS PALM	0.20	15.00	5.00
18	CANARY ISLAND PALM	1.50	18.00	11.00

#### ABBREVIATIONS AND MEANINGS

**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY)**  
 1. A PORTION OF THIS SKETCH OF TITLE MAY HAVE TO BE ADDED TO DETERMINE  
 RECORDED MATERIALS, IF ANY, AFFECTING THE PROPERTY.  
 2. THIS SURVEY IS SUBJECT TO DEEDS, COVENANTS, LIMITATIONS, RESTRICTIONS,  
 RESERVATIONS OR EASEMENTS OF RECORD.  
 3. LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.  
 4. EVIDENCE OF PLAT RECORDING OR RECORDING OF A WRITING REQUISITE FOR THE  
 SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND  
 OR NOT TO SCALE.  
 5. EASEMENTS AS SHOWN ARE FROM PLAT BOOK, UNLESS OTHERWISE NOTED.  
 6. THE TERM "IMPROVEMENT" TAKES VISIBILITY ON AND ABOVE GROUND IMPROVEMENT.  
 7. THE PLAT BOOK OR RECORD RECORDING REQUIRES RESTRICTIONS AS SET FORTH AND  
 THEY WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION  
 FOR THEIR APPROVAL FOR A AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTION,  
 UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR  
 FOUNDATIONS.  
 8. FENCE OWNERSHIP NOT DETERMINED.  
 9. THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES  
 NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.  
 10. THE PLAT BOOK MAPS HAVE BEEN EXAMINED FOR THE HEREIN DESCRIBED LAND TO BE SITUATED IN  
 PLAT BOOK NO. 100, PAGE 100, RECORD NO. 100, DATE OF PLAT BOOK 1000  
 BASE PLAT BOOK NO. 100, PAGE 100, RECORD NO. 100, DATE OF PLAT BOOK 1000

[illegible][illegible][illegible][illegible][illegible]

- 180° TURN
- BACK TURN
- 90°
- CENTER LINE
- CENTRAL ANGLE
- ANGLE
- CHAIN LINE
- CHAIN LINE POINT
- C.S.M. (CROSS SECTION METHOD)
- SECTION METHOD
- SECTION METHOD
- TRANSIT POINT
- TRANSIT POINT



**PRESCHEL + BASSAN**  
STUDIO

15805 BISCAYNE BLVD. SUITE #206  
NORTH MIAMI BEACH, FLORIDA 33160  
INFO@PRESCHELBASSAN.COM

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