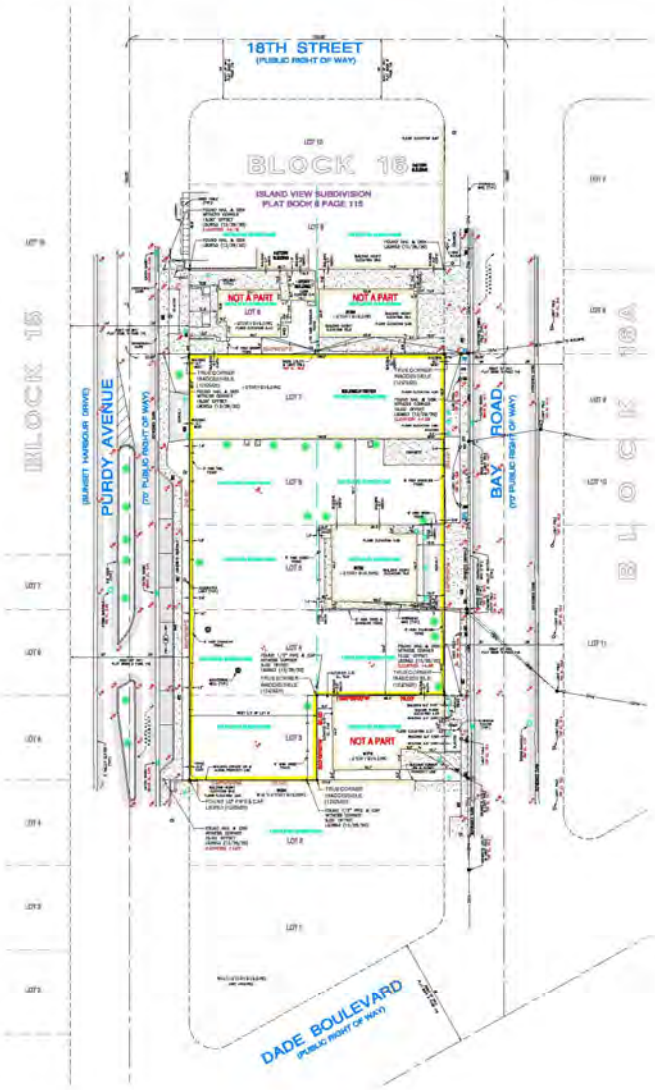
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NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

LEGEND

LEGAL DESCRIPTION:

The West 1/2 of Lot 3, Lot 4, Lot 5, Lot 6 and Lot 7, Block 16, ISLAND VIEW SUBDIVISION, according to the Plat Thereof, as recorded in Plat Book 8 at Page 115 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 33, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of S 90°00'00" W for the South line of Lot 3, and evidenced by two (2) found 1/2" pipe & cap.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County, Benchmark C-1352, Elevation +11.05 and located by brass disk in the North corner of the bridge at Dade Boulevard (DB South of centerline of Eastbound lane) and West Avenue (BridgeOver Collins Canal).
- Lands shown hereon are located within an area having a Zone Designation of AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086D, for Community No. 120648(0317)L, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 33,750 square feet, or 0.775 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Road overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.
- Tax Folio Numbers per Miami-Dade County Property Appraiser's website.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on May 5, 2017, and last updated on December 29, 2020, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin, Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

Digitally signed by Daniel C Fortin
DN: c=US, o=Unaffiliated, ou=A01410D000001740 2ABF42 00042958, cn=Daniel C Fortin
Date: 2020.12.31 07:29:29 -05'00'

No.	Date	Description
6	201140	UPDATE SURVEY (12/29/20) SJD
4	200161	UPDATE SURVEY (12/27/20) SJD
3	190160	SHOW UTIL POLE ELEVATIONS (3/27/19) SJD
2	180803	UPDATE SURVEY (7/30/18) SJD
1	180147	REVISE BUILDING NUMBER TITLE PER JIM FIELD

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003551
301 Northlake 16th Street / North Miami Beach, Florida 33162
Phone 305-651-6400 / Fax 305-651-7151 / fsa@fortinleavy.com

BOUNDARY & TOPOGRAPHIC SURVEY
SUNSET PARK
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	6/5/17
Scale	1"=30'
Drawn By	MAD
CAD No.	18-1628
Plotted	12/30/20 9:27a
Ref. Dwg.	2009-065
Field Book	SJD 628,69 & FLD SHTS
Job No.	17-1162
Dwg. No.	2018-1662
Sheet	1 of 1

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SUNSET PARK

DESIGN REVIEW BOARD

INDEX OF DRAWINGS

NEW MIXED-USE RETAIL-RESIDENTIAL DEVELOPMENT

MIAMI BEACH, FLORIDA

CLIENT
SUNSET LAND ASSOCIATES, LLC
1691 MICHIGAN AVENUE, SUITE 510
MIAMI BEACH, FLORIDA 33139
T: 305.749.0921

DESIGN ARCHITECT
DOMO ARCHITECTURE + DESIGN ARCHITECTURE, LANDSCAPE ARCHITECTURE PLANNING
420 LINCOLN ROAD
SUITE 506
MIAMI BEACH, FLORIDA 33139
O: 305.674.9031
F: 305.328.9006
WWW.DOMODESIGNSTUDIO.COM

LANDSCAPE ARCHITECT
CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC
780 NE 69TH STREET
SUITE 1106
MIAMI , FLORIDA 33138
O: 305.979.1565
WWW.CHRISTOPHERCAWLEY.COM

ARCHITECT OF RECORD
BERMELLO AJAMIL & PARTNERS
2601 S BAYSHORE DR SUITE 1000
MIAMI, FL 33133
O: 212.334.2050
F: 212.334.0453
https://www.bermelloajamil.com

CONSULTANTS
MEP ENGINEER:
HNGS ASSOCIATES
4800 SW 74 COURT
MIAMI, FL 33155
O:305.270.9935
F: 305.665.5891

CIVIL ENGINEER:
VSN ENGINEERS
8550 W FLAGLER ST
SUITE 113
MIAMI, FL 33144
O: 305.551.6267
F: 305.551.4242

STRUCTURAL ENGINEER:
DESIMONE CONSULTING ENGINEERS
800 BRICKELL AVE
6TH FLOOR
MIAMI, FL 33131
O: 305.441.0755
F: 786.3802329

SCOPE OF WORK

- NEW CONSTRUCTION OF MIXED-USE 67,500 SF RESIDENTIAL AND RETAIL AT

02-3233-012-0550 (1752 BAY RD Miami Beach, FL 33139-1423)
02-3233-012-0540 (1759 PURDY AVE Miami Beach, FL 33139-1423)
02-3233-012-0530 (1738 BAY RD Miami Beach, FL 33139-1414)
02-3233-012-0520 (1747 PURDY AVE Miami Beach, FL 33139-1423)
02-3233-012-0500 (1743 PURDY AVE Miami Beach, FL 33139-1423)
02-3233-012-0490 (1724 BAY RD Miami Beach, FL 33139-1414)
02-3233-012-0480 (1733 PURDY AVE Miami Beach, FL 33139-1423)
02-3233-012-0510 (1730 BAY RD Miami Beach, FL 33139-1414)

INDEX OF DRAWINGS

CV-0.0 COVER SHEET
EX-1.2 SURVEY
INDEX OF DRAWINGS
A-1.0 ZONING DATA SHEET APPROVED
A-1.0 P ZONING DATA SHEET PROPOSED
A-1.2 F.A.R. DIAGRAMS APPROVED
A-1.2 P F.A.R. DIAGRAMS PROPOSED
FAR 1.0 GROUND FLOOR
FAR 1.1 SECOND FLOOR
A-1.2.0 SITE PLAN APPROVED
A-1.2.1 GROUND FLOOR PLAN APPROVED
A-1.2.2 GROUND FLOOR PLAN PROPOSED
A.1.2.3 SECOND FLOOR PLAN APPROVED
A-1.2.4 SECOND FLOOR PLAN PROPOSED
A-1.2.5 THIRD FLOOR PLAN APPROVED
A-1.2.6 THIRD FLOOR PLAN PROPOSED
A-1.2.7 SOUTH ELEVATION APPROVED/PROPOSED
A-1.2.8 3D IMAGE APPROVED/PROPOSED
A-1.2.9 RENDERING BIRDS EYE VIEW APPROVED
A-1.2.10 RENDERING BIRDS EYE VIEW PROPOSED
A-1.2.11 RENDERING VIEWING EAAST APPROVED PROPOSED

L000 LANDSCAPE COVER SHEET INDEX & LANDSCAPE LEGEND APPROVED
L000 P LANDSCAPE COVER SHEET INDEX & LANDSCAPE LEGEND PROPOSED
L001 LANDSCAPE-GENERAL NOTES & LANDSCAPE NOTES
L101 LANDSCAPE-EXISTING TREE SURVEY & DISPOSITION PLAN
L102 EXISTING TREE CHART + MITIGATION SUMMARY
L201 GROUND FLOOR LANDSCAPE PLAN
L201.1 GROUND FLOOR LANDSCAPE PLAN PROPOSED
L202 SECOND FLOOR LANDSCAPE PLAN
L202.1 SECOND FLOOR LANDSCAPE PLAN PROPOSED
L203 THIRD FLOOR LANDSCAPE PLAN
L203.1 THIRD FLOOR LANDSCAPE PLAN PROPOSED
L204 ROOF DECK LANDSCAPE PLAN



EIGHTEEN SUNSET
1759 PURDY AVE.
MIAMI BEACH, FLORIDA
4/11/22

STATE OF FLORIDA
RAI A. FERNANDEZ R.A.
AR 0012637
REGISTERED ARCHITECT
RAI A. FERNANDEZ R.A.
AR 0012637
4/11/22

CV - 0.0_P

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ZONING DATA

APPROVED 10/14/20

CD-2 - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	1759 PURDY AVENUE, MIAMI BEACH FLORIDA			
2	Board and file numbers :	PB17-0168 DRB17-0198			
3	Folio number(s):	02-3233-012-0550 (1752 BAY RD Miami Beach, FL 33139-1423) 02-3233-012-0540 (1759 PURDY AVE Miami Beach, FL 33139-1423) 02-3233-012-0530 (1738 BAY RD Miami Beach, FL 33139-1414) 02-3233-012-0520 (1747 PURDY AVE Miami Beach, FL 33139-1423) 02-3233-012-0500 (1743 PURDY AVE Miami Beach, FL 33139-1423) 02-3233-012-0490 (1724 BAY RD Miami Beach, FL 33139-1414) 02-3233-012-0480 (1733 PURDY AVE Miami Beach, FL 33139-1423) 02-3233-012-0510 (91730 BAY RD Miami Beach, FL 33139-1414)			
4	Year constructed:	1957	Zoning District:	CD-2	
5	Based Flood Elevation:	+8'-0" NGVD	Grade value in NGVD:	+5.42' NGVD	
6	Adjusted grade (Flood+Grade/2):	+6.71' NGVD	Lot Area:	33,750 SQ. FT.	
7	Lot width:	250'-0"	Lot Depth:	150'-0"	
8	Minimum Unit Size	SQ. FT.	Average Unit Size	SQ.FT.	
9	Existing use:	COMMERCIAL	Proposed use:	MIXED-USE (RETAIL, OFFICE, & RESIDENTIAL)	

		Maximum	Existing	Proposed	Deficiencies
10	Height	65'-0" FROM BFE +5'-0	15.8' NGVD	65'-0" ** NO VARIANCE	NONE
11	Number of Stories	5	1	5	
12	FAR	2	0.25	1.92186	
13	Gross square footage	67,500 SQ. FT.			
14	Square Footage by use	67,500 SQ. FT.	7500	67,500 SQ.FT.	
15	Number of units Residential	N/A	0	2	
16	Office Square Footage	N/A	0	29,728 SQ. FT.	
17	Number of seats	N/A	0		
18	Occupancy load	N/A	0	2	

	CD-2 Commercial Setbacks	Required	Existing	Proposed	Deficiencies
	Commercial Pedestal:				
29	Front Setback:	0'-0"		0'-0"	
30	Side Setback:	0'-0"		0'-0"	
31	Side Setback facing street:	N/A	N/A	N/A	
32	Rear Setback:	5'-0"		5'-0"	

	RM-2 Residential Setbacks	Required	Existing	Proposed	Deficiencies
	Residential Pedestal:				
33	Front Setback:	20'-0"	N/A	PURDY ROAD: 34'10"	BAY ROAD: 27'-9" 0
34	Side Setback:	PURDY AVE: 20'-0" - 16% OF TOTAL WIDTH BAY ROAD: 16'-20'-0" - 16% OF TOTAL WIDTH	N/A	PURDY AVE: 27'-0" BAY ROAD: 24'-2" / 31'-10"	0
35	Side Setback facing street:	N/A	N/A	N/A	0
36	Rear Setback:	7'-6"	N/A	7'-6"	0

	Residential Tower:				
37	Front Setback	20'-0" + 1' per 1' above 50' bldg height=25'-0"	N/A	BAY AVE: 29'-8" PURDY ROAD: 27'-0"	
38	Side Setback:	PURDY AVE: 20'-6" - 16% OF TOTAL WITDH + 6"(SEE SHEET A-2.8C FOR ADDITIONAL DIAGRAM INFORMATION) BAY ROAD: 16'-6"-20'-6" 16% OF TOTAL WITDH + 6"(SEE SHEET A-2.8C FOR ADDITIONAL DIAGRAM INFORMATION)	N/A	PURDY AVE: 27'-0" - (SEE SHEET A-2.8C FOR ADDITIONAL DIAGRAM INFORMATION) BAY ROAD: 24'-2" / 31'-10" (SEE SHEET A-2.8C FOR ADDITIONAL DIAGRAM INFORMATION)	0
39	Side Setback facing street:	N/A	N/A	N/A	0
40	Rear Setback:	11'-3"	N/A	16'-2"	0

	Parking	Required	Existing	Proposed	Deficiencies
41	Parking district				
42	Total # of parking spaces	76	0	76	
43	# of parking spaces per use (Provide a separate chart for a breakdown calculation)		0		
44	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	SEE SHEET A-1.1	0	SEE SHEET A-1.1	
45	Parking Space Dimensions	8.5' X18'	N/A	8.5' X 18'	
46	Parking Space configuration (45o,60o, 90o,Parallel)		N/A	90	
47	ADA Spaces				
48	Tandem Spaces		N/A	n/a	
49	Drive aisle width		N/A	22'	
50	Valet drop off and pick up		NO		
51	Loading zones and Trash collection areas	2	N/A	2	
52	Bicycle parking, location and Number of racks		N/A	20 Short Term	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
53	Type of use		N/A		
54	Number of seats located outside on private property			30 SEATS	
55	Number of seats inside			208 SEATS	
56	Total number of seats			238 SEATS	
57	Total number of seats per venue (Provide a separate chart for a breakdown calculation)			238 SEATS SEE REVISED SHEET A1.1_P	
58	Total occupant content			327	
59	Occupant content per venue (Provide a separate chart for a breakdown calculation)			SEE SHEET A-1.1_P	

60	Proposed hours of operation	N/A
61	Is this an NIE? (Neighboot impact stablishment, see CMB 141-1361)	NO
62	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	NO
63	Is this a contributing building?	Yes or No
64	Located within a Local Historic District?	No

STATE OF FLORIDA
RAI A. FERNANDEZ R.A.
AR 0012637
REGISTERED ARCHITECT

RAI A. FERNANDEZ R.A.
AR 0012637
10/14/20

EIGHTEEN SUNSET
1759 PURDY AVE.
MIAMI BEACH, FLORIDA
10/14/20

A - 1.0_

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ZONING DATA SHEET

PROPOSED 4/11/22

CD-2 - ZONING DATA SHEET

ITEM #	Zoning Information				
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11	Number of Stories	5	1	5	
12	FAR	2	0.25	1.92186	
13	Gross square footage	67,500 SQ. FT.			
14	Square Footage by use	67,500 SQ. FT.	7500	67,107SQ.FT.	
15	Number of units Residential	N/A	0	3	
16	Office Square Footage	N/A	0	29,728 SQ. FT.	
17	Number of seats	N/A	0		
18	Occupancy load	N/A	0	2	

	CD-2 Commercial Setbacks	Required	Existing	Proposed	Deficiencies
	Commercial Pedestal:				
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30	Side Setback:	0'-0"		0'-0"	
31	Side Setback facing street:	N/A	N/A	N/A	
32	Rear Setback:	5'-0"		5'-0"	

	RM-2 Residential Setbacks	Required	Existing	Proposed	Deficiencies
	Residential Pedestal:				
33	Front Setback:	20'-0"	N/A	PURDY ROAD: 34'10" BAY ROAD: 27'-9"	0
34	Side Setback:	PURDY AVE: 20'-0" - 16% OF TOTAL WIDTH BAY ROAD: 16-20'-0" - 16% OF TOTAL WIDTH	N/A	PURDY AVE: 27'-0" BAY ROAD: 24'-2" / 31'-10"	0
35	Side Setback facing street:	N/A	N/A	N/A	0
36	Rear Setback:	7'-6"	N/A	7'-6"	0

	Residential Tower:				
37	Front Setback	20'-0" + 1' per 1' above 50' bldg height=25'-0"	N/A	BAY AVE: 29'-8" PURDY ROAD: 27'-0"	
38	Side Setback:	PURDY AVE: 20'-6" - 16% OF TOTAL WITDH + 6"(SEE SHEET A-2.8C FOR ADDITIONAL DIAGRAM INFORMATION) BAY ROAD: 16'-6"-20'-6" 16% OF TOTAL WITDH + 6"(SEE SHEET A-2.8C FOR ADDITIONAL DIAGRAM INFORMATION)	N/A	PURDY AVE: 27'-0" - (SEE SHEET A-2.8C FOR ADDITIONAL DIAGRAM INFORMATION) BAY ROAD: 24'-2" / 31'-10" (SE E SHEET A-2.8C FOR ADDITIONAL DIAGRAM INFORMATION)	0
39	Side Setback facing street:	N/A	N/A	N/A	0
40	Rear Setback:	11'-3"	N/A	16'-2"	0

	Parking	Required	Existing	Proposed	Deficiencies
41	Parking district				
42	Total # of parking spaces	76	0	76	
43	# of parking spaces per use (Provide a separate chart for a breakdown calculation)		0		
44	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	SEE SHEET A-1.1	0	SEE SHEET A-1.1	
45	Parking Space Dimensions	8.5' X18'	N/A	8.5' X 18'	
46	Parking Space configuration (45o,60o, 90o,Parallel)		N/A	90	
47	ADA Spaces				
48	Tandem Spaces		N/A	n/a	
49	Drive aisle width		N/A	22'	
50	Valet drop off and pick up		NO		
51	Loading zones and Trash collection areas	2	N/A	2	
52	Bicycle parking, location and Number of racks		N/A	20 Short Term	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
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54	Number of seats located outside on private property			30 SEATS	
55	Number of seats inside			208 SEATS	
56	Total number of seats			238 SEATS	
57	Total number of seats per venue (Provide a separate chart for a breakdown calculation)			238 SEATS SEE REVISED SHEET A1.1_P	
58	Total occupant content			327	
59	Occupant content per venue (Provide a separate chart for a breakdown calculation)			SEE SHEET A-1.1_P	

60	Proposed hours of operation	N/A	
61	Is this an NIE? (Neighbood Impact establishment, see CMB 141-1361)	NO	
62	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	NO	
63	Is this a contributing building?	Yes or No	
64	Located within a Local Historic District?	No	

STATE OF FLORIDA
RAI A. FERNANDEZ R.A.
AR 0012637
REGISTERED ARCHITECT

RAI A. FERNANDEZ R.A.
AR 0012637
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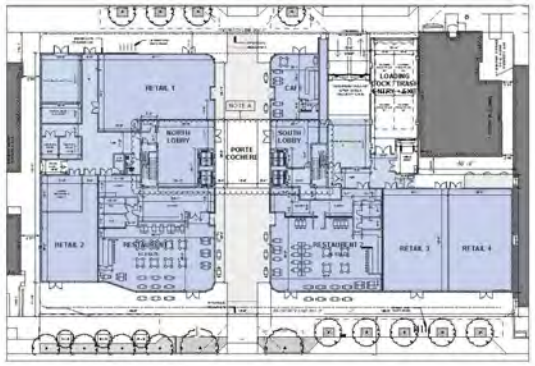
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F.A.R. DIAGRAMS

APPROVED 10/14/20



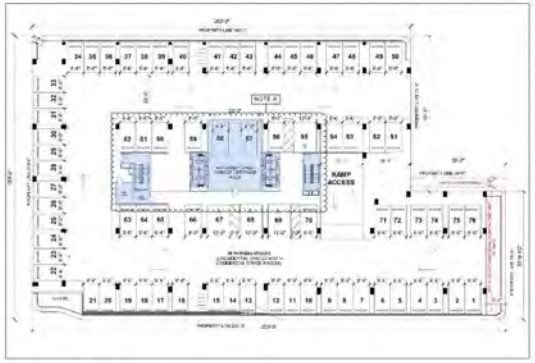
GROUND FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOF DECK PLAN

EIGHTEEN SUNSET
1759 PURDY AVE.
MIAMI BEACH, FLORIDA
10/14/20

STATE OF FLORIDA
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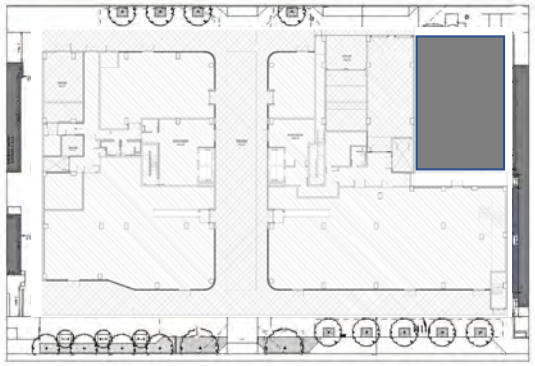
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F.A.R. DIAGRAMS

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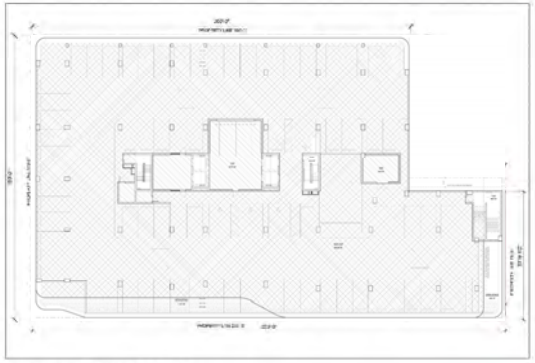
GROUND FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOF DECK PLAN

EIGHTEEN SUNSET
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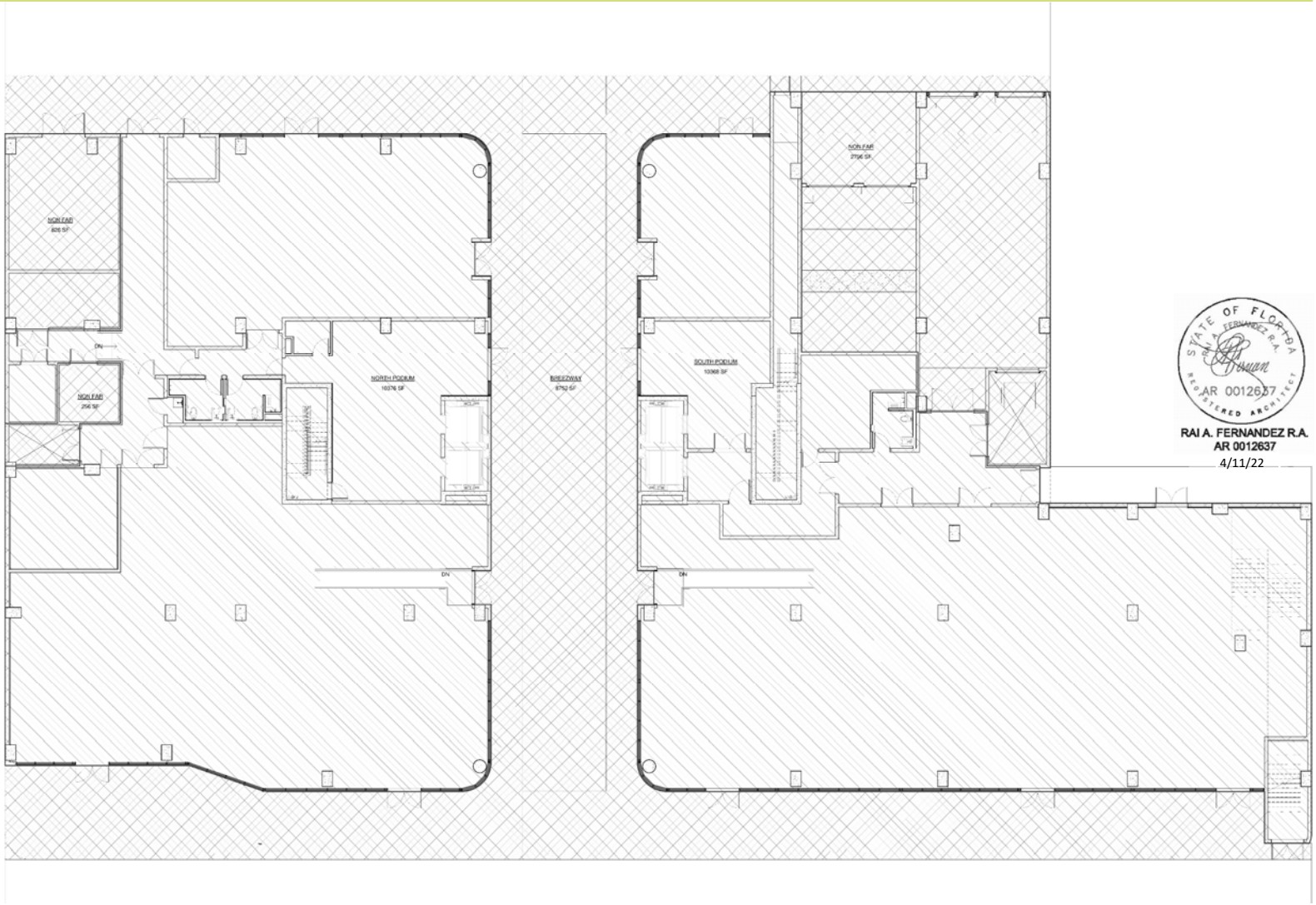
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AR 0012637
4/11/22

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F.A.R. GROUND FLOOR PROPOSED 4/11/22



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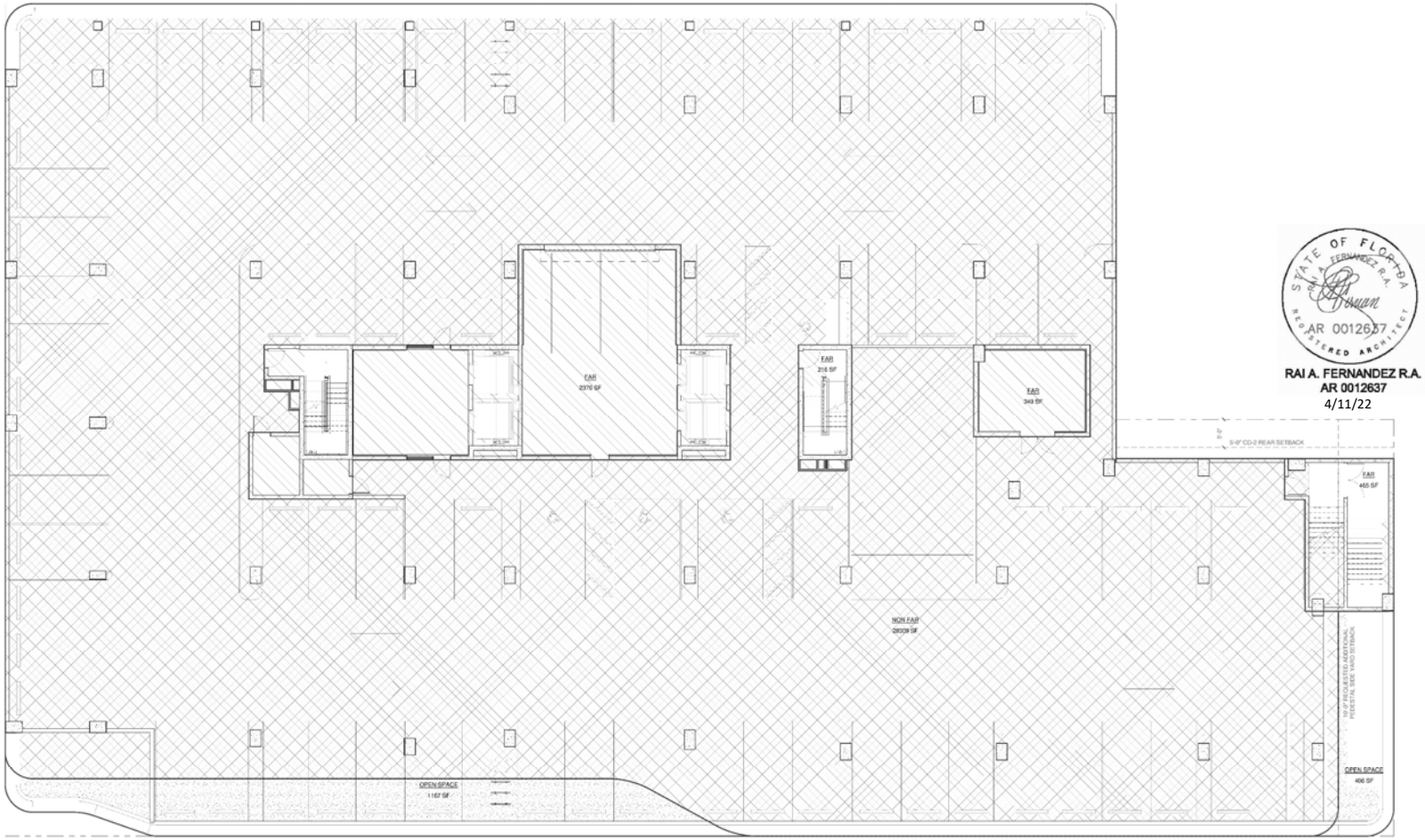
FAR 1.0

EIGHTEEN SUNSET
1759 PURDY AVE.
MIAMI BEACH, FLORIDA
4/11/22

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F.A.R. SECOND FLOOR

PROPOSED 4/11/22



STATE OF FLORIDA
RAI A. FERNANDEZ R.A.
AR 0012637
REGISTERED ARCHITECT

RAI A. FERNANDEZ R.A.
AR 0012637
4/11/22

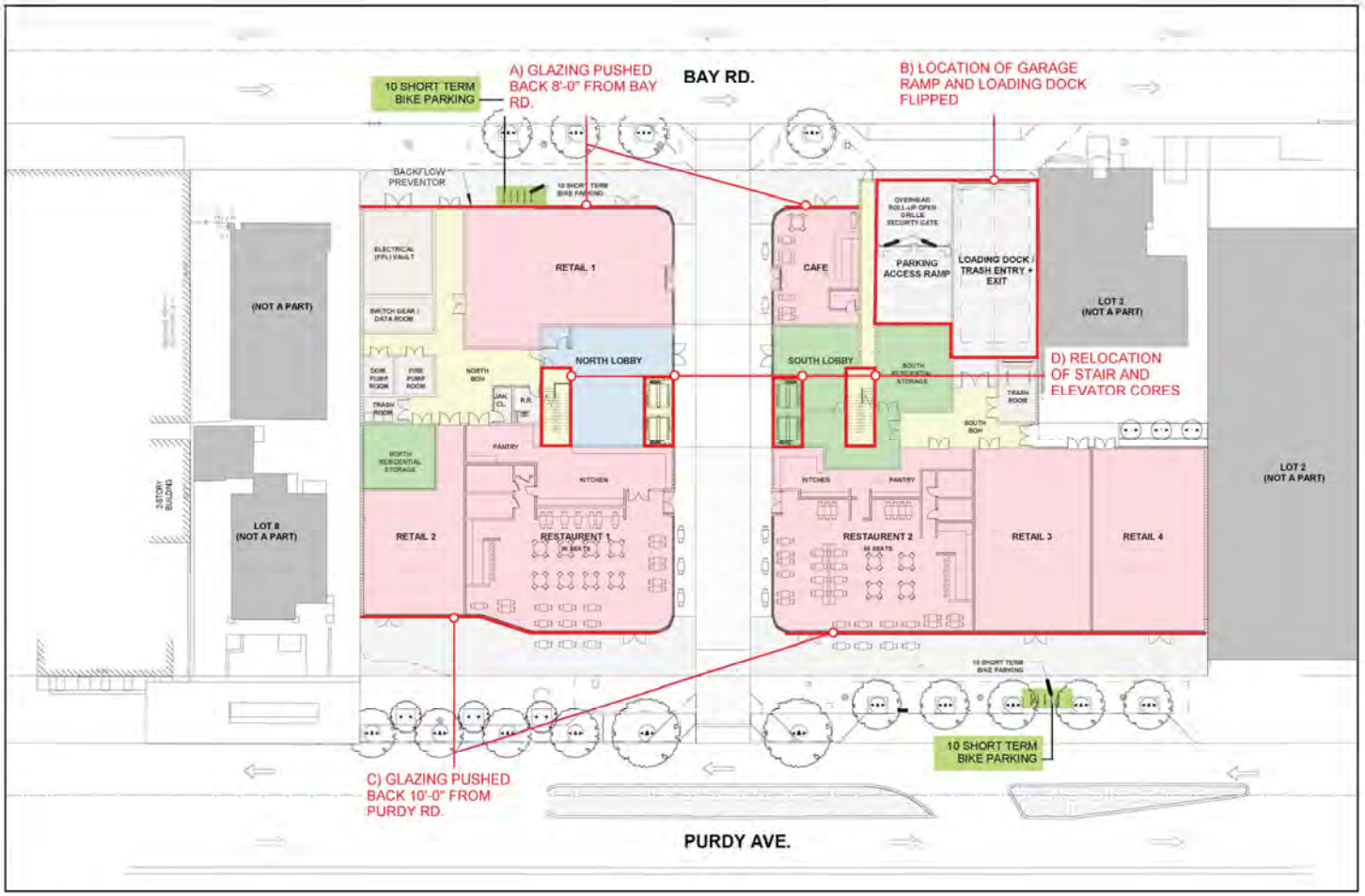
FAR-1.1

EIGHTEEN SUNSET
1759 PURDY AVE.
MIAMI BEACH, FLORIDA
4/11/22

APPROVED – PROVIDED FOR REFERENCE ONLY

SITE PLAN

APPROVED 10/14/22



A) GLAZING PUSHED BACK 8'-0" FROM BAY RD.

B) LOCATION OF GARAGE RAMP AND LOADING DOCK FLIPPED.

C) GLAZING PUSHED BACK 10'-0" FROM PURDY RD.

D) RELOCATION OF STAIR AND ELEVATOR CORES.

F) ROOF POOL RELOCATED.

SCALE:1"=30'-0"

EIGHTEEN SUNSET
1759 PURDY AVE,
MIAMI BEACH, FLORIDA
10/14/20

STATE OF FLORIDA
FERNANDEZ R.A.
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AR 0012637

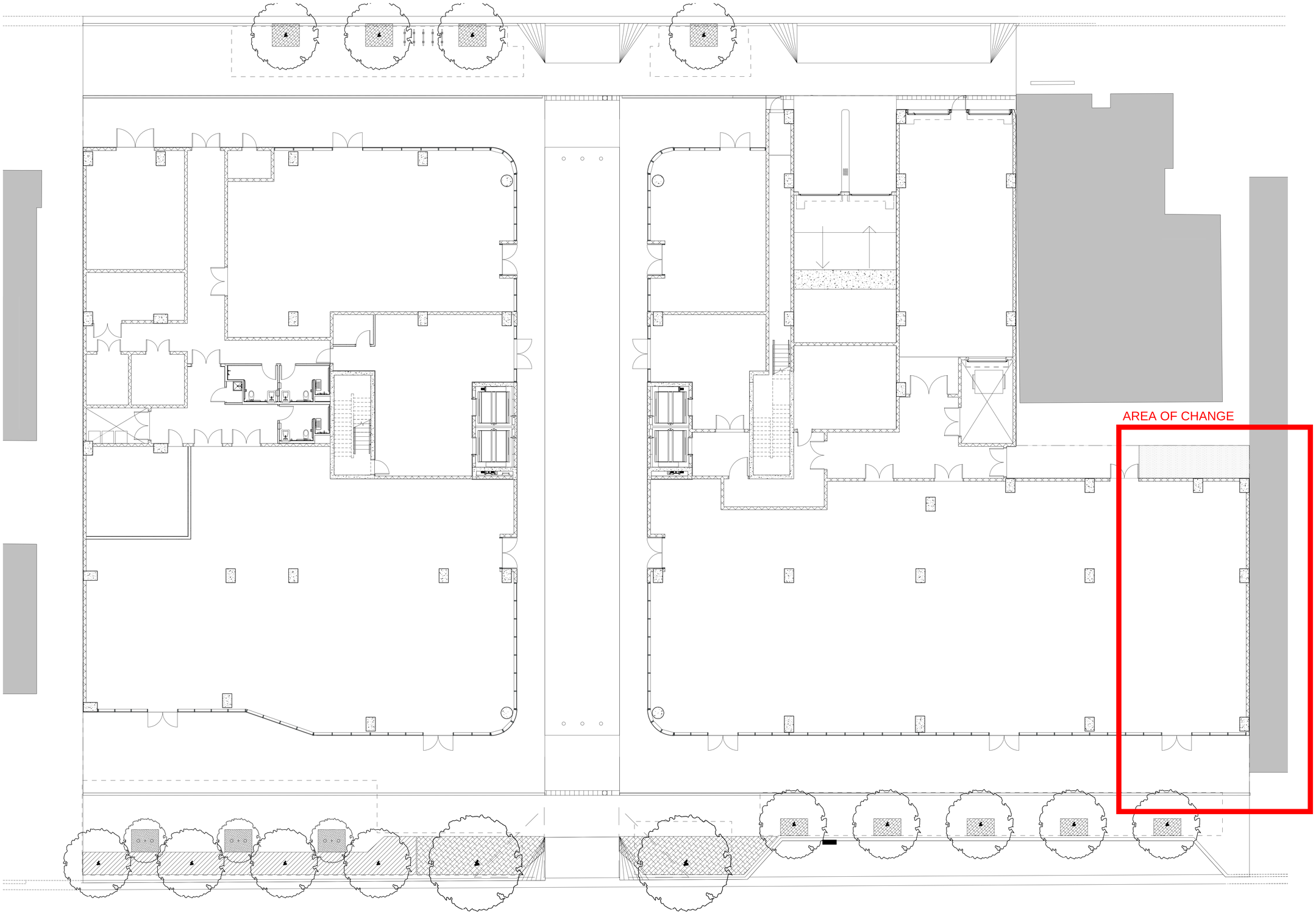
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A 1.2.0 10/14/20

GROUND FLOOR PLAN

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N

1 / A101 GROUND FLOOR PLAN
1/8" = 1'-0"

EIGHTEEN SUNSET
1759 PURDY AVE.
MIAMI BEACH, FLORIDA
4/11/22

STATE OF FLORIDA
RAI A. FERNANDEZ R.A.
AR 0012637
REGISTERED ARCHITECT

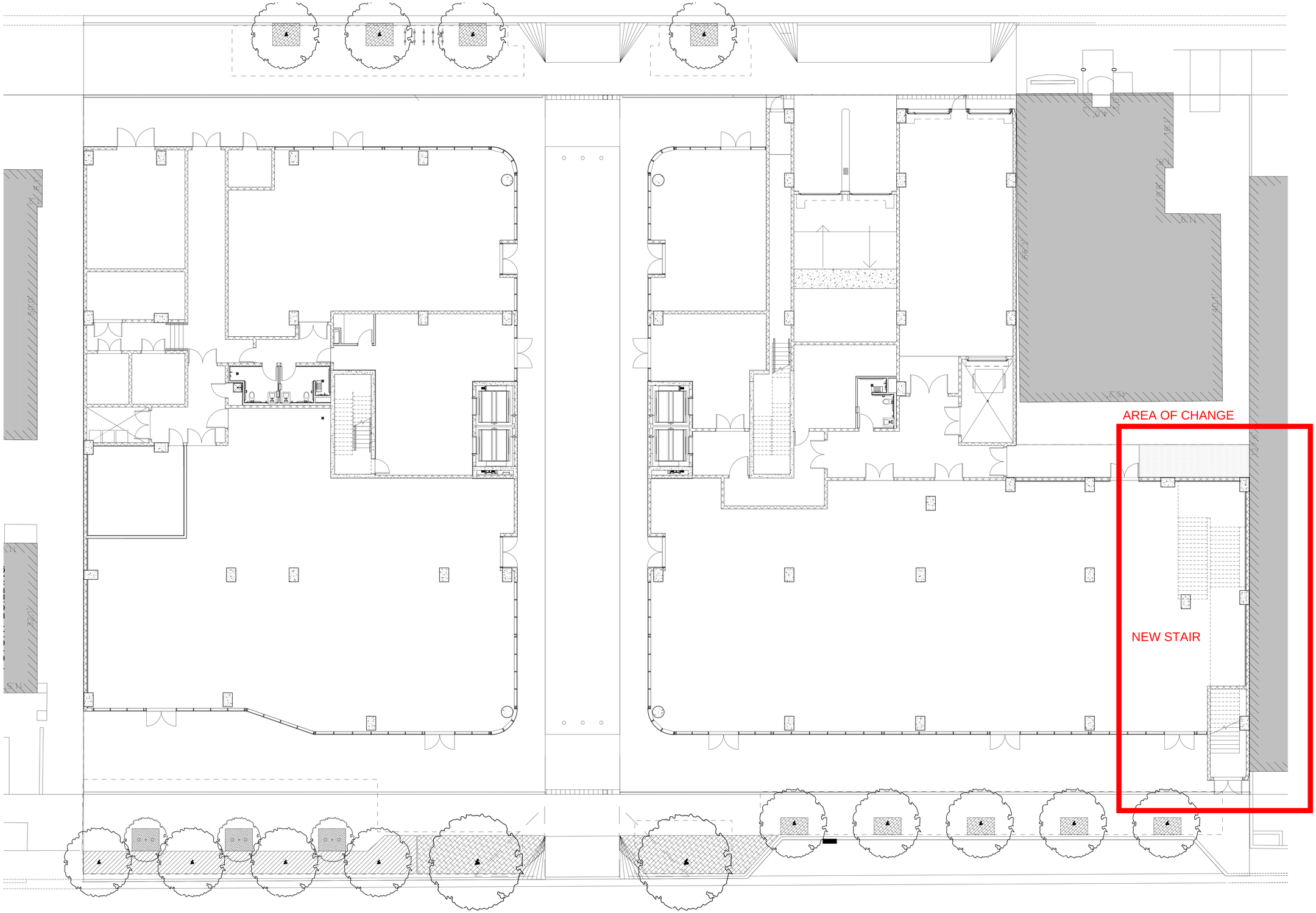
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GROUND FLOOR PLAN

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N

1 / A101 GROUND FLOOR PLAN
1/8" = 1'-0"

EIGHTEEN SUNSET
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MIAMI BEACH, FLORIDA
4/11/22

STATE OF FLORIDA
RAI A. FERNANDEZ R.A.
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REGISTERED ARCHITECT

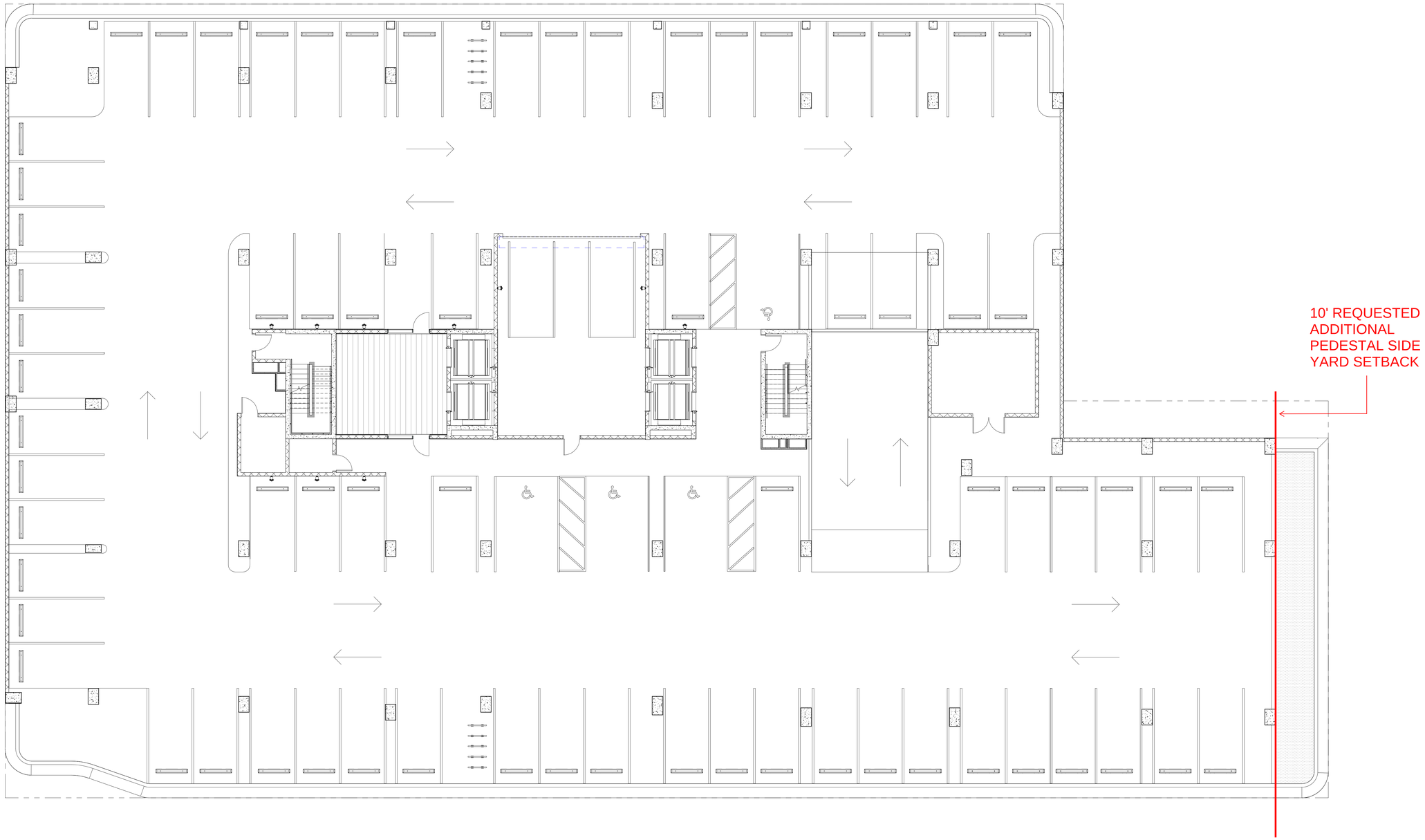
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A-1.2.2_P

SECOND FLOOR PLAN

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N

1 / A102 SECOND FLOOR PLAN
1/8" = 1'-0"

EIGHTEEN SUNSET
1759 PURDY AVE.
MIAMI BEACH, FLORIDA
4/11/22

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AR 0012637

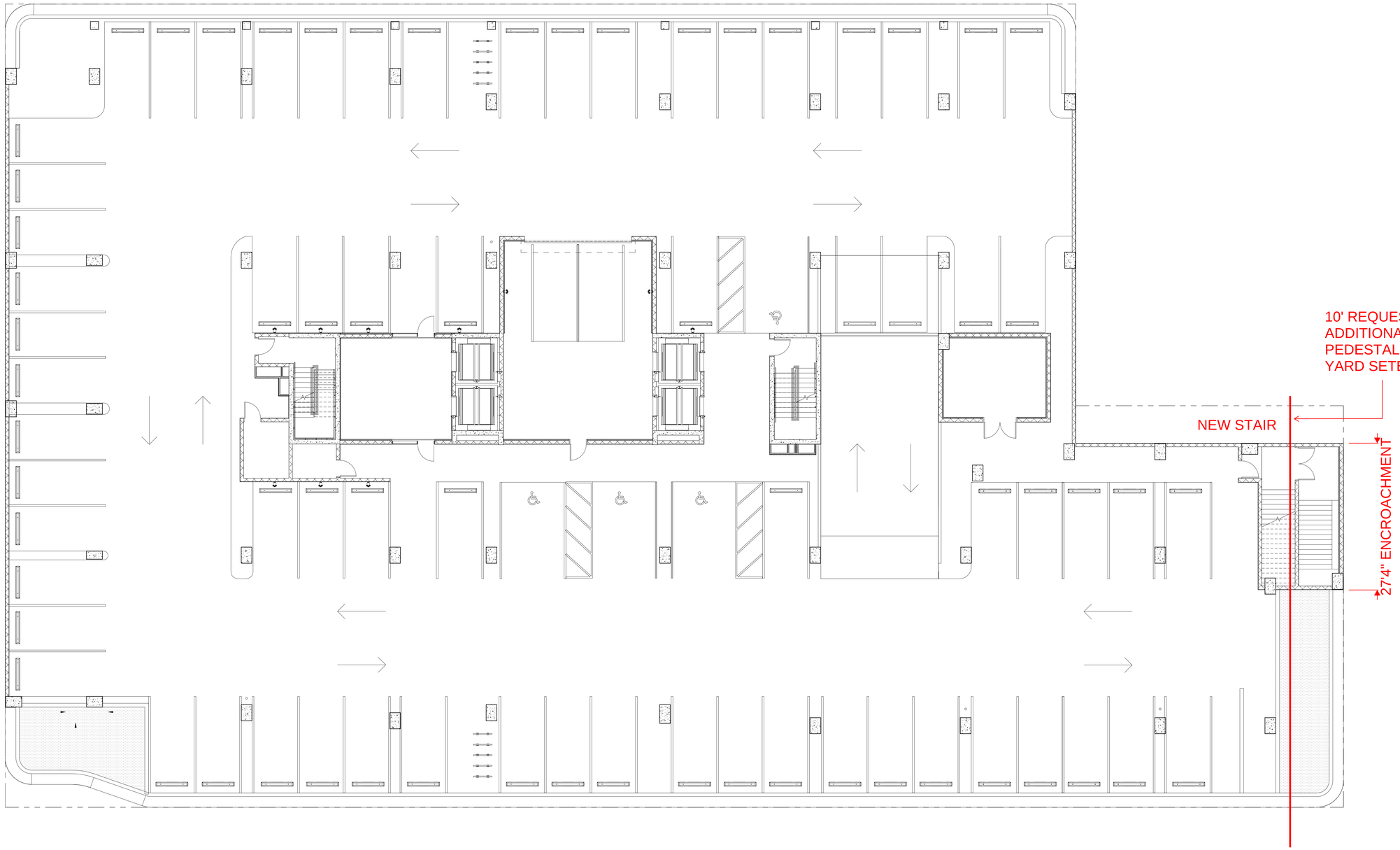
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A-1.2.3_P

SECOND FLOOR PLAN

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N

1 / A102 SECOND FLOOR PLAN
1/8" = 1'-0"

EIGHTEEN SUNSET
1759 PURDY AVE.
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4/11/22

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REGISTERED ARCHITECT

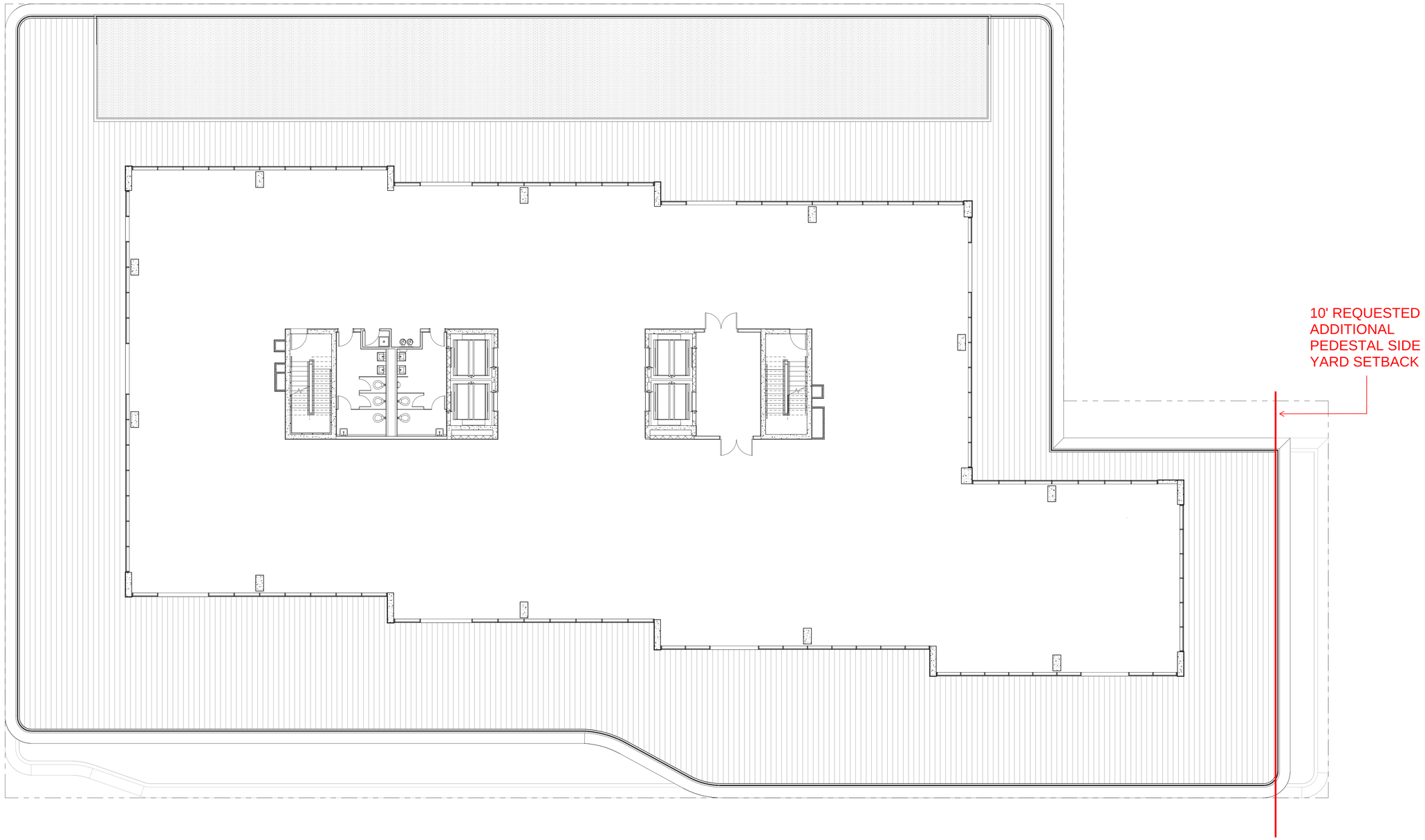
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A-1.2.4_P

THIRD FLOOR PLAN

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N

1 / A103 THIRD FLOOR PLAN
1/8" = 1'-0"

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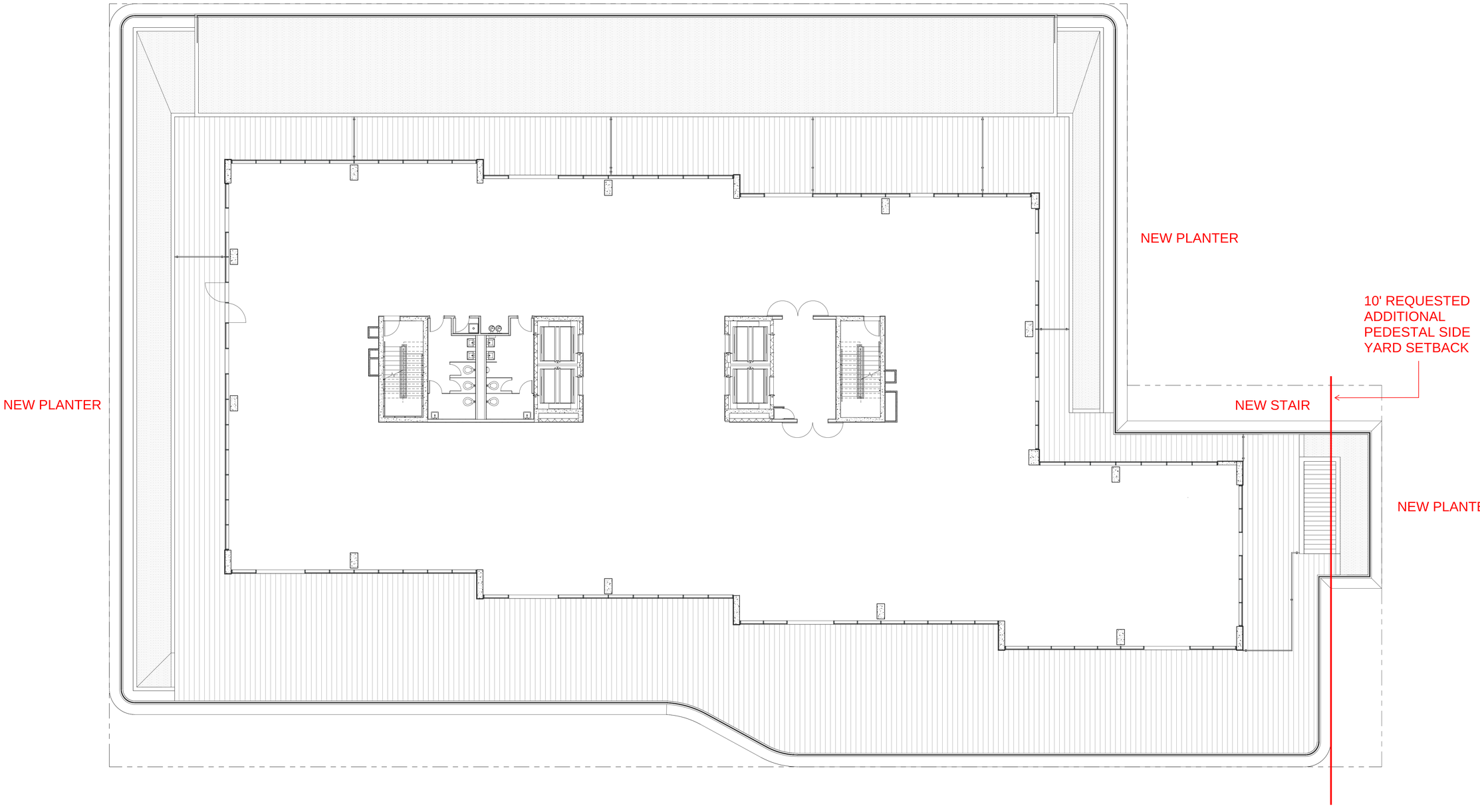
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THIRD FLOOR PLAN

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N

1 / A103 THIRD FLOOR PLAN
1/8" = 1'-0"

EIGHTEEN SUNSET
1759 PURDY AVE.
MIAMI BEACH, FLORIDA
4/11/22

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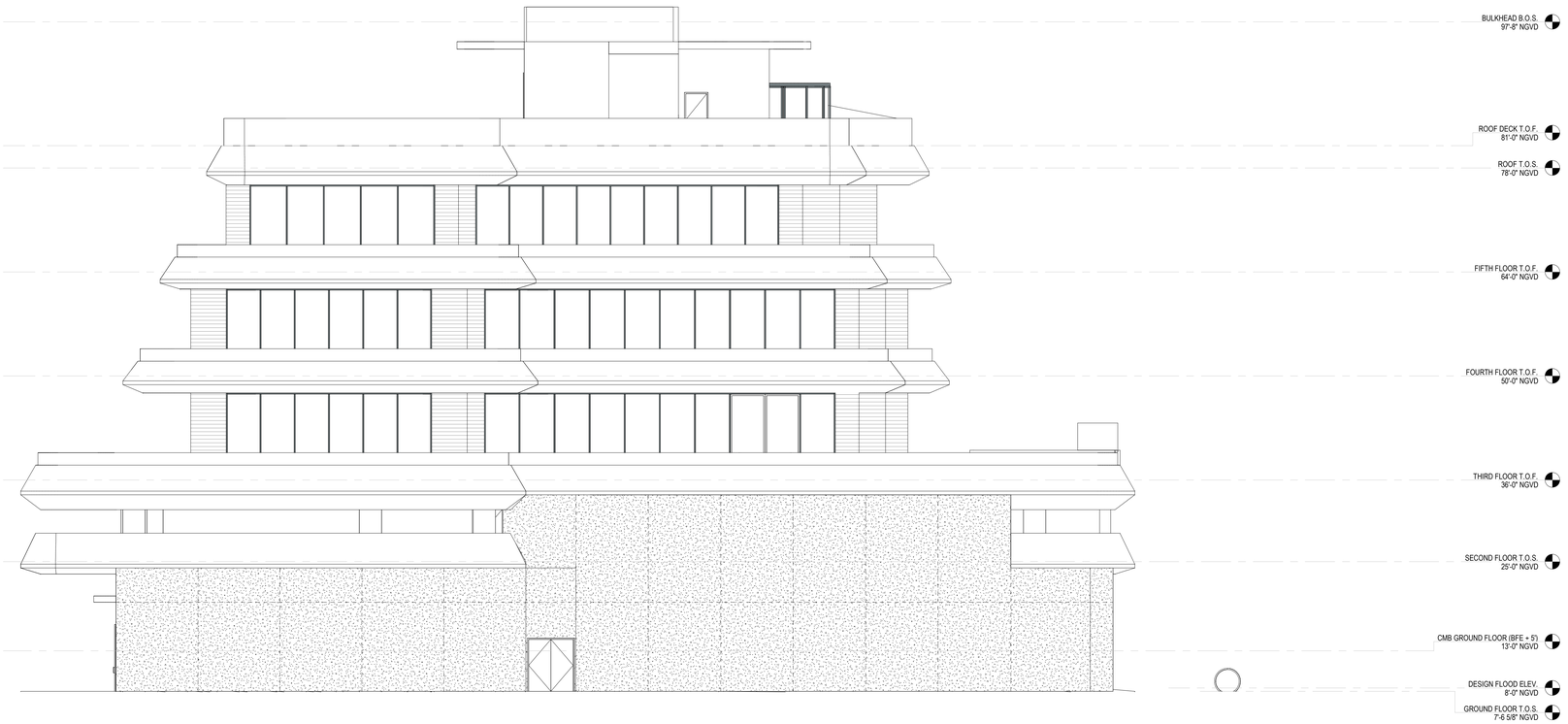
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A-1.2.6_P

SOUTH ELEVATION

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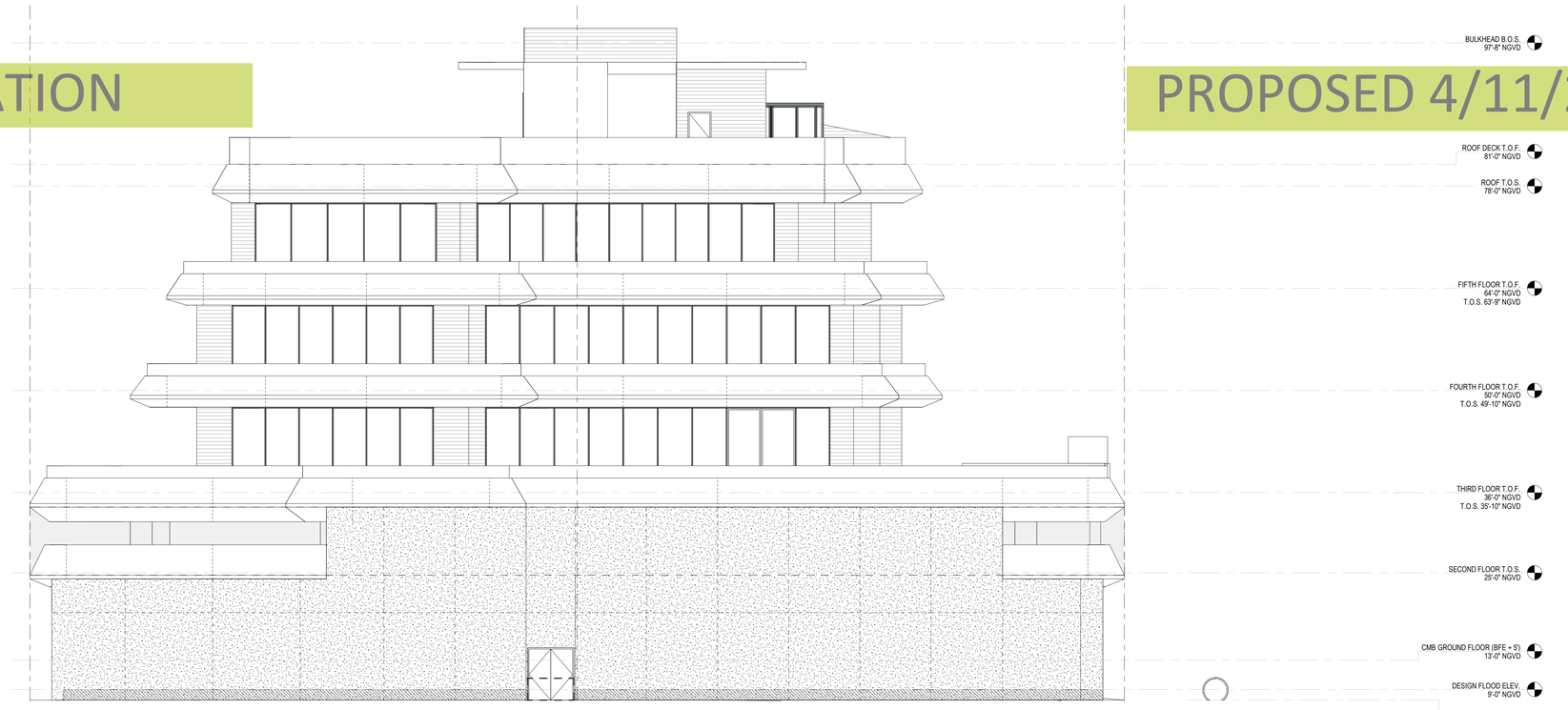
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2 A201 SOUTH ELEVATION
1/8" = 1'-0"

SOUTH ELEVATION

PROPOSED 4/11/22



2 A201 SOUTH ELEVATION
1/8" = 1'-0"

EIGHTEEN SUNSET
1759 PURDY AVE.
MIAMI BEACH, FLORIDA
4/11/22

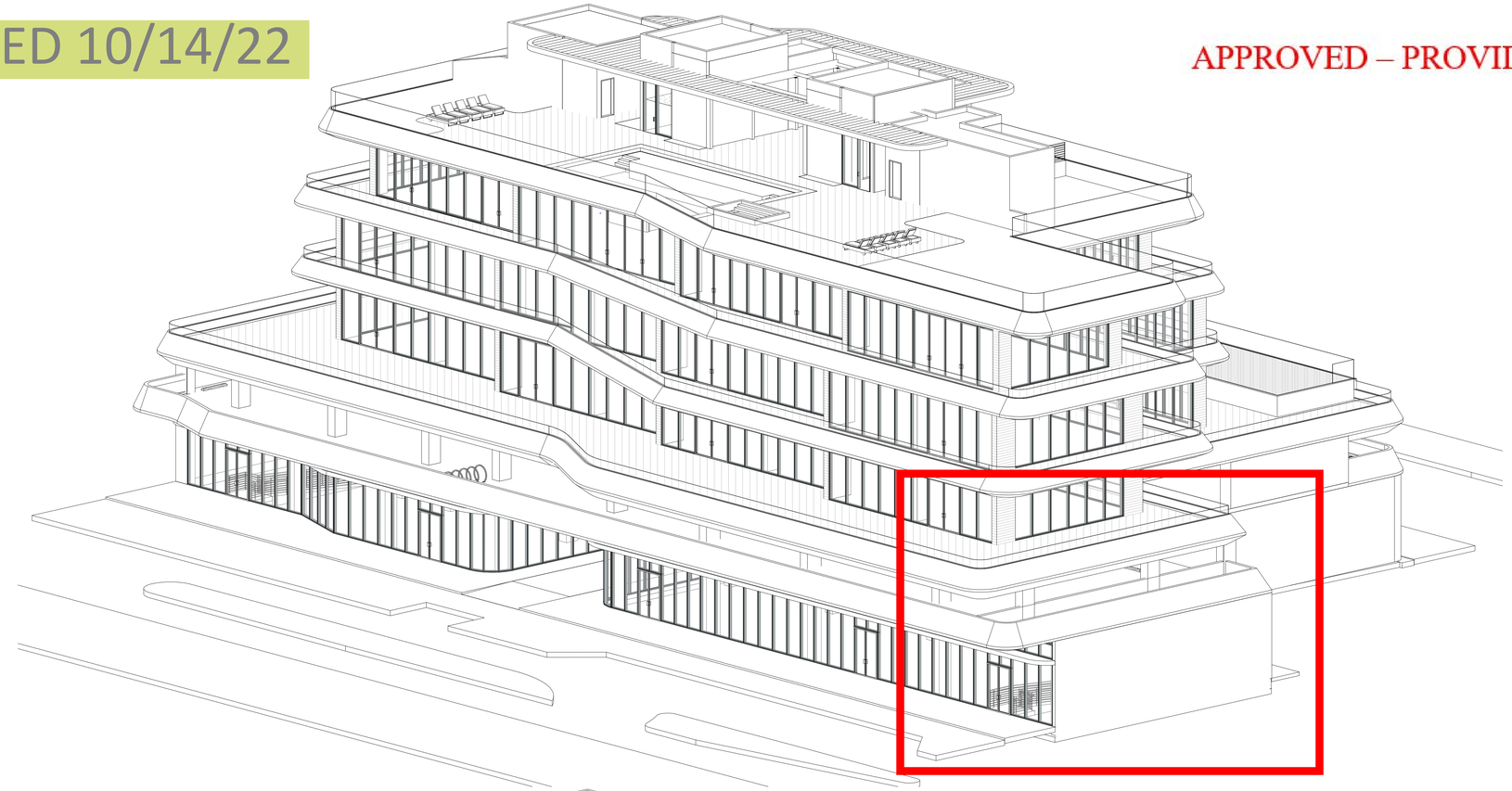
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AR 0012637
REGISTERED ARCHITECT

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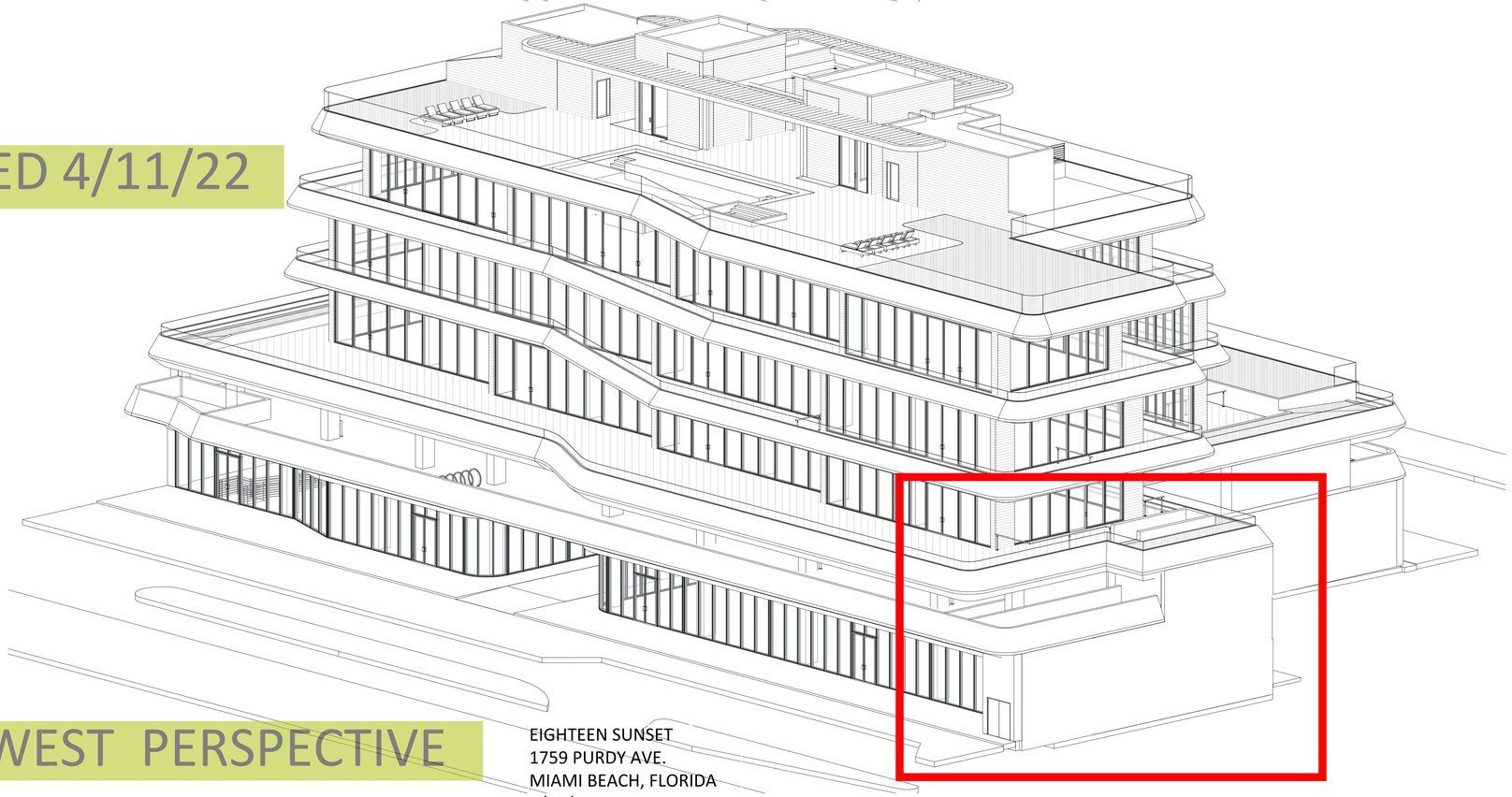
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1 A901 SOUTHWEST PERSPECTIVE

PROPOSED 4/11/22



SOUTH WEST PERSPECTIVE

EIGHTEEN SUNSET
1759 PURDY AVE.
MIAMI BEACH, FLORIDA
4/11/22

1 A901 SOUTHWEST PERSPECTIVE

STATE OF FLORIDA
RAI A. FERNANDEZ R.A.
AR 0012637
REGISTERED ARCHITECT

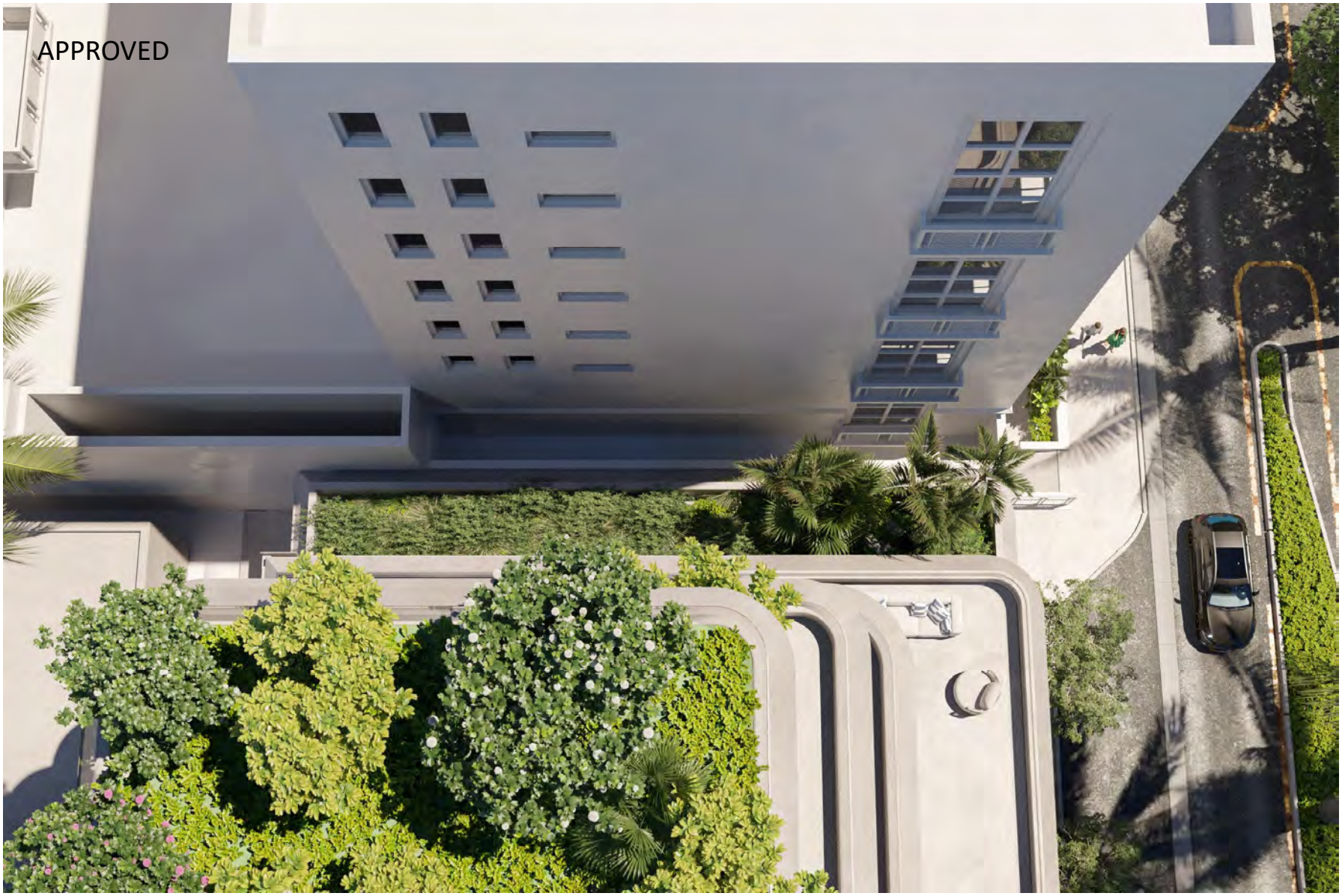
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AR 0012637
4/11/20

A-1.2.8_P

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RENDERING BIRDS EYE VIEW

APPROVED 10/14/20



EIGHTEEN SUNSET
1759 PURDY AVE.
MIAMI BEACH, FLORIDA
4/11/22

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RENDERING BIRDS EYE VIEW

PROPOSED 4/11/22

PROPOSED



A-1.2.10

EIGHTEEN SUNSET
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MIAMI BEACH, FLORIDA
4/11/22

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RENDERING VIEWING EAST

APPROVED



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A-1.2.11

EIGHTEEN SUNSET
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