

A full-page background image of a sunset over the ocean. The sun is a bright, glowing orb on the horizon, casting a long, shimmering path of light across the water. The sky is filled with soft, white and pinkish clouds. In the foreground, waves are breaking onto a sandy beach, with white foam visible. The overall color palette is warm, dominated by oranges, yellows, and blues.

SUNSET PARK

1759 PURDY AVENUE, MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD

FINAL CAP SUBMITTAL AUGUST 03, 2018

SUNSET PARK

DESIGN REVIEW BOARD - FINAL CAP SUBMITTAL

NEW MIXED-USE RETAIL-RESIDENTIAL DEVELOPMENT

MIAMI BEACH, FLORIDA

CLIENT	DESIGN ARCHITECT	LANDSCAPE ARCHITECT	ARCHITECT OF RECORD	CONSULTANTS			SCOPE OF WORK
SUNSET LAND ASSOCIATES, LLC 1691 MICHIGAN AVENUE, SUITE 510 MIAMI BEACH, FLORIDA 33139 T: 305.749.0921	DOMO ARCHITECTURE + DESIGN ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING 420 LINCOLN ROAD SUITE 506 MIAMI BEACH, FLORIDA 33139 O: 305.674.8031 F: 305.328.9006 WWW.DOMODESIGNSTUDIO.COM	CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC 780 NE 69TH STREET SUITE 1106 MIAMI , FLORIDA 33138 O: 305.979.1585 WWW.CHRISTOPHERCAWLEY.COM	BERMELLO AJAMIL & PARTNERS 2601 S BAYSHORE DR SUITE 1000 MIAMI, FL 33133 O: 212.334.2050 F: 212.334.0453 https://www.bermelloajamil.com	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: 786.3832329	- 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)

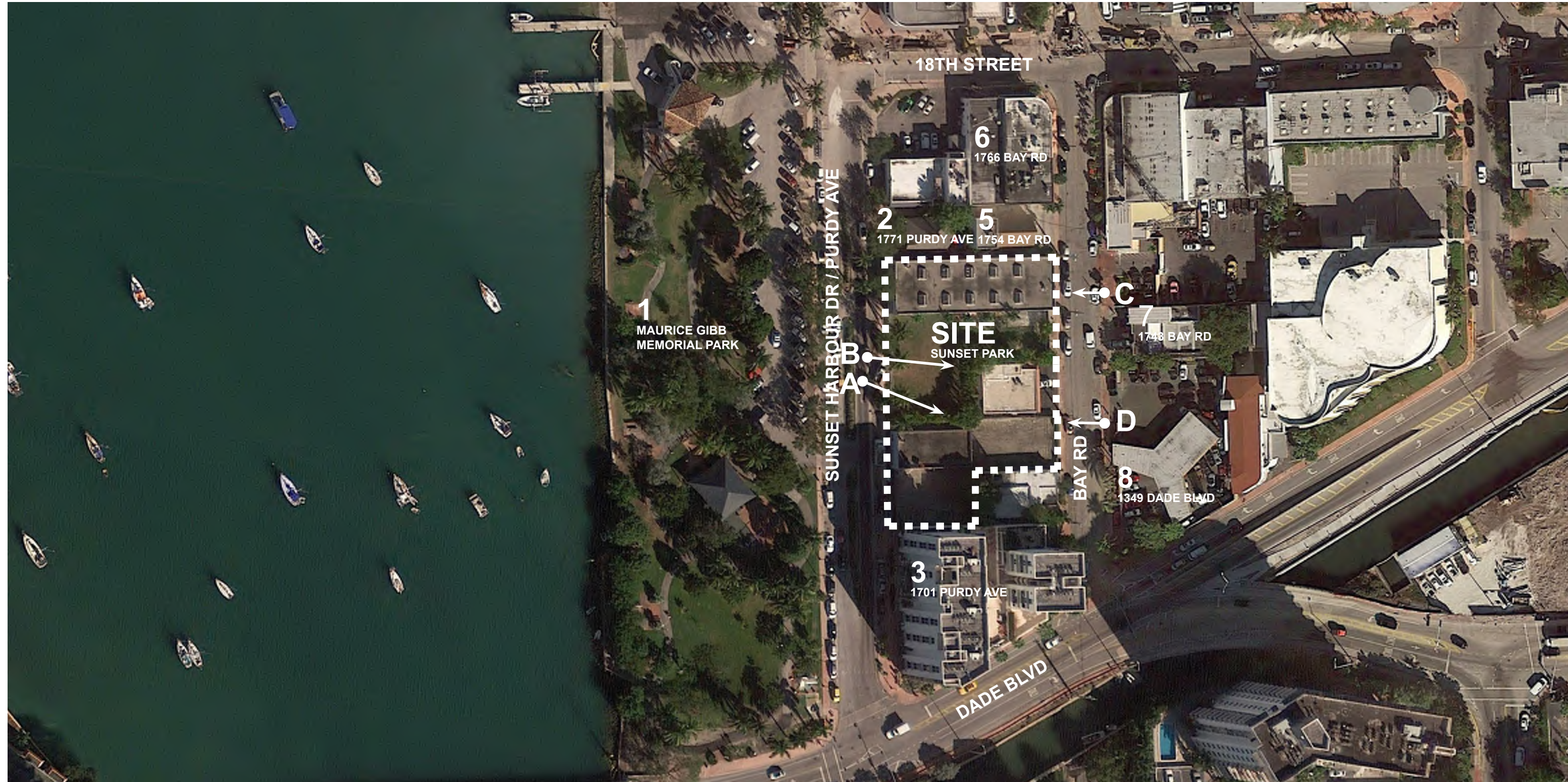


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LOCATION PLAN





NEIGHBORHOOD ANALYSIS - EXISTING EXTERIOR



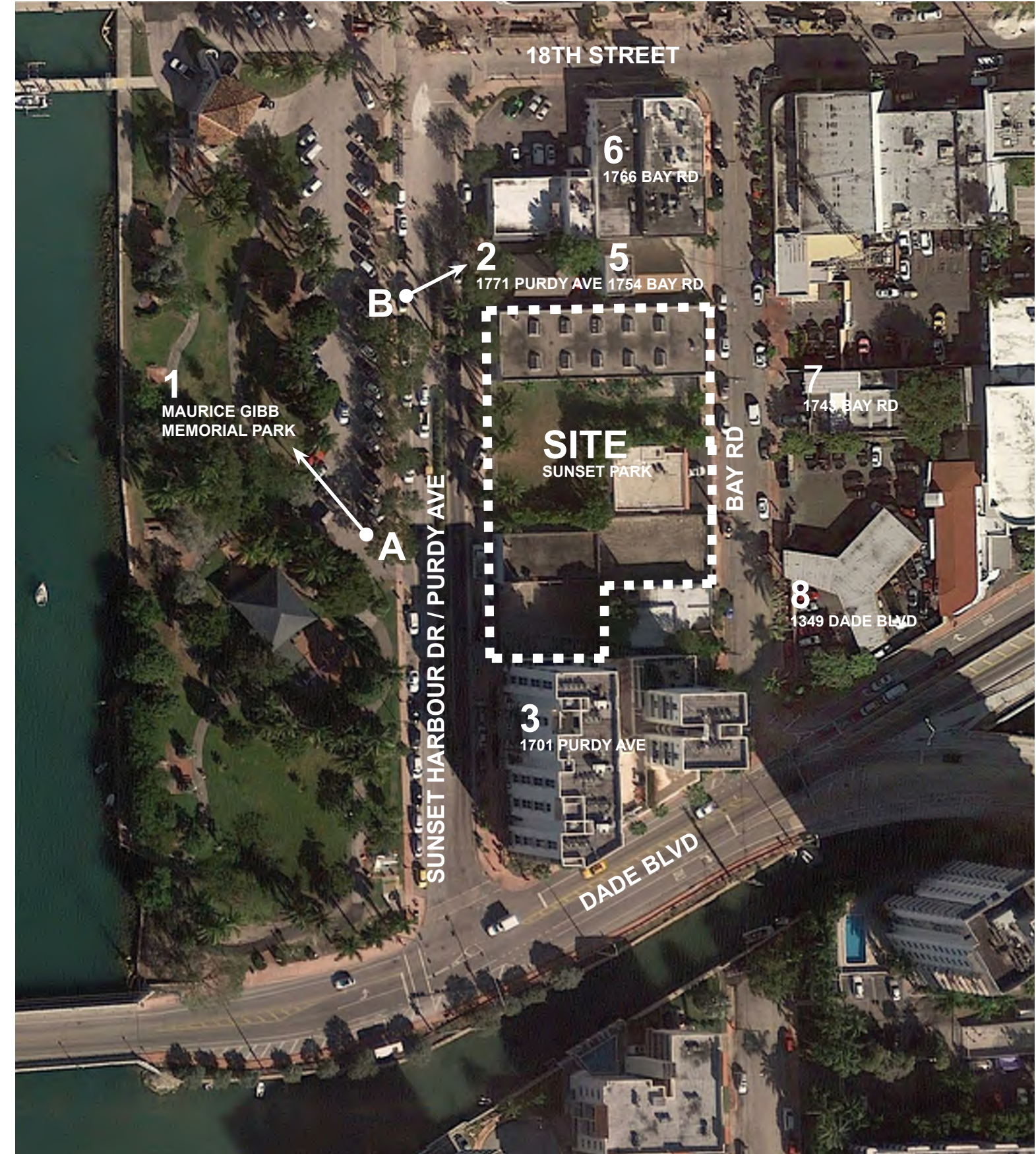
NEIGHBORHOOD ANALYSIS - CONTEXT



01 - MAURICE GIBB MEMORIAL PARK



02 - 1771 PURDY AVE



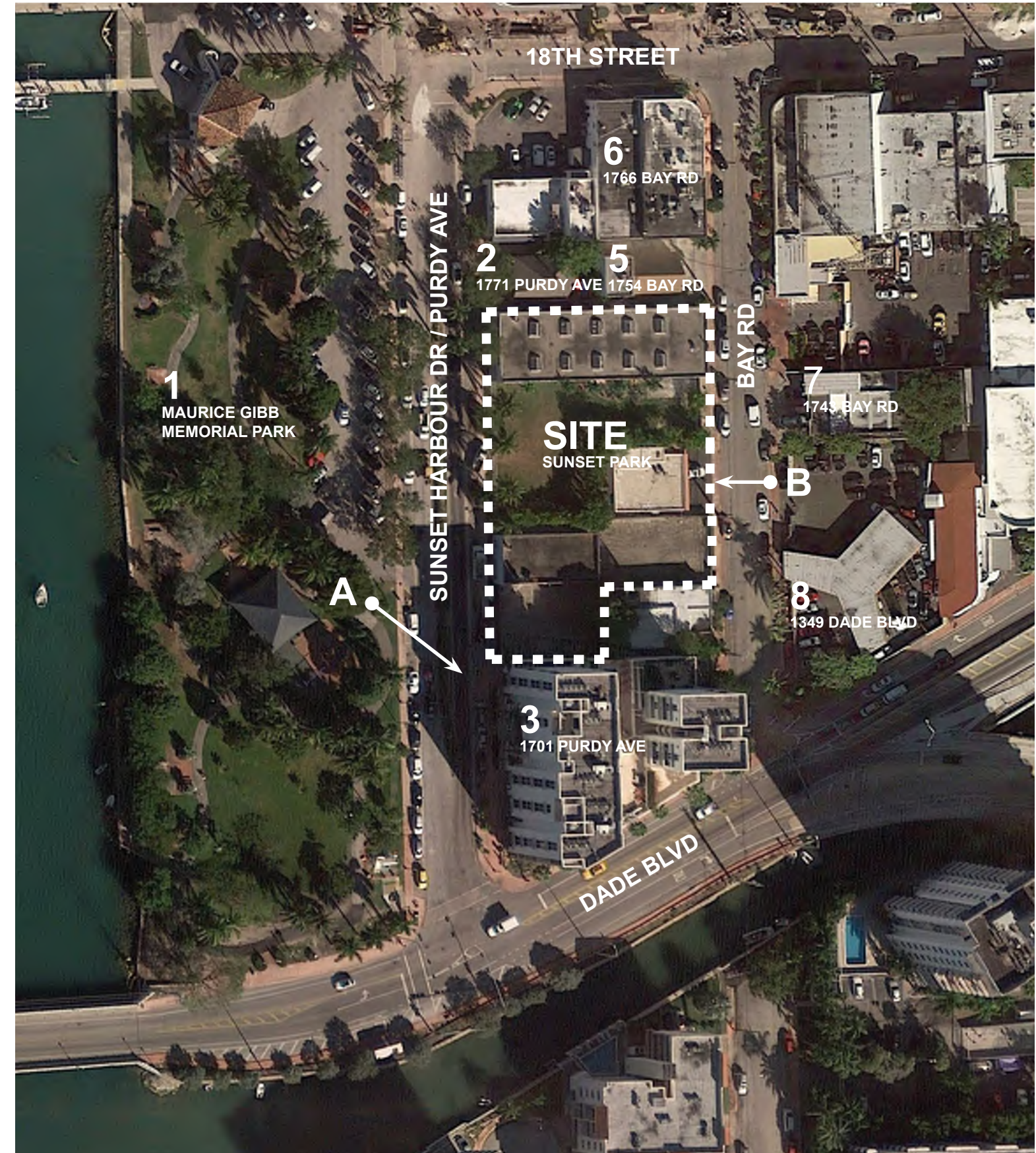
NEIGHBORHOOD ANALYSIS - CONTEXT



03 - 1701 PURDY AVE



04 - 1730 BAY RD



NEIGHBORHOOD ANALYSIS - CONTEXT



05 - 1754 BAY RD



06 - 1766 BAY RD



NEIGHBORHOOD ANALYSIS - CONTEXT



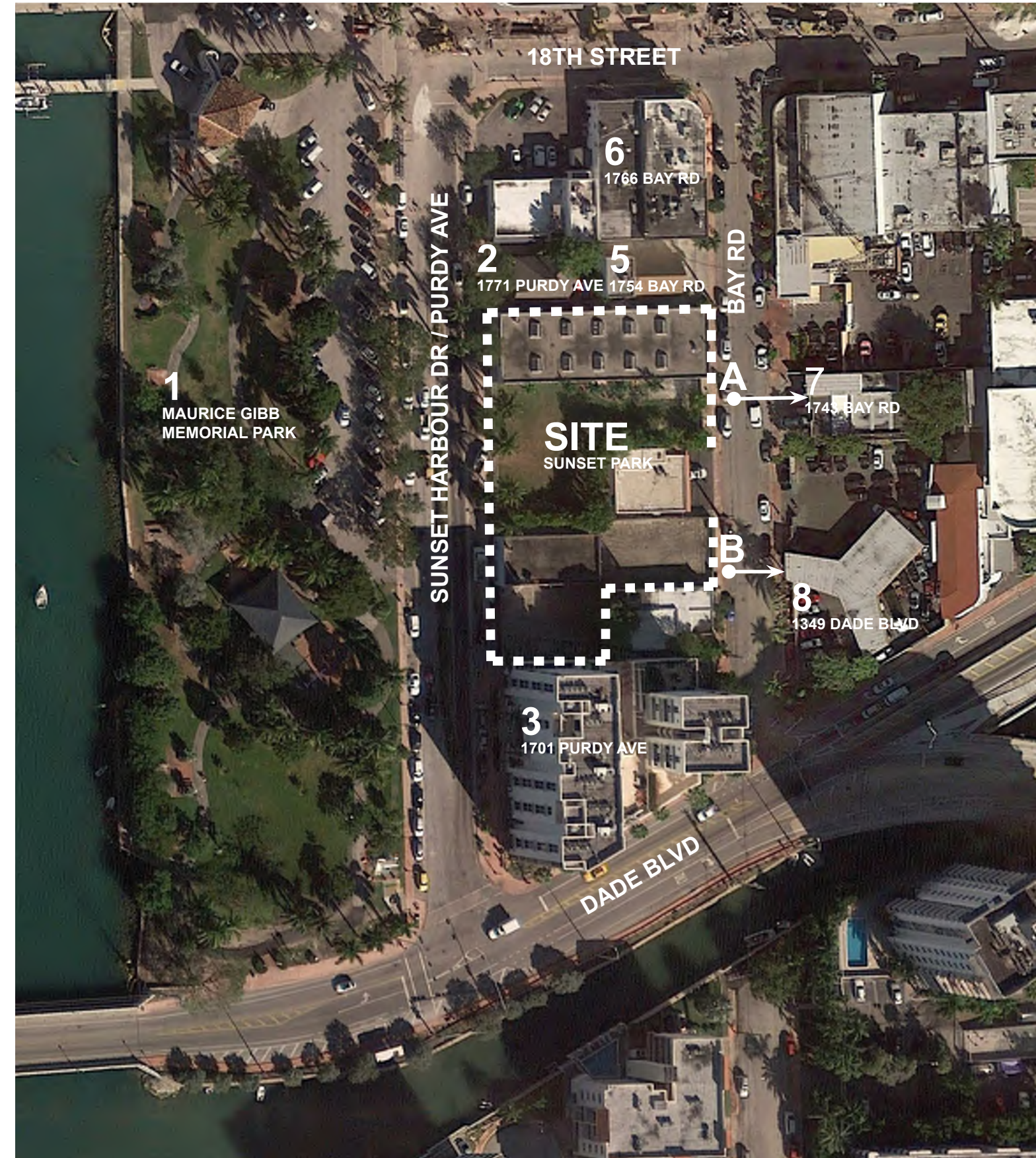
A

07 - 1743 BAY RD



B

08 - 1349 DADE BLVD



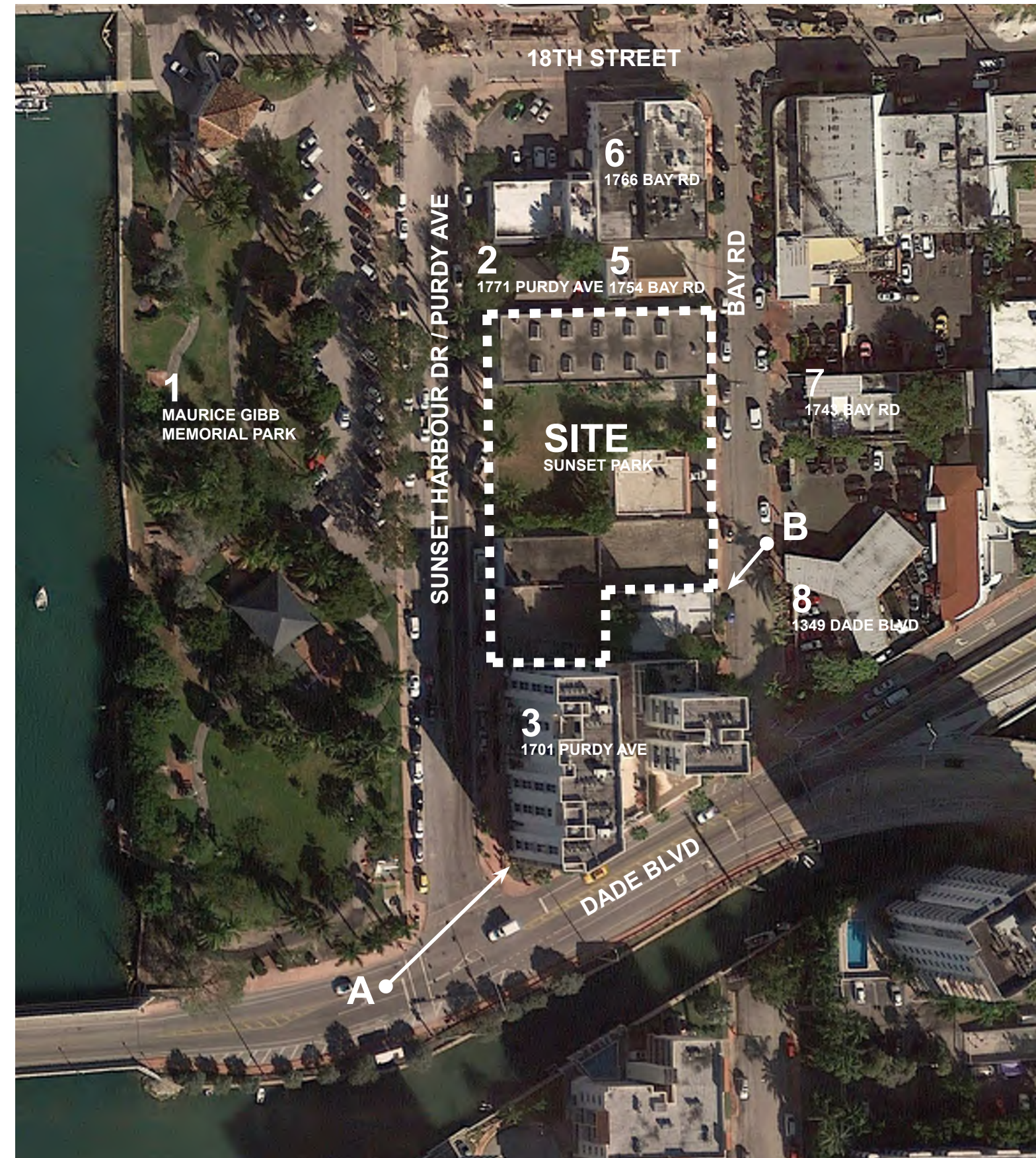
NEIGHBORHOOD ANALYSIS - CONTEXT



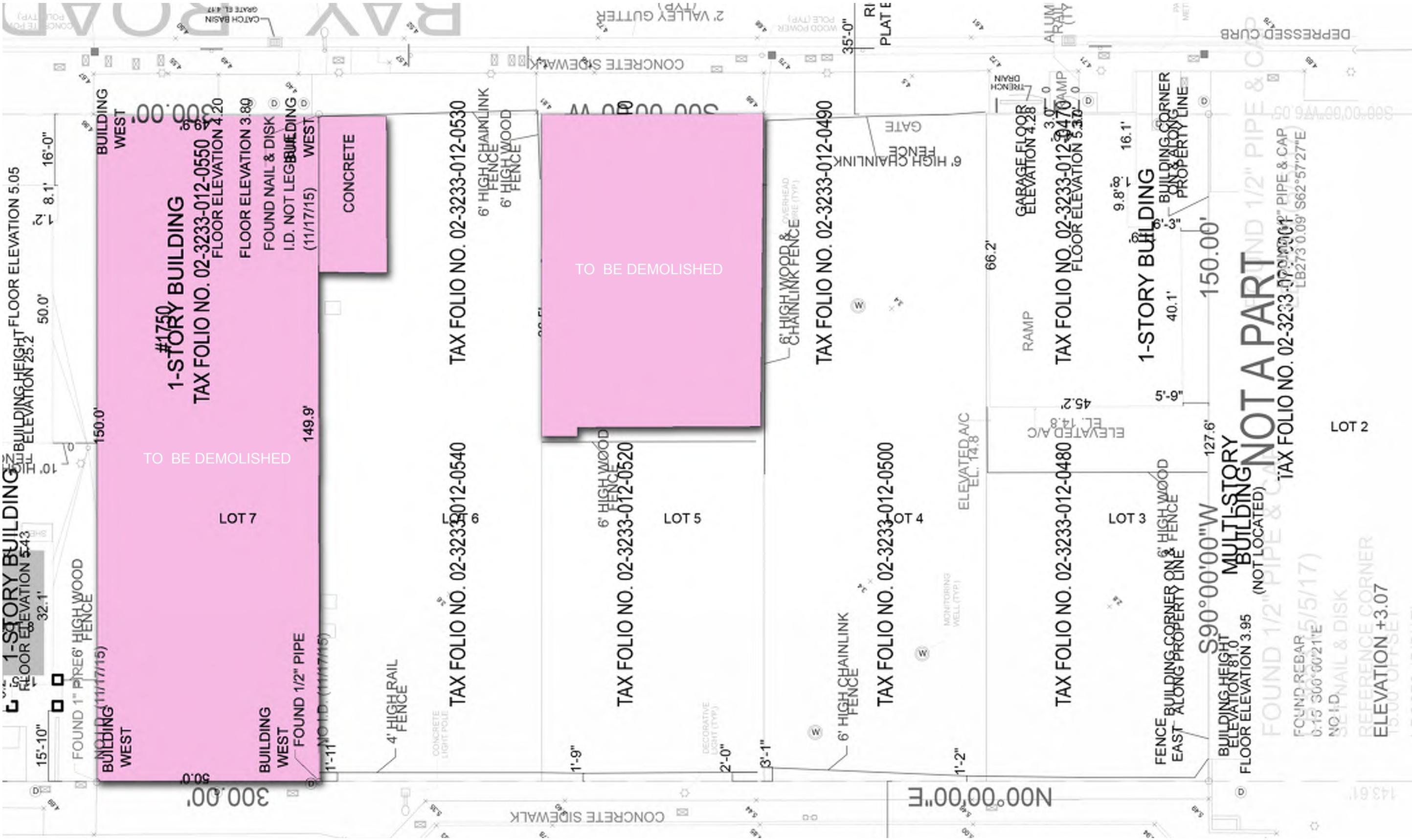
03 - 1701 PURDY AVE



03 - 1701 PURDY AVE



DEMOLITION PLAN



ZONING DATA SHEET

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	1759 PURDY AVENUE, MIAMI BEACH FLORIDA			
2	Board and file numbers :	PB17-0168 DRB17-0198			
3		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)			
	Folio number(s):				
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	3,743 SQ. FT.	Average Unit Size	3,102.75 SQ.FT.	
9	Existing use:	COMMERCIAL	Proposed use:	RETAIL & MULTIFAMILY RESIDENTIAL	
		Maximum	Existing	Proposed	Deficiencies
10	Height	50'-0" - MAXIMUM HEIGHT IN CD-2 ZONING DISTRICT	15.8' NGVD	55'-0" ** TO BE APPROVED BY THE DESIGN REVIEW BOARD - NO VARIANCE REQUIRED	
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	12	
16	Number of units Hotel	N/A	0		
17	Number of seats	N/A	0		
18	Occupancy load	N/A	0	420	
	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	28'-8.5"	0
34	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)	N/A	21'-9.6" - (SEE SHEET A-2.8B FOR ADDITIONAL DIAGRAM INFORMATION)	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	28'-8.5"	
	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)		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)	0
38			N/A		0
39	Side Setback facing street:	N/A	N/A	N/A	0
40	Rear Setback:	11'-3"	N/A	13'-6.5"	0
	Parking	Required	Existing	Proposed	Deficiencies
41	Parking district				
42	Total # of parking spaces	82	0	82	
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			3	
48	Tandem Spaces		N/A	n/a	
49	Drive aisle width		N/A	22'	
50	Valet drop off and pick up		YES		
51	Loading zones and Trash collection areas	2	N/A	2	
52	Bicycle parking, location and Number of racks		N/A	8 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			296 SEATS	
55	Number of seats inside			296 SEATS	
56	Total number of seats			296 SEATS	
57	Total number of seats per venue (Provide a separate chart for a breakdown calculation)			296 SEATS SEE SHEET A-1.1	
58	Total occupant content			420	
59	Occupant content per venue (Provide a separate chart for a breakdown calculation)			SEE SHEET A-1.1	
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		

BUILDING AREA SHEET

GROUND FLOOR AREAS	
ROOM	AREA
INTERIOR	
RETAIL 1	1650 SQ. FT.
RETAIL 2	2207.0 SQ. FT.
RETAIL 3	2163 SQ. FT.
RETAIL 4	2346 SQ. FT.
CAFE 1	1300 SQ. FT.
CAFE 2	1279 SQ. FT.
RESTAURANT 1	3556 SQ. FT.
RESTAURANT 2	3514 SQ. FT.
COMMERCIAL TOTAL	18015 SQ. FT.
BOH	1973.0 SQ. FT.
NORTH LOBBY	659 SQ. FT.
SOUTH LOBBY	766 SQ. FT.
CORE/CIRCULATION	2857.0 SQ. FT.
TOTAL (FAR)	24271.0 SQ. FT.
EXTERIOR	
BREEZEWAY	4374 SQ. FT.
TOTAL: 28645 SQ. FT.	

SECOND FLOOR AREAS	
ROOM	AREA
INTERIOR	
CORE (FAR)	1430 SQ. FT.
EXTERIOR	
PARKING	31743 SQ. FT.
TOTAL: 33173 SQ. FT.	

THIRD FLOOR AREAS	
INTERIOR	
ROOM	AREA
RESIDENCE 1	2975 SQ. FT.
RESIDENCE 2	2858 SQ. FT.
RESIDENCE 3	2835 SQ. FT.
RESIDENCE 4	3743 SQ. FT.
CORE	1090 SQ. FT.
TOTAL (FAR)	13501 SQ. FT.
EXTERIOR	
TERRACES	18579 SQ. FT.
TOTAL: 32080 SQ. FT.	

FOURTH FLOOR AREAS	
INTERIOR	
ROOM	AREA
RESIDENCE 1	2975 SQ. FT.
RESIDENCE 2	2858 SQ. FT.
RESIDENCE 3	2835 SQ. FT.
RESIDENCE 4	3743 SQ. FT.
CORE	1090 SQ. FT.
TOTAL (FAR)	13501 SQ. FT.
EXTERIOR	
TERRACES	6020 SQ. FT.
TOTAL: 19521 SQ. FT.	

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.	

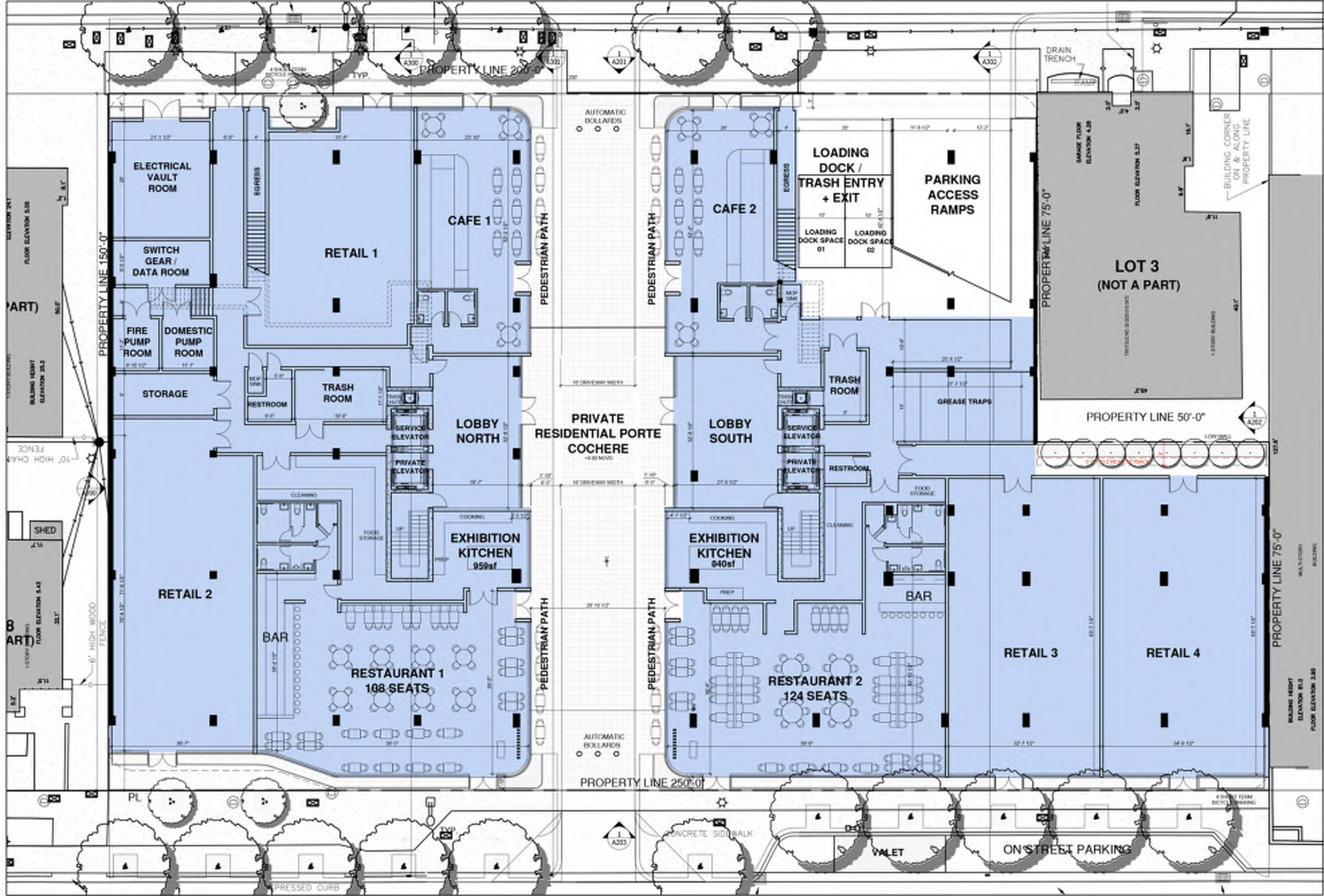
ROOF AREAS	
INTERIOR	
ROOM	AREA
CORE/BOH (FAR)	1387.0 SQ. FT.
EXTERIOR	
TERRACES	6002.8 SQ. FT.
TOTAL: 7390 SQ. FT.	

FLOOR	AREA PER FAR
GROUND FLOOR	24271 SQ. FT.
SECOND FLOOR	1430 SQ. FT.
THIRD FLOOR	13501 SQ. FT.
FOURTH FLOOR	13501 SQ. FT.
FIFTH FLOOR	13409 SQ. FT.
ROOF	1387 SQ. FT.
TOTAL AREA: 67,499 SQ. FT.	
LOT AREA	33750 SQ. FT.
ALLOWED FAR	2.0
MAX AREA	67500 SQ. FT.
PROPOSED FAR	2.0

PARKING REQUIREMENTS + OCCUPANT LOAD SPEC CHART

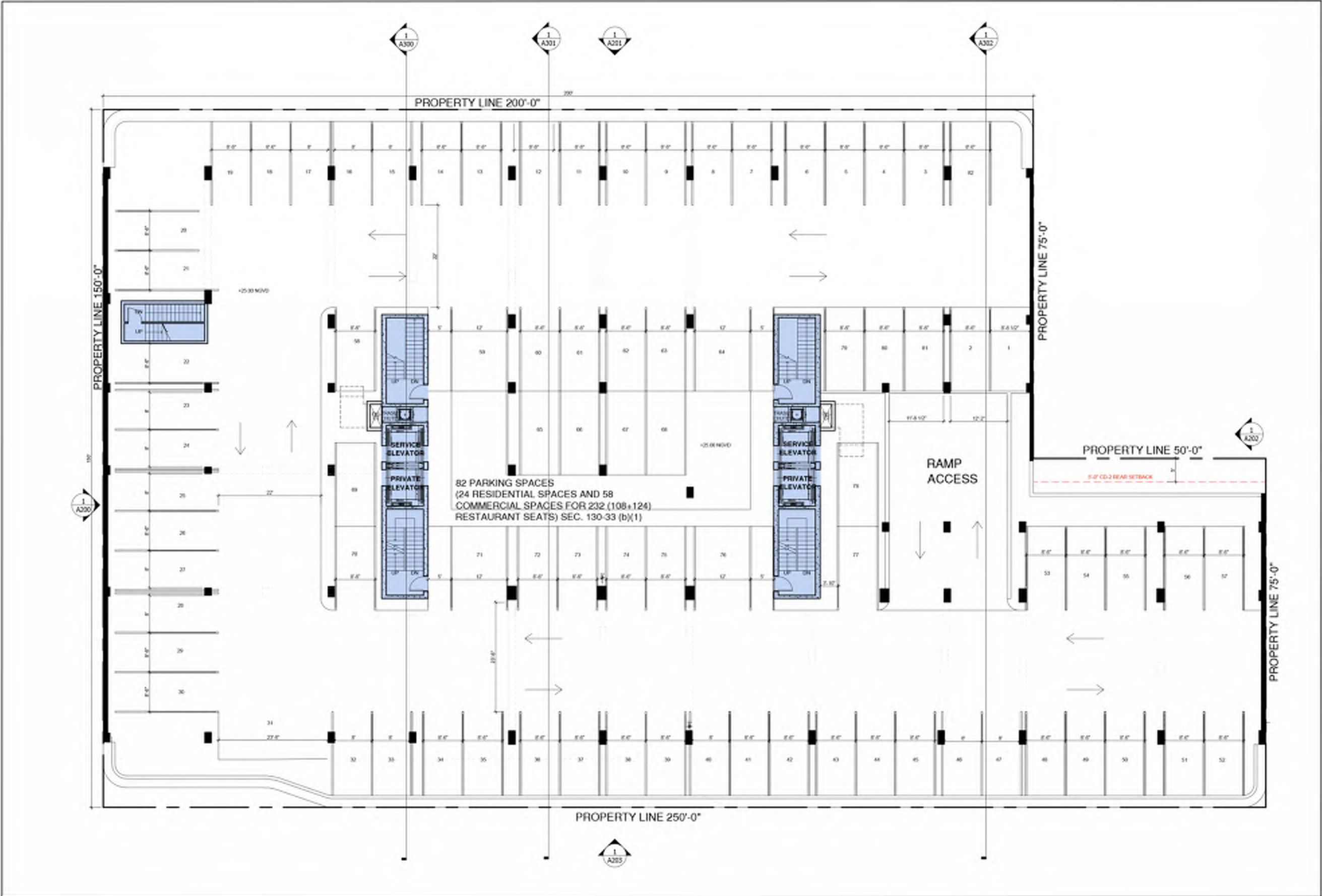
ROOM	AREA	OCCUPANCY LOAD	NUMBER OF SEATS	NO. OF UNITS	PARKING REQUIRED	PARKING REQUIRED	PROPOSED
RESTAURANT 1	3,556 SF	150	COMBINED 108 TABLE + BAR (8 OUTDOOR)	1	108 SEATS / 4 PARKING SPACES REQUIRED SEC.130-33 (b)(1)	27	27
RESTAURANT 2	3,514 SF	150	COMBINED 124 TABLE + BAR (8 OUTDOOR)	1	124 SEATS / 4 PARKING SPACES REQUIRED SEC.130-33 (b)(1)	31	31
CAFE 1	1,300 SF	60	32 (8 EXTERIOR)	1	NO PARKING REQUIRED UNDER 99 SEATS AND 3,500SF	0	0
CAFE 2	1,319 SF	60	32 (8 EXTERIOR)	1	NO PARKING REQUIRED UNDER 99 SEATS AND 3,500SF	0	0
RETAIL 1	1,650 SF	-	N/A	1	NO PARKING REQUIRED UNDER 3,500SF	0	0
RETAIL 2	2,444 SF	-	N/A	1	NO PARKING REQUIRED UNDER 3,500SF	0	0
RETAIL 3	2,163 SF	-	N/A	1	NO PARKING REQUIRED UNDER 3,500SF	0	0
RETAIL 4	2,346 SF	-	N/A	1	NO PARKING REQUIRED UNDER 3,500SF	0	0
RESIDENTIAL	N/A	-		12	2 PER UNIT	24	24
TOTAL	-	-	-	-	-	82	82

FAR DIAGRAM - GROUND FLOOR



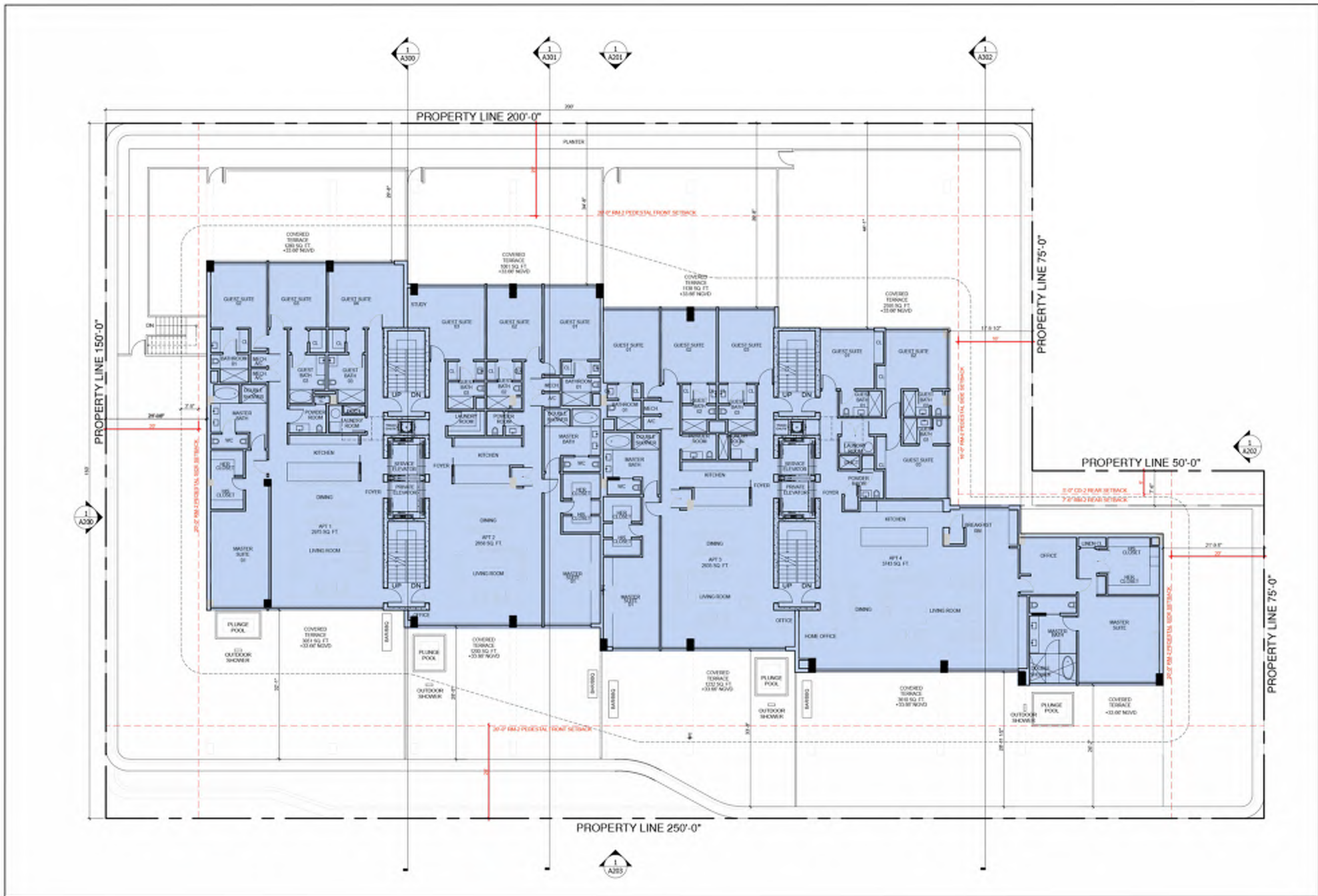
GROUND FLOOR AREAS	
ROOM	AREA
INTERIOR	
RETAIL 1	1650 SQ. FT.
RETAIL 2	2207.0 SQ. FT.
RETAIL 3	2163 SQ. FT.
RETAIL 4	2346 SQ. FT.
CAFE 1	1300 SQ. FT.
CAFE 2	1279 SQ. FT.
RESTAURANT 1	3556 SQ. FT.
RESTAURANT 2	3514 SQ. FT.
COMMERCIAL TOTAL	18015 SQ. FT.
BOH	1973.0 SQ. FT.
NORTH LOBBY	659 SQ. FT.
SOUTH LOBBY	766 SQ. FT.
CORE/CIRCULATION	2857.0 SQ. FT.
TOTAL (FAR)	24271.0 SQ. FT.
EXTERIOR	
BREEZEWAY	4374 SQ. FT.
TOTAL:	28645 SQ. FT.

FAR DIAGRAM - SECOND FLOOR



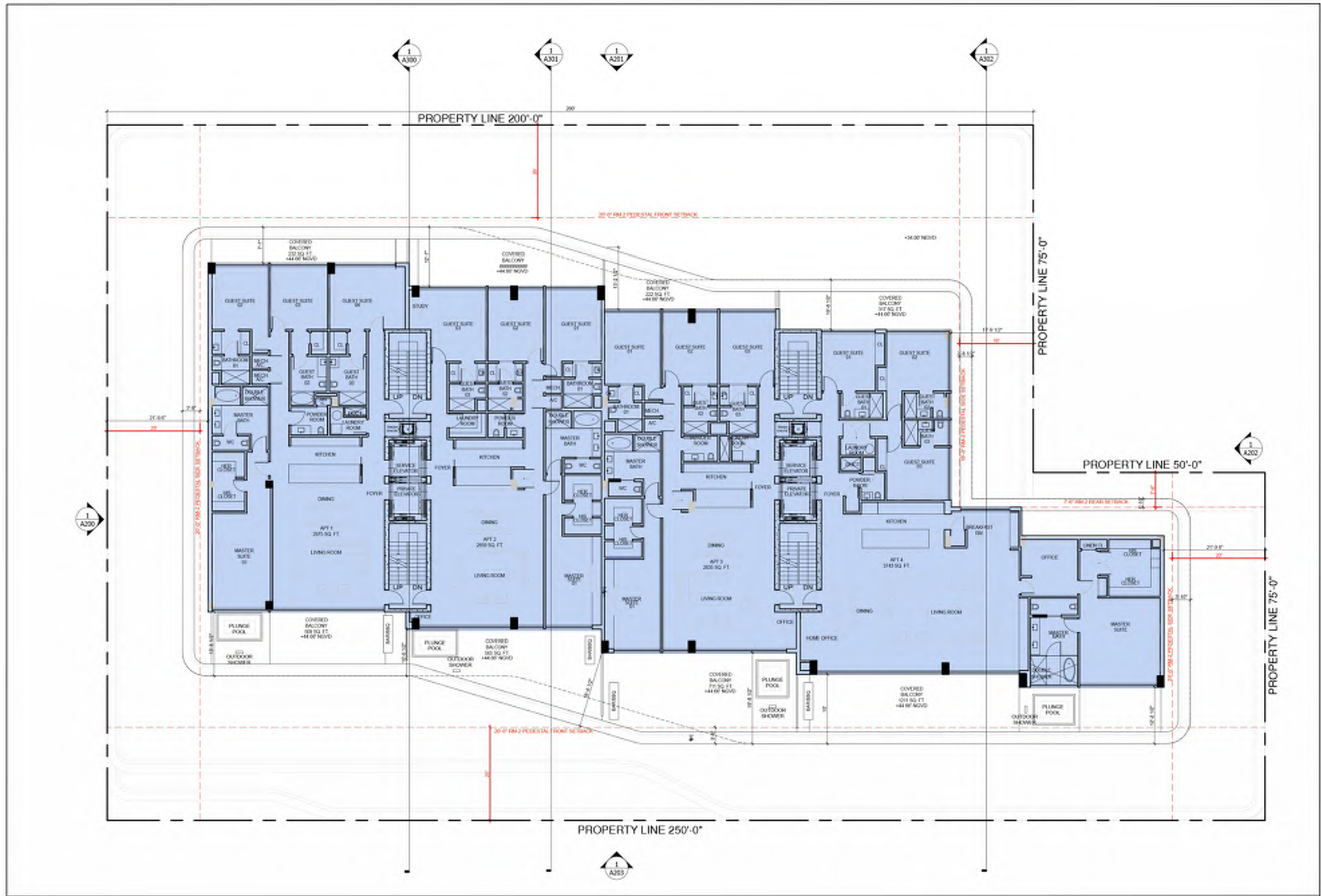
SECOND FLOOR AREAS	
ROOM	AREA
INTERIOR	
CORE (FAR)	1430 SQ. FT.
EXTERIOR	
PARKING	31743 SQ. FT.
TOTAL: 33173 SQ. FT.	

FAR DIAGRAM - THIRD FLOOR



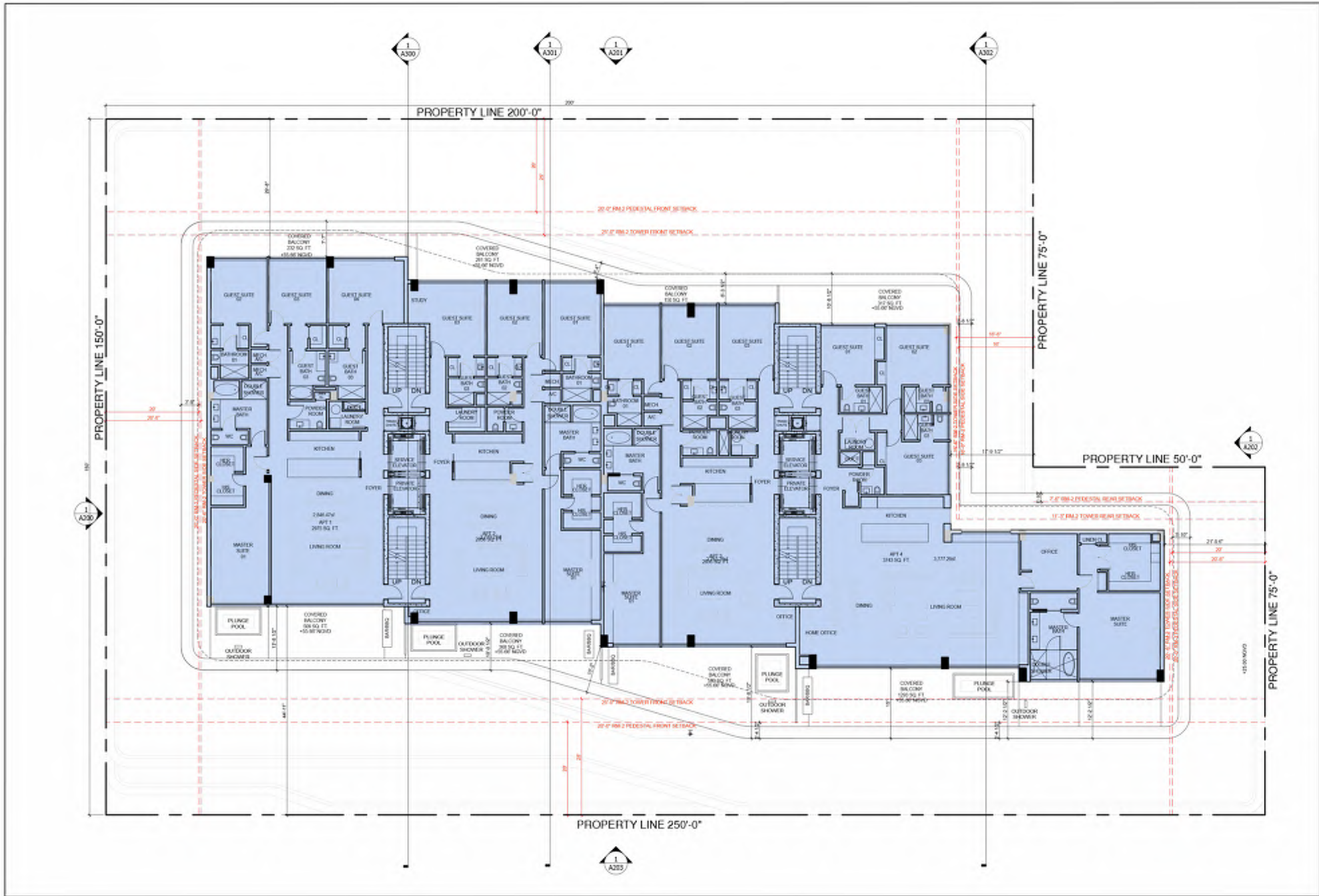
THIRD FLOOR AREAS	
INTERIOR	
ROOM	AREA
RESIDENCE 1	2975 SQ. FT.
RESIDENCE 2	2858 SQ. FT.
RESIDENCE 3	2835 SQ. FT.
RESIDENCE 4	3743 SQ. FT.
CORE	1090 SQ. FT.
TOTAL (FAR)	13501 SQ. FT.
EXTERIOR	
TERRACES	18579 SQ. FT.
TOTAL: 32080 SQ. FT.	

FAR DIAGRAM - FOURTH FLOOR



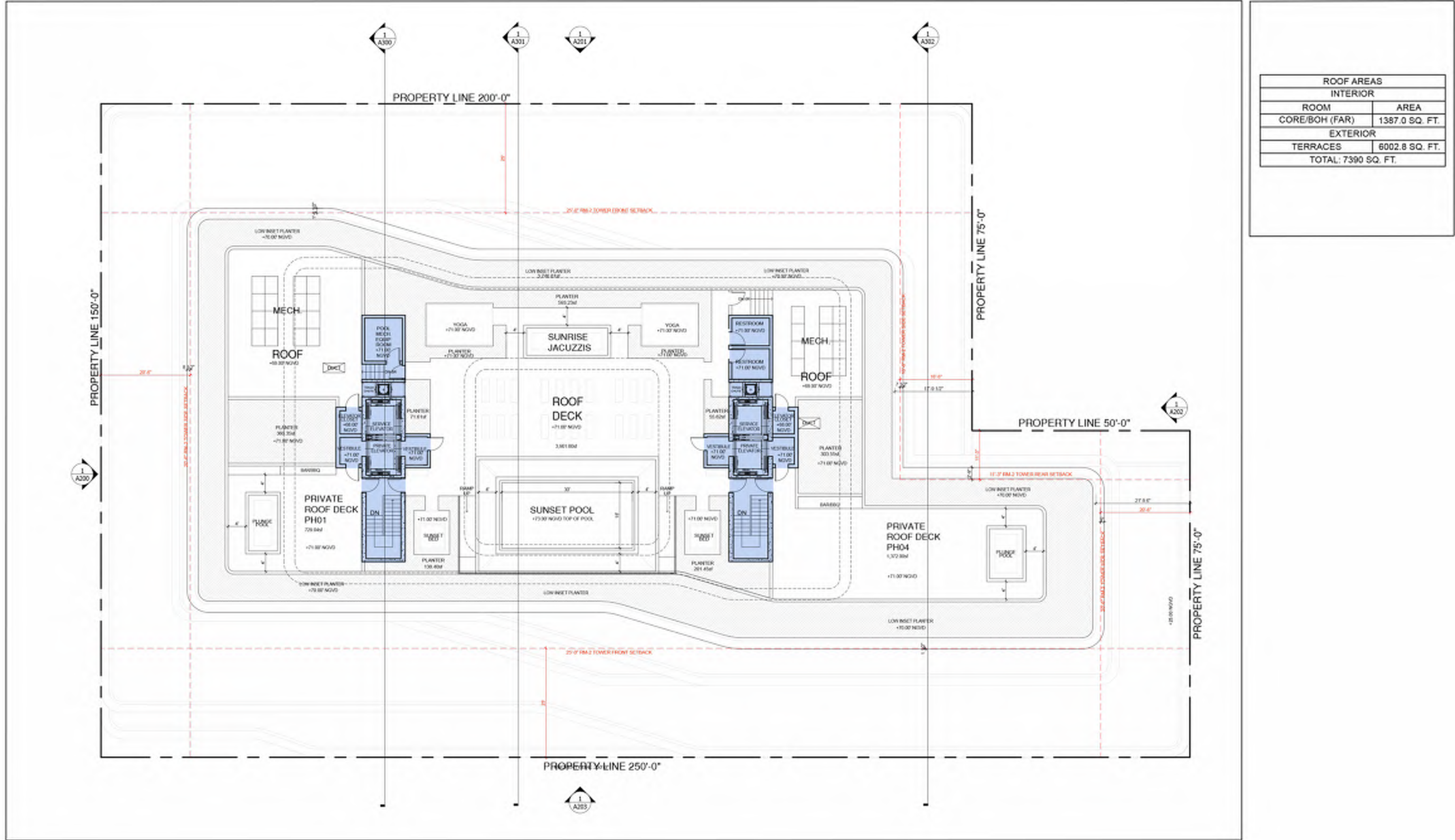
FOURTH FLOOR AREAS	
INTERIOR	
ROOM	AREA
RESIDENCE 1	2975 SQ. FT.
RESIDENCE 2	2858 SQ. FT.
RESIDENCE 3	2835 SQ. FT.
RESIDENCE 4	3743 SQ. FT.
CORE	1090 SQ. FT.
TOTAL (FAR)	13501 SQ. FT.
EXTERIOR	
TERRACES	6020 SQ. FT.
TOTAL	19521 SQ. FT.

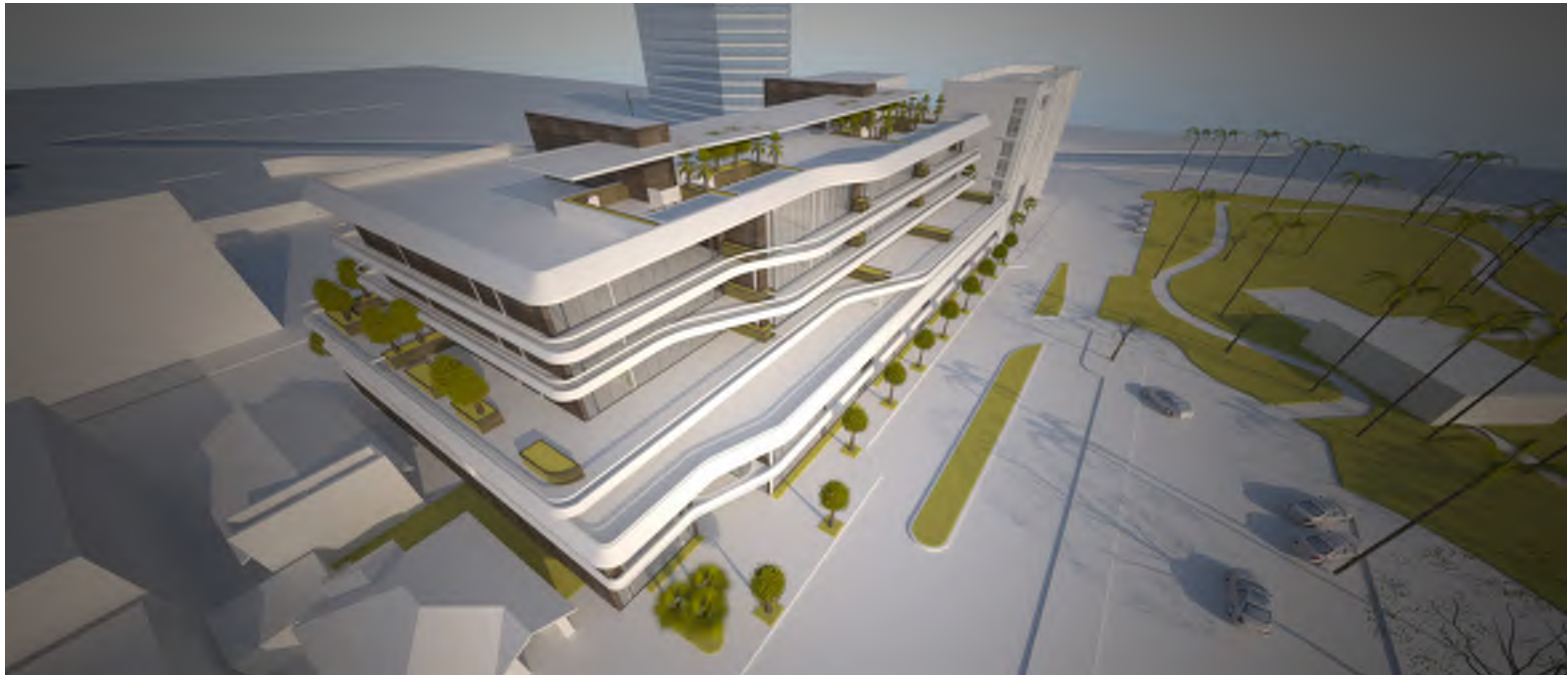
FAR DIAGRAM - FIFTH FLOOR



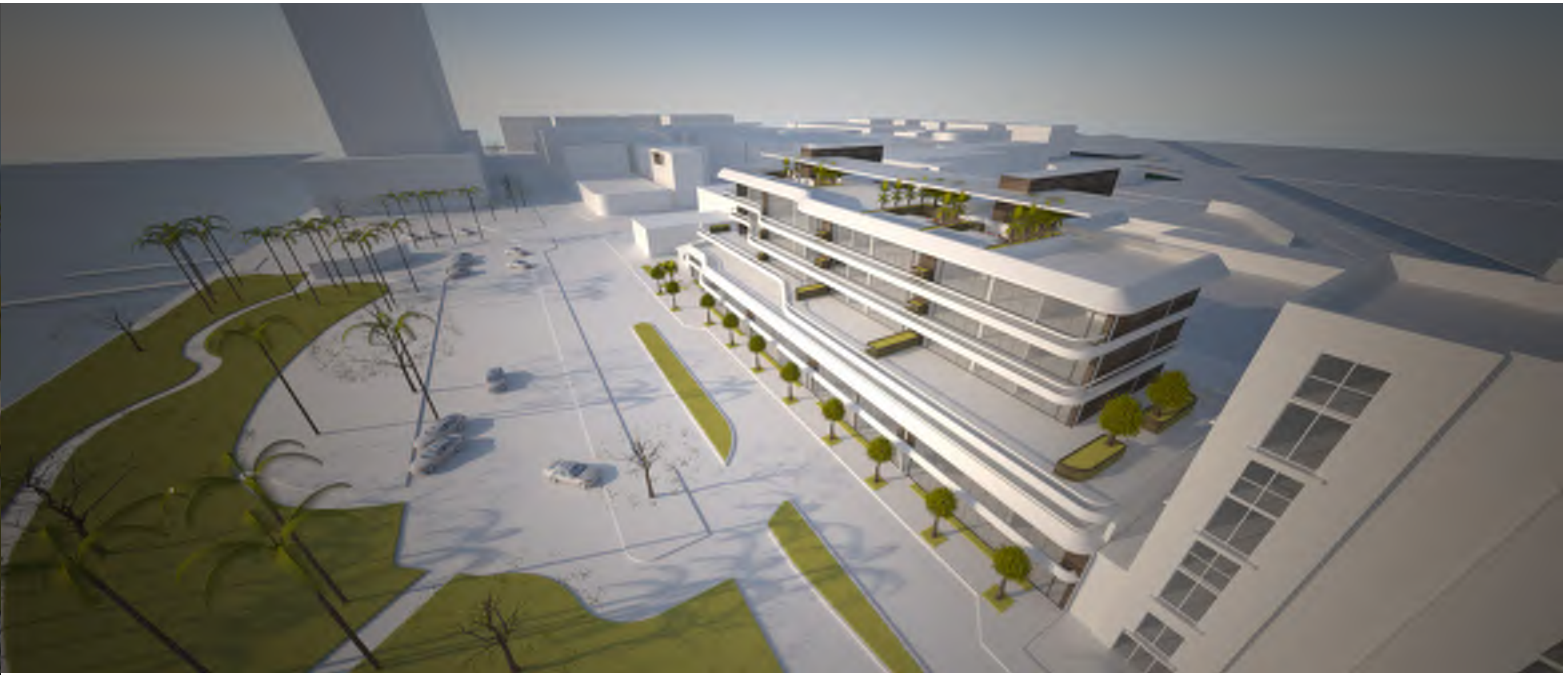
FIFTH FLOOR AREAS	
INTERIOR	
ROOM	AREA
RESIDENCE 1	2975 SQ. FT.
RESIDENCE 2	2858 SQ. FT.
RESIDENCE 3	2835 SQ. FT.
RESIDENCE 4	3651.0 SQ. FT.
CORE	1090 SQ. FT.
TOTAL (FAR)	13409.0 SQ. FT.
EXTERIOR	
TERRACES	5605 SQ. FT.
TOTAL: 19014 SQ. FT.	

FAR DIAGRAM - ROOF AMENITY DECK



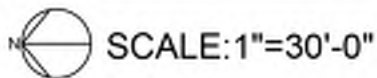


NORTH WEST



SOUTH WEST

SITE PLAN

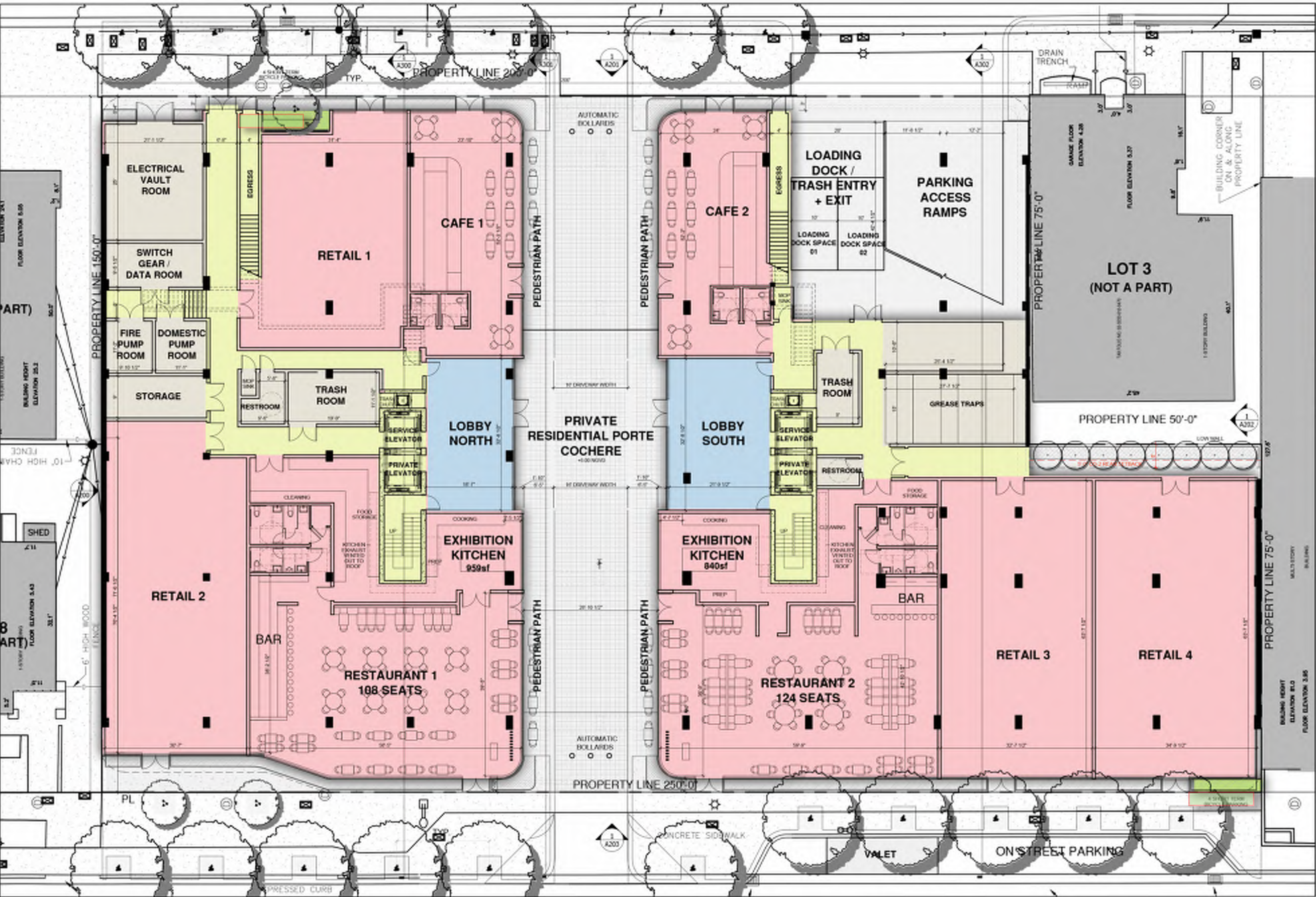


SUNSET PARK
1759 PURDY AVE
MIAMI BEACH, FLORIDA
07/16/18

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

FLOOR	AREA PER FAR
GROUND FLOOR	24271 SQ. FT.
SECOND FLOOR	1430 SQ. FT.
THIRD FLOOR	13501 SQ. FT.
FOURTH FLOOR	13501 SQ. FT.
FIFTH FLOOR	13409 SQ. FT.
ROOF	1387 SQ. FT.
TOTAL AREA: 67,499 SQ. FT.	
LOT AREA	33750 SQ. FT.
ALLOWED FAR	2.0
MAX AREA	67500 SQ. FT.
PROPOSED FAR	2.0

GROUND FLOOR PLAN



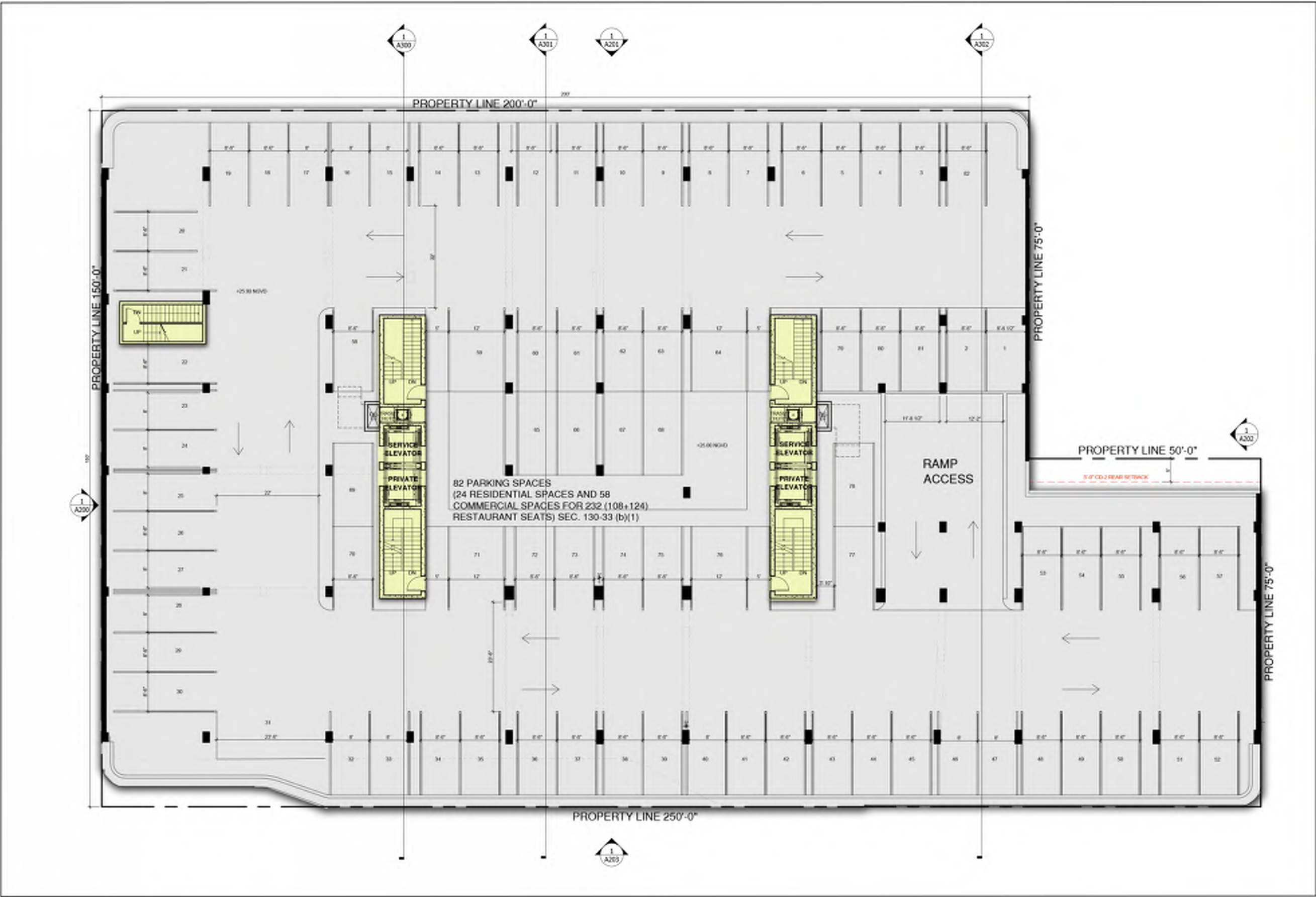
GROUND FLOOR AREAS	
ROOM	AREA
INTERIOR	
RETAIL 1	1650 SQ. FT.
RETAIL 2	2207.0 SQ. FT.
RETAIL 3	2163 SQ. FT.
RETAIL 4	2346 SQ. FT.
CAFE 1	1300 SQ. FT.
CAFE 2	1279 SQ. FT.
RESTAURANT 1	3556 SQ. FT.
RESTAURANT 2	3514 SQ. FT.
COMMERCIAL TOTAL	18015 SQ. FT.
BOH	1973.0 SQ. FT.
NORTH LOBBY	659 SQ. FT.
SOUTH LOBBY	766 SQ. FT.
CORE/CIRCULATION	2857.0 SQ. FT.
TOTAL (FAR)	24271.0 SQ. FT.
EXTERIOR	
BREEZEWAY	4374 SQ. FT.
TOTAL	28645 SQ. FT.

SCALE: 1"=20'-0"

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

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
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SECOND FLOOR PLAN



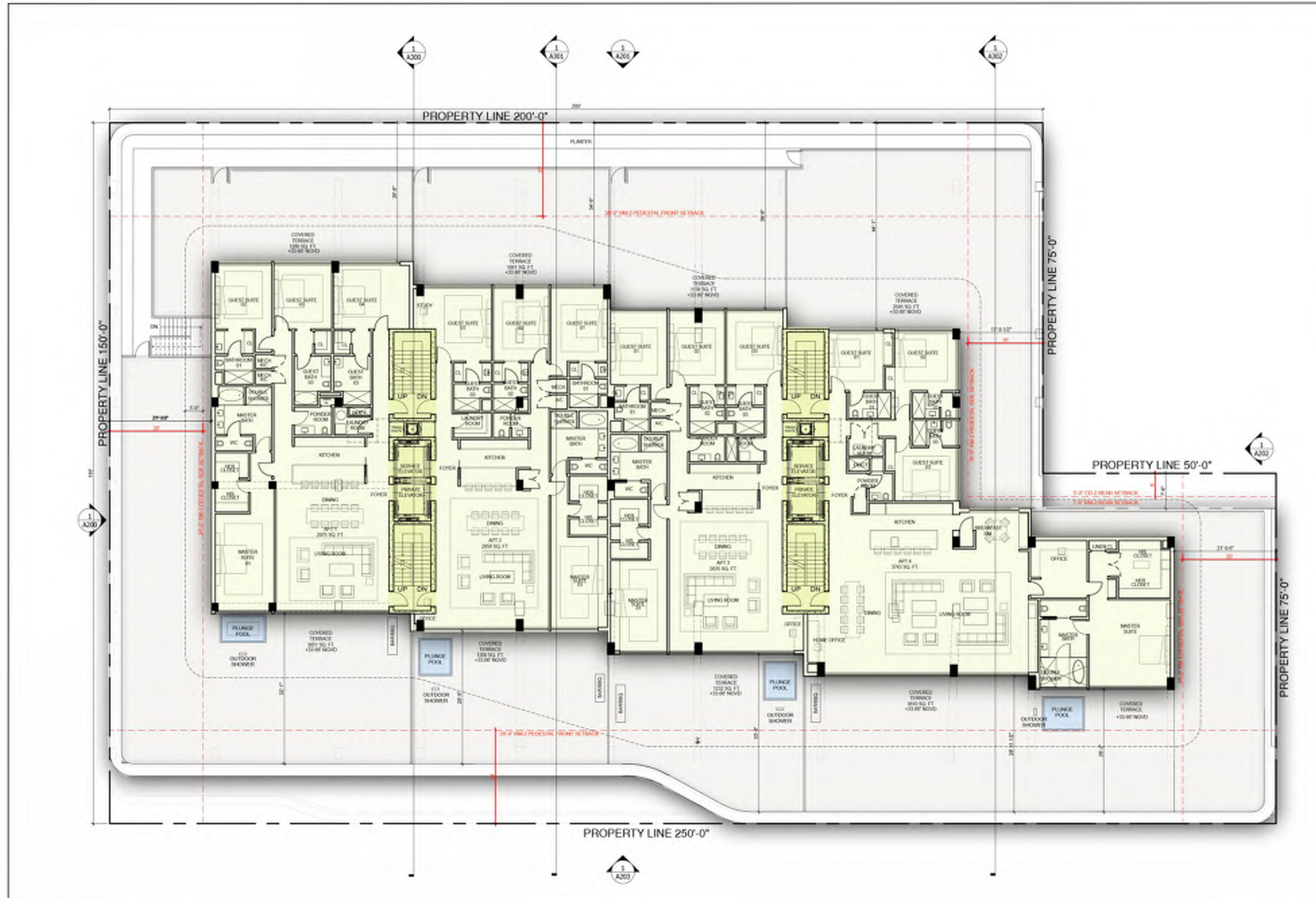
SECOND FLOOR AREAS	
ROOM	AREA
INTERIOR	
CORE (FAR)	1430 SQ. FT.
EXTERIOR	
PARKING	31743 SQ. FT.
TOTAL: 33173 SQ. FT.	

SCALE: 1"=20'-0"

SUNSET PARK
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MIAMI BEACH, FLORIDA
07/16/18

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
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THIRD FLOOR PLAN



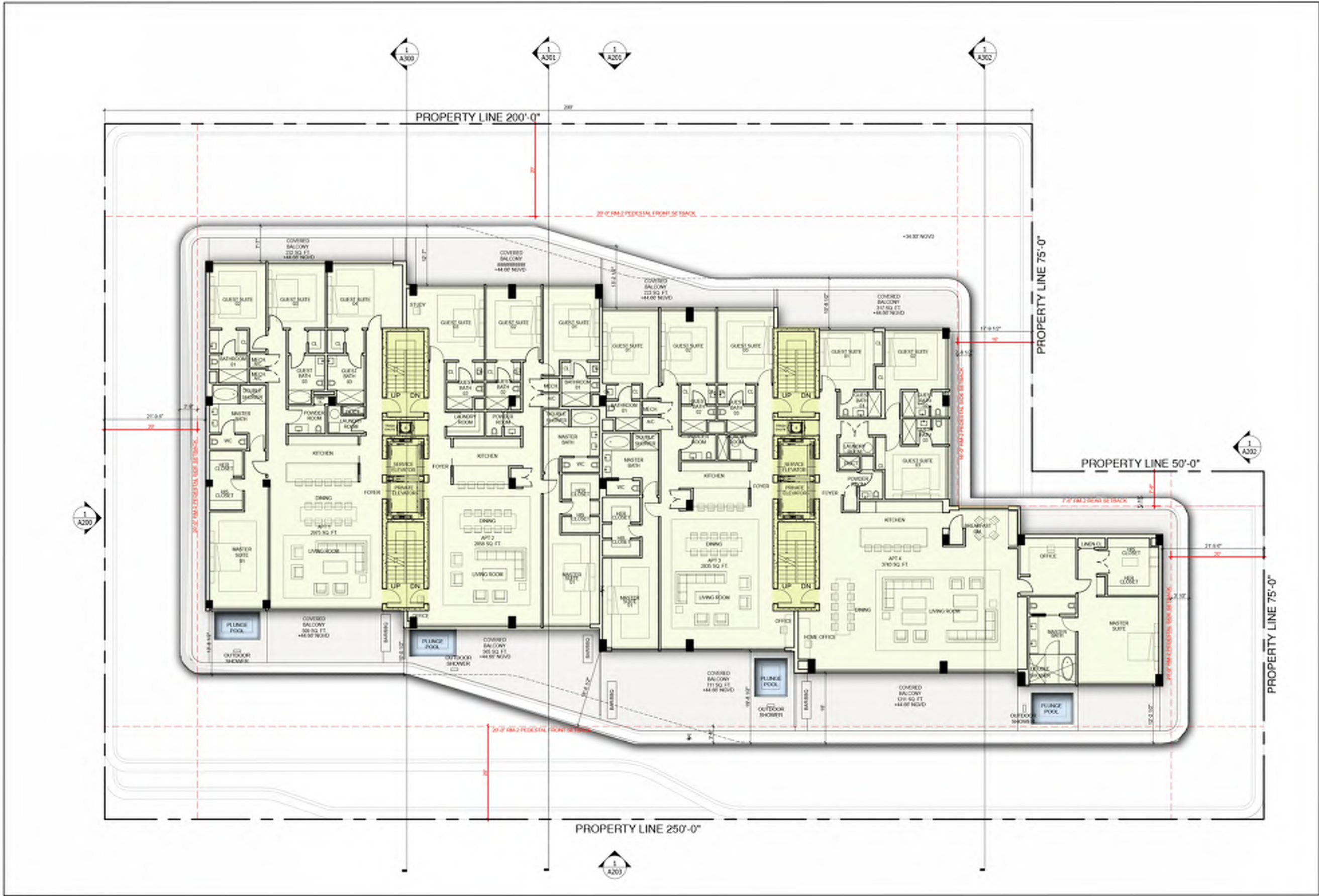
THIRD FLOOR AREAS	
INTERIOR	
ROOM	AREA
RESIDENCE 1	2975 SQ. FT.
RESIDENCE 2	2858 SQ. FT.
RESIDENCE 3	2835 SQ. FT.
RESIDENCE 4	3743 SQ. FT.
CORE	1090 SQ. FT.
TOTAL (FAR)	13501 SQ. FT.
EXTERIOR	
TERRACES	18579 SQ. FT.
TOTAL	32080 SQ. FT.

SCALE: 1"=20'-0"

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FOURTH FLOOR PLAN



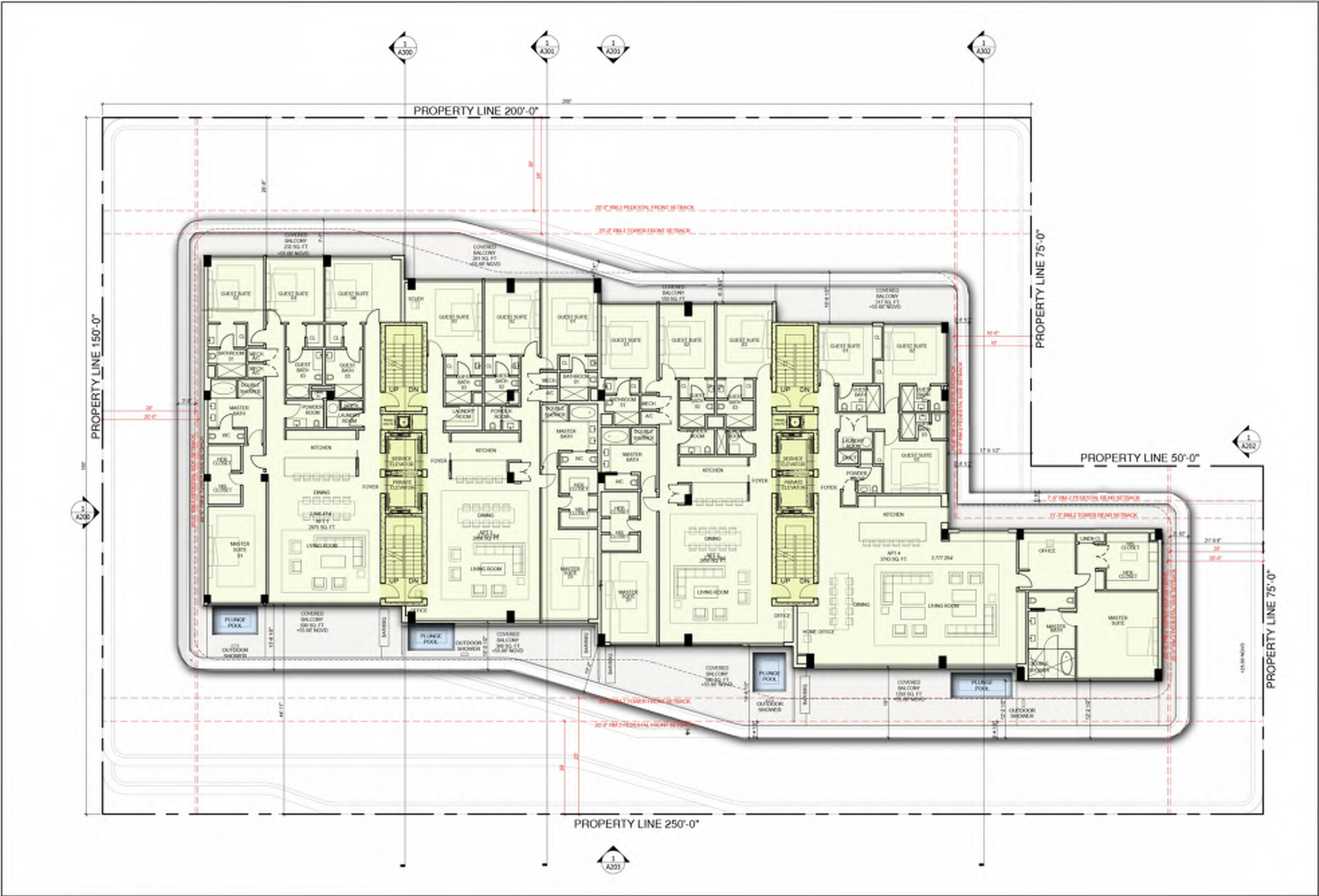
FOURTH FLOOR AREAS	
INTERIOR	
ROOM	AREA
RESIDENCE 1	2975 SQ. FT.
RESIDENCE 2	2858 SQ. FT.
RESIDENCE 3	2835 SQ. FT.
RESIDENCE 4	3743 SQ. FT.
CORE	1090 SQ. FT.
TOTAL (FAR)	13501 SQ. FT.
EXTERIOR	
TERRACES	6020 SQ. FT.
TOTAL	19521 SQ. FT.

SCALE: 1"=20'-0"

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DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
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FIFTH FLOOR PLAN



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.

SCALE: 1"=20'-0"

SUNSET PARK
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MIAMI BEACH, FLORIDA
07/16/18

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
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ROOF DECK PLAN

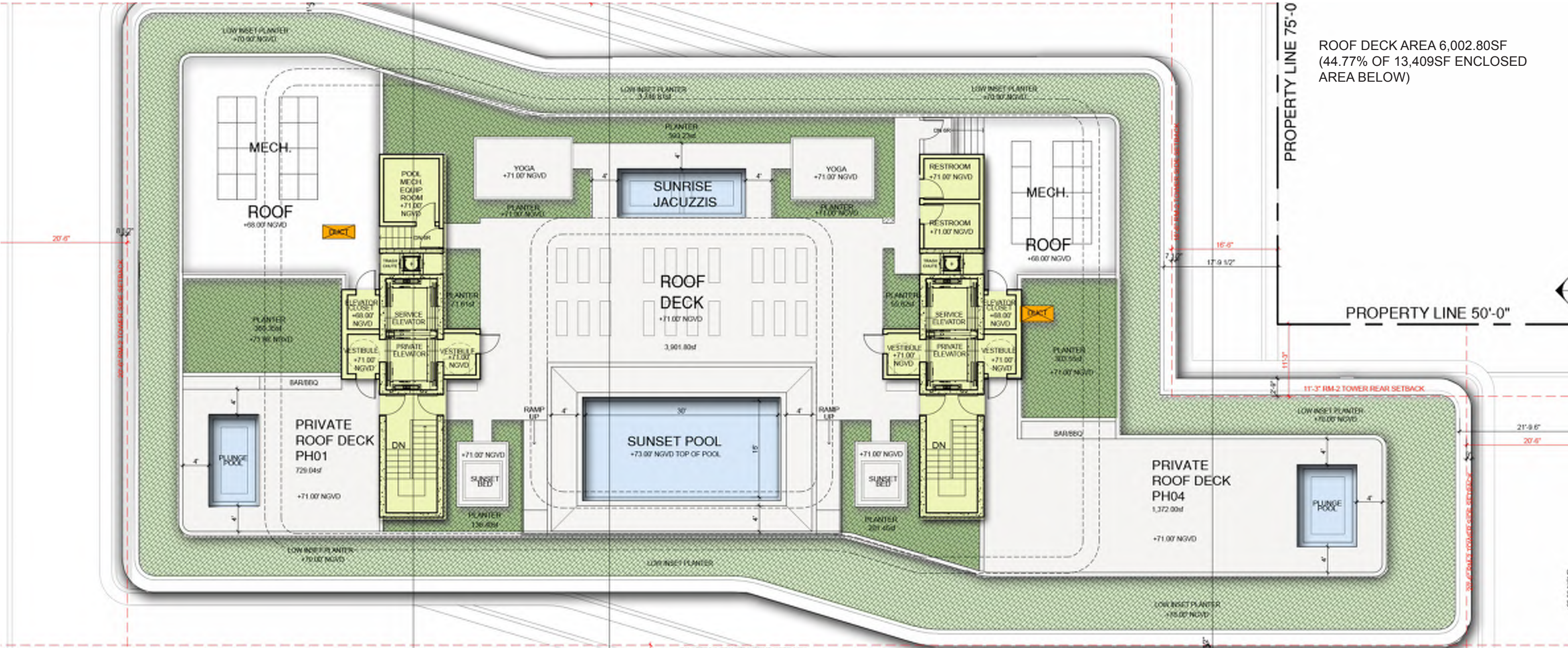


ROOF AREAS	
INTERIOR	
ROOM	AREA
CORE/BOH (FAR)	1387.0 SQ. FT.
EXTERIOR	
TERRACES	6002.8 SQ. FT.
TOTAL: 7390 SQ. FT.	

 KITCHEN EXHAUST

 GREENROOF/PLANTERS
5,570.57SF

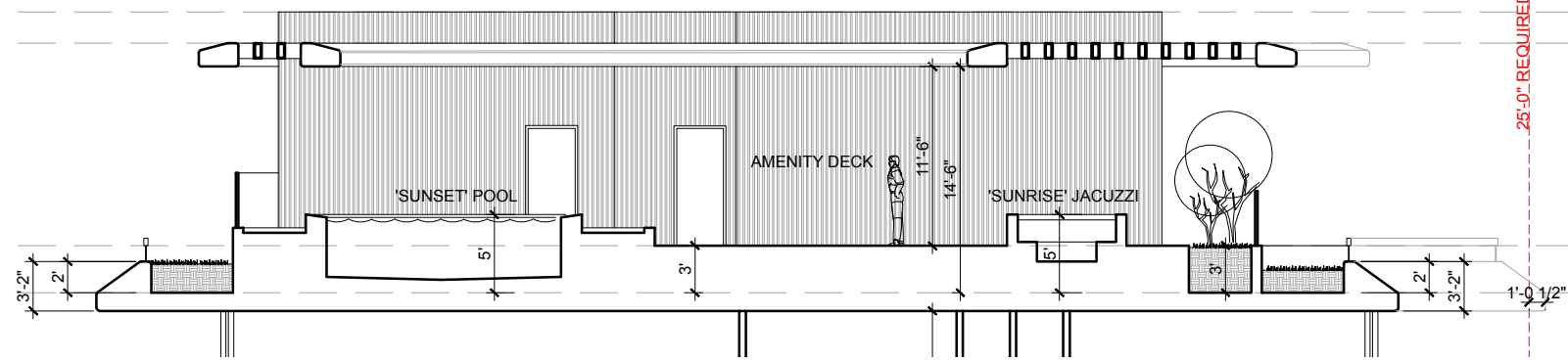
ROOF DECK - ENLARGEMENT + PROJECTIONS



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

25'-0" REQUIRED RM-2 TOW

25'-0" REQUIRED RM-2 TOW

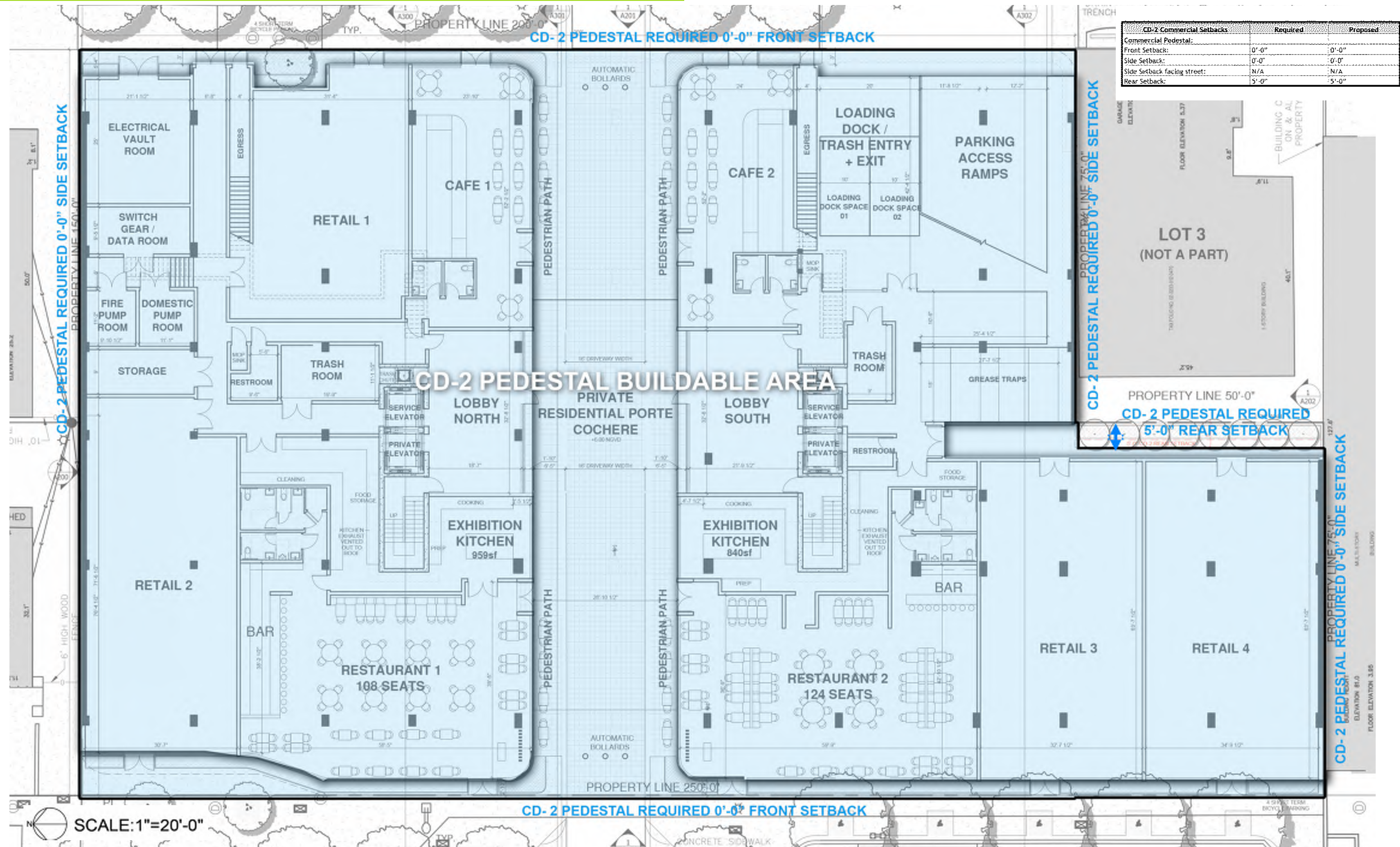


TOP OF ELEVATOR OVER RIDE
EL. = 86.00' NGVD

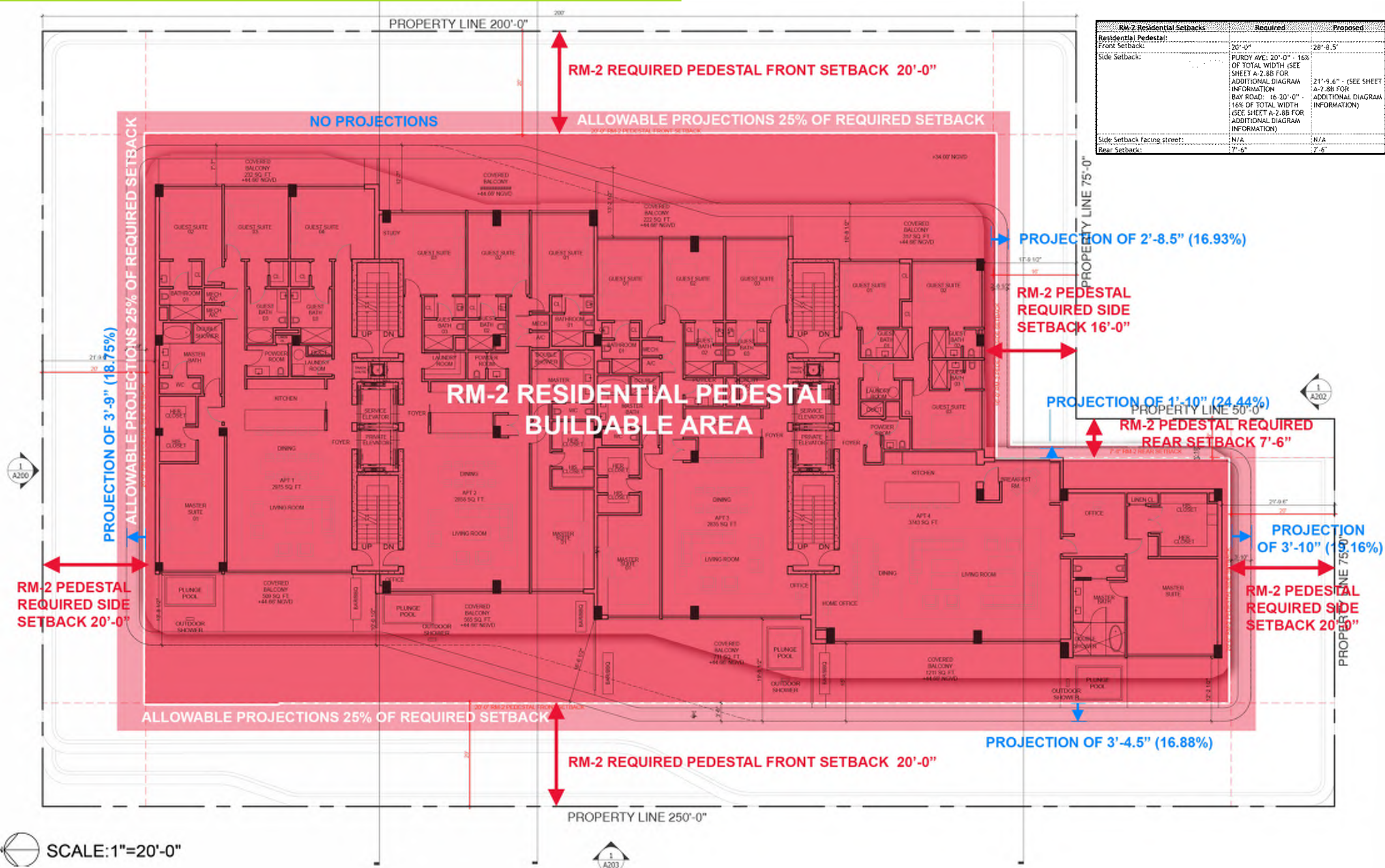
TOP OF TRELLIS
EL. = 84.00' NGVD

ROOF DECK
EL. = 71.00' NGVD
ROOF
EL. = 68.00' NGVD

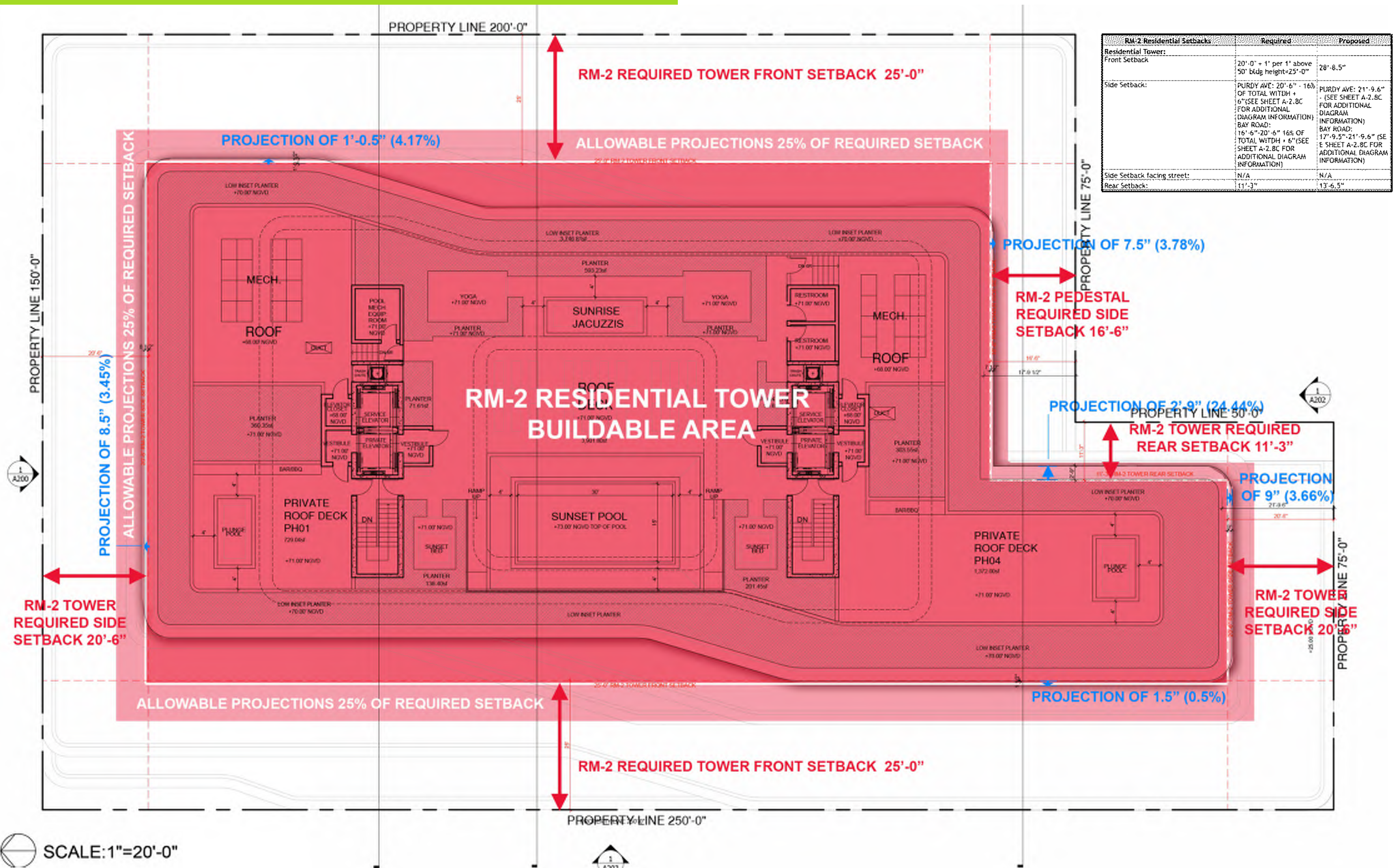
CD-2 COMMERCIAL PEDESTAL SETBACK DIAGRAM



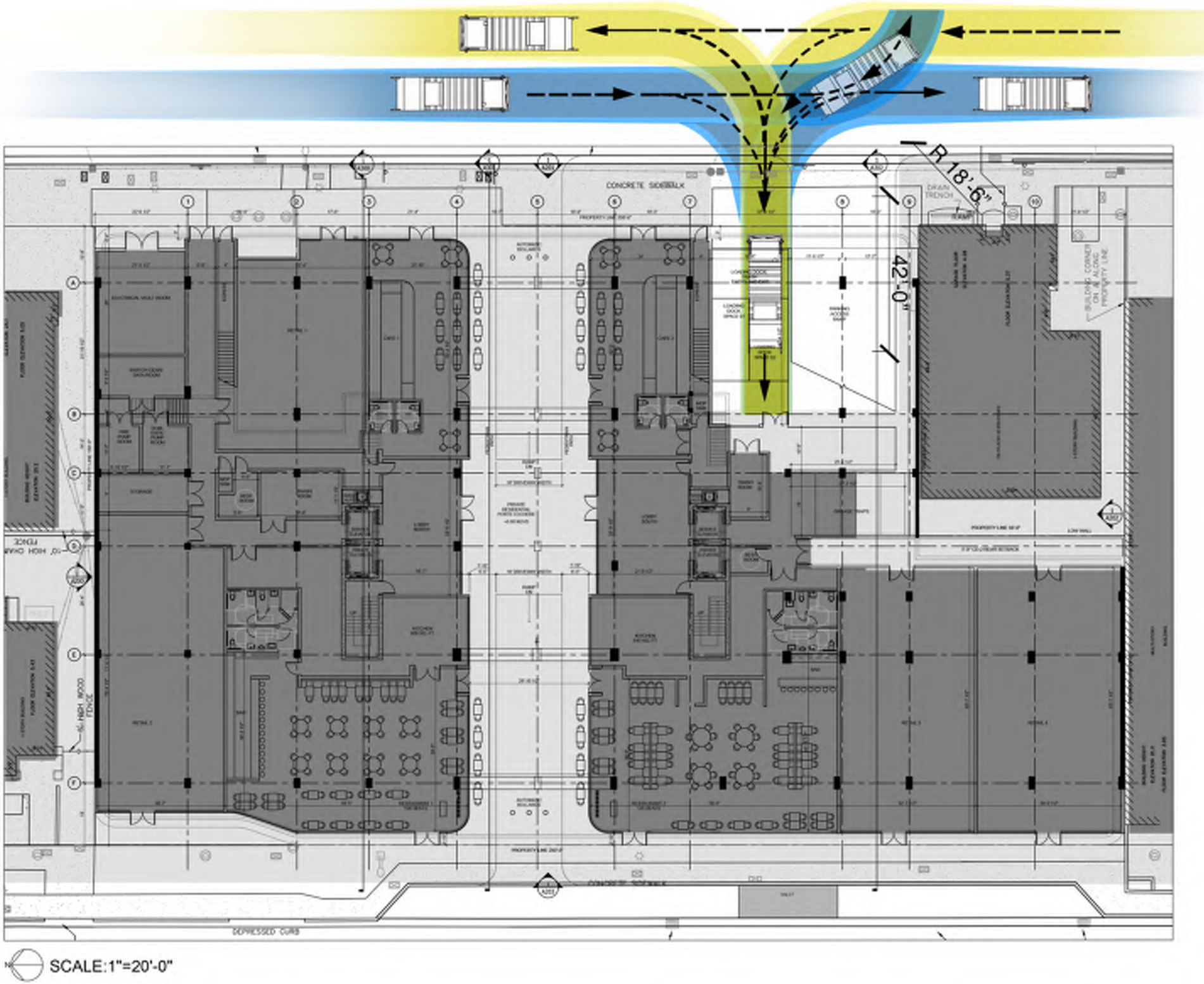
RM-2 RESIDENTIAL PEDESTAL SETBACK DIAGRAM



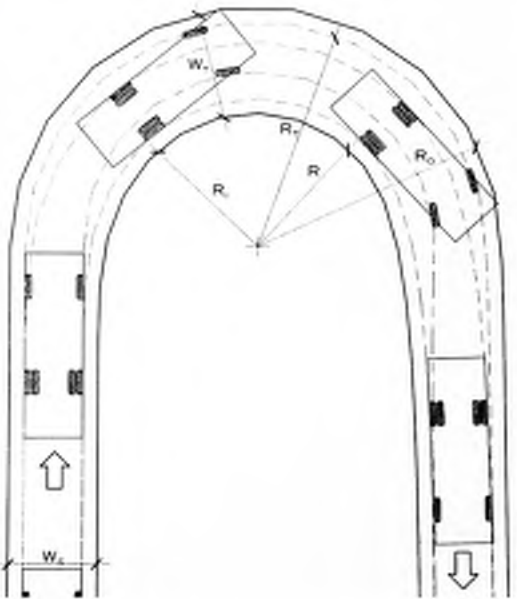
RM-2 RESIDENTIAL TOWER SETBACK DIAGRAM



GARBAGE TRUCK DIAGRAM

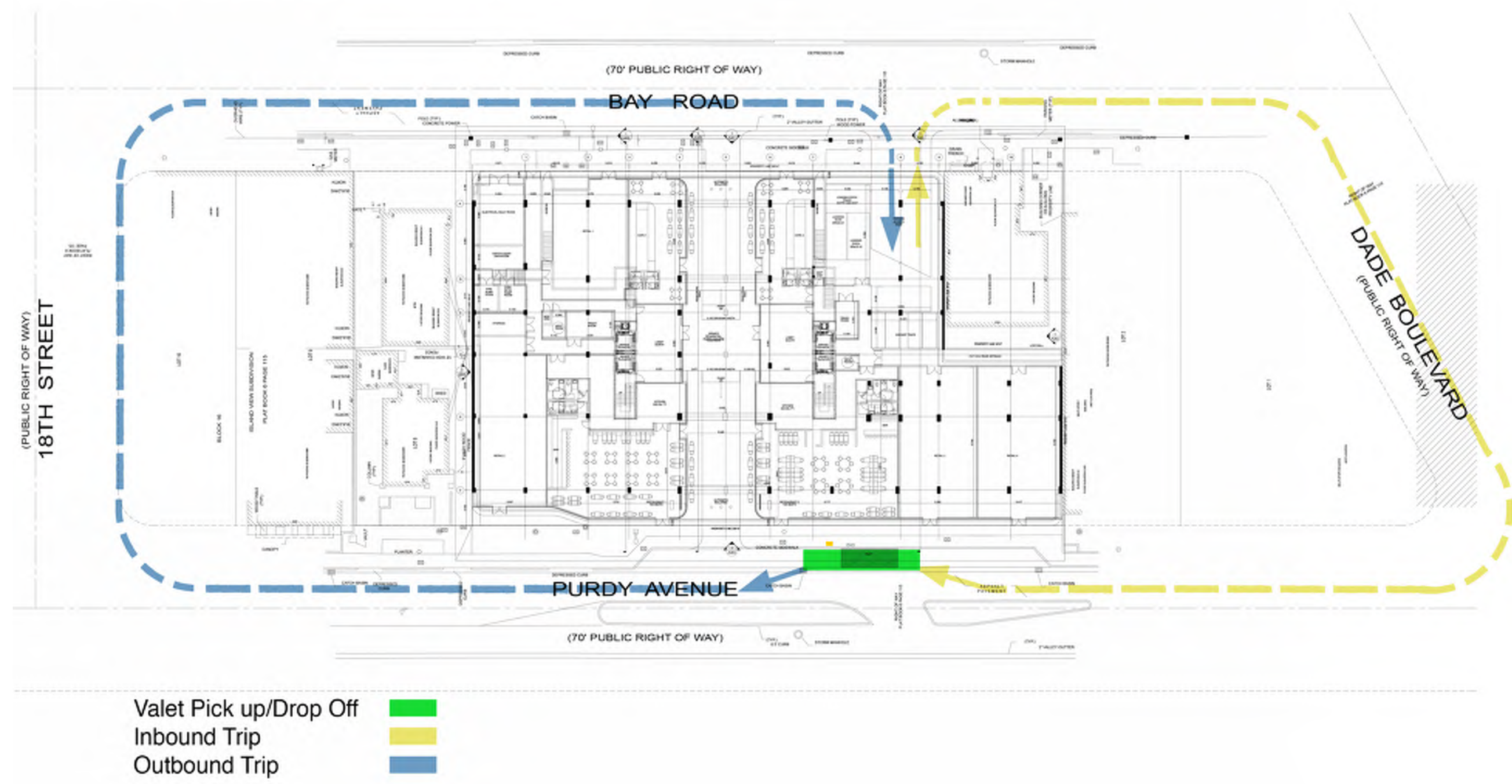


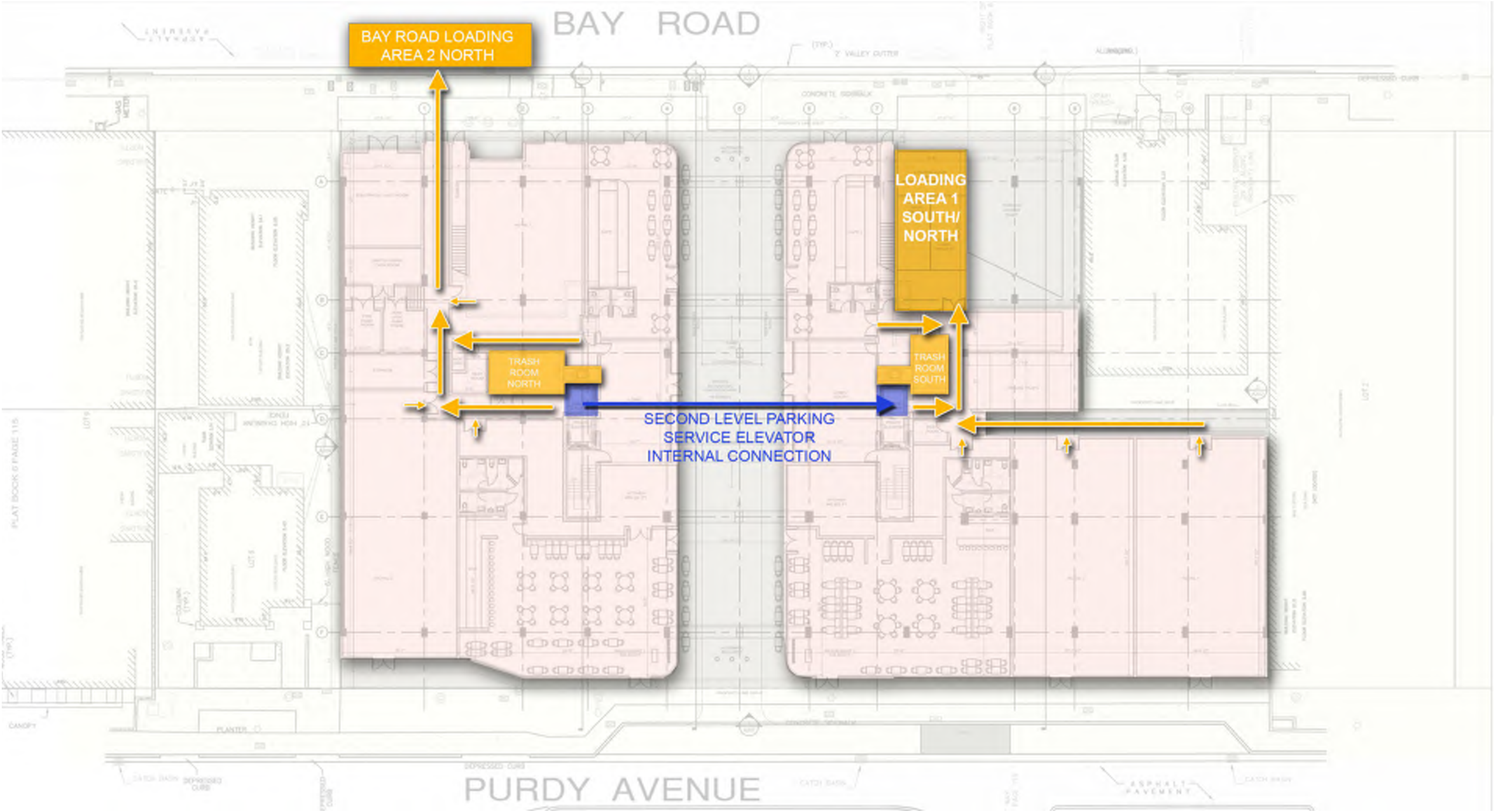
GARBAGE TRUCK
TURNING RADII



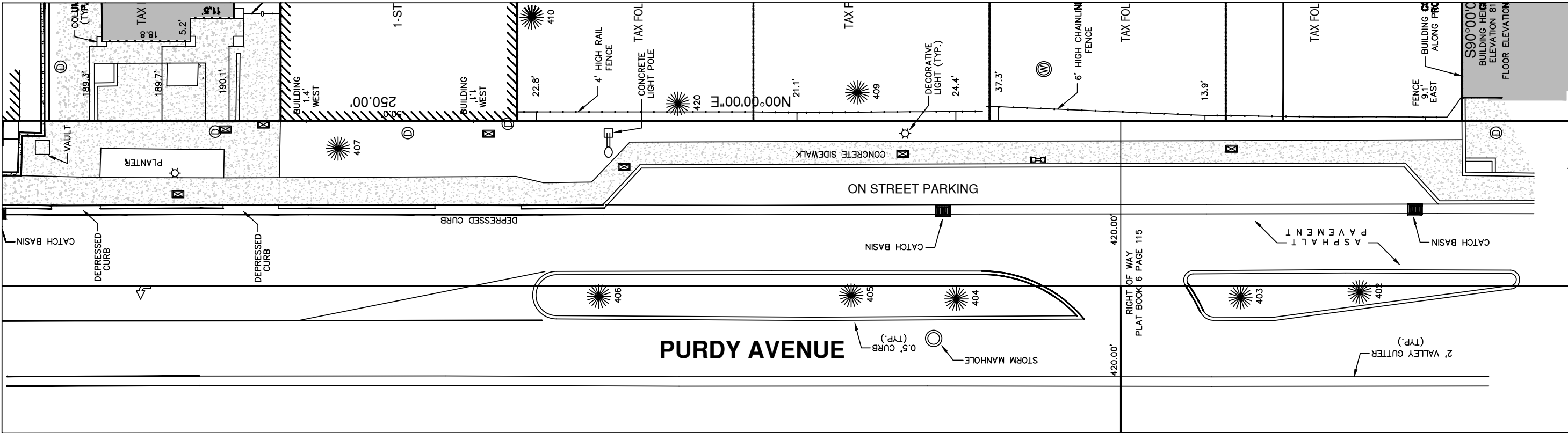
- MIN. TURNING RADIUS (R_T) — 31'-0"
- OUTSIDE FRONT RADIUS (R_O) — 33'-4"
- INSIDE REAR RADIUS (R_I) — 20'-8"
- STRAIGHT LANE WIDTH (W_S) — 12'-0"
- CURVED LANE WIDTH (W_T) — 14'-6"
- INSIDE CURB RADIUS (R) — 18'-6"
- TANGENT LENGTH (T) — 38'-0"
- TYPICAL TRUCK LENGTHS: 19'-29'

VALET DIAGRAM

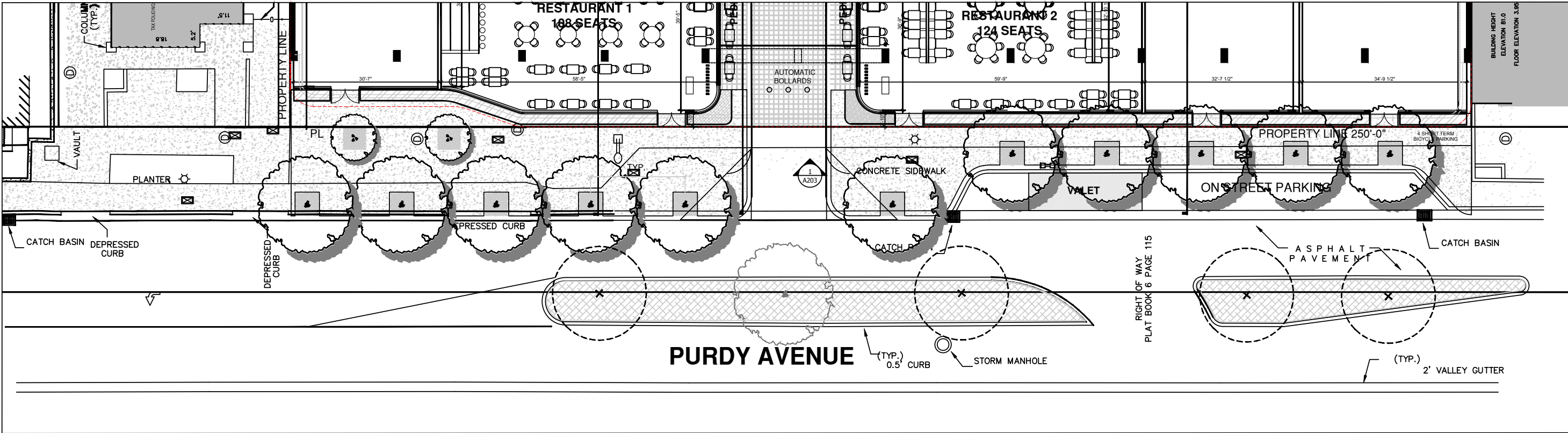




STREETSCAPE - PURDY AVENUE



EXISTING ON STREET PARKING - PURDY AVENUE



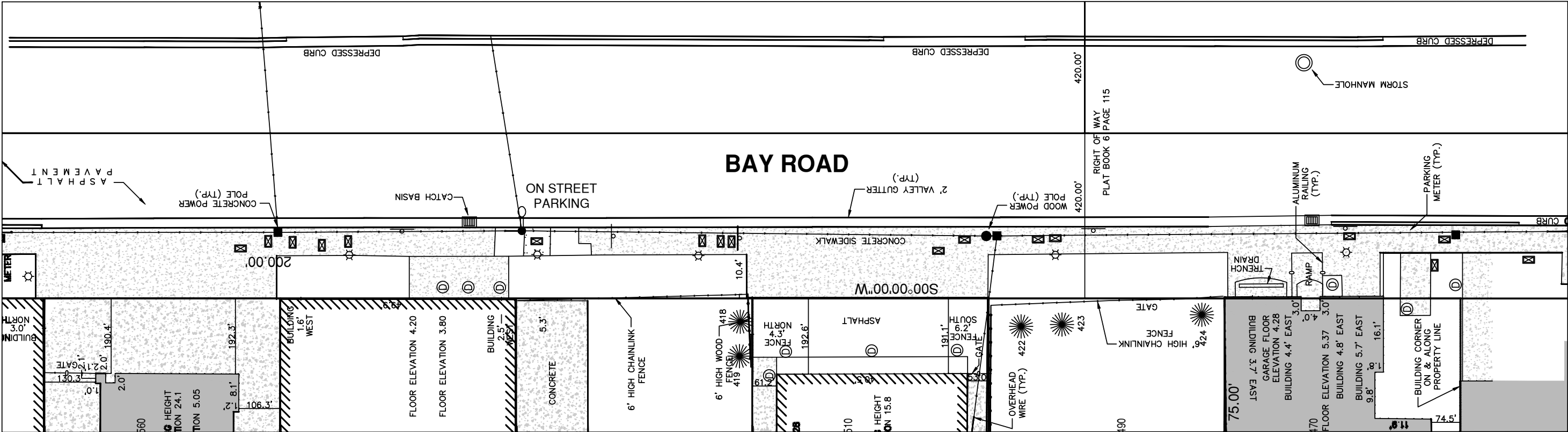
PROPOSED ON STREET PARKING - PURDY AVENUE

SCALE: 1"=20'-0"

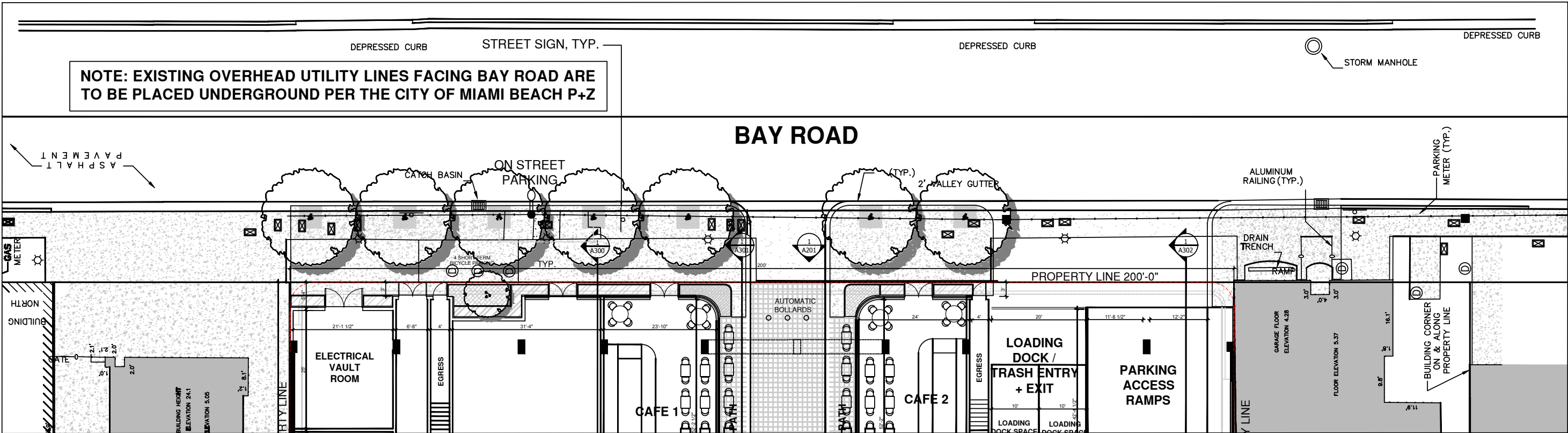
SUNSET PARK
1759 PURDY AVE
MIAMI BEACH, FLORIDA
07/16/18

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STREETSCAPE - BAY ROAD



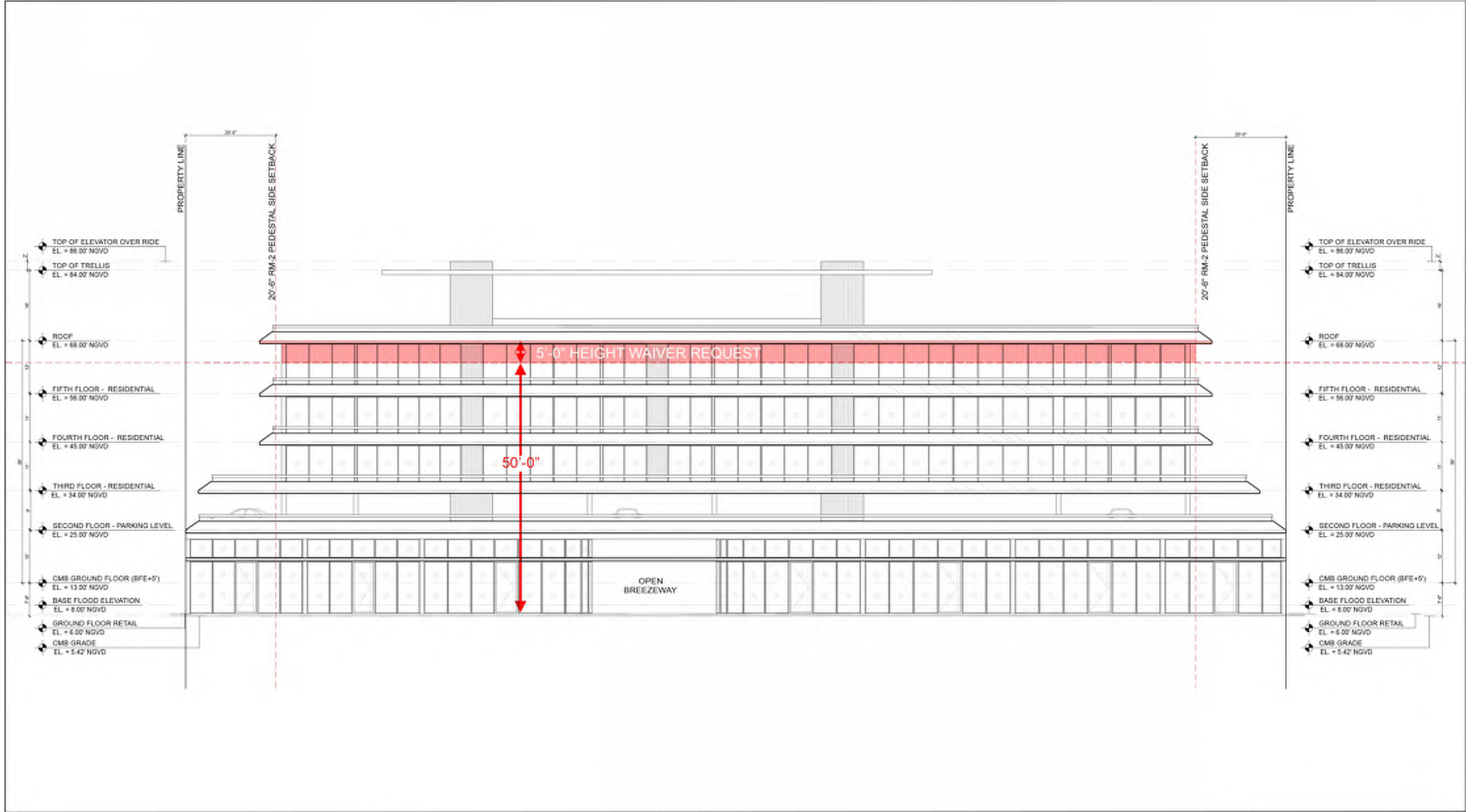
EXISTING ON STREET PARKING - BAY ROAD



PROPOSED ON STREET PARKING - BAY ROAD

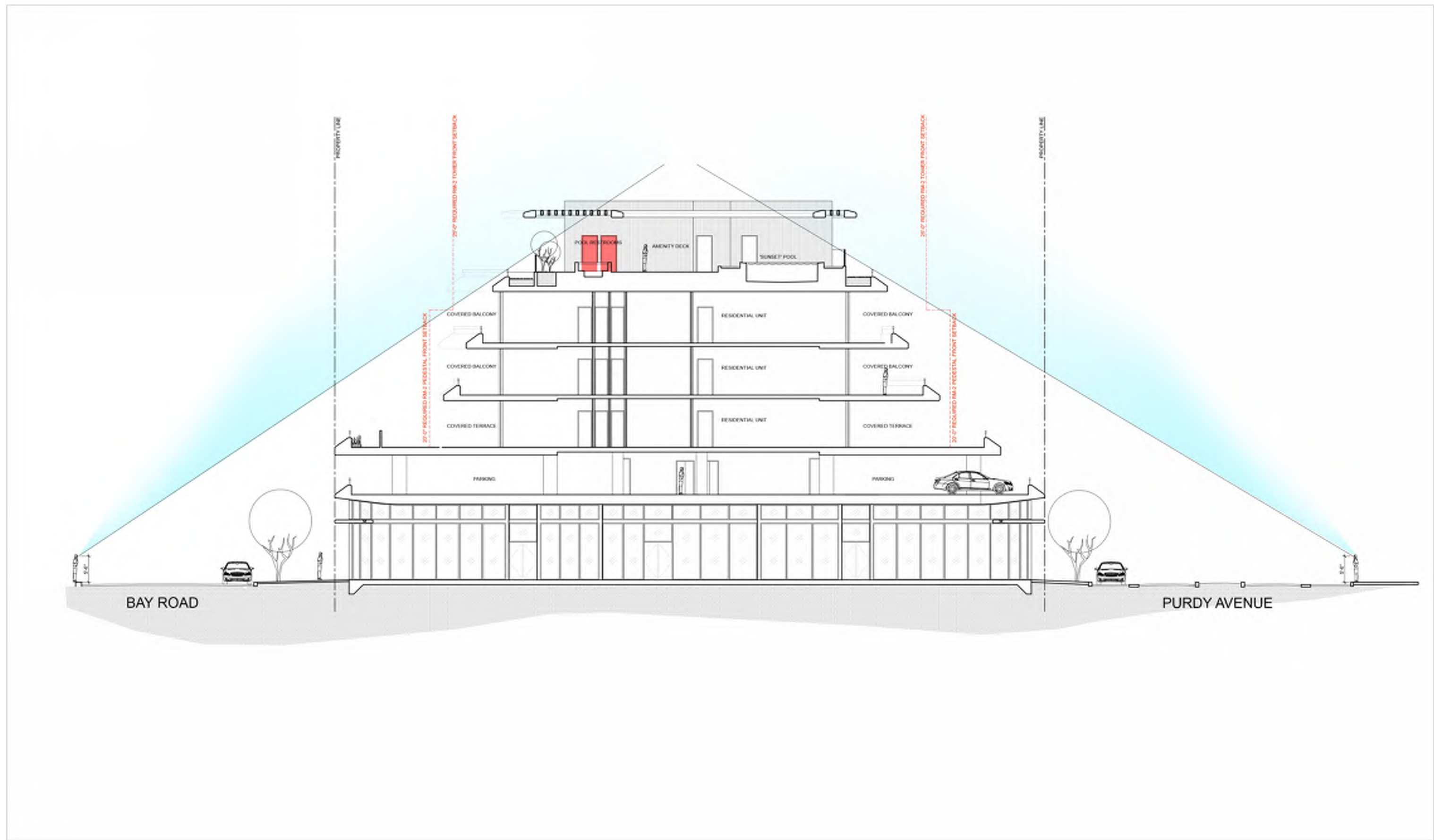
SCALE: 1"=20'-0"

HEIGHT WAIVER DIAGRAM

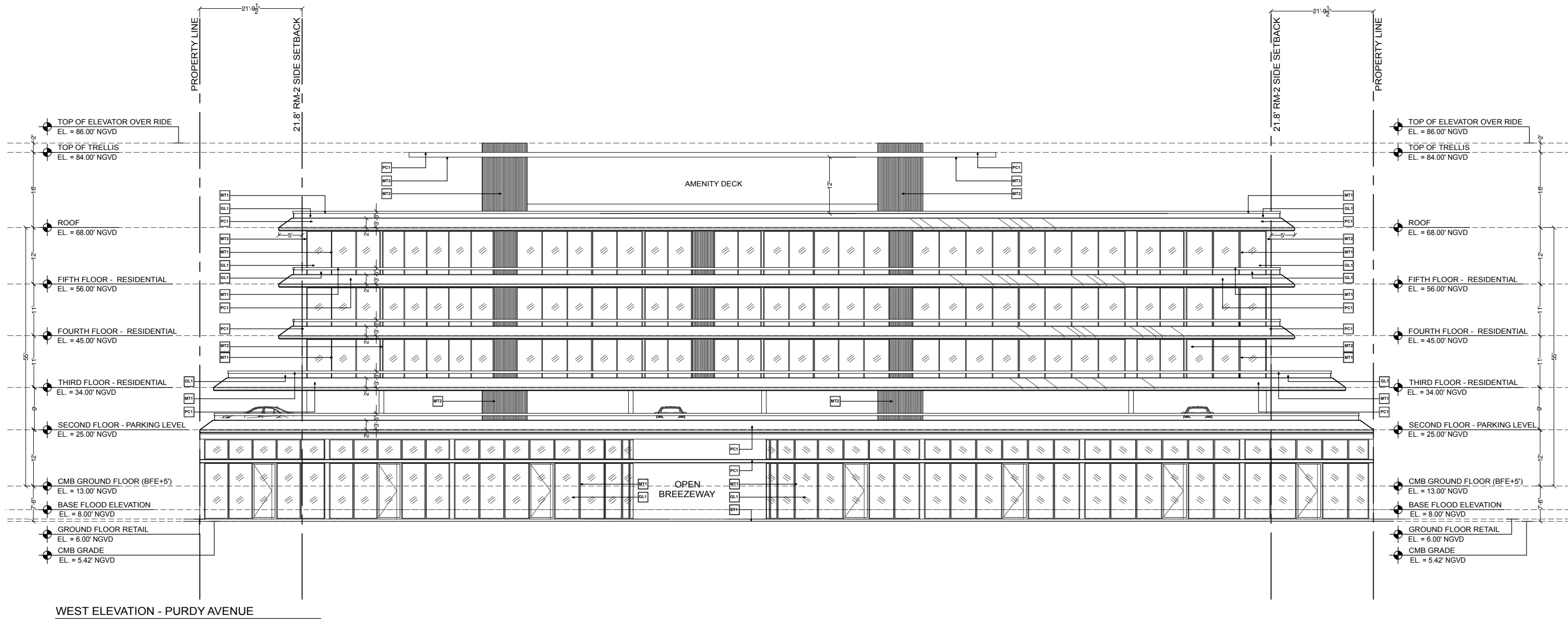


SCALE: 1"=20'-0"

LINE OF SIGHT DIAGRAM



WEST ELEVATIONS (PURDY)



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

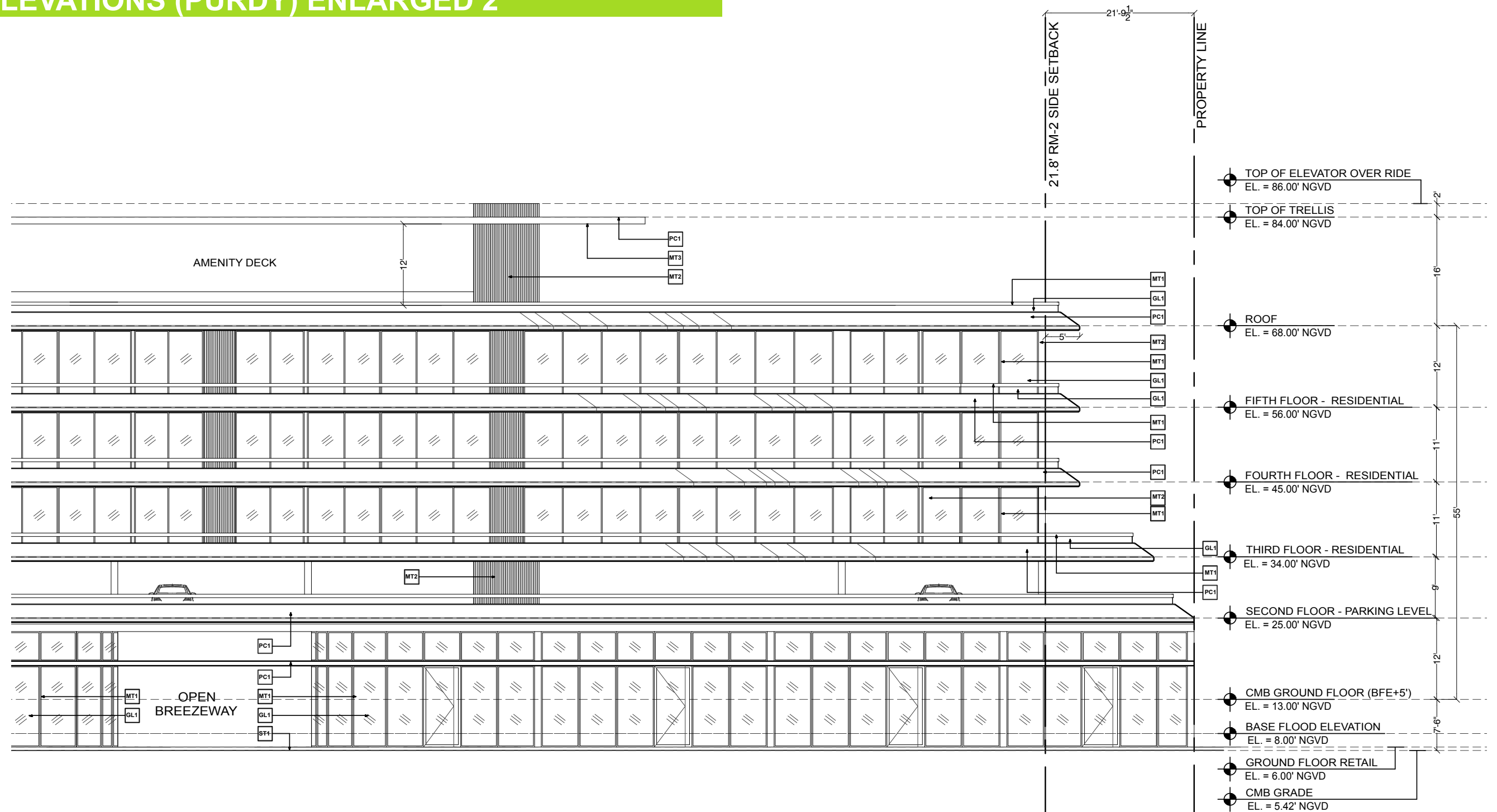


ST1
STONE PAVERS

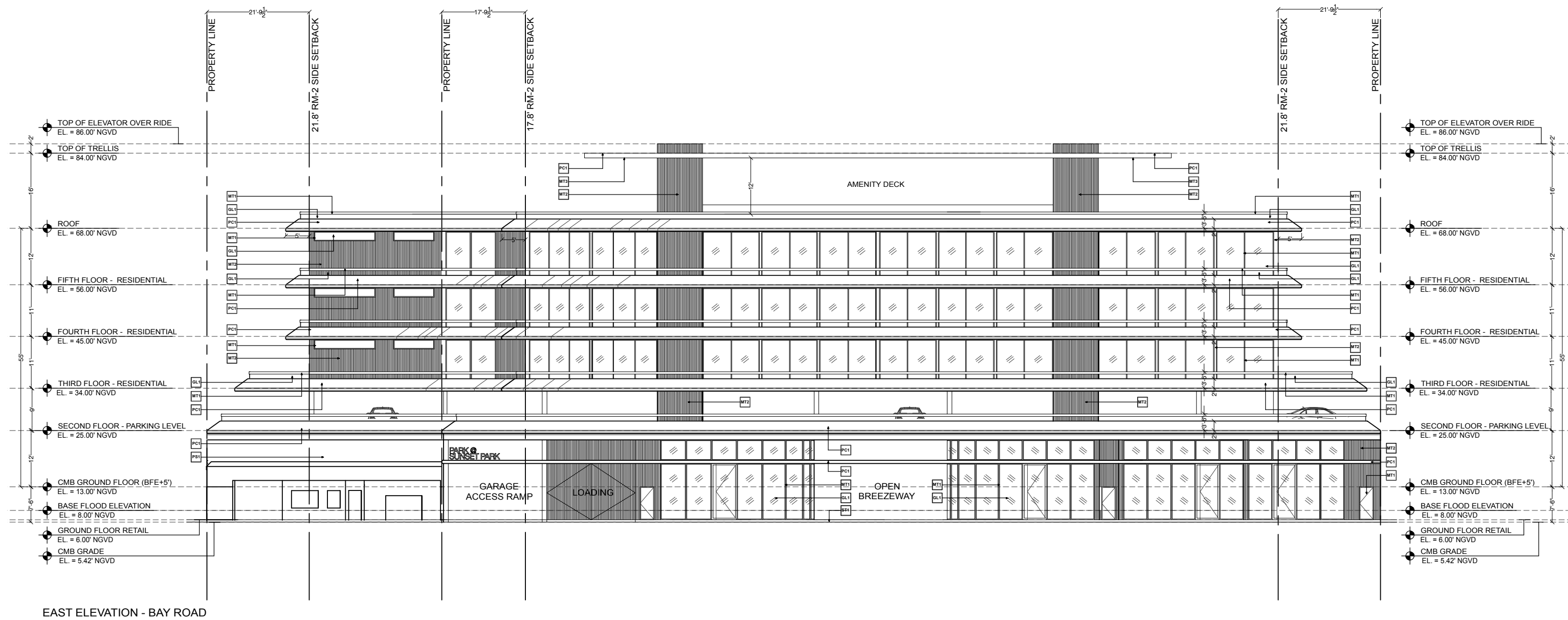
WEST ELEVATIONS (PURDY) ENLARGED 1



WEST ELEVATIONS (PURDY) ENLARGED 2



EAST ELEVATION (BAY)



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

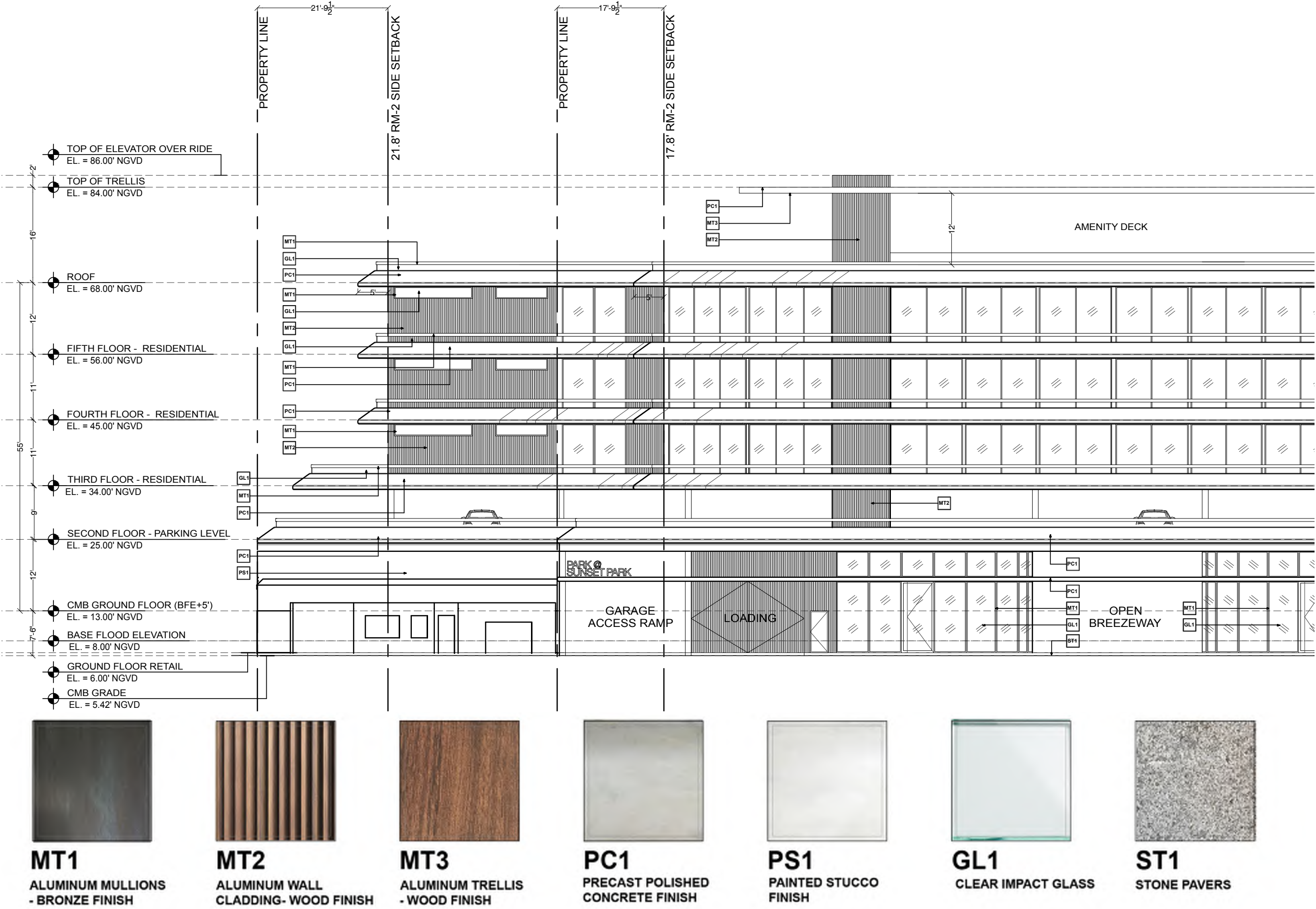


GL1
CLEAR IMPACT GLASS

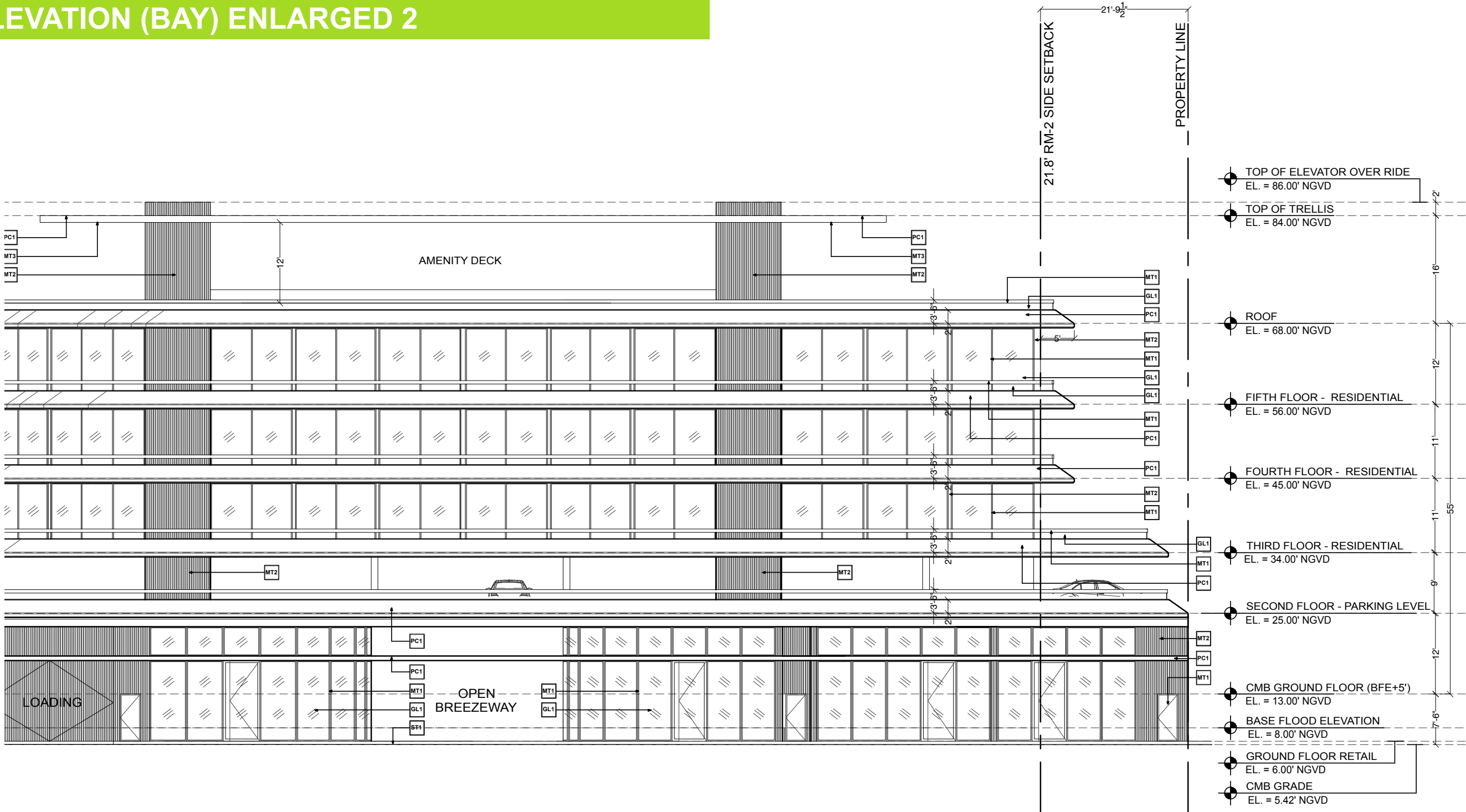


ST1
STONE PAVERS

EAST ELEVATION (BAY) ENLARGED 1



EAST ELEVATION (BAY) ENLARGED 2



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

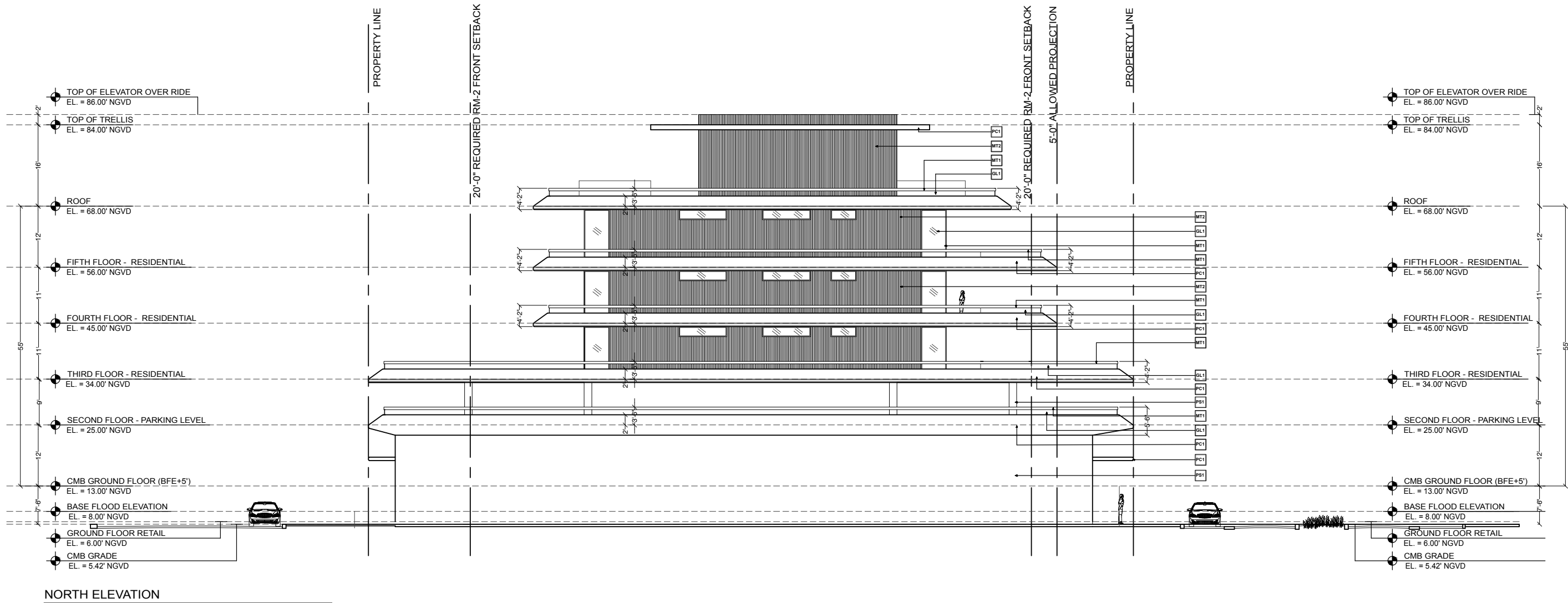


GL1
CLEAR IMPACT GLASS



ST1
STONE PAVERS

NORTH ELEVATION



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

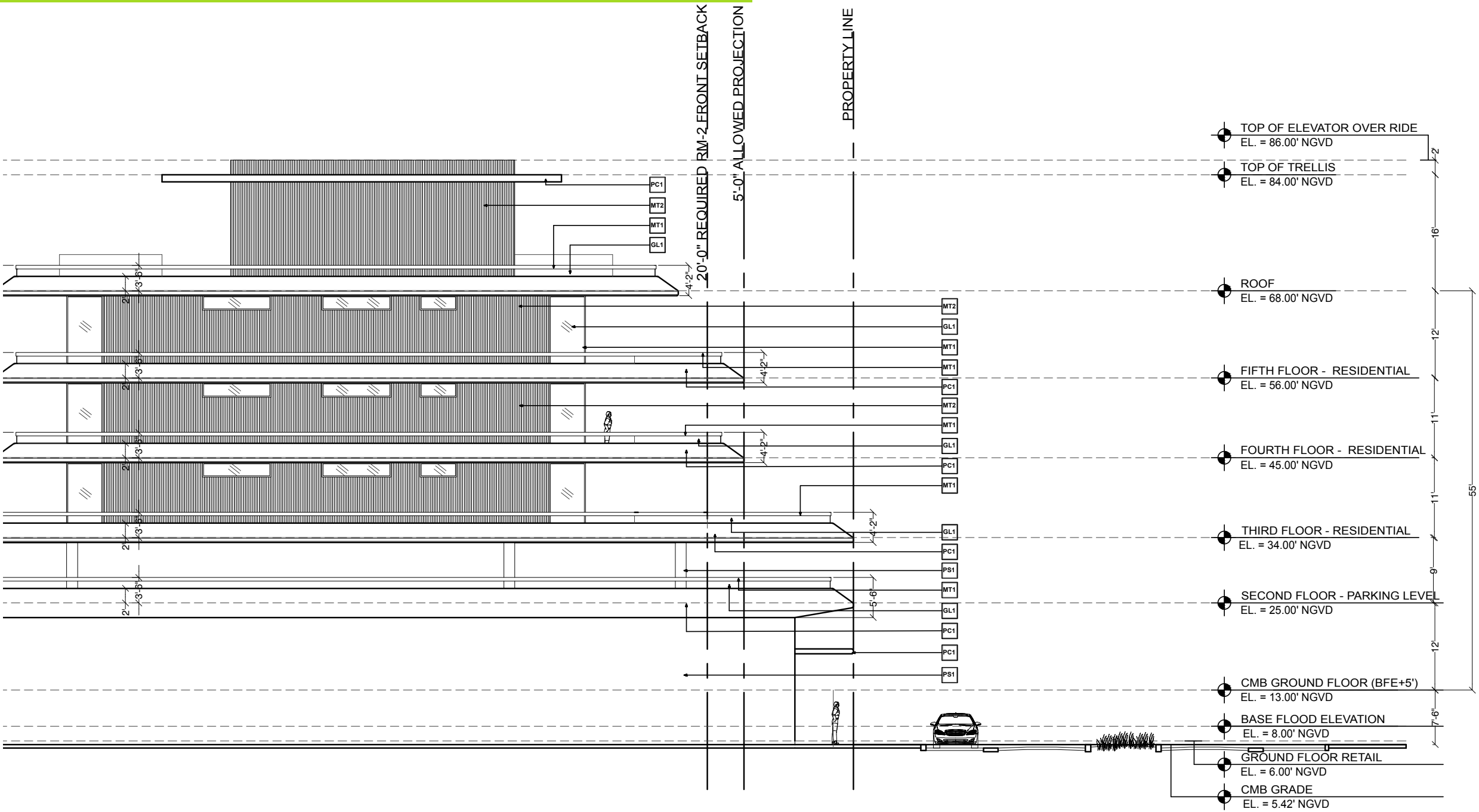


GL1
CLEAR IMPACT GLASS



ST1
STONE PAVERS

NORTH ELEVATION



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

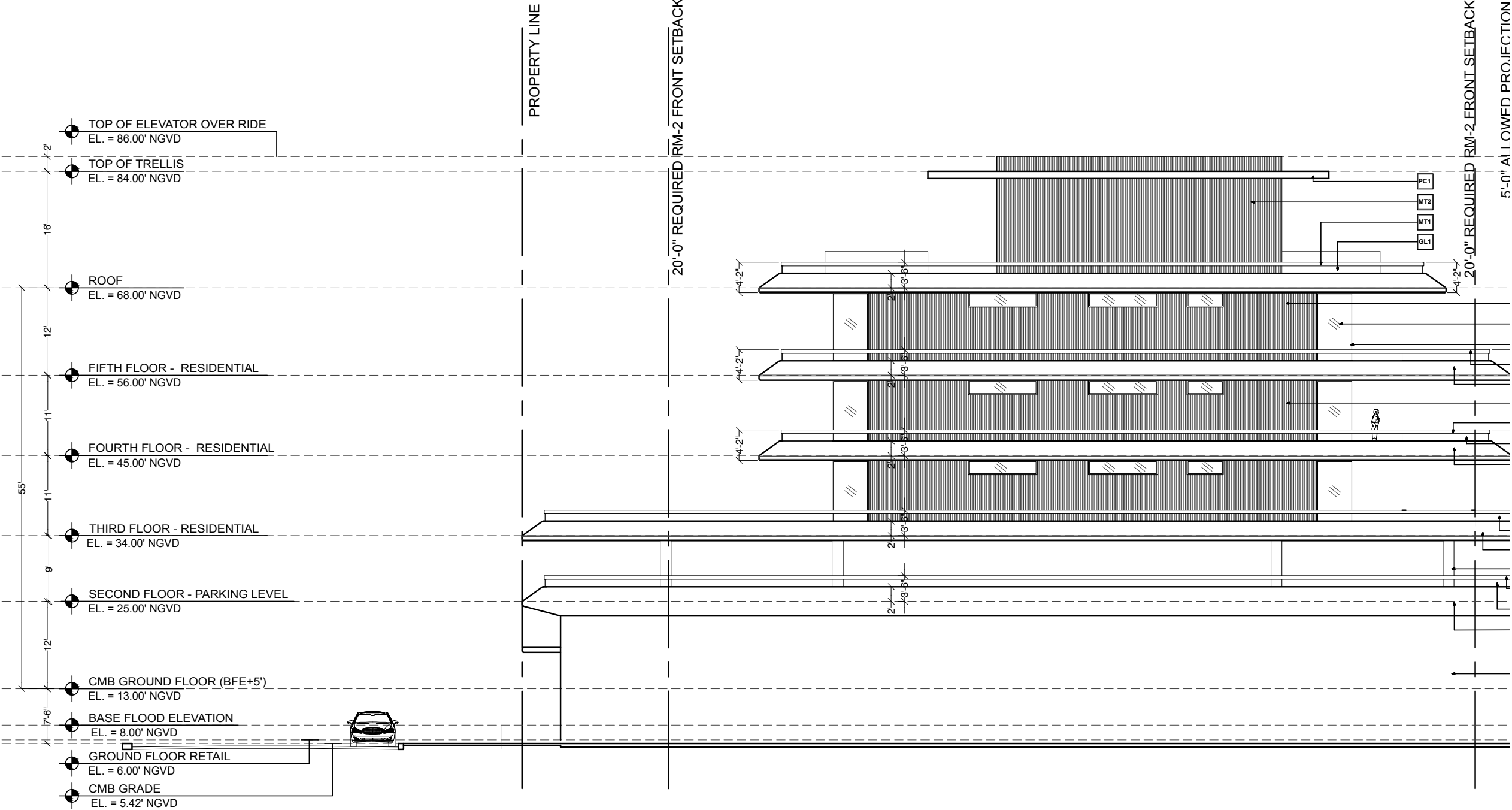


GL1
CLEAR IMPACT GLASS



ST1
STONE PAVERS

NORTH ELEVATION



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

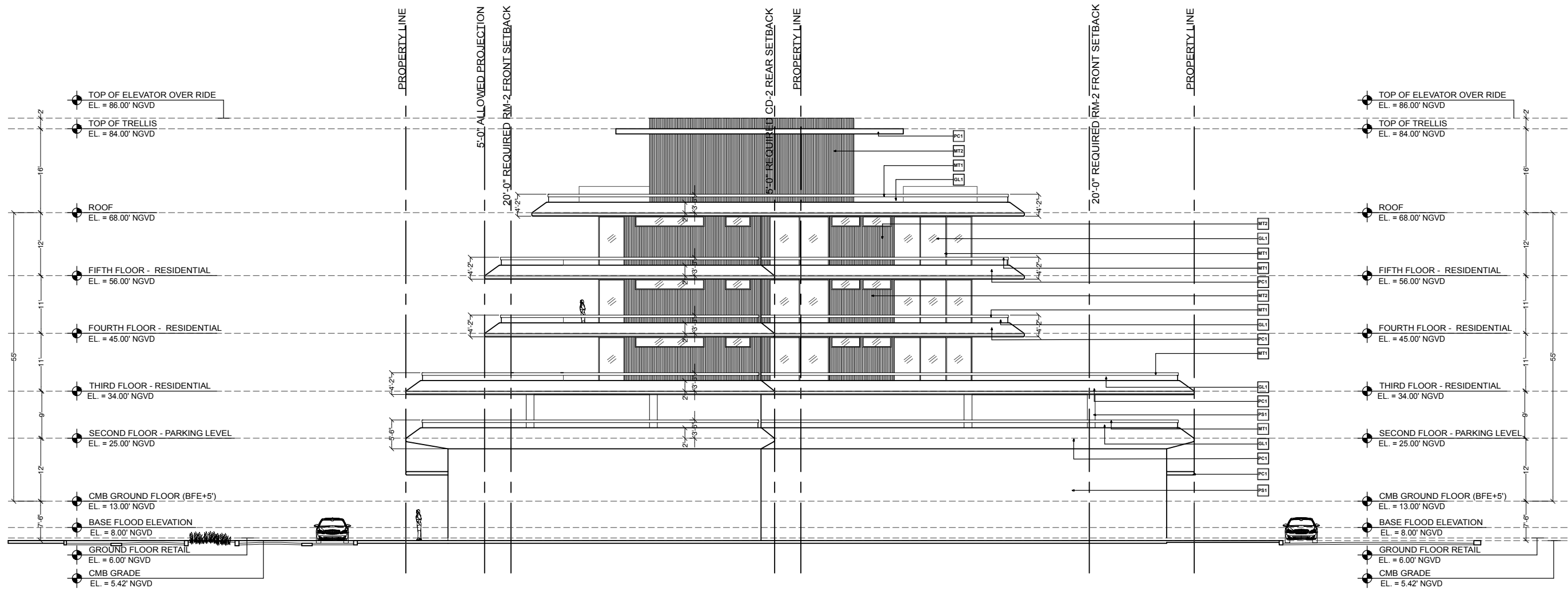


GL1
CLEAR IMPACT GLASS



ST1
STONE PAVERS

SOUTH ELEVATION



SOUTH ELEVATION



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

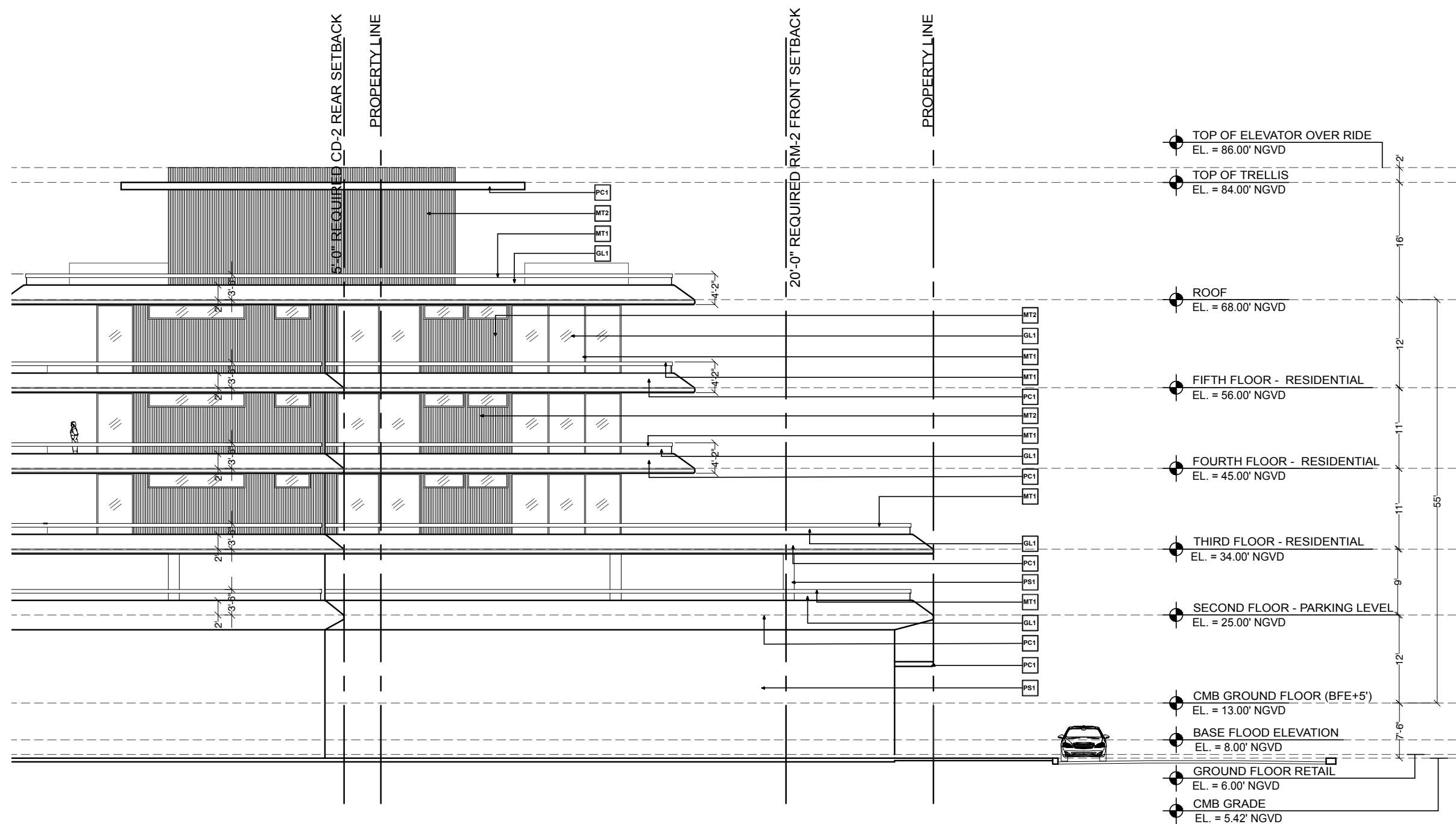


GL1
CLEAR IMPACT GLASS



ST1
STONE PAVERS

SOUTH ELEVATION



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

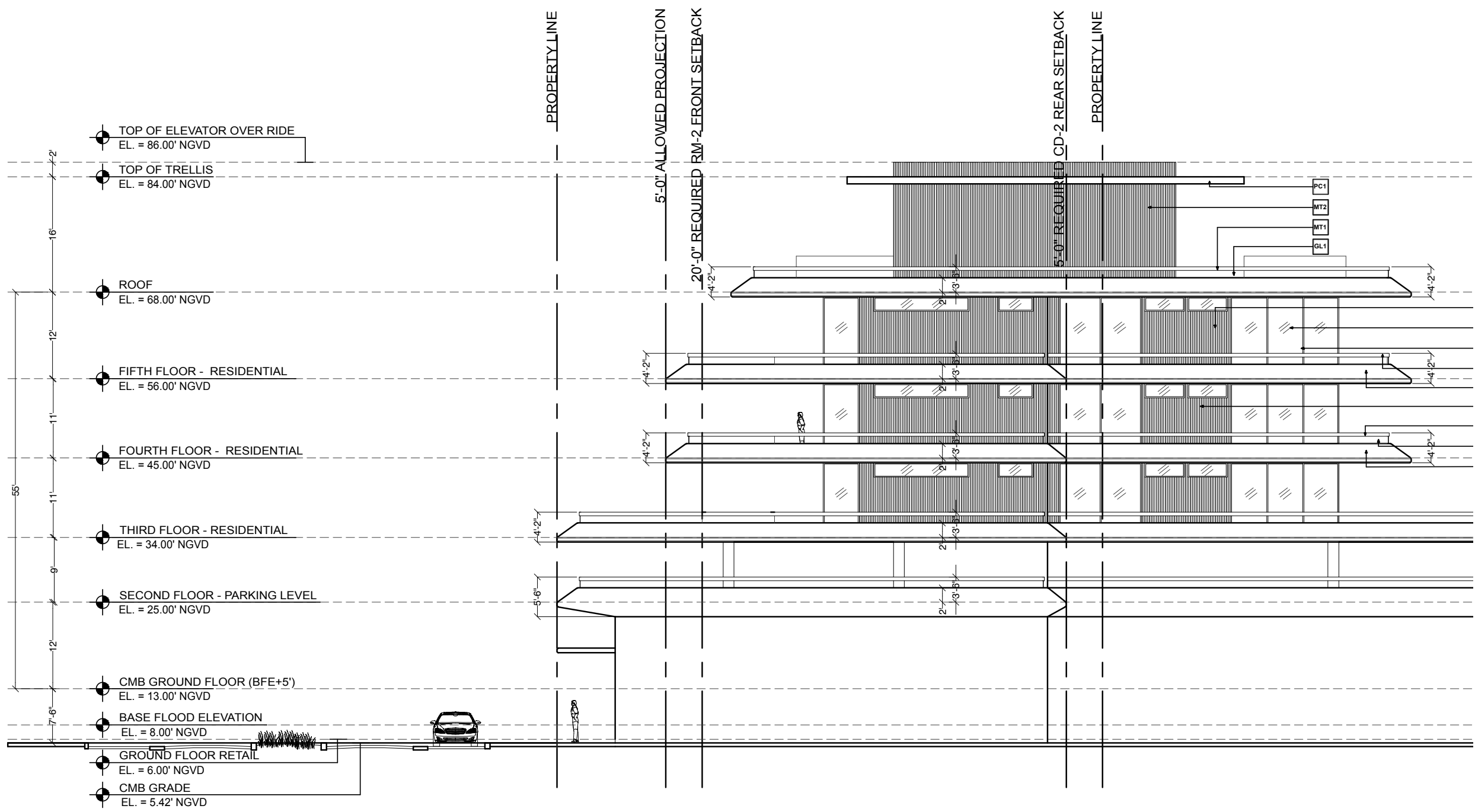


GL1
CLEAR IMPACT GLASS



ST1
STONE PAVERS

SOUTH ELEVATION



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

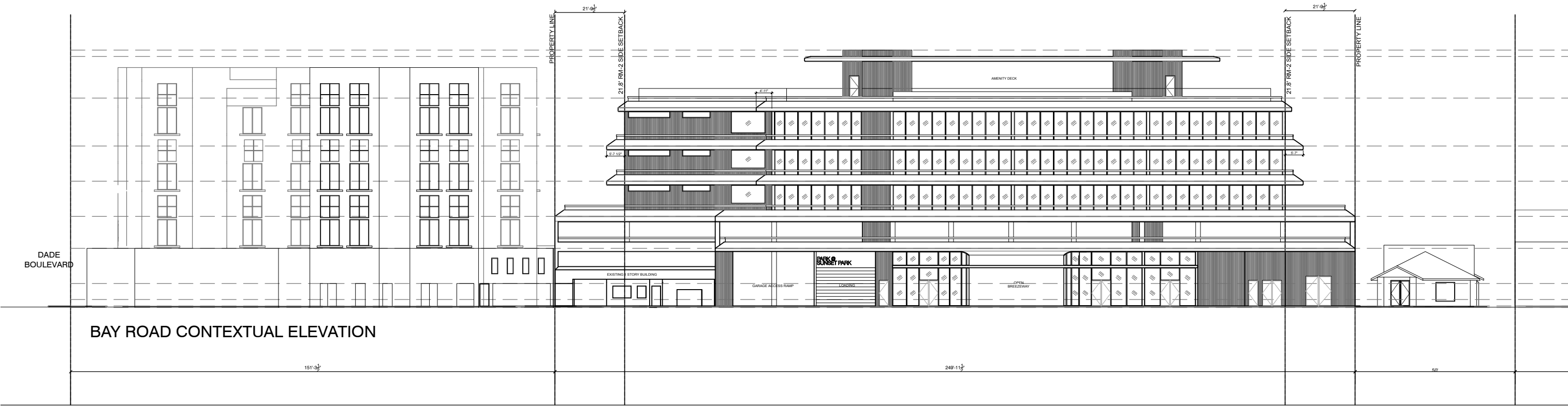
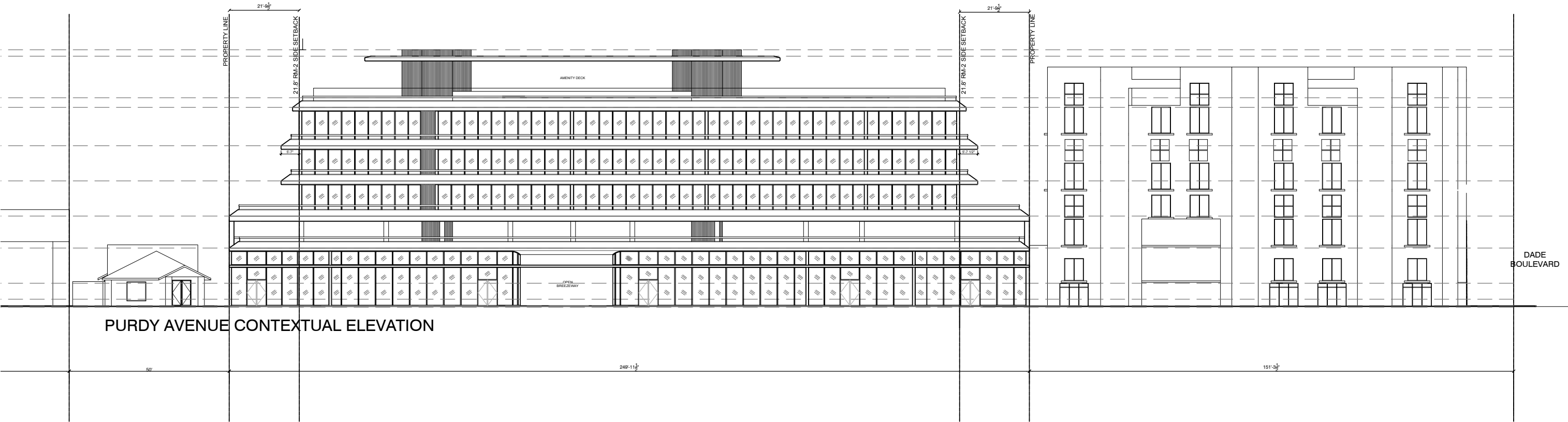


GL1
CLEAR IMPACT GLASS



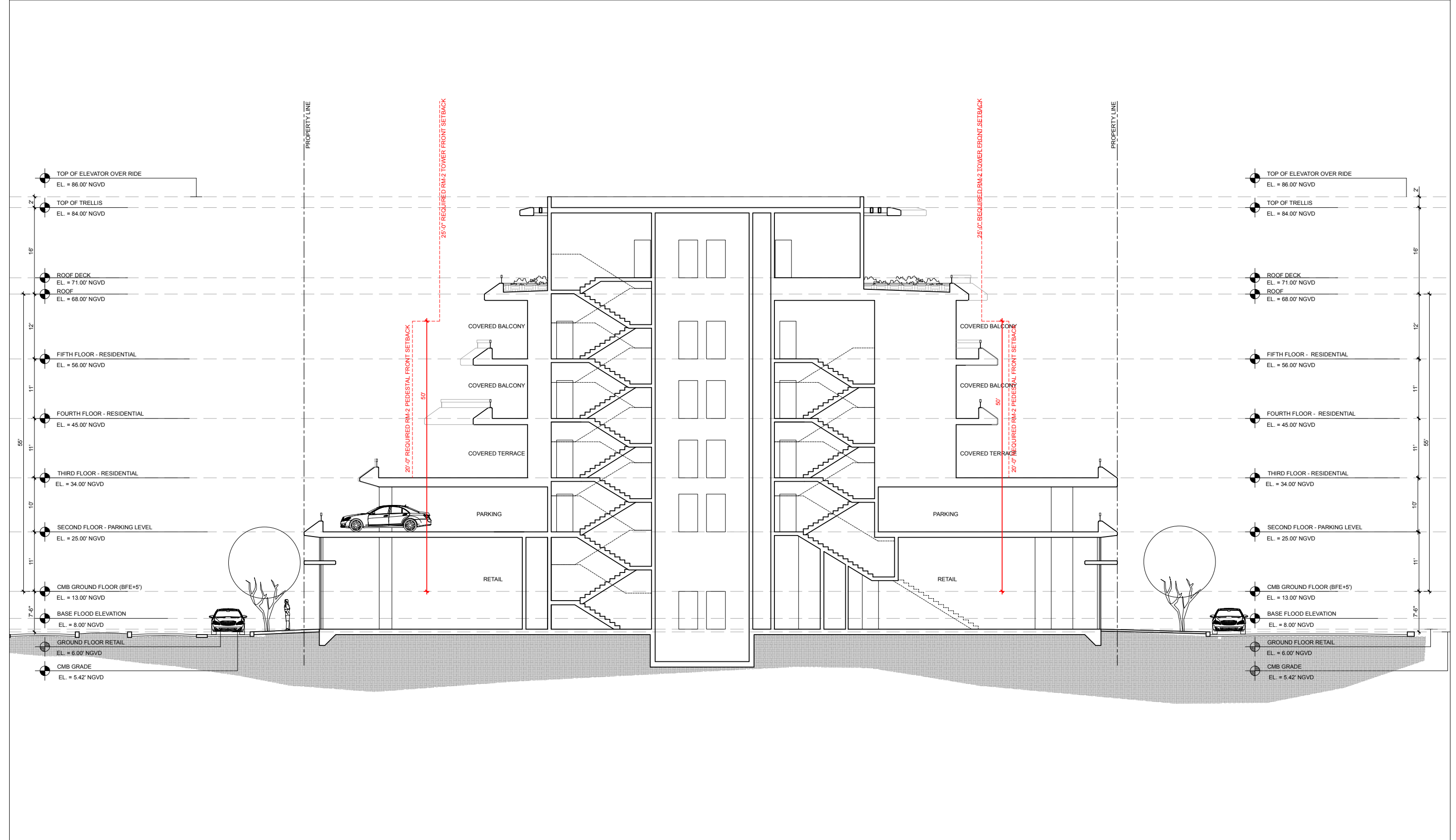
ST1
STONE PAVERS

CONTEXTUAL ELEVATION



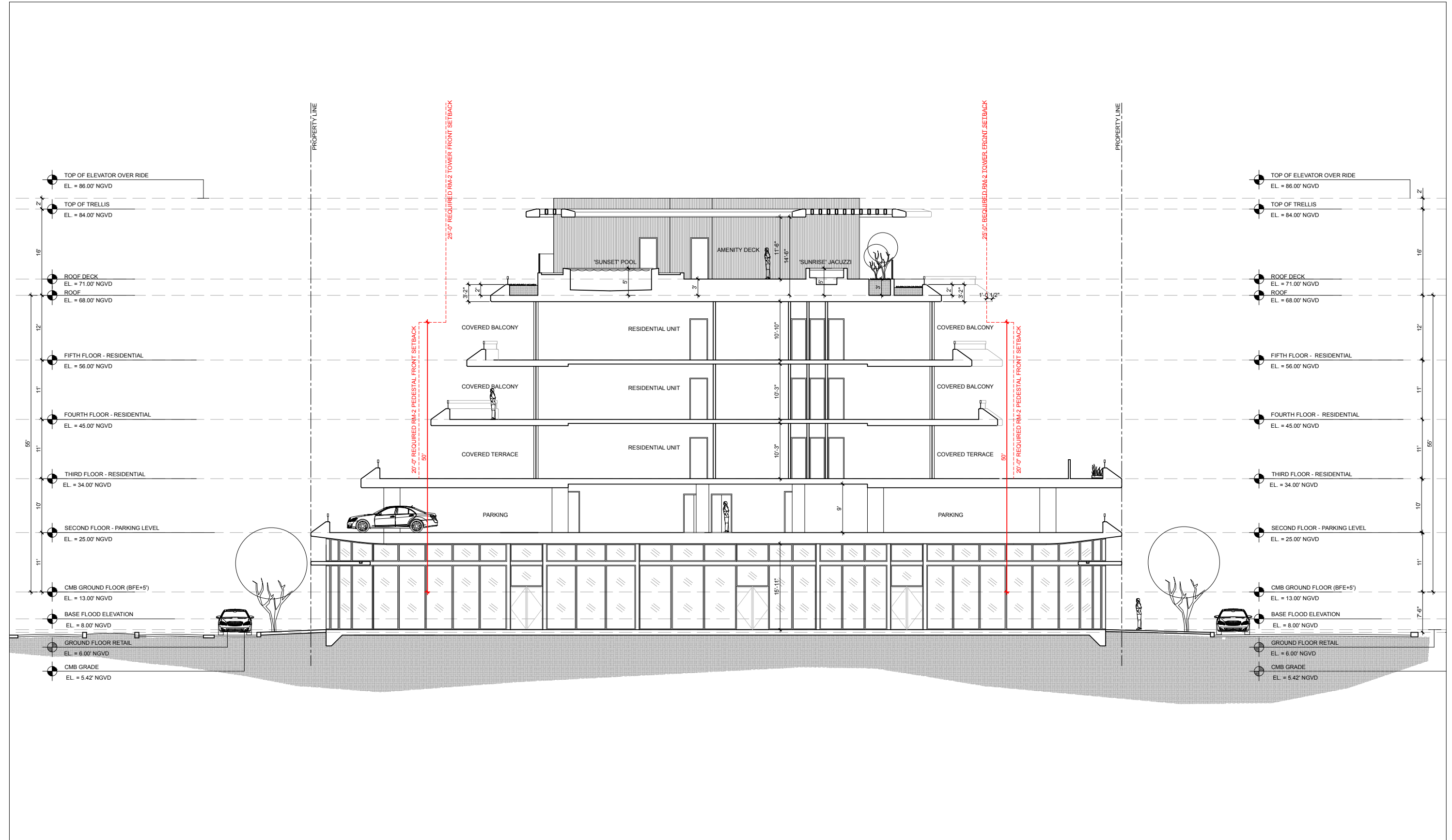
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TRANSVERSE SECTION



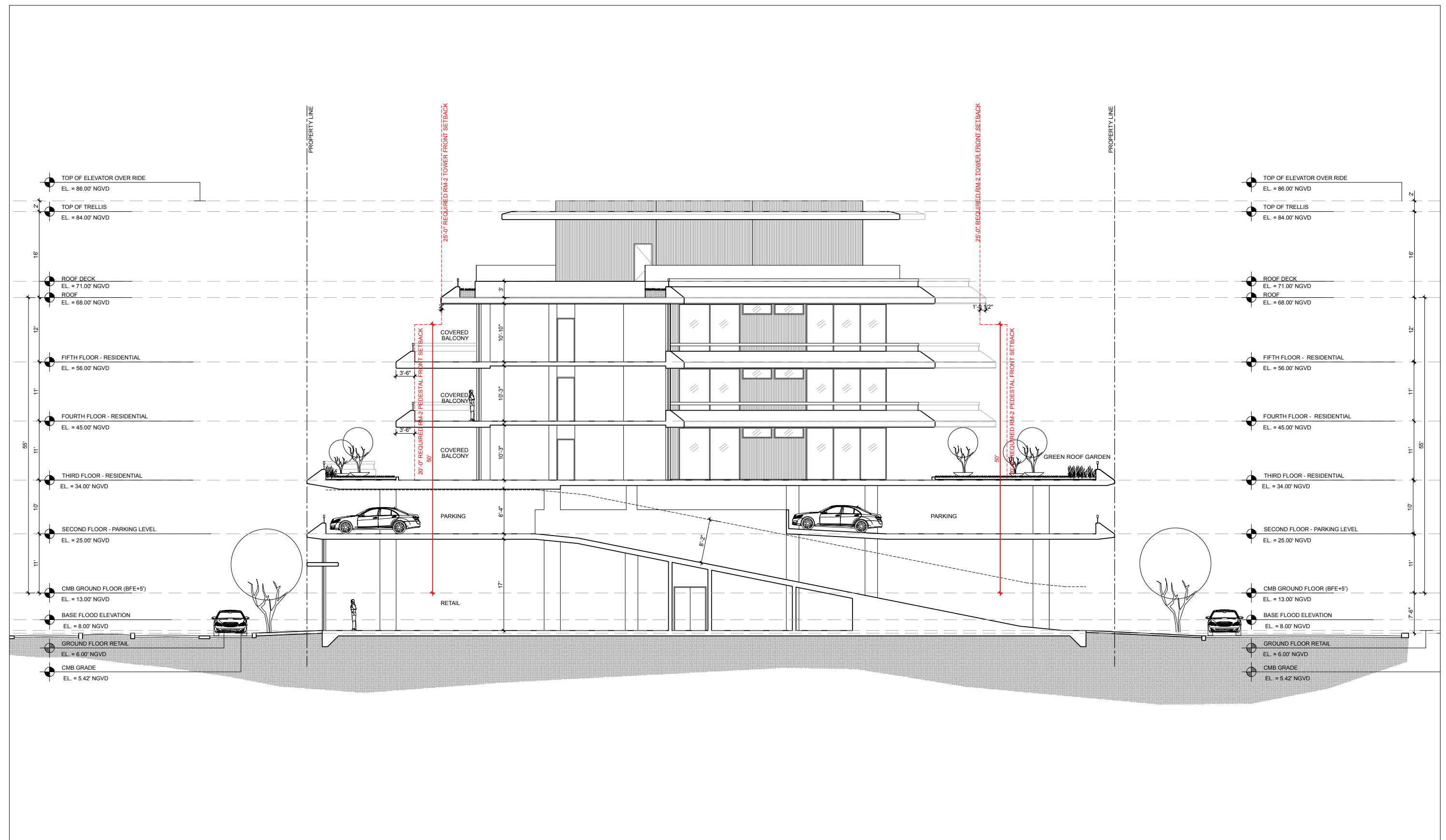
SCALE:1/16"=1'-0"

TRANSVERSE SECTION



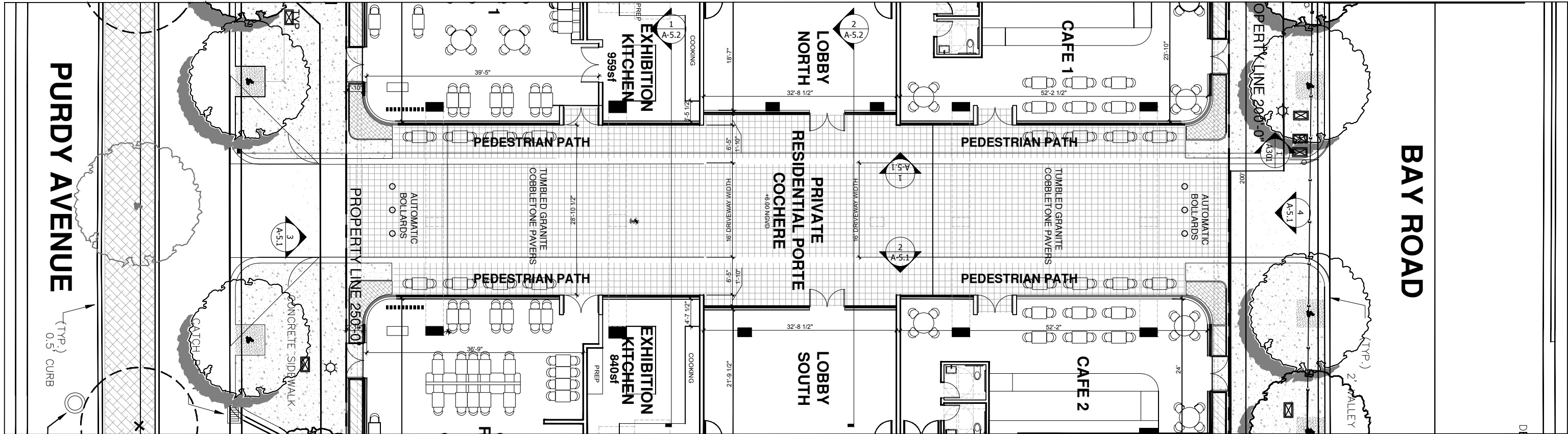
SCALE:1/16"=1'-0"

TRANSVERSE SECTION

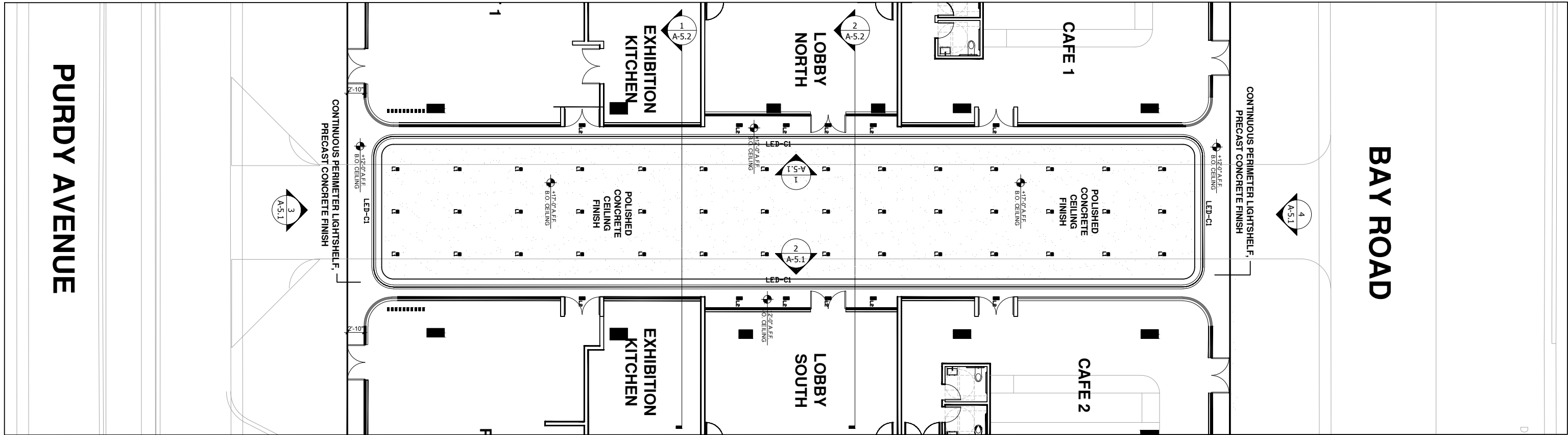


SCALE: 1/16"=1'-0"

BREEZEWAY- ENLARGED PLAN AND RCP



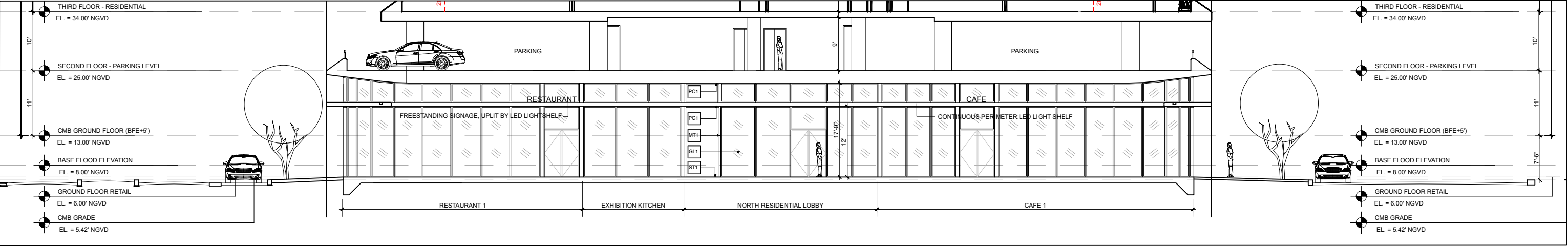
BREEZEWAY ENLARGED PLAN



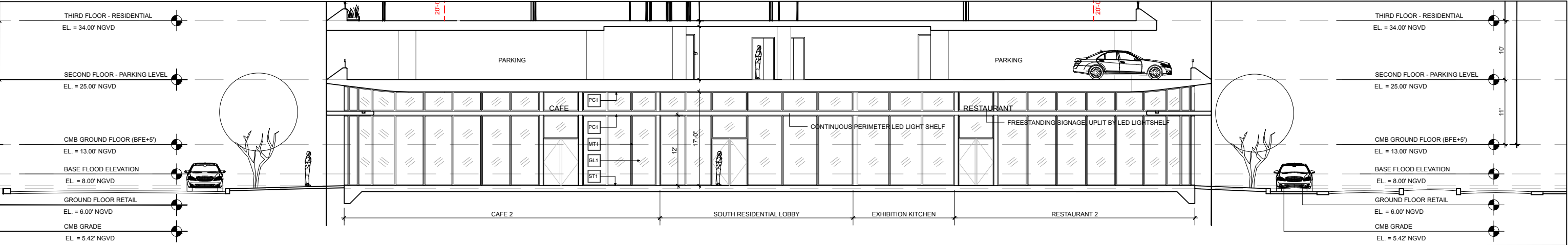
BREEZEWAY REFLECTED CEILING PLAN

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

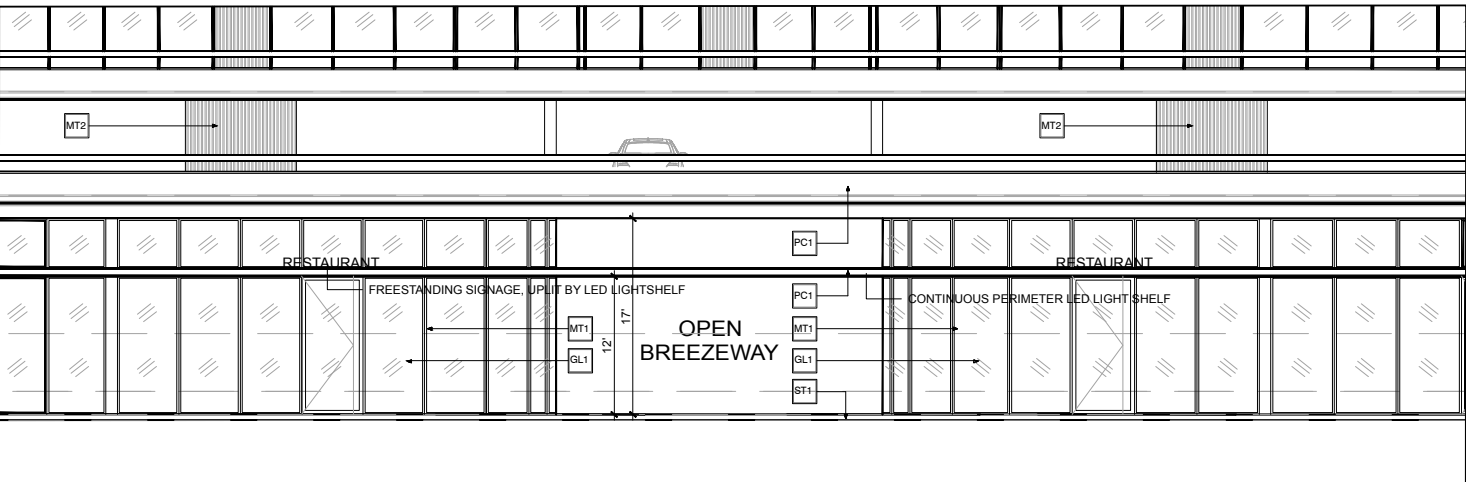
BREEZEWAY- ENLARGED ELEVATIONS



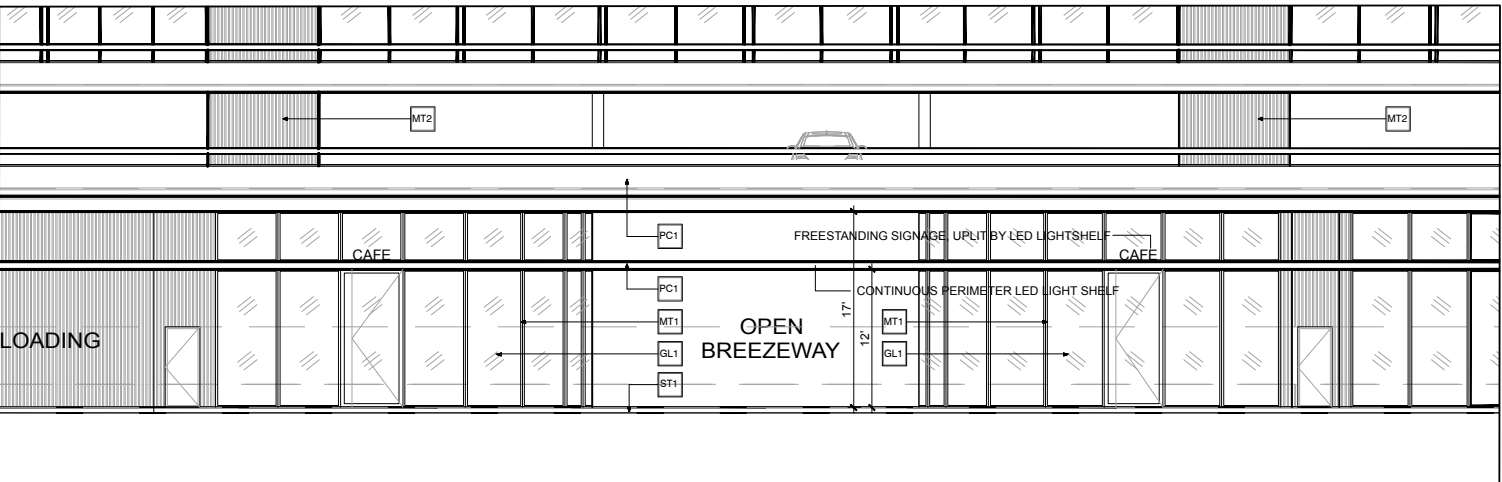
1 BREEZEWAY NORTH ELEVATION



2 BREEZEWAY SOUTH ELEVATION



3 BREEZEWAY WEST ELEVATION
MAIN ENTRY VIEW



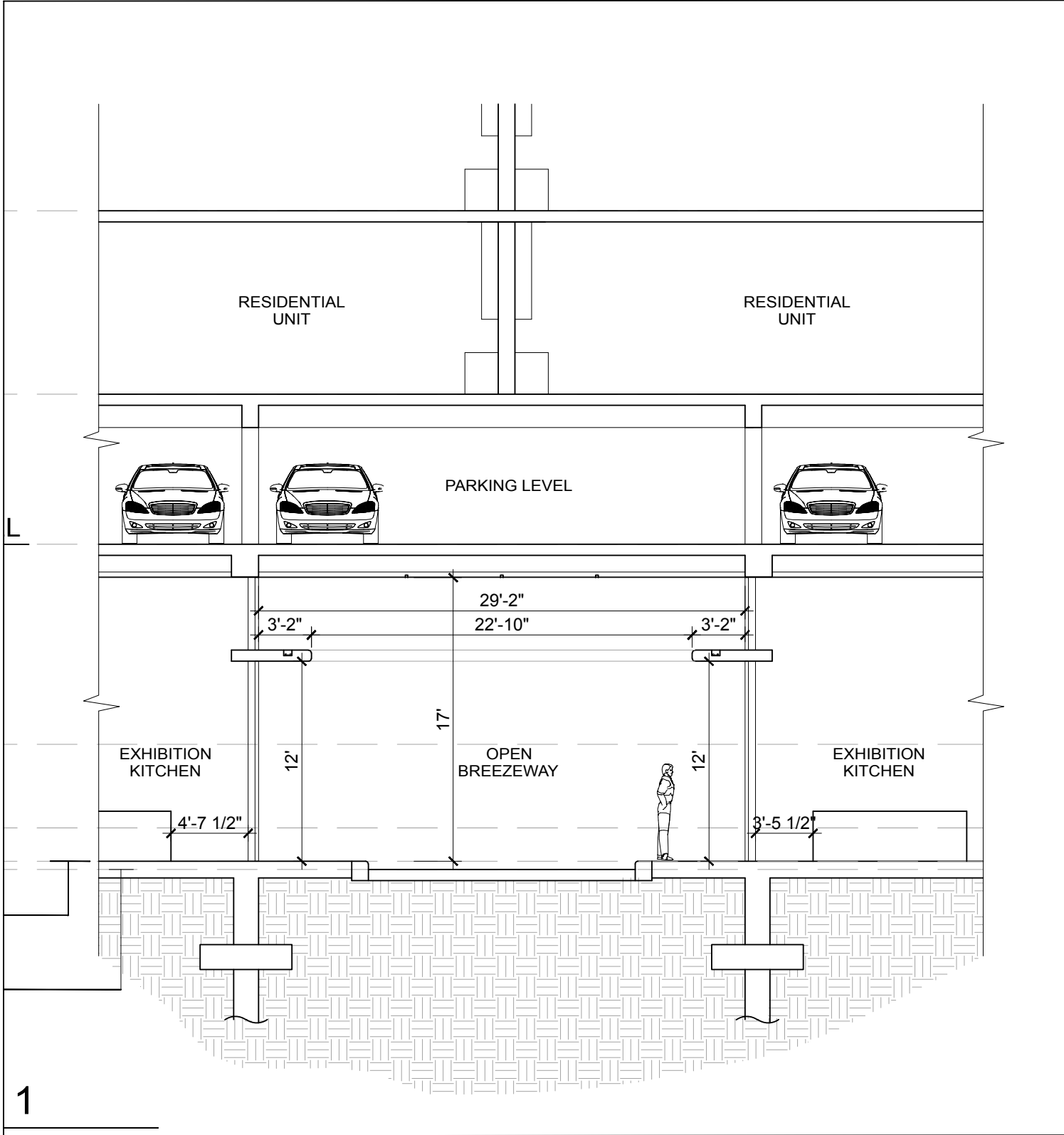
4 BREEZEWAY EAST ELEVATION

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

SUNSET PARK
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BREEZEWAY- ENLARGED SECTIONS



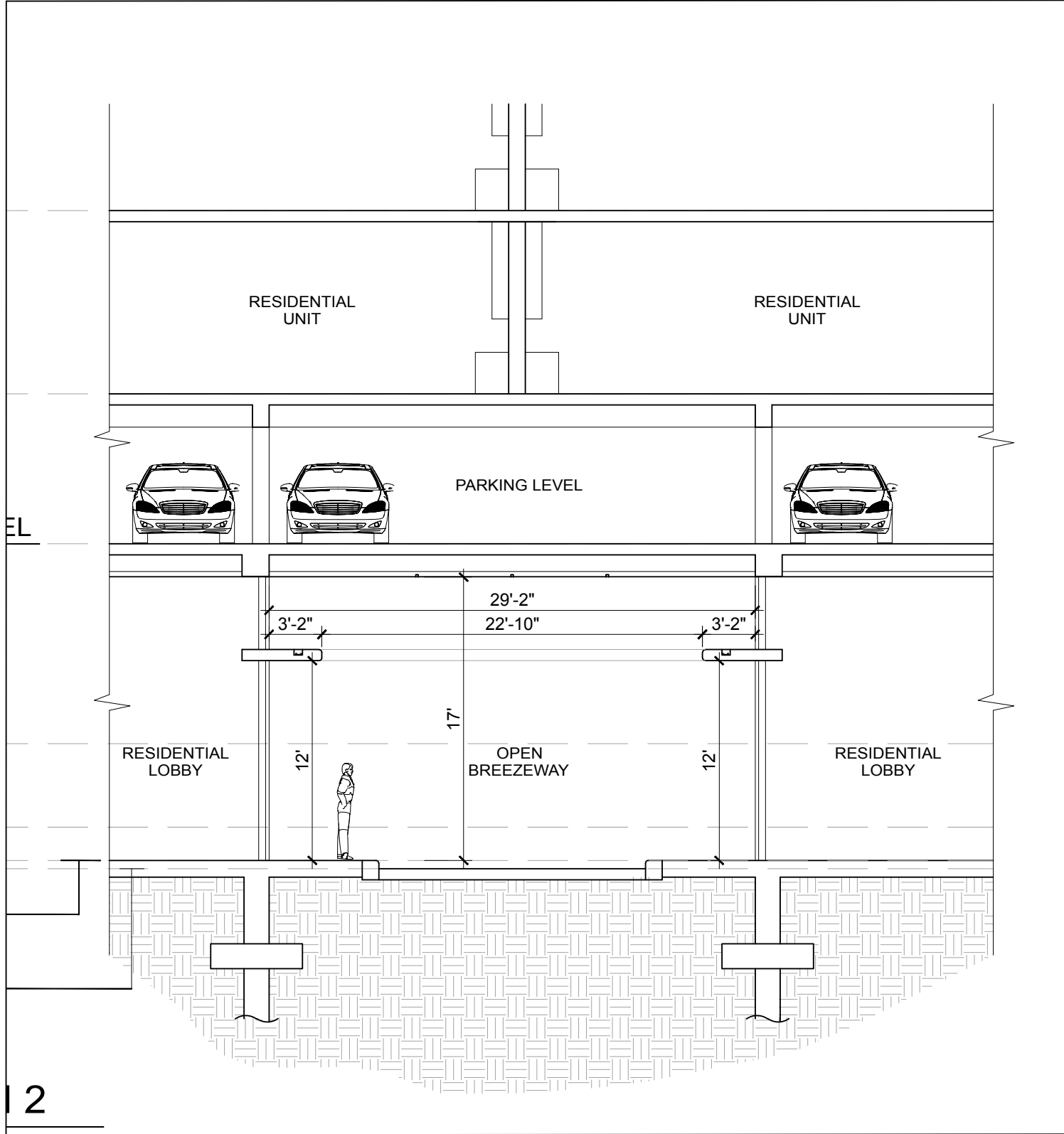
1 BREEZEWAY SECTION AT EXHIBITION KITCHENS

MAIN ENTRY VIEW

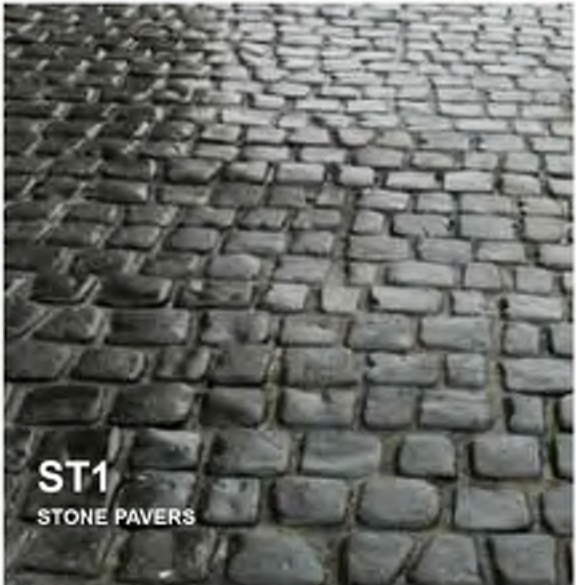
 SCALE: 1/8"=1'-0"

SUNSET PARK
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MIAMI BEACH, FLORIDA
07/16/18

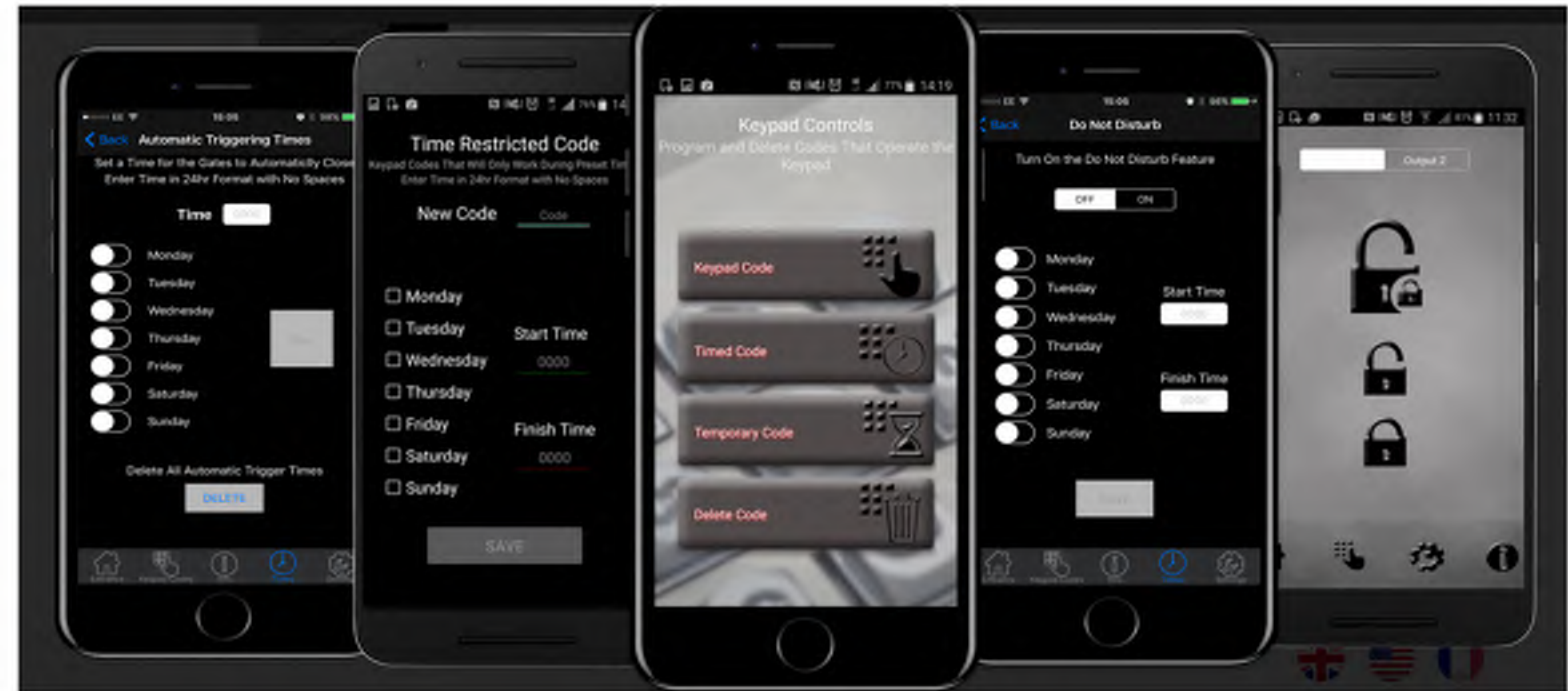
DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383



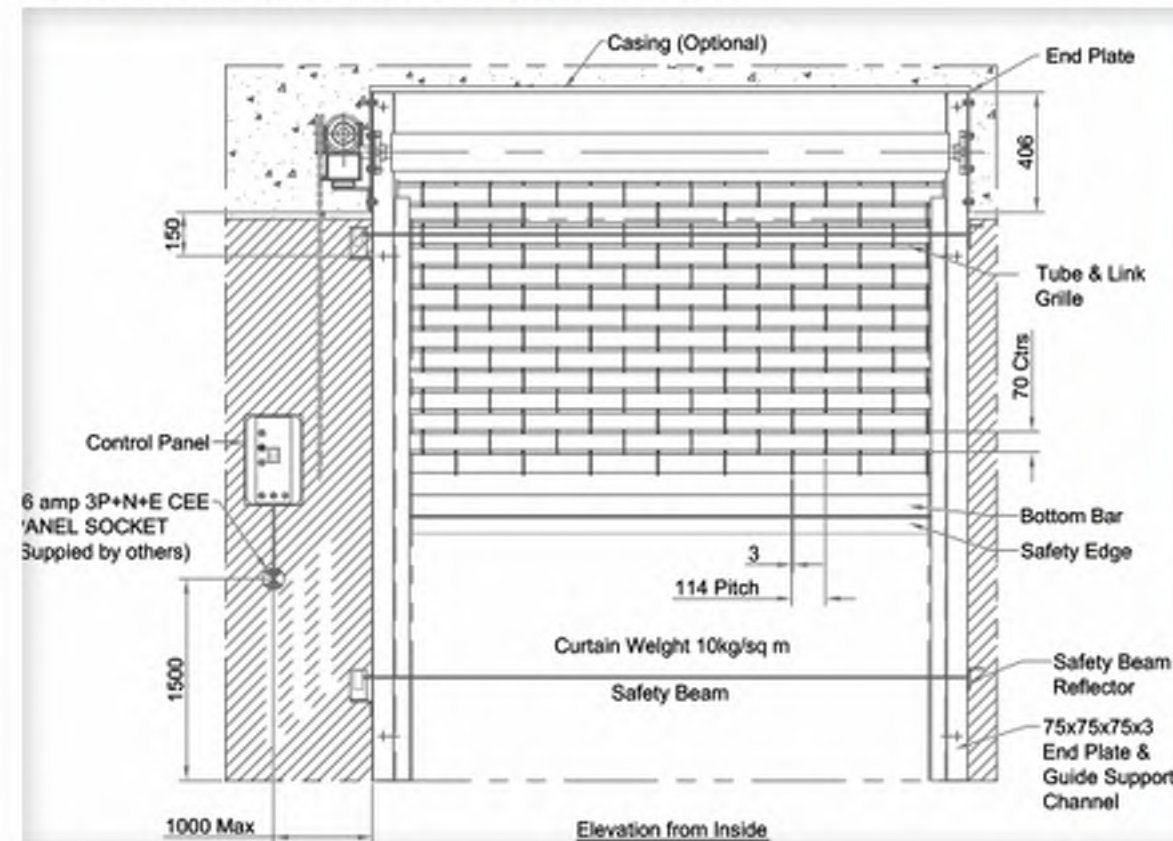
2 BREEZEWAY SECTION AT RESIDENTIAL LOBBIES



BOLLARDS + GARAGE AND LOADING GATES



BREEZEWAY VEHICULAR AUTOMATIC BOLLARDS



BRONZE SECURITY GATE





MAIN ENTRY VIEW



ROOFTOP VIEW



ROOFTOP VIEW



BREEZEWAY VIEW



MUNICIPAL REVIEW BOARD SUBMITTAL
SUNSET PARK | 1759 PURDY AVENUE | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
SUNSET PARK
1759 PURDY AVENUE
MIAMI BEACH, FL 33139

EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed primarily of invasive alexander palms , small trees and palms. No specimen trees are proposed to be removed as part of this development project. Please see sheets L1.0 for additional information

SCOPE OF WORK

- New streetscape designs to be provided for multi-use Sunset Park building + condominiums along Bay Road and Purdy Avenue.
- Upper level gardens will be provided with raised planters.

INDEX OF SHEETS

- L0.0 Landscape Cover Page + Sheet Index
L1.0 Existing Tree Survey + Disposition Plan
L1.1 Existing Vegetation Context Images
L2.0 Ground Level Landscape Plan
L2.1 Third Level Landscape Plan
L2.2 Fourth Level Landscape Plan
L2.3 Fifth Level Landscape Plan
L2.4 Roof Deck Landscape Plan
L2.5 Landscape Legend, Plant List, Landscape Notes + Details
L3.0 Plant Material Images: Trees + Palms
L3.1 Plant Material Images: Shrubs, Accents + Groundcovers

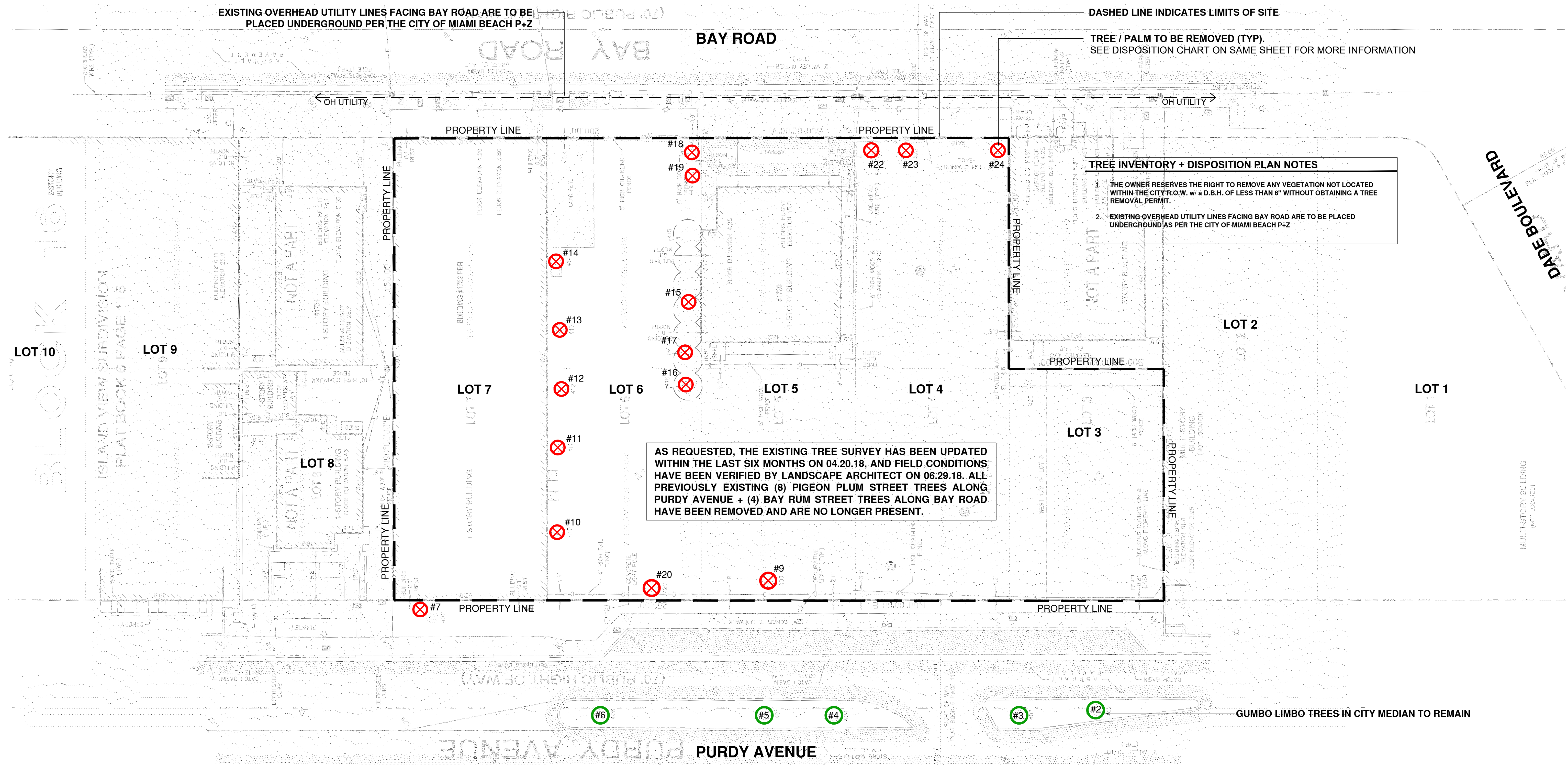
SUNSET PARK
1759 PURDY AVENUE, MIAMI BEACH, FLORIDA

CHRISTOPHER CAWLEY | CC
LANDSCAPE ARCHITECTURE LLC | LA
Florida Landscape Architecture Business LC 26000460
780 NE 69th Street | Suite 1106 | Miami, FL 33138
T 305.979.1585 | www.christophercawley.com

CHRISTOPHER CAWLEY, RLA
Florida License LA 666786

DATE
08.03.18

SHEET NO



C.M.B. CANOPY MITIGATION NOTES

THE CANOPY MITIGATION OF 334 SF AS REQUIRED BY THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION AND PROTECTION ORDINANCE HAS BEEN MET AND EXCEEDED. A TOTAL 7,300 SF OF CANOPY HAS BEEN PROVIDED.



CANOPY MITIGATION SUMMARY

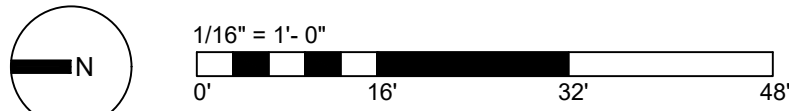
- (18) NATIVE GUMBO LIMBO TREES: 5,400 SF (MB category I @ 300 SF each)
- (1) NATIVE CLUSIA ROSEA TREES: 300 SF (MB category I @ 300 SF each)
- (3) NATIVE SIMPSON'S STOPPER TREE: 300 SF (MB category III @ 100 SF each)
- (8) NATIVE SPANISH STOPPER TREES: 800 SF (MB category III @ 100 SF each)
- (5) PRIVET TREES: 500 SF (MB category III @ 100 SF each)

C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - SUNSET HARBOUR												
NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY AREA	CANOPY LOSS / MIT. REQ. (SF)	COMMENTS	PERMIT REQUIREMENTS P+Z -GPM / PW - N.A.
#2	Gumbo Limbo Trees	Bursera simaruba	YES	+/- 12"	+/- 15'	+/- 12'	GOOD	REMAIN	113 SF	0 SF	PRESERVE + PROTECT	N/A
#3	Gumbo Limbo Trees	Bursera simaruba	YES	+/- 12"	+/- 15'	+/- 14'	GOOD	REMAIN	154 SF	0 SF	PRESERVE + PROTECT	N/A
#4	Gumbo Limbo Trees	Bursera simaruba	YES	+/- 14"	+/- 15'	+/- 12'	GOOD	REMAIN	113 SF	0 SF	PRESERVE + PROTECT	N/A
#5	Gumbo Limbo Trees	Bursera simaruba	NO	+/- 9"	+/- 15'	+/- 10'	GOOD	REMAIN	79 SF	0 SF	PRESERVE + PROTECT	N/A
#6	Gumbo Limbo Trees	Bursera simaruba	YES	+/- 14"	+/- 15'	+/- 12'	GOOD	REMAIN	113 SF	0 SF	PRESERVE + PROTECT	N/A
#7	Green Buttonwood Tree	Conocarpus erectus	NO	+/- 4"	+/- 12'	+/- 12'	FAIR	REMOVE	113 SF	0 SF	IN CONFLICT WITH SITE DESIGN. UNER 6" NO MITIGATION REQ.	GREEN SPACE MANGMT / PW
#9	Washington Palm	Washingtonia filifera	NO	+/- 6"	+/- 5'	+/- 5'	FAIR	REMOVE	20 SF	20 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#10	Alexander Palms	Pythosperma elegans	NO	+/- 4"	+/- 18'	+/- 10'	GOOD	REMOVE	79 SF	0 SF	IN CONFLICT WITH SITE DESIGN. UNER 6" NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED
#11	Alexander Palm	Pythosperma elegans	NO	+/- 4"	+/- 20'	+/- 10'	GOOD	REMOVE	79 SF	0 SF	IN CONFLICT WITH SITE DESIGN. UNER 6" NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED
#12	Alexander Palm	Pythosperma elegans	NO	+/- 4"	+/- 18'	+/- 10'	GOOD	REMOVE	79 SF	0 SF	IN CONFLICT WITH SITE DESIGN. UNER 6" NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED
#13	Alexander Palm	Pythosperma elegans	NO	+/- 4"	+/- 15'	+/- 10'	GOOD	REMOVE	79 SF	0 SF	IN CONFLICT WITH SITE DESIGN. UNER 6" NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED
#14	Alexander Palm	Pythosperma elegans	NO	+/- 4"	+/- 20'	+/- 10'	GOOD	REMOVE	79 SF	0 SF	IN CONFLICT WITH SITE DESIGN. UNER 6" NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED
#15	Areca Palm Cluster	Dypsis lutescens	NO	+/- 4"	+/- 15'	+/- 12'	FAIR	REMOVE	113 SF	0 SF	IN CONFLICT WITH SITE DESIGN. UNER 6" NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED
#16	Wild Tamarind Tree	Lysiola latisiqua	NO	+/- 4"	+/- 8'	+/- 5'	FAIR	REMOVE	20 SF	0 SF	IN CONFLICT WITH SITE DESIGN. UNER 6" NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED
#17	Wild Tamarind Tree	Lysiola latisiqua	NO	+/- 8"	+/- 25'	+/- 20'	FAIR	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#18	Wild Tamarind Tree	Lysiola latisiqua	NO	+/- 5"	+/- 6'	+/- 6'	FAIR	REMOVE	28 SF	0 SF	IN CONFLICT WITH SITE DESIGN. UNER 6" NO MITIGATION REQ.	N/A
#19	Wild Tamarind Tree	Lysiola latisiqua	NO	+/- 4"	+/- 8'	+/- 6'	FAIR	REMOVE	28 SF	0 SF	IN CONFLICT WITH SITE DESIGN. UNER 6" NO MITIGATION REQ.	N/A
#20	Wild Tamarind Tree	Lysiola latisiqua	NO	+/- 4"	+/- 8'	+/- 10'	FAIR	REMOVE	79 SF	0 SF	IN CONFLICT WITH SITE DESIGN. UNER 6" NO MITIGATION REQ.	N/A
#22	Green Buttonwood Tree	Conocarpus erectus	NO	+/- 3"	+/- 8'	+/- 5'	FAIR	REMAIN	20 SF	0 SF	IN CONFLICT WITH SITE DESIGN. UNER 6" NO MITIGATION REQ.	N/A
#23	Green Buttonwood Tree	Conocarpus erectus	NO	+/- 3"	+/- 6'	+/- 5'	POOR	REMAIN	20 SF	0 SF	IN CONFLICT WITH SITE DESIGN. UNER 6" NO MITIGATION REQ.	N/A
#24	Green Buttonwood Tree	Conocarpus erectus	NO	+/- 3"	+/- 8'	+/- 5'	FAIR	REMOVE	20 SF	0 SF	IN CONFLICT WITH SITE DESIGN. UNER 6" NO MITIGATION REQ.	N/A
#25	Unknown	Unknown	NO	+/- 3"	+/- 5'	+/- 5'	FAIR	REMOVE	20 SF	0 SF	IN CONFLICT WITH SITE DESIGN. UNER 6" NO MITIGATION REQ.	N/A
TOTAL MITIGATION REQUIRED :										334 SF		
TOTAL MITIGATION PROVIDED :										7,300 SF		

C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

1. THIS 'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE.
2. EXISTING TREE, PALM, and VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY FORTIN, LEAVY, SKILES INC. DATED 04.20.18
3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 06.29.18
4. MIAMI BEACH P+Z MUST APPROVE LANDSCAPE PLANS PRIOR TO REMOVING ANY TREES OR PALMS WITH A DBH BETWEEN 6" AND 12" INCHES. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF MIAMI BEACH GREENSPACE MANAGEMENT / P/W FOR THE REMOVAL OF TREES / PALMS WITH A DBH GREATER THAN 12" INCHES OR IN THE R.O.W.
5. THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. w/ a D.B.H. OF LESS THAN 6" WITHOUT OBTAINING A TREE REMOVAL PERMIT.

C.M.B. EXISTING TREE SURVEY LEGEND	
	TREE or PALM TO BE REMOVED. SEE CHART SAME SHEET
	TREE TO REMAIN, PRESERVE + PROTECT





GREEN BUTTONWOOD TREES #22 + 23



ALEXANDER PALMS #10 - 14



WILD TAMARIND #16 + ARECA PALM CLUSTER #15



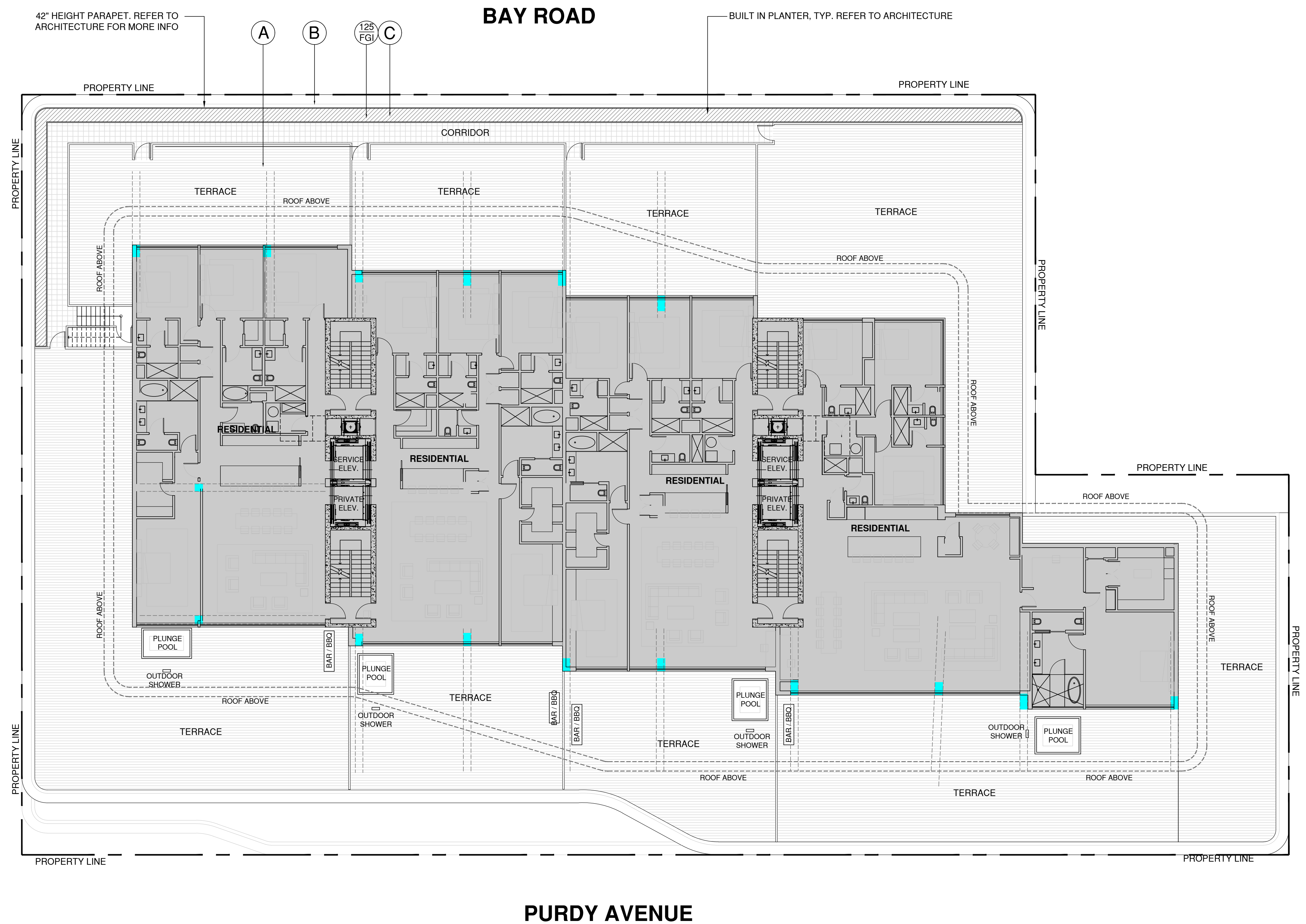
GUMBO LIMBO TREES IN MEDIAN ON PURDY AVENUE



GUMBO LIMBO TREES IN MEDIAN ON PURDY AVENUE



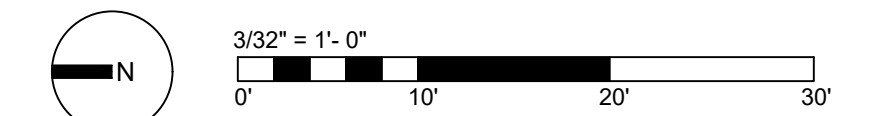
GREEN BUTTONWOOD TREE #7



LANDSCAPE PLAN LEGEND

- (A) MATERIAL TO BE SELECTED
- (B) 42" HEIGHT PARAPET WALL, REFER TO ARCHITECTURE
- (C) PLANTER - REFER TO ARCHITECTURE FOR MORE INFORMATION

THIRD LEVEL LANDSCAPE PLAN



SUNSET PARK
1759 PURDY AVENUE, MIAMI BEACH, FLORIDA

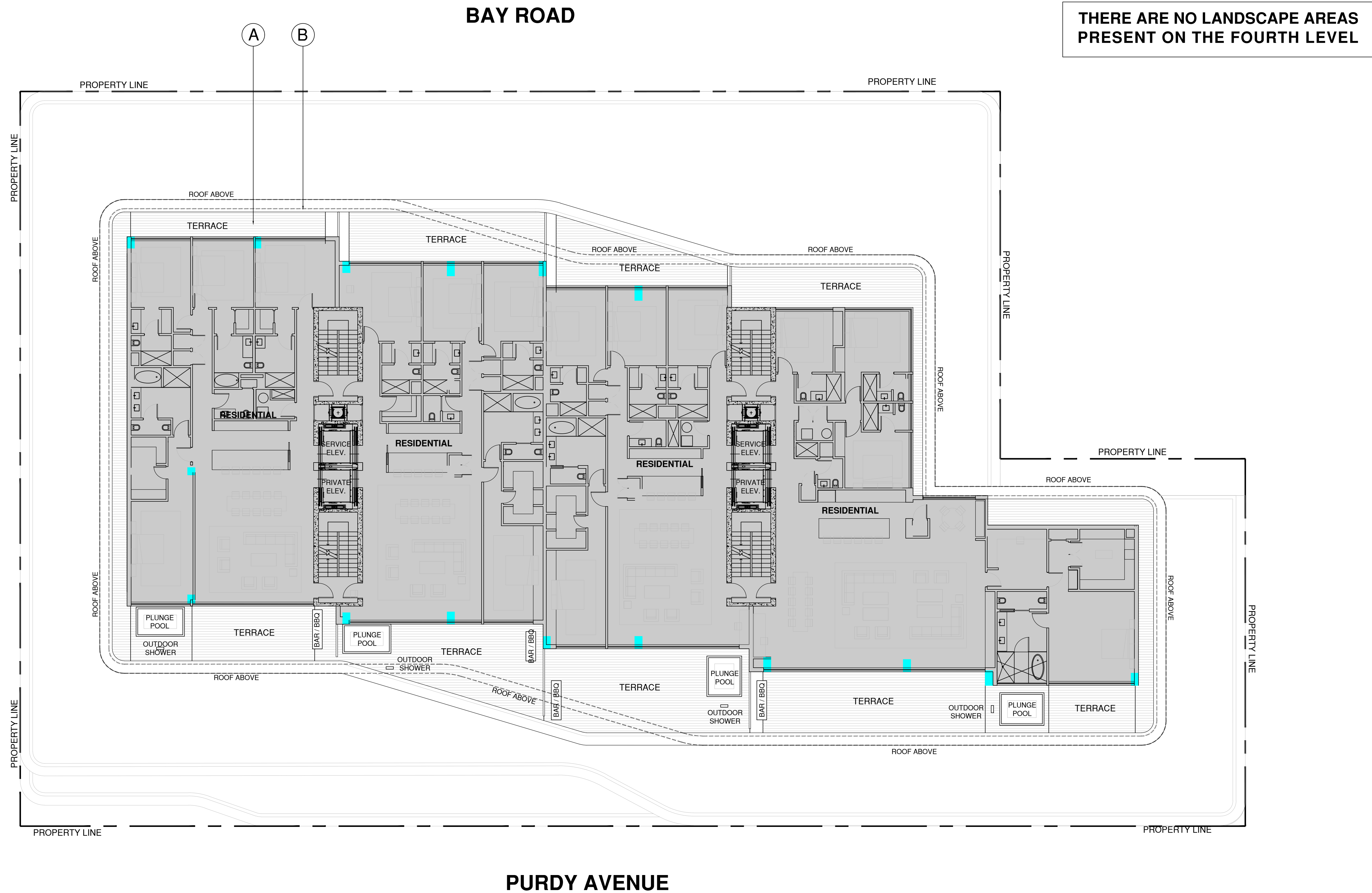
CHRISTOPHER CAWLEY | CC | LA
LANDSCAPE ARCHITECTURE LLC
Florida Landscape Architecture Business LC 26000460
780 NE 69th Street | Suite 1106 | Miami, FL 33138
T 305.979.1585 | www.christophercawley.com

CHRISTOPHER CAWLEY, RLA
Florida License LA 6668766

DATE
08.03.18

SHEET NO

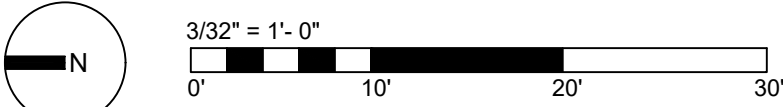
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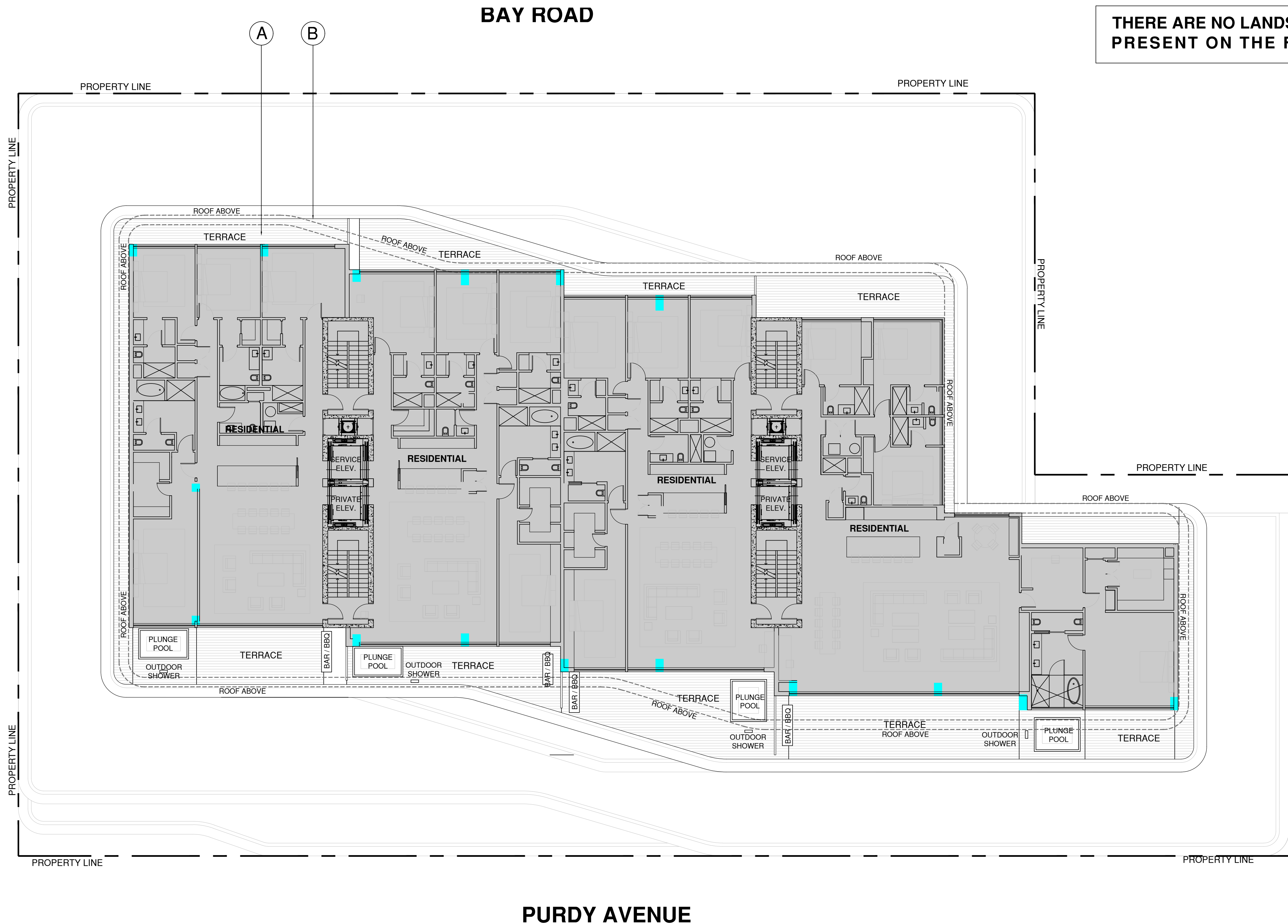


LANDSCAPE PLAN LEGEND

- A MATERIAL TO BE SELECTED
- B 42" HEIGHT PARAPET WALL, REFER TO ARCHITECTURE

FOURTH LEVEL LANDSCAPE PLAN





THERE ARE NO LANDSCAPE AREAS
PRESENT ON THE FIFTH LEVEL

LANDSCAPE PLAN LEGEND

- A MATERIAL TO BE SELECTED
- B 42" HEIGHT PARAPET WALL, REFER TO ARCHITECTURE

FIFTH LEVEL LANDSCAPE PLAN

3/32" = 1'-0"

0' 10' 20' 30'

N

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LANDSCAPE ARCHITECTURE LLC | LA

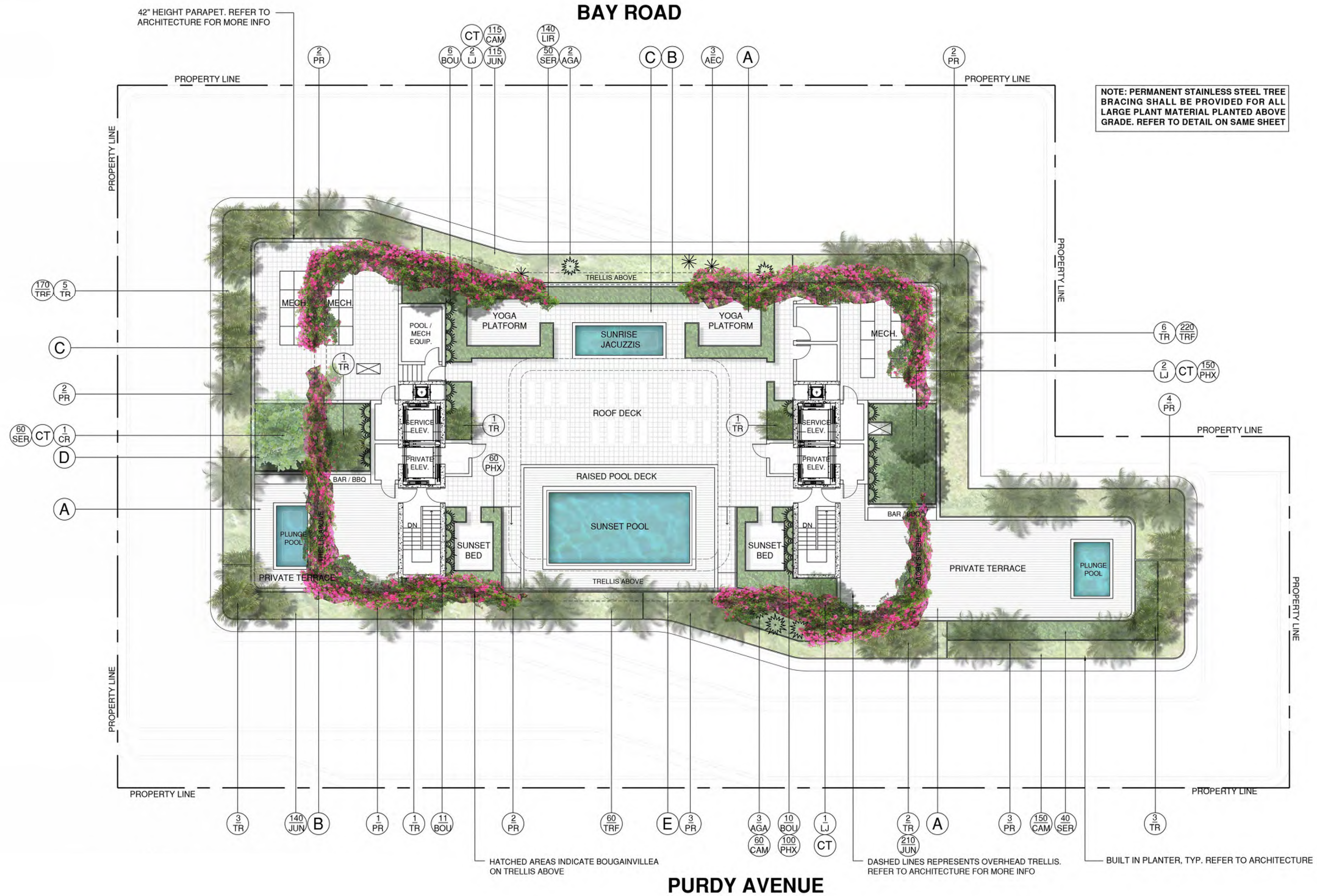
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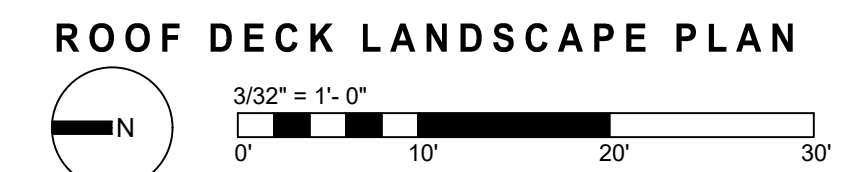
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LANDSCAPE PLAN LEGEND

- | | | |
|--|---|---|
| A MATERIAL TO BE SELECTED | C STONE PAVERS TO BE SELECTED | E OVERHEAD TRELLIS, REFER TO ARCHITECTURE |
| B 42" HEIGHT PARAPET WALL, REFER TO ARCHITECTURE | D RAISED PLANTER, REFER TO ARCHITECTURE | CT CODE TREE |



SUNSET PARK
1759 PURDY AVENUE, MIAMI BEACH, FLORIDA

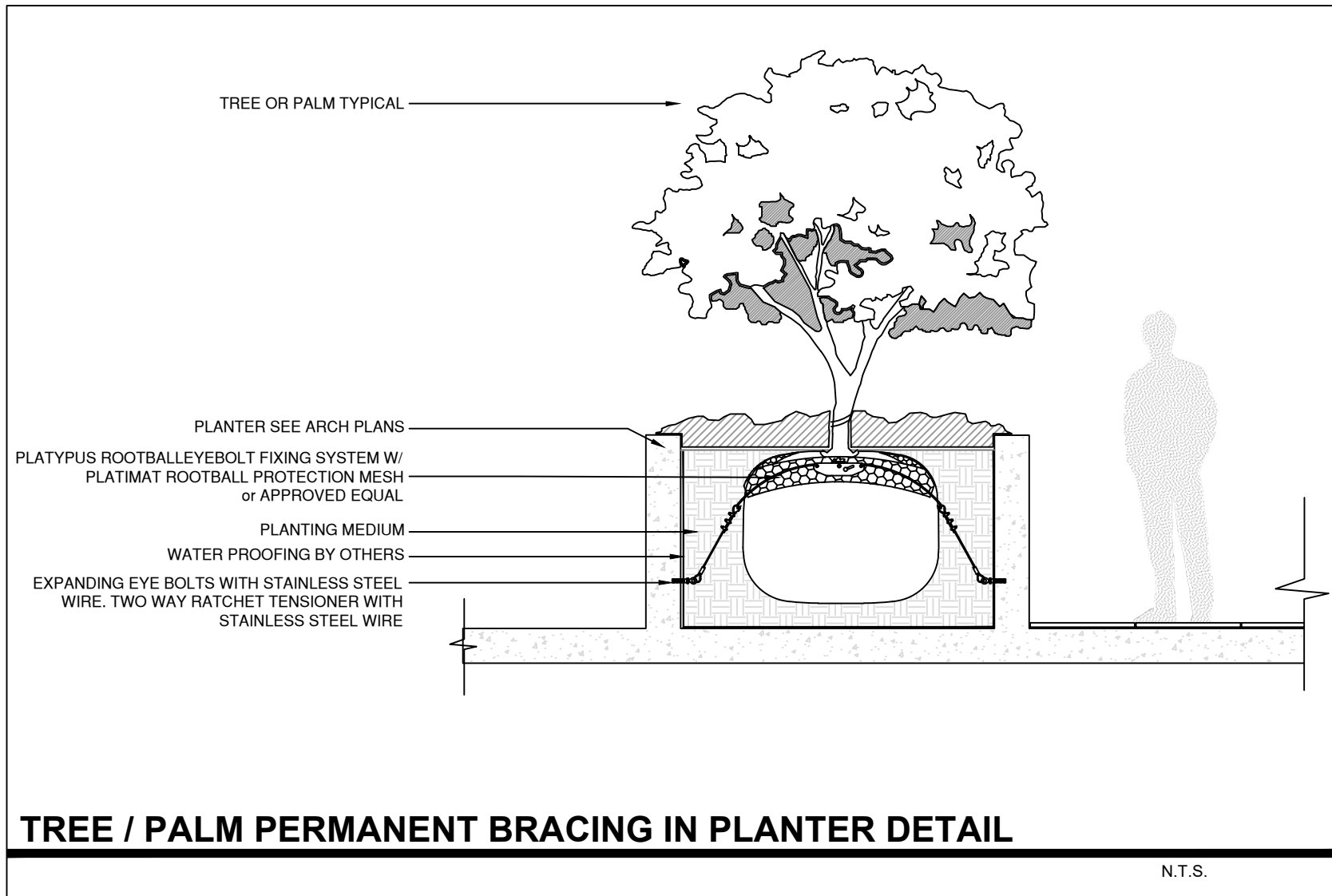
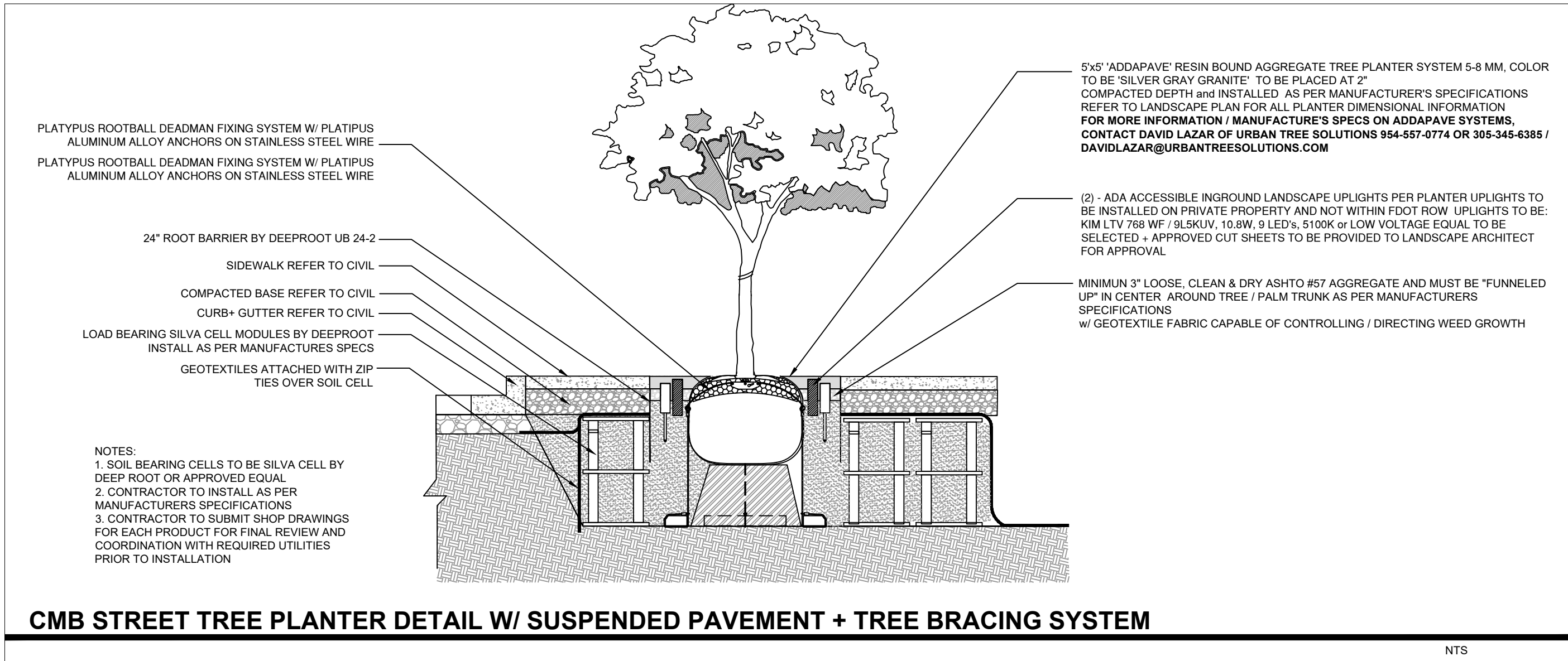
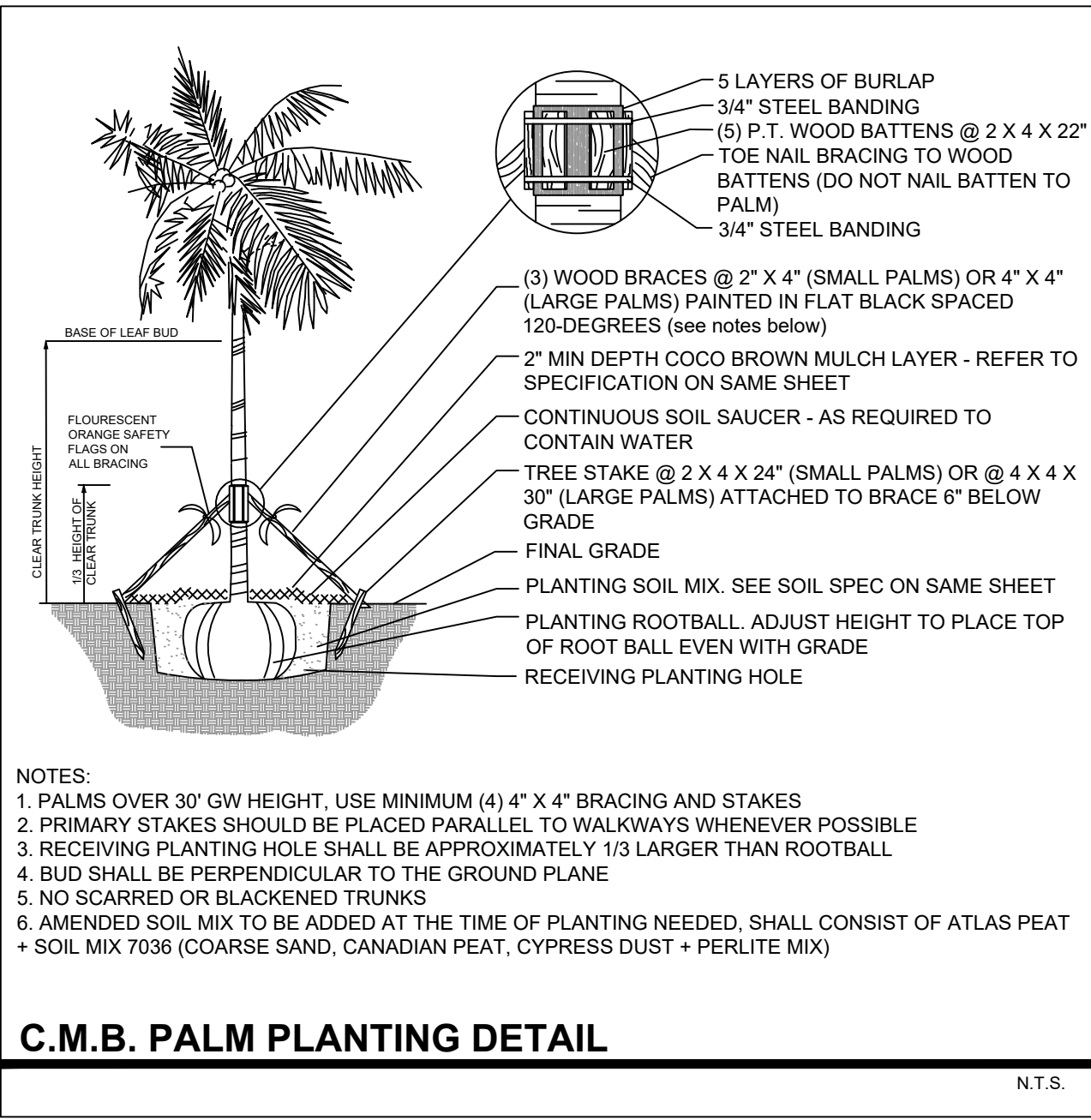
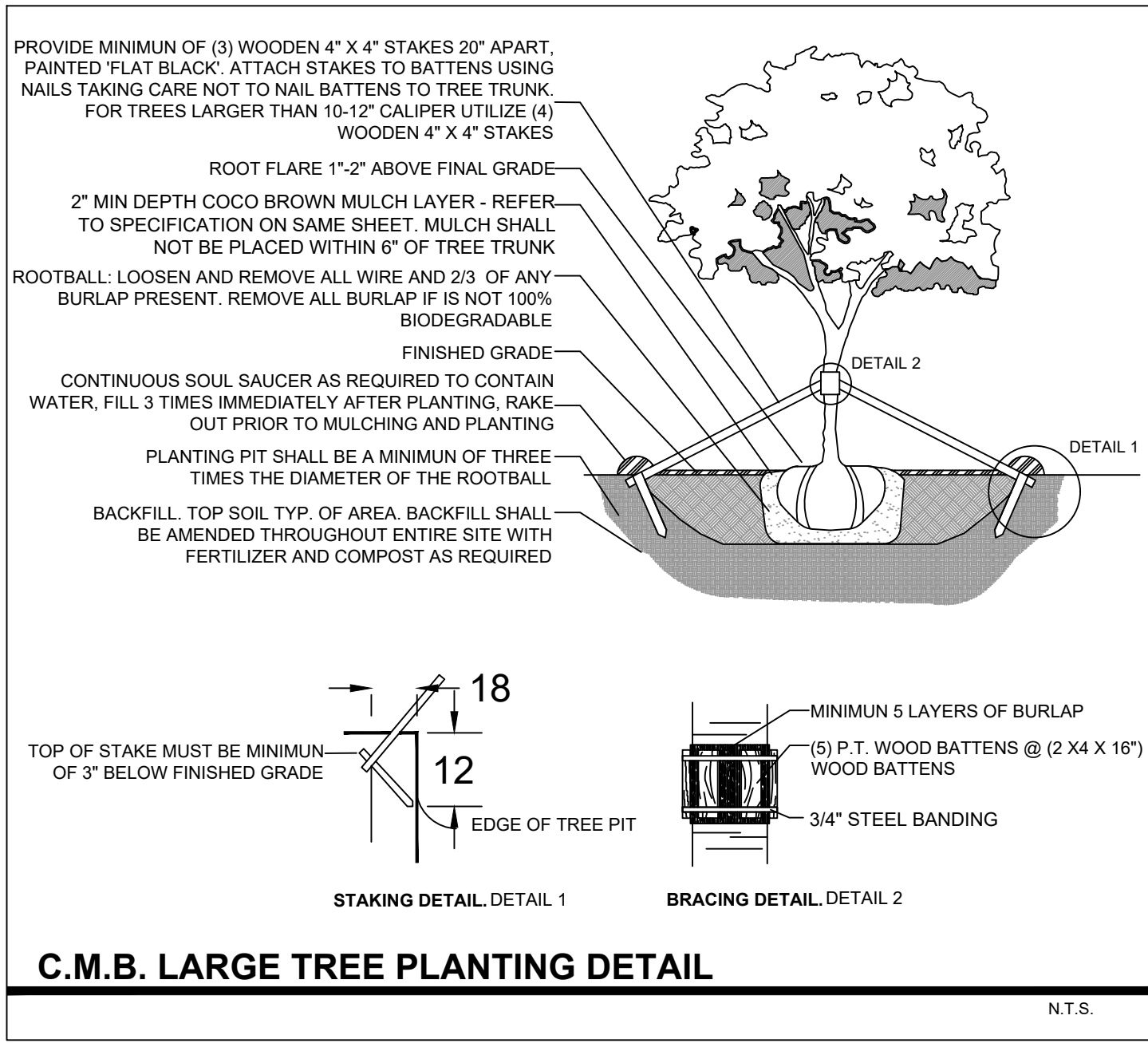
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08.03.18

SHEET NO

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PLANT LIST - SUNSET PARK ROOF DECK					
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CR	1	YES	PITCH APPLE TREE	Clusia rosea	100 gallon, 12' ht, 6-8" spread, 3" dbh, multi, equal to Treeworld
LJ	5	NO	JAPANESE PRIVET TREE	Ligustrum lucidum	12' ht min x 8-10" spread, multi trunk, limbed up for bonsai effect
PALMS					
PR	19	NO	PYGMY DATE PALM	Phoenix roebellini	25 gallon, 6' min oah, 4' min spr, full, multi
TR	23	YES	THATCH PALM	Thrinax radiata	25 gallon, 6' min oah, 4' min spr, boots on, trunks as shown, full
SHRUBS					
BOU	as req	NO	BOUGAINVILLEA 'BARBARA KARST'	Same	25 gallon, 6' height, trellis
JUN	465	NO	SHORE JUNIPER	Juniperus conferta	3 gallon, full, space 18" on center, double staggered rows
SER	150	YES	SILVER SAW PALMETTO	Serenoa repens 'Cinerea'	7 gallon, full, space 30" on center
GROUNDCOVERS, TROPICALS + ACCENTS					
AEC	as req	NO	BROMELIAD	Aechmea spp.	7 gallon, 36" height x 36" spread, full, sun grown
AGA	as req	NO	BLUE AGAVE	Agave americana 'Blue'	15 gallon, 36" - 42" ht x spread, full
CAM	as req	NO	NATAL PLUM	Carissa macrocarpa	3 gallon, full, 18" on center, double staggered rows
PHX	as req	NO	PHILODENDRON 'XANADU'	Same	3 gallon, full, 18" on center
TRF	as req	YES	DWARF FAKAHATCHEE GRASS	Tripsacum floridana	3 gallon, full, 24" on center, double staggered rows

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 811 AS REQUIRED BY LAW.
5. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
6. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA) AND ANSI A-300 (PART 6)-2012 TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES (PLANTING AND TRANSPLANTING). CONTRACTOR SHALL ENSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION. CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND OR BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION.
7. FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE SCOTTS AGRIFORM 20-10-5 PLANTING TABS OR APPROVAL EQUAL.
10. MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNK THAT IS INSTALLED OR INCORPORATED INTO THE PROJECT.

LANDSCAPE LEGEND

MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 26 (CAT-3)

ZONING: CD-2

LOT SIZE: 30,000 SF

ACRES: .69

TREES

22 TREES REQUIRED PER ACRE / LOT SIZE: 30,000 SF / .69 ACRES

22 x .69 = 15.18 TREES = **15 TREES REQUIRED, 15 TREES PROVIDED**

(8 NATIVE SPANISH STOPPER TREES, 1 NATIVE SIMPSONS STOPPER TREE + 1 NATIVE CLUSIA ROSEA TREES + 5 LIGUSTRUM TREES PROVIDED)

DIVERSITY REQUIREMENT

11-15 REQUIRED TREES = 4 TREE SPECIES / 4 SPECIES PROVIDED

NATIVE TREES

30% OF REQUIRED TREES OR .30 X 15 = **4.5 NATIVE TREES REQUIRED / 10 NATIVE TREES PROVIDED**

(8 NATIVE SPANISH STOPPER TREES, 1 NATIVE CLUSIA ROSEA TREES + 1 NATIVE SIMPSONS STOPPER TREE PROVIDED)

LOW MAINTENANCE TREES

50% OF REQUIRED TREES OR .50 X 15 = **7.5 LOW MAINTENANCE TREES REQUIRED / 10 LOW MAINTENANCE TREES PROVIDED** (8 NATIVE SPANISH STOPPER TREES, 1 NATIVE CLUSIA ROSEA TREES + 1 NATIVE SIMPSONS STOPPER TREE PROVIDED)

STREET TREE REQUIREMENT

PURDY AVENUE: 250 LF / 20 = **12.5 STREET TREES REQUIRED / 13 STREET TREES PROVIDED**

BAY ROAD: 150 LF / 20 = **7.5 STREET TREES REQUIRED / 7 STREET TREES PROVIDED**

SHRUBS

12 SHRUBS REQUIRED FOR EACH REQUIRED LOT AND STREET TREE or 12 X (35) = **420 SHRUBS REQUIRED / 885 SHRUBS PROVIDED** (270 NATIVE DWARF BAHAMA COFFEE + 150 NATIVE SAW PALMETTO + 465 SHORE JUNIPER SHRUBS PROVIDED)

NATIVE SHRUBS

50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .50 X 420 = **210 NATIVE SHRUBS REQUIRED / 420 NATIVE SHRUBS PROVIDED** (270 NATIVE DWARF BAHAMA COFFEE + 150 NATIVE SAW PALMETTO SHRUBS PROVIDED)

LARGE SHRUBS / SMALL TREES

10% OF TOTAL SHRUBS REQUIRED MUST BE LARGE SHRUBS OR SMALL TREES or .10 X 420 = **42 LARGE SHRUBS REQUIRED / 42 LARGE SHRUBS PROVIDED** (23 NATIVE THATCH PALMS + 19 PYGMY DATE PALMS PROVIDED)

NATIVE LARGE SHRUBS / SMALL TREES

50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE or .50 X 42 = **21 NATIVE LARGE SHRUBS REQUIRED / 23 NATIVE LARGE SHRUBS PROVIDED** (23 NATIVE THATCH PALMS PROVIDED)

LAWN AREA

20% MAXIMUM OF LANDSCAPE AREA: NEW LAWN AREAS ARE LESS THAN 20% OF LANDSCAPE AREA

IRRIGATION SYSTEM

100% COVERAGE PROVIDED PURSUANT TO MIAMI DADE CODE

PLANT LIST - SUNSET HARBOUR GROUND LEVEL

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
BS	18	YES	GUMBO LIMBO TREE	Bursera simarubra	100 gal, 14' ht, 8' spr, 3-4" cal, 6" ct. equal to Treeworld
EF	8	YES	SPANISH STOPPER TREE	Eugenia foetida	45 gallon, 10' ht, 4' spr, 2" dbh, equal to Treeworld Wholesale
MF	3	YES	SIMPSON STOPPER TREE	Myrcianthes fragrans	100 gallon, 12' ht min, multi, equal to Treeworld Wholesale
SHRUBS					
PSL	270	YES	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	7 gallon, 18" on center
GROUNDCOVERS, TROPICALS + ACCENTS					
LIR	as req	NO	LILYTURF	Liriope muscari	3 gallon, full, 18" on center

PLANT LIST - SUNSET PARK THIRD LEVEL

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
SHRUBS					
FGI	125	NO	FICUS GREEN ISLAND	Ficus macrocarpa 'Green Island'	7 gallon, full, space 24" on center

SUNSET PARK
1759 PURDY AVENUE, MIAMI BEACH, FLORIDA

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DATE
08.03.18

SHEET NO

LANDSCAPE LEGEND, PLANTLIST + NOTES + DETAILS

L2.5



EF / SPANISH STOPPER TREE



TR / THATCH PALM



CR / CLUSIA ROSEA TREE



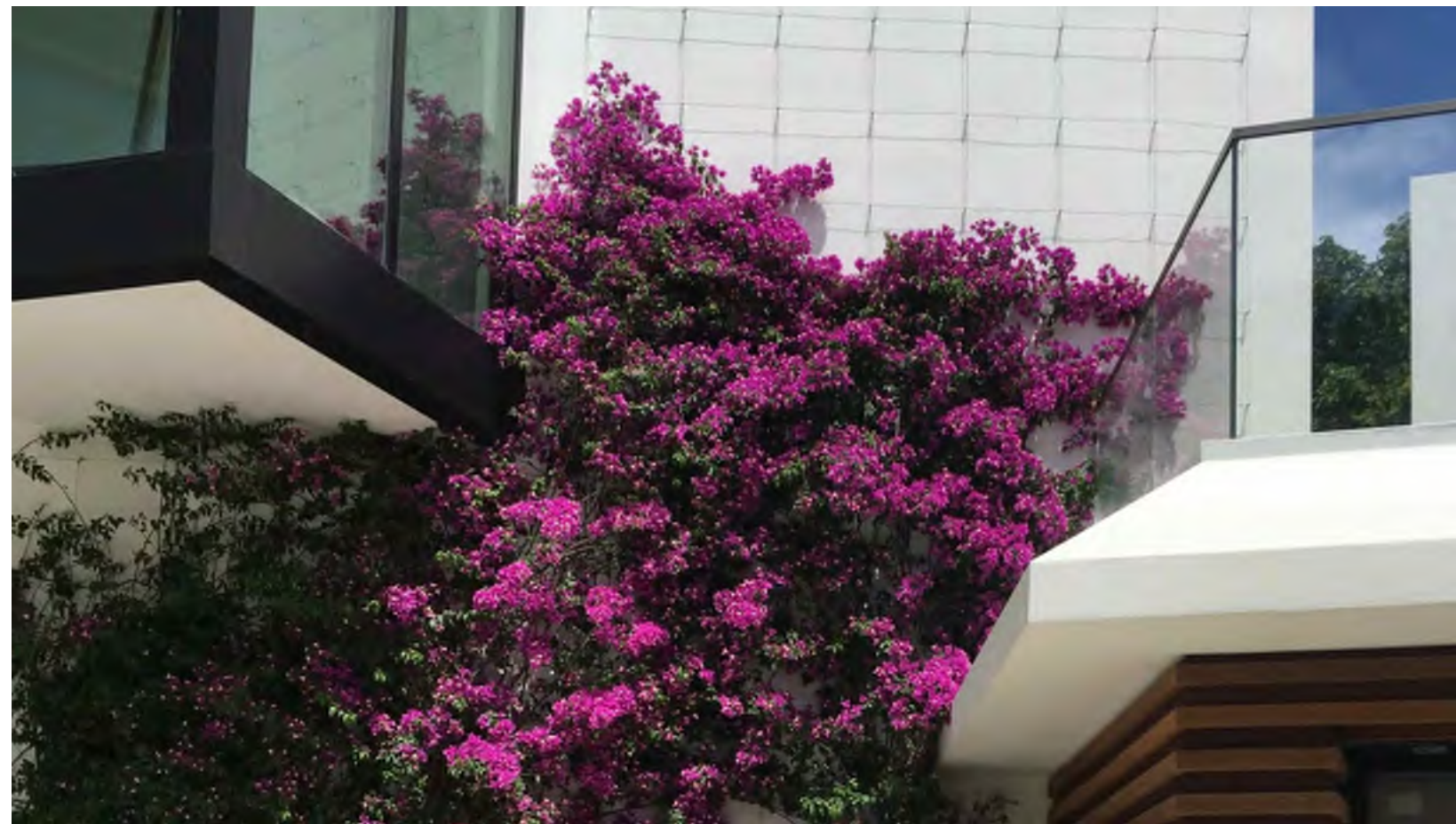
MF / SIMPSONS STOPPER TREE



PR / PYGMY DATE PALM



BS / GUMBO LIMBO TREE



BOU / BOUGAINVILLEA



PSL / DWARF BAHAMA COFFEE



CYR / KING SAGO



FGI / FICUS GREEN ISLAND



TRF / DWARF FAKAHATCHEE GRASS



LIR / LIRIOPE



JUN / BLUE SHORE JUNIPER



CAM / CARISSA



SER / SILVER SAW PALMETTO



SUNSET PARK