

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 with white foam are crashing onto a dark, sandy beach.

SUNSET PARK

1759 PURDY AVENUE, MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD

FINAL CAP SUBMITTAL SEPTEMBER 07, 2018

SUNSET PARK

DESIGN REVIEW BOARD - FINAL CAP SUBMITTAL

NEW MIXED-USE RETAIL-RESIDENTIAL DEVELOPMENT

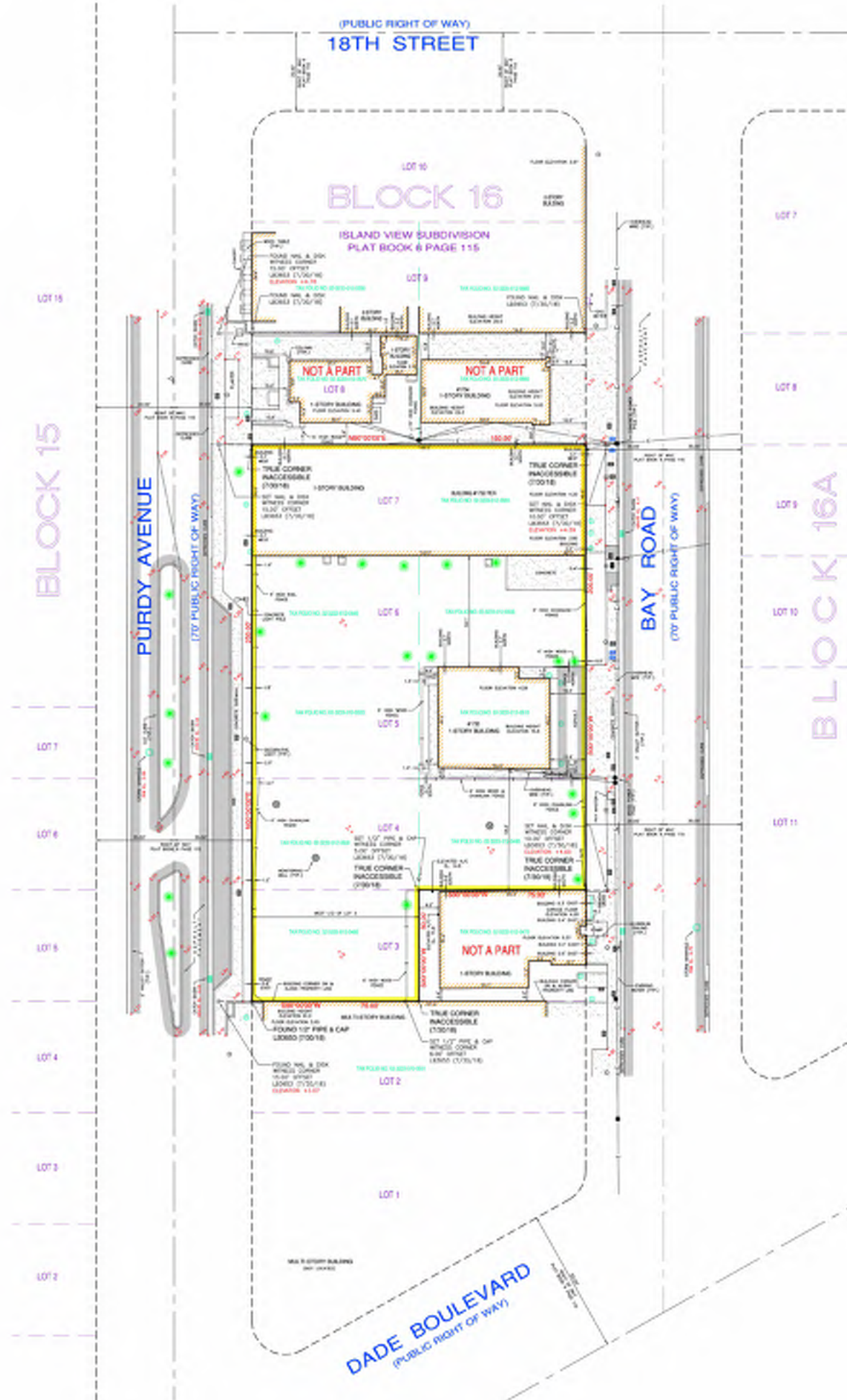
MIAMI BEACH, FLORIDA

| 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 SKETCH
NOT TO SCALE



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 6 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 obstructed 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 (2) found 1/2" pipe & cap.
- Elevation shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark C-100, Elevation: +11.05 and located by brass disk in the North corner of the bridge at Dade Boulevard (20' South of centerline of Eastbound lane) and West Avenue (Bridge over Collins Canal).
- Lands shown hereon are located within an area having a Zone Designation of AE (D, R) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12065, for Community No. 1208600317, 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.
- Roof 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 correctness are made or implied.
- Tax Parcel 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 3, 2017, and updated on July 30, 2018 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 of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., L83653

Daniel C Fortin

By: Daniel C. Fortin, For the Firm
Surveyor and Mapper, L83653
State of Florida



LEGEND

| | |
|---------------------|---|
| = CATCH BASIN | = 0.5' CURB |
| = MANHOLE | = 2.00' CURB & GUTTER |
| = LIGHT POLE | = CHAIN LINK FENCE |
| = WATER METER | = I.D. = IDENTIFICATION |
| = WATER VALVE | = E.L. = ELEVATION |
| = CATCH BASIN INLET | = INV. = INVERT |
| = UTILITY POLE | = SAN. = SANITARY |
| = RISER | = P.R.M. = PERMANENT REFERENCE MONUMENT |
| = FIRE HYDRANT | = CONCRETE |
| = HANDHOLE | = ASPHALT PAVEMENT |
| = SIGN | |

LOCATION PLAN





NEIGHBORHOOD ANALYSIS - EXISTING EXTERIOR



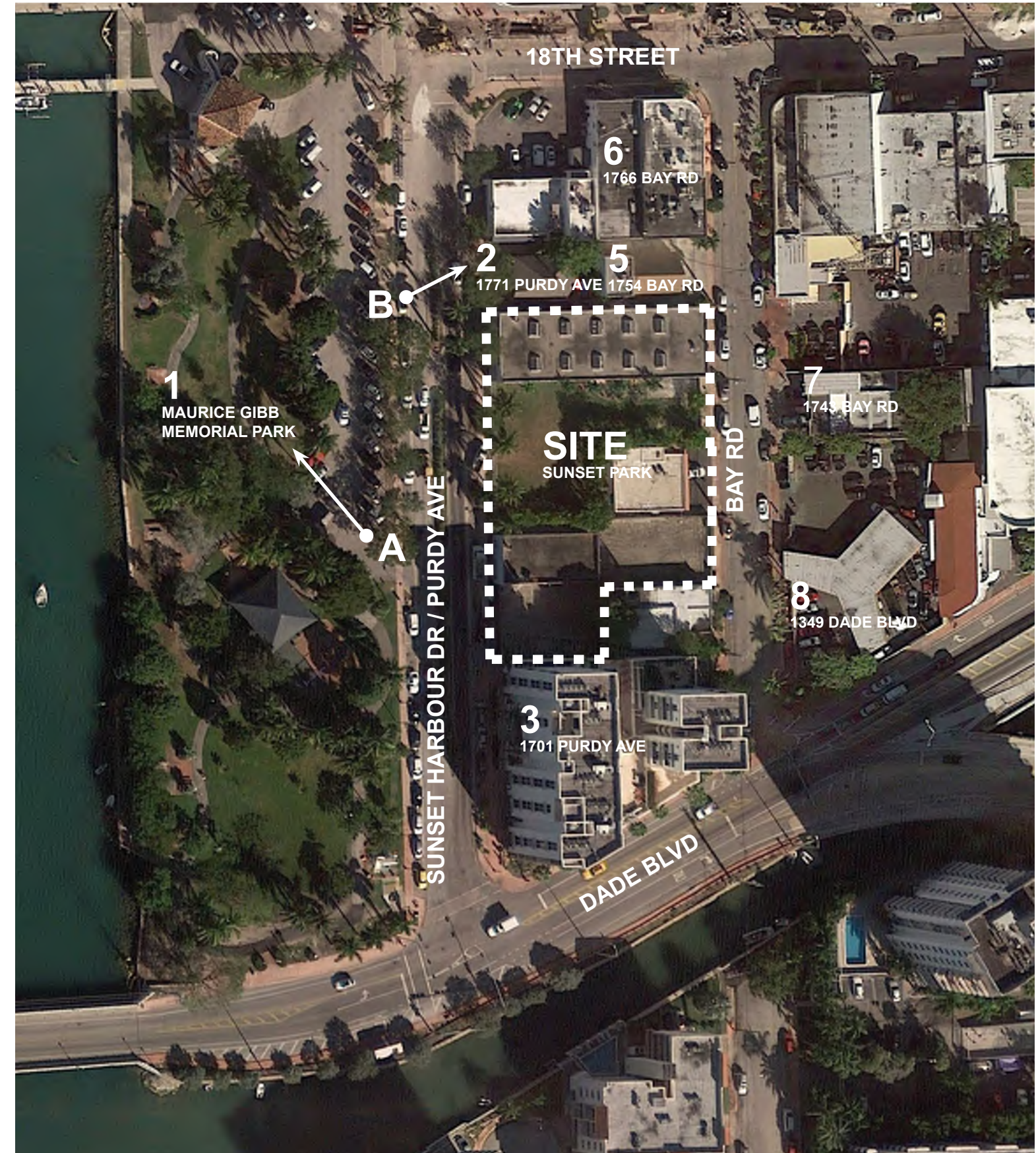
NEIGHBORHOOD ANALYSIS - CONTEXT



01 - MAURICE GIBB MEMORIAL PARK



02 - 1771 PURDY AVE



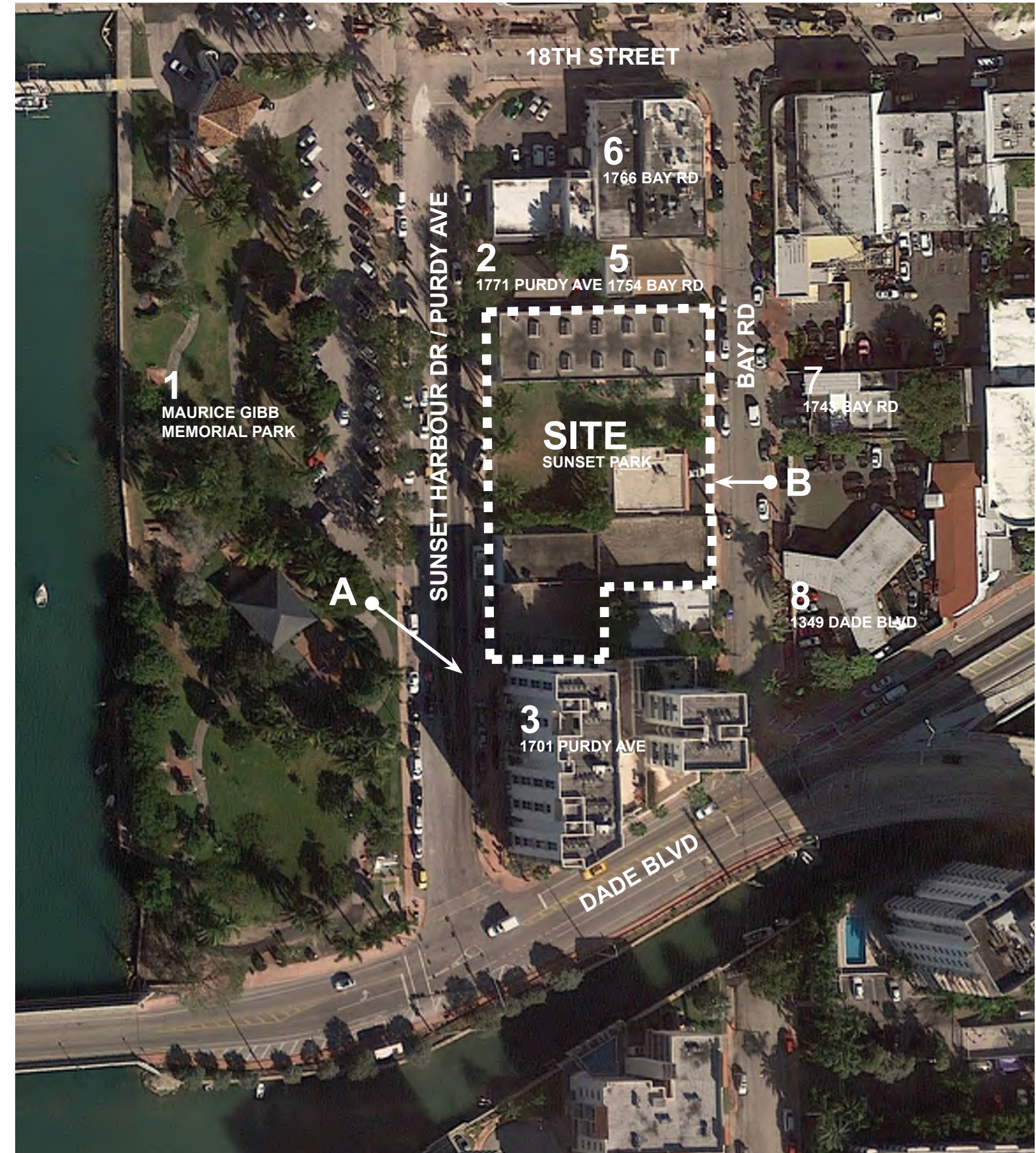
NEIGHBORHOOD ANALYSIS - CONTEXT



03 - 1701 PURDY AVE



04 - 1730 BAY RD



NEIGHBORHOOD ANALYSIS - CONTEXT



05 - 1754 BAY RD



06 - 1766 BAY RD



NEIGHBORHOOD ANALYSIS - CONTEXT



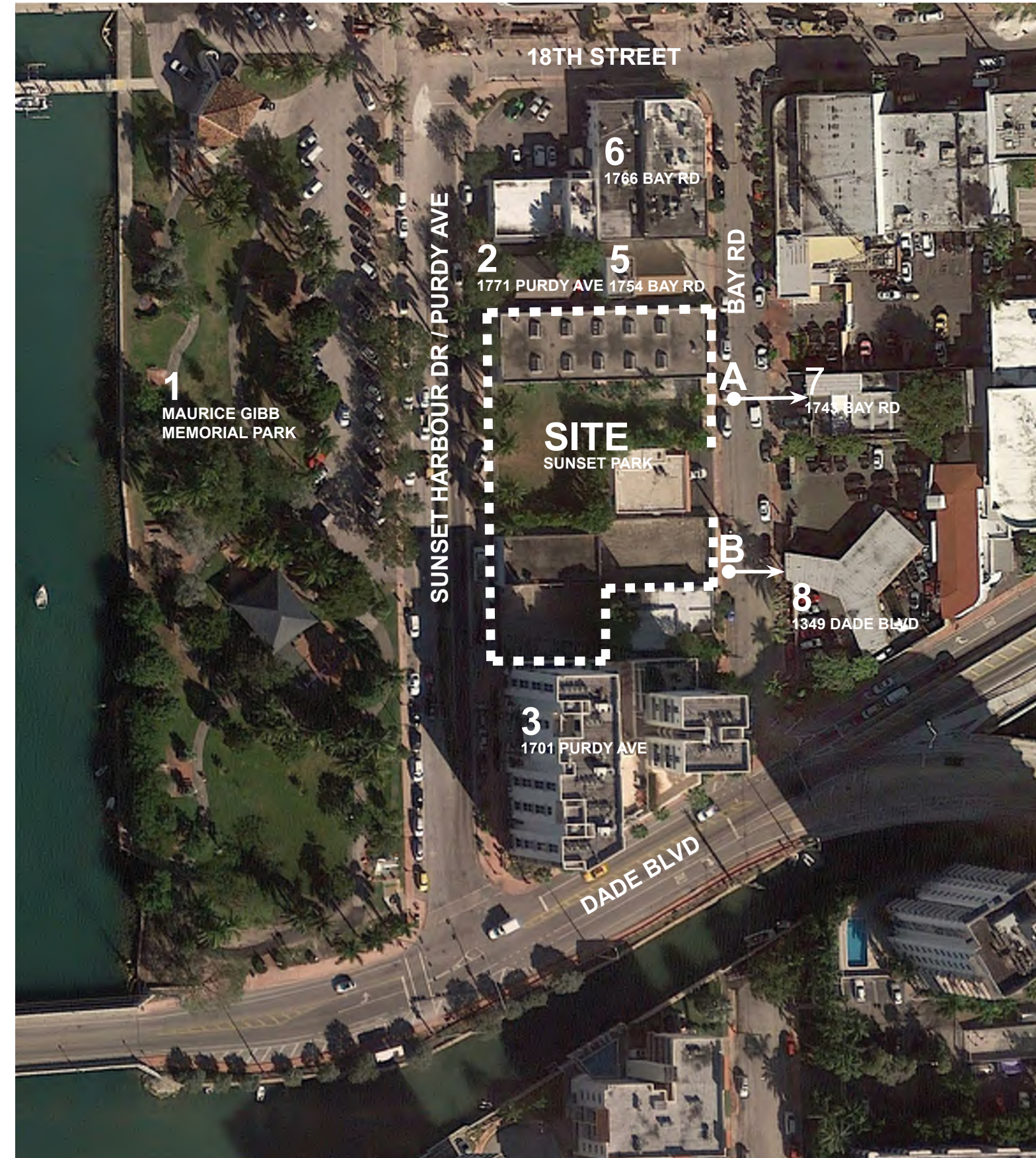
A

07 - 1743 BAY RD



B

08 - 1349 DADE BLVD



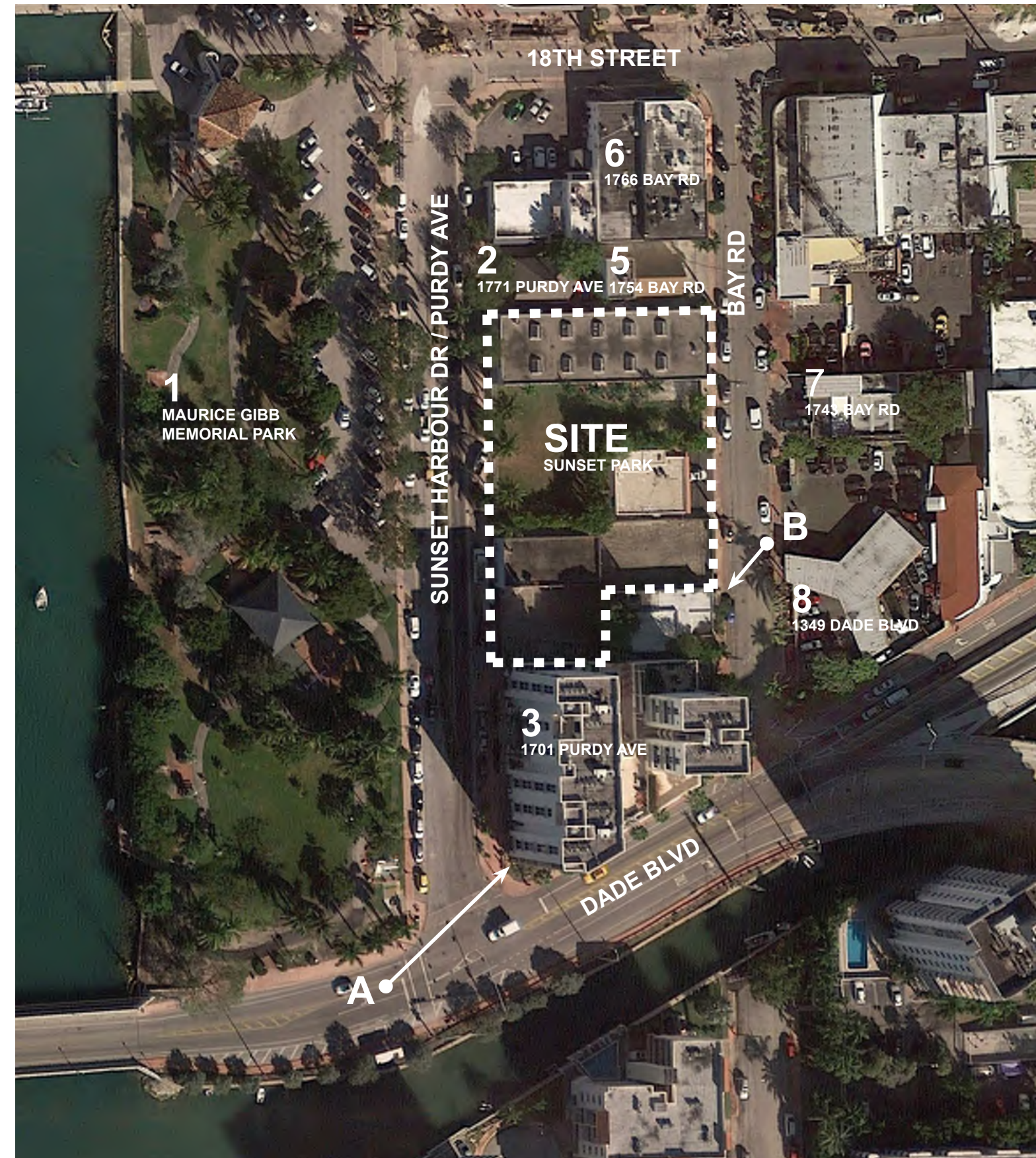
NEIGHBORHOOD ANALYSIS - CONTEXT



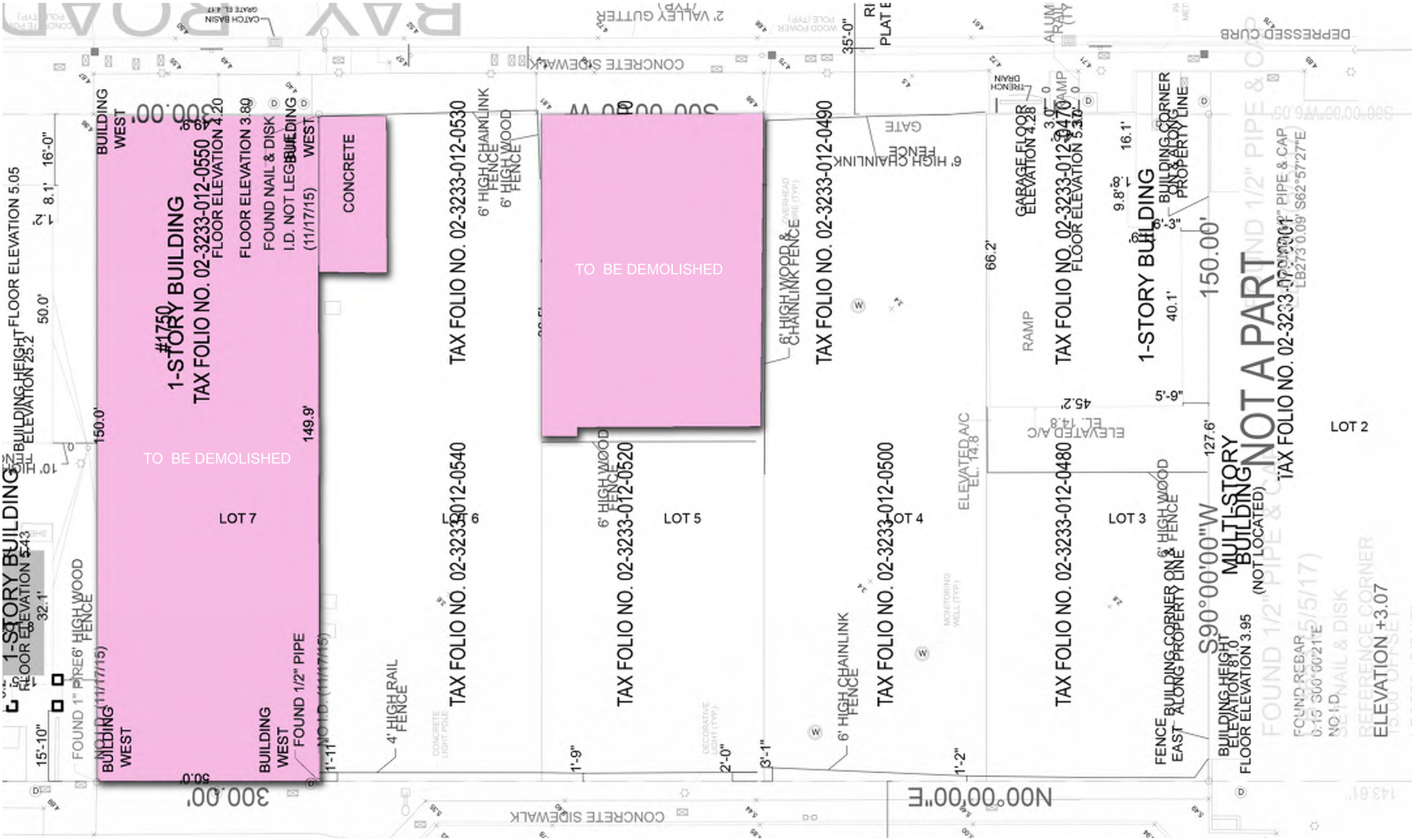
03 - 1701 PURDY AVE



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): | 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 | 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) | N/A | 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. | |

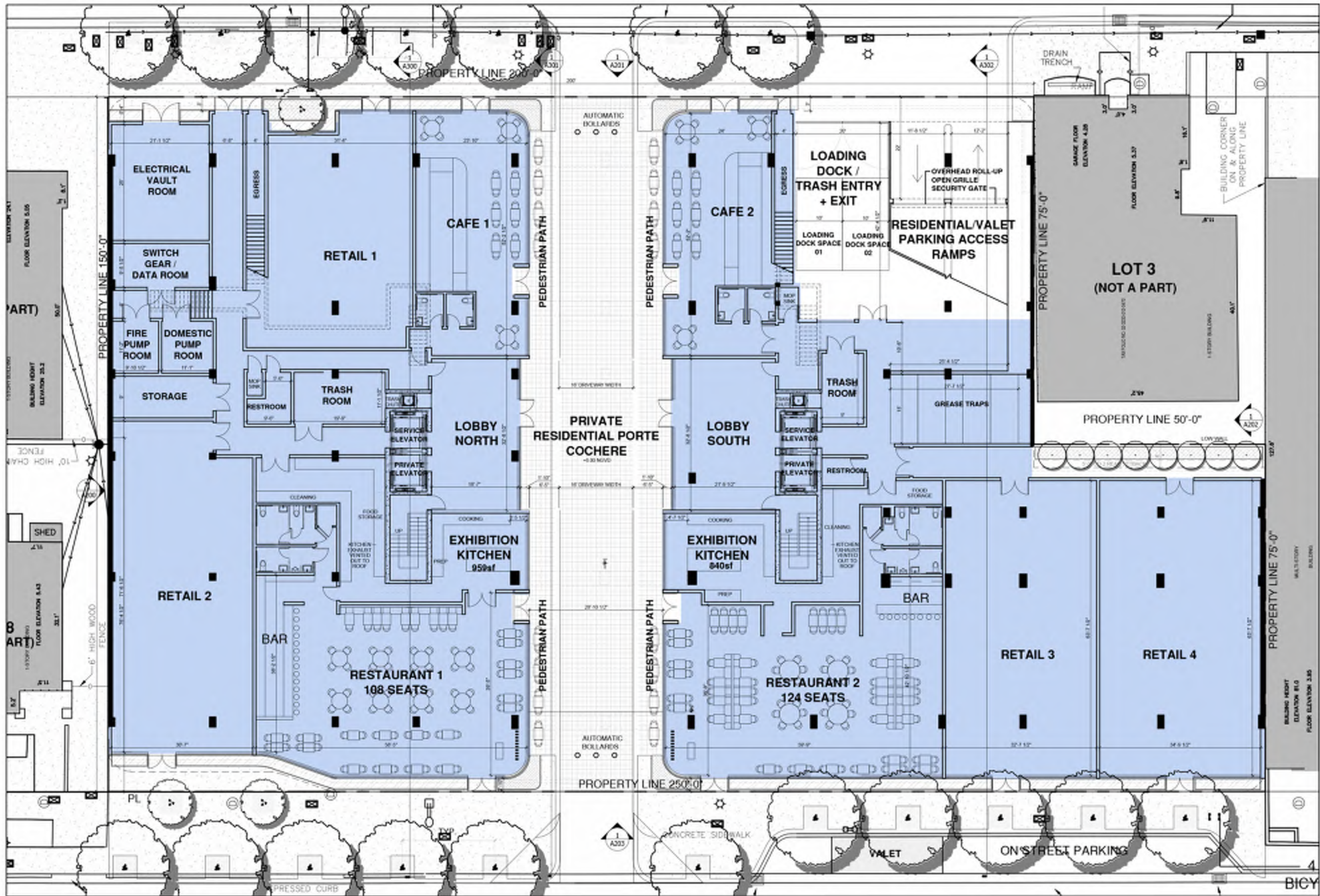
| ROOF AREAS | |
|---------------------|----------------|
| INTERIOR | |
| ROOM | AREA |
| CORE/BOH (FAR) | 1387.0 SQ. FT. |
| EXTERIOR | |
| TERRACES | 6002.8 SQ. FT. |
| TOTAL: 7390 SQ. FT. | |

| 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

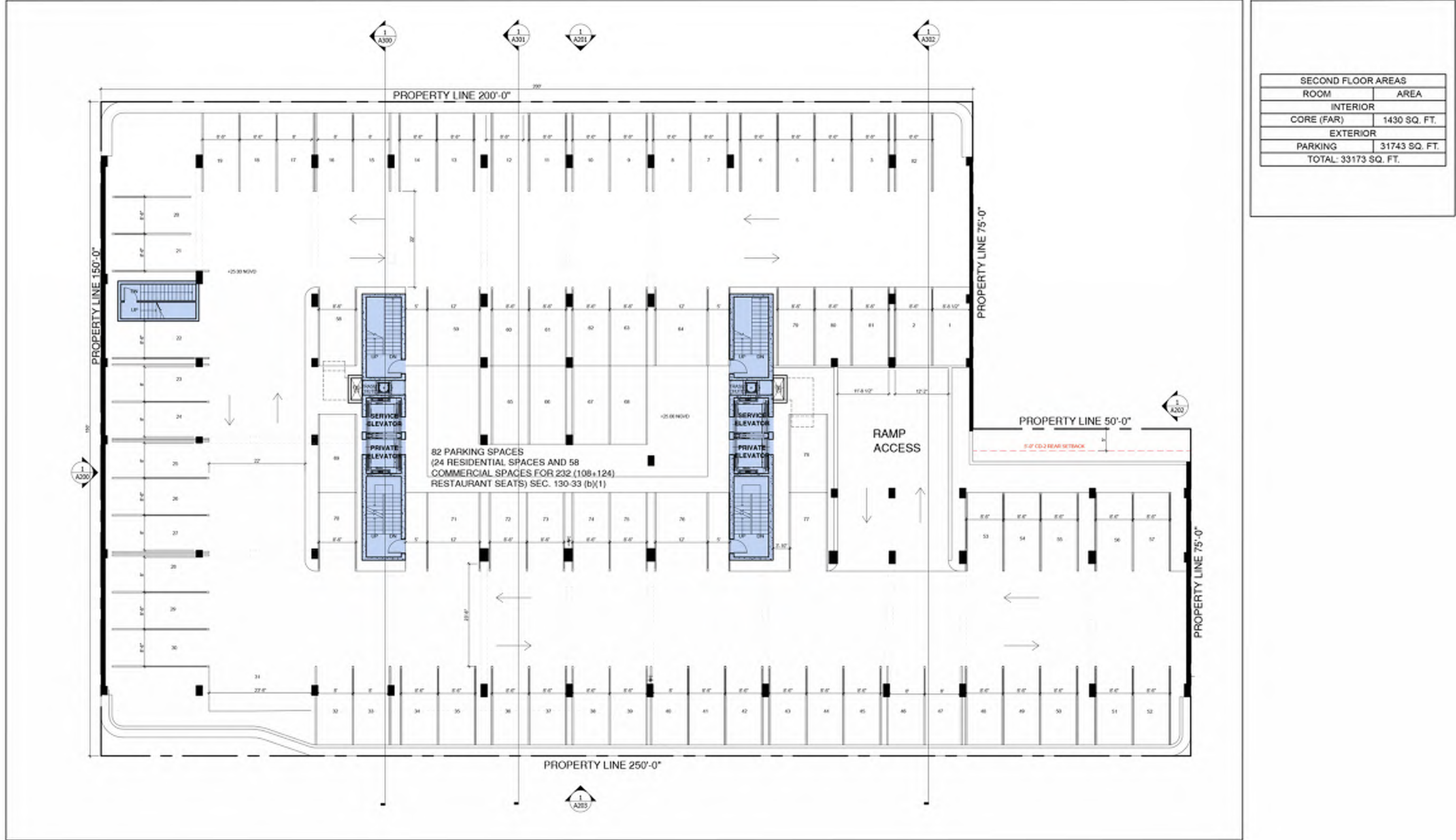
| ROOM | AREA | OCCUPANCY LOAD | NUMBER OF SEATS | NO. OF UNITS | PARKING REQUIRED | PARKING REQUIRED | PROPOSED |
|--------------|----------|----------------|--------------------------------------|--------------|---|------------------|----------|
| RESTAURANT 1 | 3,556 SF | 150 | COMBINED 108 TABLE + 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

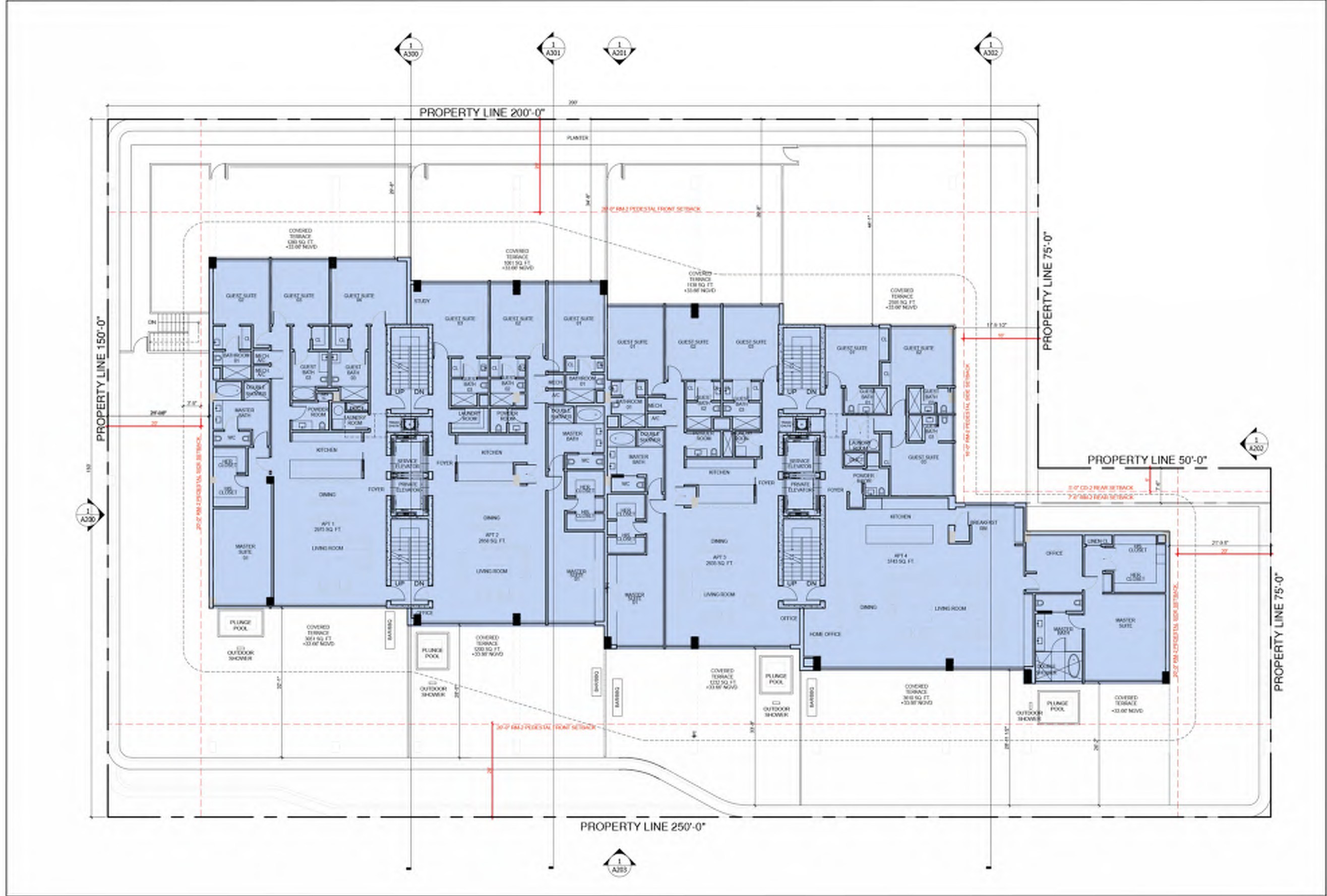


| GROUND FLOOR AREAS | |
|--------------------|-----------------|
| ROOM | AREA |
| INTERIOR | |
| RETAIL 1 | 1650 SQ. FT. |
| RETAIL 2 | 2207.0 SQ. FT. |
| RETAIL 3 | 2163 SQ. FT. |
| RETAIL 4 | 2346 SQ. FT. |
| CAFE 1 | 1300 SQ. FT. |
| CAFE 2 | 1279 SQ. FT. |
| RESTAURANT 1 | 3556 SQ. FT. |
| RESTAURANT 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

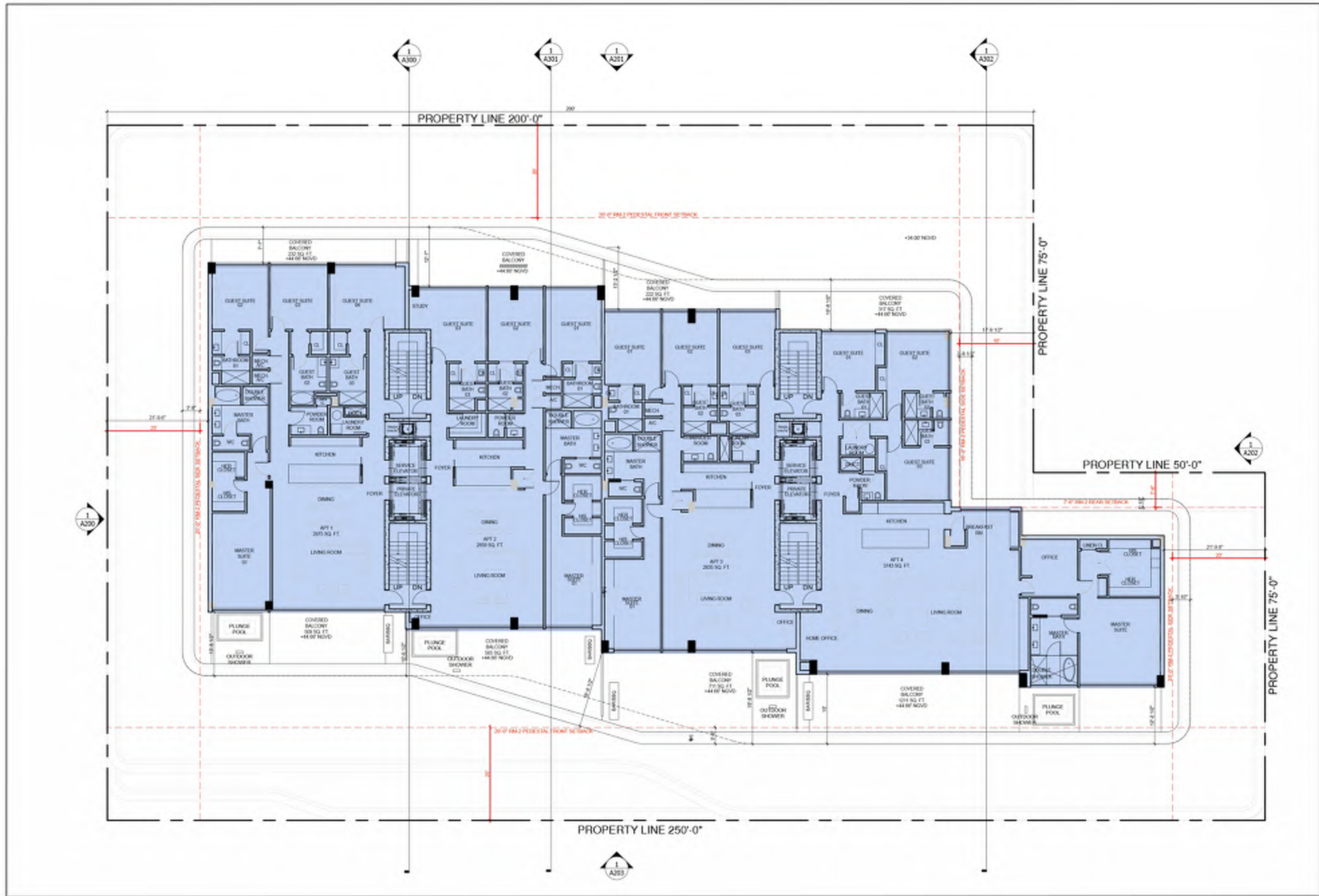


FAR DIAGRAM - THIRD FLOOR



| 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



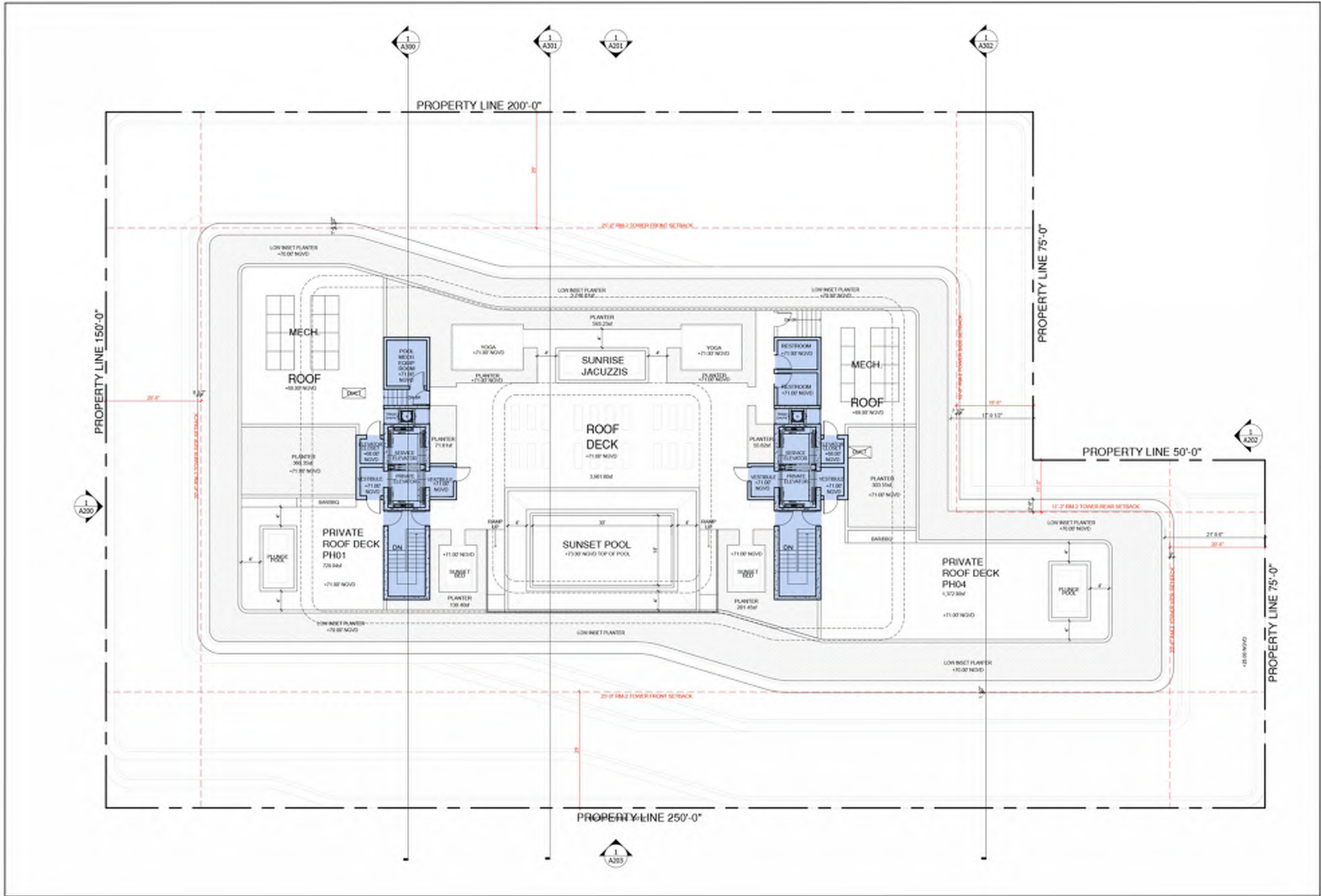
| FOURTH FLOOR AREAS | |
|--------------------|---------------|
| INTERIOR | |
| ROOM | AREA |
| RESIDENCE 1 | 2975 SQ. FT. |
| RESIDENCE 2 | 2858 SQ. FT. |
| RESIDENCE 3 | 2835 SQ. FT. |
| RESIDENCE 4 | 3743 SQ. FT. |
| CORE | 1090 SQ. FT. |
| TOTAL (FAR) | 13501 SQ. FT. |
| EXTERIOR | |
| TERRACES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

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

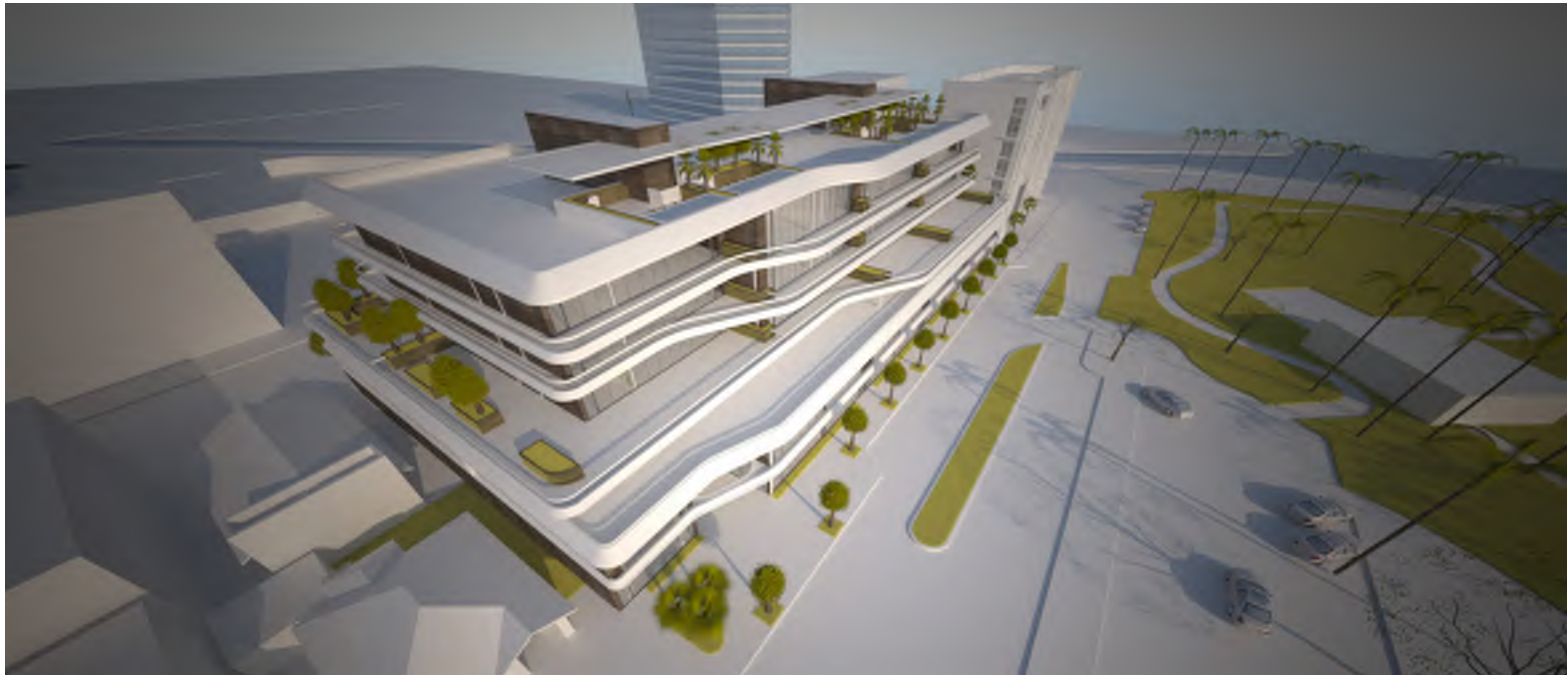


A-1.6

FAR DIAGRAM - ROOF AMENITY DECK



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

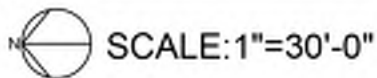


NORTH WEST



SOUTH WEST

SITE PLAN

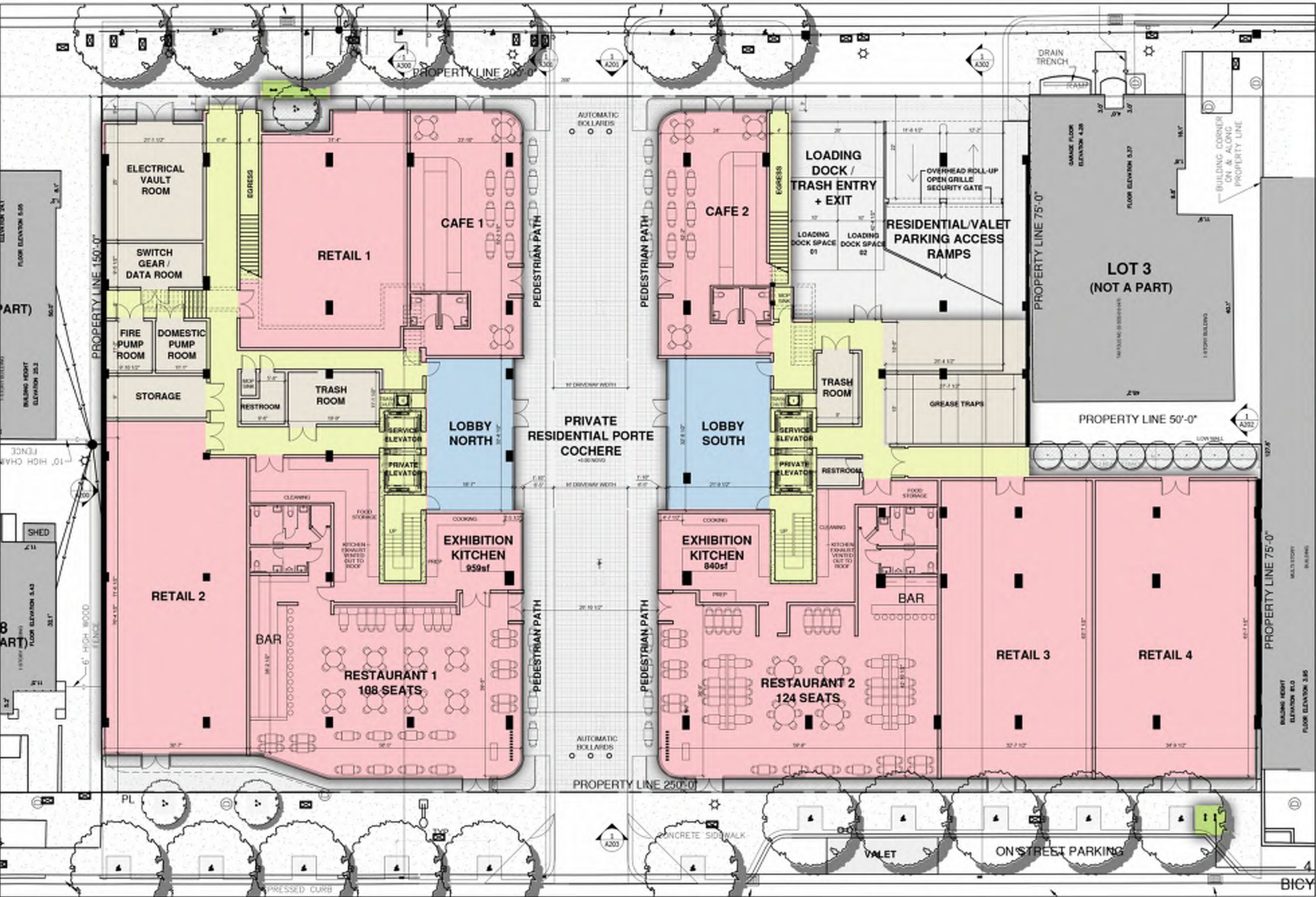


SUNSET PARK
1759 PURDY AVE
MIAMI BEACH, FLORIDA
07/16/18

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. |

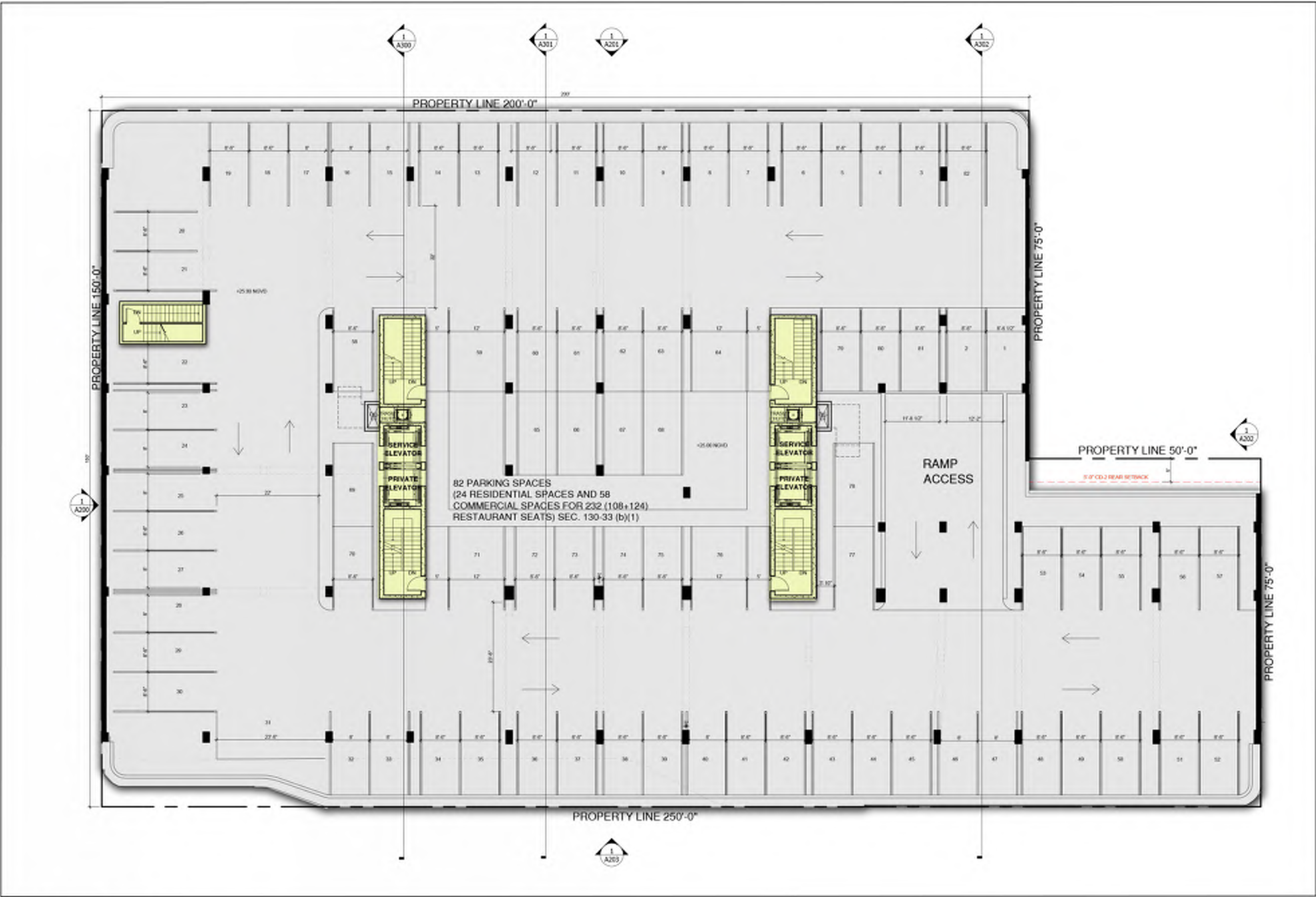
4 SHORT TERM BICYCLE PARKING

SCALE: 1"=20'-0"

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

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

SECOND FLOOR PLAN



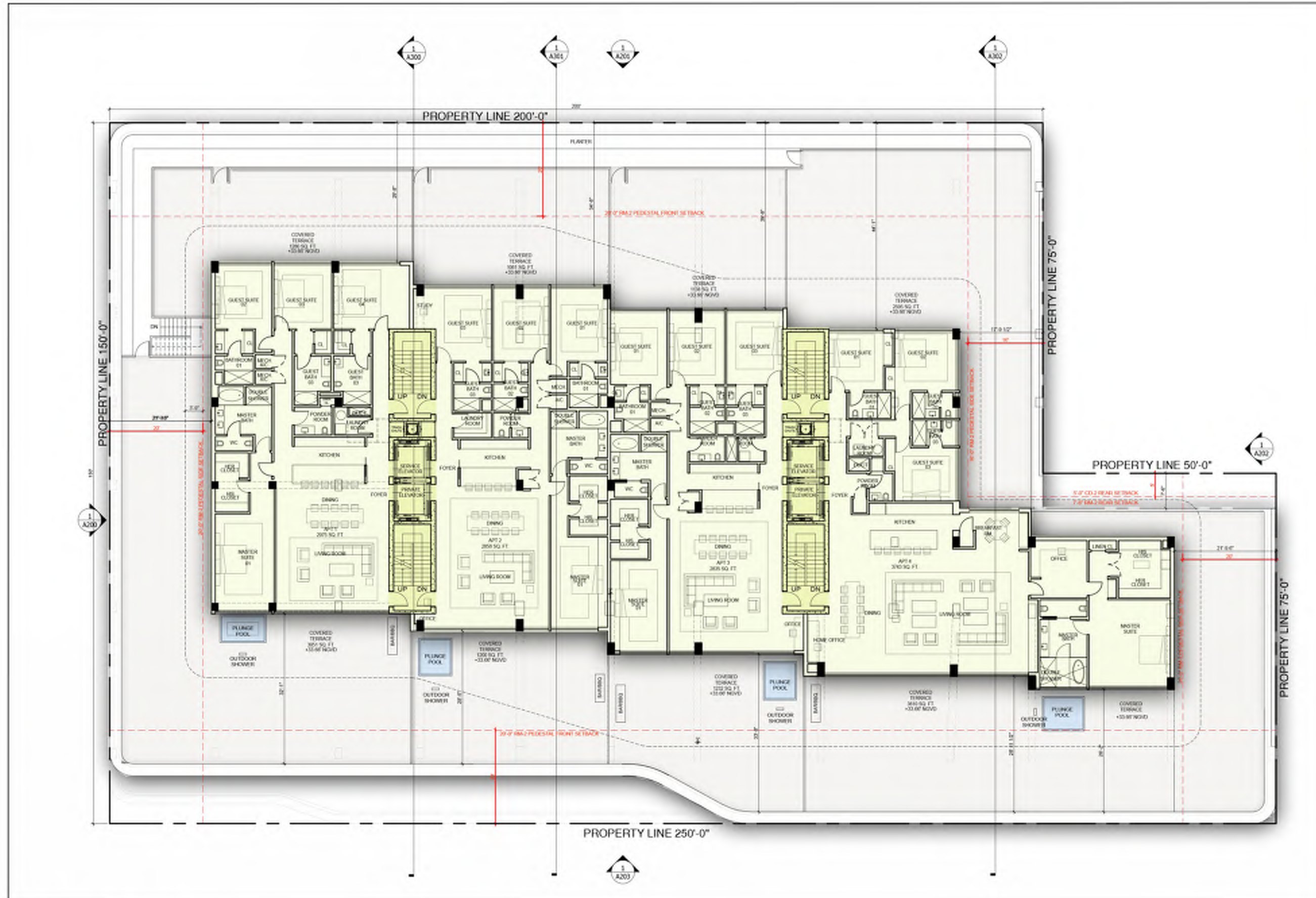
| SECOND FLOOR AREAS | |
|----------------------|---------------|
| ROOM | AREA |
| INTERIOR | |
| CORE (FAR) | 1430 SQ. FT. |
| EXTERIOR | |
| PARKING | 31743 SQ. FT. |
| TOTAL: 33173 SQ. FT. | |

SCALE: 1"=20'-0"

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

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
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THIRD FLOOR PLAN



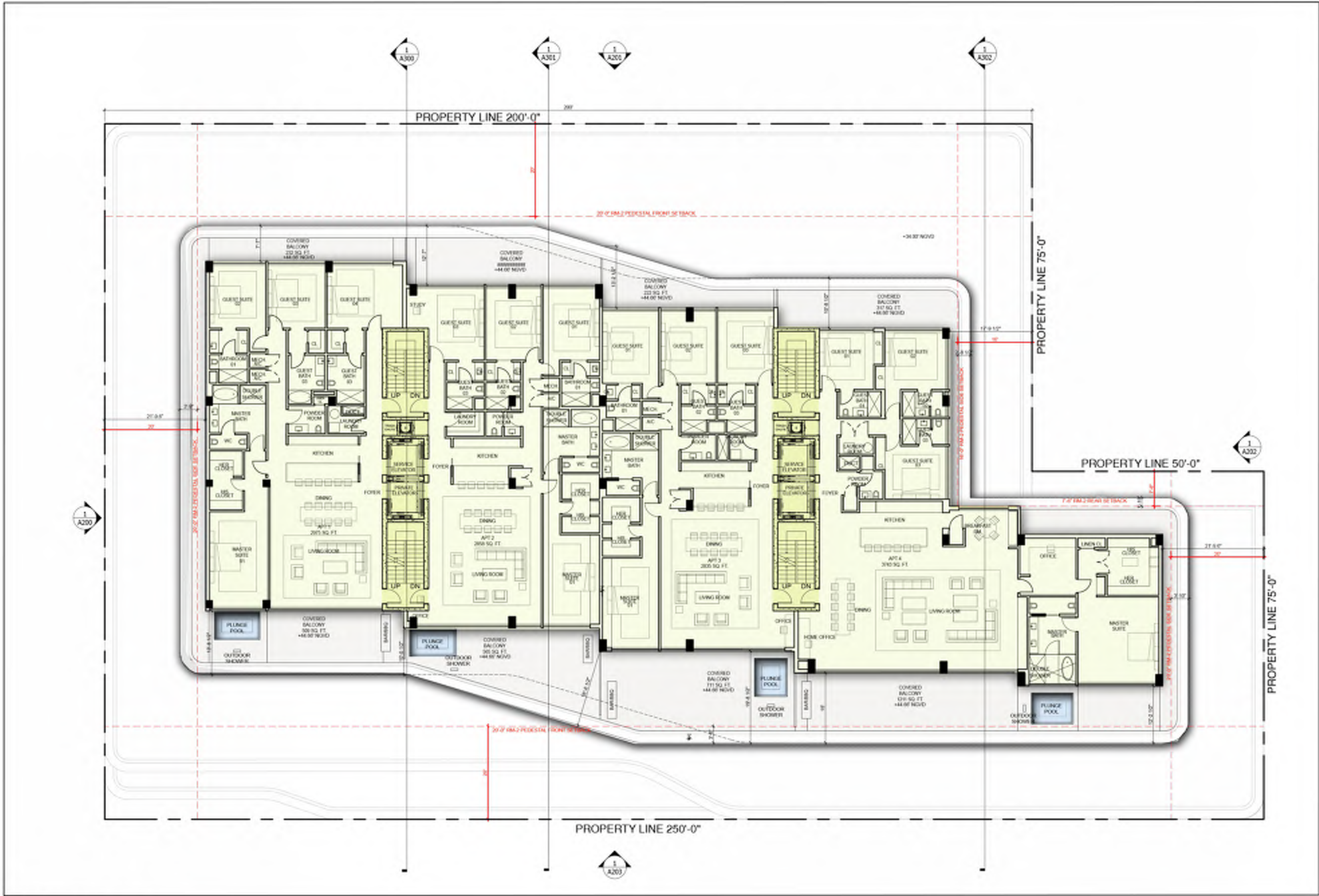
| THIRD FLOOR AREAS | |
|-------------------|---------------|
| INTERIOR | |
| ROOM | AREA |
| RESIDENCE 1 | 2975 SQ. FT. |
| RESIDENCE 2 | 2858 SQ. FT. |
| RESIDENCE 3 | 2835 SQ. FT. |
| RESIDENCE 4 | 3743 SQ. FT. |
| CORE | 1090 SQ. FT. |
| TOTAL (FAR) | 13501 SQ. FT. |
| EXTERIOR | |
| TERRACES |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

SCALE: 1"=20'-0"

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

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
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FOURTH FLOOR PLAN



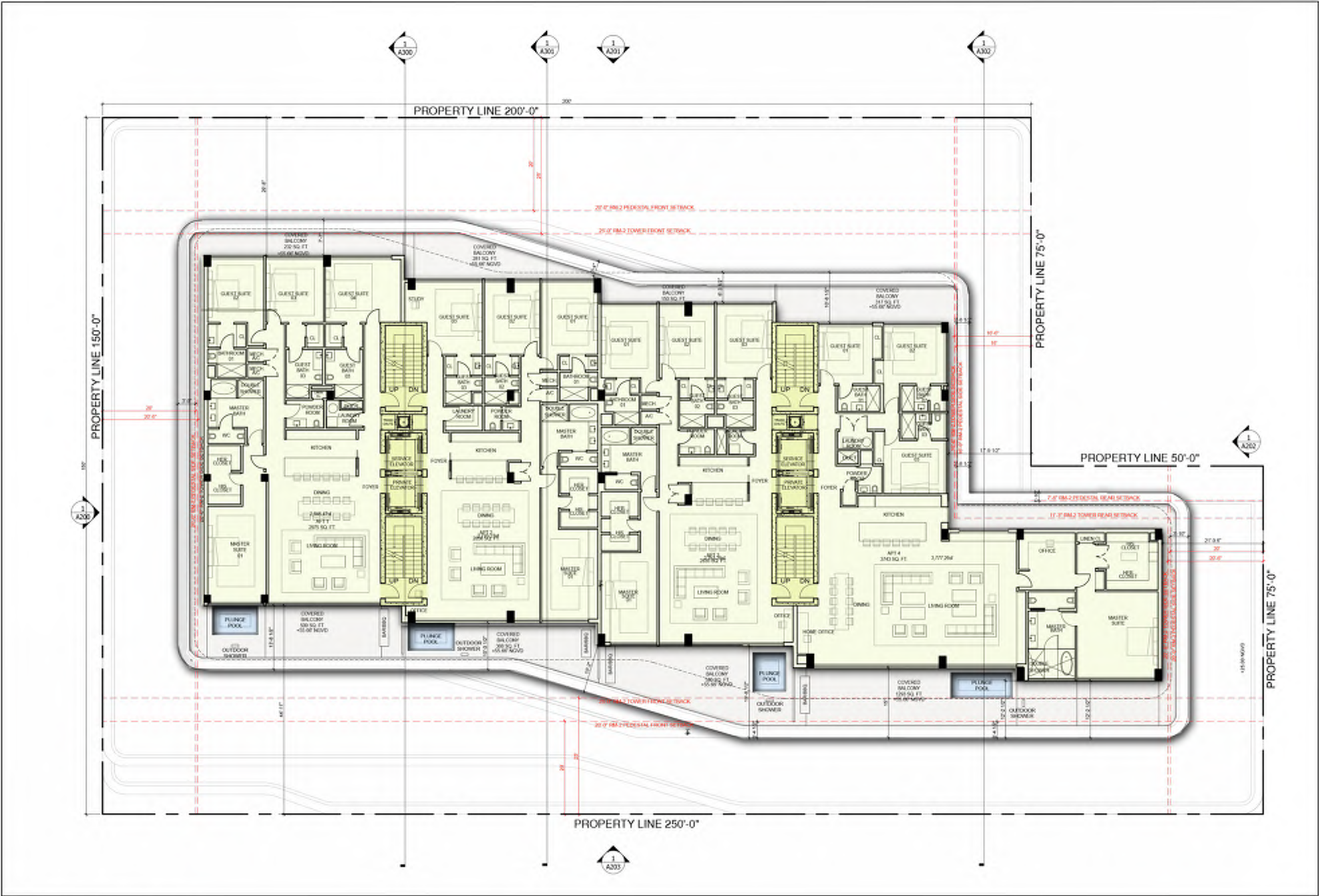
| FOURTH FLOOR AREAS | |
|--------------------|---------------|
| INTERIOR | |
| ROOM | AREA |
| RESIDENCE 1 | 2975 SQ. FT. |
| RESIDENCE 2 | 2858 SQ. FT. |
| RESIDENCE 3 | 2835 SQ. FT. |
| RESIDENCE 4 | 3743 SQ. FT. |
| CORE | 1090 SQ. FT. |
| TOTAL (FAR) | 13501 SQ. FT. |
| EXTERIOR | |
| TERRACES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

SCALE: 1"=20'-0"

SUNSET PARK
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MIAMI BEACH, FLORIDA
07/16/18

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
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FIFTH FLOOR PLAN



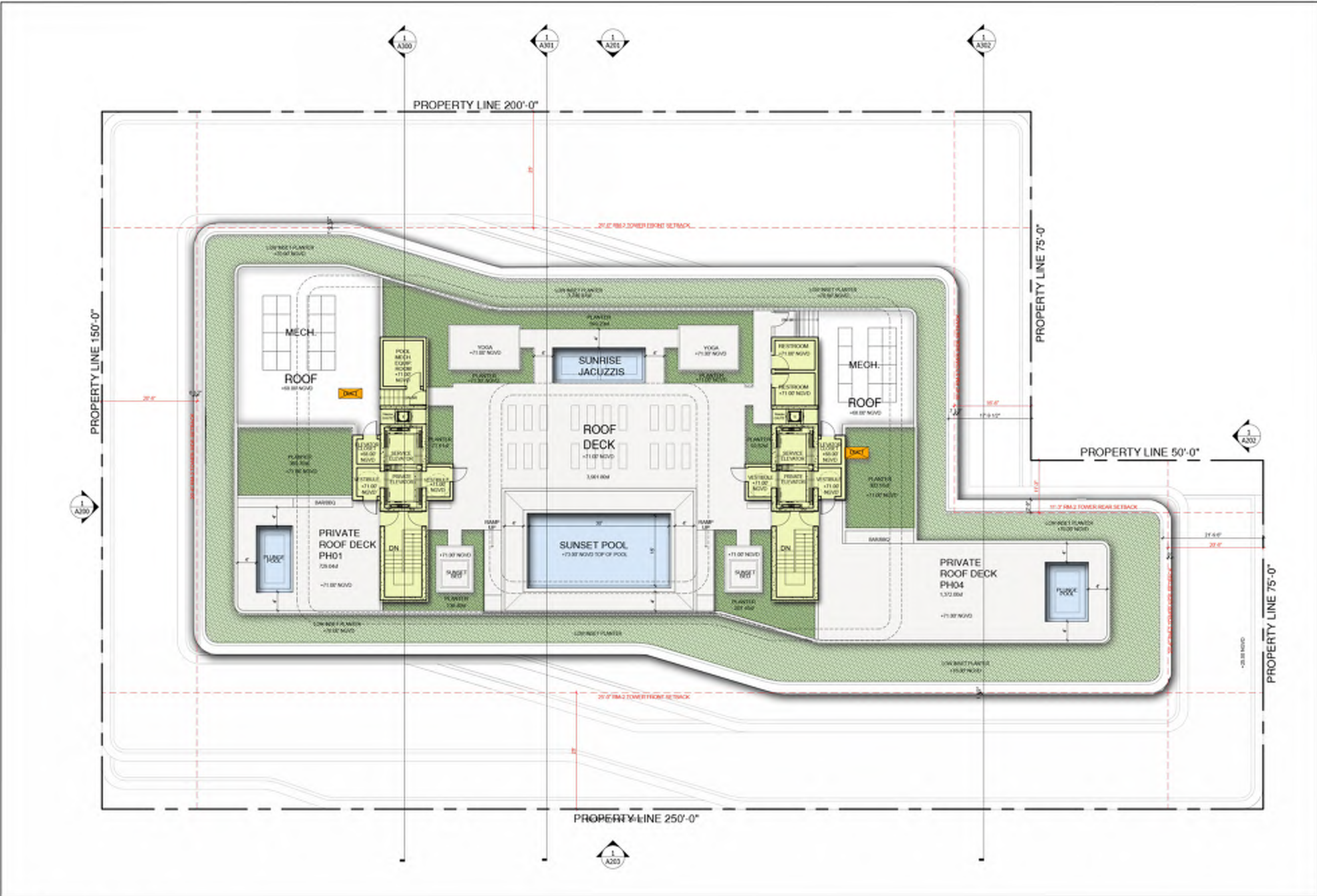
| FIFTH FLOOR AREAS | |
|-------------------|-----------------|
| INTERIOR | |
| ROOM | AREA |
| RESIDENCE 1 | 2975 SQ. FT. |
| RESIDENCE 2 | 2858 SQ. FT. |
| RESIDENCE 3 | 2835 SQ. FT. |
| RESIDENCE 4 | 3651.0 SQ. FT. |
| CORE | 1090 SQ. FT. |
| TOTAL (FAR) | 13409.0 SQ. FT. |
| EXTERIOR | |
| TERRACES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

SCALE: 1"=20'-0"

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

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

ROOF DECK PLAN



| ROOF AREAS | |
|---------------------|----------------|
| INTERIOR | |
| ROOM | AREA |
| CORE/BOH (FAR) | 1387.0 SQ. FT. |
| EXTERIOR | |
| TERRACES | 8002.8 SQ. FT. |
| TOTAL: 7390 SQ. FT. | |

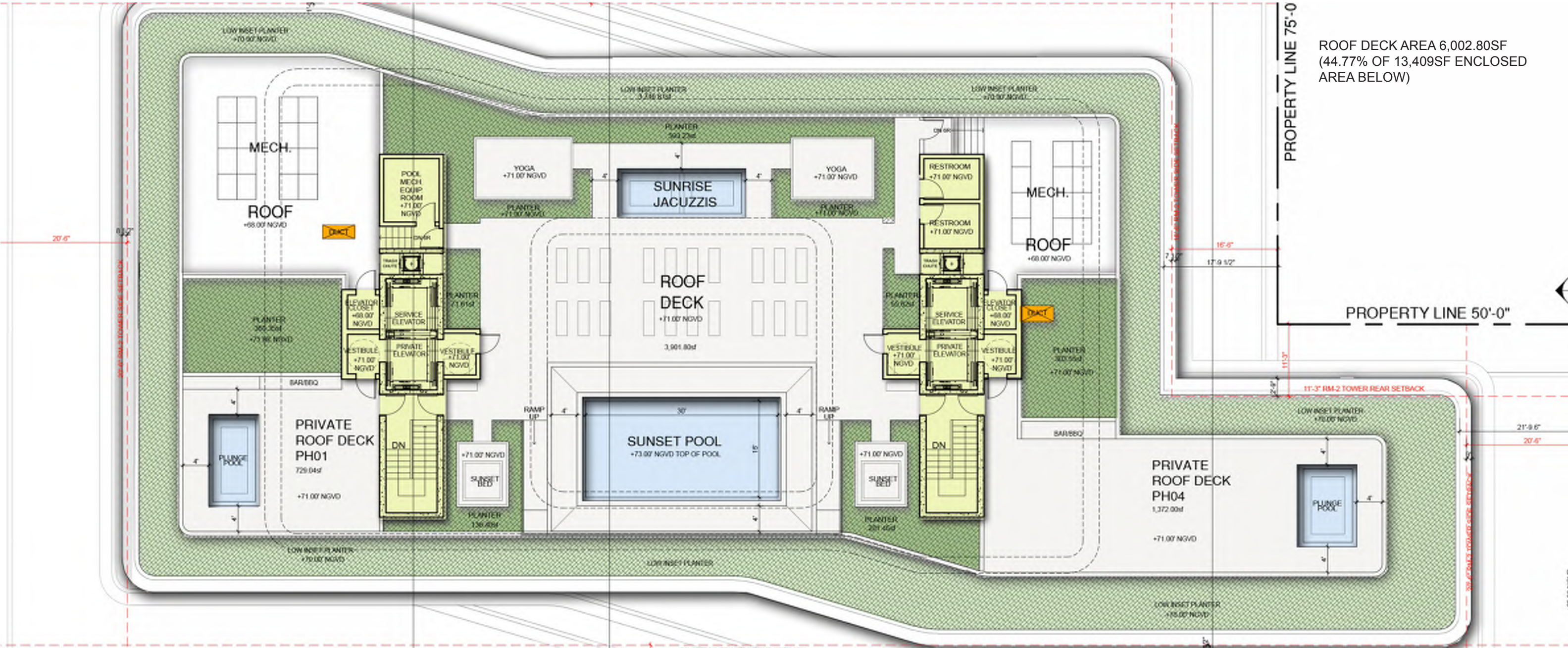
- KITCHEN EXHAUST
- GREENROOF/PLANTERS 5,570.57SF

SCALE: 1"=20'-0"

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

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

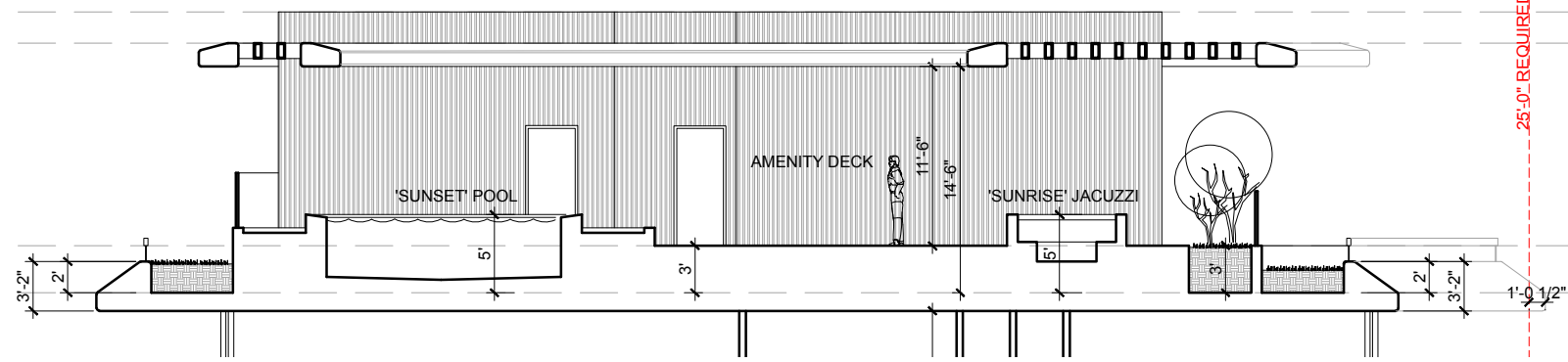
ROOF DECK - ENLARGEMENT + PROJECTIONS



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



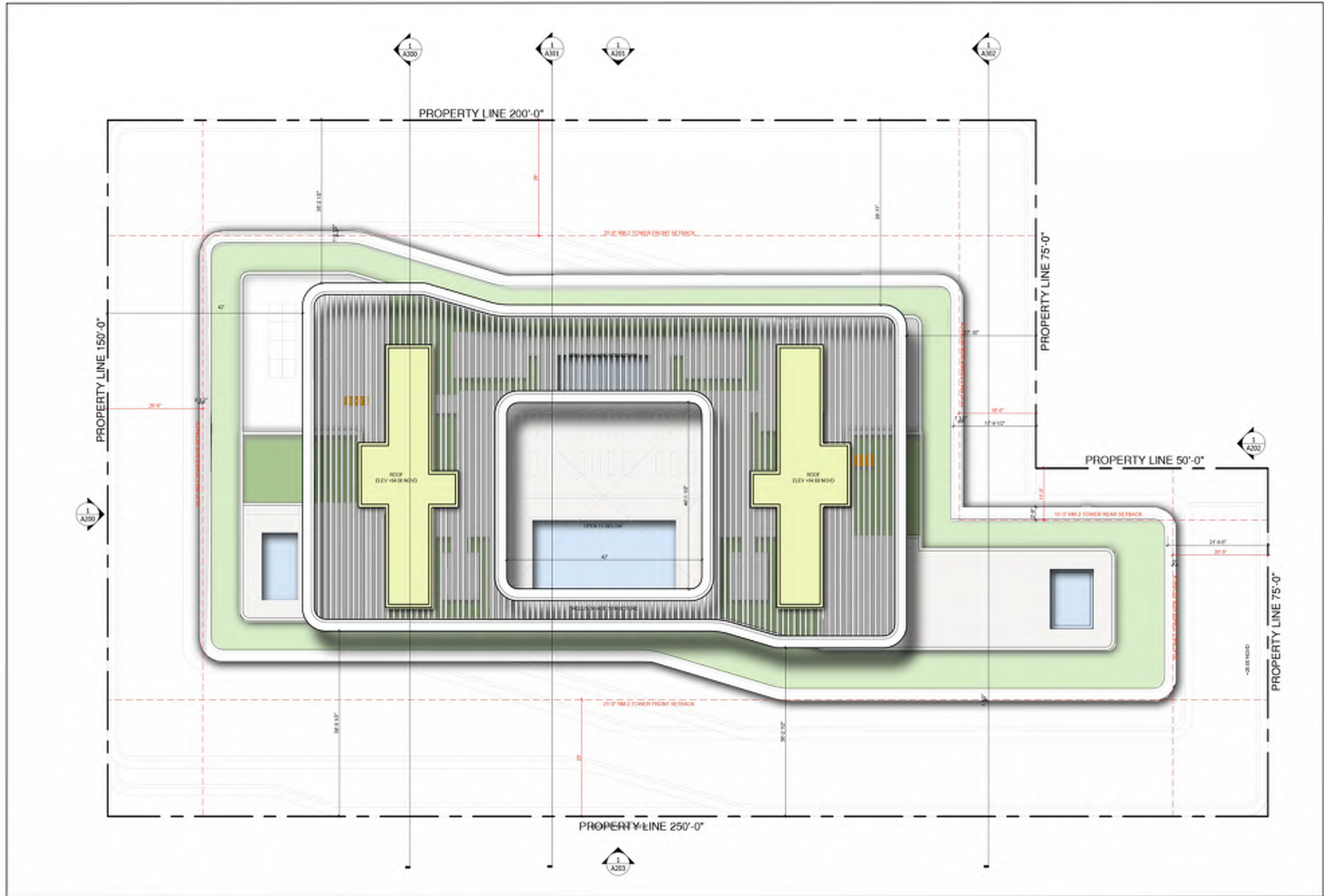
TOP OF ELEVATOR OVER RIDE
EL. = 86.00' NGVD

TOP OF TRELLIS
EL. = 84.00' NGVD

ROOF DECK
EL. = 71.00' NGVD

ROOF
EL. = 68.00' NGVD

ROOF TRELLIS PLAN

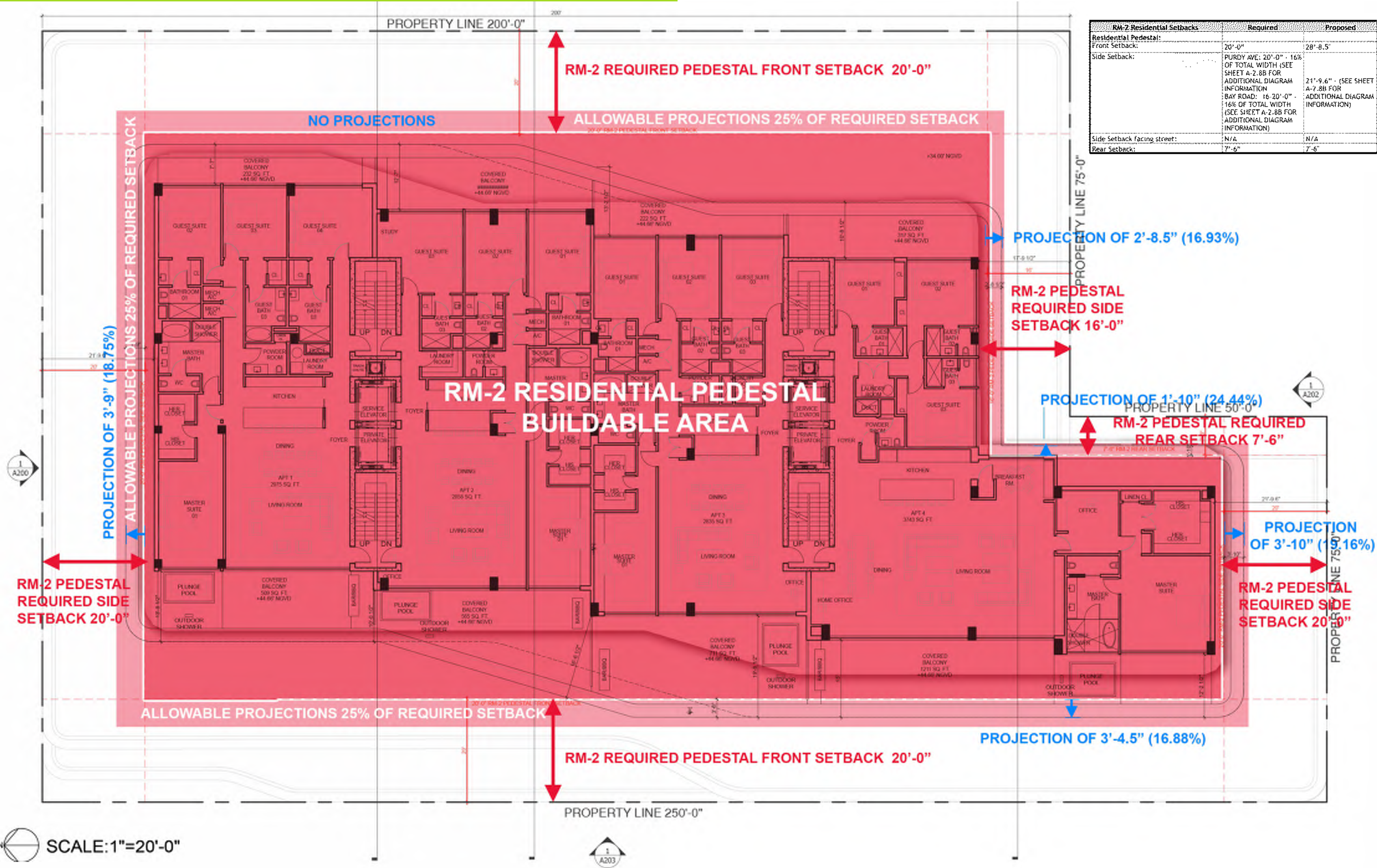


SCALE: 1"=20'-0"

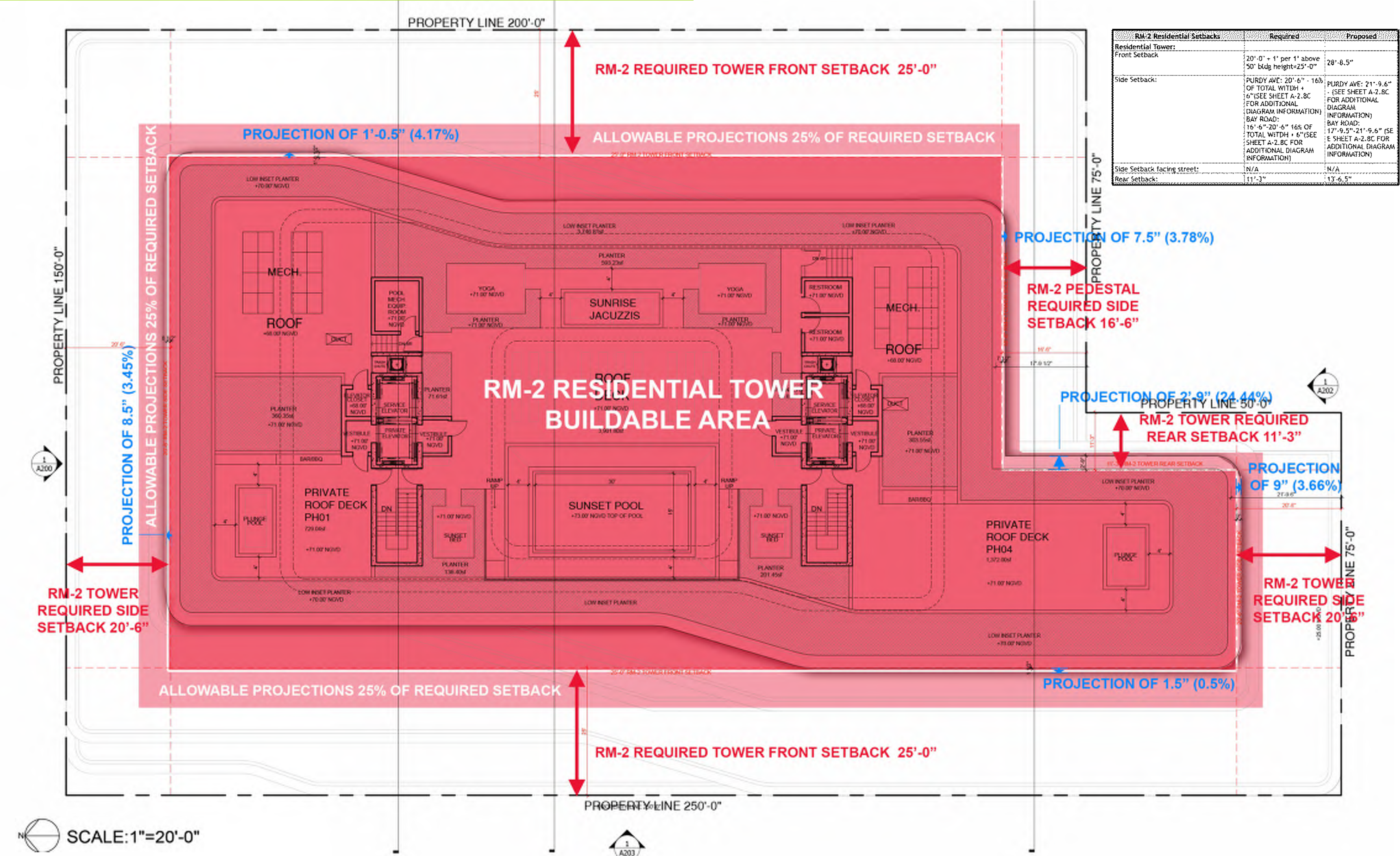
SUNSET PARK
1759 PURDY AVE
MIAMI BEACH, FLORIDA
07/16/18

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

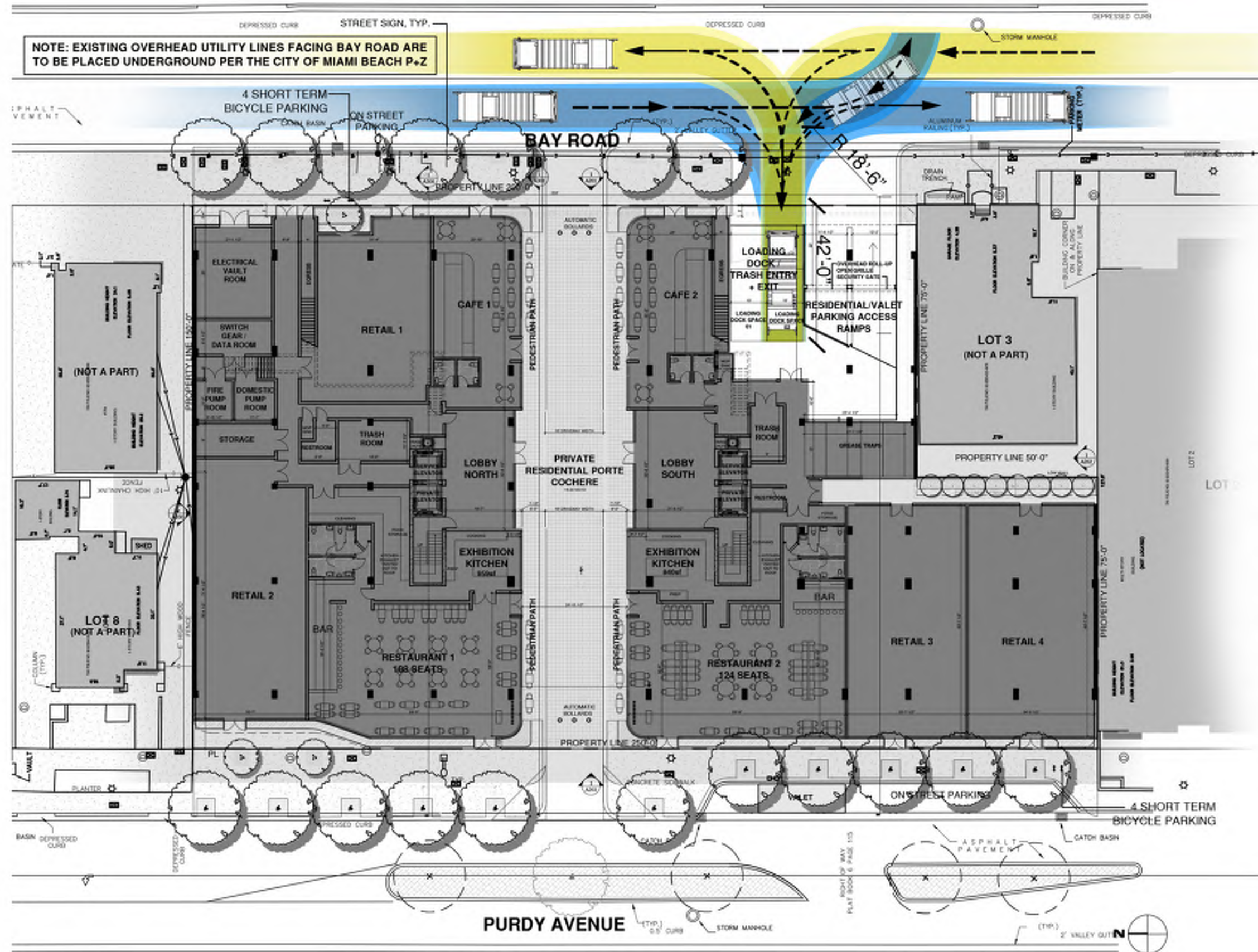
RM-2 RESIDENTIAL PEDESTAL SETBACK DIAGRAM



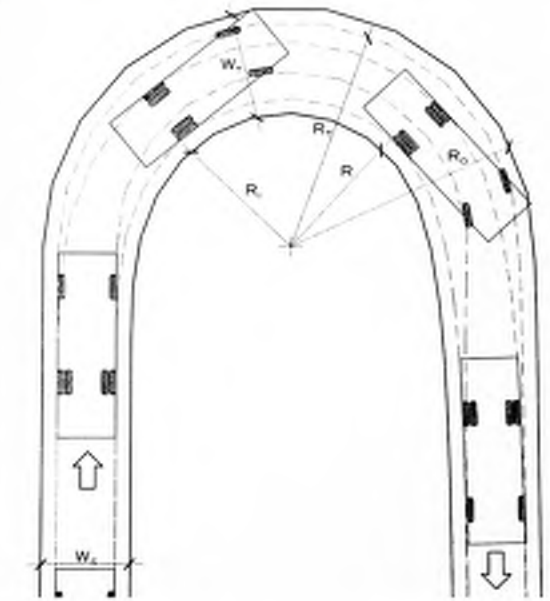
RM-2 RESIDENTIAL TOWER SETBACK DIAGRAM



GARBAGE TRUCK DIAGRAM



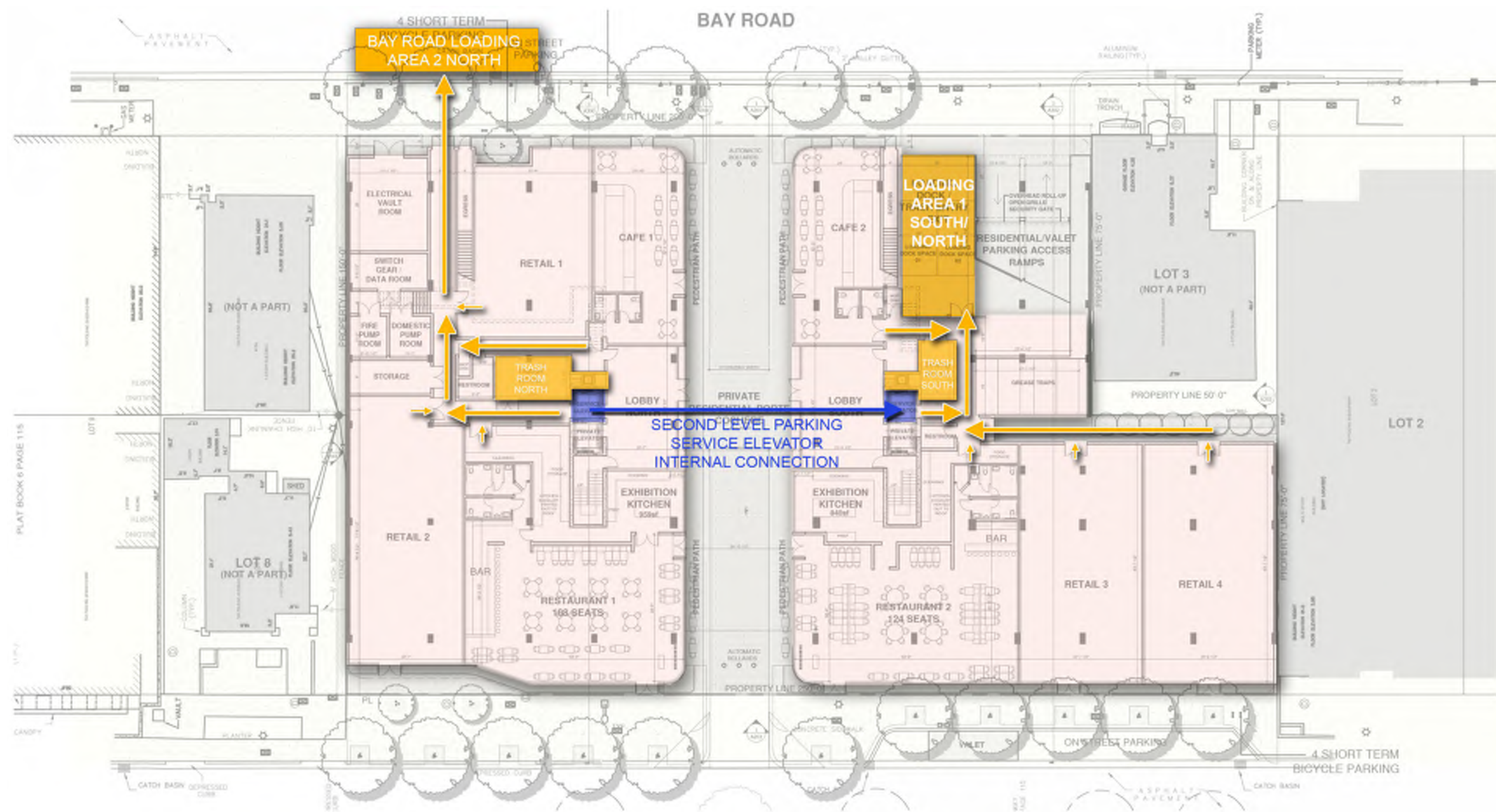
GARBAGE TRUCK TURNING RADII



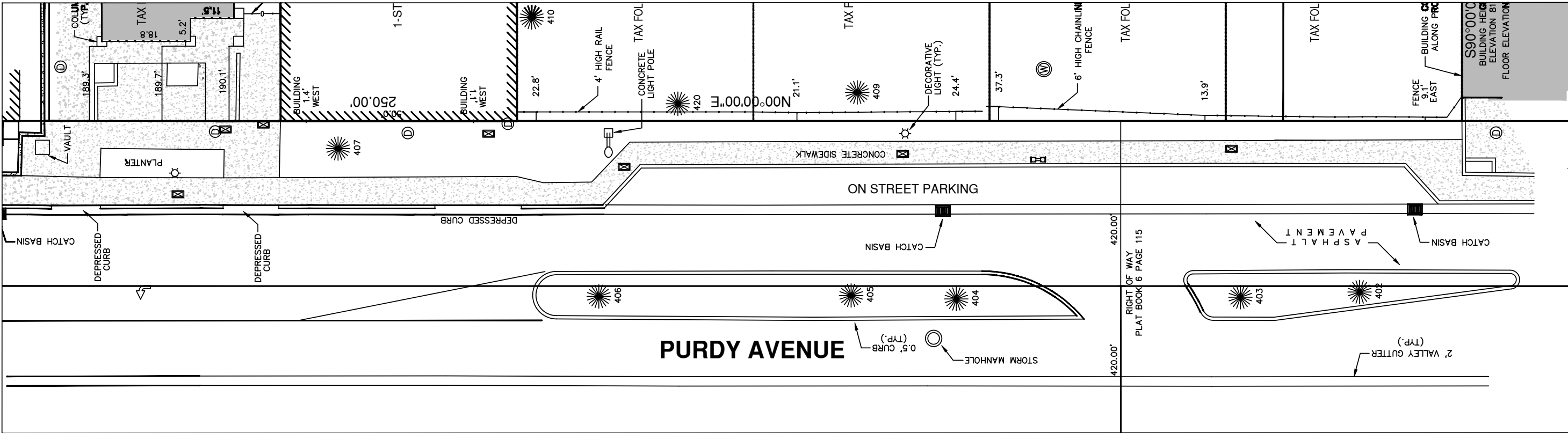
| | |
|--------------------------------|---------|
| MIN. TURNING RADIUS (R_T) | 31'-0" |
| OUTSIDE FRONT RADIUS (R_0) | 33'-4" |
| INSIDE REAR RADIUS (R_1) | 20'-8" |
| STRAIGHT LANE WIDTH (W_S) | 12'-0" |
| CURVED LANE WIDTH (W_T) | 14'-6" |
| INSIDE CURB RADIUS (R) | 18'-6" |
| TANGENT LENGTH (T) | 38'-0" |
| TYPICAL TRUCK LENGTHS: | 19'-29' |

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

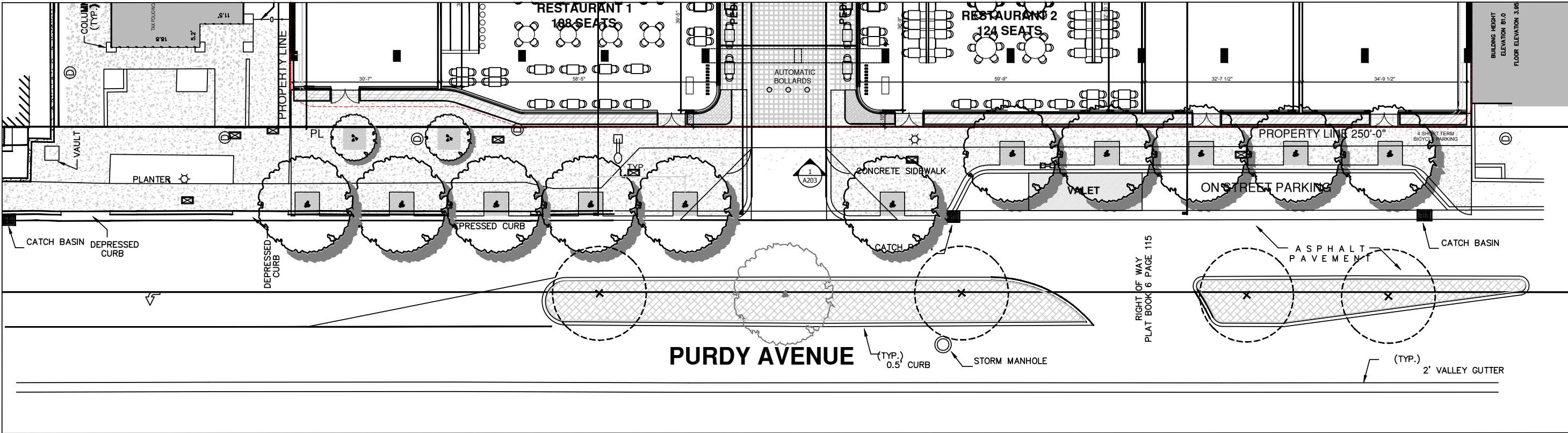




STREETSCAPE - PURDY AVENUE



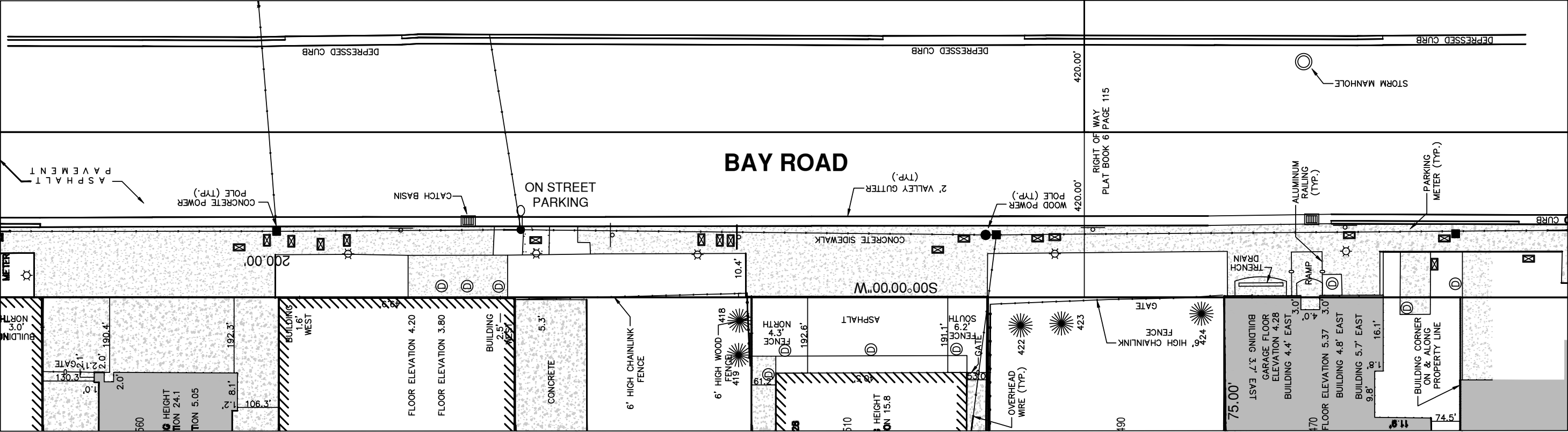
EXISTING ON STREET PARKING - PURDY AVENUE



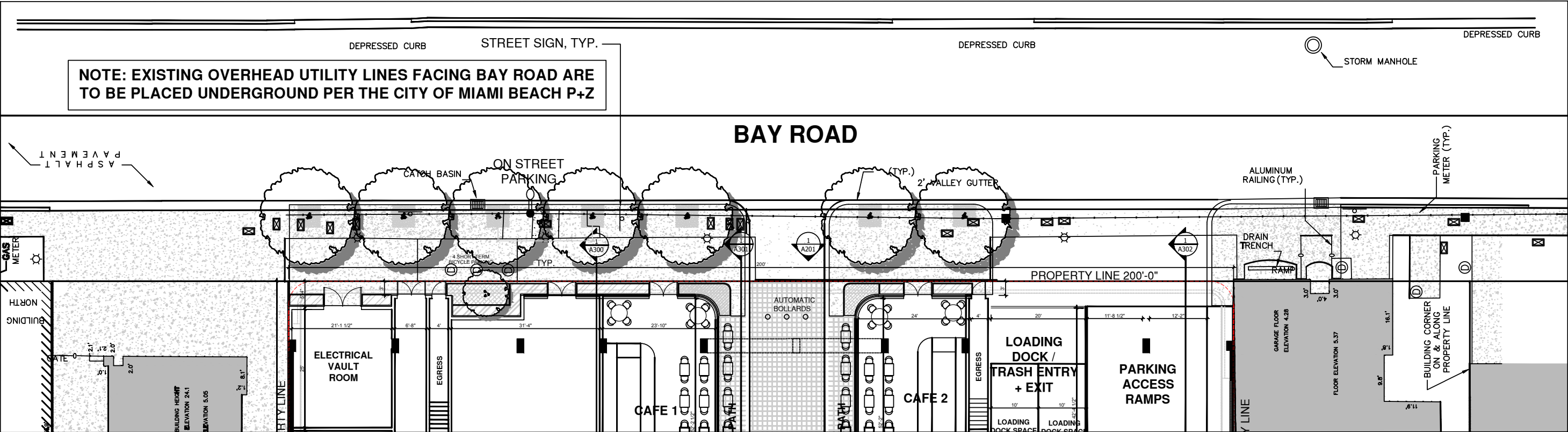
PROPOSED ON STREET PARKING - PURDY AVENUE

SCALE: 1"=20'-0"

STREETSCAPE - BAY ROAD



EXISTING ON STREET PARKING - BAY ROAD



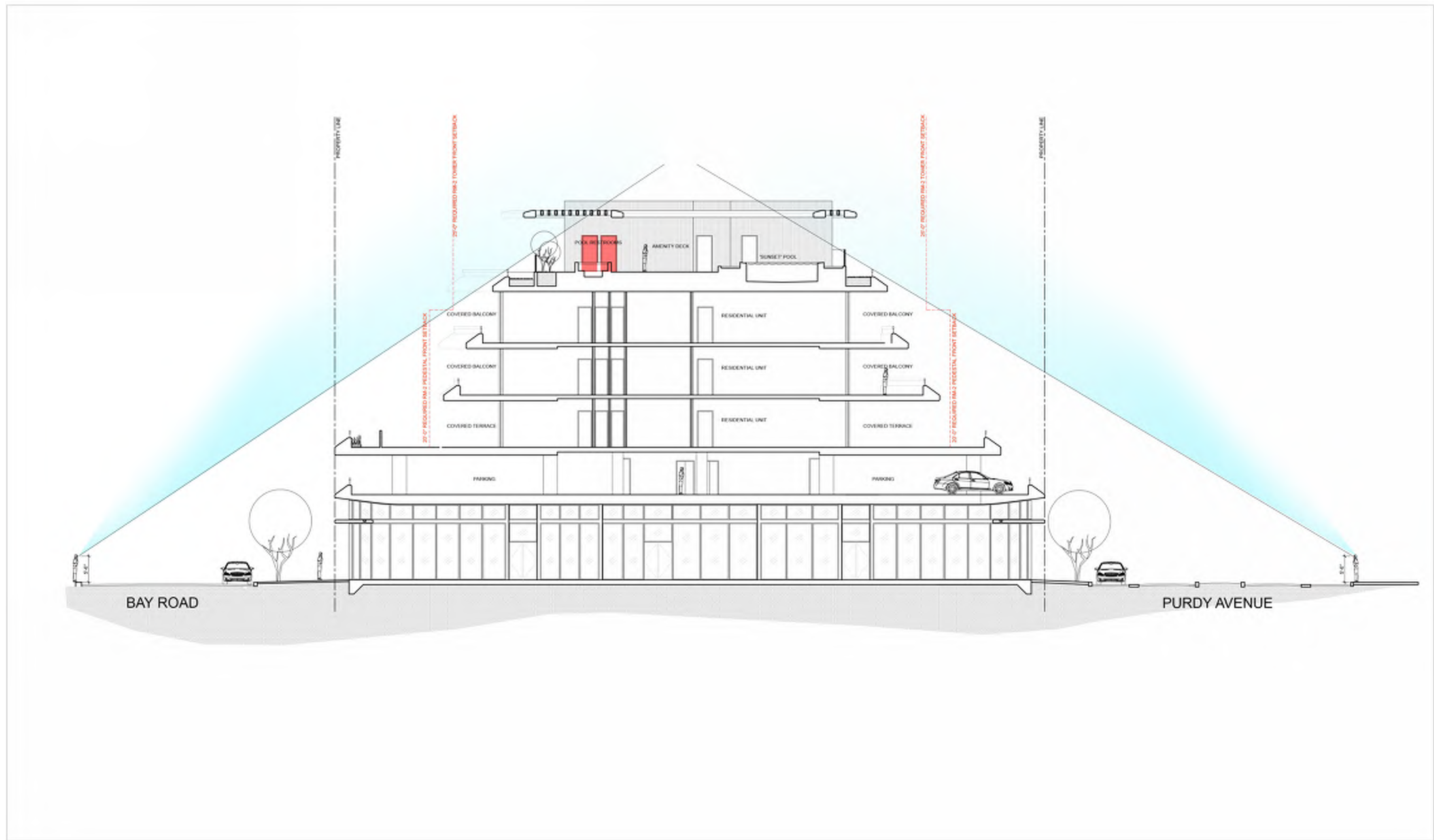
PROPOSED ON STREET PARKING - BAY ROAD

SCALE: 1"=20'-0"

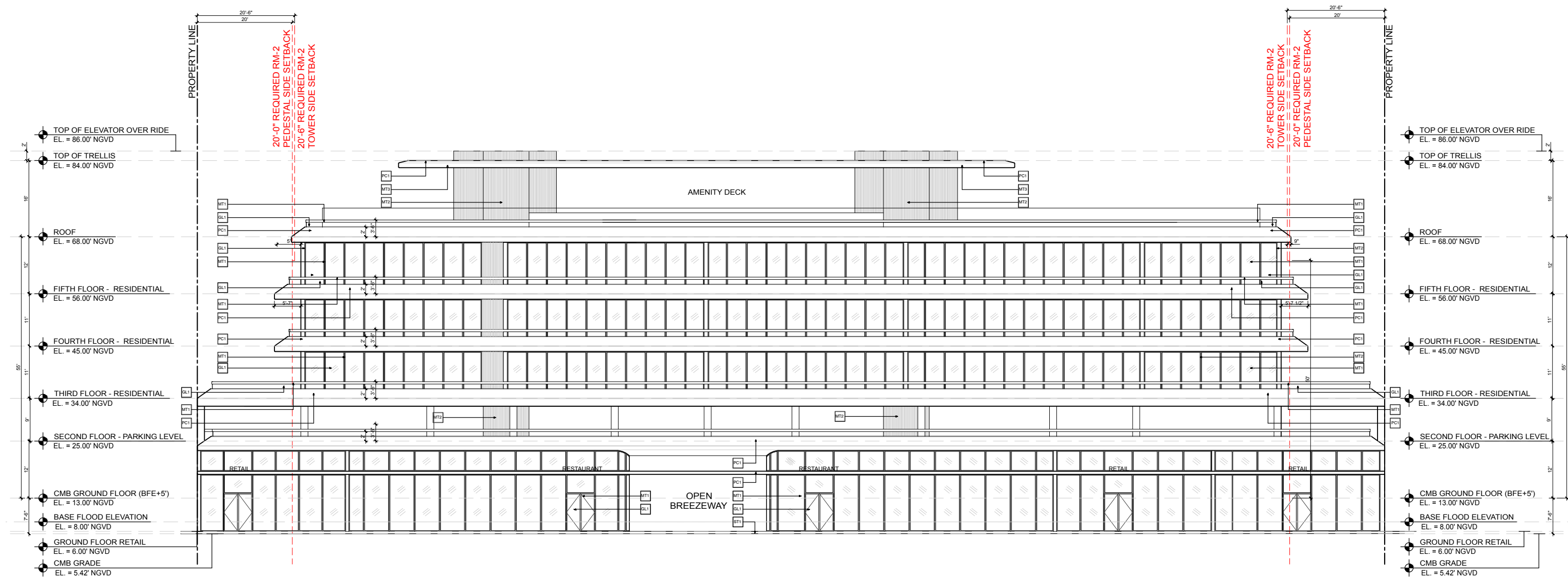
HEIGHT WAIVER DIAGRAM



LINE OF SIGHT DIAGRAM



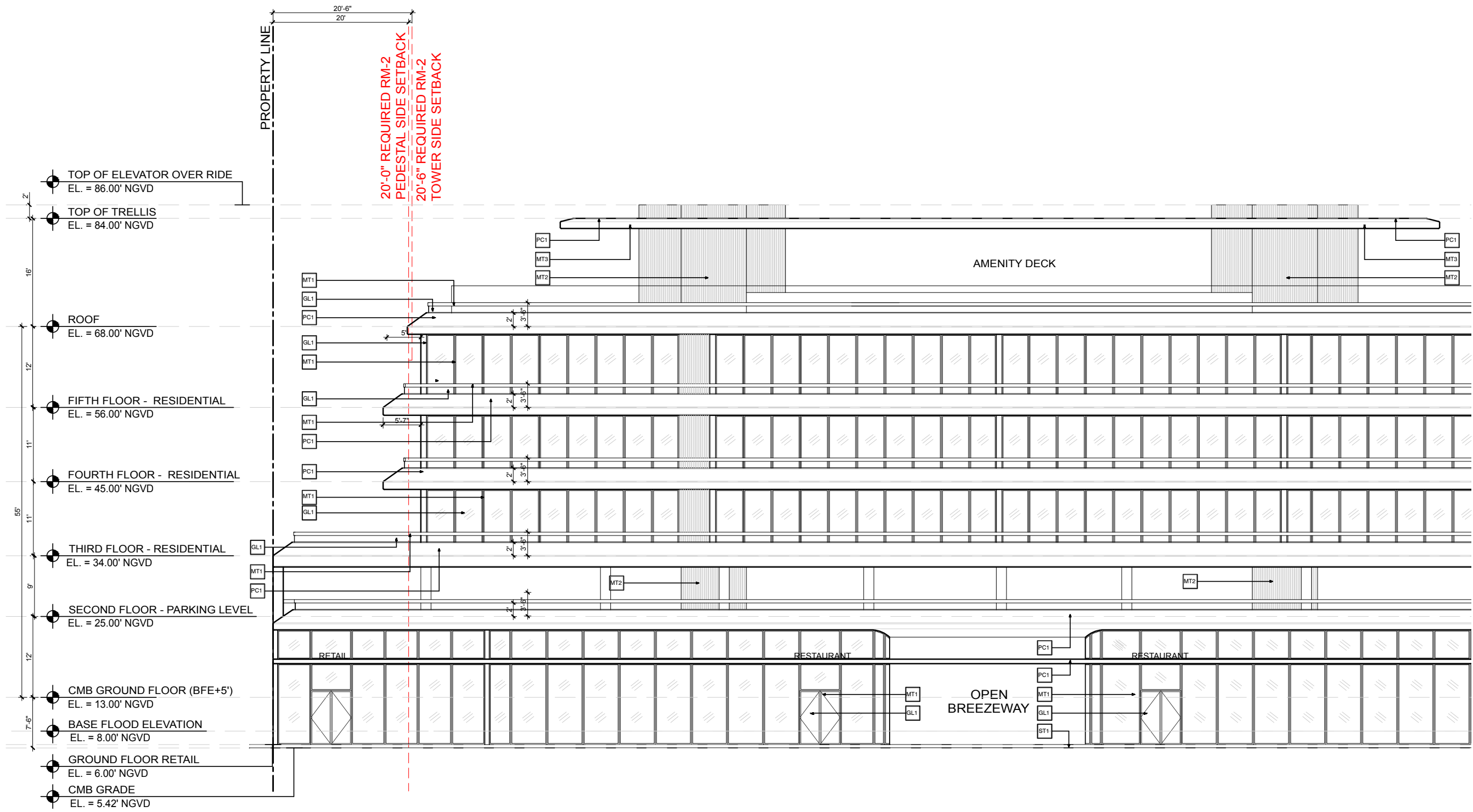
WEST ELEVATIONS (PURDY)



WEST ELEVATION - PURDY AVENUE

| | | | | | | |
|---|---|---|---|---|---|---|
|  |  |  |  |  |  |  |
| MT1 ALUMINUM MULLIONS - BRONZE FINISH | MT2 ALUMINUM WALL CLADDING- WOOD FINISH | MT3 ALUMINUM TRELLIS - WOOD FINISH | PC1 PRECAST POLISHED CONCRETE FINISH | PS1 PAINTED STUCCO FINISH | GL1 CLEAR IMPACT GLASS | ST1 STONE PAVERS |

WEST ELEVATIONS (PURDY) ENLARGED 1



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

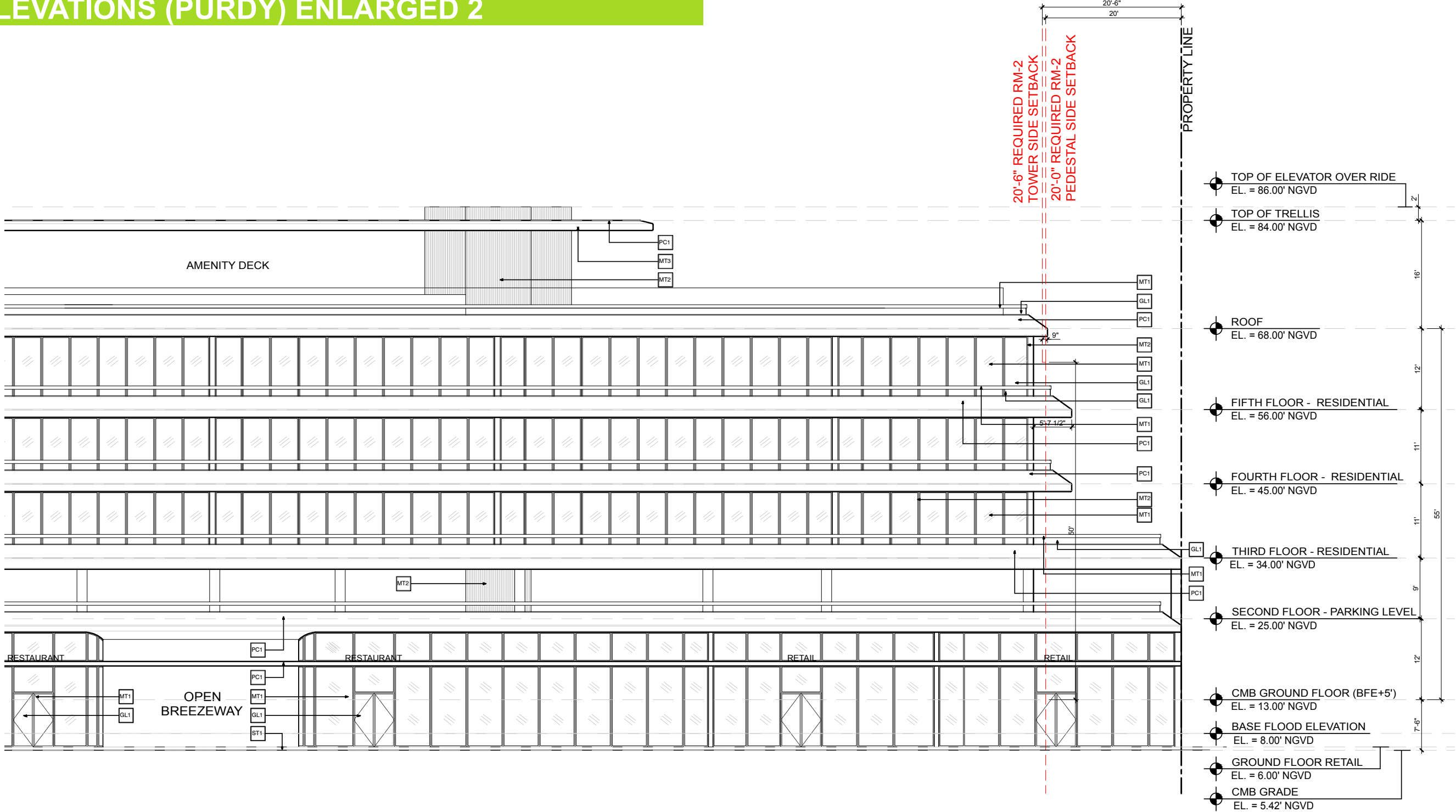


GL1
CLEAR IMPACT GLASS



ST1
STONE PAVERS

WEST ELEVATIONS (PURDY) ENLARGED 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

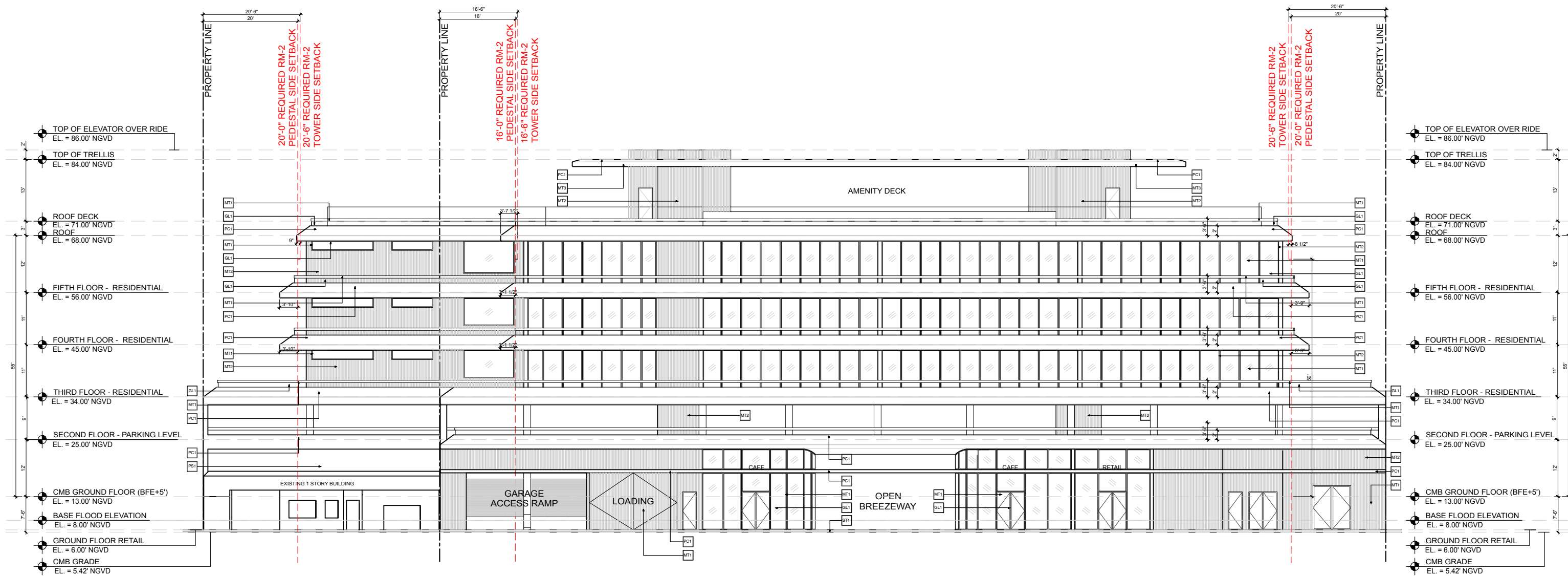


GL1
CLEAR IMPACT GLASS

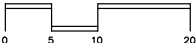


ST1
STONE PAVERS

EAST ELEVATION (BAY)



EAST ELEVATION - BAY ROAD



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

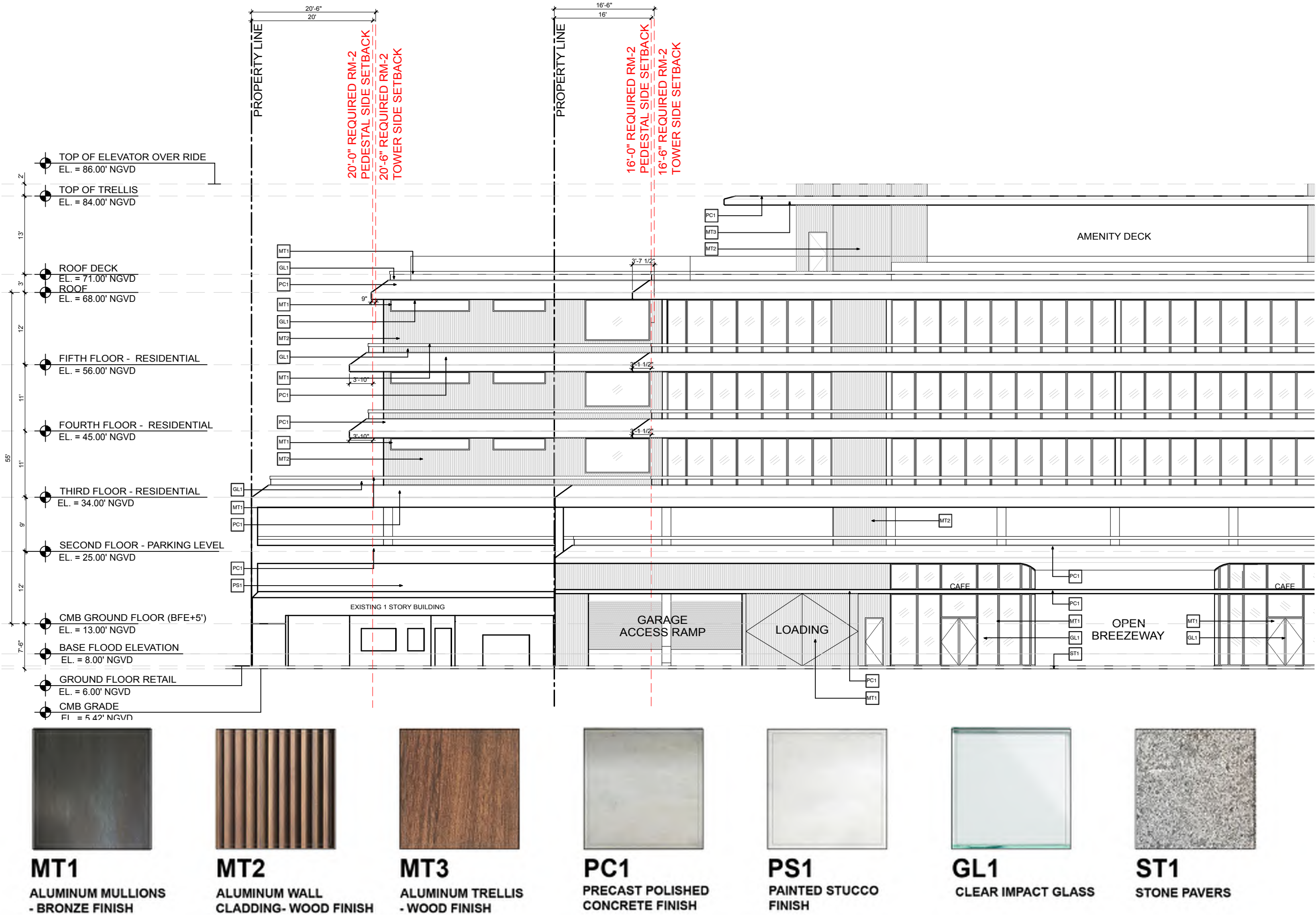


GL1
CLEAR IMPACT GLASS

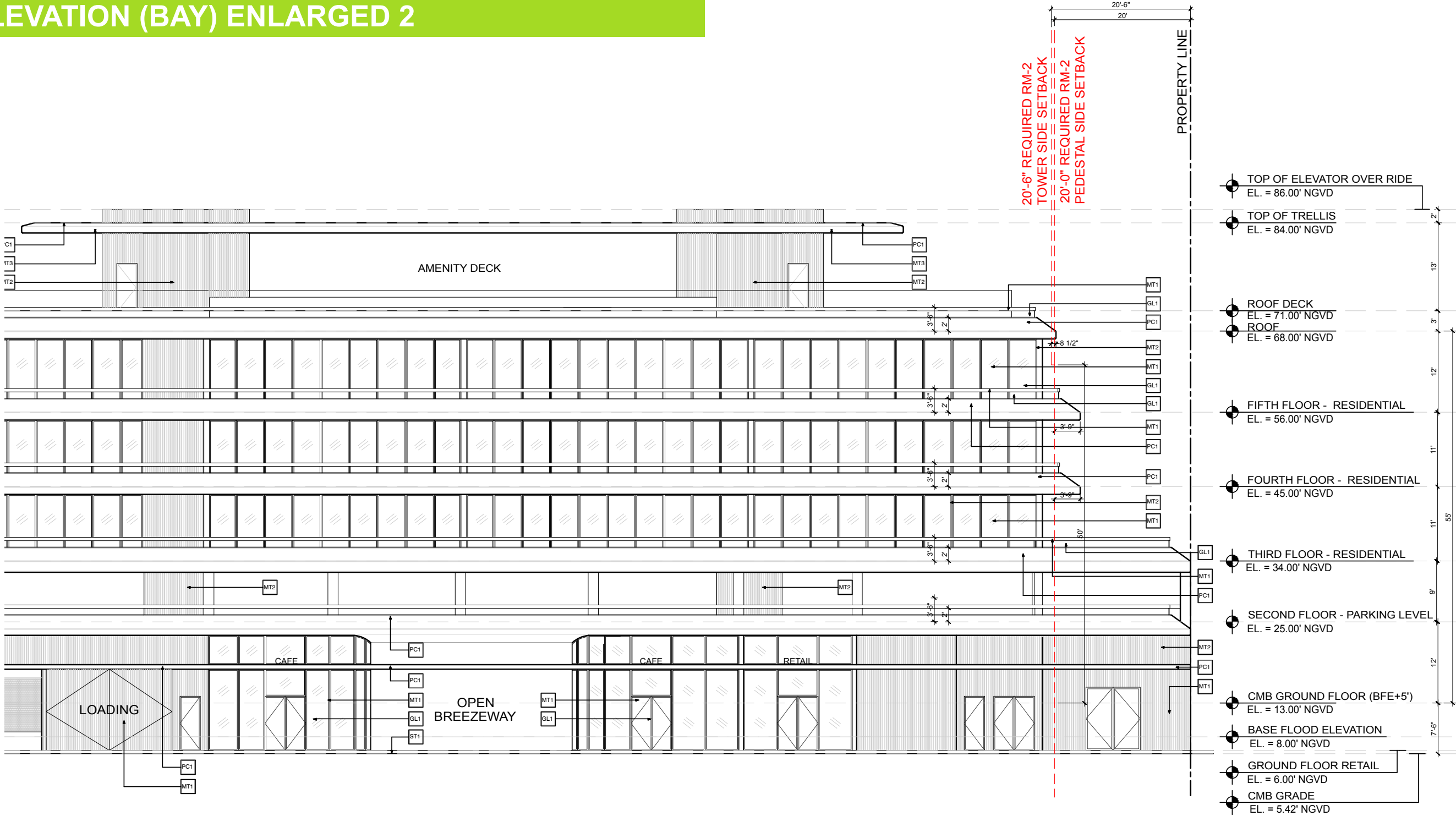


ST1
STONE PAVERS

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

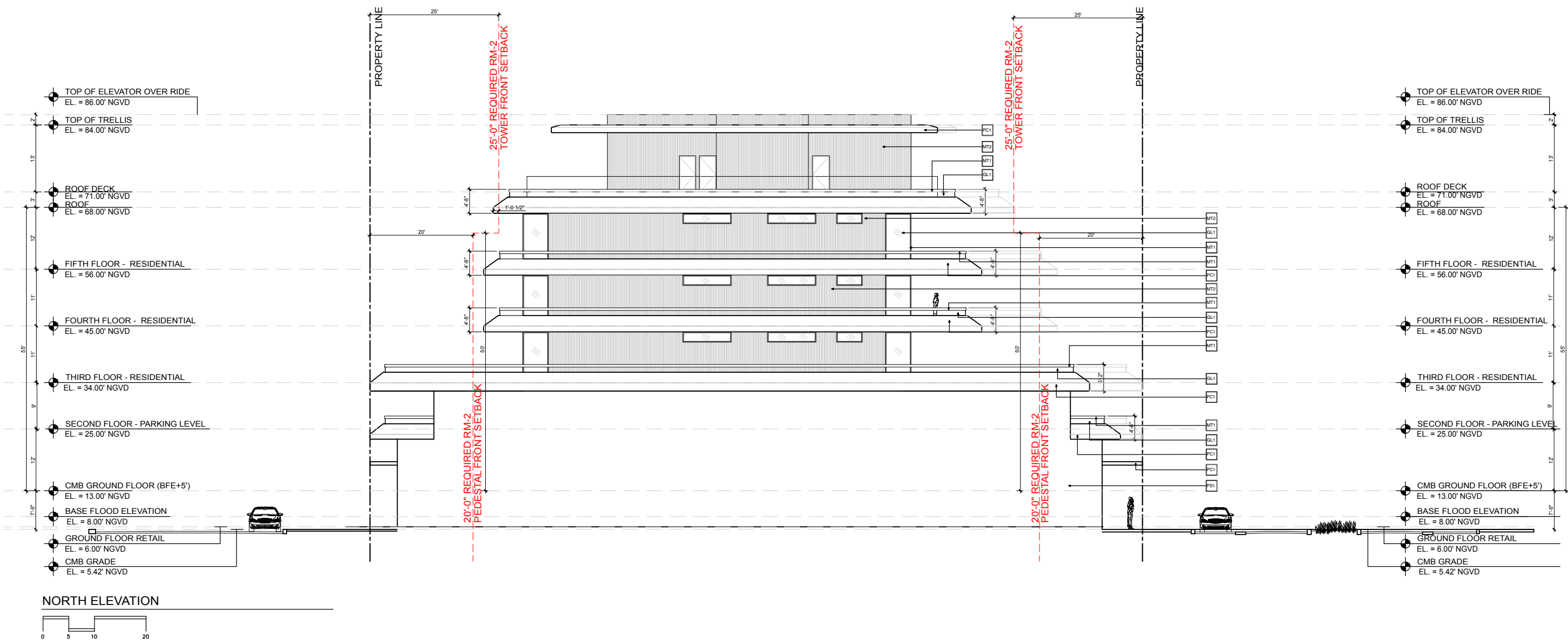


GL1
CLEAR IMPACT GLASS



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

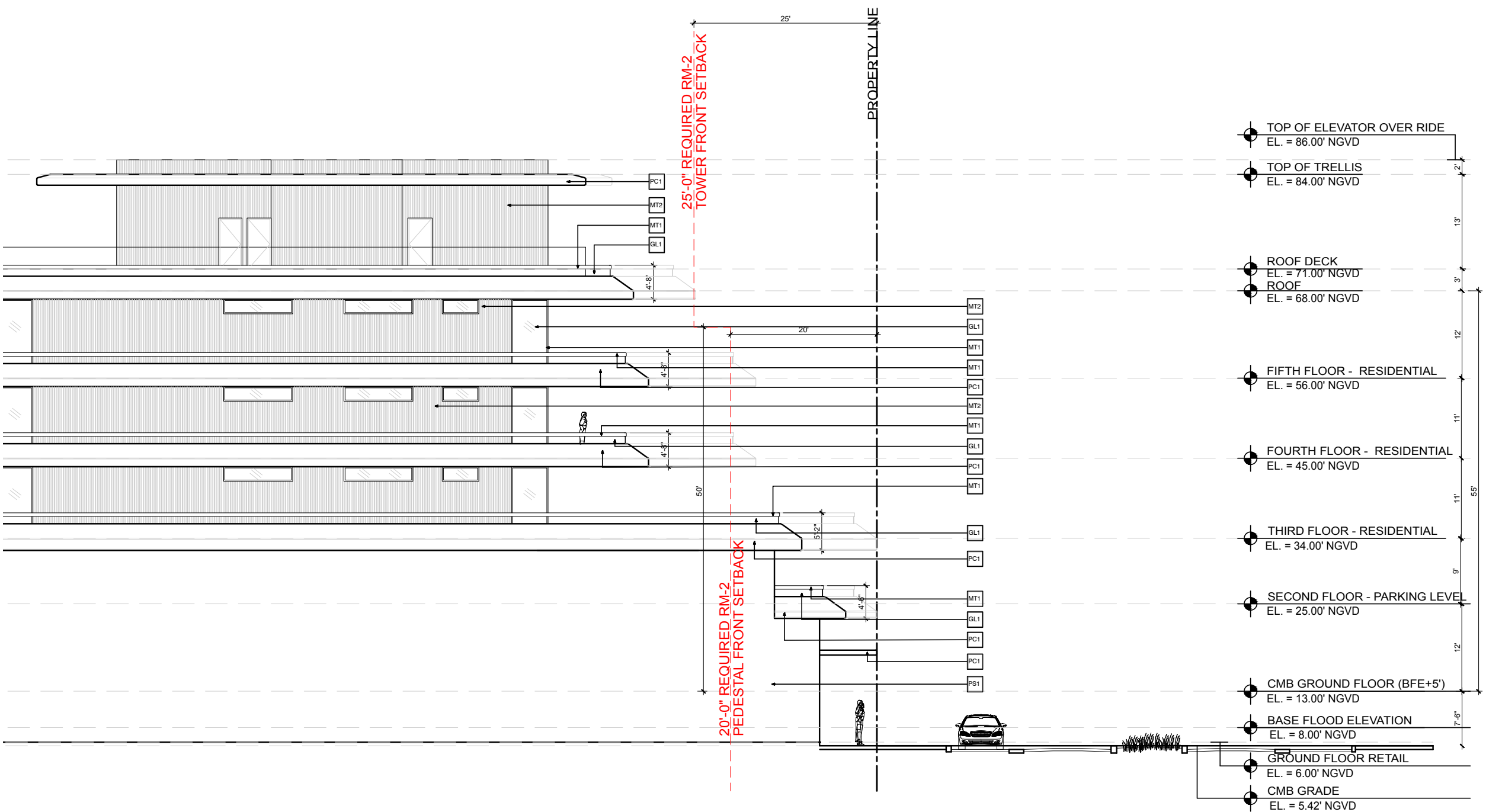


GL1
CLEAR IMPACT GLASS



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

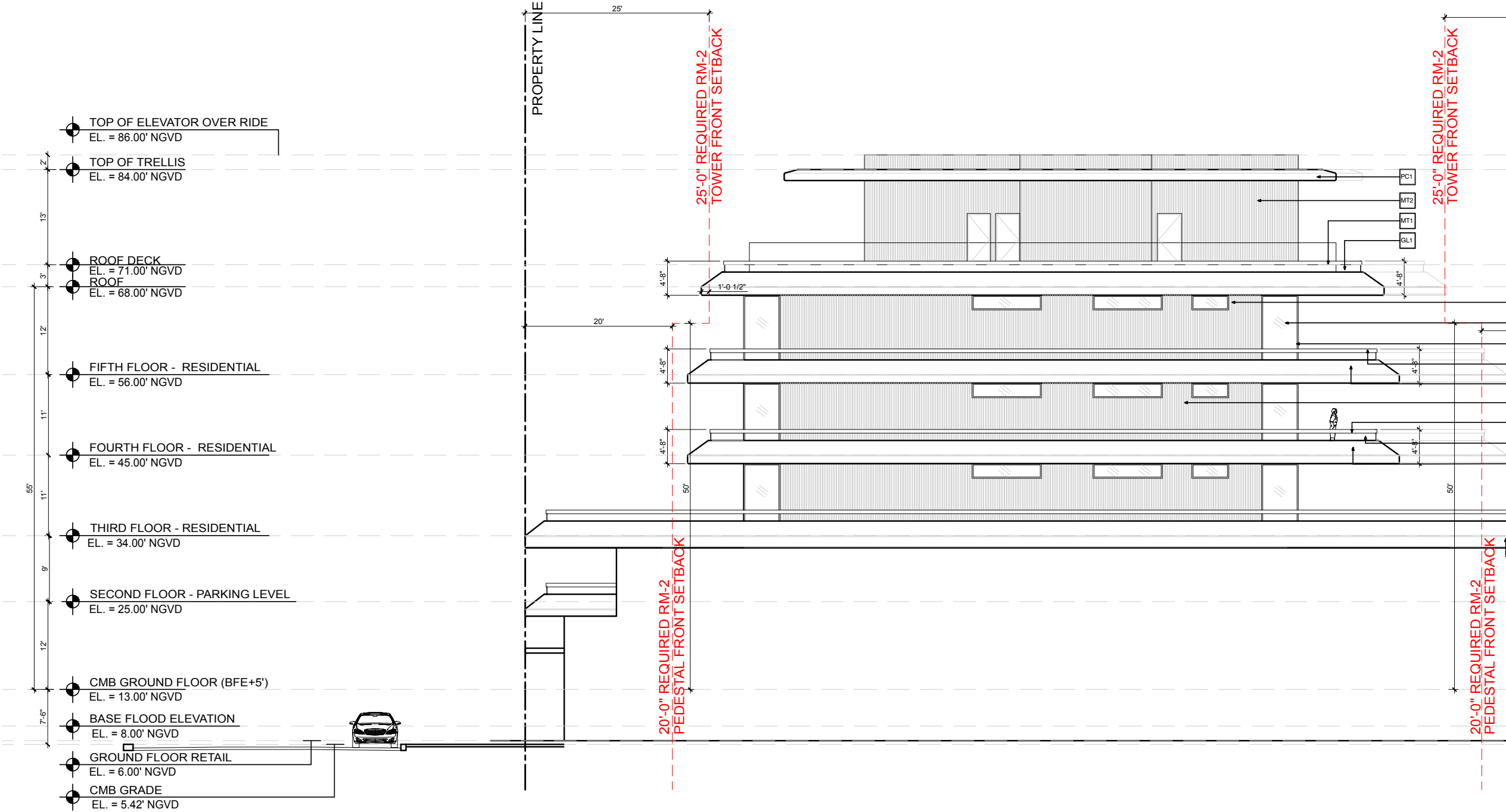


GL1
CLEAR IMPACT GLASS



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

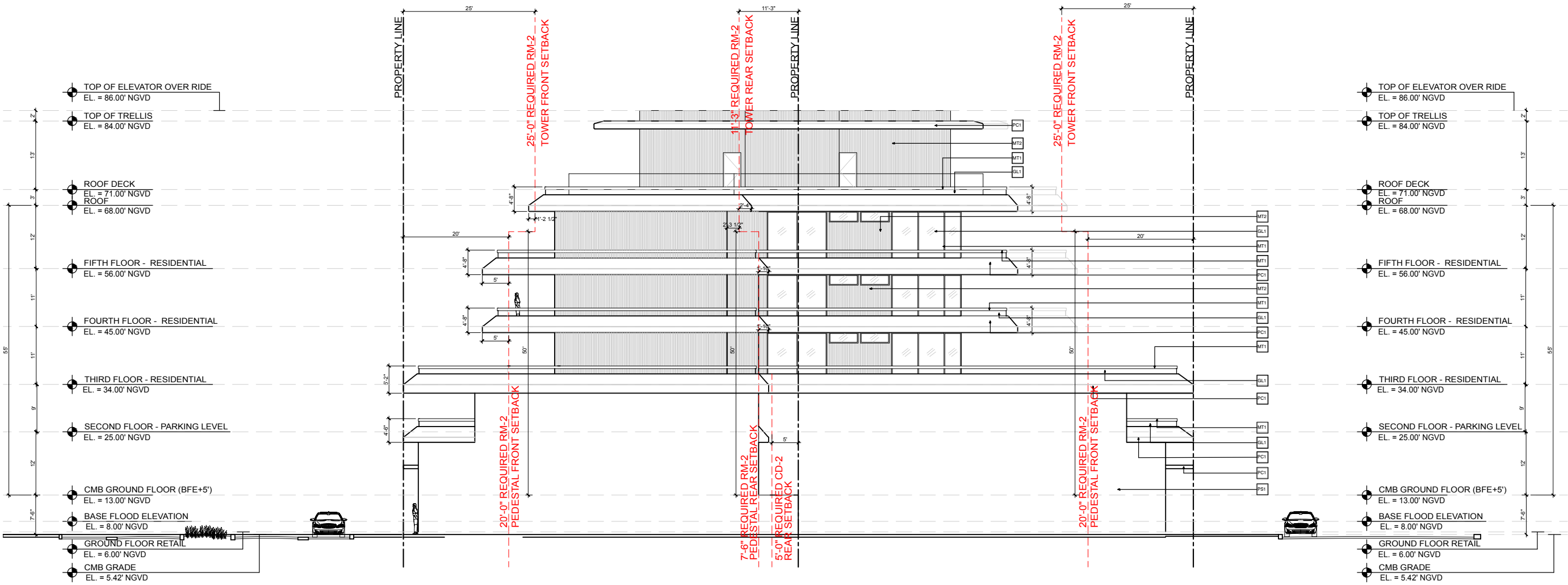


GL1
CLEAR IMPACT GLASS



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

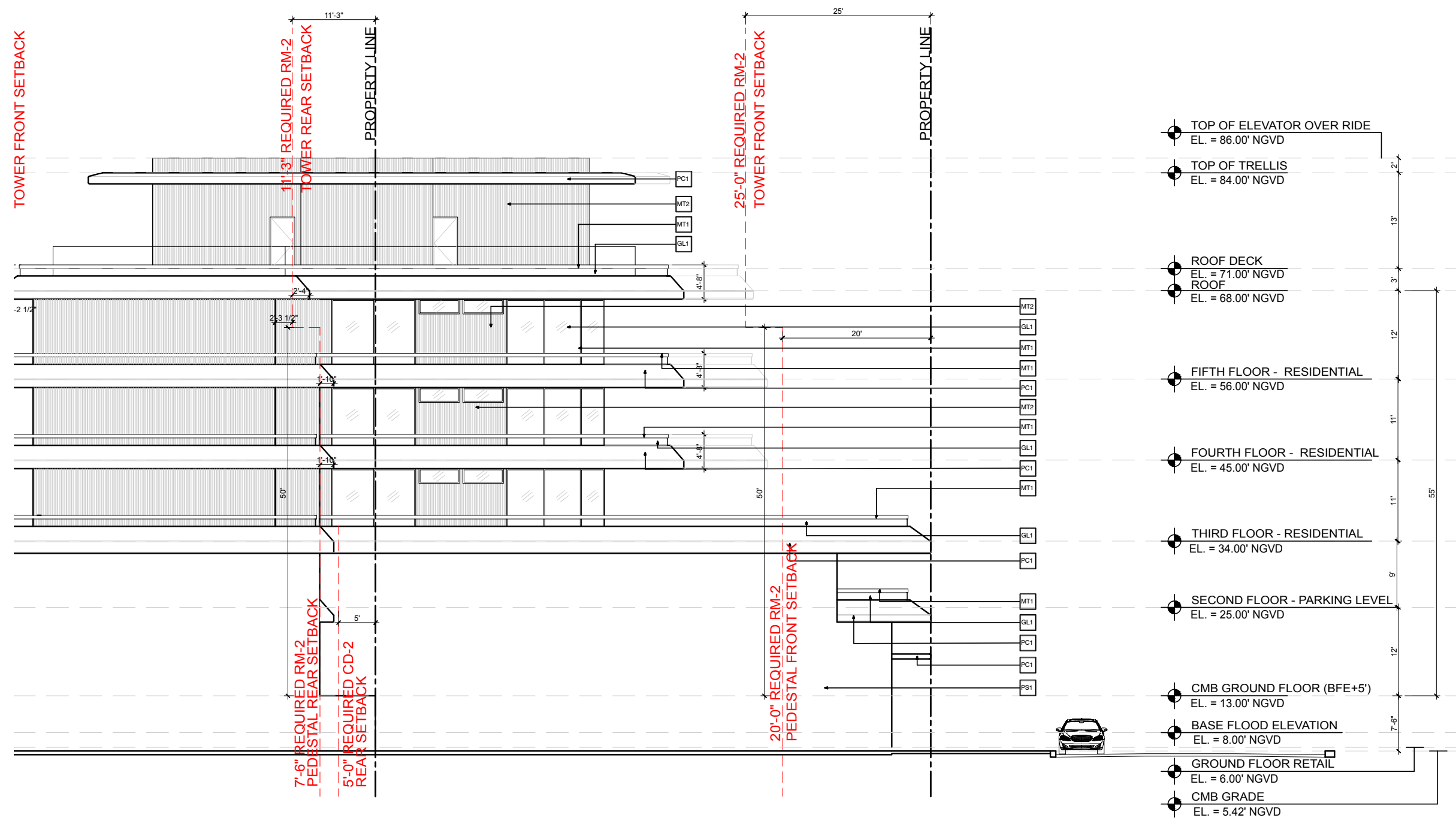


GL1
CLEAR IMPACT GLASS



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

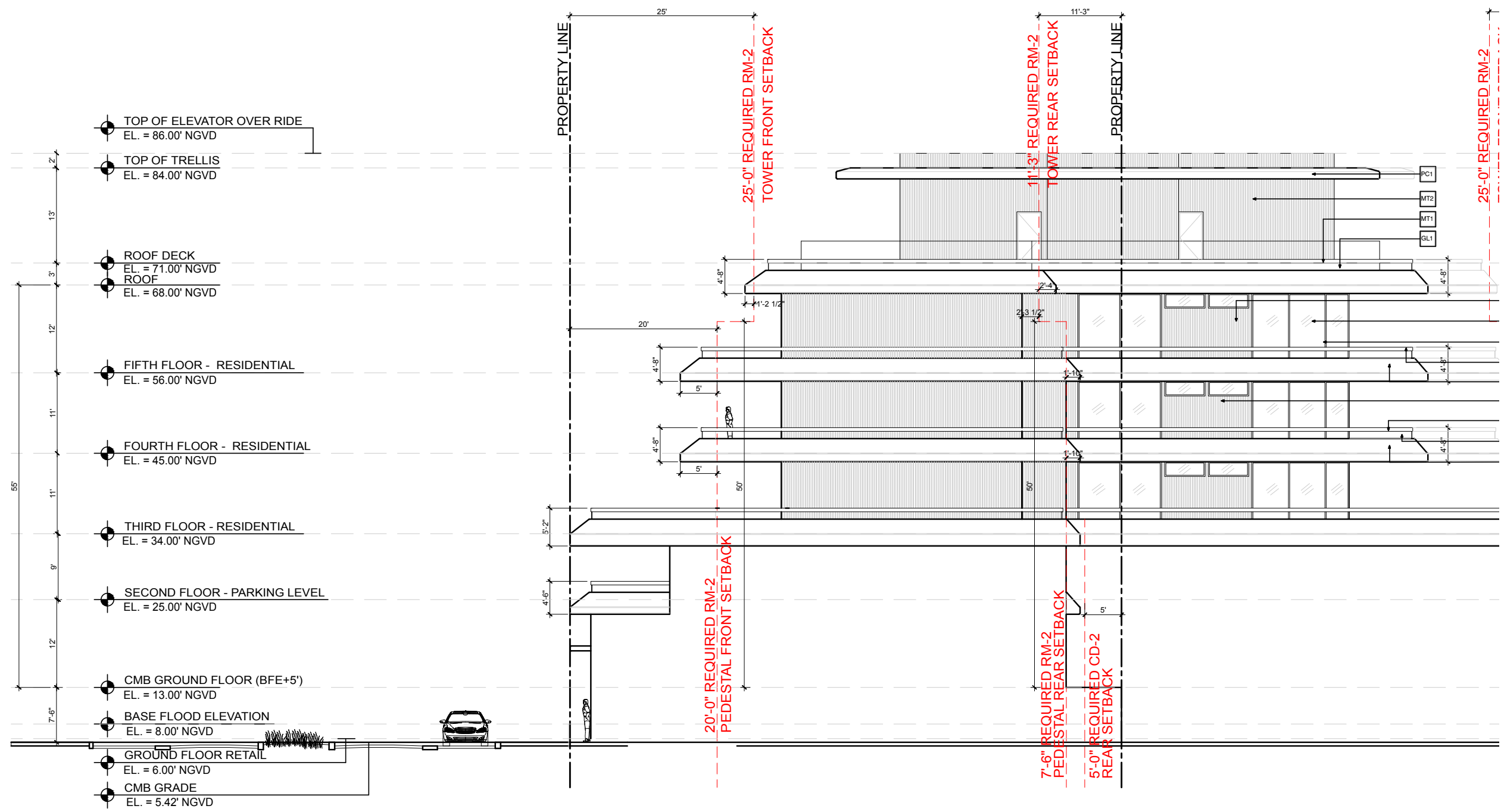


GL1
CLEAR IMPACT GLASS



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

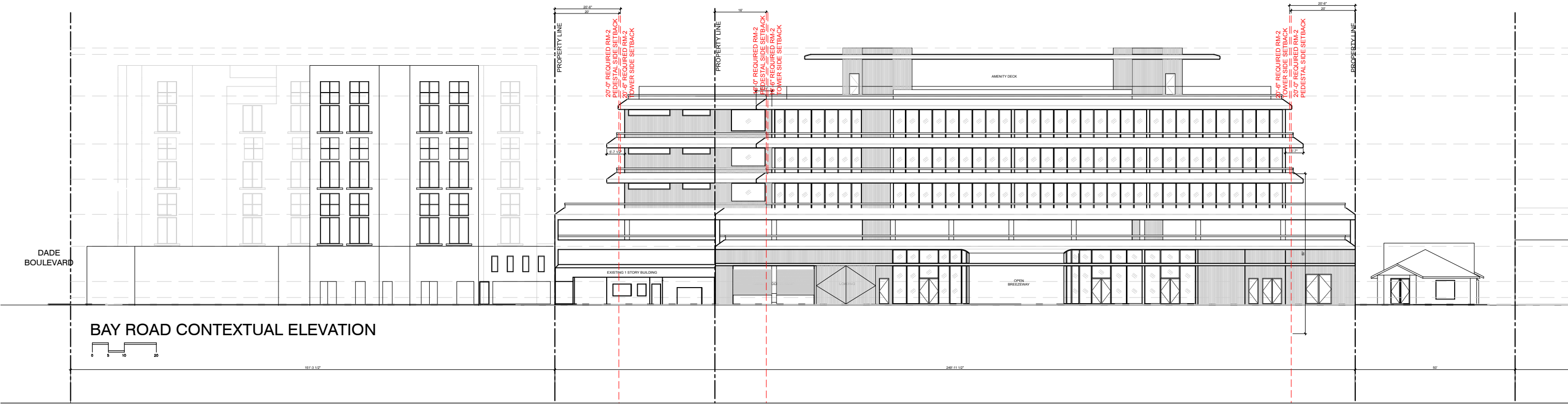
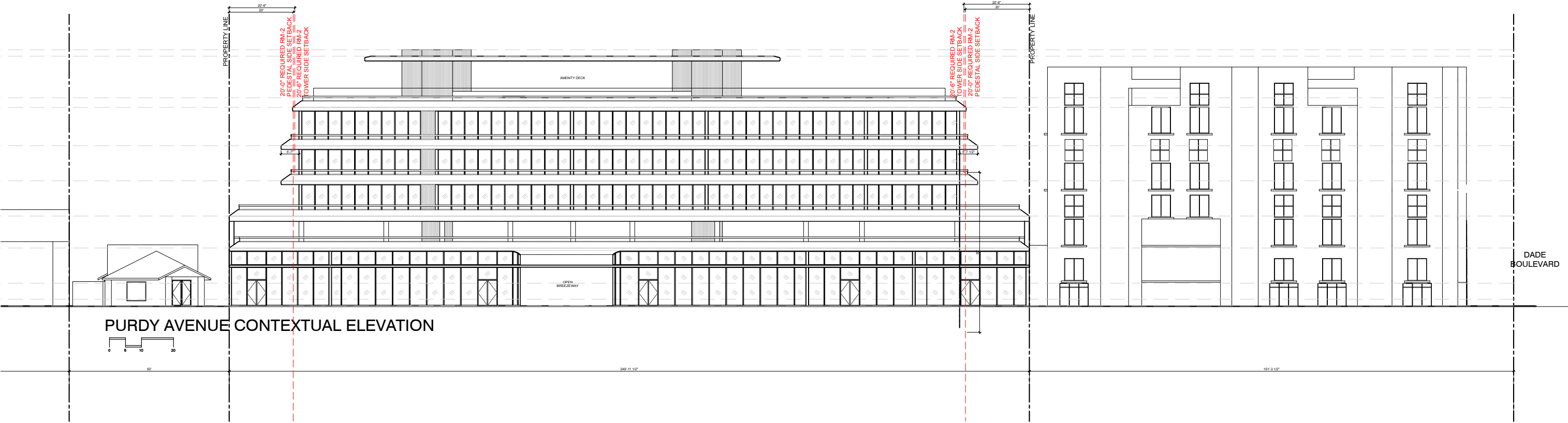


GL1
CLEAR IMPACT GLASS



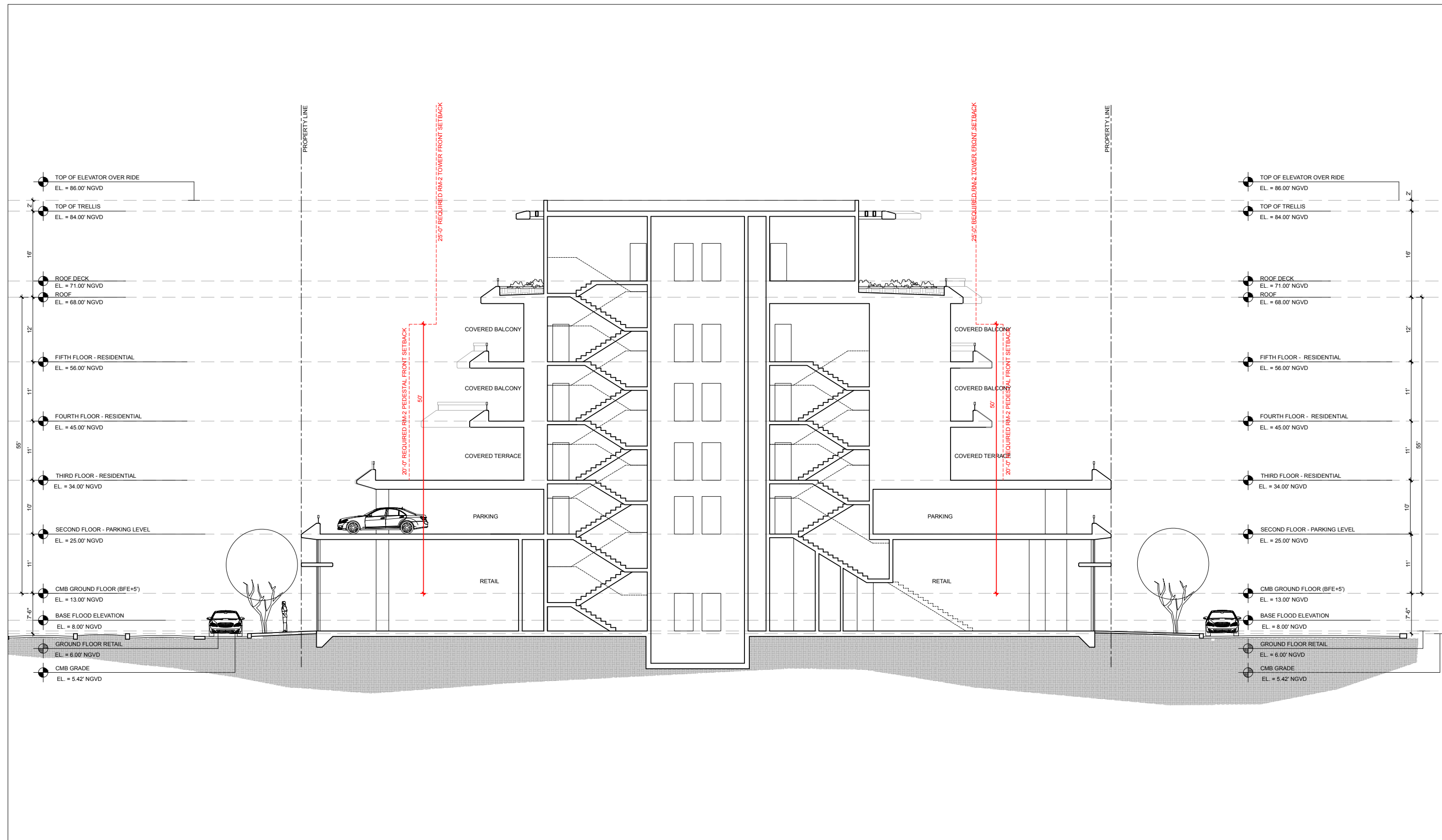
ST1
STONE PAVERS

CONTEXTUAL ELEVATION



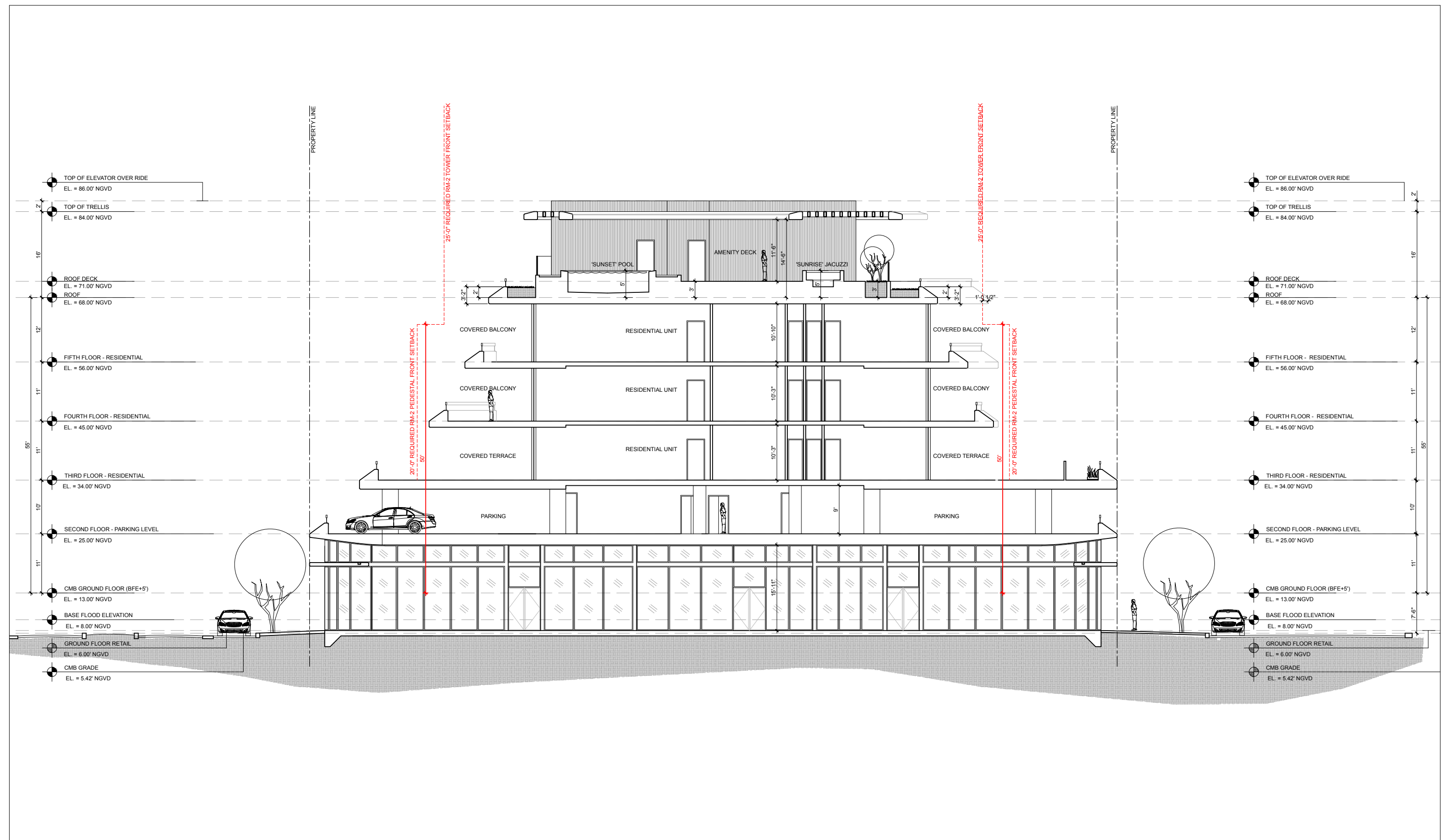
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TRANSVERSE SECTION



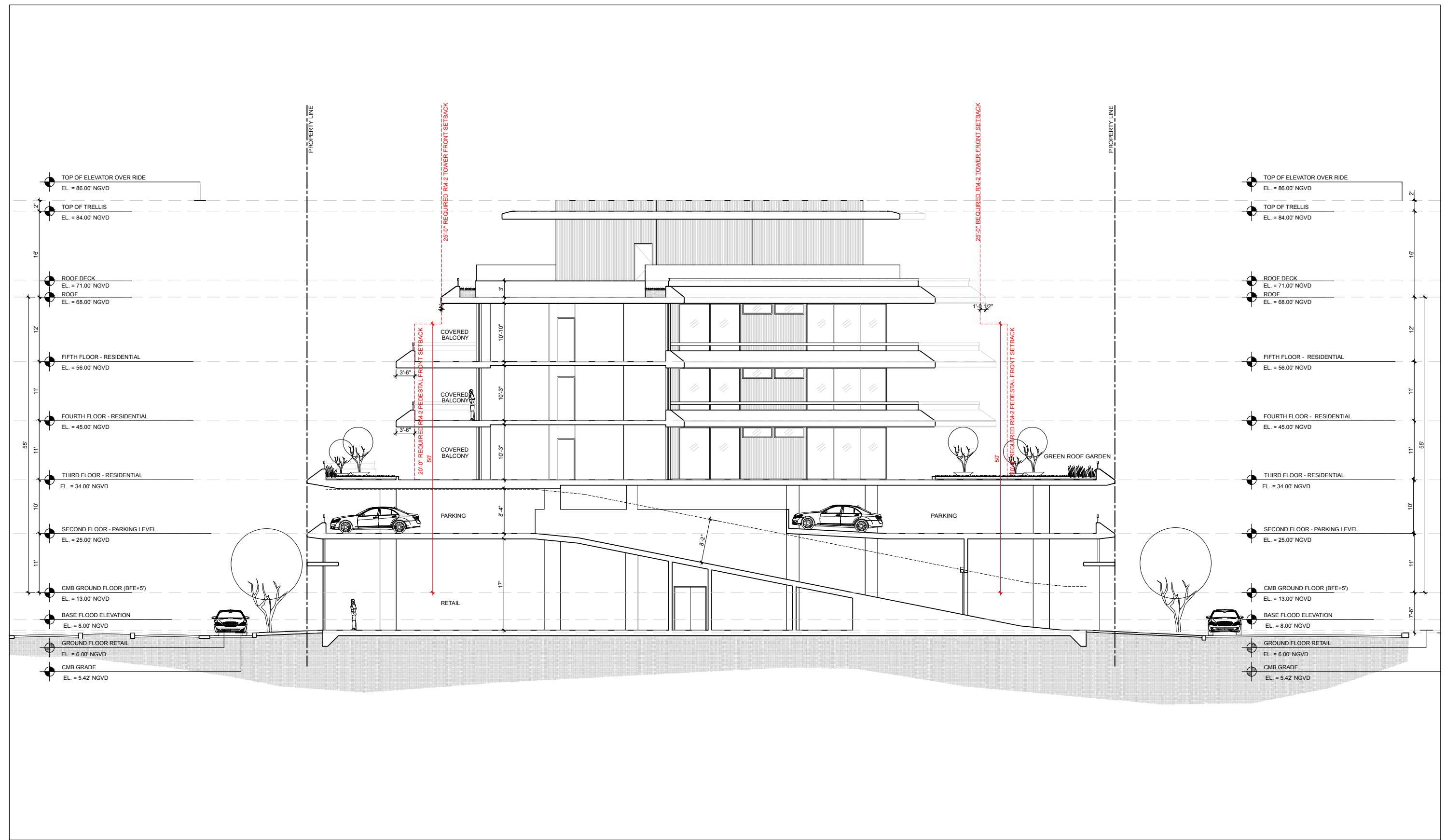
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TRANSVERSE SECTION



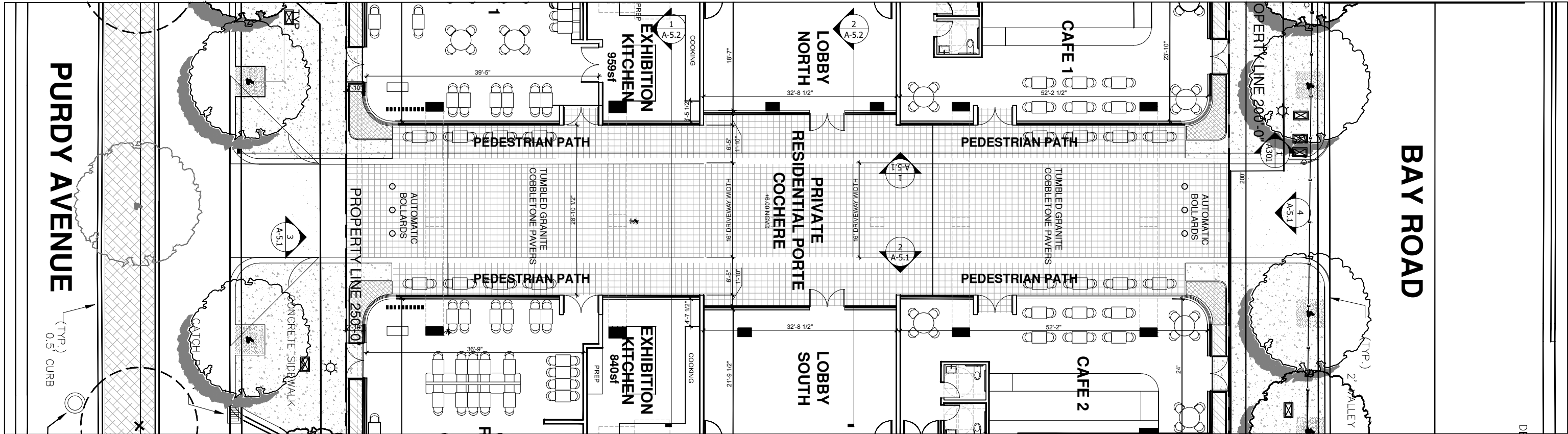
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TRANSVERSE SECTION

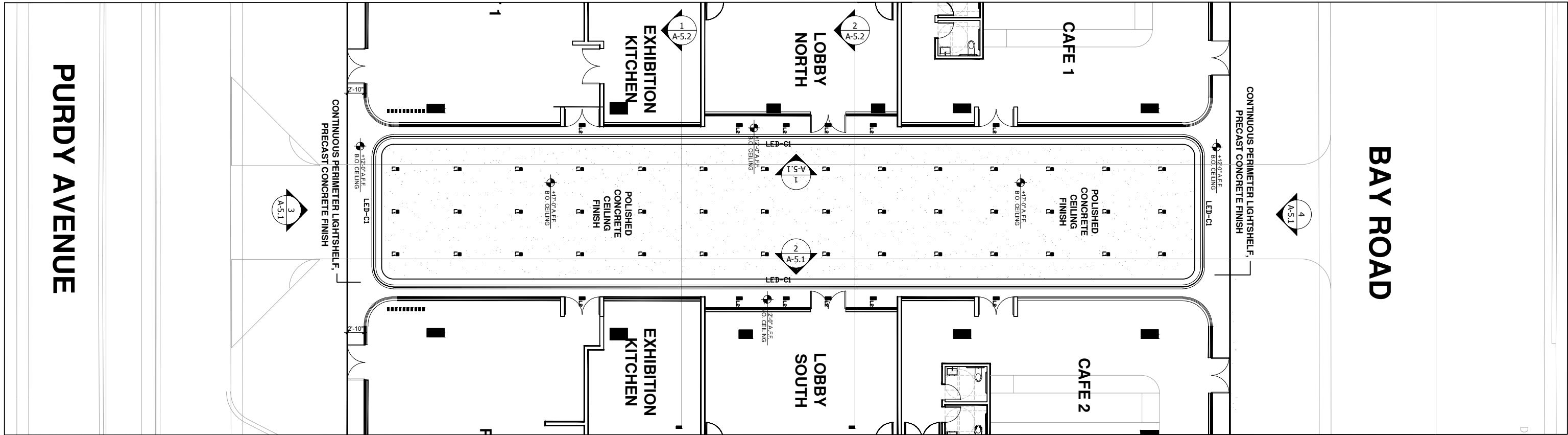


SCALE: 1/16"=1'-0"

BREEZEWAY- ENLARGED PLAN AND RCP



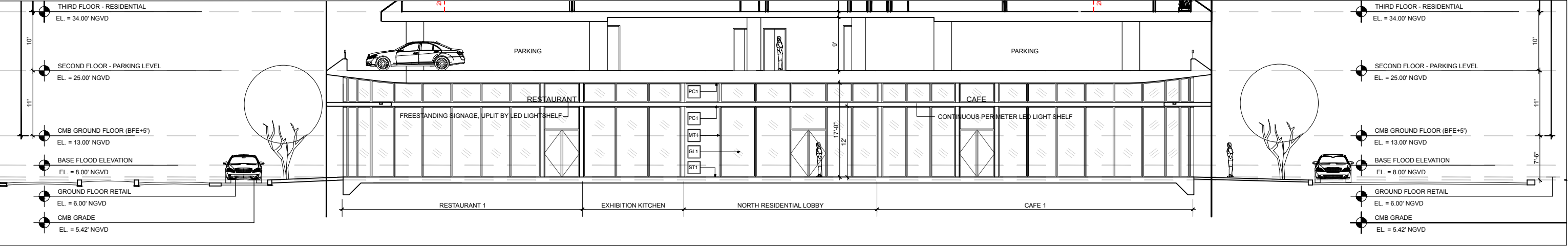
BREEZEWAY ENLARGED PLAN



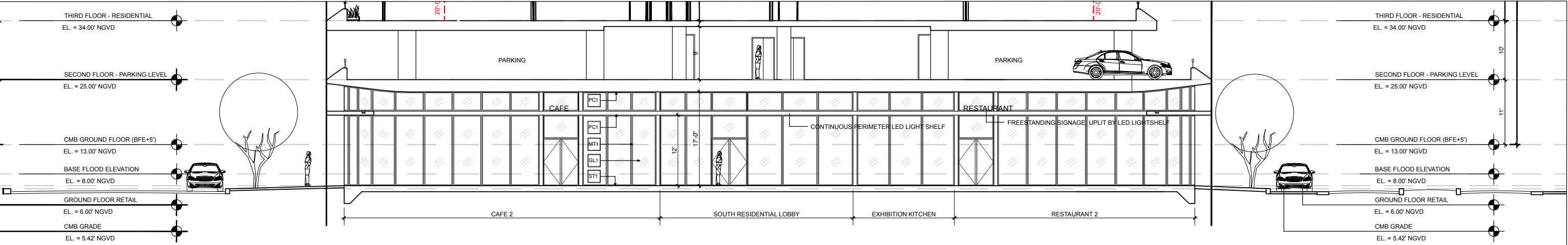
BREEZEWAY REFLECTED CEILING PLAN

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

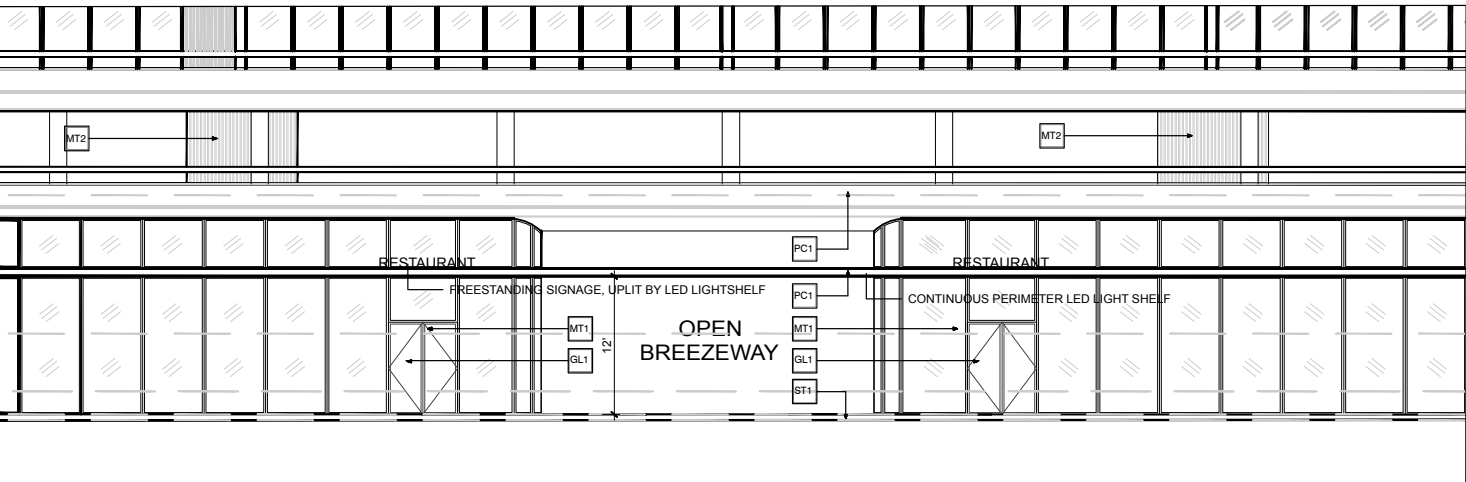
BREEZEWAY- ENLARGED ELEVATIONS



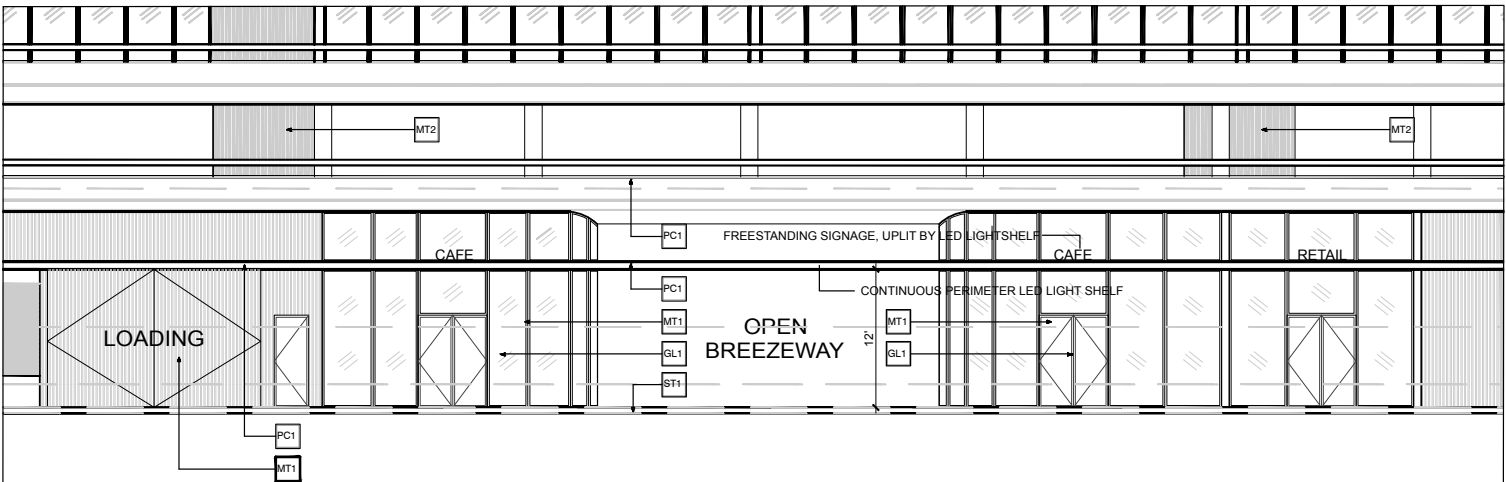
1 BREEZEWAY NORTH ELEVATION



2 BREEZEWAY SOUTH ELEVATION



3 BREEZEWAY WEST ELEVATION
MAIN ENTRY VIEW



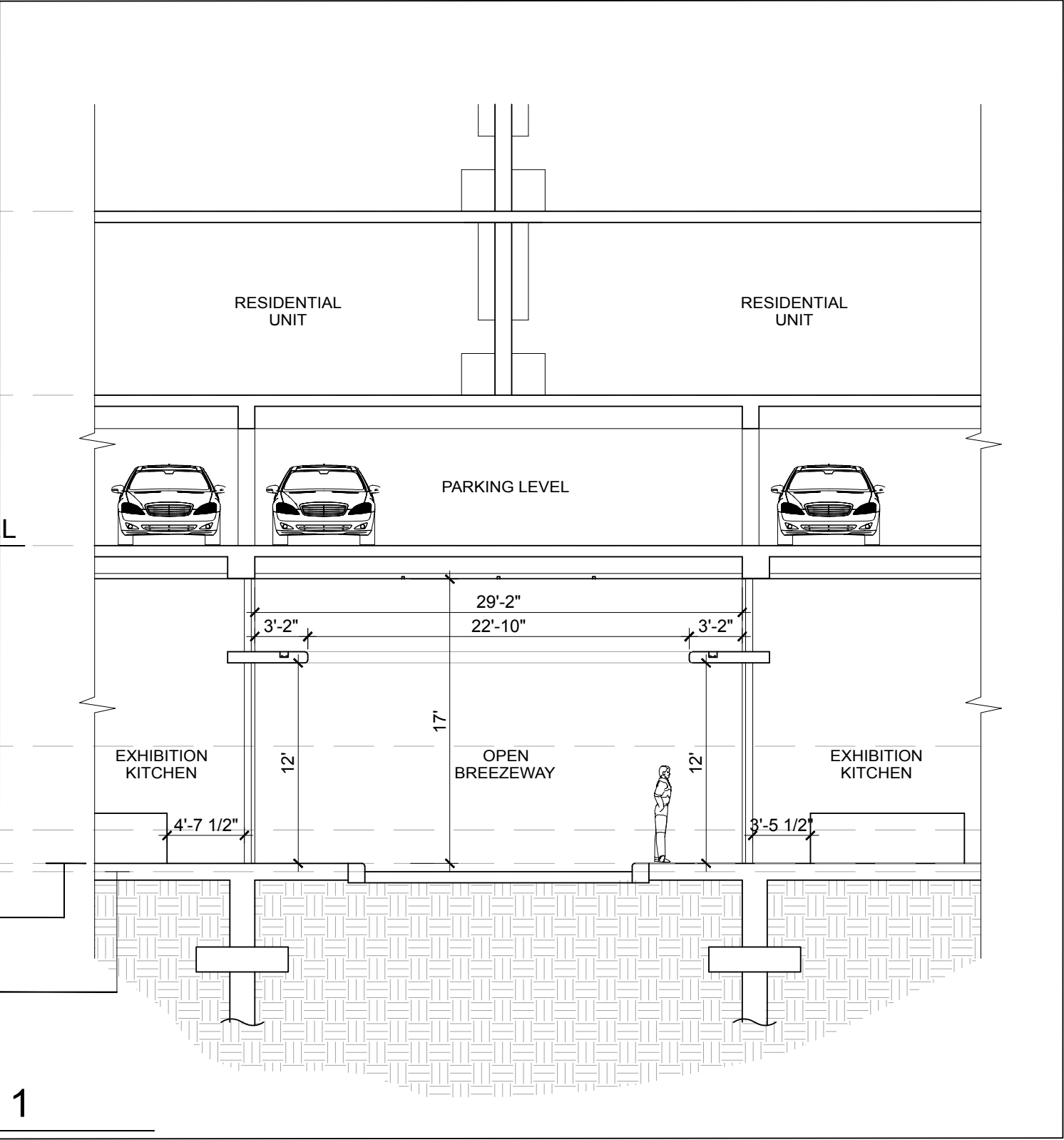
4 BREEZEWAY EAST ELEVATION

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

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

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

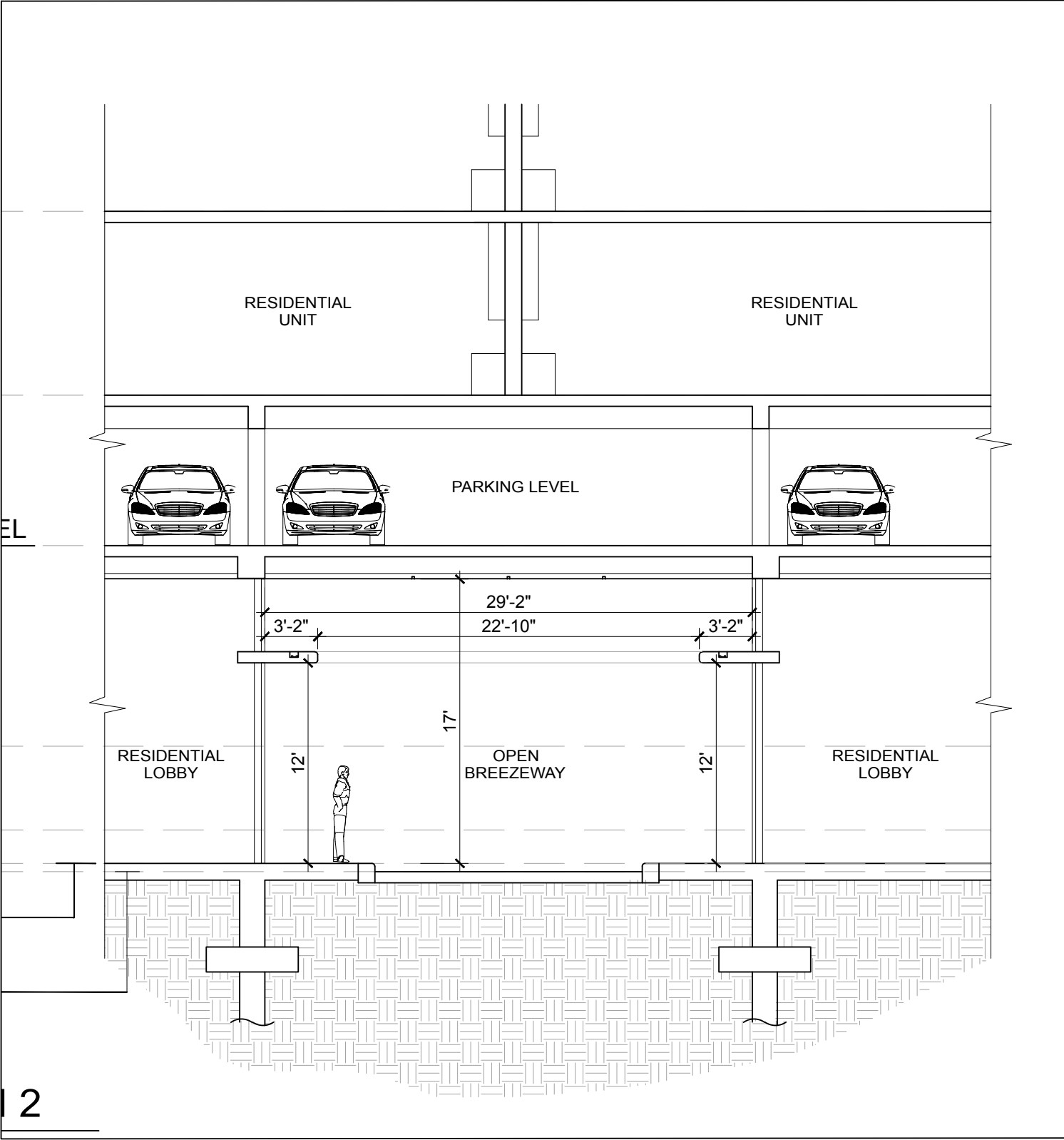
BREEZEWAY- ENLARGED SECTIONS



1 BREEZEWAY SECTION AT EXHIBITION KITCHENS

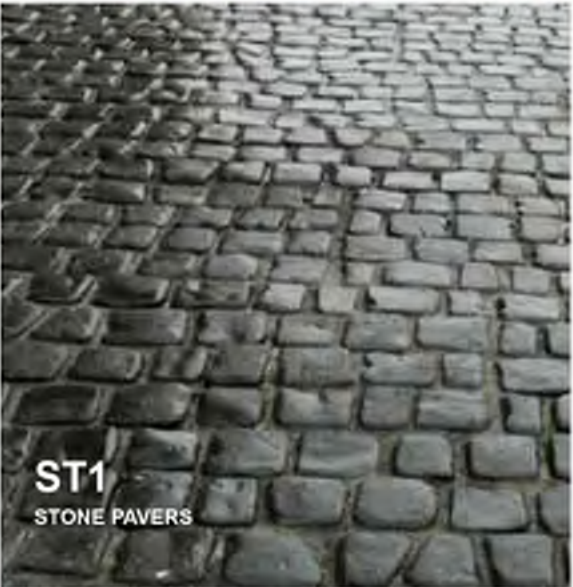
MAIN ENTRY VIEW

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

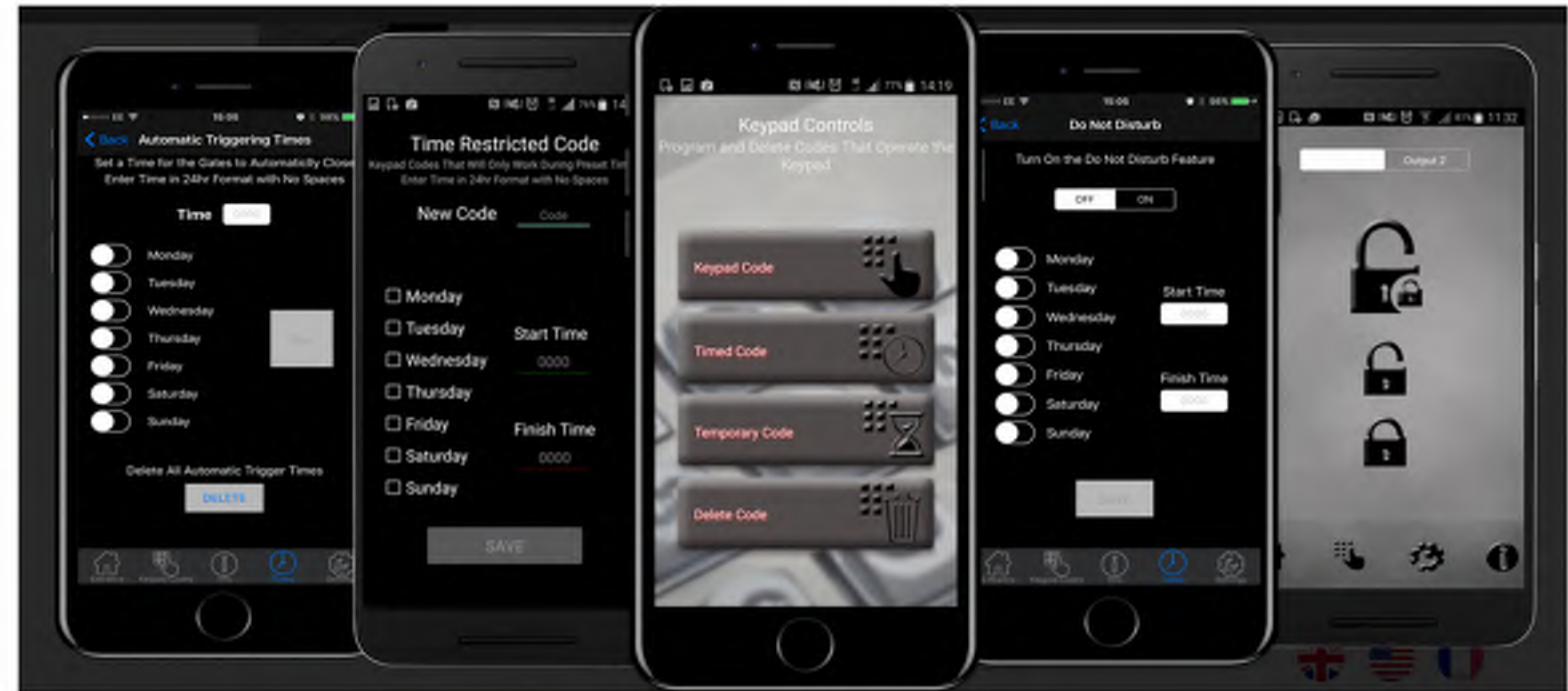
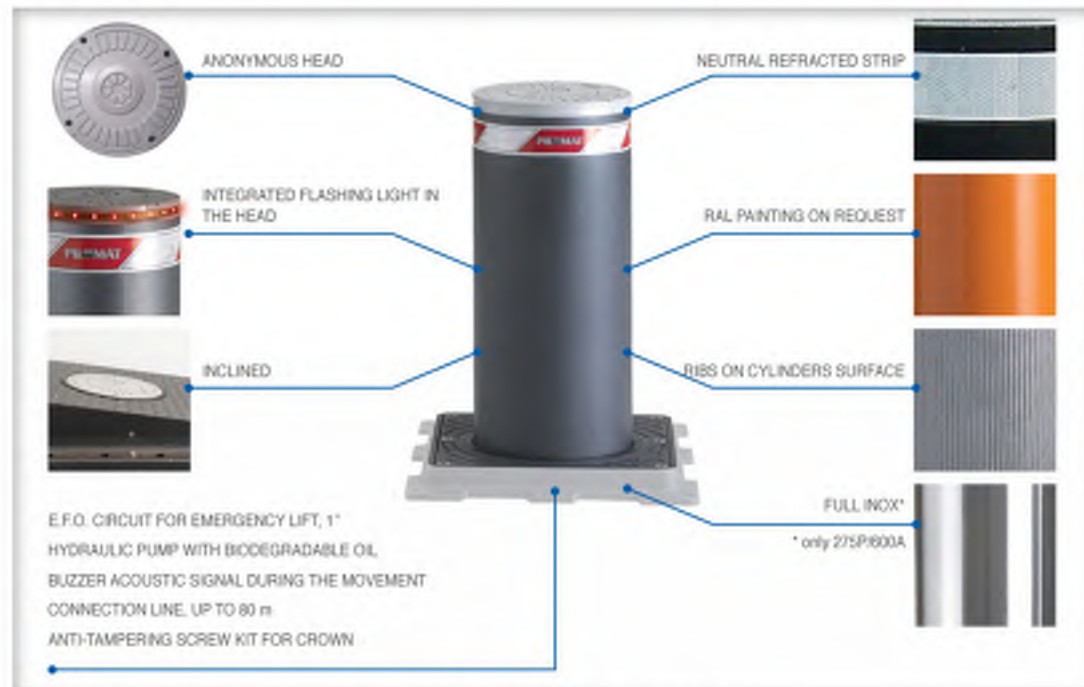


2 BREEZEWAY SECTION AT RESIDENTIAL LOBBIES

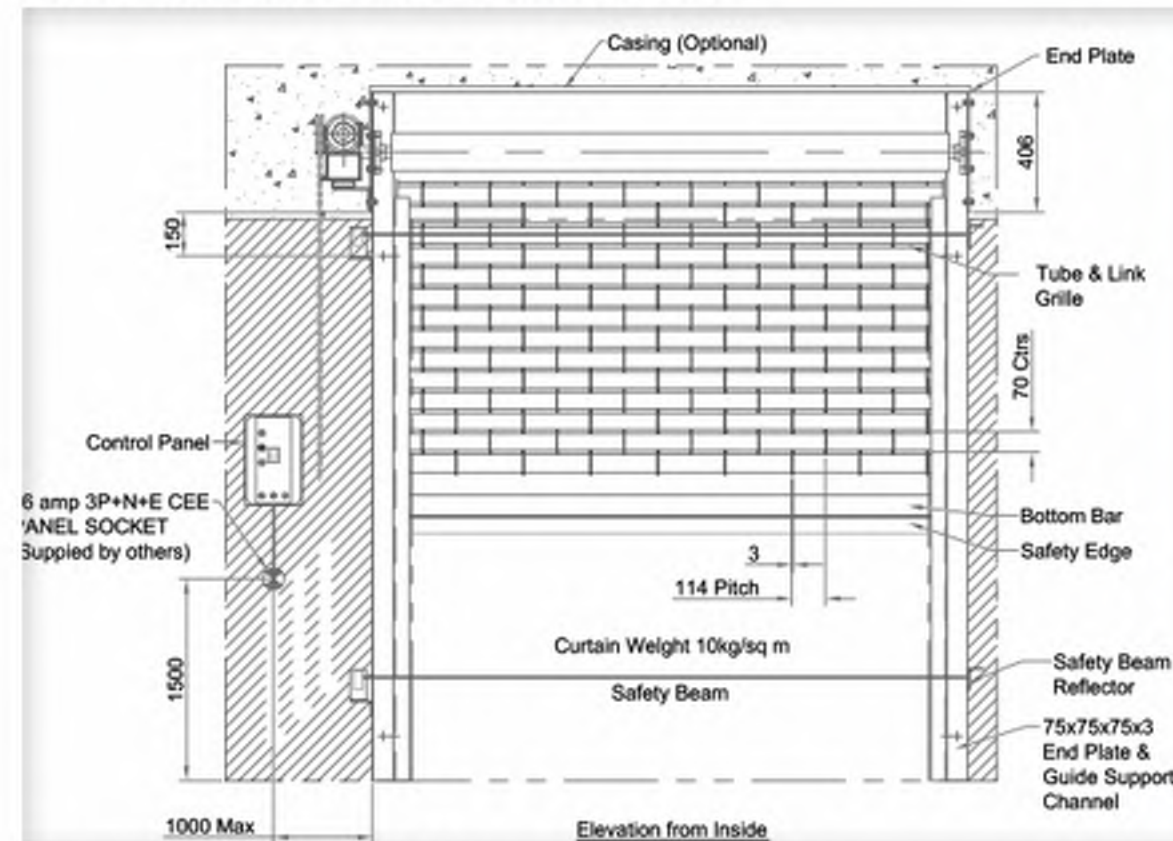
BREEZEWAY- MATERIALS AND FURNISHINGS



BOLLARDS + GARAGE AND LOADING GATES



BREEZEWAY VEHICULAR AUTOMATIC BOLLARDS



BRONZE FINISH SECURITY GATE





MAIN ENTRY VIEW



ROOFTOP VIEW



ROOFTOP VIEW



BREEZEWAY VIEW



SUNSET PARK | 1759 PURDY AVENUE | MIAMI BEACH, FLORIDA
SUNSET PARK FINAL DRB CAP SUBMITTAL - SEPTEMBER 07, 2018

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

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T 305.979.1585 | www.christophercawley.com

CHRISTOPHER CAWLEY, RLA
Florida License LA 6962785

DATE
09.07.2018

SHEET NO

L0.0



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



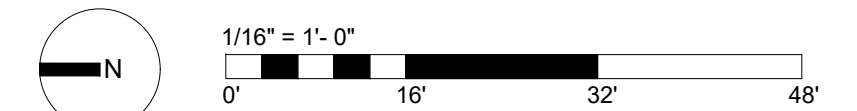
GREEN BUTTONWOOD TREE #7



LANDSCAPE PLAN LEGEND

- | | | | |
|-----|--|------|---|
| (A) | MIAMI BEACH ADDAPAVE SYSTEM WITH LANDSCAPE UPLIGHTS + IRRIGATION | (ST) | STREET TREE: SUBJECT TO THE REVIEW + APPROVAL OF THE CMB URBAN FORESTER |
| (B) | SILVA CELL OR APPROVED EQUAL TO BE INSTALLED UNDER THE HARDSCAPE AREAS ADJACENT TO ALL PROPOSED CANOPY SHADE TREES | (CT) | CODE TREE |
| (C) | AUTOMATIC BOLLARDS | | |

GROUND LEVEL LANDSCAPE PLAN



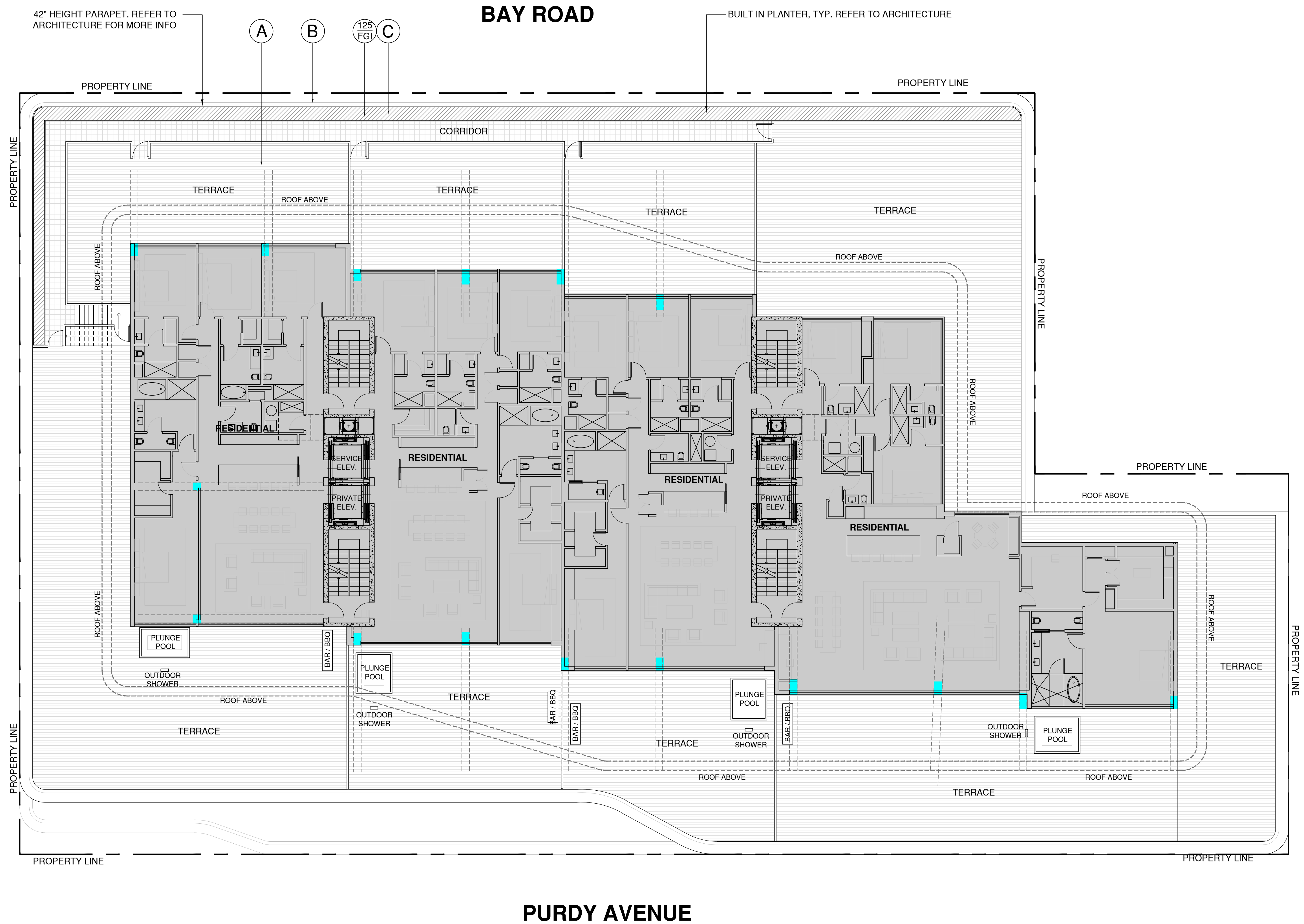
SUNSET PARK
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DATE
09.07.2018

SHEET NO

L2.0



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

3/32" = 1'-0"

0' 10' 20' 30'

SUNSET PARK
1759 PURDY AVENUE, MIAMI BEACH, FLORIDA

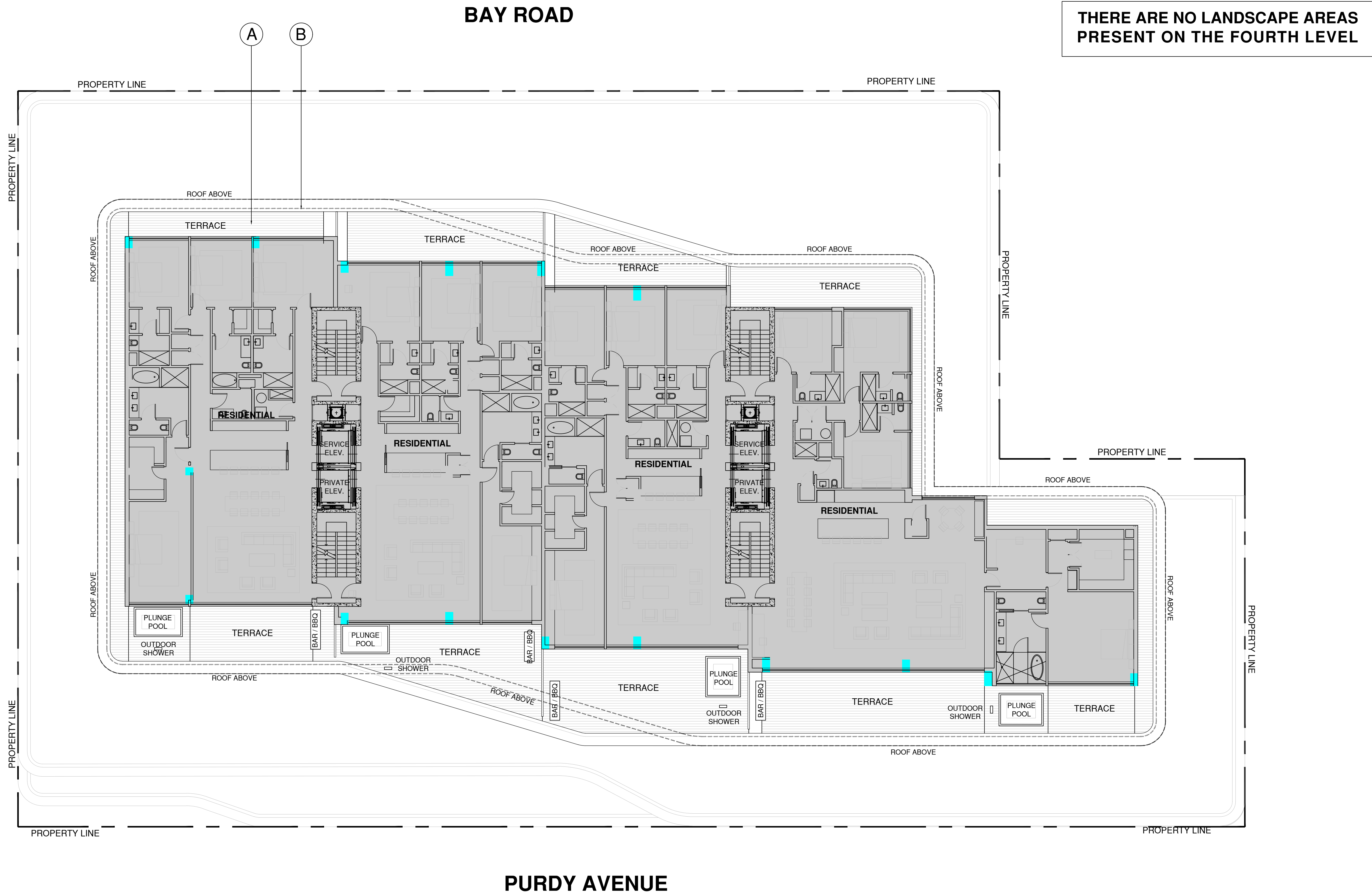
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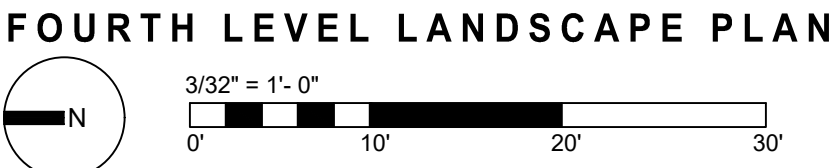
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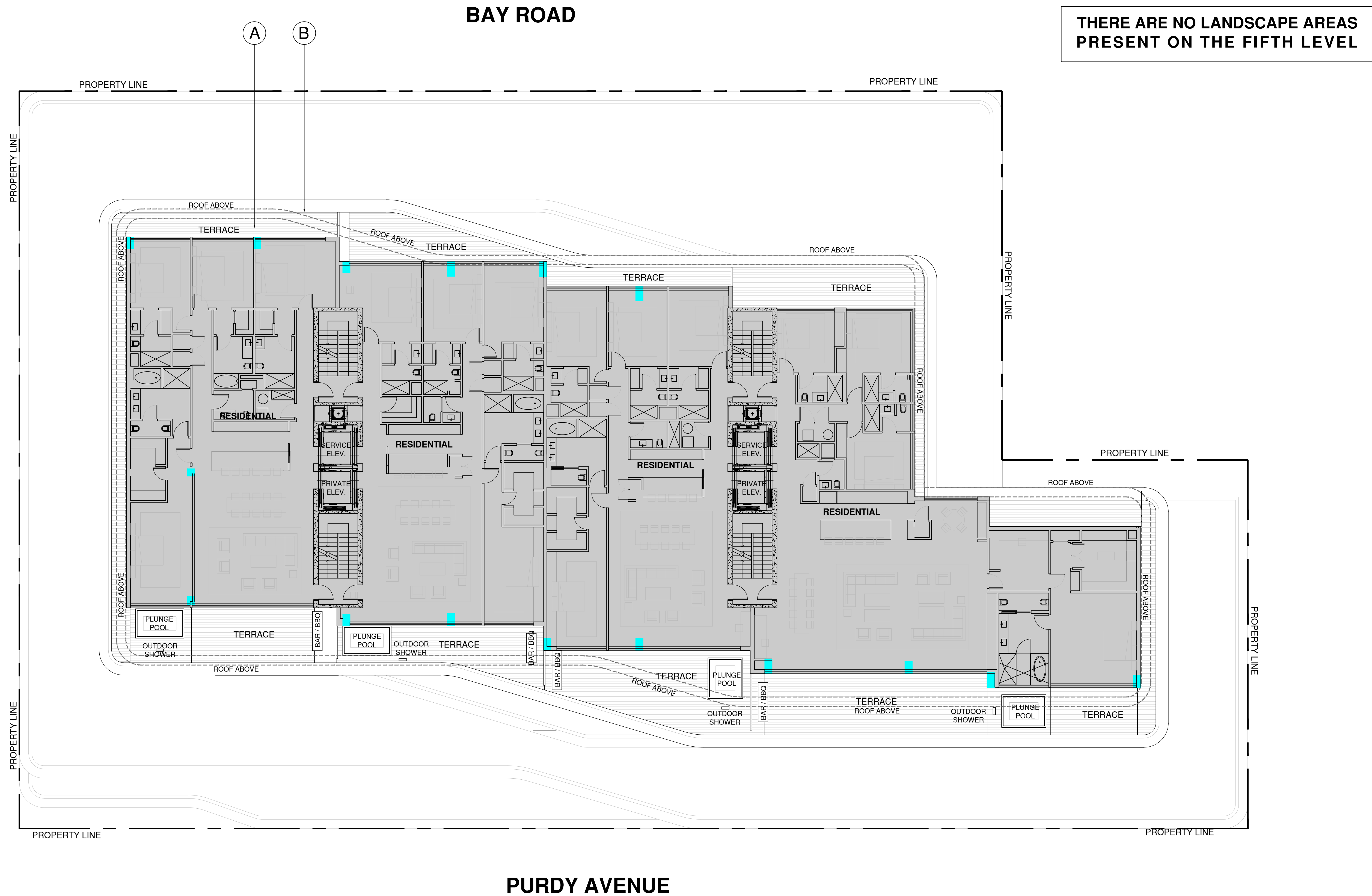
L2.1



LANDSCAPE PLAN LEGEND

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





LANDSCAPE PLAN LEGEND

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



SUNSET PARK
1759 PURDY AVENUE, MIAMI BEACH, FLORIDA

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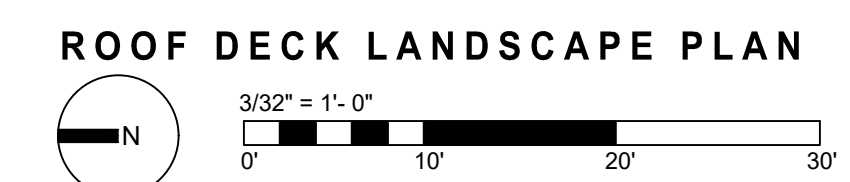
SHEET NO

L2.3



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

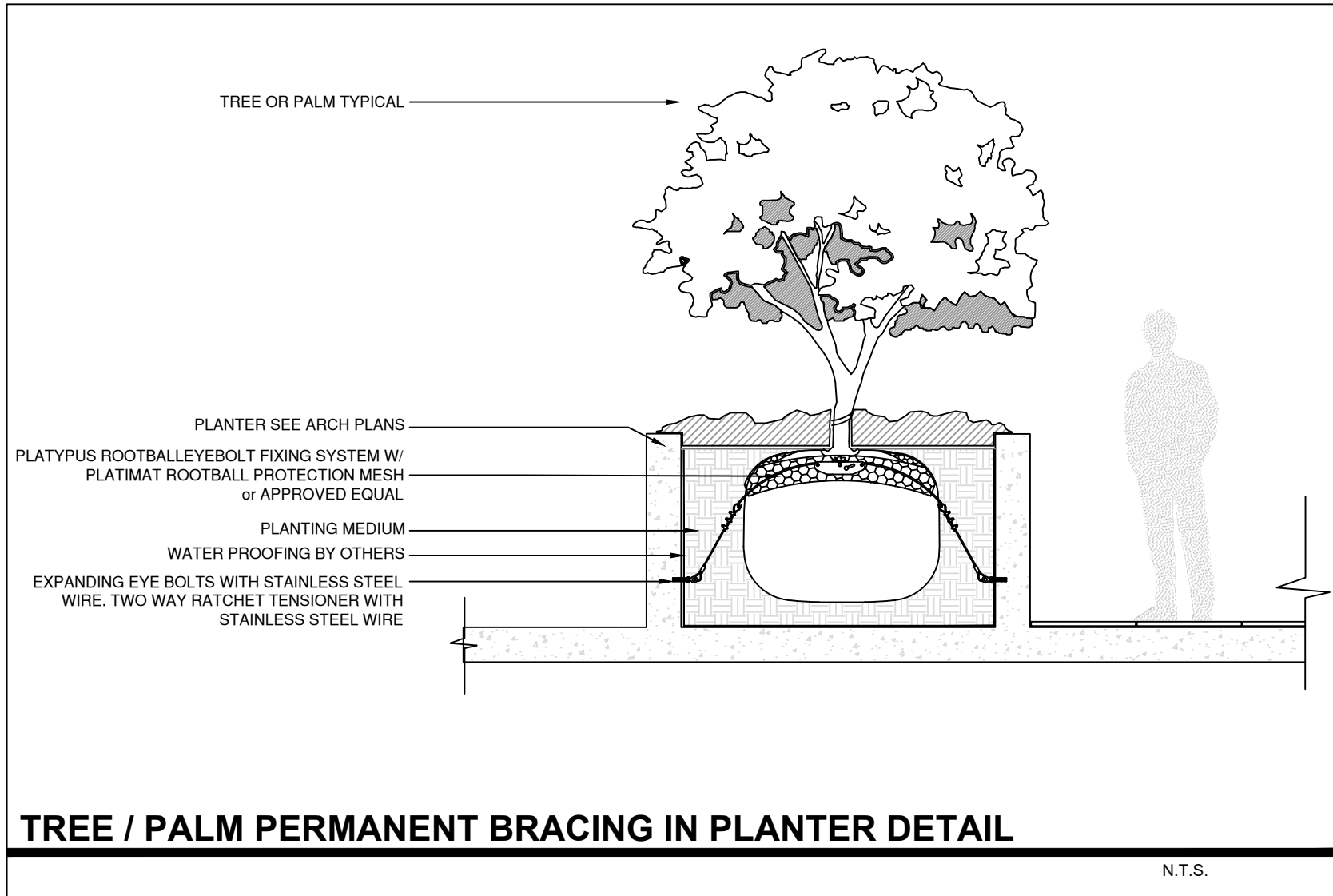
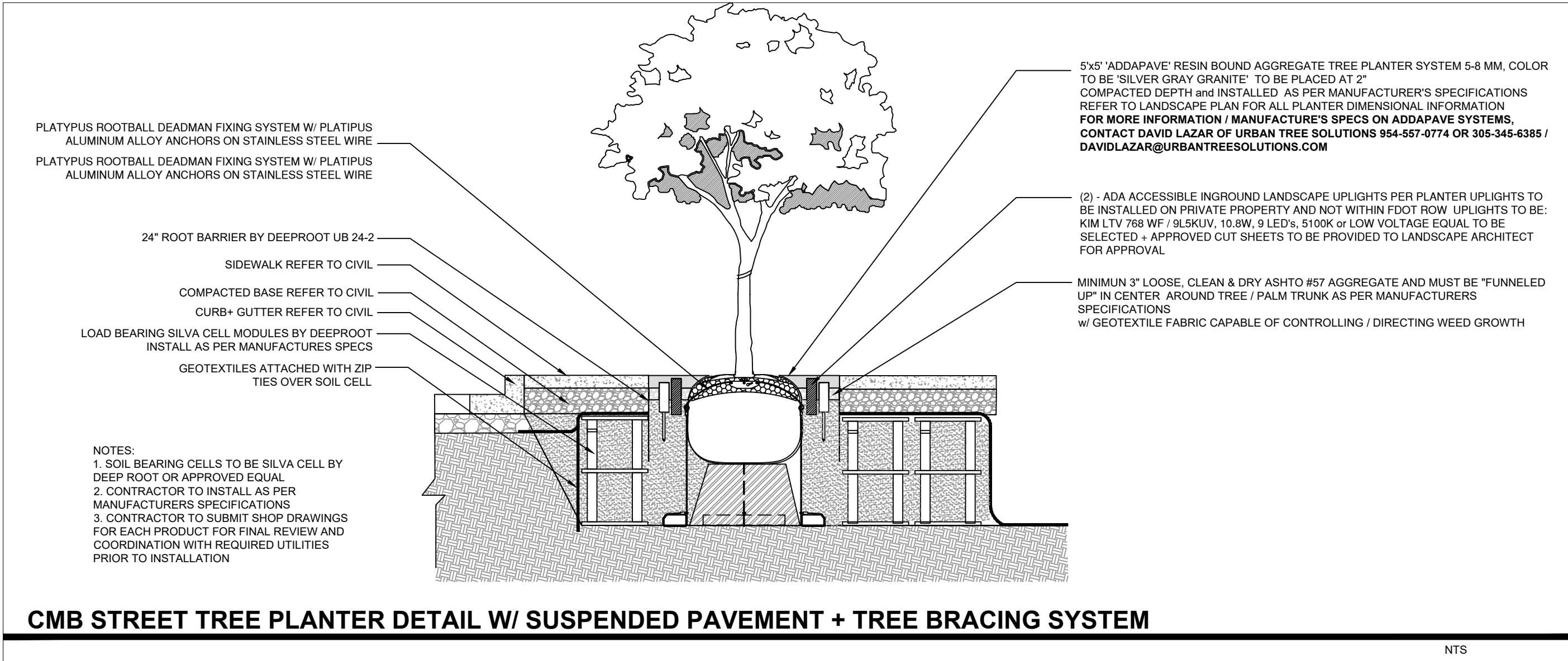
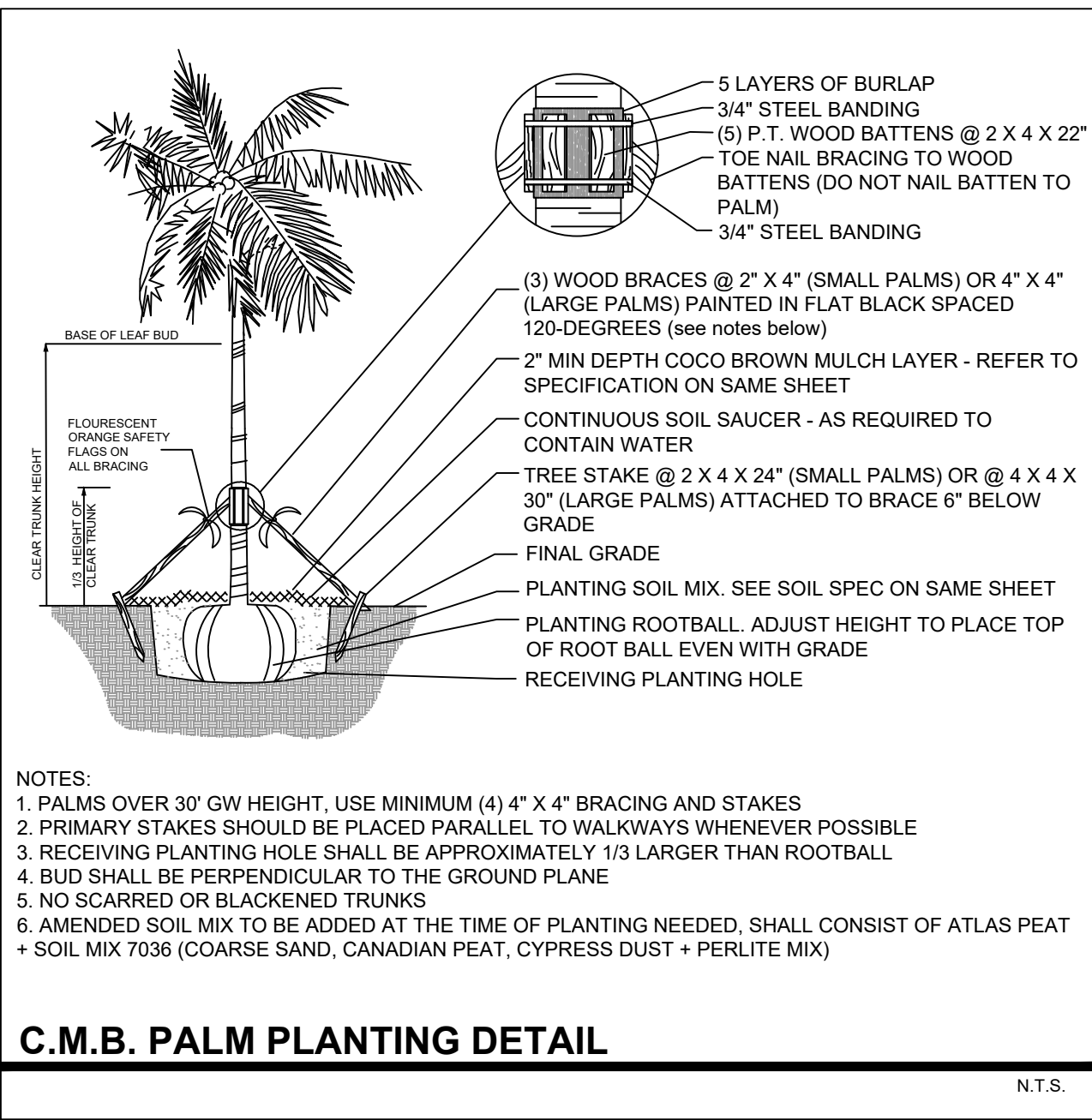
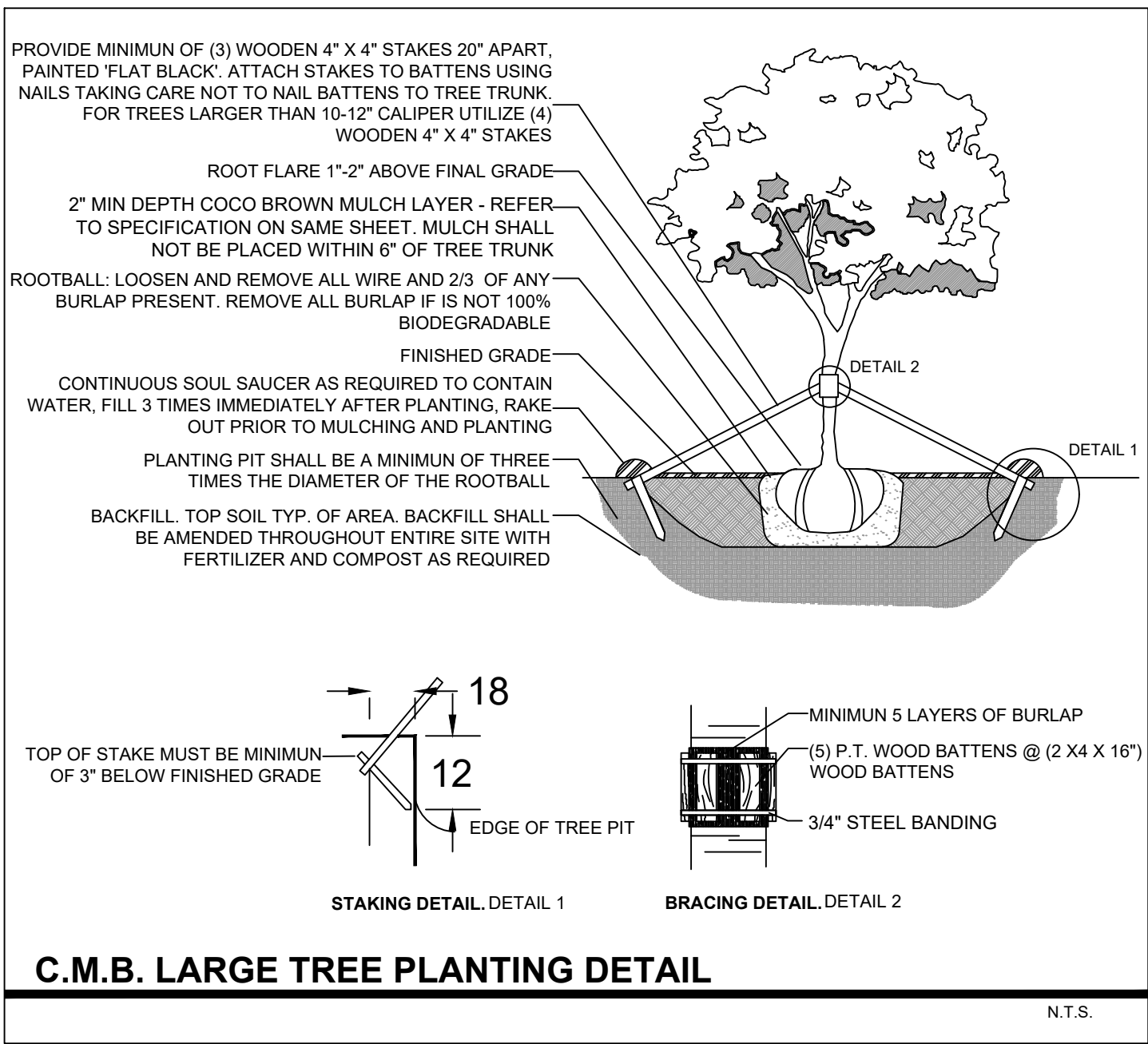
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DATE
09.07.2018

SHEET NO

L2.4



| 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 |



EF / SPANISH STOPPER TREE



TR / THATCH PALM



CR / CLUSIA ROSEA TREE



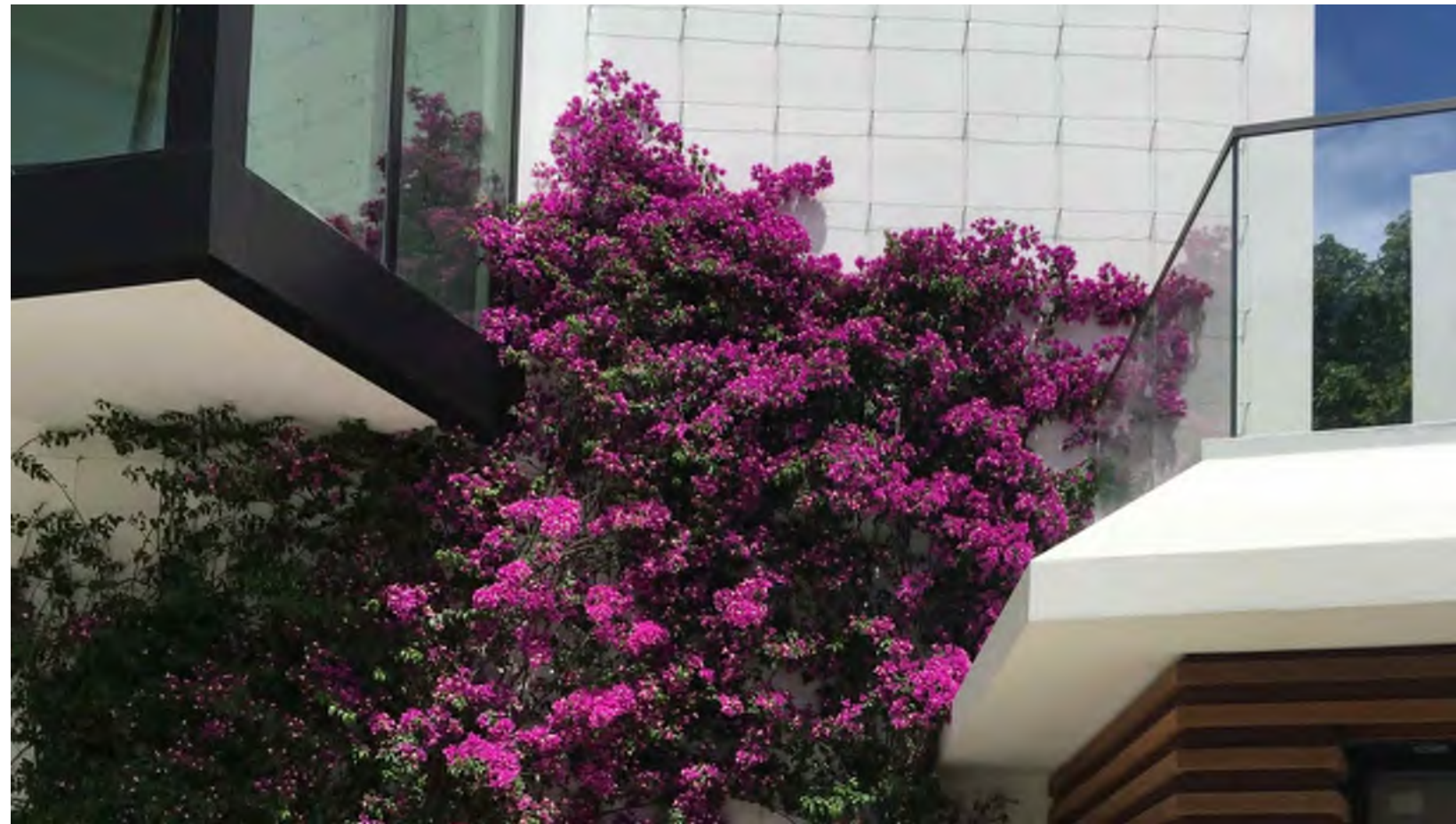
MF / SIMPSONS STOPPER TREE



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