



1745 W 24 ST, MIAMI BEACH

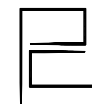
MIAMI BEACH DRB21-0759 - FINAL SUBMITTAL

◦ NEW 2 STORY HOME REPLACING EXISTING 2 STORY PRE-1942 HOME



MIAMI BEACH DRB 21-0759 - FINAL SUBMITTAL

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



PRESCHEL + BASSAN
STUDIO

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

G-01

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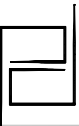
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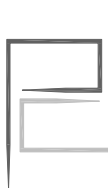
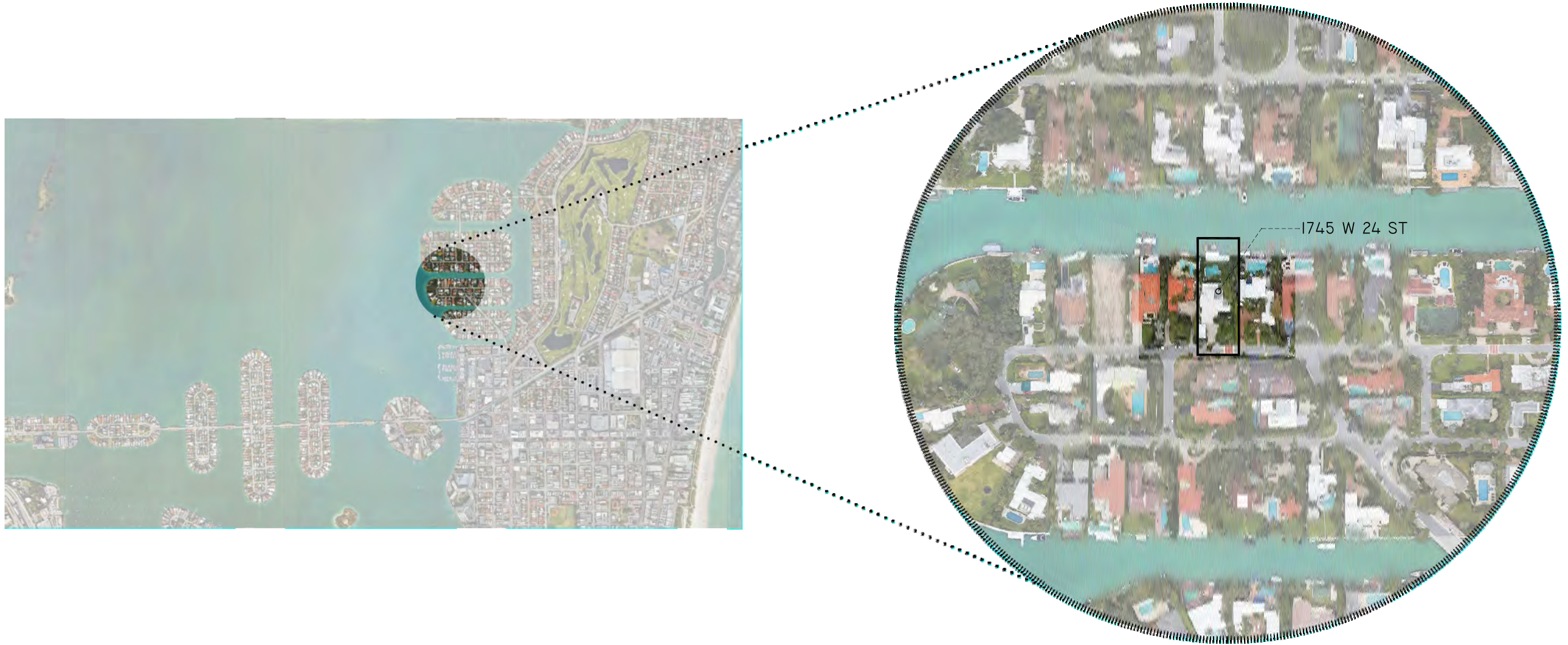
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FILE N# DRB21-0759

ITEM #	ZONING INFORMATION					ZONING INFORMATION	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
1	ADDRESS	1745 W 24 STREET, MIAMI BEACH FL, 33140			17	HEIGHT	24'	N/A	24'	
2	FOLIO NUMBER	02-3228-001-1840								
3	BOARD AMD FILE NUMBER				18	SETBACKS				
4	YEAR BUILT	1937	ZONING DISTRICT	RS-3	19					
5	BASED FLOOD ELEVATION	+8.0 FT	GRADE VALUE IN NGVD	+4.37 FT	20	FRONT	30'	N/A	30'	
6	ADJUSTED GRADE (FLOOD+GRADE/2)	+6.19 FT	FREE BOARD	+9 FT (1 FT)	21	EAST SIDE	10'	N/A	11'-7"	
7	LOT AREA	13,154 SFT			22	WEST SIDE	10'	N/A	10'-8"	
8	LOT WIDTH	75.17 FT	LOT DEPTH	175 FT	23	REAR	26.25'	N/A	29'-8"	
9	MAX LOT COVERAGE SF AND %	30% = 3,946 SFT	PROPOSED LOT COVERAGE SF AND %	29.28% = 3,851 SFT	24	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET)	N/A	N/A	N/A	
10	EXISTING LOT COVERAGE SF AND %		LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF							
11	FRONT YARD OPEN SPACE SF AND %	68.6% = 1,031.6 SFT	REAR YARD OPEN SPACE SF AND %	70.24% = 1,382.5 SFT	25	ACCESSORY STRUCTURE REAR				
12	MAX UNIT SIZE SF AND %	50% = 6,577 SFT	PROPOSED UNIT SIZE SF AND %	48.9% = 6,435 SFT	26	SUM OF SIDE YARD	20' MIN	N/A	22'-3"	
13	EXISTING FIRST FLOOR UNIT SIZE		PROPOSED UNDERSTORY UNIT SIZE SF AND %	N/A	27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	N/A			
14	EXISTING SECOND FLOOR UNIT SIZE		PROPOSED FIRST FLOOR UNIT SIZE SF AND %	3,665 SFT						
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %	2,770 SFT	28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE	N/A			
16			PROPOSED ROOF DECK AREA SF AND %	696 SFT = 24.7% 2ND FLOOR AREA (2,809 SF)	29	DETERMINATED TO BE ARCHITECTURALLY SIGNIFICANT?	YES			
					NOTES					
					IF NOT APPLICABLE WRITE N/A					
					ALL OTHER DATA INFORMATION SHOULD BE PRESENTED LIKE THE ABOVE FORMAT					





LOCATION - 1/2 MI RADIUS

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A-02



00 LOCATION MAP



02 NORTH FACADE (REAR VIEW)



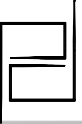
01 SOUTH FACADE (FRONT VIEW)



03 STREET VIEW



EXISTING CONDITIONS
SUNSET ISLAND RESIDENCE
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00 LOCATION MAP



02 NEIGHBORING PROPERTY ACROSS 24TH ST



01 WEST NEIGHBORING PROPERTY - STREET VIEW



03 EAST NEIGHBORING PROPERTY - STREET VIEW

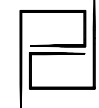


04 NEIGHBORING PROPERTIES ACROSS CANAL



EXISTING CONDITIONS - NEIGHBORING SITES

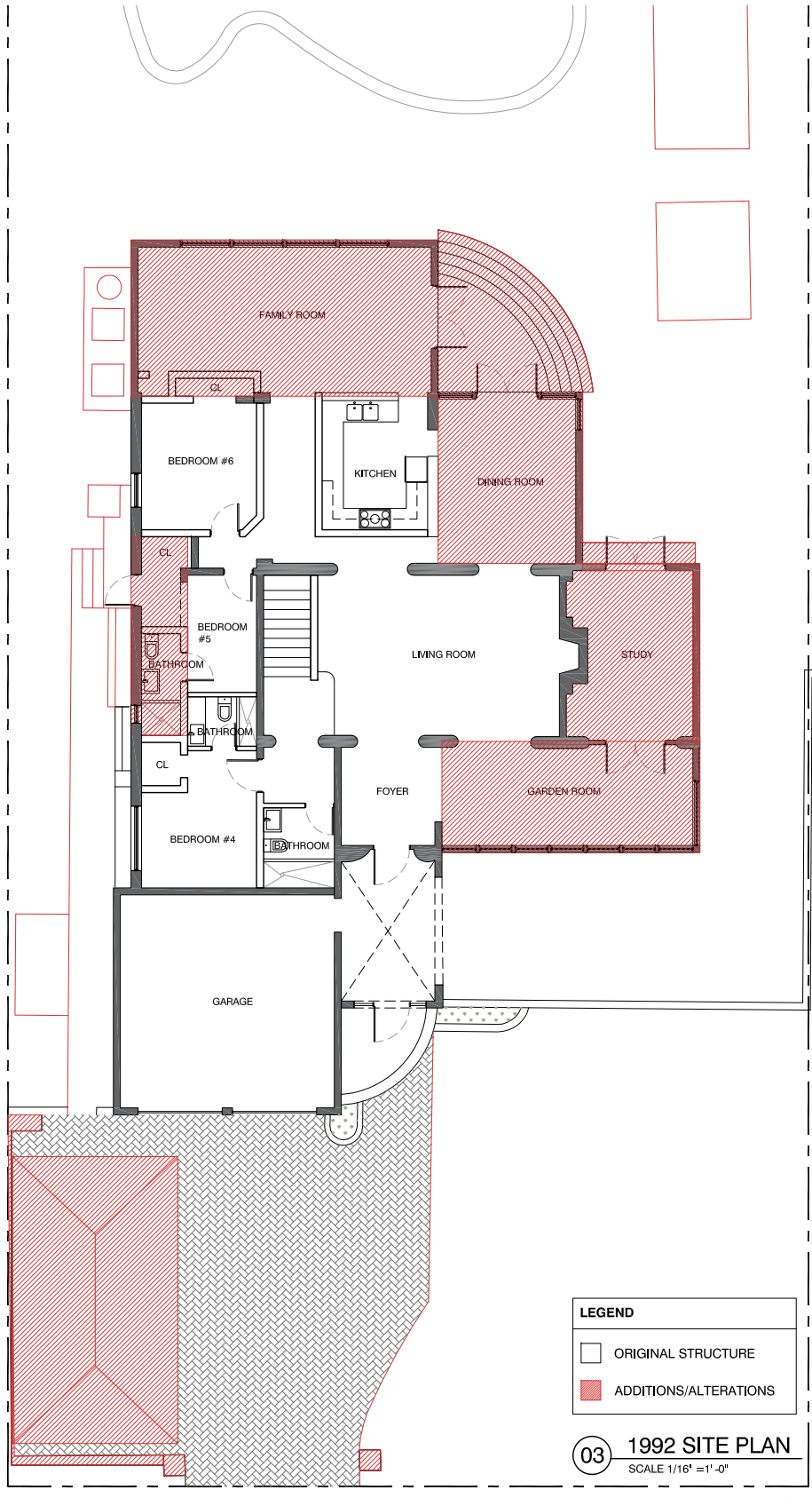
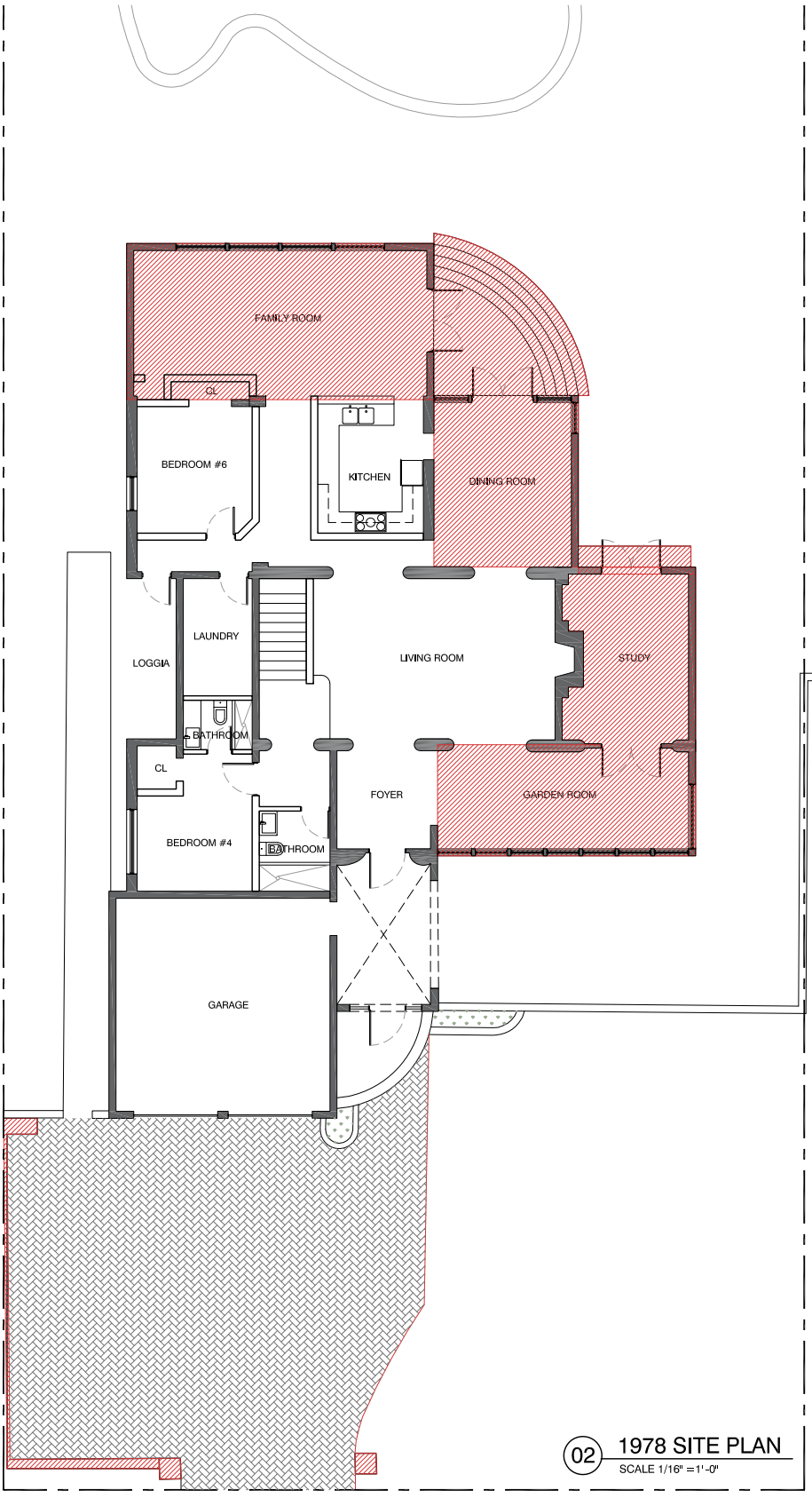
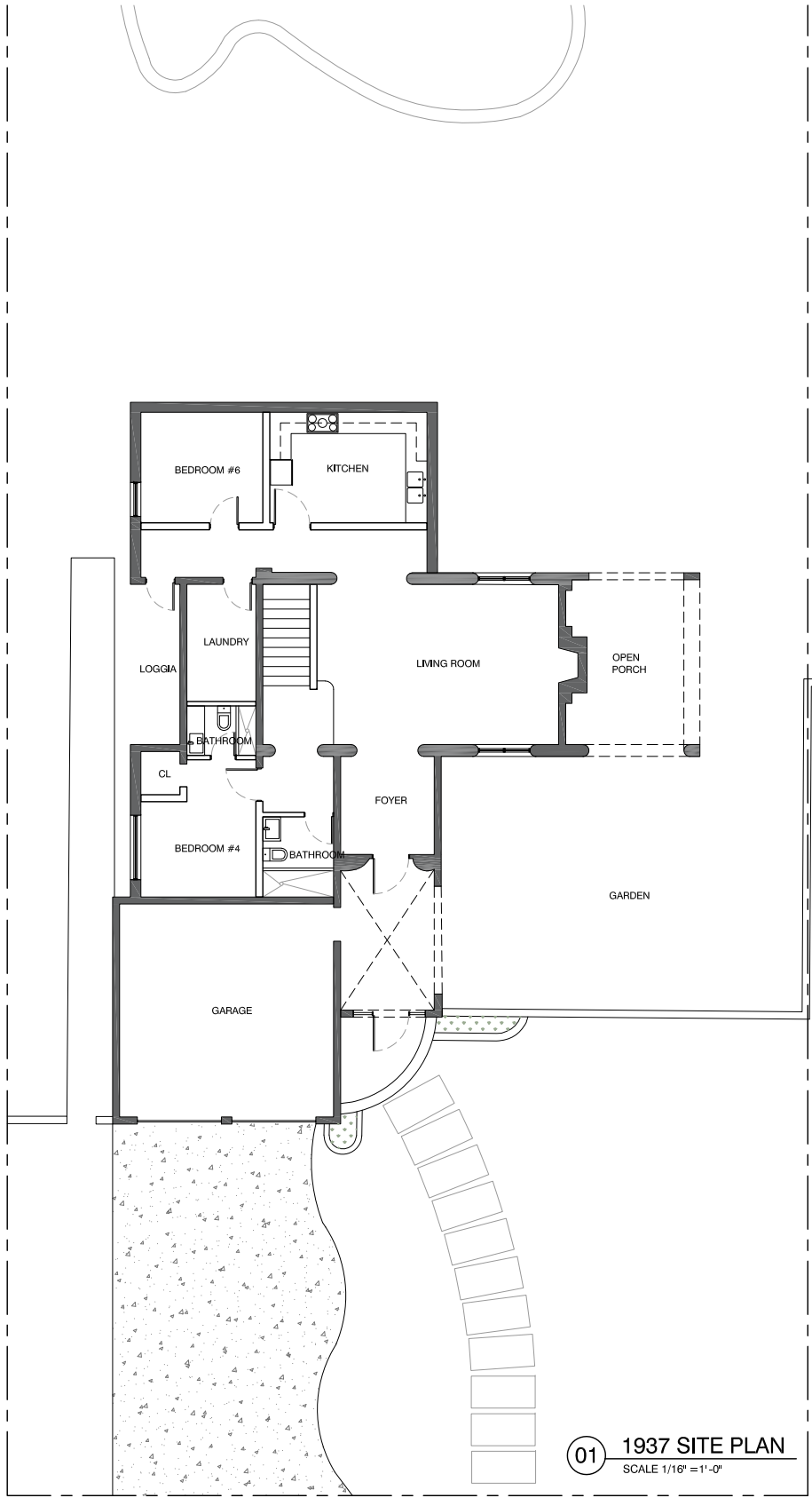
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LEGEND	
	ORIGINAL STRUCTURE
	ADDITIONS/ALTERATIONS

1937

1978

1992



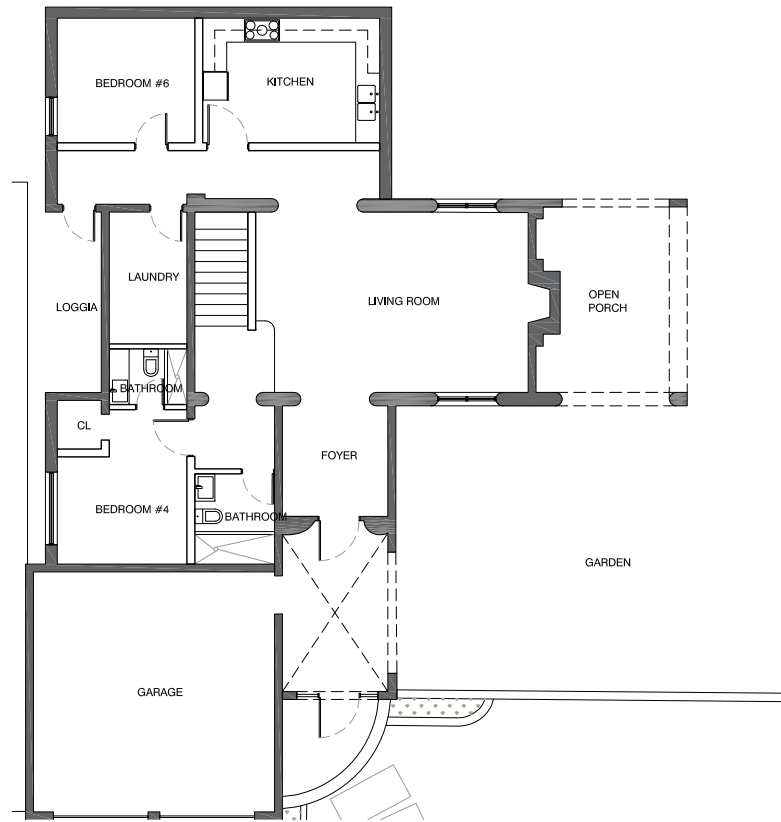
SITE PLAN EVOLUTION TIMELINE

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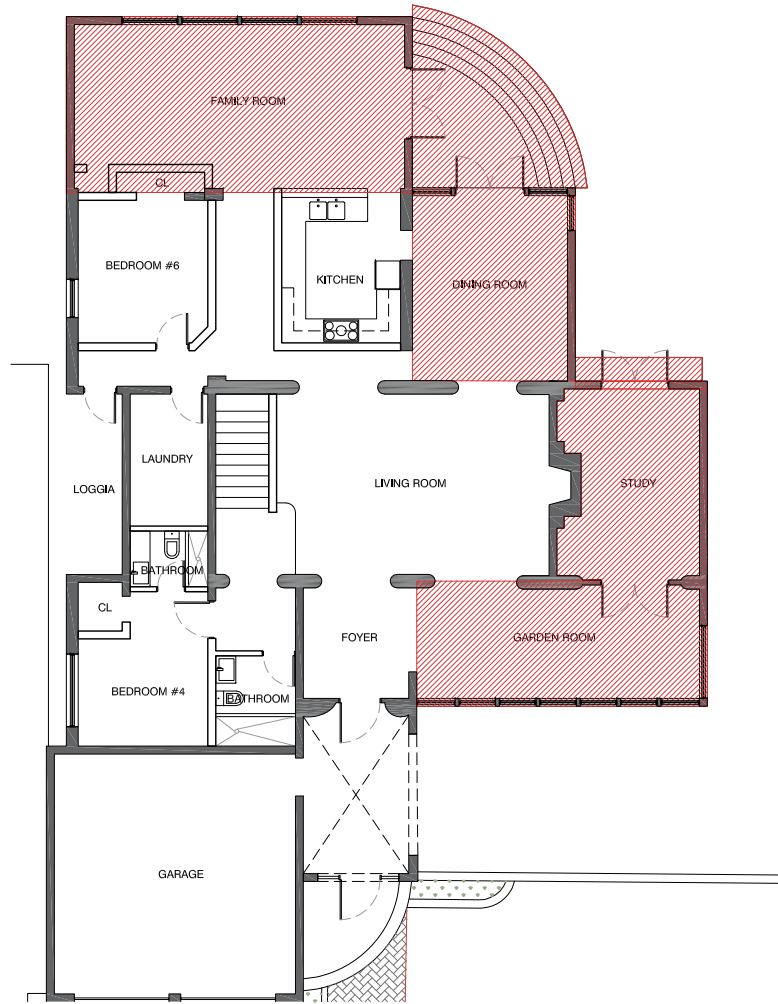


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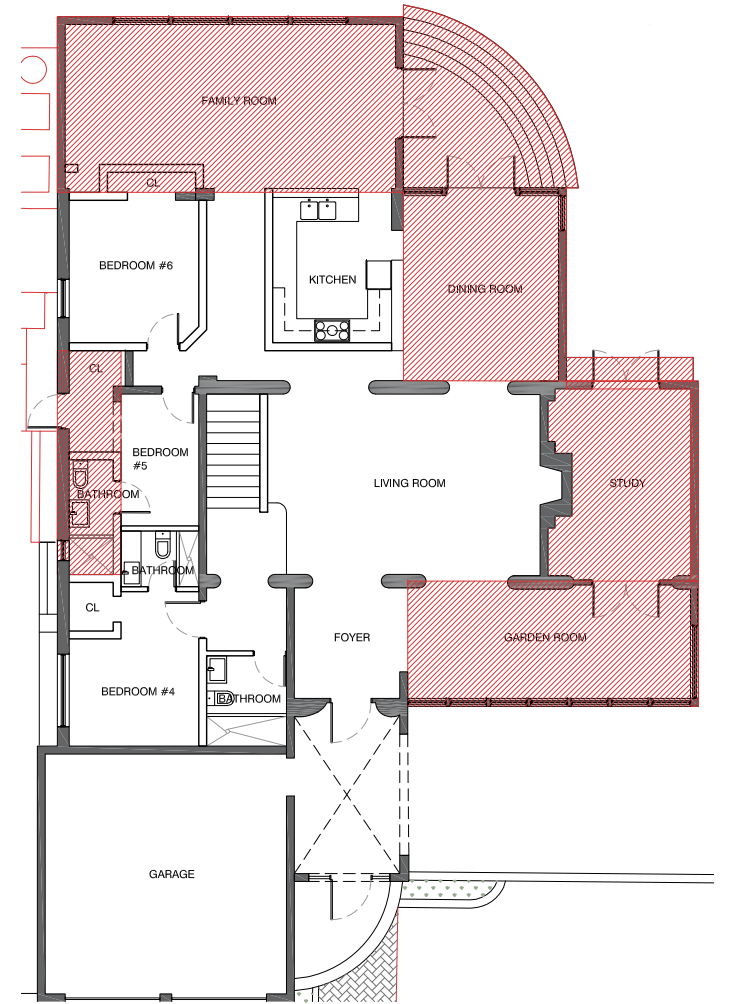
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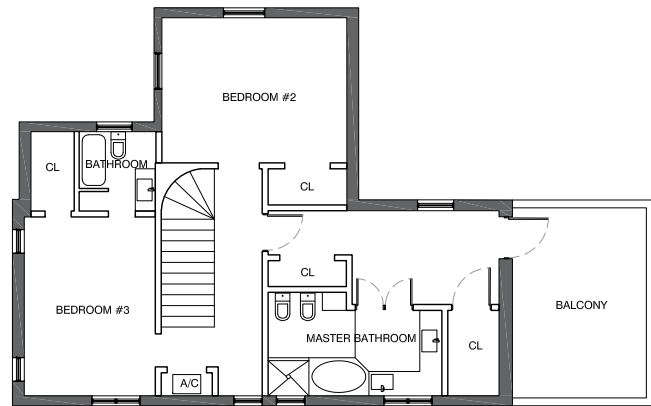
01 1937 FIRST FLOOR PLAN
SCALE 1/16" = 1'-0"



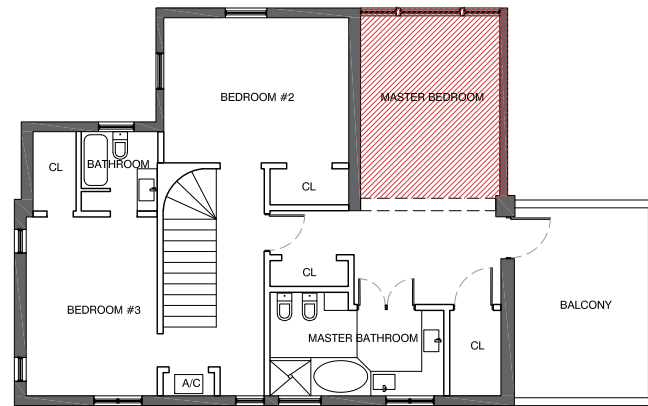
03 1978 FIRST FLOOR PLAN
SCALE 1/16" = 1'-0"



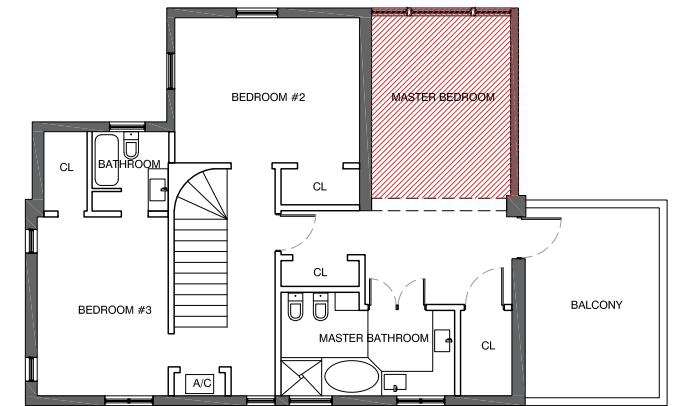
05 1992 FIRST FLOOR PLAN
SCALE 1/16" = 1'-0"



02 1937 SECOND FLOOR PLAN
SCALE 1/16" = 1'-0"



04 1978 SECOND FLOOR PLAN
SCALE 1/16" = 1'-0"



06 1992 SECOND FLOOR PLAN
SCALE 1/16" = 1'-0"

1937

1978

1992

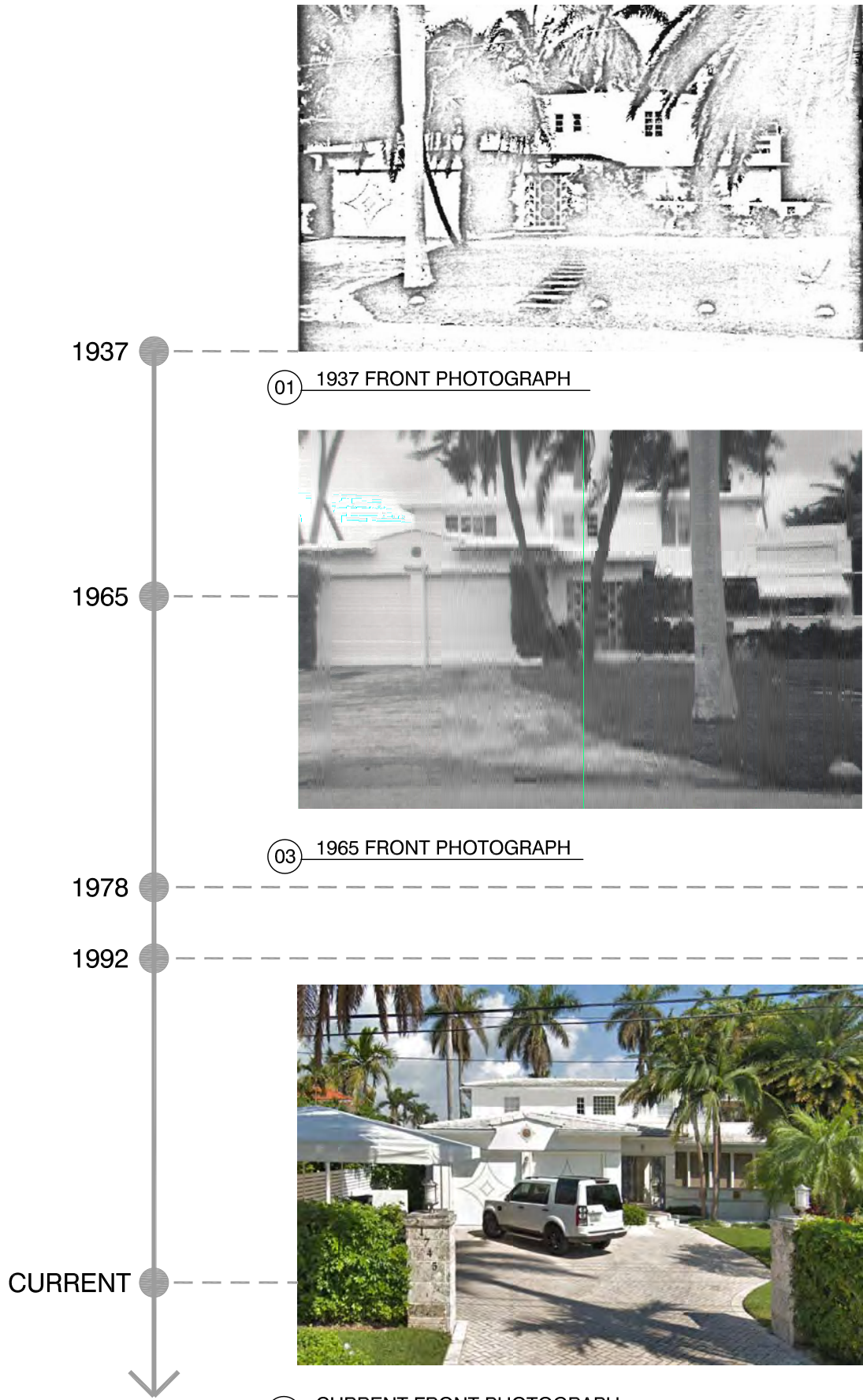
FLOOR PLAN EVOLUTION TIMELINE

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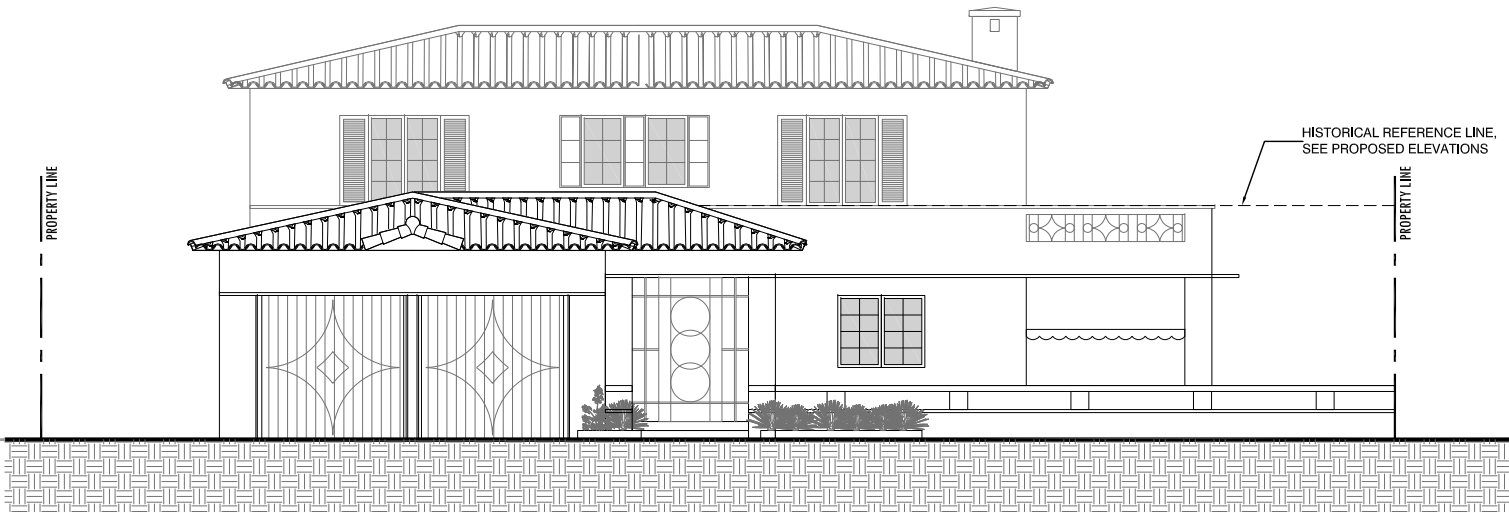
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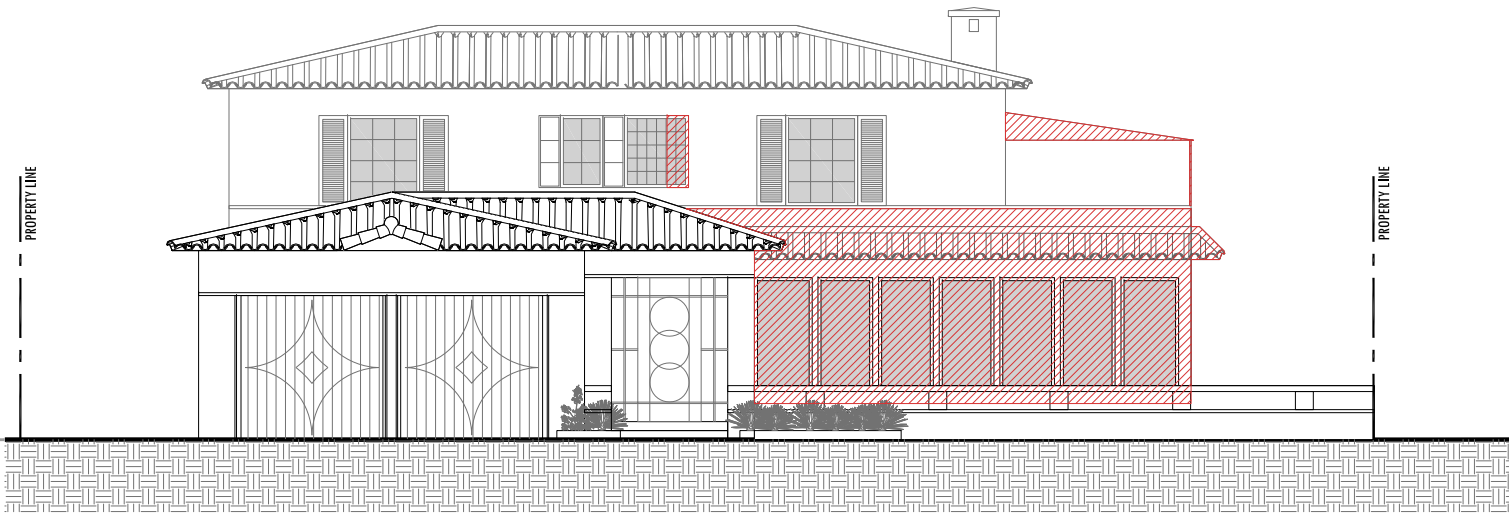
01 1937 FRONT PHOTOGRAPH

03 1965 FRONT PHOTOGRAPH

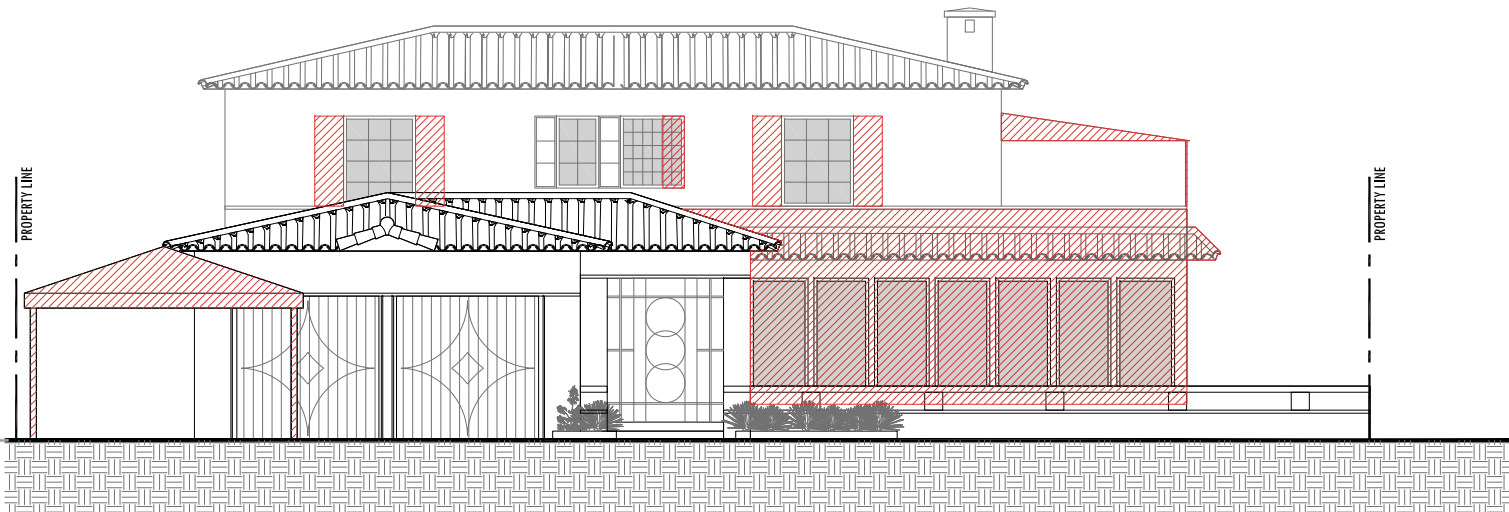
05 CURRENT FRONT PHOTOGRAPH



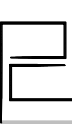
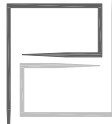
02 1937 FRONT ELEVATION
SCALE 3/32" = 1'-0"



04 1978 FRONT ELEVATION
SCALE 3/32" = 1'-0"



06 1992 FRONT ELEVATION
SCALE 3/32" = 1'-0"



1937

1965

1978

1992

CURRENT



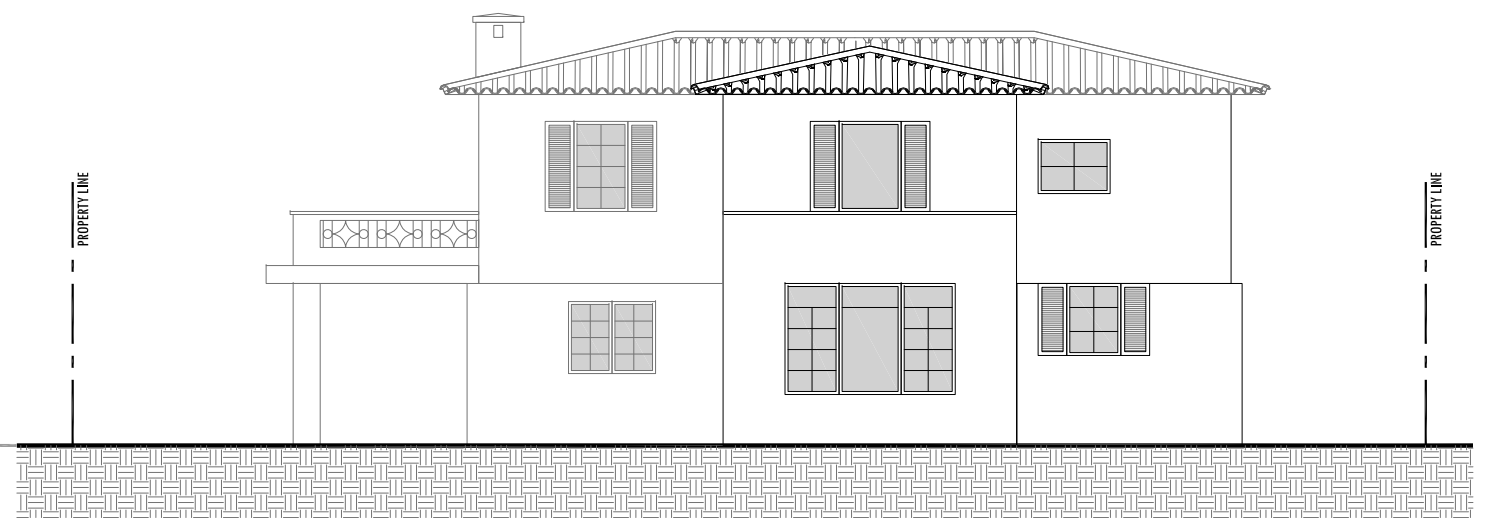
01 1965 REAR PHOTOGRAPH



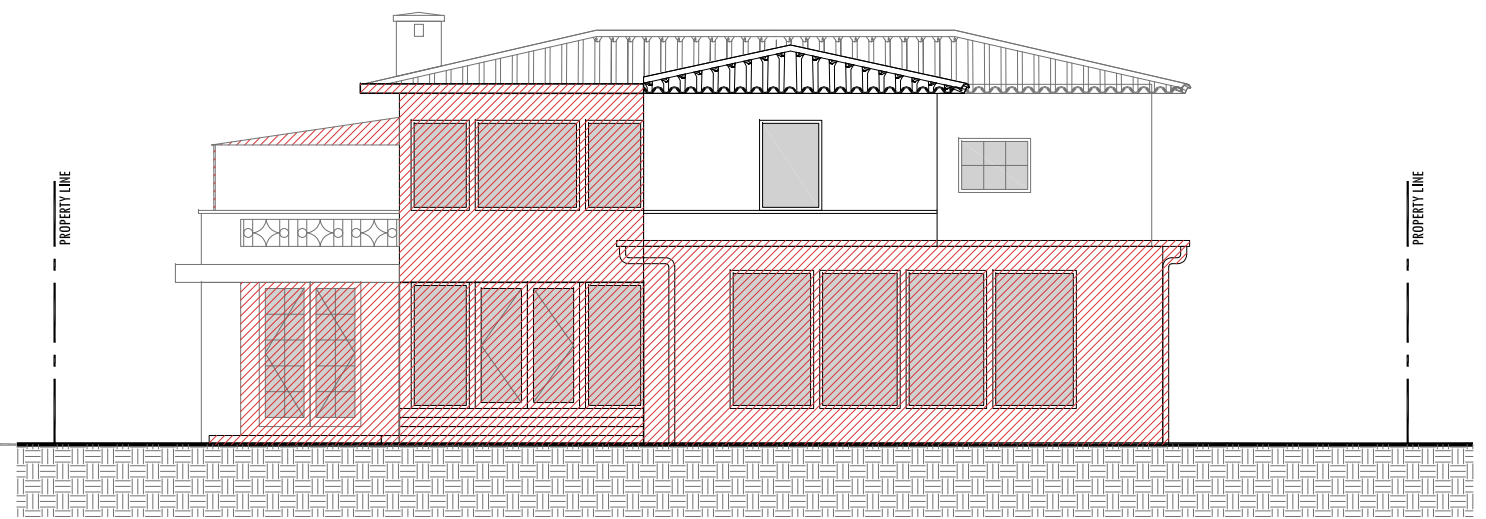
03 REAR PHOTOGRAPH



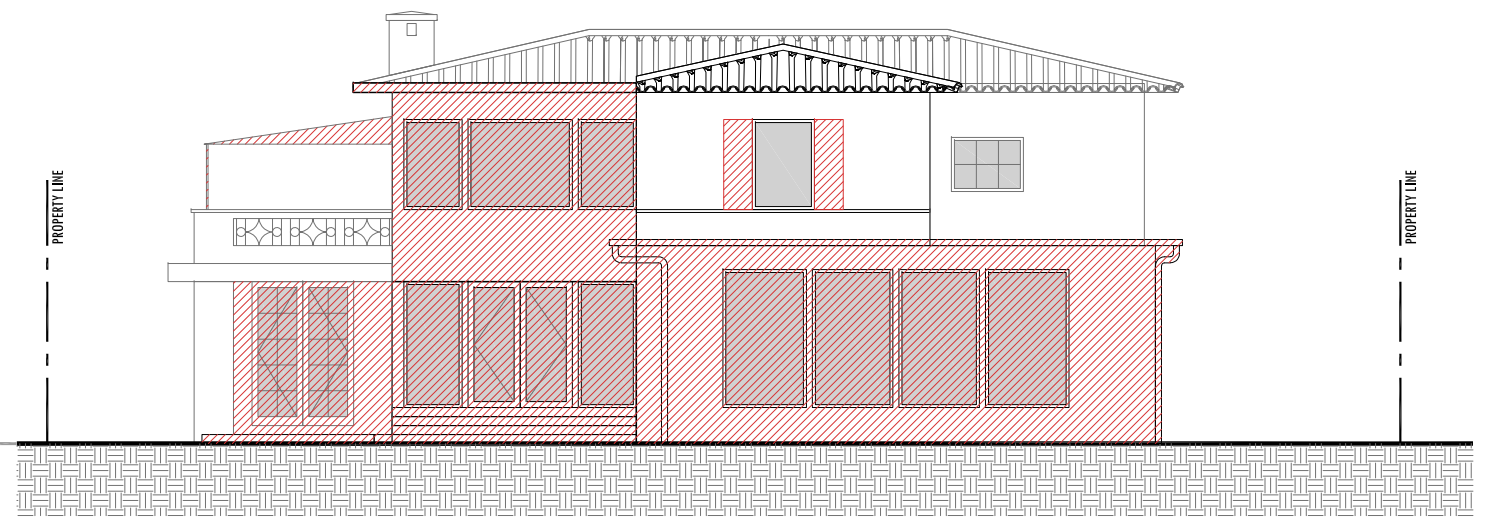
05 CURRENT REAR PHOTOGRAPH



02 1937 REAR ELEVATION
SCALE 3/32" = 1'-0"



04 1978 REAR ELEVATION
SCALE 3/32" = 1'-0"



06 1992 REAR ELEVATION
SCALE 3/32" = 1'-0"

REAR FACADE EVOLUTION TIMELINE

SUNSET ISLAND RESIDENCE
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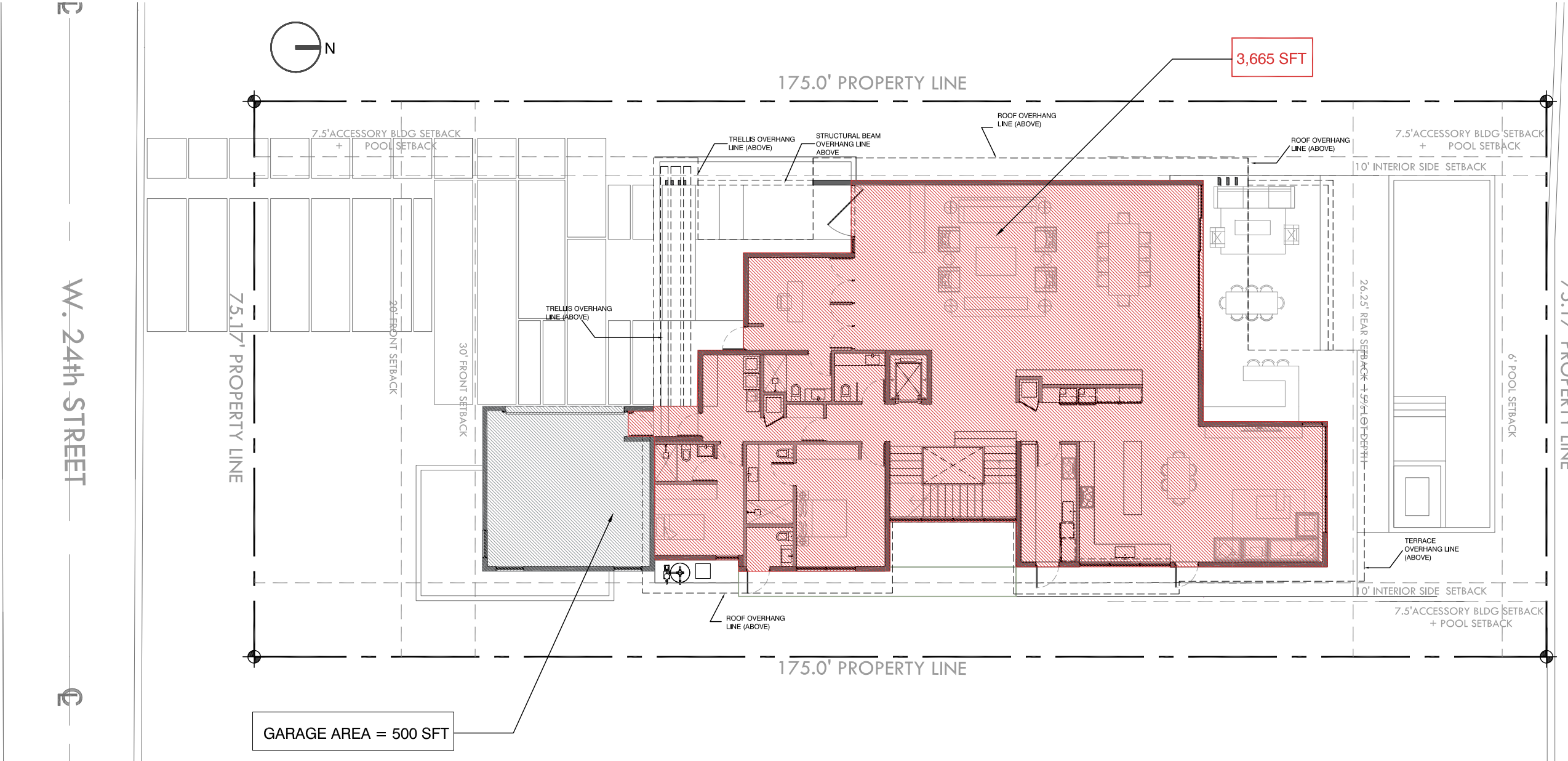
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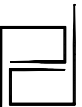
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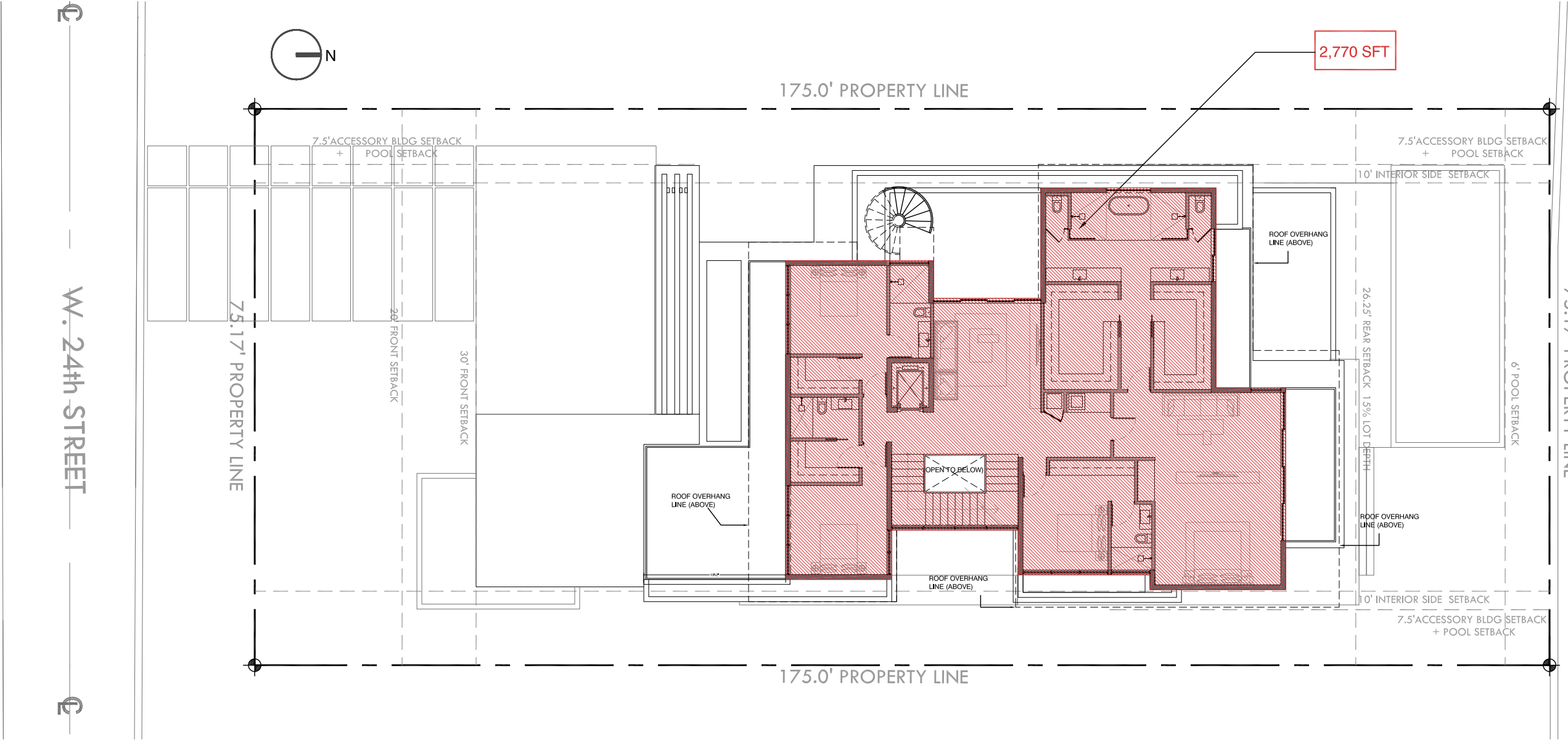
UNIT SIZE CALCULATIONS	
MAXIMUM PERMITTED = 50% = 6,577 SFT	
PROVIDED SFT	
-	FIRST FLOOR = 3,665 SFT
-	SECOND FLOOR = 2,770 SFT
TOTAL UNIT SIZE PROVIDED = 48.9%=6,435 SFT	



01 FIRST FLOOR UNIT SIZE



UNIT SIZE CALCULATIONS	
MAXIMUM PERMITTED = 50% = 6,577 SFT	
PROVIDED SFT	
-	FIRST FLOOR = 3,665 SFT
-	SECOND FLOOR = 2,770 SFT
TOTAL UNIT SIZE PROVIDED = 48.9%=6,435 SFT	

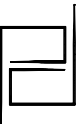


01 SECOND FLOOR UNIT SIZE



UNIT SIZE DIAGRAM - SECOND FLOOR

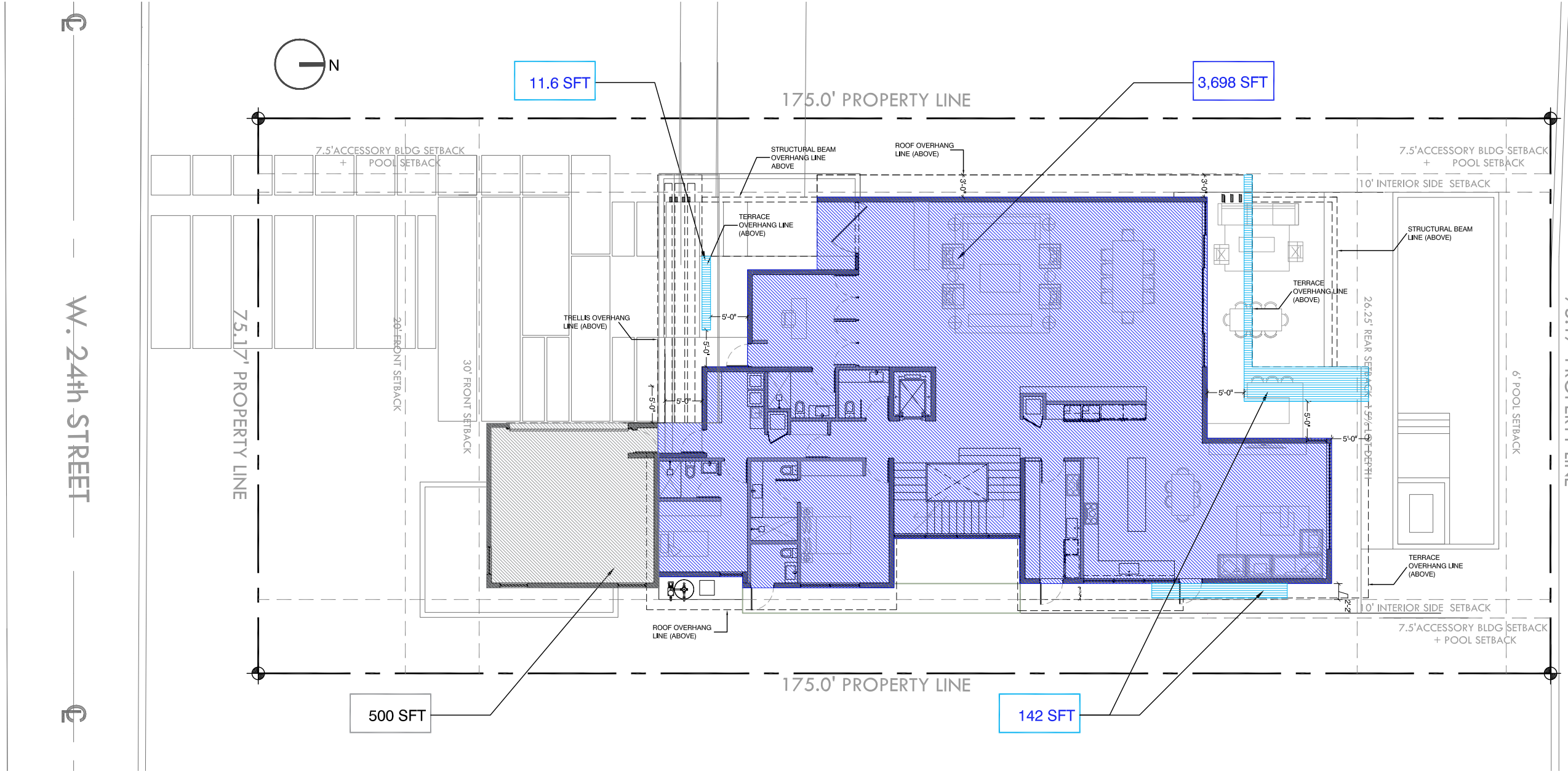
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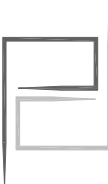
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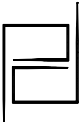
LOT COVERAGE CALCULATIONS
MAXIMUM PERMITTED = 30% = 3,946 SFT
PROVIDED = 29.28%=3,851.6 SFT



01 LOT COVERAGE DIAGRAM



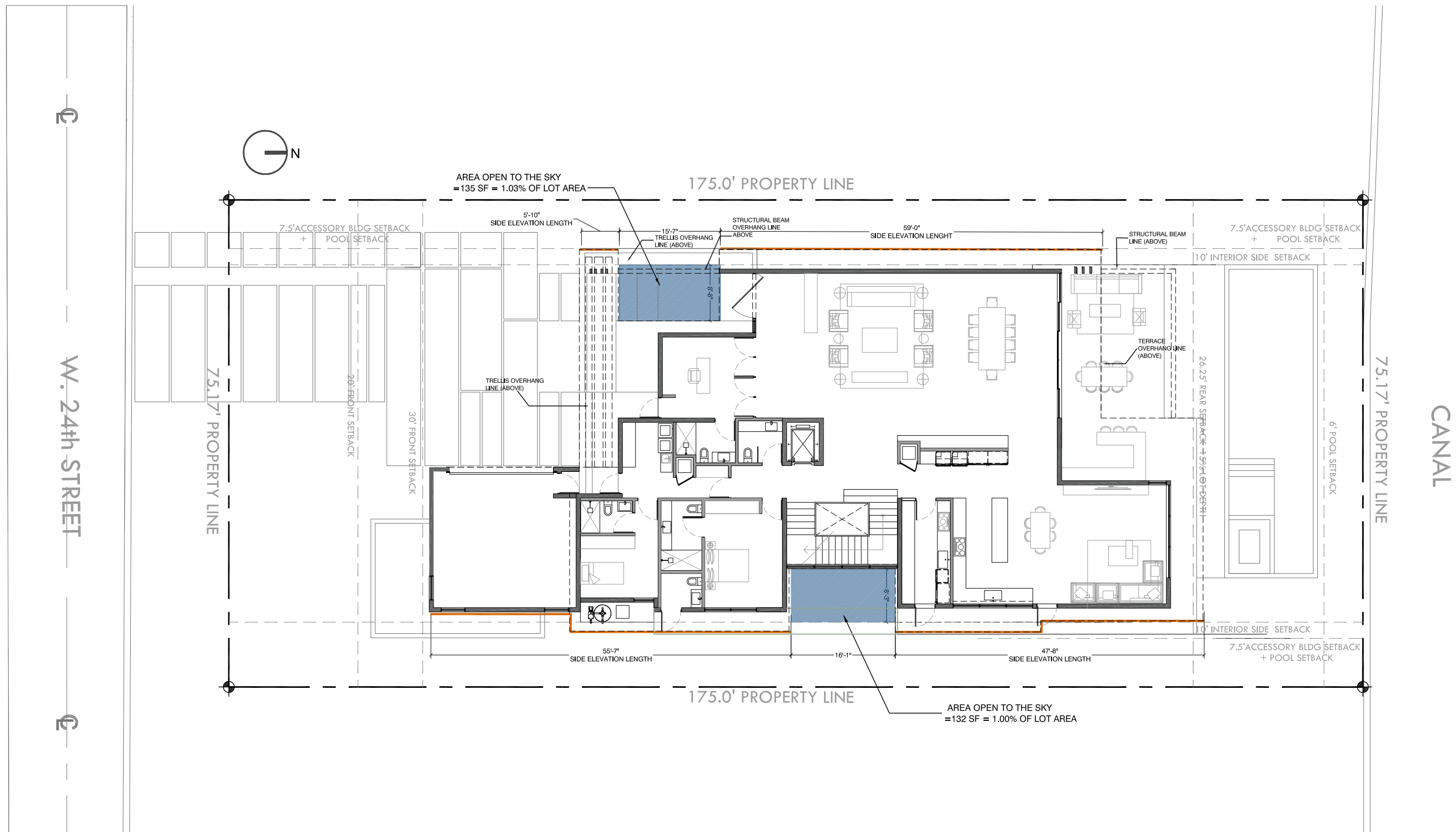
ZONING DATA - LOT COVERAGE
SUNSET ISLAND RESIDENCE
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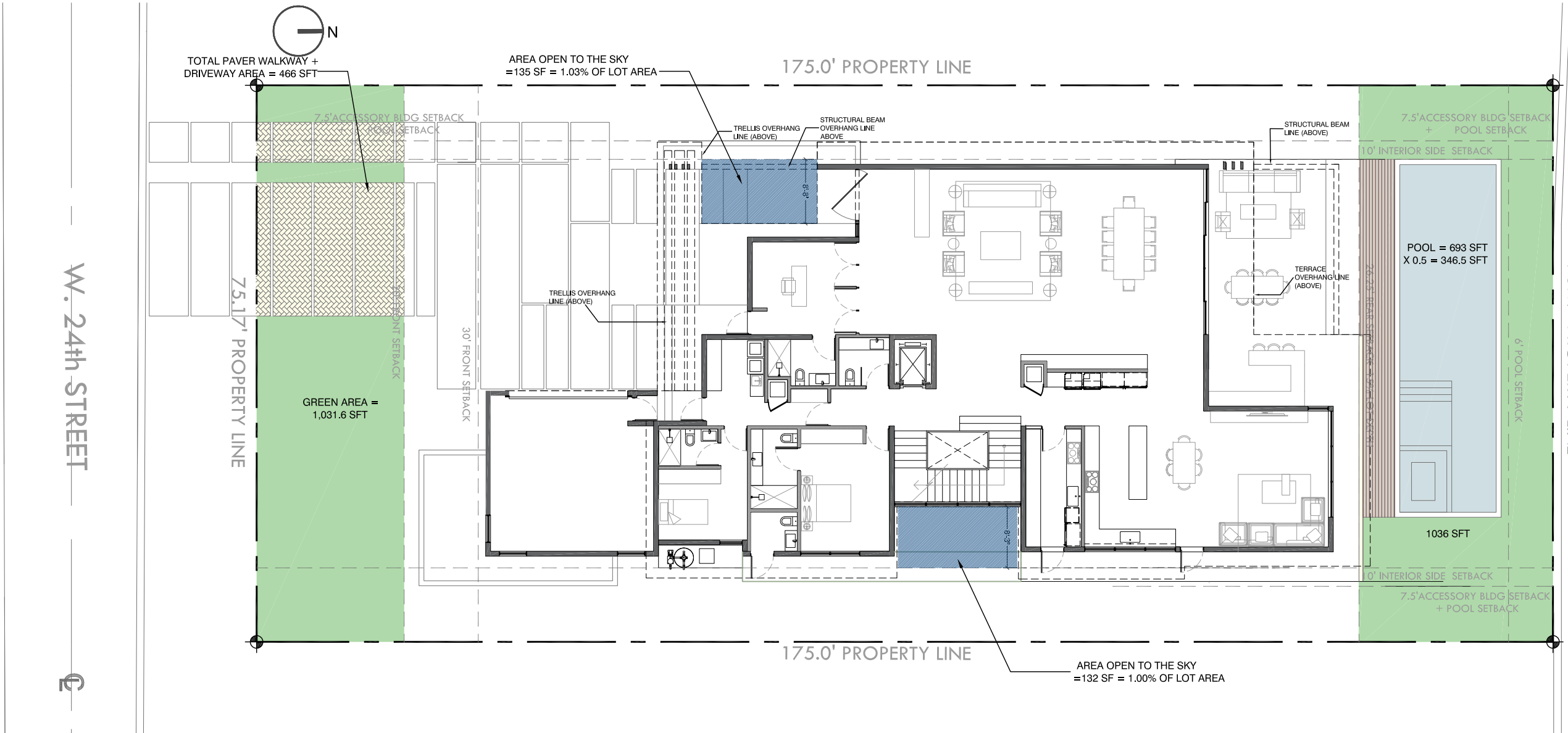
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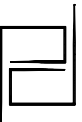


01 SIDE ELEVATIONS DIAGRAM

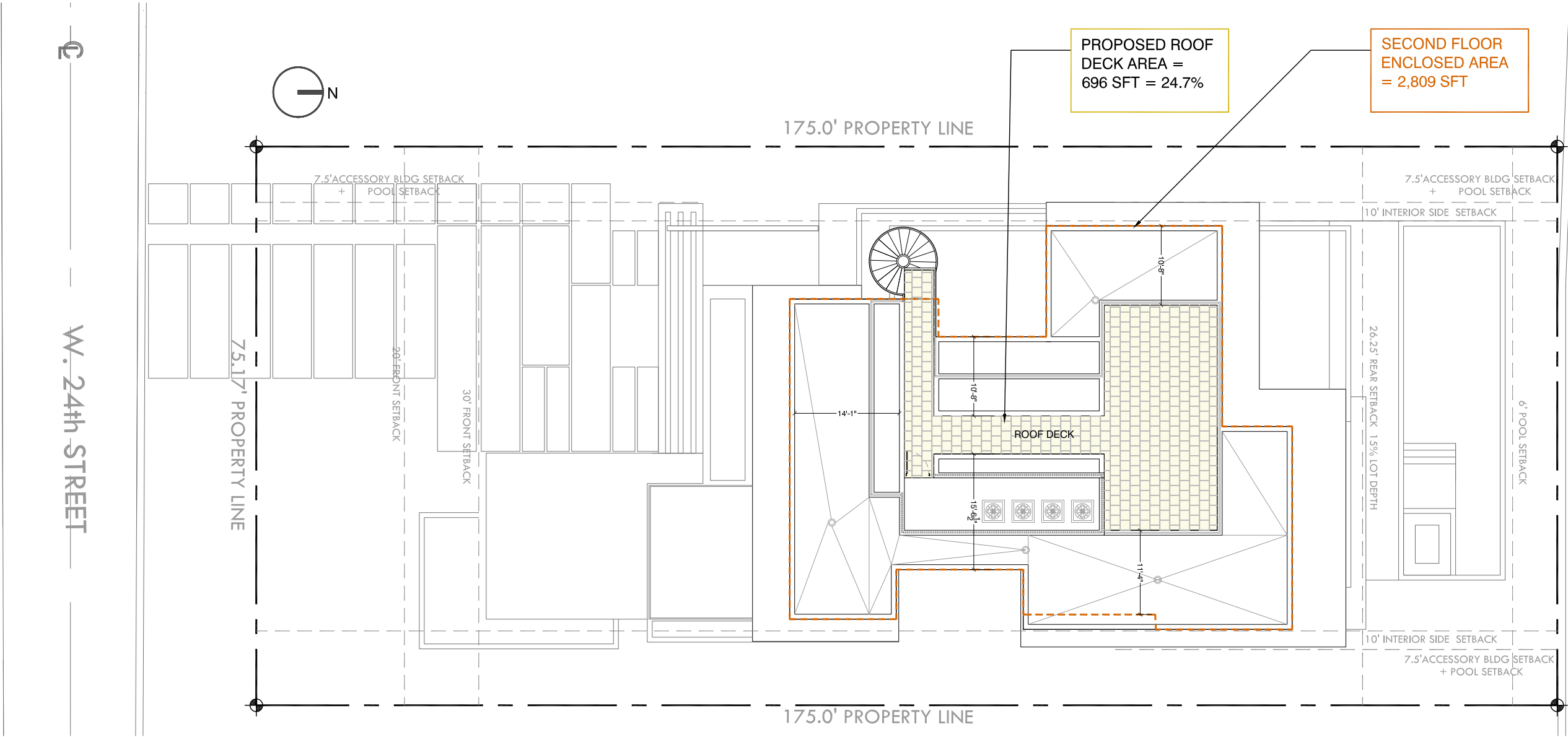
OPEN SPACE CALCULATIONS	
FRONT YARD:	1,503.4 SFT
REQUIRED OPEN SPACE:	751.7 (50%)
PROPOSED OPEN SPACE:	1,031.6 SFT (68.6%)
REAR YARD:	1,968.13 SFT
REQUIRED OPEN SPACE:	1,377.69 SFT (70%)
PROPOSED OPEN SPACE:	1,382.5 SFT (70.24%)



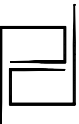
01 OPEN SPACE DIAGRAM

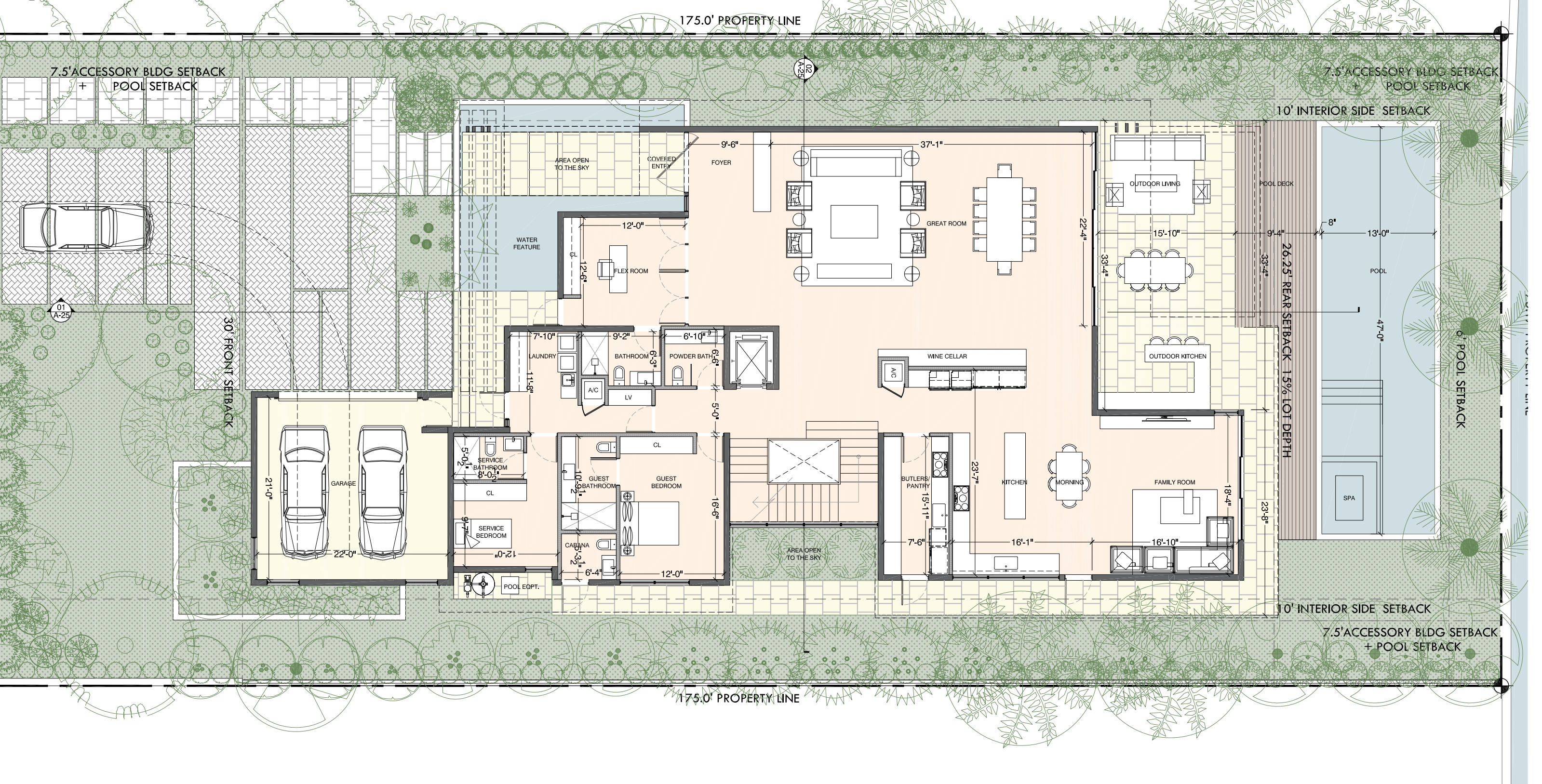
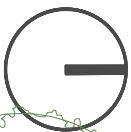


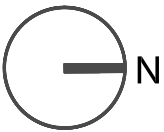
ROOF DECK CALCULATIONS
<p>MAXIMUM PERMITTED = 25% OF SECOND FLOOR ENCLOSED AREA</p> <p>PROVIDED = 696 SFT = 24.7%</p>



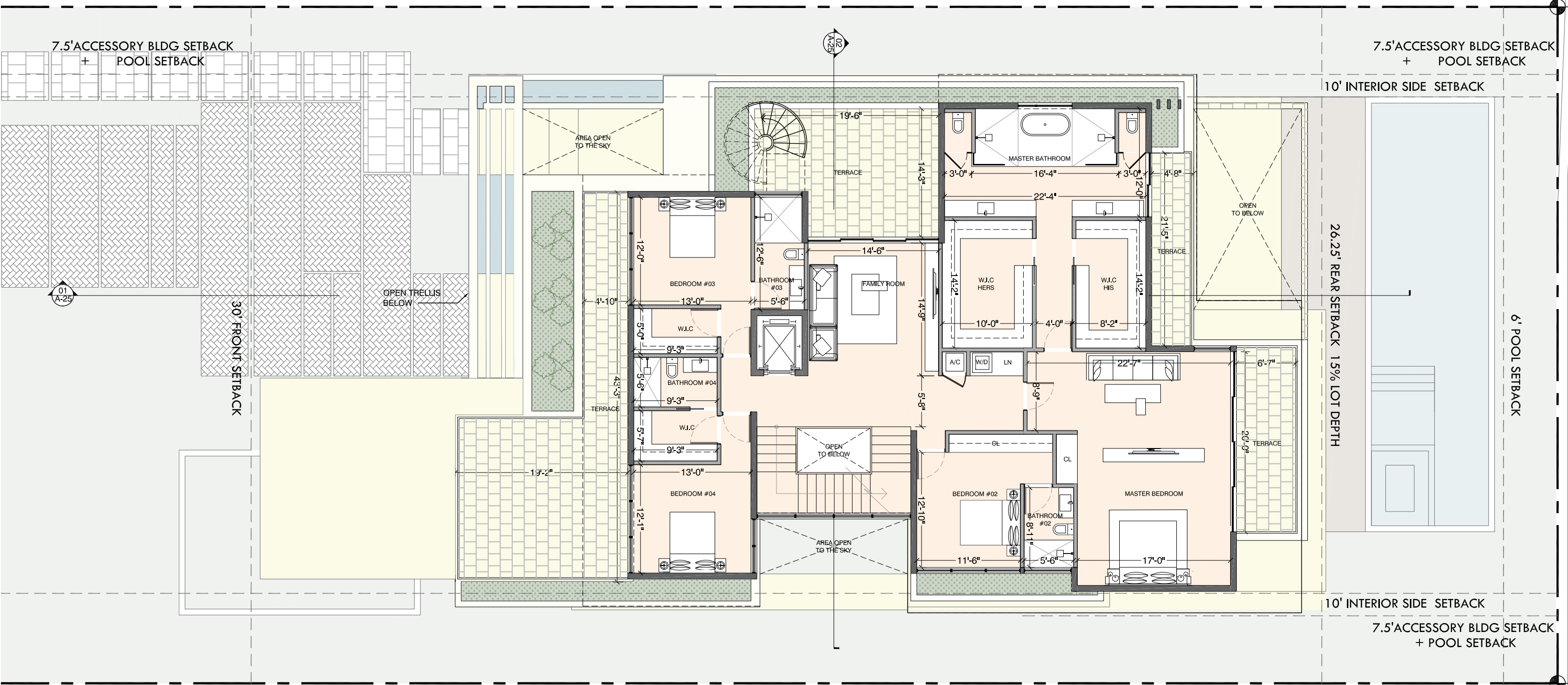
01 ROOF DECK DIAGRAM



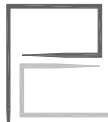




175.0' PROPERTY LINE



175.0' PROPERTY LINE



SECOND FLOOR PLAN

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



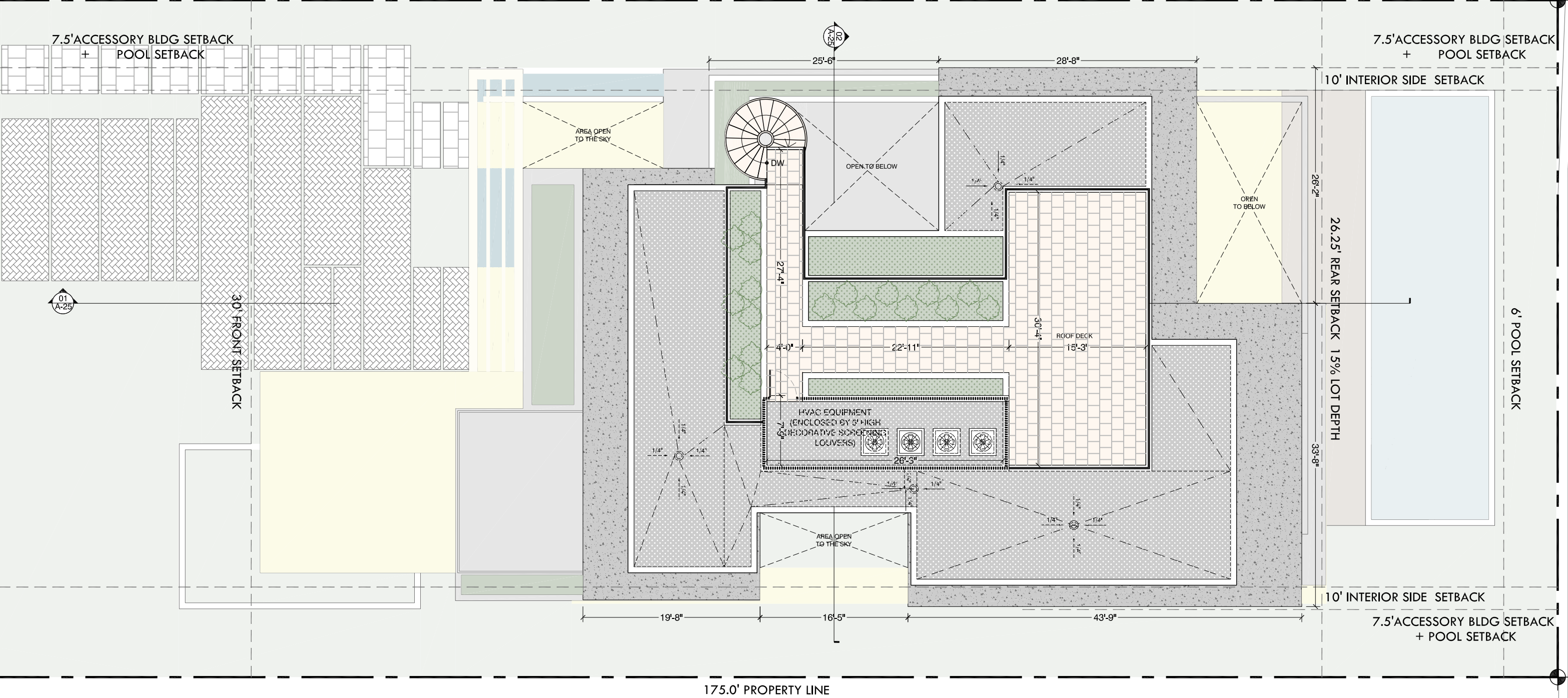
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175.0' PROPERTY LINE

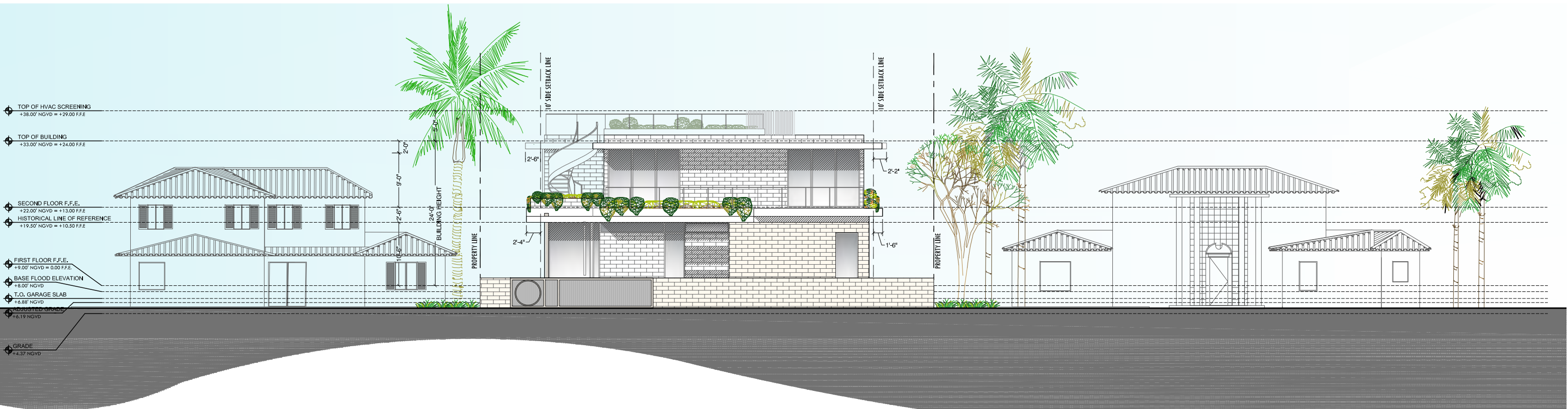


ROOF PLAN

SUNSET ISLAND RESIDENCE
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SCALE: 3/32" = 1'-0"

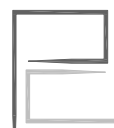
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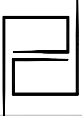
01 RENDERED SOUTH ELEVATION
SCALE 1/16" = 1'-0"



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



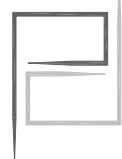
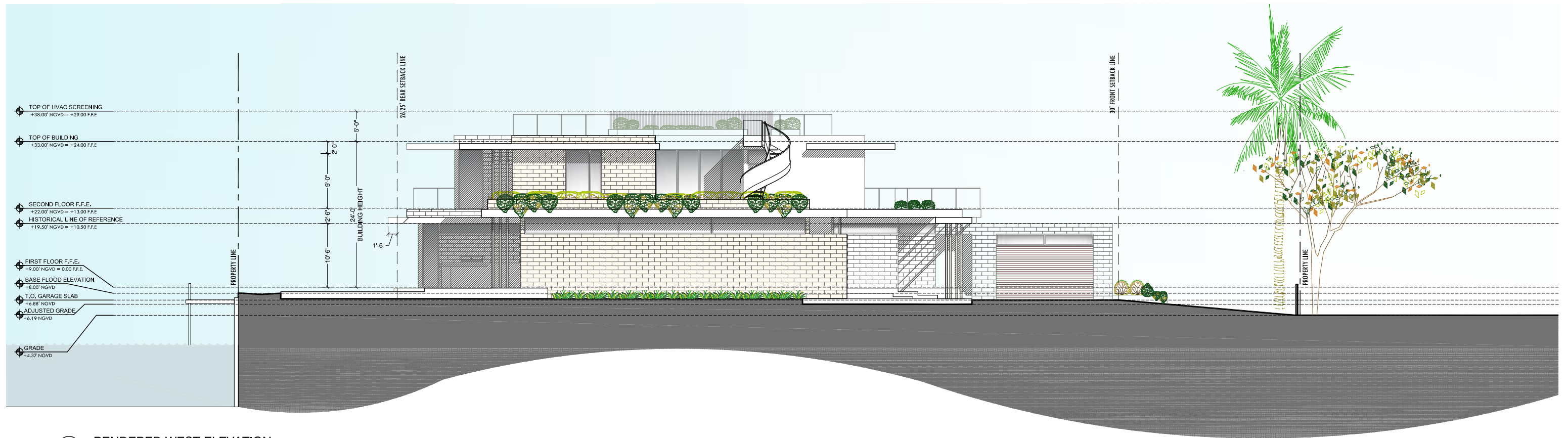
NORTH / SOUTH ELEVATIONS
SUNSET ISLAND RESIDENCE
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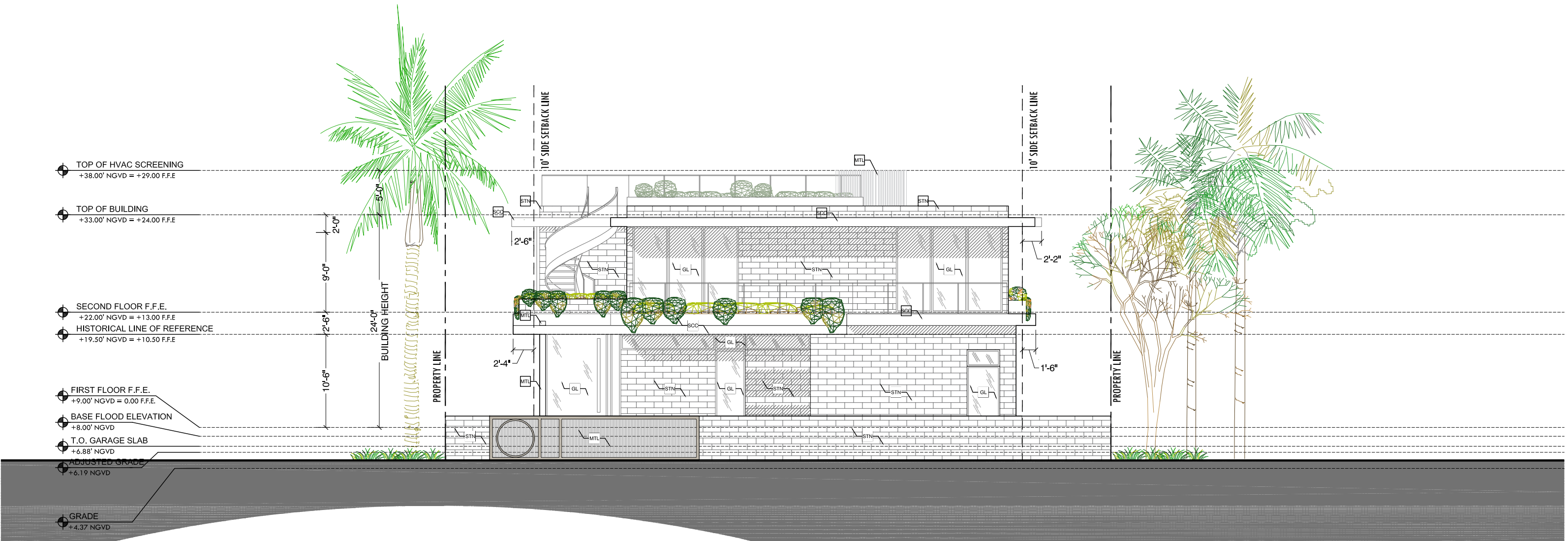


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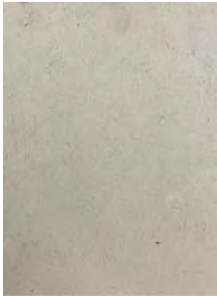
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01 NON RENDERED SOUTH ELEVATION
SCALE 3/16" = 1'-0"

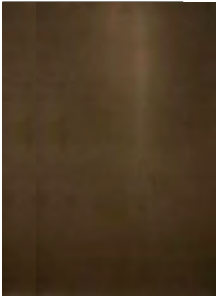
SPEC.	SPEC. TYPE
SCC	5/8" SMOOTH STUCCO FINISH. PAINTED WHITE OR SELECTED. PROVIDE MOCK-UP PANEL FOR APPROVAL . PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL
STN	SAND LIMESTONE FINISH TILE. MANUFACTURER TBD. ALL EDGES TO BE MITERED IN EXPOSED CORNERS
WT	WOOD COMPOSITE TILE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



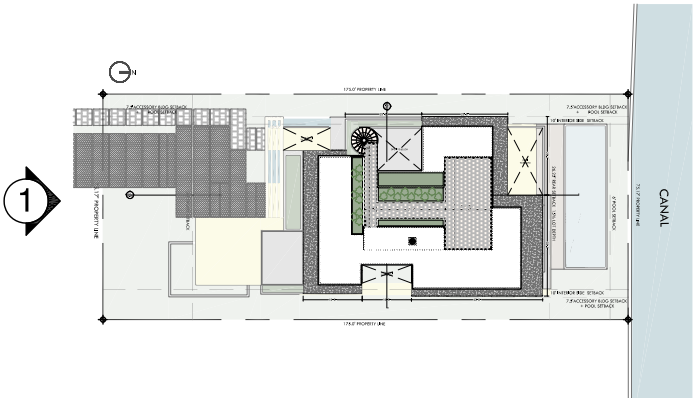
STN



WT



GL/MTL
BRONZE
FINISH



02 ELEVATION KEY PLAN



NON RENDERED FRONT/ SOUTH ELEVATION

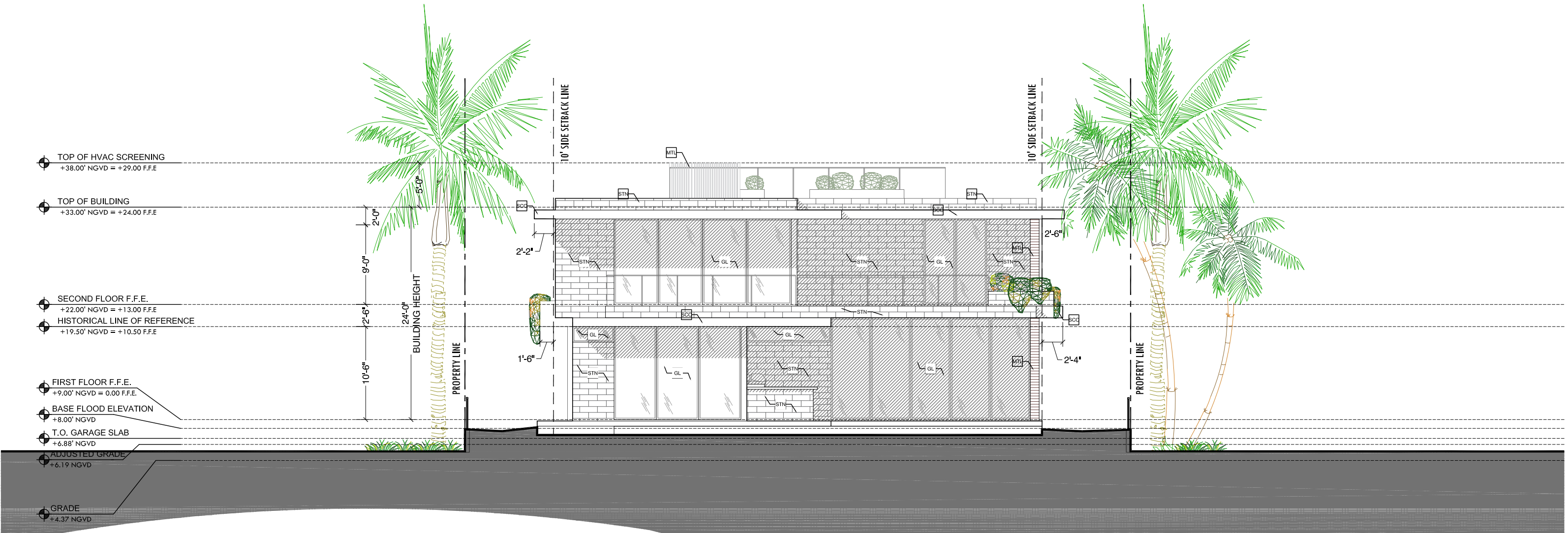
SUNSET ISLAND RESIDENCE
1745 W 24 ST, MIAMI BEACH, FL 33140
DATE: 12.06.2021

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



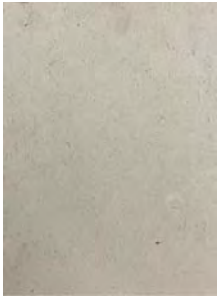
15805 BISCAYNE BLVD. SUITE #206
NORTH MIAMI BEACH, FLORIDA 33160
INFO@PRESCHELBASSAN.COM

A-21



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

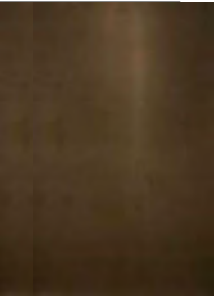
SPEC.	SPEC. TYPE
SCC	5/8" SMOOTH STUCCO FINISH. PAINTED WHITE OR SELECTED. PROVIDE MOCK-UP PANEL FOR APPROVAL . PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL
STN	SAND LIMESTONE FINISH TILE. MANUFACTURER TBD. ALL EDGES TO BE MITERED IN EXPOSED CORNERS
WT	WOOD COMPOSITE TILE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



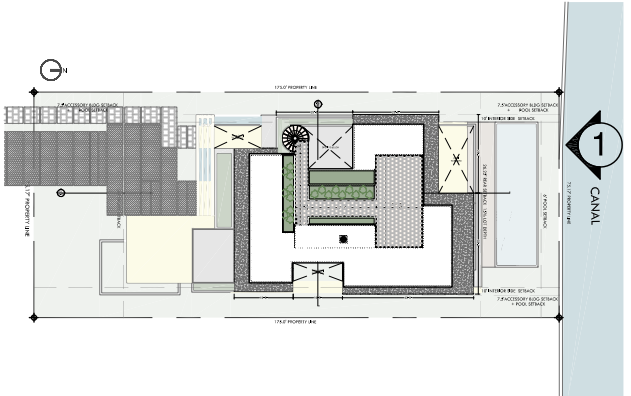
STN



WT



GL/MTL
BRONZE
FINISH



02 ELEVATION KEY PLAN

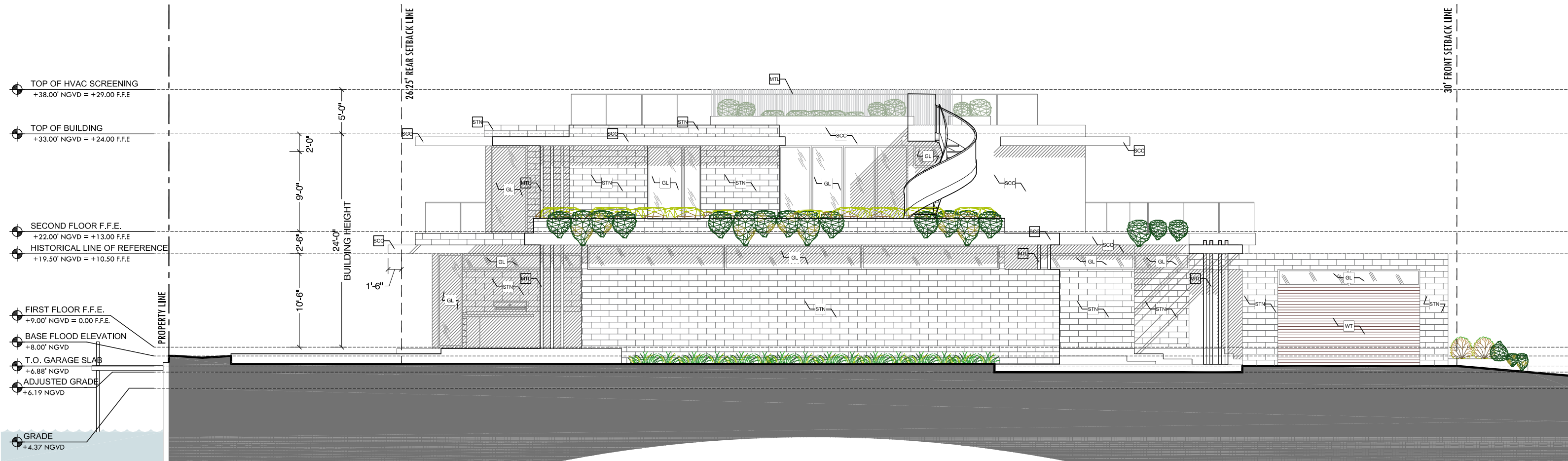


NON RENDERED BACK / NORTH ELEVATION

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

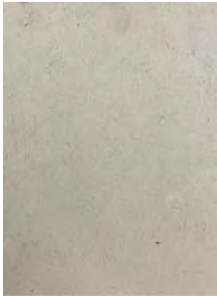
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NORTH MIAMI BEACH, FLORIDA 33160
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A-22



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

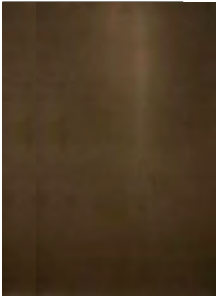
SPEC.	SPEC. TYPE
SCC	5/8" SMOOTH STUCCO FINISH. PAINTED WHITE OR SELECTED. PROVIDE MOCK-UP PANEL FOR APPROVAL . PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL
STN	SAND LIMESTONE FINISH TILE. MANUFACTURER TBD. ALL EDGES TO BE MITERED IN EXPOSED CORNERS
WT	WOOD COMPOSITE TILE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



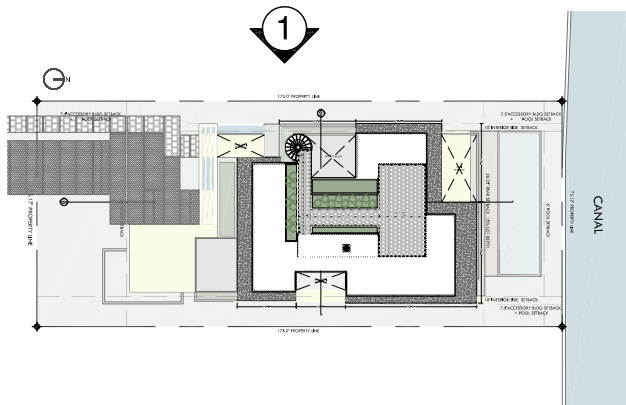
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WT

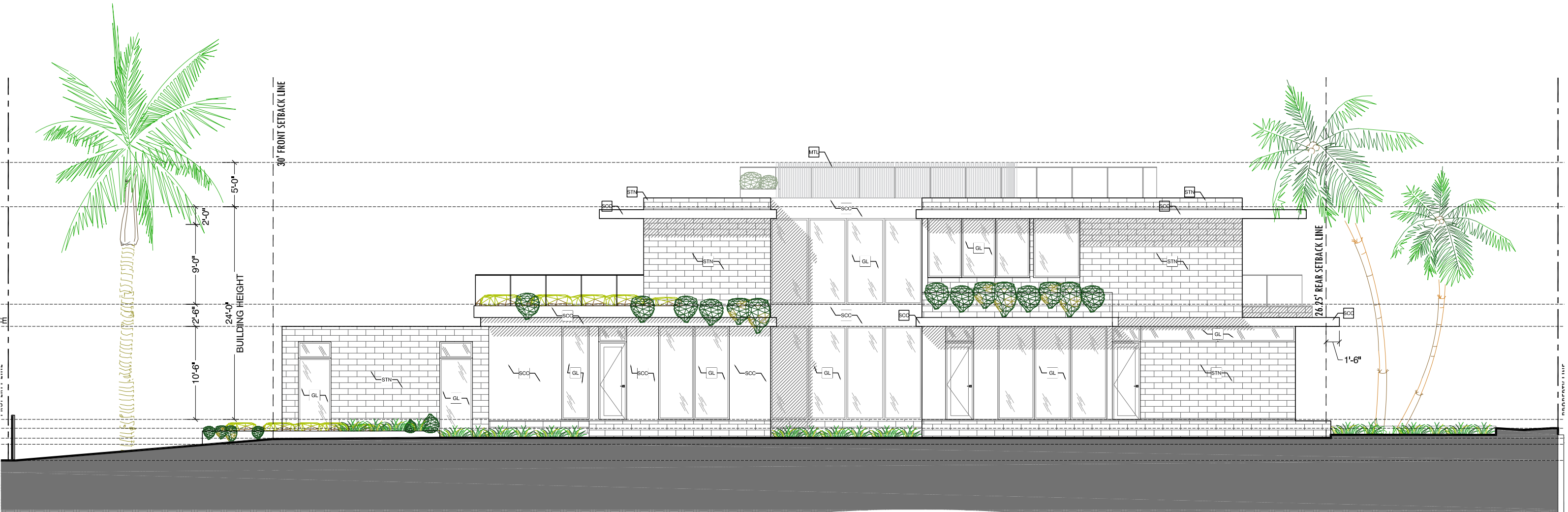


GL/MTL
BRONZE
FINISH



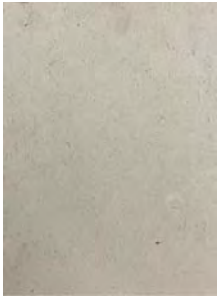
02 ELEVATION KEY PLAN





01 NON RENDERED EAST ELEVATION
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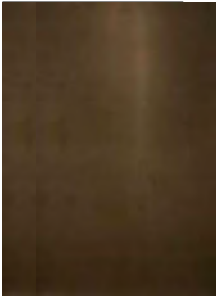
SPEC.	SPEC. TYPE
SCC	5/8" SMOOTH STUCCO FINISH. PAINTED WHITE OR SELECTED. PROVIDE MOCK-UP PANEL FOR APPROVAL . PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL
STN	SAND LIMESTONE FINISH TILE. MANUFACTURER TBD. ALL EDGES TO BE MITERED IN EXPOSED CORNERS
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GL	NOA. APPROVED GLAZING SYSTEM . BRONZE KYNAR FINISH . REFER TO ENERGY CALCULATIONS FOR SHADING



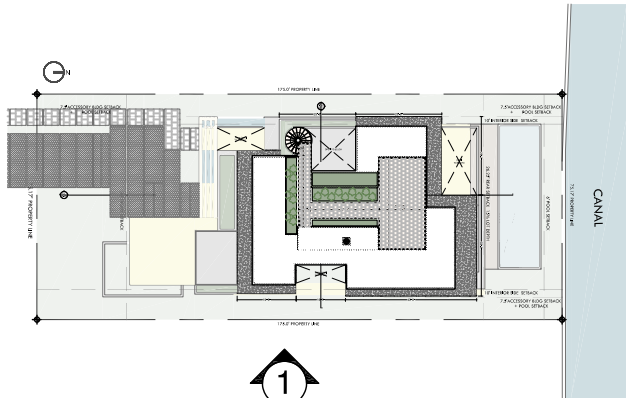
STN



WT



GL/MTL
BRONZE
FINISH



02 ELEVATION KEY PLAN

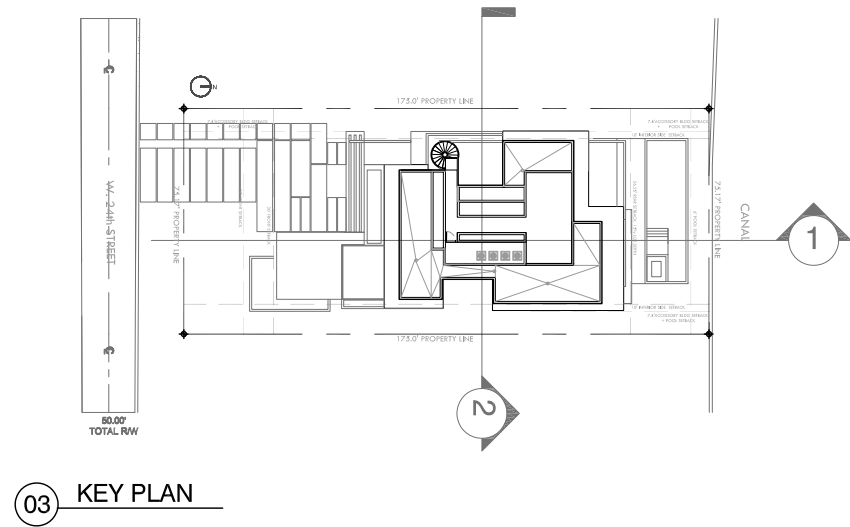
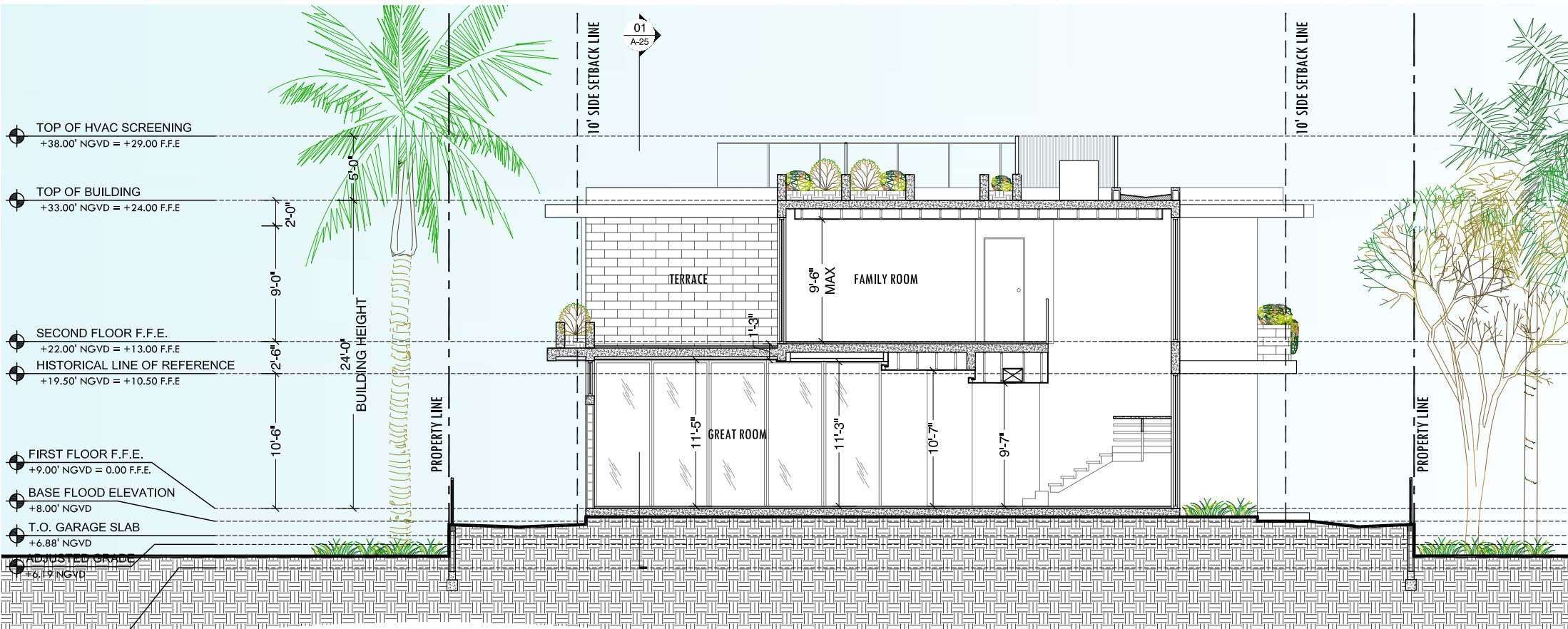
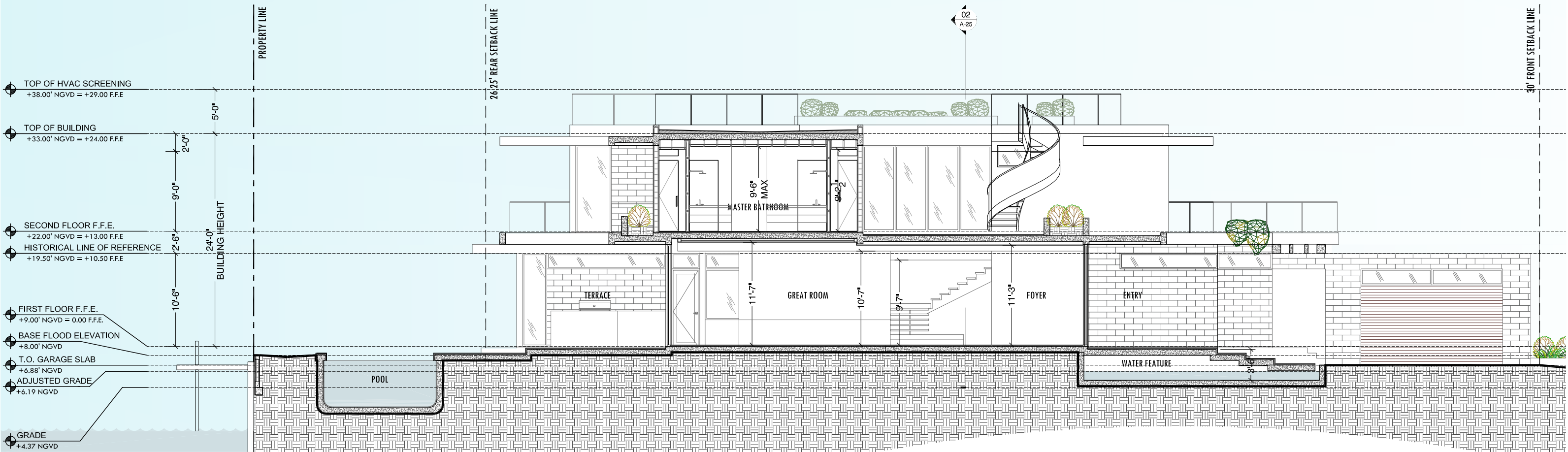


NON RENDERED EAST ELEVATION

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

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

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DIAGRAMMATIC SECTIONS

SUNSET ISLAND RESIDENCE

1745 W 24 ST, MIAMI BEACH, FL 33140

DATE: 12.06.2021

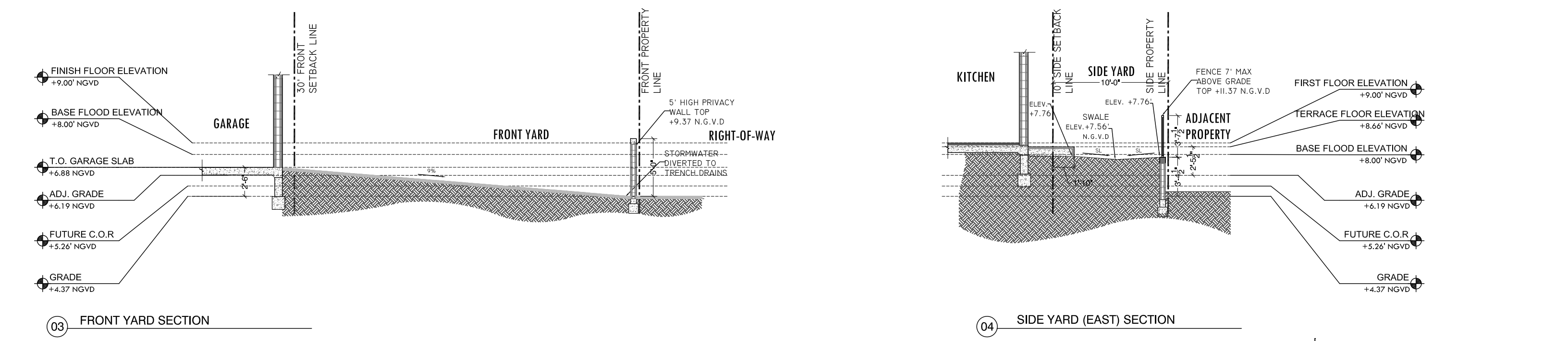
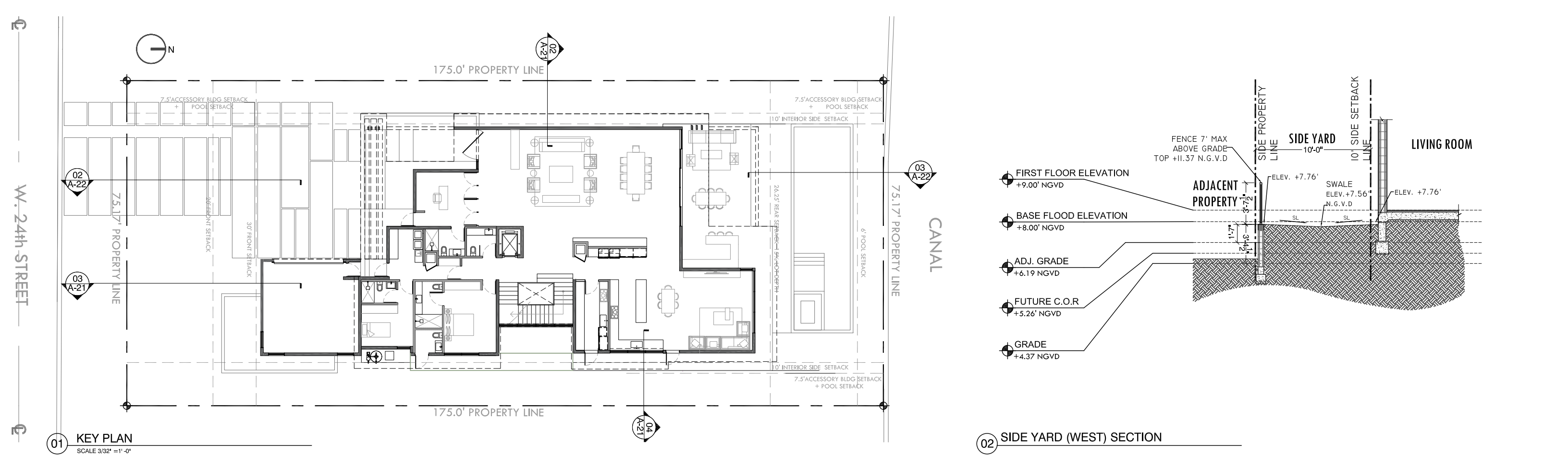
02 TRANSVERSE SECTION
SCALE 3/32" = 1'-0"

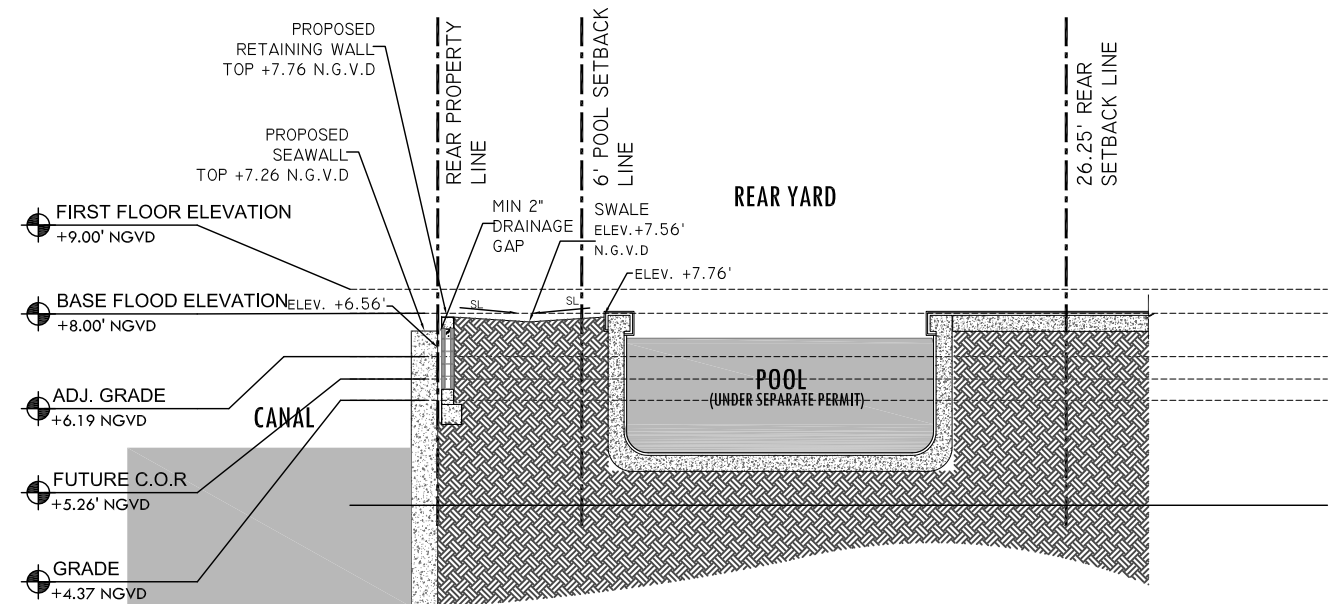
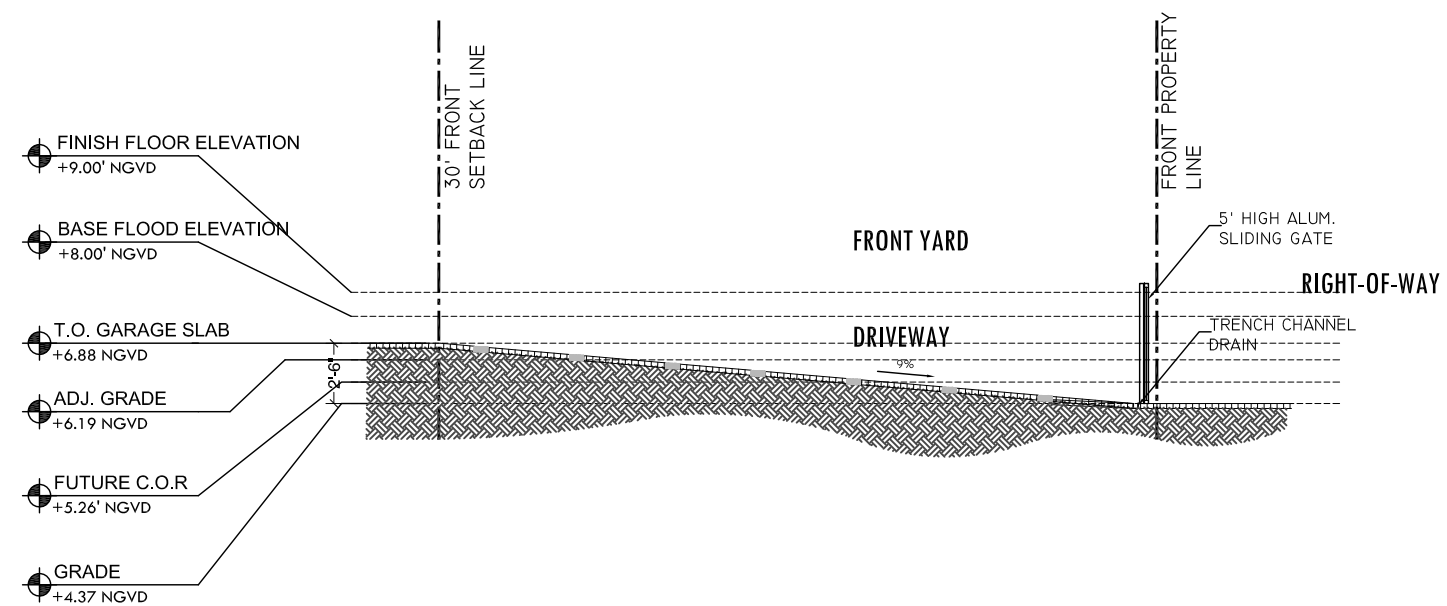
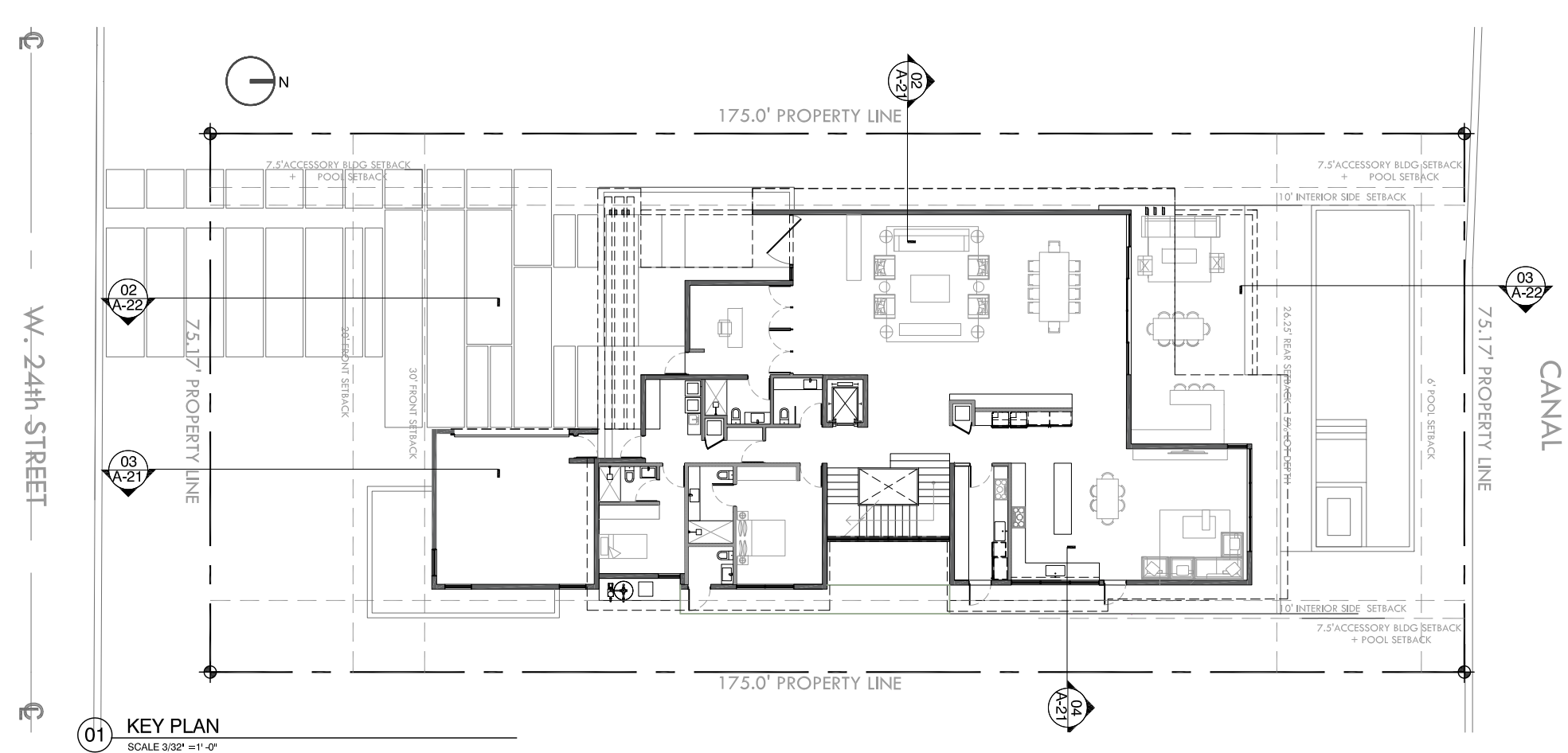
SCALE: 1/16" = 1'-0"

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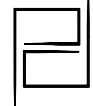
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YARD ELEVATION SECTIONS
SUNSET ISLAND RESIDENCE
1745 W 24 ST, MIAMI BEACH, FL 33140
DATE: 12.06.2021

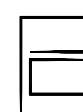
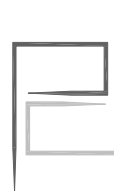


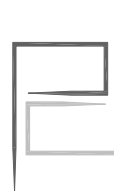
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SCALE: 1/16" = 1'-0"

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



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



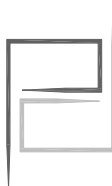
02 WEST SIDE VOLUMETRIC B/W RENDERING



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

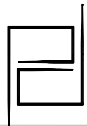


04 BACK VOLUMETRIC B/W RENDERING



BLACK AND WHITE VOLUMETRIC VIEWS

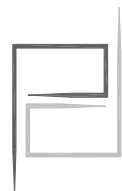
SUNSET ISLAND RESIDENCE
1745 W 24 ST, MIAMI BEACH, FL 33140
DATE: 12.06.2021



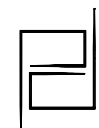
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A-30



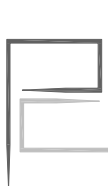
RENDER - FRONT VIEW
SUNSET ISLAND RESIDENCE
1745 W 24 ST, MIAMI BEACH, FL 33140
DATE: 12.06.2021



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RENDER - FRONT VIEW

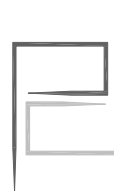
SUNSET ISLAND RESIDENCE
1745 W 24 ST, MIAMI BEACH, FL 33140
DATE: 12.06.2021



PRESCHEL + BASSAN
STUDIO

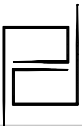
15805 BISCAYNE BLVD. SUITE #206
NORTH MIAMI BEACH, FLORIDA 33160
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A-32



RENDER - BACK VIEW

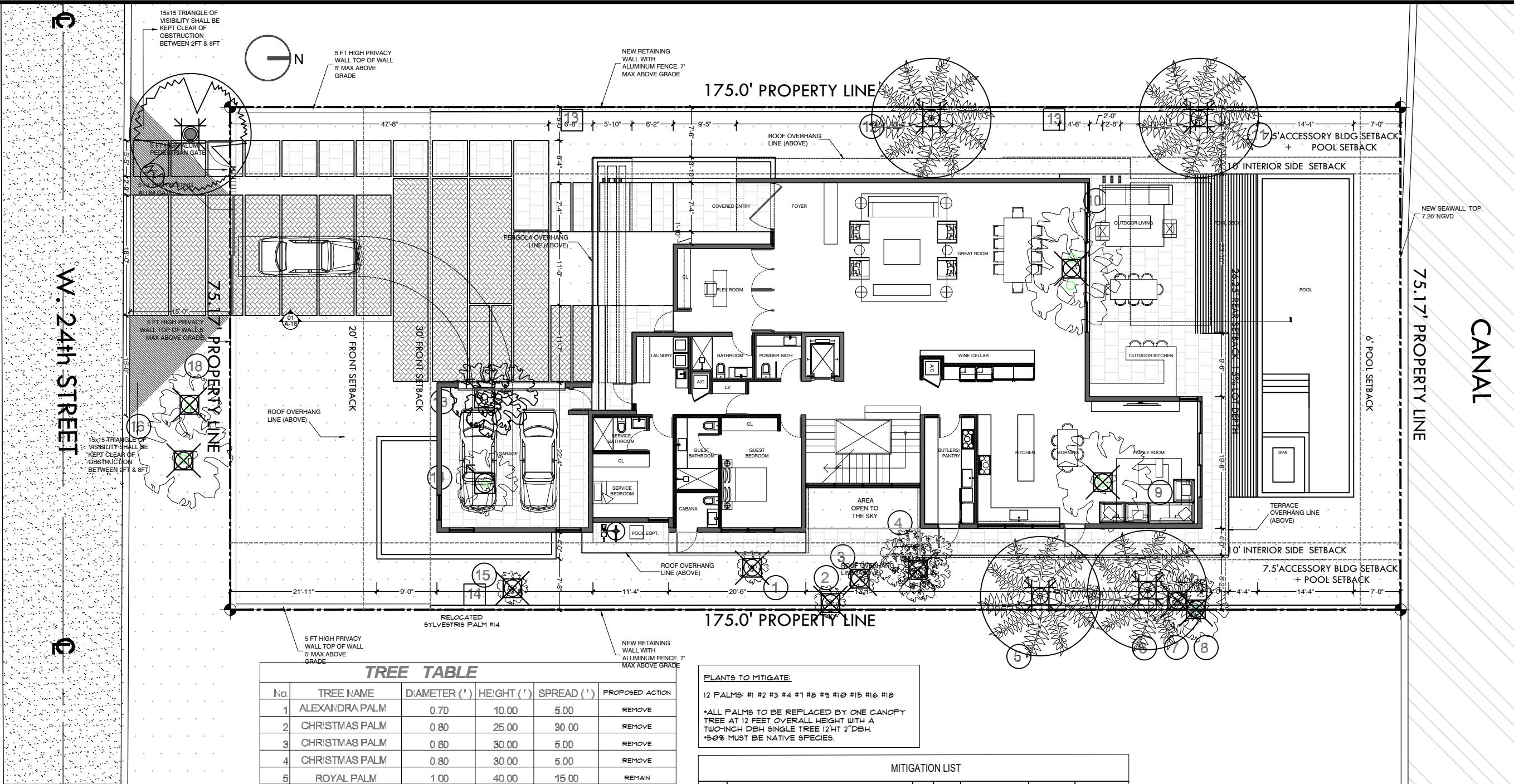
SUNSET ISLAND RESIDENCE
1745 W 24 ST, MIAMI BEACH, FL 33140
DATE: 12.06.2021



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NORTH MIAMI BEACH, FLORIDA 33160
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50.00'
TOTAL R/W

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

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

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

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

*More than 50% of the total canopy proposed as replacement is met by native trees and shrubs as required.
*A total of 12 trees is being proposed as mitigation for 12 palms to be removed.

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

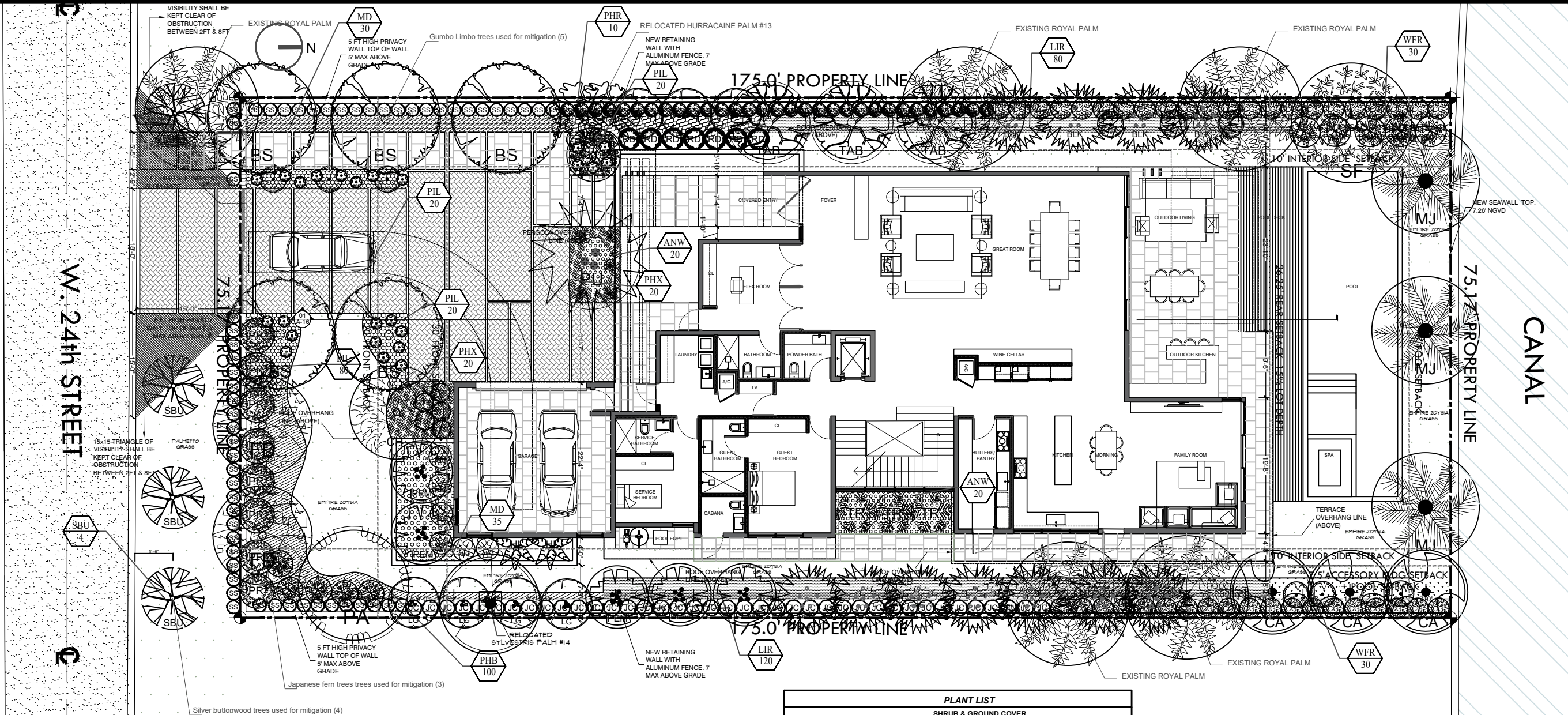
*Only palms are proposed for removal and only palms are being mitigated using trees.

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

Sunset Island Residence
1745 W 24th Miami Beach 33140

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

THERESA WYMER
LA6667363
SHEET NUMBER
LA.00



50.00'
TOTAL R/W

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

PROPOSED FOR MITIGATION

PROPOSED FOR MITIGATION

PROPOSED FOR MITIGATION

PROPOSED FOR MITIGATION

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

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

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

Sunset Island Residence

1745 W 24st Miami Beach 33140

SHEET TITLE

LANDSCAPE
PLAN 1ST FLOOR

ISSUE DATE

11/08/2021

REVISION

11/29/2021

DESIGN

MERCEDES PORCARI

DRAWN

ROBERTO CARMONA

SCALE

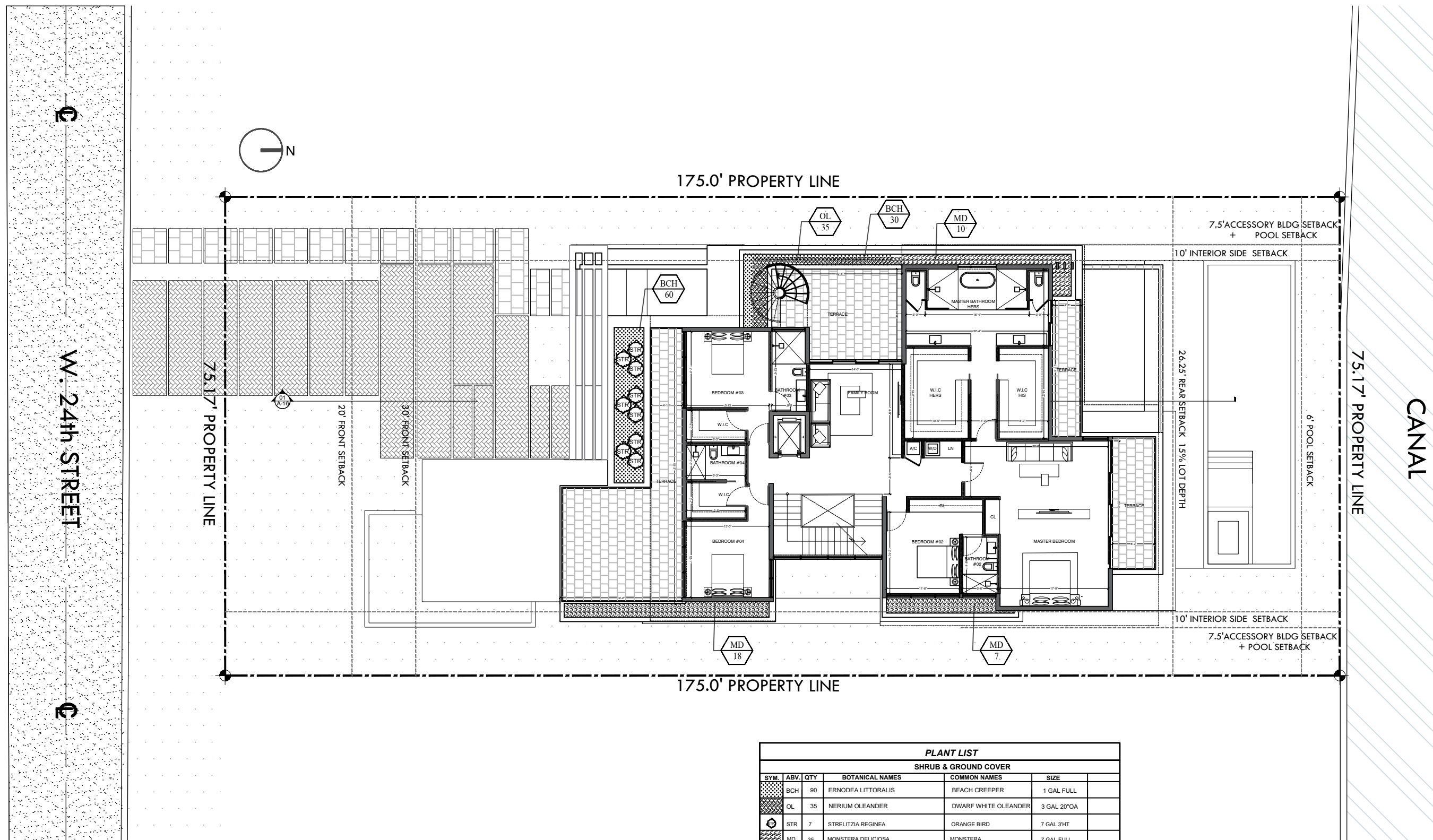
1 / 16" = 1" - 0

SEAL

Theresa Wymer
LA6667363

SHEET NUMBER

LA.01



**EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE**

Sunset Island Residence

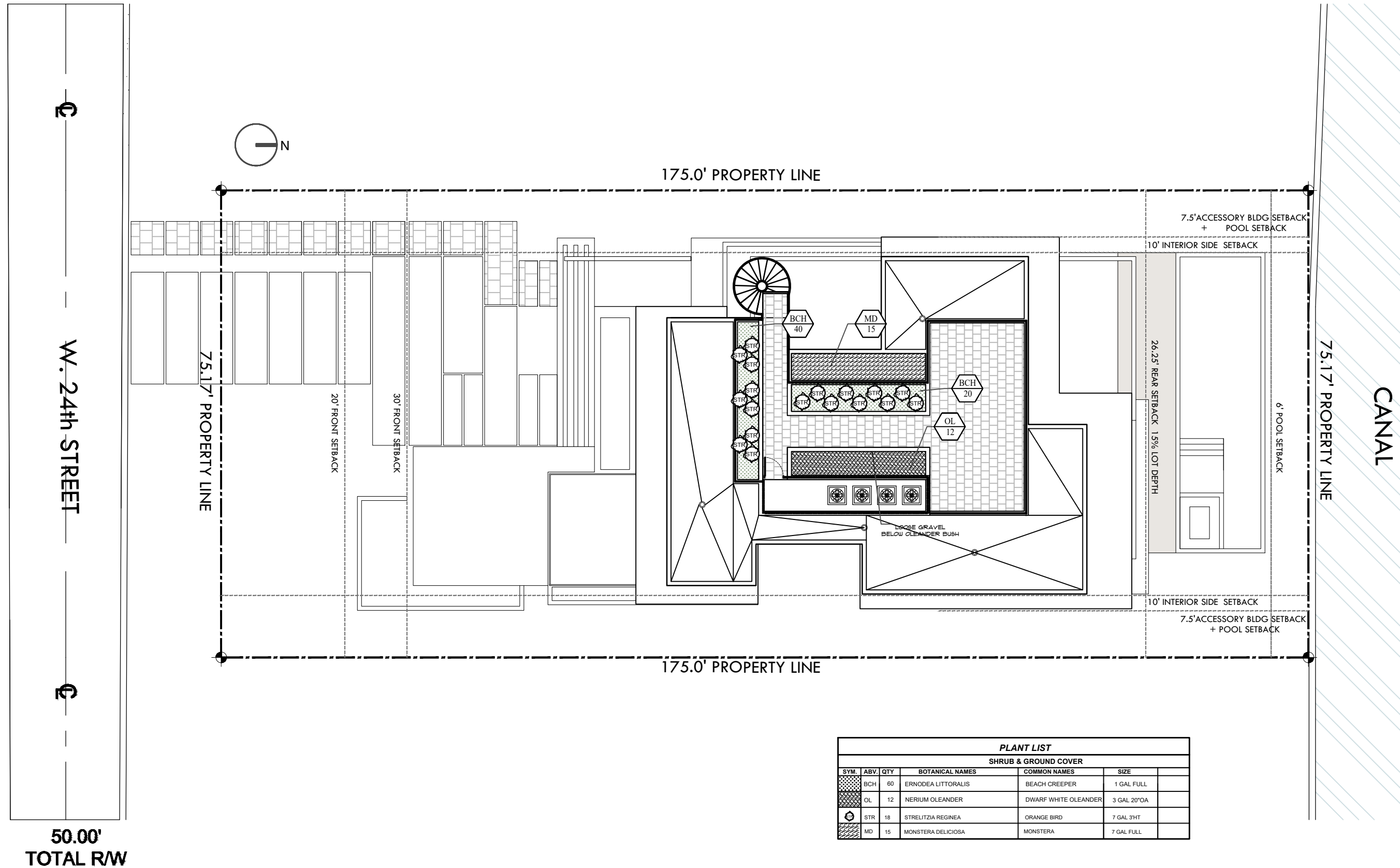
SHEET TITLE
**LANDSCAPE PLAN
2ND FLOOR**

REVISION
11/29/2021

DRAWN
ROBERTO CARMONA

SEAL

SHEET NUMBER



EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

Sunset Island Residence
1745 W 24th Miami Beach 33140

SHEET TITLE
**LANDSCAPE PLAN
ROOF DECK**

REVISION
11/29/2021

DRAWN
ROBERTO CARMONA

SEAL

SHEET NUMBER

§ 18A-11

Landscape maintenance.

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

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

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

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

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

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

(4) Lifting of branches or tree thinning shall be designed to distribute over half of the tree mass in the lower two-thirds (1) of the tree.

(5) No more than one-third (1) of a tree's living canopy shall be removed within a one (1) year period.

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

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

LANDSCAPE NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

16. One year guarantee on plan material

Sec. 30-242 - Artificial turf.

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

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

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

(b)Installation.

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

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

(c)Installation, Maintenance and Repair

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

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

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

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

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

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

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

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

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

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

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District _____ RS-3 Residential _____ Lot Area _____ 13 154 sqft _____

OPEN SPACE

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

Lot Area = _____ 13154 _____ s.f. x _____ 30 _____ % = _____ 3946 _____ s.f.

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

Number of parking spaces _____ x 10 s.f. parking space = _____

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

LAWN AREA CALCULATION

A. Square feet of landscaped open space required

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

TREES

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

_____ trees x _____ net lot acres - number of existing trees= _____

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

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

Number of trees provided x 50%= _____

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

_____ 75 _____ linear feet along street divided by 20' = _____

E. Street tree species allowed directly beneath power lines: _____

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

_____ linear feet along street divided by 20' = _____

SHRUBS

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

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

LARGE SHRUBS OR SMALL TREES

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

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

*PROPOSED TREES (14)

5 GUMBO LIMBOS

+1 CALLIANDRA

+2 JAPANESE FERN TREES

+1 SILKFLOSS CEIBA

+1 PACHIRA

+1 PLUMERIA

+3 WHITE TABEUBIA

**PROPOSED SHRUBS (205)

+51 JAMAICAN CAPER

+51 SPANISH STOPPER

+30 CLUSIA GUTIFERA

+32 COCCOPLUM

+35 DWARF OLEANDER (2nd floor)

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

+7 LIGUSTRUMS + 2 RADERMANCHERA

+8 BAYRUM + 4 SILVER BUTTWOOD

***PROPOSED STREET TREES (4)

+4 SILVER BUTTWOOD TREES



ABBREVIATIONS:

g.t.=Gray Trunk.

c.t.=Clear Trunk.

o.c.=On Center.

B&B=Balled and Burlaped.

o.a.=Overall Height.

SPD=Spread.

NAT.=Native specie.

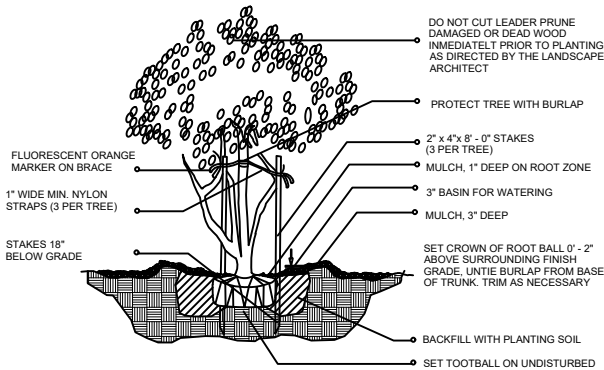
g.w.=Gray Wood

min.=minimum

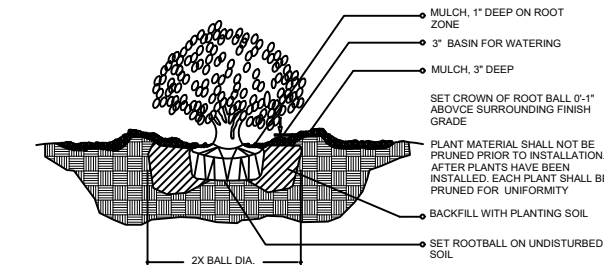
*SC= Shrubs counted toward shrubs requirement.

*TC= Tress/Palm counted toward Tree requirement.

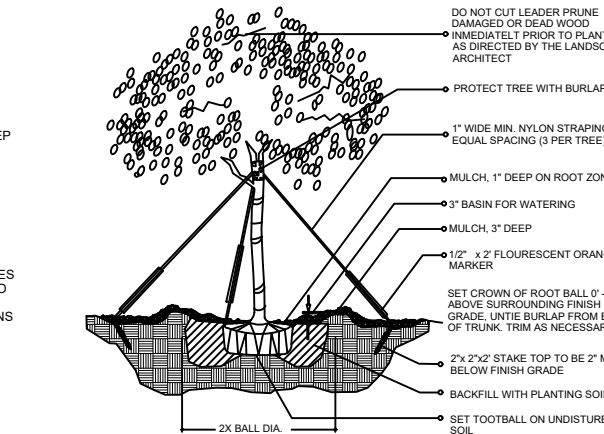
EC= Energy Conservation Zone



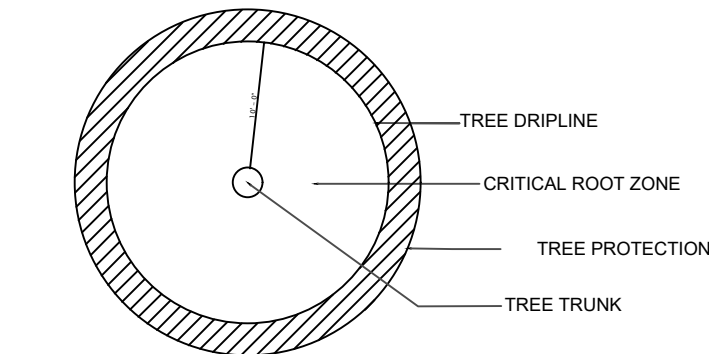
MULTI-TRUNK AND SMALL TREE (2' cal. and under) / PLANTING DETAIL



SHRUB / PLANTING DETAIL

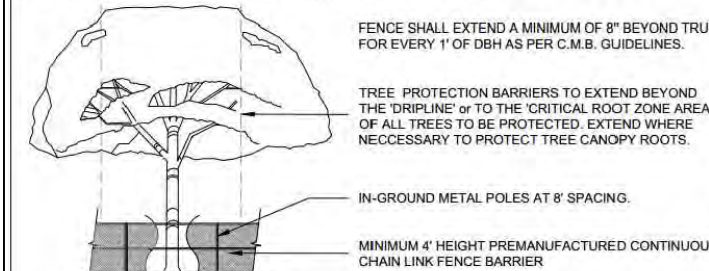


(2" cal. and over)
LARGE TREE / PLANTING DETAIL



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

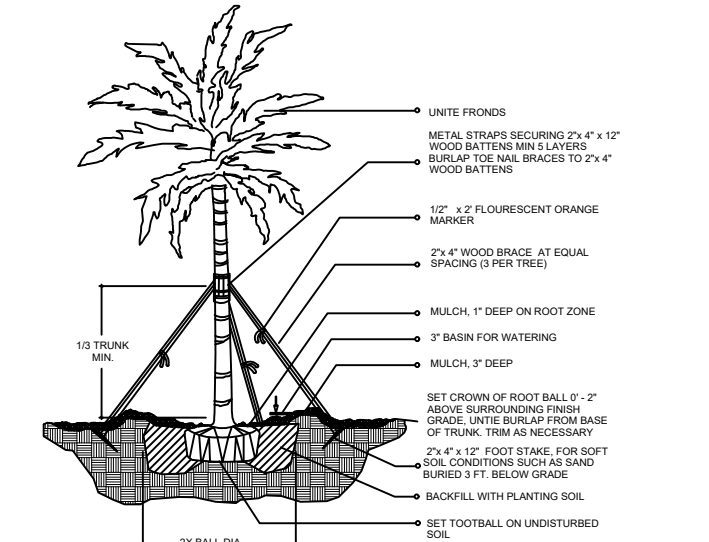
NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.



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

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

N.T.S.



LARGE PALM / PLANTING DETAIL

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

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

Sunset Island Residence

1745 W 24st Miami Beach 33140

SHEET TITLE

LANDSCAPE
DETAILS

ISSUE DATE

11/08/2021

REVISION

11/29/2021

DESIGN

MERCEDES PORCARI

DRAWN

ROBERTO CARMONA

SCALE

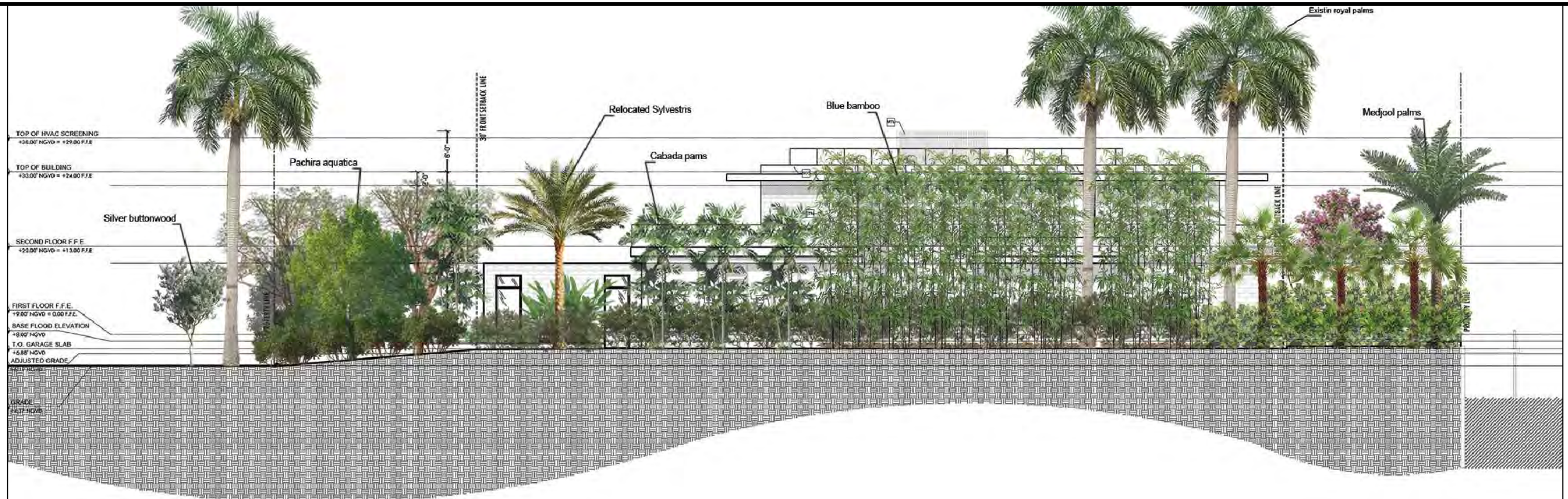
1 / 16" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.03



**EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE**

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

Sunset Island Residence
1745 W 24th Miami Beach 33140

SHEET TITLE

**LANDSCAPE
ELEVATIONS 1**

ISSUE DATE

11/08/2021

REVISION

11/29/2021

DESIGN

MERCEDES PORCARI

DRAWN

ROBERTO CARMONA

SCALE

1 / 16" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.04



EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

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

Sunset Island Residence
1745 W 24th Miami Beach 33140

SHEET TITLE
LANDSCAPE
ELEVATIONS 2

ISSUE DATE
11/08/2021

REVISION
11/29/2021

DESIGN
MERCEDES PORCARI

DRAWN
ROBERTO CARMONA

SCALE
1 / 16" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

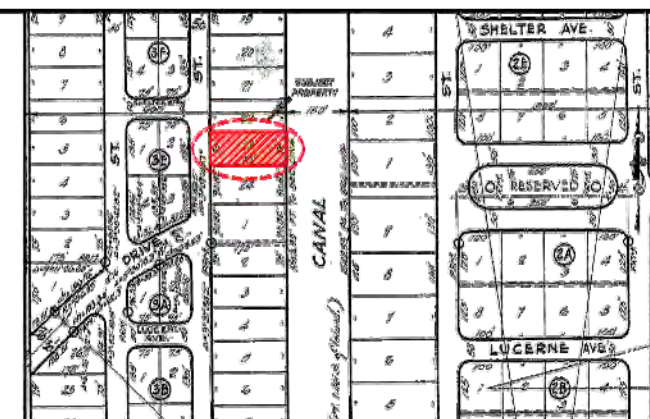
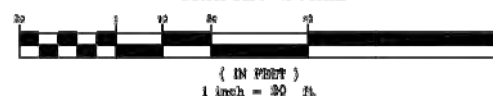
LA.05

DRAWN BY: AL

SURVEY No. 20-0000681-2

SHEET No. 1 OF 1

GRAPHIC SCALE



LOCATION SKETCH N.T.B.

LEGAL DESCRIPTION:

SURVEY OF THE EAST 2 INCHES OF LOT 22, AND ALL OF LOT 23, BLOCK 34, OF THIRD REVISED PLAT OF SUNSET ISLANDS ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 40, PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS

1745 W 24 ST
MIAMI BEACH, FL 33140

CERTIFICATIONS:

SUNSET ISLANDS DEVELOPMENT, LLC C/O ERIC J. GRABOIS PL.

SURVEYOR'S NOTES:

- 1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MENDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
NORTH ARROW BASED ON PLAT
- 2). ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1989
MIAMI-DADE COUNTY BENCH MARK D-166 LOCATOR NO. 3835 SW
ELEVATION 7.27 FEET OF N.G. V.D. OF 1929
- 3). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF LAND SURVEYORS IN CHAPTER 5101.05, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 375.30, FLORIDA STATUTES.

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

ABBREVIATIONS AND MEANINGS

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

- BOUNDARIES OF THIS ASSESSMENT SHALL HAVE TO BE DETERMINED BY A REGISTERED MEASUREMENTS, IF ANY, APPLICABLE TO THE PROPERTY.
- THIS SURVEY IS SUBJECT TO EASEMENTS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR ENCUMBRANCES OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY. EASEMENTS, RESERVATIONS, RESTRICTIONS OR ENCUMBRANCES NOTED ON THE SURVEY WHICH APPEARED IN THE FIELD, COULD BE DRAWN AT A BOUNDARY BOUNDARY AND OR NOT TO SCALE.
- ENCUMBRANCES ARE SHOWN AS PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCUMBRANCE" TAKES EFFECT ON AND AFTER GRANTING ENCUMBRANCE.
- THE TERM "ENCUMBRANCE" TAKES EFFECT ON AND AFTER GRANTING ENCUMBRANCE. THEY WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR A NOTARIZATION TO AUTHORISE AS A NEW CONSTRUCTION, UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE MAP PLACED MAPS HAVE BEEN DETERMINED THE HATCHED BOUNDARY LAND TO BE SITUATED IN THE PLAT BOOK PLACED MAPS. THE HATCHED BOUNDARY LAND TO BE SITUATED IN THE PLAT BOOK PLACED MAPS. THE HATCHED BOUNDARY LAND TO BE SITUATED IN THE PLAT BOOK PLACED MAPS.

A = AGE
A/T = AGE TRANSITION PERIOD
A/P = AGE OF PARENTHOOD
A/R = AGE OF REPRODUCTION
A/S = AGE OF SEXUAL MATURED
A/W = AGE OF WEANING
B = BIRTH
B/P = BIRTH PERIOD
B/S = BIRTH SEX
B/T = BIRTH TIME
B/W = BIRTH WEIGHT
C = COW
C/P = COW PERIOD
C/S = COW SEX
C/T = COW TIME
C/W = COW WEIGHT
D = DUCK
D/P = DUCK PERIOD
D/S = DUCK SEX
D/T = DUCK TIME
D/W = DUCK WEIGHT
E = EGG
E/P = EGG PERIOD
E/S = EGG SEX
E/T = EGG TIME
E/W = EGG WEIGHT
F = FISH
F/P = FISH PERIOD
F/S = FISH SEX
F/T = FISH TIME
F/W = FISH WEIGHT
G = GOAT
G/P = GOAT PERIOD
G/S = GOAT SEX
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H = HEN
H/P = HEN PERIOD
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I = ICE
I/P = ICE PERIOD
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J = JELLY
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K = KID
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N = NAIL
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O = OIL
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P = PIG
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Q = QUAIL
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R = RABBIT
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1

SURVEY

SUNSET ISLAND RESIDENCE

1745 W 24 ST, MIAMI BEACH, FL 33140

DATE: 12.06.2021

**PRESCHEL + BASSAN
STUDIO**

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

G-03